



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 7-07-2026

PROPOSED CARMEN AVILA PH VI 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: 176 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 26

FILLING STATIONS: 8

LOCATION DESCRIPTION: NORTHWEST CORNER OF CARMEN AVILA ROAD AND MILE 22 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY.

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: 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$30,400.00** For: (8 FIRE HYDRANTS)

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

Final Approval with financial guarantee
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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

A 37.64 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 37.64 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2764753, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST LINE OF TRACT 156 FOR THE NORTHWEST CORNER OF CARMEN AVILA SUBDIVISION PHASE III (RECORDED IN INSTRUMENT NUMBER 3467648, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 09°17'11" E (MAP RECORD: N 09°18'00" E), 884.07 FEET FROM THE SOUTHWEST CORNER OF TRACT 156.

THENCE: N 09°17'11" E (MAP RECORD: N 09°18' E), ALONG THE WEST LINE OF TRACT 156, A DISTANCE OF 2,220.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°42'50" E, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09°17'10" E, A DISTANCE OF 4.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°42'50" E, A DISTANCE OF 491.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°17'10" W, A DISTANCE OF 23.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 80°42'50" E, A DISTANCE OF 191.70 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE E.C.I.S.D. MIDDLE SCHOOL No.6 SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2036682, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°46'10" W (MAP RECORD: S 09°18'00" W), ALONG THE WEST LINE OF E.C.I.S.D. MIDDLE SCHOOL No.6 SUBDIVISION AND THE WEST LINE OF THE CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION (RECORDED IN VOLUME 49, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 2,040.97 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE III FOR THE SOUTHWEST CORNER OF THE CARMEN V. AVILA ELEMENTARY SCHOOL SUBDIVISION AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 80°18'05" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE III, A DISTANCE OF 174.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°17'10" E, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE III, A DISTANCE OF 163.54 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 80°42'50" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE III, A DISTANCE OF 491.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°17'10" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE III, A DISTANCE OF 324.81 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE III FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 80°42'50" W, ALONG THE NORTH LINE OF CARMEN AVILA SUBDIVISION PHASE III, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.64 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN SALVADOR DEL TULE GRANT, RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

