



# 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: 8-28-2018

PROPOSED REPLAT OF LOTS 17 AND 18 ALBERTA VILLAGE SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: JULIO AND MELISSA CARRANZA

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 2  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF ALBERTA ROAD APPROXIMATELY ¼ MILE WEST OF RAUL LONGORIA 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 7-24-2018 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE PIPE SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: NO DEDICATION IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 2-15-2018 BY, JOSE A. OCHOA, PCT. 4 R.O.W. AGENT

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

SEWER SYSTEM:  SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 8" LOCATION: GALILEA STREET.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: GALILEA STREET

H.C.E.O.C. FINAL APPROVAL DATE: 2-20-2018 : 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.*

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

N/A

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

*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.*

REPLAT OF  
**LOTS 17 AND 18, ALBERTA VILLAGE SUBDIVISION**  
 BEING ALL OF LOTS 17 & 18, ALBERTA VILLAGE SUBDIVISION  
 INSTRUMENT NUMBER 2899268, H.C.M.R.  
 HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES & RESTRICTIONS:  
 HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREA 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. COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.

ZONE "B" COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 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 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE 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).

2. SETBACKS:  
 FRONT: 15.00 FEET  
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. THIS DEVELOPMENT IS FOR SINGLE-FAMILY USE. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF 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 FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 ---B.M. NO. 1---ELEV. 99.00 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB AT THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 499 CUBIC-Feet (0.011 Acre-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

7. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.

9. EACH PURCHASE 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.

10. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING 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 WATER METER(S).

11. EACH LOT HAS ITS OWN WATER METER.

12. ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES.

13. 15.0' UTILITY EASEMENT ALONG THE NORTH BOUNDARY LINE TO BE ABANDONED BY THIS PLAT.

METES AND BOUNDS DESCRIPTION

BEING 0.278 OF ONE ACRE, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 17 AND 18, ALBERTA VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2899268, HIDALGO COUNTY MAP RECORDS, SAID 0.278 OF ONE ACRE WERE CONVEYED TO CARRANZA DEVELOPMENT LLC BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2894242, HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.278 ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 17;

1. THENCE, N 08° 29' 50" E ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 80.00 FEET TO A NO. 5 REBAR FOUND [NORTHING: 16618137.116, EASTING: 1098565.448] ON THE NORTHWEST CORNER OF SAID LOT 17 FOR THE NORTHWEST CORNER OF LOT 17 AND THIS TRACT;
2. THENCE, S 81° 30' 10" E A DISTANCE OF 235.69 FEET TO A NO. 5 REBAR FOUND ON THE NORTHEAST CORNER OF SAID LOT 18 AND THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 08° 29' 50" W ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 18 FOR THE SOUTHEAST CORNER OF THIS TRACT;
4. THENCE, N 81° 30' 10" W ALONG THE SOUTH LINE OF SAID LOT 18, A DISTANCE OF 77.85 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 18 FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 50.00 FEET AN INTERIOR ANGLE (DELTA) OF 253° 44' 23" AN ARC LENGTH OF 221.43 FEET, A TANGENT OF 66.67 FEET AND A CHORD BEARING OF N 81° 30' 10" W WITH A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 17 FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, N 81° 30' 10" W ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 77.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.278 OF ONE ACRE OF LAND, MORE OR LESS.

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

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE REPLAT LOTS 17 AND 18, ALBERTA VILLAGE SUBDIVISION, ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

HIDALGO COUNTY JUDGE

ATTEST: HIDALGO COUNTY CLERK

STATE OF TEXAS  
 COUNTY OF HIDALGO

WE, THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE REPLAT LOTS 17 AND 18, ALBERTA VILLAGE SUBDIVISION, ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

CARRANZA DEVELOPMENT, LLC  
 A TEXAS LIMITED LIABILITY COMPANY

JULIO CESAR CARRANZA, MEMBER DATE:  
 2318 SUPREME DRIVE  
 EDINBURG, TEXAS 78542

MELISSA YOLANDA CARRANZA, MEMBER DATE:  
 2318 SUPREME DRIVE  
 EDINBURG, TEXAS 78542

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JULIO CESAR CARRANZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
 MY COMMISSION EXPIRES:

STATE OF TEXAS  
 COUNTY OF HIDALGO

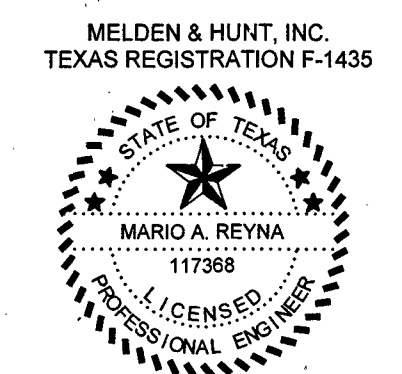
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MELISSA YOLANDA CARRANZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
 MY COMMISSION EXPIRES:

STATE OF TEXAS  
 COUNTY OF HIDALGO:

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

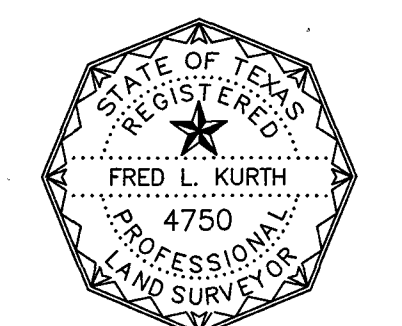
MARIO A. REYNA, P.E. # 117368 DATE: 8-10-18  
 DATE PREPARED: 1-10-2017  
 ENGINEERING JOB No. 18138.00



STATE OF TEXAS  
 COUNTY OF HIDALGO:

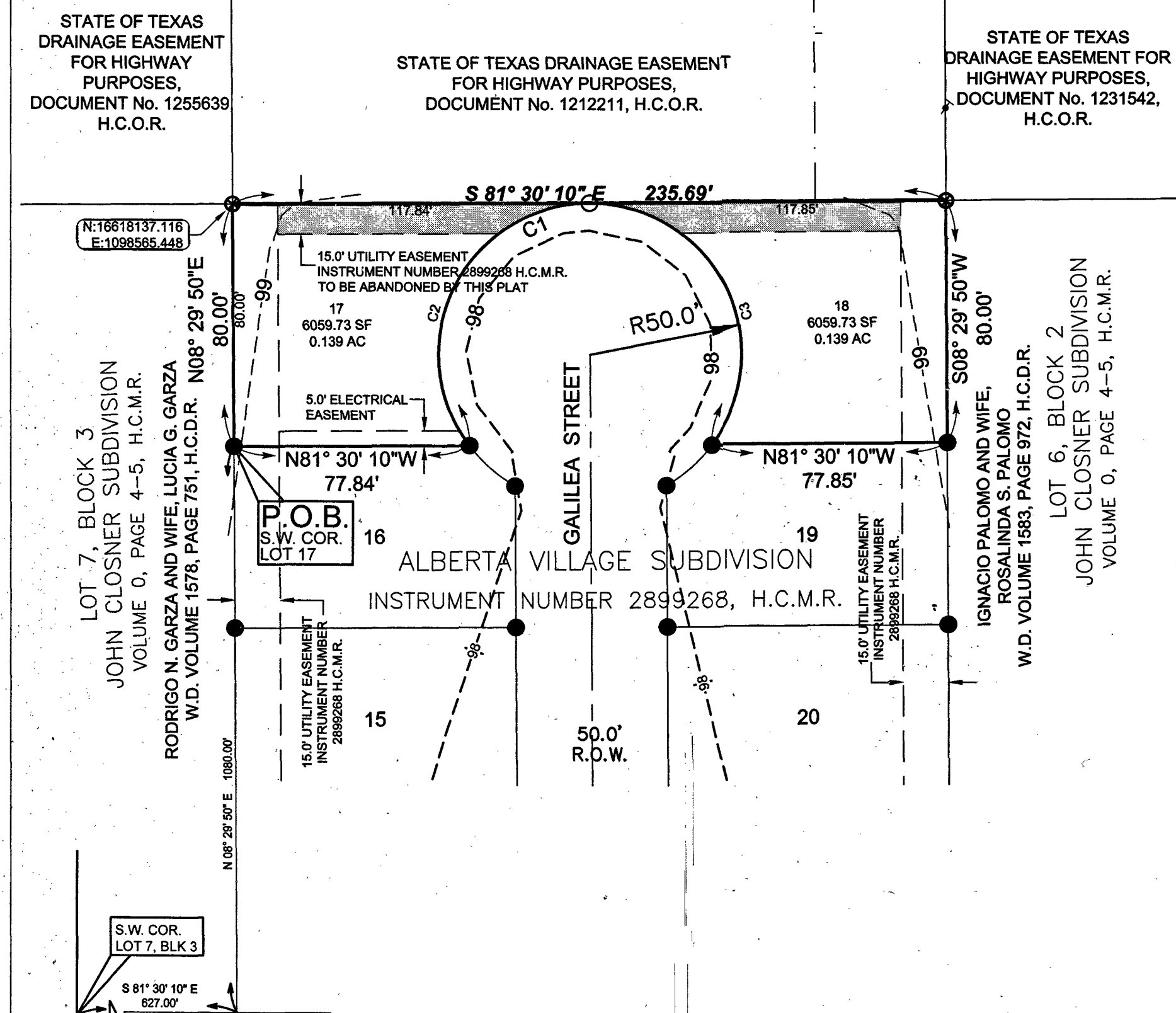
I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF REPLAT LOTS 17 AND 18, ALBERTA VILLAGE SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 1-10-17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

