



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-22-2022

PROPOSED LAS ENCINITAS PHASE 2 SUBDIVISION PRECINCT No. 4.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES INC. DEVELOPER: CWL LIMITED BY THREE L.L.C.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 99  \*SINGLE FAMILY     \*MULTI-FAMILY    13  COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS: 24

FILLING STATIONS: 20

LOCATION DESCRIPTION: NORTH OF MONTE CRISTO ROAD APPROXIMATELY ¼ MILE WEST OF BRUSHLINE ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-20-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: NO R.O.W. IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 2-2-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-15-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSP'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 2-2-2022: 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 23, 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.

# LAS ENCINITAS SUBDIVISION PHASE II

STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

### 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 transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, on perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are conveyed. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein granted except that when the pipeline(s) is installed, the easement herein 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, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate 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 Grantor 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 Grantor 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 imposed through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 15 day of February, 2020.

CWL LIMITED BY: THREE L.L.C.  
IT'S GENERAL PARTNER  
BY: FORREST RUNNELS, VICE-PRESIDENT  
P.O. BOX 118  
EDINBURG, TEXAS 78540

### PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X"  
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- 2.- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION. MINIMUM FINISH FLOOR ELEVATION FOR LOTS 125-137 SHALL BE ELEV=77.50, 18" ABOVE CENTERLINE OF MONTE CRISTO ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- 3.- LEGEND  
● - DENOTES 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET.  
○ - DENOTES 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND. UNLESS OTHERWISE NOTED.
- 4.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 5.- SETBACKS:  
FRONT MONTE CRISTO ROAD .....60.00 FEET  
FRONT .....25.00 FEET  
REAR .....15.00 FEET  
SIDE .....5.00 FEET  
SIDE CORNER .....10.00 FEET  
GARAGE .....18.00 FEET  
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 7.- DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 266,461.11 CUBIC FEET (6.12 ACRE FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
SEE DRAINAGE REPORT ON SHEET No. 5.
- 8.- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No.1- ELEV= 76.34, TOP OF INLET LOCATED NEAR THE NORTHWEST CORNER OF LOT 167 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.  
B.M. No.2- ELEV= 76.18, TOP OF INLET LOCATED NEAR THE NORTHWEST CORNER OF LOT 187 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
- 9.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AND EXCEPT 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.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.3% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- 11.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE  
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 138-236. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

- 12.- GENERAL NOTE FOR COMMERCIAL LOTS:  
LOTS 125 THROUGH 137 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 125 THROUGH 137 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 13.- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 14.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:  
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY  
A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,790 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT WHERE ALSO SEEN ON THE UTILTY CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4

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- 15.- RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 5 OF THIS PLAT.
- 16.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

- 17.- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 125 THROUGH 137. A 24' FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOT 131 TO PROVIDE INGRESS AND EGRESS TO LOTS 125 THROUGH 136 FROM FM 1925 (MONTE CRISTO ROAD).
- 18.- TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR ENTRANCE ON LOT 131 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1925 (MONTE CRISTO ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- 19.- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH THEIR RESPECTIVE SECTION.
- 20.- 5' FOOT WIDE SIDEWALK WITH ADA RAMP WILL BE REQUIRED DURING SUBDIVISION CONSTRUCTION PHASE ALONG MONTE CRISTO ROAD. 5' FOOT WIDE SIDEWALK WITH ADA RAMP WILL BE REQUIRED FOR ALL INTERIOR STREETS DURING BUILDING PERMIT STAGE.
- 21.- COMMERCIAL LOTS WILL REQUIRE A DETAILED DRAINAGE ANALYSIS AT BUILDING PERMIT STAGE
- 22.- ALL CONSTRUCTION SHALL COMPLY WITH THE STORM WATER PREVENTION POLLUTION PLAN REQUIREMENTS
- 23.- A BUFFER FENCE IS REQUIRED ON COMMERCIAL LOTS ABUTTING RESIDENTIAL LOTS.
- 24.- LOT 137 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO FM 1925 (MONTE CRISTO ROAD). LOT 137 SHALL ONLY HAVE ACCESS ONTO TERRY ROAD.

A 70.80 ACRE TRACT OF LAND OUT OF LOTS "R" AND "S", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3199038, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

TRACT I  
A 68.66 ACRE TRACT OF LAND OUT OF LOTS "R" AND "S", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3199038, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (RECORDED IN COUNTY CLERK'S DOCUMENT NUMBER 2936979, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), FOR THE NORTHWEST CORNER OF LAS ENCINITAS SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER 3068944, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 81°20'36" E, 928.90 FEET AND S 08°36' W, 150.00 FEET FROM THE NORTHEAST CORNER OF LOT "S".

THENCE: S 08°36' W, ALONG THE WEST LINE OF LAS ENCINITAS SUBDIVISION PHASE I, A DISTANCE OF 220.00 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 81°24' W, ALONG THE WEST LINE OF LAS ENCINITAS SUBDIVISION PHASE I, A DISTANCE OF 26.48 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°36' W, ALONG THE WEST LINE OF LAS ENCINITAS SUBDIVISION PHASE I, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 36°24' E, ALONG THE WEST LINE OF LAS ENCINITAS SUBDIVISION PHASE I, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°36' W, ALONG THE WEST LINE OF LAS ENCINITAS SUBDIVISION PHASE I, A DISTANCE OF 344.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 53°36' W, ALONG THE WEST LINE OF LAS ENCINITAS SUBDIVISION PHASE I, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°36' W, ALONG THE WEST LINE OF LAS ENCINITAS SUBDIVISION PHASE I, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

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THENCE: S 08°36' W, ALONG THE WEST LINE OF LAS ENCINITAS SUBDIVISION PHASE I, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 36°24' E, ALONG THE WEST LINE OF LAS ENCINITAS SUBDIVISION PHASE I, A DISTANCE OF 21.21 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

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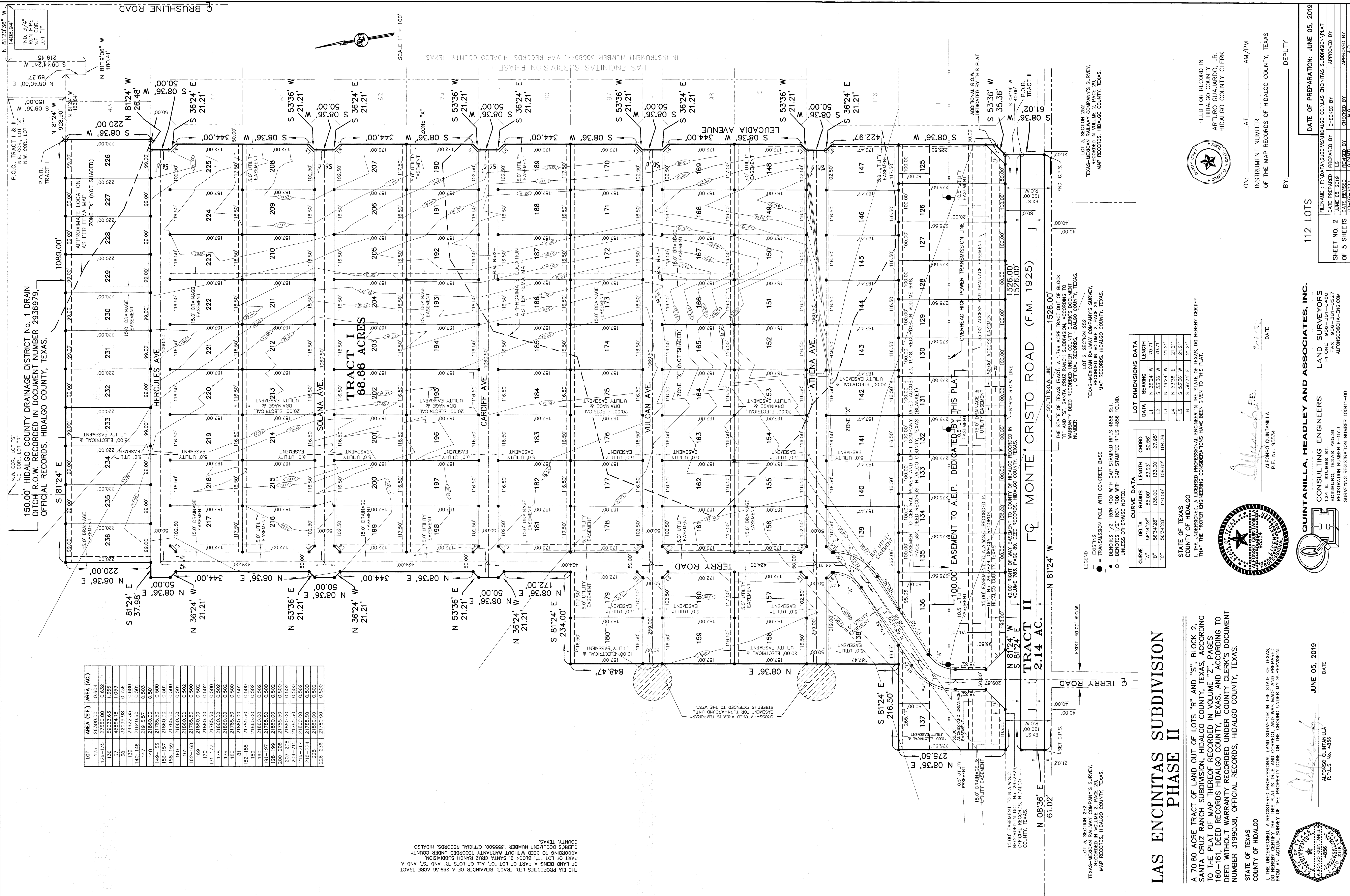
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THENCE: S 08°36' W, ALONG THE WEST LINE OF LAS ENCINITAS SUBDIVISION



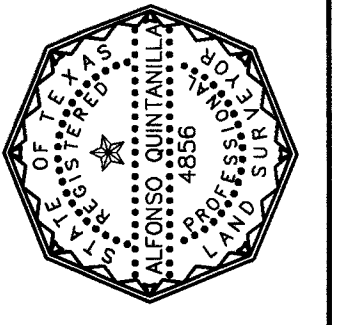
LOT	AREA (SQ. FT.)	AREA (AC.)
125	26,500.00	0.604
126-135	29,500.00	0.673
136	5,903.63	0.135
137	4,584.18	0.105
138	32,099.98	0.736
139	2,962.25	0.068
140-146	21,840.60	0.501
147	2,191.57	0.050
148	21,860.00	0.500
149-155	21,860.00	0.500
156-159	21,860.00	0.500
160	21,860.00	0.500
161	21,860.00	0.500
162-168	21,860.00	0.500
169	21,860.00	0.502
170	21,860.00	0.502
171-177	21,860.00	0.500
178	21,860.00	0.502
179	21,860.00	0.502
180	21,860.00	0.500
181	21,860.00	0.500
182-188	21,860.00	0.500
189	21,860.00	0.502
190	21,860.00	0.502
191-197	21,860.00	0.500
198-199	21,860.00	0.502
200	21,860.00	0.500
201-208	21,860.00	0.500
209-215	21,860.00	0.500
216-217	21,860.00	0.502
218-224	21,860.00	0.500
225	21,860.00	0.500
226-236	21,860.00	0.500

THE EA PROPERTIES LTD. TRACT, REMAINDER OF A 289.36 ACRE TRACT OF LAND BEING A PART OF LOT "C", ALL OF LOTS "R" AND "S", AND A PART OF LOT "T", BLOCK 2 SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

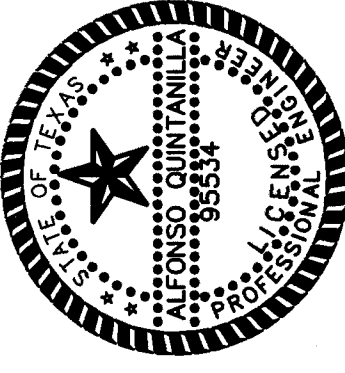
# LAS ENCINITAS SUBDIVISION PHASE II

A 70.80 ACRE TRACT OF LAND OUT OF LOTS "R" AND "S", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAN OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3199038, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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



ALFONSO QUINTANILLA  
 R.P.L.S. No. 4856  
 JUNE 05, 2019  
 DATE



ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 1500 E. SULLY  
 EDINBURG, TEXAS 78539  
 REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

112 LOTS  
 SHEET NO. 2  
 OF 5 SHEETS

DATE OF PREPARATION: JUNE 05, 2019  
 FILENAME: F:\DATA\SUBDIVISIONS\LAS ENCINITAS SUBDIVISION\PLAT  
 DATE PREPARED: JUNE 05, 2019 LG  
 CHECKED BY: APPROVED BY:  
 DATE REVISED: M.G.  
 REVISIONS: 02-07-2022

CURVE DATA		LOT DIMENSIONS DATA				
CURVE	DELTA	RADIUS	LENGTH	DATA	BEARING	LENGTH
"A"	56°34'28"	85.00'	83.93'	L1	S 53°36' W	70.71'
"B"	56°34'28"	135.00'	133.30'	L2	S 53°36' W	70.71'
"C"	56°34'28"	110.00'	108.62'	L3	N 81°24' E	21.21'
				L4	S 53°36' E	21.21'
				L5	S 36°24' E	21.21'

- LEGEND
- = EXISTING TRANSMISSION POLE WITH CONCRETE BASE
  - = DENOTES 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET.
  - = DENOTES 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND, UNLESS OTHERWISE NOTED.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAN.

ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE

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



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

LOT 3, SECTION 289  
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,  
 RECORDED IN VOLUME 2, PAGE 29,  
 MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 2, SECTION 289  
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,  
 RECORDED IN VOLUME 2, PAGE 29,  
 MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 3, SECTION 282  
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,  
 RECORDED IN VOLUME 2, PAGE 29,  
 MAP RECORDS, HIDALGO COUNTY, TEXAS.

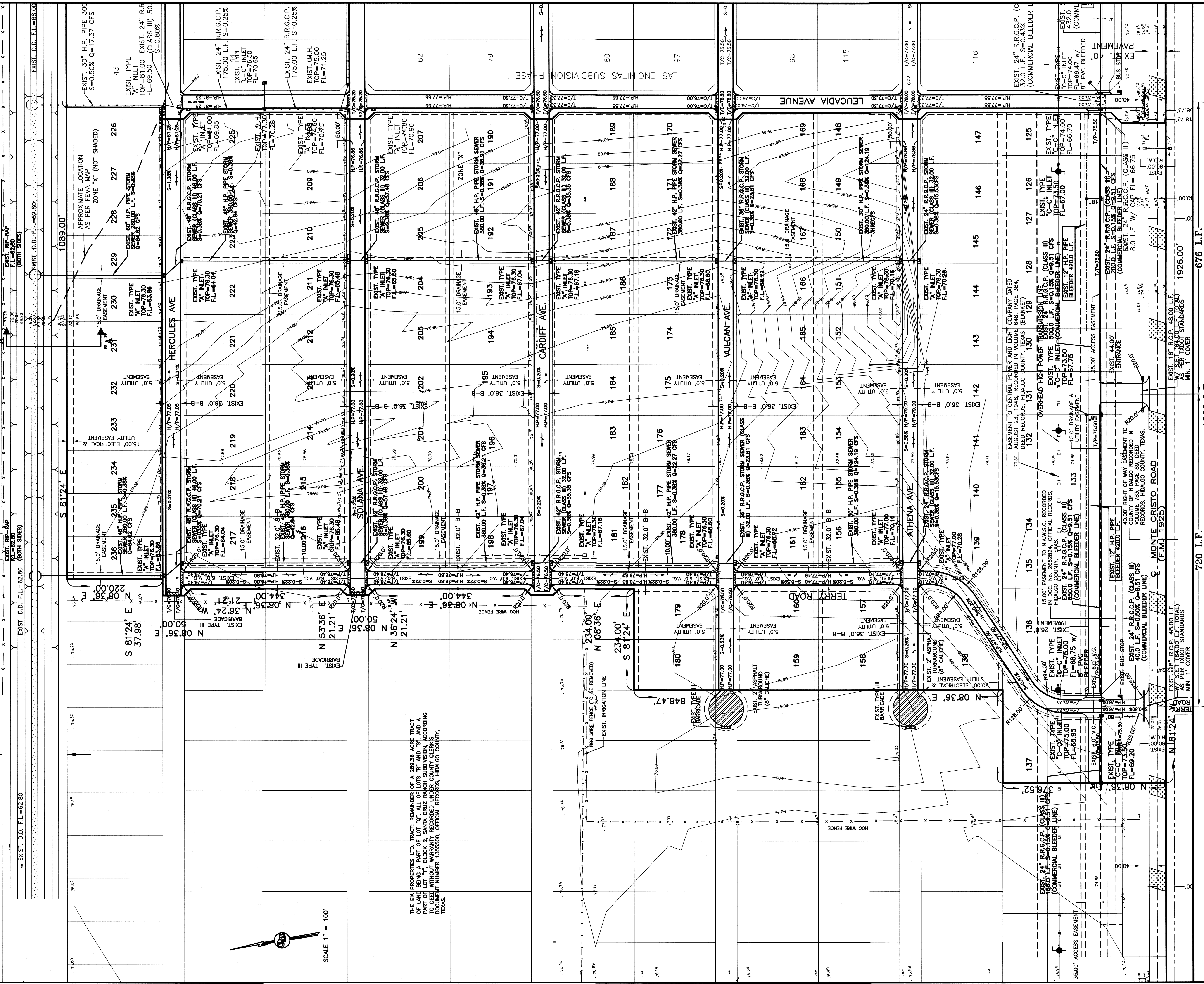
ADDITIONAL R.O.W. DEDICATED BY THIS PLAT

APPROXIMATE LOCATION AS PER FEMA MAP

APPROXIMATE LOCATION AS PER FEMA MAP

APPROXIMATE LOCATION AS PER FEMA MAP

150.00' HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH R.O.W. RECORDED IN DOCUMENT NUMBER 2936979, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



THE EA PROPERTIES LTD. TRACT; REMAINDER OF A 289.36 ACRE TRACT OF LAND BEING A PART OF LOT "Q", ALL OF LOTS "R" AND "S", AND A PART OF LOT "T", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN DOCUMENT NUMBER 135550, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**LEGEND**  
 TOTAL DETENTION REQUIRED - 609,202.00 C.F.  
 TOTAL DETENTION PROVIDED - 656,013.60 C.F.  
 (1,099.0 L.F. X 656.013.6 S.F.)  
 LOTS 125-141 ARE FOR COMMERCIAL USE.  
 APPROVED DRAINAGE PLAN WILL BE REQUIRED  
 PRIOR TO BUILDING ON LOT

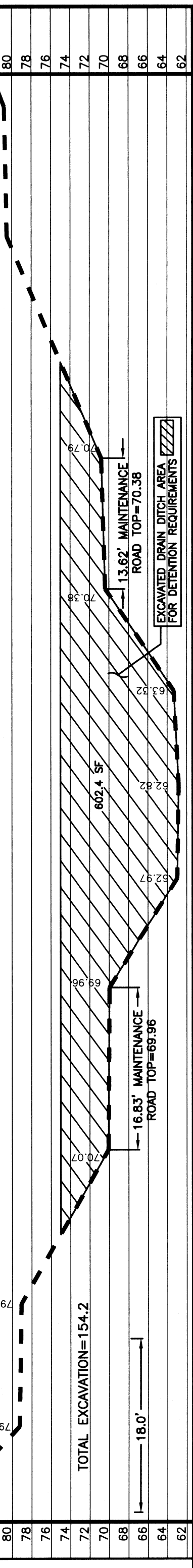
AS BUILT 01-04-22

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
6-12-2018	LG	LG	LG
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY

**CROSS SECTION "A-A"**

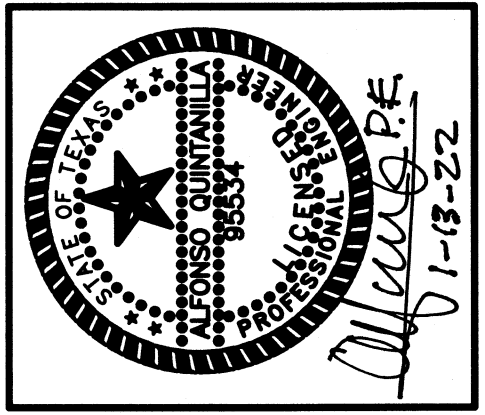
SCALE: HORIZONTAL 1" = 10'

150.00' HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH R.O.W. RECORDED IN DOCUMENT NUMBER 2936979, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 OFFICE@QHAENGINEERING.COM



**LAS ENCINITAS SUBDIVISION  
 PHASE II  
 PAVING & DRAINAGE SYSTEM**

JOB NO. \_\_\_\_\_  
 DATE 6-12-18  
 REVISION \_\_\_\_\_  
 SCALE 1"=100'  
 DRAWN BY LG  
 SHEET \_\_\_\_\_