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: 11-10-2026

PROPOSED **ERA MONTE PHASE II SUBDIVISION**, PRECINCT No. **3.**

ENGINEER: **SOUTH TEXAS INFRASTRUCTURE GROUP** DEVELOPER: **PEÑA CHAPA DEVELOPMENT, LLC**

☐ PRELIMINARY APPROVAL ☒ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: **121** ☒ *SINGLE FAMILY ___ ☐ *MULTI-FAMILY ___ ☐ COMMERCIAL ___ ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: **22**

FILLING STATIONS: **10**

LOCATION DESCRIPTION: **NORTHWEST CORNER OF ELQUELITE ROAD AND CIRCLE 6 WEST STREET.**

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF **LA JOYA**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **5-26-2022** PROPERTY LIES WITHIN FLOOD ZONE **"C"** AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY A NEW PROPOSED DRAIN DITCH.**

SEWER SYSTEM: ☒ OSSF'S HAVE BEEN INSTALLED.

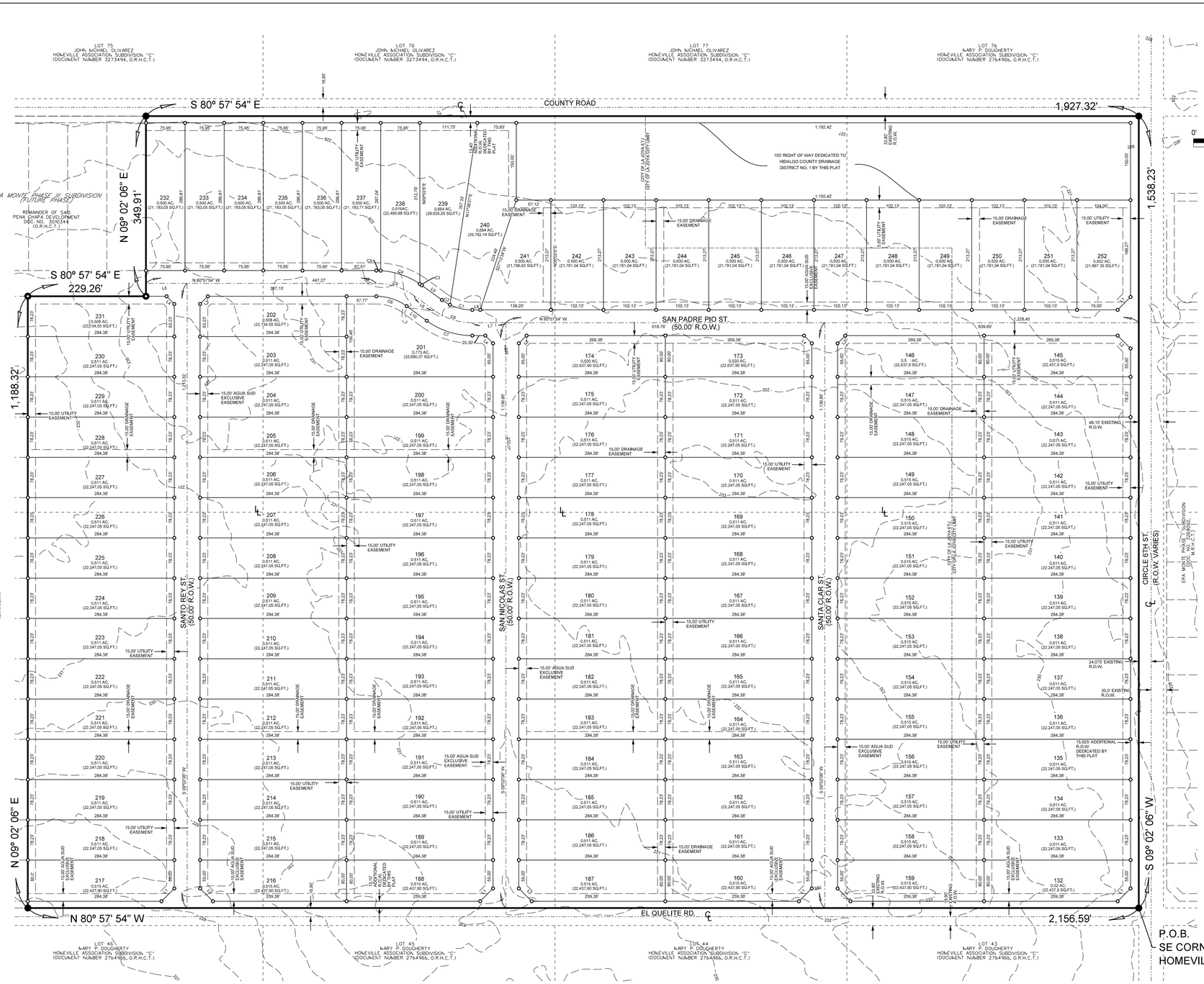
WATER SERVICE PROVIDER: **AGUA SUD**

STAFF RECOMMENDS:

☐ **Preliminary Approval** *subject to comments and future recommendations by planning, other departments. and the approval of the City of* **LA JOYA.**

☒ **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.*



LEGEND:

SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED ○

FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED ●

MAP RECORDS HIDALGO COUNTY TEXAS — M.R.H.C.T.

