



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-23-2024

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

NUMBER OF STREETLIGHTS: 59

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. FINAL APPROVAL DATE: 12-19-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 12-12-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 12-18-2023 : 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: SEPTEMBER 26, 2023

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.

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LAS ENCINITAS SUBDIVISION PHASE III

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

I, **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.

[Signature]
DATE: 1-5-24

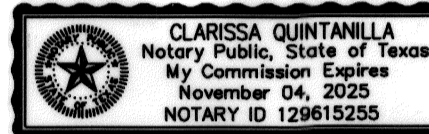
EIA PROPERTIES LTD.
BY: FORREST N. RUNNELS JR., VICE-PRESIDENT
P.O. BOX 118
EDINBURG, TEXAS 78540

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 5th day of JANUARY, 2024



[Signature]
CLARISA 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	Date

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

199 LOTS DATE OF PREPARATION: JAN. 12, 2022

FILENAME: F:\DATA\SUBDIVISIONS\EDINBURG\LAS ENCINITAS SUBDIVISION PH III\PLAT			
DATE PREPARED: 1-12-2022	PREPARED BY: LG	CHECKED BY:	APPROVED BY:
DATE REVISION: 12-11-2023	REVISION: LG	CHECKED BY: AQ, JG, GC	APPROVED BY: M. GONZALEZ

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 MONTE CRISTO ROAD	60.00 FEET
FRONT	25.00 FEET
REAR	15.00 FEET
SIDE	6.00 FEET
SIDE CORNER	10.00 FEET
GARAGE	18.00 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 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 8.

- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1 - ELEV=76.94 TOP OF EXISTING TYPE "A" INLET LOCATED OF THE SOUTHEAST CORNER OF LOT 377 OF THIS PROPOSED SUBDIVISION
B.M. No.2 - ELEV=74.03 TOP OF EXISTING TYPE "A" INLET LOCATED OF THE SOUTHWEST CORNER OF LOT 292 OF THIS PROPOSED SUBDIVISION
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.
- BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 419 THROUGH 435 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 419 THROUGH 435 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 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 ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY
A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT 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 EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR 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 OCCUPYING A LOT.

- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 419 THROUGH 435. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 420 & 421 AND LOTS 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 420 & 421 AND 430 & 431, 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 PERMIT STAGE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP3) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR RADIALS DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

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 to be hereinafter set forth, have granted, sold, conveyed, and assigned to the undersigned, Alfonso Quintanilla, hereinafter called "Grantee", 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 exclusive 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 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 Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: longer.

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is

IN WITNESS WHEREOF the said Grantor executed this instrument this 5th day of JANUARY, 2024

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

[Signature]
CLARISA QUINTANILLA - NOTARY PUBLIC

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- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP3) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR RADIALS DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

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.

[Signature]
MARCO A. GONZALEZ
P.E. No. 120016
DATE: 1-3-24

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 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 SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE _____

[Signature]
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

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
FAX 956-381-0527
ALFONSO@QHAA-ENG.COM

ABBREVIATIONS:

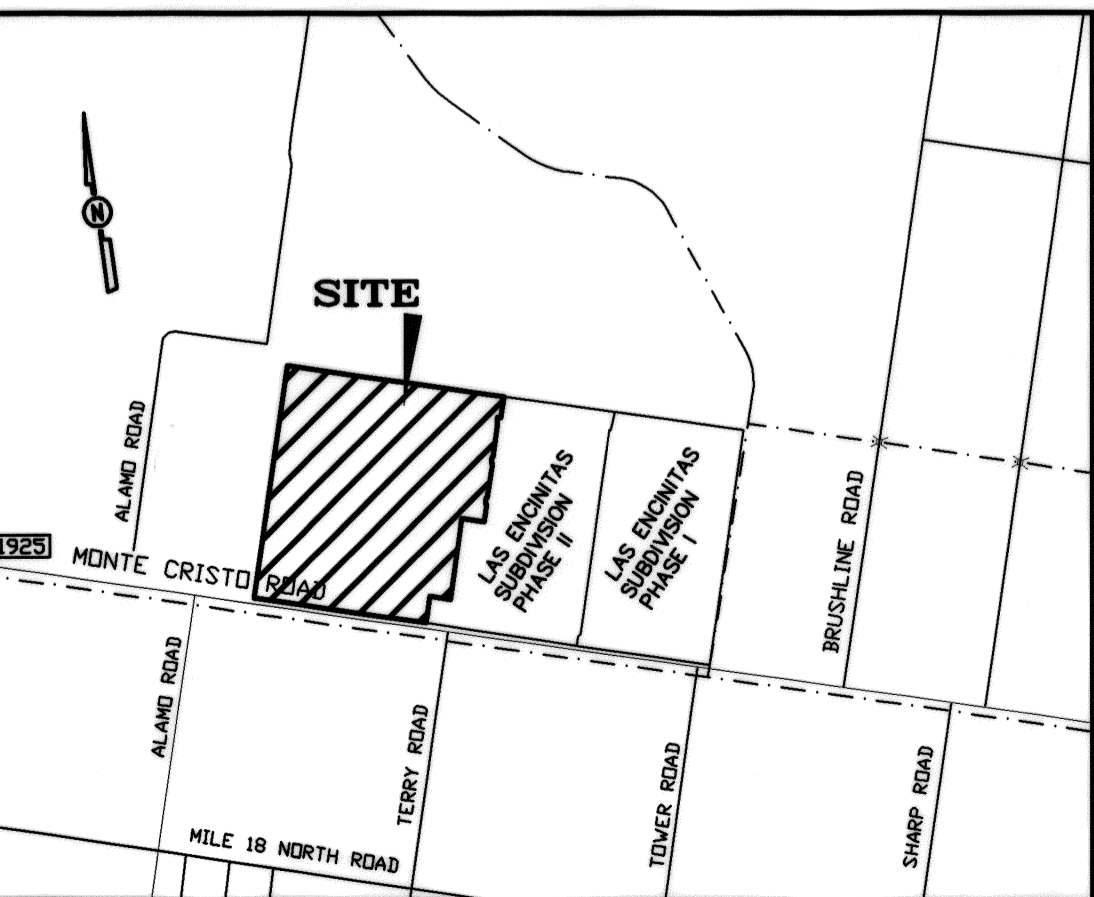
M.R.	=	MAP RECORD
R.O.W.	=	RIGHT OF WAY
O4	=	OVERHEAD POWER LINE
D.R.	=	DEED RECORD
F.N.D.	=	FOUND
M.B.S.L.	=	MINIMAL BUILDING SETBACK LINE
U.S.L.	=	UNDERGROUND LINE
R.C.P.	=	REINFORCED CONCRETE PIPE
P.V.C.	=	POLY VINYL CHLORIDE
N	=	NORTH
S	=	SOUTH
W	=	WEST
E	=	EAST
COR.	=	CORNER
M.V.E.C.	=	MAGIC VALLEY ELECTRIC COOPERATIVE
S.E.T.	=	SAFETY END TREATMENT
A.E.P.	=	AMERICAN ELECTRIC POWER
P.O.B.	=	POINT OF BEGINNING
B.M.	=	BENCHMARK
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 ETJ, 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 & 3.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, ENGINEER'S & SURVEYOR'S CERTIFICATION: REVISION NOTES
- SHEET 4.- MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER (OSSF), ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 5.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 6.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

LOCATION MAP

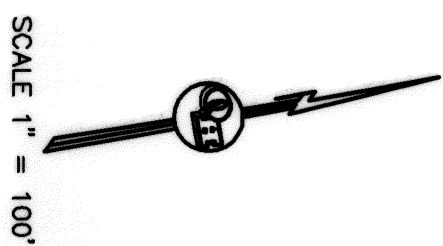
SCALE 1:2000



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 1.78 MILES 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 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
OWNER: EIA PROPERTIES LTD. BY: FORREST N. RUNNELS JR., VICE-PRESIDENT	P.O. BOX 118	EDINBURG, TX 78540	(956)383-7032	(956)383-5060
ENGINEER: MARCO A. GONZALEZ	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



SCALE 1" = 100'

LOT	AREA (S.F.)	AREA (AC.)
237-258	21780.00	0.500
259	21842.29	0.500
260	21860.00	0.500
261-266	21780.00	0.500
267-268	21780.00	0.500
269-275	21780.00	0.500
276-277	21780.00	0.500
278-284	21780.00	0.500
285-292	21780.00	0.500
293-294	21780.00	0.500
295-300	21780.00	0.500
301-302	21780.00	0.500
303-309	21780.00	0.500
310-311	21780.00	0.500
312-318	21780.00	0.500
319-320	21780.00	0.500
321-326	21780.00	0.500
327-328	21780.00	0.500
329-334	21780.00	0.500
335-336	21780.00	0.500
337-345	21780.00	0.500
346-350	21780.00	0.500
351-352	21780.00	0.500
353-358	21780.00	0.500
359-360	21780.00	0.500
361-366	21780.00	0.500
367-368	21780.00	0.500
369-380	21780.00	0.500
381-382	21780.00	0.500
383-388	21780.00	0.500
389	21860.00	0.500
390	24254.63	0.557
391	21855.78	0.502
392	21893.95	0.502
393	21846.28	0.502
394	21846.28	0.502
395	24485.70	0.562
396	22148.26	0.506
397	22130.53	0.506
398	22172.70	0.509
399	22214.87	0.510
400	22257.04	0.511
401	25410.58	0.583
402	22153.04	0.508
403	21857.78	0.502
404-410	21846.28	0.503
411-412	21815.78	0.503
413-418	21846.28	0.503
419-423	22550.00	0.532
424	28257.00	0.651
425	28257.00	0.651
426-434	22550.00	0.532
435	22647.88	0.535

ABBREVIATIONS:

R.M. = MAP RECORD
 R.O.W. = RIGHT OF WAY
 D.R. = DEED RECORD
 D.E. = DEED RECORD
 R.D. = ROAD
 R.F.S. = FOUND SURFACE SPARK LINE
 M.A.S. = MAPPING AND SURVEYING
 U.L.S. = UNDERGROUND UTILITY
 R.C.P. = REINFORCED CONCRETE PIPE
 P.V.C. = POLY VINYL CHLORIDE
 S = SOUTH
 N = NORTH
 E = EAST
 W = WEST
 C.O.R. = CORNER
 M.V.E.C. = MARIANA VALLEY ELECTRIC COOPERATIVE
 S.E.T. = SAFETY END TREATMENT
 A.E.T. = AMERICAN ELECTRIC COMPANY
 B.O.M. = BROWN MARK
 R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR
 U.L.S. = UNDERGROUND UTILITY
 R.C.P. = REINFORCED CONCRETE PIPE
 P.V.C. = POLY VINYL CHLORIDE
 C = CORNER 1/2" IRON ROD W/ COP STAMPED PINS 4898 FOUND

LOT DIMENSIONS DATA

DATA	BEARING	LENGTH
L1	N 89°24' W	70.71'
L2	S 83°36' E	70.71'
L3	N 89°24' W	71.21'
L4	N 83°36' E	71.21'
L5	S 83°36' E	71.21'
L6	S 89°24' E	71.21'

LAS ENCINITAS SUBDIVISION PHASE III

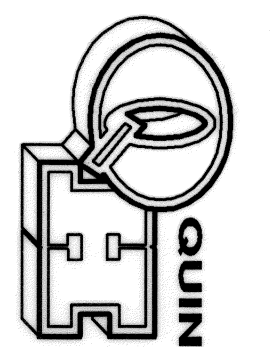
A 121.04 ACRE TRACT OF LAND OUT OF LOTS "Q" AND "R", BLOCK 2, SANTA CRUZ RANCH SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME "7", PAGES 160-161, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1355500, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 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



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 120016
 MARCO A. GONZALEZ
 P.E. No. 120016

LAND SURVEYORS
 120016
 MARCO A. GONZALEZ
 P.E. No. 120016

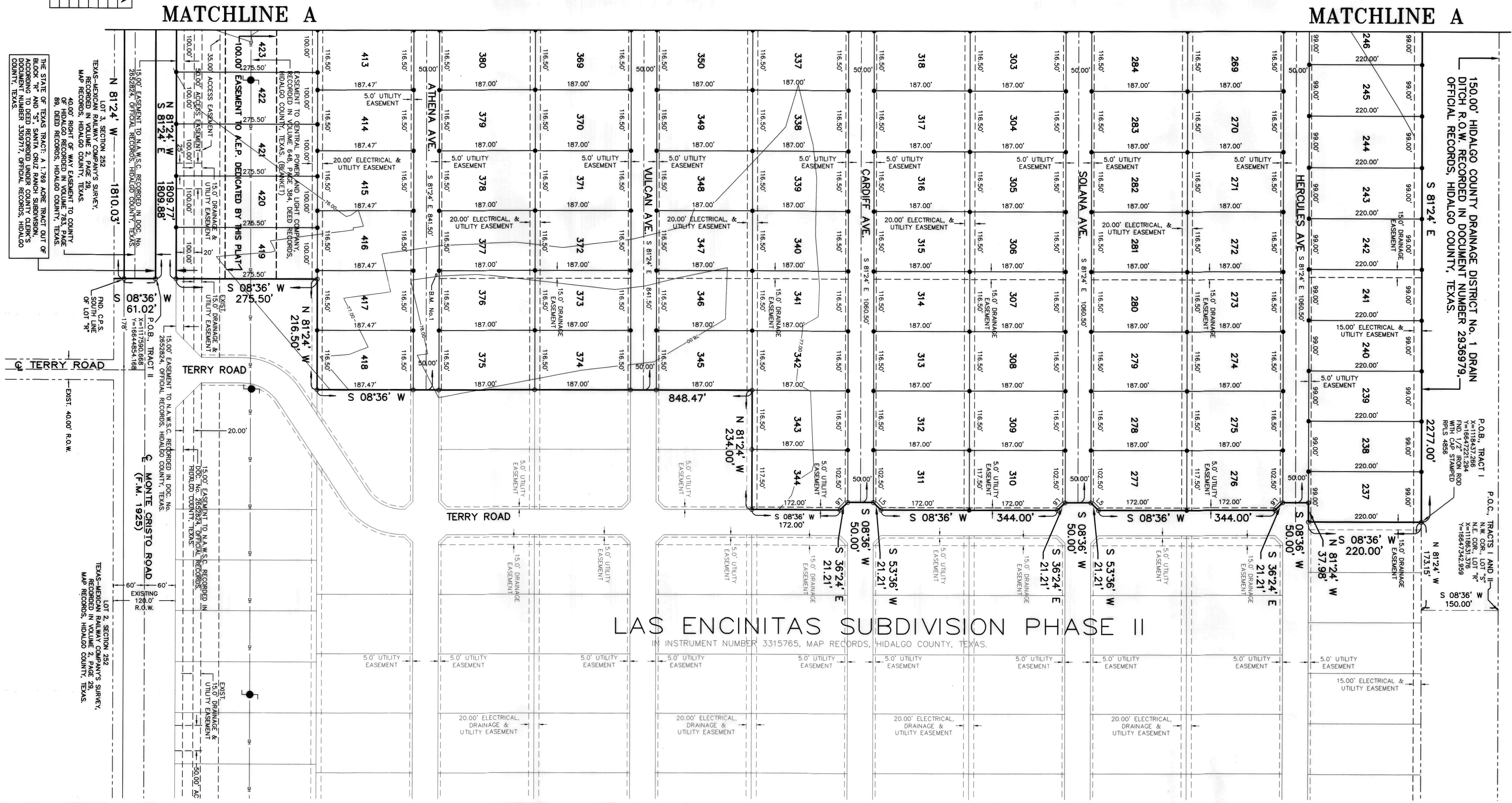
1-3-24
 DATE

199 LOTS

DATE OF PREPARATION: JAN. 12, 2022

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
1-12-2022	LG	LG	APPROVED BY
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
12-11-2023	LG	LG	APPROVED BY

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



LAS ENCINITAS SUBDIVISION PHASE II

INSTRUMENT NUMBER 3315765, MAP RECORDS, HIDALGO COUNTY, TEXAS.

MATCHLINE A

MATCHLINE A

150.00' HIDALGO COUNTY DRAINAGE DISTRICT No. 1 DRAIN DITCH R.O.W. RECORDED IN DOCUMENT NUMBER 29356979, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF HIDALGO

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

MARCO A. GONZALEZ
 P.E. No. 120016

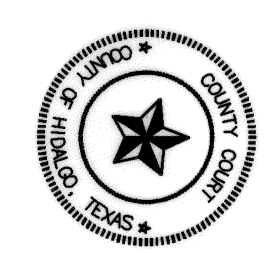
1-3-24
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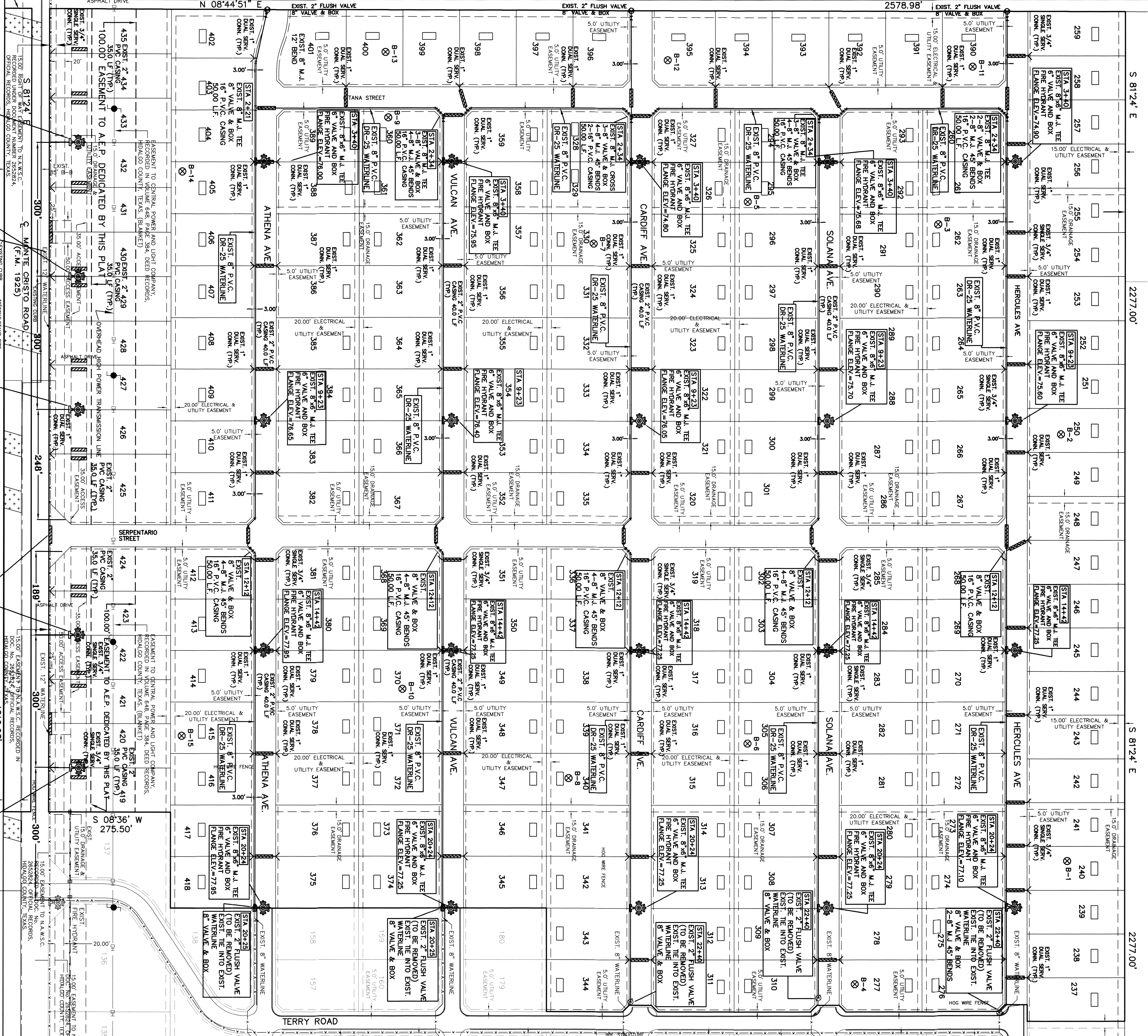
P.O.B. TRACT I
 X=118437286
 Y=1664721284
 R.O.W. 1/2" IRON ROD
 R.P.L.S. 4856

P.O.C. TRACTS I AND II
 N.W. COR. LOT 1
 N.E. COR. LOT 1
 X=118431376
 Y=1664721284
 R.P.L.S. 4856

TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
 MAP RECORDED IN VOLUME 2, PAGE 28,
 HIDALGO COUNTY, TEXAS.

LOT 2, SECTION 232
 RECORDED IN VOLUME 2, PAGE 28,
 HIDALGO COUNTY, TEXAS.





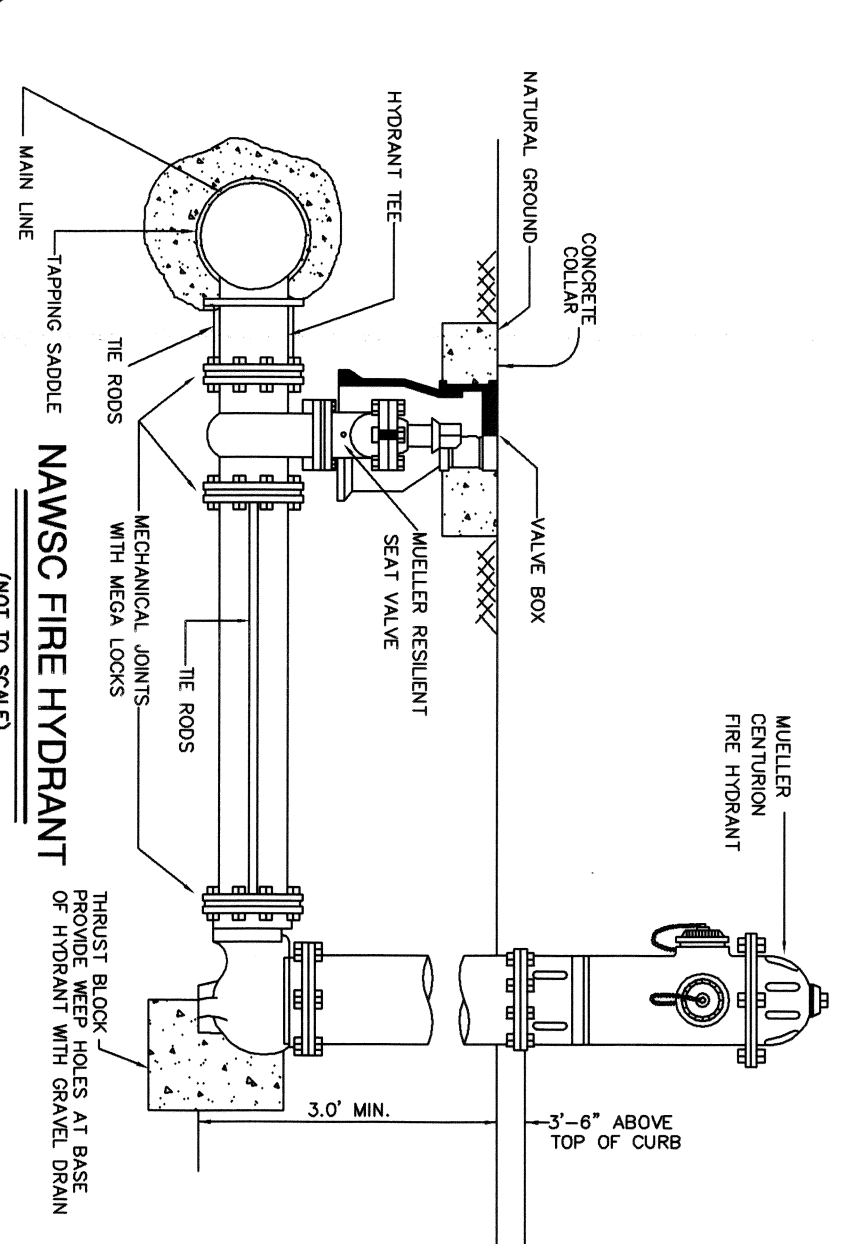
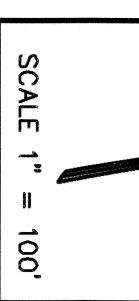
LAS ENCINITAS SUBDIVISION PHASE III

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 "7", 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.

B-1 TEST BORINGS

INSTALLED SEPTIC TANK (OSSF)

COST ESTIMATE
 WATER DISTRIBUTION: \$1,812,870.00
 DRAINAGE IMPROVEMENTS: \$1,888,892.00
 PAVING IMPROVEMENTS: \$1,210,782.25
 SEPTIC TANK (OSSF): \$491,460.00



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 ENHURBURN, TEXAS 76539
 REGISTRATION NUMBER F-1913
 STATE OF TEXAS REGISTRATION NUMBER 100411-00

MARCO A. GONZALEZ
 LICENSE NO. 120016
 P.E. No. 120016

DATE: 1-3-21

LAND SURVEYORS
 PHONE: 956-381-6480
 FAX: 956-381-0227
 ALFONSO@QHA-ENG.COM

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

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

DATE: _____

DATE PREPARED	1-3-21	DATE CHECKED	1-3-21
PREPARED BY	M. GONZALEZ	CHECKED BY	M. GONZALEZ
DESIGNED BY	M. GONZALEZ	APPROVED BY	M. GONZALEZ
DRAWN BY	M. GONZALEZ	DATE	1-3-21

LAS ENCINITAS SUBDIVISION PHASE III

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.

FINAL ENGINEERING REPORT FOR LAS ENCINITAS SUBDIVISION PHASE III: BY MARCO A. GONZALEZ 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 SUPPLIES 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.) AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF TERRY ROAD.

THE WATER SYSTEM FOR LAS ENCINITAS SUBDIVISION PHASE III CONSISTS OF FIVE (5) 8" DIAMETER WATERLINES THAT CONNECT TO THE EXISTING 8" DIAMETER WATERLINE ON TERRY ROAD AND RUNS WEST ALONG THE SOUTH SIDE OF HERCULES AVE., SOLANA AVE., CARDIFF AVE., VULCAN AVE., & 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 \$812,970.00 OR \$4,085.28 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$262,850.00 OR \$1,320.85 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, 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 \$4,550.00 FOR A TOTAL COST OF \$113,750.00. 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 05 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION AT THE CENTERS OF EACH LOT 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 05 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 05 12258) INDICATES A CLAY LOAM AND SANDY CLAY 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 \$2,700.00 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 \$491,400.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON DECEMBER 12, 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. I CERTIFY 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 \$1,075,820.00 OR \$5406.13 PER LOT.

SEWAGE FACILITIES— FOR RESIDENTIAL LOTS 237-418, THE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$491,400.00 WHICH EQUALS TO \$2,700.00 PER LOT. FOR COMMERCIAL LOTS 419-435, A SEPARATE DESIGN BASED ON THE SITE PLAN SHALL BE SUBMITTED AT BUILDING PERMIT STAGE.

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION LAS ENCINITAS SUBDIVISION PHASE III: POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Descripción y Gastos.

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 UN LINEA EXISTENTE DE 12" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NOROCCIDENTAL DE LA CALLE MONTE CRISTO ROAD (FM 1925.) Y 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 CINCO (5) LINEAS DE AGUA DE 8" DE DIAMETRO QUE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE SE ENCUENTRA EN TERRY ROAD. LAS LINEAS DE AGUA CORREN AL OESTE A LO LARGO DEL LADO SUR DE HERCULES AVE., SOLANA AVE., CARDIFF AVE., VULCAN AVE., & ATHENA AVE. Y SE CONECTAN JUNTOS EN LA CALLE GITANA STREET.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN SESENTA Y 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 Y 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 EN UN COSTO TOTAL DE US\$812,970.00 O US\$4,085.28 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$262,850.00 O US\$1,320.85 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 Y MEMBERSHIPS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, 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\$4,550.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL DE US\$113,750.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción y Gastos.

EL DRENAJE DE LAS ENCINITAS SUBDIVISION PHASE III, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL CON DOBLE COMPARTIMENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# 05 12258) DE ENSUEÑO 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 UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# 05 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# 05 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\$2,700.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN LAS SUBDIVISIONES. EL COSTO TOTAL DE LA INSTALACION DE LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 12 DE DICIEMBRE DEL 2023.

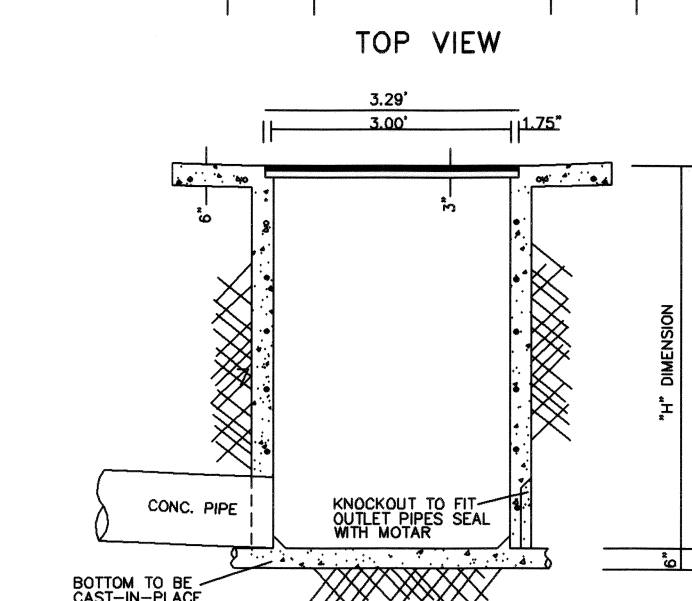
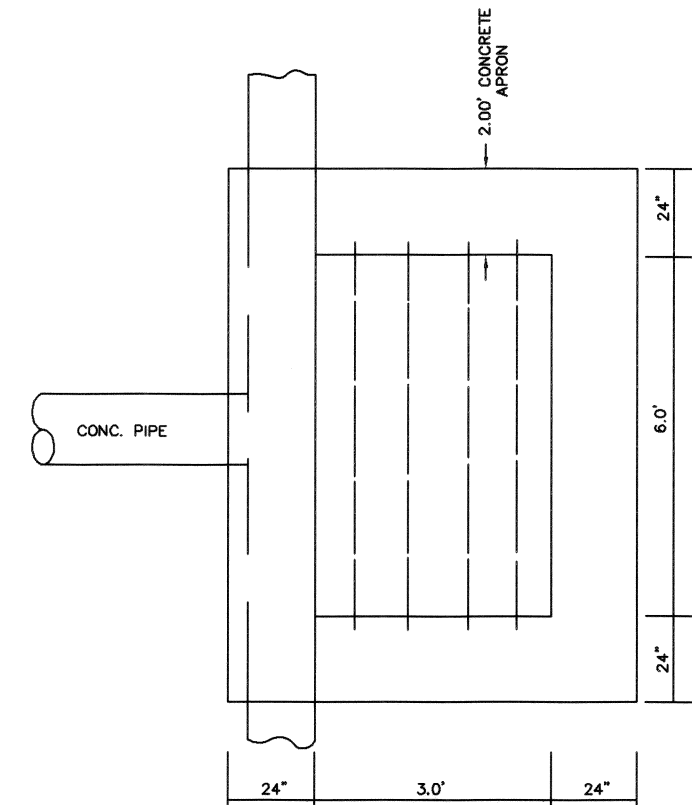
PARA LOTES COMERCIALES 419-435, UN DISEÑO SEPARADO BASADO EN LOS PLANOS DE CONSTRUCCION ES NECESARIO DURANTE LA SOLICITACION DE UN PERMISO DE CONSTRUCCION. EL COMPRADOR SERA RESPONSABLE PARA INSTALAR UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS EN CADA LOTE.

CERTIFICACION:

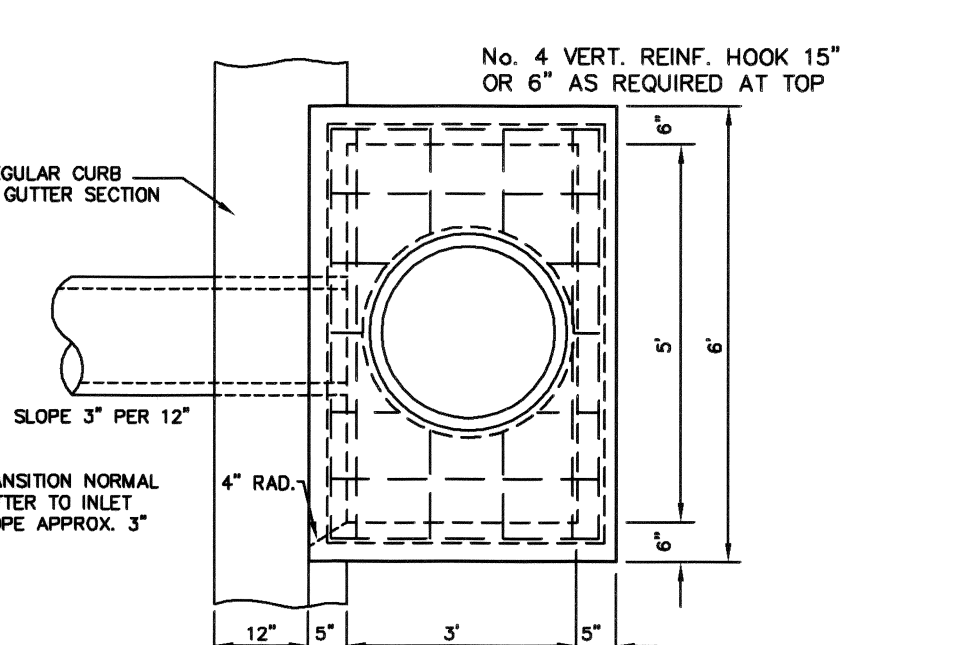
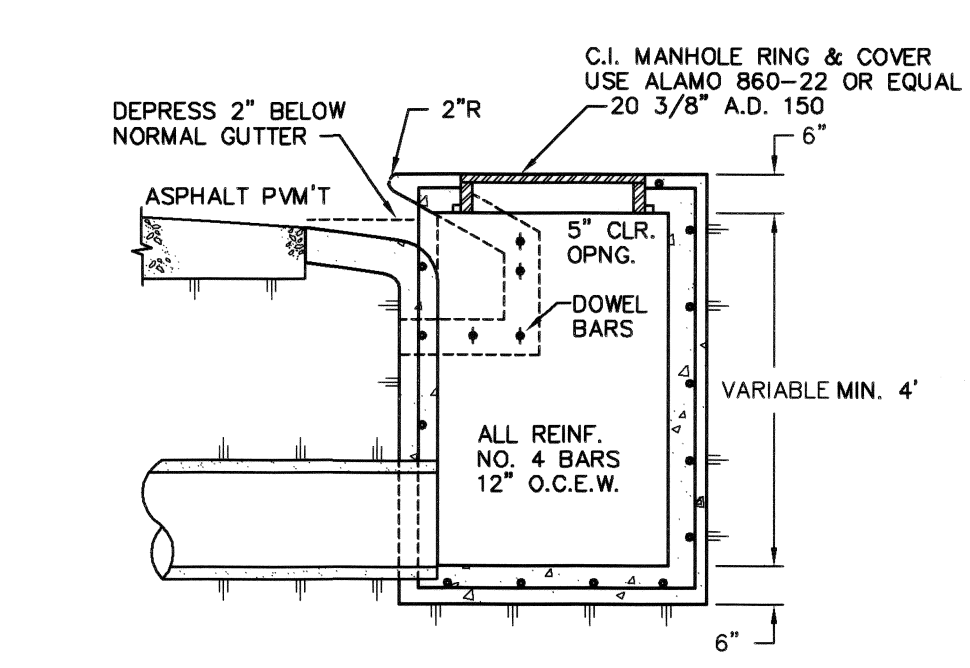
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR 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\$1,075,820.00 O US\$5406.13 POR LOTE.

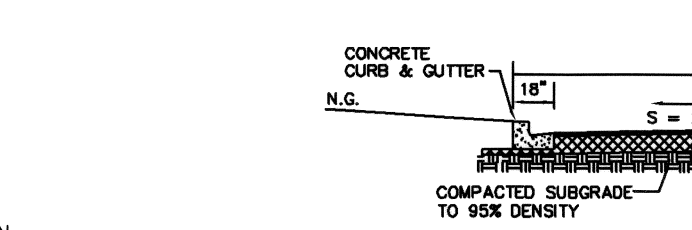
DRENAJE: PARA LOS LOTES RESIDENCIALES 237 A 418, SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$491,400.00 POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$2,700.00 PARA TODA LA SUBDIVISION. PARA LOS LOTES COMERCIALES 419 A 435, UN DISEÑO BASADO EN EL PLANO DE SITIO SERA PRESENTADO EN LA ETAPA DE PERMISO DE CONSTRUCCION.



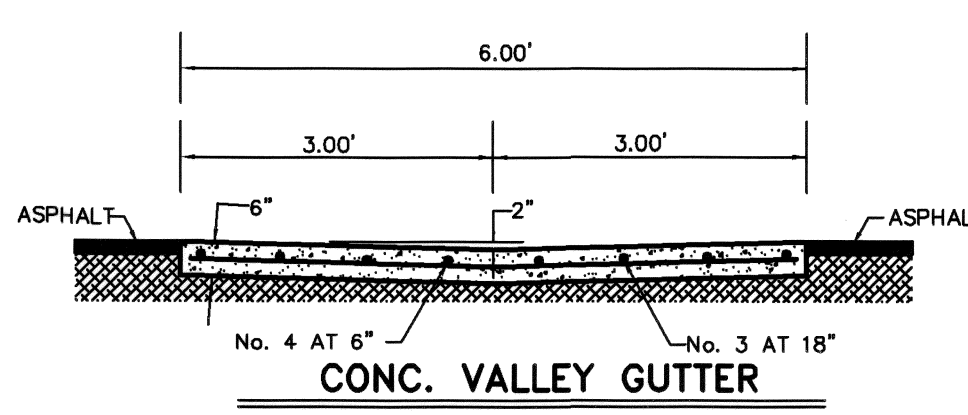
TYPE "C-C" INLET DETAIL
N.T.S.



TYPE "A" INLET DETAIL
NOT TO SCALE



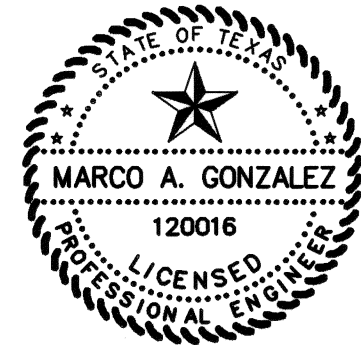
STREET SECTION
N.T.S.



CONC. VALLEY GUTTER
NOT TO SCALE



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
DATE 1-3-24



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
DATE 1-3-24

DRAINAGE REPORT FOR LAS ENCINITAS SUBDIVISION PHASE III BY: MARCO A. GONZALEZ, 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.U. The proposed subdivision will consist of 182 residential lots and 17 commercial lots.

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 (SM), fine sandy loam (SM-SC), sandy clay loam (SC) & clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity index has a range of NP-23. See attached Soil Survey of Hidalgo County, Texas tables.

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 H.C.D.D. No. 1 for the Alamo Road Outfall. The drain ditch excavation was done by H.C.D.D. 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.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 PLAIN) AS DESCRIBED IN COMMUNITY PLAN 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.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
DATE 1-3-24

SUBDIVIDER CERTIFICATION

I, 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:

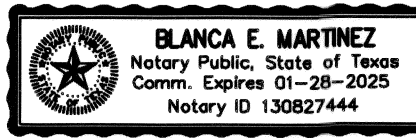
FORREST N. RUNNELS JR., VICE-PRESIDENT OF EIA PROPERTIES LTD. SUBDIVIDERS OF LAS ENCINITAS SUBDIVISION PHASE III HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY 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.

Forrest N. Runnels Jr.
FORREST N. RUNNELS JR., VICE-PRESIDENT
P.O. BOX 118
EDINBURG, TEXAS 78540

Blanca E. Martinez
DATE 1-5-24

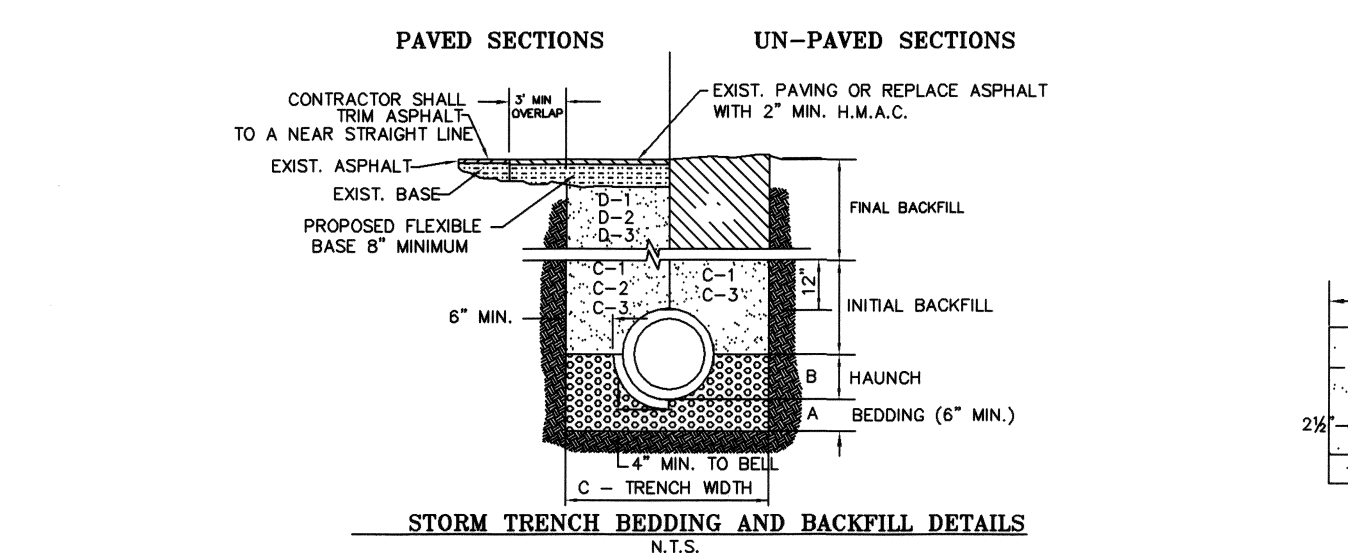
BEFORE ME, the undersigned notary public, on this day personally appeared FORREST N. RUNNELS JR., VICE-PRESIDENT OF EIA PROPERTIES LTD proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 5th day of JANUARY, 2024.

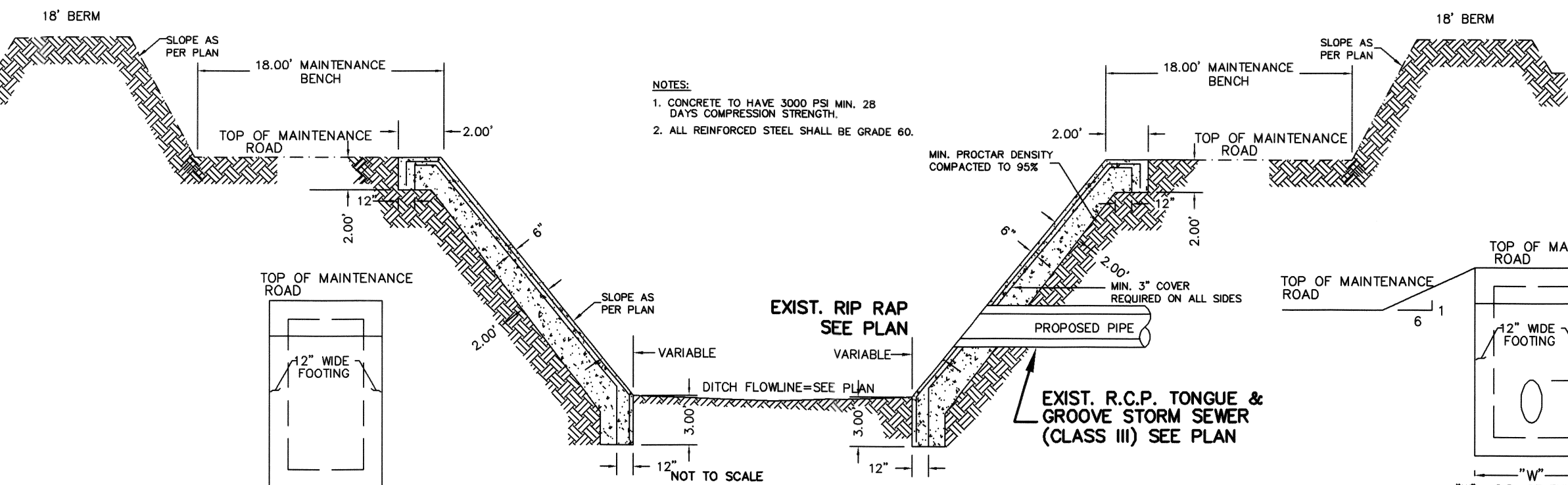


Blanca E. Martinez
BLANCA E. MARTINEZ - NOTARY PUBLIC

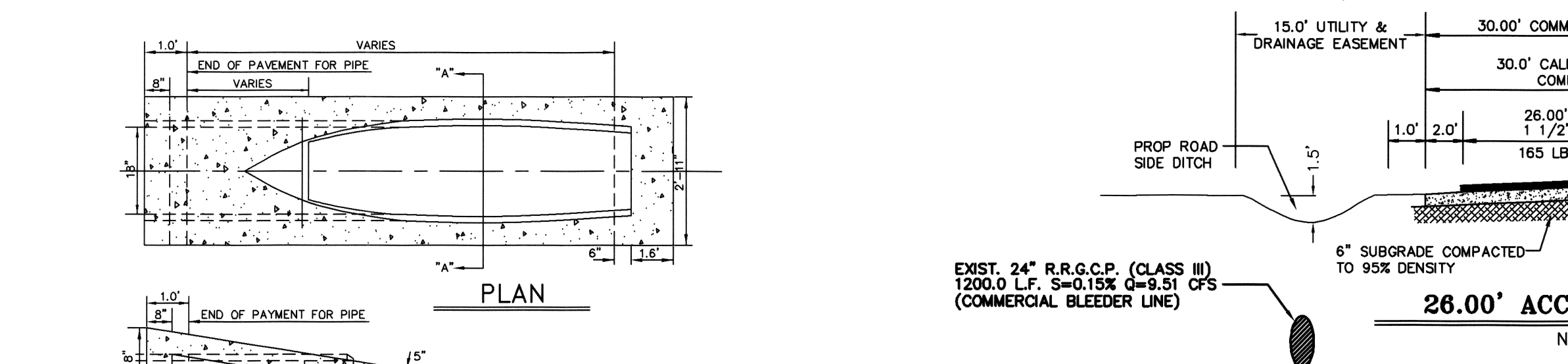
- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL. MIN. BEDDING PLACED BEFORE PIPE IS LAD UP TO 12" (MIN. THICKNESS 6") - FIT BAR GRAVEL 3/4" MAX. SIZE.
- HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D3232) BACKFILL MATERIAL, COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D3232) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS II OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- 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 D3232) OR SOIL TYPE A1, A2, OR A3 (ASTM M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D3232) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPDONS, MINIMUM 4" GRAVEL, OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROPRIATE 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".



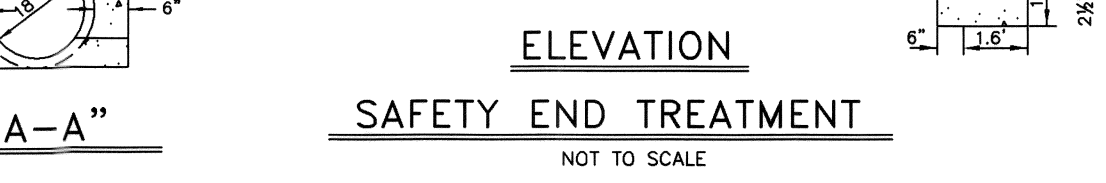
STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.



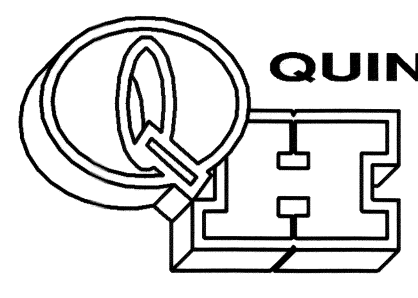
STORM DISCHARGE STRUCTURE (TYP.)
NOT TO SCALE



26.00' ACCESS ROAD
N.T.S.



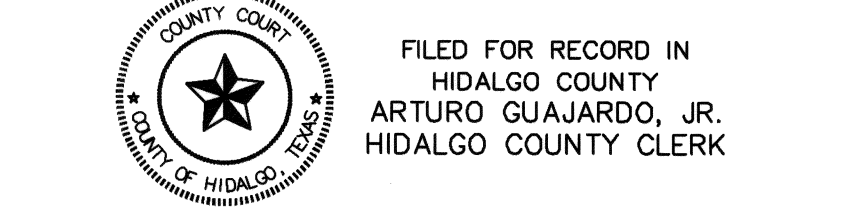
"A-A" SAFETY END TREATMENT
NOT TO SCALE



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

SHEET NO. 6 OF 6 SHEETS	FILENAME: F:\DATA\SUB\EDINBURG\LAS ENCINITAS SUB PH III\WATERPAPR
DATE PREPARED 8-28-23	PREPARED BY M. GONZALEZ
DATE CHECKED 12-12-23	CHECKED BY M. GONZALEZ
DATE REVISED 01-03-24	REVISED BY M. GONZALEZ
DATE APPROVED 01-03-24	APPROVED BY M. GONZALEZ



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