



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-24-2020

PROPOSED SAN JACINTO ESTATES NO. 10 PHASE II SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: JACINTO GARZA, PRESIDENT OF SAN JACINTO ENTERPRISES, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 48  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 4

LOCATION DESCRIPTION: NORTH SIDE OF MILE 10 NORTH ROAD APPROXIMATELY 1,370 FEET WEST OF MILE 4 WEST ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF WESLACO AND WAS APPROVED ADMINISTRATIVELY BY SAID CITY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-17-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 35.00 FEET ONTO MILE 10 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-03-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

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

SEWER SYSTEM:  SANITARY SEWER BY: WESLACO LINE SIZE: 12" LOCATION: MILE 10 NORTH ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: MILE 10 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-31-2020: 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 WESLACO.

**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.



A 13.49 ACRE TRACT OF LAND OUT OF FARM TRACT 94, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2873612, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR SAN JACINTO ESTATES No. 10 PHASE II BY MARCO A. GONZALEZ, P.E.

WATER SUPPLY: Description and Costs. SAN JACINTO ESTATES No. 10 PHASE II WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.).

THE WATER SYSTEM FOR SAN JACINTO ESTATES No. 10 PHASE II WILL CONSIST OF AN FOUR (4) 8" DIAMETER WATERLINE THAT CONNECTS TO THE 8" WATERLINE ON QUARTER STREET, THE 8" WATERLINES RUN WEST ALONG THE NORTH SIDE OF AURORA STREET, NORTH SIDE OF SUMMERVIEW DRIVE, SOUTH SIDE OF ALMA STREET AND SOUTH SIDE OF RANCHO VIEJO STREET. THEY ALL END WITH A 2" FLUSH VALVE LOCATED ON THE WEST SIDE OF THE SUBDIVISION.

ADDITIONALLY AN 8" DIAMETER WATERLINES WILL BE EXTENDED WEST ALONG THE NORTH SIDE OF MILE 10 NORTH ROAD, ENDING WITH A 2" FLUSH VALVE. FROM THE 8" WATERLINE, TWENTY-FOUR (24) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINES, THE 1" DUAL SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ OR \$ 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 MEMBERSHIPS 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 WILL INSTALL FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ FOR 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. SAN JACINTO ESTATES No. 10 PHASE II IS TREATED BY WASTEWATER SERVICE FROM THE CITY OF WESLACO. THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF WESLACO PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND THE CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISHED THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN 8" DIAMETER SEWER LINE ALONG THE EAST SIDE OF QUARTER STREET THAT WILL BE CONSTRUCTED DURING SAN JACINTO ESTATES No. 10 PHASE I.

THE SANITARY SEWER SYSTEM FOR SAN JACINTO ESTATES No. 10 PHASE II CONSIST OF AN 8" DIAMETER SEWER LINE THAT RUNS WEST ALONG THE SOUTH SIDE OF AURORA STREET AND ENDS WITH A MANHOLE IN FRONT OF LOT 150. ANOTHER 8" DIAMETER SEWER LINE THAT RUNS WEST ALONG THE SOUTH SIDE OF SUMMERVIEW DRIVE AND ENDS WITH A MANHOLE IN FRONT OF LOT 162. A THIRD 8" DIAMETER SEWER LINE THAT RUNS WEST ALONG THE NORTH SIDE OF ALMA STREET AND ENDS WITH A MANHOLE IN FRONT OF LOT 175. THE FINAL 8" DIAMETER SEWER LINE THAT RUNS WEST ALONG THE NORTH SIDE OF RANCHO VIEJO STREET AND ENDS WITH A MANHOLE IN FRONT OF LOT 187.

FROM THE 8" LINE, ONE HUNDRED FORTY-EIGHT (48) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT. THE 8" SEWER LINES, THE 4" SERVICE LINES AND THE SANITARY SEWER MANHOLES WILL BE INSTALL AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF WESLACO THE SUM OF \$ WHICH COVERS THE \$ PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF WESLACO. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF WESLACO 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 SANITARY SEWER DISTRIBUTION SYSTEM DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND SANITARY SEWER DISTRIBUTION SYSTEM, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES—THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.

SEWAGE FACILITIES—SANITARY SEWER DISTRIBUTION SYSTEM WAS FULLY CONSTRUCTED AT A COST OF \$ WHICH EQUALS TO \$ PER LOT.



MARCO A. GONZALEZ P.E. 120016 DATE 3-13-20

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN JACINTO ESTATES No. 10 PHASE II POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Description y Gastos. SAN JACINTO ESTATES No. 10 PHASE II SERA PROVISITA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.).

EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO ESTE DE QUARTER STREET.

EL SISTEMA DE AGUA PARA SAN JACINTO ESTATES No. 10 PHASE II CONSISTIRA DE CUATRO (4) LINEAS DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA DE AGUA DE 8" QUE CORRE POR QUARTER STREET. LAS LINEAS DE AGUA DE 8" DIAMETRO CORREN POR EL LADO NORTE DE AURORA STREET, EL LADO NORTE DE SUMMERVIEW DRIVE, POR EL LADO SUR DE ALMA STREET Y POR EL LADO SUR DE RANCHO VIEJO STREET. LAS LINEAS DE AGUA DE 8" DE DIAMETRO TERMINAN CON UNA VALVULA DE 2" LOCALIZADO EN EL LADO OESTE DE LA SUBDIVISION.

OTRA LINEA DE AGUA DE 8" DE DIAMETRO SE EXTENDERA POR EL LADO NORTE DE LA CALLE MILE 10 NORTH ROAD, TERMINANDO CON UNA VALVULA DE 2".

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN VEINTI CUATRO (24) 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" DE DIAMETRO PARA CADA LOTE.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES DE AGUA SERAN INSTALADOS A UN COSTO TOTAL DE US\$ O US\$ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ O US\$ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRAS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN INSTALARA CUATRO (4) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ . 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: Description y Gastos. LA SUBDIVISION SAN JACINTO ESTATES No. 10 PHASE II RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE WESLACO, HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO CUENTA CON UNA LINEA DE DRENAJE DE 12" PULGADAS DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE QUARTER STREET QUE SERA CONSTRUIDA DURANTE SAN JACINTO ESTATE No. 10 PHASE I.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION SAN JACINTO ESTATES No. 10 PHASE I CONSISTE DE UN CONDUCTO DE DRENAJE DE 8" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE AURORA STREET Y TERMINA CON UNA ALcantarilla LOCALIZADA EN FRENTE DE LOTE 150.

OTRO CONDUCTO DE DRENAJE DE 8" DE DIAMETRO CORRE POR EL LADO SUR DE LA CALLE SUMMERVIEW DRIVE Y TERMINA CON UNA ALcantarilla LOCALIZADA EN FRENTE DE LOTE 162.

OTRO CONDUCTO DE DRENAJE DE 8" DE DIAMETRO CORRE POR EL LADO NORTE DE LA CALLE SUMMERVIEW DRIVE Y TERMINA CON UNA ALcantarilla LOCALIZADA EN FRENTE DE LOTE 175.

EL ULTIMO CONDUCTO DE DRENAJE DE 8" DE DIAMETRO CORRE POR EL LADO NORTE DE LA CALLE RANCHO VIEJO STREET Y TERMINA CON UNA ALcantarilla LOCALIZADA EN FRENTE DE LOTE 187.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS CUARENTA OCHO (48) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 8 PULGADAS, LA LINEA 4 Y LAS ALcantarillas SERAN INSTALADAS, HA UN COSTO TOTAL DE US\$ O US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE WESLACO UN COSTO TOTAL DE US\$ O US\$ POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

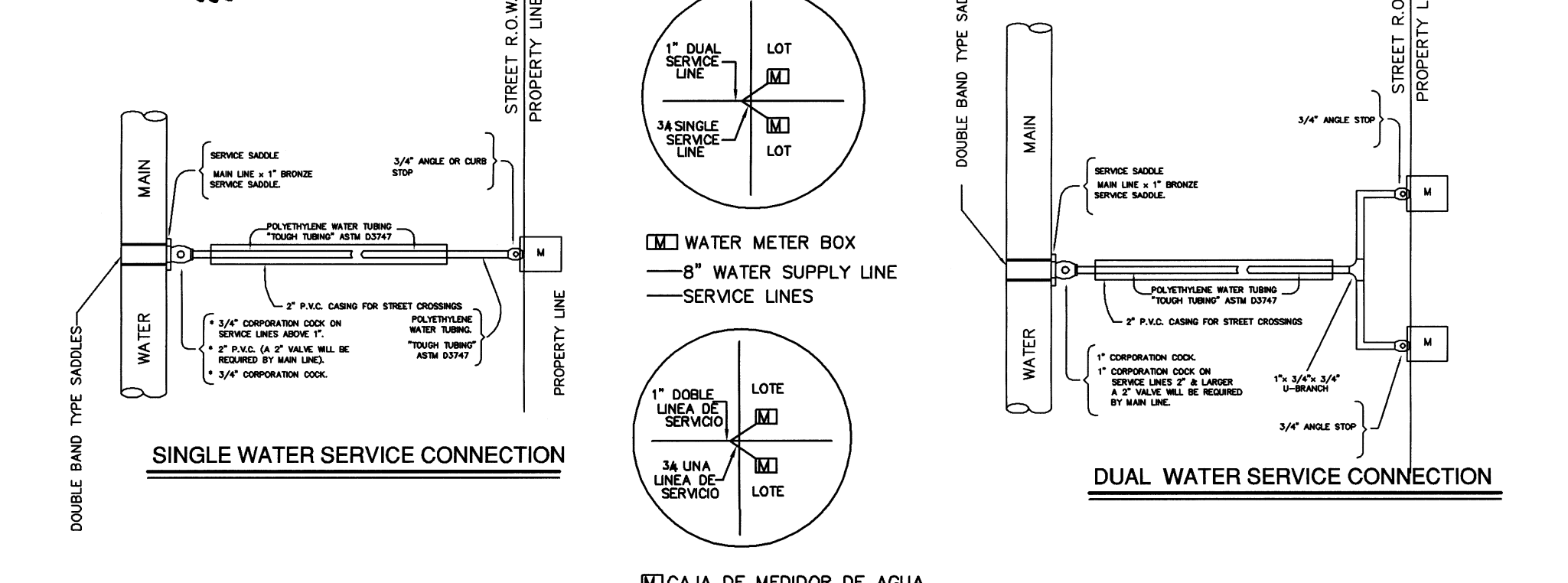
CERTIFICACION: CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS Y COBERANZA) A LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS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

