



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: 11-26-2019

PROPOSED LAS ENCINITAS PHASE I SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: EIA PROPERTIES, LTD. (FORREST N. RUNNELS, JR.)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 114 *SINGLE FAMILY *MULTI-FAMILY 10 COMMERCIAL INSTITUTIONAL

STREETLIGHTS: 47

LOCATION DESCRIPTION: NORTH OF MONTE CRISTO ROAD APPROXIMATELY ¼ MILE WEST OF BRUSHLINE 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 11-1-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" 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: 42.88 FEET ONTO MONTE CRISTO ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-18-2019 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-18-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's FOR RESIDENTIAL LOTS HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: MONTE CRISTO ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-6-2019 : 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: NOVEMBER 20, 2018

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

Final Approval 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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LAS ENCINITAS SUBDIVISION PHASE I

A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED. RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2968487, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED. RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2968487, 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 SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 EASEMENT MAIN FLOOD WATER CHANNEL PARCEL No.79 (RECORDED IN VOLUME 1977, PAGE 69, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THE GLORIA B. BRADY TRACT (REMAINDER OF THE EAST 86.66 ACRES OF LOT "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2056338, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°20'36" W, 1,408.94 FEET, AND S 08°44'24" W, 219.45 FROM THE NORTHEAST CORNER OF LOT "T".

THENCE: S 08°44'24" W, ALONG THE WEST LINE OF THE GLORIA B. BRADY TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 2,402.92 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 2,460.37 FEET TO A POINT ON THE SOUTH LINE OF LOT "T" AND WITHIN THE RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925) FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°24' W, ALONG THE SOUTH LINE OF LOTS "S" AND "T", AND WITHIN THE RIGHT OF WAY OF MONTE CRISTO ROAD (F.M. 1925), A DISTANCE OF 1,394.64 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°36' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 58.73 FEET FOR THE NORTH RIGHT OF WAY LINE OF MONTE CRISTO ROAD (F.M. 1925), A TOTAL DISTANCE OF 101.02 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 53°36' E, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 422.97 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 36°24' W, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 53°36' E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 344.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 36°24' W, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 53°36' E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 344.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 36°24' W, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 53°36' E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 344.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 36°24' W, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 53°36' E, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36' E, A DISTANCE OF 220.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 DRAIN DITCH RIGHT OF WAY (RECORDED IN INSTRUMENT NUMBER 2936979, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°24' E, ALONG THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 DRAIN DITCH RIGHT OF WAY, A DISTANCE OF 1,183.84 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 EASEMENT MAIN FLOOD WATER CHANNEL PARCEL No.79 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°40' W, ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 EASEMENT MAIN FLOOD WATER CHANNEL PARCEL No.79, A DISTANCE OF 69.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF SAID EASEMENT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°19'06" E, ALONG THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 EASEMENT MAIN FLOOD WATER CHANNEL PARCEL No.79, A DISTANCE OF 180.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 79.56 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA CRUZ RANCH SUBDIVISION, RECORDED IN VOLUME "Z", PAGES 160-161, DEED 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
R.P.L.S. No. 4856
DATE: JULY 20, 2018

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

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, on perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

I, WITNESS WHEREOF the said Grantor executed this instrument this 4th day of NOVEMBER, 2018.


ALFONSO QUINTANILLA
P.E. No. 95534

CML LIMITED BY: THREE L.L.C.
IT'S GENERAL PARTNER
BY: FORREST RUNNELS, VICE-PRESIDENT
P.O. BOX 118
EDINBURG, TEXAS 77540

16.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE. AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT, NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

17.- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 10. A 44 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOT 6 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 10 FROM FM 1925 (MONTE CRISTO ROAD). TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT. LOT 11 WILL ONLY HAVE ACCESS FROM TOWER ROAD.

18.- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED

19.- TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR ENTRANCE PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1925 (MONTE CRISTO ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

20.- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH THEIR RESPECTIVE SECTION.

21.- LOT 11 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO FM 1925 (MONTE CRISTO ROAD). LOT 11 SHALL ONLY HAVE ACCESS ONTO INTERNAL STREET.

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. No. 95534
DATE: 11-4-18

APPROVED BY DRAINAGE DISTRICT:

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

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 49.21(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

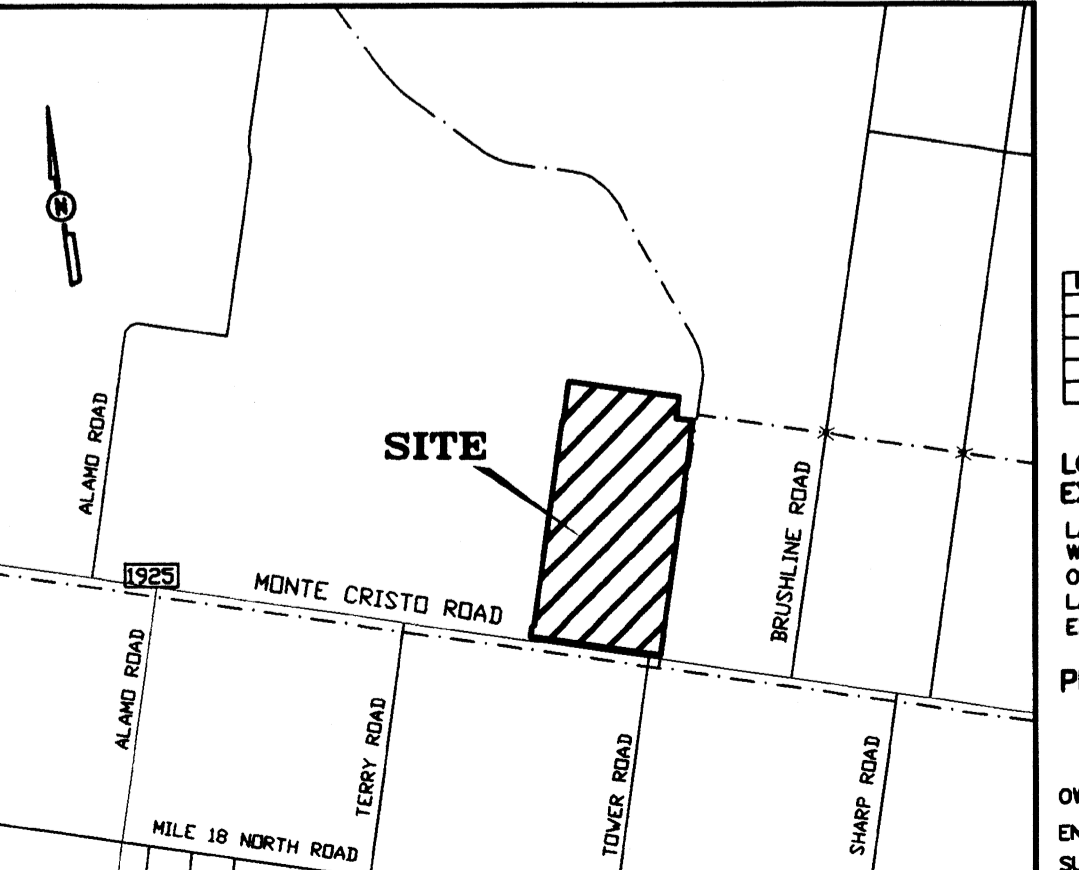
CML LIMITED BY: THREE L.L.C.
IT'S GENERAL PARTNER
BY: FORREST RUNNELS, VICE-PRESIDENT

RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 4 OF THIS PLAT.

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" SHADED AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- 2.- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 3.- LEGEND - DENOTES 1/2" IRON ROD SET WITH RPLS. 4856 UNLESS OTHERWISE NOTED.
- 4.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 5.- SETBACKS:
FRONT MONTECRISTO ROAD 60.00 FEET
FRONT 25.00 FEET
REAR 15.00 FEET
SIDE 6.00 FEET
SIDE CORNER 10.00 FEET
GARAGE 18.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 7.- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 384,872.00 CUBIC FEET (8.84 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 4.
- 8.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1- ELEV= 74.48, TOP OF EXIST. TYPE A INLET LOCATED NEAR THE SOUTHWEST CORNER OF LOT 111 OF PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM.
B.M. No.2- ELEV= 85.98 TOP OF EXIST TYPE A INLET LOCATED NEAR THE SOUTHWEST CORNER OF LOT 35 OF PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM.
- 9.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 10.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.00% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- 11.- 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.
- 12.- GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1 THROUGH 10 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 10 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 13.- 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.
- 14.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ 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 COMPLETES 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 HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR 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.

LOCATION MAP



No.	Sheet	REVISION NOTES	Date	Approved


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LAS ENCINITAS SUBDIVISION PHASE I IS LOCATED IN MIDDLE OF HIDALGO COUNTY ON THE NORTH SIDE OF MONTE CRISTO ROAD AND WEST OF BRUSHLINE ROAD, APPROXIMATELY 1414.75 FEET WEST OF SAID INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), LAS ENCINITAS SUBDIVISION PHASE I LIES APPROXIMATELY 1.0 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
CML LIMITED BY: THREE L.L.C. IT'S GENERAL PARTNER BY: FORREST RUNNELS, VICE-PRESIDENT	P.O. BOX 118 124 E. STUBBS	EDINBURG, TX 77540	(956)383-7032	(956)383-5060
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 77539	381-0527	
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 77539	(956)381-6480	381-0527

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

I, CML LIMITED BY: THREE L.L.C. ITS GENERAL PARTNER BY: FORREST RUNNELS, VICE-PRESIDENT AS OWNER OF THE 79.56 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS ENCINITAS SUBDIVISION PHASE I, HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

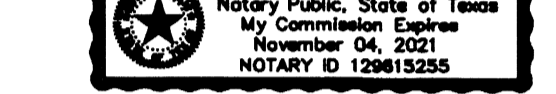

CML LIMITED BY: THREE L.L.C.
IT'S GENERAL PARTNER
BY: FORREST RUNNELS, VICE-PRESIDENT
P.O. BOX 118
EDINBURG, TEXAS 77540
DATE: 11-4-18

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
CML LIMITED BY: THREE L.L.C. ITS GENERAL PARTNER BY: FORREST RUNNELS, VICE-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 she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 4th day of NOVEMBER, 2018.




CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE, THE UNDERSIGNED CERTIFY that this plat of the LAS ENCINITAS SUBDIVISION PHASE I was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge	Date
ATTEST:	
Hidalgo County Clerk	Date

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as LAS ENCINITAS SUBDIVISION PHASE I conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 20____.

CHAIRPERSON-PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

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

ATTEST:

MAYOR'S SIGNATURE	DATE	CITY SECRETARY	DATE
-------------------	------	----------------	------

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS
LAS ENCINITAS SUBDIVISION PHASE I _____ WAS REVIEWED AND APPROVED BY

THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

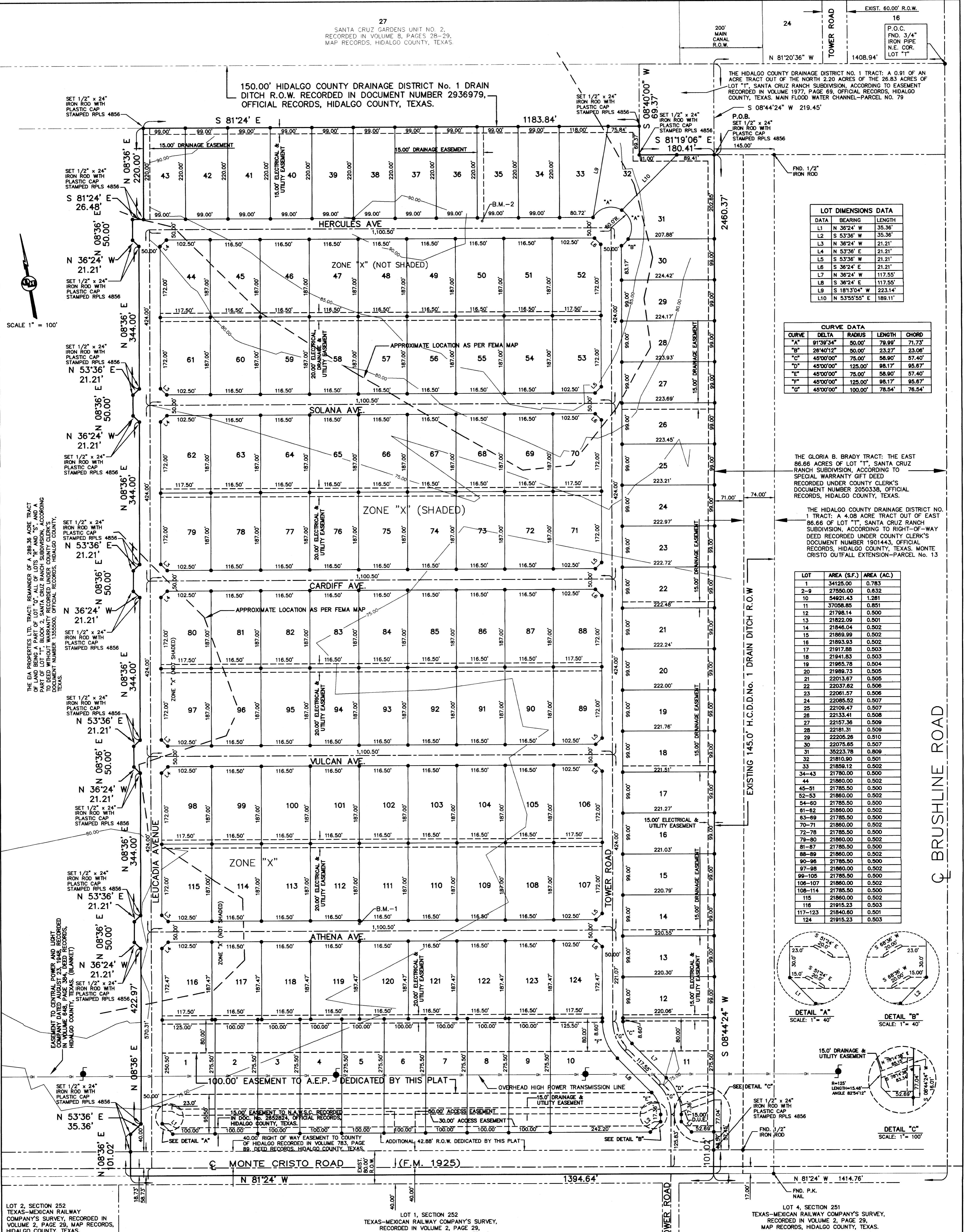
 FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

DATE OF PREPARATION: JUNE 12, 2018

SHEET NO. 1 OF 5 SHEETS	FILENAME : F:\DATA\SUBDIVIS\HIDALGO CO.\LAS ENCINITAS SUBDIVISION\PLAT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	JUNE 12, 2018	LG		
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
	10-30-19	Julia cvz		

27
SANTA CRUZ GARDENS UNIT NO. 2,
RECORDED IN VOLUME 8, PAGES 28-29,
MAP RECORDS, HIDALGO COUNTY, TEXAS.



LOT DIMENSIONS DATA

DATA	BEARING	LENGTH
L1	N 36°24' W	35.36'
L2	S 53°36' W	35.36'
L3	N 36°24' W	21.21'
L4	N 53°36' E	21.21'
L5	S 53°36' W	21.21'
L6	S 36°24' E	21.21'
L7	N 36°24' W	117.55'
L8	S 36°24' E	117.55'
L9	S 181°30'4" W	223.14'
L10	N 53°55'55" E	189.11'

CURVE DATA

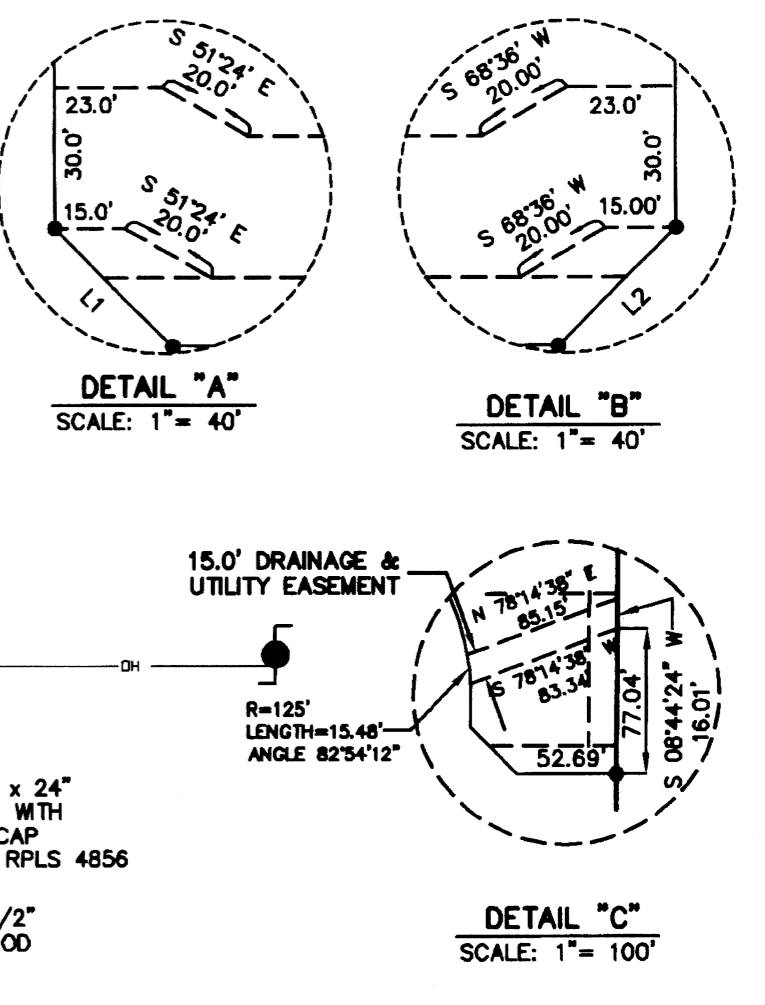
CURVE	DELTA	RADIUS	LENGTH	CHORD
"A"	91°39'34"	50.00'	79.99'	71.73'
"B"	28°40'12"	50.00'	23.27'	23.06'
"C"	45°00'00"	75.00'	58.90'	57.40'
"D"	45°00'00"	125.00'	98.17'	95.67'
"E"	45°00'00"	75.00'	58.90'	57.40'
"F"	45°00'00"	125.00'	98.17'	95.67'
"G"	45°00'00"	100.00'	78.54'	76.54'

THE GLORIA B. BRADY TRACT: THE EAST 86.66 ACRES OF LOT "T", SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO SPECIAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2050338, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT: A 4.08 ACRE TRACT OUT OF EAST 86.66 OF LOT "T", SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO RIGHT-OF-WAY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1901443, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. MONTE CRISTO OUTFALL EXTENSION-PARCEL No. 13

LOT AREA DATA

LOT	AREA (S.F.)	AREA (AC.)
1	34125.00	0.783
2-9	27550.00	0.632
10	54921.43	1.261
11	37058.85	0.851
12	21798.14	0.500
13	21822.09	0.501
14	21846.04	0.502
15	21869.99	0.502
16	21893.93	0.502
17	21917.88	0.503
18	21941.83	0.503
19	21965.78	0.504
20	21989.73	0.505
21	22013.67	0.505
22	22037.62	0.506
23	22061.57	0.506
24	22085.52	0.507
25	22109.47	0.507
26	22133.41	0.508
27	22157.36	0.509
28	22181.31	0.509
29	22205.26	0.510
30	22229.21	0.510
31	35223.78	0.809
32	21810.90	0.501
33	21859.12	0.502
34-43	21780.00	0.500
44	21860.00	0.502
45-51	21785.50	0.500
52-53	21860.00	0.502
54-60	21785.50	0.500
61-62	21860.00	0.502
63-69	21785.50	0.500
70-71	21860.00	0.502
72-78	21785.50	0.500
79-80	21860.00	0.502
81-87	21785.50	0.500
88-89	21860.00	0.502
90-98	21785.50	0.500
99-105	21860.00	0.502
106-107	21860.00	0.502
108-114	21785.50	0.500
115	21860.00	0.502
116	21915.23	0.503
117-123	21840.60	0.501
124	21915.23	0.503



**LAS ENCINITAS SUBDIVISION
PHASE I**

A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2968487, OFFICIAL RECORDS, HIDALGO COUNTY, 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

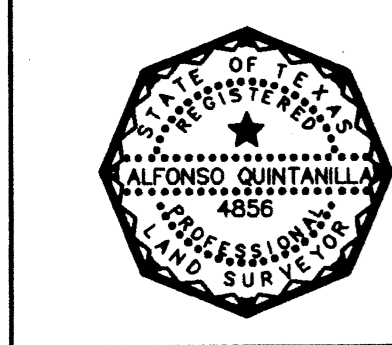
10-30-19
DATE



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

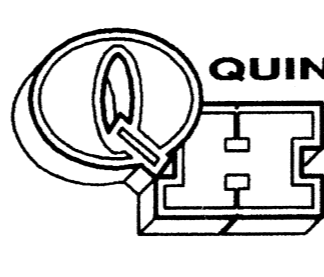
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

JULY 20, 2018
DATE



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

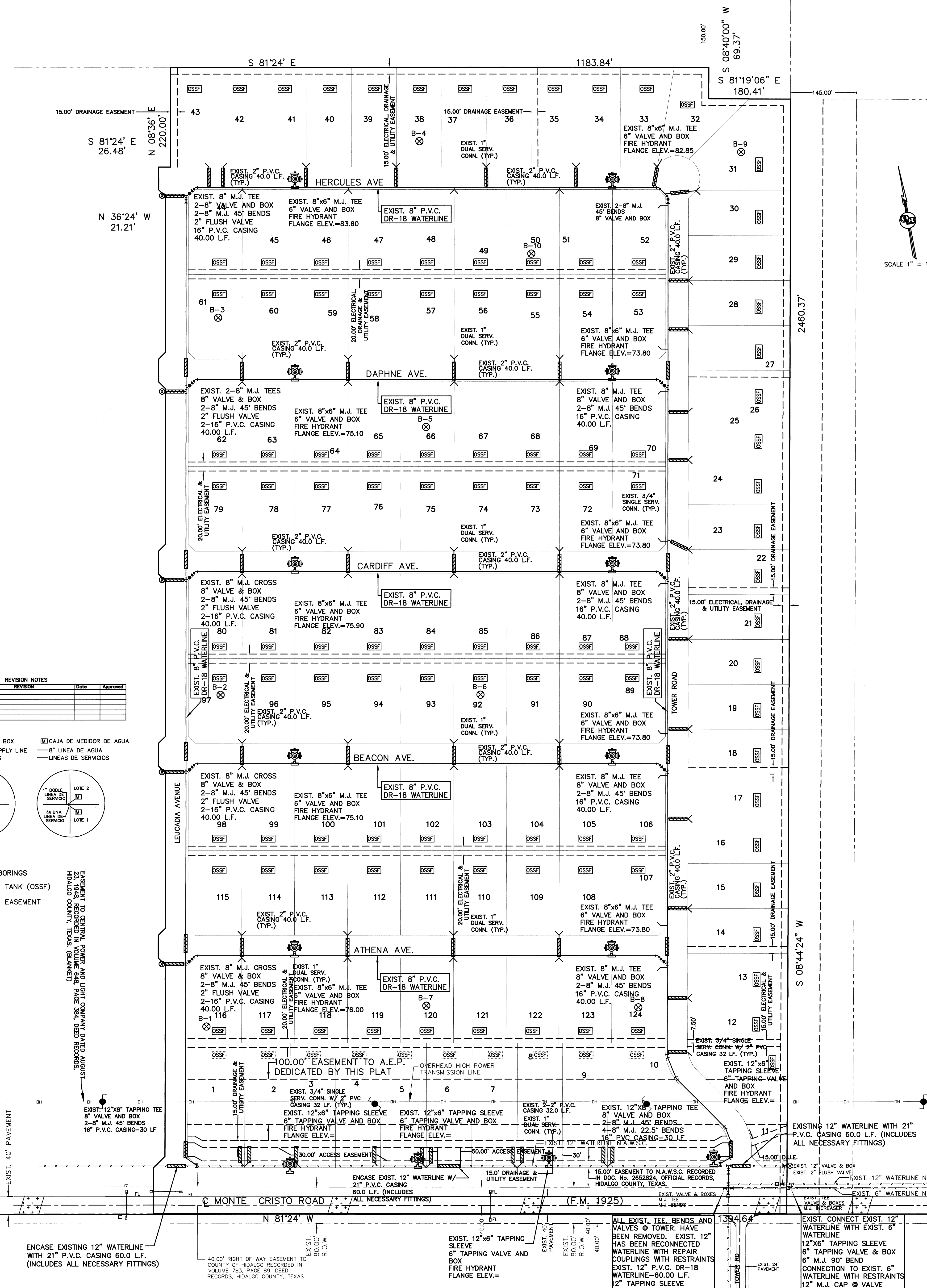
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 77539
REGISTRATION NUMBER T-1513
SURVEYING REGISTRATION NUMBER 100411-00

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

SHEET NO. 2
OF 5 SHEETS

DATE OF PREPARATION: JULY 12, 2018

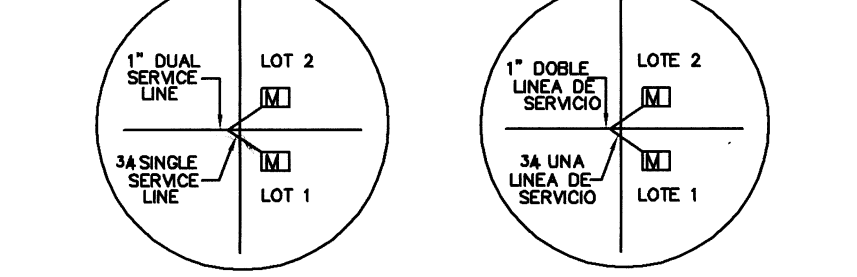
FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\HIDALGO CO.\LAS ENCINITAS SUBDIVISION\PLAT	JULY 12, 2018	LG		
	DATE REVISED	REVISOR	CHECKED BY	APPROVED BY
	10-30-19	Julia cvz		



REVISION NOTES

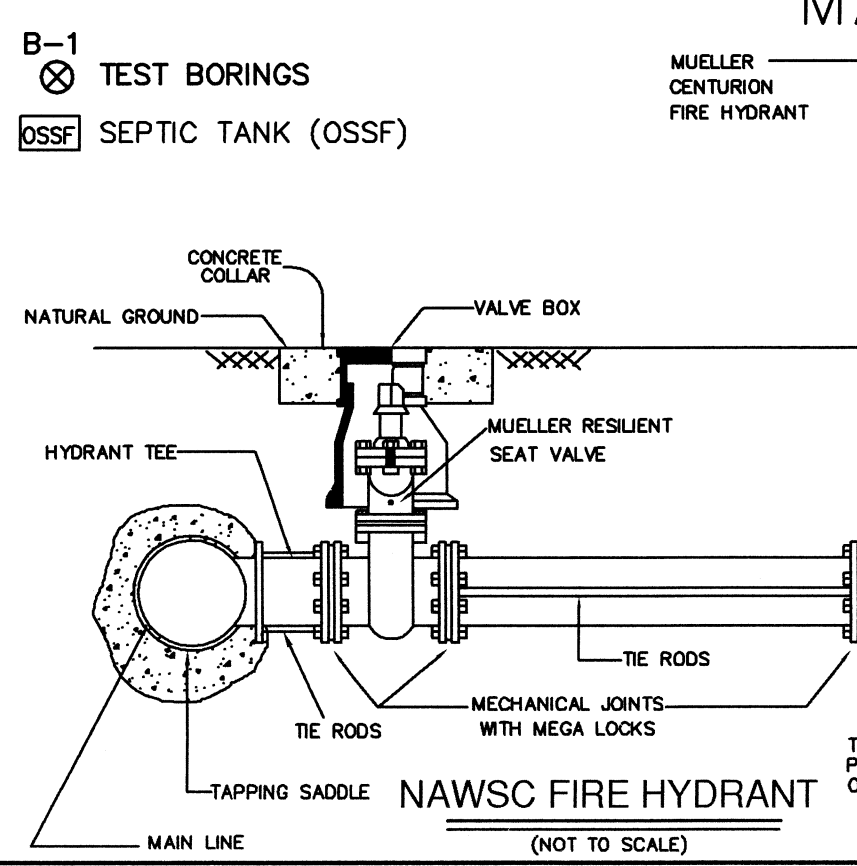
No.	Sheet	REVISION	Date	Approved

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



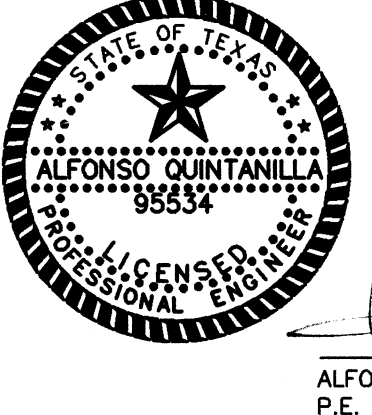
B-1 TEST BORINGS
 OSSF SEPTIC TANK (OSSF)
 (OSSF) EASEMENT

EASEMENT TO CENTRAL POWER AND LIGHT COMPANY DATED AUGUST 23, 1948 RECORDED IN VOLUME 644 PAGE 384, DEED RECORDS, HIDALGO COUNTY, TEXAS. (BLANKET)

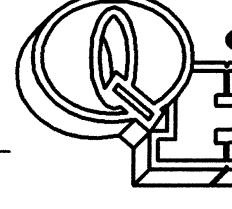


MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA LAS ENCINITAS SUBDIVISION PHASE I

A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "2", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2968487, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 11-5-19



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 FORT WORTH, TEXAS 76102 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

COST ESTIMATE

WATER DISTRIBUTION:	\$ 304,580.80
DRAINAGE IMPROVEMENTS:	\$ 582,140.00
PAVING IMPROVEMENTS:	\$ 1,350,391.00
SEPTIC TANK (OSSF):	\$ 188,100.00

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

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

BY: _____ DEPUTY

SHEET NO. 3 OF 5 SHEETS

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\LAS ENCINITAS SUB PH I\WATER	10-24-18	M. GONZALEZ		

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

SANTA CRUZ GARDENS UNIT NO. 2,
RECORDED IN VOLUME 8, PAGES 28-29,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

24

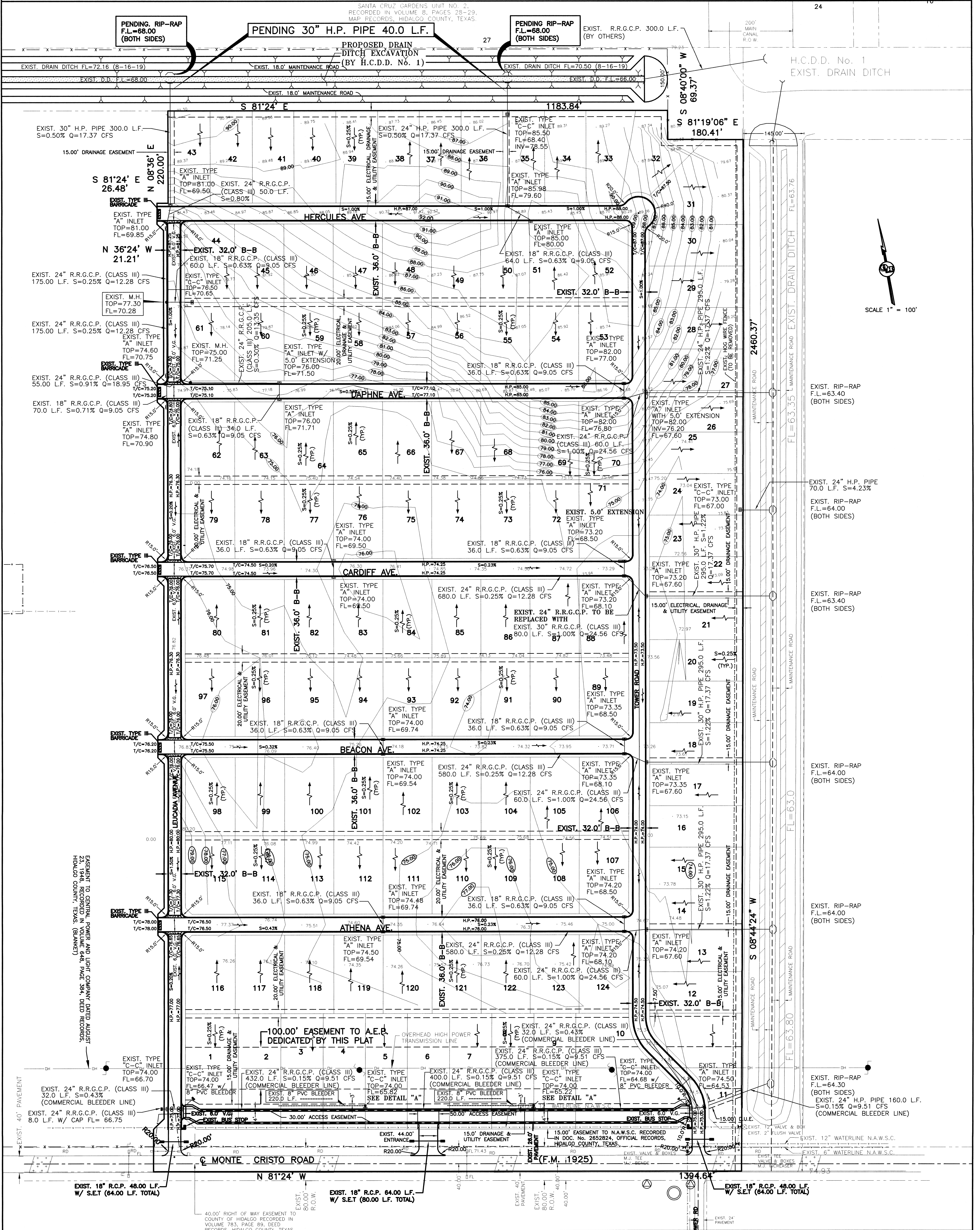
PENDING RIP-RAP
F.L.=68.00
(BOTH SIDES)

PENDING 30" H.P. PIPE 40.0 L.F.

PENDING RIP-RAP
F.L.=68.00
(BOTH SIDES)

EXIST. R.R.G.C.P. 300.0 L.F.
(BY OTHERS)

H.C.D.D. No. 1
EXIST. DRAIN DITCH



COST ESTIMATE

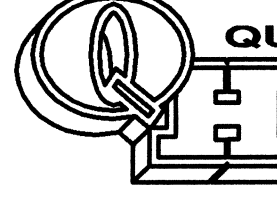
WATER DISTRIBUTION:	\$ 304,580.00
DRAINAGE IMPROVEMENTS:	\$ 592,140.00
PAVING IMPROVEMENTS:	\$ 1,350,391.00
SEPTIC TANK (OSSF):	\$ 189,100.00

LAS ENCINITAS SUBDIVISION PHASE I

A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 72, PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2968487, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



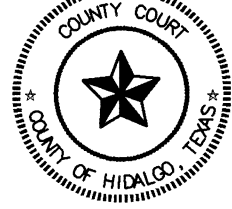
Alfonso Quintanilla
P.E. No. 95834
DATE 11-15-19



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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

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

BY: _____ DEPUTY

SHEET NO. 4 OF 5 SHEETS

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\EDINBURG\LAS ENCINITAS SUBD PH I\WATER	10-24-18	M. GONZALEZ		

LAS ENCINITAS SUBDIVISION PHASE I

A 79.56 ACRE TRACT OF LAND OUT OF LOTS "S" AND "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2968487, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR LAS ENCINITAS SUBDIVISION PHASE I BY ALFONSO QUINTANILLA P.E.

WATER SUPPLY: Description and Costs.

LAS ENCINITAS SUBDIVISION PHASE I WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MONTE CRISTO ROAD (FM 1925).

THE WATER SYSTEM FOR LAS ENCINITAS SUBDIVISION PHASE I CONSIST OF TWO (2) 8" DIAMETER WATERLINES THAT CONNECT TO THE EXISTING 12" DIAMETER WATERLINE AND RUN NORTH ALONG THE EAST SIDE OF STREET LEUCADIA AVENUE AND ALONG THE WEST SIDE OF TOWER ROAD. FIVE (5) ADDITIONAL WATERLINES RUN ALONG THE SOUTH SIDE OF HERCULES AVE, SOLANA AVE, CARDIFF AVE, VULCAN AVE & ATHENA AVE, ENDING WITH 2" FLUSH VALVES LOCATED ON THE WEST SIDE OF THE SUBDIVISION.

FROM THE 8" WATERLINE, FIFTY THREE (53) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND SIXTEEN (16) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 304,580.90 OR \$ 2,456.30 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ 184,364.03 OR \$ 1,486.37 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FOURTEEN (14) FIRE HYDRANTS AT A UNIT COST OF \$ 2,500.00 FOR A TOTAL COST OF \$ 35,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

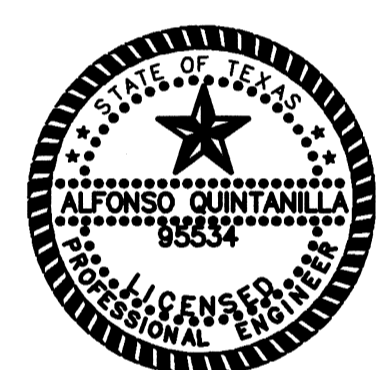
SEWAGE FACILITIES: Description and Costs.
SEWAGE FROM LAS ENCINITAS SUBDIVISION PHASE I IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE 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 TEN (10) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 31, 38, 50, 61, 66, 92, 97, 116, 120, & 124. (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.

FOR COMMERCIAL LOTS 1 THROUGH 10, A SEPARATE DESIGN BASED ON THE SITE PLA SHALL BE SUBMITTED AT BUILDING PERMIT STAGE. THE LOT OWNER WILL BE RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.
LOT LOTS 11 THROUGH 124, THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,525.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 189,100.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF OSSFS FOR LOTS 11-124 ON OCTOBER 18, 2019.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES 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 \$ 488,944.93 OR \$ 3,943.10 PER LOT.
SEWAGE FACILITIES- FOR COMMERCIAL LOTS 1-10, THE LOT OWNER WILL BE RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT. FOR LOTS 11-124, THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 173,850.00 WHICH EQUALS TO \$ 1,525.00 PER LOT.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
11-15-19
DATE

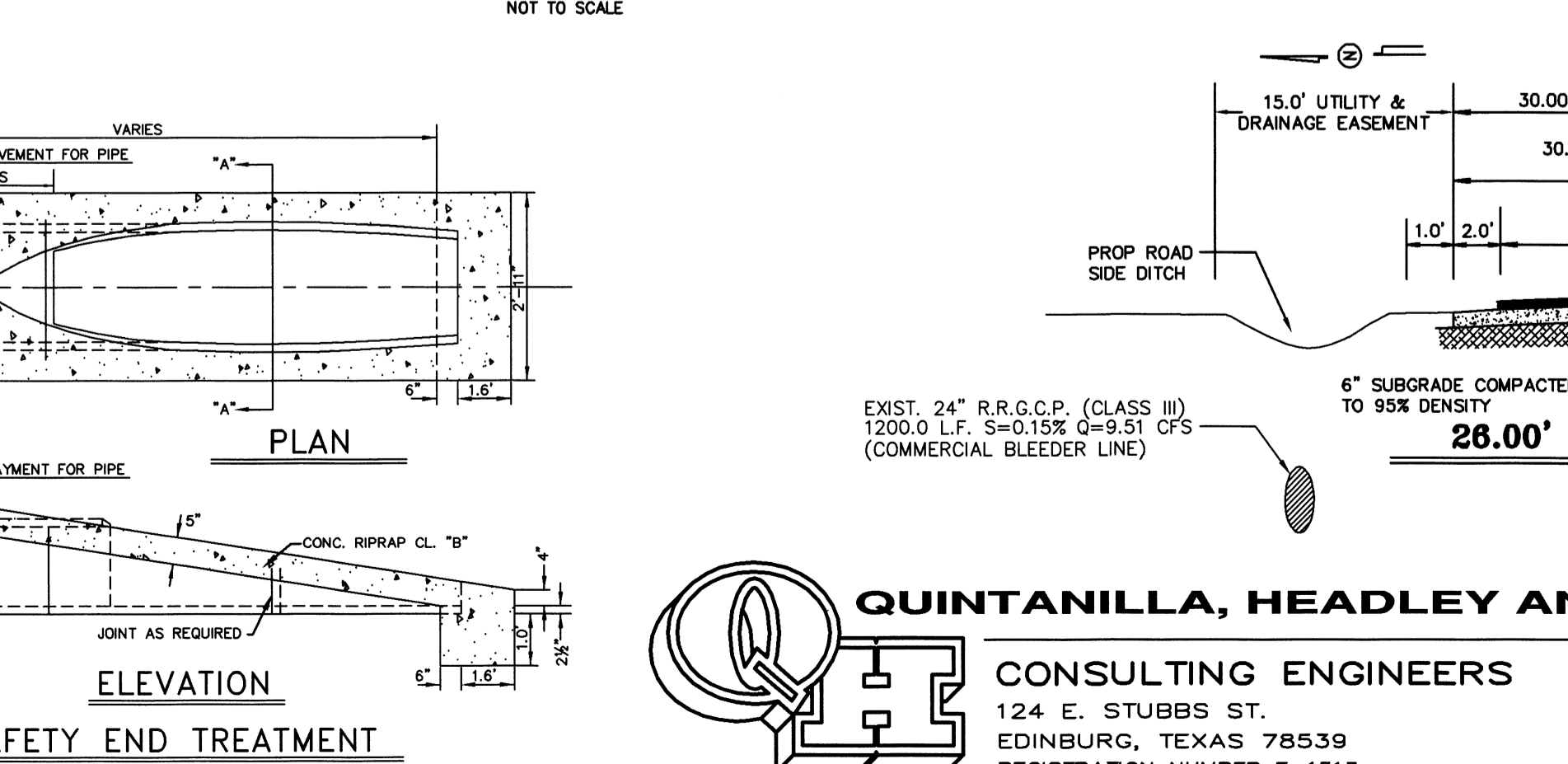
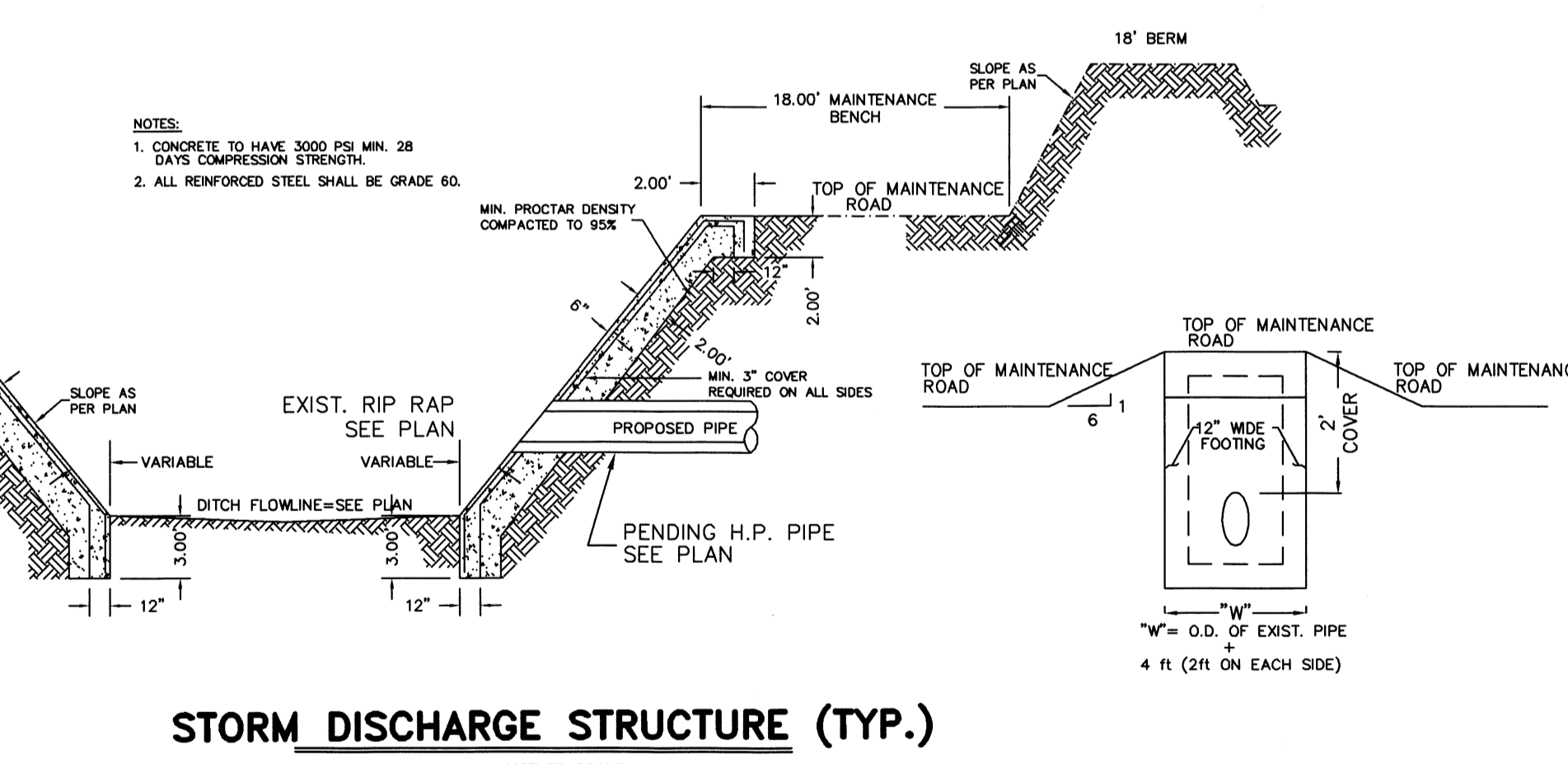
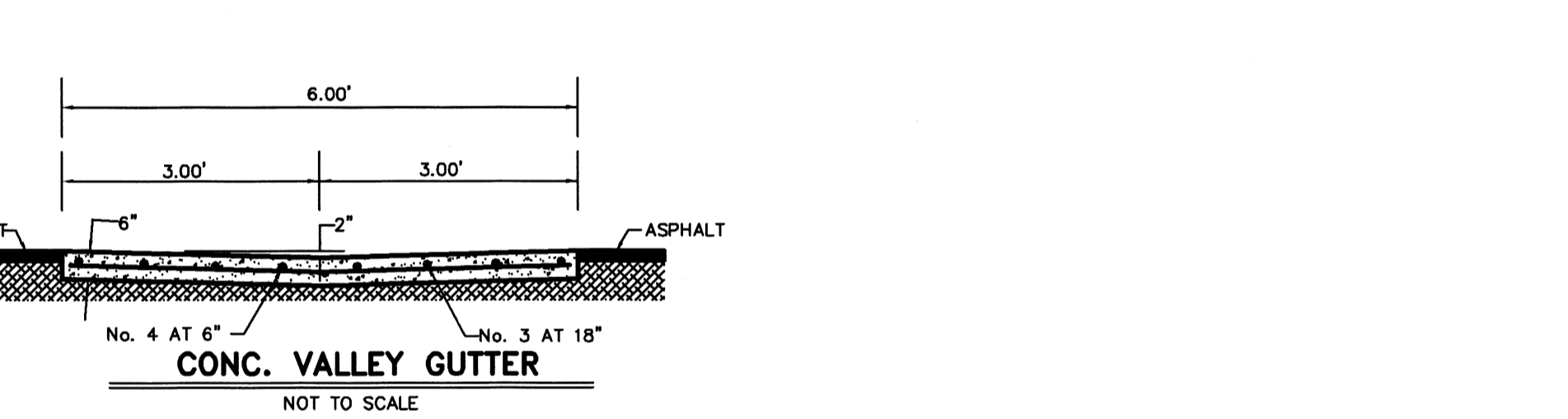
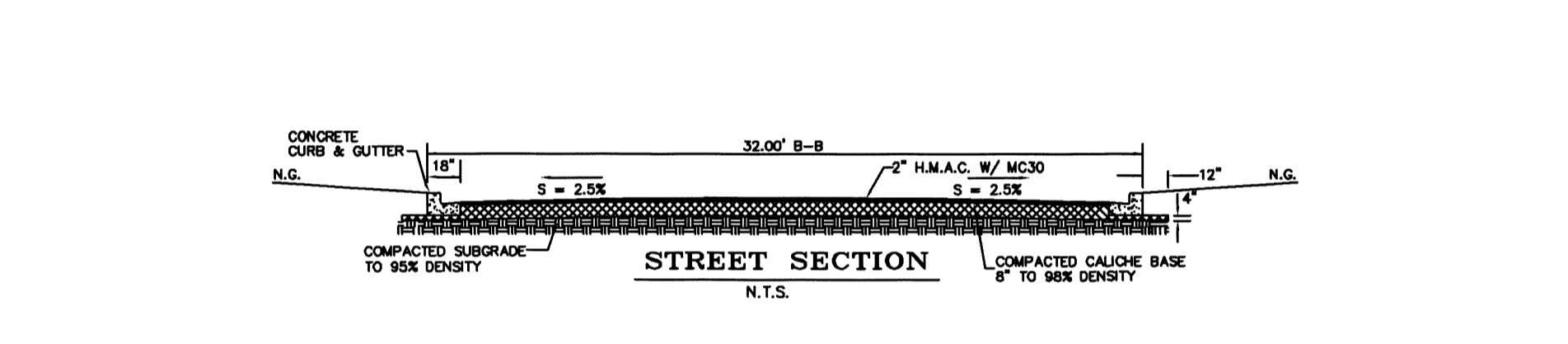
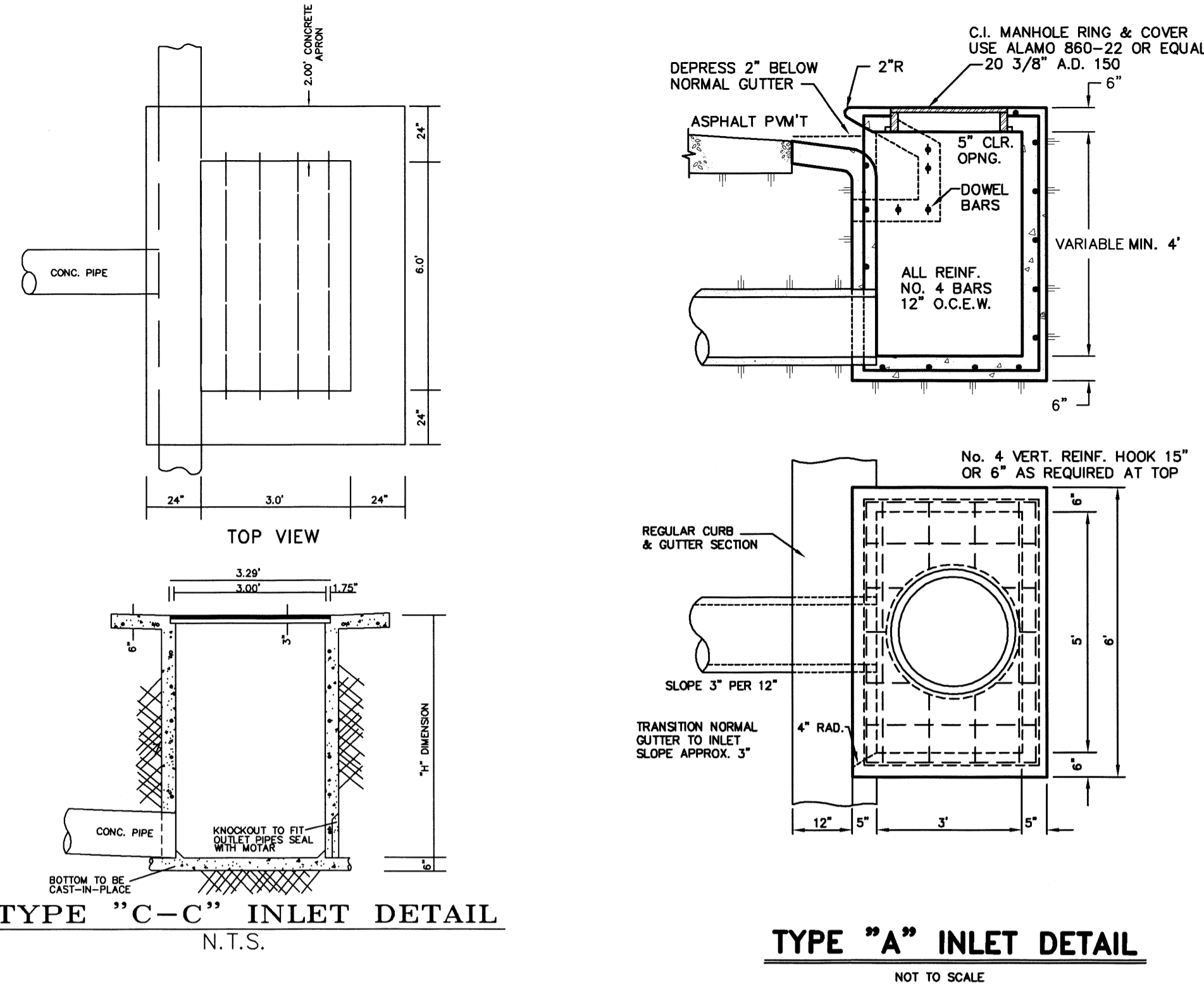


Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
11-15-19
DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION LAS ENCINITAS SUBDIVISION PHASE I POR ALFONSO QUINTANILLA, P.E.
PROVISION DE AGUA: Descripción y Gastos.
LAS ENCINITAS SUBDIVISION PHASE I SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE AGUA Y CALIDAD DE AGUA QUE SERVIRIA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN LINEA EXISTENTE DE 12" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NORTE DE LA CALLE MONTE CRISTO ROAD (FM 1925).
EL SISTEMA DE AGUA PARA LAS ENCINITAS SUBDIVISION PHASE I CONSISTE DE DOS (2) LINEAS DE AGUA DE 8" DE DIAMETRO QUE CORREN POR EL LADO ESTE DE LA CALLE LEUCADIA AVENUE Y POR EL LADO OESTE DE LA CALLE TOWER ROAD. CINCO (5) MAS LINEAS DE AGUA DE 8" DE DIAMETRO CORREN POR EL LADO SUR DE LAS CALLES HERCULES AVE, SOLANA AVE, CARDIFF AVE, VULCAN AVE Y ATHENA AVE, Y TERMINAN CON UNA VALVULA DE 2" EN EL LADO OESTE DE EL SUBDIVISION.
DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CINCUENTA CUATRO (54) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE DIAMETRO. Y DIEZ Y SEIS (16) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE.
LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALARRON A UN COSTO TOTAL US\$ 304,580.90 US\$ 2,456.30 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ 184,364.03 US\$ 1,486.37 POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE. EL CUAL, CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRERIAS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CATORCE (14) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ 2,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ 35,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción y Gastos.
EL DRENAJE DE LAS ENCINITAS SUBDIVISION PHASE I, 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 ENSUEÑO 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 DIEZ (10) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 31, 38, 50, 61, 66, 92, 97, 116, 120, & 124. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). LO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.
PARA LOTES COMERCIALES 1-10, UN DISEÑO SEPARADO BASADO EN LOS PLANOS DE CONSTRUCCION ES NECESARIO DURANTE LA SOLICITACION DE UN PERMISO DE CONSTRUCCION. EL COMPRADOR SERA RESPONSABLE PARA INSTALAR UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS EN CADA LOTE.
PARA LOTES 11-124, EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,525.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROYECTO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 173,850.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO LAS FOSAS SEPTICAS SE A APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 18 DE OCTUBRE DE 2019.

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\$ 488,944.93 US\$ 3,943.10 POR LOTE.
DRENAJE: PARA LOTES COMERCIALES 1-10, EL COMPRADOR SERA RESPONSABLE PARA INSTALAR UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS EN CADA LOTE. PARA LOTES 11-124, SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 1,525.00 POR LOTE (TODOS INCLUIDO) A UN COSTO TOTAL DE US\$ 173,850.00.



DRAINAGE REPORT FOR: LAS ENCINITAS SUBDIVISION PHASE I
BY: ALFONSO QUINTANILLA, P.E.
DRAINAGE REPORT FOR LAS ENCINITAS SUBDIVISION PHASE I
A 79.56 acre tract of land out of Lots "S" and "T", Block 2, Santa Cruz Ranch Subdivision, Hidalgo County, Texas, according to the plat of map thereof recorded in volume "Z", pages 160-161, deed records Hidalgo County, Texas, and according to deed without warranty recorded under county clerk's document number 1355500, official records, Hidalgo County, Texas. This subdivision is located on the north side of Monte Cristo Road (F.M. 1925), approximately 1414 feet west of Brushline Road. It is in the City of Edinburg E.T.J. The proposed subdivision will consist of 113 residential lots and 11 commercial lots.
The tract is Zone "X" (Shaded), areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood and Zone "X" (Unshaded), areas of minimal flooding, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 C, dated on June 6, 2000 with an LOMR dated May 17, 2001.
The majority of the soil is Comitas (8), Hidalgo (25&28) and Rio (60). It is in soil group "B" & "D" and with sandy clay loam, fine sandy loam and clay loam. This soil is well drained. Permeability is moderate. Plasticity index has a range of 0-32. See attached Soil Survey of Hidalgo County, Texas tables.
Presently, the site has very minimal runoff in an easterly direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is Q= 17.15 cubic feet per second based on a 10-year storm.
After development the runoff will be Q= 44.13 cubic feet per second for an increase of Q= 26.98 cubic feet per second. Detention will be 169,850.33 cubic feet (3.90 acre feet) and will be accomplished during the construction of the Hidalgo County Drainage District No. 1 Alamo Road Outfall Lateral located on the north side of the subdivision. Street runoff will be collected by a storm sewer system consisting of 18", 24", & 30" pipes and Type "A" that will discharge into the H.C.D.D. No. 1 Drain Ditches. Additionally for the 11 commercial lots, a drainage plan to be approved by the City of Edinburg or County of Hidalgo will be required at time of issuance of building permit.

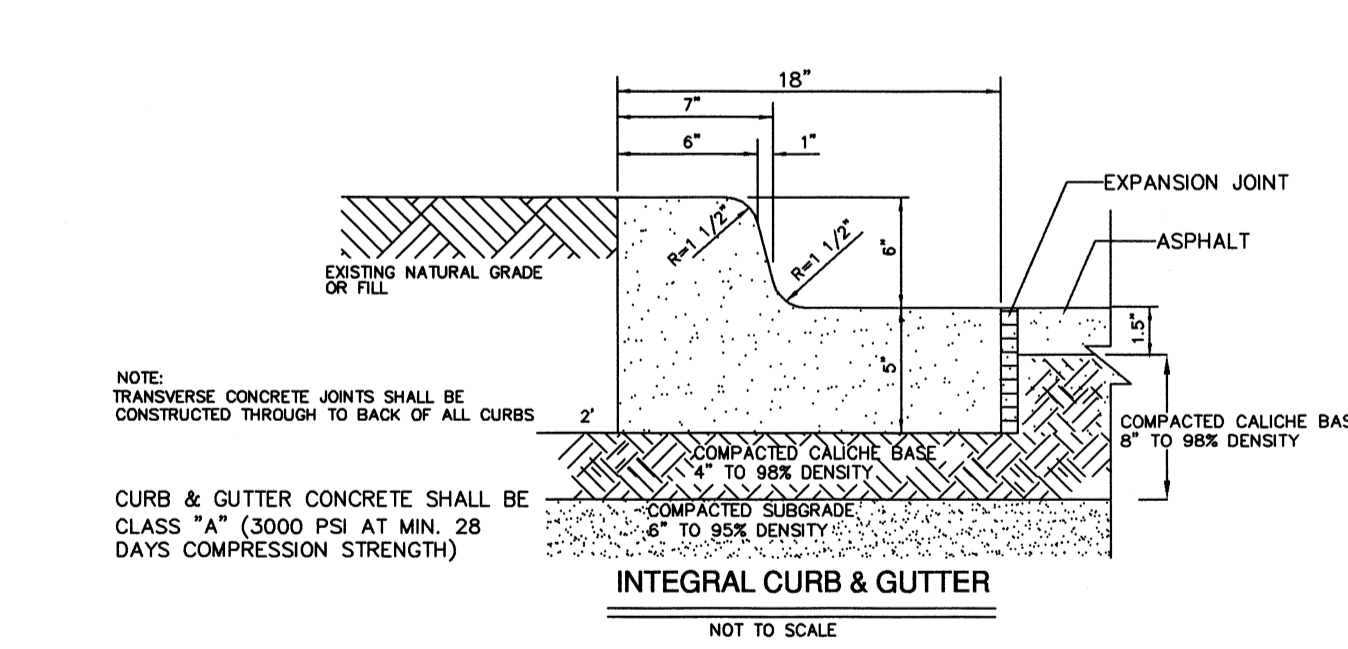
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION,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

SUBDIVIDER CERTIFICATION
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.
SUBDIVIDER STATEMENT:
1.- I (WE), CWL LIMITED BY THREE L.L.C. IT'S GENERAL PARTNER BY: CULLEN R. LOONEY, PRESIDENT SUBDIVIDERS OF LAS ENCINITAS SUBDIVISION PHASE 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.

Cullen R. Looney
CULLEN R. LOONEY, PRESIDENT
11-15-2019
DATE
CWL LIMITED BY: THREE L.L.C.
IT'S GENERAL PARTNER BY:
CULLEN R. LOONEY, PRESIDENT
P.O. BOX 118
EDINBURG, TEXAS 78540

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared
CWL LIMITED BY: THREE L.L.C. IT'S GENERAL PARTNER BY: CULLEN R. LOONEY, 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 she executed the same for the purposes and consideration thereby expressed.
Given under my hand and seal of office this 15th day of November, 2019.

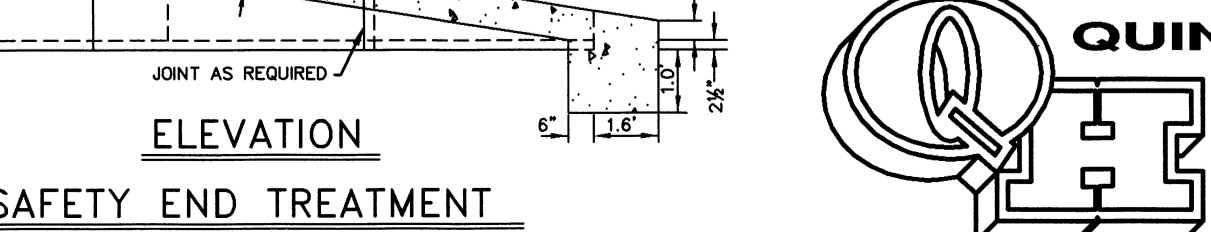
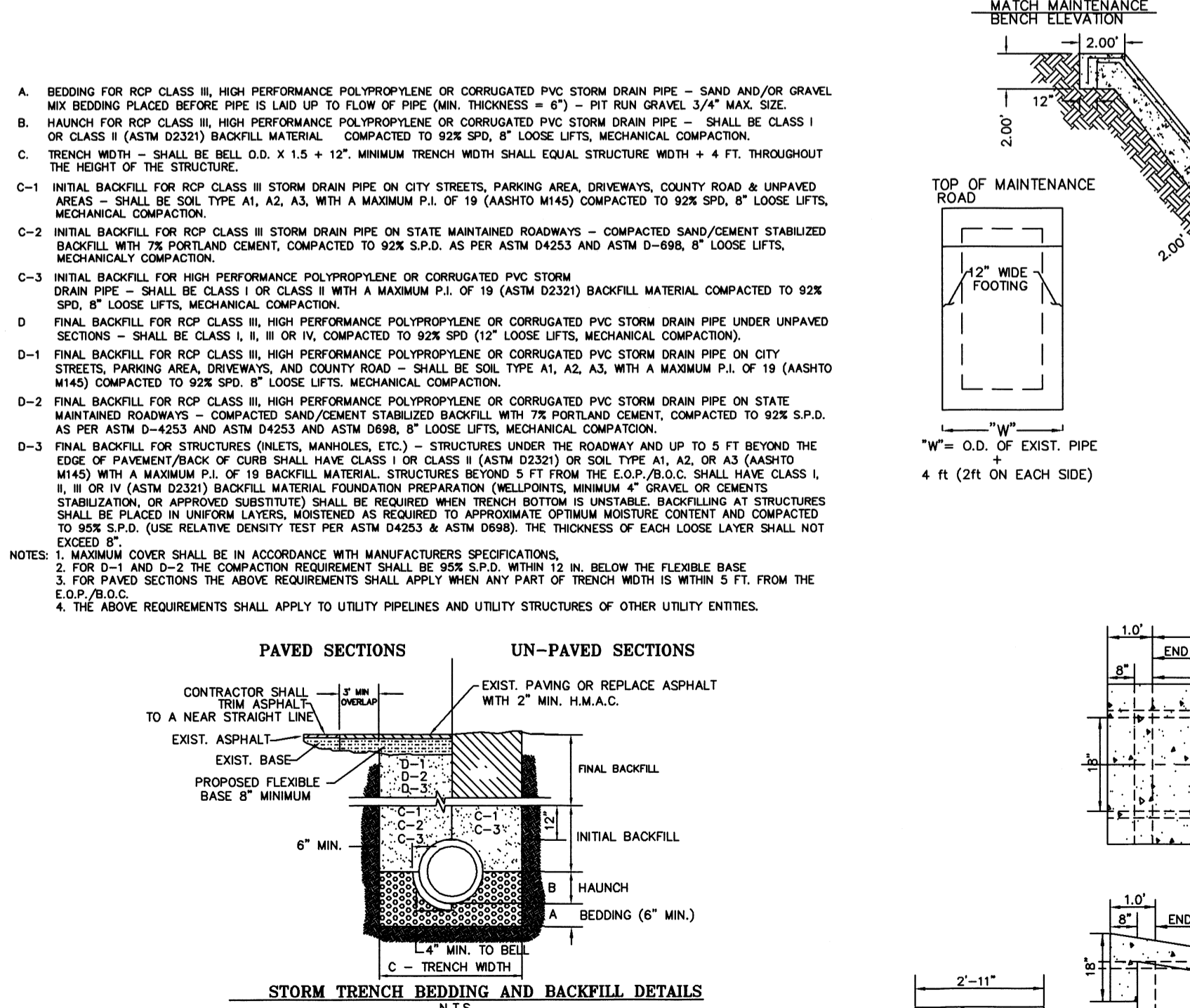
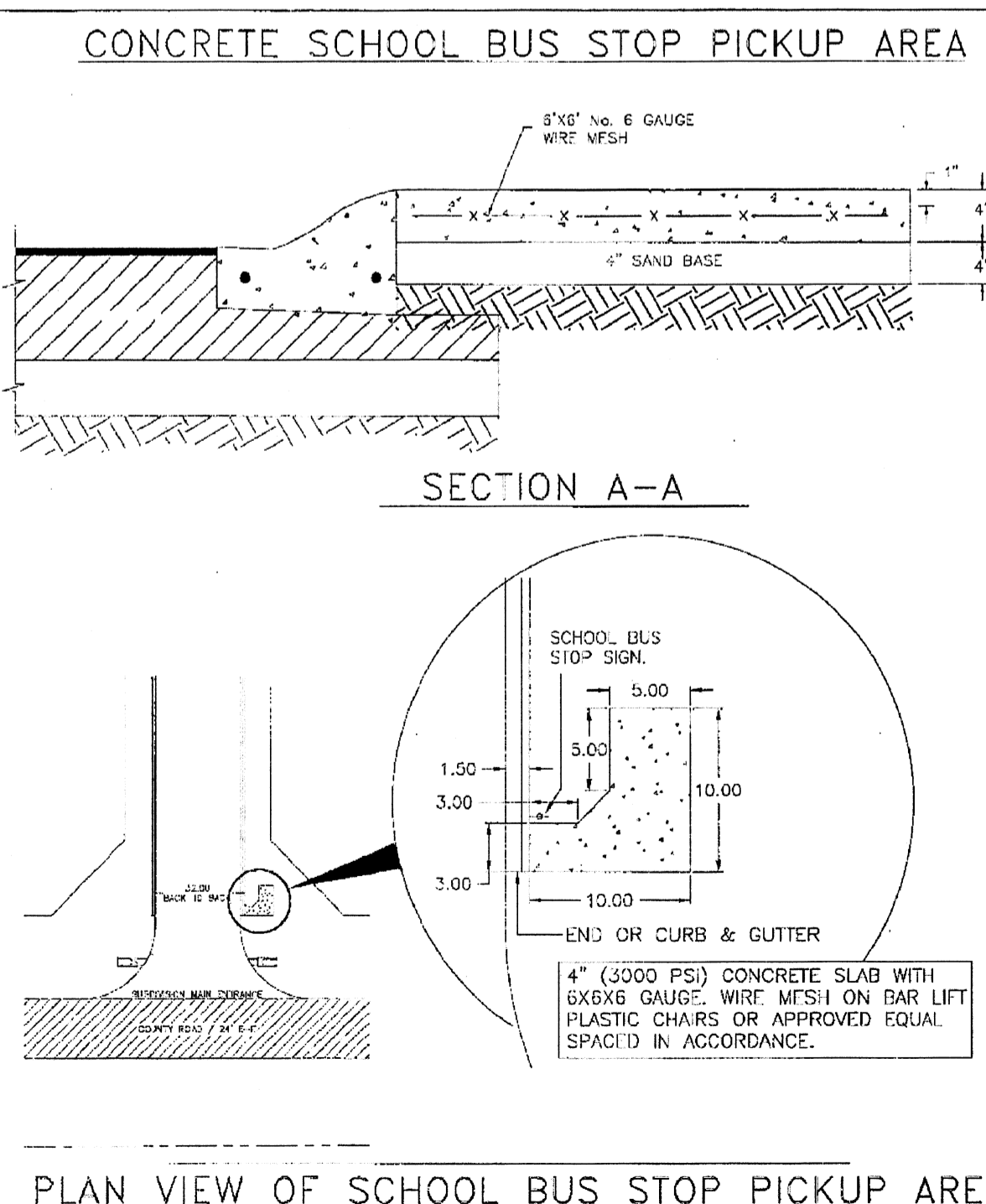
Daniela Quintanilla
DANIELA QUINTANILLA
Notary Public, State of Texas
My Commission Expires
MAY 15, 2021
NOTARY ID: 13129367
Daniela Quintanilla
DANIELA QUINTANILLA - NOTARY PUBLIC



COST ESTIMATE

WATER DISTRIBUTION:	\$ 304,580.90
DRAINAGE IMPROVEMENTS:	\$ 592,140.00
PAVING IMPROVEMENTS:	\$ 1,350,391.00
SEPTIC TANK (OSSF):	\$ 189,100.00

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: _____ AT _____ DEPUTY



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

SHEET NO. 5 OF 5 SHEETS

FILENAME: F:\DATA\SUB\HIDALGO CO\LANTANA ACRES NO. 8\WATER	APPROVED BY:
DATE PREPARED: 10-15-19	PREPARED BY: M. GONZALEZ
DATE REVISION:	REVISION BY: _____
CHECKED BY:	CHECKED BY: _____
APPROVED BY:	APPROVED BY: _____