



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: 11-20-2018

PROPOSED ALBERTA SPRINGS SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES, INC. DEVELOPER: HI STARR INV., LLC. (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 PROVIDED BY 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. FINAL APPROVAL DATE: 10-22-2018 BY, JOE 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: 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. FINAL APPROVAL DATE: 10-24-2018 : 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: JANUARY 23, 2018

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.*

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 HEREIN 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 SOUTHEAST 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 FOR 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 SET 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 RIGHT OF WAY DEED PARCELS # 4 AND 5, 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 128.00 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 1,280.30 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
R.P.L.S. No. 4856



RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

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

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

CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

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

I, KYLE RUPPERT, MANAGER OF HI STARR INVESTMENTS, LLC, AS OWNER OF OF THE 17.97 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ALBERTA SPRINGS SUBDIVISION, HEREBY SUBMITE 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:

- (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.

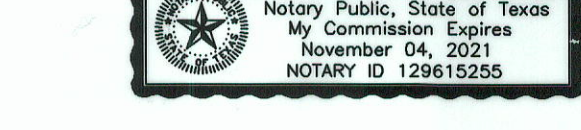
DATE: 7/5/18
HI STARR INVESTMENTS, LLC
KYLE RUPPERT, MANAGER
P.O. BOX 959
EDINBURG, TEXAS 78540

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 therein expressed.

Given under my hand and seal of office this 5th day of July, 2018.



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 _____

ATTEST: Hidalgo County Clerk _____ Date _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS 20th DAY OF July, 2018.

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

ATTEST: _____ SECRETARY

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 the 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 _____

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 16, 1982
- 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: 6.00 FEET CORNER SIDE: 10.00 FEET FOR LOTS 18-33, 40-44 AND 51-55: FRONT: 20.00 FEET REAR: 10.00 FEET SIDE: 6.00 FEET CORNER 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 FLOW, LESS THAN 18 INCHES MATURE HEIGHT, 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 OBTAIN A TOTAL OF 50,290.73 CUBIC 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: 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 PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM. B.M. No. 2 ELEVATION 91.15 TOP OF TYPE "A" INLET, LOCATED 7.5' SOUTH FROM THE SOUTHWEST CORNER OF LOT 23 ON THIS 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 SHOWN ON 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: 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 AND/OR ROADSIDE DITCH AT A .25% 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 ONTO 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).
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- E&U.E. DENOTES ELECTRICAL & UTILITY EASEMENT
- 100% OF PARKLAND FEE (\$300.00) HAS BEEN PAID BY DEVELOPER.
- ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PLAN REVIEW PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENTS.

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 Alamo 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, a 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 plot, 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 15' 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 plot 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.

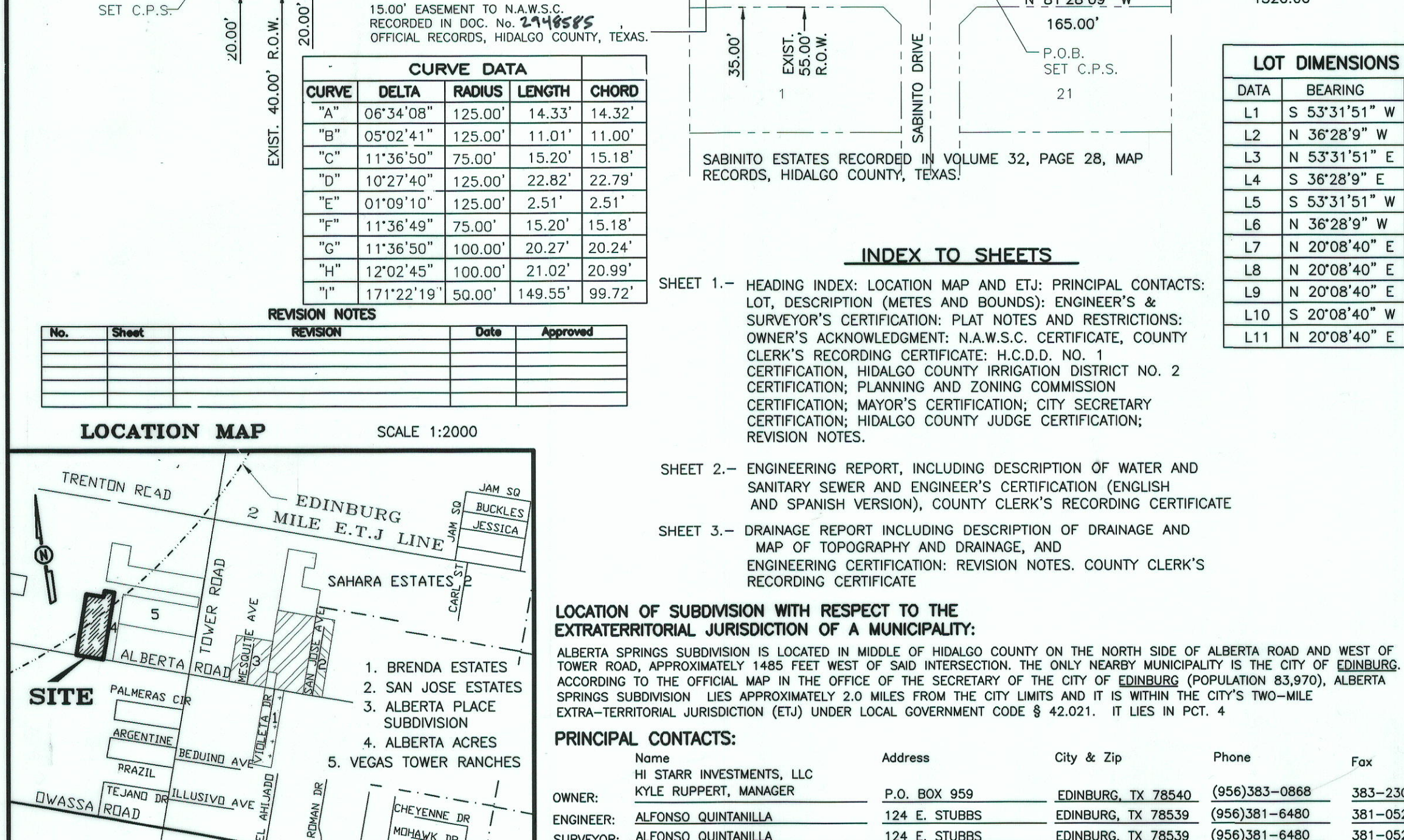
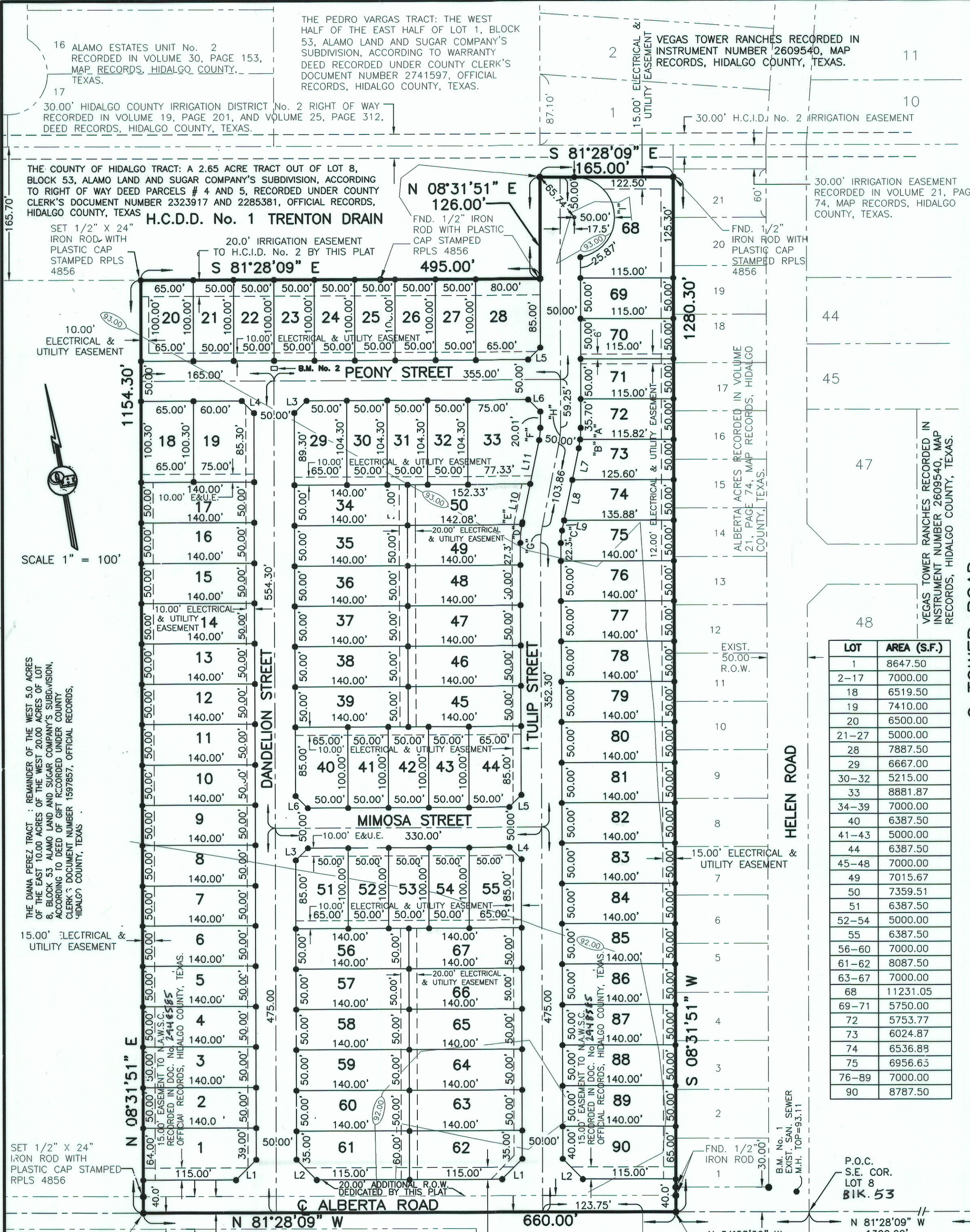
The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute the entire agreement between the Grantor, 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 5th day of July, 2018.

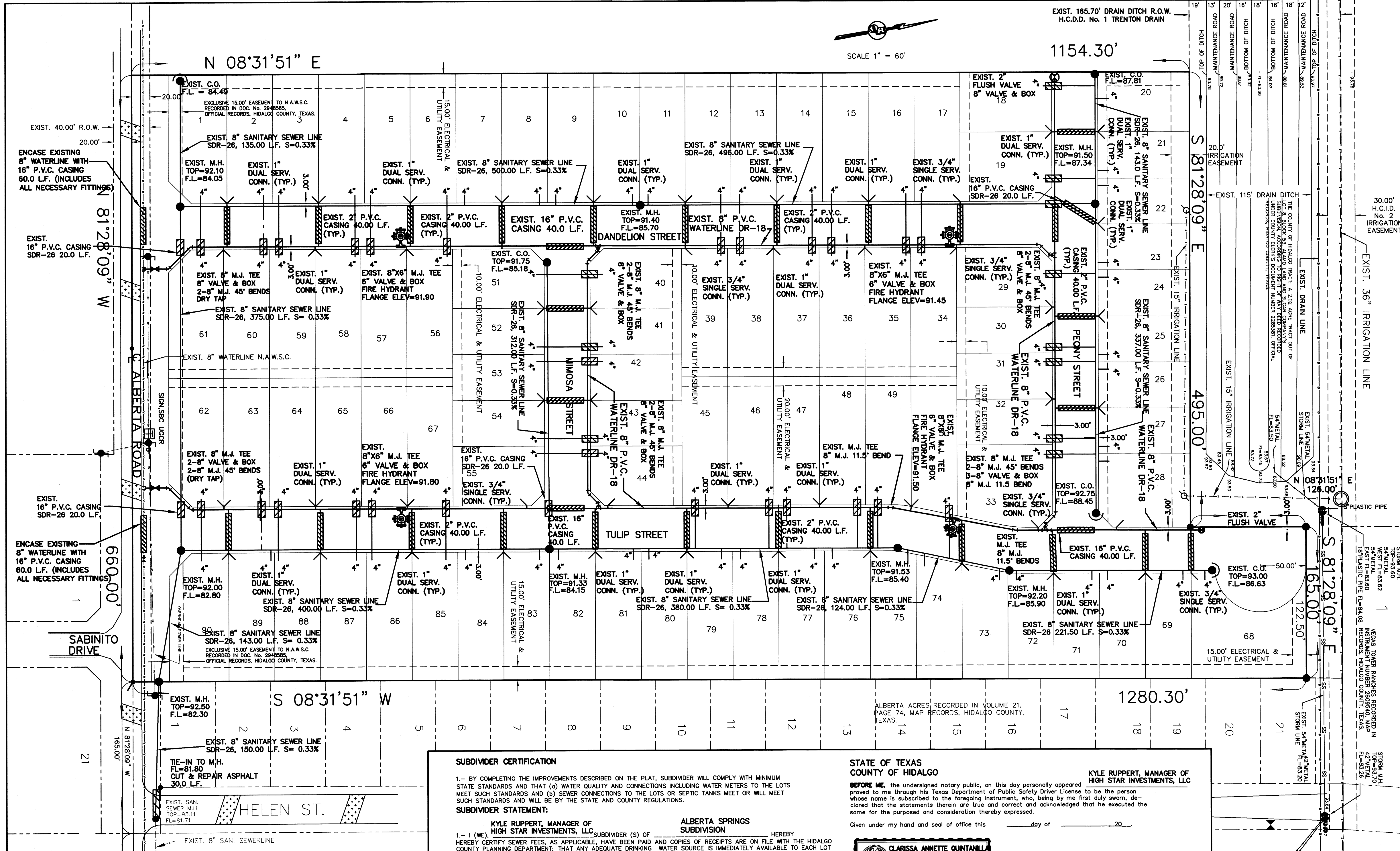
ALBERTA SPRINGS SUBDIVISION IS LOCATED IN MIDDLE OF HIDALGO COUNTY ON THE NORTH SIDE OF ALBERTA ROAD AND WEST OF TOWER ROAD, APPROXIMATELY 1485 FEET WEST OF SAID INTERSECTION, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, TEXAS. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), ALBERTA SPRINGS SUBDIVISION LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS AND 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: HI STARR INVESTMENTS, LLC
Address: P.O. BOX 959, EDINBURG, TX 78540
City & Zip: EDINBURG, TX 78539
Phone: (956)383-0868
Fax: 383-2301
Owner: KYLE RUPPERT, MANAGER
Engineer: ALFONSO QUINTANILLA, 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



REVISION NOTES: _____

INDEX TO SHEETS: SHEET 1 - HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; LOT DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; N.A.W.S.C. 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.



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 NORTH SIDE OF ALBERTA ROAD.

ON THE SOUTHWEST CORNER OF LOT 62, AN 8" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF TULIP STREET, ENDING WITH A 2" FLUSH VALVE LOCATED ON THE NORTH SIDE OF THE SUBDIVISION.

ON THE SOUTHWEST CORNER OF LOT 61, AN 8" DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF DANDELION STREET, ON THE NORTHWEST CORNER OF LOT 29, THE 8" DIAMETER WATERLINE TURNS EAST AND WEST, TO THE EAST, IT LOOPS BACK WITH THE 8" DIAMETER WATERLINE ON TULIP STREET. TO THE WEST, IT ENDS WITH A 2" FLUSH VALVE LOCATED ON THE NORTHWEST CORNER OF LOT 18.

ANOTHER 8" DIAMETER WATERLINE RUNS ALONG THE NORTH SIDE OF MIMOSA STREET AND LOOPS WITH THE 8" DIAMETER WATERLINES LOCATED ON TULIP STREET AND DANDELION STREET.

FROM THE 8" DIAMETER WATERLINE, THERE ARE FORTY ONE (41) 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 EIGHT (8) 3/4" SINGLE SERVICE LINES THAT RUN TO THE WATER METER A EACH LOT.

THE 8" DIAMETER WATERLINES, 1" DIAMETER DUAL SERVICE LINES, THE 3/4" DIAMETER SINGLE SERVICE LINES AND THE METER BOXES HAVE BEEN INSTALLED AT A COST OF \$ 1,540.00 PER LOT OR TOTAL COST OF \$ 138,600.00. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 92,300.00 WHICH COVERS THE \$ 1,023.00 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 FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ 3,000.00 FOR A TOTAL COST OF \$ 12,000.00. 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 NORTHEAST CORNER OF HELEN STREET AND ALBERTA ROAD.

THE WASTEWATER SYSTEM FOR ALBERTA SPRINGS SUBDIVISION WILL CONSIST OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE MANHOLE. THIS 8" LINE THEN RUNS WEST ALONG THE NORTH SIDE OF ALBERTA ROAD, ENDING WITH A CLEAN OUT LOCATED ON THE SOUTHWEST CORNER OF LOT 1. ON THE SOUTHWEST CORNER OF LOT 90, AN 8" DIAMETER SEWER LINE RUNS NORTH ALONG THE EAST SIDE OF TULIP STREET, ENDING WITH A CLEAN OUT LOCATED IN FRONT OF LOT 68. ON THE SOUTHWEST CORNER OF LOT 1, AN 8" SEWER LINE RUNS NORTH ALONG THE WEST SIDE OF DANDELION STREET, ENDING WITH A MANHOLE IN FRONT OF LOT 22. TWO MORE 8" SEWER LINES RUN ALONG THE SOUTH SIDE OF MIMOSA STREET AND ALONG THE NORTH SIDE OF PEONY STREET.

THERE WILL BE NINETY (90) 4" SERVICE CONNECTIONS.

THE 8" LINE, 4" SERVICE LINE AND EIGHT (8) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 201,630.00 OR \$ 2,240.33 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID TO N.A.W.S.C. THE SUM OF \$ 112,500.00 WHICH COVERS THE \$ 12.50 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS 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 SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.01 WATER CODE, 1. CERTIFY THAT THE COST TO INSTALL WATER AND SEWAGE FACILITIES, INCLUDING 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 THE 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 FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ 3,000.00 FOR A TOTAL COST OF \$ 12,000.00. 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.

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 230,900.00 WHICH EQUALS TO \$ 2,565.55 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 202,755.00 WHICH EQUALS TO \$ 2,252.83 PER LOT.

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 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 DISPONIBLE 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 NORTE DE ALBERTA ROAD.

EN LA ESQUINA SURESTE DE LOTE 62, UNA LINEA DA AGUA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE LA CALLE TULIP STREET, TERMINANDO CON UNA VALVULA DE 2" EN EL LADO NORTE DE EL SUBDIVISION.

EN LA ESQUINA SURESTE DE LOTE 61, UNA LINEA DA AGUA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE DANDELION STREET. EN LA ESQUINA NORESTE DE LOTE 29, LA LINEA DA AGUA DE 8" DE DIAMETRO VOLTEA ESTE Y OESTE. HACIA EL ESTE, LA LINEA CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO EN TULIP STREET. HACIA EL OESTE, LA LINEA TERMINA CON UNA VALVULA DE 2" EN LA ESQUINA NORESTE DE LOTE 18.

OTRA LINEA DA AGUA DE 8" DE DIAMETRO CORRE POR EL LADO NORTE DE LA CALLE MIMOSA STREET Y CONECTA CON LAS LINEAS DE AGUA DE 8" EN TULIP STREET Y DANDELION STREET.

DE LA LINEA DE AGUA DE 8" DE DIAMETRO SE PRODUCEN CUARENTA Y UNO (41) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS DE SEPARABLE CADA PERSONA PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

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\$ 138,600.00 O US\$ 1,540.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 92,300.00, QUE COBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ 1,023.00. 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 COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUARENTA Y UNO (41) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE \$ 3,000.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 12,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONADO 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 ALCANTARILLA DE DRENAJE SANITARIO EN EL ESQUINA NORESTE DE MIMOSA STREET Y ALBERTA ROAD.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION ALBERTA SPRINGS SUBDIVISION CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO QUE CONECTA CON ESTA ALCANTARILLA. UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO CORRE OESTE POR EL LADO NORTE DE ALBERTA ROAD, Y TERMINA CON UNA CLEAN OUT LOCALIZADO EN LA ESQUINA SURESTE DE LOTE 1. EN LA ESQUINA SURESTE DE LOTE 1, UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE LA CALLE TULIP STREET, TERMINANDO CON UNA CLEAN OUT EN FRENTE DE LOTE 68. EN LA ESQUINA SURESTE DE LOTE 1, UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE LA CALLE DANDELION STREET, TERMINANDO CON UNA ALCANTARILLA EN FRENTE DE LOTE 22. DOS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO CORREN POR EL LADO SUR DE LA CALLE MIMOSA STREET Y POR EL LADO NORTE DE LA CALLE PEONY STREET.

HAY NOVENTA (90) SEVIGOS DE 4".

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION ALBERTA SPRINGS SUBDIVISION CONSISTE DE UNA LINEA DE DRENAJE 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 ALCANTARILLA LOCALIZADO EN LA ESQUINA NORESTE DE LOTE 15. LA LINEA DE 10" CORRE ESTE POR EL LADO SUR DE LA CALLE LOCALIZADO EN LA ESQUINA NORESTE DE LOTE 17.

LA LINEAS DE 8 PULGADAS, DE 4 PULGADAS, OCHO (8) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE US\$ 201,630.00 O US\$ 2,240.33 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE US\$ 112,500.00, O US\$ 12.50 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 CONADO DE HIDALGO.

PROVISION DE AGUA: Descripción, y Costos.
 LA SUBDIVISION ALBERTA SPRINGS SUBDIVISION 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 DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN ALCANTARILLA DE DRENAJE SANITARIO EN EL ESQUINA NORESTE DE MIMOSA STREET Y ALBERTA ROAD.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION ALBERTA SPRINGS SUBDIVISION CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO QUE CONECTA CON ESTA ALCANTARILLA. UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO CORRE OESTE POR EL LADO NORTE DE ALBERTA ROAD, Y TERMINA CON UNA CLEAN OUT LOCALIZADO EN LA ESQUINA SURESTE DE LOTE 1. EN LA ESQUINA SURESTE DE LOTE 1, UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE LA CALLE TULIP STREET, TERMINANDO CON UNA CLEAN OUT EN FRENTE DE LOTE 68. EN LA ESQUINA SURESTE DE LOTE 1, UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE LA CALLE DANDELION STREET, TERMINANDO CON UNA ALCANTARILLA EN FRENTE DE LOTE 22. DOS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS DE DIAMETRO CORREN POR EL LADO SUR DE LA CALLE MIMOSA STREET Y POR EL LADO NORTE DE LA CALLE PEONY STREET.

HAY NOVENTA (90) SEVIGOS DE 4".

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION ALBERTA SPRINGS SUBDIVISION CONSISTE DE UNA LINEA DE DRENAJE 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 ALCANTARILLA LOCALIZADO EN LA ESQUINA NORESTE DE LOTE 15. LA LINEA DE 10" CORRE ESTE POR EL LADO SUR DE LA CALLE LOCALIZADO EN LA ESQUINA NORESTE DE LOTE 17.

LA LINEAS DE 8 PULGADAS, DE 4 PULGADAS, OCHO (8) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE US\$ 201,630.00 O US\$ 2,240.33 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE US\$ 112,500.00, O US\$ 12.50 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 CONADO 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 GOBERNANDAS A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.043 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\$ 230,900.00 O US\$ 2,565.55 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ 202,755.00 O US\$ 2,252.83 POR LOTE.

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 RECORDED, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2830925 AND 2853684, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

COST ESTIMATE
 WATER DISTRIBUTION: \$ 138,600.00
 PAVING IMPROVEMENTS: \$ 285,729.00
 DRAINAGE IMPROVEMENTS: \$ 18,181.00
 SANITARY SEWER: \$ 201,630.00

WATER SERVICE CONNECTION CROSSING WATERLINES (TYPICAL)

WATERLINE AND SANITARY SEWER CROSSING (TYPICAL)

WATER SERVICE CONNECTION CROSSING SEWER LINES (TYPICAL)

TYP. FIBERGLASS MANHOLE INSTALLATION (NOT TO SCALE)

NAWSC FIRE HYDRANT (NOT TO SCALE)

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHOENIX 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 SURVEYING REGISTRATION NUMBER F-1315 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

ALFONSO QUINTANILLA, P.E.
 10-24-18
 DATE

ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK
 10-24-18
 DATE

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

BY: _____ DEPUTY

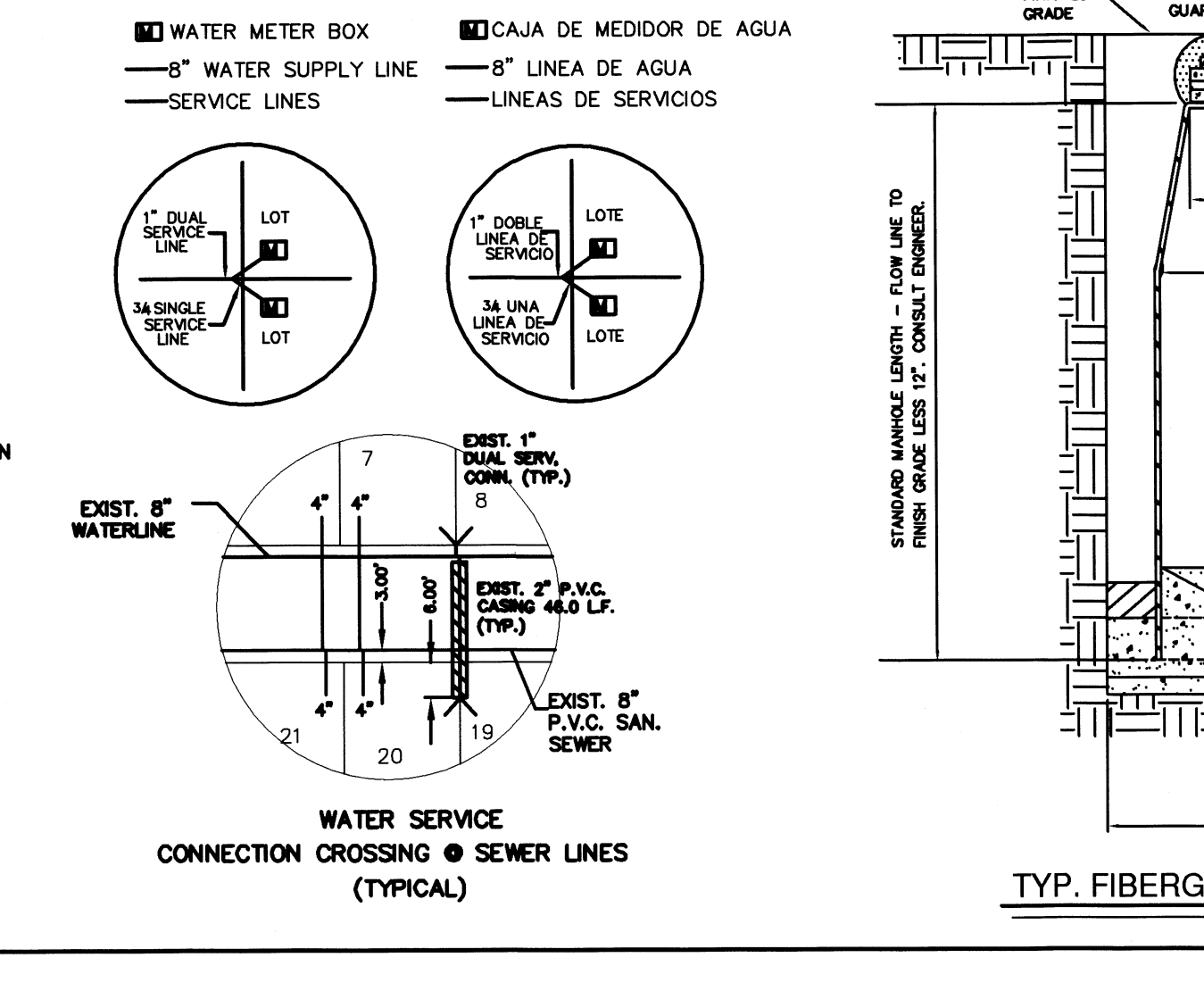
SUBDIVIDER CERTIFICATION
 I, _____, the undersigned notary public, on this day personally appeared _____, who is the owner of the above described premises, and acknowledged to me that he executed the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

STATE OF TEXAS
COUNTY OF HIDALGO
KYLE RUPPERT, MANAGER OF HIGH STAR INVESTMENTS, LLC
 Given under my hand and seal of office this _____ day of _____, 20____.

CLARISSA ANNETTE QUINTANILLA
 My Commission Expires November 04, 2017
 NOTARY PUBLIC

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

ALBERTA SPRINGS SUBDIVISION
 I, _____, SUBDIVIDER (S) OF _____, HEREBY CERTIFY THAT 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.



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.

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.

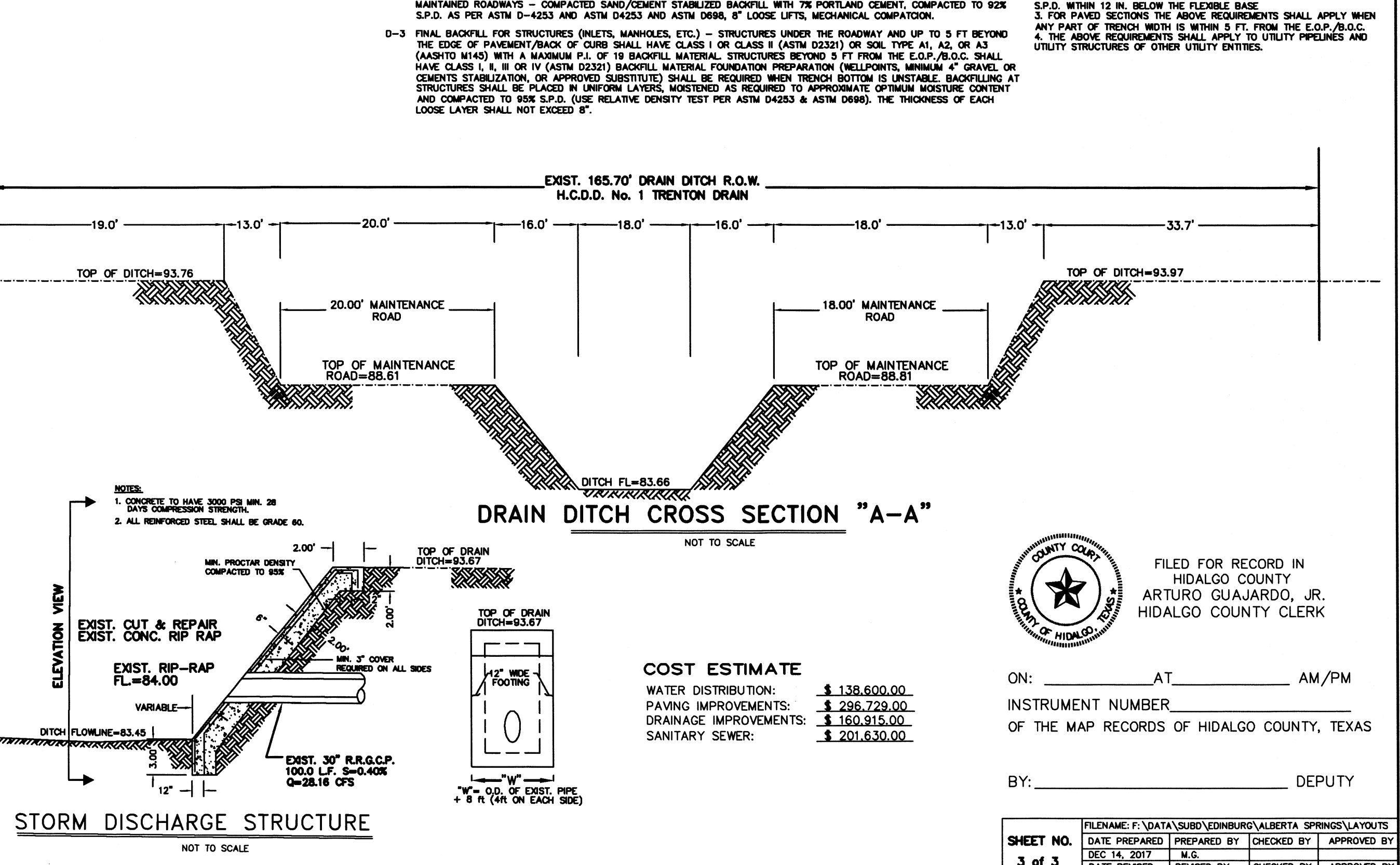
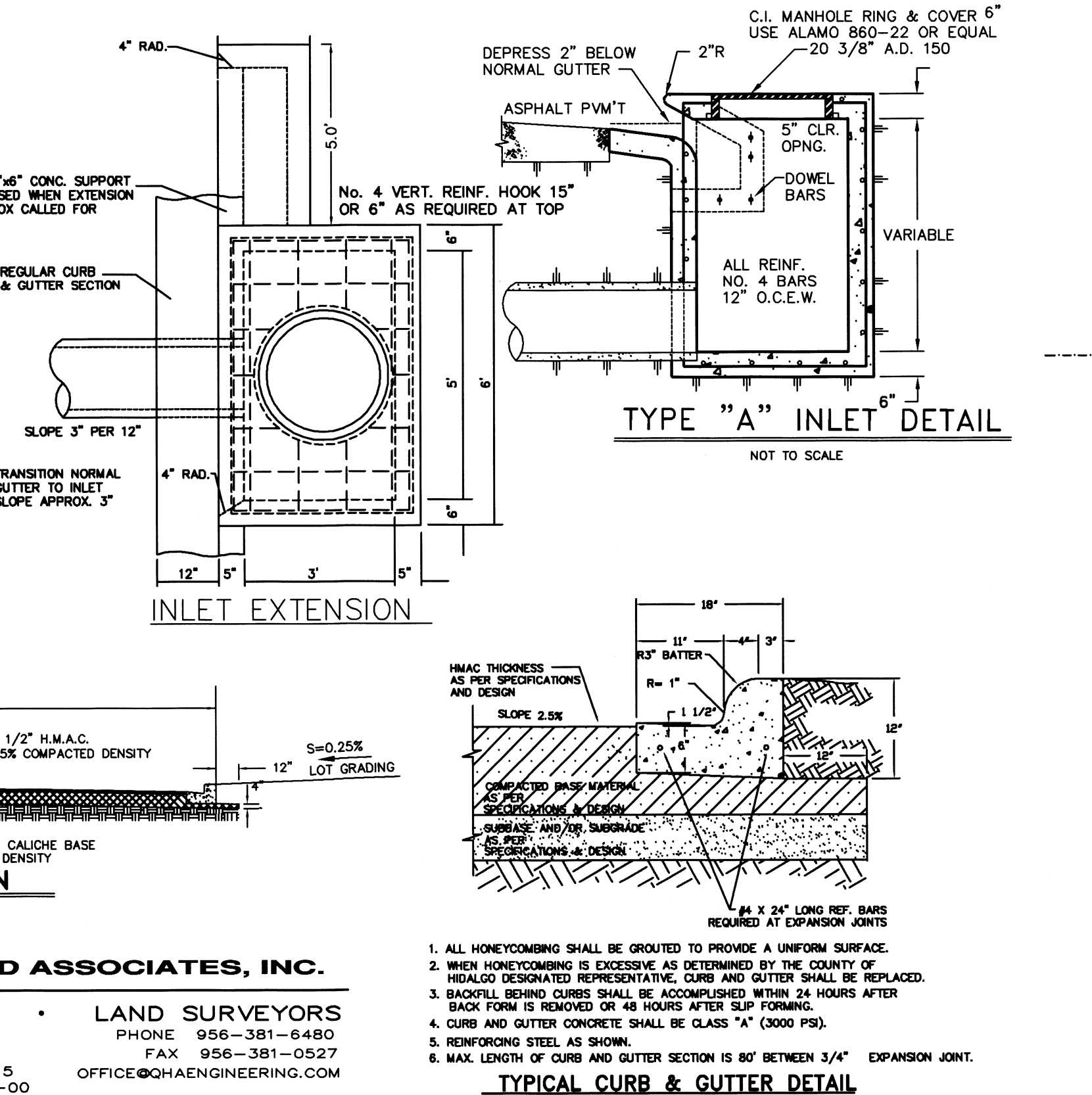
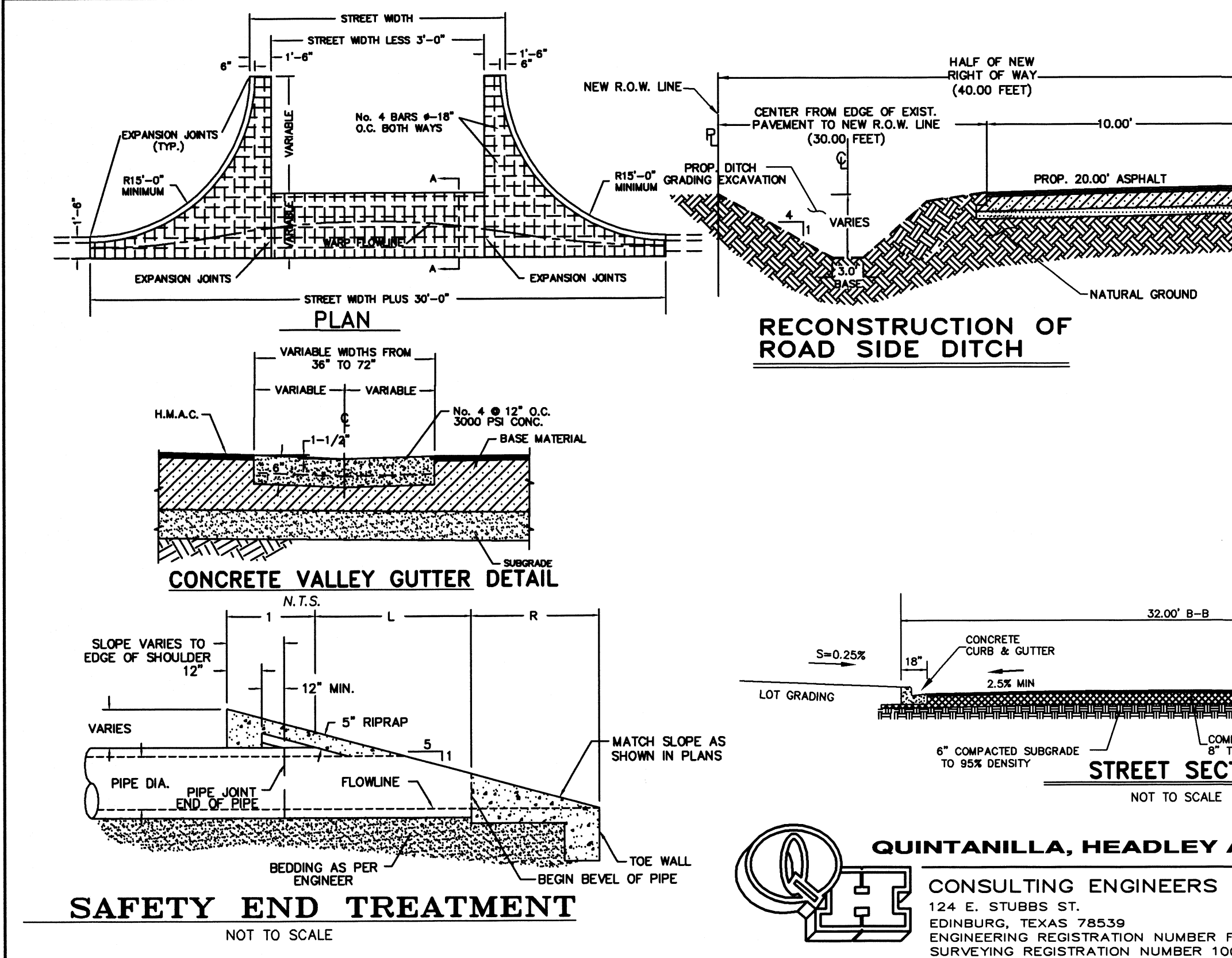
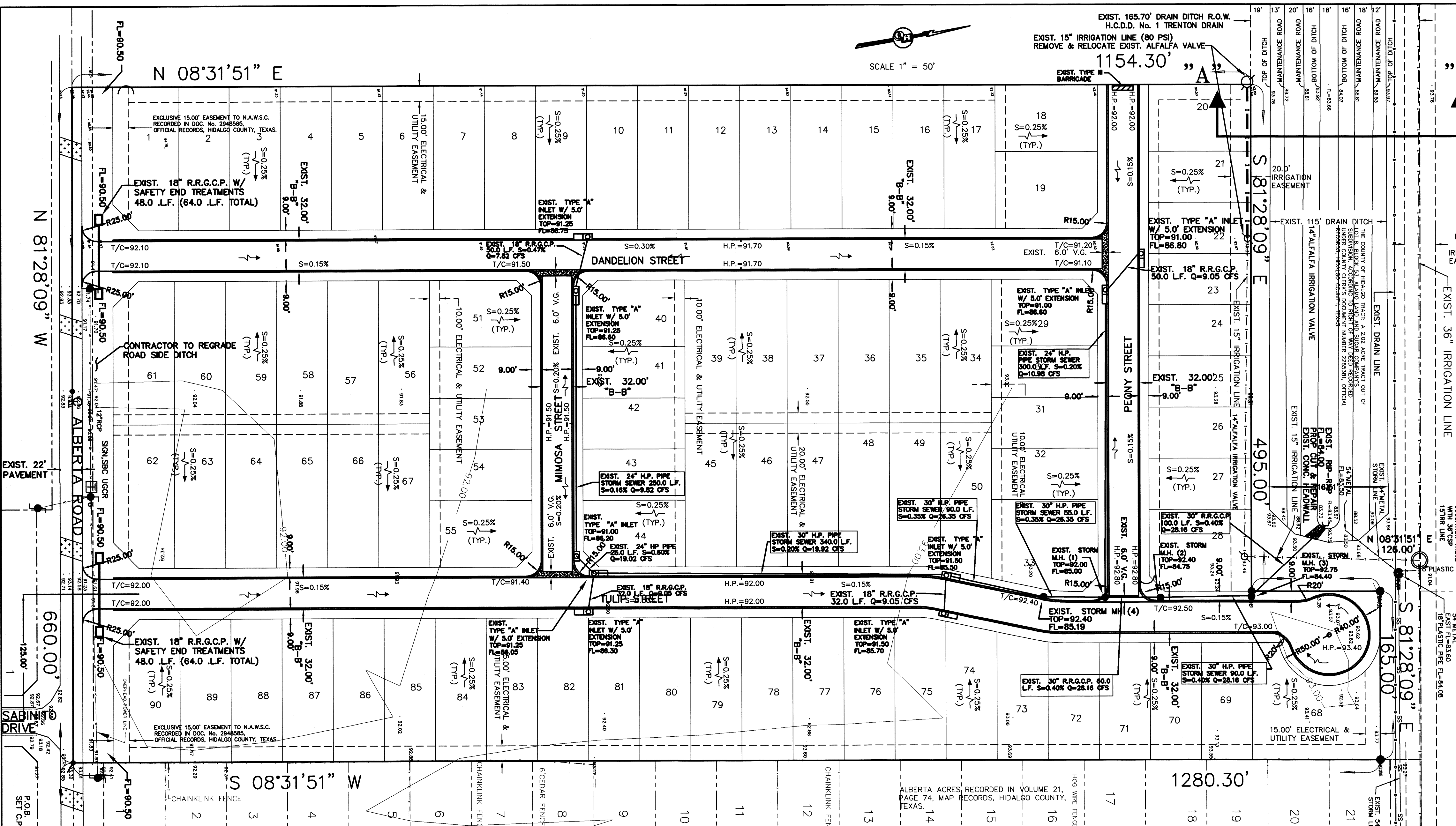
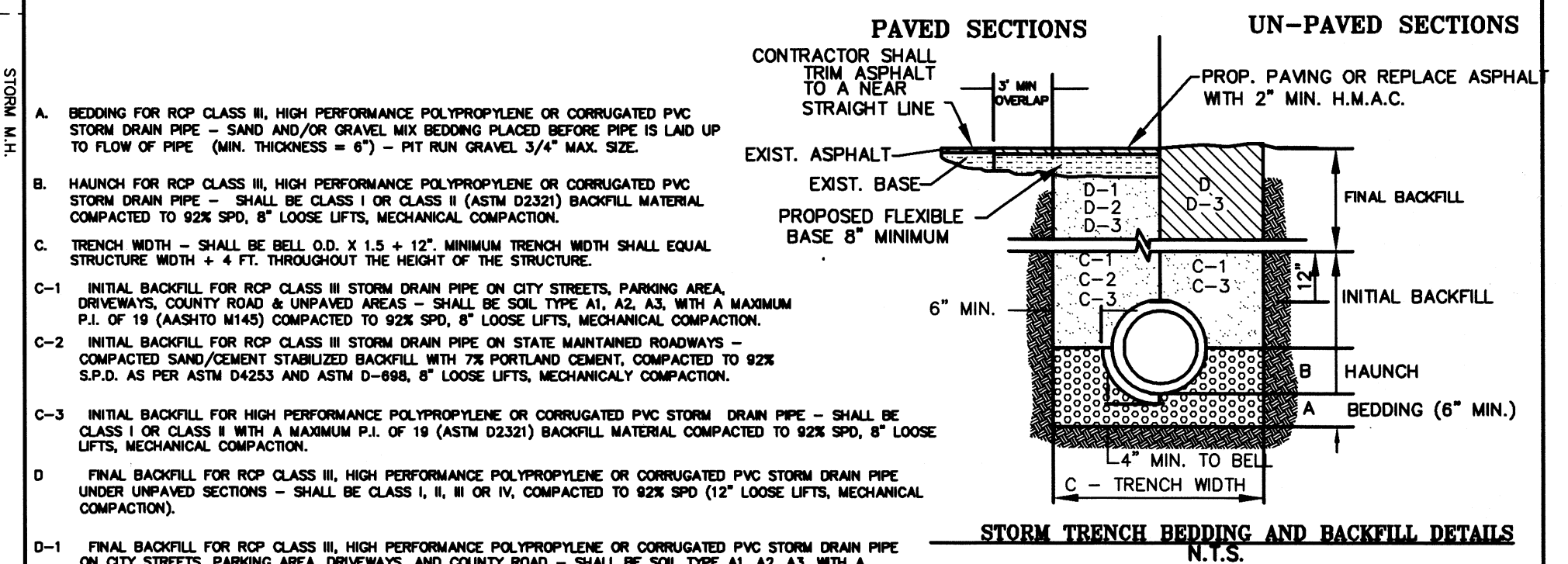
Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q = 6.29 cubic feet per second based on a 10-year storm.

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

10-24-18
 DATE



COST ESTIMATE

WATER DISTRIBUTION:	\$ 138,600.00
PAVING IMPROVEMENTS:	\$ 296,729.00
DRAINAGE IMPROVEMENTS:	\$ 160,915.00
SANITARY SEWER:	\$ 201,630.00

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

FILENAME: F:\DATA\SUBDIVISIONS\ALBERTA SPRINGS\LAYOITS

SHEET NO. 3 of 3

DATE PREPARED: DEC 14, 2017

DATE REVISION: _____

PREPARED BY: _____

CHECKED BY: _____

APPROVED BY: _____

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 OFFICE@QHAENGINEERING.COM

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