



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: 10-27-2020

PROPOSED POLANCO ESTATES SUBDIVISION PRECINCT No. 1.

ENGINEER: KK ENGINEERING DEVELOPER: CAYETANO INVESTMENTS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 66 *SINGLE FAMILY *MULTI-FAMILY 16 COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 18

FILLING STATIONS: 8

LOCATION DESCRIPTION: NORTH AND SOUTH OF US HWY 107 APPROXIMATELY 1 MILE WEST OF MILE 6 WEST ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-15-2020 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: NO ROW DEDICATION IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-11-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-15-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 12" LOCATION: STATE HWY 107.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-09-2020 : 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: _____, _

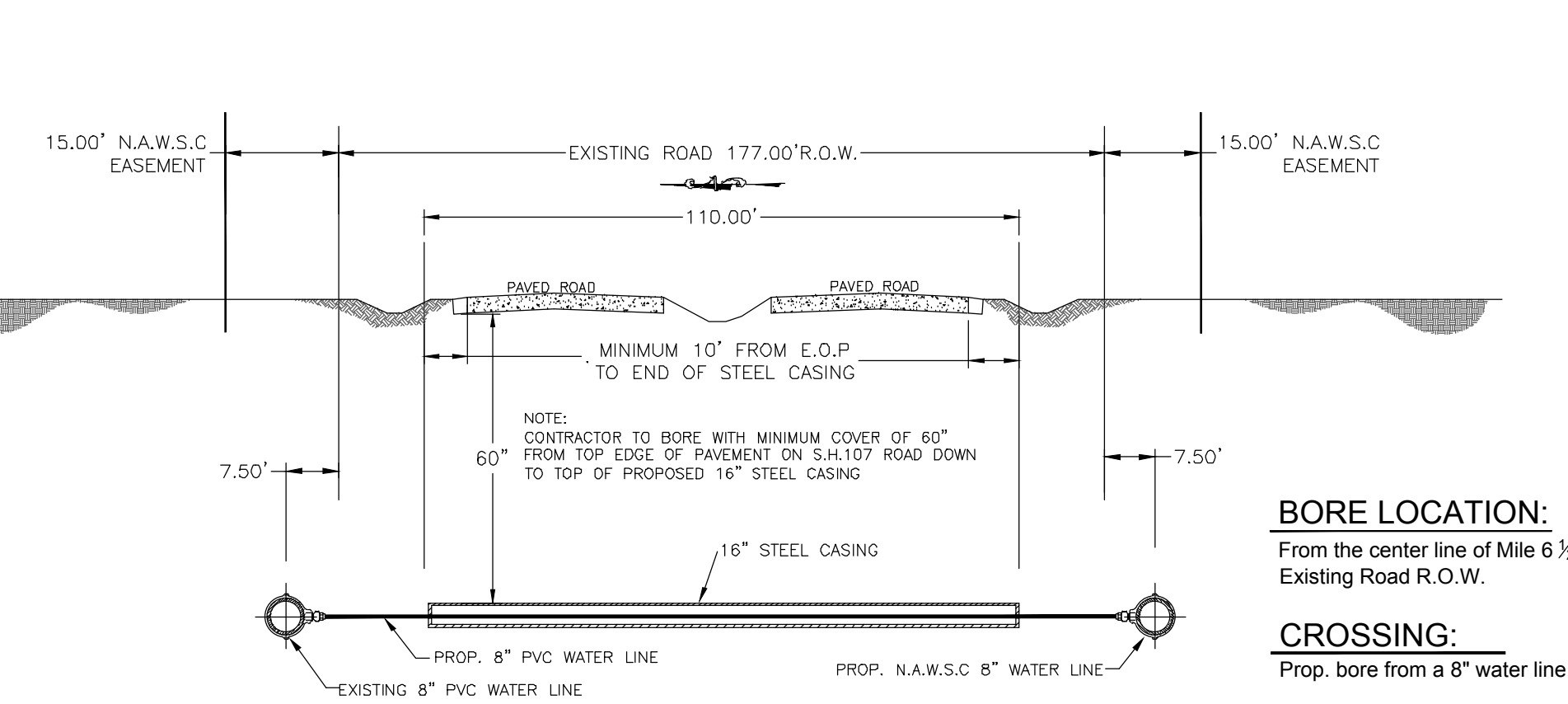
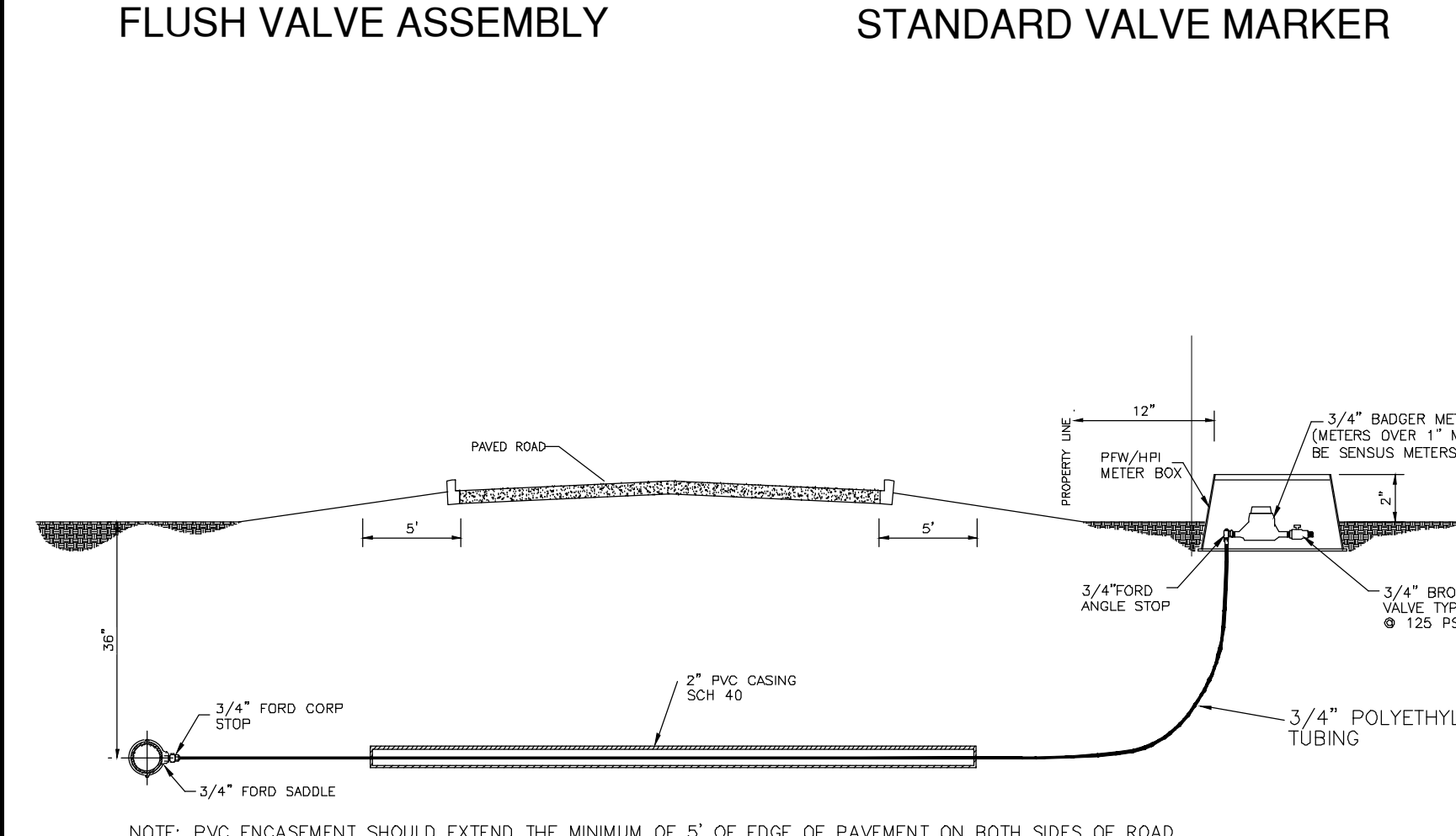
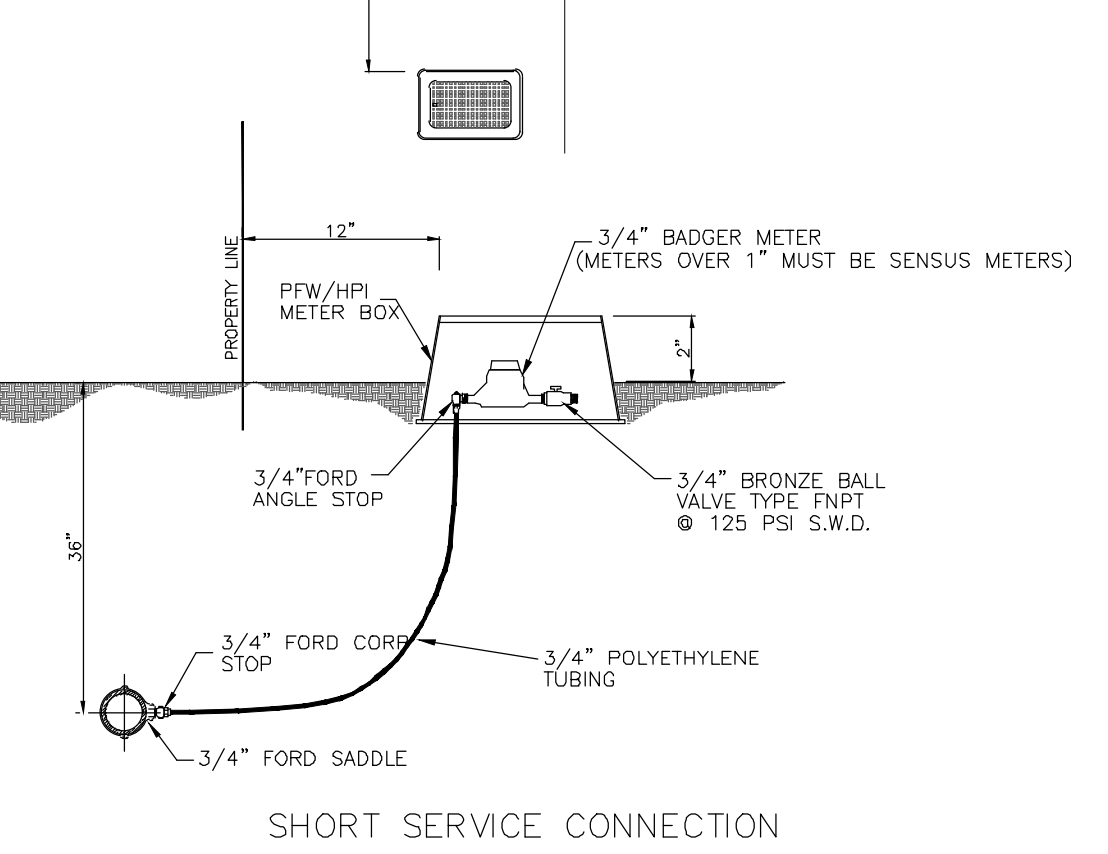
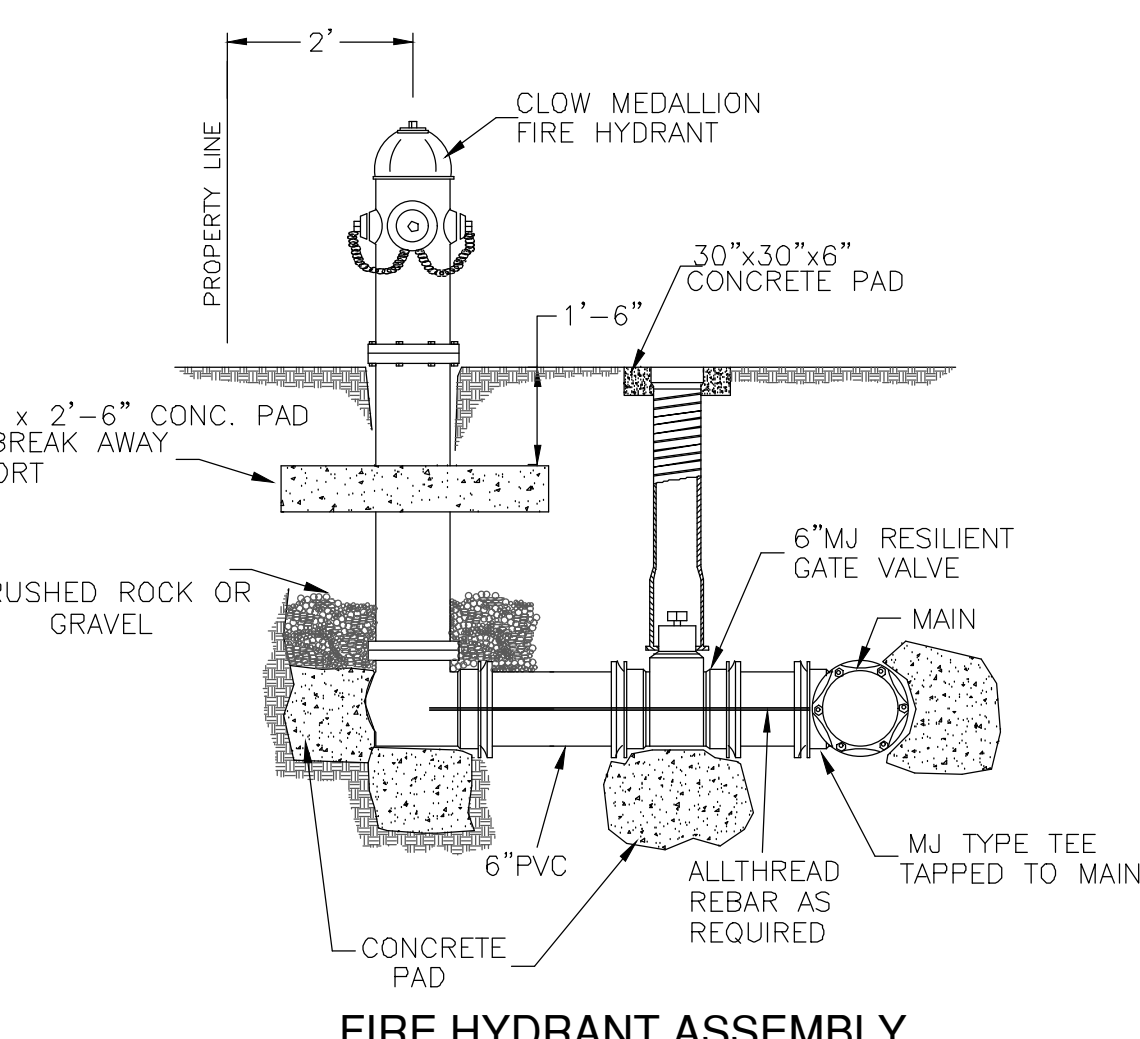
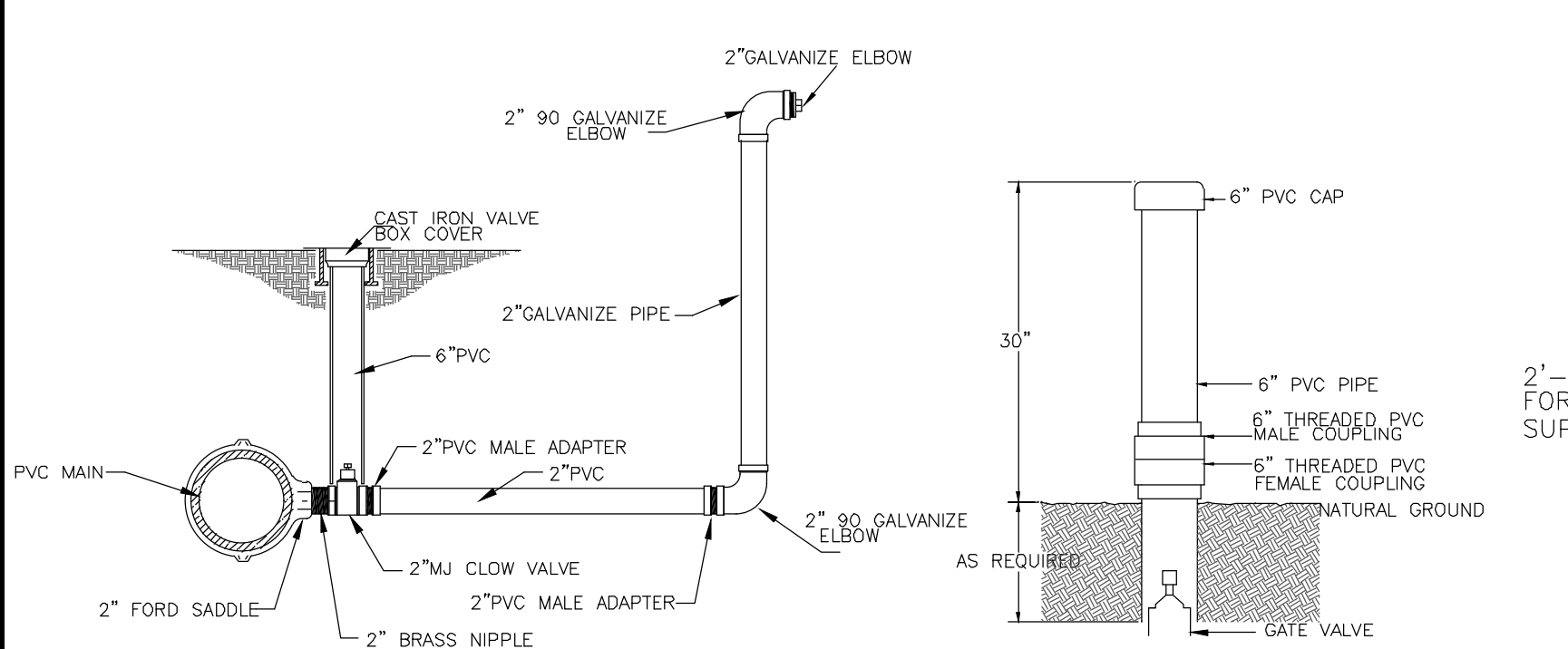
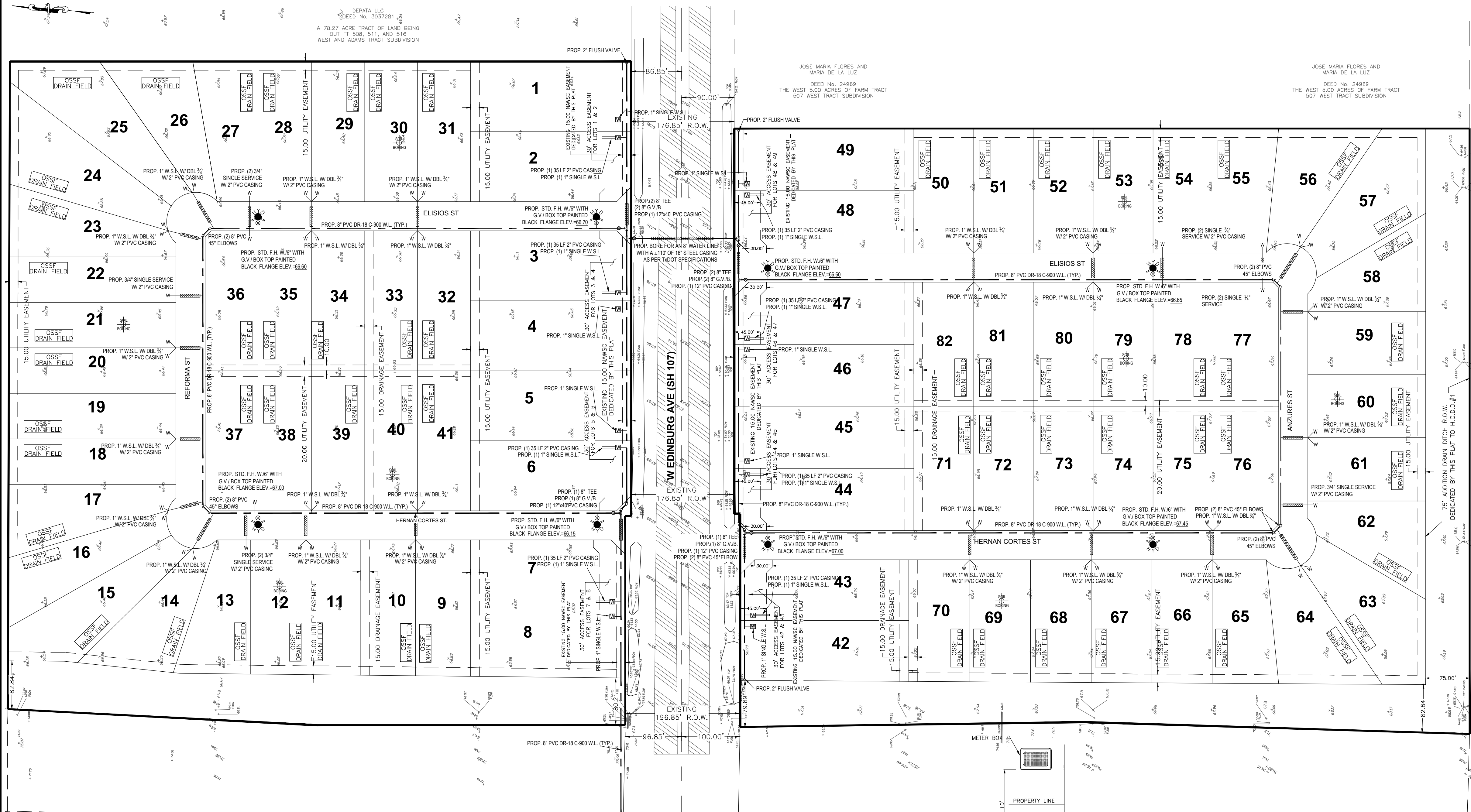
STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning, other departments and the approval of the City of ELSA.*

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.

*

SCALE: 1"=100'



FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
 POLANCO ESTATES SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS ONE EXISTING 8" WATER LINE WITHIN A 15' FOOT NAWSC EASEMENT ALONG THE NORTH SIDE OF S.H. 107. FROM THIS PREVIOUS MENTIONED 8" WATERLINE, 6 PROPOSED 8" WATER LINE WILL BE LOOPED/ INSTALLED AND EXTENDED THROUGH OUT THE PROPOSED ROW OF REFORMA ST., ELISIOS ST., HERNAN CORTES ST., AND ANZURES ST. AS WELL ALONG THE SOUTH SIDE OF S.H. 107 WITHIN A 15' NAWSC EASEMENT.

WATER DISTRIBUTION FOR THE POLANCO ESTATES SUBDIVISION CONSISTS OF TWENTY EIGHT (28)- 1" DIAMETER DUAL SERVICE LINES, SIXTEEN (16)- 1" DIAMETER SINGLE LINE AND TEN (10)- 3/4" SINGLE SERVICE LINE. THE 8" WATERLINE AND THE 8" WATERLINE DUAL SERVICE LINES, THE METER BOXES & LOOKS HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$_____ WHICH COVERS THE \$_____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED A TOTAL OF _____ AT A UNIT COST OF \$_____ FOR A TOTAL COST OF \$_____ THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:
 SEWAGE FROM POLANCO ESTATES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD WATER DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. JOSE A. GONZALEZ SITE EVALUATOR REG. # 122758, 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

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 CLAY LOAM SOIL FOR THE AREA. TOTAL OF 8 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM (28) SANDY CLAY LOAM EXTENDING UP TO TOP OF EXCAVATIONS. THERE IS NO INDICATION OF ORGANOCLORINATED OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$1,600.00 INCLUDING THE COST OF THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$105,600.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF'S.

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES AND REGULATIONS UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
 WATER FACILITIES - THESE FACILITIES FULLY COMPLETED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____, WHICH EQUALS TO \$_____ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,600.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$105,600.00 FOR THE ENTIRE SUBDIVISION.

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
 POLANCO ESTATES SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORP. (N.A.W.S.C.). EI DUEÑO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO A LADO NORTE DE LA CALLE ESTATAL S.H.107 A LO LARGO DE UN DERECHO DE PASEO DE 15 PIES DE NAWSC. SEIS LINEAS DE 8 PULGADAS SERAN INSTALADAS POR LAS CALLES REFORMA ST., ELISIOS ST., HERNAN CORTES ST., Y ANZURES ST.

DISTRIBUCION DE AGUA PARA POLANCO ESTATES SUBDIVISION CONSISTE EN VEINTI OCHO (28) LINEAS DE 1" DIAMETRO DE SERVICIO DUAL, DIEZ Y SEIS (16)- 1" EN DIAMETRO SERVICIO SENCILLO Y DIEZ (10) LINEAS DE 3/4" DIAMETRO DE SERVICIO SENCILLO CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANGUARDOS DE CADA SOLAR. LAS LINEAS DE SERVICIO CUADRO Y SENCILLAS DE 3/4" Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.E.W.S.C. \$_____ DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO TAMBIEN INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 6 HIDRANTES (FIRE HYDRANT) A UN COSTO INDIVIDUAL DE \$_____ A UN COSTO TOTAL DE \$_____. 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.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 8 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION. ADICIONALMENTE NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME. EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,600.00 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 \$105,600.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

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 GOBIERNANDO 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 SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MEDIANTE EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$_____ POR LOTE.
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,600.00 POR SISTEMA A UN COSTO TOTAL DE \$105,600.00 TODA LA SUBDIVISION.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y UN CAMPO DE DRENAJE. EL SOLAR JOSE A. GONZALEZ EVALUADOR DE SUELOS REG. # 122558 EN 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 ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 8 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION. ADICIONALMENTE NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME. EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

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

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,600.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$105,600.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER CERTIFICATION:
 I, KAMBIZ S. KHADEMI, PE, # 57767, REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES AND REGULATIONS UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
 WATER FACILITIES - THESE FACILITIES FULLY COMPLETED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____, WHICH EQUALS TO \$_____ PER LOT.
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OWNER: _____ DATE _____
 MID VALLEY INVESTORS GP, LLC
 A TEXAS LIMITED PARTNERSHIP
 BY MID VALLEY INVESTORS GP, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 GENERAL PARTNER
 KYNDLE W BENNETT, PRESIDENT
 BOX 365
 LA BLANCA, TX 78758

STATE OF TEXAS
 COUNTY OF HIDALGO

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

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

BORE LOCATION:
 From the center line of Mile 6 1/2 West Road + 1,200 feet, West on S.H. 107
 Existing Road R.O.W.

CROSSING:
 Prop. bore from a 8" water line with 16" steel casing at 5 feet deep.

CONSTRUCTION COST ESTIMATE:

1-WATER:	\$
2-OSSF:	\$105,600.00
3-PAVING:	\$
4-DRAINAGES:	\$
TOTAL:	\$

BY: _____ DATE: _____

REVISION: _____

DRAWING DATE: JUNE, 2020

RELEASE DATE: _____

DESIGNED BY: K.K.

DRAWN BY: F.D.

CHECKED BY: K.K.

UPDATED DWG. BY: _____

SCALE: 1"= 100'

410 S. DOWE
 P.O. BOX 3422
 McALLEN, TEXAS 78502

K K Engineering Consultant
 GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
 (FIRM REGISTRATION #F-1334)

STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 KAMBIZ S. KHADEMI
 57767

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KAMBIZ S. KHADEMI, P.E. # 57767, LICENSE # 57767, ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

POLANCO ESTATES SUBDIVISION
 HIDALGO COUNTY
 ELSA ETU

EXISTING TOPO AND PROPOSED WATER IMPROVEMENTS (NAWSC) AND SEPTIC TANKS

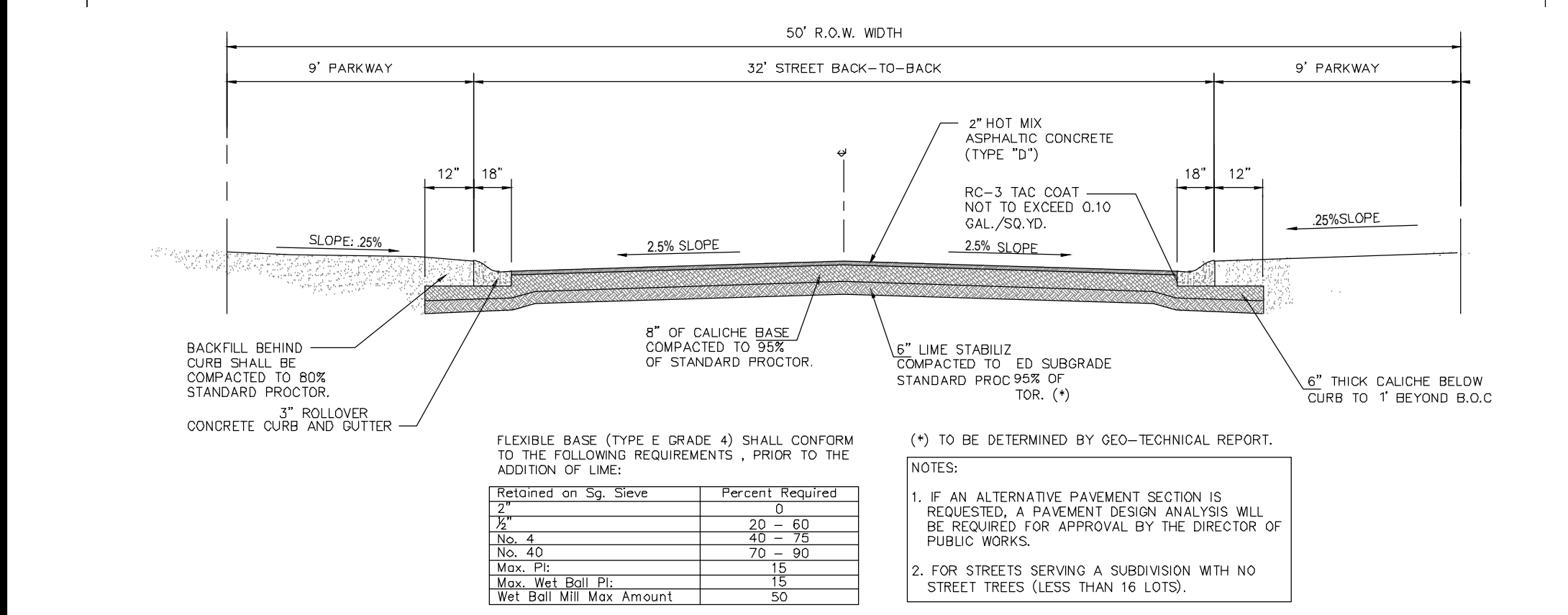
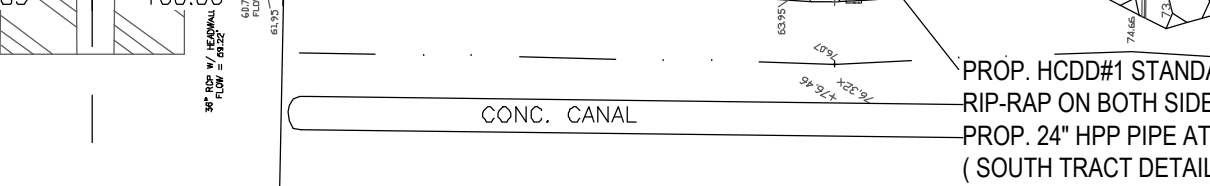
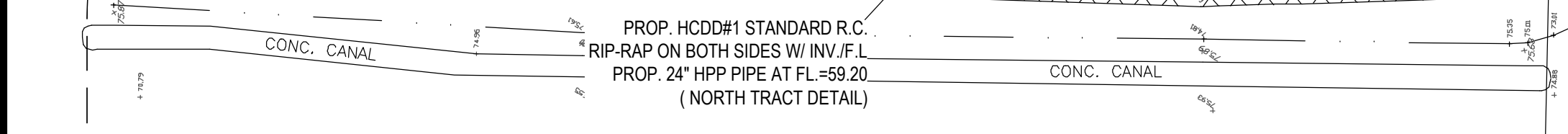
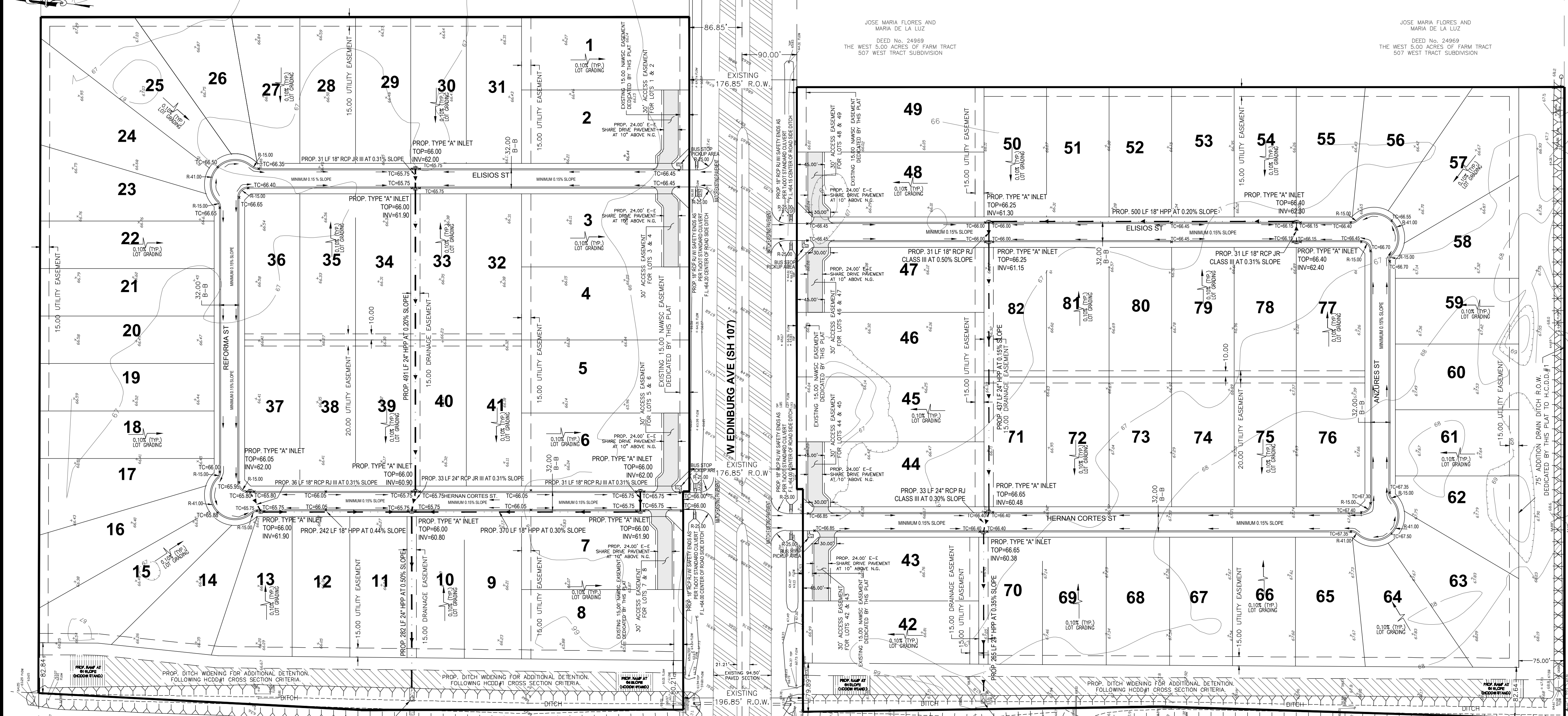
POLANCO ESTATES SUBD.

File Name: SEPTIC & WATER

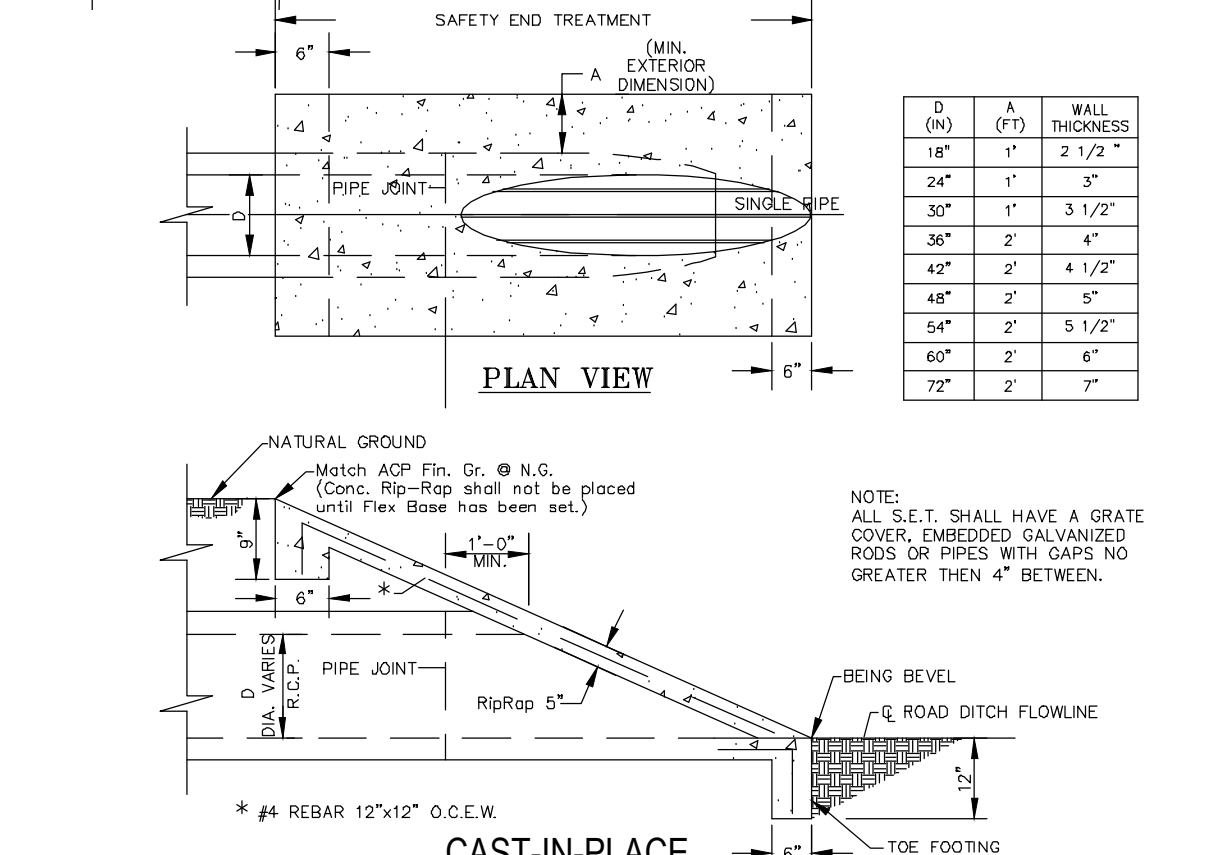
SHEET 2 OF 3

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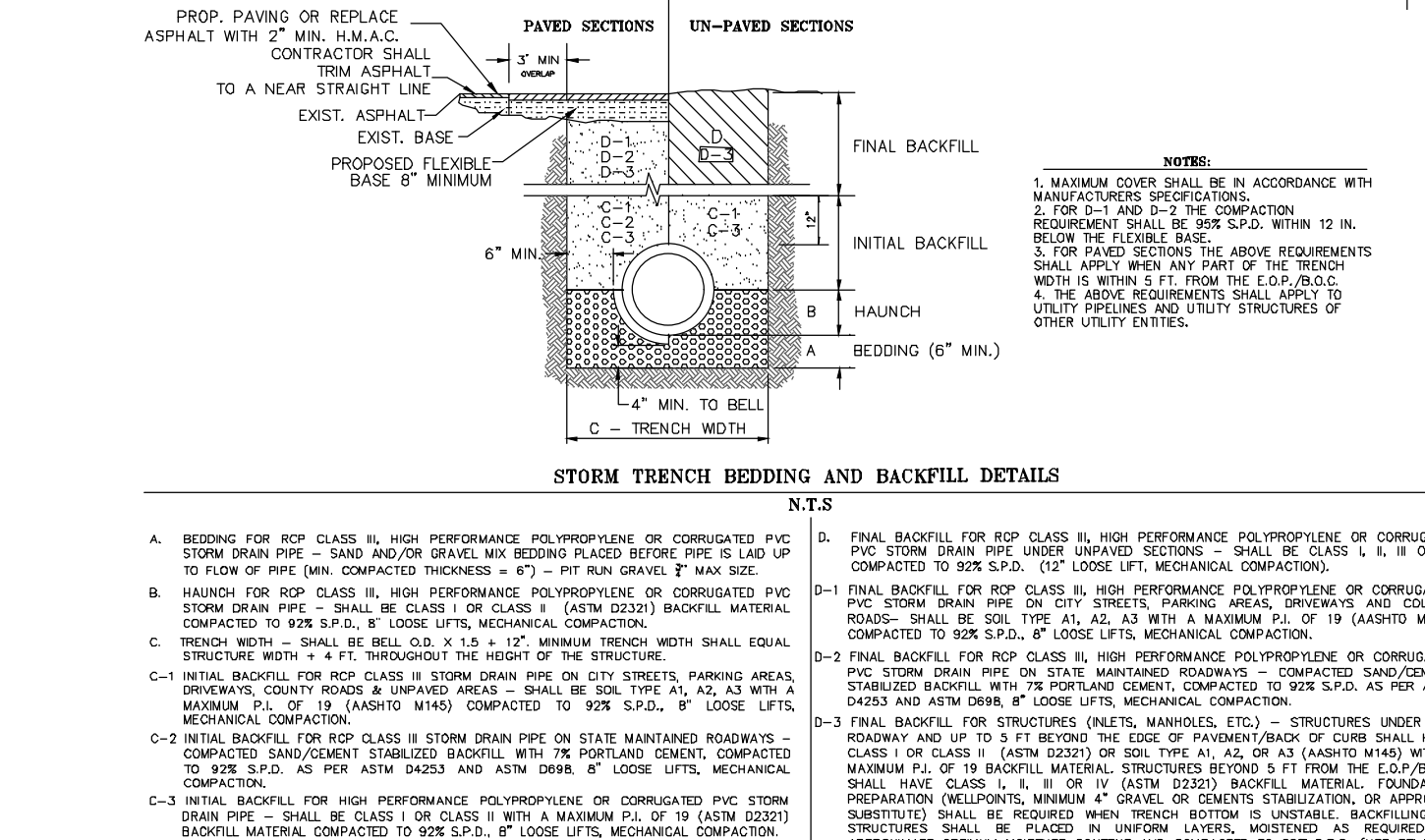
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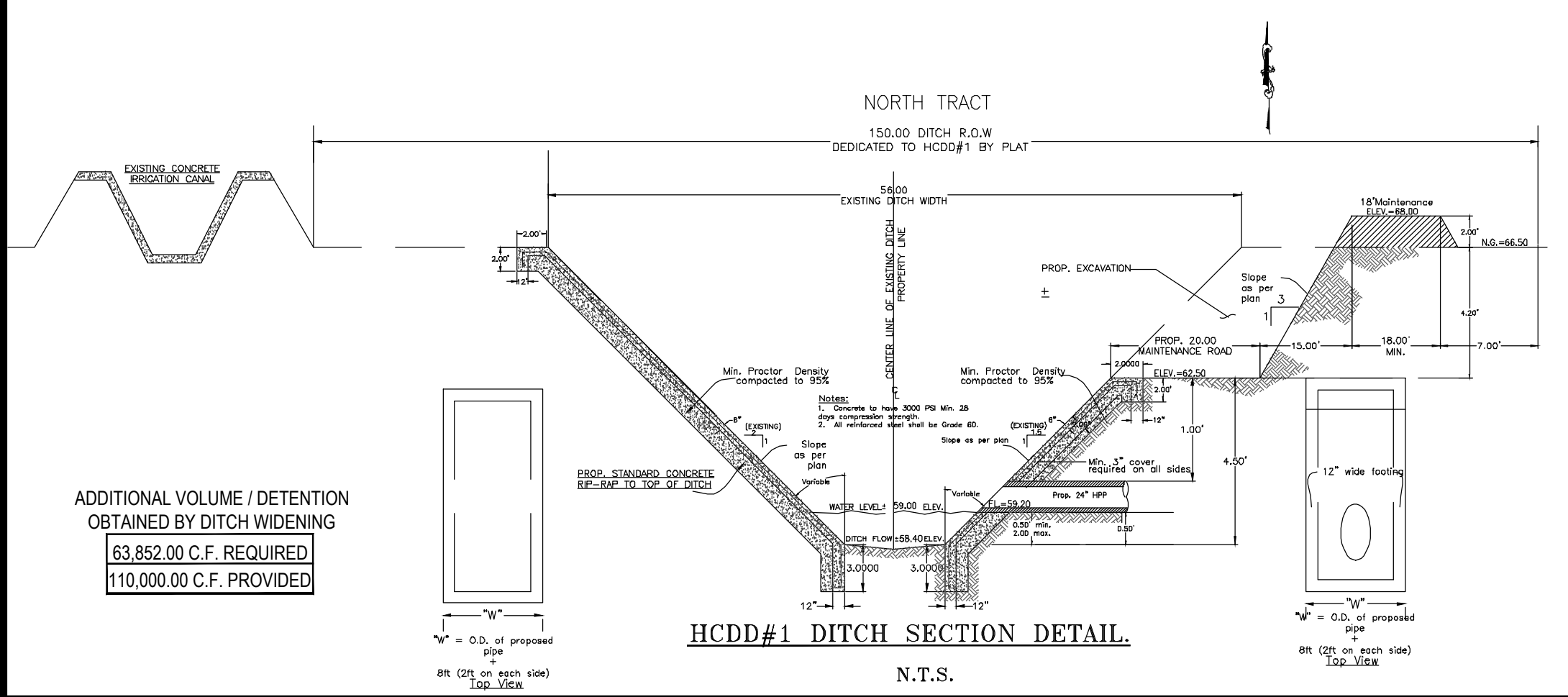
MINOR RESIDENTIAL STREET SECTION



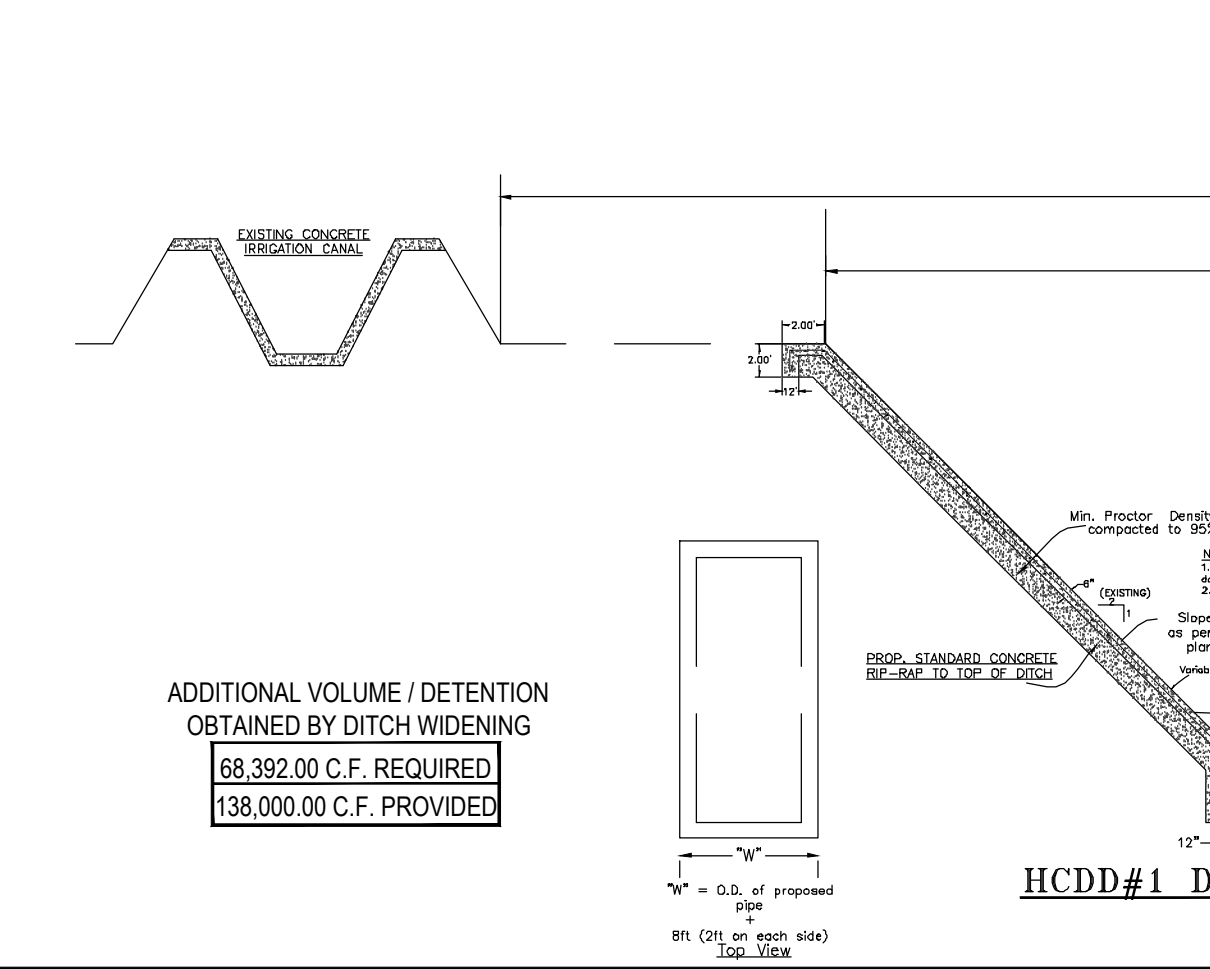
CAST-IN-PLACE SAFETY END TREATMENT



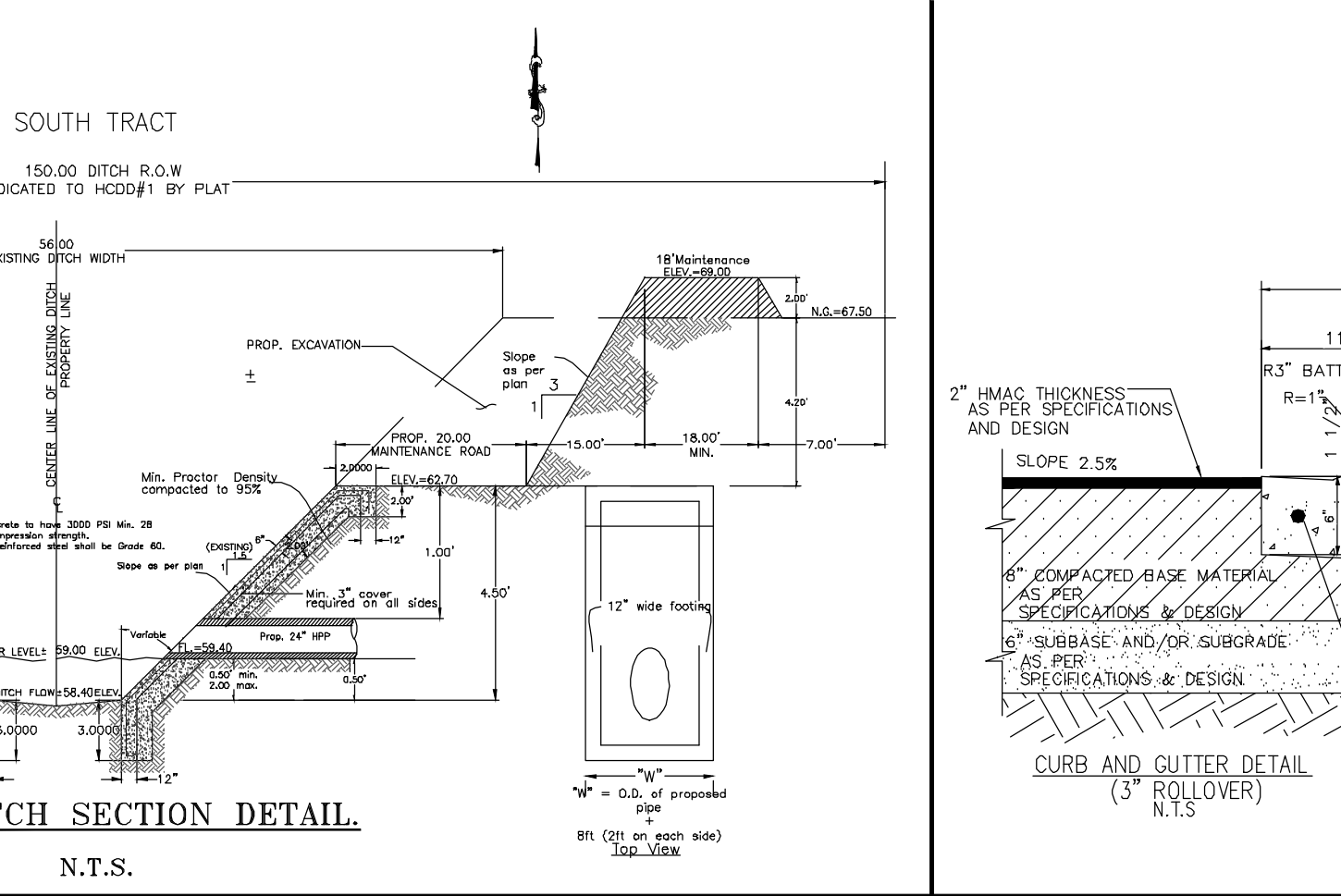
STORM TRENCH BEDDING AND BACKFILL DETAILS



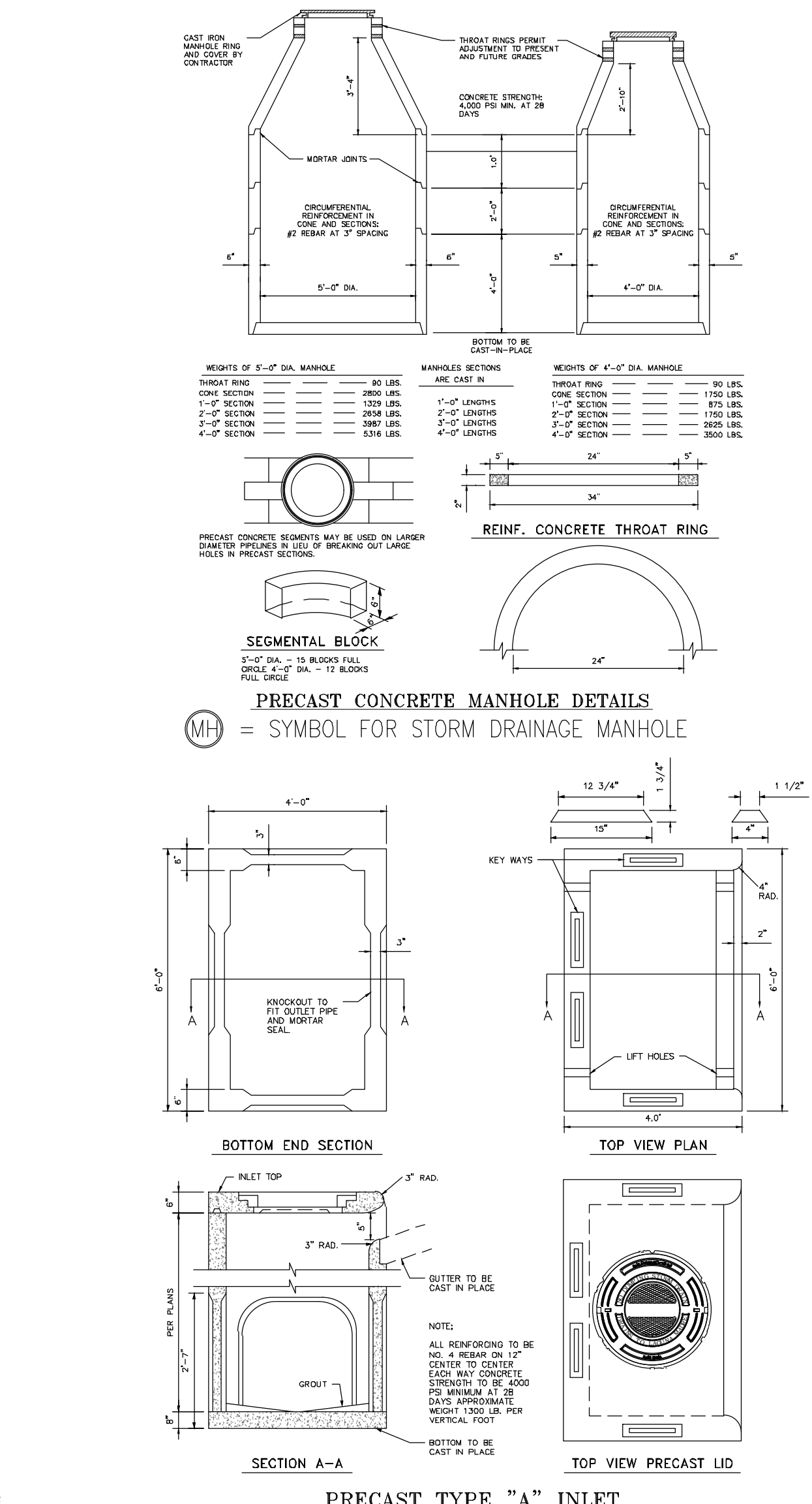
HCCD#1 DITCH SECTION DETAIL



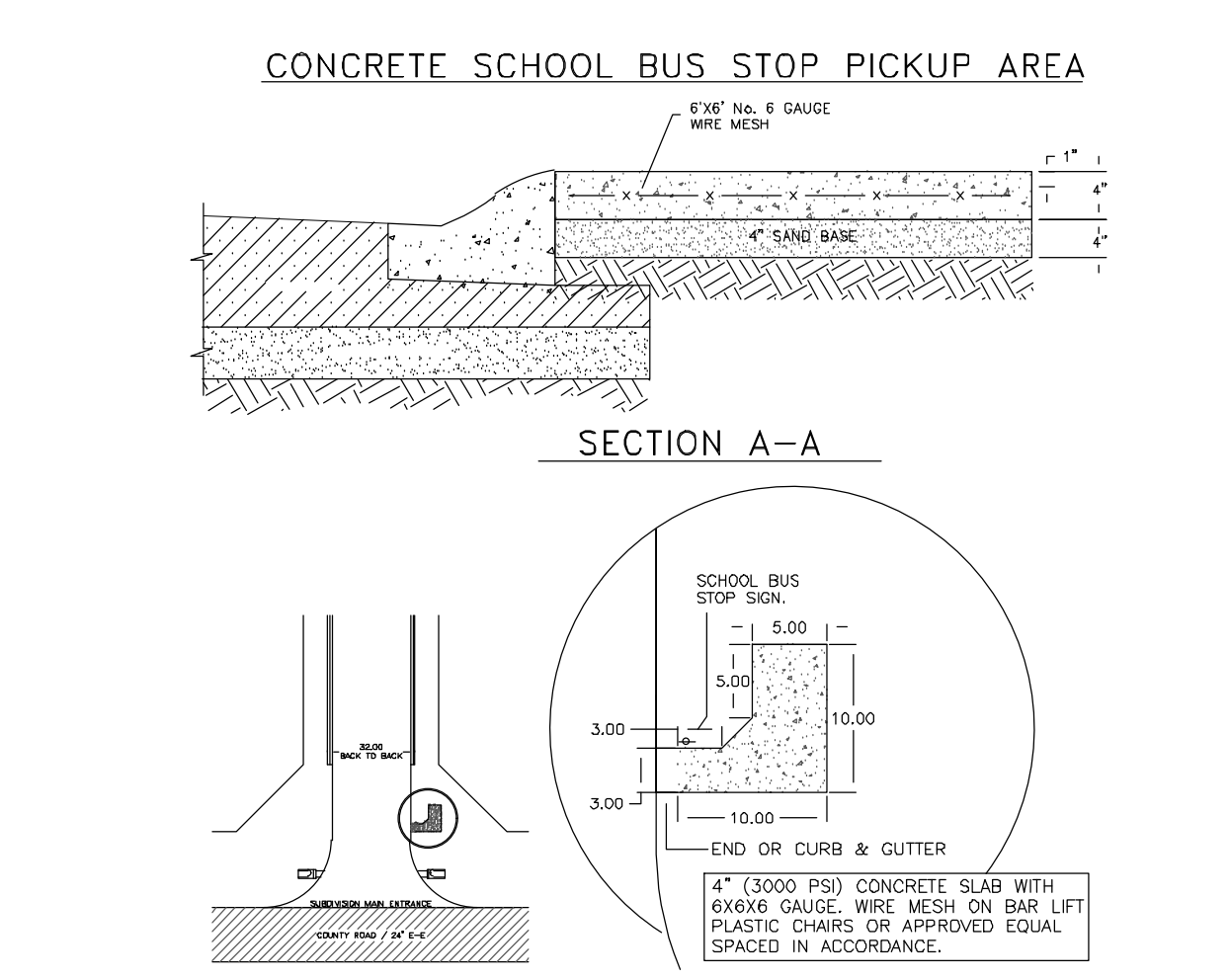
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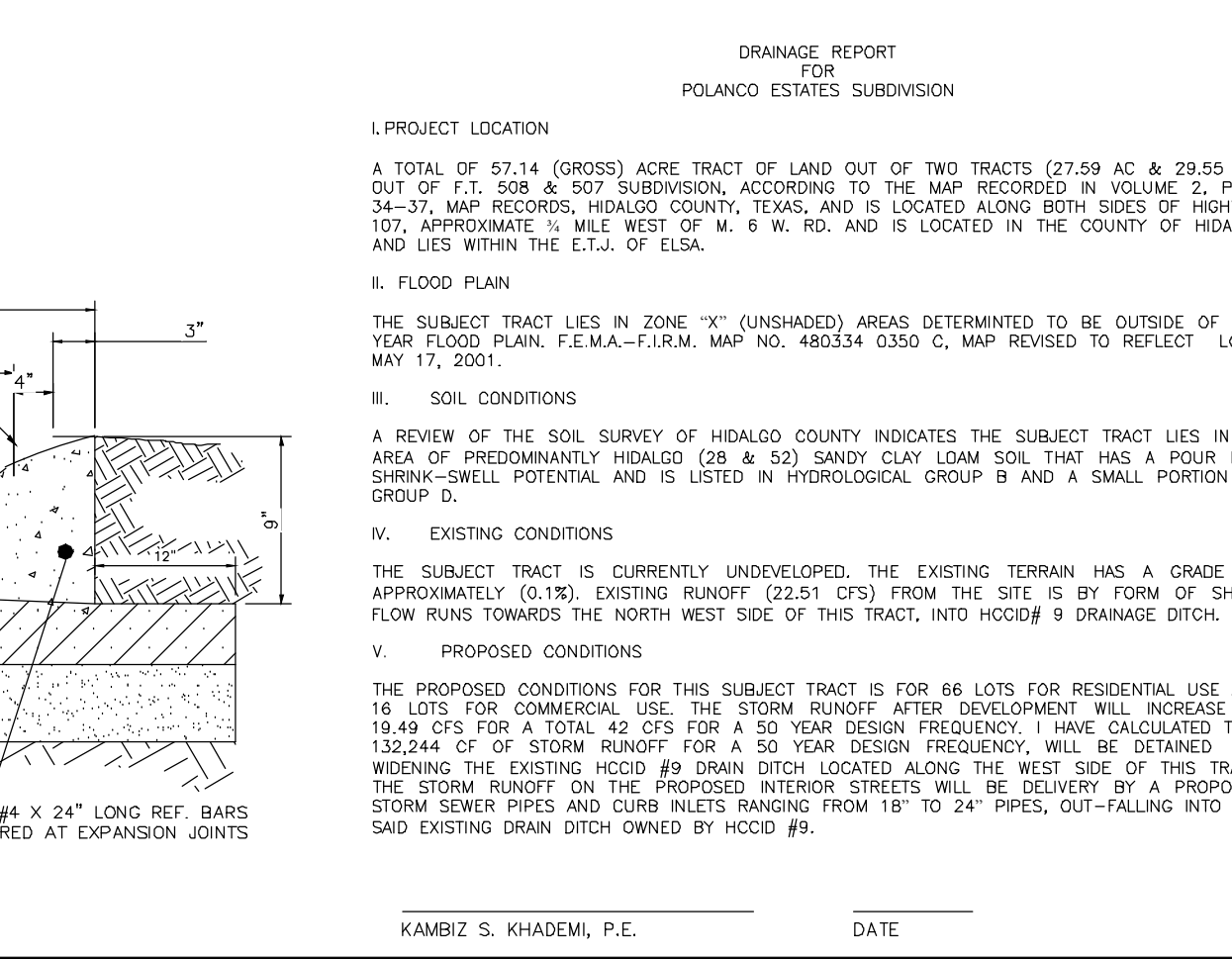
HCCD#1 DITCH SECTION DETAIL



PRECAST TYPE "A" INLET



CONCRETE SCHOOL BUS STOP PICKUP AREA



PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA

K K Engineering Consultant
 GENERAL PROFESSIONAL ENGINEERS, SURVEYORS
 (FIRM REGISTRATION #1-1334)
 110 E. ELISA, SUITE 4422
 MCALLEN, TEXAS 78502
 (361) 653-2185
 FAX: (361) 650-2219

DRAWING DATE: JUNE, 2019
 RELEASE DATE: K.K.
 DESIGNED BY: K.K.
 DRAWN BY: F.D.
 CHECKED BY: K.K.
 UPDATED DWG. BY:
 SCALE: 1"=100'

STATE OF TEXAS
 KAMBIZ S. KHADEMI
 57767
 REGISTERED PROFESSIONAL ENGINEER
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY K.K. KHADEMI, P.E. 57767 JUNE 7, 2019. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

POLANCO ESTATES SUBDIVISION
 HIDALGO COUNTY ELSA, ETJ
 EXISTING TOPO AND PROPOSED PAVING, STORM DRAINAGE AND DITCH WIDENING
 POLANCO ESTATES SUBD.
 SHEET 3 OF 3