



# 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: 2-26-2020

PROPOSED CARMEN AVILA PHASE II SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: VICTOR DANIEC MANAGER OF JEFFERSON ROAD PROPERTY INV., LLC.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 146  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

STREETLIGHTS: 20

LOCATION DESCRIPTION: EAST OF CARMEN AVILA ROAD APPROXIMATELY 800 FEET NORTH FROM MILE 22 1/2 NORTH 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 8-31-2017 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 EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO CARMEN AVILA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 1-30-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-06-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: EDINBURG LINE SIZE: 10" LOCATION: KAY ROAD & MARISOL ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: KAY ROAD & MARISOL ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 1-31-2020 : 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: JULY 3, 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.*

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR MAP REVISED: MAY 17, 2001. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND: - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS: FRONT: 20.00 FEET REAR: 10.00 FEET SIDE: 5.00 FEET CORNER SIDE: 10.00 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 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, GRASS COVER, OR FLOWERS) AND OTHER RESTRICTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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 2,212.00 CUBIC FEET (8.44 ACRES FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3. DRAINAGE DETENTION WAS CONSTRUCTED DURING CARMEN AVILA PH I.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1 - ELEV= 81.31, TOP OF INLET FOUND ON THE NORTHWEST CORNER OF LOT 177 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM. B.M. No. 2 - ELEV= 85.72, TOP OF INLET FOUND ON THE NORTHEAST CORNER OF LOT 164 OF THIS SUBDIVISION N.A.V.D. 88 DATUM.
- 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.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 109 THROUGH 254 THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 118 THROUGH 254. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR AFTER METERS(S).
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4. AND CITY OF EDINBURG STANDARDS.
- A FIVE (5.0) FOOT SIDEWALK IS REQUIRED ALONG CARMEN AVILA ROAD AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER.
- A FIVE (5.0) FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM CARMEN AVILA ROAD ON LOTS 109 THROUGH 116. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 108&110, 111&112, 113&114, AND 115&116 TO PROVIDE INGRESS AND EGRESS FROM CARMEN AVILA ROAD.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL LOTS.
- 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 COMMERCIAL 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 ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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 & DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITHIN IS RESPECTIVE SECTION.
- LOTS 208-212 SHALL HAVE FRONTAGE ON THE WEST SIDE AND REAR ON THE EAST SIDE.
- IF LOTS 209-217 ARE UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ADJUTING ALL RESIDENTIAL LOTS.

**SUBDIVISION PLAT OF: CARMEN AVILA SUBDIVISION PHASE II**

A 32.53 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 32.53 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, 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 FOUND ON THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD FOR THE NORTHWEST CORNER OF CARMEN AVILA SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER 2998724, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 82°05'25" E (MAP RECORD: S 82°09' E, 80.00', N 07°54'42" E, 558.34 FEET, AND N 09°45'50" E, 2.263.65 FEET FROM THE SOUTHWEST CORNER OF TRACT 156.

THENCE: N 09°45'50" E, ALONG THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 936.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTHWEST CORNER OF THE ROBERT ALANIZ TRACT (REMAINDER OF A 125.16 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2080465, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°13'55" E, ALONG THE SOUTH LINE OF THE ROBERT ALANIZ TRACT, A DISTANCE OF 1,465.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF SANTA CRUZ RANCHES No.2 (RECORDED IN VOLUME 46, PAGES 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°15'52" W, ALONG THE WEST LINE OF SANTA CRUZ RANCHES No.2, A DISTANCE OF 972.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF CARMEN AVILA SUBDIVISION PHASE I AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°15'52" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 2.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 860.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°15'52" E, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 61.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 174.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°15'52" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 103.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°44'08" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE I, A DISTANCE OF 279.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.53 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN SALVADOR DEL TULE GRANT, RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

