



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

SUBDIVISION ADVISORY BOARD MEETING

DATE: 12-18-2017

PROPOSED CARMEN AVILA PH. 1 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: JEFFERSON ROAD PROPERTY INV., L.L.C.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 98 *SINGLE FAMILY *MULTI-FAMILY 10 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTHEAST CORNER OF CARMEN AVILA ROAD AND MILE 22 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ of EDINBURG and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-31-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE SYSTEM DISCHARGING TO AN EXISTING HCDD#1 DRAIN DITCH APPROXIMATELY 1 ½ MILE EAST OF THE PROPOSED DEVELOPMENT.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO CARMEN AVILA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-27-2017 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 8" LOCATION: CARMEN AVILA ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: CARMEN AVILA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-06-2017: BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

Final Approval subject to recommendations other departments

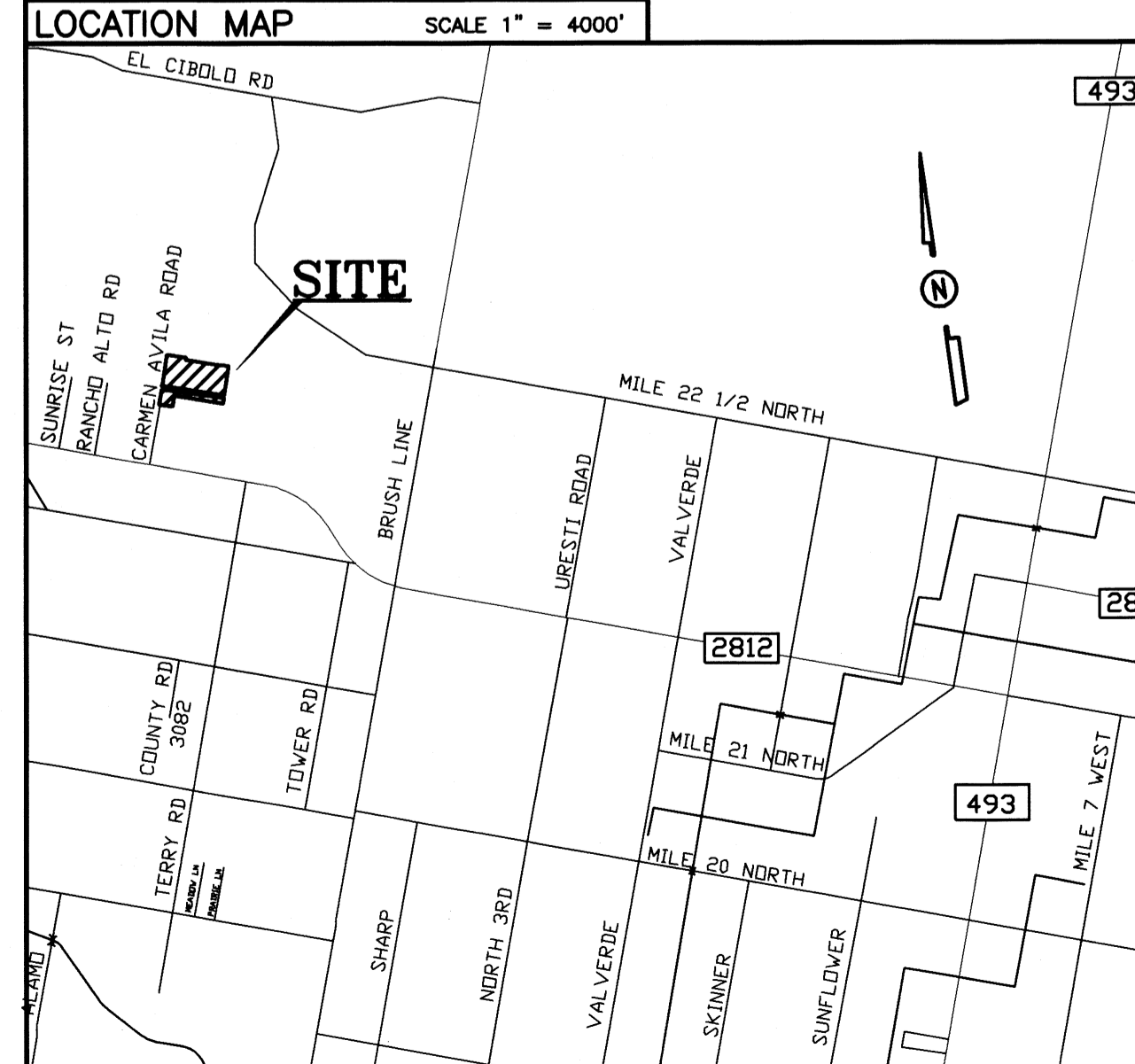
Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR MAP REVISED: MAY 17, 2001
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY FINE ACTUAL CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:
 - FRONT (LOTS 1 - 10) 25.00 FEET
 - FRONT (LOTS 11 - 10) 50.00 FEET
 - FRONT (LOTS 23 - 37) 40.00 FEET
 - REAR 15.00 FEET
 - SIDE (LOTS 3, 4, 22, 38 & 41) 8.00 FEET
 - SIDE (LOTS 3, 4, 22, 38 & 41) 20.00 FEET
 - CORNER SIDE 10.00 FEET
 - CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES. 20.00 FEET
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 280,729.20 CUBIC FEET (6.44 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 5.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 - B.M. No. 1 - ELEV= 85.20, TOP OF INLET FOUND ON THE NORTHWEST CORNER OF LOT 53 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.
 - B.M. No. 2 - ELEV= 85.20, TOP OF INLET FOUND ON THE NORTHEAST CORNER OF LOT 86 OF THIS SUBDIVISION N.A.V.D. 88 DATUM
- ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 11 THROUGH 108 THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1 THROUGH 108. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR AFTER METERS(S).
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROAD OR TO THE DRAINAGE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- SIDEWALK IS REQUIRED ALONG CARMEN AVILA RD. AND WITHIN THE SUBDIVISION AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT AT BUILDING PERMIT STAGE.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM CARMEN AVILA RD ON LOTS 1,2,5 THROUGH 10. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1&2, 5&6, 7&8 AND 9&10 TO PROVIDE INGRESS AND EGRESS FROM CARMEN AVILA RD.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL LOTS.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 22 1/2 NORTH ROAD ON LOTS 22, 38, 41 & 42.
- LOTS 1 THROUGH 10 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 1 THROUGH 10 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING & DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITHIN IS RESPECTIVE SECTION.



SUBDIVISION PLAT OF: CARMEN AVILA SUBDIVISION PHASE I

A 29.43 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3043, PAGE 613, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

TRACT I

A 5.91 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3043, PAGE 613, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD FOR THE NORTHWEST CORNER OF J.J. AVILA SUBDIVISION PHASE I (RECORDED IN VOLUME 47, PAGE 151, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 82°05'25" E (MAP RECORD: S 82°09' E), 1,675.57 FEET, S 82°09' E, 80.00 FEET, N 07°54'42" E, 558.34 FEET, AND N 09°45'50" E, 1,075.68 FEET FROM THE SOUTHWEST CORNER OF TRACT 156.

