



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-23-2018

PROPOSED ALBERTA SPRINGS SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES, INC. DEVELOPER: KYLE RUPPERT

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 90  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF ALBERTA ROAD APPROXIMATELY ¼ MILE WEST OF TOWER 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 10-24-2017 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY A PROPOSED STORM SEWER SYSTEM AND WILL DISCHARGE ONTO THE EXISTING TRENTON DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO ALBERTA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-02-2018 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

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

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 8" LOCATION: ALBERTA ROAD.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-16-2018 : 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.*

VARIANCE REQUEST: **VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE "B", CHAPTER 2. 4 "STREET & ALLEY LAYOUT" SECTION D. MINIMUM OFFSET DISTANCE OF 125 FEET FROM CENTERLINE.**

**VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE "B", CHAPTER 3. 5 "PRELIMINARY PLAT SUBMISSION REQUIREMENTS" SECTION "E" ITEM 13.**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, \_\_

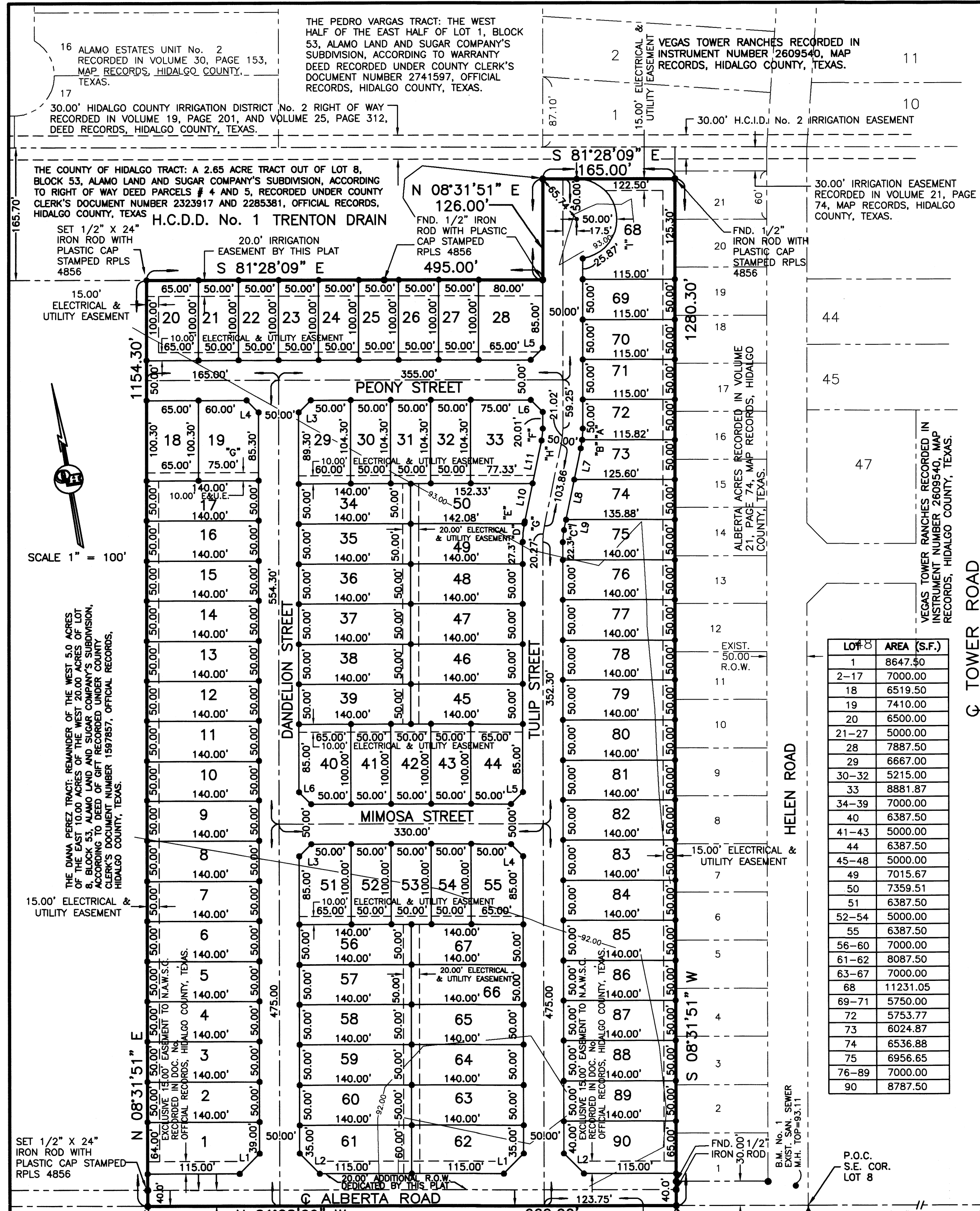
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

**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 STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "B"  
AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.  
COMMUNITY-PANEL NUMBER 480334 0425 C  
MAP REVISED: NOVEMBER 18, 1982
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 18, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAS IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 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 PRE AND POST 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 FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:  
FRONT ..... 25.00 FEET  
REAR ..... 15.00 FEET  
SIDE ..... 125.60 FEET  
CORNER SIDE ..... 10.00 FEET  
FOR LOTS 18-33, 40-44 AND 51-55  
FRONT ..... 20.00 FEET  
REAR LOTS 18,19,29-33,40-44,51-55 ..... 10.00 FEET  
CORNER ..... 6.00 FEET  
SIDE ..... 10.00 FEET  
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 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, GRASS, 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 50,250.37 CUBIC FEET (1.15 ACRES FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE SEE DRAINAGE REPORT ON SHEET NO. 3.
- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
B.M. No. 1 ELEVATION = 93.11' TOP OF EXIST. SEWER MANHOLE LOCATED 150 FEET EAST AND 24.3 FEET NORTH FROM THE SOUTHWEST CORNER OF SUBDIVISION. N.A.V.D. 88 DATUM
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED 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. NO COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB OR POSITIVE SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- NO ACCESS SHALL BE PERMITTED FOR LOTS 1, 61, 62 & 90 ON ALBERTA ROAD.
- A FIVE (5.0) FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- 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 METER(S).
- 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.
- E&U.E. DENOTES ELECTRICAL & UTILITY EASEMENT

**LOT DIMENSIONS DATA**

DATA	BEARING	LENGTH
L1	S 53°31'51" W	35.36'
L2	N 36°28'59" W	35.36'
L3	N 53°31'51" E	21.21'
L4	S 36°28'59" E	21.21'
L5	S 53°31'51" W	21.21'
L6	N 36°28'59" W	21.21'
L7	N 20°08'40" E	39.95'
L8	N 20°08'40" E	51.05'
L9	N 20°08'40" E	12.86'
L10	S 20°08'40" W	48.53'
L11	N 20°08'40" E	55.32'

**CURVE DATA**

CURVE	DELTA	RADIUS	LENGTH
"A"	02°17'33"	125.00'	14.33'
"B"	09°19'17"	125.00'	11.01'
"C"	11°36'50"	75.00'	15.20'
"D"	10°27'40"	125.00'	22.82'
"E"	01°09'10"	125.00'	2.51'
"F"	11°36'49"	75.00'	15.20'
"G"	11°36'50"	100.00'	20.27'
"H"	12°02'45"	100.00'	21.02'
"I"	17°12'22'19"	50.00'	149.55'

**INDEX TO SHEETS**

SHEET 1 - HEADING INDEX; LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS; LOT, DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; N.A.V.S.C. CERTIFICATE; HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. NO. 1 CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATION; PLANNING AND ZONING COMMISSION CERTIFICATION; MAYOR'S CERTIFICATION; CITY SECRETARY CERTIFICATION; HIDALGO COUNTY JUDGE CERTIFICATION; REVISION NOTES.

