



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: 2-26-2019

PROPOSED CARMEN AVILA PH. 1 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES, INC. DEVELOPER: JEFFERSON ROAD PROPERTY INV., L.L.C.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 98*SINGLE FAMILY *MULTI-FAMILY 10COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTHEAST CORNER OF CARMEN AVILA ROAD AND MILE 22 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-31-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE SYSTEM DISCHARGING TO AN EXISTING HCDD#1 DRAIN DITCH APPROXIMATELY 1 ½ MILE EAST OF THE PROPOSED DEVELOPMENT.

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

H.C.R.O.W. FINAL APPROVAL DATE: 2-11-2019 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-08-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 10" LOCATION: CARMEN AVILA ROAD.

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

H.C.E.O.C. FINAL APPROVAL DATE: 2-09-2019 : 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: DECEMBER 19, 2017

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.

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PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.
COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR
MAP REVISED: MAY 17, 2001
2.- 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.
3.- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
4.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
5.- SETBACKS:
FRONT (LOTS 1 - 10)20.00 FEET
FRONT (LOTS 11 - 10)50.00 FEET
FRONT (LOTS 23 - 37)40.00 FEET
REAR10.00 FEET
SIDE (LOTS 3 & 4)20.00 FEET
SIDE (LOTS 22, 38 & 41)20.00 FEET
CORNER SIDE10.00 FEET
CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET20.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
6.- 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.
7.- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 280,729.02 CUBIC FEET (6.44 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 5.
8.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 - ELEV = 85.36, TOP OF INLET FOUND ON THE NORTHWEST CORNER OF LOT 53 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.
B.M. No. 2 - ELEV = 84.99, TOP OF INLET FOUND ON THE NORTHEAST CORNER OF LOT 66 OF THIS SUBDIVISION N.A.V.D. 88 DATUM
9.- ALL PUBLIC UTILITIES EASEMENTS DEICATED 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.
10.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 11 THROUGH 108 THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1 THROUGH 108. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
11.- 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.
12.- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR AFTER METERS(S).
13.- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
14.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
15.- 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.
16.- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM CARMEN AVILA RD ON TO LOTS 1,2,5 THROUGH 10. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1&2, 5&6, 7&8 AND 9&10 TO PROVIDE INGRESS AND EGRESS FROM CARMEN AVILA RD.
17.- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL LOTS.
18.- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 22 1/2 NORTH ROAD ON TO LOTS 22, 38, 41 & 42.
19.- LOTS 1 THROUGH 10 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 1 THROUGH 10 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
20.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
21.- 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 PARKING & DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITHIN IS RESPECTIVE SECTION.

SUBDIVISION PLAT OF:
CARMEN AVILA SUBDIVISION PHASE I

A 29.43 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

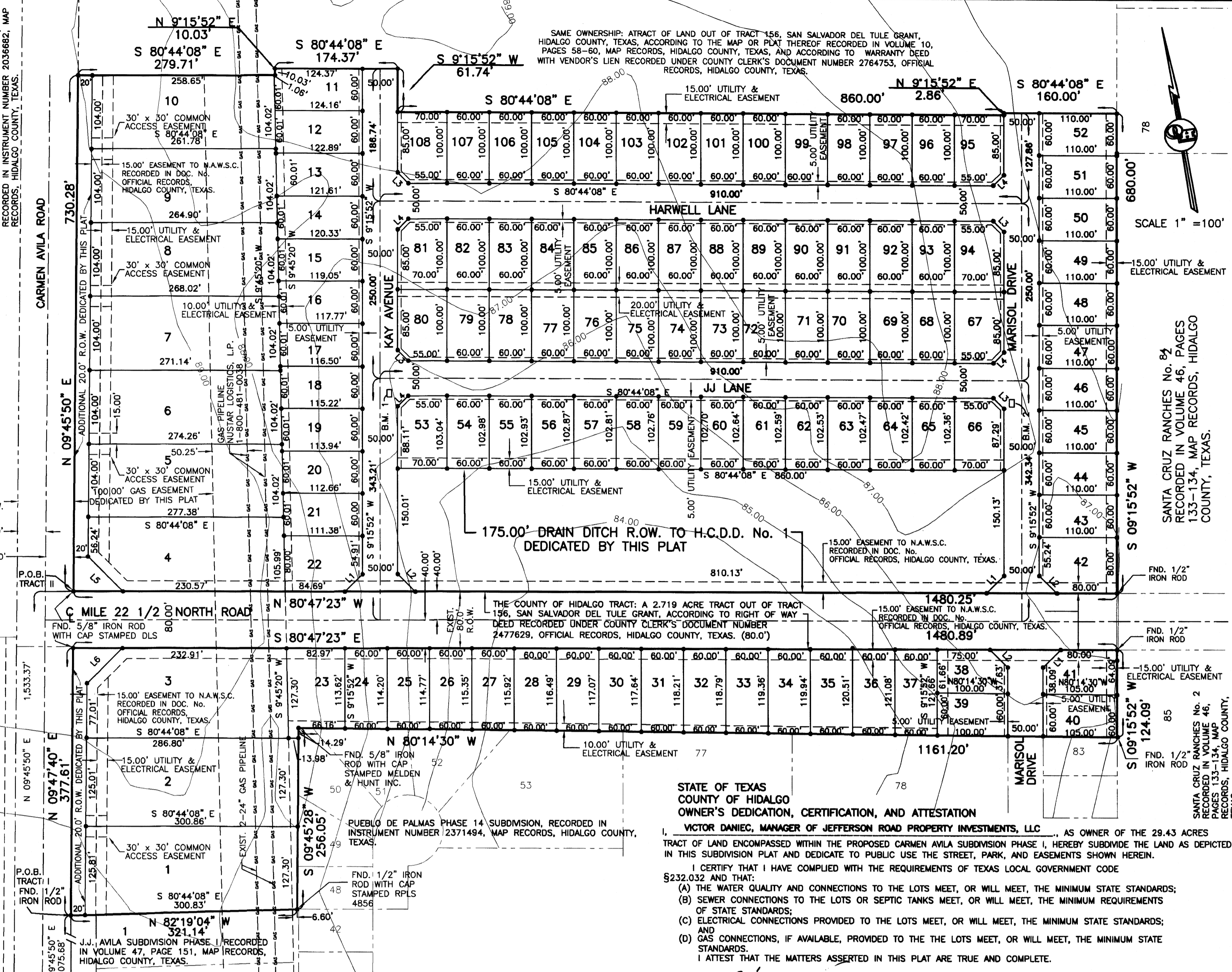
TRACT I METES AND BOUNDS
A 5.91 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.
BEGINNING AT A 1/2" IRON ROD FOUND ON THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD FOR THE NORTHWEST CORNER OF J.J. AVILA SUBDIVISION PHASE I (RECORDED IN VOLUME 47, PAGE 151, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 82°05'25" E (MAP RECORD: S 82°05'25" E), 1.675.57 FEET, S 82°09' E, 80.00 FEET, N 07°54'42" E, 558.34 FEET, AND N 09°45'50" E, 1,075.68 FEET FROM THE SOUTHWEST CORNER OF THIS TRACT.
THENCE: N 09°47'40" E, ALONG THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 377.61 FEET TO A 5/8" IRON ROD WITH CAP STAMPED DLS FOUND FOR THE NORTHWEST CORNER OF THE COUNTY OF HIDALGO TRACT (MILE 22 1/2 NORTH ROAD - A 2.719 ACRE TRACT OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO RIGHT OF WAY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2477629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.
THENCE: S 80°44'08" E (DEED RECORD: S 80°57'50" E), ALONG THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT (MILE 22 1/2 NORTH ROAD), A DISTANCE OF 1,480.89 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF SANTA CRUZ RANCHES No.2 (RECORDED IN VOLUME 46, PAGES 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THE COUNTY OF HIDALGO TRACT (MILE 22 1/2 NORTH ROAD) AND THE NORTHEAST CORNER OF THIS TRACT.
THENCE: S 09°15'52" W (MAP RECORD: S 09°15'37" W), ALONG THE WEST LINE OF SANTA CRUZ RANCHES No.2, A DISTANCE OF 124.09 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF PUEBLO DE PALMAS PHASE 14 (RECORDED IN INSTRUMENT NUMBER 2371494, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.
THENCE: S 80°14'30" W (MAP RECORD: N 80°24'10" W), ALONG THE NORTH LINE OF PUEBLO DE PALMAS PHASE 14, A DISTANCE OF 1,161.20 FEET TO A 5/8" IRON ROD WITH CAP STAMPED MELDEN & HUNT INC. FOUND FOR THE NORTHWEST CORNER OF PUEBLO DE PALMAS PHASE 14 AND AN INTERIOR CORNER OF THIS TRACT.
THENCE: S 09°45'28" W (MAP RECORD: S 09°05'45" W), ALONG THE WEST LINE OF PUEBLO DE PALMAS PHASE 14, A DISTANCE OF 256.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF J.J. AVILA SUBDIVISION PHASE I AND AN EXTERIOR CORNER OF THIS TRACT.
THENCE: N 82°19'04" W, ALONG THE NORTH LINE OF J.J. AVILA SUBDIVISION PHASE I, A DISTANCE OF 321.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.91 ACRES OF LAND MORE OR LESS.
TRACT II
A 23.52 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, 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 5/8" IRON ROD WITH CAP STAMPED DLS FOUND ON THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD FOR THE NORTHWEST CORNER OF THE COUNTY OF HIDALGO TRACT (MILE 22 1/2 NORTH ROAD - A 2.719 ACRE TRACT OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO RIGHT OF WAY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2477629, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 82°05'25" E (MAP RECORD: S 82°09' E), 1.675.57 FEET, S 82°09' E, 80.00 FEET, N 07°54'42" E, 558.34 FEET, AND N 09°45'50" E, 1,533.37 FEET FROM THE SOUTHWEST CORNER OF TRACT 156.
THENCE: N 09°45'50" E, ALONG THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 730.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE: S 80°44'08" E, A DISTANCE OF 279.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.
THENCE: N 09°15'52" E, A DISTANCE OF 10.03 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE: S 80°44'08" E, A DISTANCE OF 174.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE: S 09°15'52" W, A DISTANCE OF 61.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.
THENCE: S 80°44'08" E, A DISTANCE OF 860.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE: N 09°15'52" E, A DISTANCE OF 2.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE: S 80°44'08" E, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF SANTA CRUZ RANCHES No.2 (RECORDED IN VOLUME 46, PAGE 00, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.
THENCE: S 09°15'52" W, ALONG THE WEST LINE OF SANTA CRUZ RANCHES No.2, A DISTANCE OF 690.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT OF WAY LINE OF MILE 22 1/2 NORTH ROAD FOR THE NORTHEAST CORNER OF THE COUNTY OF HIDALGO TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.
THENCE: N 80°47'23" W (DEED RECORD: N 80°57'50" W), ALONG THE NORTH LINE OF THE COUNTY OF HIDALGO TRACT (MILE 22 1/2 NORTH ROAD), A DISTANCE OF 1,480.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.52 ACRES OF LAND MORE OR LESS.
BEARINGS ARE IN ACCORDANCE WITH SAN SALVADOR DEL TULE GRANT, RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO
INDEX OF SHEETS

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 3-29-17

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 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 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 11th day of JANUARY 2017.
JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CARMEN AVILA SUBDIVISION PHASE I, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST AND SOUTHEAST CORNER OF THE INTERSECTION OF CARMEN AVILA ROAD AND MILE 22 1/2 NORTH ROAD. THE MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). CARMEN AVILA SUBDIVISION, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.
PRINCIPAL CONTACTS:
Name Address City & Zip Phone
OWNER: VICTOR DANIEC, MANAGER P.O. BOX 2604 EDINBURG, TX 78540 (956) 821-7108
ENGINEER: MARCO A. GONZALEZ 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 381-0527
SURVEYOR: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 381-0527

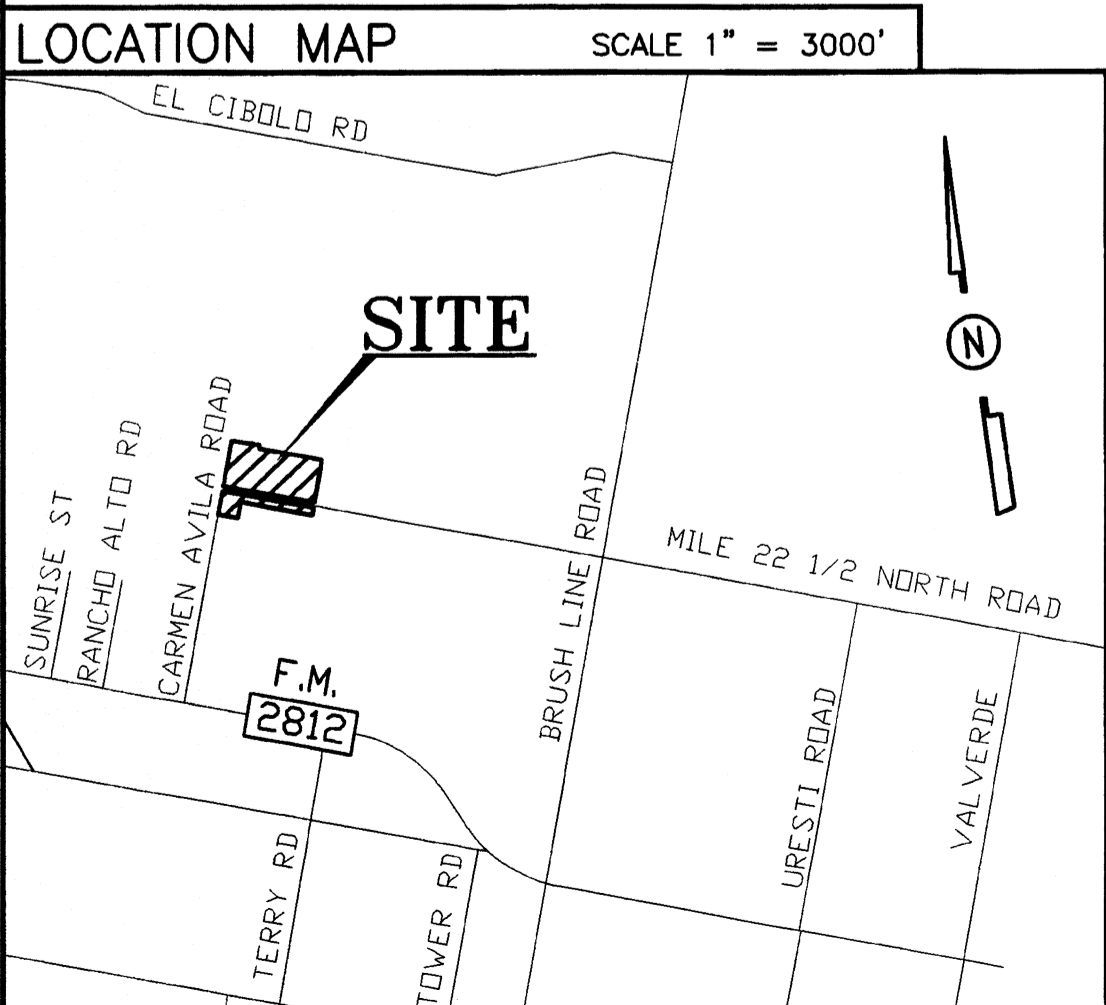


AREA DATA TABLE
LOT AREA (S.F.) AC.
1 36380.72 0.84
2 37603.08 0.86
3 34965.79 0.80
4 28349.79 0.65
5 28685.66 0.66
6 28361.02 0.65
7 28036.38 0.64
8 27711.74 0.64
9 27387.10 0.63
10 27062.46 0.62
11 7477.49 0.17
12 7411.46 0.17
13 7334.78 0.17
14 7258.11 0.17
15 7181.43 0.16
16 7104.76 0.16
17 7028.08 0.16
18 6951.41 0.16
19 6874.73 0.16
20 6798.06 0.16
21 6721.38 0.15
22 8524.63 0.20
23 9463.12 0.22
24 9834.56 0.23
25 6808.99 0.16
26 6803.42 0.16
27 6837.85 0.16
28 6972.28 0.16
29 7006.71 0.16
30 7041.14 0.16
31 7075.57 0.16
32 7110.00 0.16
33 7144.43 0.16
34 7178.86 0.16
35 7213.29 0.17
36 7247.72 0.17
37 7282.15 0.17
38 6808.99 0.16
39 6000.12 0.14
40 6300.12 0.14
41 6364.62 0.15
42 8496.54 0.20
43-52 6600.00 0.15
53 7102.74 0.16
54-65 6180.80 0.14
66 7050.35 0.16
67 6887.50 0.16

LINE DATA TABLE
DATA BEARING LENGTH
L1 N 36°00'00" W 35.37'
L2 S 54°00'00" W 35.34'
L3 S 54°00'00" W 21.21'
L4 N 36°00'00" W 21.21'
L5 S 54°00'00" W 70.37'
L6 N 36°00'00" W 71.07'

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(c)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CARMEN AVILA SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON
Hidalgo County Judge Date
ATTEST: Hidalgo County Clerk Date
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 CARMEN AVILA 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 January, 2017.
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.
MAYOR'S SIGNATURE DATE CITY SECRETARY DATE
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

STATE OF TEXAS
COUNTY OF HIDALGO
COUNTY'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, AS OWNER OF THE 29.43 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARMEN AVILA SUBDIVISION PHASE I, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARKS, 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.
VICTOR DANIEC, MANAGER
DATE 1/17/19
JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER
P.O. BOX 2604
EDINBURG, TEXAS 78540
BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, 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 purpose and consideration thereby expressed.
Given under my hand and seal of office this 17th day of January, 2019.
BLANCA E. MARTINEZ
Notary Public, State of Texas
Comm. Expires 09-18-2020
Texas ID 130827444
BLANCA E. MARTINEZ - NOTARY PUBLIC
MARCO A. GONZALEZ
P.E. No. 120016
DATE

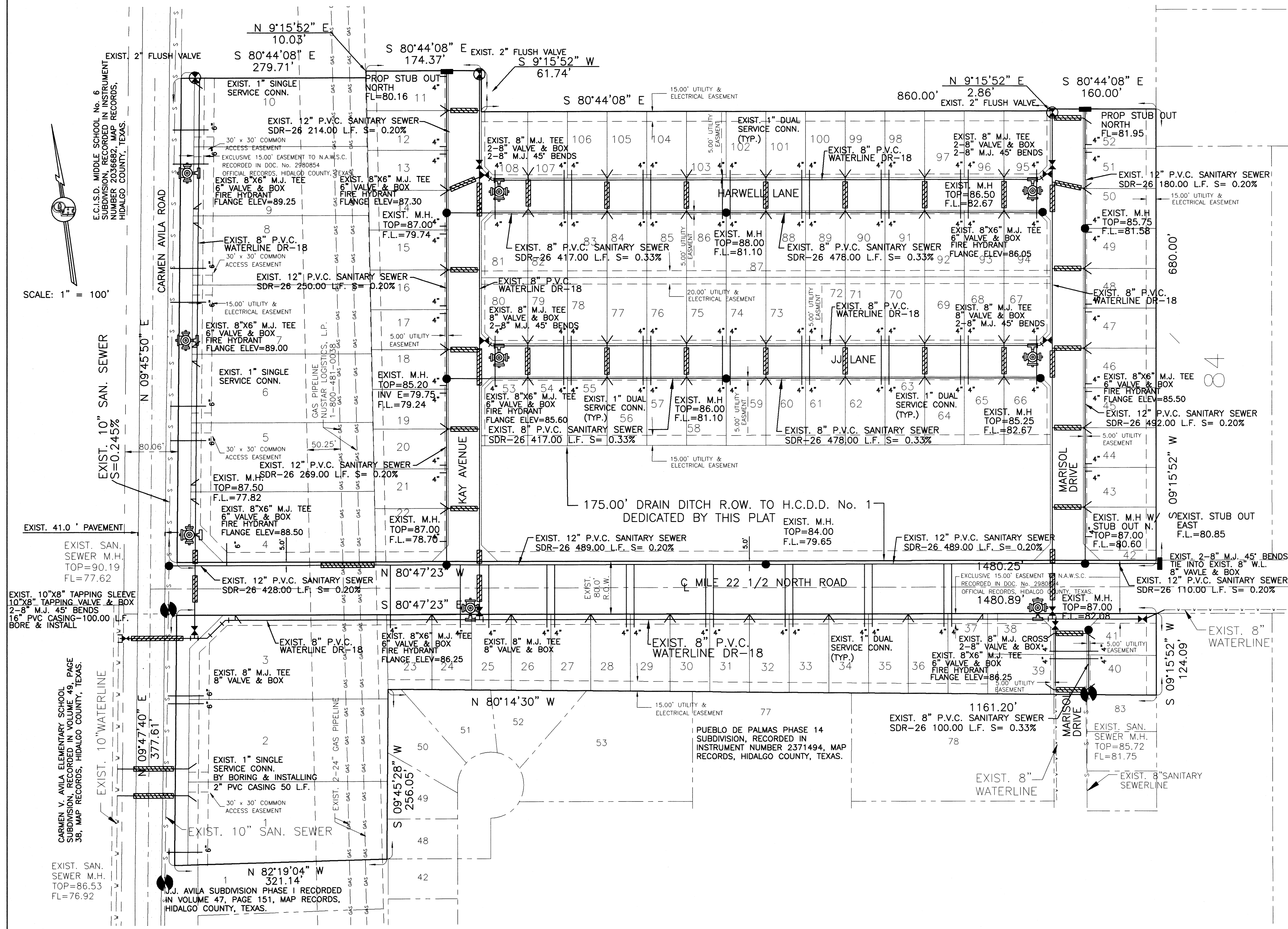


REVISION NOTES
No. Sheet REVISION Date Approved
FILENAME: F:\DATA\SUBD\EDINBURG_CARMEN_AVILA\PLAT
DATE PREPARED PREPARED BY CHECKED BY APPROVED BY
4-12-17 M. GONZALEZ
DATE REVISED REVISED BY CHECKED BY APPROVED BY
SHEET NO. 1 OF 4
DATE OF PREPARATION: APRIL 12, 2017

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

CARMEN AVILA SUBDIVISION PHASE I

A 29.43 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED WITH VENDOR'S Lien RECORDED IN VOLUME 3043, PAGE 613, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



FINAL ENGINEERING REPORT FOR CARMEN AVILA SUBDIVISION PHASE I:
 BY MARCO A. GONZALEZ P.E.

WATER SUPPLY: Description and Costs.
 CARMEN AVILA 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 10" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF CARMEN AVILA ROAD AND AN 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MILE 22 1/2 NORTH ROAD.

THE WATER SYSTEM FOR CARMEN AVILA SUBDIVISION PHASE I CONSISTS OF THE 8" DIAMETER WATERLINE THAT CONNECTS TO THE 10" DIAMETER WATERLINE ON CARMEN AVILA ROAD AND RUNS EAST ALONG THE SOUTH SIDE OF MILE 22 1/2 NORTH ROAD. IT TIES INTO THE EXISTING 8" WATERLINE NEAR THE NORTHEAST CORNER OF LOT 41.

FROM THIS 8" WATERLINE, AN 8" DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF KEY AVENUE AND THE WEST SIDE OF MARISOL DRIVE, ENDING WITH 2" FLUSH VALVES LOCATED ON THE NORTH SIDE OF THE SUBDIVISION. TWO ADDITIONAL 8" DIAMETER WATERLINES RUN ON THE NORTH SIDE OF HARWELL LANE AND JJ LANE AND LOOP THE SYSTEM TOGETHER.

ON THE NORTHEAST CORNER OF LOT 38, AN 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE WEST SIDE OF MARISOL DRIVE AND TIES INTO THE EXISTING 8" DIAMETER WATERLINE FROM PUEBLO DE PALMAS.

ON THE NORTHWEST CORNER OF LOT 3, AN 8" DIAMETER WATERLINE RUNS NORTH AND ENDS WITH A 2" FLUSH VALVE LOCATED ON THE NORTHWEST CORNER OF LOT 10.

FROM THE 8" WATERLINE, FORTH SIX(6) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND SIX (6) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT. TEN (10) 1" DIAMETER SINGLE SERVICES WILL SERVE THE 10 COMMERCIAL PROPERTIES.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, 1" SINGLE SERVICE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 211,525.00 OR \$ 1,958.56 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ 147,600.00 OR \$ 1,366.67 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 NINE (9) FIRE HYDRANTS AT A UNIT COST OF \$ 2,050.00 FOR A TOTAL COST OF \$ 18,450.00. 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.
 CARMEN AVILA SUBDIVISION PHASE II WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF EDINBURG HAS AN EXISTING 10" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF CARMEN AVILA ROAD. THE WASTEWATER SYSTEM FOR CARMEN AVILA PHASE I CONSISTS OF AN 12" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 10" LINE.

THIS 12" LINE THEN RUNS EAST ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD, ENDING WITH A SANITARY SEWER MANHOLE ON THE SOUTH EAST CORNER OF LOT 42. A 12" LINE CONNECTS TO THE 12" SEWER LINE ON MILE 22 1/2 NORTH ROAD AND RUNS NORTH ALONG THE WEST SIDE OF KEY AVENUE AND EAST SIDE OF MARISOL AVENUE. TWO ADDITIONAL 8" LINE TAPS INTO THE 12" SEWER LINE AND RUN WEST ALONG THE SOUTH SIDE OF JJ LANE AND HARWELL LANE. FROM THE 12" LINE AND 8" LINE, NINETY EIGHT (98) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH RESIDENTIAL LOT AND TEN (10) 6" DIAMETER SEWER SERVICE LINES RUN FOR THE COMMERCIAL LOTS.

THE 12" LINE, 8" LINE, 6" SERVICE LINE, 4" SERVICE LINE AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 214,850.00 OR \$ 1,989.35 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$ 9,720.00 WHICH COVERS THE \$ 9,000 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, I CERTIFY THAT THE 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 \$ 359,125.00 OR \$ 3,325.23 PER LOT.
 SEWAGE FACILITIES— THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 224,570.00 WHICH EQUALS TO \$ 2,079.35 PER LOT.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE I:
 POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Descripción y Gastos.
 CARMEN AVILA SUBDIVISION PHASE I SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROPVEER A LA SUBDIVISION DE AGUA SUFFICIENTE POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 10" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO OESTE DE LA CALLE CARMEN AVILA ROAD Y UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO SUR DE LA CALLE MILE 22 1/2 NORTH ROAD.

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

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

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

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CUARENTA SEIS (46) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS DOBLES DE 3/4" DE DIAMETRO. Y SEIS (6) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE RESIDENTIAL. DIEZ (10) SERVICIOS SENCILLOS DE 1" QUE VAN HACIA LOS MEDIDORE DE CADA LOTE COMERCIAL.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALACION A UN COSTO TOTAL DE US\$ 211,525.00 O US\$ 1,958.56 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ 147,600.00 O US\$ 1,366.67 POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRASIAS. 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 NUEVE (9) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ 2,050.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ 18,450.00 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 Gastos.
 LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE II RECIBIRA SU PROVISION DE DRENAJE SANITARIO DEL CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE DRENAJE SANITARIO DE LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE I CONSISTE DE UN CONDUCTO DE DRENAJE SANITARIO DE 12" DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 10".

LA LINEA DE DRENAJE SANITARIO DE 12" CORRE ESTE POR EL LADO NORTE DE MILE 22 1/2 NORTH ROAD, Y TERMINA CON UNA ALcantarilla LOCALIZADA EN LA ESQUINA SURESTE DE LOTE 42. OTRA LINEA DE DRENAJE SANITARIO DE 12" CORRE NORTE POR EL LADO OESTE DE KEY AVENUE Y EL LADO ESTE DE LA CALLE MARISOL AVENUE. DOS MAS LINEAS DE DRENAJE SANITARIO DE 8" CORRE OESTE POR EL LADO SUR DE LAS CALLES JJ LANE Y HARWELL LANE. DE ESTAS LINEAS DE DRENAJE SANITARIO SESENTA CINCO (58) LINEAS DE SERVICIOS DE 4 PULGADAS Y DIEZ (10) SERVICIOS DE 6 PULGADAS SERAN ENTENDIDAS HA CADA LOTE.

LA LINEAS DE 8 PULGADAS, DE 6 PULGADAS, DE 4 PULGADAS Y ALcantarillas HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ 214,850.00 O \$ 1,989.35 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A EL CIUDAD DE EDINBURG UN COSTO TOTAL DE \$ 9,720.00 O \$ 90.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), DOCUMENTO 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\$ 359,125.000 US\$ 3,325.23 POR LOTE.
 DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 224,570.00 POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$ 2,079.35 PARA TODA LA SUBDIVISION.

SEWAGE FACILITIES: Description and Costs.
 CARMEN AVILA SUBDIVISION PHASE II WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

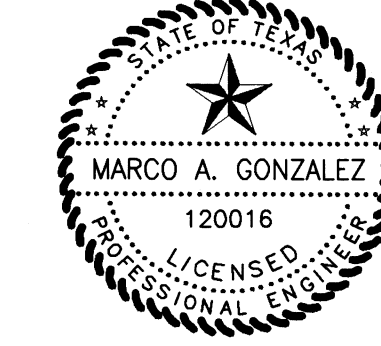
CITY OF EDINBURG HAS AN EXISTING 10" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF CARMEN AVILA ROAD. THE WASTEWATER SYSTEM FOR CARMEN AVILA PHASE I CONSISTS OF AN 12" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 10" LINE.

THIS 12" LINE THEN RUNS EAST ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD, ENDING WITH A SANITARY SEWER MANHOLE ON THE SOUTH EAST CORNER OF LOT 42. A 12" LINE CONNECTS TO THE 12" SEWER LINE ON MILE 22 1/2 NORTH ROAD AND RUNS NORTH ALONG THE WEST SIDE OF KEY AVENUE AND EAST SIDE OF MARISOL AVENUE. TWO ADDITIONAL 8" LINE TAPS INTO THE 12" SEWER LINE AND RUN WEST ALONG THE SOUTH SIDE OF JJ LANE AND HARWELL LANE. FROM THE 12" LINE AND 8" LINE, NINETY EIGHT (98) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH RESIDENTIAL LOT AND TEN (10) 6" DIAMETER SEWER SERVICE LINES RUN FOR THE COMMERCIAL LOTS.

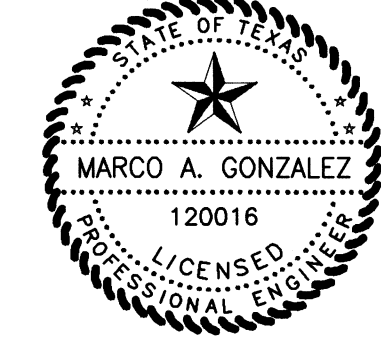
THE 12" LINE, 8" LINE, 6" SERVICE LINE, 4" SERVICE LINE AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 214,850.00 OR \$ 1,989.35 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$ 9,720.00 WHICH COVERS THE \$ 9,000 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, I CERTIFY THAT THE 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 \$ 359,125.00 OR \$ 3,325.23 PER LOT.
 SEWAGE FACILITIES— THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 224,570.00 WHICH EQUALS TO \$ 2,079.35 PER LOT.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, I CERTIFY THAT THE 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 \$ 359,125.00 OR \$ 3,325.23 PER LOT.
 SEWAGE FACILITIES— THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 224,570.00 WHICH EQUALS TO \$ 2,079.35 PER LOT.



Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120016
 DATE 2-8-19



Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120016
 DATE 2-8-19

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

SUBDIVIDER STATEMENT:
 JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
 VICTOR DANIEC, MANAGER
 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 THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
 VICTOR DANIEC, MANAGER
 P.O. BOX 2604
 EDINBURG, TEXAS 78540

DATE _____

COST ESTIMATE

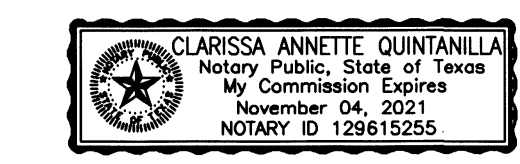
WATER DISTRIBUTION:	\$ 211,525.00
DRAINAGE IMPROVEMENTS:	\$ 575,427.00
PAVING IMPROVEMENTS:	\$ 339,644.00
SEWER IMPROVEMENTS:	\$ 214,850.00

