



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-22-2020

PROPOSED ERA MONTE SUBDIVISION PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP ENGINEERING DEVELOPER: PENA CHAPA DEVELOPMENT

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 131  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 21

FILLING STATIONS: 13

LOCATION DESCRIPTION: WEST OF CIRCLE 6<sup>TH</sup> STREET APPROXIMATELY ¼ MILE NORTH OF MILE 4 ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF CITY OF LA JOYA AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-27-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C & A" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 5.925 ONTO CIRCLE 6<sup>TH</sup> STREET & 13.10 EL QUELITE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-27-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-19-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 8" LOCATION: CIRCLE 6<sup>TH</sup> STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-19-2020: 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.

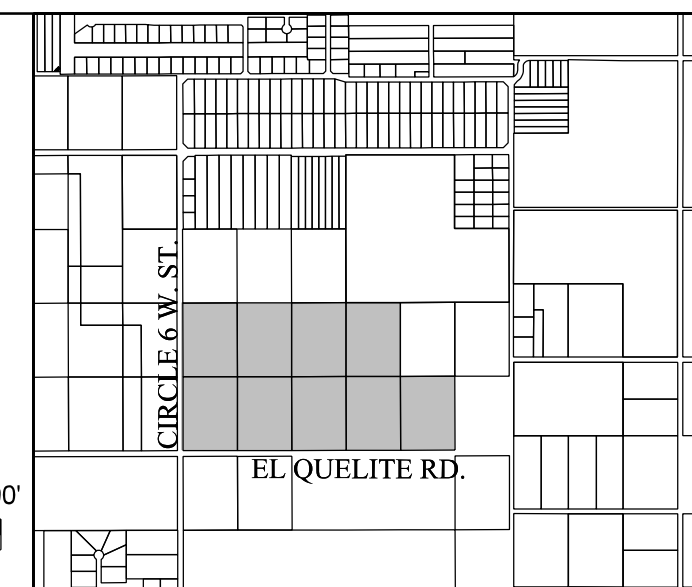
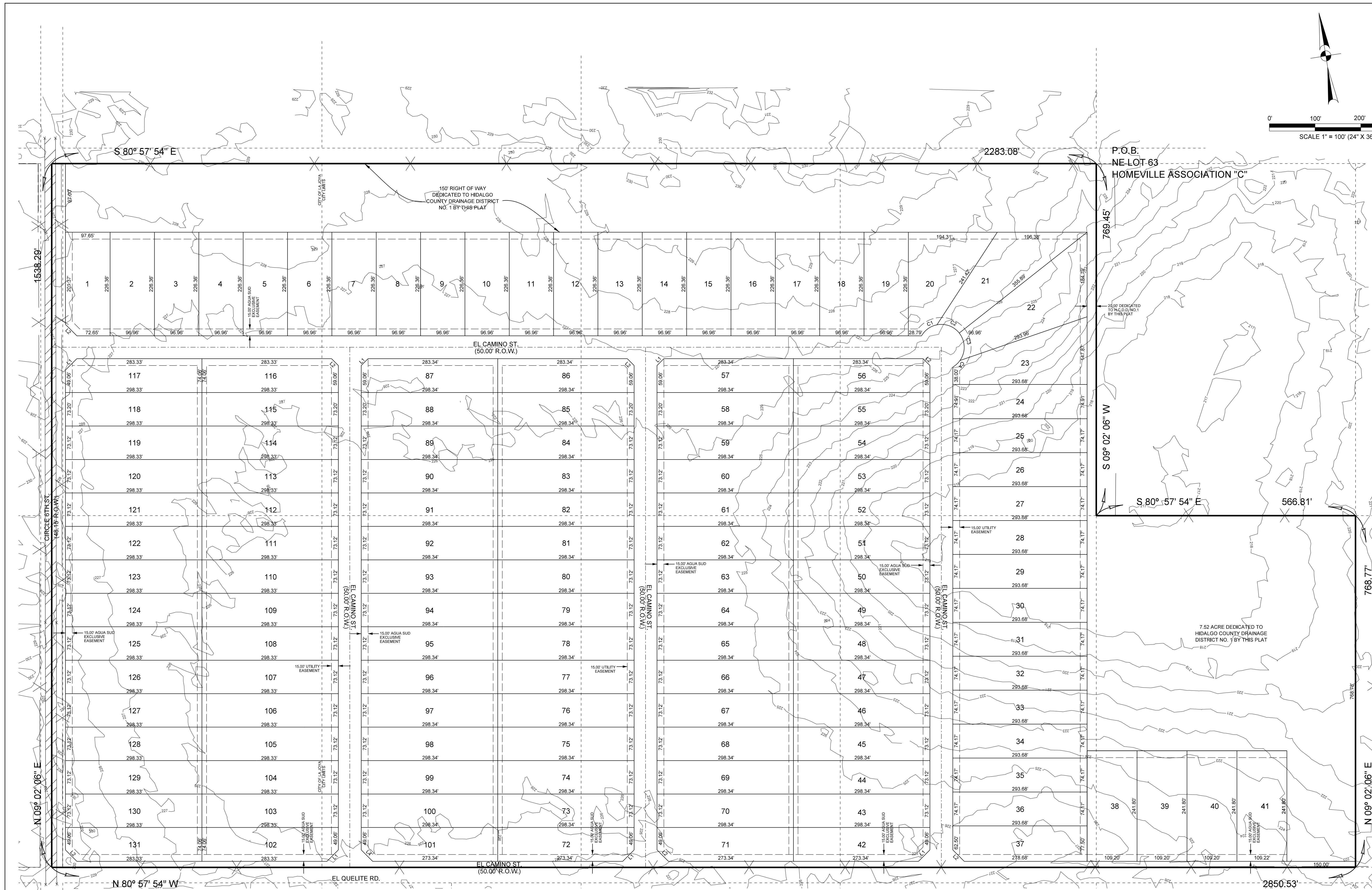
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

STAFF RECOMMENDS:  **Preliminary Approval** *subject comments and future recommendations by planning, other departments and the approval of the City of CITY OF LA JOYA.*

**Final Approval** *subject to recommendations other departments*

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,*

*\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

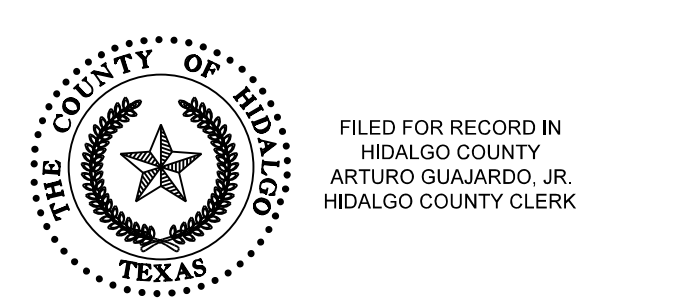


LOCATION MAP  
SCALE = 1" : 2000'

- LEGEND:**
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED
  - FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED
  - MAP RECORDS HIDALGO COUNTY TEXAS M.R.H.C.T.
  - OFFICIAL RECORDS HIDALGO COUNTY TEXAS O.R.H.C.T.
  - DEED RECORDS D/R

**LOCATION DESCRIPTION**

ERA MONTE SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 350 FT NORTH OF THE INTERSECTION OF MILE 4 ROAD AND CIRCLE 6TH STREET. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA JOYA, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 4,339, 2018 CENSUS). ERA MONTE SUBDIVISION LIES ON CITY LIMITS OF LA JOYA AND IS WITHIN THE CITY'S 0 TO 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.



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

- INDEX OF SHEETS**
- SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEER'S AND SURVEYOR'S CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.
  - SHEET 2.- PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 6 CERTIFICATE, ENGINEER'S AND SURVEYOR'S CERTIFICATION, CITY OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE.
  - SHEET 3.- UTILITY LAYOUT, WATER DISTRIBUTION, SANITARY SEWER (OSS) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSS/F AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.
  - SHEET 4.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JUAN E. GALVAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION.

JUAN E. GALVAN, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR # 4011

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

**SOUTH TEXAS INFRASTRUCTURE GROUP**  
900 S. STEWART, SUITE 13  
MISSION, TEXAS 78572  
PH: (956) 424-3335  
FAX: (956) 424-3132  
TBPE REG # 15000



**LOT LAYOUT**  
**ERA MONTE SUBDIVISION**

BEING A 90.64 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

PENA CHAPA DEVELOPMENT, AS OWNER OF THE 90.64 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ERA MONTE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS 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:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

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

PENA CHAPA DEVELOPMENT, LLC DATE  
MANUEL CHAPA, MEMBER  
P.O. BOX 1958  
PHARR, TEXAS 78577

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
NOTARY PUBLIC

THIS PLAT OF ERA MONTE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
CHAIRMAN

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ERA MONTE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

\_\_\_\_\_  
MAYOR CITY OF MISSION DATE

\_\_\_\_\_  
ATTEST: CITY SECRETARY DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVINO, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JUAN E. GALVAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION.

JUAN E. GALVAN, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #4011  
FIRM # 10193886  
920 S. STEWART RD., SUITE 13  
MISSION, TEXAS 78572

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

\_\_\_\_\_  
RAUL E. SESIN, P.E., C.F.M. DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON IRRIGATION DISTRICT NO. 6 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

\_\_\_\_\_  
ATTEST: PRESIDENT

\_\_\_\_\_  
SECRETARY

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ERA MONTE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

\_\_\_\_\_  
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ERA MONTE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

\_\_\_\_\_  
HIDALGO COUNTY JUDGE DATE

\_\_\_\_\_  
ATTEST: HIDALGO COUNTY CLERK DATE

I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE ERA MONTE SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

\_\_\_\_\_  
JOSE E. SAENZ  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:

2. MINIMUM BUILDING SETBACK LINES:

FRONT SETBACK:  
25 FEET FOR INTERNAL LOTS  
50 FEET FOR LOTS FRONTING ABRAM ROAD

SIDE SETBACK:  
6 FT

REAR SETBACK:  
15 FT OR EASEMENT, WHICHEVER IS GREATER  
REAR SETBACK: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER

3. 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.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 24" 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 DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

BM-1 IS A SET 5/8" IRON ROD WITH PLASTIC CAP "ROWSS CONTROL"  
LOCATED ON EAST SIDE OF CIRCLE 6 STREET.  
N=  
E=  
ELEV.=

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 1,055,723 CUBIC FEET, 24.24 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.

7. 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.

8. 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.

9. ALL PUBLIC UTILITY 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.

10. ON-SITE SEWAGE FACILITIES (OSSF) 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 OSSF ON LOT.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. 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 ASSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

GENERAL NOTES:

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

12. PENA CHAPA DEVELOPMENT, LLC, THE OWNER & SUBDIVIDER OF ERA MONTE SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.

13. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTION SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

METES AND BOUNDS

BEING A 90.64 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 55, 56, 57, 58, 59, 63, 64, 65 & 66, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO PENA-CHAPA DEVELOPMENT INC, A TEXAS CORPORATION, AS DESCRIBED IN DOCUMENT NUMBER 3010344, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS SAID 90.64 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE, IN THE NORTHEAST CORNER OF LOT 63 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C" FOR THE NORTHEAST CORNER, AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE WITH THE EAST LINE OF SAID LOT 63 SOUTH 09°02'06" WEST A DISTANCE OF 769.45 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 63 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C" AND NORTHWEST CORNER OF LOT 59 (CONVEYED BY A SHERIFF'S DEED TO LA JOYA SCHOOL DISTRICT, AS RECORDED IN VOLUME 519 PAGE 255, H.C.O.D.R.);

THENCE WITH SOUTH LINE OF LOT 62 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C" AND NORTH LINE OF LOT 59 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C" SOUTH 80°57'54" EAST A DISTANCE OF 566.82 FEET, TO AN IRON PIPE FOUND FOR THE NORTHWEST CORNER OF LOT 60 (CONVEYED TRUSTEE'S DEED TO MARY P. DOUGHERTY, AS RECORDED IN DOCUMENT NUMBER 2784968, H.C.O.D.R.)

THENCE WITH THE WEST LINE OF LOT 60 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C", SOUTH 09°02'06" WEST A DISTANCE OF 768.78 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE SOUTHEAST CORNER OF LOT 59 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C" AND SOUTHWEST CORNER OF LOT 60, AND BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH SOUTH LINE OF LOT 59 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C", NORTH 80°57'54" WEST A DISTANCE OF 2,850.53 FEET TO 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE SOUTHWEST OF LOT 55 AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH WEST LINE OF LOT 55, NORTH 09°02'06" EAST A DISTANCE OF 1,538.29 FEET TO A IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE NORTHWEST CORNER OF LOT 66 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C" AND BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND; (CONVEYED TRUSTEE'S DEED TO MARY P. DOUGHERTY, AS RECORDED IN DOCUMENT NUMBER 2784968, H.C.O.D.R.)

THENCE WITH THE NORTH LINE OF SAID LOT 66 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C", SOUTH 80°57'54" EAST, A DISTANCE OF 2,283.08 FEET TO THE POINT OF BEGINNING AND CONTAINING COMPUTED AREA OF SQUARE FEET OR 90.64 ACRES OF LAND, BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

LOT AREA TABLE		
LOT	SQUARE FT.	ACRES
1	21792	0.50
2-19	21949	0.50
20	26965	0.62
21	27486	0.63
22	33843	0.78
23	28510	0.65
24	22002	0.51
25-36	21783	0.50
37	22449	0.52
38-40	26405	0.61
41	26409	0.50
42	21783	0.50
43-54	21815	0.50
55	21838	0.50
56-57	21983	0.50
58	21838	0.50
59-70	21815	0.50
71-72	21783	0.50
73-84	21815	0.50
85	21838	0.50
86-87	21983	0.50
88	21838	0.50
89-100	21815	0.50
101	21783	0.50
102	21782	0.50
103-114	21814	0.50
115	21838	0.50
116	21982	0.50
117	21782	0.50
118	21838	0.50
119-130	21814	0.50
131	21782	0.50

LINE	LENGTH	BEARING
L1	35.35'	S 36°09'30" E
L2	35.36'	S 53°50'30" W
L3	35.33'	S 36°08'30" E
L4	35.35'	N 53°50'00" W
L5	35.35'	N 36°10'00" W
L6	35.35'	S 53°50'00" W
L7	35.35'	S 36°10'00" E
L8	35.35'	S 53°50'00" E
L9	26.64'	N 08°50'00" E
L10	5.13'	S 09°09'11" W
L11	16.24'	S 08°50'00" W
L12	15.17'	S 13°31'44" W
L13	27.46'	S 65°43'59" W

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	24.87'	450.00'	03°10'01"	S 10°25'01" W	24.87'
C2	91.27'	450.00'	1°37'16"	S 17°48'39" W	91.11'
C3	70.77'	450.00'	09°00'40"	S 28°07'38" W	70.70'
C4	197.30'	475.00'	23°47'58"	S 20°43'59" W	195.88'

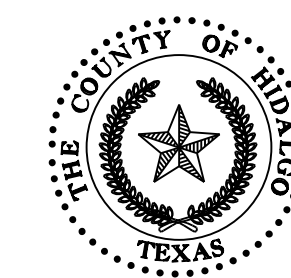
INDEX OF SHEETS

SHEET 1.- HEADING INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEER'S AND SURVEYOR'S CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 2.- PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 6 CERTIFICATE, ENGINEER'S AND SURVEYOR'S CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE.

SHEET 3.- UTILITY LAYOUT, WATER DISTRIBUTION, SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.

SHEET 4.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.



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

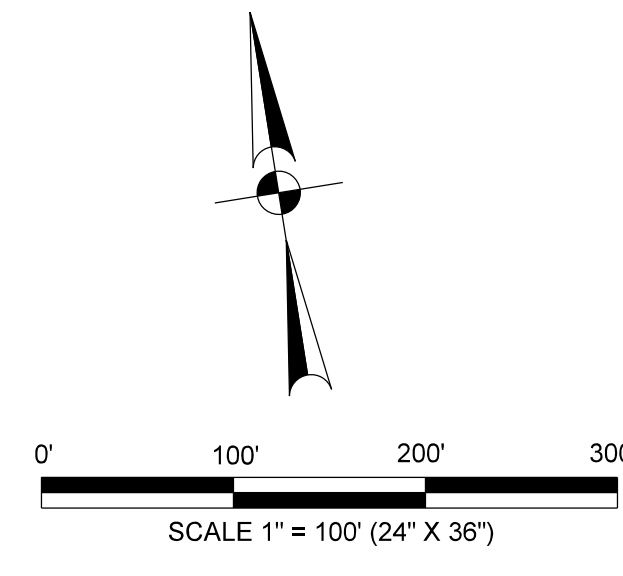
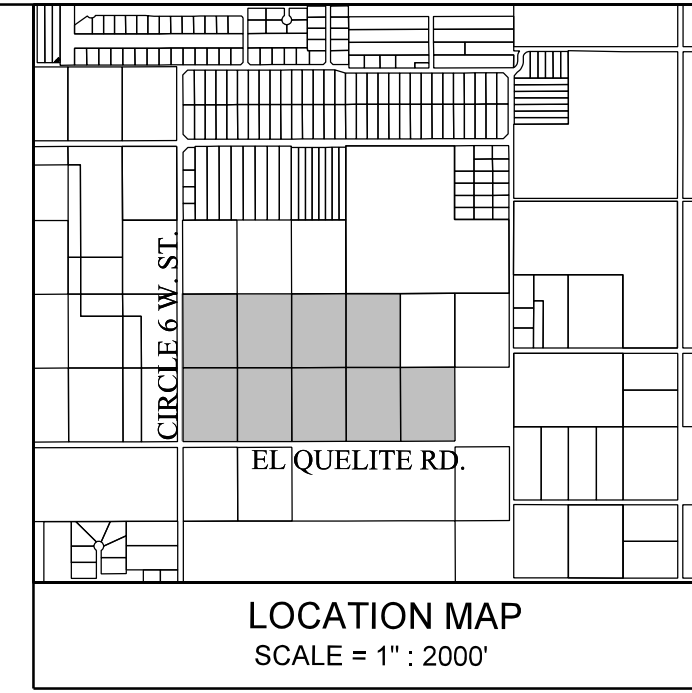
GENERAL NOTES  
ERA MONTE SUBDIVISION

BEING A 90.64 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 55, 56, 57, 58, 59, 63, 64, 65 & 66, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

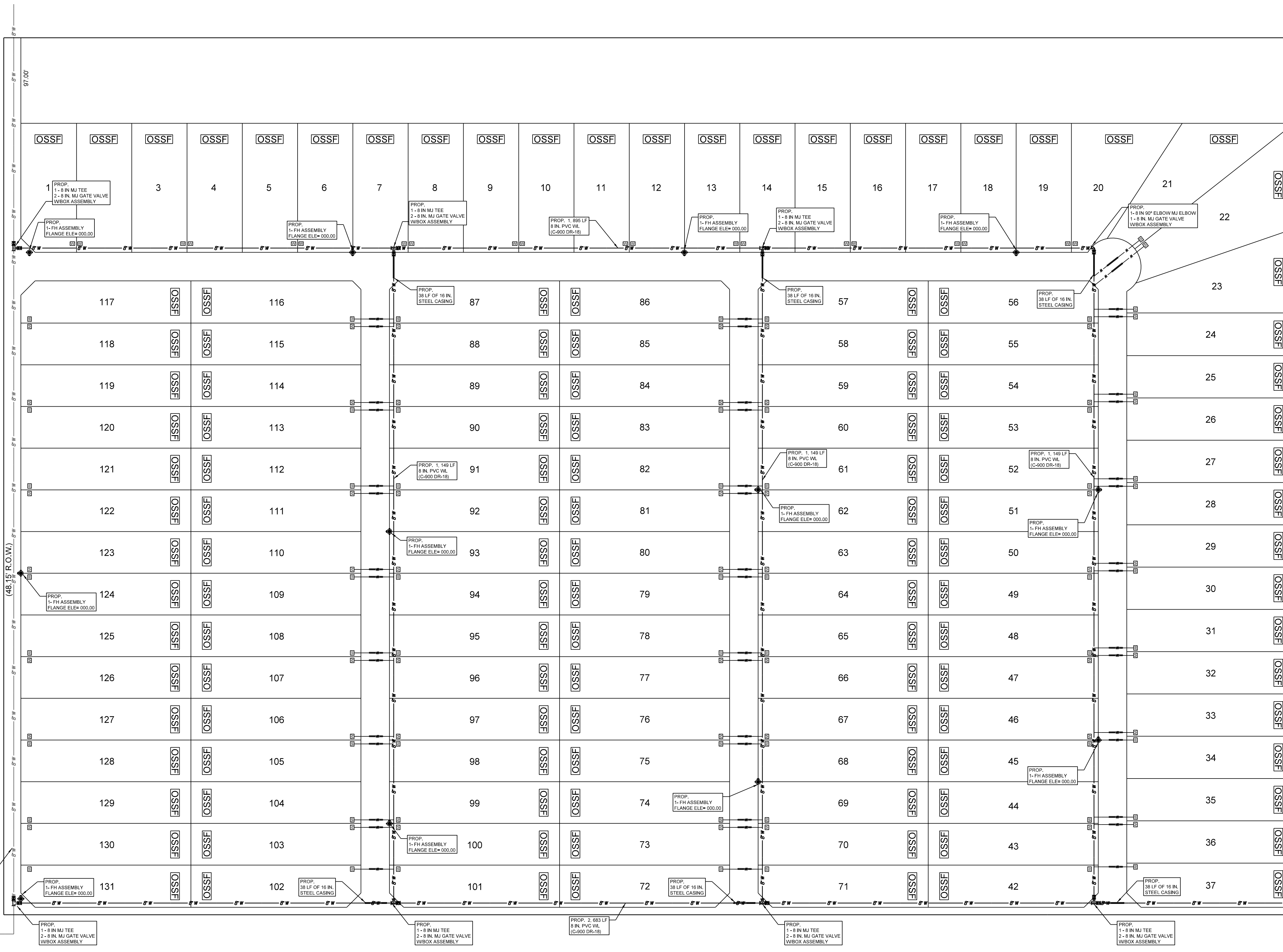
PRINCIPAL CONTACTS:					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	JULIO C. CERDA, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP  
900 S. STEWART RD., SUITE 13  
MISSION, TEXAS 78572  
PH: (956) 424-3335  
FAX: (956) 424-3132  
TBPE REG # 15000





- LEGEND:**
- CHAIN LINK FENCE
  - SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
  - FOUND IRON ROD
  - WOOD FENCE
  - PROPOSED PAVEMENT
  - PROPOSED WATER METER
  - OVERHEAD ELECTRIC
  - PROPOSED CASING
  - FOR 8" WATERLINE= 16" STEEL CASING
  - FOR 2" WATER LINE= 3" PVC CASING
  - FOR 2" WATER LINE= 2" PVC CASING
  - PROPOSED STREET LIGHT
  - SOIL BORING LOCATION



**WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY DESCRIPTION, COST AND OPERABILITY DATE:**  
 ERA MONTE WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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.

ERA MONTE HAS 131 LOTS. AGUA SUD HAS ONE EXISTING 8" DIAMETER WATER LINE, RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF CIRCLE 6 STREET.

THE WATER SYSTEM FOR ERA MONTE SUBDIVISION CONSISTS OF TWO 8" DIAMETER LINES THAT TAP INTO THE MENTIONED 8" DIAMETER LINES LOCATED ON THE EAST SIDE OF CIRCLE 6 RD. ONE LINE WILL RUN ALONG THE NORTH RIGHT-OF-WAY OF EL QUELITE RD. THE OTHER WATER LINE WILL RUN ON NORTH RIGHT-OF-WAY OF THE PROPOSED ST. THESE TWO LINES WILL TAP INTO A 6" TAP AND SLEEVE LOCATED IN THE INTERSECTION BETWEEN CIRCLE 6 RD AND CIRCLE 6 STREET.

BOTH WATER LINES WILL CONNECT WITH THREE WATER LINES RUNNING ON \_\_\_\_\_ ST AND \_\_\_\_\_ ST.

**WATER DISTRIBUTION FOR ERA MONTE SUBDIVISION CONSISTS OF ONE HUNDRED THIRTY ONE (131) - 1" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE LOTS. THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL OF \$ \_\_\_\_\_ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$ \_\_\_\_\_ WHICH COVERS THE \$ 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 AGUA SUD UPON REQUEST BY THE LOT OWNERS. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED NINE (9) FIRE HYDRANTS AT A UNIT COST OF \$ 4,500.00 FOR A TOTAL COST OF \$ 44,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAN.**

**SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE:**  
 SEWAGE FROM ERA MONTE SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 TO 131. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE (OSSF) FOR EACH SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

**SOIL EVALUATION REPORT:**  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE. AT OPPOSITE CORNERS OF THE SUBDIVISION A TOTAL OF 14 SOIL BORING EXCAVATION WERE PERFORMED. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA. THE SOILS ARE UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST \$ 196,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ONE OSSF ON \_\_\_\_\_.

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE STATE OF TEXAS. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS:  
 WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_  
 SEWAGE FACILITIES- SEPTIC SYSTEMS ESTIMATED TO COST \$ \_\_\_\_\_

**REPORT DE INGENIERIA DE AGUA Y DRENAJE:**

**WATER SUPPLY (DESCRIPCION, GASTOS Y FECHA DE INICIO):**  
 LA SUBDIVISION ERA MONTE RECIBIRA PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR ADECUADAMENTE LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA SUBDIVISION ERA MONTE TIENE 131 LOTES. AGUA SUD TIENE UN EXISTENTE CONDUCTO DE AGUA DE 8" DE DIAMETRO CORRIENDO SOBRE EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CR 6 STREET.

EL SISTEMA DE DISTRIBUCION PARA LA SUBDIVISION DE ERA MONTE CONSISTE DE DOS CONDUCTOS DE 8" DE DIAMETRO QUE SE CONECTARAN A LAS LINEAS EXISTENTES PREVIAMENTE MENCIONADAS. UN CONDUCTO CORRERA SOBRE EL LADO NORTE DEL DERECHO DE VIA DE LA CR 6 STREET. EL OTRO CONDUCTO CORRERA SOBRE EL LADO NORTE DEL DERECHO DE VIA DE LA CR 6 STREET. ESTOS DOS CONDUCTOS SE CONECTARAN CON UNA TEE DE 6" DE DIAMETRO UBICADA EN LA INTERSECCION DE LAS CALLES CON LA CALLE CIRCLE 6 STREET.

ESTOS DOS CONDUCTOS SE CONECTARAN CON TRES CONDUCTOS DE AGUA SOBRE LAS CALLES \_\_\_\_\_ ST Y \_\_\_\_\_ ST.

**LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION ERA MONTE CONSISTE EN OCHO (80) CONDUCTOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES. EL 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL OF \$ \_\_\_\_\_ PER LOT. EN ADICION EL SUBDIVIDOR HA PAGADO A AGUA SUD LA SUMA DE \$ \_\_\_\_\_ QUE COBRE EL COSTO DE LOS MEDIDORES Y LOS GASTOS DE CONEXION POR CADA LOTE. EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. AGUA SUD LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 12 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$ 45,000.00 POR CADA UNO. LO CUAL INSTALARA UN CANTIDAD TOTAL DE \$ 44,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMINIO DE HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.**

**REPORT DE EVALUACION DE SUELO:**  
 CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISION. UN TOTAL DE 14 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TIPO DE SUELO ES UNIFORME EN ESTA AREA. EL TIPO DE SUELO ES UNIFORME SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA ES DE \$1,500.00 DOLARES, INCLUIDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 196,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDOMINIO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE UNA FOSA SEPTICA EN \_\_\_\_\_.

**CERTIFICACION:**  
 CON FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 13.06 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:  
 AGUA: EL SISTEMA SERVIDO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUcido MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ \_\_\_\_\_  
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ \_\_\_\_\_

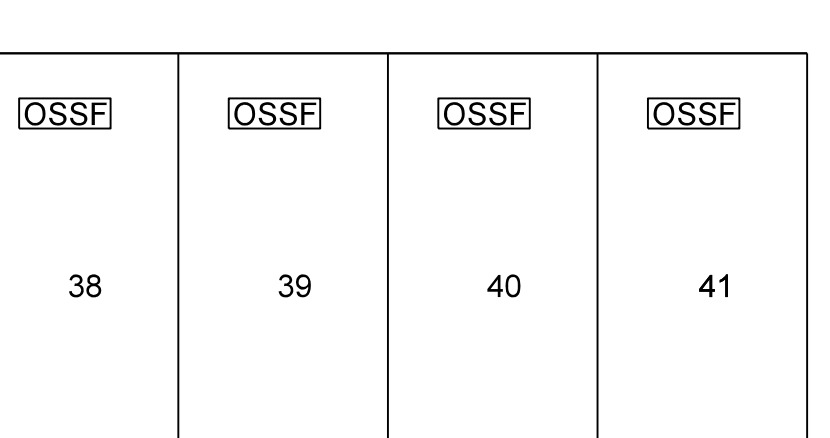
**PROFESSIONAL ENGINEER CERTIFICATION:**

VICTOR H. TREVINO, P.E.  
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

VICTOR HUGO TREVINO  
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

08/19/2020

08/19/2020



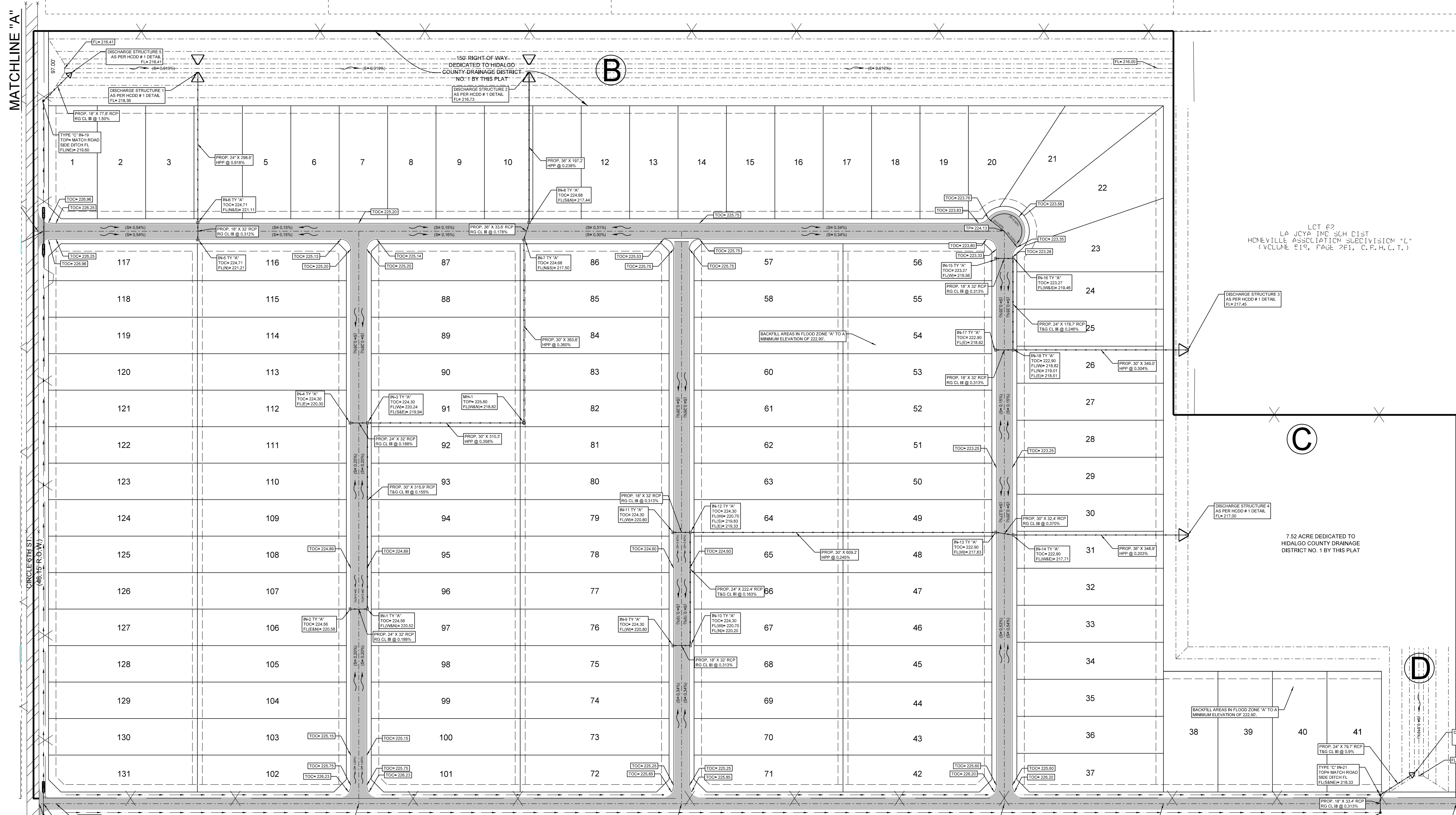
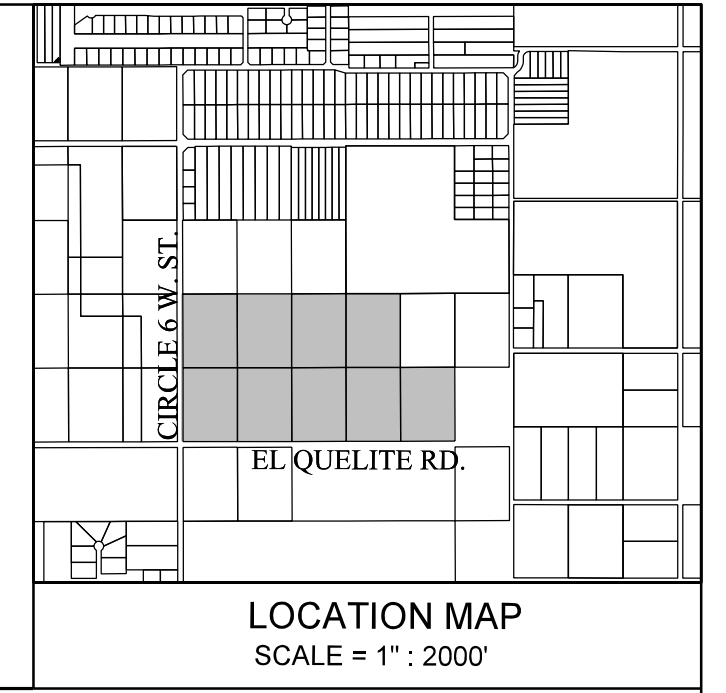
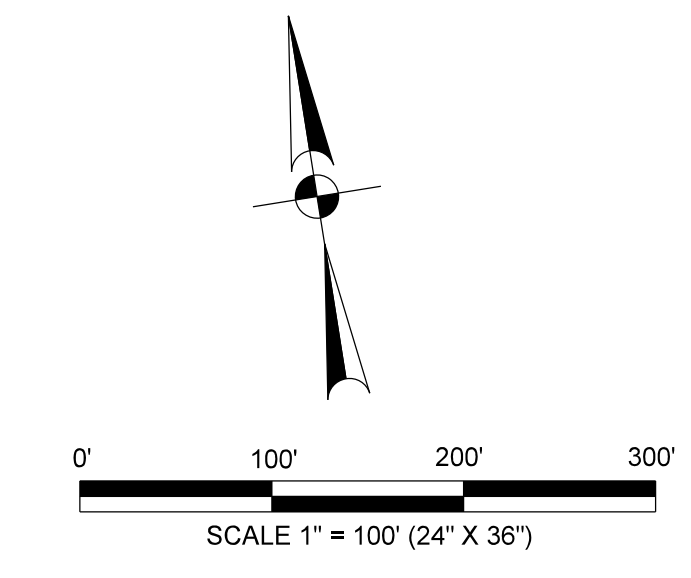
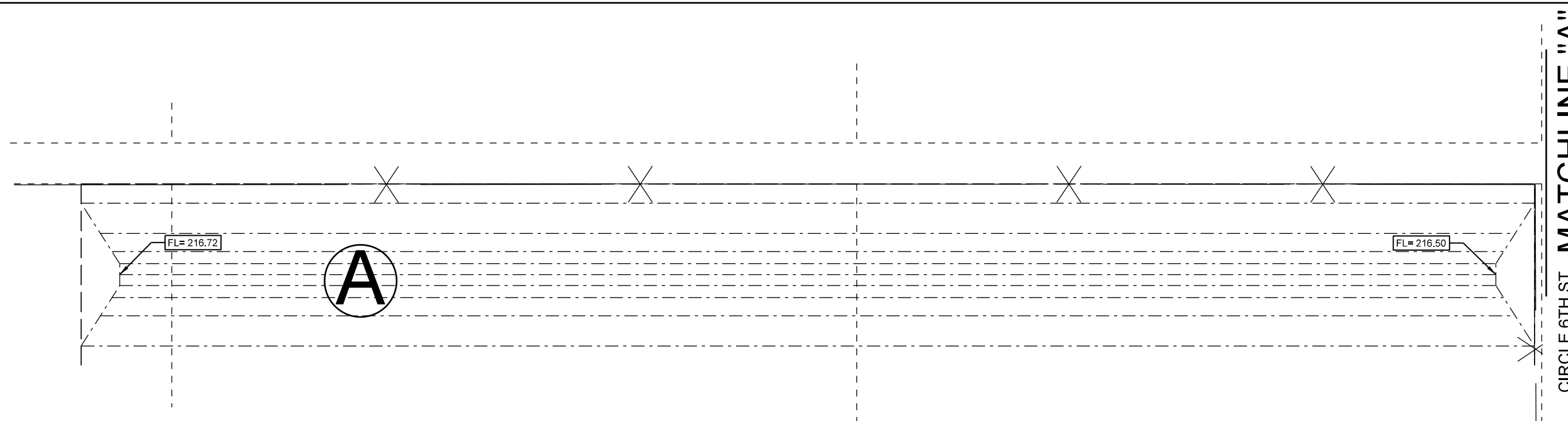
**UTILITY LAYOUT  
 ERA MONTE SUBDIVISION**

**PRINCIPAL CONTACTS:**

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

**SOUTH TEXAS INFRASTRUCTURE GROUP**

900 S. STEWART, SUITE 13  
 MISSION, TEXAS 78572  
 PH: (956) 424-3335  
 FAX: (956) 424-3132  
 TBPE REG # 15000



**PROJECT LOCATION**  
 ERA MONTE MASTER PLAN IS A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF LA JOYA AND CITY OF LA JOYA EXTRATERRITORIAL JURISDICTION (E.T.J.), BEING A 211.56 ACRE TRACT OF ALL OF LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12, 18, 19, 24, 25 AND 26, ROBERT E. GREGG SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 33, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

**FLOOD PLAIN**  
 THE PROPERTY IS IN ZONE "C" AND "A". ZONE "C" ARE AREAS OF MINIMAL FLOODING AND ZONE "A" ARE AREAS OF 100-YEAR FLOOD. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS ARE NOT DETERMINED. COMMUNITY PANEL NO. 48534-0275, REVISED JANUARY, 02 1981, BASED ON LIDAR AND TOPOGRAPHIC DATA FROM THE SITE. A HEC-RAS MODEL WAS CREATED GIVING US A RESULT OF A BFE OF 222.90 FOR THE ZONE A LOCATED ON THE SOUTHEAST PART OF THE PROPERTY. PROPERTY HAS BEEN TAKEN OUT THE FLOOD ZONE WITH LOWR CASE NO.

**SOIL CONDITIONS**  
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE. THE SITE CONSISTS OF 68.1% BRENNAN FINE SANDY LOAM (S), WITH 0 TO 1 PERCENT SLOPES; 13.2% MCALLEN FINE SANDY LOAM (S), WITH 0 TO 1 PERCENT SLOPES; 18.3% MCALLEN FINE SANDY LOAM (S), WITH 0 TO 1 PERCENT SLOPES; 2.9% RAMADERO SANDY CLAY LOAM (S), 2.6% RIO CLAY LOAM (S), PONDED. EXISTING TERRAIN HAS A WESTERLY NATURAL FLOW DIRECTION. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THESE SOILS ARE LISTED IN HYDROLOGIC GROUP B, C AND D. SEE APPENDIX C.

**EXISTING CONDITIONS**  
 THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS AN APPROXIMATELY GRADE OF 0.25%. IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF LA JOYA AND COUNTY OF HIDALGO, THE RATIONALE METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE EXISTING STORM WATER RUNOFF FOR THIS SITE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM ERA MONTE PHASE I AND PHASE II IS APPROXIMATELY 69.21 CFS.

**PROPOSED CONDITIONS**  
 THE PROPOSED DRAINAGE SYSTEM SHALL CONSIST ON THE INSTALLATION OF AN INTERNAL STORM SEWER SYSTEM WITH INLETS IN THE STREET TO COLLECT SURFACE RUNOFF FROM LOTS AND STREET. THIS SYSTEM WILL BE SIZED AS PER CALCULATIONS ON APPENDIX F. PIPE SIZES RANGE FROM 18" TO 36". DEVELOPER WILL DEDICATE 15.8 ACRES OF LAND TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TO BE USED FOR DRAINAGE AND DETENTION PURPOSES. DEVELOPER WILL BACKFILL THE PROPERTY TO RAISE IT TO THE MINIMUM ELEVATION (BFE) OF 222.90. THE VOLUME OF BACKFILL THAT IS BEING PLACED IN THE PROPERTY TO RAISE IT TO THE BFE ELEVATION IS 1,473,781 CUBIC FEET (54,584 YD<sup>3</sup>).

IN ACCORDANCE WITH THE CITY OF LA JOYA AND COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE RUNOFF FOR ERA MONTE PHASE I AND II WILL BE MITIGATED TO THE PROPOSED 50-YEAR STORM WATER RUNOFF. THE PEAK RATE WILL BE 300.60 CFS WHICH WILL GIVE US A NET INCREASE OF 231.35 CFS. FOR PROPOSED ERA MONTE MASTER PLAN 1,055,723 CUBIC FEET, OR 24.24 ACRE-FEET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED. THE TOTAL ACRE-FEET WILL BE DETAINED ON THE DEDICATED LAND WHICH CONSISTS OF THE PROPOSED DRAIN DITCH AND EXISTING POND OF ERA MONTE SUBDIVISION, EXCEEDING THE DETENTION REQUIRED.

THE SUM OF THE EXCAVATION REQUIRED AND THE DETENTION REQUIRED GIVE US A 2,529,504 CUBIC FEET. THE EXCAVATION OF THE DRAIN DITCH AND THE EXCAVATION ON THE ZONE "A" AREA FROM 222.90 TO FLOWLINE WILL GIVE US A TOTAL VOLUME OF 2,658,573 CUBIC FEET. THIS MEANS THAT WE ARE COMPLYING WITH THE DISPLACEMENT THAT IS BEING DONE TO GET THE PROPERTY OUT OF THE FLOOD ZONE. FOR YOUR REFERENCE SEE TABLE 1A AND PAVING AND DRAINAGE SHEETS.

7.52 ACRE DEDICATED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 BY THIS PLAN

BACKFILL AREAS IN FLOOD ZONE "A" TO A MINIMUM ELEVATION OF 222.90.

DISCHARGE STRUCTURE 5 AS PER HCCD # 1 DETAIL (FL=216.61)

DISCHARGE STRUCTURE 6 AS PER HCCD # 1 DETAIL (FL=216.61)

**PAVING & DRAINAGE  
 ERA MONTE SUBDIVISION**

BEING A 90.64 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 55, 56, 57, 58, 59, 63, 64, 65 & 66, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.



LOT 26  
 LCT 42  
 MARY F. COLUHERTY  
 HOMEVILLE ASSOCIATION SUBDIVISION "C"  
 (DECLINENT NUMBER 278496E, C.F.H.C.T.)

LOT 25  
 LCT 41  
 ELOY R. TRIVINO  
 HOMEVILLE ASSOCIATION SUBDIVISION "C"  
 (DECLINENT NUMBER 278496E, C.F.H.C.T.)

LOT 24  
 DANIEL LANCHOLA NATA  
 HOMEVILLE ASSOCIATION SUBDIVISION "C"  
 (DECLINENT NUMBER 278496E, C.F.H.C.T.)

LOT 23  
 LCT 42  
 MARY F. COLUHERTY  
 HOMEVILLE ASSOCIATION SUBDIVISION "C"  
 (DECLINENT NUMBER 278496E, C.F.H.C.T.)

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958 PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TRIVINO, P.E.	900 S. STEWART RD., STE. 13 MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13 MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

**SOUTH TEXAS INFRASTRUCTURE GROUP**  
 900 S. STEWART, SUITE 13  
 MISSION, TEXAS 78572  
 PH: (956) 424-3335  
 FAX: (956) 424-3132  
 TBPE REG # 15000