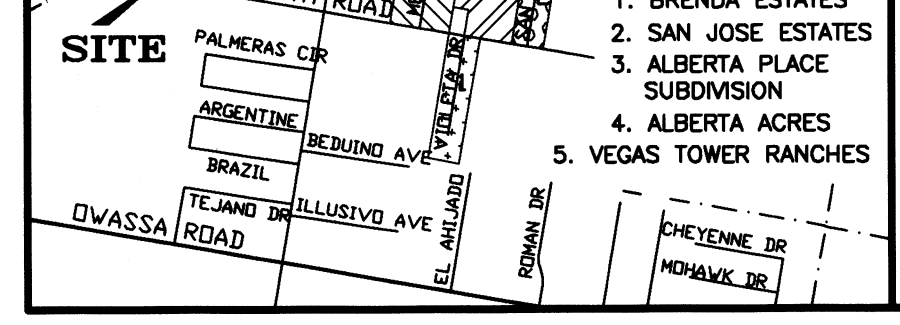
SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES. COUNTY CLERK'S RECORDING CERTIFICATE.

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.**  
ALBERTA SPRINGS SUBDIVISION IS LOCATED IN MIDDLE OF HIDALGO COUNTY ON THE NORTH SIDE OF ALBERTA ROAD AND WEST OF TOWER ROAD, APPROXIMATELY 1485 FEET WEST OF SAID INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), ALBERTA SPRINGS SUBDIVISION LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
HI STARR INVESTMENTS, LLC				
KYLE RUPPERT, MANAGER	P.O. BOX 959	EDINBURG, TX 78540	(956)383-0868	383-2301
ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527



**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

# ALBERTA SPRINGS SUBDIVISION

A 17.97 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2830925 AND 2853684, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 17.97 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2830925 AND 2853684, 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 COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 8 AND IN THE CENTERLINE OF ALBERTA ROAD FOR THE SOUTHWEST CORNER OF ALBERTA ACRES (RECORDED IN VOLUME 21, PAGE 74, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°28'09" W, 165.00 FEET FROM THE SOUTHWEST CORNER OF LOT 8.

THENCE: N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 8, AND THE CENTERLINE OF ALBERTA ROAD, A DISTANCE OF 660.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE DIANA PEREZ TRACT (REMAINDER OF THE WEST 5.0 ACRES OF THE EAST 10.00 ACRES OF THE WEST 20.00 ACRES OF LOT 8, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO DEED OF GIFT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1597857, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°31'51" E, ALONG THE EAST LINE OF THE DIANA PEREZ TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FROM THE NORTH RIGHT OF WAY LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 1,154.30 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT (A 2.65 ACRE TRACT OUT OF LOT 8, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO DEED OF GIFT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2323917 AND 2285381, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT, A DISTANCE OF 495.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°31'51" E, ALONG THE EAST LINE OF THE COUNTY OF HIDALGO TRACT, A DISTANCE OF 126.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT, A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST LINE OF ALBERTA ACRES FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°31'51" W, ALONG THE WEST LINE OF ALBERTA ACRES, PASSING A 1/2" IRON ROD FOUND AT 1,260.30 FEET FOR THE NORTH RIGHT OF WAY LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 1,260.30 FEET TO POINT OF BEGINNING AND CONTAINING 17.97 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VEGAS TOWER RANCHES, RECORDED IN INSTRUMENT NUMBER 2609540, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DATE: JUNE 15, 2017

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE: 1-11-18

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

*Raul Sesin, P.E., C.F.M.*  
RAUL SESIN, P.E., C.F.M.  
GENERAL MANAGER  
DATE: \_\_\_\_\_

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

I, KYLE RUPPERT, MANAGER OF HI STARR INVESTMENTS, LLC, AS OWNER OF THE 17.97 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ALBERTA SPRINGS SUBDIVISION, HEREBY SUBDUCE 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.

DATE \_\_\_\_\_

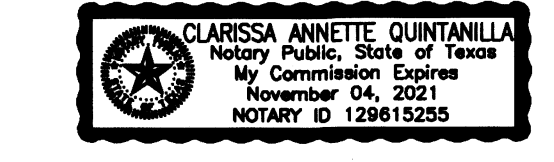
HI STARR INVESTMENTS, LLC  
KYLE RUPPERT, MANAGER  
P.O. BOX 959  
EDINBURG, TEXAS 78540

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared  
KYLE RUPPERT, MANAGER OF HI STARR 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\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ALBERTA SPRINGS SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS), SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST:  
Hidalgo County Secretary \_\_\_\_\_  
Hidalgo County Treasurer \_\_\_\_\_

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 ALBERTA SPRINGS SUBDIVISION conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_."

CHAIRPERSON-PLANNING & ZONING COMMISSION \_\_\_\_\_

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 THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST:  
MAYOR'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

DATE OF PREPARATION: JULY 31, 2017

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
P.O. BOX 959 FAX 956-381-0527  
EDINBURG, TEXAS 78540 REGISTRATION NUMBER F-1513 OFFICE@QAENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 100411-00

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVS\HIDALGO CO\ALBERTA SPRINGS SUBDIVISION\PLAT	JULY 31, 2017	LG		
	DATE REVISED	REVISOR	CHECKED BY	APPROVED BY
	12-28-17	JULIS CAVAZOS		
	01-08-18	JULIS CAVAZOS		

**FINAL ENGINEERING REPORT FOR ALBERTA SPRINGS SUBDIVISION:**  
BY: ALFONSO QUINTANILLA, P.E.

**WATER SUPPLY:** Description, and Costs.

ALBERTA SPRINGS SUBDIVISION IS PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY COMPANY (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. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF ALAMO ROAD AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF KESTREL DRIVE.

ON ALAMO ROAD, AN 8" DIAMETER WATERLINE WILL CONNECT WITH THE EXISTING 6" DIAMETER WATERLINE. IT WILL RUN WEST AND LOOP THROUGH THE SUBDIVISION. ON THE SOUTHWEST CORNER OF LOT 31, THE 8" DIAMETER WATERLINE WILL CONNECT WITH THE 8" DIAMETER WATERLINE ON KESTREL DRIVE.

FROM THE 8" DIAMETER WATERLINE, THERE ARE ( ) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER FOR EACH LOT. THERE ARE ALSO ( ) 3/4" SINGLE SERVICE LINES THAT RUN TO THE WATER METER A EACH LOT.

THE 8" DIAMETER WATERLINE, 1" DIAMETER DUAL SERVICE LINES, THE 3/4" DIAMETER SINGLE SERVICE LINE AND THE METER BOXES HAVE BEEN INSTALLED AT A COST OF \$ WHICH PER LOT OR TOTAL COST OF \$ IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED ( ) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES:** Description, and Costs

ALBERTA SPRINGS SUBDIVISION WILL BE TREATED BY N.A.W.S.C. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING SANITARY SEWER MANHOLE ON THE NORTH SIDE OF MILE 17 NORTH ROAD, APPROXIMATELY 400 FEET EAST OF ALAMO ROAD.

THE WASTEWATER SYSTEM FOR ALBERTA SPRINGS SUBDIVISION WILL CONSIST OF AN 10" DIAMETER SEWER LINE THAT TAPS INTO THE MANHOLE. THIS 10" LINE THEN RUNS WEST ALONG THE NORTH SIDE OF MILES 17 NORTH ROAD. IT WILL TURN SOUTH AND RUN ALONG THE EAST SIDE OF ALAMO ROAD TO THE SUBDIVISION. AN 8" DIAMETER SEWER LINE WILL LOOP THROUGH THE SUBDIVISION. THERE WILL BE ( ) 4" SERVICE CONNECTIONS.

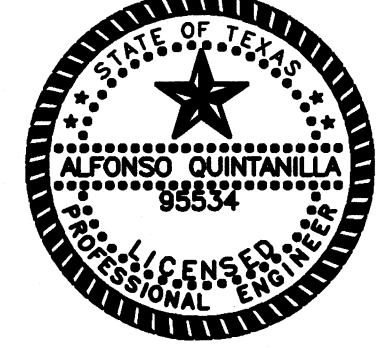
THE 10" LINE, 8" LINE, 4" SERVICE LINE AND ( ) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID TO THE N.A.W.S.C. THE SUM OF \$ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534

1-11-18  
DATE

**REPORTE FINAL DE INGENIERIA PARA ALBERTA SPRINGS SUBDIVISION:**  
BY: ALFONSO QUINTANILLA, P.E.

**PROVISION DE AGUA:** Descripción, y Costos.

LA SUBDIVISION ALBERTA SPRINGS SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH EVEREST WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO ESTE DE ALAMO ROAD Y UN LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO ESTE DE KESTREL DRIVE.

EN ALAMO ROAD, UNA LINEA DA AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA EXISTENTE DE 8" CORRE OESTE Y CORRE ADENTRO DE EL SUBDIVISION. EN LA ESQUINA SURESTE DE LOTE 31, LA LINEA DE 8" DE DIAMETRO CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO LOCALIZADO EN KESTREL DRIVE.

DE LA LINEA DE AGUA DE 8" DE DIAMETRO SE PRODUCEN ( ) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. HAY ( ) CONDUCTO INDIVIDUAL DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ O US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO ( ) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**DRENAJE:** Descripción y Costos.

LA SUBDIVISION ALBERTA SPRINGS SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE N.A.W.S.C. EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN ALICANTARILLA DE DRENAJE SANITARIO EN EL LADO NORTE DE MILE 17 NORTH ROAD, LOCALIZADO 400 PIES ESTE DE ALAMO ROAD.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION ALBERTA SPRINGS SUBDIVISION CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 10 PULGADAS DE DIAMETRO QUE CORRE CON LA ALICANTARILLA. LA LINEA DE DRENAJE SANITARIO CORRE OESTE POR EL LADO NORTE DE MILE 17 NORTH ROAD PARA UNA ALICANTARILLA LOCALIZADO EN LA ESQUINA NORESTE DE LOTE 15. LA LINEA DE 10" VOLTEA SUR Y TERMINA CON UN "CLEAN OUT", LOCALIZADO EN LA ESQUINA NORESTE LOTE 17.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION ALBERTA SPRINGS SUBDIVISION CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 10 PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA DE DRENAJE SANITARIO EXISTENTE DE 8 PULGADAS. ESTA LINEA DE 10" CORRE OESTE POR EL LADO SUR DE LA CALLE MILE 17 NORTH ROAD PARA UNA ALICANTARILLA LOCALIZADO EN LA ESQUINA NORESTE DE LOTE 15. LA LINEA DE 10" VOLTEA SUR Y TERMINA CON UN "CLEAN OUT", LOCALIZADO EN LA ESQUINA NORESTE LOTE 17.

LA LINEAS DE 10 PULGADAS, 8 PULGADAS, DE 4 PULGADAS ( ) ALICANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE US\$ O US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE US\$ O US\$ POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**CERTIFICACION**

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ O US\$ POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ O US\$ POR LOTE.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534

1-11-18  
DATE

**SUBDIVIDER CERTIFICATION**

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

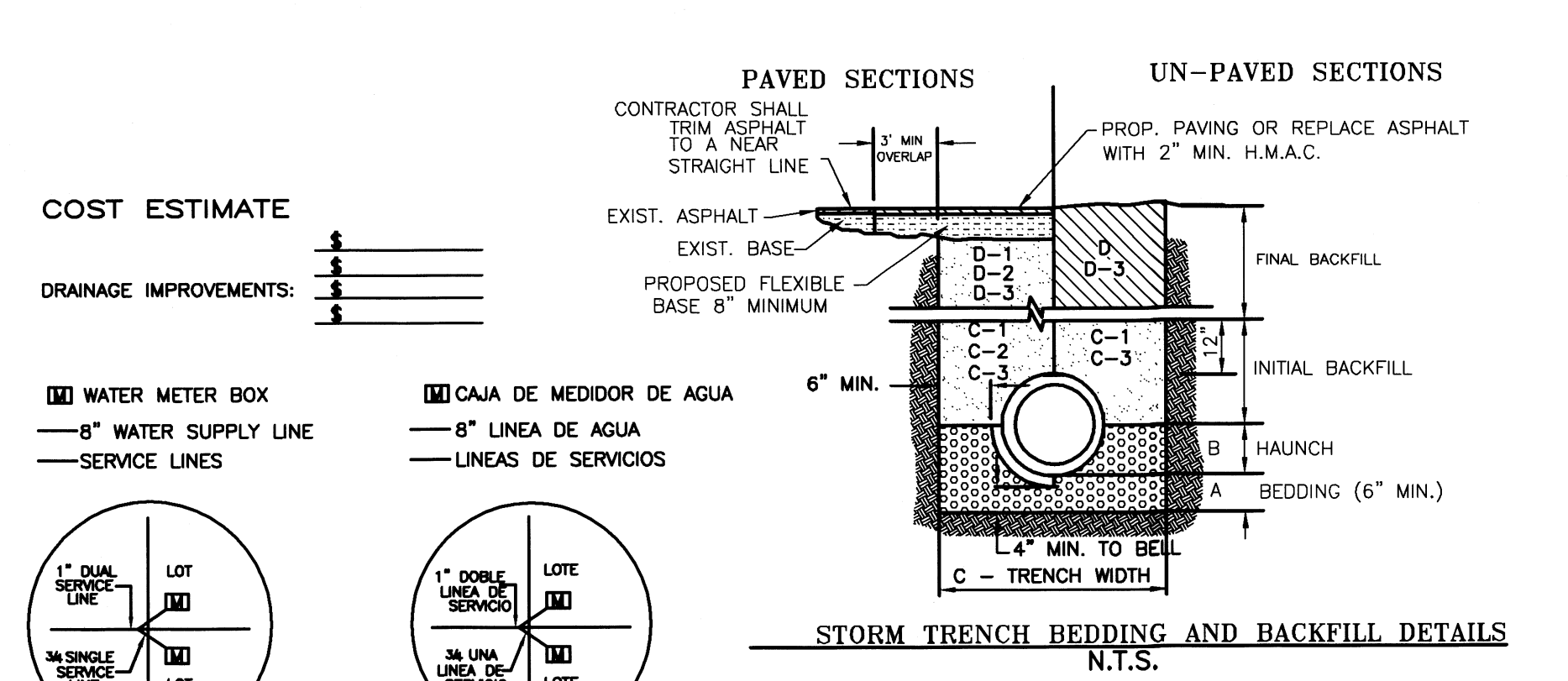
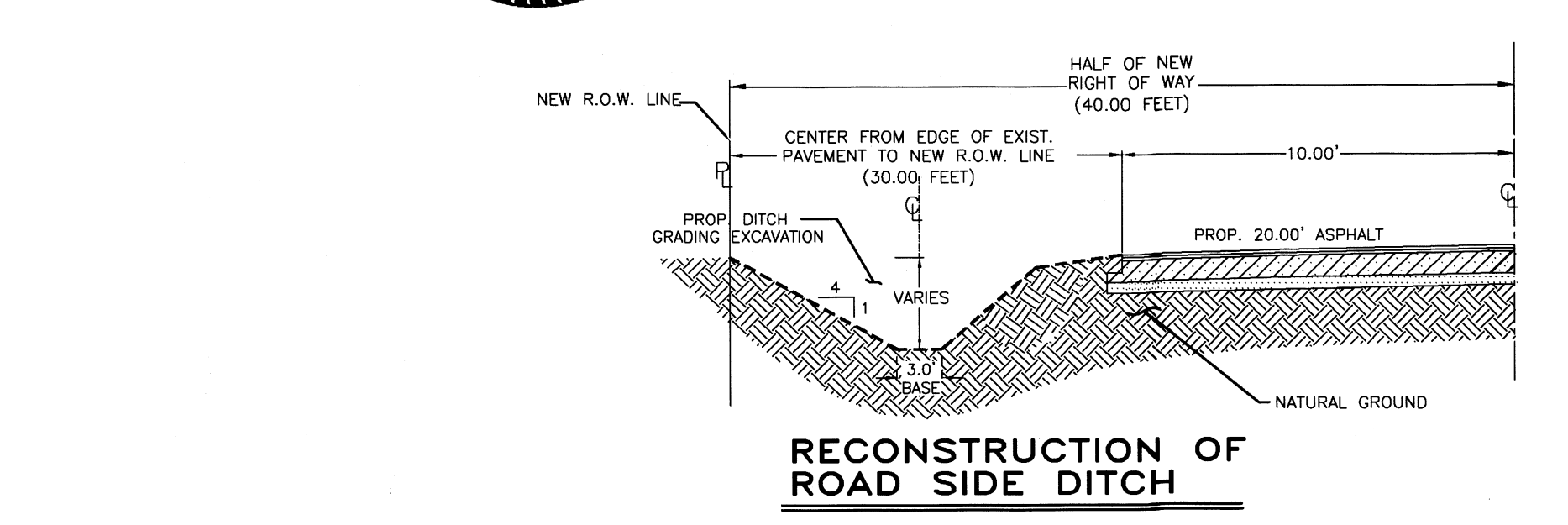
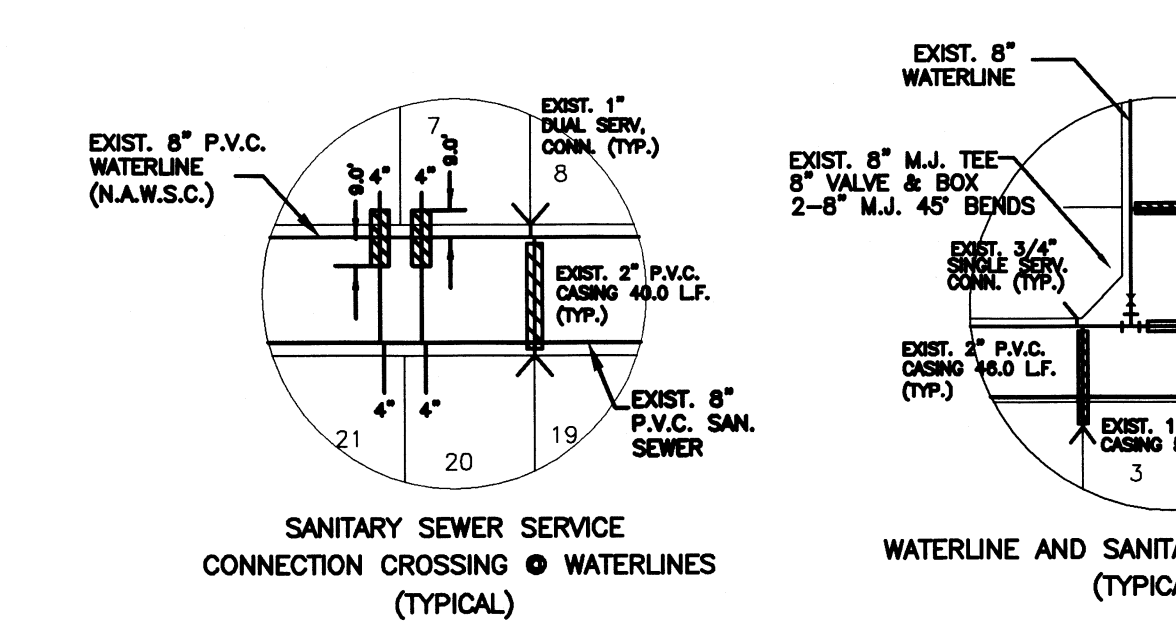
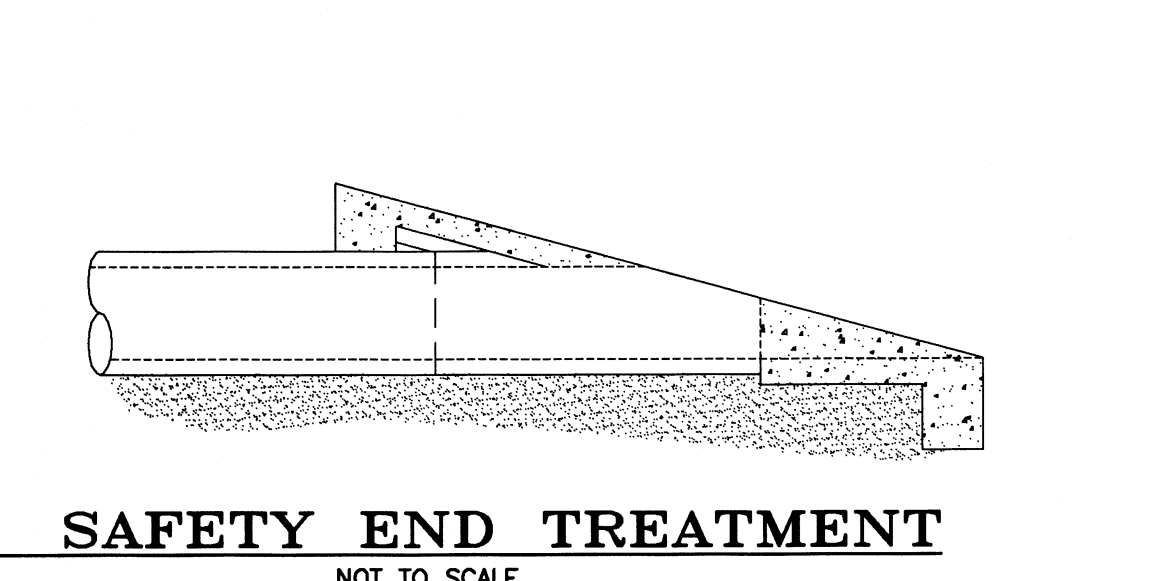
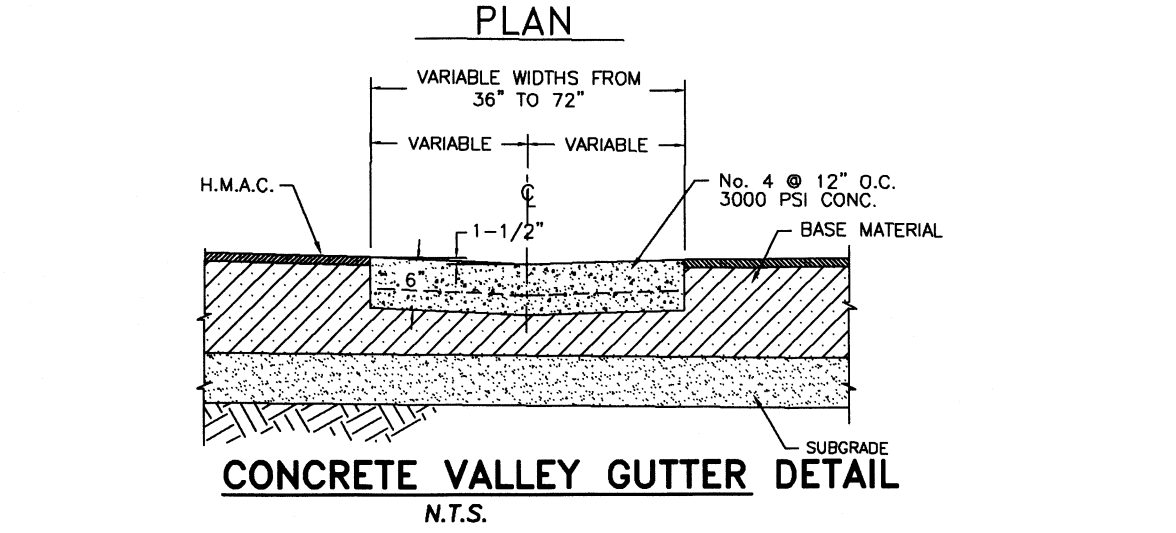
