



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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-03-2018

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

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: VICTOR DANIEC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 137 *SINGLE FAMILY *MULTI-FAMILY 9 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: EAST OF CARMEN AVILA ROAD APPROXIMATELY 800 FEET NORTH FROM MILE 22 1/2 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 PIPE SYSTEM AND DETENTION WILL BE PROVIDED BY EXISTING DRAIN DITCH.

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-29-2018 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-29-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: EDINBURG LINE SIZE: 10" LOCATION: KAY ROAD & MARISOL ROAD.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-29-2018 : 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 3.5E "SETBACKS"

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.

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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. 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 OF 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 20.00 FEET
 - FRONT (LOTS 109 - 117) 50.00 FEET
 - REAR 10.00 FEET
 - SIDE 6.00 FEET
 - CORNER SIDE 10.00 FEET
 - CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET 20.00 FEET
 OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE 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. 3.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1 - ELEV. = 87.35', TOP OF INLET FOUND ON THE NORTHWEST CORNER OF LOT 177 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM. B.M. No. 2 - ELEV. = 85.75', TOP OF INLET FOUND ON THE NORTHEAST CORNER OF LOT 164 OF THIS SUBDIVISION N.A.V.D.C. 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 COMPATIBLE 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 118 THROUGH 254 THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 118 THROUGH 254. (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 (SW3P) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- 5.0' WIDE 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 TO LOTS 109 THROUGH 117. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 109&110, 111&112, 113&114, 115&116 AND 117 TO PROVIDE INGRESS AND EGRESS FROM CARMEN AVILA RD.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL LOTS.
- LOTS 109 THROUGH 117 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 109 THROUGH 117 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A 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 ITS RESPECTIVE SECTION.
- LOTS 206-212 ONLY ENTRY ON EAST SIDE.

SUBDIVISION PLAT OF: CARMEN AVILA SUBDIVISION PHASE II

A 32.53 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 32.53 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, 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 N 09°45'50" E, ALONG THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD FOR THE NORTHWEST CORNER OF CARMEN AVILA SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 82°05'25" E (MAP RECORD: S 82°05' E, 80.00', N 07°54'42" E, 558.34 FEET, AND N 09°45'50" E, 2.263 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 936.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE ROBERT ALANZ TRACT (REMAINDER OF A 125.16 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 280465, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, 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.

THENCE: S 80°13'55" E, ALONG THE SOUTH LINE OF THE ROBERT ALANZ TRACT, A DISTANCE OF 1,465.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET 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 SAID TRACT AND 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 972.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF CARMEN AVILA SUBDIVISION PHASE I AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°15'52" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 2.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 860.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°15'52" E, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 61.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 174.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°15'52" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 10.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 279.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.53 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 PREVIOUSLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 29TH DAY OF MARCH 20 17.

Alfonso Quintanilla
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4855 STATE OF TEXAS



RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Aztec Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 18' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ day of _____, 20__.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH
"A"	39°30'28"	50.00'	44.06'
"B"	37°22'35"	50.00'	45.92'
"C"	35°44'21"	50.00'	47.35'
"D"	30°00'00"	50.00'	52.36'
"E"	48°42'26"	50.00'	36.03'
"F"	22°30'20"	50.00'	58.90'
"G"	48°47'14"	50.00'	35.96'

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 DEDICATION, 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.

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 LONG ACT. THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIED 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.
GENERAL MANAGER

REVISION NOTES

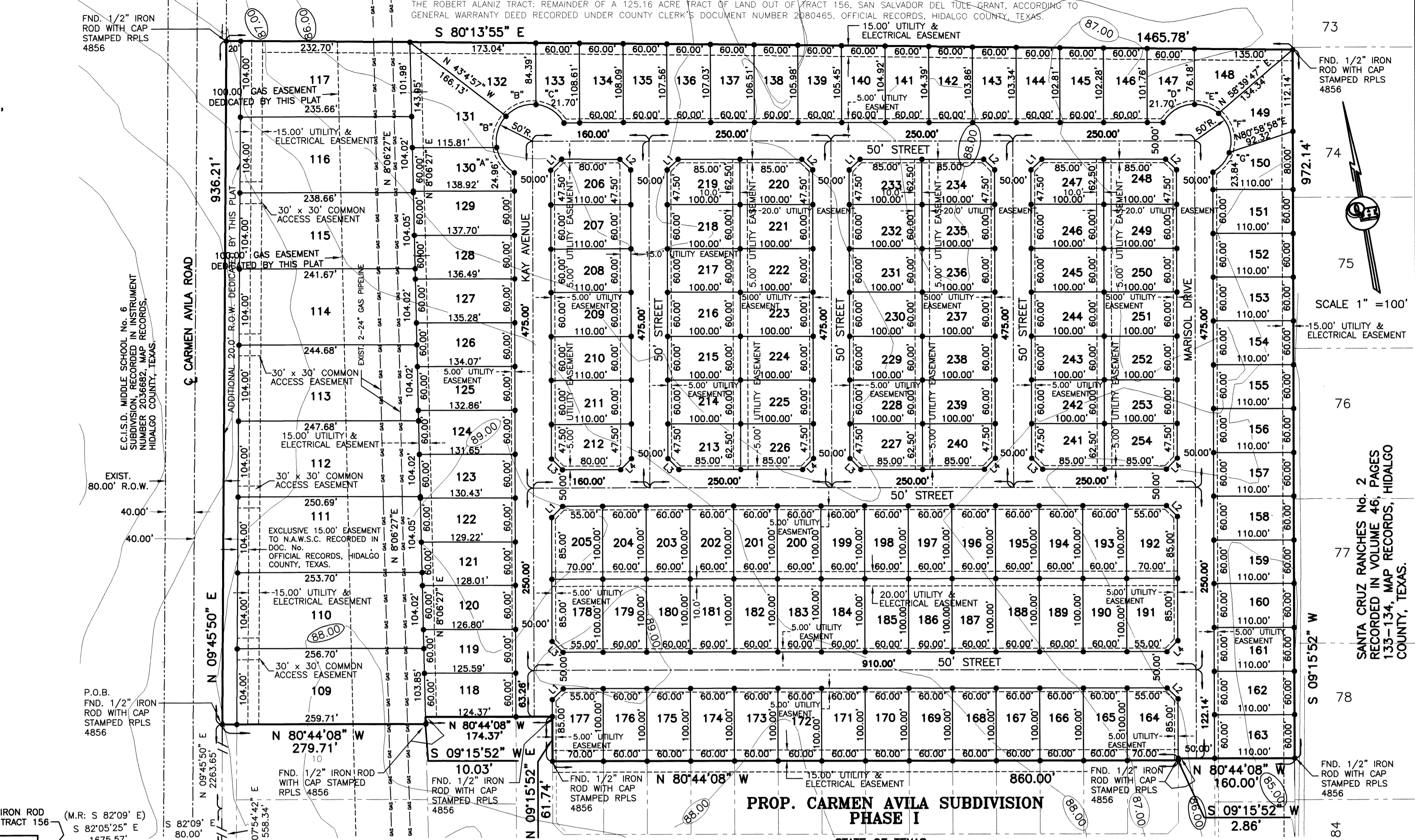
No.	Sheet	REVISION	Date	Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

CARMEN AVILA SUBDIVISION PHASE II, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST AND SOUTHWEST CORNER OF THE INTERSECTION OF CARMEN AVILA ROAD AND MILE 22 1/2 ROAD. 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). CARMEN AVILA SUBDIVISION, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT NO. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: VICTOR DANIEC, MANAGER	P.O. BOX 2604	EDINBURG, TX 78540	(956) 821-7108	
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527



