



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-19-2021

PROPOSED BUENA VISTA ESTATES PHASE 1 SUBDIVISION PRECINCT No. 2.

ENGINEER: SPOOR ENGINEERING CONSULTANTS, INC DEVELOPER: DULCE HERNANDEZ.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 107  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 14

FILLING STATIONS: 8

LOCATION DESCRIPTION: NORTH OF EL GATO ROAD APPROXIMATELY 1/2 MILE WEST FROM BORDER ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-17-2021 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 WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO EL GATO ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-13-2021 BY, HIDALGO COUNTY PLANNING DEPT.

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: MHWSC LINE SIZE: 12" LOCATION: EL GATO ROAD.

WATER SERVICE PROVIDER: M.H.W.S.C. EXISTING LINE SIZE: 12" LOCATION: EL GATO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 09-23-2021 : 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: \_\_\_\_\_

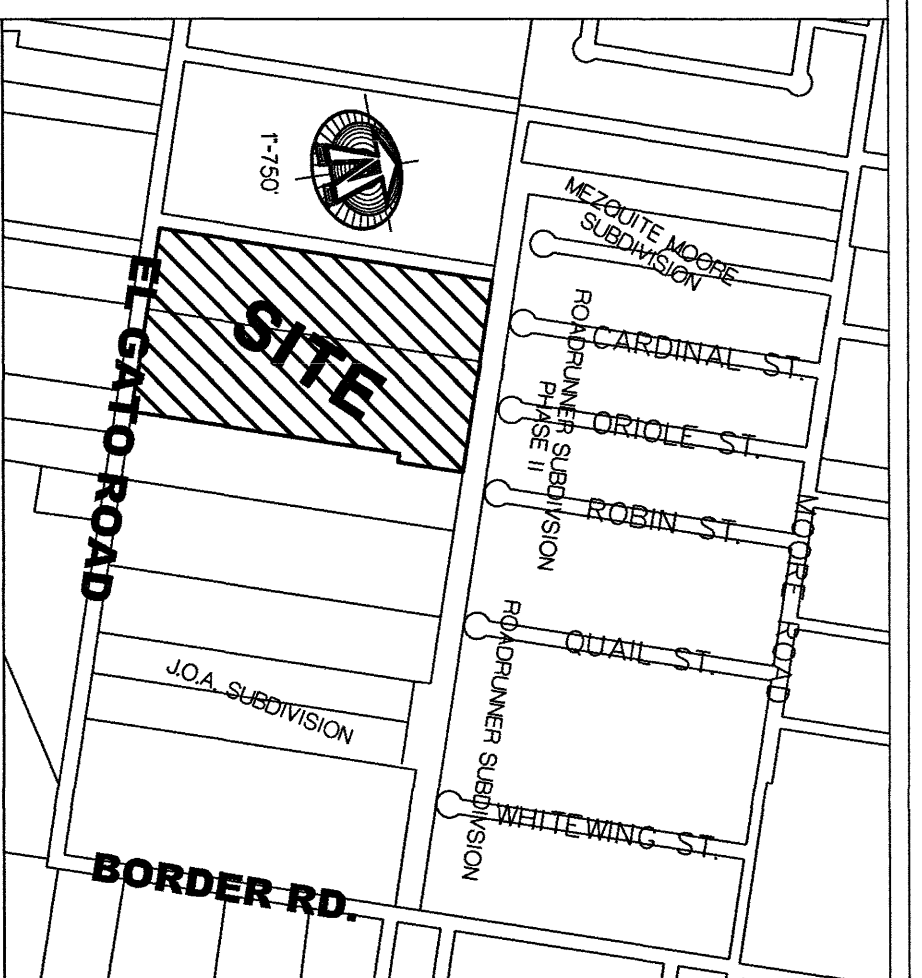
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of ALAMO

**Final Approval** subject to recommendations other departments

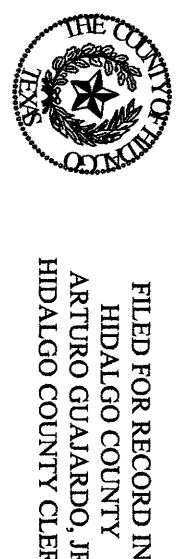
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

# BUENA VISTA ESTATES PHASE I

A 21.31 ACRE TRACT OF LAND, OUT OF LOT 8, BLOCK 30, ALAMO LAND AND SUGAR COMPANY, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.



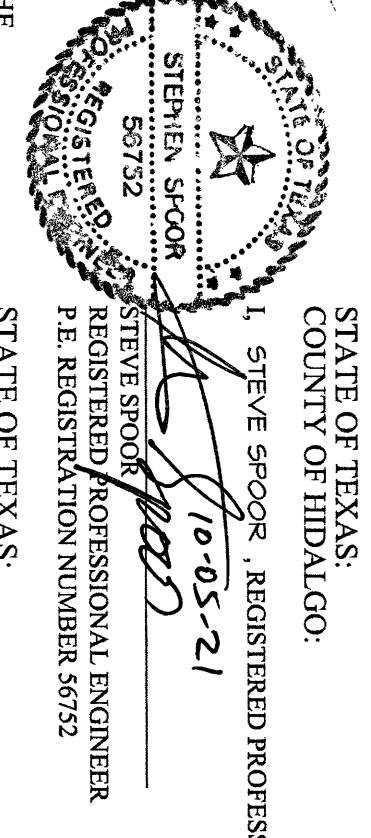
Prepared By:  
**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil/Land Planning  
RPM # F-4003  
202 South 4th Street, McAllen, Texas 78501  
956-882-1000  
SEC@spooring.com



FILED FOR RECORD IN  
ARTURO GILVADO JR.  
HIDALGO COUNTY CLERK

STATE OF TEXAS,  
COUNTY OF HIDALGO:  
I, DULCE M. HERNANDEZ, AS THE OWNERS OF A 21.31 ACRE TRACT OF LAND, OUT OF LOT 8, BLOCK 30, ALAMO LAND AND SUGAR COMPANY, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAN AND DEDICATE TO PUBLIC USE THE STREETS PARKS AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 252.002 AND THAT THE SUBDIVISION PLAN AND DEDICATION COMPLY WITH THE REQUIREMENTS OF THE MINIMUM REQUIREMENTS OF STATE STANDARDS.  
(A) THE SUBDIVISION PLAN AND DEDICATION COMPLY WITH THE REQUIREMENTS OF THE MINIMUM REQUIREMENTS OF STATE STANDARDS.  
(B) THE SUBDIVISION PLAN AND DEDICATION COMPLY WITH THE REQUIREMENTS OF THE MINIMUM REQUIREMENTS OF STATE STANDARDS.  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS.  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS.  
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAN ARE TRUE AND COMPLETE.

NOTARY PUBLIC FOR THE STATE OF TEXAS  
STATE OF TEXAS,  
COUNTY OF HIDALGO:  
I, STEVE SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN.  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULCE M. HERNANDEZ, PERSONALLY APPEARED AND PROVED THROUGH THEIR DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.  
MY COMMISSION EXPIRES ON: \_\_\_\_\_

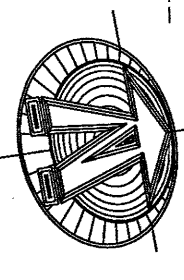


NOTARY PUBLIC FOR THE STATE OF TEXAS  
STATE OF TEXAS,  
COUNTY OF HIDALGO:  
I, PABLO PENNA, III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.  
PABLO PENNA, III, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5242  
PENA ENGINEERING  
1001 W. WHITTING AVENUE  
MCALLEN, TEXAS 78501  
CITY OF ALAMO  
COUNTY OF HIDALGO:  
I, PABLO PENNA, III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.  
PABLO PENNA, III  
CHAIRMAN

NAME	ADDRESS	CITY	STATE	ZIP	PHONE	EMAIL
OWNER(S)	441 S. JACKSON RD. SUITE A	EDINBURG, TX	78542		956-683-1000	NA
ENGINEER	202 S. 4TH ST.	MCALLEN, TEXAS	78501		956-882-1000	SEC@spooring.com
SURVEYOR	1001 W. WHITTING	MCALLEN, TEXAS	78501		956-882-8812	PAUL@PENNAING.COM

**METES & BOUNDS**  
A 21.31 ACRE TRACT OF LAND, OUT OF LOT 8, BLOCK 30, ALAMO LAND AND SUGAR COMPANY, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 8 OF THE SUBDIVISION CONTERED BY THE FOLLOWING DESCRIBED EAST OF HAND, SAID POINT LOCATED SOUTH 81 DEGREE 17 MIN. EAST, 330.0 FEET FROM THE SOUTHWEST CORNER OF LOT 8;  
THENCE, with the East line of 300 foot South 3rd Street, as shown on plat recorded in Volume 16, Page 7, Map Records, North 08 Deg. 43 Min. East, at 70.0 feet pass a steel rod found on the South line of El Gato Road, and at 1320.0 feet to a point on the North line of Lot 8, for the Northwest corner hereof;  
THENCE, with the North line of Lot 8, in H.C.D.D. No. 1 DRAIN DITCH, South 81 Deg. 17 Min. East, 730.0 feet a point on the North line of Lot 8;  
THENCE, parallel to the East line of Lot 8, South 08 Deg. 43 Min. West, 280.0 feet to a point for the most westerly THENCE, parallel to the North line of Lot 8, North 81 Deg. 17 Min. West, 330.0 feet, to a point for an interior corner hereof;  
THENCE, parallel to the West line of Lot 8, South 08 Deg. 43 Min. West, at 1070.0 feet pass a steel rod found on the North line of El Gato Road, and at 1070.0 feet a point on the South line of Lot 8, for the most southerly Southeast corner hereof.

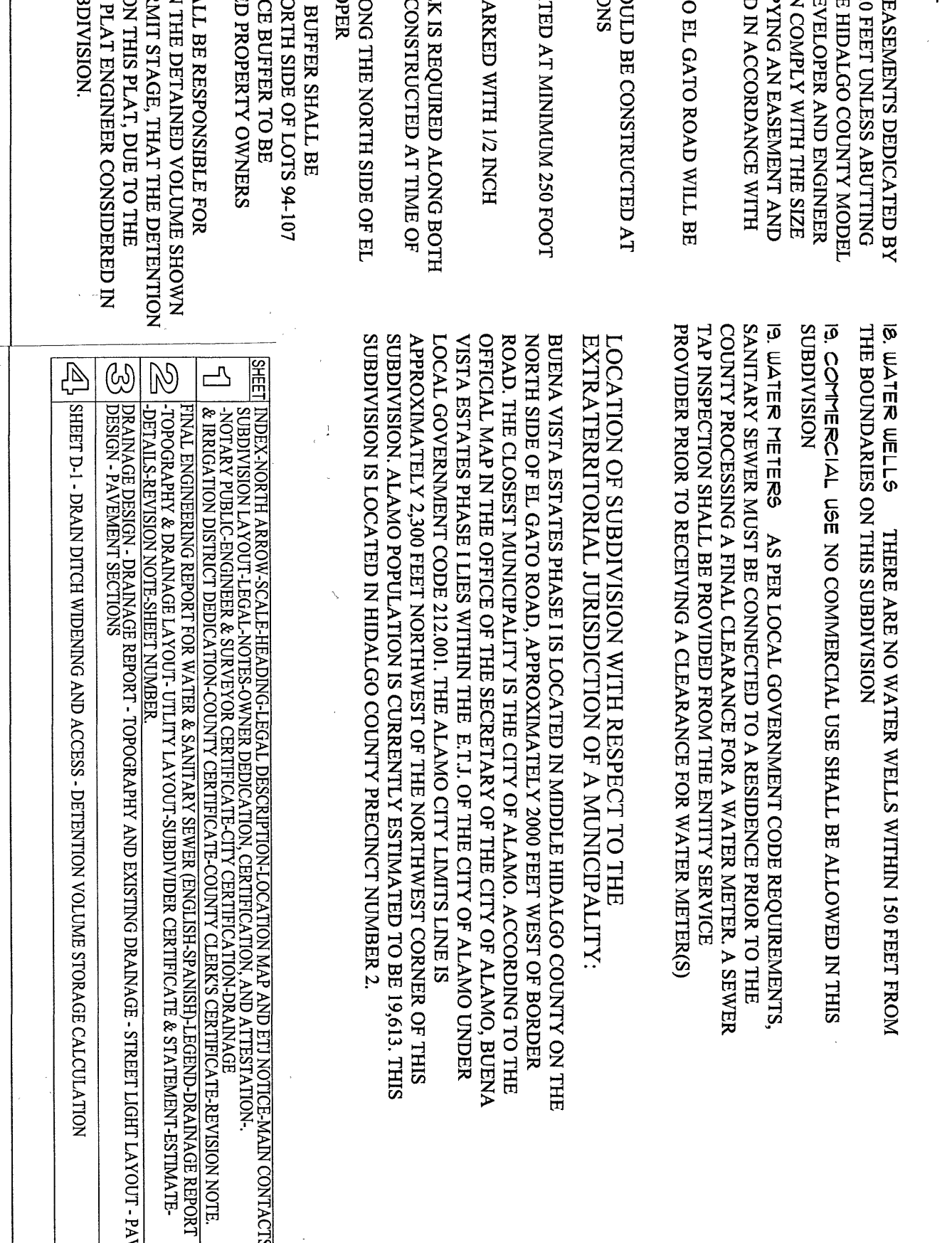
Lot	Area (Ac.)	Lot	Area (Ac.)	Lot	Area (Ac.)	Lot	Area (Ac.)
1	0.0000	17	0.0000	33	0.0000	49	0.0000
2	0.0000	18	0.0000	34	0.0000	50	0.0000
3	0.0000	19	0.0000	35	0.0000	51	0.0000
4	0.0000	20	0.0000	36	0.0000	52	0.0000
5	0.0000	21	0.0000	37	0.0000	53	0.0000
6	0.0000	22	0.0000	38	0.0000	54	0.0000
7	0.0000	23	0.0000	39	0.0000	55	0.0000
8	0.0000	24	0.0000	40	0.0000	56	0.0000
9	0.0000	25	0.0000	41	0.0000	57	0.0000
10	0.0000	26	0.0000	42	0.0000	58	0.0000
11	0.0000	27	0.0000	43	0.0000	59	0.0000
12	0.0000	28	0.0000	44	0.0000	60	0.0000
13	0.0000	29	0.0000	45	0.0000	61	0.0000
14	0.0000	30	0.0000	46	0.0000	62	0.0000
15	0.0000	31	0.0000	47	0.0000	63	0.0000
16	0.0000	32	0.0000	48	0.0000	64	0.0000
17	0.0000	33	0.0000	49	0.0000	65	0.0000
18	0.0000	34	0.0000	50	0.0000	66	0.0000
19	0.0000	35	0.0000	51	0.0000	67	0.0000
20	0.0000	36	0.0000	52	0.0000	68	0.0000
21	0.0000	37	0.0000	53	0.0000	69	0.0000
22	0.0000	38	0.0000	54	0.0000	70	0.0000
23	0.0000	39	0.0000	55	0.0000	71	0.0000
24	0.0000	40	0.0000	56	0.0000	72	0.0000
25	0.0000	41	0.0000	57	0.0000	73	0.0000
26	0.0000	42	0.0000	58	0.0000	74	0.0000
27	0.0000	43	0.0000	59	0.0000	75	0.0000
28	0.0000	44	0.0000	60	0.0000	76	0.0000
29	0.0000	45	0.0000	61	0.0000	77	0.0000
30	0.0000	46	0.0000	62	0.0000	78	0.0000
31	0.0000	47	0.0000	63	0.0000	79	0.0000
32	0.0000	48	0.0000	64	0.0000	80	0.0000
33	0.0000	49	0.0000	65	0.0000	81	0.0000
34	0.0000	50	0.0000	66	0.0000	82	0.0000
35	0.0000	51	0.0000	67	0.0000	83	0.0000
36	0.0000	52	0.0000	68	0.0000	84	0.0000
37	0.0000	53	0.0000	69	0.0000	85	0.0000
38	0.0000	54	0.0000	70	0.0000	86	0.0000
39	0.0000	55	0.0000	71	0.0000	87	0.0000
40	0.0000	56	0.0000	72	0.0000	88	0.0000
41	0.0000	57	0.0000	73	0.0000	89	0.0000
42	0.0000	58	0.0000	74	0.0000	90	0.0000
43	0.0000	59	0.0000	75	0.0000	91	0.0000
44	0.0000	60	0.0000	76	0.0000	92	0.0000
45	0.0000	61	0.0000	77	0.0000	93	0.0000
46	0.0000	62	0.0000	78	0.0000	94	0.0000
47	0.0000	63	0.0000	79	0.0000	95	0.0000
48	0.0000	64	0.0000	80	0.0000	96	0.0000
49	0.0000	65	0.0000	81	0.0000	97	0.0000
50	0.0000	66	0.0000	82	0.0000	98	0.0000
51	0.0000	67	0.0000	83	0.0000	99	0.0000
52	0.0000	68	0.0000	84	0.0000	100	0.0000



Prepared On:  
June 1, 2021  
1"=100'

NO IMPROVEMENT OF ANY KIND INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS-OF-WAY OR EASEMENTS.  
ATTEST: \_\_\_\_\_ SECRETARY  
RESIDENT H.C.D.D. NO. 2  
STATE OF TEXAS,  
COUNTY OF HIDALGO:  
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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.  
RULÉ E. SESIN, P.E., C.F.M.  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
DATE \_\_\_\_\_  
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF BUENA VISTA ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.  
HIDALGO COUNTY JUDGE  
DATE \_\_\_\_\_  
HIDALGO COUNTY CLERK  
DATE \_\_\_\_\_

**NOTES:**  
1. FLOOD ZONE STATEMENT - ZONE "B" OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL 48033 0425C REVISED DATE NOVEMBER 16, 1982. ZONE "B" IS DESCRIBED AS: AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100 YEAR AND 500 YEAR FLOODS. B ZONES ARE ALSO USED TO DESIGNATE BASE FLOOD PLANS OF LESSER HAZARDS SUCH AS AREAS PROTECTED BY LEVERS FROM 100 YEAR FLOOD, OR SHALLOW FLOODING AREAS WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR DRAINAGE AREAS LESS THAN ONE SQUARE MILE.  
2. SETBACKS (CITY OF ALAMO)  
FRONT: 25 FEET  
REAR: 5 FEET OR GREATER FOR EASEMENTS.  
SIDE: 5 FEET OR GREATER FOR EASEMENTS.  
GARAGE: 20 FEET  
3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.  
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT FRONT CENTER OF THE LOT.  
5. BENCH-MARK NOTE: PE NAIL SET IN CENTERLINE OF EL GATO ROAD AT SOUTHEAST CORNER ELEVATION 92.60. TOP OF RIM ON WEST SIDE OF SANITARY SEWER MANHOLE, LOCATED 75 FEET SOUTH OF THE NORTHWEST CORNER OF THIS SITE TOP OF RIM 92.60.  
6. ACCORDING WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 131,430 CUBIC FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: IN WIDENED HDD NO. 1, DRAIN DITCH ALONG THE NORTH SIDE OF THE SITE.  
7. LOT GRADING - ALL LOTS SHALL HAVE ROOST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND GUTTER AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.  
8. PURCHASE CONTRACT - 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, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.  
9. NO PERMANENT STRUCTURE SHALL BE PERMITTED COVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS EXCEPT TOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHER OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.  
10. PUBLIC EASEMENT - ALL PUBLIC UTILITIES EASEMENTS INDICATED BY THESE PLANS ARE TO BE MAINTAINED BY THE SUBDIVIDER. ANY OTHER LOT WITH AN EASEMENT AS PER THE HIDALGO COUNTY CODE, CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.  
11. STREET ACCESS - NO DRIVEWAY ACCESS TO EL GATO ROAD WILL BE ALLOWED.  
12. DRIVEWAYS - CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS  
13. STREET LIGHTS - STREET LIGHTS TO BE LOCATED AT MINIMUM 250 FOOT INTERVALS  
14. LOT CORNERS - ALL LOT CORNERS TO BE MARKED WITH 1/2 INCH CAPED STEEL RODS  
15. SIDEWALK - A FOUR FOOT WIDE SIDEWALK IS REQUIRED ALONG BOTH SIDES ALONG ALL INTERNAL STREETS. TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT.  
16. FIVE FOOT WIDE SIDEWALK IS REQUIRED ALONG THE NORTH SIDE OF EL GATO ROAD. TO BE CONSTRUCTED BY DEVELOPER.  
17. BUFFER FENCE - A MINIMUM 6 FOOT FENCE BUFFER SHALL BE INSTALLED BY THE DEVELOPER ALONG THE NORTH SIDE OF LOTS 94-107 DEPENDENT UPON THE APPROVED PLAT.  
18. DEFENSE VALVE - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING AND ACCOMPANYING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAN IF IT IS DETERMINED AT THE PRELIMINARY STAGE, THAT THE IMPROVED AREA BEING GREATER THAN THAT STATED ON THIS PLAN. DUE TO THE VARIOUS AREA BEING GREATER THAN THAT STATED ON THIS PLAN, ENGINEER THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.



1. LOT GRADING - ALL LOTS SHALL HAVE ROOST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND GUTTER AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.  
2. PURCHASE CONTRACT - 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, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.  
3. NO PERMANENT STRUCTURE SHALL BE PERMITTED COVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS EXCEPT TOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHER OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.  
4. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AS MEASURED AT FRONT CENTER OF THE LOT.  
5. BENCH-MARK NOTE: PE NAIL SET IN CENTERLINE OF EL GATO ROAD AT SOUTHEAST CORNER ELEVATION 92.60. TOP OF RIM ON WEST SIDE OF SANITARY SEWER MANHOLE, LOCATED 75 FEET SOUTH OF THE NORTHWEST CORNER OF THIS SITE TOP OF RIM 92.60.  
6. ACCORDING WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 131,430 CUBIC FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: IN WIDENED HDD NO. 1, DRAIN DITCH ALONG THE NORTH SIDE OF THE SITE.  
7. LOT GRADING - ALL LOTS SHALL HAVE ROOST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND GUTTER AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.  
8. PURCHASE CONTRACT - 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, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.  
9. NO PERMANENT STRUCTURE SHALL BE PERMITTED COVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS EXCEPT TOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHER OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

95' H.C.D.D. NO. 1 EASEMENT  
VOL. 26, PAGE 42 M/R

35' CANAL R.O.W.  
VOL. 16, PG. 7 MR

S81° 17' E

730.0'

250.0'

SOB° 43' W

SOB° 43' W

SOB° 43' W

SOB° 43' W

SOB° 43' W

SOB° 43' W

SOB° 43' W

SOB° 43' W

SOB° 43' W

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SOB° 43' W

SOB° 43' W

**FINAL ENGINEERING REPORT FOR BUENA VISTA ESTATES PHASE I**  
BY: STEVE SPOOR, P.E.

**WATER**  
Buena Vista Estates Phase I will have potable water service from Military Highway Water Supply Corporation (MHWSC). MHWSC has agreed to provide sufficient water to Buena Vista Estates Phase I for at least 30 years and to provide the long term quantity and quality of water supply to serve the full development of Buena Vista Estates Phase I. MHWSC provides service to the area with a 12-inch water line along the south side of El Gato Road. The proposed water system for Buena Vista Estates Phase I will be 8 inch lines crossing under El Gato Road to connect to the existing 12 inch line on the south side of El Gato. These 8 inch lines and crossings are proposed on 3rd Street, Cardinal Street, and Oriole Street, extended through the subdivision to connect to a proposed 8 inch line on Juarez Avenue. The proposed 8 inch Juarez Avenue line will be extended to the East line for future extension to the east with a proposed flush valve. Each lot will be provided with a 3/4 inch meter connection, utilizing a 3/4" single service line, ready for a MHWSC supplied meter. One hundred seven meter connections (one per lot) will be installed. The complete water system construction cost is \$174,500.00. Additional fees are: Capital: \$42,800, Inspection: \$10,800, Meter and Membership: \$35,300. Total cost of construction and fees is \$263,400 or \$242 per lot. All MHWSC fees to be paid prior to the acceptance of the water system by MHWSC. Acceptance by MHWSC is required prior to plat recording.

**SANITARY SEWER**  
Buena Vista Estates Phase I will have sanitary sewer collection from Military Highway Water Supply Corporation (MHWSC). MHWSC has agreed to provide sufficient collection and treatment for Buena Vista Estates Phase I sanitary sewer for at least 30 years and to provide long term collection quantity and treatment quality for the full development of Buena Vista Estates Phase I. MHWSC provides service to the area with an 8 inch gravity sewer line at the 3rd Street and El Gato Road intersection. MHWSC serves the existing lots on the west side of 3rd Street with an 8 inch gravity line extending from El Gato Road, north, to the H.C.D.D. No. 1 drain ditch. The proposed gravity sewer system for Buena Vista Estates Phase I will consist of a proposed 12 inch line along the north side of El Gato Road, extending from 3rd Street, east, to Oriole Street, and extending to the east line of Buena Vista Estates Phase I for future extension. A new 12 inch line is proposed for Cardinal Street and a new 8 inch line is proposed for Oriole Street. The 12 inch Cardinal line will extend to Juarez Avenue and will extend along Juarez to the subdivisions east line. This system will provide 107 four inch service lines, each with a 4 inch riser for locating. Fiberglass manholes meeting MHWSC specification for quality and quantity will be installed. The complete sanitary sewer system construction cost is \$155,000. Additional MHWSC fees are Capital: \$26,800, Inspection: \$9,600, and Account and connection inspection: \$3,200, for a total cost of \$195,100 or \$1,832 per lot. All MHWSC fees to be paid prior to acceptance of the sewer system by MHWSC. Acceptance by MHWSC is required prior to plat recording.

10-05-21  
Steve Spoor  
STEVE SPOOR  
SPOOR ENGINEERING CONSULTANTS, INC.  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NUMBER 56752



**INFORME FINAL DE INGENIERIA PARA BUENA VISTA ESTATES PHASE I**  
POR: STEVE SPOOR, P.E.

**AGUA**  
Buena Vista Estates Phase I tendrá servicio de agua potable de Military Highway Water Supply Corporation (MHWSC). MHWSC ha acordado proporcionar suficiente agua a Buena Vista Estates Phase I durante al menos 30 años y proporcionar la cantidad y calidad de suministro de agua a largo plazo para servir al desarrollo completo de Buena Vista Estates Phase I. MHWSC proporciona servicio a la zona con una línea de agua de 12 pulgadas a lo largo del lado sur de El Gato Road. El sistema de agua propuesto para Buena Vista Estates Phase I será líneas de 8 pulgadas que cruzan bajo El Gato Road para conectarse a la línea de 12 pulgadas existente en el lado sur de El Gato. Estas líneas de 8 pulgadas y sus cruces se proponen en 3rd Street, Cardinal Street y Oriole Street, y se extienden a través de la subdivisión para conectar/hacer un bucle con una línea de 8 pulgadas propuesta en Juarez Avenue. La línea de 8 pulgadas propuesta en la Avenida Juárez se extenderá hasta la línea este para una futura extensión hacia el este con una válvula de descarga propuesta. Cada lote contará con una conexión de medidor de 3/4 de pulgada, utilizando una línea de servicio única de 3/4", lista para un medidor suministrado por MHWSC. Se instalarán ciento siete conexiones de contador (una por lote). El costo total de la construcción del sistema de agua es de 174,500 dólares. Los honorarios adicionales son: Capital: \$42,800, Inspección: \$10,800, Medidor y membresía: \$35,300. El costo total de la construcción y las cuotas es de \$263,400 o \$242 por lote. Todos los honorarios de MHWSC deben ser pagados antes de la aceptación del sistema de agua por MHWSC. La aceptación por parte de MHWSC se requiere antes del registro del plano.

**ALCANTARILLADO SANITARIO**  
Buena Vista Estates Phase I tendrá servicio de alcantarillado sanitario de Military Highway Water Supply Corporation (MHWSC). MHWSC ha acordado proporcionar suficiente recolección y tratamiento para el alcantarillado sanitario de Buena Vista Estates Phase I durante al menos 30 años y proporcionar cantidad de recolección y calidad de tratamiento a largo plazo para el desarrollo completo de Buena Vista Estates Phase I. MHWSC proporciona servicio a la zona con una línea de alcantarillado por gravedad de 12 pulgadas en la intersección de la calle 3 y El Gato Road. MHWSC da servicio a los lotes existentes en el lado oeste de la calle 3 con una línea de gravedad de 8 pulgadas que se extiende desde El Gato Road, al norte, hasta la zanja de drenaje del H.C.D.D. No. 1. El sistema de alcantarillado por gravedad propuesto para Buena Vista Estates Phase I consistirá en una línea de 12 pulgadas propuesta a lo largo del lado norte de El Gato Road, que se extiende desde 3rd Street, al este, hasta Oriole Street, y se extiende hasta la línea este de Buena Vista Estates Phase I para una futura extensión. Se propone una nueva línea de 12 pulgadas para Cardinal Street y una nueva línea de 8 pulgadas para Oriole Street. La línea de 12 pulgadas de Cardinal se extenderá hasta la Avenida Juárez y se extenderá a lo largo de Juárez hasta la línea este de las subdivisiones. Este sistema proporcionará 107 líneas de servicio de cuatro pulgadas, cada una con un elevador de 4 pulgadas para su localización. Se instalarán pozos de registro de fibra de vidrio que cumplan con las especificaciones de calidad y cantidad de MHWSC. El costo total de la construcción del sistema de alcantarillado sanitario es de \$155,000. Los honorarios adicionales de la MHWSC son: capital: 26,800 dólares, inspección: 9,600 dólares, e inspección de cuentas y conexiones: 3,200 dólares, lo que supone un costo total de 195,100 dólares o 1,832 dólares por lote. Todos los honorarios de MHWSC deben ser pagados antes de la aceptación del sistema de alcantarillado por MHWSC. La aceptación por parte de la MHWSC se requiere antes de la grabación del plano.

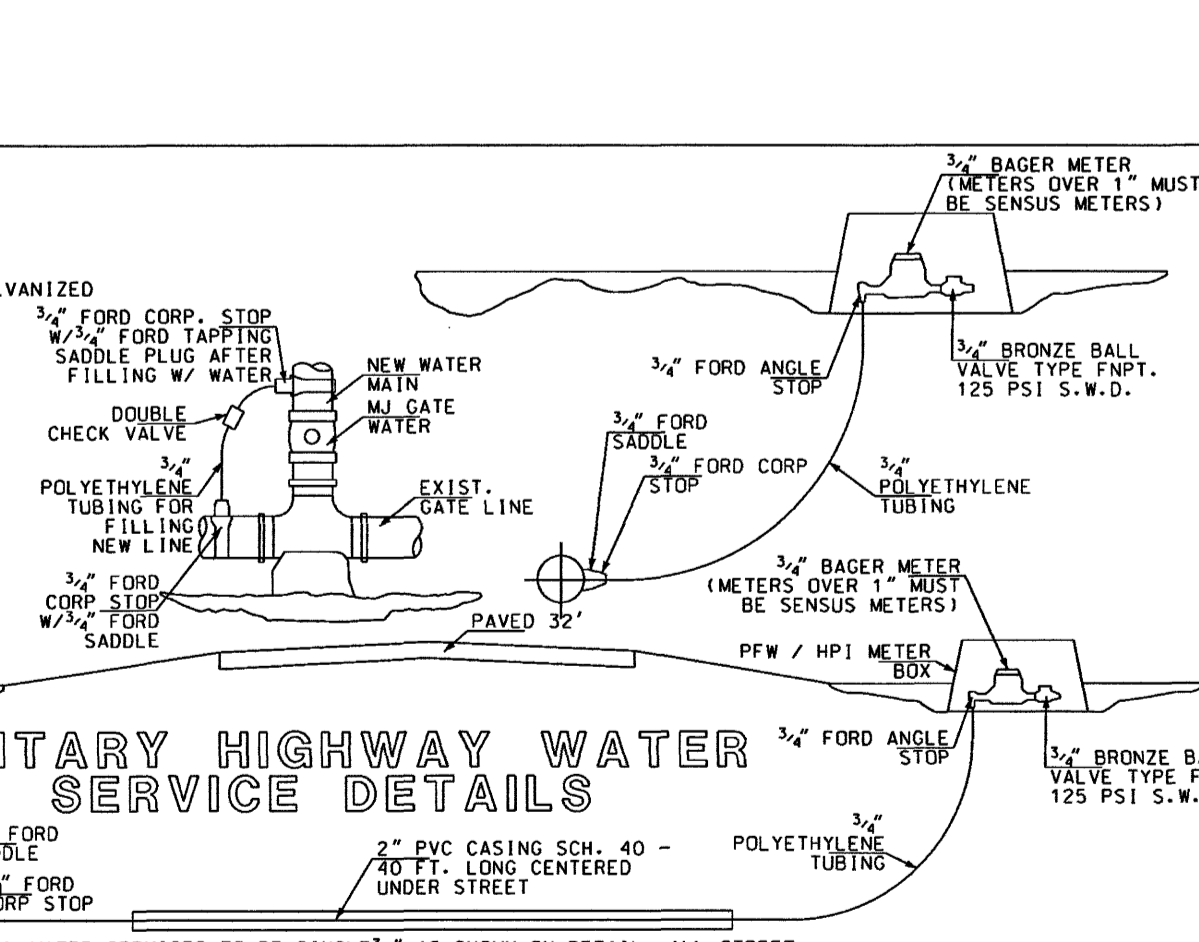
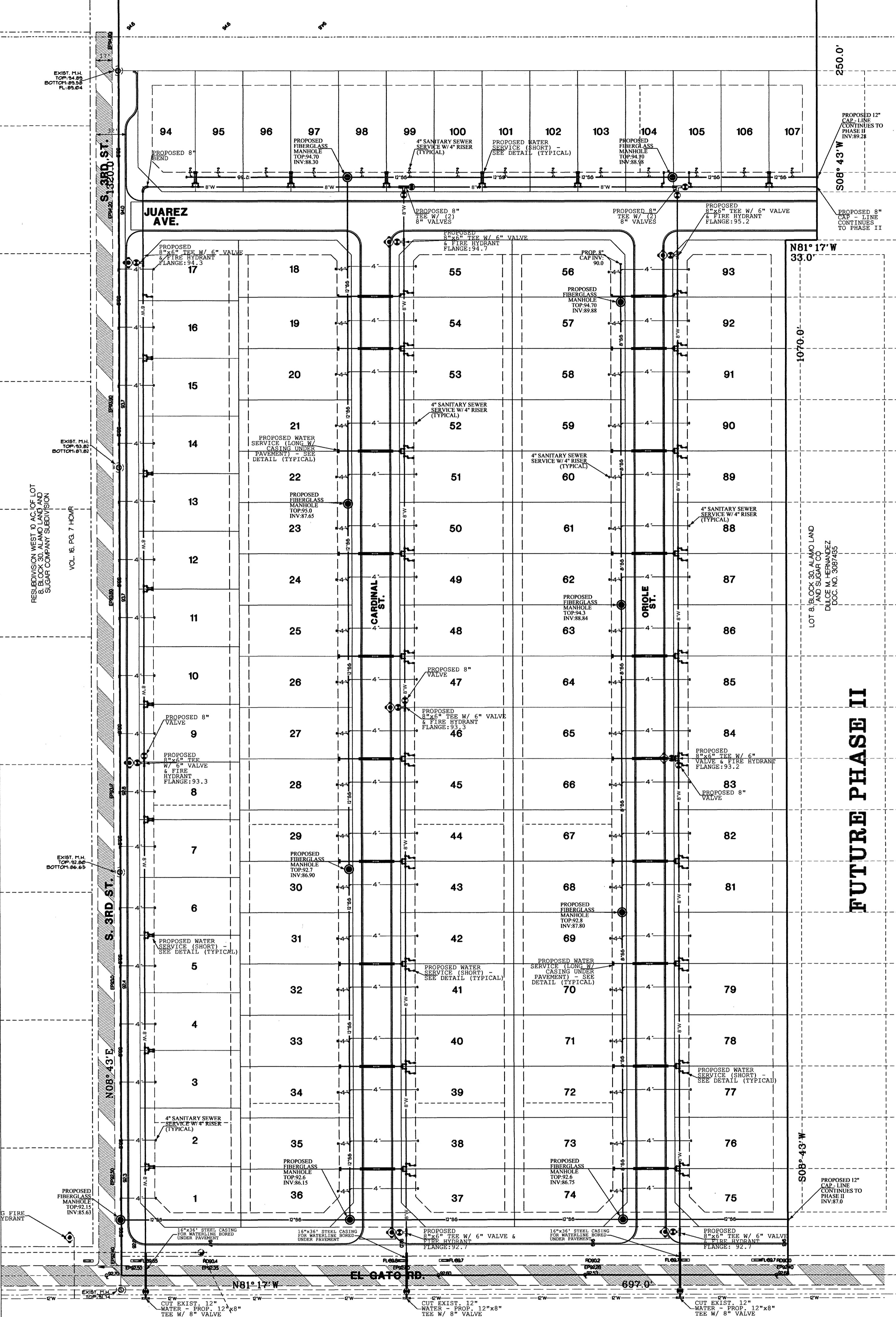
10-05-21  
Steve Spoor  
STEVE SPOOR  
SPOOR ENGINEERING CONSULTANTS, INC.  
REGISTERED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NUMBER 56752



# BUENA VISTA ESTATES PHASE I

## WATER AND SANITARY SEWER

A 21.31 ACRE TRACT OF LAND, OUT OF LOT 8, BLOCK 30, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS;



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

**SUBDIVIDER STATEMENT**  
I, DULCE M. HERNANDEZ, SUBDIVIDER OF BUENA VISTA ESTATES PHASE I, 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 COUNTY REGULATIONS.

DULCE M. HERNANDEZ  
4817 S. HUMMER LN.  
EDINBURG, TEXAS 78539

**STATE OF TEXAS:**  
COUNTY OF HIDALGO:  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULCE M. HERNANDEZ, PERSONALLY APPEARED AND PROVIDED, THROUGH THEIR DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, HE DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

ALL GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED:  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

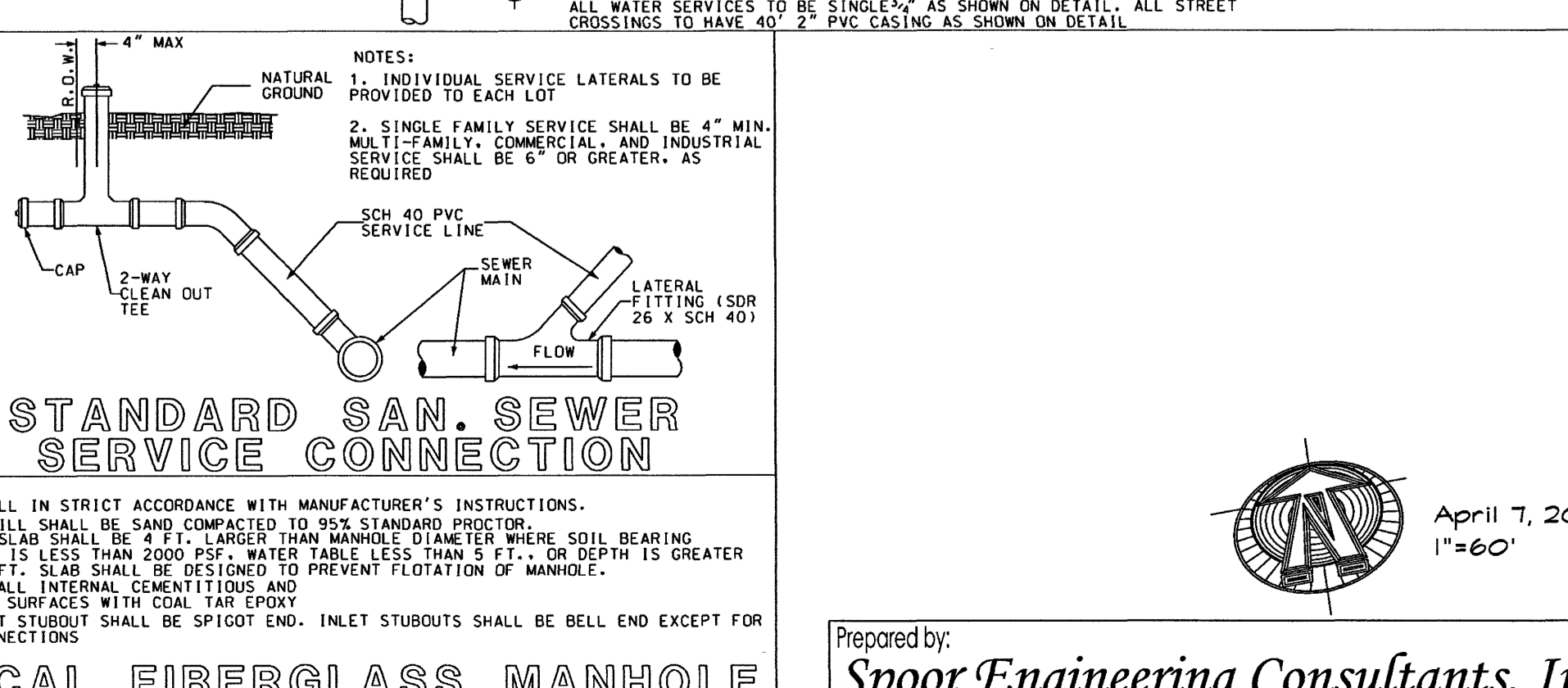
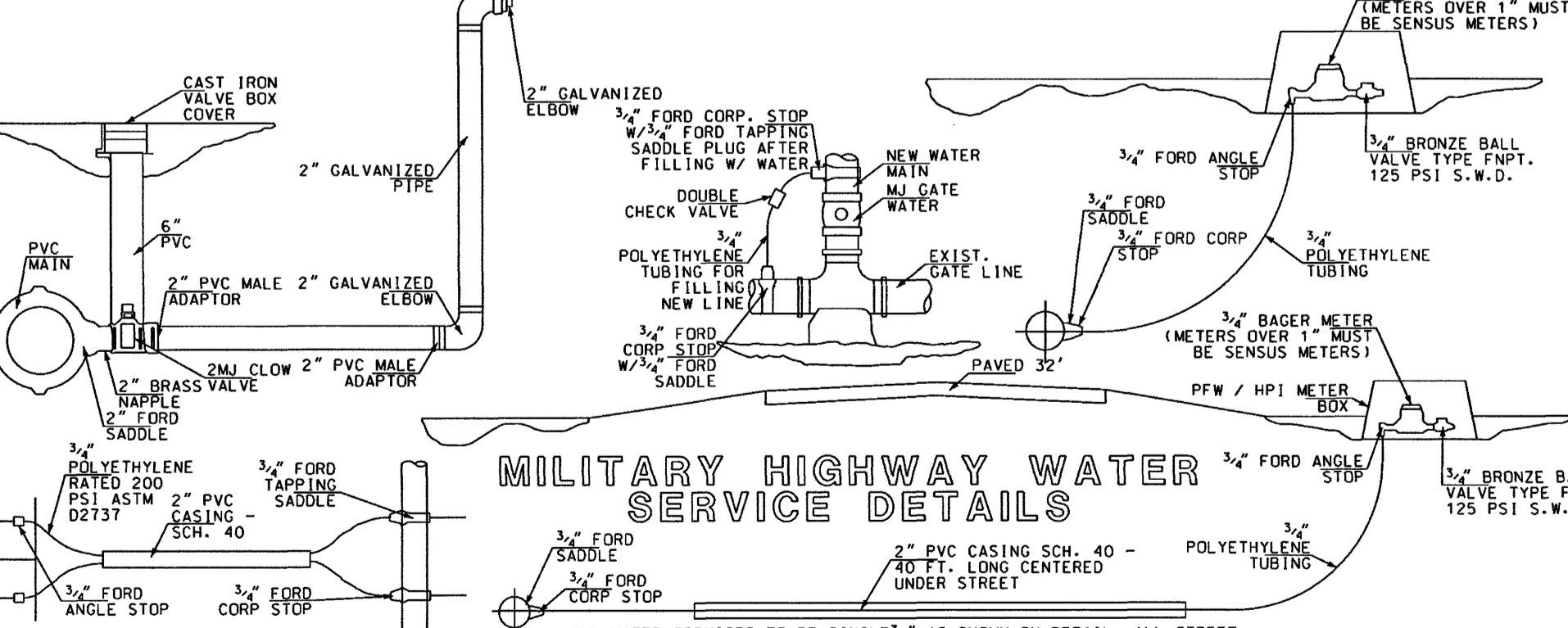
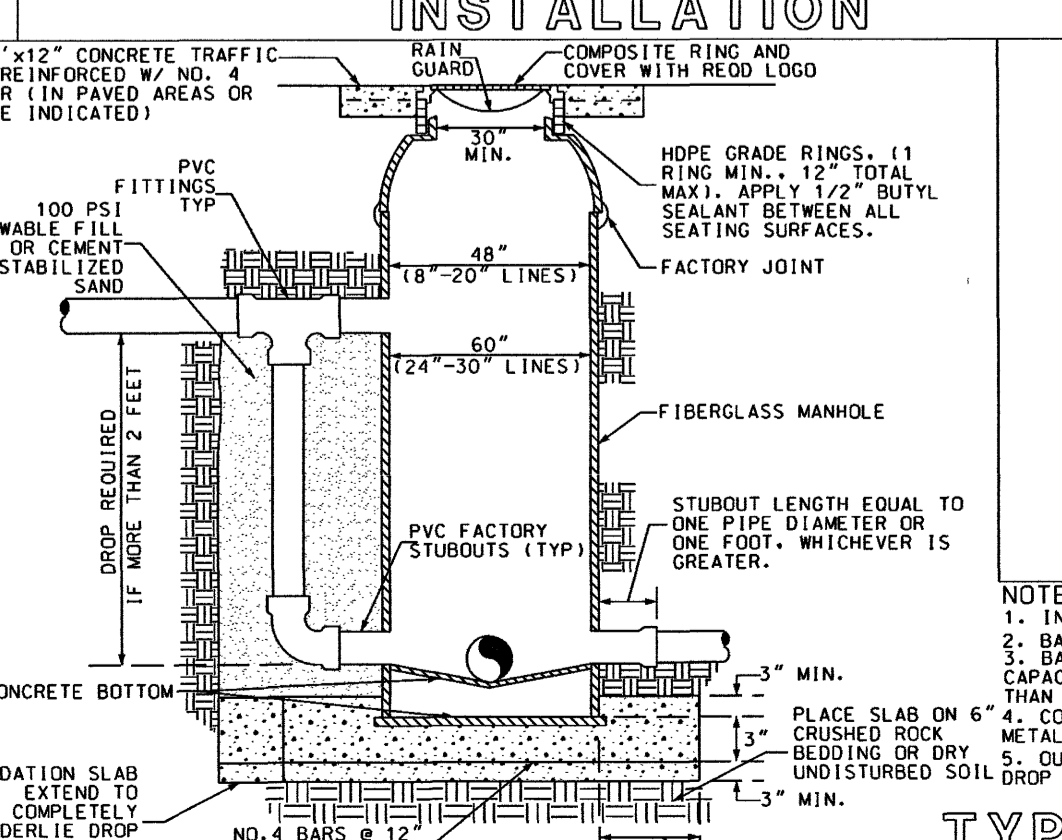
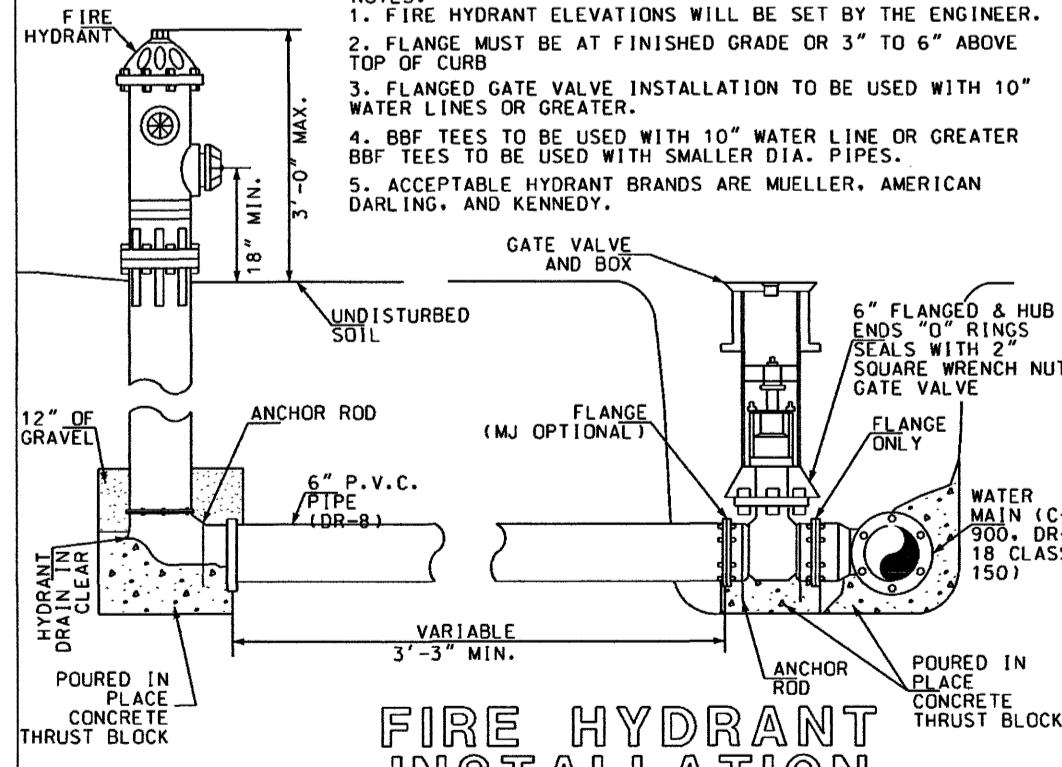
NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: \_\_\_\_\_

