



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: 10-08-2019

PROPOSED TEXAS TOWER ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: DOMAIN DEVELOPMENT CORP. (SHAVI MAHTANI, PRESIDENT)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 5 *SINGLE FAMILY *MULTI-FAMILY 2 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTHWEST CORNER OF TEXAS ROAD AND TOWER 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 12-28-2018 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN INTO TOWER ROAD AND TEXAS ROAD SIDE DITCHES.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO TEXAS ROAD AND TOWER ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 8-16-2019 BY, JOSE A. OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-21-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's FOR LOT'S 1, 2 AND 5 THROUGH 7 HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: TEXAS ROAD AND 12" ON TOWER ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 12-20-2018: BY 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: \$ \$7,500.00 For: OSSF(S) 5

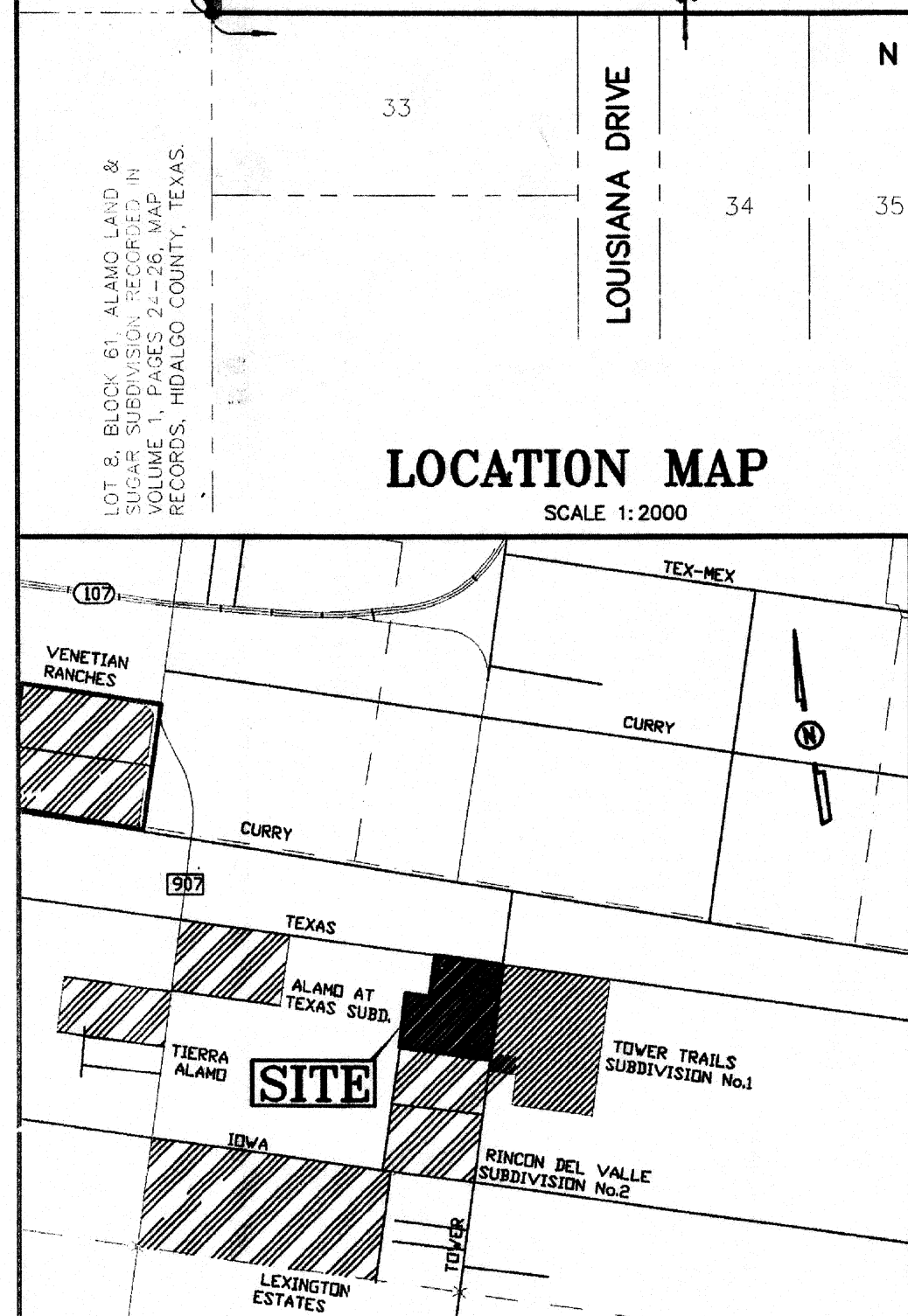
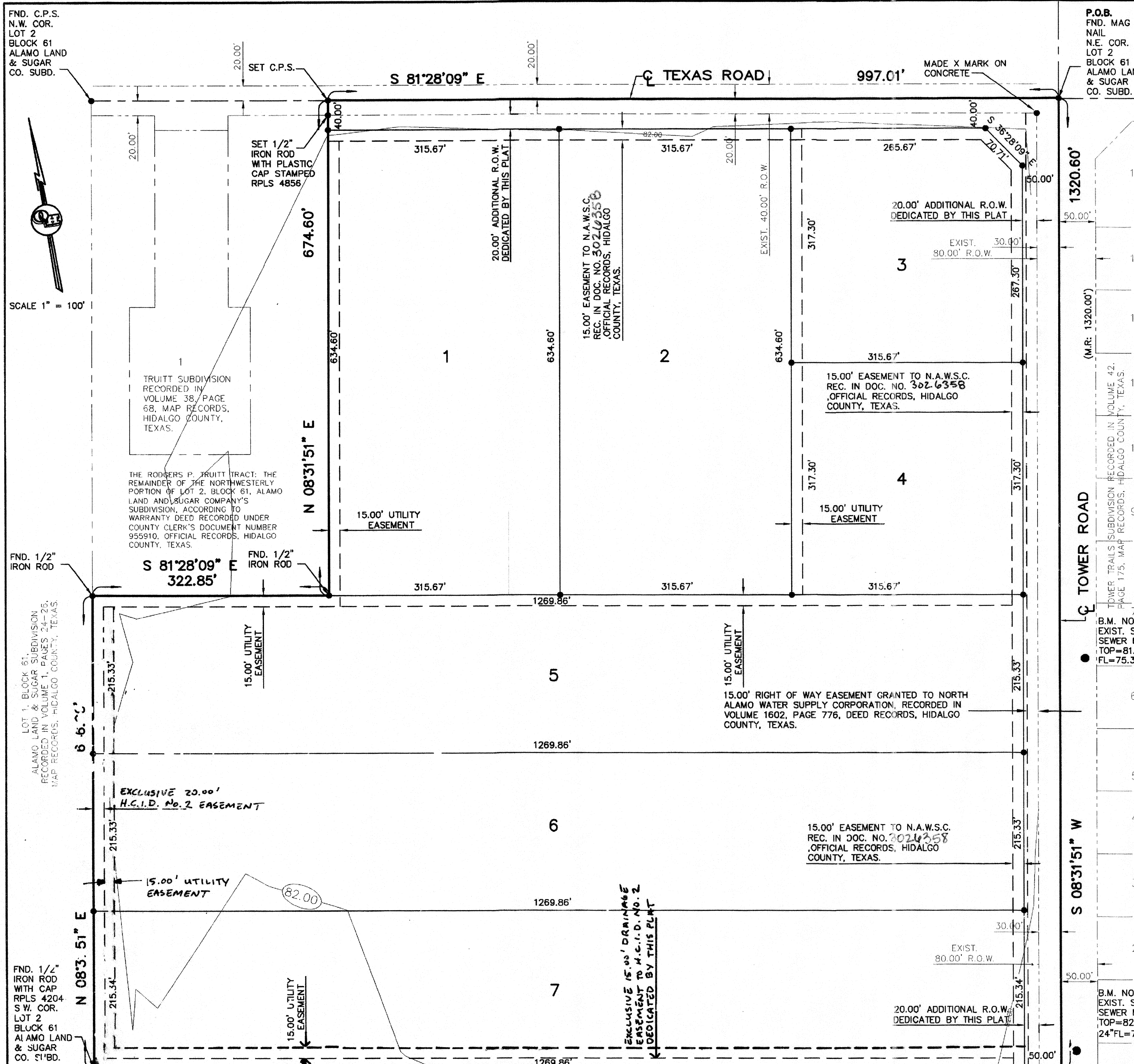
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JANUARY 29, 2019

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.*



INDEX TO SHEETS

LOT	AREA (S.F.)	ACREAGE (AC.)
1-2	200,324.18	4.60
3	100,162.09	2.30
4	98,931.19	2.27
5-6	273,438.95	6.27
7	273,451.65	6.28

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

TEXAS TOWER ESTATES IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF TEXAS ROAD AND WEST SIDE OF TOWER ROAD. 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). TEXAS TOWER ESTATES LIES APPROXIMATELY 1.5 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
DOMAIN DEVELOPMENT CORPORATION OWNER: SHAW MAHTANI, PRESIDENT	100 E. NOLANA STE. 130	McALLEN, TEXAS 78504	(956)661-8888	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TEXAS 78839	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TEXAS 78839	(956)381-6480	(956)381-0527

SUBDIVISION PLAT OF:
TEXAS TOWER ESTATES

A 35.01 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 61, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN UNDER COUNTY CLERK'S DOCUMENT NUMBER 2862661, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "B"
AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD: OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
COMMUNITY-PANEL NUMBER 480334 0425 C
EFFECTIVE DATE: NOVEMBER 16, 1982
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- MINIMUM BUILDING SETBACK LINES:
FRONT: TEXAS RD.....50.00 FEET TOWER RD.....50.00 FEET
REAR: 15.00 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
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GRADE, 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. THE CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. NO. 1 EXIST. STORM SEWER M.H. TOP=81.50
FL=75.34
B.M. NO. 2 ELEVATION=81.50 TOP OF EXISTING STORM MANHOLE LOCATED ON THE EAST SIDE OF TOWER ROAD FROM THE SOUTHEAST CORNER OF PROPOSED SUBDIVISION NAVD 88 DATUM.
- DRAINAGE FOR RESIDENTIAL LOTS (LOTS 1, 2, 5, 6, & 7)
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 35,351.93 CUBIC FEET (0.81 ACRE FEET) OF STORM WATER RUNOFF. REGIONAL DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 5.
- DRAINAGE FOR COMMERCIAL LOTS (LOTS 3 & 4)
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 35,351.93 CUBIC FEET (0.81 ACRE FEET) OF STORM WATER RUNOFF. REGIONAL DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 5. (TO BE DONE AT BUILDING PERMIT STAGE)
LOT 3 = 17,792.00 C.F.
LOT 4 = 17,559.93 C.F.
- LEGEND * - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 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
- 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.
- 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE SUBDIVISION.
- 100% OF PARKLAND FEE (\$300.00) HAS BEEN PAID BY DEVELOPER.
- 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TECO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED.
- ANY STRUCTURES CONSTRUCTED MORE THAN 200' FEET FROM THE FRONT OF THE LOT MAY REQUIRE ADDITIONAL FIRE PROTECTION TO BE INSTALLED.

STATE OF TEXAS COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS 5th DAY OF SEPTEMBER 2019

Alfonso Quintanilla
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4856 STATE OF TEXAS

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

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named); in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, and perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands hereon on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 5th day of June 2019

DOMAIN DEVELOPMENT CORPORATION
BY: SHAW MAHTANI, PRESIDENT
100 E. NOLANA STE. 130
McALLEN, TEXAS 78504

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

BY: SHAW MAHTANI, PRESIDENT OF DOMAIN DEVELOPMENT CORPORATION OWNER OF THE 35.01 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TEXAS TOWER ESTATES. HEREBY SUBMITTING THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATING 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:

- 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; AND
- 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.

DATE _____

DOMAIN DEVELOPMENT CORPORATION
BY: SHAW MAHTANI, PRESIDENT
100 E. NOLANA STE. 130
McALLEN, TEXAS 78504

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared _____, DOMAINS DEVELOPMENT CORPORATION BY: SHAW MAHTANI, 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 duly sworn, has declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 27th day of June 2019

Clarissa Annette Quintanilla
CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires November 04, 2021
NOTARY ID 129612525

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, ON THIS, THE 15th DAY OF SEPTEMBER, 2019.

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

Alfonso Quintanilla
PRESIDENT

Alfonso Quintanilla
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 TEXAS TOWER ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS DAY OF SEPTEMBER 2019.

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 § 202.028(c)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE TEXAS TOWER ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS ON _____

Hidalgo County Judge _____ date _____
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 OFFICER HAS 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 _____

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF TEXAS TOWER ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

DATE OF PREPARATION SEPTEMBER, 15 2019

SHEET NO. 1	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 2 SHEETS	SEP 15 2019	JG	JG	JG
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
	JUN 20 2019	LP	JG	AD

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78839
REGISTRATION NUMBER F-1513

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

TEXAS TOWER ESTATES

A 35.01 ACRE TRACT OF LAND OUT OF LOT 2, BLOCK 61, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN UNDER COUNTY CLERK'S DOCUMENT NUMBER 2962661, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR TEXAS TOWER ESTATES

BY ALFONSO QUINTANILLA, P.E.
WATER SUPPLY: Description, Costs, and Operability Date

TEXAS TOWER ESTATES WILL BE PROVIDED WITH POTABLE WATER BY THE 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. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE RUNNING ON THE WEST SIDE OF TOWER ROAD.

THE WATER SYSTEM FOR TEXAS TOWER ESTATES CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE SAID EXISTING 12" WATERLINE. THE 8" DIAMETER WATERLINE RUNS WEST ALONG THE SOUTH SIDE OF TEXAS ROAD.

FROM THE 8" WATERLINES THREE (3) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND ONE (1) 3/4" SINGLE SERVICE WATER LINES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$114,650.00 OR \$16,378.57 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 5,850.00, WHICH COVERS THE \$ 835.71 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. LOT REQUEST #1 WATER ONLY. N.A.W.S.C. WILL PERFORM AND INSTALL A SEPTIC SYSTEM AT NO CHARGE TO THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$3,250.00 FOR A TOTAL COST OF \$9,750.00. 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, Costs, and Operability Date

SEWAGE FROM TEXAS TOWER ESTATES WILL BE 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 05 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: AND THE DRAINAGE EASEMENTS.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATES A SANDY CLAY LOAM. THE SITE EVALUATOR (LICENSE NUMBER 05 12258) HAS DONE THREE (3) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 3, AND 7 (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 05 12258) INDICATES A UNIFORM SANDY CLAY LOAM (WITH TEXTURE CLASS III) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

FOR LOTS 1, 2, 5, 6, & 7 AND WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$1,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

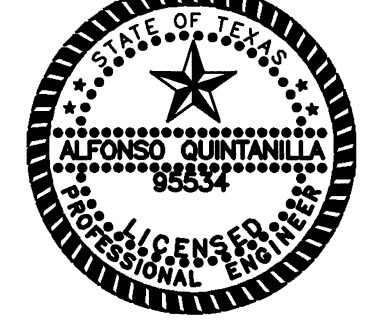
FOR COMMERCIAL LOTS 3 & 4, A SEPARATE DESIGN BASED ON THE SITE PLAN SHALL BE SUBMITTED AT BUILDING PERMIT STAGE. THE LOT OWNER WILL BE RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, WHICH REQUIRE THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 120,500.00 WHICH EQUALS TO \$ 17,214.29 PER LOT.

SEWAGE FACILITIES- FOR LOTS 1, 2, 5, 6, & 7, SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$10,500.00 FOR THE ENTIRE SUBDIVISION. FOR COMMERCIAL LOTS 3 & 4, THE LOT OWNER WILL BE RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.



Alfonso Quintanilla, P.E.
DATE: 9-4-19



Alfonso Quintanilla, P.E.
DATE: 9-4-19

DRAINAGE REPORT FOR TEXAS TOWER ESTATES

A 35.01 acre tract of land out of Lot 2, Block 61, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, according to map thereof recorded in volume 1, pages 24-26, map records Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under county clerk's document number 2962661, official records, Hidalgo County, Texas. This subdivision is located at the southwest corner of Texas Road and Tower Road and is in the City of Edinburg, E.T.J. The proposed subdivision will consist of 5 residential lots (Lots 1, 2, 5, 6, & 7) and 2 commercial lots (Lots 3 & 4).

The tract is Zone "B", areas between the 100-year flood and 500-year flood; or certain areas subject to 100-year flood with average depths of less than 1 foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (medium shading), as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C Map Revised November 16, 1982.

The soil is Hidalgo (28) and is soil group "B". It is sandy clay loam (SC), and clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

The H.C.D.D. No. 1 has identified this area as having flooding issues. The site is not located in a low lying area and runoff is currently being impeded by a clogged 15" culvert. Once water surface elevations exceed the existing top of pavement (elevation=82.05) for Texas Road and Tower Road, the runoff flow north. With the improvements to be constructed for the subdivision, a permanent outfall will be constructed to alleviate any future flooding issues. The Calculated Water Surface elevation is 82.50.

Presently, the site has very minimal runoff on a northeasterly direction with an approximate 0.027% slope with no existing outfall. The existing runoff for the proposed 5 residential lots is Q=10.54 cubic feet per second based on a 10-year storm. The existing runoff for the proposed 2 commercial lots is Q=3.59 cubic feet per second based on a 10-year storm.

After development for the 5 residential lots, the runoff will be Q= 33.68 cubic feet per second for an increase of Q=23.14 cubic feet per second. Detention will be 75,574.97 cubic feet (1.73 acre feet) based on a 50-year storm and will be accomplished by regrading the roadside ditch along the south side of Texas Road and along the west side of Tower Road.

After development for the 2 commercial lots, the runoff will be Q= 27.70 cubic feet per second for an increase of Q=24.11 cubic feet per second. Detention will be 35,351.93 cubic feet (0.81 acre feet) based on a 50-year storm and will be provided by proposed detention areas to be located on the lots. At building permit stage, runoff created by this development will be collected by grading the proposed paving areas to the detention areas. A beeder line will be installed from the detention areas to the road side ditch.

The runoff along the road side ditches will be regraded towards proposed Type "CC" inlet on the west side of Tower Road. A proposed 18" storm bleeder line will cross Tower Road and connect to an existing storm sewer manhole. The existing 24" storm line runs south and outfalls into the Hidalgo County Drainage District No.1 South Main Drain located 1/4 mile south of lowa Road.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "B" [AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)] AS DESCRIBED PANEL NUMBER 480334 0425 C DATED NOVEMBER 16, 1982.

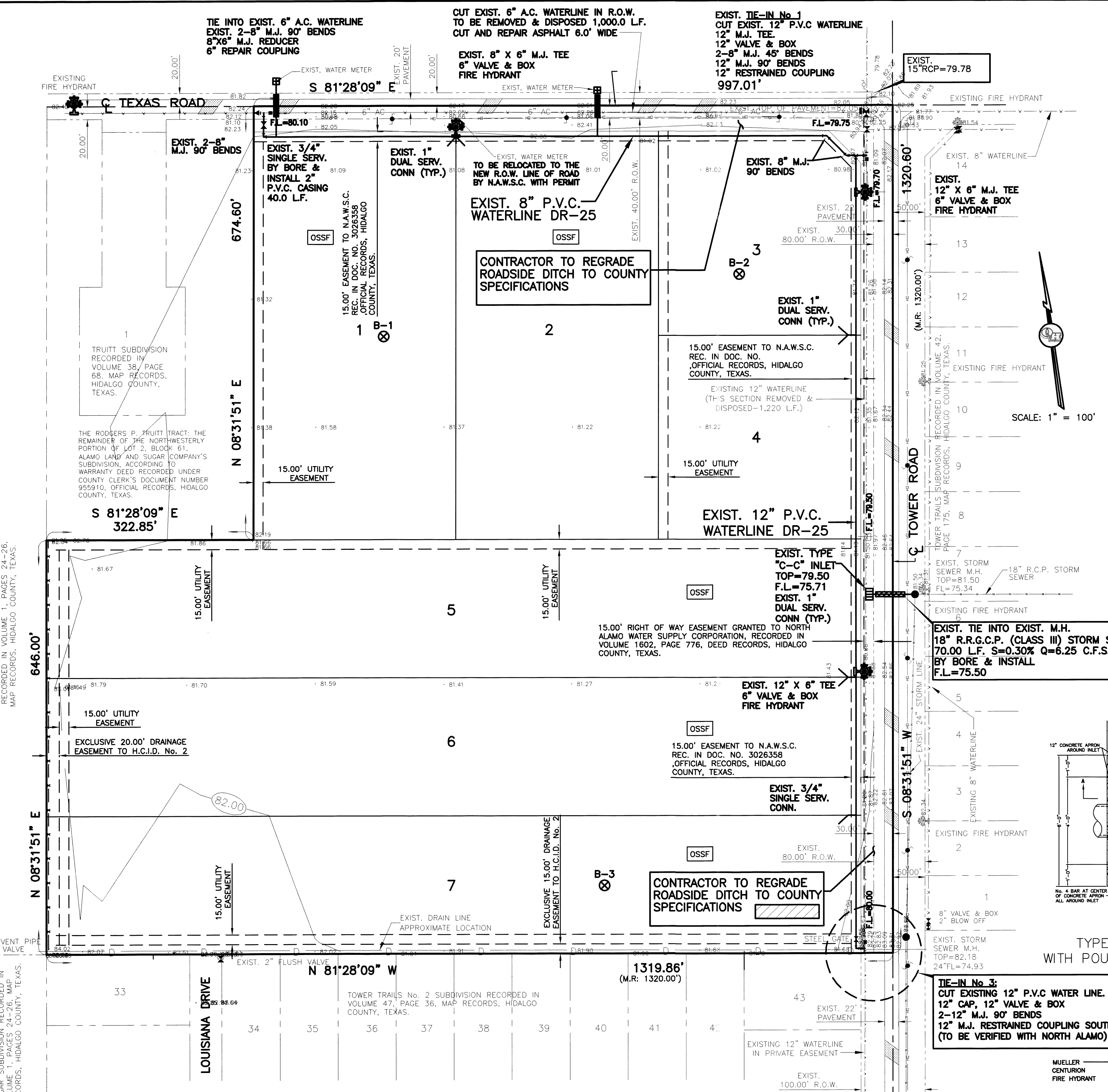


Alfonso Quintanilla, P.E.
DATE: 9-4-19



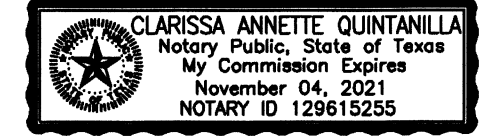
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

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



BEFORE ME, the undersigned notary public, on this day personally appeared
DOMAIN DEVELOPMENT CORPORATION BY: SHAMI MAHTANI, 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 therein expressed.

Given under my hand and seal of office this 14th day of SEPTEMBER, 2019.



Clarissa Annette Quintanilla - Notary Public

COST ESTIMATE
WATER DISTRIBUTION: \$ 114,650.00
DRAINAGE IMPROVEMENTS: \$ 31,200.00
SEWER IMPROVEMENTS: \$ 7,500.00

REVISION NOTES

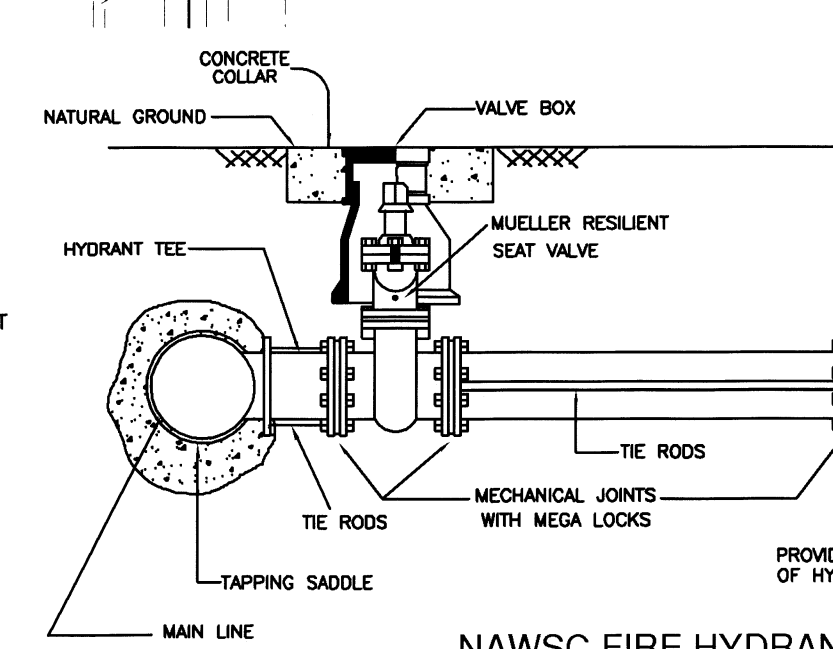
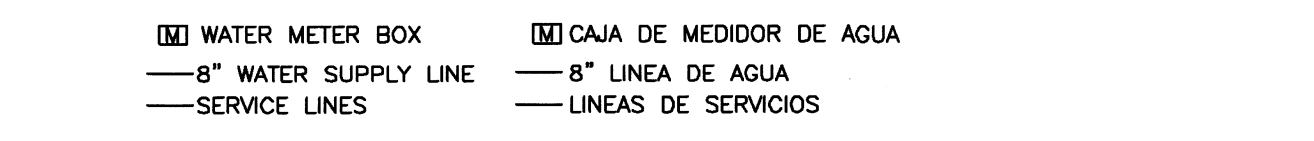
No.	Sheet	REVISION	Date	Approved

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:
DOMAIN DEVELOPMENT CORPORATION
BY: SHAMI MAHTANI, PRESIDENT
100 E. NOLANA STE. 130
MCALLEN, TEXAS 78504

1- I (WE), _____ SUBDIVIDERS OF TEXAS TOWER ESTATES HEREBY CERTIFY 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.

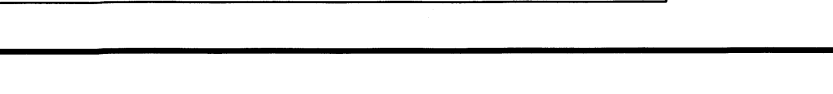
WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES



NAWSOC FIRE HYDRANT (NOT TO SCALE)

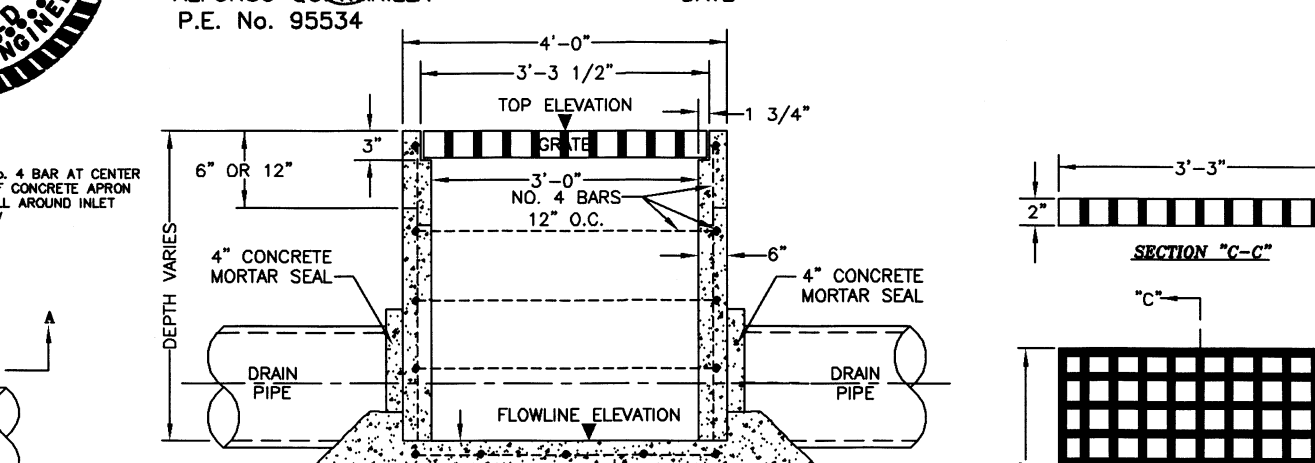
LEGEND (LOTS 1, 2, 5, 6, & 7)
TOTAL DETENTION REQUIRED - 84,426.64 C.F.
TOTAL DETENTION PROVIDED - 84,060.00 C.F.
(53,340 + 30,720)

LEGEND (LOTS 3 & 4) (TO BE DONE AT BUILDING PERMIT STAGE)
TOTAL DETENTION REQUIRED - 30,116.85 C.F.
LOT 3 = 15,157.28 C.F.
LOT 4 = 14,959.57 C.F.

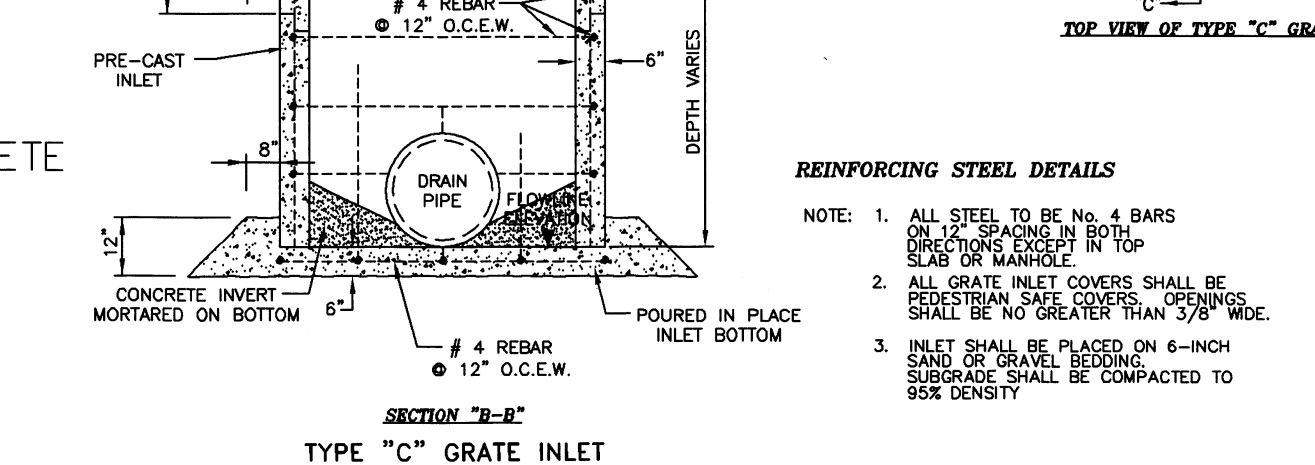


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

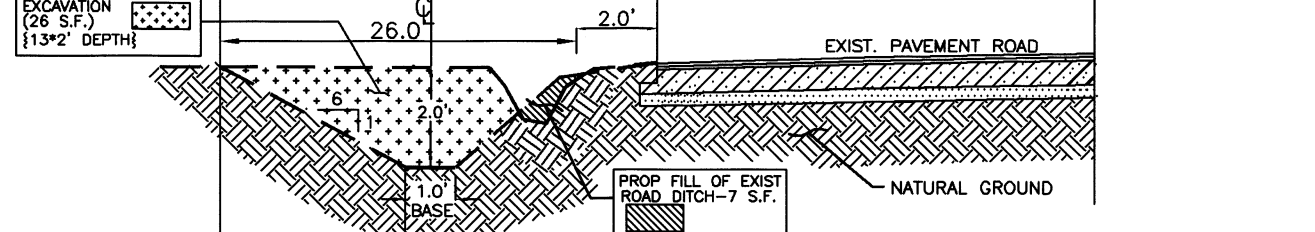
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM



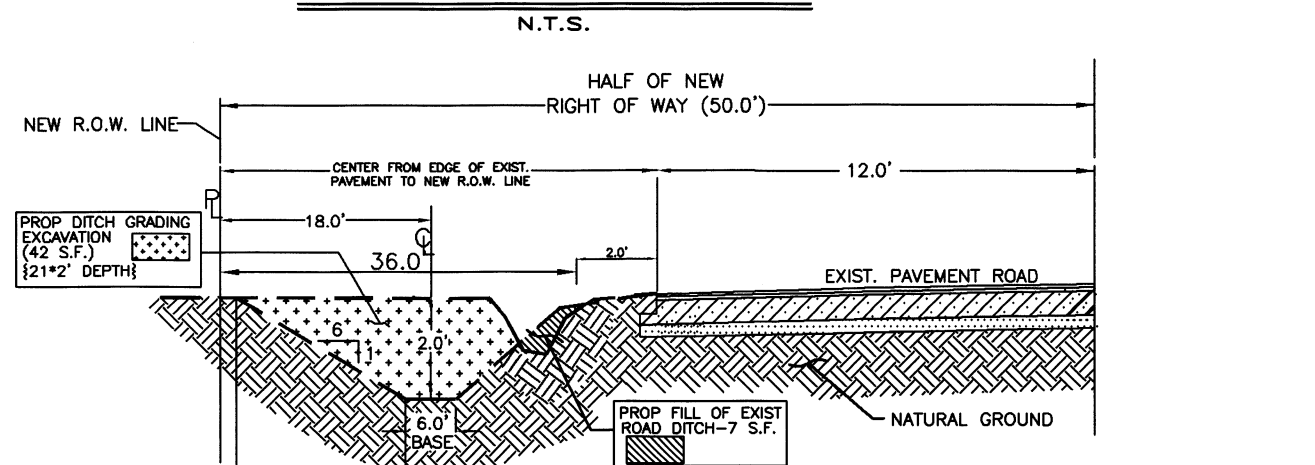
TYPE "C" GRATE INLET WITH POUR IN PLACE CONCRETE BOTTOM



REINFORCEMENT STEEL DETAILS



RECONSTRUCTION OF ROAD SIDE DITCH ALONG TEXAS BOULEVARD (950 LF)
DETENTION = 24,960 C.F. (26 S.F. X 960 LF)
TO BE USED FOR DETENTION



RECONSTRUCTION OF ROAD SIDE DITCH ALONG TOWER ROAD (1,270.0 LF)
DETENTION = 53,340 C.F. (42 S.F. X 1270 LF)
TO BE USED FOR DETENTION

SHEET NO. 2 OF 2 SHEETS

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\EDINBURG\TEXAS TOWER\PLAT	12-27-2018	LE		
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY