



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: 6-11-2024

PROPOSED VISTA BONITA NO 16 SUBDIVISION, PRECINCT No. 4.

ENGINEER S2 ENGINEERING DEVELOPER: SANTA CRUZ PROPERTIES LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 29 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTHWEST CORNER OF ALAMO ROAD AND RAMSEYER ROAD

SUBDIVISION LIES WITHIN THE: REMOVED FROM THE ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-24-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 30.0 FEET ONTO RAMSEYER ROAD AND 30.0 FEET ONTO ALAMO ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-18-2024 BY, PCT.4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-03-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: RAMSEYER ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-29-2024: 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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VISTA BONITA SUBDIVISION No. 16

BEING A 20.00 ACRE TRACT OF LAND BEING ALL OF LOT 10, ALL OF LOT 11 AND THE EAST 2.0 ACRES OF LOT 12, BLOCK 31, SANTA CRUZ GARDENS UNIT NO. 2 AS PER MAP RECORDED IN VOLUME 8, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 20.0 ACRE (871,200.0 SQ. FT.) TRACT OF LAND OUT OF LOT 10, 11, AND 12, BLOCK 31 OF SANTA CRUZ GARDENS UNIT #2 AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 29, HIDALGO COUNTY MAP RECORDS, TEXAS CONVEYED TO GRASOL DEVELOPMENT GROUP LLC BY SPECIAL WARRANTY DEED RECORDED DATED OCTOBER 26, 2015 HIDALGO COUNTY DEED RECORDS, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4" IRON ROD FOUND WITH PLASTIC CAP STAMPED RPLS 4856 AT THE NORTHWEST CORNER OF A 10.0 ACRE TRACT CONVEYED TO FIDEL OCANAS RECORDED IN DOCUMENT #3054410, HIDALGO COUNTY OFFICIAL RECORD, TEXAS, THENCE, S 81° 20' 52" E, ALONG THE NORTH LINE OF LOT 12 AND 13 BLOCK 31 OF SAID SANTA CRUZ GARDENS UNIT #2, AT A DISTANCE OF 299.6 FEET PASSING A 3/4" IRON ROD FOUND WITH PLASTIC CAP STAMPED RPLS 4204 AT 90°00'00" ANGLE TO THE LEFT AND A DISTANCE OF 0.87 FEET FROM THE NORTH LINE OF LOT 12 AND 13 CONTINUING A TOTAL DISTANCE OF 540.1 FEET TO A 3/4" IRON ROD FOUND WITH PLASTIC CAP STAMPED RPLS 4856 FOR THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING.

THENCE, S 81° 20' 52" E, CONTINUING ALONG THE NORTH LINE OF SAID LOTS 10, 11 AND 12, BLOCK 31, AT A DISTANCE OF 60.0 FEET PASSING THE EAST LINE OF SAID LOT 12 SAME BEING THE WEST LINE OF SAID LOT 11, AT A DISTANCE OF 360.0 FEET PASSING THE EAST LINE OF SAID LOT 11 SAME BEING THE WEST LINE OF SAID LOT 10, AT A DISTANCE OF 570.0 FEET PASSING A 3/4" IRON ROD FOUND WITH PLASTIC CAP STAMPED RPLS 4204 ALONG THE WEST RIGHT-OF-WAY LINE OF A 60.0-FOOT WIDE ROAD AS PER MAP OF SAID SANTA CRUZ GARDENS UNIT #2, CONTINUING ALONG THE NORTH LINE OF SAID LOTS 10, 11, 12, BLOCK 31, A TOTAL DISTANCE OF 600.0 FEET TO A POINT ALONG THE CENTERLINE OF SAID 60.0-FOOT WIDE ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 08° 39' 08" W, ALONG THE EAST LINE OF SAID LOT 10, BLOCK 31, SAME BEING THE WEST LINE OF LOT 18, BLOCK 30 CONVEYED TO ALEJANDRO MORIN AND BELIA MORIN ON SPECIAL WARRANTY DEED RECORDED IN DOCUMENT #1731607 OF SAID SANTA CRUZ GARDENS UNIT #2, AND ALSO BEING THE CENTERLINE OF SAID 60.0-FOOT WIDE ROAD, AT A DISTANCE OF 1,422 FEET PASSING A 3/4" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF E RAMSEYER ROAD, AND CONTINUING A TOTAL DISTANCE OF 1,422.0 FEET TO A POINT AT THE INTERSECTION OF SAID 60-FOOT WIDE ROAD AND E RAMSEYER ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N81° 20' 52" W, ALONG THE CENTERLINE OF E RAMSEYER ROAD SAME BEING THE SOUTH LINE OF SAID LOTS 10, 11 AND 12, AT A DISTANCE OF 240.0 FEET PASSING THE WEST LINE OF SAID LOT 10 TO A POINT ALONG THE EAST LINE OF SAID LOT 11, AT A DISTANCE OF 540.0 FEET PASSING THE WEST LINE OF SAID LOT 11 SAME BEING THE EAST LINE OF SAID LOT 12, A TOTAL DISTANCE OF 600.0 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N08° 39' 08" E, PARALLEL WITH THE EAST LINE OF LOT 12, AT A DISTANCE OF 30.0 FEET TO A 3/4" IRON ROD FOUND WITH PLASTIC CAP STAMPED RPLS 4856 ON THE NORTH RIGHT-OF-WAY LINE OF E RAMSEYER ROAD AND CONTINUING A TOTAL DISTANCE OF 1,422.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.0 ACRE (871,200.0 SQ. FT.) TRACT OF LAND MORE OR LESS.

GENERAL NOTES:
1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAN.
ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL NO. 480334 0325 D, MAP REVISED: JUNE 6, 2000.

2. SETBACKS:
FRONT: 25.00 FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.
INTERIOR SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER.
CORNER SIDE: 10.00 FEET
CORNER GARAGE: SIDE: 18.00 FEET

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 29. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME OF DEVELOPMENT PERMIT APPLICATION.

5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 58,552 CUBIC FEET OR 1,344 ACRES-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED AT THE DETENTION POND LOCATED AT THE NORTH SIDE OF THE SUBDIVISION. (SEE SHEET No.4 FOR STORM SEWER IMPROVEMENTS.)

6. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.

7. PROPOSED STRUCTURES ON THE LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

8. ALL SUBDIVISION REQUIREMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

9. LOTS 1, AND 29 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO RAMSEYER RD. LOTS 17 TO 29 SHALL NOT HAVE ACCESS/DRIVEWAY TO ALAMO RD.

10. VISTA BONITA NO. 16 SUBDIVISION SHALL COMPLY WITH THE MOST CURRENT UNIFIED DEVELOPMENT CODE AND CITY OF EDINBURG LATEST REQUIREMENTS AND SPECIFICATIONS.

11. 50% OF PARK LAND FEE (\$300) PER LOT WILL BE DUE AT BUILDING PERMIT STAGE.

12. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.00% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

13. ALL CONSTRUCTION SHALL COMPLY WITH STORM

14. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 15, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

15. BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. 1 ELEV. 81.99 AT AN IRON ROD No. 4 LOCATED AT THE SOUTH EAST CORNER OF THE PROPERTY 88 DATUM. BENCHMARK COORDINATES X = 111728.8514 Y = 1665837.3459
B.M. 2 ELEV. _____ AT AN IRON ROD No. 4 LOCATED AT INSIDE OF THE SUBDIVISION WITH CONCRETE STRUCTURE 88 DATUM. BENCHMARK COORDINATES X = 1116938.3092 Y = 16656890.0379

16. EACH PURCHASE 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 THIS SUBDIVISION.

17. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 AS PER 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 OCCUPANCY AN EASEMENT.

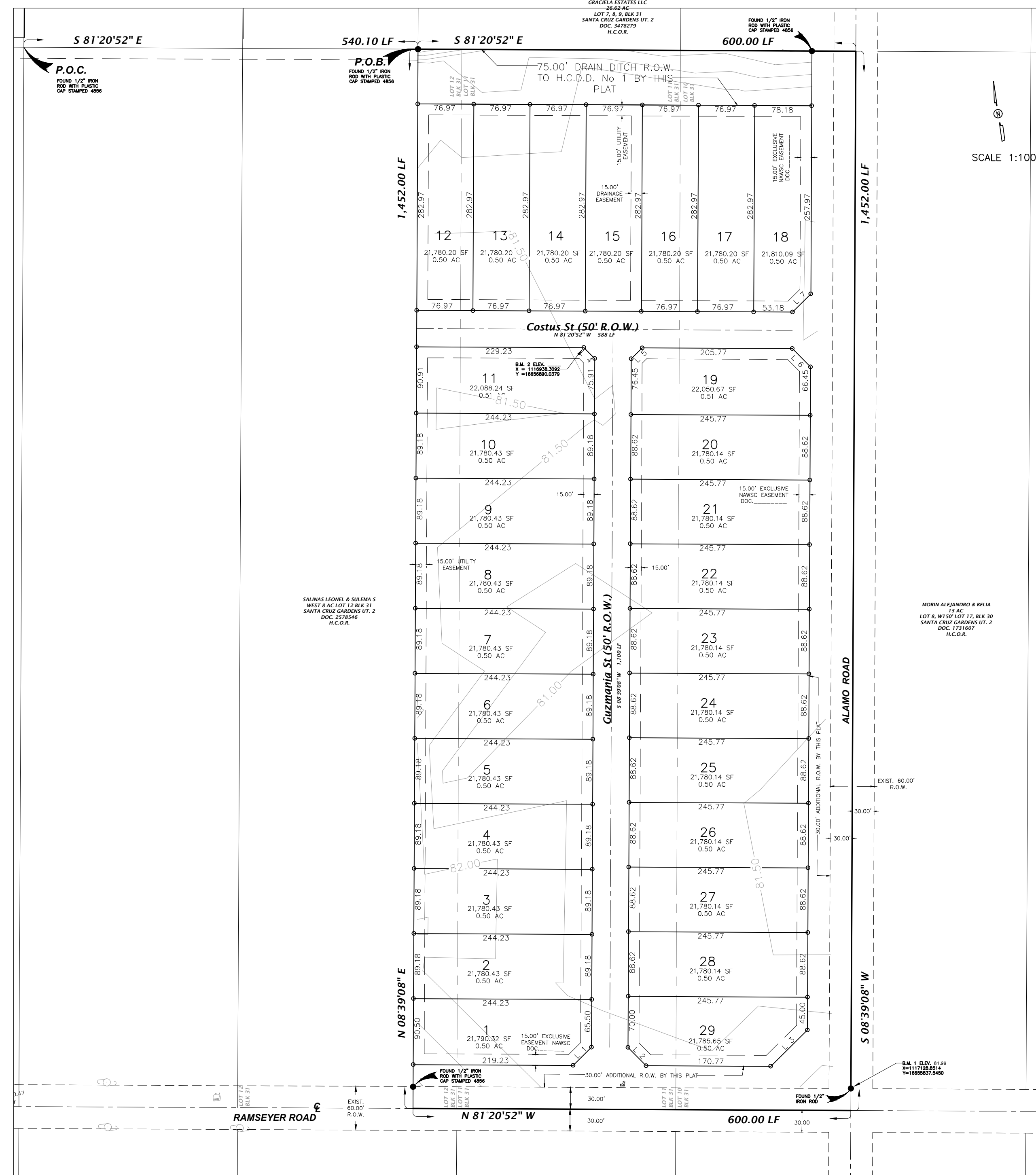
18. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING, MORE THAN THE DETAINED VOLUMES SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

19. CLEARANCES FOR WATER METERS: (OSFF) NOTE: ONLY FOR LOTS BEING 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).

20. ON-SITE SEWAGE FACILITIES (OSFF) 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 OSFF ON ALL LOTS.
A. OSFF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLEYS WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSFF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 "OSFF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.



RIGHT OF WAY EXCLUSIVE EASEMENT
NOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (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, A PERPETUAL EXCLUSIVE 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 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 HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS LOCATED.
IN THE EVENT THE EXCLUSIVE 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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EXCLUSIVE EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERSLY 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 GRANTEE 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 GRANTEE 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 EXCLUSIVE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EXCLUSIVE EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED THEREFOR THERE TO 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, SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
RICHARD RUPPERT, OWNER OF SANTA CRUZ PROPERTIES LTD, AS OWNER(S) OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VISTA BONITA SUBDIVISION NO. 16, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.022 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, THAT
(A) THE WATER QUANTITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS 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.
RICHARD RUPPERT, OWNER
SANTA CRUZ PROPERTIES LTD
2810 N. CLOSER BLVD.
EDINBURG, TEXAS 78541

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.
Preliminary
JOSE N. SALDIVAR, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER NO. 94076
52 ENGINEERING, PLLC.
2020 E. GRIFFIN PKWY
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO
I, RESTITUTO A. ASCANIO III, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE VISTA BONITA SUBDIVISION NO. 16 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ DATE
Preliminary
RESTITUTO A. ASCANIO III, R.P.L.S.
R.P.L.S. No. 6225
52 ENGINEERING, PLLC.
2020 E. GRIFFIN PKWY
MISSION, TEXAS 78574

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE
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 TEXAS WATER CODE NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SESN, P.E., C.F.M.
GENERAL MANAGER

APPROVED BY IRRIGATION DISTRICT #15
THIS PLAT IS HEREBY APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS ____ DAY OF _____, 20____

1) NO BUILDING 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, REGULATIONS, RIGHT-OF-WAY AND EASEMENT OF DISTRICT AND IRRIGATION TO INDIVIDUALS LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

BY: _____
JOSE A. HINOJOSA
GENERAL MANAGER
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028(e) §
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VISTA BONITA SUBDIVISION NO. 16, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SUNSHINE ESTATES No.2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICHARD RUPPERT, PROVED 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, DE-CLARED 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____.
NOTARY PUBLIC- STATE OF TEXAS



LOCATION MAP SCALE= 1"=1000'
LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA
VISTA BONITA SUBDIVISION NO. 16 IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE NORTH SIDE OF RAMSEYER RD AND APPROXIMATELY 2,500 FT EAST OF CESAR CHAVEZ RD, PRECINCT NO. 4, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG (POPULATION 102,483 2021 CENSUS) AND HIDALGO COUNTY. THIS SUBDIVISION OPTED OUT OF THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ). THEREFORE, JURISDICTION SHOULD BE HIDALGO COUNTY, TEXAS ONLY UNDER LOCAL GOVERNMENT CODE 42.02.

LEGEND

- 1/2" IRON PIN W/CAP FOUND
- 1/2" IRON PIN FOUND
- 1/2" IRON PIN W/CAP SET
- 1/2" IRON PIN SET

LINE TABLE

LINE	BEARING	DISTANCE
L1	S53°39'08"W	35.36'
L2	N36°20'52"W	35.36'
L3	N53°39'08"W	70.71'
L4	S36°20'52"E	20.21'
L5	N53°39'08"W	21.21'
L6	S36°20'52"E	35.36'
L7	N53°39'08"E	35.36'

INDEX TO SHEETS OF SUNSHINE ESTATES No.2 SUBDIVISION
HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND H.C.H.D. REVISION NOTES.
2 OF 5 WATER DISTRIBUTION AND OSFF MAP: TYPICAL WATER SERVICE CONNECTION;
3 OF 5 REVISION NOTES: ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSFF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
4 OF 5 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.
5 OF 5

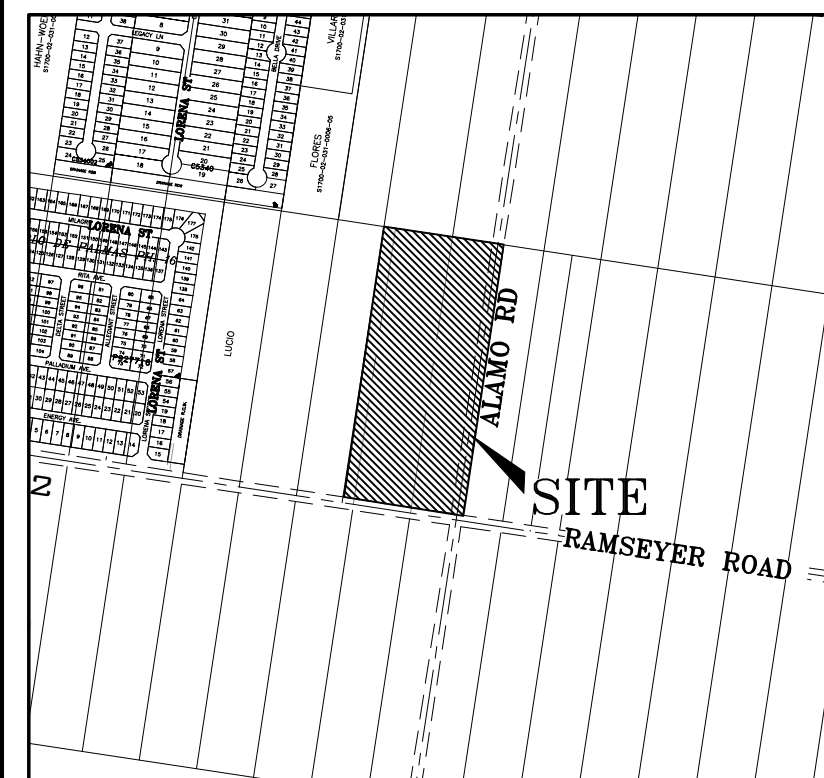
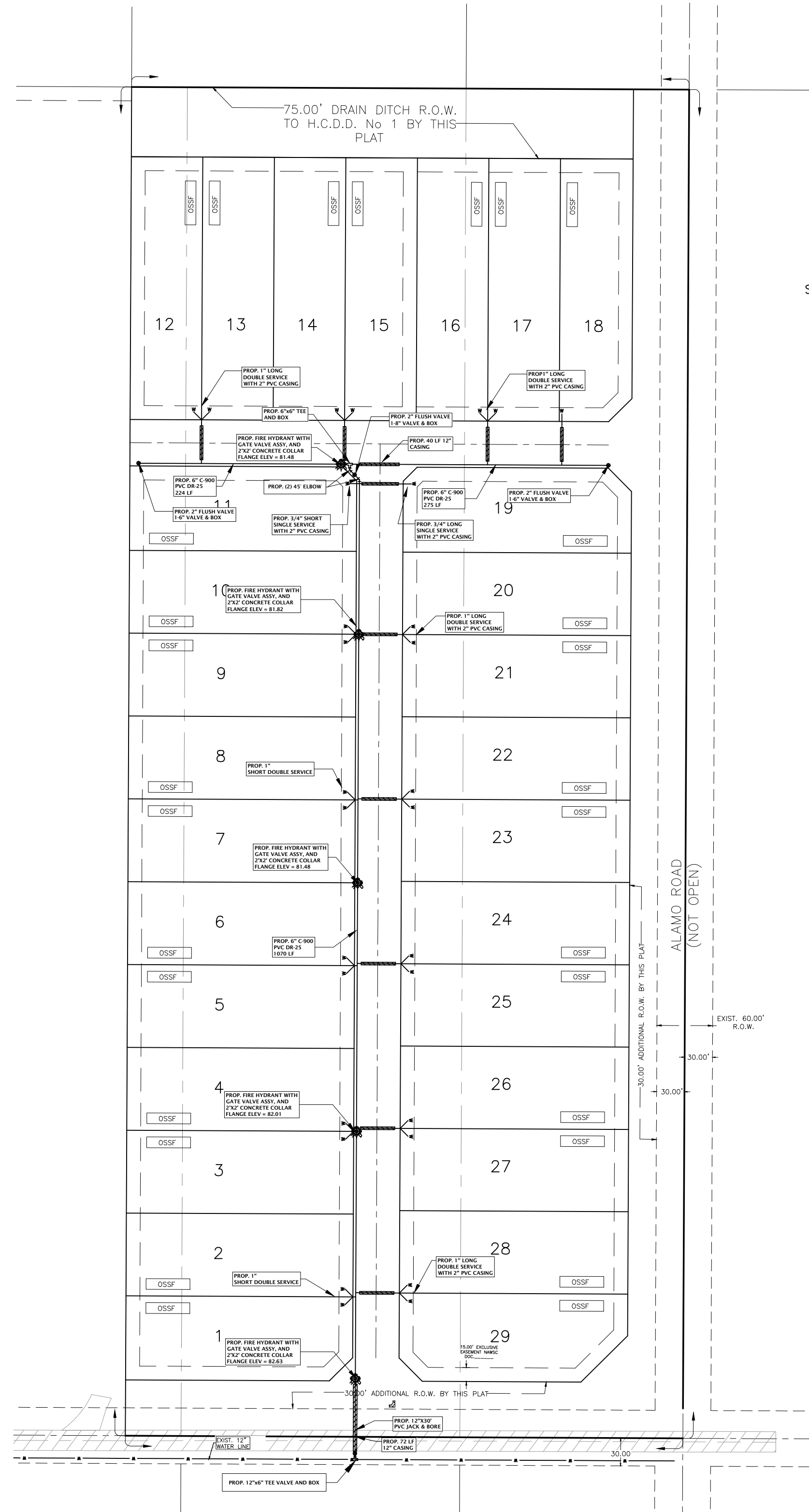
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: SANTA CRUZ PROPERTIES LTD	2810 N. CLOSER BLVD.	EDINBURG, TEXAS 78541	(956)383-0868
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E. GRIFFIN PKWY	MISSION, TEXAS 78574	(956)403-9787
SURVEYOR: RESTITUTO A. ASCANIO III, R.P.L.S.	2020 E. GRIFFIN PKWY	MISSION, TEXAS 78574	(956)357-2185

RICHARD RUPPERT, OWNER
SANTA CRUZ PROPERTIES LTD
2810 N. CLOSER BLVD.
EDINBURG, TEXAS 78541

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBL5 10194796
2020 E. GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

WATER DISTRIBUTION:



LOCATION MAP SCALE= 1":1000'

FINAL ENGINEERING REPORT FOR VISTA BONITA SUBDIVISION NO. 16:
BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: Description and Costs.

WATER SUPPLY:
VISTA BONITA SUBDIVISION NO. 16 HAS BEEN PROVIDED WITH POTABLE WATER BY THE WATER COMPANY OF NORTH ALAMO WATER SUPPLY CO. (NAWSC). THE SUBDIVIDER AND COMPANY NAWSC SIGNED A CONTRACT BY WHICH THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER PROVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC HAS AN EXISTING 12" DIAMETER LINE RUNNING ALONG THE SOUTH R.O.W. OF RAMSEYER RD.

THE WATER SYSTEM FOR VISTA BONITA SUBDIVISION NO. 16 CONSISTS OF CONNECTING TO THE EXISTING 12" LINE ON THE SOUTH SIDE OF RAMSEYER RD WITH AN 8" LINE TO THE NORTH DIRECTION INTO SUBDIVISION AS SHOWN IN PLAT. EACH LOT WILL BE CONNECTED TO THE PROPOSED 8" WATER LINE, TWELVE (12) DOUBLE SERVICES OF 1" OF DIAMETER AND FOUR (4) SINGLE SERVICES OF 3/4" OF DIAMETER, ARE COMING OUT OF THIS LINE. SAID SERVICES TERMINATE AT THE WATER METERS OF EACH LOT. THE 8" DIAMETER LINE, THE WATER SERVICE LINES, AND THE WATER METER BOXES HAS BEEN INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID PAY NAWSC THE AMOUNT OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT STATED IN THE 30 YR WATER SERVICE AGREEMENT, WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO NAWSC UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES

SEWAGE FROM VISTA BONITA SUBDIVISION NO. 16 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A CERTIFIED LICENSED SANITARIAN (LICENSE NO. 94076) 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 REPLACEMENTS DRAIN FIELD.

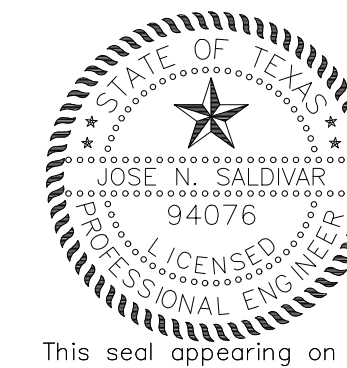
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. A TOTAL OF 6 BORES WERE DONE ON LOT 2,8,12,17,19 AND 25. ACCORDING TO THE SOIL EVALUATION THE SOIL CAME OUT AS SANDY LOAM (TEXTURE CLASS II) ON ALL THE BORES TESTED EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$ 1,500 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. TWENTY-NINE (29) SEPTIC TANKS HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$ 43,500 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF SAID OSSF.

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 COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$ _____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ _____ FOR THE ENTIRE SUBDIVISION.



This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY

JOSE N. SALDIVAR, P.E. No. 94076



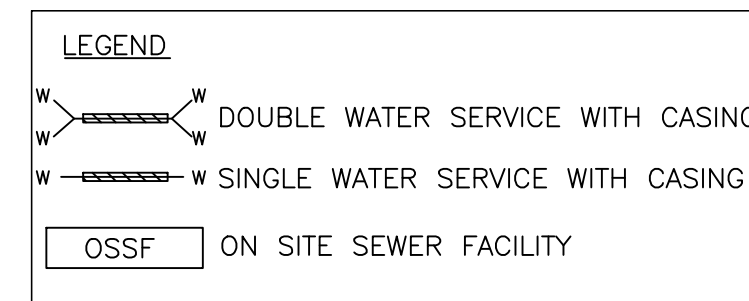
This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY

JOSE N. SALDIVAR, P.E. No. 94076

GENERAL CONSTRUCTION NOTES:

- ALL PROPOSED WATER LINES TO BE C-900 DR-25.
- CONTRACTOR TO INSTALL 3/4" SERVICE CONNECTIONS TO EVERY LOT BRANCHING ALL SERVICES/METERS TO BE LOCATED IN FRONT OF LOTS APPROXIMATELY 2.0 FOOT FROM LOT LINE. CONTRACTOR TO UTILIZE SINGLE & DOUBLE SERVICE CONNECTIONS AS NEEDED.
- CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES FOR VERIFICATION OF CONFLICTS PRIOR TO CONSTRUCTION ON SITE.
- SEE WATER DETAIL SHEET FOR MORE INFORMATION.
- ALL LOTS SHALL BE PROVIDED WITH SERVICE STUBOUTS AND SAID SEVICE LOCATIONS SHALL BE MARKED ON THE CURB AND GUTTER WITH A "W" NOT LESS THAN 1 1/2" IN SIZE OR IN A MANNER APPROVED BY THE CITY AND SHALL BE 12" BELOW FINISH GRADE ELEVATION.
- ALL HYDRANTS SHALL BE 18" BEHIND BACK OF CURB AND 3" ABOVE PROPOSED MAXIMUM GROUND ELEVATION.



COST ESTIMATE

WATER DISTRIBUTION:	_____
OSSF IMPROVEMENTS:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVING IMPROVEMENTS:	_____
TOTAL:	_____

VISTA BONITA SUBDIVISION No. 16
POR: JOSE N. SALDIVAR, P.E.

PROVISIÓN DE AGUA: DESCRIPCIÓN, Y GASTOS.

VISTA BONITA SUBDIVISION NO. 16 HA SIDO PROVEIDA DE AGUA POTABLE POR LA COMPAÑIA DE NORTH ALAMO WATER SUPPLY CO (NAWSC). EL SUBDIVIDOR Y LA COMPAÑIA DE AGUA, NAWSC FIRMARON UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ PROVISIÓN DE AGUA SUFICIENTE POR LOS PRÓXIMOS 30 AÑOS Y LA COMPAÑIA DE NAWSC PRESENTO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ABASTECIDA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NAWSC TIENE UNA LÍNEA DE 12" DE DIÁMETRO EXISTENTE, CORRIENDO POR EL LADO SUR DE LA CALLE RAMSEYER ROAD.

EL SISTEMA DE AGUA PARA LA SUBDIVISION VISTA BONITA SUBDIVISION NO. 16 CONSISTE DE CONECTARSE A LA LÍNEA EXISTENTE AL SUR DE LA CALLE RAMSEYER CON UNA LÍNEA DE 8" EN DIRECCION NORTE HACIA LA SUBDIVISION. DE LA LÍNEA DE 8" DE DIÁMETRO SE DESPRENDEN DOCE (12) SERVICIOS DOBLES DE 1" DE CUATRO (4) SERVICIOS INDIVIDUALES DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE. LAS LÍNEAS DE 8" DE DIÁMETRO, LAS LÍNEAS DE SERVICIOS DE AGUA, Y LAS CAJAS DE LOS MEDIDORES SE INSTALARON A UN COSTO TOTAL DE US \$ _____ DE LOS CUALES SE CUBRIÓ US \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION PAGO ADICIONALMENTE A NAWSC LA CANTIDAD DE US \$ _____ O US \$ _____ POR LOTE DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE QUE CUBRE EL MEDIDOR DE AGUA, (INCLUYENDO COSTOS DE LA INSTALACIÓN DE CADA MEDIDOR, TARIFAS DE CONEXIÓN Y MEMBRESÍAS). CUANDO EL DUEÑO DEL SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA NAWSC INSTALARA EL MEDIDOR SIN COSTO ALGUNO AL DUEÑO. EL SISTEMA DE AGUA ESTA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DESCRIPCIÓN DE LAS INSTALACIONES DE ALCANTARILLADO: COSTO Y FECHAS DE OPERACIÓN

LAS AGUAS RESIDUALES DE LA SUBDIVISION VISTA BONITA NO. 16 SERÁN TRATADAS POR INSTALACIONES INDIVIDUALES DE ALCANTARILLADO EN EL SITIO (OSSF) QUE CONSISTEN DE UN TANQUE SÉPTICO DE DOBLE COMPARTIMENTO DE DISEÑO ESTÁNDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. UN EXPERTO EN SISTEMAS SANITARIOS CON LICENCIA CERTIFICADA (LICENCIA N° 12258) HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTÓ UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE CUENTA CON ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISION TIENE AL MENOS 1/2 ACRE DE TAMAÑO. SE REALIZARON UN TOTAL DE 6 PERFORACIONES EN LOS LOTES 2,8,12,17,19 Y 25. SEGUN LA EVALUACIÓN DEL SUELO, EL SUELO SALÓ COMO FRANCO ARENOSO (TEXTURA CLASE II) EN TODAS LAS PERFORACIONES PROBADAS SE EXTENDIÓ HASTA 36" DEBAJO DEL PARTE INFERIOR DE CUALQUIER EXCAVACIÓN PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRÁNEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENAJE BIEN.

EL COSTO DE INSTALACIÓN DEL SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL FUE DE \$ 1,500 INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS. VEINTINUEVE (29) TANQUES SÉPTICOS HAN SIDO INSTALADOS Y FINALIZADOS EN ESTE MOMENTO CON UN COSTO TOTAL DE \$ 43,500. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACIÓN DE DICHO OSSF.

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 SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUDDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE \$ _____ O \$ _____ POR LOTE

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



PRELIMINARY

VISTA BONITA SUBDIVISION NO. 16 WATER PLAN

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
2020 E GRIFFIN PKWY, MISSION, TX 78147
956-403-9787
S2ENGINEERINGPLLC.COM



WATER DETAILS:

**VISTA BONITA
SUBDIVISION NO.16**

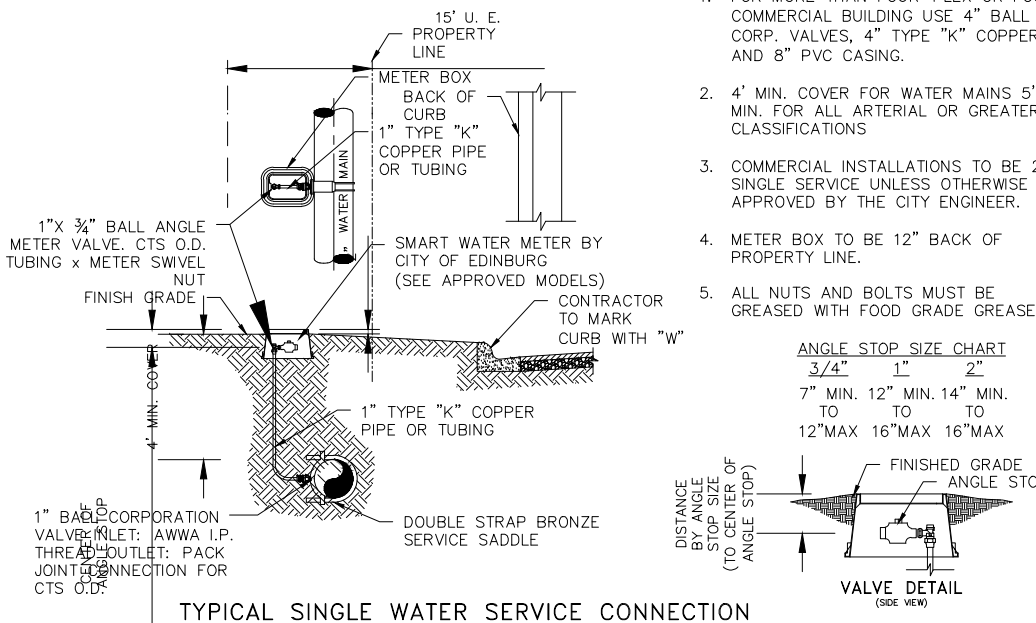


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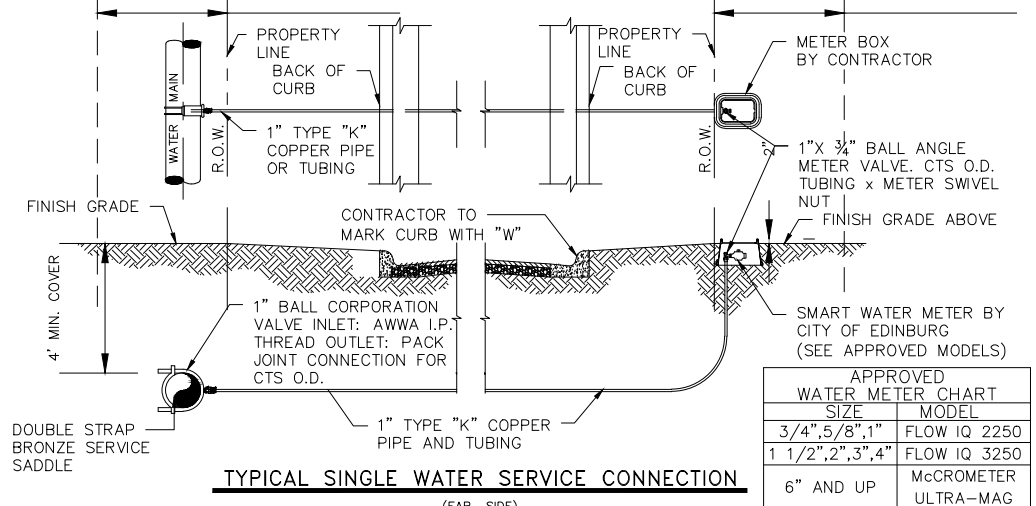
VISTA BONITA SUBDIVISION NO. 16 WATER
STANDARD DETAILS

NOTES:

- FOR MORE THAN FOUR-FLEX OR FOUR COMMERCIAL BUILDING USE 4" BALL CORP. VALVES, 4" TYPE "K" COPPER AND 8" PVC CASING.
- 4" MIN. COVER FOR WATER MAINS 5' MIN. FOR ALL ARTERIAL OR GREATER CLASSIFICATIONS.
- COMMERCIAL INSTALLATIONS TO BE 2" SINGLE SERVICE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- METER BOX TO BE 12" BACK OF PROPERTY LINE.
- ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.



TYPICAL SINGLE WATER SERVICE CONNECTION



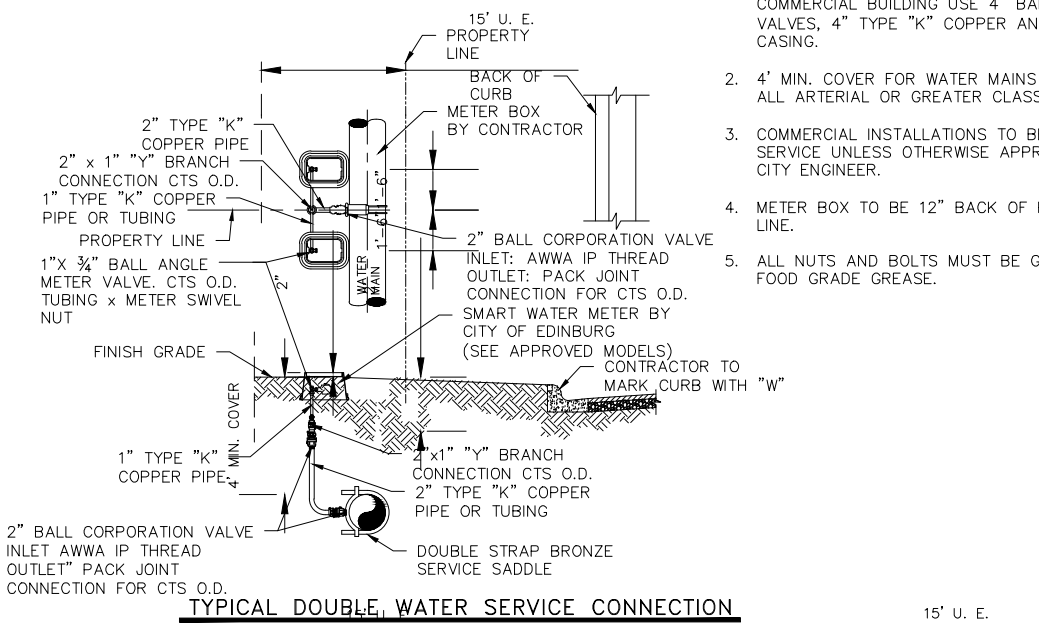
TYPICAL DOUBLE WATER SERVICE CONNECTION

SINGLE WATER SERVICE CONNECTION

W-1

NOTES:

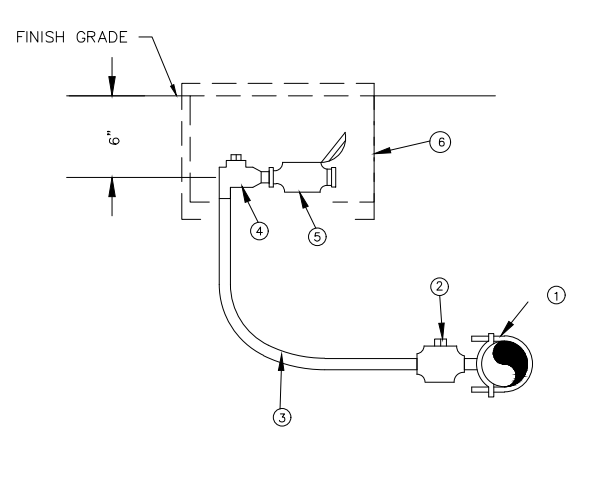
- FOR MORE THAN FOUR-FLEX OR FOUR COMMERCIAL BUILDING USE 4" BALL CORP. VALVES, 4" TYPE "K" COPPER AND 8" PVC CASING.
- 4" MIN. COVER FOR WATER MAINS 5' MIN. FOR ALL ARTERIAL OR GREATER CLASSIFICATIONS.
- COMMERCIAL INSTALLATIONS TO BE 2" SINGLE SERVICE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- METER BOX TO BE 12" BACK OF PROPERTY LINE.
- ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.



TYPICAL DOUBLE WATER SERVICE CONNECTION

DOUBLE WATER SERVICE CONNECTION

W-2

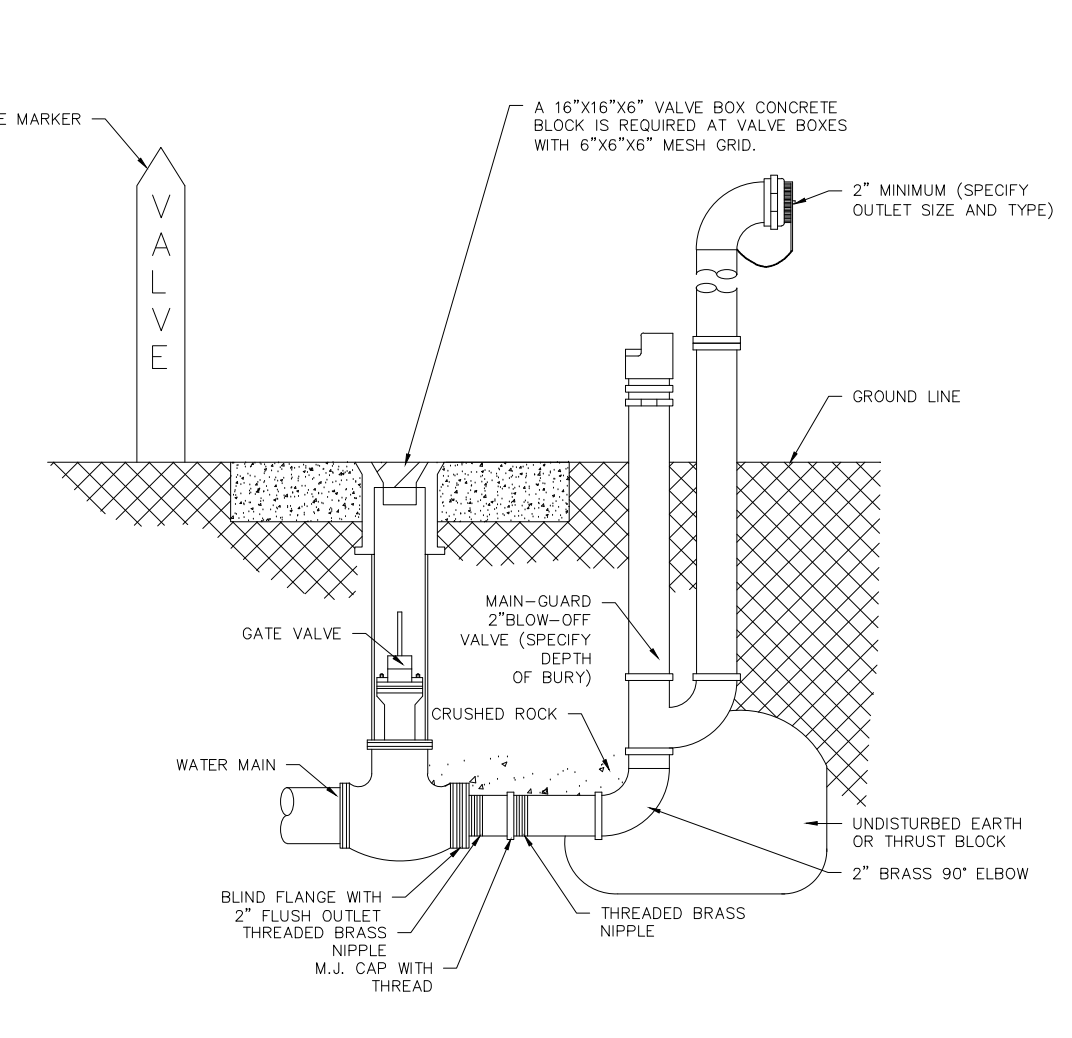


2" METER SERVICE

- 4" x 2" DOUBLE STRAP BRASS SADDLE
- 2" BALL CORP. MPX C.T.S.
- 2" COPPER TUBING TYPE "L"
- 2" BRASS ANGLE STOP
- WATER METER NY CITY OF EDINBURG
- LARGE C.I. METER BOX WILL BE PROVIDED BY CITY OF EDINBURG
- METER BOX TO BE 12" BACK OF PROPERTY LINE.
- ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.

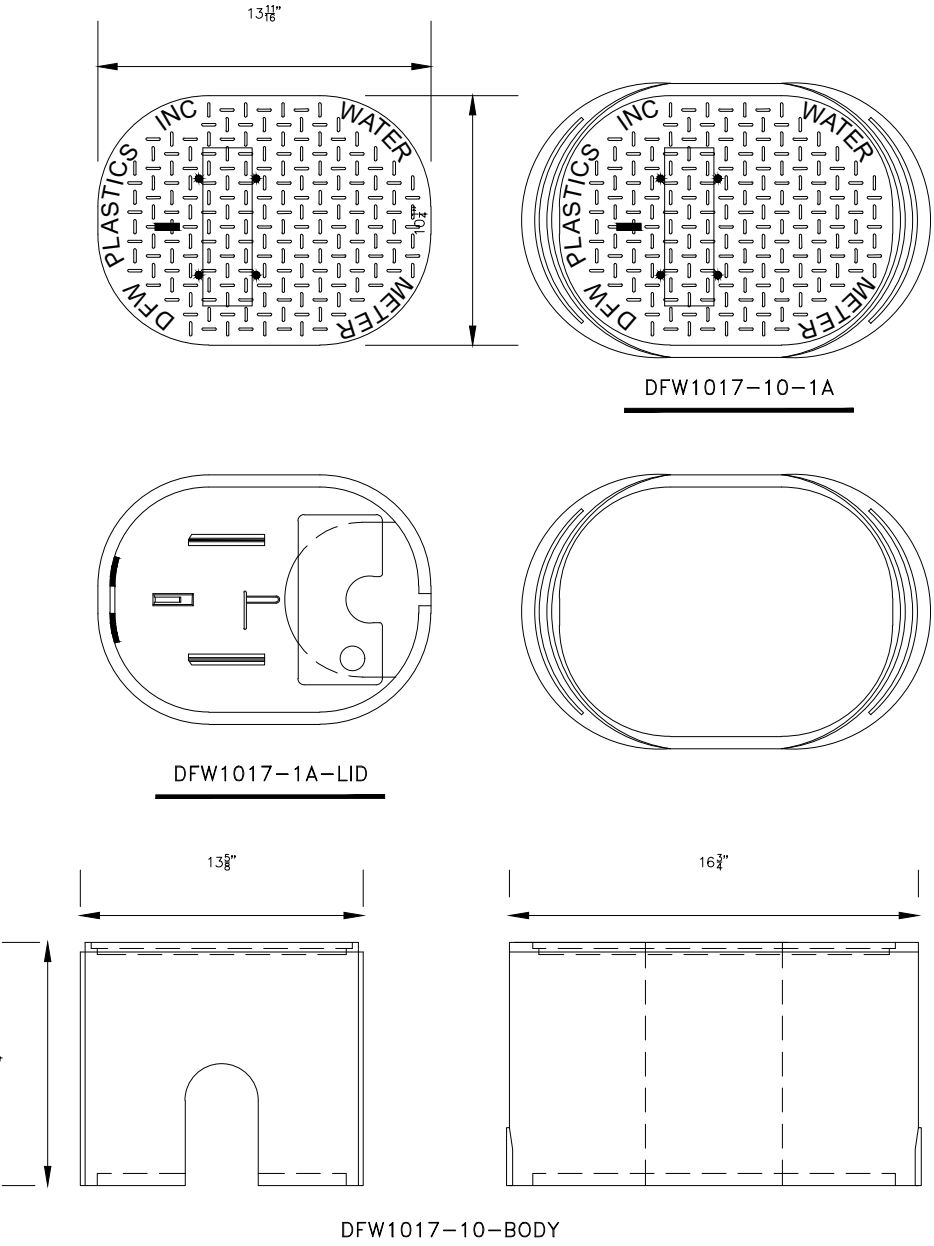
* ALL WATER METERS 4" AND ABOVE SHALL BE PLACED IN A CONCRETE METER VAULT APPROVED BY THE CITY OF EDINBURG.

W-3



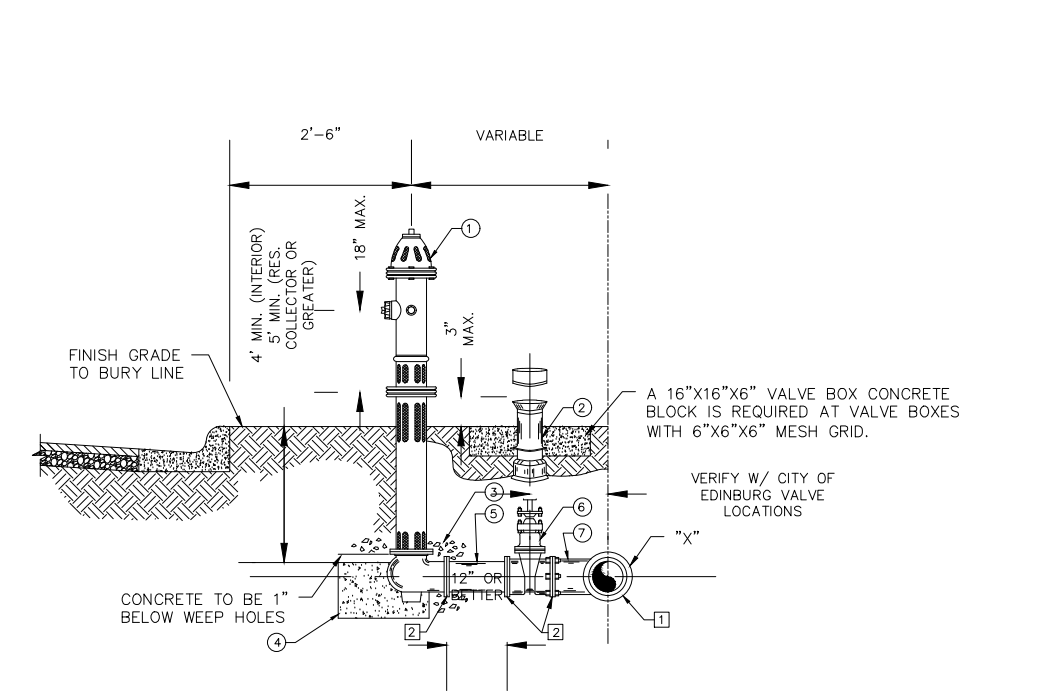
POST HYDRANT SHALL BE NON-FREEZING SELF DRAINING TYPE WITH A 5' MIN. DEPTH OF BURY. THESE FLUSH VALVES WILL BE FURNISHED WITH A 2" FIP INLET. A NON-TURNING OPERATING ROD AND SHALL OPEN TO THE LEFT. ALL WORKING PARTS SHALL BE BRONZE TO BRONZE DESIGN AND BE SERVICEABLE FROM ABOVE GRADE WITH NO DIGGING. THE OUTLET SHALL ALSO BE BRONZE AND BE 1 1/2" NPT. FLUSH VALVES SHALL BE LOCKABLE TO PREVENT UNAUTHORIZED USE AS MANUFACTURED BY KUPFERLE FOUNDRY CO. ST. LOUIS, MO. OR APPROVED EQUAL.

W-10



RESIDENTIAL OVAL PLASTIC METER COVER

W-12



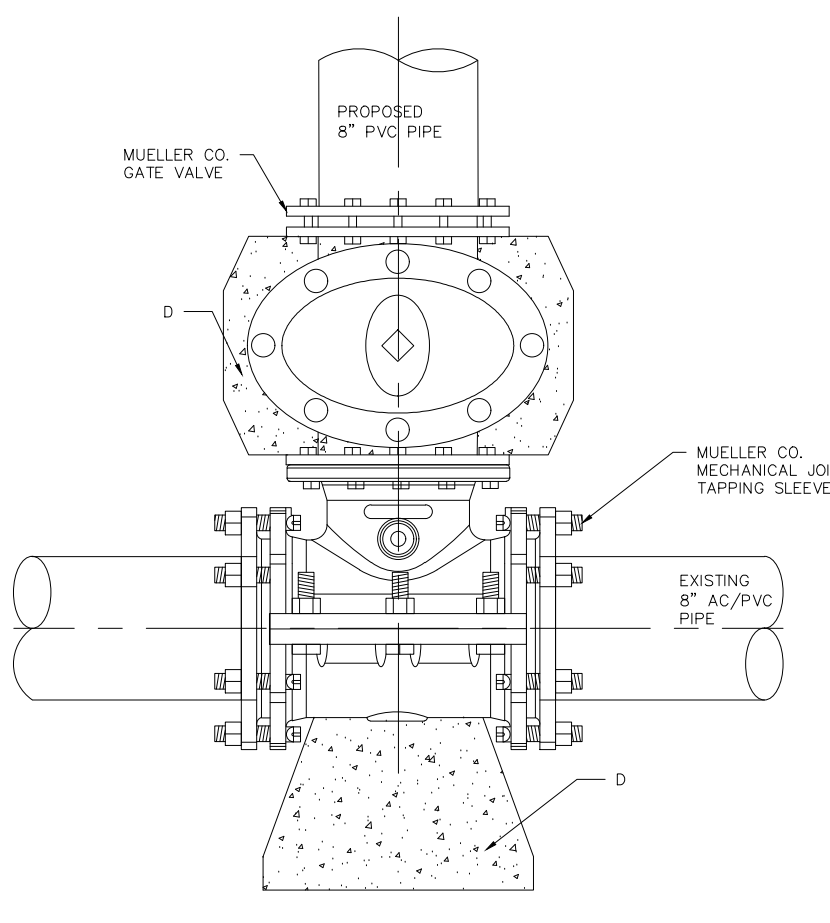
FIRE HYDRANT INSTALLATION

- NOTE:**
- OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
 - PUMPER NOZZLE SHALL FACE ROADWAY. (3/8" N.S.T.)
 - IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TYPE 90° ELBOW WITH RESTRAINING LUGS MAY BE USED IN LEU OF STANDARD TEE. FINAL APPROVAL BY THE CITY OF EDINBURG.
 - IF AMERICAN DAWLING IS USED MODEL B-84-B WITH EXPOY COAT VALVE PLATE AND INTERIOR SHOE.
 - TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
 - ALL VALVES, FITTINGS AND HYDRANTS AND ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
 - ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES METER BOXES AND COVERS MUST BE APPROVED BY THE CITY OF EDINBURG.
 - A 16"x16"x6" VALVE BOX CONCRETE BLOCK IS REQUIRED AT VALVE BOXES WITH 6"x6"x6" MESH GRID.
 - ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.

- FIRE HYDRANT INSTALLATION**
CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX
- FIRE HYDRANT UNIT SHALL INCLUDE:
- FIRE HYDRANT WITH (43" PUMPER NOZZLE)
 - VALVE BOX (DOMESTIC)
 - 3 CU. FT. GRAVEL
 - 3 CU. FT. CONCRETE 1" BELOW HYDRANT
 - 1" OR BETTER PVC SPOOLS
 - 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
 - 8"x6" CAST IRON TEE (FLANGED X M.J.) "X" WATER MAIN DIA.
- MECHANICAL JOINT
FLANGE

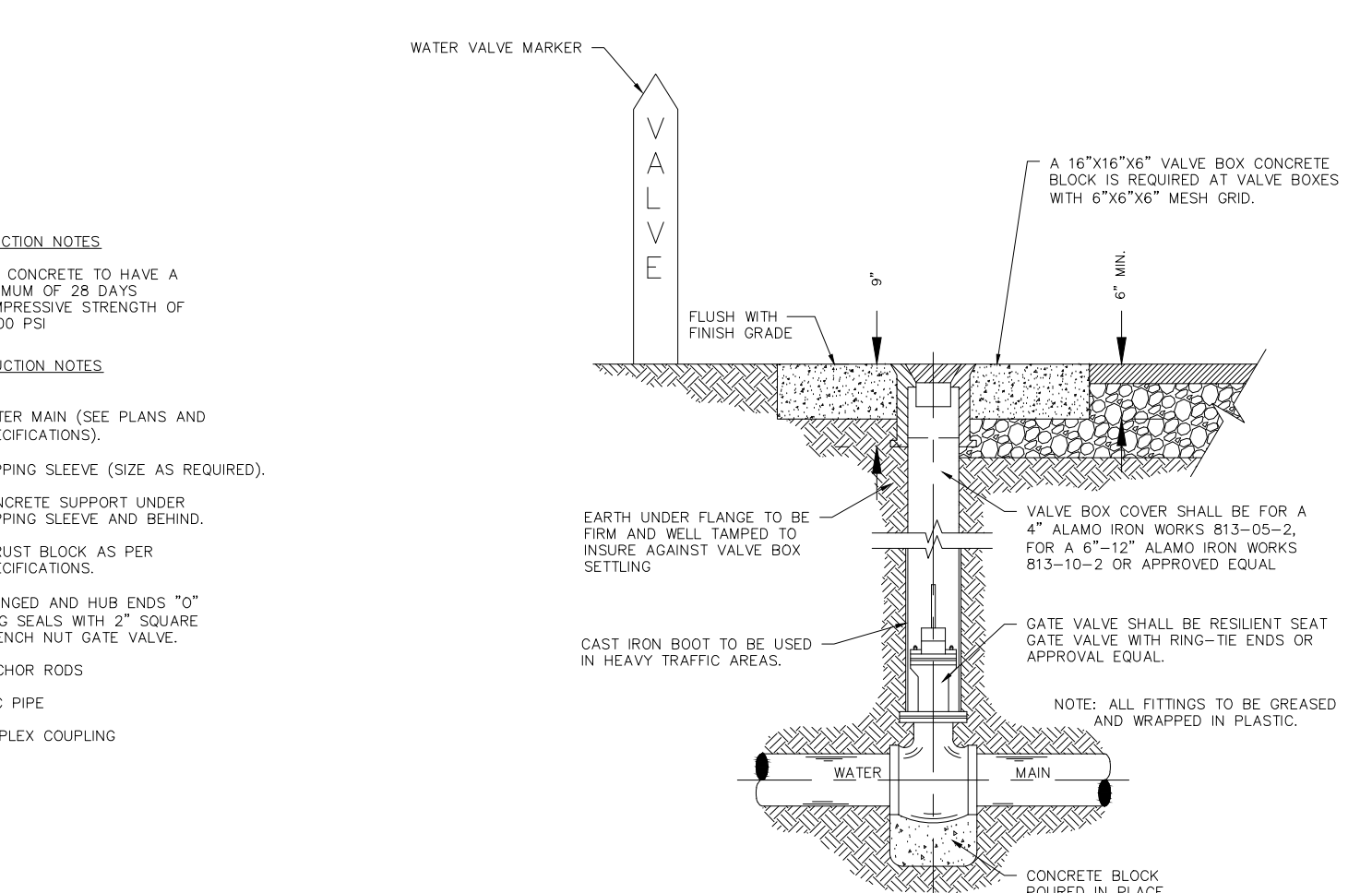
MULLER/SHAW CENTERLINE 250 A-4321 OR AMERICAN DAWLING B-84-B (SEE NOTE #1 ONLY)
NOTE: FIRE HYDRANT TO BE PAINTED RED.

W-7



SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION

W-14

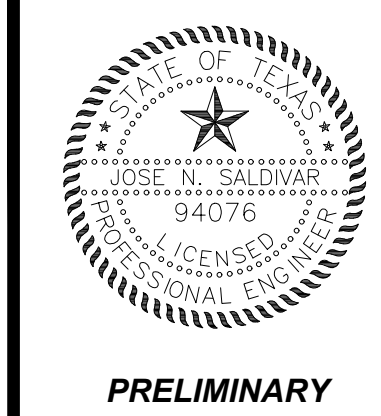


VALVE AND VALVE BOX INSTALLATION

W-8

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
2020 E GRIFFIN PKWY, MISSION, TX 78574
956-403-9787
S2ENGINEERINGPLLC.COM





PRELIMINARY

PAVING AND DRAINAGE LAYOUT: VISTA BONITA SUBDIVISION NO. 16

DRAINAGE STATEMENT
VISTA BONITA SUBDIVISION NO. 16

I. PROJECT LOCATION

VISTA BONITA SUBDIVISION NO. 16 Hidalgo County VISTA BONITA SUBDIVISION NO. 16 is a proposed 29-lot single-family subdivision at Hidalgo County, Texas jurisdiction. It is located on the north side of Ramseyer Rd, and approximately 2,300 ft east of Cesar Chavez Street. Being a 20.00-acre tract of land being all of lot 8, all of lot 10, and the east 2.0 acres of lot 12, block 21, Santa Cruz gardens unit no. 2 as per map recorded in volume 8, page 29, map records of Hidalgo County, Texas

II. FLOOD PLAIN

The proposed subdivision is in Zone "X" (unshaded), defined as areas determined to be outside 500-year flood-plain. And Zone "X" (shaded), defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. According to the FEMA FIRM Community Panel No. 480334 0325 D, revised June 6, 2000.

III. SOIL CONDITIONS

According to the Soil Survey Report prepared for Hidalgo County by the USDA Natural Resources Conservation Service, the site consists of 2 soil types.
-Hidalgo fine sandy loam (25), hydrologic soil group "B", and moderately well drained with negligible runoff potential when thoroughly wet.
-Willacy fine sandy loam (70), hydrologic soil group "B", and well drained with negligible runoff potential when thoroughly wet.

IV. EXISTING CONDITIONS

The existing runoff sheet flows overland in a south direction towards Ramseyer Road. Based on the Rational Method and the attached calculations, an existing 10-year storm event generates 6.68 cfs of runoff. The proposed runoff after development is 28.54 cfs for a 50-year storm event. The proposed project will have an approximate increase of 21.86 cfs of storm runoff for a 50-year storm event.

V. PROPOSED CONDITIONS

In accordance with the county of Hidalgo's drainage requirements, 58,557 cubic feet (2,169 cubic yards) of runoff detention will need to be detained for a 50-year storm event on the subdivision. The proposed storm system will run through the internal streets of the subdivision into the proposed storm inlets starting with 24" pipe and ending up with 36" pipe discharging on the proposed detention ponds on the south side of the subdivision. Finally, the runoff will go into the proposed ditch at the north side of the subdivision to finally outfall at the existing drain ditch (J-01-04) owned and maintained by HCDD1. Runoff will not be increased during a 50-year storm event due to the proposed subdivision

CERTIFICATION:

By my signature below, I certify that the floodplain for the proposed subdivision is in Zone "X" (unshaded), defined as areas determined to be outside 500-year flood-plain. And Zone "X" (shaded), defined as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. According to the FEMA FIRM Community Panel No. 480334 0325 D, revised June 6, 2000, is contained within the drainage of the subdivision as shown below.



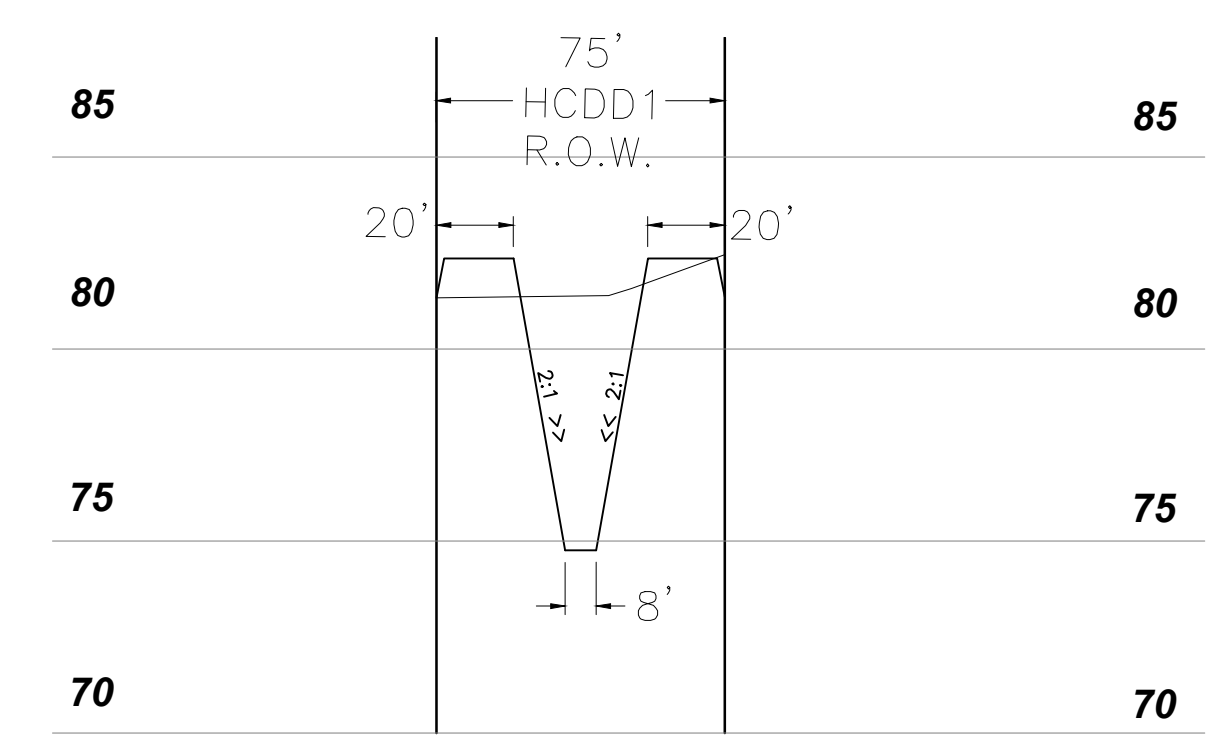
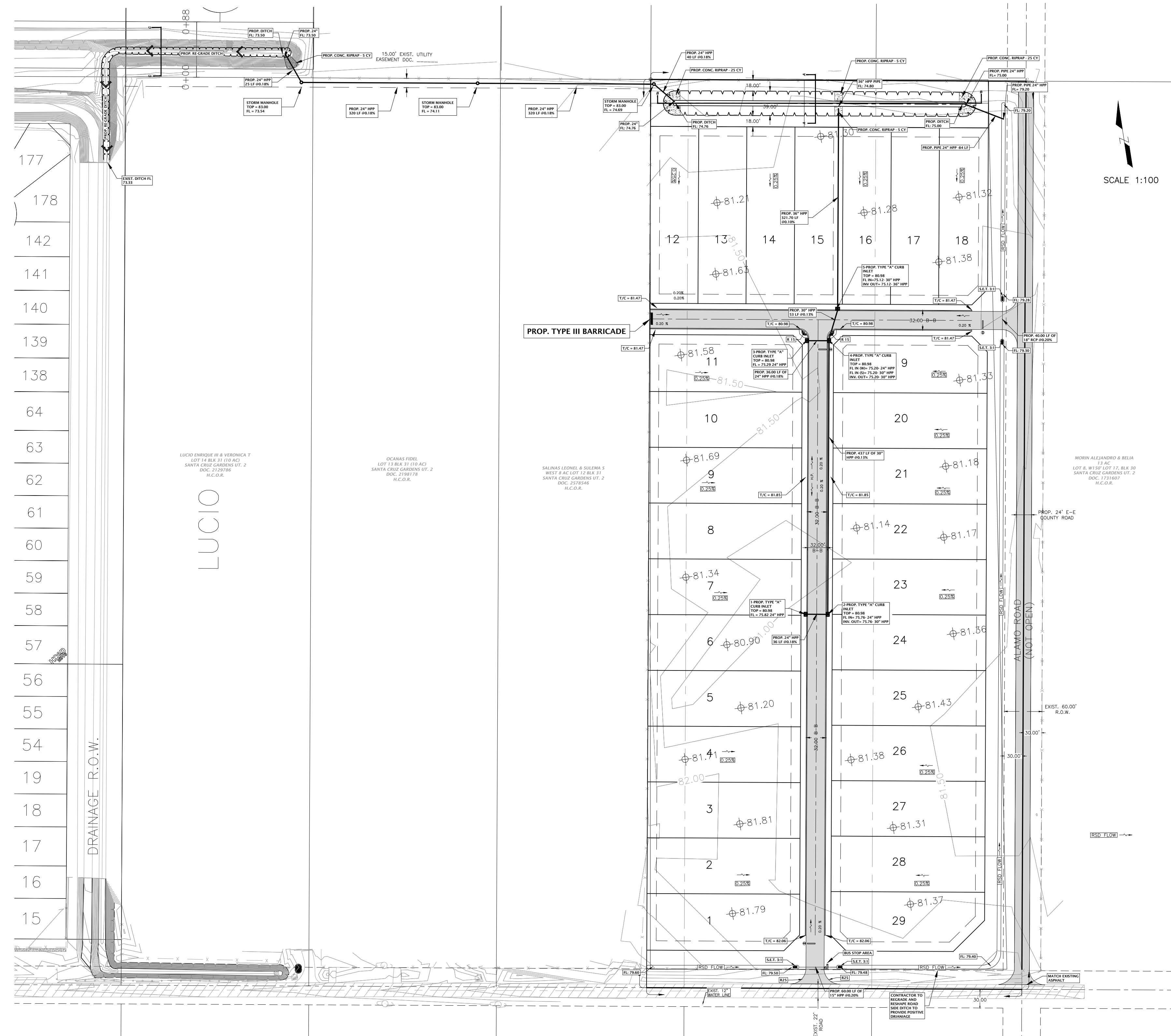
This seal appearing on this document was authorized by Jose N. Saldivar P.E. No. 94076 on the above designated date.

PRELIMINARY
JOSE N. SALDIVAR, P.E. No. 94076

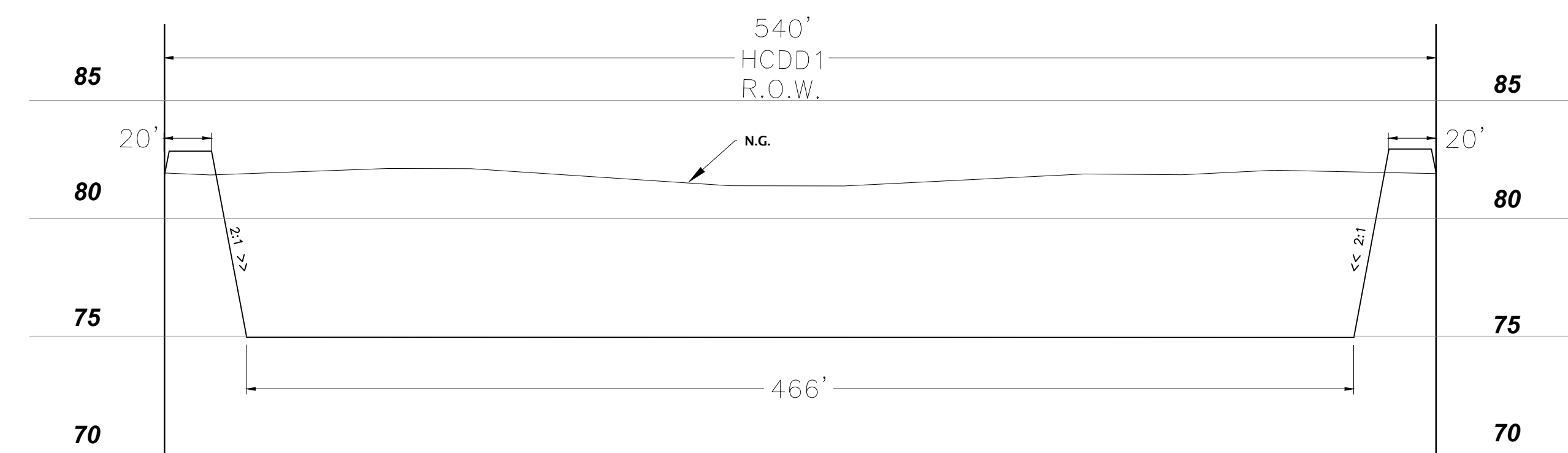
LEGEND	
	WOOD FENCE
	CHAIN LINK FENCE
	EXIST. PAVEMENT

COST ESTIMATE	
WATER DISTRIBUTION:	_____
OSSF IMPROVEMENTS:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVING IMPROVEMENTS:	_____
TOTAL:	_____

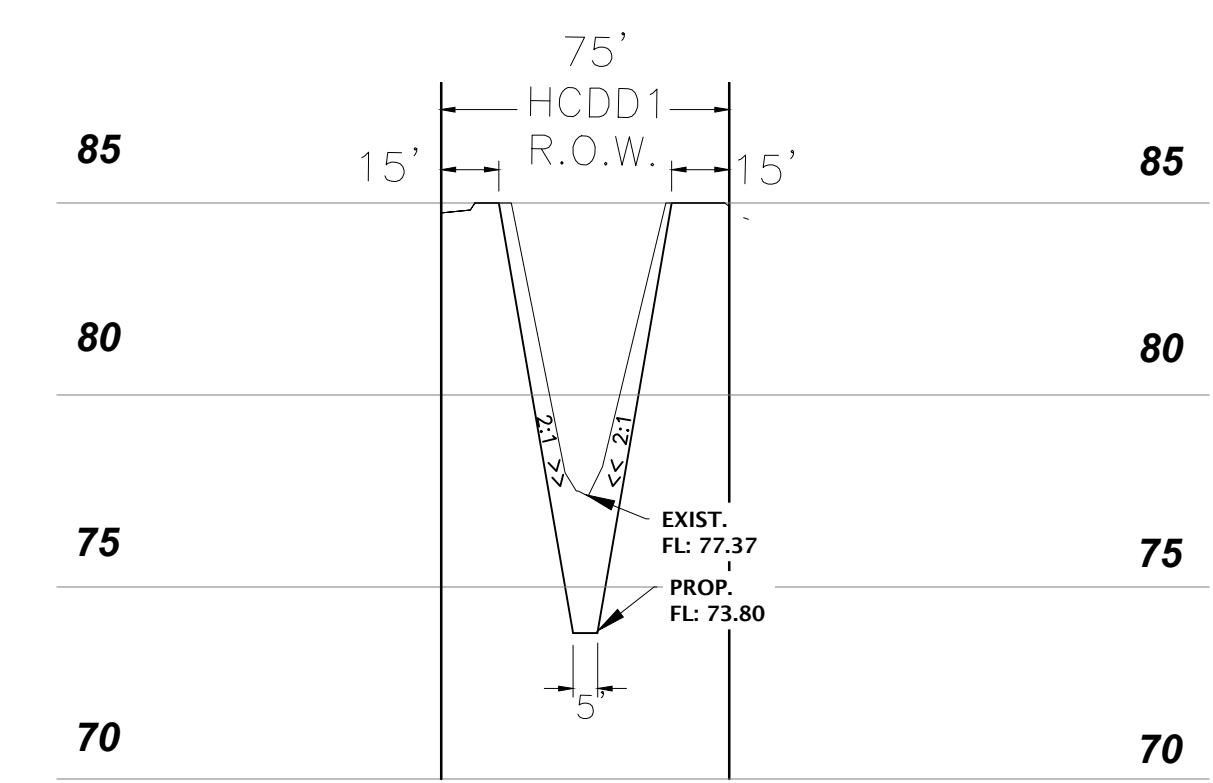
DETENTION VOLUME PROVIDED:
2,450 CY
66,150 CF



DRAINAGE DITCH CROSS SECTION A-A

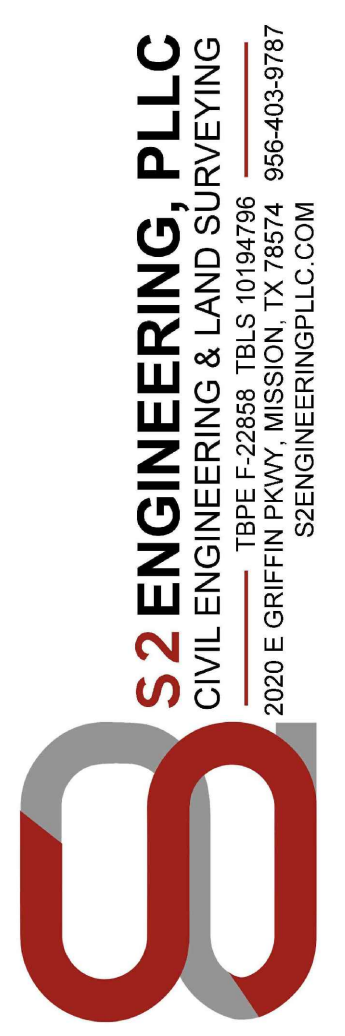


DRAINAGE DITCH CROSS SECTION B-B



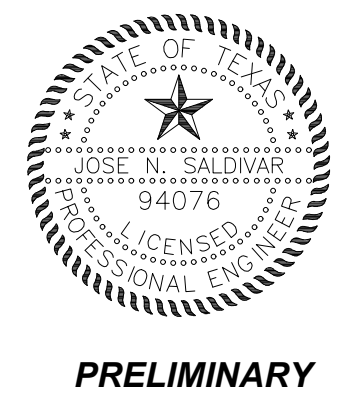
DRAINAGE DITCH CROSS SECTION C-C

VISTA BONITA SUBDIVISION NO. 16
STORM SEWER SYSTEM, PAVING AND GRADING PLAN

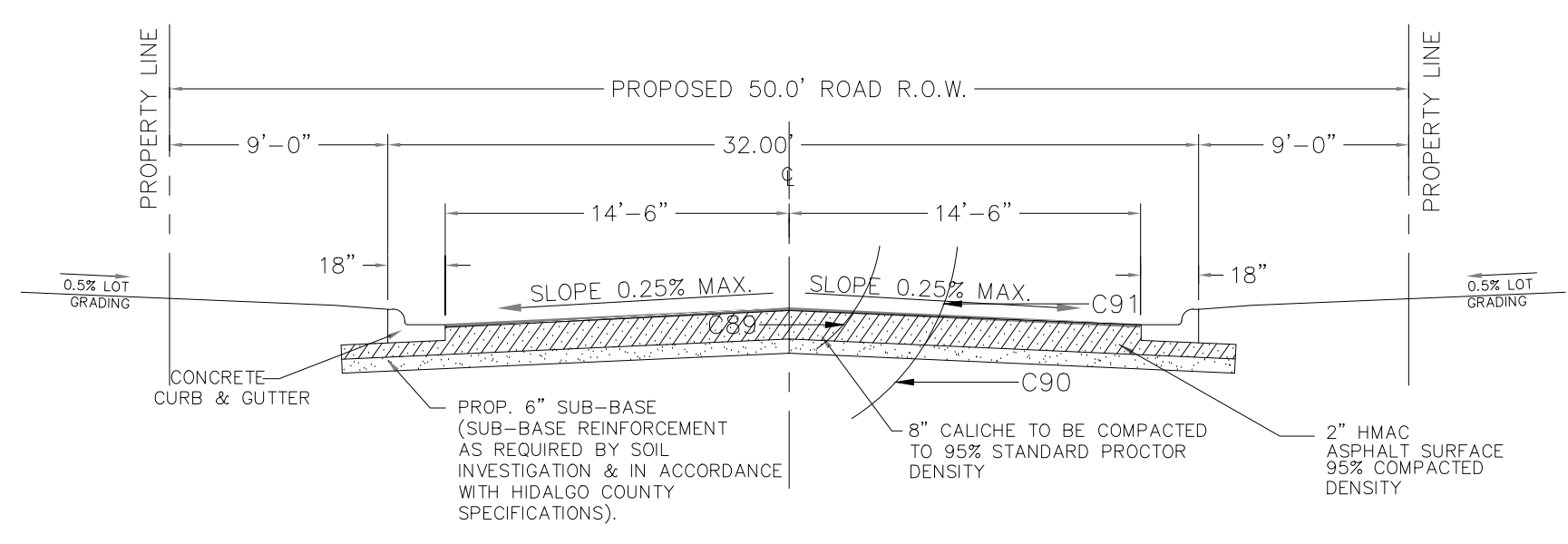


PAVING AND DRAINAGE DETAILS:

VISTA BONITA SUBDIVISION
NO. 16

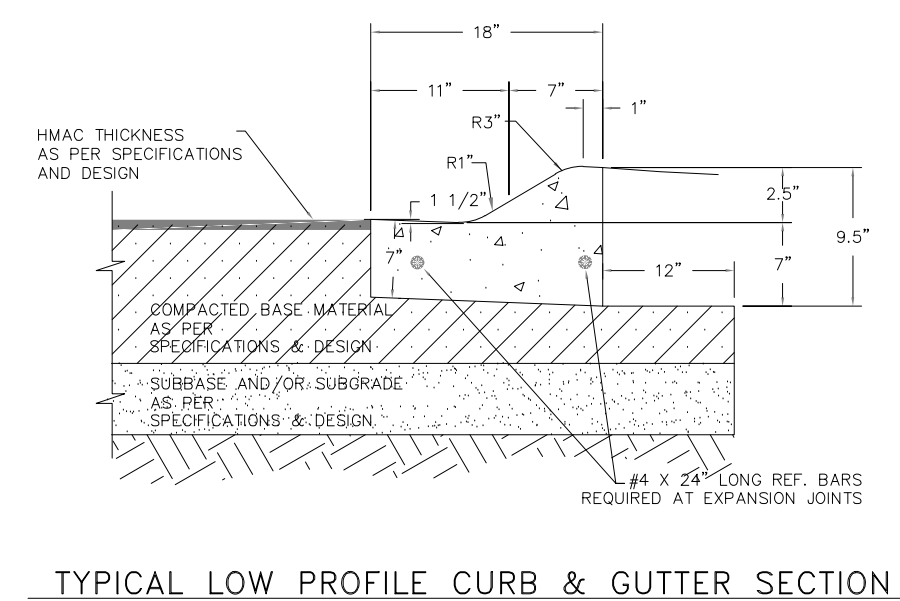


PRELIMINARY



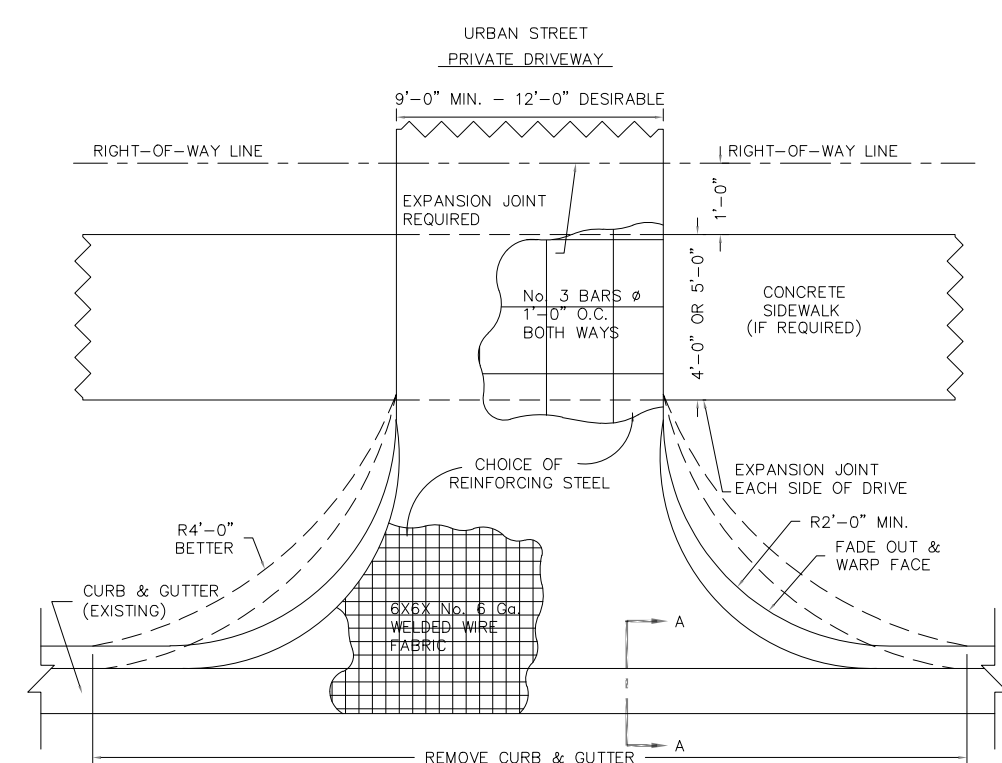
MINOR RESIDENTIAL STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B



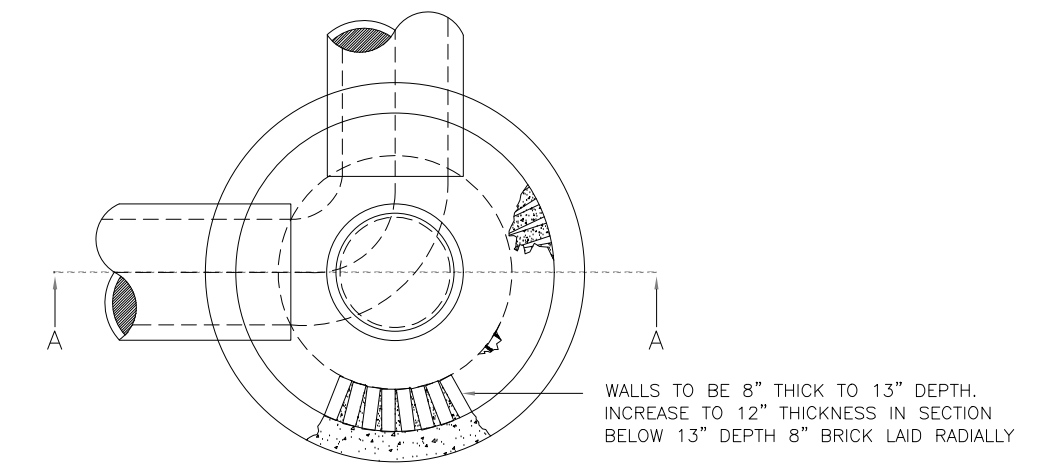
TYPICAL LOW PROFILE CURB & GUTTER SECTION

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.

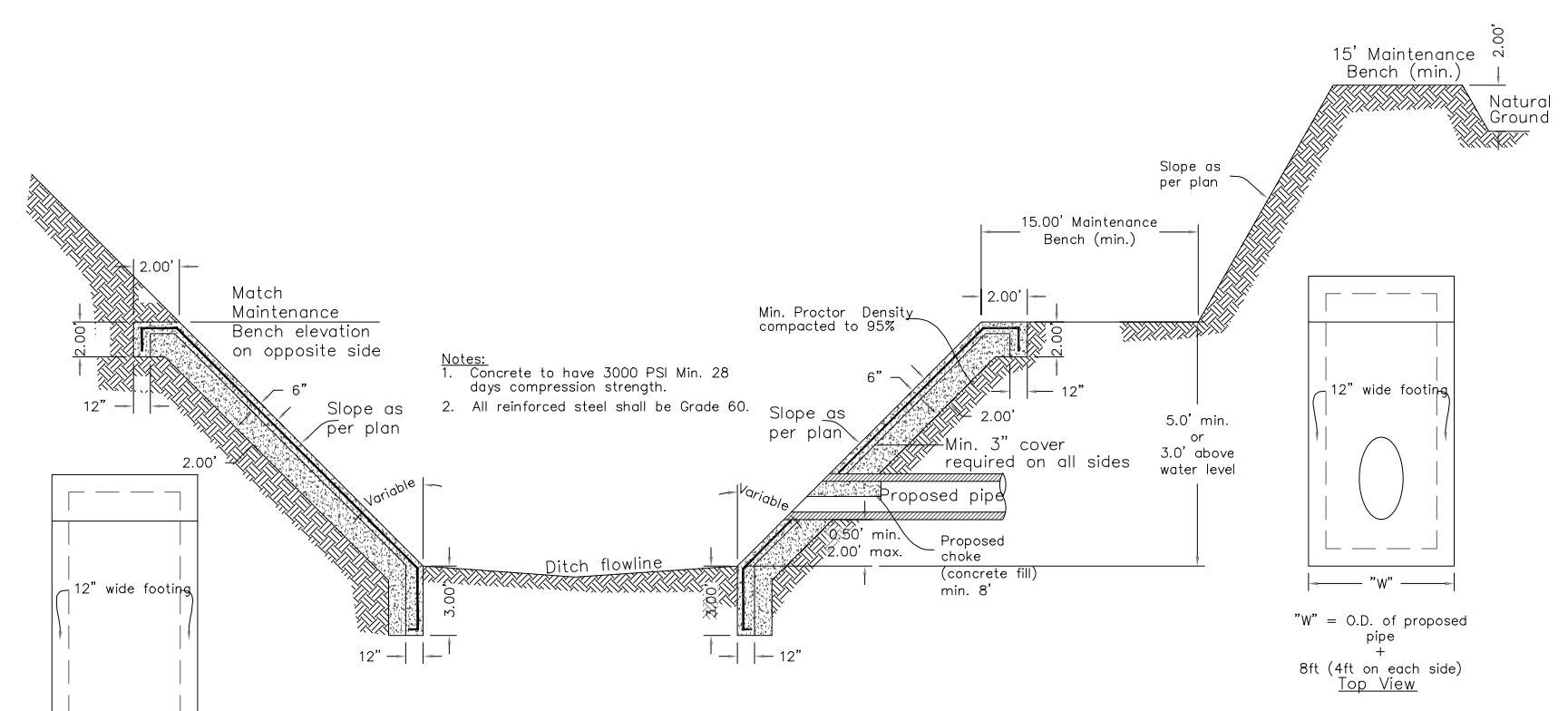


SECTION A-A

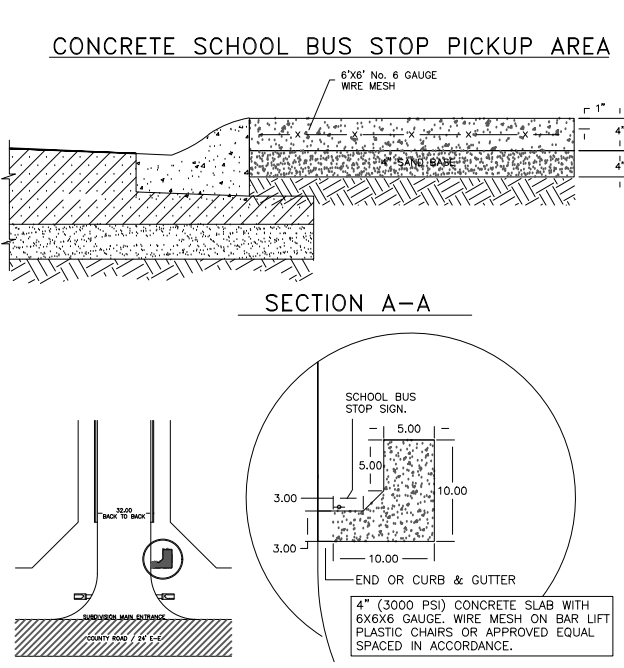
TYPICAL PRIVATE DRIVEWAY APPROACH



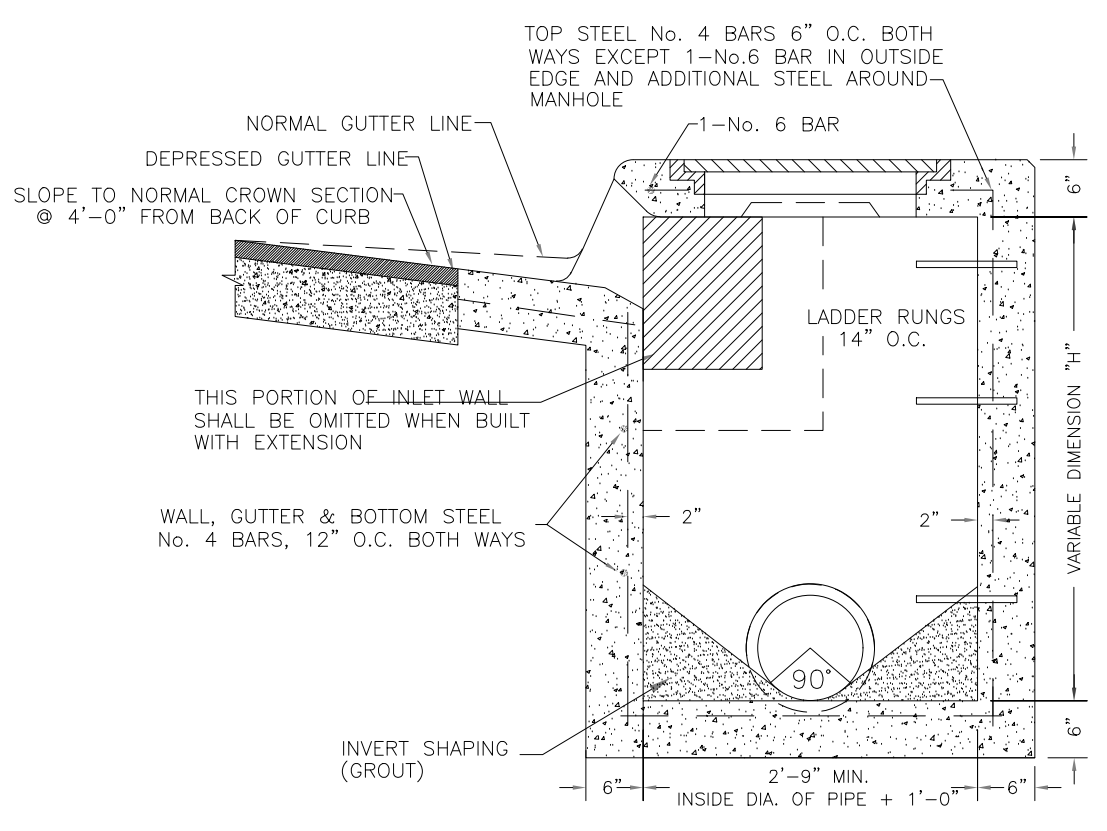
DRAINAGE MANHOLE DETAILS



HCDD#1 DISCHARGE STRUCTURE DETAIL

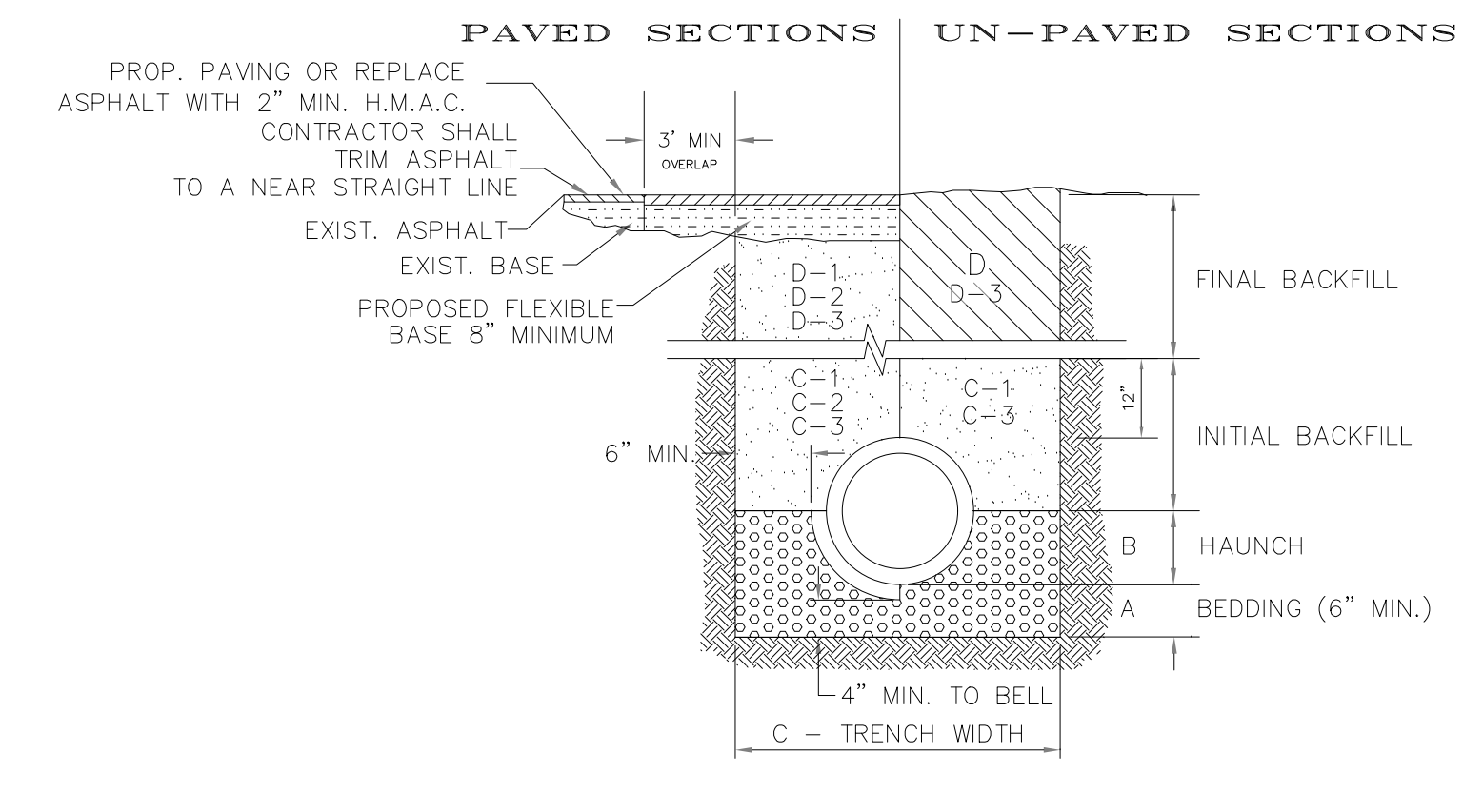


PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA



SECTION A-A

STANDARD CURB INLET SECTION

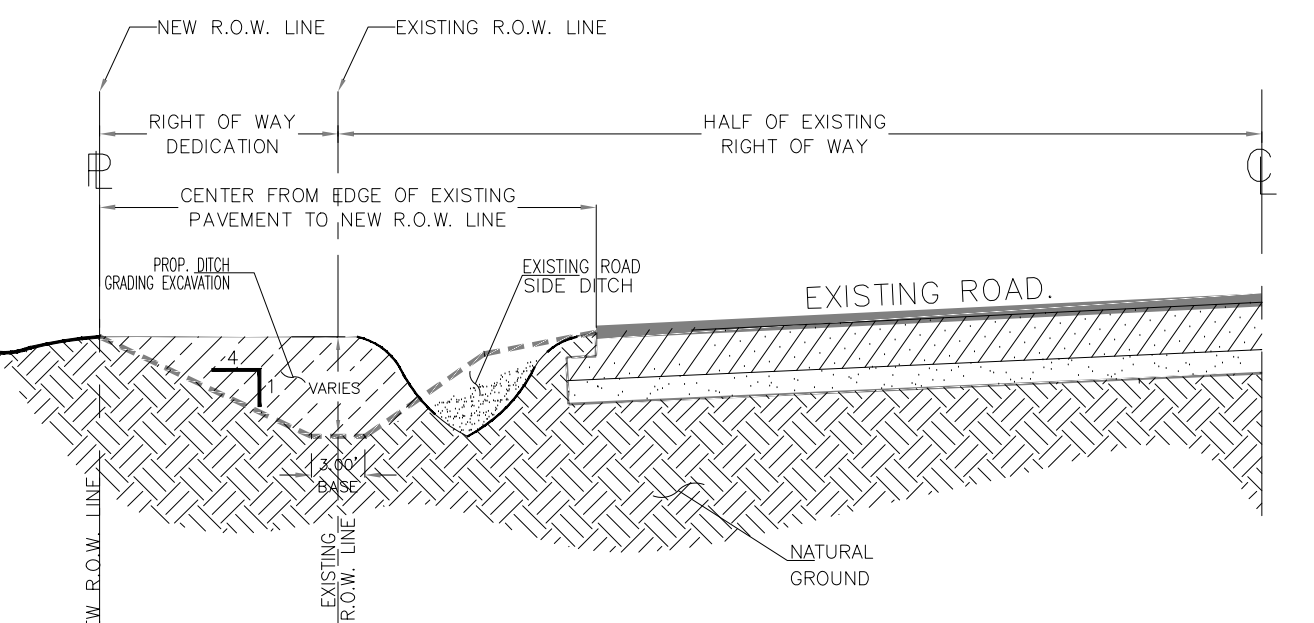


STORM TRENCH BEDDING AND BACKFILL DETAILS

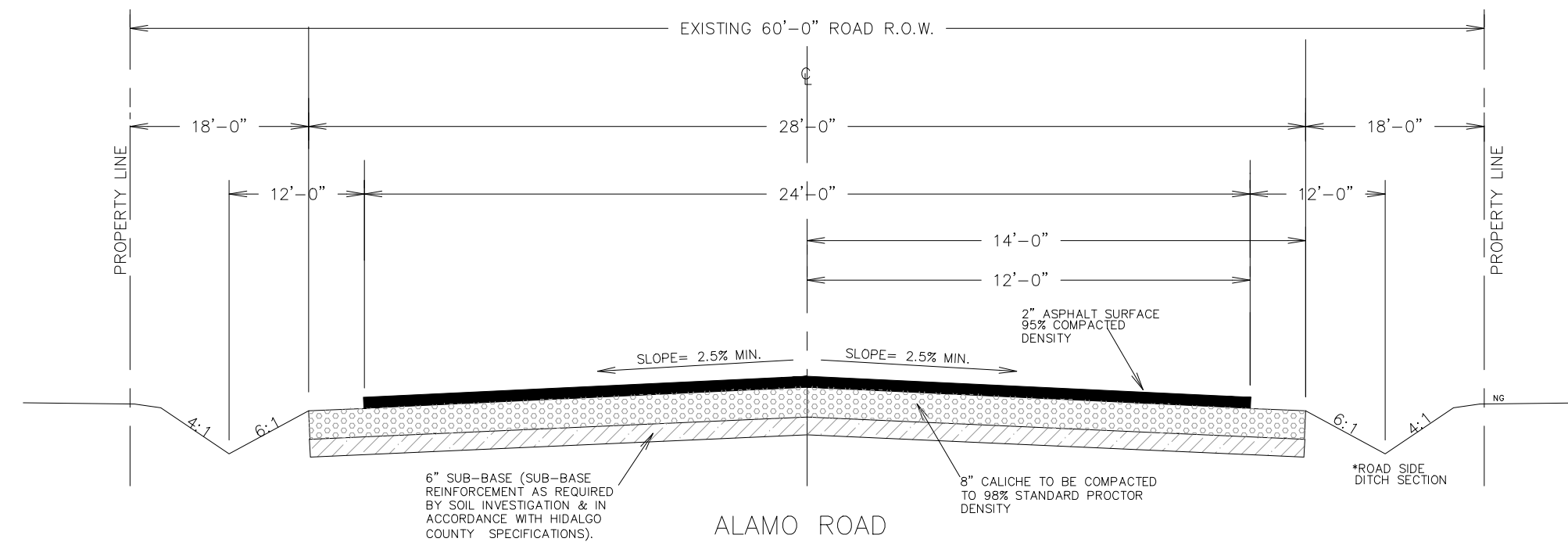
N.T.S

1. BEDDING FOR RCP CLASS III, 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. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX SIZE.
2. HAUNCH FOR RCP CLASS III, 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.
3. 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.
4. INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
5. INITIAL BACKFILL FOR 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 D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
6. FINAL BACKFILL FOR RCP CLASS III, 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 LIFT, MECHANICAL COMPACTION).
7. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
8. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
9. 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 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

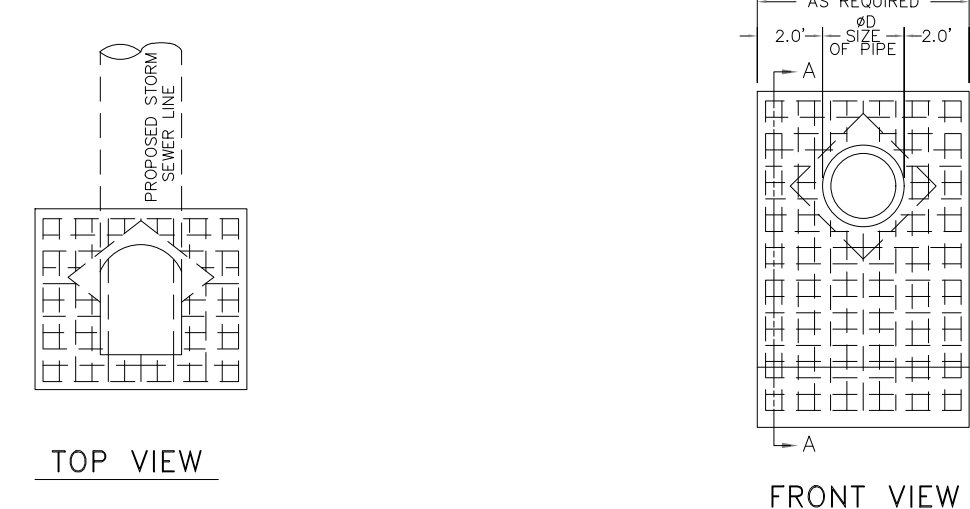
- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



RECONSTRUCTION OF ROAD SIDE DITCH



ALAMO ROAD
MINOR COLLECTOR STREET SECTION
PAVEMENT WIDTH OF NO LESS 24' E-E



SECTION A-A

TYPICAL HEADWALL/CONCRETE APRON DETAIL

VISTA BONITA SUBDIVISION NO. 16
STORM SEWER DETAILS, PAVING DETAILS,
AND DITCH WIDENING DETAIL

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
2020 E. GRIFFIN PKWY., MISSION, TX 78574
956-403-9787
SEENGINEERING@GMAIL.COM