**COST ESTIMATE:**

WATER DISTRIBUTION: \$263,400

SEWER IMPROVEMENTS: \$195,100

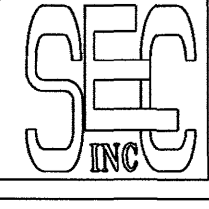


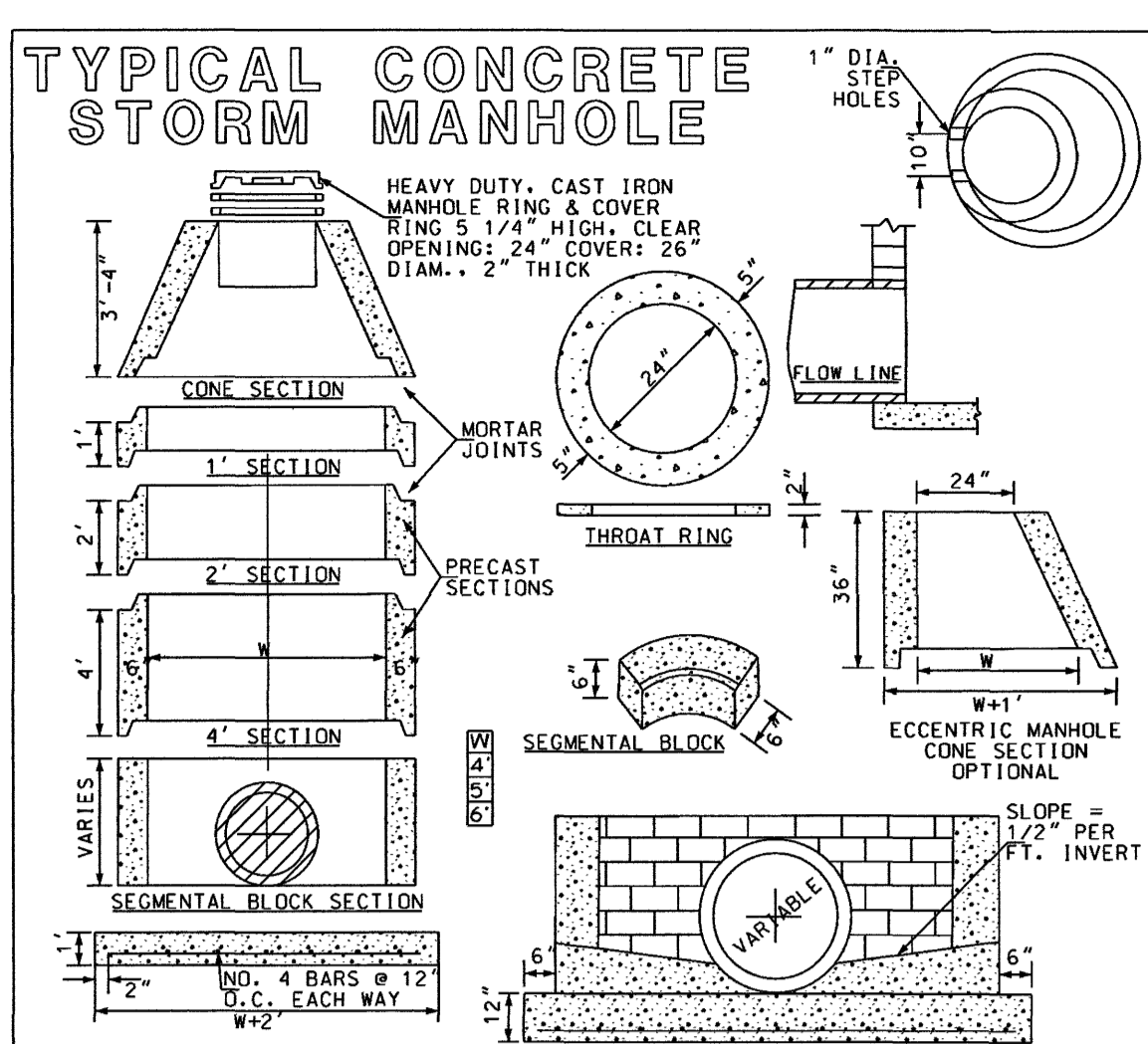
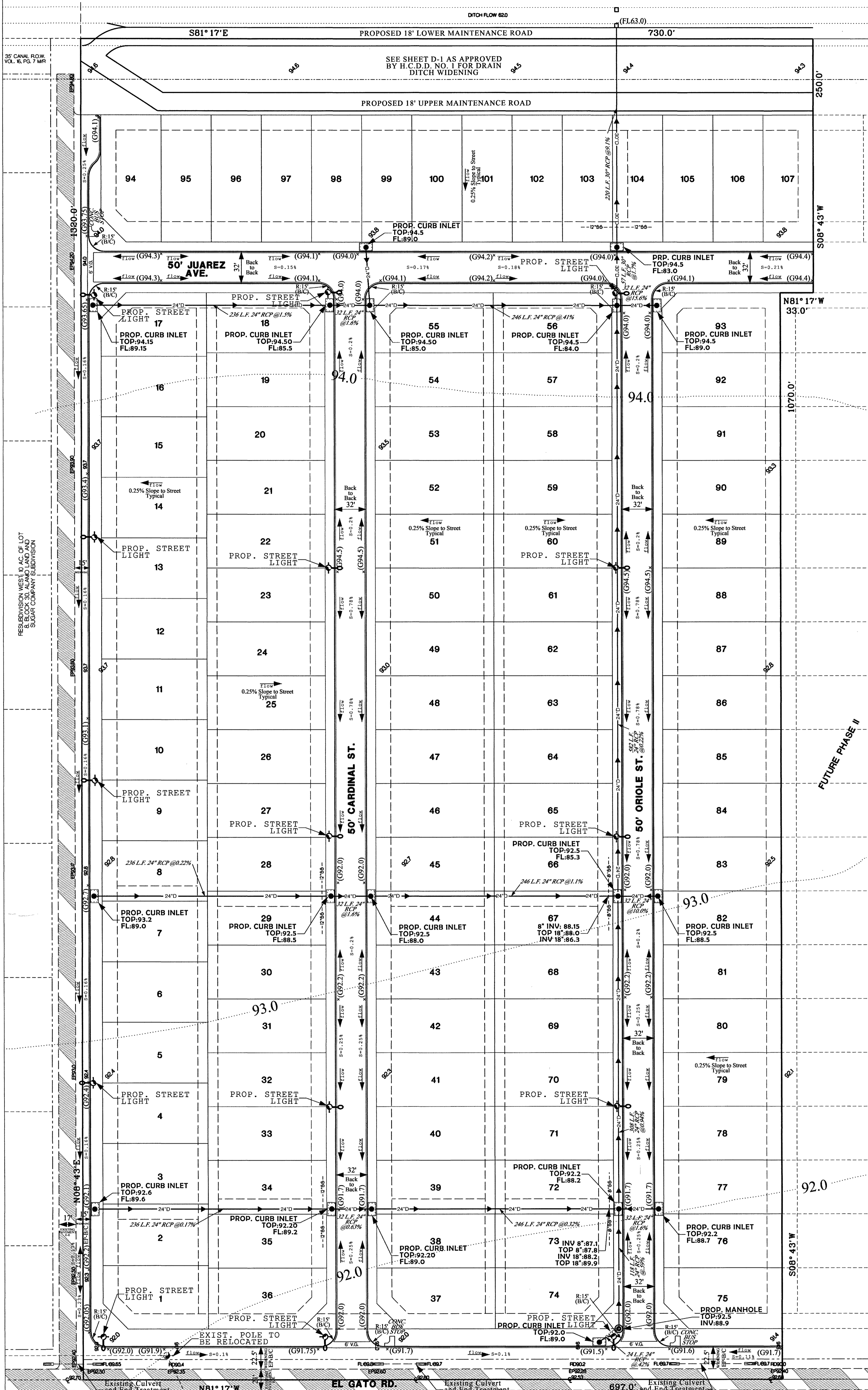
Prepared by:  
**Spoor Engineering Consultants, Inc.**  
Consulting Engineers - Civil Land Planning

