



# 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: 12-28-2021

PROPOSED LAS OLAS ESTATES SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: LAS OLAS LP

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 102  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INDUSTRIAL

NUMBER OF STREETLIGHTS: 14

FILLING STATIONS: 7

LOCATION DESCRIPTION: SOUTH SIDE OF ALBERTA ROAD APPROXIMATELY ¼ MILE EAST OF ALAMO 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 06-02-2021 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: 20.00 FEET ONTO ALBERTA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 05-05-2021 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 05-05-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 12" LOCATION: ALBERTA ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: ALBERTA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 05-05-2021: 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.

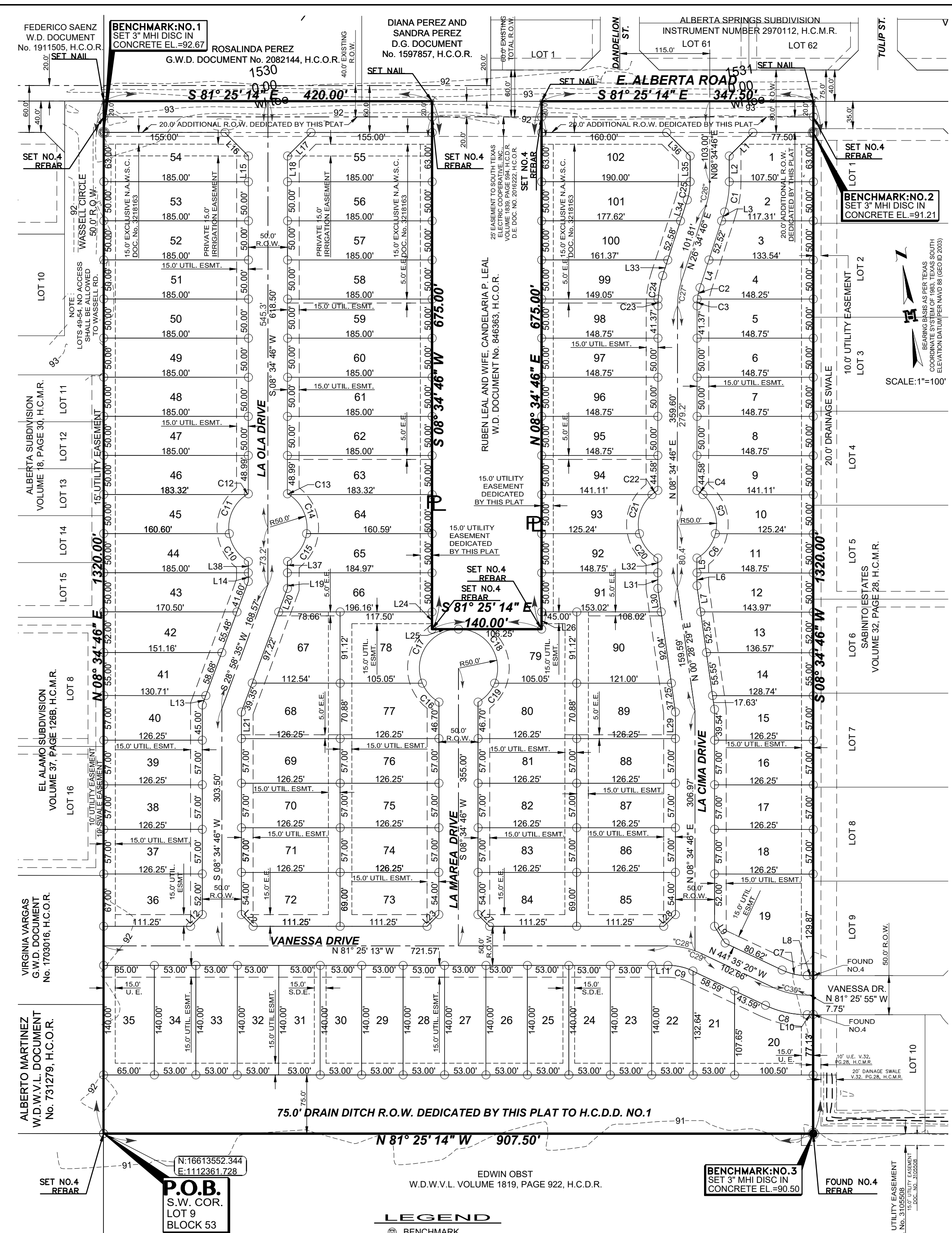
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 24, 2021

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.



**SUBDIVISION MAP OF  
LAS OLAS ESTATES SUBDIVISION  
BEING 25.331 ACRES OUT OF  
LOT 9, BLOCK 53,  
ALAMO LAND & SUGAR  
COMPANY SUBDIVISION  
VOLUME 1, PAGE 24, H.C.M.R.  
CITY OF EDINBURG,  
HIDALGO COUNTY, TEXAS**

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

- FLOOD ZONE STATEMENT:  
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(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
- SETRBACKS:  
FRONT: 25.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED PER LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS:  
BENCHMARK NO.1 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF LOT 54 B.M. ELEVATION= 92.67  
BENCHMARK NO.2 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 1 B.M. ELEVATION= 91.21  
BENCHMARK NO.3 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF THIS SUBDIVISION B.M. ELEVATION= 90.50
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 119,482 CUBIC- FEET 2.740 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2.5% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).
- LOT 1, 54, 55, AND 102 SHALL NOT HAVE ACCESS FROM E. ALBERTA ROAD.
- EACH LOT SHALL HAVE ITS OWN WATER METER.
- A 5' SIDEWALK WITH A.D.A. RAMPS ALONG E. ALBERTA ROAD AT SUBDIVISION CONSTRUCTION STAGE AS PER CITY OF EDINBURG STANDARDS.
- A 5' SIDEWALK WITH A.D.A. RAMPS FOR ALL INTERIOR STREET AT BUILDING PERMIT STAGE AS PER CITY OF EDINBURG.
- 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.
- ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES.
- LOTS 19,36,72,73,84 & 85 SHALL NOT HAVE ACCESS FROM VANESSA DRIVE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- LOTS 49-54 SHALL NOT HAVE ACCESS FROM WASSSELL CIRCLE.

DRAWN BY: EM / R.D.J. DATE: 6-11-2020  
SURVEYED, CHECKED DATE  
FINAL CHECK DATE

- LEGEND**
- BENCHMARK
  - FOUND NO. 4 REBAR
  - FOUND PIPE
  - SET NAILED REBAR WITH PLASTIC
  - CAP STAMPED MELDEN & HUNT
  - SET NAIL

H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
N.E. COR. - NORTHEAST CORNER  
UTILS.E.M.T. - UTILITY EASEMENT  
S.D.E. - STORM DRAIN EASEMENT  
R.O.W. - RIGHT OF WAY  
W.D.W.V.L. - NORTH ALAMO WATER SUPPLY COMPANY  
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN  
C.C.M.R. - CAMERON COUNTY MAP RECORDS  
C.C.O.R. - CAMERON COUNTY OFFICIAL RECORDS  
S.W. COR. - SOUTHWEST CORNER  
P.O.B. - POINT OF BEGINNING  
DOC. NO. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCING  
W.D. - WARRANTY DEED  
G.W.D. - GIFT WARRANTY DEED  
W.D. - WARRANTY DEED  
S.W.D. - SPECIAL WARRANTY DEED  
E.E. - EASEMENT EASEMENT  
E.A. - EASEMENT AGREEMENT  
D.G. - DEED OF GIFT  
A.C. - OF ONE ACRE

**Lot Area Table**

Lot #	SQ. FT.	Area
101	9256.09	0.212
102	11520.03	0.264

**LOT AREA - TABLE**

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	6322.48	0.145	26	7419.90	0.170	51	9250.00	0.212	76	7196.25	0.165
2	5543.56	0.127	27	7419.91	0.170	52	9250.00	0.212	77	8835.00	0.198
3	6268.30	0.144	28	7419.92	0.170	53	9250.00	0.212	78	10143.77	0.233
4	7079.79	0.163	29	7419.93	0.170	54	11205.00	0.257	79	8548.77	0.196
5	7436.07	0.171	30	7419.94	0.170	55	11205.00	0.257	80	8635.00	0.198
6	7437.50	0.171	31	7419.95	0.170	56	9250.00	0.212	81	7196.25	0.165
7	7437.50	0.171	32	7419.96	0.170	57	9250.00	0.212	82	7196.25	0.165
8	7437.50	0.171	33	7419.97	0.170	58	9250.00	0.212	83	7196.25	0.165
9	7415.42	0.170	34	7419.98	0.170	59	9250.00	0.212	84	8598.75	0.197
10	6394.81	0.147	35	9099.99	0.209	60	9250.00	0.212	85	8598.75	0.197
11	6966.81	0.160	36	8346.25	0.192	61	9250.00	0.212	86	7196.25	0.165
12	7357.39	0.169	37	7196.25	0.165	62	9250.00	0.212	87	7196.25	0.165
13	7294.09	0.167	38	7196.25	0.165	63	9249.14	0.212	88	7196.25	0.165
14	7295.87	0.167	39	7196.25	0.165	64	8287.90	0.190	89	8851.73	0.203
15	7217.95	0.166	40	7223.04	0.166	65	8676.93	0.199	90	10434.19	0.240
16	7196.25	0.165	41	7751.68	0.178	66	9417.04	0.216	91	7501.58	0.172
17	7196.25	0.165	42	8363.29	0.192	67	8710.72	0.200	92	6966.81	0.160
18	7196.25	0.165	43	8967.29	0.206	68	8695.70	0.200	93	6394.81	0.147
19	13836.46	0.318	44	8673.49	0.199	69	7196.25	0.165	94	7415.42	0.170
20	8796.51	0.202	45	8291.91	0.190	70	7196.25	0.165	95	7437.50	0.171
21	6367.59	0.146	46	9249.14	0.212	71	7196.25	0.165	96	7437.50	0.171
22	7341.94	0.169	47	9250.00	0.212	72	8598.75	0.197	97	7437.50	0.171
23	7419.87	0.170	48	9250.00	0.212	73	8598.75	0.197	98	7438.36	0.171
24	7419.88	0.170	49	9250.00	0.212	74	7196.25	0.165	99	7702.05	0.177
25	7419.89	0.170	50	9250.00	0.212	75	7196.25	0.165	100	8475.08	0.195