AREA DATA TABLE

LOT	AREA (S.F.)	AC.
109	26809.60	0.62
110	26540.96	0.61
111	26228.25	0.60
112	25915.54	0.59
113	25602.83	0.59
114	25290.12	0.58
115	24977.40	0.57
116	24664.69	0.57
117	24352.00	0.55
118	24039.31	0.54
119	23726.62	0.54
120	23413.93	0.53
121	23101.24	0.52
122	22788.55	0.51
123	22475.86	0.51
124	22163.17	0.50
125	21850.48	0.49
126	21537.79	0.48
127	21225.10	0.48
128	20912.41	0.47
129	20599.72	0.46

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
130	20287.04	0.46
131	19974.35	0.45
132	19661.66	0.44
133	19348.97	0.44
134	19036.28	0.43
135	18723.59	0.42
136	18410.90	0.42
137	18098.21	0.41
138	17785.52	0.40
139	17472.83	0.39
140	17160.14	0.39
141	16847.45	0.38
142	16534.76	0.37
143	16222.07	0.37
144	15909.38	0.36
145	15596.69	0.35
146	15284.00	0.35
147	14971.31	0.34
148	14658.62	0.33
149	14345.93	0.33
150	14033.24	0.32

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
151-162	6600.00	0.15
163	6581.33	0.15
164	6562.66	0.15
165-176	6000.00	0.14
177	6888.49	0.16
178	6879.82	0.16
179-190	6000.00	0.14
191-192	6000.00	0.14
193-204	6000.00	0.14
205	6887.50	0.16
206	6650.00	0.15
207-211	6600.00	0.15
212	6650.00	0.15
213	6137.50	0.14
214-218	6000.00	0.14
219-220	6137.50	0.14
221-225	6000.00	0.14

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
226-227	6137.50	0.14
228-232	6000.00	0.14
233-234	6137.50	0.14
235-239	6000.00	0.14
240-241	6137.50	0.14
242-246	6000.00	0.14
247-248	6137.50	0.14
249-253	6000.00	0.14
254	6137.50	0.14

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	N 53°59'53" E	21.21'
L2	N 36°00'00" W	21.21'
L3	N 36°00'00" W	21.21'
L4	N 53°59'53" E	21.21'

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CARMEN AVILA SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20__.

PLANNING & ZONING COMMISSION CERTIFICATION
Hidalgo County Judge _____ Date _____
Hidalgo County Clerk _____ Date _____

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 II 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__.

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.

CHAIRPERSON-PLANNING & ZONING COMMISSION
MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

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

VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, AS OWNER OF THE 32.53 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARMEN AVILA SUBDIVISION PHASE II, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) 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
VICTOR DANIEC, MANAGER
P.O. BOX 2604
EDINBURG, TEXAS 78540

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

proved to me through her 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__.

CARISSA ANNETTE QUINTANILLA
Notary ID #129615255
My Commission Expires November 04, 2021

CARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROFESSIONAL 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 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.

DATED THIS THE 29th DAY OF June 20 18

MARCO A. GONZALEZ
P.E. No. 120016

DATE OF PREPARATION: JANUARY 31, 2018

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	SHEET NO.
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MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

CARMEN AVILA SUBDIVISION PHASE II

A 32.53 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR CARMEN AVILA SUBDIVISION PHASE II: POR MARCO A. GONZALEZ P.E.

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE II: POR MARCO A. GONZALEZ P.E.

WATER SUPPLY: Description and Costs.

CARMEN AVILA SUBDIVISION PHASE II 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 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF CARMEN AVILA ROAD AND TWO 8" DIAMETER WATERLINES RUNNING ALONG THE EAST SIDE OF KEY AVENUE AND WEST SIDE OF MARISOL DRIVE.

PROVISION DE AGUA: Descripción y Gastos.

CARMEN AVILA SUBDIVISION PHASE II 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 PROPORCIONAR 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 UN 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.

THE WATER SYSTEM FOR CARMEN AVILA SUBDIVISION PHASE II CONSISTS OF THE 8" DIAMETER WATERLINE THAT CONNECTS TO THE 8" DIAMETER WATERLINE ON CARMEN AVILA ROAD AND RUNS NORTH ALONG THE EAST SIDE OF CARMEN AVILA ROAD. IT ENDS WITH A 2" FLUSH VALVE LOCATED ON THE NORTHWEST CORNER OF LOT 117.

DE ESTA LINEA DE AGUA DE 8" DE DIAMETRO, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE KEY AVENUE Y POR EL LADO OESTE DE MARISOL DRIVE, TERMINANDO CON UNA VALVULA DE 2" LOCALIZADA EN EL LADO NORTE DE LA SUBDIVISION. DOS MAS LINEAS DE AGUA DE CORREN POR EL LADO NORTE DE LAS CALLES HARWELL LANE AND JJJ LANE Y CONECTA TODAS LAS LINEAS JUNTAS.

ANOTHER 8" DIAMETER WATERLINE CONNECTS TO THE WATERLINE ON KEY AVENUE AND RUNS NORTH ALONG THE EAST SIDE OF KEY AVENUE. ON THE NORTHWEST CORNER OF LOT 208, THE 8" DIAMETER WATERLINE TURNS EAST AND RUNS ALONG THE SOUTH SIDE OF STREET 04. ON THE NORTHEAST CORNER OF LOT 248, THE 8" DIAMETER WATERLINE TURNS SOUTH AND RUNS ALONG THE WEST SIDE OF MARISOL DRIVE. IT LOOPS BACK WITH THE EXISTING 8" DIAMETER WATERLINE ON MARISOL DRIVE.

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

FROM THIS 8" WATERLINE, TWO (2) 8" DIAMETER WATERLINE RUN EAST ALONG THE SOUTH SIDE OF STREET 05 AND STREET 06, THREE (3) ADDITIONAL 8" DIAMETER WATERLINES RUNS ALONG THE WEST SIDE OF STREET 01, STREET 02, AND STREET 03.

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

FROM THESE 8" WATERLINE, SIXTY FIVE (65) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND SEVENTY (70) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT. NINE (9) 1" DIAMETER SINGLE SERVICES WILL SERVE THE 9 COMMERCIAL PROPERTIES.

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

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, 1" SINGLE SERVICE LINES, 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ OR \$ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED EIGHT (8) 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.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALADOS A UN COSTO TOTAL DE US\$ O US\$ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ O US\$ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRESIAS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO OCHO(8) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ O US\$ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ O US\$ PARA 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.

SEWAGE FACILITIES: Description and Costs.

CARMEN AVILA SUBDIVISION PHASE II WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG 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.

DRENAJE: Descripción y Gastos.

EL DRENAJE DE CARMEN AVILA SUBDIVISION PHASE II, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CADA COMPARTAMENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# 05 12258) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CITY OF EDINBURG HAS AN EXISTING 10" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF CARMEN AVILA ROAD AND TWO 8" DIAMETER SEWER LINES RUNNING ALONG THE WEST SIDE OF KEY AVENUE AND EAST SIDE OF MARISOL DRIVE. THE WASTEWATER SYSTEM FOR CARMEN AVILA PHASE I CONSISTS OF AN 12" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 8" LINES AND RUNS NORTH ALONG THE WEST SIDE OF KEY AVENUE AND THE EAST SIDE OF MARISOL DRIVE.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRO DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# 05 12258) HIZO () PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES Y FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA. EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# 05 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

TWO 12" DIAMETER SEWER LINES RUN ALONG THE SOUTH SIDE OF STREET 04 AND STREET 05. ADDITIONAL 8" DIAMETER SEWER LINES RUNS ALONG THE SOUTH SIDE OF STREET 06.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ O US\$ INCLUYENDO EL COSTO DEL PERMISO PROQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ O US\$ POR SOLAR. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL

THREE (3) ADDITIONAL 8" SEWER LINES RUN ALONG THE EAST SIDE OF STREET 01, STREET 02, AND STREET 03. THE 12" LINE, 8" LINE, 6" SERVICE 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 CITY OF EDINBURG THE SUM OF \$ WHICH COVERS THE \$ 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 CITY OF EDINBURG. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS SUBDIVISIONALES (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:

CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE ACT THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

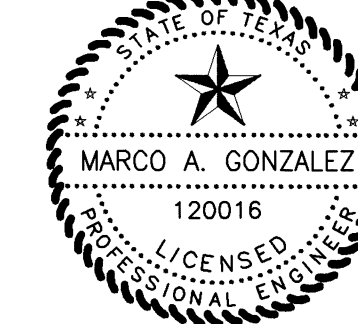
AGUA: EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL ES DE US\$ O US\$ POR LOTE. DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ O US\$ POR LOTE (TODO INCLUSO) A UN COSTO TOTAL DE US\$ O US\$ PARA TODA LA SUBDIVISION.

WATER FACILITIES— THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.

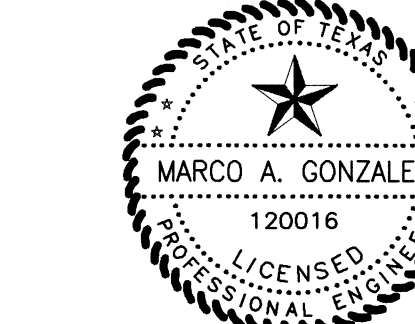
SEWAGE FACILITIES— THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.

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

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



Signature of Marco A. Gonzalez, Date 6-1-18.



Signature of Marco A. Gonzalez, Date 6-1-18.

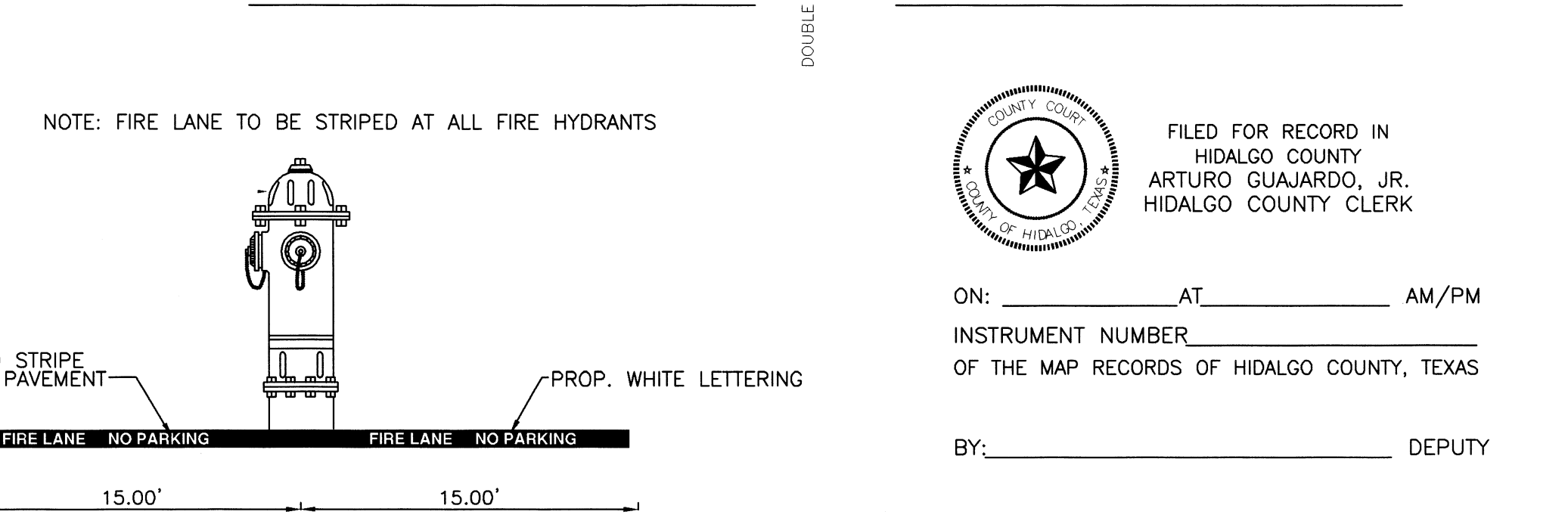
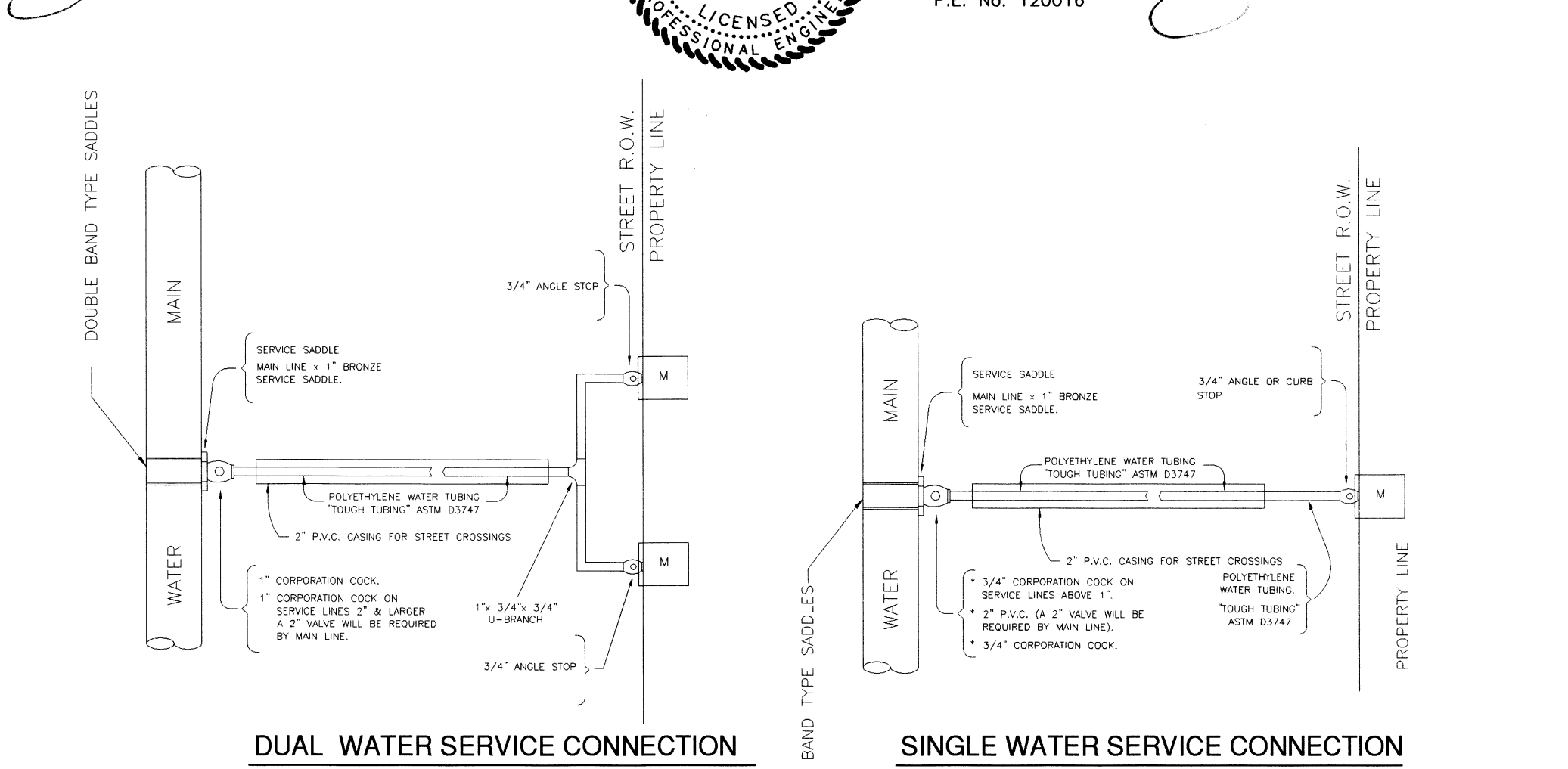
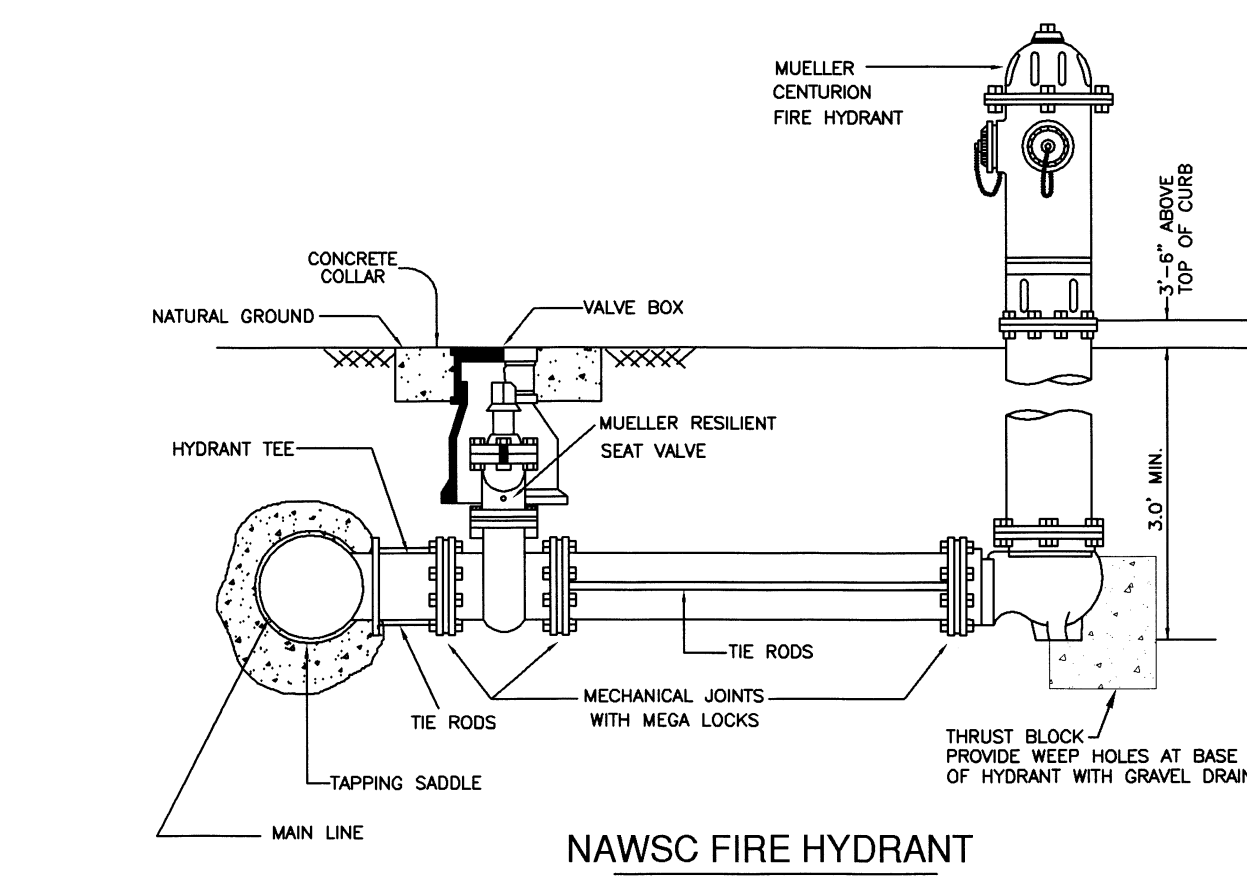
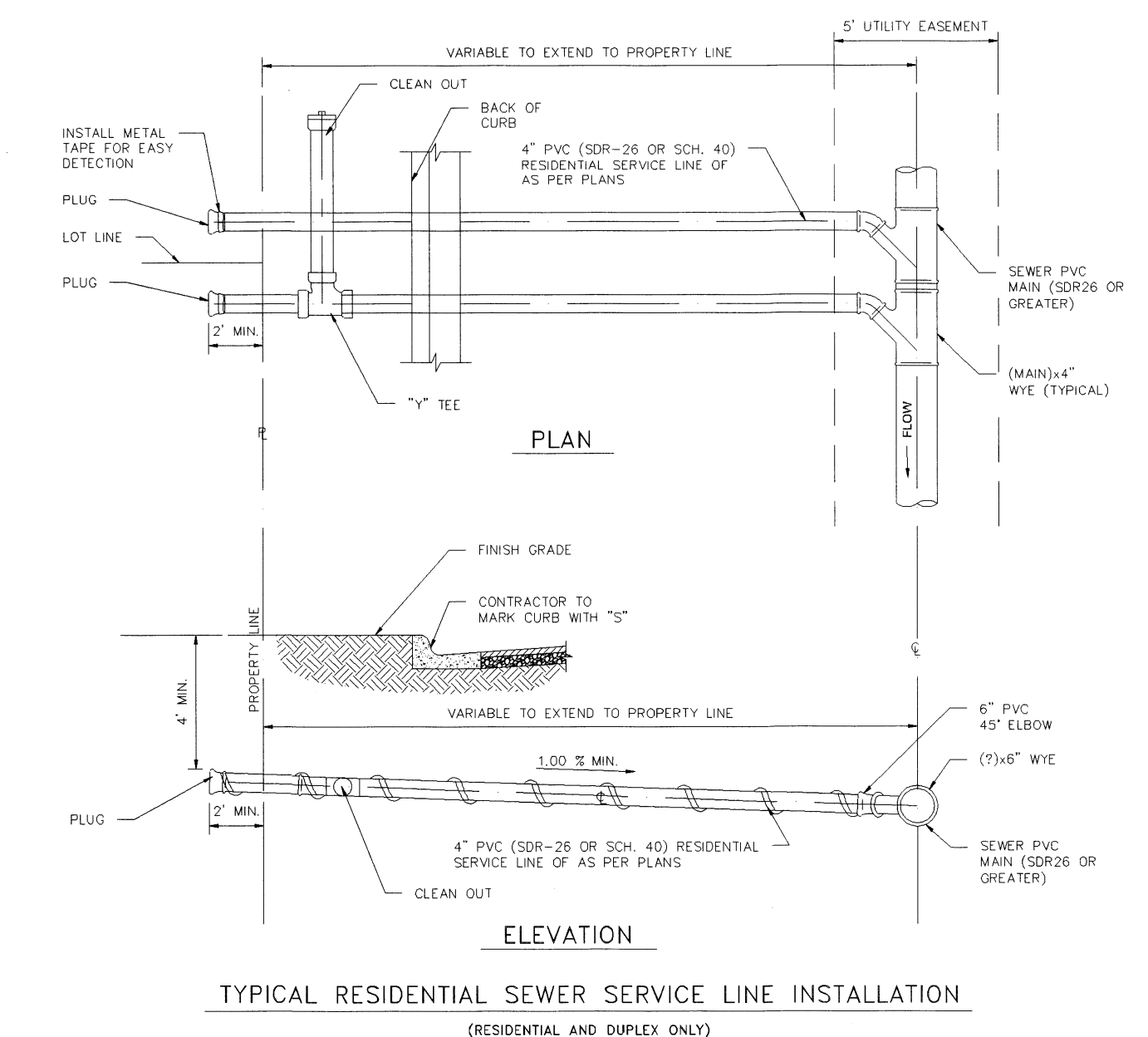
SUBDIVIDER CERTIFICATION: I, by completing the improvements described on the plat, subdivider will comply with minimum state standards and that (a) water quality and connections including water meters to the lots meet such standards and (b) sewer connections to the lots or septic tanks meet or will meet such standards and will be constructed in accordance with state and county regulations.

SUBDIVIDER STATEMENT: JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, VICTOR DANIEC, MANAGER. SUBDIVIDERS OF CARMEN AVILA SUBDIVISION PHASE II HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN 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 OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, VICTOR DANIEC, MANAGER. DATE: _____

STATE OF TEXAS, COUNTY OF HIDALGO. BEFORE ME, the undersigned authority, on this day personally appeared JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, VICTOR DANIEC, MANAGER, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated. Given under my hand and seal of office this _____ day of _____, 20____.

CLARISSA ANNETTE QUINTANILLA, Notary Public, State of Texas, My Commission Expires November 04, 2021, Notary ID: 129615265.



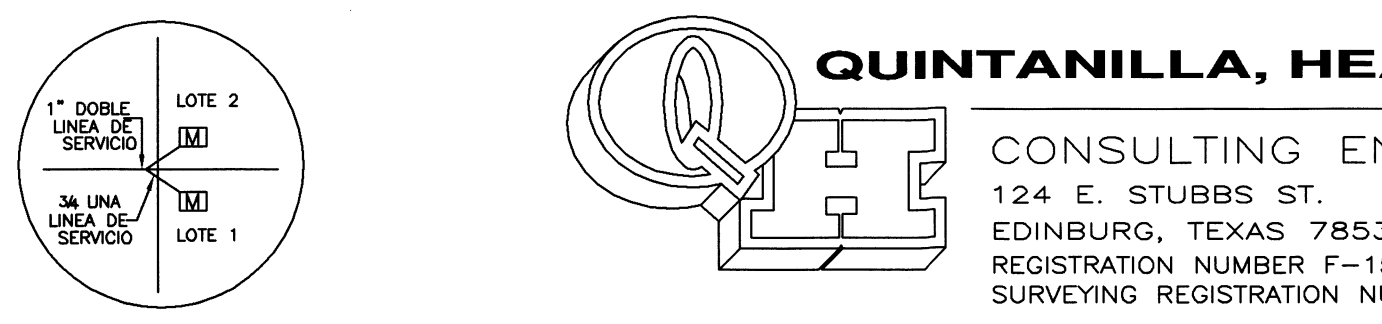
COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEWER IMPROVEMENTS:	\$

<input type="checkbox"/> WATER METER BOX	<input type="checkbox"/> CAJA DE MEDIDOR DE AGUA
<input type="checkbox"/> 8" WATER SUPPLY LINE	<input type="checkbox"/> 8" LINEA DE AGUA
<input type="checkbox"/> SERVICE LINES	<input type="checkbox"/> LINEAS DE SERVICIOS

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

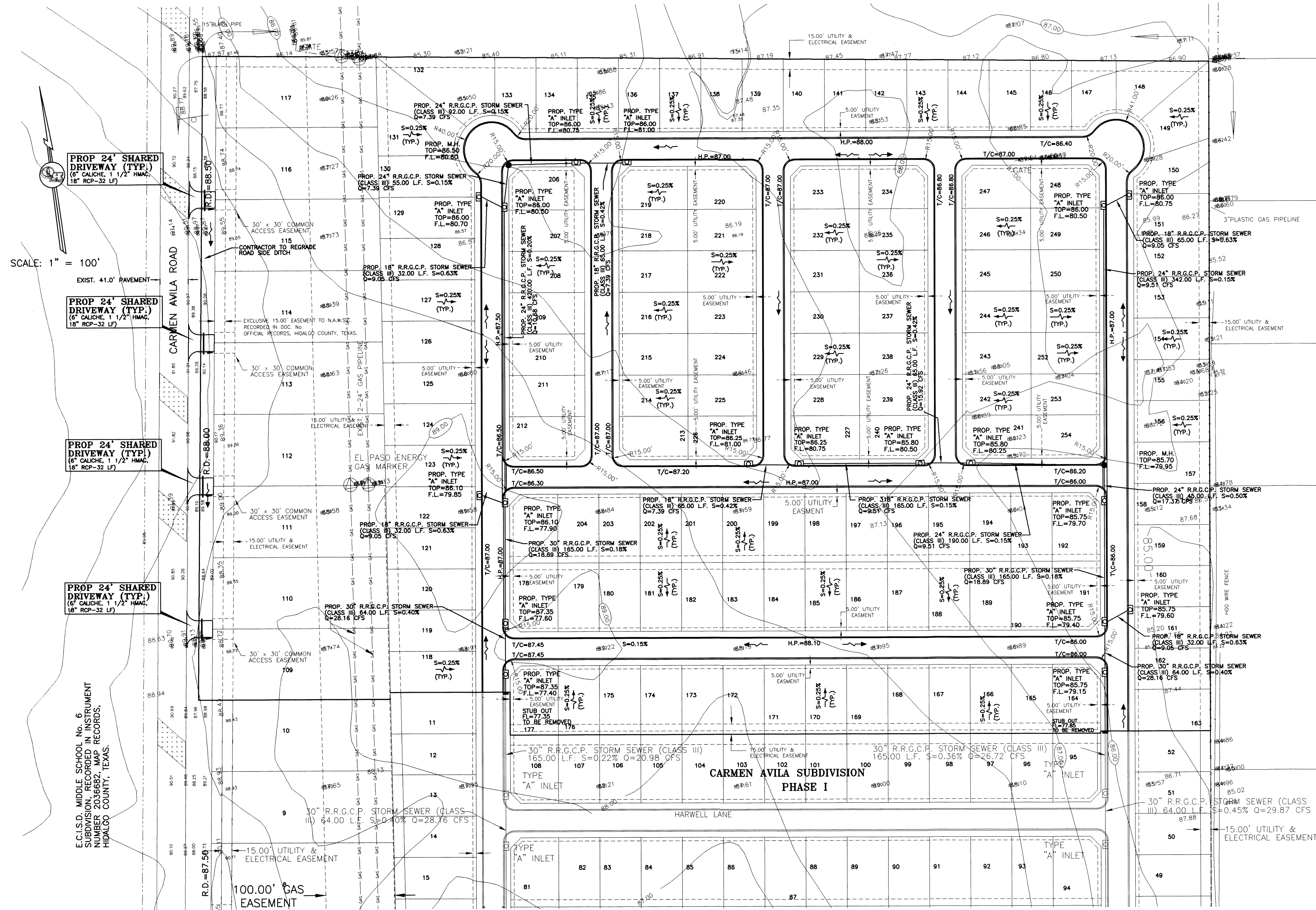
FILED FOR RECORD IN HIDALGO COUNTY, TEXAS. ARTURO GUJARDO, JR., HIDALGO COUNTY CLERK.

SHEET NO. 2 OF 3 SHEETS	FILENAME: F:\DATA\SUB\EDIN\CARMEN AVILA SUBD. PH. II\WATER SEWER BPLAT
DATE PREPARED: 6-20-2018	PREPARED BY: M. GONZALEZ
DATE REVISED:	REVISOR BY: _____
CHECKED BY: _____	APPROVED BY: _____

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

CARMEN AVILA SUBDIVISION PHASE II

A 32.53 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



DRAINAGE REPORT FOR: CARMEN AVILA SUBDIVISION PHASE II
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, L.T.J. The proposed subdivision will consist of 235 residential lots and 19 commercial lots.

The tract is Zone 297, areas 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 Brennan(3), Hargill(16), Racombes(48), and Rio(60) and in group soil 'B' and 'D'. 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.