Fred L. Kurth 8-10-18  
 FRED L. KURTH, R.P.L.S. # 4750 DATE: 8-10-18  
 DATE SURVEYED: 7-05-17  
 1-1041, PGS. 9-12  
 SURVEY JOB No. 16199.08



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

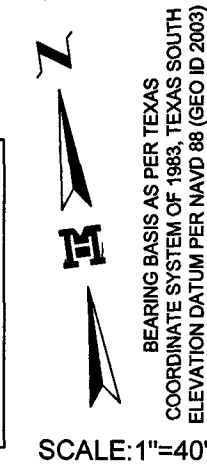


PROJECT LEGEND

- FND. NO. 4 REBAR
- FND. NO. 5 REBAR
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- S.W. COR. SOUTHWEST CORNER
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING

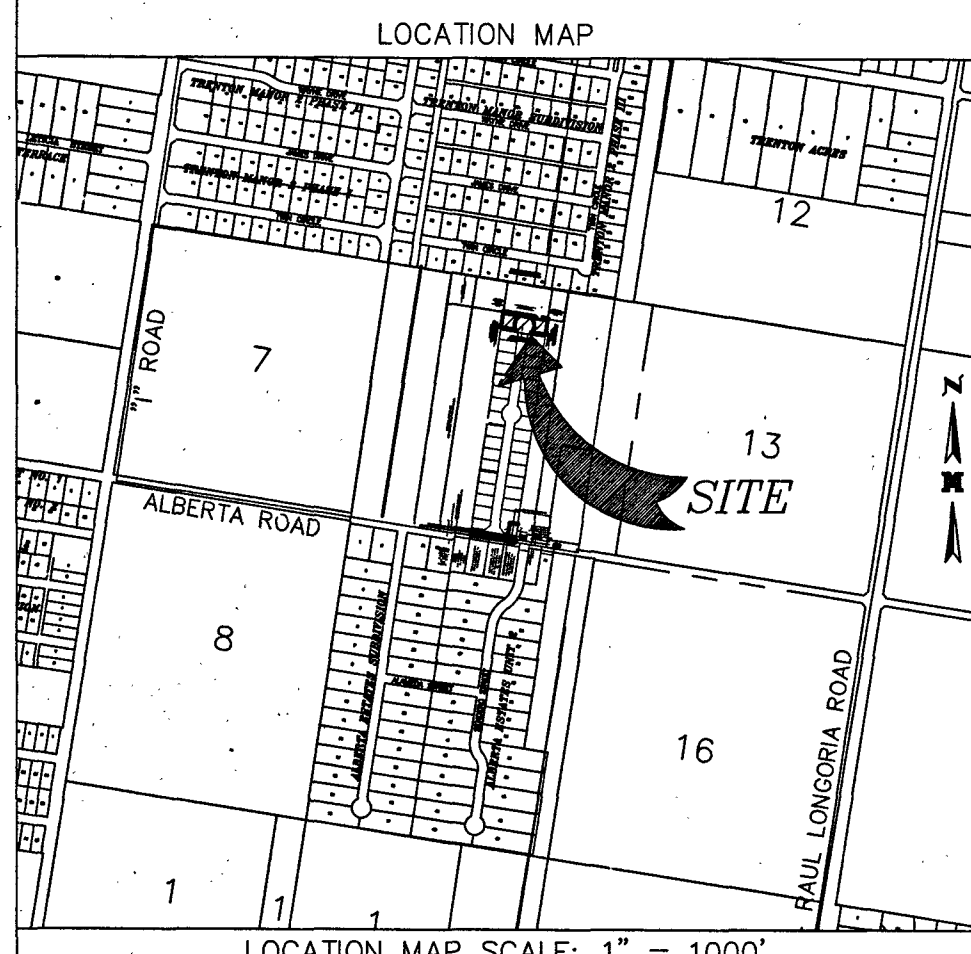
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	221.43'	50.00'	253° 44' 23"	N81° 30' 10" W	80.00'	66.67'
C2	110.71'	50.00'	126° 52' 06"	S35° 03' 41" W	89.44'	100.00'
C3	110.71'	50.00'	126° 52' 06"	N18° 04' 02" W	89.44'	100.00'



