

# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM  
Planning Administrator

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-29-2013

PROPOSED RSBR DG SAN CARLOS SUBDIVISION, PRECINCT No. 4

ENGINEER: Melden & Hunt, Inc. DEVELOPER: Jose M. Cantu

**PRELIMINARY APPROVAL**     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY     \*MULTI-FAMILY    1  COMMERCIAL     INSTITUTION

LOCATION DESCRIPTION: Approximately ¼ mile West of Val Verde Rd on the South side of SH 107

SUBDIVISION LIES WITHIN THE:  The rural area of the County

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 09-24-2013 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by on site detention swales with a proposed 18" RCP bleeder connecting to SH 107 Bar ditch.

DISTANCE TO A DRAIN DITCH: ½ mile Southwest of the subdivision

ROAD R.O.W. DEDICATION: N/A

H.C.R.O.W. PRELIMINARY APPROVED DATE: 09-25-2013 By Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 09-26-13 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 4" LOCATION: South SH 107

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: South side of SH 107

H.C.O.E.C. PRELIMINARY APPROVED DATE: 10-09-2013 By Martin Ramirez, Environmental Compliance Coordinator

**SMALL CONSTRUCTION**

*The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit:** Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

**A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_

Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

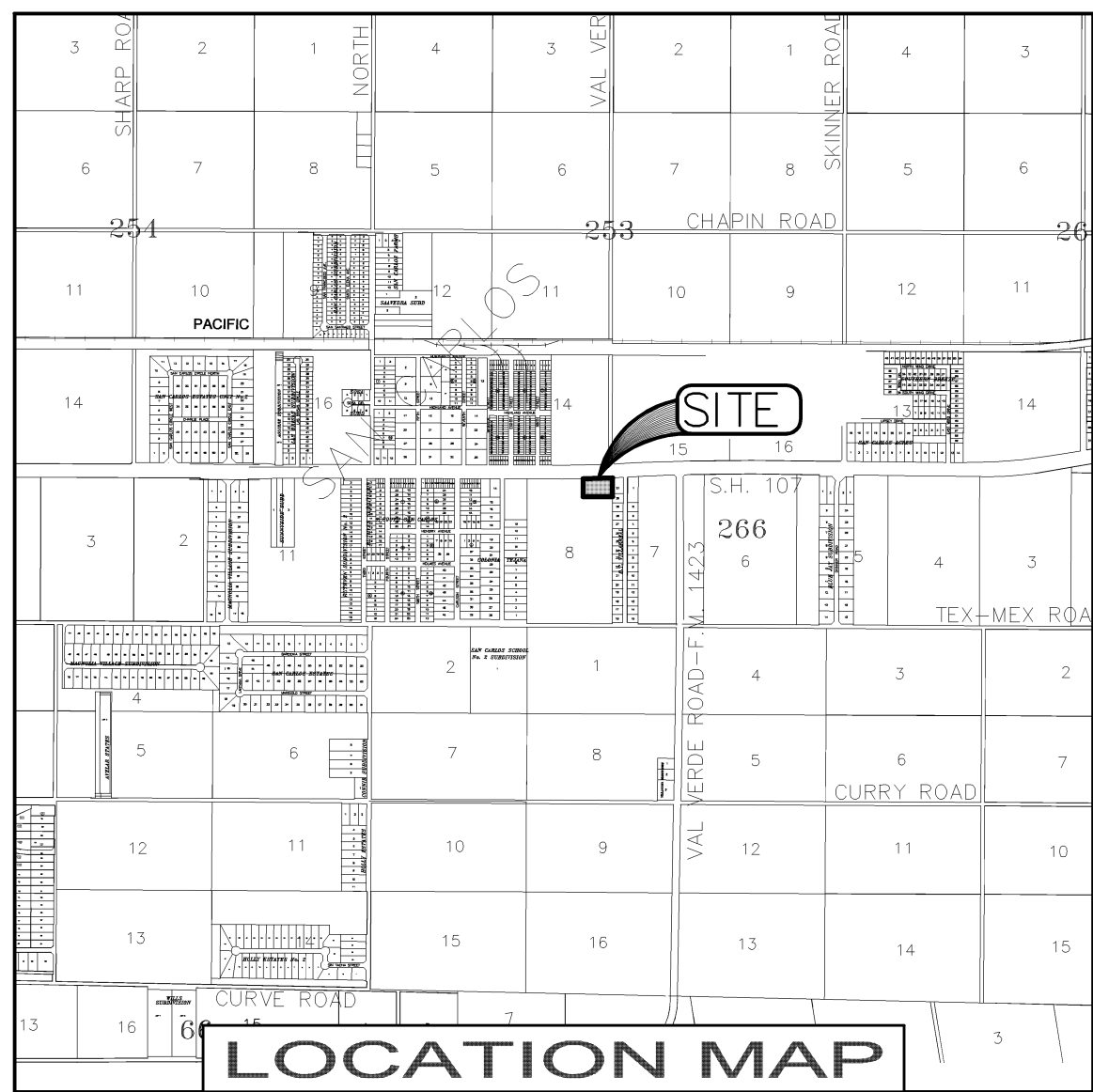
PRELIMINARY APPROVAL FROM  
THE HIDALGO COUNTY ADVISORY BOARD ON: \_\_\_\_\_, 20\_\_.

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

**Final Approval** subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 RSBR DG SAN CARLOS IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY AND ON THE SOUTH SIDE OF STATE HIGHWAY 107, APPROXIMATELY 775 FEET WEST OF ITS INTERSECTION WITH VAL VERDE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. RSBR DG SAN CARLOS FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4. EDINBURG POPULATION 77,100 ACCORDING TO THE 2010 US CENSUS.

### SUBDIVISION MAP OF RSBR DG SAN CARLOS SUBDIVISION

BEING A RE-SUBDIVISION OF  
 1.513 ACRES (65,906.08 S.F.)  
 OUT OF LOT  
 LOT 8, SECTION 266  
 TEXAS-MEXICAN RAILWAY Co. SURVEY  
 AS RECORDED IN  
 VOLUME 2, PAGES 29 H.C.M.R.  
 HIDALGO COUNTY, TEXAS

#### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 1.513 ACRES [65,906.08 SQUARE FEET] SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, SECTION 266 TEXAS-MEXICAN RAILWAY Co. SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 29, HIDALGO COUNTY MAP RECORDS; SAID 1.513 ACRES [65,906.08 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF D.T. VILLAREAL SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT:

- THENCE, S 08° 35' 32" W ALONG THE EAST LINE OF SAID TRACT, AT A DISTANCE OF 208.95, TO A NO. 4 REBAR SET [NORTHING: 16632389.295, EASTING: 1126533.647] FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 28" W ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 324.27 FEET TO A NO. 4 REBAR SET [NORTHING: 16632437.740, EASTING: 1126214.021] FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 09° 01' 02" E ALONG THE WEST LINE OF SAID TRACT, AT A DISTANCE OF 200.00 FEET TO A NO. 4 REBAR SET [NORTHING: 16632635.268, EASTING: 1126244.368] FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTH RIGHT-OF-WAY LINE OF S.H. 107 AND A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 01° 38' 01", A RADIUS OF 11561.16 FEET, AN ARC LENGTH OF 322.92 FT, A TANGENT OF 161.47 FEET, AND A CHORD THAT BEARS S 82° 59' 51" E, TO THE NORTHEAST CORNER OF THIS TRACT AND POINT OF BEGINNING, AND CONTAINING 1.513 ACRES [65,906.08 SQUARE FEET] OF LAND, MORE OR LESS.

