



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-27-2025

PROPOSED QUINTA LOS LAURELES, PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER JUAN SAENZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 4 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF MILE 17 1/2 NORTH ROAD AND APPROXIMATELY 300 FEET EAST OF MILE 6 WEST ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF ELSA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-28-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 17 1/2 NORTH ROAD.

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C.

VARIANCE REQUEST TITLE B, CHAPTER 2, SECTION 2.8 ITEM LOT WIDTH

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments. and the approval of the City of ELSA

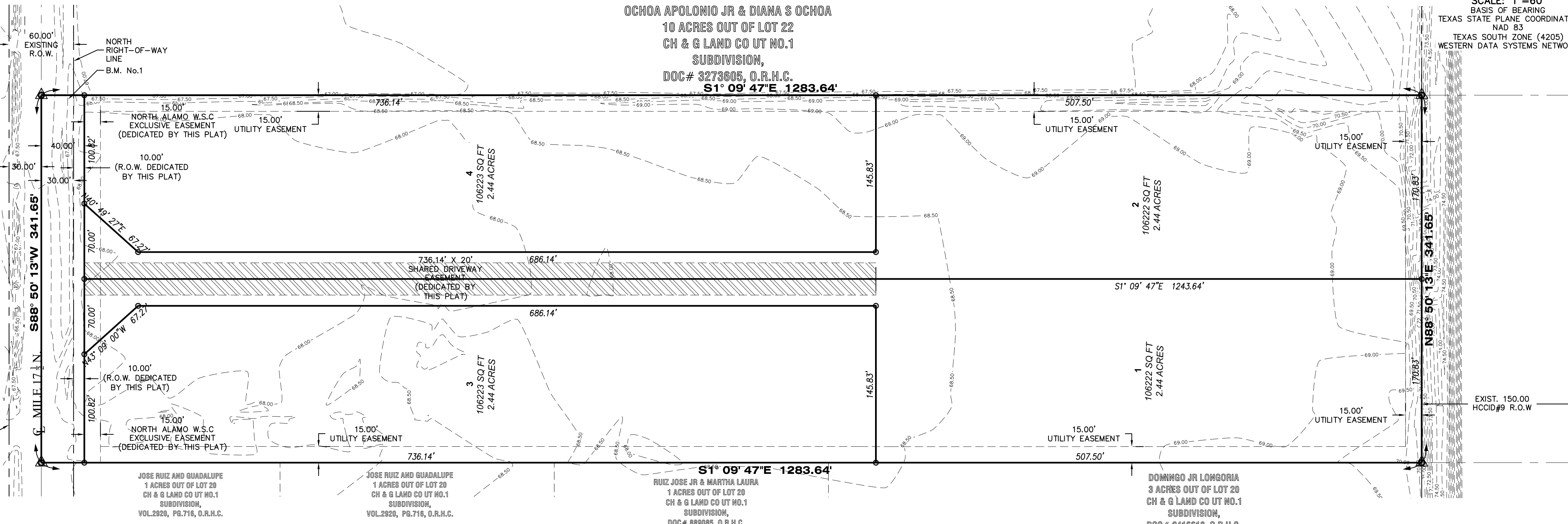
Final Approval subject to recommendations other departments

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.

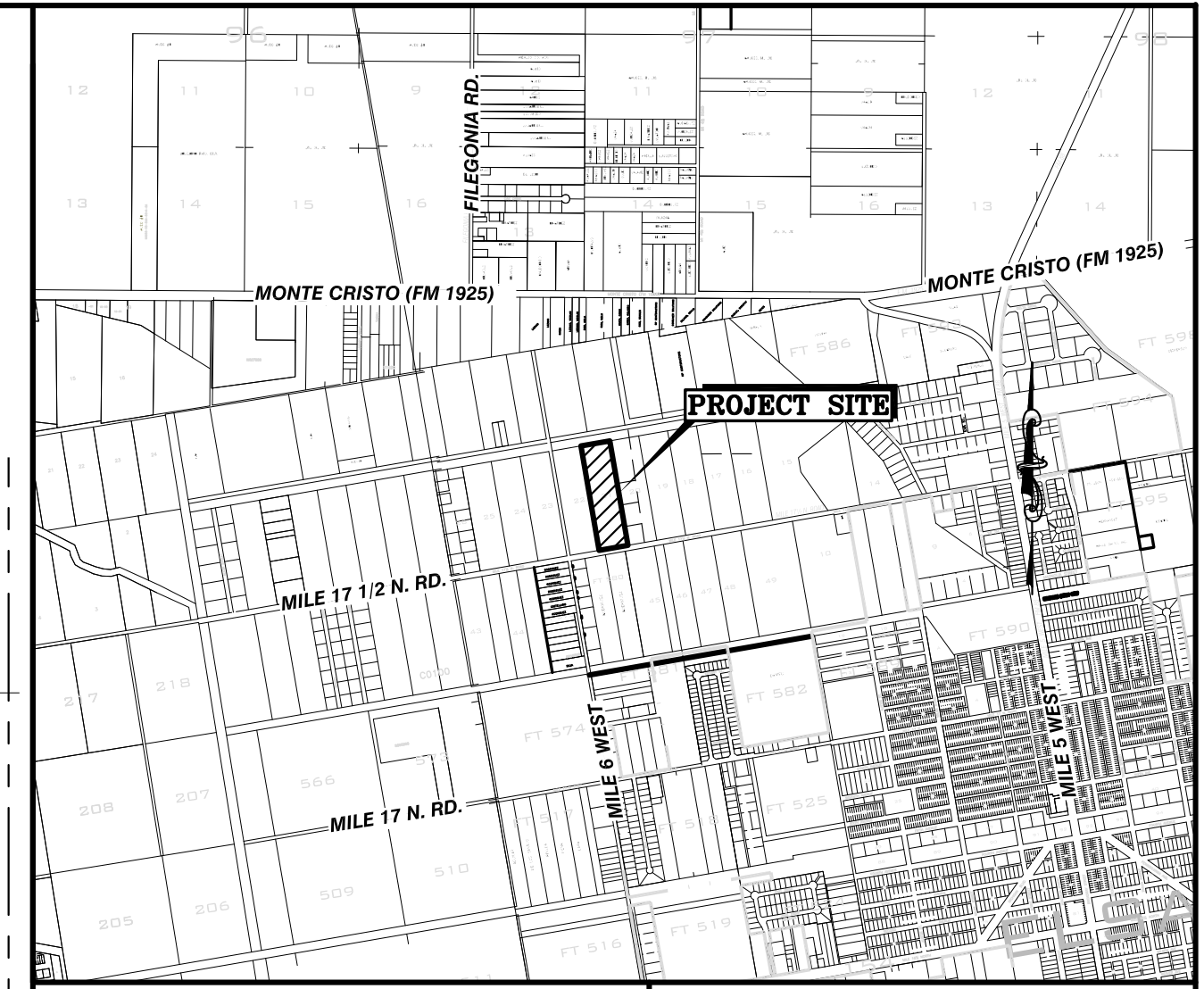
QUINTA LOS LAURELES SUBDIVISION

BEING A 10.00 ACRES TRACT OF LAND, SAME BEING ALL OF LOT 21, C.H. & G. LAND COMPANY'S SUBDIVISION NO.1, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT THERE OF RECORDED IN VOLUME 7, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS.

OCHOA APOLOHIO JR & DIANA S OCHOA
10 ACRES OUT OF LOT 22
CH & G LAND CO UT NO.1
SUBDIVISION,
DOC# 3273005, O.R.H.C.
S1° 09' 47"E 1283.64'



SCALE: 1"=60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK



LOCATION MAP SCALE: 1" = 2000'

LOCATION OF QUINTA LOS LAURELES SUBDIVISION WITH RESPECT TO THE JURISDICTION OF THE ELSA MUNICIPALITY:

QUINTA LOS LAURELES SUBDIVISION IS LOCATED APPROXIMATELY 360 FEET EAST OF THE INTERSECTION OF MILE 6 W. STREET AND MILE 17 1/2 ROAD ON THE NORTH RIGHT-OF-WAY OF MILE 17 1/2 STREET. THIS SUBDIVISION LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY'S OF ELSA TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 OR THE CITY'S FIVE-MILE ETJ GOVERNMENT CODE § 212.001, IN HIDALGO COUNTY PRECINCT 1.

GENERAL PLAT NOTES

- 1. FEMA FLOOD ZONE STATEMENT: THE SUBDIVISION IS IN ZONE "X", 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 FLOODS, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0350 C MAP REVISED: JUNE 6, 2000.
- 2. SETBACKS: FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1, 2, 3, 4. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
- 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF MILE 17 1/2 ROAD OR BY ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.
- 5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. ---B.M. NO. 1-- ELEV. 66.56 N.A.D. 83, DESCRIPTIONS: 5/8 IRON ROD FOUND. GPS POINT, GRID COORDINATES. N 16837515.0400, E 11452524.2820
- 6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 29,362 CU. CUBIC- FEET OR 0.674 ACRE-FEET STORM WATER RUNOFF WILL NEED TO BE DETAINED. LINEAR DETENTION WILL BE PROVIDED BY IMPROVING A SECTION OF THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DRAIN DITCH (10F) AS REQUIRED.
- 7. NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, WIDE 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORBENT GRASSFIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- 9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- 10. THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION
- 11. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 3.1-4.1.
- 12. NO FENCE SHALL BE PERMITTED ON COMMON ACCESS EASEMENT.
- 13. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- 14. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 3.1-4.1.

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

I, **JUAN SAENZ** AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **QUINTA LOS LAURELES SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 (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 CONNECTION 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.

JUAN SAENZ DATE: PO BOX 2644 ELSA, TX 78543-2644

MARIA RAQUEL DATE: PO BOX 2644 ELSA, TX 78543-2644

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JUAN SAENZ** 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 _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES _____

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **MARIA RAQUEL** 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 _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **QUINTA LOS LAURELES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____ 2025.

HIDALGO COUNTY JUDGE DATE: RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF ELSA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

STATE OF TEXAS COUNTY OF HIDALGO I, THE UNDERSIGNED, MAYOR OF THE CITY OF ELSA, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF ELSA, TEXAS

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTIES IRRIGATION DISTRICT # 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 H.C.C.I.D. #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. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION, AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- 4. H.C.C.I.D. #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.

GENERAL MANAGER DATE: HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO.9

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE:

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **QUINTA LOS LAURELES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS _____ DAY OF _____ 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE:

STATE OF TEXAS - COUNTY OF HIDALGO

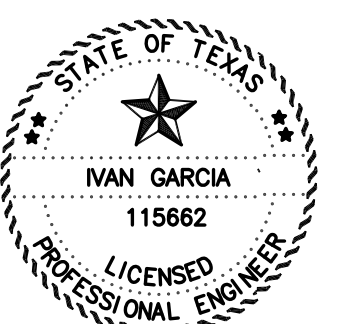
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E., R.P.L.S. DATE: REG. PROFESSIONAL ENGINEER NO. 115662

STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A (PUBLIC SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

IVAN GARCIA, P.E., R.P.L.S. DATE: REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496 SURVEY FIRM # 10194027



LEGEND

- SET 1/2 INCH IRON ROD
- FOUND 1/2 INCH IRON ROD
- ⦿ FOUND 5/8 INCH IRON ROD
- ▲ FOUND COTTON PICKER SPINDLE
- ⊗ FOUND 60-D NAIL
- ⊕ FOUND COTTON PICKER SPINDLE
- ⊖ POWER POLE
- ⊙ GUY WIRE
- ⊘ FOUND FENCE POST
- ⊚ TRAFFIC SIGN
- ⊛ WATER METER
- ⊜ WATER VALVE
- ⊝ IRRIGATION STAND PIPE
- (XXXX) DEED RECORD CALL
- △ NATURAL GROUND
- ⊠ CALCULATED POINT
- ⊡ ELECTRICAL & UTILITY EASEMENT

ABBREVIATION LEGEND

- F.B.S.L. FRONT BUILDING SETBACK LINE
- R.B.S.L. REAR BUILDING SETBACK LINE
- S.B.S.L. SIDE BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- S.W.C. SOUTHWEST CORNER
- F.T. FARM TRACT
- F.M. FARM-TO-MARKET
- U.E. UTILITY EASEMENT
- T.E. TECHNICAL EASEMENT
- E&U.E. ELECTRICAL AND UTILITY EASEMENT
- C. CENTER LINE
- L. LOT LINE

RIGHT OF WAY EASEMENT

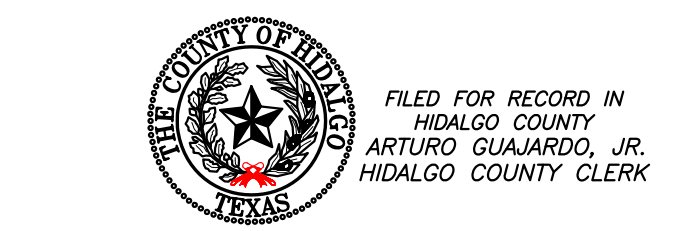
KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERRES (HEREINAFTER CALLED "GRANTOR") WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY 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 LAY 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 FOR 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, GRANTEE 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 10' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE 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 GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2025.

JUAN SAENZ PO BOX 2644 ELSA, TX 78543-2644



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

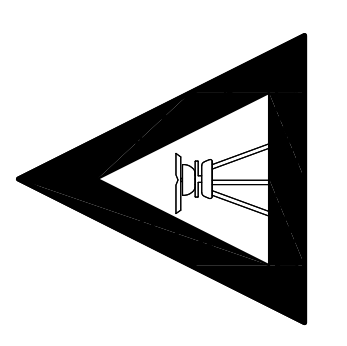
ON: _____ AT _____ AM/PM INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

INDEX TO SHEETS OF DEL MONTE SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	SCALE: 1"=60'
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	DATE: MAY 8, 2025
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	PROJECT: SUB 24 011
SHEET 4: TYPICAL DETAILS.	REVISIONS: PAGE NO. 1-OF-4

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



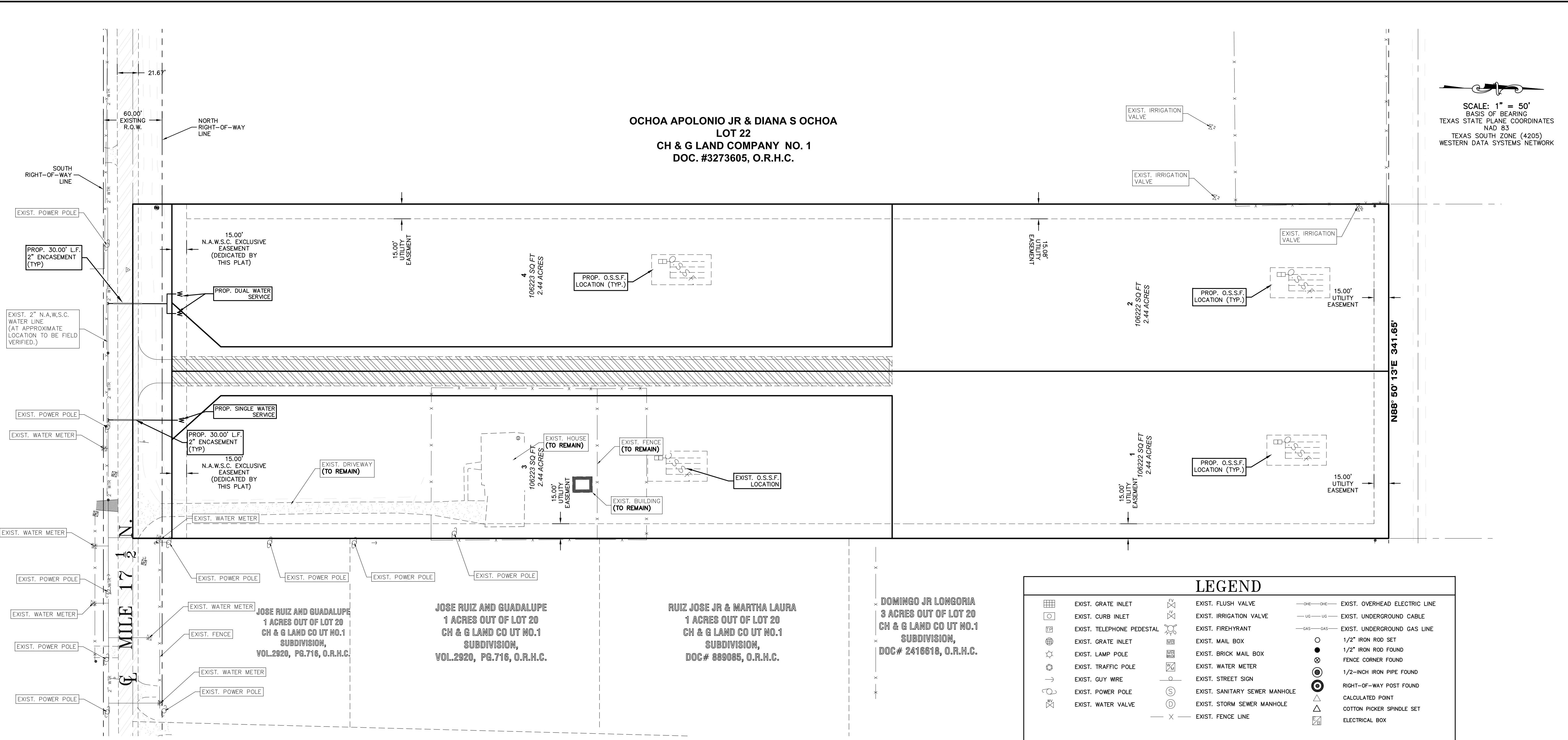
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PRELIMINARY

PROJECT: **QUINTA LOS LAURELES SUBDIVISION**
CITY OF ELSA ETJ
HIDALGO COUNTY, TEXAS

ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
CHECKED: IVAN GARCIA P.E., R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=60'
DATE: MAY 8, 2025
PROJECT: SUB 24 011
REVISIONS:
PAGE NO. 1-OF-4

Y: RDE SUBDIVISIONS 2024/SUB 24-011 - JUAN SAENZ - FAMILY SUBDIVISION DWS SUB 24-011 - RDE SH 4 UTILITY LAYOUT.dwg ROBELTA 5/9/2025 10:59 AM



OCHOA APOLONIO JR & DIANA S OCHOA
LOT 22
CH & G LAND COMPANY NO. 1
DOC. #3273605, O.R.H.C.

SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

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ISSUED FOR:
PRELIMINARY

UTILITY LAYOUT
QUINTA LOS LAURELES SUBDIVISION
CITY OF ELSA ETJ
HIDALGO COUNTY, TEXAS

LEGEND

	EXIST. GRATE INLET		EXIST. FLUSH VALVE		EXIST. OVERHEAD ELECTRIC LINE
	EXIST. CURB INLET		EXIST. IRRIGATION VALVE		EXIST. UNDERGROUND CABLE
	EXIST. TELEPHONE PEDESTAL		EXIST. FIREHYDRANT		EXIST. UNDERGROUND GAS LINE
	EXIST. GRATE INLET		EXIST. MAIL BOX		1/2" IRON ROD SET
	EXIST. LAMP POLE		EXIST. BRICK MAIL BOX		1/2" IRON PIPE FOUND
	EXIST. TRAFFIC POLE		EXIST. WATER METER		FENCE CORNER FOUND
	EXIST. GUY WIRE		EXIST. STREET SIGN		RIGHT-OF-WAY POST FOUND
	EXIST. POWER POLE		EXIST. SANITARY SEWER MANHOLE		CALCULATED POINT
	EXIST. WATER VALVE		EXIST. STORM SEWER MANHOLE		COTTON PICKER SPINDLE SET
	EXIST. FENCE LINE		EXIST. ELECTRICAL BOX		ELECTRICAL BOX

ENGINEERING REPORT FOR QUINTA LOS LAURELES SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.
LEGAL DESCRIPTION
SOME PARTS OF TRACT OF LAND, SAME BEING ALL OF LOT 21, CH & G LAND COMPANY'S SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 7, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS.
ENGINEER'S USE
LAND HAS EXISTING SINGLE FAMILY HOME AND LOTS PROPOSED WILL BE USED FOR SINGLE FAMILY HOMES.
WATER SUPPLY AND DISTRIBUTION
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
N.A.W.S.C. HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF MILE 17 1/2 RIGHT-OF-WAY. THE WATER SYSTEM FOR QUINTA LOS LAURELES SUBDIVISION CONSISTS OF (4) SINGLE WATER SERVICE LINES THAT CONNECT INTO THE EXISTING 2" LINE FOR THE LOT SERVICE TERMINAL AT THE WATER METER BOX FOR THE LOTS. THE (4) 3/4" DIAMETER SINGLE WATER SERVICES AND THE WATER BOXES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$_____. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C. A TOTAL OF \$_____. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.
SEWER FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWER FROM QUINTA LOS LAURELES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THE LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.
SOIL EVALUATION REPORT:
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 15.2% OF HEAVY SANDY CLAY LOAM (28) WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINAGE AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ADDITIONALLY, IT CONSISTS OF 11.2% RACONDES SANDY CLAY LOAM (48) WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINAGE AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ADDITIONALLY, IT CONSISTS OF 11.2% RACONDES SANDY CLAY LOAM (48) WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINAGE AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ADDITIONALLY, IT CONSISTS OF 11.2% RACONDES SANDY CLAY LOAM (48) WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINAGE AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ALL THESE SOILS ARE CLASSIFIED AS GROUP (B).
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$_____ FOR A TOTAL OF \$_____ FOR ALL LOTS. INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED FOR THE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIER'S CHECK OR PERSONAL CHECK) REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN THE AMOUNT OF \$_____, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON ALL LOTS. THE SUBDIVIDER WILL LOCATE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVISION. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LOT AND WATER CLEARANCE.
ENGINEER'S CERTIFICATION:
I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SEWERAGE RULES ADOPTED UNDER SECTION 16.343, WATER CODE.
I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES:
THESE FACILITIES WILL HAVE A TOTAL COST OF \$_____. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C. A TOTAL OF \$_____. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.
SANITARY SEWER FACILITIES:
THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR A LOT WILL BE \$_____ FOR THE ENTIRE SUBDIVISION.
SEWERAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

REPORT DE INGENIERIA DE QUINTA LOS LAURELES SUBDIVISION
POR IVAN GARCIA, P.E., R.P.L.S.
ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD
ESTA SUBDIVISION RECIBIRA SERVIDO DE AGUA POR PARTE DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO POR EL CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS. N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.
N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 2" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO SUR DE LA MILLA 17 1/2 DERECHO DE VIA. EL SISTEMA DE AGUA PARA LA SUBDIVISION QUINTA LOS LAURELES CONSISTE DE (4) LINEAS DE SERVIDO DE AGUA INDIVIDUALES QUE SE CONECTAN A LA LINEA EXISTENTE DE 2" PARA EL SERVIDO DEL LOTE Y TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA DE LOS LOTES. LOS (4) SERVIDOS DE AGUA INDIVIDUALES DE 3/4" DE DIAMETRO Y LAS CAJAS DE MEDIDORES YA SE HAN INSTALADO. EL COSTO DE CONSTRUCCION DEL SISTEMA DE AGUA PARA ESTA SUBDIVISION SE ESTIMA EN \$_____. EL PROPIETARIO DE ESTE DESARROLLO HA PAGADO LAS TARIFAS DE LA TOMA DE AGUA, QUE INCLUYEN LAS TARIFAS DE INSTALACION E INSPECCION DEL MEDIDOR DE AGUA, A N.A.W.S.C. UN TOTAL DE \$_____. COMO SE INDICA EN EL ACUERDO DE SERVIDO DE AGUA A 30 AÑOS, CUYAS MONEDAS REPRESENTAN DICHAS INSTALACIONES, TARIFAS DE ADQUISICION Y TODAS LAS DEMAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES EN LA SUBDIVISION A N.A.W.S.C.
DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO, FECHA DE COSTOS Y PERMIABILIDAD
ALCANTARILLADO DE QUINTA LOS LAURELES LA SUBDIVISION SERA TRATADA POR INSTALACIONES INDIVIDUALES DE ALCANTARILLADO EN EL SITO ("OSSF") QUE CONSISTEN EN UN TANQUE SEPTICO DE COMPARTAMENTOS DOBLES DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN EL LOTE. EL INGENIERO PROFESIONAL QUE FIRMA HA EVALUADO LA DIGNIDAD DEL SITO DE LA SUBDIVISION PARA OSSF Y PRESENTO UN INFORME QUE CONCLUYE QUE EL SITO ES ADECUADO PARA OSSF. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO REVISO Y APROBO EL INFORME.
FORMA DE EVALUACION DEL SUELO:
SEGUN EL INFORME DE ENCUESTA DE SUELO PREPARADO PARA EL CONDADO DE HIDALGO POR EL U.S.D.A. SERVIDO DE CONSERVACION DE SUELOS, EL SITO CONSTA DE 15.2% DE FRANCO ARCILLOSO ARENOSO FINO HEAVY (28), CON PENDIENTES DE 0 A 1%. EL SUELO ESTA BIEN DRENADO Y EL ESCORRIMIENTO SUPERFICIAL ES INSIGNIFICANTE. LA PERMEABILIDAD ES DE MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD HIBRICA ES MODERADA. ADICIONALMENTE, CONSTA DE 11.2% DE FRANCO ARCILLOSO ARENOSO RACONDES (48), CON PENDIENTES DE 0 A 1%. EL SUELO ESTA BIEN DRENADO Y EL ESCORRIMIENTO SUPERFICIAL ES INSIGNIFICANTE. LA PERMEABILIDAD ES DE MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD HIBRICA ES MODERADA. ADICIAS, CONSTA DE FRANA ARENOSA FINA MILDOT (20), CON PENDIENTES DE 0 A 1%. EL SUELO ESTA BIEN DRENADO Y LA ESCORRIMENTA SUPERFICIAL ES INSIGNIFICANTE. LA PERMEABILIDAD ES DE MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD HIBRICA ES MODERADA. TODOS ESTOS SUELOS ESTAN CLASIFICADOS COMO GRUPO (B).
EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$_____. PARA UN TOTAL DE \$_____ PARA TODOS LOS LOTES, INCLUYENDO LOS COSTOS DEL PERMISO Y LA LICENCIA REQUERIDOS. NO SE HAN INSTALADO OSSF PARA LOS LOTES AL MOMENTO DE LA SOLICITUD DE APROBACION DEL PLANO FINAL. CON LA PRESENTACION DE ESTE PLANO FINAL, EL SUBDIVISOR OFRECE GARANTIAS FINANCIERAS ADECUADAS DE CUMPLIMIENTO EN FORMA DE UN (CHEQUE DE CAJA O CHEQUE PERSONAL) QUE REPRESENTA UN SERVIDO EN EFECTIVO QUE EL CONDADO DE HIDALGO MANTENDRA EN CUENTA POR LA CANTIDAD DE \$_____, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE TANQUE SEPTICO EN TODOS LOS LOTES. EL SUBDIVISOR INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DEL LOTE.
EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL LOTE, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVISOR. EL SUBDIVISOR SERA RESPONSABLE DE PRESTAR AYUDA AL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN SISTEMA OSSF. EL SISTEMA OSSF SE INSTALARA EN EL LOTE ANTES DE QUE EL CONDADO EMITA UNA AUTORIZACION FINAL DE AGUA Y ALCANTARILLADO.
CERTIFICACION DEL INGENIERO:
CERTIFICO QUE LAS INSTALACIONES DEL SISTEMA DE AGUA Y ALCANTARILLADO SANITARIO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO DE SUBDIVISION ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA.
CERTIFICO QUE LOS COSTOS DE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO SANITARIO CONSTRUIDAS, DISCUTIDAS ANTERIORMENTE, SON LOS SIGUIENTES:
INSTALACIONES DE AGUA:
ESTAS INSTALACIONES TIENEN UN COSTO TOTAL DE \$_____. EL PROPIETARIO DE ESTE DESARROLLO PAGARA TARIFAS DE CONSUMO DE AGUA, QUE INCLUYEN LAS TARIFAS DE INSTALACION E INSPECCION DEL MEDIDOR DE AGUA, A N.A.W.S.C. UN TOTAL DE \$_____. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.
DEDAJE:
EL COSTO DE CONSTRUCCION DEL SISTEMA SEPTICO PARA UN LOTE SERA DE \$_____ PARA TODA LA SUBDIVISION.
I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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:

1.- I (WE), **JUAN SAENZ AND MARIA RAQUEL**, SUBDIVIDER OF **QUINTA LOS LAURELES SUBDIVISION** HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT 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 TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

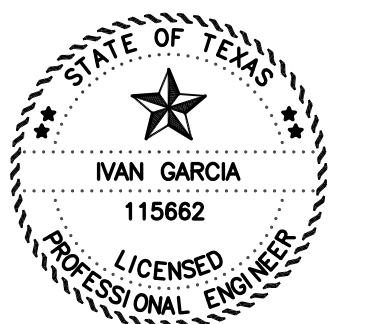
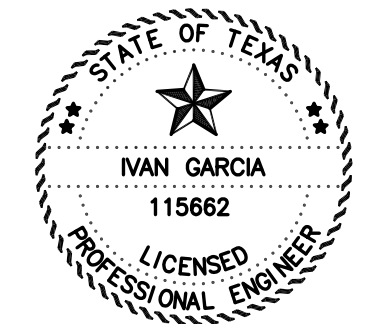
JUAN SAENZ
PO BOX 2644
ELSA, TX 78534

MARIA RAQUEL
PO BOX 2644
ELSA, TX 78534

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMJSTUART EXPIRES _____



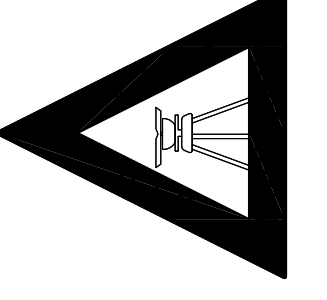
IVAN GARCIA, P.E., R.P.L.S. DATE _____

DATE _____

INDEX TO SHEETS OF DEL MONTE SUBDIVISION

SHEET 1:	HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 2:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.
SHEET 3:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.
SHEET 4:	TYPICAL DETAILS.

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1"=50'
DATE: MAY 8, 2025
PROJECT: SUB 24 011
REVISIONS:
PAGE NO.: 2-OF-4



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON MAY 8, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

DRAINAGE LAYOUT
 QUINTA LOS LAURELES SUBDIVISION
 CITY OF ELSA ETJ
 HIDALGO COUNTY, TEXAS

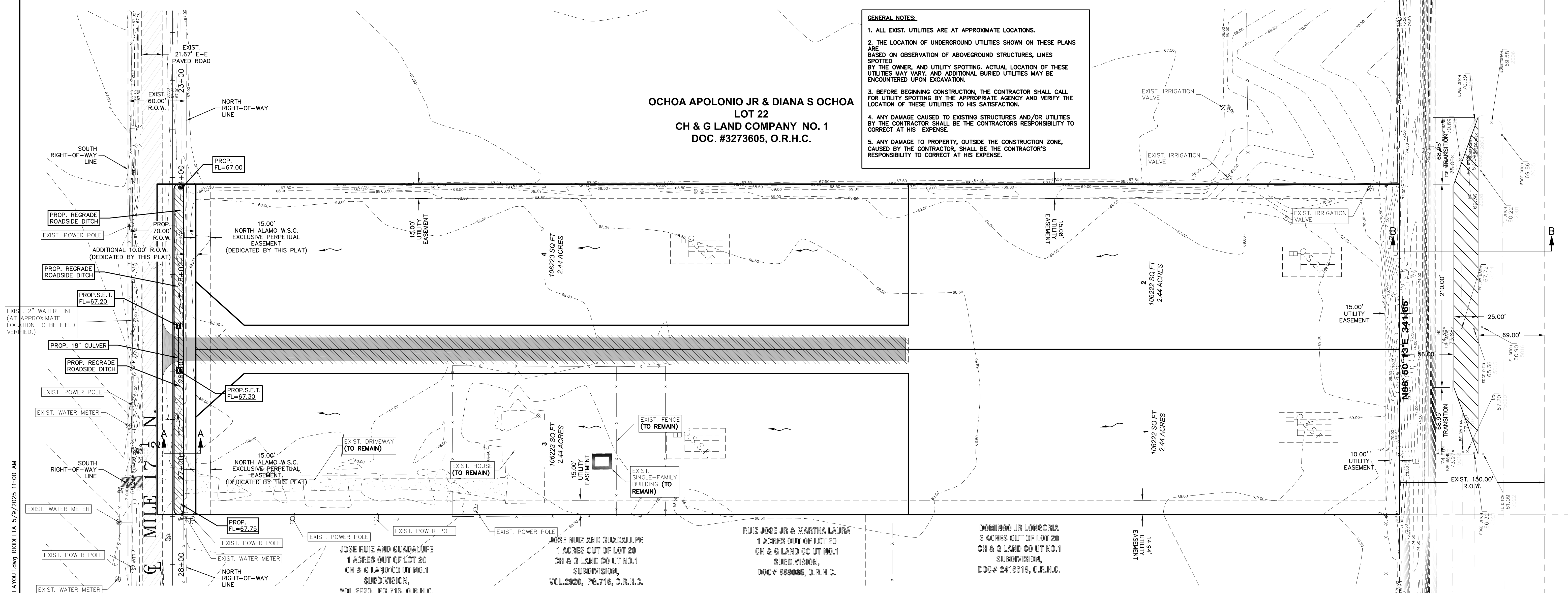
PROJECT: SUB 24 011
 ENGINEER: IVAN GARCIA P.E., R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
 CHECKED: IVAN GARCIA P.E., R.P.L.S.
 DRAWN: OSCAR ALARCON JR.
 SCALE: 1"=50'
 DATE: MAY 8, 2025
 PROJECT: SUB 24 011
 REVISIONS:
 PAGE NO: 3-OF-4

SCALE: 1" = 50'
 BASIS OF BEARING
 TEXAS STATE PLANE COORDINATES
 NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA SYSTEMS NETWORK

GENERAL NOTES:

1. ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
2. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
3. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
4. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
5. ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

OCHOA APOLONIO JR & DIANA S OCHOA
LOT 22
CH & G LAND COMPANY NO. 1
DOC. #3273605, O.R.H.C.



QUINTA LOS LAURELES SUBDIVISION IS A PROPOSED 4 LOT RESIDENTIAL SUBDIVISION, LOCATED IN HIDALGO COUNTY, TEXAS, SAME BEING A 100 ACRE TRACT OF LAND, SAME BEING ALL OF LOT 21 CH & G LAND COMPANY'S SUBDIVISION NO.1, HIDALGO COUNTY, TEXAS. THE LOTS WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL HOMES. QUINTA LOS LAURELES SUBDIVISION IS LOCATED APPROXIMATELY 360 FEET EAST FROM THE INTERSECTION OF MILE 6 W AND MILE 17 1/2 ROAD, NORTH SIDE OF MILE 17 1/2 ROAD.

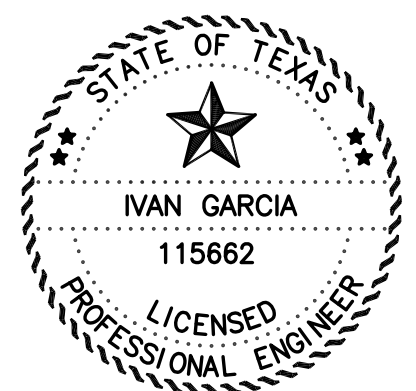
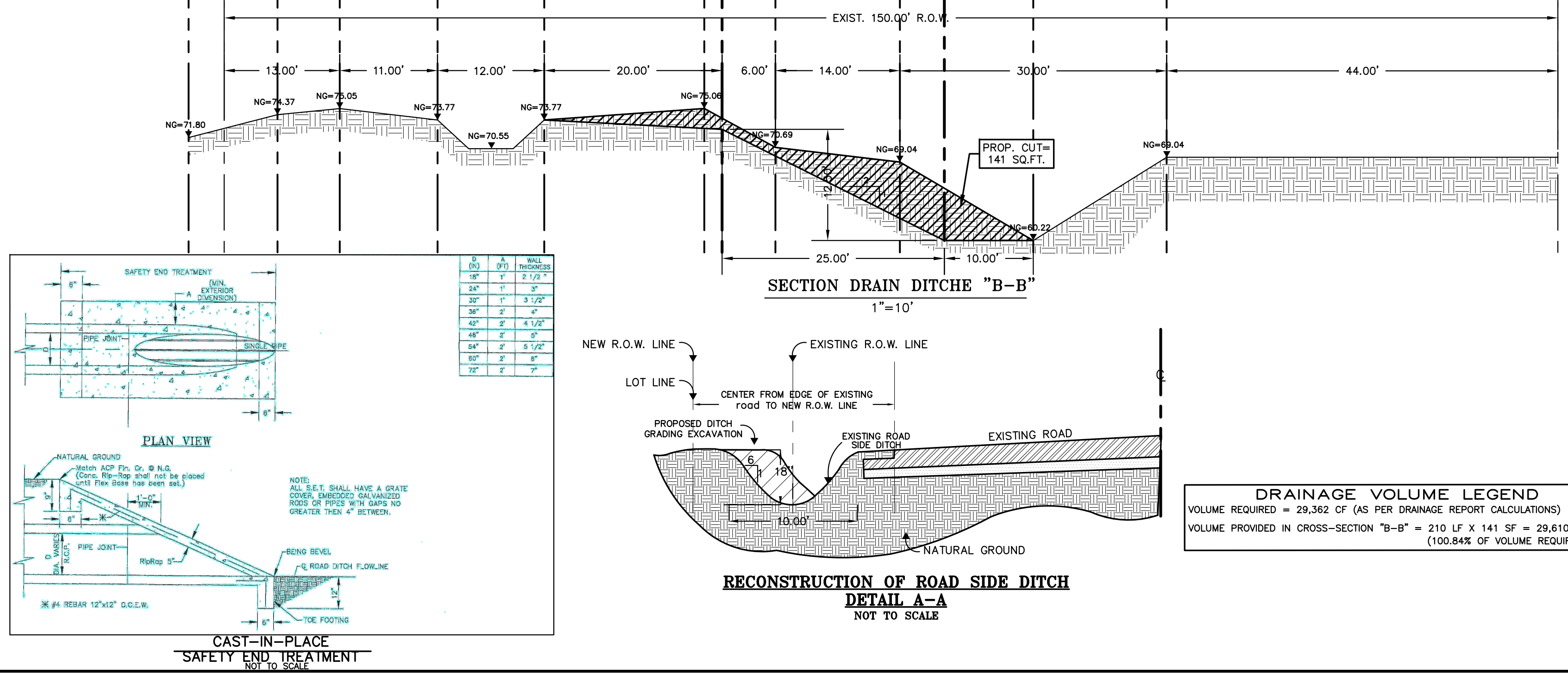
THE SUBDIVISION IS IN ZONE "XX", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0350 C MAP REVISED: JUNE 6, 2000.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 15.2% OF HIDALGO FINE SANDY CLAY LOAM (28) WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ADDITIONALLY, IT CONSISTS OF 11.5% RACOMBES SANDY CLAY LOAM (48), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ADDITIONALLY, IT CONSISTS OF WILLACY FINE SANDY LOAM (70), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ALL THESE SOIL ARE CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN WESTERLY DIRECTION WHICH OUTFALLS TO THE ELSA-EDOUCH DRAIN DITCH VIA AN EXISTING ROAD SIDE DITCH, THEN EAST TO THE 10F DRAIN DITCH, THE CONVEYED TO THE EAST LATERAL DRAIN DITCH, AND FINAL OUTFALL TO THE LAGUNA MADRE.

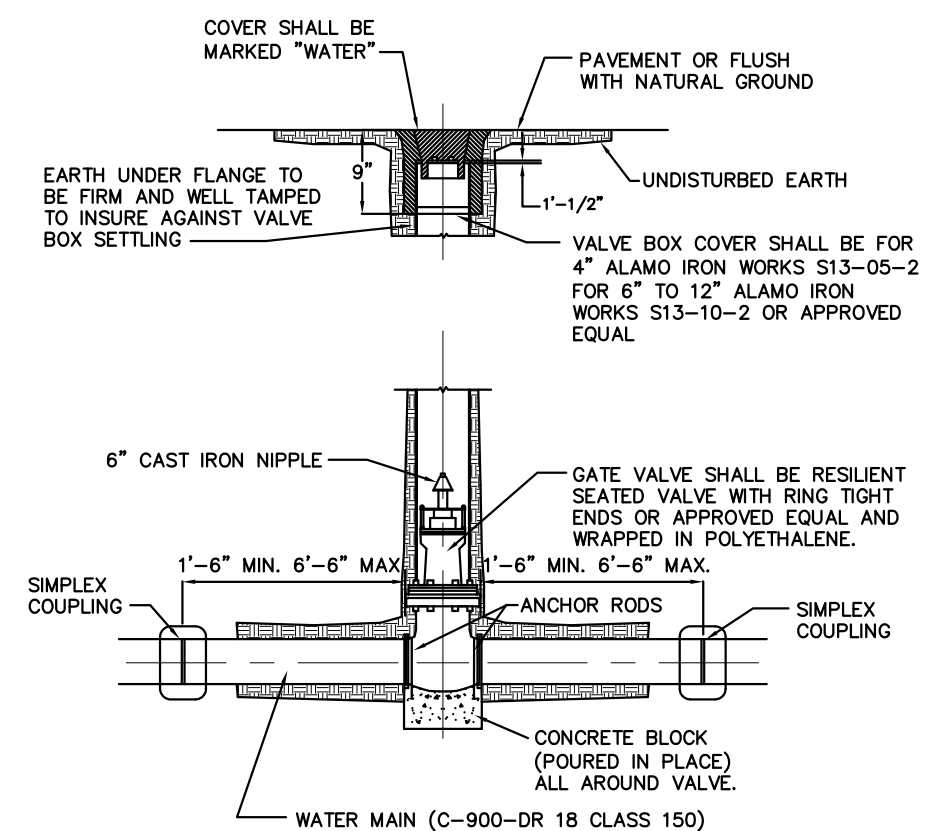
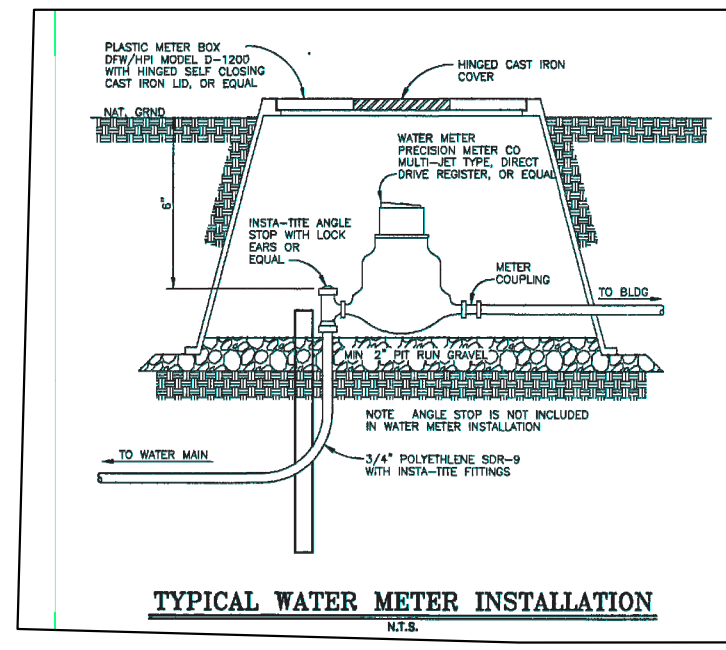
USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 472 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 16.52 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 11.8 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE CITY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 29,362 CF OR 0.674 AC-FT, WILL NEED TO BE DETAINED FOR A 50-YR RAINFALL EVENT. LOTS WILL NEED TO DETAIN AN AVERAGE OF 7,340.50 CF PER LOT. THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO AN EXISTING ROADSIDE DITCH ON THE SOUTH, NORTH RIGHT-OF-WAY OF MILE 17 1/2 ROAD TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN A WESTERLY DIRECTION WHICH OUTFALLS TO THE ELSA-EDOUCH DRAIN DITCH VIA AN EXISTING ROAD SIDE DITCH, WIDENING AND EXCAVATION OF THIS DITCH WILL BE DONE TO ACCOMMODATE THE DETENTION NEEDED FOR THIS SUBDIVISION, RUNOFF WILL THEN CONTINUE EAST TO THE 10F DRAIN DITCH, THE CONVEYED TO THE EAST LATERAL DRAIN DITCH, AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.

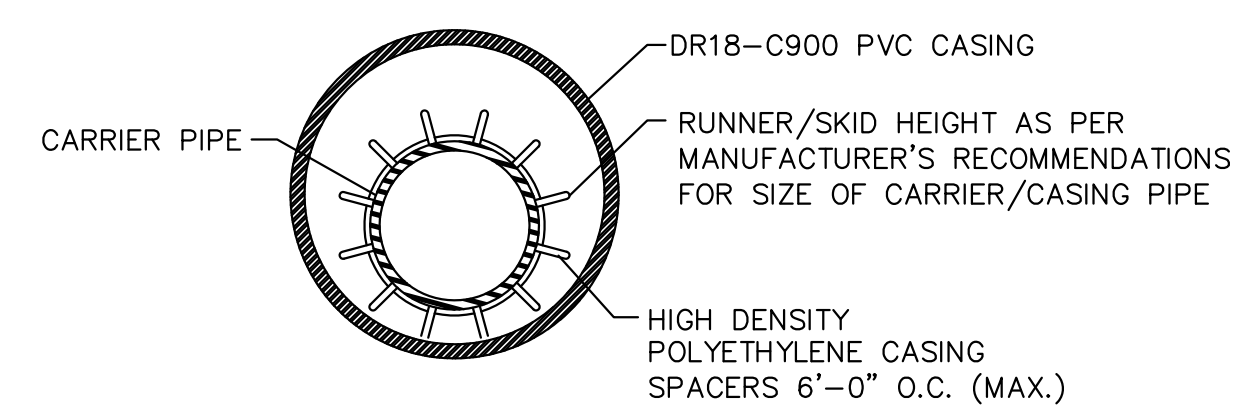
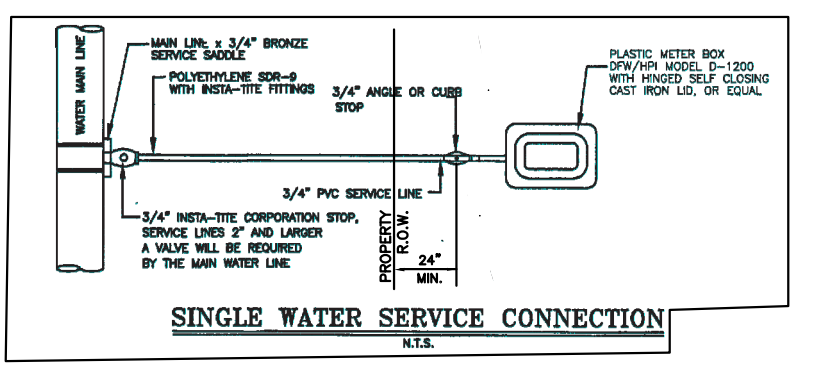
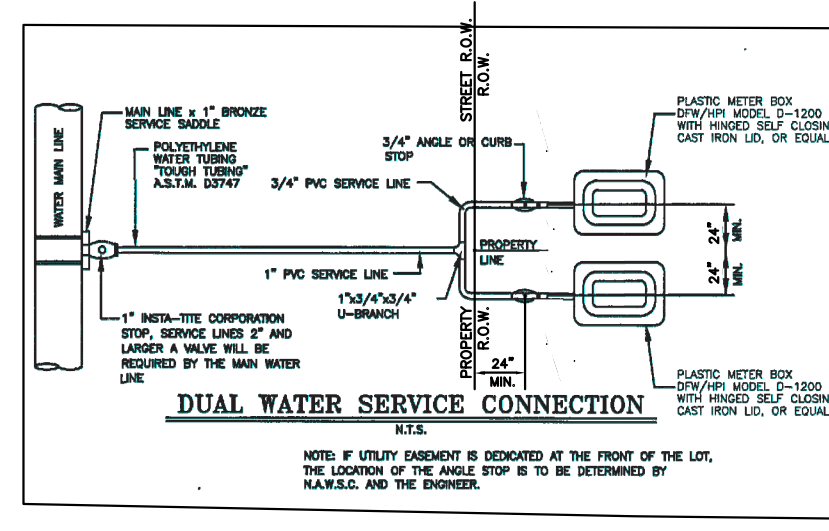


IVAN GARCIA, P.E., R.P.L.S. DATE

Y: RDE SUBDIVISIONS 2024\SUB 24 011 - FAMILY SUBDIVISION DWG\SUB 24 011 - RDE_SHT 5 DRAINAGE_LAYOUT.dwg RODELTA 5/9/2025 11:00 AM



- NOTES:**
- CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS
CONCRETE BLOCK (POURED IN PLACE)
 - VALVE SHALL BE MUELLER BRAND.

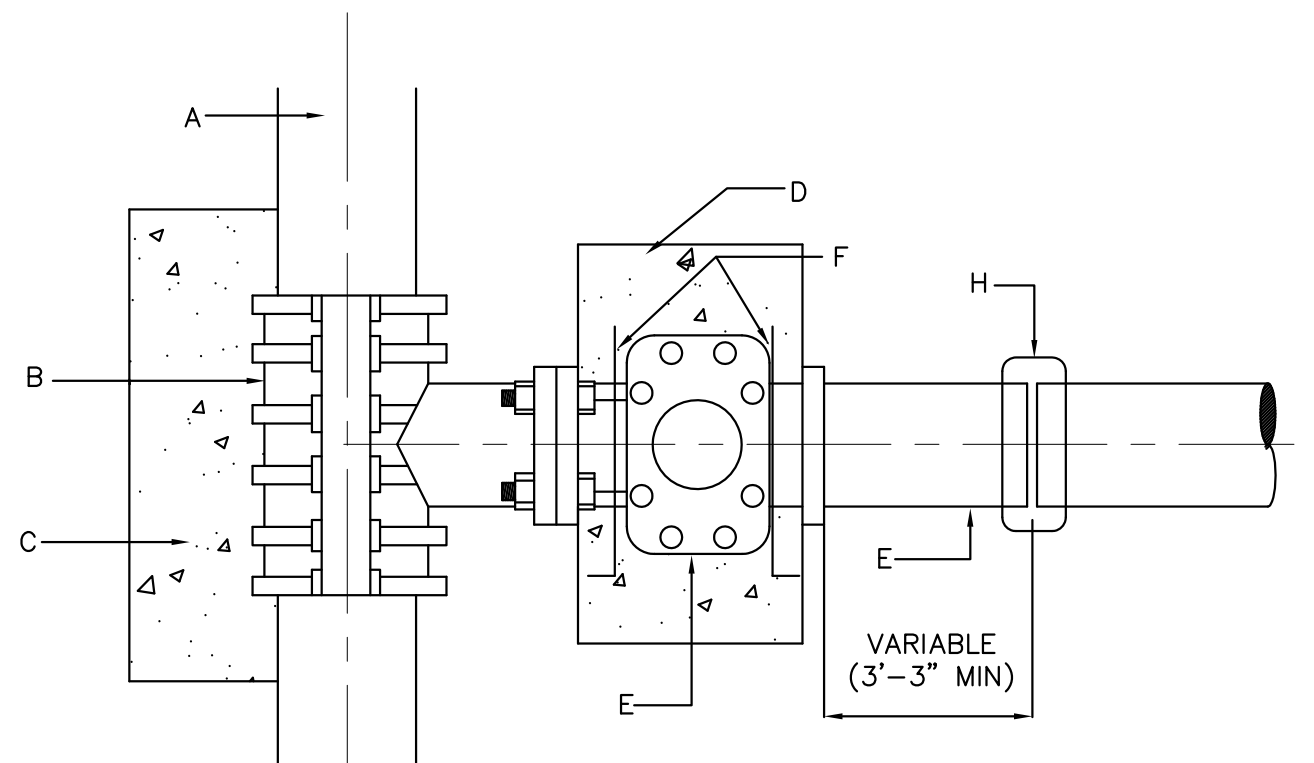


CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	21"	0.3750"
14", 15"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.6250"

GENERAL NOTES:

- DR18-C900 PVC CASING SHALL BE CLOSED AT EACH END USING SYNTHETIC RUBBER END SEALS.
- CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASEMENT.
- PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
- INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

UTILITY LINE BORE DETAIL



CONSTRUCTION NOTES:

- WATER MAIN. (SEE PLANS AND SPECIFICATION)
- TAPPING SLEEVE. (SIZE AS REQUIRED).
- CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
- THRUST BLOCK AS PER SPECIFICATIONS.
- FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
- ANCHOR RODS.
- PVC PIPE.
- SIMPLEX COUPLING.

GENERAL NOTES:

- ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS
- VALVE SHALL BE MUELLER BRAND.

TAPPING SLEEVE & VALVE INSTALLATION

GENERAL NOTES:

- CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
- MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 3321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM 3/4" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

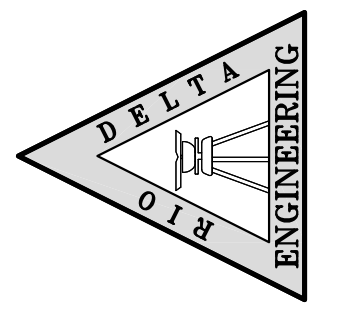
IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON MAY 8, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

TYPICAL DETAILS
QUINTA LOS LAURELES SUBDIVISION
CITY OF ELSA ETJ TEXAS

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
OSCAR ALARCON JR.

INDEX TO SHEETS OF QUINTA LOS LAURELES SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	SCALE: NO TO SCALE
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE	DATE: MAY 8, 2025
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	PROJECT: SUB 24 011
SHEET 4: TYPICAL DETAILS	REVISIONS: PAGE NO. 4-OF-4

Y: RDE SUBDIVISIONS 2024/SUB 24-011 - JUAN SAEZ - FAMILY SUBDIVISION DWS/SUB 24-011_RDE_SHT 10 TYPICAL DETAILS.dwg RODELTA 5/9/2025 11:07 AM