



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: 4-23-2019

PROPOSED SALIDA DEL SOL ESTATES PHASE VII SUBDIVISION, PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: MARIO FLORES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 31 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: INTERSECTION OF MILE 6 NORTH ROAD AND EL POLVORIN ROAD APPROXIMATELY 3/4 MILE SOUTH OF MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-20-2018 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 4-11-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-19-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's HAVE BEEN INSTALLED

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: EL POLVORIN ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 4-09-2019 : 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: JULY 3, 2018

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning and other departments.

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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SALIDA DEL SOL ESTATES PHASE VII

AN 18.66 ACRE TRACT OF LAND OUT OF SHARE No.4, SCHUNIOR'S SUBDIVISION OF PORCIONES 73, 74 AND 75, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1973652 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2687324, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

AN 18.66 ACRE TRACT OF LAND OUT OF SHARE No.4, SCHUNIOR'S SUBDIVISION OF PORCIONES 73, 74 AND 75, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1973652 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2687324, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF SHARE No.4 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 10°10'20" E (MAP RECORD: N 10°13'5' E; DEED RECORD: N 10°34'40" E), 2.673.29 FEET FROM THE SOUTHWEST CORNER OF SHARE No.4.

THENCE: N 10°10'20" E (MAP RECORD: N 10°13'5' E; DEED RECORD: N 10°34'40" E), ALONG THE WEST LINE OF SHARE No.4, A DISTANCE OF 1,141.90 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF TAURUS ESTATES No.21 SUBDIVISION (RECORDED IN VOLUME 53, PAGES 87-90, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°17'38" E (MAP RECORD: S 81°09'59" E), ALONG THE SOUTH LINE OF TAURUS ESTATES No.21 SUBDIVISION, A DISTANCE OF 327.69 FEET TO A 1/2" IRON ROD FOUND ON THE RIGHT OF WAY LINE OF EL POLVORIN DRIVE FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE SOUTH LINE OF TAURUS ESTATES No.21 SUBDIVISION, THE RIGHT OF WAY LINE OF EL POLVORIN DRIVE AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 242°04'32" (MAP RECORD: 242°11'02" E); RADIUS = 50.00 FEET), A DISTANCE OF 211.25 FEET (MAP RECORD: 211.49 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 81°16'05" E, ALONG THE SOUTH LINE OF TAURUS ESTATES No.21 SUBDIVISION, A DISTANCE OF 345.46 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE DANIEC LAND & CATTLE COMPANY, INC. AND SCHUMAX LLC TRACT (AN 83.07 TRACT OUT OF SHARE No.4, SCHUNIOR'S SUBDIVISION OF PORCIONES 73, 74 AND 75, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2323273, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°58'07" W, ALONG THE WEST LINE OF THE DANIEC LAND & CATTLE, INC. AND SCHUMAX, LLC TRACT, A DISTANCE OF 1,011.03 FEET TO 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°04'18" W, A DISTANCE OF 370.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

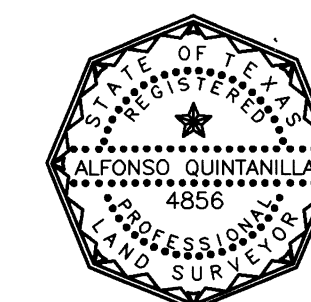
THENCE: S 08°55'42" W, A DISTANCE OF 91.57 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 81°04'18" W, A DISTANCE OF 402.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.66 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SALIDA DEL SOL ESTATES PHASE VI, SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2430090, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: 1-5-17

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SALIDA DEL SOL ESTATES PHASE VII WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
- IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED, THEN THE LUE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METER(S) THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.
- THERE IS A 15.00' EXCLUSIVE EASEMENT TO AGUA SPECIAL UTILITY DISTRICT

INDEX OF SHEETS

- SHEET 1- HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; H.C.D.D. No. 1 CERTIFICATION; H.C. HEALTH CERTIFICATION; AGUA S.U.D. CERTIFICATE; COUNTY JUDGE'S CERTIFICATION; REVISION NOTES.
- SHEET 2- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVISION CERTIFICATE AND STATEMENT
- SHEET 3- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEERING CERTIFICATION; REVISION NOTE.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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

I, MARIO FLORES, OWNER OF 3F DEVELOPERS, L.L.C., & LAS TRES MUNEQUAS, L.L.C. AS OWNERS OF THE 18.66 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SALIDA DEL SOL ESTATES PHASE VII, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.022 AND THAT:

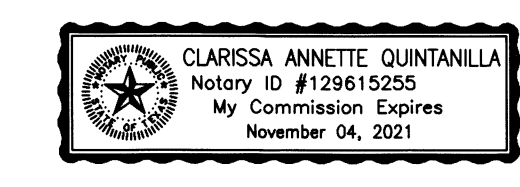
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- 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.

MARIO FLORES, MEMBER/MANAGER OF 3F DEVELOPERS, L.L.C. DATE _____
LAS TRES MUNEQUAS, L.L.C. DATE _____
5114 N. INSPIRATION RD. MISSION TX., 78572

STATE OF TEXAS COUNTY OF HIDALGO

MARIO FLORES, MEMBER/MANAGER OF 3F DEVELOPERS, L.L.C. AND LAS TRES MUNEQUAS, L.L.C.
BEFORE ME, the undersigned notary public, on this day personally appeared _____ 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
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SALIDA DEL SOL ESTATES PHASE VII WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

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 COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE

I, JOSE E. SAEZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE SALIDA DEL SOL ESTATES PHASE VII SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF CONVENIENCE AND NECESSITY BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION

JOSE E. SAEZ DATE _____
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

STATE OF TEXAS COUNTY OF HIDALGO

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



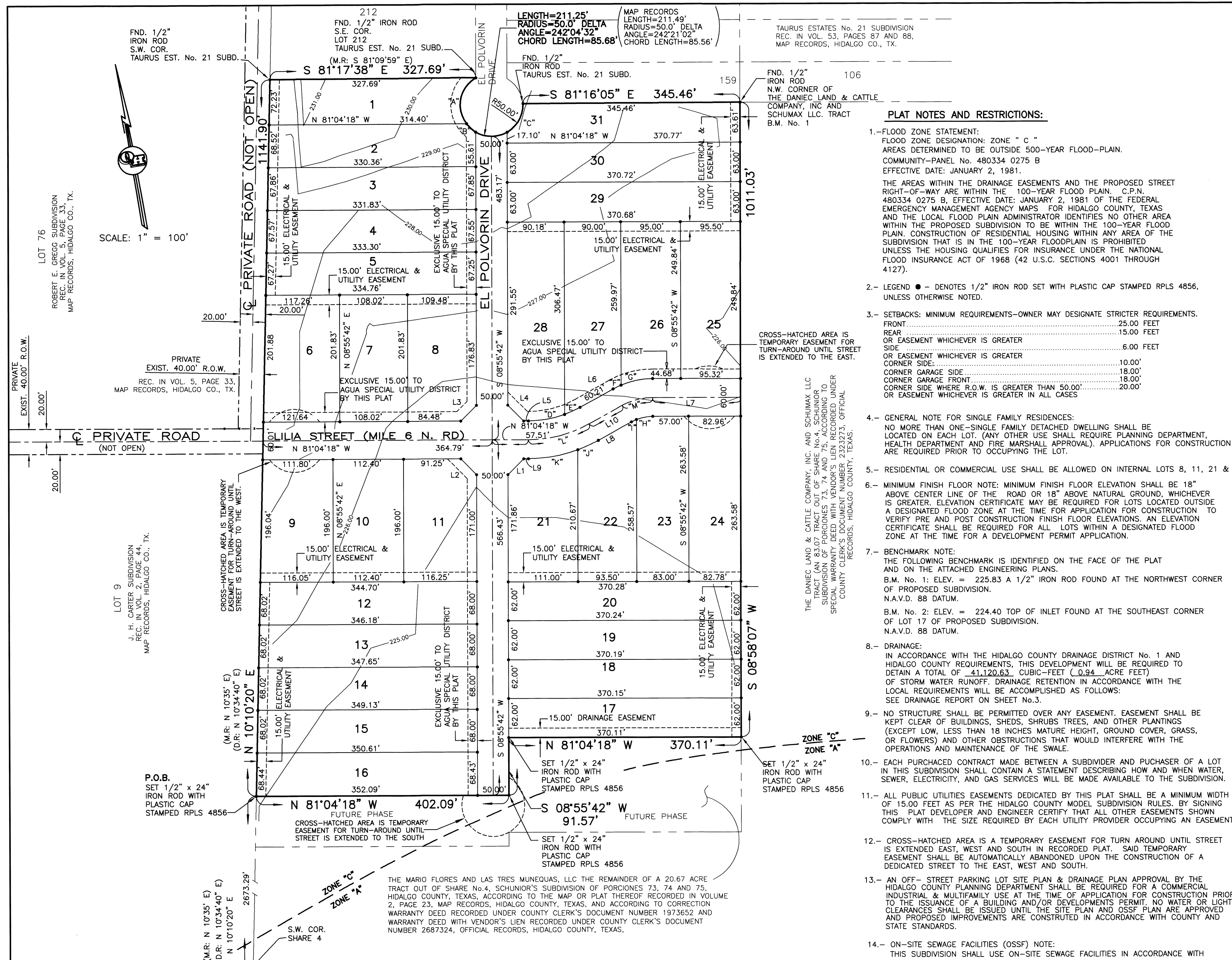
Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 4-11-19

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

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

BY: _____ DEPUTY

SHEET NO. 1 OF 3	DATE OF PREPARATION: 01-05-2017			
	FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO CO\SALIDA DEL SOL PH.VII\SALIDA PH.VII-PLAT	DATE PREPARED	PREPARED BY	APPROVED BY
	01-05-2017	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA
	04-10-2019	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA



CURVE	DELTA	RADIUS	LENGTH
"A"	97°08'22"	50.00'	84.77'
"B"	22°20'45"	50.00'	19.50'
"C"	62°35'16"	50.00'	54.62'
"D"	19°50'04"	170.00'	58.85'
"E"	09°08'22"	170.00'	27.12'
"F"	08°12'12"	130.00'	14.07'
"G"	22°46'15"	130.00'	51.67'
"H"	21°48'26"	70.00'	26.64'
"I"	07°10'00"	70.00'	8.75'
"J"	69°10'00"	230.00'	36.20'
"K"	19°57'17"	230.00'	80.10'
"L"	28°58'22"	200.00'	101.14'
"M"	28°58'22"	100.00'	50.57'

DATA	BEARING	LENGTH
L1	N 53°55'42" E	35.36'
L2	S 36°04'17" E	35.36'
L3	S 53°55'42" W	35.36'
L4	N 36°04'18" W	35.36'
L5	N 81°04'18" W	7.50'
L6	S 69°57'16" W	60.21'
L7	S 81°04'18" E	140.31'
L8	N 69°57'16" E	60.21'
L9	S 81°04'18" E	7.50'
L10	S 69°57'16" E	60.21'

LOT	AREA (S.F.)	AREA (AC.)
1	22505.24	0.516
2	22473.17	0.515
3	22464.89	0.515
4	22465.66	0.515
5	22463.52	0.515
6	24109.80	0.553
7	21801.67	0.501
8	21782.87	0.500
9	22309.00	0.512
10	22030.40	0.505
11	22472.50	0.515
12	23489.90	0.539
13	23590.30	0.541
14	23680.71	0.543
15	23791.11	0.546
16	24042.97	0.551
17	22947.87	0.526
18	22950.47	0.526
19	22953.26	0.526
20	22955.96	0.527
21	21894.39	0.502
22	21848.76	0.501
23	21834.03	0.501
24	21842.98	0.501
25	23835.95	0.547
26	23901.60	0.548
27	25544.42	0.586
28	28044.73	0.643
29	23354.32	0.536
30	23357.10	0.536
31	22522.67	0.517

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

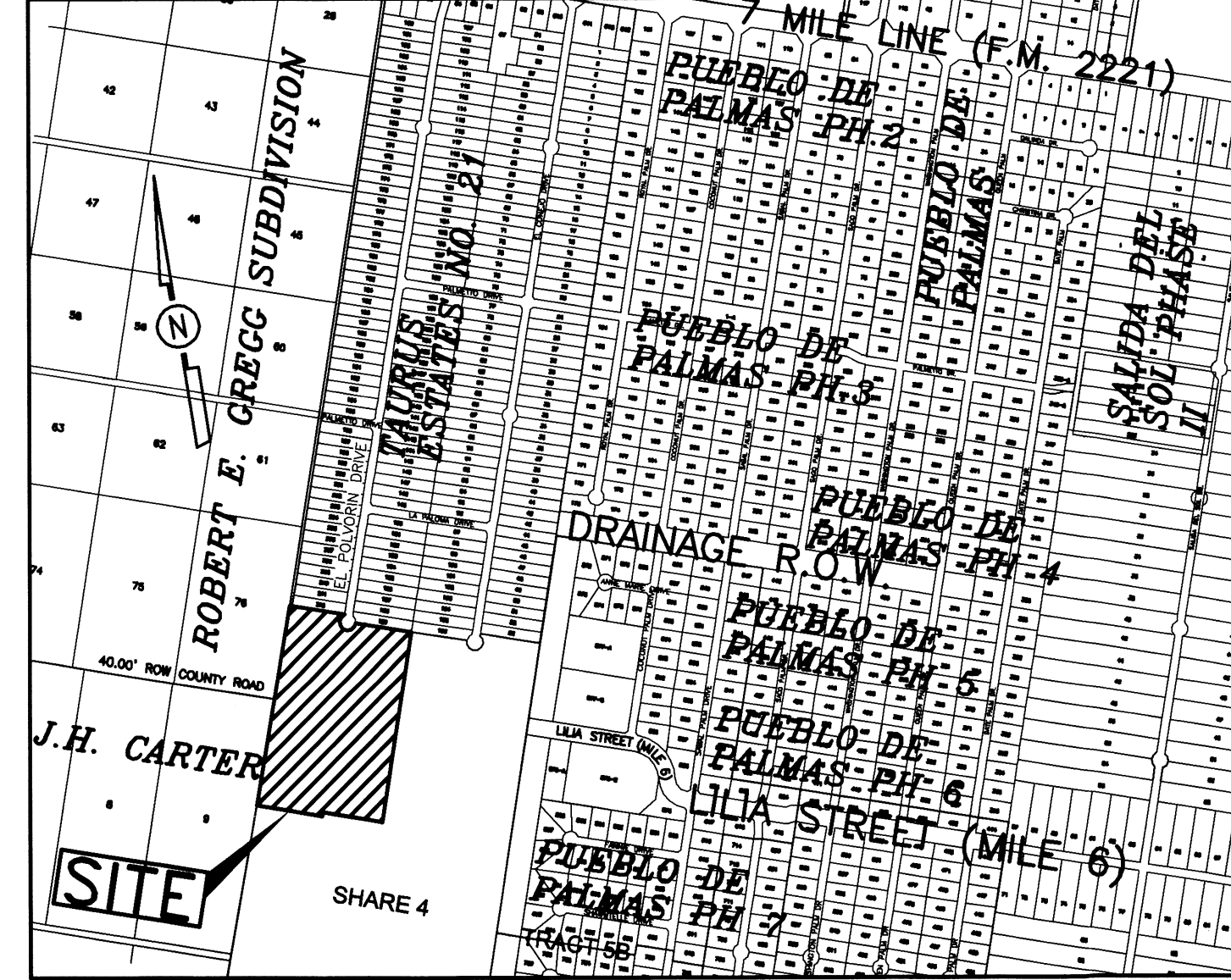
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

SALIDA DEL SOL ESTATES PHASE VII IS LOCATED IN SOUTHWEST SIDE OF HIDALGO COUNTY ON THE SOUTHEAST SIDE OF F.M. 2221, APPROXIMATELY 7,790.00 FEET SOUTH AND 2,602.00 FEET WEST OF THE INTERSECTION OF TOM GILL ROAD & F.M. 2221. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA JOYA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF LA JOYA (POPULATION 4,486), SALIDA DEL SOL ESTATES PHASE VII LIES APPROXIMATELY 4.5 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.0021 AND LIES IN PCT. 3.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
MARIO FLORES, MEMBER/MANAGER OF 3F DEVELOPERS, L.L.C. AND LAS TRES MUNEQUAS, L.L.C.	5114 N. INSPIRATION RD.	MISSION, TX 78572	(956)585-3477	(956)585-2928
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

MAP LOCATION



REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SALIDA DEL SOL ESTATES PHASE VII POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Costos.

SALIDA DEL SOL ESTATES PHASE VII SERA PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA S.U.D. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA S.U.D. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRIA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. AGUA S.U.D. TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO OESTE DE LA CALLE POLVORIN Y UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR LA CALLE CONEJO DRIVE POR EL LADO ESTE EN TAURUS ESTATES 21 SUBDIVISION Y CONTINUA ASIA EL SUR POR UN DERECHO DE TERRENO DE AGUA SPECIAL UTILITY DISTRICT GRABADO BAJO DOCUMENTO No. 2415372 GRABACIONES OFICIALES DE HIDALGO COUNTY TEXAS.

EL SISTEMA DE AGUA PARA SALIDA DEL SOL ESTATES PHASE VII CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO. LA LINEA DE 8" DE DIAMETRO CORRE ASIA EL SUR POR EL LADO OESTE DE LA CALLE POLVORIN, TERMINANDO CON UNA VALVULA DE 2" DE DIAMETRO EN EL LADO SUR DE LA SUBDIVISION.

DE LA LINEA DE AGUA DE 8" DE DIAMETRO DOS LINEAS DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA EN LA INTERSECCION DE LAS CALLES EL POLVORIN DRIVE Y LA CALLE LULA STREET (MILE 6 N. ROAD). UNA DE LAS LINEAS DE AGUA DE 8" DE DIAMETRO CORRE ASIA EL OESTE TERMINANDO CON UNA VALVULA DE 2" DE DIAMETRO.

OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ASIA EL ESTE HACIENDO UNA CONNECTION CONTINUA EN LA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE ASIA EL SUR POR UN DERECHO DE TERRENO DE AGUA SPECIAL UTILITY DISTRICT GRABADO BAJO DOCUMENTO No. 2415372 GRABACIONES OFICIALES DE HIDALGO COUNTY TEXAS.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN TREINTA Y UNO (31) SERVICIOS SENCILLOS DE 1" DE DIAMETRO QUE VAN HACIA LOS MEDIDORES DE CADA LOTE.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 1" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALADOS A UN COSTO TOTAL DE US \$ 80,105.00 US \$ 2,584.03 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A AGUA SPECIAL UTILITY DISTRICT LA CANTIDAD DE US \$80,395.00 US \$ 2,593.38 POR SOLAR DE AGUERO 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 COMPAÑIA AGUA SPECIAL UTILITY DISTRICT LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO DOS (2) BOGAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US \$ 2,800.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US \$ 5,600.00 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 Costos.

EL DRENAJE DE SALIDA DEL SOL ESTATES PHASE VII, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2, 7, 14, 18, 27 Y 30 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARCA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,500.00, INCLUIDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 46,500.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL.

CERTIFICACION:

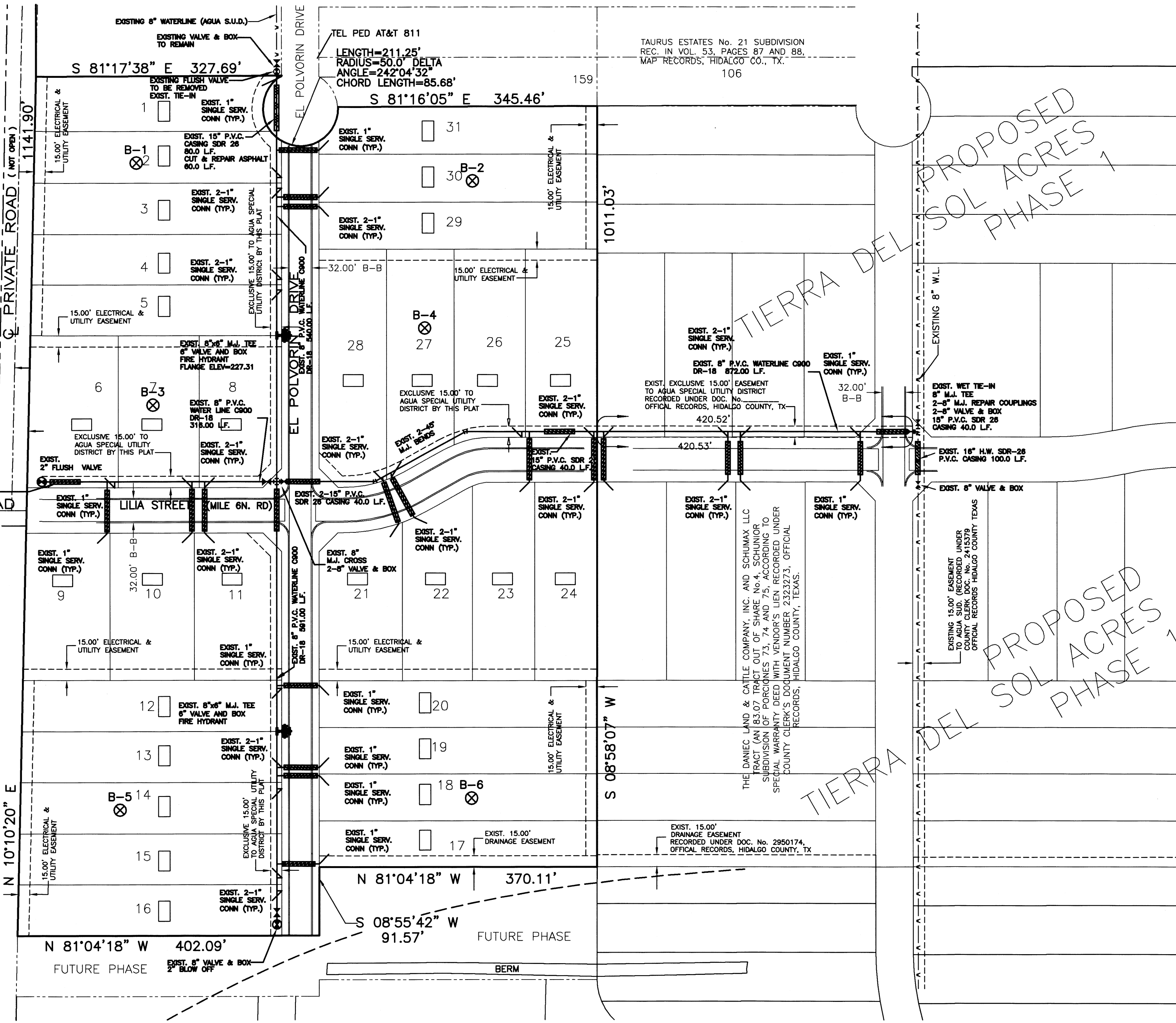
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ 80,105.00 O \$ 2,584.03 POR LOTE.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 1,500.00 POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$ 46,500.00 PARA TODA LA SUBDIVISION.



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. 95534
 4-11-19
 DATE



SALIDA DEL SOL ESTATES PHASE VII

AN 18.66 ACRE TRACT OF LAND OUT OF SHARE No.4, SCHUNIOR'S SUBDIVISION OF PORCIONES 73, 74 AND 75, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1973652 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2687324, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR SALIDA DEL SOL ESTATES PHASE VII BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

SALIDA DEL SOL ESTATES PHASE VII IS BEING PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT ("AGUA S.U.D."). THE SUBDIVIDER AND AGUA S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH AGUA S.U.D. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA S.U.D. 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. AGUA S.U.D. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF EL POLVORIN DRIVE AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF EL CONEJO DRIVE ON TAURUS ESTATES 21 SUBDIVISION AND CONTINUES SOUTH THROUGH AN EXCLUSIVE 15.0' EASEMENTS TO AGUA SPECIAL UTILITY DISTRICT RECORDED UNDER DOC. 2415372 OFFICIAL RECORDS, HIDALGO COUNTY, TX.

THE WATER SYSTEM FOR SALIDA DEL SOL ESTATES PHASE VII CONSIST OF AN 8" DIAMETER WATERLINE THAT TIES INTO THE EXISTING 8" DIAMETER WATERLINE ON EL POLVORIN DRIVE. THE 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE WEST SIDE OF EL POLVORIN DRIVE ENDING WITH A 2" FLUSH VALVE ON THE SOUTH SIDE OF THE SUBDIVISION.

FROM THE 8" DIAMETER WATERLINE, ANOTHER 8" DIAMETER WATERLINE CONNECTS TO IT AT THE INTERSECTION OF POLVORIN DRIVE AND LULA STREET (MILE 6 N. ROAD) THE 8" WATERLINE RUNS WEST ON THE NORTH SIDE OF LULA STREET (MILE 6 N. ROAD) ENDING WITH A 2" FLUSH VALVE ON THE WEST SIDE OF THIS EXISTING SUBDIVISION.

FROM THE INTERSECTION ANOTHER 8" DIAMETER WATERLINE RUNS EAST ALONG THE NORTH SIDE OF LULA STREET (MILE 6 N. ROAD) IT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE THAT RUNS SOUTH THROUGH THE EXCLUSIVE 15.0' EASEMENT TO AGUA SPECIAL UTILITY DISTRICT RECORDED UNDER DOC. No. 2415372 OFFICIAL RECORDS, HIDALGO COUNTY, TX.

FROM THE 8" WATERLINE, THIRTY-ONE (31) 1" SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 80,105.00 OR \$ 2,584.03 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY AGUA S.U.D. THE SUM OF \$ 80,395.00 OR \$ 2,593.38 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 AGUA S.U.D. UPON REQUEST BY THE LOT OWNER OF A LOT, AGUA S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED TWO (2) FIRE HYDRANTS AT A UNIT COST OF \$ 2,800.00 FOR A TOTAL COST OF \$ 5,600.00 THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA S.U.D AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

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

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 7, 14, 18, 27 AND 30 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A CLAY LOAM AND SANDY CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 46,500.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

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 \$ 80,105.00 OR \$ 2,584.03 PER LOT.

SEWAGE FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED COST A GRAND TOTAL OF \$ 46,500.00 WHICH EQUALS TO \$ 1,500.00 PER LOT.



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. 95534
 4-11-19
 DATE

B-1
 ⊗ TEST BORINGS

□ SEPTIC TANK (OSSF)

COST ESTIMATE
 WATER DISTRIBUTION: \$ 80,105.00
 DRAINAGE IMPROVEMENTS: \$ 181,497.50
 PAVING IMPROVEMENTS: \$ 142,531.50
 SEPTIC TANK (OSSF): \$ 46,500.00

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

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:

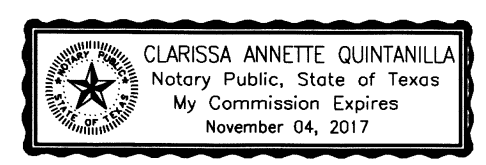
MARIO FLORES, MEMBER/MANAGER OF 3F DEVELOPERS, L.L.C. AND LAS TRES MUNEQUAS, LLC
 I, (WE), SUBDIVIDERS OF SALIDA DEL SOL ESTATES PHASE VII HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING 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.

MARIO FLORES, MEMBER/MANAGER OF 3F DEVELOPERS, L.L.C. DATE 5114 N. INSPIRATION RD. MISSION TX., 78572
 LAS TRES MUNEQUAS, LLC DATE 5114 N. INSPIRATION RD. MISSION TX., 78572

STATE OF TEXAS COUNTY OF HIDALGO MARIO FLORES, MEMBER/MANAGER OF 3F DEVELOPERS, L.L.C. AND LAS TRES MUNEQUAS, LLC

BEFORE ME, the undersigned notary public, on this day personally appeared MARIO FLORES, MEMBER/MANAGER OF 3F DEVELOPERS, L.L.C. AND LAS TRES MUNEQUAS, LLC, known to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first, duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration thereby expressed.

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



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK
 ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 2 OF 3 SHEETS

FILED	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

