



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-30-2023

PROPOSED CARMEN AVILA PHASE 3 SUBDIVISION PRECINCT No. 4

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: JEFFERSON ROAD PROPERTY INVESTMENTS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 143 *SINGLE FAMILY *MULTI-FAMILY 6 COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 16

FILLING STATIONS: 9

LOCATION DESCRIPTION: WEST OF CARMEN AVILA ROAD APPROXIMATELY ¼ MILE SOUTH OF MILE 22 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-18-2021 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 PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO CARMEN AVILA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-2-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 10" LOCATION: CARMEN AVILA ROAD.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 10" LOCATION: CARMEN AVILA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 5-1-2023: 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: MARCH 23, 2021

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.

PLAT NOTES AND RESTRICTIONS:

- 1. FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.
2. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE CENTERLINE OF THE STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
3. LEGEND: DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
4. THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.
5. SETBACKS: FRONT 20.00 FEET, SIDE 10.00 FEET, REAR 5.00 FEET, CORNER SIDE 10.00 FEET, CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET 20.00 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
7. 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 165,330.49 CUBIC FEET (3.80 ACRE FEET) OF STORM WATER RUNOFF.
8. BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
9. 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.
10. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ALL THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS, NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 255 THROUGH 291 AND 298 THROUGH 403.
11. 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.
12. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR AFTER METER(S).
13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
15. 5.0' WIDE SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG CARMEN AVILA RD. 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.
16. ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR COMMERCIAL LOTS.
17. 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 COMMERCIAL 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 ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
18. 100% OF PARKLAND FEE (\$300.00) HAS BEEN PAID BY DEVELOPER.
19. CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

SUBDIVISION PLAT OF: CARMEN AVILA SUBDIVISION PHASE III

A 33.73 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 33.73 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF TRACT 156 AND THE SOUTHWEST CORNER OF THIS TRACT;
THENCE; S 09°17'11" E (MAP RECORD: N 09°16' E), ALONG THE WEST LINE OF TRACT 156, A DISTANCE OF 884.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE; S 80°42'50" E, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.
THENCE; N 09°17'10" E, A DISTANCE OF 24.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE; S 80°18'05" E, A DISTANCE OF 454.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE; N 24°12'14" E, A DISTANCE OF 144.61 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE; S 80°18'05" E, A DISTANCE OF 51.65 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE; S 24°12'14" W, A DISTANCE OF 151.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.
THENCE; S 80°18'05" E, A DISTANCE OF 989.96 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.
THENCE; S 09°47'05" E, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF THE SOUTHWEST CORNER OF THE CARMEN AVILA ELEMENTARY SCHOOL SUBDIVISION (RECORDED IN VOLUME 49, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE; S 80°18'05" E (MAP RECORD: S 80°44'00" E), ALONG THE SOUTH LINE OF THE CARMEN AVILA ELEMENTARY SCHOOL SUBDIVISION, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF CARMEN AVILA ROAD FOR THE SOUTHEAST CORNER OF SAID CARMEN AVILA ELEMENTARY SCHOOL SUBDIVISION AND THE NORTHEAST CORNER OF THIS TRACT.
THENCE; S 09°47'05" W, ALONG THE WEST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 438.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.
THENCE; S 07°54'42" W, ALONG THE WEST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 559.79 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF TRACT 156 FOR THE SOUTHEAST CORNER OF THIS TRACT.
THENCE; S 82°05'25" W (MAP RECORD: N 82°09' W), ALONG THE SOUTH LINE OF TRACT 156, A DISTANCE OF 1,675.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.73 ACRES OF LAND MORE OR LESS.
BEARINGS ARE IN ACCORDANCE WITH SAN SALVADOR DEL TULE GRANT, RECORDED IN VOLUME 10, PAGES 58-60, MAP 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 13, 2019

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.
MARCOS A. GONZALEZ P.E. No. 120016
5-2-23

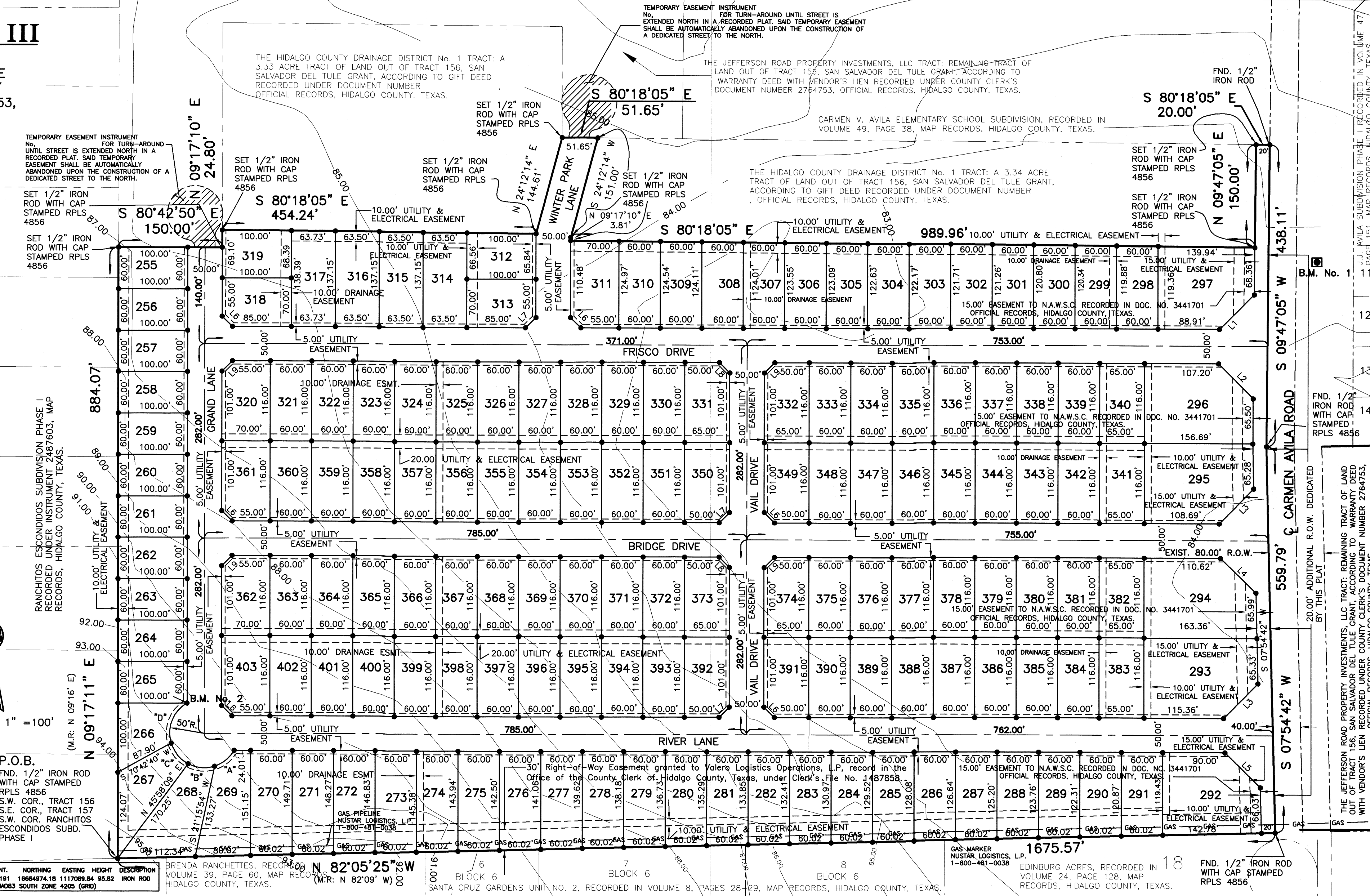
Table with 3 columns: LOT, AREA (S.F.), AC.
255-265 6,000.00 0.14
266 6,294.89 0.14
267 7,782.30 0.18
268 9,972.60 0.23
269 9,333.19 0.21
270 9,025.87 0.21
271 8,939.36 0.20
272 8,852.85 0.20
273 8,766.33 0.20
274 8,679.82 0.20
275 8,593.31 0.19
276 8,506.80 0.19
277 8,420.29 0.19
278 8,333.78 0.19
279 8,247.27 0.19
280 8,160.75 0.18
281 8,074.24 0.18
282 7,987.73 0.18
283 7,901.22 0.18
284 7,814.71 0.18
285 7,728.20 0.17
286 7,641.69 0.17
287 7,555.17 0.17
288 7,468.66 0.17
289 7,382.15 0.17
290 7,295.64 0.16
291 7,209.13 0.16
292 7,122.62 0.16
293 7,036.11 0.16
294 6,949.60 0.16
295 6,863.09 0.16
296 6,776.58 0.16
297 6,690.07 0.16
298 6,603.56 0.16
299 6,517.05 0.16
300 6,430.54 0.16
301 6,344.03 0.16
302 6,257.52 0.16
303 6,171.01 0.16
304 6,084.50 0.16
305 6,000.00 0.16
306 5,913.49 0.16
307 5,827.48 0.16
308 5,741.47 0.16
309 5,655.46 0.16
310 5,569.45 0.16
311 5,483.44 0.16
312 5,397.43 0.16
313 5,311.42 0.16
314 5,225.41 0.16
315 5,139.40 0.16
316-318 6,000.00 0.14
319 8,007.50 0.18
320 8,007.50 0.18
321-330 6,960.00 0.18
331 7,427.50 0.17

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 Alamo 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 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 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, thus 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:
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 Grantor owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this ___ day of _____, 20___.
JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CARMEN AVILA SUBDIVISION PHASE III, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST AND SOUTHWEST CORNER OF THE INTERSECTION OF CARMEN AVILA ROAD AND MILE 22 1/2 ROAD. 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). CARMEN AVILA SUBDIVISION PHASE III, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT NO. 4.

PRINCIPAL CONTACTS:
Name Address City & Zip Phone Fax
OWNER: VICTOR DANIEC, MANAGER P.O. BOX 2604 EDINBURG, TX 78540 (956) 821-7108
ENGINEER: MARCO A. GONZALEZ 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 381-0927
SURVEYOR: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 381-0927



AREA DATA TABLE
LOT AREA (S.F.) AC.
332 7,427.50 0.17
333-339 6,960.00 0.16
340 7,540.00 0.17
341 7,540.00 0.17
342-348 6,959.95 0.16
349 7,427.50 0.17
350 7,427.50 0.17
351-360 6,960.00 0.16
361 8,007.50 0.18
362 8,007.50 0.18
363-372 6,960.00 0.16
373 7,427.50 0.17
374 7,427.50 0.17
375-381 6,960.00 0.16
382 7,540.00 0.17
383 7,540.00 0.17
384-390 6,960.00 0.16
391 7,427.50 0.17
392 7,427.50 0.17
393-402 6,960.00 0.16
403 8,007.50 0.18

LINE DATA TABLE
L1 S 54°32'07" W 71.02'
L2 S 35°27'52" E 71.11'
L3 S 53°36'31" W 70.92'
L4 S 36°23'29" E 71.54'
L5 N 36°24'03" W 71.55'
L6 N 35°42'49" W 21.21'
L7 S 54°17'11" W 21.21'
L8 S 35°42'49" E 21.21'
L9 N 54°17'11" E 21.21'

CURVE DATA
CURVE DELTA RADIUS LENGTH CHORD LENGTH CH. BEARING
"A" 42°34'53" 50.00' 37.16' 36.31' S 60°34'38" W
"B" 45°11'18" 50.00' 39.43' 38.42' N 75°32'17" W
"C" 45°11'18" 50.00' 39.43' 38.42' N 30°20'59" W
"D" 77°2'31" 50.00' 67.23' 62.28' N 30°45'56" E

INDEX OF SHEETS
SHEET 1 - HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), MAP, LOT, STREETS, AND EASEMENT LAYOUT, ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, NOTARY CERTIFICATION, CITY MAYOR CERTIFICATION, PLANNING ZONING CERTIFICATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE S.U.C.D.O., No. 1 CERTIFICATION, NORTH ALAMO WATER SUPPLY DEDICATION, REVISION NOTES
SHEET 2 - MAP OF WATER DISTRIBUTION SYSTEM, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
SHEET 3 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/CSSP AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, WATER & SEWER CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
SHEET 4 - MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, OFFSITE DRAINAGE, DRAIN DITCH CROSS SECTIONS, REVISION NOTES.
SHEET 5 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE.

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 CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY:
RAUL SESIN, P.E., C.F.M. GENERAL MANAGER
DATE

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

WE, THE UNDERSIGNED CERTIFY that this plat of the CARMEN AVILA SUBDIVISION PHASE III was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge Date
ATTEST: Hidalgo County Clerk Date

PLANNING & ZONING CERTIFICATION
I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as CARMEN AVILA 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___.
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.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TX 78539
REGISTRATION NUMBER F-1513
PHONE 956-381-6480
FAX 956-381-0927
ALFONSO@CHA-ENG.COM

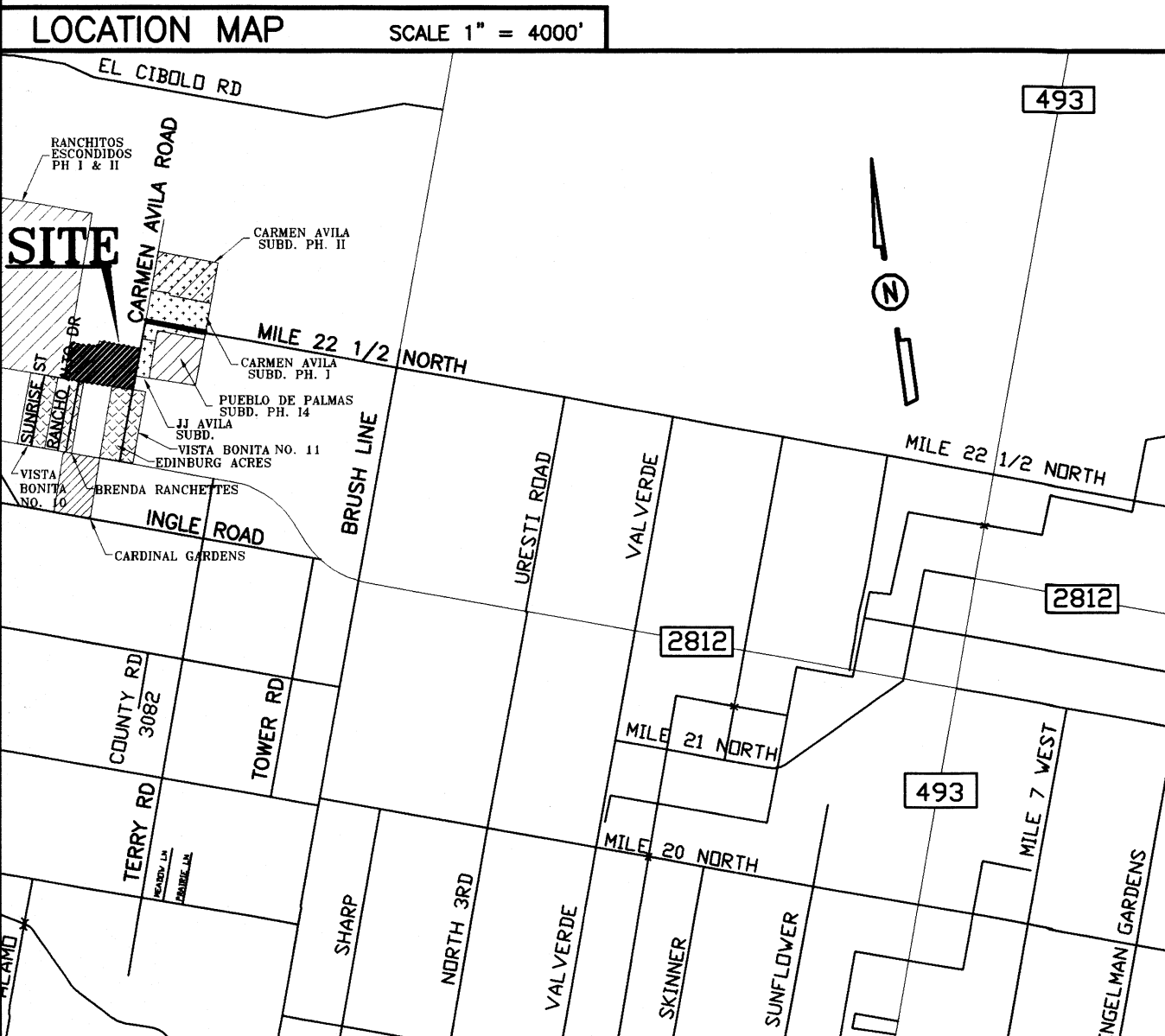
STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, AS OWNER OF THE 33.73 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARMEN AVILA SUBDIVISION PHASE III, HEREBY SUBDIVIDE THE LAND AS DEPICTED 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:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER
P.O. BOX 2604
EDINBURG, TEXAS 78540
DATE

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC provided to me through her 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 purpose and consideration therein expressly expressed.
Given under my hand and seal of office this _____ day of _____, 20___.
CLARRISA ANNETTE QUINTANILLA
Notary ID #129615255
My Commission Expires November 04, 2025
CLARRISA ANNETTE QUINTANILLA - NOTARY PUBLIC

REVISION NOTES table with columns: No., Sheet, Revision, Date, Approved.

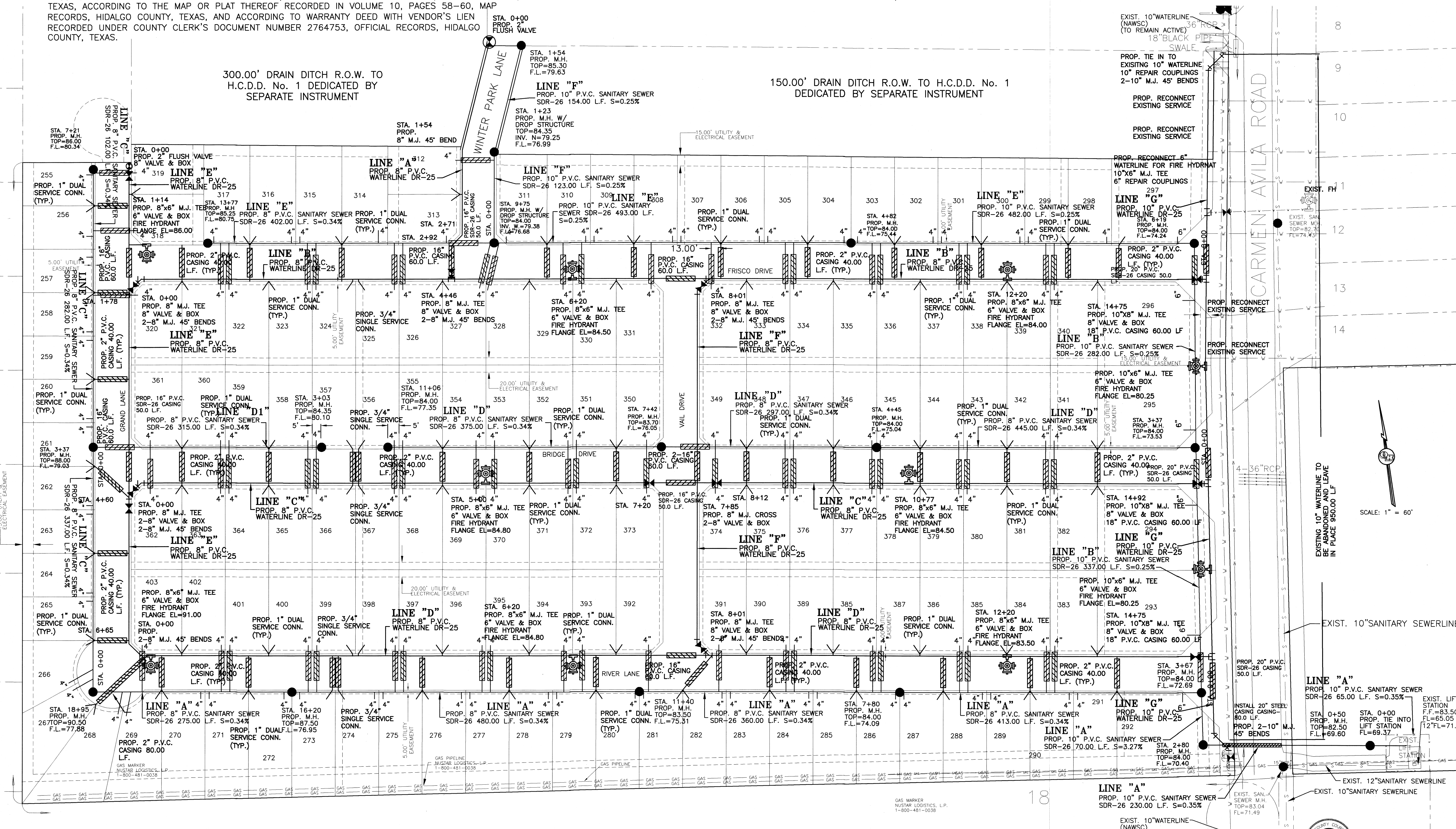
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY
DATE OF PREPARATION: DEC 13, 2019
SHEET NO. 1 OF 5



CARMEN AVILA SUBDIVISION PHASE III

A 33.73 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA



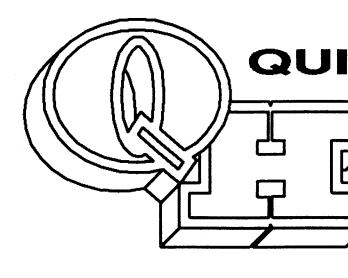
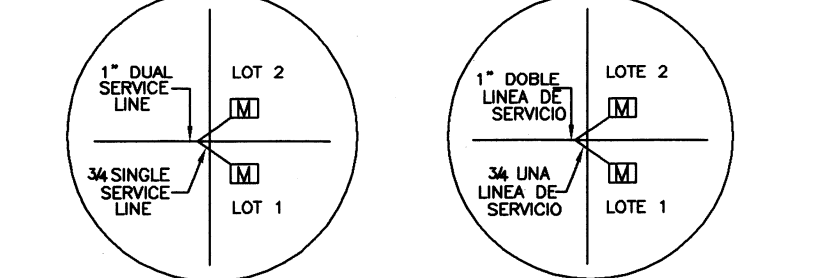
COST ESTIMATE

WATER DISTRIBUTION:	\$ 230,035.00
DRAINAGE IMPROVEMENTS:	\$ 168,929.00
PAVING IMPROVEMENTS:	\$ 584,114.00
SEWER IMPROVEMENTS:	\$ 325,644.00

- WATER METER BOX
- CAJA DE MEDIDOR DE AGUA
- 8" WATER SUPPLY LINE
- 8" LINEA DE AGUA
- SERVICE LINES
- LINEAS DE SERVICIOS

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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



MARCO A. GONZALEZ
 P.E. No. 120016
 DATE 5-2-23

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

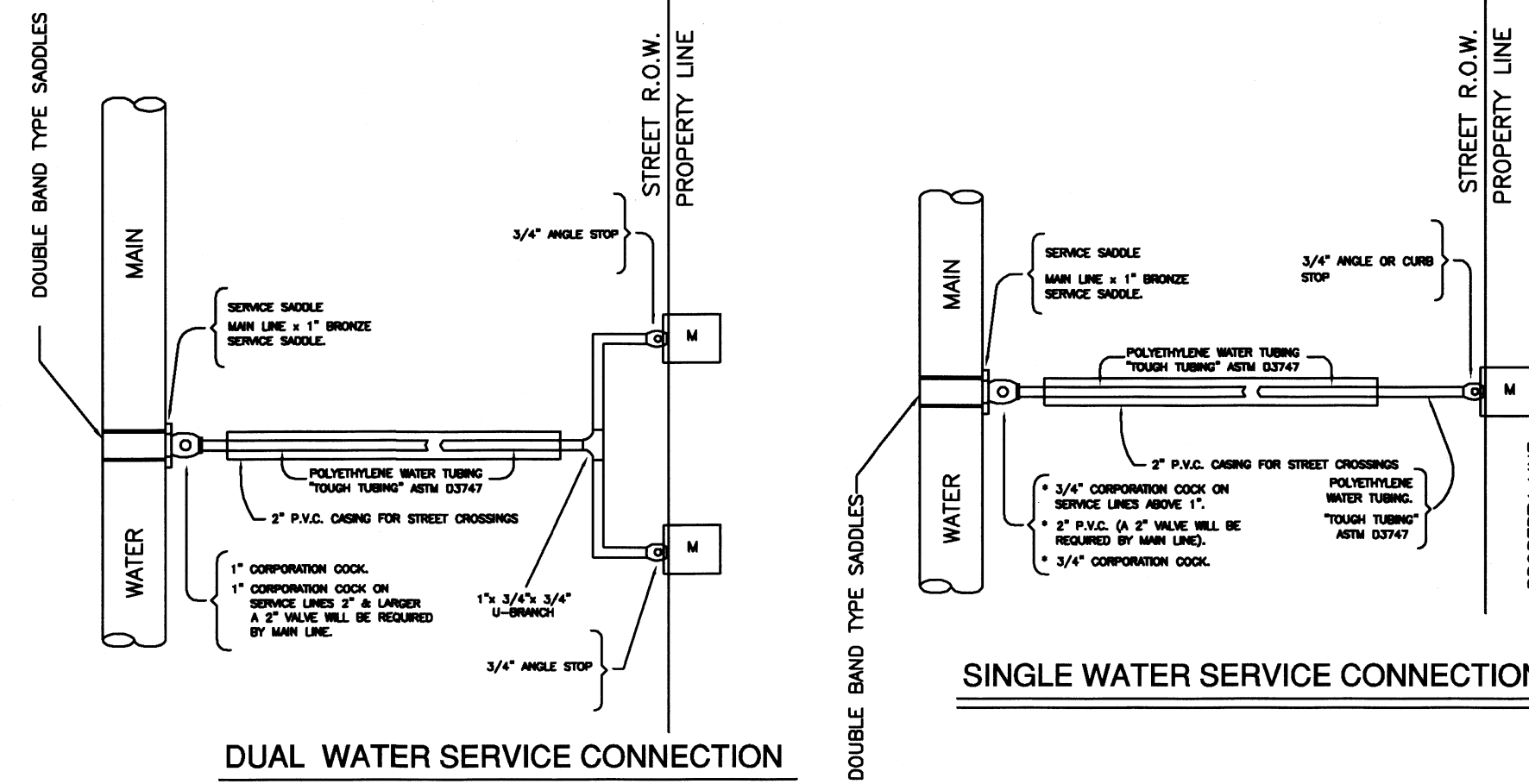
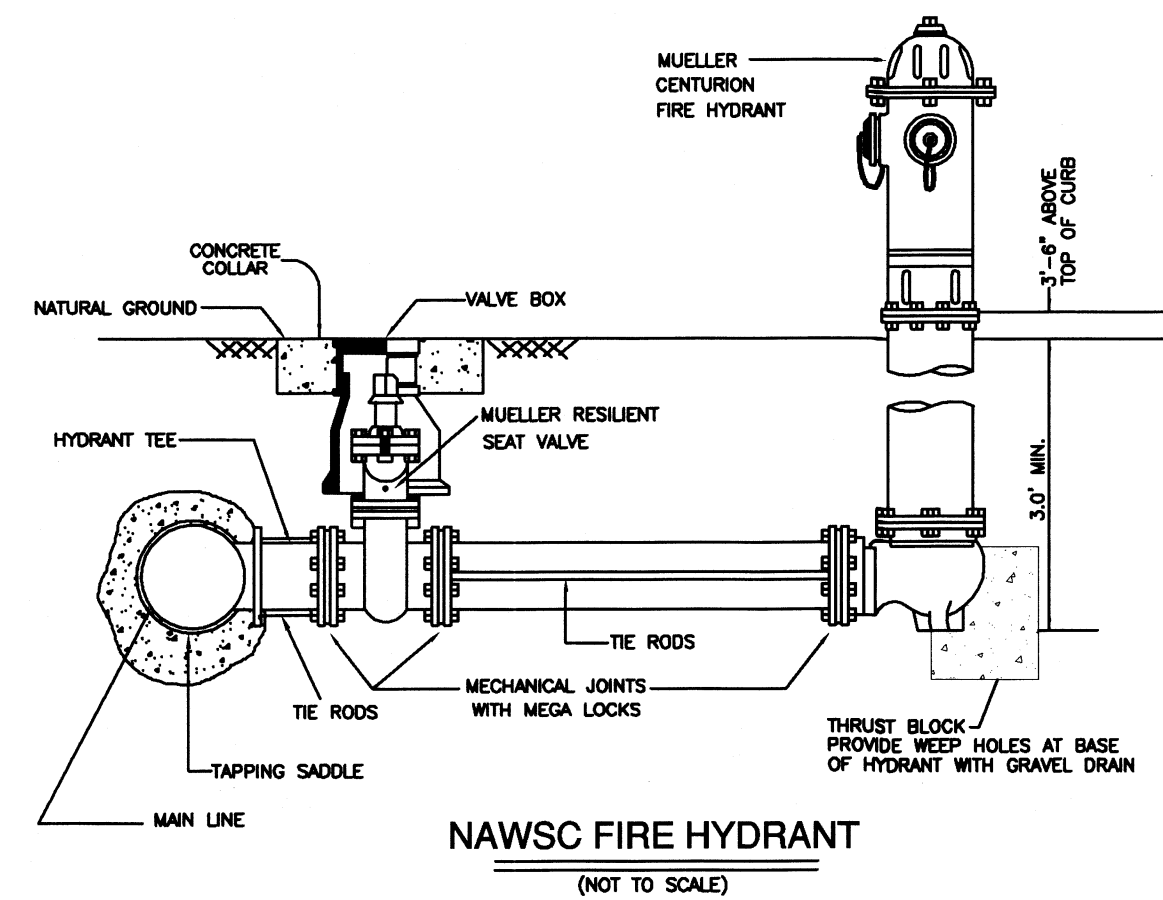
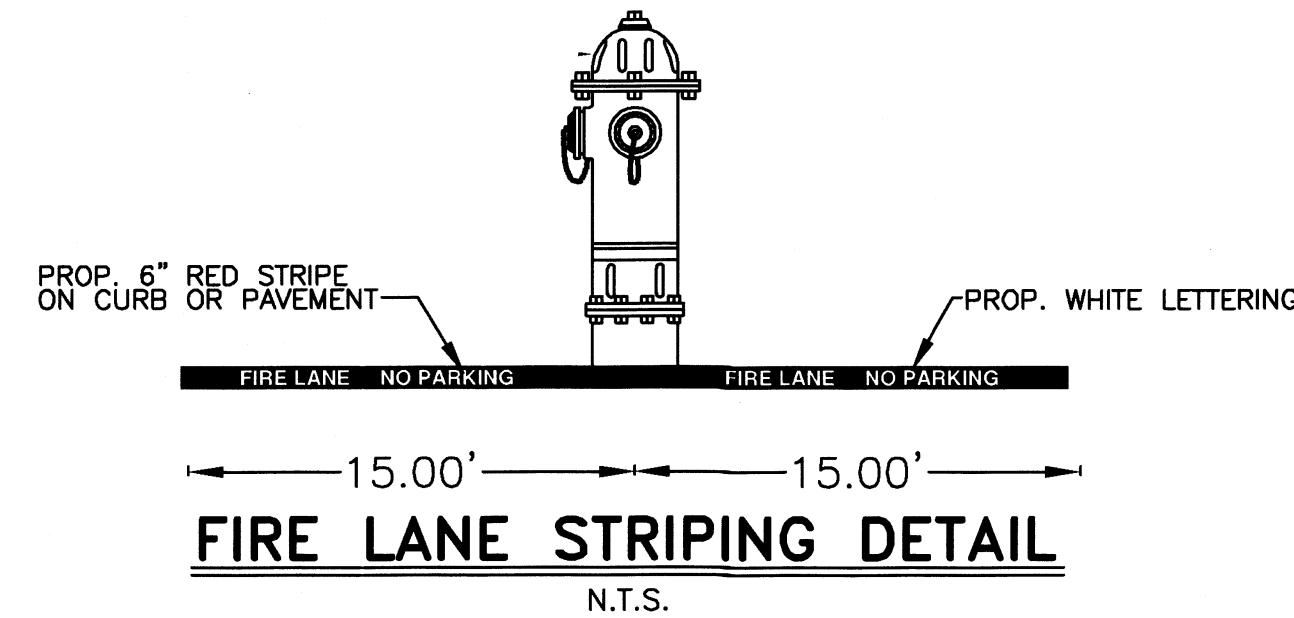
BY: _____ DEPUTY

SHEET NO. 2 OF 5 SHEETS

FILENAME: F:\DATA\SUB\EDM\CARMEN AVILA SUBD. PH. UTILITIES BPLAT	DATE PREPARED: 7-28-2020	PREPARED BY: AG	CHECKED BY: _____	APPROVED BY: _____
DATE REVISION: _____	REVISION: _____	CHECKED BY: _____	APPROVED BY: _____	

CARMEN AVILA SUBDIVISION PHASE III

A 33.73 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



NOTE: FIRE LANE TO BE STRIPED AT ALL FIRE HYDRANTS

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:

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER
1.- I (WE), SUBDIVIDERS OF CARMEN AVILA 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.

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER
P.O. BOX 2604
EDINBURG, TEXAS 78540

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated. Given under my hand and seal of office this _____ day of _____, 20____.

BLANCA E. MARTINEZ
Notary Public, State of Texas
Comm. Expires 01-28-2025
Notary ID 130827444

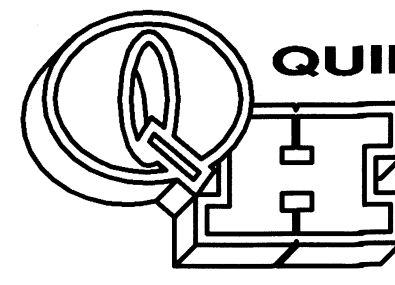
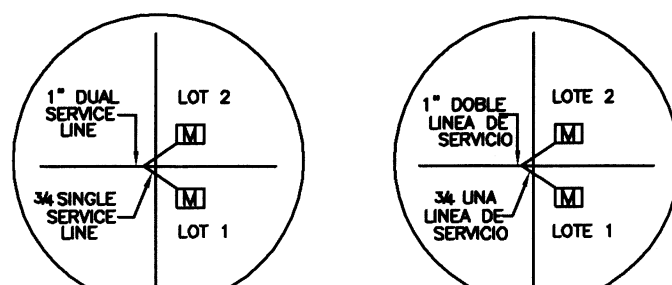
BLANCA E. MARTINEZ - NOTARY PUBLIC

COST ESTIMATE

WATER DISTRIBUTION: \$ 230,035.00
DRAINAGE IMPROVEMENTS: \$ 188,929.00
PAVING IMPROVEMENTS: \$ 584,114.00
SEWER IMPROVEMENTS: \$ 325,644.00

WATER METER BOX CAJA DE MEDIDOR DE AGUA
 8" WATER SUPPLY LINE 8" LINEA DE AGUA
 SERVICE LINES LINEAS DE SERVICIOS

REV. NO.	REVISION	DATE	APPROVED



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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



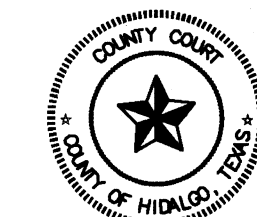
MARCO A. GONZALEZ
P.E. No. 120016

5-2-23
DATE



MARCO A. GONZALEZ
P.E. No. 120016

5-2-23
DATE



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

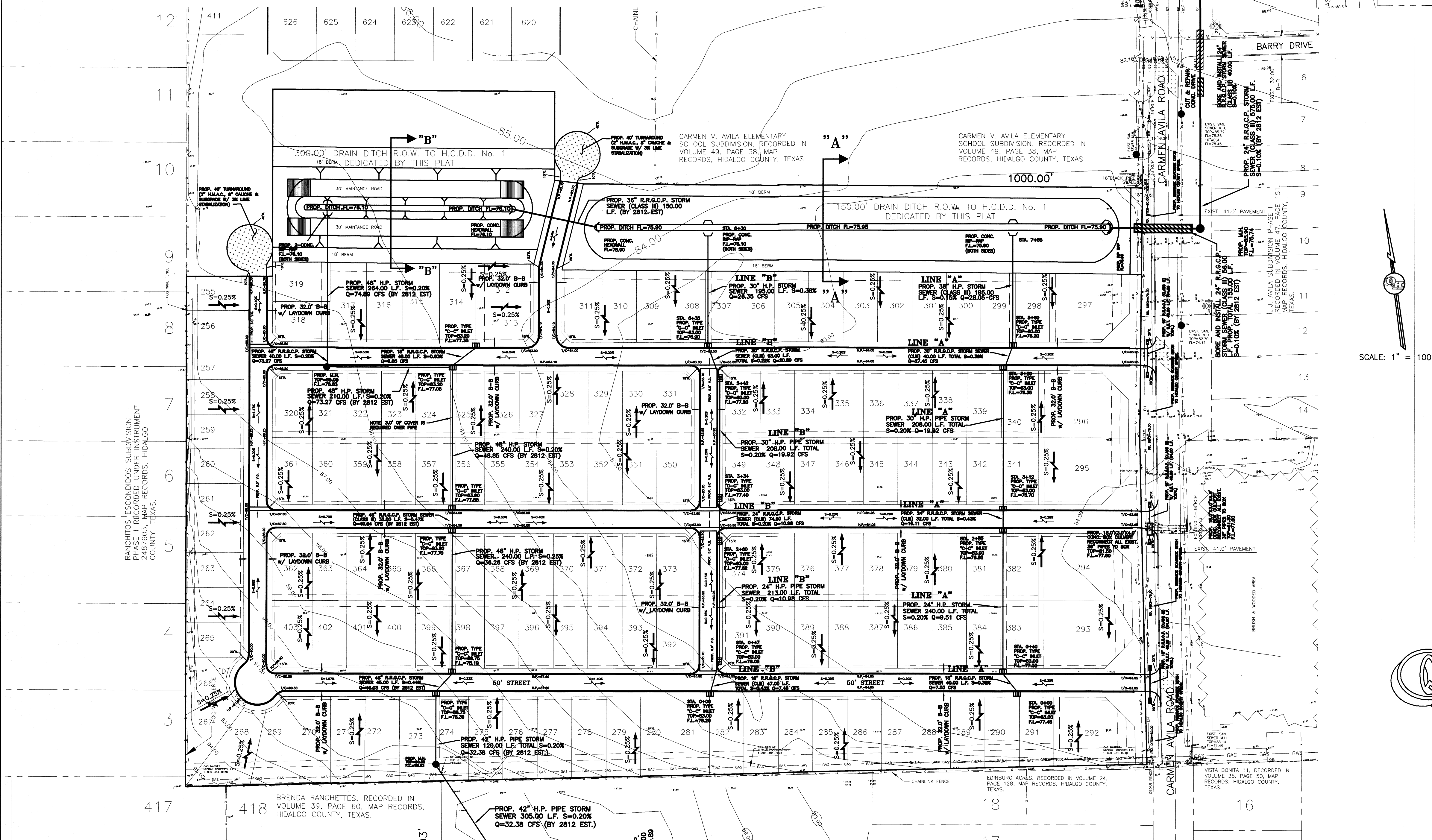
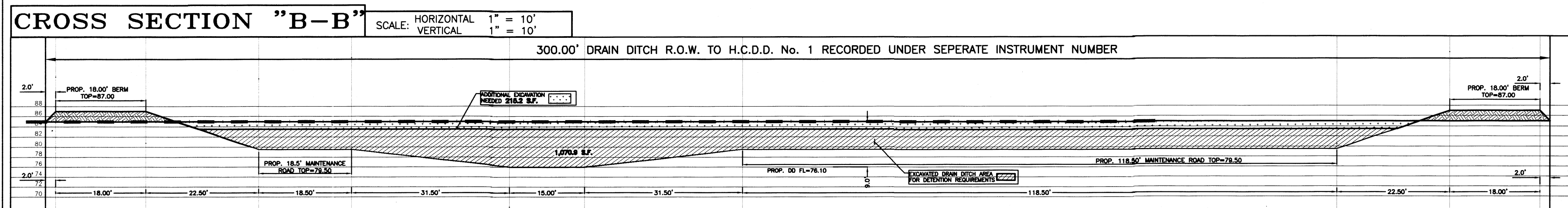
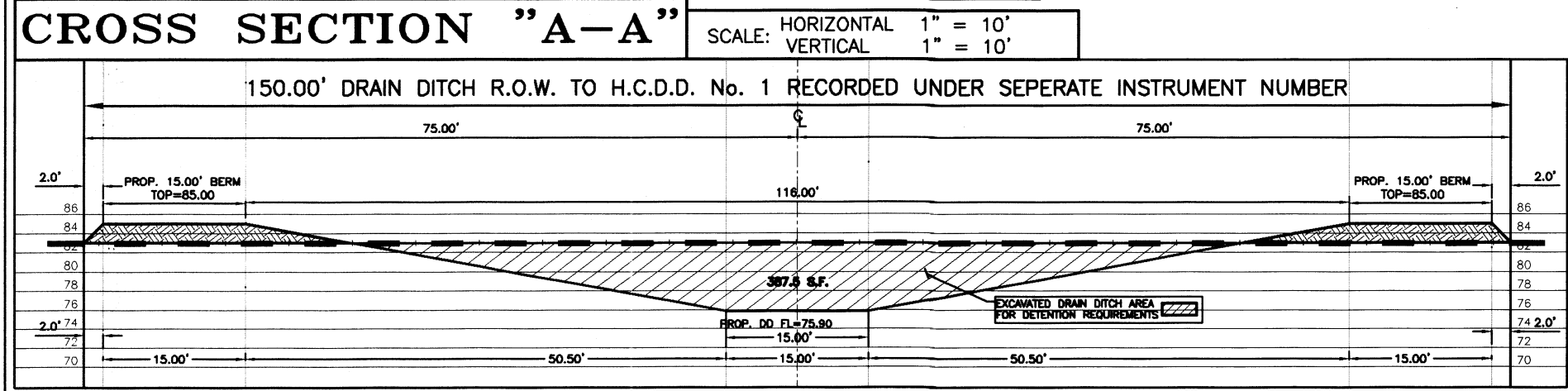
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 3 OF 5 SHEETS	FILENAME : F:\DATA\SUB\EDN\CARMEN AVILA SUBD. PH. III\UTILITIES\PLAT
DATE PREPARED 7-28-2020	PREPARED BY
DATE REVISION	CHECKED BY
	APPROVED BY

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

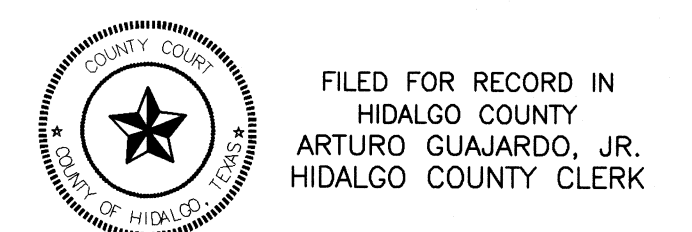
LEGEND
TOTAL DETENTION REQUIRED - 166,679.28 C.F.
TOTAL DETENTION PROVIDED - 820,862.00 C.F.
 (930 L.F. X 387.5 S.F.) + (430 L.F. X 1,070.9 S.F.)
TOTAL EXCAVATION NEEDED - 1,034,142.00 C.F.
 (930 L.F. X 387.5 S.F.) + (430 L.F. X 1,566.9 S.F.)
DETENTION AVAILABLE - 654,182.72 C.F.
 (820,862.00 C.F. - 166,679.28 C.F.)
FOR FUTURE PHASES



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



Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120016
 5-2-23
 DATE



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

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

COST ESTIMATE

WATER DISTRIBUTION:	\$ 230,035.00
DRAINAGE IMPROVEMENTS:	\$ 188,929.00
SEWER IMPROVEMENTS:	\$ 584,114.00
TOTAL:	\$ 1,003,078.00

SHEET NO. 4 OF 5 SHEETS	FILENAME: F:\DATA\SUBDIV\EDM\CARMEN AVILA SUBD. PH. II\DRAWING PLAT
	DATE PREPARED: 7-28-2020
DATE REVISED:	REVISIONS: _____
APPROVED BY:	CHECKED BY:

CARMEN AVILA SUBDIVISION PHASE III

A 33.73 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR CARMEN AVILA SUBDIVISION PHASE III

A 33.73-acre tract of land out of Tract 156, San Salvador del Tule Grant, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 10, pages 58-60, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under county clerk's document number 2764753, official records, Hidalgo County, Texas. This subdivision is located on the west side of Carmen Avila Road, approximately 1835 feet north of FM 2812. The site is open land and is located in City of Edinburg ETJ. The proposed subdivisions will consist of 149 residential lots.

The tract is Zone "X" (unshaded), areas determined to be outside 500-year floodplain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 and L.O.M.R. May 17, 2001.

The majority of the soil is Brennan (3), Delfina (10), Hargill (16), Rio (58 and 60), and Wilacy (70) and is in soil group "B" and "D". It is a mixture of Fine Sandy Loam (SM-SC), Clay Loam (CL), and sandy clay loam (SC). This soil is well drained. Surface runoff is slow. Permeability is moderate. Plasticity index has a range of NP-35. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an easterly direction with an approximate slope of 1%. Existing runoff is based on a 10-year storm is Q = 12.88 cubic feet per second.

After development of Carmen Avila Phase III the runoff will be Q = 58.02 cubic feet per second for an increase of Q = 45.14 cubic feet per second. After development the runoff will be Q = 64.17 cubic feet per second for an increase of Q = 66.15 cubic feet per second.

An updated drainage report was required because the size of Carmen Avila Phase II was changed from 38.91 acres to 33.73 acres. Based on the master drainage report for 2312 Estates, Carmen Avila Subdivision Phase III and Carmen Avila Subdivision Phase VI that was approved on by the HCDD No. 1 on February 18, 2021, the Total Detention for all three subdivisions will be 808,802.06 cubic feet [166,679.28 + 318,715.06 + 315,407.72] (18.56 acre feet) in accordance with the County's drainage requirements. Drainage will be detained by excavating a 150.00' x 300.00' Hidalgo County Drainage District No. 1 Drain Ditch right of way being dedicated by the developer prior to the recording of any subdivision. The proposed drainage system consists of Type "A" inlets and storm pipes of 18", 24", 30", 36", 42", and 48" that will outfall into the drainage ditch to be excavated for this subdivision. A 24" bleeder line will run to the north along Carmen Avila Road for approximately 1,100 feet and along Mile 22 1/2 Road for 600 feet. It will have an 8" choker that discharges at a Q=1.50 cfs and outfalls into the Hidalgo County Drainage District No. 1 Drain Ditch that was dedicated in Carmen Avila Subdivision Phase I (Recorded under Document No. 2998724, map records, Hidalgo County, Texas).

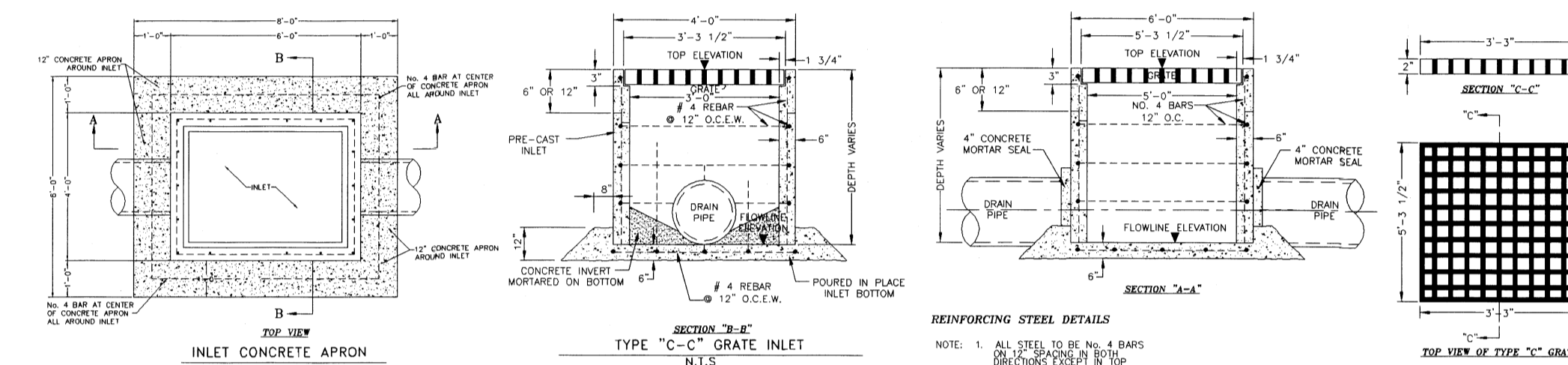
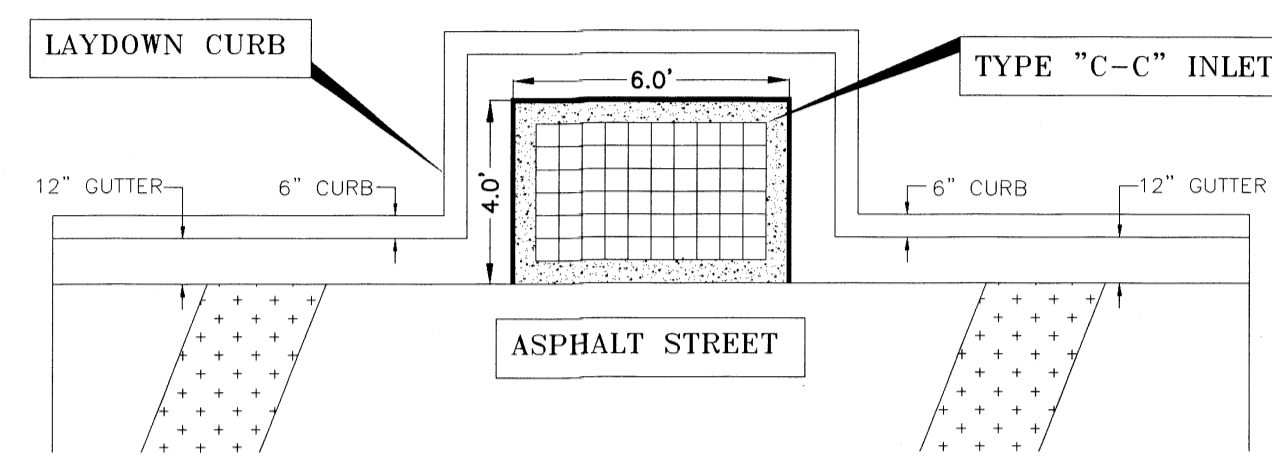
CERTIFICATION:

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

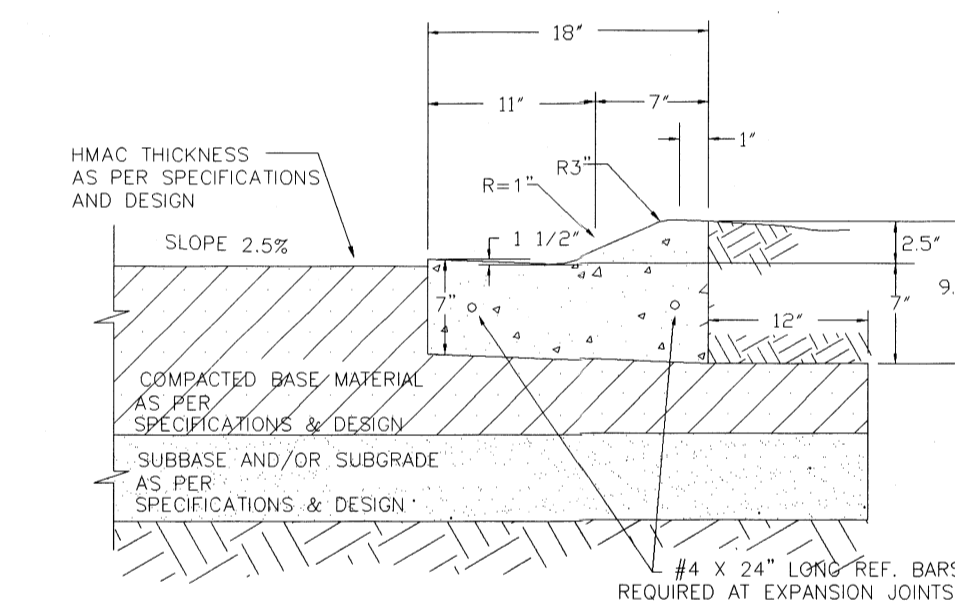


MARCO A. GONZALEZ
P.E. No. 120016

5-2-23
DATE



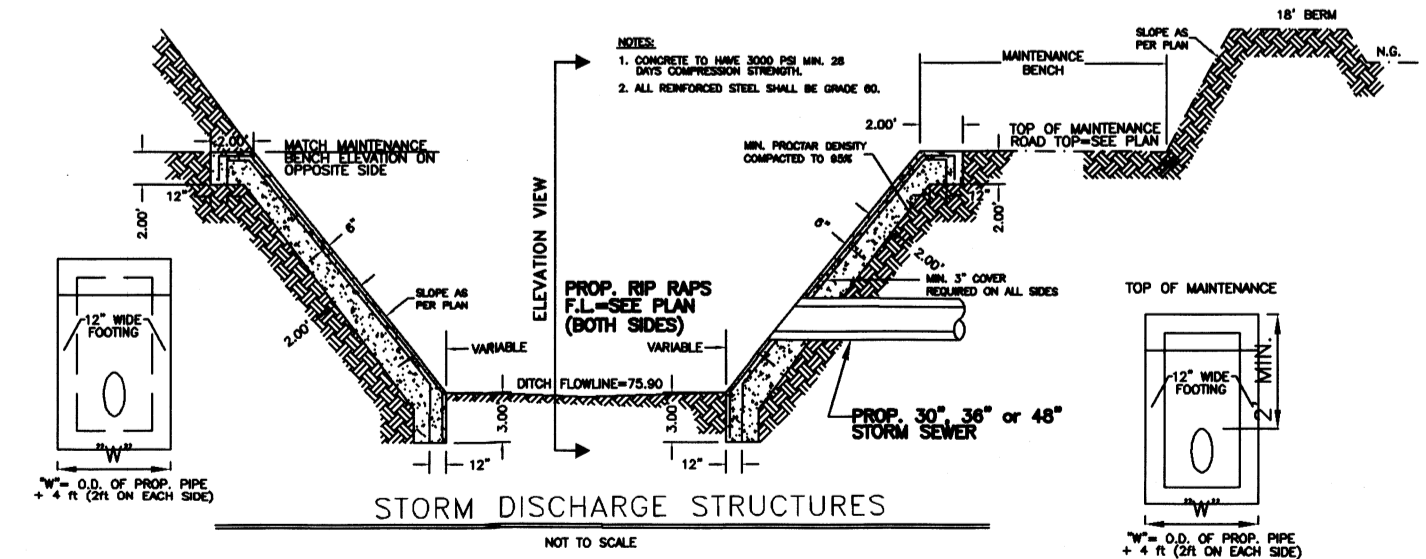
TYPE "C-C" GATE INLET WITH POUR IN PLACE CONCRETE BOTTOM



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

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

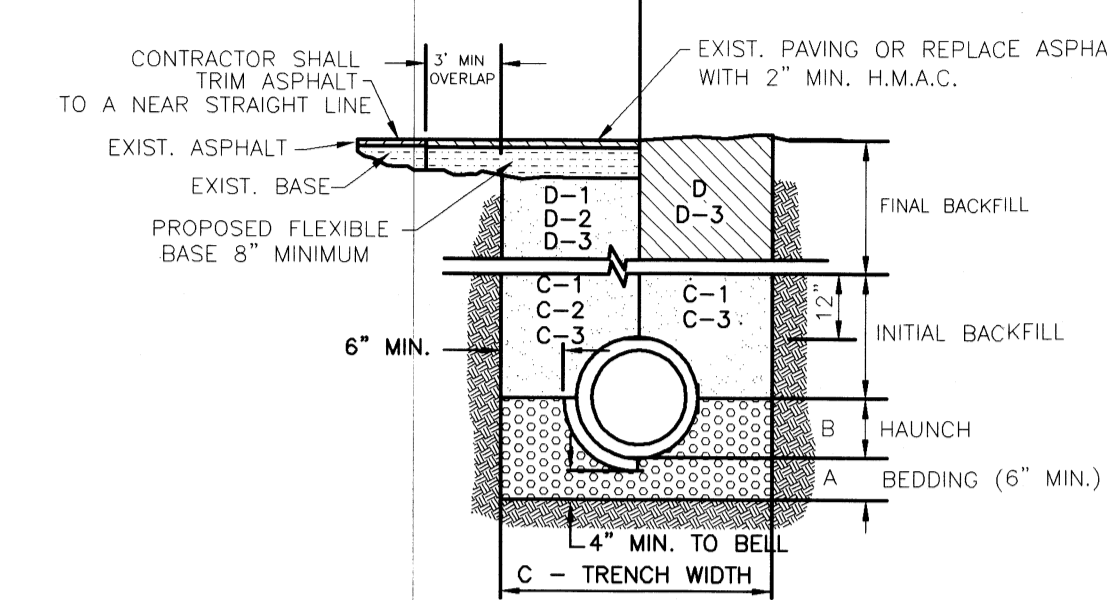
TYPICAL CURB & GUTTER DETAIL



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

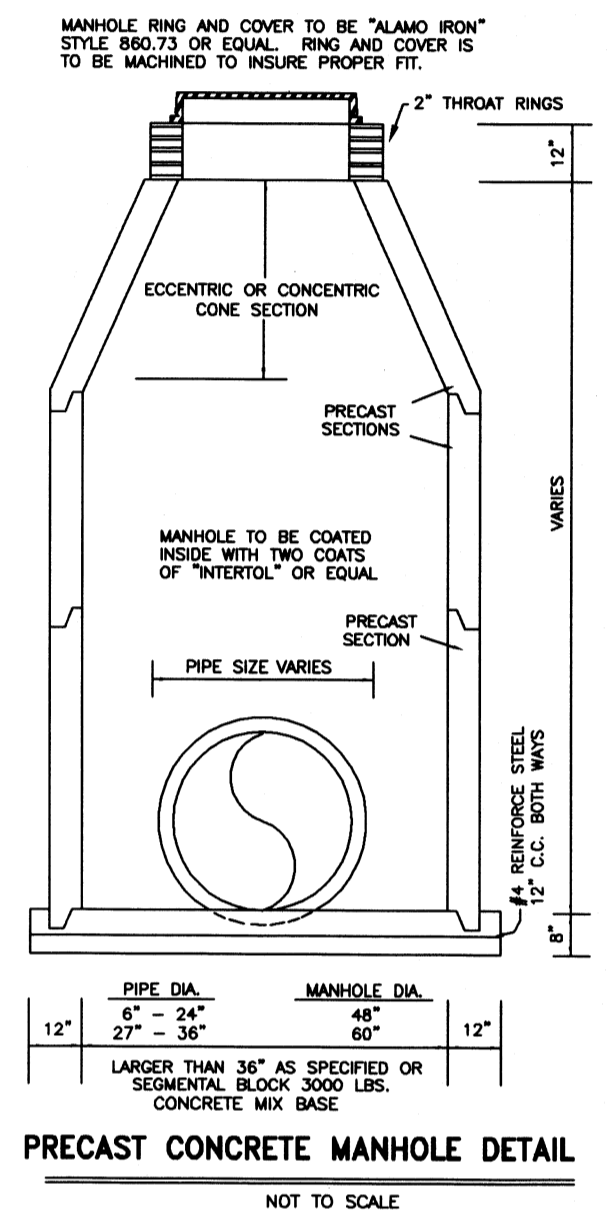
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

PAVED SECTIONS UN-PAVED SECTIONS

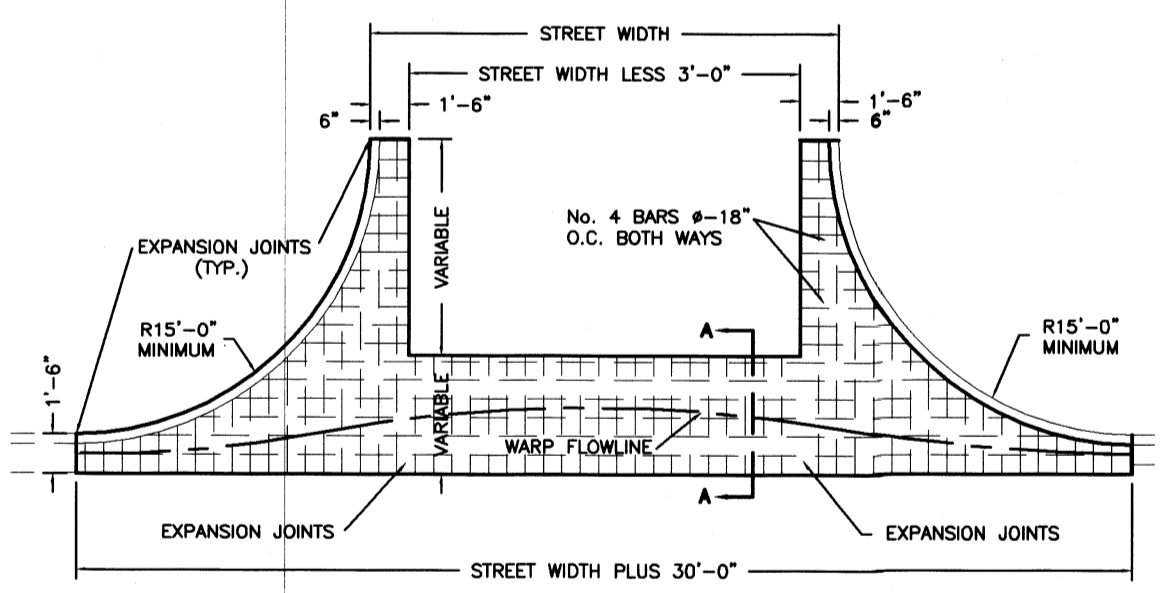


STORM TRENCH BEDDING AND BACKFILL DETAILS

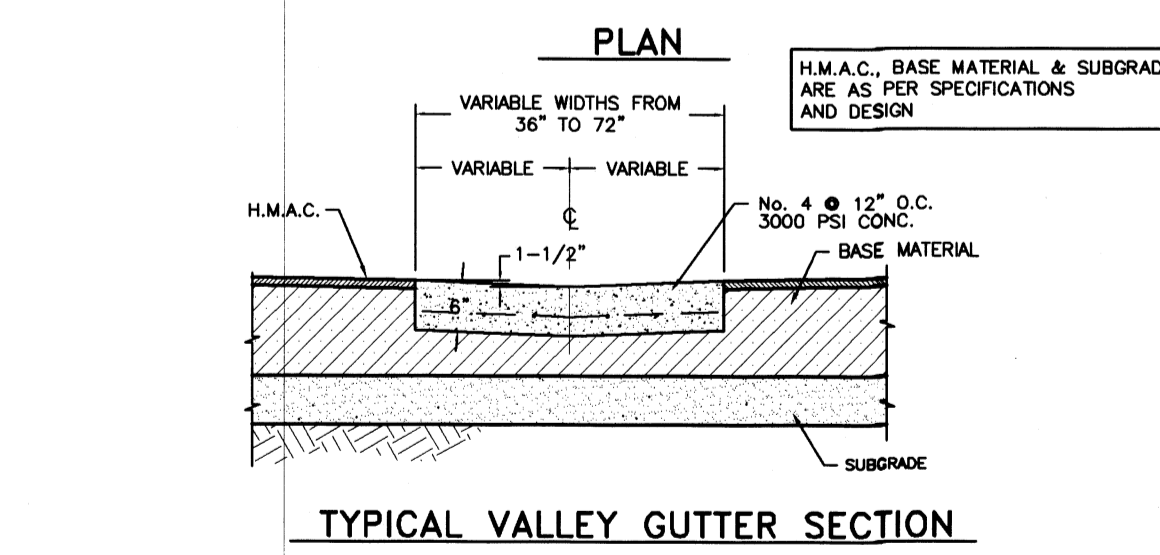
- N.T.S.
- A. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
 - B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
 - C-1 INITIAL BACKFILL FOR RCP CLASS 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 (ASTM 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 WITH A MAXIMUM P.I. OF 19 (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, II, III OR IV, COMPACTED TO 92% S.P.D. (12" 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 (ASTM 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 SOIL TYPE A1, A2, OR A3 (ASTM M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.D.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTES) 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".
- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.D.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



PRECAST CONCRETE MANHOLE DETAIL

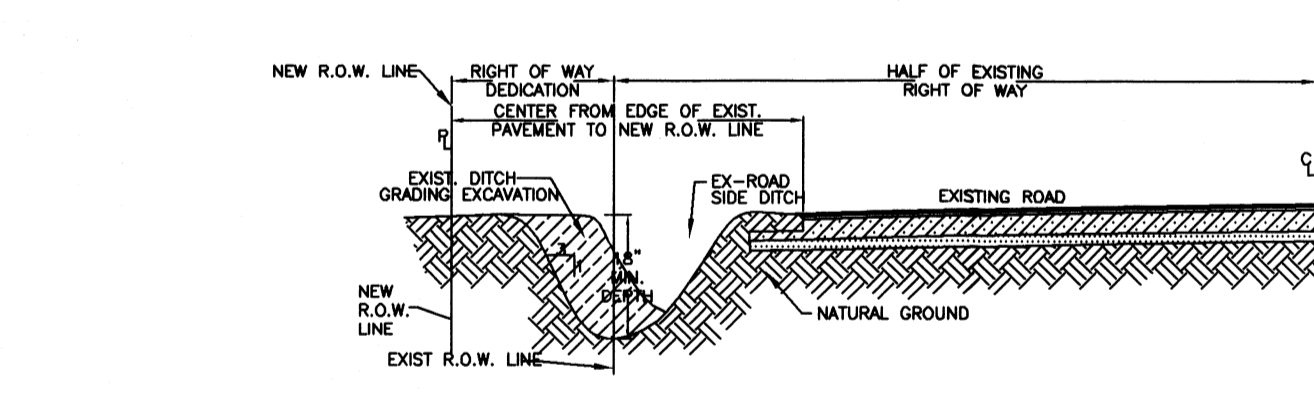


PLAN

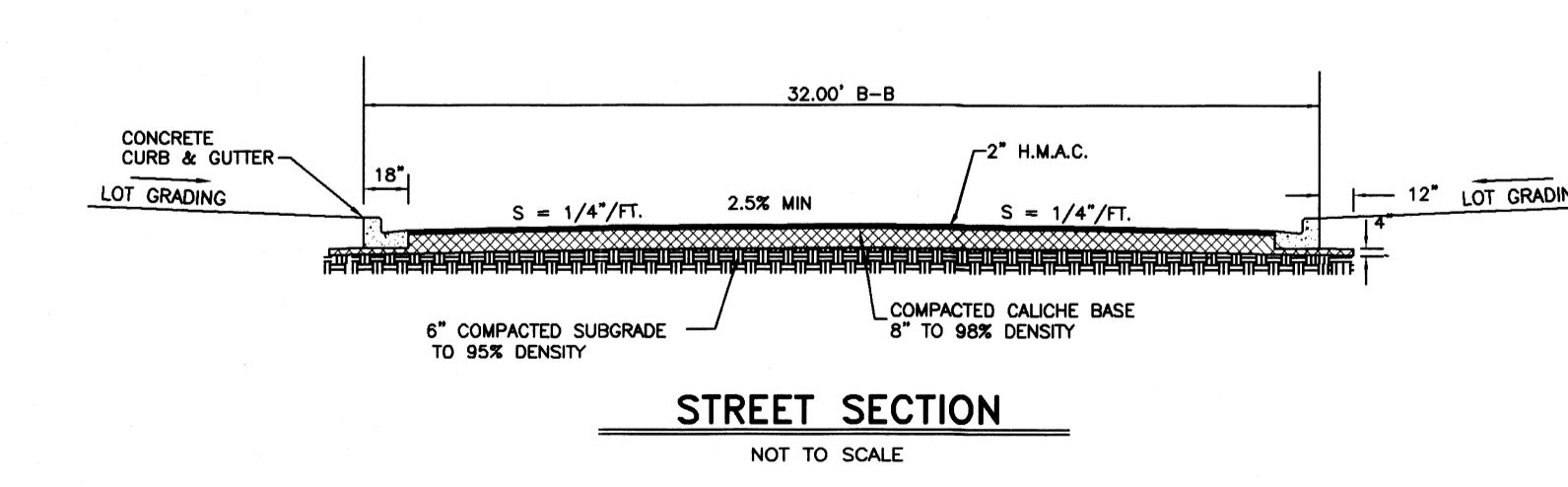


TYPICAL VALLEY GUTTER SECTION SECTION A-A

CONCRETE VALLEY GUTTER DETAIL

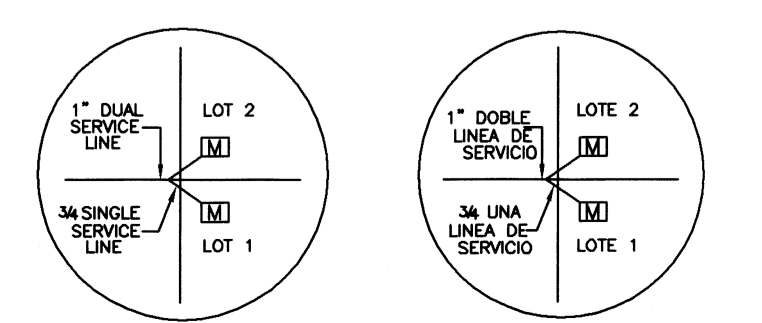


RECONSTRUCTION OF ROAD SIDE DITCH



STREET SECTION

- WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS



No.	Sheet	REVISION NOTES	Date	Approved



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

BY: _____ DEPUTY

COST ESTIMATE	
WATER DISTRIBUTION:	\$ 230,035.00
DRAINAGE IMPROVEMENTS:	\$ 168,929.00
PAVING IMPROVEMENTS:	\$ 584,114.00
SEWER IMPROVEMENTS:	\$ 325,644.00

FILE NAME:	DATE PREPARED:	AG	PREPARED BY:	CHECKED BY:	APPROVED BY:
F:\DATA\SUBDIVISION\CARMEN AVILA SUBD. PH. II\PAVING BPLAT	7-28-2020	AG			
SHEET NO. 5 OF 5 SHEETS	DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:	