



T.J. Arredondo
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: **4-04-2023**

PROPOSED **RG ESTATES PHASE III**, PRECINCT No. **4**.

ENGINEER: **QUINTANILLA HEADLEY & ASSOCIATES** DEVELOPER: **RG ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY**

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: **49** *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: **6**

FILLING STATIONS: **3**

LOCATION DESCRIPTION: **SOUTH OF INGLE ROAD APPROXIMATELY 1/2 OF MILE EAST OF KENYON ROAD.**

SUBDIVISION LIES WITHIN THE: ETJ OF **EDINBURG**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **1-30-2023** 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: **10.0 FEET ONTO INGLE ROAD.**

H.C.R.O.W. PRELIMINARY APPROVAL DATE: **12-01-2022** BY, **JOE OCHOA, PRECINCT 4** R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: **11-14-2022** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER **CITY OF EDINBURG**. LINE SIZE: **12"** LOCATION: **INGLE ROAD.**

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: **11-30-2022** : BY **MARTIN RAMIREZ** 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 **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.**

RG ESTATES PHASE III

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS. AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3258946, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR RG ESTATES PHASE III
BY EULALIO RAMIREZ, P.E.

WATER SUPPLY: Description and Costs.

RG ESTATES PHASE III WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF INGLE ROAD.

THE WATER SYSTEM FOR RG ESTATES PHASE III CONSISTS OF THE 8" DIAMETER WATERLINE THAT CONNECTS TO THE 8" DIAMETER WATERLINE ON INGLE ROAD AND RUNS EAST ALONG THE SOUTH SIDE OF INGLE ROAD, ON THE NORTHWEST CORNER OF LOT 49, THE 8" DIAMETER WATERLINE TURNS SOUTH AND RUNS ALONG THE EAST SIDE OF HEISMAN LANE.

FROM THE 8" WATERLINE, EIGHTEEN (18) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND THIRTEEN (13) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, & THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ _____ OR \$ _____ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

RG ESTATES PHASE III WILL BE TREATED BY WASTEWATER SERVICE FROM THE 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.

THE CITY OF EDINBURG HAS A SANITARY SEWER LINE RUNNING ALONG ON THE SOUTH SIDE OF INGLE ROAD. FROM THIS 12" SEWER LINE ANOTHER 12" SEWER LINE WILL BE EXTENDED RUNS EAST ALONG THE SOUTH SIDE OF INGLE ROAD.

FROM THIS 12" LINE, ANOTHER 8" SEWER LINE RUNS SOUTH ALONG THE WEST SIDE OF HEISMAN LANE.

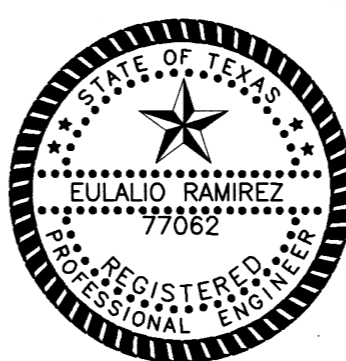
FROM THE 8" LINE, FORTY NINE (49) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT. THE 12" LINE, 8" LINE, 4" SERVICE LINES AND SANITARY SEWER MANHOLES ARE INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$ _____ WHICH COVERS THE \$ _____ PER LOT AS STATED IN THE 30 YEAR WASTEWATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIPS 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 CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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 SERVICE AGREEMENT WHICH SUM REPRESENTS THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES— THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT.

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



Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77062
1-20-23
DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION RG ESTATES PHASE III
POR EULALIO RAMIREZ, P.E.

PROVISION DE AGUA: Description y Gastos.

RG ESTATES PHASE III SERA PROVISITA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE INGLE ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION RG ESTATES PHASE III CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA A LINEA EXISTENTE DE 8" Y CORRE ESTE POR EL LADO SUR DE LA CALLE INGLE ROAD, EN LA ESQUINA NORESTE DEL LOTE 49, LA LINEA VOLTEA SUR POR EL LADO ESTE DE LA CALLE HEISMAN LANE.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN DIECIOCHO (18) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE PULGADA, Y TRECE (13) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIORES DE CADA LOTE RESIDENCIAL.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIORES DE AGUA HA SIDO INSTALACION A UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ _____ O US\$ _____ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIORES DE AGUA, INSTALACION, CONEXION Y MEMBERSHIPS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO TRES (3) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ _____ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ _____. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Description y Gastos.

LA SUBDIVISION RG ESTATES PHASE III RECIBIRA SU PROVISION 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 RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE EDINBURG TIENE UNA LINEA DE ALCAANTARRIA SANITARIO QUE PASARA ESTE POR EL LADO SUR DE LA CALLE INGLE ROAD.

DE ESTA LINEA ALCAANTARRIA SANITARIO DE 12" DE DIAMETRO SERA EXTENDIDA Y CORRERA AL ESTE A LO LARGO DEL LADO SUR DE INGLE ROAD.

DE ESTA LINEA DE 12 PULGADAS, OTRA LINEA DE 8 PULGADAS DE DRENAJE SANITARIO CORRE SUR POR EL LADO OESTE DE LA CALLE HEISMAN LANE.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS SESENTA CUARENTA Y NUEVE (49) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LA LINEAS DE 8 PULGADAS, DE 4 PULGADAS Y ALCAANTARRIAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA EDINBURG UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO 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 SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ _____ O US\$ _____ POR LOTE

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ _____ US\$ _____ POR LOTE.



Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77062
1-20-23
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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

RG ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY
WILLIAM A. SCHWARZ, MANAGER
SUBDIVIDERS OF RG ESTATES PHASE III 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.

