



T.J. Arredondo, CFM  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-10-2021

PROPOSED SUNCREST ACRES SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: EVERGREEN LAND & PROPERTIES, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 2

LOCATION DESCRIPTION: EAST OF TOWER ROAD APPROXIMATELY 600 FEET SOUTH OF CANTON 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 04-29-2021 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO TOWER ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 04-20-2021 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 04-26-2021 BY, ENVIRONMENTAL HEALTH DIVISION

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

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 12" LOCATION: TOWER ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 04-20-2021 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.

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.*

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# SUBDIVISION MAP OF SUNCREST ACRES SUBDIVISION

BEING A SUBDIVISION OF 19.394 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 3, BLOCK 57, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAN THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS

### GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "B" "AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.

2. ZONE "B" COMMUNITY-PANEL NO. 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982.

3. COMMUNITY-PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN 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).

4. SETBACKS:  
FRONT: 7.50 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET  
CORNER GARAGE FRONT: 18.00 FEET  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET

5. 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 OCCUPYING THE LOT.

6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" TOP OF CURB AND/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.

7. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
--B.M. NO. 1-- DESCRIPTIONS: A CONCRETE MONUMENT ON THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 166209B3.1798 E: 1116202.3845. ELEV. 93.36 NAD. 83

8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 45,435 CUBIC-FeET (1.043 ACRE-FeET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

10. 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.

11. 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.

12. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

13. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

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

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

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

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

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

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

15. SHAVI MAHTANI, THE OWNER & SUBDIVIDER OF SUNCREST ACRES, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.

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

### RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL 15' EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANATOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HERIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HERBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANATOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HERBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANATOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANATOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANATOR HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_ DAY OF \_\_\_\_ 21

EVERGREEN LAND & PROPERTIES, LLC (GRANTOR'S SIGNATURE)  
SHAVI MAHTANI, MANAGER  
100 E NOLANA AVE., SUITE 130  
MCALLEN, TEXAS 78504

### ACKNOWLEDGMENT

THE STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE MINOR SUBDIVISION PLAT KNOWN AS SUNCREST ACRES SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2021.

CHAIRPERSON PLANNING AND ZONING COMMISSION \_\_\_\_\_

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2021.

PRESIDENT \_\_\_\_\_

ATTEST:  
SECRETARY \_\_\_\_\_

NO IMPROVEMENT OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHT-OF-WAYS OR EASEMENTS.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNCREST ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_.

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

### OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, SHAVI MAHTANI, \_\_\_\_\_, 19.394 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUNCREST ACRES SUBDIVISION, \_\_\_\_\_ HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE 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.

EVERGREEN LAND & PROPERTIES, LLC  
SHAVI MAHTANI, MANAGER  
100 E NOLANA AVE., SUITE 130  
MCALLEN, TEXAS 78504

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF EDINBURG \_\_\_\_\_ DATE \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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 PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368  
DATE PREPARED: 2-1-21  
JOB NO. 21043.00

DATE: \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_ 20 \_\_\_\_

FRED L. KURTH R.P.L.S. No.4750  
STATE OF TEXAS

DATE SURVEYED: 1-22-2021  
T-1044, PG. 29-31  
SURVEY JOB # 20755



STATE OF TEXAS  
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

DATE: \_\_\_\_\_

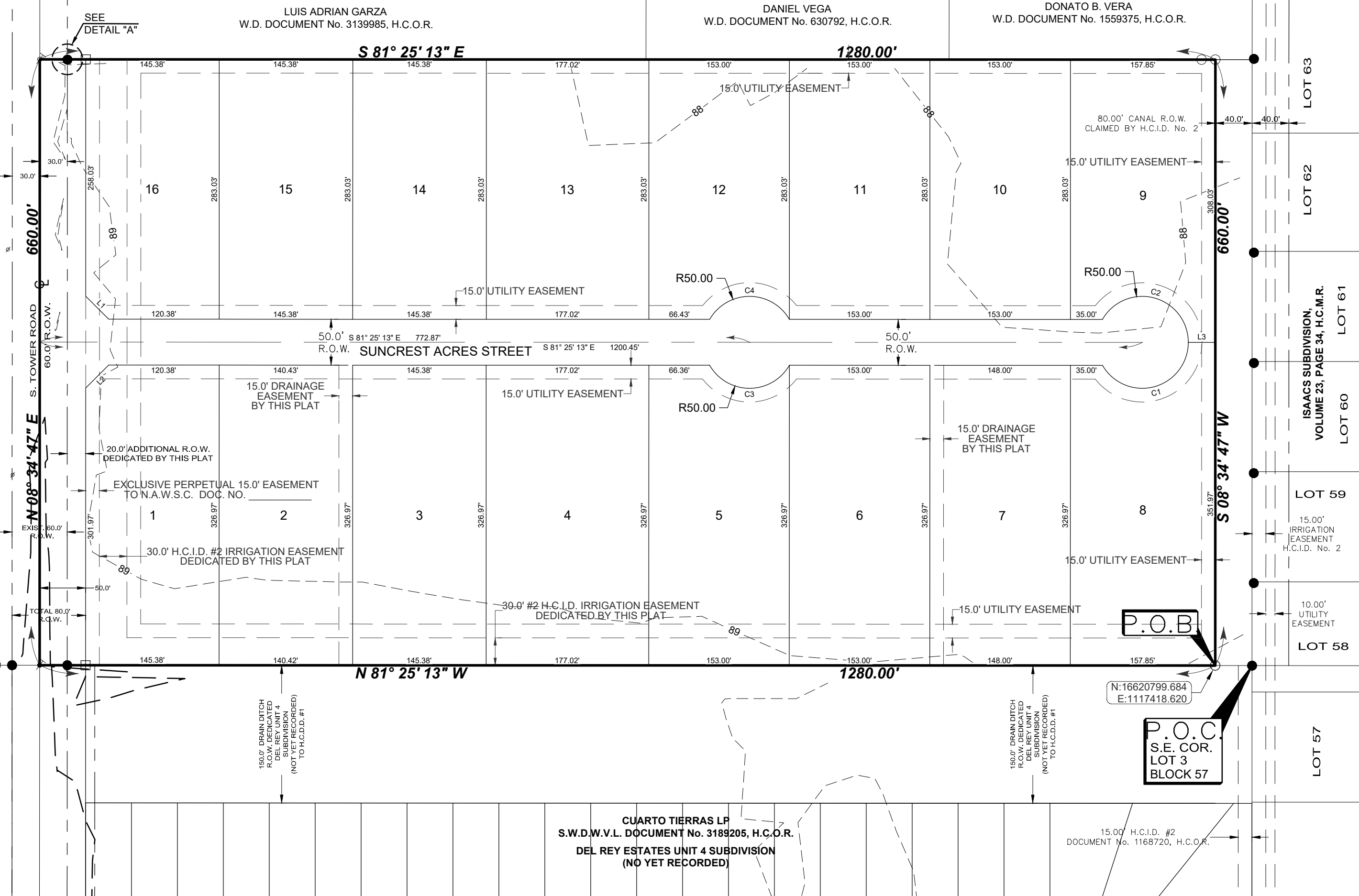


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

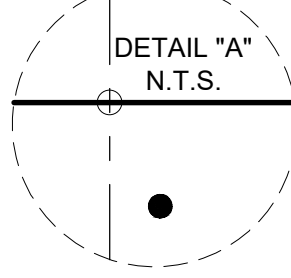
BY: \_\_\_\_\_ DEPUTY



Lot #	50. FT. Area	Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
1	47,221.96	1.064 AC	C1	150° 00' 00"	50.00	130.90° N83° 34' 47"E	96.59'	196.60'
2	45,915.55	1.054 AC	C2	150° 00' 00"	50.00	130.90° N86° 29' 13"W	96.59'	196.60'
3	47,535.39	1.091 AC	C3	120° 00' 00"	50.00	177.02° S81° 25' 13"E	86.64'	86.72'
4	37,881.41	1.232 AC	C4	119° 54' 59"	50.00	104.69° N81° 25' 13"W	86.67'	86.42'

Line #	Length	Direction
L1	35.36	N30° 25' 13"W
L2	35.36	N53° 34' 47"E
L3	29.55	S81° 25' 13"E



### LEGEND

- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
- ▲ FOUND PK NAIL
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- MONUMENT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY COMPANY
- S.E. COR. - SOUTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- W.D. - WARRANTY DEED
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- N.T.S. - NOT TO SCALE
- D.E. - DRAINAGE EASEMENT

### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 19.394 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 3, BLOCK 57, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAN THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS. SAID 19.394 ACRES WERE CONVEYED TO EVERGREEN LAND & PROPERTIES, LLC BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER DOCUMENT NUMBER 3189134, HIDALGO COUNTY OFFICIAL RECORDS. SAID 19.394 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 57;

THENCE N 81° 25' 13" W ALONG THE SOUTH LINE OF SAID LOT 3, BLOCK 57, A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET ON THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

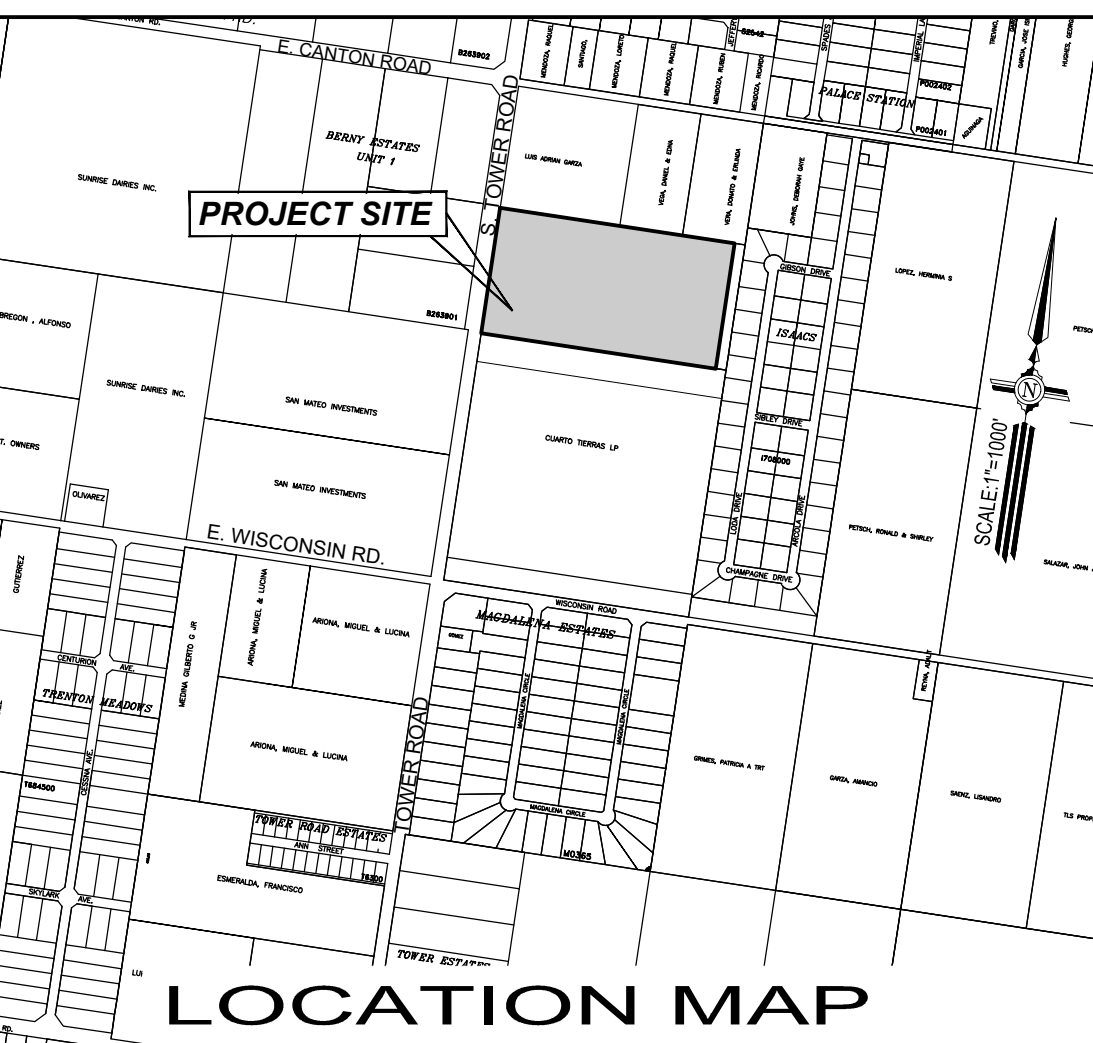
THENCE N 81° 25' 13" W ALONG THE SOUTH LINE OF SAID LOT 3, AT A DISTANCE OF 1,250.00 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY LINE OF SOUTH TOWER ROAD, CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO A NAIL FOUND ON THE SOUTHWEST CORNER OF SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 08° 34' 47" E ALONG THE WEST LINE OF SAID LOT 3 AND WITHIN THE EXISTING RIGHT-OF-WAY, A DISTANCE OF 660.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S 08° 34' 47" W ALONG THE WEST RIGHT-OF-WAY LINE OF AN 80.0-FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.394 ACRES, OF WHICH 0.455 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TOWER ROAD, LEAVING A NET OF 18.939 ACRES OF LAND, MORE OR LESS.

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

SUNCREST ACRES SUBDIVISION IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY LOCATED 1,320 FEET NORTH OF THE INTERSECTION OF TOWER ROAD AND WISCONSIN 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), SUNCREST ACRES SUBDIVISION LIES APPROXIMATELY 1.25 MILES EAST OF 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.



DRAWN BY: Gabriel F. DATE: 7-16-21  
SURVEYED, CHECKED DATE:  
FINAL CHECK DATE:

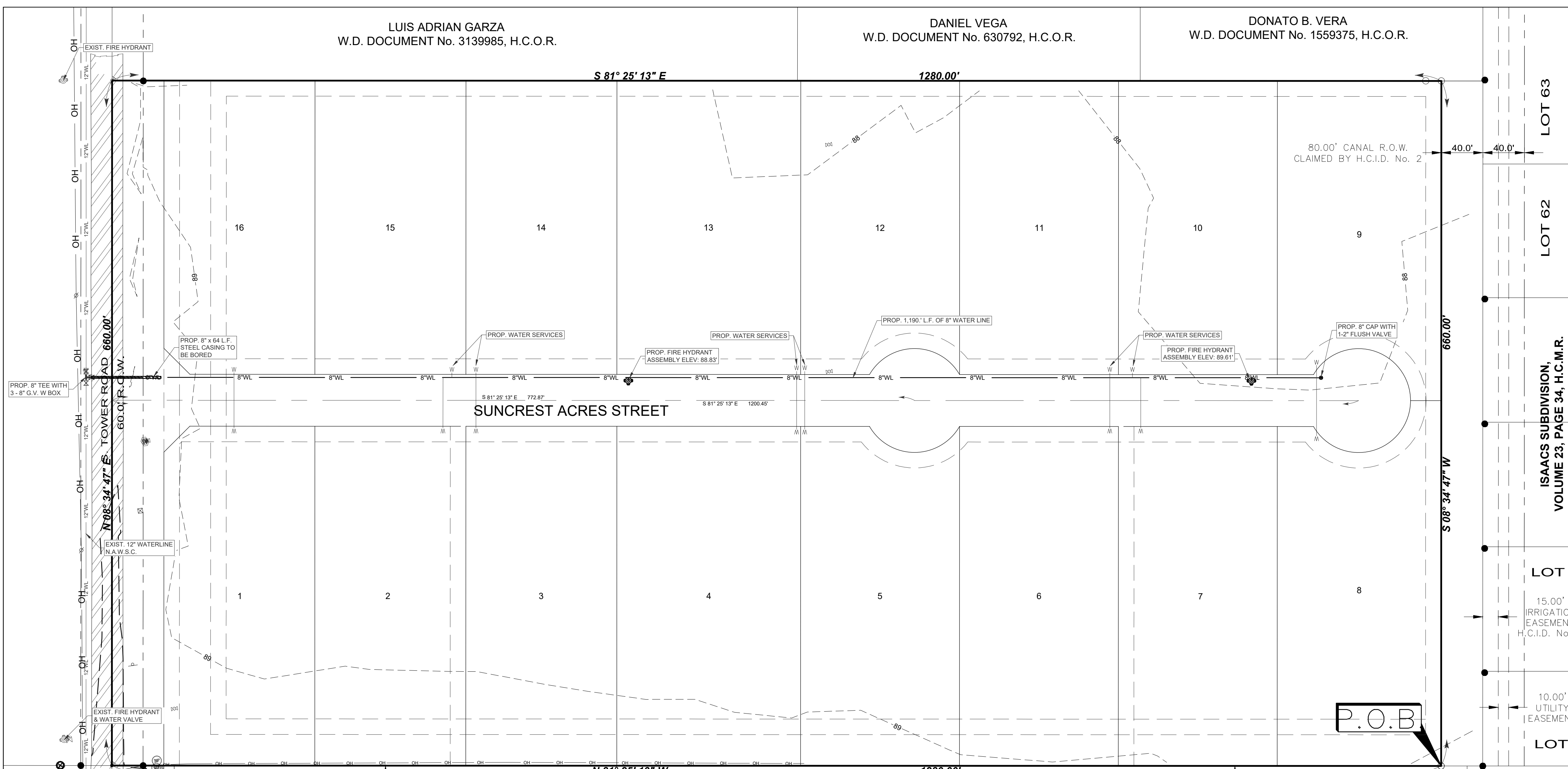
**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SHAVI MAHTANI	100 E NOLANA SUITE 130	MCALLEN, TX 78504	(956) 227-0825	FAX
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

LUIS ADRIAN GARZA  
W.D. DOCUMENT No. 3139985, H.C.O.R.

DANIEL VEGA  
W.D. DOCUMENT No. 630792, H.C.O.R.

DONATO B. VERA  
W.D. DOCUMENT No. 1559375, H.C.O.R.



**FINAL WATER ENGINEERING REPORT FORMAT**  
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SUNCREST ACRES 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.

N.A.W.S.C. HAS AN EXISTING 12" WATER LINE LONG THE WEST RIGHT-OF-WAY OF SOUTH TOWER ROAD. THE WATER SYSTEM FOR SUNCREST ACRES SUBDIVISION CONSISTS OF A 8" WATER LINE THAT CONNECTS ONTO THE EXISTING 12" WATER LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 12" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF TOWER ROAD THEN RUNS EAST CROSSING WITH A BORE AND CONTINUES EAST ALONG THE NORTH RIGHT-OF-WAY OF SUNCREST ACRES STREET THEN ENDS WITH A 8" CAP WITH A 2" FLUSH VALVE.

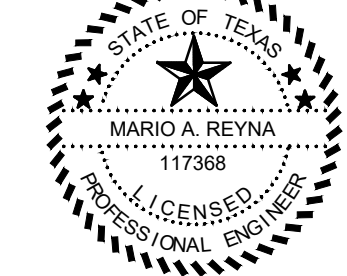
WATER DISTRIBUTION FOR THE SUNCREST ACRES SUBDIVISION CONSISTS OF SIXTEEN (16) 1" DIAMETER SINGLE SERVICE LINES SERVING 16 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ \_\_\_\_\_ 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 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.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 2 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.

**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:

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

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



**REPORTE FINAL DE AGUA DEL INGENIERO**  
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION DEL SUNCREST ACRES RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION SUNCREST ACRES CONSISTE DE CONDUCTO EXISTENTE DE AGUA DE 12" QUE PASA POR EL LADO OESTE DEL DERECHO DE SUR TOWER ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION SUNCREST ACRES CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EN EL LADO OESTE DE SUR TOWER ROAD Y CRUSA AL ESTE POR MEDIO DE UN BORE Y SIGUE CORRIENDO AL ESTE POR EL LADO NORTE DEL DERECHO DE SUR DE SUNCREST ACRES STREET PARA SEVER ESTA SUBDIVISION, LUEGO TERMINA CON UNA TAPA DE 8" CON UN LINEA DE DESCARGA DE 2".

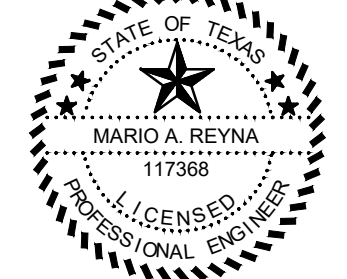
DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN DIECISEIS CONDUCTOS INDIVIDUALES DE AGUA DE 1" PARA SERVIR DIECISEIS LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS INDIVIDUALES-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ \_\_\_\_\_ O \$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ \_\_\_\_\_ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ \_\_\_\_\_ ESTE PRECIO 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 COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 2 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ \_\_\_\_\_ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ \_\_\_\_\_. 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.

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ \_\_\_\_\_ O \$ \_\_\_\_\_ POR LOTE.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



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

SUBDIVISION MAP OF  
SUNCREST ACRES  
SUBDIVISION

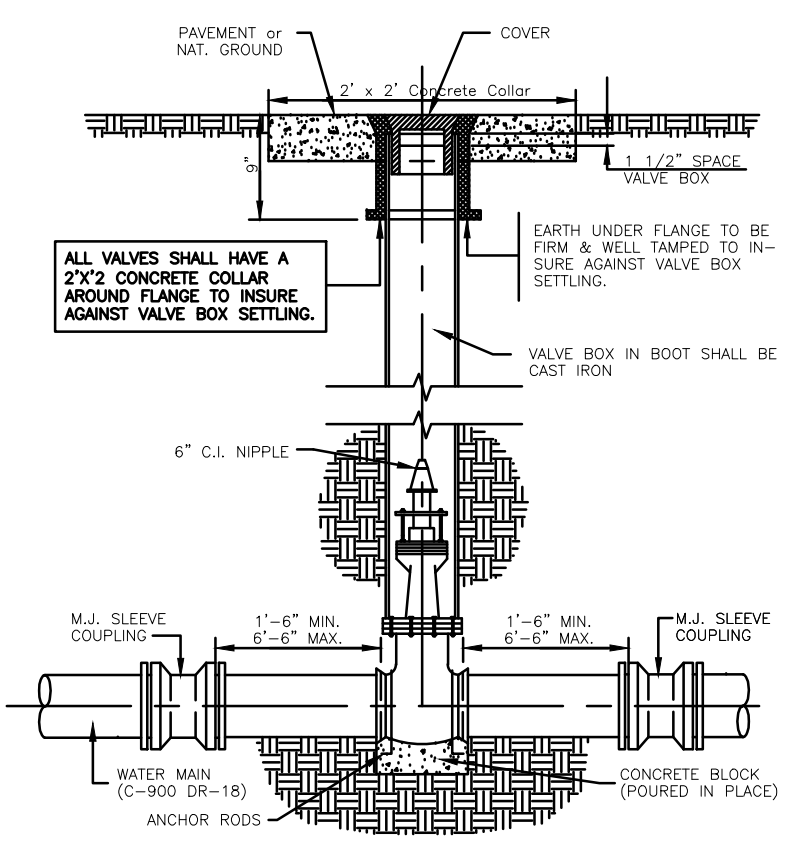
BEING A SUBDIVISION OF 19.394 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 3, BLOCK 57, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS

**COST ESTIMATE:**

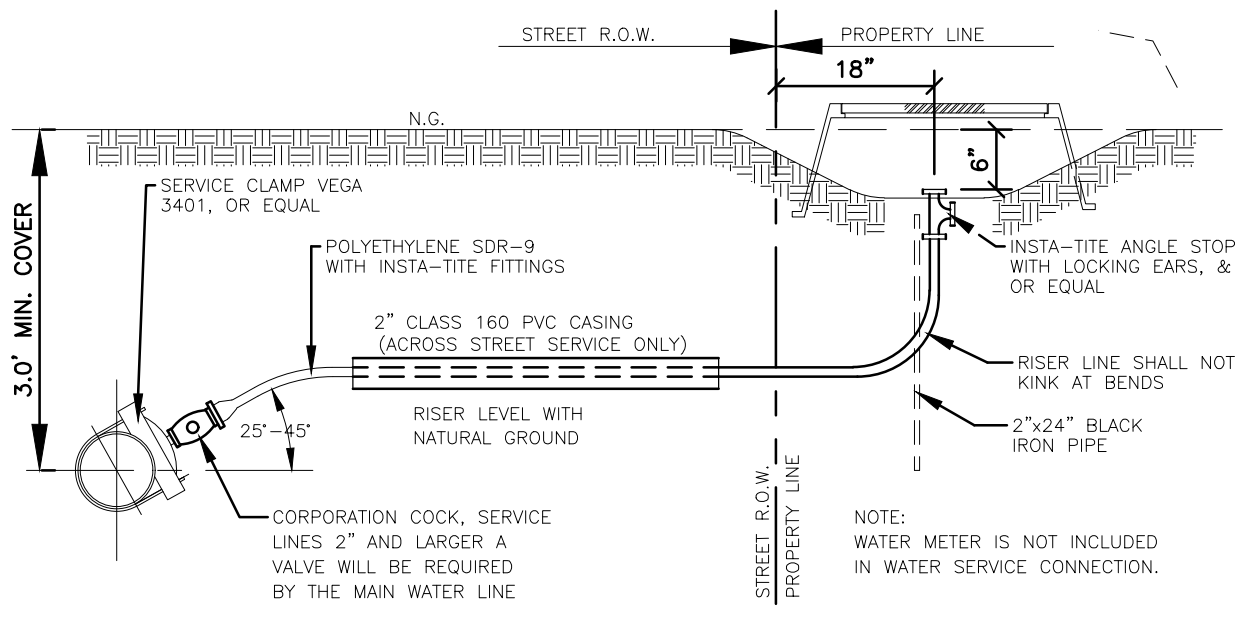
PAVING IMPROVEMENTS:	\$ 255,696.10
DRAINAGE IMPROVEMENTS:	\$ 161,048.00
WATER DISTRIBUTION:	\$ 61,310.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 93,533.00

**ESTIMACION DE COSTOS:**

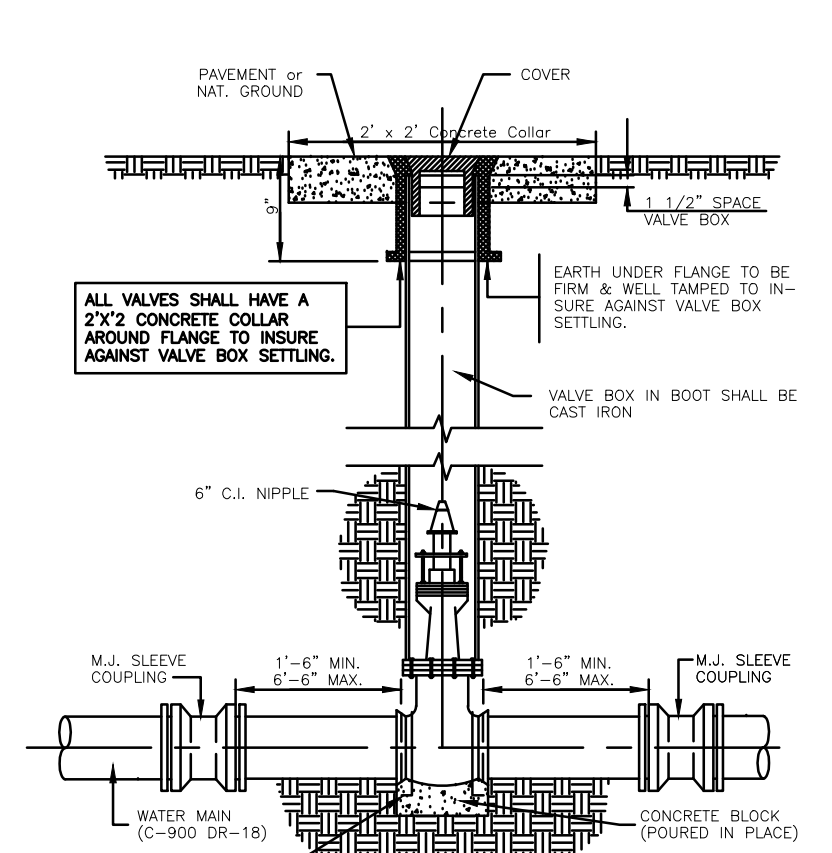
PAVIMENTACION DE CALLES:	\$ 255,696.10
DREAJE PLUVIAL:	\$ 161,048.00
SERVICIO DE AGUA POTABLE:	\$ 61,310.00
SERVICIO DE DREAJE SANITARIO	\$ 93,533.00



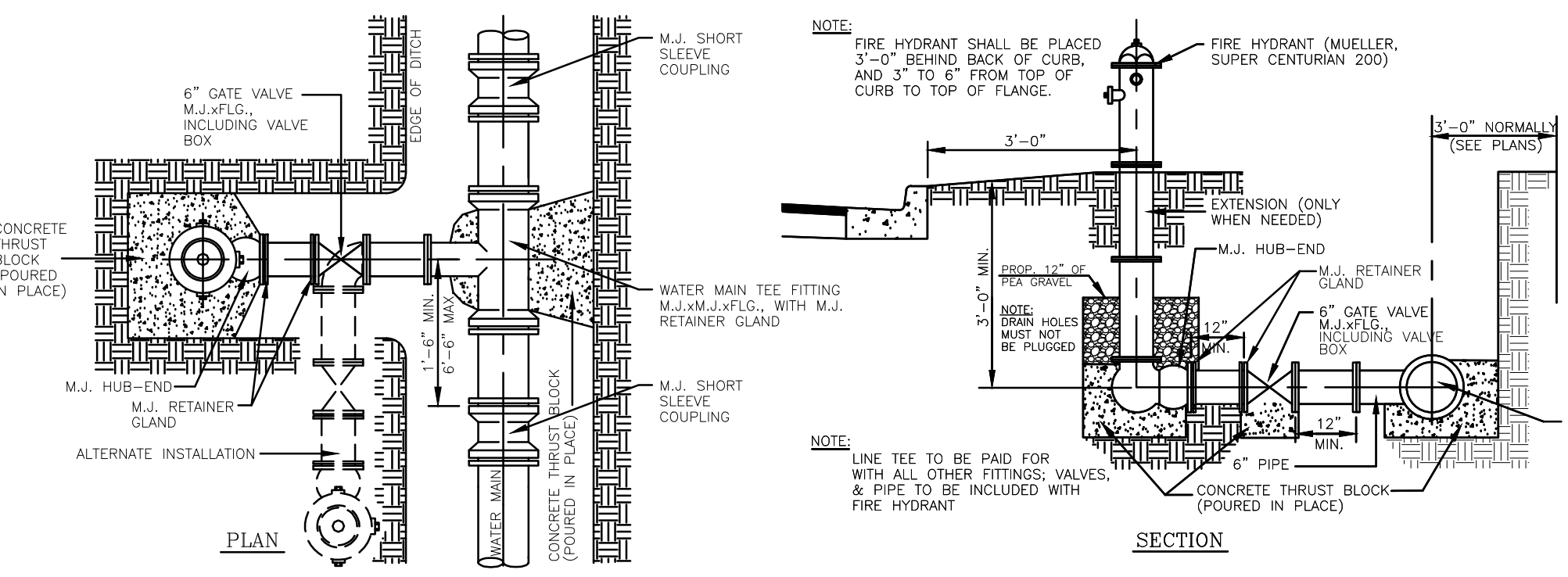
TYPICAL VALVE and VALVE BOX INSTALLATION  
N.T.S.



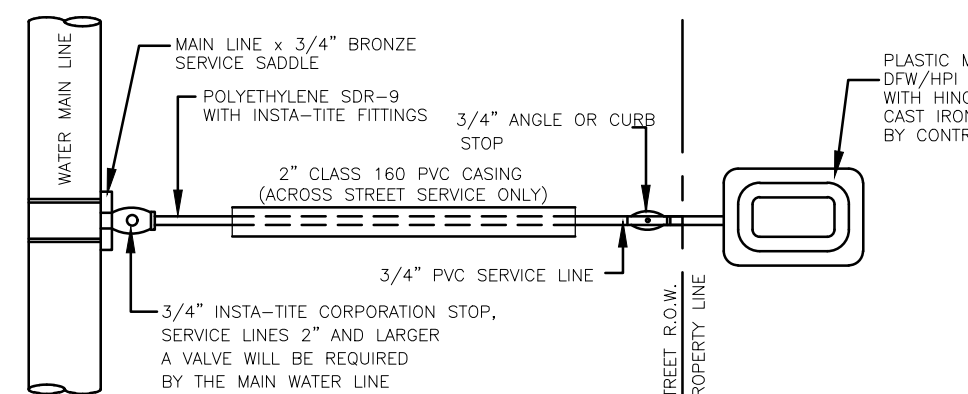
TYPICAL WATER SERVICE CONNECTION ELEVATION  
N.T.S.



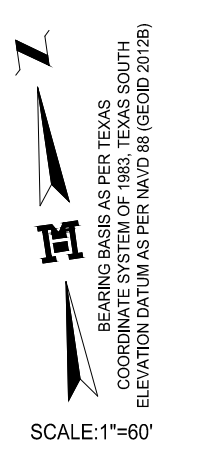
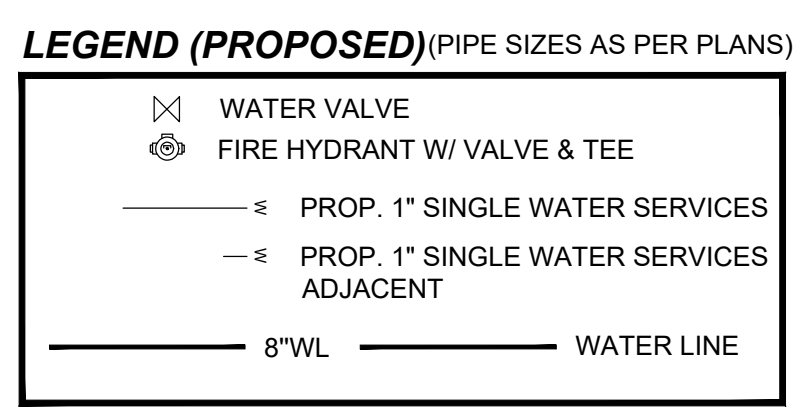
TYPICAL VALVE and VALVE BOX INSTALLATION  
N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION  
N.T.S.



SINGLE WATER SERVICE CONNECTION  
N.T.S.





MAP OF TOPOGRAPHY AND DRAINAGE:  
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF  
**SUNCREST ACRES  
SUBDIVISION**

BEING A SUBDIVISION OF 19.394 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 3, BLOCK 57, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS

DRAINAGE STATEMENT  
SUNCREST ACRES SUBDIVISION

SUNCREST ACRES SUBDIVISION IS A TRACT OF LAND CONTAINING 19.394 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 3, BLOCK 57, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS, SAID 19.394 ACRES WERE CONVEYED TO EVERGREEN LAND & PROPERTIES L.L.C. BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER DOCUMENT NUMBER 3198134, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS CURRENTLY VACANT WITH A PROPOSED 18-LOT SINGLE-FAMILY RESIDENTIAL USE AND IT IS LOCATED IN ZONE "B". ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982.

THE SOIL IS (28) HIDALGO SANDY CLAY LOAM WHICH IS IN HYDROLOGIC GROUP "B". SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 9.77 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 19.07 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 9.30 C.F.S. OUTFALL IS LOCATED JUST SOUTHEAST OF PROPERTY. A PROPOSED HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH BEING DONE BY DEL REY ESTATES UNIT 4 SUBDIVISION.

THE PROPOSED DRAINAGE FOR SUNCREST ACRES 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 BE 24". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO A PROPOSED 150 FT DRAIN DITCH ON THE SOUTH SIDE OF PROJECT THAT WILL BE DEDICATED TO H.C.D.D.#1 BY DEL REY ESTATES UNIT 4 SUBDIVISION PLAT, WHICH WILL THEN DISCHARGE WITH A PROPOSED 24" DRAINPIPE INTO AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT #2 DRAIN DITCH THAT RUNS ALONG THE SOUTHERN BOUNDARY. THE H.C.D.D.#2 DRAIN DITCH ULTIMATELY DISCHARGES INTO THE ALAMO LATERAL.

