



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: 7-23-2024

PROPOSED SAN JACINTO ESTATES No. 15 SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA HEADLY & ASSOCIATES DEVELOPER: SAN JACINTO ENTERPRISES L.L.C.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 4

LOCATION DESCRIPTION: EAST OF MILE 2 WEST ROAD APPROXIMATELY ¼ MILE NORTH OF MILE 11 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-09-2023 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: 10.00 FEET ONTO MILE 2 WEST ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 07-02-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 06-17-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: MILE 2 WEST ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 07-09-2024 : 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

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: \$15,200.00 For: (4 FIRE HYDRANTS)

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 9/05/2023

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

Final Approval with financial guarantee.

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.

SUBDIVISION PLAT OF:
SAN JACINTO ESTATES No. 15

A 26.82 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 99, CAMPACUAS ADDITION SUBDIVISION OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3367597, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 26.82 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 99, CAMPACUAS ADDITION SUBDIVISION OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3367597, 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 SET ON SOUTH LINE OF LOT 12 AND ON THE EAST RIGHT OF WAY LINE OF MILE 2 WEST ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS EAST, 20.00 FROM THE SOUTHWEST CORNER OF LOT 12.

THENCE; ALONG THE EAST RIGHT OF WAY LINE OF MILE 2 WEST ROAD AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 02°23'47", RADIUS = 11,419.00 FEET), A DISTANCE OF 477.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE EAST RIGHT OF WAY LINE OF MILE 2 WEST ROAD AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 02°23'44", RADIUS = 11,499.00 FEET), A DISTANCE OF 480.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; NORTH, ALONG THE EAST RIGHT OF WAY LINE OF MILE 2 WEST ROAD, A DISTANCE OF 22.32 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH OF THE SAUL GARZA TRACT (REMAINDER OF A 10.20 ACRE TRACT OUT OF LOT 12, BLOCK 99, CAMPACUAS ADDITION SUBDIVISION OF LLANO GRANDE GRANT, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1800024, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE SOUTH LINE OF THE SAUL GARZA TRACT, A DISTANCE OF 1,280.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 12 FOR THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, A DISTANCE OF 905.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; WEST, A DISTANCE OF 1,290.46 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 00°22'36", RADIUS = 11,409.00 FEET), A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 12 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; WEST, ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.82 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH COMANCHE ESTATES SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2341279, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

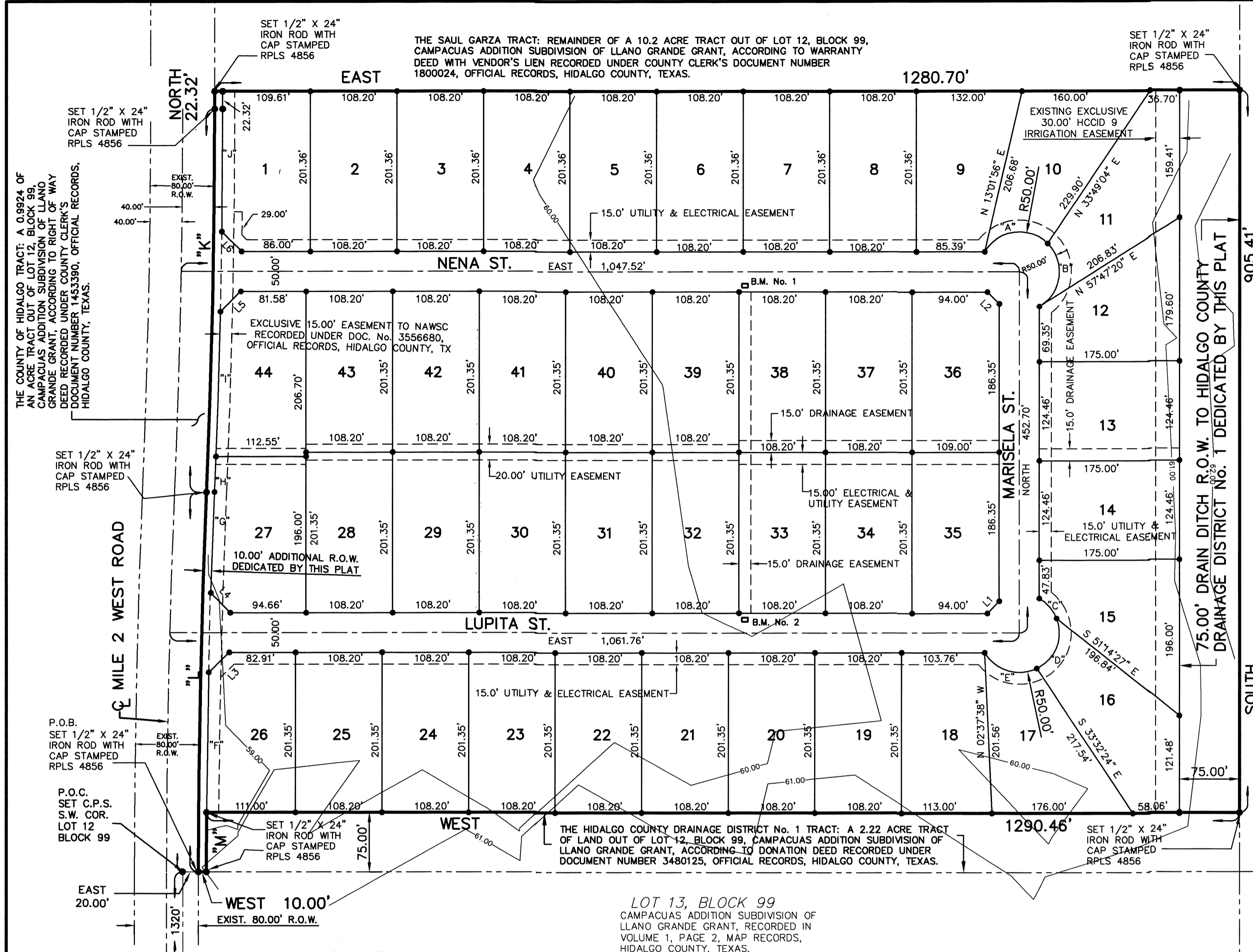
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

11/15/2022
DATE

SCALE: 1" = 100'



LOT	AREA (S.F.)	AREA (A.C.)
1	21,878.78	0.50
2-8	21,786.68	0.50
9	21,886.81	0.50
10	21,874.35	0.50
11	21,955.47	0.50
12	21,782.92	0.50
13-14	21,780.50	0.50
15	21,862.29	0.50
16	21,857.70	0.50
17	21,787.37	0.50
18	21,822.40	0.50
19-25	21,786.07	0.50
26	21,786.28	0.50
27	22,484.86	0.52
28-34	21,786.07	0.50
35-36	21,834.65	0.50
37-43	21,786.07	0.50
44	22,271.48	0.51

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	105°00'00"	50.00'	91.64'
"B"	105°00'00"	50.00'	91.64'
"C"	38°27'14"	50.00'	33.56'
"D"	85°46'23"	50.00'	74.84'
"E"	85°46'23"	50.00'	74.84'
"F"	00°53'09"	11,409.00'	176.38'
"G"	00°38'06"	11,409.00'	126.47'
"H"	00°13'20"	11,509.00'	44.66'
"I"	00°54'18"	11,509.00'	181.79'
"J"	00°46'01"	11,509.00'	154.04'
"K"	02°23'44"	11,499.00'	480.78'
"L"	02°23'47"	11,419.00'	477.58'
"M"	00°22'36"	11,409.00'	75.00'

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 45°00'00" E	21.21'
L2	S 45°00'00" E	21.21'
L3	S 45°00'00" W	35.36'
L4	N 45°00'00" W	35.36'
L5	S 45°00'00" W	35.36'
L6	N 45°00'00" W	35.36'

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: 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 NUMBER 480334 0450 C
REVISED DATE: MAY 30, 2002 LOMR
- SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET
SIDE: 5.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 1' ABOVE NATURAL GROUND OR AT FINISH FLOOR ELEVATION OF 61.00, 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 PIPE 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:
BENCHMARK No. 1: TOP OF INLET ELEV. = 60.50 1/2" IRON ROD SET LOCATED NEAR THE NORTHWEST CORNER LOT 38. N.A.V.D. 88 DATUM
BENCHMARK No. 2: TOP OF INLET ELEV. = 60.50 1/2" IRON ROD SET LOCATED NEAR THE SOUTHWEST CORNER LOT 33. N.A.V.D. 88 DATUM
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 225,885.28 CUBIC FEET (5.19 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. 4
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- LEGEND: ● - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED, RPLS 4856 SET IN CONCRETE, UNLESS OTHERWISE NOTED.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE, HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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 THE SUBDIVISION.
- PURCHASER AND OR OWNER IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL IRRIGATION LINES AND RE-COMPACTION OF SOIL WITHIN SOLD AND RELOCATED EASEMENTS. HCCD #9 IN NO WAY RESPONSIBLE FOR THE REMOVAL OF SAID IRRIGATION LINES, COMPACTION, ETC. WITHIN THE SOLD OR RELOCATED EASEMENT.

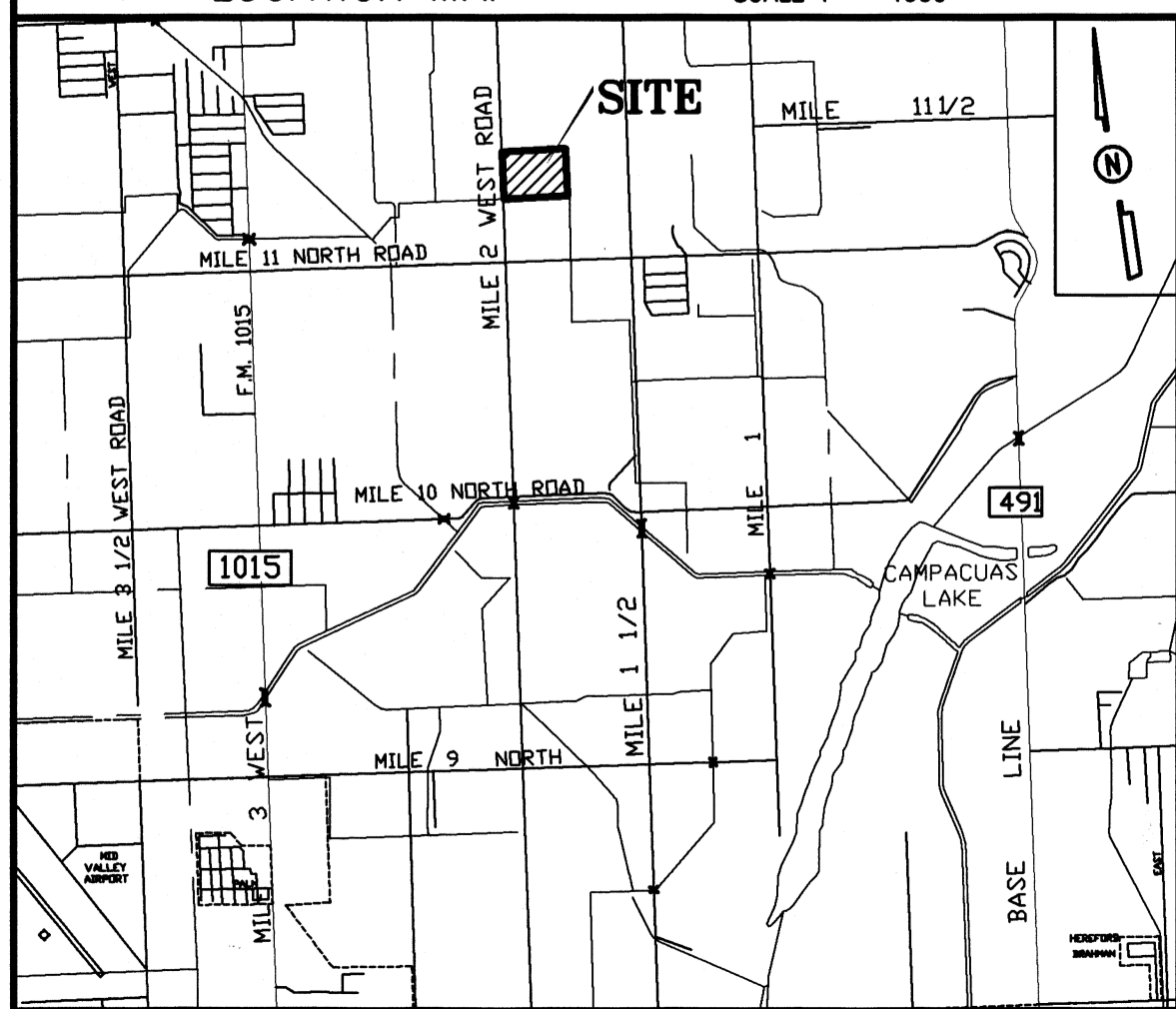
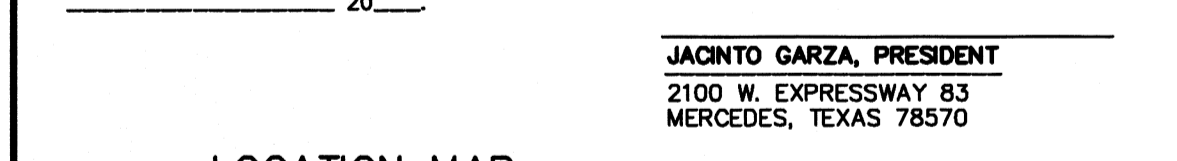
RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantor 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 hereby grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line as to hereafter be widened or relocated, 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__.



INDEX OF SHEETS

SHEET 1
HEADING INDEX: LOCATION MAP; PRINCIPAL CONTACTS; MAP: DESCRIPTION (METES AND BOUNDS); LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; HIDALGO COUNTY RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; REVISION NOTES; COUNTY JUDGE CERTIFICATE, REVISION NOTES

SHEET 2
CONSTRUCTION DETAILS WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT

SHEET 3
CONSTRUCTION DETAILS INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE.

SHEET 4
DRAINAGE REPORT INCLUDING DRAINAGE DETAILS AND ENGINEERING CERTIFICATION; REVISION NOTES.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
SAN JACINTO ESTATES No. 15 IS LOCATED IN SOUTHEAST HIDALGO COUNTY ON THE NORTH SIDE OF MILE 11 NORTH ROAD, APPROXIMATELY 1320.0 FEET EAST OF MILE 2 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE ORIGINAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797). SAN JACINTO ESTATES No. 15 LIES APPROXIMATELY 1.5 MILES FROM THE CITY LIMITS AND FALLS WITHIN RURAL HIDALGO COUNTY. IT LIES IN PRECINCT No. 1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: SAN JACINTO ENTERPRISES, L.L.C.	2100 W. EXPRESSWAY 83	MERCEDES, TX 78570	(956)565-9813	565-9018
JACINTO GARZA, PRESIDENT	2100 W. EXPRESSWAY 83	MERCEDES, TX 78570	(956)565-9813	565-9018
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

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

I, JACINTO GARZA, PRESIDENT, AS OWNER OF THE 26.82 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JACINTO ESTATES No. 15, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

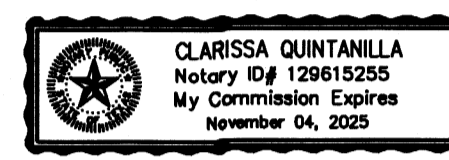
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; 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.

SAN JACINTO ENTERPRISES, L.L.C. _____ DATE
JACINTO GARZA, PRESIDENT
2100 W. EXPRESSWAY 83
MERCEDDES, TEXAS 78570

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared _____, JACINTO GARZA, PRESIDENT, who, being duly sworn, acknowledged that he executed the same for the purpose 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(a)

WE THE UNDERSIGNED CERTIFY that this plat of the SAN JACINTO ESTATES No. 15, was 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. _____ DATE
GENERAL MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 15 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9, DATED THIS ____ DAY OF _____, 20__.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCD #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL AS HCCD #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCD#9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 _____ 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
P.E. No. 120016
DATE 11-15-2022



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
DATE 11-15-2022

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

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

BY: _____ DEPUTY

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

TOTAL OF LOTS: 44
DATE OF PREPARATION NOVEMBER 15, 2022

SHEET No. 1
OF 4 SHEETS

FILENAME	DATE PREPARED	PREPARED BY	CO' BY	CHECKED BY	APPROVED BY
:F:\DATA\SUBDIVISIONS\HIDALGO CO\SAN JACINTO ESTATES No. 15\PLAT	11-15-2022	LG	CG	MG	MG
DATE REVISION	REVISION	CHECKED BY	CHECKED BY	CHECKED BY	APPROVED BY
06-27-2024		G.CANTU	MG	MG	

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

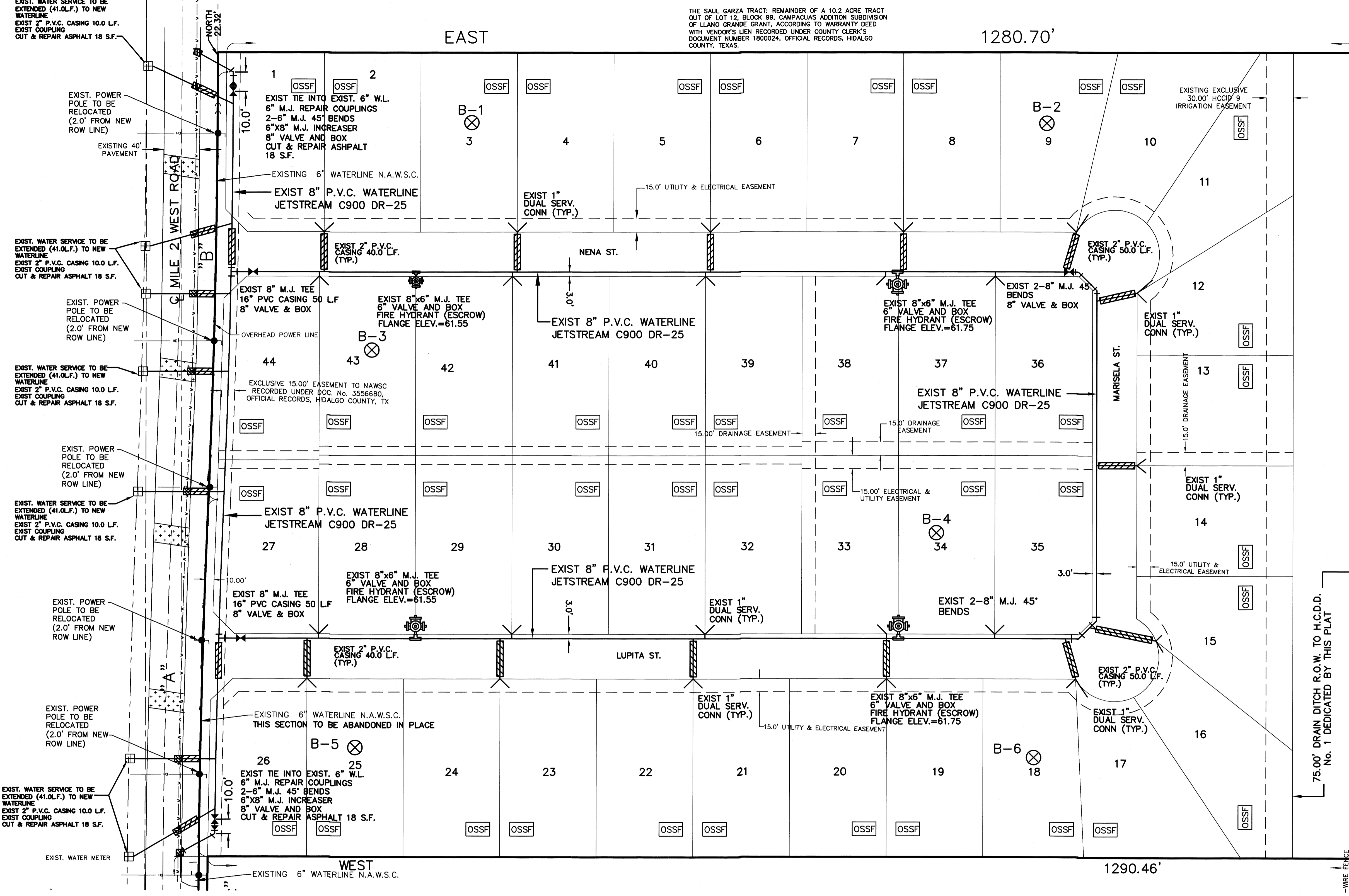
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

MAP OF WATER DISTRIBUTION LAYOUT

SAN JACINTO ESTATES No. 15

A 26.82 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 99, CAMPACUAS ADDITION SUBDIVISION OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3367597, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR SAN JACINTO SUBDIVISION No. 15:
BY MARCO A. GONZALEZ, P.E.



WATER SUPPLY: Description and Costs.
WATER SYSTEM FOR SAN JACINTO ESTATES No. 15 CONSISTS OF AN 8\"/>

SEWAGE FACILITIES: Description and Costs.
SEWAGE FROM THE SAN JACINTO ESTATES No. 15, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (\"/>

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 16.243, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES HAS BEEN CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, FOR A GRAND TOTAL OF \$280,950.00 WHICH EQUALS TO \$6,535.23 PER LOT.

SEWAGE FACILITIES: SEPTIC SYSTEM HAS BEEN INSTALLED AT A COST OF \$4,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$176,000.00 FOR THE ENTIRE SUBDIVISION.



MARCO A. GONZALEZ
P.E. No. 120016
DATE: 7-2-24

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN JACINTO SUBDIVISION No. 15:
POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Descripción y Gastos.
LA SUBDIVISION SAN JACINTO ESTATES No. 15 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 6\"/>

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE SAN JACINTO No. 15 CONSTA DE UNA LINEA DE AGUA DE 8\"/>

DEL CONDUCTO DE AGUA DE 8\"/>

EL SISTEMA DE PROVISION DE AGUA DE 1\"/>

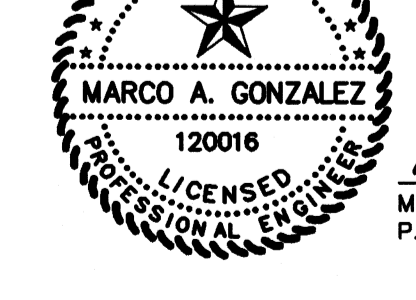
CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# 05 12258) HIZO SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 3, 9, 18, 25, 34 Y 43 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE PROBABILIDAD DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 4,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 176,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 17 DE JUNIO DE 2024.

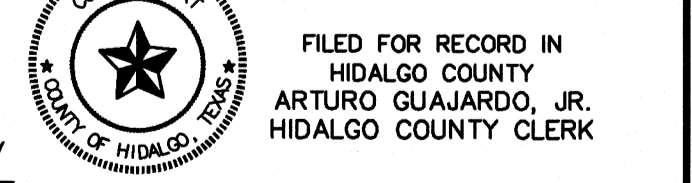
CERTIFICACION
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.243 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ 280,950.00 O CUAL EQUIVALE A US\$ 6,535.23 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA US\$ 4,000.00 A UN COSTO TOTAL DE US\$ 176,000.00 TODA LA SUBDIVISION.



MARCO A. GONZALEZ
P.E. No. 120016
DATE: 7-2-24



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

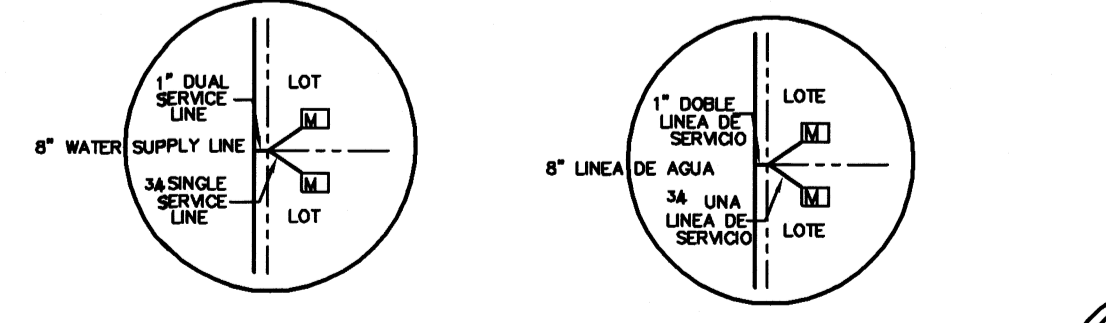
SUBDIVIDER CERTIFICATION
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
JACINTO GARZA,
PRESIDENT OF SAN JACINTO ENTERPRISES, L.L.C. SUBDIVIDERS OF SAN JACINTO SUBDIVISION No. 15 HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BEFORE ME, the undersigned notary public, on this day personally appeared
JACINTO GARZA, PRESIDENT OF SAN JACINTO ENTERPRISES, L.L.C.
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 my first, duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____ 20____
CLARISSA QUINTANILLA
Notary ID# 129615255
My Commission Expires
November 04, 2025
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

- B-1 TEST BORINGS
- SEPTIC TANK (OSSF)
- WATER METER BOX
- 8\"/>



COST ESTIMATE

WATER DISTRIBUTION:	\$ 243,250.00
DRAINAGE IMPROVEMENTS:	\$ 268,925.00
PAVING IMPROVEMENTS:	\$ 422,749.00
SEPTIC TANK (OSSF):	\$ 176,000.00

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

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

SHEET NO. 2 OF 4 SHEETS

FILENAME: F:\DATA\SUBDIVISION\SAN JACINTO ESTATES No. 15\WATER				
DATE PREPARED: 11-15-2023	PREPARED BY: M.A.G.	CHECKED BY: M.A.G.	APPROVED BY: M.A.G.	DATE: 7-2-24
DATE REVISED:	REVISOR:	CHECKED BY:	APPROVED BY:	

SAN JACINTO ENTERPRISES, L.L.C.
JACINTO GARZA, PRESIDENT
2100 W. EXPRESSWAY 83
MERCEDDES, TEXAS 78570

No.	Sheet	REVISION	Date	Approved

SAN JACINTO ESTATES No. 15

A 26.82 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 99, CAMPACUAS ADDITION SUBDIVISION OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3367597, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR SAN JACINTO ESTATES No. 15

San Jacinto Estates No. 15 is a 26.82-acre tract of land out of Lot 12, Block 99, Campacuas Addition Subdivision of Llano Grande Grant, Hidalgo County, Texas, according to map or plat thereof recorded in volume 1, page 2, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under county clerk's document number 3367597, official records, Hidalgo County, Texas. This subdivision is located on the east side of Mile 2 North Road, approximately 1,395 feet north of Mile 11 North Road. It is located in rural Hidalgo County. The proposed subdivision will consist of 44 single family lots.

The tract is Zone "X" (unshaded), 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 area protected by levees from 100-year flood, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6 2000, with LOMR dated May 30, 2002.

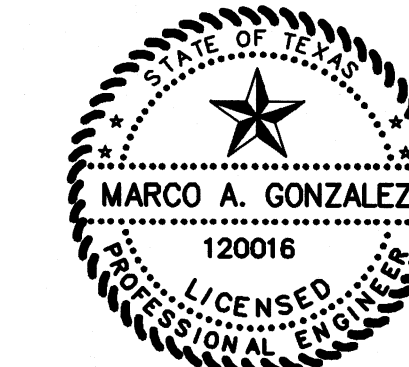
The majority of the soil is Hidalgo (28), Mercedes (39) and Raymondville (52). It is in soil group "B" & "D" and with Clay (Cl), sandy clay loam (SO) & clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-49. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southwesterly direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is Q= 13.17 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 54.41 cubic feet per second for an increase of Q= 38.84 cubic feet per second and the subdivision will require 110,101.28 cubic feet. As part of the subdivision construction, HCDD No.1 and the developer have agreed to excavate an additional 115,884.00 cubic feet. Total detention required for the subdivision will be 225,985.28 cubic feet (5.19-acre feet). The detention will be accomplished by excavating the existing Hidalgo County Irrigation District No. 9 drain ditch (0490) located along the east side of the subdivision. Street runoff will be collected by a storm sewer system consisting of 24", 30" and 36" pipes and Type "A" that will discharge into the Hidalgo County Irrigation District No. 9-0490 Drain Ditch. 75.00 feet of right of way for the drain ditch is being dedicated to H.C.D.D. No. 1 by the plat.

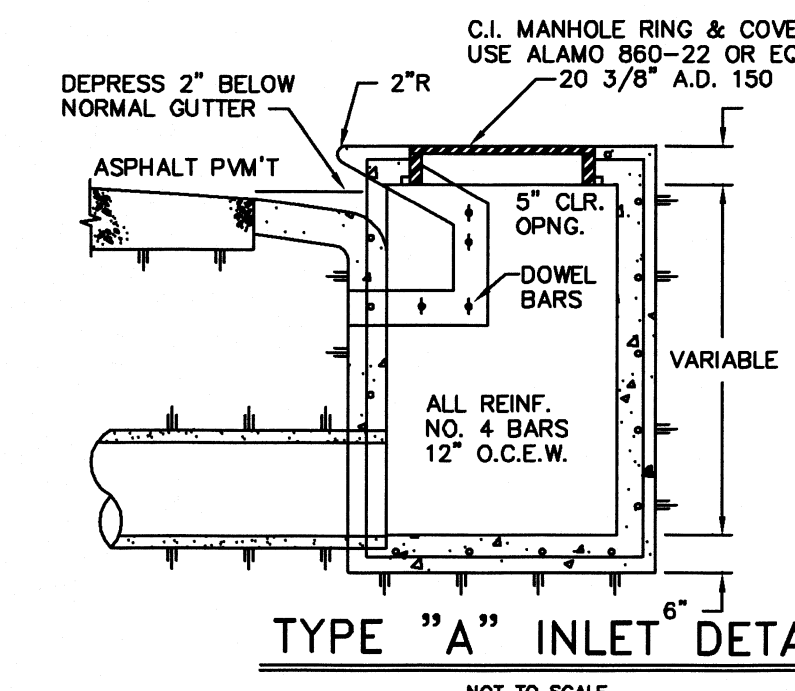
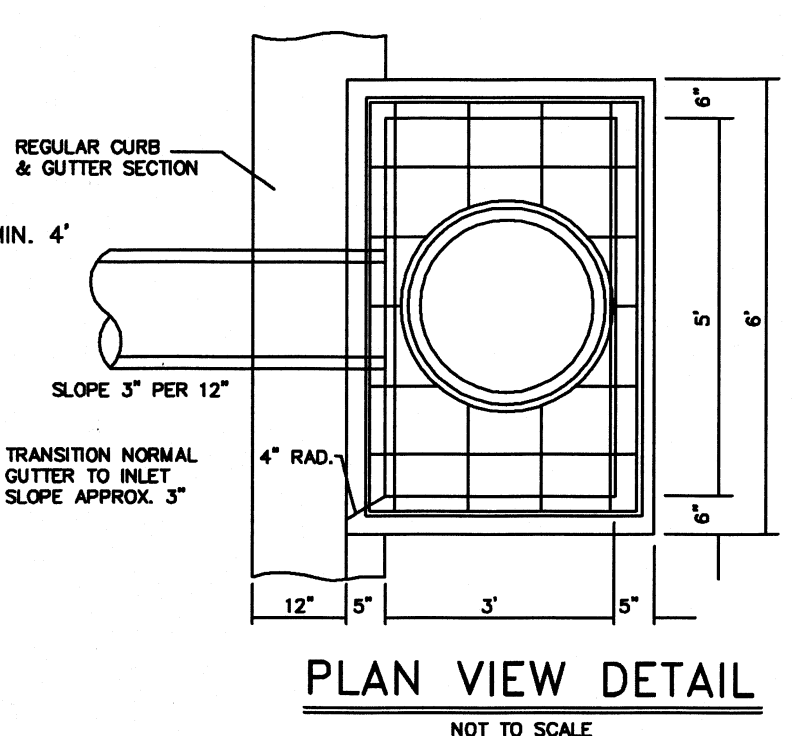
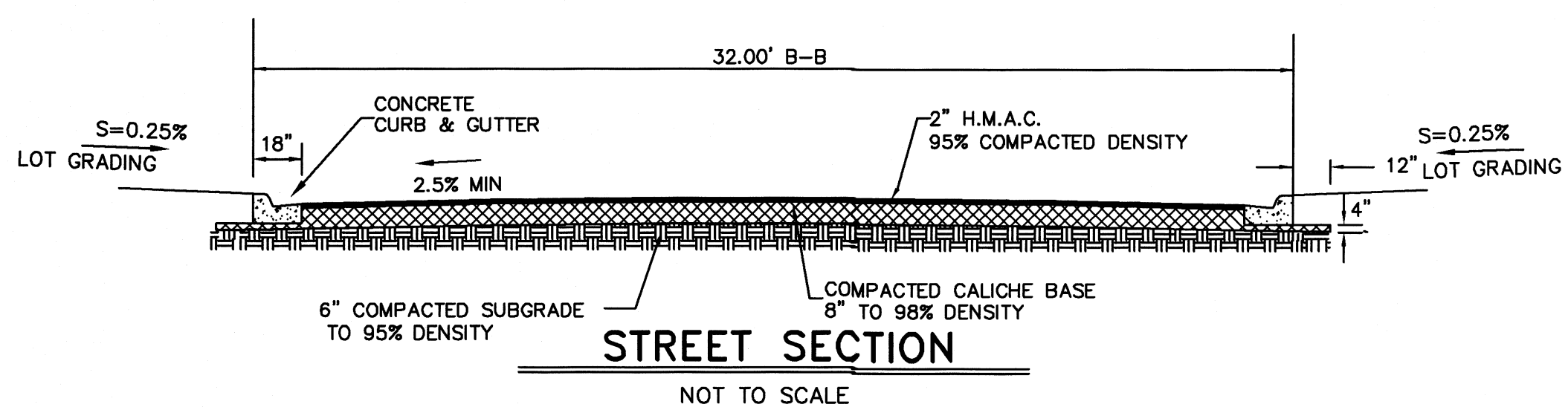
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480344 0450 C (L.O.M.R.: MAY 30, 2002) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

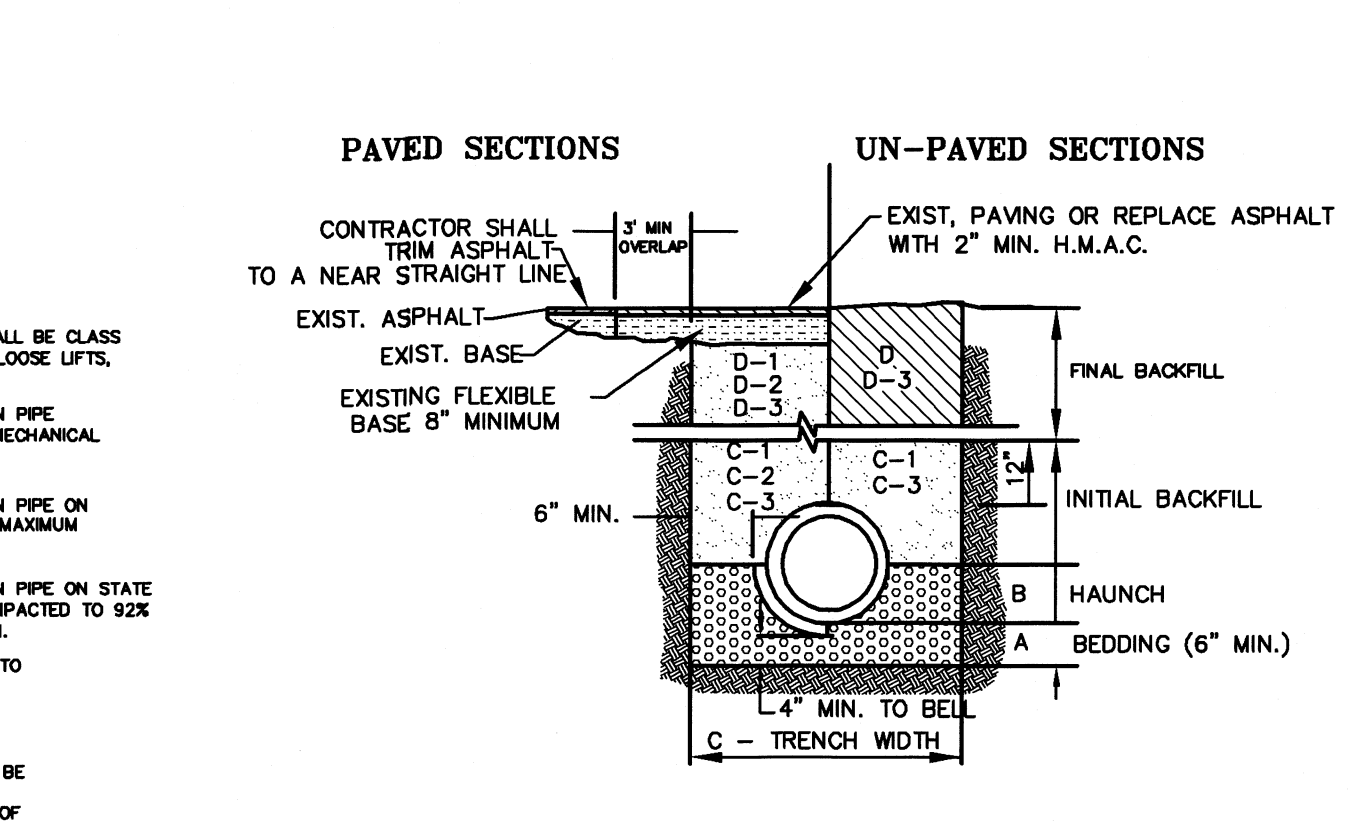
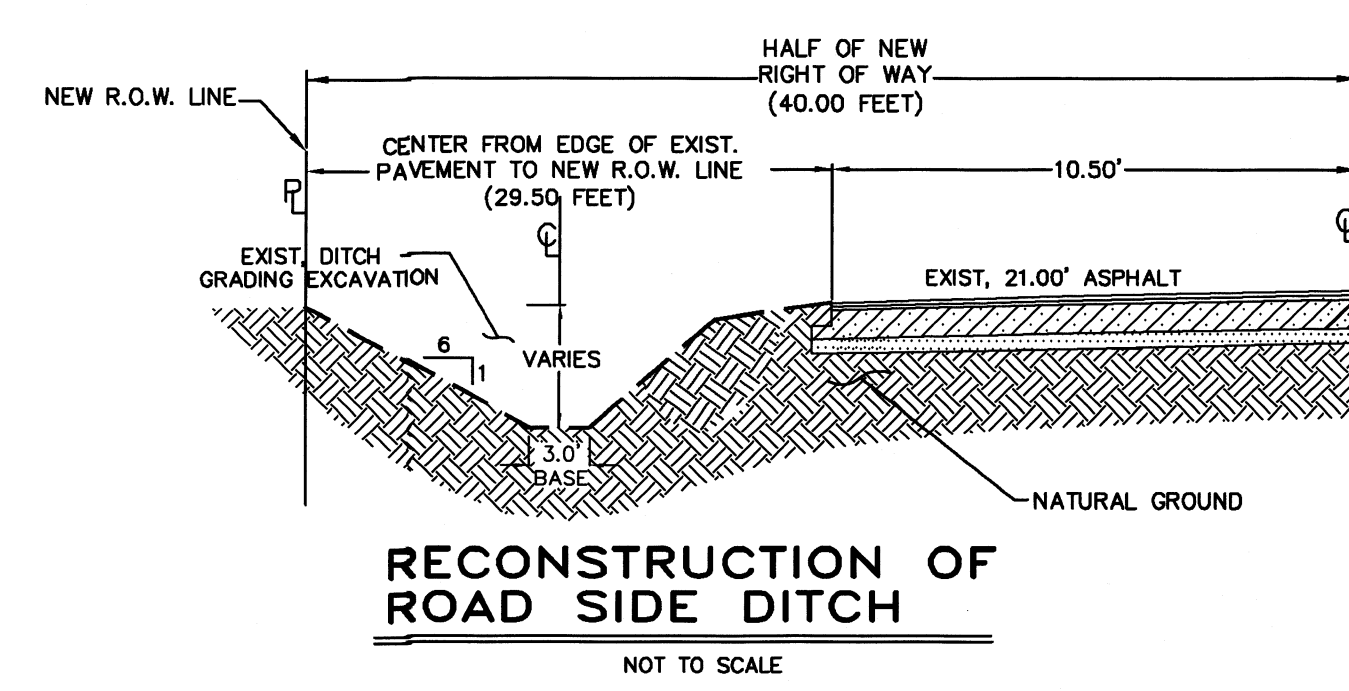


Marco A. Gonzalez
MARCO A. GONZALEZ, P.E.
P.E. No. 120016

7.28.14
DATE

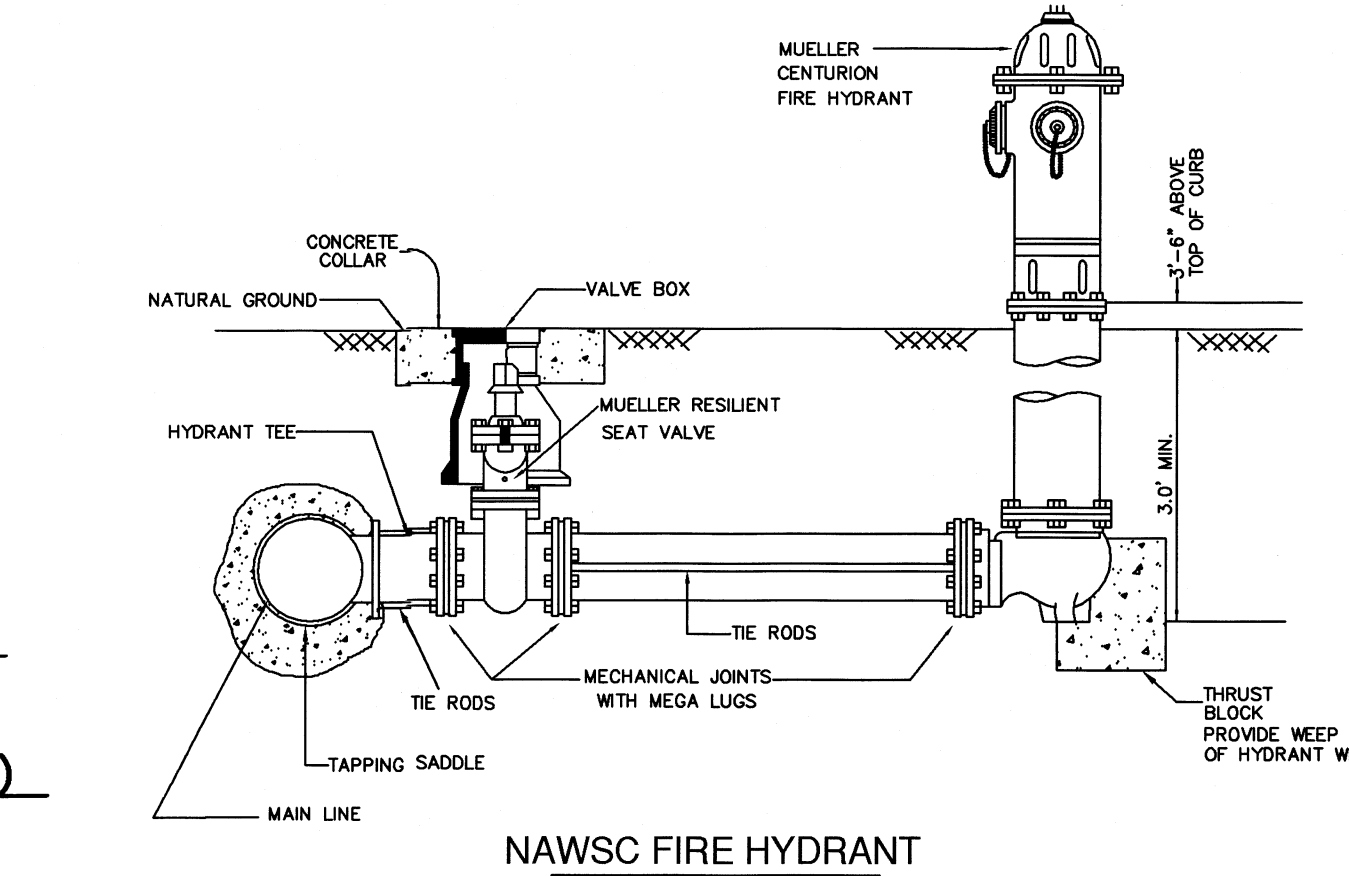


LEGEND	
TOTAL DETENTION SUBDIVISION	— 110,101.28 C.F.
ADDITIONAL DETENTION REQUIRED	— 115,884.00 C.F.
TOTAL DETENTION REQUIRED	— 225,985.28 C.F. (110,101.28 C.F. + 115,884 C.F.)
TOTAL DETENTION PROVIDED	— 227,711.20 C.F. (269.8 SF x 844 LF)
TOTAL EXCAVATION REQUIRED	— 524,108.80 C.F. (305.2 SF x 844 LF) + (226.3 SF * 600 LF) + (217.9 SF * 600 LF)
	"A-A" "B-B" "C-C"



STORM TRENCH BEDDING AND BACKFILL NOTES

1. MAXIMUM COVER SHALL BE IN 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. R.T.S.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTRIES.



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

SLOPE VARIES TO EDGE OF SHOULDER 12" MIN.

5" RIPRAP

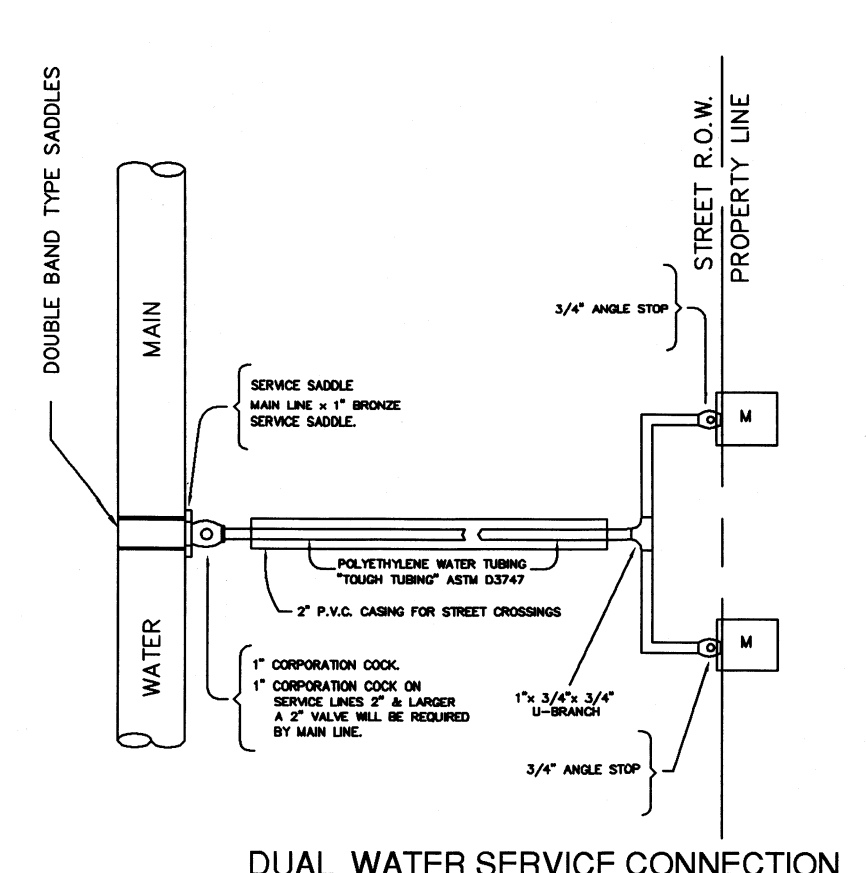
MATCH SLOPE AS SHOWN IN PLANS

PIPE DIA. PIPE JOINT END OF PIPE

FLOWLINE

BEDDING AS PER ENGINEER

TOE WALL BEGIN BEVEL OF PIPE



SINGLE WATER SERVICE CONNECTION

DOUBLE BAND TYPE SADDLES

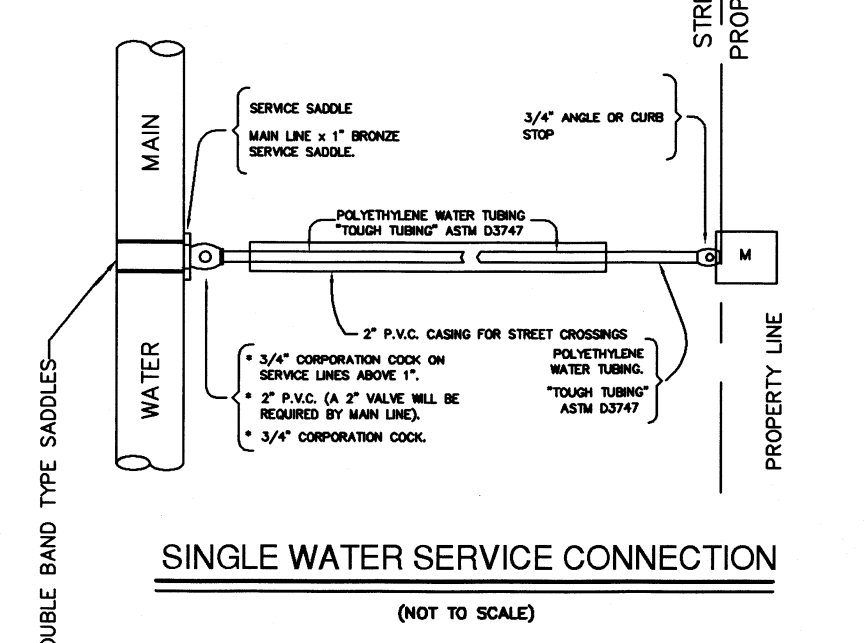
MAIN WATER LINE

2" P.V.C. CASING FOR STREET CROSSINGS

1" COPPERATION CODE ON SERVICE LINE 2" IN LENGTH

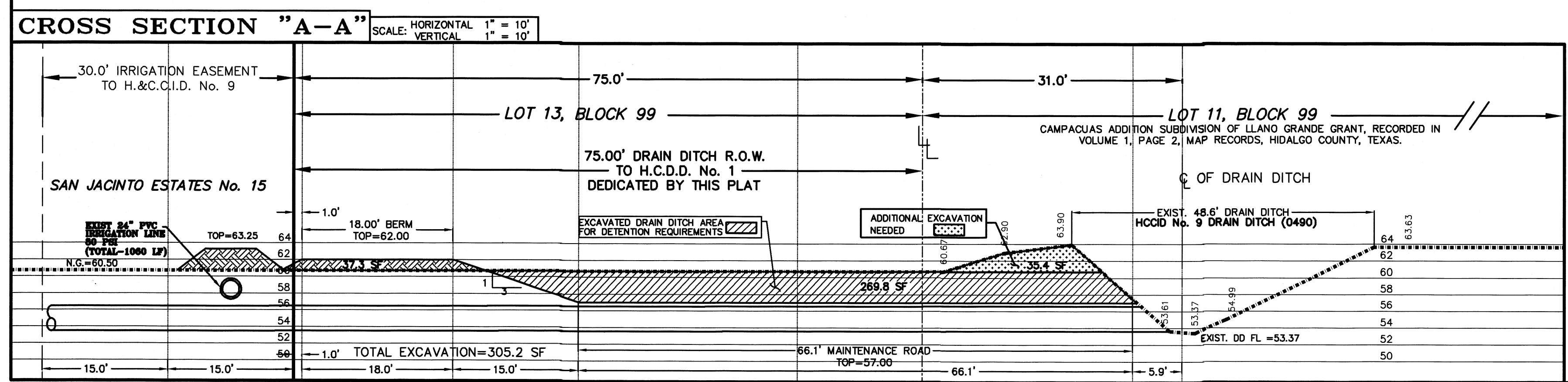
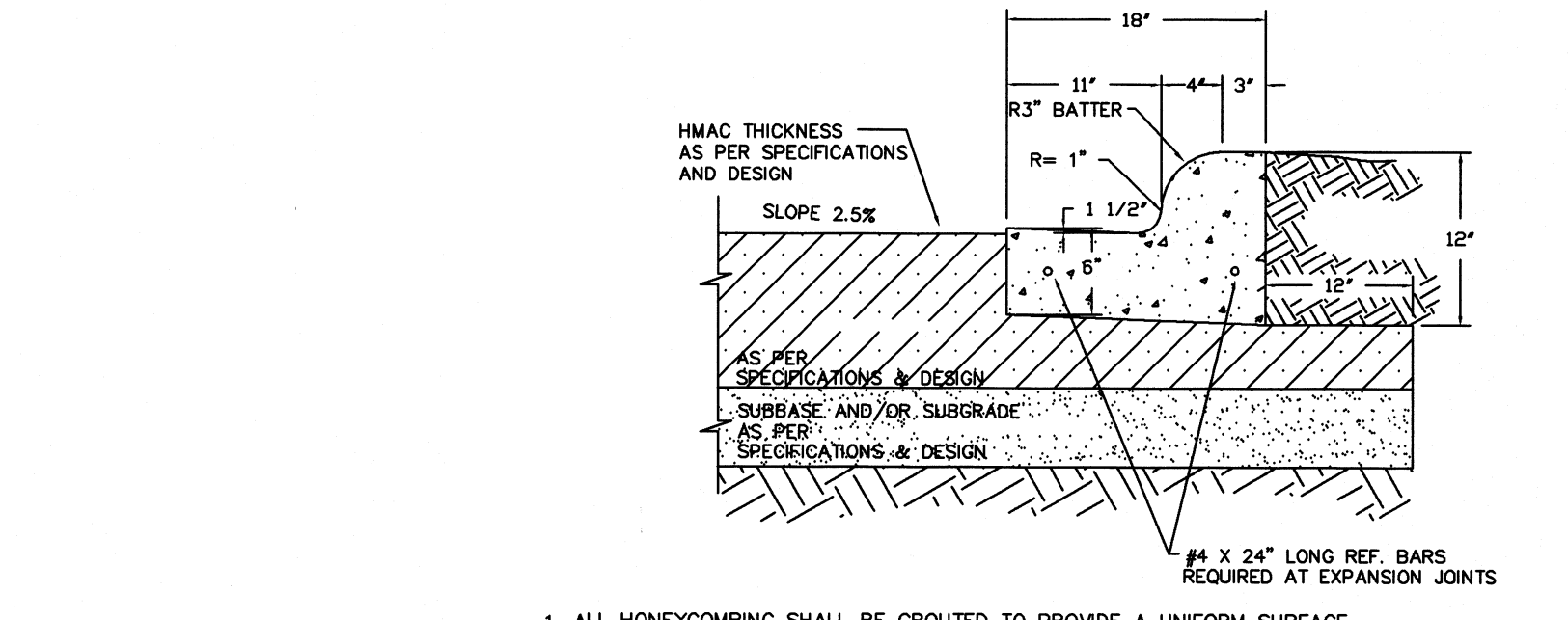
2" P.V.C. (A.P. VALVE) WILL BE REQUIRED BY MAIN LINE.

1/2" ANGLE OF CURB STOP

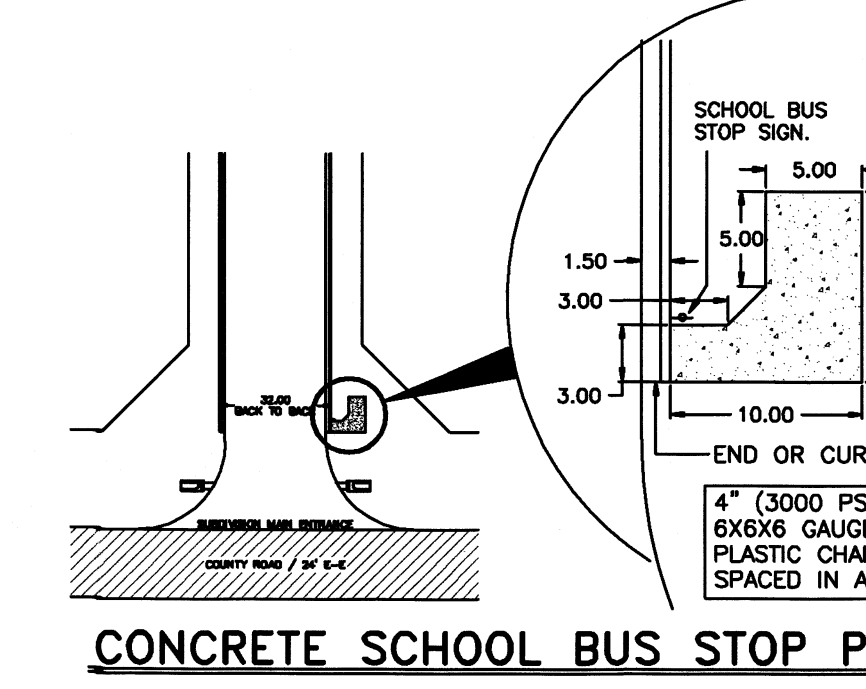


TYPICAL CURB & GUTTER DETAIL

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.

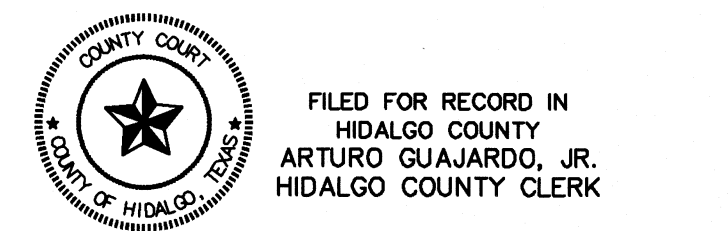


SECTION A-A



CONCRETE SCHOOL BUS STOP PICKUP AREA

NOT TO SCALE



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

SHEET NO. 4	FILENAME: F:\DATA\SUBDIV\HCSAN JACINTO ESTATES No. 15\WATER
OF 4 SHEETS	DATE PREPARED: 11-15-2013
	PREPARED BY: LG
	DATE REVISION: _____
	REVISION BY: _____
	CHECKED BY: _____
	APPROVED BY: _____