



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: 9-28-2021

PROPOSED ERA MONTE SUBDIVISION PRECINCT No. 3.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 19

FILLING STATIONS: 12

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

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-27-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" 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: 5.925 ONTO CIRCLE 6TH STREET & 13.10 EL QUELITE ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 8-24-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-24-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 8-19-2020 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

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

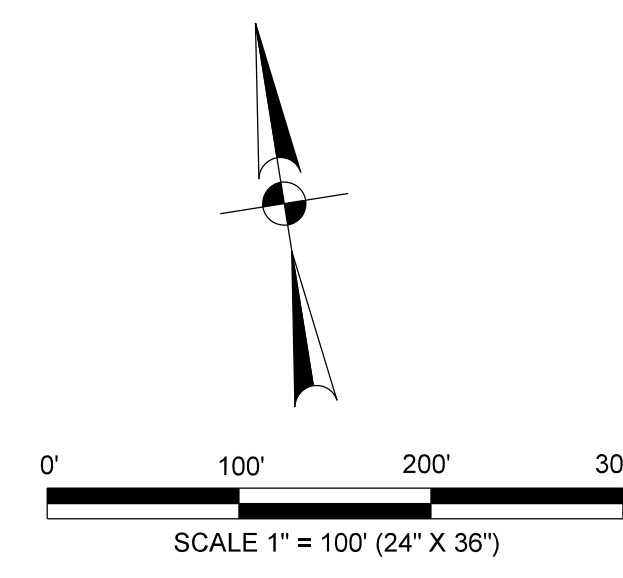
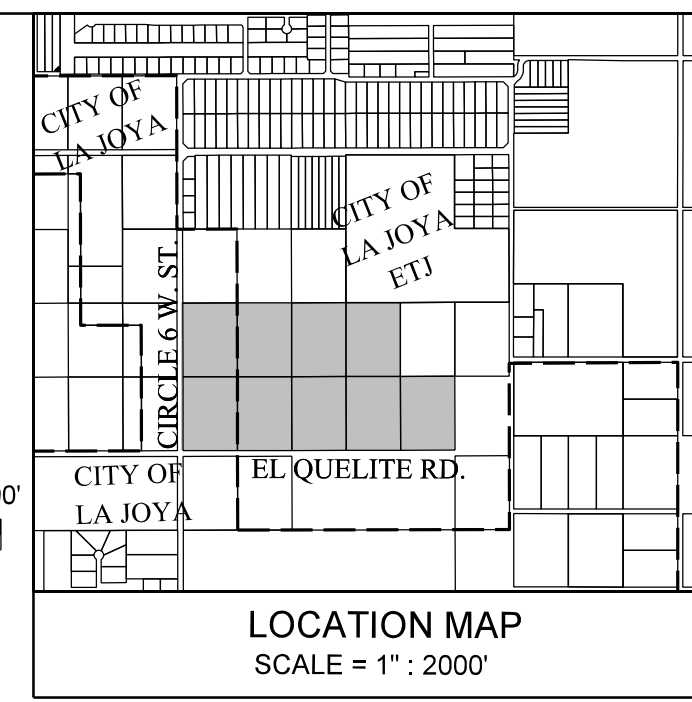
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 22, 2020

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

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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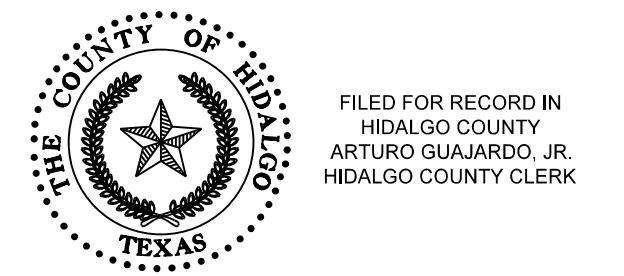
- LEGEND:**
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED
 - FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED
 - MAP RECORDS HIDALGO COUNTY TEXAS M.R.H.C.T.
 - OFFICIAL RECORDS HIDALGO COUNTY TEXAS O.R.H.C.T.
 - DEED RECORDS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

NOTES:

A # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR" WILL BE SET AT EVERY LOT CORNER OF THIS SUBDIVISION

LOCATION DESCRIPTION

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



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

INDEX OF SHEETS

SHEET 1 - HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEER'S AND SURVEYOR'S CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.

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

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

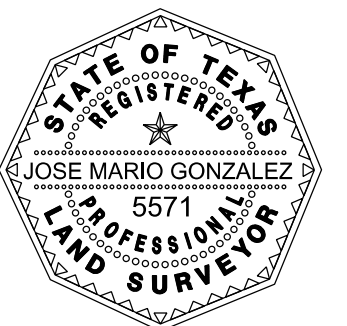
SHEET 4 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.



STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.



JOSE MARIO GONZALEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR NO. 5571
RIO DELTA SURVEYING FIRM # 10013900

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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



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

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TRIVINO, P.E.	800 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

SOUTH TEXAS INFRASTRUCTURE GROUP

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



LOT LAYOUT

ERA MONTE PHASE I SUBDIVISION

BEING A 90.86 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 55, 56, 57, 58, 59, 63, 64, 65 & 66, ACCORDING TO THE MAP RECORDED IN VOLUME 0, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

PENA CHAPA DEVELOPMENT LLC, AS OWNER OF THE 90.65 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ERA MONTE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC

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

DATED THIS ____ DAY OF _____, 20__

CHAIRMAN

CITY OF LA JOYA CERTIFICATE OF APPROVAL

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

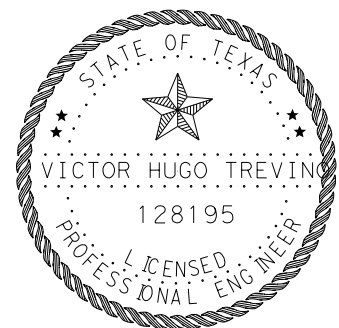
MAYOR CITY OF LA JOYA DATE

ATTEST: CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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



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

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JOSE MARIO GONZALEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.



JOSE MARIO GONZALEZ, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR NO. 5571
RIO DELTA SURVEYING FIRM # 10013900

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE ____ DAY OF _____, 20__

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

ATTEST: _____
PRESIDENT

SECRETARY

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

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

JOSE E. SAENZ
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

METES AND BOUNDS

BEING A 90.65 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 55, 56, 57, 58, 59, 63, 64, 65 & 66, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AS CONVEYED BY WARRANTY DEED WITH VENDOR'S LIEN TO PENA-CHAPA DEVELOPMENT INC, A TEXAS CORPORATION, AS DESCRIBED IN DOCUMENT NUMBER 3010344, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS SAID 90.64 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

THENCE WITH SOUTH LINE OF LOT 62 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C" AND NORTH LINE OF LOT 59 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C" SOUTH 80° 57'54" EAST A DISTANCE OF 596.82 FEET, TO AN IRON PIPE FOUND FOR THE NORTHWEST CORNER OF LOT 60 (CONVEYED TRUSTEE'S DEED TO MARY P. DOUGHERTY, AS RECORDED IN DOCUMENT NUMBER 2784968, H.C.O.D.R.)

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

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

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

THENCE WITH THE NORTH LINE OF SAID LOT 66 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C", SOUTH 80°57'54" EAST, A DISTANCE OF 2,283.71 FEET TO THE POINT OF BEGINNING AND CONTAINING COMPUTED AREA OF SQUARE FEET OR 90.65 ACRES OF LAND.
BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:

2. MINIMUM BUILDING SETBACK LINES:
FRONT: 25 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 8 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET

3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

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

BM-1 IS A SET ON CONCRETE 5/8" IRON ROD WITH PLASTIC CAP "ROWS CONTROL" LOCATED ON EAST SIDE OF CIRCLE 6 STREET.
ELEV. = 227.07'

BM-2 IS A SET ON CONCRETE 5/8" IRON ROD WITH PLASTIC CAP "ROWS CONTROL" LOCATED ON WEST SIDE OF THE INTERSECTION OF CIRCLE 6 STREET & EL QUELITE ROAD.
ELEV. = 228.10'

6. IN ACCORDANCE WITH THE CITY OF LA JOYA AND THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, FOR PROPOSED ERA MONTE MASTER PLAN A TOTAL OF 452,230.14 CUBIC FEET, 10.38 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, OR OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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

9. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

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

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

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

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

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

11. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

12. THE PURCHASER OF EACH LOT FACING CIRCLE 6TH ST SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POST DEVELOPMENT DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

LOT AREA TABLE with columns LOT, SQUARE FT., ACRES and rows 1-131.

LINE TABLE with columns LINE, LENGTH, BEARING and rows L1-L4.

CURVE TABLE with columns CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH and rows C1-C4.

INDEX OF SHEETS

SHEET 1.- HEADING INDEX, LOCATION MAP AND ETC., PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEER'S AND SURVEYOR'S CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.

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

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



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

ON _____ AT _____ AMPM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

NOTES PAGE ERA MONTE PHASE I SUBDIVISION BEING A 90.65 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 55, 56, 57, 58, 59, 63, 64, 65 & 66, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS table with columns NAME, ADDRESS, CITY & ZIP, PHONE, FAX and rows OWNER, ENGINEER, SURVEYOR.

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



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:

1- I (WE), PENA CHAPA DEVELOPMENT, LLC SUBDIVIDERS FOR ERA MONTE SUBDIVISION 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 AND 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

STATE OF TEXAS
COUNTY OF HIDALGO

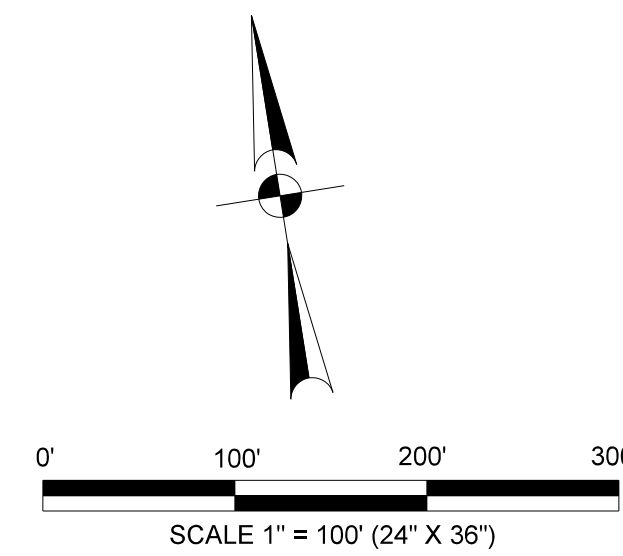
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL CHAPA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____

NOTARY PUBLIC

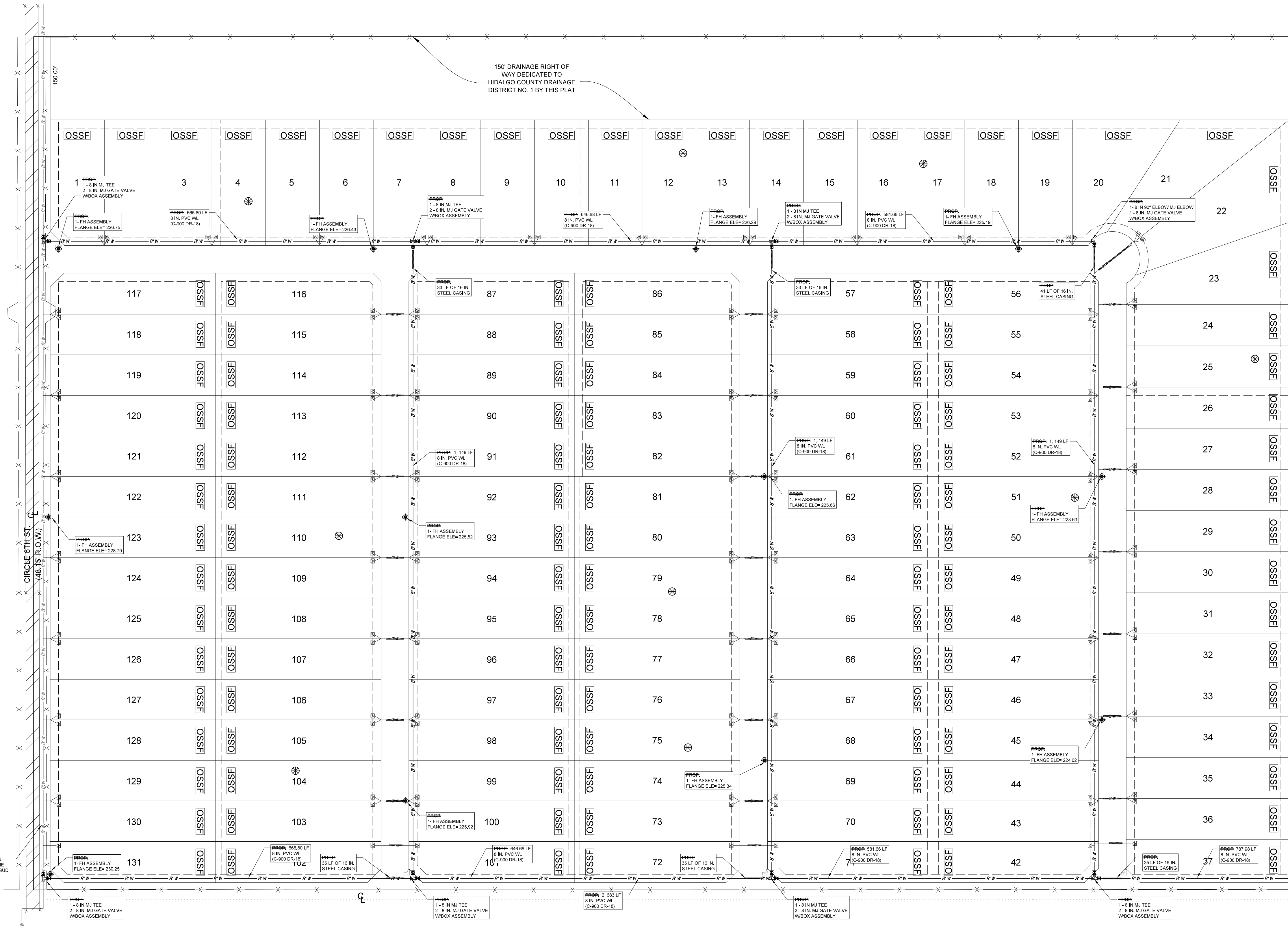
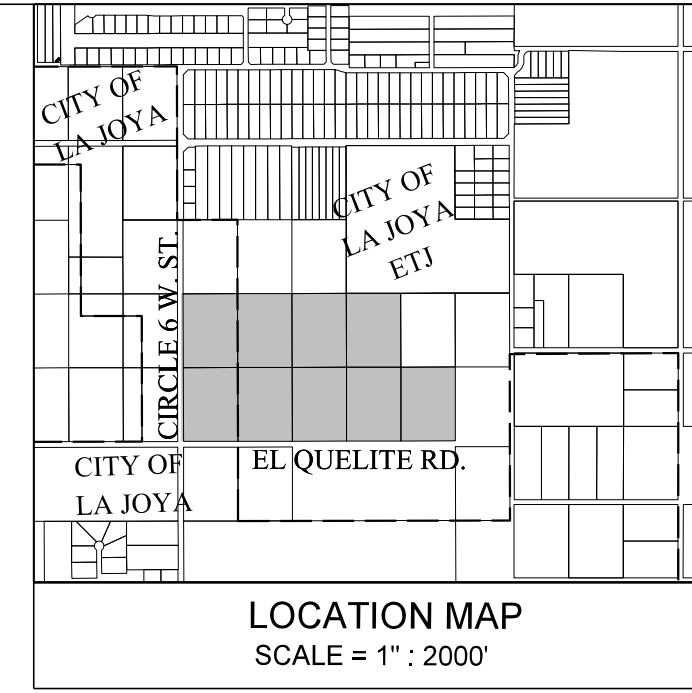
PENA CHAPA DEVELOPMENT, LLC
MANUEL CHAPA, MEMBER
P.O. BOX 1958
PHARR, TEXAS 78577

DATE



LEGEND:

- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND IRON ROD
- WOOD FENCE
- PROPOSED PAVEMENT
- PROPOSED SINGLE WATER SERVICE
- OVERHEAD ELECTRIC
- PROPOSED CASING
- FOR 8" WATERLINE= 16" STEEL CASING
- FOR 2" WATERLINE= 3" PVC CASING
- FOR 1" WATERLINE= 2" PVC CASING
- PROPOSED STREET LIGHT
- SOIL BORING LOCATION



WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):
ERA MONTE WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAS PROVIDED DOCUMENTATION TO SUBMITTER TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
ERA MONTE HAS 131 LOTS. AGUA SUD HAS ONE EXISTING 12" DIAMETER WATER LINE, RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF CR 6 STREET.
THE WATER SYSTEM FOR ERA MONTE SUBDIVISION CONSISTS OF TWO 8" DIAMETER LINES THAT TAP INTO THE MENTIONED 12" DIAMETER LINES LOCATED ON THE EAST SIDE OF CR 6 ST. ONE LINE WILL RUN ALONG THE NORTH RIGHT-OF-WAY OF EL QUELITE RD. THE OTHER WATER LINE WILL RUN ON NORTH RIGHT-OF-WAY OF THE PROPOSED SAN PADRE RD ST. THESE TWO LINES WILL TAP INTO A 6" MUI TEE LOCATED IN THE INTERSECTION BETWEEN EACH ROAD AND CR 6 STREET.
BOTH WATER LINES WILL CONNECT WITH THREE WATER LINES RUNNING ON SAN MIGUEL ST, SAN MARTIN ST AND SAN BLAS ST.