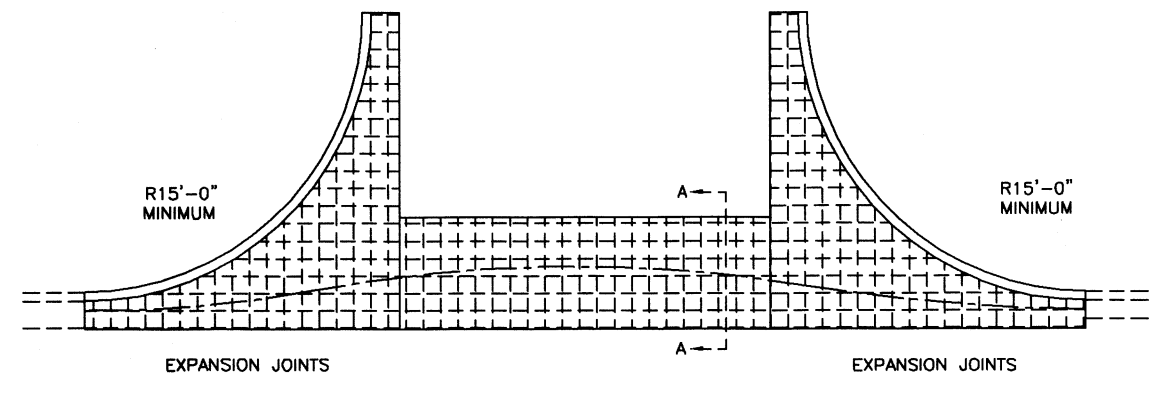
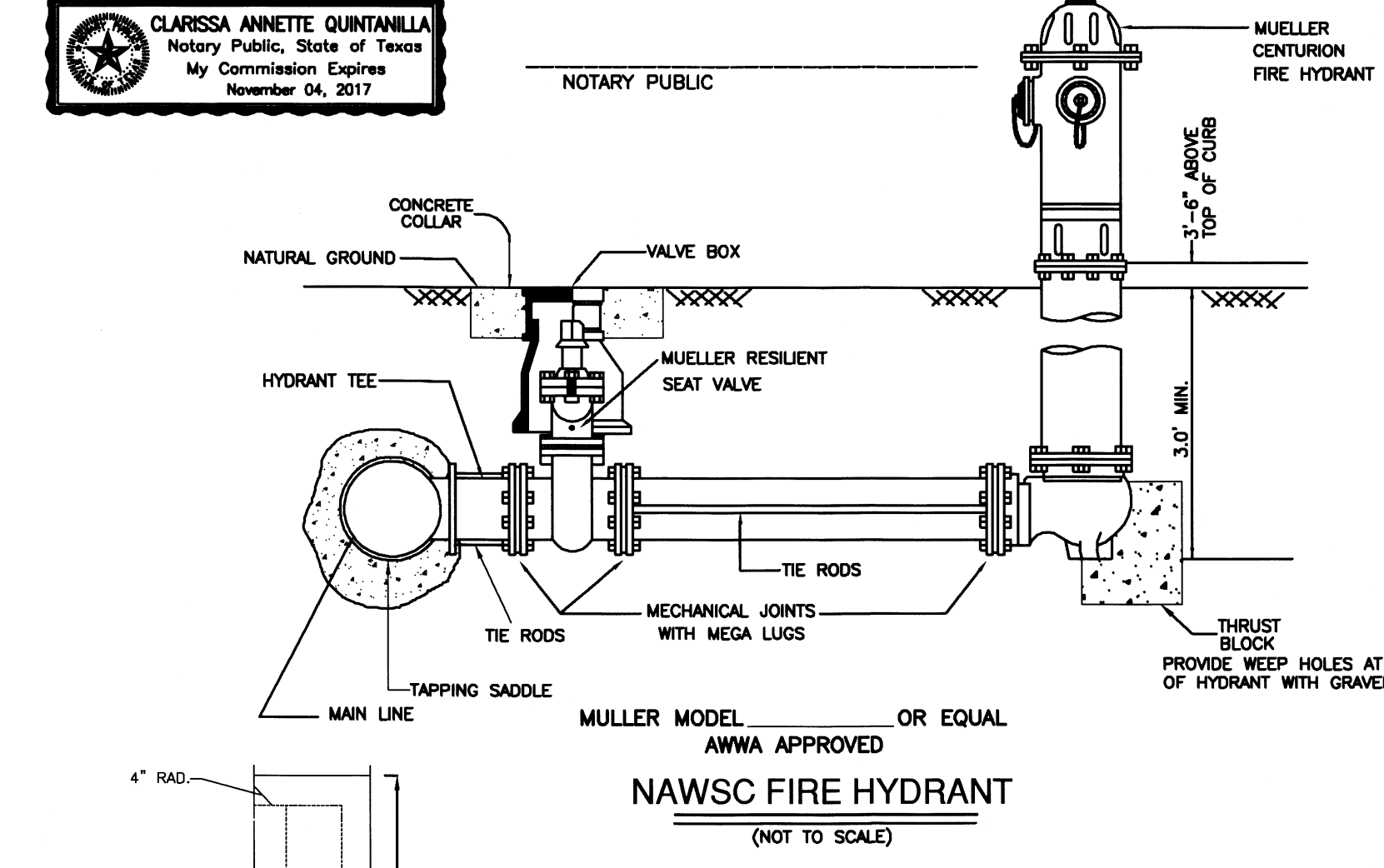
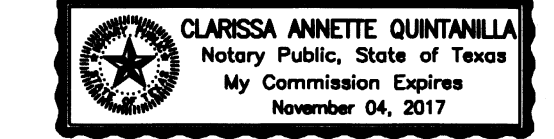
KYLE RUPPERT, MANAGER OF HIGH STAR INVESTMENTS, LLC SUBDIVIDER (S) OF ALBERTA SPRINGS SUBDIVISION HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

HI STARR INVESTMENTS, LLC DATE  
KYLE RUPPERT, MANAGER  
P.O. BOX 959  
EDINBURG, TEXAS 78540

STATE OF TEXAS COUNTY OF HIDALGO KYLE RUPPERT, MANAGER OF HIGH STAR INVESTMENTS, LLC

BEFORE ME, the undersigned notary public, on this day personally appeared KYLE RUPPERT, MANAGER OF HIGH STAR INVESTMENTS, LLC who 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 he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. EDINBURG, TEXAS 78538  
124 E. STUBBS ST. EDINBURG, TEXAS 78538  
ENGINEERING REGISTRATION NUMBER F-1315 SURVEYING REGISTRATION NUMBER 100411-00  
PHONE 956-381-6480 FAX 956-381-0527  
OFFICE@QHAENGINEERING.COM

**ALBERTA SPRINGS SUBDIVISION**

A 17.97 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2830925, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT FOR ALBERTA SPRINGS SUBDIVISION**

A 17.97 acre tract of land out of Lot 8, Block 53, Alamo Land and Sugar Company's Subdivision, according to the map or plat thereof recorded in volume 1, page 24-26, map records, Hidalgo County, Texas and according to warranty deed, recorded under county clerk's document number 2830925 and 2853684, official records, Hidalgo County, Texas. This subdivision is located on the north side of Alberta Road, approximately 1,485 feet west of Tower Road. It is in the City of Edinburg E.T.J. The proposed subdivision will consist of 90 residential lots.

The tract is Zone "B", areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (Medium Shading), as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, and dated November 16, 1982

The soil is Hidalgo (28) and in group soil "B". It is a mixture of the soil is Sandy Clay Loam, and Clay Loam. This soil is well drained. Surface runoff is medium. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

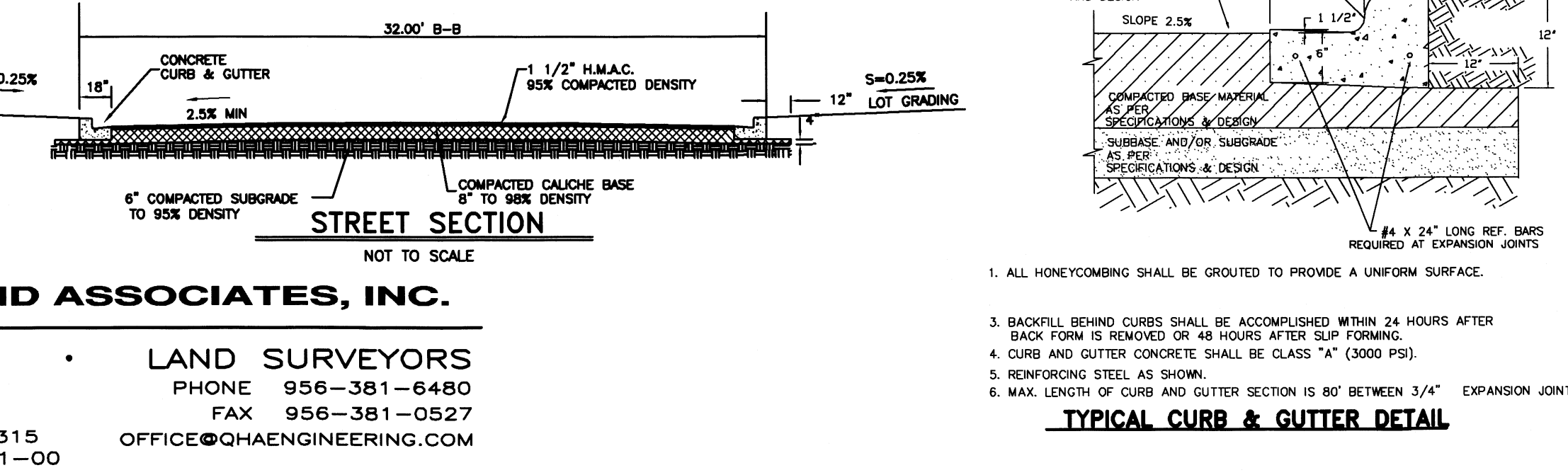
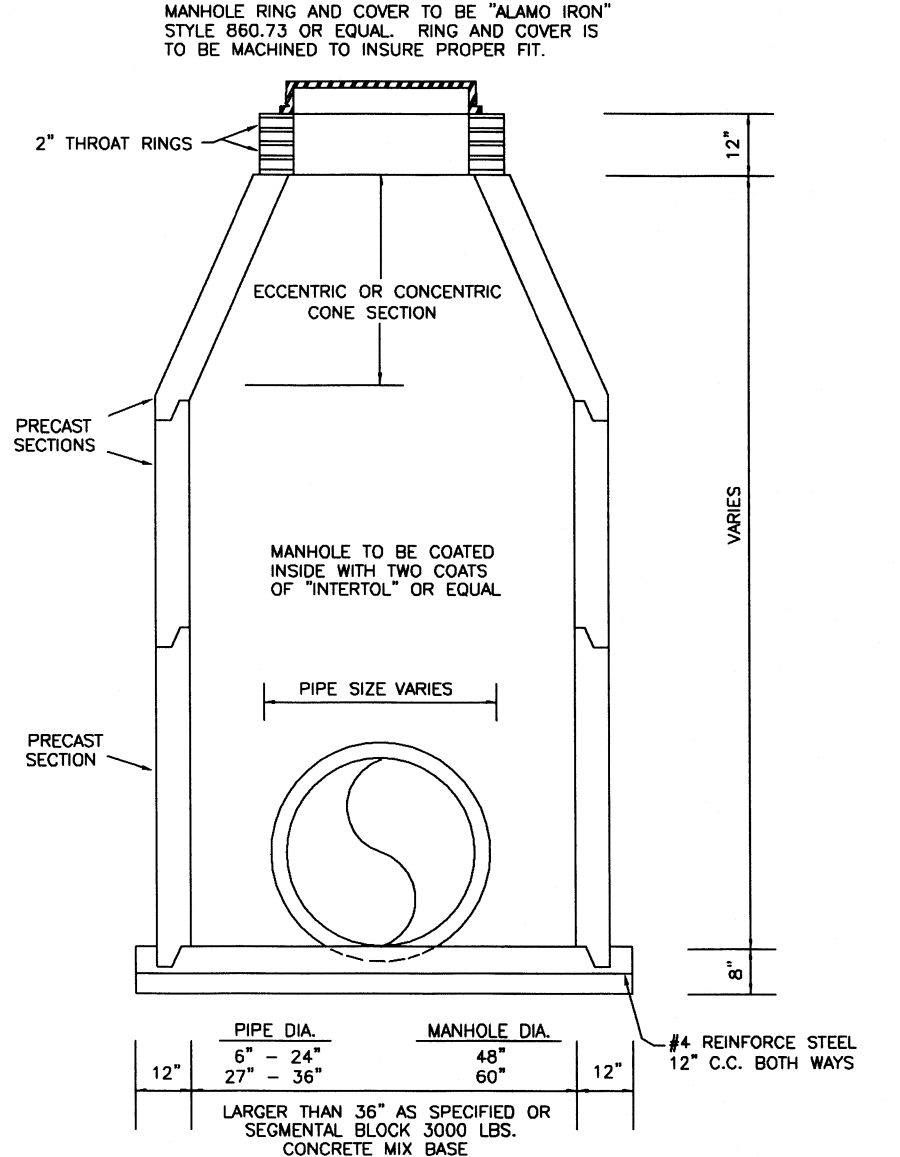
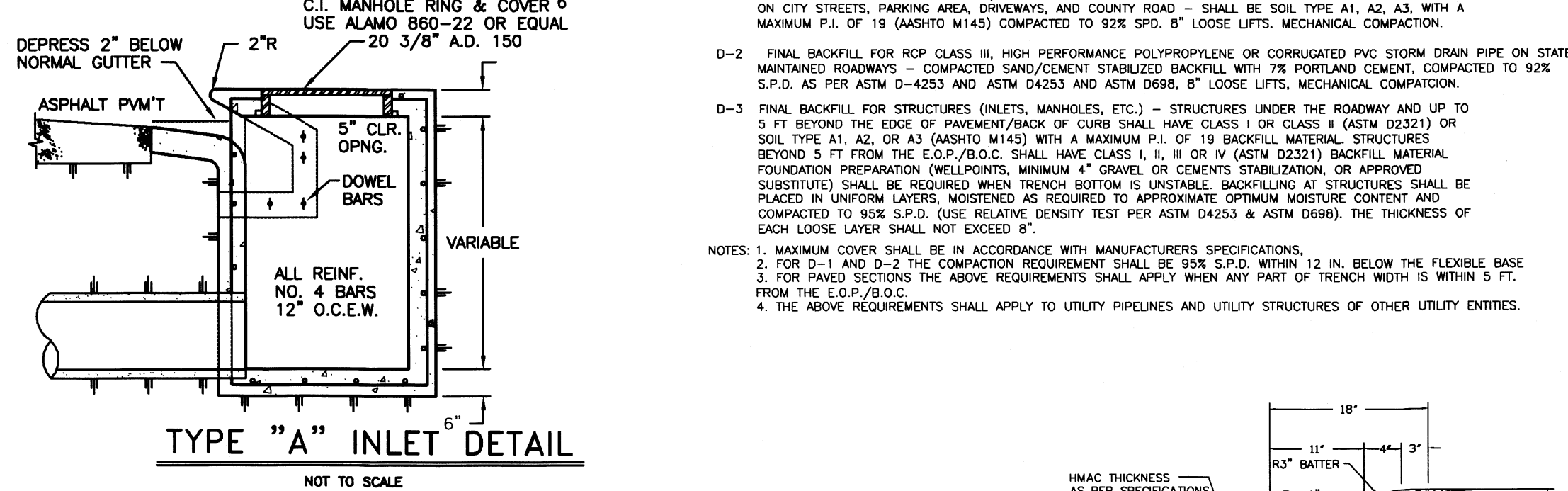
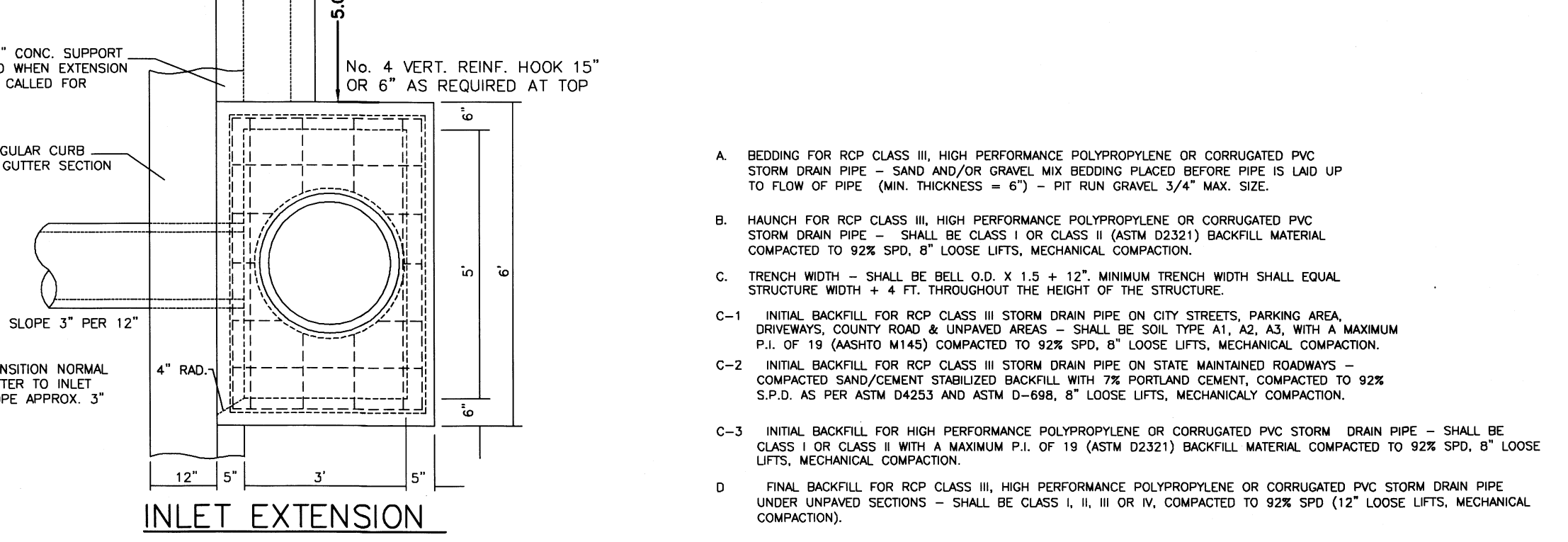
Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q = 6.29 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 21.92 cubic feet per second for an increase of Q = 15.63 cubic feet per second. Detention will be 50,250.37 cubic feet (1.15 acre feet) and has been accomplished during the construction of the County of Hidalgo Trenton Drain. Street runoff will be collected by a storm sewer system consisting of 18", 24", & 30" pipes and Type "A" that will discharge into the County of Hidalgo Trenton Drain.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534

