



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-28-2020

PROPOSED ALONDRA LA BLANCA SUBDIVISION PHASE 2 PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: THE KIM FAMILY PROPERTY TRUST

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 44  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 9

LOCATION DESCRIPTION: WEST OF LA BLANCA ROAD (F.M. 493) APPROXIMATELY ¼ MILE SOUTH OF S.H. 107.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-13-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X & AH" CLOMAR #15-06-1828C 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 LA BLANCA ROAD (F.M. 493).

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-05-2019 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-05-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF's

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 12" LOCATION: LA BLANCA ROAD (F.M. 493).

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-05-2019 : 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.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, \_

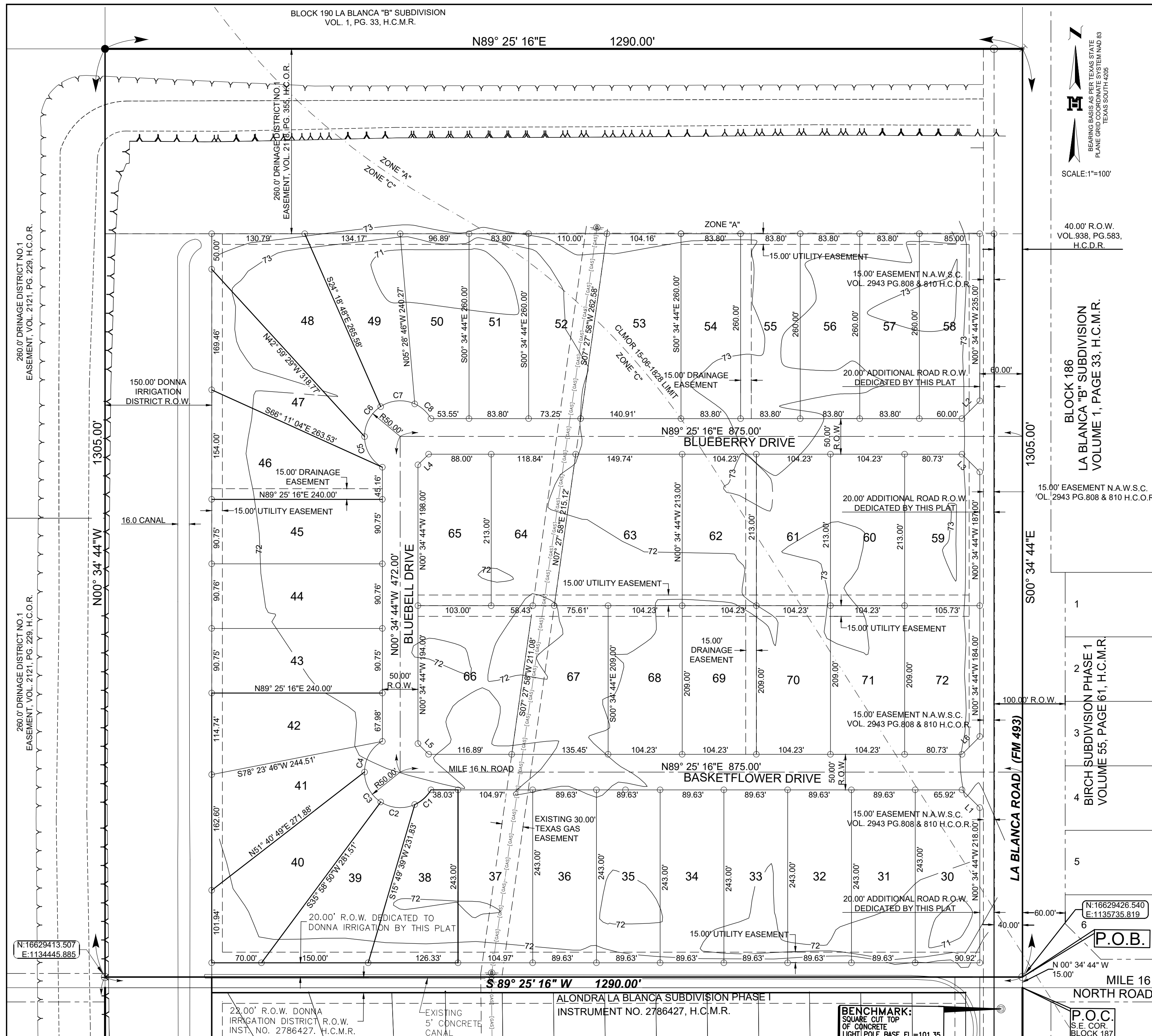
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of ELSA.

**Final Approval** subject to recommendations other departments

**Final Approval** with financial guarantee.

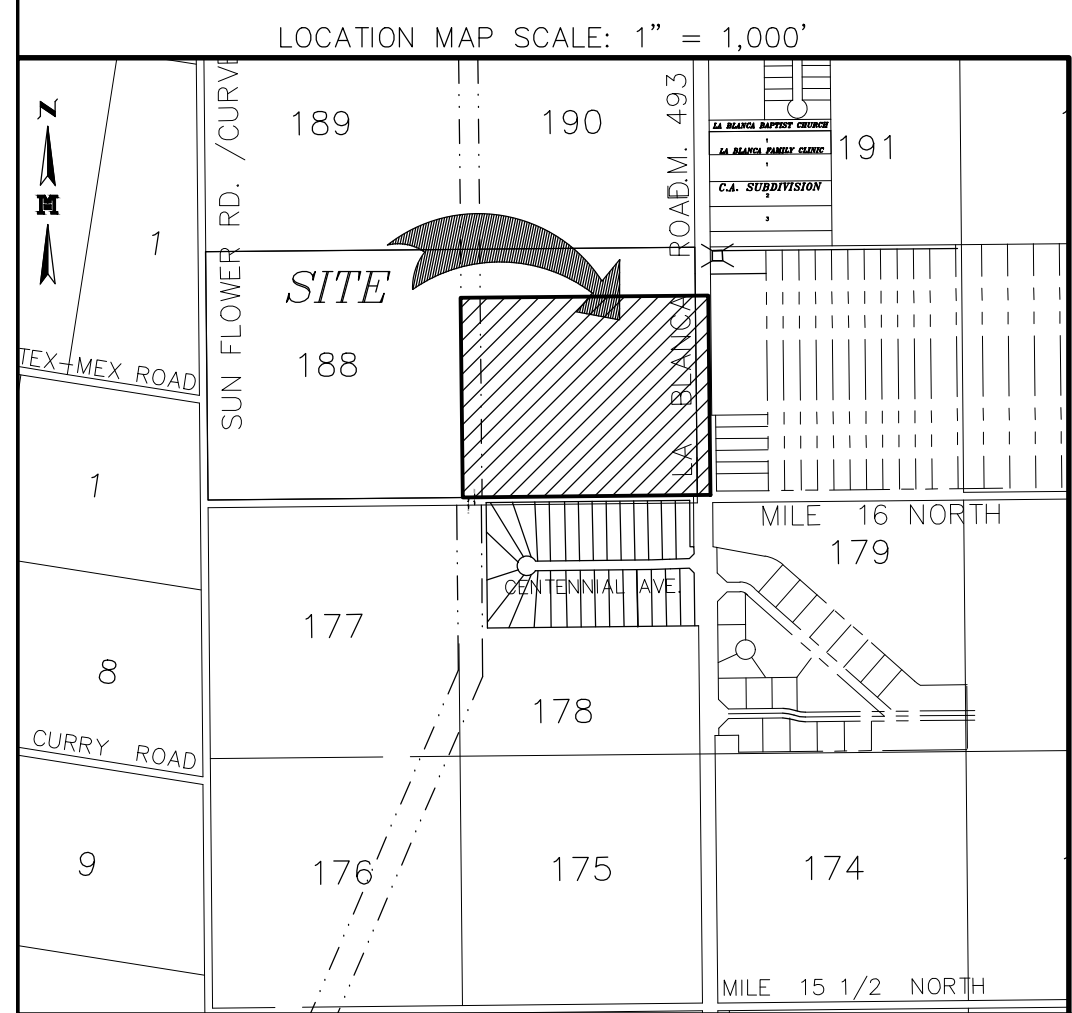
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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# ALONDRA LA BLANCA SUBDIVISION PHASE 2

A SUBDIVISION OF 38.647 ACRES  
OUT OF BLOCK 187  
LA BLANCA "B" SUBDIVISION,  
VOLUME 1, PAGE 33, H.C.M.R.,  
HIDALGO COUNTY, TEXAS.



Lot #	Area	Lot #	Area	Lot #	Area
30	21781.27	45	21780.00	60	22201.98
31	21780.09	46	23898.65	61	22201.94
32	21780.09	47	21787.95	62	22201.94
33	21780.09	48	28852.73	63	35100.11
34	21780.09	49	21870.65	64	22105.64
35	21780.09	50	22027.11	65	21825.56
36	21780.09	51	21788.00	66	30538.75
37	25507.71	52	23821.74	67	25221.29
38	21781.42	53	31858.76	68	21785.00
39	22197.71	54	21787.60	69	21785.00
40	26259.18	55	21787.60	70	21785.00
41	21826.82	56	21787.60	71	21785.00
42	21926.52	57	21787.60	72	21785.00
43	21780.00	58	21787.60		
44	21782.40	59	22207.88		

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	035° 48' 59"	50.00'	31.26'	16.16	N47° 19' 45"E	30.75'
C2	057° 17' 43"	50.00'	50.00'	27.31	S86° 06' 54"E	47.94'
C3	057° 17' 43"	50.00'	50.00'	27.31	S28° 49' 10"E	47.94'
C4	059° 35' 34"	50.00'	52.00'	28.63	S29° 37' 29"W	49.69'
C5	059° 35' 34"	50.00'	52.00'	28.63	S30° 46' 57"E	49.69'
C6	057° 17' 43"	50.00'	50.00'	27.31	S27° 39' 42"W	47.94'
C7	057° 17' 43"	50.00'	50.00'	27.31	S84° 57' 26"W	47.94'
C8	035° 48' 59"	50.00'	31.26'	16.16	N48° 29' 13"W	30.75'

Line #	Length	Direction
L1	35.36'	N45° 34' 44"W
L2	35.36'	N44° 25' 11"E
L3	35.36'	N45° 34' 44"W
L4	21.21'	N44° 25' 16"E
L5	21.21'	N45° 34' 44"W
L6	35.36'	S44° 25' 16"W

- LEGEND**
- FOUND COTTON PICKER SPINDLE
  - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - ⊕ SET SQUARE CUT
  - △ SET COTTON PICKER SPINDLE
  - ⊖ GAS SIGN
  - (---) SPOTTED GAS LINE (APPROXIMATE LOCATION)
  - P.O.B. - POINT OF BEGINNING
  - H.C.M.R. - HIDALGO COUNTY RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY COMPANY
  - N.E.C. - NORTH EAST CORNER
  - R.O.W. - RIGHT OF WAY
  - W.D. - WARRANTY DEED
  - C - CENTER LINE
  - ⊙ - BENCHMARK

NOTE: THERE ARE 43 LOTS WITHIN THIS SUBDIVISION  
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
ALONDRA LA BLANCA SUBDIVISION PHASE 2 IS LOCATED IN THE NORTH EAST PART OF HIDALGO COUNTY ON THE WEST SIDE OF LA BLANCA ROAD - E.M. 493, APPROXIMATELY 1270 FEET SOUTH OF ITS INTERSECTION WITH S.L.L. 102, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA, ALONDRA LA BLANCA SUBDIVISION PHASE 2 FALLS IN THE RURAL SECTION OF THE PRECINCT 4.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: TAEK KIM & NANCY VARGAS KIM	P.O. BOX 2467	McAllen, TX 78501	(956) 781-1911	NONE
ENGINEER: RUBEN JAMES DE JESUS	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

RIGHT OF WAY EASEMENT  
KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERRES (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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REMOVE 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 GRANTEE'S ADJACENT LANDS FOR 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 AGENS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER AGENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING 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 GRANTEE 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 GRANTEE 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 THE 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 GRANTEE HAS EXECUTED THIS INSTRUMENT

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
(GRANTEE'S SIGNATURE)

ACKNOWLEDGMENT  
THE STATE OF TEXAS & COUNTY OF HIDALGO &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TAEK KIM, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

A TRACT OF LAND CONTAINING 38.647 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 187, LA BLANCA "B" SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33, HIDALGO COUNTY MAP RECORDS, SAID 38.647 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 187;

THENCE, N 00° 34' 44" W, A DISTANCE OF 15.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

2. THENCE, N 00° 34' 44" W A DISTANCE OF 1,305.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

3. THENCE, N 89° 25' 16" E ALONG THE NORTH LINE OF SAID BLOCK 187, AT A DISTANCE OF 1,250.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF LA BLANCA ROAD, CONTINUING A TOTAL DISTANCE OF 1,290.00 FEET TO A NAIL SET ON THE NORTHEAST CORNER OF SAID BLOCK 187, FOR THE NORTHEAST CORNER OF THIS TRACT;

4. THENCE, S 00° 34' 44" E ALONG THE EAST LINE OF SAID BLOCK 187 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF LA BLANCA ROAD, A DISTANCE OF 1,305.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.647 ACRES, OF WHICH 11.98 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF LA BLANCA ROAD, LEAVING A NET OF 37.449 ACRES OF LAND, MORE OR LESS.

## INDEX TO SHEET OF ALONDRA LA BLANCA SUBDIVISION PHASE 2

- SHEET 1: HEADING, INDEX, LOCATION MAP AND ET; PRINCIPAL CONTACTS, MAP; LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; APPROVAL, CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION DISTRICT CERTIFICATION.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SEPTIC TANK; ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS;
- SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.
- SHEET 4: CONSTRUCTION DETAILS.

## HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALONDRA LA BLANCA SUBDIVISION PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

## GENERAL PLAT NOTES & RESTRICTIONS: HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X". ZONE "X" 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. FLOOD ZONE DESIGNATION: ZONE "AH". FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - PANEL NO. 480334 0350 C EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATED MAY 17, 2001. THE PORTION OF SITE THAT WAS WITHIN ZONE "AH" HAS BEEN FILLED TO MEET FEMA CLUMOR PERMIT REFERENCED AS CASE NO. 15-06-1828 C. BASE FLOOD ELEVATION OF ZONE "AH" IS 73.0 FEET.

THE AREAS WITHIN THE DRAINAGE DITCH RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.

STANDARDS WITHIN NO. 480334 0350 C EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATE MAY 17, 2001 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. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:  
FRONT: 25.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER GARAGE FRONT: 18.00 FEET  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET

3. 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR ELEVATION 73.00, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL LOTS.

6. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
---B.M. ---ELEV. 101.35 N.A.V.D. 88 (GEOID 2003) DESCRIPTIONS: SET SQUARE CUT ON CONCRETE MONUMENT BASE OF STEEL LIGHT POLE. POLE IS LOCATED 45 FEET WEST AND 30 FEET EAST OF THE SOUTHEAST CORNER OF LOT 30 OF THIS SUBDIVISION. N:16629381.3180, E:1135706.0710

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 136,633 CUBIC- FEET 3.137 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 1 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAILED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STAGE ABOVE THAT THE IMPROVEMENTS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, 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.

9. 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.

10. 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.

11. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

12. 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.  
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 EXCERPTS 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 DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

13. TAEK KIM, THE OWNER & SUBDIVIDER OF ALONDRA LA BLANCA SUBDIVISION PHASE 2, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. LOT 30,58,59 & 72 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO LA BLANCA ROAD F.M. 493.

15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND /OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALONDRA LA BLANCA SUBDIVISION PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_  
ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_

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

APPROVAL BY WATER DISTRICT OR SUPPLIER:  
THIS PLAT APPROVED BY \_\_\_\_\_ WATER DISTRICT  
ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

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

BY: \_\_\_\_\_ DEPUTY  
DRAWN BY: CIBO/R. DE JESUS DATE: 07-30-19  
SURVEYED, CHECKED \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE: \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, KIM FAMILY PROPERTY TRUST AS OWNER OF THE 38.647 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ALONDRA LA BLANCA SUBDIVISION PHASE 2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), 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.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

TAEK KIM, TRUSTEE \_\_\_\_\_ DATE: \_\_\_\_\_  
P. O. BOX 2467 NANCY VARGAS KIM, TRUSTEE  
MCALLEN, TEXAS 78501 MCALLEN, TEXAS 78501

## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED TAEK KIM & NANCY VARGAS KIM, PROVIDED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS 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\_\_\_\_.

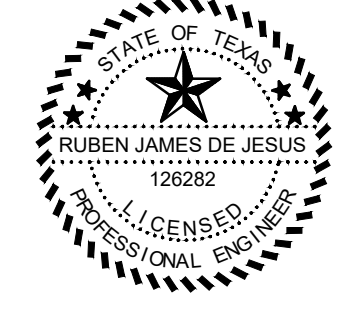
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER No.126282  
STATE OF TEXAS  
DATE PREPARED: 04-24-19  
ENGINEERING JOB NO. 19054.00



## STATE OF TEXAS COUNTY OF HIDALGO

I, FRED L. KURTH, 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 COUNTY OF HIDALGO, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750  
STATE OF TEXAS



DATE SURVEYED: 01-12-14  
T-981, PG. 44-45  
SURVEYING JOB NO. 14010.17

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT No. 1  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_ PRESIDENT

SECRETARY  
NOTE: DONNA IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

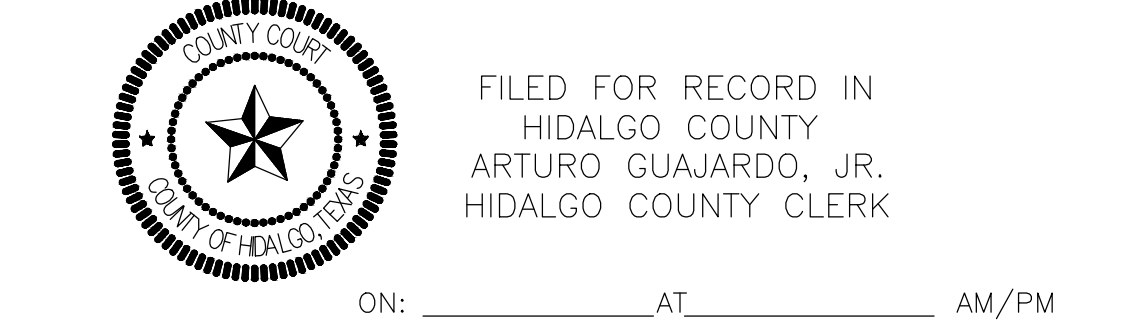
APPROVED BY DRAINAGE DISTRICT:  
HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE, §92.211 (G). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIS, P.E., C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION, I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF ELSA, 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 \_\_\_\_\_



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

MAP OF WATER DISTRIBUTION SYSTEM  
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

ENGINEERING REPORT FOR ALONDRA LA BLANCA SUBDIVISION PHASE 2  
 BY: FRED L. KURTH  
 WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

ALONDRA LA BLANCA SUBDIVISION PHASE 2 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. 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 12" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF LA BLANCA ROAD. THE WATER SYSTEM FOR ALONDRA LA BLANCA SUBDIVISION PHASE 2 CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 12" WATER LINE ALONG THE WEST SIDE OF LA BLANCA ROAD, WITH A 12"x8"x12" TAP TEE. THIS 8" LINE THEN RUNS WEST ALONG THE NORTH SIDE OF BLUEBERRY DRIVE RIGHT-OF-WAY TO A 8" 90° BEND THAT DIRECTS THE 8" WATERLINE SOUTH ALONG THE EAST SIDE OF BLUE BELL DRIVE TO A 90° BEND THAT DIRECTS THE 8" WATERLINE EAST ALONG THE NORTH SIDE OF BASKETFLOWER DRIVE AND CONNECTS BACK TO THE EXISTING 12" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF LA BLANCA ROAD, CREATING A WATERLINE LOOP SERVING LA BLANCA ALONDRA PHASE 2, ENDING WITH A 12"x8"x12" TAP TEE AT THE SOUTHEAST CORNER OF LOT 73.

WATER DISTRIBUTION FOR THE ALONDRA LA BLANCA SUBDIVISION PHASE 2 CONSISTS OF (18) EIGHTEEN 1" DIAMETER DUAL SERVICE LINES TO PAIR OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND (7) SEVEN 1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$66,575.00, OR \$1,548.25 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$0, WHICH COVERS THE \$0 COST 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 MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 4 FIRE HYDRANTS AT A UNIT COST OF \$4,200.00 FOR A TOTAL COST OF \$16,800.00. 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, COST AND OPERABILITY DATES

SEWAGE FROM ALONDRA LA BLANCA SUBDIVISION PHASE 2 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE PROFESSIONAL ENGINEER NO. 12258, JOSE ANGEL GONZALEZ 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.

SOIL EVALUATION REPORT:  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM CLASS II TEXTURE SOIL FOR THE AREA. AT LEAST SIX SOIL EXCAVATIONS WERE PERFORMED ON THE RIGHT END OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$21,600.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 06-20-2019.

ENGINEER 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 WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ Q WHICH EQUALS TO \$ Q PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$21,600.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 291,544.00
DRAINAGE IMPROVEMENTS:	162,540.00
WATER DISTRIBUTION	66,575.00
SANITARY SEWER IMPROVEMENTS / OSSF:	51,600.00
<b>TOTAL:</b>	<b>\$ 572,259.00</b>

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 291,544.00
DREAJE PLUVIAL:	162,540.00
SERVICIO DE AGUA POTABLE:	66,575.00
SERVICIO DE DREAJE SANITARIO:	51,600.00
<b>TOTAL:</b>	<b>\$ 572,259.00</b>

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 AND OR WATER WELLS FOR EACH LOT(S) 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:

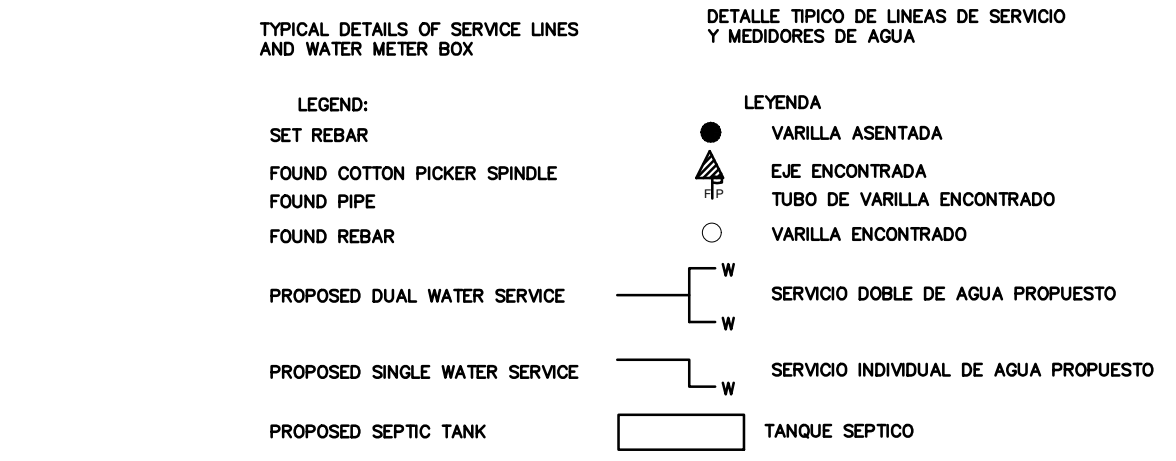
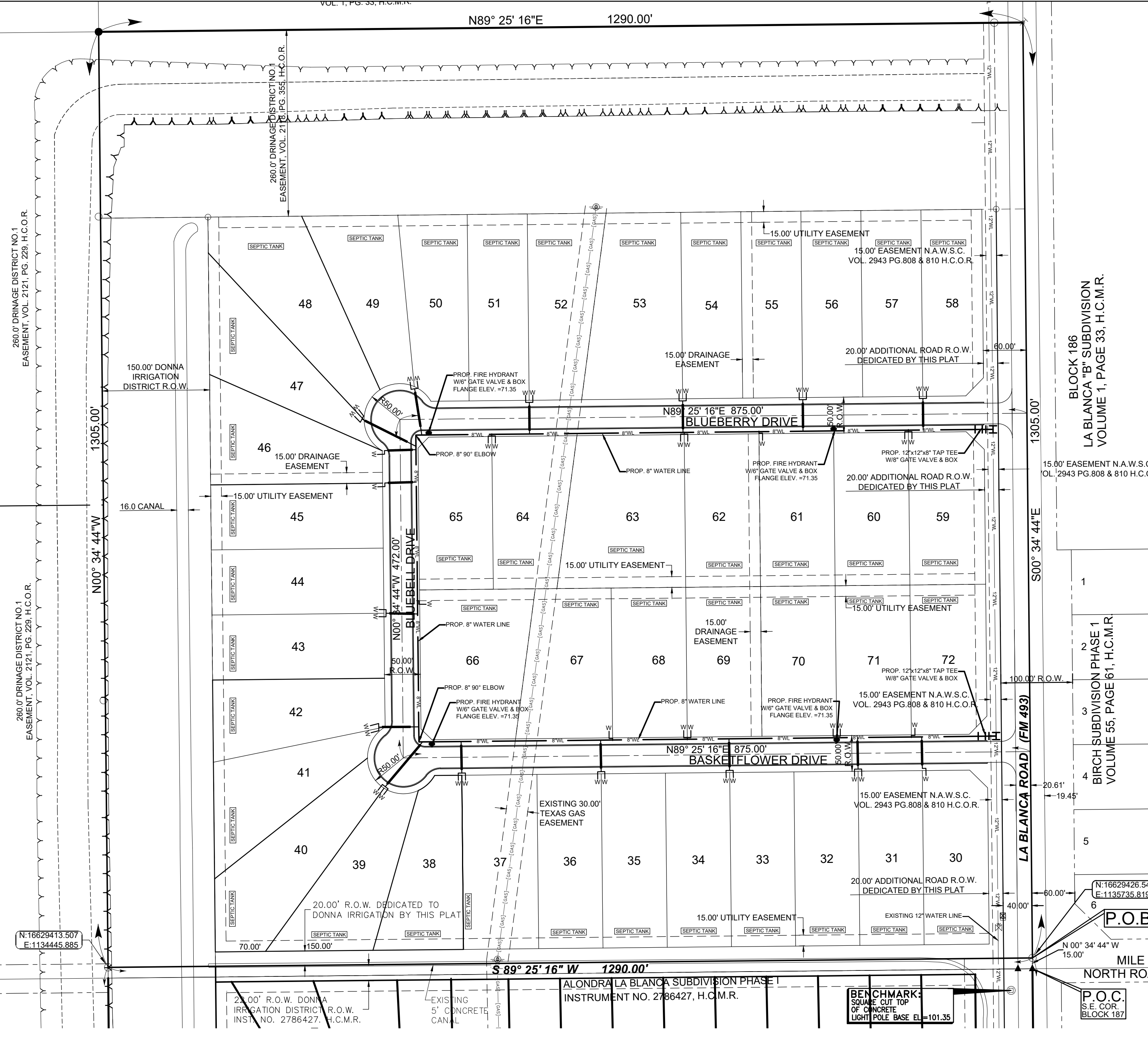
1. WE, KIM FAMILY PROPERTY TRUST, SUBDIVIDER OF ALONDRA LA BLANCA SUBDIVISION PHASE 2, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & 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.

OWNER

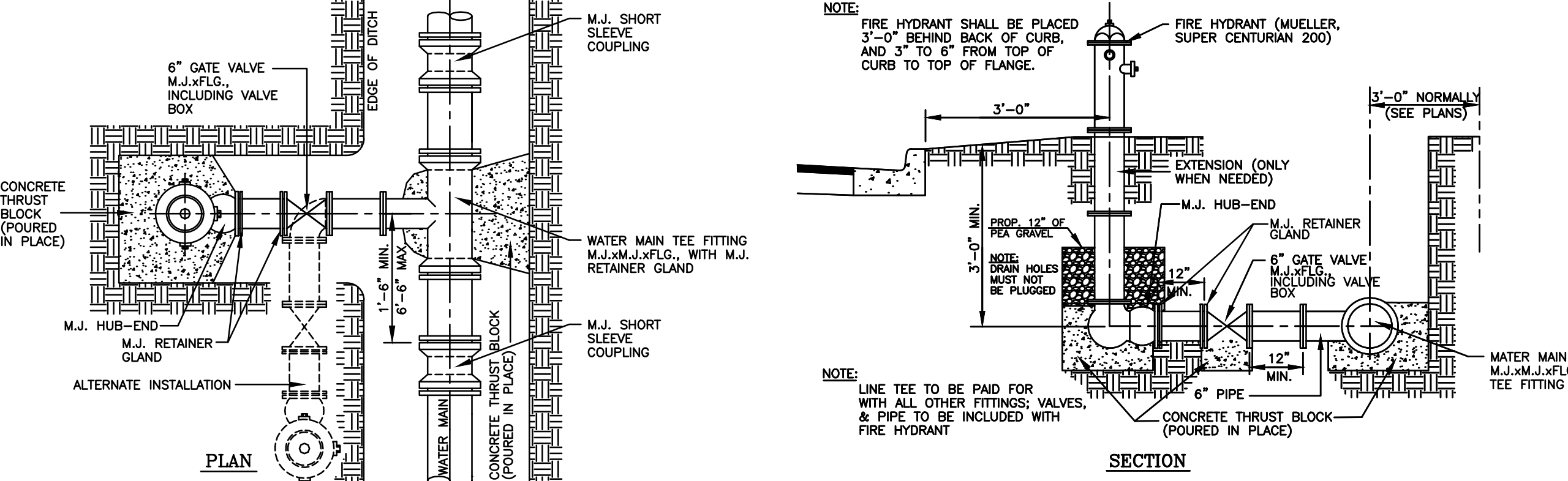
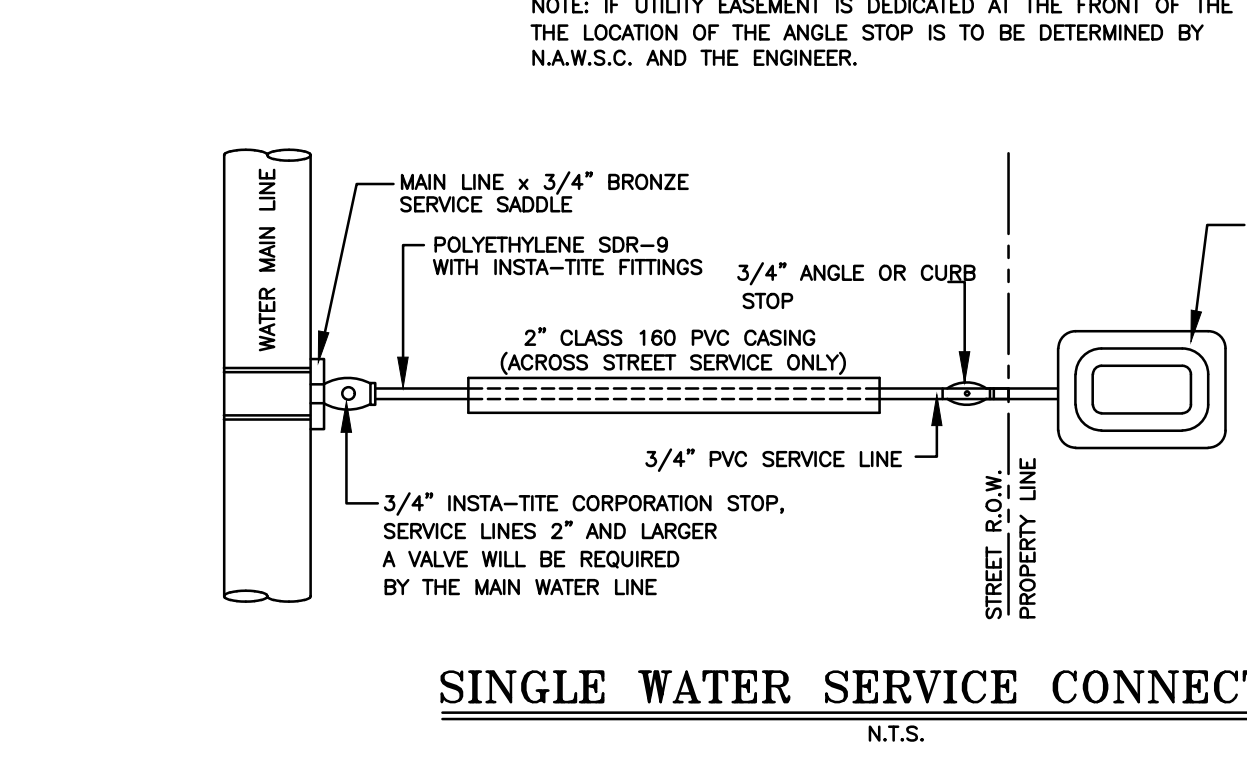
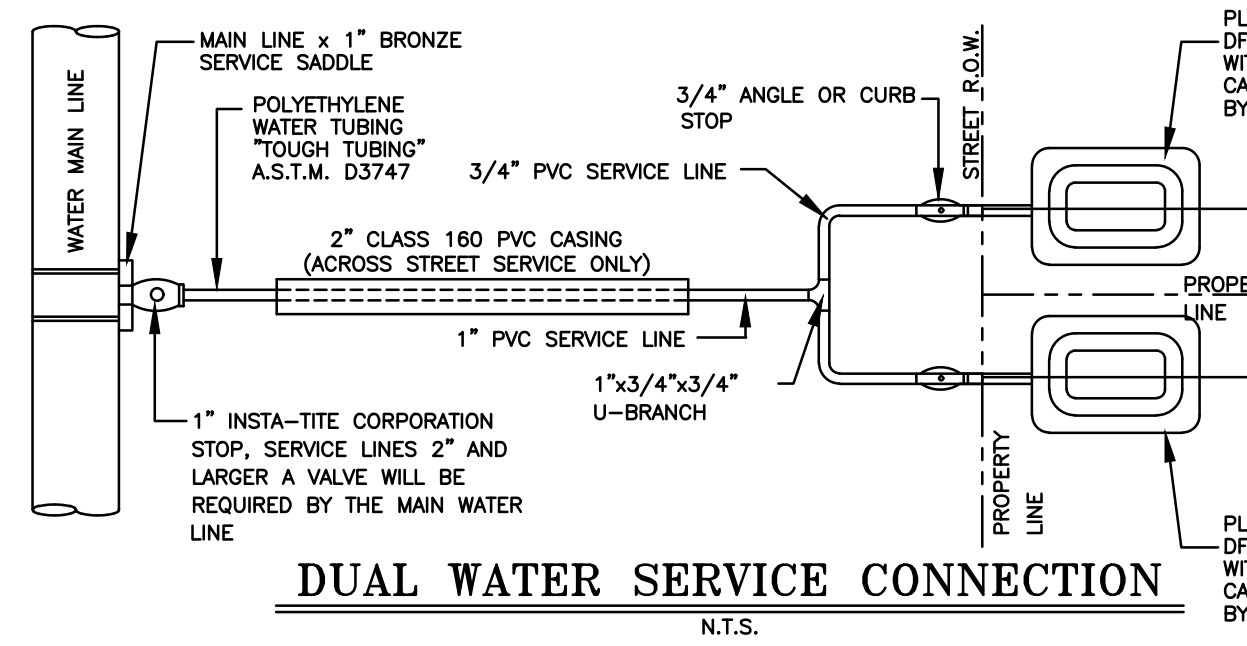
STATE OF TEXAS  
 COUNTY OF HIDALGO:

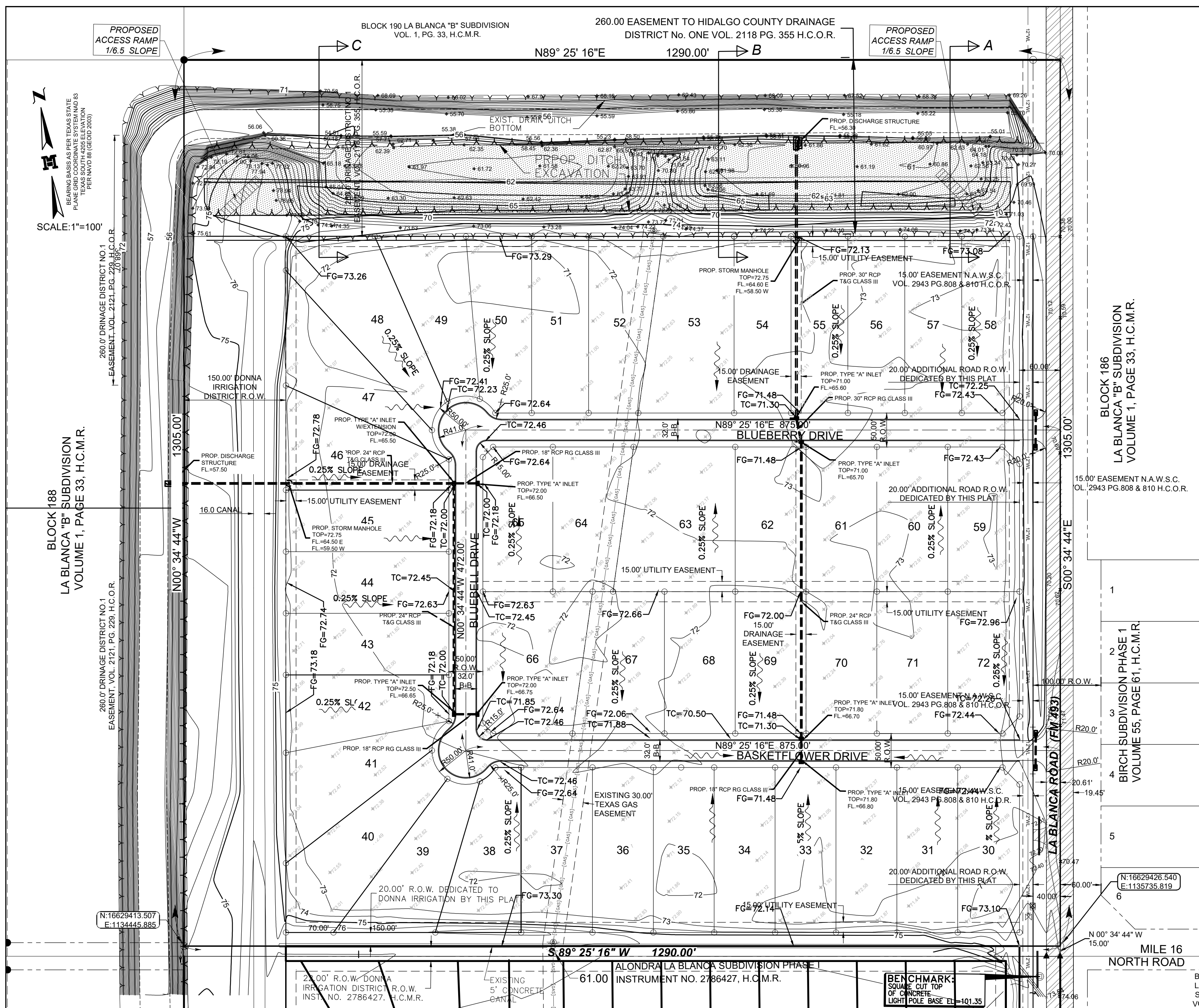
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_



WATER AND SEWER  
 SUBDIVISION MAP OF  
**ALONDRA LA BLANCA  
 SUBDIVISION PHASE 2**





**ALONDRA LA BLANCA SUBDIVISION PHASE 2 DRAINAGE STATEMENT**

ALONDRA LA BLANCA SUBDIVISION PHASE 2 IS A 38.647 ACRE TRACT OF LAND, OUT OF BLOCK 187, LA BLANCA 'B' SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33, HIDALGO COUNTY, MAP RECORDS. THE PROPERTY IS LOCATED ON THE NORTHWEST SIDE OF F.M. 493 LA BLANCA ROAD AND MILE 16 NORTH ROAD. THE NEARBY MUNICIPALITY IS THE CITY OF ELSA. ALONDRA LA BLANCA SUBDIVISION PHASE 2, FALLS IN THE RURAL SECTION OF THE PRECINCT 4. SAID PROPERTY IS CURRENTLY AGRICULTURE, WITH A PROPOSED RESIDENTIAL USE THAT INCLUDES 44 LOTS. THIS SUBDIVISION LIES MOSTLY IN ZONE 'X' AND PARTIALLY IN ZONE 'AH' IN FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED JUNE 6, 2000, AND REVISED TO REFLECT LOMR DATE MAY 17, 2001. ZONE 'X' SHADED IS AN 'AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREA 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'. ZONE 'AH' IS 'FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED. THE PORTION OF THE SITE THAT WAS WITHIN ZONE AH, HAS BEEN FILLED TO MEET FEMA CLMOR PERMIT. (SEE ATTACHED.)

THE SOILS ARE MOSTLY (25) HIDALGO FINE SANDY LOAM AND PARTIALLY, (28) HIDALGO SANDY CLAY LOAM AND PARTIALLY (52) RAYMONDVILLE CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUPS 'B' AND 'C' RESPECTIVELY. APPROXIMATELY 82.9% OF THIS PROPERTY LIES IN HYDROLOGIC GROUP 'B', THE REMAINDER 17.1% LIES IN HYDROLOGIC GROUP 'C'. SOILS IN HYDROLOGIC GROUP 'B' HAVE A MODERATE PERVIOUSNESS, AND A RELATIVELY LOW PLASTICITY INDEX, SOILS IN HYDROLOGIC GROUP 'C' ARE NOT VERY PERVIOUS AND HAVE A MODERATE PLASTICITY INDEX. (SEE EXCERPTS FROM 'SOIL SURVEY OF HIDALGO COUNTY, TEXAS').

EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTHEASTERLY DIRECTION, AND HAS A RUNOFF OF 13.46 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER ATTACHED CALCULATIONS. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF BY 46.10 C.F.S. TO A TOTAL OF 59.56 C.F.S.

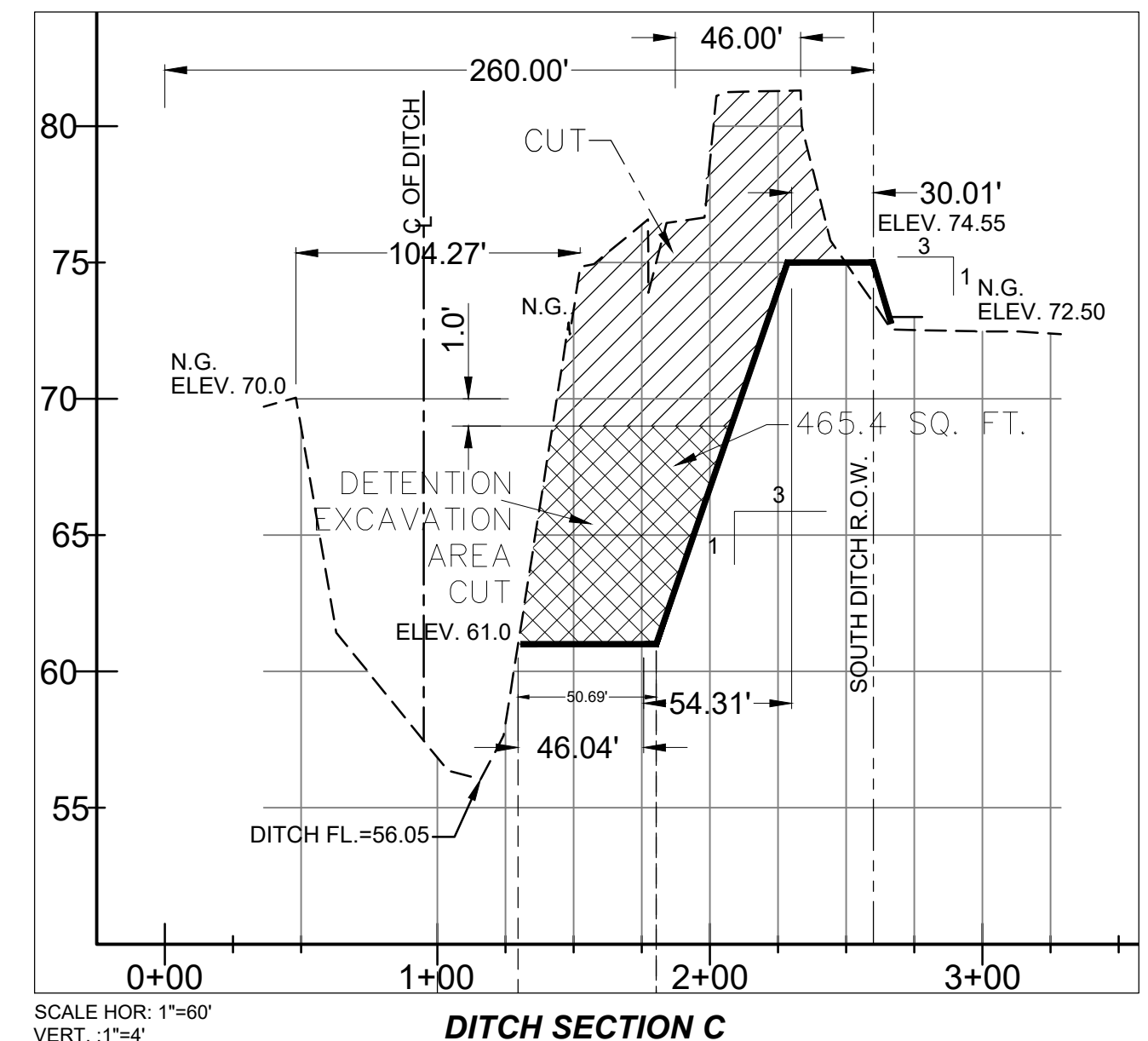
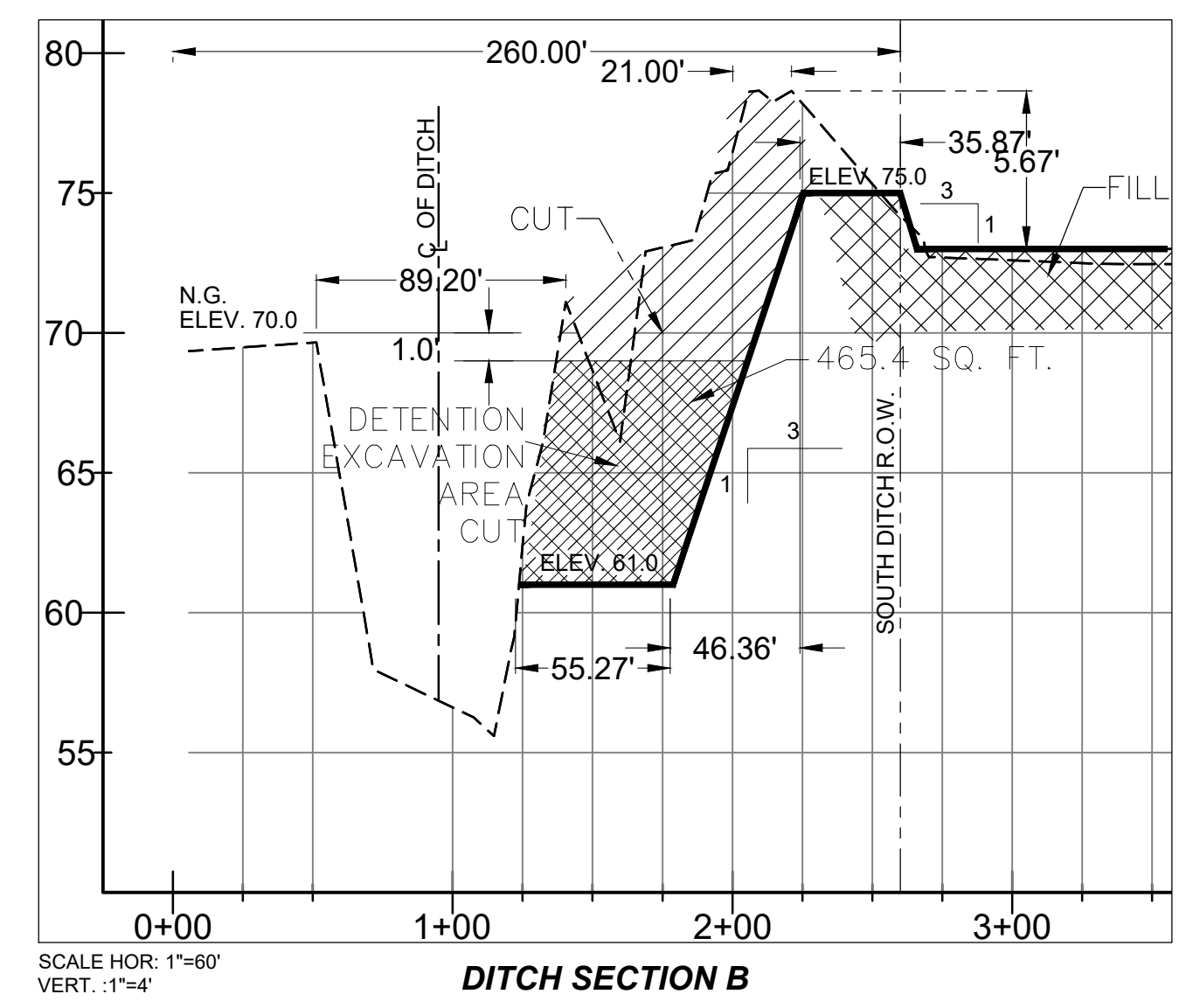
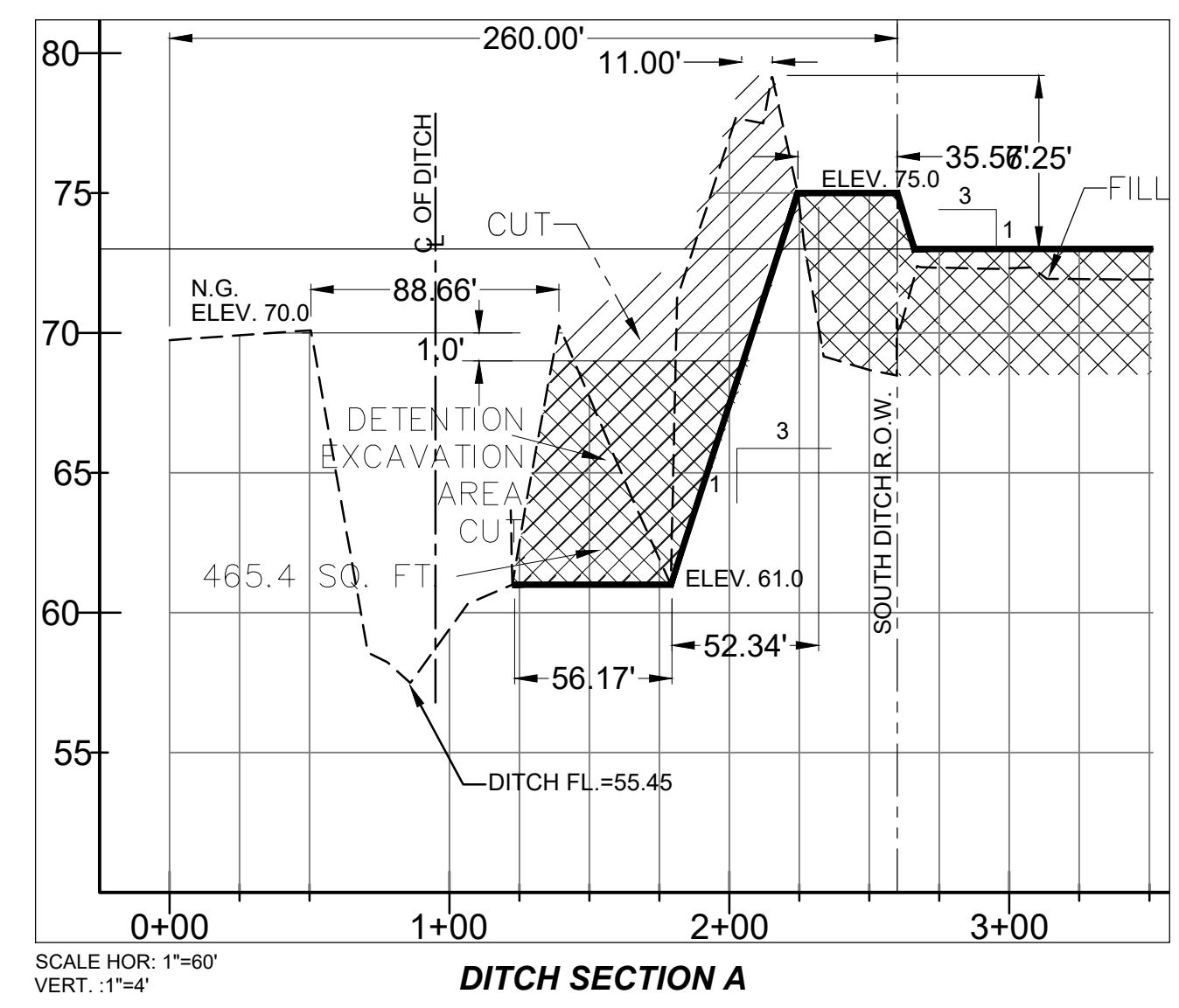
THE PROPOSED DRAINAGE FOR ALONDRA LA BLANCA SUBDIVISION PHASE 2 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO PROPOSED STORM SYSTEM CONSISTS OF EIGHT (8) TYPE 'A' INLETS AND APPROXIMATELY 445 LINEAR FEET OF 30-INCH STORM PIPE, 1195 LINEAR FEET OF 24-INCH STORM PIPE 108 LINEAR FEET OF 18-INCH STORM PIPE. THE ULTIMATE OUTFALL IS IN THE SOUTH MAIN DRAIN DITCH LOCATED NORTH OF THIS DEVELOPMENT. (SEE MAP OF TOPOGRAPHY AND STORM DRAINAGE SYSTEM).

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT POLICIES, THE PEAK POST CONSTRUCTION RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE CONSTRUCTION OF THIS SUBDIVISION. THEREFORE AS PER ATTACHED CALCULATIONS, 136,633 TOTAL CUBIC FEET OF DETENTION (3,137 AC-FT.) ARE REQUIRED. DETENTION WILL BE ACCOMPLISHED WITHIN THE EXISTING DRAIN DITCH LOCATED ALONG THE NORTH SIDE (989,820 CUBIC FEET CAPACITY) OF THIS SUBDIVISION.

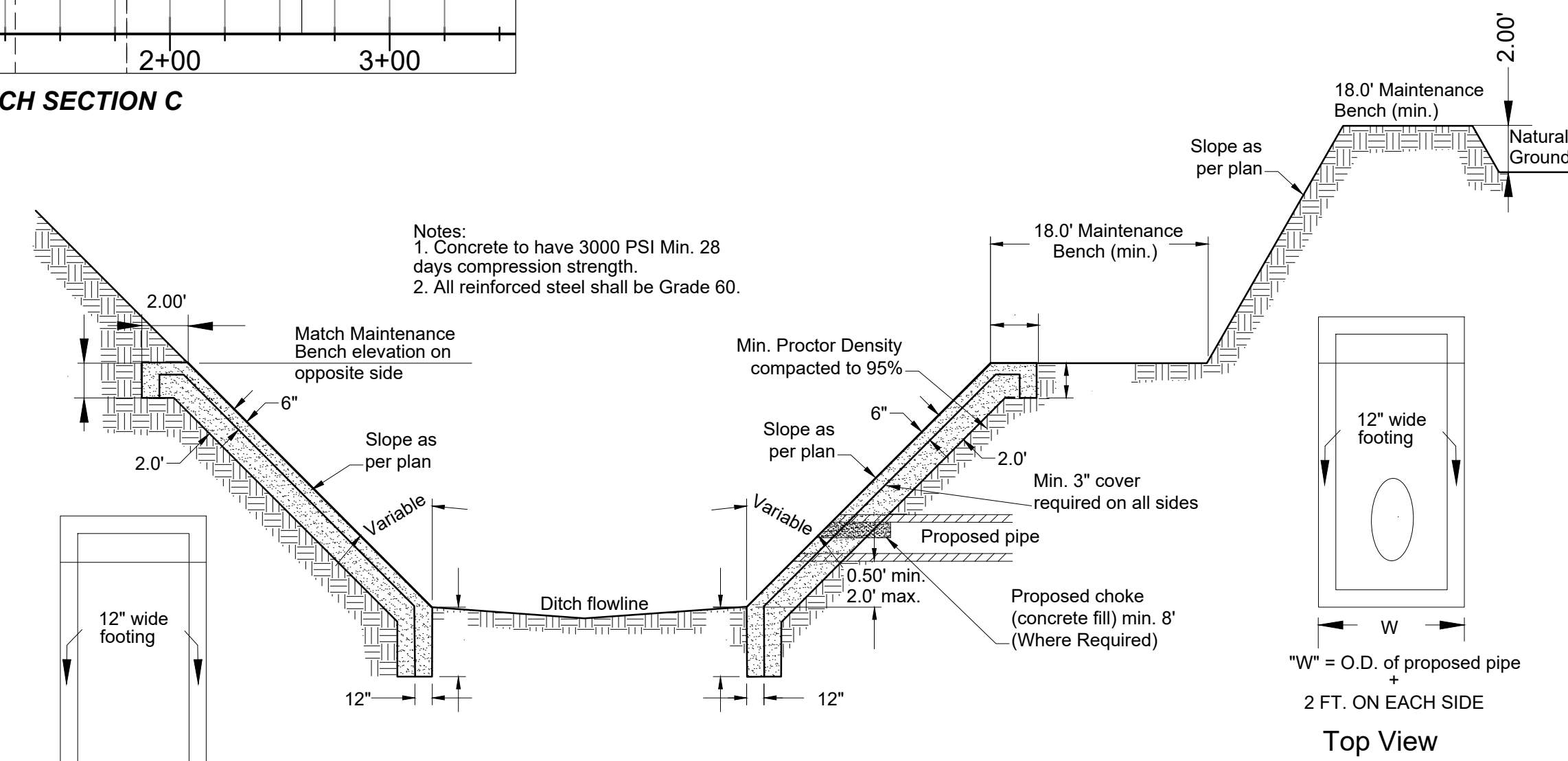
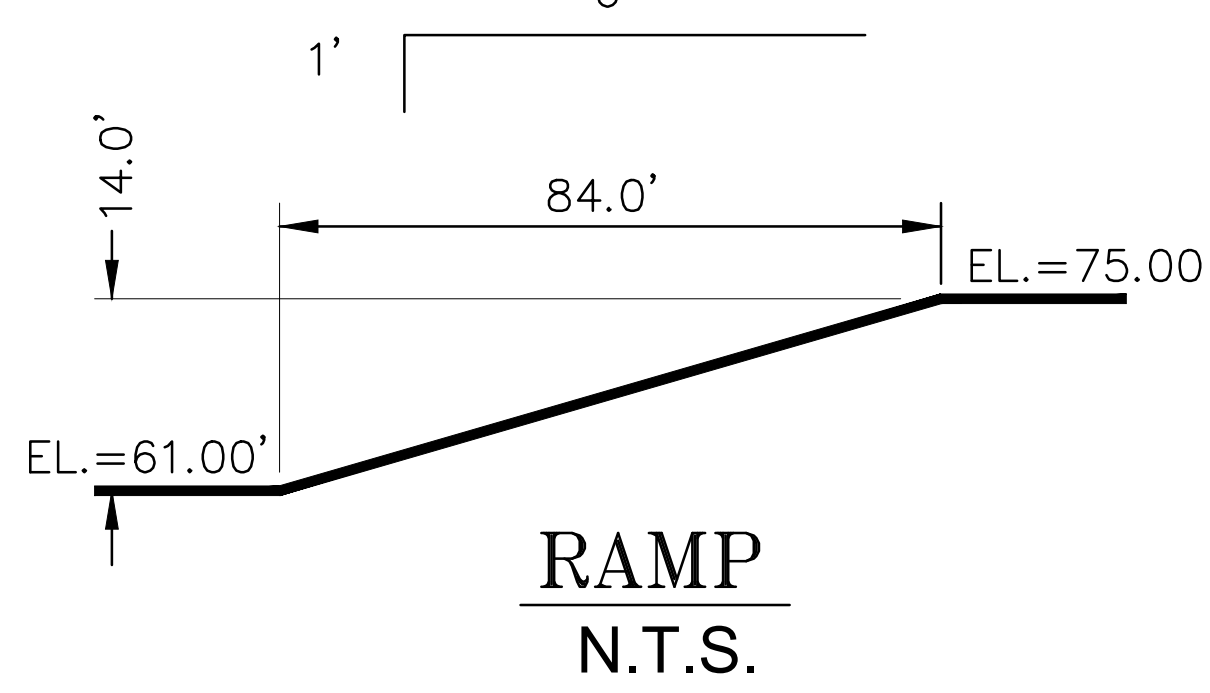
THE FINISHED FLOOR ELEVATION FOR THE PROPOSED BUILDINGS SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB, MEASURED FROM THE CENTER OF THE LOT. NATURAL GROUND SHALL BE GRADED IN SUCH MANNER THAT IT WILL ALLOW RUNOFF TO DRAIN AWAY FROM THE BUILDINGS, AS WELL AS AVOID THE CONCENTRATION OF RUNOFF ONTO OTHER LOTS WITHIN THE SUBDIVISION.

CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, REVISED TO REFLECT LOMR DATE MAY 17, 2001 IS CONTAINED WITHIN THE WIDENING OF THE EXISTING H.C.I.D. No. 1 DITCH ALONG THE NORTH SIDE OF THIS SUBDIVISION.

RUBEN JAMES DE JESUS, PE #126282 DATE: \_\_\_\_\_



**PROPOSED DRAIN DITCH WIDENING**  
846 SQ. FT. x 1170 L.F. = 989,820 C.F. CAPACITY AVAILABLE  
29,219 C.F. PHASE 1 AND 136,633 C.F. PHASE 2 = 165,852 TOTAL CAPACITY REQUIRED



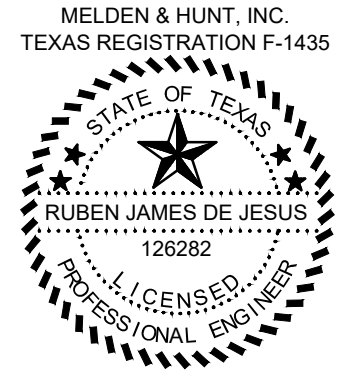
**H.C.D.#1 STORM DISCHARGE STRUCTURE (DITCH WITH BENCH)**

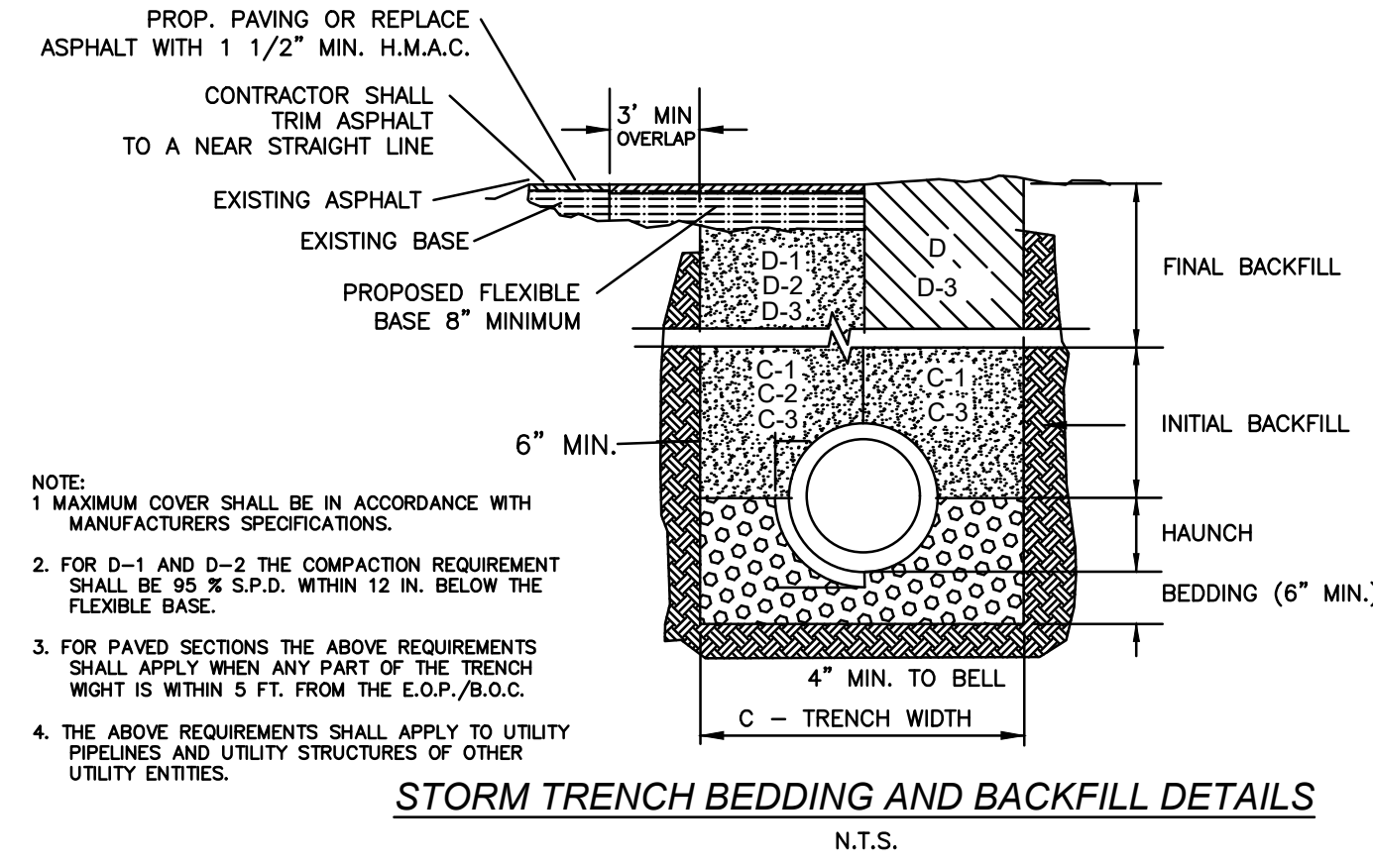
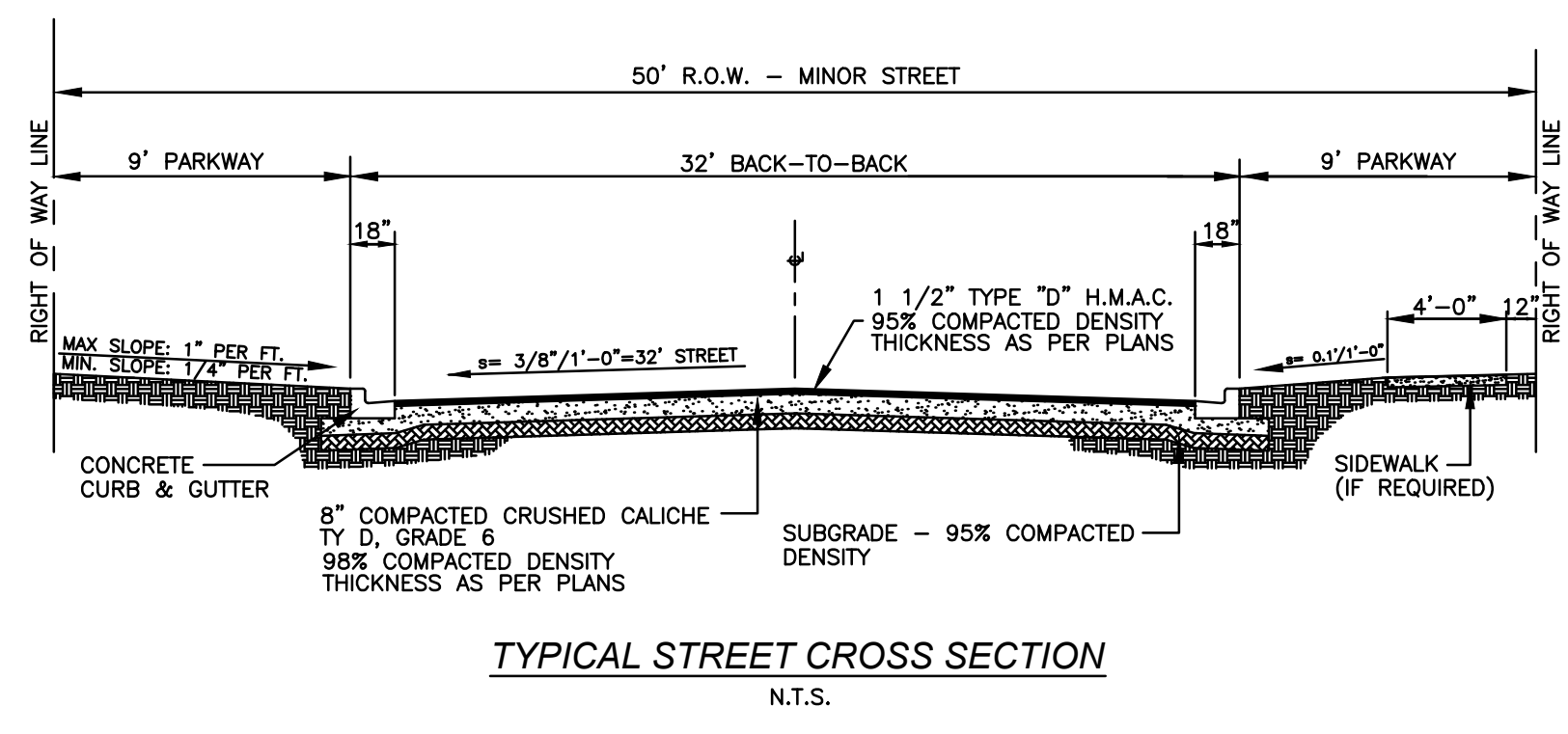
- Notes:
- 1. Concrete to have 3000 PSI Min. 28 days compression strength.
- 2. All reinforced steel shall be Grade 60.

Top View  
"W" = O.D. of proposed pipe + 2 FT. ON EACH SIDE

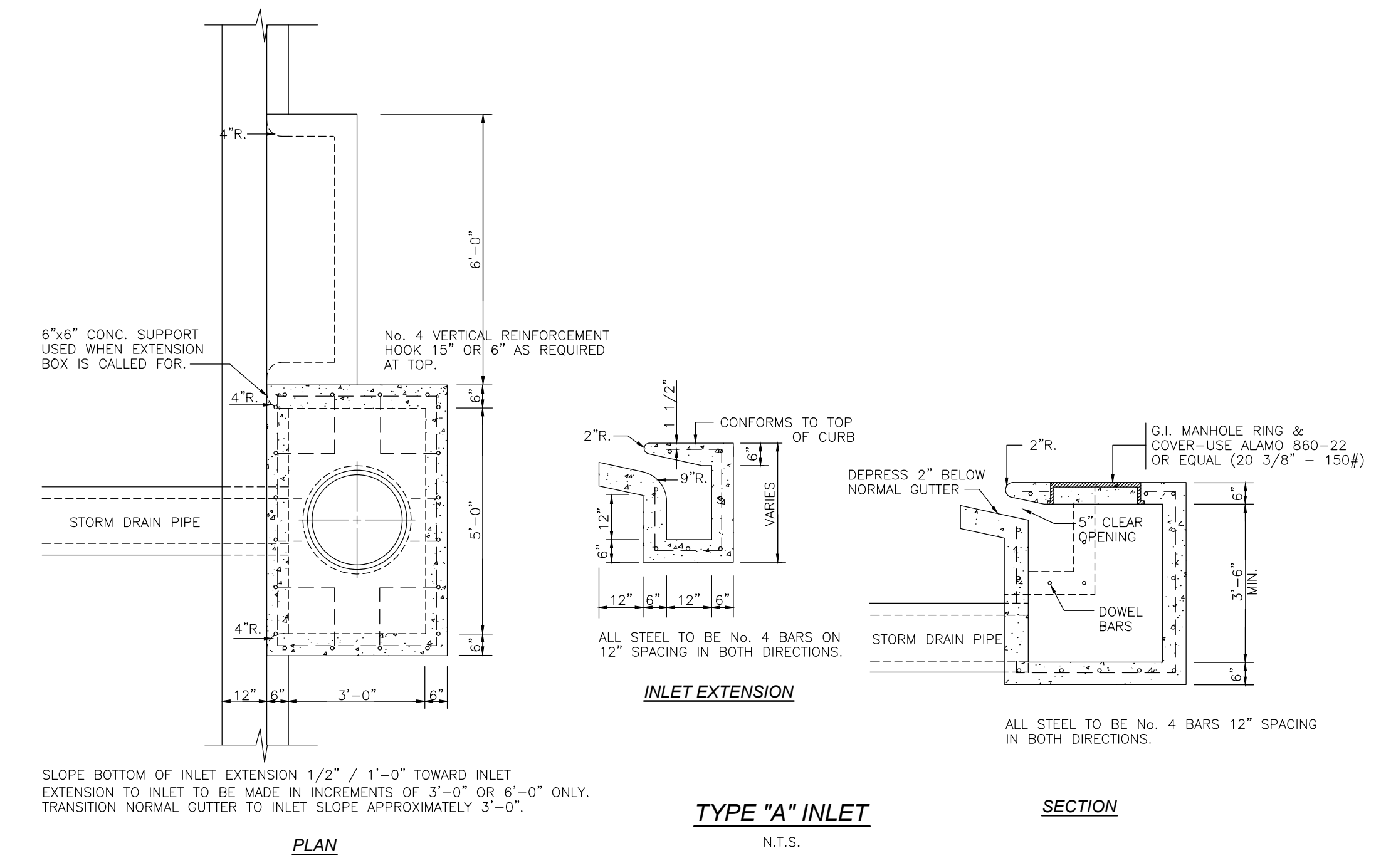
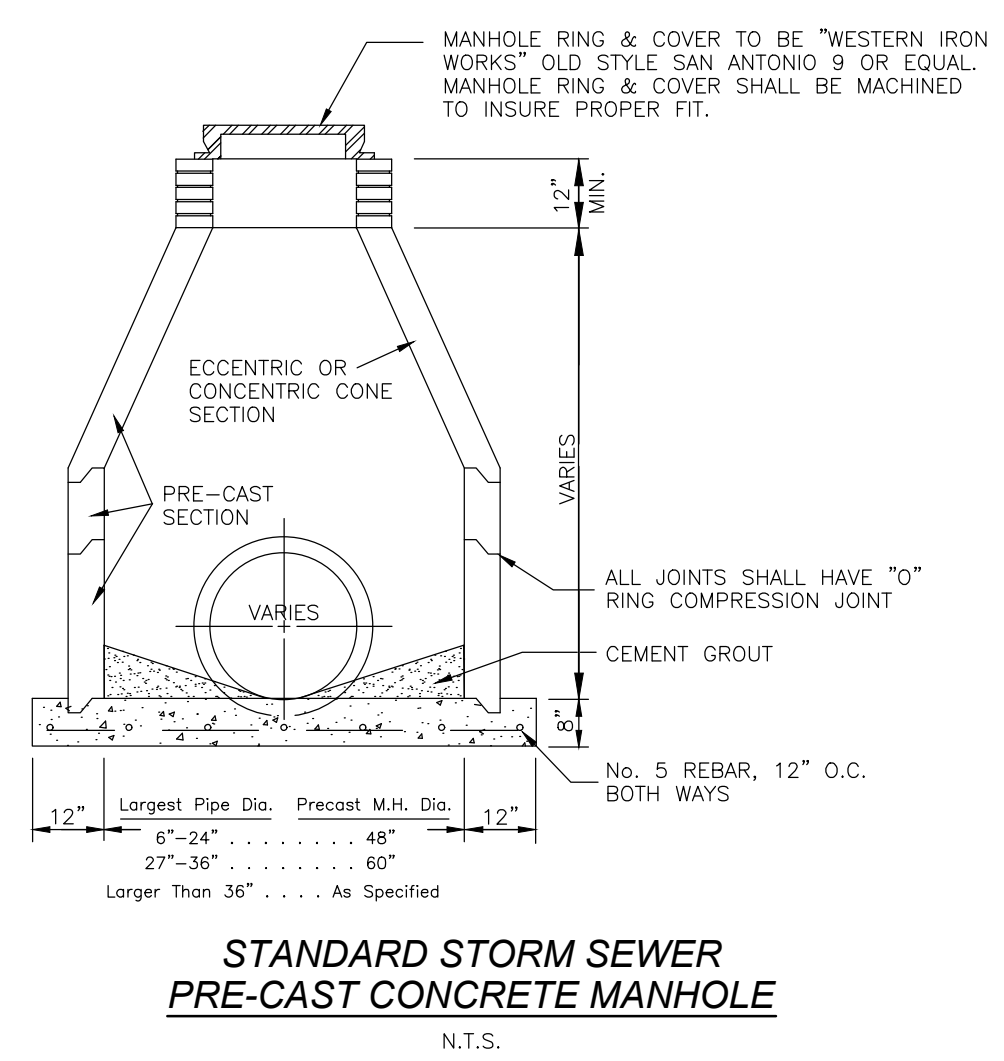
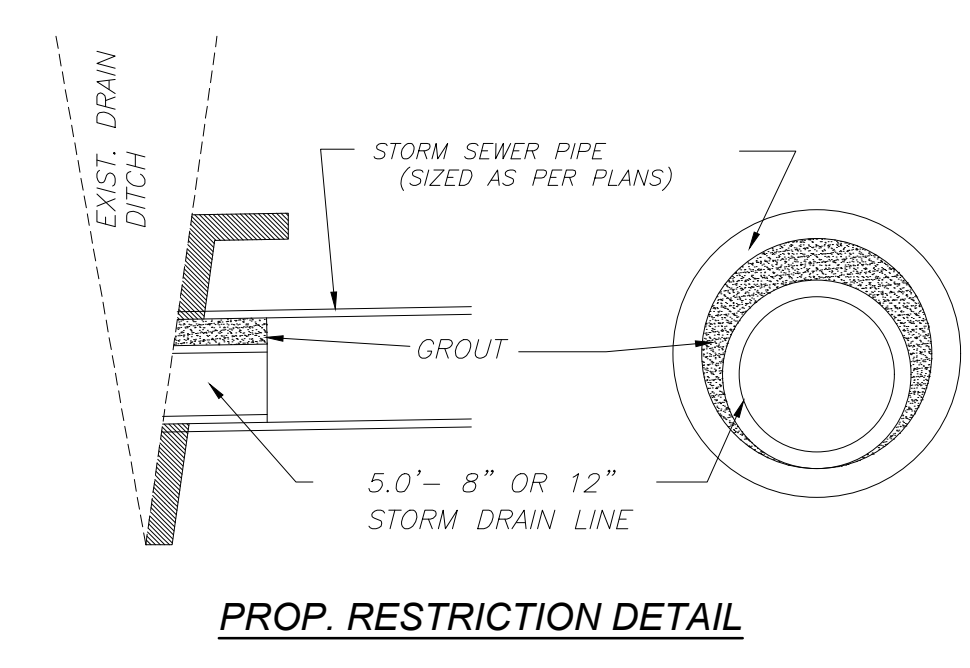
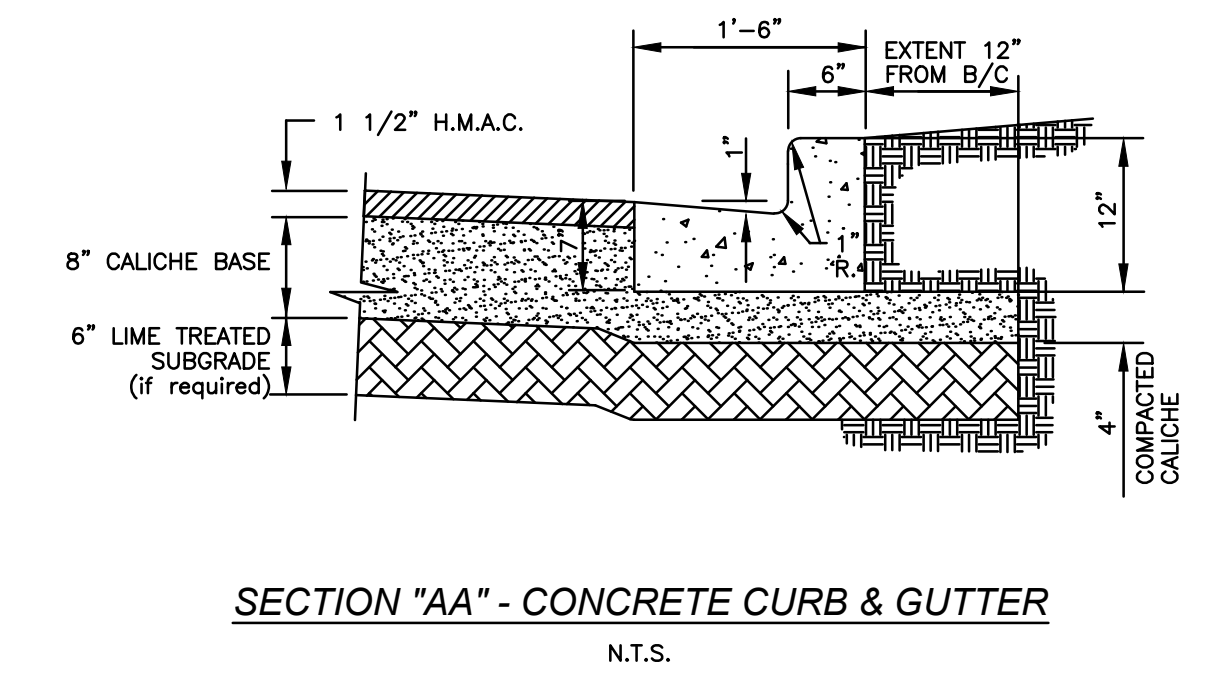
Top View  
"W" = O.D. of proposed pipe + 2 FT. ON EACH SIDE

TOPOGRAPHY AND DRAINAGE SUBDIVISION MAP OF  
**ALONDRA LA BLANCA SUBDIVISION PHASE 2**  
A SUBDIVISION OF 38.647 ACRES  
OUT OF BLOCK 187  
LA BLANCA "B" SUBDIVISION,  
VOLUME 1, PAGE 33, H.C.M.R.,  
HIDALGO COUNTY, TEXAS.





- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 4") - FIT RUN GRAVEL, 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% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOL. TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 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% S.P.D., 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% S.P.D. (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOL. TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR 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 SOL. TYPE 1A, A2, OR A3 (ASHTO M45) 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 (WILDFONTS, 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 6".



**DETAILS  
SUBDIVISION MAP OF  
ALONDRA LA BLANCA  
SUBDIVISION PHASE 2**