FIRM # F-6003  
202 South 4th, Street McAllen, Texas 78501  
SEC@spooreng.com (956) 683 1000

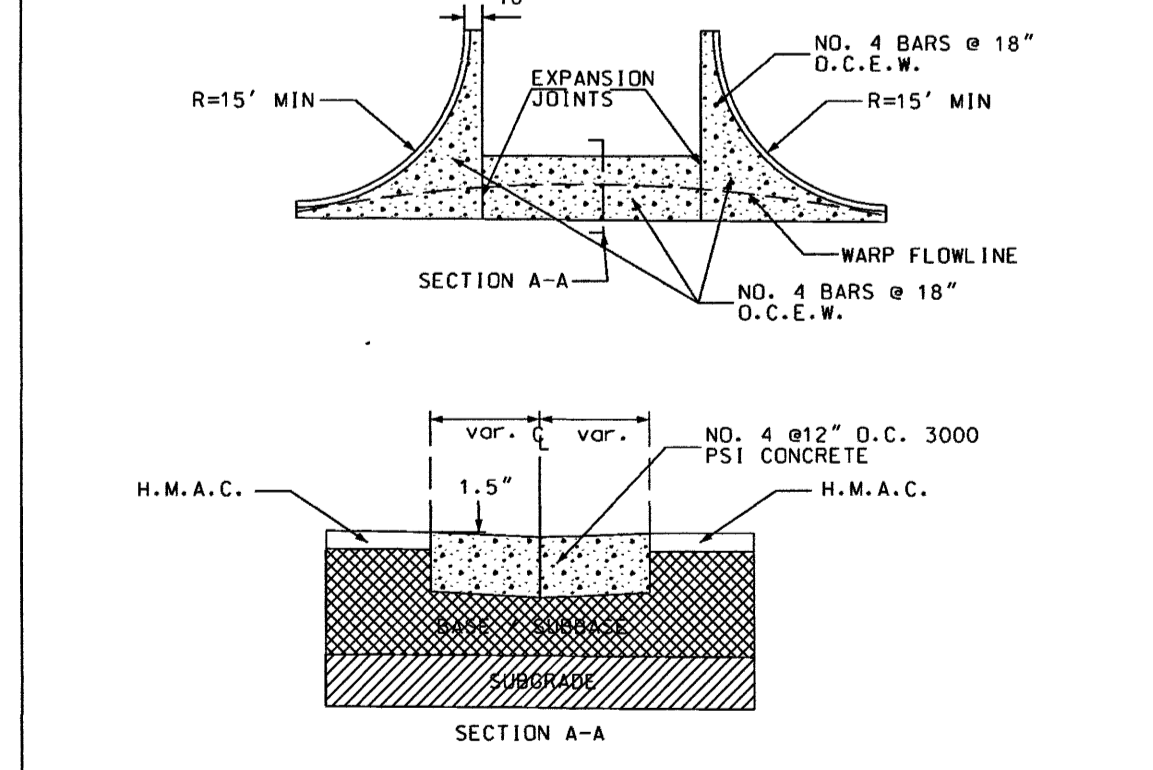
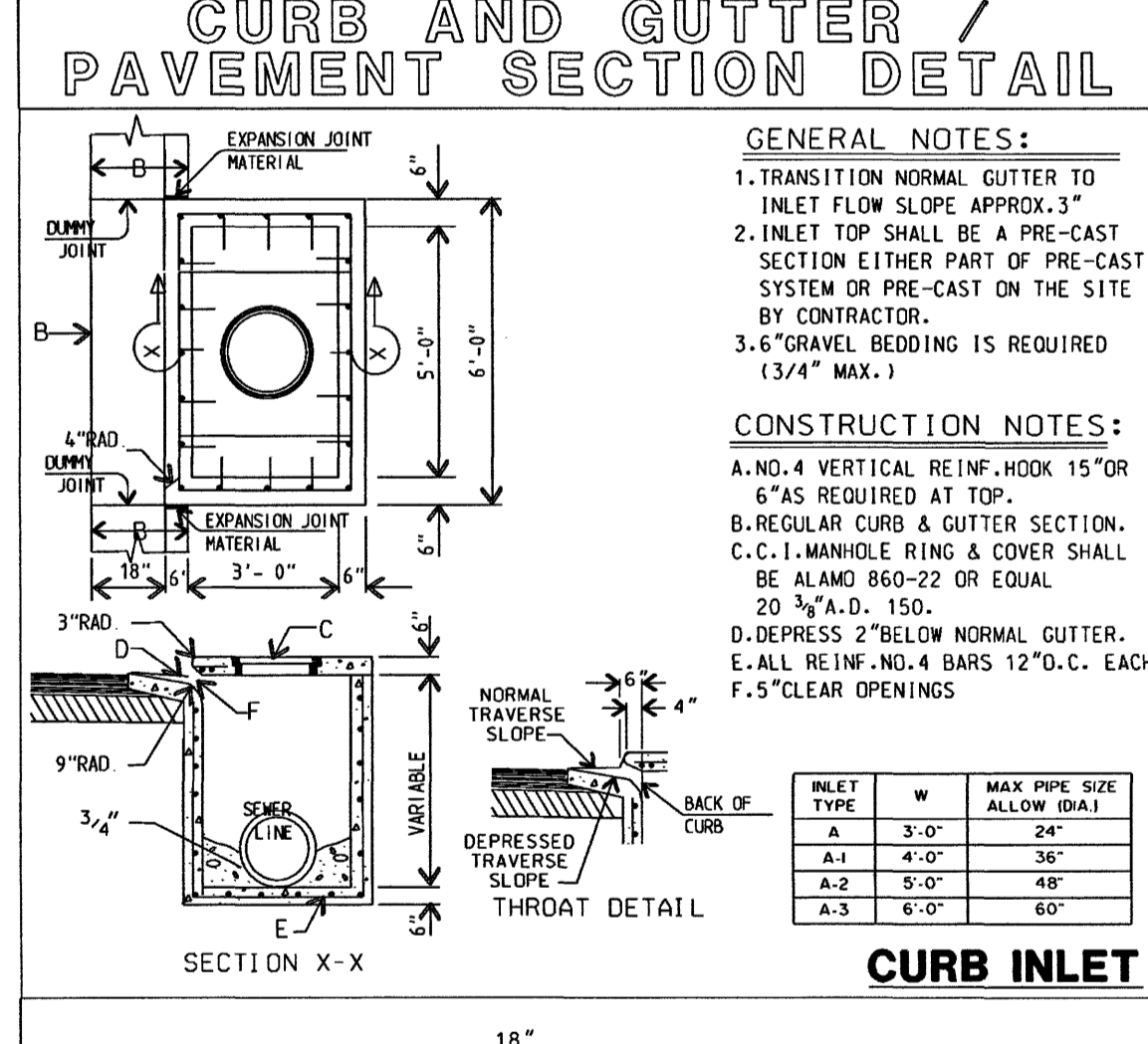
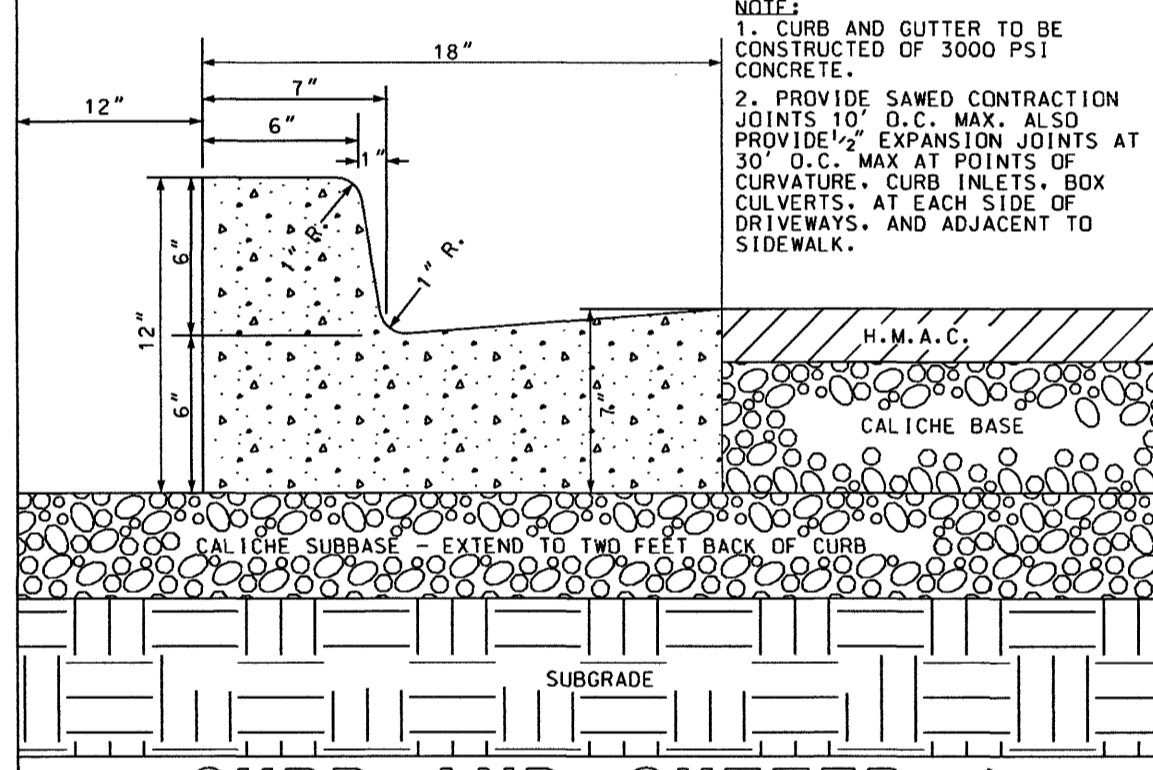
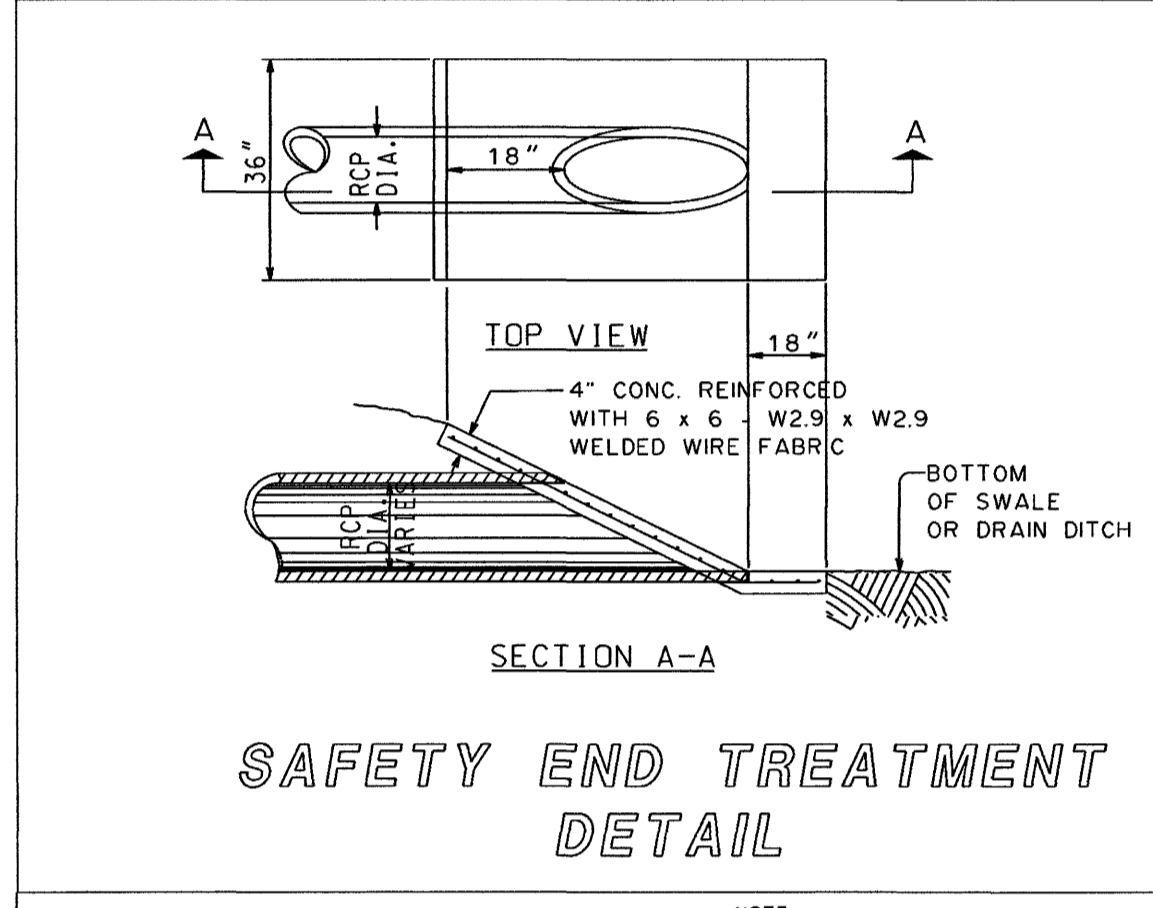
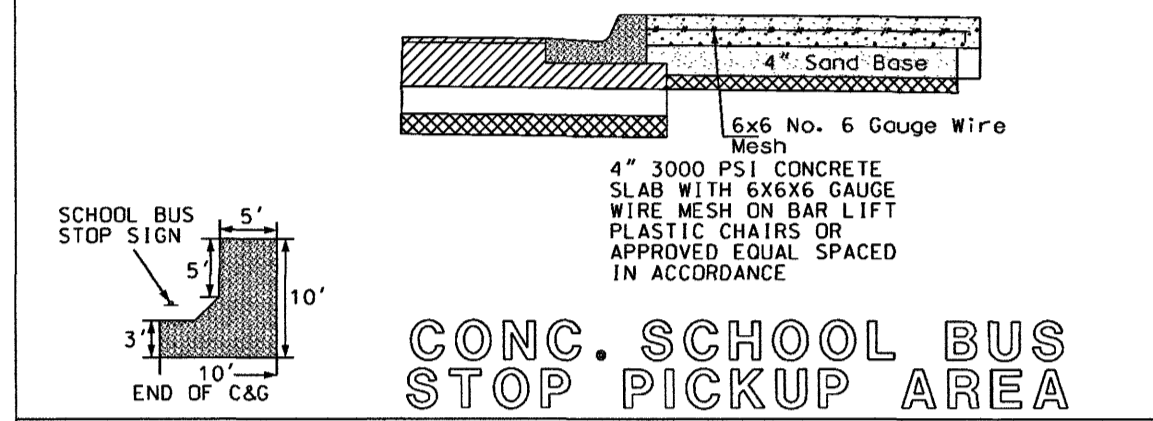
SHEET  
2 OF 4

April 7, 2021  
1"=60'





**GENERAL NOTES:**  
 1. SEGMENTAL BLOCK SECTION & PRE-CAST SECTION MAY BE ALTERNATED.  
 2. PRE-CAST SECTIONS MAY BE PLACED IN ANY ORDER.  
 3. FOOTING (BASE) TO BE POURED ON UNDISTURBED SOIL & TO BE UNIFORM IN THICKNESS.  
 4. ALL TIE-INS TO BE AT BOTTOM OF MANHOLE. NO DROP CONNECTIONS ACCEPTABLE.  
 5. 1/2\"/>

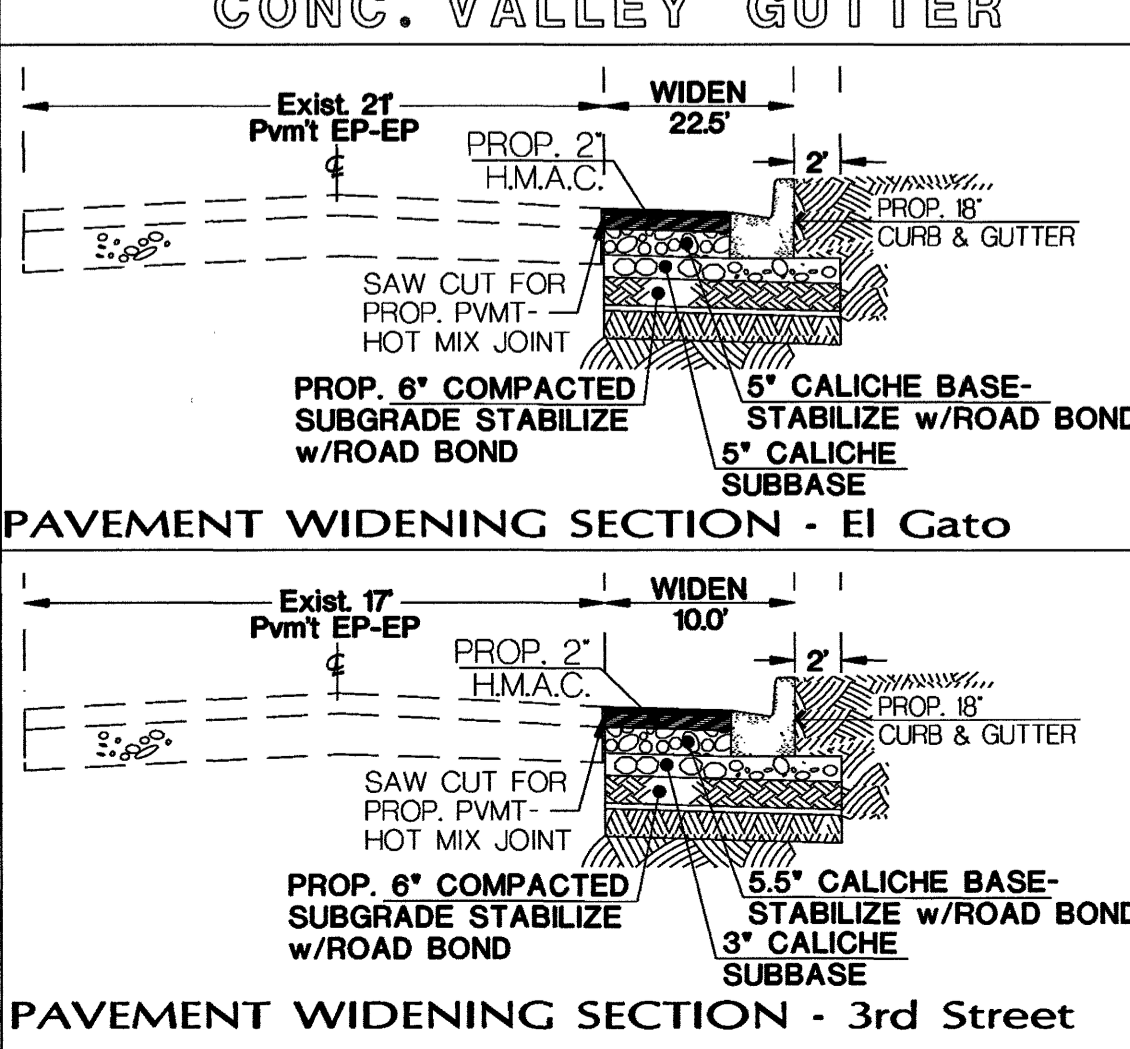
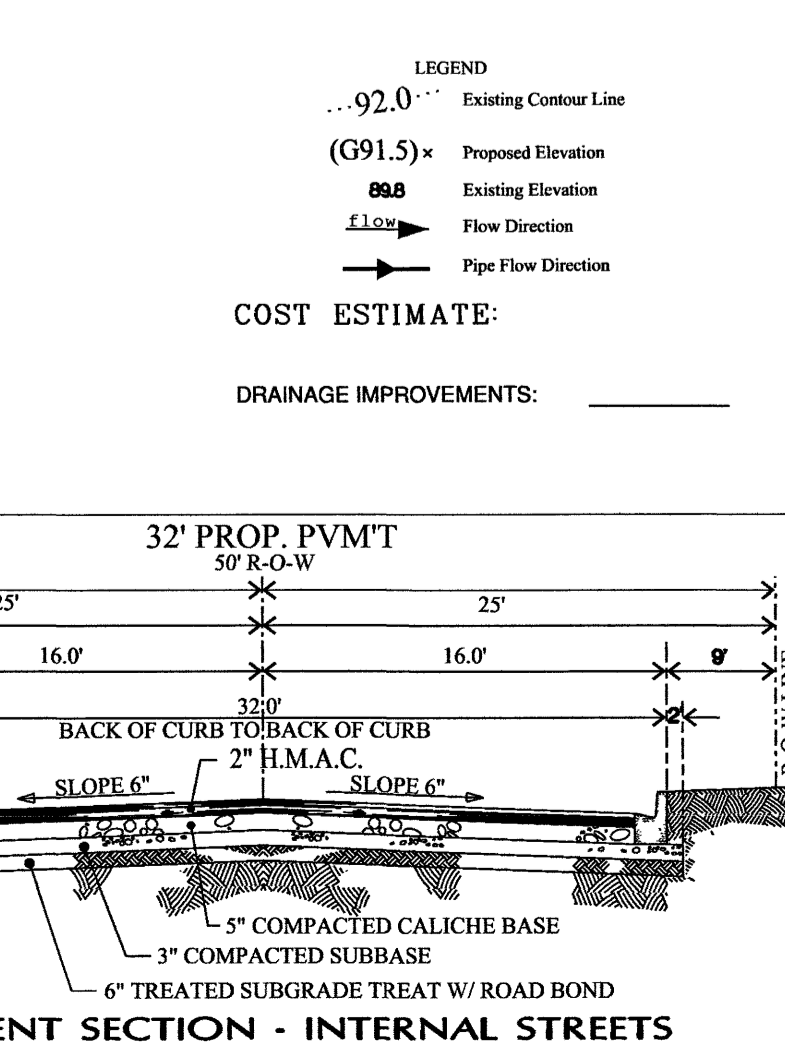


**DRAINAGE STATEMENT**  
**LEGAL DESCRIPTION:**  
 A 21.31 ACRE TRACT OF LAND, OUT OF LOT 8, BLOCK 30, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.  
**LOCATION:**  
 This 107 lot subdivision, comprising 187 net acres, is located on the north side of El Gato Road and the east side of S. 37 Street. This site is located in Hidalgo County, Texas, in the extra territorial jurisdiction of the City of Alamo. This site is south of and adjacent to the H.C.D.D. No. 1 Alamo Expressway Drain Ditch.  
**FLOOD ZONE:**  
 The property falls in Zone "B" of the Flood Insurance Rate Maps, Community Panel No. 480334 (02/5), Revised November 16, 1982. Zone "B" is described as "Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. B Zones are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year floods, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile."  
**SOILS AND TOPOGRAPHY:**  
 This site falls in Area "28" (Hidalgo Sandy Clay Loam, Group "C") of the Soil Survey of Hidalgo County. A more detailed description of this soil and its properties can be found in the attachments to this report. Topographic maps of this general area indicate a natural surface grade to the southeast.  
 Presently, this site is vacant, expected use of the property is single family residential.  
**EXISTING DRAINAGE:**  
 This site slopes from north to south, away from the County drain ditch, and into it intercepted by the El Gato Road ditch, which flows east, to Border Road, and into the above mentioned Alamo Expressway drain ditch.  
**PROPOSED DRAINAGE IMPROVEMENTS:**  
 The proposed public streets will be graded in accordance with the City and County standards, into a drain pipe system consisting of 24 and 30 inch drains, that will flow east and north into the County drain ditch along the north side. Proposed for the above mentioned drain ditch is widening to County standards.  
**REQUIREMENTS:**  
 In order to prevent an increase in runoff, rainfall detention will be accomplished in the County drain ditch. The widening of the County ditch will provide approximately 300,000 cubic feet of storage. Excess storage of 168,750 cubic feet shall be utilized for Buena Vista Estates Phase II. All drain ditch widening as shown on Sheet D-1 is to be constructed with Phase I. In accordance with the attached calculations, this property is required to detain 3.06 acre-feet or 133,630 cubic feet. Data from Table 2 indicates an existing flow rate of 14.59 cubic feet per second (10 year), which will increase to 90.92 cubic feet per second (10 year) for developed conditions. Floor levels will be set below the 100 year flood elevation.

**BUENA VISTA ESTATES**  
**PHASE I**  
 PAVING, DRAINAGE, & LIGHTING

May 5, 2021  
 1"=50'  
 STEVE SPOOR  
 SPOOR ENGINEERING CONSULTANTS, INC.  
 REGISTERED PROFESSIONAL ENGINEER  
 P.E. REGISTRATION NUMBER 56752

**NOTES:**  
 1. ALL DRAINAGE PIPE TO BE RCP WITH RUBBER GASKET.  
 2. ALL CURBS AND GUTTERS TO BE CONCRETE.  
 3. ALL CURBS AND GUTTERS TO BE 4\"/>

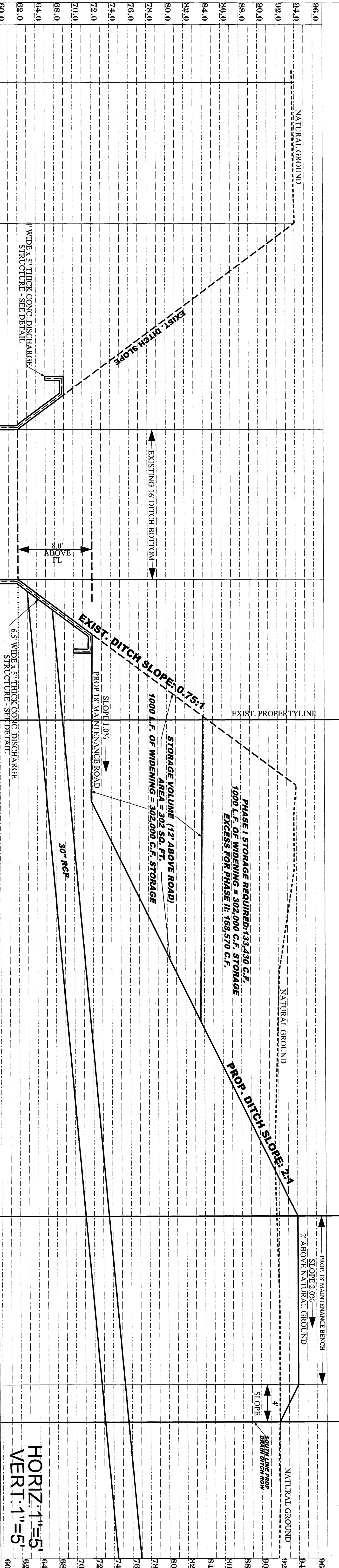
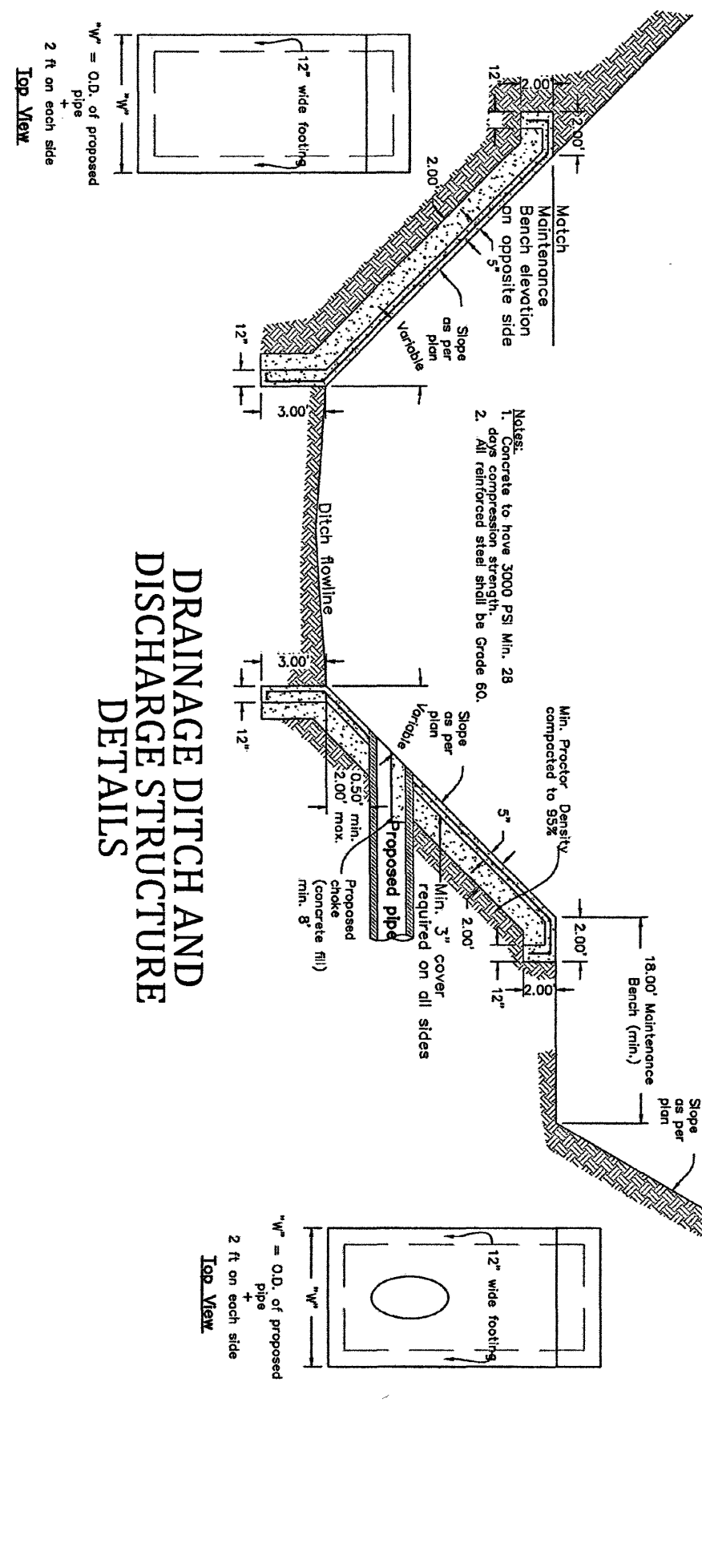
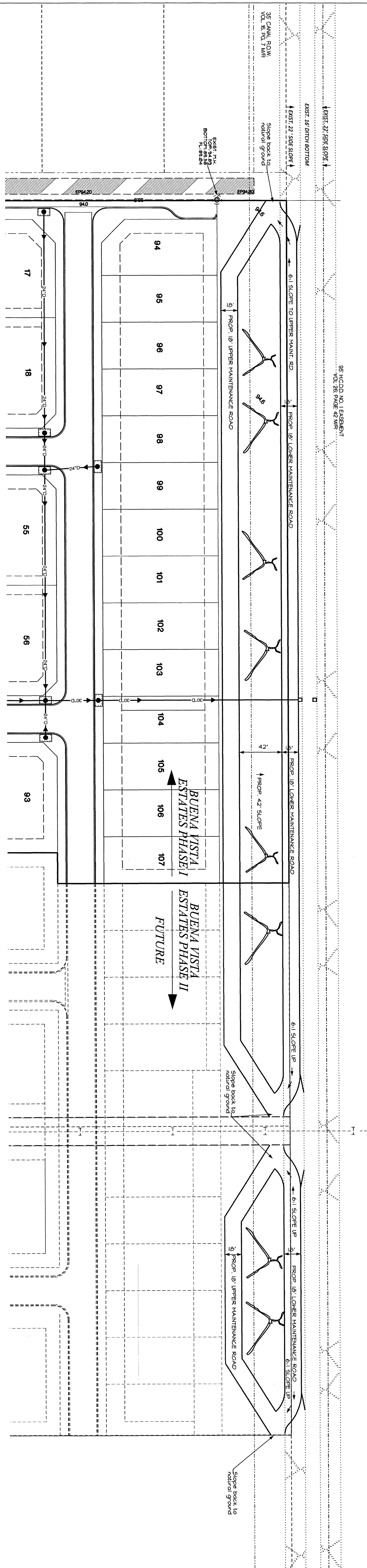


**LEGEND:**  
 - - - Existing Contour Line  
 (G91.5) Proposed Elevation  
 888 Existing Elevation  
 - - - Flow Direction  
 - - - Pipe Flow Direction

**COST ESTIMATE:**

**DRAINAGE IMPROVEMENTS:**

**PAVEMENT WIDENING SECTION - El Gato**  
 32\"/>



NOTE: THIS PLAN IS AN ATTACHEMENT TO THE H.C.D.D. NO. 1 APPROVED DRAINAGE STATEMENT. APPROVAL DATE: SEPTEMBER 17, 2021

ALL DITCH WIDENING TO BE COMPLETED WITH PHASE I



SHEET 4 OF 4