



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: 7-01-2019

PROPOSED ABRAM ESTATES NO. 1 SUBDIVISION PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: A&M MANAGEMENT INC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 121 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF ABRAM ROAD APPROXIMATELY 1/2 MILE NORTH OF MILE 1 SOUTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-21-2018 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: 20.00 FEET ONTO ABRAM ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6-18-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-04-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: AGUA SUD LINE SIZE: 8" LOCATION: ABRAM ROAD.

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 12" LOCATION: ABRAM ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-05-2019 : 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: _____, __

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

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

PLAT OF:

ABRAM ESTATES No. 1

A 25.03 ACRE TRACT OUT OF LOTS 7, 8, 9 AND 10, CRANE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2941263 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 25.03 ACRE TRACT OF LAND OUT OF LOTS 7, 8, 9 AND 10, CRANE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 6, PAGE 27, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2941263, 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" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF LOT 7, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°30' E, ALONG THE WEST LINE OF LOTS 7, 8, 9 AND 10, A DISTANCE OF 2,560.80 FEET (MAP RECORD: 2,560.90 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED CDS MUERY S.A. TX. FOUND FOR THE SOUTHWEST CORNER OF THE SYLVIA FLORES TRACT (A 6.47 ACRE TRACT OUT OF LOT 10, 3.27 ACRES OUT OF LOT 11, AND 3.18 ACRES OUT OF LOT 12, CRANE SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 586751, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 70°49' E, ALONG THE SOUTH LINE OF THE SYLVIA FLORES TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED CDS MUERY S.A. TX. FOUND AT 1,232.95 FEET FOR THE WEST RIGHT OF WAY LINE OF F.M. 1427 (ABRAM ROAD), A TOTAL DISTANCE OF 1,253.29 FEET (DEED RECORD: 1,253.28 FEET) TO A POINT ON THE EAST LINE OF LOT 10 AND IN THE CENTERLINE OF F.M. 1427 (ABRAM ROAD) FOR THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°45'41" W (DEED RECORD: S 08°45' W), ALONG THE EAST LINE OF LOT 10, AND THE CENTERLINE OF F.M. 1427 (ABRAM ROAD), A DISTANCE OF 227.97 FEET (DEED RECORD: 228.00 FEET) TO A POINT FOR THE NORTHEAST CORNER OF O.T. SUBDIVISION (RECORDED IN VOLUME 33, PAGE 25, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE: N 89°45'09" W (DEED RECORD: N 81°15' W), ALONG THE NORTH LINE OF O.T. SUBDIVISION, AND THE NORTH LINE OF O.T. SUBDIVISION PHASE II (RECORDED IN VOLUME 37, PAGE 67, MAP RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 780.60 FEET (DEED RECORD: 780.57 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RR SALINAS RPLS 2909 FOUND FOR THE NORTHWEST CORNER OF O.T. SUBDIVISION PHASE II, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°44'38" W (DEED RECORD: S 08°30' W), ALONG THE WEST LINE OF O.T. SUBDIVISION PHASE II, A DISTANCE OF 255.88 FEET (DEED RECORD: 255.90 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RR SALINAS RPLS 2909 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 81°15'05" W (DEED RECORD: N 81°15' W), ALONG THE WEST LINE OF O.T. SUBDIVISION PHASE II, A DISTANCE OF 148.84 FEET (DEED RECORD: 150.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED CDS MUERY S.A. TX. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°30' W, ALONG THE WEST LINE OF O.T. SUBDIVISION PHASE II, A DISTANCE OF 1,848.72 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF OJO DE AGUA No.2 SUBDIVISION (RECORDED IN VOLUME 43, PAGE 82, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°29'09" W (DEED RECORD: N 81°15' W), ALONG THE NORTH LINE OF OJO DE AGUA No.2 SUBDIVISION, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.03 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH BORDER TOWN SUBDIVISION No.2, RECORDED IN INSTRUMENT NUMBER 2887582, 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

MAY 25, 2018
DATE

PLAT NOTES AND RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING.) COMMUNITY-PANEL NUMBER 480334 0400 C MAP REVISED: NOVEMBER 16, 1982
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- MINIMUM FINISHED FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MINIMUM BUILDING SETBACK LINES:
FRONT 25.00'
SIDE 6.00'
REAR 15.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER.
- 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 36,590.84 CUBIC-Feet 1.99 ACRE-Feet OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- B.M. No. 1 = ELEV. 116.50' TOP OF EXISTING SANITARY SEWER MANHOLE LOCATED 55.5 FEET WEST AND 10 FEET NORTH FROM THE SOUTHEAST CORNER OF PROPOSED SUBDIVISION 78 FEET WEST OF THE CENTERLINE OF ABRAM ROAD. N.A.V.D. 88 DATUM
- FIRE HYDRANTS INSTALLED WITHIN THE AGUA SPECIAL UTILITY DISTRICT DISTRIBUTION SYSTEMS, ARE PROVIDED AT THE CONVENIENCE OF THE AGUA S.U.D. AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE AGUA S.U.D. TO MEET FIRE FLOW REQUIREMENTS.

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.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016

10-25-18
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.
GENERAL MANAGER
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

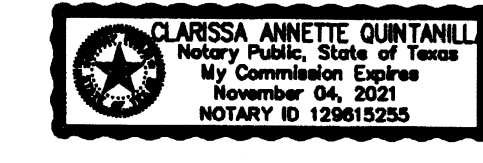
I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ABRAM ESTATES No. 1 SUBDIVISION TO THE CITY OF PALMVIEW, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, DRAINS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

DANIEC DEVELOPMENT INC.
VICTOR DANIEC, PRESIDENT
5121 W. STATE HIGHWAY 107
EDINBURG, TEXAS 78540

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EL POLAKO INVESTMENTS, LLC, VICTOR DANIEC, PRESIDENT, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 19____



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE

I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE ABRAM ESTATES No. 1 HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF CONFORMANCE 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 WHEN 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. SAENZ
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT
DATE

HIDALGO COUNTY IRRIGATION DISTRICT NO. 6

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE _____ DAY OF _____, 20____.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES, AND BUILDINGS), SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 RIGHTS OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST:
BOARD OF DIRECTOR
BOARD OF DIRECTOR

THIS PLAT OF ABRAM ESTATES No. 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF PALMVIEW, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN PLANNING COMMISSION

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

THE _____ DAY OF _____, 2017
MAYOR

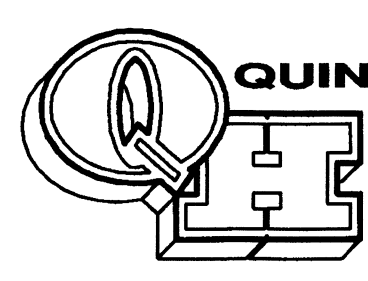
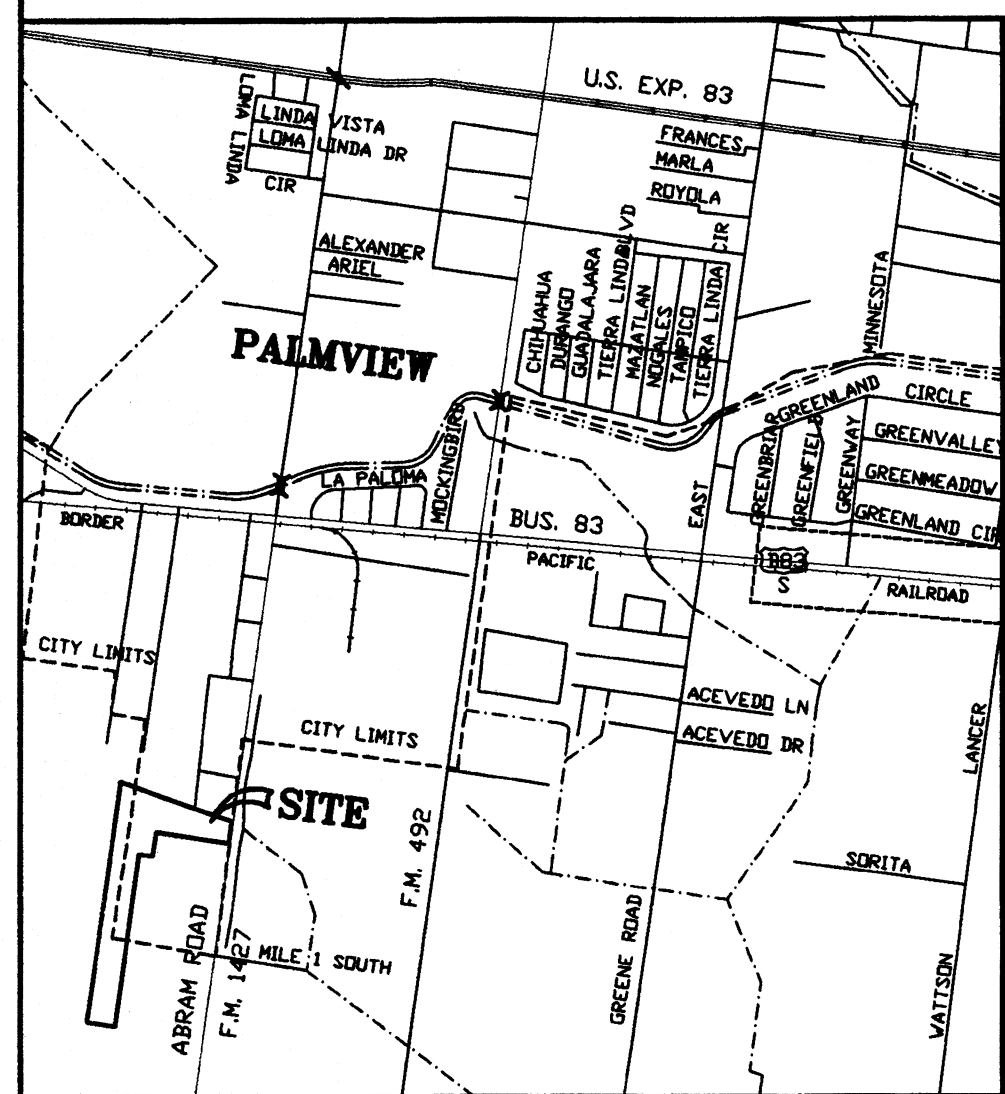


