



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 LAS ENCINITAS PHASE I SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: EIA PROPERTIES, LTD. (FORREST N. RUNNELS, JR.)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 114 *SINGLE FAMILY *MULTI-FAMILY 10 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF MONTE CRISTO ROAD APPROXIMATELY ¼ OF A MILE WEST OF BRUSHLINE 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 11-1-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 43.57 FEET ONTO MONTE CRISTO ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-31-2018 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-30-2018 BY, ENVIRONMENTAL HEALTH DIVISION
SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: MONTE CRISTO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-30-2018 : 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: _____

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.

LAS ENCINITAS SUBDIVISION PHASE I

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

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- FLOOD ZONE DESIGNATION: ZONE "X" (NOT SHADED)
AREAS TO BE DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
COMMUNITY-PANEL NUMBER 480334 0325 D
MAP REVISED: MAY 17, 2001
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY 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 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 10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, 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 109,850.33 CUBIC FEET 3.90 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. 4.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No.1 - ELEV= 72.24, TOP OF EXIST. GRATE INLET LOCATED 50.4 FEET NORTH AND 7.7 FEET WEST FROM THE SOUTHEAST CORNER OF PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE
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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1 THROUGH 10 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 11 THROUGH 10 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS 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, HEALTH DEPARTMENT AND FIRE MARSHALL 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- EIA PROPERTIES LTD
FORREST N. RUNNELS JR., VICE-PRESIDENT, THE OWNER & SUBDIVIDER OF LAS ENCINITAS SUBDIVISION PHASE I,
RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSED OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 4 OF THIS PLAT.
- 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 SCHOOLS, COMMERCIAL INDUSTRIAL & MULTIFAMILY 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 AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

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, 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 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 as 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__.

EIA PROPERTIES LTD
BY: FORREST N. RUNNELS JR., VICE-PRESIDENT
P.O. BOX 118
EDINBURG, TEXAS, 78540

- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 10. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 3 & 4 AND LOTS 8 & 9 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 10 FROM FM 1925 (MONTE CRISTO ROAD). TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT. LOT 11 WILL ONLY HAVE ACCESS FROM INTERNAL STREET.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED
- TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR ENTRANCE BETWEEN LOTS 3 & 4 AND LOTS 8 & 9 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1925 (MONTE CRISTO ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- 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 AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH THEIR RESPECTIVE SECTION.
- LOT 11 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO FM 1925 (MONTE CRISTO ROAD). LOT 11 SHALL ONLY HAVE ACCESS ONTO INTERNAL STREET.

STATE OF TEXAS COUNTY OF HIDALGO

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



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 11-9-18

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

LAS ENCINITAS SUBDIVISION PHASE I IS LOCATED IN MIDDLE OF HIDALGO COUNTY ON THE NORTH SIDE OF MONTE CRISTO ROAD AND WEST OF BRUSHLINE ROAD, APPROXIMATELY 1414.78 FEET WEST OF SAID INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), LAS ENCINITAS SUBDIVISION PHASE I LIES APPROXIMATELY 1.0 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: EIA PROPERTIES LTD BY: FORREST N. RUNNELS JR., VICE-PRESIDENT	P.O. BOX 118	EDINBURG, TX 78540	(956)383-7032	(956)383-5060
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

A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 EASEMENT MAIN FLOOD WATER CHANNEL, PARCEL No.79, (RECORDED IN VOLUME 1977, PAGE 89, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THE GLORIA B. BRADY TRACT (REMAINDER OF THE EAST 86.66 ACRES OF LOT "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2050338, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°20'36" W, 1,408.94 FEET, AND S 08°44'24" W, 219.45 FROM THE NORTHEAST CORNER OF LOT "T".

THENCE: S 08°44'24" W, ALONG THE WEST LINE OF THE GLORIA B. BRADY TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 2,402.92 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 2,460.37 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT "T" AND WITHIN THE RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925) FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°24' W, ALONG THE SOUTH LINE OF LOTS "S" AND "T", AND WITHIN THE RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 1,394.64 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°36' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 58.73 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 101.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 53°36' E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 422.97 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 36°24' W, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 53°36' E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 344.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 36°24' W, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 53°36' E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 344.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 36°24' W, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 53°36' E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 344.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 36°24' W, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 53°36' E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 344.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 36°24' W, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 81°24' E, A DISTANCE OF 26.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 220.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 DRAIN DITCH RIGHT OF WAY (RECORDED IN INSTRUMENT NUMBER 2936979, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°24' E, ALONG THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 DRAIN DITCH RIGHT OF WAY, A DISTANCE OF 1,183.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 EASEMENT MAIN FLOOD WATER CHANNEL, PARCEL No.79 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°40' W, ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 EASEMENT MAIN FLOOD WATER CHANNEL, PARCEL No.79, A DISTANCE OF 69.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF SAID EASEMENT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°19'06" E, ALONG THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 EASEMENT MAIN FLOOD WATER CHANNEL, PARCEL No.79, A DISTANCE OF 180.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 79.56 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA CRUZ RANCH SUBDIVISION, RECORDED IN VOLUME "Z", PAGES 160-161, DEED 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
DATE

JULY 20, 2018

ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE

FORREST N. RUNNELS JR., VICE-PRESIDENT OF EIA PROPERTIES LTD AS OWNER OF THE 79.56 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS ENCINITAS SUBDIVISION PHASE I, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(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;
(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.

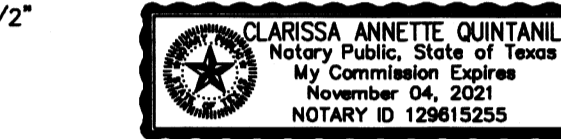
EIA PROPERTIES LTD
BY: FORREST N. RUNNELS JR., VICE-PRESIDENT
P.O. BOX 118
EDINBURG, TEXAS 78540
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
FORREST N. RUNNELS JR., VICE-PRESIDENT OF EIA PROPERTIES LTD

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

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



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the LAS ENCINITAS SUBDIVISION PHASE I 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 ____ DAY OF _____ 20__.

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

ATTEST:
PRESIDENT _____ 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 LAS ENCINITAS SUBDIVISION PHASE I conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the ____ day of _____ 20__.

CHAIRPERSON-PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION
I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

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

REVISION NOTES			
No.	Sheet	Revision	Date

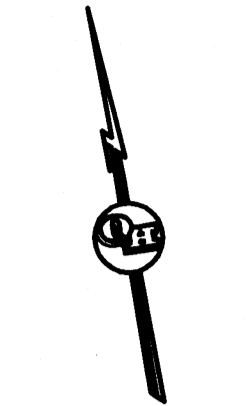
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

