



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED LA VILLITA ESTATES NO. 2 SUBDIVISION PRECINCT No. 4.

ENGINEER: NAIN ENGINEERING DEVELOPER: COMAREX LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 41 *SINGLE FAMILY *MULTI-FAMILY 2 COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTH OF RAMSEYER ROAD APPROXIMATELY ¼ MILE EAST OF DOOLITTLE ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-26-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM DISCHARGING TO AN ONSITE DETENTION POND WHICH THE SYSTEM WILL CONNECT TO AN EXISTING STORM SEWER LINE ALONG RAMSEYER ROAD.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO RAMSEYER ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-26-2022 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

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

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 12" LOCATION: RAMSEYER ROAD.

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

H.C.E.O.C. FINAL APPROVAL DATE: 5-26-2022: 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: SEPTEMBER 22, 2020

STAFF RECOMMENDS: Preliminary Approval *subject 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.*

GENERAL SUBDIVISION PLAT NOTES
 1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. 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 ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

2. THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN FEMA FIRM COMMUNITY PANEL No. 480334 0325 D EFFECTIVE DATE: 06-06-2000 REVISED TO LOMR 05-17-01

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

3. SETBACKS:
 FRONT: 25.00 FEET AND 50 FEET FRONTING RAMSEYER ROAD
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 CORNER SIDE: 15.00 FEET
 GARAGE FRONT: 18.00 FEET
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 3 THROUGH 43. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. LOTS 1 AND 2 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 AND 2 ARE FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION IS REQUIRED BY PLANNING, HEALTH, AND FIRE MARSHALL DEPARTMENTS PRIOR TO OCCUPYING THE LOT.

6. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

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

---B.M. NO. 1---ELEV. TOP OF COTTON PICKER SPINDLE ON WISCONSIN ROAD, S.E. CORNER OF LOT 14, BLOCK 33 SANTA CRUZ GARDENS UNIT 2 SUBDIVISION, AS PER MAP VOLUME 8, PAGE 28 AND 29 (NAVD 1988)

---B.M. NO. 2---ELEV. TOP OF IRON ROD SOUTH RIGHT OF WAY OF CANTON ROAD BEING THE N.E. CORNER OF LOT 14 OF THIS SUBDIVISION. (NAVD 1988)

8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 51,425 CUBIC-FEET (1.18 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.)

9. DRAINAGE DETENTION PONDS SHALL BE KEPT CLEAR OF BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE POND. THE LOT OWNERS OF LOTS 1 AND 2 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DETENTION POND. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG THE PERIMETER OF THE DETENTION POND.

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

11. 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.

12. 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.

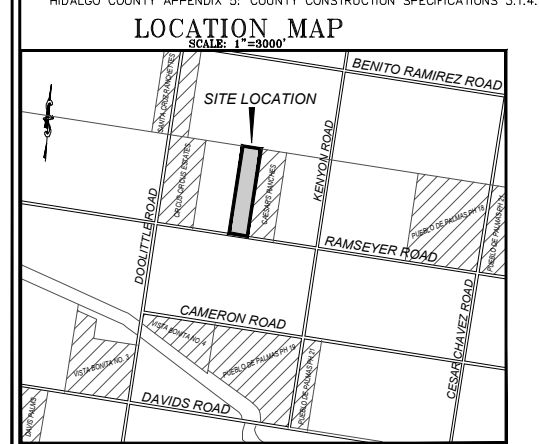
13. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSS PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

15. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

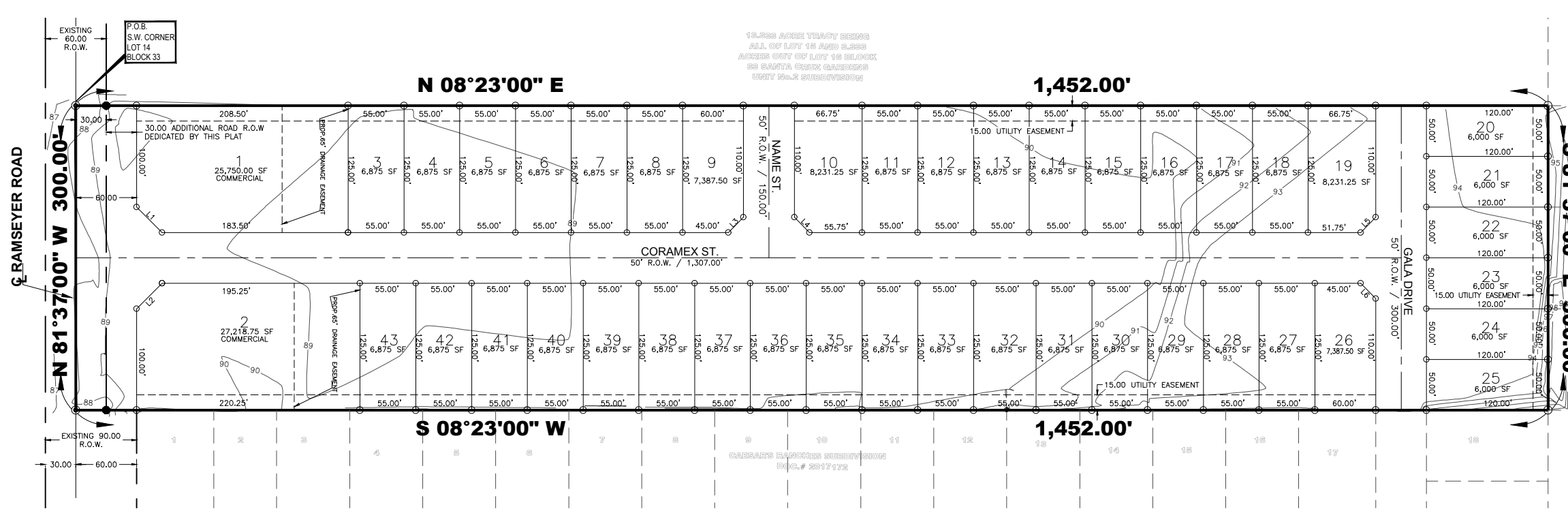
16. STREET & STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER.

17. A 5.0 FT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE, AS PER CITY OF EDINBURG, ALONG ALL INTERNAL STREETS.

18. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 1.1.4.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: LA VILLITA ESTATES No.2 SUBDIVISION IS LOCATED NORTH OF RAMSEYER ROAD APPROXIMATELY 1/4 MILE EAST OF DOOLITTLE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 212.001 PRECINCT. No. 4.



LA VILLITA ESTATES No.2 SUBDIVISION

10.00 ACRES ALL OF LOT 14, BLOC 33, SANTA CRUZ GARDENS UNIT 2 SUBDIISION
 HIDALGO COUNTY, TEXAS, AS PER MAP VOLUME 8, PAGE 28 AND 29.
 MAP RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 ALEX GONZALEZ-PRESIDENT OF COMAREX LIMITED LIABILITY COMPANY
 AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA VILLITA ESTATES No.2 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

ALEX GONZALEZ-PRESIDENT
 COMAREX LIMITED LIABILITY COMPANY
 1112 S. MCCOLL ROAD
 EDINBURG, TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALEX GONZALEZ KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED IT FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES _____

APPROVED BY IRRIGATION DISTRICT
 THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No.15 ON THIS _____ DAY OF _____ 20____ SUBJECT TO THE FOLLOWING:

1. NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
2. FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
3. ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
4. IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED. THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

SECRETARY _____ PRESIDENT _____

INDEX TO SHEETS OF LA VILLITA ESTATES No.2 SUBDI-ISION

SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAY APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATION OF THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND SANTA CRUZ IRRIGATION DIST. REVISION NOTES.	HIDALGO COUNTY DRAINAGE DISTRICT No. 1
SHEET 2	WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.	
SHEET 3	SANITARY SEWER DISTRIBUTION DESIGN; TYPICAL SEWER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL SANITARY SEWER SERVICE CONNECTION DETAILS.	
SHEET 4	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.	

MAYOR'S CERTIFICATION

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

ATTEST:
 MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LA VILLITA ESTATES No.2 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 & ZONING COMMISSION _____

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(c)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA VILLITA ESTATES No.2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____

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 TEX. 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.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
 RAUL SESIN, P.E., C.F.M. GENERAL MANAGER

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ALEX GONZALEZ-PRESIDENT	1112 S. MCCOLL ROAD,	EDINBURG, TEXAS 78539	(956) 219-3603
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

METES AND BOUNDS

A 10.00 ACRE TRACT OF LAND, BEING ALL OF LOT 14, BLOCK 33, SANTA CRUZ GARDENS UNIT 2 SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER VOLUME 8, PAGE 28 AND 29. MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 10.00 ACRE TRACT OF LAND BEING ALL OF THE LAND DESCRIBED IN DOCUMENT NO. 3050050 IN THE OFFICIAL RECORDS AND ALSO IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET NAIL AT THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 33 WITHIN THE RIGHT OF WAY RAMSEYER ROAD, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 08°23'00" E, WITH THE NORTH LINE OF SAID LOT 14, BLOCK 33 AT A DISTANCE OF 30.00 FEET PASS A 1/2" IRON ROD SET AT THE NORTH RIGHT OF WAY LINE OF SAID RAMSEYER ROAD, CONTINUING A TOTAL DISTANCE OF 1,452.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 33, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND.

THENCE S 81°37'00" E, WITH THE NORTH LOT LINE OF SAID LOT 14, BLOCK 33, AT A DISTANCE OF 300.00 FEET TO FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 08°23'00" W, WITH THE EAST LINE OF SAID LOT 14, BLOCK 33 FOR A DISTANCE OF 1,422.00 FEET TO A FOUND NAIL AT THE NORTH RIGHT OF WAY RAMSEYER ROAD CONTINUING A TOTAL DISTANCE OF 1,452.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14, BLOCK 33, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND.

THENCE N 81°37'00" W, WITH THE SOUTH LINE OF SAID LOT 14, BLOCK 33, AND WITHIN THE RIGHT OF WAY OF SAID RAMSEYER ROAD, A DISTANCE OF 300.00' TO THE POINT OF BEGINNING, CONTAINING 00.00 ACRE TRACT OF LAND MORE OR LESS.

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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND AND LAY 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 FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED 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 RELOCATE 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 RELOCATING 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 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 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 _____ DAY OF _____ 20____.

STATE OF TEXAS COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

SEWAGE FACILITIES: (SEWER SERVICE CONNECTION) ARE ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF 43 LOTS THIS SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$ _____ TO CONTRACTOR / ALREADY INSTALLED TO COVER THE COST OF (SEWER SERVICE CONNECTIONS).

DATED THIS THE 11 DAY OF JUNE, 2020

Guillermo A. Arratia, P.E.
 GUILLERMO A. ARRATIA
 REGISTERED PROFESSIONAL ENGINEER
 No. 94001 STATE OF TEXAS

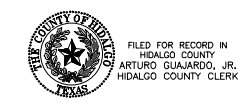


STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 2020

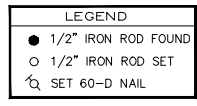
HOMERO LUIS GUTIERREZ
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 2791 STATE OF TEXAS



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

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

BY: _____ DEPUTY



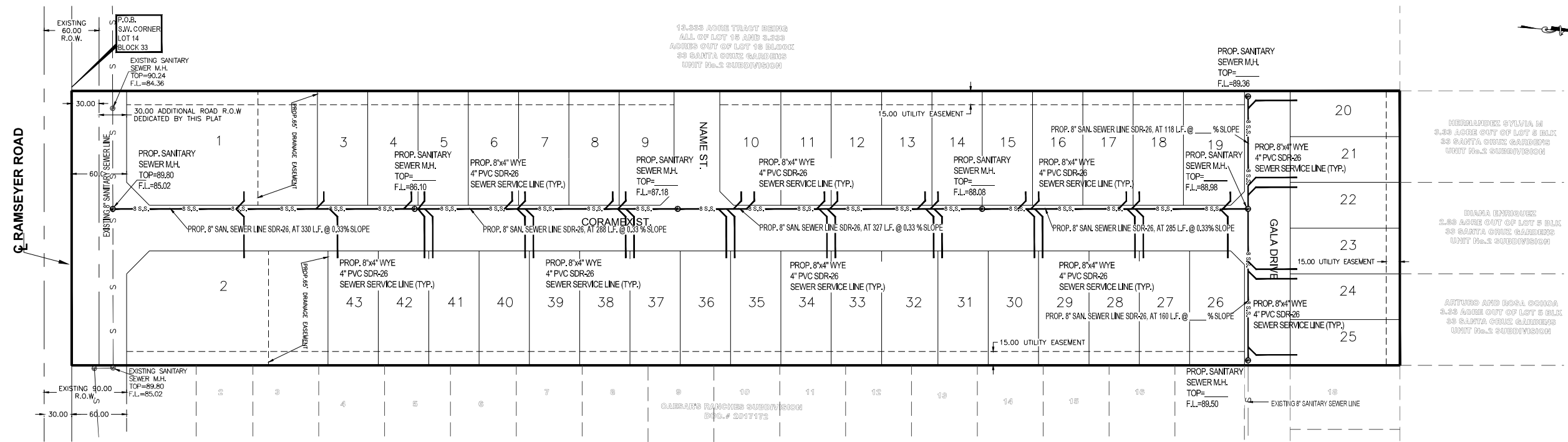
LINE	BEARING	DISTANCE
L1	N 44°25'49" E	35.36'
L2	N 45°34'11" W	35.36'
L3	N 44°25'49" E	35.36'
L4	N 45°34'11" W	35.36'
L5	N 45°34'11" W	14.14'
L6	N 44°25'49" E	14.14'

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. STREET DONNA, TEXAS 78537
 FIRM No. F- 9050 P.H. (956) 784-0218
 E-MAIL: NAINENGINEERING@YAHOO.COM

LA VILLITA ESTATES No.2
SUBDIVISION

PROPOSED SANITARY SEWER
IMPROVEMENTS (EDINBURG)

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM No. E-3050
526 N. STREET
DONNA, TEXAS 78837
PH: (855) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM



WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LA VILLITA ESTATES No.2 SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG 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. CITY OF EDINBURG HAS AN EXISTING 12" DIAMETER SEWER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF RAMSEYER ROAD.