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

1-31-18

**CURVE DATA**

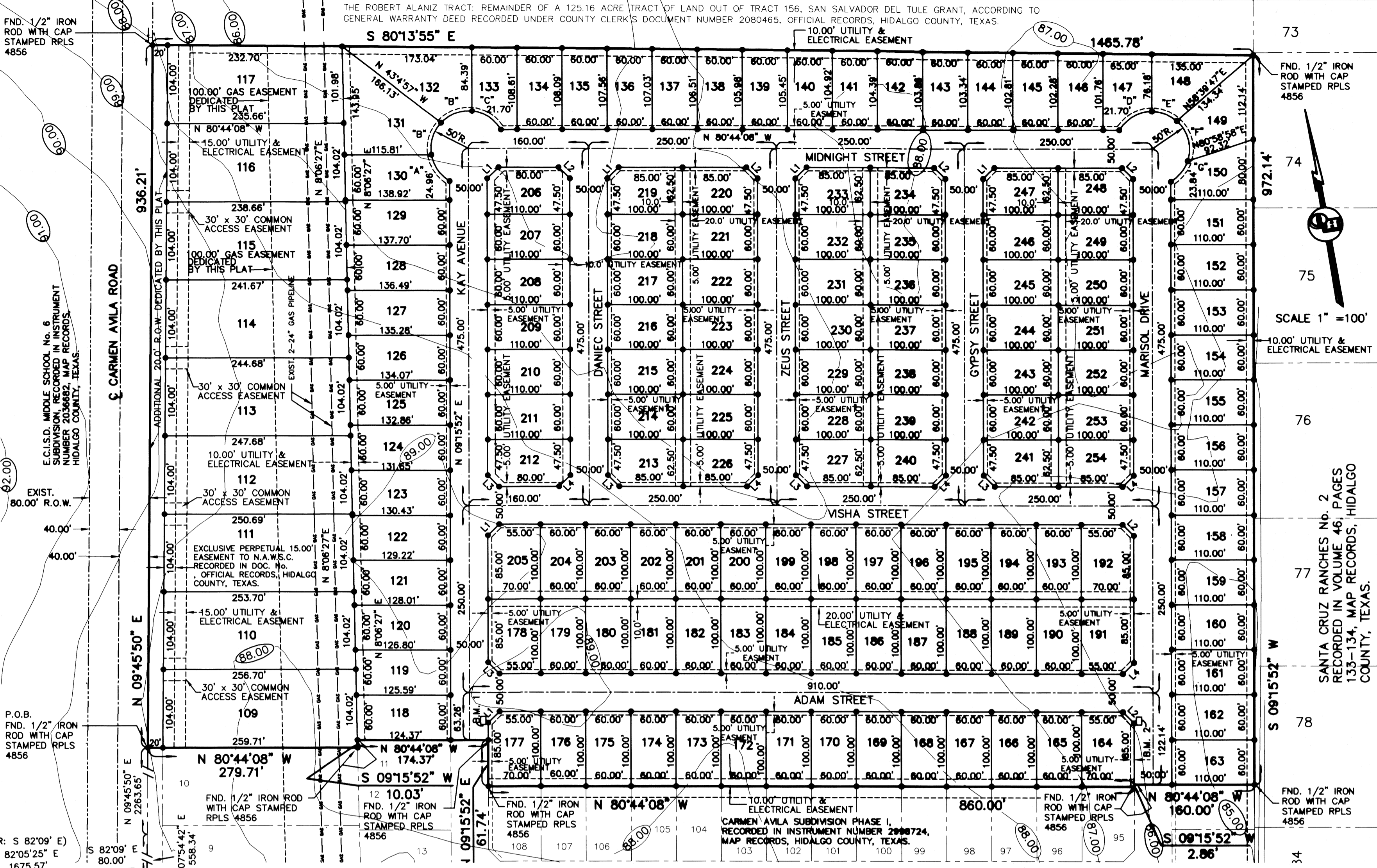
CURVE	DELTA	RADIUS	LENGTH
"A"	39°30'28"	50.00'	44.06'
"B"	37°22'35"	50.00'	45.92'
"C"	35°44'21"	50.00'	47.35'
"D"	60°00'00"	50.00'	52.36'
"E"	49°00'00"	50.00'	42.76'
"F"	59°47'18"	50.00'	52.17'
"G"	41°12'26"	50.00'	35.96'

**INDEX OF SHEETS**

SHEET 1 - HEAD-INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), MAP, LOT, STREETS, AND EASEMENT LAYOUT, ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1. CERTIFICATION, CITY CERTIFICATE, REVISION NOTES

SHEET 2 - MAP OF WATER DISTRIBUTION SYSTEM AND SEWER ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 3 - MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.



**AREA DATA TABLE**

LOT	AREA (S.F.)	AC.
109	28809.60	0.62
110	28540.96	0.61
111	28228.25	0.60
112	25915.54	0.59
113	25602.03	0.59
114	25290.12	0.58
115	24977.40	0.57
116	24664.69	0.57
117	24352.04	0.55
118	24039.37	0.57
119	23726.70	0.57
120	23414.04	0.57
121	23101.37	0.57
122	22788.66	0.57
123	22475.96	0.57
124	22163.26	0.57
125	21850.57	0.57
126	21537.87	0.57
127	21225.18	0.57
128	20912.48	0.57
129	20599.79	0.57

**AREA DATA TABLE**

LOT	AREA (S.F.)	AC.
130	7808.16	0.18
131	11620.37	0.27
132	10276.91	0.24
133	5889.56	0.14
134	8501.06	0.15
135	6469.42	0.15
136	6437.77	0.15
137	6406.12	0.15
138	6374.48	0.15
139	6342.83	0.15
140	6311.19	0.14
141	6279.54	0.14
142	6247.89	0.14
143	6216.25	0.14
144	6184.60	0.14
145	6152.96	0.14
146	6121.31	0.14
147	6089.67	0.14
148	6058.02	0.14
149	6026.37	0.14
150	6004.72	0.14

**AREA DATA TABLE**

LOT	AREA (S.F.)	AC.
151-163	6600.00	0.15
164	6887.50	0.16
165-176	6000.00	0.14
177	6888.49	0.16
178	6887.50	0.16
179-190	6000.00	0.14
191-192	6000.00	0.14
193-204	6000.00	0.14
205	6887.50	0.16
206	6650.00	0.15
207-211	6000.00	0.15
212	6650.00	0.15
213	6137.50	0.14
214-218	6000.00	0.14
219-220	6137.50	0.14
221-225	6000.00	0.14

**LINE DATA TABLE**

DATA	BEARING	LENGTH
L1	N 54°15'52" E	21.21'
L2	S 35°44'08" E	21.21'
L3	N 35°44'08" W	21.21'
L4	N 54°15'52" W	21.21'

STATE OF TEXAS  
COUNTY OF HIDALGO

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, AS OWNER OF THE 32.53 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARMEN AVILA SUBDIVISION PHASE II, HEREBY SUBDUDES 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 CORRECT.

*Victor Daniec*  
VICTOR DANIEC, MANAGER  
P.O. BOX 2804  
EDINBURG, TEXAS 78840

2/10/20  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, provided to me through her 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 therein expressed.

Given under my hand and seal of office this 10th day of FEBRUARY 2020

*Clarissa Annette Quintanilla*  
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

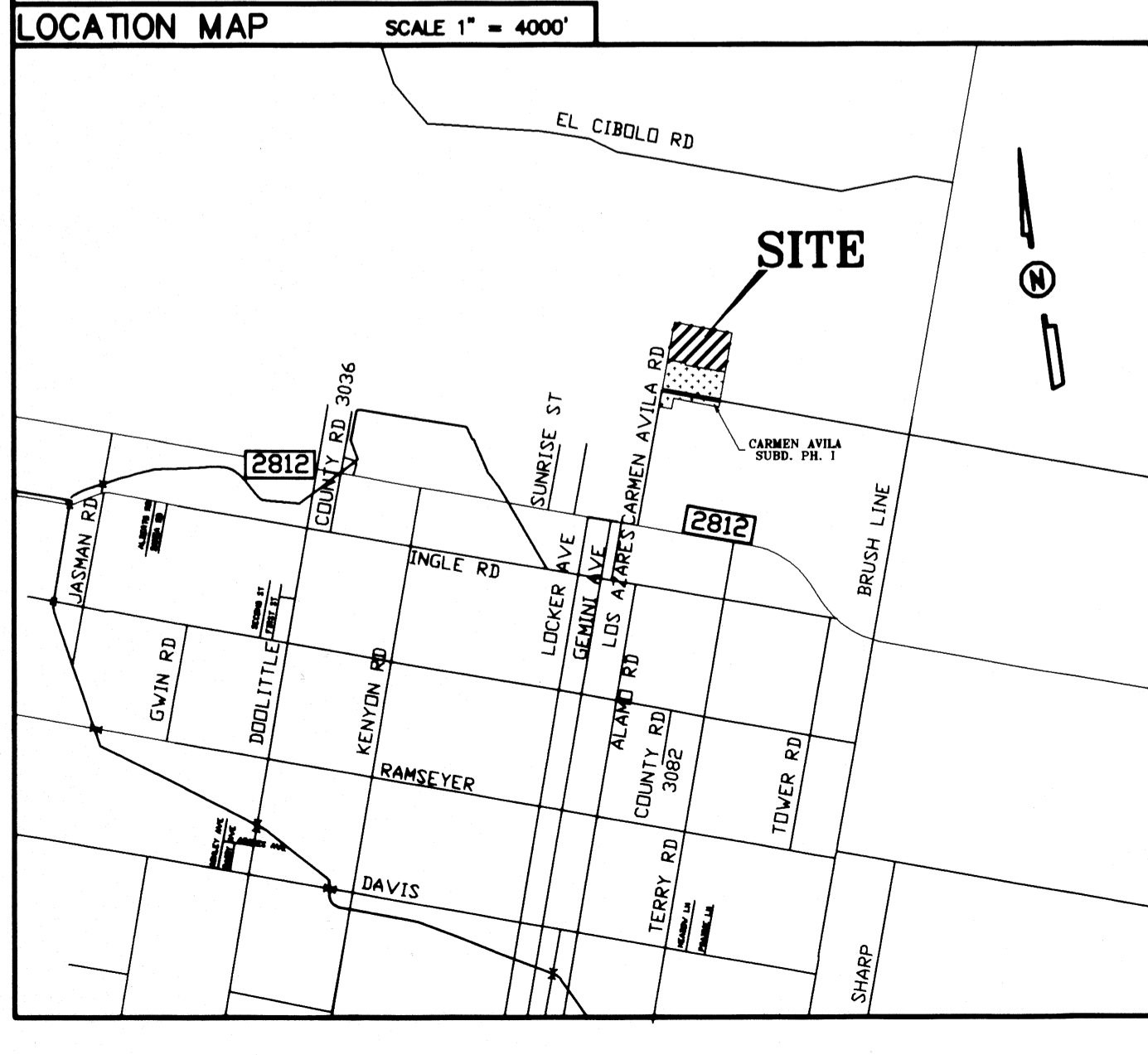
CLARISSA ANNETTE QUINTANILLA  
Notary ID #28815235  
by Commission Expires  
November 04, 2021

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

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

2-10-20  
DATE



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 Grantor owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**APPROVED BY DRAINAGE DISTRICT:**

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C.). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESAN, P.E., C.F.M.  
GENERAL MANAGER

DATE

**REVISION NOTES**

No.	Issue	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  
MAYOR'S SIGNATURE DATE QTY SECRETARY DATE

**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: \_\_\_\_\_ DATE

CHAIRPERSON-PLANNING & ZONING COMMISSION

**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 CARMEN AVILA SUBDIVISION PHASE II conforms to all requirements of the Subdivision Regulations of the City of Edinburg wherein my approval is required and has been approved for recording on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CONSULTING ENGINEERS LAND SURVEYORS  
VICTOR DANIEC, MANAGER  
124 E. STUBBS ST. PHONE 956-381-0827  
EDINBURG, TX 78838 FAX 956-381-0827  
REGISTRATION NUMBER F-1513 ALFONSO@QBAH-ENG.COM

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CARMEN AVILA SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_

ATTEST: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

DATE OF PREPARATION: JANUARY 31, 2018

FILENAME: F:\DATA\EDINBURG\CARMEN AVILA I\PLAT

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
1-31-18	M. GONZALEZ		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
1-22-18	M. GONZALEZ		

**SECRET NO.**  
1 OF 3

MAP OF WATER DISTRIBUTION SYSTEM / MAPA DE DISTRIBUCION DE AGUA

THE ROBERT ALANIZ TRACT; REMAINDER OF A 125.16 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 208465, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

1465.78'

73

CARMEN AVILA SUBDIVISION PHASE II

A 32.53 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR CARMEN AVILA SUBDIVISION PHASE II

BY MARCO A. GONZALEZ, P.E.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE II

POR MARCO A. GONZALEZ, P.E.

WATER SUPPLY: Description and Costs.

CARMEN AVILA SUBDIVISION PHASE II WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER HAS ENTERED INTO A CONTRACT WITH 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 8" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF CARMEN AVILA ROAD AND TWO 8" DIAMETER WATERLINES RUNNING ALONG THE EAST SIDE OF KAY AVENUE AND WEST SIDE OF MARISOL DRIVE.

THE WATER SYSTEM FOR CARMEN AVILA SUBDIVISION PHASE II CONSISTS OF THE 8" DIAMETER WATERLINE THAT CONNECTS TO THE 8" DIAMETER WATERLINE ON CARMEN AVILA ROAD AND RUNS NORTH ALONG THE EAST SIDE OF CARMEN AVILA ROAD. IT ENDS WITH A 2" FLUSH VALVE LOCATED ON THE NORTHWEST CORNER OF LOT 117. ANOTHER 8" DIAMETER WATERLINE CONNECTS TO THE WATERLINE ON KAY AVENUE AND RUNS NORTH ALONG THE EAST SIDE OF KAY AVENUE ON THE NORTHWEST CORNER OF LOT 208. THE 8" DIAMETER WATERLINE TURNS EAST AND RUNS ALONG THE SOUTH SIDE OF MIDNIGHT STREET ON THE NORTHEAST CORNER OF LOT 248. THE 8" DIAMETER WATERLINE TURNS SOUTH AND RUNS ALONG THE WEST SIDE OF MARISOL DRIVE. IT LOOPS BACK WITH THE EXISTING 8" DIAMETER WATERLINE ON MARISOL DRIVE.

FROM THIS 8" WATERLINE, TWO (2) 8" DIAMETER WATERLINE RUN EAST ALONG THE NORTH SIDE OF VISHA STREET AND ADAM STREET. THREE (3) ADDITIONAL 8" DIAMETER WATERLINES RUN SOUTH ALONG THE WEST SIDE OF DANIEC STREET, ZEUS STREET, AND GYPSY STREET.

FROM THESE 8" WATERLINE, SIXTY FIVE (65) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND SEVEN (7) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT. NINE (9) 1" DIAMETER SINGLE SERVICES WILL SERVE THE 9 COMMERCIAL PROPERTIES.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, 1" SINGLE SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 238,780.00 OR \$ 1,635.48 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ 192,700.00 OR \$ 1,319.86 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 OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED EIGHT (8) FIRE HYDRANTS AT A UNIT COST OF \$ 2,900.00 FOR A TOTAL COST OF \$ 23,200.00. 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.

CARMEN AVILA SUBDIVISION PHASE II WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF EDINBURG HAS AN EXISTING 10" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF CARMEN AVILA ROAD AND TWO 8" DIAMETER SEWER LINES RUNNING ALONG THE WEST SIDE OF KAY AVENUE AND EAST SIDE OF MARISOL DRIVE. THE WASTEWATER SYSTEM FOR CARMEN AVILA PHASE II CONSISTS OF AN 12" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 8" LINES AND RUNS NORTH ALONG THE WEST SIDE OF KAY AVENUE AND THE EAST SIDE OF MARISOL DRIVE.

TWO 12" DIAMETER SEWER LINES RUN ALONG THE NORTH SIDE OF MIDNIGHT STREET AND SOUTH OF VISHA STREET. ADDITIONAL 8" DIAMETER SEWER LINES RUN ALONG THE SOUTH SIDE OF ADAM STREET.

THREE (3) ADDITIONAL 8" SEWER LINES RUN ALONG THE EAST SIDE OF DANIEC STREET, ZEUS STREET, AND GYPSY STREET.

THE 12" LINE, 8" LINE, 6" SERVICE LINE, 4" SERVICE LINE AND FIFTEEN (15) SANITARY SERVICE MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$ 310,300.00 OR \$ 2,125.34 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$ 13,140.00 WHICH COVERS THE \$ 90.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MOST RECENT RULES AND REGULATIONS UNDER SECTION 16.343, WATER CODE THAT ESTABLISHED 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 \$ 431,480.00 OR \$ 2,955.34 PER LOT.

SEWAGE FACILITIES- THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 323,440.00 WHICH EQUALS TO \$ 2,215.34 PER LOT.



Signature of Marco A. Gonzalez, dated 2-5-20.



Signature of Marco A. Gonzalez, dated 2-5-20.

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:

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC  
1.- I (WE), VICTOR DANIEC, MANAGER, SUBDIVIDERS OF CARMEN AVILA SUBDIVISION PHASE II 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.

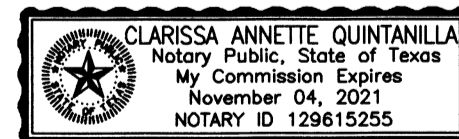
Signature of Victor Daniec, dated 2/10/20.

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC  
VICTOR DANIEC, MANAGER  
P.O. BOX 2804  
EDINBURG, TEXAS 78540

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared  
JEFFERSON ROAD PROPERTY INVESTMENTS, LLC  
VICTOR DANIEC, MANAGER,

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 purposes and considerations therein stated. Given under my hand and seal of office this 10th day of FEBRUARY, 2020.



Signature of Clarissa Annette Quintanilla, dated 2/10/20.

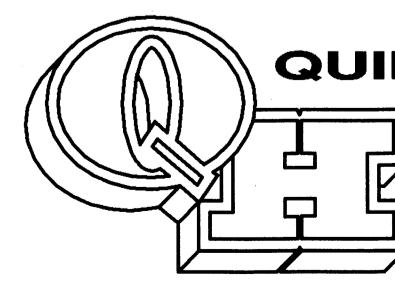
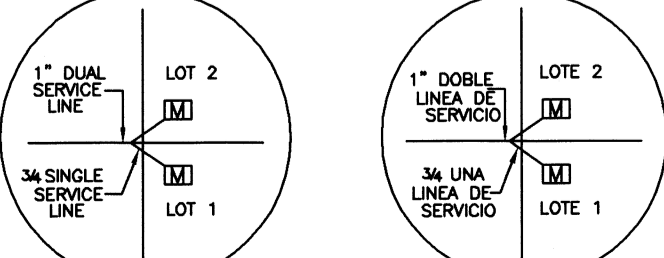
COST ESTIMATE

WATER DISTRIBUTION:	\$ 238,780.00
DRAINAGE IMPROVEMENTS:	\$ 174,430.00
PAVING IMPROVEMENTS:	\$ 556,450.00
SEWER IMPROVEMENTS:	\$ 310,300.00

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

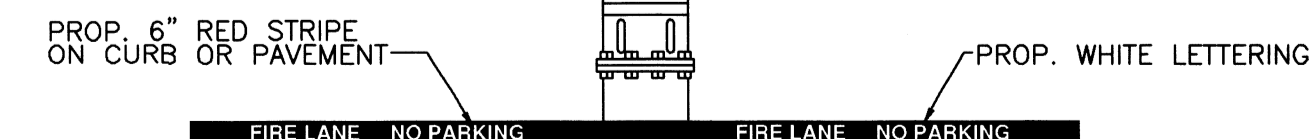
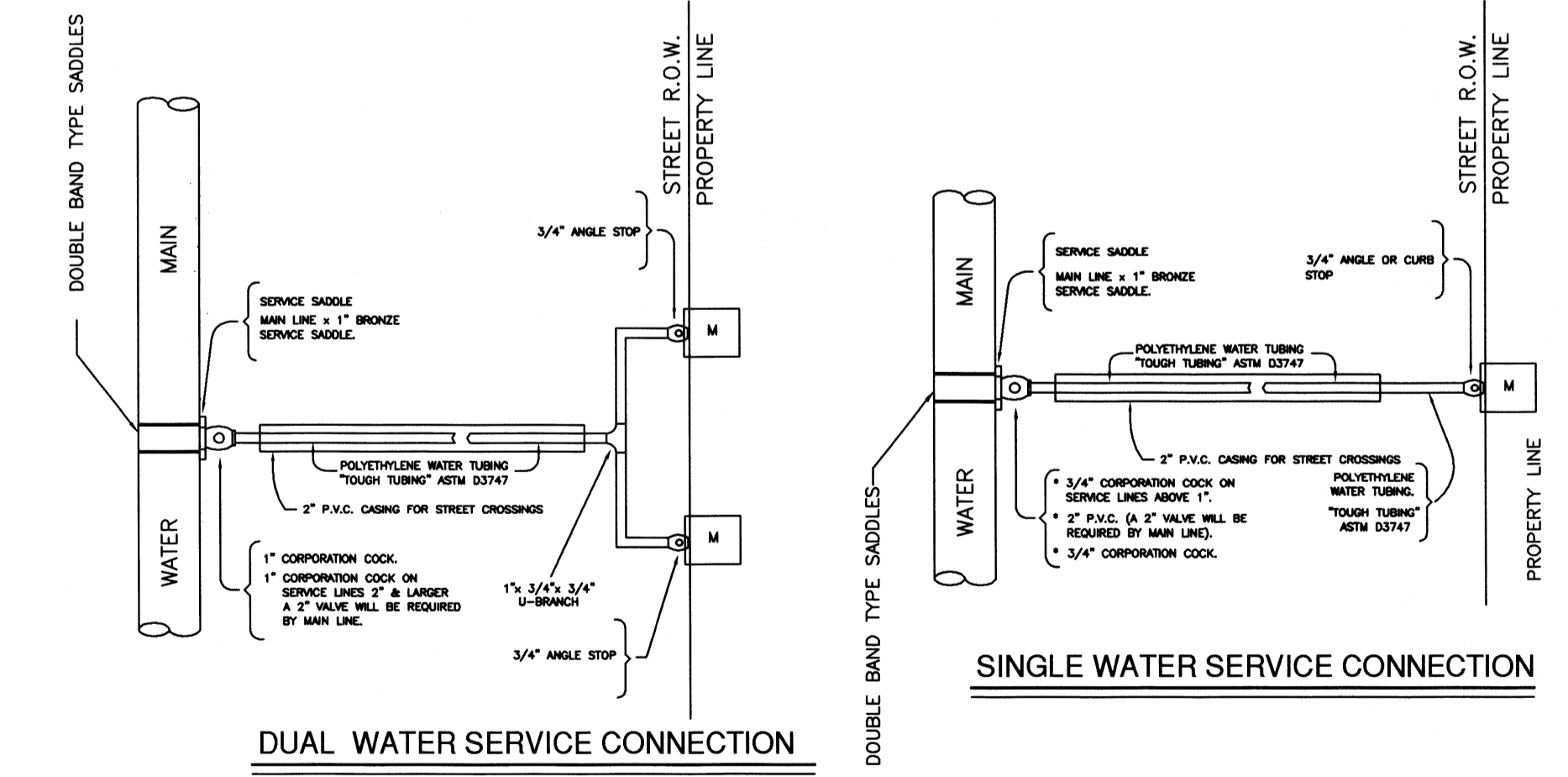
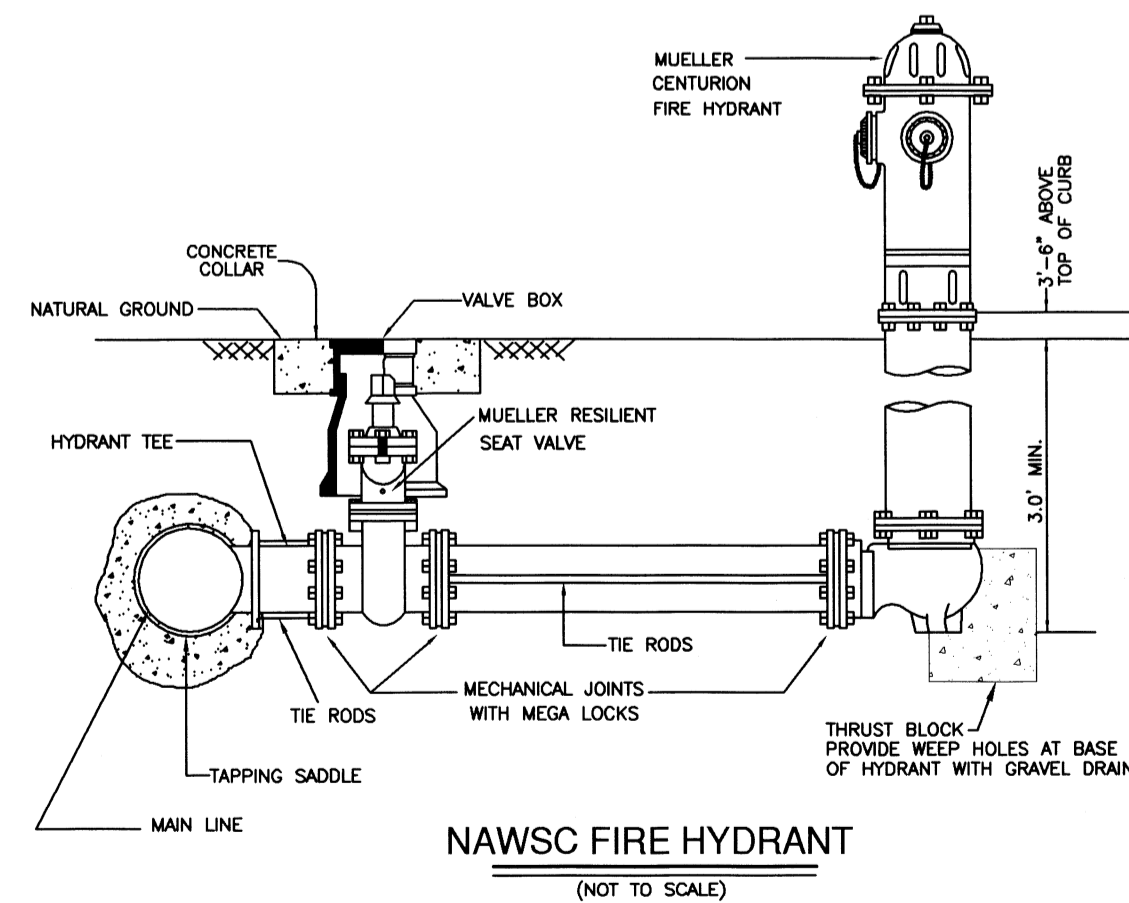
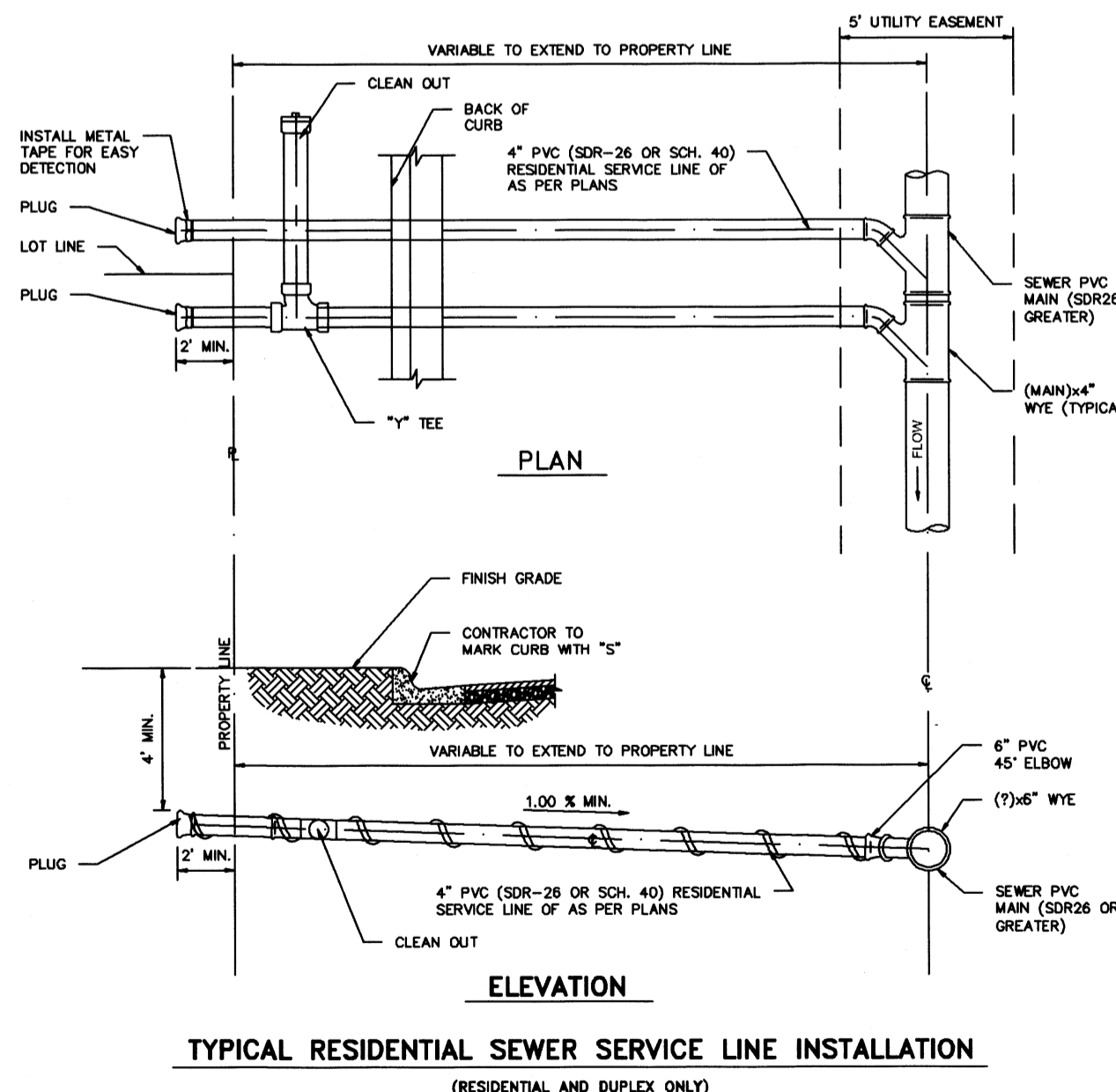


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

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

FIRE LANE STRIPING DETAIL

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

FILED BY	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

SHEET NO. 2 OF 3 SHEETS