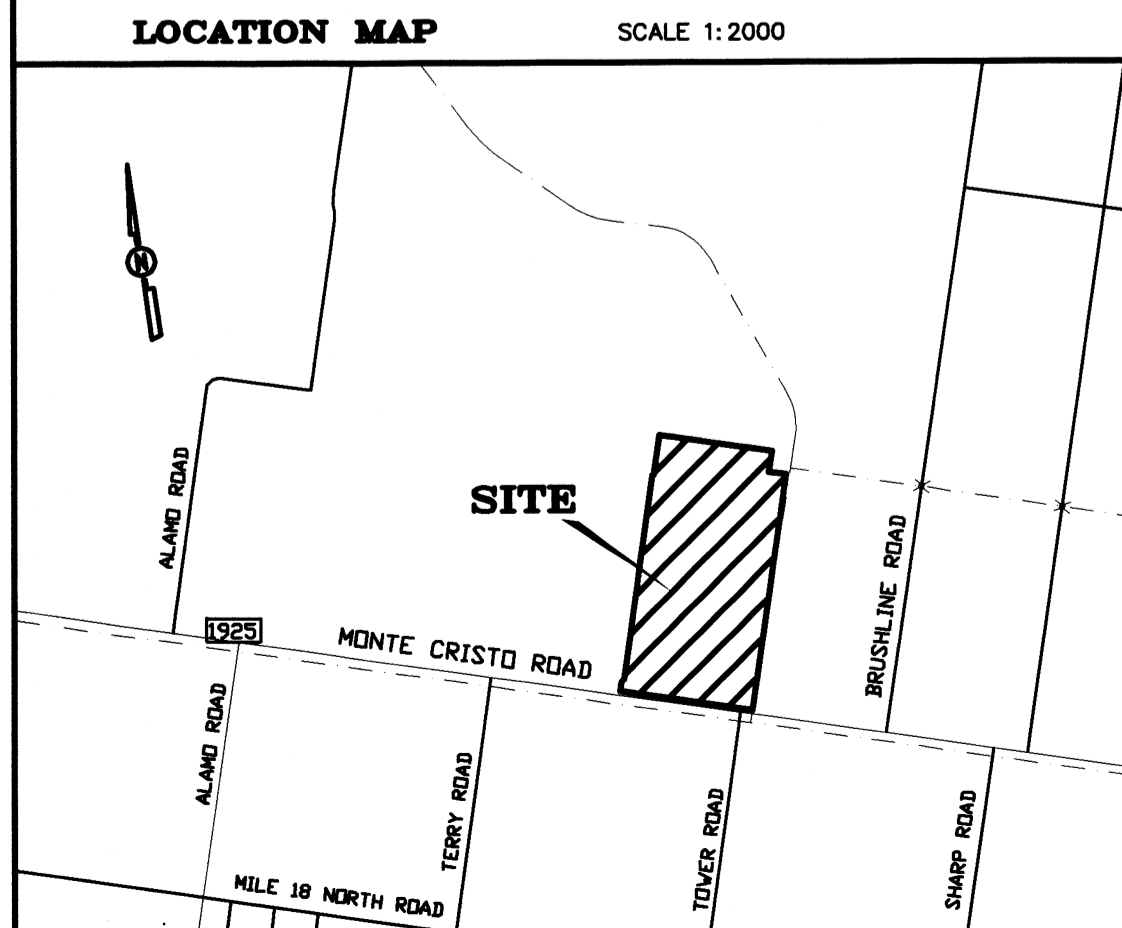
BY: _____ DEPUTY

DATE OF PREPARATION: JUNE 12, 2018

SHEET NO. 1 OF 5 SHEETS	FILENAME : F:\DATA\SUBDIVISIONS\HIDALGO CO\LAS ENCINITAS SUBDIVISION\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

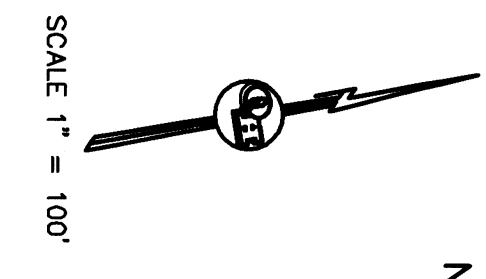
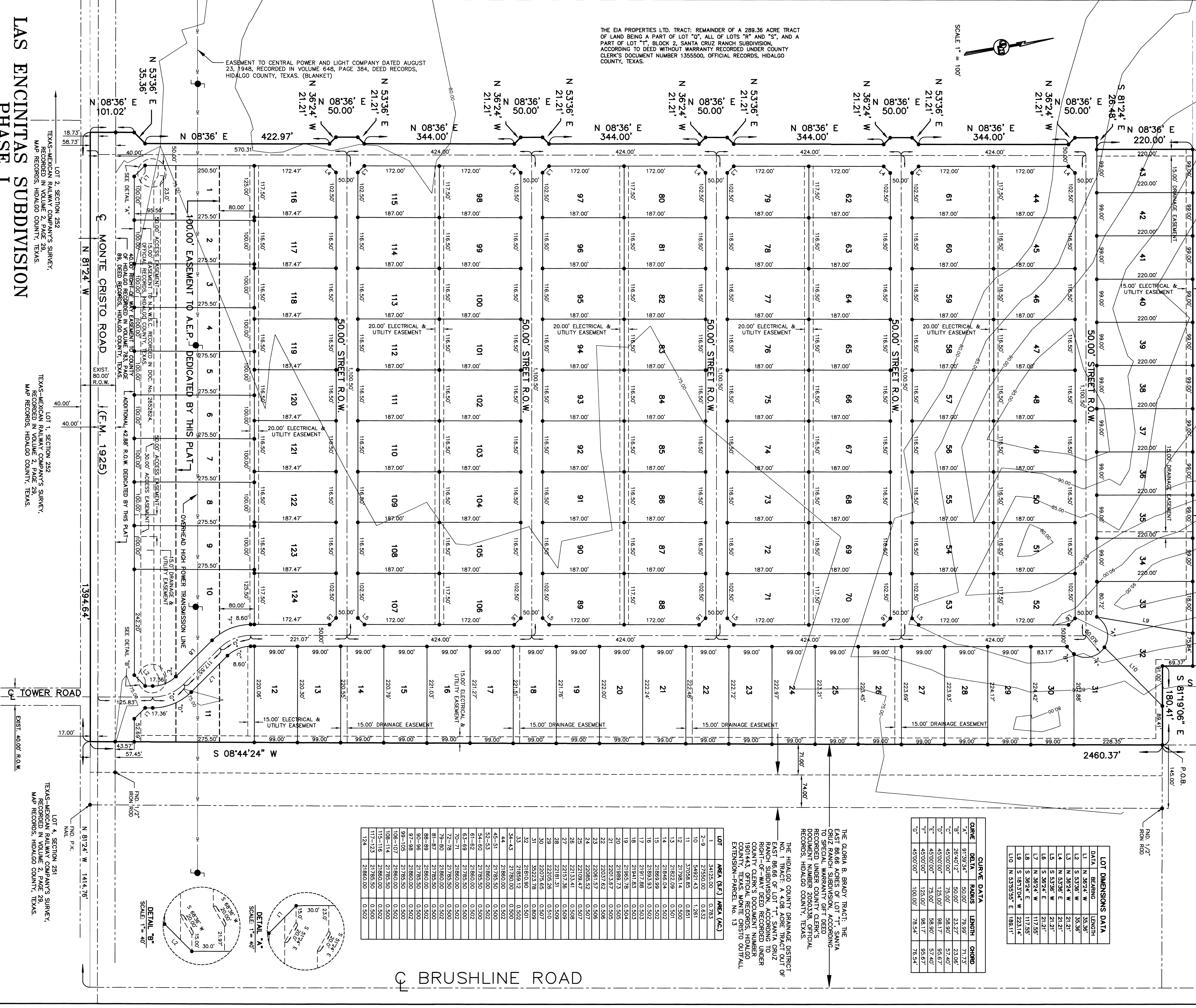


SCALE 1" = 100'



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@QHA-ENG.COM

150.00' HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN
 DITCH R.O.W. RECORDED IN DOCUMENT NUMBER 29356979,
 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



THE EIA PROPERTIES LTD. TRACT: REMAINDER OF A 289.36 ACRE TRACT OF LAND BEING A PART OF LOT 52, ALL OF LOTS 52, 53, 54, 55, 56, 57, AND A PART OF LOT 51, BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

EASEMENT TO CENTRAL POWER AND LIGHT COMPANY DATED AUGUST 23, 1948, RECORDED IN VOLUME 648, PAGE 384, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

LAS ENCINITAS SUBDIVISION PHASE I

A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
 STATE OF TEXAS
 COUNTY OF HIDALGO

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

ALVARO QUINTANILLA
 P.E. No. 95334
 11-9-18

CONSULTING ENGINEERS
 124 E. STUBBS ST.
 DENVER, TEXAS 778339
 REGISTRATION NUMBER 7131
 SURVEYING REGISTRATION NUMBER 100411-00

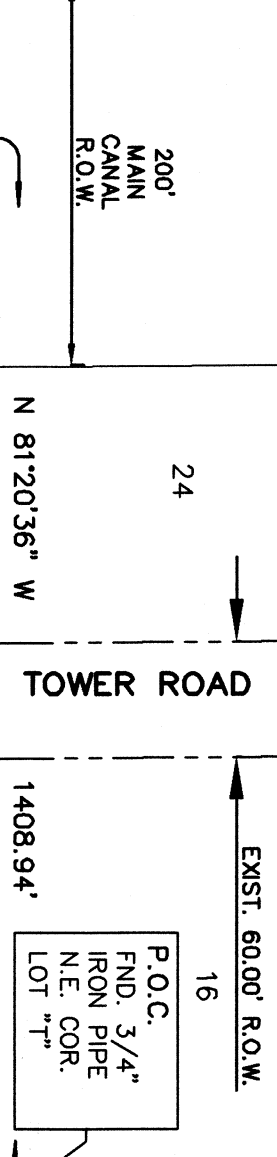
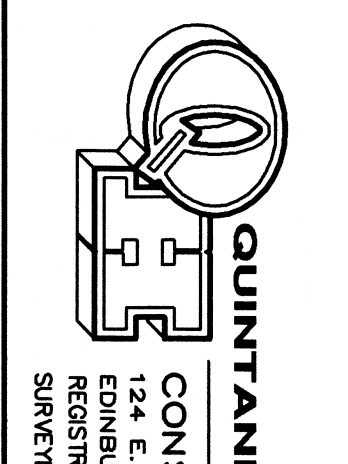
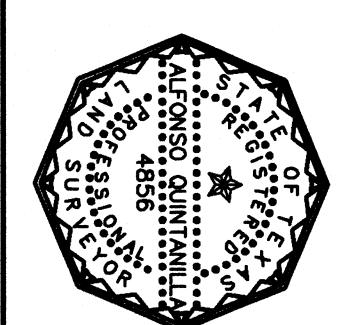
LAND SURVEYORS
 PHONE 956-381-6480
 OFFICE@QUINTANILLA.COM

