



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: 12-30-2019

PROPOSED MIDWAY COUNTRY ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: LA CUESTA SOL DEVELOPMENT, LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 44 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

STREETLIGHTS: 14

LOCATION DESCRIPTION: SOUTH OF MILE 10 NORTH ROAD APPROXIMATELY 1,130 FEET WEST OF MILE 6 ½ WEST ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-05-2019 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: 20.00 FEET ONTO MILE 10 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 12-19-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 12-19-2019 BY, ENVIRONMENTAL HEALTH DIVISION
SEWER SYSTEM: OSSF's HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 10" LOCATION: MILE 10 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 12-11-2019: BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR
 LARGE CONSTRUCTION

THE APPLICANT HAS SUBMITTED THE REQUIRED NOI AS PER PART II, SECTION E OF THE TPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (TXR150000) ALONG WITH A COPY OF THE EROSION CONTROL PLAN FOR THE PROPOSED PROJECT.

REQUEST FOR FINAL APPROVAL WITH: **Letter of Credit No. 101188694-1: Amount:\$ 72,380.00 For: OSSF(S) 44**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: APRIL 23, 2019

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

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.

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SUBDIVISION PLAT OF:

MIDWAY COUNTRY ESTATES

A 28.55 ACRE TRACT OF LAND (DEED RECORD: 28.56 ACRES) OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515973, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 28.55 ACRE TRACT OF LAND (DEED RECORD: 28.56 ACRES) OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515973, 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 POINT IN THE CENTERLINE OF MILE 10 NORTH ROAD FOR THE NORTHWEST CORNER OF FARM TRACT 216, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF FARM TRACT 216, AND THE CENTERLINE OF MILE 10 NORTH ROAD, A DISTANCE OF 1,089.20 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE JESUS FIGUEROA TRACT (A 1.00 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDORS' LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2750262, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE WEST LINE OF THE JESUS FIGUEROA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED R&A FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 357.05 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE SOUTH LINE OF THE JESUS FIGUEROA TRACT, A DISTANCE OF 122.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE EAST LINE OF THE JESUS FIGUEROA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED R&A FOUND AT 327.05 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 357.05 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTH LINE OF FARM TRACT 216, AND IN THE CENTERLINE OF MILE 10 NORTH ROAD FOR THE NORTHEAST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF FARM TRACT 216, AND THE CENTERLINE OF MILE 10 NORTH ROAD, A DISTANCE OF 10.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE IRENE VARGAS TRACT (A 2.25 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO GENERAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2464908, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE WEST LINE OF THE IRENE VARGAS TRACT, AND THE WEST LINE OF THE ESMERALDA SILVA-CALDERON TRACT (A 19.09 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2597101, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD WITH CAP STAMPED 5242 FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 1,049.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF THE LUDUVINA Z. PEREZ TRACT (THE SOUTH 31.06 ACRES OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2230787, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THE ESMERALDA SILVA-CALDERON TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE NORTH LINE OF THE LUDUVINA Z. PEREZ TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,182.96 FEET FOR THE EAST LINE OF A DRAIN DITCH A TOTAL DISTANCE OF 1,232.96 FEET TO A POINT ON THE WEST LINE OF FARM TRACT 216 FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 00°38'32" E, ALONG THE WEST LINE OF FARM TRACT 216, A DISTANCE OF 1,049.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.55 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH EAGLE'S NEST ESTATES SUBDIVISION UNIT III, RECORDED IN VOLUME 53, PAGE 170, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

