



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 CARMEN AVILA PH V 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: 131 *SINGLE FAMILY *MULTI-FAMILY 5 COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 21

FILLING STATIONS: 6

LOCATION DESCRIPTION: EAST SIDE OF CARMEN AVILA ROAD APPROXIMATELY ¼ MILE NORTH ROAD OF FM 2812.

SUBDIVISION LIES WITHIN THE: REMOVED FROM THE ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-01-2023 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 A REGIONAL DETENTION FACILITY DEDICATED TO PCT 4.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE CARMEN AVILA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 06-06-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 06-06-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SEWER: CITY OF EDINBURG LINE SIZE: 10" LOCATION: CARMEN AVILA ROAD

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 10" LOCATION: CARMEN AVILA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 06-06-2024 : 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.

VARIANCE REQUEST TITTLE B, CHAPTER 2, SECTION 3.5 ITEM SETBACKS

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: \$22,800.00 For: (6 FIRE HYDRANTS)

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 1/23/2024

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.*

PLAT NOTES AND RESTRICTIONS:

- 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).
- MINIMUM FINISH FLOOR ELEVATION: 1.0' ABOVE CENTERLINE OF THE STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS.
AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL REVISIONS TO LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:
FRONT 20.00 FEET
REAR (LOTS 631 - 635) 50.00 FEET
SIDE 10.00 FEET
CORNER SIDE 6.00 FEET
CORNER SIDE 10.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 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.
- 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 **184,101.67** CUBIC FEET **4.23** ACRE FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 3.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1 - ELEV=80.50, TOP OF TYPE "C-C" INLET LOCATE IN FRONT OF LOT 500 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
B.M. No.2 - ELEV=80.50, TOP OF TYPE "C-C" INLET LOCATE IN FRONT OF LOT 562 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.
BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 500 THROUGH 635. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 500 THROUGH 630. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- AS 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 AFTER METERS(S).
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE FOR LOTS 631-635, IF LOTS ARE USED FOR COMMERCIAL USE.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL LOTS 631-635 USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- CLEARANCES FOR WATER METERS:
AS 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 METERS(S).
- LOT "A" TO BE MAINTAINED BY H.C. PRECINCT NO. 4.

**SUBDIVISION PLAT OF:
CARMEN AVILA SUBDIVISION PHASE V**

A 33.13 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 & BOUNDS
A 33.13 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 SOUTH LINE OF TRACT 156; AND ON THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 82°05'25" E, 1.675,57 FEET, AND S 82°09' E, 80.00 FEET FROM THE SOUTHWEST CORNER OF TRACT 156.

THENCE; N 07°54'42" E, ALONG THE EAST RIGHT OF WAY LINE OF CARMEN AVILA ROAD, A DISTANCE OF 551.34 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF J.J. AVILA SUBDIVISION PHASE I (RECORDED IN VOLUME 47, PAGE 151, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 82°09' E, ALONG THE SOUTH LINE OF J.J. AVILA SUBDIVISION PHASE I, A DISTANCE OF 321.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF J.J. AVILA SUBDIVISION PHASE I AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; N 09°46'33" E, ALONG THE EAST LINE OF J.J. AVILA SUBDIVISION PHASE I, A DISTANCE OF 542.83 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF PUEBLO DE PALMAS PHASE 12 SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2304814, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°14'14" E, ALONG THE SOUTH LINE OF PUEBLO DE PALMAS PHASE 12 SUBDIVISION, A DISTANCE OF 1,167.98 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST LINE OF SANTA CRUZ RANCHES No.2 (RECORDED IN VOLUME 46, PAGES 133-134, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF PUEBLO DE PALMAS PHASE 12 SUBDIVISION AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 09°15'52" W, ALONG THE WEST LINE OF RANCHOS DE SANTA CRUZ No.2, A DISTANCE OF 1,052.19 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF TRACT 156 FOR THE SOUTHWEST CORNER OF SANTA CRUZ RANCHES No.2 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 82°09' W, ALONG THE SOUTH LINE OF TRACT 156, A DISTANCE OF 1,481.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 33.13 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

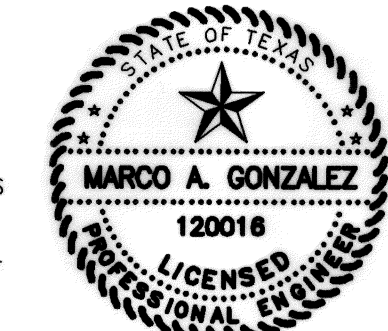
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
9-14-2022
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
6-12-24
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 easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

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

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

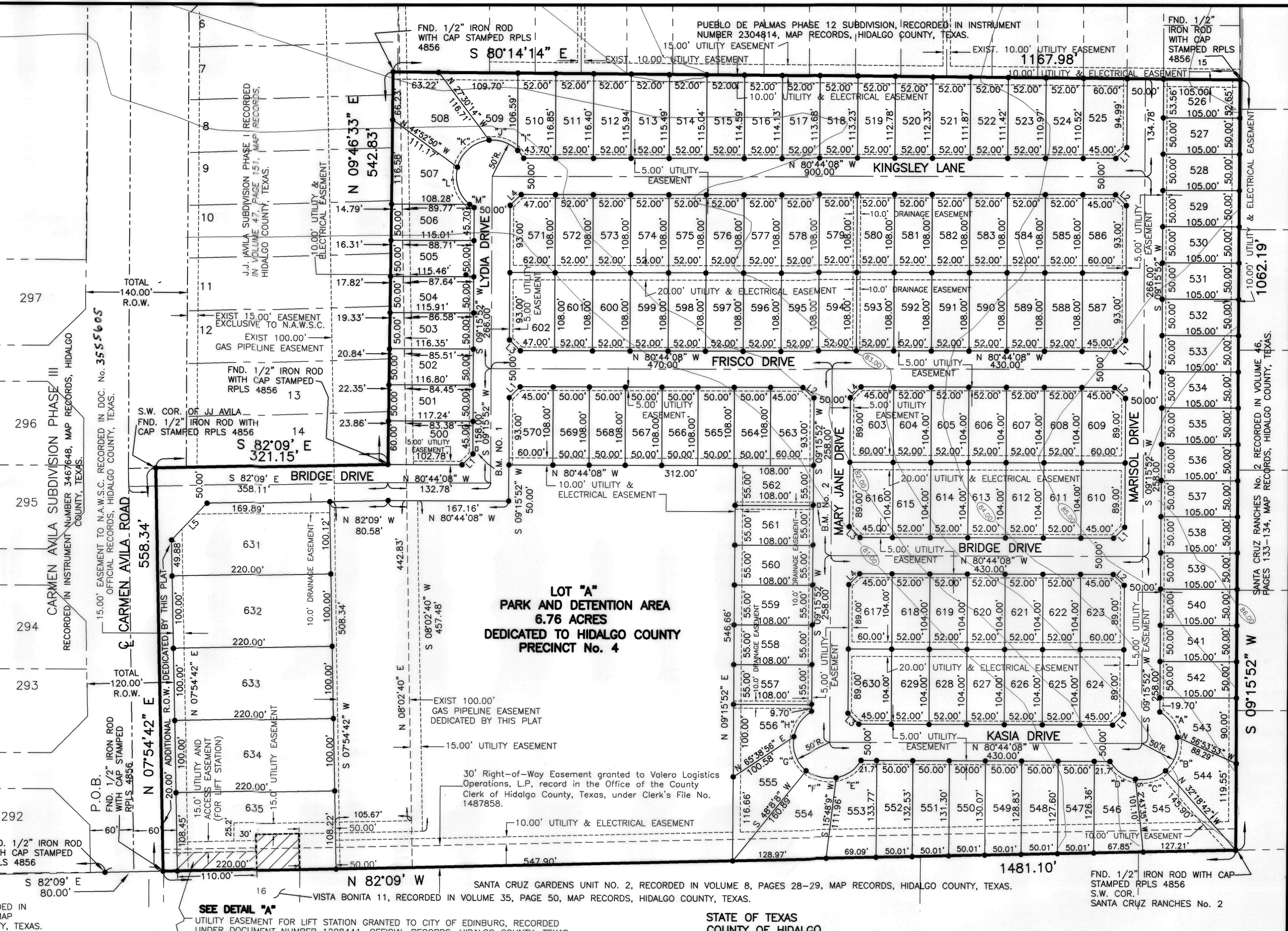
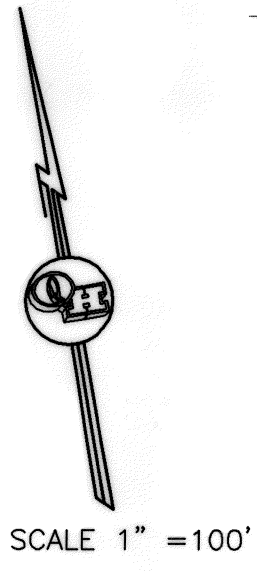
IN WITNESS WHEREOF the said Grantor executed this instrument this 12th day of June, 2024.

