



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 6-20-2024

PROPOSED CARMEN AVILA PH VI SUBDIVISION, PRECINCT No. 4.

ENGINEER QUINTANILLA HEADLEY AND ASSOCIATES DEVELOPER: JEFFERSON ROAD PROPERTY INVESTMENTS, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 176 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 35

FILLING STATIONS: 8

LOCATION DESCRIPTION: NORTHWEST CORNER OF CARMEN AVILA ROAD AND MILE 22 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: REMOVED FROM THE ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY ON 2-18-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.
HCDD#1:

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: NO ADDITIONAL R.O.W.

H.C.R.O.W. PRELIMINARY APPROVAL
DATE: 6-6-2024 BY, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-6-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: SEWER BY: CITY OF EDINBURG LINE SIZE 10" LOCATION: CARMEN AVILA ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: ASPEN LANE AND WINTER PARK LANE.

H.C.E.O.C. PRELIMINARY APPROVAL
DATE: 6-6-2024: 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.*

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR MAP REVISED: MAY 17, 2001 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 401 THROUGH 4127).

SUBDIVISION PLAT OF: CARMEN AVILA SUBDIVISION PHASE VI

A 37.64 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 37.64 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST LINE OF TRACT 156 FOR THE NORTHWEST CORNER OF CARMEN AVILA SUBDIVISION PHASE III (RECORDED IN INSTRUMENT NUMBER 3467648, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 09°17'11" E (MAP RECORD: N 09°16'00" E), 884.07 FEET FROM THE SOUTHWEST CORNER OF TRACT 156.

THENCE; N 09°17'11" E (MAP RECORD: N 09°16' E), ALONG THE WEST LINE OF TRACT 156, A DISTANCE OF 2,220.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°42'50" E, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°17'10" E, A DISTANCE OF 4.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 80°42'50" E, A DISTANCE OF 491.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°17'10" W, A DISTANCE OF 23.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°42'50" E, A DISTANCE OF 191.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE LINE OF FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°46'10" W (MAP RECORD: S 09°16'00" W), ALONG THE WEST LINE OF E.C.I.S.D. MIDDLE SCHOOL No.6 SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2036682, MAP RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 2,040.97 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE III FOR THE SOUTHWEST CORNER OF THE E.C.I.S.D. MIDDLE SCHOOL No.6 SUBDIVISION AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°18'05" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE III, A DISTANCE OF 174.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 09°17'10" E, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE III, A DISTANCE OF 163.54 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 80°42'50" W, ALONG THE NORTH LINE OF THE CARMEN AVILA SUBDIVISION PHASE III, A DISTANCE OF 491.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°17'10" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE VI, A DISTANCE OF 224.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°42'50" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE III, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.64 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN SALVADOR DEL TULE GRANT, RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Signature of Alfonso Quintanilla, R.P.L.S. No. 4856

DECEMBER 13, 2019 DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: longer.

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

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

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC VICTOR DANIEC, MANAGER

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

I, VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, AS OWNER OF THE 37.64 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARMEN AVILA SUBDIVISION PHASE VI, HEREBY SUBDUCE 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.

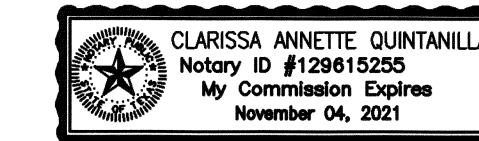
JEFFERSON ROAD PROPERTY INVESTMENTS, LLC VICTOR DANIEC, MANAGER P.O. BOX 2604 EDINBURG, TEXAS 78540

DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, 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 ANNETTE QUINTANILLA - NOTARY PUBLIC

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

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

Hidalgo County Judge Date

ATTEST: Hidalgo County Clerk Date

APPROVED BY DRAINAGE DISTRICT:

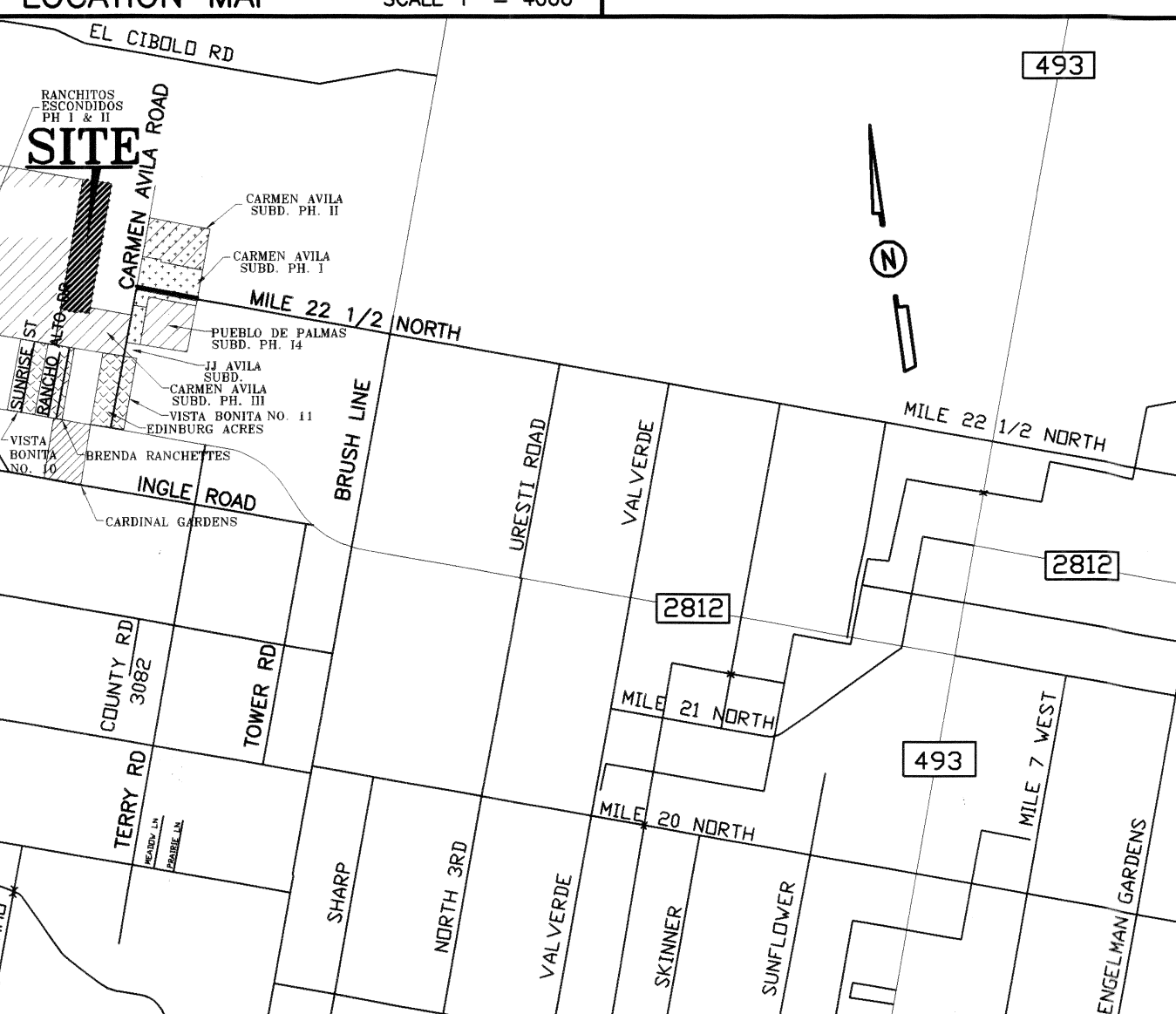
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE 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

LOCATION MAP SCALE 1" = 4000'



INDEX OF SHEETS

- SHEET 1 - HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), MAP, LOT, STREETS, AND EASEMENT LAYOUT, ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, NOTARY CERTIFICATION, CITY MAYOR CERTIFICATION, PLANNING ZONING CERTIFICATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D. No. 1 CERTIFICATION, NORTH ALAMO WATER SUPPLY DEDICATION, REVISION NOTES

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

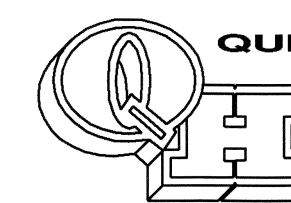
CARMEN AVILA SUBDIVISION PHASE VI, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST AND SOUTHEAST CORNER OF THE INTERSECTION OF CARMEN AVILA ROAD AND MILE 22 1/2 ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). CARMEN AVILA SUBDIVISION, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT NO. 4.

PRINCIPAL CONTACTS:

Table with columns: Name, Address, City & Zip, Phone, Fax. Lists contact information for Victor Daniec, Marco A. Gonzalez, and Alfonso Quintanilla.

REVISION NOTES

Table with columns: No., Sheet, REVISION, Date, Approved. Contains one row for the initial issue.

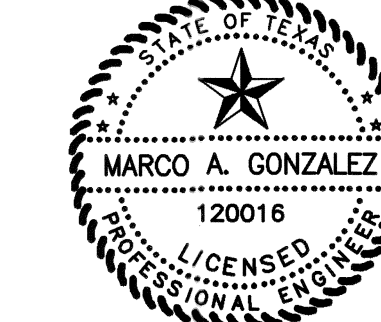


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

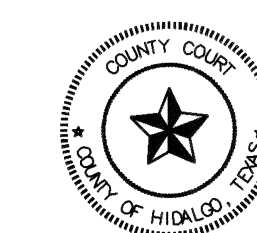
CONSULTING ENGINEERS LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 REGISTRATION NUMBER F-1513

STATE OF TEXAS COUNTY OF HIDALGO

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



Signature of Marco A. Gonzalez, DATE 6-7-24



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

DATE OF PREPARATION: MAR 13, 2024

Table with columns: FILENAME, DATE PREPARED, DATE REVISED, PREPARED BY, REVISOR, CHECKED BY, APPROVED BY.

SHEET NO. 1 OF 4

SUBDIVISION PLAT OF:
CARMEN AVILA SUBDIVISION PHASE VI

A 37.64 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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
R.P.L.S. No. 4856

DECEMBER 13, 2019
DATE

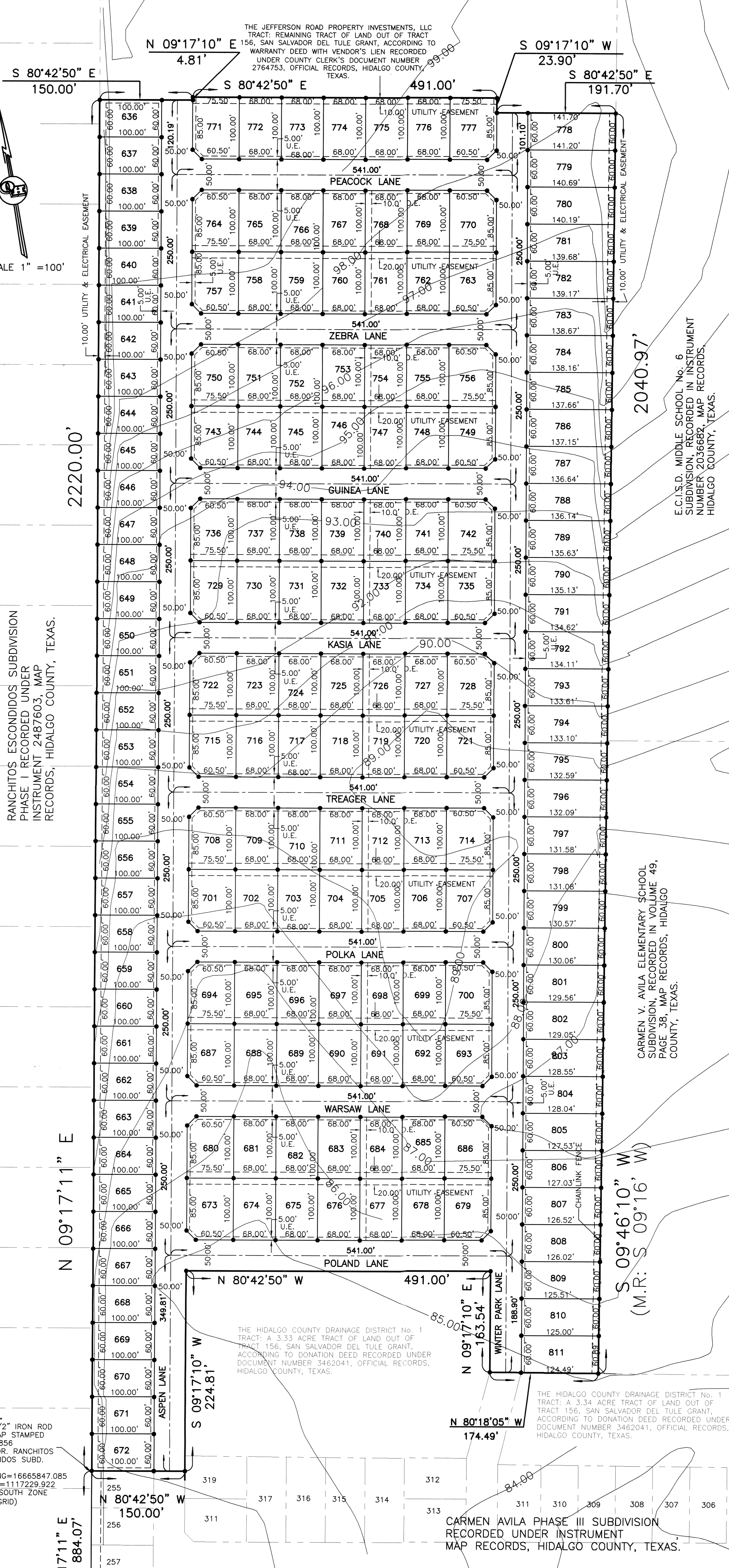
STATE OF TEXAS
COUNTY OF HIDALGO

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