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

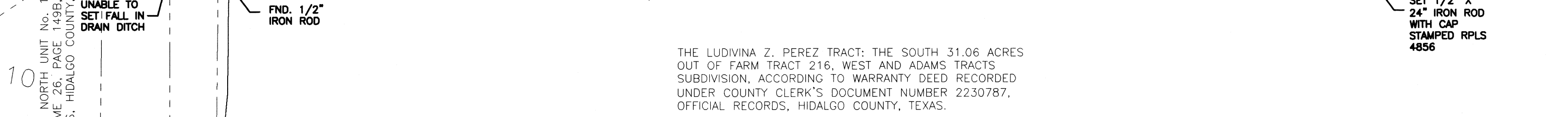
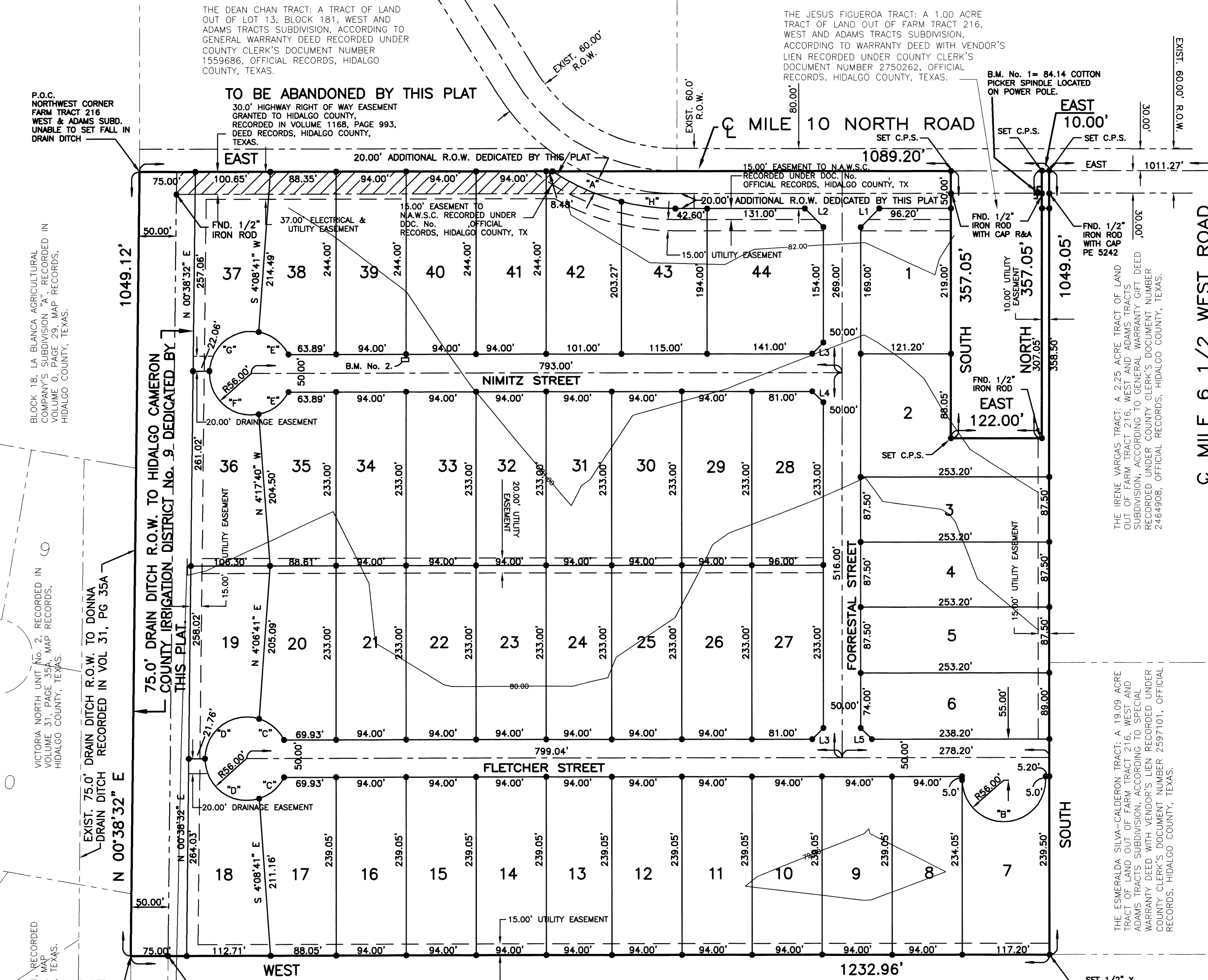


ALFONSO QUINTANILLA R.P.L.S. No. 4856 DATE 7-27-19

Table with 3 columns: LOT, AREA (S.F.), AREA (AC). Lists lots 1 through 44 with their respective areas.

Table with 3 columns: DATA, BEARING, LENGTH. Lists line data for lots 1 through 6.

Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD. Lists curve data for various points along the plat boundaries.



PLAT NOTES AND RESTRICTIONS: 1- FLOOD ZONE STATEMENT; 2- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION; 3- SETBACKS; 4- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET; 5- BENCHMARK NOTE; 6- DRAINAGE; 7- LEGEND; 8- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT; 9- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES; 10- EACH PURCHASE 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; 11- 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.

PRINCIPAL CONTACTS: Name, Address, City & Zip, Phone, Fax. Lists contact information for LA CUESTA SOL DEVELOPMENT LTD., KEVIN CAMPBELL-MEMBER, CLARISSA ANNETTE QUINTANILLA, and ALFONSO QUINTANILLA.

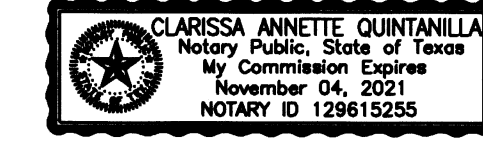
CONSULTING ENGINEERS LAND SURVEYORS: QUINTANILLA, HEADLEY AND ASSOCIATES, INC. 124 E. STUBBS ST. EDINBURG, TEXAS 78539. PHONE 956-381-6480. FAX 956-381-6480. SURVEYING REGISTRATION NUMBER 100411-00.

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

I, KEVIN CAMPBELL AS REPRESENTATIVE OF THE 28.55 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MIDWAY COUNTRY ESTATES, HEREBY SUBMITE THE LAND AS DESCRIBED 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.

LA CUESTA SOL DEVELOPMENT LTD. KEVIN CAMPBELL MEMBER 1210 EAST TYLER AVENUE HARLINGEN, TX 78550

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, the undersigned notary public, on this day personally appeared KEVIN CAMPBELL MEMBER who 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 July, 2019.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MIDWAY COUNTRY ESTATES, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

Mayor of the City of Weslaco Date ATTEST: Secretary of the City of Weslaco Date

STATE OF TEXAS CITY OF WESLACO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MIDWAY COUNTRY ESTATES, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

Hidalgo County Judge Date ATTEST: Hidalgo County Clerk Date

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, DATED THIS DAY OF July, 2019.

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9. 2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE. 3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. 4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 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 4-9-19

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

LA CUESTA SOL DEVELOPMENT LTD. KEVIN CAMPBELL MEMBER 1210 EAST TYLER AVENUE HARLINGEN, TX 78550

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MIDWAY COUNTRY ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON

ENVIRONMENTAL HEALTH DIVISION MANAGER 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 RAIL SESIN, P.E., C.F.M. GENERAL MANAGER DATE

Table with 4 columns: SHEET No. 1 OF 3 SHEETS, FILENAME: F:\DATA\SUBDIVS\WESLACO\MIDWAY COUNTRY ESTATES\PLAT, DATE PREPARED: JULY 27, 2019, PREPARED BY: JES, CHECKED BY: JES, DATE REVISED: , REVISED BY: .

MIDWAY COUNTRY ESTATES

A 28.55 ACRE TRACT OF LAND (DEED RECORD: 28.56 ACRES) OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515973, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR MIDWAY COUNTRY ESTATES:
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

MIDWAY COUNTRY 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 SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 10" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 10 NORTH ROAD.

WATER SYSTEM FOR MIDWAY COUNTRY ESTATES CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 10" DIAMETER WATERLINE ON THE NORTH SIDE OF MILE 10 NORTH ROAD. THE 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE WEST SIDE OF FORRESTAL ROAD AND TEE EAST AND WEST RUNNING ALONG THE NORTH SIDE OF FLETCHER STREET, ENDING WITH A 2" FLUSH VALVE.

FROM THE NORTHWEST CORNER OF LOT 28, AN 8" DIAMETER WATERLINE TIES ON THE WEST SIDE OF FORRESTAL STREET AND RUNS WEST ALONG THE SOUTH SIDE OF NIMITZ STREET, ENDING WITH A 2" FLUSH VALVE ON THE NORTHWEST CORNER OF LOT 35.

FROM THE 8" DIAMETER WATERLINE, THERE ARE TWENTY-ONE (21) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE TWO (2) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 0 OR \$ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL INSTALL THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ THE ENTIRE WATER FACILITIES WILL BE 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 THE MIDWAY COUNTRY ESTATES, 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR LICENSE NUMBER OS 12258 HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 7, 18, 26, 34 AND 37. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WEST.

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

CERTIFICATION:

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

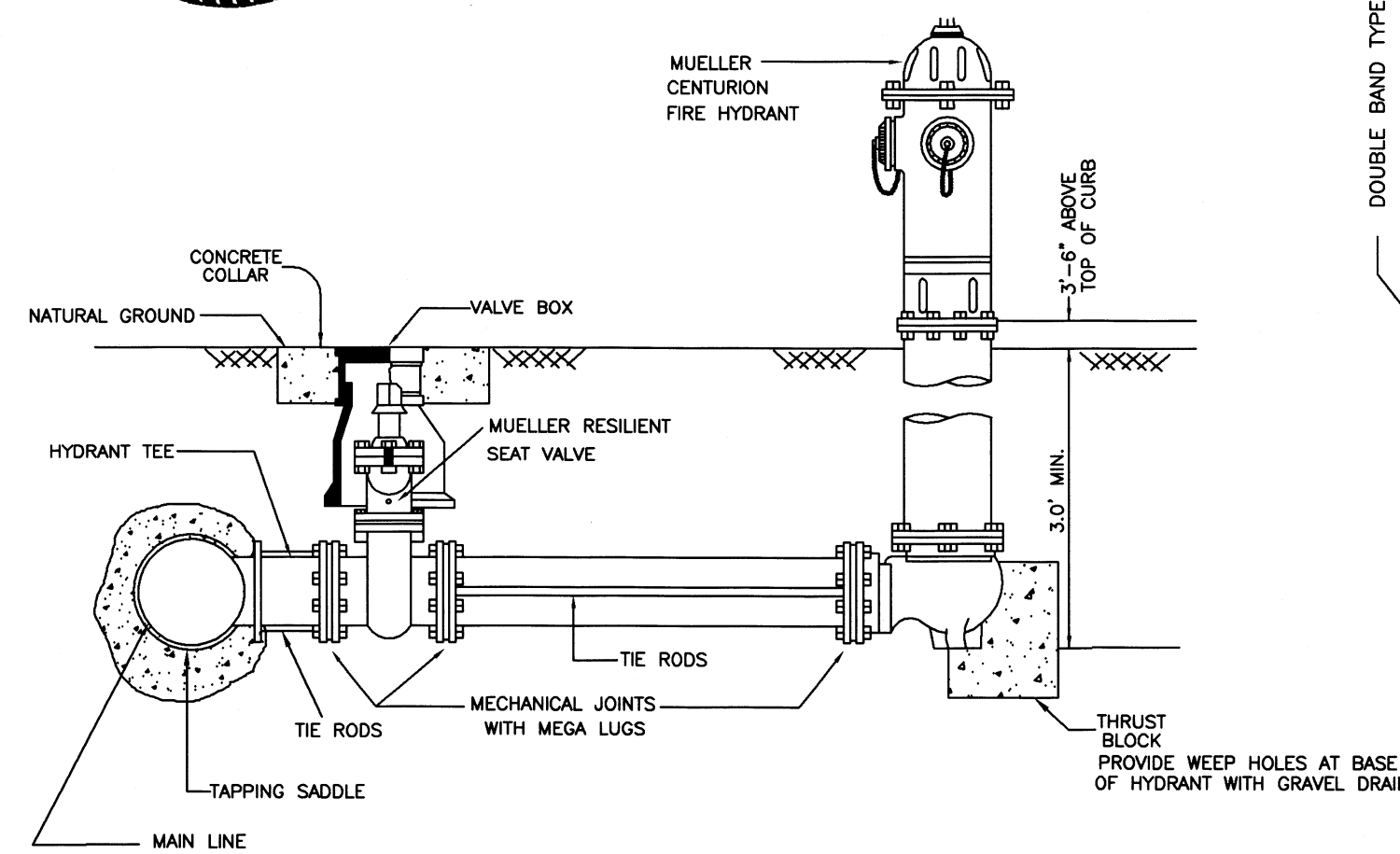
WATER FACILITIES— THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE A COST A GRAND TOTAL OF WHICH EQUALS TO \$ PER LOT.

SEWAGE FACILITIES— SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534

DATE
4-9-19

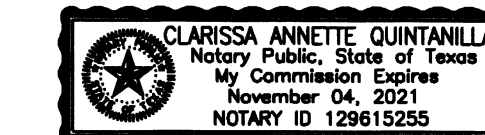


NAWSC FIRE HYDRANT
(NOT TO SCALE)

DUAL WATER SERVICE CONNECTION
(NOT TO SCALE)

SINGLE WATER SERVICE CONNECTION
(NOT TO SCALE)

BEFORE ME, the undersigned notary public, on this day personally appeared
KEVIN CAMPBELL MEMBER 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

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), **KEVIN CAMPBELL** SUBDIVIDERS OF MIDWAY COUNTRY ESTATES 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.

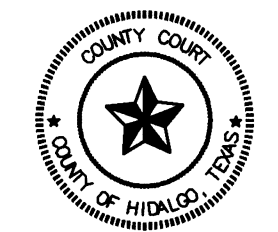
LA CUESTA SOL DEVELOPMENT LTD.
KEVIN CAMPBELL MEMBER
1210 EAST TYLER AVENUE
HARLINGEN, TX 78550

COST ESTIMATE

WATER DISTRIBUTION: \$
DRAINAGE IMPROVEMENTS: \$
PAVING IMPROVEMENTS: \$
SEPTIC TANK (OSSF): \$

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. 2	FILENAME: 2:\Area\SUBDIVISIONS\WESLACO\MIDWAY COUNTRY\DWG\LAYOUTS
OF 3 SHEETS	DATE PREPARED: 2-7-2019
	PREPARED BY: LG
	DATE REVISION: _____
	REVISION BY: _____
	CHECKED BY: _____
	APPROVED BY: _____

THE DEAN CHAN TRACT: A TRACT OF LAND OUT OF LOT 13, BLOCK 181, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1559686, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

30.0' HIGHWAY RIGHT OF WAY EASEMENT GRANTED TO HIDALGO COUNTY, RECORDED IN VOLUME 1168, PAGE 993, DEED RECORDS, HIDALGO COUNTY, TEXAS.

EXIST. 10" WATERLINE (NORTH ALAMO WATER SUPPLY CORP.)

OVERHEAD POWER LINE

37.00' ELECTRICAL & UTILITY EASEMENT

15.00' EASEMENT TO N.A.W.S.C. RECORDED UNDER DOC. NO. OFFICIAL RECORDS, HIDALGO COUNTY, TX

15.00' UTILITY EASEMENT

3.00' UTILITY EASEMENT

20.00' DRAINAGE EASEMENT

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MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

MIDWAY COUNTRY ESTATES

A 28.55 ACRE TRACT OF LAND (DEED RECORD: 28.56 ACRES) OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515973, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR SAN LUGO SUBDIVISION No. 1

A 28.55 acre tract of land (deed record: 28.56 acres) out of Farm Tract 216, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the plat of map thereof recorded in volume 2, pages 34-37, map records Hidalgo County, Texas, and according to special warranty deed with vendor's lien recorded under county clerk's document number 2515973, official records, Hidalgo County, Texas. This subdivision is located on the south side of Mile 10 North Road, approximately 1,011 feet west of Mile 1/2 West Road. The site is currently open land. The proposed subdivision will consist of 44 single-family lots.

The tract is Zone "X" (unshaded) as per FEMA Flood Insurance Rate Map Community Panel No. 480334 0450 C dated June 6, 2000 with LMR dated October 5, 2018.

The majority of the soil is Hidalgo (25 & 28) and is in soil group "B". It is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southerly direction with an approximate 1% slope. The existing runoff for the proposed subdivision is Q=11.16 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=35.11 cubic feet per second for an increase of Q = 23.95 cubic feet per second (50 year storm). Detention will be 66,282.78 cubic feet (1.52 acre feet) and will be accomplished by excavating the existing Hidalgo Cameron County Irrigation District No. 9 drain ditch located on the west side of the subdivision. In addition, the developer is proposing to install a storm sewer system consisting of 18", 24", and 30" storm pipes and Type "A" inlets that will collect the runoff from the roads that will outfall in the drain ditch. 75,000 feet of Drain Ditch Right of Way to Hidalgo Cameron County Irrigation District No. 9 is being dedicated by this plat. This drain ditch flows north 500 feet and connects with H.C.D.D. No. 1, Westlaco North Lateral.

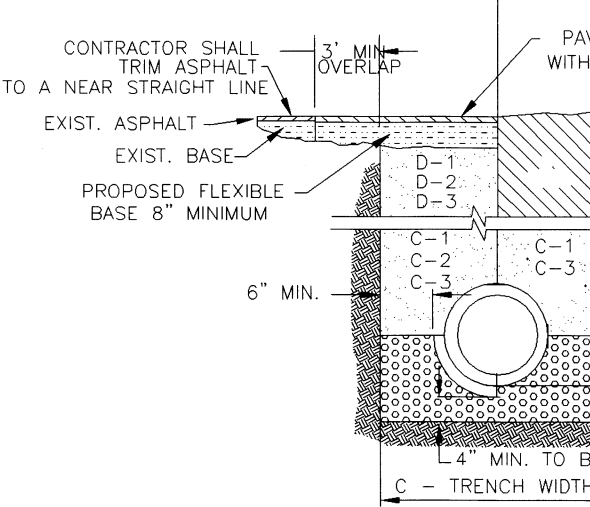


ALFONSO QUINTANILLA
P.E. 95534

4-9-19
DATE

COST ESTIMATE
WATER DISTRIBUTION: \$
DRAINAGE IMPROVEMENTS: \$
PAVING IMPROVEMENTS: \$
SEPTIC TANK (OSSF): \$

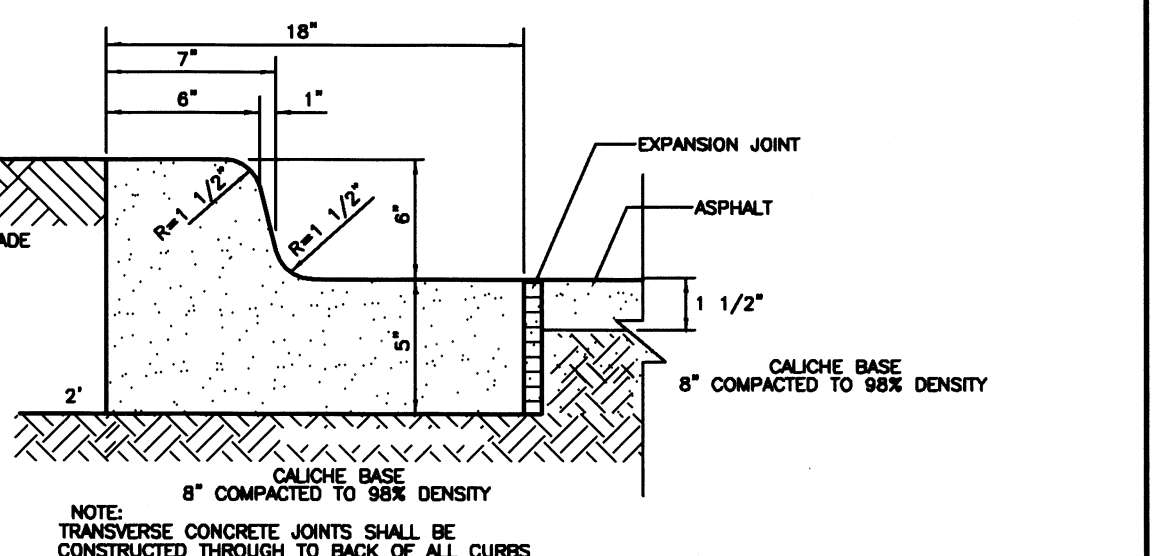
PAVED SECTIONS UN-PAVED SECTIONS



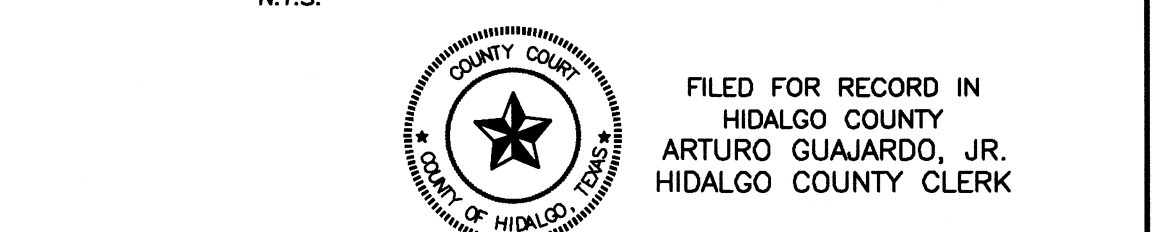
STORM TRENCH BEDDING AND BACKFILL DETAILS N.T.S.

- A. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL SIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



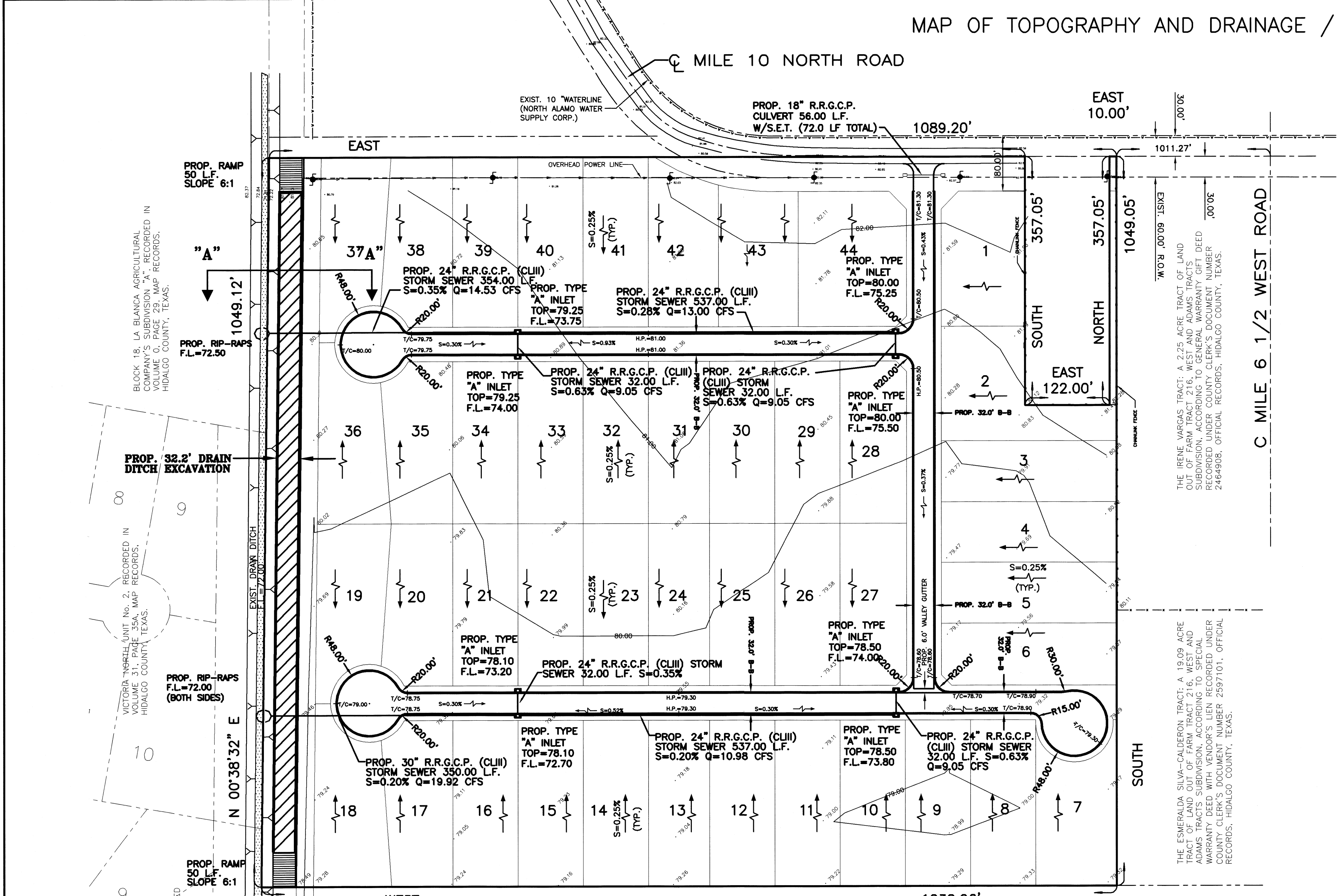
INTEGRAL CURB & GUTTER N.T.S.



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

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

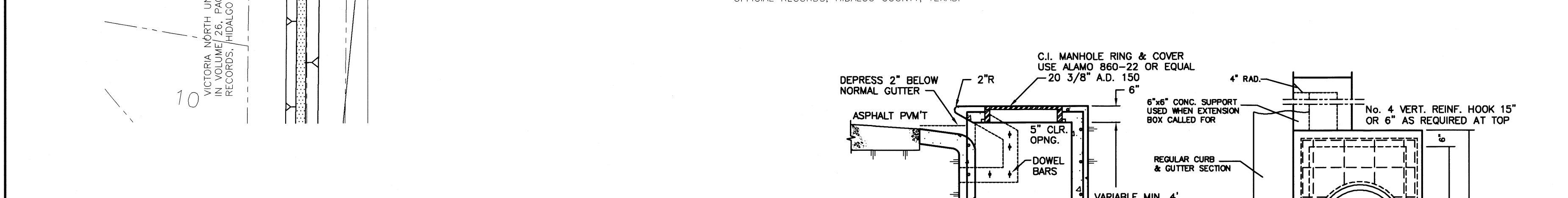
SHEET NO. 3 OF 3 SHEETS	FILENAME: F:\DATA\SUBD\H.C.\SAN LUGO No. 1\PAVING
DATE PREPARED: 12-10-18	PREPARED BY: M. GONZALEZ
DATE REVISION: _____	REVISION: _____
_____	_____



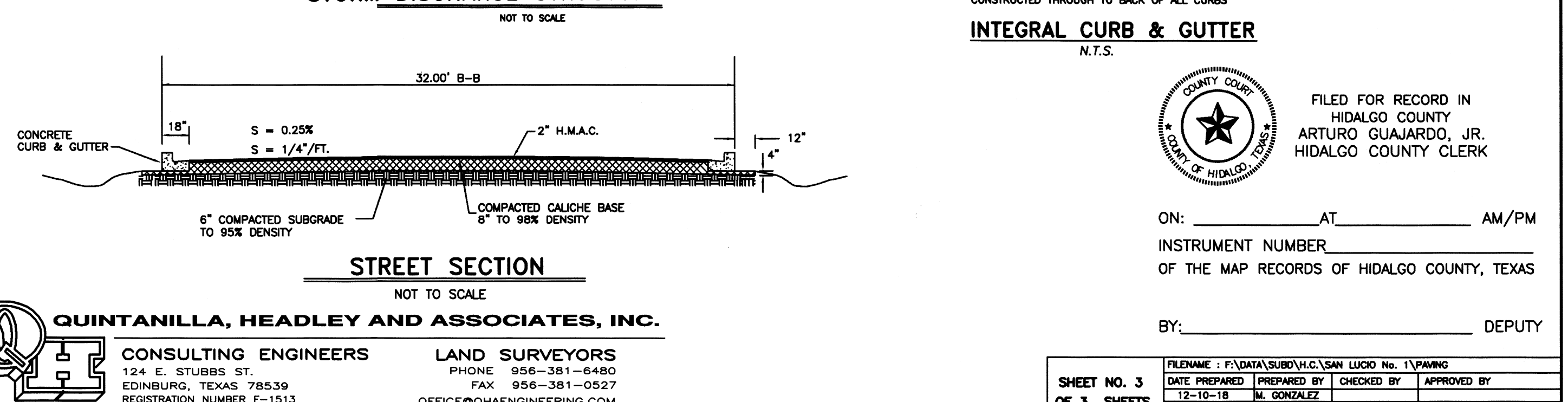
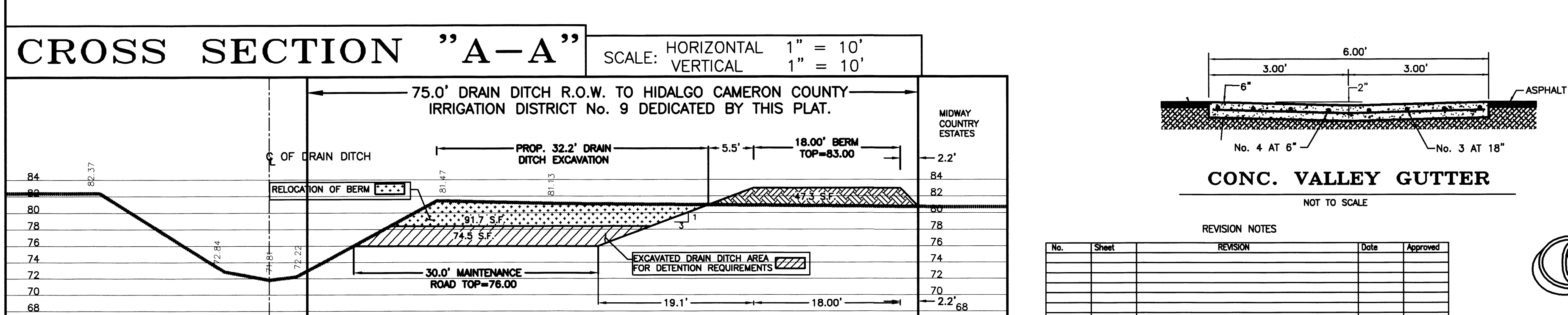
THE LUDIVINA Z. PEREZ TRACT, THE SOUTH 31.06 ACRES OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2230787, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE EMERALDA SILVA-CALDERON TRACT, A 19.09 ACRE TRACT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2597101, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE RENE VARGAS TRACT, A 2.25 ACRE TRACT OF LAND SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2484808, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



LEGEND
TOTAL DETENTION REQUIRED - 73,933.59 C.F.
TOTAL DETENTION PROVIDED - 74,500.00 C.F. (1,000.0 L.F. X 74.5 S.F.)
TOTAL EXCAVATION NEEDED - 166,200.00 C.F. (1,000.0 L.F. X 166.2 S.F.)



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