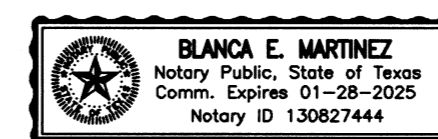
RG ESTATES, LLC, A TEXAS LIMITED LIABILITY COMPANY
WILLIAM A. SCHWARZ, MANAGER
5711 N. 10TH STREET
MCGALLEN, TEXAS 78504

DATE

BEFORE ME, the undersigned notary public, on this day personally appeared

WILLIAM A. SCHWARZ, MANAGER
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.

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



BLANCA E. MARTINEZ - NOTARY PUBLIC

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

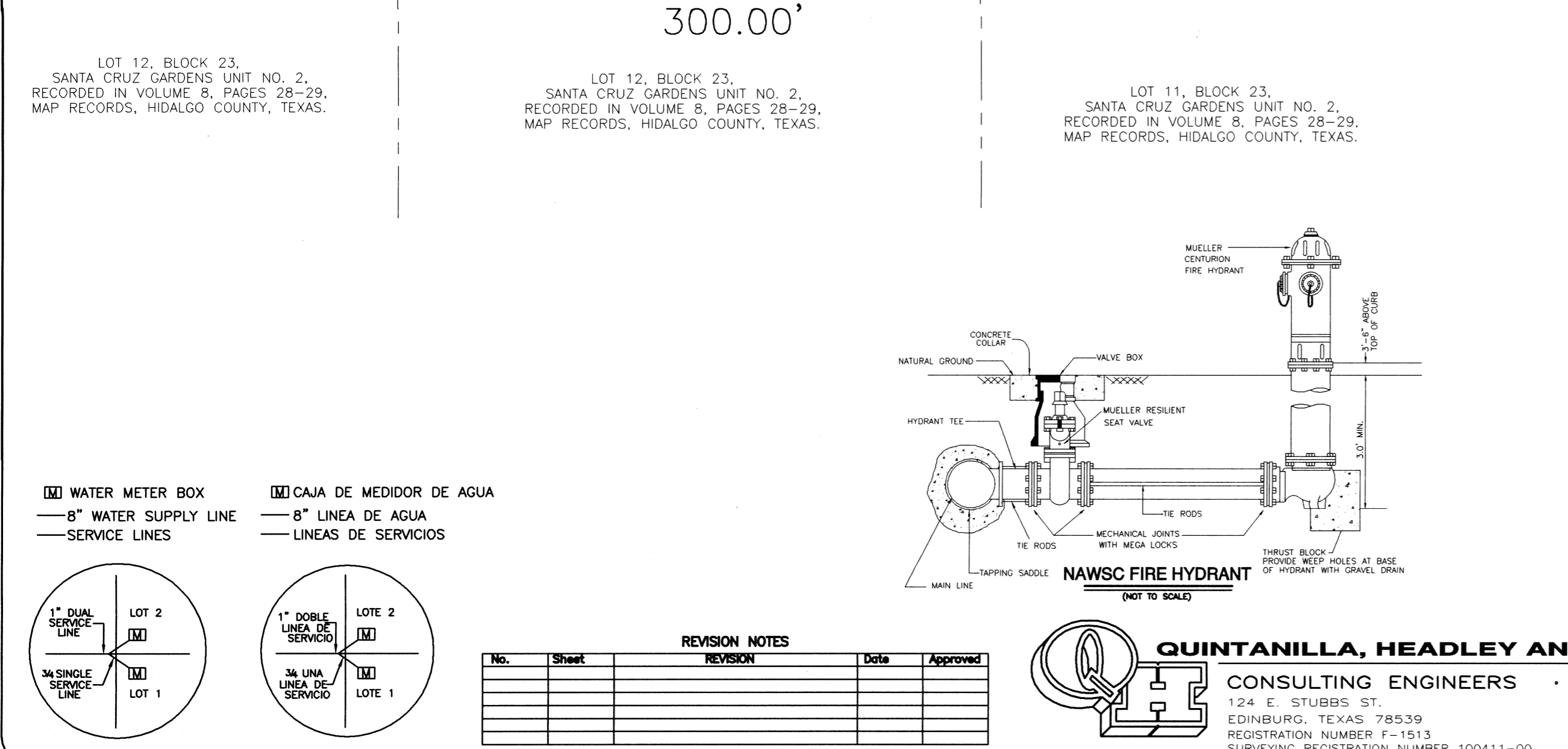
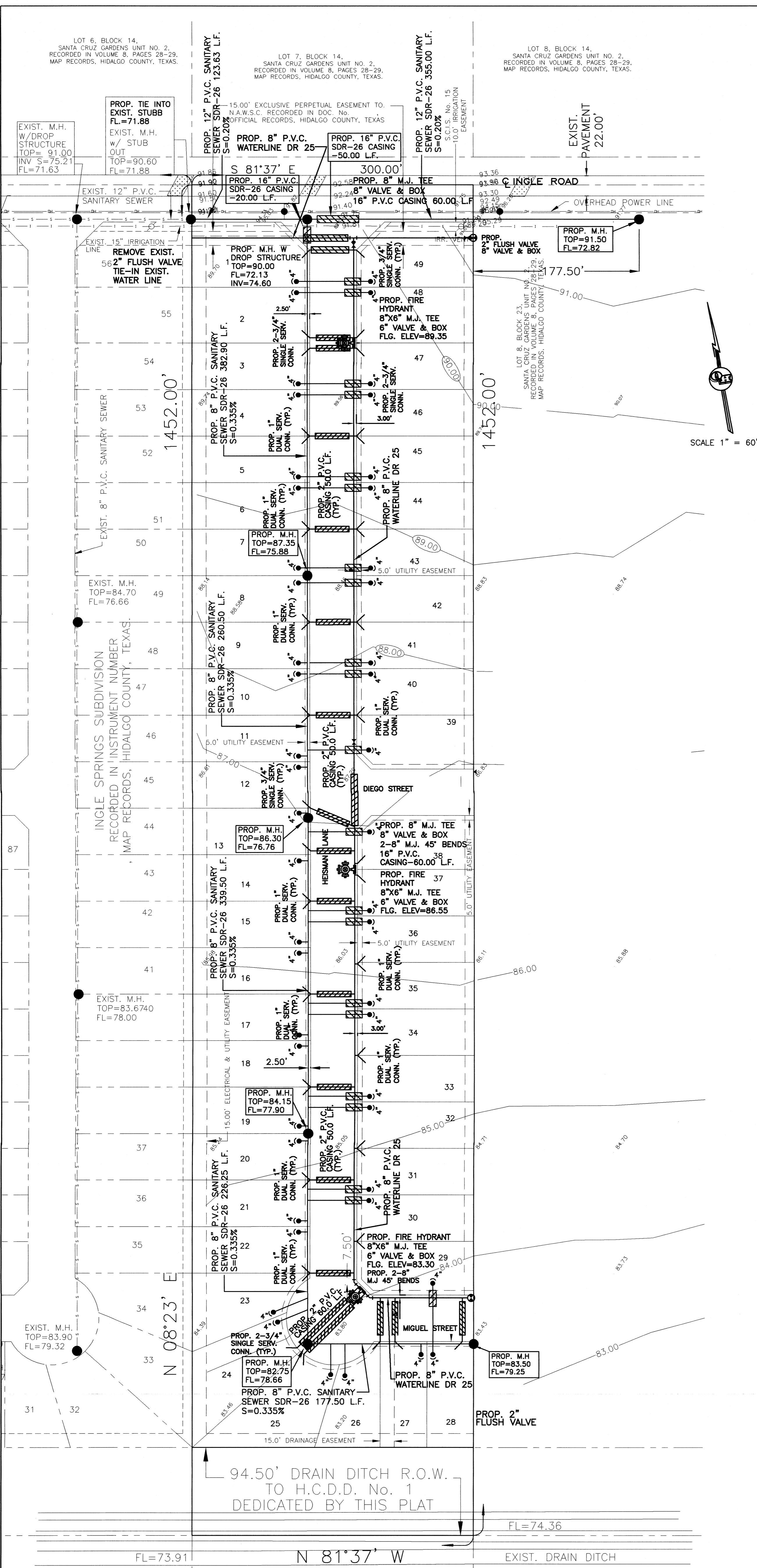
COST ESTIMATE