**LOT LINE - LINE TABLE**

Line #	Direction	Length	Line #	Direction	Length
L1	N 53° 34' 46" E	42.43	L21	S 08° 34' 46" W	34.00
L2	N 08° 34' 46" E	33.00	L22	S 36° 25' 14" E	21.21
L3	N 26° 34' 46" E	11.96	L23	N 53° 34' 46" E	21.21
L4	N 26° 34' 46" E	37.33	L24	N 08° 34' 46" E	22.00
L5	N 08° 34' 46" E	18.82	L25	S 81° 25' 14" E	33.75
L6	S 08° 34' 46" W	16.48	L26	N 08° 34' 46" E	22.00
L7	S 00° 28' 29" W	33.88	L27	S 36° 25' 14" E	21.21
L8	S 81° 25' 55" E	7.76	L28	S 53° 34' 46" W	21.21
L9	S 23° 48' 04" E	25.34	L29	N 08° 34' 46" E	34.00
L10	S 81° 25' 55" E	7.75	L30	S 00° 28' 29" W	30.30
L11	S 81° 25' 13" E	20.58	L31	N 08° 34' 46" E	20.00
L12	N 53° 34' 46" E	21.21	L32	N 08° 34' 46" E	18.82
L13	N 28° 58' 35" E	12.81	L33	N 26° 34' 46" E	21.04
L14	S 08° 34' 46" W	11.00	L34	N 26° 34' 46" E	28.20
L15	N 08° 34' 46" E	33.00	L35	N 08° 34' 46" E	33.00
L16	S 36° 25' 14" E	42.43	L36	S 36° 25' 34" E	42.42
L17	N 53° 34' 46" E	42.43	L37	N 08° 34' 46" W	14.44
L18	N 08° 34' 46" E	33.00	L38	S 08° 34' 46" W	14.41
L19	S 08° 34' 46" W	20.00			
L20	N 28° 58' 35" E	32.01			

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERRES (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 EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPLIANCES THEREON AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'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 THE CENTER LINE OF THE EASEMENT SHALL BE 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 HEREBY 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, GRANTEE HEREBY GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF HEREAFTER SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY 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 GRANTEE 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 GRANTEE 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 V 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

(GRANTOR'S SIGNATURE)

**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 \_\_\_\_\_ (NAME) 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

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

**METES AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 25.331 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING A PART OF PORTION OUT OF LOT 9, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS, WHICH SAID 25.331-ACRE TRACT WAS CONVEYED TO LAS OLAS LP, BY VIRTUE OF A QUIT CLAIM DEED RECORDED UNDER DOCUMENT NUMBER 3160456, HIDALGO COUNTY OFFICIAL RECORDS, SAID 25.331 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE, N 08° 34' 46" E ALONG THE WEST LINE OF SAID LOT 9, AT A DISTANCE OF 1,300.00 FEET TO THE SOUTH-SIDE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SAID LOT 9, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 25' 14" E ALONG THE NORTH LINE OF SAID LOT 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. ALBERTA ROAD, A DISTANCE OF 420.00 FEET TO A NAIL SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, S 08° 34' 46" W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 675.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, S 81° 25' 14" E A DISTANCE OF 140.00 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, N 08° 34' 46" E AT A DISTANCE OF 655.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 675.00 FEET TO A NAIL SET ON THE NORTH LINE OF SAID LOT 9, FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 81° 25' 14" E ALONG THE NORTH LINE OF SAID LOT 9 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. ALBERTA ROAD, A DISTANCE OF 347.50 FEET TO A NAIL SET ON THE NORTHWEST CORNER OF SABINITO ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 32, PAGE 28, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
7. THENCE, S 08° 34' 46" W ALONG THE WEST LINE OF SAID SABINITO ESTATES, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ALBERTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND ON THE SOUTH LINE OF SAID LOT 9 AND THE SOUTHWEST CORNER OF SAID SABINITO ESTATES, FOR THE SOUTHEAST CORNER OF THIS TRACT;
8. THENCE, N 81° 25' 14" W ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 907.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.331 ACRES, OF WHICH 0.352 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF E. ALBERTA ROAD, LEAVING A NET OF 24.979 ACRES OF LAND, MORE OR LESS.

**CENTERLINE - CURVE TABLE**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C26"	31.42	100.00	018° 00' 00"	N17° 34' 46"E	31.29	15.84
"C27"	31.42	100.00	018° 00' 00"	S17° 34' 46"W	31.29	15.84
"C28"	35.41	100.00	020° 17' 26"	N71° 17' 12"W	35.23	17.89
"C29"	8.66	100.00	004° 57' 35"	N58° 39' 41"W	8.65	4.33
"C30"	44.07	100.00	025° 15' 01"	S68° 48' 24"E	43.71	22.40

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

WE, THE UNDER SIGNED CERTIFY THAT THIS  
PLAT OF LAS OLAS ESTATES SUBDIVISION  
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY  
COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

HIDALGO COUNTY JUDGE  
ATTEST:  
HIDALGO COUNTY CLERK

**CITY OF EDINBURG CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE 212.009(C) & 212.0115(B)**

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LAS OLAS ESTATES SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_"

CHAIRPERSON PLANNING AND ZONING COMMISSION  
CITY OF EDINBURG (SEE P.D.P. 23)

WE, THE UNDERSIGNED, CITY OF EDINBURG (SEE P.D.P. 23) OF LAS OLAS ESTATES, HEREBY CERTIFY THAT THIS PLAT OF LAS OLAS ESTATES CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

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

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

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 49.221 (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.  
GENERAL MANAGER  
DATE: \_\_\_\_\_

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
IRRIGATION DISTRICT NO. 2**

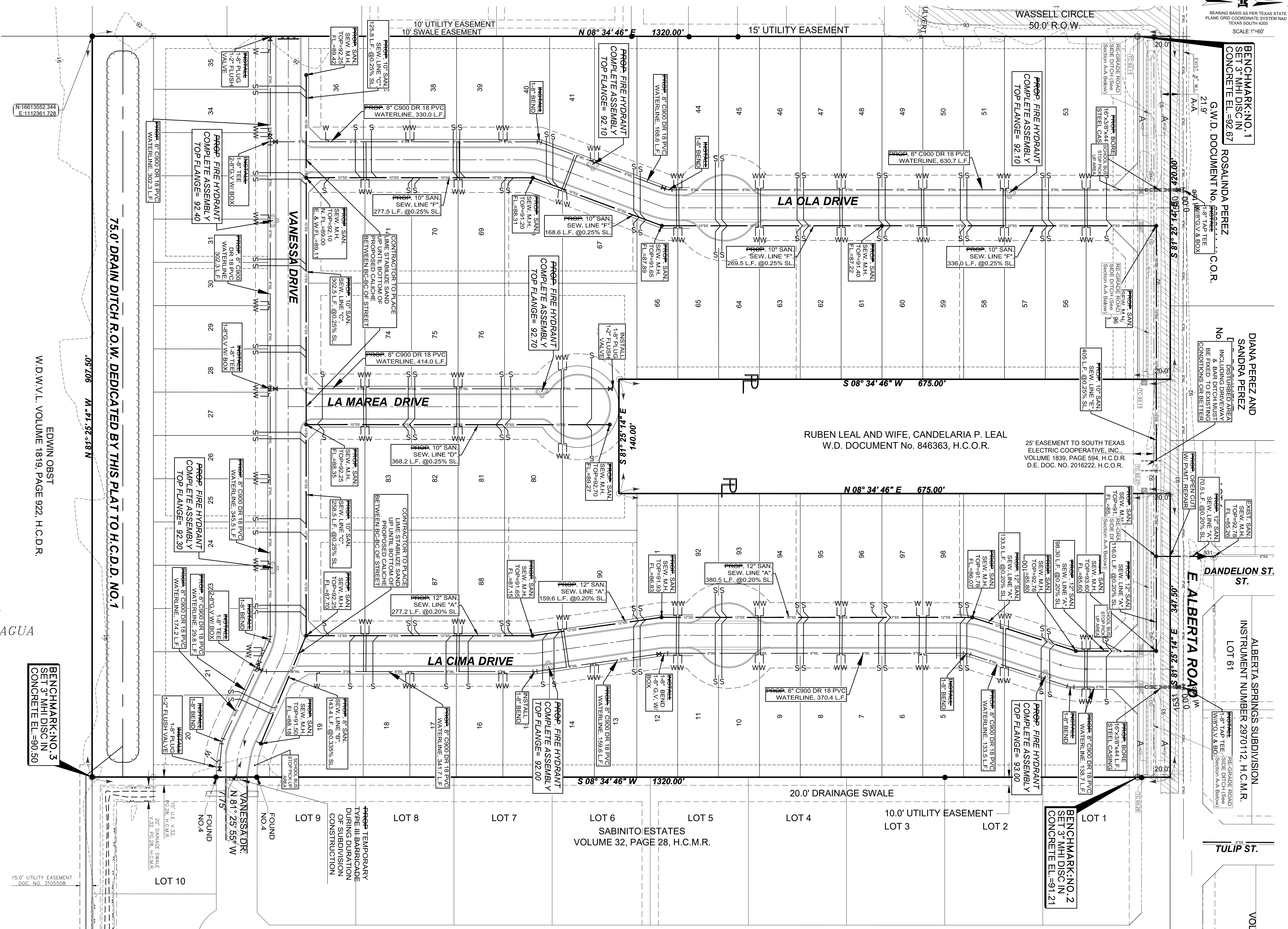
THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

PRESIDENT  
ATTEST: SECRETARY  
DATE: \_\_\_\_\_

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.

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

LAS OLAS ESTATES SUBDIVISION IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE SOUTH-SIDE OF E. ALBERTA ROAD, APPROXIMATELY 0.23 OF ONE MILE EAST OF ITS INTERSECTION WITH ALAMO ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO



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

LEGEND

- |  |  |
|--|--|
| <p>LEGEND:</p> <ul style="list-style-type: none"> <li>● FOUND REBAR</li> <li>○ FOUND COTTON PICKER SPINDLE</li> <li>○ SET REBAR</li> <li>W DUAL WATER SERVICE</li> <li>W SINGLE WATER SERVICE</li> <li>S SANITARY SEWER SERVICE</li> <li>TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX</li> <li>● FIRE HYDRANT</li> </ul> | <p>DETALLE TIPO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA</p> <p>LEYENDA:</p> <ul style="list-style-type: none"> <li>● VARILLA ENCONTRADO</li> <li>○ V.E. ENCONTRADA</li> <li>○ VARILLA ASENTADA</li> <li>W SERVICIO DOBLE DE AGUA</li> <li>W SERVICIO INDIVIDUAL DE AGUA</li> <li>S SERVICIO DE DRENAJE SANITARIO</li> <li>● BOCAS DE REGO</li> </ul> |
|--|--|

WATER AND SEWER  
 SUBDIVISION MAP OF  
**LAS OLAS ESTATES**  
 SUBDIVISION

A SUBDIVISION OF 250.331 ACRES OUT OF LOT 9, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION CITY OF EDINBURG, VOLUME 1, PAGE 24, H.C.M.R., HIDALGO COUNTY, TEXAS.