REVISION NOTES

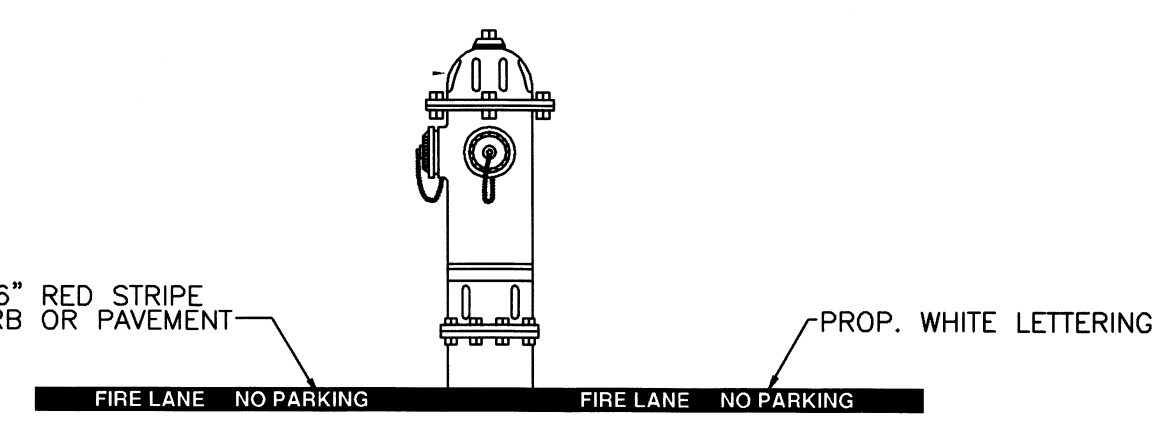
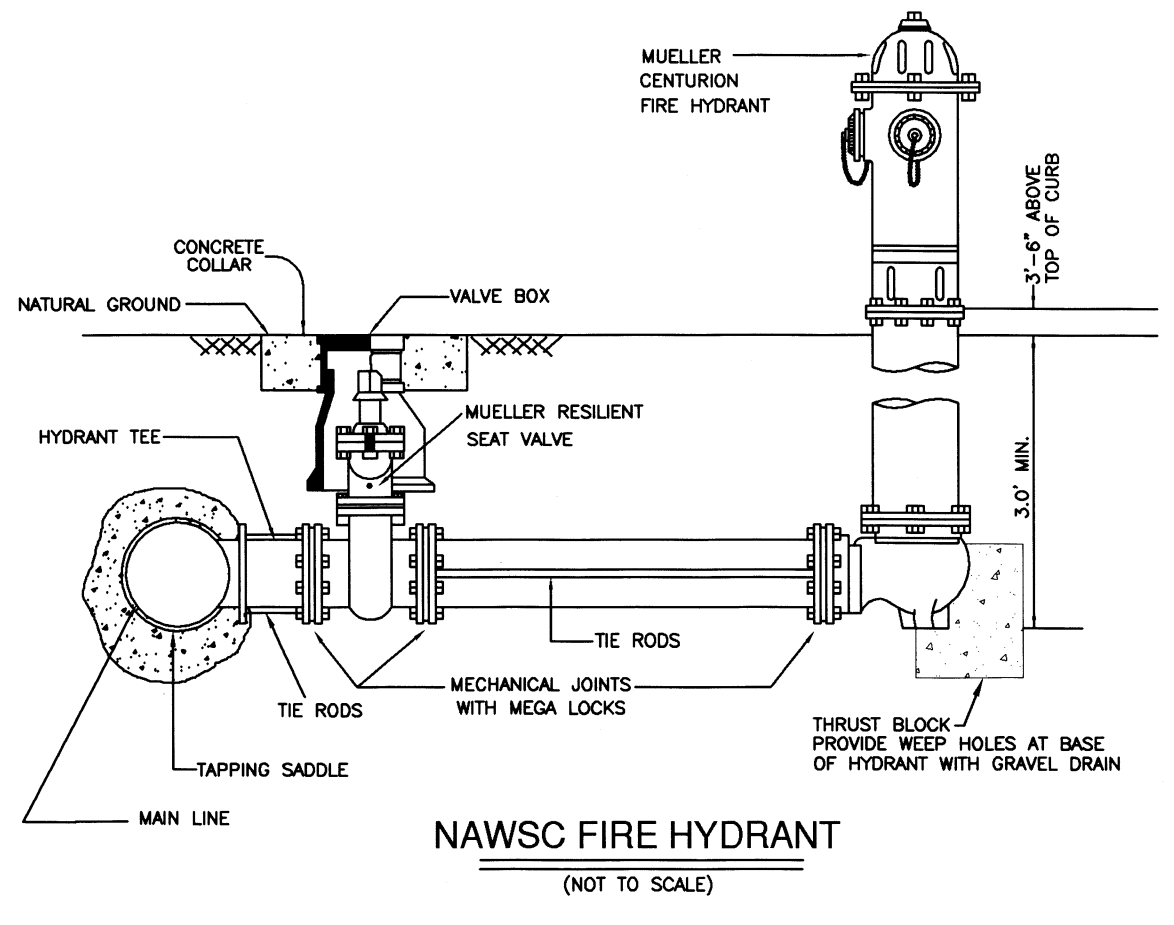
No.	Sheet	REVISION	Date	Approved

BEFORE ME, the undersigned notary public, on this day personally appeared
 JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
 VICTOR DANIEC, MANAGER
 proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

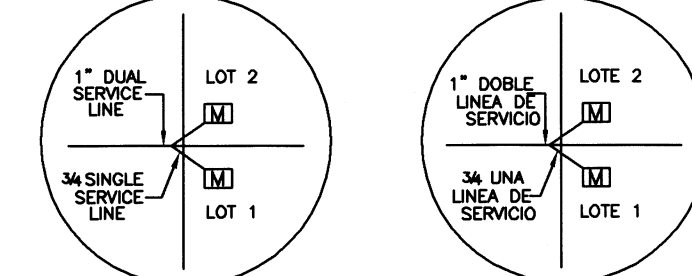
Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



WATER METER BOX CAJA DE MEDIDOR DE AGUA
 8" WATER SUPPLY LINE 8" LINEA DE AGUA
 SERVICE LINES LINEAS DE SERVICIOS



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

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

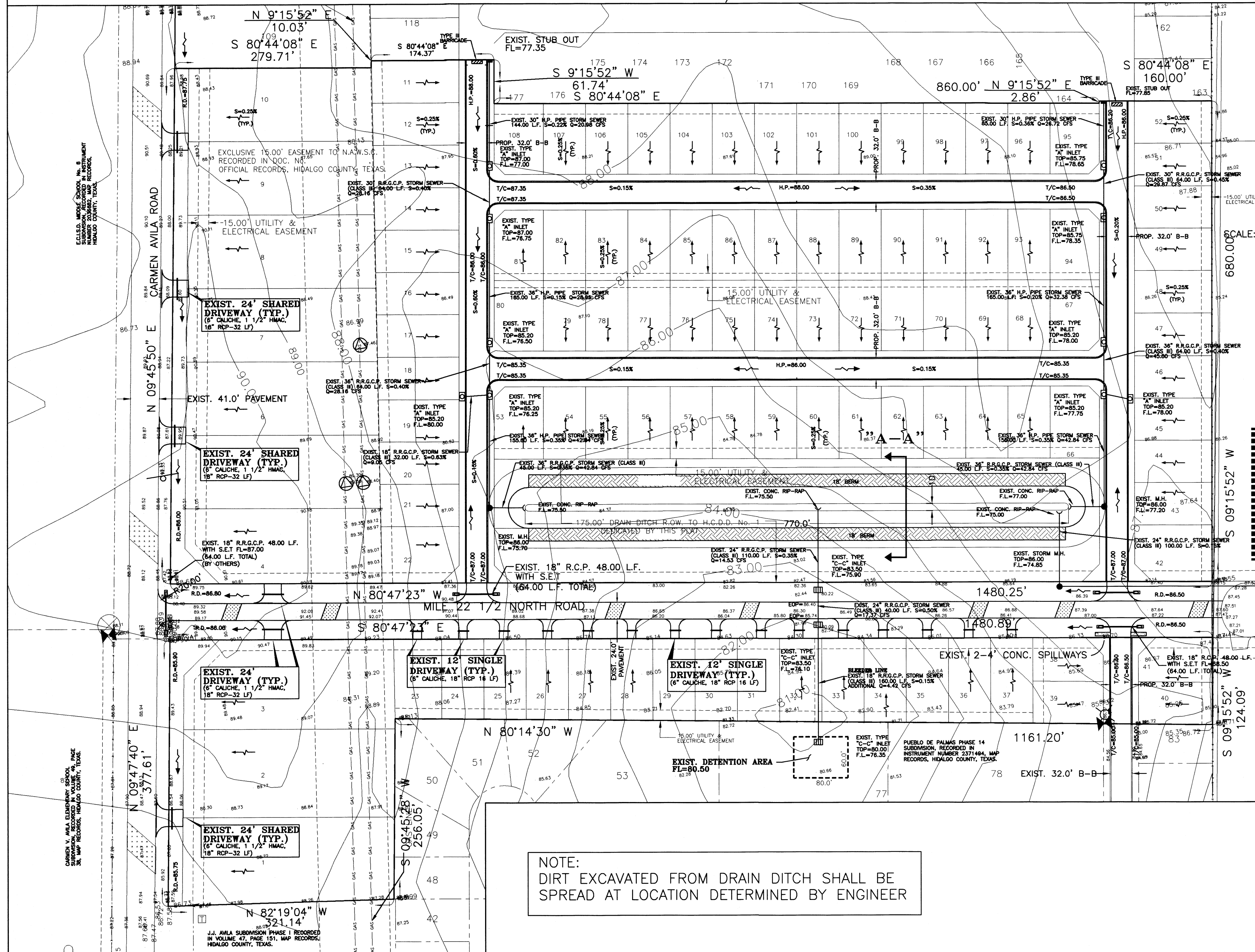
ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

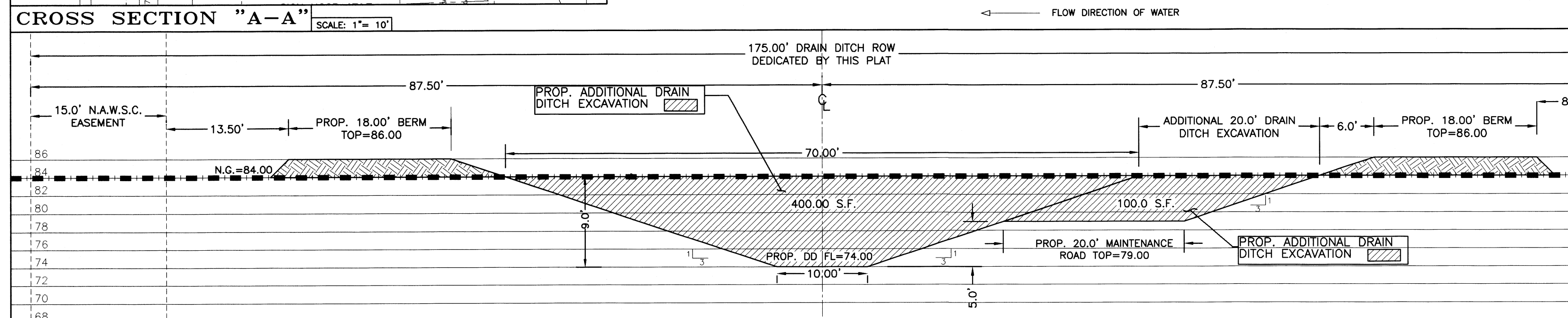
SHEET NO. 2 OF 4 SHEETS

FILENAME : F:\DATA\SUBDIVISION\CARMEN AVILA SUBD. PH. I\WATER SEWER PLAT
 DATE PREPARED : 10-11-2017
 PREPARED BY : M. GONZALEZ
 CHECKED BY :
 APPROVED BY:

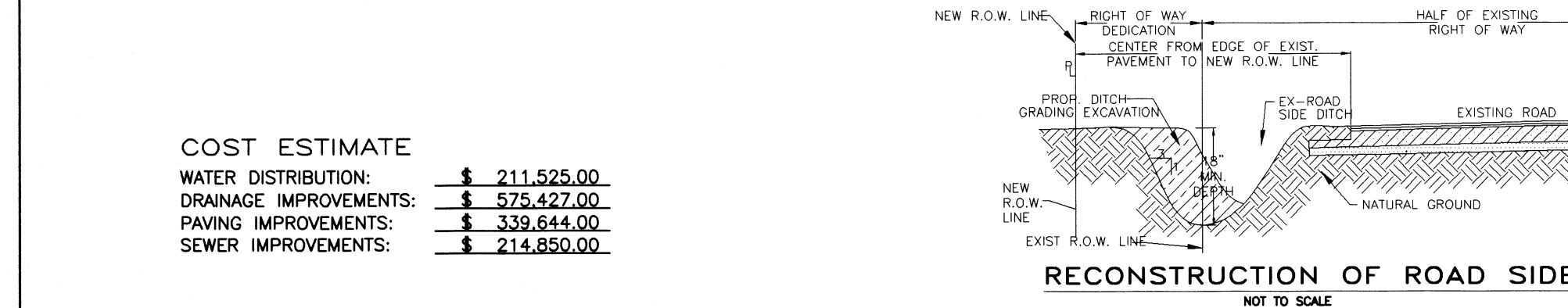
MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE



NOTE: DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER



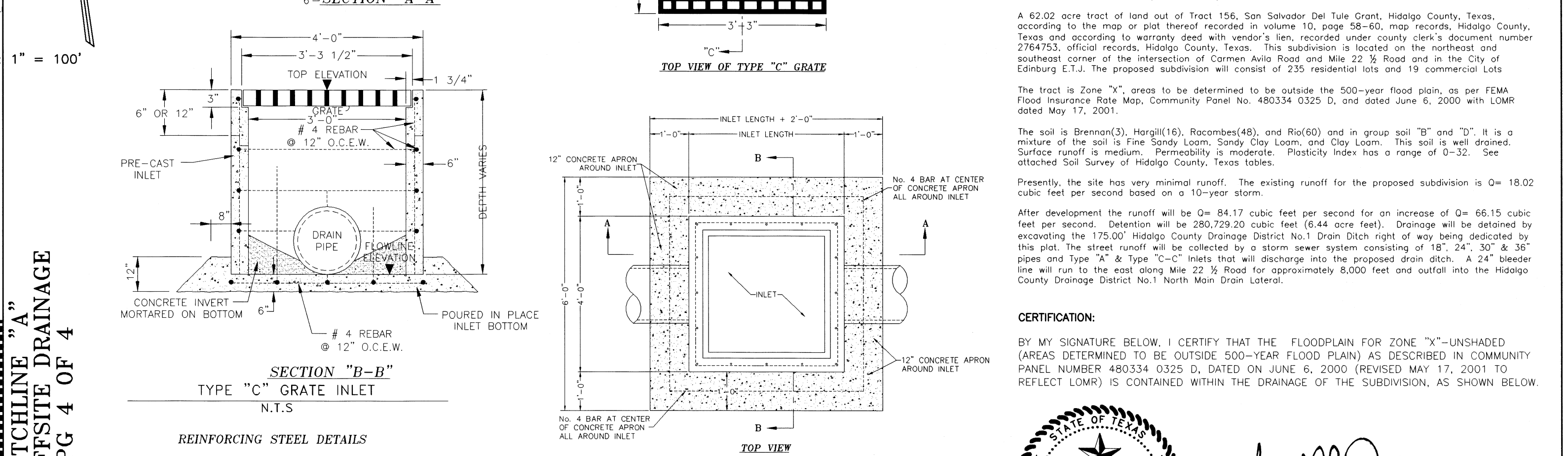
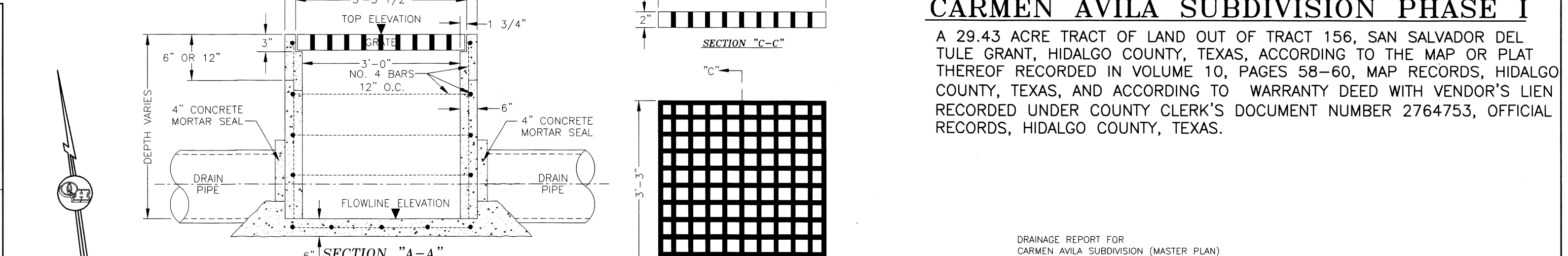
LEGEND
 TOTAL DETENTION REQUIRED - 280,729.20 C.F.
 TOTAL DETENTION EXCAVATED - 385,000.00 C.F.
 (500 S.F. X 770.00 L.F.)



COST ESTIMATE

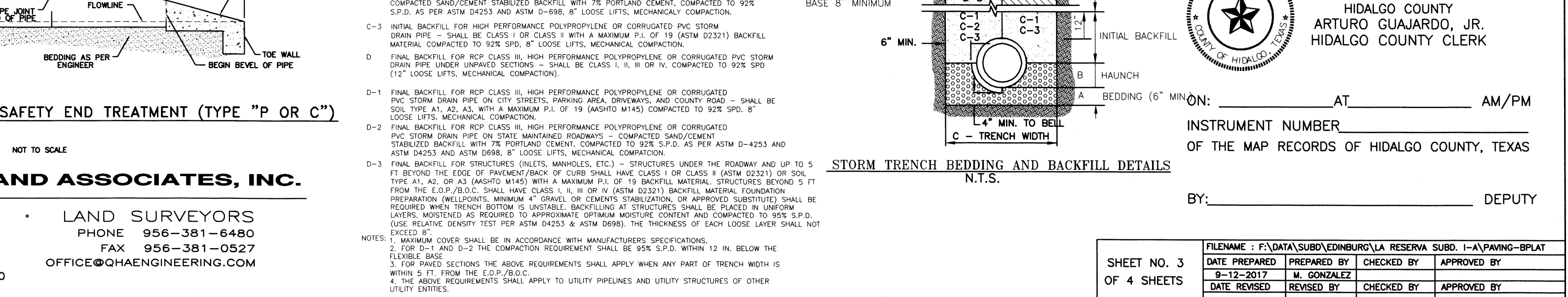
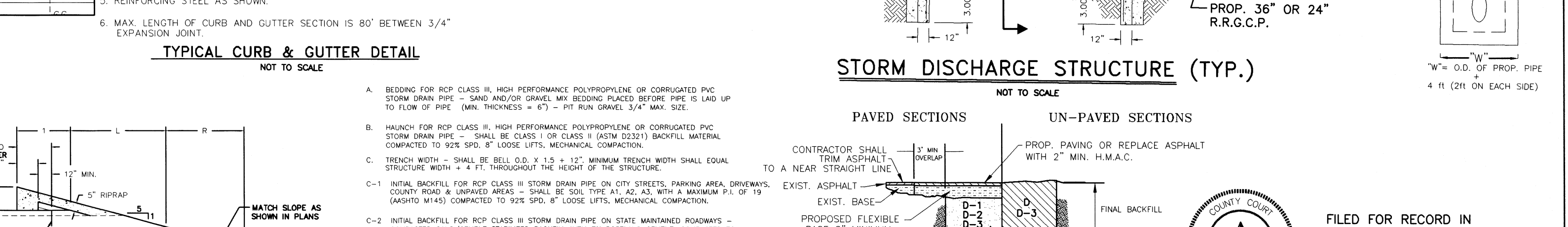
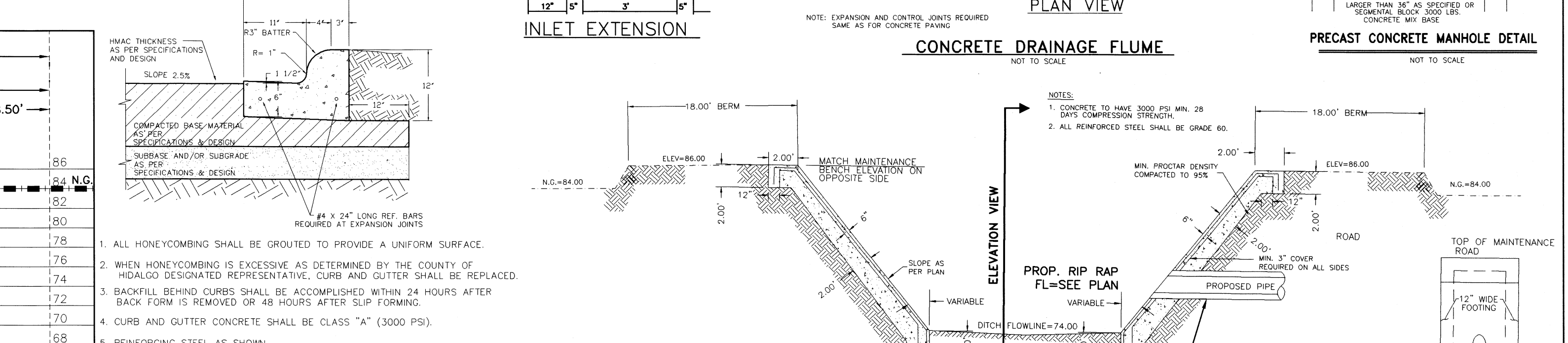
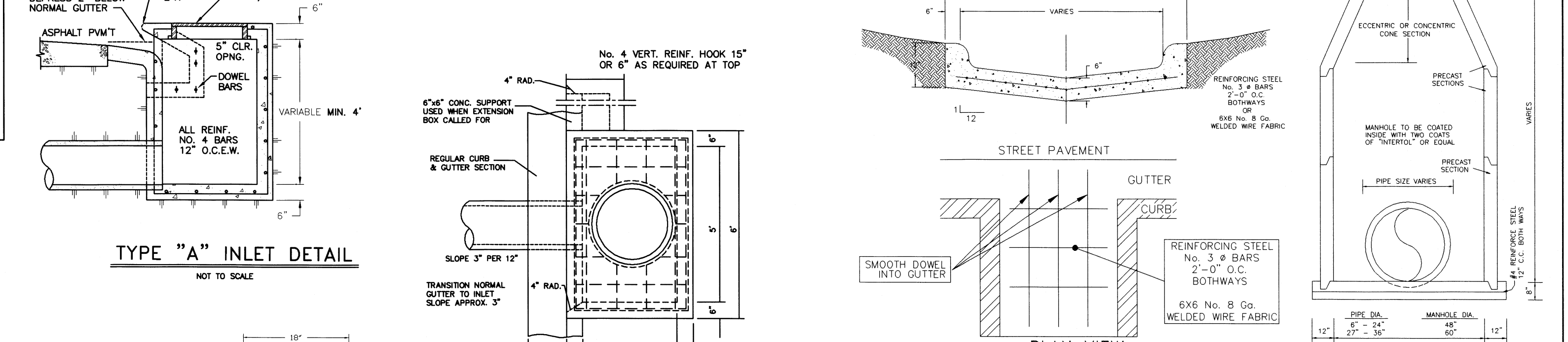
WATER DISTRIBUTION:	\$ 211,525.00
DRAINAGE IMPROVEMENTS:	\$ 575,427.00
PAVING IMPROVEMENTS:	\$ 339,844.00
SEWER IMPROVEMENTS:	\$ 214,850.00

No.	Sheet	REVISION NOTES	Date	Approved



REINFORCING STEEL DETAILS

NOTE: 1. ALL STEEL TO BE NO. 4 BARS ON 12\"/>



CARMEN AVILA SUBDIVISION PHASE I
 A 29.43 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR CARMEN AVILA SUBDIVISION (MASTER PLAN)
 A 62.02 acre tract of land out of Tract 156, San Salvador Del Tule Grant, Hidalgo County, Texas, according to the map or plan thereof recorded in volume 10, page 58-60, map records, Hidalgo County, Texas and according to warranty deed with vendor's lien, recorded under county clerk's document number 2764753, official records, Hidalgo County, Texas. This subdivision is located on the northeast and southeast corner of the intersection of Carmen Avila Road and Mile 22 1/2 Road and in the City of Edinburg, E.T.A. The proposed subdivision will consist of 235 residential lots and 19 commercial lots.

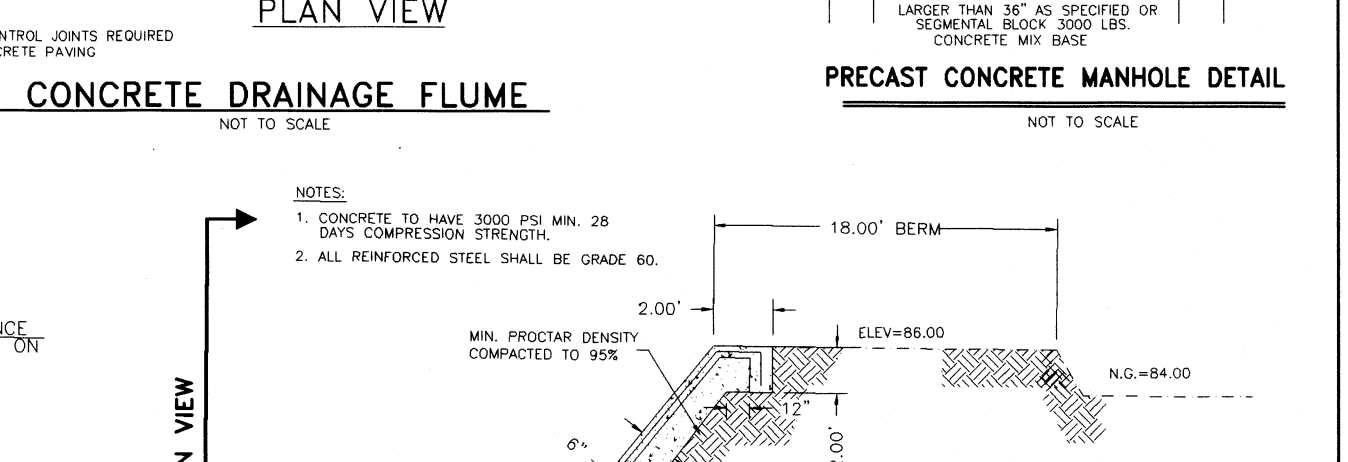
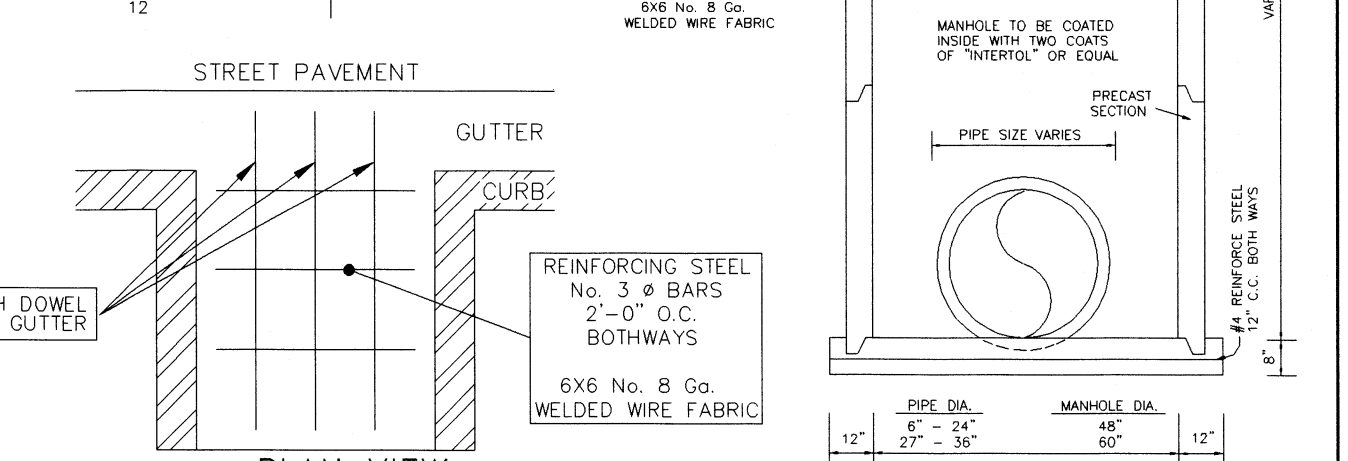
The tract is Zone "X", areas to be determined to be outside the 500-year flood plain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, and dated June 6, 2000 with LOMR dated May 17, 2001.
 The soil is Brennan(3), Hargh(16), Roombes(48), and Rio(60) and in group soil "B" and "D". It is a mixture of the soil is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Surface runoff is moderate. Permeability is moderate. Plasticity Index has a range of 0-32. See attached Soil Survey of Hidalgo County, Texas plates.

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is 0= 18.02 cubic feet per second based on a 10-year storm.
 After development the runoff will be 0= 84.17 cubic feet per second for an increase of Q= 66.15 cubic feet per second. Detention will be 280,729.20 cubic feet (6.44 acre feet). Drainage will be obtained by excavating the 175.00' Hidalgo County Drainage District No.1 Drain Ditch right of way, dedicated by this plat. The street runoff will be collected by a storm sewer system consisting of 18", 24", 30" & 36" pipes and type "A" & type "C-C" inlets that will discharge into the proposed drain ditch. A 24" beeder line will run to the east along Mile 22 1/2 Road for approximately 8,000 feet and outfall into the Hidalgo County Drainage District No.1 North Main Drain Lateral.

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

MARCO A. GONZALEZ
 120016
 LICENSED PROFESSIONAL ENGINEER

MARCO A. GONZALEZ
 P.E. No. 120016

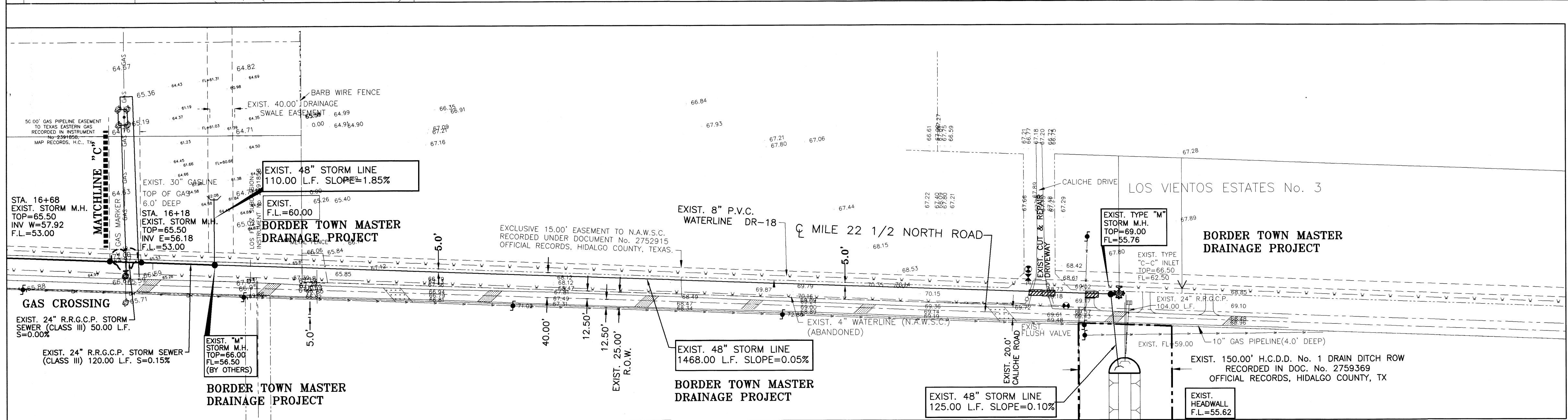
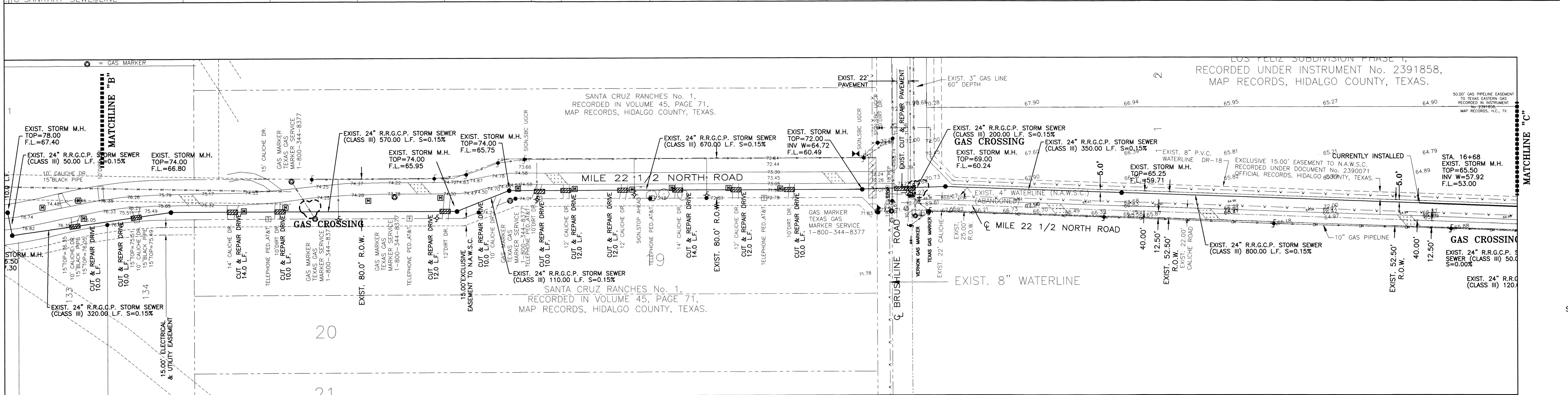
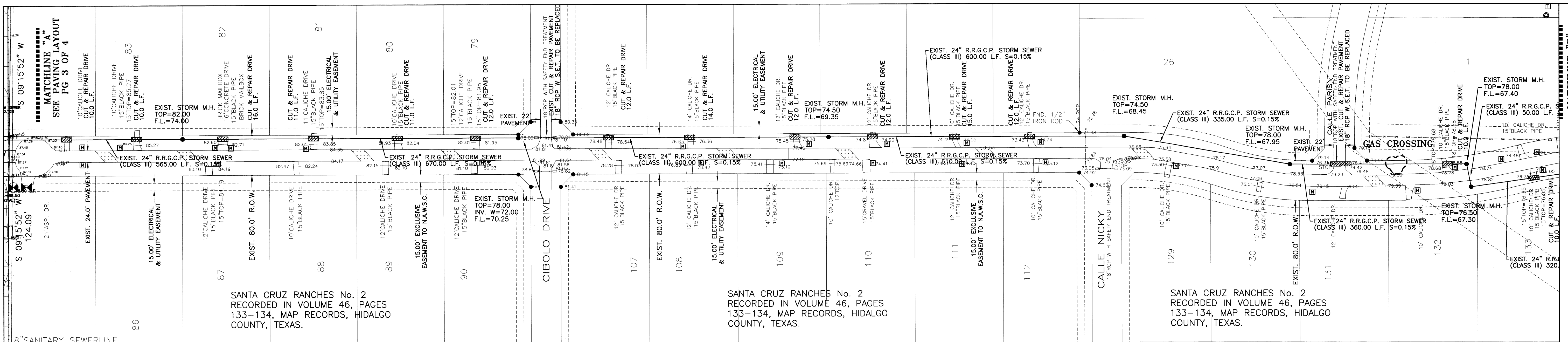


FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

FILENAME:	DATE PREPARED:	PREPARED BY:	CHECKED BY:	APPROVED BY:
F:\DATA\SUB\EDINBURG\LA RESERVA SUBD. I-A\PAVING-BPLAT	9-12-2017	M. GONZALEZ		
	DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:

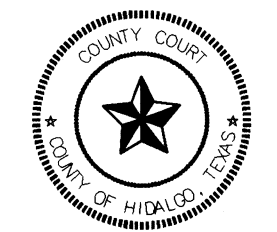
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. • PHONE 956-381-6480
 EDINBURG, TEXAS 78539 • FAX 956-381-0527
 REGISTRATION NUMBER F-1513 • OFFICE@CHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00



CARMEN AVILA SUBDIVISION PHASE I
 A 29.43 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120016
 DATE: 2-8-19



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

COST ESTIMATE

WATER DISTRIBUTION:	\$ 211,525.00
DRAINAGE IMPROVEMENTS:	\$ 575,427.00
PAVING IMPROVEMENTS:	\$ 339,844.00
SEWER IMPROVEMENTS:	\$ 214,850.00

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

BY: _____ DEPUTY

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

FILENAME: F:\DATA\SUBDIVISIONS\LA RESERVA SUBD. I-A\PAVING-BLPT
DATE PREPARED: 1-12-2017
PREPARED BY: M. GONZALEZ
CHECKED BY: _____
APPROVED BY: _____
DATE REVISED: _____
REVISED BY: _____
CHECKED BY: _____
APPROVED BY: _____

**CARMEN AVILA SUBDIVISION
 OFFSITE DRAINAGE**

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. EDINBURG, TEXAS 78539
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