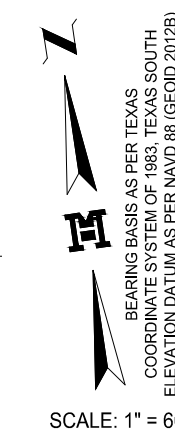
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 45,435 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAIN DITCH THAT IS BEING DEDICATED TO H.C.D.D.#1 BY DEL REY ESTATES UNIT 4 SUBDIVISION AND WILL ACCOMMODATE THE REQUIRED DETENTION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 45,435 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAIN DITCH AS MENTIONED.

CERTIFICATION:

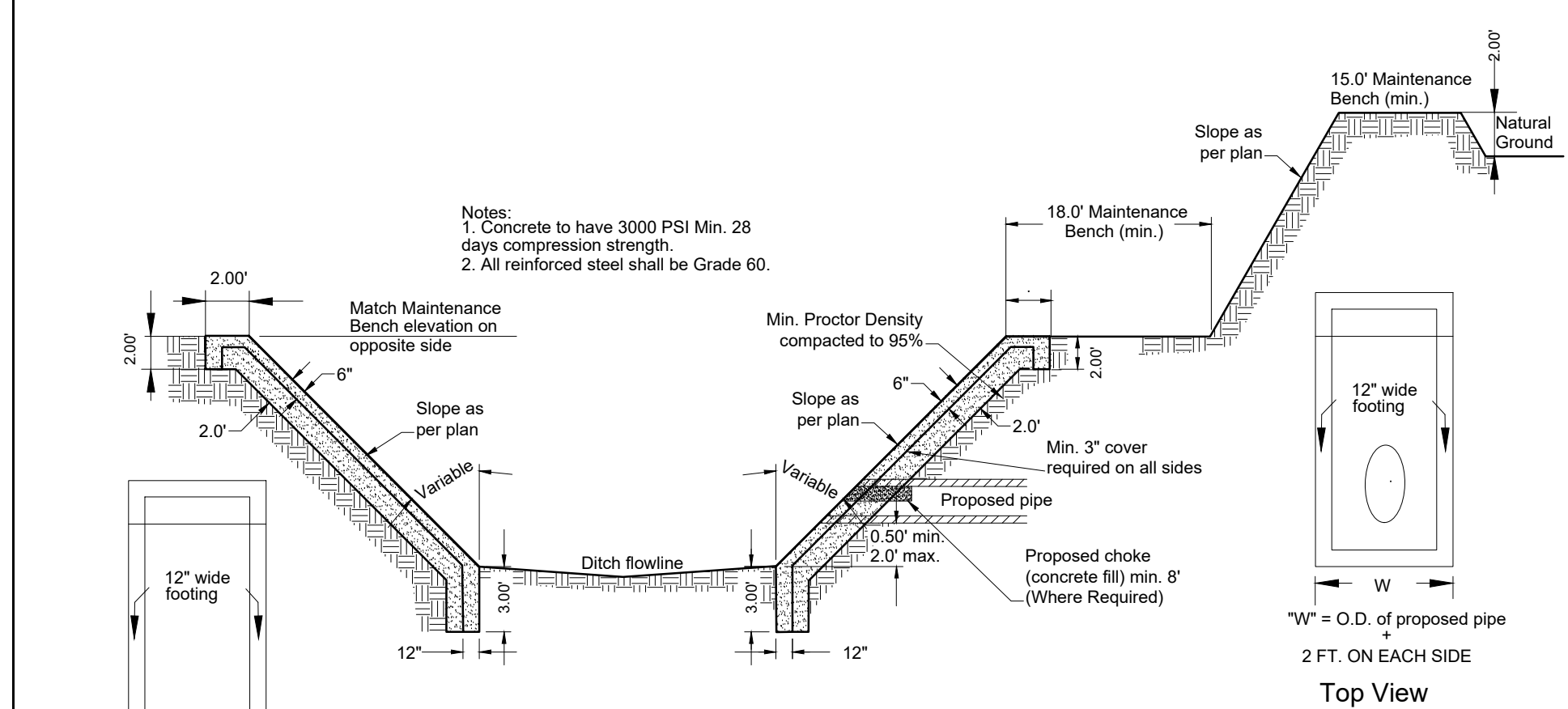
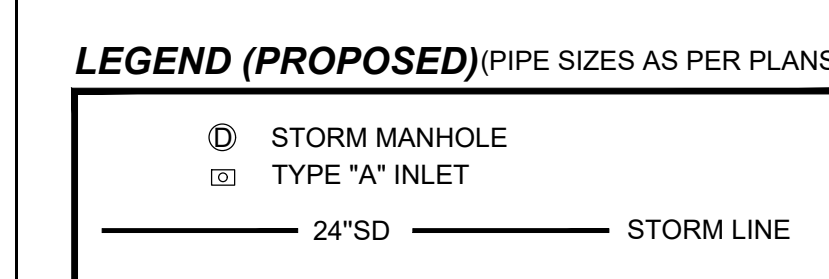
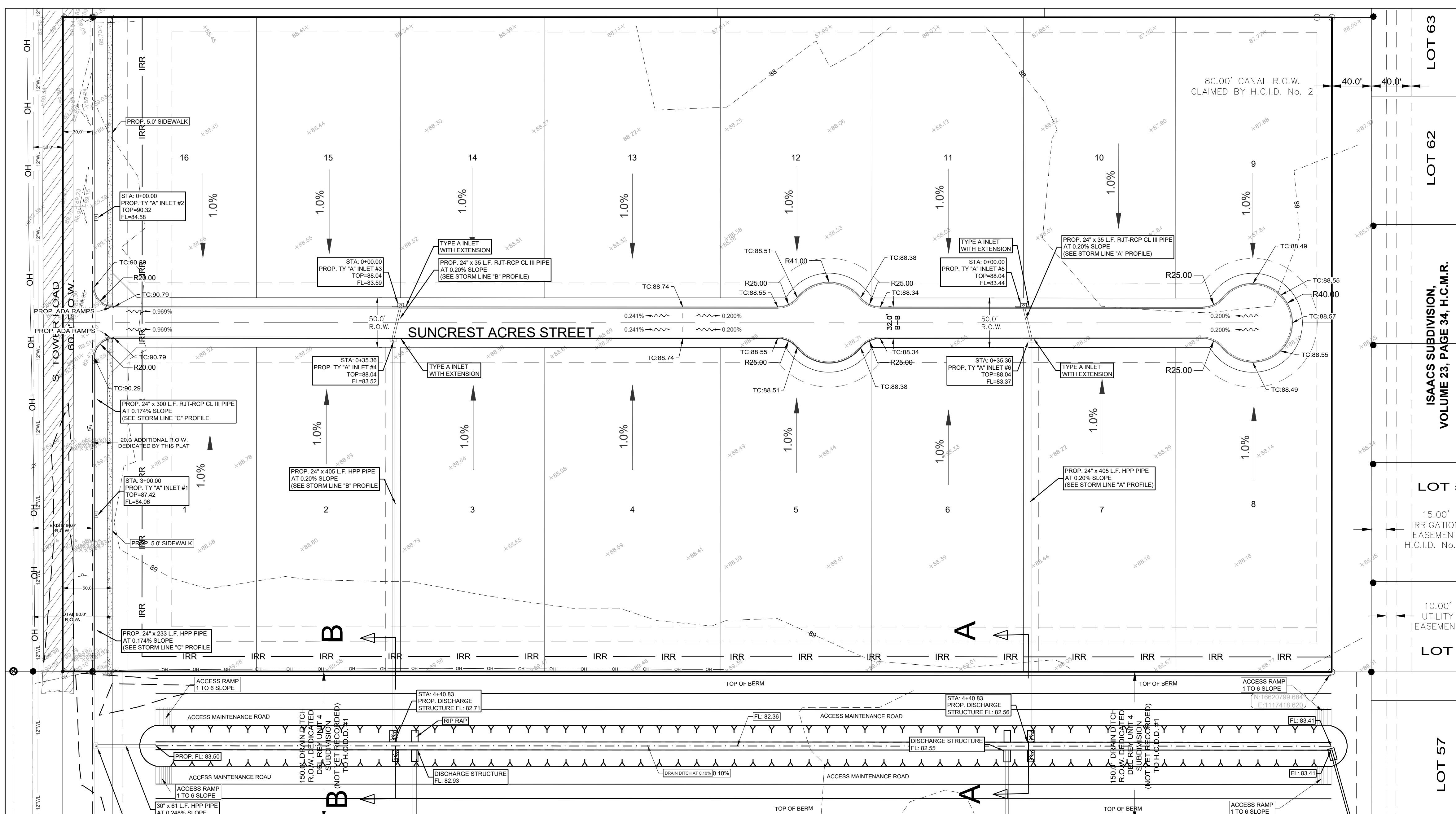
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

BY:

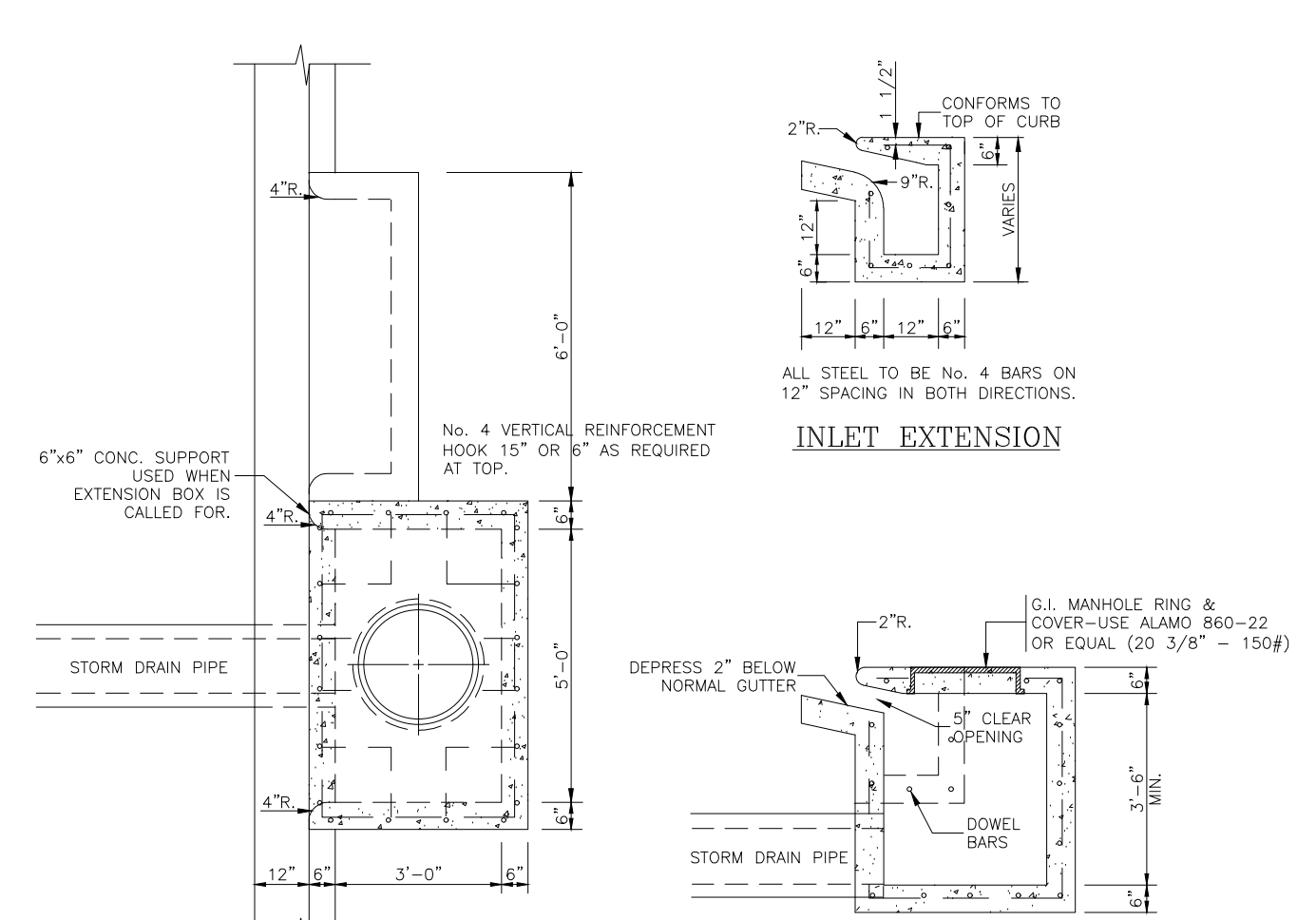
MARIO A. REYNA P.E. # 117368 DATE \_\_\_\_\_



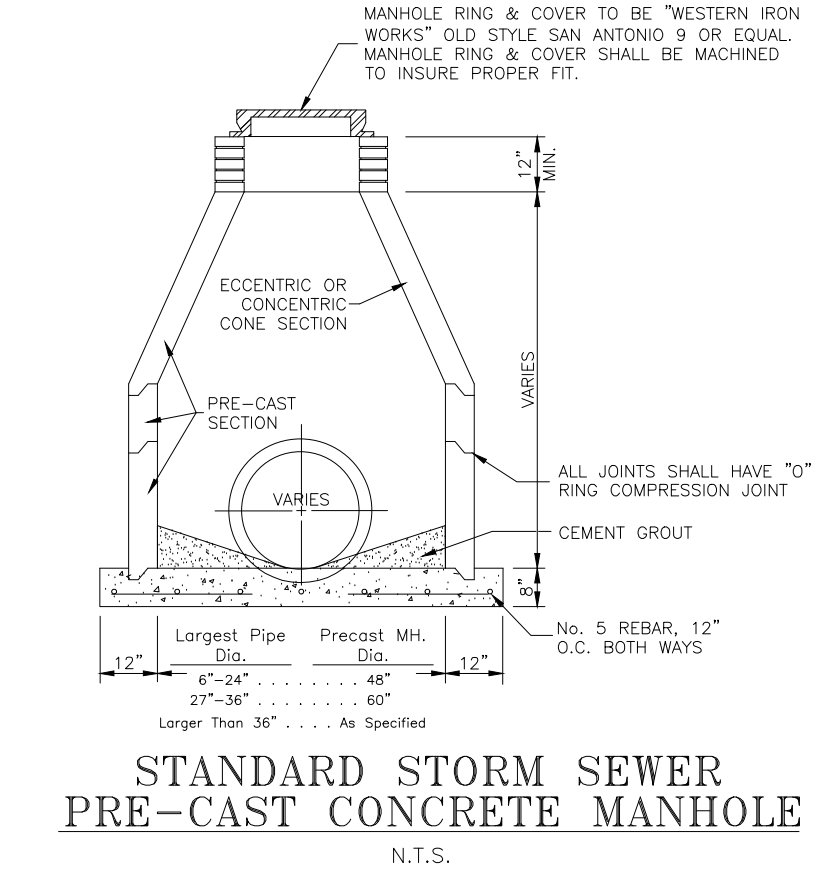
SCALE: 1" = 60'



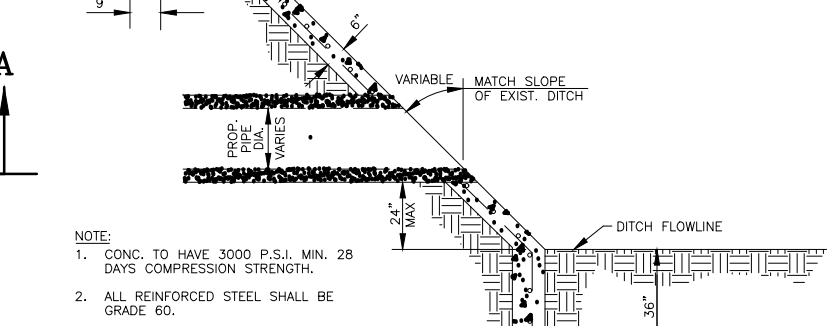
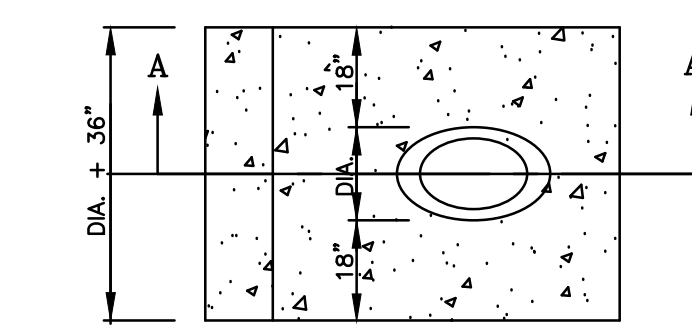
**H.C.D.D.#1 STORM DISCHARGE STRUCTURE (DITCH WITH BENCH)**



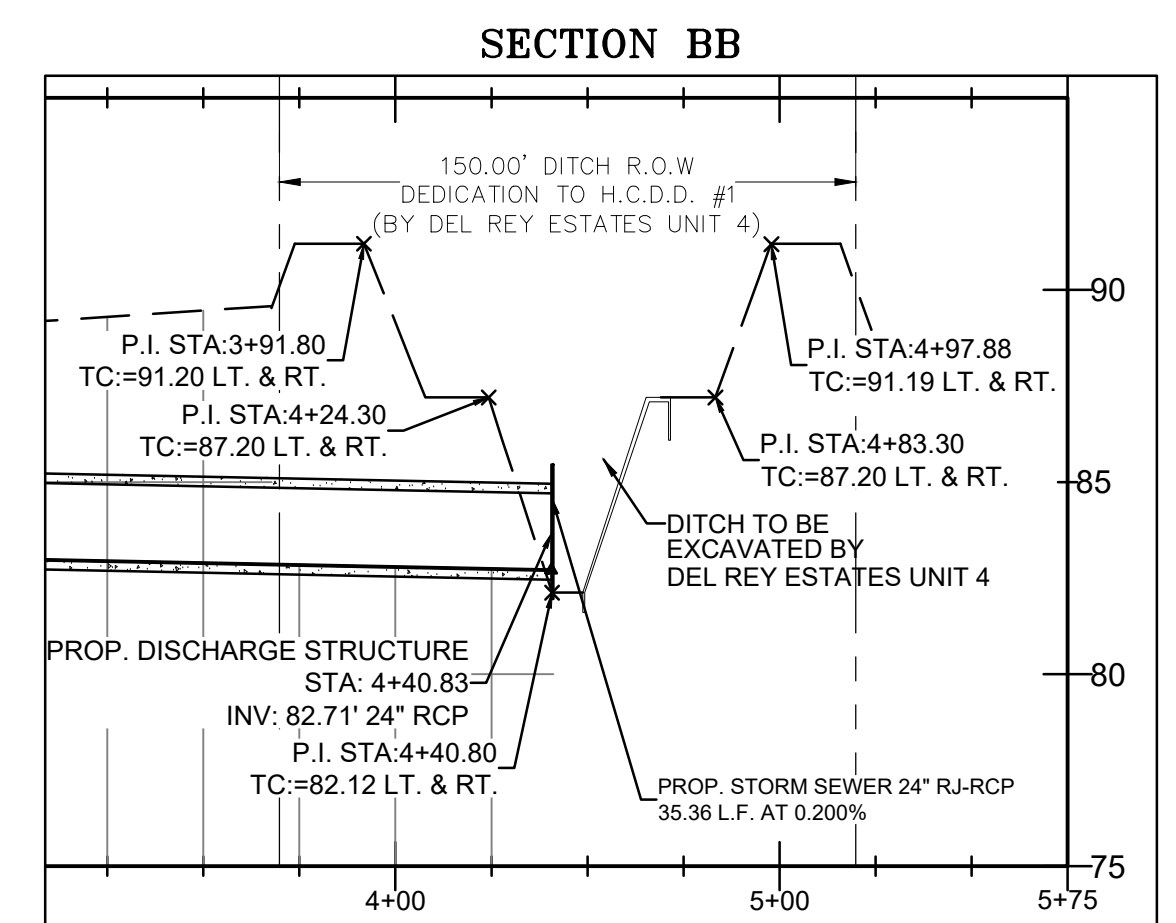
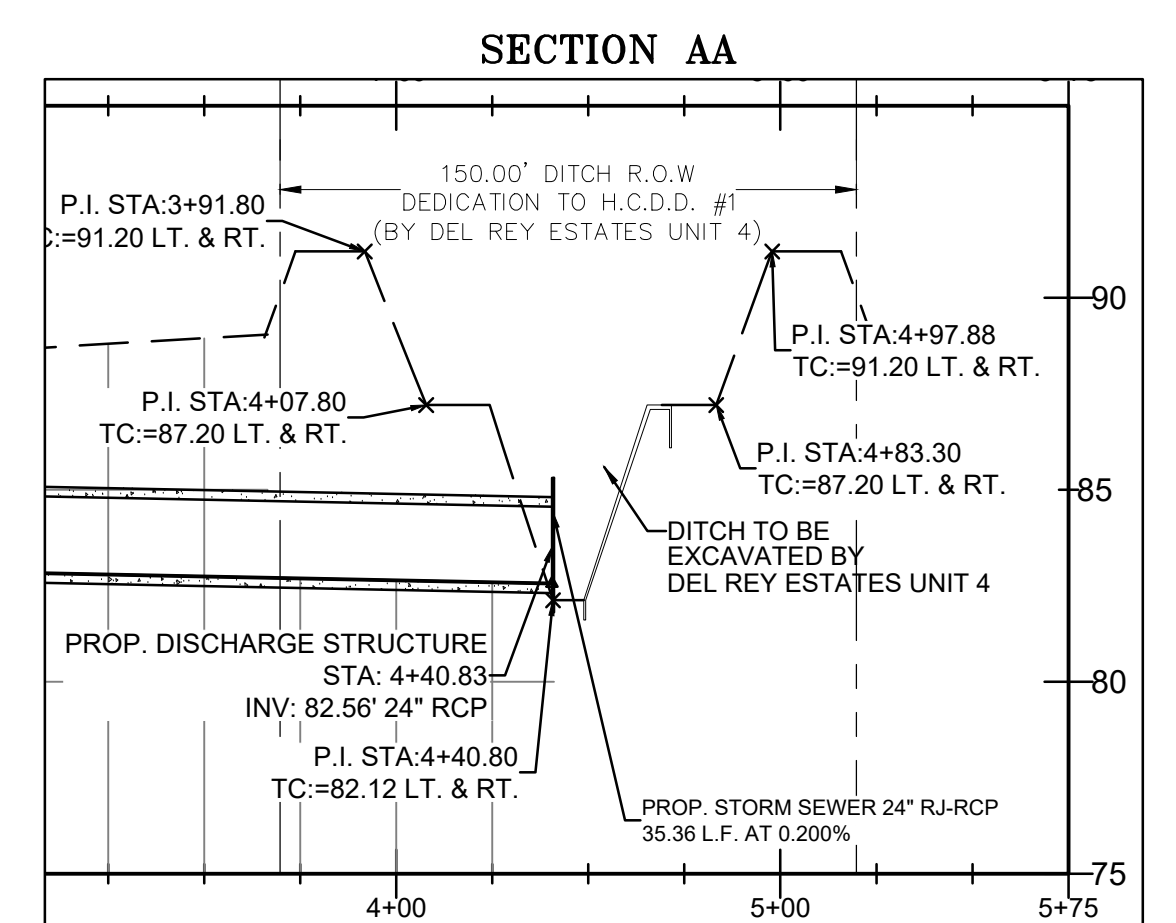
**PLAN TYPE "A" INLET SECTION**



**STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE**



**H.C.D.D.#1 STORM DISCHARGE STRUCTURE**



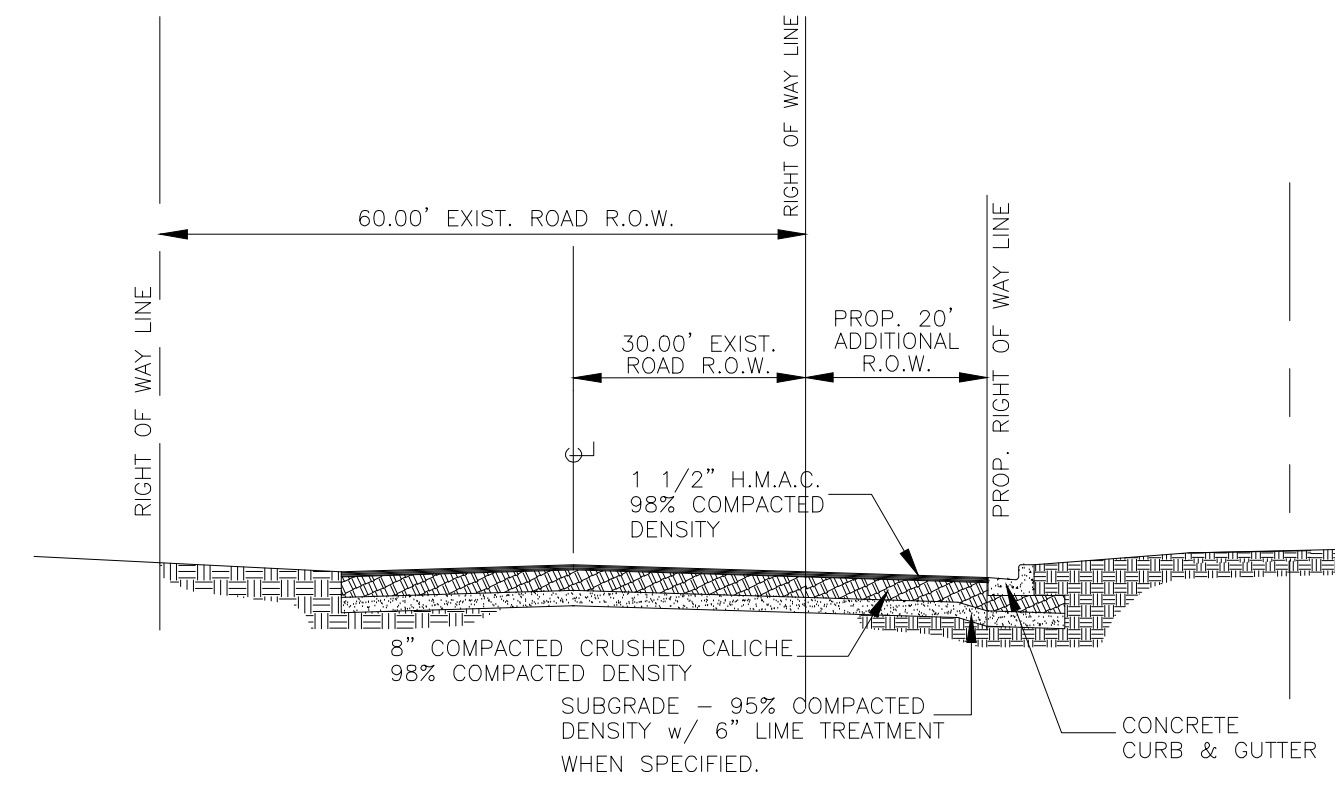
**DITCH WIDENING SECTION**

TOTAL EXCAVATION 278.0 S.F. X 1200 LF = 333,600.00 C.F.  
DETENTION PROVIDED 150.0 S.F. X 1200 LF = 195,600.00 C.F.  
DEL REY ESTATES DETENTION REQUIRED = 137,408.00 C.F.  
SUNCREST ACRES DETENTION REQUIRED = 45,435.00 C.F.  
TOTAL DETENTION REQUIRED = 182,843.00 C.F.

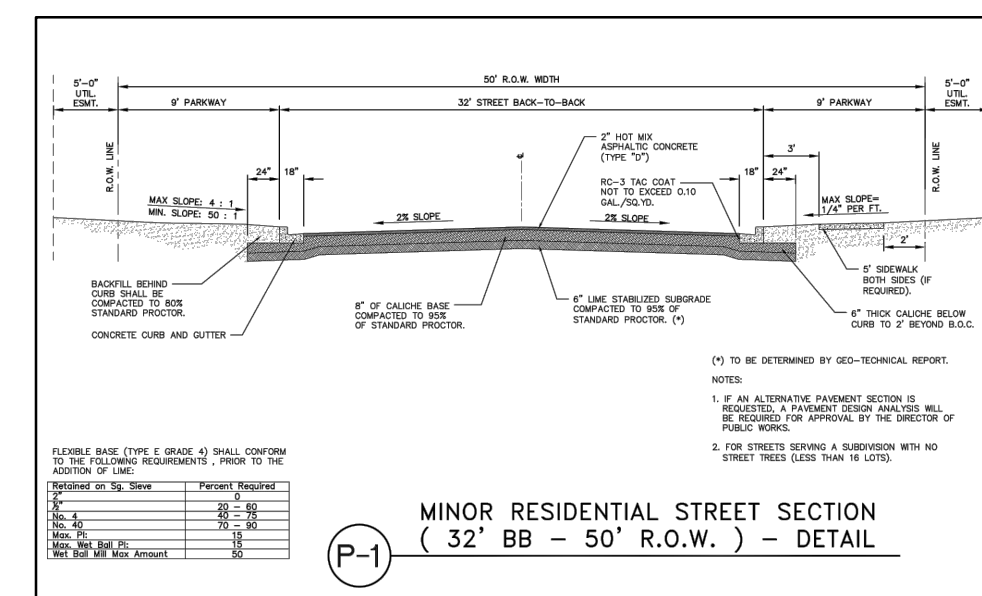
MAP OF TOPOGRAPHY AND DRAINAGE:  
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF  
**SUNCREST ACRES  
SUBDIVISION**

BEING A SUBDIVISION OF 19.394 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 3, BLOCK 57, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS

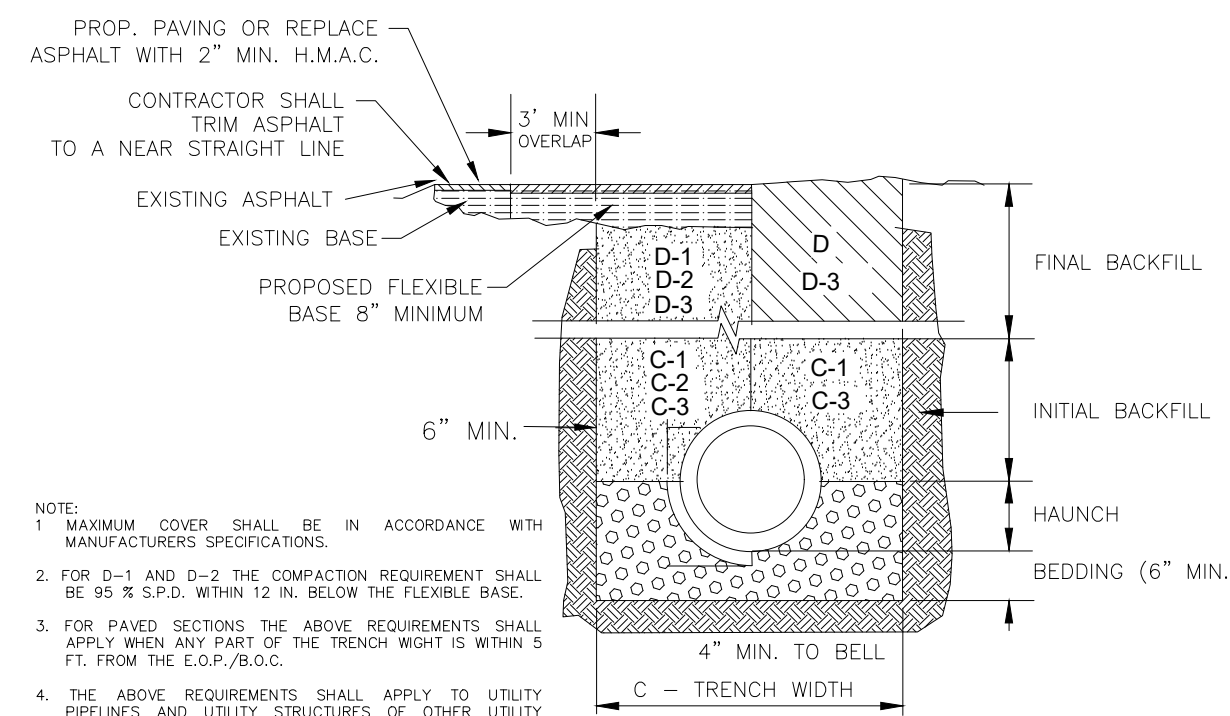


**TOWER ROAD WIDENING**

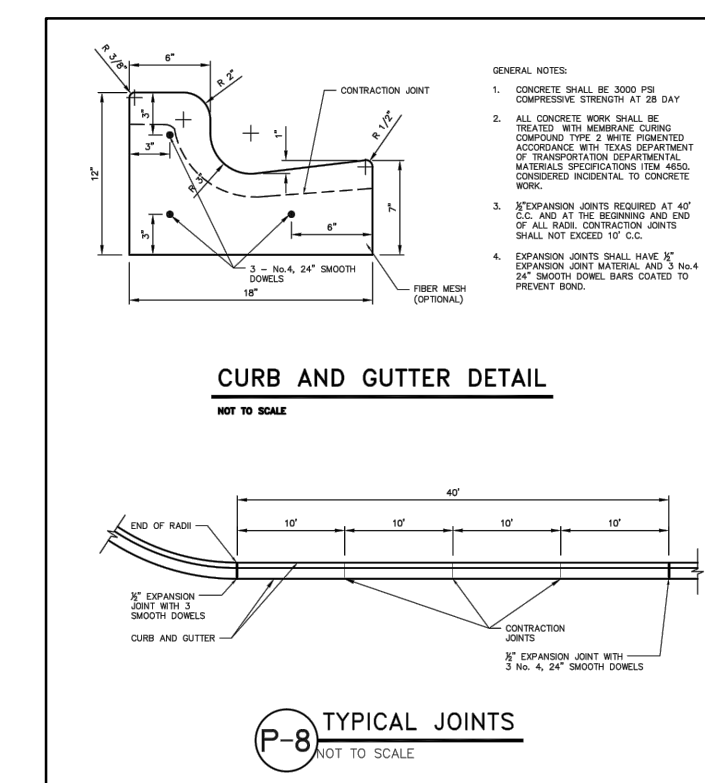


**MINOR RESIDENTIAL STREET SECTION  
( 32' BB - 50' R.O.W. ) - DETAIL**

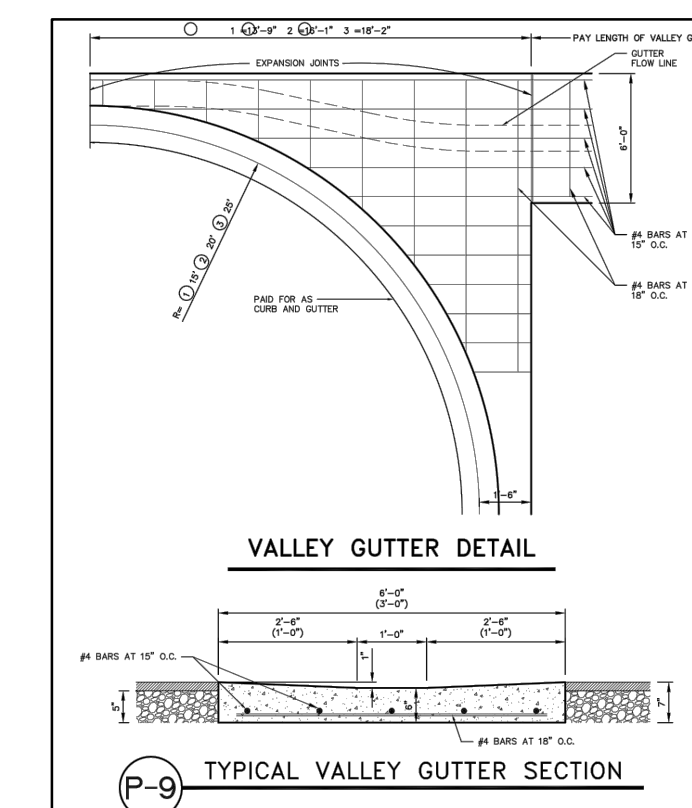
- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 1/2" MIX SIZE.
- B. HAUNCH FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE 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.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) 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 ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 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 WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL, COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, 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 III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR 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 IA, A2, OR A3 (AASHTO M145) 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 (MILLPOINTS, 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 APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



**STORM TRENCH BEDDING AND BACKFILL DETAILS  
N.T.S.**



**TYPICAL JOINTS**



**TYPICAL VALLEY GUTTER SECTION**

MELDEN & HUNT, INC.  
TEXAS REGIST. F-1435  
**M**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com