



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: 12-17-2024

PROPOSED CARMEN AVILA PH VII 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: 99 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTHWEST CORNER OF CARMEN AVILA ROAD AND MILE 22 1/2 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: REMOVED FROM THE ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11/21/2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-5-2024 BY, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-10-2024 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: 9-5-2024 : 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 TITLE B, CHAPTER 3 SECTION 3.5 ITEM E.13 SETBACKS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

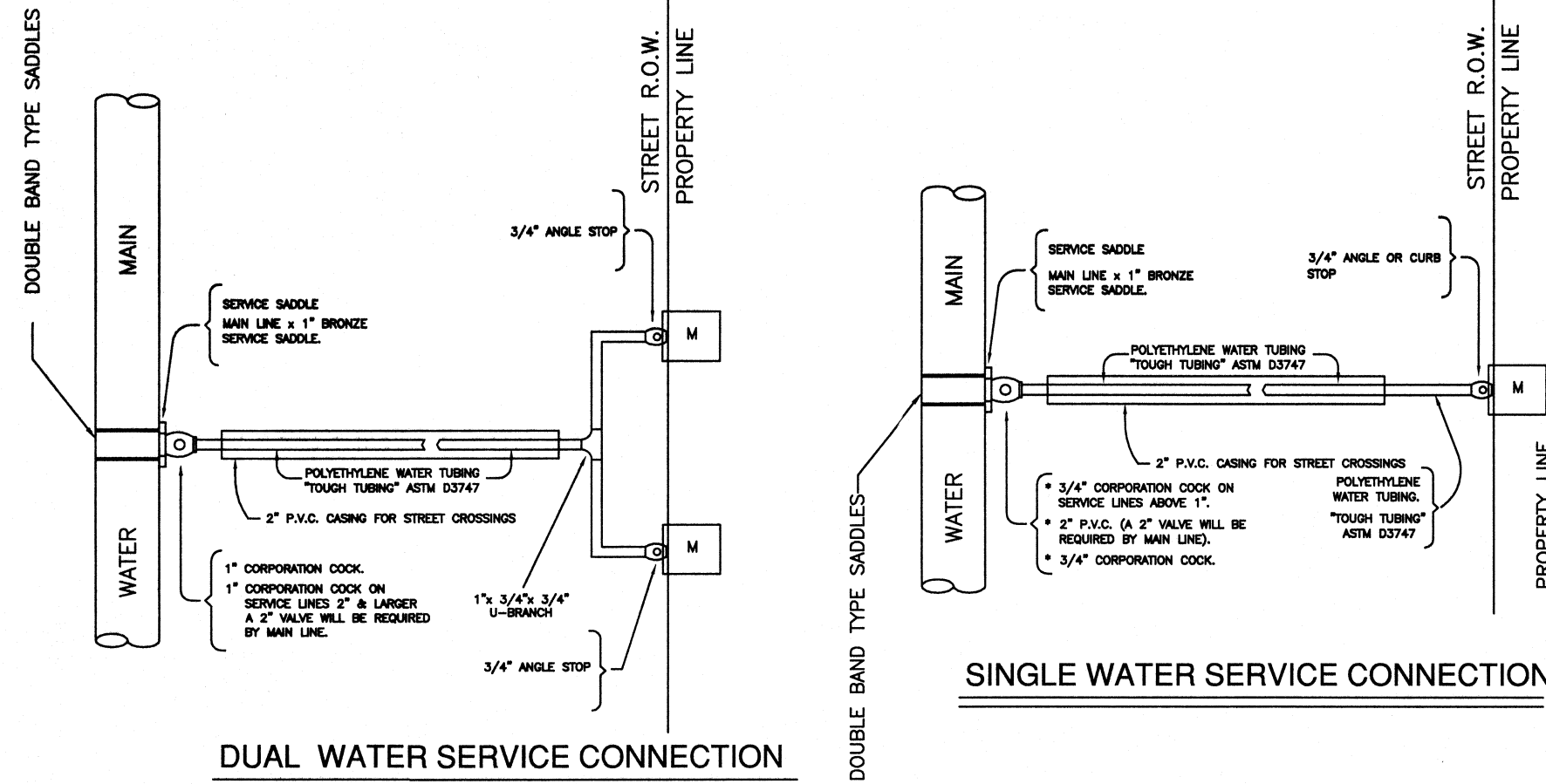
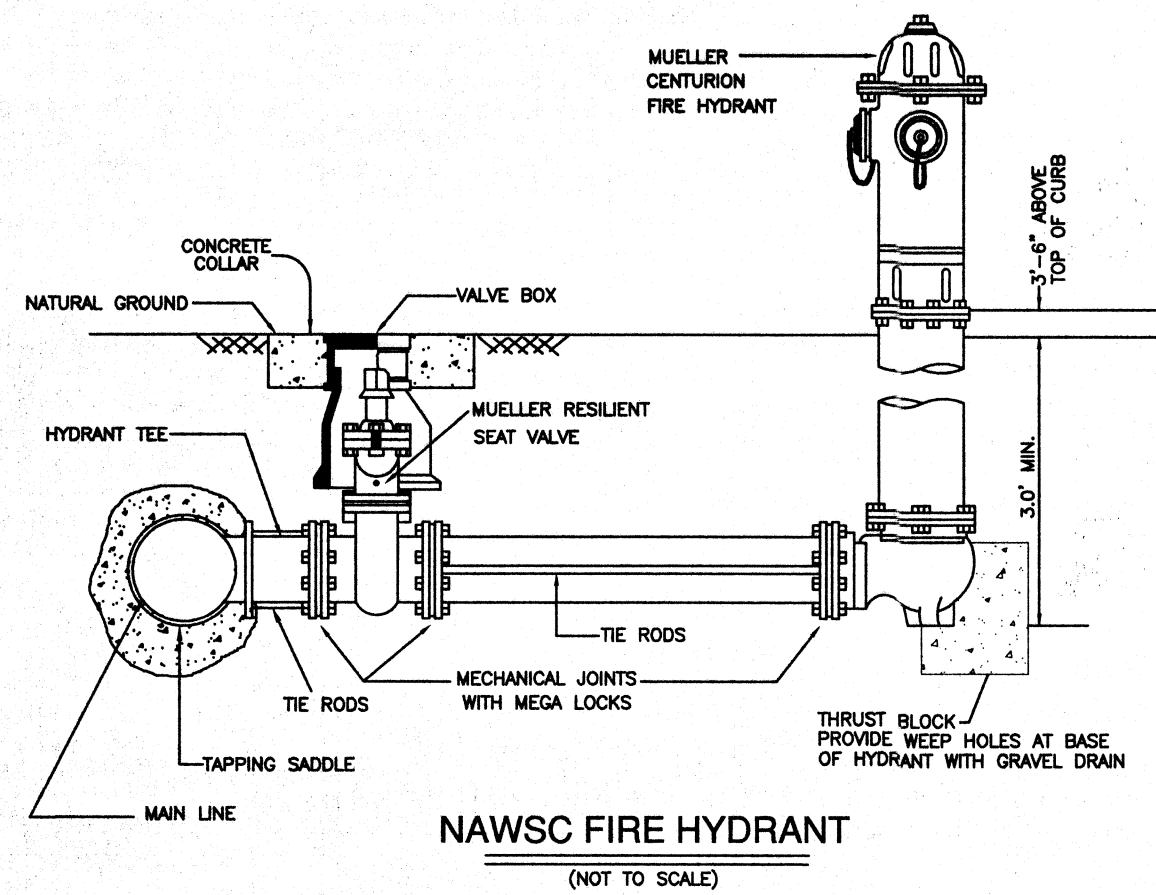
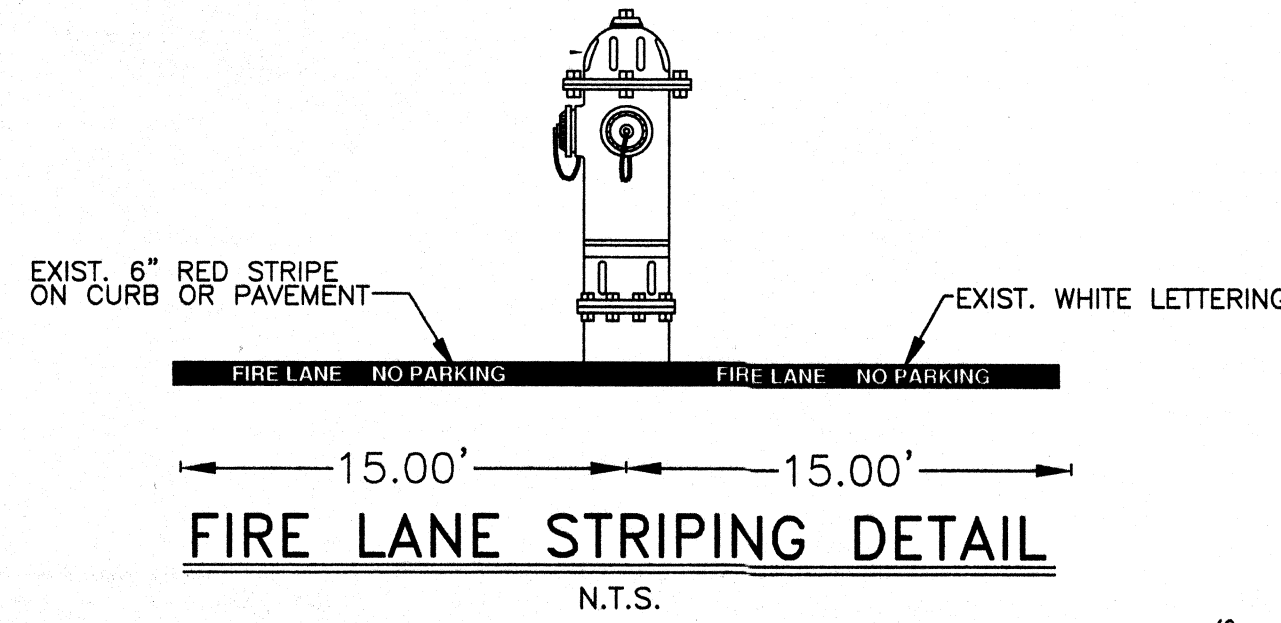
STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments.*

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.

CARMEN AVILA SUBDIVISION PHASE VII

A 21.91 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

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:

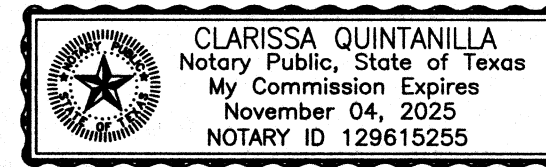
JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
1.- I (WE), VICTOR DANIEC, MANAGER, SUBDIVIDERS OF CARMEN AVILA SUBDIVISION PHASE VII HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE 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.

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 _____ day of _____, 20____.



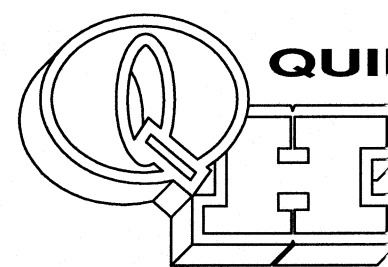
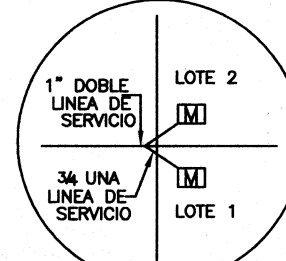
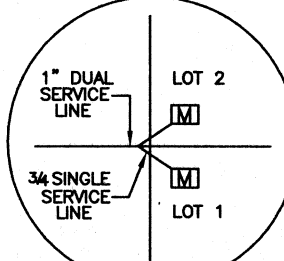
CLARISSA QUINTANILLA - NOTARY PUBLIC

COST ESTIMATE

WATER DISTRIBUTION: _____
DRAINAGE IMPROVEMENTS: _____
PAVING IMPROVEMENTS: _____
SEWER IMPROVEMENTS: _____

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

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
SURVEYING REGISTRATION NUMBER 100411-00

FINAL ENGINEERING REPORT FOR CARMEN AVILA SUBDIVISION PHASE VII:

BY: MARCO A. GONZALEZ P.E.

WATER SUPPLY: Description and Costs.

CARMEN AVILA SUBDIVISION PHASE VII 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 8" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF ASPEN LANE AND ANOTHER LINE RUNNING ALONG THE WEST SIDE OF WINTER PARK LANE.

THE WATER SYSTEM FOR CARMEN AVILA SUBDIVISION PHASE VII CONSISTS OF AN 8" DIAMETER WATERLINE THAT CONNECTS TO THE EXISTING 8" DIAMETER WATERLINE ON ASPEN LANE (CARMEN AVILA VI). THE NEW 8" DIAMETER RUNS NORTH ALONG THE EAST SIDE OF ASPEN LANE THENCE EAST ALONG THE SOUTH SIDE OF STREET 5 THENCE SOUTH ALONG THE WEST SIDE OF WINTER PARK LANE END IT LOOPS WITH THE EXISTING 8" DIAMETER WATERLINE ON WINTER PARK LANE ON CARMEN AVILA VI.

FROM THE 8" WATERLINE THAT RUNS ON THE STREETS ASPEN LANE AND WINTER PARK LANE FIVE (5) MORE WATERLINE LOOPS RUNNING EAST AND WEST ALONG THE SOUTH SIDE OF STREET 1 THROUGH 5.

FROM THESE 8" WATERLINES, FORTY ONE (41) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND SEVENTEEN (17) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, 1" SINGLE SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ _____ OR \$ _____ 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 INSTALLED () FIRE HYDRANTS AT A UNIT COST OF \$ _____.

FOR A TOTAL COST OF \$ _____ 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 VII 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 WEST SIDE OF ASPEN LANE AND AN EXISTING 10" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF WINTER PARK LANE.

THE WASTEWATER SYSTEM FOR CARMEN AVILA PHASE VII CONSISTS OF A 10" DIAMETER SEWER LINE TAPS INTO THE EXISTING SEWER LINE ON THE WEST SIDE OF ASPEN LANE (CARMEN AVILA VI) THEN, A 10" DIAMETER SEWER LINE CONTINUES TO RUN NORTH ALONG THE WEST SIDE OF ASPEN LANE, THE LINE ENDS WITH A MANHOLE ON THE SOUTHWEST CORNER OF LOT 830.

ANOTHER 10" DIAMETER SEWER LINE TAPS INTO THE EXISTING SEWER LINE LOCATED ON THE EAST SIDE OF WINTER PARK LANE (CARMEN AVILA VI) AND CONTINUES TO RUN NORTH ALONG THE EAST SIDE OF WINTER PARK LANE, THENCE WEST ALONG THE NORTH SIDE OF STREET 5 ENDING WITH A MANHOLE.

FROM THE 10" DIAMETER SEWER LINE, GOING NORTH ON WINTER PARK LANE FOUR (4) 10" DIAMETER SEWER LINES RUN WEST ALONG THE NORTH SIDE OF THE FOLLOWING STREETS 1 THROUGH 5; ALL OF THESE LINES END IN SANITARY SEWER MANHOLES.

THE 10" SEWER LINE THE 4" SEWER SERVICE LINE AND THIRTEEN (13) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF EDINBURG THE SUM OF \$ _____ WHICH COVERS THE _____ 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. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT.

SEWAGE FACILITIES- THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.



MARCO A. GONZALEZ
P.E. No. 120016

11-22-24
DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE VII:

POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Description y Gastos.

LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE VII SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN 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 UN LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO ESTE DE LA CALLE CARMEN AVILA ROAD.

EL SISTEMA DE AGUA PARA LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE VII CONSISTE DE UNA LINEA DE 8" DE DIAMETRO DE AGUA QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO EN LA CALLE ASPEN LANE (CARMEN AVILA VI) Y CORRE HACIA EL NORTE POR EL LADO ESTE DE LA CALLE ASPEN LANE, VOLTEANDO HACIA EL ESTE POR LA CALLE 5 LUEGO VOLTEA HACIA EL SUR POR EL LADO OESTE CONECTANDOSE CON LA LINEA EXISTENTE EN LA CALLE WINTER LANE DE CARMEN AVILA VI.

DE LA LINEA DE 8" DE DIAMETRO QUE CORRE EN LAS CALLES ASPEN LANE Y WINTER LANE CINCO (5) LINEAS DE AGUA SE DESPRENDEN CONECTANDOSE EN EL LADO ESTE Y OESTE.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN SESENTA Y CUARENTA Y UNO (41) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES, Y DIEZ Y SIETE (17) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE RESIDENCIAL.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA HAN SIDO INSTALADOS A UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ _____ O US\$ _____ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRERIAS. CUANDO EL DUEÑO SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO () BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ _____ POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL DE US\$ _____. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Description y Gastos.

LA SUBDIVISION CARMEN AVILA SUBDIVISION PHASE VII RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE EL CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE EDINBURG TIENE UNA LINEA DE DRENAJE DE 10" DE DIAMETRO EXISTENTE CORRIENDO POR EL LADO OESTE DE LA CALLE ASPEN Y OTRA LINEA DE 10" DE DIAMETRO EXISTENTE CORRIENDO POR EL LADO ESTE DE LA CALLE WINTER PARK LANE.

EL SISTEMA DE ALCANTARILLADO PARA LA SUBDIVISION CARMEN AVILA PHASE VII CONSISTE DE UNA LINEA DE 10" DE DIAMETRO DE ALCANTARILLADO QUE SE CONECTA CON LA LINEA EXISTENTE DE ALCANTARILLADO QUE CORRE EN EL LADO OESTE DE LA CALLE ASPEN LANE. DESPUES, UNA LINEA DE 10" DE DIAMETRO DE ALCANTARILLADO SE EXTIENDE DE ESTA MISMA LINEA Y CONTINUA CORRIENDO HACIA EL NORTE POR EL LADO OESTE DE LA CALLE ASPEN LANE, TERMINANDO CON UNA BOCA DE ALCANTARILLADO.

HAY OTRA LINEA DE 10" DE DIAMETRO DE ALCANTARILLADO QUE CORRE HACIA EL NORTE POR EL LADO ESTE DE LA CALLE WINTER PARK LANE, BOLTEANDO HACIA EL OESTE POR EL LADO NORTE DE LA CALLE 1.

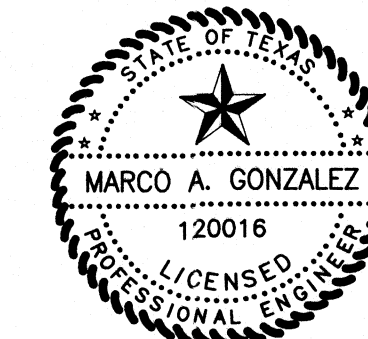
DE LA LINEA DE 10" DE DIAMETRO DE ALCANTARILLADO QUE CORRE HACIA EL NORTE POR LA CALLE WINTER PARK LANE CINCO LINEAS SE DESPREAN HACIA EL OESTE POR EL LADO NORTE DE LAS CALLE 1, 2, 3 Y 4 TERMINANDO CON UNA BOCA DE ALCANTARILLADO.

LA LINEAS DE 10 PULGADAS, LINEAS DE SERVICIO DE 4 PULGADAS Y LAS TRECE (13) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A EL CIUDAD DE EDINBURG UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE ESTABLECIDO EN EL ACUERDO DE SERVICIO DE AGUAS RESIDUALES DE 30 AÑOS QU SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y CUOTAS DE ADQUISICION, Y TODA LA MEMBRERIA U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A LA CIUDAD DE EDINBURG. TODAS LAS INSTALACIONES DE AGUA RESIDUAL HAN SIDO APROBADAS Y ACEPTADAS POR LA CIUDAD DE EDINBURG Y EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:
POR MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y DRENAJE DESCRITAS ANTERIORMENTE ESTAN EN CUMPLIMIENTO CON LAS REGLAS MODELO ADOPTADAS EN LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR EL AGUA CONSTRUIDA Y EL DISPOSITIVO DE DESAGUE EN EL SITIO, SON COMO SIGUE:

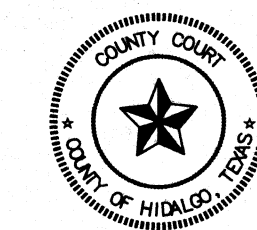
INSTALACIONES DE AGUA: ESTAS INSTALACIONES ESTAN COMPLETAMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, A UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE.

INSTALACIONES DE ALCANTARILLADO: ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS COSTARAN UN GRAN TOTAL DE \$ _____ QUE ES IGUAL A \$ _____ POR LOTE.



MARCO A. GONZALEZ
P.E. No. 120016

11-22-24
DATE



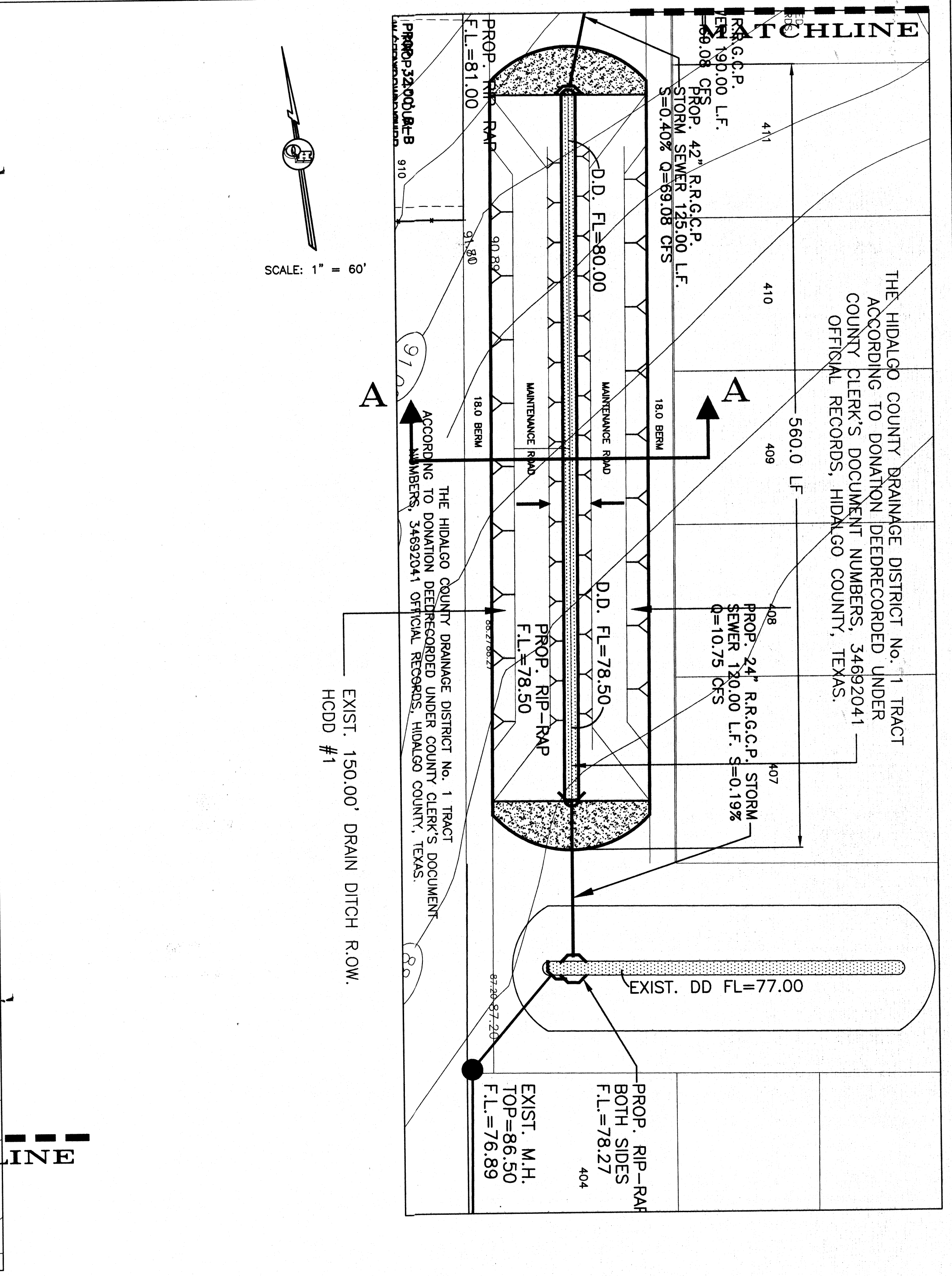
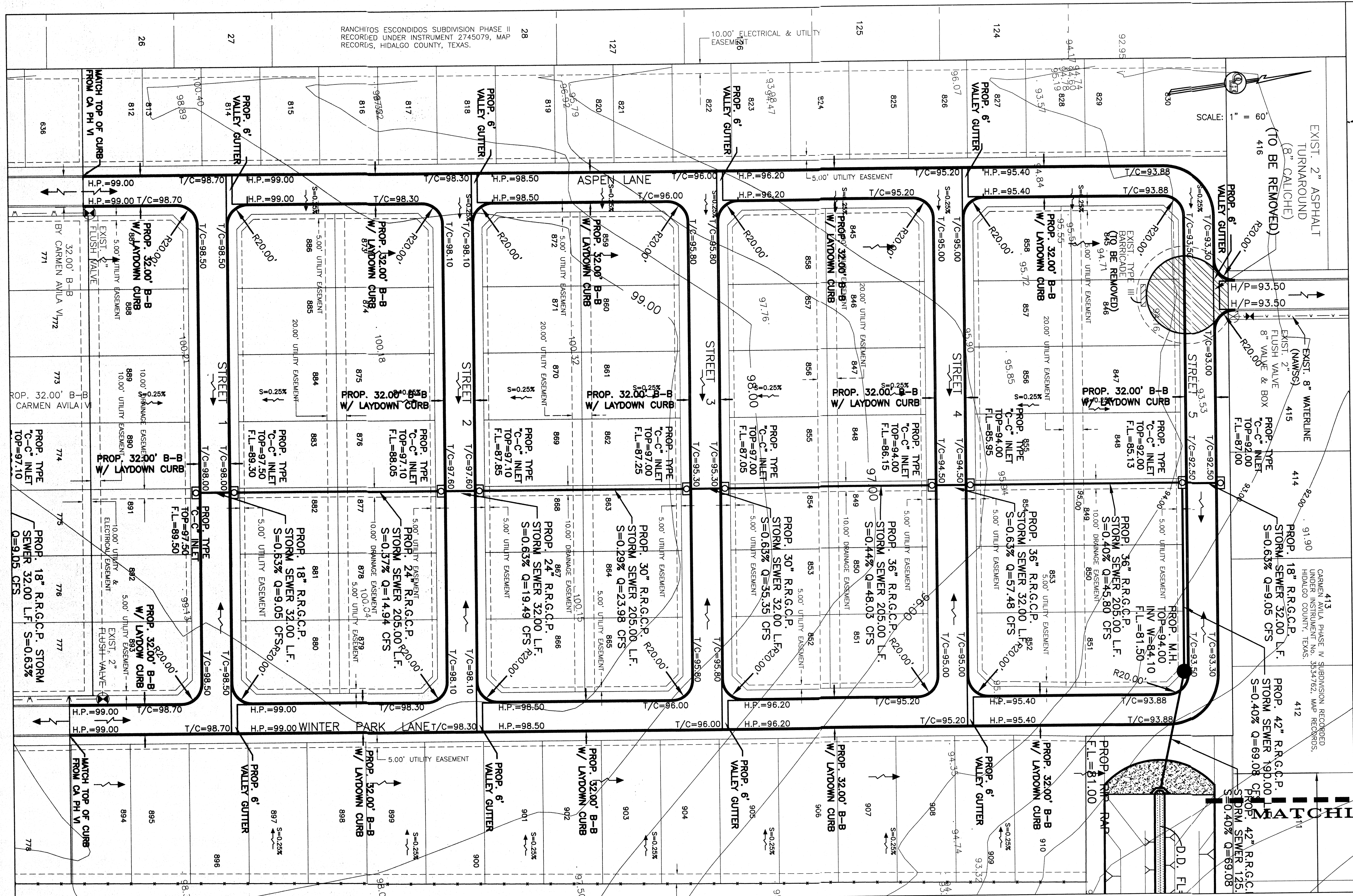
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

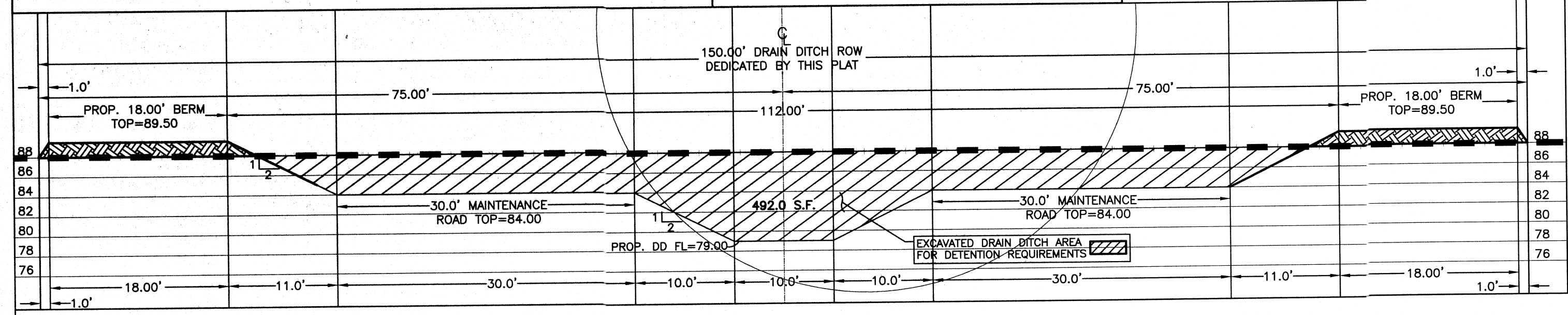
BY: _____ DEPUTY

SHEET NO. 3 OF 5 SHEETS							
FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	DATE REVISION	REVISION	REVISION
F:\DATA\SUB\EDIN\CARMEN AVILA SUBD. PH. UTILITIES BPLAT	7-29-2024	JULIS OYIS					



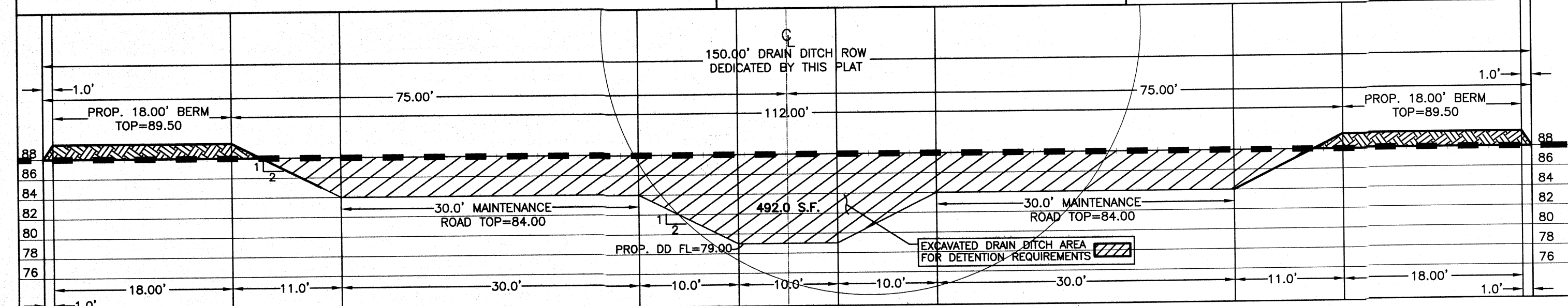
CROSS SECTION "A-A"

SCALE: HORIZONTAL 1" = 10'
VERTICAL 1" = 10'



CROSS SECTION "A-A"

SCALE: HORIZONTAL 1" = 10'
VERTICAL 1" = 10'

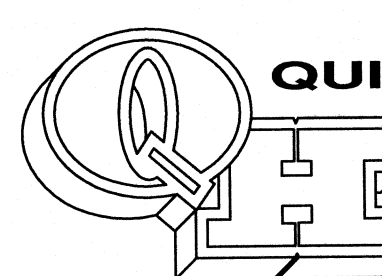


CARMEN AVILA SUBDIVISION PHASE VII

A 21.91 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,

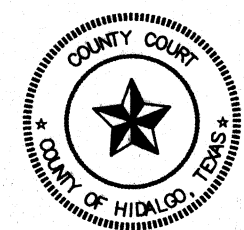


M.A.G.
MARCO A. GONZALEZ
P.E. No. 120016
DATE 11-24-22



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 GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

SHEET NO. 4 OF 5 SHEETS	FILENAME: F:\DATA\SUBDIVISION\CARMEN AVILA SUBD. PH. W/PAVING PLAT	DATE PREPARED: 7-25-2024	PREPARED BY: JLS	CHECKED BY: JLS	APPROVED BY: JLS
		DATE REVISION: _____	REVISION: _____	CHECKED BY: _____	APPROVED BY: _____

CARMEN AVILA SUBDIVISION PHASE VII

A 21.91 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 21.91-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 5000 feet north of F.M. 2812. The proposed subdivision will consist of 99 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 = 8.24 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 41.8 cubic feet per second based on a 50-year storm for an increase of Q = 50.04 cubic feet per second. Detention will be 169,616.70 cubic feet (3.89-acre feet). It will be accomplished by excavating the detention area being donated to the Hidalgo county drainage district no. 1 tract according to donation deed recorded under county clerk's document numbers, 34692041 official records, Hidalgo county, Texas. The street runoff for Carmen Avila Subdivision Ph VII will be collected by a storm sewer system consisting of 18", 24", 30", 36" and 48" storm sewer pipes and Type "C-C" Inlets that will discharge into the detention area.

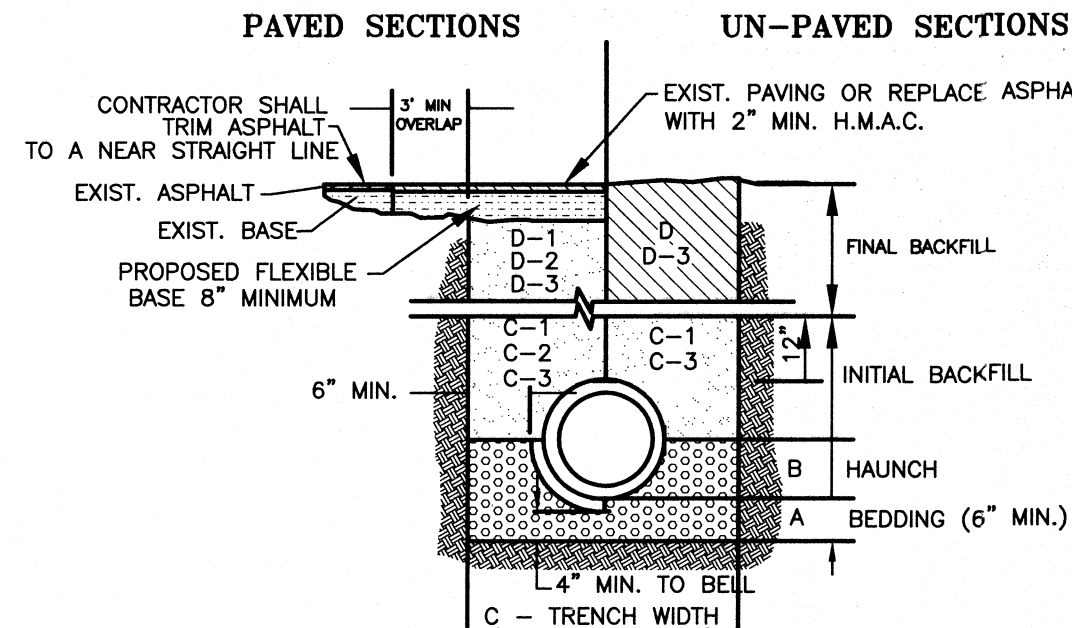
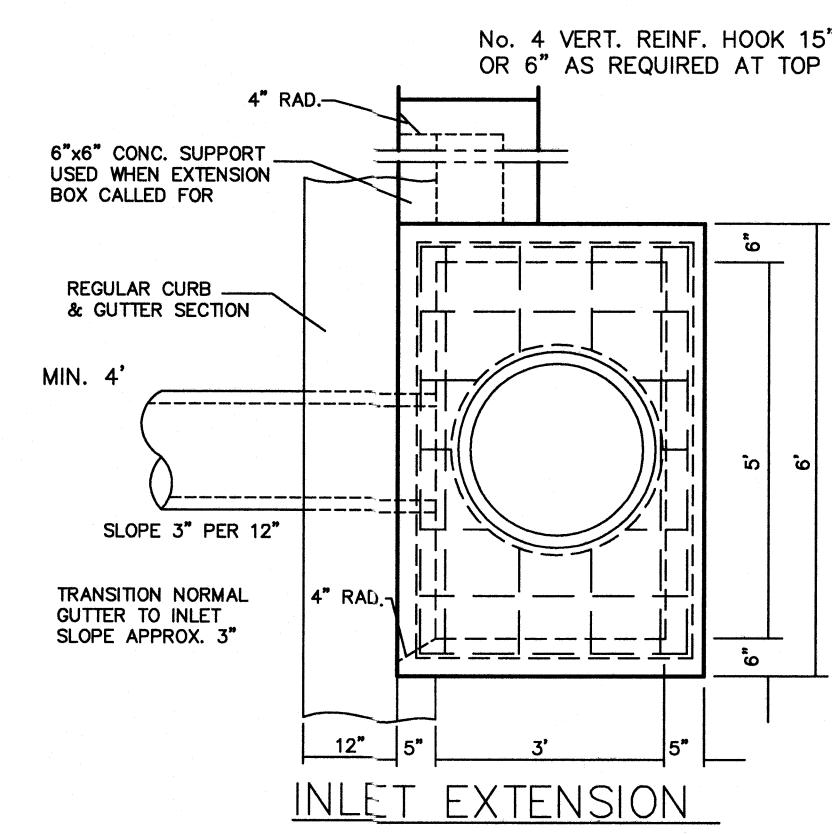
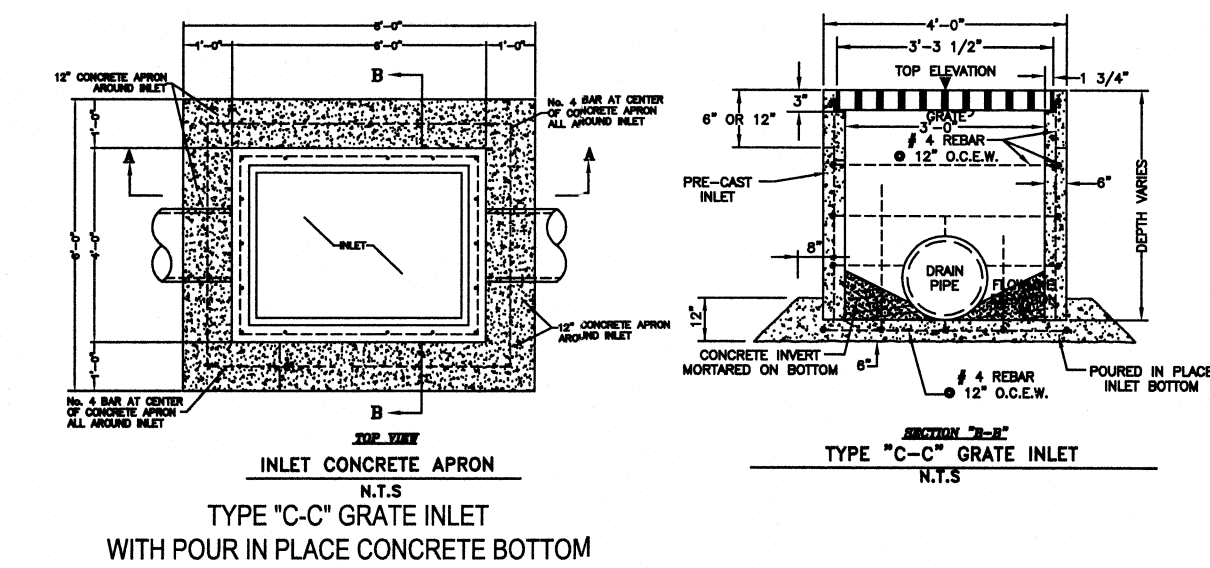
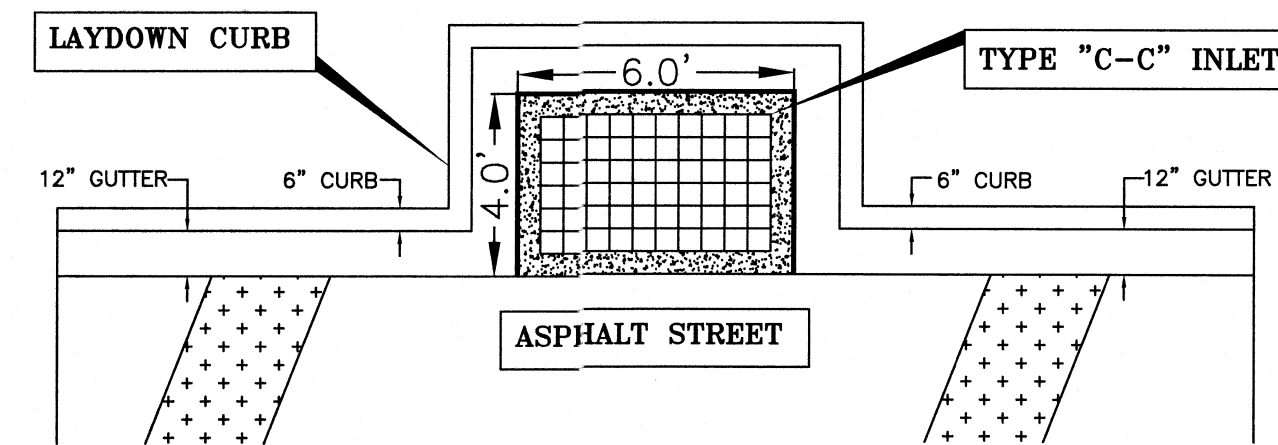
CERTIFICATION:

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.



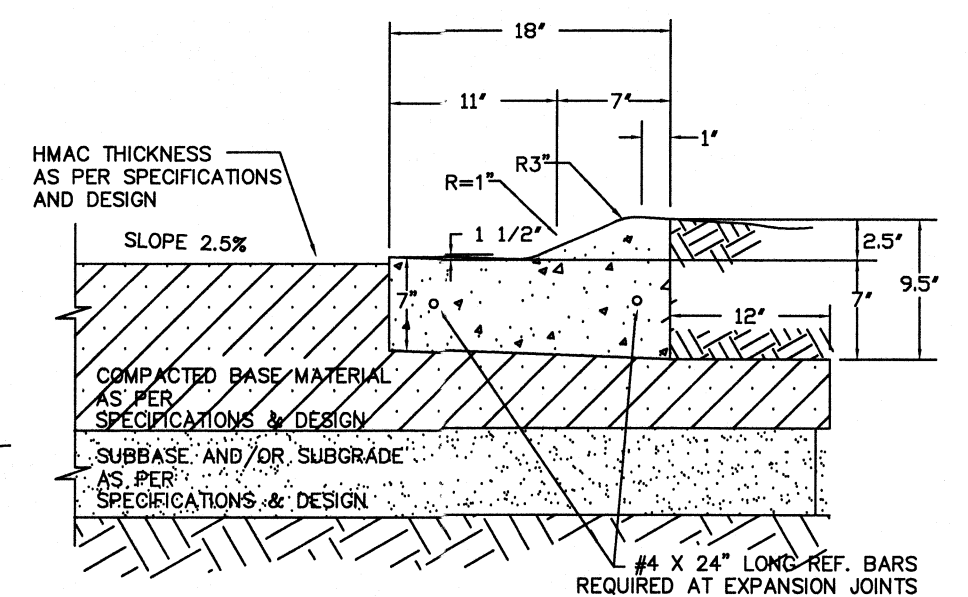
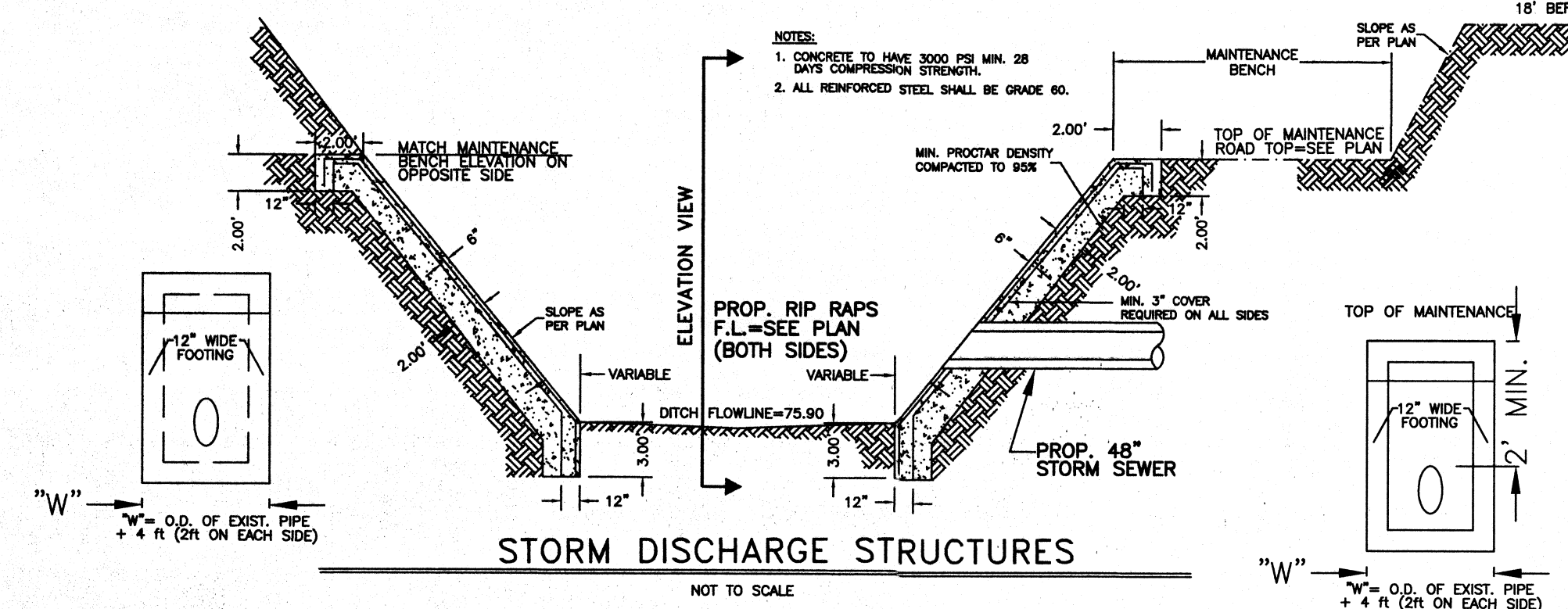
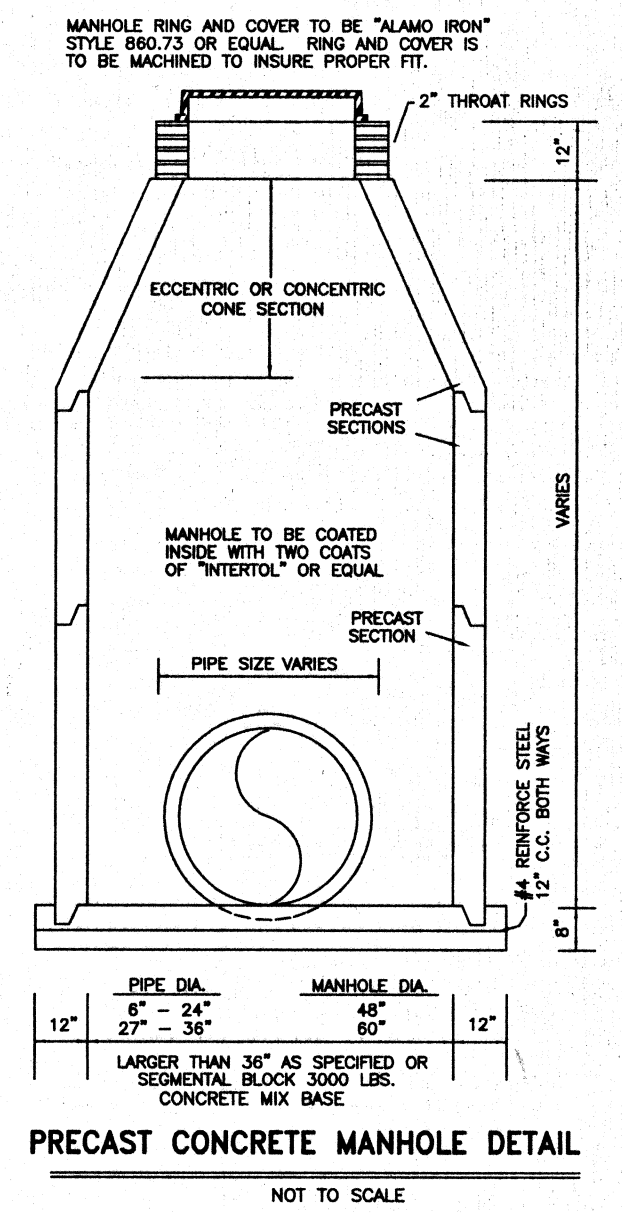
Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016

11-22-24
DATE

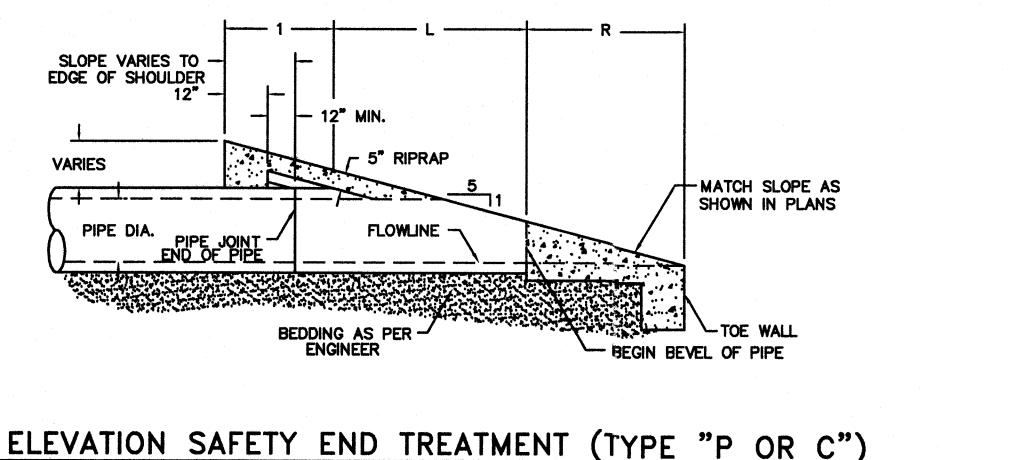


STORM TRENCH BEDDING AND BACKFILL DETAILS

- N.T.S.
- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - FIT RUN GRAVEL 3/4" MAX. SIZE.
 - 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.
 - TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MIN. TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
 - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM D1453) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM D1453) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - 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.
 - FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND 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 D1453) 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 (WELLDROP, MINIMUM 4" GRAVEL OR COARSE 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 UTILITY ENTRIES.

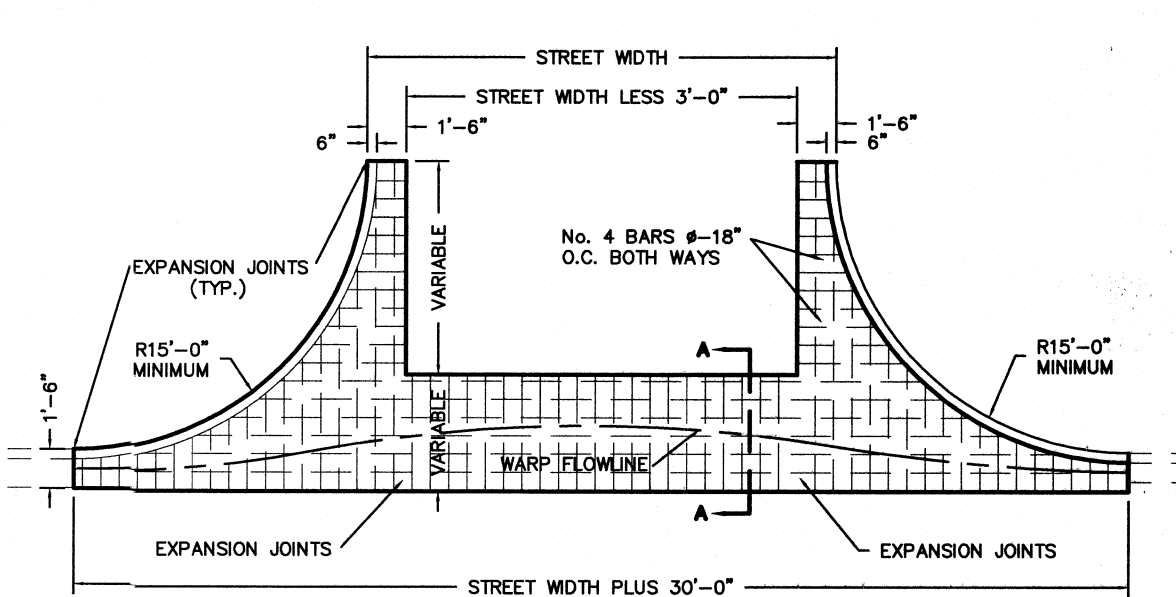


- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
- WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
- BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
- CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
- REINFORCING STEEL AS SHOWN.
- MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



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

NOT TO SCALE



CONCRETE SCHOOL BUS STOP PICKUP AREA

NOT TO SCALE

COST ESTIMATE

WATER DISTRIBUTION	_____
DRAINAGE IMPROVEMENTS	_____
PAVING IMPROVEMENTS	_____
SEWER IMPROVEMENTS	_____

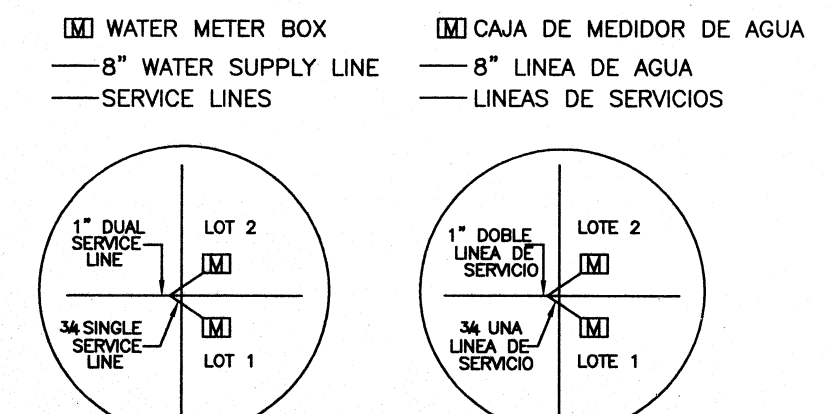
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
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EDINBURG, TEXAS 78539 • FAX 956-381-0527
REGISTRATION NUMBER F-1513 • ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 5 OF 5 SHEETS

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIV\QHA\CARMEN AVILA SUBD. PH. VII\PAVING BRLAT	7-29-2024	JLUS		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	