N16613552.344  
 E1112361.728

EDWIN ORST  
 W.D. W.V.L. VOLUME 1819, PAGE 922, H.C.D.R.

BENCHMARK-NO. 3  
 SET 3" MH DISC IN  
 CONCRETE EL. = 90.50

BENCHMARK-NO. 1  
 SET 3" MH DISC IN  
 CONCRETE EL. = 92.67  
 ROSALINDA PEREZ  
 G.W.D. DOCUMENT NO. 888888  
 C.O.R.

DIANA PEREZ AND  
 SANDRA PEREZ  
 DISTRICT ABEN  
 NO. 1  
 INCLUDING DRIVEWAY  
 REPAIR & BAR DITCH MUST  
 BE REPAIRED TO MEET  
 CONDITIONS ON BLETTERS

RUBEN LEAL AND WIFE, CANDELARIA P. LEAL  
 W.D. DOCUMENT No. 846363, H.C.O.R.

25' EASEMENT TO SOUTH TEXAS  
 ELECTRIC COOPERATIVE, INC.  
 VOLUME 1839, PAGE 594, H.C.D.R.  
 D.E. DOC. NO. 2016222, H.C.O.R.

DANDELION ST.

ALBERTA SPRINGS SUBDIVISION  
 INSTRUMENT NUMBER 2970112, H.C.M.R.  
 LOT 61

TULIP ST.

VOUL

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

ENGINEERING REPORT FOR LAS OLAS ESTATES SUBDIVISION  
BY: MARIO A. REYNA  
WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

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

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF E. ALBERTA ROAD. THE WATER SYSTEM FOR LAS OLAS ESTATES SUBDIVISION CONSISTS OF TWO 8" DIAMETER WATER LINES THAT TAP INTO THE EXISTING 8" LINE ALONG THE NORTH SIDE OF E. ALBERTA ROAD. THESE TWO 8" LINES THEN RUN SOUTH, ONE ALONG THE WEST RIGHT OF WAY OF LA OLA DRIVE AND THE OTHER 8" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF LA OLA DRIVE THEN LOOPING ALONG THE SOUTH RIGHT OF WAY OF VANESSA DRIVE AND ANOTHER 8" WATERLINE ALONG THE WEST-RIGHT-OF-WAY OF LA MAREA DRIVE.

WATER DISTRIBUTION FOR THE LAS OLAS ESTATES SUBDIVISION CONSISTS OF (48) FORTY-EIGHT -1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND (6) SIX -1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$186,660.00, OR \$1,830.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$32,550.00 WHICH COVERS THE \$98,114.00 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 7 FIRE HYDRANTS AT A UNIT COST OF \$4,650.00 FOR A TOTAL COST OF \$32,550.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**

SEWAGE FROM LAS OLAS ESTATES SUBDIVISION WILL BE TREATED BY N.A.W.S.C. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING SANITARY SEWER MANHOLE ON THE NORTHWEST CORNER OF DANDELION STREET AND E. ALBERTA ROAD.

THE WASTEWATER SYSTEM FOR LAS OLAS ESTATES SUBDIVISION WILL CONSIST OF A 12" DIAMETER SEWER LINE THAT TAPS INTO THE MANHOLE. THIS 12" LINE THEN RUNS SOUTH TO THE SOUTH RIGHT-OF-WAY OF E. ALBERTA ROAD, TO A PROPOSED SANITARY SEWER MANHOLE. FROM THE PROPOSED MANHOLE A 12" LINE THEN RUNS EAST ALONG SOUTH RIGHT-OF-WAY OF E. ALBERTA TO A PROPOSED MANHOLE WHERE A 12" SANITARY LINE TURNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF LA OLA DRIVE. A 10" SANITARY SEWER LINE RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF E. ALBERTA ROAD TO A PROPOSED MANHOLE WHERE A 10" SANITARY LINE TURNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF LA OLA DRIVE. THESE TWO SANITARY SEWER LINES WILL BE CONNECTED WITH MANHOLES TO A PROPOSED 10" SANITARY SEWER LINE ON THE NORTH RIGHT-OF-WAY OF VANESSA DRIVE. A PROPOSED 10" SANITARY SEWER WILL BE LOCATED ON THE EAST RIGHT-OF-WAY OF LA MAREA DRIVE.

THERE WILL BE ONE HUNDRED AND TWO (102) 4" SERVICE CONNECTIONS

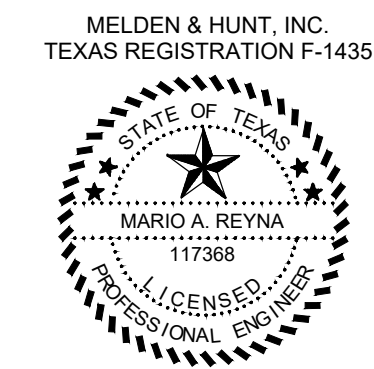
THE SANITARY SEWER LINES RANGING FROM 8" TO 12", 4" SERVICE LINES AND (15) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED AT A TOTAL COST \$300,331.50, OR \$2,944.43 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID TO THE N.A.W.S.C. THE SUM OF \$1,125.00 WHICH COVERS THE \$11.03 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. THE ENTIRE WASTE 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 THE 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 \$285,410.00 WHICH EQUALS TO \$2,798.14 PER LOT.

SEWAGE FACILITIES - NOT INSTALLING SEPTIC TANKS IS ESTIMATED TO COST \$2,944.67 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$300,356.00 FOR THE ENTIRE SUBDIVISION.

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



COST ESTIMATE:	
PAVING IMPROVEMENTS:	\$ 409,557.30
DRAINAGE IMPROVEMENTS:	\$ 457,164.00
WATER DISTRIBUTION	\$ 186,660.00
SANITARY SEWER	\$ 300,356.00
IMPROVEMENTS / OSSF:	

ESTIMACION DE COSTOS:	
PAVIMENTACION DE CALLES:	\$ 409,557.30
DRENAJE PLUVIAL:	\$ 457,164.00
SERVICIO DE AGUA POTABLE:	\$ 186,660.00
SERVICIO DE DRENAJE SANITARIO	\$ 300,356.00

REPORTE DE INGENIERIA DE LAS OLAS ESTATES SUBDIVISION  
POR: MARIO A. REYNA  
ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION LAS OLAS ESTATES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA 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.

N.A.W.S.C. TIENE UN EXISTENTE CONDUCTO DE AGUA DE 8" DE DIAMETRO DE LINEA DE AGUA QUE CORRE ORIENTE, PONIENTE EN EL LADO NORTE DE EL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA E. ALBERTA ROAD. EL SISTEMA DE AGUA PARA LAS OLAS ESTATES SUBDIVISION CONSISTE DE DOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EN EL EXISTENTE CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO ENTONCES SE DIRIGEN AL SUR, UNA A LO LARGO DEL LADO OESTE DE EL DERECHO DE VIA DE LA OLA DRIVE Y EL OTRO CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO (A LO LARGO); DEL LADO ESTE DEL DERECHO DE VIA DE LA OLA DRIVE, ENTONCES CIRCULAR AL LO LARGO DE EL LADO SUR DEL DERECHO DE VIA DE VANESSA DRIVE, UN CONDUCTO ADICIONAL DE AGUA DE 8 PULGADAS DE DIAMETRO EN EL LADO OESTE DEL DERECHO DE VIA DE LA MAREA DRIVE.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN (48) CUARENTA Y OCHO DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 DE PULGADA DE DIAMETRO PARA CADA LOTE. Y (6) SEIS CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 DE PULGADA DE DIAMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$186,660.00 O \$1,830.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$32,550.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$98,114.00 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 COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 7 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$4,650.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$32,550.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION LAS OLAS ESTATES RECIBIRA SU PROVISION DE DRENAJE DE 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 DRENAJE SANITARIO PO LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN CANTARILLA DE DRENAJE SANITARIO EN LA ESQUINA NOROESTE DE LA CALLE DANDELION Y CALLE ALBERTA.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION LAS OLAS ESTATES CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE DIAMETRO DE 12" QUE SE CONECTAR CON EN UNA ALCANTARILLA EXISTENTE. ESTA LINEA DE 12" ENTONCES CORRE HACIA EL ESTE EN LA VIA DE DERECHO SUR DE LA CARRETERA E. ALBERTA, A UNA ALCANTARILLA DE DRENAJE SANITARIO PROPUETO. LA LINEA DE 12" DE DRENAJE SANITARIO ENTONCES CORRE AL RUMBO ESTE EN LA VIA DE DERECHO DEL SUR DE E. ALBERTA A UNA PROPUESTA ALCANTARILLA DONDE UNA LINEA DE DRENAJE DE 12" GIRA AL SUR EN EL LADO OESTE DEL DERECHO DE VIA DE LA OLA DRIVE. UNA LINEA DE DRENAJE SANITARIO DE 10" CORRE AL RUMBO OESTE DE LA MANERA SUR DE LA CARRETERA DE E. ALBERTA A UNA ALCANTARILLA PROPUETO DONDE UNA LINEA SANITARIA DE 10" GIRA DEL LADO SUR DEL DERECHO DE LA VIA DE E. ALBERTA RD. ESTAS DOS LINEAS DE DRENAJE SANITARIOS SE CONECTAN CON ALCANTARILLA A UNA LINEA DE DRENAJE SANITARIA DE 10" PROPUETO EN EL NORTE DERECHO DE VIA DE VANESSA DR. UN LATERAL DE DRENAJE SANITARIO PROPUETO DE 10" SERA UBICADO EN LADO ESTE DEL DERECHO DE LA VIA DE CALLE LA MAREA DRIVE.

HABRA SIEN TO Y DOS (102) CONEXIONES DE SERVICIO DE 4"

LAS LINEAS DE DRENAJE SANITARIAS QUE VAN DESDE 8" HASTA DE 12", Y (15) ALCANARILLAS DE DRENAJE SANITARIOS HAN SIDO INSTALADOS A UN COSTO TOTAL \$300,331.50, O \$2,944.43. POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. LA SUMA DE \$1,125.00 QUE CUBRE LOS \$11.03 POR LOTE COMO SE ESTABLECE EN EL ACUERDO DE SERVICIO DE AGUA DE RESIDUOS DE 30 años QUE SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y CARGOS DE ACUERDO, Y TODOS LOS MIEMBROS U OTROS CARGOS ASOCIADAS CON LA CONECTANDO LOS LOTS INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. LAS INSTALACIONES DE AGUA DE RESIDUOS COMPLETOS HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADO EN EL CONDADO DE HIDALGO.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON (LAS REGLAS GOVERNANDO A LAS SUBDIVISIONES), ADOPTADAS BAJO LA SECCION 16.343, DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SANITARIO, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE U.S.\$285,410.00 O U.S.\$2,798.14. POR LOTE.

INSTALACIONES DE DRENAJE SANITARIO - EL SISTEMA DE DRENAJE SANITARIO SE ESTIMA UN COSTO TOTAL DE U.S.\$300,356.00 O U.S.\$2,944.67. POR LOTE.

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



**DUAL WATER SERVICE CONNECTION**

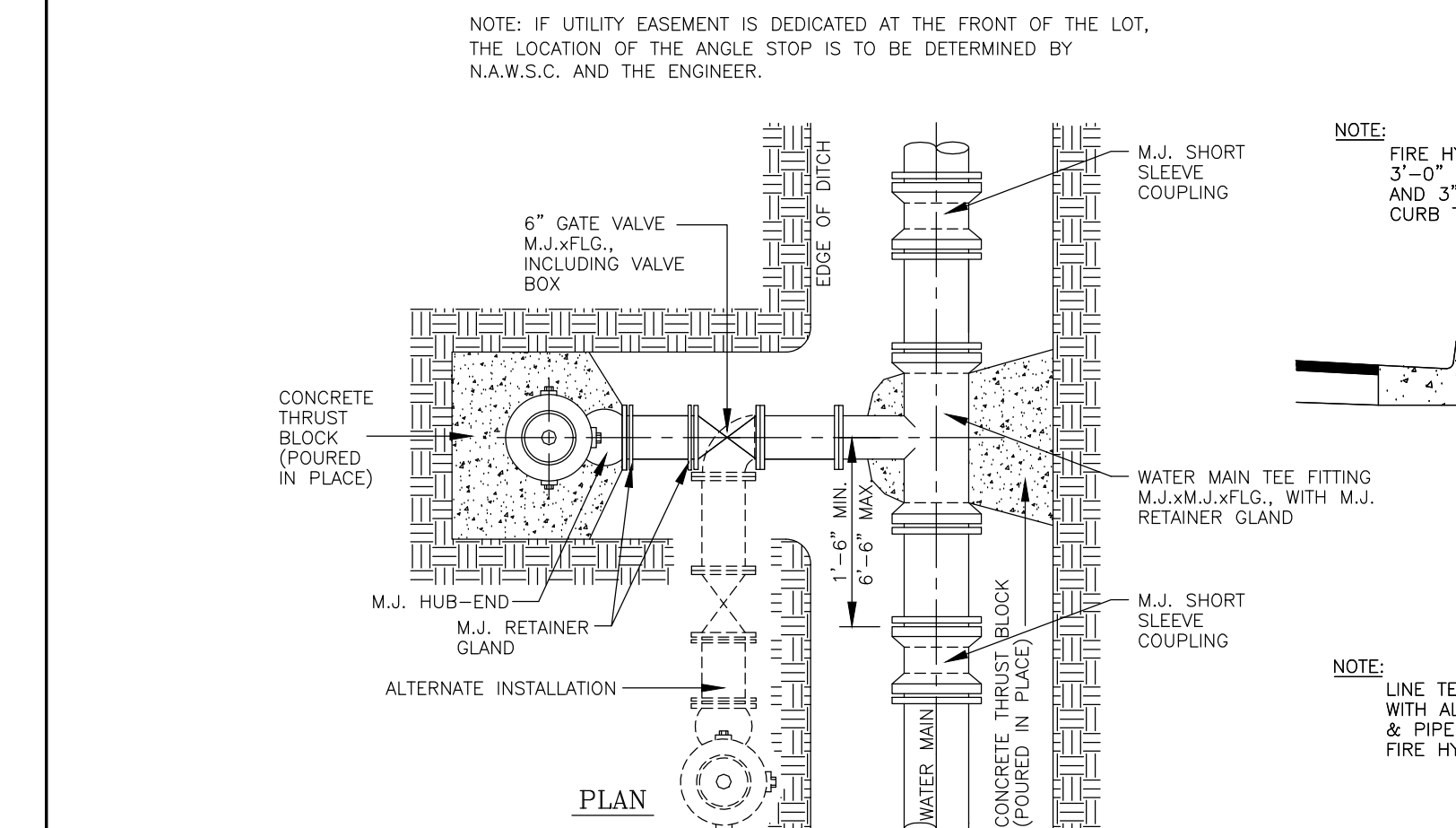


N.T.S.

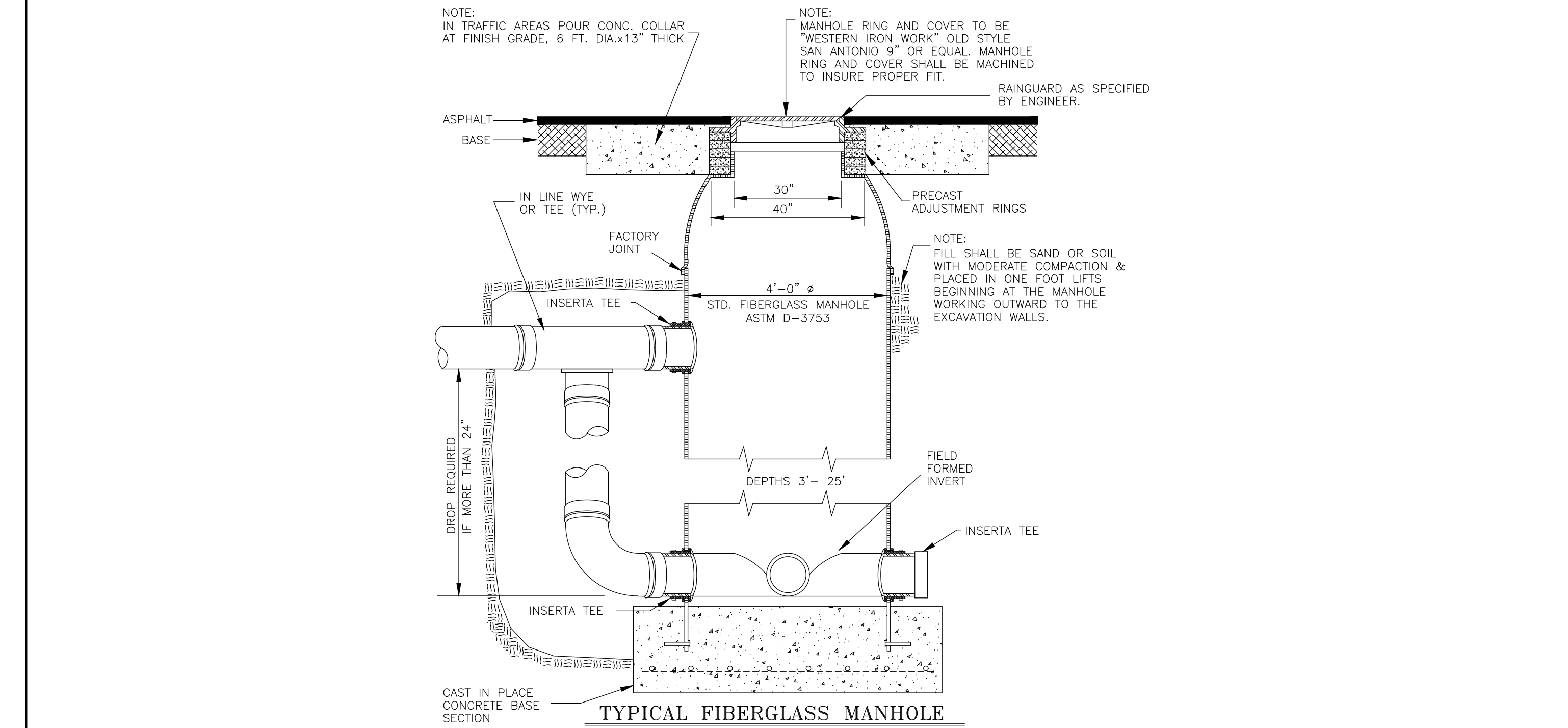
**SINGLE WATER SERVICE CONNECTION**



N.T.S.



**TYPICAL FIRE HYDRANT INSTALLATION**  
N.T.S.

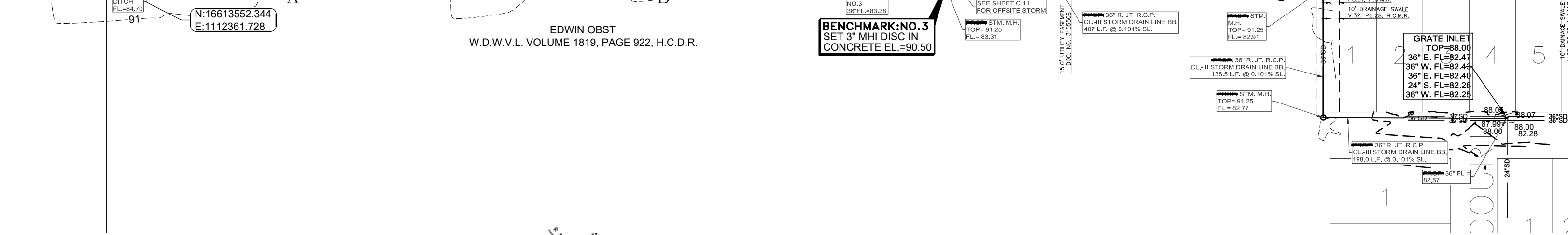
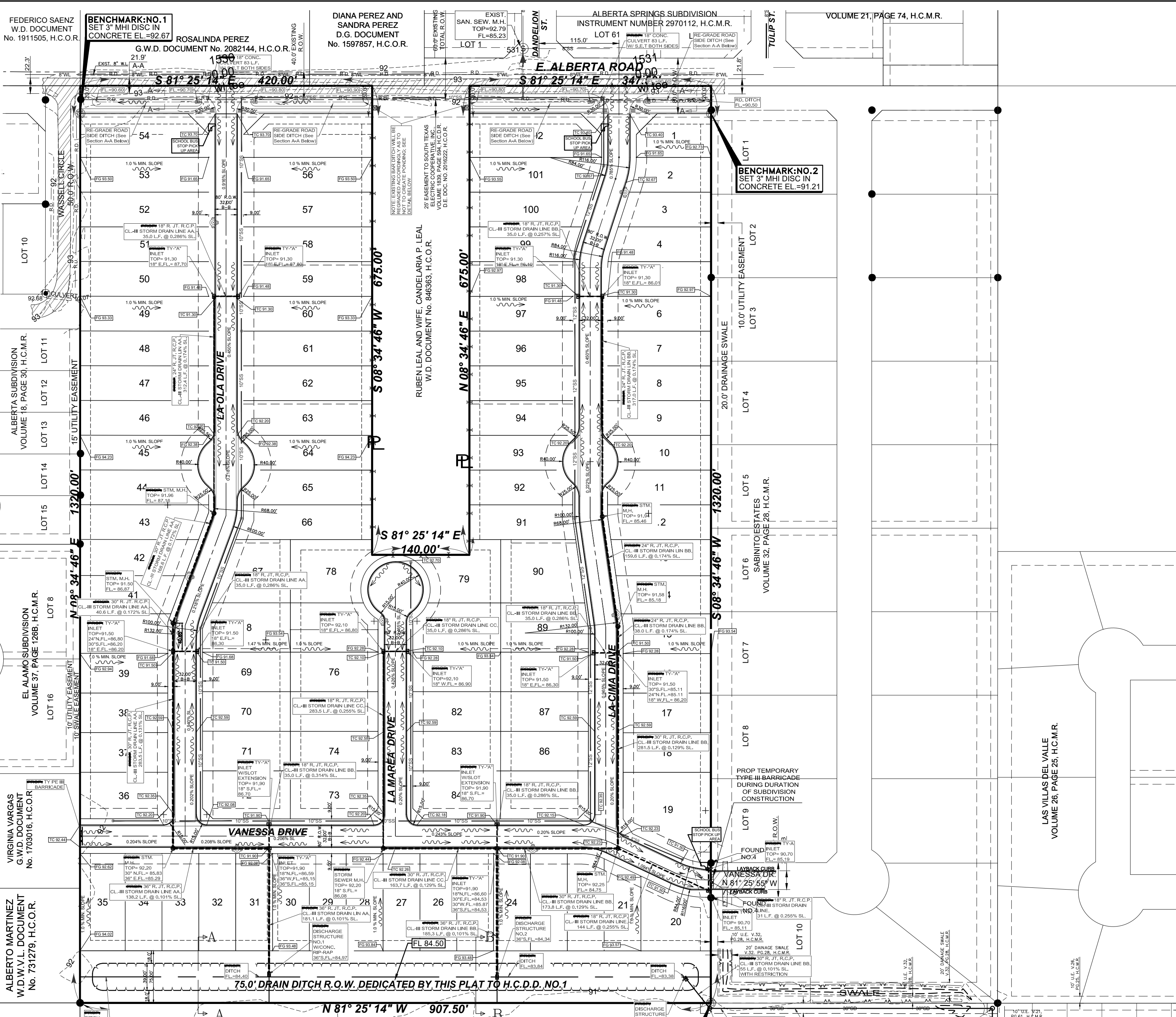


**TYPICAL FIBERGLASS MANHOLE**  
N.T.S.

SUBDIVISION MAP OF  
**LAS OLAS ESTATES  
SUBDIVISION**  
A SUBDIVISION OF 25.331 ACRES OUT OF  
LOT 9, BLOCK 53,  
ALAMO LAND & SUGAR  
COMPANY SUBDIVISION  
CITY OF EDINBURG,  
VOLUME 1, PAGE 24, H.C.M.R.,  
HIDALGO COUNTY, TEXAS.

**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

Y:\Land Development\Residential\Edinburg\19197 - Las Olas (Alberta Rd.) Cayerano Div\Autocad Files\LAS OLAS ESTATES.dwg, PLOT SHY 28, 12/15/2021, 3:46:25 PM, R:\mario



**SUBDIVISION MAP OF LAS OLAS ESTATES SUBDIVISION**

A SUBDIVISION OF 25.331 ACRES OUT OF LOT 9, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION CITY OF EDINBURG, VOLUME 1, PAGE 24, H.C.M.R., HIDALGO COUNTY, TEXAS.

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE, EDINBURG, TX 77541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

**HIDALGO COUNTY PLANNING DEPARTMENT**

**ROAD DITCH SECTION A-A**

N.T.S.  
NOTE: CONTRACTOR TO RE-GRADE ROAD SIDE DITCH ALONG THE SOUTH SIDE OF E. ALBERTA ROAD TO COUNTY SPECIFICATIONS.

**DRAINAGE STATEMENT**  
LAS OLAS ESTATES SUBDIVISION

LAS OLAS ESTATES SUBDIVISION IS A 25.331 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 9, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF E. ALBERTA ROAD AND APPROXIMATELY 1,300 FEET EAST OF ALAMO ROAD. THE PROPERTY IS A 102 LOT DEVELOPMENT. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "B" (SHADED) IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982. 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(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

THE SOILS ARE (28) HIDALGO FINE SANDY LOAM AND IS IN HYDROLOGIC GROUP "B" RESPECTIVELY. 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 8.65 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF BY 46.80 C.F.S. TO A TOTAL OF 55.45 C.F.S.

THE PROPOSED DRAINAGE FOR LAS OLAS ESTATES SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, INTO PROPOSED TYPE "A" INLETS, WHICH WILL DRAIN INTO A PROPOSED DRAIN DITCH SOUTH OF THE PROPERTY WHICH FLOWS EAST INTO AN EXISTING GRATE INLET LOCATED ON ARGENTINE ROAD, ULTIMATELY DRAINING INTO THE ALAMO LATERAL. THE PROPOSED DRAINAGE SYSTEM SHALL BE COMPOSED OF TYPE "A" INLETS ALONG THE PROPOSED STREET WITH 18", 24", 30" DRAINAGE PIPE.

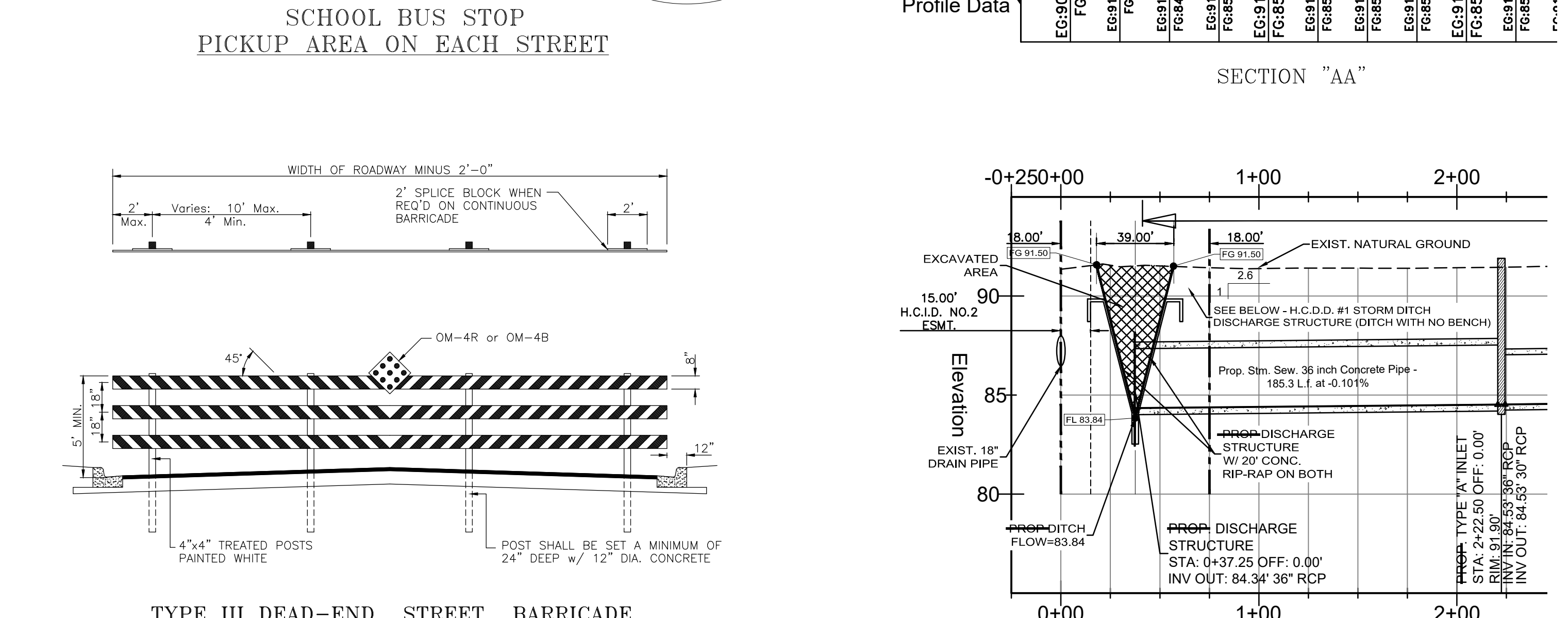
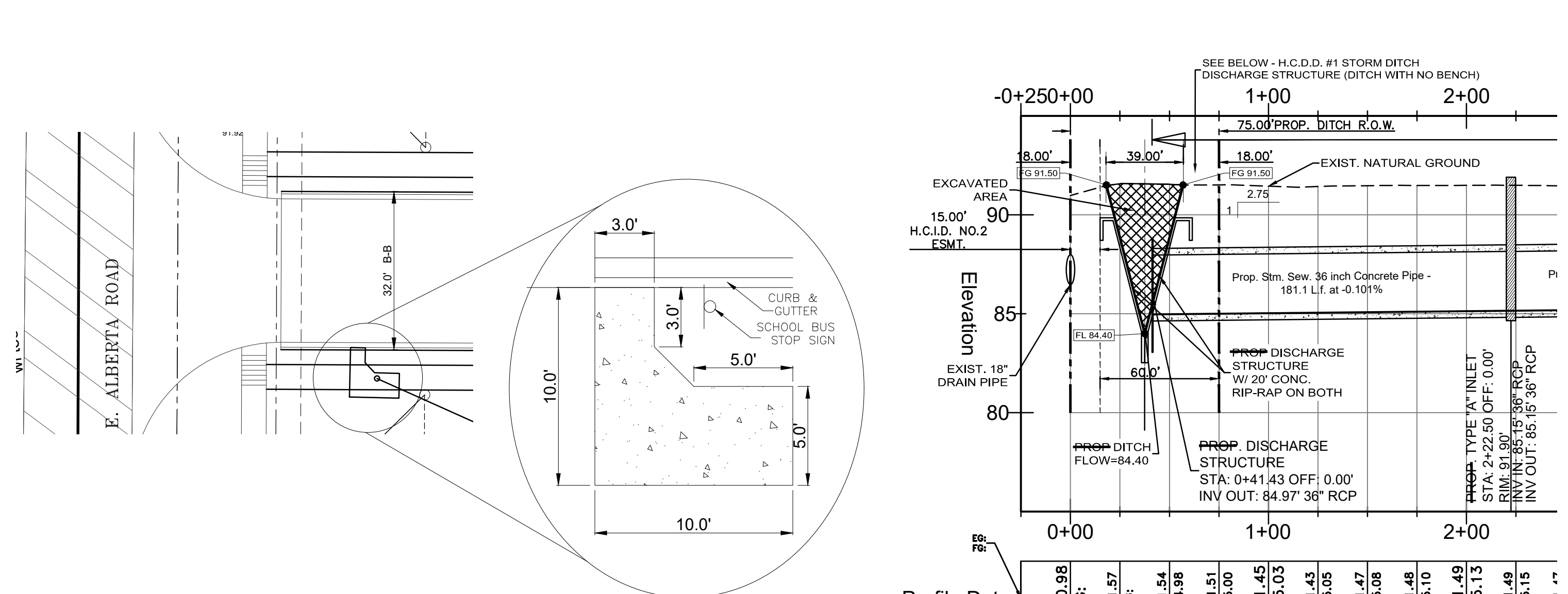
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF FROM THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 102,660 CUBIC FEET OF DETENTION WILL BE PROVIDED WITH A PROPOSED DRAIN DITCH SOUTH OF THE PROPERTY.

CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, REVISED TO REFLECT LOMR DATE MAY 17, 2001 IS CONTAINED WITHIN THE WIDENING OF THE EXISTING H.C.I.D. NO. 1 DITCH ALONG THE NORTH SIDE OF THIS SUBDIVISION.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

MARIO A. REYNA, PE # 117368

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



**GENERAL NOTES:**

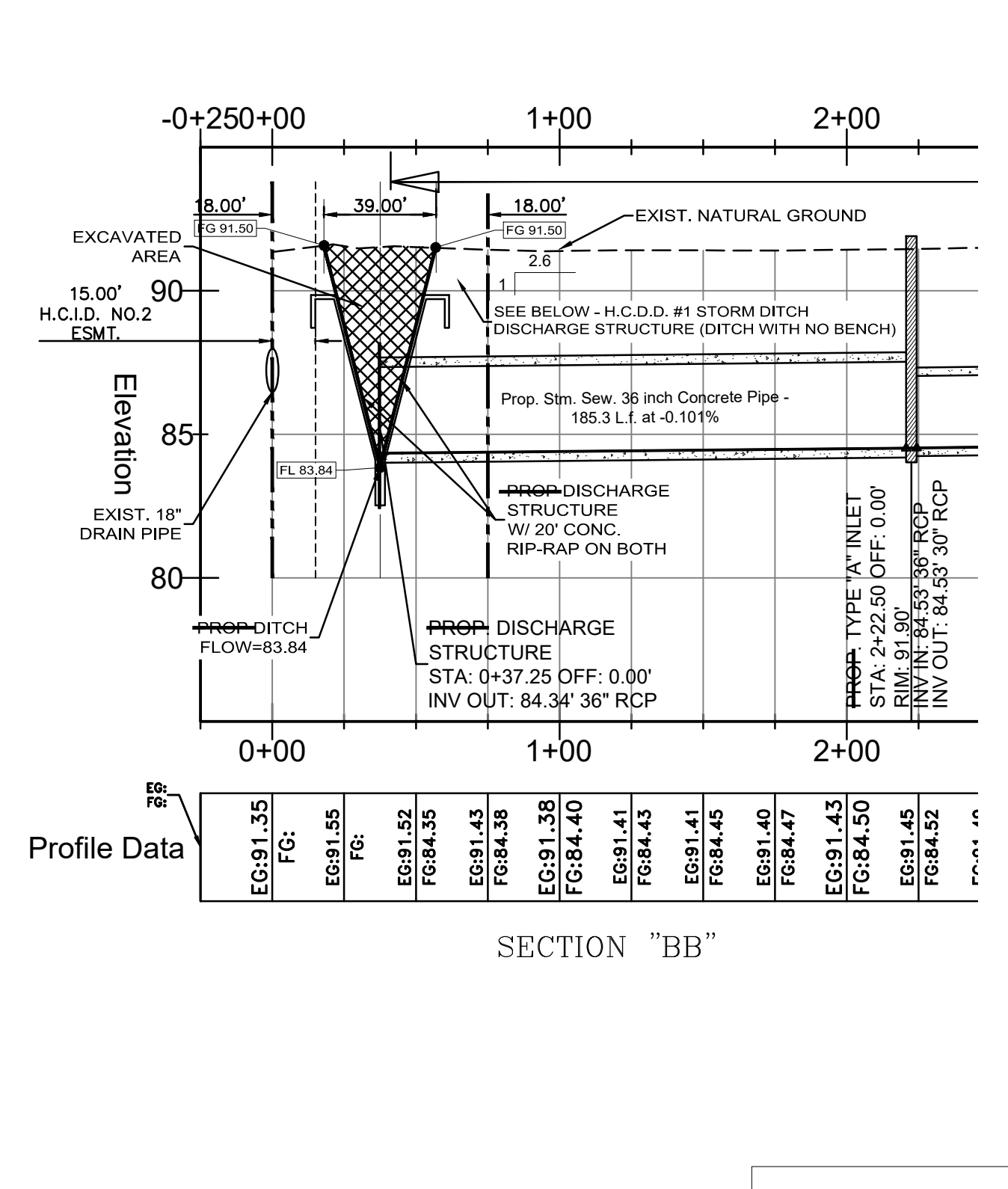
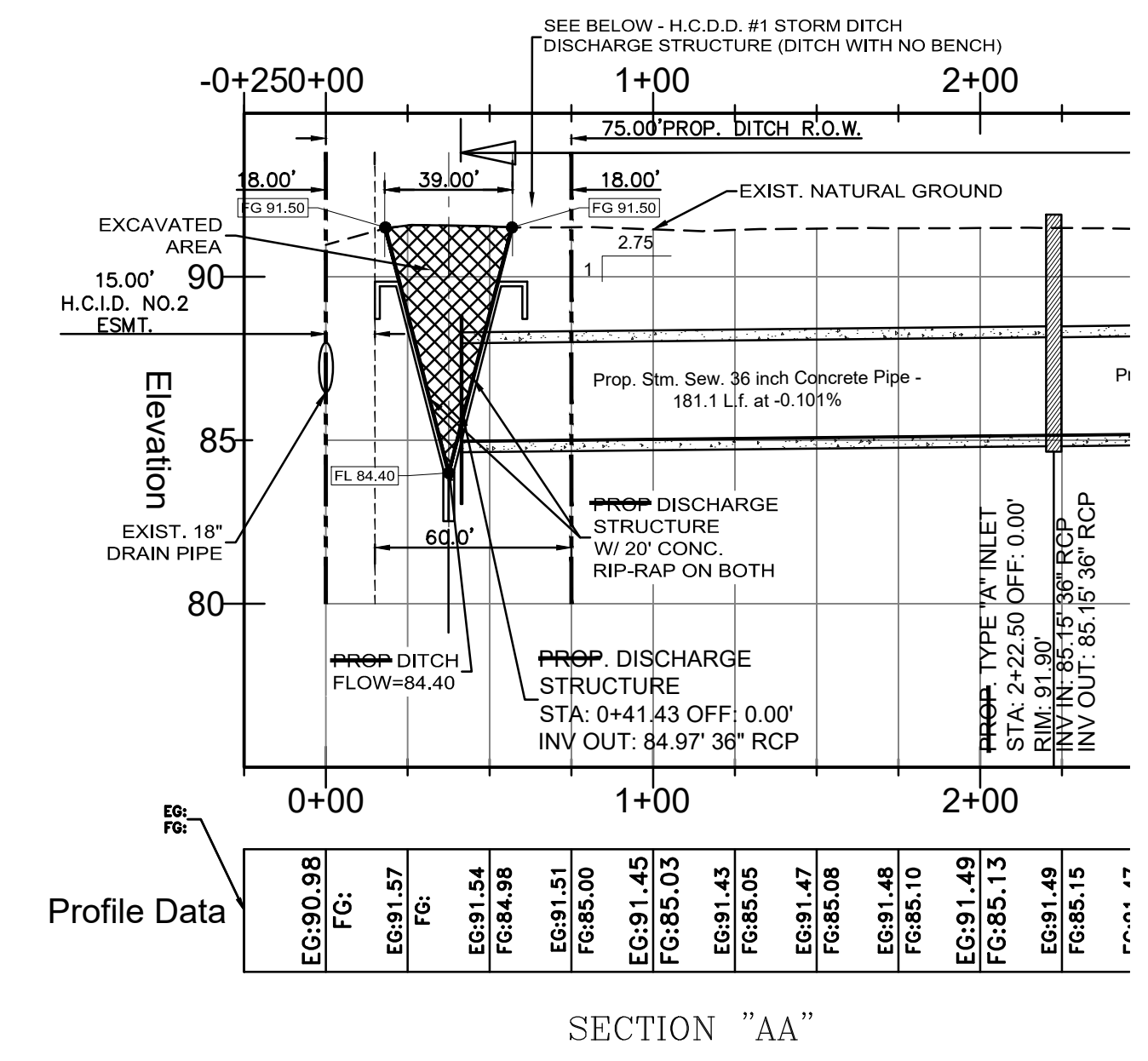
WIDTH OF RAIL SHALL BE A MINIMUM OF 8", 2" NOMINAL SMOOTH LUMBER.

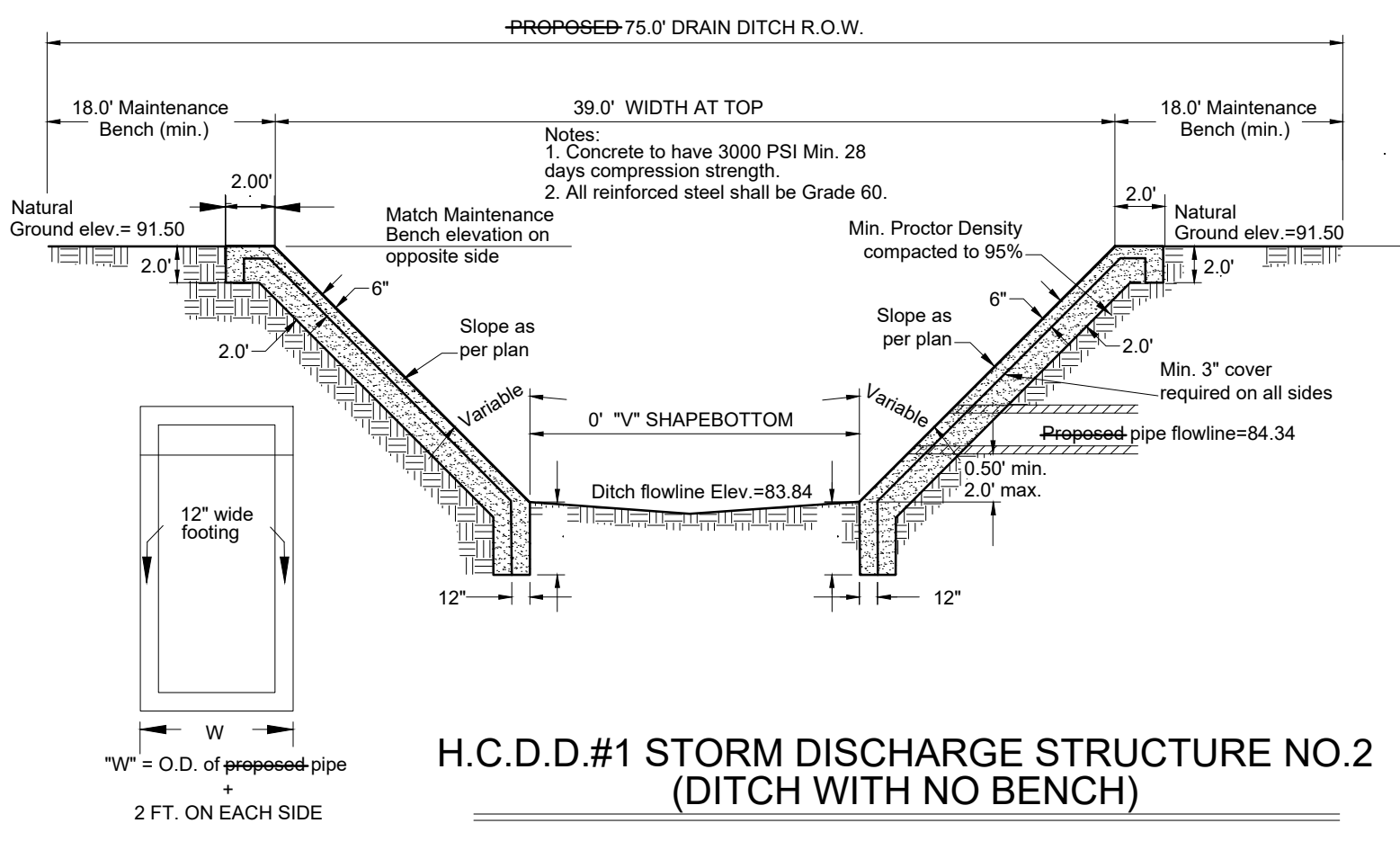
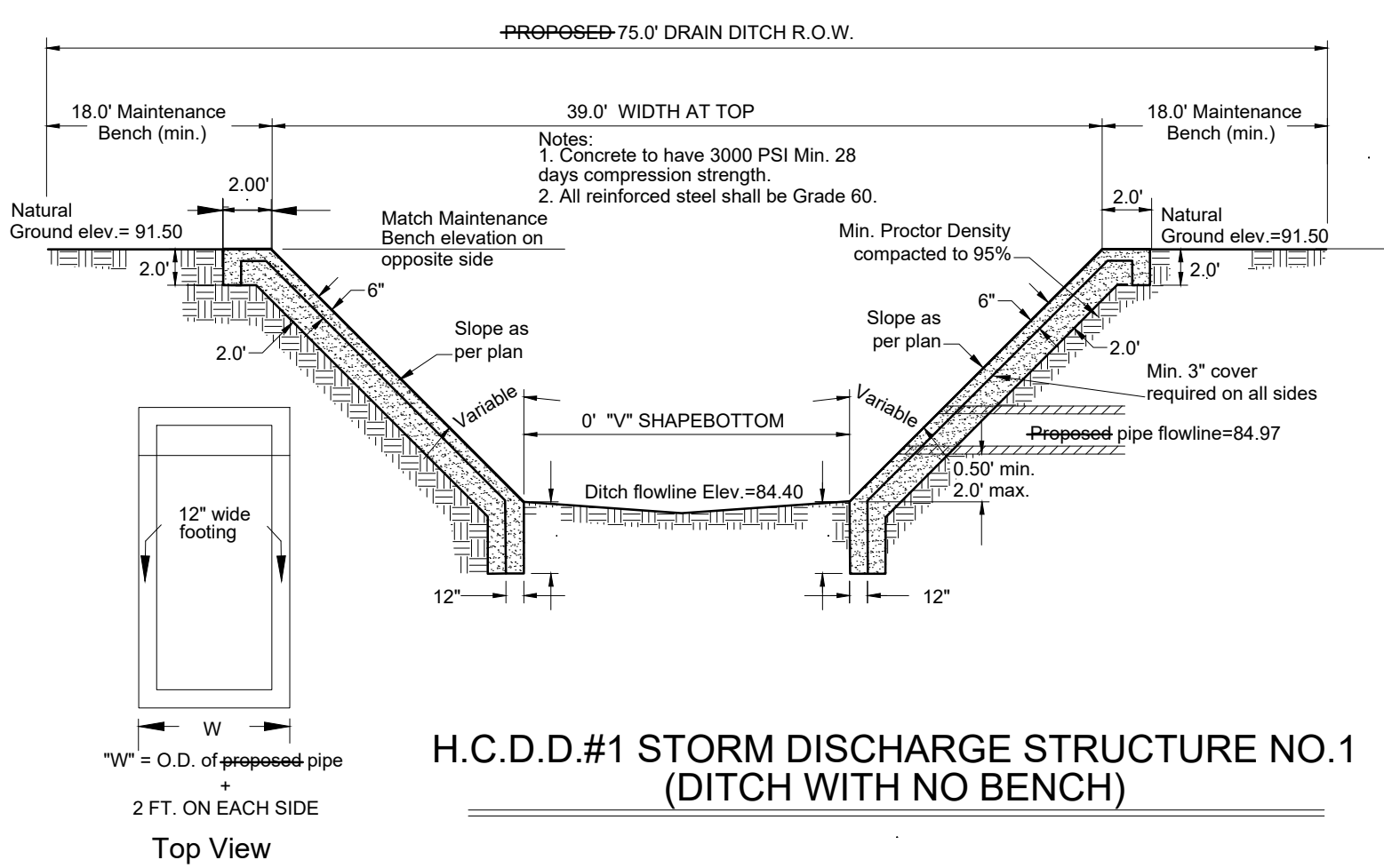
RAILS SHALL BE FASTENED TO EACH POST WITH 1/4" STEEL BOLTS WITH WASHER ON EACH SIDE. BOLT THREADS SHALL BE PEENED.

THE RAILS SHALL RECEIVE TWO COATS OF WHITE OIL BASE OUTDOOR PAINT, THEN SHALL HAVE 6" WIDE REFLECTORIZED RED STRIPES OF TAPE PLACED ON 45° SLOPES, DOWN AND TOWARDS THE CENTER OF THE BARRICADE.

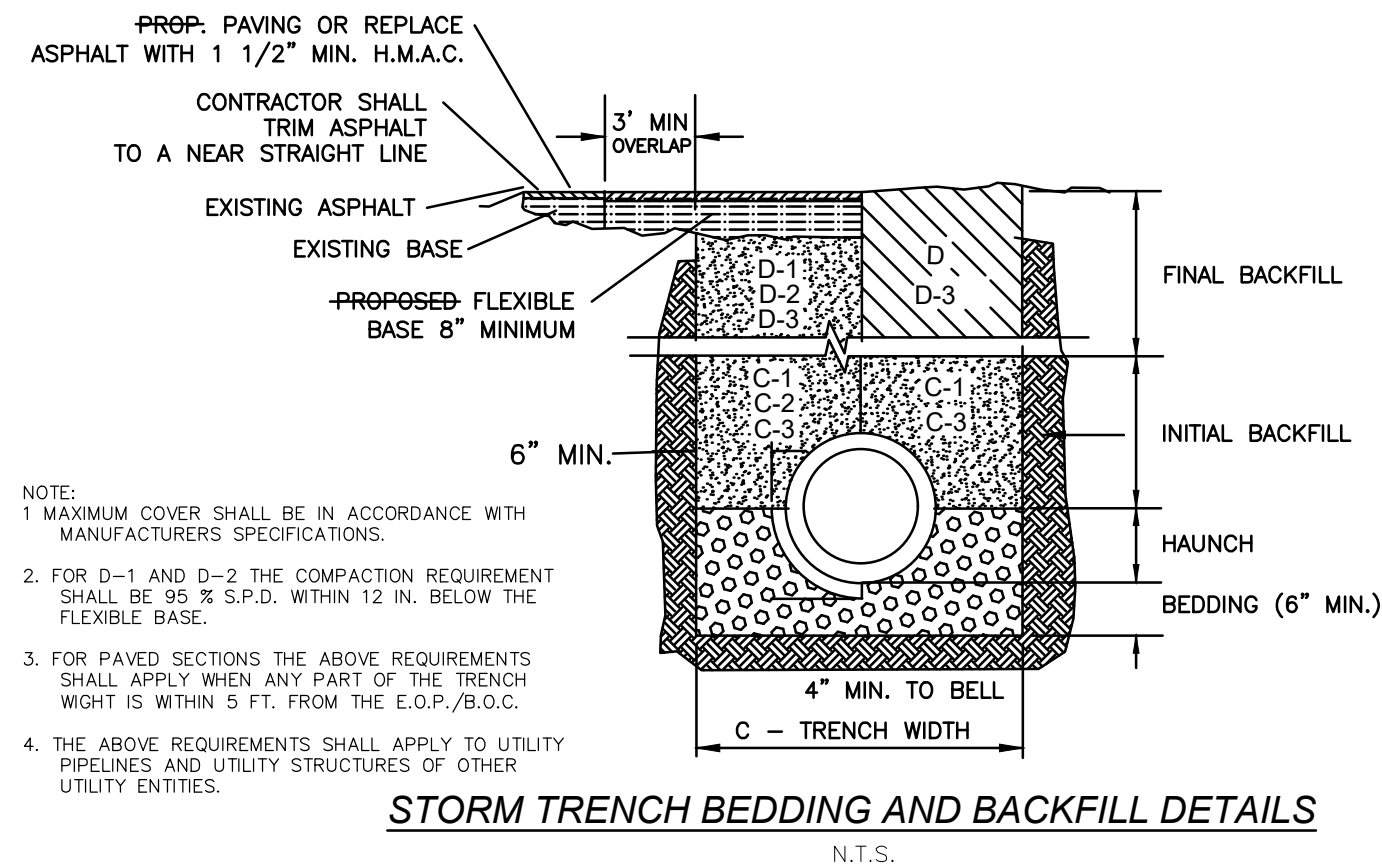
BARRICADES MAY BE CONSTRUCTED IN SECTIONS OR MAY BE CONTINUOUS ACROSS ROADWAY WIDTH. SPLICES ON CONTINUOUS RAIL BARRICADES SHALL BE AT POSTS AND SHALL HAVE A 2" SPLICE BLOCK ON BACK SIDE OF THE SAME MATERIAL AS RAIL.

18" DIAMOND REFLECTORIZED RED PANEL OR 18" DIAMOND RED OR BLACK PANEL WITH 9-3" DIA. RED REFLECTORS SYMMETRICALLY PLACED AT CENTER OR CENTER POST.

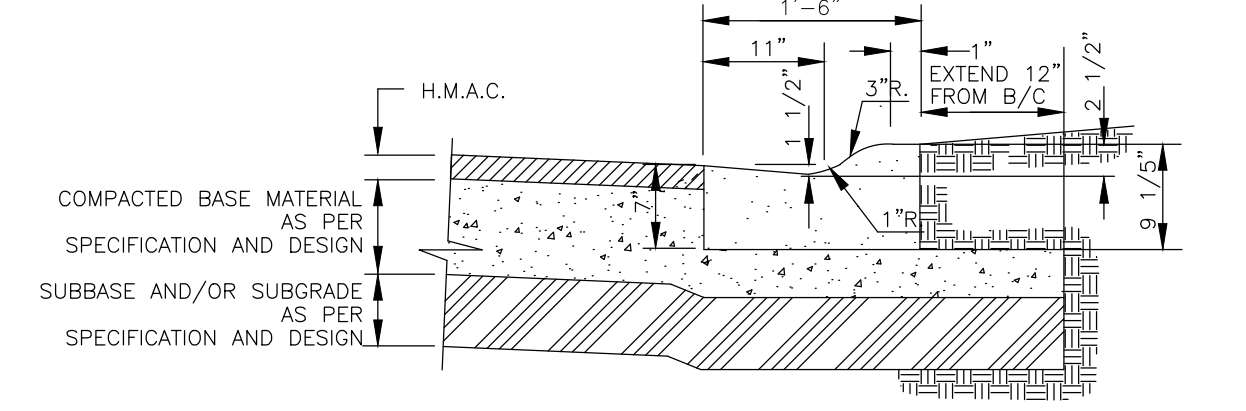




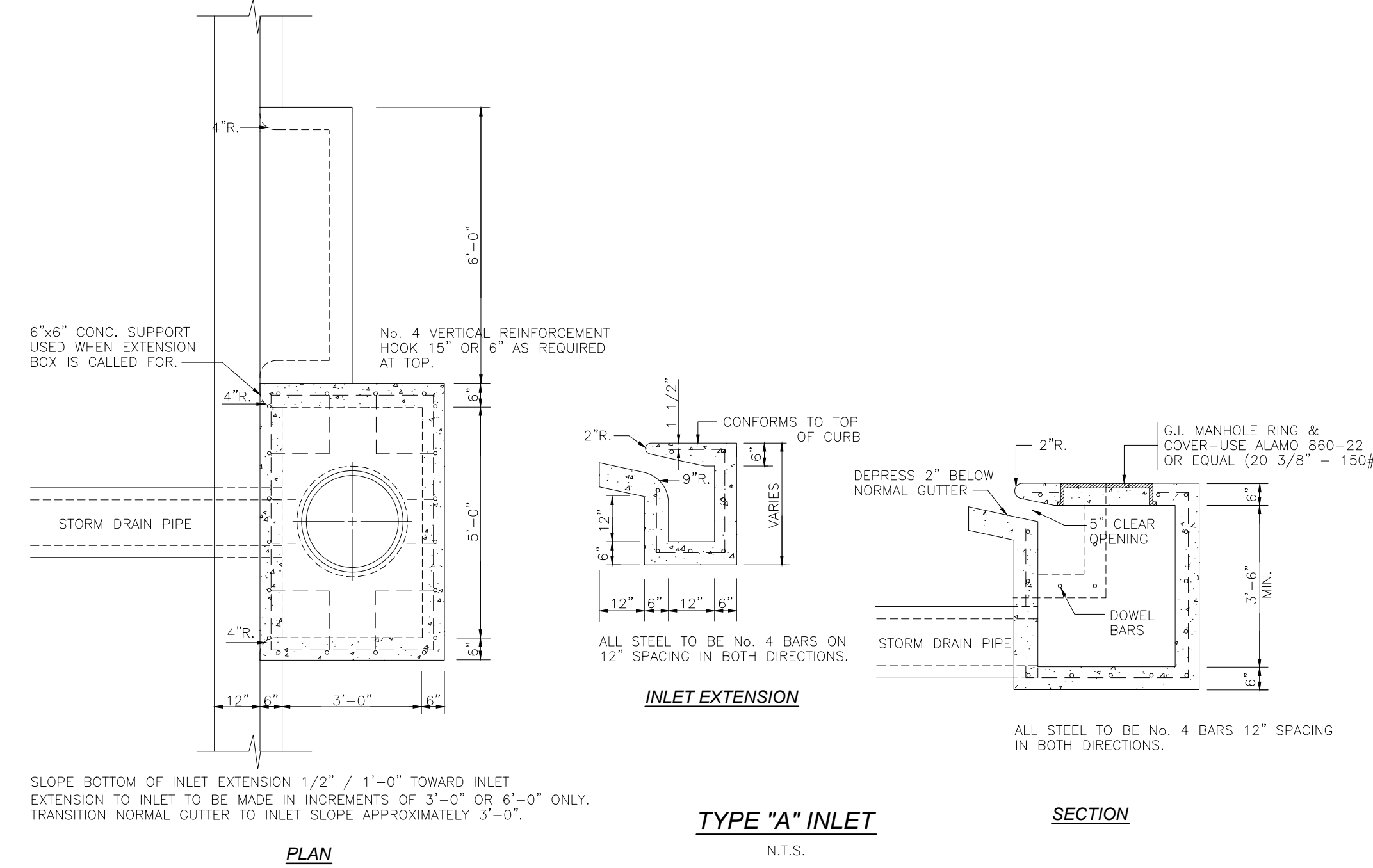
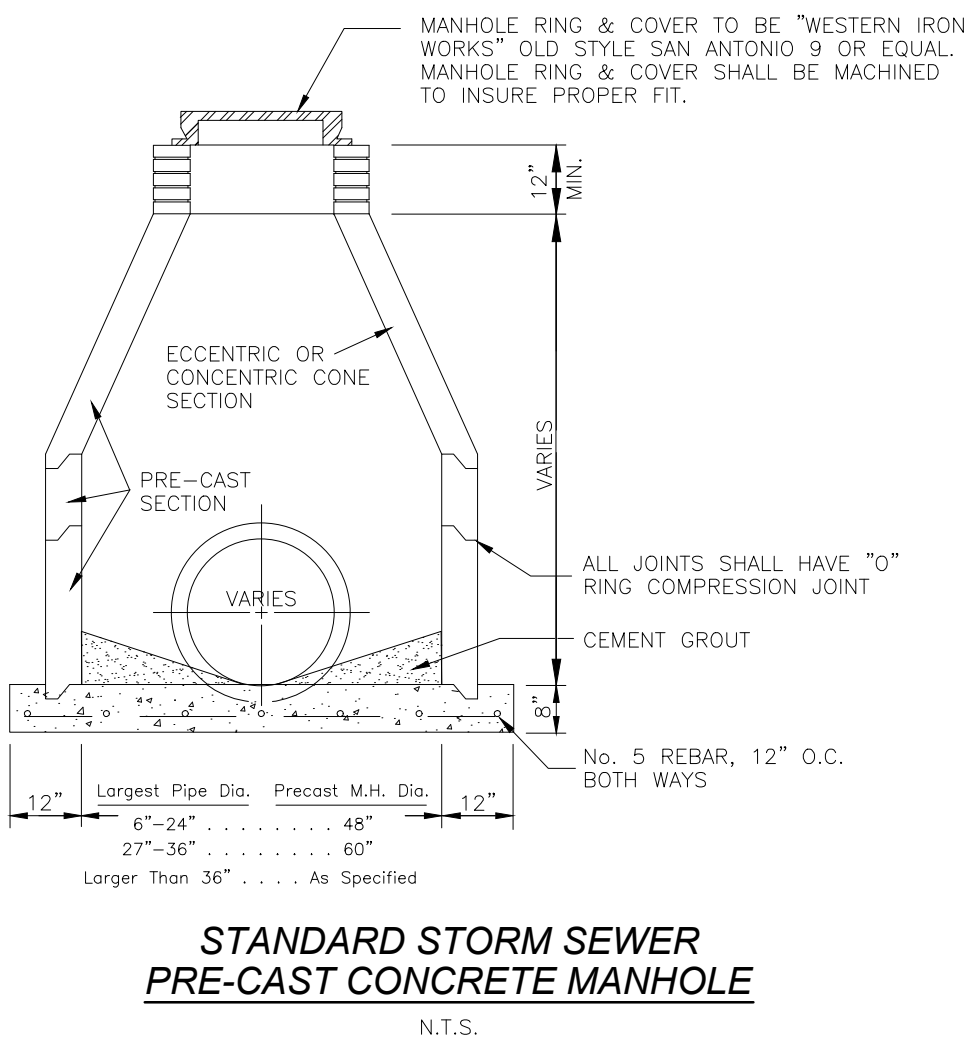
**PROPOSED DRAIN DITCH EXCAVATION**  
146.25 SQ. FT. x 830.8 L.F. =  
121,504.5 C.F. CAPACITY AVAILABLE  
119,482 C.F. CAPACITY REQUIRED



- 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 2" MIX SIZE OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- 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.
- D-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 M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 INITIAL BACKFILL FOR RCP CLASS II 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 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-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 M45) 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 1A, A2, OR A3 (AASHTO M45) 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 (WILPOINTS, 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".



1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED 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.



**SUBDIVISION MAP OF LAS OLAS ESTATES SUBDIVISION**  
A SUBDIVISION OF 25.331 ACRES OUT OF LOT 9, BLOCK 53, ALAMO LAND & SUGAR COMPANY SUBDIVISION CITY OF EDINBURG, VOLUME 1, PAGE 24, H.C.M.R., HIDALGO COUNTY, TEXAS.