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

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBR DG SAN CARLOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

#### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

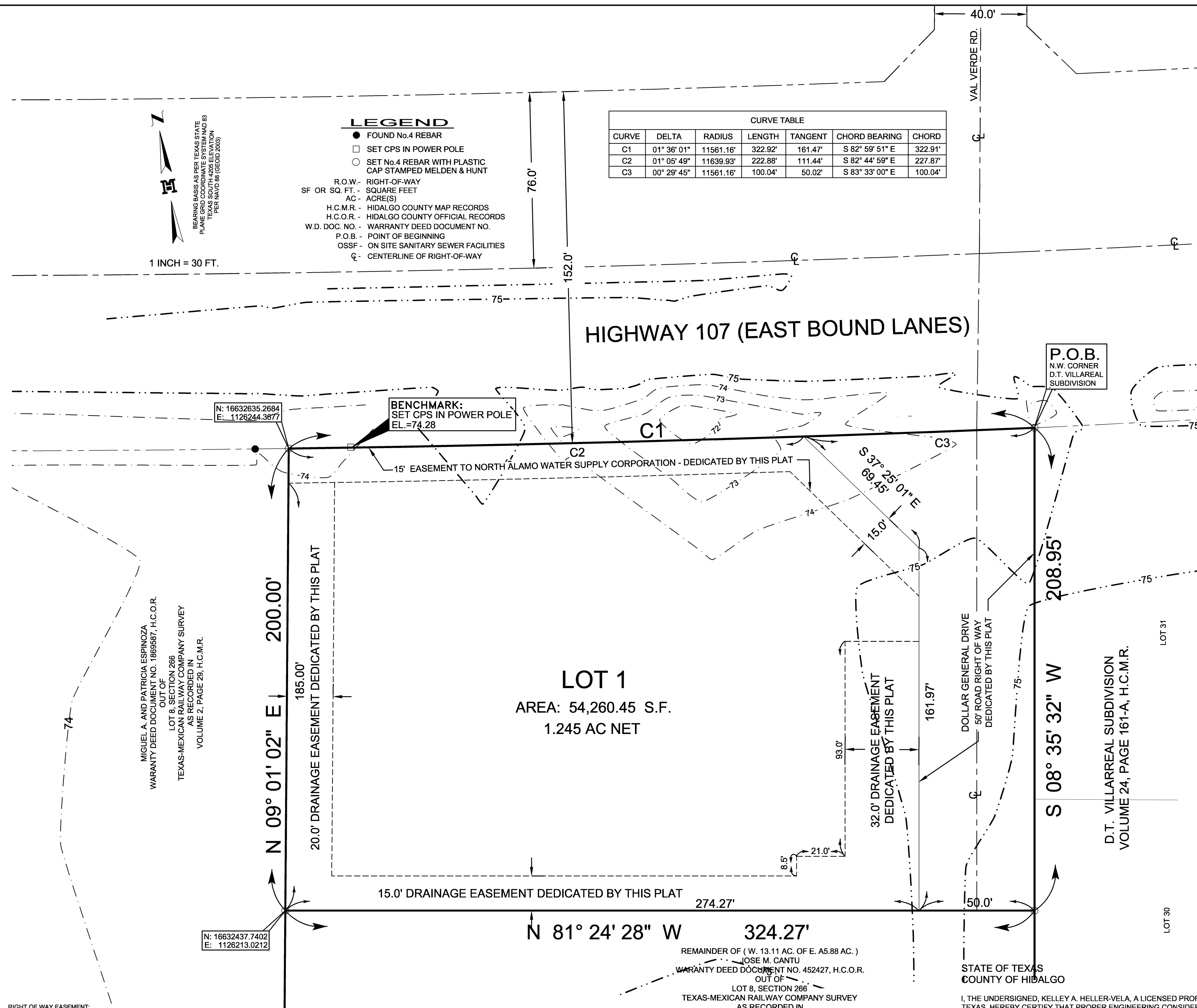
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

By: \_\_\_\_\_

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE M. CANTU	2210 W. MONTE CRISTO RD.	EDINBURG, TX. 78541	(956) 720-4634	(956) 720-4654
ENGINEER:	KELLEY A. HELLER-VELA	115 W. McINTYRE	EDINBURG, TX. 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX. 78541	(956) 381-0981	(956) 381-1839

SCALE: 1" = 200'



RIGHT OF WAY EASEMENT:  
 KNOWN 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, A PERPETUAL EASEMENT WITH THE RIGHT TO DIRECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTORS ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15 IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED CENTER THAT WHEN THE PIPELINES IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS LOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE HEREBY GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 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 GRANTEE 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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 HEREBY WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §  
 COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO.

OWNERS DEDICATION, CERTIFICATION AND ATTESTATION

I, JOSE M. CANTU, AS OWNER OF THE 1.513 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RSBR DG SAN CARLOS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.

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

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.  
 (B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.  
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JOSE M. CANTU \_\_\_\_\_ DATE \_\_\_\_\_  
 EDINBURG, TX. 78539

STATE OF TEXAS  
 COUNTY OF HIDALGO.

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE M. CANTU AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE(SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN THE STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

#### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RSBR DG SAN CARLOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED, KELLEY A. HELLER-VELA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435

KELLEY A. HELLER-VELA, PROFESSIONAL ENGINEER No. 97421  
 STATE OF TEXAS

DATE PREPARED: 08-07-13  
 ENGINEERING JOB # 13095.00

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE \_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750  
 STATE OF TEXAS

DATE SURVEYED: 07-24-2013  
 T-954, PG. 21, 22  
 SURVEY JOB # 13095.08

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE "X" (SHADED) IS DEFINED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".
- COMMUNITY-PANEL NUMBER: 480334 0325 D  
 MAP REVISED: JUNE 6, 2000 FURTHER REVISED BY LOMR DATED MAY 17, 2001.
- SETBACKS:  
 FRONT: HWY 107 50.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
 REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
 SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
 SIDE: DOLLAR RD 25.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
 CORNER: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- LOT 1 IS FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 1 IS OR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF 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 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 A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 (GEOID 2003).  
 B.M. NO.1 - SET MHI CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION, N:16610900.2730, E: 1121510.9480, ELEV= 84.74
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 4,569 CUBIC-FEET (0.105 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 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.
- 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- TXDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 1 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO STATE HIGHWAY 107. TXDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT. ACCESS TO LOT 1 WILL BE FROM THE COUNTY STREET ON THE EAST SIDE OF THE SUBDIVISION.
- DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.
- LOT 1 IN RSBR DG SAN CARLOS ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN RSBR DG SAN CARLOS. TO THE AREA DESIGNATED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF RSBR DG SAN CARLOS THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT BY INJUNCTION OR ANOTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FORM THE LOT OWNER IN VIOLATION IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING RSBR DG SAN CARLOS BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN RSBR DG SAN CARLOS. THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN RSBR DG SAN CARLOS, ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ATTEST: \_\_\_\_\_ PRESIDENT

SECRETARY

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED. THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES IN DISTRICT RIGHT-OF-WAY AND/OR EASEMENTS.

INDEX TO SHEET OF RSBR DG SAN CARLOS SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYORS CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; APPROVAL CERTIFICATE; COUNTY CLERKS RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT H.C.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; N.A.W.S.C. CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING LAYOUT OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE PRIOR TO DEVELOPMENT.

FILE FOR RECORD IN  
 HIDALGO COUNTY  
 ARTURO GUJARDO JR.  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

DOCUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

TBPE FIRM # F-1435

CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE 227 N. F.M. 3167  
 EDINBURG, TX. 78541 RO GRANDE CTY, TX. 78582  
 PH: (956) 381-0981 PH: (956) 487-8256  
 FAX: (956) 381-1839 FAX: (956) 488-5591  
 ESTABLISHED 1947 www.meldenandhunt.com

DRAWN BY: CLEMENTE MENA DATE: 10-06-13  
 SURVEYED, CHECKED \_\_\_\_\_ DATE: \_\_\_\_\_  
 FINAL CHECK \_\_\_\_\_ DATE: \_\_\_\_\_

RSBR DG SAN CARLOS SUBDIVISION

BEING A RE-SUBDIVISION OF  
1.513 ACRES (65,906.08 S.F.)  
OUT OF LOT  
LOT 8, SECTION 266  
TEXAS-MEXICAN RAILWAY Co. SURVEY  
AS RECORDED IN  
VOLUME 2, PAGE 29 H.C.M.R.  
HIDALGO COUNTY, TEXAS

RSBR DG SAN CARLOS SUBDIVISION  
DRAINAGE STATEMENT  
JOB NO. 13095.00 DATE: SEPTEMBER 11, 2013

RSBR DG SAN CARLOS SUBDIVISION IS A SUBDIVISION OF 1.513 ACRES (65,906.08 SQ. FT.) OUT OF LOT 8, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. THIS IS EXISTING OPEN LAND AND IS PROPOSED AS A 1-LOT COMMERCIAL SUBDIVISION. THIS PROPERTY IS LOCATED IN ZONE "X" (SHADED) AND IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD", AS PER COMMUNITY-PANEL NUMBER 480334 0325D REVISED ON JUNE 6, 2000, FURTHER REVISED BY LOMR DATED MAY 17, 2001.

THE SOILS TYPE IS PART HIDALGO SANDY CLAY LOAM AND PART RAYMONDVILLE CLAY LOAM. RAYMONDVILLE CLAY LOAM RANGES FROM A MODERATELY FINE TEXTURE OR FINE TEXTURE SOIL. THIS SOIL IS IN HYDROLOGIC GROUP "C". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"). FOR PURPOSES OF THIS REPORT, WE WILL USE GROUP "C", THE PREDOMINANT TYPE WITHIN THIS SITE.

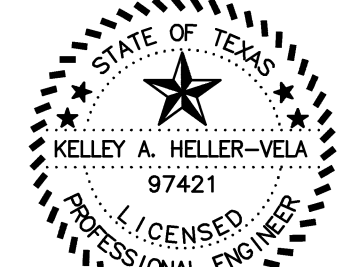
THE EXISTING DRAINAGE FOR RSBR DG SAN CARLOS SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM NATURAL GROUND INTO THE BAR DITCH ALONG THE SOUTH SIDE OF STATE HIGHWAY 107 AND INTO THE HIDALGO COUNTY DRAINAGE DISTRICT #1 SYSTEM. THE PROPOSED RUNOFF FROM THIS SITE WILL FLOW FROM THE BUILDING AND PARKING AREAS ONTO THE GREEN AREAS AND INTO THE DETENTION SWALES, THE SWALES, LOCATED ALONG THE PERIMETER OF THE SITE, WILL HAVE AN 8" BLEEDER CONNECTION FROM THE ONSITE DETENTION SWALE SYSTEM TO THE PROPOSED BAR DITCH ON THE WEST SIDE OF DOLLAR GENERAL DRIVE. THE WATERS WILL ULTIMATELY FLOW INTO THE EXISTING BAR DITCH ALONG SOUTH SIDE OF STATE HIGHWAY 107 AND INTO THE SOUTH MAIN DRAIN.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 25-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 4,569 CUBIC FEET OF DETENTION IS REQUIRED AND WILL BE PROVIDED WITHIN THE DRAINAGE SWALES OF THIS SUBDIVISION.

CERTIFICATION FOR DRAINAGE REPORT:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE AREA WITHIN THIS SUBDIVISION CORRESPONDING TO THE 100-YEAR FLOODPLAIN AS DESCRIBED IN FLOOD ZONE X COMMUNITY-PANEL NUMBER: 480334 0325 D MAY REVISED: JUNE 6, 2000 AND FURTHER REVISED BY LOMR DATED MAY 17, 2001, IS CONTAINED IN THE PROPOSED DRAINAGE SWALES AND IN THE ROAD DITCH ALONG THE SOUTH SIDE OF STATE HIGHWAY 107.