1-11-18  
DATE



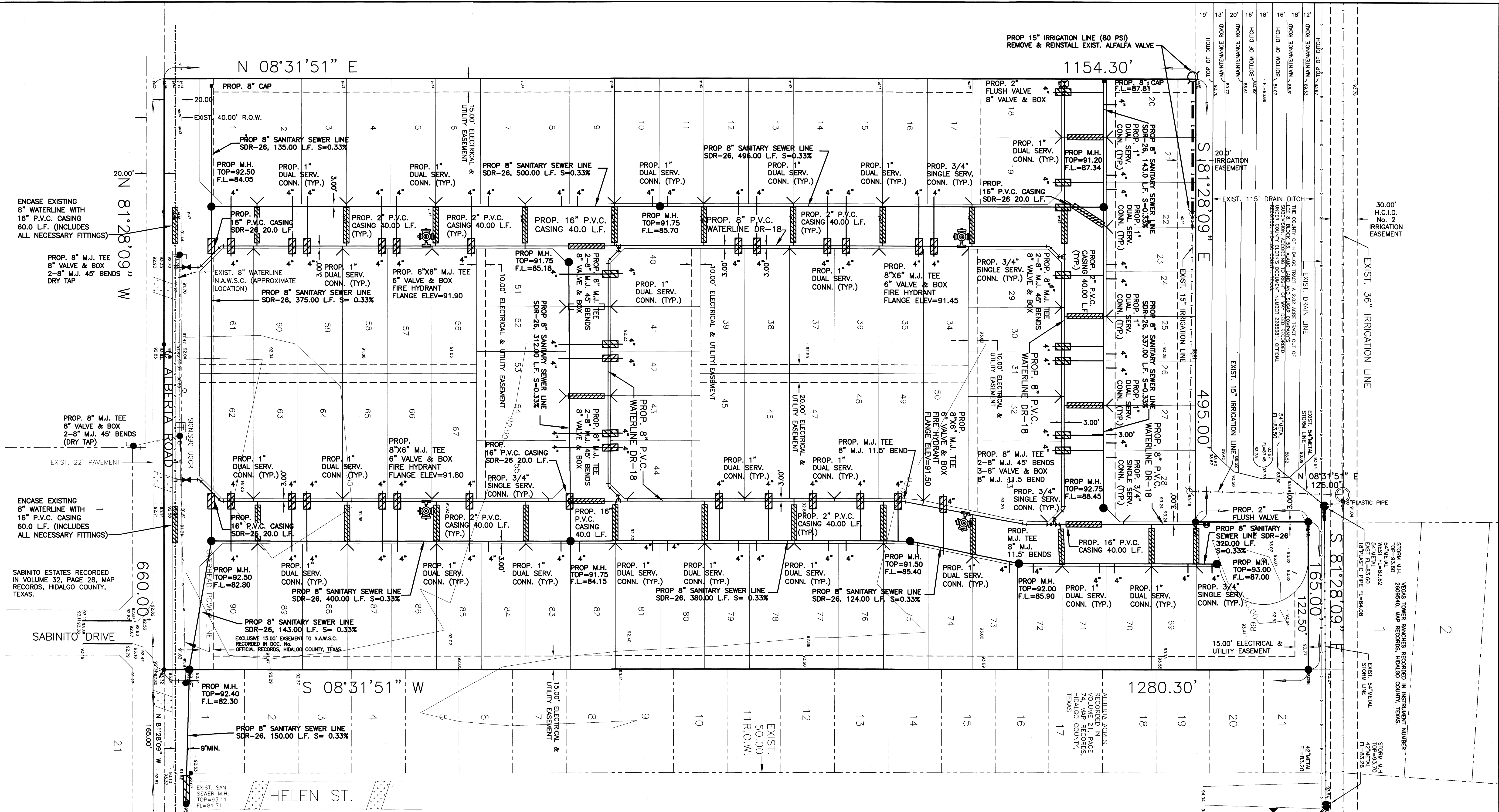
**PRECAST CONCRETE MANHOLE DETAIL**  
NOT TO SCALE

