



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-30-2024

PROPOSED 2812 ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER QUINTANILLA HEADLEY AND ASSOCIATES DEVELOPER: DANIEC DEVELOPMENT INC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 44 *SINGLE FAMILY *MULTI-FAMILY 4 COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 14

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTH OF FM 2812 APPROXIMATELY 600 FEET WEST OF CARMEN AVILA ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA (SUBDIVISION HAS BEEN REMOVED FROM ETJ)

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 THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: VARIES FROM 5 FEET TO 10 FEET ONTO FM 2812.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-31-2020 BY, PCT.4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-03-2020 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: FM 2012

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-31-2020 : 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.

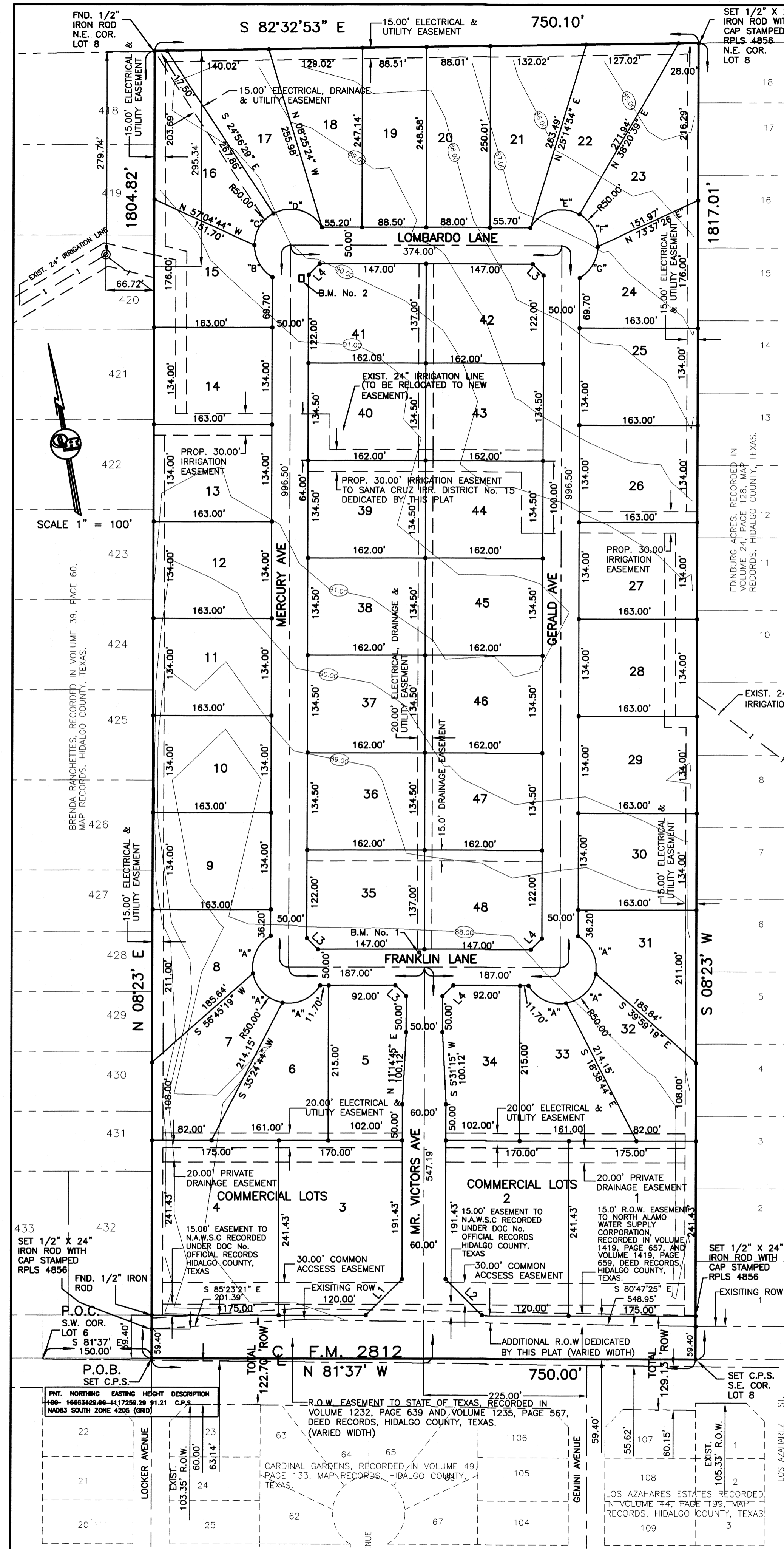
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments.*

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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AREA DATA TABLE

LOT	S.F.	AC
1	42,250.25	0.97
2	39,793.97	0.91
3	39,793.97	0.91
4	42,250.25	0.97
5	21,817.50	0.50
6	21,817.50	0.50
7	22,466.40	0.52
8	21,865.38	0.50
9	21,923.50	0.50
10	21,842.00	0.50
11	21,842.00	0.50
12	21,842.00	0.50
13	21,842.00	0.50
14	21,842.00	0.50
15	21,998.27	0.51
16	22,317.57	0.51
17	22,713.69	0.52
18	22,730.07	0.52
19	21,935.89	0.50
20	21,938.19	0.50
21	23,541.32	0.54
22	21,960.91	0.50
23	24,587.22	0.56
24	21,953.80	0.50
25	21,842.00	0.50
26	21,842.00	0.50
27	21,842.00	0.50
28	21,842.00	0.50
29	21,842.00	0.50
30	21,923.50	0.50
31	21,865.38	0.50
32	22,466.40	0.52
33	21,991.25	0.50
34	21,817.50	0.50
35	22,081.50	0.51
36	21,789.00	0.50
37	21,789.00	0.50
38	21,789.00	0.50
39	21,789.00	0.50
40	21,789.00	0.50
41	22,081.50	0.51
42	22,789.00	0.51
43	21,789.00	0.50
44	21,789.00	0.50
45	21,789.00	0.50
46	21,789.00	0.50
47	21,789.00	0.50
48	22,081.50	0.51

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	N 53°23' E	70.71'
L2	S 36°37' E	70.71'
L3	S 36°37' E	21.21'
L4	N 53°23' E	21.21'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH
A	70°0'0"	50.00'	61.09'	57.35'
B	60°0'0"	50.00'	52.36'	50.00'
C	61°30'35"	50.00'	53.68'	51.14'
D	88°29'25"	50.00'	77.22'	69.77'
E	89°14'35"	50.00'	77.88'	70.24'
F	61°28'56"	50.00'	53.67'	51.12'
G	59°15'29"	50.00'	51.71'	49.43'

2812 ESTATES

A 31.18 ACRE TRACT OF LAND BEING OUT OF LOT 6, 7, AND 8, BLOCK 6, SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2766, PAGE 155, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 31.18 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 6, ALL OF LOTS 7 AND 8, BLOCK 6, SANTA CRUZ GARDENS SUBDIVISION UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2766, PAGE 155, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCED TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE OF F.M. 2812 FOR THE SOUTHWEST CORNER OF BRENDA RANCHETTES (RECORDED IN VOLUME 39, PAGE 60, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS SOUTH 81°37' EAST, 150.00 FEET FROM THE SOUTHWEST CORNER OF LOT 6;

THENCE: NORTH 08°23' EAST, ALONG THE EAST LINE OF BRENDA RANCHETTES, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 40 FEET, A TOTAL DISTANCE OF 1804.82 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 6 FOR THE NORTHEAST CORNER OF BRENDA RANCHETTES, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: SOUTH 82°32'53" EAST (MAP RECORDS: SOUTH 82°35'04" EAST) ALONG THE NORTH LINE OF LOTS 6, 7 AND 8, A DISTANCE OF 750.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 8 AND THE NORTHEAST CORNER OF THIS LAND;

