



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: 8-25-2020

PROPOSED LOS AMIGOS PHASE 2 SUBDIVISION PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: KYLE RUPPERT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 26 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

STREETLIGHTS: 4

FILLING STATIONS: 2

LOCATION DESCRIPTION: EAST OF BASELINE ROAD APPROXIMATELY ¼ MILE NORTH OF MILE 12 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-26-2020 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: 20.00 FEET ONTO BASELINE ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 8-11-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-18-20 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 6" LOCATION: BASELINE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 8-05-2020 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit: Amount: \$294,394.00 For: PAVING, DRAINAGE AND OSSF'S**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 5, 2020

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, Other departments.

Final Approval with financial guarantee.

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

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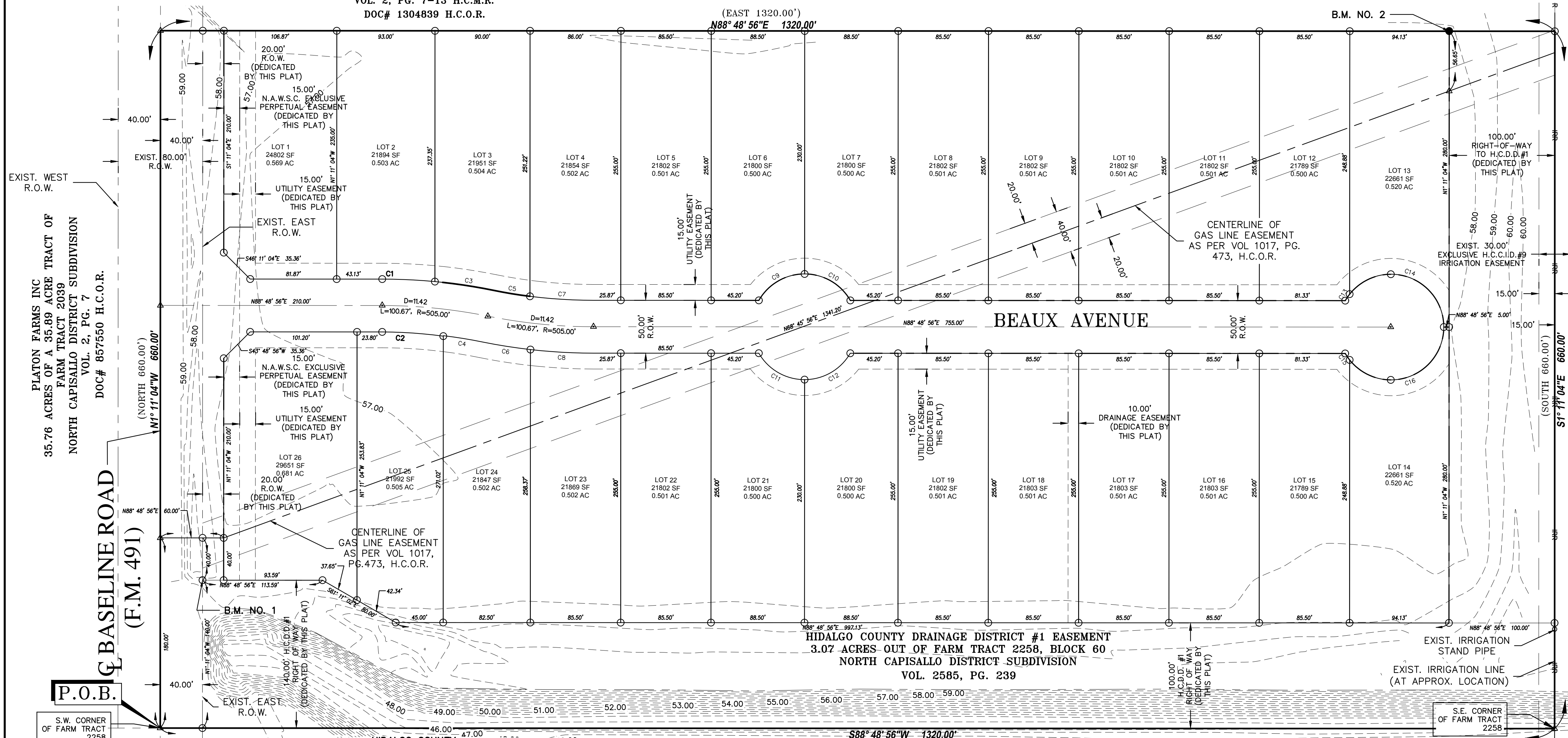
DATE OF PREPARATION: JULY, 2020

LOS AMIGOS PHASE 2 SUBDIVISION

EDNA MIRELES ORTEGA
5 ACRES OF THE NORTH 20 ACRES
OF FARM TRACT 2258,
NORTH CAPISALLO DISTRICT SUBDIVISION
VOL. 2, PG. 7-13 H.C.M.R.
DOC# 1304839 H.C.O.R.

THE SOUTH 20 ACRES OF FARM TRACT 2258, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP
RECORDED IN VOLUME 2, PAGES 7-20, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

SCALE: 1"=60'
NAD 83
TXAS STATE PLANE
COORDINATES
(NAD 83)



LEGEND

- ▲ SET C-P-S
- △ FD. C-P-S
- CALCULATED POINT
- SET 1/2" IRON ROD
- SET 1/2" IRON ROD
- SET 5/8" IRON ROD
- SET 60-D NAIL
- SET PK NAIL
- STORM INLET
- FIRE HYDRANT
- IRR. STAND PIPE
- CHAIN LINK FENCE
- EXIST. WATER METER
- GAS SPOTTING
- TELEPHONE PEDESTAL
- POWER POLE

ABBREVIATION LEGEND

- F.B.S.L. FRONT BUILDING SETBACK LINE
- R.B.S.L. REAR BUILDING SETBACK LINE
- S.B.S.L. SIDE BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- S.W.C. SOUTHWEST CORNER
- F.T. FARM TRACT
- F.M. FARM-TO-MARKET
- C.F.M. CENTRAL POWER & LIGHT CO.
- D.E.H.C. DEED RECORDS OF HIDALGO COUNTY
- U.E. UTILITY EASEMENT
- M.H.W.S.C. MILITARY HWY. WATER SUPPLY CORP.
- U.E. UTILITY EASEMENT
- O.N.S.S.F. ON-SITE SEWAGE FACILITY
- C.L. CENTER LINE
- L.O. LOT LINE
- H.C.D.D.# HIDALGO COUNTY DRAINAGE DIST. #1

METES AND BOUNDS.

BEING A 20.00 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING ALL OF THE SOUTH 20 ACRES OF FARM TRACT 2258, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 7-20, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 20.00 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

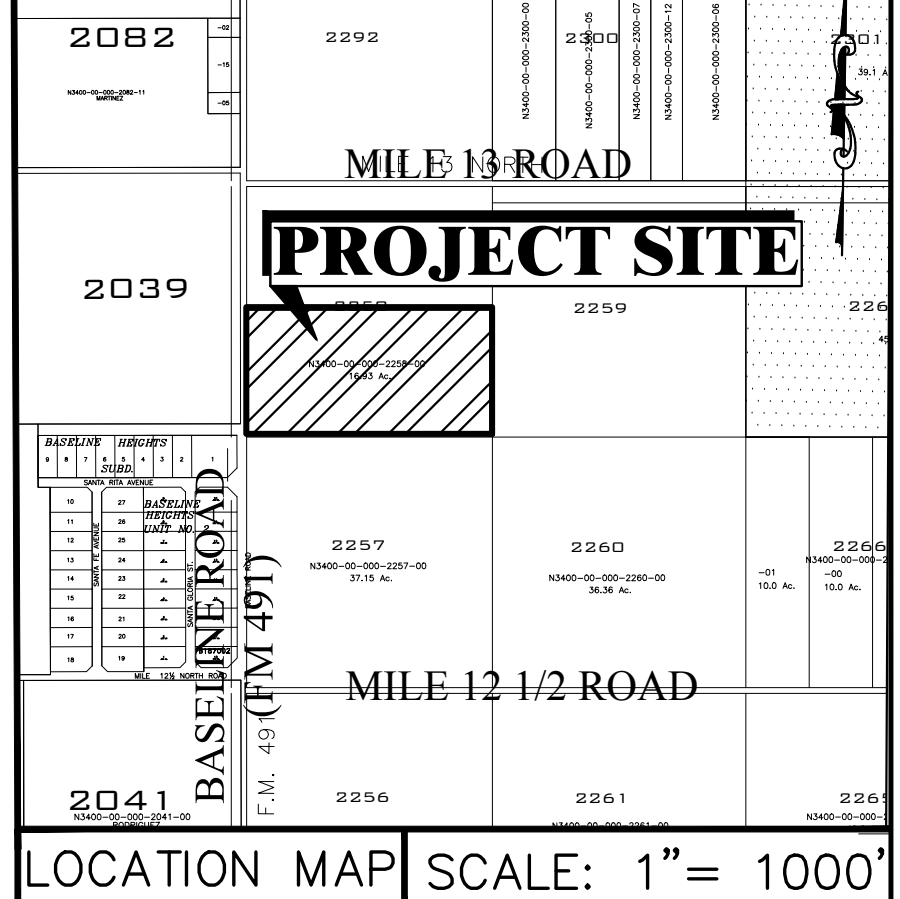
BEGINNING AT A COTTON PICKER SPINDLE SET AT THE SOUTHWEST CORNER OF THE SAID FARM TRACT 2258, SAME BEING A POINT ON THE CENTERLINE OF BASELINE ROAD (F.M. ROAD 491), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 11°10'4" E, ALONG THE EAST LINE OF THE SAID FARM TRACT 2258, TO THE SOUTHEAST CORNER OF THE SAID FARM TRACT 2258, PASSING AT 660.00 FEET A 1/2" CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF A CALLED 5.00 ACRES TRACT DESCRIBED AS AN EASEMENT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT #1, RECORDED IN VOLUME 2585, PAGE 239, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO A 1/2" CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 88°48'56" E, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 2258, PASSING AT 1280.00 FEET A 1/2" CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF BASELINE ROAD (F.M. ROAD 491), AND CONTINUING FOR A TOTAL DISTANCE OF 1300.00 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 20.00 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.61 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD (F.M. ROAD 491) AND 3.07 ACRES LIES WITHIN THE SAID 3.07 ACRES HIDALGO COUNTY DRAINAGE DISTRICT #1 EASEMENT.

Curve Table

Curve #	Length	Radius	Delta	Chord Distance	Chord Length
C1	57.91	1000.00	42.30	580.00	57.91
C2	60.00	450.00	7.39	587.44	60.00
C3	48.24	1300.00	5.23	587.22	48.24
C4	37.67	480.00	4.59	587.00	37.66
C5	35.59	480.00	4.22	587.12	35.58
C6	45.89	530.00	4.96	587.14	45.88
C7	40.29	480.00	7.20	587.17	40.25
C8	59.76	1300.00	6.45	587.17	59.73
C9	52.36	500.00	6.00	587.48	52.00
C10	52.36	500.00	6.00	587.17	52.00
C11	52.36	500.00	6.00	587.17	52.00
C12	7.42	500.00	8.50	587.07	7.41
C13	7.42	500.00	8.50	587.20	7.41
C14	7.42	500.00	8.50	587.17	7.41
C15	7.42	500.00	8.50	587.17	7.41
C16	12.68	500.00	18.50	587.17	12.61



LOCATION OF LOS AMIGOS PHASE 2 WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

LOS AMIGOS PHASE 2 IS LOCATED APPROXIMATELY 1500 FEET NORTH FROM THE INTERSECTION OF NORTH BASELINE ROAD AND MILE 12 1/2 ROAD ON THE EAST RIGHT OF WAY OF BASELINE ROAD IN HIDALGO COUNTY PRECINCT 1. THE ESTIMATED POPULATION OF THE CITY OF MERCEDES IS 16,761 (2018 CENSUS) AS PER THE 2018 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS.

BEING A 20.00 ACRES TRACT OF LAND, MORE OR LESS, SAME BEING ALL OF THE SOUTH 20 ACRES OF FARM TRACT 2258, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 7-20, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 20.00 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE SOUTHWEST CORNER OF THE SAID FARM TRACT 2258, SAME BEING A POINT ON THE CENTERLINE OF BASELINE ROAD (F.M. ROAD 491), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 11°10'4" E, ALONG THE EAST LINE OF THE SAID FARM TRACT 2258, TO THE SOUTHEAST CORNER OF THE SAID FARM TRACT 2258, PASSING AT 660.00 FEET A 1/2" CAPPED IRON ROD SET AT THE NORTHEAST CORNER OF A CALLED 5.00 ACRES TRACT DESCRIBED AS AN EASEMENT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT #1, RECORDED IN VOLUME 2585, PAGE 239, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO A 1/2" CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 88°48'56" E, ALONG THE SOUTH LINE OF THE SAID FARM TRACT 2258, PASSING AT 1280.00 FEET A 1/2" CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF BASELINE ROAD (F.M. ROAD 491), AND CONTINUING FOR A TOTAL DISTANCE OF 1300.00 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 20.00 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.61 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BASELINE ROAD (F.M. ROAD 491) AND 3.07 ACRES LIES WITHIN THE SAID 3.07 ACRES HIDALGO COUNTY DRAINAGE DISTRICT #1 EASEMENT.

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I, SANTA CRUZ PROPERTIES, LTD., AS THE OWNER (S) OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS AMIGOS PHASE 2 SUBDIVISION, HEREBY SUBDIVIDE THE LAND DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

- 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, THE MINIMUM REQUIREMENTS OF THE 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.

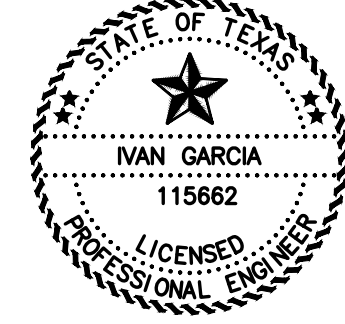
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT # 9, DATED THIS _____ DAY OF _____ 20____

3BU FAMILY LIMITED PARTNERSHIP
37.15 ACRES OF FARM TRACT 2257,
NORTH CAPISALLO DISTRICT SUBDIVISION
VOL. 2, PG. 7-11
DOC# 2789245 H.C.O.R.

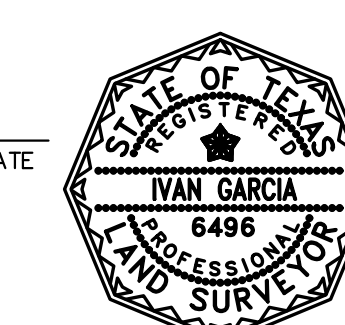
STATE OF TEXAS - COUNTY OF HIDALGO

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



STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HIDALGO COUNTY, TEXAS.



IVAN GARCIA, P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027

SANTA CRUZ PROPERTIES, LTD.
RICHARD W. RUPPERT, MANAGER
P.O. BOX 959
EDINBURG, TX. 78540

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD W. RUPPERT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS AMIGOS PHASE 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY CLERK _____ DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS AMIGOS PHASE 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS _____ DAY OF _____ 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

PRINCIPAL CONTACTS:

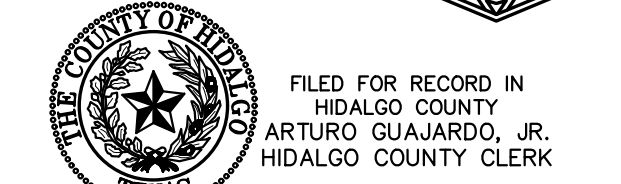
NAME	ADDRESS	PHONE & FAX
OWNER(S): SANTA CRUZ PROPERTIES, LTD.	P.O. BOX 959 EDINBURG, TX. 78540	(956) 369-7445
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

GENERAL MANAGER _____ DATE _____

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

GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE)
ZONE "X" AREAS (NO 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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO COMMUNITY-PANEL NO. 480334 04500, REVISED JUNE 6, 2000.
- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 61.00 OR 18" ABOVE TOP OF CURVE 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--SB.M. NO. 1-- ELEV. 57.15 N.G.V.D. 88, DESCRIPTIONS: 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N 16613207.99, E 1177156.08
--SB.M. NO. 2-- ELEV. 57.86 N.G.V.D. 88, DESCRIPTIONS: 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N 16613752.96, E 1178325.15
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 48,980 CUBIC-FEET OR 1124 ACRE-FEET OF STORM WATER RUNOFF.
- 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, GROUND 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 OCCUPANCY AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSFF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSFF ON ALL LOTS. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- OSFF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
- EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSFF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSFF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES ON THIS SUBDIVISION
- SANTA CRUZ PROPERTIES, LTD., THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSFF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.1.1.
- NO ACCESS TO LOT 1 AND LOT 26 FROM BASELINE ROAD. (F.M. 491)

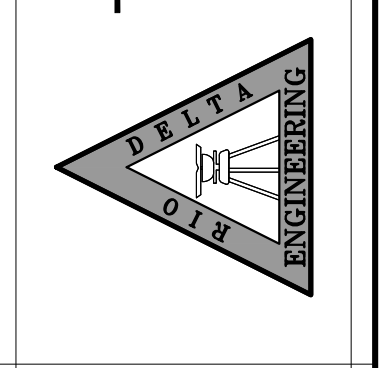


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



DRAWN: EDWIN PENA
DESIGN: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
SCALE: 1"= 60'
DATE: JULY, 2020

ISSUED FOR:
FINAL

PLAT SHEET
LOS AMIGOS PHASE 2 SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT:
SUB 20 001

PAGE NO:
1-OF-4

REVISION NOTES TABLE

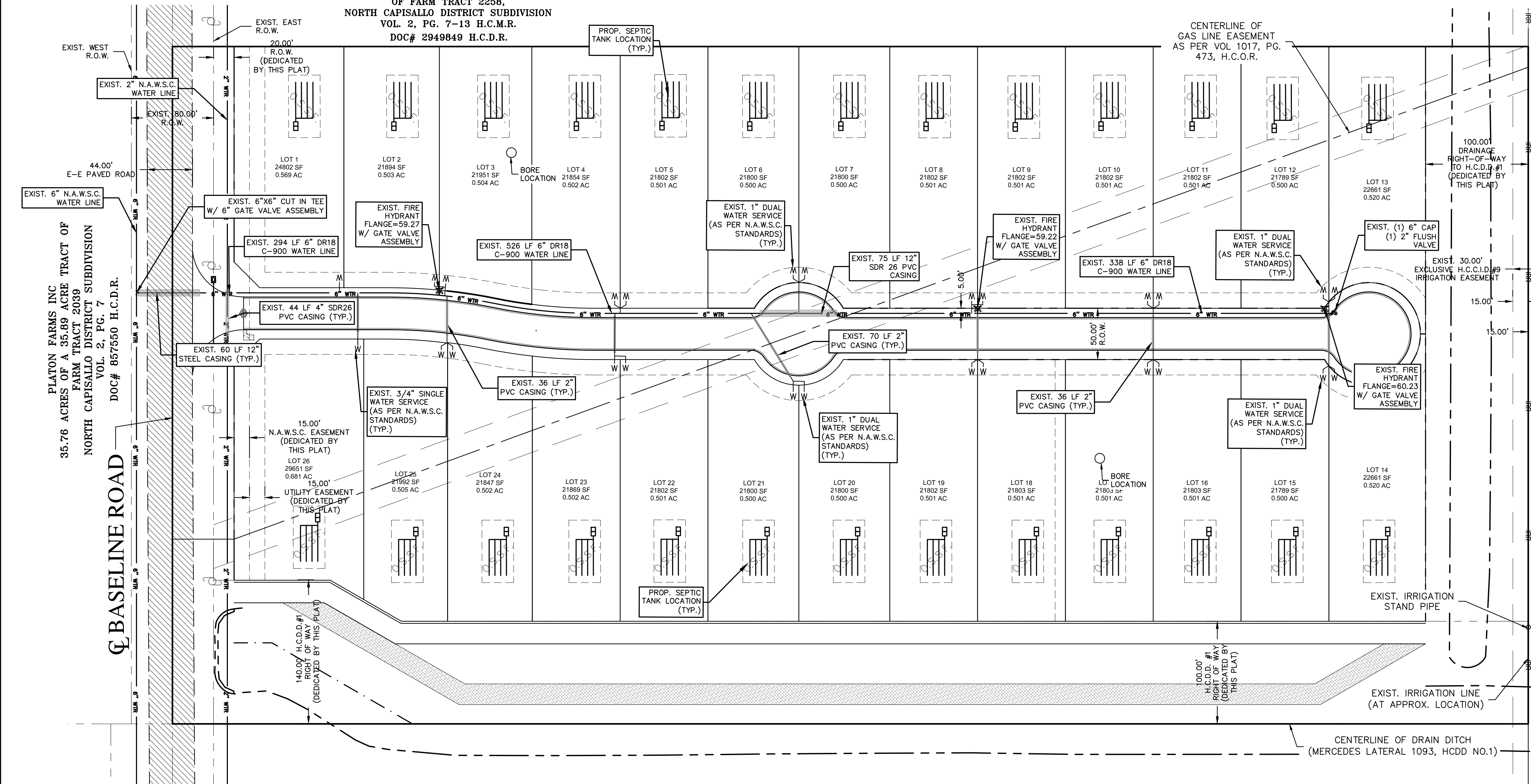
DATE	DESCRIPTION

SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION METES AND BOUNDS, ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION, COUNTY CLERK'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, IRRIGATION DISTRICT NO. 8, H.C.D.D. NO. 1, N.A.W.S.C. HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSFF AND ENGINEER'S CERTIFICATION.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE CERTIFICATION, INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

EDNA MIRELES ORTEGA
5 ACRES OF THE NORTH 20 ACRES
OF FARM TRACT 2258,
NORTH CAPISALLO DISTRICT SUBDIVISION
VOL. 2, PG. 7-13 H.C.M.R.
DOC# 2949849 H.C.D.R.

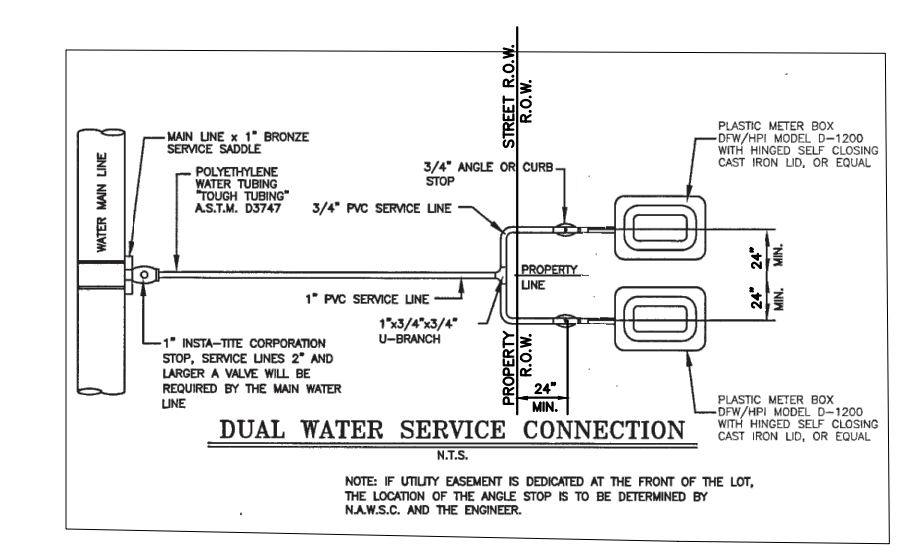
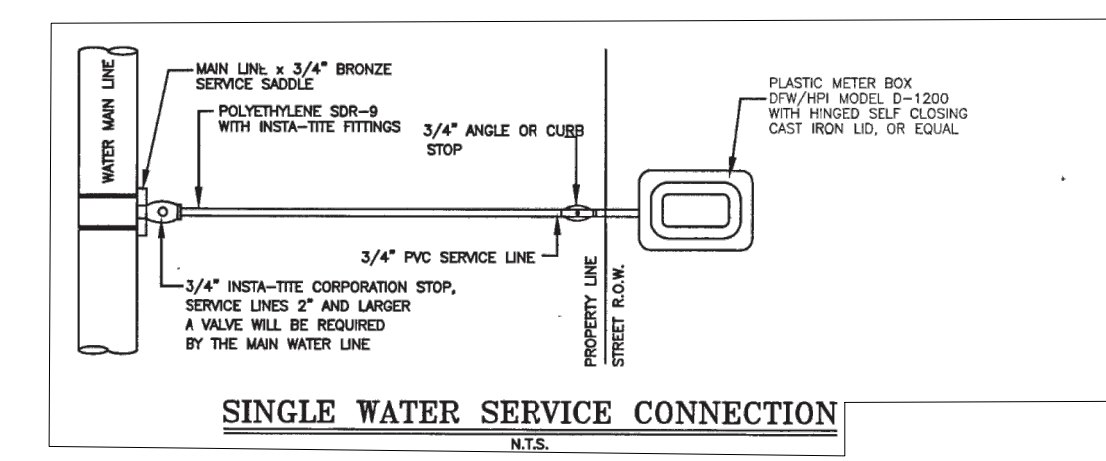
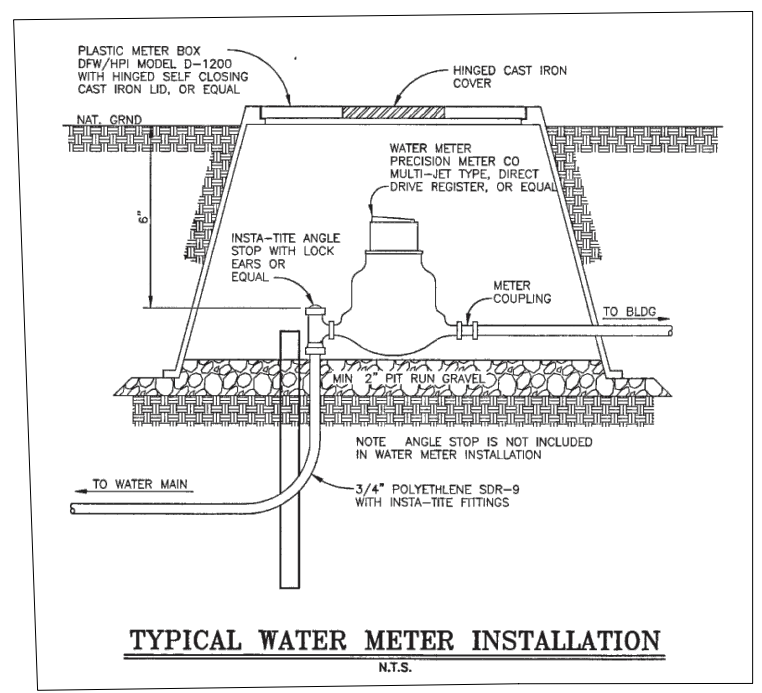


LEGEND

- POWER POLE
- FIRE HYDRANT
- SET IRON ROD
- EXIST. 6" WATER LINE
- EXIST. WATER SERVICE

ABBREVIATION LEGEND

- F.B.S.L. FRONT BUILDING SETBACK LINE
- R.B.S.L. REAR BUILDING SETBACK LINE
- S.B.S.L. SIDE BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- S.W.C. SOUTHWEST CORNER
- F.T. FARM TRACT
- F.M. FARM-TO-MARKET
- C.P.M. CENTRAL POWER & LIGHT CO.
- D.R.H.C. DEED RECORDS OF HIDALGO COUNTY
- U.E. UTILITY EASEMENT
- M.H.W.S.C. MILITARY HWY WATER SUPPLY CORP.
- U.E. UTILITY EASEMENT
- O.S.S.F. ON-SITE SEWAGE FACILITY
- B-B BACK TO BACK
- E-E EDGE TO EDGE
- C.C. CENTER LINE
- L.L. LOT LINE



ENGINEERING REPORT FOR LOS AMIGOS PHASE 2 SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
THE SOUTH 20 ACRES OF FARM TRACT 2258, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 7-20, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PROPOSED USE
LAND IS VACANT AND LOTS WILL BE USED FOR SINGLE FAMILY HOME.

WATER SUPPLY AND DISTRIBUTION
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. 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 6" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF BASELINE ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR LOS AMIGOS PHASE 2 SUBDIVISION CONSISTS OF (12) 1" DIAMETER DOUBLE WATER SERVICE LINES THAT CONNECT INTO THE EXISTING 6" LINE FOR THE LOT SERVICE TERMINATE AT THE WATER METER BOX FOR THE LOT AND (2) 3/4" DIAMETER SINGLE WATER SERVICES THAT CONNECT INTO THE EXISTING 6" LINE FOR THE LOT. IN ADDITION, THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$4,800.00. THE (12) 1" DOUBLE SERVICE, A (2) 3/4" DIAMETER SINGLE WATER SERVICE, AND THE METER BOX HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$70,800.00. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWAGE FROM LOS AMIGOS PHASE 2 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THE LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT
THE LOTS IN THE PROPOSED SUBDIVISION ARE AT LEAST 1/2 ACRE IN SIZE. ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF MERCEDES CLAY (S), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS HIGH. PERMEABILITY IS VERY LOW TO MODERATELY LOW AND THE WATER CAPACITY IS MODERATE. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00. FOR A TOTAL OF \$39,000.00 FOR ALL LOTS, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED FOR THE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIER'S CHECK OR PERSONAL CHECK) REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$39,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON ALL LOTS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:
I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES
THESE FACILITIES WILL HAVE A TOTAL COST OF \$70,800.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES TO N.A.W.S.C. A TOTAL OF \$25,100.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES
THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR A LOT WILL BE \$1,500.00. SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$39,000.00 FOR THE ENTIRE SUBDIVISION.

IVAN GARCIA, P.E., R.P.L.S. DATE

REPORT DE INGENIERIA DE LOS AMIGOS PHASE 2 SUBDIVISION
POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD
LA SUBDIVISION LOS AMIGOS PHASE 2 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 CONDUCTO DE AGUA DE 6" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRITERA N. BASELINE. EL SISTEMA REQUERIDO PARA LOS AMIGOS PHASE 2 SUBDIVISION CONSISTE EN (12) SERVICIOS DE AGUA DE 1" DE DIAMETRO LA CUAL SERA CONECTADA. ADEMAS DE (2) SERVICIOS INDIVIDUALES DE AGUA DE 3/4" DE DIAMETRO LA CUAL TERMINARA EN EL MEDIDOR DE AGUA. TAMBIEN 3 HIDRANTES DE AGUA A UN COSTO UNITARIO DE \$4,800.00 PARA EL DEPARTAMENTO DE BOMBEROS LA CUAL SE CONECTA A LA LINEA DE AGUA DE 6 PULGADAS QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRITERA BASELINE. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE LOS AMIGOS PHASE 2 SUBDIVISION SE ESTIMA DE \$70,800.00 A UN COSTO TOTAL. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C. POR UN TOTAL DE \$25,100.00 POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONECCION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARA 26 FOSAS SEPTICAS PARA LOS AMIGOS PHASE 2 SUBDIVISION. LA FOSA SEPTICA CONSISTEN DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

LOS LOTES EN LA SUBDIVISION MIDE MINIMO MEDIO ACRE. DE ACUERDO CON EL INFORME DE LA ENCUESTA DE SUELOS, PREPARADO PARA EL CONDADO DE HIDALGO POR LA U.S.D.A. SERVICIO DE CONSERVACION DE SUELOS, EL SITIO CONSTA DE 100% DE MERCEDES CLAY (S), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENAJADOS EN LOS QUE LA ESCORRENIA SUPERFICIAL ES ALTA, LA PERMEABILIDAD, ES MUY BAJA A MODERADAMENTE BAJA Y LA CAPACIDAD DE AGUA ES MODERADA. NO HAY INDICACIONES DE AGUA SUBTERRANEA O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS ES DE \$1,500.00 DOLARES. POR UN TOTAL DE \$39,000.00 PARA TODOS LOS LOTES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LA FOSA SEPTICAS EN EL PROCESO DE LA APROBACION FINAL. AL SOLICITAR ESTE PLAT PARA APROBACION FINAL EL DUEÑO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE A. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONECCION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

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 GOBERNANDO 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/SERVICIO DE AGUA TENDRA UN COSTO DE \$70,800.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C. POR UN TOTAL DE \$25,100.00 POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONECCION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DRENAJE:
EL COSTO ESTIMADO PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES ES DE \$1,500.00 DOLARES. EL SISTEMA DE FOSA SEPTICA SE ESTIMA POR UN TOTAL DE \$39,000.00 POR TODA LA SUBDIVISION.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IVAN GARCIA, P.E., R.P.L.S. DATE

SUBDIVIDER CERTIFICATION
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1.- I, SANTA CRUZ PROPERTIES, LTD., SUBDIVIDER OF LOS AMIGOS PHASE 2 SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

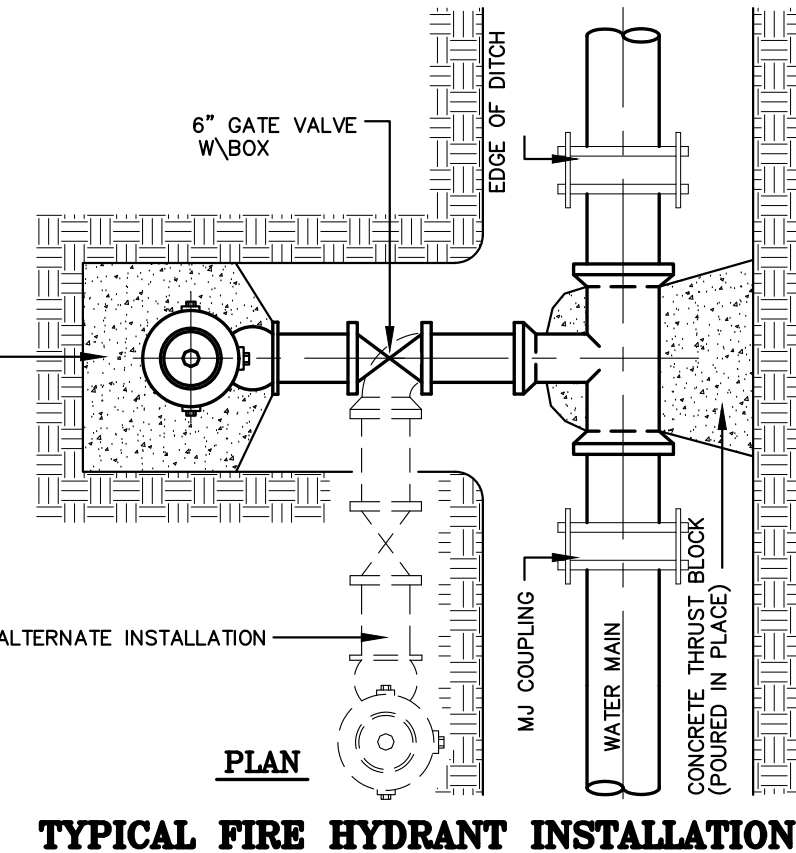
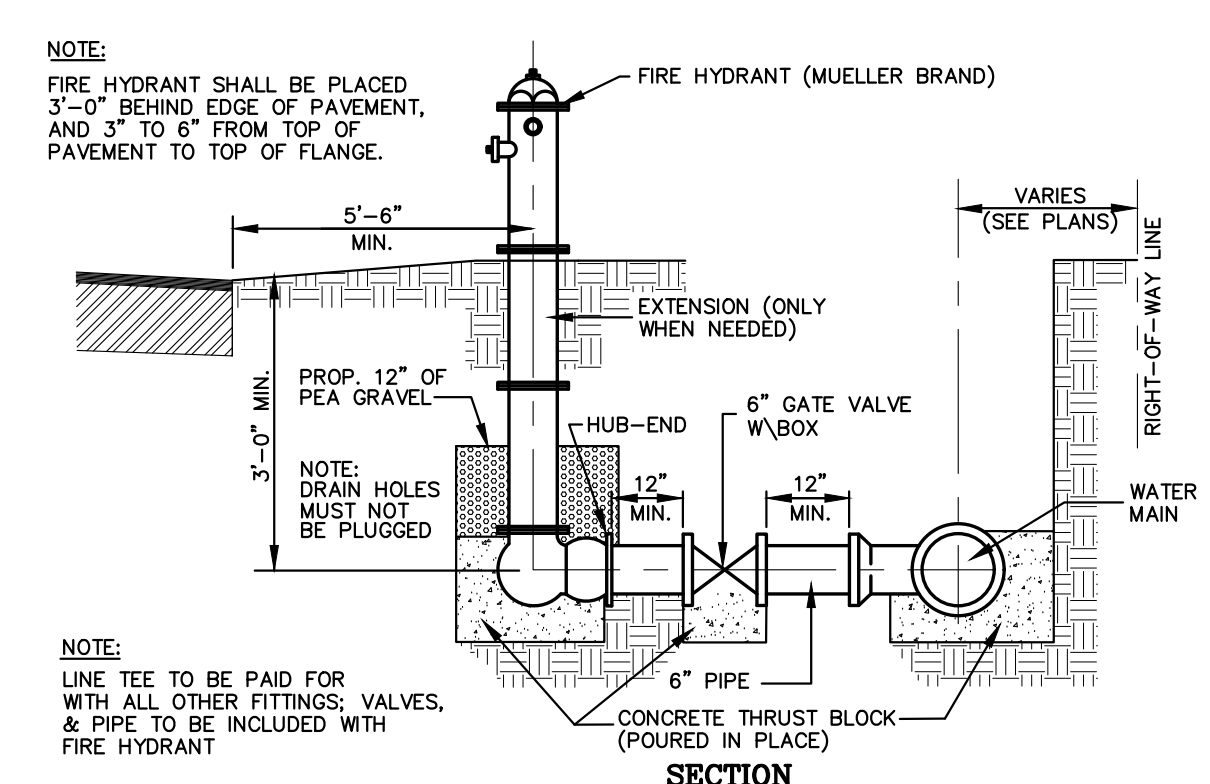
SANTA CRUZ PROPERTIES, LTD.
RICHARD W. RUPPERT
MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO:

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

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

TYPICAL FIRE HYDRANT INSTALLATION
NOT TO SCALE



INDEX TO SHEETS OF LOS AMIGOS PHASE 2 SUBDIVISION

SHEET 1:	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONNECTIONS, MAP, LOT, STREET, AND EASEMENT LAYOUTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, ENGINEER'S DESIGNATION, CERTIFICATION, AND ATTESTATION, COUNTY ANNUAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, IRRIGATION DISTRICT No. 9, H.C.D.D. No. 1, N.A.W.S.C. HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 2:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.
SHEET 3:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.
SHEET 4:	TYPICAL DETAILS.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

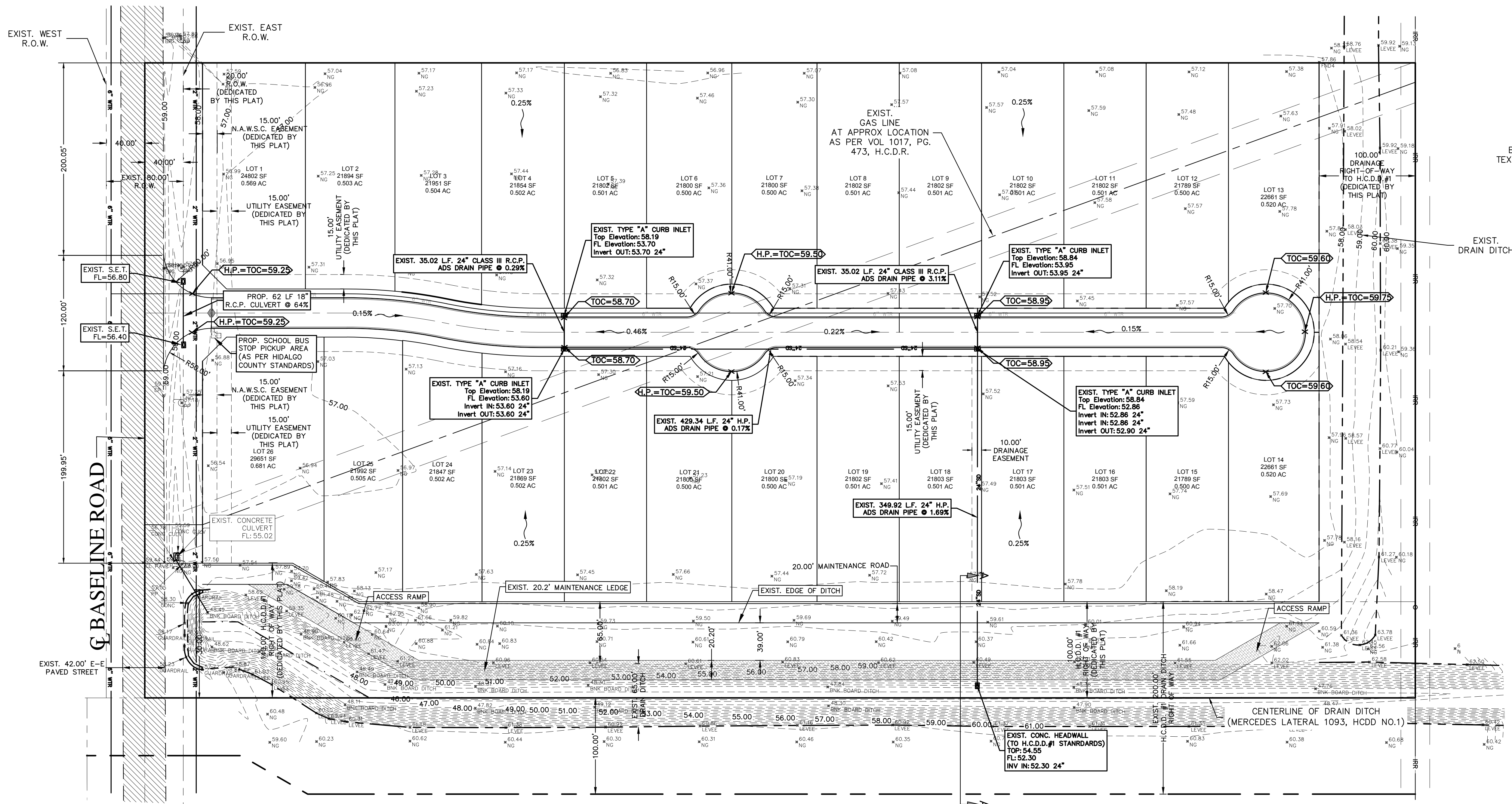
DRAWN: EDWIN PENA
DESIGN: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
SCALE: 1"=60'
DATE: AUGUST, 2020

ISSUED FOR
FINAL

UTILITY LAYOUT AND DETAILS
LOS AMIGOS PHASE 2 SUBDIVISION
HIDALGO COUNTY, TEXAS

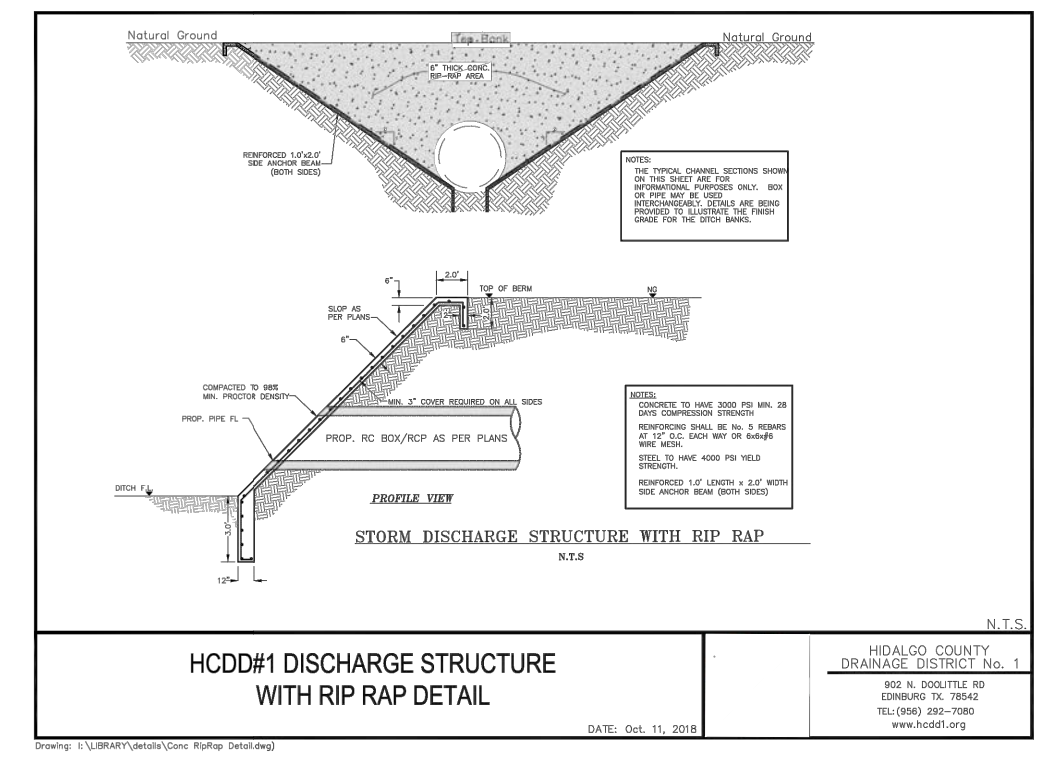
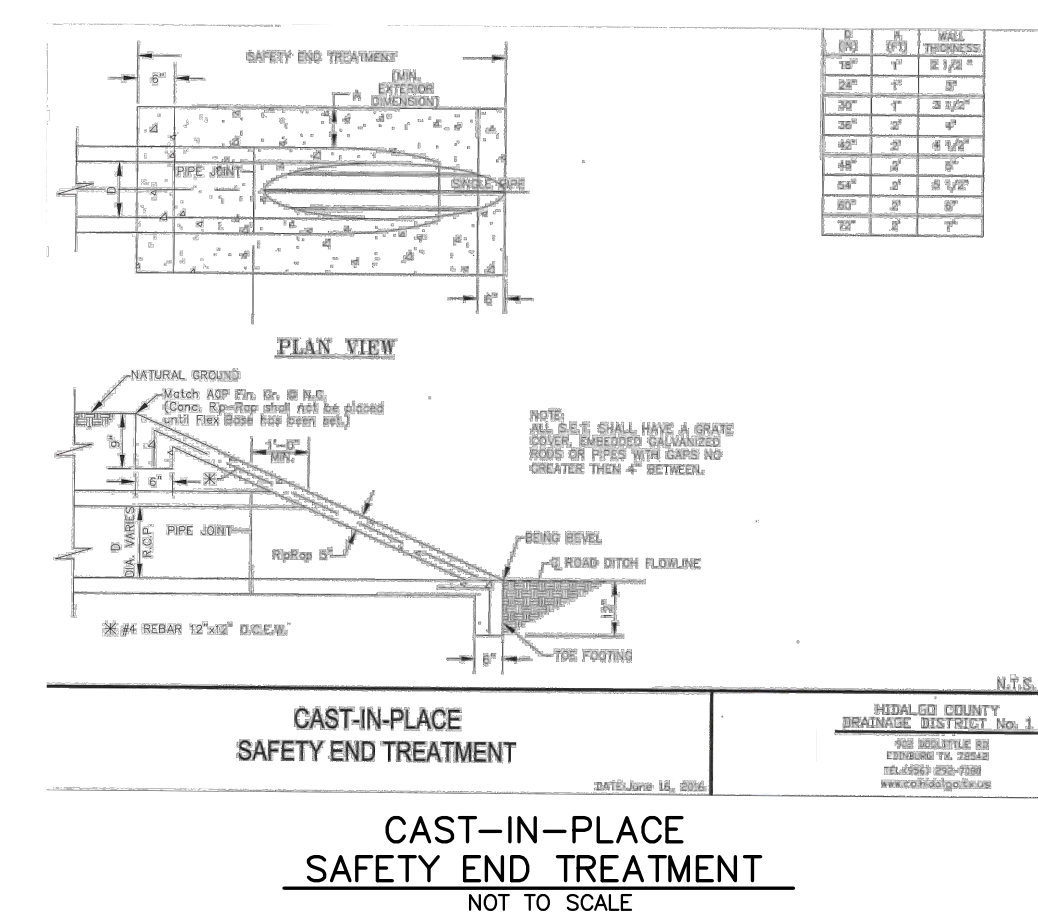
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2-OF-4



ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
B-B	BACK TO EDGE
E	EDGE TO EDGE
C.E.	CENTER LINE
L.O.T.	LOT LINE

SCALE: 1"=60'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)



DRAINAGE REPORT

LOS AMIGOS SUBDIVISION PHASE 2 IS A PROPOSED 26 LOT RESIDENTIAL SUBDIVISION, SAME BEING THE SOUTH 20 ACRES OF FARM TRACT 258, NORTH CAPRALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS. THESE LOTS WILL BE USED FOR SINGLE-FAMILY HOMES.

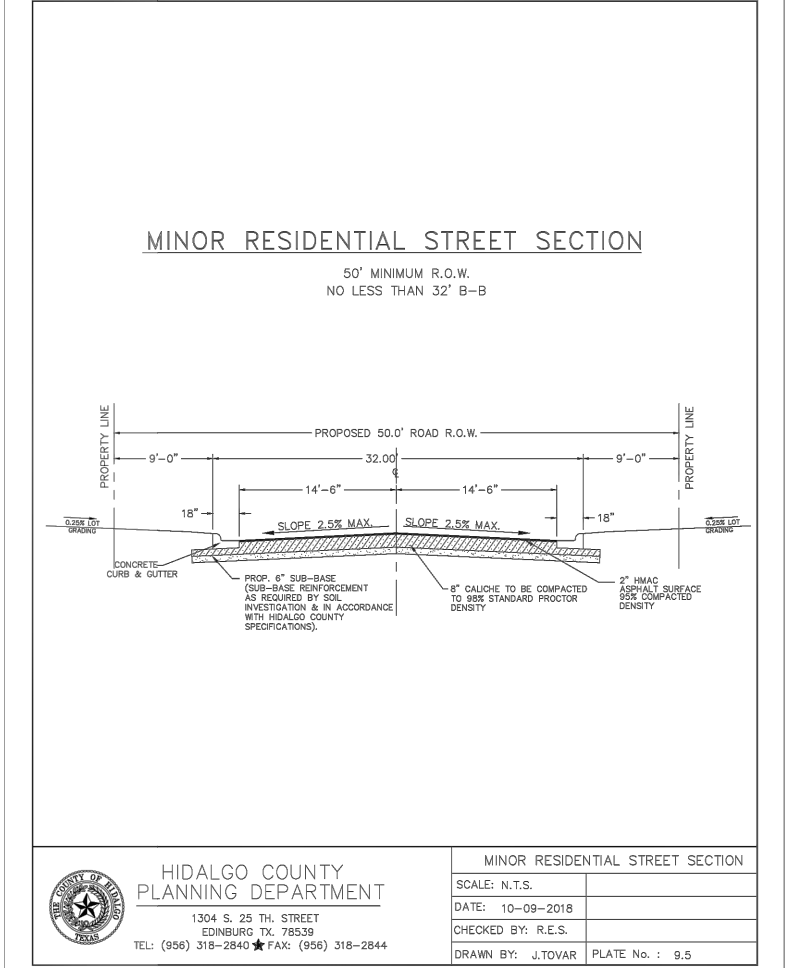
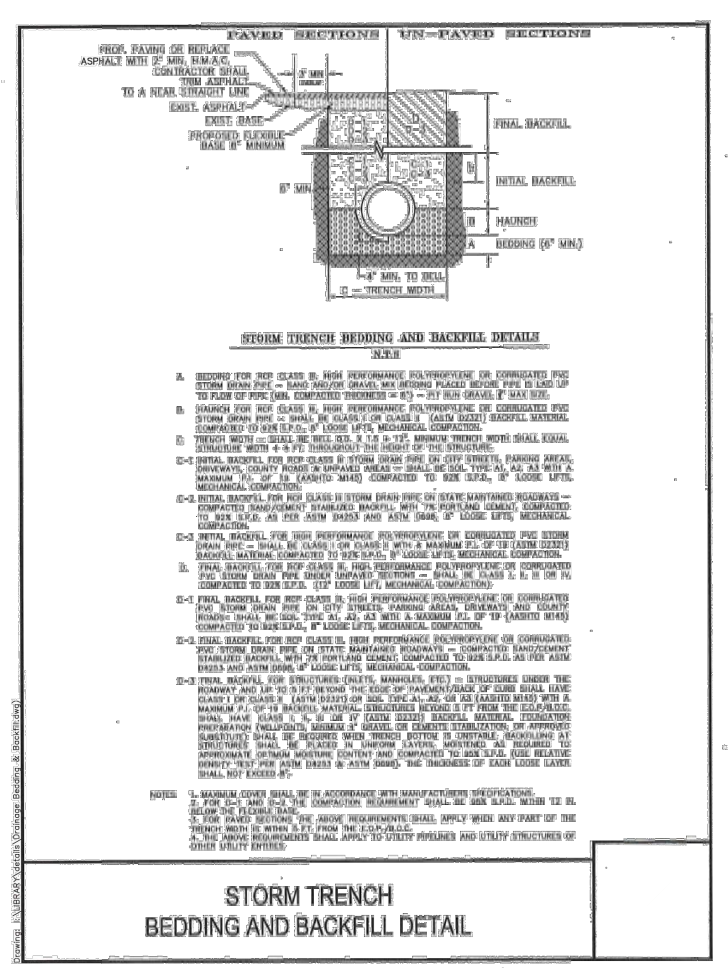
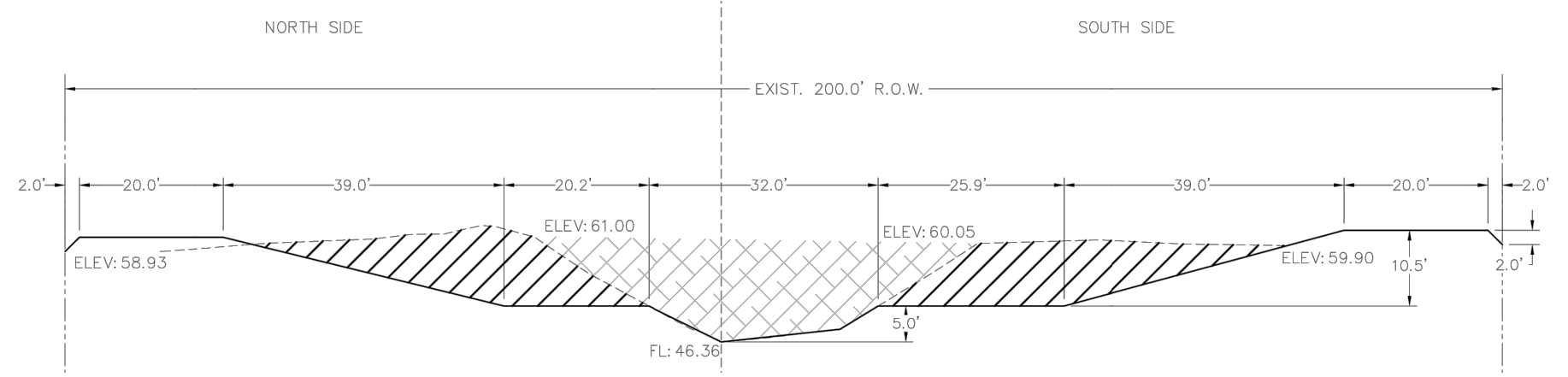
THE SUBDIVISION IS IN ZONE "X" (NO SHADED) OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0450 C DATED JANUARY 6, 2000.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF MERCEDES CLAY (3), WITH 0 TO 1% SLOPES. THE SOIL IS MODERATELY WELL DRAINED AND SURFACE RUNOFF IS HIGH. PERMEABILITY IS VERY LOW TO MODERATELY LOW AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

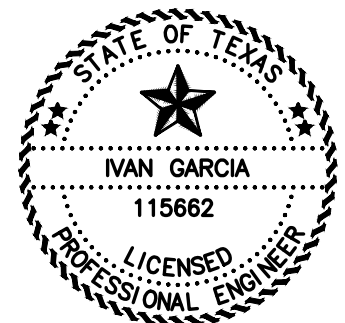
EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHWESTERLY DIRECTION AND OVERFLOWS TO THE EXISTING ROAD SIDE DITCH ON THE EAST RIGHT OF WAY OF F.M. ROAD 491 (BASELINE ROAD) IN FRONT OF THIS SUBDIVISION, THENCE SOUTH INTO AN 18" RCP CULVERT LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION, WHICH FLOWS INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MERCEDES LATERAL DITCH, THENCE EAST TO THE MAIN FLOOD WATER CHANNEL, AND FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 13.29 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 26.90 CFS OF RUNOFF 50-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 13.61 CFS OF STORM RUNOFF.

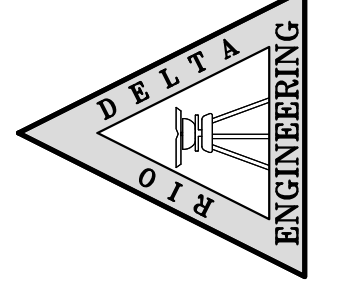
IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 48,960 CF OR 1.24 AC-FT. WILL NEED TO BE DETAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50-YR RAINFALL EVENT. LINEAR DETENTION WILL BE PROVIDED BY IMPROVING THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MERCEDES LATERAL DITCH SECTION AS REQUIRED. STORM WATERS WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM AND ROUTED TO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MERCEDES LATERAL DITCH, THENCE EAST TO THE MAIN FLOOD WATER CHANNEL, AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS, ARE ATTACHED.



IVAN GARCIA, P.E., R.P.L.S. DATE



RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

DRAINAGE LAYOUT
LOS AMIGOS PHASE 2 SUBDIVISION
HIDALGO COUNTY, TEXAS

INDEX TO SHEETS OF LOS AMIGOS PHASE 2 SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REGION NOTES, IRRIGATION DISTRICT NO. 9, H.C.D.D. NO. 1, N.A.W.S.C. HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	ENGINEER: IVAN GARCIA P.E., R.P.L.S. SURVEYOR: IVAN GARCIA P.E., R.P.L.S. CHECKED: IVAN GARCIA P.E., R.P.L.S. DRAWN: EDWIN PENA
SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	SCALE: 1"=60' DATE: AUGUST, 2020
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	PROJECT: SUB 20 001
SHEET 4: TYPICAL DETAILS.	REVISIONS: PAGE NO. 3-OF-4

I:\DRG\SUBDIVISIONS\2020\SUB 20 001 - RUPERT-20 ACRES MERCEDES\DWG\SUB 20 001-SHT3-DRAINAGE LAYOUT - DWG.FERNANDO.8/17/2020 11:42 AM

Y:\RDE SUBDIVISIONS 2020\SUB 20.001_SHT7-TYPICAL DETAILS.dwg FERNANDO 8/7/2020 11:43 AM

CLASS "D" PAVEMENT

REQUIRED MINIMUM FOR ALL MINOR STREETS (EXCEPT AS NOTED)

2" ADP TYPE "D" (228 lbs. Per Sq. Yd.) SPECIFICATIONS TO ADHERE TO, 1993 TX-DOT SPEC BOOK ITEM 340

TACK COAT AC-10, 0.05 TO 0.10 G/S.Y.

PRIME COAT SPECIFICATIONS TO ADHERE TO, 1993 TX-DOT SPEC BOOK, ITEM 310

BASE COURSE 8" TYPE "D" GRADE 6, CALICHE BASE COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE SPECIFICATIONS TO ADHERE TO, COUNTY SPECIFICATIONS OR ITEM 247 TX-DOT 1993 SPEC BOOK

SUB-BASE COURSE 6" COMPACTED THICKNESS PREPARED SUBGRADE

P.I. \leq 20 COMPACT TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE

P.I. $>$ 20 SEC SUBGRADE IMPROVEMENT METHODS

GENERAL NOTES:

- IN LIEU OF THE ABOVE BASE DESIGN, AN ALTERNATE BASE MAY BE USED THAT USES 5" OF TYPE "A" GRADE 1 (CRUSHED LIMESTONE) COMPACTED TO STANDARD PROCTOR \geq OPTIMUM MOISTURE AS PER ITEM 247 1993 TX-DOT SPEC BOOK.
- Mechanical Stabilization --- AN APPROVED GEOTEXTILE PLACED UNDERNEATH THE BASE COURSE PER COUNTY SPECIFICATIONS.
- Chemical Stabilization --- MODIFY SUBBASE COURSE THICKNESS AS FOLLOWS:
 - 20 < P.I. \leq 40 3% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE
 - P.I. $>$ 40 6% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE
- OVER EXCAVATION & REPLACEMENT --- A MINIMUM OF 18" OF SELECT FILL WITH A P.I. $<$ 20 COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE

DESIGN ENGINEER MAY SPECIFY A DIFFERENT PAVEMENT SECTION TO ADDRESS FIELD AND TRAFFIC CONDITIONS, THESE SPECIFICATIONS DEFINE THE MINIMUM REQUIREMENTS FOR THE COUNTY OF HIDALGO. WHERE FURTHER GUIDANCE FOR CONSTRUCTION SPECIFICATIONS IS REQUIRED, THE DESIGNER SHALL REQUIRE CONSTRUCTION IN ACCORDANCE WITH THE 1993 TX-DOT STANDARD SPECIFICATIONS BOOK (BLUE BOOK).

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

CLASS "D" PAVEMENT
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.4

MINOR RESIDENTIAL STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32" R.H.

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MINOR RESIDENTIAL STREET SECTION
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.5

TYPICAL HANDICAPPED RAMPS DETAIL

NOTES:

- ALL SIDEWALKS AND HANDICAPPED RAMPS ARE FOR DRAINAGE PURPOSES ONLY.
- THE HANDICAPPED RAMPS MUST BE IN ACCORDANCE WITH THE FEDERAL ADA-AS SURVEILLANCE 4.1.6, 4.8 AND 4.8.2 AND THE STATE, HAS SURVEILLANCE 4.3 STANDARDS.

HIDALGO COUNTY PLANNING DEPARTMENT
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TYPICAL HANDICAPPED RAMPS DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.19

NEW ASPHALT MEETING EXISTING PAVEMENT

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

NEW ASPHALT MEETING EXISTING PAVEMENT
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.20

DRAINAGE MANHOLE DETAILS

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

DRAINAGE MANHOLE DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.21

STANDARD CURB INLET DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

STANDARD CURB INLET DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.22

STANDARD CURB INLET SECTION

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

STANDARD CURB INLET SECTION
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.23

CURB INLET DETAIL

SIDE SECTION

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

CURB INLET DETAIL SECTION
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.24

STANDARD CURB INLET

THROAT DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

STANDARD CURB INLET / THROAT DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.25

CURB INLETS

BOX AND MANHOLE ELEVATION

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

CURB INLETS, BOX AND MANHOLE ELEVATION
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.26

CONCRETE VALLEY GUTTER DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

CONCRETE VALLEY GUTTER DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.32

TYPICAL ENDWALL/CONCRETE APRON DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

TYPICAL ENDWALL/CONCRETE APRON DETAIL
SCALE: N.T.S. SHEET 1 OF 3
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.33

TYPICAL ENDWALL/CONCRETE APRON DETAIL

SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA.	3:1	4:1	5:1	6:1
12"	2'-0"	2'-6"	3'-0"	4'-0"
15"	2'-4"	3'-0"	4'-0"	5'-0"
18"	2'-8"	4'-0"	5'-0"	7'-0"
24"	5'-1 1/2"	6'-10"	8'-4 1/2"	10'-3"
30"	6'-8"	9'-0"	11'-3"	13'-6"
36"	8'-4"	11'-4"	14'-2"	19'-0"
42"	10'-1 1/2"	13'-8"	18'-10 1/2"	25'-0"
48"	11'-8"	15'-8"	19'-7"	23'-6"

ESTIMATED RIPRAP CL "A" VOLUME (CY)

PIPE DIA. (IN)	3:1	4:1	5:1	6:1
12"	.88	1.11	1.34	1.57
15"	.98	1.23	1.49	1.75
18"	1.08	1.36	1.64	1.93
24"	1.29	1.63	1.97	2.32
30"	1.50	1.91	2.35	2.73
36"	1.73	2.21	2.69	3.17
42"	1.95	2.50	3.05	3.60
48"	2.18	2.80	3.42	4.05

RIPRAP TOE LENGTHS

SCOPE	7:1	4:1
8:1:1	2'-0"	1'-0"
4:1:1	3'-6"	2'-4"
5:1:1	4'-7"	2'-11"
6:1:1	5'-8"	3'-8"

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TYPICAL ENDWALL/CONCRETE APRON DETAIL
SCALE: N.T.S. SHEET 2 OF 3
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.34

TYPICAL ENDWALL/CONCRETE APRON DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

TYPICAL ENDWALL/CONCRETE APRON DETAIL
SCALE: N.T.S. SHEET 3 OF 3
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.35

STORM TRENCH BEDDING AND BACKFILL DETAILS

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

STORM TRENCH BEDDING AND BACKFILL DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.36

CONCRETE SCHOOL BUS STOP PICKUP AREA

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844

SCHOOL BUS STUDENTS PICKUP AREA
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.18

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78839
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:
FINAL

PAVING & DRAINAGE DETAIL SHEET
LOS AMIGOS PHASE 2 SUBDIVISION
HIDALGO COUNTY, TEXAS

INDEX TO SHEETS OF LOS AMIGOS PHASE 2 SUBDIVISION	
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SHEET 4: TYPICAL DETAILS.	PROJECT: SUB 20.001
	REVISIONS:
	PAGE No. 4-OF-4

ENGINEER:	IVAN GARCIA P.E., R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E., R.P.L.S.
CHECKED:	IVAN GARCIA P.E., R.P.L.S.
DRAWN:	EDWIN PENA
DATE:	N.T.S.
PROJECT:	AUGUST, 2020
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