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



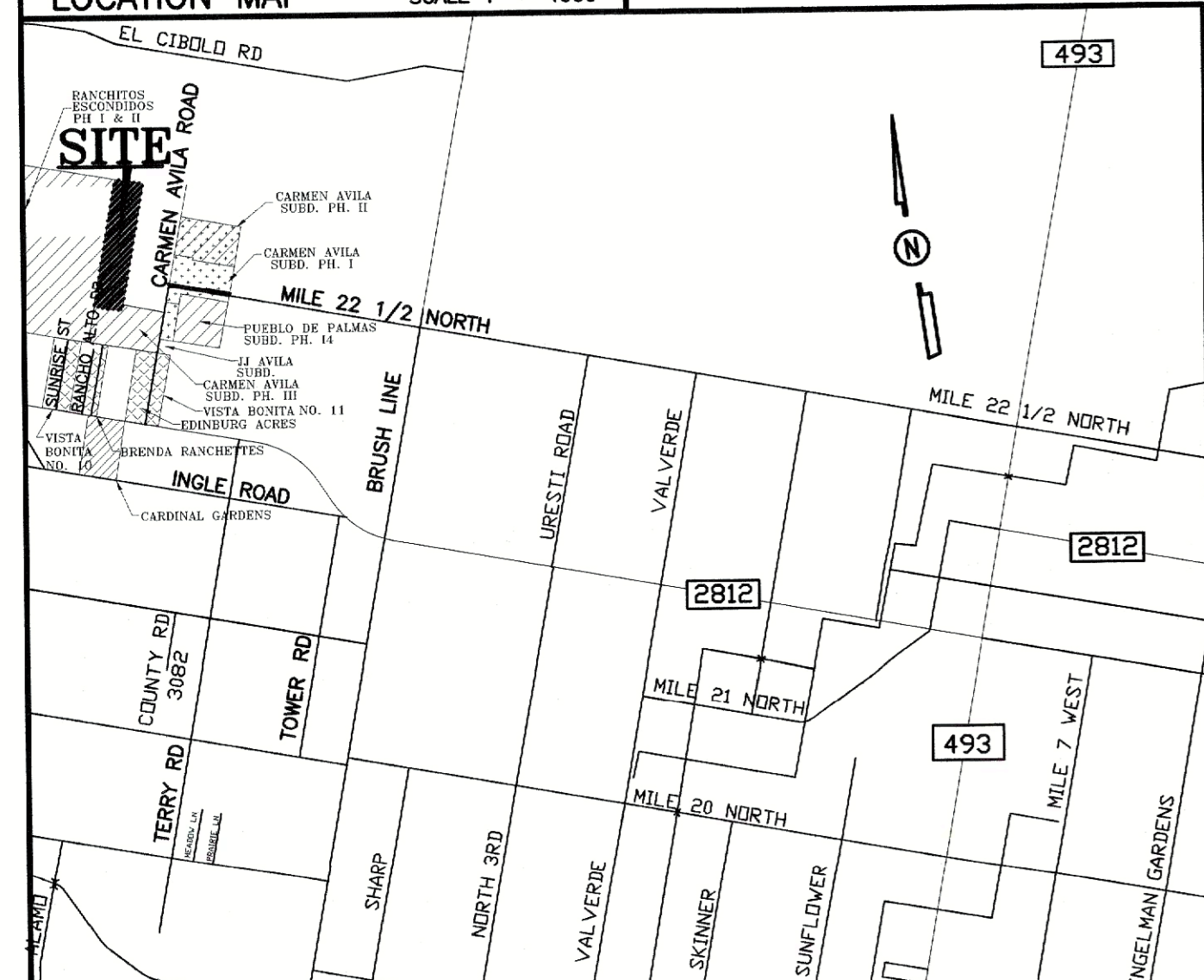
Alfonso Quintanilla
ALFONSO QUINTANILLA
P.L.S. No. 4856

DECEMBER 13, 2019
DATE

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOWR
MAP REVISED: MAY 17, 2001
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE 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.
- LEGEND • - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:
FRONT 20.00 FEET
REAR 10.00 FEET
SIDE 6.00 FEET
CORNER SIDE 10.00 FEET
CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET 20.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF 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.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIRN A TOTAL OF 185,330.49 CUBIC FEET (3.80 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 4.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1- ELEV= 94.11, TOP OF TYPE INLET LOCATED AT THE SOUTHWEST CORNER OF LOT 761 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
B.M. No.2- ELEV= 85.03, TOP OF SANITARY SEWER M.H. LOCATED AT THE SOUTHWEST CORNER OF LOT 811 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY INTERNAL LOTS.. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR AFTER METER(S).
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

LOCATION MAP SCALE 1" = 4000'



INDEX OF SHEETS

- SHEET 1.- HEADING INDEX, LOCATION MAP AND ETC, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), MAP, ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, NOTARY CERTIFICATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, NORTH ALAMO WATER SUPPLY DEDICATION, REVISION NOTES
- SHEET 2.- HEADING INDEX, LOCATION MAP, LOT, STREETS, AND EASEMENT LAYOUT, ENGINEER'S & SURVEYOR'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES
- SHEET 3.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 4.- 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.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

CARMEN AVILA SUBDIVISION PHASE VI, IS LOCATED IN CENTRAL HIDALGO COUNTY WHICH BOTH THE NORTHEAST AND SOUTHWEST CORNERS LIES WEST OF THE INTERSECTION OF CARMEN AVILA AND MILE 22 1/2 ROADS. LOCATION IS APPROXIMATELY 920 FEET WEST OF ROADS INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). CARMEN AVILA SUBDIVISION PHASE VI LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA, IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: JEFFERSON ROAD PROPERTY INVESTMENTS, LLC VICTOR DANIEC, MANAGER	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

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:

longer.
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

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ day of _____, 20____.

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER

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

VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, AS OWNER OF THE 37.64 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARMEN AVILA SUBDIVISION PHASE VI, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

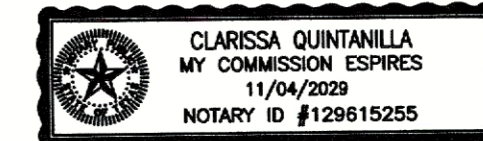
- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - 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.

JEFFERSON ROAD PROPERTY INVESTMENTS, LLC
VICTOR DANIEC, MANAGER
P.O. BOX 2804
EDINBURG, TEXAS 78540

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared VICTOR DANIEC, MANAGER OF JEFFERSON ROAD PROPERTY INVESTMENTS, LLC, proved to me through 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 she executed the same for the purposes and consideration thereby expressed.

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



CLARISSA QUINTANILLA - NOTARY PUBLIC

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

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

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

**COUNTY OF HIDALGO
STATE OF TEXAS**

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



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
5-20-26
DATE

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

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

DATE OF PREPARATION: MAR 13, 2024

FILENAME	F:\DATA\SUBD\EDINBURG\CARMEN AVILA VI\PLAT
DATE PREPARED	PREPARED BY CHECKED BY APPROVED BY
6-4-24	M. GONZALEZ
DATE REVISION	REVISION BY CHECKED BY APPROVED BY
3-19-2026	LG MG JB AQ

**SHEET NO.
1 OF 4**

CARMEN AVILA SUBDIVISION PHASE VI

A 37.64 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN 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.

FOR
DRAINAGE REPORT
CARMEN AVILA SUBDIVISION PHASE VI

Carmen Avila Subdivision Phase VI is a 37.64-acre tract of land out of Tract 156, San Salvador del Tule Grant, Hidalgo County, Texas, according to the map or plan thereof recorded in volume 10, pages 58-60, map records, and according to the warranty deed with vendor's lien recorded under county clerk's document number 2764753, official records, Hidalgo County, Texas. The site is open land and is in rural Hidalgo County. The proposed subdivisions will consist of 176 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 L.O.M.R.T. May 17, 2001.

The majority of the soil is Defina (10) and Hargill (16) and is in soil group "B". It is a mixture of Fine Sandy Loam (SM-SC), Clay Loam (CL), and sandy clay loam (SC). This soil is well drained. Surface runoff is slow. Permeability is moderate. Plasticity Index has a range of NP-35. See attached Soil Survey of Hidalgo County, Texas tables.

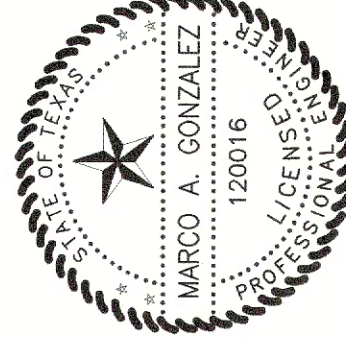
Presently, the site has very minimal runoff in an easterly direction with an approximate slope of 1%. Existing runoff is based on a 10-year storm is Q= 11.57 cubic feet per second.

After development of Carmen Avila Phase VI the runoff will be Q= 52.68 cubic feet per second for an increase of Q= 41.11 cubic feet per second.

Based on the master drainage report for 2812 Estates, Carmen Avila Subdivision Phase III and Carmen Avila Subdivision Phase VI that was approved on by the HCD No. 1 on February 18, 2021, the Total Detention for all three subdivisions 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 with the Drain Ditch Right of Way as indicated on the attached "Donation Deed" (Document No. 2764753). The drainage ditch consists of Type "A" inlets and storm pipes of 18", 24", 30", 36", and 48" that will outfall into the drainage ditch that was 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 600 feet. It outfalls into the Hidalgo County Drainage District No. 1 Drain Ditch that was dedicated in Carmen Avila Subdivision Phase 1 (Recorded under Document No. 2998724, map records, Hidalgo County, Texas).

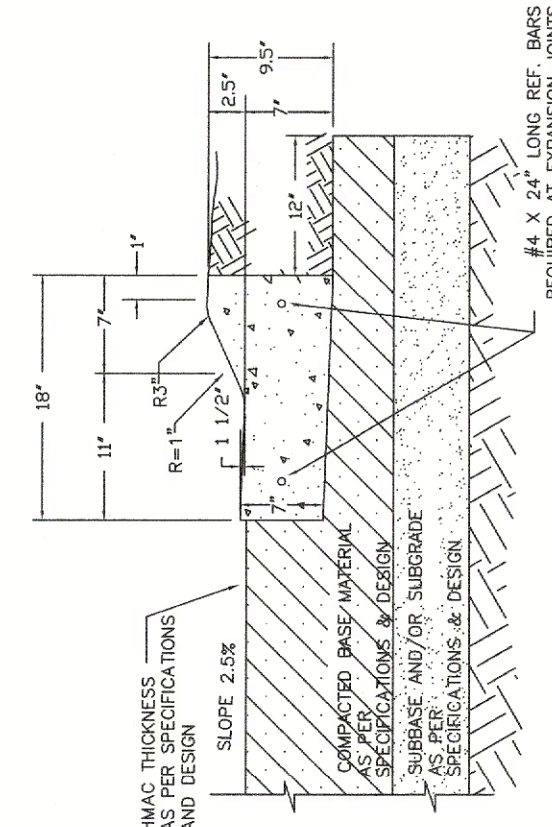
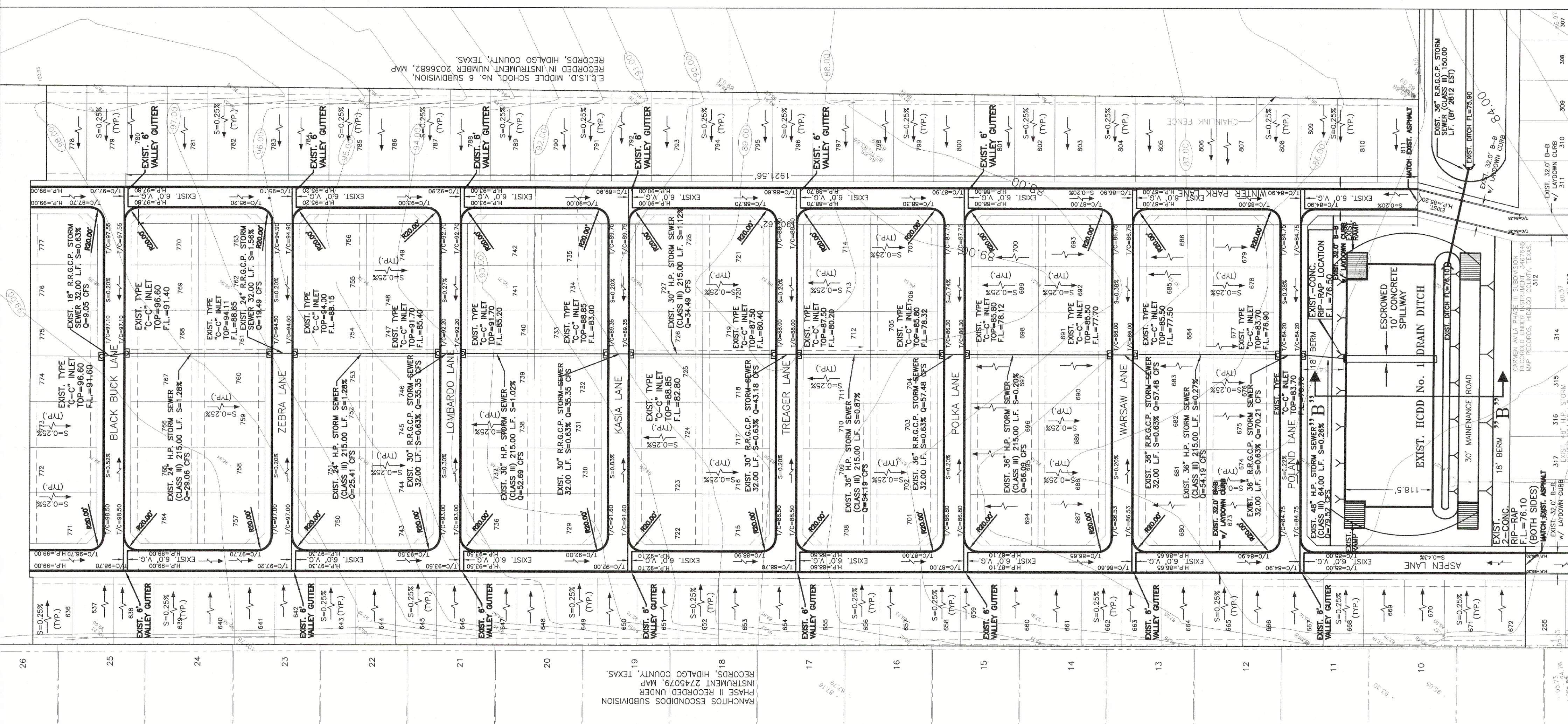
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X" UNSHADDED (Areas determined to be outside 500-year floodplain as per FEMA Flood Insurance Rate Map, COMMUNITY PANEL NUMBER 480334 0320 D, DATED ON JUNE 6, 2000 AND LOMR MAY 17, 2001) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



M.A. Gonzalez
MARCO A. GONZALEZ
P.E. 120016
DATE 6-2-26

SCALE 1" = 100'



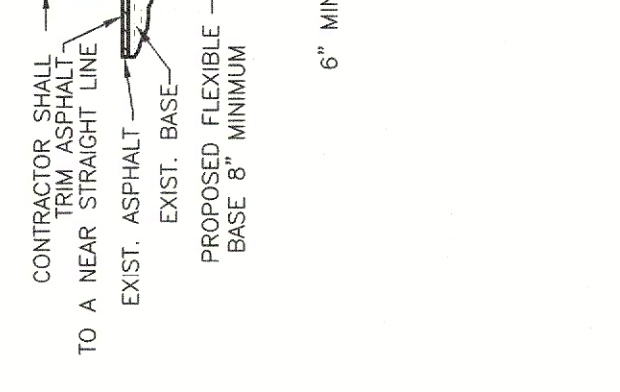
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FILL IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "X" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 60' BETWEEN 3/4" EXPANSION JOINT.

TYPICAL CURB & GUTTER DETAIL

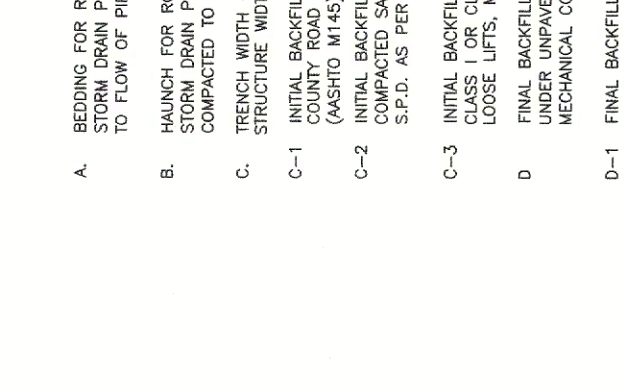
CONCRETE SCHOOL BUS STOP PICKUP AREA

NOT TO SCALE

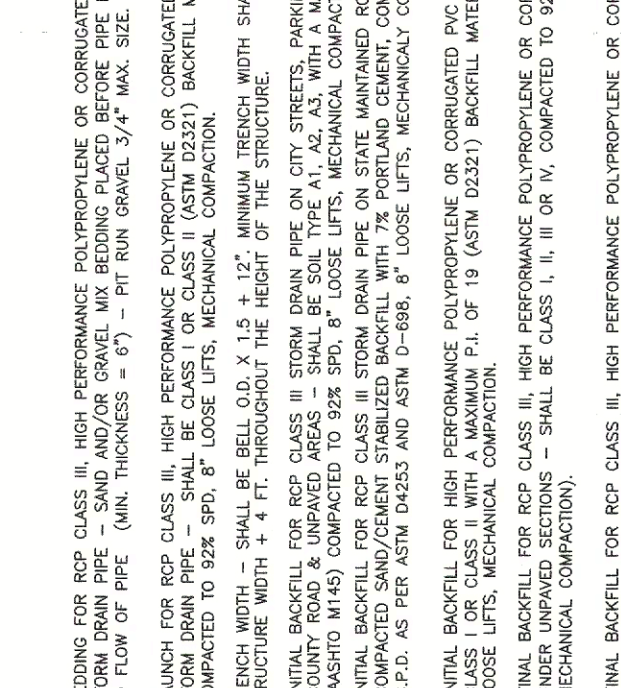
PAVED SECTIONS



UN-PAVED SECTIONS



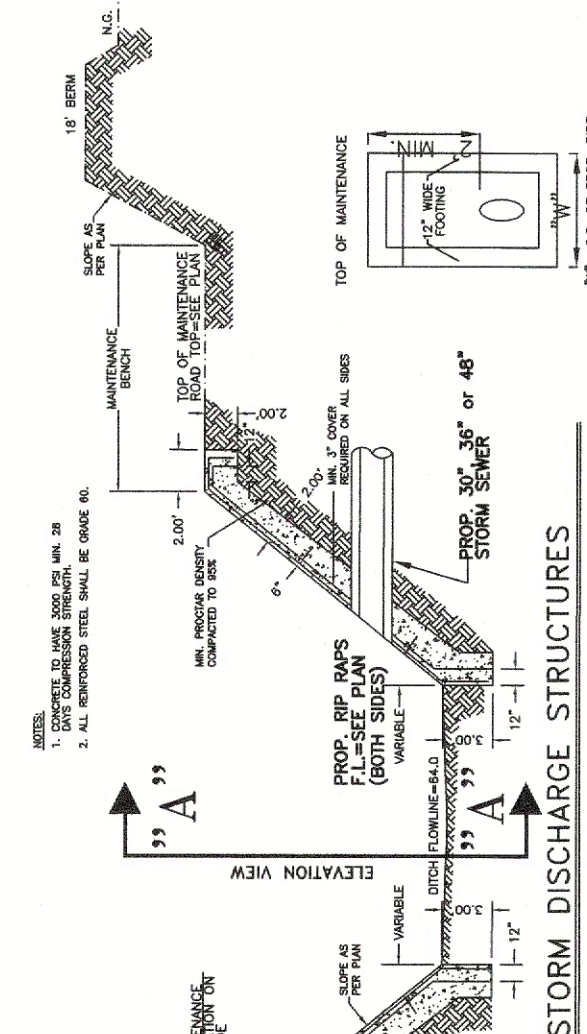
DETAIL 1 STORM TRENCH BEDDING AND BACKFILL DETAILS



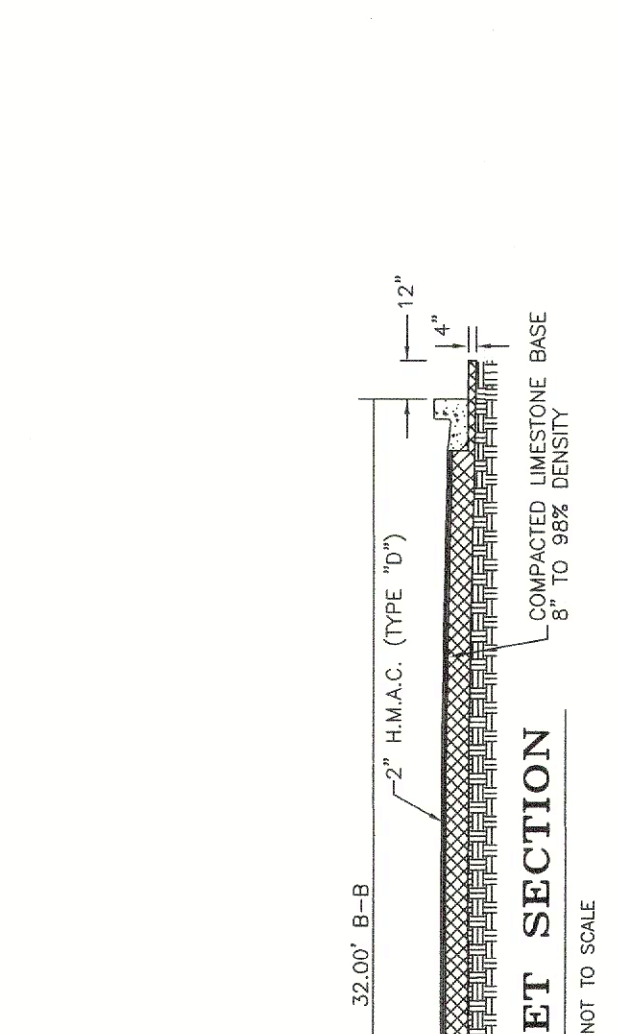
- A. BEDDING FOR REP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRELATED PVC STORM DRAIN PIPE SHALL BE 2" MIN. H.M.A.C. COMPACTED TO 92% S.P.S. - FIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR REP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRELATED PVC STORM DRAIN PIPE SHALL BE 2" MIN. H.M.A.C. COMPACTED TO 92% S.P.S. - FIT RUN GRAVEL 3/4" MAX. SIZE.
- C. TRENCH WIDTH - SHALL BE 6" MIN. THROUGHOUT THE LENGTH OF THE STRUCTURE.
- C-1 COUNTY ROAD & IMPAVED AREAS - SHALL BE SOLE THE A, A2, A3, WITH A MAXIMUM P.I. OF 19.
- C-2 LOCAL BACKFILL FOR REP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRELATED PVC STORM DRAIN PIPE SHALL BE PORTLAND CEMENT COMPACTED TO 92% S.P.S. AS PER ASTM D-1557 AND ASTM D-1558.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRELATED PVC STORM DRAIN PIPE SHALL BE SOLE THE A, A2, A3, WITH A MAXIMUM P.I. OF 19.
- D FINAL BACKFILL FOR REP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRELATED PVC STORM DRAIN PIPE SHALL BE SOLE THE A, A2, A3, WITH A MAXIMUM P.I. OF 19.
- D-1 FINAL BACKFILL FOR REP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRELATED PVC STORM DRAIN PIPE SHALL BE SOLE THE A, A2, A3, WITH A MAXIMUM P.I. OF 19.
- D-2 FINAL BACKFILL FOR REP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRELATED PVC STORM DRAIN PIPE SHALL BE SOLE THE A, A2, A3, WITH A MAXIMUM P.I. OF 19.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROWWAY AND UP TO 18" IN HEIGHT SHALL BE SOLE THE A, A2, A3, WITH A MAXIMUM P.I. OF 19. STRUCTURES OVER 18" IN HEIGHT SHALL BE SOLE THE A, A2, A3, WITH A MAXIMUM P.I. OF 19.

STORM TRENCH BEDDING AND BACKFILL NOTES

1. MAXIMUM COVER SHALL NOT EXCEED 6" IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. FOR PAVED STRUCTURES THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF STRUCTURE WIDTH IS WITHIN 6" OF THE STRUCTURE.
3. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PRELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



TYPICAL VALLEY GUTTER SECTION SECTION A-A



CONCRETE VALLEY GUTTER DETAIL



COST ESTIMATE

WATER DISTRIBUTION	\$ 541,260.00
CONCRETE IMPROVEMENTS:	\$ 20,000.00
PAVING IMPROVEMENTS:	\$ 1,012,230.00
SEWER IMPROVEMENTS:	\$ 717,410.00
FEWER HYDRANT (ESCROWED):	\$ 30,400.00



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 4 SHEETS

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MAY 4, 2021	O. AVILA		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
MAY 16, 2026	JG		

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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