



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: 12-22-2020

PROPOSED ENCENADA ESTATES SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: ROMAN VERA JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 72 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 7

LOCATION DESCRIPTION: WEST OF TERRY ROAD APPROXIMATELY 660.00 FEET NORTH OF MILE 17 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-01-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO TERRY ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3-23-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3-24-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: NAWSC LINE SIZE: 8" LOCATION: TERRY ROAD

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: TERRY ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-23-2020: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

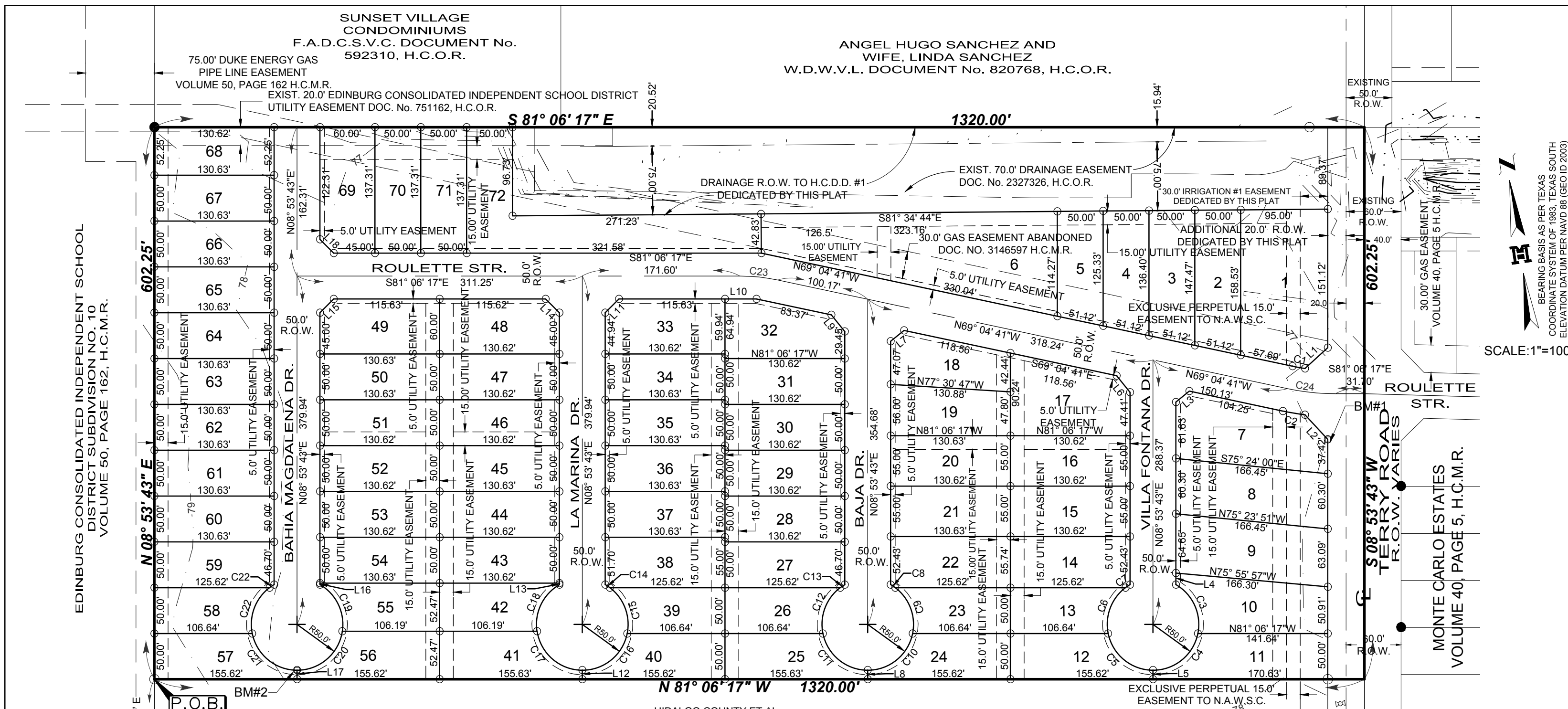
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

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

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.*



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

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

ROMAN VERA JR. AND/OR EDNA V. VERA, TRUSTEE AS OWNER OF THE 18,250 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ENSENADA ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 STATE STANDARDS.

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

(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.

RAMON VERA JR. AND/OR EDNA V. VERA DATE: 12/01/2019
 ROMAN VERA, MANAGER
 1201 NORTH KENYON ROAD
 EDINBURG, TEXAS 78539

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROMAN VERA JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
 MY COMMISSION EXPIRES: _____

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: _____
 GENERAL MANAGER

STATE OF TEXAS COUNTY OF HIDALGO:

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

MARIO A. REYNA, P.E. # 117368 DATE: 10-23-2019
 ENGINEERING JOB NO. 19193.00

STATE OF TEXAS COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF ENSENADA ESTATES SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-1-19, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750 DATE: 7-05-17
 T-1041, PGS. 9-12
 SURVEY JOB NO. 19193.02

STATE OF TEXAS COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF ENSENADA ESTATES SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-1-19, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750 DATE: 7-05-17
 T-1041, PGS. 9-12
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SUBDIVISION MAP OF ENSENADA ESTATES BEING 18.250 ACRES OUT OF LOT 6, BLOCK 249, TEXAS-MEXICAN RAILWAY COMPANY SURVEY VOLUME 1, PAGE 21, H.C.M.R. HIDALGO COUNTY, TEXAS

HIDALGO COUNTY ET AL VOLUME 381, PAGE 207, H.C.D.R.
 RICARDO RESENDEZ G.W.D. DOCUMENT NO. 2956005, H.C.O.R.

LEGEND

- FOUND COTTON PICKER SPINDLE
- FOUND NO. 4 REBAR
- FOUND PIPE
- DISK SET IN CONCRETE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 N.E. COR. - NORTH EAST CORNER
 G.W.D. - GENERAL WARRANTY DEED
 W.D.W.L. - WARRANTY DEED WITH VENDOR'S LIEN
 F.A.D.C.S.V.C. - FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET VILLAGE CONDOMINIUMS

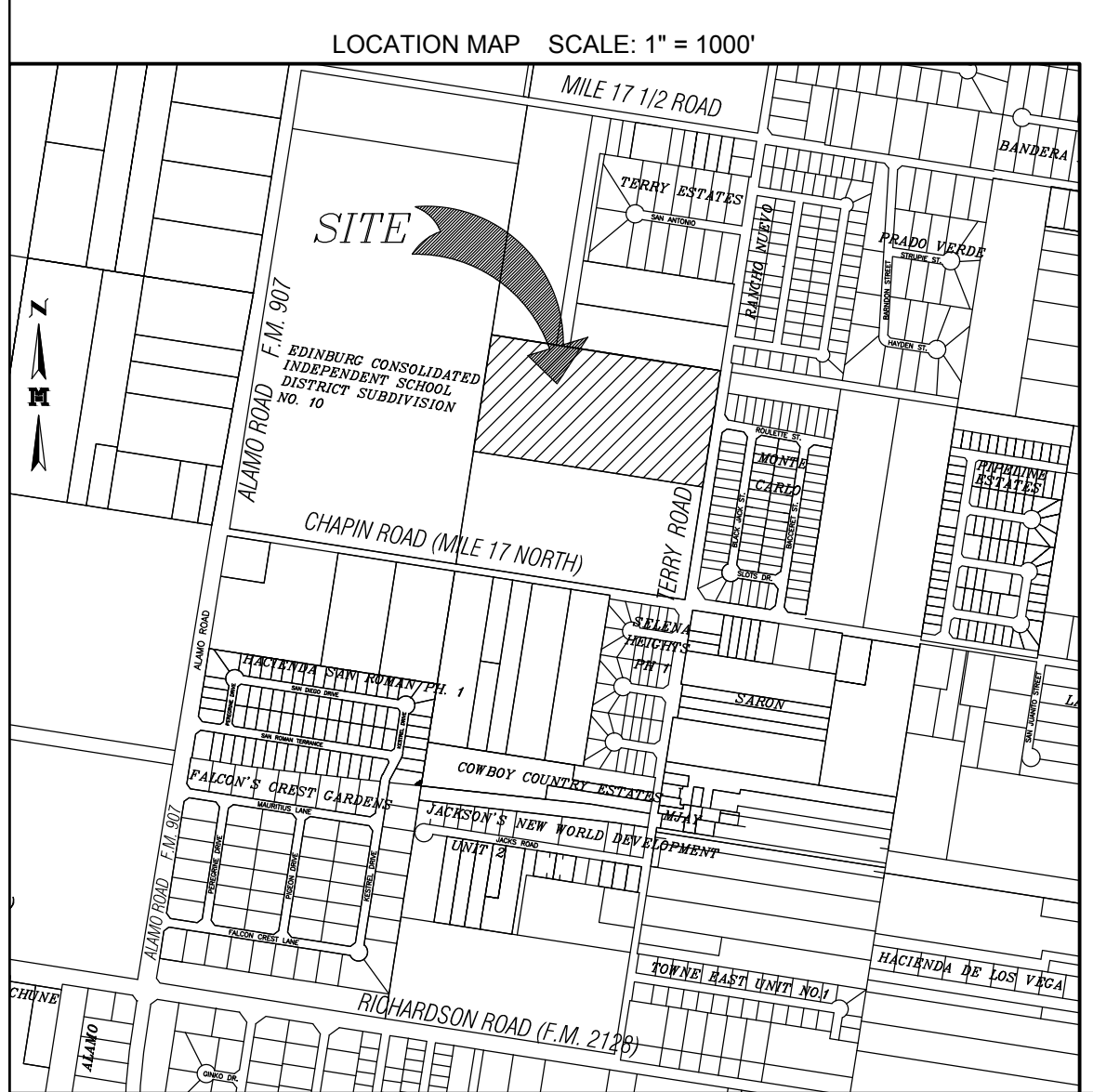
P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING
 S.W. COR. - SOUTHWEST CORNER
 R.O.W. - RIGHT-OF-WAY
 N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 U.I.E. - UTILITY EASEMENT
 D.E. - DRAINAGE EASEMENT
 H.C.D.D. No. 1 - HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

GENERAL PLAT NOTES & RESTRICTIONS:
 HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: ZONE "X" (SHADED) COMMUNITY-PANEL NO. 480334-0325 D EFFECTIVE DATE: JUNE 6, 2000. REVISED TO REFLECT LOWR. MAY 17, 2001. AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
 FRONT: 25.00 FEET; CUL-DE-SAC 15.00 FEET
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE CORNER 10.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS:
 BENCH MARK #1: DISK SET IN CONCRETE AT THE SOUTH CLIP OF LOT 7.
 N:16637913.50, E:1116608.98, ELEV. 77.65.
 BENCH MARK #2: DISK SET IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 57.
 N:16637835.40, E:1115494.12, ELEV. 77.50.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 77,115 CUBIC-FEET (1.770 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, 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 OCCUPYING AN EASEMENT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROFESSIONAL ENGINEER'S FINAL WATER METER, A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- LOT 1, 7-11 SHALL NOT HAVE ACCESS FROM TERRY ROAD.
- DEVELOPER SHALL INSTALL BUFFER FENCE ALONG LOTS 1, 7-11 TO RESTRICT ACCESS FROM TERRY ROAD.
- EACH LOT SHALL HAVE ITS OWN WATER METER.
- SIDEWALK WILL BE REQUIRED ALONG TERRY ROAD AND WITHIN THE SUBDIVISION AS PER LATEST CITY OF EDINBURG ENGINEERING STANDARDS MANUAL OR AS DIRECTED BY CITY ENGINEER.
- ALL INTERIOR LOTS SHALL HAVE 5-FT SIDEWALKS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES.

Lot #	SO. FT.	Area	Lot #	SO. FT.	Area	Lot #	SO. FT.	Area	Lot #	SO. FT.	Area
1	15,697.88	0.360	19	6,778.95	0.156	37	6,531.25	0.150	55	5,899.68	0.135
2	7,649.95	0.176	20	7,183.85	0.165	38	7,175.76	0.165	56	6,577.45	0.151
3	7,096.66	0.163	21	7,183.85	0.165	39	5,525.48	0.127	57	6,314.40	0.145
4	6,543.37	0.150	22	7,271.90	0.167	40	6,314.40	0.145	58	5,525.48	0.127
5	5,990.08	0.138	23	5,525.48	0.127	41	6,577.45	0.151	59	6,522.64	0.150
6	25,362.92	0.582	24	6,314.40	0.145	42	5,899.68	0.135	60	6,531.25	0.150
7	10,797.79	0.248	25	6,314.40	0.145	43	6,531.25	0.150	61	6,531.25	0.150
8	9,987.36	0.229	26	5,525.48	0.127	44	6,531.25	0.150	62	6,531.25	0.150
9	10,579.06	0.243	27	6,522.64	0.150	45	6,531.25	0.150	63	6,531.25	0.150
10	8,659.04	0.199	28	6,531.25	0.150	46	6,531.25	0.150	64	6,531.25	0.150
11	8,064.41	0.185	29	6,531.25	0.150	47	6,531.25	0.150	65	6,531.25	0.150
12	6,314.40	0.145	30	6,531.25	0.150	48	7,725.00	0.177	66	6,531.25	0.150
13	5,525.48	0.127	31	6,531.25	0.150	49	7,725.00	0.177	67	6,531.25	0.150
14	7,271.90	0.167	32	7,387.28	0.170	50	6,531.25	0.150	68	6,825.16	0.157
15	7,183.85	0.165	33	7,717.74	0.177	51	6,531.25	0.150	69	8,126.10	0.187
16	7,183.85	0.165	34	6,531.25	0.150	52	6,531.25	0.150	70	6,865.50	0.158
17	9,859.71	0.226	35	6,531.25	0.150	53	6,531.25	0.150	71	6,865.50	0.158
18	6,715.91	0.154	36	6,531.25	0.150	54	6,531.25	0.150	72	18,183.90	0.417

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C1	3° 32' 30"	225.00'	13.91'	S70° 50' 58"E	13.91'	6.96'
C2	5° 05' 09"	275.00'	24.41'	S71° 37' 16"E	24.40'	12.21'
C3	71° 32' 13"	50.00'	62.43'	N15° 20' 11"W	58.45'	36.02'
C4	78° 27' 47"	50.00'	68.47'	N59° 39' 49"E	63.25'	40.82'
C5	78° 27' 47"	50.00'	68.47'	S41° 52' 24"E	63.25'	40.82'
C6	64° 40' 01"	50.00'	56.43'	S29° 41' 30"W	53.48'	31.65'
C7	6° 52' 12"	50.00'	6.00'	S65° 27' 37"W	5.99'	3.00'
C8	6° 52' 12"	50.00'	6.00'	N47° 40' 12"W	5.99'	3.00'
C9	64° 40' 01"	50.00'	56.43'	N11° 54' 05"W	53.48'	31.65'
C10	78° 27' 47"	50.00'	68.47'	N59° 39' 49"E	63.25'	40.82'
C11	78° 27' 47"	50.00'	68.47'	S41° 52' 24"E	63.25'	40.82'
C12	64° 40' 01"	50.00'	56.43'	S29° 41' 30"W	53.48'	31.65'
C13	6° 52' 12"	50.00'	6.00'	S65° 27' 37"W	5.99'	3.00'
C14	6° 52' 12"	50.00'	6.00'	N47° 40' 12"W	5.99'	3.00'
C15	64° 40' 01"	50.00'	56.43'	N11° 54' 05"W	53.48'	31.65'
C16	78° 27' 47"	50.00'	68.47'	N59° 39' 49"E	63.25'	40.82'
C17	81° 20' 27"	50.00'	70.98'	S40° 26' 04"E	65.17'	42.96'
C18	68° 39' 33"	50.00'	59.92'	S34° 33' 56"W	56.40'	34.15'
C19	68° 39' 33"	50.00'	59.92'	N16° 46' 31"W	56.40'	34.15'
C20	81° 20' 27"	50.00'	70.98'	N58° 13' 29"E	65.17'	42.96'
C21	78° 27' 47"	50.00'	68.47'	S41° 52' 24"E	63.25'	40.82'
C22	6° 52' 12"	50.00'	6.00'	S65° 27' 37"W	5.99'	3.00'
C22	64° 40' 01"	50.00'	56.43'	S29° 41' 30"W	53.48'	31.65'
C23	12° 01' 36"	200.00'	41.98'	N75° 05' 29"W	41.90'	21.07'
C24	12° 01' 36"	250.00'	52.48'	S75° 05' 29"E	52.38'	26.34'



Line #	Direction	Length	Line #	Direction	Length
L1	N 56° 32' 42"E	33.68'	L11	S 53° 53' 43"W	21.21'
L2	N 33° 56' 13"W	36.67'	L12	N 08° 53' 43"E	10.00'
L3	S 59° 54' 31"W	18.87'	L13	N 08° 53' 43"E	1.64'
L4	N 08° 53' 43"E	12.80'	L14	N 36° 06' 17"W	21.21'
L5	N 08° 53' 43"E	10.00'	L15	N 53° 53' 43"E	21.21'
L6	N 30° 05' 29"W	23.32'	L16	N 08° 53' 43"E	1.64'
L7	S 59° 54' 31"W	18.87'	L17	N 08° 53' 43"E	10.00'
L8	N 08° 53' 43"E	10.00'	L18	N 36° 06' 17"W	21.21'
L9	N 30° 05' 29"W	23.32'			
L10	S 81° 06' 17"E	34.41'			

INDEX TO SHEET ENSENADA ESTATES SUBDIVISION

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

ENSENADA ESTATES SUBDIVISION IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY ON THE WEST SIDE OF TERRY ROAD, APPROXIMATELY 0.13 OF ONE MILE NORTH OF THE INTERSECTION WITH MILE 17 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). ENSENADA ESTATES SUBDIVISION LIES APPROXIMATELY 1.5 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREET AND EASEMENT LAYOUTS; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATE; HIDALGO COUNTY JUDGE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT NO. 1, H.C.D.D. NO. 1.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER / SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING.

SHEET 5: STREET & STORM CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ROMAN VERA	1201 NORTH KENYON ROAD	EDINBURG, TX 78539		
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435

115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: _____ DATE: _____
 SURVEYED, CHECKED: _____ DATE: _____

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF ENSENADA ESTATES SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-1-19, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750 DATE: 7-05-17
 T-1041, PGS. 9-12
 SURVEY JOB NO. 19193.02

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

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

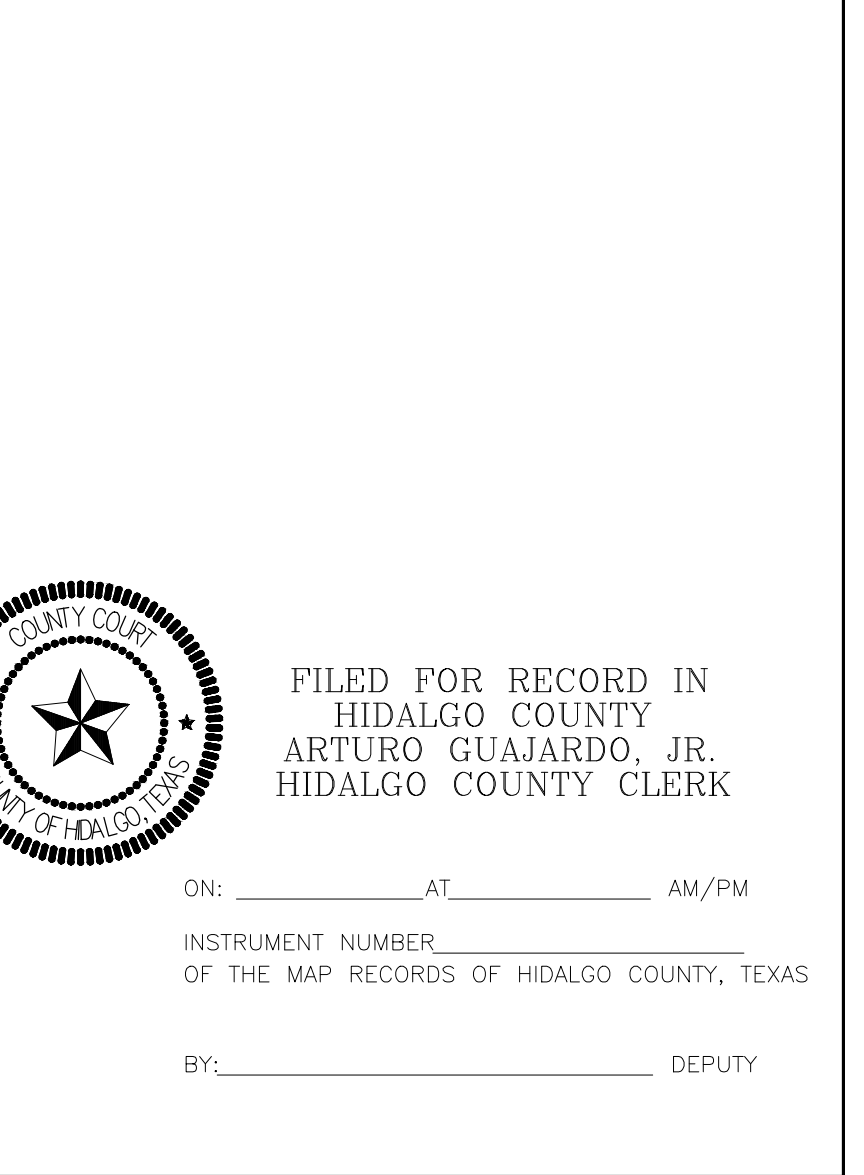
BY: _____ DEPUTY

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

MARIO A. REYNA, P.E. # 117368 DATE: 10-23-2019
 ENGINEERING JOB NO. 19193.00



MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435

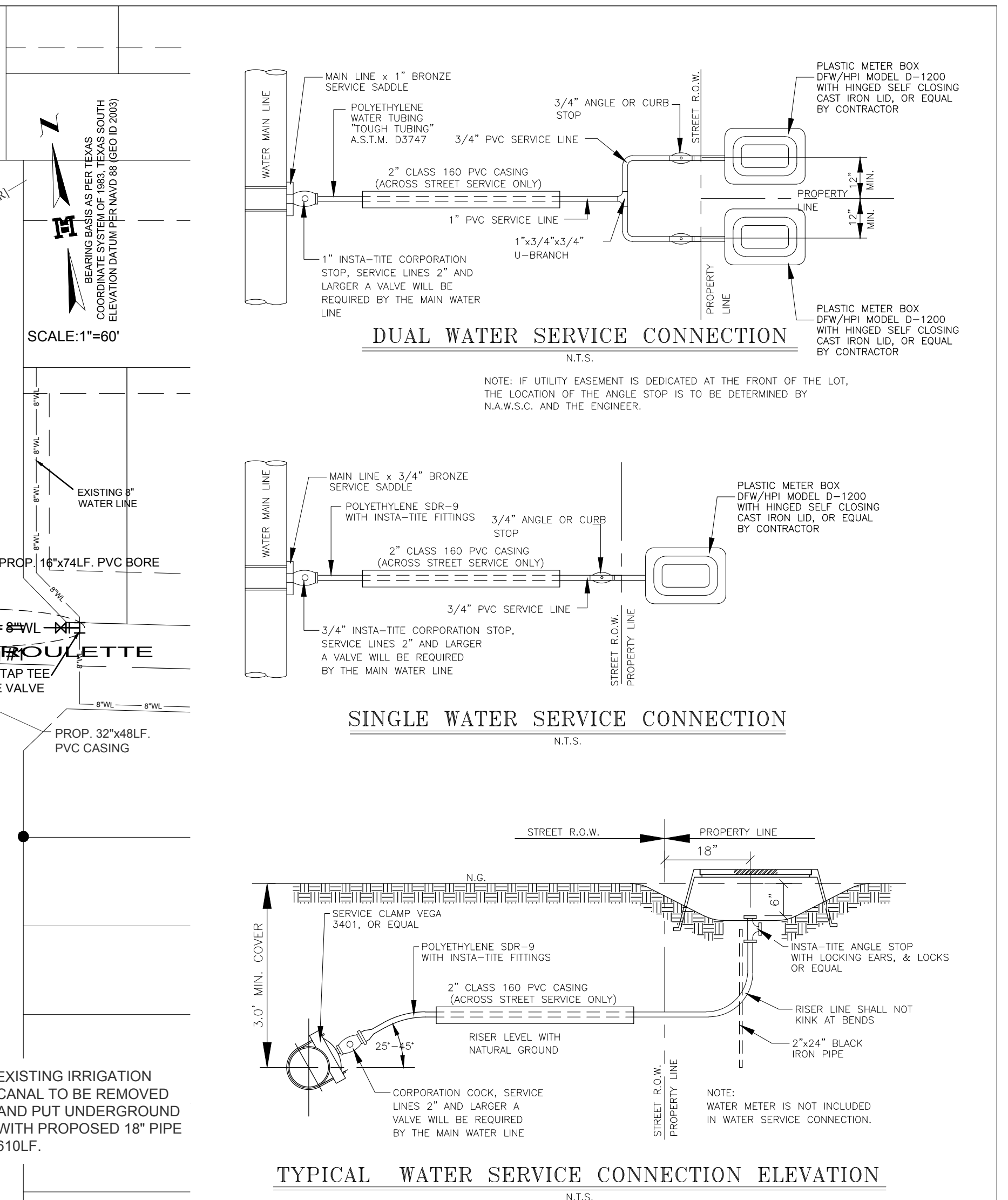
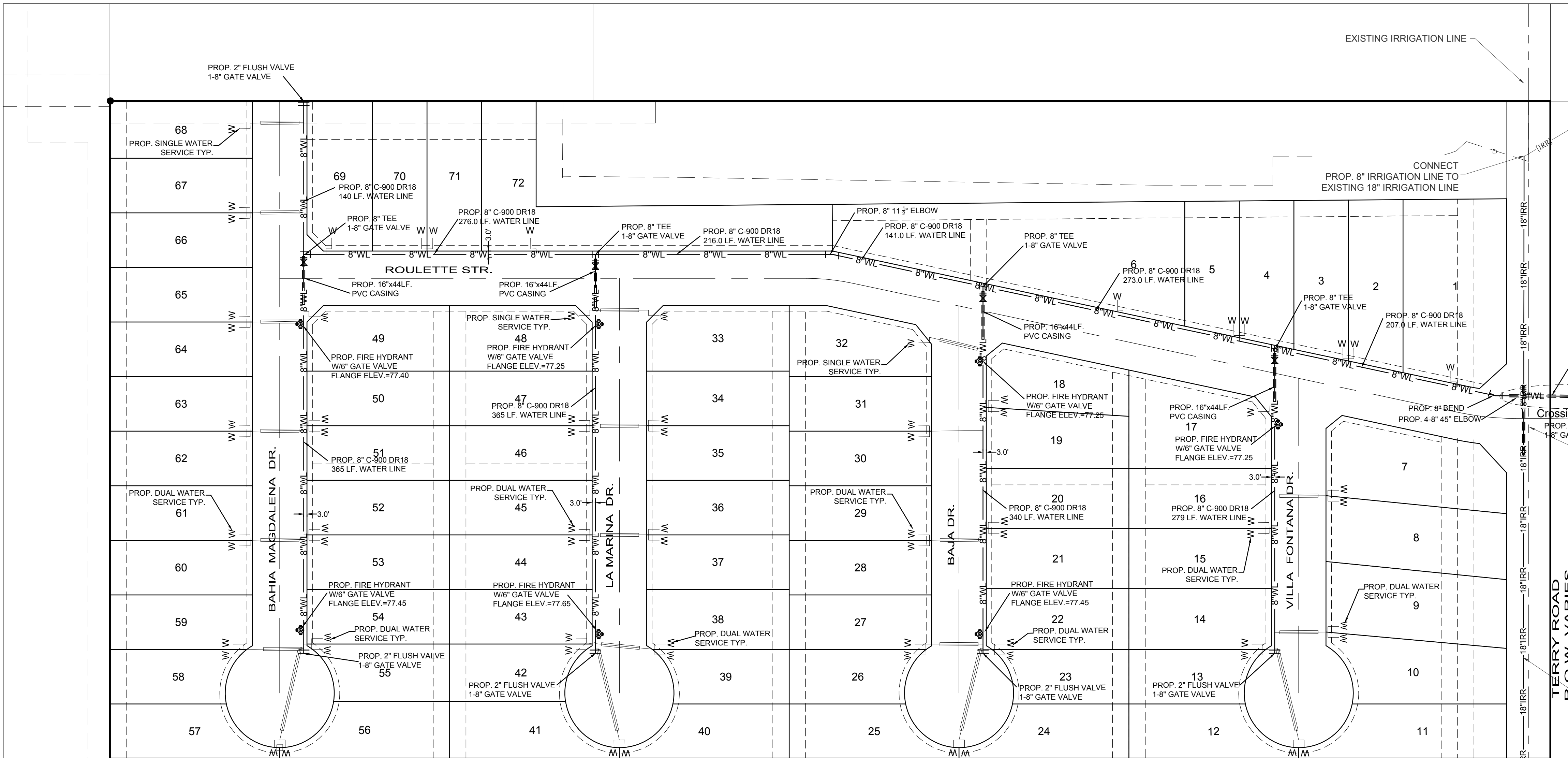
115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: _____ DATE: _____
 SURVEYED, CHECKED: _____ DATE: _____

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF ENSENADA ESTATES SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-1-19, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750 DATE: 7-05-17
 T-1041, PGS. 9-12
 SURVEY JOB NO. 19193.02



MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

SUBDIVISION MAP OF
 ENSENADA ESTATES SUBDIVISION
 BEING 18.250 ACRES OUT OF
 LOT 6, BLOCK 249,
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY
 VOLUME 1, PAGE 21, H.C.M.R.
 HIDALGO COUNTY, TEXAS

LEGEND

- PROF. FIRE HYDRANT
- PROF. GATE VALVE
- SINGLE SERVICE
- DUAL SERVICE

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

ENSENADA ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN ENSENADA ESTATES RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF TERRY ROAD, THE WATER SYSTEM FOR ENSENADA ESTATES SUBDIVISION CONSISTS OF AN 8" WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE CROSSING TERRY ROAD AND RUNS WEST ALONG THE NORTH SIDE OF ROULETTE STREET RIGHT-OF-WAY ENDING WITH A TEE AT THE SOUTHWEST CORNER OF LOT 69. ANOTHER 8" LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER ALONG THE SOUTH LINE OF LOT 4 AND RUNS SOUTH ALONG THE WEST SIDE OF VILLA FONTANA DRIVE ENDING WITH A 2" FLUSH VALVE AT THE NORTHEAST CORNER OF LOT 13. ANOTHER 8" LINE TAPS INTO THE 8" WATER LINE ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF ROULETTE STREET AND RUNNING SOUTH ALONG THE EAST SIDE OF BAJA DRIVE, ENDING WITH A 2" FLUSH VALVE AT THE NORTHWEST CORNER OF LOT 23. ANOTHER 8" LINE TAPS INTO THE 8" WATER LINE ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF ROULETTE STREET AND RUNNING SOUTH ALONG THE WEST SIDE OF LA MARINA DRIVE, ENDING WITH A 2" FLUSH VALVE AT THE NORTHEAST CORNER OF LOT 42. ANOTHER 8" LINE CONNECTS TO THE TEE AT THE SOUTHWEST CORNER OF LOT 69 AND RUNS NORTH AND SOUTH ENDING WITH A 2" FLUSH VALVE AT THE NORTHWEST CORNER OF LOT 69 AND THE NORTHWEST CORNER OF LOT 55 TO SERVE THIS SUBDIVISION.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN ENSENADA ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO ESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA TERRY ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN ENSENADA ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8". ESTA LÍNEA DE 8" SIGUE HACIA EL OESTE CRUZANDO A TERRY ROAD Y SIGUE POR EL LADO NORTE DE LA CALLE ROULETTE STREET. TERMINARÁ CON UNA TEE DE 8" LOCALIZADA AL SUROESTE DE LA LOTE 69. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LÍNEA PREVIAMENTE Y SIGUE CORRIENDO AL SUR POR EL LADO OESTE DE LA CALLE VILLA FONTANA DRIVE TERMINARÁ CON UNA VÁLVULA DE PRESIÓN DE 2" LOCALIZADA AL NOROESTE DE LA LOTE 13. OTRO CONDUCTO DE 8" SERÁ CONECTADO A LA LÍNEA DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NORTE DE CENICIENTA DRIVE Y SIGUE CORRIENDO AL SUR POR EL LADO ESTE DE LA CALLE BAJA MAGDALENA DRIVE TERMINARÁ CON UNA VÁLVULA DE PRESIÓN DE 2" LOCALIZADA AL NOROESTE DE LA LOTE 42. OTRO CONDUCTO DE 8" SERÁ CONECTADO A LA TEE EN EL LADO SUROESTE DE LA LOTE 69 Y SIGUE CORRIENDO AL NORTE Y EL SUR POR EL LADO ESTE DE LA CALLE BAJA MAGDALENA DRIVE TERMINARÁ CON UNA VÁLVULA DE PRESIÓN DE 2" LOCALIZADA AL NOROESTE DE LA LOTE 69 Y SUROESTE DE LA LOTE 55 PARA SERVIR ESTA SUBDIVISIÓN.

WATER DISTRIBUTION FOR THE ENSENADA ESTATES SUBDIVISION CONSISTS OF THIRTY-ONE (31) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" SERVICE LINES AND TEN (10) 1/2" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$170,961.00, OR \$2,368.67 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.E.W.S.C. THE SUM OF \$35,050.00, WHICH COVERS THE \$486.81 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.E.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 7 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$32,620.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.E.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN TREINTA-UN (31) DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2" PARA CADA LOTE. Y DIEZ CONDUCTOS INDIVIDUALES DE AGUA DE 1/2" PARA CADA LOTE Y SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS DOBLE-CONDUCTOS DE AGUA DE 1", EL CONDUCTO DE 3/4", Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$170,961.00 O \$2,368.67 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$35,050.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE. \$ 486.81 ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARÁ SIN ALGÚN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN HA INSTALADO 7 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$32,620.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

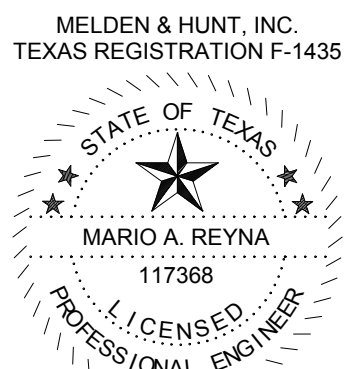
CERTIFICACIÓN:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$205,594.70 WHICH EQUALS TO \$2,855.48 PER LOT.

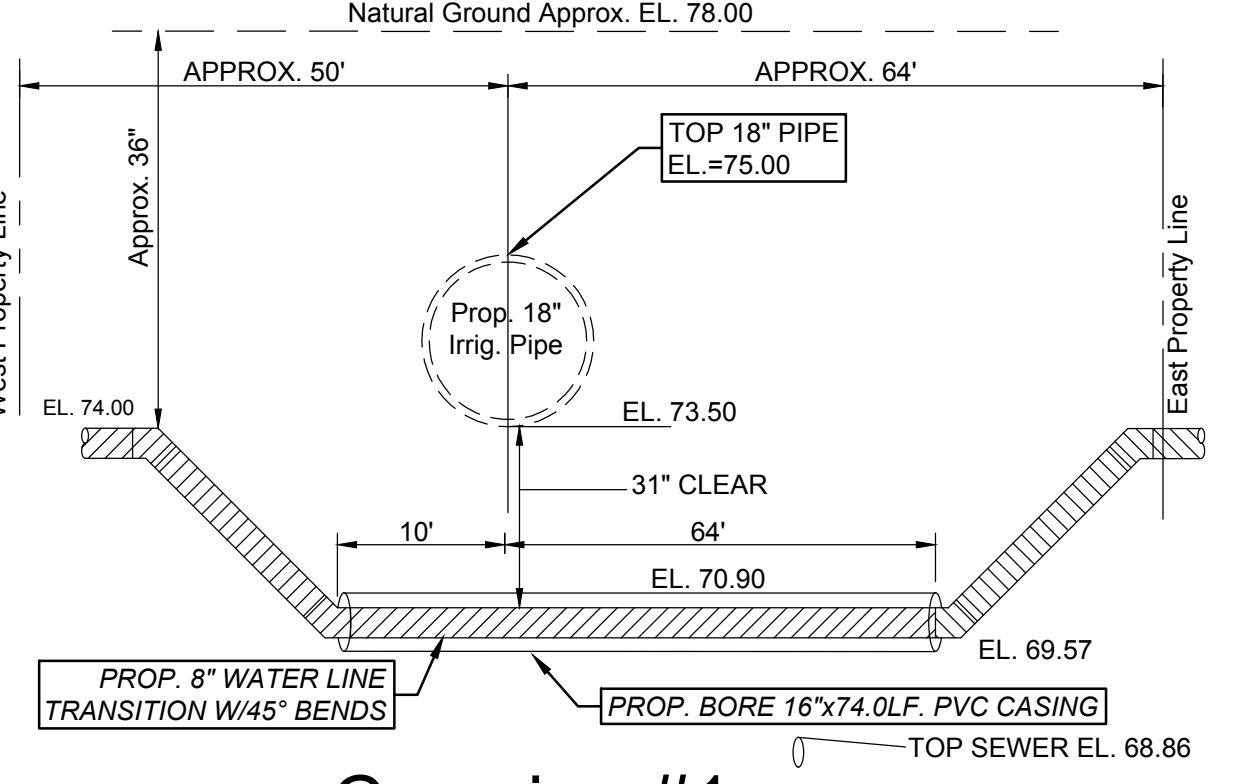
AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ 205,594.70 O \$ 2,855.48 POR LOTE

ENGINEER'S SIGNATURE DATE

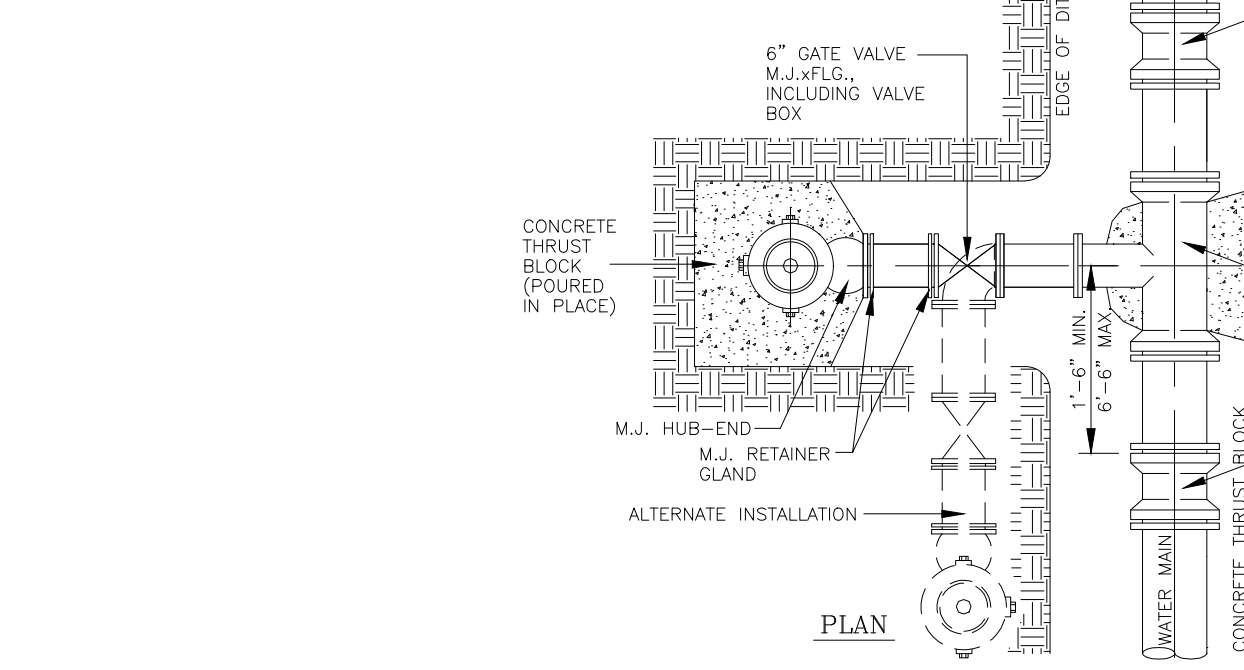
ENGINEER'S SIGNATURE DATE



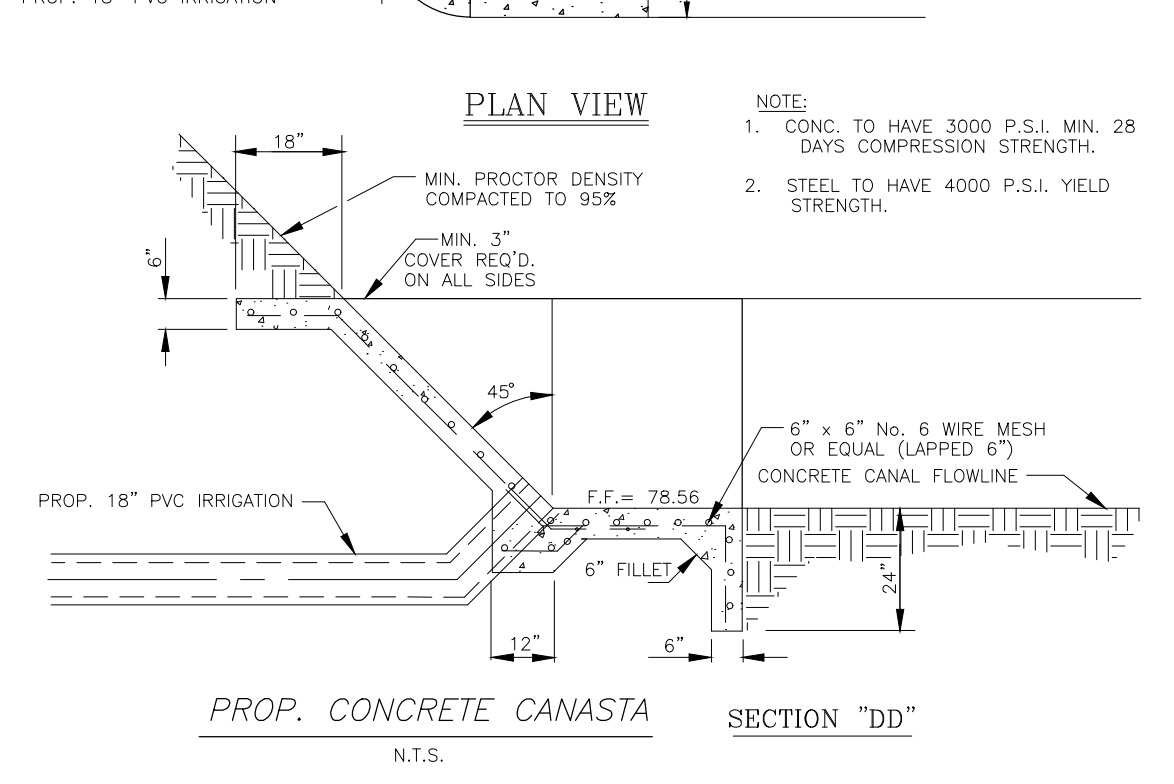
MELDEN & HUNT, INC.
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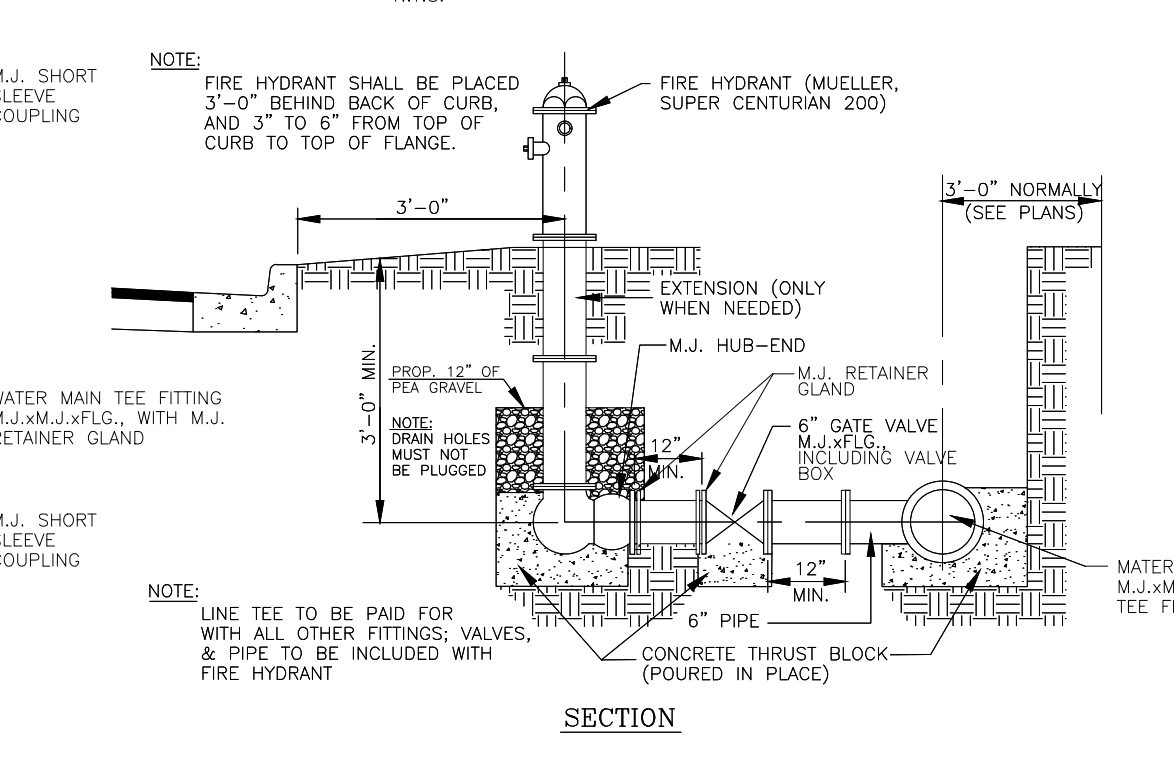
Crossing #1



TYPICAL FIRE HYDRANT INSTALLATION



SECTION "DD"



TYPICAL WATER METER INSTALLATION

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 482,518.58
DRAINAGE IMPROVEMENTS:	\$ 170,961.00
WATER DISTRIBUTION:	\$ 170,544.70
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 138,943.85

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 482,518.58
DREAJE PLUVIAL:	\$ 170,961.00
SERVICIO DE AGUA POTABLE:	\$ 170,544.70
SERVICIO DE DRENAJE SANITARIO:	\$ 138,943.85

+78.55

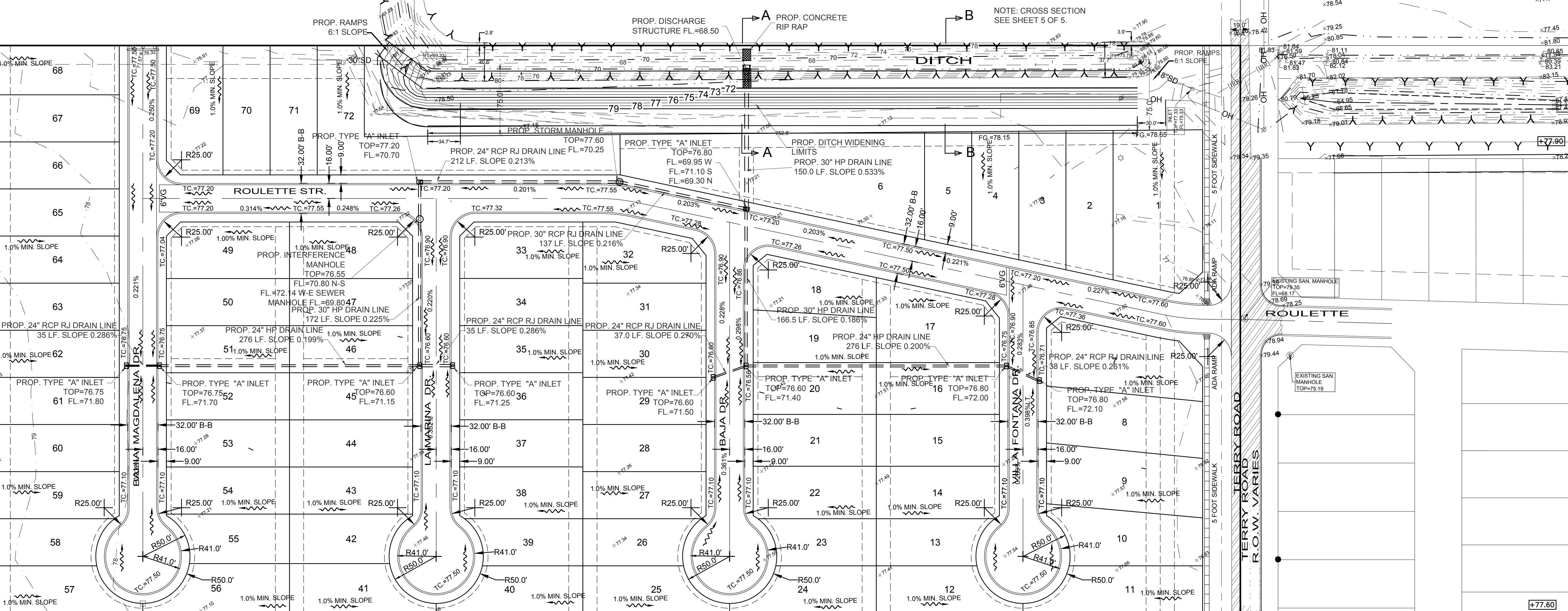
+77.65

+79.45

114

+79.35

+77.60



SCALE: 1"=60'

COORDINATE SYSTEM OF 1983, TEXAS SOUTH ELEVATION DATUM PER NAD 83 (GSD 10 2003)

NOTE: CROSS SECTION SEE SHEET 5 OF 5.

DRAINAGE STATEMENT
 ENSENADA ESTATES SUBDIVISION

ENSENADA ESTATES SUBDIVISION A TRACT OF LAND CONTAINING 18.250 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 6, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, HIDALGO COUNTY MAP RECORDS, SAID 17.213 ACRES WERE CONVEYED TO ROMAN VERA JR. AND/OR EDNA V. VERA, TRUSTEE AND THEIR SUCCESSORS-IN-TRUST OF THE ROMAN & EDNA VERA LIVING TRUST ACCORDING TO THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2045447, HIDALGO COUNTY OFFICIAL RECORDS. THIS SUBDIVISION FALLS IN "ZONE X" (SHADED) ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 17, 2001. ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS IF 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." THE PROPERTY IS LOCATED APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF MILE 17 ROAD N. & ALONG THE WEST SIDE OF TERRY ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 71 RESIDENTIAL LOTS, IN THE CITY OF EDINBURG ET, TEXAS.

THE SOILS IN THIS AREA ARE (25) HIDALGO FINE SANDY LOAM, (28) HIDALGO SANDY CLAY LOAM & (52) RAYMONDVILLE CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUP "B" & "C". THESE SOILS ARE MODERATELY PEROUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS IN AN EASTERLY DIRECTION, WITH A RUNOFF OF 9.94 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 37.65 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 27.71 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 30". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DITCH, WHICH WILL BE WIDENED TO ACCOMMODATE THE APPROPRIATE DETENTION WHICH IS LOCATED ON THE NORTH BOUNDARY LINE OF THE SITE. THE H.C.D.D. NO. 1 DITCH FLOW WEST 1.75 MILE EAST THEN NORTH 1.25 NORTH ULTIMATELY DISCHARGING INTO THE MONTE CRISTO MAIN DRAIN (H.C.D.D. #1) ALONG THE SOUTH SIDE OF MONTE CRISTO ROAD. THE EXISTING CONCRETE IRRIGATION CANAL ALONG THE WEST SIDE OF TERRY ROAD SHALL BE REPLACED WITH AN 18" IRRIGATION PVC PIPE PLACED UNDERGROUND.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED 77,115 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF THE HIDALGO COUNTY DITCH.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
 ENSENADA ESTATES SUBDIVISION
 BEING 18.250 ACRES OUT OF
 LOT 6, BLOCK 249,
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY
 VOLUME 1, PAGE 21, H.C.M.R.
 HIDALGO COUNTY, TEXAS

- LEGEND**
- x77.57- EXISTING ELEVATION
 - TC=77.10- TOP OF CURB
 - FG=77.95- FINISH GRADE
 - +77.60- EXISTING ELEVATION 400 FEET AWAY
 - ⊙ STORM SEWER MANHOLE
 - ⊙ TYPE "A" INLET
 - ⊙ GAS MARKER
 - GAS
 - GAS LINE

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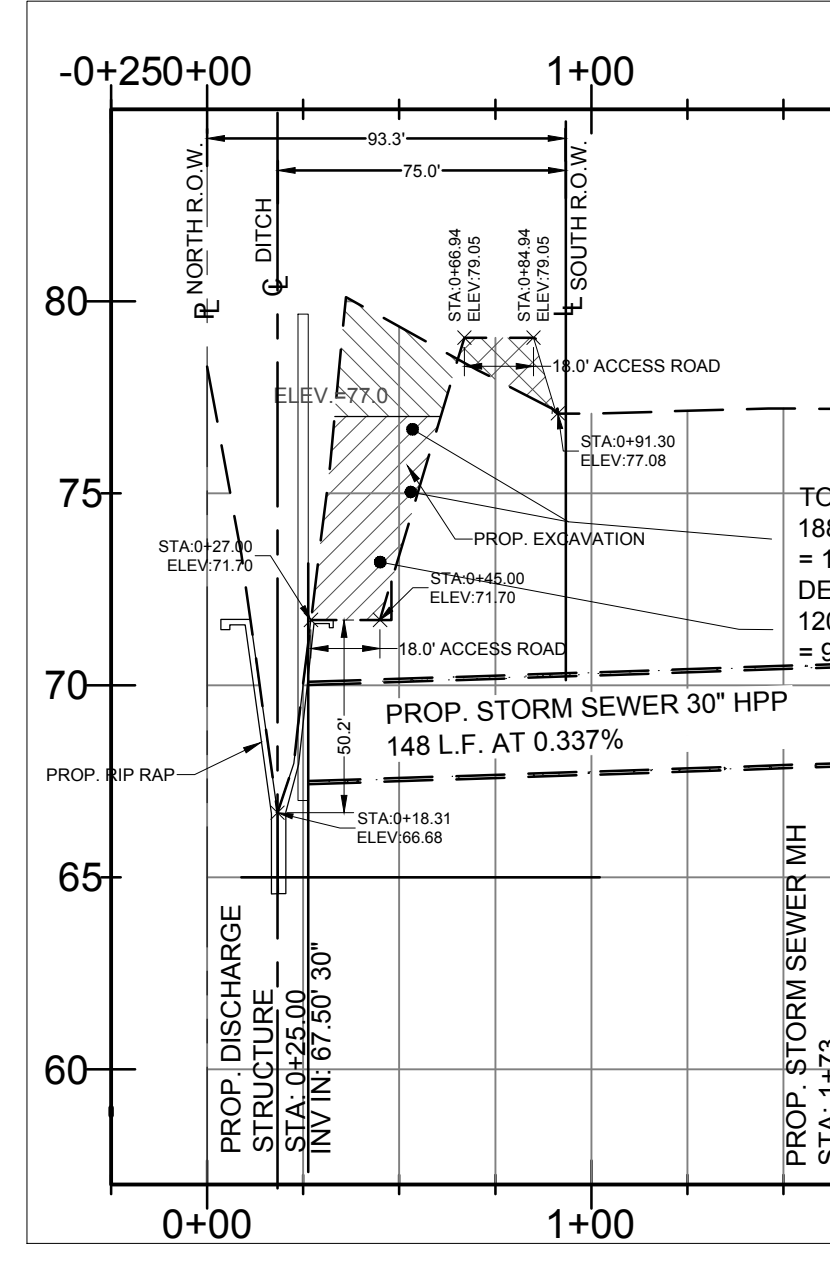
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MARIO A. REYNA, P.E. # 117368

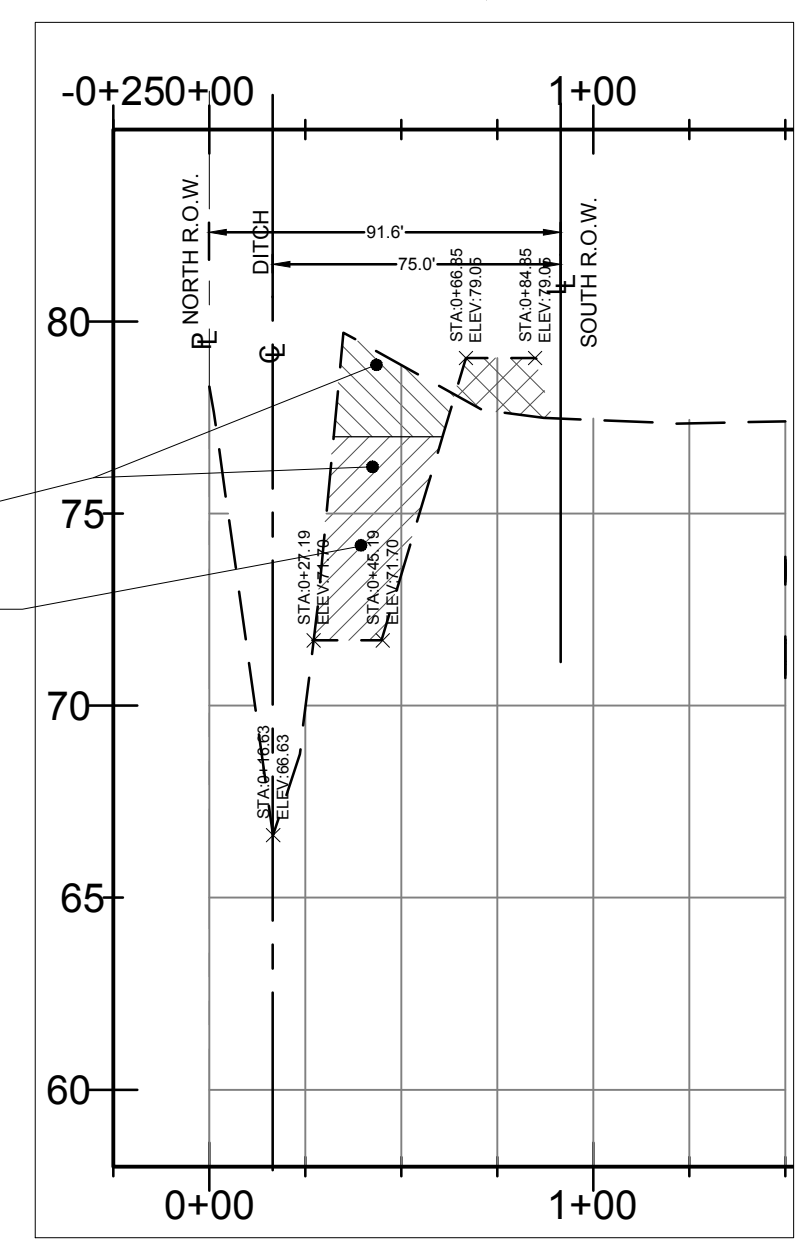
DATE:

**SUBDIVISION MAP OF
ENSENADA ESTATES SUBDIVISION
BEING 18.250 ACRES OUT OF
LOT 6, BLOCK 249,
TEXAS-MEXICAN RAILWAY COMPANY SURVEY
VOLUME 1, PAGE 21, H.C.M.R.
HIDALGO COUNTY, TEXAS**

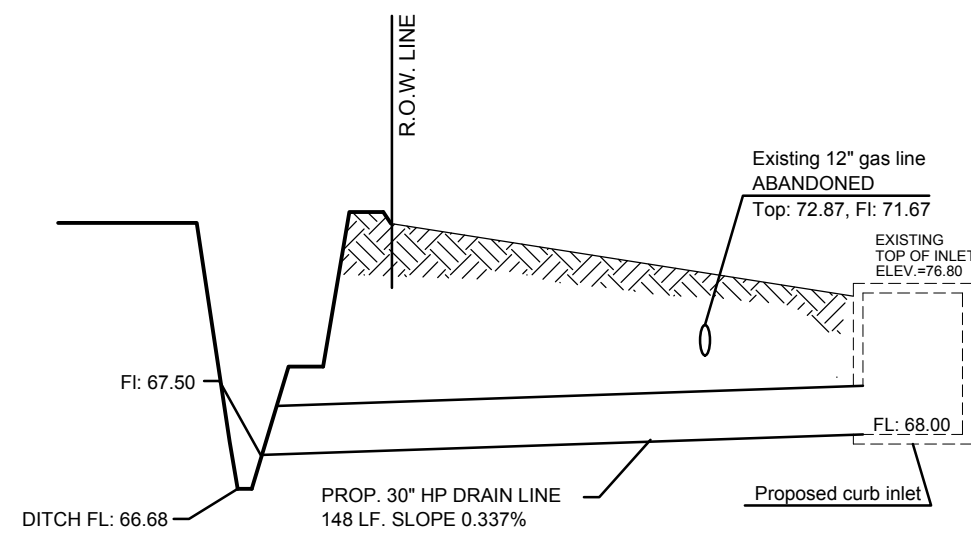
DETENTION REQUIRED= 77,115 C.F.
DETENTION PROVIDED= 90,240 C.F.
TOTAL EXCAVATION = 141,376 C.F.



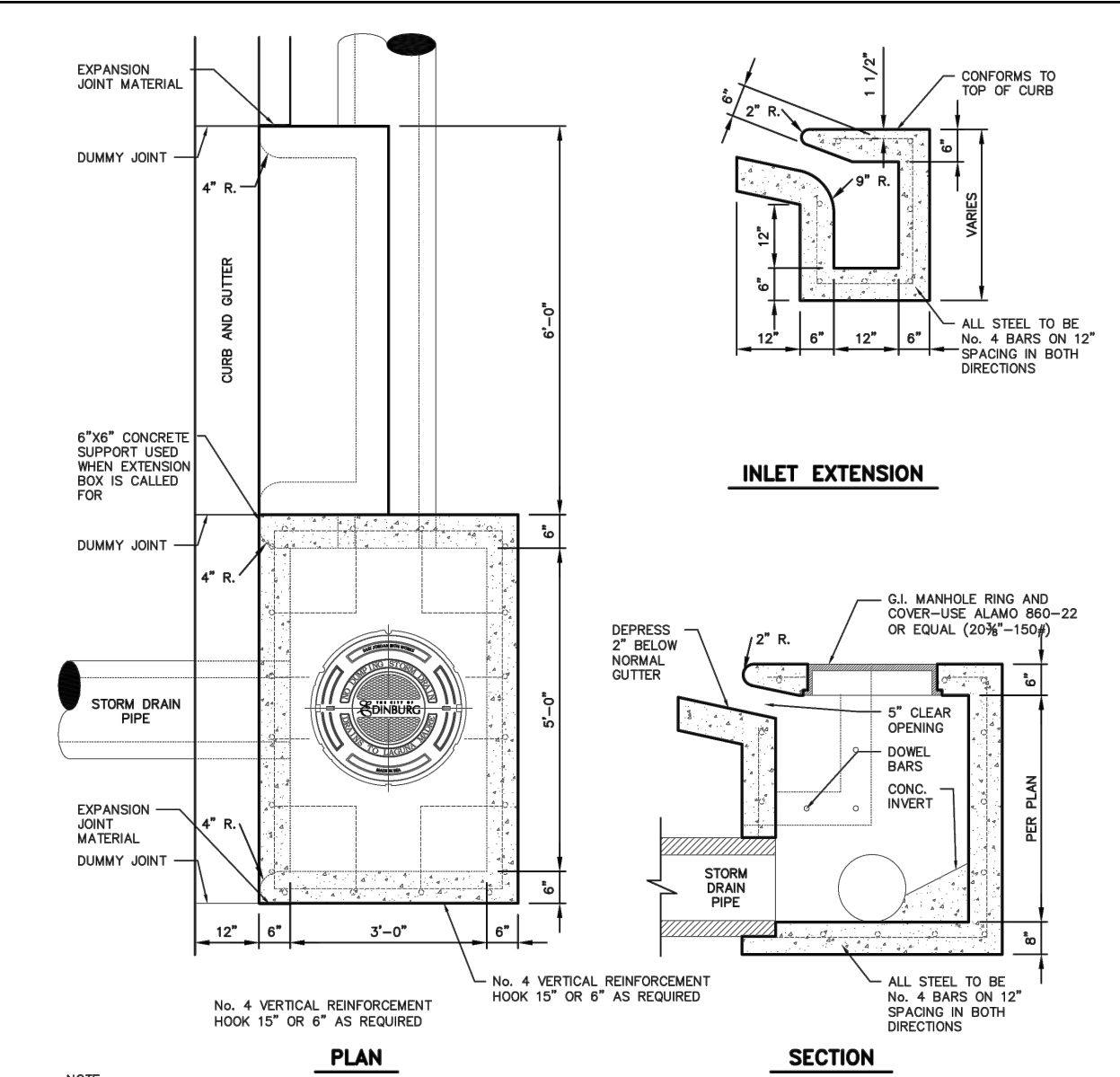
SECTION A-A



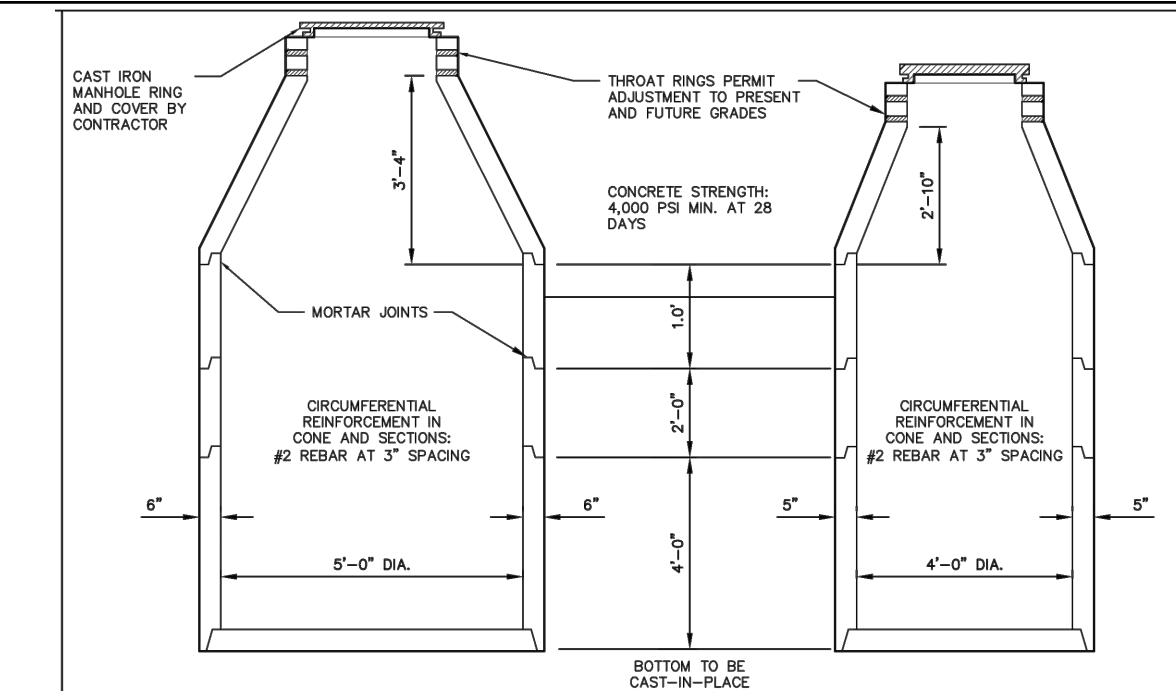
SECTION B-B



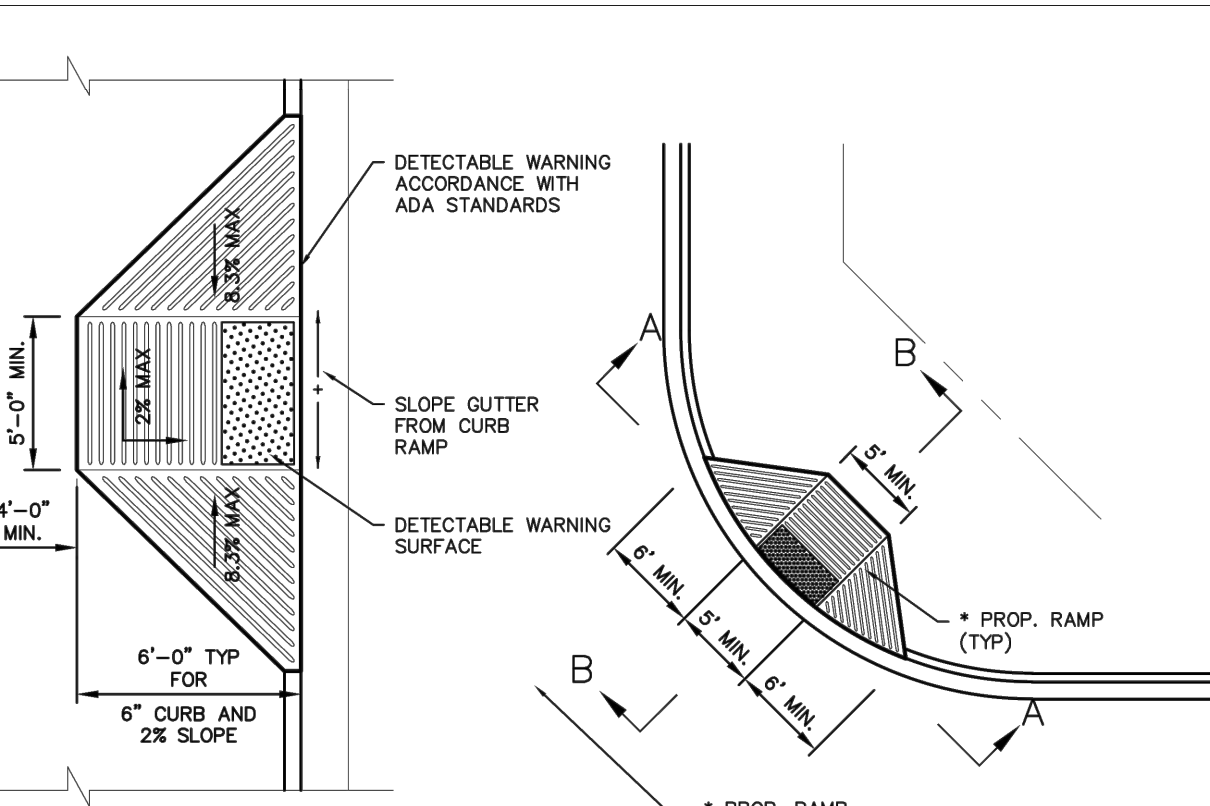
SECTION "A-A"
N.T.S.



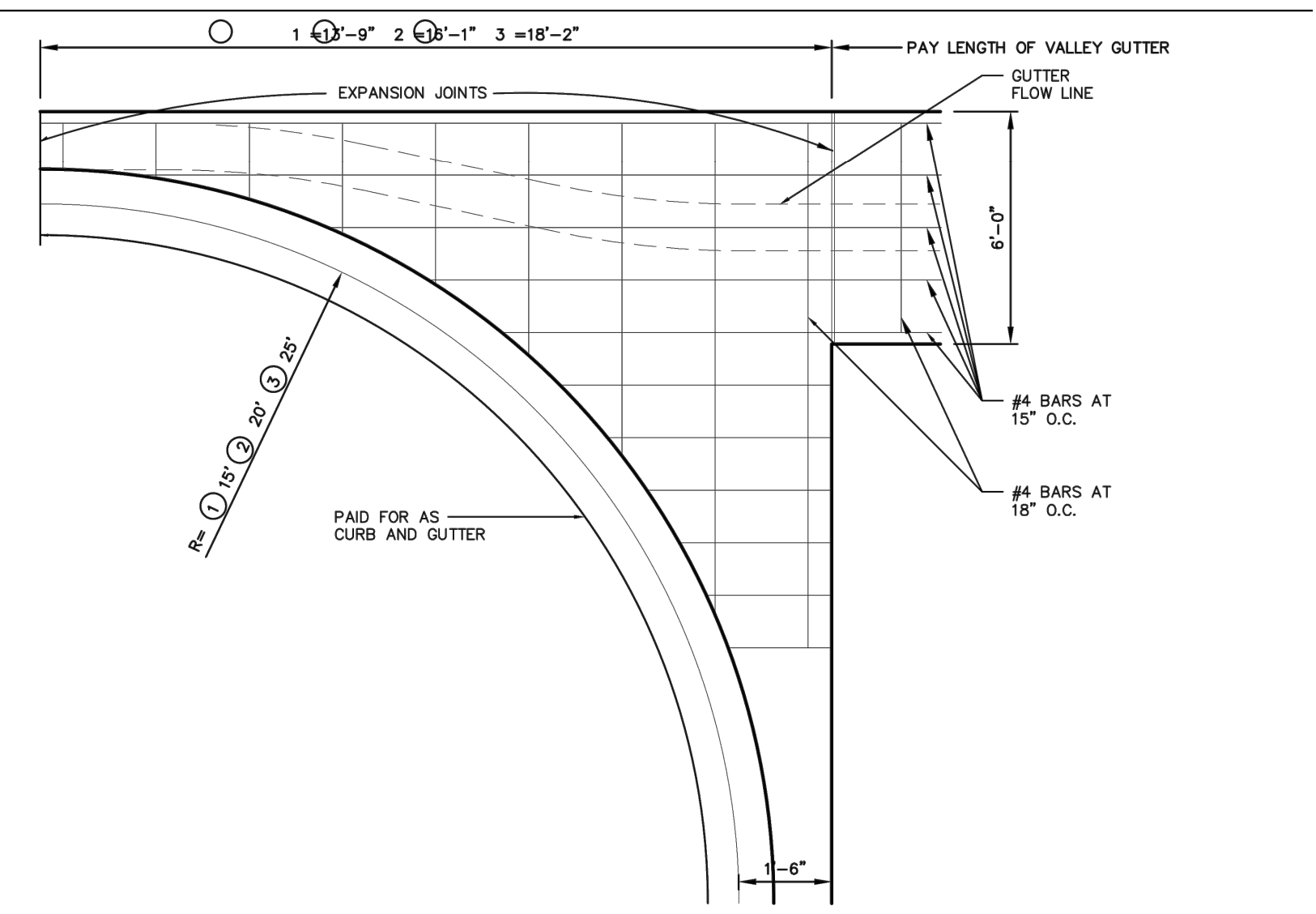
D-2 TYPE "A" INLET WITH EXTENSION - DETAILS



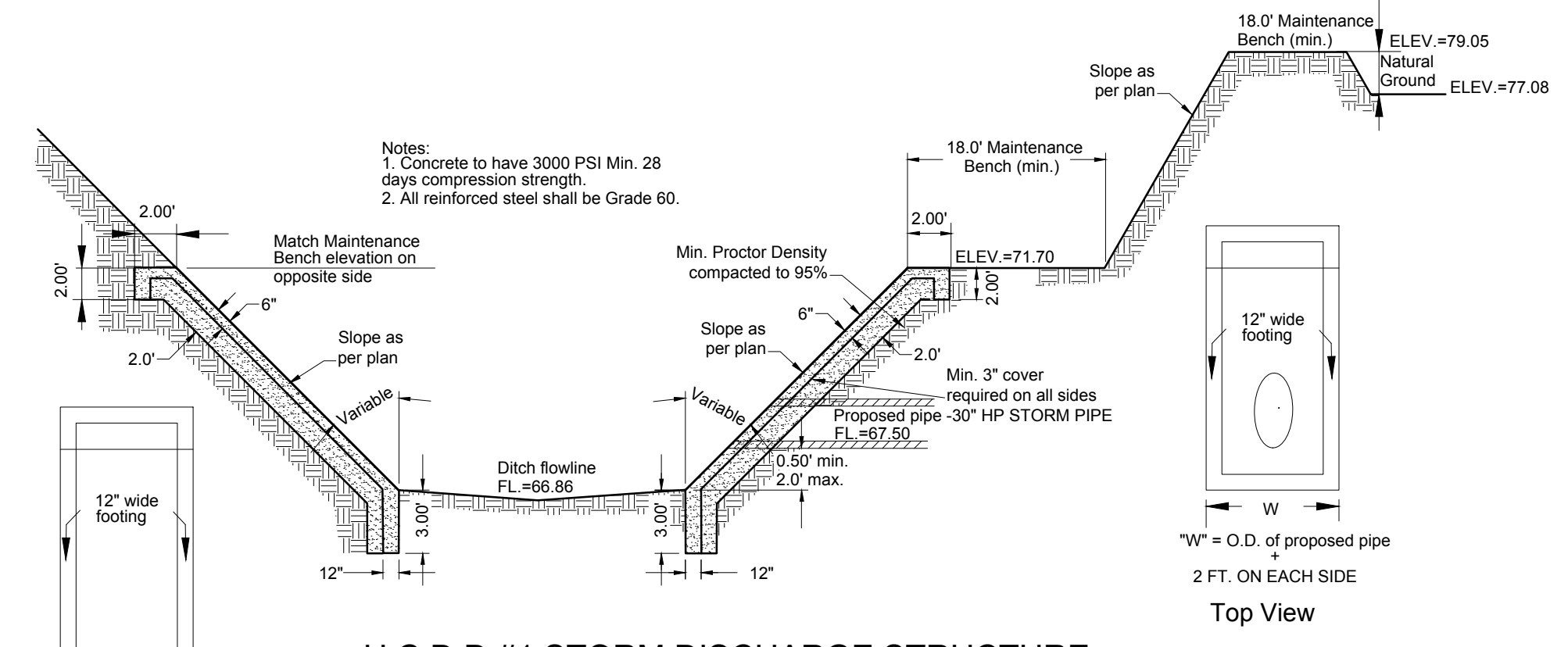
D-4 PRECAST CONCRETE MANHOLES - DETAILS



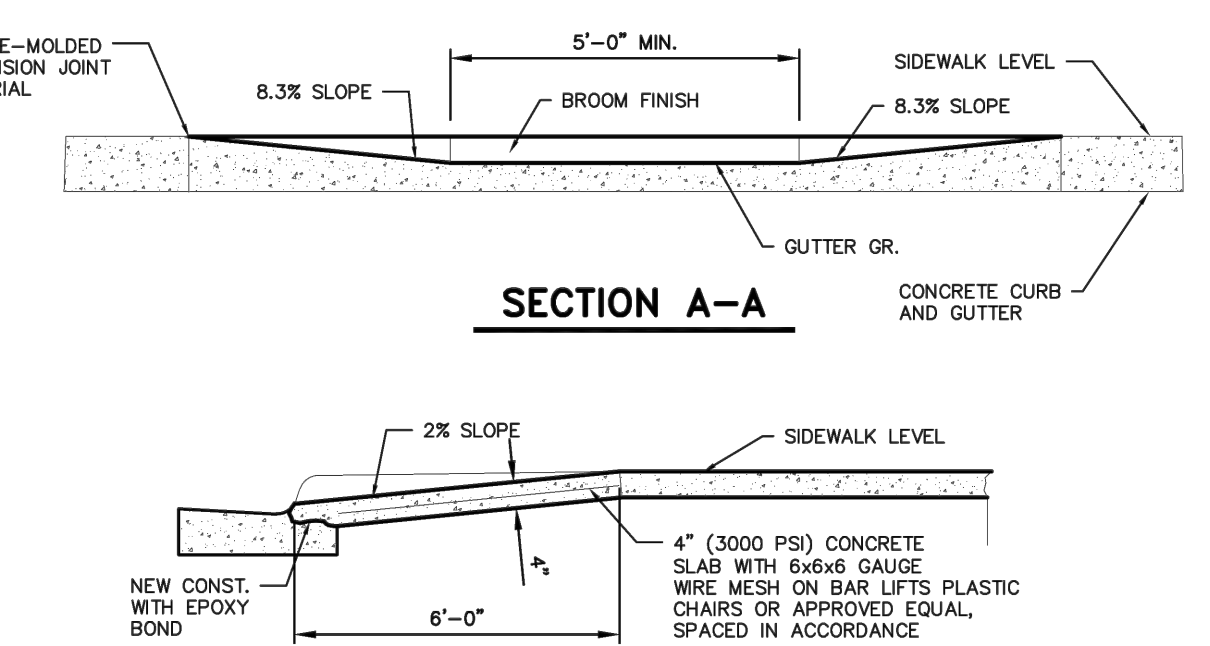
PLAN VIEW SECTION A-A



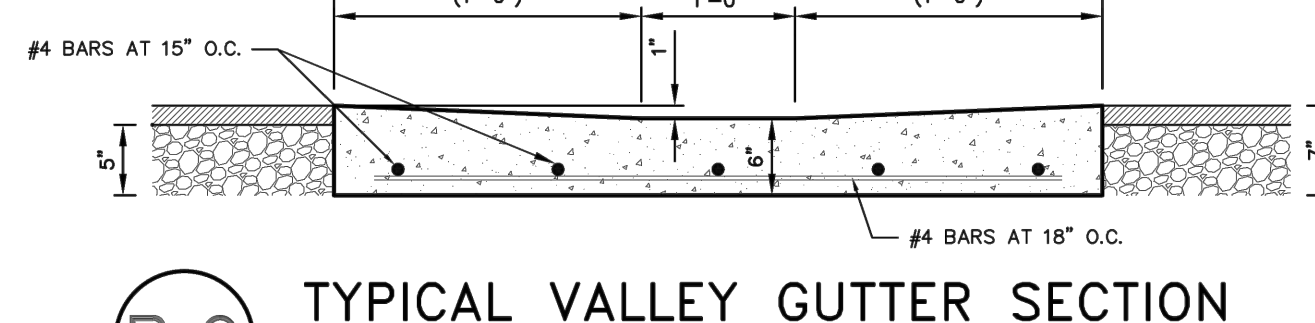
VALLEY GUTTER DETAIL



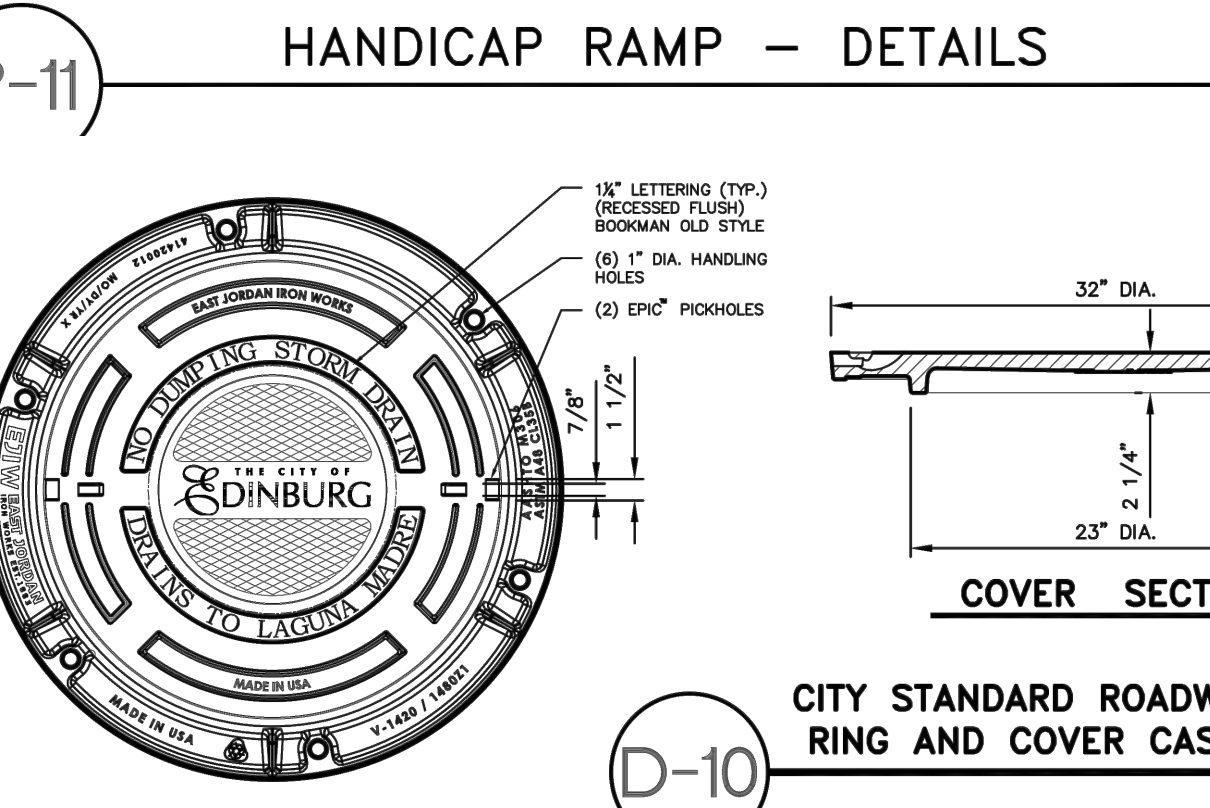
H.C.D.#1 STORM DISCHARGE STRUCTURE
(DITCH WITH BENCH)



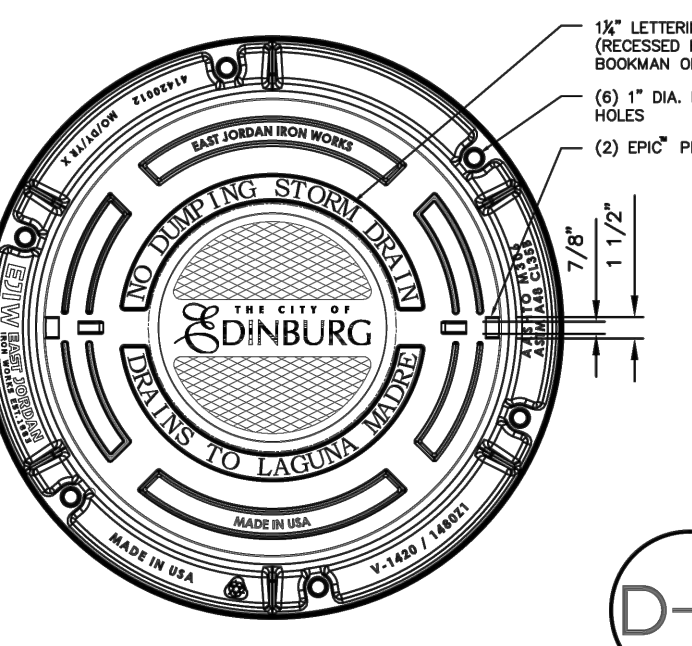
SECTION B-B



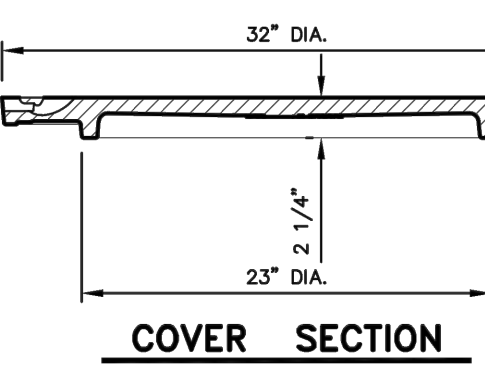
TYPICAL VALLEY GUTTER SECTION



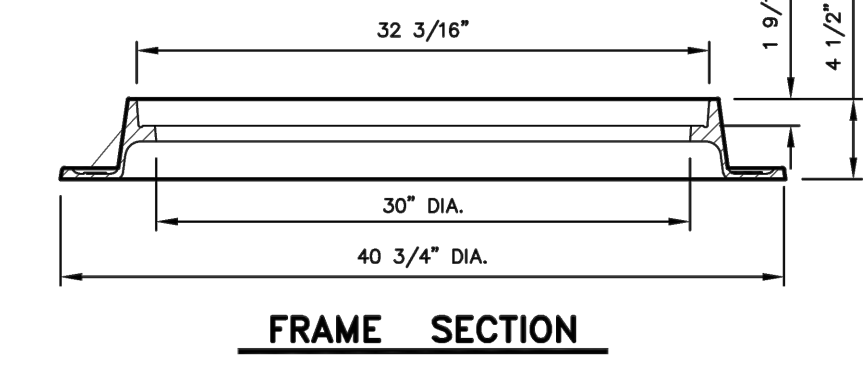
P-11 HANDICAP RAMP - DETAILS



D-10 CITY STANDARD ROADWAY MANHOLE RING AND COVER CASTING DETAIL



COVER SECTION

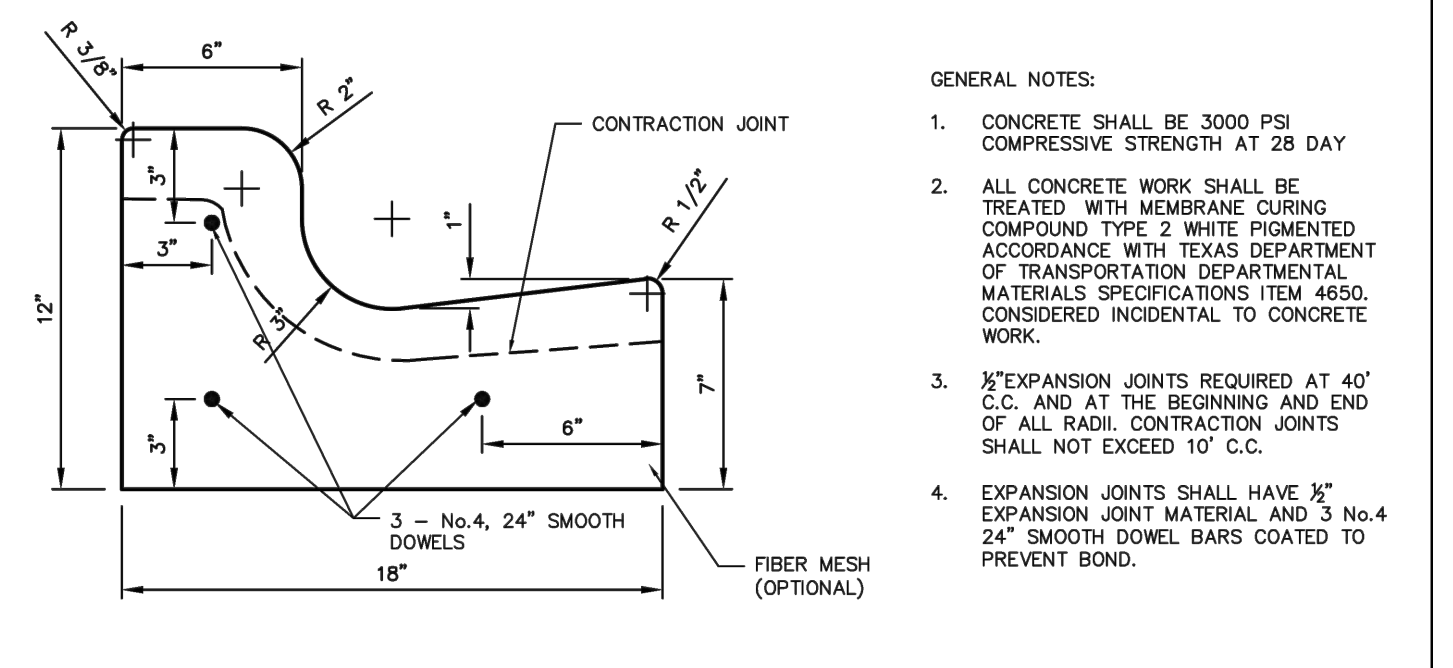


FRAME SECTION

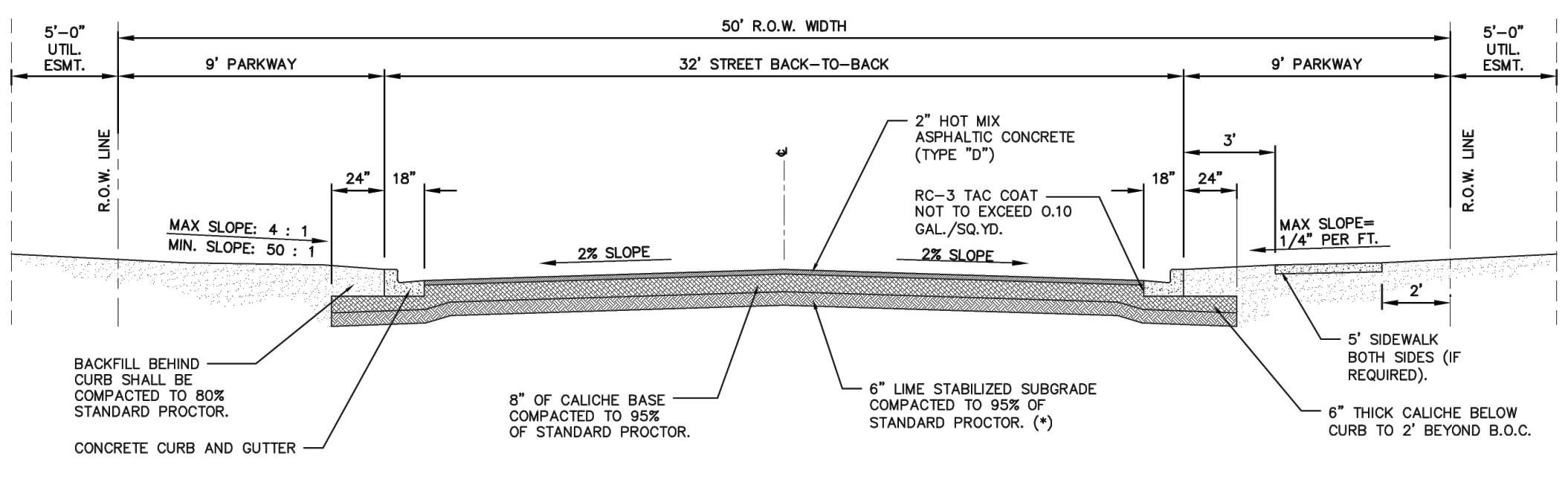
FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
No. 20	0
No. 40	20 - 60
No. 60	70 - 90
Max. P.C.	15
Max. Wet Ball P.C.	15
Wet Ball Mill Max. Amount	50

P-1 MINOR RESIDENTIAL STREET SECTION
(32' BB - 50' R.O.W.) - DETAIL



D-8 STANDARD PIPE BEDDING - DETAILS



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

NOTES:

- IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
- FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 18 LOTS).