THE WASTEWATER SYSTEM FOR LA VILLITA ESTATES No.2 SUBDIVISION CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 12" LINE. THIS 8" LINE THEN RUNS NORTH ALONG THE EAST SIDE OF CORAMEX STREET RIGHT-OF-WAY ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE NORTHWEST CORNER OF LOT 26. ANOTHER 8" LINE CONNECTING TO THE 8" SEWER LINE ON CORAMEX STREET WILL RUN EAST AND WEST ALONG THE SOUTH SIDE OF GALA DRIVE RIGHT-OF-WAY TAPPING WITH A 48" MANHOLE ST SIDE OF LUNA AVE RIGHT-OF-WAY. FROM THE 8" LINE, FORTY THREE (43) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" LINE, 4" SERVICE LINE AND SEVEN (7) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$_____ WHICH COVERS THE \$_____ 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 CITY OF EDINBURG. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG 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 SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.

Guillermo Arratia, P.E.
 GUILLERMO A. ARRATIA
 P.E. 94001

6/11/2020
 DATE



SUBDIVIDER CERTIFICATION:

1- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1- I ALEX GONZALEZ SUBDIVIDER OF LA VILLITA ESTATES No.2 HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ALEX GONZALEZ
 DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ALEX GONZALEZ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
 MY COMSTUART EXPIRES _____

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

LA SUBDIVISION VILLITA ESTATES No.2 RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. LA CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA LA SUBDIVISION VILLITA ESTATES No.2 CONSISTE DE UN CONDUCTO DE DRENAJE DE 12 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA RAMSEYER ROAD.

EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO DE LA VILLITA ESTATES No.2 SUBDIVISION CONSISTE DE UN CONDUCTO DE DRENAJE DE 8 PULGADAS DE DIÁMETRO QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 12 PULGADAS. LA LÍNEA DE 8 PULGADAS SERÁ INSTALADA A LADO OESTE DE LA CALLE COMAREX STREET CON DIRECCIÓN NORESTE TERMINANDO CON UNA ALCANTARILLA DE 48 PULGADAS. DE ESTAS LÍNEAS DE DRENAJE SANITARIO DE 8 PULGADAS CUARENTA Y TRES (43) LÍNEAS DE SERVICIO DE 4 PULGADAS SERÁN EXTENDIDAS HA CADA LOTE.

LA LÍNEAS DE 8 PULGADAS, LOS SERVICIOS INDIVIDUALES DE 4 PULGADAS Y SIETE (7) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA CIUDAD DE EDINBURG UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS DEL SISTEMAS DE DRENAJE SANITARIO, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAMENTOS Y REQUISITOS DEL ESTADO Y CONDADO DE HIDALGO, ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DRENAJE SANITARIO: SE ESTIMA QUE EL DRENAJE COSTARÁ UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE.

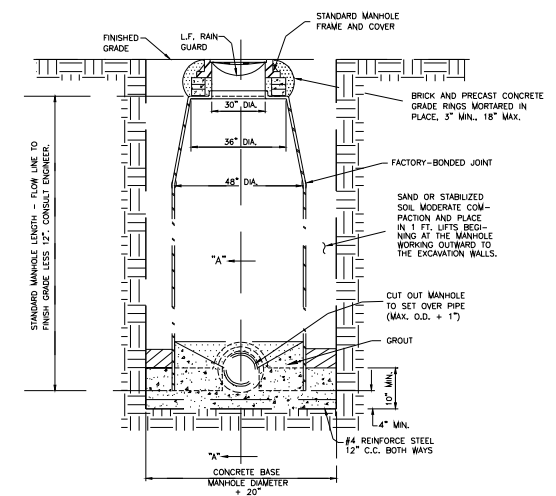
Guillermo Arratia, P.E.
 GUILLERMO A. ARRATIA
 P.E. 94001

6/11/2020
 DATE

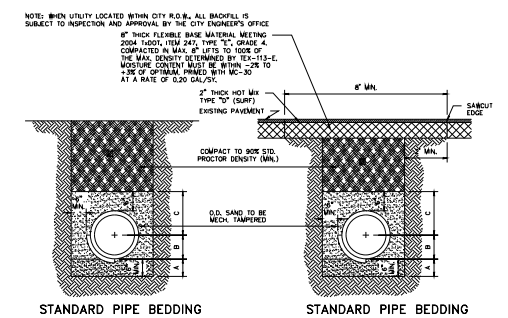


CONSTRUCTION COST ESTIMATE:

1-WATER:	\$0.00
2-SANITARY SEWER:	\$0.00
3-PAVING:	\$0.00
4-DRAINAGES:	\$0.00
TOTAL:	\$0.00



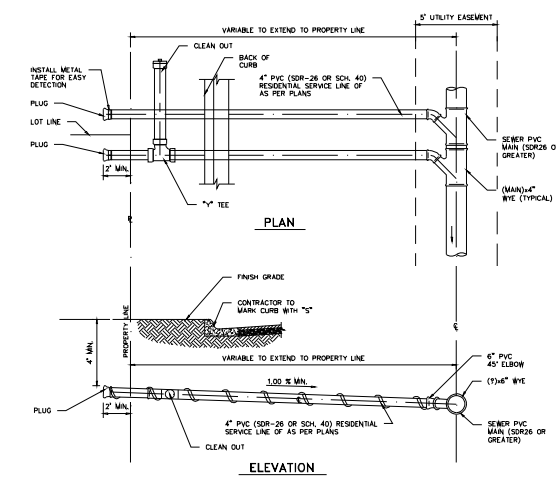
Typ. FIBERGLASS MANHOLE INSTALLATION (NOT TO SCALE)



STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS) (PARALLELS WITH EXIST. STREET)

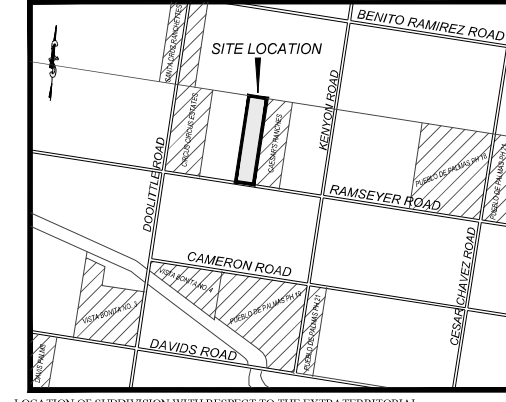
- A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")
- B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).
- C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (4" LIFTS, MECH. TAMPED).
- D. FILL TRENCH WITH SELECT BACKFILL. #3/4" LIFTS COMPACT TO SOLE OF TRENCH.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMAL MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.



TYPICAL RESIDENTIAL SEWER SERVICE LINE INSTALLATION (RESIDENTIAL AND DUPLEX ONLY)

LOCATION MAP
 SCALE: 1" = 3000'



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

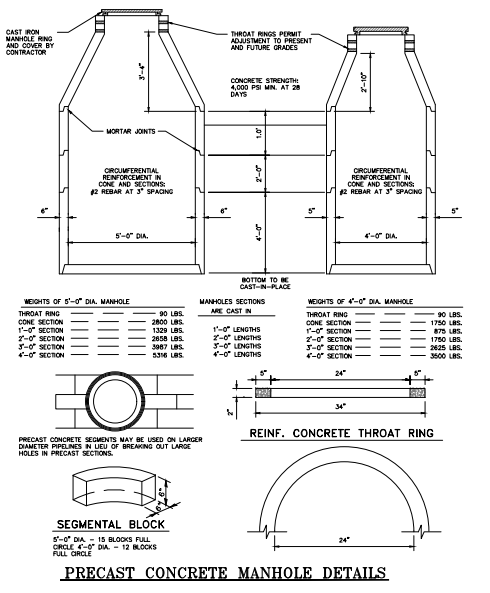
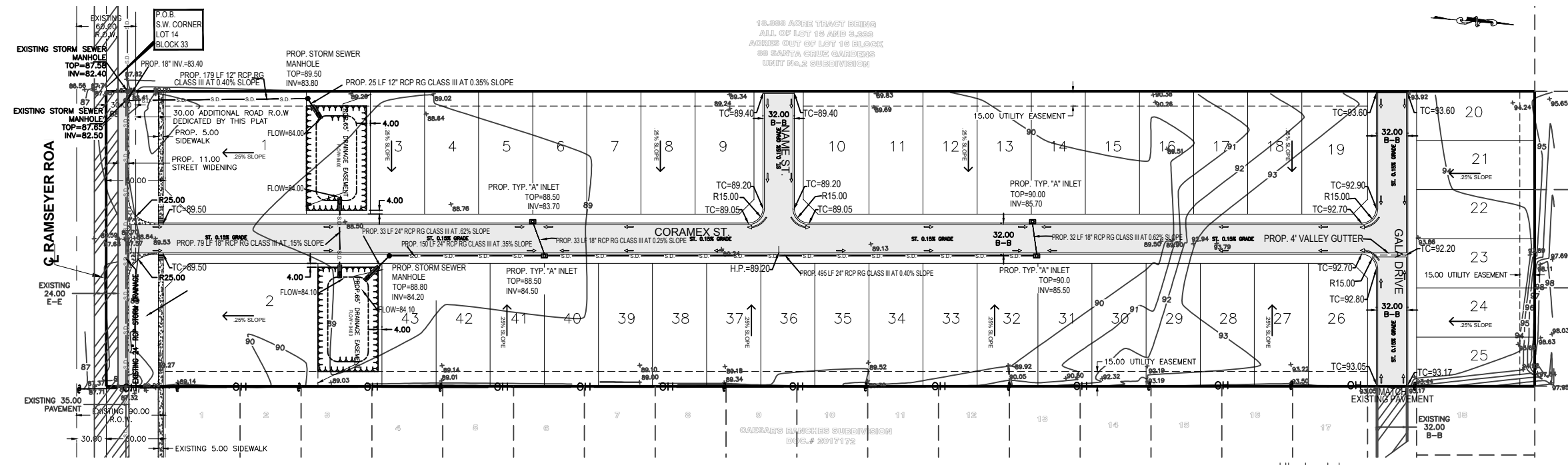
JURISDICTION OF A MUNICIPALITY:
 LA VILLITA ESTATES No.2 SUBDIVISION IS LOCATED NORTH OF RAMSEYER ROAD APPROXIMATE 1/4 MILE EAST OF DOOLITTLE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 + 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 4.

NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.

LA VILLITA ESTATES No.2 SUBDIVISION

PROPOSED PAVING AND DRAINAGE

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. STREET
 DONNA, TEXAS 78837
 PH: (956) 784-0218
 E-MAIL: NAINENGINEERING@YAHOO.COM



DRAINAGE REPORT FOR LA VILLITA ESTATES NO.2 SUBDIVISION

I. PROJECT LOCATION
 A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 14, BLOCK 33, SANTA CRUZ GARDENS UNIT 2 SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND IS LOCATED ON THE NORTH SIDE OF RAMSEYER ROAD, 1/4 MILE EAST OF DOOLITTLE ROAD AND IS LOCATED IN THE COUNTY OF HIDALGO AND LIES WITHIN THE 2 MILE ETJ OF THE CITY OF EDINBURG. (REFER TO EXHIBIT B).

II. FLOOD PLAIN
 THE SUBJECT TRACT LIES IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN ZONE "X" (MEDIUM SHADING) AREAS OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD F.E.M.A. F.I.R.M. MAP NO. 480334 0325 D, MAP REVISED JUNE 6, 2000. MAP REVISED TO REFLECT LOMR, MAY 17, 2001. (REFER TO EXHIBIT C).

III. SOIL CONDITIONS
 A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (S), BRENNAN (S) AND COMITAS (S) SANDY CLAY LOAM SOIL. THAT HAS A LOW LOUR SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP A AND B. (REFER TO EXHIBIT D).

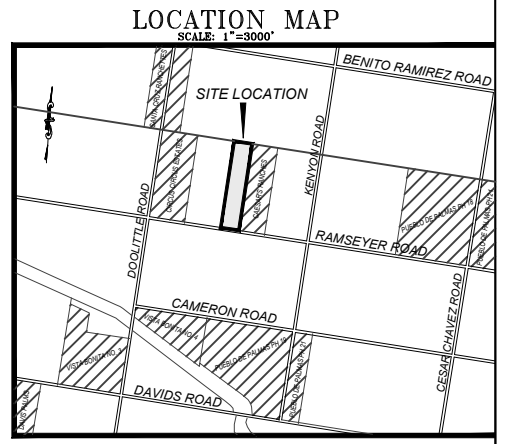
IV. EXISTING CONDITIONS
 THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.1%) EXISTING RUNOFF (3.73 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTH SIDE OF THIS TRACT.

V. PROPOSED CONDITIONS
 THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR 41 LOTS FOR RESIDENTIAL USE, AND 2 LOTS FOR COMMERCIAL USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASE 497 CFS FOR A TOTAL 1.18 CFS. I HAVE CALCULATED THAT 51,510 CF OF STORM RUNOFF FOR A 50 YEAR DESIGN FREQUENCY, AND WILL BE OUTFALLING INTO A PROPOSED STORM SEWER SYSTEM PIPES RANGING FROM 18" TO 24" RCP WITH CURB INLETS AND OUTFALLING INTO A PROPOSED DETENTION AREAS ON LOT 1 AND LOT 2, AND ULTIMATELY OUTFALLING INTO EXISTING 24" STORM SEWER PIPE LOCATED ON THE EAST SIDE OF RAMSEYER ROAD.

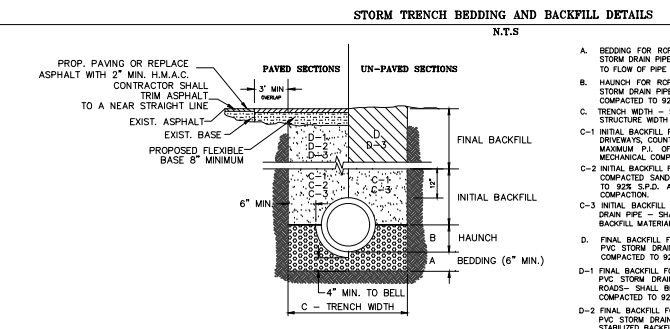
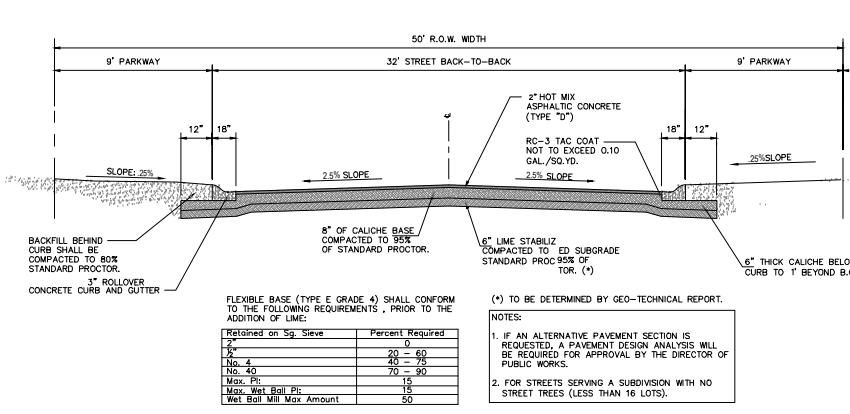
Guillermo Arratia, P.E.
 GUILLERMO A. ARRATIA, P.E.
 P.E. #94001



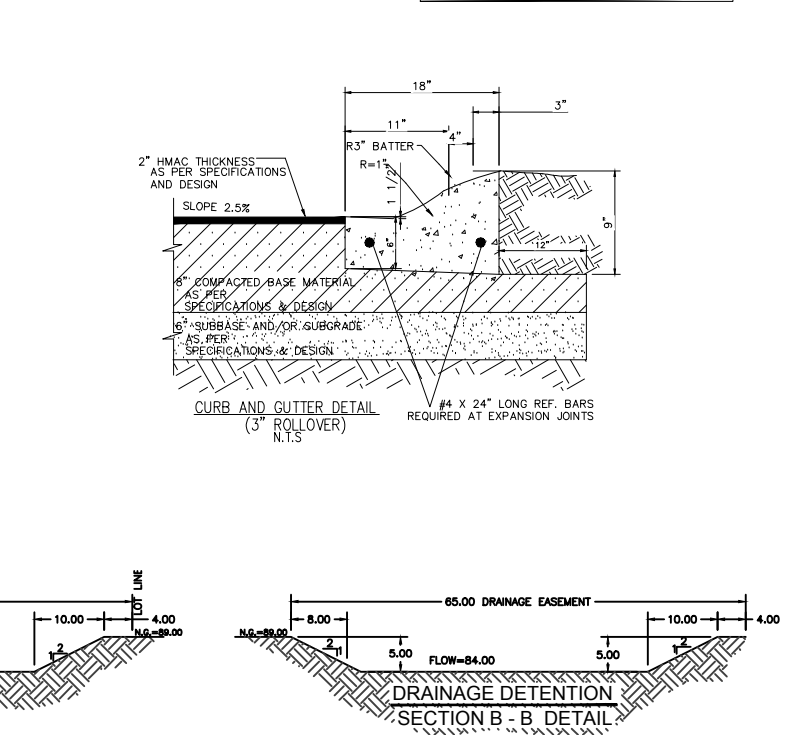
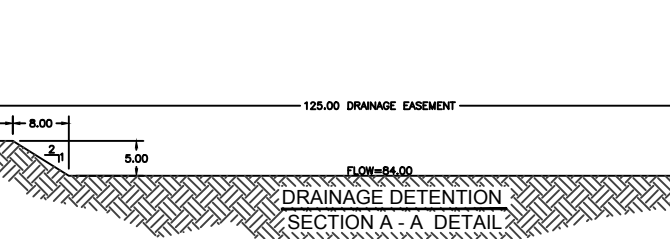
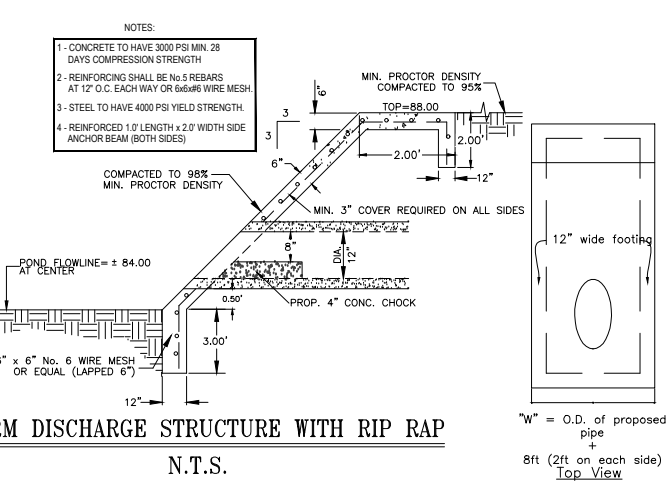
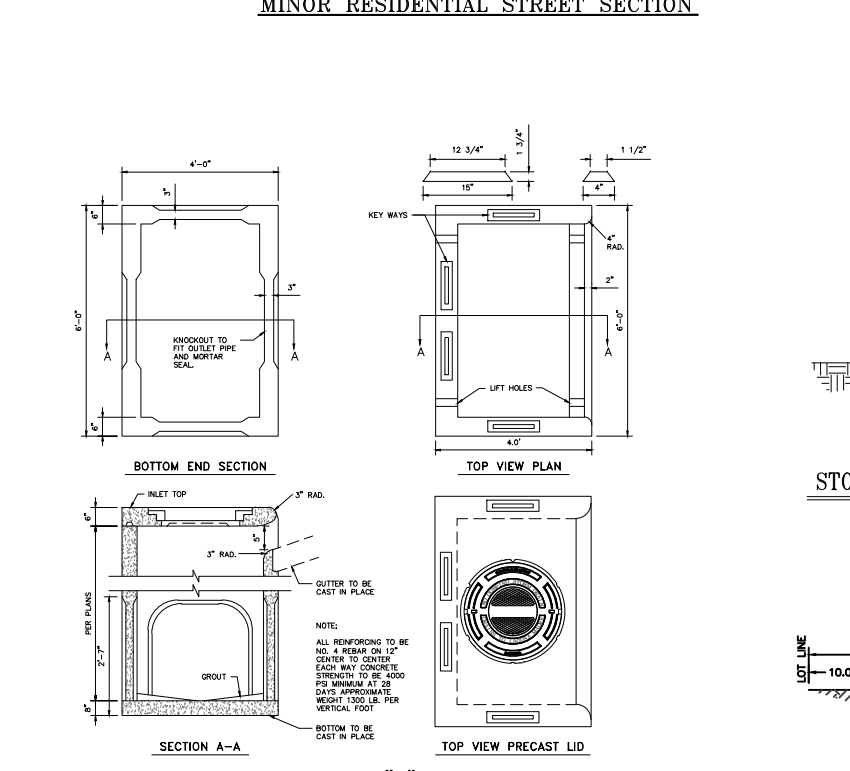
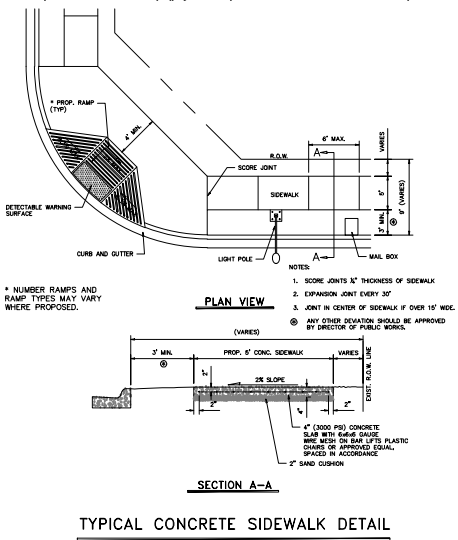
6/23/2020
 DATE



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
 LA VILLITA ESTATES No.2 SUBDIVISION IS LOCATED NORTH OF RAMSEYER ROAD APPROXIMATELY 1/4 MILE EAST OF DOOLITTLE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG, LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 4.



NOTES:
 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./S.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PROFILES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



DETENTION REQUIRED: 51,425 CF
 DETENTION PROVIDED: 51,510 CF