**MELDEN & HUNT, INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CIRO \_\_\_\_\_ DATE \_\_\_\_\_  
 SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_

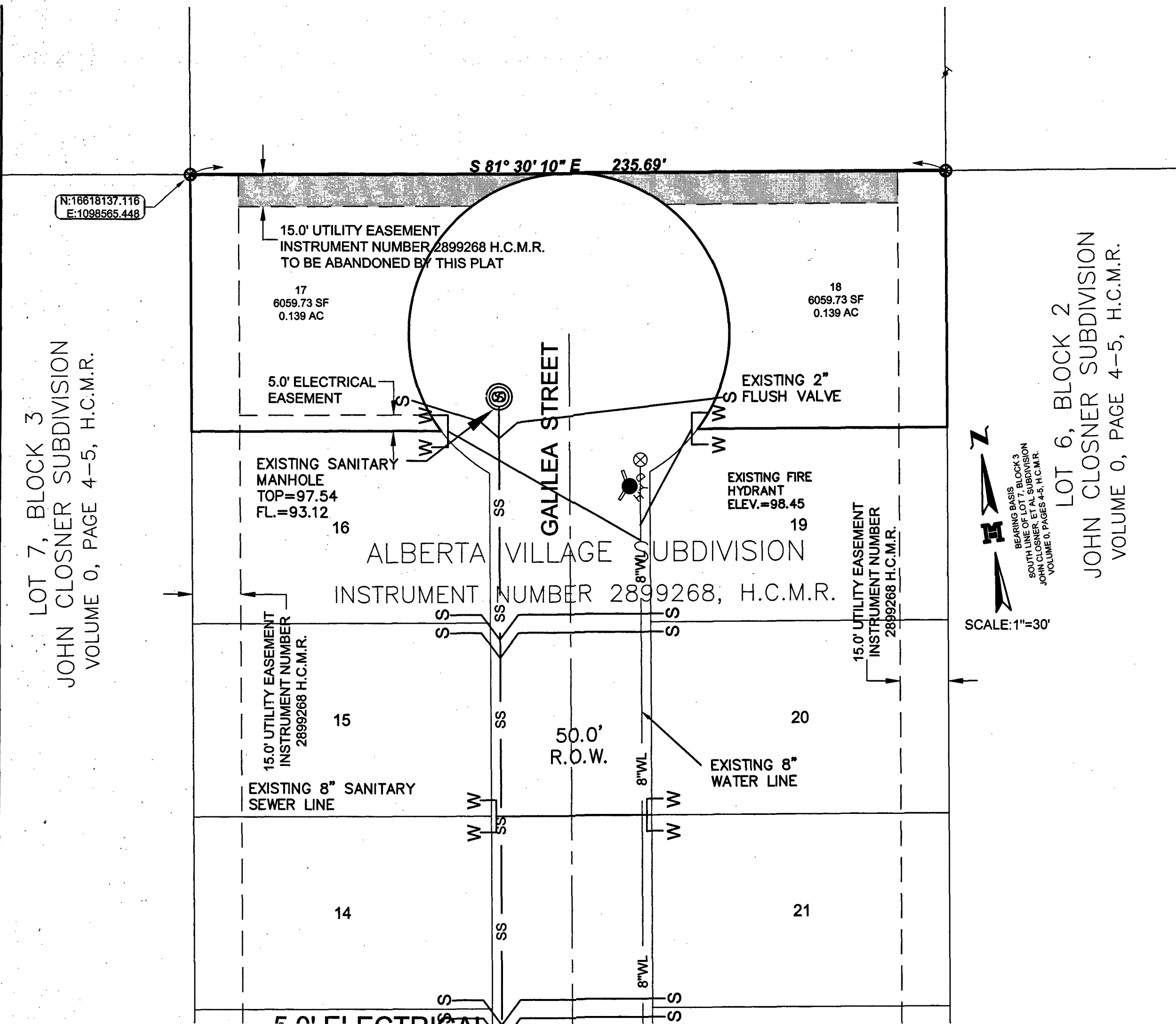


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 REPLAT OF LOTS 17 AND 18, ALBERTA VILLAGE SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE EAST AND WEST SIDE OF GALILEA STREET, ALBERTA ROAD, APPROXIMATELY 0.19 OF ONE MILE NORTH OF ITS INTERSECTION WITH ALBERTA ROAD AND GALILEA STREET. 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). REPLAT OF LOTS 17 AND 18, ALBERTA VILLAGE SUBDIVISION, LIES APPROXIMATELY 0.1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

- INDEX TO SHEET OF REPLAT LOTS 17 AND 18 ALBERTA VILLAGE
- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS' DEDICATION; CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. No. 1.
  - SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);
  - SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING, ENGINEERING CERTIFICATION.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CARRANZA DEVELOPMENT LLC	2318 SUPREME DRIVE	EDINBURG, TX 78542	(956) 207-0987	FAX
ENGINEER: MARIO A. REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



MAP OF WATER DISTRIBUTION SYSTEM  
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA  
 REPLAT OF  
 LOTS 17 AND 18, ALBERTA  
 VILLAGE SUBDIVISION  
 BEING ALL OF LOTS 17 & 18, ALBERTA VILLAGE SUBDIVISION  
 INSTRUMENT NUMBER 2899268, H.C.M.R.  
 HIDALGO COUNTY, TEXAS

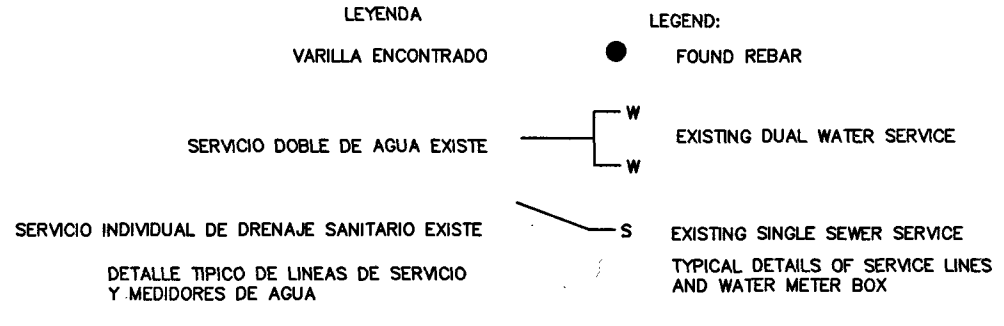
COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 0.00
DRAINAGE IMPROVEMENTS:	\$ 0.00
WATER DISTRIBUTION:	\$ 0.00
SANITARY SEWER	\$ 0.00

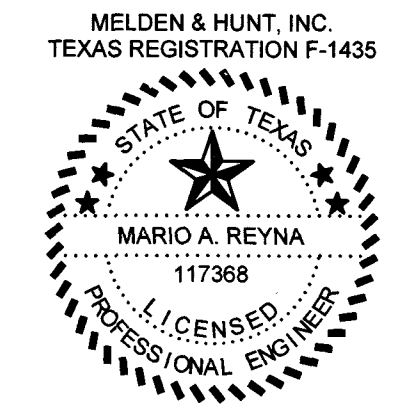
  

ESTIMACION DE COSTOS:

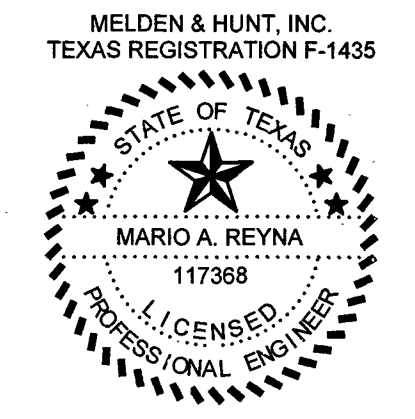
PAVIMENTACION DE CALLES:	\$ 0.00
DREAJE PLUVIAL:	\$ 0.00
SERVICIO DE AGUA POTABLE:	\$ 0.00
SERVICIO DE DRENAJE SANITARIO	\$ 0.00