AGUA: EL SISTEMA DE AGUA SERA CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ O \$ POR LOTE.

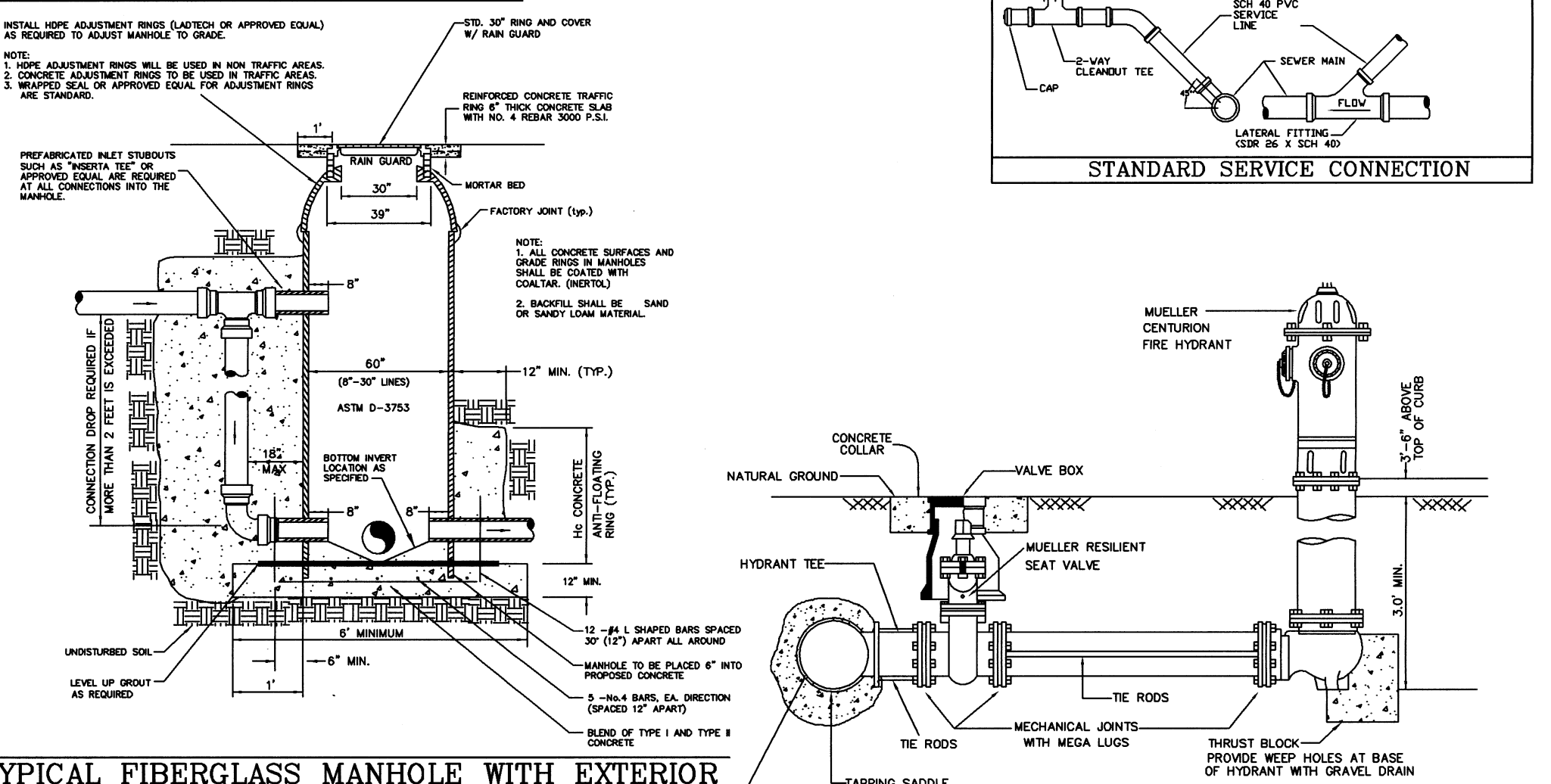
DRENAJE: SE ESTIMA QUE TODO EL SISTEMA DE DRENAJE SANITARIO SERA INSTALADO Y COSTARAN US\$ POR TODO(TODO INCLUSO) A UN COSTO DE US\$ PARA LOTE.



MARCO A. GONZALEZ P.E. 120016 DATE 3-13-20



STANDARD SANITARY SEWER CONSTRUCTION DETAILS



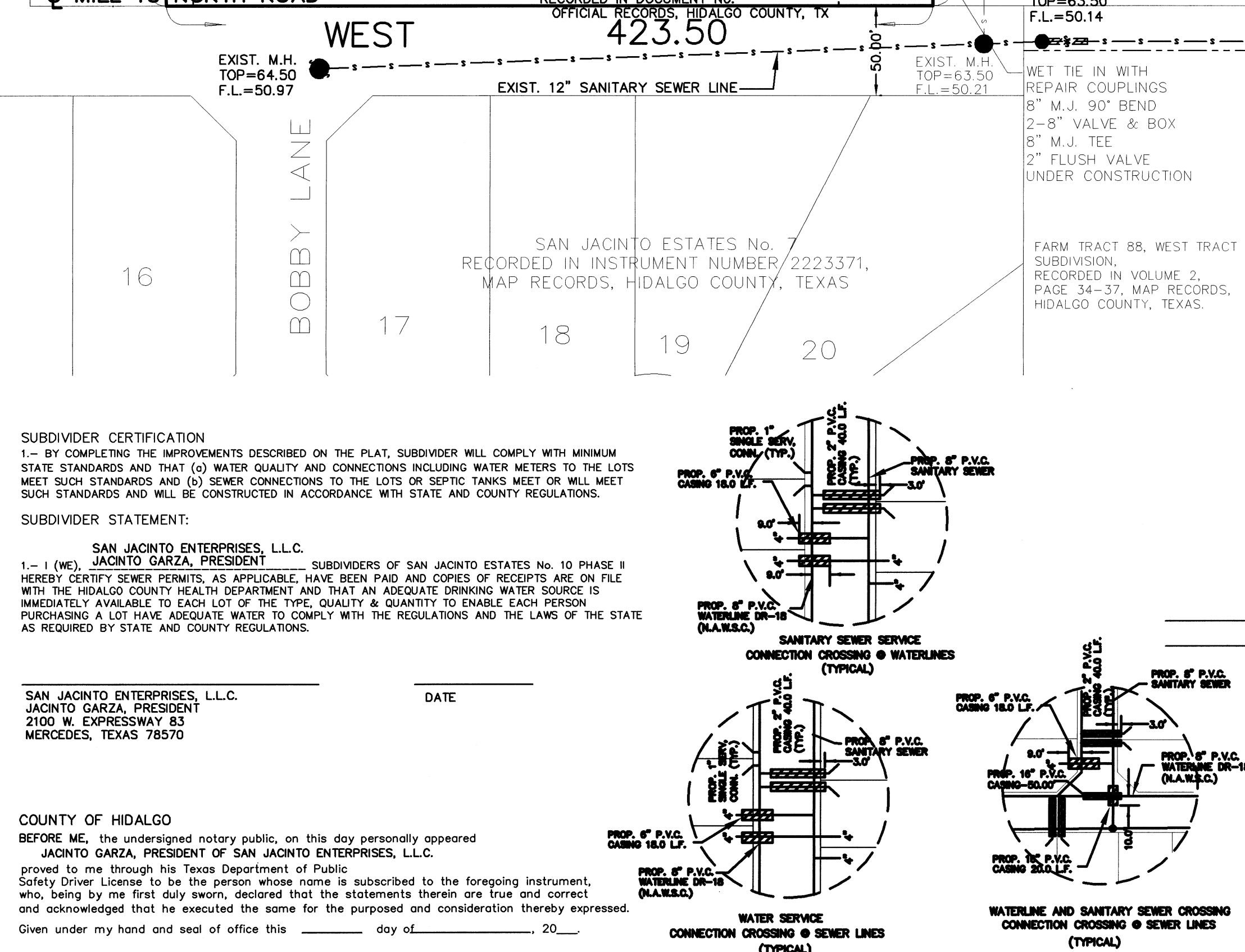
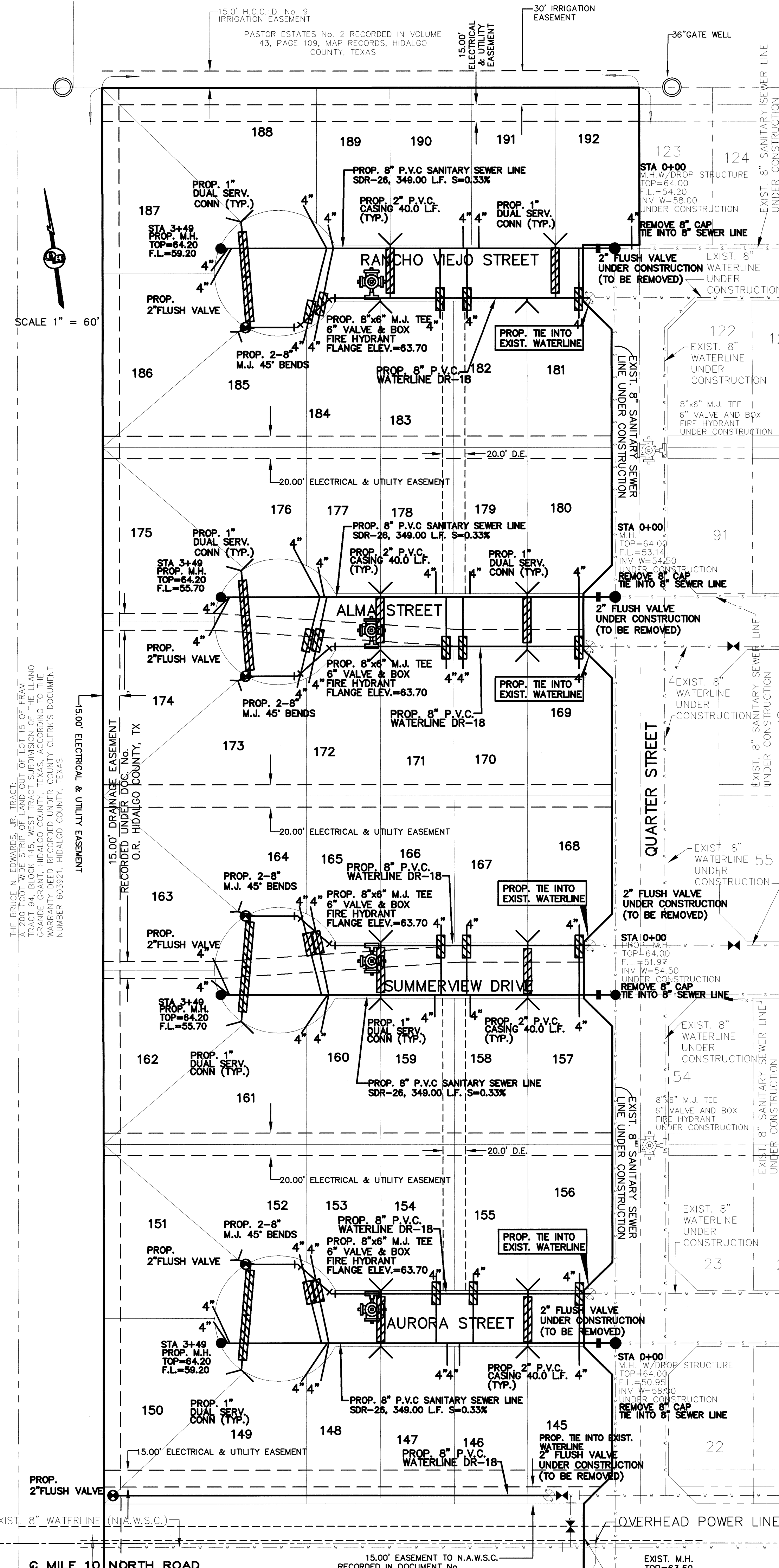
TYPICAL FIBERGLASS MANHOLE WITH EXTERIOR

NAWSC FIRE HYDRANT

Table with columns: No., Sheet, REVISION NOTES, Date, Approved. Includes a list of revisions and a signature line for the engineer.

FILED FOR RECORD IN HIDALGO COUNTY, TEXAS. ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK. ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS. BY: \_\_\_\_\_ DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 77539 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00 PHONE 956-381-6480 FAX 956-381-0527 ALFONSO@QHA-ENG.COM



SUBDIVIDER CERTIFICATION. I, \_\_\_\_\_, SUBDIVIDER OF SAN JACINTO ESTATES No. 10 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, QUANTITY & QUALITY 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.

SAN JACINTO ENTERPRISES, L.L.C. JACINTO GARZA, PRESIDENT. DATE: \_\_\_\_\_

CLARISSA ANNETTE QUINTANILLA Notary Public. CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

MAP OF TOPOGRAPHY AND DRAINAGE/MAPA DE TOPOGRAFIA Y DRENAJE

PASTOR ESTATES No. 2 RECORDED IN VOLUME 43, PAGE 109, MAP RECORDS, HIDALGO COUNTY, TEXAS

PASTOR ESTATES No. 2 RECORDED IN VOLUME 43, PAGE 109, MAP RECORDS, HIDALGO COUNTY, TEXAS

SAN JACINTO ESTATES No. 10 PHASE II

A 13.49 ACRE TRACT OF LAND OUT OF FARM TRACT 94, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2873612, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR: SAN JACINTO ESTATES NO. 10 (MASTER PLAN) BY: MARCO A. GONZALEZ P.E.

DRAINAGE REPORT FOR SAN JACINTO ESTATES NO. 10 PHASE I & II (MASTER PLAN)

A 56.85 acre tract of land being all of Farm Tract 87 and 16.65 acres out of Farm Tract 94, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and according to warranty deeds recorded under document number 44190 and 44191, official records, Hidalgo County, Texas. This subdivision is located on the northwest corner of Mile 4 West Road and Mile 10 North Road. The site is currently open land and is located within the city of Westico E.T.I. The proposed subdivision will consist of 193 single-family lots. (Phase I - 43.16 acres, Phase 2 - 13.49 acres).

The tract is Zone "X" (unshaded), areas determined to be outside the 500-year floodplain and Zone "Y" (shaded), areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood, as per FEMA Flood Insurance Rate Map Community Panel No. 480334 0450 C dated June 5, 2000 with LOMR dated May 30, 2002 and Letter of Map Revision based on fill (LOMR-R) dated September 21, 2018 FEMA Case No. 18-06-3447A. The calculated water elevation is 64.00 and is based on the BFE from the adjoining property.

The majority of the soil is Hidalgo (25, 28, & 30) and is in soil group "B". It is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Permeability is moderate. Plasticity index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southerly direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is Q=22.15 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=83.60 cubic feet per second for an increase of Q= 61.45 cubic feet per second (50 year storm). Detention will be 173,909.51 cubic feet (3.99 acre feet) and will be accomplished by excavating the existing Hidalgo Common County Irrigation District No. 9 drain ditch located on the west side of the subdivision and regrading the roadside ditch along the west side of Mile 4 West Road and the north side of Mile 10 North Road. In addition, the developer is proposing to install a storm sewer system consisting of 18", 24", 30", 36" and 42" storm pipes and Type "A" inlets that will collect the runoff from the roads that will install in the drain ditch. 45.00 feet of Drain Ditch Right of Way to Hidalgo County Drainage District No. 1 is being dedicated by this plat. This drain ditch flows north, then turns east and connects with H.C.D.D. No. 1 Mercedes Lateral.

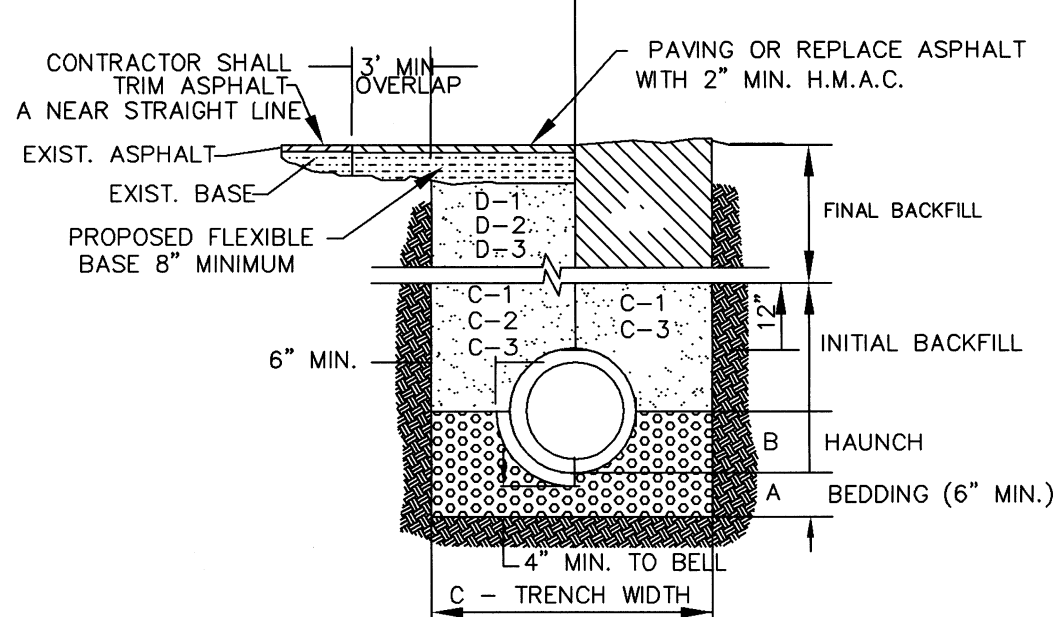
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-UNSHADED AND ZONE "Y"-SHADED AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, DATED ON JUNE 5, 2000 (REVISED MAY 30, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Signature of Marco A. Gonzalez, dated 3-13-20. License No. 120016.

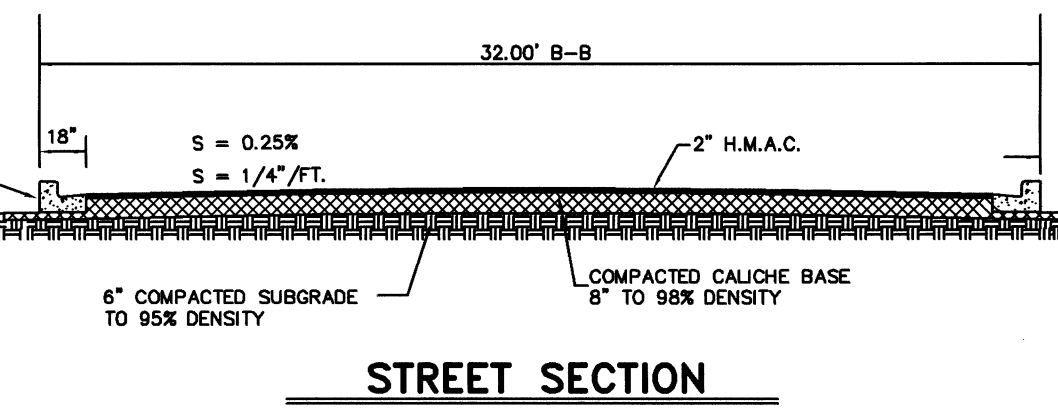
PAVED SECTIONS UN-PAVED SECTIONS



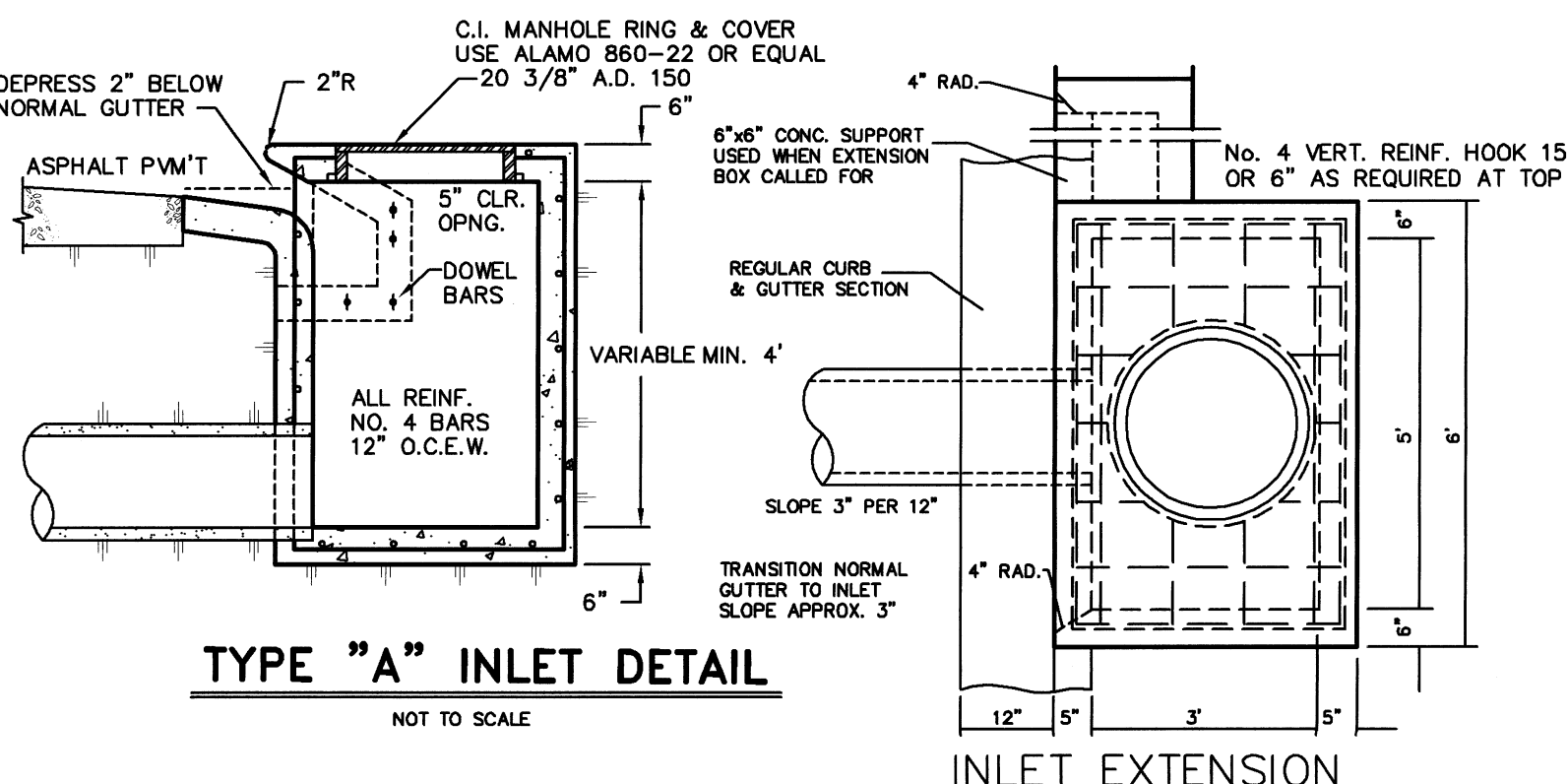
STORM TRENCH BEDDING AND BACKFILL DETAILS

- 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. THICKNESS = 6") - PIT RUN GRAVEL 3/4" 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% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, OR IV, COMPACTED TO 92% SPD (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 AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD, 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 ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (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, OR IV (ASTM D2321) BACKFILL MATERIAL FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, HOSTENED 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".

- NOTES: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
- 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
- 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



STREET SECTION

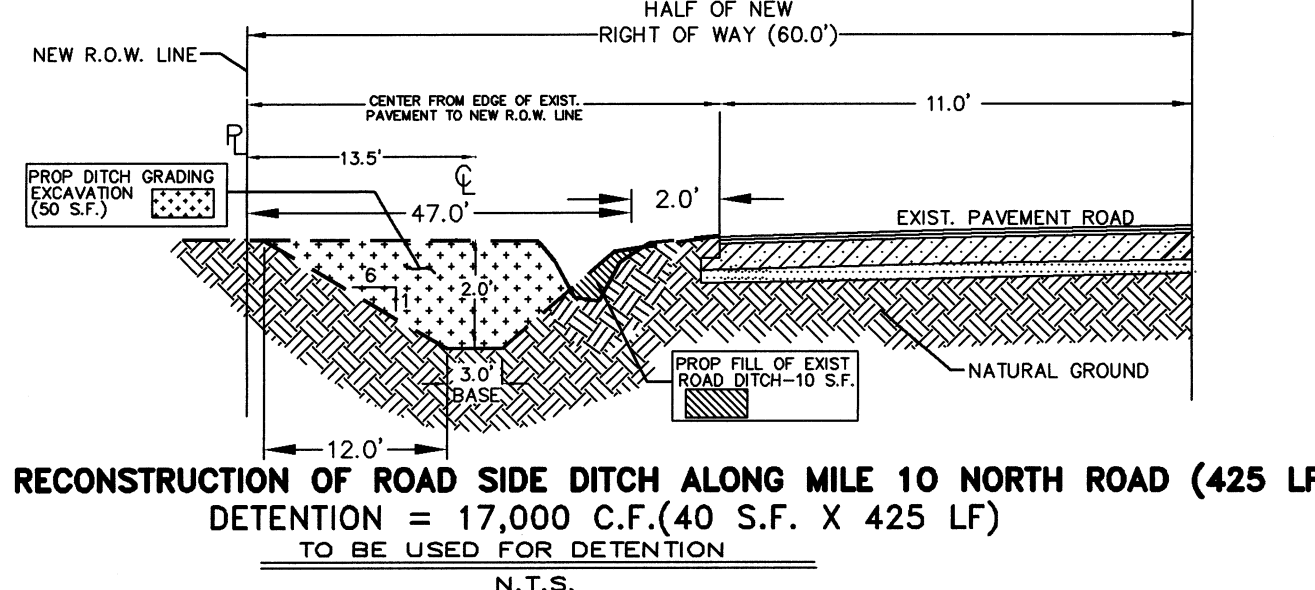


TYPE "A" INLET DETAIL

INLET EXTENSION

NOTE: DETENTION WILL BE CONSTRUCTED DURING PHASE I  
**LEGEND (PHASE I & II)**  
**TOTAL DETENTION REQUIRED - 173,909.51 C.F.**  
**TOTAL DETENTION PROVIDED - 250,816.00 C.F.**  
 (635 L.F. X 110.4 S.F.) + (635 L.F. X 121.2 S.F.) + 72,000 C.F. + 31,750.00 C.F.  
**TOTAL EXCAVATION NEEDED - 296,418.00 C.F.**  
 (635 L.F. X 227.3 S.F.) + (635 L.F. X 239.5 S.F.)

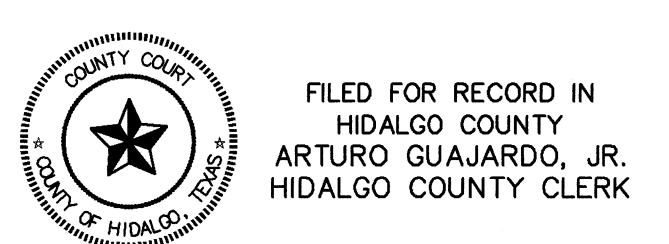
No.	Sheet	REVISION NOTES	Date	Approved



RECONSTRUCTION OF ROAD SIDE DITCH ALONG MILE 10 NORTH ROAD (425 LF)  
 DETENTION = 17,000 C.F. (40 S.F. X 425 LF)  
 TO BE USED FOR DETENTION  
 N.T.S.

**COST ESTIMATE**

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



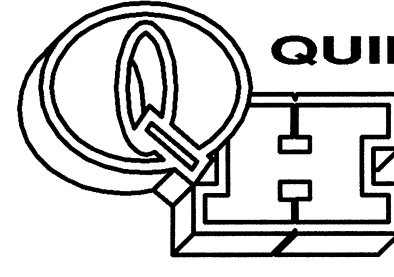
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

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

BY: \_\_\_\_\_ DEPUTY

INTEGRAL CURB & GUTTER

N.T.S.



**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  
 ALFONSO@QHA-ENG.COM

FILE NAME:	DATE PREPARED:	PREPARED BY:	CHECKED BY:	APPROVED BY:
F:\DATA\SUBDIVISIONS\SAN JACINTO NO. 10 PH I&II	12-3-19	M.G.		

SHEET NO. 3 OF 3 SHEETS