



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 VISTA BONITA NO. 17 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES, INC. DEVELOPER: RICHARD W. RUPPERT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 192 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTHEAST CORNER OF KENYON ROAD AND INGLE 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 2-12-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY STORM DRAINAGE SYSTEM AND DETENTION BY WIDENING THE EXISTING DRAIN DITCH ALONG THE WEST AND SOUTH PROPERTY LINE.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO INGLE ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 2-11-2019 BY, JOE 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: EDINBURG LINE SIZE: 12" LOCATION: NORTHWEST CORNER OF DOOLITTLE ROAD AND INGLE ROAD.

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

H.C.E.O.C. FINAL APPROVAL DATE: 2-12-2019 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ 134,000.00 SUBMITTED TO THE CITY OF EDINBURG TO COVER THE FINAL DRAINAGE IMPROVEMENTS AND SEWER LIFT STATION.

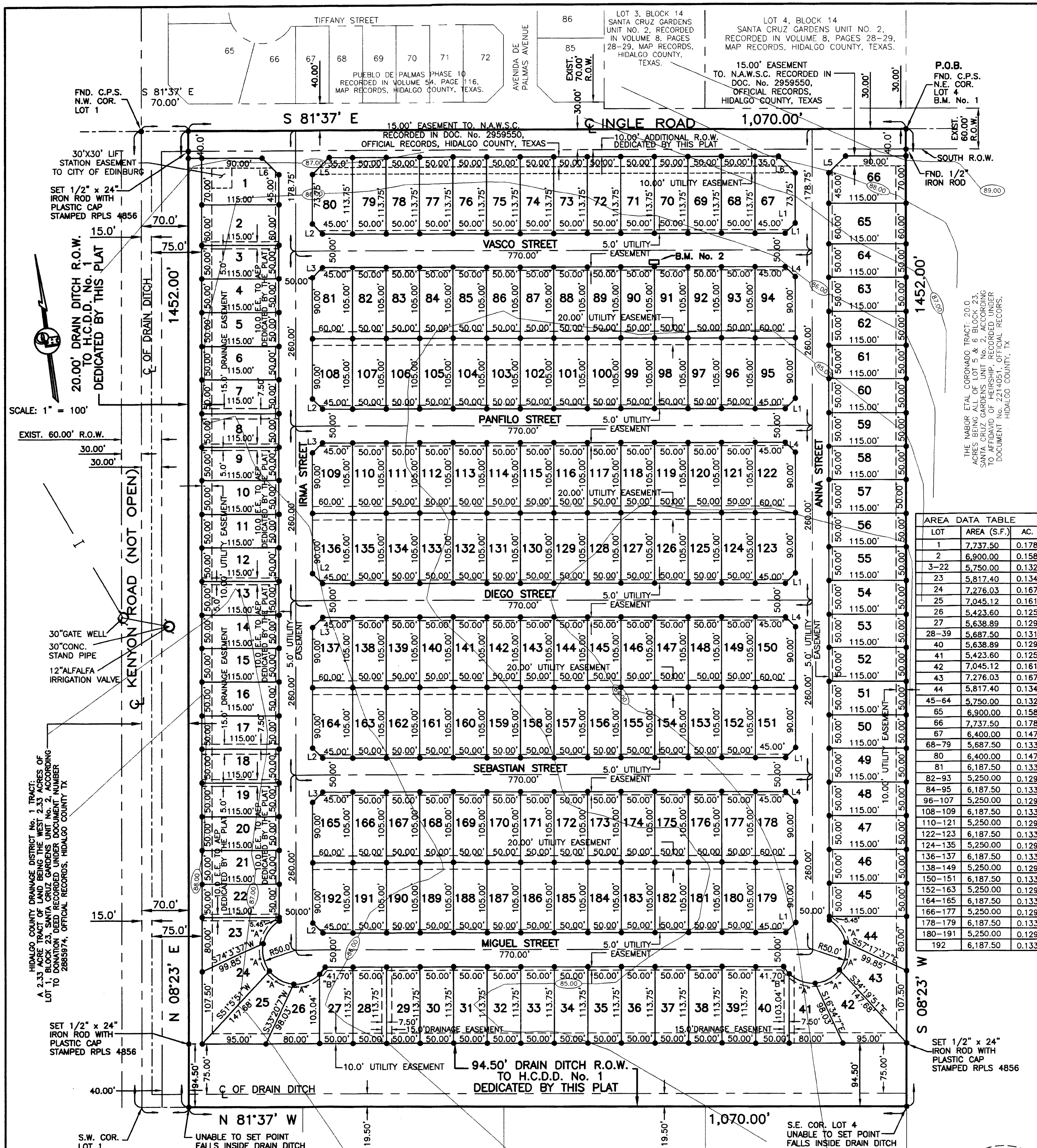
VARIANCE REQUEST FROM: *Hidalgo County Subdivision Rules Title "B" chapter 3.5 E. section 13 "setback".*

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 27, 2018

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

Final Approval 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.



PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN

2.- MINIMUM BUILDING SETBACK LINES:
FRONT: 20.00 FEET
REAR: LOTS 1-86, 81-192, 100.00 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: LOTS 87-90, 25.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER

3.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE LOTS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 10" ABOVE TOP OF CURB AT CENTER OF LOT OR ELEVATION=86.50, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATION. REGIONAL CERTIFICATION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 5.

5.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No. 1 ELEVATION= 90.07 COTTON PICKER SPINDLE FOUND LOCATED AT THE NORTHEAST CORNER OF THIS SUBDIVISION. NAVD 88 DATUM.
B.M. No. 2 ELEVATION= 85.55 TOP OF INLET LOCATED ON THE NORTHEAST CORNER OF LOT 90. NAVD 88 DATUM

6.- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 90,533.36 CUBIC FEET (2.09 ACRE FEET) OF STORM WATER RUNOFF. REGIONAL CERTIFICATION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 5.

7.- LEGEND * - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

8.- 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.

9.- 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.

10.- 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.

11.- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

12.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE SUBDIVISION.

13.- 100% OF PARKLAND FEE (\$300.00) HAS BEEN PAID BY DEVELOPER.

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.- NO ACCESS WILL BE ALLOWED FROM ONTO LOT 1, 66 THROUGH 80 BUTTING INGLE ROAD. THE DEVELOPER SHALL INSTALL A BUFFER FENCE ABUTTING INGLE ROAD TO PREVENT ACCESS ONTO LOTS

16.- A FIVE (5.0) FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG INTERIOR STREETS AT BUILDING PERMIT STAGE

17.- A NORTH ALAMO WATER SUPPLY CORP. NON FENCING EASEMENT WILL BE LOCATED ON ALL LOTS FOR WATER METER ACCESS. SEE DETAILS "1"

18.- CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).

19.- E.E. DENOTES ELECTRICAL EASEMENT

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	2,737.50	0.178
2	6,900.00	0.158
3-22	5,750.00	0.132
23	5,817.40	0.134
24	7,276.03	0.167
25	7,045.12	0.161
26	5,423.69	0.125
27	5,639.89	0.129
28-39	5,687.50	0.131
40	5,638.89	0.129
41	5,423.69	0.125
42	7,045.12	0.161
43	7,276.03	0.167
44	5,817.40	0.134
45-64	5,750.00	0.132
65	6,900.00	0.158
66	7,276.03	0.167
67	6,400.00	0.147
68-79	5,687.50	0.133
80	6,400.00	0.147
81	6,187.50	0.133
82-93	5,250.00	0.129
94-95	6,187.50	0.133
96-107	5,250.00	0.129
108-109	6,187.50	0.133
110-121	5,250.00	0.129
122-123	6,187.50	0.133
124-135	5,250.00	0.129
136-137	6,187.50	0.133
138-149	5,250.00	0.129
150-151	6,187.50	0.133
152-163	5,250.00	0.129
164-165	6,187.50	0.133
166-177	5,250.00	0.129
178-179	6,187.50	0.133
180-191	5,250.00	0.129
192	6,187.50	0.133



**SUBDIVISION PLAT OF:
VISTA BONITA SUBDIVISION No. 17**

A 35.67 ACRE TRACT OF LAND BEING THE EAST 5.27 ACRES OF LOT 1 AND ALL OF LOTS 2, 3 & 4 BLOCK 23, SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2733777, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 35.67 ACRE TRACT OF LAND BEING THE EAST 5.27 ACRES OF LOT 1 AND ALL OF LOTS 2, 3 & 4 BLOCK 23, SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2733777, 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 COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF INGLE ROAD FOR THE NORTHEAST CORNER OF LOT 4 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°23'W, ALONG THE EAST LINE OF LOT 4, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF INGLE ROAD, PASSING A 1/2" IRON ROD FOUND AT 1,382.00 FEET FOR THE TOE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,452.00 TO A POINT FOR THE SOUTHEAST CORNER OF LOT 4 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°37'W, ALONG THE SOUTH LINE OF LOTS 1, 2, 3, AND 4, A DISTANCE OF 1,070.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THE INTERMEDIARY SERVICES, INC. TRACT (THE WEST 2.33 ACRES OF LOT 1, BLOCK 23, SANTA CRUZ GARDENS UNIT No. 2, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2733777, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°23'E, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 94.50 FEET FOR THE TOE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,422.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF INGLE ROAD, A TOTAL DISTANCE OF 1,452.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 1 AND IN THE CENTERLINE OF INGLE ROAD FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°37'E, ALONG THE NORTH LINE OF LOTS 1, 2, 3, AND 4 AND CENTERLINE OF INGLE ROAD, A DISTANCE OF 1,070.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 35.67 ACRES OF LAND MORE OR LESS.

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 PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4858
DATE: AUGUST 25, 2016

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

ALFONSO QUINTANILLA
P.E. No. 93634
DATE: 1-22-19

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, do hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, on a perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, or remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantee'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. Thus agreed 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 49 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__.

SAINTA CRUZ PROPERTIES, LTD.
BY: RICHARD W. RUPPERT, PRESIDENT

SAINTA CRUZ PROPERTIES, LTD.
BY: RICHARD W. RUPPERT, PRESIDENT

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

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

SANTA CRUZ PROPERTIES, LTD.
BY: RICHARD W. RUPPERT, PRESIDENT

AS OWNER OF THE 35.67 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VISTA BONITA SUBDIVISION No. 17 HEREBY SUBDUCE 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.

SANTA CRUZ PROPERTIES, LTD.
BY: RICHARD W. RUPPERT, PRESIDENT
EDINBURG, TEXAS 78540

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
SANTA CRUZ PROPERTIES, LTD. BY: RICHARD W. RUPPERT, PRESIDENT
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
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

SANTA CRUZ IRRIGATION DISTRICT No. 15

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS ___ DAY OF _____, 20__ SUBJECT TO THE FOLLOWING: 1) NO BUILDINGS ALLOWED ON TOP OF TOP AN IRRIGATION LINE; 2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY- AND EASEMENTS OF DISTRICT; AND 4) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

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 VISTA BONITA SUBDIVISION No. 17, CONFORMS TO THE 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 _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VISTA BONITA SUBDIVISION No. 17 was reviewed and approved by the Hidalgo County Commissioners Co _____

Hidalgo County Judge _____ date _____
ATTEST: Hidalgo County Clerk _____ date _____

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION CONFORM 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

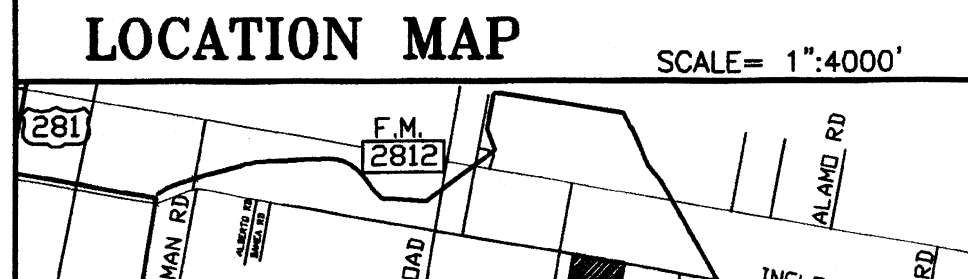
RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE PREPARED: _____ PREPARED BY: _____ CHECKED BY: _____ APPROVED BY: _____
DATE REVISION: _____ REVISION BY: _____ CHECKED BY: _____ APPROVED BY: _____
DATE REVISION: _____ REVISION BY: _____ CHECKED BY: _____ APPROVED BY: _____

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



CURVE DATA

CURVE	Δ	RADIUS	LENGTH	CHORD
"A"	48°36'27"	50.00'	42.42'	41.16'
"B"	15°34'23"	50.00'	13.59'	13.55'

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

VISTA BONITA SUBDIVISION No. 17 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF INGLE ROAD AND EAST OF KENYON ROAD, APPROXIMATELY 70 FEET EAST FROM THE 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), VISTA BONITA SUBDIVISION No. 17 LIES APPROXIMATELY 1.4 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S FIVE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
RUPPERT COMPANY, L.L.C. BY: PRESIDENT RICHARD W. RUPPERT	P.O. BOX 959	EDINBURG, TX 78540	(956)383-0868	(956)383-2301
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 53°23'00" W	21.21'
L2	N 36°37'00" W	21.21'
L3	S 53°23'00" E	21.21'
L4	S 36°37'00" E	21.21'
L5	N 53°23'00" E	35.35'
L6	S 36°37'00" E	35.35'

REVISION NOTES

No.	Sheet	REVISION	Date	Approved
1	1-5	H.C. COMMENTS DATED 2-24-18	3-1-18	M.G.



MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

VISTA BONITA SUBDIVISION No. 17

A 35.67 ACRE TRACT OF LAND BEING THE EAST 5.27 ACRES OF LOT 1 AND ALL OF LOTS 2, 3 & 4 BLOCK 23, SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2733777, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION VISTA BONITA SUBDIVISION No. 17: POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Gastos.

VISTA BONITA SUBDIVISION No. 17 SERA PROVISITA 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 PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION 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 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NORTE DE LA CALLE INGLE ROAD.

UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE SUR POR EL LADO ESTE DE LA CALLE IRMA STREET, EN LA ESQUINA SUROESTE DE LOTE 192, LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA ESTE Y CORRE POR EL LADO NORTE DE LA CALLE MIGUEL STREET, EN LA ESQUINA SUROESTE DE LOTE 179, LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA NORTE Y CORRE POR EL LADO OESTE DE LA CALLE ANNA STREET. LA LINEA DE AGUA DE 8" DE DIAMETRO CRUZA INGLE ROAD Y CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA.

DE ESTA LINEA DE AGUA DE 8" DE DIAMETRO, CUATRO (4) LINEAS DE AGUA DE 8" DE DIAMETRO CORREN ESTE POR EL LADO NORTE DE LAS CALLES VASCO STREET, PANFILO STREET, DIEGO STREET AND SEBASTIAN STREET Y CONECTAN LA SISTEMA DE AGUA. DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN OCHENTA SEIS (86) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE DIAMETRO, Y VEINTE (20) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE RESIDENCIAL.

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 INSTALADO A UN COSTO TOTAL DE US\$ 304,600.00 O US\$ 1,586.46 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ 211,850.00 O US\$ 1,103.39 POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE. EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. UN COSTO TOTAL DE US\$ 516,450.00 O US\$ 2,689.84 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. UN COSTO TOTAL DE US\$ 439,760.00 O US\$ 2,290.42 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA EDINBURG UN COSTO TOTAL DE US\$ 17,280.00 O US\$ 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.

DRENAJE: Descripción y Gastos. LA SUBDIVISION VISTA BONITA SUBDIVISION No. 17 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE EL CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. 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 CIUDAD DE EDINBURG TIENE UNA LIFT STATION EXISTENTE LOCALIZADO EN LA ESQUINA SUROESTE DE PUEBLO DEL PALMAS 10. PARA ESTE SUBDIVISION, UNA LIFT STATION NUEVA SERA CONSTRUIDO EN LA ESQUINA NOROESTE DE LA SUBDIVISION Y SERA REEMPLAZADO LA LIFT STATION EXISTENTE.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION VISTA BONITA No. 17 CONSISTE DE UN CONDUCTO DE DRENAJE DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DE LA CALLE INGLE ROAD & VASCO ROAD Y TERMINA EN LA ESQUINA NOROESTE DE 196.

DE ESTA LINEA DE 12", OTRA LINEA DE DRENAJE SANITARIO CORRE NORTE POR EL LADO OESTE DE IRMA STREET Y EL LADO ESTE DE ANNA STREET. ADICIONALMENTE, CUATRO (4) LINEAS DE 8" DE DIAMETRO DRENAJE SANITARIO CORRE ESTE POR EL LADO SUR DE PANFILO STREET, DIEGO STREET, SEBASTIAN STREET & MIGUEL STREET Y CONECTAN CON LA LINEA DE 8" LOCALIZADO EN ANNA STREET.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS SESENTA CINCO (65) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LAS LINEAS DE 8 PULGADAS, DE 4 PULGADAS Y ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE US\$ 439,760.00 O US\$ 2,290.42 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA EDINBURG UN COSTO TOTAL DE US\$ 17,280.00 O US\$ 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), ADOPTADAS EN LA SECCION 16.543 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\$ 516,450.00 O US\$ 2,689.84 POR LOTE.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 2,380.42 POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$ 457,040.00 PARA TODA LA SUBDIVISION.

BEFORE ME, the undersigned notary public, on this day personally appeared
SANTA CRUZ PROPERTIES, LTD.
By: RICHARD W. RUPPERT, PRESIDENT

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, State of Texas
My Commission Expires
November 04, 2021
NOTARY ID: 129815255
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

FINAL ENGINEERING REPORT FOR VISTA BONITA SUBDIVISION No. 17:
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.
VISTA BONITA SUBDIVISION No. 17 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 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF INGLE ROAD.