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

DATE OF PREPARATION: JULY 12, 2018

SHEET NO. 1
 OF 5 SHEETS



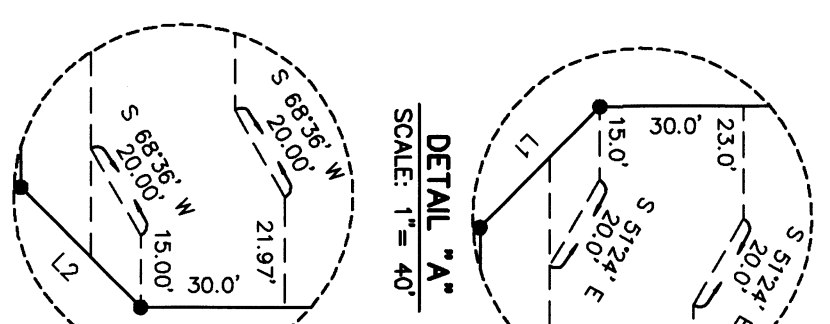
LOT DIMENSIONS DATA

CURVE DATA	DELTA	BEARING	LENGTH	CHORD
A	97.3934	S 81°24' W	50.00'	73.99'
B	26.4012	S 81°24' W	50.00'	23.22'
C	45.0000	S 81°24' W	50.00'	38.80'
D	45.0000	S 81°24' W	50.00'	38.80'
E	45.0000	S 81°24' W	50.00'	38.80'
F	45.0000	S 81°24' W	50.00'	38.80'
G	45.0000	S 81°24' W	50.00'	38.80'
H	45.0000	S 81°24' W	50.00'	38.80'
I	45.0000	S 81°24' W	50.00'	38.80'
J	45.0000	S 81°24' W	50.00'	38.80'
K	45.0000	S 81°24' W	50.00'	38.80'
L	45.0000	S 81°24' W	50.00'	38.80'
M	45.0000	S 81°24' W	50.00'	38.80'
N	45.0000	S 81°24' W	50.00'	38.80'
O	45.0000	S 81°24' W	50.00'	38.80'
P	45.0000	S 81°24' W	50.00'	38.80'
Q	45.0000	S 81°24' W	50.00'	38.80'
R	45.0000	S 81°24' W	50.00'	38.80'
S	45.0000	S 81°24' W	50.00'	38.80'
T	45.0000	S 81°24' W	50.00'	38.80'
U	45.0000	S 81°24' W	50.00'	38.80'
V	45.0000	S 81°24' W	50.00'	38.80'
W	45.0000	S 81°24' W	50.00'	38.80'
X	45.0000	S 81°24' W	50.00'	38.80'
Y	45.0000	S 81°24' W	50.00'	38.80'
Z	45.0000	S 81°24' W	50.00'	38.80'

THE GLORIA B. BRADY TRACT: THE EAST 86.66 ACRES OF LOT "T", SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEEDS RECORDED IN VOLUME 2095338, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT: A 0.91 OF AN ACRE TRACT OUT OF THE NORTH 2.20 ACRES OF LOT "T", SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO EASEMENT RECORDED IN VOLUME 29356979, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

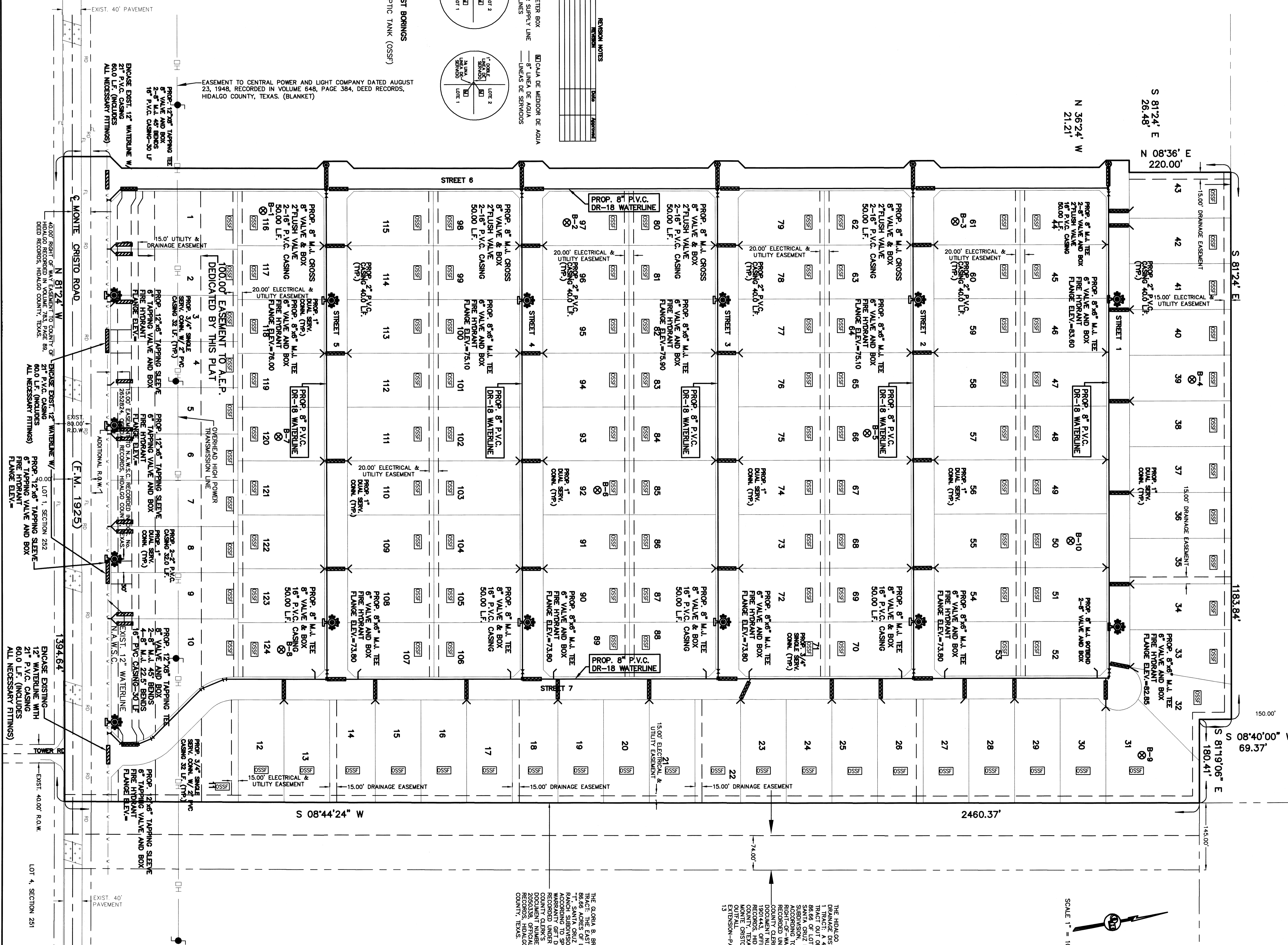
LOT	AREA (SQ. FT.)	AREA (AC.)
1	34125.00	0.783
2-9	27250.00	0.632
10	46921.43	1.061
11	37058.85	0.851
12	217981.14	5.000
13	21822.09	0.501
14	21846.04	0.502
15	21889.99	0.502
16	21893.93	0.502
17	21917.88	0.503
18	21941.83	0.503
19	21989.73	0.505
20	22037.62	0.505
21	22075.57	0.506
22	22113.52	0.506
23	22151.47	0.507
24	22189.42	0.507
25	22227.37	0.508
26	22265.32	0.509
27	22303.27	0.510
28	22341.22	0.511
29	22379.17	0.512
30	22417.12	0.513
31	22455.07	0.514
32	22493.02	0.515
33	22530.97	0.516
34	22568.92	0.517
35	22606.87	0.518
36	22644.82	0.519
37	22682.77	0.520
38	22720.72	0.521
39	22758.67	0.522
40	22796.62	0.523
41	22834.57	0.524
42	22872.52	0.525
43	22910.47	0.526
44	22948.42	0.527
45	22986.37	0.528
46	23024.32	0.529
47	23062.27	0.530
48	23100.22	0.531
49	23138.17	0.532
50	23176.12	0.533
51	23214.07	0.534
52	23252.02	0.535
53	23289.97	0.536
54	23327.92	0.537
55	23365.87	0.538
56	23403.82	0.539
57	23441.77	0.540
58	23479.72	0.541
59	23517.67	0.542
60	23555.62	0.543
61	23593.57	0.544
62	23631.52	0.545
63	23669.47	0.546
64	23707.42	0.547
65	23745.37	0.548
66	23783.32	0.549
67	23821.27	0.550
68	23859.22	0.551
69	23897.17	0.552
70	23935.12	0.553
71	23973.07	0.554
72	24010.97	0.555
73	24048.92	0.556
74	24086.87	0.557
75	24124.82	0.558
76	24162.77	0.559
77	24200.72	0.560
78	24238.67	0.561
79	24276.62	0.562
80	24314.57	0.563
81	24352.52	0.564
82	24390.47	0.565
83	24428.42	0.566
84	24466.37	0.567
85	24504.32	0.568
86	24542.27	0.569
87	24580.22	0.570
88	24618.17	0.571
89	24656.12	0.572
90	24694.07	0.573
91	24731.97	0.574
92	24769.92	0.575
93	24807.87	0.576
94	24845.82	0.577
95	24883.77	0.578
96	24921.72	0.579
97	24959.67	0.580
98	25000.00	0.581
99	25040.00	0.582
100	25080.00	0.583
101	25120.00	0.584
102	25160.00	0.585
103	25200.00	0.586
104	25240.00	0.587
105	25280.00	0.588
106	25320.00	0.589
107	25360.00	0.590
108	25400.00	0.591
109	25440.00	0.592
110	25480.00	0.593
111	25520.00	0.594
112	25560.00	0.595
113	25600.00	0.596
114	25640.00	0.597
115	25680.00	0.598
116	25720.00	0.599
117	25760.00	0.600
118	25800.00	0.601
119	25840.00	0.602
120	25880.00	0.603
121	25920.00	0.604
122	25960.00	0.605
123	26000.00	0.606
124	26040.00	0.607



