



Anthony Uresti  
Assistant Director

# 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: 9-26-2023

PROPOSED LAS ENCINITAS PHASE III SUBDIVISION, PRECINCT No. 4.

ENGINEER QUINTANILLA HEADLEY & ASSOCIATES. DEVELOPER: CWL LIMITED BY: THREE, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 182  \*SINGLE FAMILY     \*MULTI-FAMILY    17  COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 20

FILLING STATIONS: 11

LOCATION DESCRIPTION: NORTH OF MONTE CRISTO ROAD APPROXIMATELY 200 FT WEST OF TERRY ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF CITY OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-30-2023 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: NO ADDITIONAL ROW DEDICATION

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-30-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-6-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: MONTE CRISTO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-31-2023: 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 EDINBURG.

**Final Approval** subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,  
Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

\*

# LAS ENCINITAS SUBDIVISION PHASE III

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

FORREST N. RUNNELS JR., VICE-PRESIDENT OF EIA PROPERTIES LTD AS OWNER OF THE 121.04 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS ENCINITAS SUBDIVISION PHASE III, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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:

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

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

## PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.  
COMMUNITY-PANEL NUMBER 480334 0325 D  
MAP REVISED: MAY 17, 2001
- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND:
  - DENOTES 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET.
  - DENOTES 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:
 

FRONT	25.00 FEET
REAR	15.00 FEET
SIDE	10.00 FEET

OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF 630,568.92 CUBIC FEET (14.48 ACRES FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
SEE DRAINAGE REPORT ON SHEET No. 5.
- BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No.1 - ELEV=77.00 FOOT OF EXISTING TYPE "A" INLET LOCATED ON THE SOUTHEAST CORNER OF LOT 377 OF THIS PROPOSED SUBDIVISION

## 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 Alam 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 perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress, over Grantor's adjacent lands of the purpose for which the above mentioned rights are 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 require the relocation of this water line as installed, Grantor further grants to Grantee, an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The easement is granted on the above-described lands 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\_\_\_\_

EIA PROPERTIES LTD  
BY: FORREST N. RUNNELS JR., VICE-PRESIDENT  
P.O. BOX 118  
EDINBURG, TEXAS, 78540

- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 419 THROUGH 435. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 421 & 422, 430 & 431 TO PROVIDE INGRESS AND EGRESS TO LOTS 419 THROUGH 435 FROM FM 1925 (MONTE CRISTO ROAD). TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- FOR ALL COMMERCIAL LOTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR ENTRANCE BETWEEN LOTS 140 & 143 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1925 (MONTE CRISTO ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH THEIR RESPECTIVE SECTION.
- 5.0' WIDE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG MONTE CRISTO ROAD AT SUBDIVISION CONSTRUCTION AND 5.0' SIDEWALK WITH ADA RAMPS AS REQUIRED WITHIN THE SUBDIVISION AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT AT BUILDING STAGE.
- DEVELOPER WILL BE REQUIRED TO INSTALL BUFFER FENCE ABUTTING THE DRAIN DITCH ALONG THE NORTH SIDE OF THE SUBDIVISION. BUFFER FENCE WILL NEED TO BE INSTALLED BEFORE FINAL APPROVAL OF PLAT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

## STATE OF TEXAS COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA  
P.E. No. 95534

1-3-23  
DATE

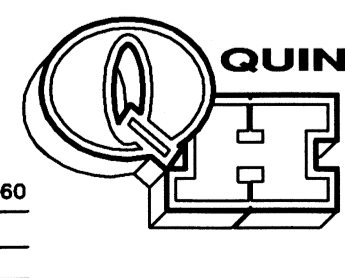
## APPROVED BY DRAINAGE DISTRICT:

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 THE TEXAS 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 PRACTICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE



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

## STATE OF TEXAS COUNTY OF HIDALGO

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



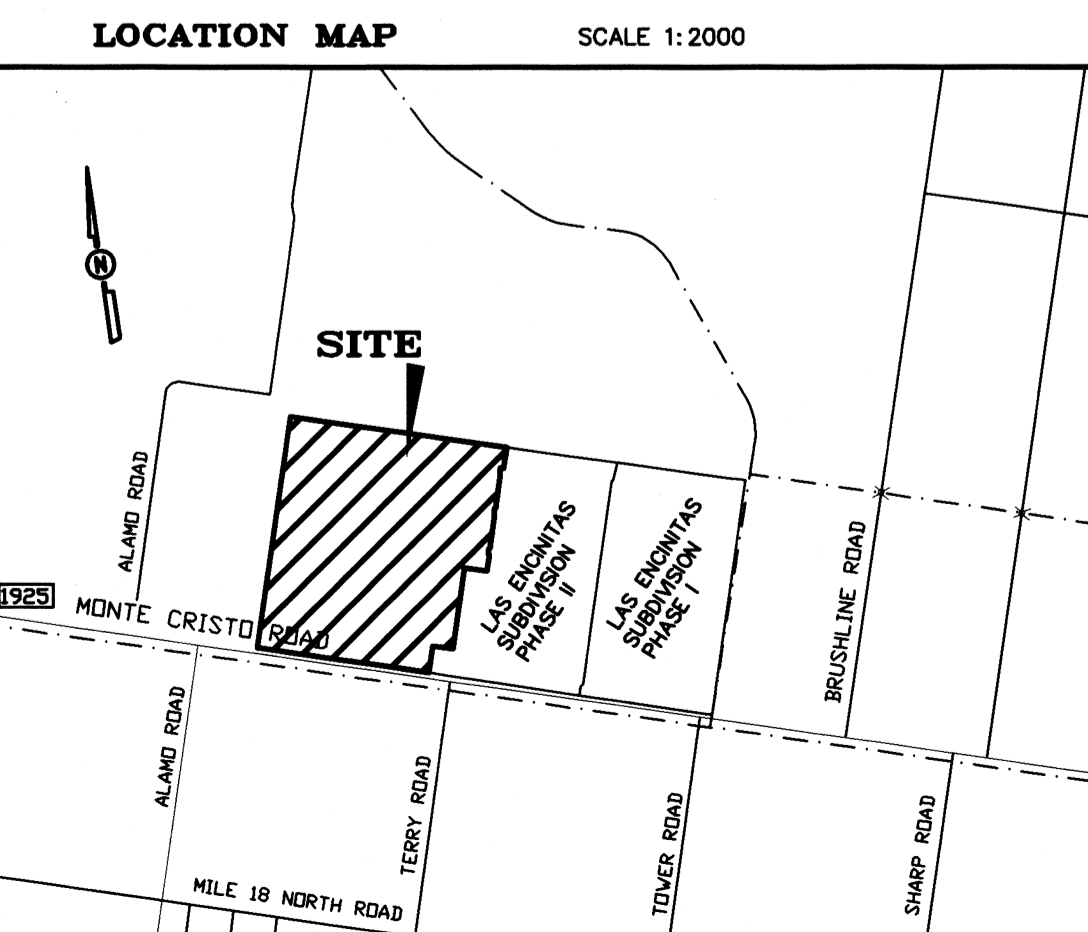
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

DECEMBER 15, 2021  
DATE

ABBREVIATIONS:	
M.R.	= MAP RECORD
R.O.W.	= RIGHT OF WAY
OH	= OVERHEAD POWER LINE
D.R.	= DEED RECORD
FD	= FOUND
M.B.S.L.	= MINIMAL BUILDING SETBACK LINE
UGL	= UNDERGROUND LINE
R.C.P.	= REINFORCED CONCRETE PIPE
P.V.C.	= POLY VINYL CHLORIDE
N	= NORTH
S	= SOUTH
W	= WEST
E	= EAST
CR	= CORNER
M.V.E.C.	= MAGIC VALLEY ELECTRIC COOPERATIVE
S.E.T.	= SAFETY END TREATMENT
C.P.L.	= CENTRAL POWER AND LIGHT COMPANY
P.O.B.	= POINT OF BEGINNING
B.M.	= BENCH MARK
R.P.L.S.	= REGISTERED PROFESSIONAL LAND SURVEYOR
U.G.E.B.	= UNDERGROUND ELECTRICAL BOX
○	= DENOTES 1/2" IRON ROD W/ CAP STAMPED RPLS 4856 SET.
○	= DENOTES 1/2" IRON ROD W/ CAP STAMPED RPLS 4856 FOUND.

## INDEX OF SHEETS

- SHEET 1 - HEADING INDEX, LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, REVISION NOTES
- SHEET 2 - MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX, LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS, ENGINEER'S & SURVEYOR'S CERTIFICATION, REVISION NOTES
- SHEET 3 - MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER (OSSF), ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 4 - MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 5 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF DRAINAGE AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVISION CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.



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

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
LAS ENCINITAS SUBDIVISION PHASE III IS LOCATED IN MIDDLE OF HIDALGO COUNTY ON THE NORTH SIDE OF MONTE CRISTO ROAD AND WEST OF TERRY ROAD, APPROXIMATELY 178 FEET WEST OF SAID INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), LAS ENCINITAS SUBDIVISION PHASE III LIES APPROXIMATELY 1.0 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4

## PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
EIA PROPERTIES LTD BY: FORREST N. RUNNELS JR., VICE-PRESIDENT	P.O. BOX 118	EDINBURG, TX 78540	(956)383-7032	(956)383-5060
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

EIA PROPERTIES LTD  
BY: FORREST N. RUNNELS JR., VICE-PRESIDENT  
P.O. BOX 118  
EDINBURG, TEXAS 78540

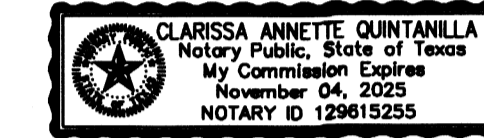
DATE

## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared  
FORREST N. RUNNELS JR., VICE-PRESIDENT OF EIA PROPERTIES LTD

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 she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

## HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE, THE UNDERSIGNED CERTIFY that this plat of the LAS ENCINITAS SUBDIVISION PHASE III was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge

Date

ATTEST:

Hidalgo County Clerk

Date

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS), SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST:

PRESIDENT

SECRETARY

## 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 LAS ENCINITAS SUBDIVISION PHASE III 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

## 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 THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST:

MAYOR'S SIGNATURE

DATE

CITY SECRETARY

DATE

REVISION NOTES			
No.	Sheet	REVISION	Approved



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

SHEET No. 1 OF 5 SHEETS		199 LOTS	DATE OF PREPARATION: JAN. 12, 2022
FILENAME : F:\DATA\SUBDIVISIONS\HIDALGO CO.\LAS ENCINITAS SUBDIVISION PH III\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY
1-12-2022	LG		APPROVED BY
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SHEET 2



SCALE 1" = 100'

MATCHLINE A

LOT	AREA (SF.)	AREA (AC.)
237-258	21780.00	0.500
259	21842.29	0.501
260	21860.00	0.501
261-266	21780.00	0.500
267-268	21860.00	0.501
269-275	21860.00	0.500
276-277	21780.00	0.500
278-284	21780.00	0.500
285-286	21860.00	0.501
287-292	21780.00	0.500
293-294	21860.00	0.501
295-300	21780.00	0.500
301-302	21860.00	0.501
303-309	21780.00	0.500
310-311	21860.00	0.501
312-318	21780.00	0.500
319-320	21860.00	0.501
321-326	21780.00	0.500
327-328	21860.00	0.501
329-334	21780.00	0.500
335-336	21860.00	0.501
337-343	21780.00	0.500
344-350	21860.00	0.501
351-352	21780.00	0.500
353-358	21860.00	0.501
359-360	21860.00	0.501
361-366	21780.00	0.500
367-368	21860.00	0.501
369-380	21780.00	0.500
381-382	21860.00	0.501
383-388	21780.00	0.500
389	21860.00	0.501
390	24254.63	0.557
391	21855.78	0.502
392	21840.11	0.503
393	21842.28	0.505
394	24465.70	0.562
395	22148.26	0.508
396	22130.53	0.508
397	22172.70	0.509
398	22214.87	0.510
399	22257.04	0.511
400	25410.58	0.583
402	22153.04	0.508
403	21857.78	0.502
404-410	21840.26	0.501
411-412	21815.57	0.503
413-418	21840.26	0.502
419	21840.26	0.502
424	26500.00	0.604
425	42571.80	0.977
426-434	27550.00	0.632
435	27647.68	0.635

CURVE	DELTA	RADIUS	LENGTH	CHORD
"A"	211°13'43"	213.99'	79.29'	76.83'
"B"	211°14'45"	163.99'	60.81'	60.46'
"C"	07°53'27"	213.99'	28.10'	28.08'
"D"	03°43'18"	213.99'	51.28'	51.13'
"E"	211°14'45"	163.99'	60.81'	60.52'
"G"	211°14'45"	168.99'	70.02'	69.68'

ABBREVIATIONS:  
 M.R. = MAP RECORD  
 R.O.W. = RIGHT OF WAY  
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 P.V.C. = POLY VINYL CHLORIDE  
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 S = SOUTH  
 E = EAST  
 W = WEST  
 E = EASTONER  
 M.V.E.C. = MARGO VALLEY ELECTRIC COOPERATIVE  
 S.E.T. = SAFETY END TREATMENT  
 C.P.L. = CENTRAL POWER AND LIGHT COMPANY  
 P.O.B. = POINT OF BEGINNING  
 R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR  
 U.G.E.B. = UNDERGROUND ELECTRICAL BOX  
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 ○ = DENOTES 1/2" IRON ROD W/ CAP STAMPED RPLS 4858 SET.  
 ● = DENOTES 1/2" IRON ROD W/ CAP STAMPED RPLS 4858 FOUND.

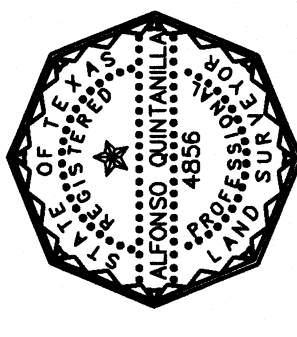
DATA	BEARING	LENGTH
L1	N 38°24' W	70.71'
L2	S 53°36' W	21.21'
L3	N 38°24' W	21.21'
L4	N 53°36' E	21.21'
L5	S 53°36' W	21.21'
L6	S 38°24' E	21.21'

# LAS ENCINITAS SUBDIVISION PHASE III

A 121.04 ACRE TRACT OF LAND, OUT OF LOTS "R" AND "Q", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS

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

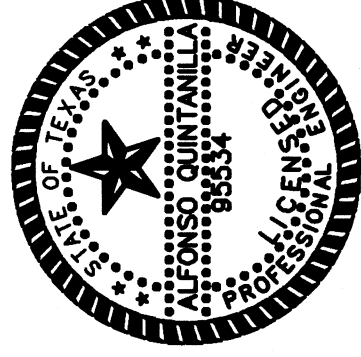


*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 R.P.L.S. No. 4858

DECEMBER 15, 2021

DATE

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

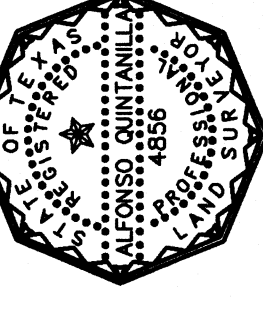


*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534

1-3-23

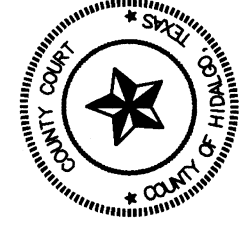
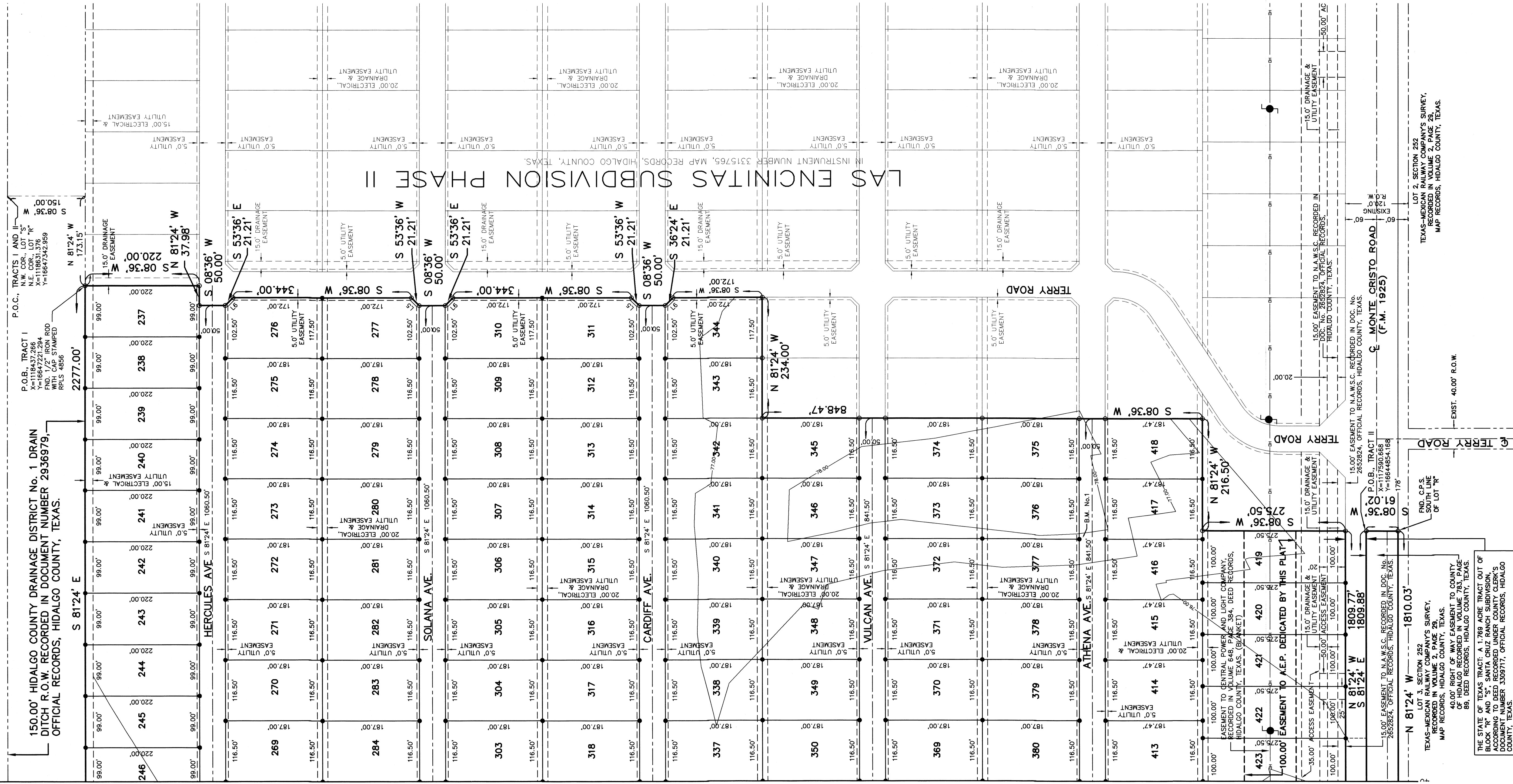
DATE

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 1244 E. SULLY ST.  
 EDINBURG, TEXAS 78539  
 PHONE 936-381-4448  
 FAX 936-381-0927  
 ALFONSO@QHA-ENG.COM  
 SURVEYING REGISTRATION NUMBER 100411-00



DECEMBER 15, 2021

DATE



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

FILE NAME	DATE PREPARED	DATE REVISION	CHECKED BY	REVISION	APPROVED BY
F:\DATA\SUBDIVISION\HIDALGO CO.\LAS ENCINITAS SUBDIVISION PH III\PLAT	1-12-2022	UG	_____	_____	_____

SHEET No. 2  
 OF 5 SHEETS

DATE OF PREPARATION: JAN. 12, 2022  
 199 LOTS

SHEET 3



# LAS ENCINITAS SUBDIVISION PHASE III

A 121.04 ACRE TRACT OF LAND OUT OF LOTS "R" AND "Q", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "Z", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

## FINAL ENGINEERING REPORT FOR LAS ENCINITAS SUBDIVISION PHASE III

BY ALFONSO QUINTANILLA, P.E.

### WATER SUPPLY Description and Costs.

LAS ENCINITAS SUBDIVISION 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. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MONTE CRISTO ROAD (FM 1925). N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING NORTH ALONG THE EAST SIDE OF TERRY ROAD.

THE WATER SYSTEM FOR LAS ENCINITAS SUBDIVISION PHASE III CONSIST OF ONE (1) 8" DIAMETER WATERLINE THAT CONNECTS TO THE EXISTING 12" DIAMETER WATERLINE AND RUNS NORTH ON THE EAST SIDE OF TERRY ROAD. FROM THE EXISTING 8" DIAMETER WATERLINE ON TERRY ROAD, FIVE (5) ADDITIONAL WATERLINES RUN ALONG THE SOUTH SIDE OF HERCULES AVE., SOLANA AVE., CARDOFF AVE., VULCAN AVE., AND ATHENA AVE. AND LOOP WITH THE 8" DIAMETER WATERLINE ON GITANA STREET.

FROM THE 8" WATERLINE, SIXTY FIVE (65) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND SIXTY NINE (69) 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 TWENTY FIVE (25) 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.

SEWAGE FROM LAS ENCINITAS SUBDIVISION PHASE III, 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. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD FIFTEEN (15) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 240, 250, 262, 277, 295, 305, 330, 340, 360, 370, 390, 395, 400, 405, & 415. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A CLAY LOAM AND SANDY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

FOR LOTS 237-418 THE COST TO INSTALL A SEPTIC TANK SYSTEM ON AN INDIVIDUAL LOT IS \$ \_\_\_\_\_ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. OSSF'S HAVE BEEN INSTALLED ON THESE LOTS AT 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 2023.

FOR COMMERCIAL LOTS 419-435, A SEPARATE DESIGN BASED ON THE SITE PLAN SHALL BE SUBMITTED AT BUILDING PERMIT STAGE. THE LOT OWNER WILL BE RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.

### 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, CERTIFIED THAT 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.



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 8-29-23  
 DATE

## REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION LAS ENCINITAS SUBDIVISION PHASE III

POR ALFONSO QUINTANILLA, P.E.

### PROVISION DE AGUA: Description y Datos.

LAS ENCINITAS SUBDIVISION PHASE III SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN 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 A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 12" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NORTE DE LA CALLE MONTE CRISTO ROAD (FM 1925) Y TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE NORTE POR EL LADO ESTE DE LA CALLE TERRY ROAD.

EL SISTEMA DE AGUA PARA LAS ENCINITAS SUBDIVISION PHASE III CONSISTE DE UNA (1) LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE NORTE POR EL LADO ESTE DE LA CALLE GITANA STREET. LA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA DE LA CALLE TERRY ROAD, CINCO (5) MAS LINEAS DE AGUA DE 8" DE DIAMETRO CORREN POR EL LADO SUR DE LAS CALLES HERCULES AVE., SOLANA AVE., CARDOFF AVE., VULCAN AVE. & ATHENA AVE., QUE CONECTAN JUNTOS.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN SESENTA CINCO (65) 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 SESENTA NUEVE (69) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE.

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 MEDIDORES 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\$ \_\_\_\_\_ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION CON DOTEY COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPIO DE DRENAJE EN CADA SOLAR. LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO, EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO VEINTE CINCO (25) 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 Datos.

EL DRENAJE DE LAS ENCINITAS SUBDIVISION PHASE III, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISEÑO NORMAL CON DOTEY COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPIO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO QUINCE (15) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 240, 250, 262, 277, 295, 305, 330, 340, 360, 370, 390, 395, 400, 405, & 415. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

PARA LOTES 237-418, 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 CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE 2023.

PARA LOTES COMERCIALES 419-435, UN DISEÑO SEPARADO BASADO EN LOS PLANOS DE CONSTRUCCION ES NECESARIO DURANTE LA SOLICITACION DE UN PERMISO DE CONSTRUCCION. EL COMPRADOR SERA RESPONSABLE PARA INSTALAR UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS EN CADA LOTE.

### CERTIFICACION:

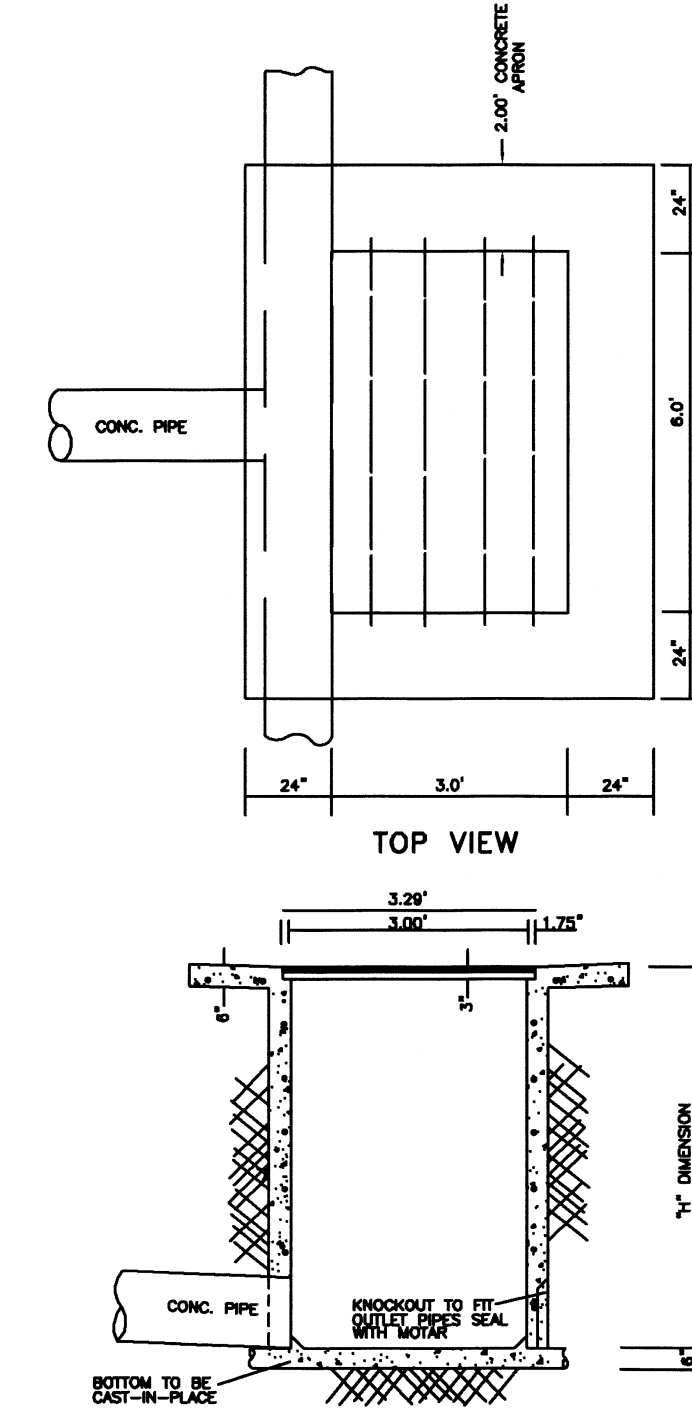
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

**AGUA:** EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL ES DE US\$ \_\_\_\_\_ POR LOTE.

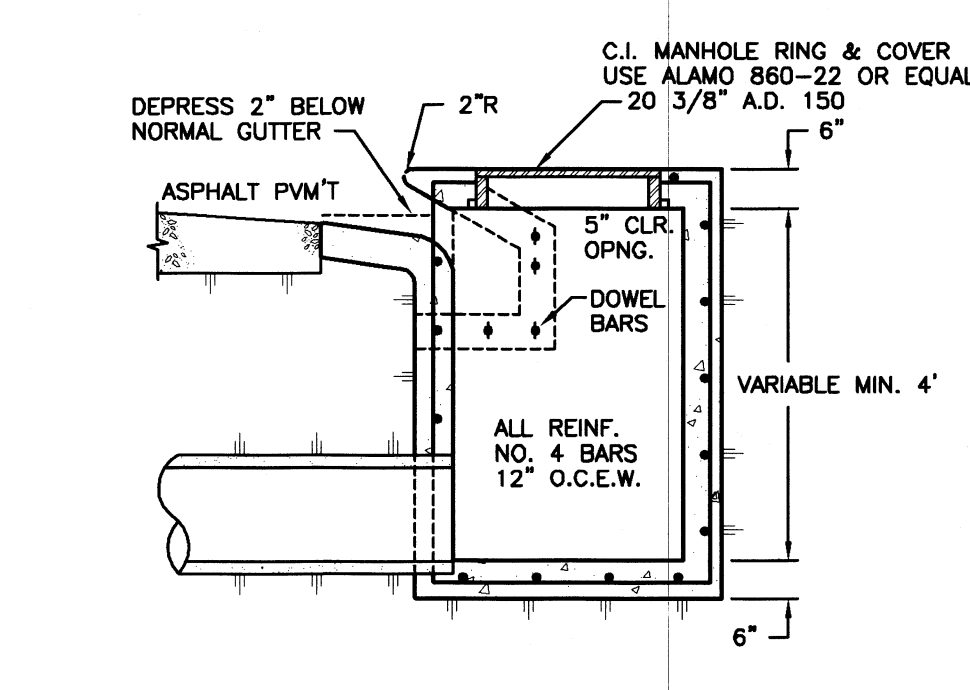
**DRENAJE:** SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ \_\_\_\_\_ POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$ \_\_\_\_\_ PARA TODA LA SUBDIVISION.



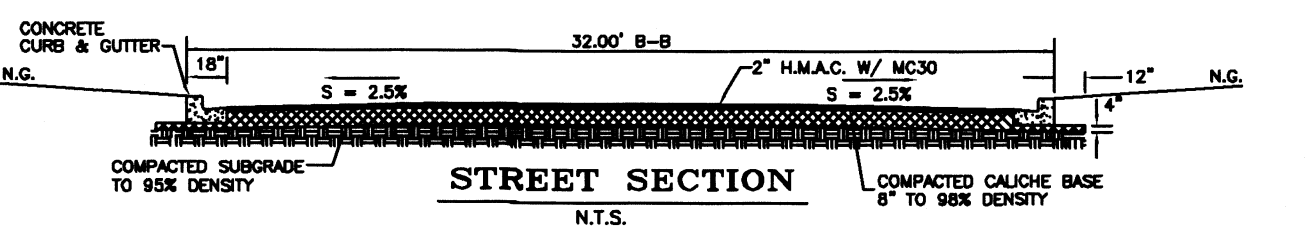
*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 8-29-23  
 DATE



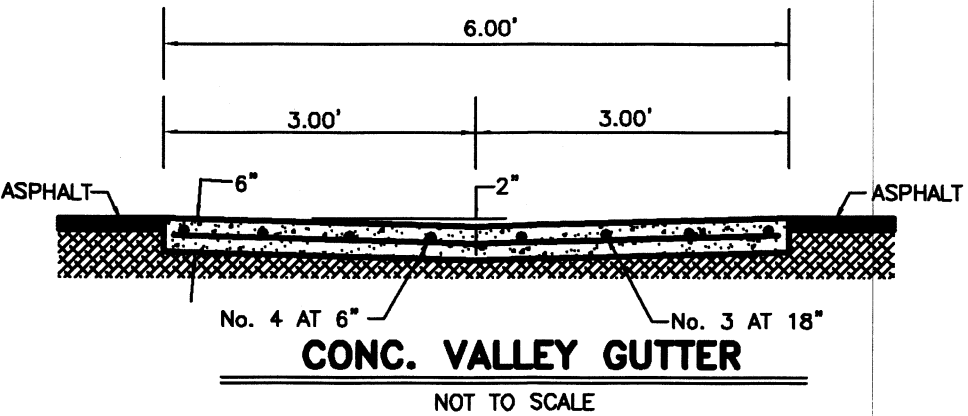
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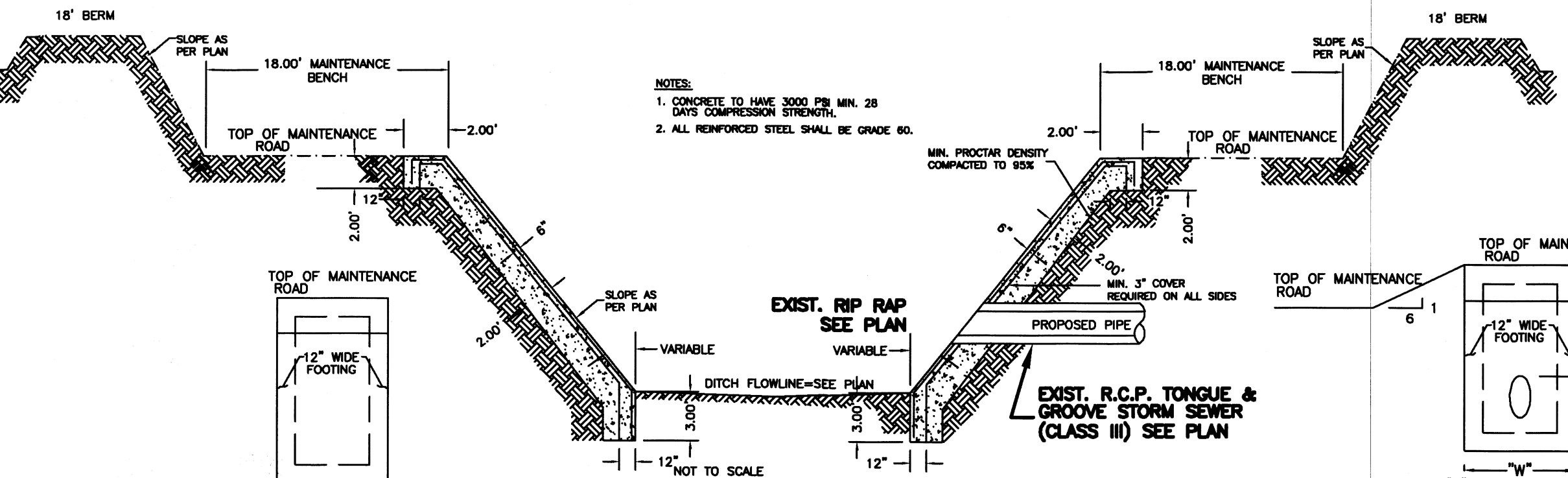
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STREET SECTION  
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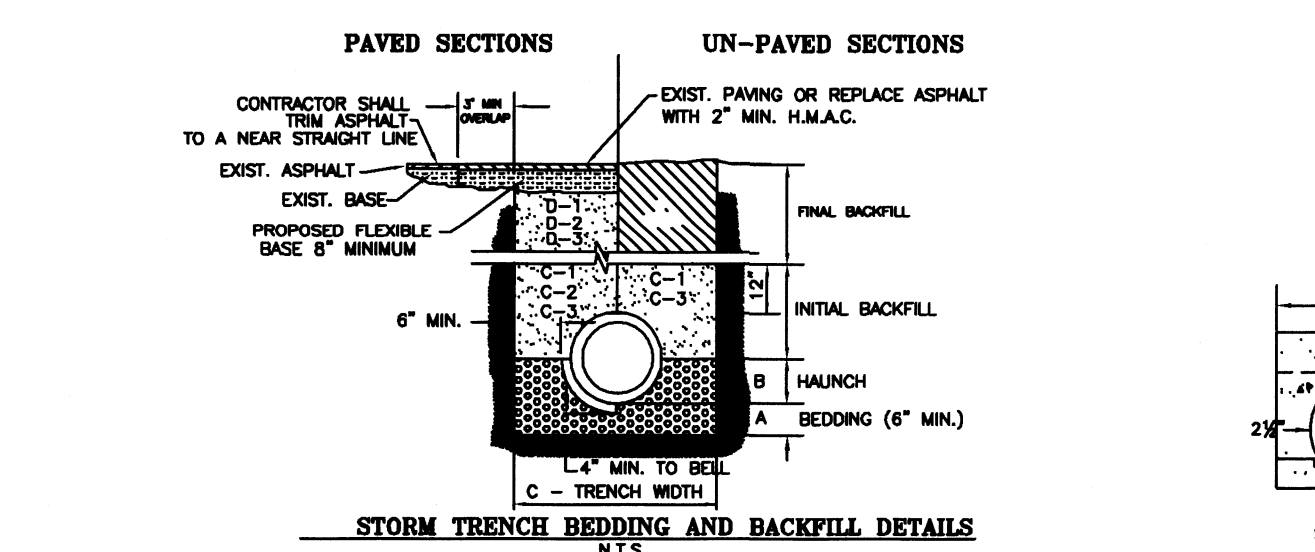


CONC. VALLEY GUTTER  
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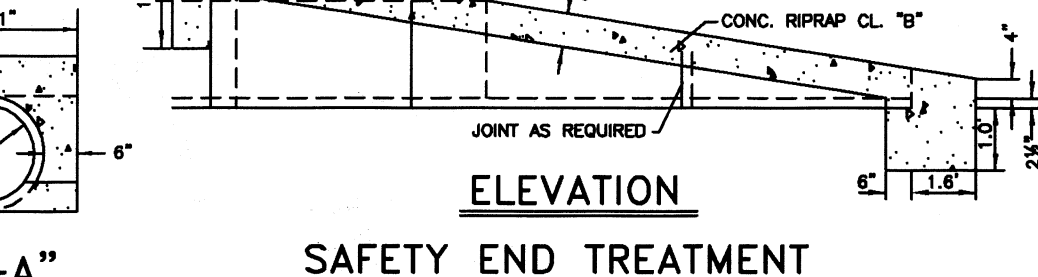


STORM DISCHARGE STRUCTURE (TYP.)

- A. BEDDING FOR RCP CLASS II, 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 1" - 1" RCP RISE, 3/4" MAX. SIZE).
- B. MAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. OR LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 X 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II 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 (ASHRTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II 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 (ASTM D2321) OR CLASS III (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I OR CLASS II (ASTM D2321) OR CLASS III (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-1 FINAL BACKFILL FOR RCP CLASS II, 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 (ASHRTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS II, 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 D4253 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 CLASS III (ASTM D2321) BACKFILL MATERIAL 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, OR IV (ASTM D2321) BACKFILL MATERIAL PREPARATION (INCLUDES MINIMUM 4" GRANULOR OR COMBUSTION 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".



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



"A-A" SAFETY END TREATMENT  
 NOT TO SCALE

## DRAINAGE REPORT FOR LAS ENCINITAS SUBDIVISION PHASE III

BY: ALFONSO QUINTANILLA, P.E.

A 121.04-acre tract of land out of Lots "Q" and "R", Block 2, Santa Cruz Ranch Subdivision, Hidalgo County, Texas, according to the plat of map thereof recorded in volume "Z", pages 160-161, deed records Hidalgo County, Texas, and according to deed without warranty recorded under county clerk's document number 1355500, official records, Hidalgo County, Texas. This subdivision is located on the north side of Monte Cristo Road (F.M. 1925), approximately 178 feet west of Terry Road. It is in the City of Edinburg E.T.J. The proposed subdivision will consist of 182 residential lots and 17 commercial lots.

The tract is Zone "X" (Shaded), areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 with an LOMR dated May 17, 2001.

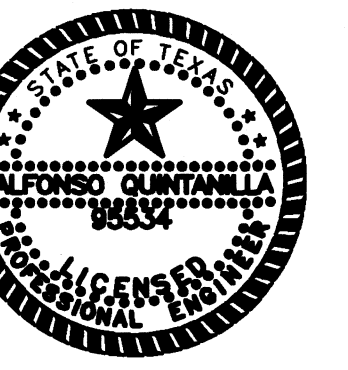
The majority of the soil is Comitas (8), Hidalgo (25& 28) and Hebronville (22). It is in soil group "A" & "B" and with sandy loam (S4), fine sandy loam (S4-SC), sandy clay loam (SC) & clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of NP-23.

Presently, the site has very minimal runoff in a northwesterly direction with an approximate 1.0% slope. The existing runoff for the proposed subdivision is Q = 32.97 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 147.23 cubic feet per second for an increase of Q = 114.26 cubic feet per second. Detention will be 630,568.92 cubic feet (14.48-acre feet). The developer for this subdivision donated the right of way dedication to the HCD No. 1 for the Alamo Road Outfall. The drain ditch excavation was done by HCD No.1 and was designed to provide the required detention for this adjoining property. Street runoff will be collected by a storm sewer system consisting of 24", 30", 36", 42" and 48" pipes and Type "A" that will discharge into the H.C.D. No. 1 Drain Ditch. Additionally, for the 17 commercial lots, a 24" bleeder storm line has been installed along the front of the lots. A drainage plan to be approved by the City of Edinburg or County of Hidalgo will be required at time of issuance of building permit for the 17 commercial lots.

### CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 8-29-23  
 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:

**FORREST N. RUNNELS JR., VICE-PRESIDENT OF EA PROPERTIES LTD**  
 1.- I (WE), SUBDIVIDERS OF LAS ENCINITAS SUBDIVISION 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.

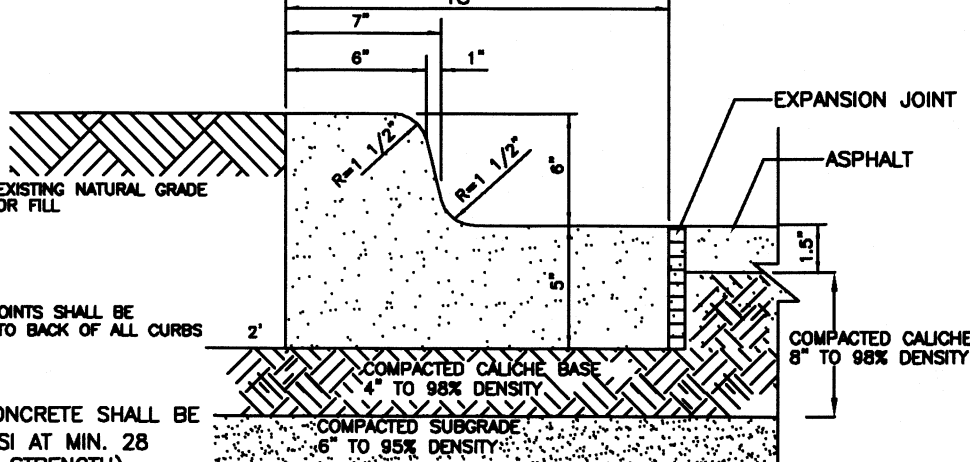
EA PROPERTIES LTD  
 BY: FORREST N. RUNNELS JR., VICE-PRESIDENT  
 P.O. BOX 118  
 EDINBURG, TEXAS 78540

BEFORE ME, the undersigned notary public, on this day personally appeared **FORREST N. RUNNELS JR., VICE-PRESIDENT OF EA PROPERTIES LTD** 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 purpose and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

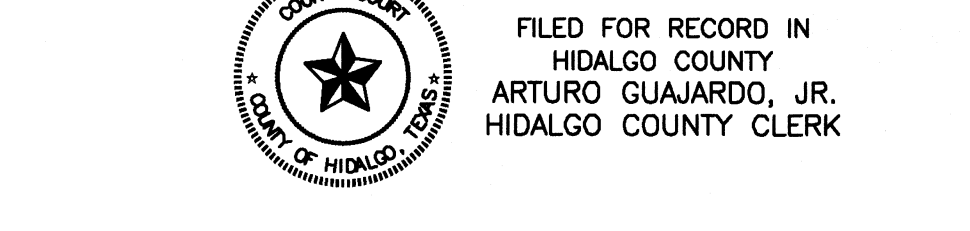


BLANCA E. MARTINEZ - NOTARY PUBLIC



INTEGRAL CURB & GUTTER  
 NOT TO SCALE

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



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

SHEET NO. 5 OF 5 SHEETS	
FILENAME: F:\DATA\SUBDIVISIONS\LAS ENCINITAS SUBD PH III\WATERPWE	
DATE PREPARED: 8-29-23	DATE CHECKED BY: M.G.
DATE REVISED:	DATE CHECKED BY:
DATE APPROVED BY:	DATE APPROVED BY:

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

**LAND SURVEYORS**  
 PHONE 956-381-6480  
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 ALFONSO@QHA-ENG.COM