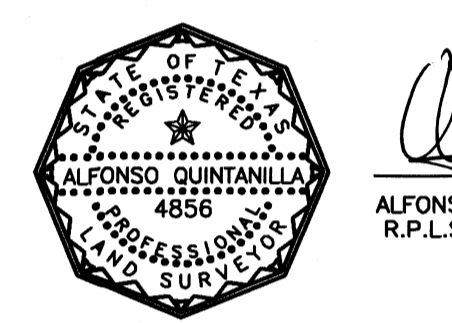
THENCE: SOUTH 08°23' WEST, ALONG THE EAST LINE OF LOT 8, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1771.88 FEET FOR THE NORTH RIGHT OF WAY LINE OF F.M. 2812, A TOTAL DISTANCE OF 1817.01 FEET (MAP RECORDS: 1816.70 FEET) TO A COTTON PICKER SPINDLE SET WITHIN THE RIGHT OF WAY OF F.M. 2812 FOR THE SOUTHWEST CORNER OF LOTS 8 AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE: NORTH 81°37' WEST, ALONG THE SOUTH LINE OF LOTS 6, 7 AND 8, AND WITHIN THE RIGHT OF WAY OF F.M. 2812, A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.18 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ENGELMAN RE-SUBDIVISION, RECORDED IN VOLUME 8, PAGE 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

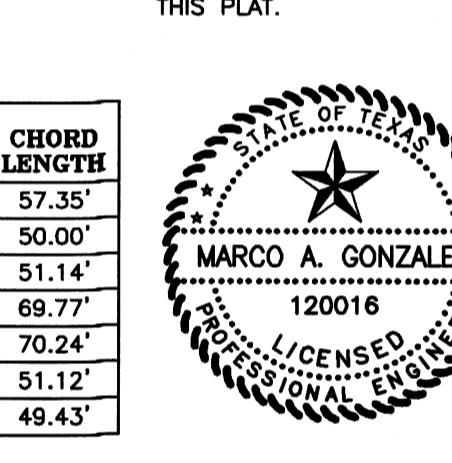
STATE OF TEXAS
COUNTY OF HIDALGO

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.



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.



INDEX OF SHEETS

SHEET 1 - HEADING INDEX, LOCATION MAP AND E.T., PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), MAP, LOT, STREETS, AND EASEMENT LAYOUT, ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S ACKNOWLEDGMENT; PLANNING & ZONING CERTIFICATION; CITY MAYOR CERTIFICATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. NO. CERTIFICATION; NORTH ALAMO WATER SUPPLY CORP. CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT NO. 15 CERTIFICATION; ENVIRONMENTAL & HEALTH APPROVAL; REVISION NOTES

SHEET 2 - MAP OF WATER DISTRIBUTION SYSTEM, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 3 - MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

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, and 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 the 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 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 Grantee owns it, whichever is longer.

LOCATION MAP
SCALE 1:3000

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
COMMUNITY-PANEL NUMBER 480334 0325 D
EFFECTIVE DATE: MAY 17, 2001
- MINIMUM BUILDING SETBACK LINES:
FRONT-(LOTS 9-48).....25.00 FEET
FRONT-(LOTS 1-4).....50.00 FEET
REAR:.....15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE:.....6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
CORNER SIDE.....10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- 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 OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF 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.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 ELEVATION=87.97 TOP OF STORM MANHOLE LOCATED ON THE SOUTHWEST CORNER OF LOT 35 OF THIS SUBDIVISION. NAVD 88 DATUM.
B.M. No. 2 ELEVATION=89.50 TOP OF TYPE "A" INLET LOCATED ON THE NORTHWEST CORNER OF LOT 41 OF THIS SUBDIVISION. NAVD 88 DATUM.
- DRAINAGE
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 98,185.00 CUBIC FEET (2.25 ACRE FEET) OF STORM WATER RUNOFF. REGIONAL DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3.
- LEGEND * - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE SUBDIVISION.
- 100% OF PARKLAND FEE (\$300.00) HAS BEEN PAID BY DEVELOPER.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.50% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. 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 ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1 THROUGH 4 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 4 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 SHALL COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 4 ONTO FM 2812. A 24 FOOT DRIVEWAY COMMON ACCESS SHALL BE CONSTRUCTED BY DEVELOPER ALONG THE SOUTH SIDE OF LOTS 1 THROUGH 4 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 4 FROM MR. VICTORS AVENUE.
- 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.
- A FIVE (5.0) FOOT SIDEWALK WITH ADA RAMPS AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED ALONG FM 2812 AND ON BOTH SIDES OF MR VICTORS AVENUE UNTIL PEDESTRIAN GATES BY DEVELOPER. LOT OWNER WILL BE RESPONSIBLE FOR 5.0' SIDEWALK WITH ADA RAMPS ALONG INTERNAL STREETS AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT AT BUILDING PERMIT STAGE.
- VICTOR DANIEC, MEMBER JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, THE OWNER & SUBDIVIDER OF 2812 ESTATES RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.
- A DRAINAGE ANALYSIS WILL BE DONE AT BUILDING PERMIT STAGE FOR ALL COMMERCIAL LOTS

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ day of _____, 20__.

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MEMBER
P.O. BOX 2604
EDINBURG, TX 78540

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

I, VICTOR DANIEC, MEMBER OF JEFFERSON ROAD PROPERTY INVESTS. LLC AS OWNER OF THE 31.18 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED 2812 ESTATES, HEREBY SUBDUDE 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; AND
(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, MEMBER
P.O. BOX 2604 EDINBURG, TX 78540

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, MEMBER JEFFERSON ROAD PROPERTY INVESTMENTS, LLC 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 therein expressed.

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

CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires
November 04, 2021
NOTARY ID: 129615255

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

SANTA CRUZ IRRIGATION DISTRICT No. 15

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS _____ DAY OF _____, 20__ SUBJECT TO THE FOLLOWING: 1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND 4) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

SECRETARY _____ PRESIDENT _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE 2812 ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS CO _____

Hidalgo County Judge _____ date _____
ATTEST: Hidalgo County Clerk _____ 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 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 _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF _____ 2812 ESTATES _____ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ 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. 1 OF 3 SHEETS

DATE PREPARED: _____ FILED: _____
DATE REVISION: _____ REVISION BY: _____ CHECKED BY: _____ APPROVED BY: _____

DATE OF PREPARATION JULY, 15 2019

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

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

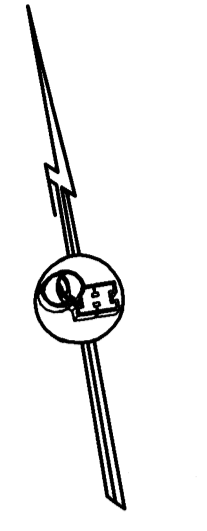
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: JEFFERSON ROAD PROPERTY INVESTMENTS, LLC	P.O. BOX 2604	EDINBURG, TX 78540	(956) 821-7108	
OWNER: VICTOR DANIEC, MANAGER	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	381-0527
ENGINEER: ELLIOT RAMIREZ	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

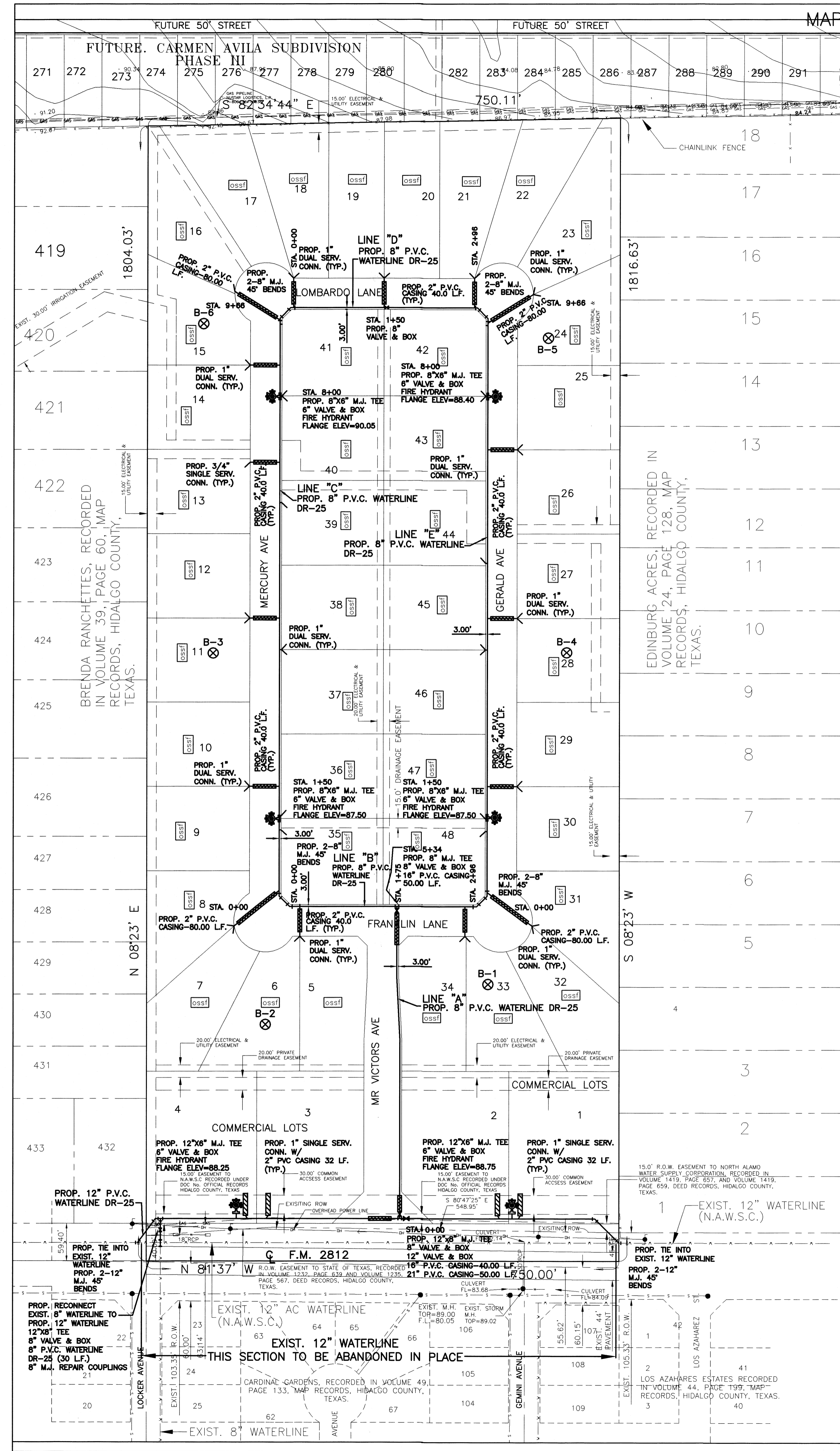
JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MEMBER
P.O. BOX 2604
EDINBURG, TX 78540

2812 ESTATES

A 31.18 ACRE TRACT OF LAND BEING OUT OF LOT 6, 7, AND 8, BLOCK 6, SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2766, PAGE 155, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SCALE 1" = 100'



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:

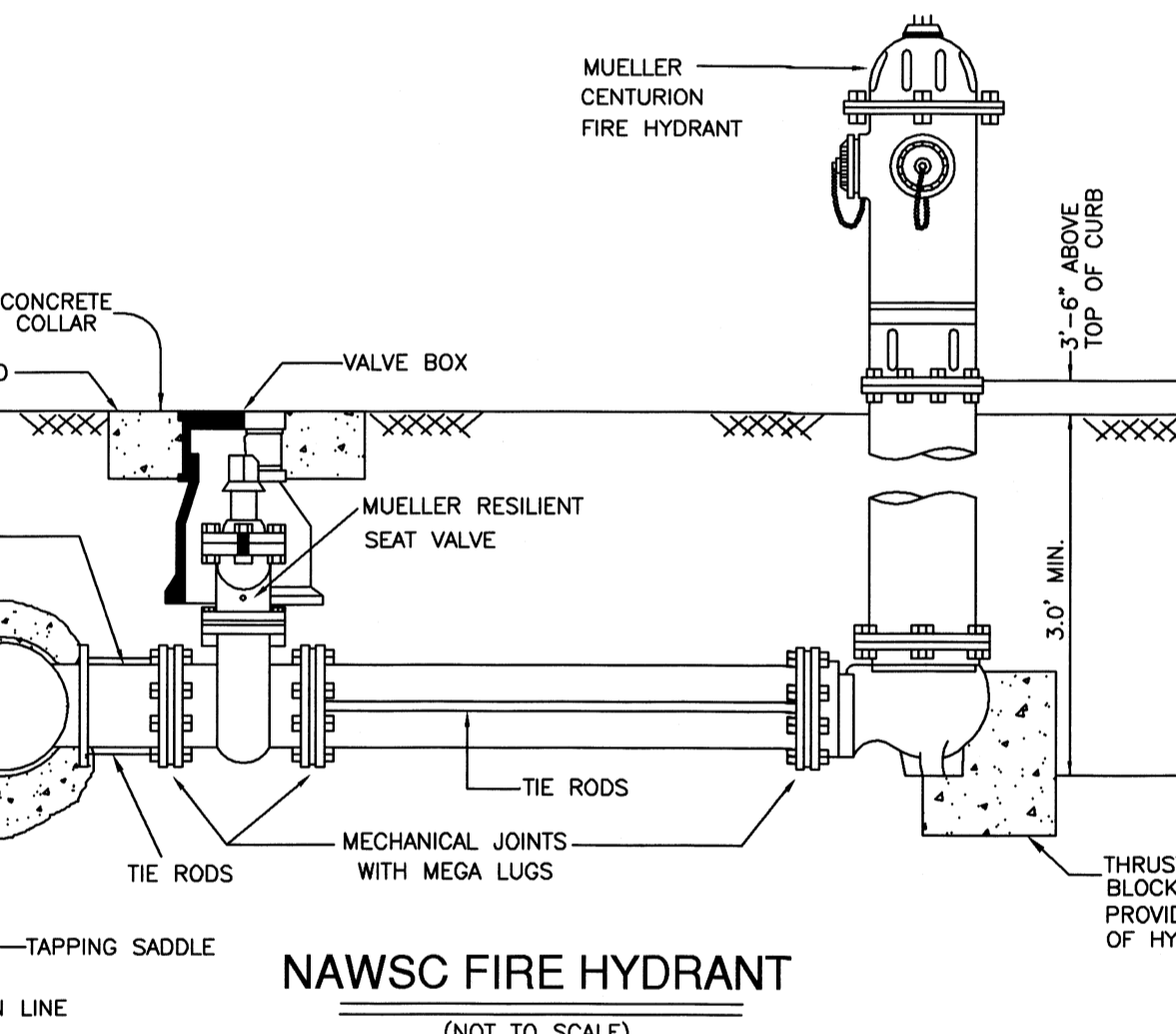
1- I (WE), VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC SUBDIVIDERS OF 2812 ESTATES HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY 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 2804
 EDINBURG, TEXAS 78540

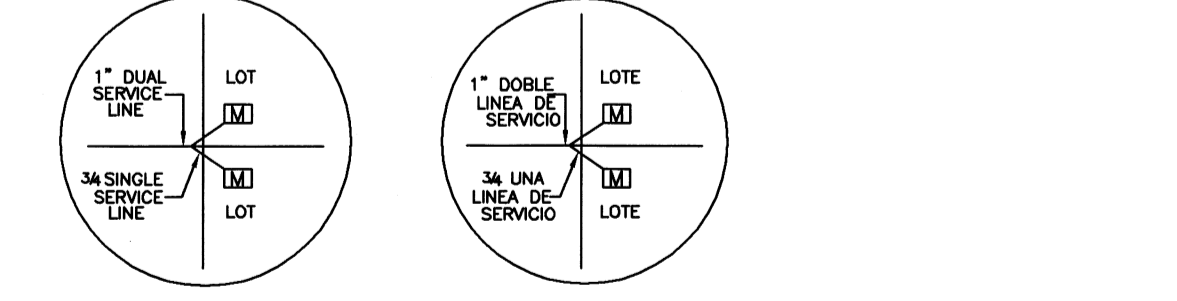
STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

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

CLARISSA ANNETTE QUINTANILLA
 Notary ID# 129615255
 My Commission Expires November 04, 2021



- B-1 TEST BORINGS
- SEPTIC TANK (OSSF)
- WATER METER BOX
- WATER SUPPLY LINE
- SERVICE LINES
- CAJA DE MEDIDOR DE AGUA
- LINEA DE AGUA
- LINEAS DE SERVICIOS



No.	Sheet	REVISION	Date	Approved

FINAL ENGINEERING REPORT FOR 2812 ESTATES:

BY MARCO A. GONZALEZ, P.E.
WATER SUPPLY: Description and Costs.

2812 ESTATES WILL BE PROVIDED WITH POTABLE WATER BY THE 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. HAS 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 THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF F.M. 2812.

THE WATER SYSTEM FOR 2812 ESTATES CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 12" DIAMETER WATERLINE ON F.M. 2812. IT RUNS NORTH ALONG THE EAST SIDE OF QUENTIN AVENUE.

FROM THE 8" DIAMETER WATERLINE ALONG THE EAST SIDE OF QUENTIN AVENUE, THEN LOOPS AROUND THE NORTH SIDE OF FRANKLIN LANE, THE EAST SIDE OF MERCURY AVENUE, THE SOUTH SIDE OF VUELCAN LANE, THE WEST SIDE OF GERALD AVENUE AND BACK TO THE NORTH SIDE OF FRANKLIN LANE TO QUENTIN AVENUE.

FROM THE 8" AND 12" DIAMETER WATERLINES, TWENTY (20) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE EIGHT (8) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, 12" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ _____ OR \$ _____ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL INSTALL SIX (6) FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____. THE ENTIRE WATER FACILITIES WILL BE 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 THE 2812 ESTATES, 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 6, 11, 15, 24, 28 & 33. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF 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

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 COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES— THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES— SEPTIC SYSTEM IS ESTIMATED TO COST \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.

FOR MARCO A. GONZALEZ, P.E.
 DATE 3-28-24

REPORT OF PROVISION DE AGUA PARA LA SUBDIVISION 2812 ESTATES:
 PROVISION DE AGUA: Descripción y Costos.
 LA SUBDIVISION 2812 ESTATES HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUERO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA 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 DE AGUA DE 12" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE F.M. 2812.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 12" DE DIAMETRO EN F.M. 2812 ROAD. LA LINEA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE LA CALLE QUENTIN AVENUE.

DE LA LINEA DE 8" DE DIAMETRO, OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE POR EL LADO NORTE DE LA CALLE FRANKLIN LANE, POR EL LADO ESTE DE LA CALLE MERCURY AVENUE, POR EL LADO SUR DE LA CALLE VUELCAN LANE, POR EL LADO OESTE DE LA CALLE GERALD AVENUE Y POR EL LADO NORTE DE LA CALLE FRANKLIN LANE Y REGRESA A LA CALLE QUENTIN AVENUE.

DEL CONDUCTO DE AGUA DE 8 Y 12 PULGADAS SE PRODUCEN VEINTE (20) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ADICIONALMENTE HAY OCHO (8) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ _____ OR US\$ _____ POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$ _____ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUERO. EL DUERO DE LA SUBDIVISION TAMBIEN HA INSTALADO SEIS (6) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ _____. POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ _____. 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: Descripción y Costos.
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION 2812 ESTATES. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 6, 11, 15, 24, 28 & 33 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

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 DE UN COSTO TOTAL DE US\$ _____ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPEC-CIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL _____ DE _____ DE 2020.

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 SEC-COND 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ 327,154.00 O CUAL EQUIVALE A US\$ 3,176.25 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ _____ A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.

FOR MARCO A. GONZALEZ, P.E.
 DATE 3-28-24

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

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

SHEET NO. 2 OF 3 SHEETS	FILENAME: F:\DATA\SUBDIV\EDINBURG\2812 ESTATES\UTILITY	DATE PREPARED 7-20-2020	PREPARED BY M. GONZALEZ	CHECKED BY	APPROVED BY

2812 ESTATES

A 31.18 ACRE TRACT OF LAND BEING OUT OF LOT 6, 7, AND 8, BLOCK 6, SANTA CRUZ GARDENS UNIT NO. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2766, PAGE 155, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR 2812 ESTATES (31.18 acres), CARMEN AVILA SUBDIVISION PH III (39.28 acres) & CARMEN AVILA SUBDIVISION PH VI (38.91 acres) - MASTER PLAN

A 109.37 acre tract of land being out of Tract 156, San Salvador del Te Grant, Hidalgo County, Texas, according to the map or plan 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 and a 1.18 acre tract of land being out of Lot 6, 7, and 8, Block 6, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, according to the map or plan thereof recorded in volume 8, pages 28-29, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded in volume 2766, page 155 official records, Hidalgo County, Texas. These subdivisions are located along the north side of F.M. 2812 and the west side of Carmen Avila Road. The site is open land and is located in City of Edinburg ETJ. The proposed subdivisions will consist of 377 residential lots and 4 commercial lots (Lots 1-4 of 2812 Estates).

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 Wilcay (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.

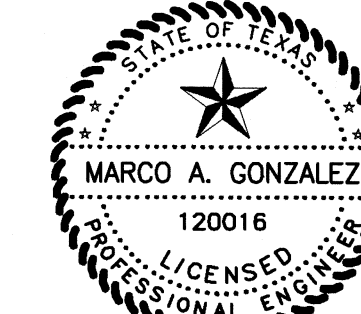
Presently, the site has very minimal runoff in an easterly direction with an approximate slope of 1%. Existing runoff is based on a 10-year storm and the runoff currently goes to a low area located on the east side of the Carmen Avila Subdivision Phase III. The existing low area located on 2812 Estates does not serve for drainage purposes. TxDOT contains their runoff for FM 2812 in their right of way and all the adjoining properties have been developed. See FM 2812 Overall Drainage Layout.

The existing runoff for the 2812 Estates is $Q = 13.06$ cubic feet per second. After development of the 2812 Estates, the runoff will be $Q = 40.68$ cubic feet per second for an increase of $Q = 27.62$ cubic feet per second. Detention for the residential area, based on an 8' release rate of $Q = 1.50$ CFS, will be 166,679.28 cubic feet (3.83 acres). After development for the 4 commercial lots, the runoff will be $Q = 30.50$ cubic feet per second for an increase of $Q = 26.02$ cubic feet per second. Detention will be 23,275.47 cubic feet (0.53 acre feet) based on a 50-year storm and will be provided by proposed detention areas to be located on the rear of the lots. At building permit stage, runoff created by this development will be collected by grading the proposed paving areas to the detention areas. A bleeder line will be installed from the detention area to the storm system installed for 2812 Estates. The existing runoff for the Carmen Avila Ph III is $Q = 12.88$ cubic feet per second. After development of Carmen Avila Ph III the runoff will be $Q = 58.02$ cubic feet per second for an increase of $Q = 45.14$ cubic feet per second. Detention for the subdivision, based on an 8' release rate of $Q = 1.50$ CFS, will be 318,115.06 cubic feet (7.32 acres). The existing runoff for the Carmen Avila Ph VI is $Q = 11.57$ cubic feet per second. After development of Carmen Avila Ph VI the runoff will be $Q = 52.68$ cubic feet per second for an increase of $Q = 41.11$ cubic feet per second. Detention for the subdivision, based on an 8' release rate of $Q = 1.50$ CFS, will be 315,407.72 cubic feet (7.24 acres).

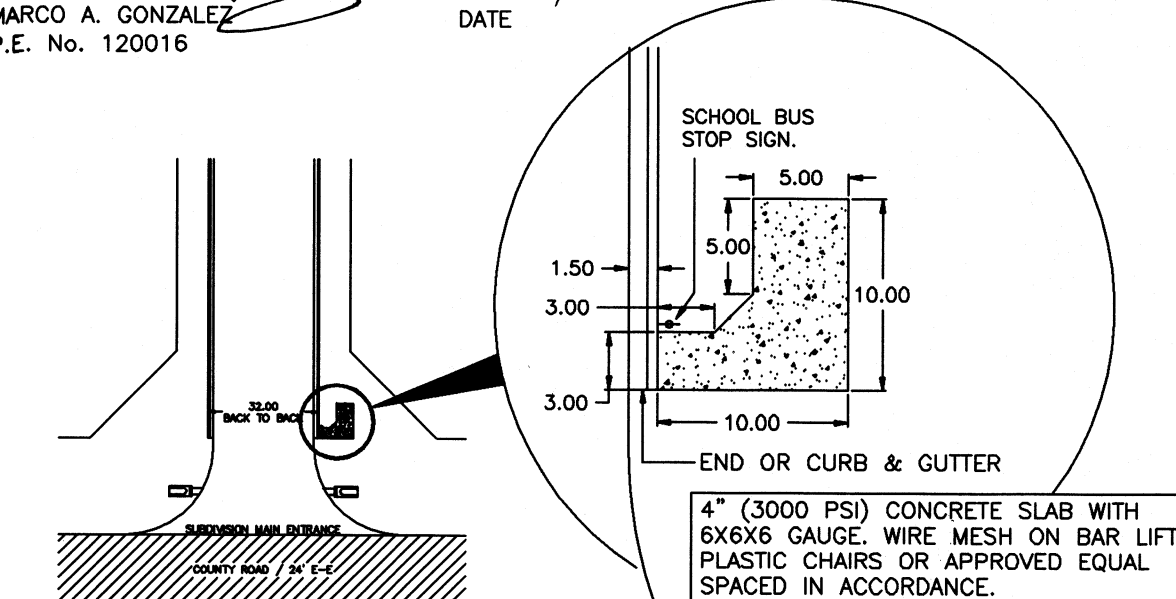
The Total Detention for all three subdivisions will be 808,802.06 cubic feet [166,679.28 + 318,115.06 + 315,407.72] (18.56 acre feet) in accordance with the County's drainage requirements. Drainage will be detained by excavating a 150.00' x 300.00' Hidalgo County Drainage District No. 1 Drain Ditch right of way being dedicated by the plot of this 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:

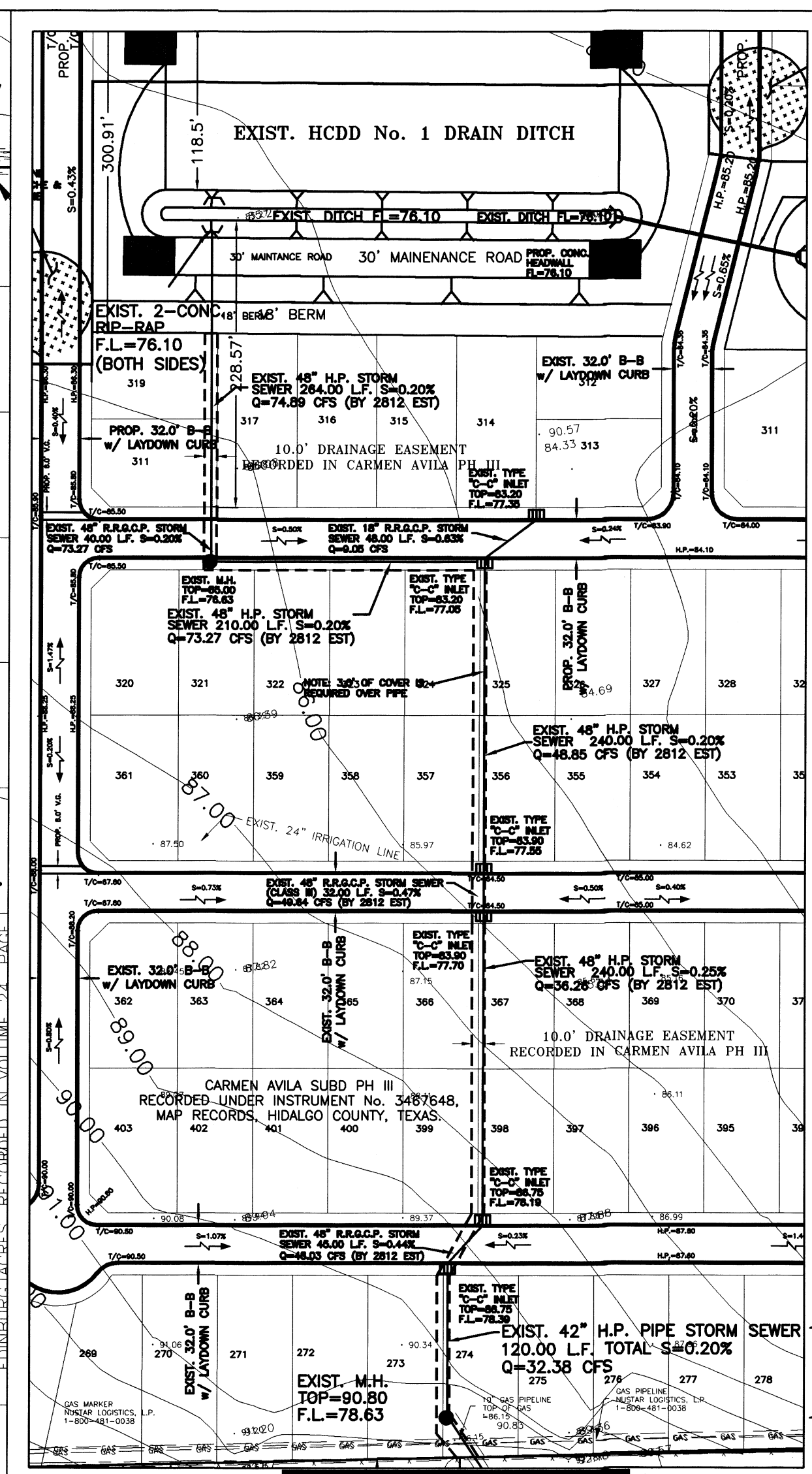
BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



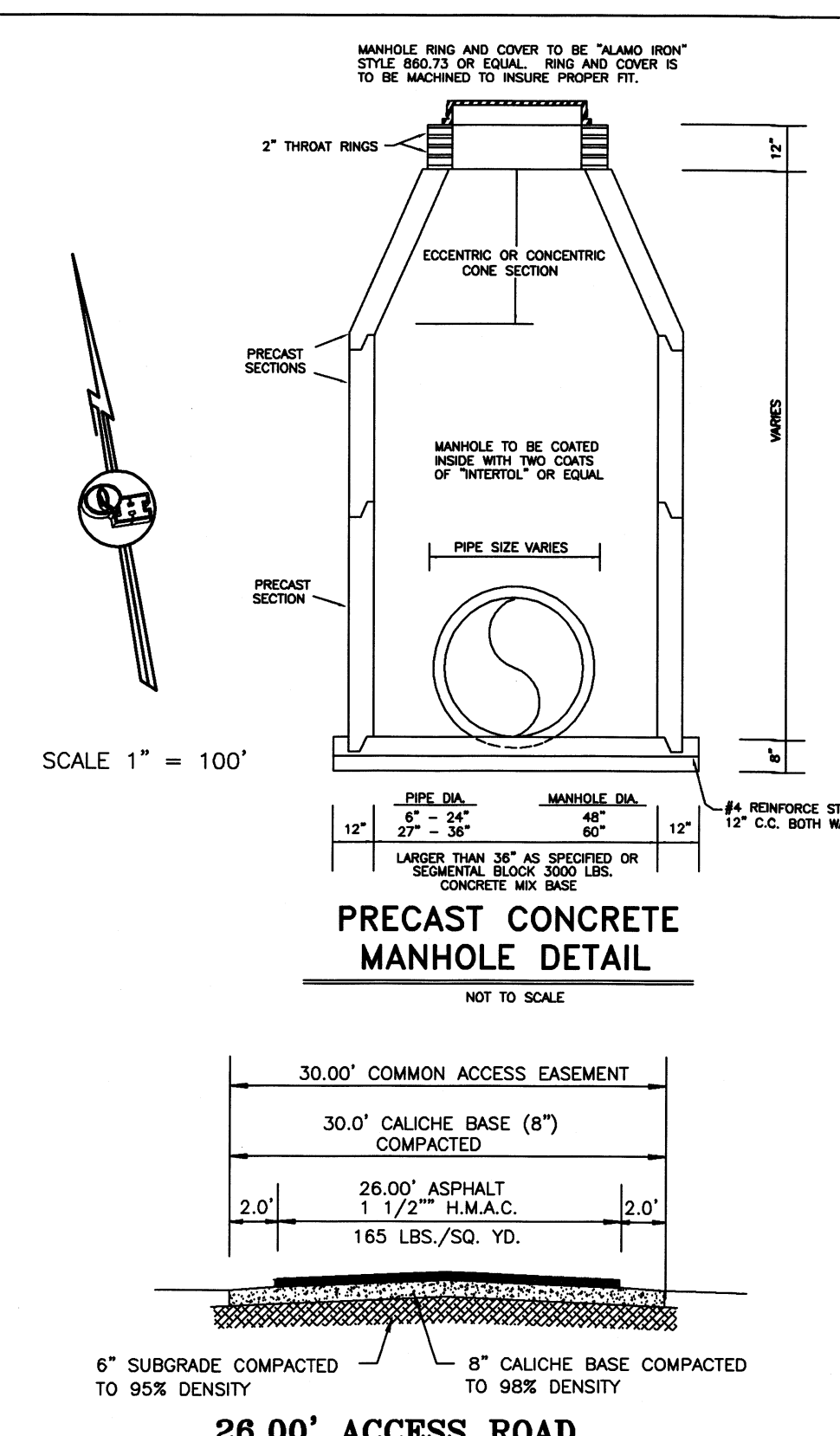
DATE: 3-28-24
 MARCO A. GONZALEZ
 P.E. No. 120016



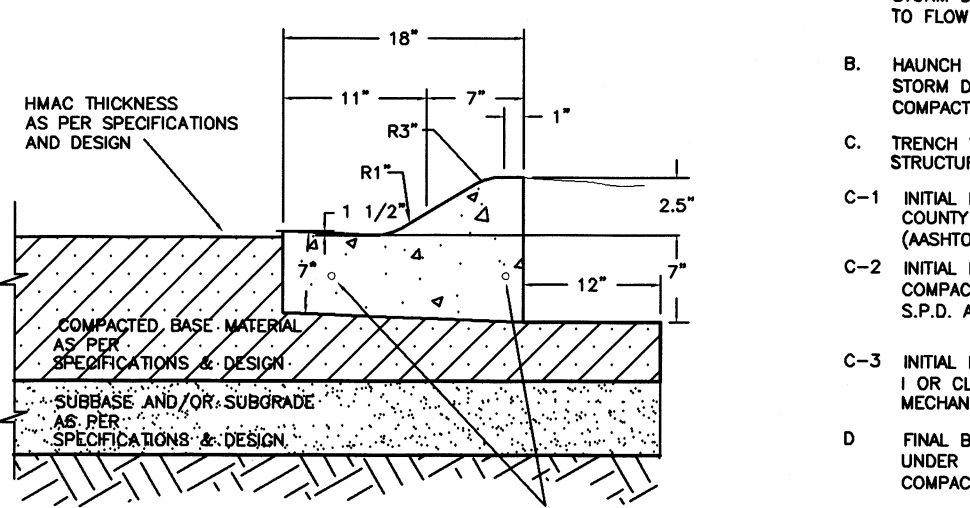
CONCRETE SCHOOL BUS STOP PICKUP AREA
 NOT TO SCALE



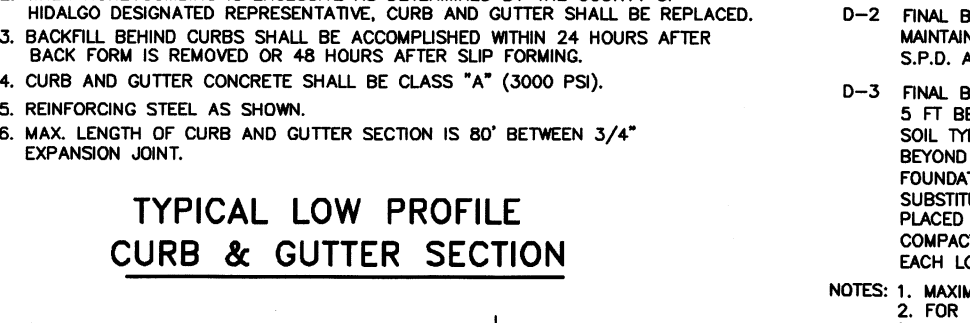
PROP. OFF-SITE STORM DRAINAGE
 SCALE 1" = 100'



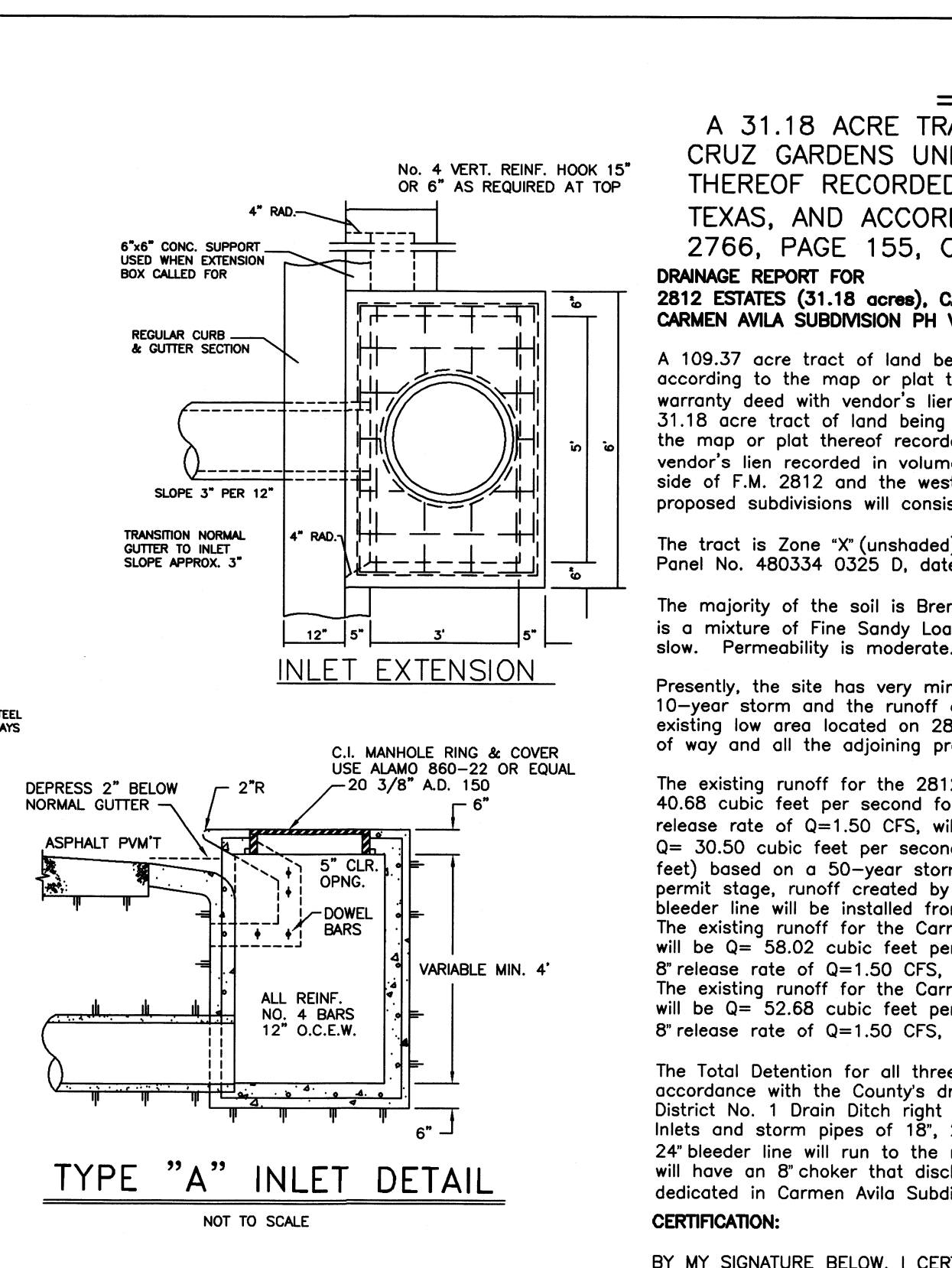
PRECAST CONCRETE MANHOLE DETAIL
 NOT TO SCALE



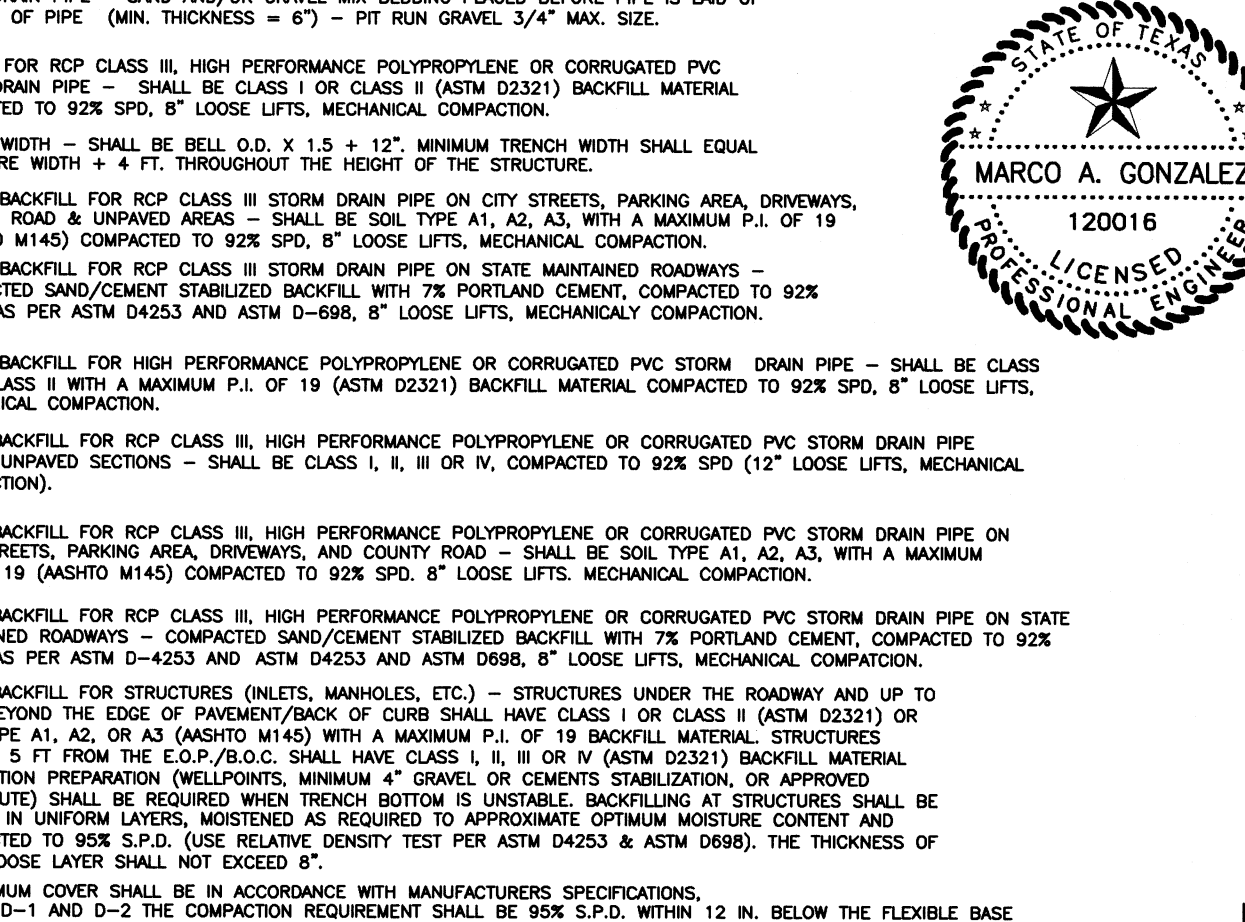
TYPE "A" INLET DETAIL
 NOT TO SCALE



TYPICAL LOW PROFILE CURB & GUTTER SECTION



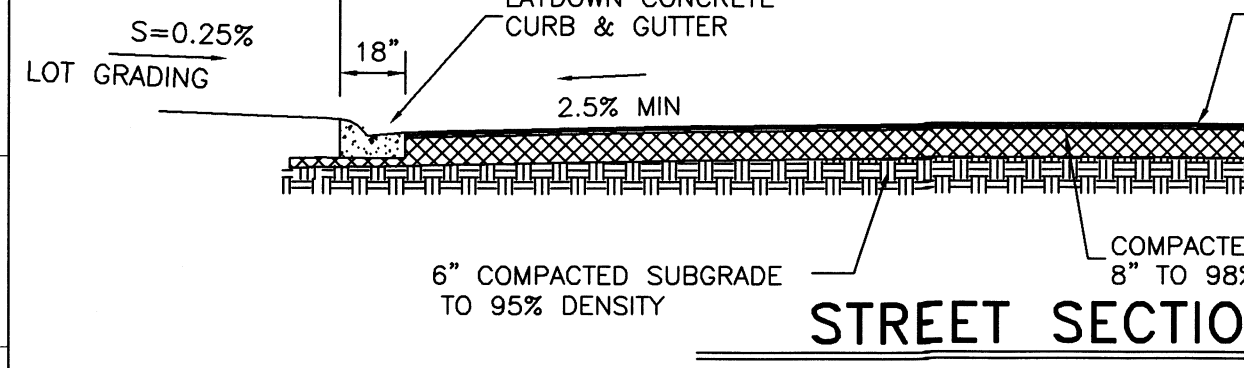
STORM TRENCH BEDDING AND BACKFILL NOTES



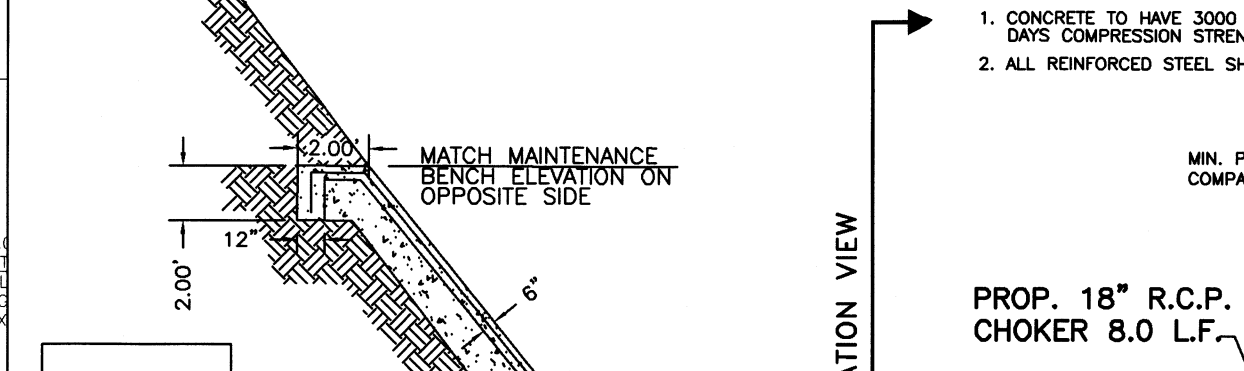
STREET SECTION
 NOT TO SCALE



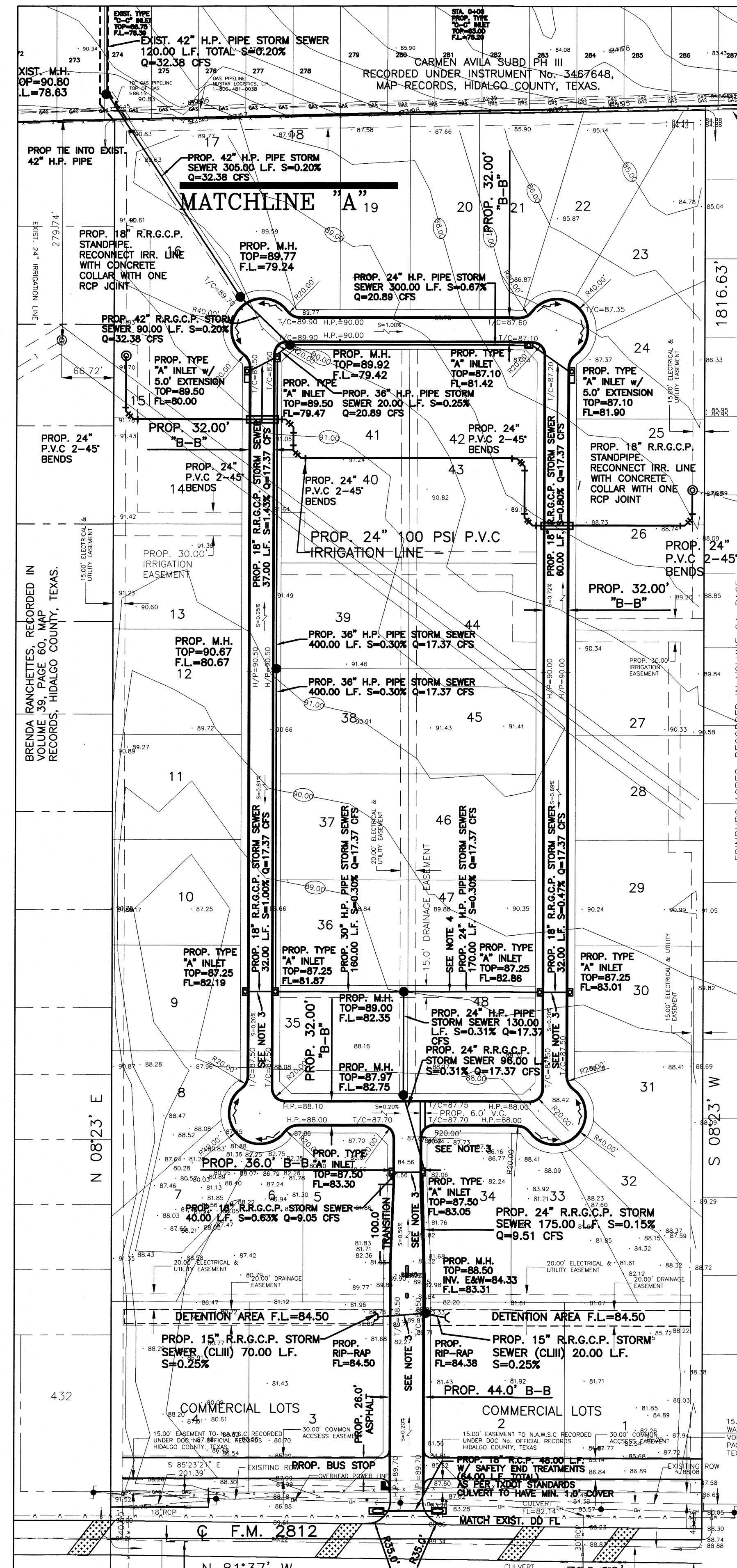
STREET SECTION
 NOT TO SCALE



STORM DISCHARGE STRUCTURES
 NOT TO SCALE



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



NOTE: EXIST. IRRIGATION LINE TO BE REMOVED AND DISPOSED OFFSITE-800.00 L.F.

LEGEND

TOTAL DETENTION REQUIRED - 98,185.00 C.F.

TOTAL DETENTION PROVIDED - 414,078.00 C.F.
 (930 L.F. x 260.00 S.F.) + (430 L.F. x 398.7 S.F.)

TOTAL EXCAVATION NEEDED - 616,911.00 C.F.
 (930 L.F. x 337.7 S.F.) + (430 L.F. x 695.0 S.F.)

DETENTION AVAILABLE - 315,893.00 C.F.
 (414,078.00 C.F. - 98,185.00 C.F.)

FOR FUTURE PHASES

COST ESTIMATE

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 PHONE 956-381-6480
 FAX 956-381-0527
 ALFONSOQA@QHA-ENG.COM

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. 3 OF 3 SHEETS

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\CARMEN AVILA M\PAVING	1-30-20	M. GONZALEZ		