WATER DISTRIBUTION: \$ _____
DRAINAGE IMPROVEMENTS: \$ _____
PAVING IMPROVEMENTS: \$ _____
SEWER IMPROVEMENTS: \$ _____

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

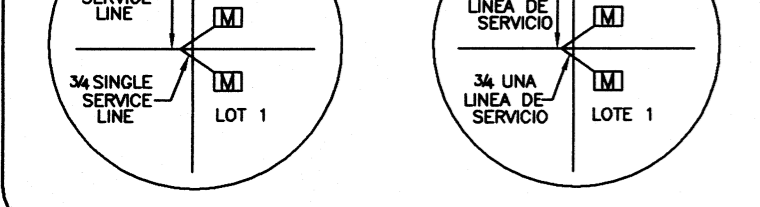
BY: _____ DEPUTY

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUB\EDINBURG\RG ESTATES PH. III\WATER IRLAT	1-16-2023	ALEX		
	1-17-23	JULIS CVZS		



1" DUAL SERVICE LINE
8" WATER SUPPLY LINE
SERVICE LINES

CAJA DE MEDIDOR DE AGUA
8" LINEA DE AGUA
LINEAS DE SERVICIOS



No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78529
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

RG ESTATES PHASE III

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 7, BLOCK 23, SANTA CRUZ GARDENS UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS. AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3258946, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR: RG ESTATES PHASE III
BY: ALFONSO QUINTANILLA, P.E.

RG Estates Phase III is a 10.00 acre tract being all of Lot 7, Block 23, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 28 and 29, map records, Hidalgo County, Texas, and according to warranty deed recorded in instrument number 3258946, official records, Hidalgo County, Texas. This subdivision is located on the south side of Ingle Road, approximately 1740.00 feet east of Kenyon Road and is in the City of Edinburg ETJ. The proposed subdivision consists of 49 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 0325 D, and dated June 6, 2000 with LOMR dated May 17, 2001.

The soils are Hidalgo (25) and Willacy (70) and in soil group B. It is fine sandy loam (SM-SC), clay loam (CL), and sandy clay loam (SC). This soil is well drained. Permeability is moderate. Plasticity index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has minimal runoff on a southerly direction. The existing runoff for the proposed subdivision is Q = 3.49 cubic feet per second based on a 10-year storm and currently outfalls into the existing Hidalgo County Drainage District No. 1 Drain Ditch.

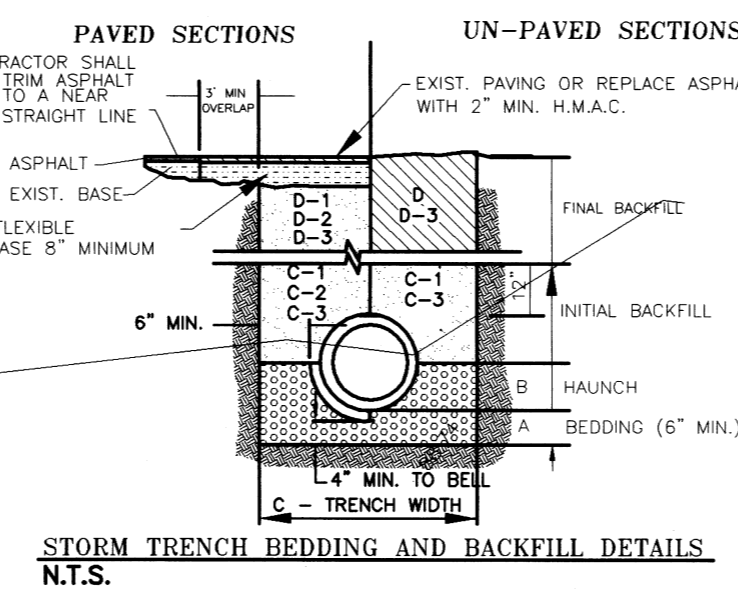
After development the runoff will be Q = 21.25 cubic feet per second for an increase of Q = 17.79 cubic feet per second. Detention will be 79,876.85 cubic feet (1.83 acre feet) and will be accomplished by excavating the existing H.C.D.D. No. 1 Drain Ditch on the south side of the subdivision. The street runoff will be collected by a storm sewer system consisting of 18", 24", 30" and 36" pipes and Type "A" inlets that will discharge into the existing Hidalgo County Drainage District No. 1 Drain Ditch located on the south side of the property. Additional 94.50 feet right of way for the Drain Ditch is being dedicated to the Hidalgo County Drainage District No. 1 by the plat.

CERTIFICATION:

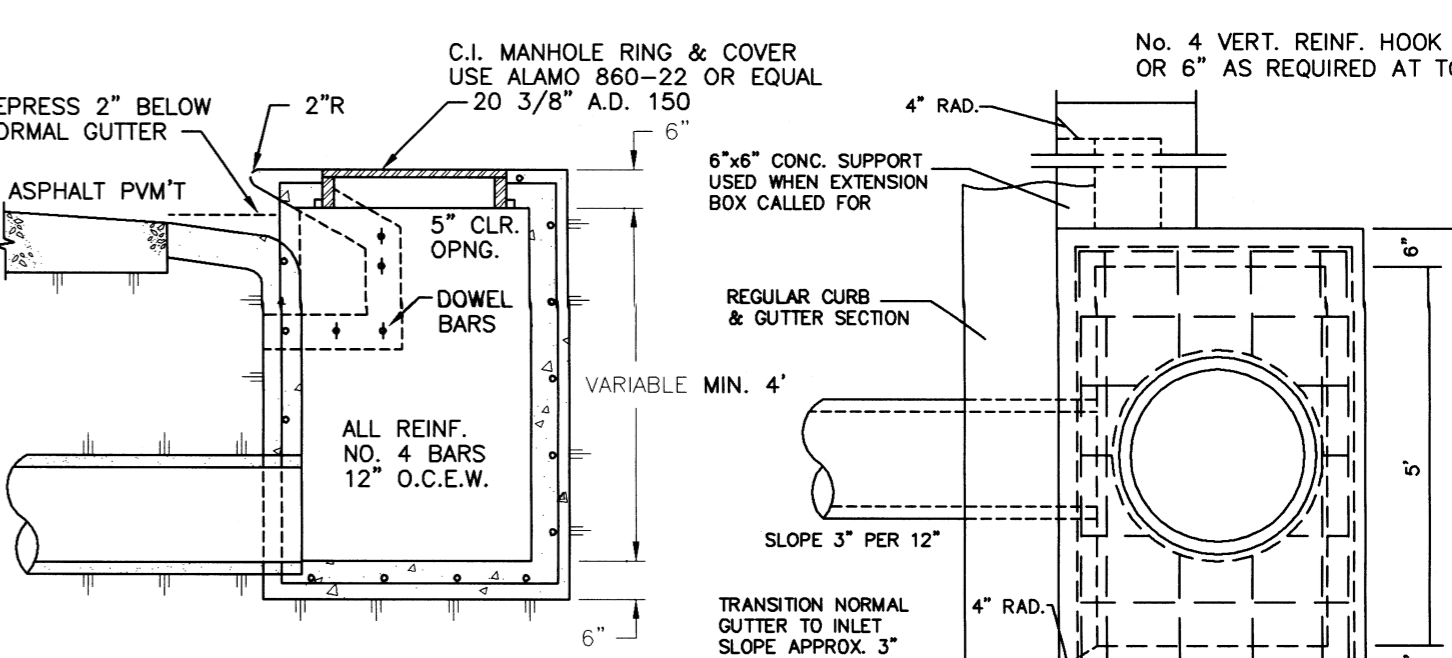
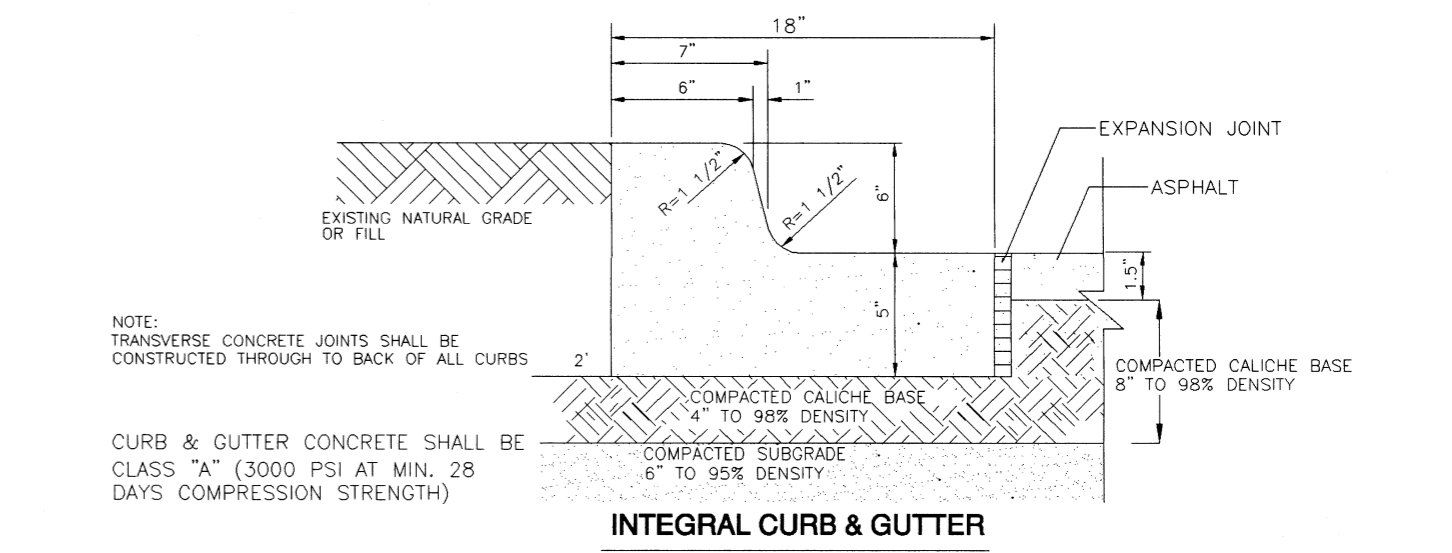
BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS PER FEMA FLOOD INSURANCE RATE MAP; COMMUNITY PANEL NO. 480334 0325 D, AND DATED JUNE 6, 2000 WITH LOMR DATED MAY 17, 2001 IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



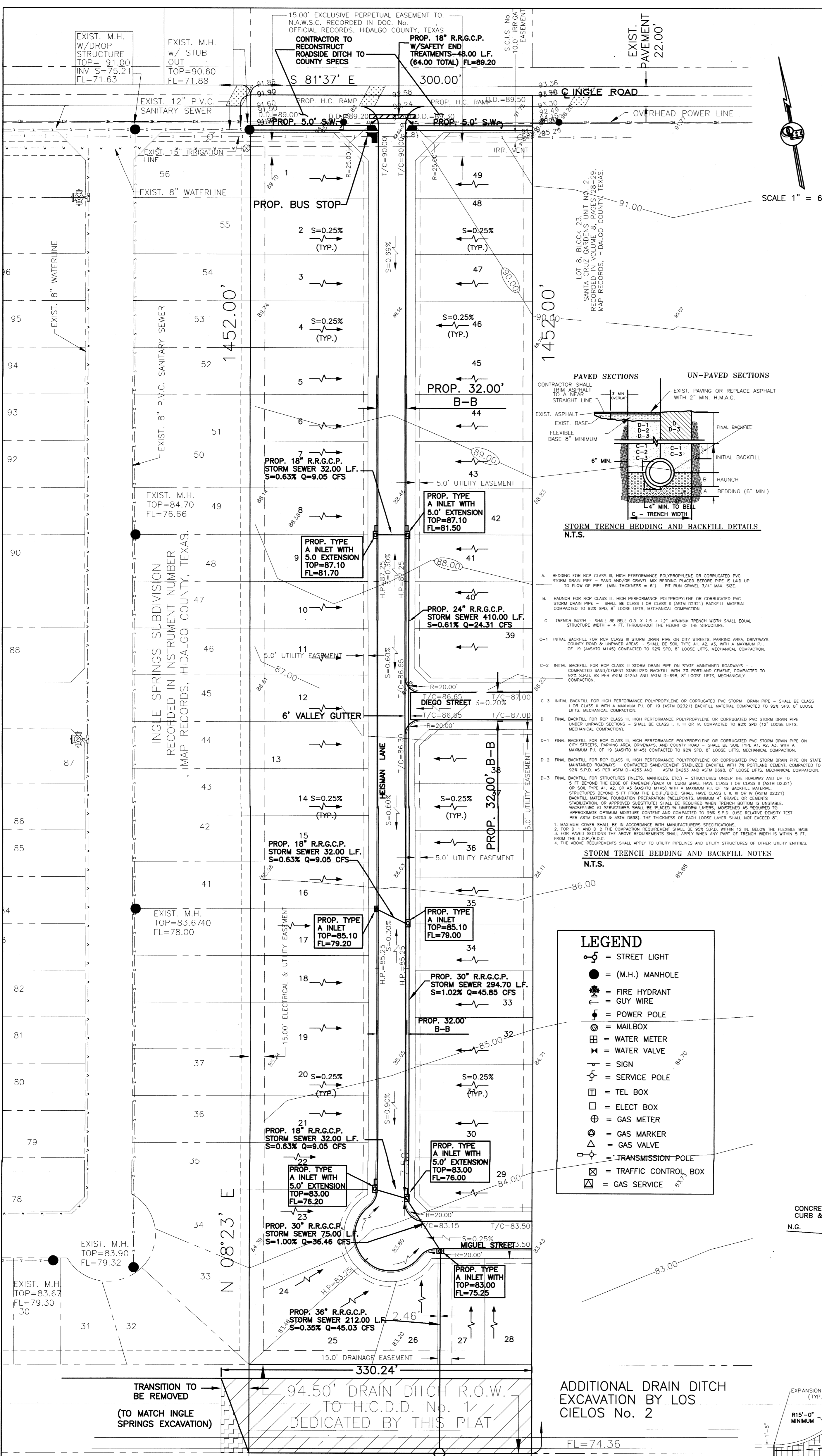
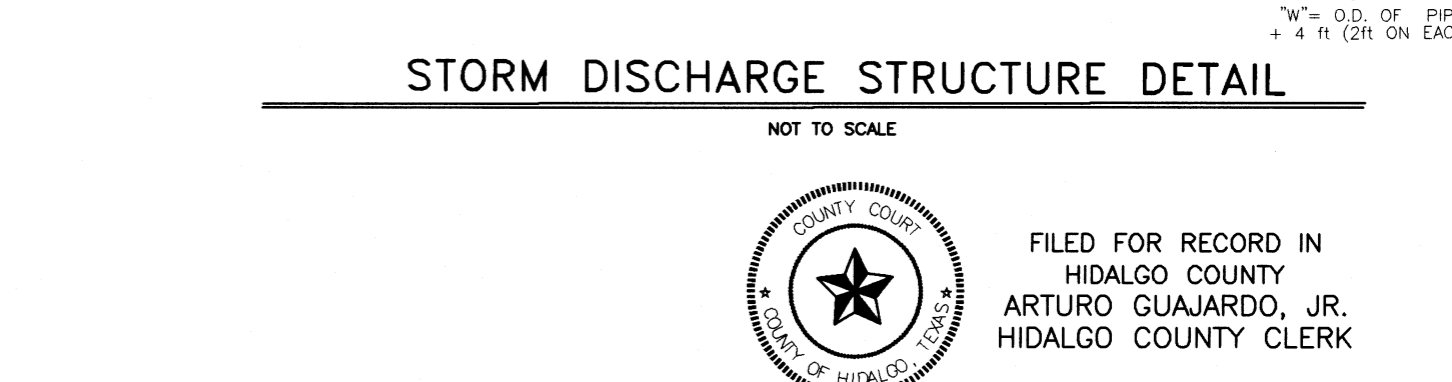
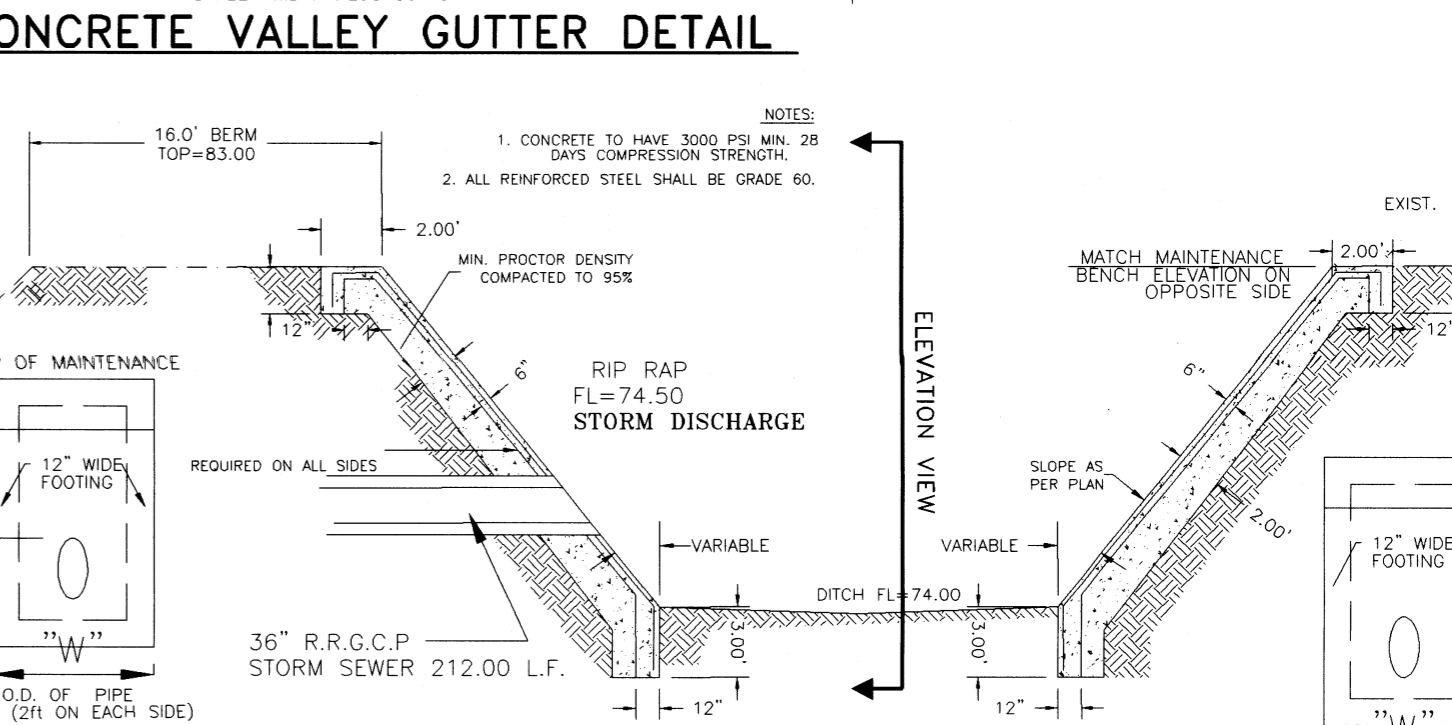
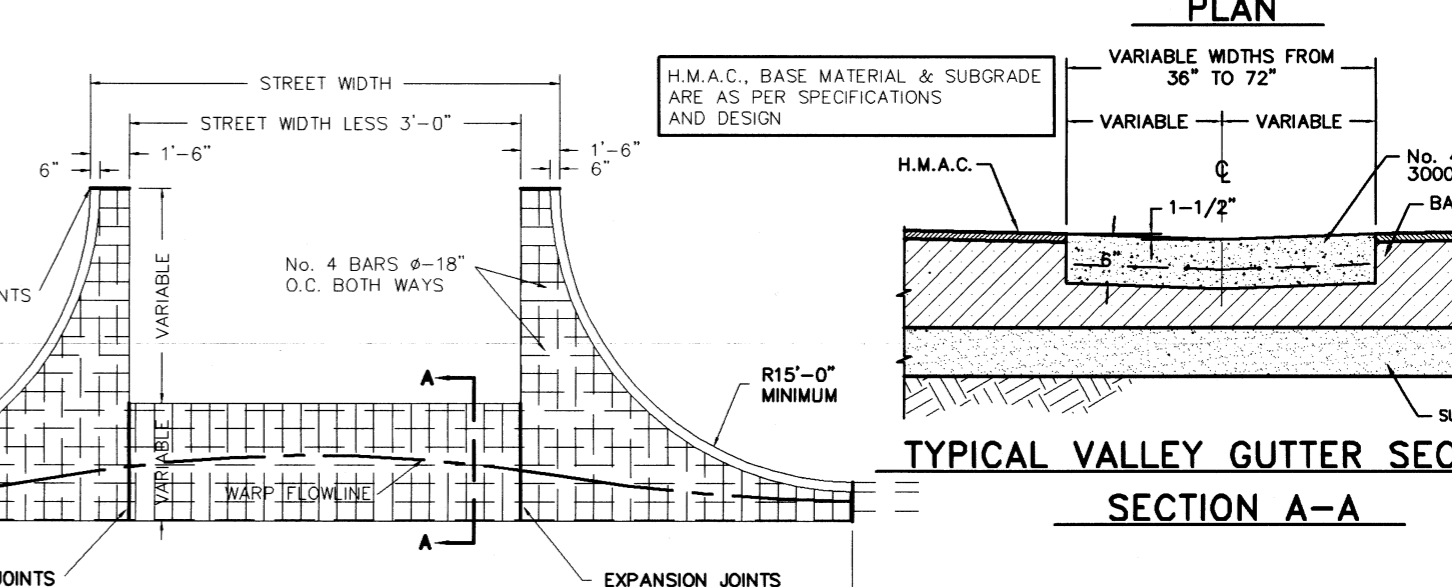
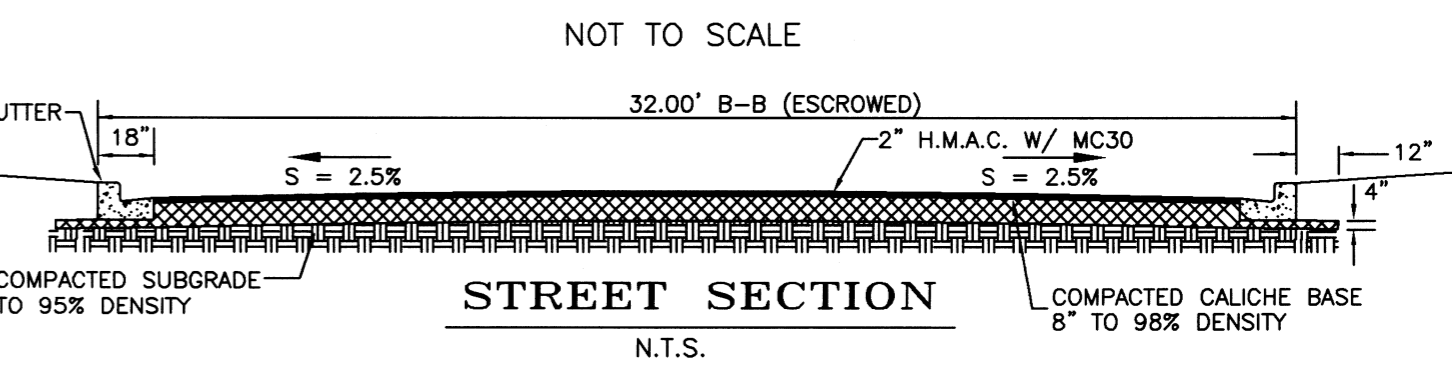
Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77062
DATE 1-20-23



- STORM TRENCH BEDDING AND BACKFILL NOTES**
N.T.S.
- A. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL BEDDING PLACED BELOW PIPE IS LAD UP TO FLOOR OF PIPE. (MIN. THICKNESS = 2") - PER RCP MANUFACTURER'S RECOMMENDATIONS.
 - B. HANDBACK FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D3211) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. @ 12\"/>



CONCRETE SCHOOL BUS STOP PICKUP AREA

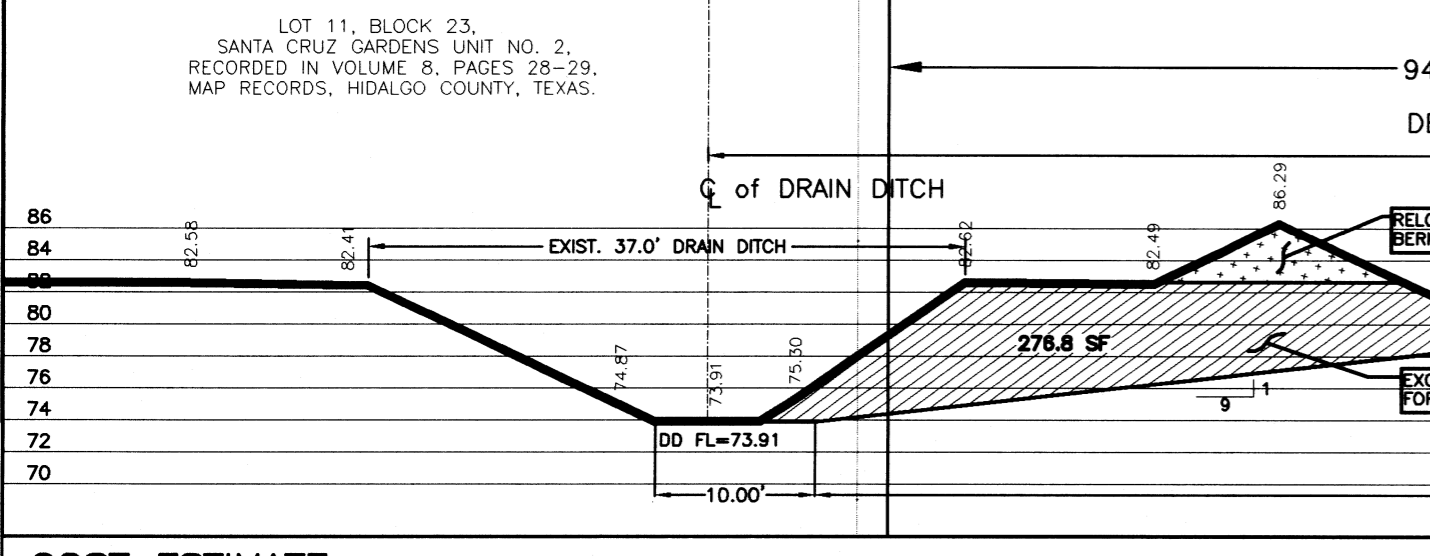


- LEGEND**
- = STREET LIGHT
 - = (M.H.) MANHOLE
 - ⊕ = FIRE HYDRANT
 - ⊖ = GUY WIRE
 - ⊙ = POWER POLE
 - ⊞ = MAILBOX
 - ⊚ = WATER METER
 - ⊛ = WATER VALVE
 - ⊜ = SIGN
 - ⊝ = SERVICE POLE
 - ⊞ = TEL BOX
 - ⊚ = ELECT BOX
 - ⊛ = GAS METER
 - ⊜ = GAS MARKER
 - ⊝ = GAS VALVE
 - ⊞ = TRANSMISSION POLE
 - ⊚ = TRAFFIC CONTROL BOX
 - ⊛ = GAS SERVICE

LEGEND

TOTAL DETENTION REQUIRED - 79,876.85 C.F.
TOTAL DETENTION PROVIDED - 91,344.00 C.F.
TOTAL EXCAVATION NEEDED - 100,617.00 C.F.
 (330 L.F. X 276.8 S.F.)
 (330 L.F. X 304.9 S.F.)

CROSS SECTION "A-A"

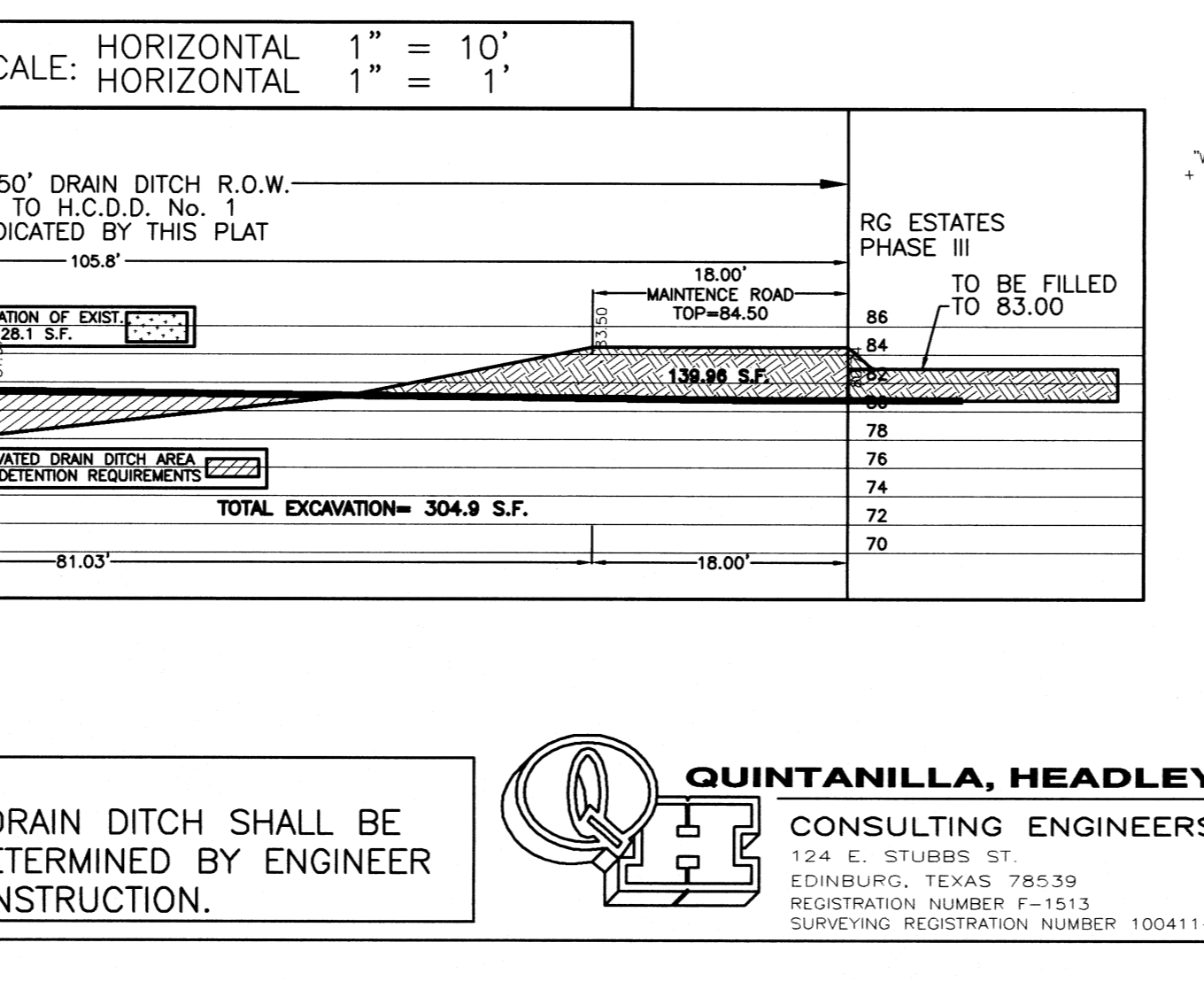


COST ESTIMATE

WATER DISTRIBUTION: \$
 DRAINAGE IMPROVEMENTS: \$
 PAVING IMPROVEMENTS: \$
 SEWER IMPROVEMENTS: \$

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



NOTE:
DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER DURING SUBDIVISION CONSTRUCTION.

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

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. 3 OF 3 SHEETS

FILENAME: F:\DATA\SUB\EDINBURG\RG ESTATES PH III\MYITER.DWG	DATE PREPARED: 5-18-2022	PREPARED BY: ALEX G	CHECKED BY: ALEX G	APPROVED BY: ALEX G
DATE REVISION: 1-17-23	REVISION: 6	CHECKED BY: ALEX G	APPROVED BY: ALEX G	