



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-26-2022

PROPOSED SAN JACINTO ESTATES NO. 4 PH. II SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: SAN JACINTO ENTERPRISES, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 60 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 15

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTH OF MILE 14 NORTH ROAD APPROXIMATELY ¼ MILE EAST OF MILE 4 WEST ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-08-2020 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: 25.00 FEET ONTO MILE 14 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 7-25-2022 REVIEWED BY, PLANNING DEPARTMENT

H.C.H.D. FINAL APPROVAL DATE: 7-25-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: MILE 14 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 7-25-2022 : 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.

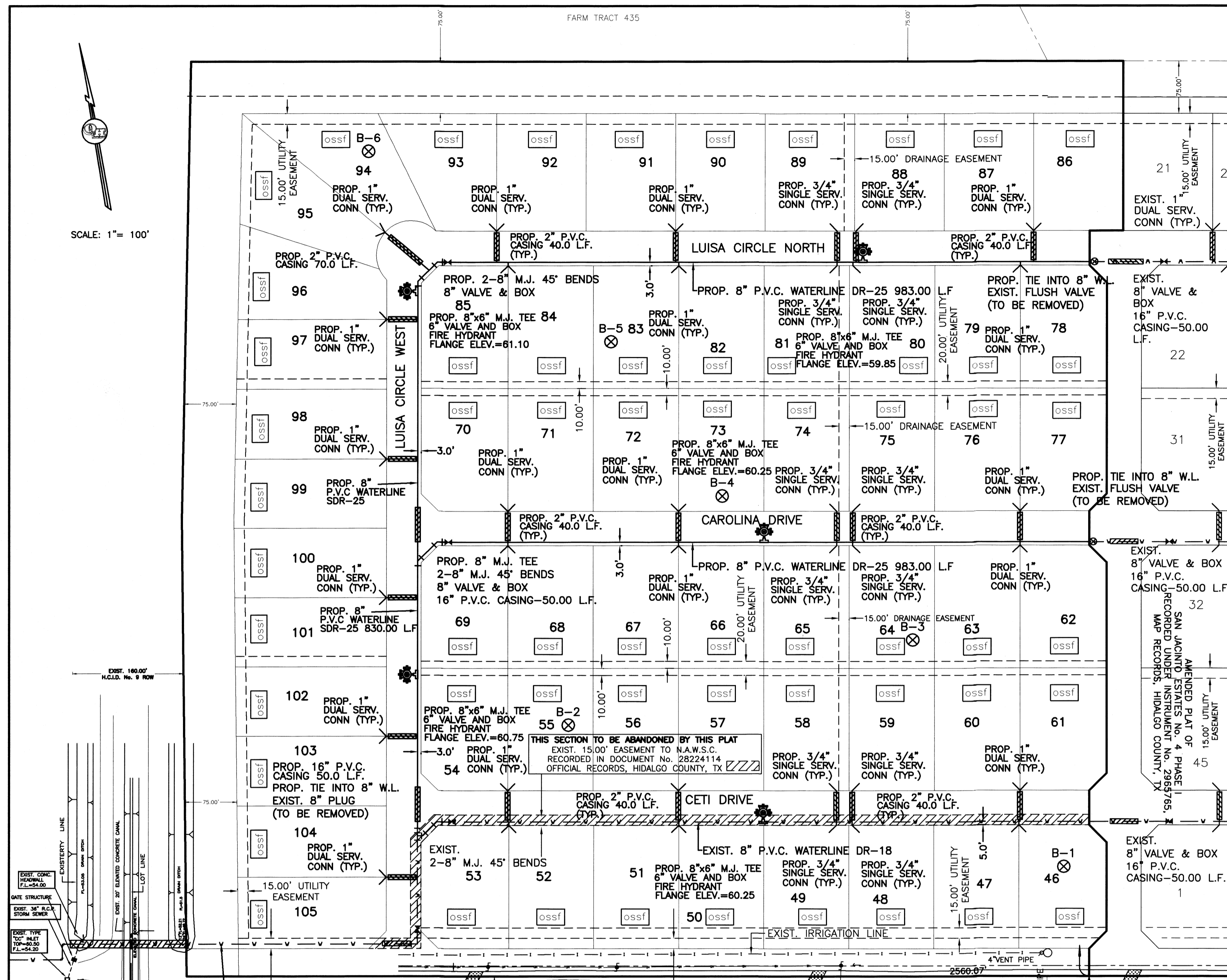
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 28, 2020

STAFF RECOMMENDS: Preliminary Approval *subject comments and future recommendations by planning and other departments.*

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 PLAT OF:
SAN JACINTO SUBDIVISION No. 4
PHASE II**

A 40.23 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 434 AND 2.58 ACRES OUT OF FARM TRACT 441, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1904458 AND 2001825, 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.

FINAL ENGINEERING REPORT FOR SAN JACINTO SUBDIVISION No. 4 PHASE II:
BY MARCO A. GONZALEZ, P.E.

WATER SUPPLY: Description and Costs.
SAN JACINTO ESTATES No. 4 PHASE II WILL BE PROVIDED WITH POTABLE WATER BY THE 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 WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 14 NORTH ROAD, THEN RUN NORTH ON THE EAST SIDE OF LUISA CIRCLE WEST, THEN RUN EAST ON THE SOUTH SIDE OF CETI DRIVE.
THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED AND THE COST FOR FIVE (5) FIRE HYDRANTS HAS BEEN ESCROWED WITH HIDALGO COUNTY AT A TOTAL COST OF \$ OR \$ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ OR \$ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER HAS ESCROWED THE COST OF FIVE (5) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ TO THE COUNTY OF HIDALGO. THE ENTIRE WATER UTILITIES WILL BE 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.

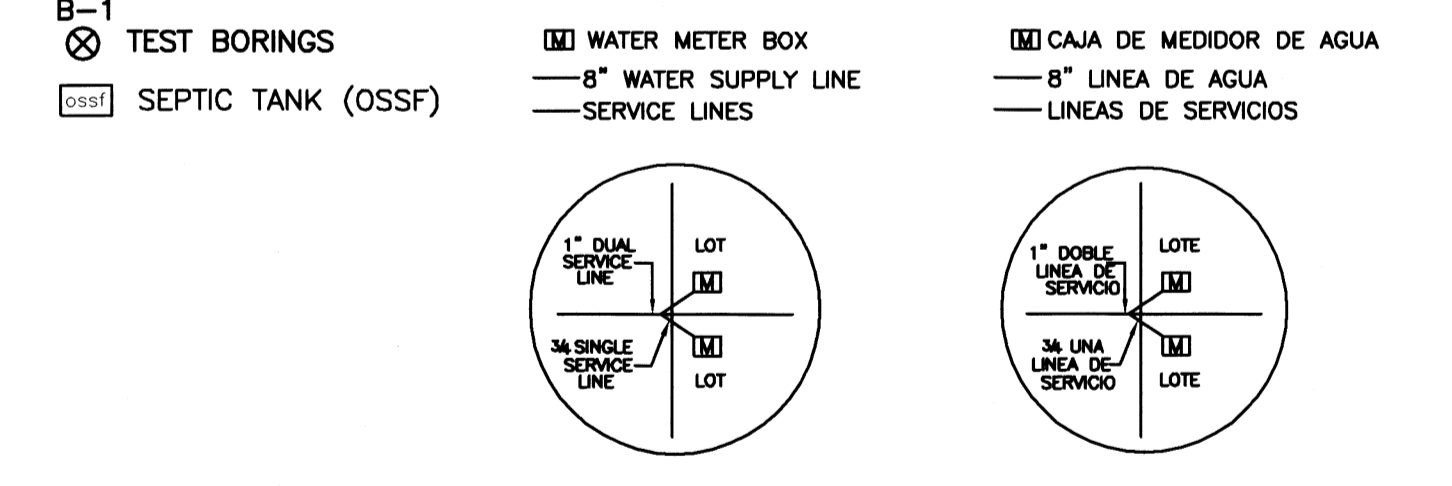
SEWAGE FACILITIES: Description and Costs.
SEWAGE FROM THE SAN JACINTO ESTATES No. 4 PHASE II, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.
EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 46, 55, 64, 73, 83, & 94. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON . 2020

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 CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER UTILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES HAVE COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.
SEWAGE UTILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION.

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

SUBMITTER STATEMENT:
JACINTO GARZA,
1.- I (WE), PRESIDENT OF SAN JACINTO ENTERPRISES, L.L.C., SUBDIVIDERS OF SAN JACINTO SUBDIVISION No. 4 PHASE II HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

LEGEND:
B-1 TEST BORINGS
[Symbol] WATER METER BOX
[Symbol] CAJA DE MEDIDOR DE AGUA
[Symbol] 1" DUAL SERVICE LINE
[Symbol] 3/4" WATER SUPPLY LINE
[Symbol] 8" LINEA DE AGUA
[Symbol] SEPTIC TANK (OSSF)
[Symbol] SERVICE LINES
[Symbol] LINEAS DE SERVICIOS



No.	Sheet	REVISION	Date	Approved

COST ESTIMATE
WATER DISTRIBUTION: \$
DRAINAGE IMPROVEMENTS: \$
PAVING IMPROVEMENTS: \$
SEPTIC TANK (OSSF): \$

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION SAN JACINTO SUBDIVISION No. 4 PHASE II:
POR MARCO A. GONZALEZ, P.E.
PROVISION DE AGUA: Descripción y Gastos.
LA SUBDIVISION SAN JACINTO ESTATES No. 4 PHASE II HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE MILE 14 NORTH ROAD. LUEGO CORRE HACIA EL NORTE POR EL LADO ESTE DE LA CALLE LUISA CIRCLE WEST, LUEGO OTRA HACIA EL ESTE POR EL LADO SUR DE LA CALLE CITI DRIVE.
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE SAN JACINTO No. 4 PHASE II CONSTA DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE ENCUENTRA CON UNA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO EN EL LADO ESTE DE LUISA CIRCLE WEST. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE AL NORTE EN EL LADO ESTE DE LA CALLE LUISA CIRCLE WEST Y LUEGO CORRE HACIA EL ESTE POR EL LADO SUR DE LA CALLE LUISA CIRCLE NORTH Y TERMINA CONECTANDOSE CON UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO. OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE AL ESTE POR EL LADO SUR DE CAROLINA DRIVE Y SE CONECTA CON UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO.
DEL CONDUCTO DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA HAN SIDO INSTALADO Y EL COSTO DE CINCO (5) BOCAS DE RIEGO (FIRE HYDRANT) HA SIDO DEPOSITADO EN EL CONDOMINIO DE HIDALGO A UN COSTO TOTAL DE \$ OR US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE AGUA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA SIDO DEPOSITADO EN EL CONDOMINIO DE HIDALGO POR CINCO (5) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMINIO DE HIDALGO.

DRENAJE: Descripción y Gastos.
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION SAN JACINTO ESTATES No. 4 PHASE II. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDOMINIO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.
CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO SEIS (6) PRUEBAS CON AGUIEROS EN EL CENTRO DE LOS LOTES 46, 55, 64, 73, 83, & 94 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDOMINIO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL DE DE 2020.

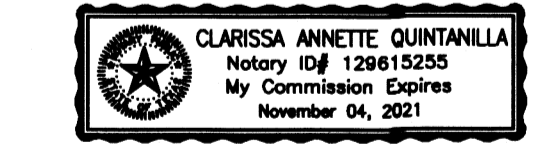
CERTIFICACION
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL RULES ADOPTADAS OBSERVANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ O CUAL EQUIVALE A US\$ POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ A UN COSTO TOTAL DE \$ TODA LA SUBDIVISION.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. 120016
DATE 7-15-20

SUBMITTER STATEMENT:
JACINTO GARZA,
1.- I (WE), PRESIDENT OF SAN JACINTO ENTERPRISES, L.L.C., SUBDIVIDERS OF SAN JACINTO SUBDIVISION No. 4 PHASE II HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BEFORE ME, the undersigned notary public, on this day personally appeared JACINTO GARZA, PRESIDENT OF SAN JACINTO ENTERPRISES, L.L.C., proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

Given under my hand and seal of office this _____ day of _____, 20____.

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

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 3 OF 5 SHEETS

FILENAME: F:\DATA\SUBDIVISION\SAN JACINTO ESTATES No. 4 PHASE II\WATER
DATE PREPARED: 08-27-2018 LG
DATE REVISION: 07-15-2020 IGC

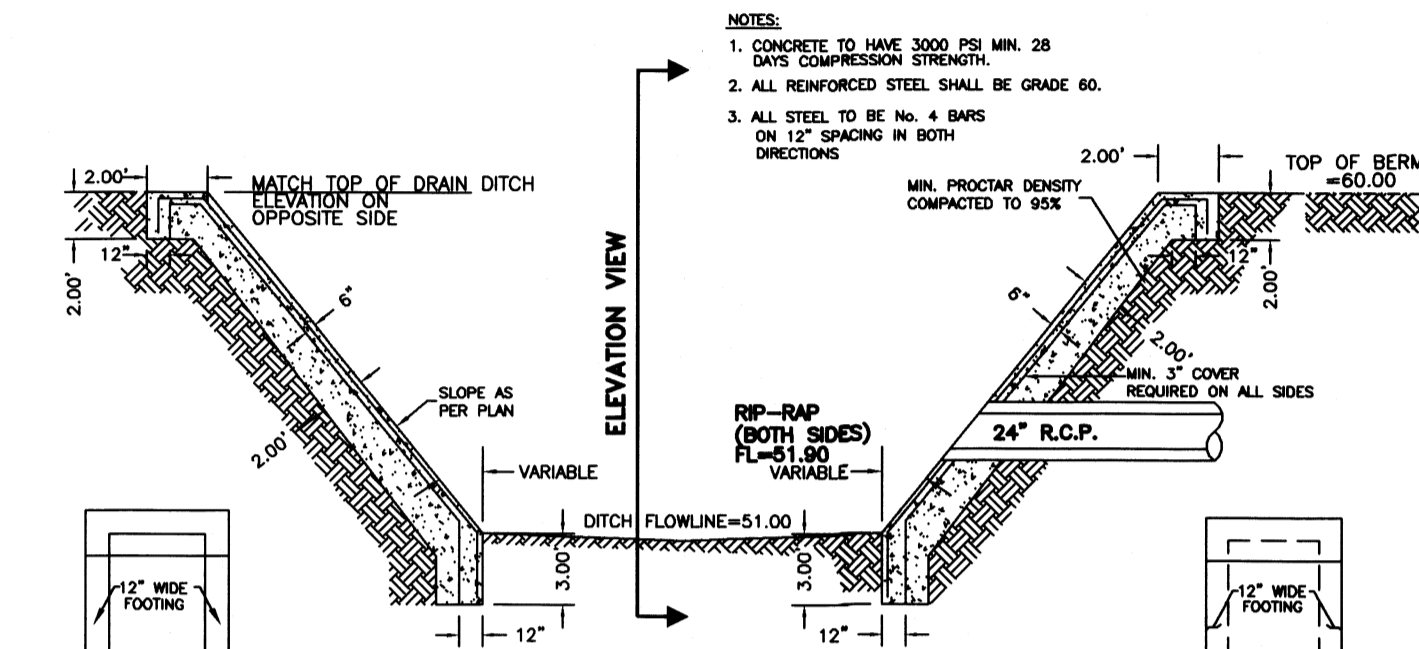
FARM TRACT 440, WEST AND ADAMS
RECORDED IN VOLUME 2, PAGE 34-37,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVISION PLAT OF:
SAN JACINTO ESTATES No. 4 PHASE II

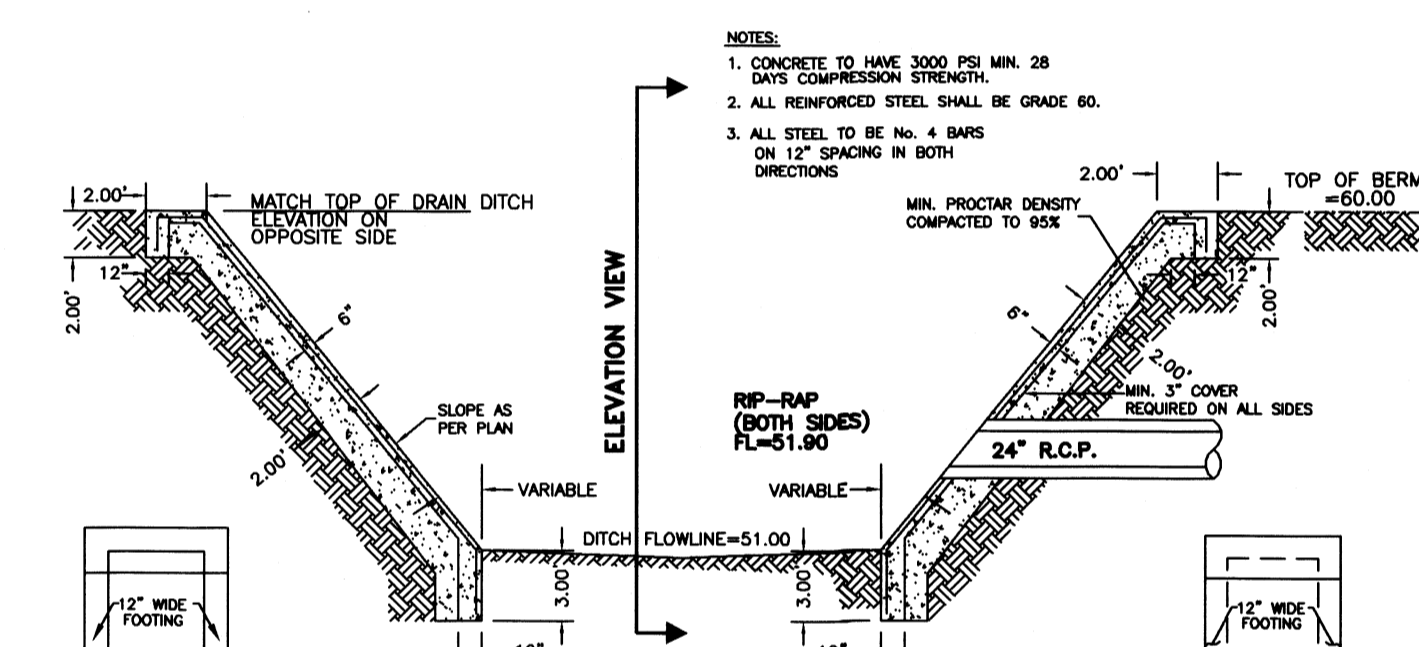
A 40.23 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 434 AND 2.58 ACRES OUT OF FARM TRACT 441, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1904458 AND 2001825, 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.



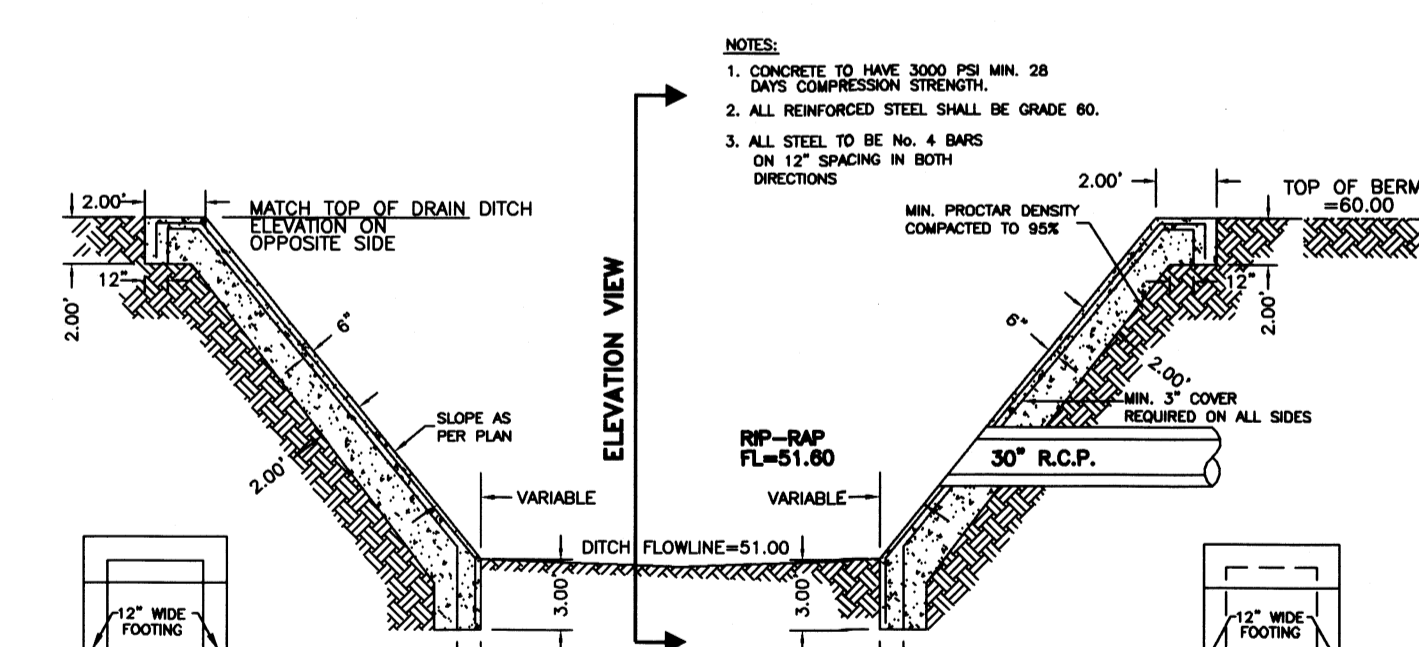
Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. 120016
DATE 7-15-20



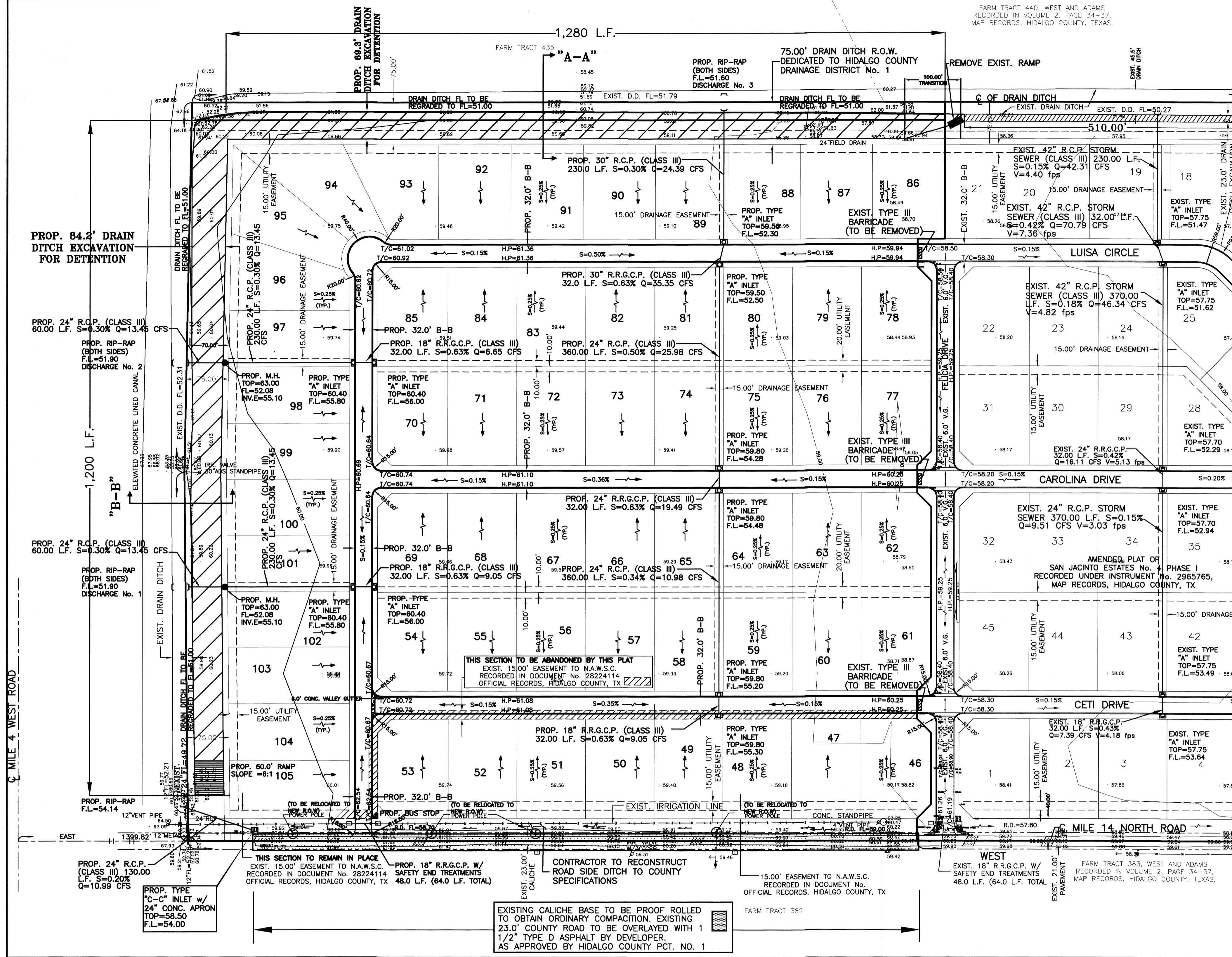
STORM DISCHARGE STRUCTURE No. 1



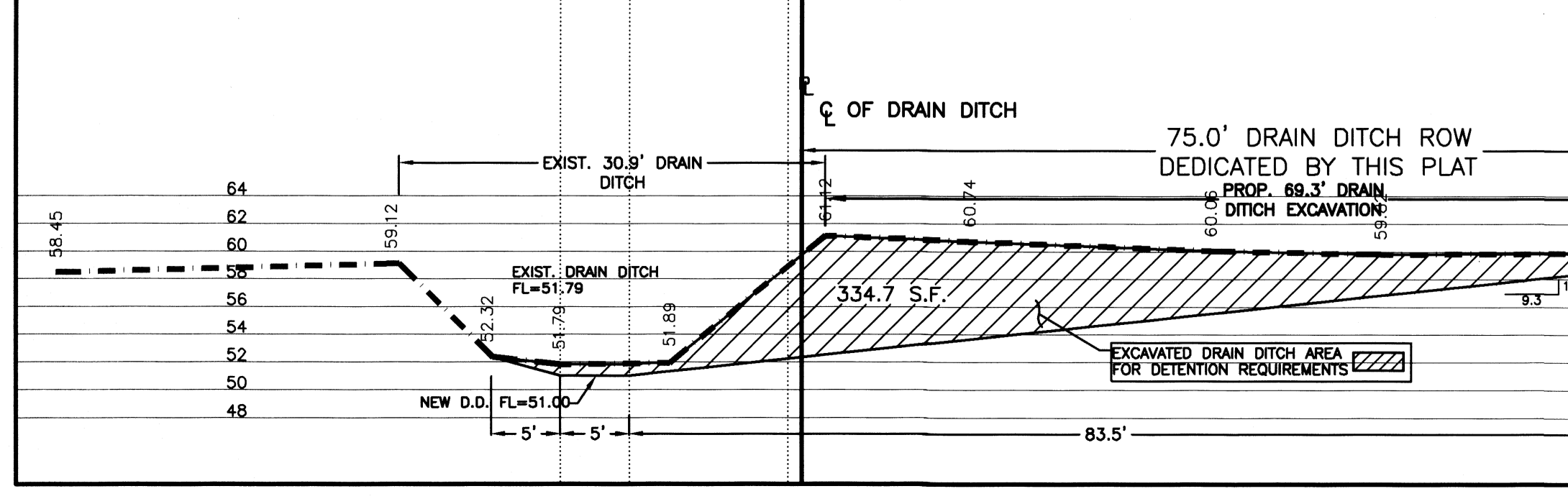
STORM DISCHARGE STRUCTURE No. 2



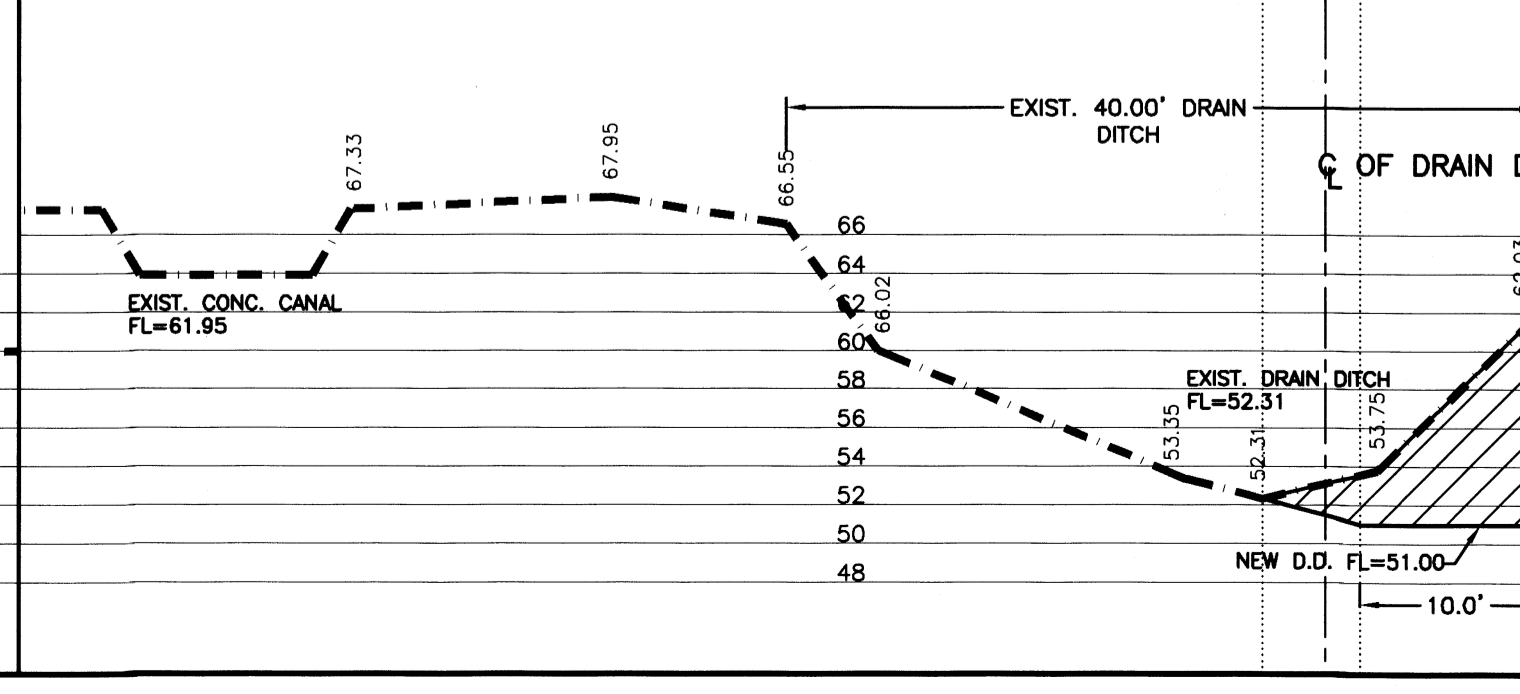
STORM DISCHARGE STRUCTURE No. 3



CROSS SECTION "A-A" HORIZONTAL 1" = 10' VERTICAL 1" = 10'



CROSS SECTION "B-B" HORIZONTAL 1" = 10' VERTICAL 1" = 10'



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

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

BY: _____ DEPUTY

SHEET No. 4
OF 5 SHEETS

FILENAME: F:\DATA\SUBD\HCSAN JACINTO No. 4 PHASE II\PAVING-BLPL
DATE PREPARED: 07-13-2020 PREPARED BY: LUIS GAVAGOS
DATE REVISION: 07-13-2020 REVISION BY: G. GANTU

SAN JACINTO ESTATES No. 4 PHASE II

A 40.23 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 434 AND 2.58 ACRES OUT OF FARM TRACT 441, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1904458 AND 2001825, 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.

DRAINAGE REPORT FOR SAN JACINTO ESTATES No. 4 PHASE II

San Jacinto Estates No. 4 Phase II is a 40.23 acre tract of land being all of Farm Tract 434 and 2.58 acres of Farm Tract 441, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 2, pages 34-37, map records, Hidalgo County, Texas, and according to Warranty Deed with Vendor's Lien recorded under County Clerk's document number 1904458 and 2001825, official records, Hidalgo County, Texas.

This subdivision is located on the north side of Mile 14 North Road approximately 2600 feet west of F.M. 1015. The proposed subdivision will consist of 60 residential lots.

The tract is Zone "X" (unshaded), areas determined to be outside 500-year floodplain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6 2000, with LOMR dated May 30, 2002.

The majority of the soil is Hidalgo (25 & 28) and Racombes (48) and is in soil group "B". It is fine sandy loam (SM-SC), sandy clay loam (SC) and clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an eastern direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is $Q = 13.78$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q = 52.90$ cubic feet per second for an increase of $Q = 39.12$ cubic feet per second. Detention will be 132,300.36 cubic feet (3.04 acre feet) and will be accomplished by excavating the existing Hidalgo County Irrigation District No. 9 drain ditch (9 & 4E2) located along the north and west side of the subdivision. The street runoff will be collected by a storm sewer system consisting of 18", 24" and 30" pipes and Type "A" inlets that will discharge into the existing Drain Ditch. 75.00' of Drain Ditch Right of Way to Hidalgo County Drainage District No. 1 is being dedicated by this plat.

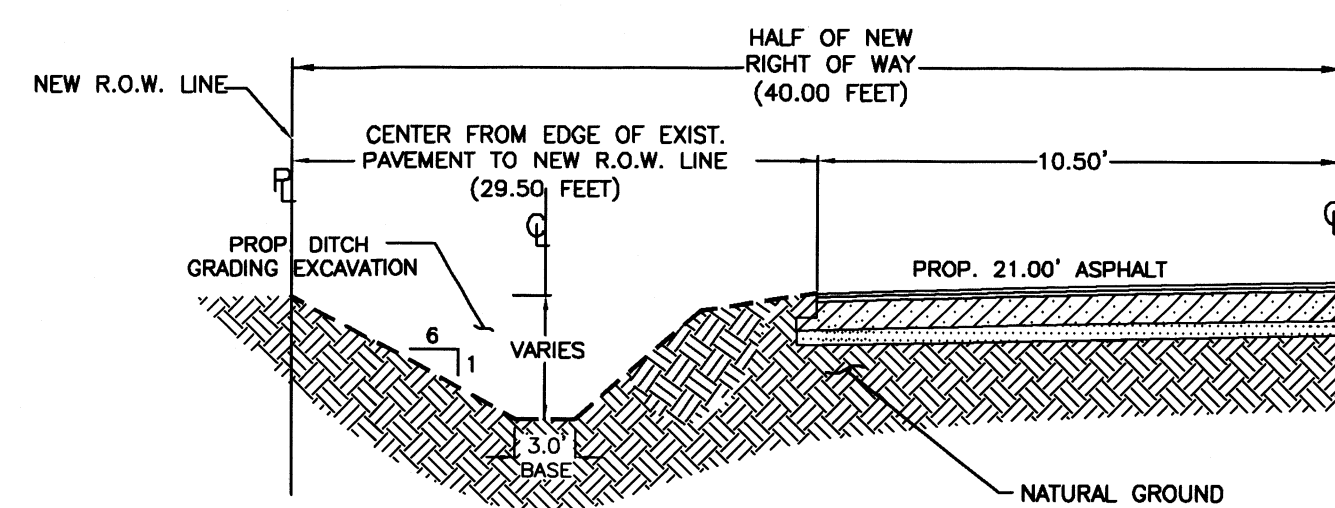
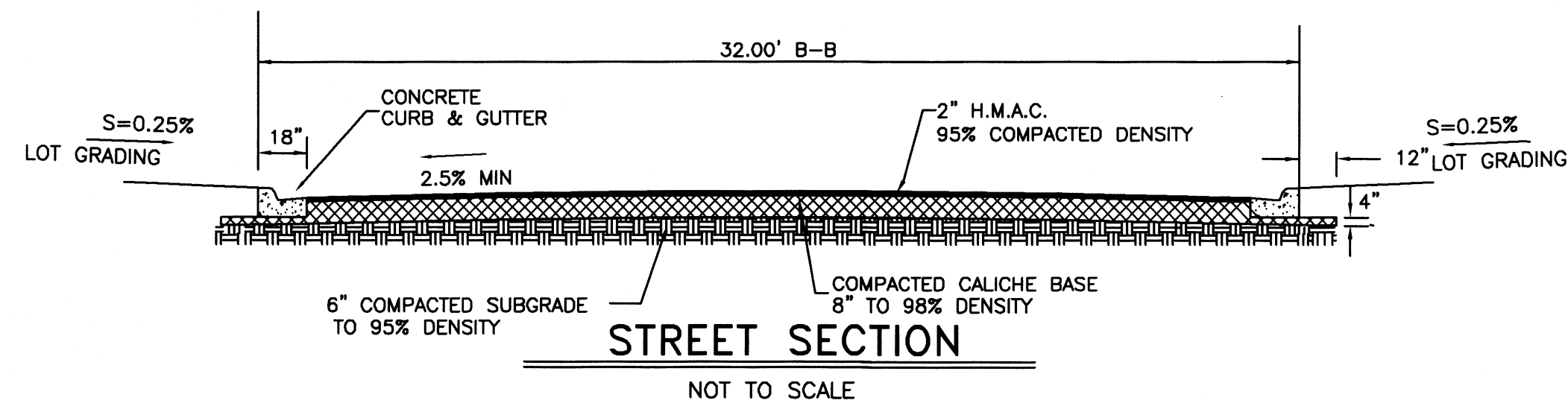
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480344 0450 C (L.O.M.R.: MAY 30, 2002) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. 120016

7-15-20
DATE

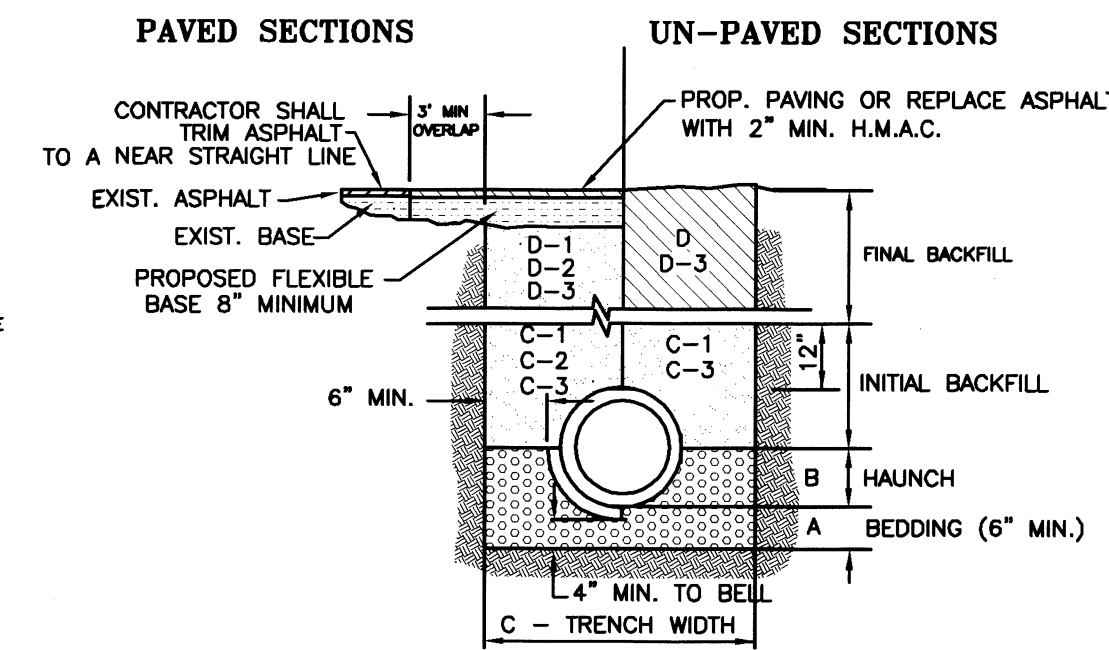


RECONSTRUCTION OF ROAD SIDE DITCH
NOT TO SCALE

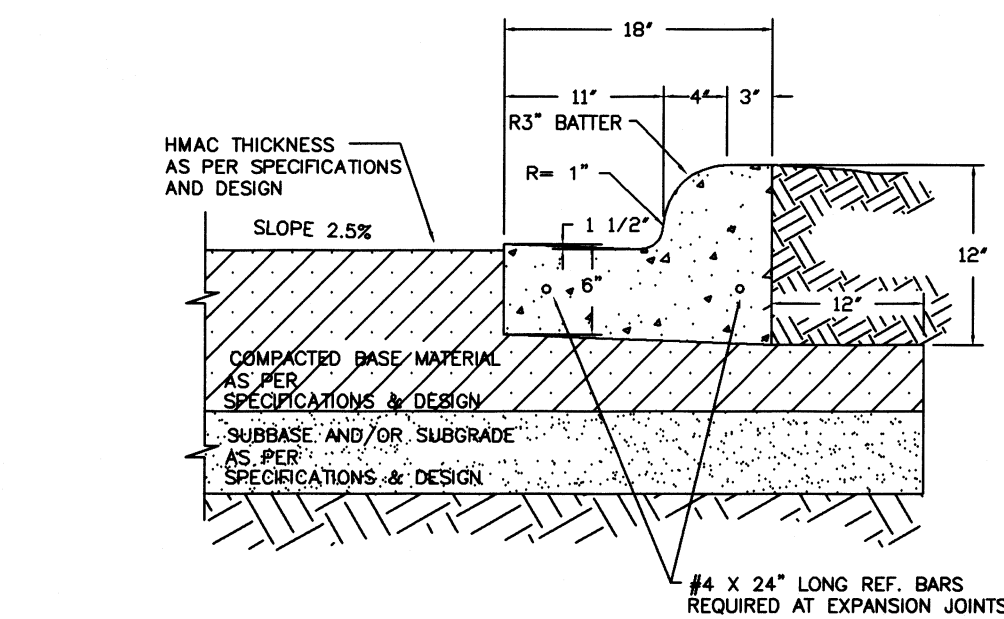
- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE. (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" 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 AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, 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 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 90% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
- FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
- THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

STORM TRENCH BEDDING AND BACKFILL NOTES

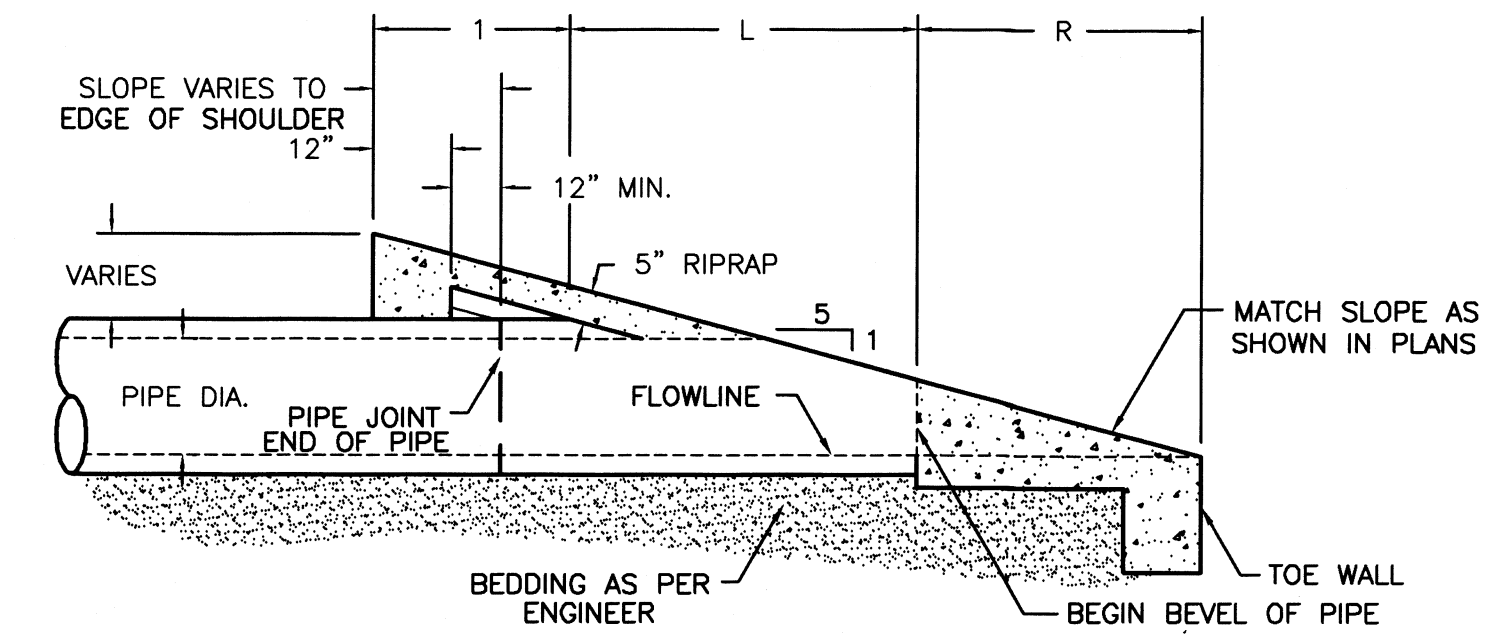


STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

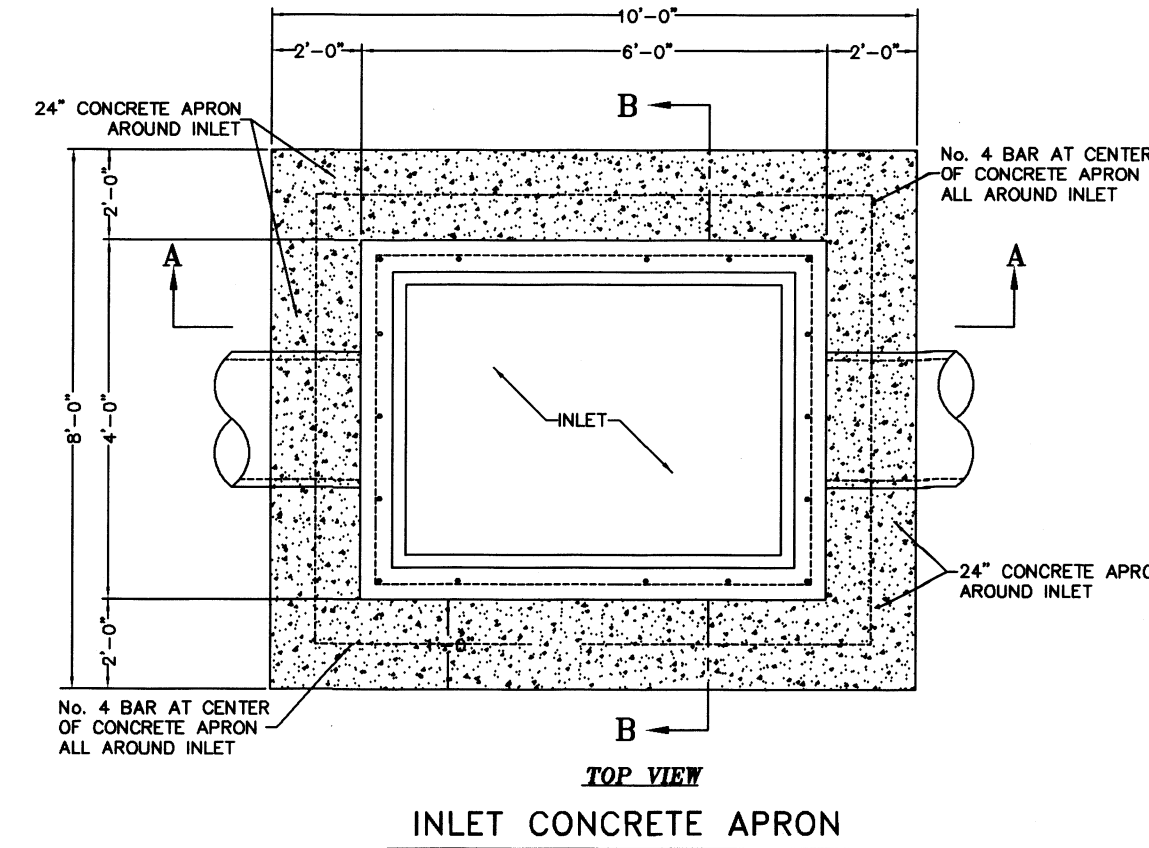


- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
- WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
- BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS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

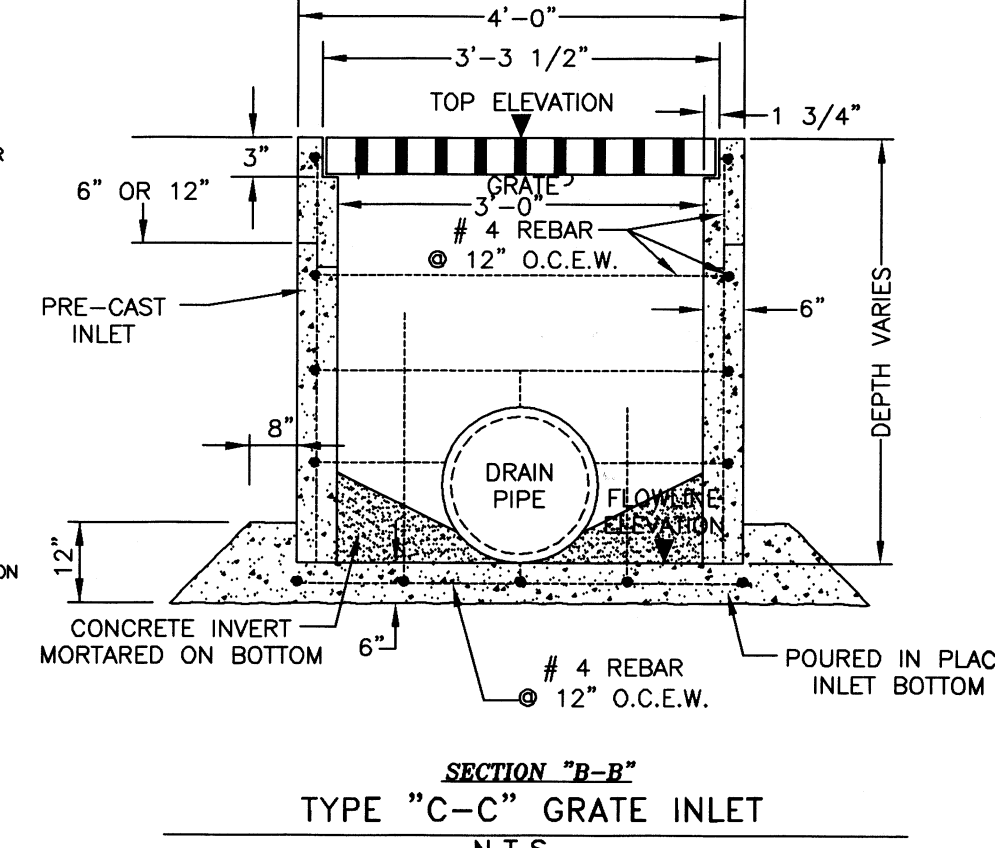
TYPICAL CURB & GUTTER DETAIL



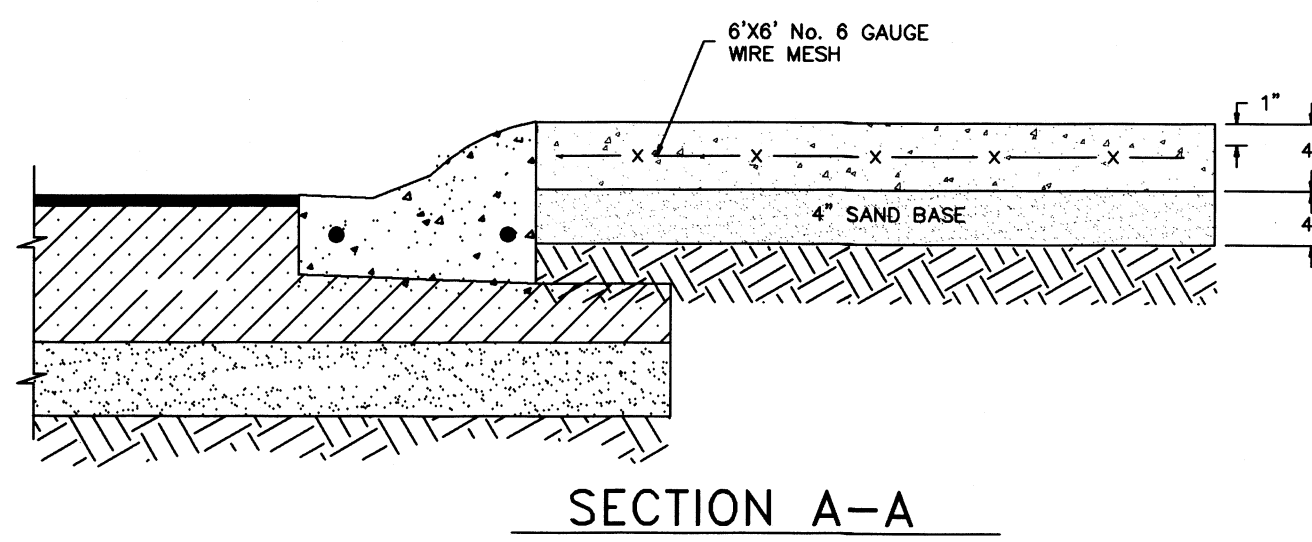
ELEVATION SAFETY END TREATMENT (TYPE "P OR C")



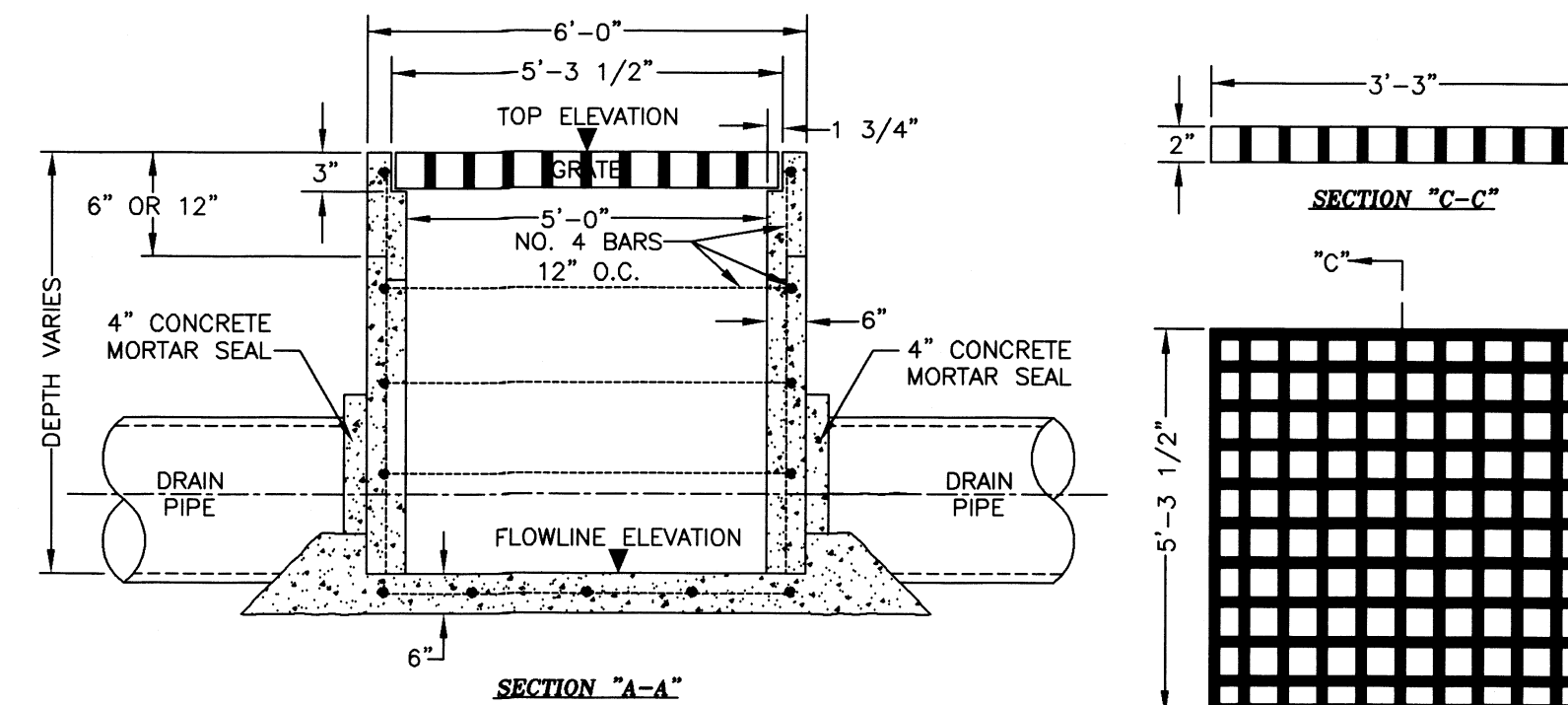
TYPE "C-C" GRATE INLET WITH POUR IN PLACE CONCRETE BOTTOM
N.T.S.



SECTION "B-B" TYPE "C-C" GRATE INLET
N.T.S.



SECTION A-A

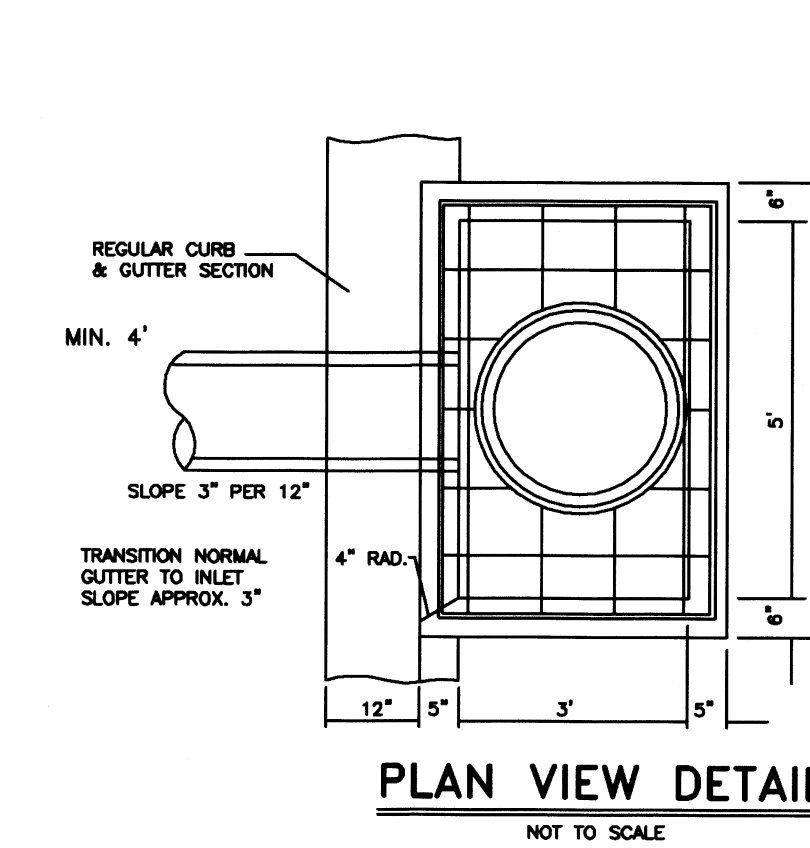


REINFORCING STEEL DETAILS

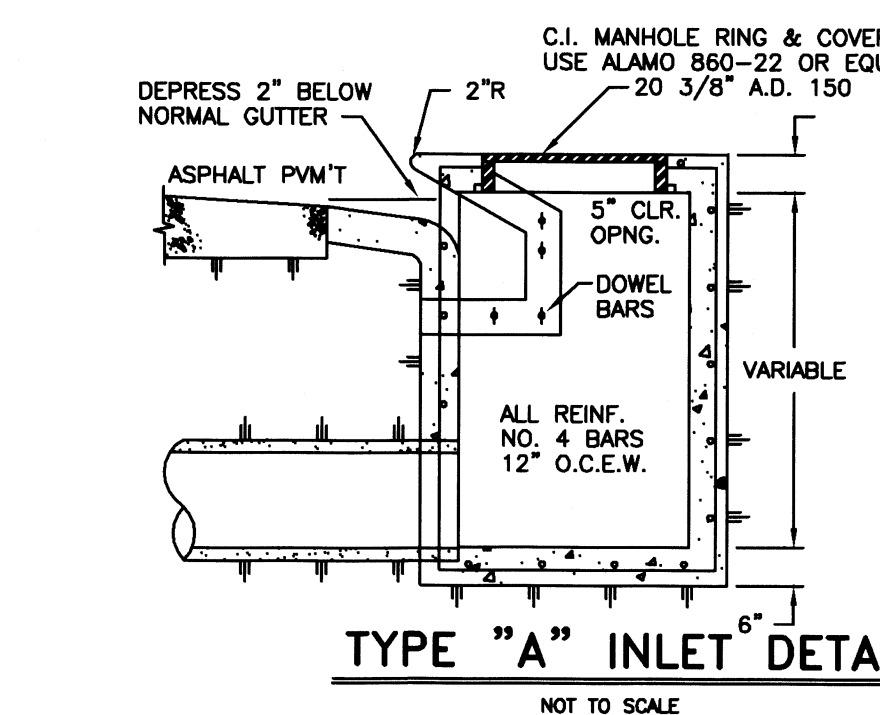
- NOTE:
- ALL STEEL TO BE NO. 4 BARS ON 12" SPACING IN BOTH DIRECTIONS EXCEPT IN TOP SLAB OR MANHOLE.
 - ALL GRATE INLET COVERS SHALL BE PEDESTRIAN SAFE COVERS. OPENINGS SHALL BE NO GREATER THAN 3/8" WIDE.
 - INLET SHALL BE PLACED ON 6-INCH SAND OR GRAVEL BEDDING. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY.

COST ESTIMATE

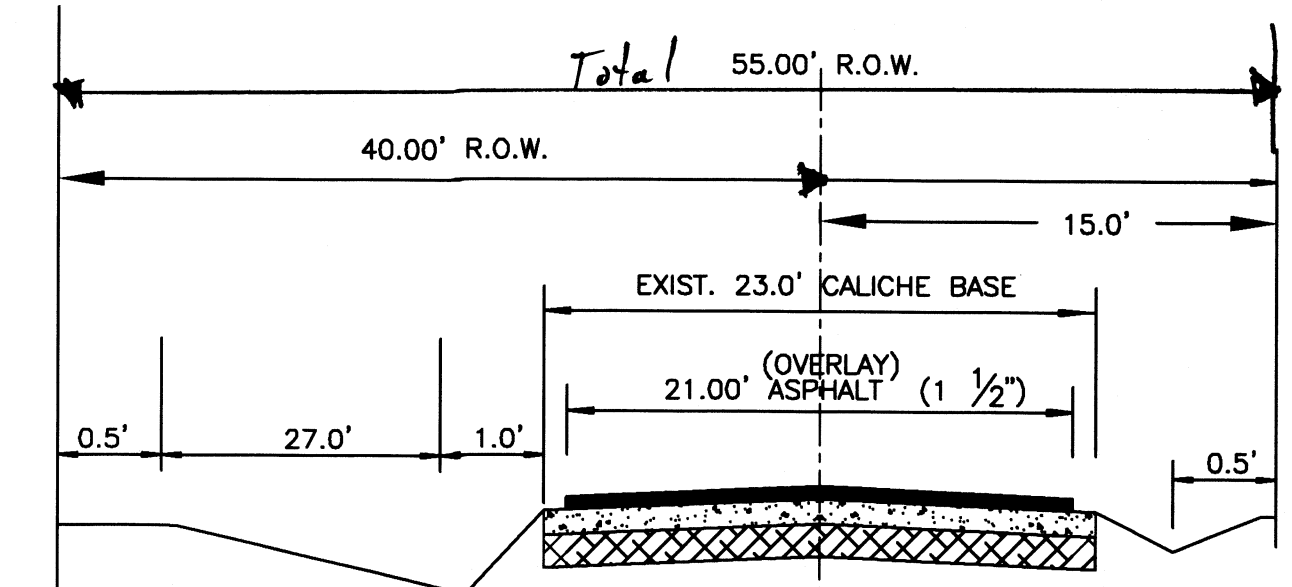
WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$



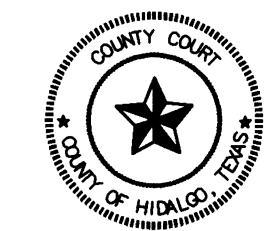
PLAN VIEW DETAIL
NOT TO SCALE



TYPE "A" INLET DETAIL
NOT TO SCALE



MILE 14 NORTH ROAD STREET SECTION
N.T.S.



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

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

FILENAME: F:\DATA\SUBDIV\HCSAN JACINTO No. 4 PHASE II\PAVING AND PLAT	DATE PREPARED: 07-13-2020	PREPARED BY: G. GANTU	CHECKED BY: G. GANTU	APPROVED BY: G. GANTU
SHEET NO. 5 OF 5 SHEETS	DATE REVISION: 07-13-2020	REVISION: 1	CHECKED BY: G. GANTU	APPROVED BY: G. GANTU