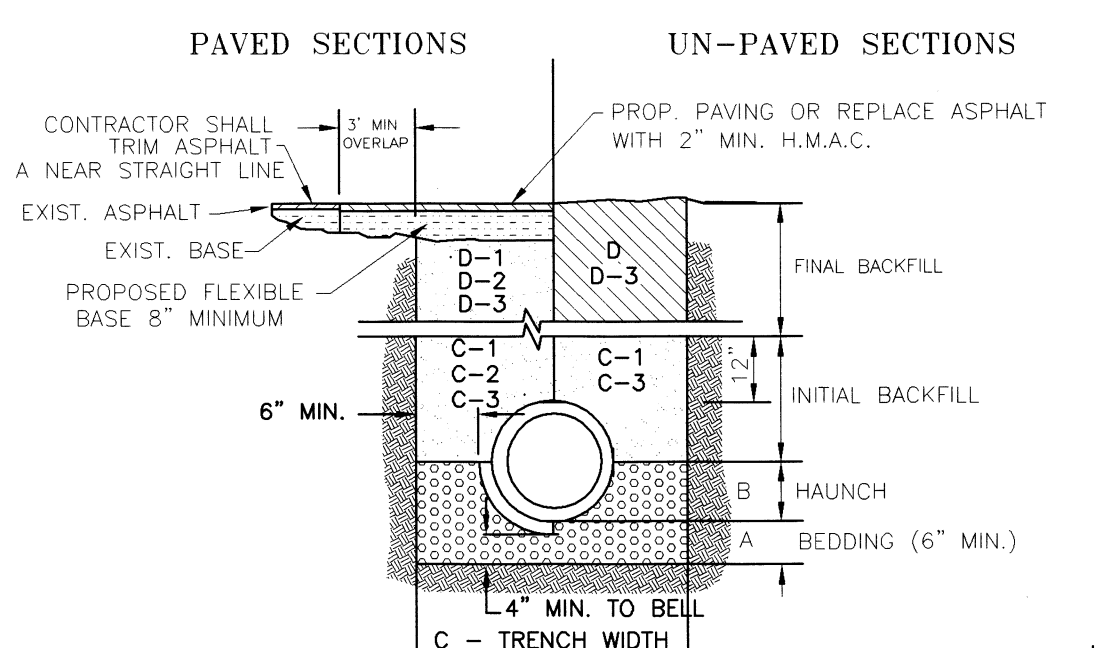
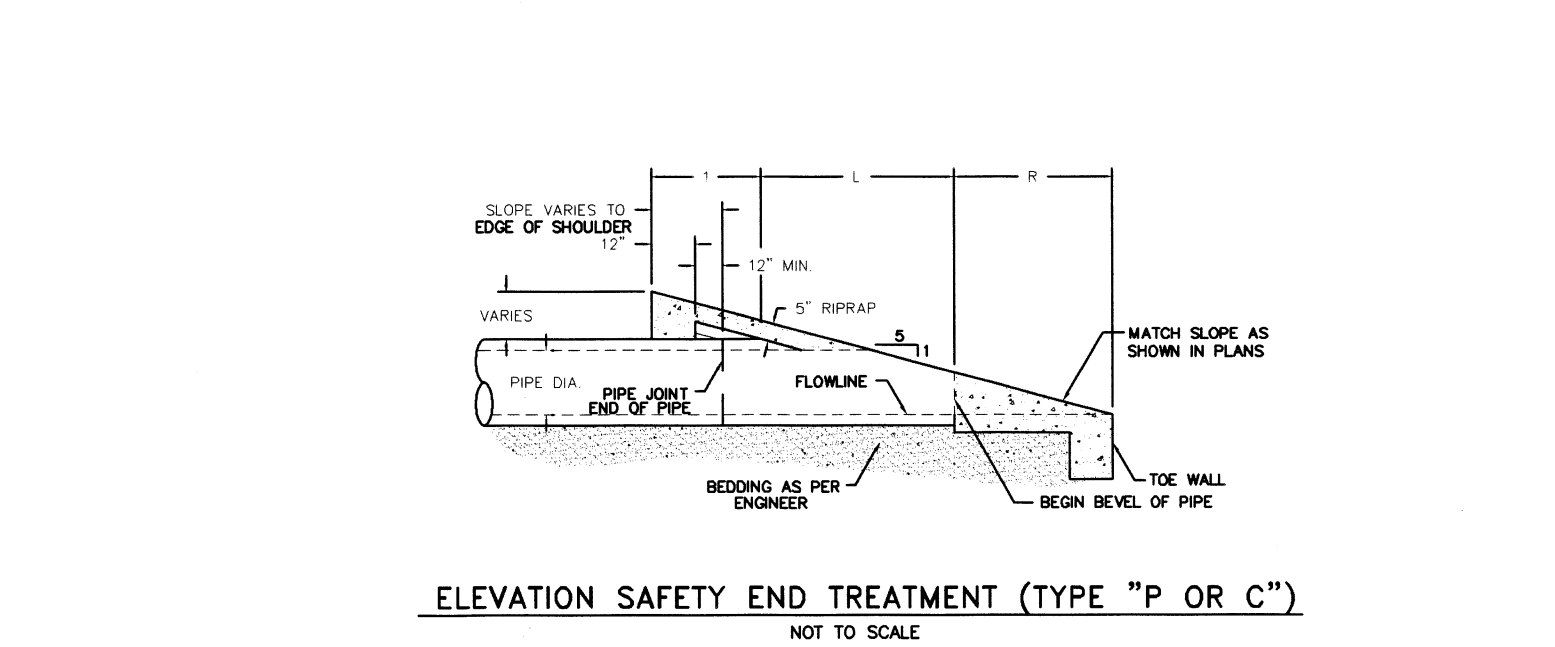
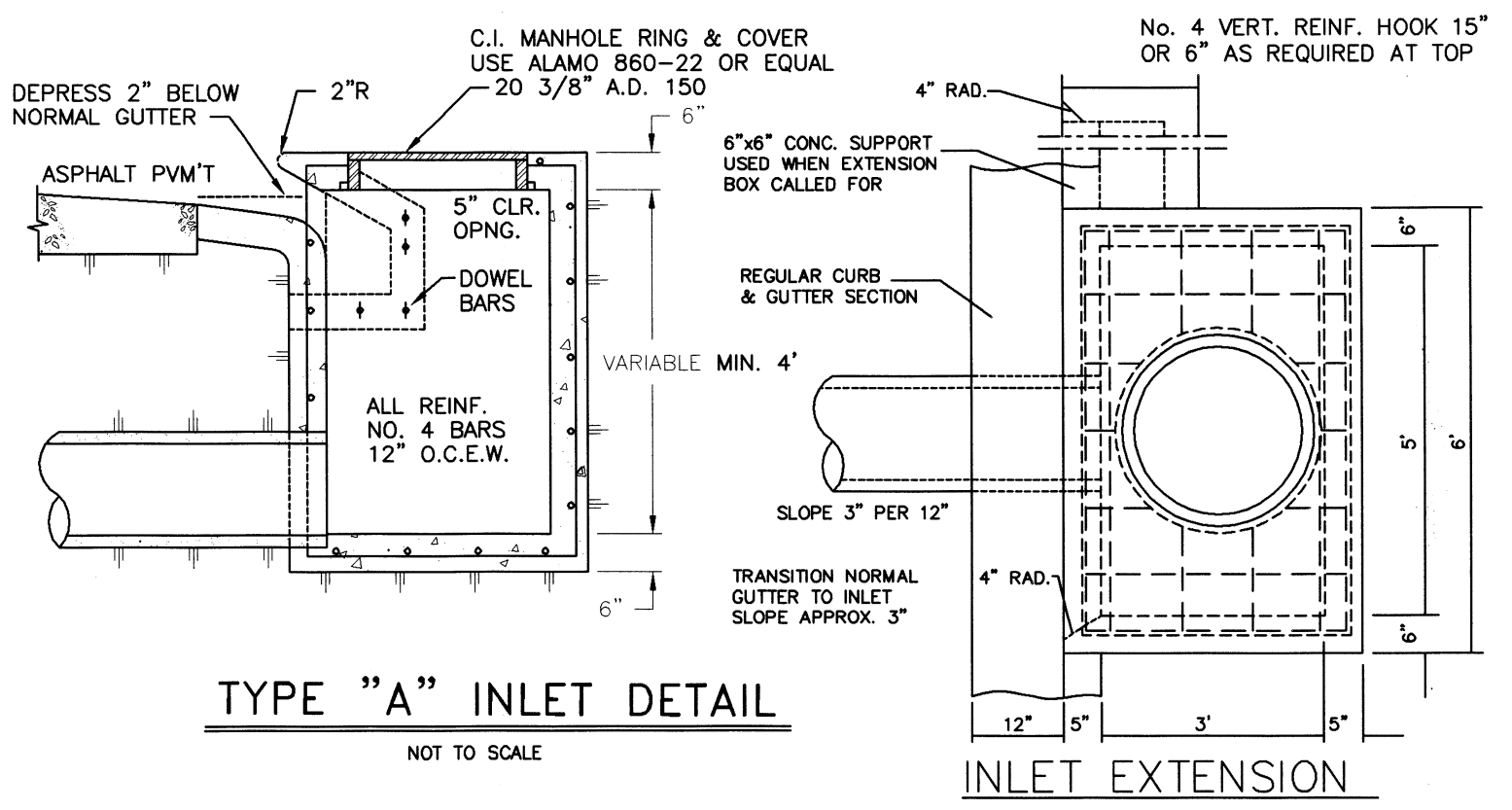
Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is $Q = 18.02$ cubic feet per second based on a 10-year storm.

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 230,729.20 cubic feet (6.44 acre feet). Drainage will be detained by excavating the 175,007 Hidalgo County Drainage District No.1 Drain Ditch right of way being dedicated by this plat. The street runoff will be collected by a storm sewer system consisting of 181, 247, 307 & 367 pipes and Type 245 & Type 70-C2 inlets that will discharge into the proposed drain ditch. A 247 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 Lateral.

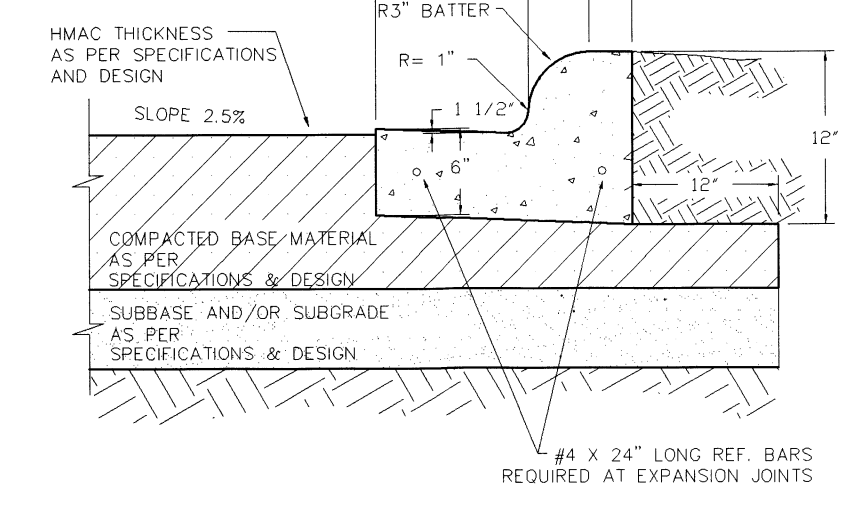
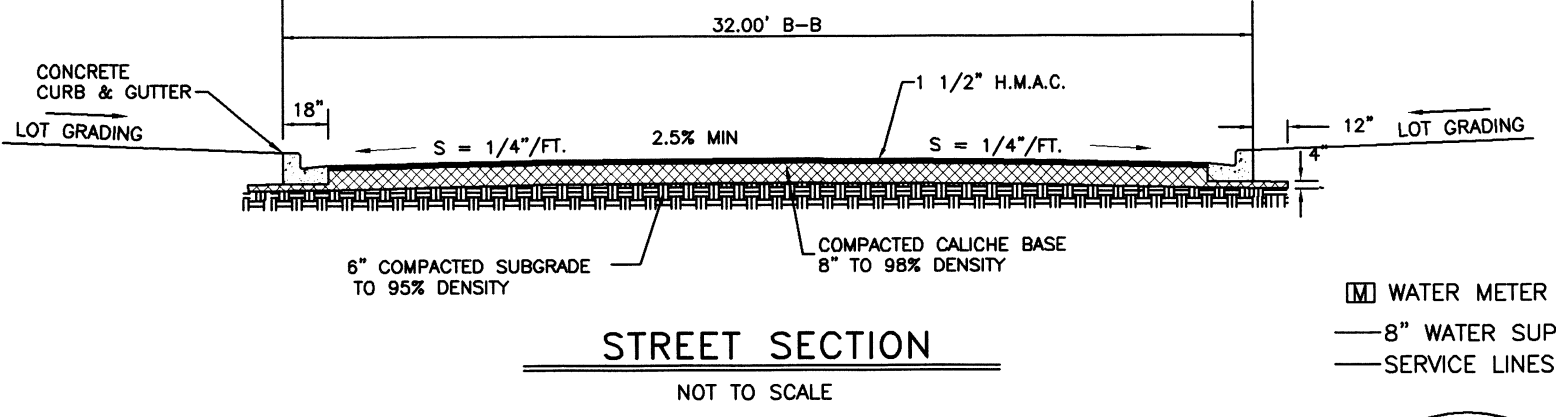
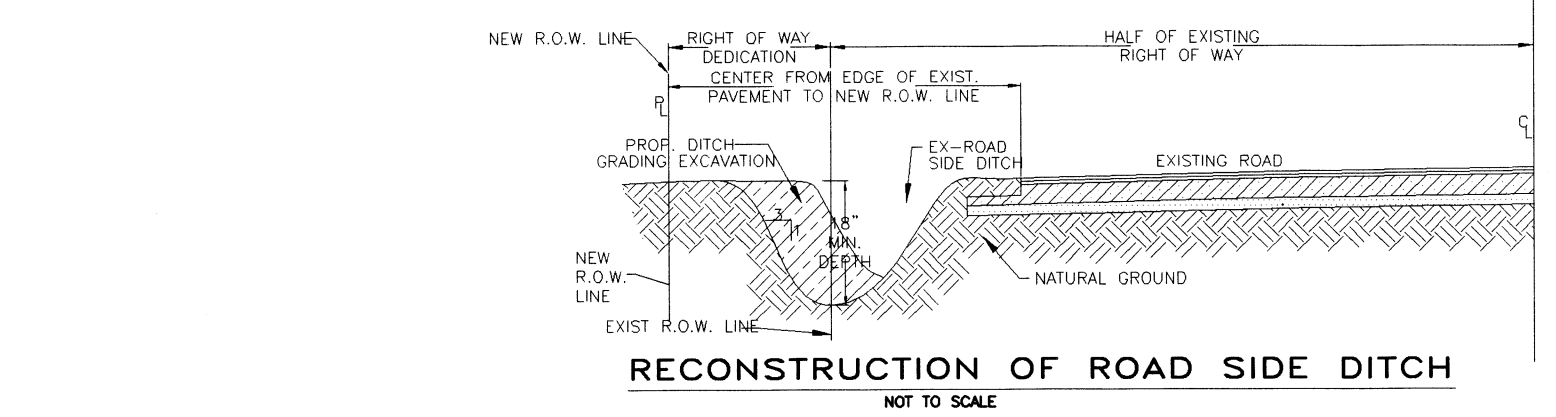
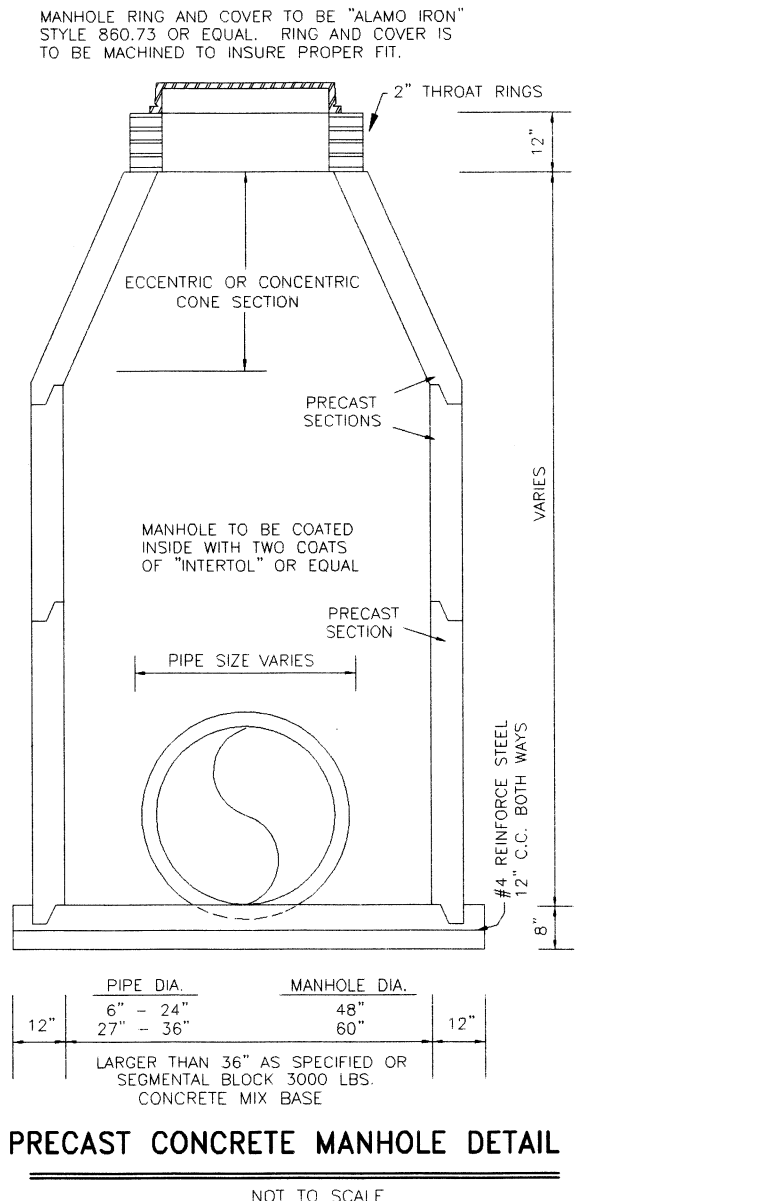
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