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

PREPARED BY	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
ALFONSO QUINTANILLA	MAY 25, 2018	LS		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY	

LOCATION MAP SCALE= 1:2000



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
EDINBURG, TEXAS 78539
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

DATE OF PREPARATION: MAY 25, 2018

FUTURE CITY LIMIT LINE AREA TO BE ANNEXED

SCALE 1" = 100'

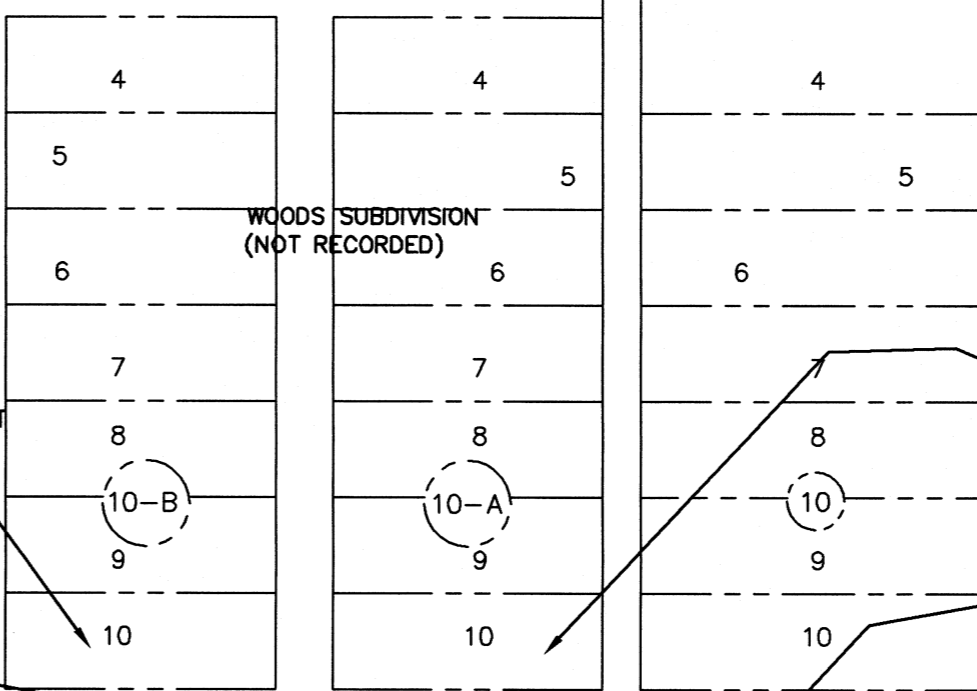
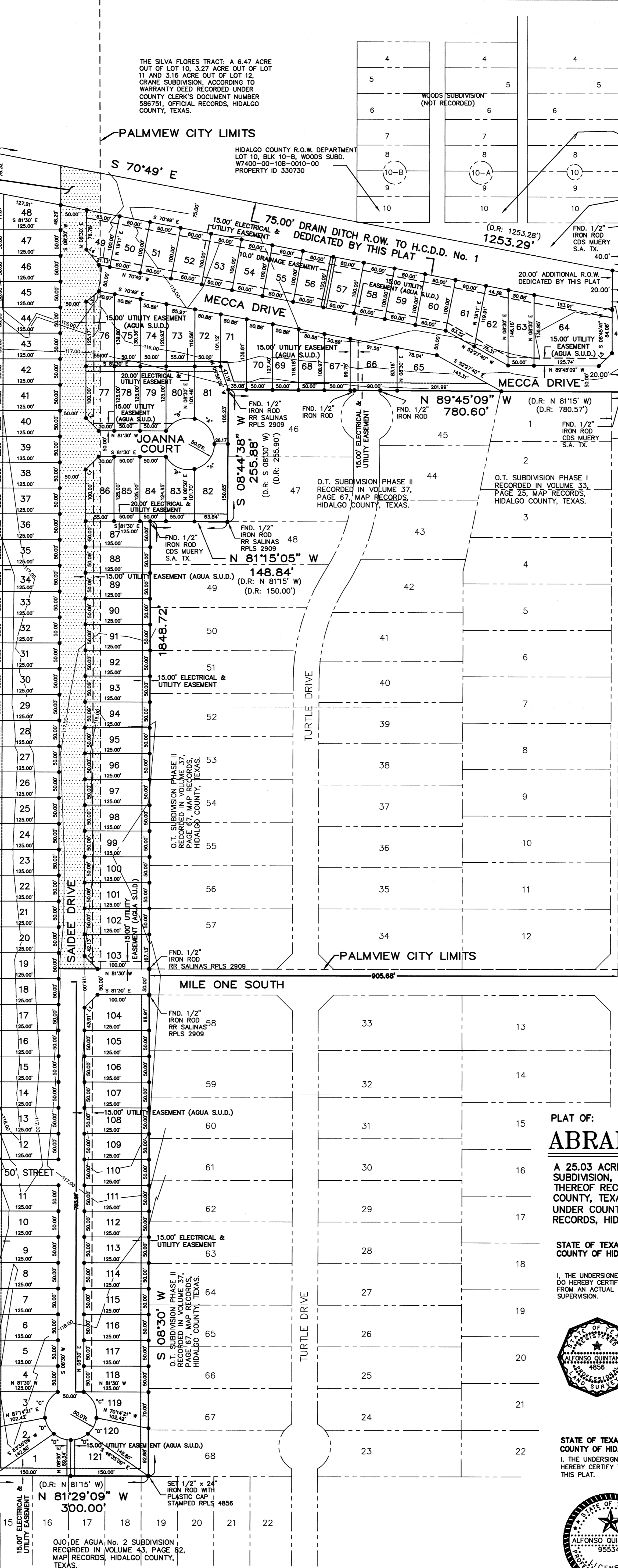
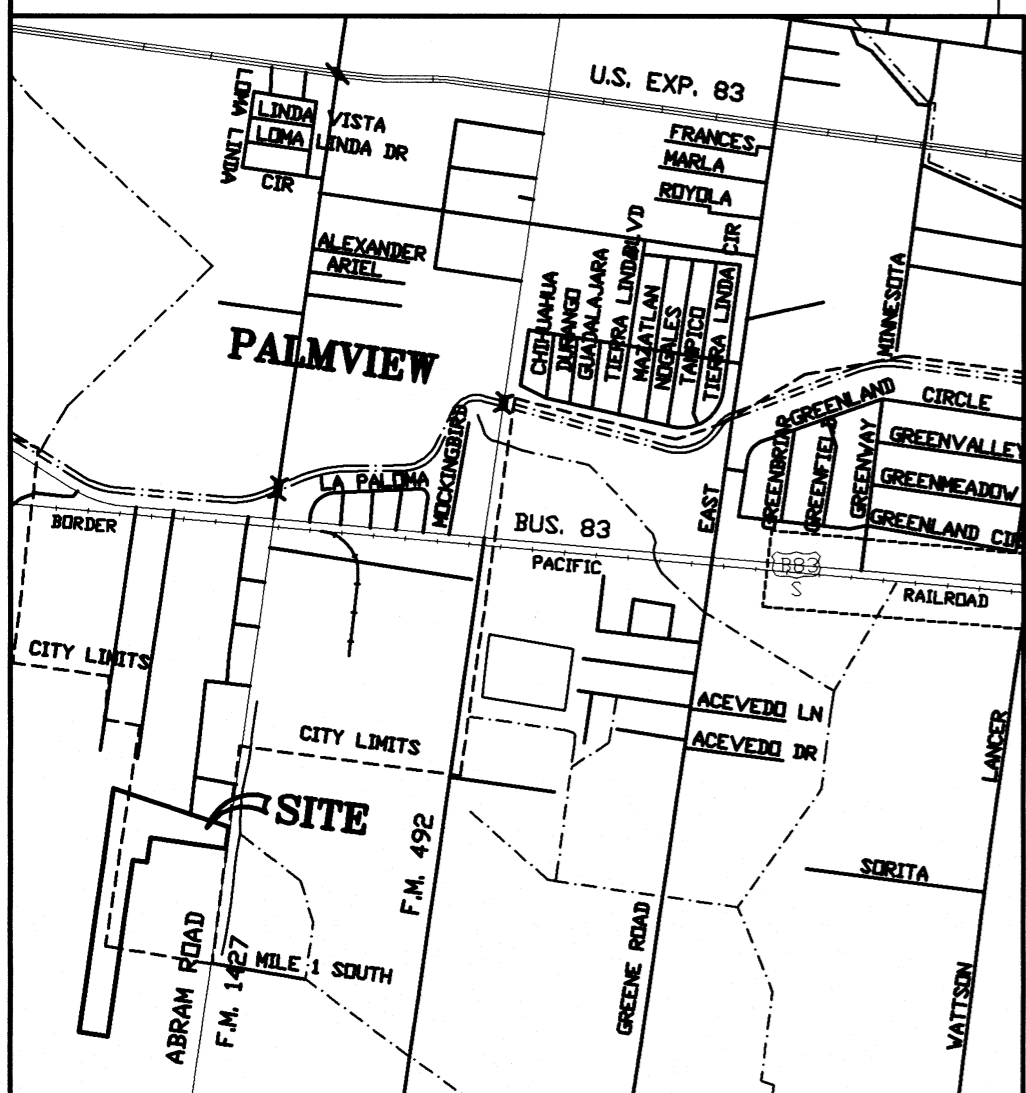
THE NATURE CONSERVANCY OF TEXAS, INC. TRACT: A 228.485 AC. TRACT 19, LOS EJIDOS DE REYNOSA VIEJO GRANT, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3051, PAGE 455, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE NATURE CONSERVANCY OF TEXAS, INC. TRACT: TRACT 20, LOS EJIDOS DE REYNOSA VIEJO GRANT, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 494426, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE BENJAMIN D. OLIVAREZ TRACT: A 32.27 ACRE TRACT BEING ALL OF TRACT 22, SHARE 72 AND THE EAST 13 OF TRACT 39 AND ALL TRACT 21, LOS EJIDOS DE REYNOSA VIEJO GRANT, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1113469, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

P.O.B. FND. 1" IRON PIPE S.W. COR. LOT 7 CRANE SUBD.

LOCATION MAP
SCALE= 1:2000



LOT	AREA (S.F.)
1	7187.45
2	7072.47
3	6320.54
4-48	6250.00
49	7510.32
50	5249.68
51-61	6000.00
62	6597.23
63	7472.40
64	7077.54
65	18285.03
66	10158.34
67	8230.81
68	5217.84
69	5678.67
70	6139.50
71	6600.33
72	6727.55
73	5292.00
74	6365.93
75	6282.42
76	6754.04
77	7867.09
78	6562.50
79-80	6250.00
81	5820.18
82	7997.01
83	8271.94
84	5833.91
85	6248.63
86	6250.00
87	6562.50
88-103	6249.86
104	8077.98
105	8301.50
106-119	6249.86
120	6320.14
121	7071.95
122	7192.99

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	78°28'08"	50.00'	66.73'
"B"	73°31'52"	50.00'	64.17'
"C"	67°41'58"	50.00'	59.08'
"D"	41°09'01"	50.00'	35.91'

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	N 53°30' E	35.36'
L2	N 36°30' W	35.36'
L3	N 53°30' E	31.91'
L4	N 36°30' W	38.49'
L5	S 53°45'27" W	35.36'

**PLAT OF:
ABRAM ESTATES No. 1**

A 25.03 ACRE TRACT OUT OF LOTS 7, 8, 9 AND 10, CRANE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2941263 OFFICIAL 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.E.L.S. No. 4856

MAY 25, 2018
DATE

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

6-3-19
DATE



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

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

By: _____ DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 77539
REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480 FAX 956-381-0527
ALFONSO@QHA-ENG.COM

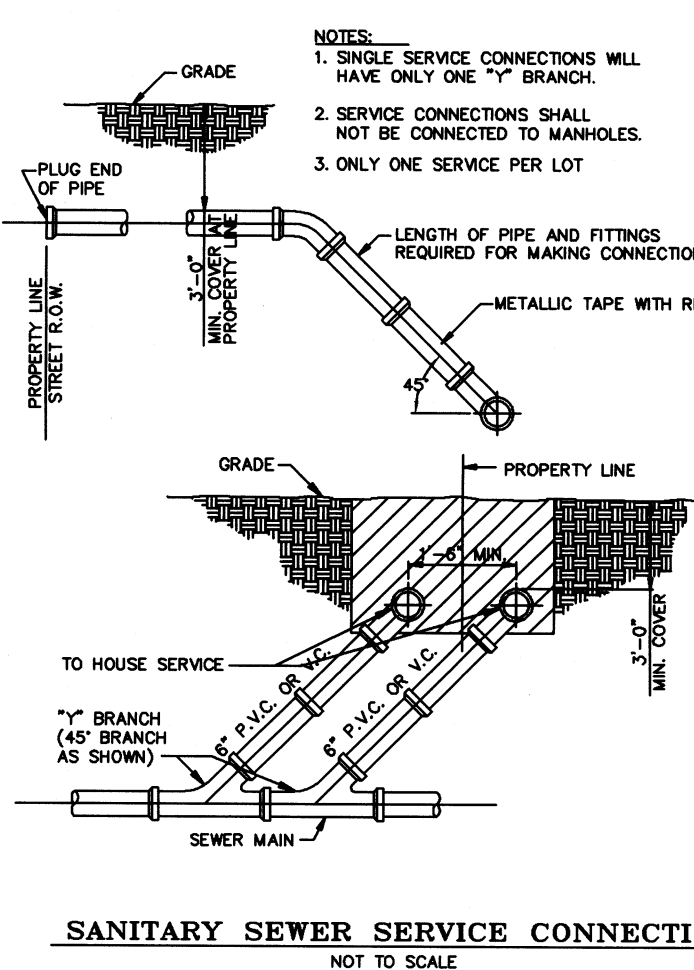
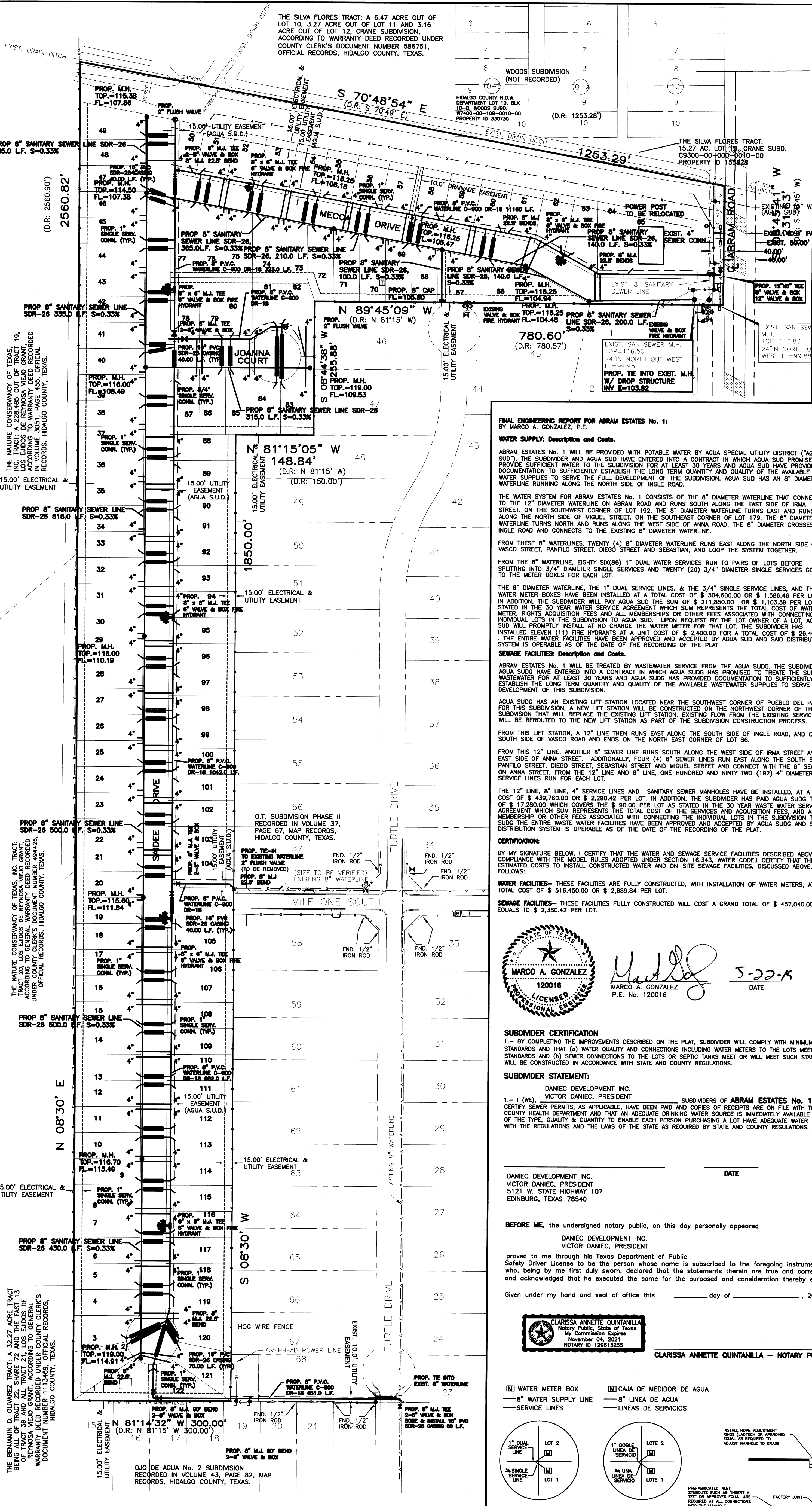
DATE OF PREPARATION: MAY 25, 2018

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MAY 25, 2018	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA
DATE REVISED	REVISIONS	CHECKED BY	APPROVED BY
06-03-2018	1		

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

ABRAM ESTATES No. 1

A 25.03 ACRE TRACT OUT OF LOTS 7, 8, 9 AND 10, CRANE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2941263 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION ABRAM ESTATES No. 1:
 POR MARCO A. GONZALEZ, P.E.
PROVISION DE AGUA: Descripción y Costos.
 ABRAM ESTATES No. 1 SERA PROVISITA DE AGUA POTABLE POR LA COMPANIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA SUD SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE PARA LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA SUD 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. AGUA SUD TIENE UNA LINEA EXISTENTE DE 8\"/>

UNA LINEA DE AGUA DE 8\"/>
 DE ESTE LINEA DE AGUA DE 8\"/>
 DE LA LINEA DE 8\"/>
 DE LA LINEA DE 8\"/>
 DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8\"/>

DE LA LINEA DE 12\"/>
 DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8\"/>

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS Y 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\$ 516,450.00 O US\$ 2,689.84 POR LOTE.
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 2,380.42 POR LOTE (TODOS INCLUIDOS) A UN COSTO TOTAL DE US\$ 457,040.00 PARA TODA LA SUBDIVISION.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS Y 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\$ 516,450.00 O US\$ 2,689.84 POR LOTE.
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 2,380.42 POR LOTE (TODOS INCLUIDOS) A UN COSTO TOTAL DE US\$ 457,040.00 PARA TODA LA SUBDIVISION.

FINAL ENGINEERING REPORT FOR ABRAM ESTATES No. 1:
 BY MARCO A. GONZALEZ, P.E.
WATER SUPPLY: Description and Costs.
 ABRAM ESTATES No. 1 WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAS 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 SUD HAS AN 8\"/>

THE WATER SYSTEM FOR ABRAM ESTATES No. 1 CONSISTS OF THE 8\"/>
 FROM THESE 8\"/>
 FROM THE 8\"/>

THE 8\"/>
 IN ADDITION, THE SUBDIVIDER WILL PAY AGUA SUD 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 MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD. UPON REQUEST BY THE LOT OWNER OF A LOT, AGUA SUD 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 AGUA SUD AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWERAGE FACILITIES: Description and Costs.
 ABRAM ESTATES No. 1 WILL BE TREATED BY WASTEWATER SERVICE FROM THE AGUA SUD. THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND AGUA SUD 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.
 AGUA SUD 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 SEWER MAIN WILL BE REROUTED TO THE NEW LIFT STATION AS PART OF THE SUBDIVISION CONSTRUCTION PROGRAM.
 FROM THIS LIFT STATION, A 12\"/>

FROM THIS 12\"/>
 THE 12\"/>

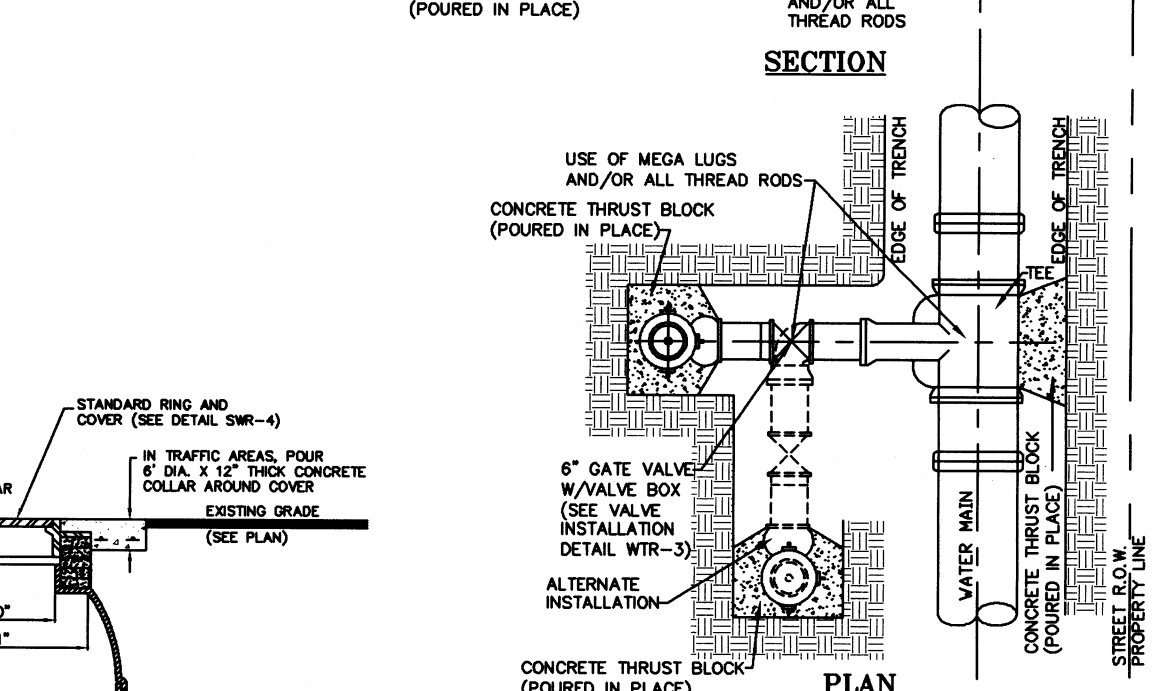
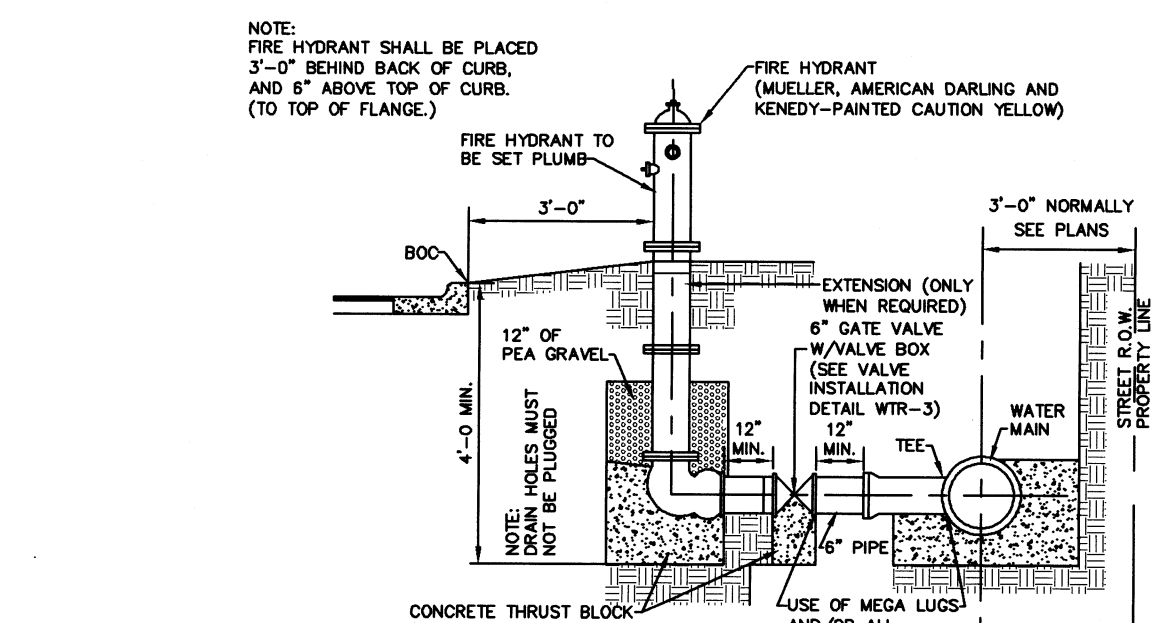
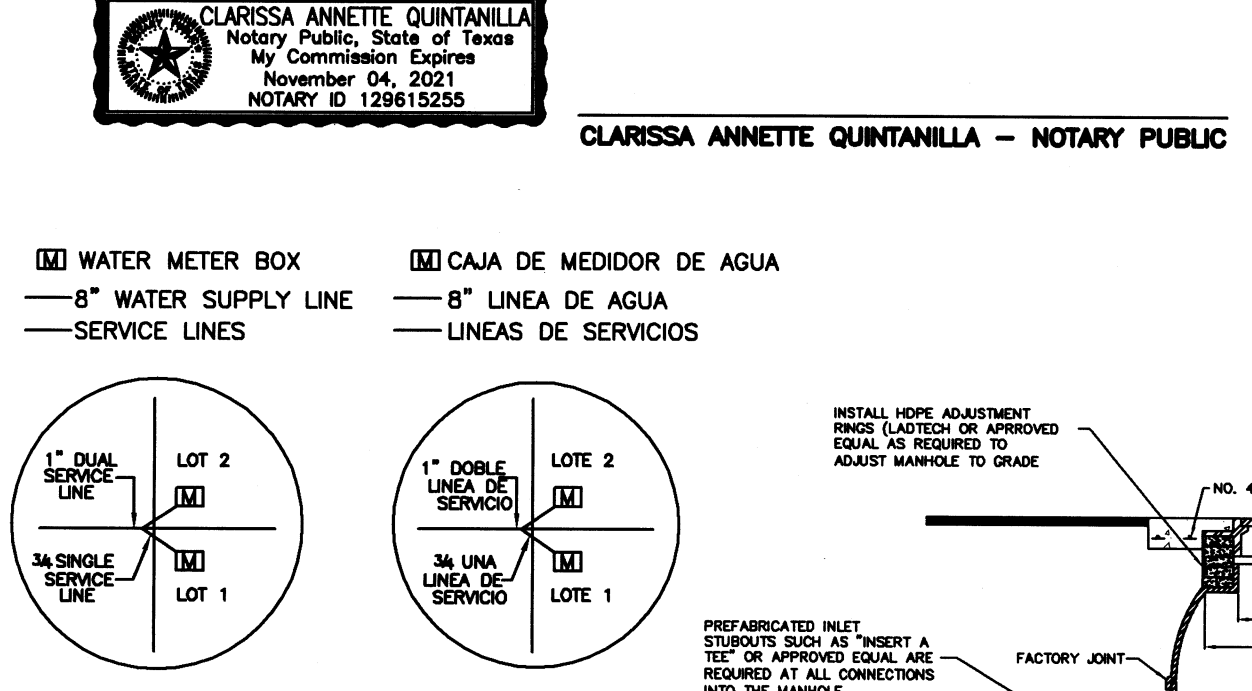
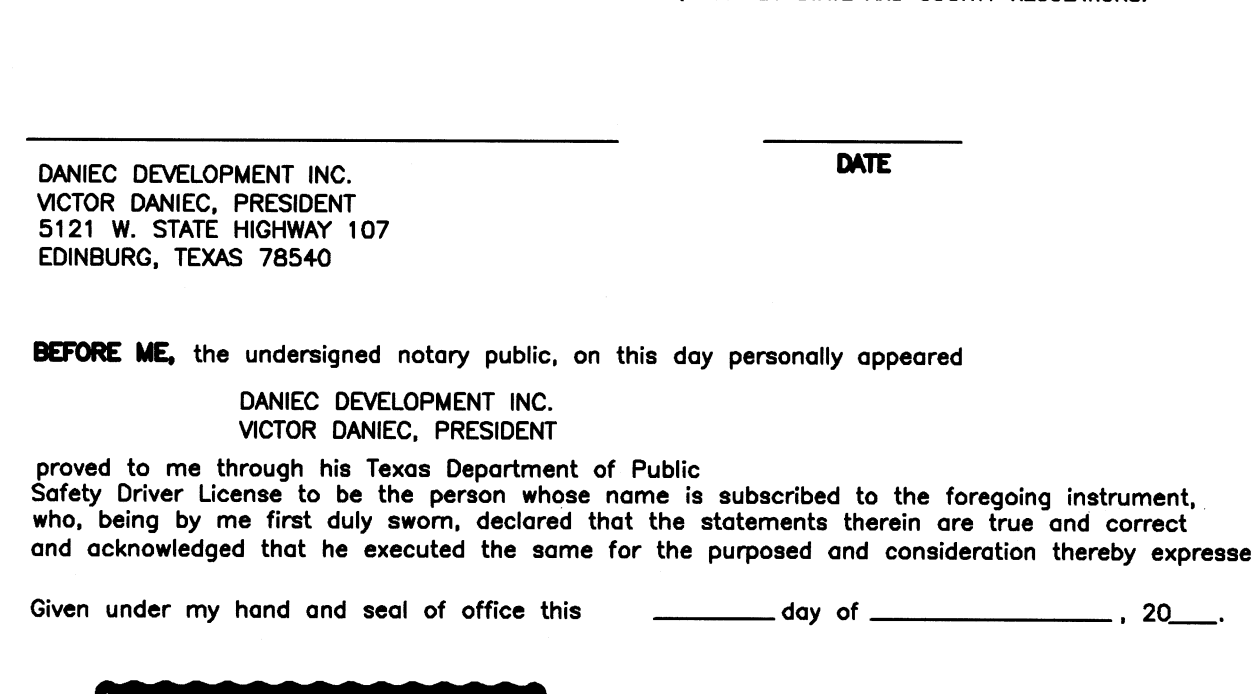
THE 12\"/>
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE CERTIFY THAT THE AVAILABLE COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWERAGE FACILITIES, DISCUSSED ABOVE, ARE 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.
SEWERAGE FACILITIES: THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 457,040.00 WHICH EQUALS TO \$ 2,380.42 PER LOT.

CERTIFICATION:
 DANIEC DEVELOPMENT INC.
 VICTOR DANIEC, PRESIDENT
 SUBDIVIDER STATEMENT:
 DANIEC DEVELOPMENT INC.
 VICTOR DANIEC, PRESIDENT
 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.

BEFORE ME, the undersigned notary public, on this day personally appeared
 DANIEC DEVELOPMENT INC.
 VICTOR DANIEC, PRESIDENT
 5121 W. STATE HIGHWAY 107
 EDINBURG, TEXAS 78540
 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 129619255
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

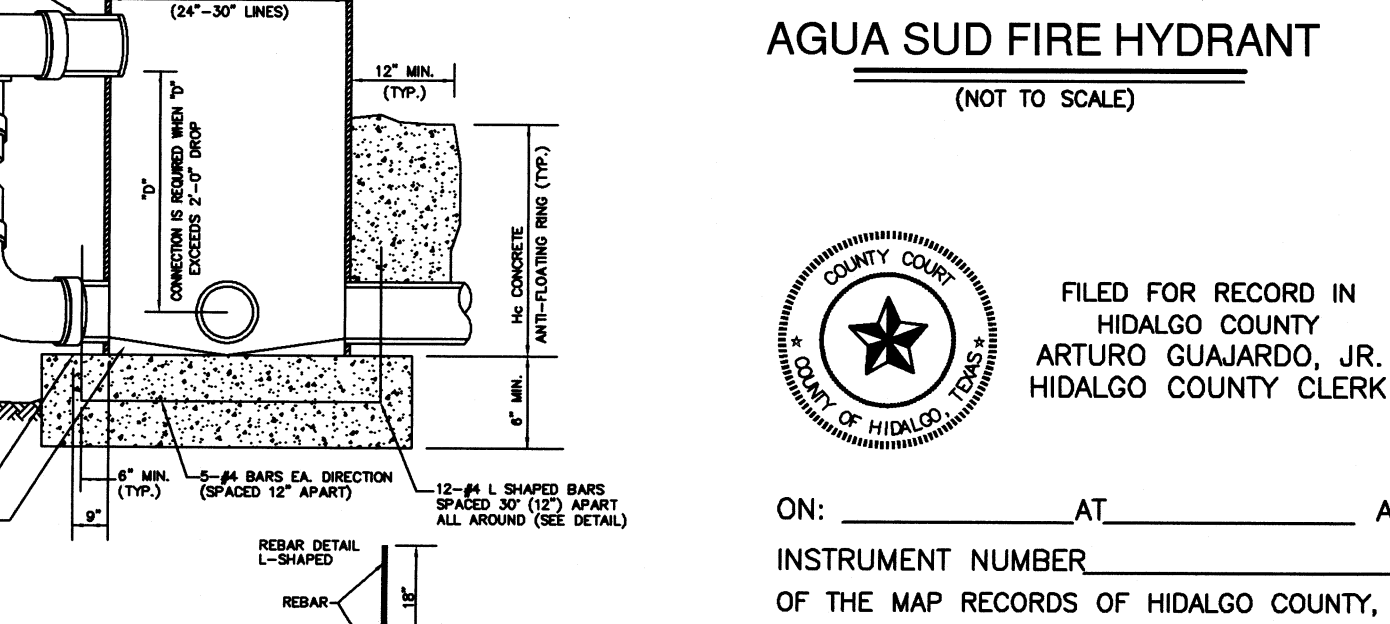
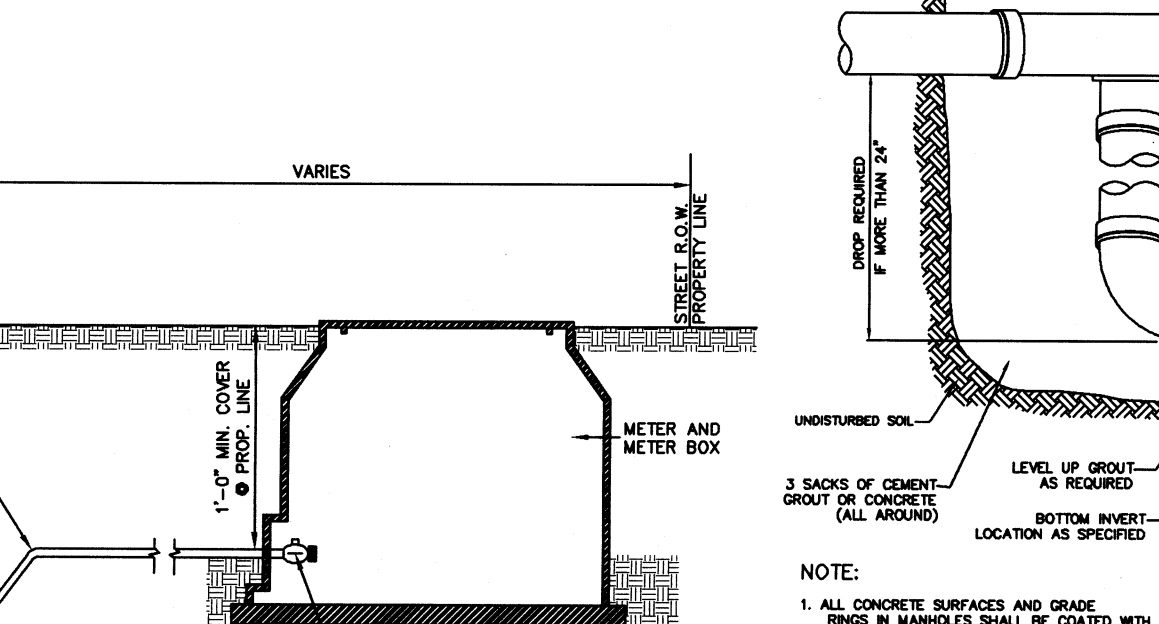
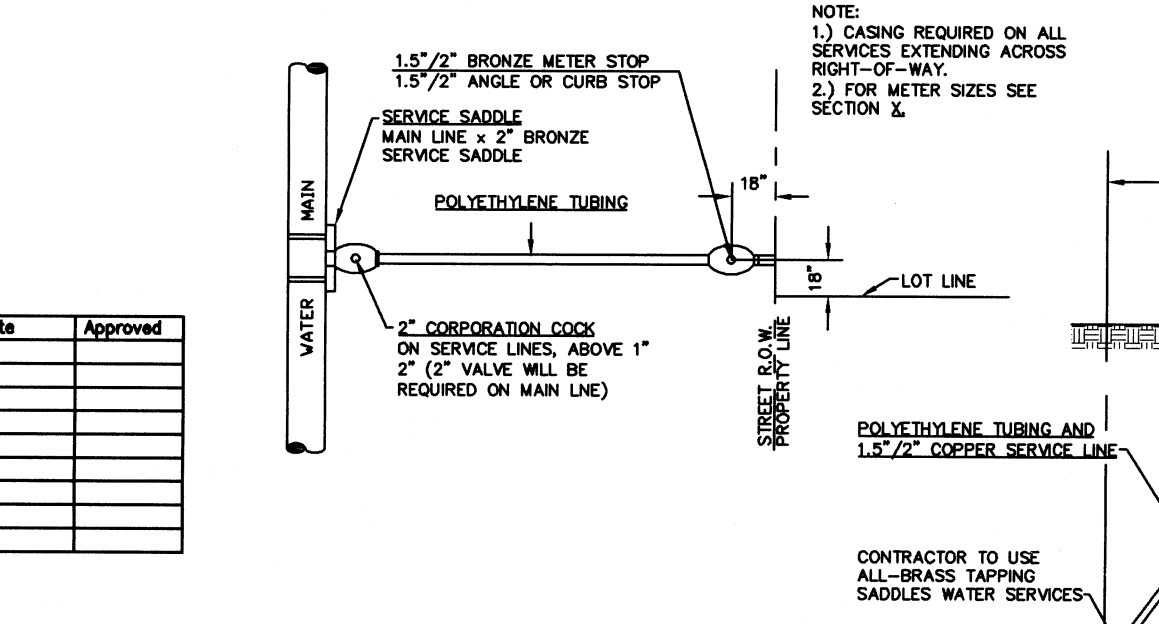


COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SANITARY SEWER:	\$

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



MAP OF PAVING & DRAINAGE LAYOUT

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

ABRAM ESTATES No. 1

A 25.03 ACRE TRACT OUT OF LOTS 7, 8, 9 AND 10, CRANE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 27, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2941263 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR ABRAM ESTATES No. 1

A 25.03 acre tract out of lots 7, 8, 9 and 10, Crane Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 6, page 27, map records, Hidalgo County, Texas, and according to general warranty deed recorded under county clerk's document number 2941782 official records, Hidalgo County, Texas. This subdivision is located on the west side of Abram Road, approximately 1140 feet north of Mile 1 South. It is in the City of Palmview city limits. The proposed subdivision will consist of 122 residential lots.

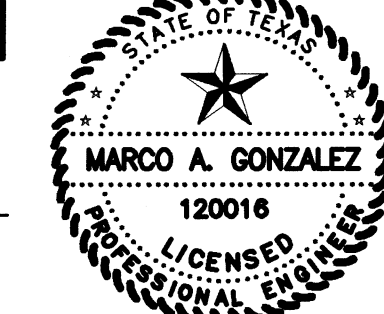
The tract is Zone "C" (No shading), areas of minimal flooding, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0400 C, dated on November 16, 1982.

The majority of the soil is Harlingen (19 & 20), Reynosa (55) and Rumm (64) and is in soil group "B" and "D". Its Unified Classification is CL, CL-ML, & CH. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-36. See attached Soil Survey of Hidalgo County, Texas tables.

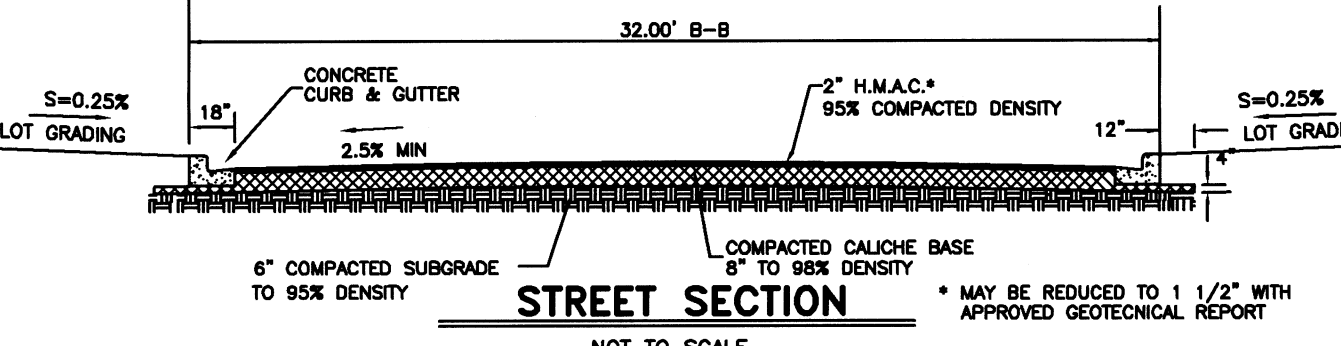
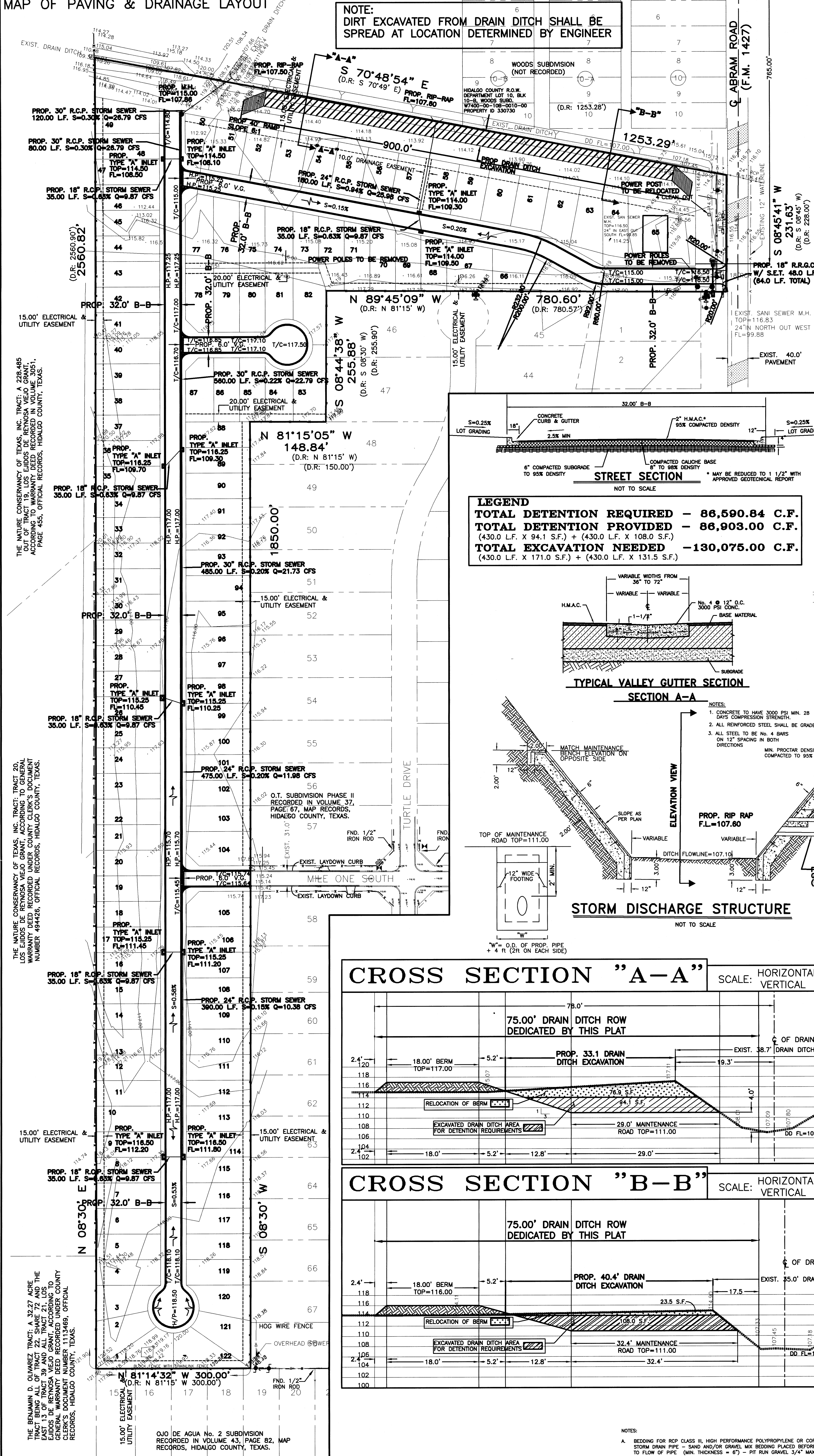
Presently, the site has very minimal runoff in a northeasterly direction with an approximate 0.5% slope that discharges into the existing Hidalgo County Precinct 3 drain ditch-South Abram Lateral located on the north side of the subdivision. The existing runoff for the proposed subdivision is Q=5.33 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=19.22 cubic feet per second for an increase of Q=13.89 cubic feet per second. Detention will be 86,590.84 cubic feet (1.99 acre feet) and will be accomplished by excavating the existing Hidalgo County Precinct 3 drain ditch-South Abram Lateral located on the north side of the subdivision. The street runoff will be collected by a storm sewer system consisting of 18", 24", and 30" pipes and Type "A" inlets that will discharge into the existing Drain Ditch. 75.00 feet of right of way for the Drain Ditch is being dedicated to the H.C.D.D. No. 1 by the plat.

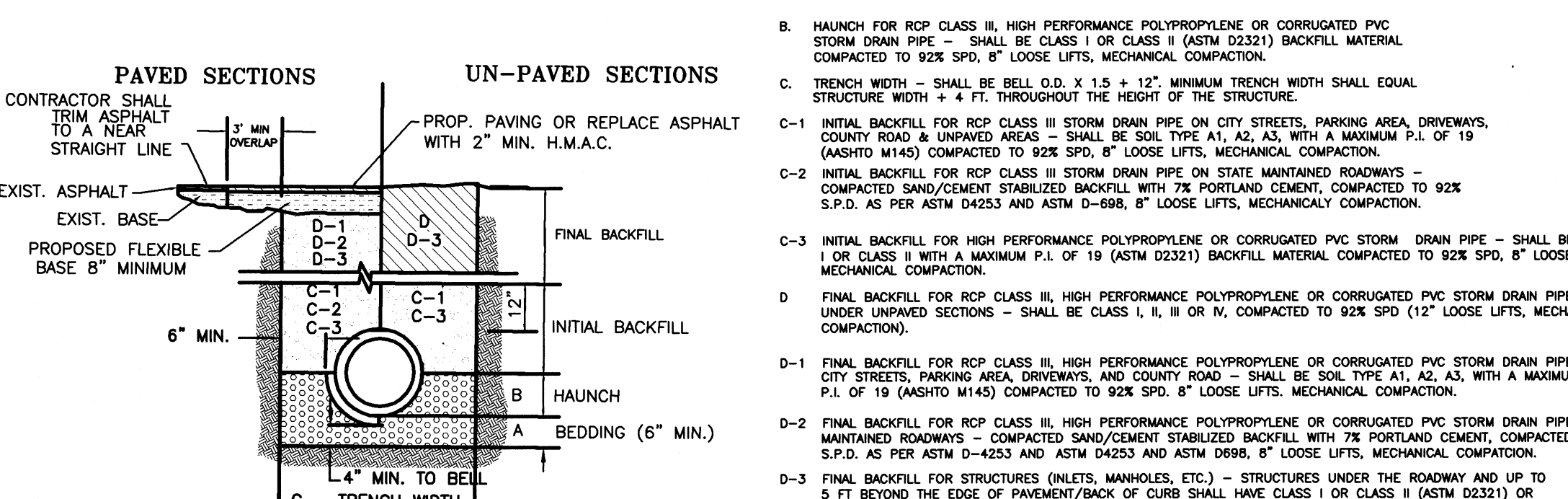
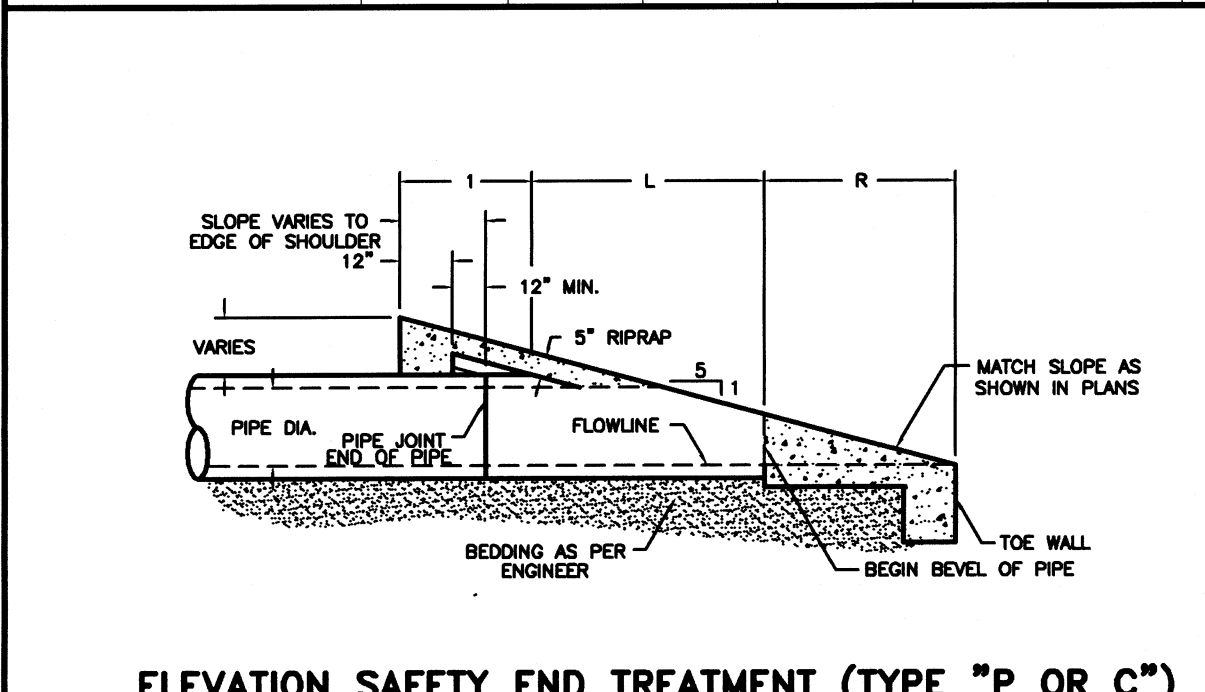
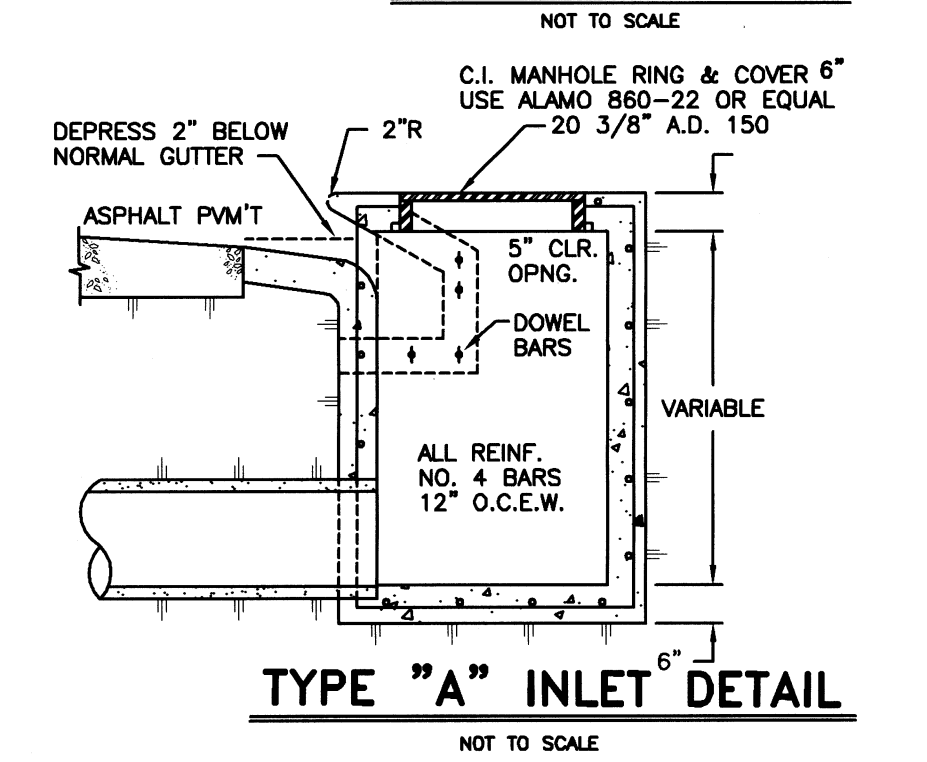
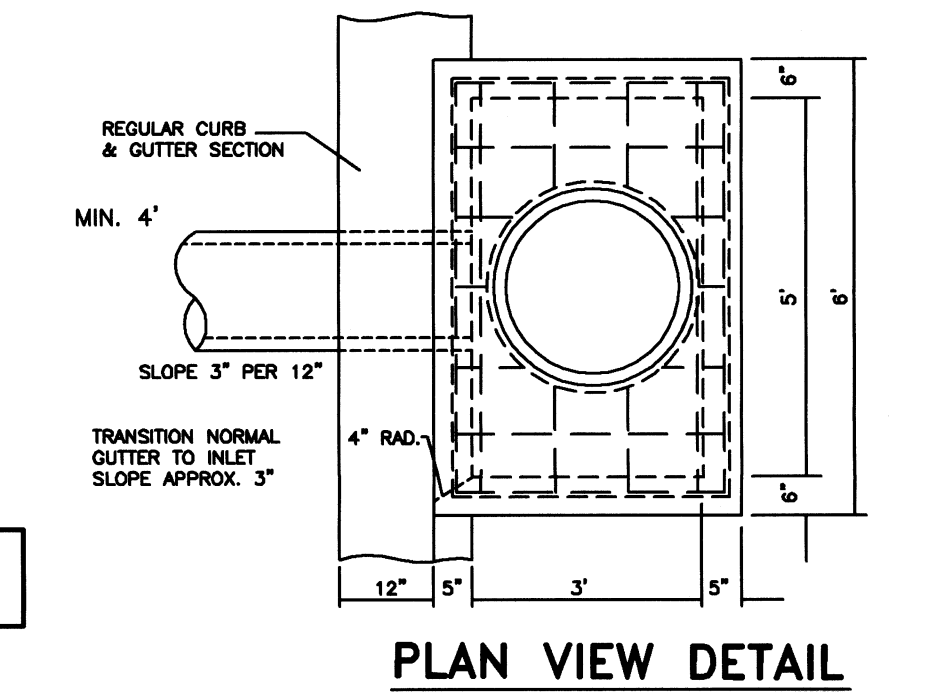
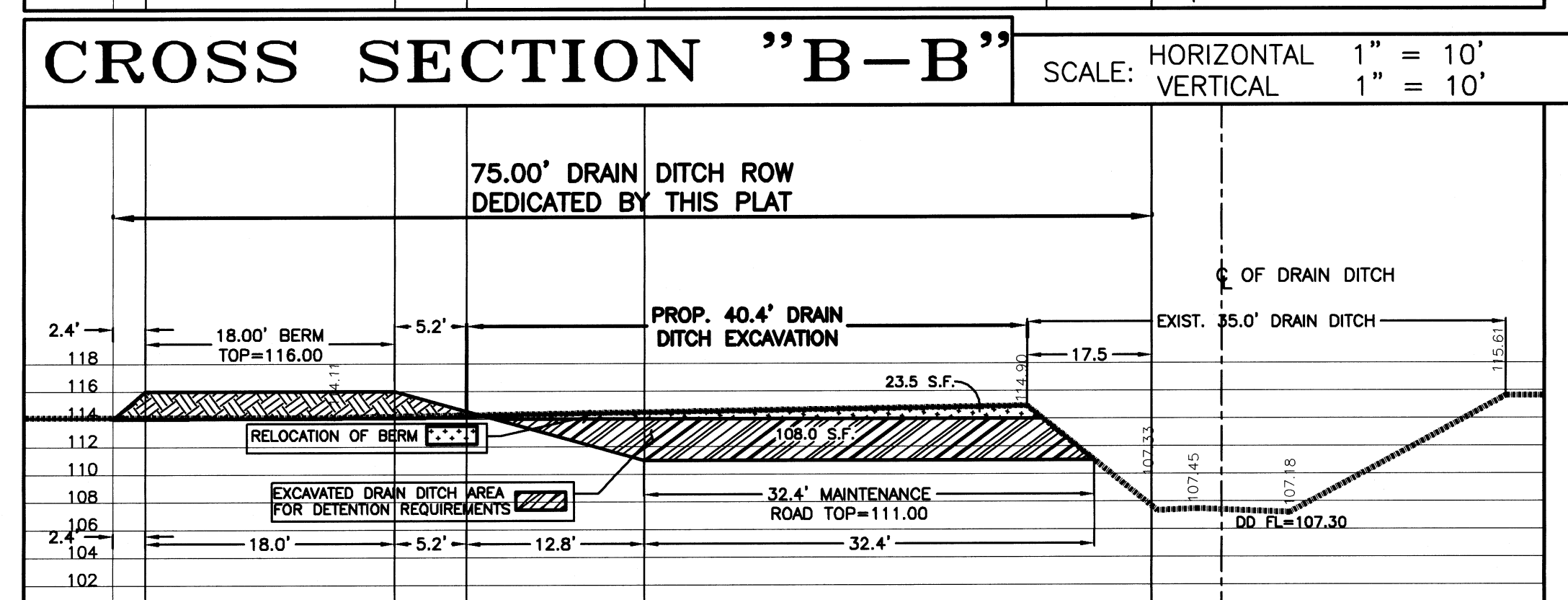
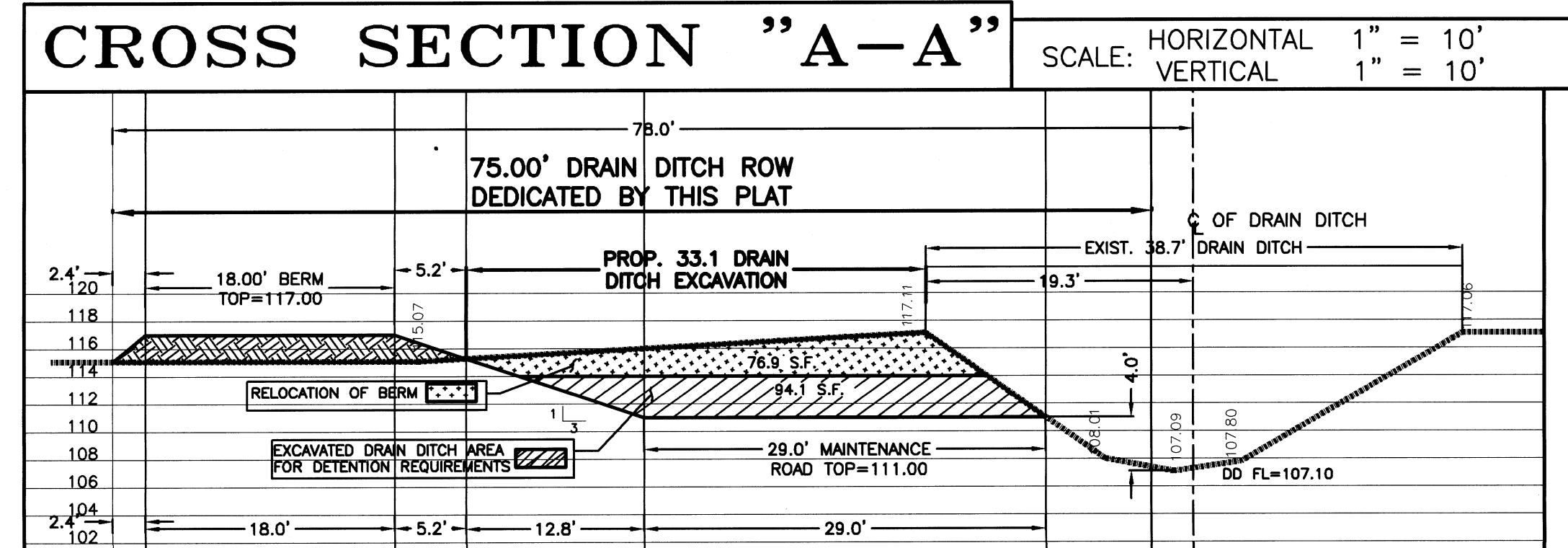
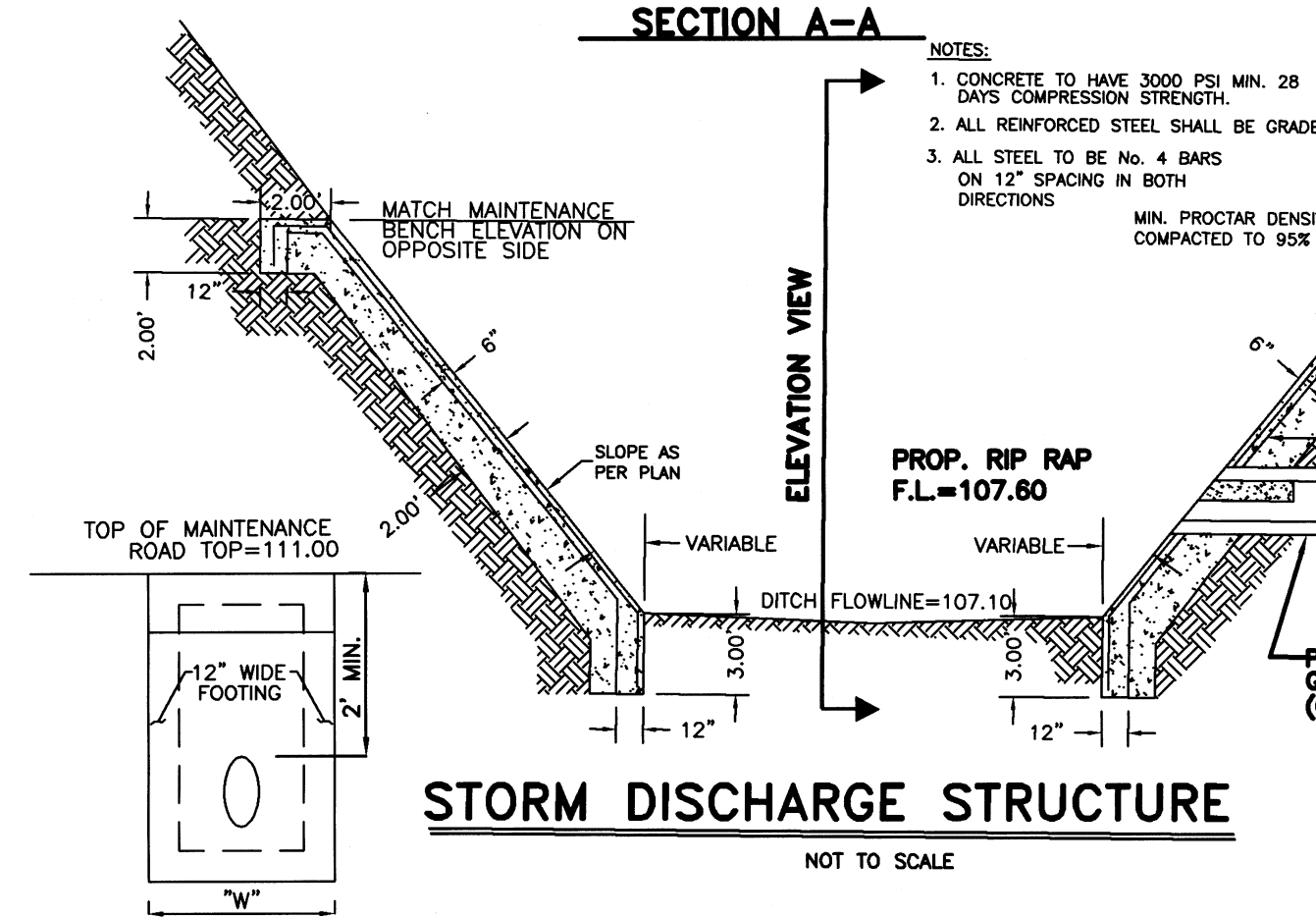
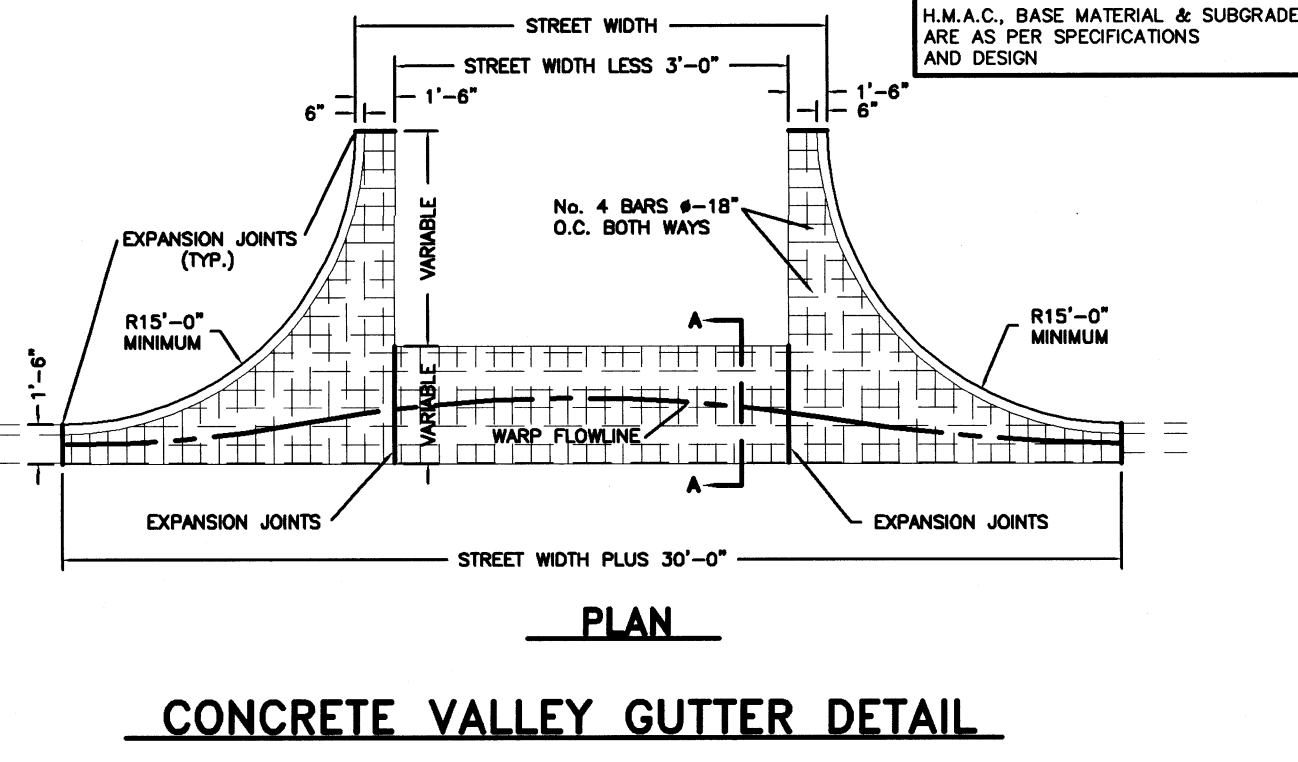
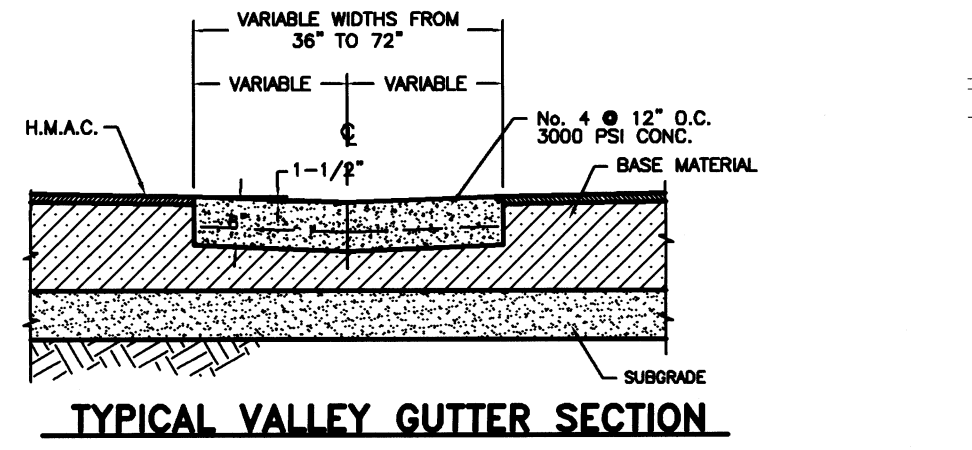
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" (NO SHADING) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0400 C, DATED ON NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
DATE 5-22-19



LEGEND
TOTAL DETENTION REQUIRED - 86,590.84 C.F.
TOTAL DETENTION PROVIDED - 86,903.00 C.F.
(430.0 L.F. X 94.1 S.F.) + (430.0 L.F. X 108.0 S.F.)
TOTAL EXCAVATION NEEDED - 130,075.00 C.F.
(430.0 L.F. X 171.0 S.F.) + (430.0 L.F. X 131.5 S.F.)



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

COST ESTIMATE
WATER DISTRIBUTION: \$
DRAINAGE IMPROVEMENTS: \$
PAVING IMPROVEMENTS: \$
SANITARY SEWER: \$

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

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

STORM TRENCH BEDDING AND BACKFILL NOTES
N.T.S.

FILED	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY