



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: 3-23-2021

PROPOSED CARMEN AVILA PHASE 3 SUBDIVISION PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: JEFFERSON ROAD PROPERTY INVESTMENTS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 143 *SINGLE FAMILY *MULTI-FAMILY 6 COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 18

FILLING STATIONS: 9

LOCATION DESCRIPTION: WEST OF CARMEN AVILA ROAD APPROXIMATELY ¼ MILE SOUTH OF MILE 22 ½ 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 2-18-2021 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 PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO CARMEN AVILA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3-2-2021 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-26-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 10" LOCATION: CARMEN AVILA ROAD.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-25-2021: 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.

VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 3 SECTION 3.5 "SETBACKS".
HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 2 SECTION 2.7 "EASEMENTS FOR UTILITIES AND IRRIGATION FACILITIES".

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

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

Final Approval subject to recommendations other departments

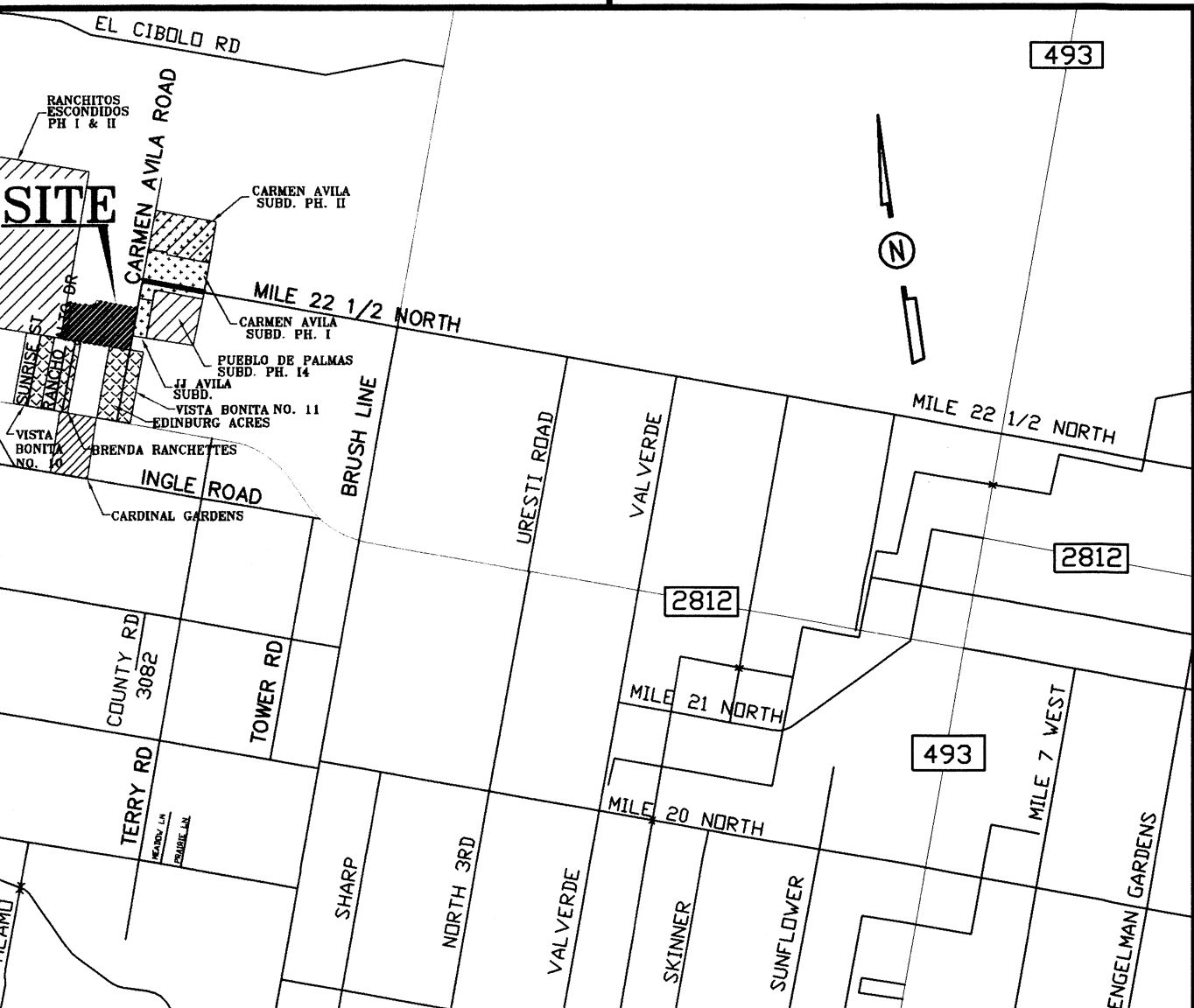
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR
MAP REVISED: MAY 17, 2001
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 401 THROUGH 412).
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE CENTERLINE OF THE
STREET 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 FINISH FLOOR ELEVATIONS.
AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL
LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A
DEVELOPMENT PERMIT APPLICATION.
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856,
UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES
OF THIS SUBDIVISION.
- SETBACKS:
FRONT 20.00 FEET
FRONT (LOTS 292 - 297) 50.00 FEET
REAR 10.00 FEET
SIDE 5.00 FEET
CORNER SIDE 10.00 FEET
CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET 20.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE CLEAR OF FENCES, 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.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND
HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO
OBTAIN A TOTAL OF 165,330.49 CUBIC FEET (3.80 ACRE FEET)
OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ADJACENT CORNER OF THE
LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 2.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT
AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 - ELEV= 82.70, TOP OF SANITARY SEWER M.H. LOCATED 88.16 FEET
EAST AND 237.40 FEET SOUTH FROM THE NORTHEAST CORNER OF THIS
SUBDIVISION, N.A.V.D. 88 DATUM.
B.M. No. 2 - ELEV=92.00 1/2 IRON ROD SET IN CONC. WITH DISK AT THE SOUTHEAST
CORNER OF LOT 266 OF PROPOSED SUBDIVISION, NAVD 88 DATUM.
- 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.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS
255 THROUGH 291 AND 298 THROUGH 403. THIS MUST BE STIPULATED ON ALL DEEDS
AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 255
THROUGH 291 AND 298 THROUGH 403. (ANY OTHER USE SHALL REQUIRE PLANNING
DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS
FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- EACH PURCHASED 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A
SEWER MAIN PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER.
SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO
RECEIVING A CLEARANCE FOR AFTER METER(S).
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP)
REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED 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 SUBDIVISION RULES APPENDIX 3.1.4.
- 5.0' WIDE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG CARMEN AVILA RD. AT SUBDIVISION
CONSTRUCTION AND 5.0' SIDEWALK WITH ADA RAMPS AS REQUIRED WITHIN THE SUBDIVISION AS
PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT AT BUILDING PERMIT STAGE.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL LOTS.
- OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY
PLANNING DEPARTMENT OR THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR
COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A
BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL
THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED
IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 292 THROUGH 297 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE
OTHER THAN COMMERCIAL. LOTS 292 THROUGH 297 IS FOR NONRESIDENTIAL USE. THIS MUST BE
STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE
INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR
CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE
MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. DRAINAGE ANALYSIS WILL BE REQUIRED
FOR THE COMMERCIAL LOTS AT BUILDING PERMIT STAGE.
- 100% OF PARKLAND FEE (\$300.00) HAS BEEN PAID BY DEVELOPER.
- CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE
CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL
CLEARANCE FOR A WATER METER. SEWER TAP INSPECTION SHALL BE PROVIDED
FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER
METER(S).

LOCATION MAP SCALE 1" = 4000'



**SUBDIVISION PLAT OF:
CARMEN AVILA SUBDIVISION PHASE III**

A 39.28 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 39.28 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF TRACT 156 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°17'11" E (MAP RECORD: N 09°16' E), ALONG THE WEST LINE OF TRACT 156, A DISTANCE OF 884.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°42'50" E, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°17'10" W, A DISTANCE OF 224.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°18'05" E, A DISTANCE OF 491.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°17'10" W, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°18'05" E (MAP RECORD: S 80°44' E), PASSING A 3/4" IRON PIPE FOUND AT 174.04 FEET FROM THE SOUTHWEST CORNER OF THE CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION (RECORDED IN VOLUME 49, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND CONTINUING ALONG THE SOUTH LINE OF THE CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION, A TOTAL DISTANCE OF 1,024.04 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF CARMEN AVILA ROAD FOR THE SOUTHEAST CORNER OF THE CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°47'05" W, ALONG THE WEST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 438.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 07°54'42" W, ALONG THE WEST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 559.79 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF TRACT 156 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 82°05'25" W (MAP RECORD: N 82°09' W), ALONG THE SOUTH LINE OF TRACT 156, A DISTANCE OF 1,675.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.28 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN SALVADOR DEL TULE GRANT, RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

DECEMBER 13, 2019
DATE

CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH	CH: BEARING
"A"	42°34'53"	50.00'	37.16'	36.31'	S 60°34'38" W
"B"	45°11'18"	50.00'	39.43'	38.42'	N 75°32'17" W
"C"	45°11'18"	50.00'	39.43'	38.42'	N 30°20'59" W
"D"	77°2'31"	50.00'	67.23'	62.28'	N 30°45'56" E

INDEX OF SHEETS

SHEET 1.- HEADING INDEX, LOCATION MAP AND E.T. PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), MAP, LOT, STREETS, AND EASEMENT LAYOUT, ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, NOTARY CERTIFICATION, CITY MAYOR CERTIFICATION, PLANNING ZONING CERTIFICATION, COUNTY CLERK CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, NORTH ALAMO WATER SUPPLY DEDICATION, REVISION NOTES
SHEET 2.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
SHEET 3.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, OSTRUCTION DETAILS, REVISION NOTES.
SHEET 4.- OFFSITE DRAINAGE LAYOUT, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE.

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

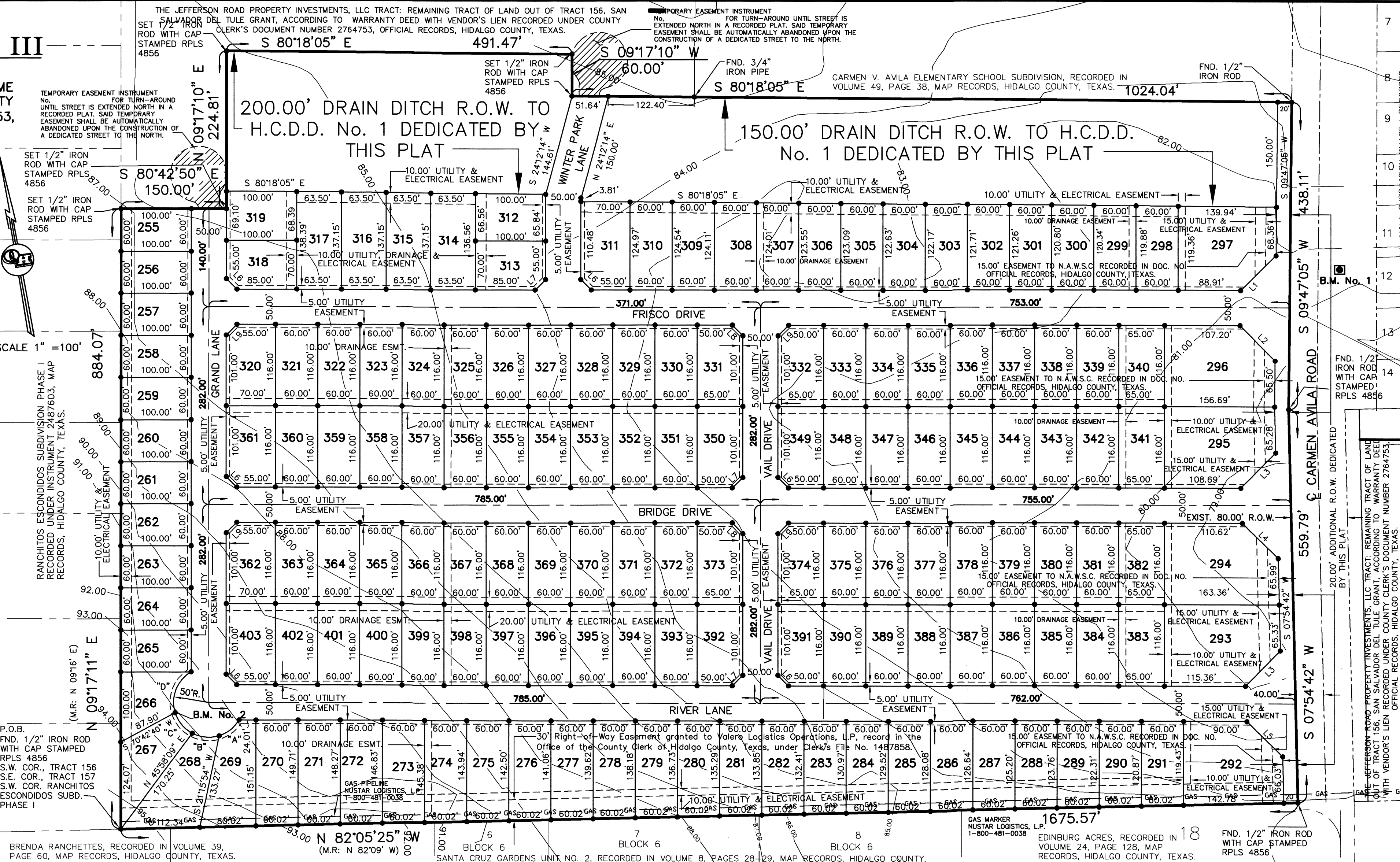
No.	Sheet	REVISION	Date	Approved

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

CARMEN AVILA SUBDIVISION PHASE III, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST AND SOUTHEAST CORNER OF THE INTERSECTION OF CARMEN AVILA ROAD AND MILE 22 1/2 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG (POPULATION 83,970). CARMEN AVILA SUBDIVISION, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

OWNER:	ADDRESS	CITY & ZIP	PHONE	FAX
VENDOR DANIEC, MANAGER	P.O. BOX 2604	EDINBURG, TX 78540	(956) 821-7108	
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	381-0527



BRENDA RANCHETTES, RECORDED IN VOLUME 39, PAGE 60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SANTA CRUZ GARDENS UNIT NO. 2, RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EDINBURG ACRES, RECORDED IN VOLUME 24, PAGE 128, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FND. 1/2" IRON ROD WITH CAP STAMPED RPLS 4856

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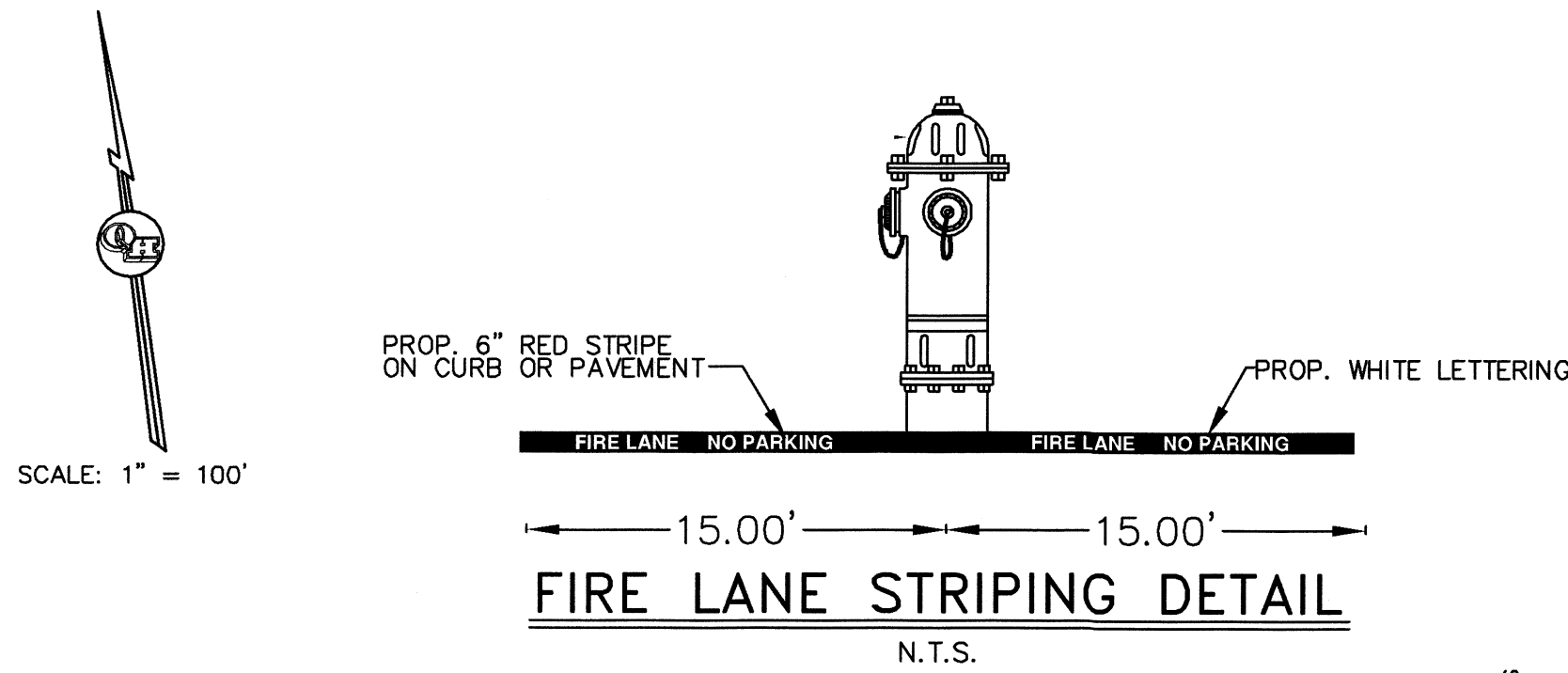
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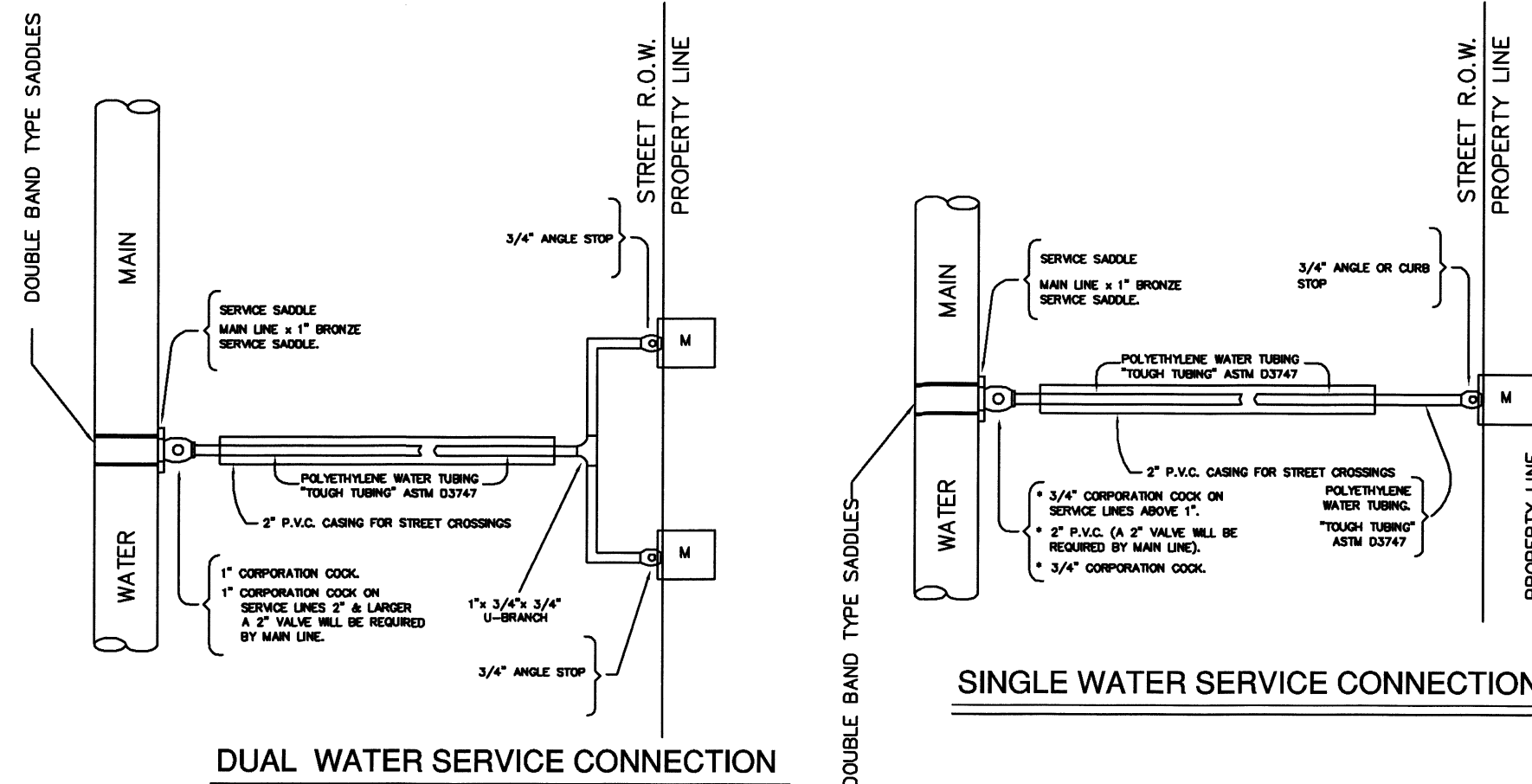
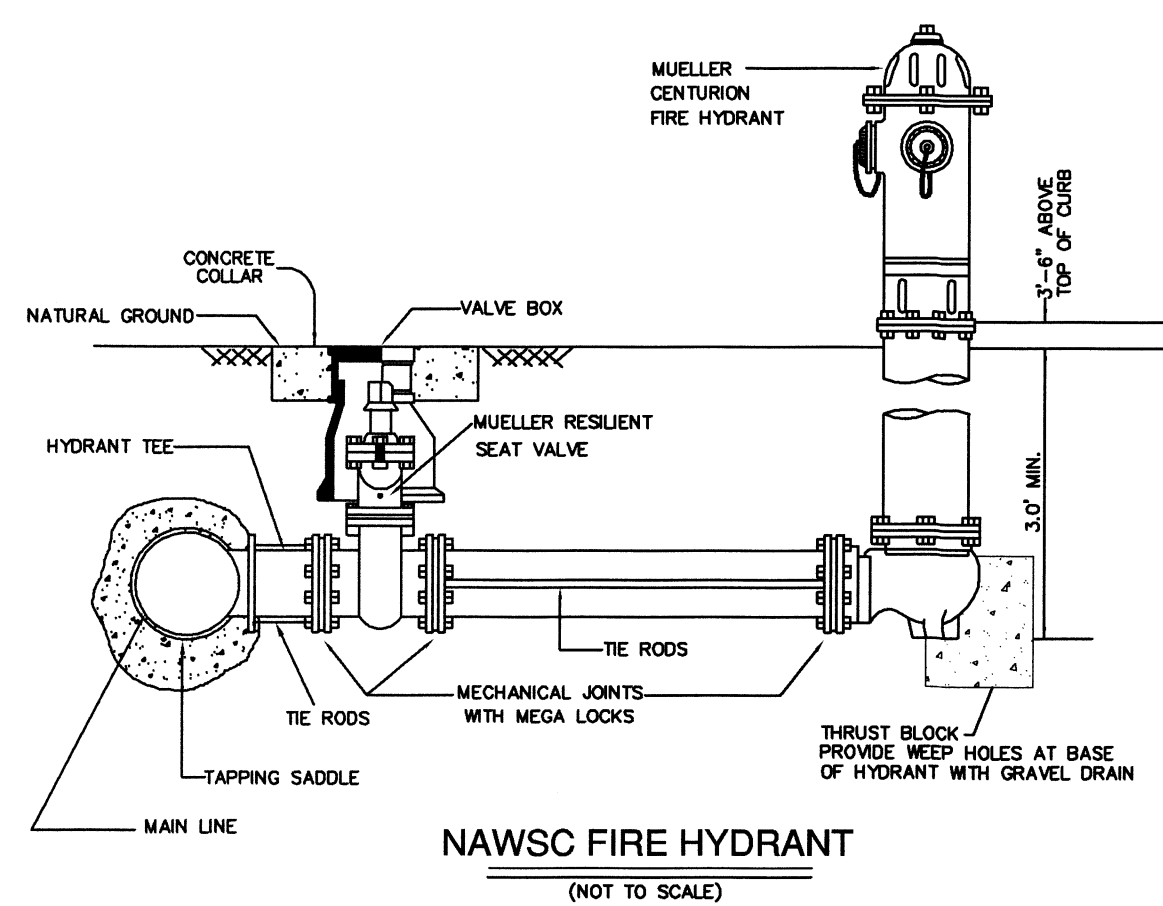
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CARMEN AVILA SUBDIVISION PHASE III

A 39.28 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SCALE: 1" = 100'



NOTE: FIRE LANE TO BE STRIPED AT ALL FIRE HYDRANTS

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER
1.- I (WE), SUBDIVIDERS OF CARMEN AVILA SUBDIVISION PHASE III HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER
P.O. BOX 2804
EDINBURG, TEXAS 78540

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.
Given under my hand and seal of office this _____ day of _____, 20__

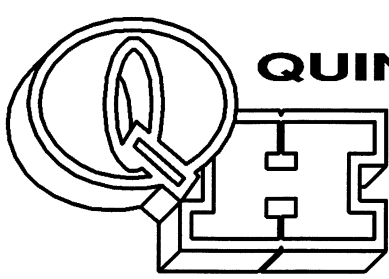
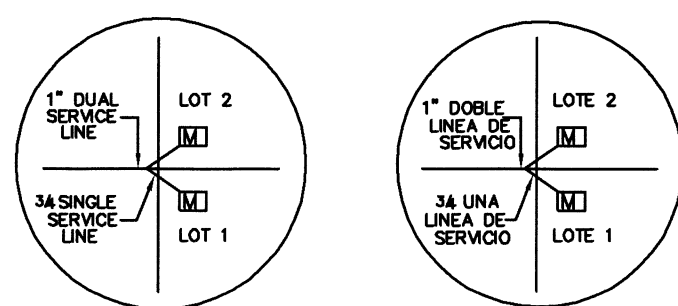
BLANCA E. MARTINEZ
Notary Public, State of Texas
Comm. Expires 01-28-2025
Notary ID 130827444

BLANCA E. MARTINEZ - NOTARY PUBLIC

COST ESTIMATE

WATER DISTRIBUTION: \$
DRAINAGE IMPROVEMENTS: \$
PAVING IMPROVEMENTS: \$
SEWER IMPROVEMENTS: \$

WATER METER BOX
 8" WATER SUPPLY LINE
 SERVICE LINES
 CAJA DE MEDIDOR DE AGUA
 8" LINEA DE AGUA
 LINEAS DE SERVICIOS



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

FINAL ENGINEERING REPORT FOR CARMEN AVILA SUBDIVISION PHASE III:

BY MARCO A. GONZALEZ P.E.

WATER SUPPLY: Description and Costs.

CARMEN AVILA SUBDIVISION PHASE III 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. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF CARMEN AVILA ROAD.

THE WATER SYSTEM FOR CARMEN AVILA SUBDIVISION PHASE III CONSISTS OF THE 8" DIAMETER WATERLINE THAT CONNECTS TO THE 10" DIAMETER WATERLINE ON CARMEN AVILA ROAD AND RUNS WEST ALONG THE SOUTH SIDE OF FRISCO DRIVE. IT LOOPS WITH THE WATERLINE GOING SOUTH TO NORTH ON THE EAST SIDE OF GRAND DRIVE.

ANOTHER 8" DIAMETER WATERLINE CONNECTS TO THE WATERLINE ON CARMEN AVILA AND RUNS WEST ALONG THE SOUTH SIDE OF BRIDGE LANE. IT LOOPS WITH THE WATERLINE GOING NORTH AND SOUTH ON THE EAST SIDE OF GRAND DRIVE.

ANOTHER 8" DIAMETER WATERLINE CONNECTS TO THE WATERLINE ON CARMEN AVILA AND RUNS WEST ALONG THE NORTH SIDE OF RIVER LANE. IT LOOPS WITH THE WATERLINE GOING NORTH AND SOUTH ON THE EAST SIDE OF GRAND DRIVE.

ANOTHER 8" DIAMETER WATERLINE RUNS SOUTH TO NORTH ALONG THE EAST SIDE OF GRAND LANE. AND IT ENDS WITH A 2" FLUSH VALVE.

ANOTHER 8" DIAMETER WATERLINE RUNS SOUTH TO NORTH ALONG THE WEST SIDE OF WINTER PARK LANE. AND IT ENDS WITH A 2" FLUSH VALVE.

ANOTHER 8" DIAMETER WATERLINE RUNS SOUTH TO NORTH ALONG THE EAST SIDE OF VALI DRIVE. AND IT LOOP WITH THE 8" DIAMETER WATERLINE ON RIVER LANE AND ON FRISCO DRIVE.

FROM THESE 8" WATERLINE, SIXTYEIGHT (68) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICE AND ONE (1) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT. SIX (6) 1" DIAMETER SINGLE SERVICES WILL SERVE THE 6 COMMERCIAL PROPERTIES.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, 1" SINGLE SERVICE LINES, 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ _____ OR \$ _____ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED _____ () FIRE HYDRANTS 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 and Costs.

CARMEN AVILA SUBDIVISION PHASE III WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF EDINBURG HAS AN EXISTING 10" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF CARMEN AVILA ROAD. THE WASTEWATER SYSTEM FOR CARMEN AVILA PHASE III CONSISTS OF A 10" AND 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING WATER LINE ON THE EAST SIDE OF CARMEN AVILA ROAD. A 10" AND AN 8" DIAMETER SEWER LINES RUNNING WEST ALONG THE NORTH SIDE OF FRISCO DRIVE AND BRIDGE DRIVE. ANOTHER 8" DIAMETER SEWER LINE RUNNING WEST ALONG THE SOUTH SIDE OF RIVER LANE. TWO MORE 8" DIAMETER SEWER LINE RUNS SOUTH TO NORTH ON EAST SIDE OF VALI DRIVE AND THE EAST SIDE OF WINTER PARK DRIVE.

THE 10" LINE, 8" LINE, 6" SERVICE LINE, 4" SERVICE LINE AND _____ () SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$ _____ WHICH COVERS THE \$ _____ PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:

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

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

SEWAGE FACILITIES- THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.



MARCO A. GONZALEZ
P.E. No. 120016
3-11-21
DATE



MARCO A. GONZALEZ
P.E. No. 120016
3-11-21
DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE III:

POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Description y Gastos.

CARMEN AVILA SUBDIVISION PHASE III SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN LINEA EXISTENTE DE 10" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO ESTE DE LA CALLE CARMEN AVILA ROAD.

DE ESTA LINEA DE AGUA DE 10" DE DIAMETRO, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE AL OESTE POR EL LADO SUR DE LA CALLE FRISCO DRIVE, Y SE CONECTA CON LA LINEA DE AGUA QUE CORRE DE SUR A NORTE POR EL LADO ESTE DE LA CALLE GRAND DRIVE.

OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ASIA EL OESTE POR EL LADO SUR DE LA CALLE BRIDGE DRIVE, Y SE CONECTA CON LA LINEA DE AGUA QUE CORRE DE SUR A NORTE POR EL LADO ESTE DE LA CALLE GRAND DRIVE.

OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ASIA EL OESTE POR EL LADO NORTE DE LA CALLE DRIVE LANE Y SE CONECTA CON LA LINEA QUE CORRE DE SUR A NORTE POR EL LADO ESTE DE LA CALLE GRAND DRIVE.

OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE DE SUR A NORTE POR EL LADO ESTE DE LA CALLE GRAND DRIVE, Y TERMINA CON UNA VALVULA DE DESCARGA DE 2" PULGADAS DE DIAMETRO.

OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE DE SUR A NORTE POR EL LADO OESTE DE LA CALLE WINTER PARK LANE Y TERMINA CON UNA VALVULA DE DESCARGA DE 2" PULGADAS DE DIAMETRO.

OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE DE SUR A NORTE POR EL LADO ESTE DE LA CALLE VALI DRIVE Y SE CONECTA CON LA LINEA QUE CORRE POR EL LADO SUR DE LA CALLE FRISCO DRIVE, Y LA LINEA QUE CORRE POR EL LADO NORTE DE LA CALLE RIVER LANE.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN SESENTA Y OCHO (68) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENILLOS DE 3/4" DE PULGADA, Y UNO (1) SERVICIOS SENILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE RESIDENCIAL Y SEIS (6) SERVICIOS SENILLOS DE 1" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE COMERCIAL.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALACION A UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ _____ O US\$ _____ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRASIAS, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO _____ () BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ _____ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL DE US\$ _____ EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Description y Gastos.

LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE III RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ADECUADO PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE EDINBURG TIENE UNA LINEA DE DRENAJE DE 10" DE DIAMETRO EXISTENTE CORRIENDO POR EL LADO ESTE DE CARMEN AVILA ROAD, CARMEN AVILA SUBDIVISION PHASE III CONSISTE DE UNA LINEA DE DRENAJE DE 10" Y 8" DE DIAMETRO QUE CORREN HACIA EL OESTE POR EL LADO NORTE DE LA CALLE FRISCO DRIVE Y BRIDGE DRIVE, OTRA LINEA DE 8" DE DIAMETRO DE DRENAJE CORRE HACIA EL OESTE POR EL LADO SUR DE LA CALLE RIVER LANE Y DOS LINEAS MAS DE 8" DE DIAMETRO CORRE DE SUR A NORTE POR EL LADO ESTE DE LAS CALLES VALI DRIVE Y LA CALLE WINTER PARK DRIVE.

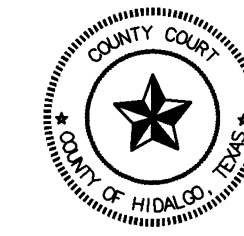
LA LINEAS DE 10" Y 8" PULGADAS, LINEAS DE SERVICIO DE 4 PULGADAS Y _____ () ALICANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A EL CIUDAD DE EDINBURG UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE ESTABLECIDO EN EL ACUERDO DE SERVICIO DE AGUAS RESIDUALES DE 30 AÑOS O SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y CUOTAS DE ADICION, Y TODA LA MEMBRERIA U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A LA CIUDAD DE EDINBURG. TODAS LAS INSTALACIONES DE AGUA RESIDUAL HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE EDINBURG Y EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:

POR MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y DRENAJE DESCRITAS ANTERIORMENTE ESTAN EN CUMPLIMIENTO CON LAS REGLAS MODELO ADOPTADAS EN LA SECCION 16.343, CODIGO DE AGUA, CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR EL AGUA CONSTRUIDA Y EL DISPOSITIVO DE DESAGUE EN EL SITIO, SON COMO SIGUE:

INSTALACIONES DE AGUA: ESTAS INSTALACIONES ESTAN COMPLETAMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, A UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE.

INSTALACIONES DE ALICANTARILLADO: ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS COSTARAN UN GRAN TOTAL DE \$ _____ POR LOTE.



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

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

BY: _____ DEPUTY

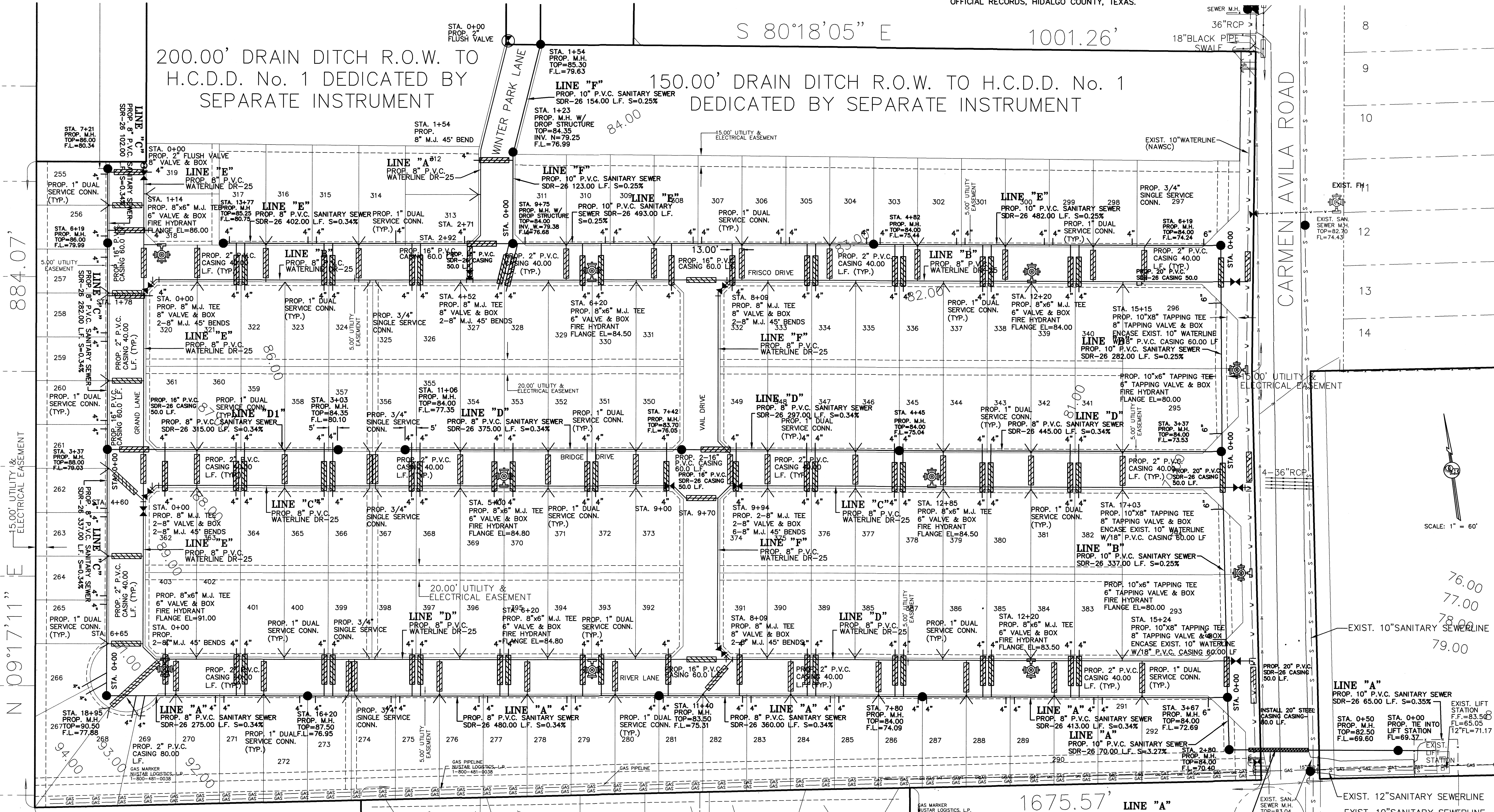
No.	Sheet	REVISION	Date	Approved

SHEET NO. 2	FILENAME: F:\DATA\SUB\EDM\CARMEN AVILA SUBD. PH. III\UTILITIES BPLAT
5 SHEETS	DATE PREPARED: 7-29-2020
	PREPARED BY: AG
	CHECKED BY: _____
	APPROVED BY: _____
	DATE REVISED: _____
	REVISOR BY: _____
	CHECKED BY: _____
	APPROVED BY: _____

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

CARMEN AVILA SUBDIVISION PHASE III

A 39.28 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

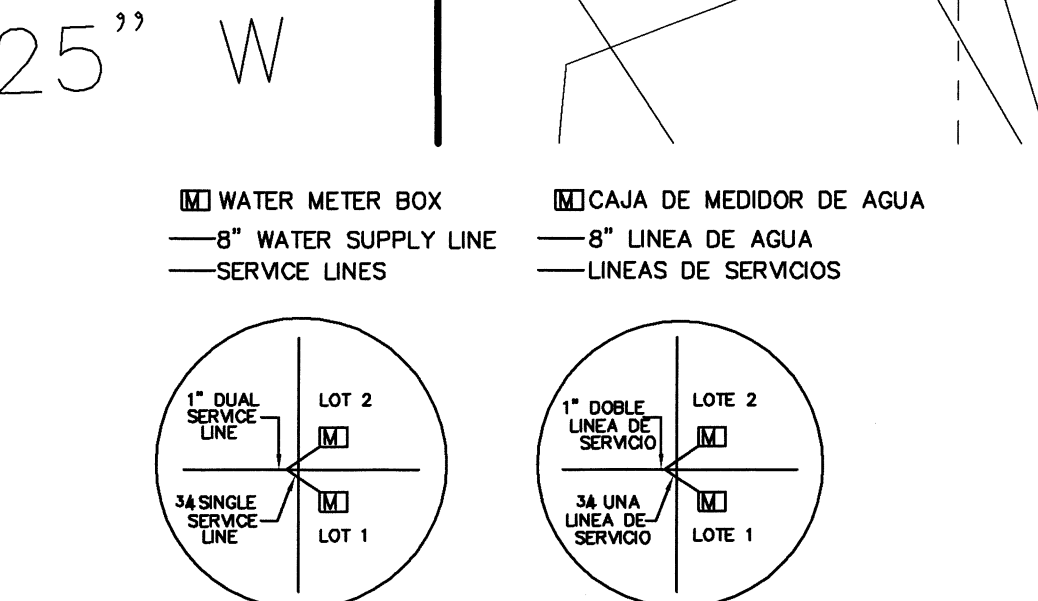


COST ESTIMATE

WATER DISTRIBUTION: \$
 DRAINAGE IMPROVEMENTS: \$
 PAVING IMPROVEMENTS: \$
 SEWER IMPROVEMENTS: \$

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00

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

MARCO A. GONZALEZ
 LICENSED PROFESSIONAL ENGINEER
 120016

DATE PREPARED: 7-28-2020
 DATE REVISION: _____

CHECKED BY: _____
 REVISION: _____

APPROVED BY: _____
 DATE: 3/1/21

SHEET NO. 23 OF 25 SHEETS

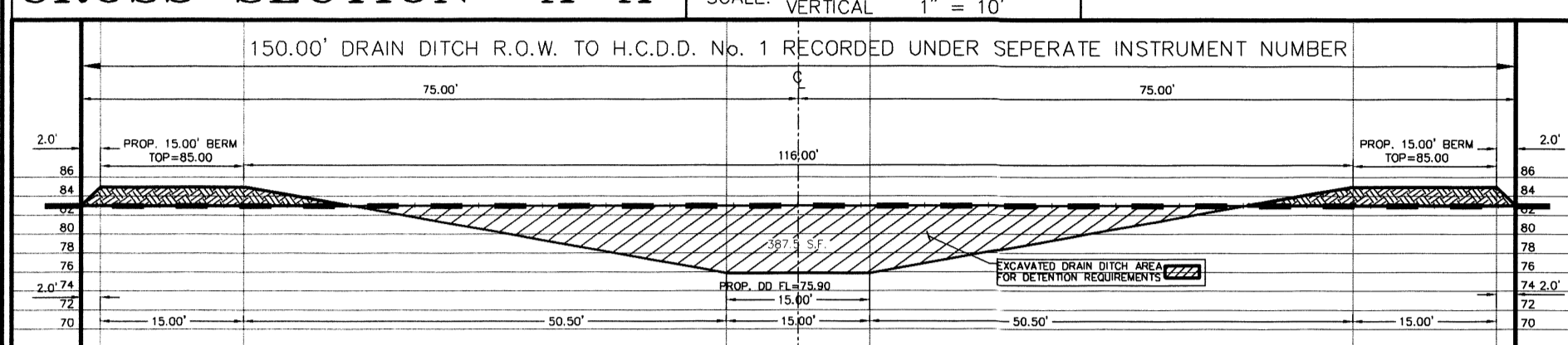
FILENAME: F:\DATA\SUBDIVISION\CARMEN AVILA SUBD. PH. II\UTILITIES DPLAT
 DATE PREPARED: 7-28-2020 AG
 DATE REVISION: _____ REVISION: _____ CHECKED BY: _____ APPROVED BY: _____

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

LEGEND
TOTAL DETENTION REQUIRED - 166,679.28 C.F.
TOTAL DETENTION PROVIDED - 820,862.00 C.F.
 (930 L.F. X 387.5 S.F.) + (430 L.F. X 1,070.9 S.F.)
TOTAL EXCAVATION NEEDED - 1,034,142.00 C.F.
 (930 L.F. X 387.5 S.F.) + (430 L.F. X 1,366.9 S.F.)
DETENTION AVAILABLE - 654,182.72 C.F.
 (820,862.00 C.F. - 166,679.28 C.F.)
FOR FUTURE PHASES

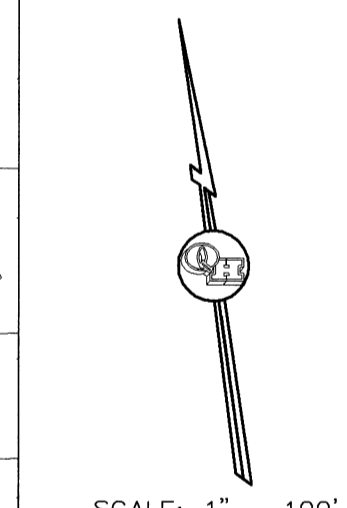
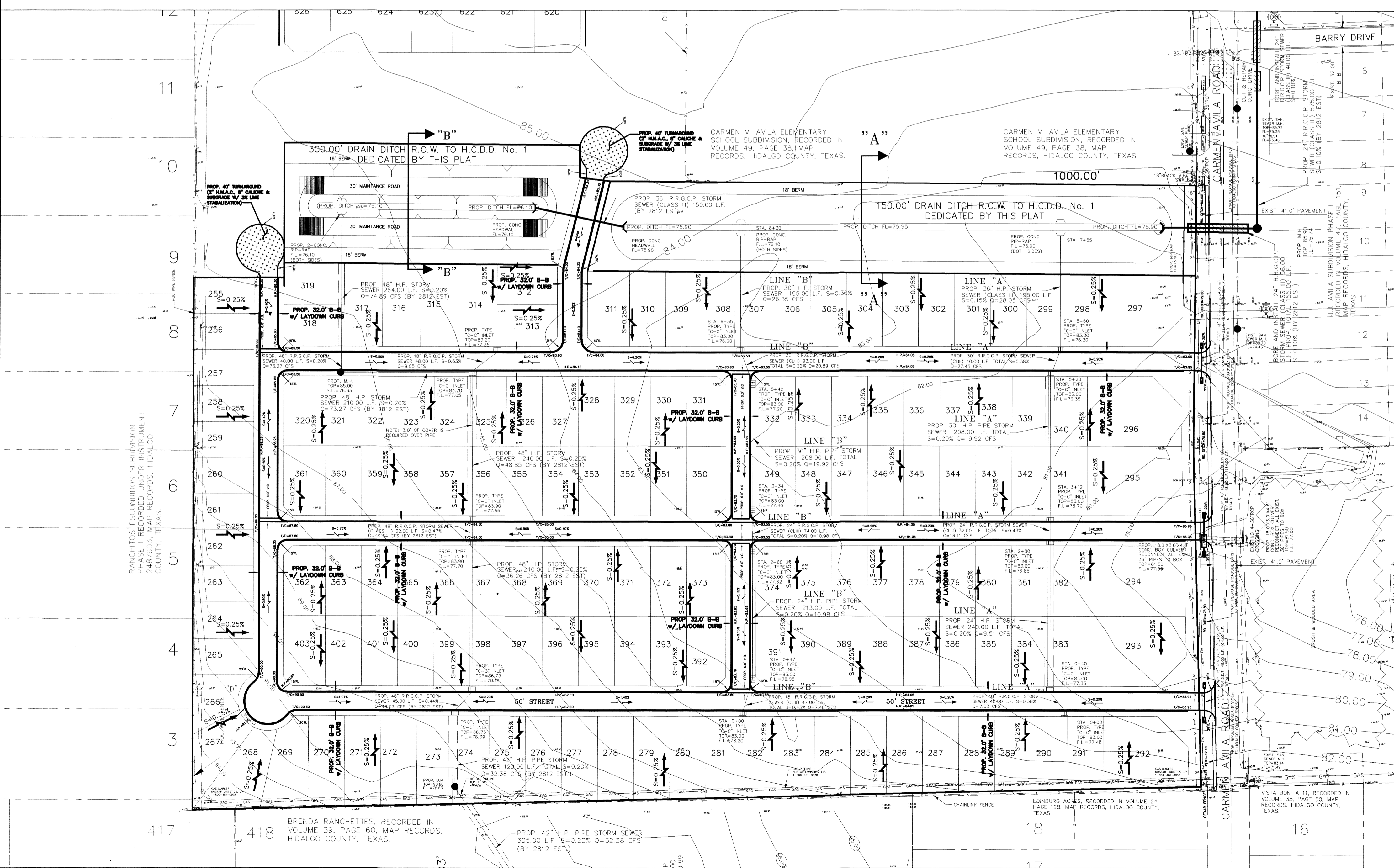
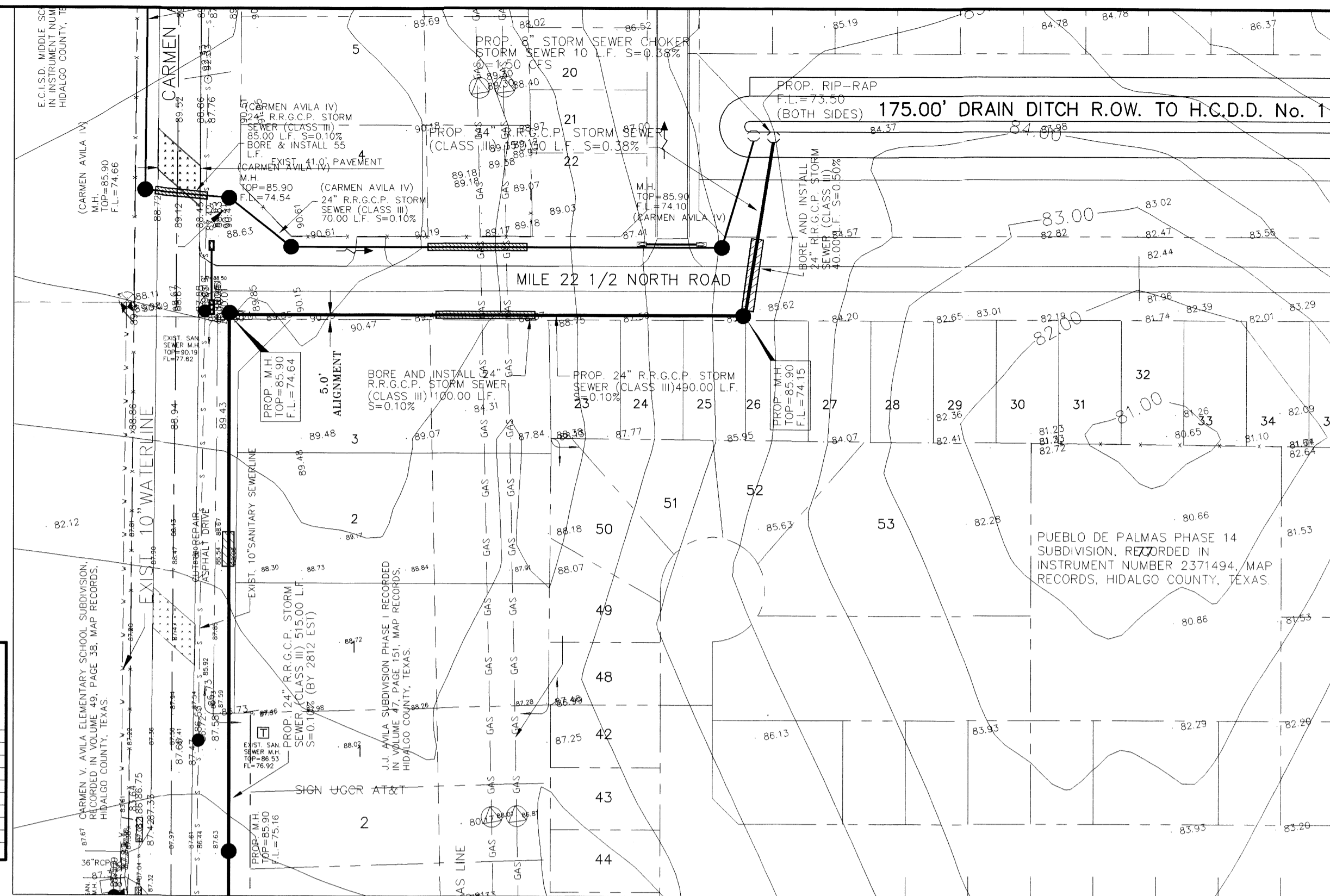
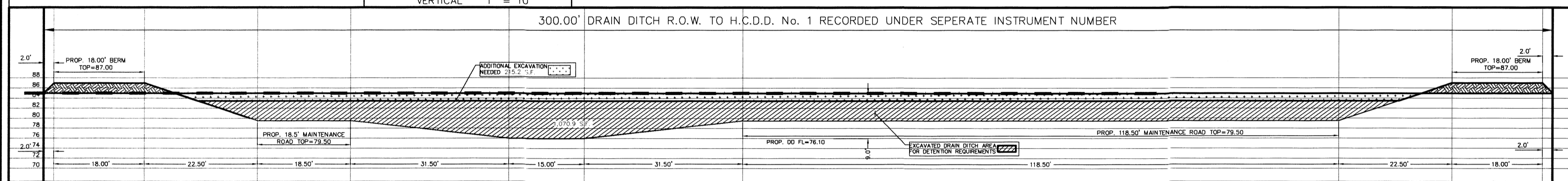
CROSS SECTION "A-A"

SCALE: HORIZONTAL 1" = 10'
 VERTICAL 1" = 10'



CROSS SECTION "B-B"

SCALE: HORIZONTAL 1" = 10'
 VERTICAL 1" = 10'



CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE TRACT IS ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334-0325 D, DATED ON JUNE 6, 2000 AND L.O.M.R. MAY 17, 2001, IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120016
 DATE 3-11-21



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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 ALFONSOQQ@A-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00

COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEWER IMPROVEMENTS:	\$

SHEET NO. 4 OF 5 SHEETS	FILENAME: F:\DATA\SUB\EDON\CARMEN AVILA SUB. PH. II\PAVING BR14
	DATE PREPARED: 03-11-21
DATE REVISION:	PREPARED BY: [Signature]
DATE REVISION:	CHECKED BY: [Signature]
DATE REVISION:	APPROVED BY: [Signature]

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

CARMEN AVILA SUBDIVISION PHASE III

A 39.28 ACRE TRACT OF LAND OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR
2812 ESTATES (31.18 acres), CARMEN AVILA SUBDIVISION PH III (39.28 acres) & CARMEN AVILA SUBDIVISION PH IV (38.91 acres) - MASTER PLAN
BY: MARCO A. GONZALEZ P.E.

A 109.37 acre tract of land being a 78.19 acre tract of land out of Tract 156, San Salvador del Tule Grant, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 10, Pages 58-60, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under county clerk's document number 2764753, official records, Hidalgo County, Texas, and a 31.18 acre tract of land being out of Lot 6, 7, and 8, Block 6, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 8, pages 28-29, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded in volume 2766, page 155 official records, Hidalgo County, Texas. These subdivisions are located along the north side of F.M. 2812 and the west side of Carmen Avila Road. The site is open land and is located in City of Edinburg ETJ. The proposed subdivisions will consist of 377 residential lots and 4 commercial lots (Lots 1-4 of 2812 Estates).

The tract is Zone 'X' (unshaded), areas determined to be outside 500-year floodplain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 and L.O.M.R. May 17, 2001.

The majority of the soil is Brannon (3), Delfino (10), Hargill (16), Rio (58 and 60), and Willacy (70) and is in soil group 'B' and 'D'. It is a mixture of Fine Sandy Loam (SM-S), Clay Loam (CL), and sandy clay loam (SC). This soil is well drained. Surface runoff is slow. Permeability is moderate. Plasticity Index has a range of NP-35. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an easterly direction with an approximate slope of 1%. Existing runoff is based on a 10-year storm and the runoff currently goes to a low area located on the east side of the Carmen Avila Subdivision Phase III. The existing low area located on 2812 Estates does not serve for drainage purposes. TxDOT contains their runoff for FM 2812 in their right of way and all the adjoining properties have been developed. See FM 2812 Overall Drainage Layout.

The existing runoff for the 2812 Estates is Q= 13.06 cubic feet per second. After development of 2812 Estates, the runoff will be Q= 40.68 cubic feet per second for an increase of Q= 27.62 cubic feet per second. Detention for the residential area, based on an 8' release rate of Q=1.50 CFS, will be 168,879.28 cubic feet (3.83 acres). After development for the 4 commercial lots, the runoff will be Q= 30.50 cubic feet per second for an increase of Q=26.02 cubic feet per second. Detention will be 23,275.47 cubic feet (0.53 acre feet) based on a 50-year storm and will be provided by proposed detention areas to be located on the rear of the lots. At building permit stage, runoff created by this development will be collected by grading the proposed paving areas to the detention areas. A bleeder line will be installed from the detention areas to the storm system installed for 2812 Estates.

The existing runoff for the Carmen Avila Ph III is Q= 12.88 cubic feet per second. After development of Carmen Avila Ph III the runoff will be Q= 58.02 cubic feet per second for an increase of Q= 45.14 cubic feet per second. Detention for the subdivision, based on an 8' release rate of Q=1.50 CFS, will be 318,715.06 cubic feet (7.32 acres). The existing runoff for the Carmen Avila Ph IV is Q= 11.57 cubic feet per second. After development of Carmen Avila Ph IV the runoff will be Q= 52.88 cubic feet per second for an increase of Q= 41.11 cubic feet per second. Detention for the subdivision, based on an 8' release rate of Q=1.50 CFS, will be 315,407.72 cubic feet (7.24 acres).

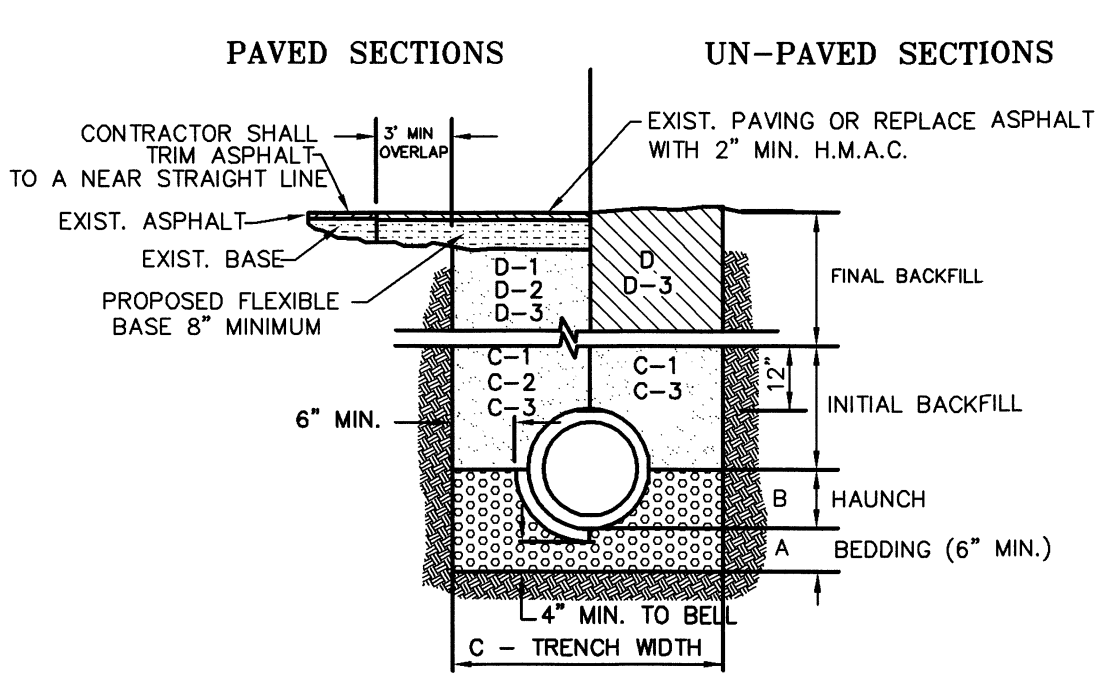
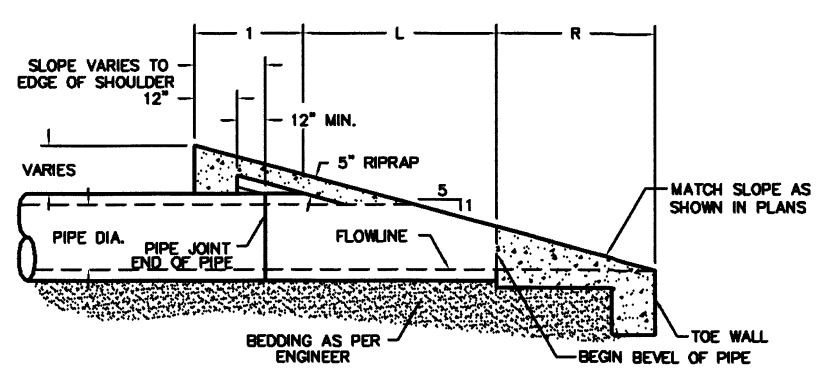
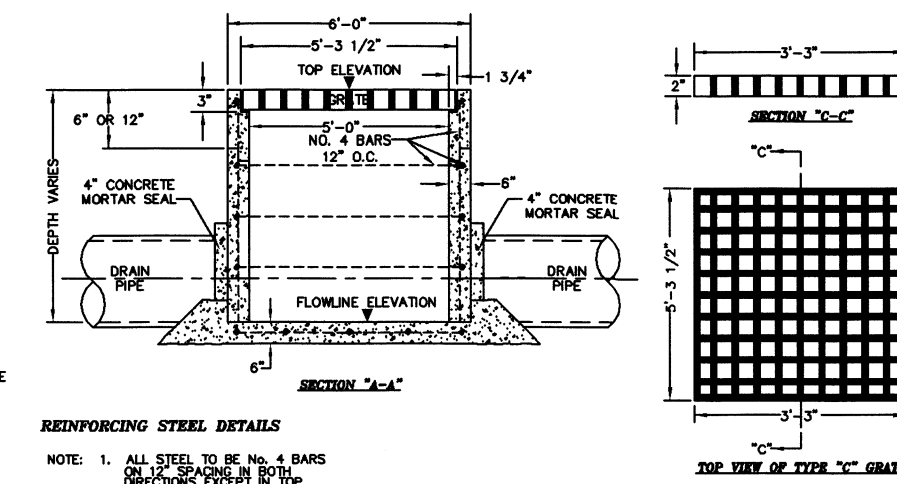
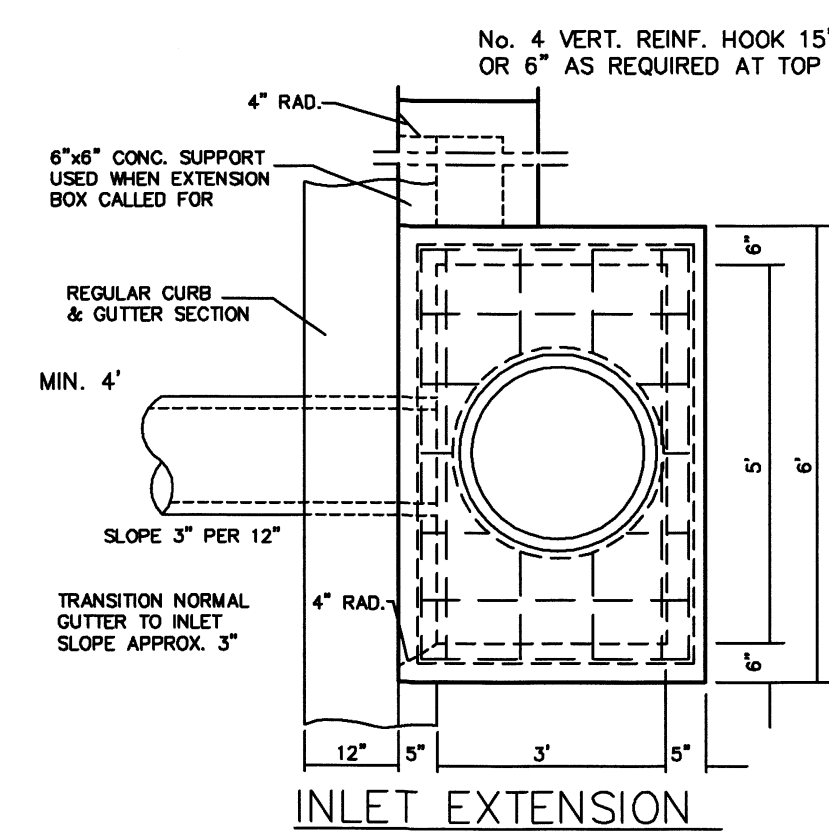
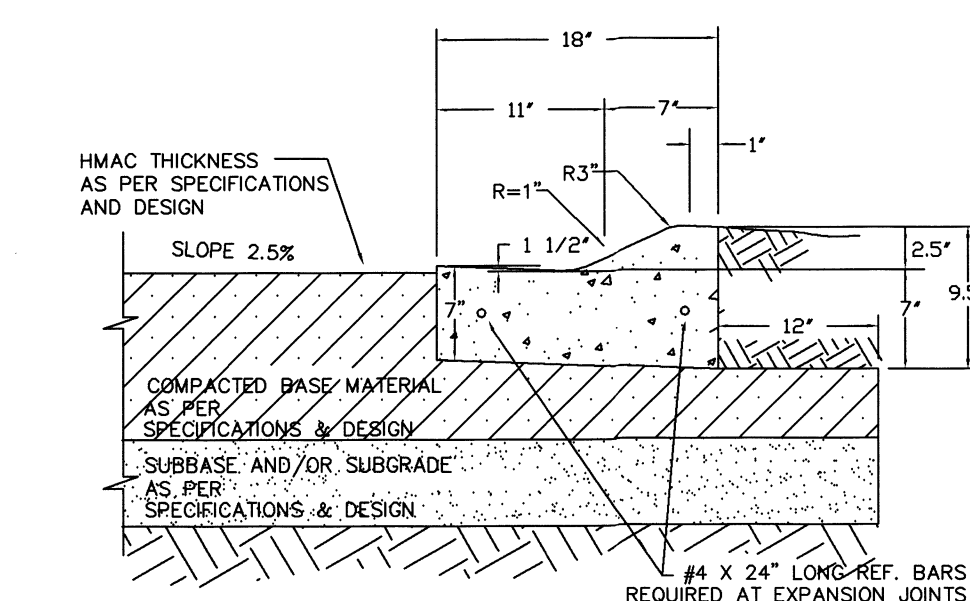
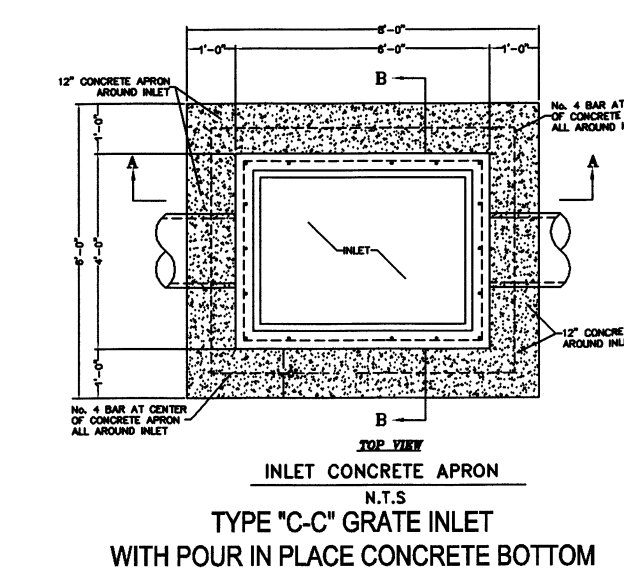
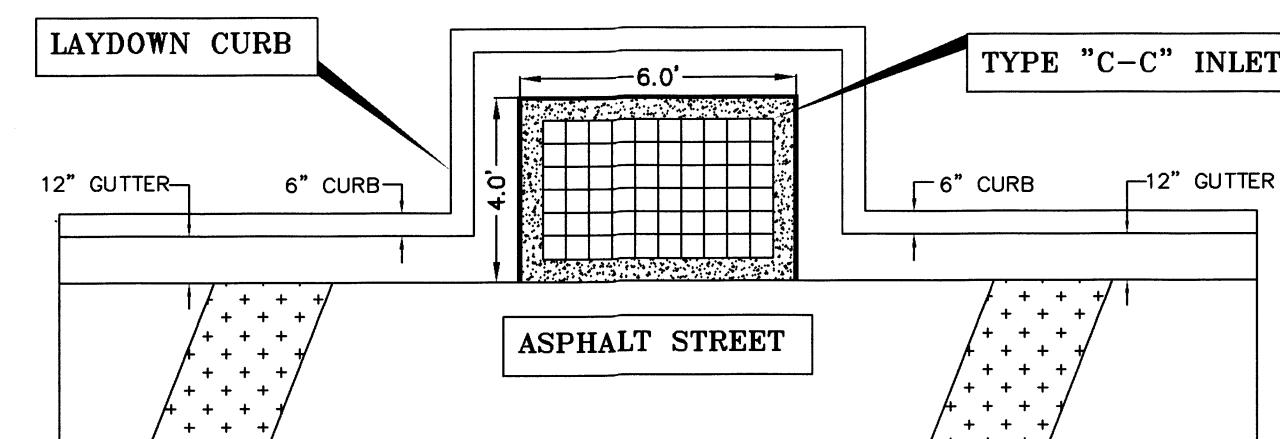
The Total Detention for all three subdivision will be 808,802.06 cubic feet [166,679.28 + 318,715.06 + 315,407.72] (18.56 acre feet) in accordance with the County's drainage requirements. Drainage will be achieved by excavating a 150.00' x 300.00' Hidalgo County Drainage District No. 1 Drain Ditch right of way being dedicated by the plat of this subdivision. The proposed drainage system consists of Type 'A' inlets and storm pipes of 18", 24", 30", 36", 42", and 48" that will outfall into the drainage ditch to be excavated for this subdivision. A 24" bleeder line will run to the north along Carmen Avila Road for approximately 1,100 feet and along Mile 22 1/2 Road for 600 feet. It will have an 8" choker that discharges at a Q=1.50 cfs and outfalls into the Hidalgo County Drainage District No. 1 Drain Ditch that was dedicated in Carmen Avila Subdivision Phase I (Recorded under Document No. 2998724, map records, Hidalgo County, Texas).

CERTIFICATION:

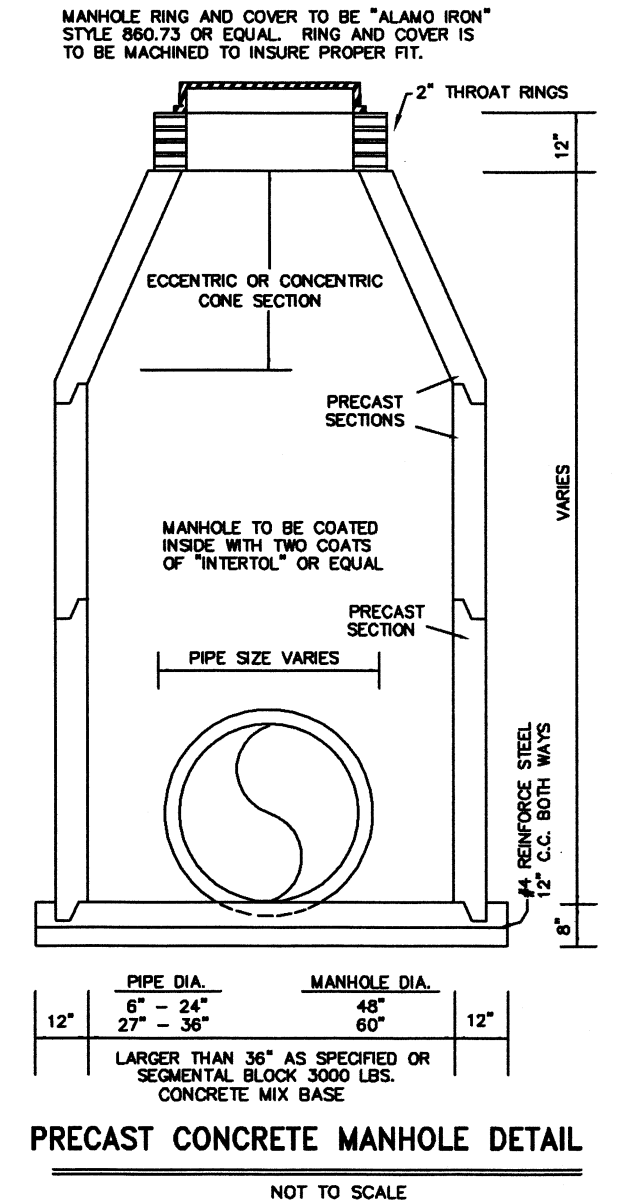
BY MY SIGNATURE BELOW, I CERTIFY THAT THE TRACT IS ZONE 'X' (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0325 D, DATED ON JUNE 6, 2000 AND L.O.M.R. MAY 17, 2001. IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



MARCO A. GONZALEZ
P.E. No. 120016
DATE 3-1-2

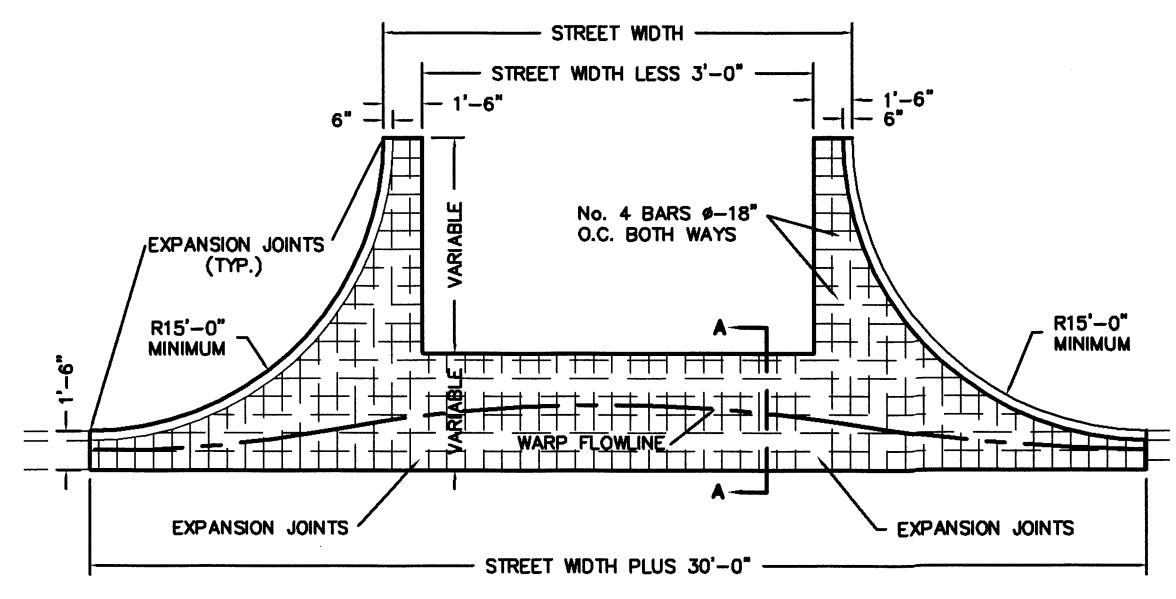
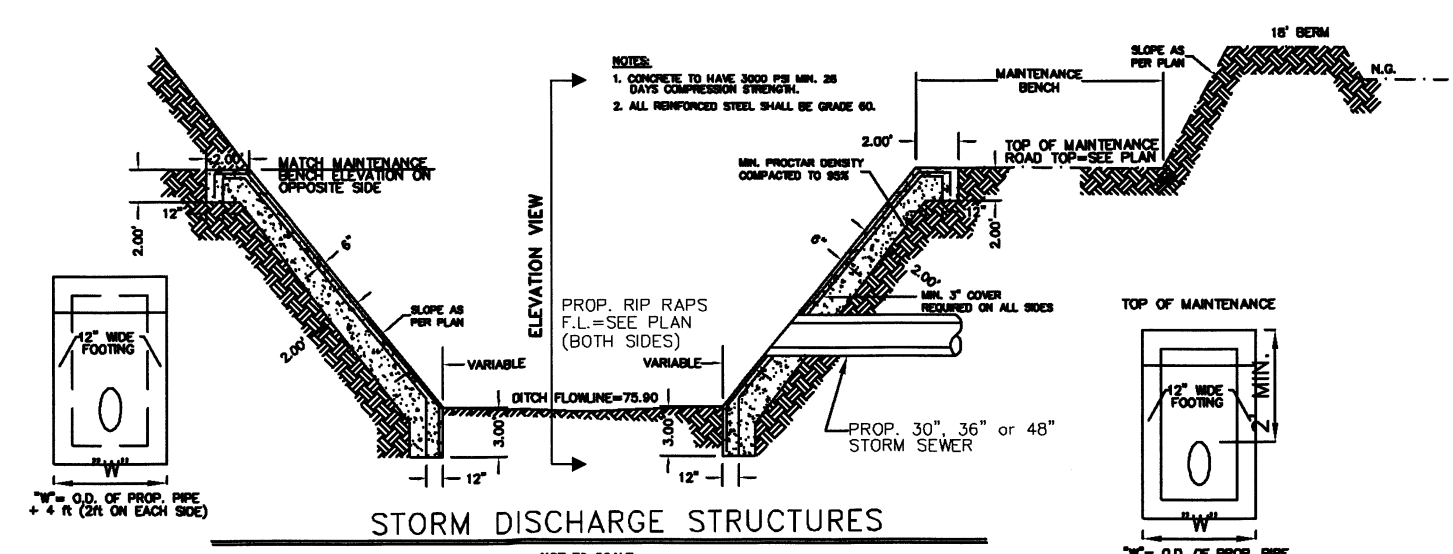


- STORM TRENCH BEDDING AND BACKFILL DETAILS**
N.T.S.
- BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW OF PIPE. (MIN. THICKNESS = 6") - FIT RUN GRAVEL 3/4" MAX. SIZE.
 - HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4". THROUGHOUT THE HEIGHT OF STRUCTURE.
 - C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM D1463) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFTS, MECHANICAL COMPACTION).
 - D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM D1463) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D-2 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASTM D1463) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELDPITS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12" IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

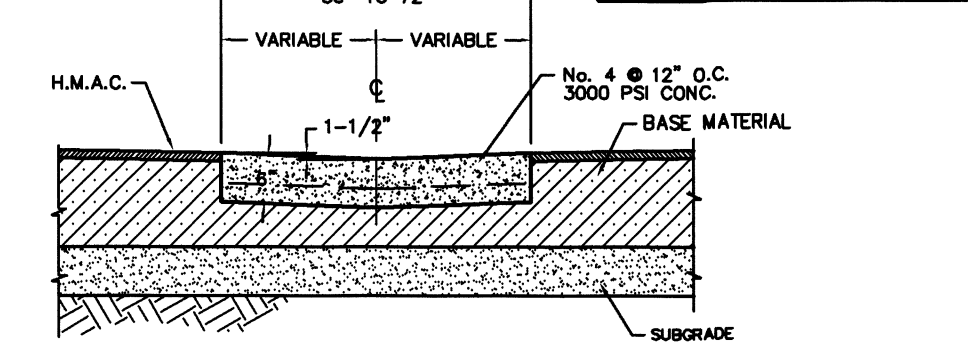


- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
- WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
- BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
- CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
- REINFORCING STEEL AS SHOWN.
- MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

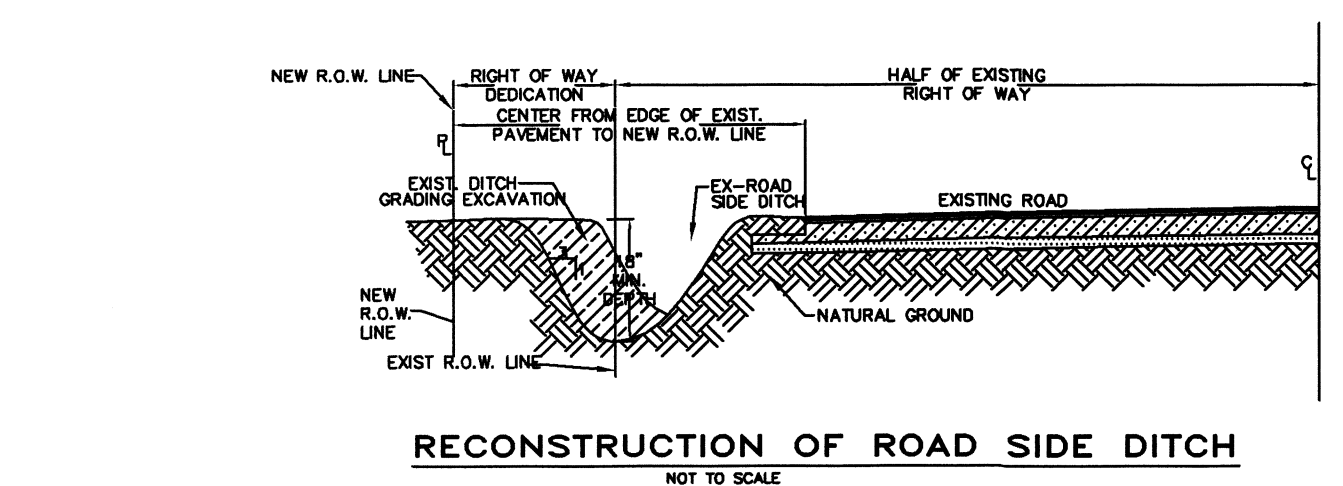
TYPICAL CURB & GUTTER DETAIL



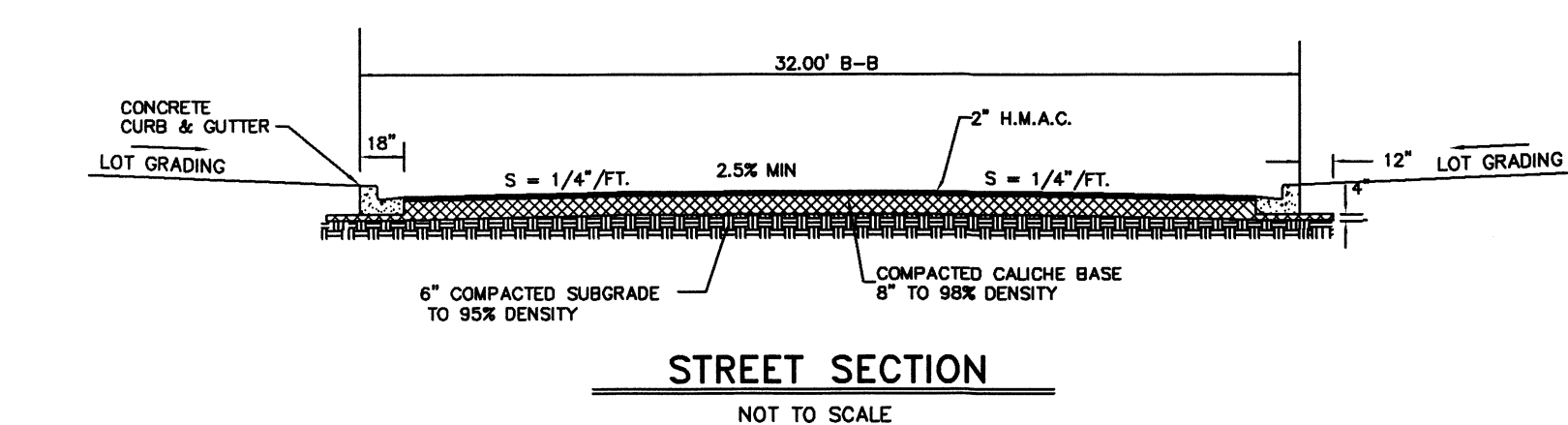
TYPICAL VALLEY GUTTER SECTION



CONCRETE VALLEY GUTTER DETAIL

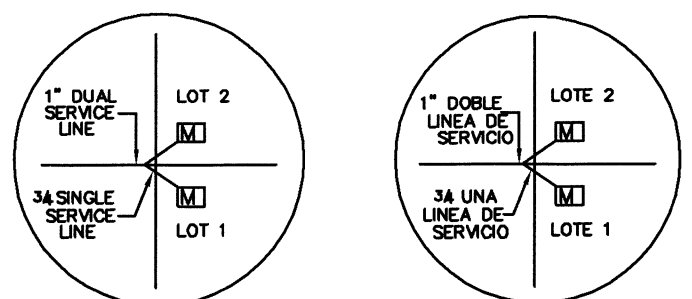


RECONSTRUCTION OF ROAD SIDE DITCH



STREET SECTION

- WATER METER BOX
- CAJA DE MEDIDOR DE AGUA
- 8" WATER SUPPLY LINE
- 8" LINEA DE AGUA
- SERVICE LINES
- LINEAS DE SERVICIOS



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEWER IMPROVEMENTS:	\$

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

SHEET NO. 5 OF 5 SHEETS

FILENAME: F:\DATA\SUB\EDIN\EDIN\CARMEN AVILA SUBD. PH. I\PAVING BPLAT	
DATE PREPARED: 7-26-2009	
DATE REVISED:	