



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: 2-26-2020

PROPOSED LAS OLAS ESTATES SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: ANTONIO VILLANUEVA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 102 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 18

LOCATION DESCRIPTION: SOUTH OF ALBERTA ROAD APPROXIMATELY ¼ MILE EAST OF ALAMO 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 1-09-2020 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO ALBERTA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-23-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: N.A.W.S.C. LINE SIZE: 8" LOCATION: ALBERTA ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: ALBERTA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-23-2020 : 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: _____

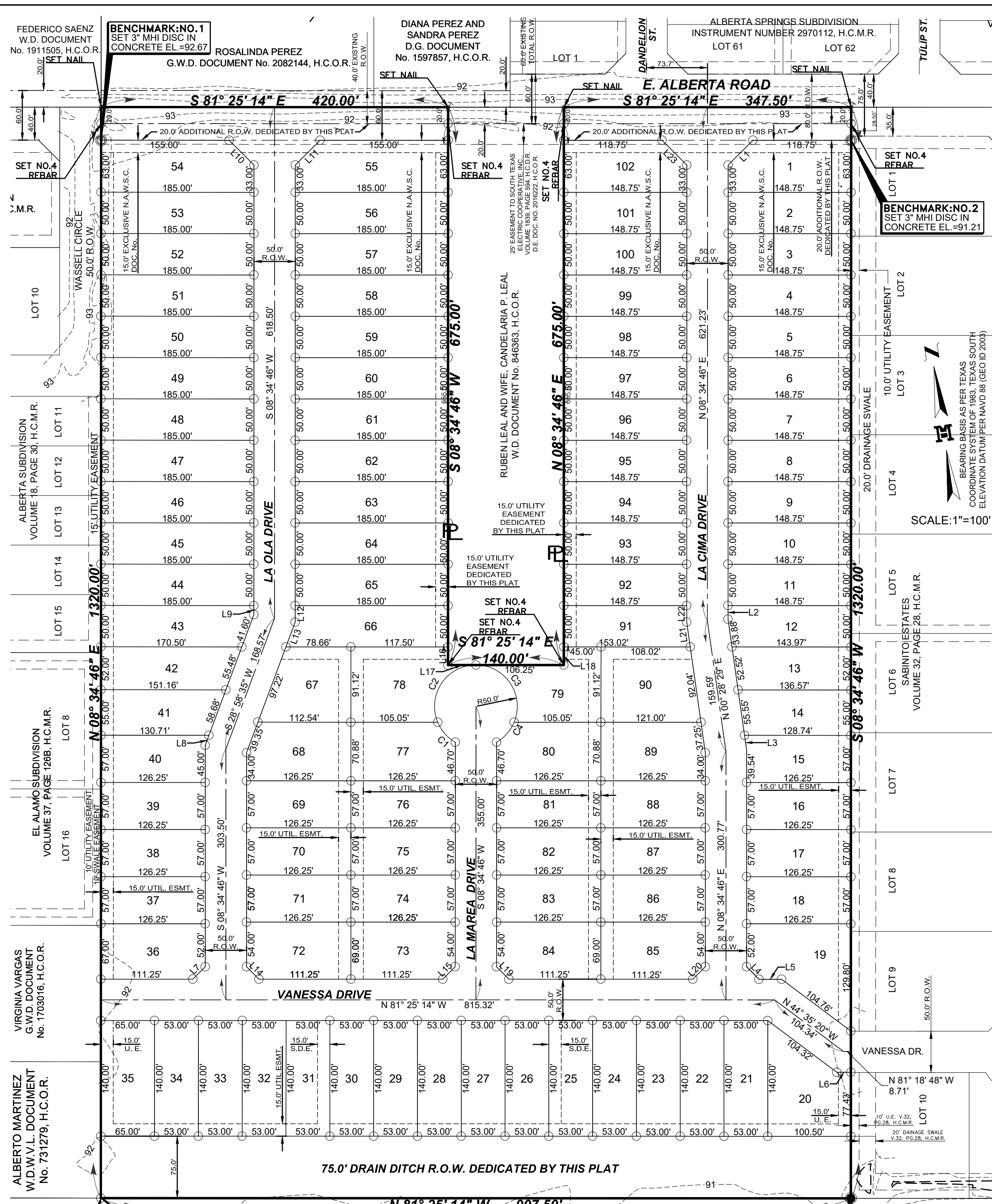
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

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.



LEGEND

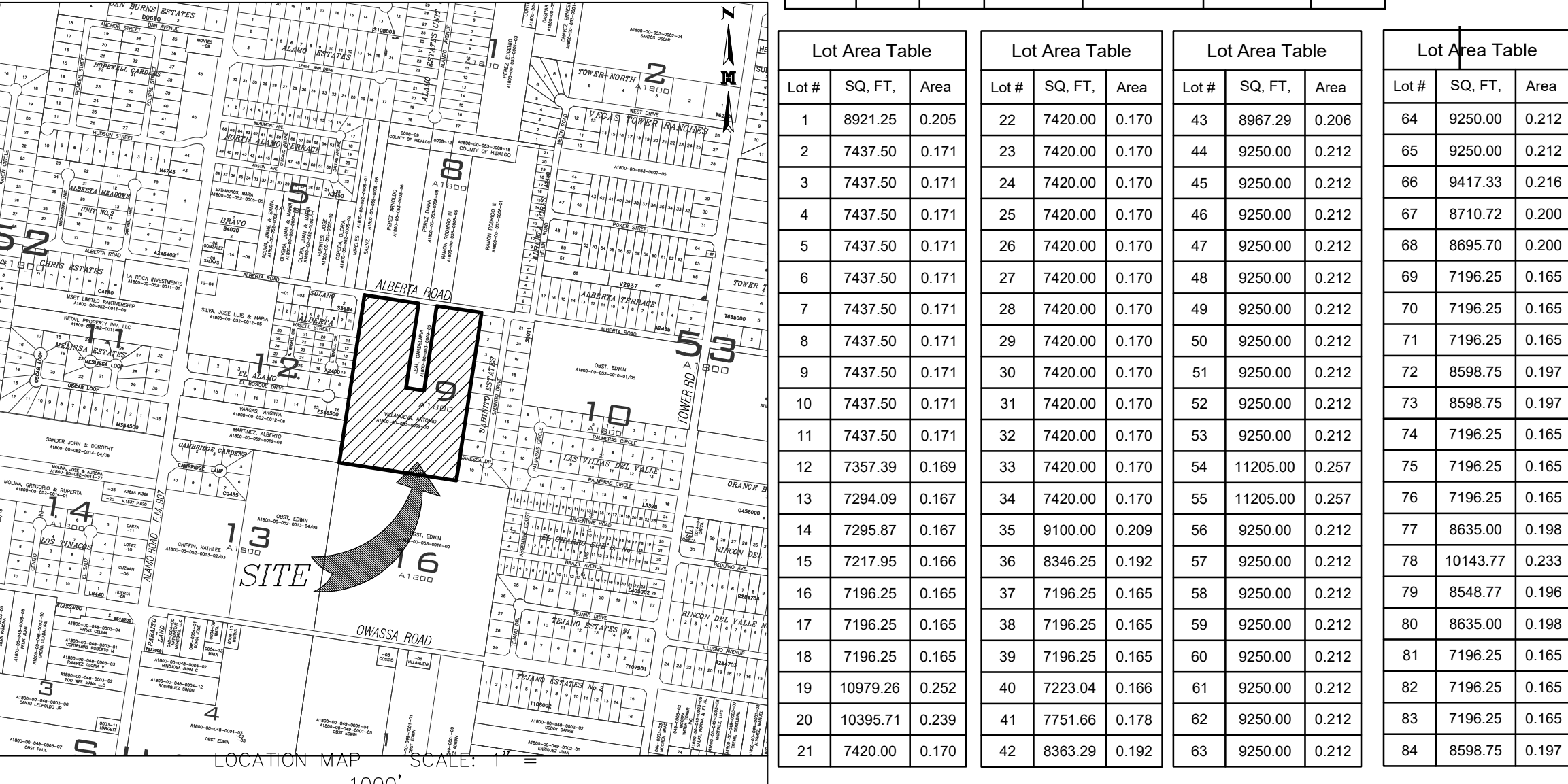
- FOUND PIPE
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NO.4 REBAR

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	32.74'	50.00'	037° 31' 02"	S32° 39' 43"E	32.16'	16.98
C2	98.16'	50.00'	112° 28' 56"	S42° 20' 16"W	83.14'	74.81
C3	98.16'	50.00'	112° 28' 56"	N25° 10' 44"W	83.14'	74.81
C4	32.74'	50.00'	037° 31' 02"	N49° 49' 15"E	32.16'	16.98

Lot Area Table

Lot #	SQ. FT.	Area
1	8921.25	0.205
2	7437.50	0.171
3	7437.50	0.171
4	7437.50	0.171
5	7437.50	0.171
6	7437.50	0.171
7	7437.50	0.171
8	7437.50	0.171
9	7437.50	0.171
10	7437.50	0.171
11	7437.50	0.171
12	7357.39	0.169
13	7294.09	0.167
14	7295.87	0.167
15	7217.95	0.166
16	7196.25	0.165
17	7196.25	0.165
18	7196.25	0.165
19	10979.26	0.252
20	10395.71	0.239
21	7420.00	0.170



SUBDIVISION MAP OF LAS OLAS ESTATES SUBDIVISION BEING 25.331 ACRES OUT OF LOT 9, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION VOLUME 1, PAGE 24, H.C.M.R. CITY OF EDINBURG, HIDALGO COUNTY, TEXAS

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

- FLOOD ZONE STATEMENT:
ZONE "B" COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
OTHER FLOOD ZONE EASEMENTS CONSIDERED 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, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH AND GRANTOR IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.
- IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF RELOCATING SAID WATER LINE. GRANTOR SHALL BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.
- THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE 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 THEREUNDER PURSUANT TO 49 CFR 25.105. 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____
- 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 _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
- GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____
- NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____
- METES AND BOUNDS DESCRIPTION
A TRACT OF LAND CONTAINING 25.331 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 9, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS, WHICH SAID 25.331-ACRE TRACT WAS CONVEYED TO ANTONIO VILLANUEVA, BY VIRTUE OF A GUT CLAM DEED RECORDED UNDER DOCUMENT NUMBER 391909, HIDALGO COUNTY OFFICIAL RECORDS, SAID 25.331 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 53, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:
1. THENCE, N 08° 34' 46" E ALONG THE WEST LINE OF SAID LOT 9, AT A DISTANCE OF 1,320.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 9, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 25' 14" E ALONG THE NORTH LINE OF SAID LOT 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. ALBERTA ROAD, A DISTANCE OF 420.00 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 34' 46" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 675.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 25' 14" E A DISTANCE OF 140.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 08° 34' 46" E AT A DISTANCE OF 650.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 675.00 FEET TO A NAIL SET ON THE NORTH LINE OF SAID LOT 9, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 81° 25' 14" E ALONG THE NORTH LINE OF SAID LOT 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. ALBERTA ROAD, A DISTANCE OF 447.50 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SABINITO ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 28, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
7. THENCE, S 08° 34' 46" W ALONG THE WEST LINE OF SAID SABINITO ESTATES, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID LOT 9 AND THE SOUTHWEST CORNER OF SAID SABINITO ESTATES, FOR THE SOUTHEAST CORNER OF THIS TRACT;
8. THENCE, N 81° 25' 14" W ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 907.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.331 ACRES, OF WHICH 0.352 OF ONE ACRE IS WITHIN THE EXISTING RIGHT-OF-WAY OF E. ALBERTA ROAD, LEAVING A NET OF 24.979 ACRES OF LAND, MORE OR LESS.
- LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LAS OLAS ESTATES SUBDIVISION IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF ALBERTA ROAD, APPROXIMATELY 0.25 OF ONE MILE EAST OF ITS INTERSECTION WITH ALAMO ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), LAS OLAS SUBDIVISION LIES APPROXIMATELY 0.1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.
- ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES.

Lot #	SQ. FT.	Area	Line #	Direction	Length
64	9250.00	0.212	L1	N 53° 34' 46" E	42.43'
65	9250.00	0.212	L2	S 08° 34' 46" W	16.46'
66	9417.33	0.216	L3	S 00° 28' 29" W	17.63'
67	7196.25	0.165	L4	S 36° 25' 14" E	21.21'
68	8695.70	0.200	L5	S 81° 25' 14" E	27.40'
69	7196.25	0.165	L6	N 81° 18' 48" W	17.01'
70	7196.25	0.165	L7	N 53° 34' 46" E	21.21'
71	7196.25	0.165	L8	N 28° 58' 35" E	12.81'
72	8598.75	0.197	L9	S 08° 34' 46" W	11.00'
73	8598.75	0.197	L10	S 36° 25' 14" E	42.43'
74	7196.25	0.165	L11	N 53° 34' 46" E	22.43'
75	7196.25	0.165	L12	S 08° 34' 46" W	40.00'
76	7196.25	0.165	L13	N 28° 58' 35" E	32.01'
77	8635.00	0.198	L14	S 36° 25' 14" E	21.21'
78	10143.77	0.233	L15	N 53° 34' 46" E	21.21'
79	8548.77	0.196	L16	N 08° 34' 46" E	22.00'
80	8635.00	0.198	L17	S 81° 25' 14" E	33.75'
81	7196.25	0.165	L18	N 08° 34' 46" E	22.00'
82	7196.25	0.165	L19	S 36° 25' 14" E	21.21'
83	7196.25	0.165	L20	S 53° 34' 46" W	21.21'
84	8598.75	0.197			

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 TRANSFEREES (HEREINAFTER CALLED "GRANTOR") WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH AND GRANTOR IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF RELOCATING SAID WATER LINE. GRANTOR SHALL BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE 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 THEREUNDER PURSUANT TO 49 CFR 25.105. 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____

(GRANTOR'S SIGNATURE)

(GRANTOR'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 _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

METES AND BOUNDS DESCRIPTION
A TRACT OF LAND CONTAINING 25.331 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 9, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS, WHICH SAID 25.331-ACRE TRACT WAS CONVEYED TO ANTONIO VILLANUEVA, BY VIRTUE OF A GUT CLAM DEED RECORDED UNDER DOCUMENT NUMBER 391909, HIDALGO COUNTY OFFICIAL RECORDS, SAID 25.331 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 53, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:
1. THENCE, N 08° 34' 46" E ALONG THE WEST LINE OF SAID LOT 9, AT A DISTANCE OF 1,320.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 9, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 25' 14" E ALONG THE NORTH LINE OF SAID LOT 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. ALBERTA ROAD, A DISTANCE OF 420.00 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 34' 46" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 675.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 25' 14" E A DISTANCE OF 140.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 08° 34' 46" E AT A DISTANCE OF 650.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 675.00 FEET TO A NAIL SET ON THE NORTH LINE OF SAID LOT 9, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 81° 25' 14" E ALONG THE NORTH LINE OF SAID LOT 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. ALBERTA ROAD, A DISTANCE OF 447.50 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SABINITO ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 28, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
7. THENCE, S 08° 34' 46" W ALONG THE WEST LINE OF SAID SABINITO ESTATES, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF SAID LOT 9 AND THE SOUTHWEST CORNER OF SAID SABINITO ESTATES, FOR THE SOUTHEAST CORNER OF THIS TRACT;
8. THENCE, N 81° 25' 14" W ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 907.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.331 ACRES, OF WHICH 0.352 OF ONE ACRE IS WITHIN THE EXISTING RIGHT-OF-WAY OF E. ALBERTA ROAD, LEAVING A NET OF 24.979 ACRES OF LAND, MORE OR LESS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LAS OLAS ESTATES SUBDIVISION IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF ALBERTA ROAD, APPROXIMATELY 0.25 OF ONE MILE EAST OF ITS INTERSECTION WITH ALAMO ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), LAS OLAS SUBDIVISION LIES APPROXIMATELY 0.1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

INDEX TO SHEET

Sheet #	Description
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATE; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. No. 1; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
2	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);
3	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS OLAS ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____

ATTEST: HIDALGO COUNTY CLERK _____

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

ANTONIO VILLANUEVA
AS OWNER OF THE 25.331 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS OLAS ESTATES SUBDIVISION HEREBY SUBMITS THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.0032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS.
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

ANTONIO VILLANUEVA
P.O. BOX 912
LA BLANCA, TX 78558-0912

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO VILLANUEVA, 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 GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 1-22-2020
ENGINEERING JOB NO. 19197.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF LAS OLAS ESTATES SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND, BY ME OR UNDER MY SUPERVISION ON 10-29-17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 10-29-19
1-1089, PGS. 22
SURVEY JOB NO. 19197.08

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

CHAIRPERSON PLANNING AND ZONING COMMISSION
MAYOR CITY OF EDINBURG _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBSIDIION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER 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 E. SESIN P.E., C.F.M.
GENERAL MANAGER

DATE: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 2

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, DATED THIS THE _____ DAY OF _____ 20____

PRESIDENT _____

ATTEST: SECRETARY _____

NO IMPROVEMENT OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHT-OF-WAYS OR EASEMENTS.

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF LAS OLAS ESTATES SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND, BY ME OR UNDER MY SUPERVISION ON 10-29-17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ANTONIO VILLANUEVA	P.O. BOX 912	LA BLANCA, TX 78558-0912	(956) 381-0981	(956) 381-1839
ENGINEER: MARIO A. REYNA	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

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

TPLS No. 10089800

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

ENGINEERING REPORT FOR LAS OLAS ESTATES SUBDIVISION
BY: FRED L. KURTH
ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LAS OLAS ESTATES SUBDIVISION 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 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF E. ALBERTA ROAD. THE WATER SYSTEM FOR LAS OLAS ESTATES SUBDIVISION CONSISTS OF TWO 8" DIAMETER WATER LINES THAT TAP INTO THE EXISTING 8" LINE ALONG THE NORTH SIDE OF E. ALBERTA ROAD. THIS TWO 8" LINES THEN RUN SOUTH ONE ALONG THE WEST SIDE OF LA OLA DRIVE AND THE OTHER 8" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF LA OLA DRIVE. THEN LOOPING ALONG THE SOUTH SIDE OF VANESSA DRIVE, AN ADDITIONAL 8" DIAMETER WATERLINE ALONG THE WEST-RIGHT-OF-WAY SIDE OF LA MAREA DRIVE.

WATER DISTRIBUTION FOR THE LAS OLAS ESTATES SUBDIVISION CONSISTS OF (49) TWELVE 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND (4) FIVE 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 \$137,883.60, OR \$1,351.80 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$76,412.28, WHICH COVERS THE \$749.14 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 7 FIRE HYDRANTS AT A UNIT COST OF \$3,488.84 FOR A TOTAL COST OF \$38,421.88. 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 LAS OLAS ESTATES SUBDIVISION WILL BE TREATED BY N.A.W.S.C. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE N.A.W.S.C. 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.

N.A.W.S.C. HAS AN EXISTING SANITARY SEWER MANHOLE ON THE NORTHWEST CORNER OF DANDELION STREET AND ALBERTA ROAD.

THE WASTEWATER SYSTEM FOR LAS OLAS ESTATES SUBDIVISION WILL CONSIST OF A 12" DIAMETER SEWER LINE THAT TAPS INTO THE MANHOLE. THIS 12" LINE THEN RUNS SOUTH TO THE SOUTH RIGHT-OF-WAY OF ALBERTA ROAD, TO A PROPOSED SANITARY SEWER MANHOLE. FROM THE PROPOSED MANHOLE A 12" LINE THEN RUNS EAST ALONG SOUTH RIGHT-OF-WAY OF ALBERTA TO A PROPOSED MANHOLE WHERE A 12" SANITARY LINE TURNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF LA OLA DRIVE. A 10" SANITARY SEWER LINE RUNS WEST ALONG THE SOUTH RIGHT OF WAY OF ALBERTA ROAD TO A PROPOSED MANHOLE WHERE A 10" SANITARY LINE TURNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF LA OLA DRIVE. THIS TWO SANITARY SEWER LINES WILL BE CONNECTED WITH MANHOLES TO A PROPOSED 10" SANITARY SEWER LINE ON THE NORTH RIGHT-OF-WAY OF VANESSA DRIVE. A PROPOSED 10" SANITARY SEWER LATERAL LOCATED ON THE EAST RIGHT-OF-WAY OF LA MAREA DRIVE.

THERE WILL BE ONE HUNDRED AND TWO (102) 4" SERVICE CONNECTIONS

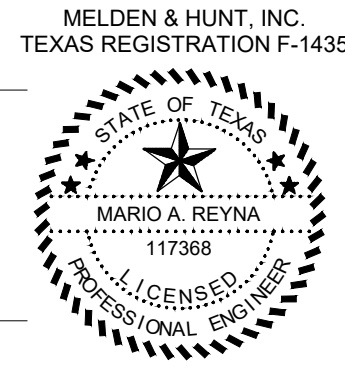
THE SANITARY SEWER LINES RANGING FROM 8" TO 12", 4" SERVICE LINES AND (15) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED AT A TOTAL COST OF \$1,275.00 OR \$12.50 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID TO THE N.A.W.S.C. THE SUM OF \$1,275.00 WHICH COVERS THE \$12.50 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM 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 THE N.A.W.S.C. THE ENTIRE WASTE 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.

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 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 \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

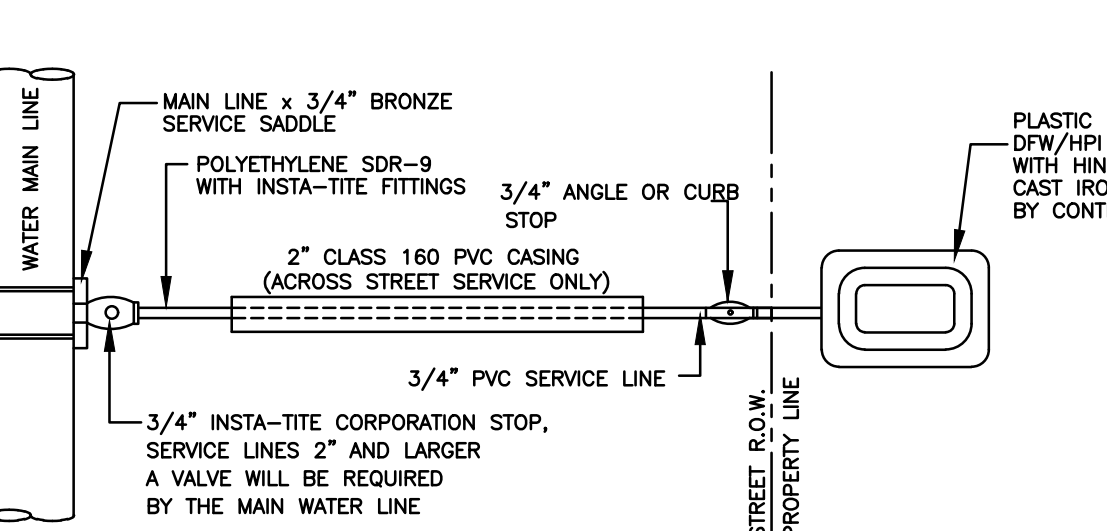
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.



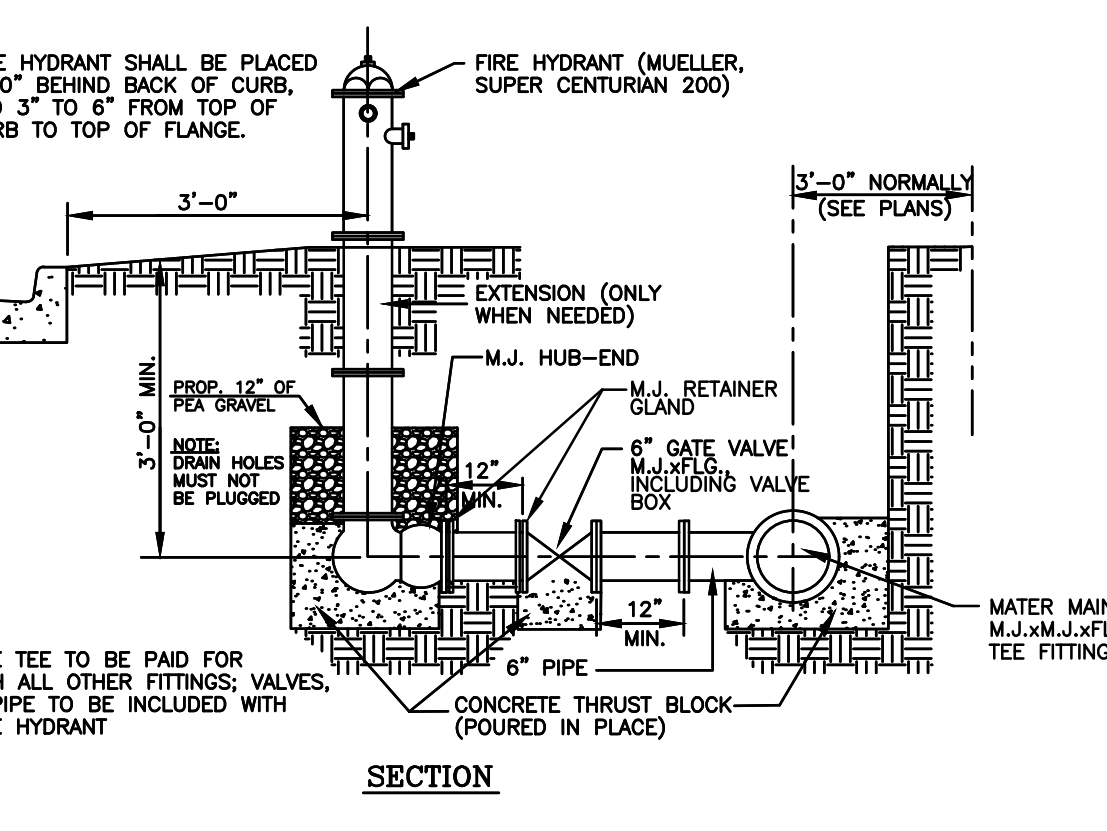
ENGINEER'S SIGNATURE _____ DATE _____

COST ESTIMATE:	
PAVING IMPROVEMENTS:	\$ 100,061.00
DRAINAGE IMPROVEMENTS:	\$ 56,339.28
WATER DISTRIBUTION:	\$ 39,202.33
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 31,205.00

ESTIMACION DE COSTOS:	\$ 100,061.00
PAVIMENTACION DE CALLES:	\$ 56,339.28
DREAJE PLUVIAL:	\$ 39,202.33
SERVICIO DE AGUA POTABLE:	\$ 31,205.00
SERVICIO DE DRENAJE SANITARIO	



SINGLE WATER SERVICE CONNECTION
N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

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:

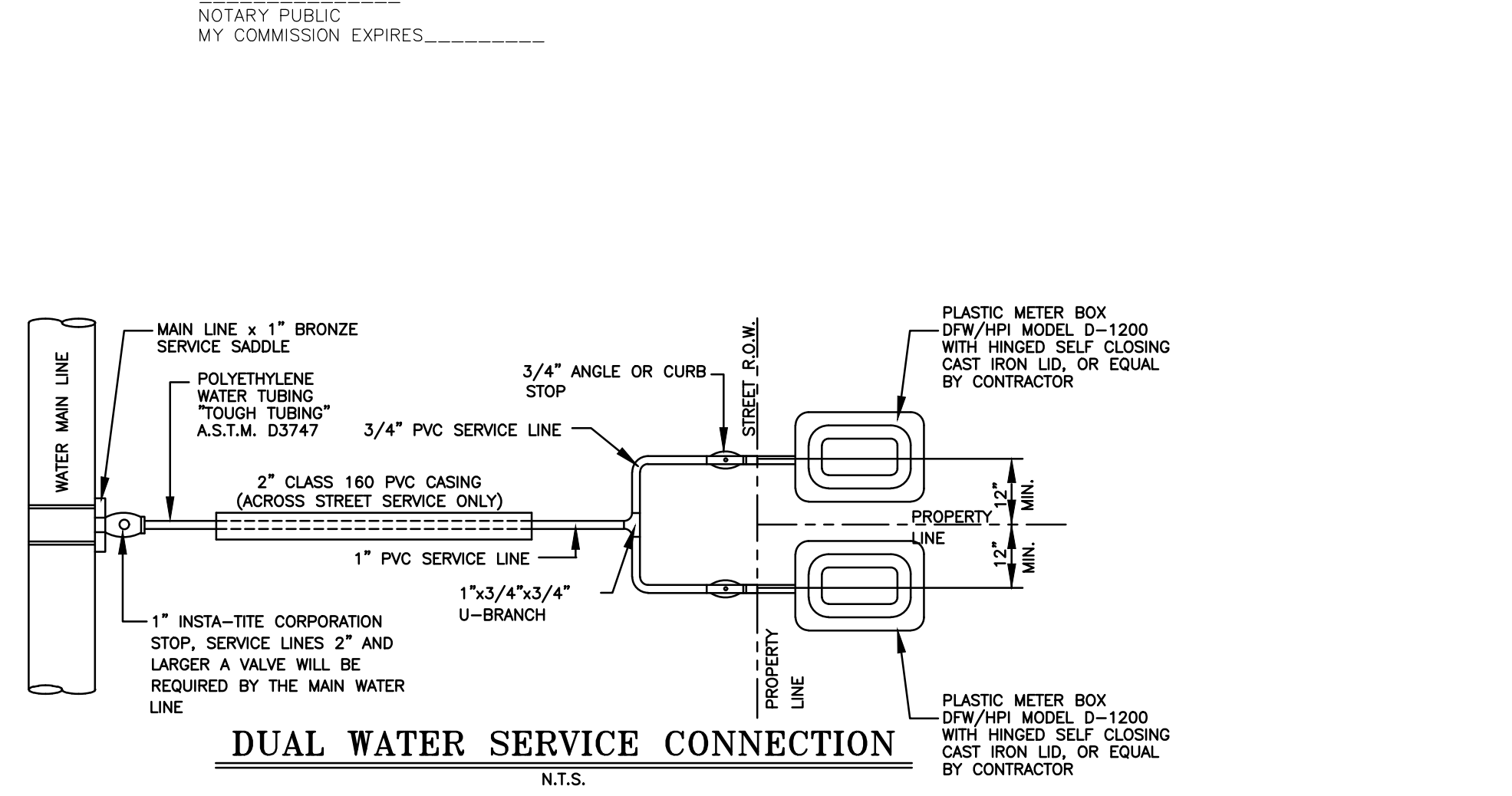
1. WE, ANTONIO VILLANUEVA, SUBDIVIDER OF LAS OLAS ESTATES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY 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.

ANTONIO VILLANUEVA
STATE OF TEXAS
COUNTY OF HIDALGO:

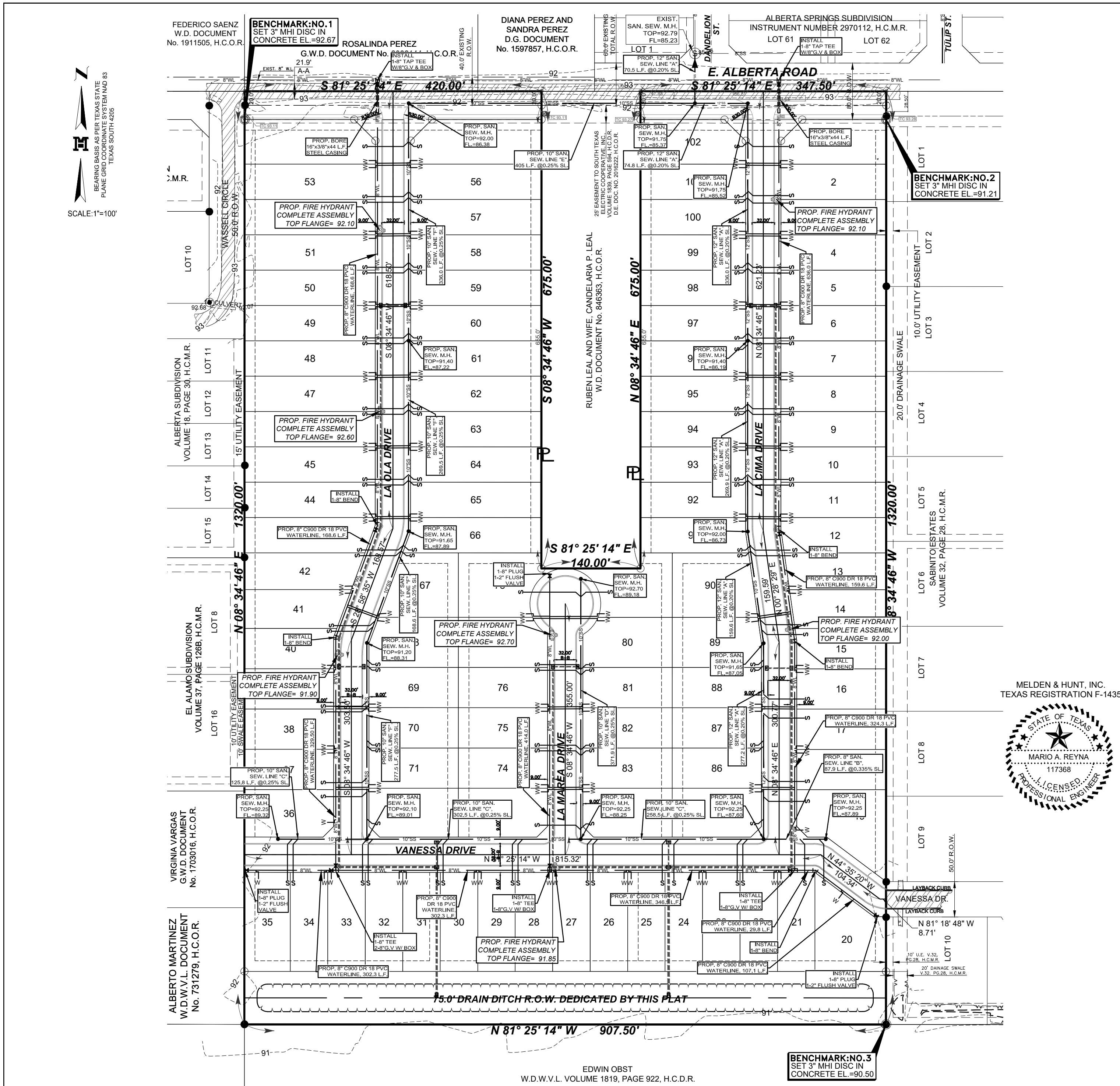
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO VILLANUEVA KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ENGINEER'S SIGNATURE _____ DATE _____



DUAL WATER SERVICE CONNECTION
N.T.S.



LEGEND:

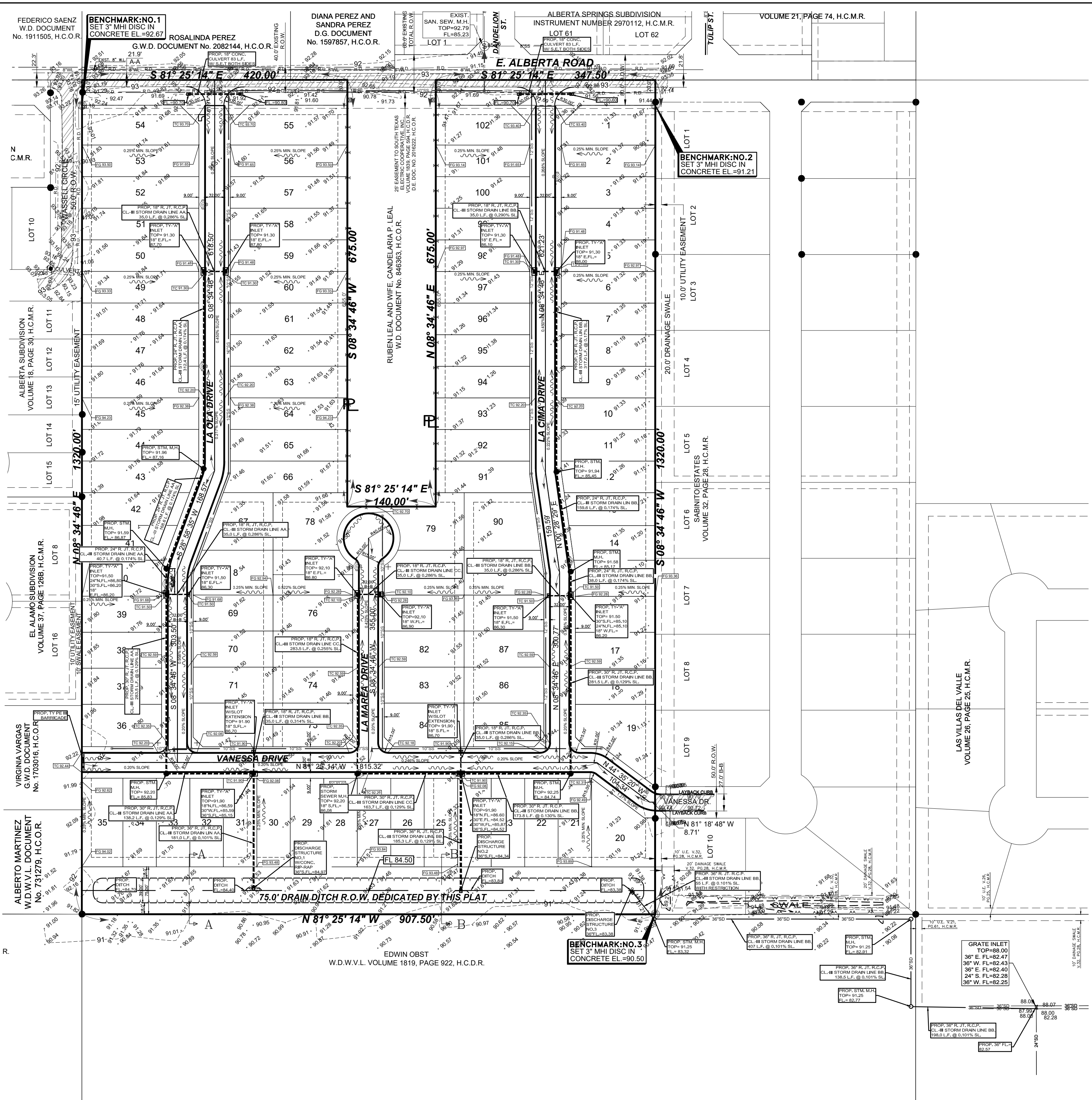
- FOUND REBAR
- FOUND COTTON PICKER SPINDLE
- SET REBAR
- W PROPOSED DUAL WATER SERVICE
- W PROPOSED SINGLE WATER SERVICE
- S PROPOSED SANITARY SEWER SERVICE
- TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX
- PROPOSED FIRE HYDRANT

LEYENDA:

- VARILLA ENCONTRADO
- E.E. ENCONTRADA
- VARILLA ASENTADA
- W SERVICIO DOBLE DE AGUA PROPUESTO
- W SERVICIO INDIVIDUAL DE AGUA PROPUESTO
- S SERVICIO DE DRENAJE SANITARIO
- PROPUUESTO BOCAS DE REGO

WATER AND SEWER
SUBDIVISION MAP OF
LAS OLAS ESTATES
SUBDIVISION
A SUBDIVISION OF 25.331 ACRES OUT OF LOT 9, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION CITY OF EDINBURG, VOLUME 1, PAGE 24, H.C.M.R., HIDALGO COUNTY, TEXAS.

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DRAINAGE STATEMENT
LAS OLAS ESTATES SUBDIVISION

LAS OLAS ESTATES SUBDIVISION IS A 24.978 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 9, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF ALBERTA ROAD AND APPROXIMATELY 1,300 FEET EAST OF ALAMO ROAD. THE PROPERTY IS A 101 LOT DEVELOPMENT. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "B" (SHADED) IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982. ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

THE SOILS ARE (28) HIDALGO FINE SANDY LOAM AND IS IN HYDROLOGIC GROUP "B" RESPECTIVELY. SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

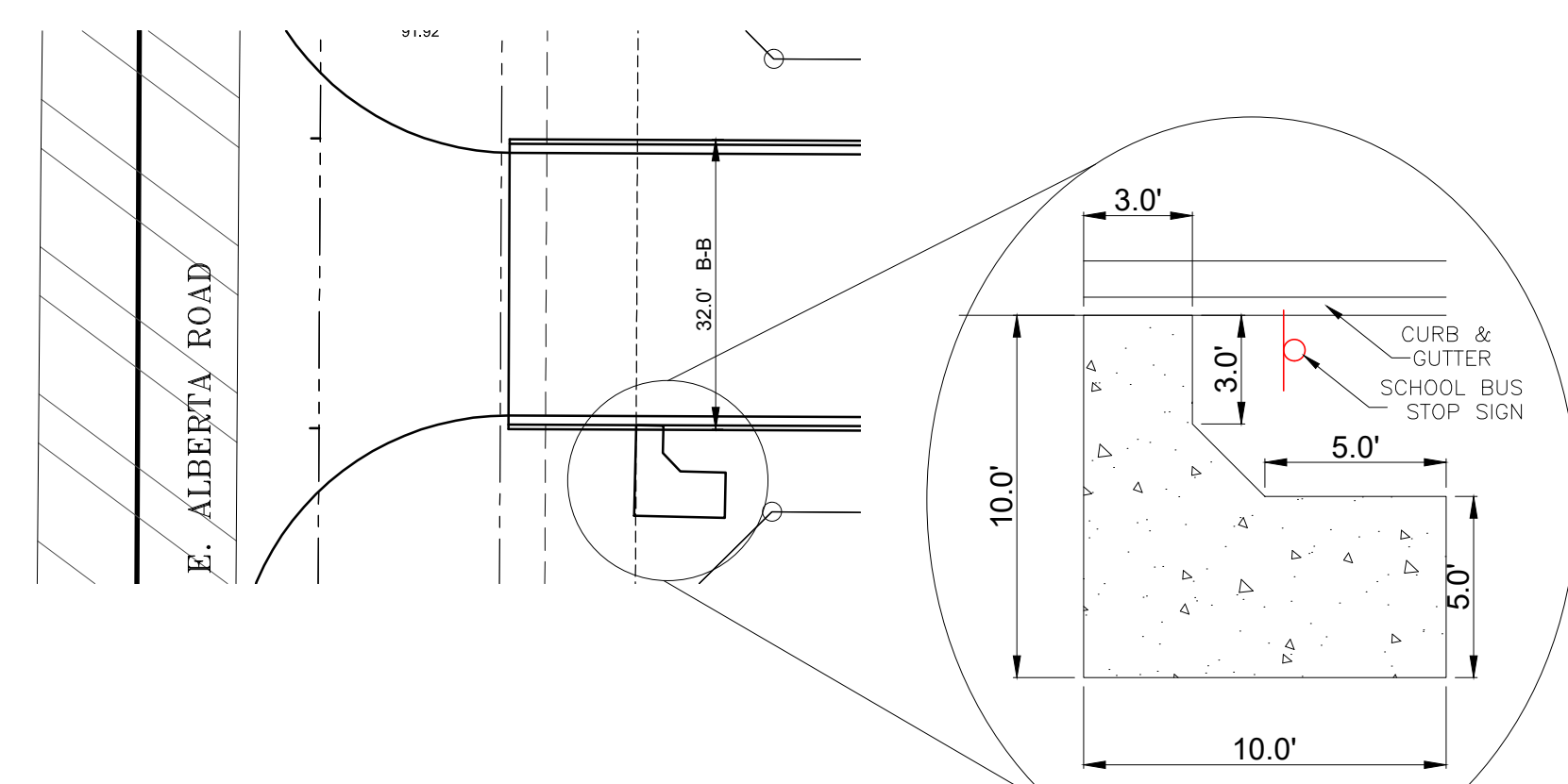
EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 8.65 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF BY 46.80 C.F.S. TO A TOTAL OF 55.45 C.F.S.

THE PROPOSED DRAINAGE FOR LAS OLAS ESTATES SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, INTO PROPOSED TYPE "A" INLETS, WHICH WILL DRAIN INTO A PROPOSED DRAIN DITCH SOUTH OF THE PROPERTY WHICH FLOWS EAST INTO AN EXISTING GRATE INLET LOCATED ON ARGENTINE ROAD, ULTIMATELY DRAINING INTO THE ALAMO LATERAL. THE PROPOSED DRAINAGE SYSTEM SHALL BE COMPOSED OF TYPE "A" INLETS ALONG THE PROPOSED STREET WITH 18", 24", 30" DRAINAGE PIPE.

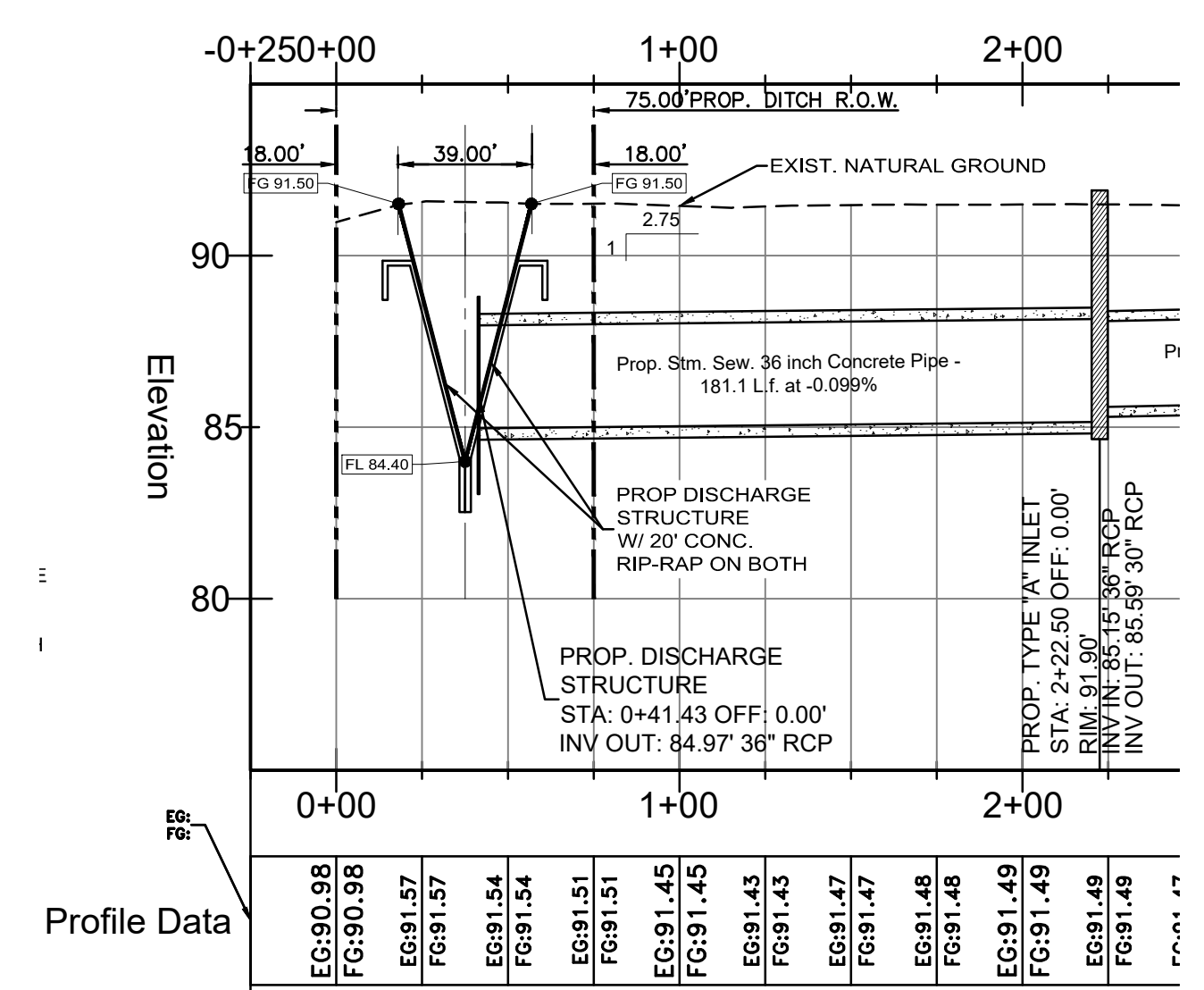
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF FROM THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 102,660 CUBIC FEET OF DETENTION WILL BE PROVIDED WITH A PROPOSED DRAIN DITCH SOUTH OF THE PROPERTY.

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.

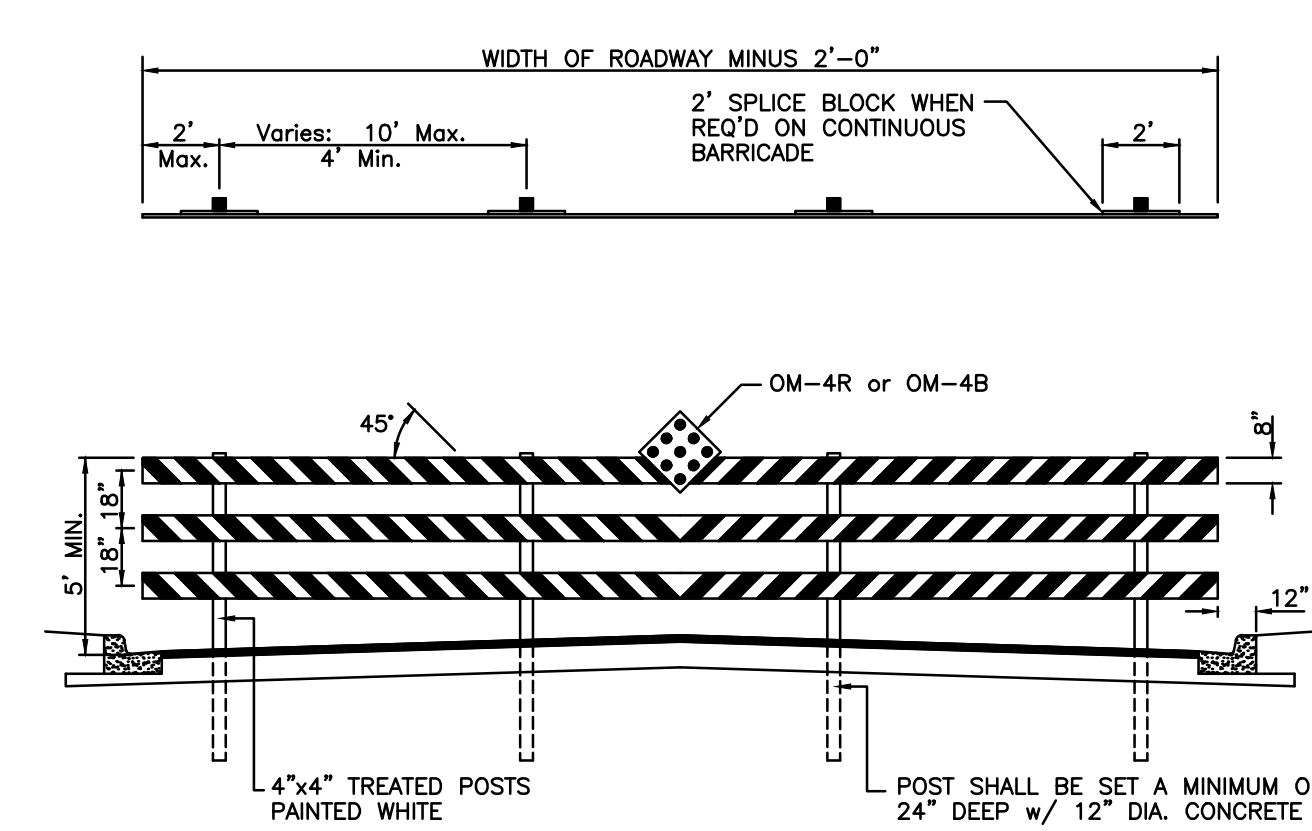
MARIO A. REYNA, PE # 117368
DATE: _____



SCHOOL BUS STOP
PICKUP AREA ON EACH STREET

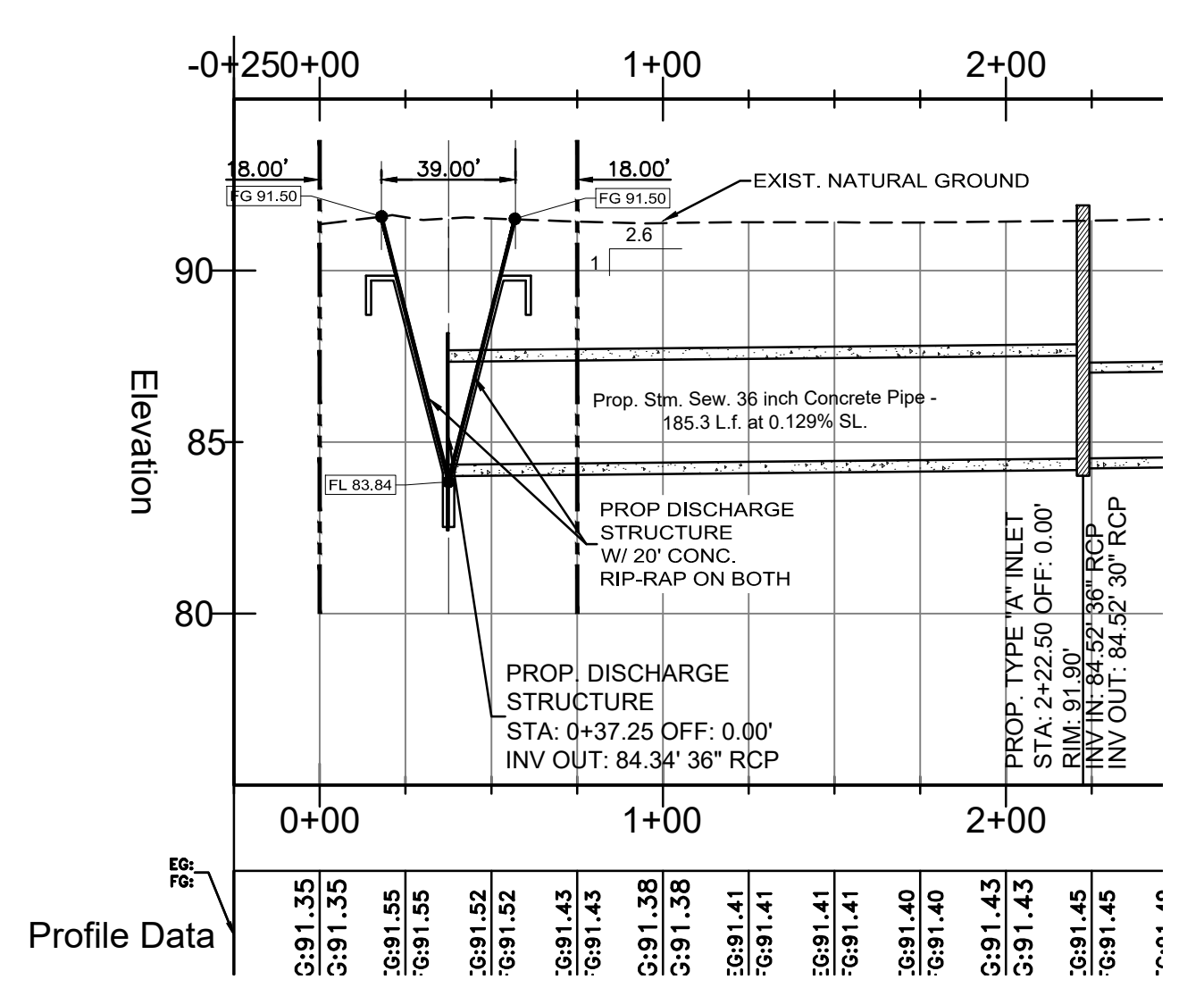


SECTION "AA"



TYPE III DEAD-END STREET BARRICADE

GENERAL NOTES:
WIDTH OF RAIL SHALL BE A MINIMUM OF 8", 2" NOMINAL SMOOTH LUMBER.
RAILS SHALL BE FASTENED TO EACH POST WITH 1/4" STEEL BOLTS WITH WASHER ON EACH SIDE. BOLT THREADS SHALL BE PEENED.
THE RAILS SHALL RECEIVE TWO COATS OF WHITE OIL BASE OUTDOOR PAINT, THEN SHALL HAVE 6" WIDE REFLECTORIZED RED STRIPES OF TAPE PLACED ON 45° SLOPES, DOWN AND TOWARDS THE CENTER OF THE BARRICADE.
BARRICADES MAY BE CONSTRUCTED IN SECTIONS OR MAY BE CONTINUOUS ACROSS ROADWAY WIDTH. SPLICES ON CONTINUOUS RAIL BARRICADES SHALL BE AT POSTS AND SHALL HAVE A 2' SPLICE BLOCK ON BACK SIDE OF THE SAME MATERIAL AS RAIL.
18" DIAMOND REFLECTORIZED RED PANEL OR 18" DIAMOND RED OR BLACK PANEL WITH 9-3" DIA. RED REFLECTORS SYMMETRICALLY PLACED AT CENTER OR CENTER POST.

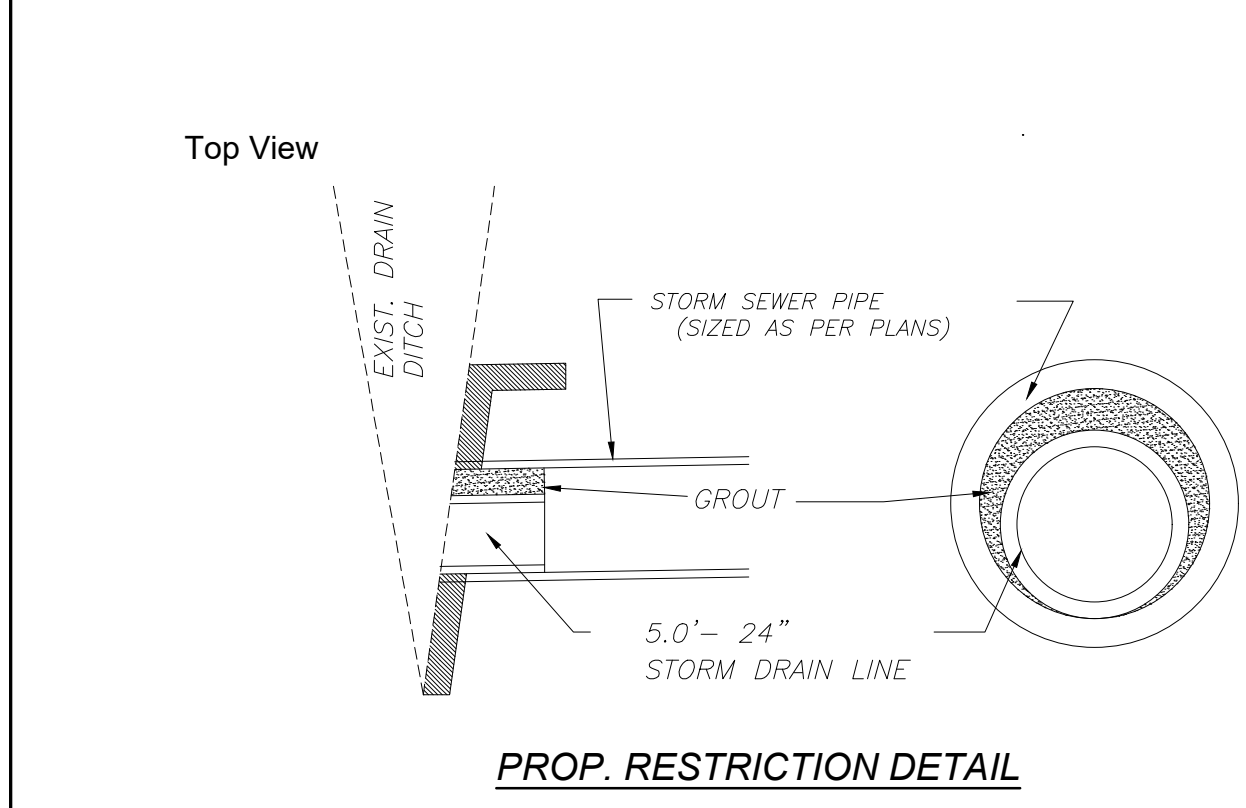
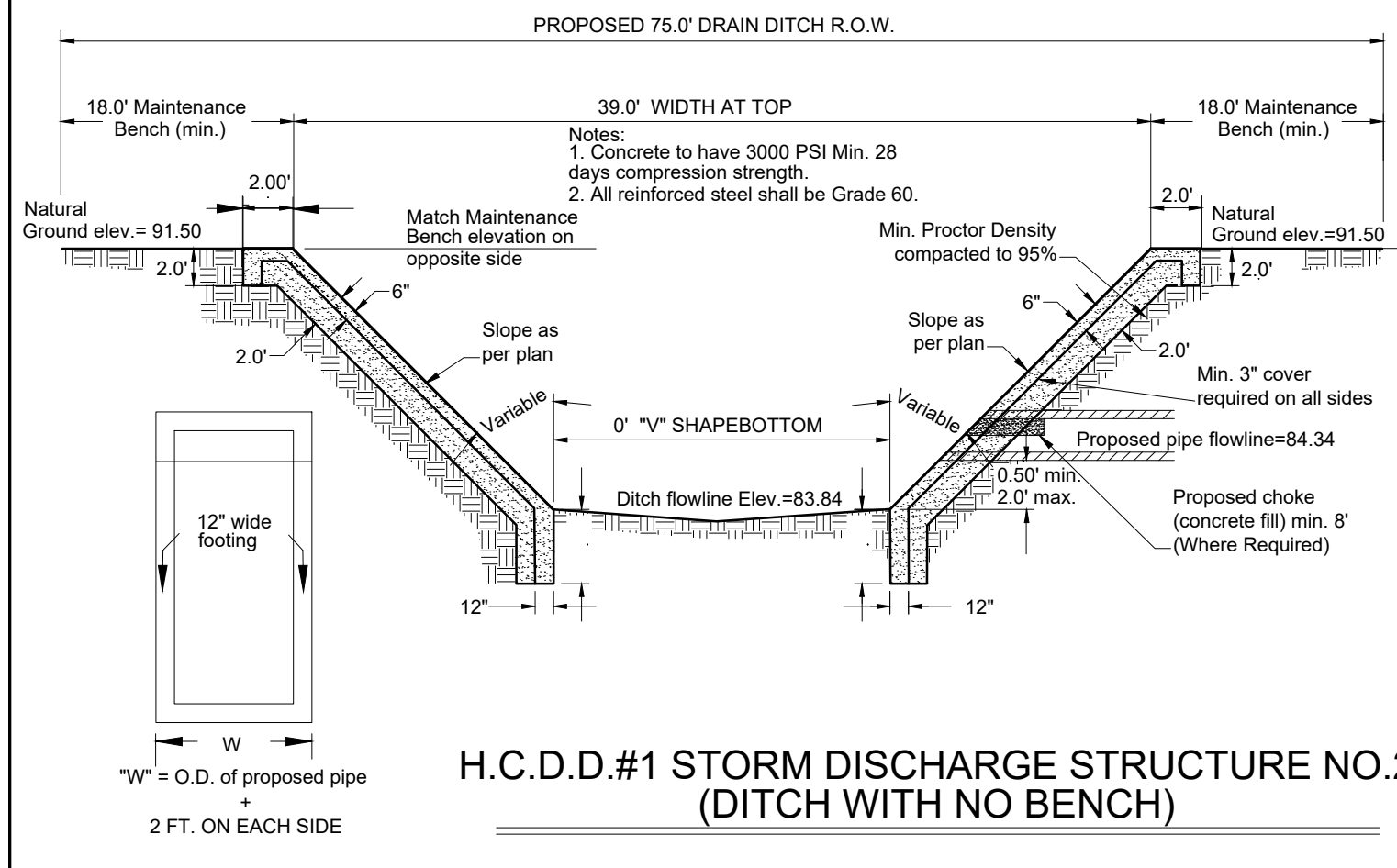
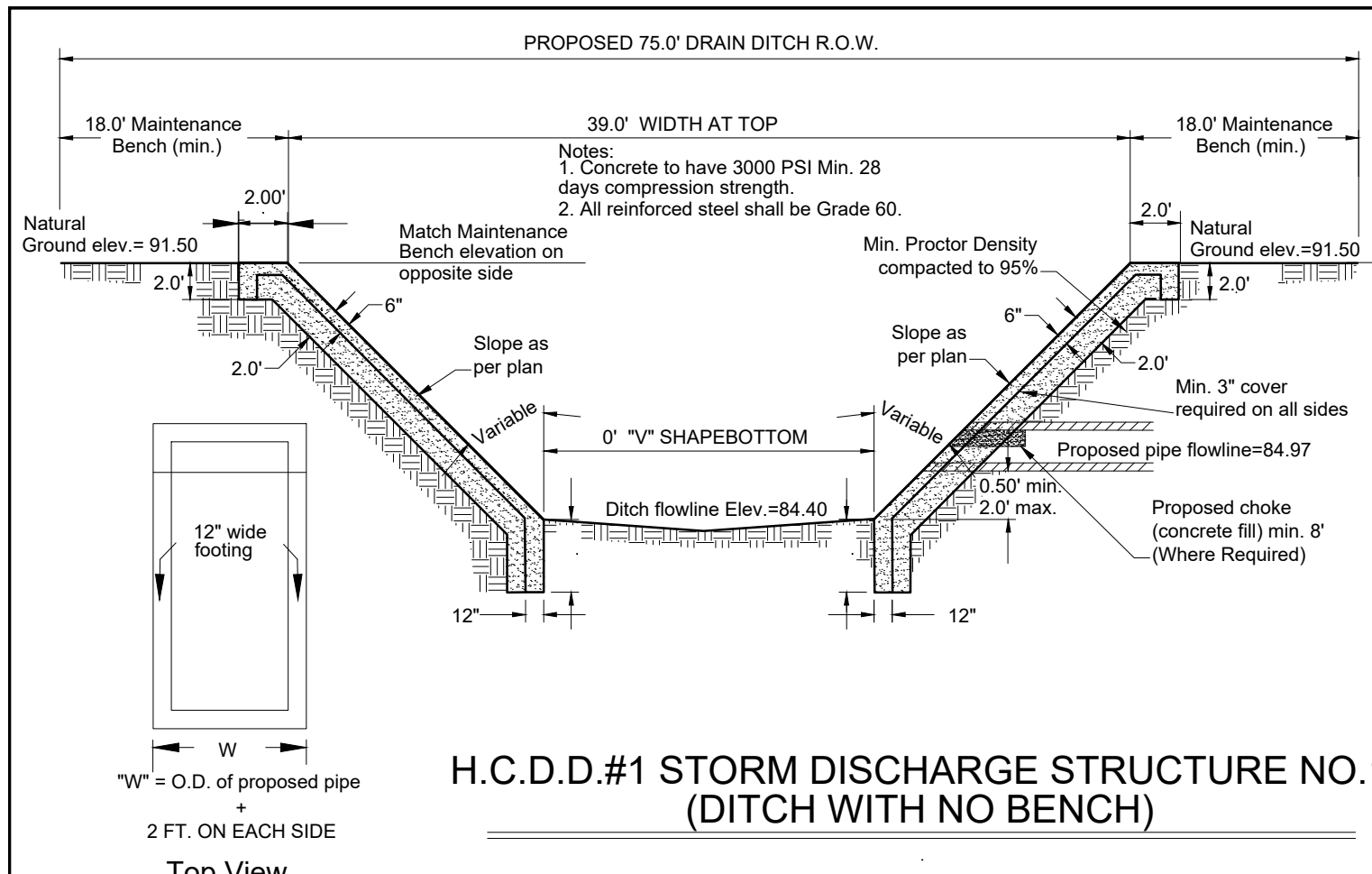


SECTION "BB"

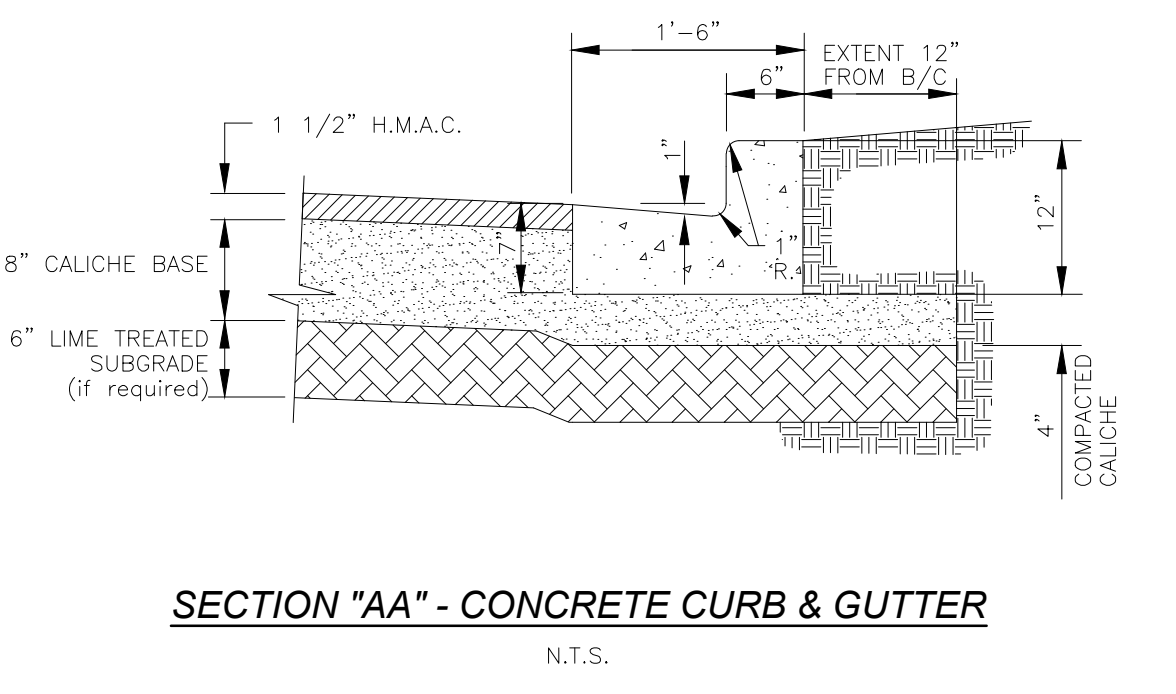
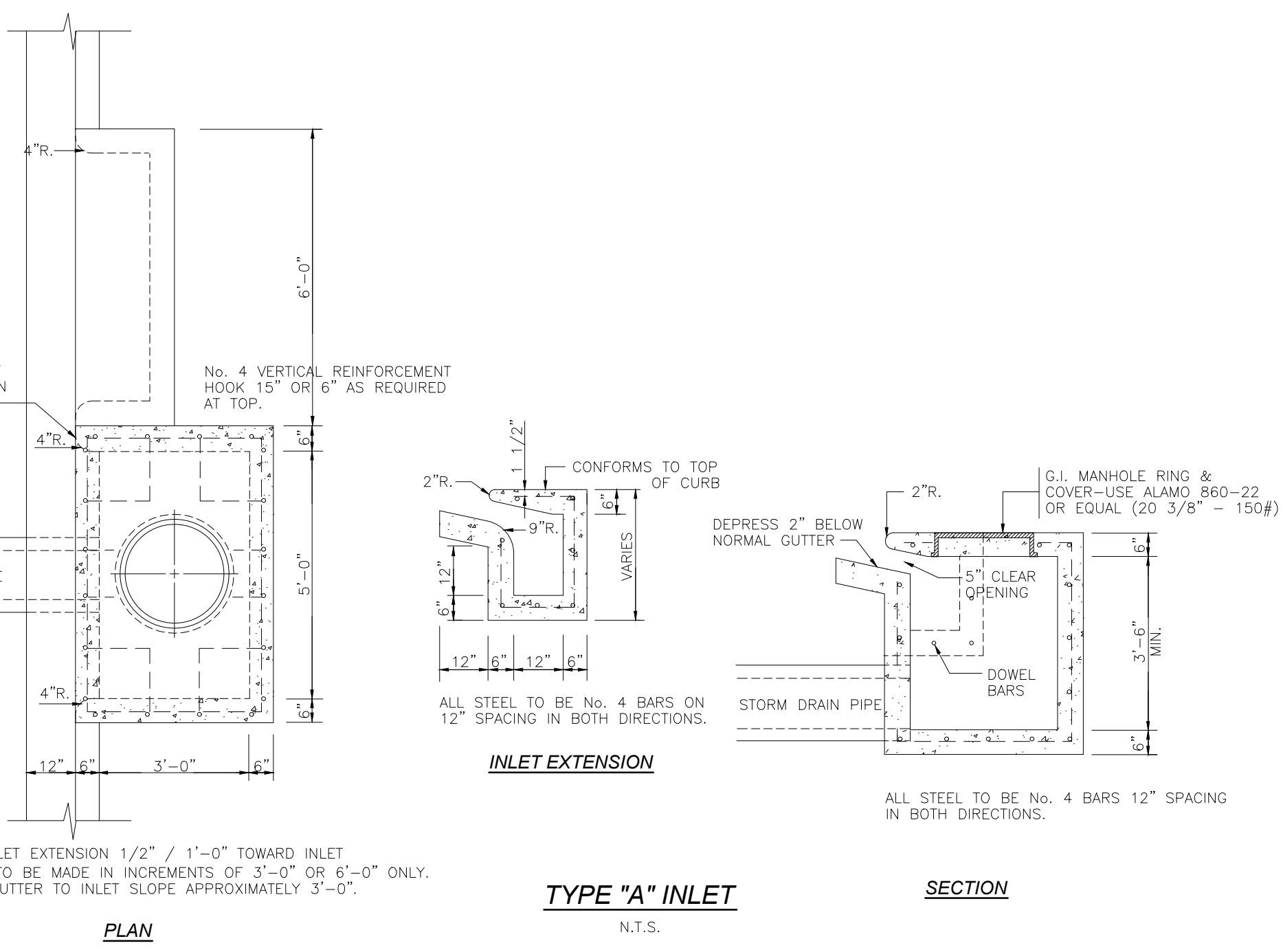
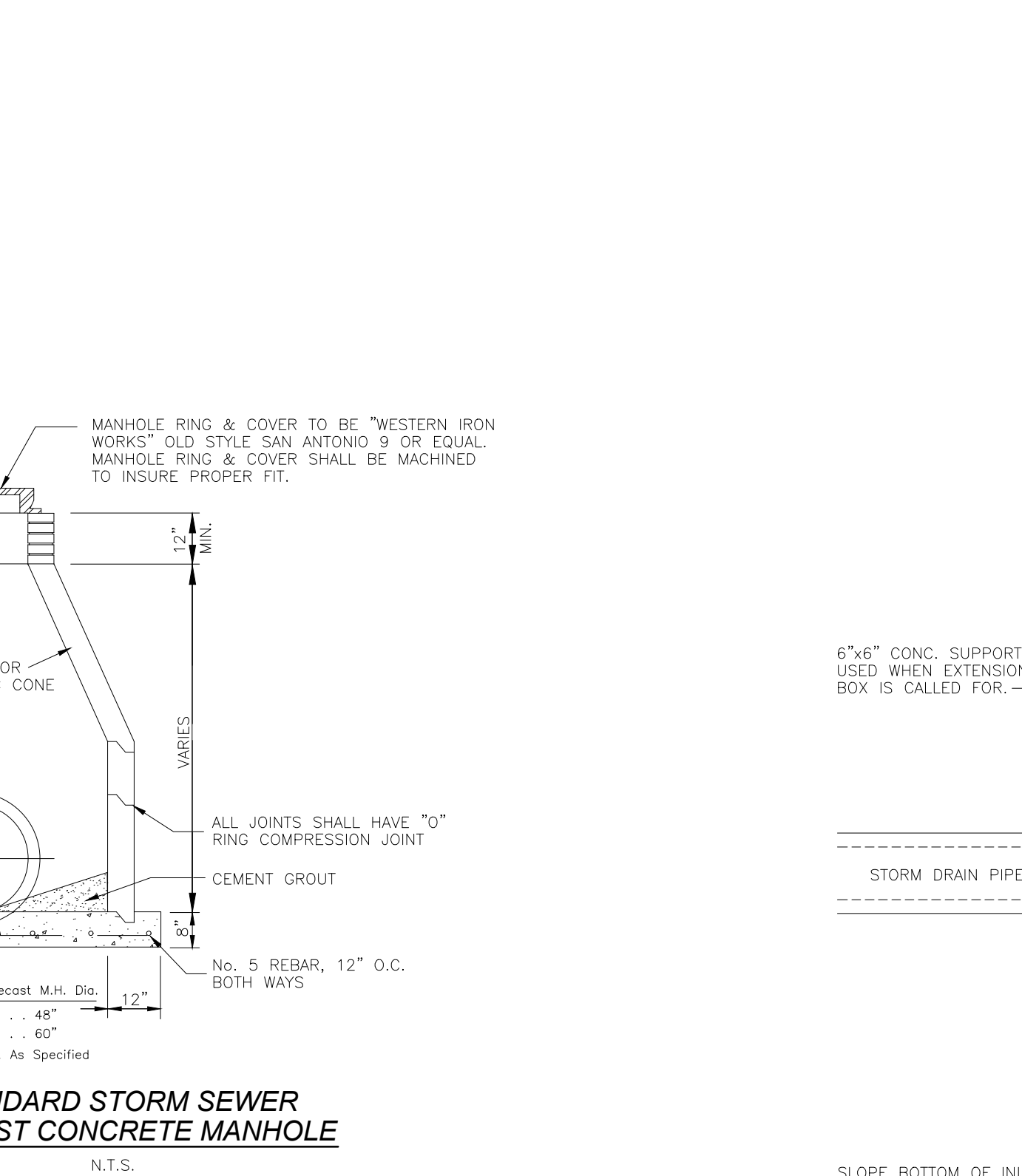
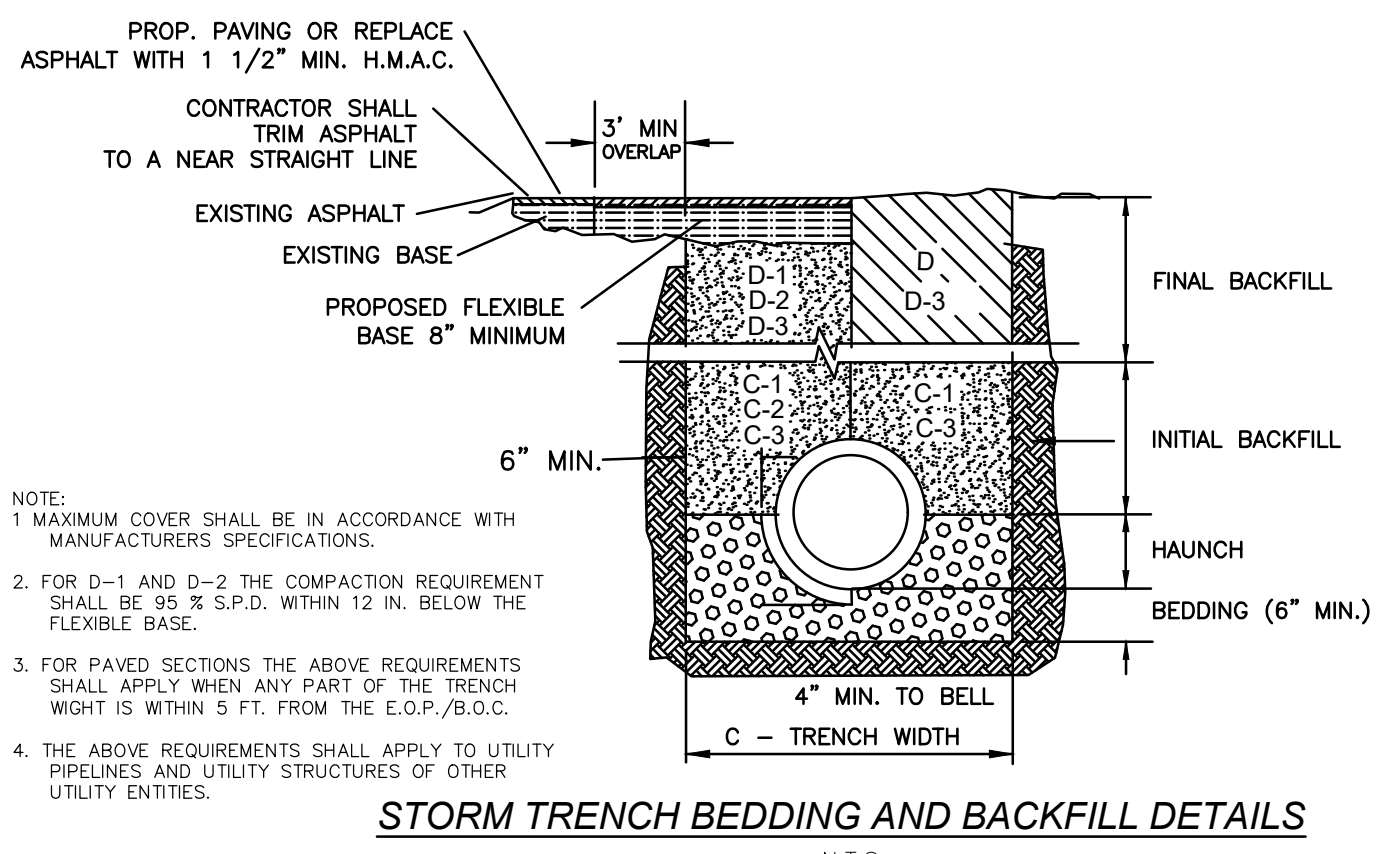
SUBDIVISION MAP OF
LAS OLAS ESTATES
SUBDIVISION

A SUBDIVISION OF 25.331 ACRES OUT OF
LOT 9, BLOCK 53,
ALAMO LAND & SUGAR
COMPANY SUBDIVISION
CITY OF EDINBURG,
VOLUME 1, PAGE 24, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

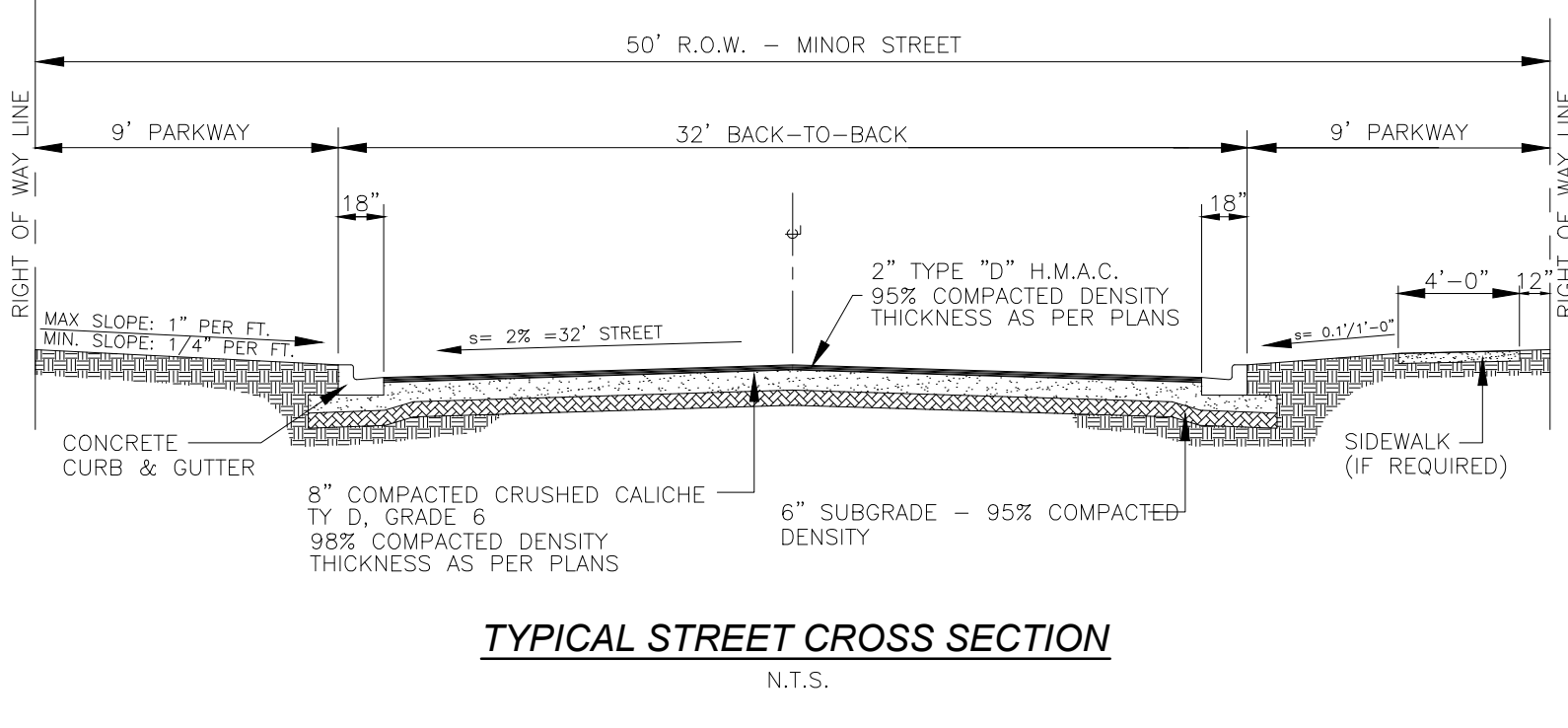
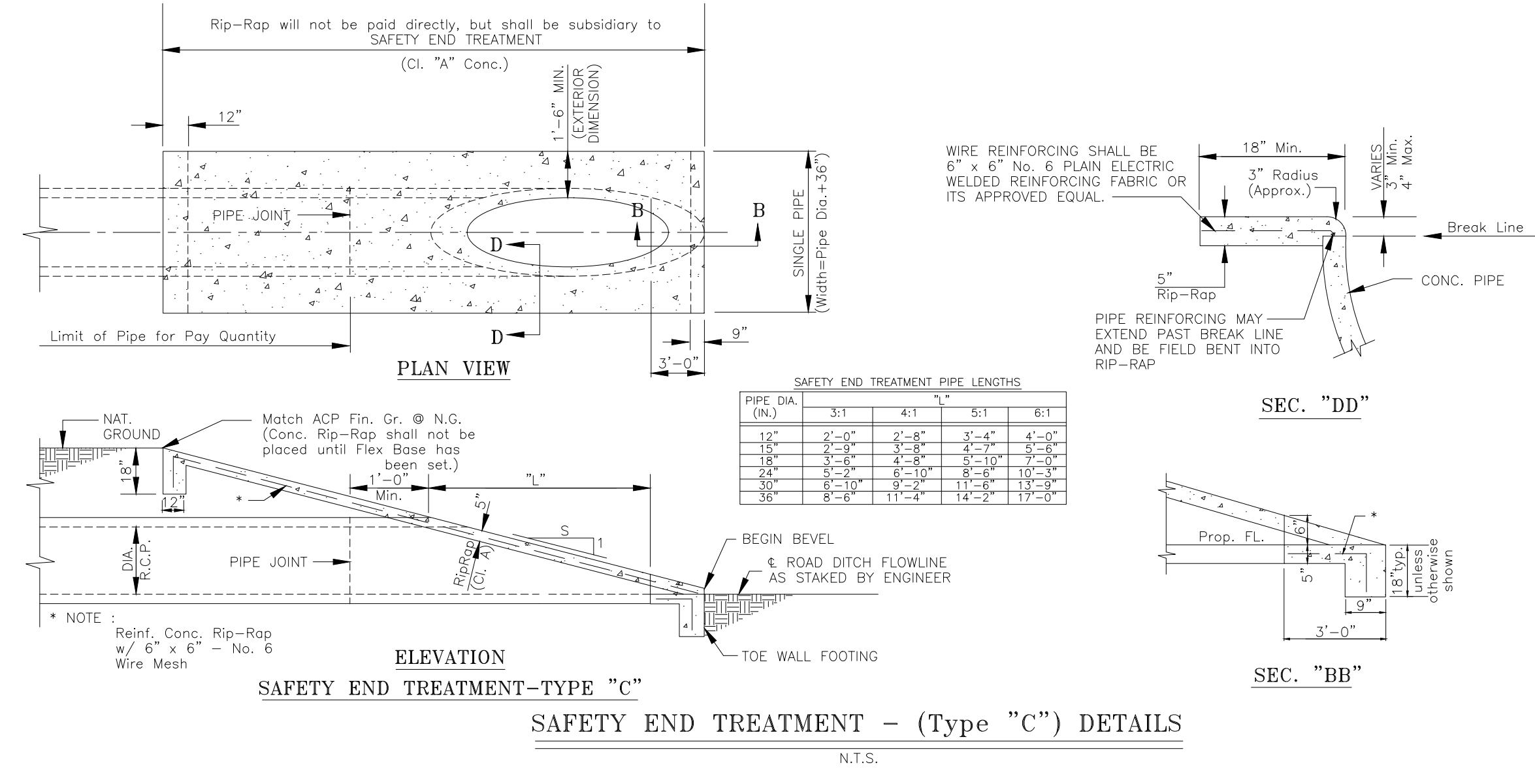


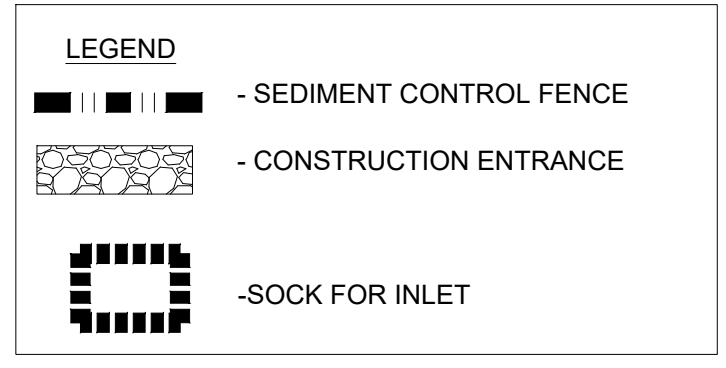
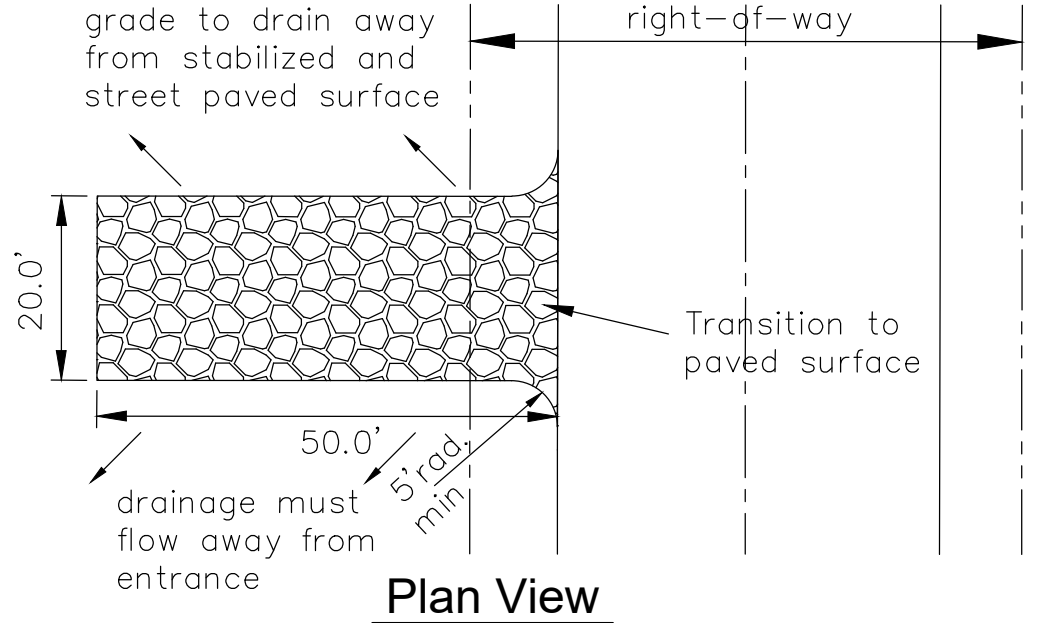
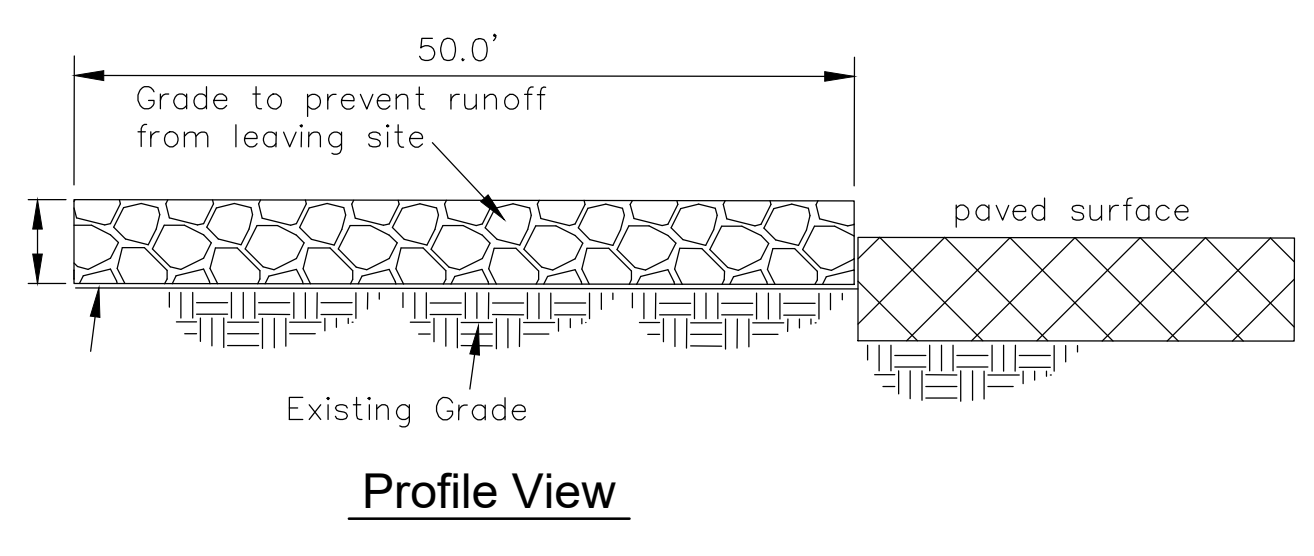
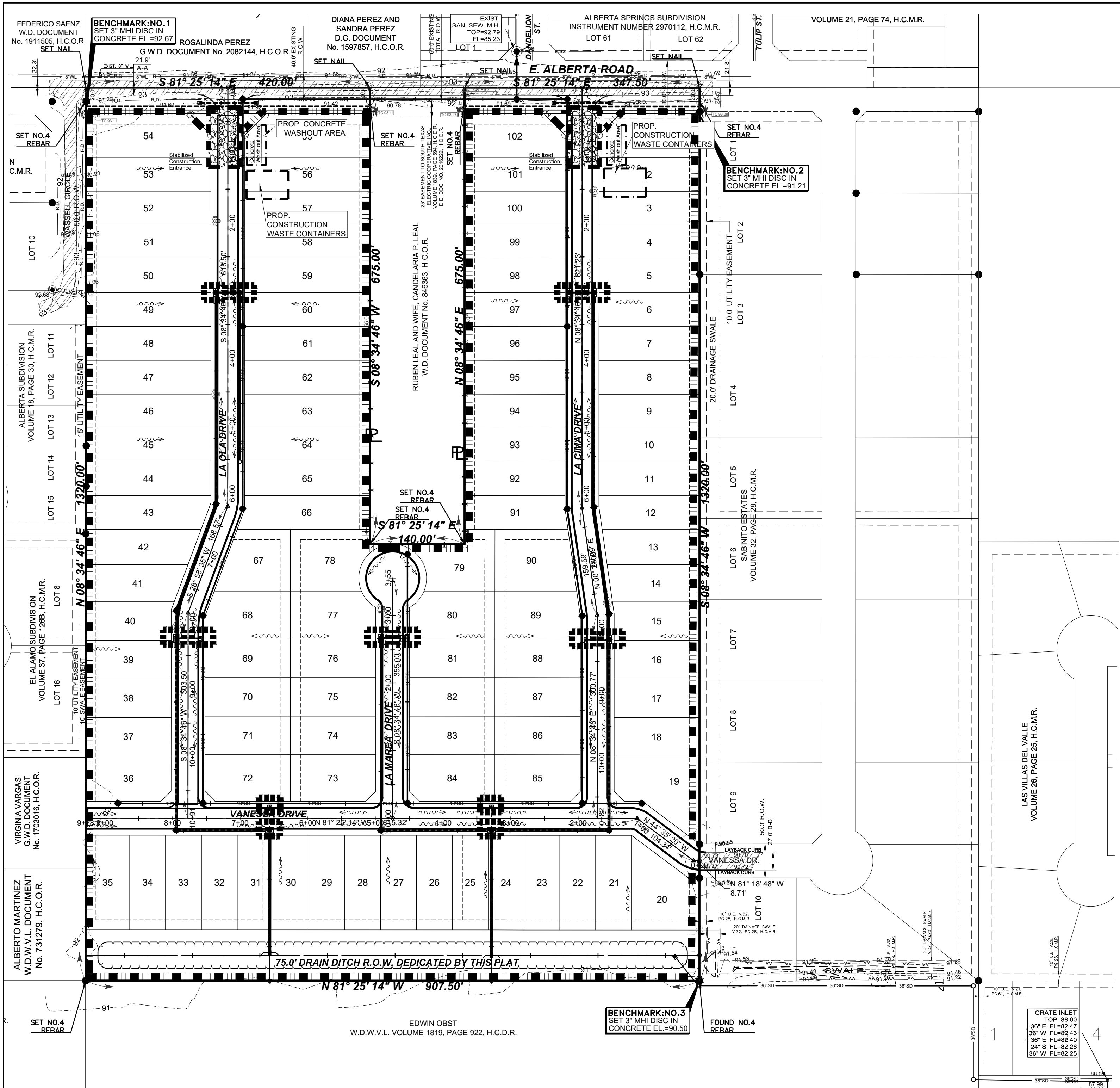


DETENTION REQUIRED: = 102,660.00 CF
 DETENTION PROVIDED = 109,620.00 CF



SUBDIVISION MAP OF
LAS OLAS ESTATES SUBDIVISION
 A SUBDIVISION OF 25,331 ACRES OUT OF LOT 9, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION CITY OF EDINBURG, VOLUME 1, PAGE 24, H.C.M.R., HIDALGO COUNTY, TEXAS.





STABILIZED CONSTRUCTION ENTRANCE
SCALE: NOT TO SCALE

- Notes:
1. Construction entrance(s) shall be located at the time of pre-construction meeting.
 2. Stone shall be 4 to 8 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
 3. When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on a area stabilized with crushed stone with drainage flowing away from both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved methods.
 4. The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed or tracked onto paved surfaces, must be removed immediately.
 5. The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.

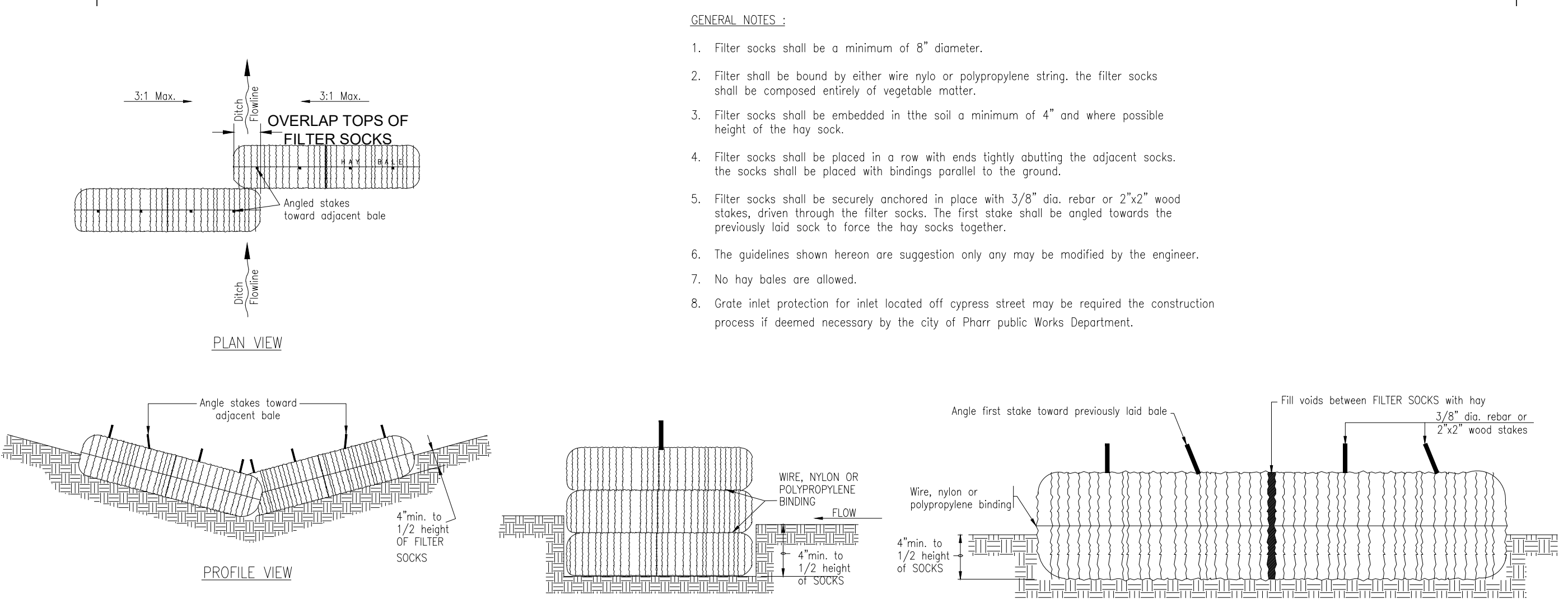
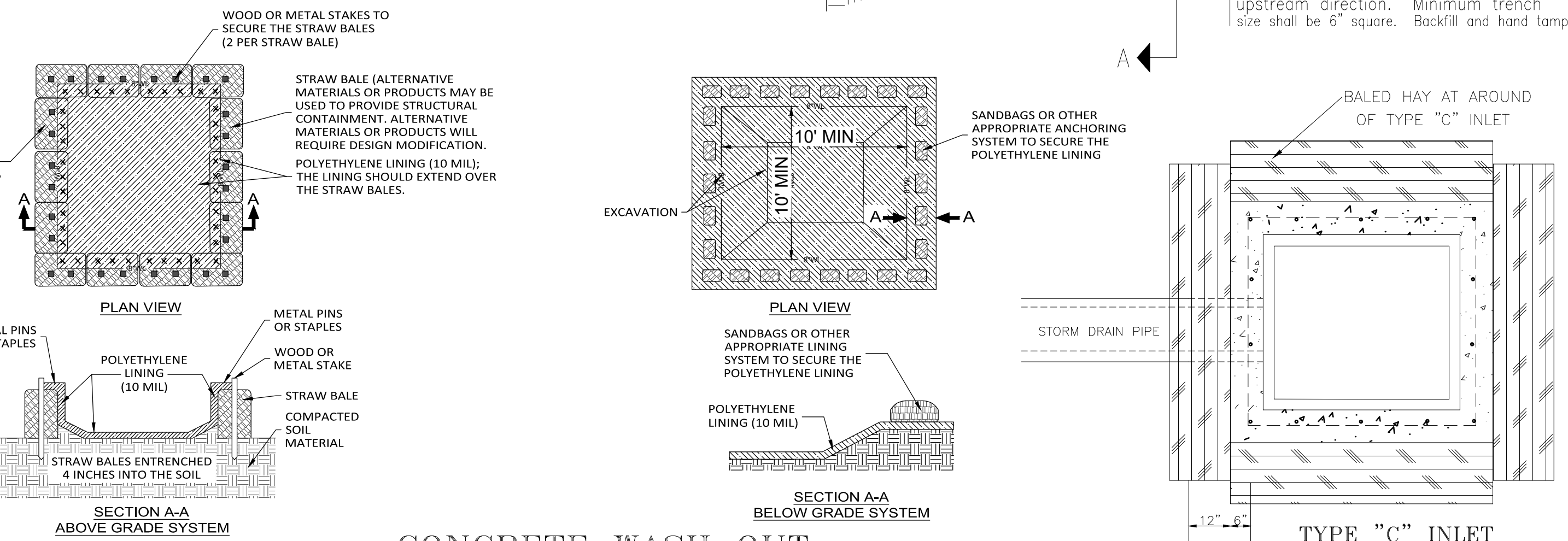
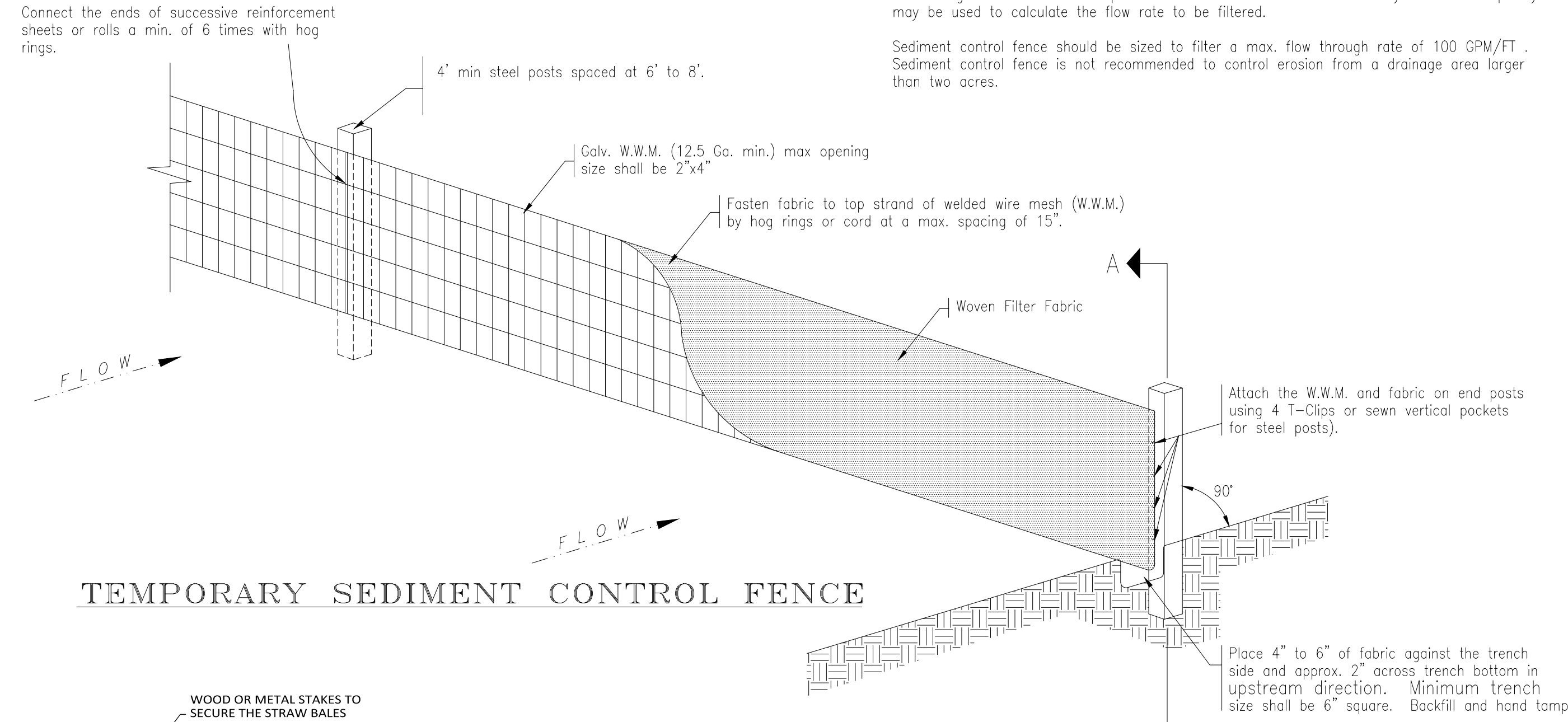
- GENERAL NOTES:
1. The guidelines shown hereon are suggestions only and may be modified by the engineer.
 2. Hay bales shall be a minimum of 30" in length and weigh a minimum of 50 lbs.
 3. Hay bales shall be bound by either wire or nylon or polypropylene string. The bales must be composed entirely of vegetable matter.
 4. Hay bales shall be embedded in the soil a minimum of 4" and where possible 1/2 the height of the bale.
 5. Hay bales shall be placed in a row with ends tightly abutting the adjacent bales. The bales shall be placed with bindings parallel to the ground.
 6. Hay bales shall be securely anchored in place with 3/8" dia. rebar or 2"x2" wood stakes driven through the bales. The first stake shall be angled towards the previously laid bale to force the bales together.

- GENERAL NOTES:
1. The guidelines shown hereon are suggestions only and may be modified by the engineer.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2-year storm frequency may be used to calculate the flow rate to be filtered.

Sediment control fence should be sized to filter a max. flow through rate of 100 GPM/FT. Sediment control fence is not recommended to control erosion from a drainage area larger than two acres.



BALED HAY FOR EROSION CONTROL

CONCRETE WASH OUT

JOB No. 19197

BY: MLDEN & HUNT, INC.
DATE: 1-22-2020
REVISION: 01

PROJECT: LAS VILLAS DEL VALLE SUBDIVISION
T-BOOK: PG.
1. RELEASE DATE: 1-22-2020
2. RELEASE DATE:
3. RELEASE DATE:

ENG. TECH. R. DEJESUS
PROJECT ENG. MARIYA A. REVINA
T-BOOK: PG.
1. RELEASE DATE: 1-22-2020
2. RELEASE DATE:
3. RELEASE DATE:

SCALE: 1" = 100'

MLDEN & HUNT, INC.
CONSULTANTS & ENGINEERS - SURVEYORS
115 W. MAIN ST. #100
EDINBURG, TX 78641
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STATE OF TEXAS
FRED L. KURTH
54151
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRED L. KURTH, P.E. 54151

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

LAS OLAS ESTATES SUBDIVISION
EDINBURG, HIDALGO COUNTY, TEXAS

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES
FABRIC FENCE and BALED HAY
ADOPTED FROM T.D.O.T. EC (1) - 99

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File Name: EROSION
SHEET 1 OF 1