BRUSHLINE ROAD

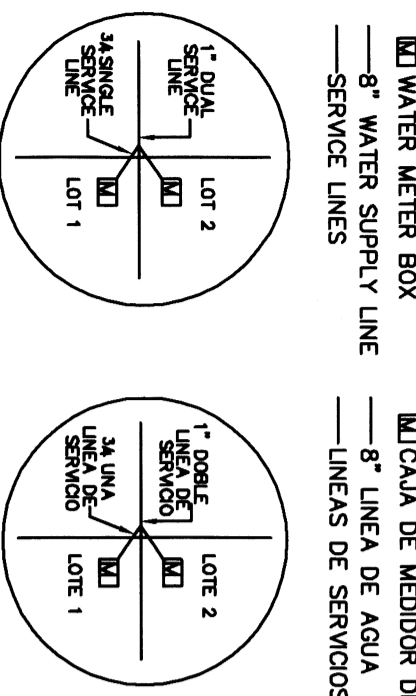
MAP OF WATER DISTRIBUTION SYSTEM / MAPA DE DISTRIBUCION DE AGUA

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH SANTA CRUZ GRUZA GRUZA UNIT NO. 2
 R.O.W. RECORDED IN DOCUMENT NUMBER 2936979. RECORDED IN VOLUME 548, PAGE 249.
 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. MAP RECORDS, HIDALGO COUNTY, TEXAS.

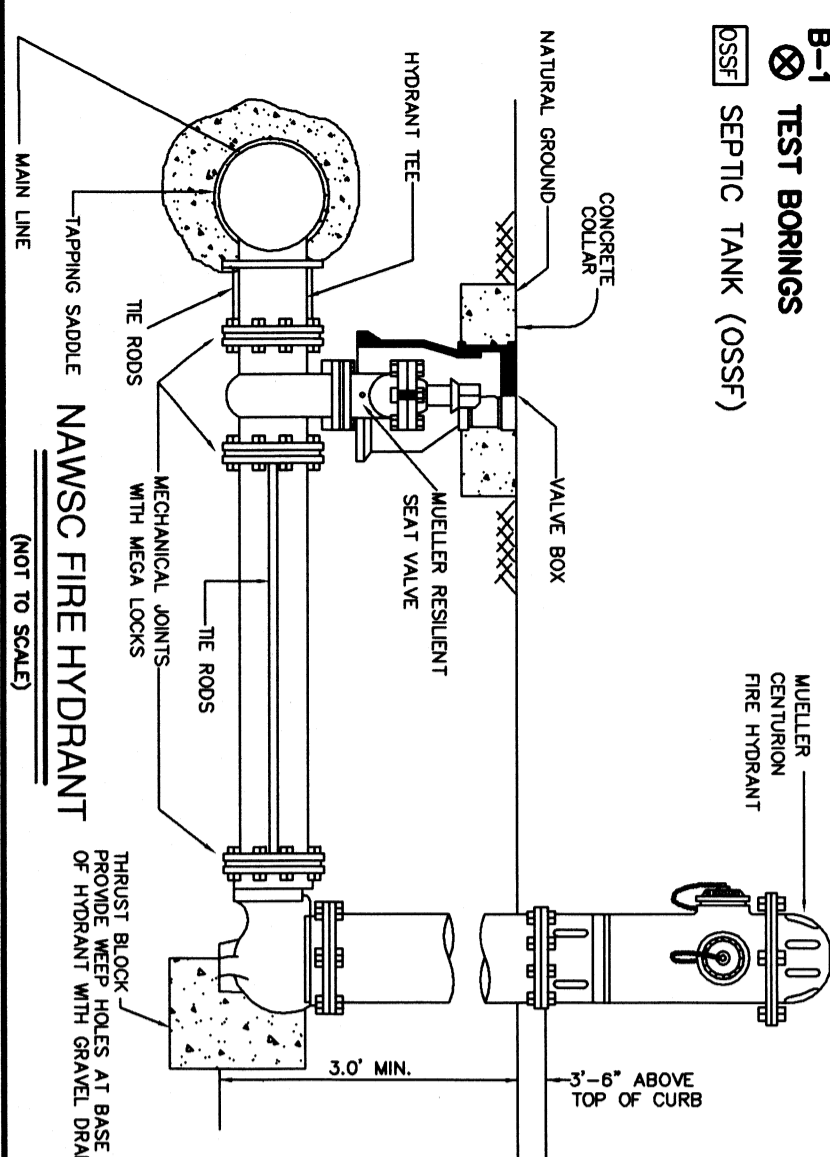


REVISION NOTES

NO.	DESCRIPTION	DATE



B-1 TEST BORINGS
 (OSSF)
 SEPTIC TANK (OSSF)



FILED FOR RECORD IN HIDALGO COUNTY, TEXAS, AT THE OFFICE OF THE COUNTY CLERK, HIDALGO COUNTY, TEXAS, ON 11-9-18.

CONSULTING ENGINEERS LAND SURVEYORS
 QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 154 ALBUQUERQUE STREET, SUITE 100, DALLAS, TEXAS 75201
 PHONE: 972-351-4480
 FAX: 972-351-0227
 www.qhainc.com

COST ESTIMATE
 WATER DISTRIBUTION: \$100.00
 DRAINAGE IMPROVEMENTS: \$100.00
 PAVING IMPROVEMENTS: \$100.00
 SEPTIC TANK (OSSF): \$100.00

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

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

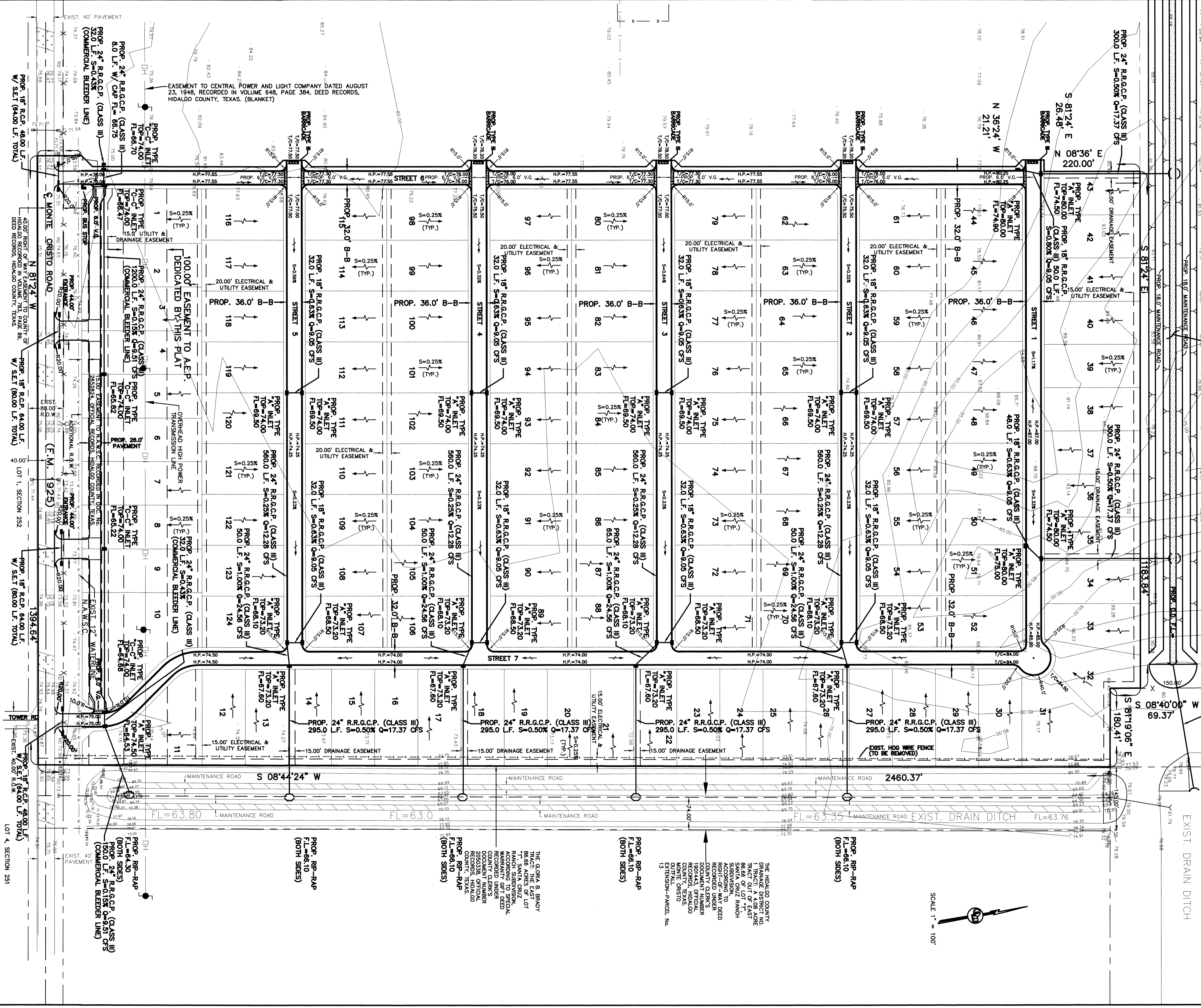
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 BRAUN DITCH
 R.O.W. RECORDED IN DOCUMENT NUMBER 293979
 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

PROPOSED DRAIN DITCH EXCAVATION
 (BY H.C.D.D. No. 1)

PROF. R.P.-RAP
 F.L.=73.00
 (BOTH SIDES)

PROF. R.R.G.C.P. (CLASS III)
 3000 L.F. S=0.50% Q=17.37 CFS

PROF. R.P.-RAP
 F.L.=73.00
 (BOTH SIDES)



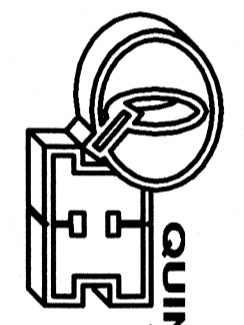
SCALE 1" = 100'

IAS ENCINTAS SUBDIVISION PHASE I

A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE 11-9-18
 ALPHEUS QUINTANILLA
 P.E. No. 9533

RESUBDIVISION NOTES
 THIS SUBDIVISION IS A RE-PLAT OF THE IAS ENCINTAS SUBDIVISION, PHASE I, AS SHOWN ON MAP NO. 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

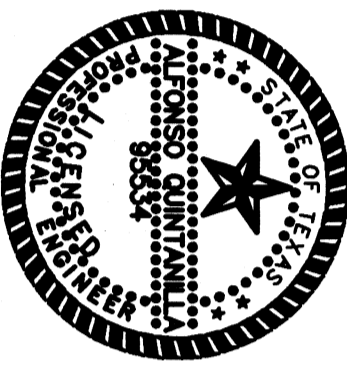


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 124 E. STUBBS ST.
 ENID, OKLAHOMA 73643
 PHONE: 956-351-6680
 FAX: 956-351-0227
 email: info@qha-inc.com

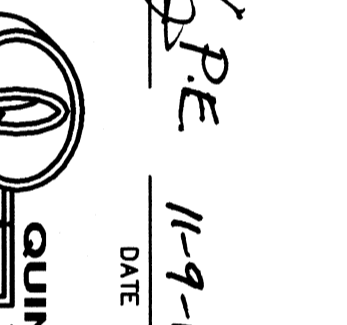
FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GONZALEZ, JR.
 HIDALGO COUNTY CLERK

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

DATE PREPARED BY	DATE CHECKED BY	DATE APPROVED BY
DATE REVISION 1 BY	DATE REVISION 2 BY	DATE REVISION 3 BY
DATE REVISION 4 BY	DATE REVISION 5 BY	DATE REVISION 6 BY



ALPHEUS QUINTANILLA
 P.E. No. 9533



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 124 E. STUBBS ST.
 ENID, OKLAHOMA 73643
 PHONE: 956-351-6680
 FAX: 956-351-0227
 email: info@qha-inc.com

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

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

DATE PREPARED BY	DATE CHECKED BY	DATE APPROVED BY
DATE REVISION 1 BY	DATE REVISION 2 BY	DATE REVISION 3 BY
DATE REVISION 4 BY	DATE REVISION 5 BY	DATE REVISION 6 BY

LAS ENCINITAS SUBDIVISION PHASE I

A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR LAS ENCINITAS SUBDIVISION PHASE I BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

LAS ENCINITAS SUBDIVISION PHASE I WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MONTE CRISTO ROAD (FM 1925).

THE WATER SYSTEM FOR LAS ENCINITAS SUBDIVISION PHASE I CONSIST OF TWO (2) 8" DIAMETER WATERLINES THAT CONNECT TO THE EXISTING 12" DIAMETER WATERLINE AND RUN NORTH ALONG THE EAST SIDE OF STREET 6 AND ALONG THE WEST SIDE OF STREET 7. FIVE (5) ADDITIONAL WATERLINES RUN ALONG THE SOUTH SIDE OF STREET 1, STREET 2, STREET 3, STREET 4 AND STREET 5, ENDING WITH 2" FLUSH VALVES LOCATED ON THE WEST SIDE OF THE SUBDIVISION.

FROM THE 8" WATERLINE, FIFTY THREE (53) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND SIXTEEN (16) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 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 FOURTEEN (14) FIRE HYDRANTS AT A UNIT COST OF \$_____ FOR A TOTAL COST OF \$_____. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM LAS ENCINITAS SUBDIVISION PHASE I IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TEN (10) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 31, 38, 50, 61, 66, 92, 97, 116, 120, & 124. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOIL ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A CLAY LOAM AND SANDY CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$_____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$_____ PER LOT. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____ 20_____.

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 TEXAS WATER CODE (1989), THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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.

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION LAS ENCINITAS SUBDIVISION PHASE I POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Costos.

LAS ENCINITAS SUBDIVISION PHASE I SERA PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN LINEA EXISTENTE DE 12" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NORTE DE LA CALLE MONTE CRISTO ROAD (FM 1925).

EL SISTEMA DE AGUA PARA LAS ENCINITAS SUBDIVISION PHASE I CONSISTE DE DOS (2) LINEAS DE 8" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE STREET 6 Y POR EL LADO OESTE DE LA CALLE STREET 7. CINCO (5) MAS LINEAS DE AGUA DE 8" DE DIAMETRO CORREN POR EL LADO SUR DE LAS CALLES STREET 1, STREET 2, STREET 3, STREET 4 Y STREET 5, Y TERMINAN CON UNA VALVULA DE 2" EN EL LADO OESTE DE EL SUBDIVISION.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CINCUENTA CUATRO (54) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE PULGADA, Y DIEZ Y SEIS (16) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIORES DE CADA LOTE.

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 MEDIORES DE AGUA HA SIDO INSTALACION 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 MEDIORES DE AGUA, INSTALACION, CONEXION Y MEMBRERIAS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CATORCE (14) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ _____ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL DE US\$ _____.

EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción y Costos.

EL DRENAJE DE LAS ENCINITAS SUBDIVISION PHASE I, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUEÑO 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.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE 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# OS 12258) HIZO DIEZ (10) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 31, 38, 50, 61, 66, 92, 97, 116, 120, & 124. (PRUEBAS ADICIONALES NO 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. EL SUELO NO HA PRENSION DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

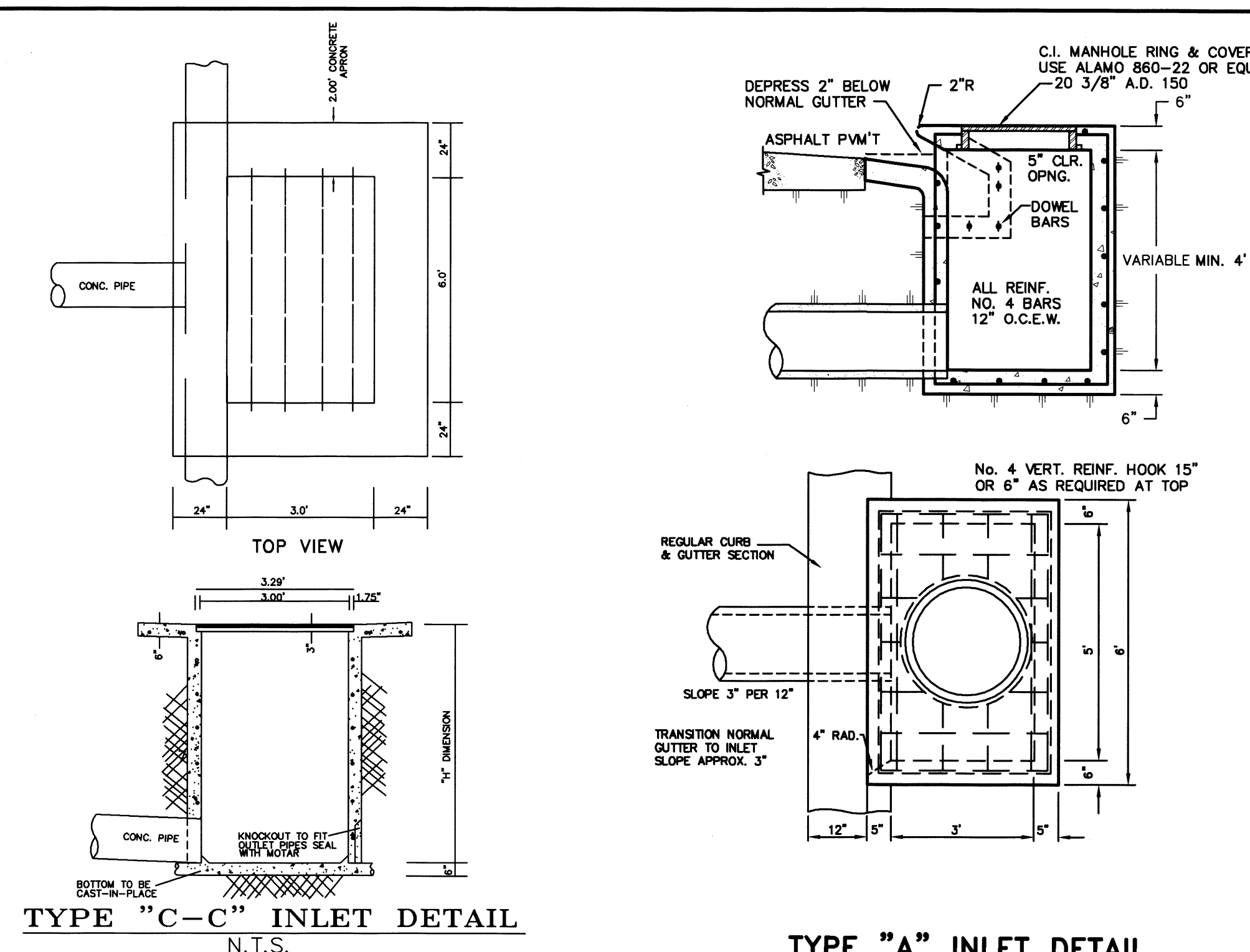
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ _____ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ _____ EL DEPARTAMENTO DE SERVICIOS Y CONSERVACION DEL SUELO DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL _____ DE _____ 20_____.

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 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\$ _____ POR LOTE (TODD INCLUIDO) A UN COSTO TOTAL DE US\$ _____ PARA TODA LA SUBDIVISION.



DRAINAGE REPORT FOR: LAS ENCINITAS SUBDIVISION PHASE I BY: ALFONSO QUINTANILLA, P.E.

DRAINAGE REPORT FOR LAS ENCINITAS SUBDIVISION PHASE I

A 79.56 acre tract of land out of Lots "S" and "T", Block 2, Santa Cruz Ranch Subdivision, Hidalgo County, Texas, according to the plat of map thereof recorded in volume "Z", pages 160-161, deed records Hidalgo County, Texas, and according to deed without warranty recorded under county clerk's document number 1355500, official records, Hidalgo County, Texas. This subdivision is located on the north side of Monte Cristo Road (F.M. 1925), approximately 1414 feet west of Brushline Road. It is in the City of Edinburg E.T.J. The proposed subdivision will consist of 113 residential lots and 11 commercial lots.

The tract is Zone "X" (Shaded), areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood and Zone "X" (Unshaded), areas of minimal flooding, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 C, dated on June 6, 2000 with an LOMR dated May 17, 2001.

The majority of the soil is Comitas (8), Hidalgo (25& 28) and Rio (60). It is in soil group "B" & "D" and with sandy clay loam, fine sandy loam and clay loam. This soil is well drained. Permeability is moderate. Plasticity index has a range of 0-52. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an easterly direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is 0-17.15 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 44.13 cubic feet per second for an increase of Q= 26.98 cubic feet per second. Detention will be 169,850.33 cubic feet (3.90 acre feet) and will be accomplished during the construction of the Hidalgo County Drainage District No. 1 Alamo Road Outfall Lateral located on the north side of the subdivision. Street runoff will be collected by a storm sewer system consisting of 18", 24", & 30" pipes and type "A" that will discharge into the H.C.D.D. No. 1 Drain Ditches. Additionally for the 11 commercial lots, a drainage plan to be approved by the City of Edinburg or County of Hidalgo will be required at time of issuance of building permit.

CERTIFICATION:

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



Alfonso Quintanilla P.E. 11-9-18
ALFONSO QUINTANILLA P.E. No. 95534 DATE

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.

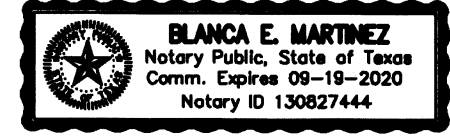
SUBDIVIDER STATEMENT:

FORREST N. RUNNELS JR., VICE-PRESIDENT
FORREST N. RUNNELS JR., VICE-PRESIDENT OF LAS ENCINITAS SUBDIVISION PHASE I 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 LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

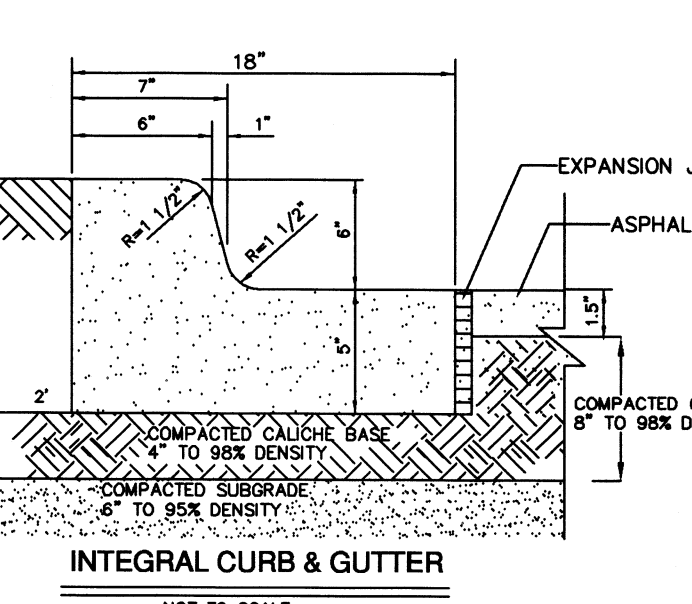
EIA PROPERTIES LTD BY: FORREST N. RUNNELS JR., VICE-PRESIDENT P.O. BOX 118 EDINBURG, TEXAS 78540

BEFORE ME, the undersigned notary public, on this day personally appeared **FORREST N. RUNNELS JR., VICE-PRESIDENT OF EIA PROPERTIES LTD** proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration therein expressed.

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



BLANCA E. MARTINEZ— NOTARY PUBLIC



COST ESTIMATE

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

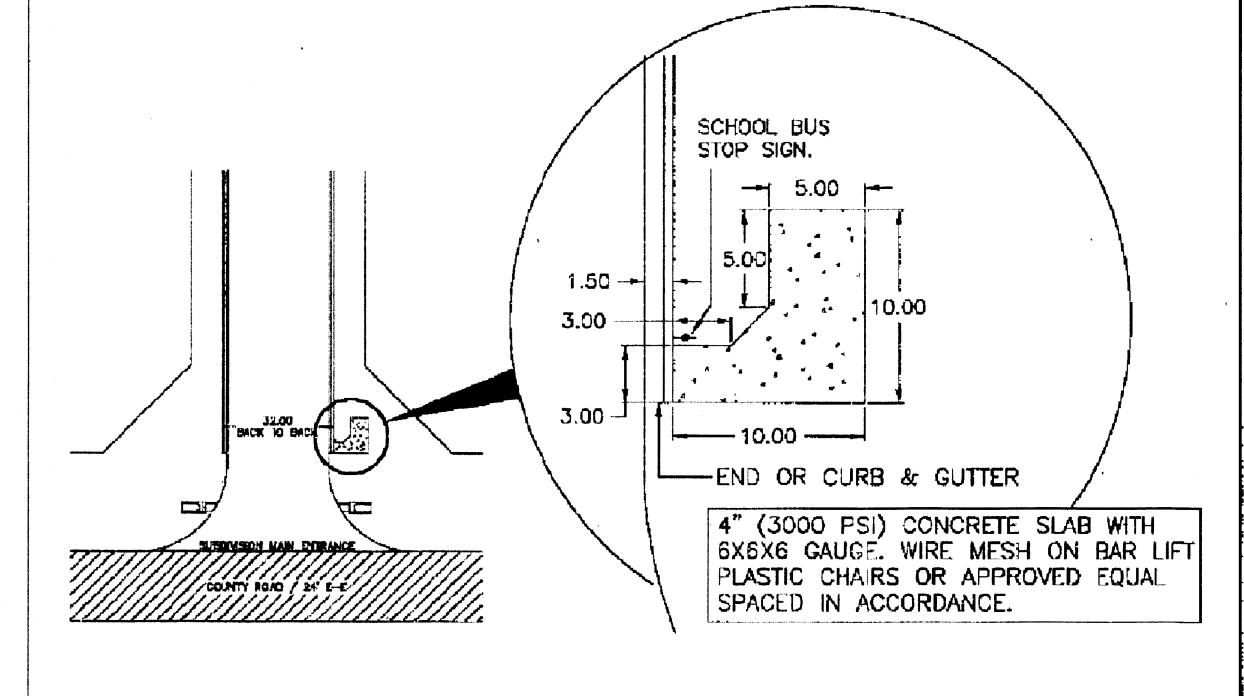
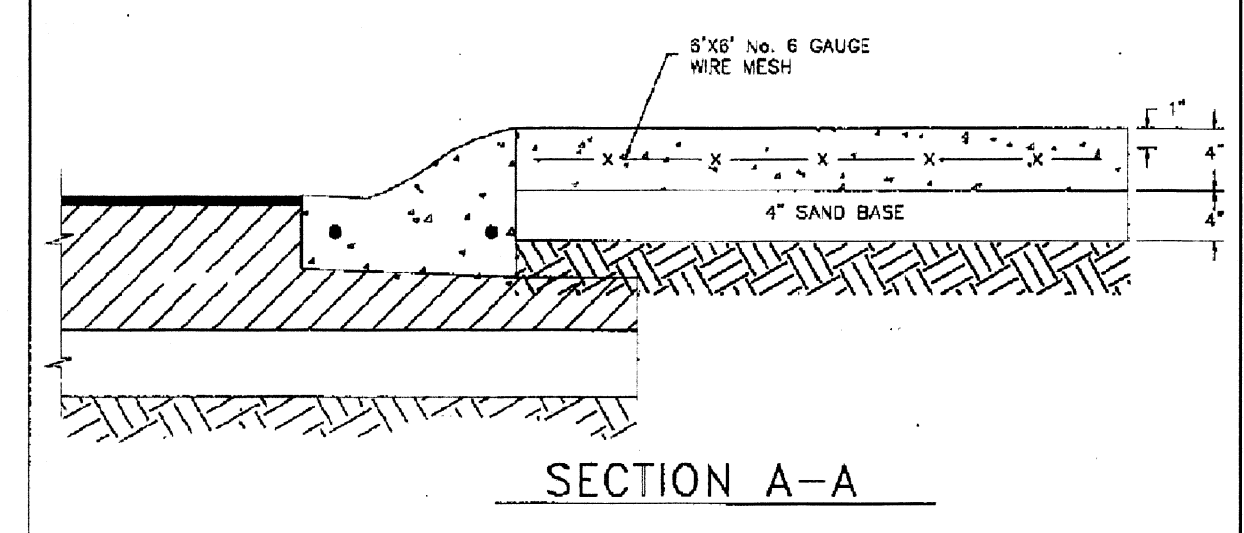


FILED FOR RECORD IN HIDALGO COUNTY, TEXAS BY: ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

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

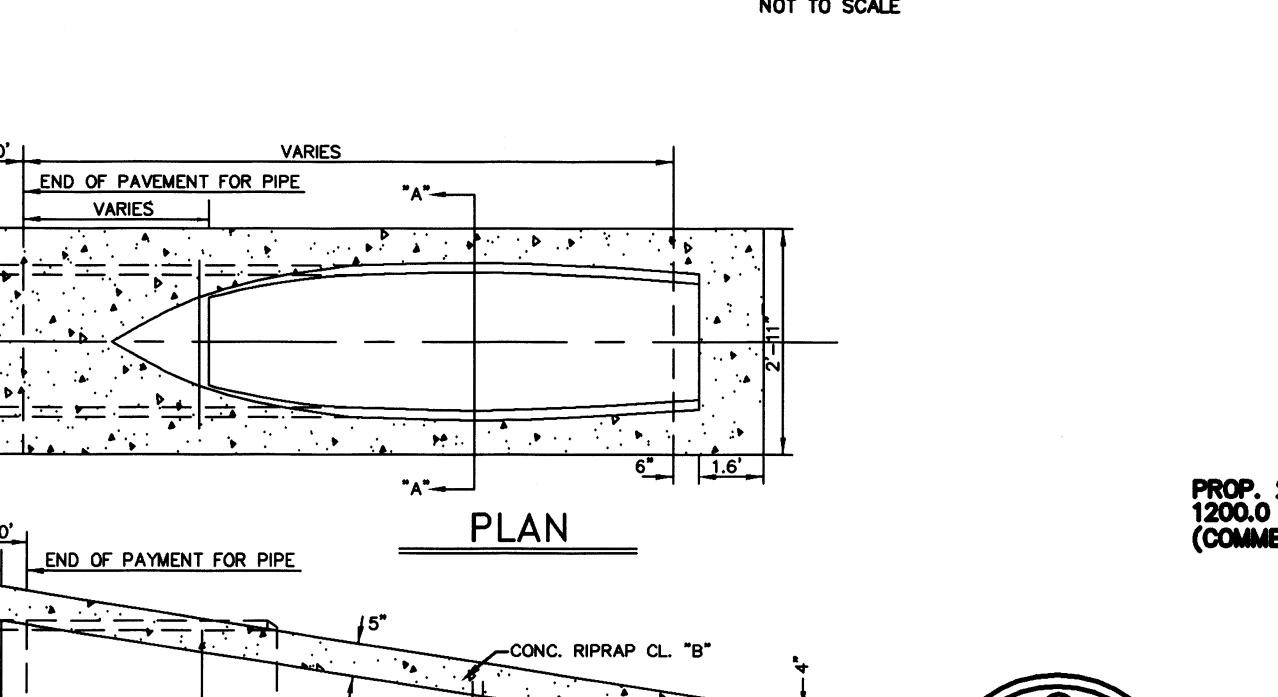
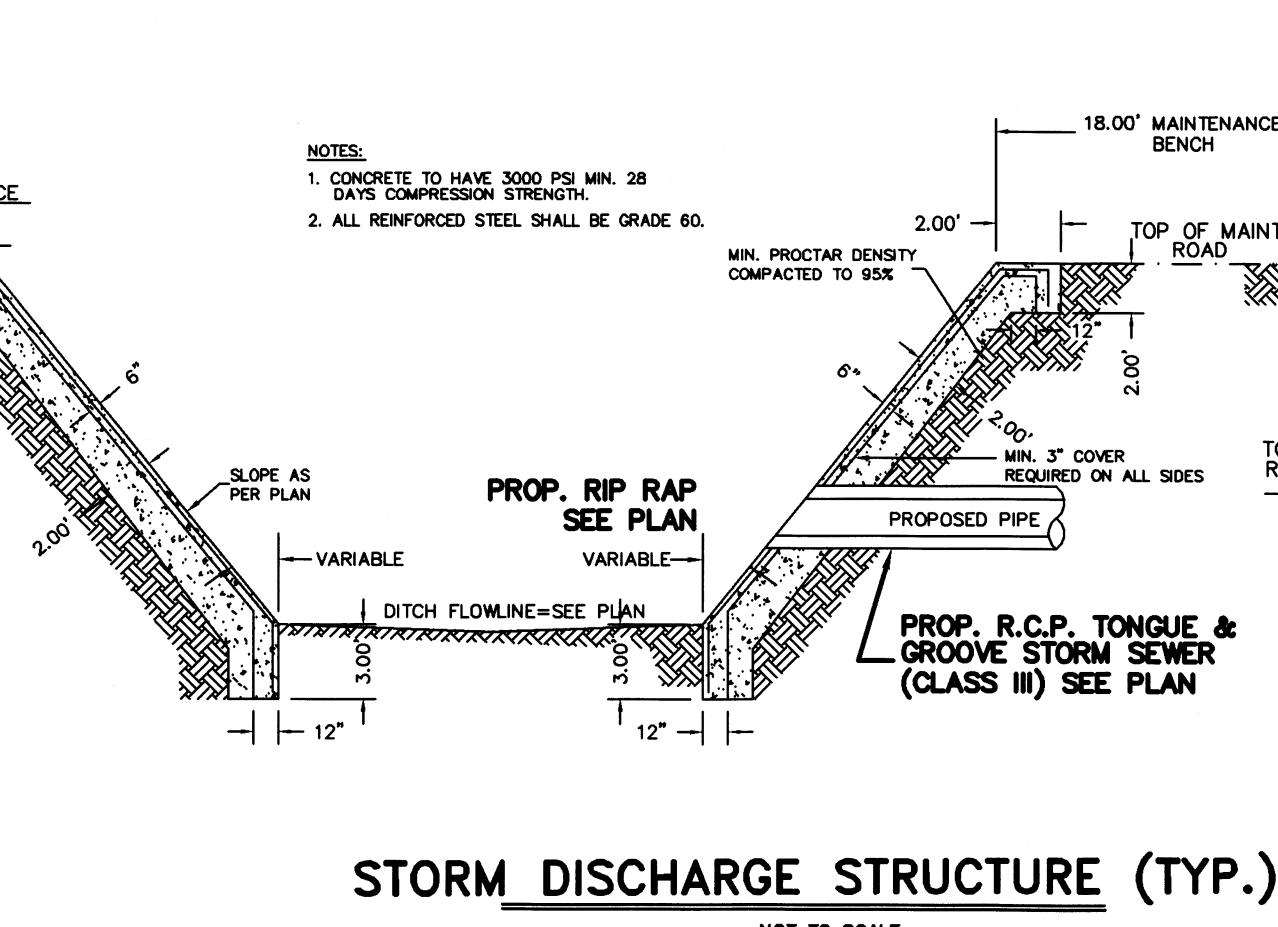
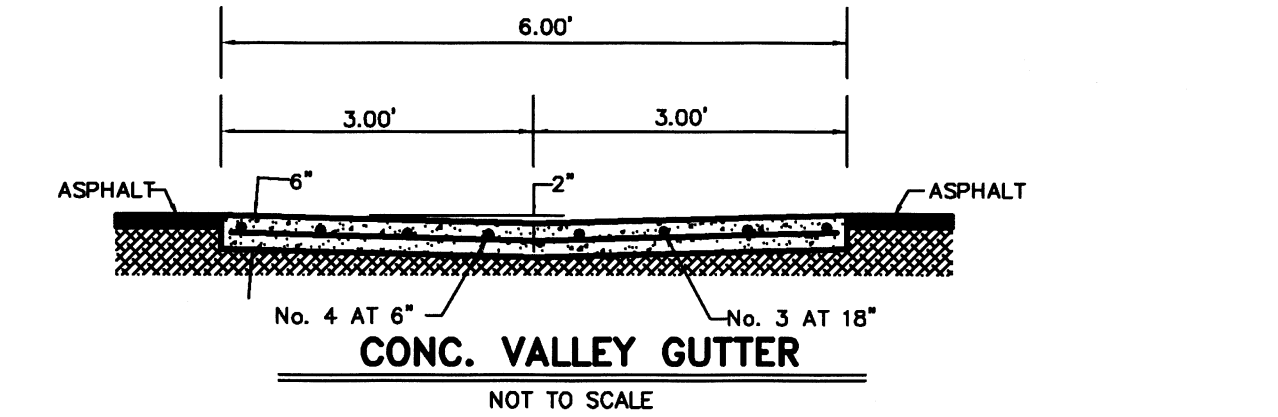
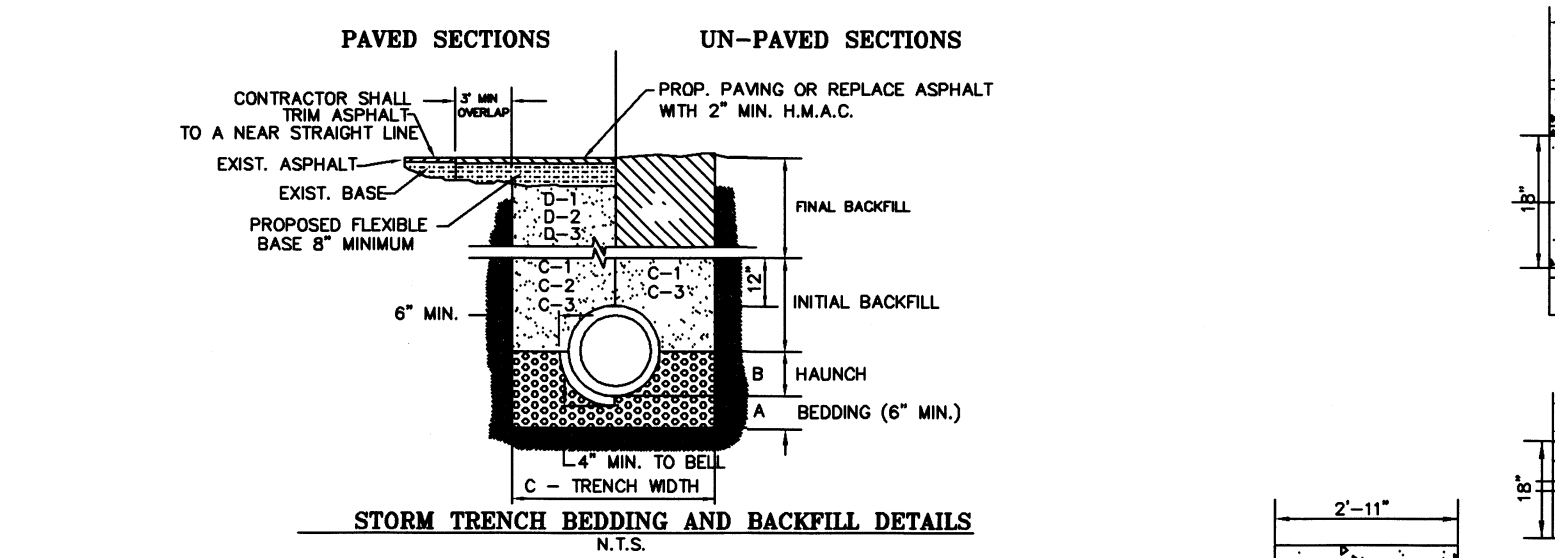
FILENAME:	F:\DATA\SUBDIVISION\ALFONSO QUINTANILLA No. 95534
DATE PREPARED:	11-9-18
DATE CHECKED:	11-9-18
DATE REVISION:	
BY:	ALFONSO QUINTANILLA
CHECKED BY:	
APPROVED BY:	

CONCRETE SCHOOL BUS STOP PICKUP AREA

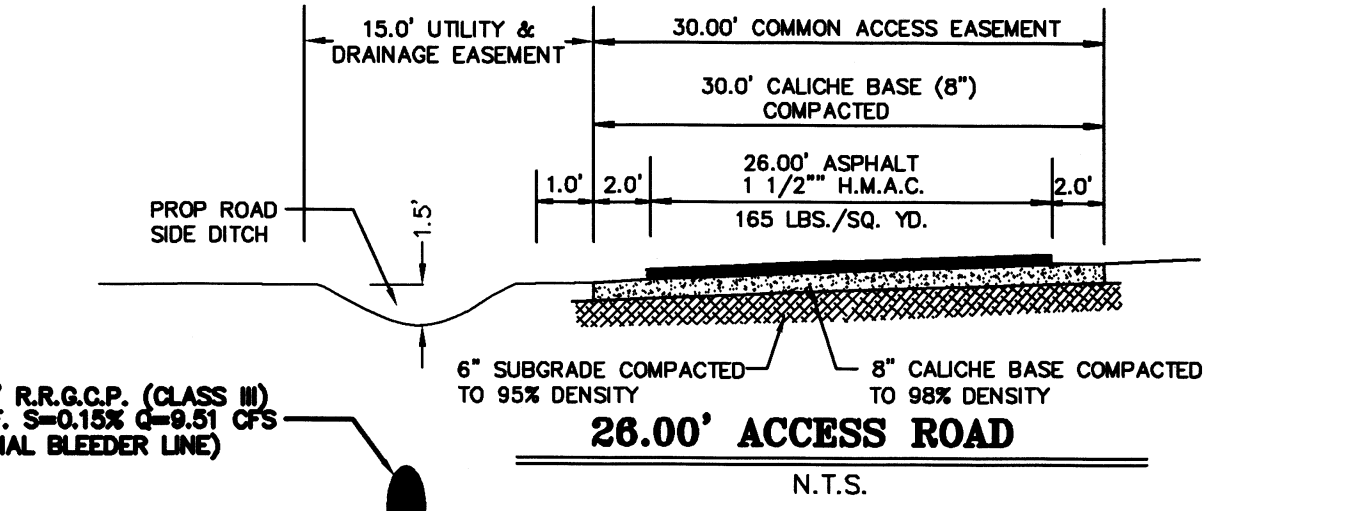


PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA

- 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 FLOW OF PIPE (MIN. THICKNESS = 6") - P11 RUN 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% S.P.D. 6" LOOSE LIFTS, MECHANICAL COMPACTION.
- TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" 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 SOL. TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D. 8" 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% S.P.D. AS PER ASTM D4253 AND ASTM D-998, 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% S.P.D. (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 SOL. TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D. 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% S.P.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D998, 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% S.P.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D998, 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 OR CLASS II (ASTM D2321) OR SOL. 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 (WELLPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTES SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM 9988. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE 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.



SAFETY END TREATMENT



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

SHEET NO. 5	OF 5 SHEETS
-------------	-------------