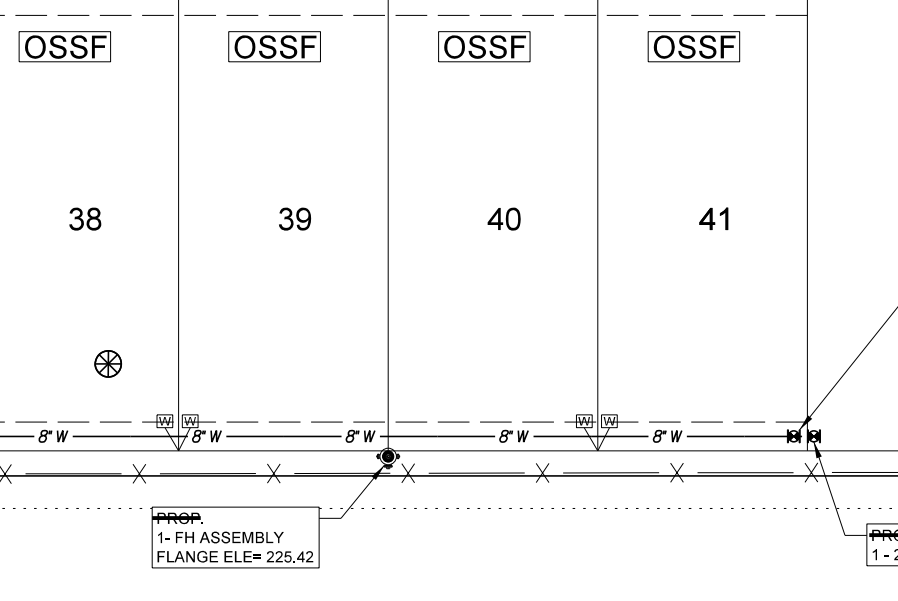
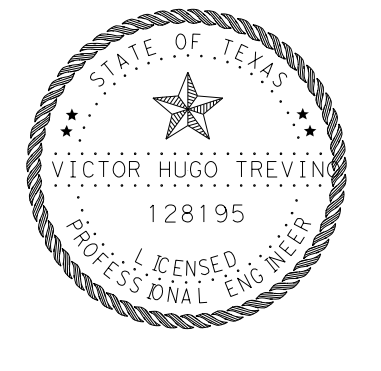
WATER DISTRIBUTION FOR ERA MONTE SUBDIVISION CONSISTS OF ONE HUNDRED THIRTY ONE (131) - 1" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE LOTS. THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL OF \$ 222,450.00 OR \$ 1,699.62 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$ _____ WHICH COVERS THE \$ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNERS. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED NINE (9) FIRE HYDRANTS AT A UNIT COST OF \$ 4,650.00 FOR A TOTAL COST OF \$ 41,850.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SANITARY DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWER FACILITIES (DESCRIPTION, COSTS, AND OPERABILITY DATE):
SEWERAGE FROM ERA MONTE SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWERAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 110-131. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE AGUA SUD OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.
SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE. AT PROPOSED AREAS OF THE SUBDIVISION A TOTAL OF 14 SOIL BORING EXCAVATION WERE PERFORMED. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA. THE SOIL IS A UNIFORM SANDY CLAYM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GRADUALLY OR RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,650.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 216,150.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS REVIEWED AND APPROVED THE INSTALLATION OF ONE OSSF ON _____.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.341 WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND SEWER FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WATER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES: THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____.
SEWER FACILITIES- SEPTIC SYSTEMS ESTIMATED TO COST \$ 216,150.00.

CERTIFICATION:
CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBIERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.341 DEL TEXAS WATER CODE. CUMPLIENDO EL COSTO DEL PERMISO REQUERIDO Y GASTOS EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$ 216,150.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE _____.

REPORT DE INGENIERIA DE AGUA Y DRENAJE
WATER SUPPLY (DESCRIPCION, GASTOS Y FECHAS DE INICIO):
LA SUBDIVISION ERA MONTE RECIBIRA PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR LA LONG PLAZA LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
LA SUBDIVISION ERA MONTE TIENE 131 LOTES. AGUA SUD TIENE UN EXISTENTE CONDUCTO DE AGUA DE 12" DE DIAMETRO CORRIENDO SOBRE EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CR 6 STREET.
EL SISTEMA DE DISTRIBUCION PARA LA SUBDIVISION DE ERA MONTE CONSISTE DE DOS CONDUCTOS DE 8" DE DIAMETRO QUE SE CONECTARAN A LAS LINEAS EXISTENTES PREVIAMENTE MENCIONADAS. UN CONDUCTO CORRERA SOBRE EL LADO NOROCCIDENTE DEL DERECHO DE VIA DE LA CR 6 STREET. EL OTRO CONDUCTO CORRERA SOBRE EL LADO NOROCCIDENTE DEL DERECHO DE VIA DE SAN PADRE RD STREET. ESTOS DOS CONDUCTOS SE CONECTARAN CON UNA TEE DE 6" DE DIAMETRO UBICADA EN LA INTERSECCION DE LAS CALLES CON LA CALLE CR 6 STREET.
ESTOS DOS CONDUCTOS SE CONECTARAN CON TRES CONDUCTOS DE AGUA SOBRE LAS CALLES SAN MIGUEL ST, SAN MARTIN ST Y SAN BLAS ST.
LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION ERA MONTE CONSISTE EN OCHO TREINTA Y UNO (131) SERVICIOS SEPTICOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES. SE HAN INSTALADO Y LA LINEA DE 1" LOS SERVICIOS DE 1" Y LAS CALLES DE LOS MEDIDORES A UN COSTO TOTAL DE \$ 222,450.00 O \$ 1,699.62 POR LOTE. EL DUEÑO REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$ _____ QUE COBRE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONDON CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. AGUA SUD LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 13 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$ 46,500.00 POR CADA UNO. LO CUAL REPRESENTA UN GASTO TOTAL DE \$ 41,850.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.
DRENAJE (DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION)
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR DEL LOTE 1 AL LOTE 131. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.
REPORT DE EVALUACION DE SUELO:
CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISION. UN TOTAL DE 14 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO UNIFORME) Y SUELO FRANCO Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA EN ESTA AREA FLOTANTE BIEN.
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA ES DE \$ 1,650.00 POR SOLAR. INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y GASTOS EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$ 216,150.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE _____.



UTILITY LAYOUT
ERA MONTE PHASE I SUBDIVISION
BEING A 80.46 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 55, 56, 57, 58, 59, 63, 64, 65 & 66, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:

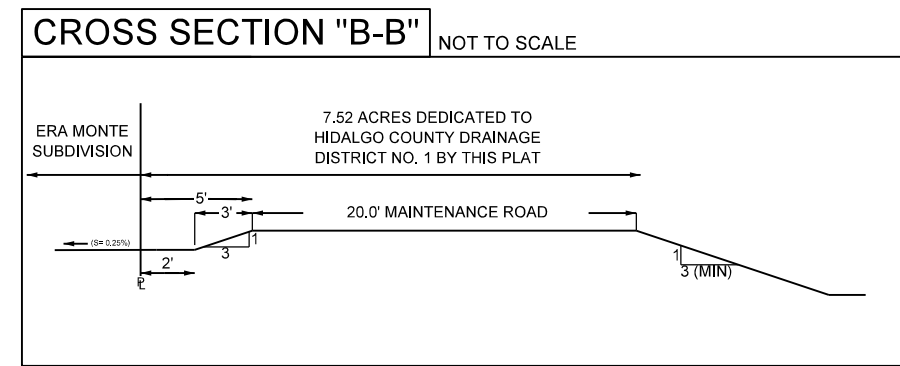
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

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



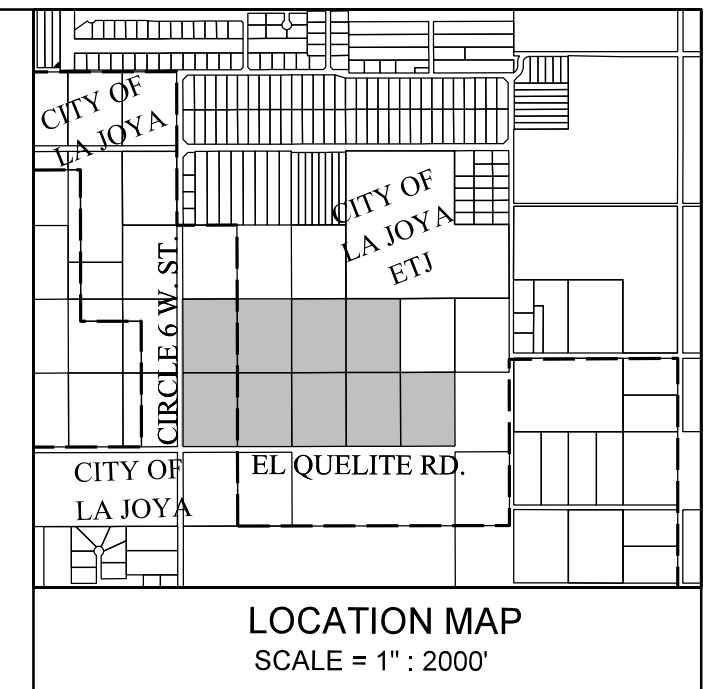
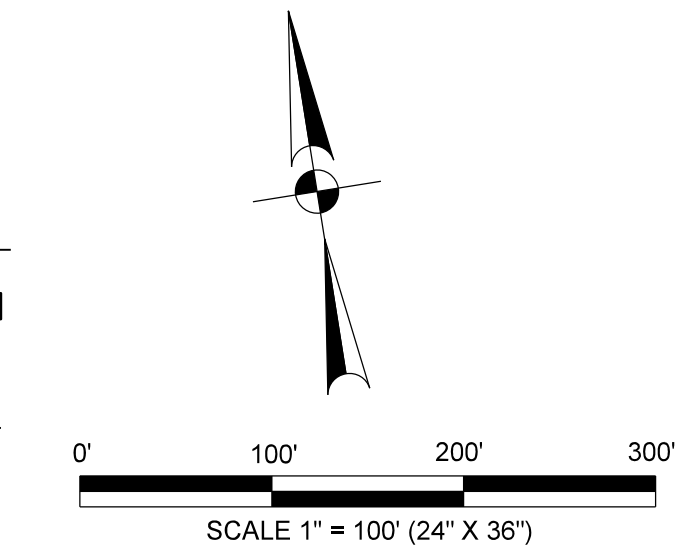
VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL
ENGINEER, TEXAS LIC. NO. 128195

12/10/2020



LEGEND:

- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROSS PROP. COR."
- FOUND IRON ROD
- WOOD FENCE
- PROPOSED PAVEMENT
- PROPOSED SINGLE WATER SERVICE
- OVERHEAD ELECTRIC
- PROPOSED CASING
- FOR 8" WATERLINE= 16" STEEL CASING
- FOR 2" WATER LINE= 3" PVC CASING
- FOR 1" WATER LINE= 2" PVC CASING
- PROPOSED STREET LIGHT
- SOIL BORING LOCATION



DRAINAGE REPORT

PROJECT LOCATION
ERA MONTE PHASE II IS A PROPOSED SINGLE-FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF LA JOYA AND CITY OF LA JOYA EXTRATERRITORIAL JURISDICTION (E.T.J.) BEING A 211.56 ACRE TRACT OF ALL OF LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 18, 19, 24, 25 AND 26, ROBERT F. GREEN ASSOCIATION SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 5, PAGE 33, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

FLOOD PLAIN
THE PROPERTY IS IN ZONE "C" & "A". ZONE "C" ARE AREAS OF MINIMAL FLOODING AND ZONE "A" ARE AREAS OF 100-YEAR FLOOD. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS ARE NOT DETERMINED. COMMUNITY PANEL NO. 480334 0275 B, REVISED JANUARY, 02 1981, BASED ON LIDAR AND TOPOGRAPHIC DATA FROM THE SITE. A HEC-RAS MODEL WAS CREATED GIVING US A RESULT OF A BFE OF 222.90 FOR THE ZONE A LOCATED ON THE SOUTHEAST PART OF THE PROPERTY. PROPERTY HAS BEEN TAKEN OUT OF THE FLOOD ZONE WITH LOWR CASE No. 21-06-1889A & 21-06-2342A

SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 58.1% BRENNAN FINE SANDY LOAM (S), WITH 0 TO 1 PERCENT SLOPES; 12.2% MACLEEN FINE SANDY LOAM (S), WITH 0 TO 1 PERCENT SLOPES; 18.3% MACLEEN FINE SANDY LOAM (S), WITH 0 TO 1 PERCENT SLOPES; 7.9% RAMADERO SANDY CLAY LOAM (S), 2.6% RIO CLAY LOAM (S), PONDED EXISTING TERRAIN HAS A WESTERLY NATURAL FLOW DIRECTION. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THESE SOILS ARE LISTED IN HYDROLOGIC GROUP B, C AND D. SEE APPENDIX C.

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

PROPOSED CONDITIONS
THE PROPOSED DRAINAGE SYSTEM SHALL CONSIST ON THE INSTALLATION OF AN INTERNAL STORM SEWER SYSTEM WITH INLETS IN THE STREET TO COLLECT SURFACE RUNOFF FROM LOTS AND STREET. THIS SYSTEM WILL BE SIZED AS PER CALCULATIONS ON APPENDIX F. PIPE SIZES RANGE FROM 18" TO 36". DEVELOPER WILL DEDICATE 15.8 ACRES OF LAND TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TO BE USED FOR DRAINAGE AND DETENTION PURPOSES.

DEVELOPER WILL BACKFILL THE PROPERTY TO RAISE IT TO THE MINIMUM ELEVATION (BFE) OF 222.90. THE VOLUME OF BACKFILL THAT IS BEING PLACED IN THE PROPERTY TO RAISE IT TO THE BFE ELEVATION IS 1,473,781 CUBIC-Feet (54,584 YD3).

IN ACCORDANCE APPROVED DRAINAGE REPORT FOR ERA MONTE MASTER PLAN, 1,055,723 CUBIC-Feet, OR 24.24 ACRE-Feet OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED FOR BOTH PHASES.

FOR THIS PHASE I (80.64 ACRES) THE PRO-RATED REQUIRED DETENTION POND VOLUME IS 452,230.14 CUBIC-Feet, OR 10.38 ACRE-Feet. THE SUM OF THE EXCAVATION REQUIRED (DISPLACEMENT) AND THE DETENTION REQUIRED FOR PHASE I GIVES US A TOTAL OF 1,925,011.14 CUBIC-Feet.

AS PER TABLE 1B, THE EXCAVATION AREAS TO BE DONE ON THIS PHASE ARE EXCAVATION AREAS B, C AND D, GIVING US A TOTAL VOLUME OF 2,282,038 CUBIC-Feet. THIS MEANS THAT WE ARE COMPLYING WITH DETENTION REQUIREMENT AND WITH THE DISPLACEMENT THAT IS BEING DONE TO GET THE PROPERTY OUT OF THE FLOOD ZONE. THE DEVELOPER IS GETTING CREDIT FOR PHASE I FOR THE EXTRA EXCAVATION ABOVE THE REQUIREMENT.

FOR YOUR REFERENCE SEE TABLE 1A AND 1B. THE VOLUME OF DIRT THAT WILL BE EXCAVATED FROM HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 PROPERTY WILL BE ADVERTISED BY THE DISTRICT.

PAVING & DRAINAGE
ERA MONTE PHASE I SUBDIVISION

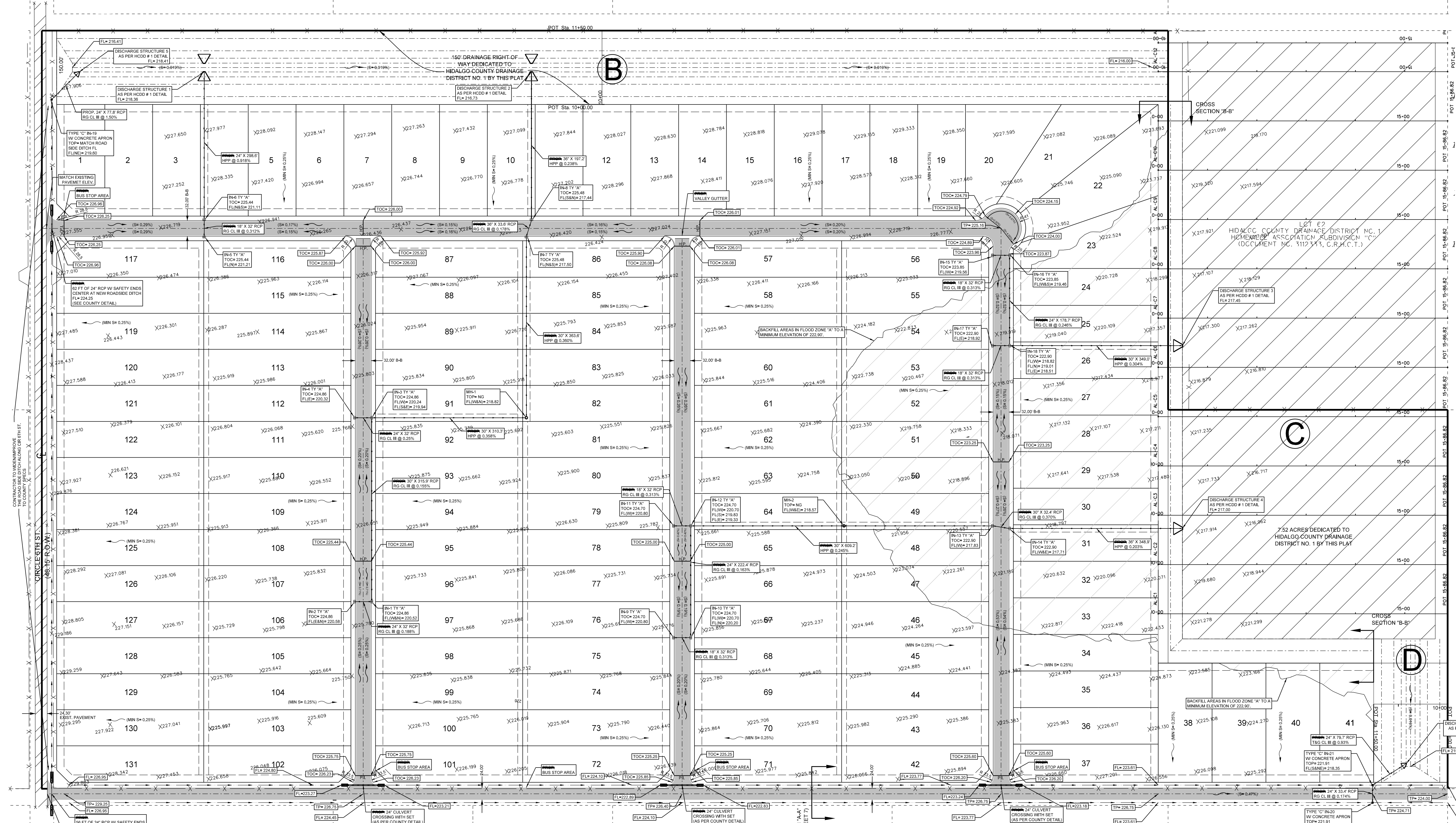
BEING A 80.64 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 56, 57, 58, 59, 63, 64, 65 & 66, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958 PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	800 S. STEWART RD., STE. 13 MISSION, TEXAS 78572	(956) 424-3335 (956) 424-3132	
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88 MONTE ALTO, TEXAS 78538	(956) 380-6154 (956) 380-6156	

SOUTH TEXAS INFRASTRUCTURE GROUP

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



LOT EC
MARY P. DOLCHERTY
SUBDIVISION "C"
(DOCUMENT NUMBER 27949E9, C.R.H.C.T.)

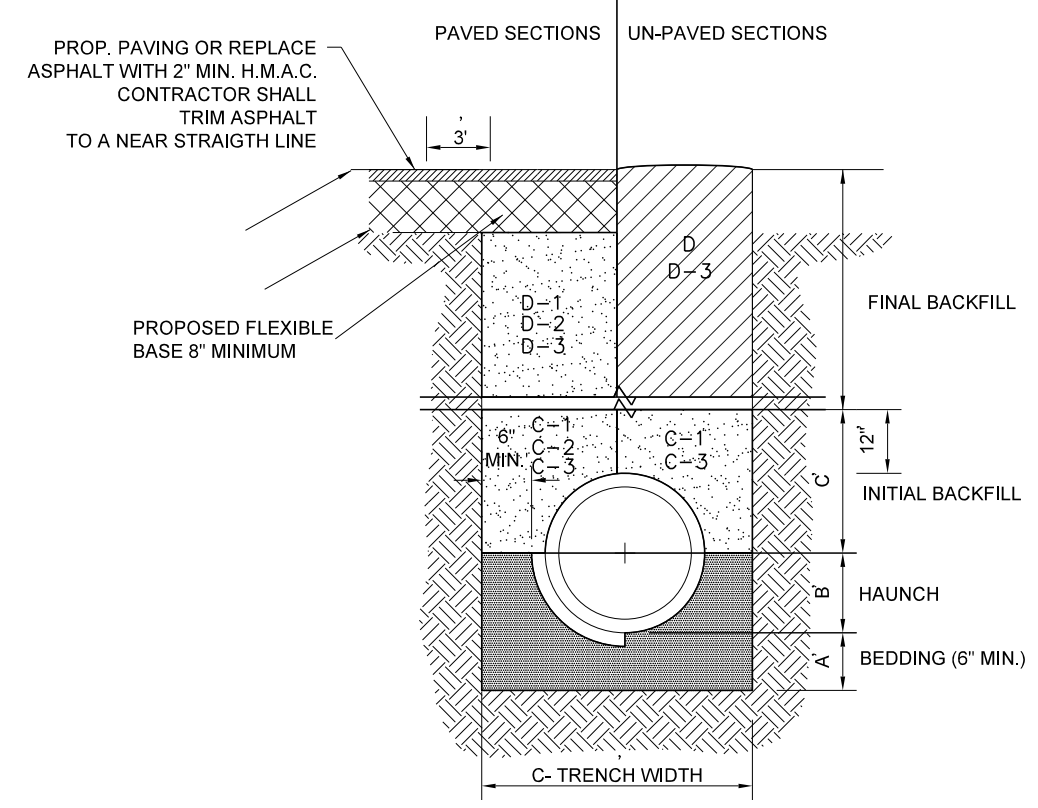
LOT 41
DANIEL CANCHLA MATA
HOMEVILLE ASSOCIATION
SUBDIVISION "C"
(DOCUMENT NUMBER 27949E9, C.R.H.C.T.)

LOT 4C
MARY P. DOLCHERTY
SUBDIVISION "C"
(DOCUMENT NUMBER 27949E9, C.R.H.C.T.)

LOT 41
ELCY R. TREVINO
HOMEVILLE ASSOCIATION
SUBDIVISION "C"
(DOCUMENT NUMBER 27949E9, C.R.H.C.T.)

LOT 41
DANIEL CANCHLA MATA
HOMEVILLE ASSOCIATION
SUBDIVISION "C"
(DOCUMENT NUMBER 27949E9, C.R.H.C.T.)

LOT 41
MARY P. DOLCHERTY
SUBDIVISION "C"
(DOCUMENT NUMBER 27949E9, C.R.H.C.T.)



D-3 STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

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 3/4" MAX. 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 + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.

C-1. INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO 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 ROADWAYS - 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.

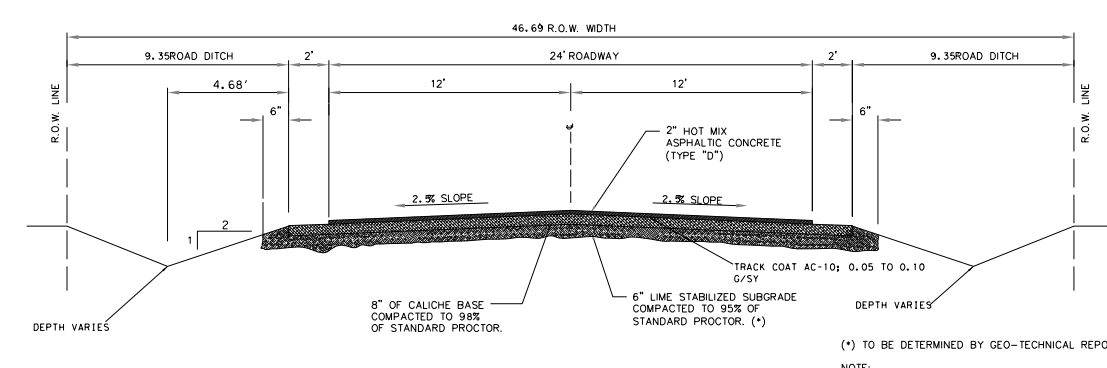
D. FINAL BACKFILL FOR CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).