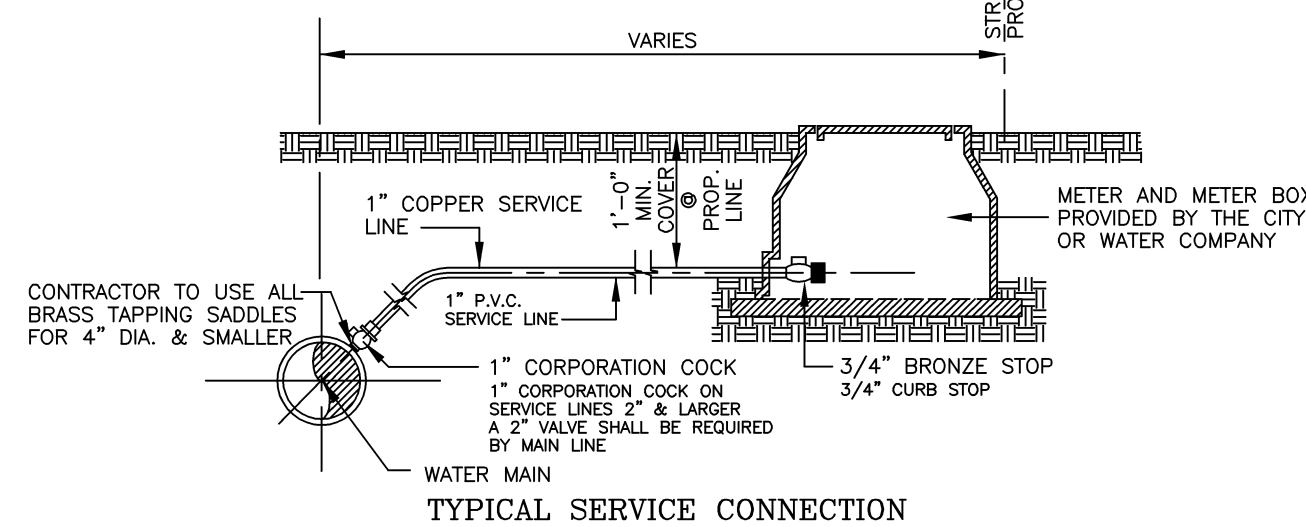
MELDEN & HUNT, INC.  
TEXAS REGISTRATION # F-1435



KELLEY A. HELLER-VELA  
DATE: \_\_\_\_\_  
PROFESSIONAL LICENSED ENGINEER No. 97421

COST ESTIMATES:

DRAINAGE IMPROVEMENTS :	\$ 3,000.00
WATER DISTRIBUTION :	\$ 4,500.00
SANITARY SEWER :	\$ 15,500.00
PAVING IMPROVEMENTS :	\$ 24,500.00
<b>TOTAL :</b>	<b>\$ 47,500.00</b>

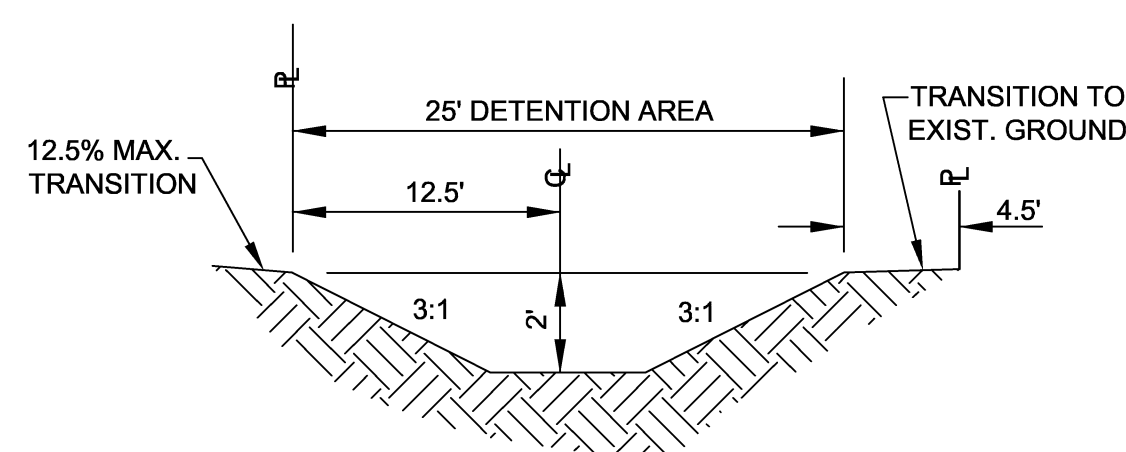


GENERAL NOTES :

1. DRAWINGS INDICATE COPPER SERVICE LINES.
2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

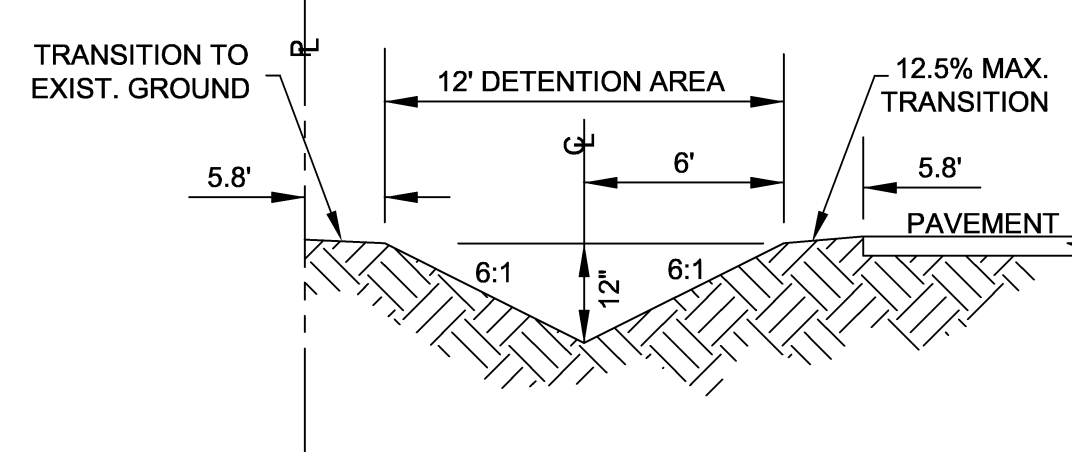
TYPICAL WATER SERVICE CONNECTIONS

N.T.S.