OFFICIAL RECORDS HIDALGO COUNTY TEXAS — O.R.H.C.T.

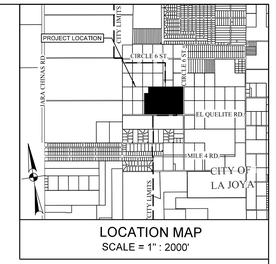
DEED RECORDS HIDALGO COUNTY TEXAS — D.R.H.C.T.

NOTES:

A # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR" WILL BE SET AT EVERY LOT CORNER OF THIS SUBDIVISION

0' 100' 200' 300'

SCALE 1" = 100' (24" X 36")



LOCATION MAP
SCALE = 1" : 2000'

LOCATION DESCRIPTION

ERA MONTE PHASE II SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 350 FT NORTH OF THE INTERSECTION OF MILE 4 ROAD AND CIRCLE 6TH STREET, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA JOYA, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 4,339, 2018 CENSUS), ERA MONTE PHASE II SUBDIVISION LIES ON CITY LIMITS OF LA JOYA AND IS WITHIN THE CITY'S 0 TO 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42,021.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S54°02'06"W	35.35'
L2	N35°57'54"W	35.35'
L3	S54°02'06"W	21.21'
L4	S35°57'54"E	21.21'
L5	N80°57'54"W	80.12'
L6	N44°51'21"W	48.25'
L7	N80°57'54"W	65.30'
L8	N80°57'54"W	15.32'
L9	N44°51'21"W	48.25'
L10	N44°51'21"W	48.25'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25°45'0"	100.00'	44.94'	N68°5'24"W	44.56'
C2	10°21'34"	100.00'	18.08'	N50°2'8"W	18.06'
C3	01°52'40"	150.00'	04.92'	S45°47'41"E	4.92'
C4	31°00'34"	150.00'	81.18'	S62°14'18"E	80.20'
C5	03°13'19"	150.00'	08.44'	N79°21'15"W	8.43'
C6	36°06'33"	100.00'	63.02'	S62°54'37"E	61.98'
C7	36°06'33"	150.00'	94.53'	S62°54'37"E	92.98'
C8	36°06'33"	125.00'	78.78'	S62°54'37"E	77.48'
C9	36°06'33"	125.00'	78.78'	S62°54'37"E	77.48'

INDEX OF SHEETS

SHEET 1,- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEER'S AND SURVEYOR'S CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE,

SHEET 2,- PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S AKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT, CERTIFICATE, H.C.I.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 6 CERTIFICATE, ENGINEER'S AND SURVEYOR'S CERTIFICATION, CITY OF LA JOYA CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, AGUA SUD CERTIFICATE,

SHEET 3,- UTILITY LAYOUT, WATER DISTRIBUTION, SANITARY SEWER (OSSF)MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT,

SHEET 4,- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.

THE COUNTY OF HIDALGO TEXAS

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

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON AUGUST 18, 2020 UNDER MY DIRECTION.

_____
VICTOR H. TREVIÑO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6968

STATE OF TEXAS REGISTERED VICTOR H. TREVINO 6968 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____
VICTOR H TREVIÑO. P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

STATE OF TEXAS VICTOR HUGO TREVIÑO 128195 LICENSED PROFESSIONAL ENGINEER

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

SHEET 1 OF 4

LOT LAYOUT - (121 SINGLE FAMILY RESIDENTIAL)
ERA MONTE PHASE II SUBDIVISION

BEING A 74.314 ACRE TRACT CONSISTING ON ALL OF LOTS 67, 68, 69, 51, 52, 53, 54 AND PART OF 70 & 50, HOMEVILLE ASSOCIATION SUBDIVISION "C", AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	PEÑA CHAPA DEVELOPMENT	P.O. BOX 1958	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 15000

SOUTH TEXAS INFRASTRUCTURE GROUP

OWNER ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

PENA CHAPA DEVELOPMENT LLC, AS OWNER OF THE 74.314 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ERA MONTE PHASE II SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

(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

_____ _____
PENA CHAPA DEVELOPMENT, LLC DATE
MANUEL CHAPA, MEMBER
P.O. BOX 1958
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL CHAPA 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 THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, ____

_____
NOTARY PUBLIC

ENGINEER & SURVEYOR CERTIFICATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON AUGUST 18, 2020 UNDER MY DIRECTION.

_____
VICTOR H. TREVIÑO, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6968

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

_____
VICTOR H TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

CITY OF LA JOYA CERTIFICATE

THIS PLAT OF ERA MONTE PHASE II SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA JOYA, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____DAY OF_____, 20___.

_____
CHAIRMAN

CITY OF LA JOYA CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ERA MONTE PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LA JOYA.

_____ _____
MAYOR CITY OF LA JOYA DATE

_____ _____
ATTEST: CITY SECRETARY DATE

HIDALGO COUNTY CERTIFICATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ERA MONTE PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, _____.

_____ _____
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ERA MONTE PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

AGUA SUD

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE ERA MONTE PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

_____
ROBERTO SALINAS, P.E.
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

GENERAL NOTES

1. FLOOD ZONE STATEMENT:
COMMUNITY PANEL NO. 480334 0275 B, REVISED JANUARY, 02 1981.
THE PROPERTY IS IN ZONE "C", ZONE "C" ARE AREAS OF MINIMAL FLOODING.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. MINIMUM BUILDING SETBACK LINES:
FRONT:
25 FEET OR EASEMENT WHICHEVER IS GREATER (30 FEET FRONTING CIRCLE 6TH STREET)
REAR:
15 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE:
6 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE:
10 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT:
18.00 FEET

3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" 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. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:

BM-1 IS A SET ON CONCRETE 5/8" IRON ROD WITH PLASTIC CAP "ROWS CONTROL"
LOCATED ON EAST SIDE OF CIRCLE 6 STREET.
ELEV.= 227.07'

BM-2 IS A SET ON CONCRETE 5/8" IRON ROD WITH PLASTIC CAP "ROWS CONTROL"
LOCATED ON WEST SIDE OF THE INTERSECTION OF CIRCLE 6 STREET & EL QUELITE ROAD.
ELEV.= 228.10'

6. IN ACCORDANCE WITH THE CITY OF LA JOYA AND THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND AS PER ERA MONTE MASTER PLAN, A TOTAL OF 276,534 CFT IS REQUIRED FOR THIS SUBDIVISION. DRAINAGE REQUIREMENT IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET 4 FOR PAVING LAYOUT AND DRAINAGE DESIGN).

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. EACH PURCHASE 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.

9. ALL PUBLIC UTILITY 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.

10. 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 LOT.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM 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 ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

11. 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 THAT STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

12. THE PURCHASER OF EACH LOT FACING CIRCLE 6TH ST SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.

13. 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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

14. THERE SHOULD BE NO ACCESS TO QUELITE RD ON LOTS 132, 159, 160, 187, 188, 216, 217).

METES AND BOUNDS

BEING A 74.314 ACRE TRACT CONSISTING ON ALL OF LOTS 67, 68, 69, 51, 52, 53, 54 AND PART OF 70 & 50, HOMEVILLE ASSOCIATION SUBDIVISION "C", AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED BY "WARRANTY DEED WITH VENDOR'S LIEN" TO PENA-CHAPA DEVELOPMENT, INC., AS DESCRIBED BY DOCUMENT NUMBER 3010344, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 74.314 OF ONE ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 54, ALSO BEING ON THE EXISTING WEST RIGHT-OF-WAY LINE OF CIRCLE 6TH STREET (R.O.W. VARIES), ALSO BEING ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF EL QUELITE ROAD (33.80' R.O.W.), AND ALSO BEING THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 80°57'54" WEST A DISTANCE OF 2,156.59 FEET, ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF EL QUELITE ROAD (33.80' R.O.W.), TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE SOUTHWEST OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 09°02'06" EAST A DISTANCE OF 1,188.32 FEET, WITHIN SAID PENA-CHAPA DEVELOPMENT, INC, TRACT, TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80°57'54" EAST A DISTANCE OF 229.26 FEET, A WITHIN SAID PENA-CHAPA DEVELOPMENT, INC, TRACT, TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET A CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, NORTH 09°02'06" WEST A DISTANCE OF 349.91 FEET, WITHIN SAID PENA-CHAPA DEVELOPMENT, INC, TRACT TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET ON THE NORTH LINE OF SAID LOT 70, HOMEVILLE ASSOCIATION SUBDIVISION "C", AND ALSO BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 80°57'54" EAST A DISTANCE OF 1,927.32 FEET, ALONG THE NORTH LINE OF SAID LOT 70, HOMEVILLE ASSOCIATION SUBDIVISION "C", TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE NORTHEAST CORNER OF SAID LOT 67 AND ALSO BEING THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE, SOUTH 09°02'06" WEST A DISTANCE OF 1,538.23 FEET, ALONG THE CENTERLINE OF SAID CIRCLE 6TH STREET (R.O.W. VARIES), TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 74.314 ACRES.

BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

INDEX OF SHEETS

SHEET 1,- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEER'S AND SURVEYOR'S CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 2,- PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S AKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H,C,D,D, NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H,C,I,D, NO. 6 CERTIFICATE, ENGINEER'S AND SURVEYOR'S CERTIFICATION, CITY OF LA JOYA CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, AGUA SUD CERTIFICATE.