THENCE N 09°47'40" E, ALONG THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 377.61 FEET TO A 5/8" IRON ROD WITH CAP STAMPED DLS FOUND FOR THE NORTHWEST CORNER OF THE COUNTY OF HIDALGO TRACT (MILE 22 1/2 NORTH ROAD - A 2.719 ACRE TRACT OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO RIGHT OF WAY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2477629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 80°44'08" E (DEED RECORD: S 80°57'50" E), ALONG THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT (MILE 22 1/2 NORTH ROAD), A DISTANCE OF 1,480.89 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF SANTA CRUZ RANCHES No. 2 (RECORDED IN VOLUME 46, PAGES 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THE COUNTY OF HIDALGO TRACT (MILE 22 1/2 NORTH ROAD) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 09°15'52" W (MAP RECORD: S 09°15'37" W), ALONG THE WEST LINE OF SANTA CRUZ RANCHES No. 2, A DISTANCE OF 124.09 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF PUEBLO DE PALMAS PHASE 14 (RECORDED IN INSTRUMENT NUMBER 2371494, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 80°14'30" W (MAP RECORD: N 80°24'10" W), ALONG THE NORTH LINE OF PUEBLO DE PALMAS PHASE 14, A DISTANCE OF 1,161.20 FEET TO A 5/8" IRON ROD WITH CAP STAMPED MELDEN & HUNT INC. FOUND FOR THE NORTHWEST CORNER OF PUEBLO DE PALMAS PHASE 14 AND AN INTERIOR CORNER OF THIS TRACT.

THENCE S 09°45'28" W (MAP RECORD: S 09°05'45" W), ALONG THE WEST LINE OF PUEBLO DE PALMAS PHASE 14, A DISTANCE OF 256.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF J.J. AVILA SUBDIVISION PHASE I AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 82°19'04" W, ALONG THE NORTH LINE OF J.J. AVILA SUBDIVISION PHASE I, A DISTANCE OF 321.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.91 ACRES OF LAND MORE OR LESS.

TRACT II

A 23.52 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3043, PAGE 613, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED DLS FOUND ON THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD FOR THE NORTHWEST CORNER OF THE COUNTY OF HIDALGO TRACT (MILE 22 1/2 NORTH ROAD - A 2.719 ACRE TRACT OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO RIGHT OF WAY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2477629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 82°05'25" E (MAP RECORD: S 82°09' E), 1,675.57 FEET, S 82°09' E, 80.00 FEET, N 07°54'42" E, 558.34 FEET, AND N 09°45'50" E, 1,533.37 FEET FROM THE SOUTHWEST CORNER OF TRACT 156.

THENCE N 09°45'50" E, ALONG THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 730.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 80°44'08" E, A DISTANCE OF 279.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 09°15'52" E, A DISTANCE OF 10.33 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 80°44'08" E, A DISTANCE OF 174.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 09°15'52" W, A DISTANCE OF 61.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 80°44'08" E, A DISTANCE OF 286.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°15'52" E, A DISTANCE OF 2.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 80°44'08" E, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE WEST LINE OF SANTA CRUZ RANCHES No. 2 (RECORDED IN VOLUME 00, PAGE 00, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 09°15'52" W, ALONG THE WEST LINE OF SANTA CRUZ RANCHES No. 2, A DISTANCE OF 680.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD FOR THE NORTHEAST CORNER OF THE COUNTY OF HIDALGO TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 80°47'23" W (DEED RECORD: N 80°57'50" W), ALONG THE NORTH LINE OF THE COUNTY OF HIDALGO TRACT (MILE 22 1/2 NORTH ROAD), A DISTANCE OF 1,480.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 56.11 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN SALVADOR DEL TULE GRANT, RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	N 36°00'07" W	35.37
L2	S 54°00'00" W	35.34
L3	N 36°00'00" W	21.21
L4	N 53°59'53" E	21.21

INDEX OF SHEETS

SHEET 1. - HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), MAP: LOT, STREETS, AND EASEMENT LAYOUT, ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, CITY CERTIFICATE, REVISION NOTES

SHEET 2. - MAP OF WATER DISTRIBUTION SYSTEM, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES

SHEET 3. - MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES

SHEET 4. - OFFSITE DRAINAGE LAYOUT, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE.

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	36380.72	0.84
2	37603.08	0.86
3	34865.79	0.80
4	28349.79	0.65
5	28685.66	0.66
6	28361.02	0.65
7	28036.38	0.64

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
8	27711.74	0.64
9	27387.10	0.63
10	27062.46	0.62
11	7477.49	0.17
12	7411.46	0.17
13	7334.78	0.17
14	7258.11	0.17
15	7181.43	0.16
16	7104.76	0.16
17	7028.08	0.16
18	6951.41	0.16
19	6874.73	0.16
20	6798.06	0.16
21	6721.38	0.15

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
22	8524.63	0.20
23	9463.12	0.22
24	6834.56	0.16
25	6868.99	0.16
26	6903.42	0.16
27	6937.85	0.16
28	6972.28	0.16
29	7006.71	0.16
30	7041.14	0.16
31	7075.57	0.16
32	7110.00	0.16
33	7144.43	0.16
34	7178.86	0.16
35	7213.29	0.17
36	7247.72	0.17
37	7282.15	0.17
38	5900.81	0.14
39	6000.12	0.14
40	6300.12	0.14
41	6364.62	0.15
42	8496.54	0.20
43-52	6600.00	0.15
53	7102.74	0.16
54-65	6180.80	0.14
66	7050.35	0.16
67	6887.50	0.16
68-79	6000.00	0.14
80-81	6887.50	0.16
82-93	6000.00	0.14
94-95	6887.50	0.16
96-107	6000.00	0.14
108	6887.50	0.16

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CARMEN AVILA SUBDIVISION PHASE I was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ Date _____

ATTEST: Hidalgo County Clerk _____ Date _____

PLANNING & ZONING COMMISSION CERTIFICATION

"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as CARMEN AVILA SUBDIVISION PHASE I conforms to all requirements of the Subdivision Regulations of the City wherein my approval is required, and has been approved for recording on the _____ day of _____, 20____.

MAYOR'S CERTIFICATION

I, the undersigned, Mayor of the City of Edinburg, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City wherein my approval is required.

MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

CHAIRPERSON-PLANNING & ZONING COMMISSION _____

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

I, VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, AS OWNER OF THE 29.43 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARMEN AVILA SUBDIVISION PHASE I, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

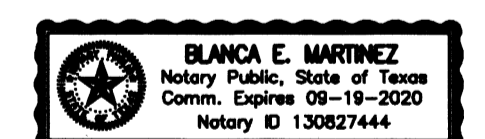
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
P.O. BOX 2801
EDINBURG, TEXAS 78540

BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



BLANCA E. MARTINEZ - NOTARY PUBLIC

STATE OF TEXAS COUNTY OF HIDALGO

I, the undersigned, a LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

SEWAGE FACILITIES: INSTALLATION OF SANITARY SEWER SYSTEM IS ESTIMATED TO COST \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$_____ TO COVER THE COST OF INSTALLATION OF SANITARY SEWER SYSTEM.