THE WATER SYSTEM FOR VISTA BONITA SUBDIVISION No. 17 CONSISTS OF THE 8" DIAMETER WATERLINE THAT CONNECTS TO THE 8" DIAMETER WATERLINE ON INGLE ROAD AND RUNS SOUTH ALONG THE EAST SIDE OF IRMA STREET. ON THE SOUTHWEST CORNER OF LOT 192, THE 8" DIAMETER WATERLINE TURNS EAST AND RUNS ALONG THE NORTH SIDE OF MIGUEL STREET. ON THE SOUTHEAST CORNER OF LOT 179, THE 8" DIAMETER WATERLINE TURNS NORTH AND RUNS ALONG THE WEST SIDE OF ANNA ROAD. THE 8" DIAMETER CROSSES INGLE ROAD AND CONNECTS TO THE EXISTING 8" DIAMETER WATERLINE.

FROM THESE 8" WATERLINES, TWENTY (4) 8" DIAMETER WATERLINE RUNS EAST ALONG THE NORTH SIDE OF VASCO STREET, PANFILO STREET, DIEGO STREET AND SEBASTIAN, AND LOOP THE SYSTEM TOGETHER.

FROM THE 8" WATERLINE, EIGHTY SIX (86) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND TWENTY (20) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, AND THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 304,600.00 OR \$ 1,586.46 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ 211,850.00 OR \$ 1,103.39 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 MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED ELEVEN (11) FIRE HYDRANTS AT A UNIT COST OF \$ 2,400.00 FOR A TOTAL COST OF \$ 26,400.00. 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.
VISTA BONITA SUBDIVISION No. 17 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 LIFT STATION LOCATED NEAR THE SOUTHWEST CORNER OF PUEBLO DEL PALMAS 10. FOR THIS SUBDIVISION, A NEW LIFT STATION WILL BE CONSTRUCTED ON THE NORTHWEST CORNER OF THE SUBDIVISION THAT WILL REPLACE THE EXISTING LIFT STATION. EXISTING FLOW FROM THE EXISTING SERVICE AREA WILL BE REQUIRED TO THE NEW LIFT STATION AS PART OF THE SUBDIVISION CONSTRUCTION PROCESS.

FROM THIS LIFT STATION, A 12" LINE THEN RUNS EAST ALONG THE SOUTH SIDE OF INGLE ROAD, AND ON THE SOUTH SIDE OF VASCO ROAD AND ENDS ON THE NORTH EAST CORNER OF LOT 86.

FROM THIS 12" LINE, ANOTHER 8" SEWER LINE RUNS SOUTH ALONG THE WEST SIDE OF IRMA STREET AND THE EAST SIDE OF ANNA STREET. ADDITIONALLY, FOUR (4) 8" SEWER LINES RUN EAST ALONG THE SOUTH SIDE OF PANFILO STREET, DIEGO STREET, SEBASTIAN STREET AND MIGUEL STREET AND CONNECT WITH THE 8" SEWER LINE ON ANNA STREET. FROM THE 12" LINE AND 8" LINE, ONE HUNDRED AND NINETY TWO (192) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 12" LINE, 8" LINE, 4" SERVICE LINES AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 439,760.00 OR \$ 2,290.42 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$ 17,280.00 WHICH COVERS THE \$ 90.00 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 16.543, 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 \$ 516,450.00 OR \$ 2,689.84 PER LOT.

SEWAGE FACILITIES-- THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 457,040.00 WHICH EQUALS TO \$ 2,380.42 PER LOT.

SUBDIVIDER CERTIFICATION
1.- 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:
SANTA CRUZ PROPERTIES, LTD.
1.- I (WE), BY: RICHARD W. RUPPERT, PRESIDENT SUBDIVIDERS OF VISTA BONITA SUBDIVISION No. 17 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.

SANTA CRUZ PROPERTIES, LTD.
BY: RICHARD W. RUPPERT, PRESIDENT
P.O. BOX 959
EDINBURG, TEXAS 78540

DATE

DATE

DATE

DATE

DATE

DATE

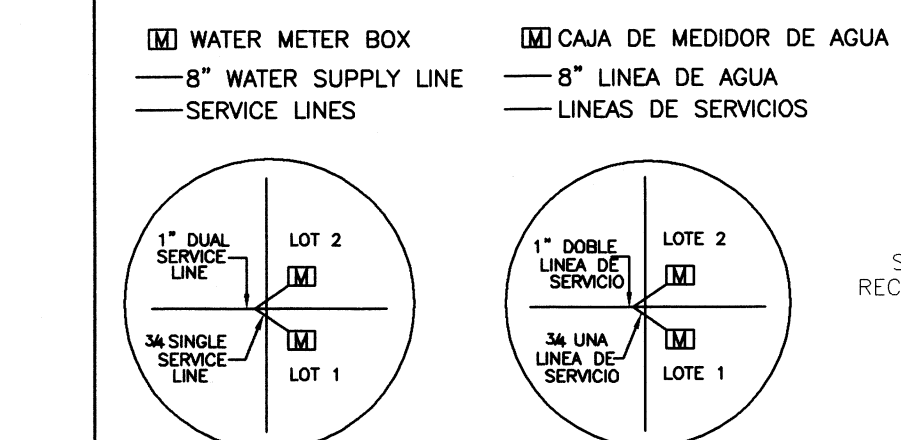
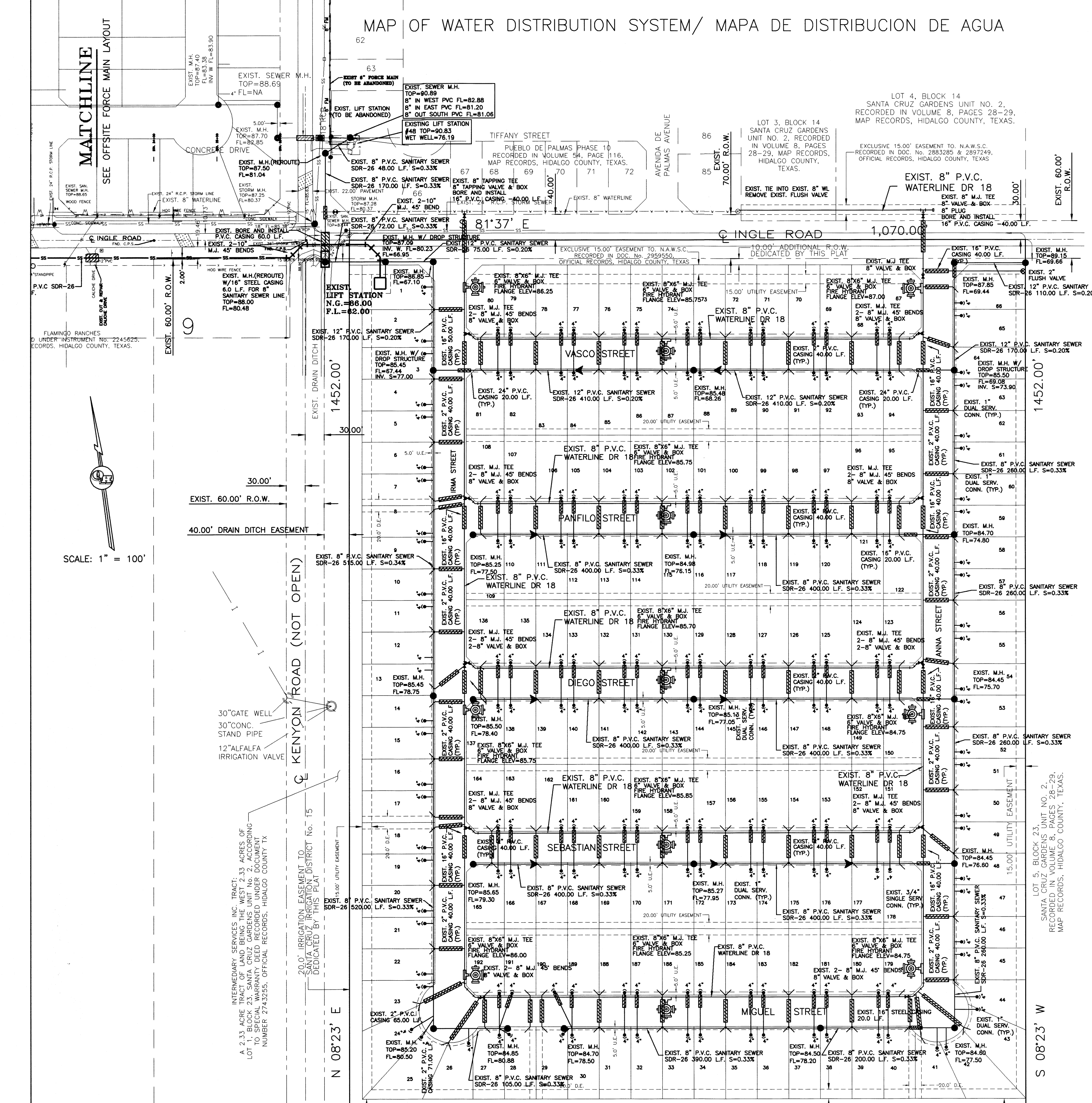
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DATE