SHEET 3,- UTILITY LAYOUT, WATER DISTRIBUTION, SANITARY SEWER (OSSF)MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.

SHEET 4,- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.

COUNTY OF HIDALGO
TEXAS

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

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

NOTE PAGE
ERA MONTE PHASE II SUBDIVISION

BEING A 74.314 ACRE TRACT CONSISTING ON ALL OF LOTS 67, 68, 69, 51, 52, 53, 54 AND PART OF 70 & 50, HOMEVILLE ASSOCIATION SUBDIVISION "C", AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

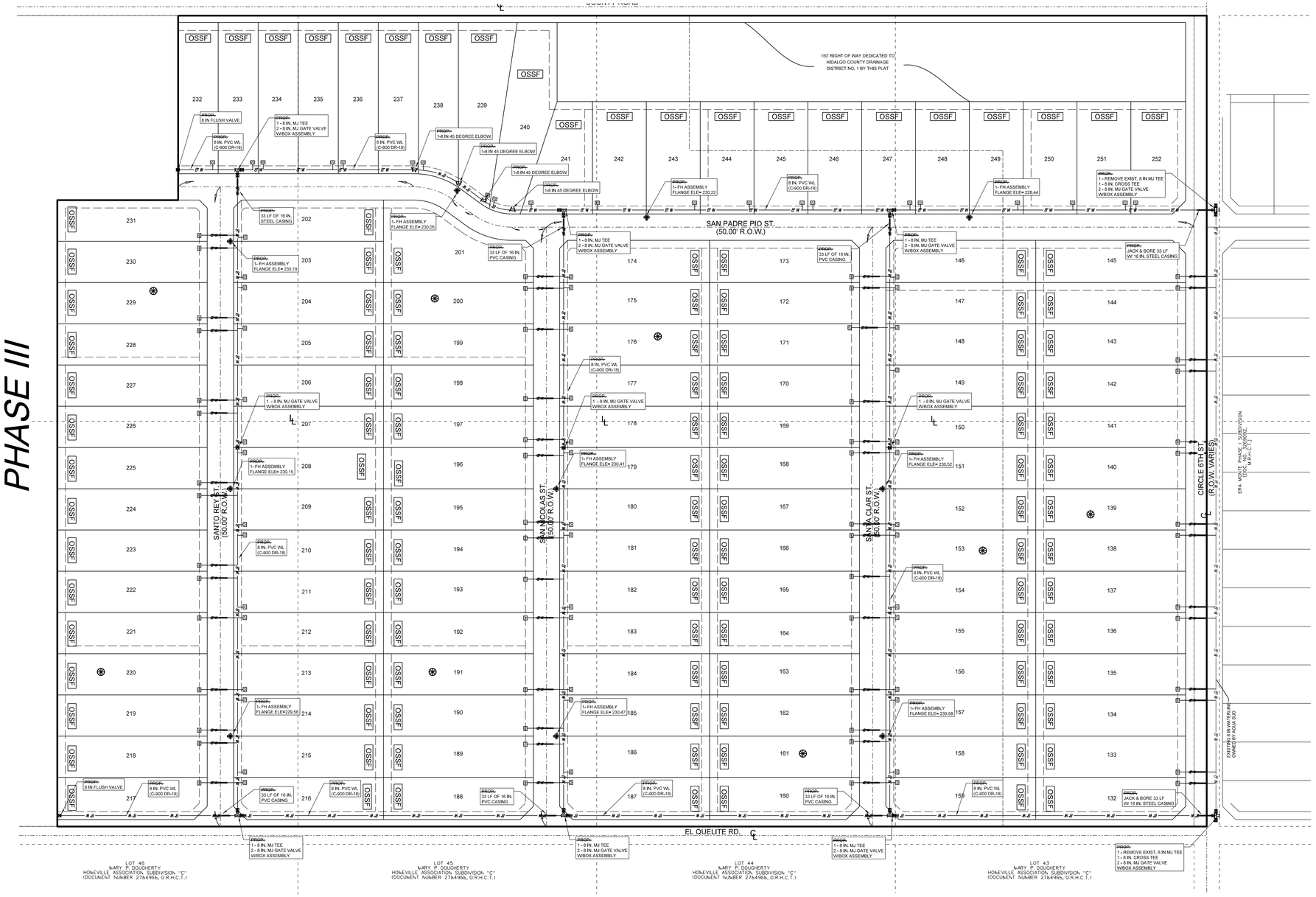
PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 15000

SOUTH TEXAS INFRASTRUCTURE GROUP

ERA MONTE SUBDIVISION PHASE III



LOCATION MAP
SCALE = 1" : 2000'

LEGEND:

- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND IRON ROD
- WOOD FENCE
- PROPOSED PAVEMENT
- PROPOSED SINGLE WATER SERVICE (W)
- PROPOSED DOUBLE WATER SERVICE (W W)
- OVERHEAD ELECTRIC — OHE —
- PROPOSED CASING
- PROPOSED STREET LIGHT
- SOIL BORING LOCATION

FOR 8" WATERLINE= 16" STEEL CASING
FOR 2" WATER LINE= 3" PVC CASING
FOR 1" WATER LINE= 2" PVC CASING

WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE:

ERA MONTE PHASE II WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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.

ERA MONTE PHASE II HAS 121 LOTS, AGUA SUD HAS ONE EXISTING 8" DIAMETER WATER LINE, RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF CIR 6 STREET.

THE WATER SYSTEM FOR ERA MONTE PHASE II SUBDIVISION CONSISTS OF TWO 8" DIAMATER LINES THAT TAPS INTO THE MENTIONATED 8" DIAMETER LINES LOCATED ON THE EAST SIDE OF CIR 6 ST. ONE LINE WILL RUN ALONG THE NORTH RIGHT-OF-WAY OF EL QUELITE RD. THE OTHER WATER LINE WILL RUN ON NORTH RIGHT-OF-WAY OF THE PROPOSED SAN PADRE PIO ST. THESE TWO LINES WILL TAP INTO A 8" MJ TEE LOCATED IN THE INTERSECTION BETWEEN EACH ROAD AND CIR. 6 STREET.

BOTH WATER LINES WILL CONNECT WITH THREE WATER LINES RUNNING ON SANTA CLAR ST, SAN NICOLAS ST AND SANTO REY ST.

WATER DISTRIBUTION FOR ERA MONTE PHASE II SUBDIVISION CONSISTS OF ONE HUNDRED TWENTY ONE LOTS (121). FROM WHICH SIXTY-FOUR (64)= 1" DIAMETER SHORT SINGLE SERVICES AND FIFTY-SEVEN (57)= 1" DIAMETER LONG SINGLE SERVICES THAT RUN INTO THE LOTS, THE 8" LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL OF $ 445,166.00 OR $ 3,679.06 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF $ 825,207.00, WHICH COVERS THE $ 5,167.24 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED TEN (10) FIRE HYDRANTS AT A UNIT COST OF $ 6,750.00 FOR A TOTAL COST OF $ 67,500.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT. FOR A TOTAL CONSTRUCTION COST OF $ 445,166.00

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM ERA MONTE PHASE II SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 TO 121. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING 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.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA, AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE AREAS OF THE SUBDIVISION. A TOTAL OF 14 SOIL BORING EXCAVATIONS WERE PERFORMED. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS, THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS, THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $ 2,700.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE, ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST $ 326,700.00 . THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ONE OSSF ON 06 - 15 - 2026.

ENGINEER 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 WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER DISTRIBUTION SYSTEM, WILL COST A GRAND TOTAL OF $ 445,166.00

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST $ 326,700.00

VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

REPORTE DE INGENIERIA DE AGUA Y DRENAJE

WATER SUPPLY (DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO):

LA SUBDIVISION ERA MONTE FASE II RECIBIRÁ SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISIÓN Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS, AGUA SUD HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

LA SUBDIVISIÓN ERA MONTE FASE II TIENE 121 LOTES, AGUA SUD TIENE UN EXISTENTE CONDUCTO DE AGUA DE 8" DE DIAMETRO CORRIENDO SOBRE EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CIR 6 STREET.

EL SISTEMA DE DISTRIBUCION PARA LA SUBDIVISION DE ERA MONTE FASE II CONSISTIRA DE DOS CONDUCTOS DE 8" DE DIAMETRO QUE SE CONECTARAN A LAS LINEAS EXISTENTES PREVIAMENTE MENCIONADAS. UN CONDUCTO CORRERA SOBRE EL LADO NORTE DEL DERECHO DE VIA DE LA CIR 6 STREET, EL OTRO CONDUCTO CORRERA SOBRE EL LADO NORTE DEL DERECHO DE VIA DE LA SAN PADRE PIO STREET. ESTOS DOS CONDUCTOS SE CONECTARAN CON UNA TEE DE 8" DE DIAMETRO UBICADA EN LA INTERSECCION DE LAS CALLES CON LA CALLE CIR 6 STREET.

ESTOS DOS CONDUCTOS SE CONECTARAN CON TRES CONDUCTOS DE AGUA SOBRE LAS CALLES SANTA CLAR ST, SAN NICOLAS ST Y SANTO REY ST.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISIÓN ERA MONTE FASE II CONSISTE EN CIENTO VEINTIUNO (121) LOTES, DE LOS CUALES SERAN SESENTA Y CUATRO (64) SERVICIOS SENCILLOS CORTOS DE 1" DE DIAMETRO, CINCUENTA Y SIETE (57) SERVICIOS SENCILLOS LARGOS QUE CORREN HACIA LOS LOTES, SE HAN INSTALADO YA LA LINEA DE 8", LOS SERVICIOS DE 1" Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE $ 445,166.00 O $ 3,679.06, POR LOTE. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A AGUA SUD LA CANTIDAD DE $ 825,207.00, QUE CUBRE EL COSTO DE LOS MEDIDORES ($ 5,167.00 POR CADA LOTE), ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. AGUA SUD LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 10 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE $ 6,750.00 POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE $ 67,500.00 . 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, PARA UN COSTO TOTAL DE CONSTRUCCION DE $ 445,166.00

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR, ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR DEL LOTE 1 AL LOTE 121. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

REPORTE DE EVALUACION DE SUELO:

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISIÓN, UN TOTAL DE 14 EXCAVACIONES DE MODELO DUAL FUERON REALIZADAS, (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS, NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESTAS, EL AGUA EN ESTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSA SÉPTICA ES DE $ 2,700.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA, EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL A UN COSTO TOTAL DE $ 326,700.00 . EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACIÓN DE LA FOSA SÉPTICA DESDE 06 / 15 / 2026.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SITEMAS DE AGUA Y DRENAJE SON:

AGUA- EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE POR UN TOTAL DE $ 445,166.00

DRENAJE- SE ESTIMA QUE LA FOSA SÉPTICA COSTARA $ 326,700.00

VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

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), PENA CHAPA DEVELOPMENT, LLC SUBDIVIDERS FOR ERA MONTE PHASE II SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARMENT AND THAT AN ADEQUATE DRINKIN WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS

PENA CHAPA DEVELOPMENT, LLC DATE
MANUEL CHAPA, MEMBER
P.O. BOX 1958
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL CHAPA 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 THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, ____

NOTARY PUBLIC

VICTO H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

DATE

AS-BUILTS ON 09/28/2026

SHEET 3 OF 4

UTILITY LAYOUT
ERA MONTE PHASE II SUBDIVISION

BEING A 74.314 ACRE TRACT CONSISTING ON ALL OF LOTS 67, 68, 69, 51, 52, 53, 54 AND PART OF 70 & 50, HOMEVILLE ASSOCIATION SUBDIVISION "C" AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS, HIDALGO COUNTY, TEXAS.

COST ESTIMATE	
WATER DISTRIBUTION: $	445,166.00
DRAINAGE IMPROVEMENT: $	1,083,659.90
PAVING IMPROVEMENT: $	1,011,418.40
SEPTIC TANK (OSSF): $	326,700.00
FIRE HYDRANT: $	67,500.00
EROSION CONTROL: $	15,900.00

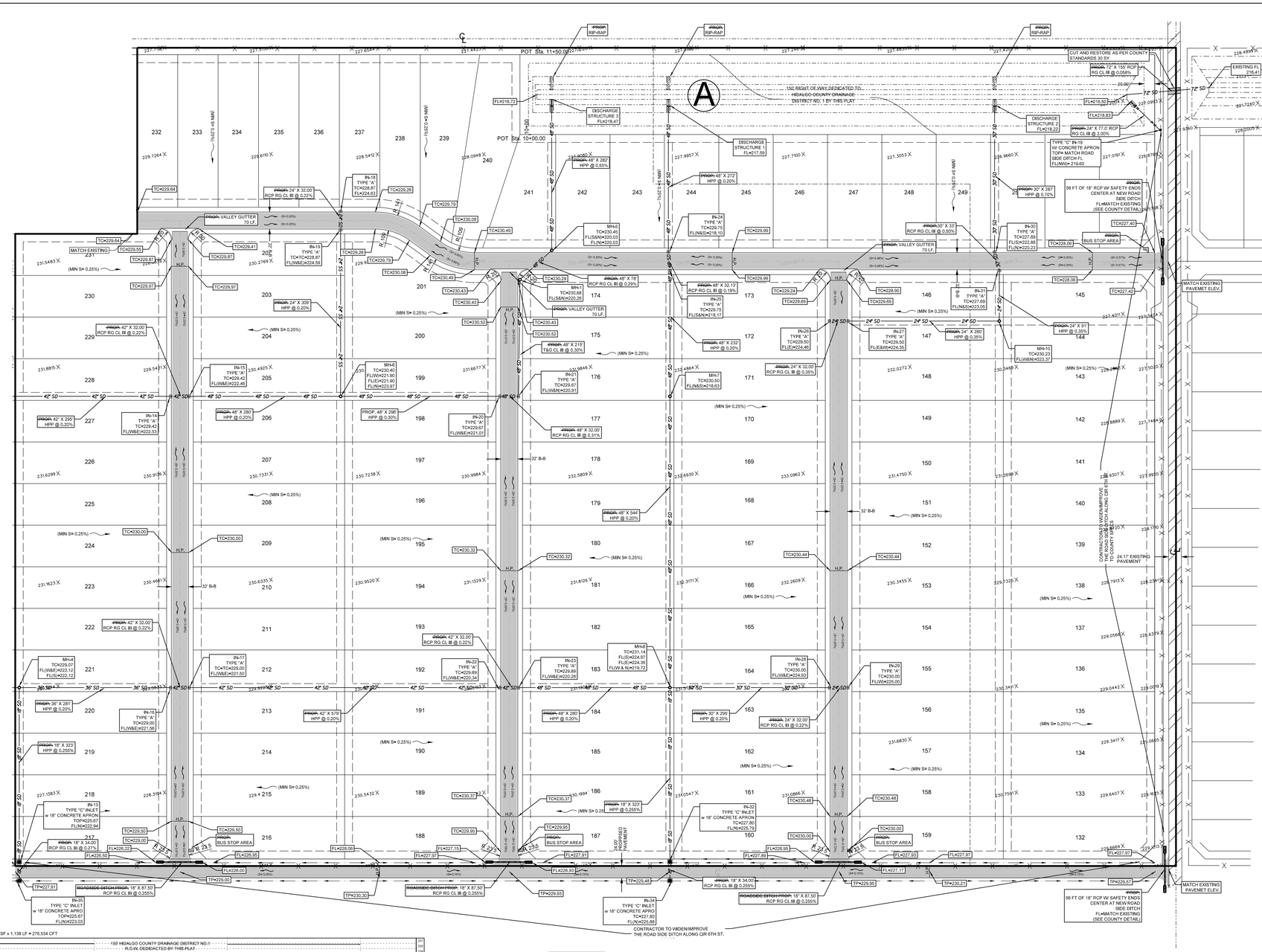
PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

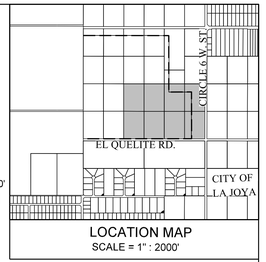
SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 15000

SOUTH TEXAS INFRASTRUCTURE GROUP

ERA MONTE
SUBDIVISION PHASE IIII



NOTE:
CONTRACTOR TO PROVIDE 2 FEET OF COVER ABOVE PIPE WITH A 30 FOOT LANDING CENTERED ON PIPE (6:1 SLOPE ON THE LANDING)



LOCATION MAP
SCALE = 1" : 2000'

0' 100' 200' 300'
SCALE 1" = 100' (24" X 36")

DRAINAGE REPORT

PROJECT LOCATION
ERA MONTE PHASE IIIA IS A PROPOSED 121 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF LA JOYA AND CITY OF LA JOYA EXTRATERRITORIAL JURISDICTION (E.T.J), BEING A 74.314 ACRE TRACT OF ALL OF LOTS 67, 68, 69, 51, 52, 53, 54 AND PART OF 70 & 50, HOMEVILLE ASSOCIATION SUBDIVISION "C", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

FLOOD PLAIN
THE PROPERTY IS IN ZONE "C", ZONE "C" ARE AREAS OF MINIMAL FLOODING: COMMUNITY PANEL NO. 480334 0275 B, REVISED JANUARY, 02 1981.

SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 58.1% BRENNAN FINE SANDY LOAM (3), WITH 0 TO 1 PERCENT SLOPES; 13.2% MCALLEN FINE SANDY LOAM (35), WITH 0 TO 1 PERCENT SLOPES; 18.3% MCALLEN FINE SANDY LOAM (36), WITH 0 TO 1 PERCENT SLOPES; 7.9% RAMADERO SANDY CLAY LOAM (50); 2.6% RIO CLAY LOAM (60), PONDED. EXISTING TERRAIN HAS A WESTERLY NATURAL FLOW DIRECTION. THESE SOILS ARE WELL DRAINED. SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THIS SOILS ARE LISTED IN HYDROLOGIC GROUP B, C AND D. SEE APPENDIX C.

EXISTING CONDITIONS
THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED, TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS AN APPROXIMATELY GRADE OF 0.25%. IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF LA JOYA AND COUNTY OF HIDALGO, THE RATIONALE METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE EXISTING STORM WATER RUNOFF FOR THIS SITE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM ERA MONTE PHASE I AND PHASE II IS APPROXIMATELY 69.21 CFS.

PROPOSED CONDITIONS
THE PROPOSED DRAINAGE SYSTEM SHALL CONSIST ON THE INSTALLATION OF AN INTERNAL STORM SEWER SYSTEM WITH INLETS IN THE STREET TO COLLECT SURFACE RUNOFF FROM LOTS AND STREET. THIS SYSTEM WILL BE SIZED AS PER CALCULATIONS ON APPENDIX F. PIPE SIZES RANGE FROM 18" TO 36". DEVELOPER HAS DEDICATED 15.8 ACRES OF LAND TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TO BE USED FOR DRAINAGE AND DETENTION PURPOSES.