Victor Daniec
VICTOR DANIEC, MANAGER
JEFFERSON ROAD PROPERTY INVESTMENTS, LLC

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
CARMEN AVILA SUBDIVISION PHASE V, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST CORNER OF THE INTERSECTION OF CARMEN AVILA ROAD AND MILE 20 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 PHASE V, IS NOT 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



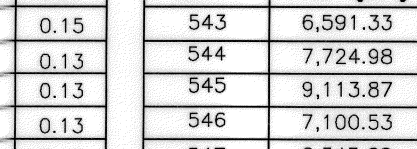
PNT. NORTHING EASTING HEIGHT DESCRIPTION
1191 16684974.18 1117089.84 95.82 IRON ROD
N083 SOUTH ZONE 4205 (GRD)

P.O.C.
FND. 1/2" IRON ROD WITH CAP STAMPED RPLS 4856
S.W. COR., TRACT 156
S.E. COR., TRACT 157
S.W. COR. RANCHITOS ESCONDIDOS SUBD., PHASE I

FND. 1/2" IRON ROD WITH CAP STAMPED RPLS 4856
S 82°05'25" E 1675.57'

EDINBURG ACRES, RECORDED IN VOLUME 24, PAGE 128, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SEE DETAIL "A" UTILITY EASEMENT FOR LIFT STATION GRANTED TO CITY OF EDINBURG, RECORDED UNDER DOCUMENT NUMBER 1208441, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SCALE 1" = 100'

LOT	AREA (S.F.)	AC.
50	6,938.26	0.15
51	5,851.02	0.13
52	5,828.78	0.13
53	5,806.47	0.13
54	5,784.16	0.13
55	5,761.86	0.13
56	5,725.28	0.13
57	7,777.71	0.17
58	10,117.55	0.23
59	7,096.27	0.16
511	6,039.24	0.13
512	6,064.33	0.13
513	6,040.82	0.13
514	6,017.30	0.13
515	5,993.78	0.13
516	5,970.26	0.13
517	5,946.74	0.13
518	5,923.22	0.13
519	5,899.70	0.13
520	5,876.18	0.13
521	5,852.66	0.13
522	5,829.14	0.13
523	5,805.62	0.13
524	5,782.11	0.13
525	5,758.59	0.13
526	5,735.07	0.12
527-42	5,400.00	0.12

LOT	AREA (S.F.)	AC.
543	6,591.33	0.15
544	7,724.98	0.17
545	9,113.87	0.20
546	7,100.53	0.16
547	6,345.29	0.14
548	6,406.20	0.14
549	6,467.11	0.14
550	6,528.01	0.14
551	6,588.92	0.15
552	6,649.83	0.15
553	7,714.80	0.17
554	10,112.41	0.23
555	8,088.90	0.18
556	5,400.00	0.12
557-562	5,940.00	0.13
563	6,367.50	0.14
564-569	5,400.00	0.12
570	6,367.50	0.14
571	6,583.50	0.15
572-585	5,616.00	0.12
586-587	6,367.50	0.14
588-601	5,616.00	0.12
602	6,583.50	0.15
603	6,127.50	0.14
604-608	5,408.00	0.12
609-610	6,127.50	0.14
611-615	5,408.00	0.12
616-617	6,127.50	0.14
618-622	5,408.00	0.12
623-624	6,127.50	0.14
625-629	5,408.00	0.12
630	6,127.50	0.14
631	21,377.65	0.49
632-634	21,996.57	0.50
635	23,832.58	0.54

DATA	BEARING	LENGTH
L1	S 35°44'8" E	21.21'
L2	S 54°15'52" W	21.21'
L3	N 35°44'8" W	21.21'
L4	N 54°15'52" E	21.21'
L5	N 52°53'13" E	70.76'

CURVE	DELTA	RADIUS	LENGTH	CHORD LENGTH
"A"	50°00'00"	50.00'	43.63'	42.26'
"B"	58°25'26"	50.00'	50.98'	48.80'
"C"	51°34'34"	50.00'	45.01'	43.50'
"D"	50°00'00"	50.00'	43.63'	42.26'
"E"	50°00'00"	50.00'	43.63'	42.26'
"F"	50°00'00"	50.00'	43.63'	42.26'
"G"	60°00'00"	50.00'	52.36'	50.00'
"H"	50°00'00"	50.00'	43.63'	42.26'
"I"	15°34'23"	50.00'	13.59'	13.55'
"J"	50°00'00"	50.00'	43.63'	42.26'
"K"	70°00'00"	50.00'	61.09'	57.36'
"L"	65°41'15"	50.00'	57.32'	54.24'
"M"	8°44'22"	50.00'	7.63'	7.62'

LOT	AREA (S.F.)	AC.
609-610	6,127.50	0.14
611-615	5,408.00	0.12
616-617	6,127.50	0.14
618-622	5,408.00	0.12
623-624	6,127.50	0.14
625-629	5,408.00	0.12
630	6,127.50	0.14
631	21,377.65	0.49
632-634	21,996.57	0.50
635	23,832.58	0.54

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 46.211 (C.). THE DISTRICT HAS REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SURVEY 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

WE THE UNDERSIGNED CERTIFY that this plat of the CARMEN AVILA SUBDIVISION PHASE V was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ Date _____
Attest: Hidalgo County Clerk _____ Date _____

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, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D. No. 1 CERTIFICATION, NORTH ALAMO WATER SUPPLY DEDICATION, REVISION NOTES
SHEET 2.- MAP OF WATER DISTRIBUTION SYSTEM, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
SHEET 3.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/SSP AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), MAP, LOT, STREETS, AND EASEMENT LAYOUT, ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, NOTARY CERTIFICATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D. No. 1 CERTIFICATION, NORTH ALAMO WATER SUPPLY DEDICATION, REVISION NOTES.
SHEET 4.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
SHEET 5.- ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

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 33.13 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARMEN AVILA SUBDIVISION PHASE V, 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) CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, proved to me through 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, 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 12th day of June, 2024.

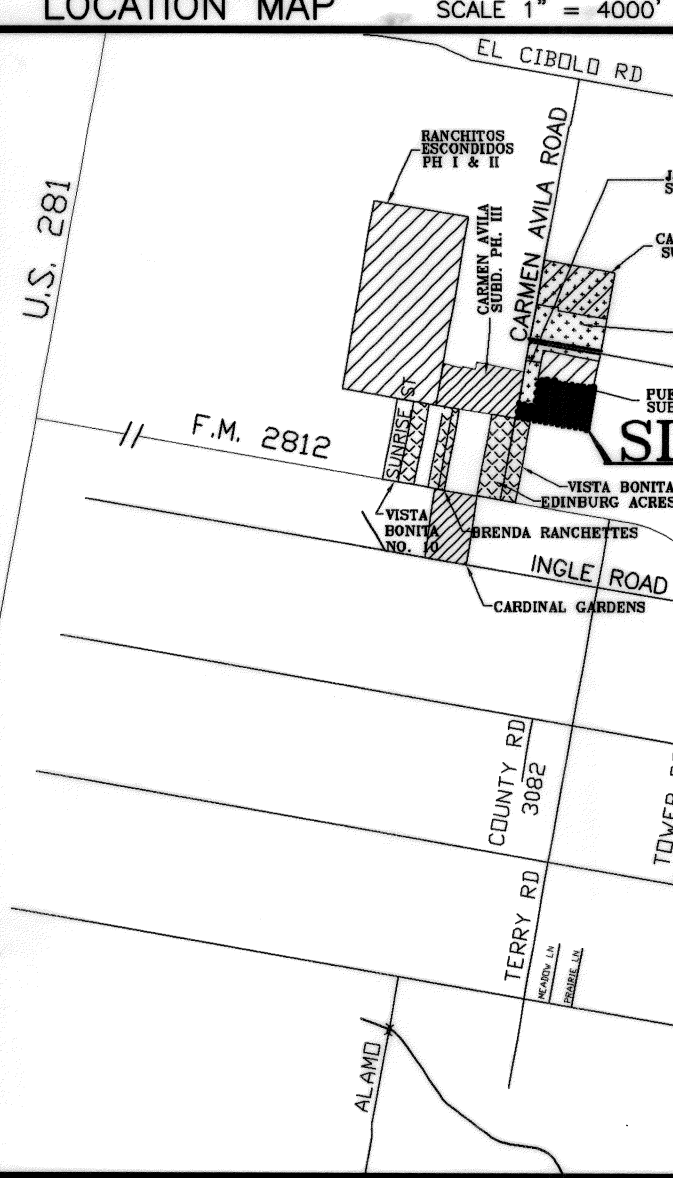
Clarissa Quintanilla
CLARISSA QUINTANILLA
Notary Public #12861525
My Commission Expires November 04, 2025

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

DATE OF PREPARATION: SEPT. 14, 2021

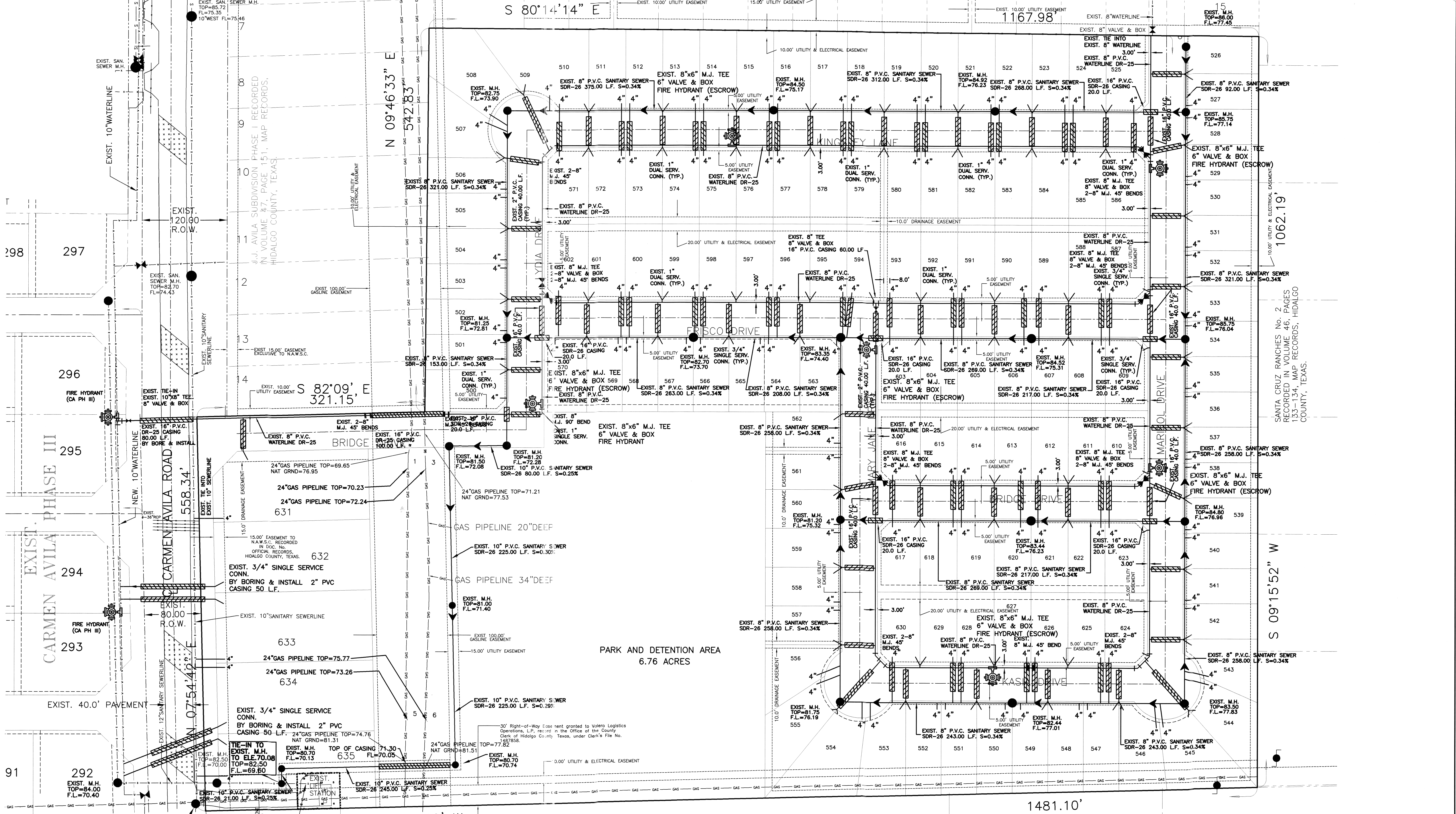
FILENAME: F:\DATA\SUB\EDINBURG\CARMEN AVILA V\PLAT
DATE PREPARED PREPARED BY CHECKED BY APPROVED BY SHEET NO.
04-28-2021 G. AVITA
DATE REVISED REVISED BY CHECKED BY APPROVED BY 1 OF 5

LOCATION MAP



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

MAP OF WATER DISTRIBUTION SYSTEM / MAPA DE DISTRIBUCION DE AGUA



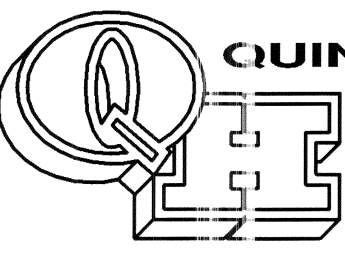
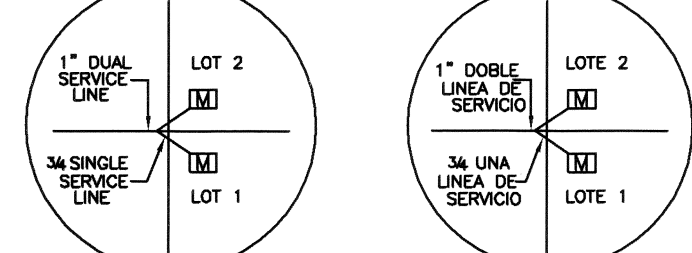
CARMEN AVILA SUBDIVISION PHASE V

A 33.13 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 VEIENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

COST ESTIMATE

WATER DISTRIBUTION:	\$339,685.00
DRAINAGE IMPROVEMENTS:	\$243,317.00
PAVING IMPROVEMENTS:	\$644,025.00
SEWER IMPROVEMENTS:	\$486,152.00

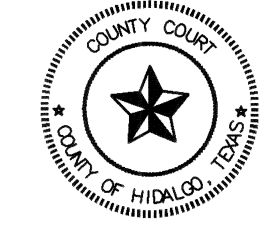
- | | |
|--|---|
| <input checked="" type="checkbox"/> WATER METER BOX | <input checked="" type="checkbox"/> CAJA DE MEDIDOR DE AGUA |
| <input checked="" type="checkbox"/> 8" WATER SUPPLY LINE | <input checked="" type="checkbox"/> 8" LINEA DE AGUA |
| <input checked="" type="checkbox"/> SERVICE LINES | <input checked="" type="checkbox"/> LINEAS DE SERVICIOS |



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



Signature of Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120016
 DATE 6-24



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

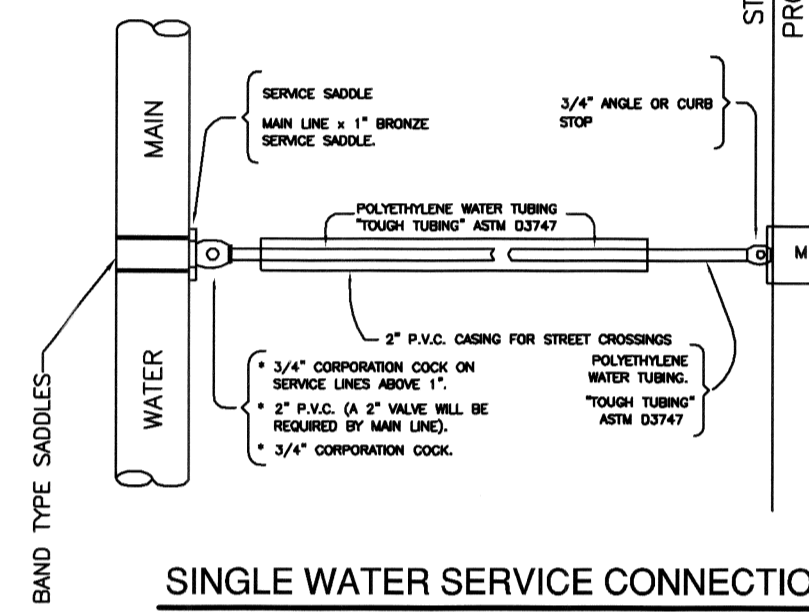
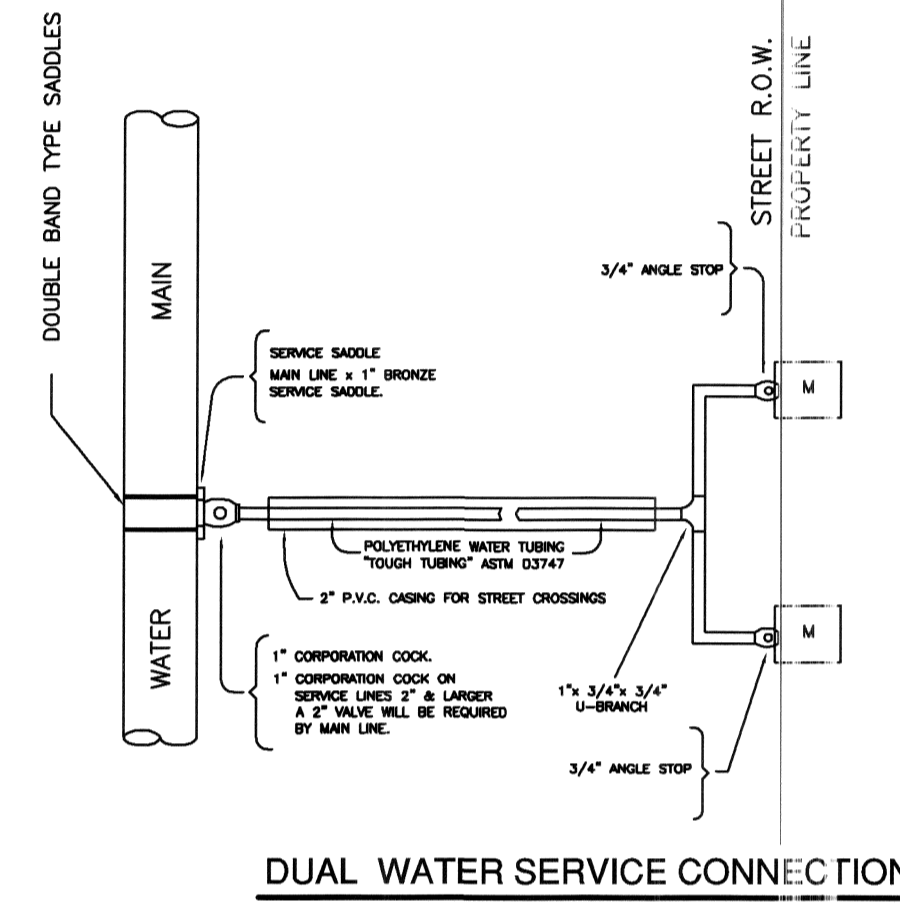
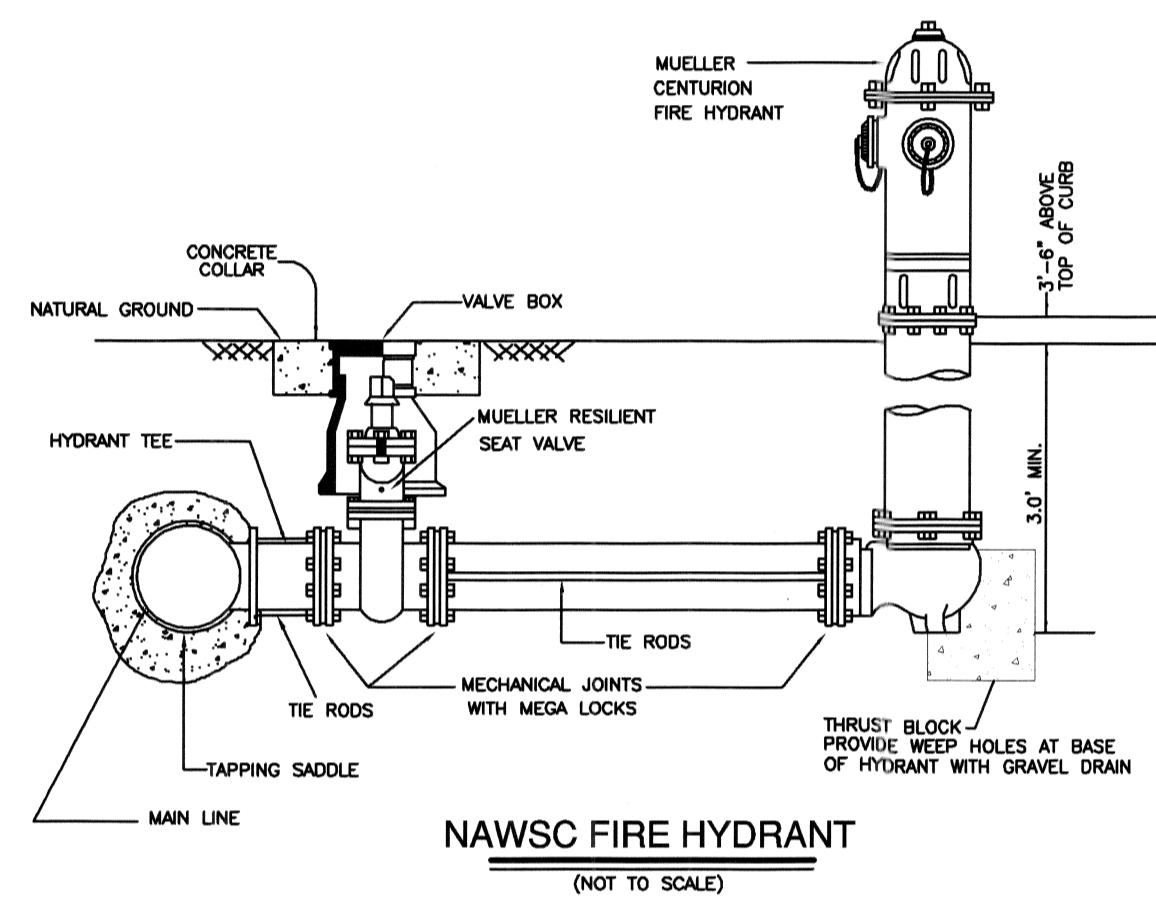
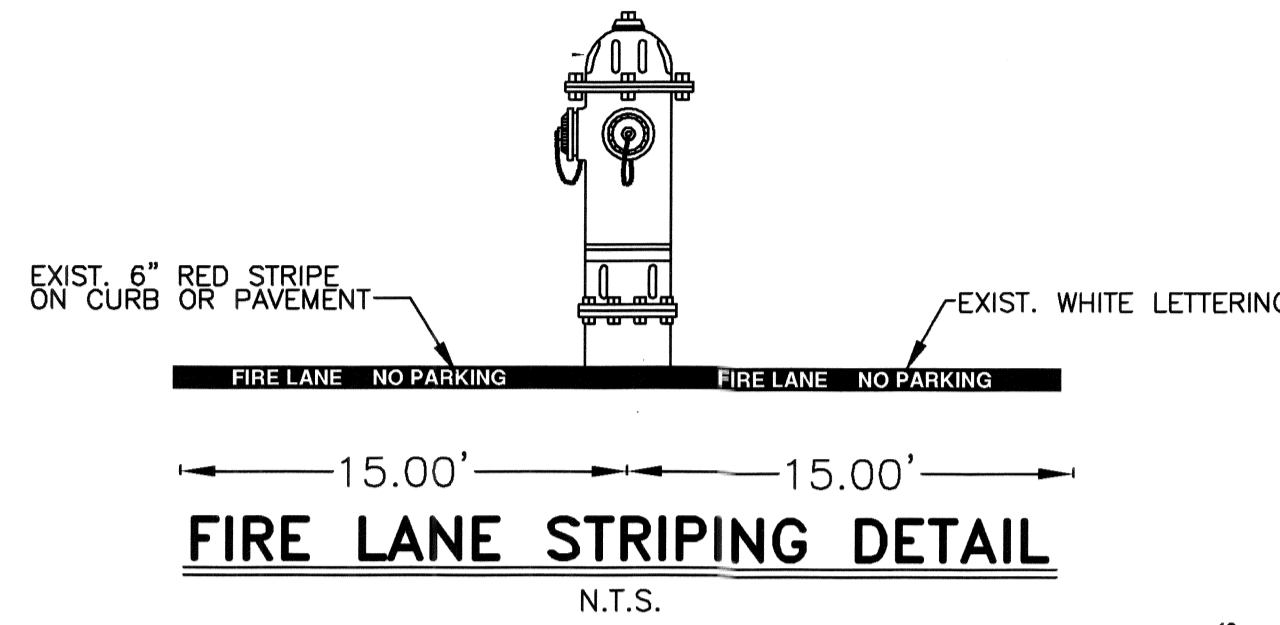
ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 2	FILE NAME: F:\DATA\SUBD\EDM\CARMEN AVILA SUBD. PH. UTILITIES (PLAT)
OF 5 SHEETS	DATE PREPARED: 10-30-2023
	PREPARED BY: ALEX G
	DATE REVISED: _____
	REVISED BY: _____
	CHECKED BY: _____
	APPROVED BY: _____

CARMEN AVILA SUBDIVISION PHASE V

A 33.13 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.



NOTE: FIRE LANE TO BE STRIPED AT ALL FIRE HYDRANTS

FINAL ENGINEERING REPORT FOR CARMEN AVILA SUBDIVISION PHASE V

BY MARCO A. GONZALEZ P.E.

WATER SUPPLY: Description and Costs.

CARMEN AVILA SUBDIVISION PHASE V WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 10" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF CARMEN AVILA ROAD.

THE WATER SYSTEM FOR CARMEN AVILA SUBDIVISION PHASE V CONSISTS OF THE 8" DIAMETER WATERLINE THAT CONNECTS TO THE 10" DIAMETER WATERLINE ON CARMEN AVILA ROAD AND RUNS EAST ALONG THE NORTH SIDE OF KEYSTONE DRIVE. IT LOOPS WITH THE WATERLINE GOING SOUTH TO NORTH ON THE EAST SIDE OF ASPEN DRIVE.

ANOTHER 8" DIAMETER WATERLINE CONNECTS TO THE WATERLINE ON CARMEN AVILA AND RUNS WEST ALONG THE SOUTH SIDE OF KEYSTONE LANE. IT LOOPS WITH THE WATERLINE GOING NORTH AND SOUTH ON THE EAST SIDE OF ASPEN DRIVE.

ANOTHER 8" DIAMETER WATERLINE CONNECTS TO THE WATERLINE ON CARMEN AVILA AND RUNS WEST ALONG THE NORTH SIDE OF STEAMBOAT LANE. IT LOOPS WITH THE WATERLINE GOING NORTH AND SOUTH ON THE EAST SIDE OF ASPEN DRIVE.

ANOTHER 8" DIAMETER WATERLINE RUNS SOUTH TO NORTH ALONG THE EAST SIDE OF ASPEN LANE. AND IT ENDS WITH A 2" FLUSH VALVE.

ANOTHER 8" DIAMETER WATERLINE RUNS SOUTH TO NORTH ALONG THE WEST SIDE OF WINTER PARK LANE. AND IT ENDS WITH A 2" FLUSH VALVE.

ANOTHER 8" DIAMETER WATERLINE RUNS SOUTH TO NORTH ALONG THE EAST SIDE OF VALI DRIVE. AND IT LOOP WITH THE 8" DIAMETER WATERLINE ON STEAMBOAT LANE AND ON FRISCO DRIVE.

FROM THE 8" WATERLINE, SIXTY-TWO (61) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND FOURTEEN (14) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 338,665.00 OR \$ 2,490.18 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ 174,250.00 OR \$ 1,281.25 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS ESCROWED SIX (6) FIRE HYDRANTS AT A UNIT COST OF \$ 3,800.00 FOR A TOTAL COST OF \$ 22,800.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

CARMEN AVILA SUBDIVISION PHASE V WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CITY OF EDINBURG HAS AN EXISTING 10" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF CARMEN AVILA ROAD.

THE WASTEWATER SYSTEM FOR CARMEN AVILA PHASE V CONSISTS OF A 10" AND 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING WATER LINE ON THE EAST SIDE OF CARMEN AVILA ROAD. A 10" AND 8" DIAMETER SEWER LINES RUNNING WEST ALONG THE NORTH SIDE OF FRISCO DRIVE AND KEYSTONE DRIVE. ANOTHER 8" DIAMETER SEWER LINE RUNNING WEST ALONG THE SOUTH SIDE OF STEAMBOAT LANE. TWO MORE 8" DIAMETER SEWER LINES RUNS SOUTH TO NORTH ON EAST SIDE OF VALI DRIVE AND THE EAST SIDE OF WINTER PARK DRIVE.

THE 10" LINE, 8" LINE, 4" SERVICE LINE AND TWENTY-ONE (21) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 486,152.00 OR \$ 3,574.65 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$ 11,050.00 WHICH COVERS THE \$ 81.25 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

WATER FACILITIES— THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ 512,915.00 OR \$ 3,771.43 PER LOT.

SEWAGE FACILITIES— THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 497,202.00 WHICH EQUALS TO \$ 3,655.90 PER LOT.



Signature of Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120018
 6-7-24 DATE



Signature of Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120018
 6-7-24 DATE

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.

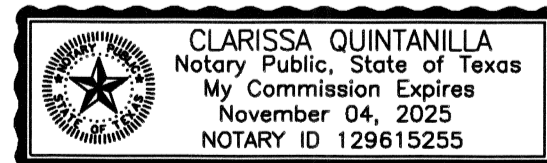
SUBDIVIDER STATEMENT:

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
 1.- I (WE), **VICTOR DANIEC, MANAGER** SUBDIVIDERS OF CARMEN AVILA SUBDIVISION PHASE V 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.

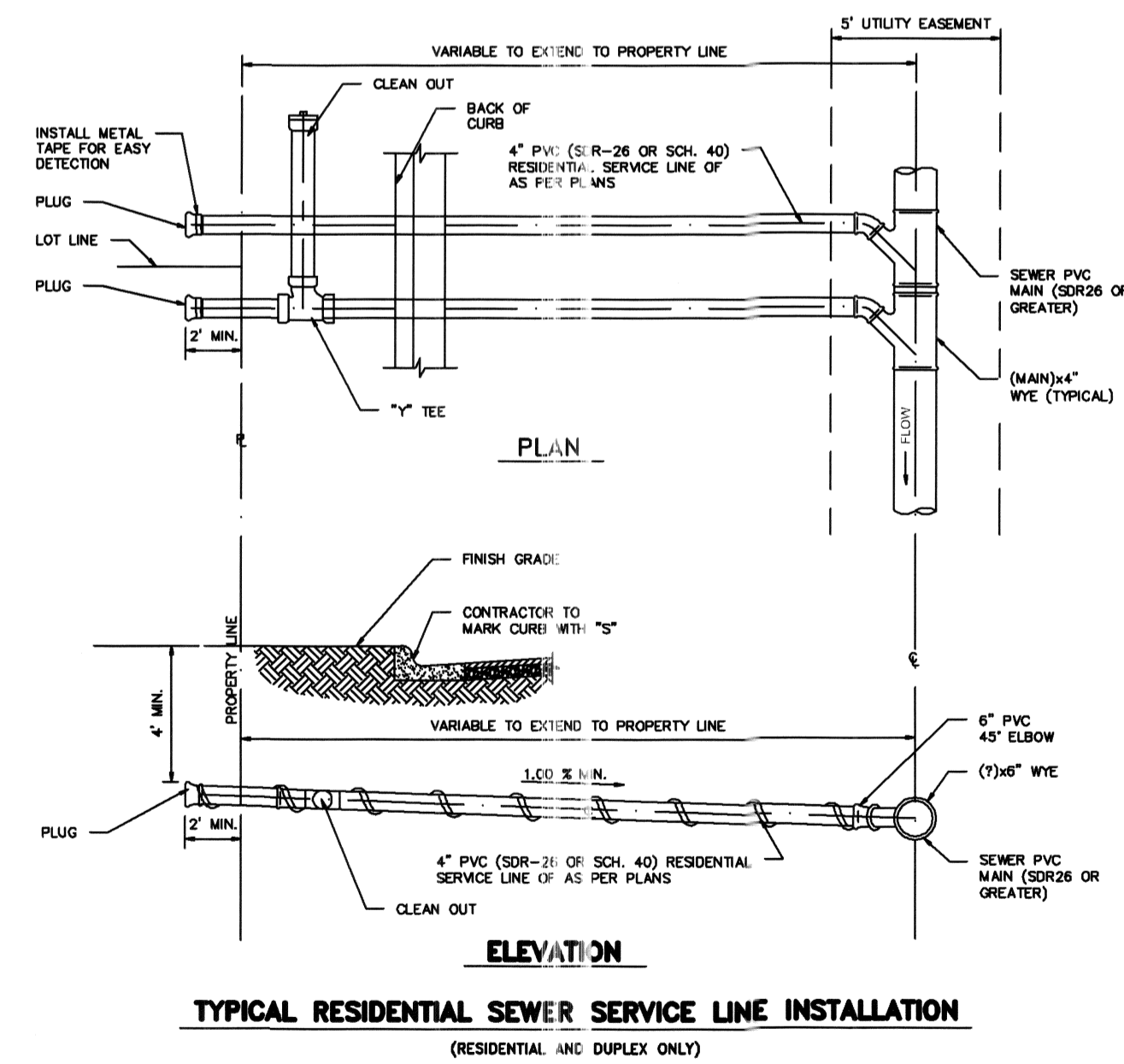
Signature of Victor Daniec
 7-3-24 DATE
 JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
 VICTOR DANIEC, MANAGER
 P.O. BOX 2604
 EDINBURG, TEXAS 78540

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared **JEFFERSON ROAD PROPERTY INVESTMENTS, LLC VICTOR DANIEC, MANAGER** known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.
 Given under my hand and seal of office this 3RD day of JULY, 2024.



Signature of Clarissa Annette Quintanilla
 CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

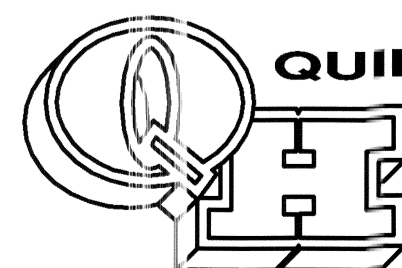
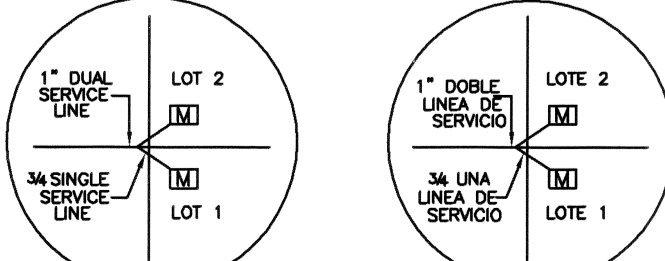


COST ESTIMATE

WATER DISTRIBUTION: \$338,665.00
 DRAINAGE IMPROVEMENTS: \$243,317.00
 PAYING IMPROVEMENTS: \$644,025.00
 SEWER IMPROVEMENTS: \$486,152.00

WATER METER BOX CAJA DE MEDIDOR DE AGUA
 8" WATER SUPPLY LINE 8" LINEA DE AGUA
 SERVICE LINES LINEAS DE SERVICIOS

No.	Sheet	REVISION	Date	Approved



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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



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

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

SHEET NO. 3	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 5 SHEETS	10-30-2023	ALFONSO		
	DATE REVISION	REVISION	CHECKED BY	APPROVED BY

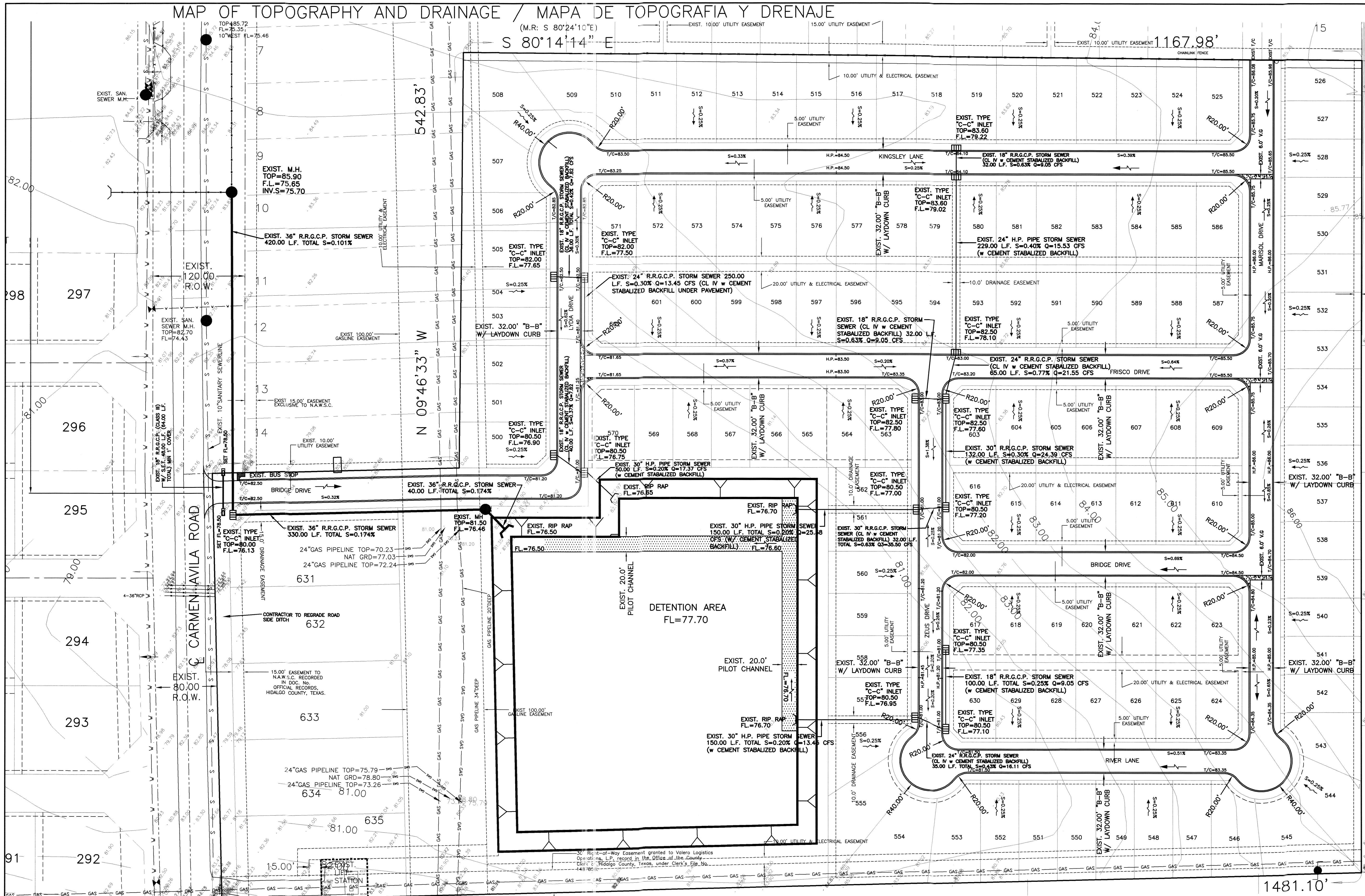
FILENAME: F:\DATA\SUBDIV\EDM\CARMEN AVILA SUBD. PH. UTILITIES BPLAT

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

(M.R. S 80°24'10"E)

S 80°14'14" E

SCALE: 1" = 60'



1062.19'

N 09°46'33" W

S 09°15'52" W
(M.R. S 09°15'37" W)

1481.10'

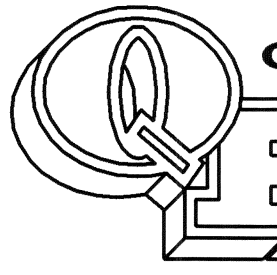
SANTA CRUZ RANCHES, No. 2
RECORDED IN VOLUME 46, PAGES
133-134, MAP RECORDS, HIDALGO
COUNTY, TEXAS.

COST ESTIMATE

WATER DISTRIBUTION:	\$338,665.00
DRAINAGE IMPROVEMENTS:	\$243,317.00
PAVING IMPROVEMENTS:	\$644,025.00
SEWER IMPROVEMENTS:	\$486,152.00

CARMEN AVILA SUBDIVISION PHASE V

A 33.13 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.



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

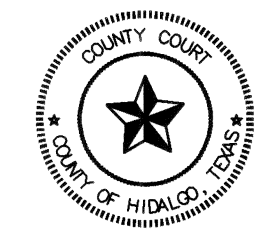
STATE OF TEXAS
COUNTY OF HIDALGO

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

6-7-24
DATE



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

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

BY: _____ DEPUTY

FILENAME : F:\DATA\SUB\EDIN\CARMEN AVILA SUBD. PH. V\PAVING BPLAT	DATE PREPARED : 10-30-2023	CHECKED BY : ALEX Q	APPROVED BY :
SHEET NO. 4	DATE REVISION :	REVISION :	CHECKED BY :
OF 5 SHEETS			

CARMEN AVILA SUBDIVISION PHASE V

A 33.13 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.

A 33.13-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. It is located on the east side of Carmen Avila Road, approximately 1320 feet north of F.M. 2812. The proposed subdivision will consist of 136 residential lots.

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 LOMR on May 17, 2001.

The majority of the soil is Brennan (3), Delfina (10), Hargill (10), and Rio (60 and is in soil group "B" & "D". It is fine sandy loam (SM), sandy clay loam (CL), clay loam (CL, CH) and fine sandy loam (SC, CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 0-32. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a easterly direction with an approximate 1.0% slope. The proposed subdivision is Q = 16.27 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 94.88 cubic feet per second based on a 50-year storm for an increase of Q = 78.61 cubic feet per second. Detention will be 231,384.23 cubic feet (5.31-acre feet). It will be accomplished by excavating the detention area being dedicated by the plat. A 24" bleeder line will connect to a manhole constructed during Carmen Avila Phase III to provide outfall. The street runoff will be collected by a storm sewer system consisting of 18", 24", 30" and 36" storm sewer pipes and Type "C-C" Inlets that will discharge into the detention area.

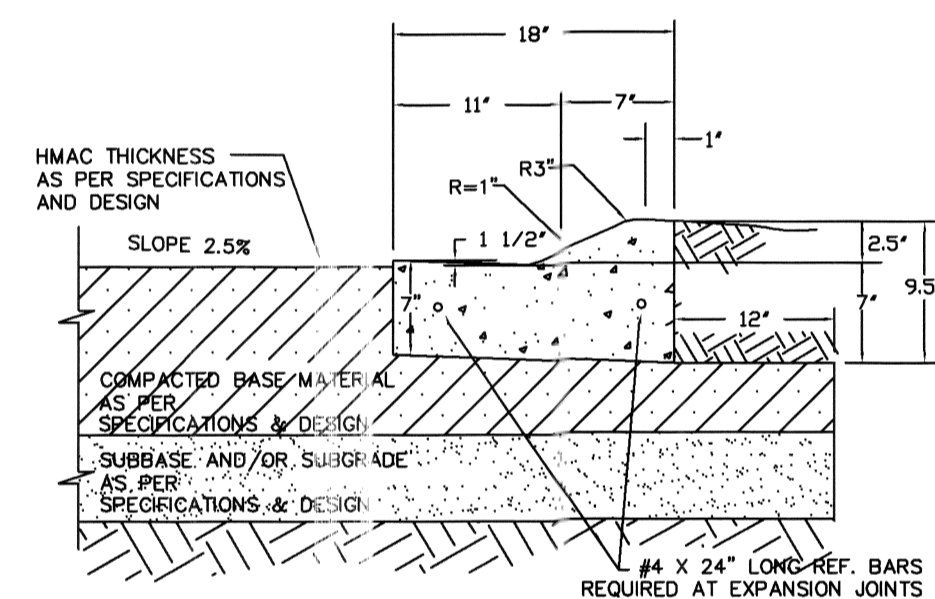
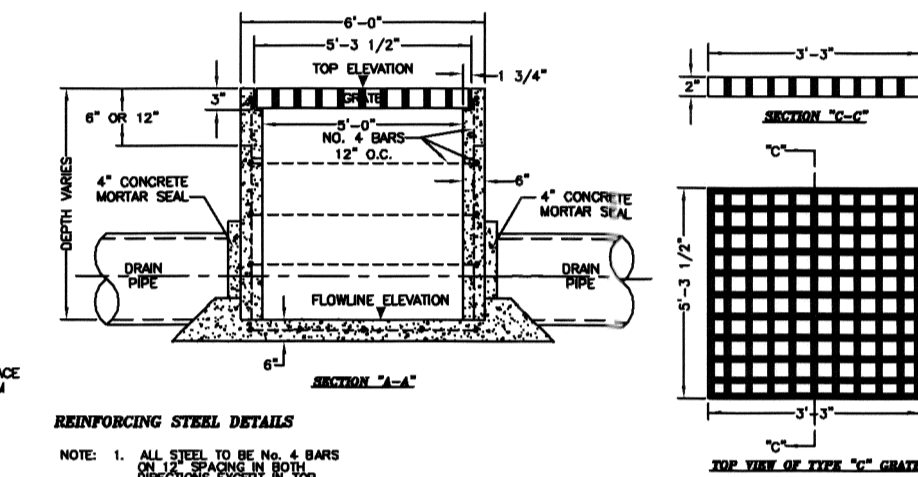
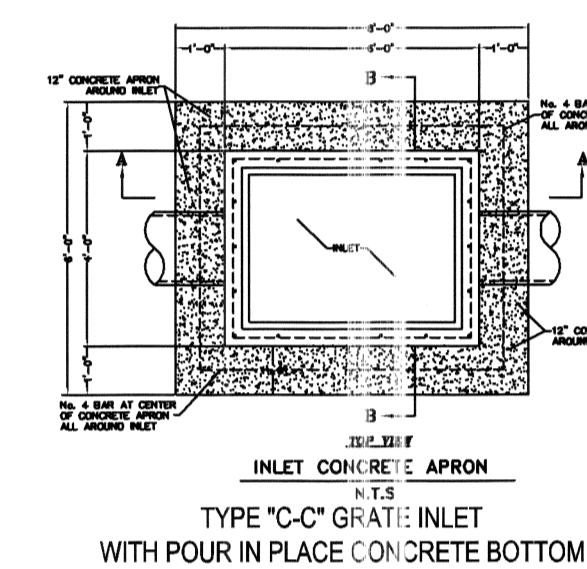
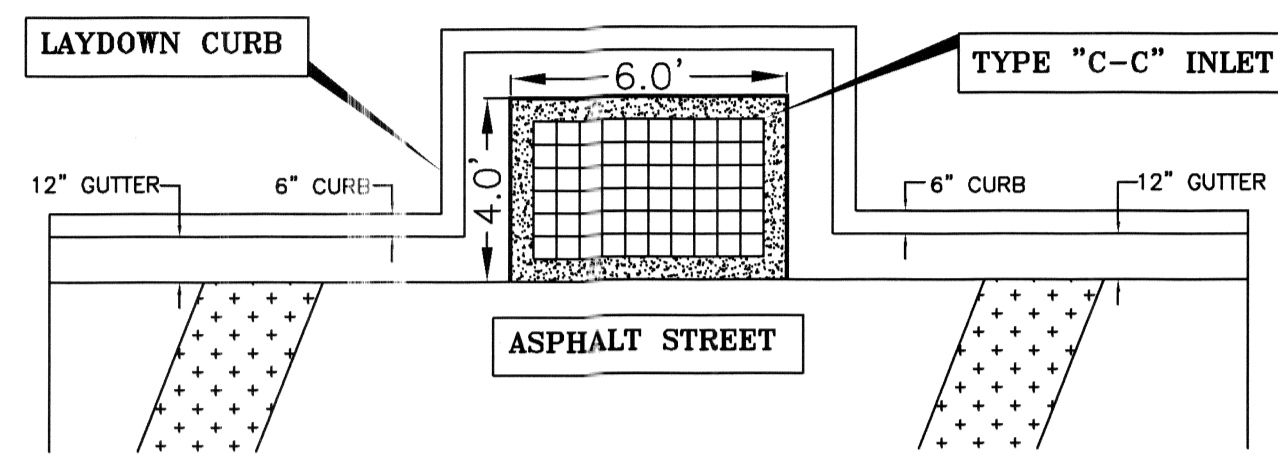
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT 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, IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



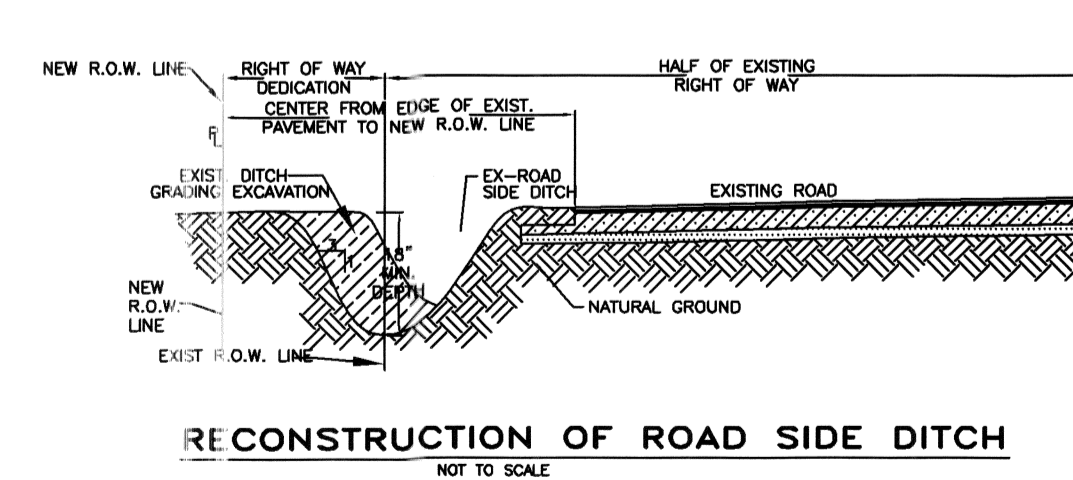
MARCO A. GONZALEZ
P.E. No. 120016

DATE
6-2-24

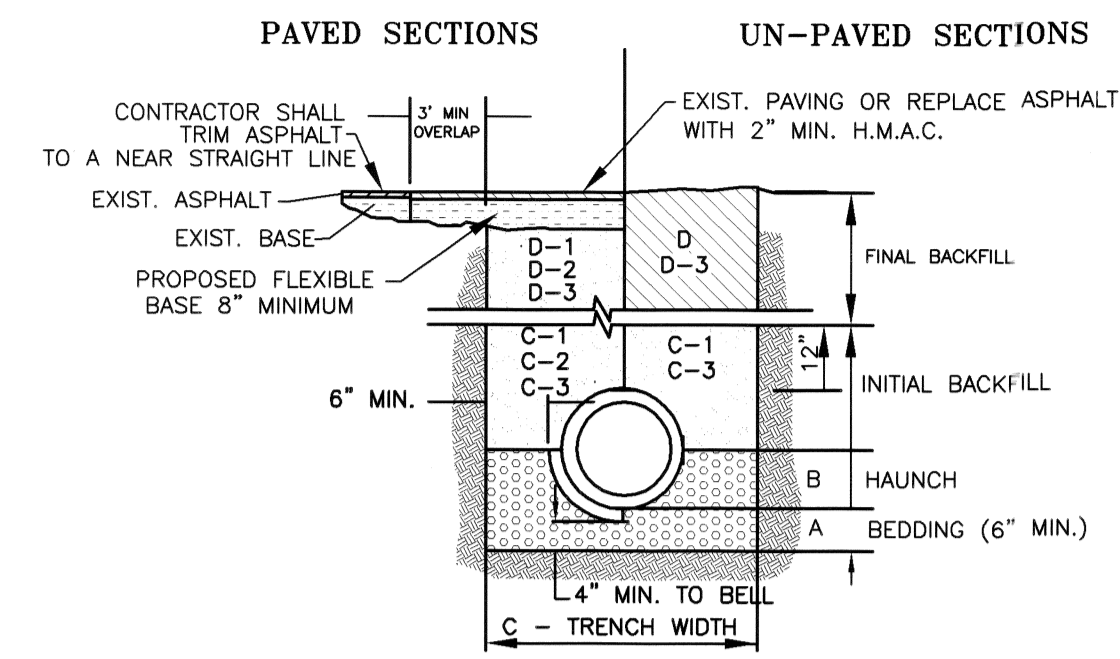


1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS 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.

TYPICAL CURB & GUTTER DETAIL

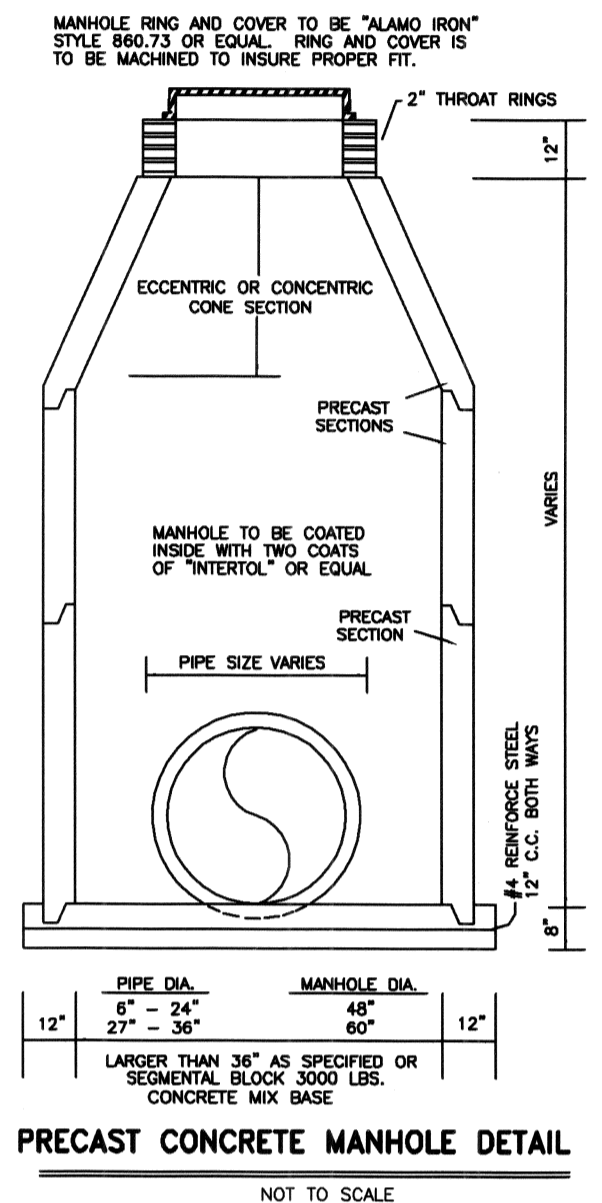


RECONSTRUCTION OF ROAD SIDE DITCH

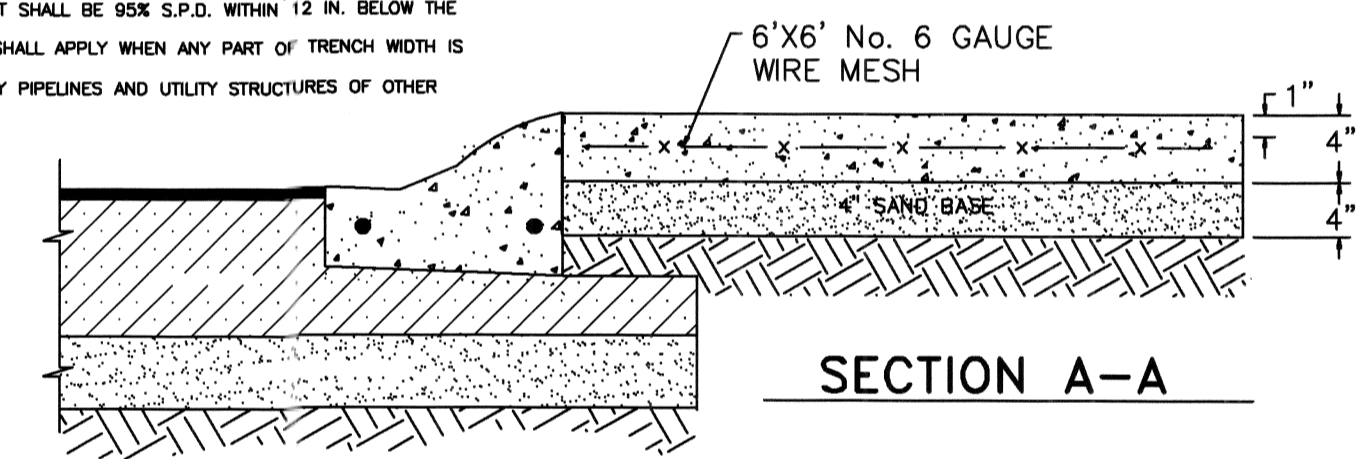


STORM TRENCH BEDDING AND BACKFILL DETAILS

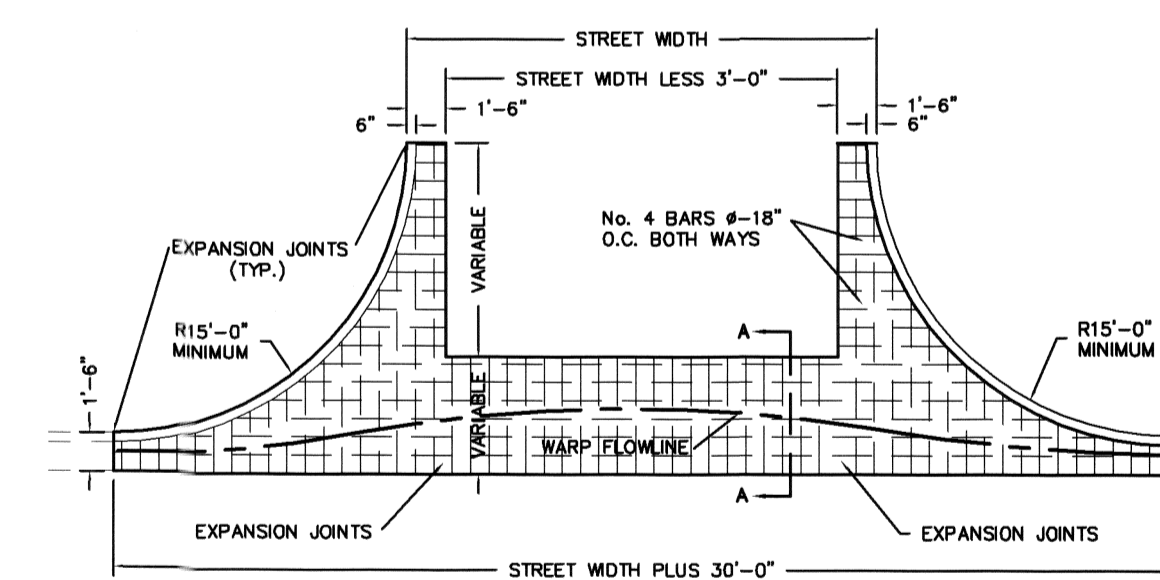
- N.T.S.
- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW OF PIPE (MIN. THICKNESS = 8") - FIT RUN GRAVEL 3/4" MAX. SIZE.
 - B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C. TRENCH WIDTH - SHALL BE BELL O.D. ± 1/2" ± 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
 - 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 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 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 D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - D. 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 (ASTM D2321) COMPACTED TO 92% S.P.D., 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 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) OR SOIL TYPE A1, A2, OR A3 (ASTM 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 (BELLPOINTS, 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 92% 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 MANUFACTURER'S SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% 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.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITIES.



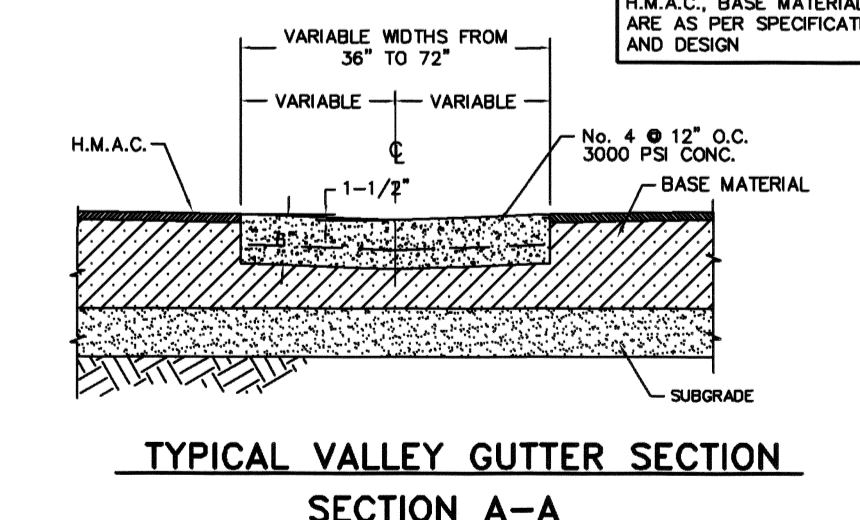
PRECAST CONCRETE MANHOLE DETAIL



SECTION A-A



TYPICAL VALLEY GUTTER SECTION



CONCRETE VALLEY GUTTER DETAIL

CONCRETE SCHOOL BUS STOP PICKUP AREA

NOT TO SCALE



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

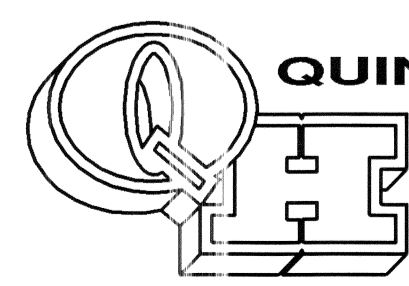
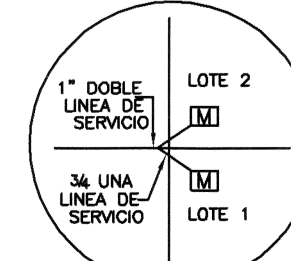
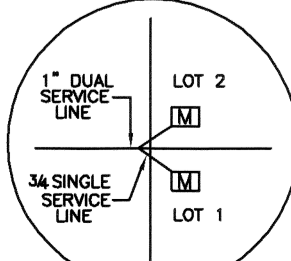
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

FILENAME: F:\DATA\SUBDIVISION\CARMEN AVILA SUBD. PH. V\PAVING\BPLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7-28-2020	AG			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	

No.	Sheet	REVISION	Date	Approved

- ☐ WATER METER BOX
- ☐ CAJA DE MEDIDOR DE AGUA
- 8" WATER SUPPLY LINE
- 8" LINEA DE AGUA
- SERVICE LINES
- LINEAS DE SERVICIOS



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

WATER DISTRIBUTION:	\$338,665.00
DRAINAGE IMPROVEMENTS:	\$243,317.00
PAVING IMPROVEMENTS:	\$644,025.00
SEWER IMPROVEMENTS:	\$486,152.00