



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo  
Director of Planning

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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-06-2022

PROPOSED ERA MONTE III SUBDIVISION, PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: PEÑA CHAPA DEVELOPMENT, LLC

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 78  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 15

FILLING STATIONS: 7

LOCATION DESCRIPTION: NORTH OF EL QUELITE ROAD APPROXIMATELY ¼ OF A MILE WEST OF CIRCLE 6 STREET.

SUBDIVISION LIES WITHIN THE:  ETJ OF LA JOYA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-24-2022 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY A NEW DRAIN DITCH TO BE CONSTRUCTED IN ERA MONTE II SUBDIVISION.

ROAD R.O.W. DEDICATION: 13.40 FEET ONTO ELQUELITE ROAD, 5.925 ONTO WEST COUNTY ROAD AND 13.40 FT ONTO NORTH COUNTY ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 07-08-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 7-08-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: EL QUELITE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-30-2022 : 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: N/A

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

**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.

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STATE OF TEXAS  
 COUNTY OF HIDALGO  
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:  
 PENA CHAPA DEVELOPMENT, LLC, AS OWNER OF THE 45.75 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ERA MONTE PHASE II SUBDIVISION, HEREBY SUBDIVIDES THE LAND AS DEPICTED IN THIS SUBDIVISION PLAN AND DEDICATED TO PUBLIC USE THE STREET, 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 MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAN ARE TRUE AND COMPLETE.

DATE \_\_\_\_\_  
 PENA CHAPA DEVELOPMENT, LLC  
 MANUEL CHAPA, MEMBER  
 P.O. BOX 1958  
 PHARR, TEXAS 78577

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL CHAPA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC

STATE OF TEXAS  
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:  
 I, JOSE MARIO GONZALEZ, R.P.L.S., REG. PROFESSIONAL LAND SURVEYOR NO. 5571, RIO DELTA SURVEYING FIRM # 10013900

STATE OF TEXAS  
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:  
 I, VICTOR H. TREVINO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

STATE OF TEXAS  
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:  
 I, VICTOR H. TREVINO, P.E., LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

THIS PLAN OF ERA MONTE PHASE III SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA JOYA, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF LA JOYA CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAN OF ERA MONTE PHASE III SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA JOYA.

MAYOR CITY OF LA JOYA \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:  
 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 462.11(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.E.M. DATE \_\_\_\_\_

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON IRRIGATION DISTRICT NO. 6 RIGHT-OF-WAY OR EASEMENTS. APPROVAL OF THIS PLAN DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

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

ROBERTO SALINAS, P.E., GENERAL MANAGER AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF ERA MONTE PHASE III SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAN OF ERA MONTE PHASE III SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_.

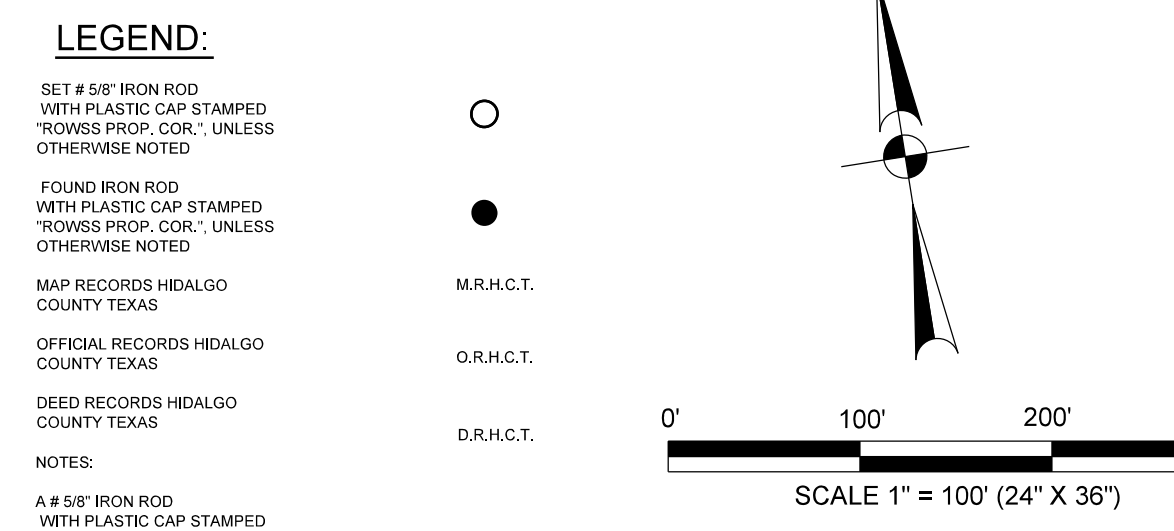
HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958 PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13 MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88 MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED



SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED 'ROWS PROP COR' UNLESS OTHERWISE NOTED

FOUND IRON ROD WITH PLASTIC CAP STAMPED 'ROWS PROP COR' UNLESS OTHERWISE NOTED

MAP RECORDS HIDALGO COUNTY TEXAS

OFFICIAL RECORDS HIDALGO COUNTY TEXAS

DEED RECORDS HIDALGO COUNTY TEXAS

NOTES:  
 A # 5/8" IRON ROD WITH PLASTIC CAP STAMPED 'ROWS PROP COR' SHALL BE SET AT EVERY LOT CORNER OF THIS SUBDIVISION

**METES AND BOUNDS**

BEING A 45.75 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 48-51, 72 AND PART OF 70 & 51 ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. AS CONVEYED BY WARRANTY DEED WITH VENDORS LBN TO PENA CHAPA DEVELOPMENT, INC. A TEXAS CORPORATION, AS DESCRIBED IN DOCUMENT NUMBER 201534, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS SAID 45.75 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIPE IN THE NORTHWEST CORNER OF LOT 72 OF SAID HOMEVILLE ASSOCIATION SUBDIVISION "C" FOR THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND.

THENCE SOUTH 80°54' EAST A DISTANCE OF 1,472.70 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF AN UNNAMED COUNTY ROAD AS PER VOLUME 6, PAGE 60, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, TO A 5/8" IRON ROD WITH PLASTIC STAMPED 'ROWS PROP COR' SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 09°02'06" WEST A DISTANCE OF 349.91 FEET TO A 5/8" IRON ROD WITH PLASTIC STAMPED 'ROWS PROP COR' SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 80°54' WEST A DISTANCE OF 228.26 FEET TO A 5/8" IRON ROD WITH PLASTIC STAMPED 'ROWS PROP COR' SET FOR A CORNER OF THIS TRACT;

THENCE SOUTH 09°02'06" WEST A DISTANCE OF 1,188.32 FEET TO A 5/8" IRON ROD WITH PLASTIC STAMPED 'ROWS PROP COR' SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 80°54' WEST A DISTANCE OF 1,243.44 FEET WITH THE NORTH RIGHT-OF-WAY LINE OF EL QUELITE ROAD AS PER VOLUME 6, PAGE 60, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS TO A 5/8" IRON ROD WITH PLASTIC STAMPED 'ROWS PROP COR' SET FOR A CORNER OF THIS TRACT;

THENCE NORTH 09°02'06" EAST A DISTANCE OF 1,538.23 FEET WITH THE EAST RIGHT-OF-WAY LINE OF AN UNNAMED COUNTY ROAD AS PER VOLUME 6, PAGE 60, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS TO THE POINT OF BEGINNING AND CONTAINING COMPUTED AREA OF SQUARE FEET OR 45.75 ACRES OF LAND.

BEARING BASE: TEXAS COORDINATE SYSTEM SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

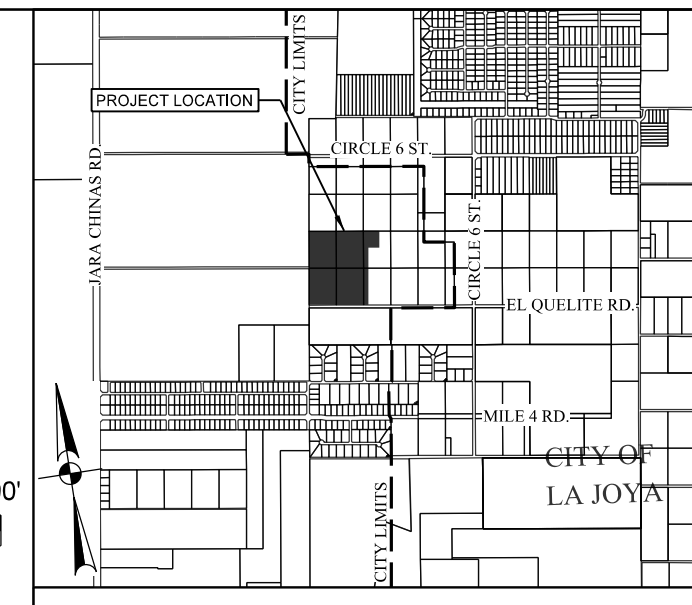
**GENERAL NOTES**

1. FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "C"  
 ZONE "C" ARE AREAS DETERMINED OF MINIMAL FLOODING.  
 COMMUNITY PANEL NO. 480334 0275 B, REVISION JANUARY, 02 1981.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND LOS BRANOS ROAD RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0402 C, REVISION NOVEMBER 16, 1985 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAN ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

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 4027).

- MINIMUM BUILDING SETBACK LINES:  
 FRONT: 15 FEET OR EASEMENT WHOEVER IS GREATER  
 REAR: 15 FEET OR EASEMENT WHOEVER IS GREATER  
 SIDE: 8 FEET OR EASEMENT WHOEVER IS GREATER  
 CORNER SIDE: 8 FEET  
 CORNER GARAGE FRONT: 18.00 FEET  
 18.00 FEET
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1' ABOVE TOP OF CURB OR 1' 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 WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAN AND ON THE ATTACHED ENGINEERING PLANS:  
 BM-1 IS A SET 5/8" IRON ROD WITH PLASTIC CAP 'ROWS CONTROL' LOCATED ON NORTH SIDE OF EL QUELITE STREET.  
 ELEV = 220.00  
 BM-2 IS A SET 5/8" IRON ROD WITH PLASTIC CAP 'ROWS CONTROL' LOCATED ON SOUTH SIDE OF COUNTY ROAD.  
 ELEV = 216.10
- IN ACCORDANCE WITH THE CITY OF LA JOYA AND THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THE EXCESS RUNOFF HAS BEEN MITIGATED BY ERA MONTE PHASE III AS PER ERA MONTE MASTER PLAN DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS HAS BEEN ACCOMPLISHED AS FOLLOWS, (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
- 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 OPERATION 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 UTILITY EASEMENTS DECATED BY THIS PLAN SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAN, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- 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 LOT.  
 A. OSSF SYSTEMS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
 B. EACH LOT ON THIS PLAN COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
 E. APPROVED 'OSSF' PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAN. IT IS DETERMINED AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAN, DUE TO THE IMPROVED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2.25% SLOPE TO ACCOMMODATE POSTIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- LOTS 286, 288, 318 & 316 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO EL QUELITE ROAD. LOTS 288 THROUGH 284 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO COUNTY (WEST) ROAD. LOTS 293 THROUGH 288 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO COUNTY (NORTH) ROAD.
- STREET LIGHT WILL BE REQUIRED FOR THIS SUBDIVISION.



LOCATION DESCRIPTION  
 ERA MONTE PHASE III SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PROJECT No. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 350 FT NORTH OF THE INTERSECTION OF MILE 4 ROAD AND CIRCLE 6TH STREET. THE ONLY NEARBY MUNICIPALITY OF THE CITY OF LA JOYA. ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 4,339, 2018 CENSUS), ERA MONTE PHASE III SUBDIVISION LIES ON CITY LIMITS OF LA JOYA AND IS WITHIN THE CITY'S 0 TO 3 1/2 MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021.

INDEX OF SHEETS

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE, PLAT NOTES AND RESTRICTIONS, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D. NO. 1 CERTIFICATE, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 4 CERTIFICATE, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 6 CERTIFICATE, CITY OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, AGUA SUD CERTIFICATE.
SHEET 2	UTILITY LAYOUT, WATER DISTRIBUTION, SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.
SHEET 4	WATER DISTRIBUTION STANDARD DETAILS.
SHEET 5	PAVING & DRAINAGE DETAILS.

CURVE TABLE

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	74°46'45"	50.00'	65.25'	N13°34'31"W	60.72'
C2	53°52'48"	50.00'	47.01'	N50°45'16"E	45.30'
C3	53°52'48"	50.00'	47.01'	S75°21'56"E	45.30'
C4	27°27'38"	50.00'	23.96'	S34°41'43"E	23.73'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S54°02'06"W	21.21'
L2	S35°57'54"E	21.21'
L3	S54°02'6"W	35.35'
L4	S35°57'54"E	35.35'

AREA TABLE

LOT	SQUARE FT.	ACRES
253-266	21,783	0.500
267	26,428	0.607
268	34,509	0.792
269	38,429	0.882
270	25,485	0.585
271	24,145	0.554
272-284	22,246	0.511
285	22,125	0.508
286	22,437	0.515
287-299	22,247	0.511
300-301	22,135	0.508
302-314	22,247	0.511
315-316	22,438	0.515
317-329	22,247	0.511
330	22,135	0.508

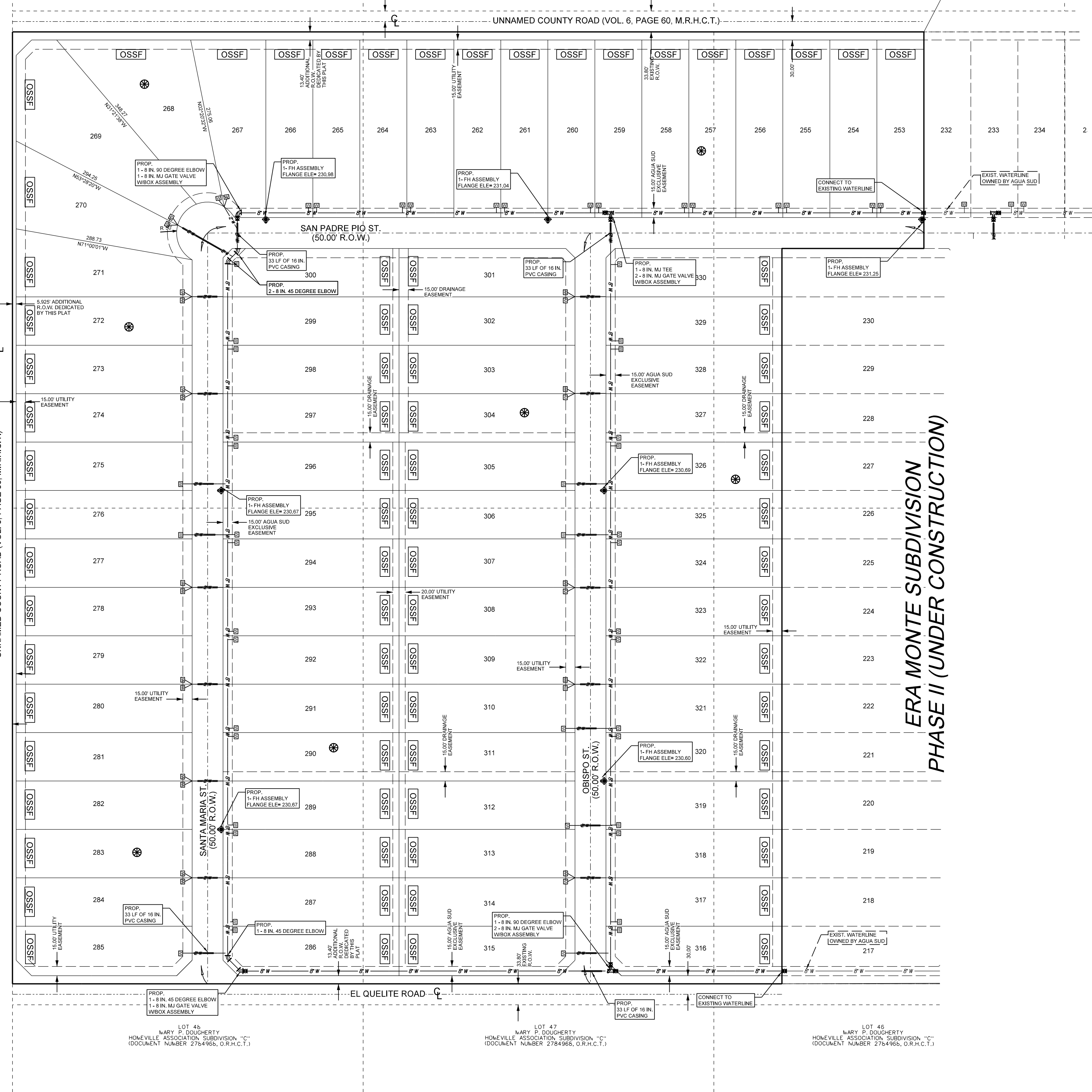
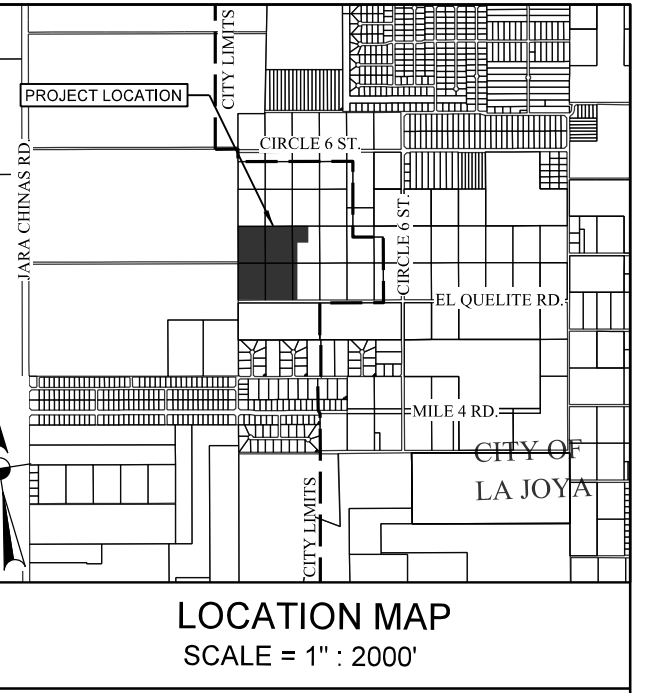
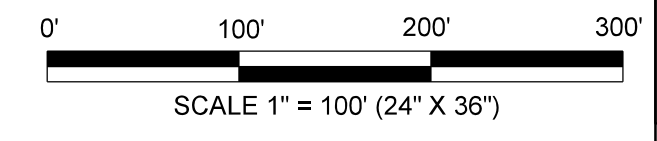
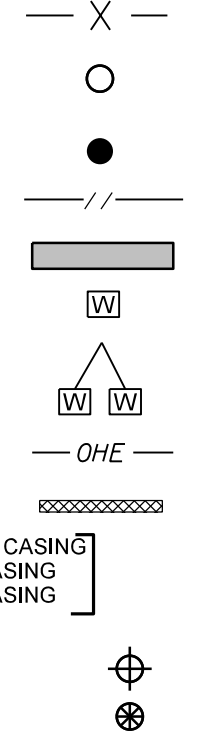
LOT LAYOUT  
**ERA MONTE PHASE III SUBDIVISION**  
 BEING A 45.75 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 48-51, 72 AND PART OF 70 & 51, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

PREPARATION DATE: 03/24/2022

**SOUTH TEXAS INFRASTRUCTURE GROUP**  
 900 S. STEWART, SUITE 13  
 MISSION, TEXAS 78572  
 PH: (956) 424-3335  
 FAX: (956) 424-3132  
 TBPE REG # 15000

**LEGEND:**

- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWS PROP. COR."
- FOUND IRON ROD
- WOOD FENCE
- PROPOSED PAVEMENT
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- OVERHEAD ELECTRIC
- PROPOSED CASING
- PROPOSED STREET LIGHT
- SOIL BORING LOCATION



**ERA MONTE SUBDIVISION  
PHASE II (UNDER CONSTRUCTION)**

**WATER AND SEWER ENGINEERING REPORT**  
**WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):**  
 ERA MONTE PHASE II WILL BE PROVIDED WITH POTABLE WATER BY AQUA SPECIAL UTILITY DISTRICT (AQUA SUD). THE SUBDIVIDER AND AQUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AQUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AQUA SUD HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

**WATER DISTRIBUTION FOR ERA MONTE PHASE II SUBDIVISION:**  
 ERA MONTE PHASE II HAS 78 LOTS. AQUA SUD HAS TWO EXISTING 8" DIAMETER WATER LINES RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF SAN PADRE PRO STREET & THE NORTH SIDE OF THE RIGHT-OF-WAY OF EL QUELITE ROAD. MENTIONED EXISTING WATERLINES WITH A PROPOSED 8" IN WATERLINE.

**SEWAGE FACILITIES (DESCRIPTION, COSTS, AND OPERABILITY DATE):**  
 SEWAGE FROM ERA MONTE PHASE II SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND BIAN FIELD ON LOTS 1 TO 78. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING 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.

**SOIL EVALUATION REPORT:**  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE AREAS OF THE SUBDIVISION. A TOTAL OF 14 SOIL BORING EXCAVATION WERE PERFORMED. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA. THE SOIL IS UNIFORM SANDY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINAGE IS AS FOLLOWS:

**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 16.345, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES DESCRIBED ABOVE, ARE AS FOLLOWS:  
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER DISTRIBUTION SYSTEM WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_  
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ \_\_\_\_\_

**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 16.345, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES DESCRIBED ABOVE, ARE AS FOLLOWS:  
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER DISTRIBUTION SYSTEM WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_  
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ \_\_\_\_\_

**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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
 I, (WE), PENA CHAPA DEVELOPMENT, LLC SUBDIVIDERS FOR ERA MONTE PHASE II SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS

PENA CHAPA DEVELOPMENT, LLC DATE  
 MANUEL CHAPA, MEMBER  
 P. O. BOX 1559  
 PHARR, TEXAS 78577

**REPORT DE INGENIERIA DE AGUA Y DRENAJE**  
**WATER SUPPLY (DESCRIPCION, GASTOS Y FECHAS DE INICIO):**  
 LA SUBDIVISION ERA MONTE FASE II RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AQUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

**DISTRIBUCION DE AGUA PARA LA SUBDIVISION ERA MONTE FASE II:**  
 LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION ERA MONTE FASE II CONSISTE EN CONECTARSE A LAS DOS LINEAS EXISTENTES CON UNA LINEA DE AGUA DE 8" DE DIAMETRO.

**SEWAGE FACILITIES (DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION):**  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR DEL LOTE 1 AL LOTE 78. EL INGENIERO 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 ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

**REPORT DE EVALUACION DE SUELO:**  
 CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS LA SUBDIVISION. UN TOTAL DE 14 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SUFICIENTEMENTE UNIFORME. EL TERRENO ES UN TIPO DE SUELO SANDY LOAM EXTENDIENDOSE HASTA Y SE EXTIENDE A 30 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA DE PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

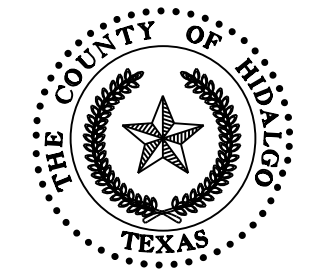
**ENGINEER CERTIFICATION:**  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.345 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:  
 AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE POR UN TOTAL DE \$ \_\_\_\_\_  
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ \_\_\_\_\_

**ENGINEER CERTIFICATION:**  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.345 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:  
 AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE POR UN TOTAL DE \$ \_\_\_\_\_  
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ \_\_\_\_\_

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL CHAPA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC



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

**PRINCIPAL CONTACTS:**

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1559	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

**REVISION NOTES**

No.	SHEET	REVISION	DATE	APPROVED

**UTILITY LAYOUT**  
**ERA MONTE PHASE III SUBDIVISION**  
 BEING A 45.75 ACRE TRACT OF LAND OUT HOMEVILLE ASSOCIATION SUBDIVISION "C" BEING ALL OF LOTS 49, 50, 51, 72 AND PART OF 70 & 51, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS