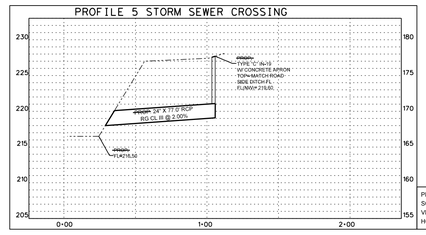
IN ACCORDANCE WITH THE CITY OF LA JOYA AND COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE RUNOFF FOR ERA MONTE PHASE II WILL BE MITIGATED TO THE PROPOSED 50-YEAR STORM WATER RUNOFF. THE VOLUME REQUIRED FOR ERA MONTE PHASE II IS 278,534 CUBIC-FEET (EXCAVATION AREA A). WHICH WILL BE MITIGATED BY EXCAVATING ON THE NORTH SIDE OF THE PROPOSED ERA MONTE PHASE II SUBDIVISION IN ORDER TO MEET THE REQUIREMENTS PREVIOUSLY STATED ON ERA MONTE MASTER PLAN (SEE APPENDIX G).

THE SUM OF THE EXCAVATION REQUIRED AND THE DETENTION REQUIRED GIVE US A 2,529,504 CUBIC-FEET.
THE EXCAVATION OF THE DRAIN DITCH AND THE EXCAVATION ON THE ZONE "A" AREA FROM 222.90 TO FLOW LINE, GAVE US A TOTAL VOLUME OF 2,556,573 CUBIC-FEET. THIS MEANS THAT WE COMPLIED WITH THE DISPLACEMENT THAT IS BEING DONE TO GET THE PROPERTY OUT OF THE FLOOD ZONE, FOR YOUR REFERENCE SEE TABLE 1A AND PAVING AND DRAINAGE SHEETS.

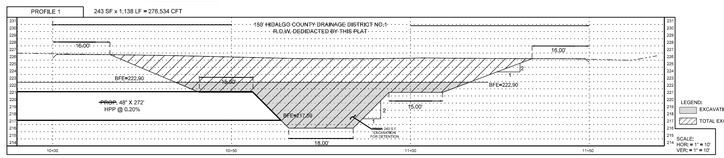
EXCAVATION AREA	VOLUME PROVIDED (CFT)
A	276,534
B	~~572,202~~*
C	~~1,657,145~~*
D	~~52,032~~*
TOTAL	2,558,573

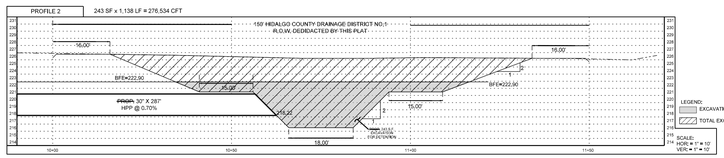
*PREVIOUSLY ACCOMPLISHED ON ERA MONTE PHASE II

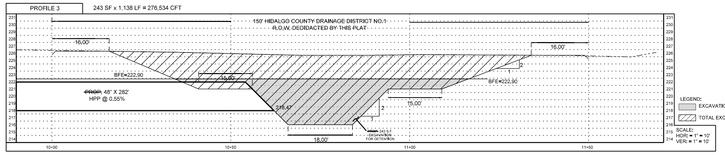
PROFILE 4
SCALE
VERTICAL - 1" : 5'
HORIZONTAL - 1" : 50'



PROFILE 5
SCALE
VERTICAL - 1" : 5'
HORIZONTAL - 1" : 50'







STATE OF TEXAS
VICTOR HUGO TREVINO
128195
LICENSED PROFESSIONAL ENGINEER

VICTO H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

DATE

AS-BUILTS ON 09/28/2026

COST ESTIMATE	
WATER DISTRIBUTION: $	445,166.00
DRAINAGE IMPROVEMENT: $	1,083,659.90
PAVING IMPROVEMENT: $	1,011,418.40
SEPTIC TANK (OSSF): $	326,700.00
FIRE HYDRANT: $	67,500.00
EROSION CONTROL: $	15,900.00

PRINCIPAL CONTACTS:

	NAME	ADRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JOSE MARIO GONZALEZ, R.P.L.S.	24593 FM 88	MONTE ALTO, TEXAS 78538	(956) 380-5154	(956) 380-5156

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG. # 15000

SOUTH TEXAS INFRASTRUCTURE GROUP

SHEET 4 OF 4

PAVING & DRAINAGE
ERA MONTE PHASE II SUBDIVISION

BEING A 74.314 ACRE TRACT CONSISTING ON ALL OF LOTS 67, 68, 69, 51, 52, 53, 54 AND PART OF 70 & 50, HOMEVILLE ASSOCIATION SUBDIVISION "C", AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 60, MAP RECORDS, HIDALGO COUNTY, TEXAS.