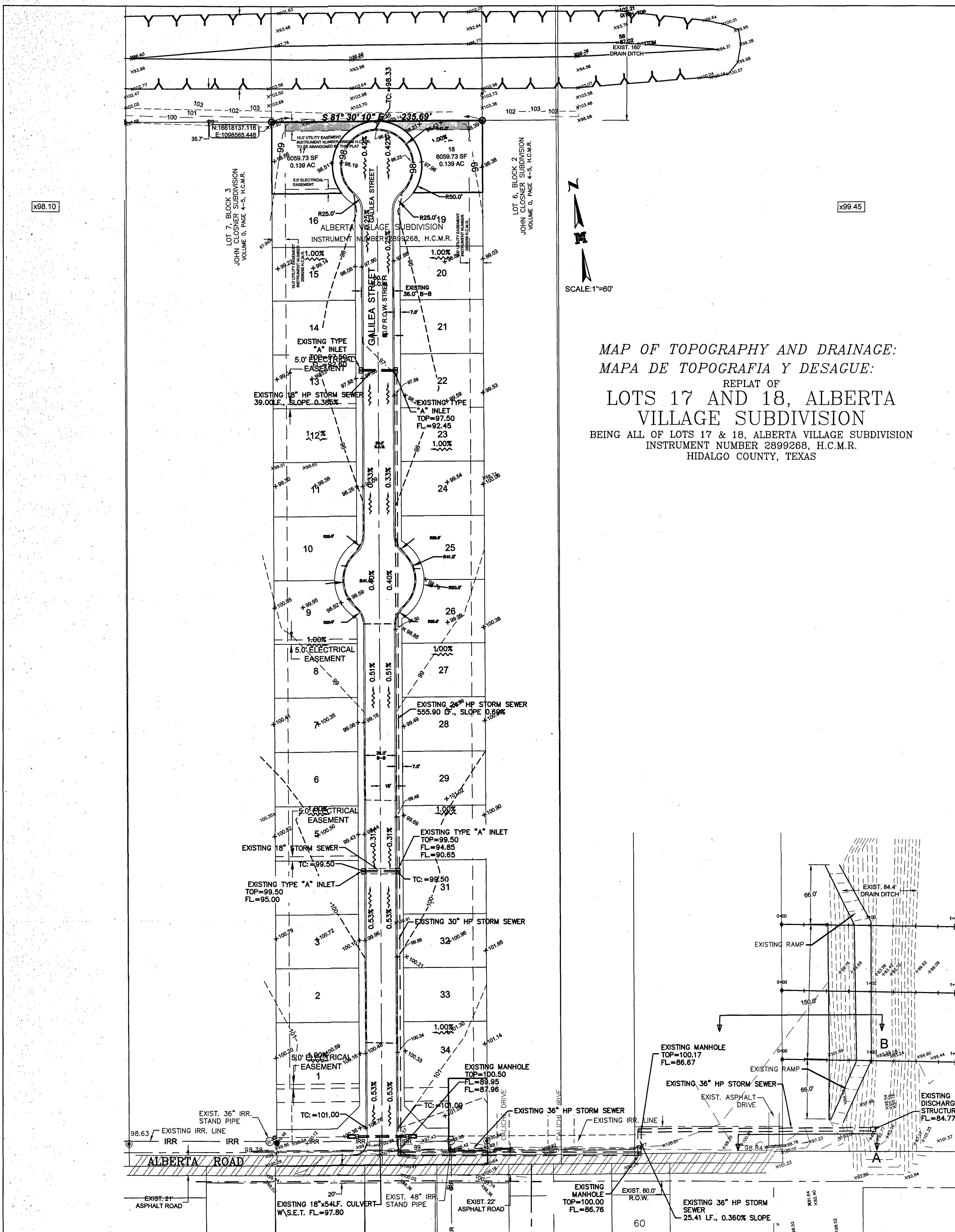


WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:  
 REPLAT OF LOTS 17 AND 18 ALBERTA VILLAGE HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT 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 EXISTING 8" DIAMETER WATER LINE RUNNING ALONG AND WITHIN THE EAST RIGHT-OF-WAY OF GALILEA STREET.  
 WATER DISTRIBUTION FOR THE REPLAT OF LOTS 17 AND 18 ALBERTA VILLAGE CONSISTS OF TWO EXISTING 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. 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.  
 WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:  
 REPLAT OF LOTS 17 AND 18 ALBERTA VILLAGE HAS BEEN TREATED BY WASTEWATER SERVICE FROM CITY OF EDINBURG.  
 CITY OF EDINBURG HAS AN EXISTING AN 8" DIAMETER SEWER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF GALILEA STREET.  
 FROM THE TWO (2) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT. THE 4" SERVICE LINE HAVE BE INSTALLED. 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 AT THE COUNTY.  
 ENGINEER 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. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED.  
 SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED.  
 ENGINEER'S SIGNATURE: *Mario A. Reyna*  
 DATE: 8-10-18



PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO  
 LA SUBDIVISION ALBERTA VILLAGE RECIBIRA SU PROVISION DE AGUA DE NORTH EVEREST WATER SUPPLY CORPORATION (LA COMPANIA 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.  
 EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION ALBERTA VILLAGE CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA ALBERTA ROAD.  
 DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN DIECISEIS-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2" DE PULGADA DE DIAMETRO PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. 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: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION  
 LA SUBDIVISION REPLAT OF LOTS 17 AND 18 ALBERTA VILLAGE RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG.  
 EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG CONSISTE DE UN CONDUCTO DE DRENAJE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA GALILEA STREET.  
 DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS, DOS (2) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LA SERVICIOS DE 4 PULGADAS Y HAN SIDO INSTALADAS. EL SISTEMA DE DRENAJE SANITARIO ESTA COMPLETO Y APROVADO POR LA CIUDAD DE EDINBURG Y ESTA FUNCIONANDO 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 ESTA INSTALADO Y COMPLETAMENTE CONSTRUIDO.  
 DRENAJE: SE ESTIMA QUE EL DRENAJE ESTA INSTALADO Y COMPLETAMENTE CONSTRUIDO.  
 FIRMA DE INGENIERO: *Mario A. Reyna*  
 FECHA: 8-10-18





MAP OF TOPOGRAPHY AND DRAINAGE:  
 MAPA DE TOPOGRAFIA Y DESAGUE:  
 REPLAT OF  
**LOTS 17 AND 18, ALBERTA VILLAGE SUBDIVISION**  
 BEING ALL OF LOTS 17 & 18, ALBERTA VILLAGE SUBDIVISION  
 INSTRUMENT NUMBER 2899268, H.C.M.R.  
 HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT REPLAT OF LOTS 17 AND 18 ALBERTA VILLAGE SUBDIVISION

REPLAT OF LOTS 17 AND 18 ALBERTA VILLAGE SUBDIVISION A TRACT OF LAND BEING ALL OF LOTS 17 AND 18 OUT OF ALBERTA VILLAGE SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED IN INSTRUMENT NUMBER 2899268, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE EAST AND WEST SIDE OF GALILEA STREET ROAD AND APPROXIMATELY 1,010 FEET NORTH OF ALBERTA ROAD. THIS SUBDIVISION FALLS OUTSIDE THE CITY LIMITS OF THE CITY OF EDINBURG BUT WITHIN THE 1-MILE E.T.J. THE PROPERTY IS CURRENTLY RESIDENTIAL WITH A PROPOSED 2 LOT SINGLE-FAMILY USE AND IS LOCATED IN ZONE 'B' SHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE 'B' SHADED IS AN 'AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREA 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'.

THE SOILS ARE SANDY CLAY LOAM AND CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUP 'B'. SOIL GROUP 'B' IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM 'SOIL SURVEY OF HIDALGO COUNTY, TEXAS').

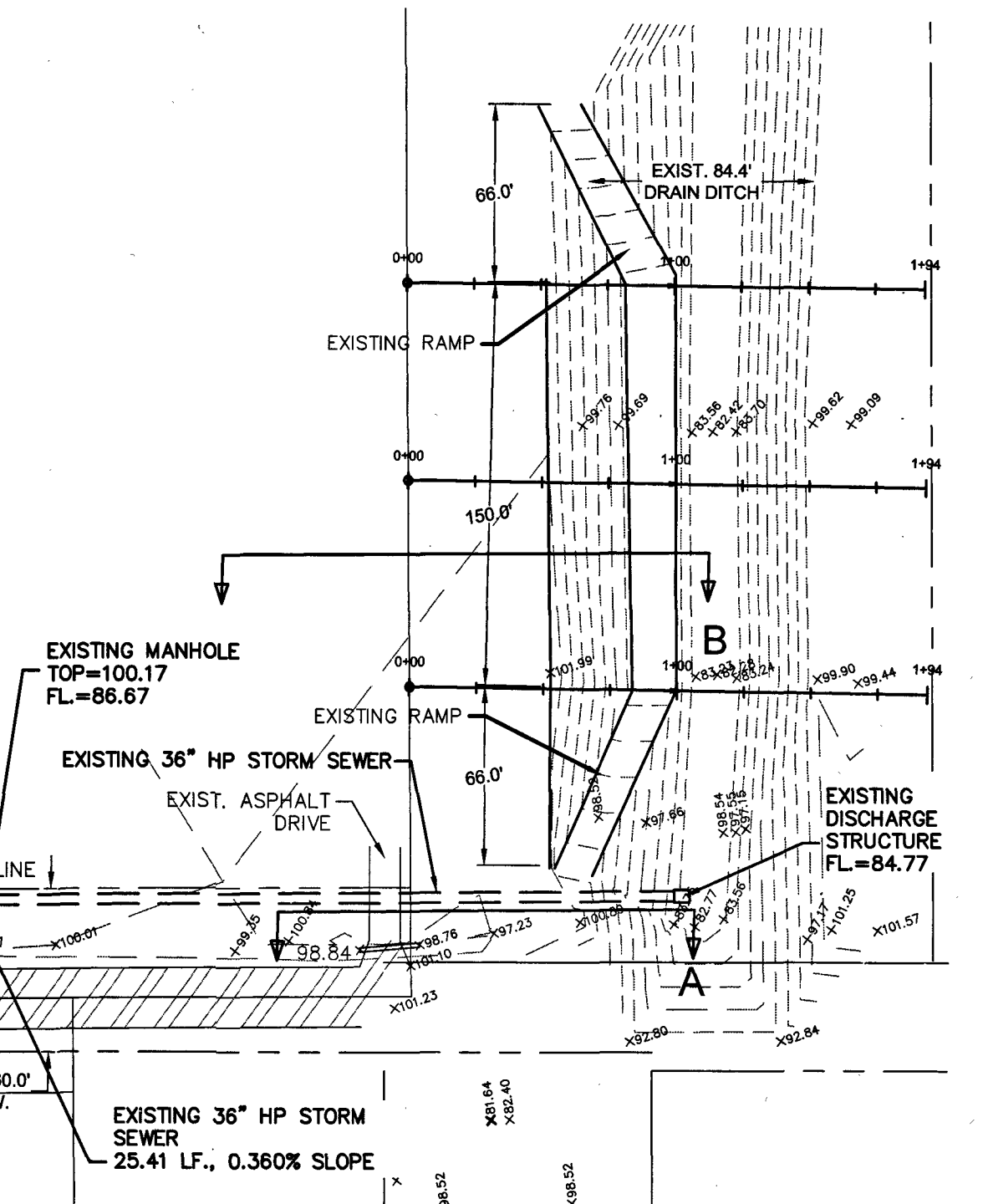
EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 0.38 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 1.16 C.F.S. DURING THE 10-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 0.78 C.F.S.

THE DRAINAGE FOR REPLAT OF LOTS 17 AND 18 ALBERTA VILLAGE SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW SOUTH EXISTING TYPE 'A' INLETS, WHICH WILL DRAIN SOUTHWARD WITHIN AN EXISTING STORM SEWER SYSTEM, THEN FLOWING EAST WITHIN THE NORTH RIGHT-OF-WAY OF ALBERTA ROAD ULTIMATELY DISCHARGING INTO P.S.J.A. LATERAL (H.C.D.D. NO. 1 DRAIN DITCH). EXISTING STORM PIPE SIZES RANGE FROM 18" TO 36".

ALL STREET AND STORM INFRASTRUCTURE HAS BEEN INSTALLED. DETENTION FOR LOTS 17 & 18 HAS BEEN PROVIDED WITHIN THE WIDENED P.S.J.A. LATERAL (H.C.D.D. NO. 1 DRAIN DITCH) JUST NORTH OF ALBERTA ROAD AS PER THE PREVIOUS ALBERTA VILLAGE SUBDIVISION DEVELOPMENT.

CERTIFICATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE P.S.J.A. LATERAL DRAIN DITCH

BY: Mario A. Reyna 8-10-18  
 MARIO A. REYNA, P.E. DATE



**M** MELDEN & HUNT, INC.  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com