.



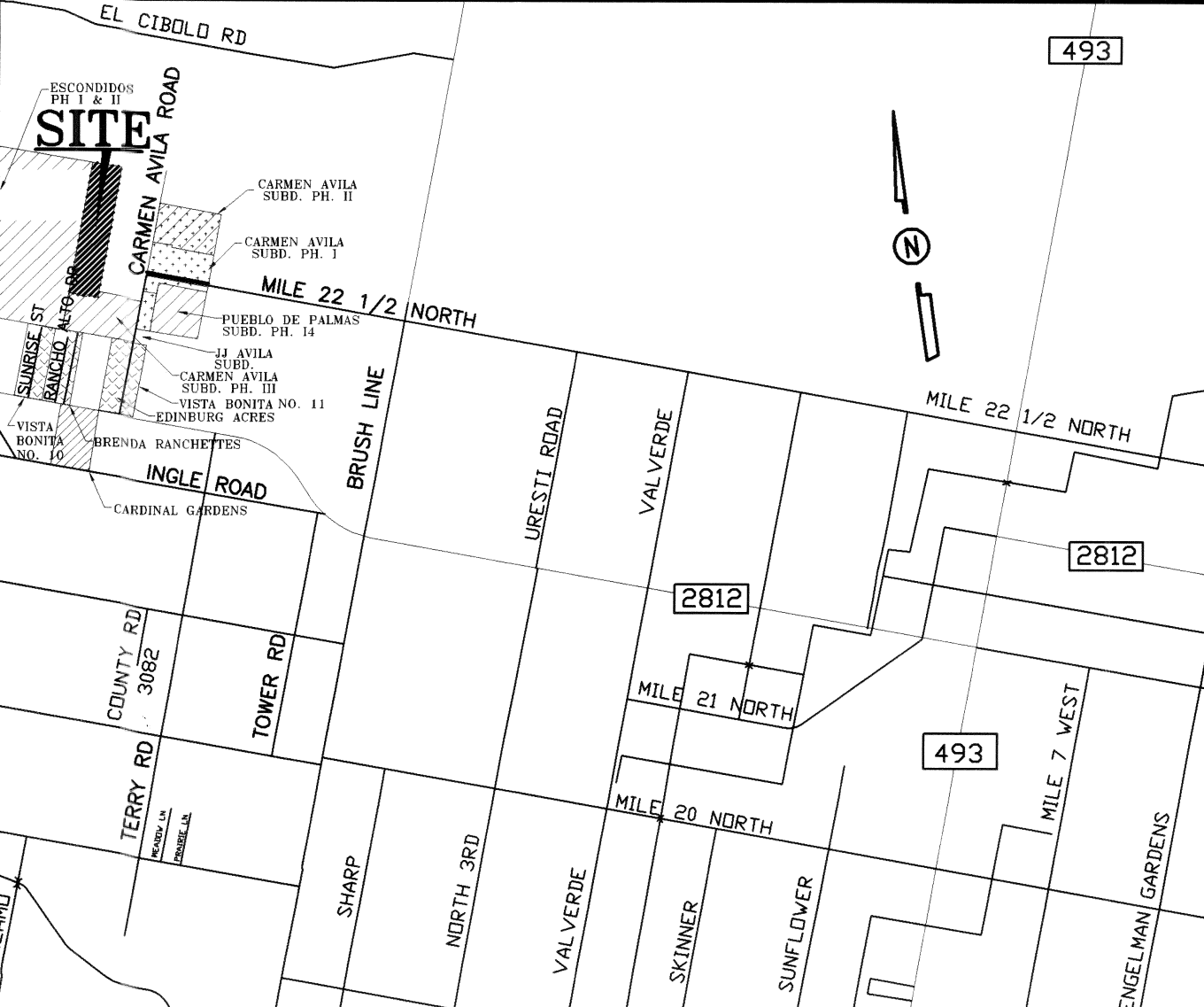
Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016

6-7-24
DATE



AREA DATA TABLE		
LOT	AREA (S.F.)	AC.
636-672	6,000.00	0.14
673	7437.50	0.17
674-678	6800.00	0.16
679-680	7437.50	0.17
681-685	6800.00	0.16
686-687	7437.50	0.17
688-692	6800.00	0.16
693-694	7437.50	0.17
695-699	6800.00	0.16
700-701	7437.50	0.17
702-706	6800.00	0.16
707-708	7437.50	0.17
709-713	6800.00	0.16
714-715	7437.50	0.17
716-720	6800.00	0.16
721-722	7437.50	0.17
723-727	6800.00	0.16
728-729	7437.50	0.17
730-734	6800.00	0.16
735-736	7437.50	0.17
737-741	6800.00	0.16
742-743	7437.50	0.17
744-748	6800.00	0.16
749-750	7437.50	0.17
751-755	6800.00	0.16
756-757	7437.50	0.17
758-762	6800.00	0.16
763-764	7437.50	0.17
765-769	6800.00	0.16
770-771	7437.50	0.17
772-776	6800.00	0.16
777	7437.50	0.17
778-811	7540.36	0.17

LOCATION MAP SCALE 1" = 4000'



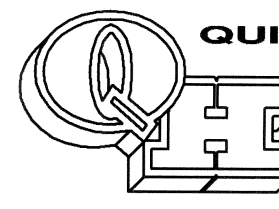
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CARMEN AVILA SUBDIVISION PHASE VI, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST AND SOUTHEAST CORNER OF THE INTERSECTION OF CARMEN AVILA ROAD AND MILE 22 1/2 ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). CARMEN AVILA SUBDIVISION, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: VICTOR DANIEC, MANAGER	P.O. BOX 2604	EDINBURG, TX 78540	(956) 821-7108	
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	381-0527

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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



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

DATE OF PREPARATION: MAR 13, 2024

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	SHEET NO.
F:\DATA\SUB\EDINBURG\CARMEN AVILA V\PLAT	12-13-19	M. GONZALEZ			2 OF 4
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

CARMEN AVILA SUBDIVISION PHASE VI

A 37.64 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR CARMEN AVILA SUBDIVISION PH VI (38.91 acres) -

A 109.37 acre tract of land being a 78.19 acre tract of land out of Tract 156, San Salvador del Tule Grant, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 10, Pages 58-60, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded 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 Wilcoy (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 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 areas 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 318,715.06 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).

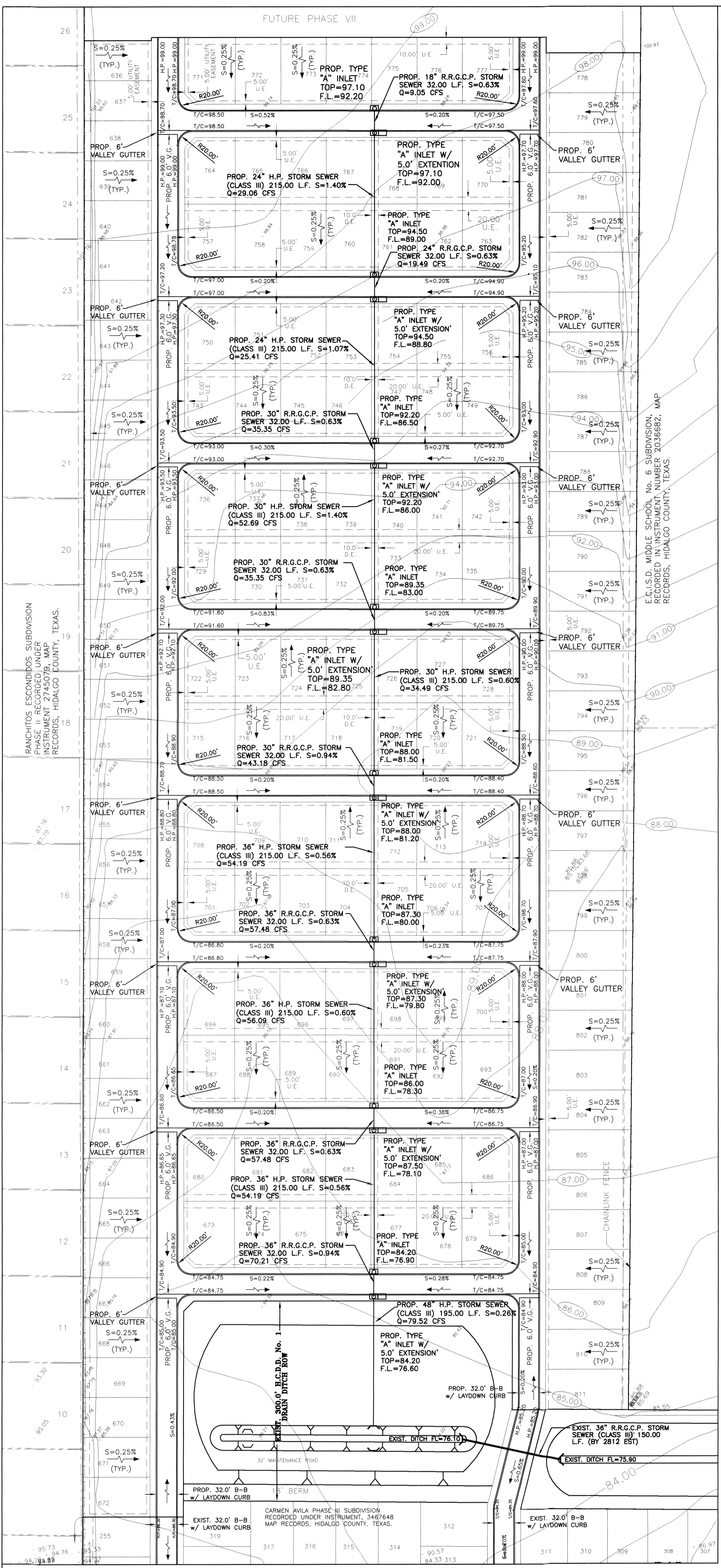
The Total Detention for all three subdivision will be 808,802.06 cubic feet [166,679.28 + 318,715.06 + 315,407.72] (18.96 acre feet) in accordance with the County's drainage requirements. Drainage will be detained by excavating a 150.00' x 300.00' Hidalgo County Drainage District No. 1 Drain Ditch right of way being dedicated by the plat 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 2 1/2 Road for 600 feet. It will have an 8" checker 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"-SHADED (areas of 500-year flood; areas of 100 years flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-years flood) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, DATED ON JUNE 6, 2000 (REVISED MAY 30, 2002 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

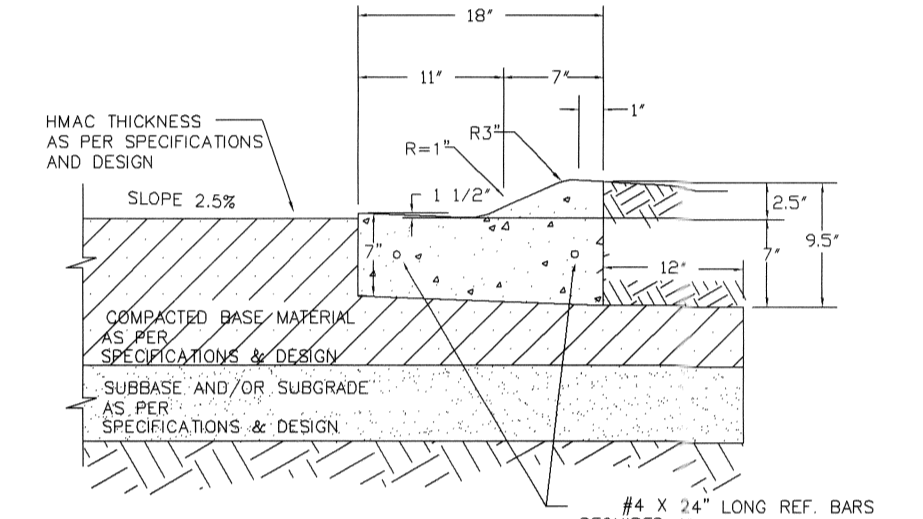


Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. 120016
 DATE 6-7-24

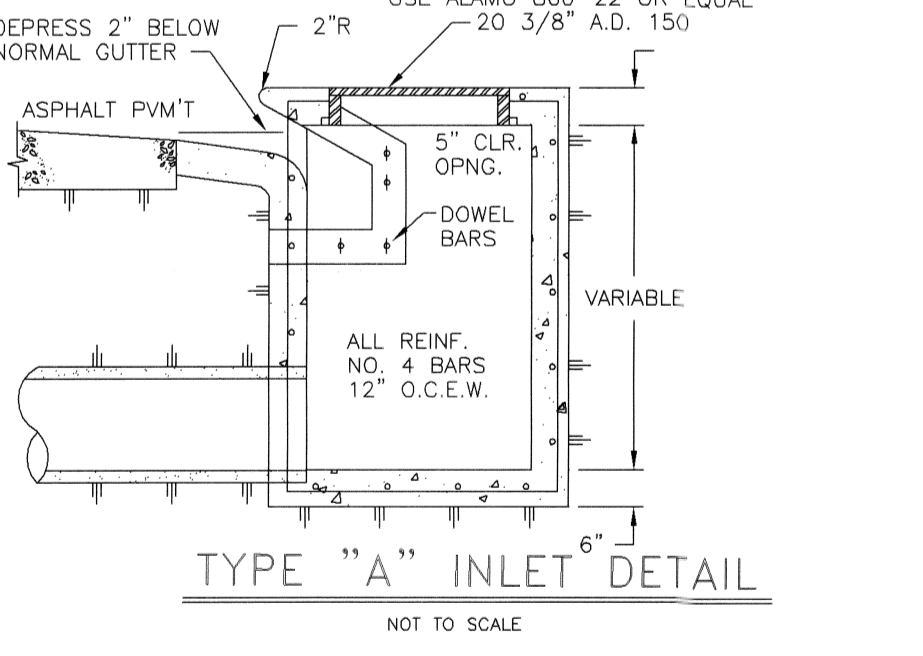
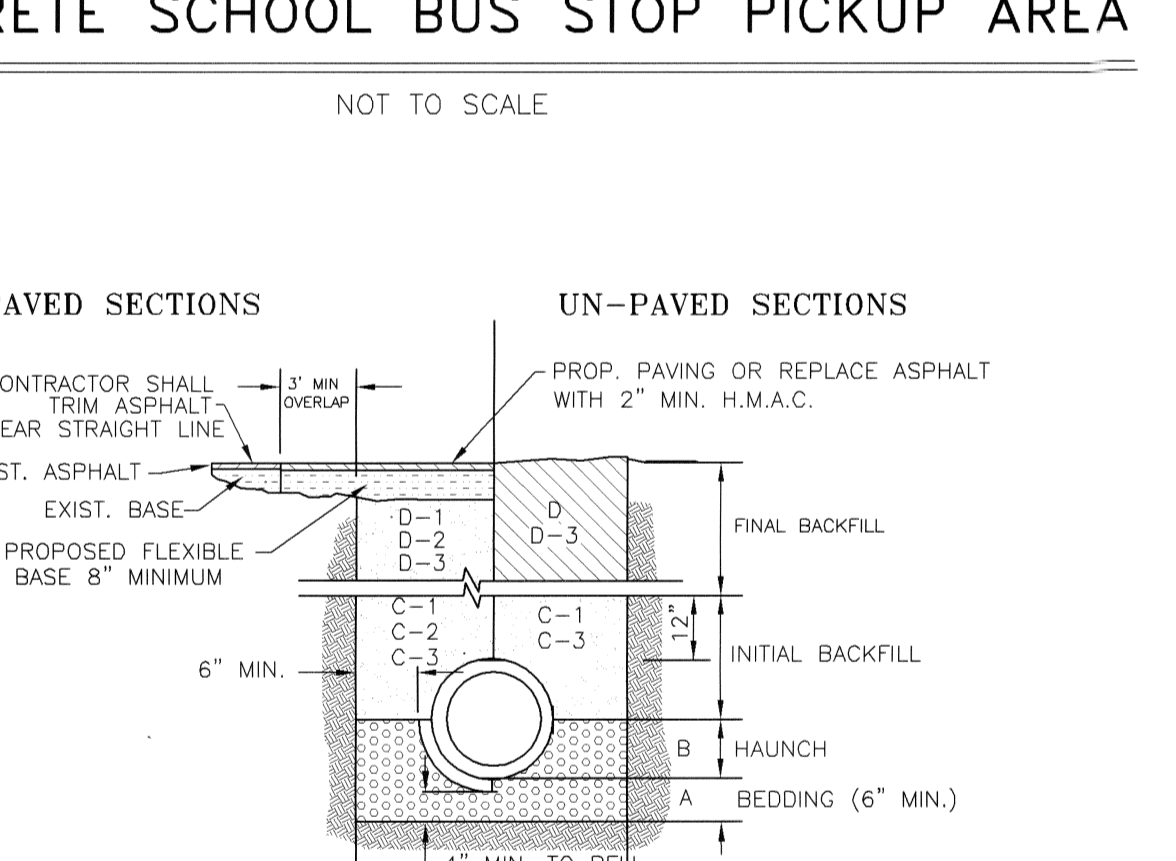
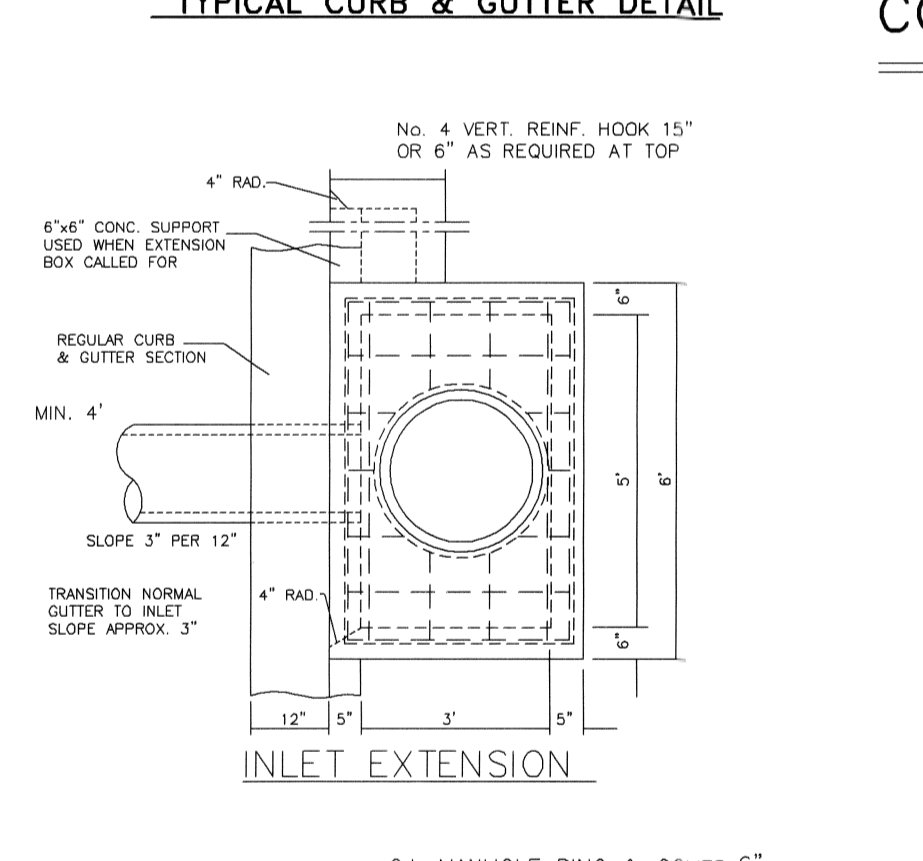
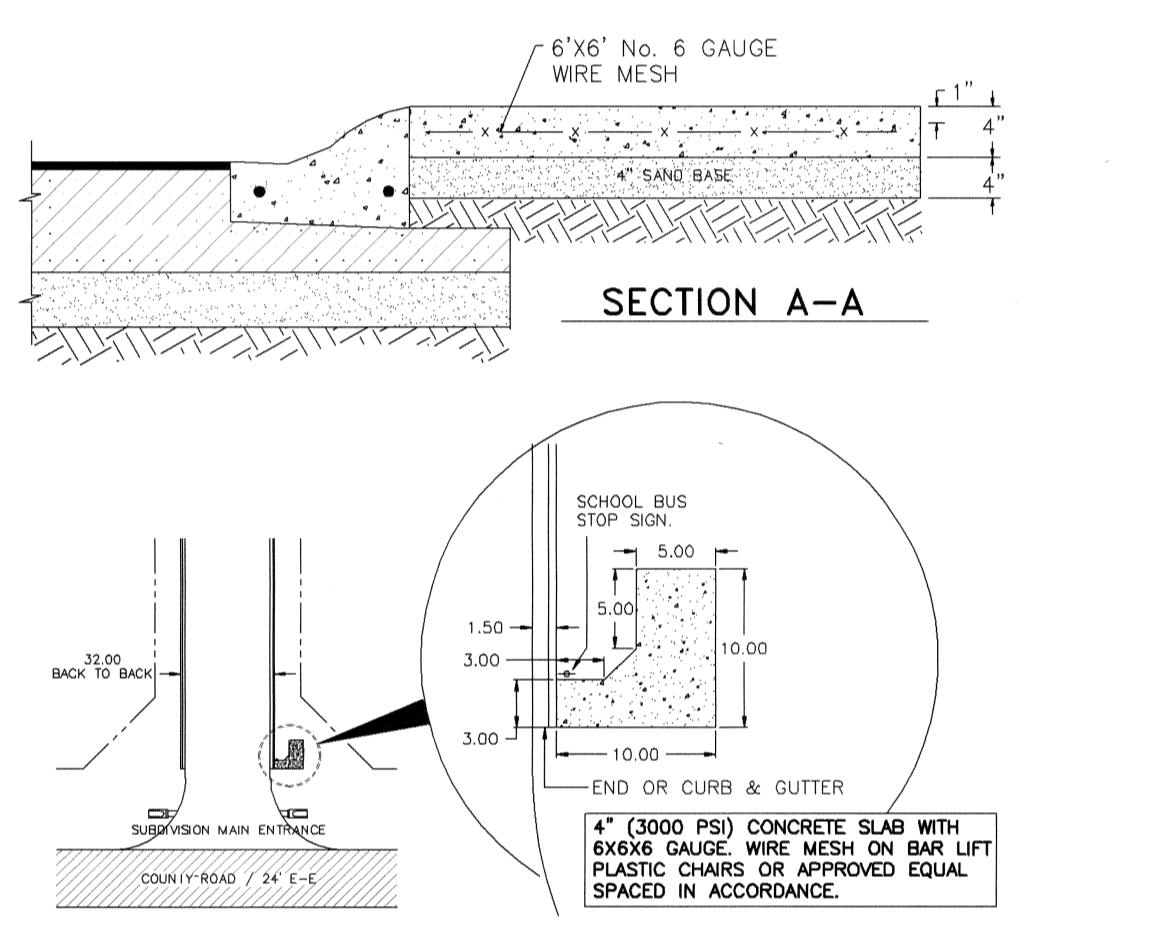


SCALE 1" = 100'

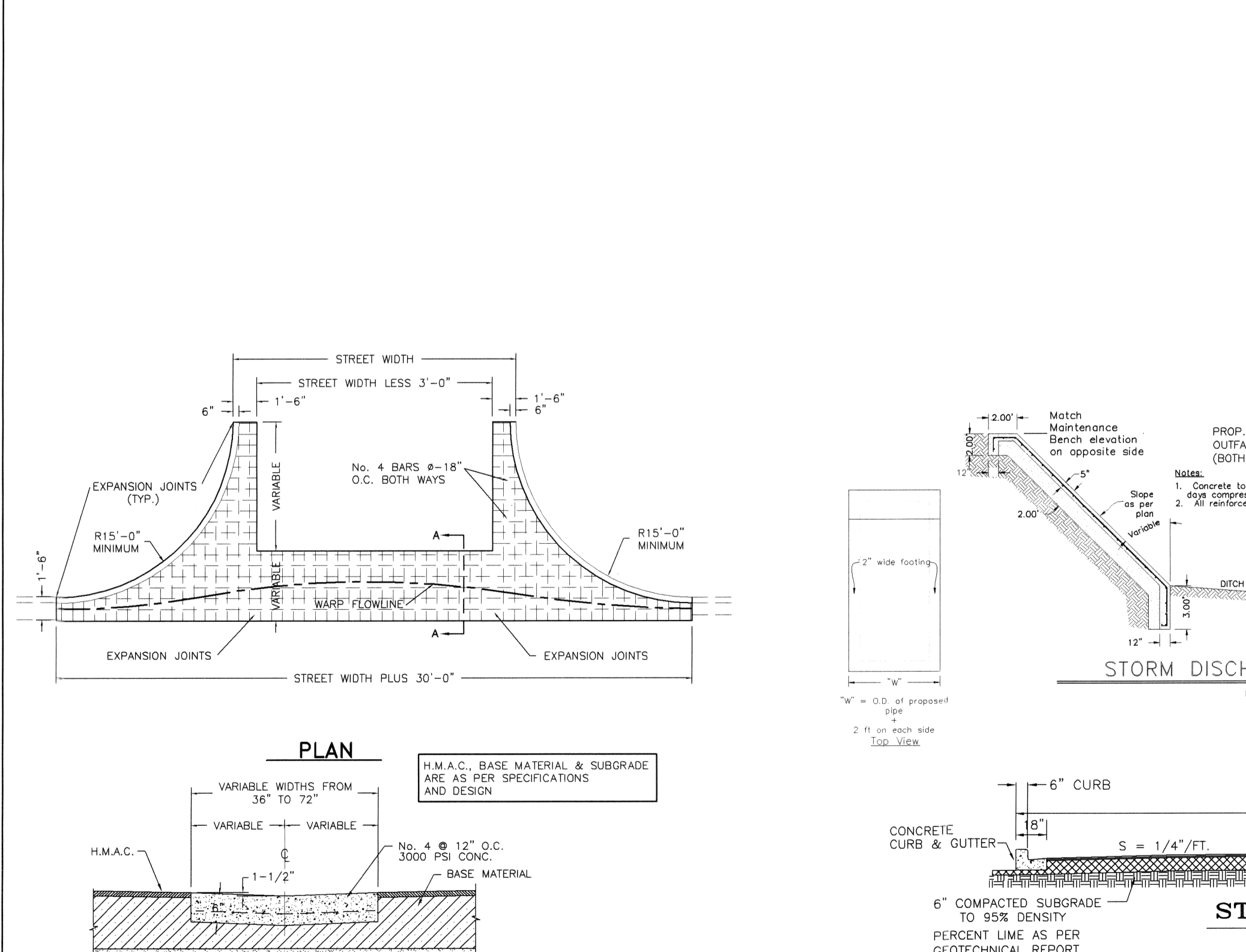
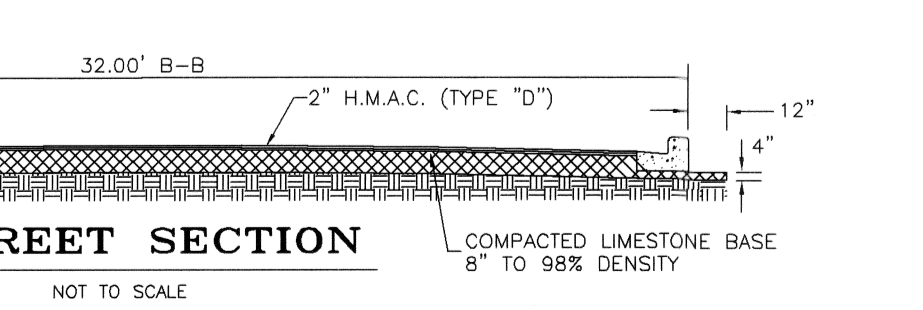
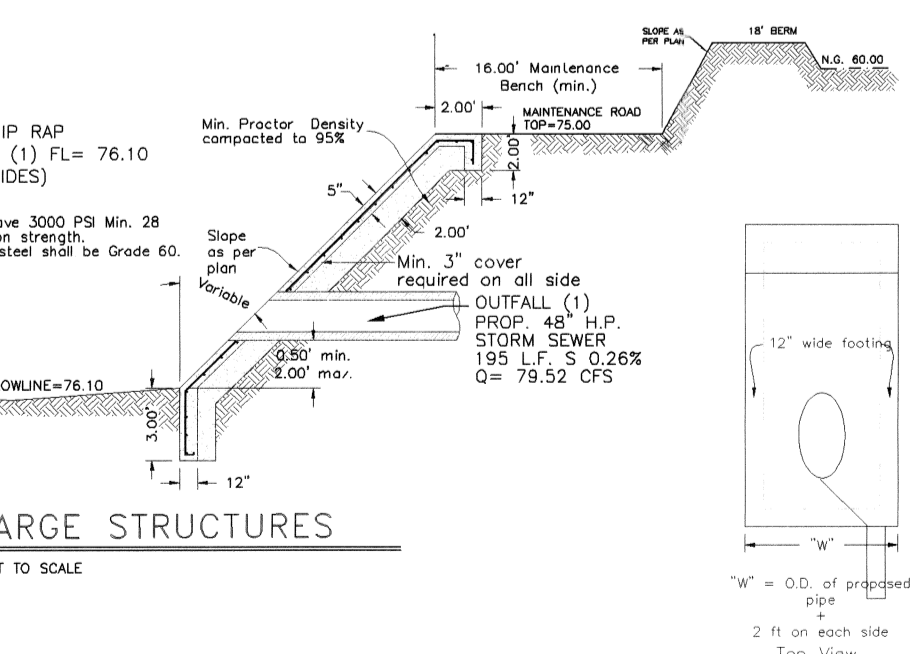
E.C.I.S.D. MIDDLE SCHOOL No. 6 SUBDIVISION, RECORDS, HIDALGO COUNTY, TEXAS.



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, CURBS AND GUTTERS SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACKFILL 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.



- DETAIL 1**
STORM TRENCH BEDDING AND BACKFILL DETAILS
 N.T.S.
- A. BEDDING 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% SPD. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - B. 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% SPD. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D. 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% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
 - D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL FOUNDATION PREPARATION (WELLS, 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 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 LIFTS SHALL NOT EXCEED 8".
- NOTES:
 1. MAXIMUM COVER SHALL BE ACCORDANCE WITH MANUFACTURER'S 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 TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 3. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY LINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



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

COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEWER IMPROVEMENTS:	\$

FILED FOR RECORD IN HIDALGO COUNTY, TX. 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	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 4 SHEETS	MAY 3, 2021	G. AVITA		
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY