



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: 7-22-2025

PROPOSED 2812 ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER QUINTANILLA HEADLEY AND ASSOCIATES DEVELOPER: DANIEC DEVELOPMENT INC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 44 *SINGLE FAMILY *MULTI-FAMILY 4 COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 16

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTH OF FM 2812 APPROXIMATELY 600 FEET WEST OF CARMEN AVILA ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-18-2021 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.

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: FM 2012

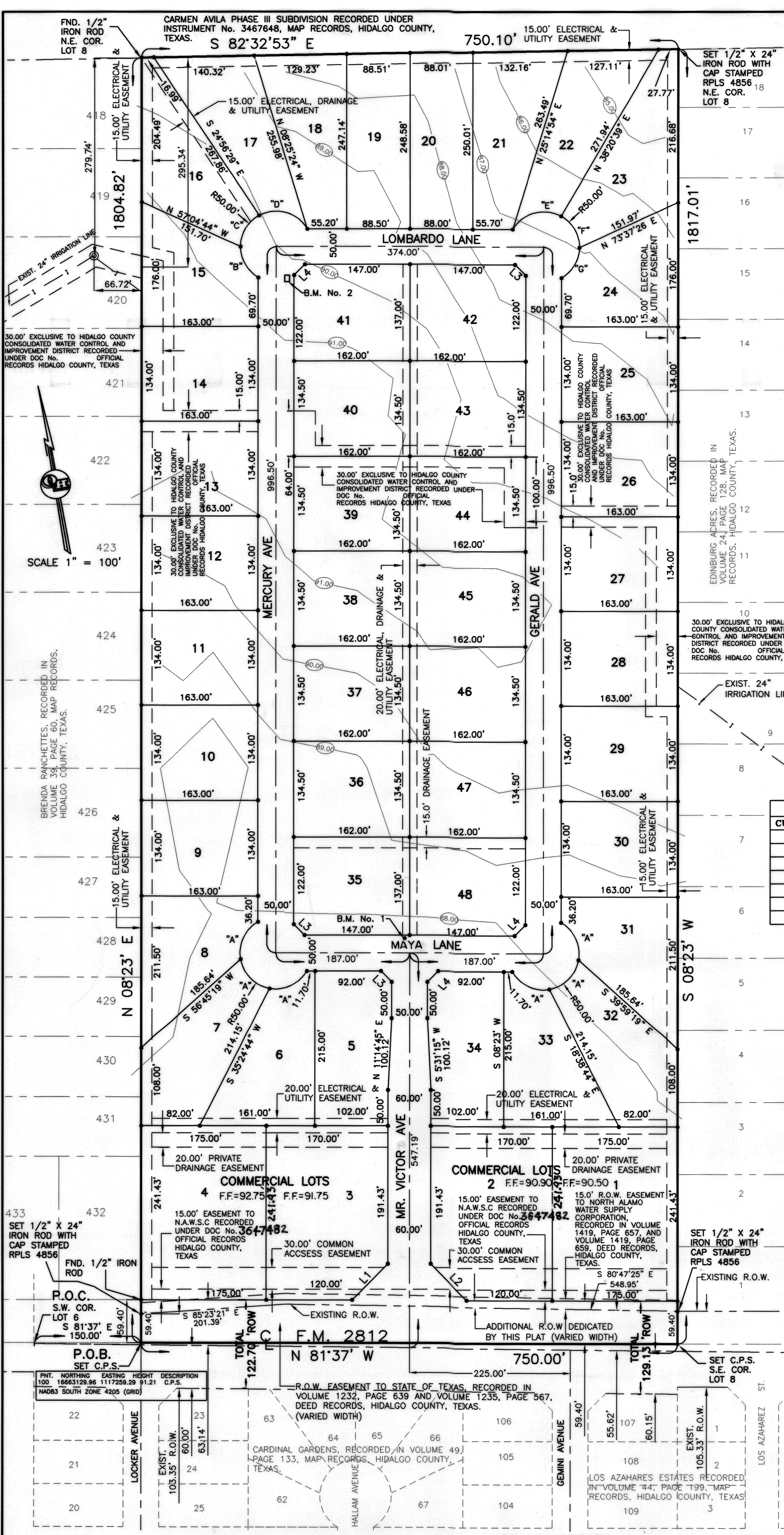
REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$24,000.00** For: (6 FIRE HYDRANT)

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.*



AREA DATA TABLE

LOT	S.F.	AC
1	42,250.25	0.97
2	39,793.97	0.91
3	39,793.97	0.91
4	42,250.25	0.97
5	21,817.50	0.50
6	21,817.50	0.50
7	22,466.40	0.52
8	21,865.38	0.50
9	21,923.50	0.50
10	21,842.00	0.50
11	21,842.00	0.50
12	21,842.00	0.50
13	21,842.00	0.50
14	21,842.00	0.50
15	21,998.27	0.51
16	22,317.57	0.51
17	22,713.69	0.52
18	22,730.07	0.52
19	21,935.89	0.50
20	21,938.19	0.50
21	23,541.32	0.54
22	21,960.91	0.50
23	24,587.22	0.56
24	21,953.80	0.50
25	21,842.00	0.50
26	21,842.00	0.50
27	21,842.00	0.50
28	21,842.00	0.50
29	21,842.00	0.50
30	21,923.50	0.50
31	21,865.38	0.50
32	22,466.40	0.52
33	21,991.25	0.50
34	21,817.50	0.50
35	22,081.50	0.51
36	21,789.00	0.50
37	21,789.00	0.50
38	21,789.00	0.50
39	21,789.00	0.50
40	21,789.00	0.50
41	22,081.50	0.51
42	22,081.50	0.51
43	21,789.00	0.50
44	21,789.00	0.50
45	21,789.00	0.50
46	21,789.00	0.50
47	21,789.00	0.50
48	22,081.50	0.51

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	N 53°23' E	70.71'
L2	S 36°37' E	70.71'
L3	S 36°37' E	21.21'
L4	N 53°23' E	21.21'

CURVE DATA TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	LENGTH
A	70°0'0"	50.00'	61.09'	57.35'	50.00'
B	60°0'0"	50.00'	52.36'	50.00'	50.00'
C	61°30'35"	50.00'	53.68'	51.14'	50.00'
D	88°29'25"	50.00'	77.22'	69.77'	50.00'
E	89°14'35"	50.00'	77.88'	70.24'	50.00'
F	61°29'56"	50.00'	53.67'	51.12'	50.00'
G	59°15'29"	50.00'	51.71'	49.43'	50.00'

LOCATION MAP
SCALE 1:3000

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
2812 ESTATES SUBDIVISION, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHWEST CORNER OF THE INTERSECTION OF FM 2812 AND GEMINI AVE. APPROXIMATELY 320 FEET WEST OF CARMEN AVILA 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). 2812 ESTATES SUBDIVISION, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA, IT LIES IN PRECINCT No. 4.

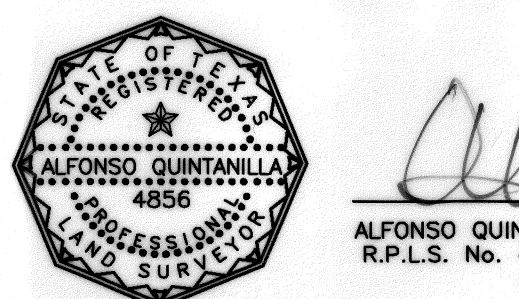
2812 ESTATES

A 31.17 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 6, ALL OF LOTS 7 AND 8, BLOCK 6, SANTA CRUZ GARDENS SUBDIVISION UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3101512, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

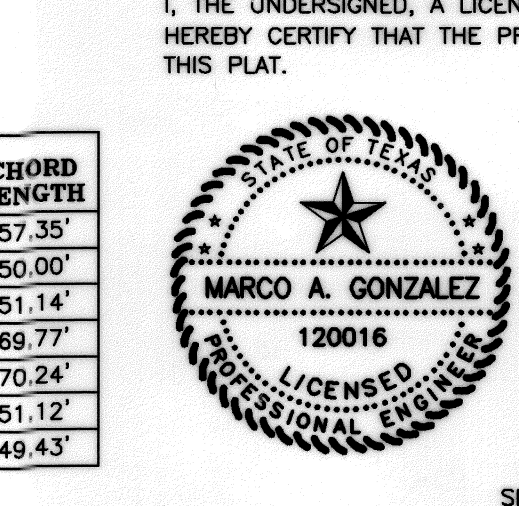
METES AND BOUNDS
A 31.17 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 6, ALL OF LOTS 7 AND 8, BLOCK 6, SANTA CRUZ GARDENS SUBDIVISION UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 28 & 29, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3101512, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCED TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 6 AND IN THE CENTERLINE OF F.M. 2812 FOR THE SOUTHEAST CORNER OF BRENDA RANCHETTES (RECORDED IN VOLUME 39, PAGE 60, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS SOUTH 81°37' EAST, 150.00 FEET FROM THE SOUTHWEST CORNER OF LOT 6;
THENCE: NORTH 08°23' EAST, ALONG THE EAST LINE OF BRENDA RANCHETTES, PASSING A 1/2 INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 40 FEET, A TOTAL DISTANCE OF 1804.82 FEET TO A 1/2 INCH IRON ROD FOUND ON THE NORTH LINE OF LOT 6 FOR THE NORTHEAST CORNER OF BRENDA RANCHETTES, AND THE NORTHEAST CORNER OF THIS TRACT.
THENCE: SOUTH 82°32'53" EAST (MAP RECORDS: SOUTH 82°35'04" EAST) ALONG THE NORTH LINE OF LOTS 6, 7, AND 8, A DISTANCE OF 750.10 FEET TO A 1/2 INCH IRON ROD WITH STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 8 AND THE NORTHEAST CORNER OF THIS LAND.
THENCE: SOUTH 08°23' WEST, ALONG THE EAST LINE OF LOT 8, PASSING A 1/2 INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1771.68 FEET FOR THE NORTH RIGHT OF WAY LINE OF F.M. 2812, A TOTAL DISTANCE OF 1817.01 FEET (MAP RECORDS 1816.70 FEET) TO A COTTON PICKER SPINDLE SET WITHIN THE RIGHT OF WAY OF F.M. 2812 FOR THE SOUTHEAST CORNER OF LOTS 8 AND THE SOUTHEAST CORNER OF THIS TRACT.
THENCE: NORTH 81°37' WEST, ALONG THE SOUTH LINE OF LOTS 6, 7 AND 8, AND WITHIN THE RIGHT OF WAY OF F.M. 2812, A DISTANCE OF 750.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.17 ACRES OF LAND MORE OR LESS.
BEARINGS ARE IN ACCORDANCE WITH SANTA CRUZ GARDENS UNIT No. 2, RECORDED IN VOLUME 8, PAGES 28-29, 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.



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.



INDEX OF SHEETS
SHEET 1 - HEADING INDEX, LOCATION MAP, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), MAP, LOT, STREETS, AND EASEMENT LAYOUT, ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S ACKNOWLEDGMENT; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT CERTIFICATION; H.C.D.D. No. 1 CERTIFICATION; NORTH ALAMO WATER SUPPLY CORP. CERTIFICATION; ENVIRONMENTAL & HEALTH APPROVAL; REVISION NOTES
SHEET 2 - MAP OF WATER DISTRIBUTION SYSTEM, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF LOT 1 THROUGH 4 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION OF PRIVATE STREETS, ALIENATION OF THE PLANNING DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
SHEET 3 - MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

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 relocate 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 ___ day of _____, 2021.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: DANIEC DEVELOPMENT, INC.	P.O. BOX 2804	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

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED)
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN
COMMUNITY-PANEL NUMBER 480334 0325 D
EFFECTIVE DATE: MAY 17, 2001
- MINIMUM BUILDING SETBACK LINES:**
FRONT-(LOTS 5-48).....25.00 FEET
FRONT-(LOTS 1-4).....50.00 FEET
REAR:.....15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE:.....8.00 FEET OR EASEMENT, WHICHEVER IS GREATER
CORNER SIDE.....10.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE**
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:**
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF THE STREET OR 18" 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 LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
B.M. No. 1 ELEVATION=87.97 TOP OF STORM MANHOLE LOCATED ON THE SOUTHEAST CORNER OF LOT 35 OF THIS SUBDIVISION. NAVD 88 DATUM.
B.M. No. 2 ELEVATION=89.50 TOP OF TYPE "A" INLET LOCATED ON THE NORTHWEST CORNER OF LOT 41 OF THIS SUBDIVISION. NAVD 88 DATUM.
- DRAINAGE**
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF 98,185.00 CUBIC FEET (2.25 ACRE FEET) OF DRAINAGE RUNOFF. REGIONAL DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3.
- LEGEND** - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 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.**
- 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.**
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.**
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.**
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE SUBDIVISION.**
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.50X SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.**
- 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. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPT 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 ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- GENERAL NOTE FOR COMMERCIAL LOTS:**
LOTS 1 THROUGH 4 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL USE.
NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION OF PRIVATE STREETS, ALIENATION OF THE PLANNING DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 4 ONTO FM 2812. A 24 FOOT DRIVEWAY COMMON ACCESS SHALL BE CONSTRUCTED BY DEVELOPER ALONG THE SOUTH SIDE OF LOTS 1 THROUGH 4 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 4 FROM MR. VICTORS AVENUE.**
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH THEIR RESPECTIVE SECTION.**
- VICTOR DANIEC, PRESIDENT OF DANIEC DEVELOPMENT, INC., THE OWNER & SUBDIVIDER OF 2812 ESTATES RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOTS AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.**
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETSIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.**
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT. THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.**
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT.**
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.**
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.**

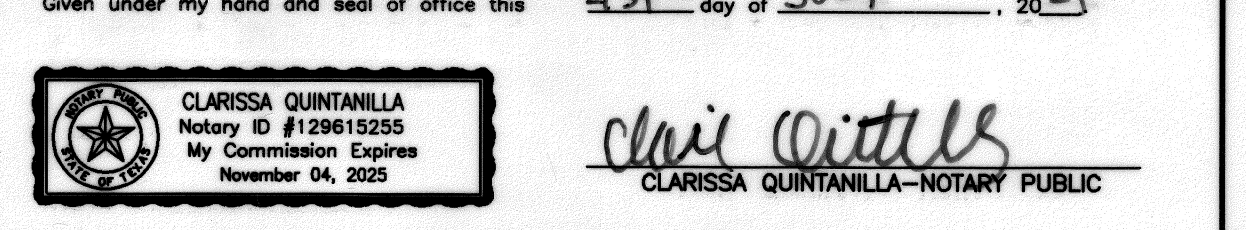
REVISION NOTES

No.	Sheet	REVISION	Date	Approved

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, VICTOR DANIEC, PRESIDENT OF DANIEC DEVELOPMENT, INC., AS OWNER OF THE 31.17 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED 2812 ESTATES HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PRIVATE USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Victor Daniec
DATE: 7-21-21
DANIEC DEVELOPMENT, INC.
VICTOR DANIEC, PRESIDENT
P.O. BOX 2804
EDINBURG, TX 78540

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, PRESIDENT OF DANIEC DEVELOPMENT, INC., declared that the statements therein are true and correct, and acknowledged that he executed the same for the purposes and consideration thereby expressed.
Given under my hand and seal of office this 21st day of JULY, 2021



SANTA CRUZ IRRIGATION DISTRICT No. 15
THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS 28TH DAY OF JULY, 2021 SUBJECT TO THE FOLLOWING: 1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE (CANAL); 3) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENT OF DISTRICT; AND 4) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOTS OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

Mark Hall
DATE: 7/28/2021
PRESIDENT

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE 2812 ESTATES was reviewed and approved by the Hidalgo County Commissioners Co. _____

Hidalgo County Judge _____ date
ATTEST: Hidalgo County Clerk _____ date

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF 2812 ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____
RAUL SESIN, P.E., C.F.M. GENERAL MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF 2812 ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

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. 1
OF 3 SHEETS

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
IF:\DATA\SUBDIVISIONS\EDINBURG\2812 ESTATES\PLAT	JULY 15, 2021	CE	CE	CE
DATE REVISION	REVISION	CHECKED BY	APPROVED BY	
FEB. 20, 2023	JULIS CVZS			

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

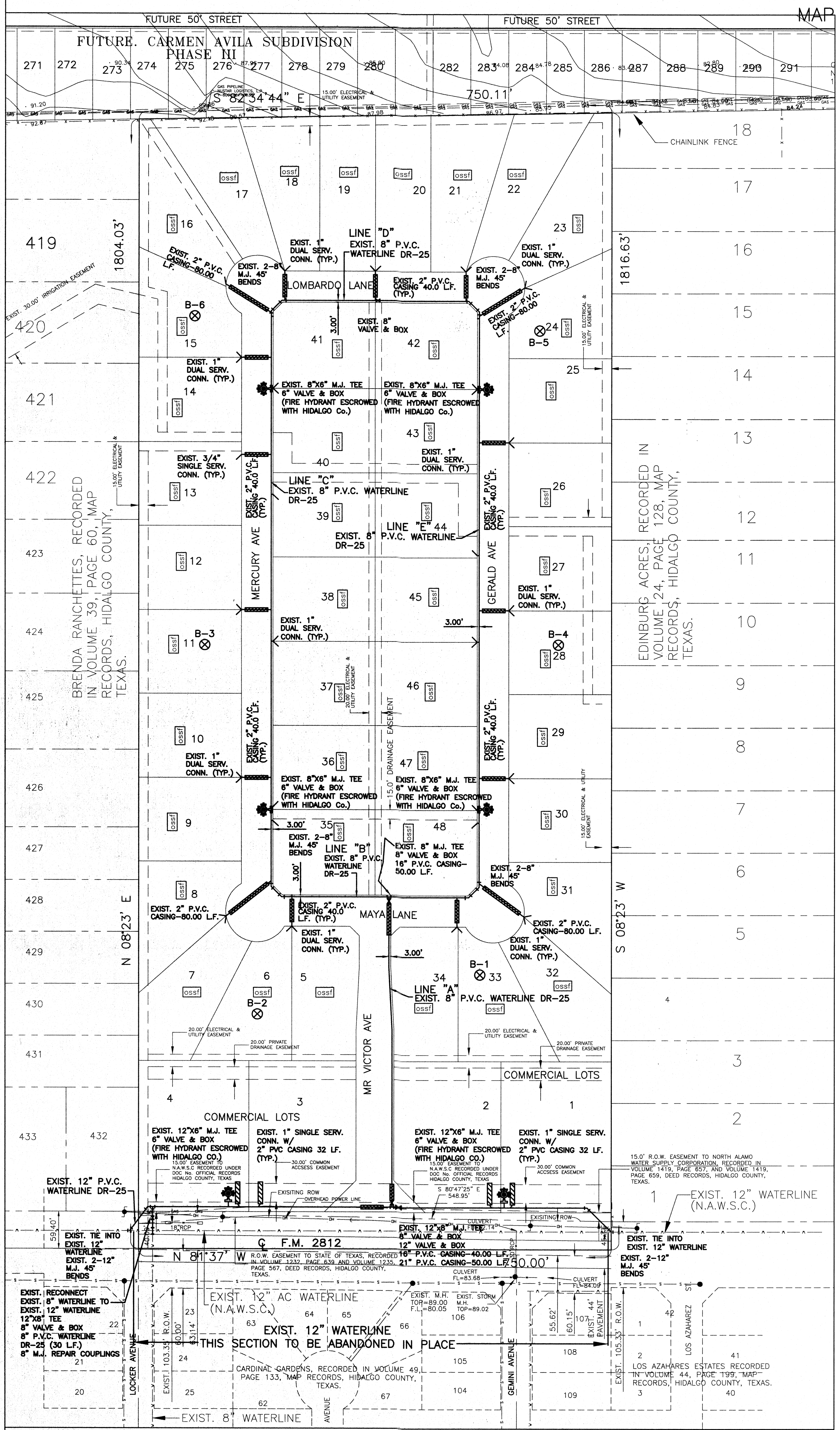
LAND SURVEYORS
PHONE 956-381-6480
P.O. BOX 2804
ALFONSO@QHA-ENG.COM

DATE OF PREPARATION JULY, 15 2021

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA 2812 ESTATES

A 31.17 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 6, ALL OF LOTS 7 AND 8, BLOCK 6, SANTA CRUZ GARDENS SUBDIVISION UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3101512, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCALE 1" = 100'



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), VICTOR DANIEC, MANAGER OF DANIEC DEVELOPMENT, INC. SUBDIVIDERS OF 2812 ESTATES 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 LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DANIEC DEVELOPMENT, INC.
VICTOR DANIEC, PRESIDENT
P.O. BOX 2604
EDINBURG, TX 78540

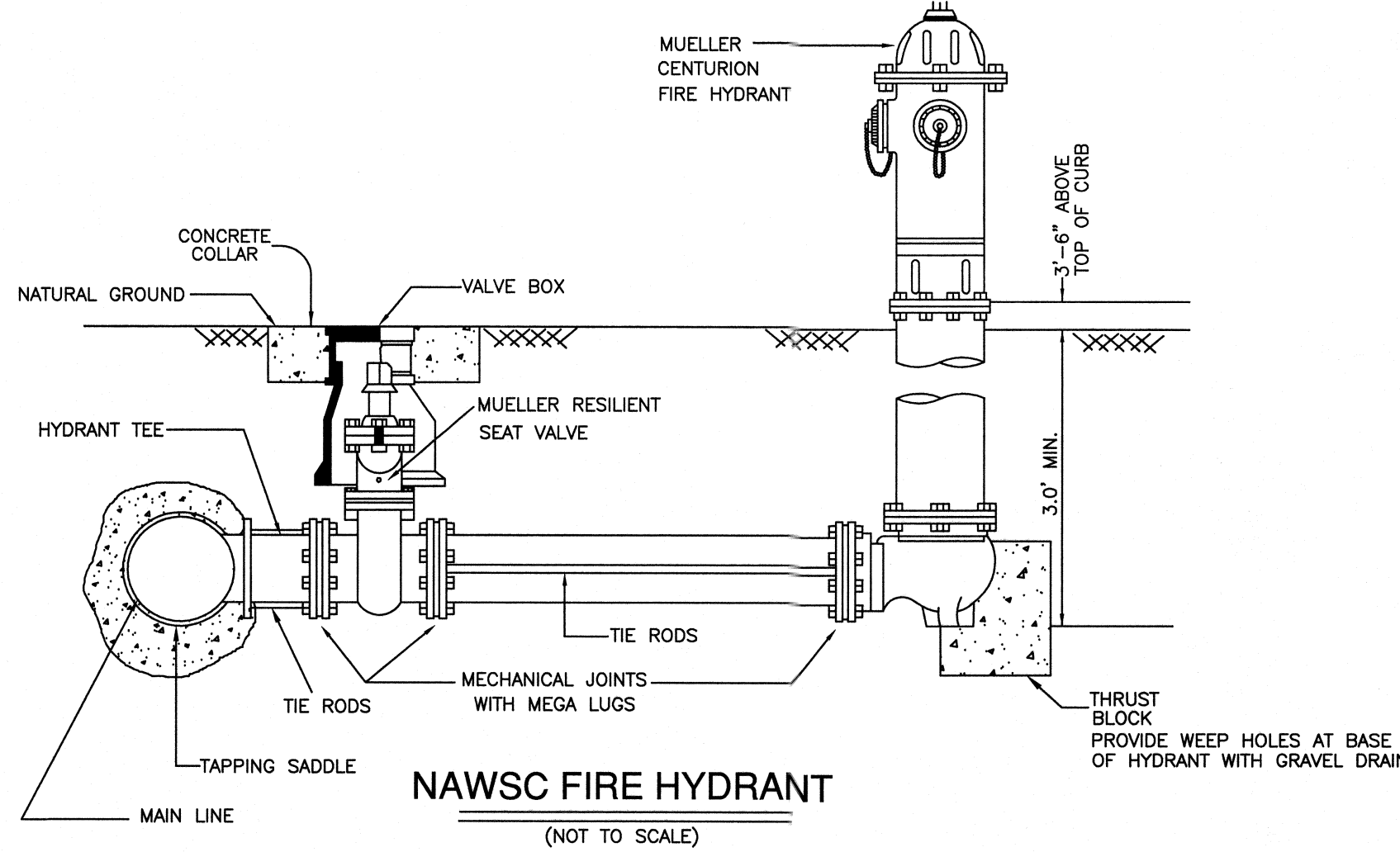
STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, MANAGER OF DANIEC DEVELOPMENT, INC. proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20__.

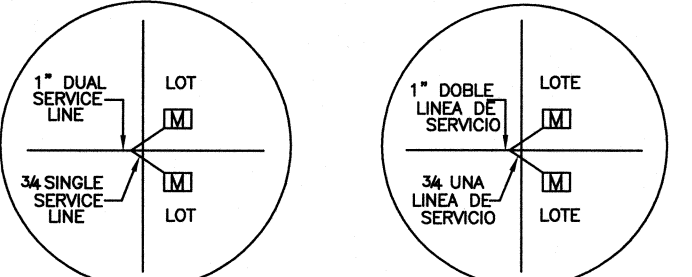
LILIA A. QUINTANILLA
Notary Public, State of Texas
Comm. Expires 07-23-2028
Notary ID 124988578

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

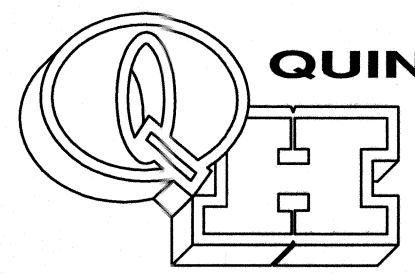


- B-1 TEST BORINGS
- OSSE SEPTIC TANK (OSSF)

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

FINAL ENGINEERING REPORT FOR 2812 ESTATES:

BY MARCO A. GONZALEZ, P.E.

WATER SUPPLY: Description and Costs.

2812 ESTATES WILL BE PROVIDED WITH POTABLE WATER BY THE 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. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND 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 12" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF F.M. 2812.

THE WATER SYSTEM FOR 2812 ESTATES CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 12" DIAMETER WATERLINE ON F.M. 2812. IT RUNS NORTH ALONG THE EAST SIDE OF QUENTIN AVENUE.

FROM THE 8" DIAMETER WATERLINE ALONG THE EAST SIDE OF QUENTIN AVENUE, THEN LOOPS AROUND THE NORTH SIDE OF FRANKLIN LANE, THE EAST SIDE OF MERCURY AVENUE, THE SOUTH SIDE OF VULCAN LANE, THE WEST SIDE OF GERALD AVENUE AND BACK TO THE NORTH SIDE OF FRANKLIN LANE TO QUENTIN AVENUE.

FROM THE 8" AND 12" DIAMETER WATERLINES, TWENTY (20) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE EIGHT (8) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, 12" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ 185,880.00 OR \$ 3,872.50 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 46,584.60 OR \$ 970.51 PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER HAS ESCROWED THE COST OF SIX (6) FIRE HYDRANTS AT A UNIT COST OF \$ 4,000.00 FOR A TOTAL COST OF \$ 24,000.00. THE ENTIRE WATER FACILITIES WILL BE 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.

SEWAGE FROM THE 2812 ESTATES, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR PROPOSED AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 6, 11, 15, 24, 28 & 33. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMITED AREA). THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 3,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. OSSFS HAVE BEEN INSTALLED ON LOTS 5 - 48 AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 154,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON DECEMBER 20, 2024.

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

WATER FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ 232,464.60 WHICH EQUALS TO \$ 4,843.01 PER LOT.

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 3,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 154,000.00 FOR THE ENTIRE SUBDIVISION.



MARCO A. GONZALEZ
P.E. No. 120016

6-5-25
DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION 2812 ESTATES: POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Description y Costos.
LA SUBDIVISION 2812 ESTATES HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUERO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 ANOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 12" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE F.M. 2812.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 12" DE DIAMETRO EN F.M. 2812 ROAD. LA LINEA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE LA CALLE QUENTIN AVENUE.

DE LA LINEA DE 8" DE DIAMETRO, OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE POR EL LADO NORTE DE LA CALLE FRANKLIN LANE, POR EL LADO ESTE DE LA CALLE MERCURY AVENUE, POR EL LADO SUR DE LA CALLE VULCAN LANE, POR EL LADO OESTE DE LA CALLE GERALD AVENUE Y POR EL LADO NORTE Y DE LA CALLE FRANKLIN LANE Y REGRESA A LA CALLE QUENTIN AVENUE.

DEL CONDUCTO DE AGUA DE 8 Y 12 PULGADAS SE PRODUCEN VEINTE (20) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ADICIONALMENTE HAY OCHO (8) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ 185,880.00 O US\$ 3,872.50 POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$ 46,584.60, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$ 970.51. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LE INSTALARA SIN ALGUN GASTO AL DUERO. EL DUERO DE LA SUBDIVISION TAMBIEN HA PAGADO POR ESCROW SEIS (6) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 24,000.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 24,000.00. 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 Costos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION 2812 ESTATES. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MEDIO ACRE, EL EVALUADOR (LIC# OS 12258) SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 6, 11, 15, 24, 28 & 33 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJA TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 3,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 154,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 20 DE DICIEMBRE DE 2024.

CERTIFICACION

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SESION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ 232,464.60 O CUAL EQUIVALE A US\$ 4,843.01 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 3,500.00 A UN COSTO TOTAL DE \$ 154,000.00 TODA LA SUBDIVISION.



MARCO A. GONZALEZ
P.E. No. 120016

6-5-25
DATE

- B-1 TEST BORINGS
- OSSE SEPTIC TANK (OSSF)

COST ESTIMATE	
WATER DISTRIBUTION:	\$ 185,880.00
DRAINAGE IMPROVEMENTS:	\$ 214,145.00
PAVING IMPROVEMENTS:	\$ 352,015.00
SEPTIC TANK (OSSF):	\$ 154,000.00



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. 2	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 3 SHEETS	7-29-2020	M. GONZALEZ		
	DATE REVISD	REVISD BY	CHECKED BY	APPROVED BY

2812 ESTATES

A 31.17 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 6, ALL OF LOTS 7 AND 8, BLOCK 6, SANTA CRUZ GARDENS SUBDIVISION UNIT No. 2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3101512, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR 2812 ESTATES (31.18 acres), CARMEN AVILA SUBDIVISION PH III (39.28 acres) & CARMEN AVILA SUBDIVISION PH VI (38.91 acres) - MASTER PLAN

A 109.37 acre tract of land being a 78.19 acre tract of land out of Tract 156, San Salvador del Gran, 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 2764763, official records, Hidalgo County, Texas and a 31.18 acre tract of land being out of Lot 6, 7, and 8, Block 6, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 8, pages 28-29, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded in volume 2766, page 155 official records, Hidalgo County, Texas. These subdivisions are located along the north side of F.M. 2812 and the west side of Carmen Avila Road. The site is open land and is located in City of Edinburg ETJ. The proposed subdivisions will consist of 377 residential lots and 4 commercial lots (Lots 1-4 of 2812 Estates).

The tract is Zone "X" (unshaded), areas determined to be outside 500-year floodplain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 and L.O.M.R. May 17, 2001.

The majority of the soil is Brennan (3), Delfina (10), Hargill (16), Rio (58 and 60), and Willacy (70) and is in soil group "B" and "D". It is a mixture of Fine Sandy Loam (SML-SC), Clay Loam (CL), and sandy clay loam (SCL). This soil is well drained. Surface runoff is slow. Fertility is moderate. Plasticity Index has a range of NP-35. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an easterly direction with an approximate slope of 1%. Existing runoff is based on a 10-year storm and the runoff currently goes to a low area located on the east side of the Carmen Avila Subdivision Phase III. The existing low area located on 2812 Estates does not serve for drainage purposes. TxDOT contains their runoff for FM 2812 in their right of way and all the adjoining properties have been developed. See FM 2812 Overall Drainage Layout.

The existing runoff for the 2812 Estates is Q = 13.06 cubic feet per second. After development of 2812 Estates, the runoff will be Q = 40.88 cubic feet per second for an increase of Q = 27.82 cubic feet per second. Detention for the residential area, based on an 8' release rate of Q = 1.50 CFS, will be 166,679.28 cubic feet (3.83 acres). After development for the 4 commercial lots, the runoff will be Q = 30.50 cubic feet per second for an increase of Q = 26.02 cubic feet per second. Detention will be 23,275.47 cubic feet (0.53 acre feet) based on a 50-year storm and will be provided by proposed detention areas to be located on the rear of the lots. At building permit stage, runoff created by this development will be collected by grading the proposed paving areas to the detention areas. A bleeder line will be installed from the detention areas to the storm system installed for 2812 Estates.

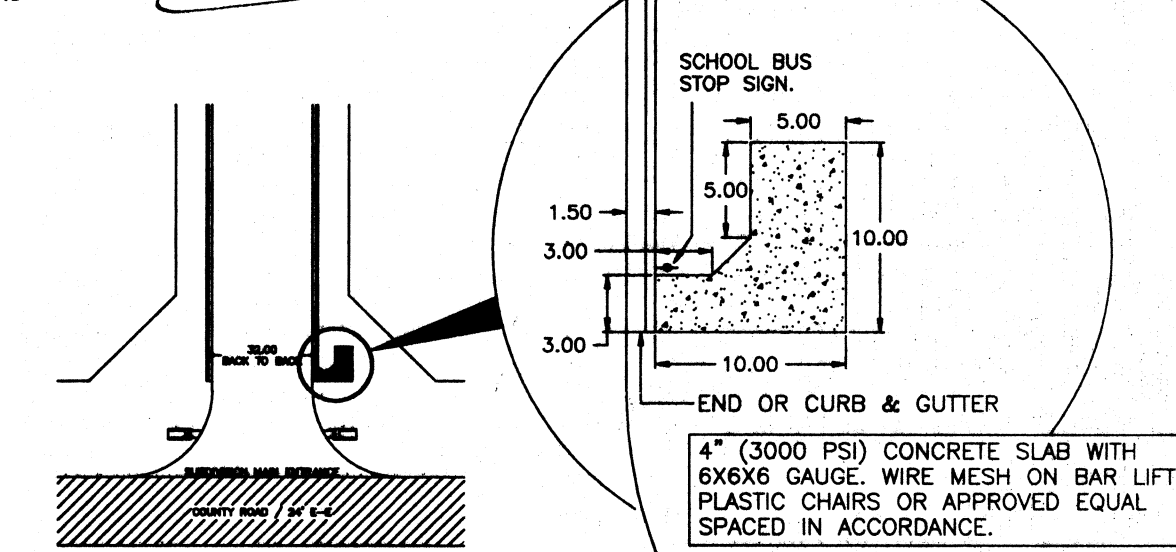
The existing runoff for the Carmen Avila Ph III is Q = 12.88 cubic feet per second. After development of Carmen Avila Ph III the runoff will be Q = 58.02 cubic feet per second for an increase of Q = 45.14 cubic feet per second. Detention for the subdivision, based on an 8' release rate of Q = 1.50 CFS, will be 318,715.06 cubic feet (7.32 acres). The existing runoff for the Carmen Avila Ph VI is Q = 11.57 cubic feet per second. After development of Carmen Avila Ph VI the runoff will be Q = 52.88 cubic feet per second for an increase of Q = 41.31 cubic feet per second. Detention for the subdivision, based on an 8' release rate of Q = 1.50 CFS, will be 315,407.72 cubic feet (7.24 acres).

The Total Detention for all three subdivision will be 808,802.06 cubic feet [166,679.28 + 318,715.06 + 315,407.72] (18.56 acre feet) in accordance with the County's drainage requirements. Drainage will be detained by excavating a 150.00' x 300.00' Hidalgo County Drainage District No. 1 Drain Ditch right of way being dedicated by the plat of this subdivision. The proposed drainage system consists of Type "A" inlets and storm pipes of 18", 24", 30", 36", 42", and 48" that will outfall into the drainage ditch to be excavated for this subdivision. A 24" bleeder line will run to the north along Carmen Avila Road for approximately 1,100 feet and along Mile 22 1/2 Road for 800 feet. It will be on 8' center that discharges at a Q = 1.50 cfs and outfalls into the Hidalgo County Drainage District No. 1 Drain Ditch that was dedicated in Carmen Avila Subdivision Phase I (Recorded under Document No. 2986724, map records, Hidalgo County, Texas).

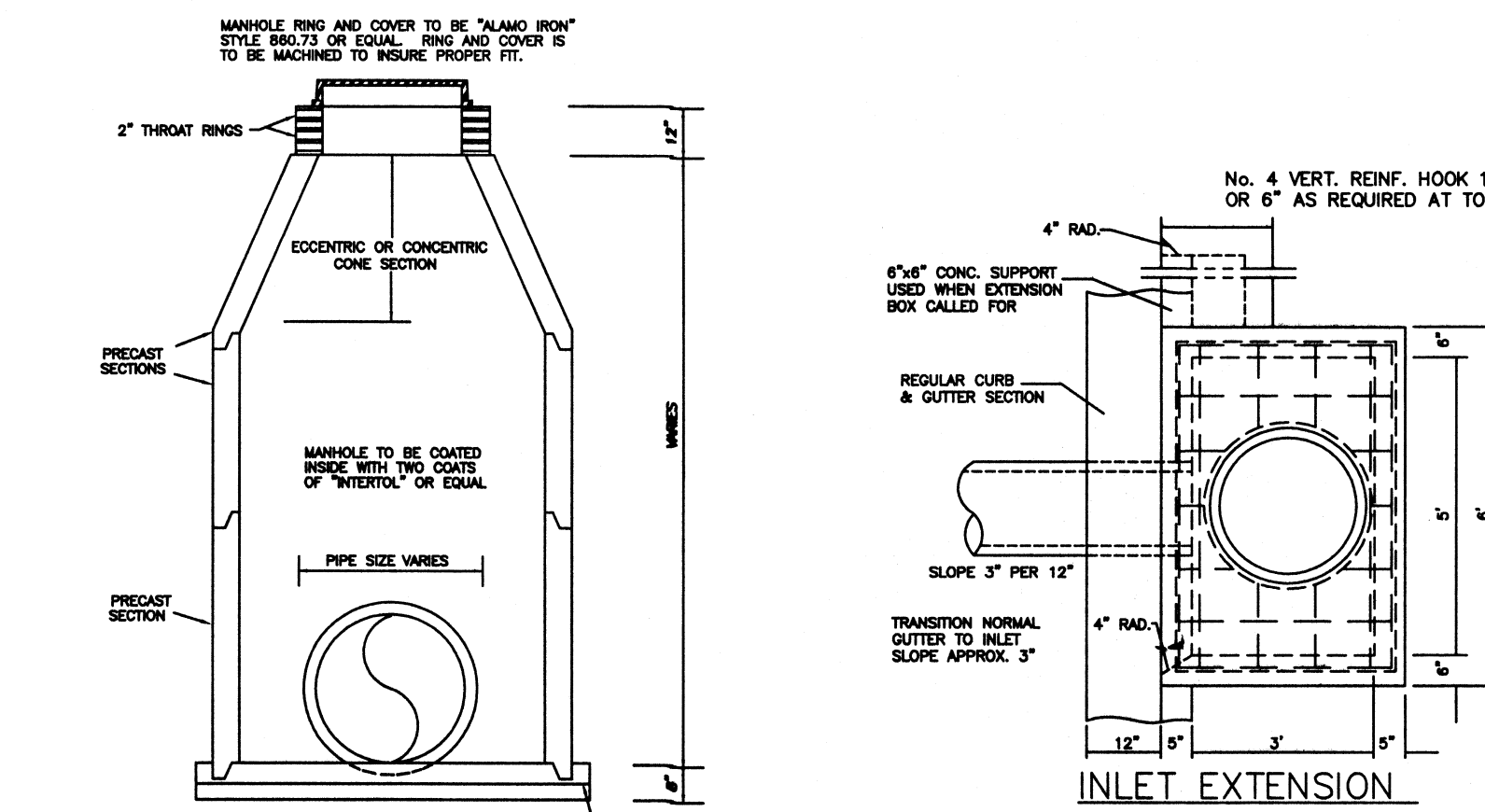
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



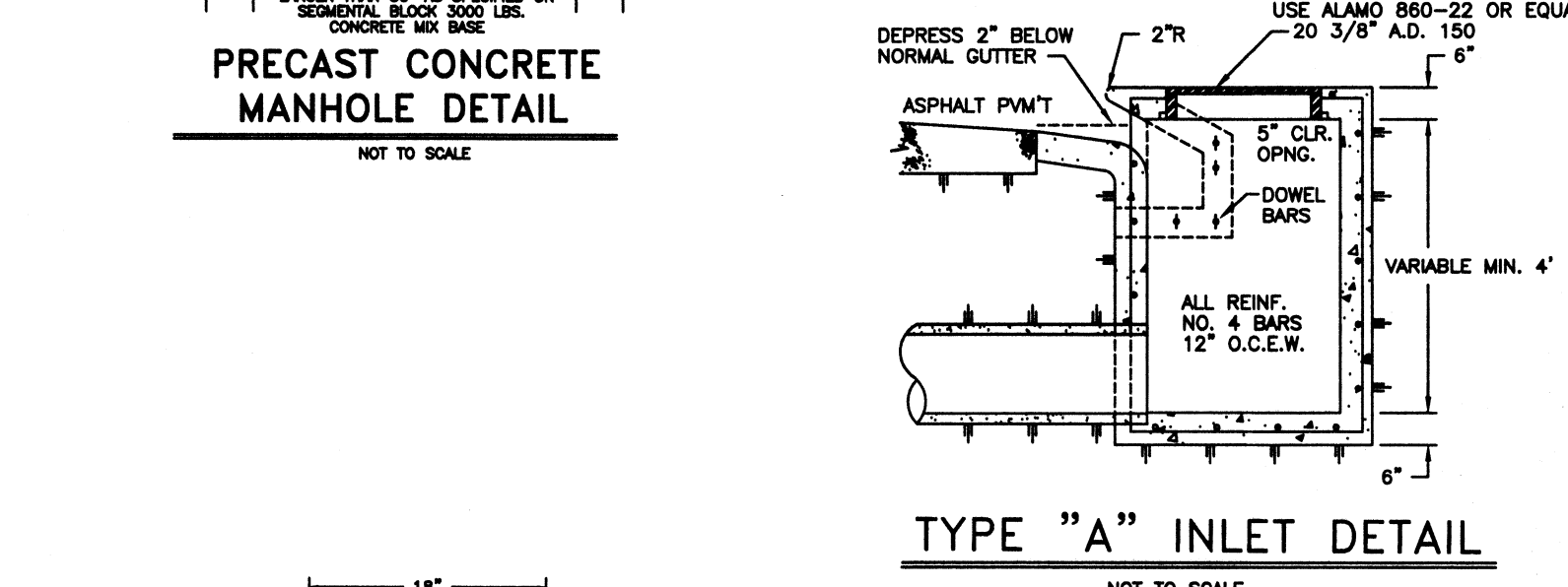
DATE: 6-5-25
MARCO A. GONZALEZ
P.E. No. 120016



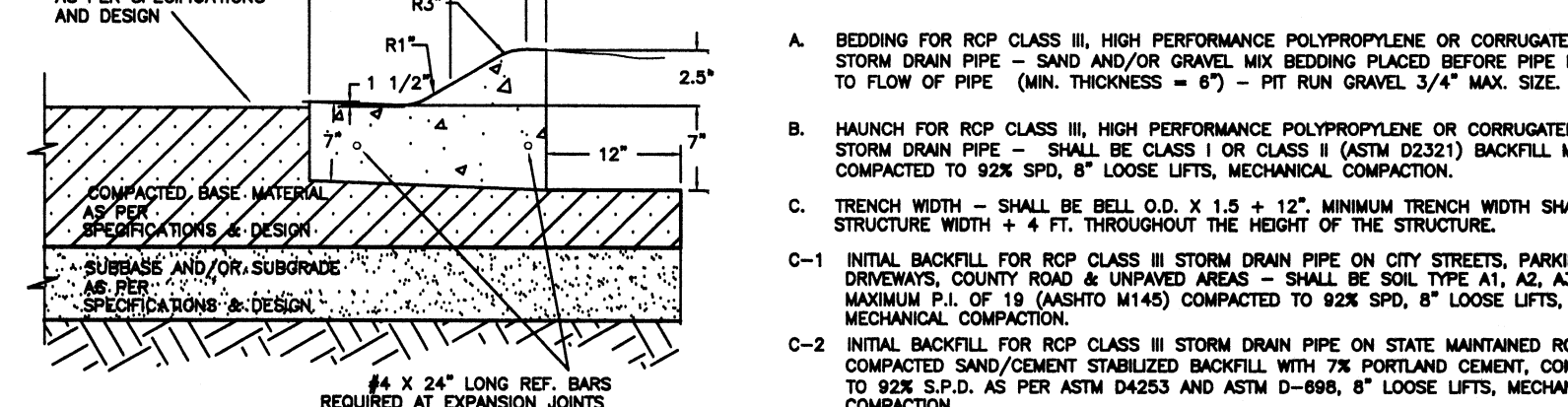
CONCRETE SCHOOL BUS STOP PICKUP AREA
NOT TO SCALE



PRECAST CONCRETE MANHOLE DETAIL
NOT TO SCALE



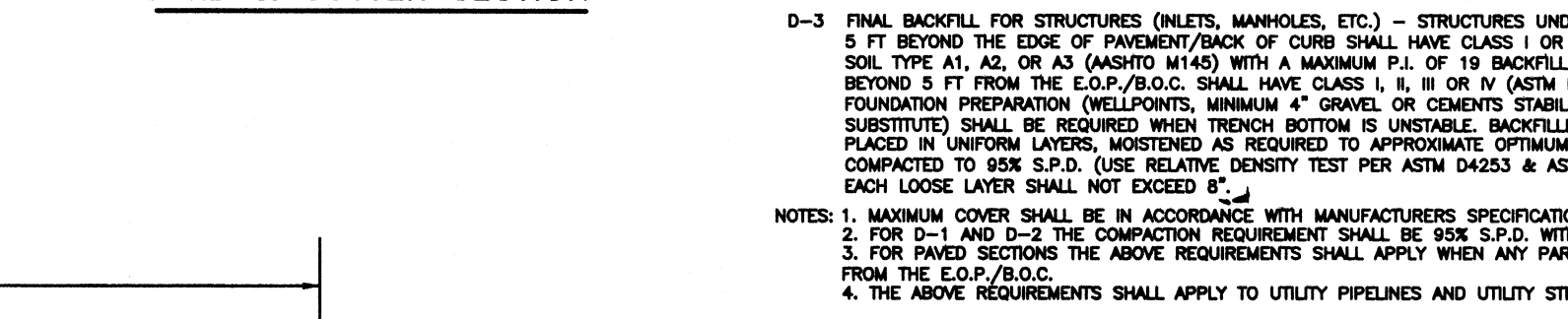
TYPE "A" INLET DETAIL
NOT TO SCALE



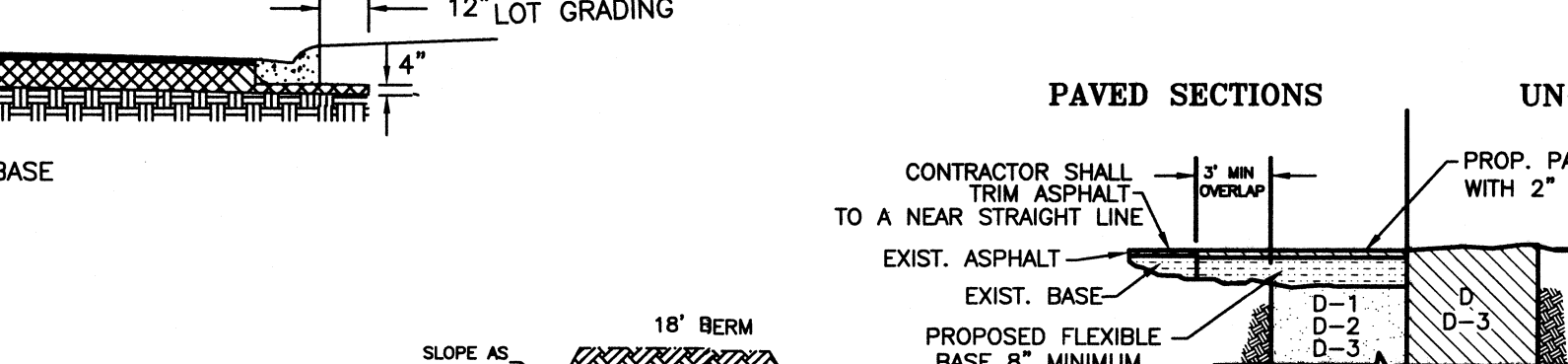
TYPICAL LOW PROFILE CURB & GUTTER SECTION

1. ALL HONEYCOMBS SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBS IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL TRENCH 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.

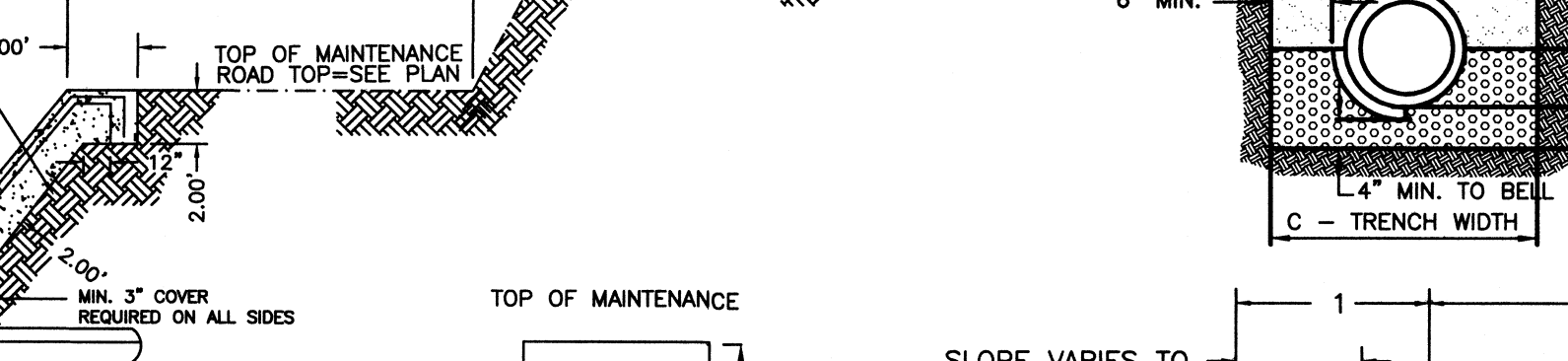
STORM TRENCH BEDDING AND BACKFILL NOTES
N.T.S.



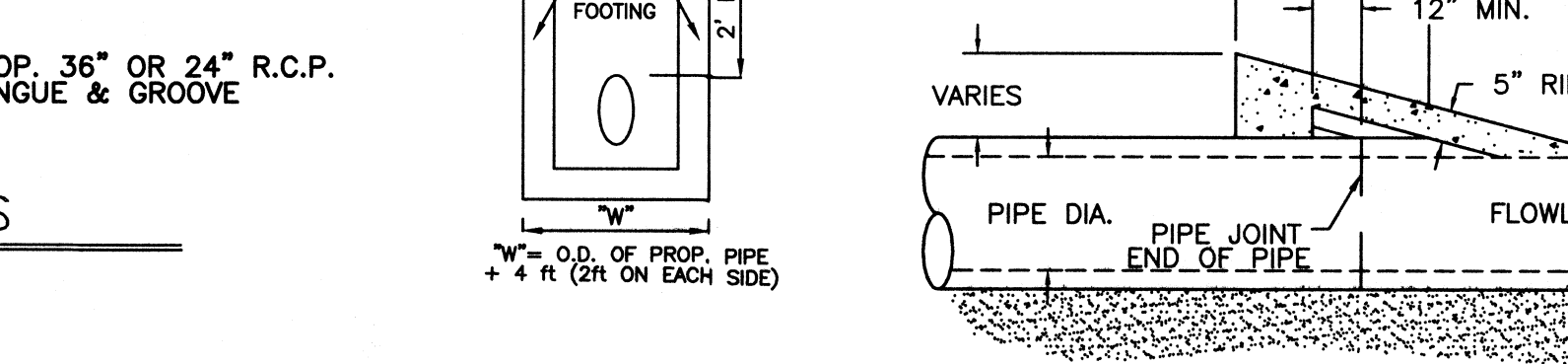
PAVED SECTIONS



UN-PAVED SECTIONS



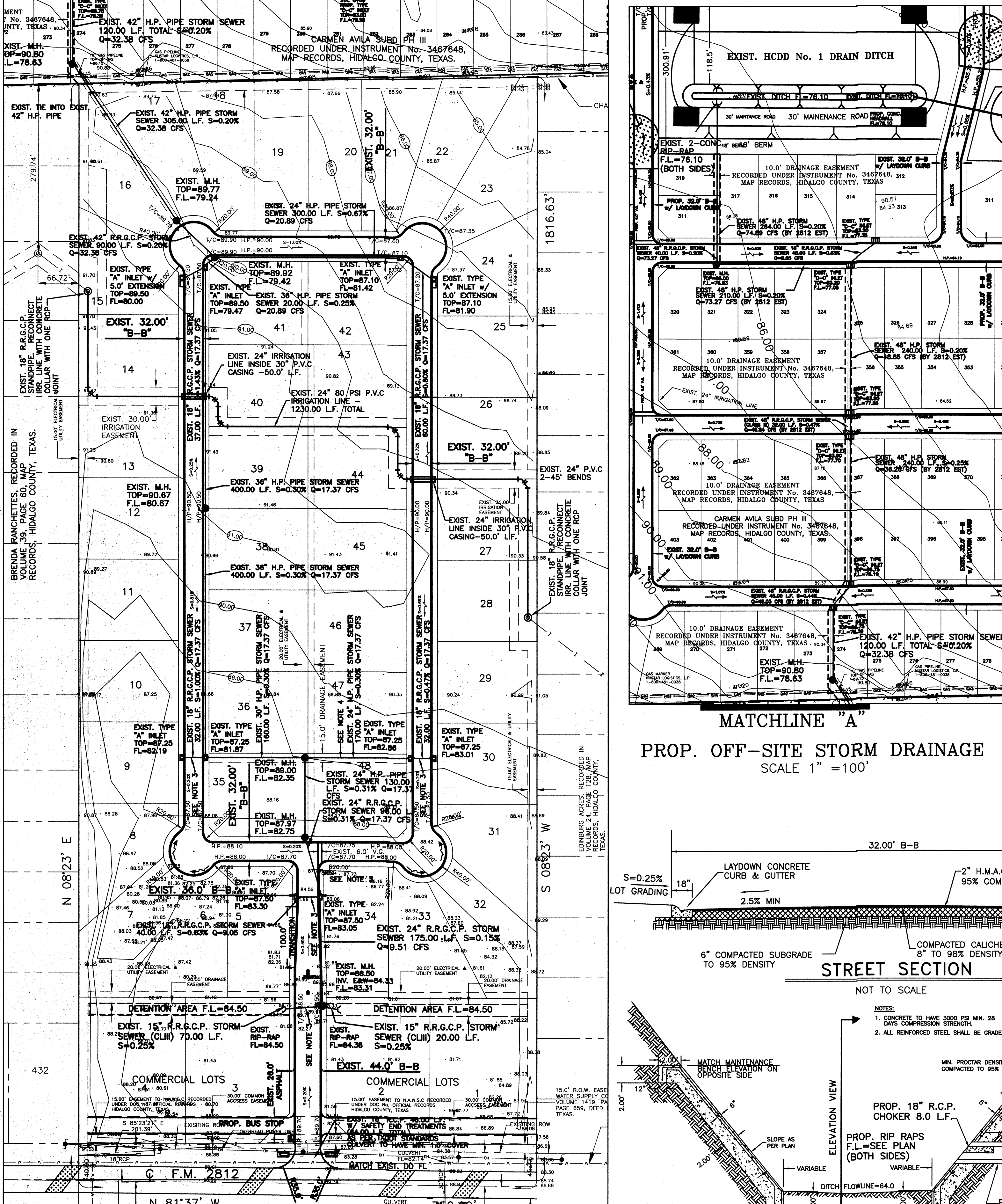
44.0' STREET SECTION
NOT TO SCALE



26.00' ACCESS ROAD
N.T.S.



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



NOTE: EXIST. IRRIGATION LINE TO BE REMOVED AND DISPOSED OFFSITE-800.00 L.F.

LEGEND
TOTAL DETENTION REQUIRED - 98,185.00 C.F.
TOTAL DETENTION PROVIDED - 414,078.00 C.F.
 (930 L.F. X 260.90 S.F.) + (430 L.F. X 398.7 S.F.)
TOTAL EXCAVATION NEEDED - 616,911.00 C.F.
 (930 L.F. X 337.7 S.F.) + (430 L.F. X 695.0 S.F.)
DETENTION AVAILABLE - 315,893.00 C.F.
 (414,078.00 C.F. - 98,185.00 C.F.)

COST ESTIMATE
 WATER DISTRIBUTION: \$ 185,890.00
 DRAINAGE IMPROVEMENTS: \$ 214,145.00
 PAVING IMPROVEMENTS: \$ 332,015.00
 SEPTIC TANK (OSSF): \$ 154,000.00

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

LAND SURVEYORS
 PHONE 956-381-6480
 FAX 956-381-0527
 ALFONSO@QQA-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. 3 OF 3 SHEETS

FILED IN	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\EDINBURG\CARMEN AVILA MAPPING	1-13-2025	M. GONZALEZ	M. GONZALEZ	M. GONZALEZ
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
	3-4-2021	AJUS CVZS		