



Anthony Uresti,
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: 6-11-2024

PROPOSED GGG APARTMENTS SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES. DEVELOPER: GUADALUPE JR AND YOCELYN QUINTANILLA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY 1 *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH OF RICHARDSON ROAD APPROXIMATELY ¼ OF A MILE EAST OF CESAR CHAVEZ.

SUBDIVISION LIES WITHIN THE: ETJ CITY OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-29-2024 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA. A LOMR-F IS BEING PROCESSED BY ENGINEER.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO A DETENTION POND WITH A BLEEDER LINE DISCHARGING INTO AN EXISTING TXDOT SYSTEM

ROAD R.O.W. DEDICATION: 10.0 FEET ONTO RICHARDSON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-29-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-09-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 6" LOCATION: RICHARDSON ROAD

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-29-2024: BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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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PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN
COMMUNITY-PANEL NUMBER 480334.0325.D - REVISED TO REFLECT LOMR
DATED: JUNE 6, 2000 WITH LOMR DATED MAY 17, 2001
- MINIMAL BUILDING SETBACKS:
FRONT: 50.00' FEET
REAR: 15.00' FEET
SIDE: 6.00' FEET
OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB
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 - ELEV=83.41, TOP OF INLET LOCATED NEAR THE SOUTH
45 FEET NORTH AND 10 FEET EAST OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND
HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO
OBTAIN A TOTAL OF 9,258.42 CUBIC FEET (0.21 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. 3.
- 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, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT
WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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
TECO 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
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 OCCUPANCY A LOT.
- LEGEND - DENOTES 1/2" IRON ROD SET W/ PLASTIC CAP
STAMPED R.P.L.S. 4856 UNLESS OTHERWISE NOTED.
- 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM
THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A
0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN
(SW3P) REQUIREMENTS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE
THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE
DEVELOPMENT 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.
- LOT OWNER TO MAINTAIN DRAINAGE EASEMENT.

INDEX TO SHEETS

SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP:
LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND
BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES
AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; COUNTY JUDGE
SIGNATURE, N.A.W.S.C. CERTIFICATE, HIDALGO COUNTY R.O.W.
CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1
CERTIFICATION, HIDALGO COUNTY IRRIGATION DISTRICT No. 1
CERTIFICATION, REVISION NOTES.

SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND
OSSF DESIGN AND ENGINEER'S CERTIFICATION (ENGLISH
AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE
MAP OF WATER DISTRIBUTION LAYOUT, REVISION NOTES
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND
MAP OF TOPOGRAPHY AND DRAINAGE, AND
ENGINEERING CERTIFICATION, REVISION NOTES, COUNTY CLERK'S
RECORDING CERTIFICATE.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

GGG APARTMENTS SUBDIVISION IS LOCATED IN HIDALGO COUNTY ON THE NORTH SIDE OF RICHARDSON ROAD (F.M. 2128), APPROXIMATELY 890.0 FEET EAST OF CESAR CHAVEZ 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), GGG APARTMENTS SUBDIVISION LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS AND IT HAS APPLY TO OP-OUT FROM 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: GUADALUPE QUINTANILLA JR & YOCELYN QUINTANILLA	4410 BETH DRIVE	EDINBURG, TX 78542	(956) 207-1400	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527

SUBDIVISION PLAT OF:

GGG APARTMENTS SUBDIVISION

A 1.43 ACRE TRACT OF LAND BEING A PART OR PORTION OUT OF LOT 15, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RESERVING EASEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2420099 AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3237201, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 1.43 ACRE TRACT OF LAND BEING A PART OR PORTION OUT OF LOT 15, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RESERVING EASEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2420099 AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3237201, 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 POINT ON THE SOUTH LINE OF LOT 15 AND IN THE CENTERLINE OF RICHARDSON BOULEVARD (F.M. 2128) FOR THE SOUTHWEST CORNER OF THE DAVID M. GARCIA TRACT (A 1.43 ACRE TRACT OF LAND OUT OF LOT 15, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3457454, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID POINT BEARS S 80°41'45" E, 886.29 FEET FROM THE SOUTHWEST CORNER OF LOT 15.

THENCE, N 09°05'00" E, ALONG THE EAST LINE OF THE DAVID M. GARCIA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 50.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF RICHARDSON ROAD (F.M. 2128), A TOTAL DISTANCE OF 429.47 FEET (DEED RECORD: 430.00 FEET) TO A 5/8" IRON ROD FOUND ON THE SOUTH LINE OF H.R.E. VALLEY RANCH (RECORDED IN VOLUME 26, PAGE 152A, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

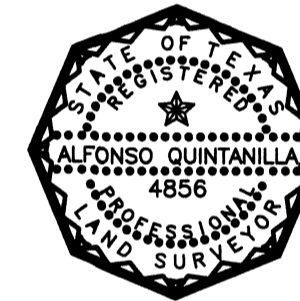
THENCE, S 80°55'00" E, ALONG THE SOUTH LINE OF H.R.E. VALLEY RANCH, A DISTANCE OF 144.52 FEET (DEED RECORD: 144.57 FEET) TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE JOSE HUGO RAMOS TRACT (A 1.02 ACRE TRACT OF LAND OUT OF LOT 15, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2290736, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 09°21' W (DEED RECORD: S 09°05'00" W), ALONG THE WEST LINE OF THE JOSE HUGO RAMOS TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 380.02 FEET FOR THE NORTH RIGHT OF WAY LINE OF RICHARDSON ROAD (F.M. 2128), A TOTAL DISTANCE OF 430.02 FEET (DEED RECORD: 430.55 FEET) TO A POINT ON THE SOUTH LINE OF LOT 15 AND IN THE CENTERLINE OF RICHARDSON ROAD (F.M. 2128) FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 80°41'45" W, ALONG THE SOUTH LINE OF LOT 15 AND THE CENTERLINE OF RICHARDSON ROAD (F.M. 2128), A DISTANCE OF 144.60 FEET (DEED RECORD: 144.57 FEET) TO THE POINT OF BEGINNING AND CONTAINING 1.43 ACRES OF LAND MORE OR LESS.

**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
ALFONSO QUINTANILLA
4856
R.P.L.S. No. 4856
DATE: 8-21-23

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, on 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 for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The 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.

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

GUADALUPE QUINTANILLA JR
4410 BETH DRIVE
EDINBURG, TX 78542
DATE

YOCELYN QUINTANILLA
4410 BETH DRIVE
EDINBURG, TX 78542
DATE

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

GUADALUPE QUINTANILLA JR & YOCELYN QUINTANILLA, AS OWNER OF THE 1.43 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GGG APARTMENTS SUBDIVISION, 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 OF 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.

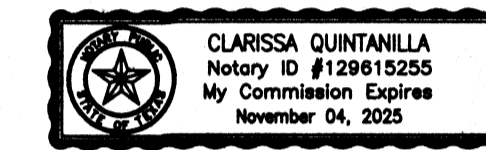
GUADALUPE QUINTANILLA JR
4410 BETH DRIVE
EDINBURG, TX 78542
DATE

YOCELYN QUINTANILLA
4410 BETH DRIVE
EDINBURG, TX 78542
DATE

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared GUADALUPE QUINTANILLA JR & YOCELYN QUINTANILLA, who proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

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



CLARISSA QUINTANILLA-NOTARY PUBLIC

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

WE, THE UNDERSIGNED CERTIFY that this plat of the GGG APARTMENTS SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge
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

**STATE OF TEXAS
COUNTY OF HIDALGO**

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



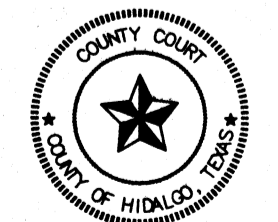
Alfonso Quintanilla PE
ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 5-10-24

HIDALGO COUNTY IRRIGATION DISTRICT No. 1

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE ____ DAY OF _____, 20____.

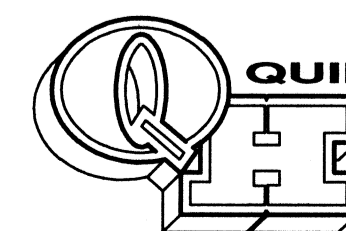
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS), SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAYS OR EASEMENTS.

PRESIDENT
ATTEST: SECRETARY



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

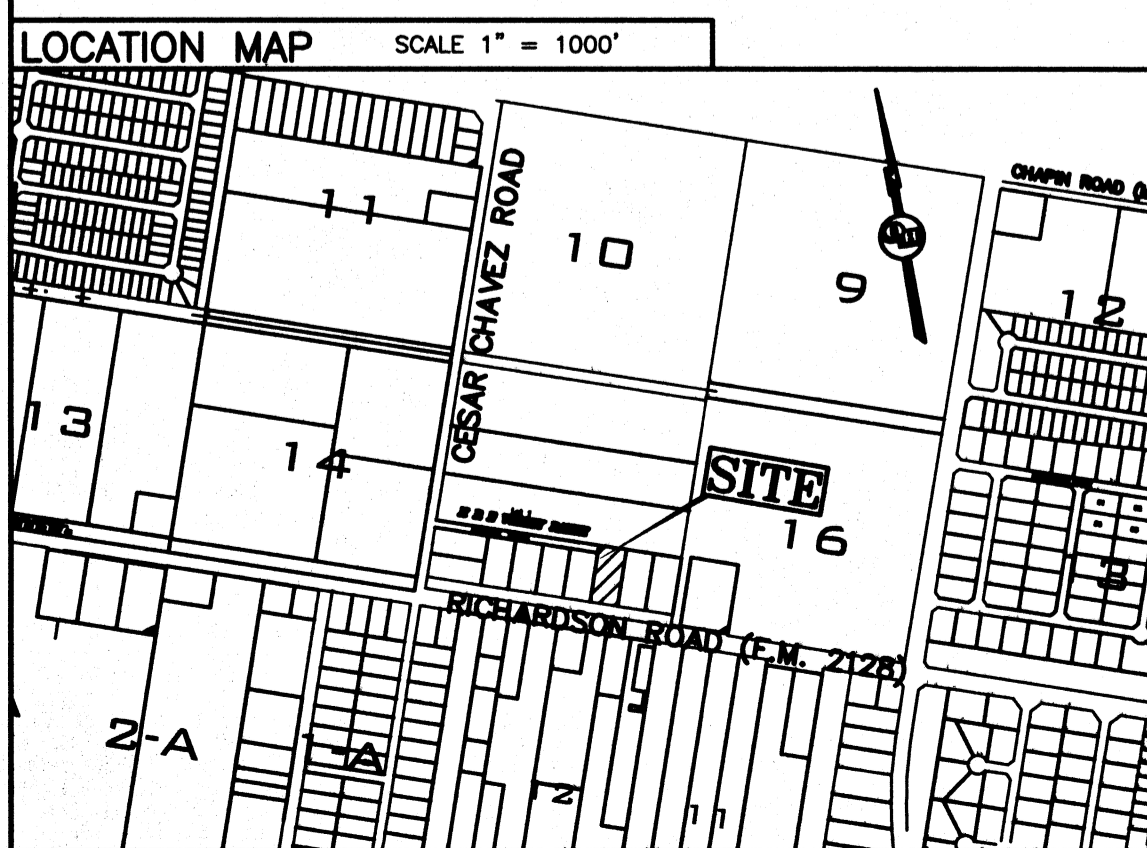
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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

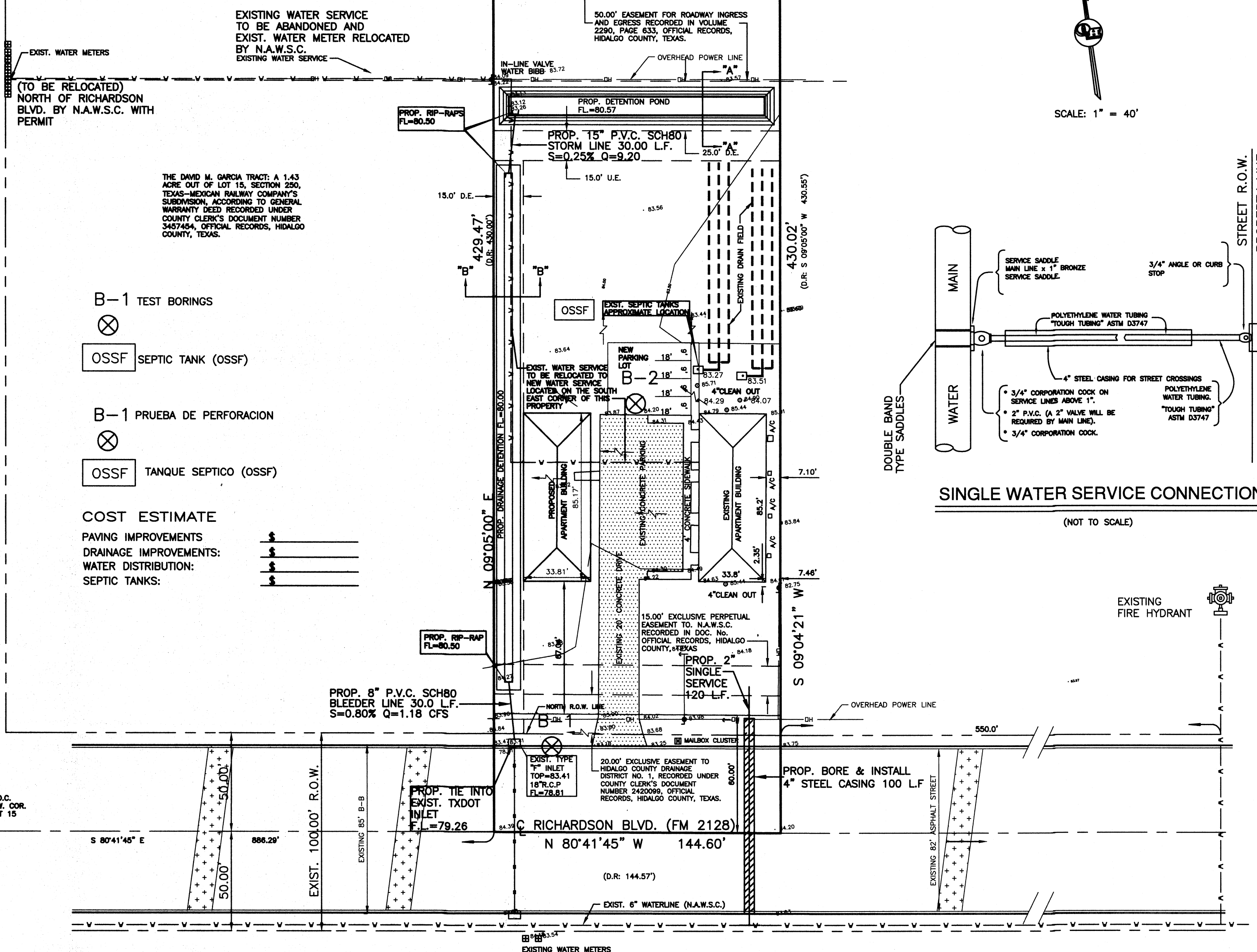


DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
08-21-2023	SC		
DATE REVISION		CHECKED BY	APPROVED BY
08-15-2024		JULIS CVES	

DATE OF PREPARATION: AUGUST 21, 2023

LOT 1
H.R.E. VALLEY RANCH
RECORDED IN VOLUME 28 PAGE 155A
MAP RECORDS, HIDALGO COUNTY, TEXAS.

S 80°55'00"E 144.52'
(O.R. 144.57)



- B-1 TEST BORINGS
 - OSSF SEPTIC TANK (OSSF)
 - B-1 PRUEBA DE PERFORACION
 - OSSF TANQUE SEPTICO (OSSF)
- COST ESTIMATE**
- PAVING IMPROVEMENTS: \$
 - DRAINAGE IMPROVEMENTS: \$
 - WATER DISTRIBUTION: \$
 - SEPTIC TANKS: \$

SINGLE WATER SERVICE CONNECTION
(NOT TO SCALE)

FINAL ENGINEERING REPORT FOR GGG APARTMENTS SUBDIVISION
WATER SUPPLY: Description and Costs.

GGG APARTMENTS SUBDIVISION IS 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 6" DIAMETER WATERLINE RUNNING EAST AND WEST ALONG THE SOUTH SIDE OF RICHARDSON BLVD. (F.M. 2128). LOT 1 HAS AN EXISTING ACTIVE WATER METER THAT WILL BE RELOCATED TO THE NEW 2" SINGLE SERVICE CONNECTION ON THE SOUTHWEST CORNER OF LOT 1 BY N.A.W.S.C. WITH PERMIT.

THE 2" SINGLE SERVICE LINE AND THE METER BOX WILL BE INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT TO THE SUBDIVISION'S N.A.W.S.C. SYSTEM. THE ENTIRE WATER FACILITIES ARE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAN.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM GGG APARTMENTS SUBDIVISION, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON 1 LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ADDITIONAL OSSF'S WILL BE INSTALLED AT THE TIME OF BUILDING PERMIT AFTER RECORDED PLAT APPROVAL AT A TOTAL COST OF \$ 1,500.00 THE HIDALGO COUNTY HEALTH DEPARTMENT WILL INSPECTED AND WILL APPROVE THE EXISTING OSSF BY PERMIT BEFORE RECORDING.

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOT 1 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A CLAY LOAM AND SANDY 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.

ALL SEPTIC SYSTEMS HAVE BEEN INSTALLED AS OF

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.

SEWAGE FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED.



Alfonso Quintanilla PE
ALFONSO QUINTANILLA
P.E. 95534

5-10-24
DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION GGG APARTMENTS SUBDIVISION:
POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Gastos.

LA SUBDIVISION GGG APARTMENTS SUBDIVISION SERA PROVISITA 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. ESTAN COMPROMETIDOS 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 6" DE DIAMETRO DE AGUA QUE CORRE ESTE Y OESTE POR EL LADO SUR DE LA CALLE RICHARDSON BLVD. (F.M. 2128). LOTE 1 TIENE UN MEDIDOR DE AGUA ACTIVO QUE SERA RELOCADO EN EL LADO SURESTE DE LOT 1. POR LA COMPANIA NORTH ALAMO WATER SUPPLY.

EL CONDUCTO DE 2" DE PULGADAS DE DIAMETRO, Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE US\$ 0 US\$ POR LOTE. EL DUEÑO 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. US\$ _____ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, 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 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 Gastos.

EL DRENAJE DE GGG APARTMENTS SUBDIVISION, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN UN SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. ADICIONAL FOSAS SEPTICAS SERAN INSTALADAS EN LA ETAPA DEL PERMISO DESPUES DE QUE LA SUBDIVISION SEA GRABADA. A UN COSTO TOTAL DE US\$ 1,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO LA FOSAS SEPTICAS EXISTENTE Y LA APROBARA BAJO PERMISO LA INSTALACION DE LAS FOSAS SEPTICAS ANTES DE SER GRABADA.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO DOS (2) PRUEBAS CON AGUJEROS EN EL CENTRO DEL LOTE 1 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS DESDE

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 TOTAL MENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES

DRENAJE: SE ESTIMA DE LAS FOSAS SEPTICAS HA SIDO INSTALADO



Alfonso Quintanilla PE
ALFONSO QUINTANILLA
P.E. 95534

5-10-24
DATE

GGG APARTMENTS SUBDIVISION
A 1.43 ACRE TRACT OF LAND BEING A PART OR PORTION OUT OF LOT 15, SECTION 250, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEED WITHOUT WARRANTY RESERVING EASEMENT RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2420099 AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3237201, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR GGG APARTMENTS SUBDIVISION

GGG Apartments Subdivision is a 1.43 acre tract of land being a part or portion out of lot 15, section 250, Texas-Mexican railway company's survey, Hidalgo county, Texas, according to the map or plat thereof recorded in volume 1, page 16, map records, Hidalgo county, Texas, and according to deed without warranty reserving easement recorded under county clerk's document number 2420099 and general warranty deed recorded under county clerk's document number 3237201, official records, Hidalgo county, Texas, reference to which is reference to which is here made for all purposes and being more particularly described by metes and bounds as follows. This property is located on the north side of Richardson Road (F.M. 2128) 886.29 feet east of Cesar Chavez Road. This subdivision is located in the ETJ of the City of Edinburg. The proposed site will consist of 1 multi-family lot.

The tract is Zone "X" (unshaded), area determined to be outside the 500-year flood plain as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, June 6, 2000 LOMR dated on May 17, 2001.

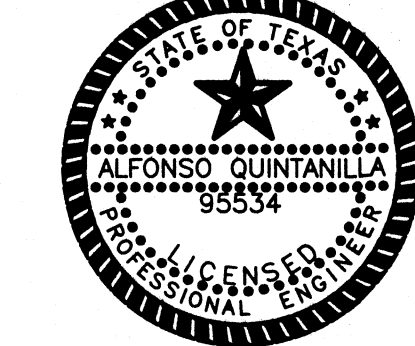
The soil is Hidalgo (28) soil group "B". It is Sandy Clay Loam and Clay Loam. This soil is well drained. Permeability is low. Plasticity Index has a range of 11-20. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has a runoff in an easterly direction with a very minimal slope. The existing runoff for the proposed subdivision is Q = 1.18 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 6.61 cubic feet per second based on a 50-year storm event for an increase of Q = 5.43 cubic feet per second. Detention will be 8,126.37 cubic feet (0.19 acre-feet) in accordance with the City's drainage requirements and will be accomplished by excavating a detention pond on the north side of the property with a bleeder line into an existing TxDOT's inlet on the north side of Richardson Road (F.M. 2128) at building permit stage.

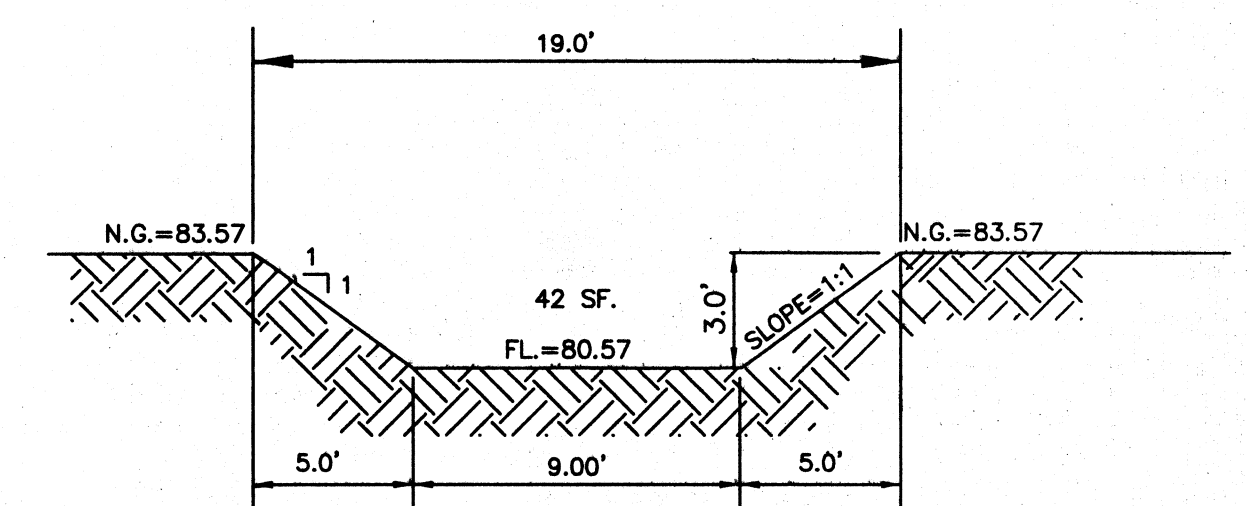
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 (LOMR MAY 17, 2001)

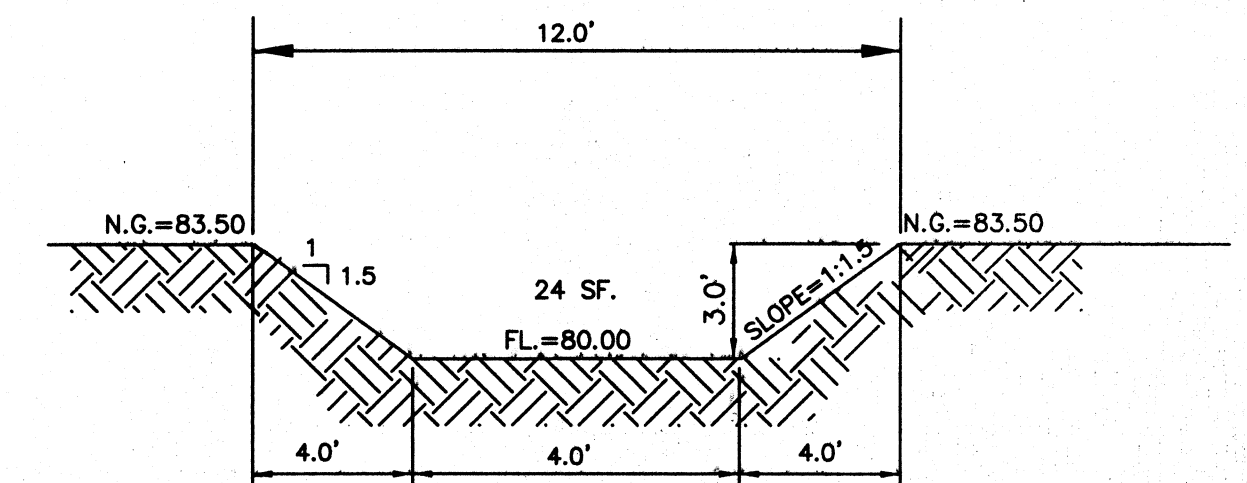


Alfonso Quintanilla PE
ALFONSO QUINTANILLA
P.E. No. 95534

5-10-24
DATE



DETENTION AREA DETAIL "A"- "A"
DETENTION REQUIRED - 8,126.37 C.F.
DETENTION POND PROVIDED - 6,048.00 C.F.
(42 SF. X 144 LF.)



DETENTION AREA DETAIL "B"- "B"
DETENTION REQUIRED - 8126.37 C.F.
DETENTION POND PROVIDED - 6192.00 C.F.
(24 SF. X 258 LF.)

TOTAL DETENTION PONDS - 12,240.00 C.F.

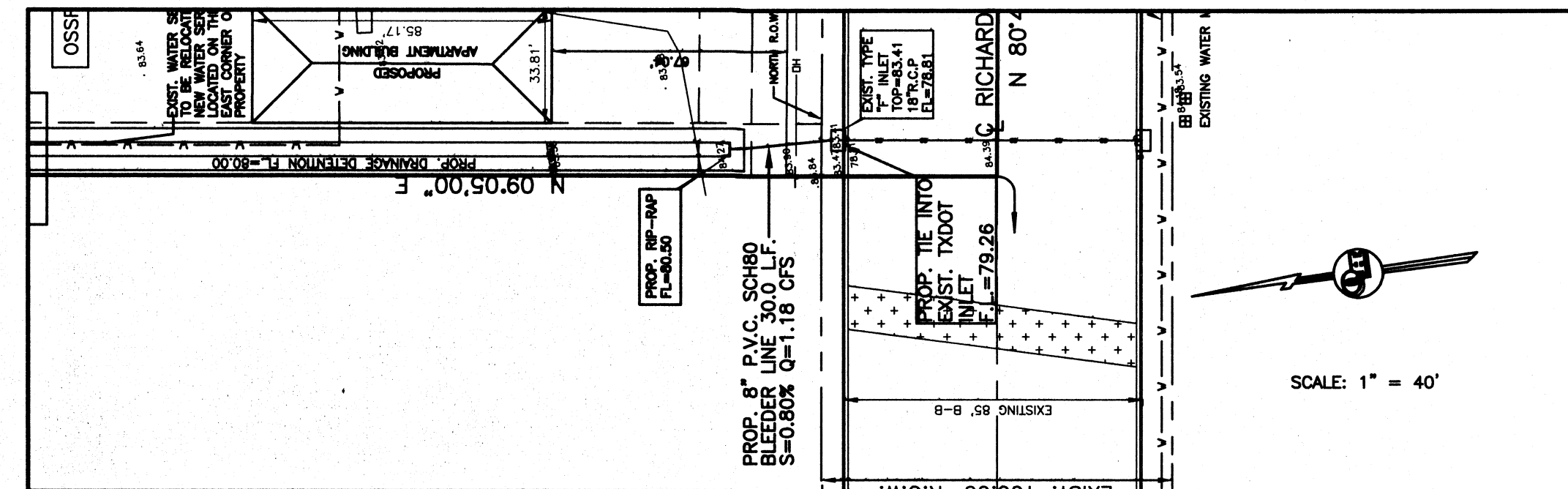


FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

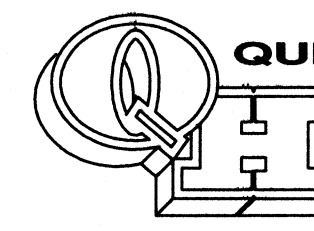
BLEEDER LINE CROSS SECTION



90		90
88		88
86	NATURAL GROUND=84.18	86
84		84
82		82
80	PROP. DRAINAGE DETENTION FLOW=80.00	80
78		78
76		76

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

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

SHEET NO. 2 OF 2 SHEETS

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\H.C.GGG APARTMENTS SUBD\B-PLAT	11-15-23	13/28		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	