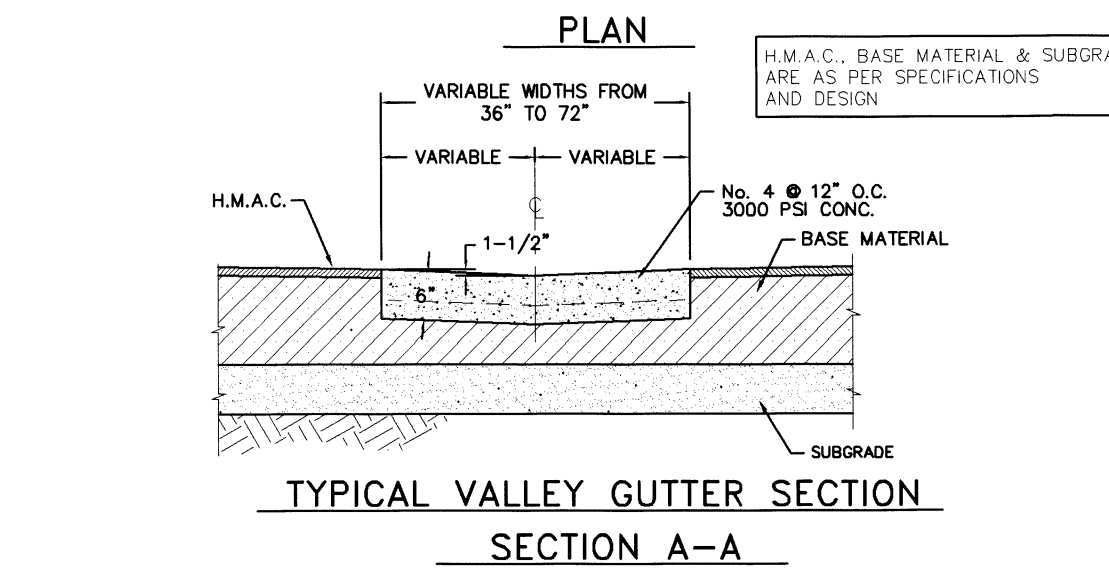
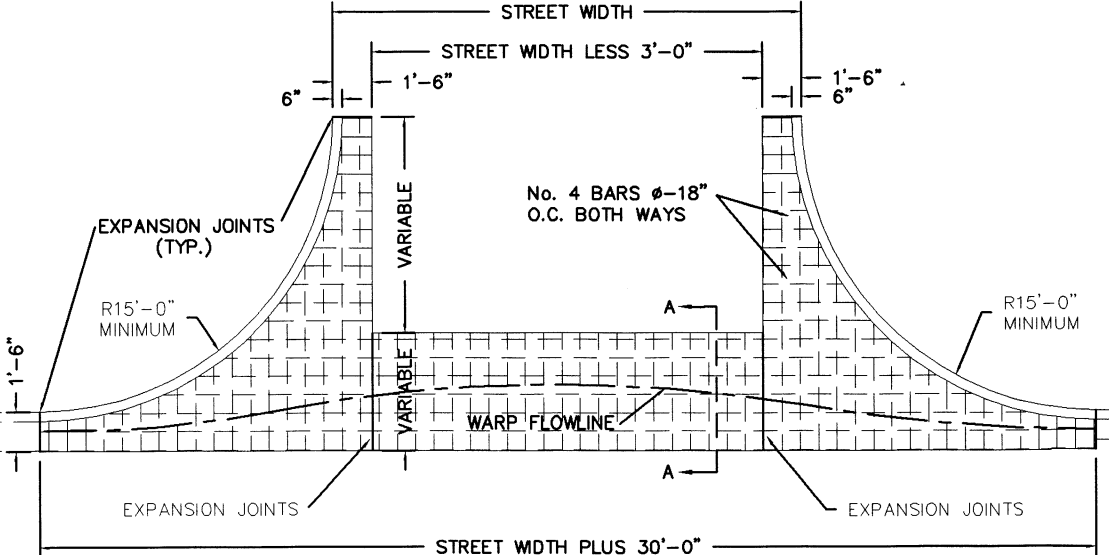
Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
DATE: 6-1-18



- STORM TRENCH BEDDING AND BACKFILL DETAILS**
N.T.S.
- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOOR OF PIPE. (MIN. THICKNESS = 6") MIN. RCP GRAVEL 3/4" MAX. SIZE.
 - HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - TRENCH WIDTH SHALL BE BELL O.D. X 1.5 + 1/2" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
 - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% SPD, 5" LOOSE LIFTS, MECHANICAL COMPACTION.
 - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% SPD, AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% SPD, AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT. BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I, II OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASTM M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT. FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPDENTS, MINIMUM 4" GRAVEL OR COMMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LIFTS, MONITORED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 5".
 - MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FINISH BASE.
 - FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 - THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



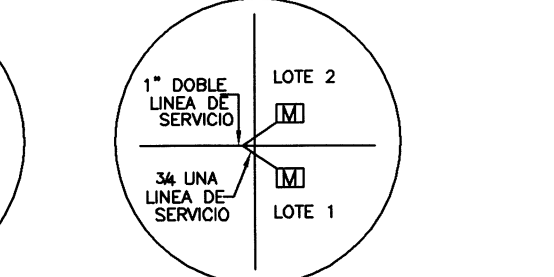
- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
- WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
- BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
- CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
- REINFORCING STEEL AS SHOWN.
- MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



CONCRETE VALLEY GUTTER DETAIL

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

COST ESTIMATE

WATER DISTRIBUTION	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
UTILITY IMPROVEMENTS:	\$

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

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

SHEET NO. 3 OF 3 SHEETS

FILED NAME	FILED DATE	PREPARED BY	CHECKED BY	APPROVED BY
FILED NAME	FILED DATE	PREPARED BY	CHECKED BY	APPROVED BY