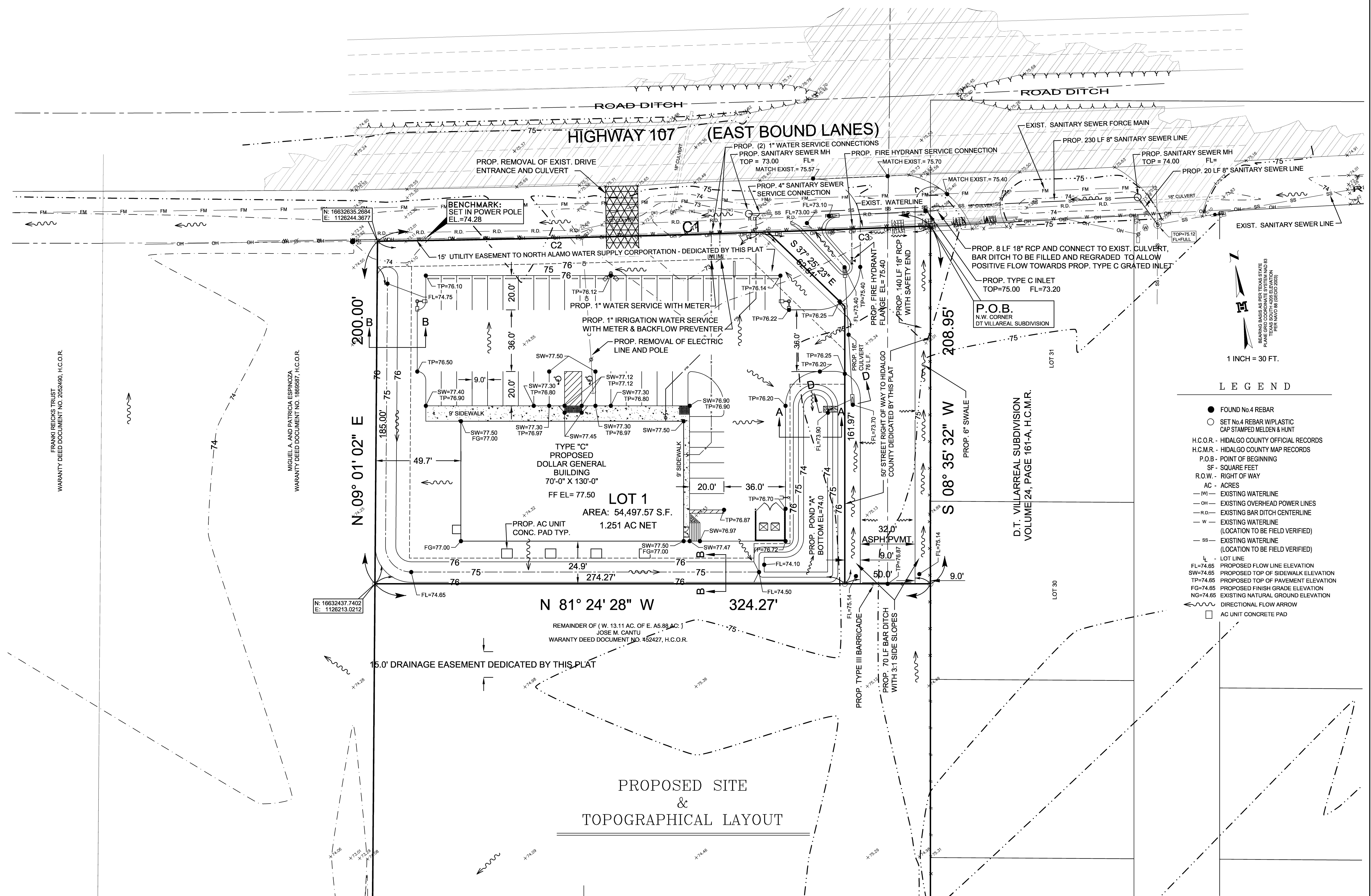
DETENTION AREA CROSS-SECTION A-A  
NORTH SIDE ( 5,017 C.F. CAPACITY)

N.T.S.

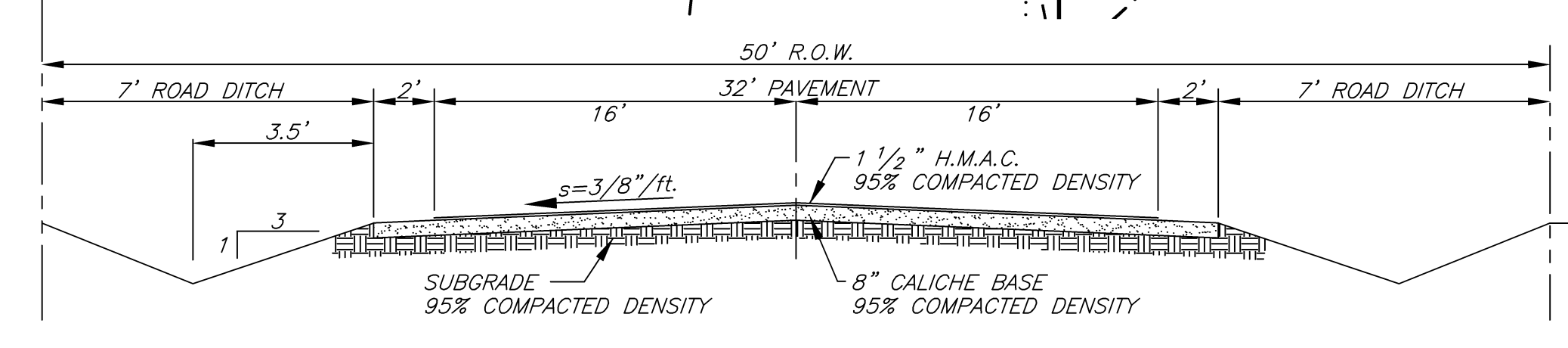


DETENTION AREA CROSS-SECTION B-B  
NORTH SIDE ( 2,214 C.F. CAPACITY)

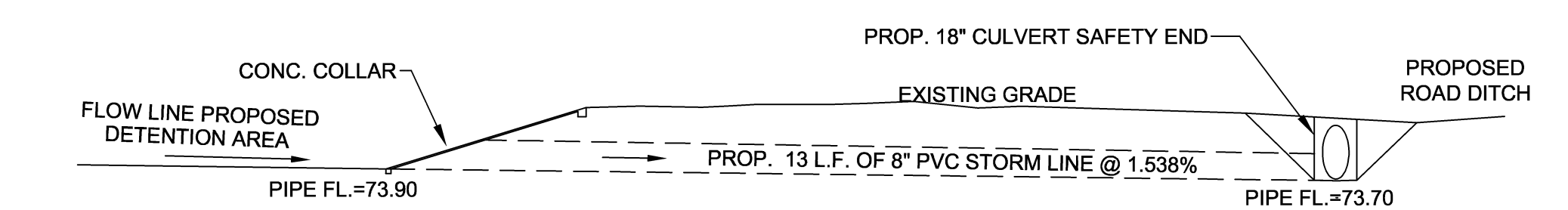
N.T.S.



PROPOSED SITE  
&  
TOPOGRAPHICAL LAYOUT



TYPICAL PAVING SECTION



PROP. 8-INCH PIPE CROSS-SECTION D-D

N.T.S.

LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- P.O.B. - POINT OF BEGINNING
- SF - SQUARE FEET
- R.O.W. - RIGHT OF WAY
- AC - ACRES
- (W)— EXISTING WATERLINE
- (OH)— EXISTING OVERHEAD POWER LINES
- (R.D.)— EXISTING BAR DITCH CENTERLINE
- (W)— EXISTING WATERLINE (LOCATION TO BE FIELD VERIFIED)
- (SS)— EXISTING WATERLINE (LOCATION TO BE FIELD VERIFIED)
- (L)— LOT LINE
- FL=74.65 PROPOSED FLOW LINE ELEVATION
- SW=74.65 PROPOSED TOP OF SIDEWALK ELEVATION
- TP=74.65 PROPOSED TOP OF PAVEMENT ELEVATION
- FG=74.65 PROPOSED FINISH GRADE ELEVATION
- NG=74.65 EXISTING NATURAL GROUND ELEVATION
- DIRECTIONAL FLOW ARROW
- AC UNIT CONCRETE PAD

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED
1.	2 OF 3	DRIVE WIDTH/BAR DITCH	10-3-13	K.H.V.

DRAWN BY: CLEMENTE MENA DATE: 10-06-2013  
 SURVEY, CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

MBP FIRM # F-1435  
**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE EDINBURG, TX 77541  
 PH: (956) 381-0981 FAX: (956) 487-8266  
 227 N. F.M. 3167 ROSSDALE, TX 75082  
 PH: (956) 487-8266 FAX: (956) 488-8591  
 ESTABLISHED 1947 www.meldenandhunt.com

RSBR DG SAN CARLOS SUBDIVISION

BEING A RE-SUBDIVISION OF  
1.513 ACRES (65,906.08 S.F.)  
OUT OF LOT  
LOT 8, SECTION 266  
TEXAS-MEXICAN RAILWAY Co. SURVEY  
AS RECORDED IN  
VOLUME 2, PAGE 29 H.C.M.R.  
HIDALGO COUNTY, TEXAS

RSBR DG SAN CARLOS SUBDIVISION  
DRAINAGE STATEMENT  
JOB NO. 13095.00 DATE: SEPTEMBER 11, 2013

RSBR DG SAN CARLOS SUBDIVISION IS A SUBDIVISION OF 1.513 ACRES (65,906.08 SQ. FT.) OUT OF LOT 8, SECTION 266, TEXAS-MEXICAN RAILWAY COMPANY SURVEY, AS RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. THIS IS EXISTING OPEN LAND AND IS PROPOSED AS A 1-LOT COMMERCIAL SUBDIVISION. THIS PROPERTY IS LOCATED IN ZONE "X" (SHADED) AND IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD", AS PER COMMUNITY-PANEL NUMBER 480334 0325D REVISED ON JUNE 6, 2000, FURTHER REVISED BY LOMR DATED MAY 17, 2001.

THE SOILS TYPE IS PART HIDALGO SANDY CLAY LOAM AND PART RAYMONDVILLE CLAY LOAM. RAYMONDVILLE CLAY LOAM RANGES FROM A MODERATELY FINE TEXTURE OR FINE TEXTURE SOIL. THIS SOIL IS IN HYDROLOGIC GROUP "C". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"). FOR PURPOSES OF THIS REPORT, WE WILL USE GROUP "C", THE PREDOMINANT TYPE WITHIN THIS SITE.

THE EXISTING DRAINAGE FOR RSBR DG SAN CARLOS SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM NATURAL GROUND INTO THE BAR DITCH ALONG THE SOUTH SIDE OF STATE HIGHWAY 107 AND INTO THE HIDALGO COUNTY DRAINAGE DISTRICT #1 SYSTEM. THE PROPOSED RUNOFF FROM THIS SITE WILL FLOW FROM THE BUILDING AND PARKING AREAS ONTO THE GREEN AREAS AND INTO THE DETENTION SWALES, THE SWALES, LOCATED ALONG THE PERIMETER OF THE SITE, WILL HAVE AN 8" BLEEDER CONNECTION FROM THE ONSITE DETENTION SWALE SYSTEM TO THE PROPOSED BAR DITCH ON THE WEST SIDE OF DOLLAR GENERAL DRIVE. THE WATERS WILL ULTIMATELY FLOW INTO THE EXISTING BAR DITCH ALONG SOUTH SIDE OF STATE HIGHWAY 107 AND INTO THE SOUTH MAIN DRAIN.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 25-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 4,569 CUBIC FEET OF DETENTION IS REQUIRED AND WILL BE PROVIDED WITHIN THE DRAINAGE SWALES OF THIS SUBDIVISION.

CERTIFICATION FOR DRAINAGE REPORT:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE AREA WITHIN THIS SUBDIVISION CORRESPONDING TO THE 100-YEAR FLOODPLAIN AS DESCRIBED IN FLOOD ZONE X COMMUNITY-PANEL NUMBER: 480334 0325 D MAY REVISED: JUNE 6, 2000 AND FURTHER REVISED BY LOMR DATED MAY 17, 2001, IS CONTAINED IN THE PROPOSED DRAINAGE SWALES AND IN THE ROAD DITCH ALONG THE SOUTH SIDE OF STATE HIGHWAY 107.

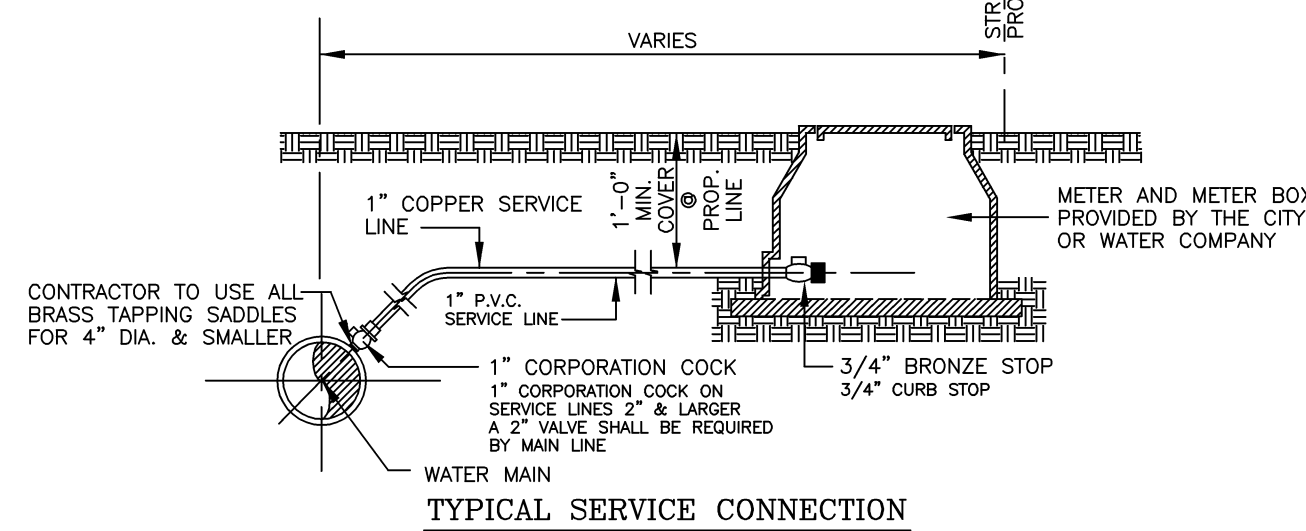
MELDEN & HUNT, INC.  
TEXAS REGISTRATION # F-1435



KELLEY A. HELLER-VELA  
DATE: \_\_\_\_\_  
PROFESSIONAL LICENSED ENGINEER No. 97421

COST ESTIMATES:

DRAINAGE IMPROVEMENTS :	\$ 3,000.00
WATER DISTRIBUTION :	\$ 4,500.00
SANITARY SEWER :	\$ 15,500.00
PAVING IMPROVEMENTS :	\$ 24,500.00
<b>TOTAL :</b>	<b>\$ 47,500.00</b>

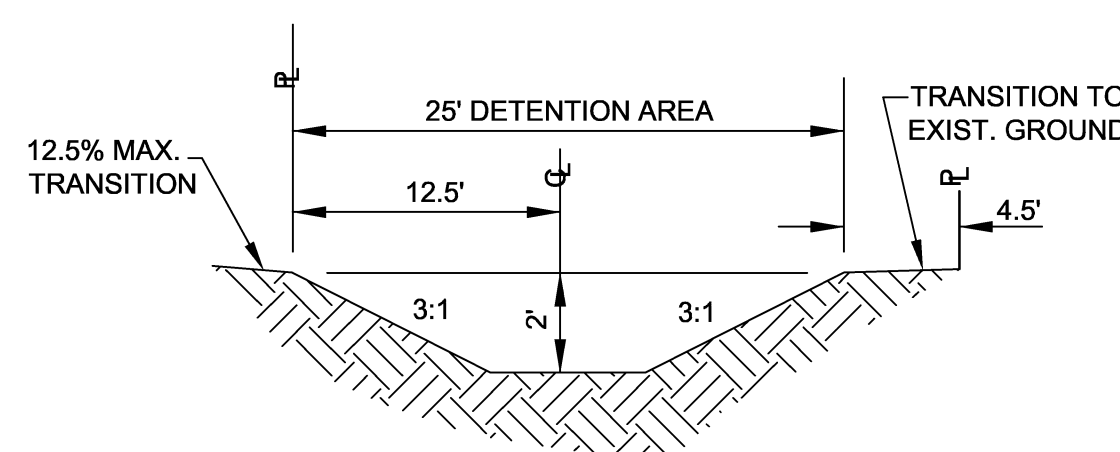


GENERAL NOTES :

1. DRAWINGS INDICATE COPPER SERVICE LINES.
2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

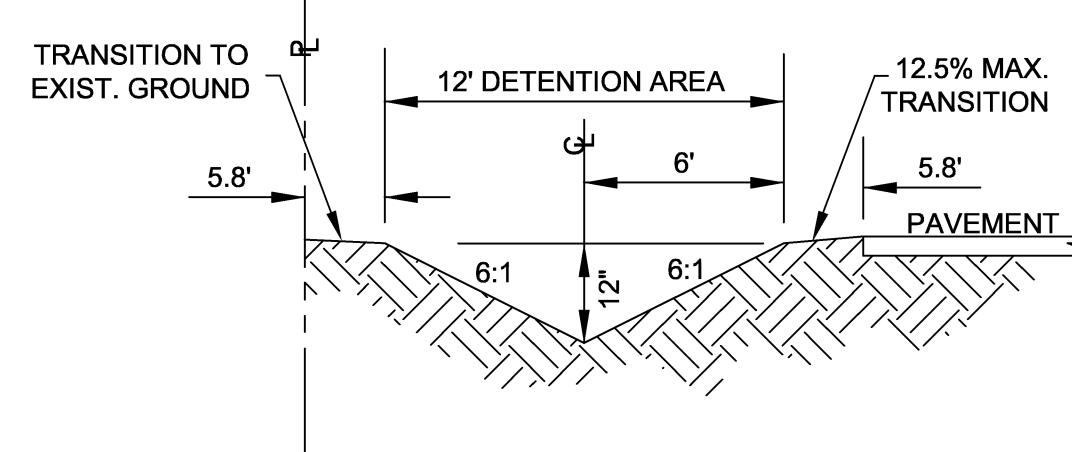
TYPICAL WATER SERVICE CONNECTIONS

N.T.S.



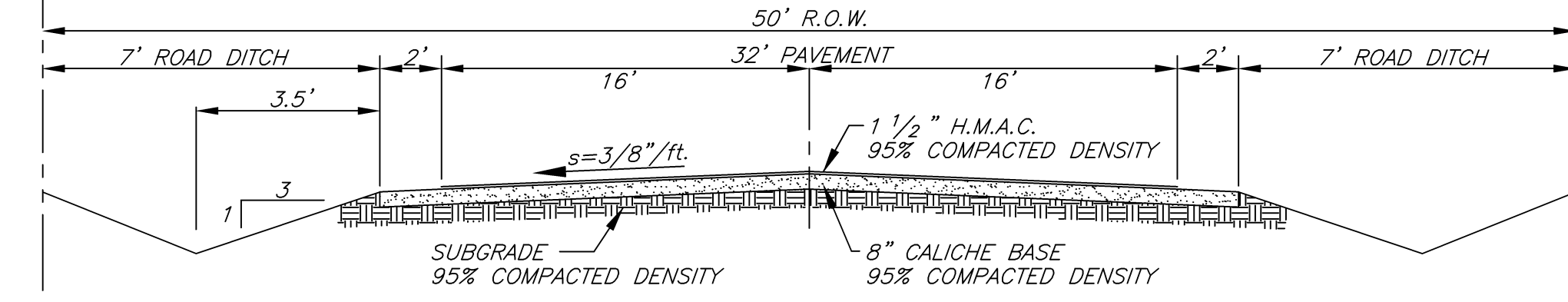
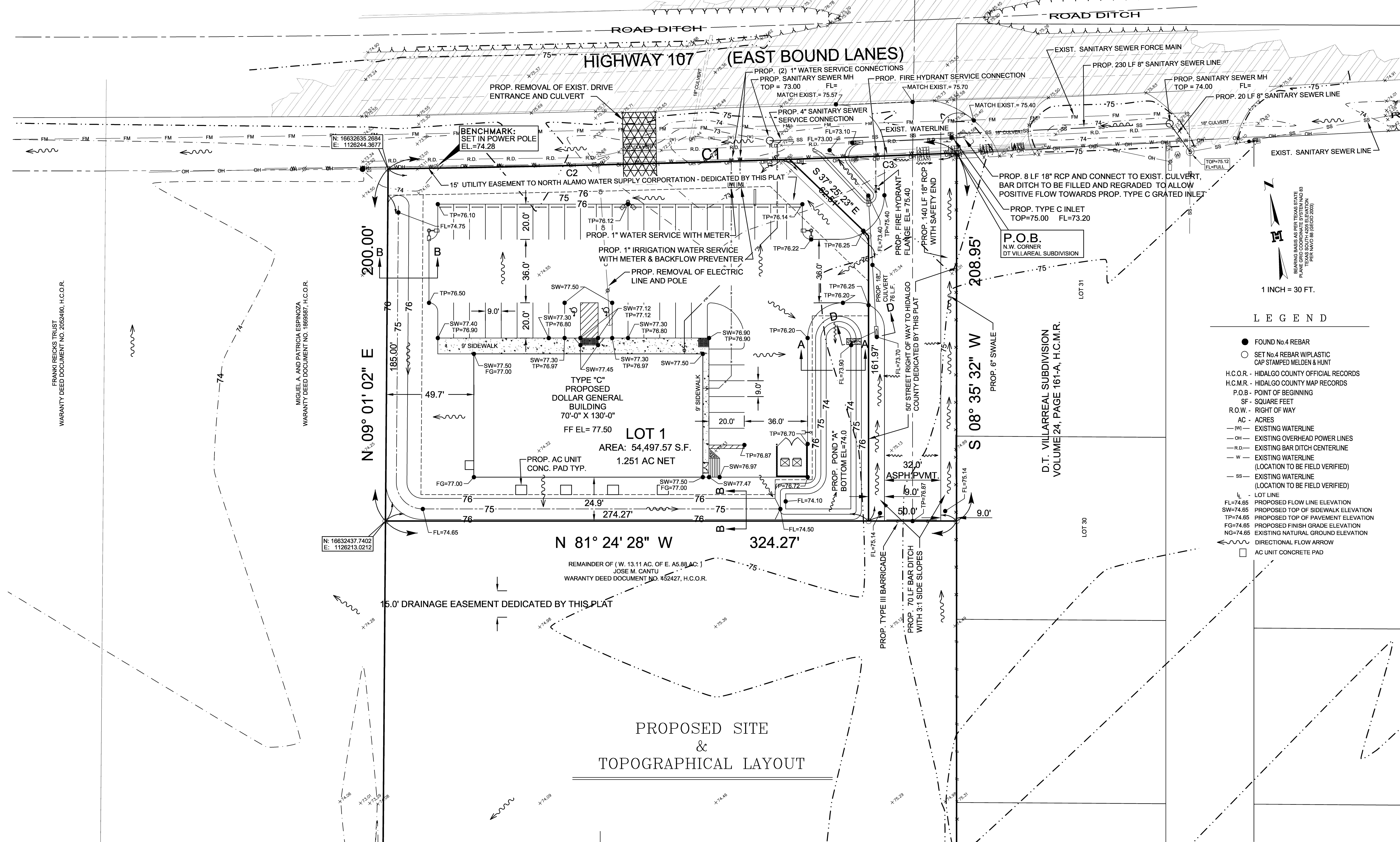
DETENTION AREA CROSS-SECTION A-A  
NORTH SIDE ( 5,017 C.F. CAPACITY)

N.T.S.

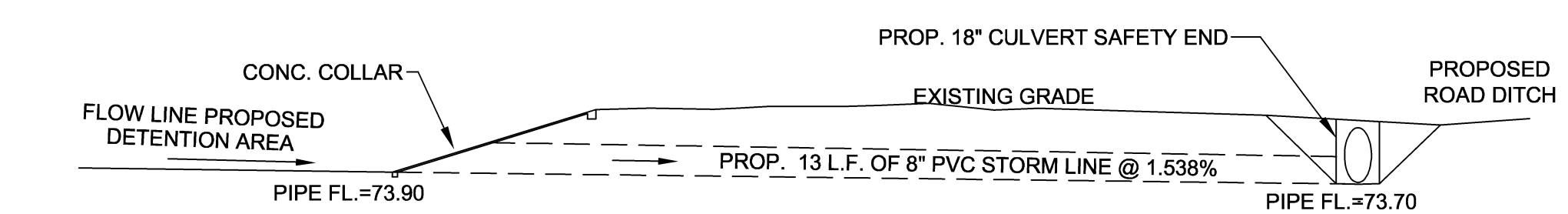


DETENTION AREA CROSS-SECTION B-B  
NORTH SIDE ( 2,214 C.F. CAPACITY)

N.T.S.



TYPICAL PAVING SECTION



PROP. 8-INCH PIPE CROSS-SECTION D-D

N.T.S.

LEGEND

- FOUND No. 4 REBAR
- SET No. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- P.O.B. - POINT OF BEGINNING
- SF - SQUARE FEET
- R.O.W. - RIGHT OF WAY
- AC - ACRES
- (W)— EXISTING WATERLINE
- (OH)— EXISTING OVERHEAD POWER LINES
- (R.D.)— EXISTING BAR DITCH CENTERLINE
- (W)— EXISTING WATERLINE (LOCATION TO BE FIELD VERIFIED)
- (SS)— EXISTING WATERLINE (LOCATION TO BE FIELD VERIFIED)
- (L)— LOT LINE
- FL=74.65 PROPOSED FLOW LINE ELEVATION
- SW=74.65 PROPOSED TOP OF SIDEWALK ELEVATION
- TP=74.65 PROPOSED TOP OF PAVEMENT ELEVATION
- FG=74.65 PROPOSED FINISH GRADE ELEVATION
- NG=74.65 EXISTING NATURAL GROUND ELEVATION
- DIRECTIONAL FLOW ARROW
- AC UNIT CONCRETE PAD

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED
1.	2 OF 3	DRIVE WIDTH/BAR DITCH	10-3-13	K.H.V.

DRAWN BY: CLEMENTE MENA DATE: 10-06-2013  
 SURVEY, CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

MBE FIRM # F-1435  
**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE EDINBURG, TX 77541  
 PH: (956) 381-0981 FAX: (956) 487-8266  
 227 N. F.M. 3167 ROSSDALE, TX 75082  
 PH: (956) 487-8266 FAX: (956) 488-8591  
 ESTABLISHED 1947 www.meldenandhunt.com