DATE PREPARED: APRIL 12, 2017

DATE THIS THE 16th DAY OF Dec 20 17

MARCO A. GONZALEZ
P.E. No. 120016



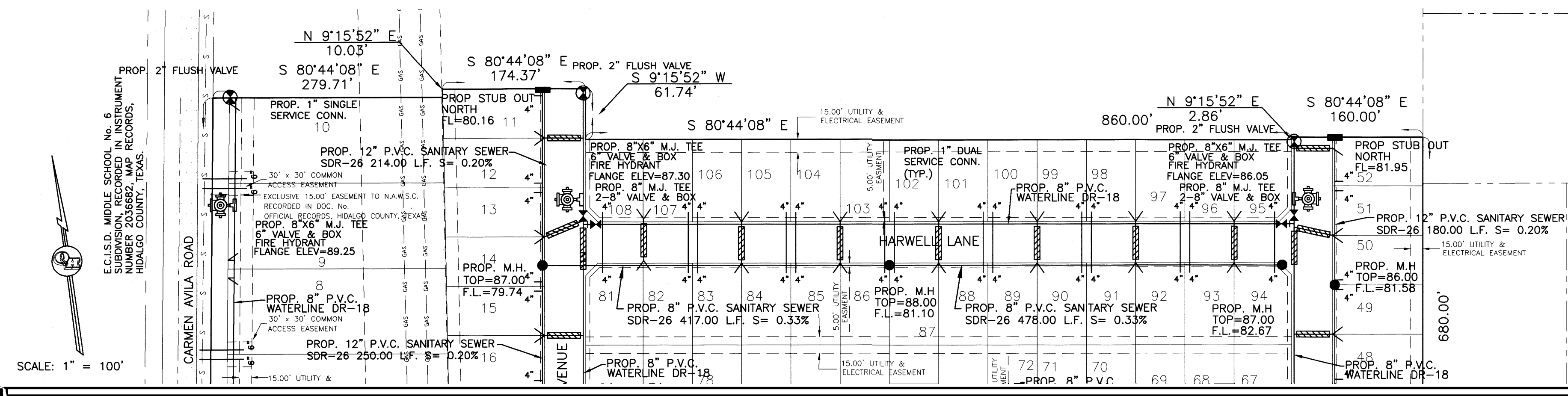
FILENAME: F:\DATA\SUB\EDINBURG\CARMEN AVILA I\PLAT

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-12-17	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

CARMEN AVILA SUBDIVISION PHASE I

A 29.43 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3043, PAGE 613, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



FINAL ENGINEERING REPORT FOR CARMEN AVILA SUBDIVISION PHASE I:
BY MARCO A. GONZALEZ P.E.

WATER SUPPLY: Description and Costs.

CARMEN AVILA SUBDIVISION PHASE I WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 10" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF CARMEN AVILA ROAD AND AN 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MILE 22 1/2 NORTH ROAD.

THE WATER SYSTEM FOR CARMEN AVILA SUBDIVISION PHASE I CONSISTS OF THE 8" DIAMETER WATERLINE THAT CONNECTS TO THE 10" DIAMETER WATERLINE ON CARMEN AVILA ROAD AND RUNS EAST ALONG THE SOUTH SIDE OF MILE 22 1/2 NORTH ROAD. IT TIES INTO THE EXISTING 8" WATERLINE NEAR THE NORTHEAST CORNER OF LOT 41.

FROM THIS 8" WATERLINE, AN 8" DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF KAY AVENUE AND THE WEST SIDE OF MARISOL DRIVE, ENDING WITH 2" FLUSH VALVES LOCATED ON THE NORTH SIDE OF THE SUBDIVISION. TWO ADDITIONAL 8" DIAMETER WATERLINES RUN ON THE NORTH SIDE OF HARWELL LANE AND JJ LANE AND LOOP THE SYSTEM TOGETHER.

ON THE NORTHEAST CORNER OF LOT 38, AN 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE WEST SIDE OF MARISOL DRIVE AND TIES INTO THE EXISTING 8" DIAMETER WATERLINE FROM PUEBLO DE PALMAS.

ON THE NORTHWEST CORNER OF LOT 3, AN 8" DIAMETER WATERLINE RUNS NORTH AND ENDS WITH A 2" FLUSH VALVE LOCATED ON THE NORTHWEST CORNER OF LOT 10.

FROM THE 8" WATERLINE, FORTH SIX(46) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND SIX (6) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT. TEN (10) 1" DIAMETER SINGLE SERVICES WILL SERVE THE 10 COMMERCIAL PROPERTIES.

THE 8" DIAMETER WATERLINE THAT IS DUAL SERVICE LINES AT PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND SIX (6) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT. TEN (10) 1" DIAMETER SINGLE SERVICES WILL SERVE THE 10 COMMERCIAL PROPERTIES.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE I:
POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Descripción y Gastos.

CARMEN AVILA SUBDIVISION PHASE I SERA PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 10" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO OESTE DE LA CALLE CARMEN AVILA ROAD Y UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO SUR DE LA CALLE MILE 22 1/2 NORTH ROAD.

DE ESTA LINEA DE AGUA DE 8" DE DIAMETRO, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORREL NORTE POR EL LADO ESTE DE KAY AVENY Y POR EL LADO OESTE DE MARISOL DRIVE, TERMINANDO CON UNA VALVULA DE 2" LOCALIZADO EN EL LADO NORTE DE LA SUBDIVISION. DOS MAS LINEAS DE AGUA DE CORREN POR EL LADO NORTE DE LAS CALLES HARWELL LANE AND JJ LANE Y CONECTA TODAS LAS LINEAS JUNTAS.

EN LA ESQUINA NORESTE DE LOTE 38, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE NORTE PO EL LADO OESTE DE MARISOL DRIVE Y CONECTA CON UNA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO DE PUEBLO DE PALMAS PHASE 14.

EN LA ESQUINA NORESTE DE LOTE 3, UNA LINEA DE AGUA DE 8" DE DIAMETR CORRE NORTE Y TERMINA CON UNA VALVULA DE 2" LOCALIZADO EN LA ESQUINA NOROESTE DE LOTE 10.

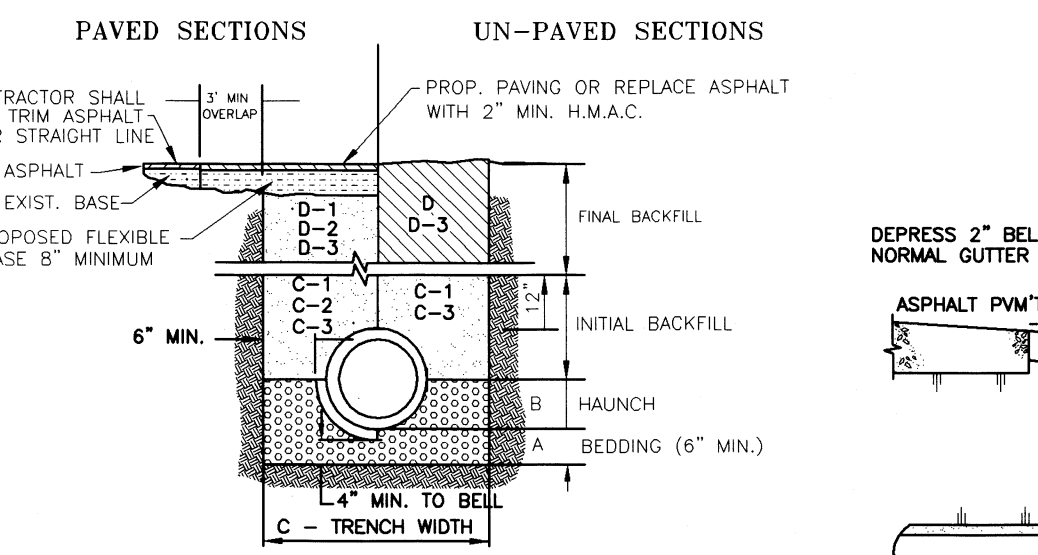
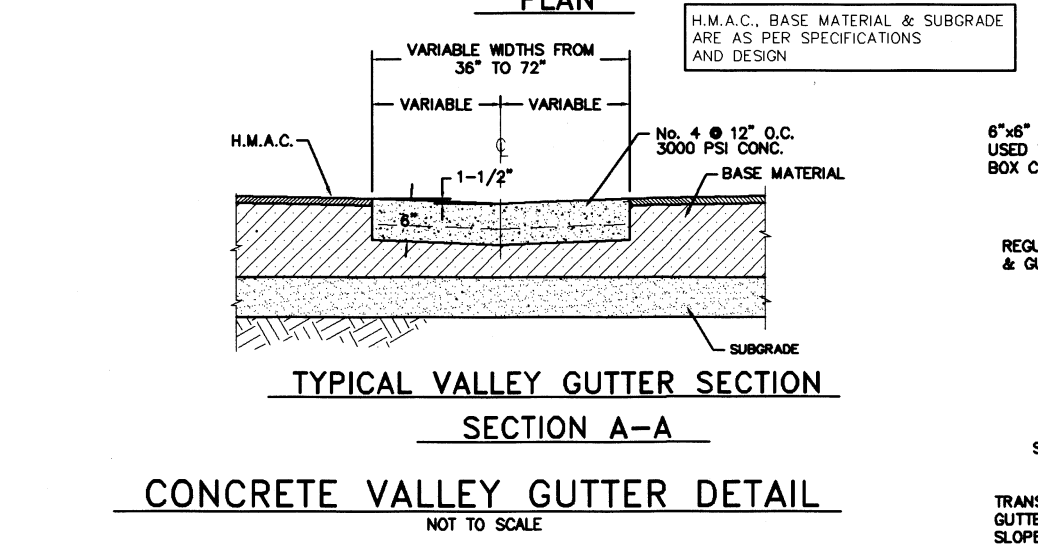
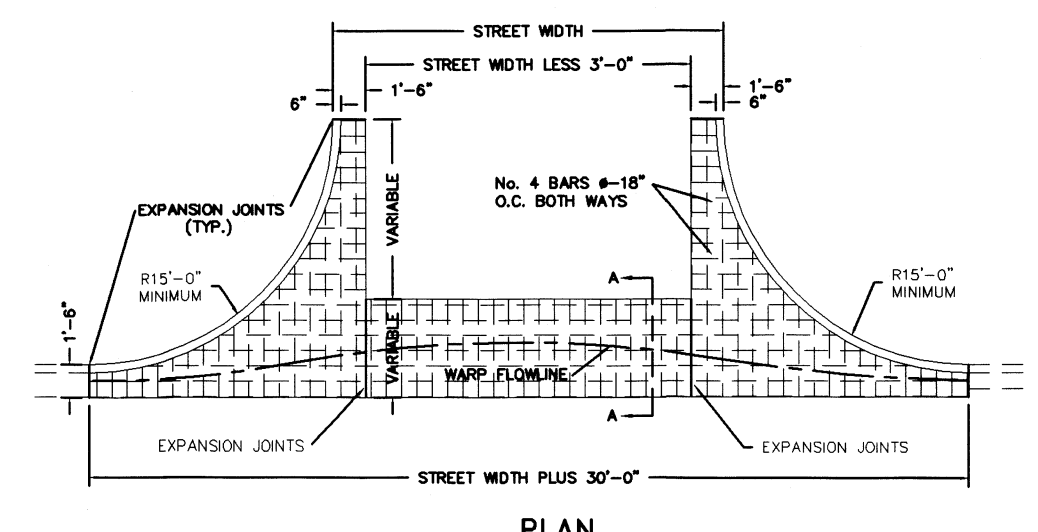
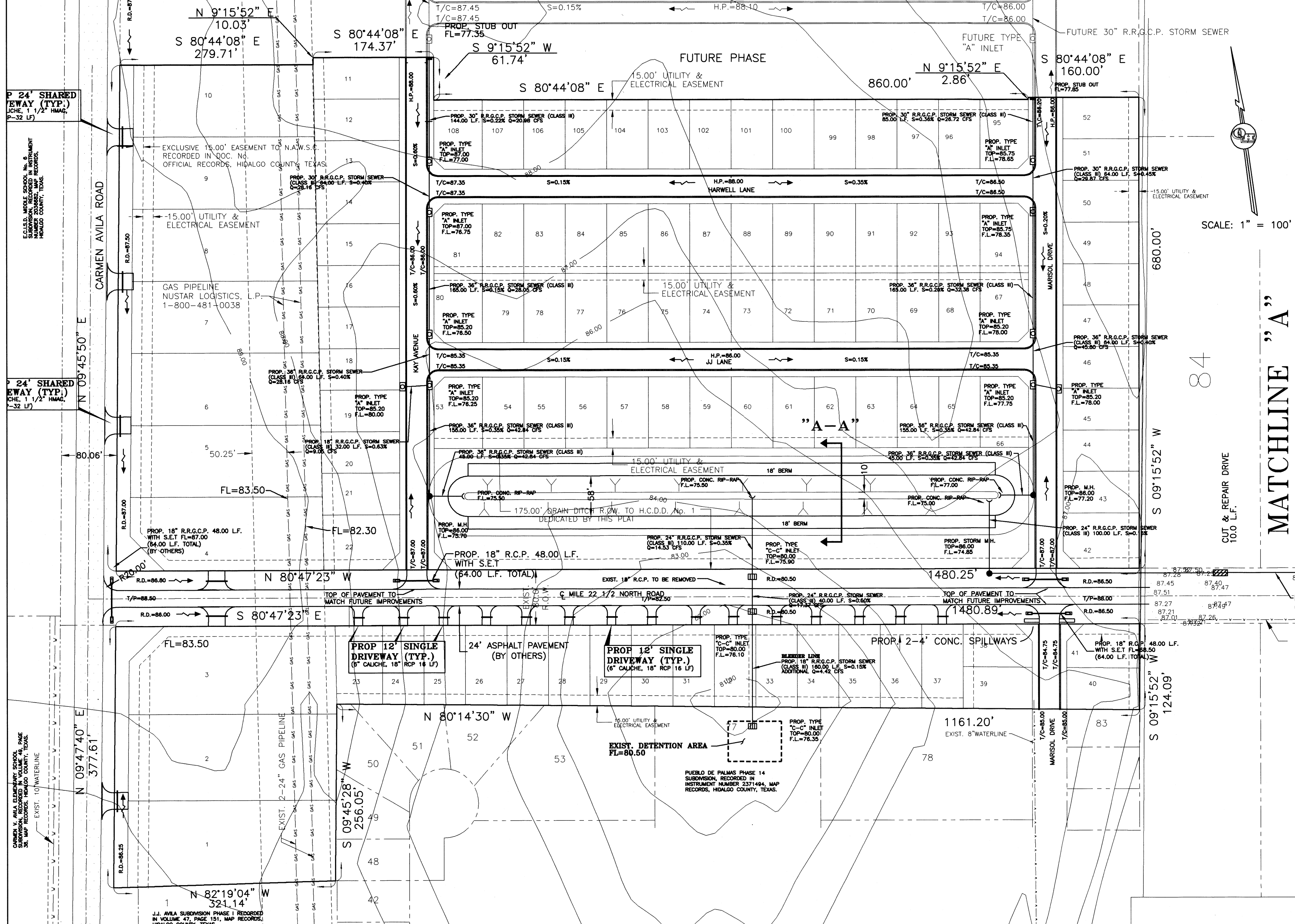
DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CUARENTA SEIS (46)SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE PULGADA, Y SEIS (6) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE RESIDENCIAL. DIEZ (10) SERVICIOS SENCILLOS DE 1" QUE VAN HACIA LOS MEDIDORE DE CADA LOTE COMERCIAL.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLOS DE 3/4" DE DIAMETRO Y LAS LINEAS DE LOS MEDIDORES DE CADA LOTE RESIDENCIAL Y COMERCIAL.

SCALE: 1" = 100'

E.C.I.S.D. MIDDLE SCHOOL No. 6
SUBDIVISION RECORDED IN INSTRUMENT
NO. 3043, OFFICIAL RECORDS,
HIDALGO COUNTY, TEXAS.

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE



CARMEN AVILA SUBDIVISION PHASE I
 A 29.43 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 3043, PAGE 613, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR: LA RESERVA SUBDIVISION PHASE I-A
 BY: MARCO A. GONZALEZ P.E.

A 62.02 acre tract of land out of Tract 156, San Salvador Del Tule Grant, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 10, page 58-60, map records, Hidalgo County, Texas and according to assumptions warranty deed, recorded in volume 3043, page 613, official records, Hidalgo County, Texas. This subdivision is located on the northeast and southeast corner of the intersection of Carmen Avila Road and Mile 22 1/2 Road and in the City of Edinburg, T.X. The proposed subdivision will consist of 235 residential lots and 19 commercial lots.

The tract is Zone 797, and is to be determined to be outside the 500-year flood plain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, and dated June 6, 2000 with LOMR dated May 17, 2001.

The soil is Brienon(S), Hargill(16), Racombe(48), and Rio(60) and in group soil 797 and 797. It is a mixture of the soil is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Surface runoff is medium. Permeability is moderate. Plasticity Index has a range of 0-32. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q = 18.02 cubic feet per second based on a 10-year storm.

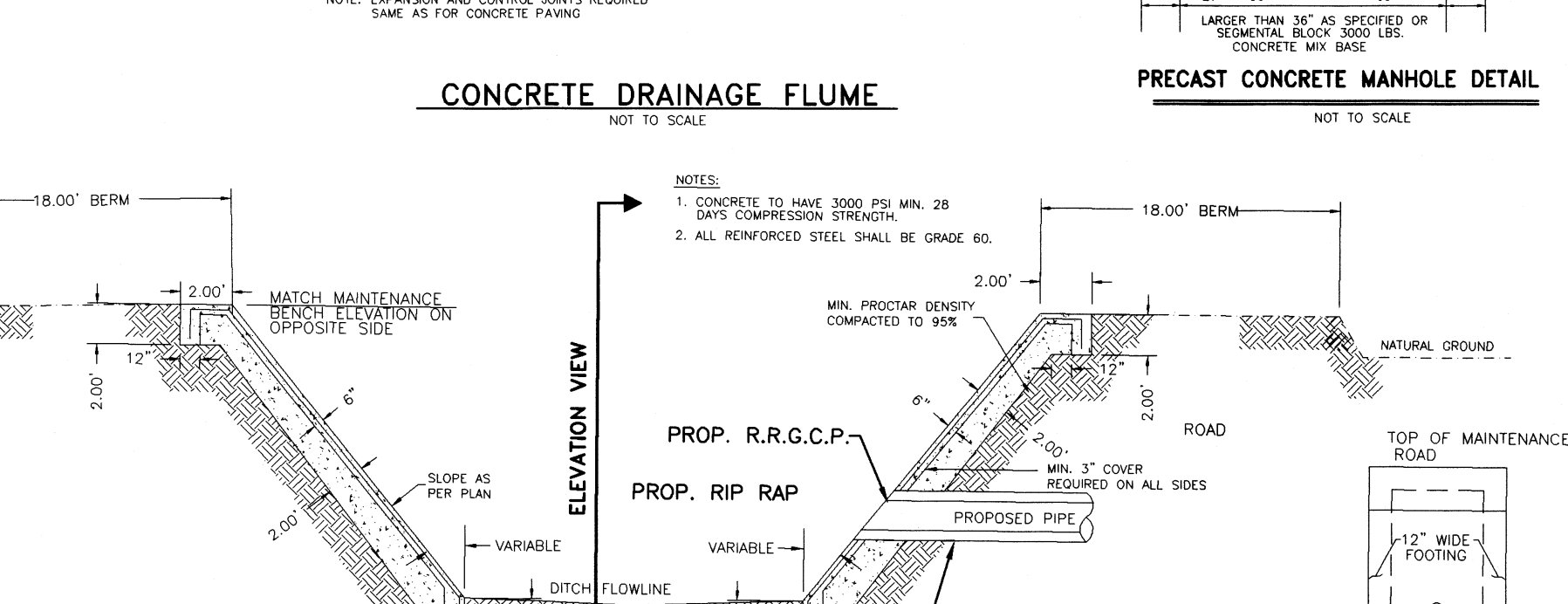
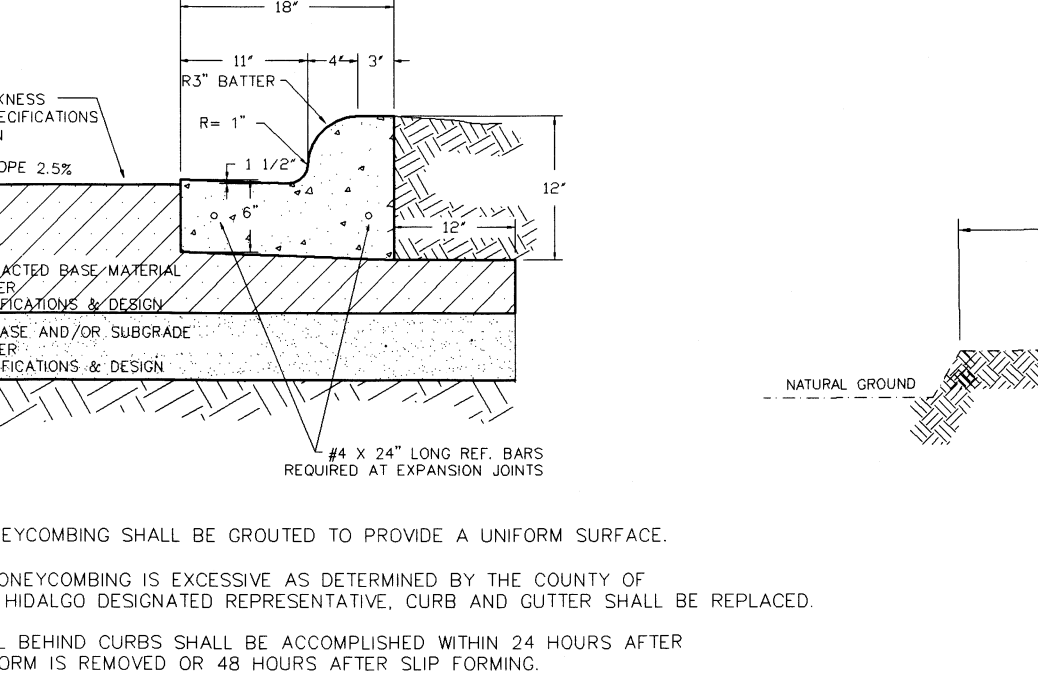
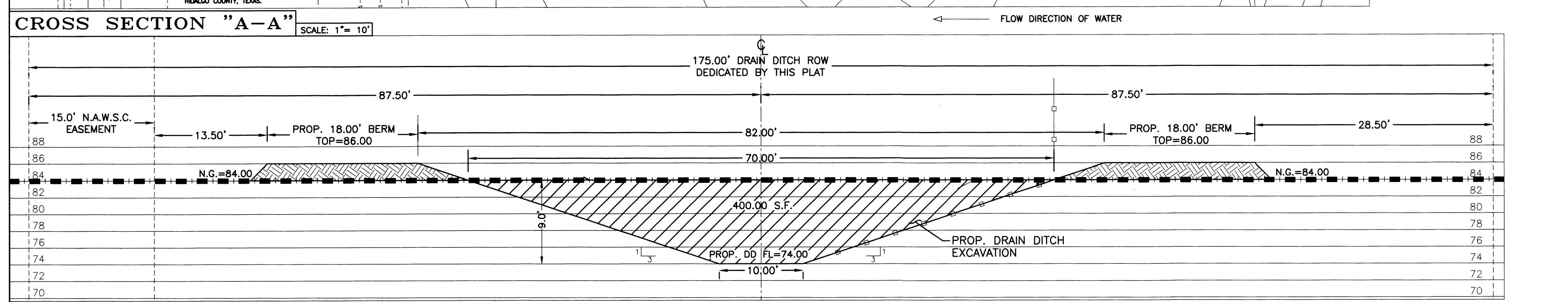
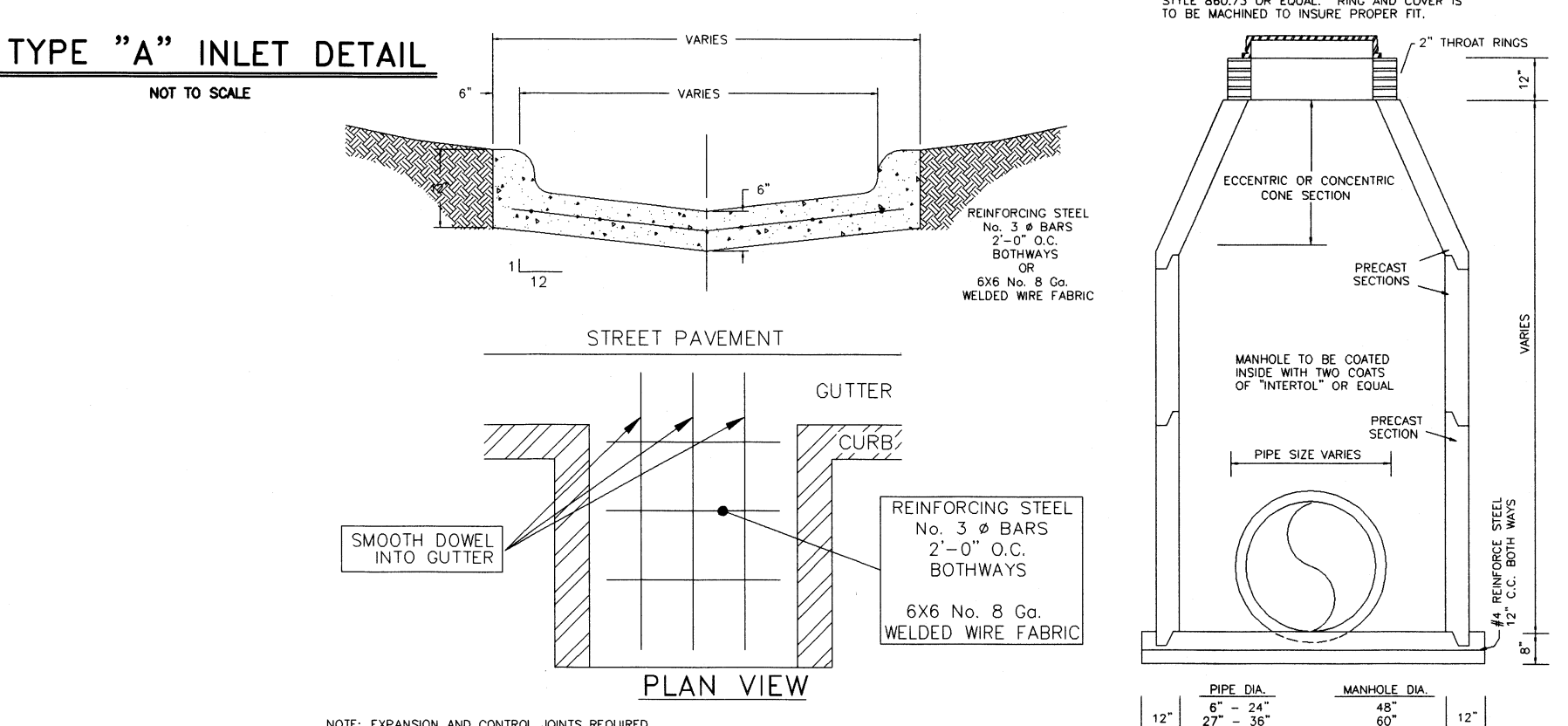
After development the runoff will be Q = 84.17 cubic feet per second for an increase of Q = 66.15 cubic feet per second. Detention will be 280,729.20 cubic feet (6.44 acre feet). Drainage will be determined by excavating the 175.00' Hidalgo County Drainage District No. 1 Drain (Belt right of way being dedicated by this plat. The street runoff will be collected by a storm sewer system consisting of 18", 24", 30", and 36" pipes and Type "A" & Type "C-C" inlets that will discharge into the proposed drain ditch. A 24" bleeder line will run to the east along Mile 22 1/2 Road for approximately 8,000 feet and outfall into the Hidalgo County Drainage District No. 1 North Main Drain Latered.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