DATE



COST ESTIMATE

WATER DISTRIBUTION:	\$ 304,600.00
DRAINAGE IMPROVEMENTS:	\$ 196,860.00
PAVING IMPROVEMENTS:	\$ 539,630.00
SANITARY SEWER:	\$ 439,760.00
LIFT STATION:	\$ 372,100.00

REVISION NOTES

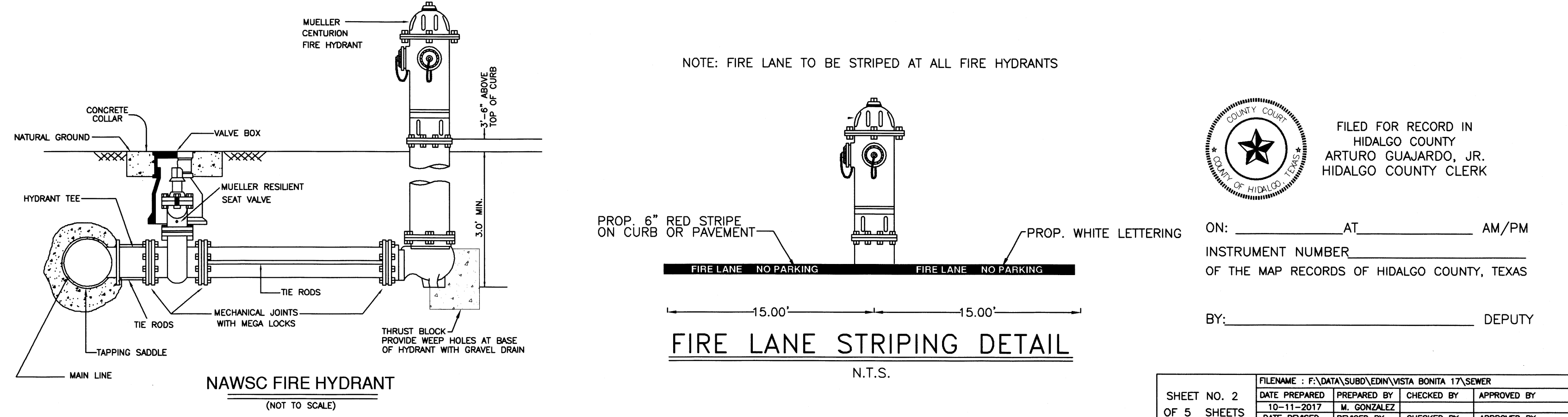
No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

ALFONSO QUINTANILLA
P.E. No. 95534
2-7-19
DATE

ALFONSO QUINTANILLA
P.E. No. 95534
2-7-19
DATE



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

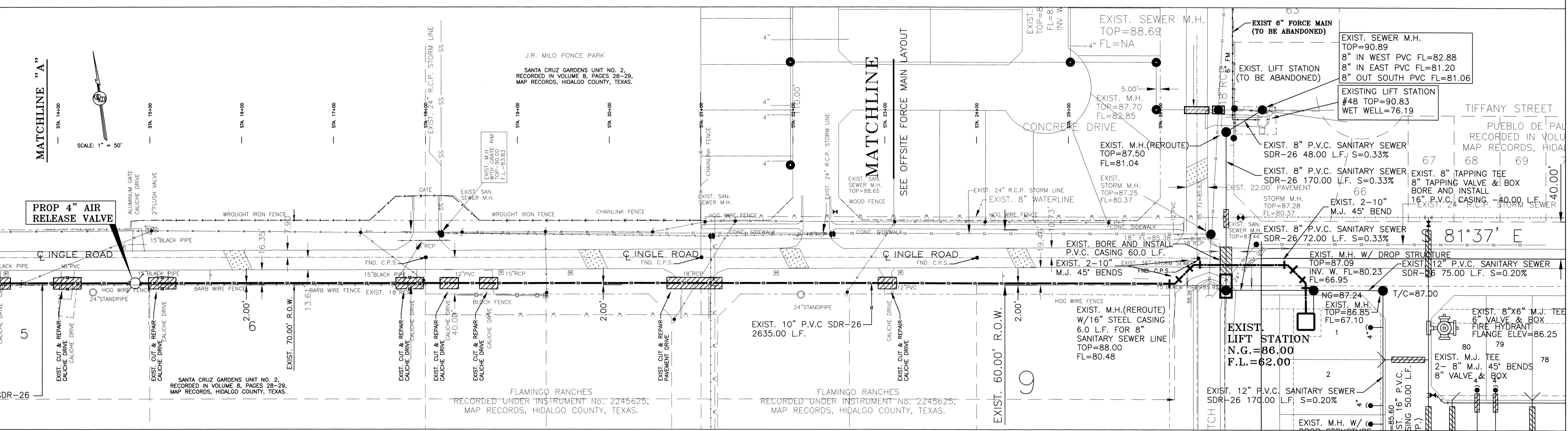
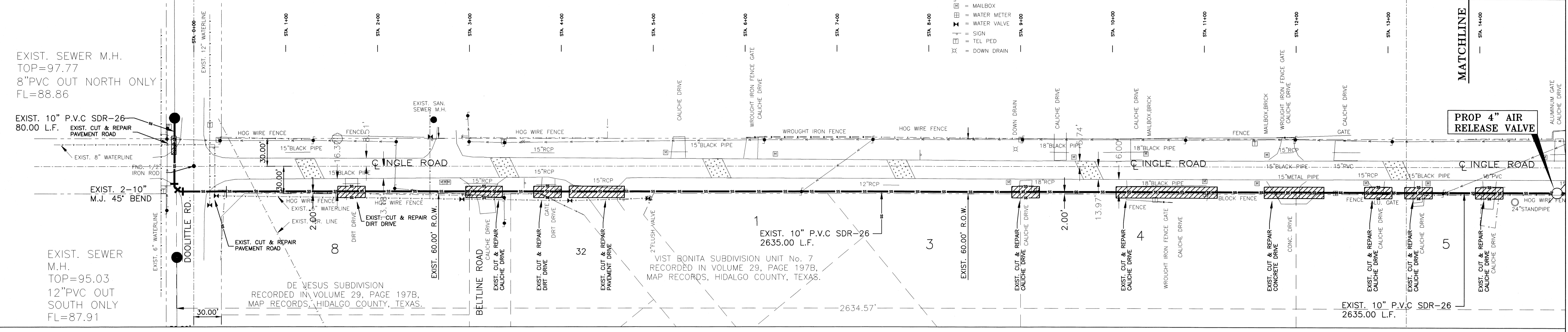
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

FILENAME	PREPARED BY	CHECKED BY	APPROVED BY
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10-11-2017	M. GONZALEZ		

SHEET NO. 2 OF 5 SHEETS

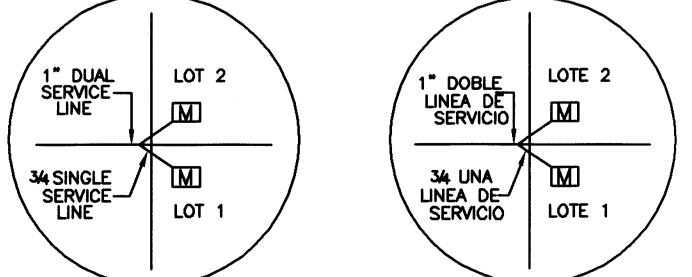
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COST ESTIMATE

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DRAINAGE IMPROVEMENTS:	\$ 196,860.00
PAVING IMPROVEMENTS:	\$ 539,630.00
SANITARY SEWER:	\$ 439,760.00
LIFT STATION:	\$ 372,100.00

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



REVISION NOTES

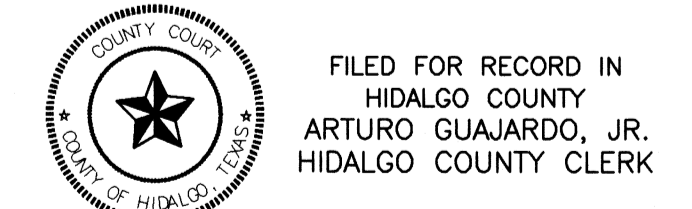
No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. • PHONE 956-381-6480
 EDINBURG, TEXAS 78533 • FAX 956-381-0527
 REGISTRATION NUMBER F-1513 • ALFONSO@QHA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00



ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE: 2-7-19



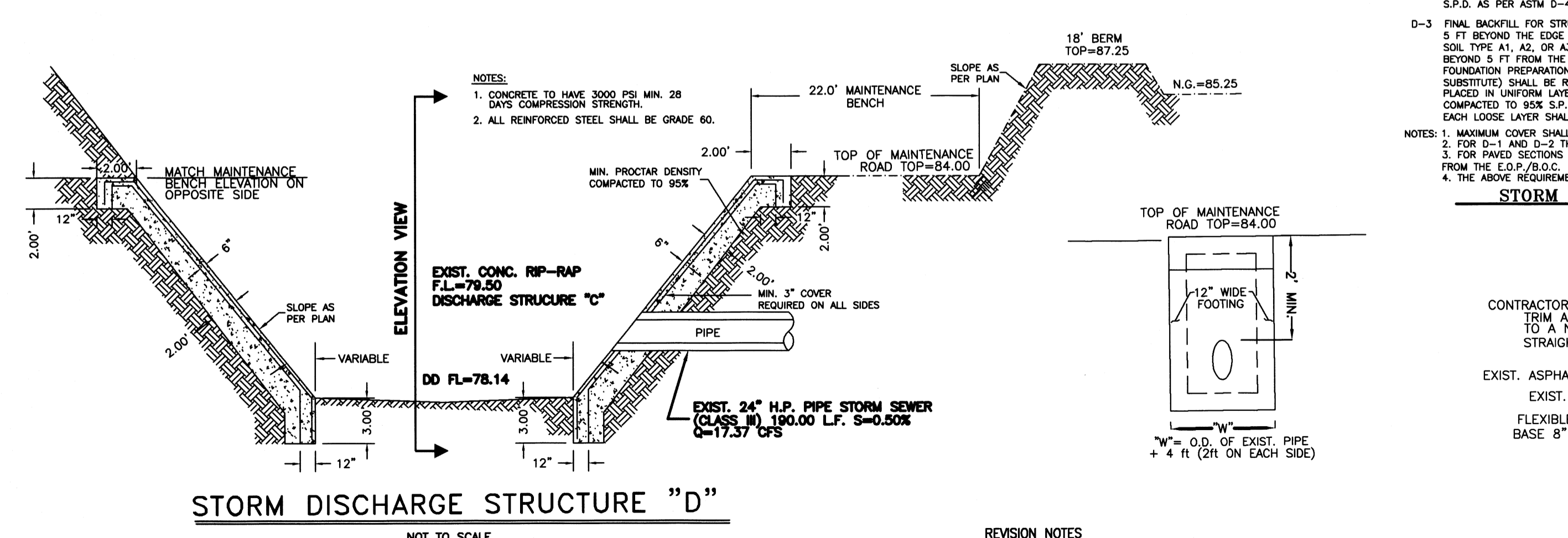
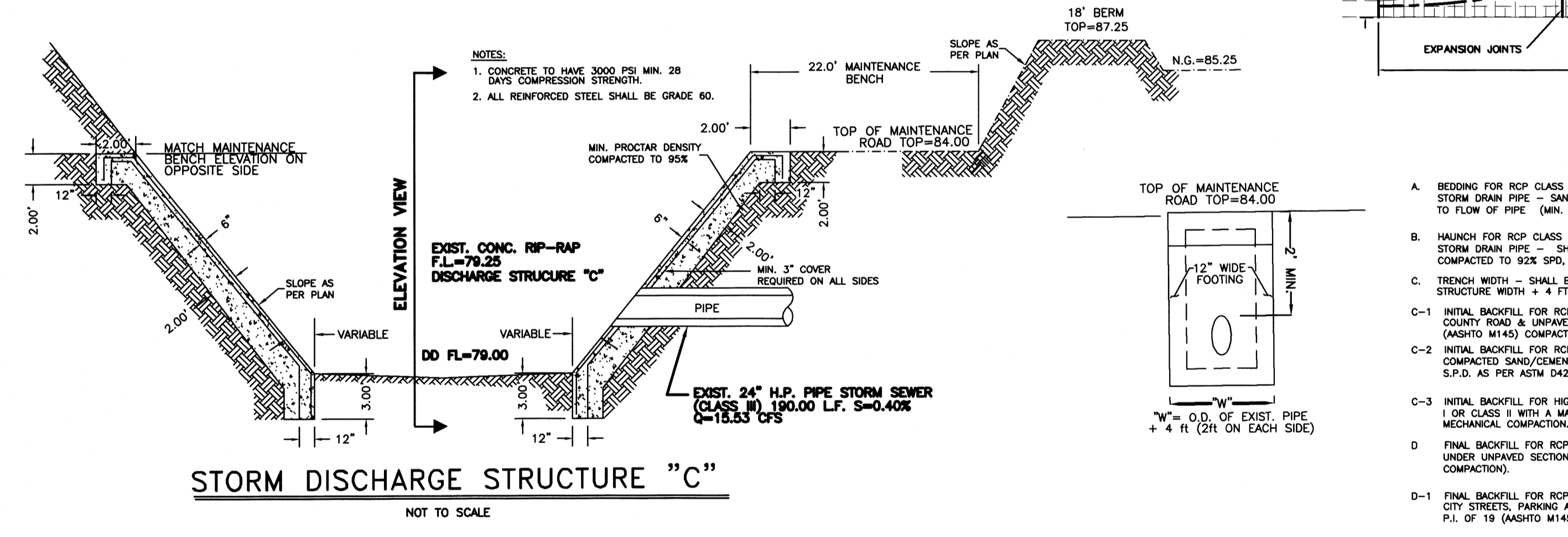
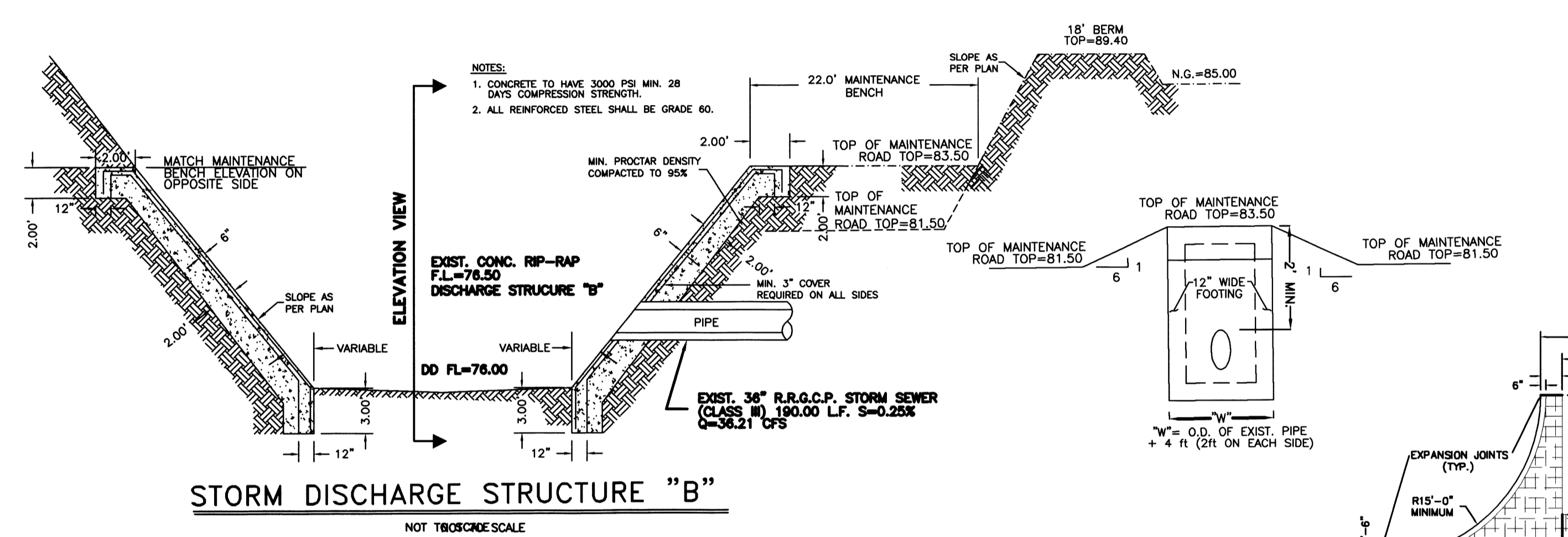
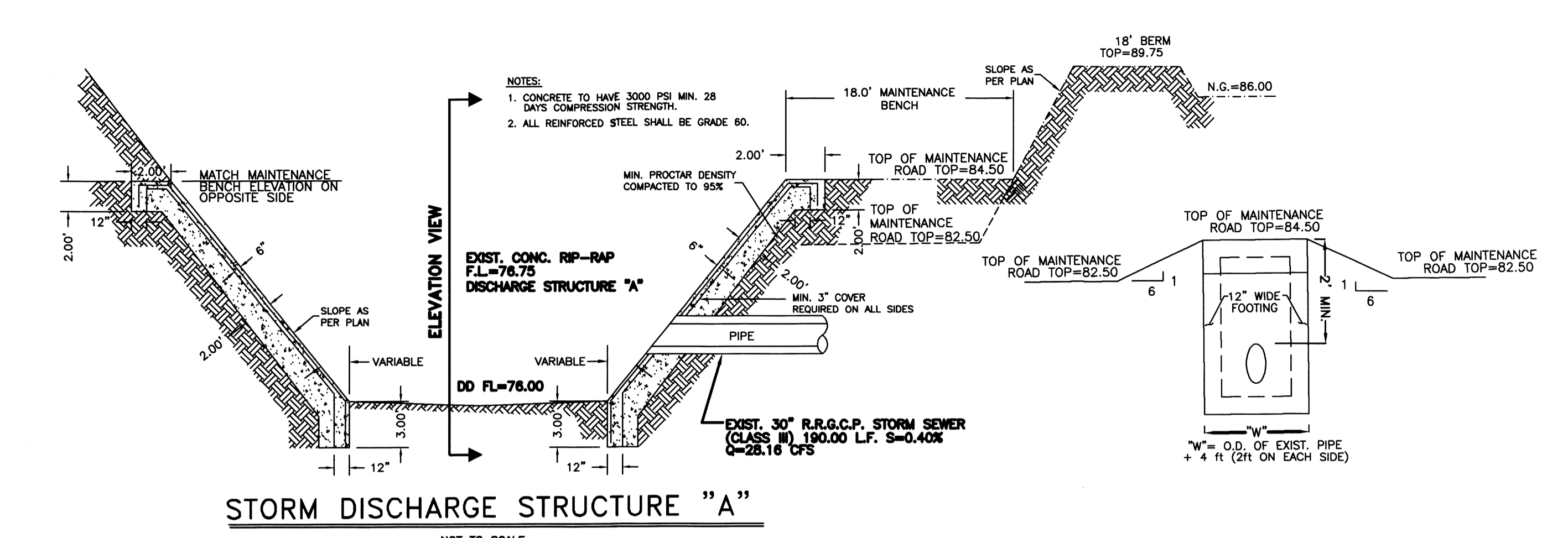
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 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

FILENAME: F:\DATA\SUB\EDIN\VISTA BONITA 17\SEWER	DATE PREPARED: 10-11-2017	PREPARED BY: M. GONZALEZ	CHECKED BY:	APPROVED BY:
SHEET NO. 3	DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:
OF 5 SHEETS				

VISTA BONITA SUBDIVISION No. 17

A 35.67 ACRE TRACT OF LAND BEING THE EAST 5.27 ACRES OF LOT 1 AND ALL OF LOTS 2, 3 & 4 BLOCK 23, SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2733777, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

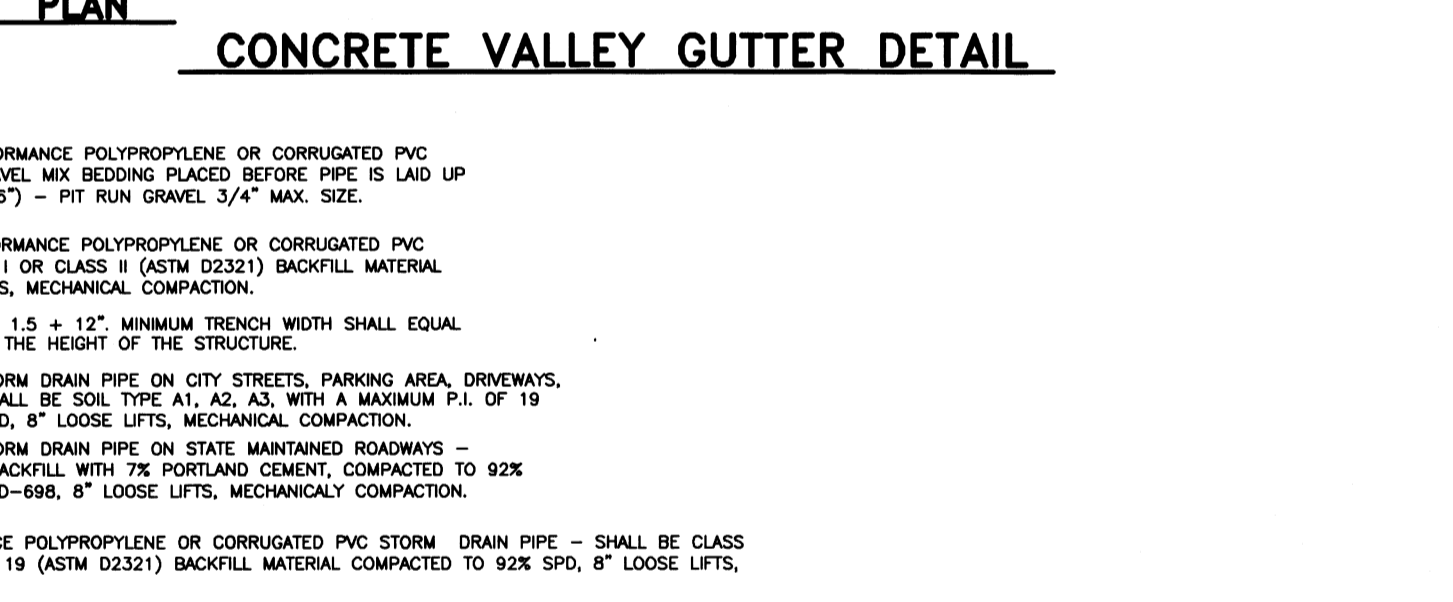
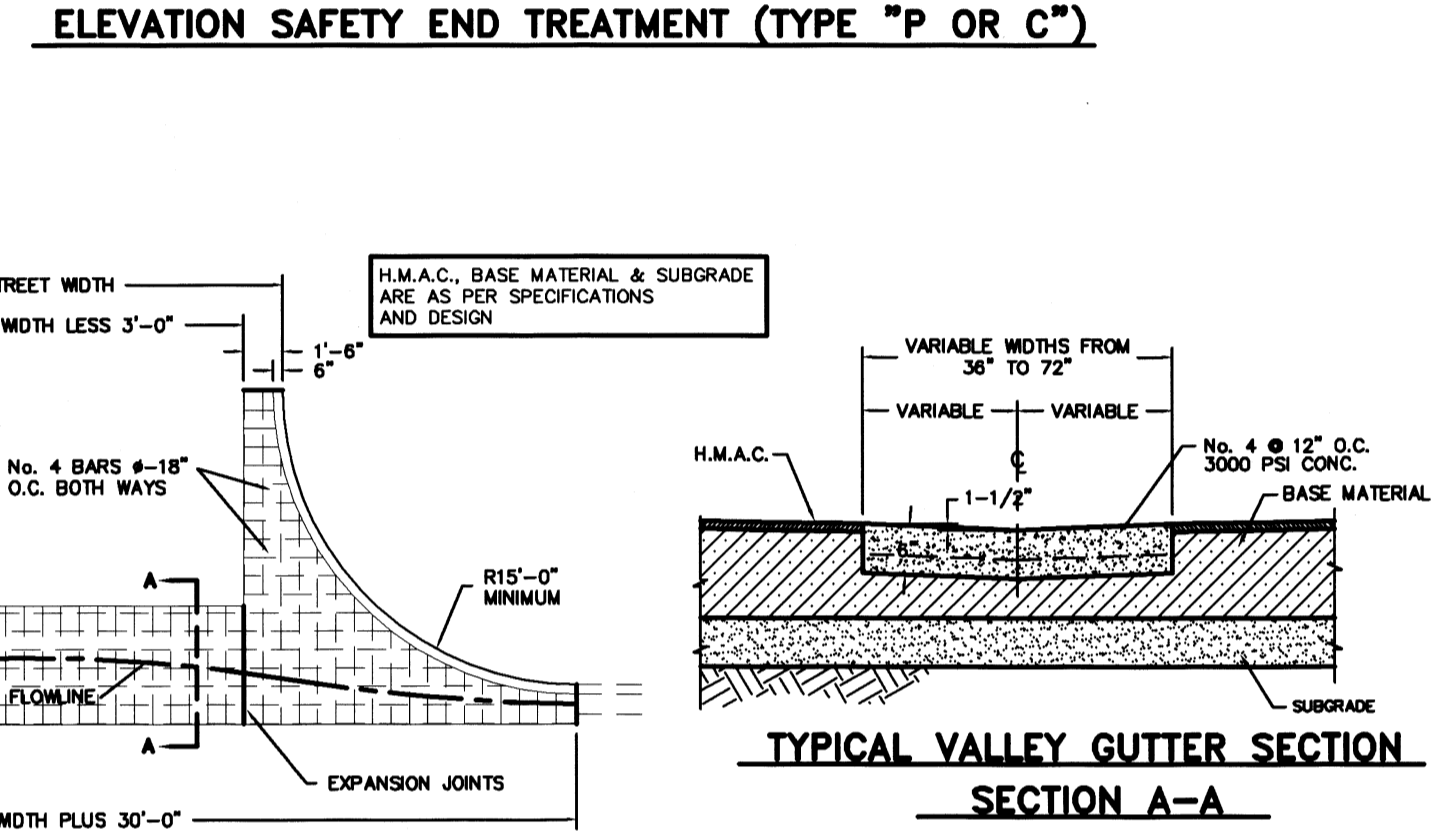
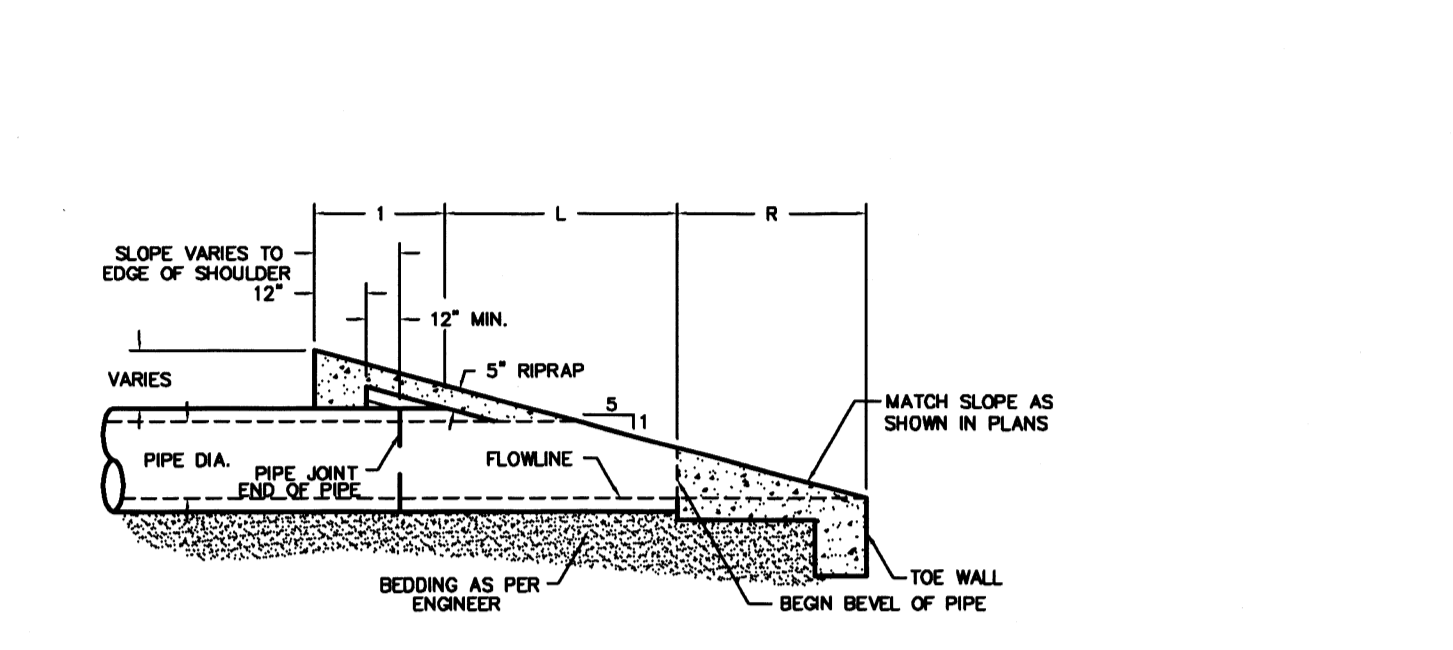
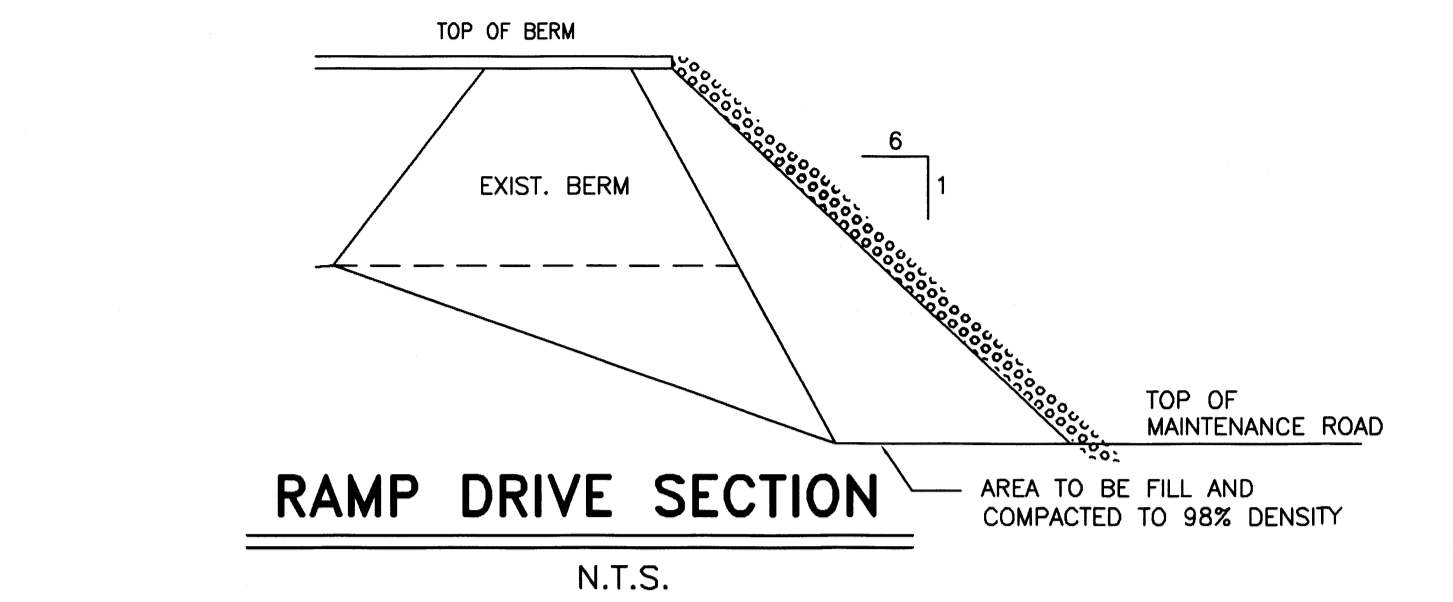


COST ESTIMATE

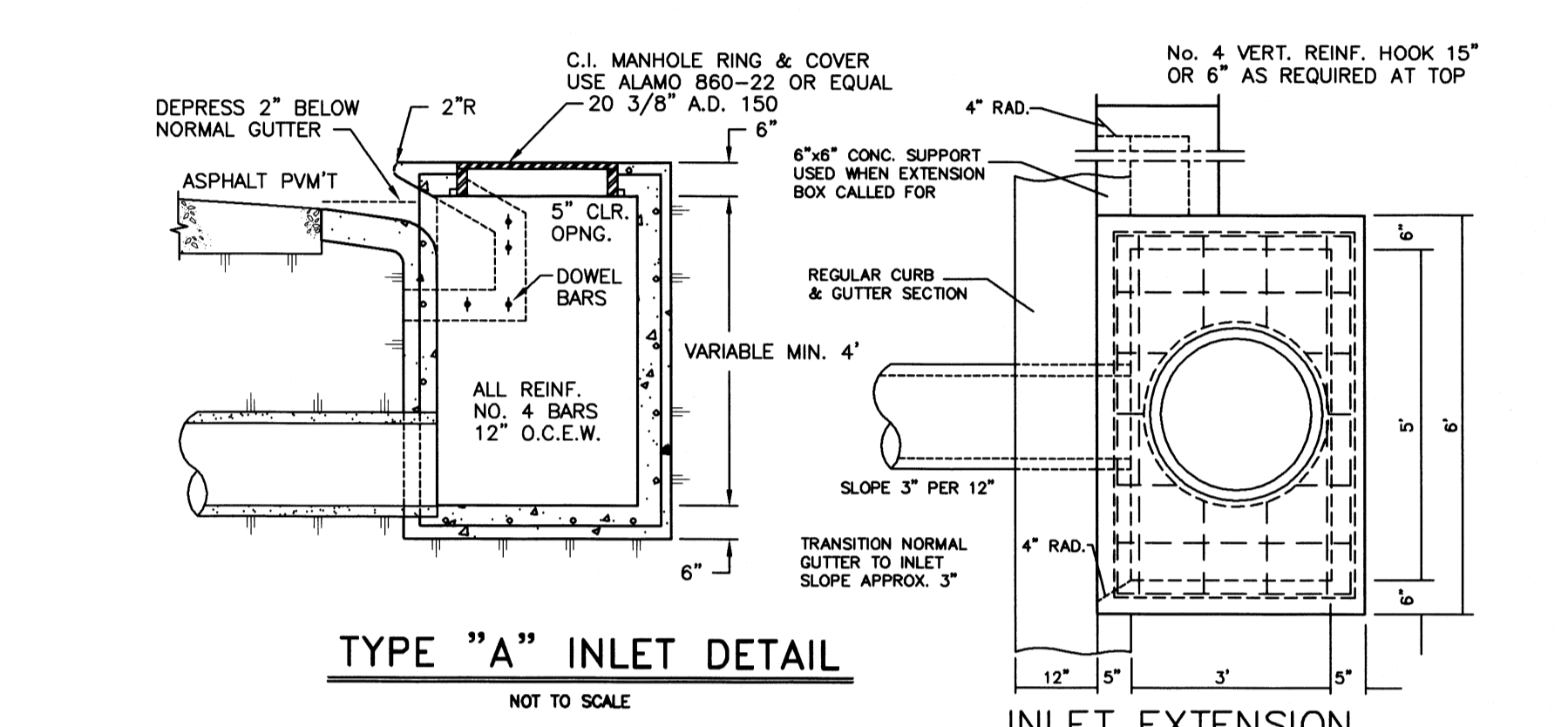
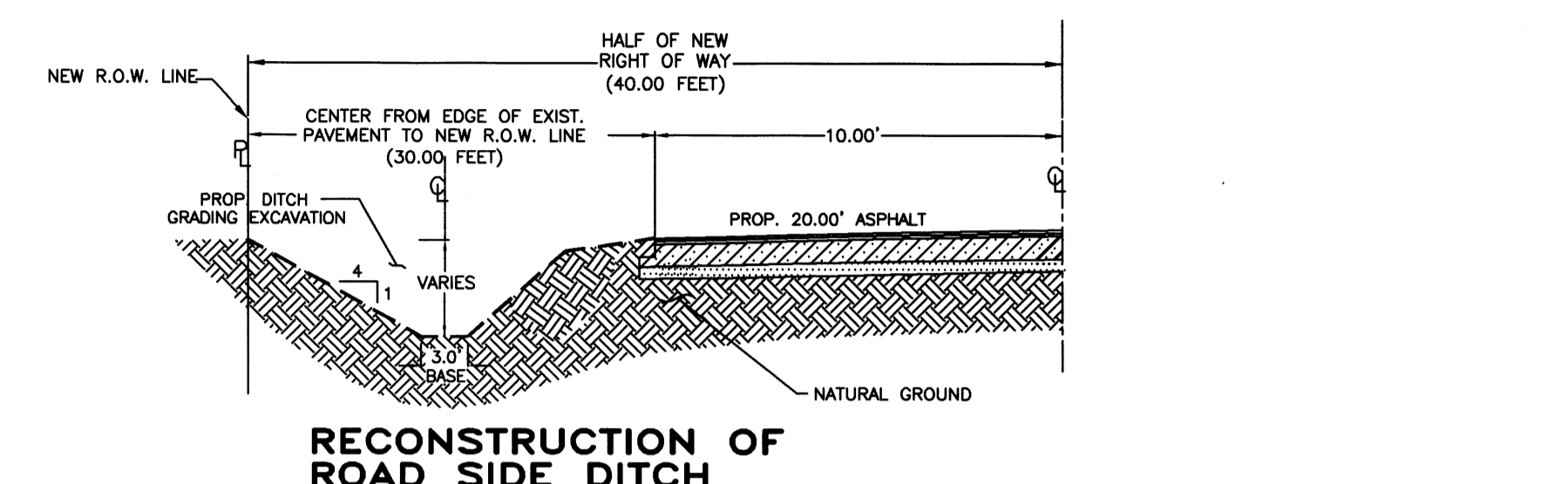
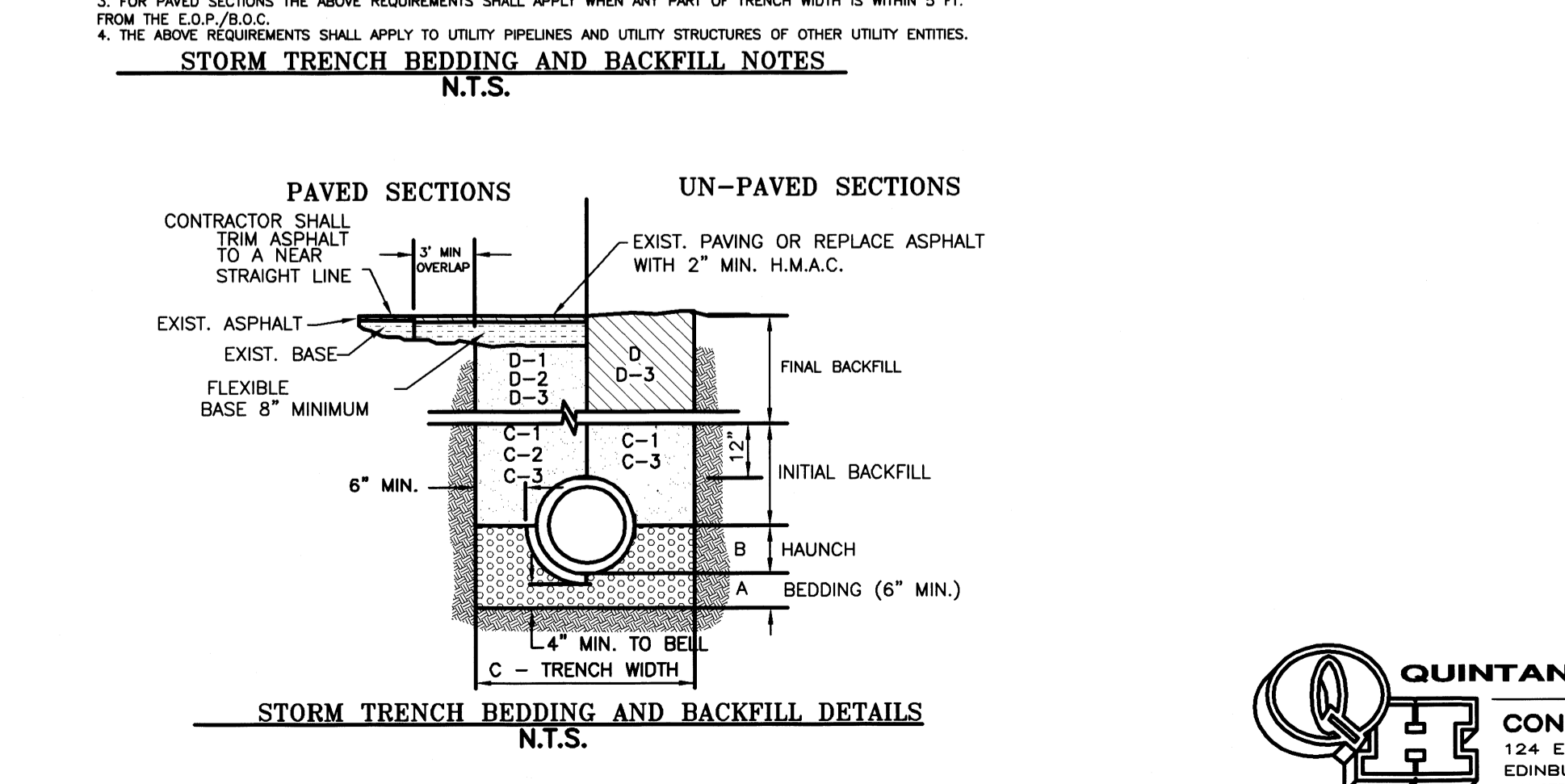
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PAVING IMPROVEMENTS:	\$ 439,630.00
SANITARY SEWER:	\$ 439,760.00
LIFT STATION:	\$ 372,100.00

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



- STORM TRENCH BEDDING AND BACKFILL NOTES**
N.T.S.
- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - FIT 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% SPD, 8" 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 SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 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-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHTO 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 (WELLPOINTS, 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 D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



DRAINAGE REPORT FOR VISTA BONITA SUBDIVISION No. 17

Vista Bonita Ranches is a 35.67 acre tract being the east 5.27 acres of Lot 1 and all of lots 2, 3, & 4, Block 23, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 28 and 29, map records, Hidalgo County, Texas, and according to warranty deed recorded under County Clerk's Document Number 2733777, official records, Hidalgo County, Texas. This subdivision is located on the south side of Ingle Road, approximately 70.00 feet east of Kenyon road. The proposed subdivision consists of 192 residential lots.

The tract is Zone "X" (unshaded), areas 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.

This soil Hidalgo (25) & Willacy (70) and is in soil group "B". It is fine sandy loam (SM-SC), clay loam (CL) and sandy clay loam(SC). This soil is well drained. Permeability is moderate. Plasticity index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff on an southeasterly direction. The existing runoff for the proposed subdivision is Q= 14.94 cubic feet per second based on a 10-year storm. After development, the runoff will be Q= 51.08 cubic feet per second for an increase of Q= 36.14 cubic feet per second. Detention will be 90,933.36 cubic feet (2.09 acre feet). Detention will be done by excavating the Hidalgo County Drainage District No. 1 Drain Ditch on the south side of the property. The street runoff will be collected by a storm sewer system consisting of 18", 24" 30" & 36" pipes and Type "A" inlets that will discharge into existing H.C.D.D. No. 1 drain ditches located on the south and west side of the property. 94.50 feet and 20.00 feet of right of way for the drain ditches are being dedicated to Hidalgo County Drainage District No. 1 by this plat.

THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAGUNA MADRE. THE 10 YEAR FLOOD IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" 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. No. 95534
DATE: 2-7-11

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

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

By: _____ DEPUTY

FILENAME: F:\DATA\SUB\H.C.VISTA BONITA No. 17 PAVING
DATE PREPARED: 2-7-11 PREPARED BY: CHECKED BY: APPROVED BY:
SHEET NO. 5 OF 5 SHEETS
DATE REVISION: REVISION: CHECKED BY: APPROVED BY:

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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