D-1. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND CITY COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

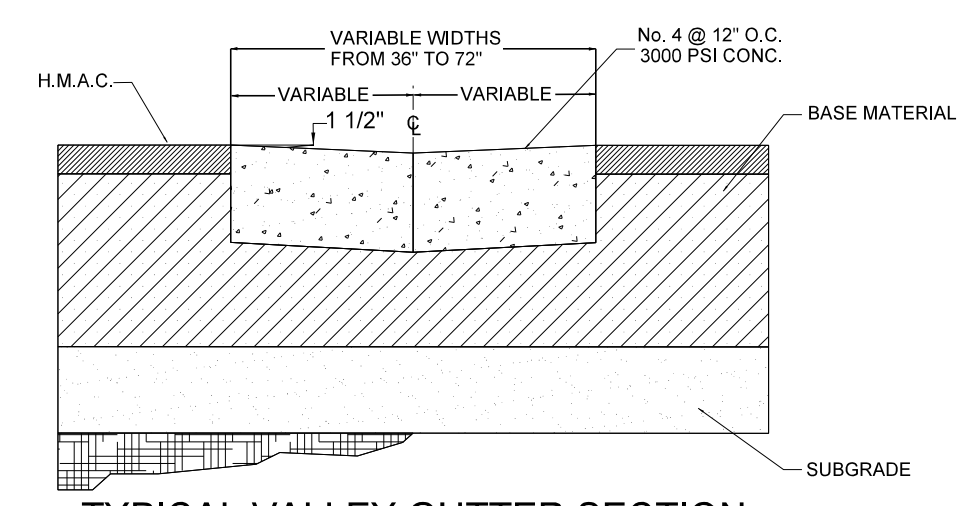
D-2. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-3. FINAL BACKFILL 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 (ASHTO 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 (WELLPOINTS, MIN. 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTES) 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".

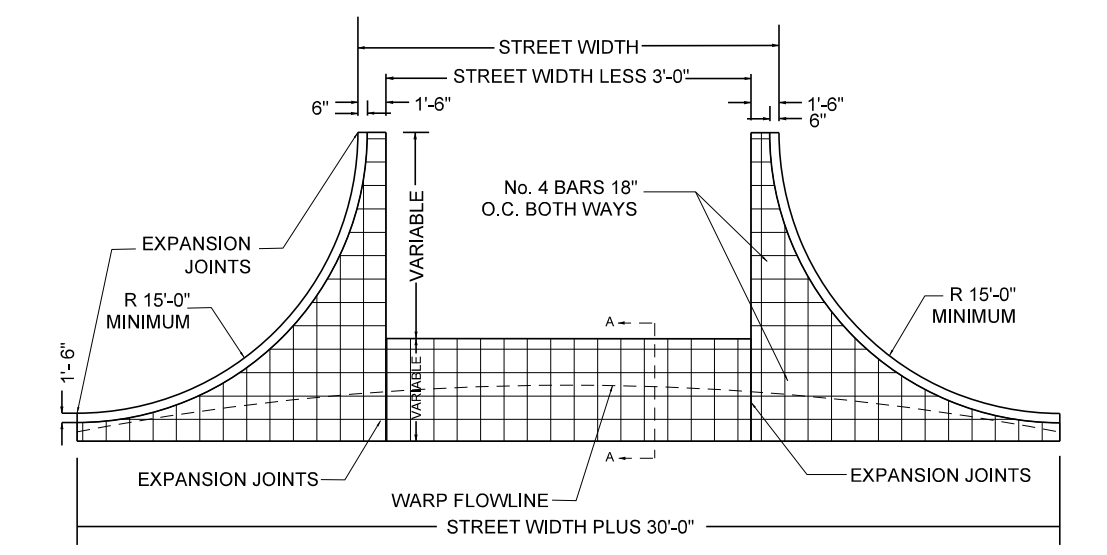
NOTE: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTHS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



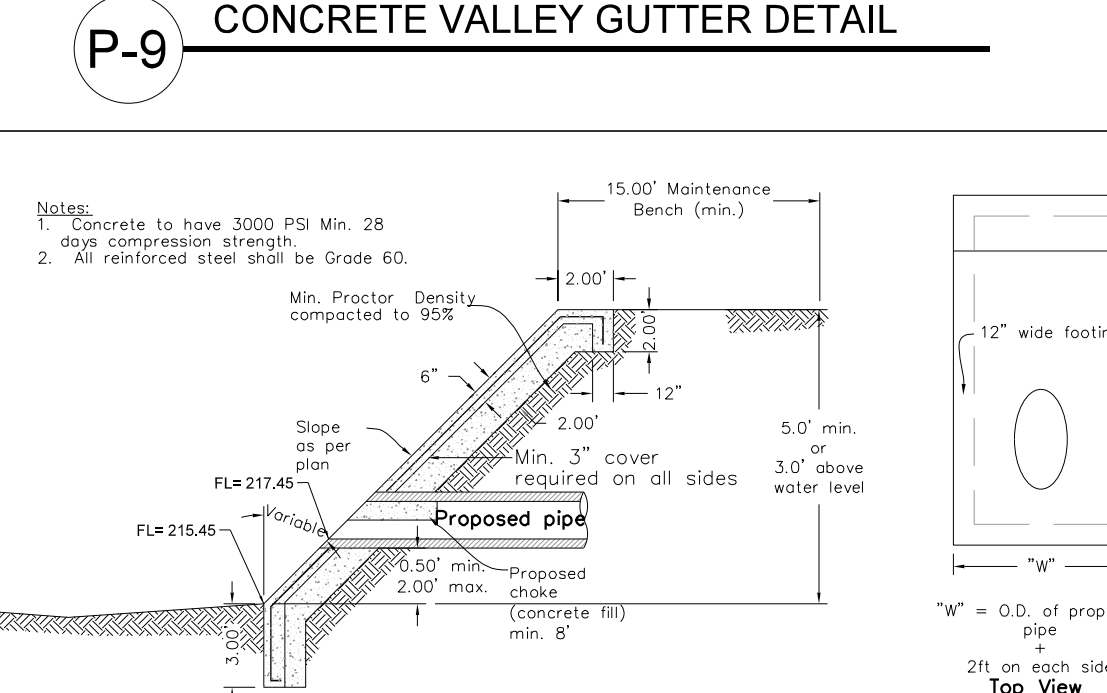
P-7 RURAL PAVING STREET SECTION DETAIL



P-9 CONCRETE VALLEY GUTTER DETAIL

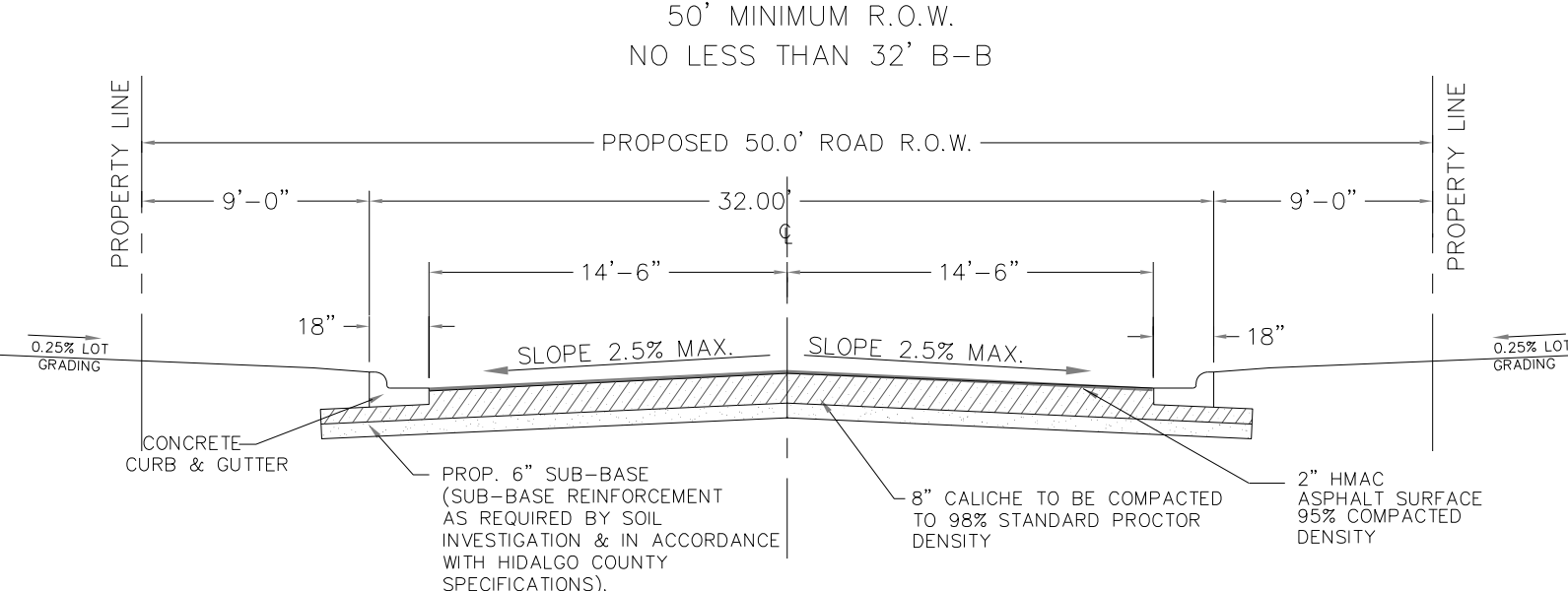


D-1 STORM DISCHARGE STRUCTURE

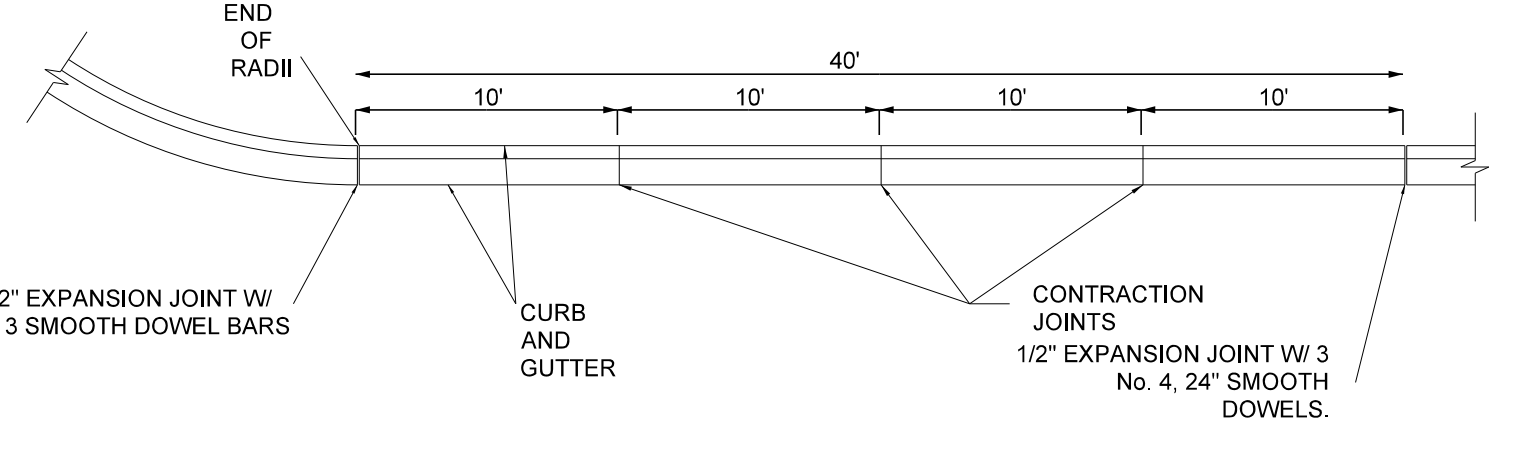


D-2 STORM DISCHARGE STRUCTURE

MINOR RESIDENTIAL STREET SECTION

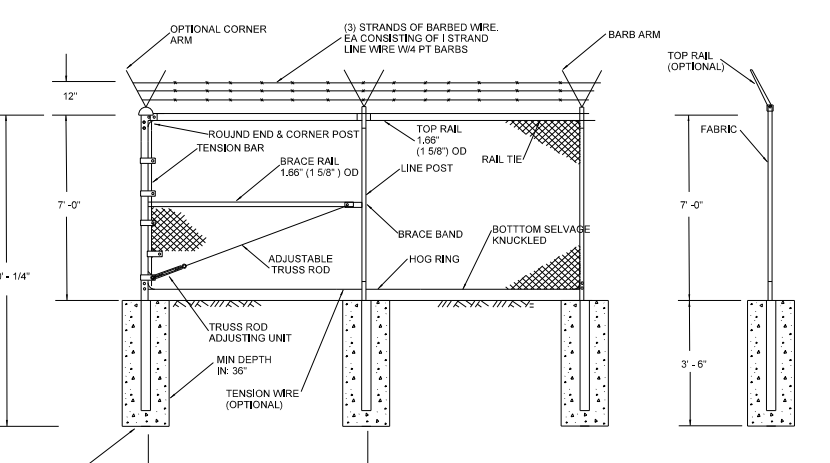


P-3 TYPICAL JOINTS
N.T.S.

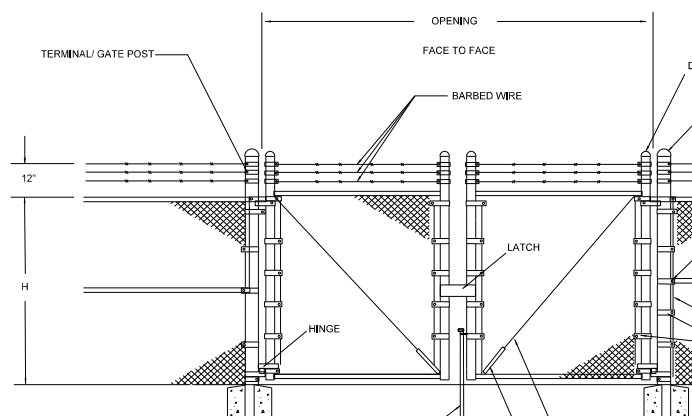


P-2 TYPICAL CURB AND GUTTER DETAIL
N.T.S.

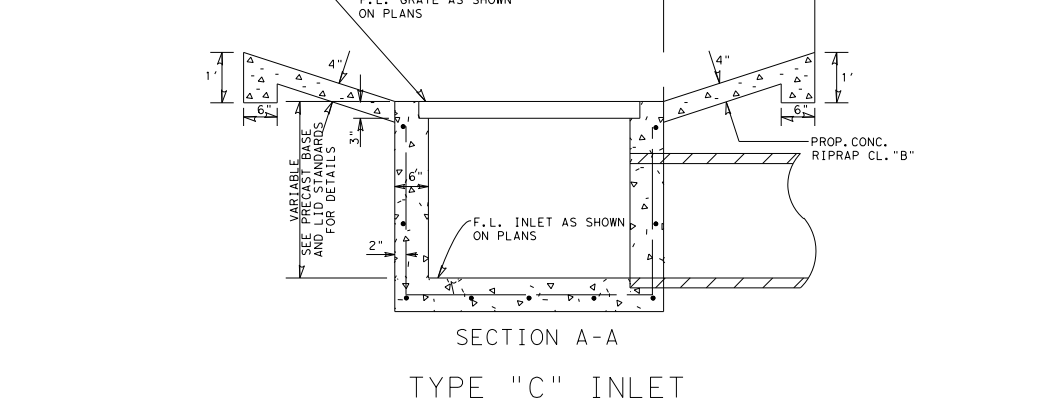
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HEMALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCUMULATED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS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



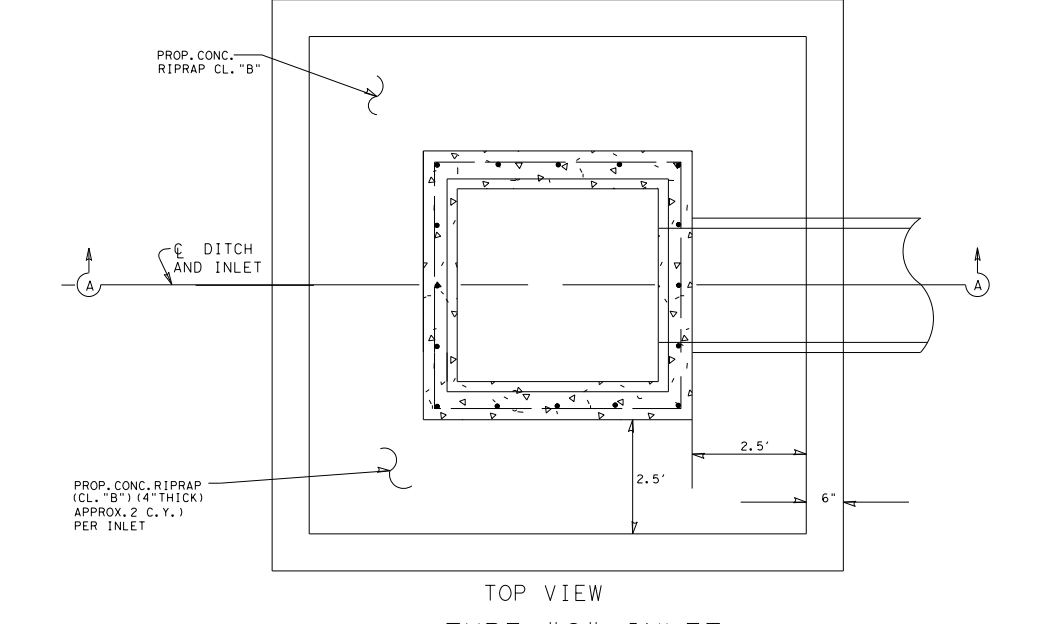
CHAIN LINK SECURITY FENCE
N.T.S.



GATE PLAN
N.T.S.

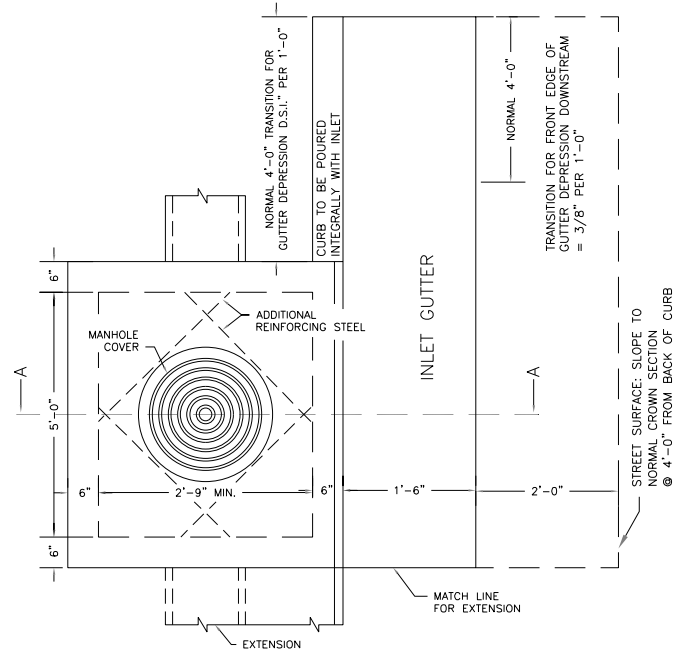


SECTION A-A
TYPE "C" INLET

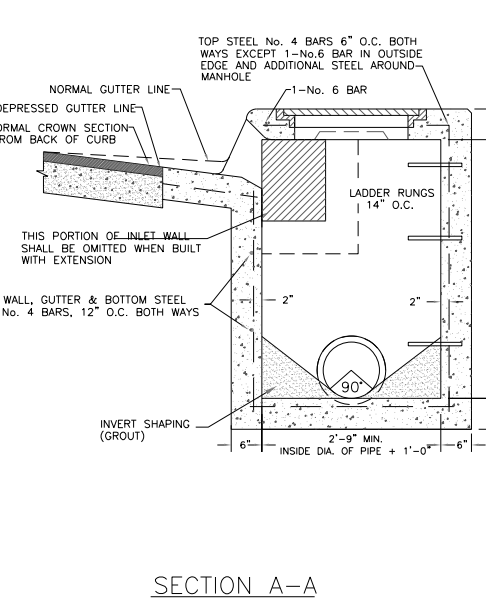


TOP VIEW
TYPE "C" INLET

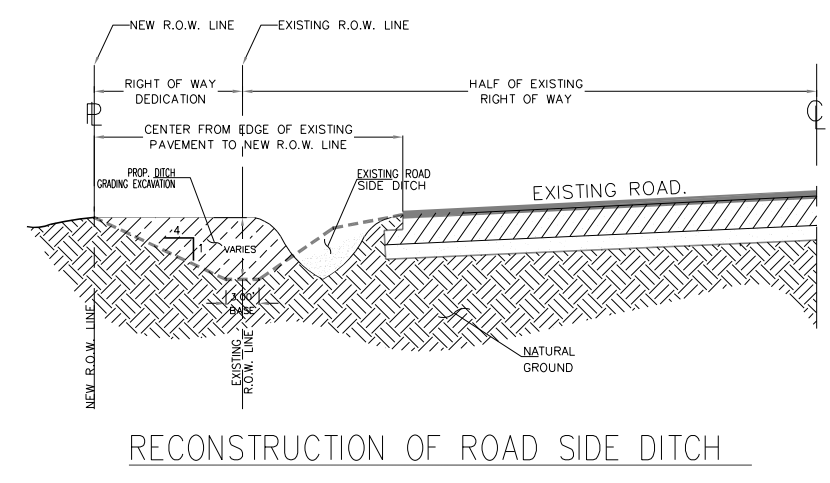
STANDARD CURB INLET DETAIL



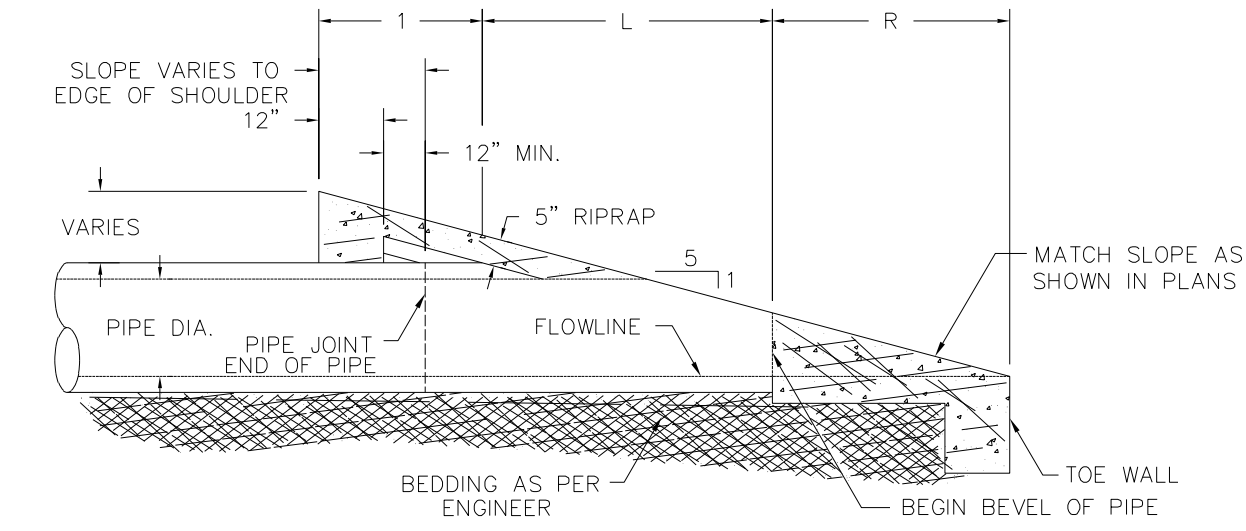
STANDARD CURB INLET SECTION



SECTION A-A

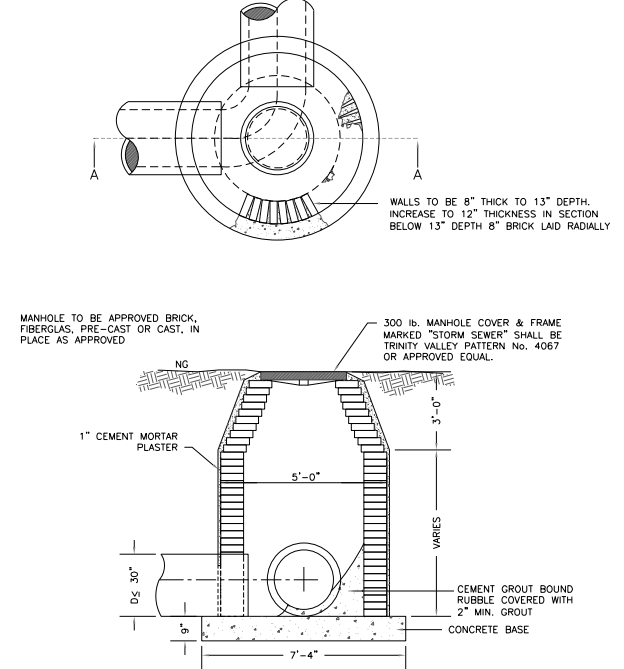


RECONSTRUCTION OF ROAD SIDE DITCH

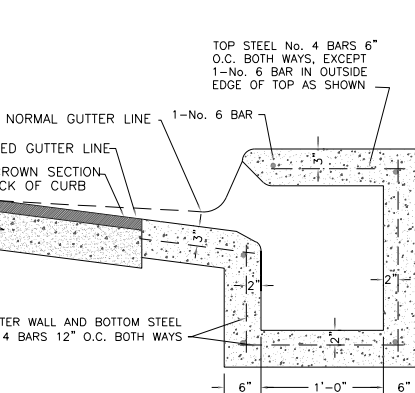


SAFETY END TREATMENT (TYPE "P" OR "C")

DRAINAGE MANHOLE DETAILS



CURB INLET DETAIL



SECTION A-A

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

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



PAVING AND DRAINAGE DETAILS
ERA MONTE PHASE I SUBDIVISION

BEING A 90.65 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 58, 57, 56, 55, 63, 64, 65 & 66 ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HEMALGO COUNTY, TEXAS.