**COUNTY CLERK**  
FILED FOR RECORD IN HIDALGO COUNTY, TEXAS  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

BY: \_\_\_\_\_ DEPUTY

SHEET NO.	FILENAME: F:\DATA\SUB\EDINBURG\ALBERTA SPRINGS\LAYOUTS
4 OF 4	DATE PREPARED: 12/14/2017 BY: [Signature]
	DATE CHECKED: [Signature] BY: [Signature]
	DATE REVISION: [Signature] BY: [Signature]
	DATE APPROVED: [Signature] BY: [Signature]



MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA &  
 MAP OF SANITARY SEWER SYSTEM/ MAPA DE SISTEMA DE DRENAJE

SCALE 1" = 50'

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1315 alfonsoq@qha-eng.com  
 SURVEYING REGISTRATION NUMBER 100411-00

**ALBERTA SPRINGS SUBDIVISION**

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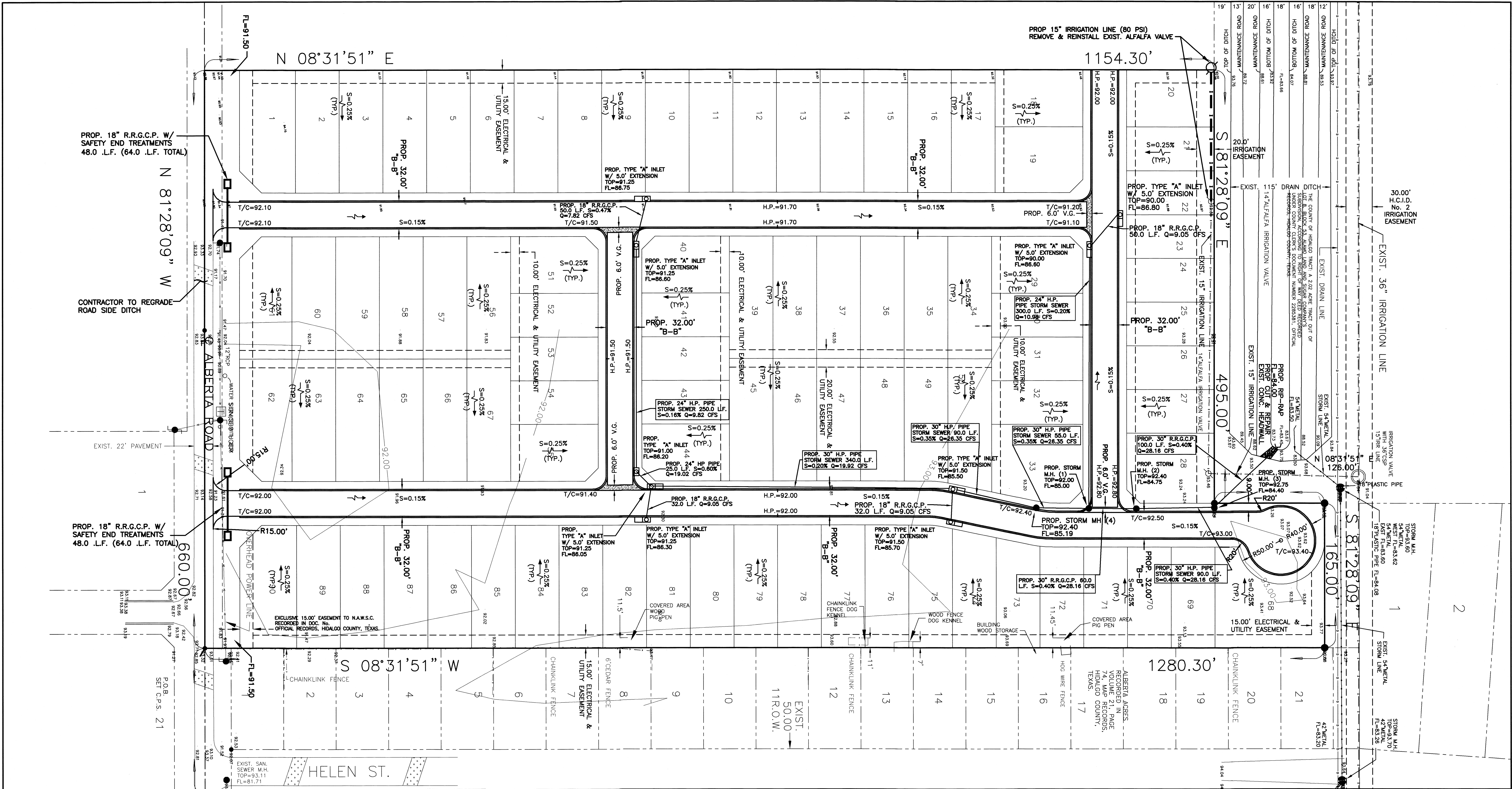
*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534

1-11-18  
 DATE

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

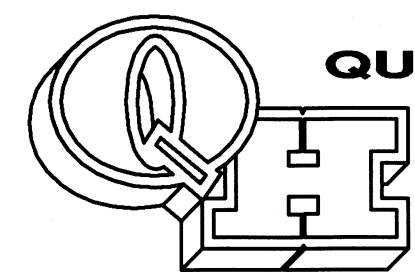
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 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

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2 OF 4	DATE PREPARED: DEC 14, 2017 M.G.
	DATE REVISION: 01.12.2018
	REVISION: 1
	CHECKED BY: ALICE CANAVOS
	APPROVED BY:



MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

SCALE 1" = 50'



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS • LAND SURVEYORS  
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 EDINBURG, TEXAS 78539 FAX 956-381-0527  
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*Alfonso Quintanilla* P.E.  
 ALFONSO QUINTANILLA  
 P.E. No. 95534

1-11-18  
 DATE



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
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 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

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	DATE REVISION: REVISION BY: CHECKED BY: APPROVED BY:
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