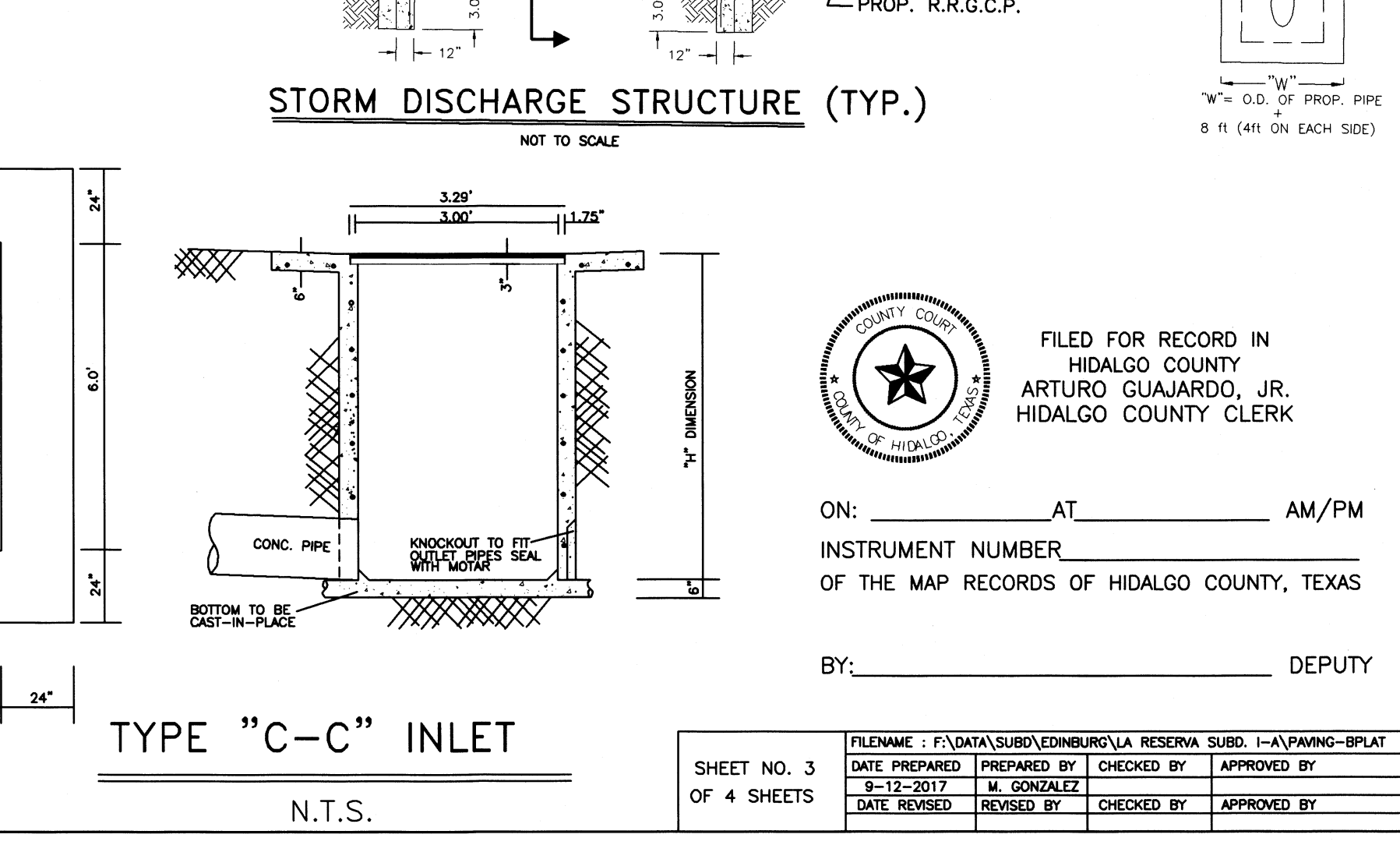
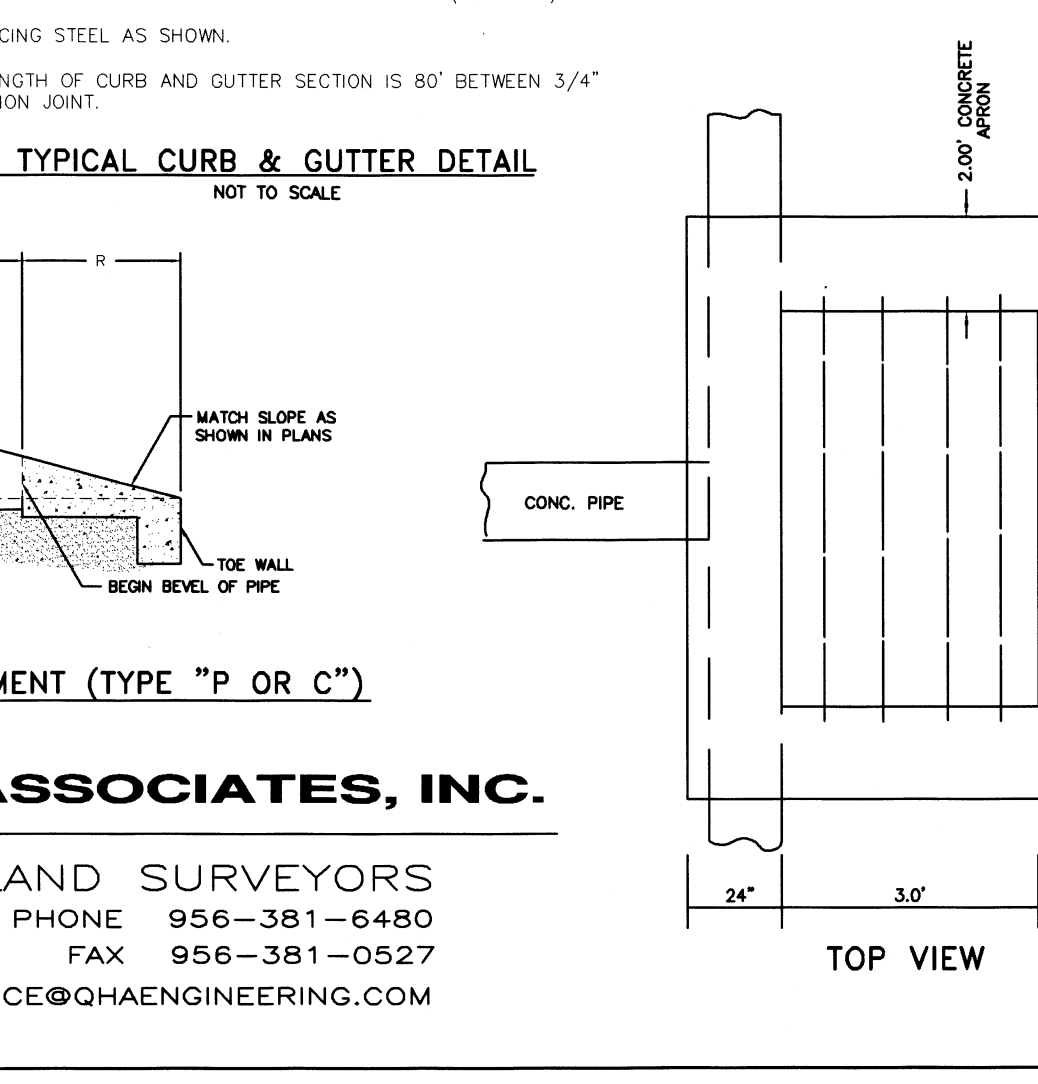
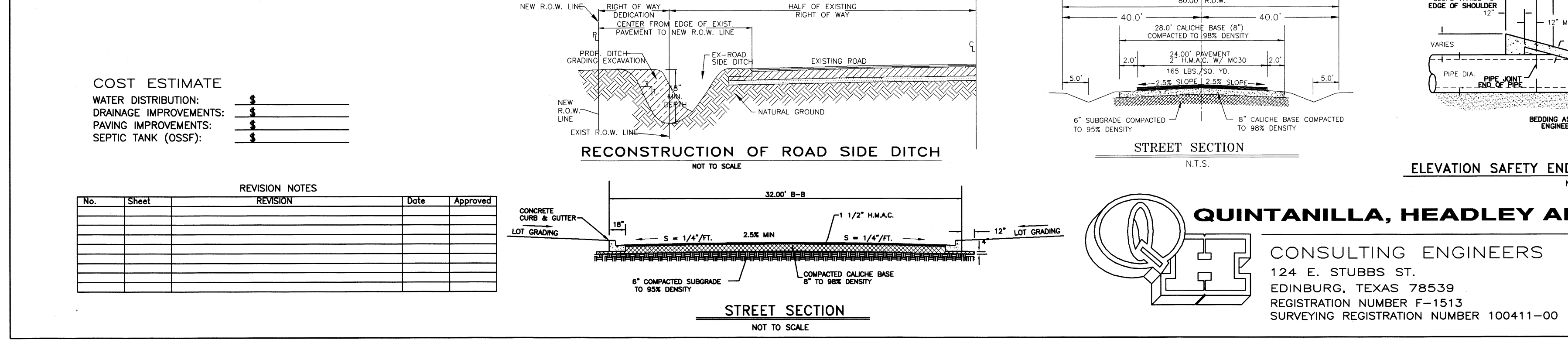
Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120016

12-8-17
 DATE



LEGEND
 TOTAL DETENTION REQUIRED - 280,729.20 C.F.
 TOTAL DETENTION EXCAVATED - 308,000.00 C.F.
 (400 S.F. X 770.00 L.F.)

NOTE:
 DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER



COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSP):	\$

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

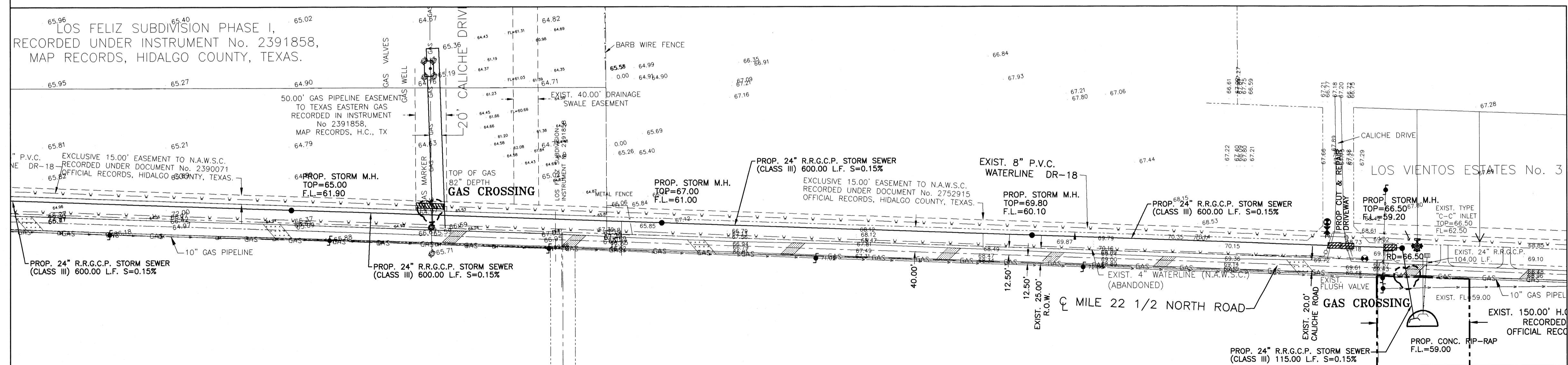
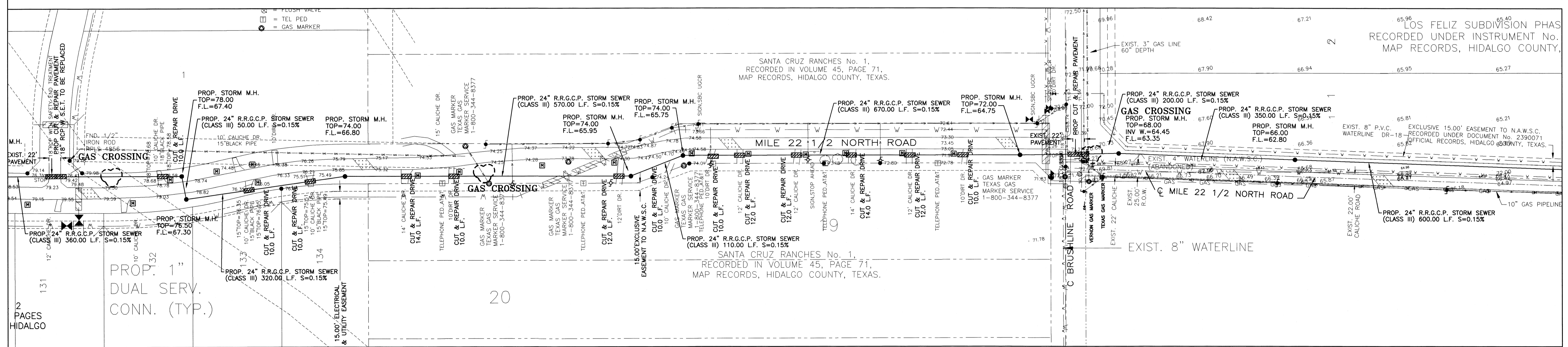
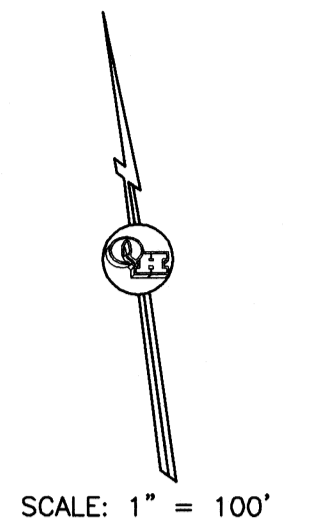
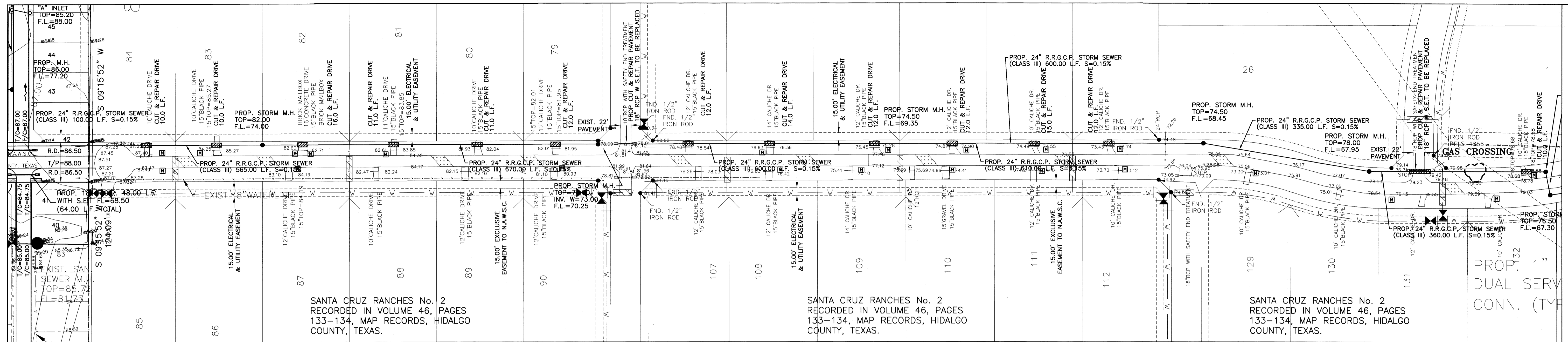
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 3 OF 4 SHEETS

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUB\EDINBURG\LA RESERVA SUBD. I-A\PAVING-BPLAT	9-12-2017	M. GONZALEZ		

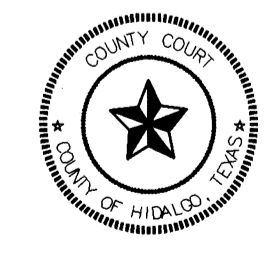


CARMEN AVILA SUBDIVISION PHASE I

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Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120016
 DATE 12-8-17



FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

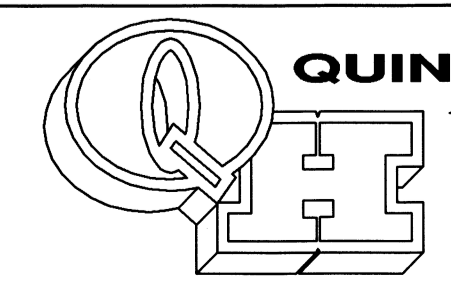
COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

**CARMEN AVILA SUBDIVISION
 OFFSITE DRAINAGE**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

REVISION NOTES

No.	Sheet	Date	Approved

FILENAME:	DATE PREPARED:	PREPARED BY:	CHECKED BY:	APPROVED BY:
F:\DATA\SUB\EDINBURG\LA RESERVA SUBD. I-A\PAVING-BLAT	8-12-2017	M. GONZALEZ		
SHEET NO. 4	8-12-2017	M. GONZALEZ		
OF 4 SHEETS	DATE REVISION:	REVISION BY:	CHECKED BY:	APPROVED BY: