



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: 3-24-2020

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: 103 SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 18

FILLING STATIONS: 7

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.

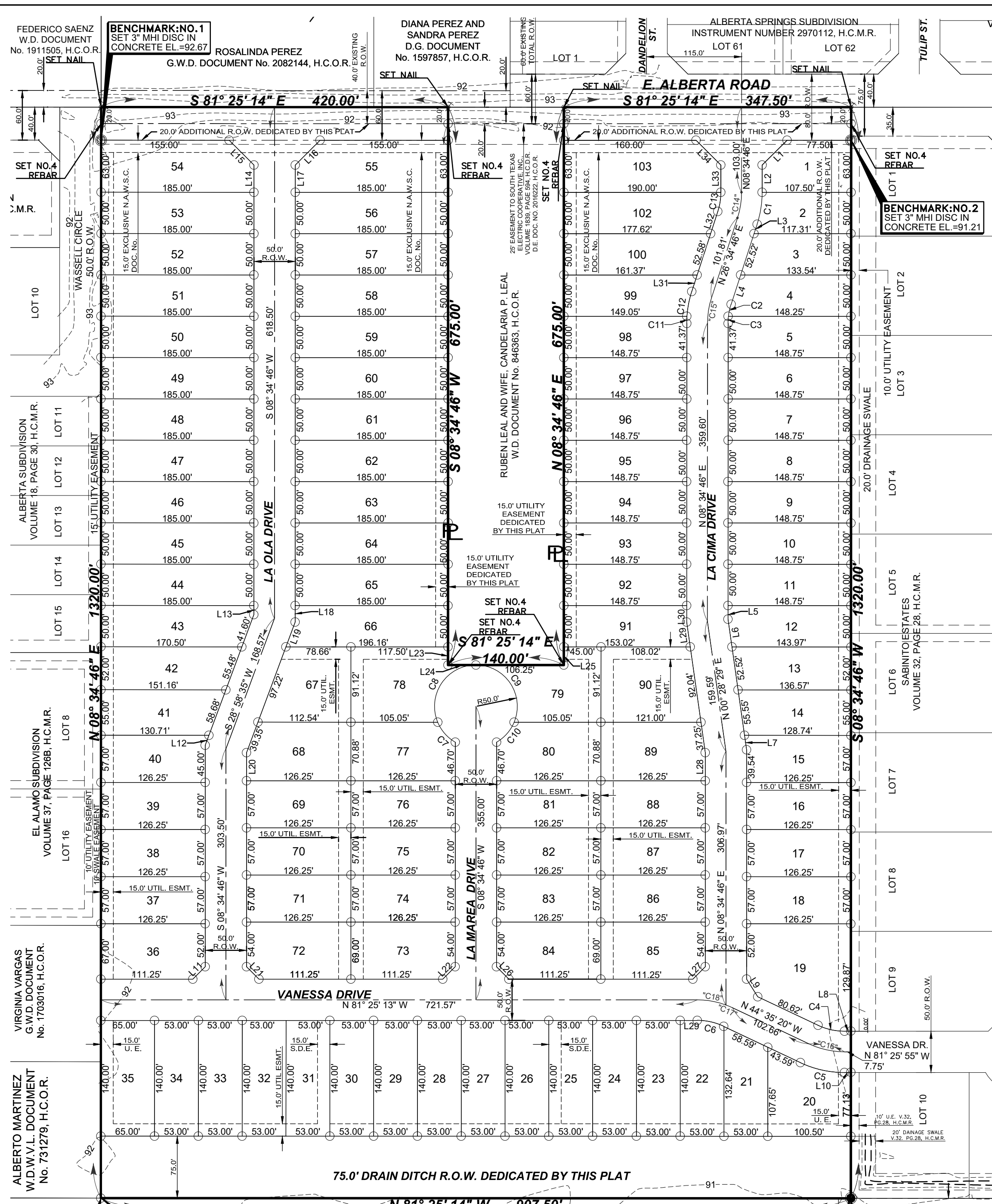
VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 2.4 SECTION D "STREET OFFSETS".

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

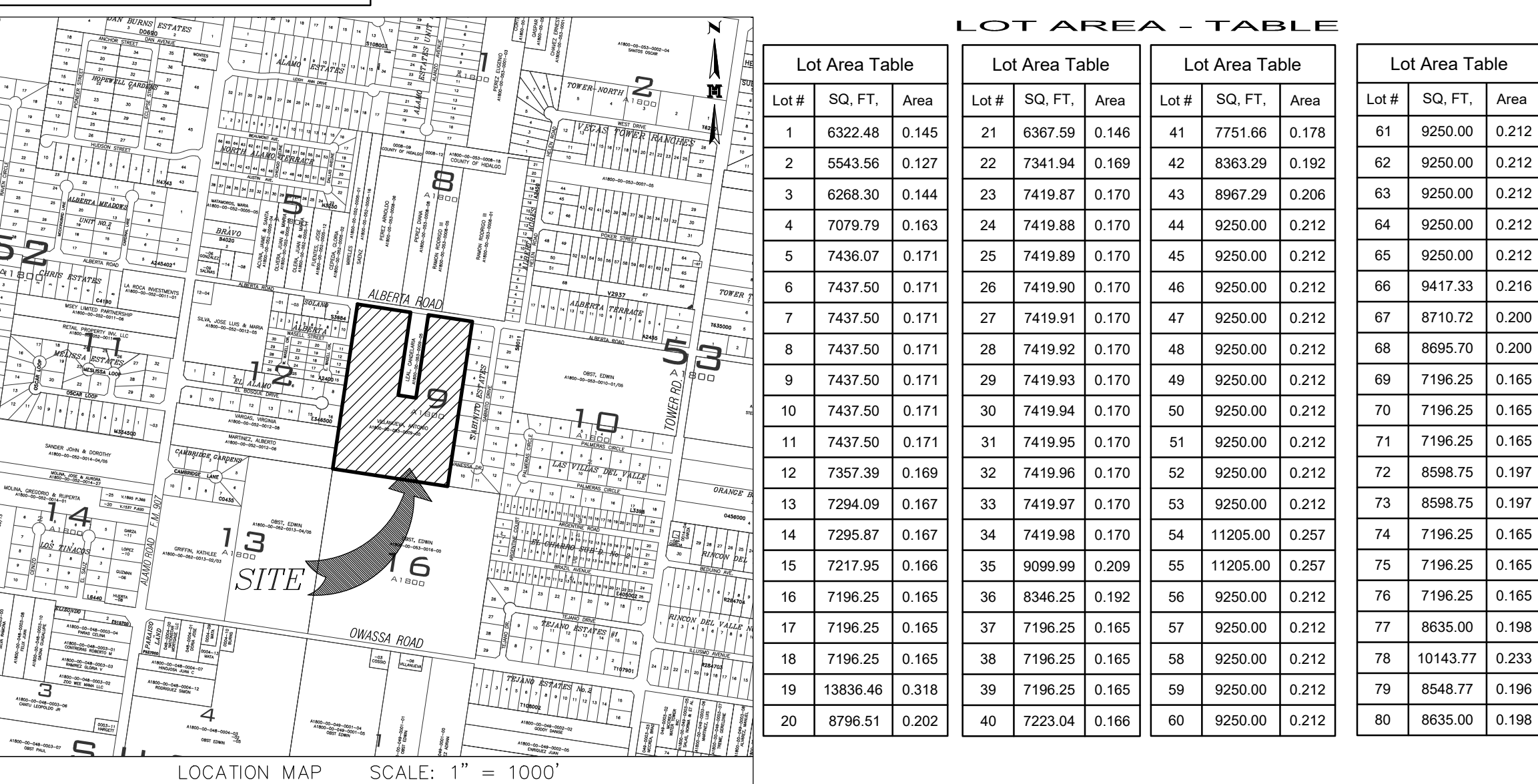
FOUND No. 4 REBAR

FOUND PIPE

SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

SET NAIL

SCALE: 1" = 100'



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.
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).
- SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- THIS DEVELOPMENT IS FOR SINGLE-FAMILY USE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF 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 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.
- THE FOLLOWING BENCHMARKS:
BENCHMARK NO. 1 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF LOT 54 B.M. ELEVATION= 92.67
BENCHMARK NO. 2 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF LOT 1 B.M. ELEVATION= 91.21
BENCHMARK NO. 3 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF THIS SUBDIVISION B.M. ELEVATION= 90.50
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 102,860 CUBIC FEET (2,357 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.)
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPROVISED AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, TROPICAL COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- 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.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- LOT 1, 54, 55, AND 102 SHALL NOT HAVE ACCESS FROM ALBERTA ROAD.
- EACH LOT SHALL HAVE ITS OWN WATER METER.
- A 5' SIDEWALK WITH A.D.A. RAMPS ALONG ALBERTA ROAD AT SUBDIVISION CONSTRUCTION STAGE AS PER CITY OF EDINBURG STANDARDS.
- A 5' SIDEWALK WITH A.D.A. RAMPS FOR ALL INTERIOR STREET AT BLDING PERMIT STAGE AS PER CITY OF EDINBURG.
- 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.
- ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES.
- LOT 19 SHALL NOT HAVE ACCESS FROM VANESSA DRIVE.

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	6322.48	0.145	21	6367.59	0.146	41	7751.66	0.178	61	7196.25	0.212
2	5543.56	0.127	22	7341.94	0.169	42	8363.29	0.192	62	9250.00	0.212
3	6268.30	0.144	23	7419.87	0.170	43	8967.29	0.206	63	9250.00	0.212
4	7079.79	0.163	24	7419.88	0.170	44	9250.00	0.212	64	9250.00	0.212
5	7436.07	0.171	25	7419.89	0.170	45	9250.00	0.212	65	9250.00	0.212
6	7437.50	0.171	26	7419.90	0.170	46	9250.00	0.212	66	9417.33	0.216
7	7437.50	0.171	27	7419.91	0.170	47	9250.00	0.212	67	9417.33	0.216
8	7437.50	0.171	28	7419.92	0.170	48	9250.00	0.212	68	8695.70	0.200
9	7437.50	0.171	29	7419.93	0.170	49	9250.00	0.212	69	7196.25	0.165
10	7437.50	0.171	30	7419.94	0.170	50	9250.00	0.212	70	7196.25	0.165
11	7437.50	0.171	31	7419.95	0.170	51	9250.00	0.212	71	7196.25	0.165
12	7357.39	0.169	32	7419.96	0.170	52	9250.00	0.212	72	8598.75	0.197
13	7294.09	0.167	33	7419.97	0.170	53	9250.00	0.212	73	8598.75	0.197
14	7295.87	0.167	34	7419.98	0.170	54	11205.00	0.257	74	7196.25	0.165
15	7217.95	0.166	35	9099.99	0.209	55	11205.00	0.257	75	7196.25	0.165
16	7196.25	0.165	36	8346.25	0.192	56	9250.00	0.212	76	7196.25	0.165
17	7196.25	0.165	37	7196.25	0.165	57	9250.00	0.212	77	8635.00	0.198
18	7196.25	0.165	38	7196.25	0.165	58	9250.00	0.212	78	10143.77	0.233
19	18386.46	0.318	39	7196.25	0.165	59	9250.00	0.212	79	8548.77	0.196
20	8796.51	0.202	40	7223.04	0.166	60	9250.00	0.212	80	8635.00	0.198

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, 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 GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF RELOCATING THE WATER LINE AS INSTALLED. GRANTEE 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 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 THEREUNDER PURSUANT TO FEDERAL FINANCIAL ASSISTANCE 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 QUIT CLAIM 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 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 NORTHWEST 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 FOUND 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.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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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;

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6. THENCE, S 81°25'14"E ALONG THE NORTH LINE OF SAID LOT 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF 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 NORTHWEST 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 FOUND 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.

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 QUIT CLAIM 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 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 NORTHWEST 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 FOUND ON THE SOUTH LINE OF SAID LOT 9 AND THE SOUTHWEST CORNER OF SAID SABINITO ESTATES, FOR THE SOUTHEAST CORNER OF THIS TRACT;

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NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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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;

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NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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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 67

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 CIMA 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 CIMA 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 \$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:

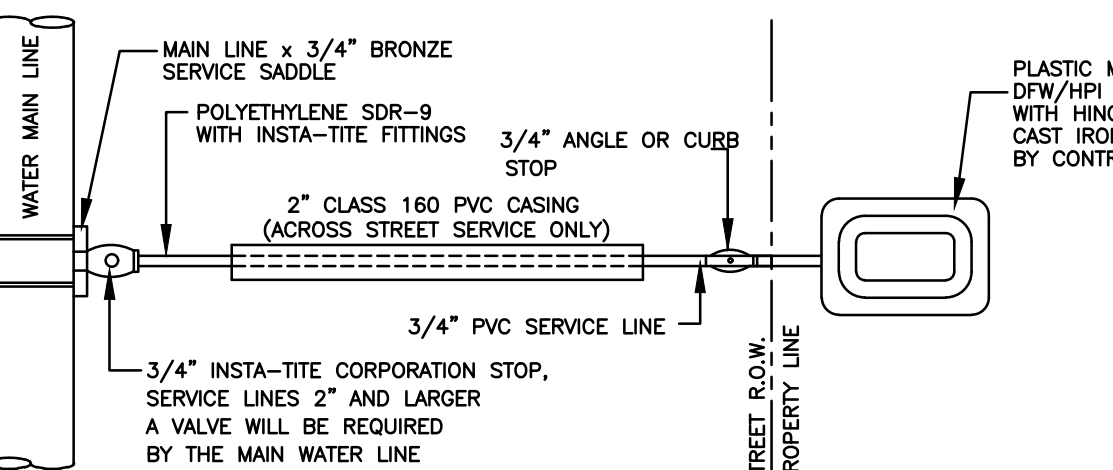
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.

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

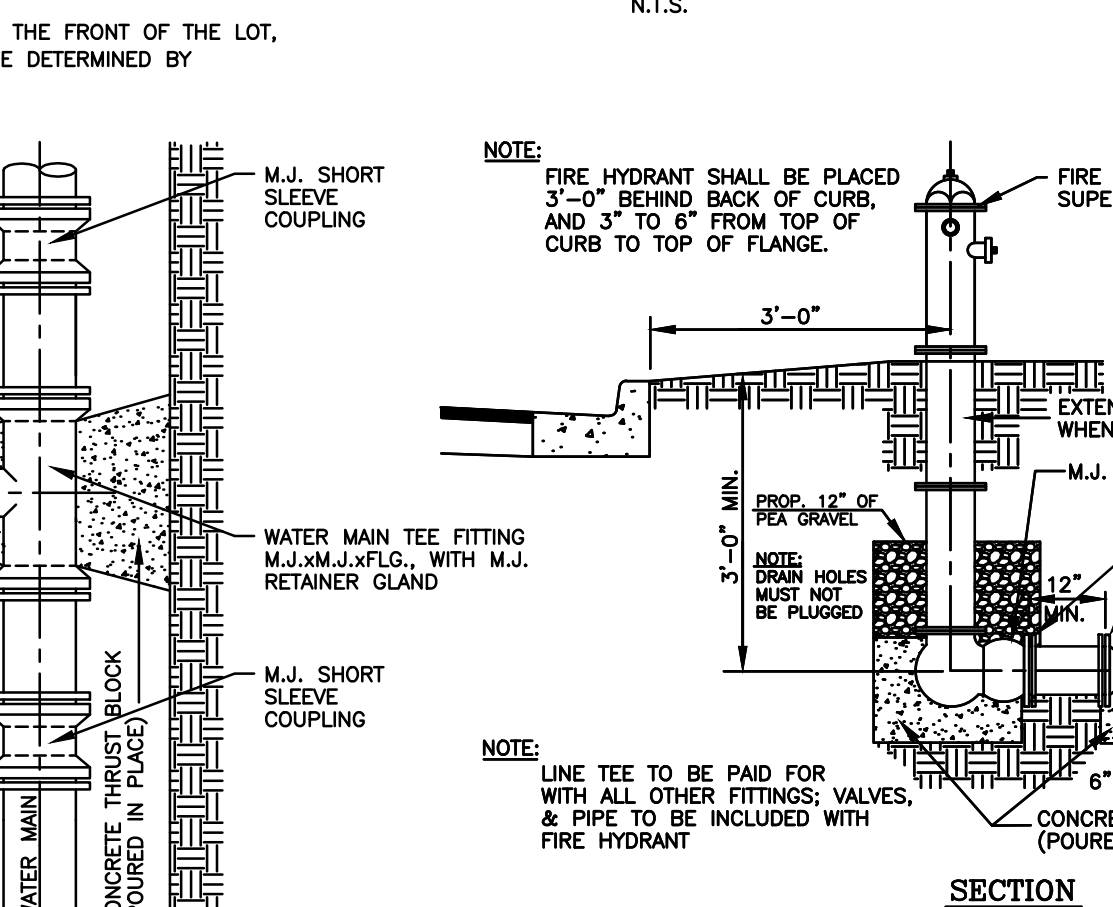
ENGINEER'S SIGNATURE _____ DATE _____

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

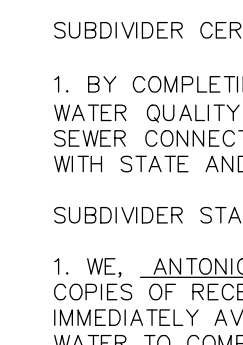
ESTIMACION DE COSTOS:	\$ 100,061.00
PAVIMENTACION DE CALLES:	\$ 56,339.28
DREAJE PLUVIAL:	\$ 39,202.33
SERVICIO DE AGUA POTABLE:	\$ 31,205.00
SERVICIO DE DRENAJE SANITARIO:	



SINGLE WATER SERVICE CONNECTION
N.T.S.

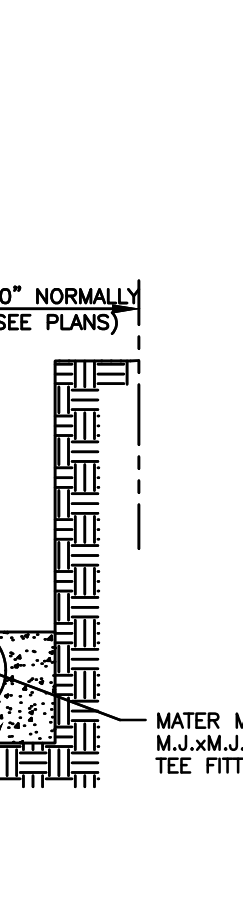


TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



STATE OF TEXAS
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 PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



DUAL WATER SERVICE CONNECTION
N.T.S.

REPORTE DE INGENIERIA DE LAS OLAS ESTATES SUBDIVISION
POR: FRED L. KURTH
ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION LAS OLAS ESTATES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN EXISTENTE CONDUCTO DE AGUA DE 8" DE DIAMETRO DE LINEA DE AGUA QUE CORRE ORIENTE, PONIENTE EN EL LADO NORTE DE LA DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA E. ALBERTA ROAD. EL SISTEMA DE AGUA PARA LAS OLAS ESTATES SUBDIVISION CONSISTE DE DOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SE TAPAN EN EL EXISTENTE CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO ENTONCES SE DIRIGEN AL SUR UNA LO LARGO DE LADO OESTE DE LA OLA DRIVE Y EL OTRO CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO A LO LARGO DE LA LINEA DE CAMINO AL ESTE DE LA UNIDAD DE LA CIMA, ENTONCES BUCLE AL LO LARGO DE EL SUR DE VANESSA DRIVE, UN ADICIONAL CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO DE AGUA EN EL LADO OESTE-DERECHO-DE-VIA DE LA MAREA DRIVE.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN (49) CUARENTA Y NUEVE DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE. Y (4) CUATRO CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 137,883.60 O \$ 1,351.80 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 76,412.28, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 749.14. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALCUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 7 BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE \$ 3,488.84 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$38,421.88. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
LA SUBDIVISION LAS OLAS ESTATES SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE DE N.A.W.S.C. EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN CANTARILLA DE DRENAJE SANITARIO EN LA ESQUINA NOROESTE DE LA CALLE DANDELION Y CALLE ALBERTA.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION LAS OLAS ESTATES SUBDIVISION CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE DIAMETRO DE 12" QUE SE GRIFO EN EL EXISTENTE ALICANTARILLA. ESTA LINEA DE 12" ENTONCES CORRE AL RUMBO SUR EN LA VIA DE DERECHO SUR DE LA CARRETERA ALBERTA, A UNA ALICANTARILLA DE DRENAJE SANITARIO PROPUETO. UNA LINEA DE 12" DRENAJE SANITARIO ENTONCES CORRE AL RUMBO ESTE EN LA VIA DE DERECHO DEL SUR DE ALBERTA A UN PROPUETO ALICANTARILLA DONDE UNA LINEA DE DRENAJE DE 12" GIRA AL SUR EN EL OESTE VIA DE DERECHO DE LA CALLE LA CIMA. UNA LINEA DE DRENAJE SANITARIO DE 10" CORRE AL RUMBO EL OESTE DE LA MANERA SUR DE LA CARRETERA DE ALBERTA A UN ALICANTARILLA PROPUETO DONDE UNA LINEA SANITARIA DE 10" GIRA EL SUR A LA VUELTA DE LA MANERA DE LA OLA. ESTAS DOS LINEAS DE SEWER SANITARIOS SE CONECTAN CON MANHOLES A UNA LINEA DE SEWER SANITARIA DE 10" PROPUETO EN EL NORTE DERECHO DE MANERA DE CALLE VANESSA. UN LATERAL DE DRENAJE SANITARIO PROPUETO DE 10" UBICADO EN LADO ESTE DE LA VI DE DERECHO DE CALLE LA MAREA.

HABRA CIENTO Y DOS (102) CONEXIONES DE SERVICIO DE 4"

LAS LINEAS DE DRENAJE SANITARIAS QUE VAN DESDE 8" HASTA DE 12", Y (15) ALICANTARILLAS DE DRENAJE SANITARIOS HAN SIDO INSTALADOS A UN COSTO TOTAL \$ _____ O \$ _____ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. LA SUMA DE \$ 1,275.00 QUE CUBRE LOS \$12.50 POR LOTE COMO SE ESTABLECE EN EL ACUERDO DE SERVICIO DE AGUA DE RESIDUOS DE 30 años QUE SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y CARGOS DE ACUERDO, Y TODOS LOS MIEMBROS U OTROS CARGOS ASOCIADAS CON LA CONECTANDO LOS LOTS INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. LAS INSTALACIONES DE AGUA DE RESIDUOS COMPLETOS HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADO EN EL CONDADO DE HIDALGO.

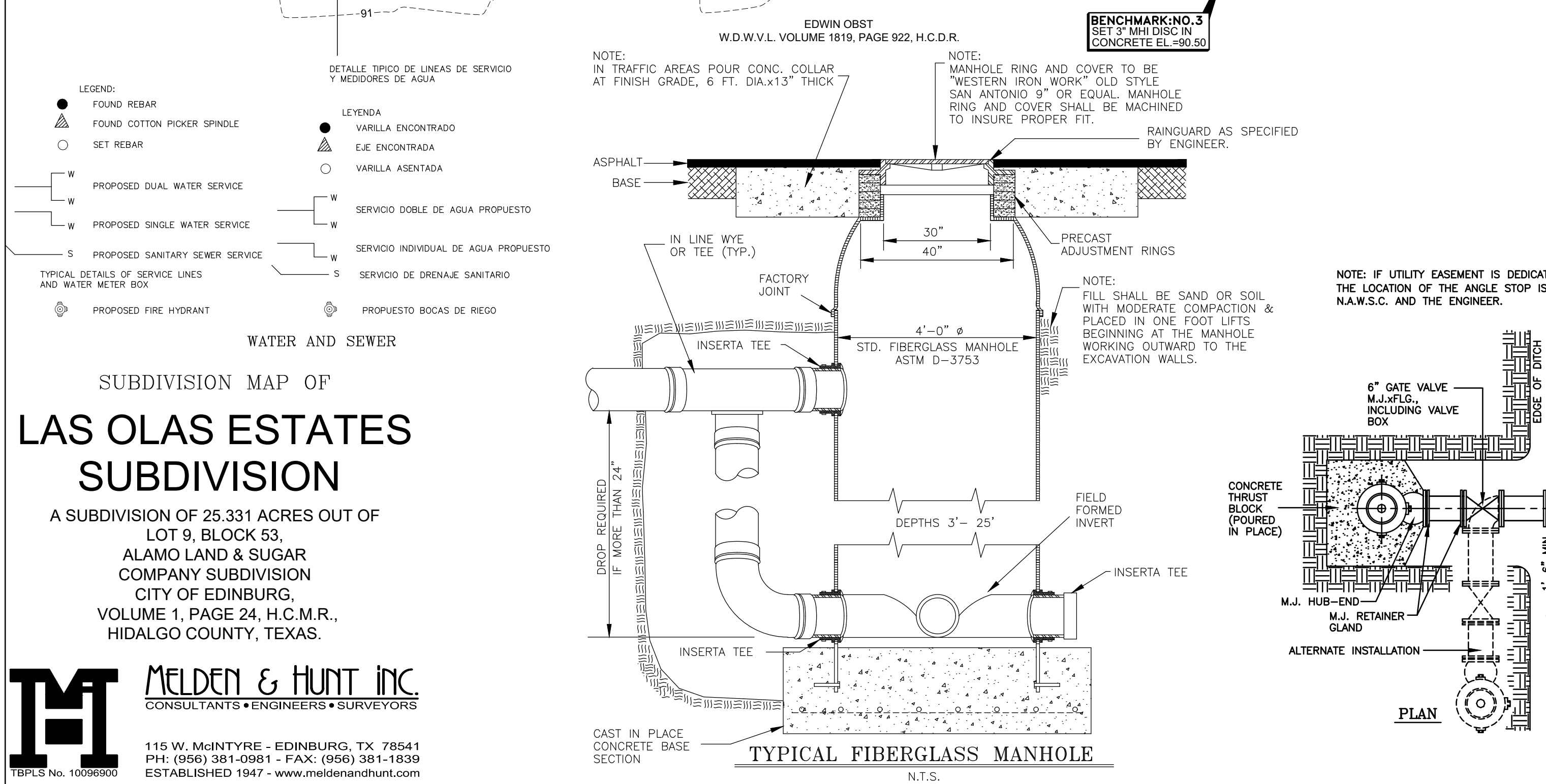
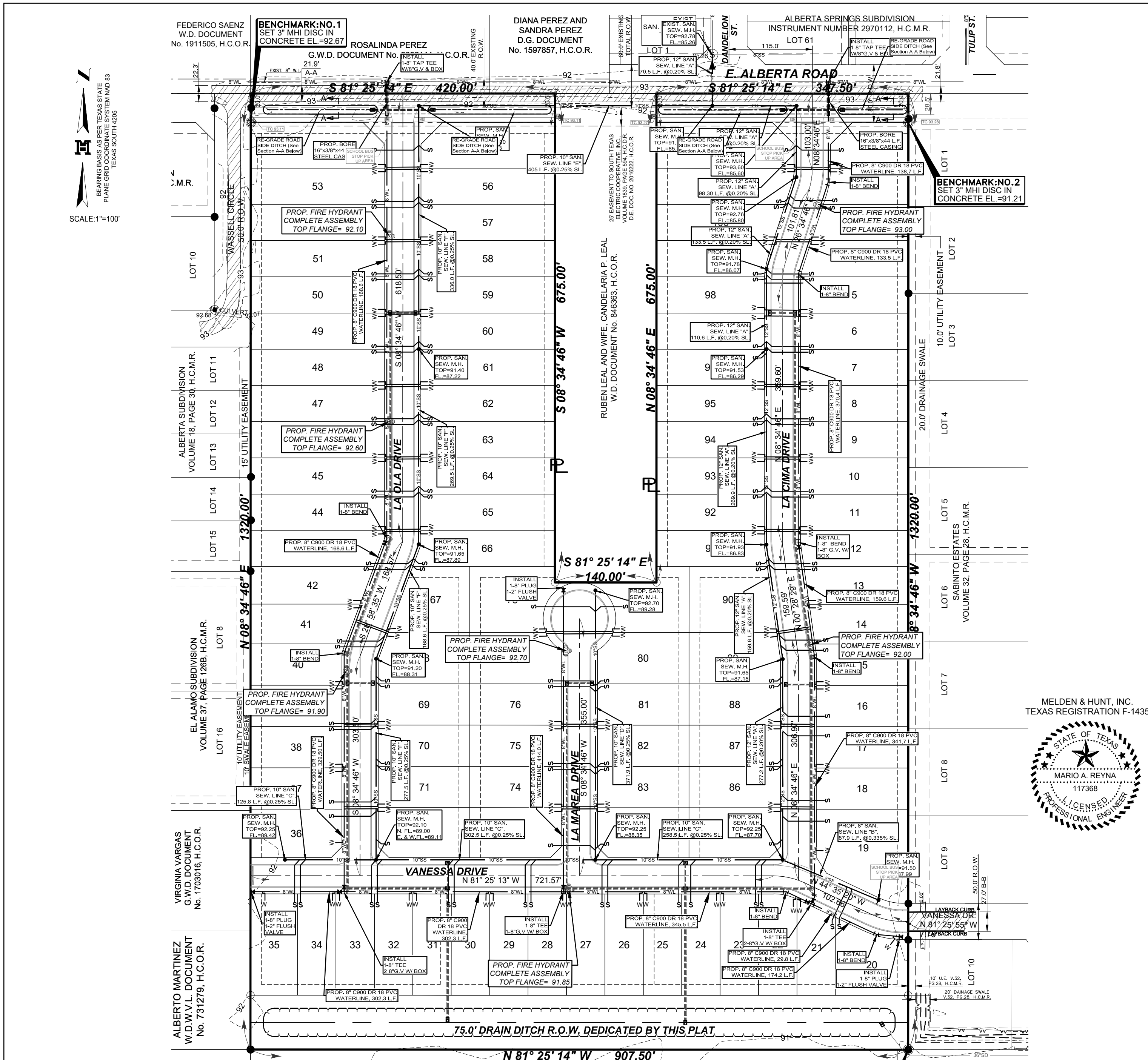
CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON (LAS REGLAS GOVERNANDO A LAS SUBDIVISIONES), ADOPTADAS BAJO LA SECCION 16.343, DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SANITARIO, SON LOS SIGUIENTES:

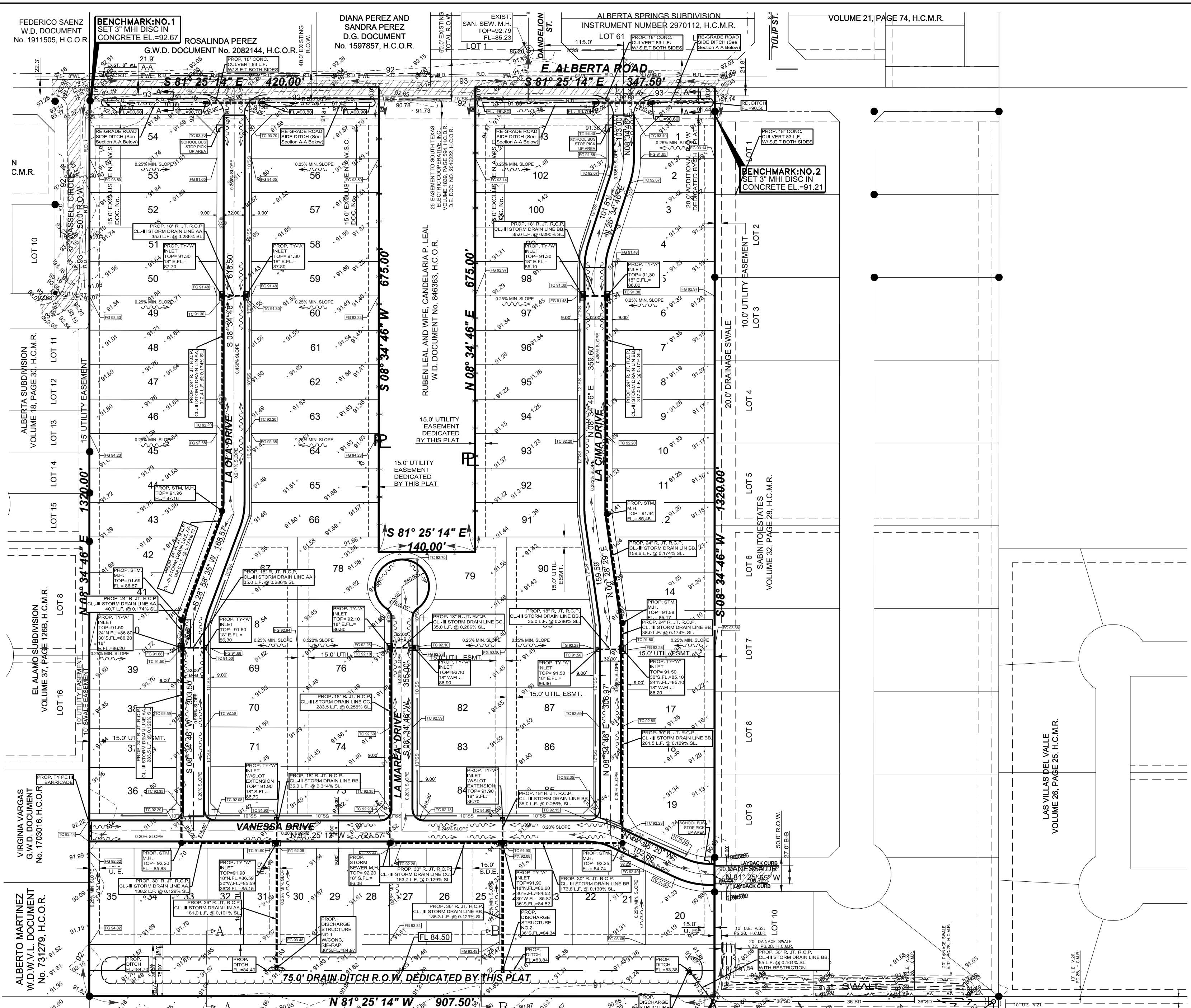
INSTALACIONES DE AGUA - EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE U.S.\$ _____ O U.S.\$ _____ POR LOTE.

INSTALACIONES DE DRENAJE SANITARIO - EL SISTEMA DE DRENAJE SANITARIO SE ESTIMA UN COSTO TOTAL DE U.S.\$ _____ O U.S.\$ _____ POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____



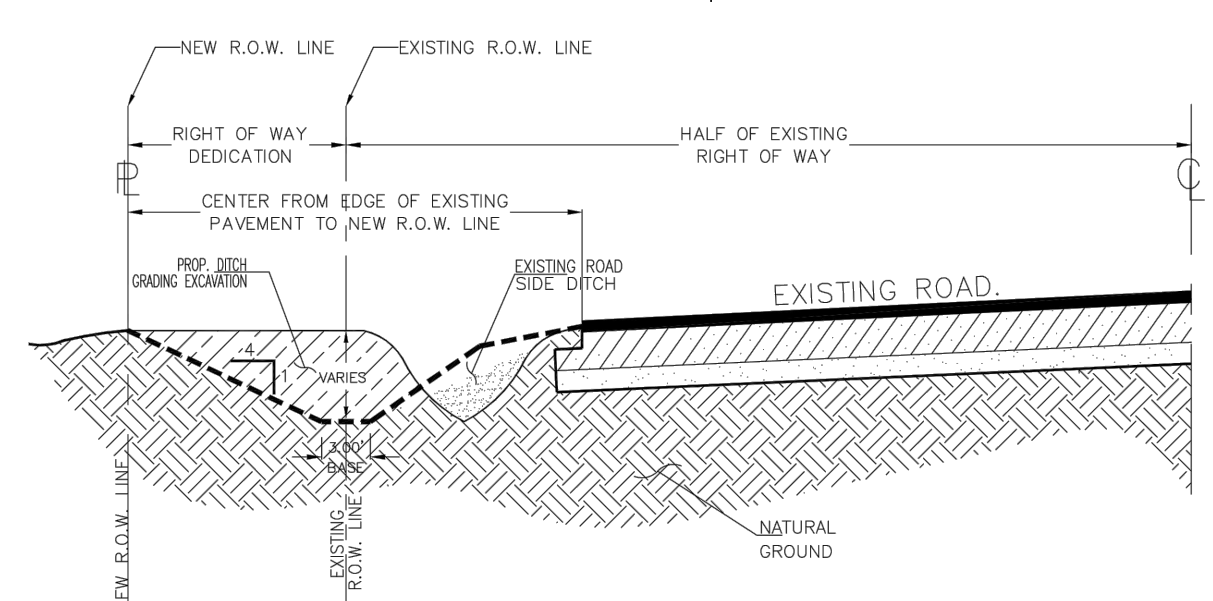
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
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SUBDIVISION MAP OF
LAS OLAS ESTATES
SUBDIVISION

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.

RECONSTRUCTION OF ROAD SIDE DITCH



HIDALGO COUNTY PLANNING DEPARTMENT
ROAD DITCH SECTION A-A

N.T.S.
NOTE: CONTRACTOR TO RE-GRADE ROAD SIDE DITCH
ALONG THE SOUTH SIDE OF E. ALBERTA ROAD
TO COUNTY SPECIFICATIONS.

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 FLOOD 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").

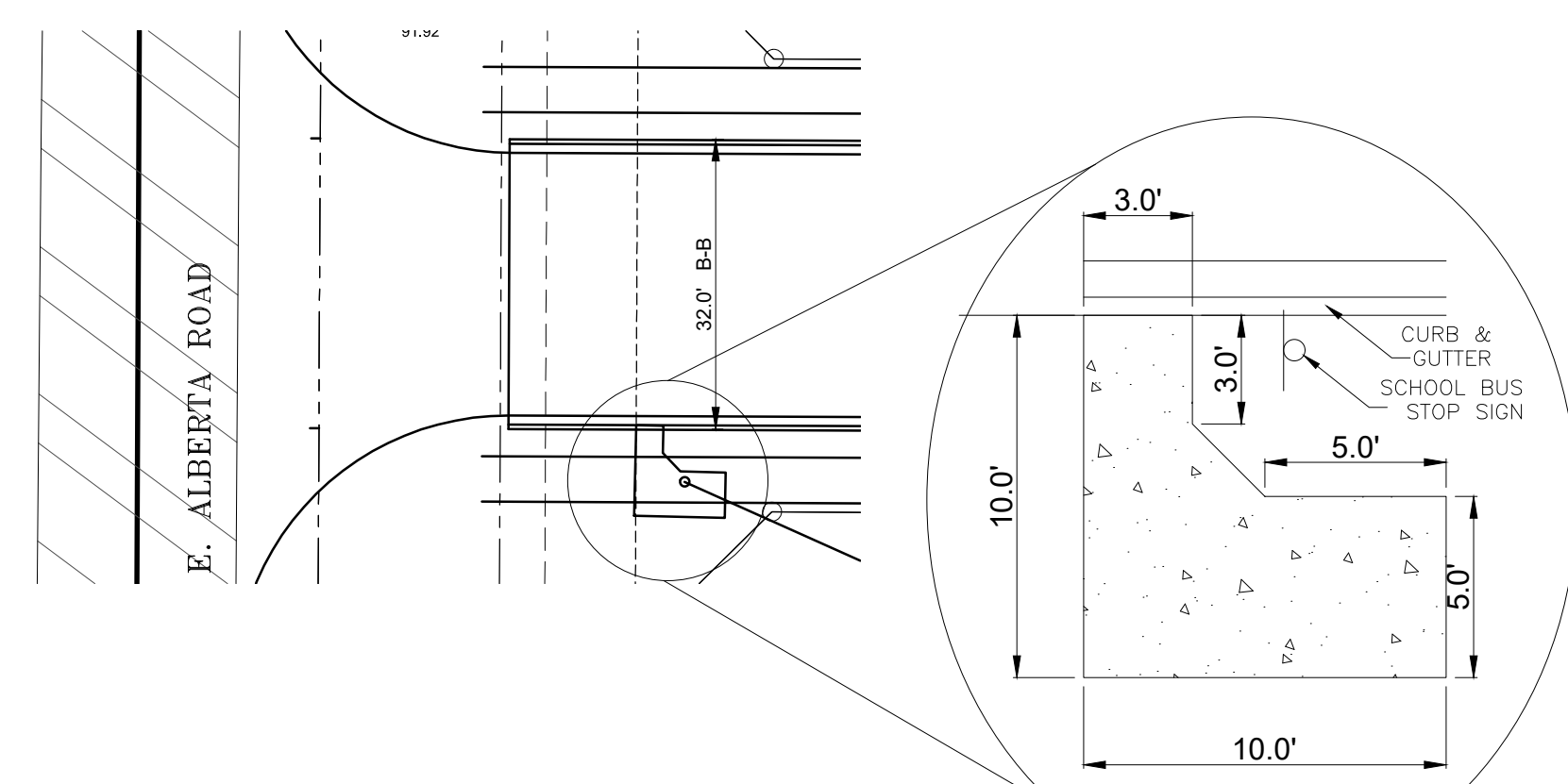
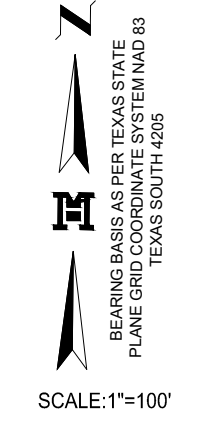
EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 8.65 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF BY 46.80 C.F.S. TO A TOTAL OF 55.45 C.F.S.

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.

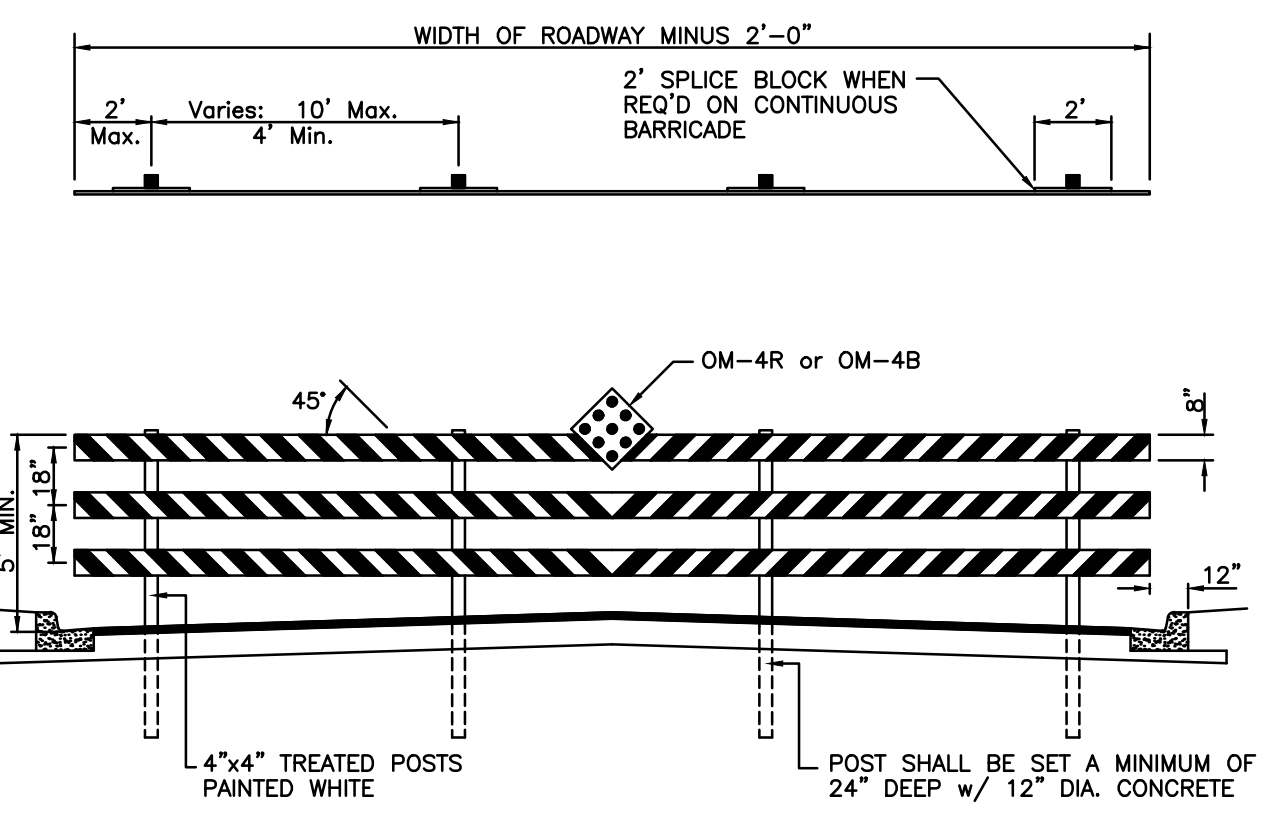
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF FROM THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 102,660 CUBIC FEET OF DETENTION WILL BE PROVIDED WITH A PROPOSED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

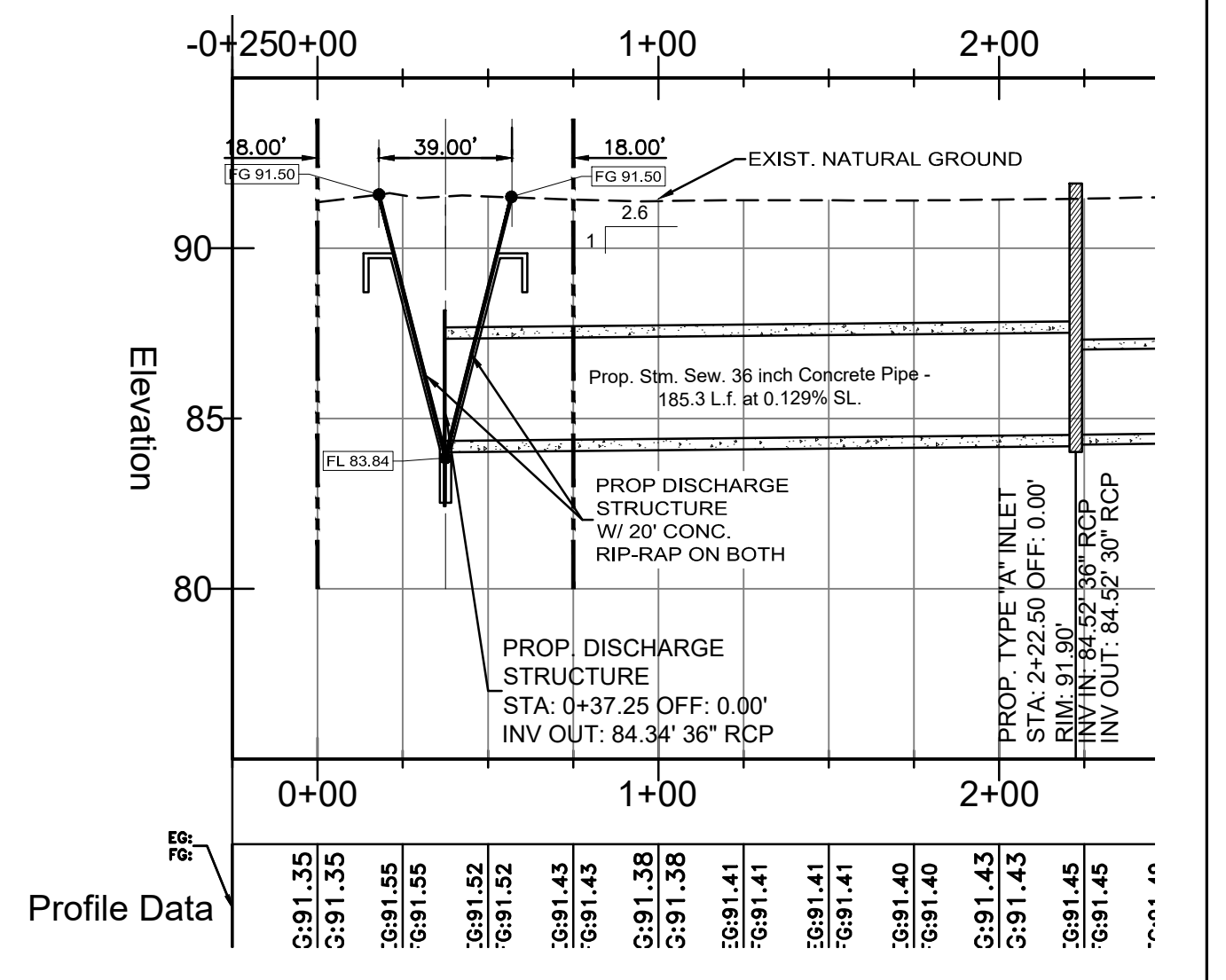
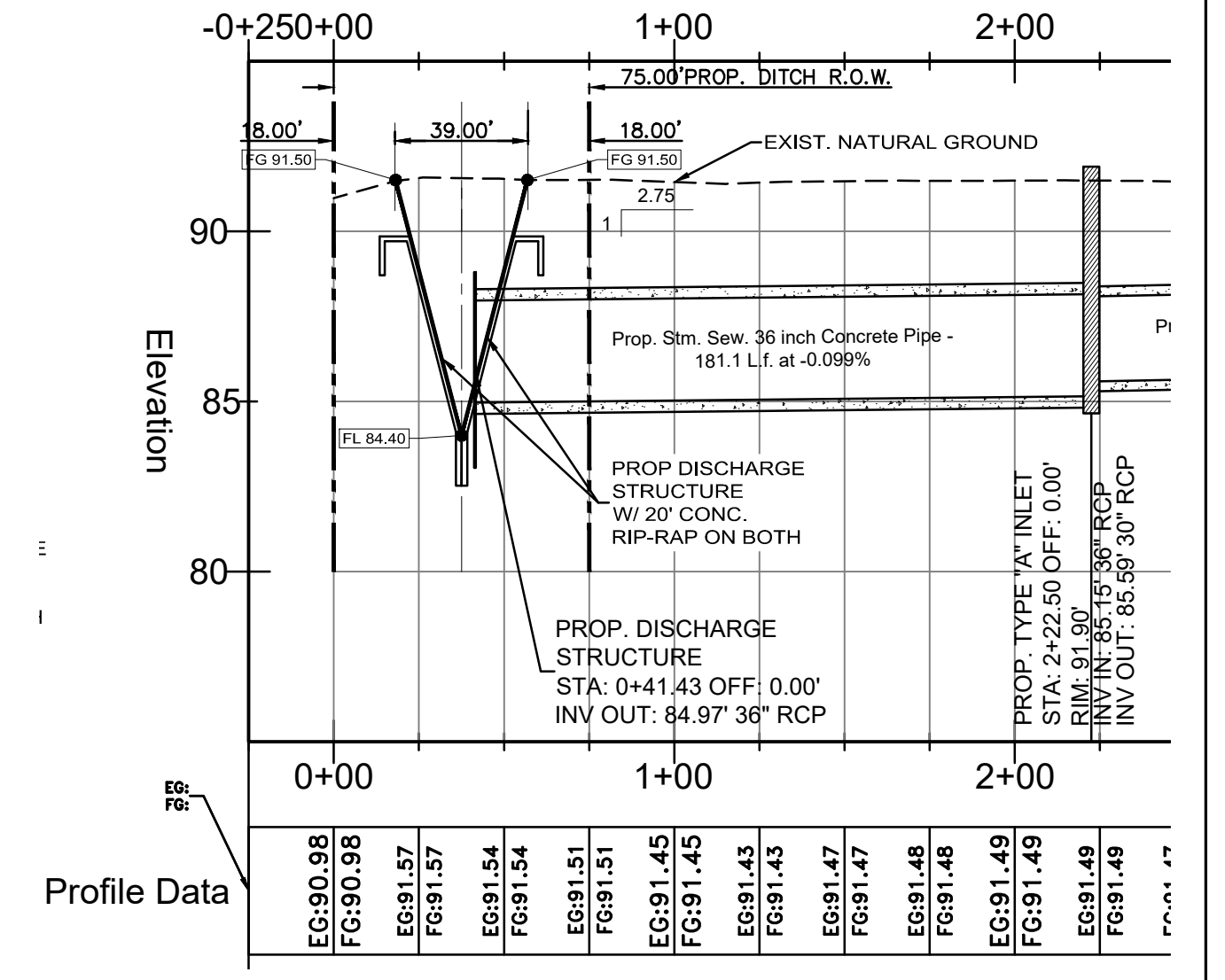


SCHOOL BUS STOP
PICKUP AREA ON EACH STREET



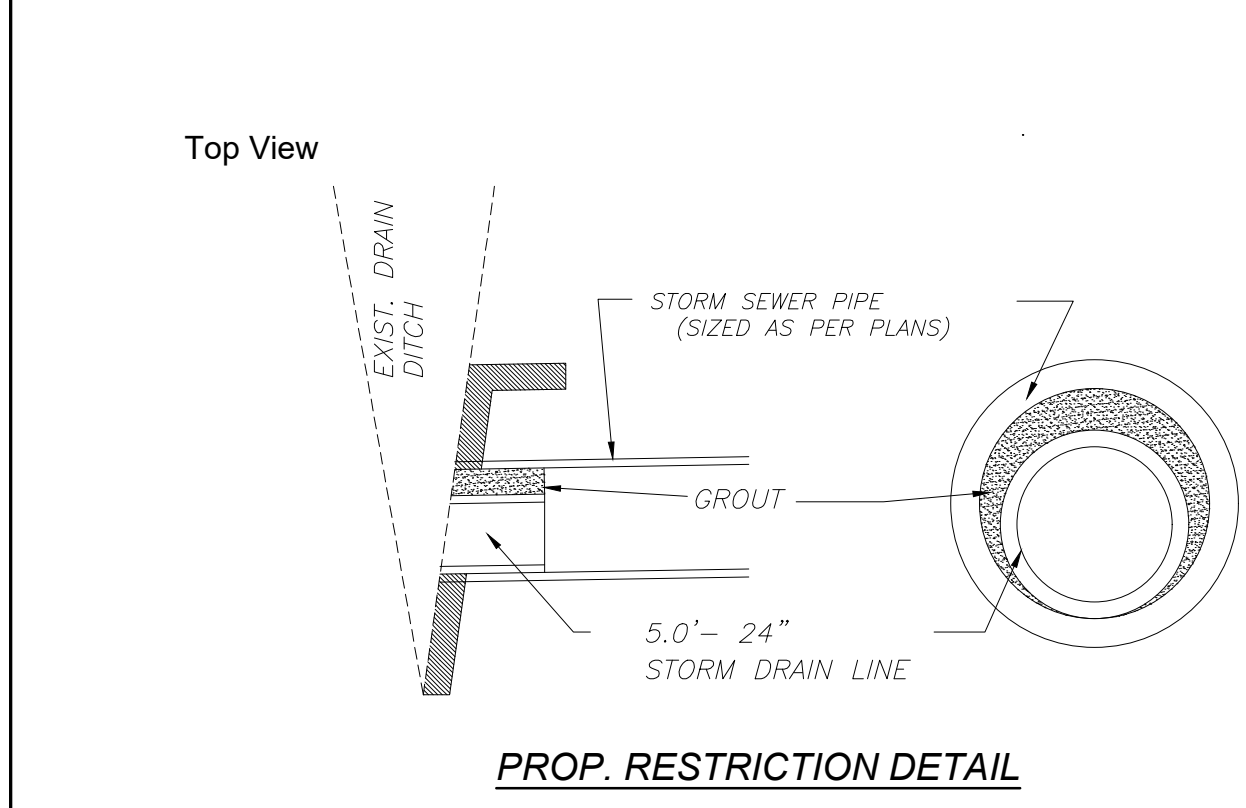
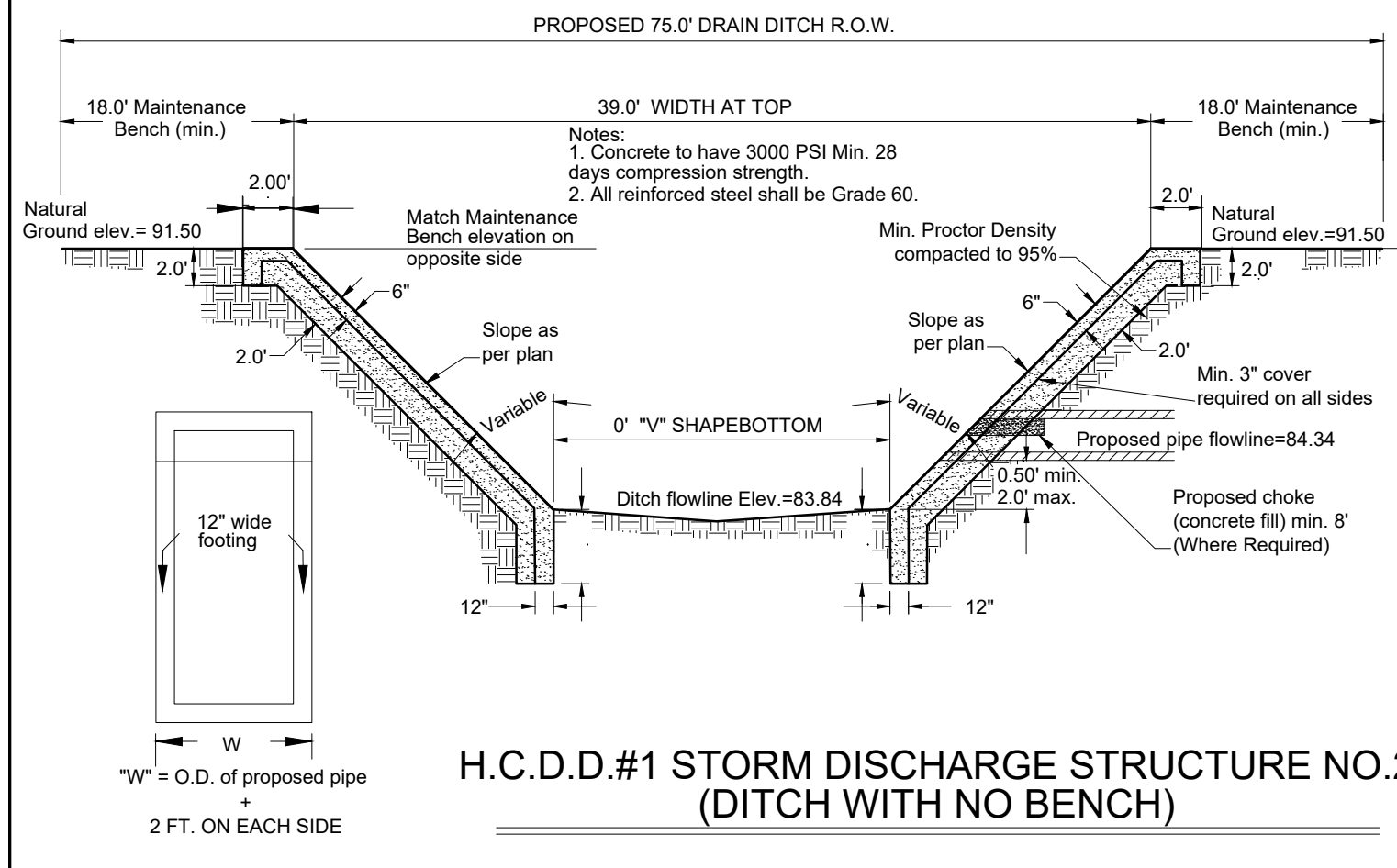
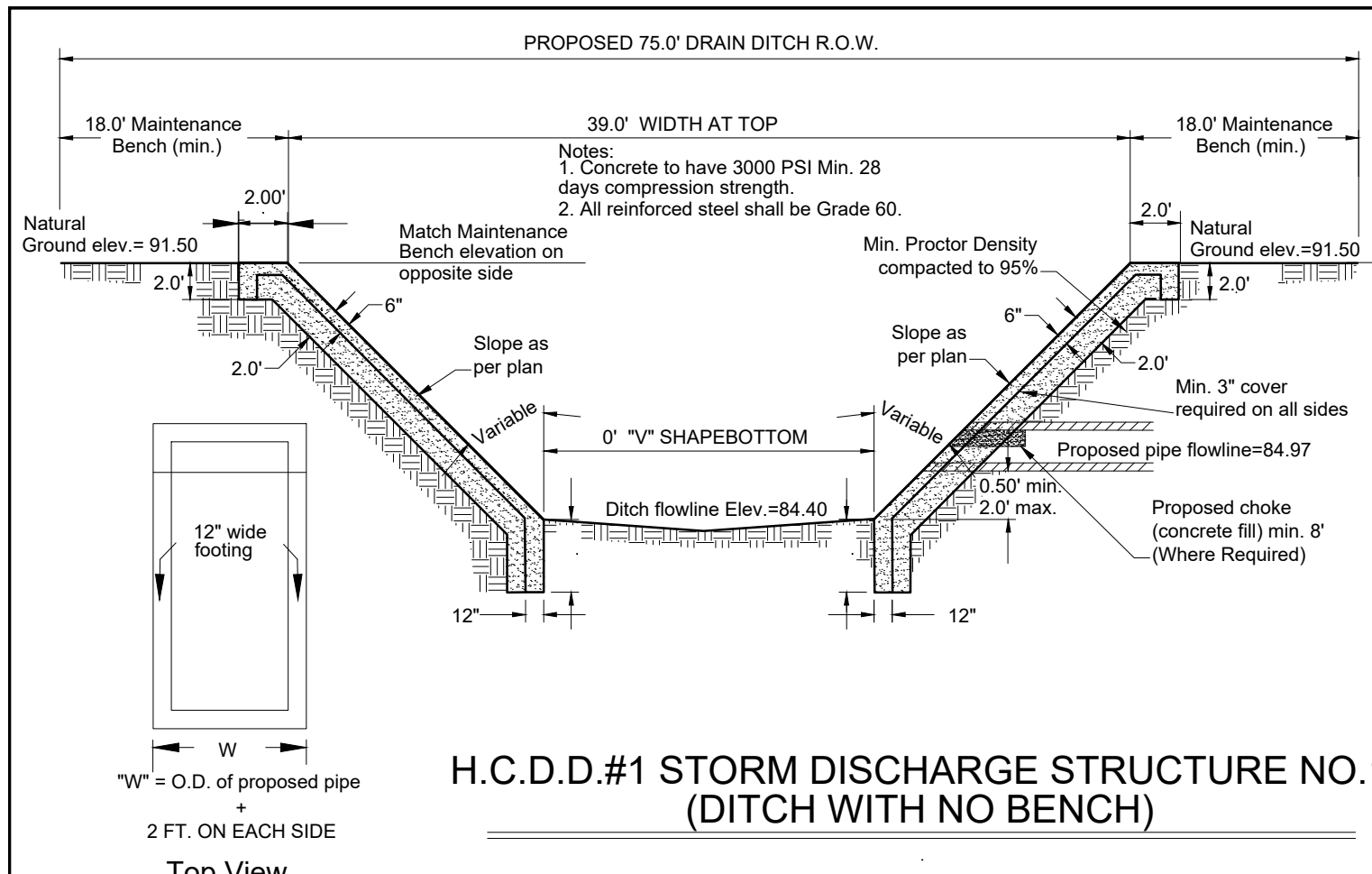
TYPE III DEAD-END STREET BARRICADE

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.

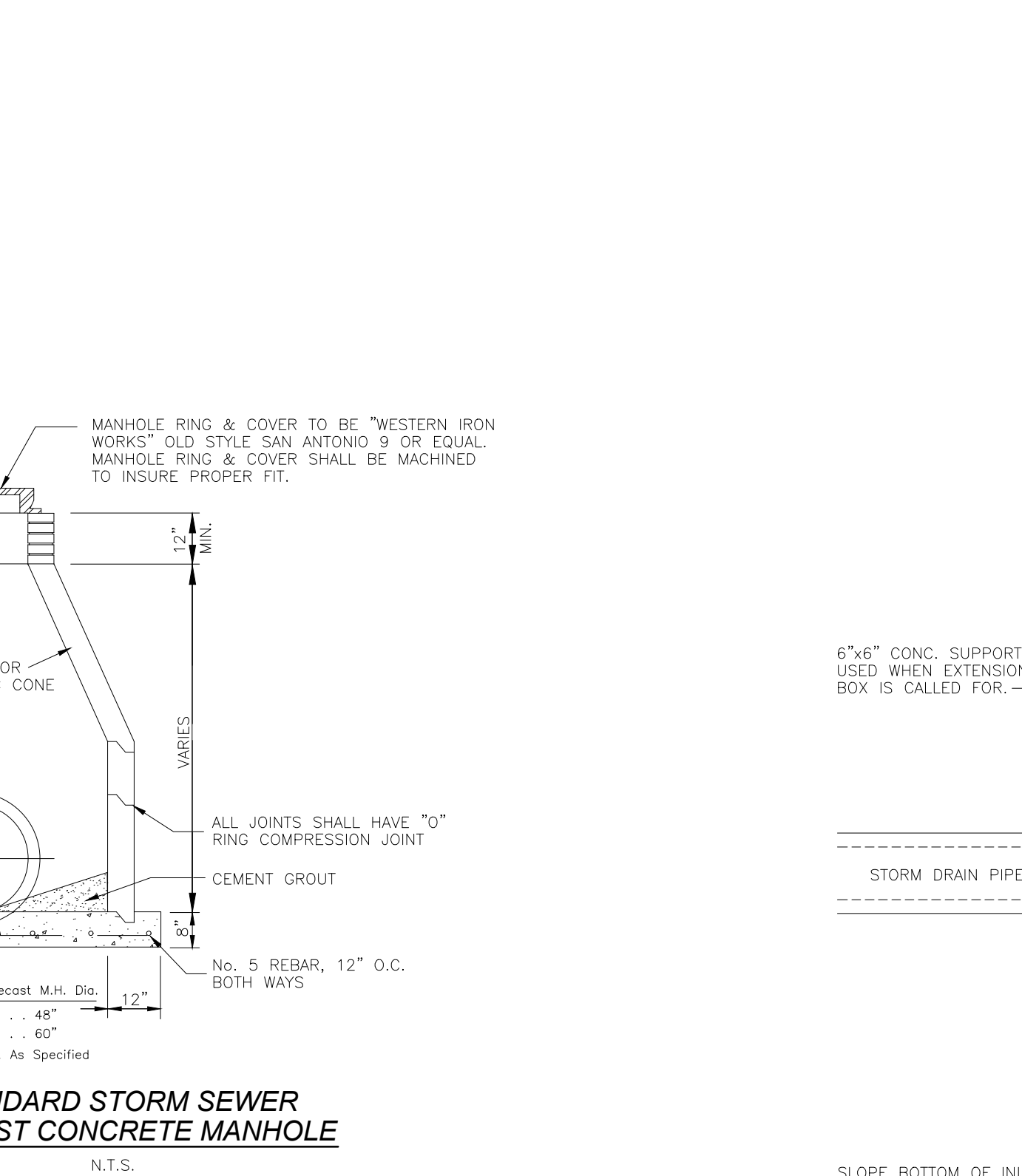
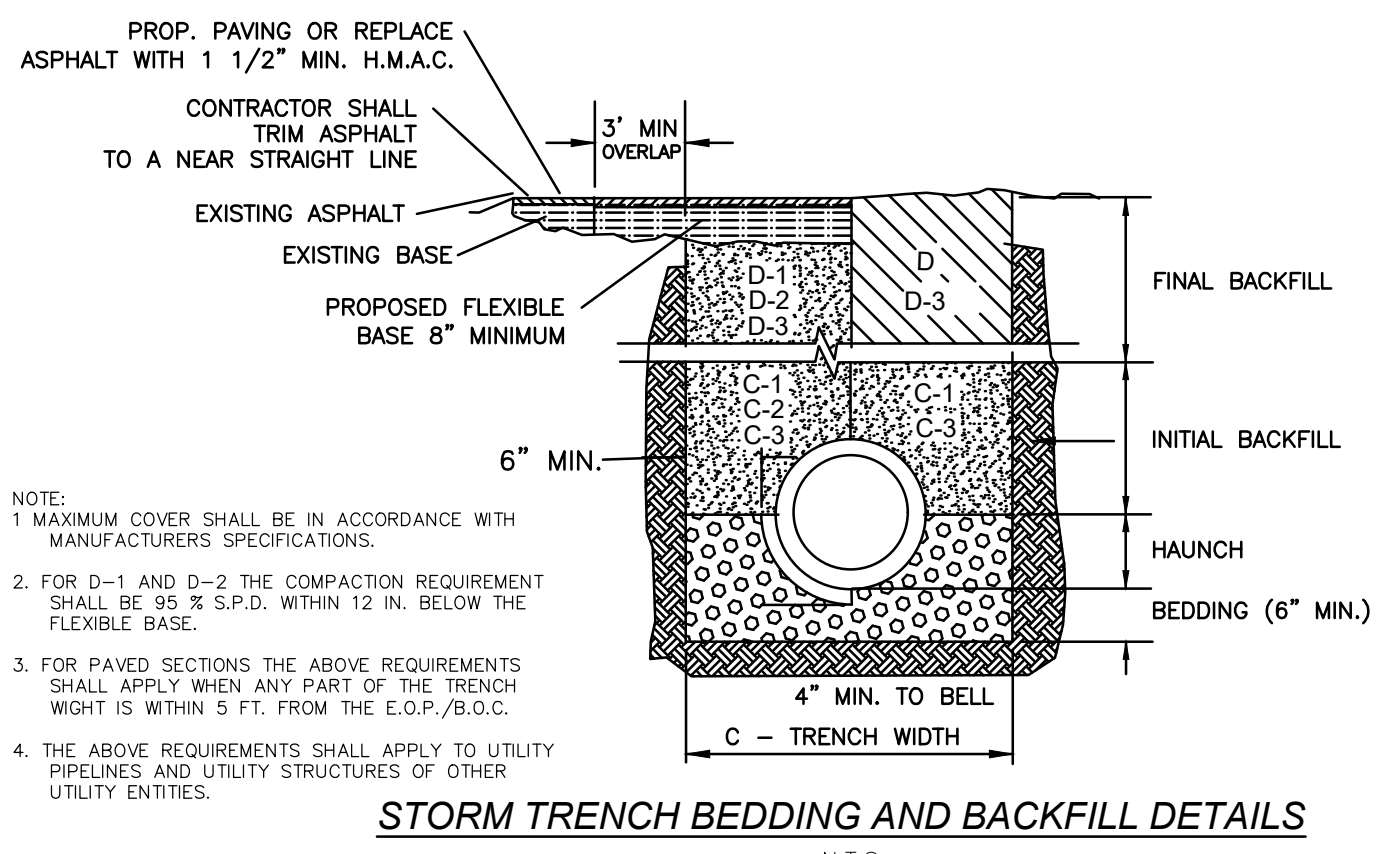


SECTION "BB"

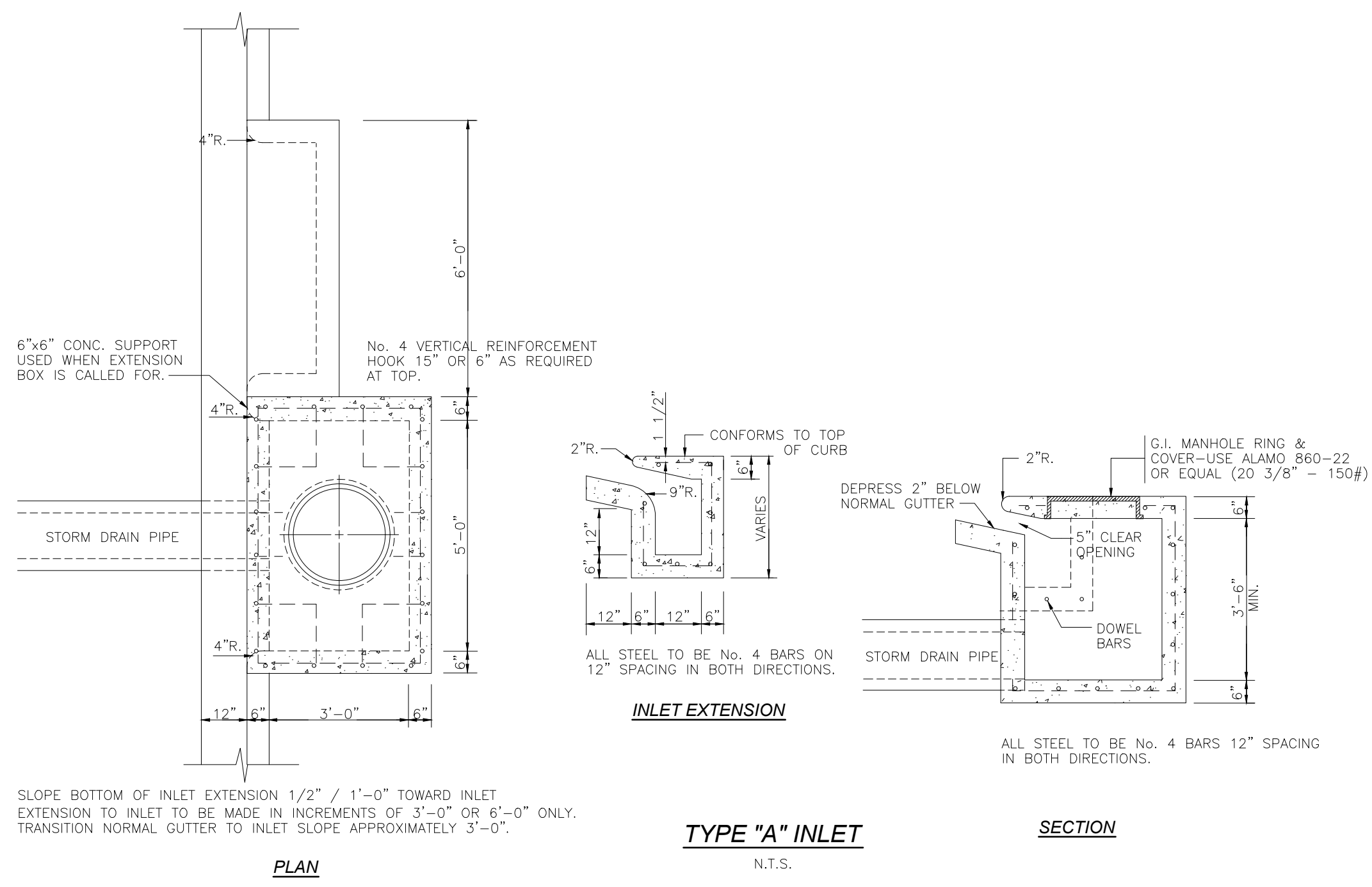
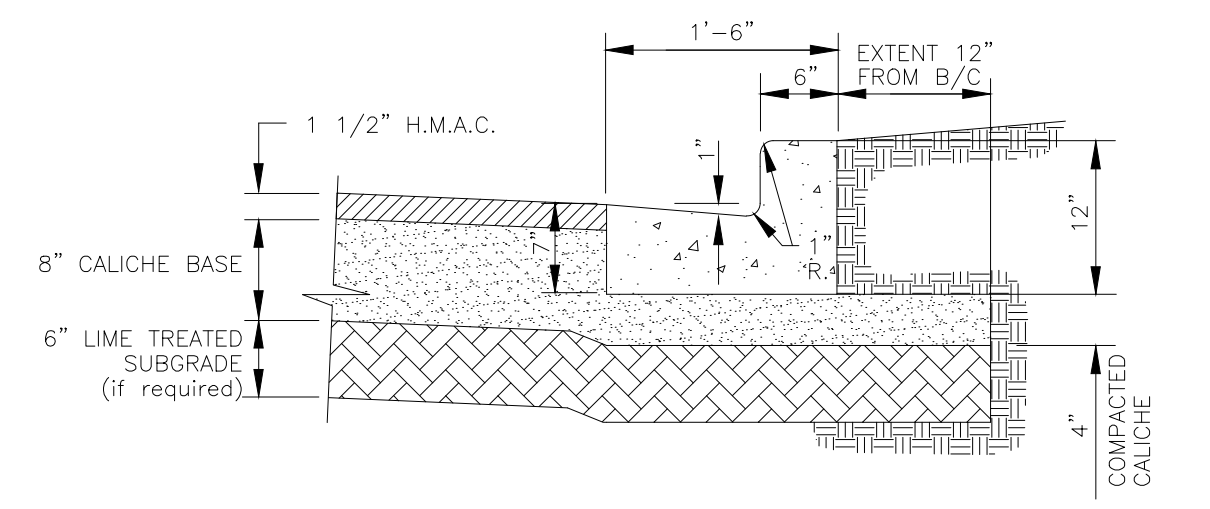




DETENTION REQUIRED: = 102,660.00 CF
 DETENTION PROVIDED = 109,620.00 CF

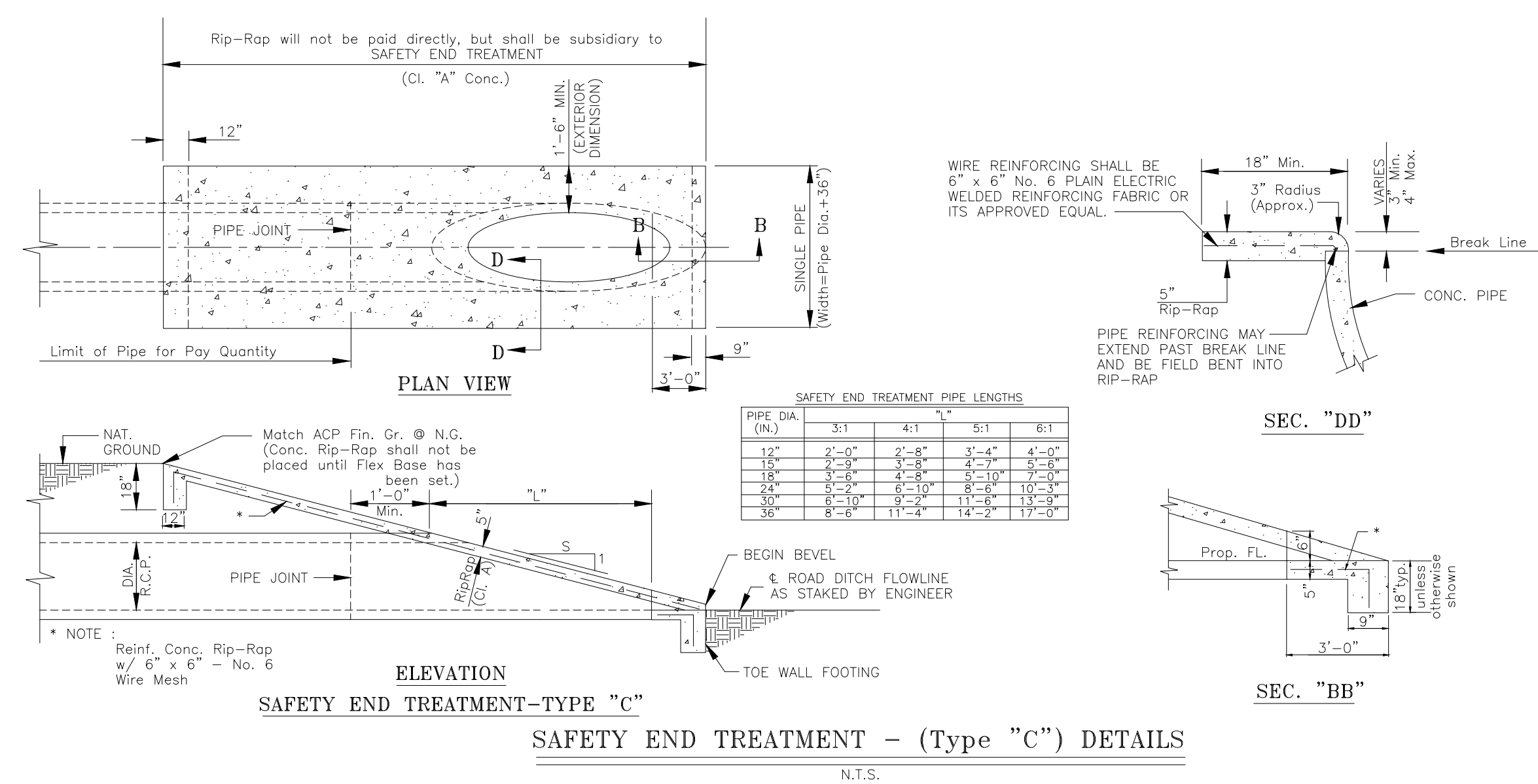


- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 2" MAX SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR 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 STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) 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 III, 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 SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) 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 SOIL TYPE 1A, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (MILLFILLS, 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 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



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.



MINOR RESIDENTIAL STREET SECTION

