



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T. J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 05-05-2015

PROPOSED CORDOBA HEIGHTS SUBDIVISION, PRECINCT No. 1.

ENGINEER: KK ENGINEERING DEVELOPER: KYNDEL W. BENNETT

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 94  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: NORTH AND SOUTH OF FERGUSON ROAD APPROXIMATELY ¾ MILE EAST OF VAL VERDE ROAD FM 1423

SUBDIVISION LIES WITHIN THE:  ETJ of DONNA and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-25-2015 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: WILL BE PROVIDED BY A STORM DRAINAGE PIPE SYSTEM TO PROPOSED REGIONAL DETENTION PONDS LOCATED ON THE NORTH AND SOUTH SIDE OF THIS SUBDIVISION. THE REGIONAL DETENTION PONDS WILL THEN DISCHARGE TO EXISTING DONNA IRRIGATION DISTRICT H.C. NO. 1 DRAINAGE DITCHES.

ROAD R.O.W. DEDICATION: 40.00 FEET TO FERGUSON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-28-2015 By, ROY GONZALEZ PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 04-16-2015 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ANGEL GONZALEZ

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: NORTHSIDE OF FERGUSON ROAD

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 01-26-2015: By MARTIN RAMIREZ Environmental Compliance Coordinator

**LARGE CONSTRUCTION**

*The applicant has submitted the required NOI 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 COMMISSIONERS COURT ON: \_\_\_\_\_

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

**Final Approval** subject to recommendations 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.*

METES AND BOUNDS

A TRACT OF LAND CONTAINING 60.00 ACRES OF LAND, SITUATED IN THE CITY OF DONNA, 2 MILE ETU HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 196, AND ALL OF BLOCK 193, KHALBERT SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 35, M.R., AND SAID 60.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON AN IRON ROD SET ON THE SOUTHWEST CORNER OF BLOCK 196, FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING;

THENCE, N 00 32' 43" W, ALONG THE WEST LINE OF SAID BLOCK 196, AT A DISTANCE OF 1320.00 FEET PASS AN IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF FERROUSION ROAD, RECORDED IN VOLUME 1, PAGE 35, M.R., CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE NORTHWEST CORNER OF SAID BLOCK 196, THE SOUTHWEST CORNER OF SAID BLOCK 193 AND IN THE RIGHT-OF-WAY OF SAID FERROUSION ROAD, FOR A CORNER OF THIS TRACT;

THENCE, N 00 32' 43" W, ALONG THE WEST LINE OF SAID BLOCK 193, AT A DISTANCE OF 20.00 FEET PASS AN IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID FERROUSION ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 193, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, N 89 27' 17" E, ALONG THE NORTH LINE OF SAID BLOCK 193, AT A DISTANCE OF 1320.00 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 193, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 00 32' 43" E, ALONG THE EAST LINE OF SAID BLOCK 193, AT A DISTANCE OF 1320.00 FEET PASS AN IRON ROD SET ON THE NORTH RIGHT-OF-WAY LINE OF SAID FERROUSION ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO AN IRON ROD SET IN THE RIGHT-OF-WAY OF SAID FERROUSION ROAD AND THE SOUTHEAST CORNER OF SAID BLOCK 193, FOR THE MOST NORTHERLY SOUTHEAST CORNER OF THIS TRACT;

THENCE, S 89 27' 17" W, ALONG THE NORTH LINE OF SAID BLOCK 196, THE SOUTH LINE OF SAID BLOCK 193 AND THE RIGHT-OF-WAY OF SAID FERROUSION ROAD, A DISTANCE OF 660.00 FEET TO AN IRON ROD FOUND ON THE NORTHWEST CORNER OF A TRACT OF LAND DECEDED TO HERMAN E. RODRIGUEZ, RECORDED IN VOLUME 1337, PAGE 633, D.R., FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, S 00 32' 43" E, ALONG THE WEST LINE OF SAID RODRIGUEZ TRACT OF LAND, AT A DISTANCE OF 20.00 FEET PASS AN IRON ROD SET ON THE SOUTH RIGHT-OF-WAY LINE OF SAID FERROUSION ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO AN IRON ROD SET ON THE SOUTHWEST CORNER OF SAID RODRIGUEZ TRACT OF LAND AND THE SOUTH LINE OF SAID BLOCK 196, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT;

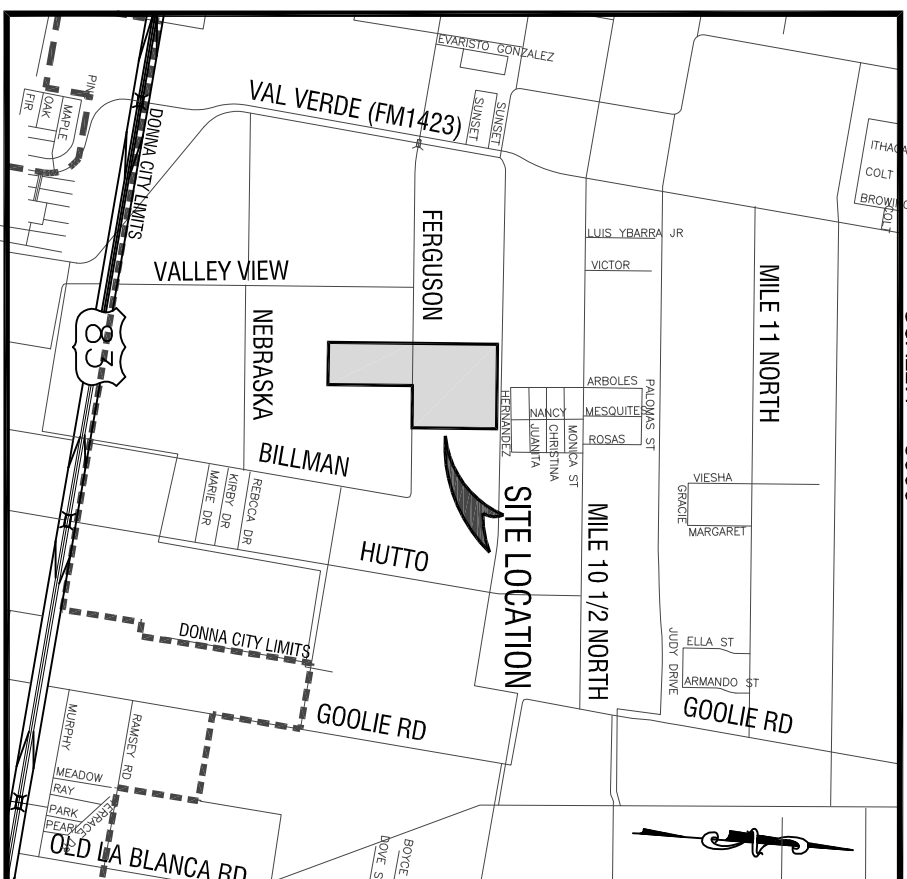
THENCE, S 89 27' 17" W, ALONG THE SOUTH LINE OF SAID BLOCK 196, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, CONTAINING 60.00 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS  
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CORDOBA HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

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



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL  
CORDOBA HEIGHTS IS LOCATED ON BOTH THE NORTH AND THE SOUTH SIDES OF FERROUSION ROAD, APPROXIMATELY 3/4 MILES EAST OF VAL VERDE ROAD (FM 1423). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA (POPULATION 1,000) WHICH IS LOCATED TO THE WEST OF THE EXTRATERRITORIAL JURISDICTION LINES WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF DONNA UNDER LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 1.

K K Engineering Consultant  
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
410 E. DOVE (TRM) REGISTRATION #1-13349  
P.O. BOX 3422 WAILEN, TEXAS 78802  
(956) 630-2125 FAX (956) 630-2119

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 lay therefor water, operate, inspect, repair and maintain, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an easement in the above-described lands for the purpose of installing and maintaining the water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_ day of \_\_\_\_\_ 201\_\_.



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



REGISTERED PROFESSIONAL ENGINEER  
No. 57767 STATE OF TEXAS

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

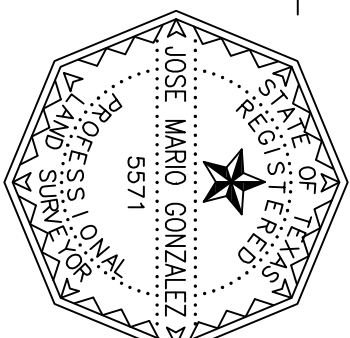
I, KAMBIZ S. KHADEMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_

REGISTERED PROFESSIONAL SURVEYOR  
No. 5521 STATE OF TEXAS



INDEX TO SHEETS OF AS CORDOBA HEIGHTS SUBDIVISION

SHEET 1	HEADINGS, INDEX, LOCATION MAP, AND ETJ, PRINCIPAL CONTACTS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND CERTIFICATION OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PRODUCT IS SUBJECT, HICD, NO. 1 CERTIFICATION, DONNA IRRIGATION DISTRICT AND HED, RESERVATION NOTES.
SHEET 2	PLAT WITH LOT STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION, AND ENGINEER'S CERTIFICATION.
SHEET 3	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND CERTIFICATION, AND ATTESTATION, OFFSIDE WATER LINE DESIGN.
SHEET 4	MAP OF TOPOGRAPHY AND PAVING AND DRAINAGE, AND ENGINEER'S CERTIFICATION AND HOW IT WILL SERVE THIS DEVELOPMENT.
SHEET 5	PAVING AND DRAINAGE CONSTRUCTION DETAIL AND TYPICAL WATER DISTRIBUTION SERVICE CONNECTION DETAIL.

LEGEND

△	C.P.S. FOUND
●	1/2" I.R. SET
○	1/2" IRON ROD FOUND

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE 2' ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR CONSTRUCTION OF SIDEWALKS, DRIVEWAYS AND POSSIBLE 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.

2. FLOOD ZONES STATEMENTS:  
ZONE "C" - AREAS OF MINIMUM FLOODING (NO SHADING)  
ZONE "X" - AREAS OF MINIMUM FLOODING (NO SHADING)  
COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.

3. SETBACKS:  
FRONT: 25.00 FEET  
REAR: 15.00 FEET IF FRONTING FERROUSION RD  
CORNER SIDE: 15.00 FEET AND 20.00 FEET FOR LOT 1, 37, 38, 70, 71 AND 94  
GARAGE FRONT: 18.00 FEET  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE SPACED FROM ALL DEEDS AND CONTRACTS FOR DEEDS AND CONTRACTS THROUGH 93. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY THE LOT.

5. CORNER MARKERS CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD, 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "NO DELTA SURVEYING" HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

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

- >B.M. NO. 1--ELEV. 88.28 (NAD 1988) TOP OF SPINDLE LOCATED ON THE CENTER LINE OF FERROUSION ROAD ON THE WEST LINE OF THIS SUBDIVISION DEVELOPMENT.
- >B.M. NO. 2--ELEV. 82.80 (NAD 1988) TOP OF TYPE "X" INLET LOCATED ON THE NORTHEAST CORNER OF LOT 27. REFER TO PLAT
- >B.M. NO. 3--ELEV. 86.95 (NAD 1988) TOP OF TYPE "X" INLET LOCATED ON THE NORTHWEST CORNER OF LOT 59. REFER TO PLAT

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DESIGN AND INSTALL A DRAINAGE SYSTEM TO SERVE THE ENTIRE DEVELOPMENT. THE DRAINAGE SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR STORM SEWER IMPROVEMENTS).

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

9. 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.

10. 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 OCCUPING AN EASEMENT.

11. ANY 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. IN THE SAME APPLICATION FOR CONSTRUCTION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE DEVELOPER SHALL BE REQUIRED TO OBTAIN CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH FAVORABLE 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 EXCEPTS 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 DRAIN FIELD SYSTEM.

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

13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

14. KYNDEL W. BENNETT, THE OWNER & SUBDIVIDER OF CORDOBA HEIGHTS SUBDIVISION, REMAINS A BARRER DRAINAGE (P) ON EACH LOT FOR THE PURPOSE OF INSTALLING ANY APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.3 OF THIS PLAT.

15. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

16. LOTS 1, 37, 38, 70, 71, AND 94 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO FERROUSION ROAD, UNLESS UTILIZED FOR COMMERCIAL USE. IF THE ABOVE-MENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE THE LOT OWNER SHALL BE REQUIRED TO INSTALL A BUFFER FENCE TO SEPARATE THE LOT FROM FERROUSION ROAD. THE BUFFER FENCE SHALL BE INSTALLED IN ACCORDANCE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT SITE PLAN REVIEW AS PER PLAT NOTE NO.11.

17. REGIONAL DRAINAGE FACILITY (RDF) FOR THIS DEVELOPMENT SHALL BE DEDICATED TO HIGHWAY 37 AND HEAD NO. 1 SPECIFICATION. HEAD NO. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID RDF. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE RDF EASEMENT.

18. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

19. 4" CITY STANDARD SIDEWALK MUST BE PROVIDED BY LOT OWNER AT THE TIME OF BUILDING PERMIT AS REQUIRED BY THE CITY.  
20. DEVELOPER MUST INSTALL STREET LIGHTINGS AS PART OF THE SUBDIVISION DEVELOPMENT, AT THIS TIME AS REQUIRED BY THE CITY.

PLAT  
OF  
CORDOBA HEIGHTS  
SUBDIVISION

60.00 ACRES OF LAND, SITUATED IN THE HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 196, AND ALL OF BLOCK 193, HILL-HALBERT SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 35, M.R.,  
PREPARED BY: K K ENGINEERING CONSULTANT  
DATE: JANUARY, 2015

STATE OF TEXAS COUNTY OF HIDALGO  
OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION  
CORDOBA HEIGHTS, ROY, L.P., AS OWNER OF THE 60.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CORDOBA HEIGHTS SUBDIVISION HEREBY SUBDUVE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

OWNER:  
CORDOBA HEIGHTS, ROY, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY: KRIJ ROY, L.L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER  
PR. KYNDEL W. BENNETT, PRESIDENT  
P.O. BOX 365  
LA BLANCA, TX 78658

DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYNDEL W. BENNETT, WHOSE NAME AND ADDRESS ARE SET FORTH IN THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY \_\_\_\_\_ 201\_\_

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

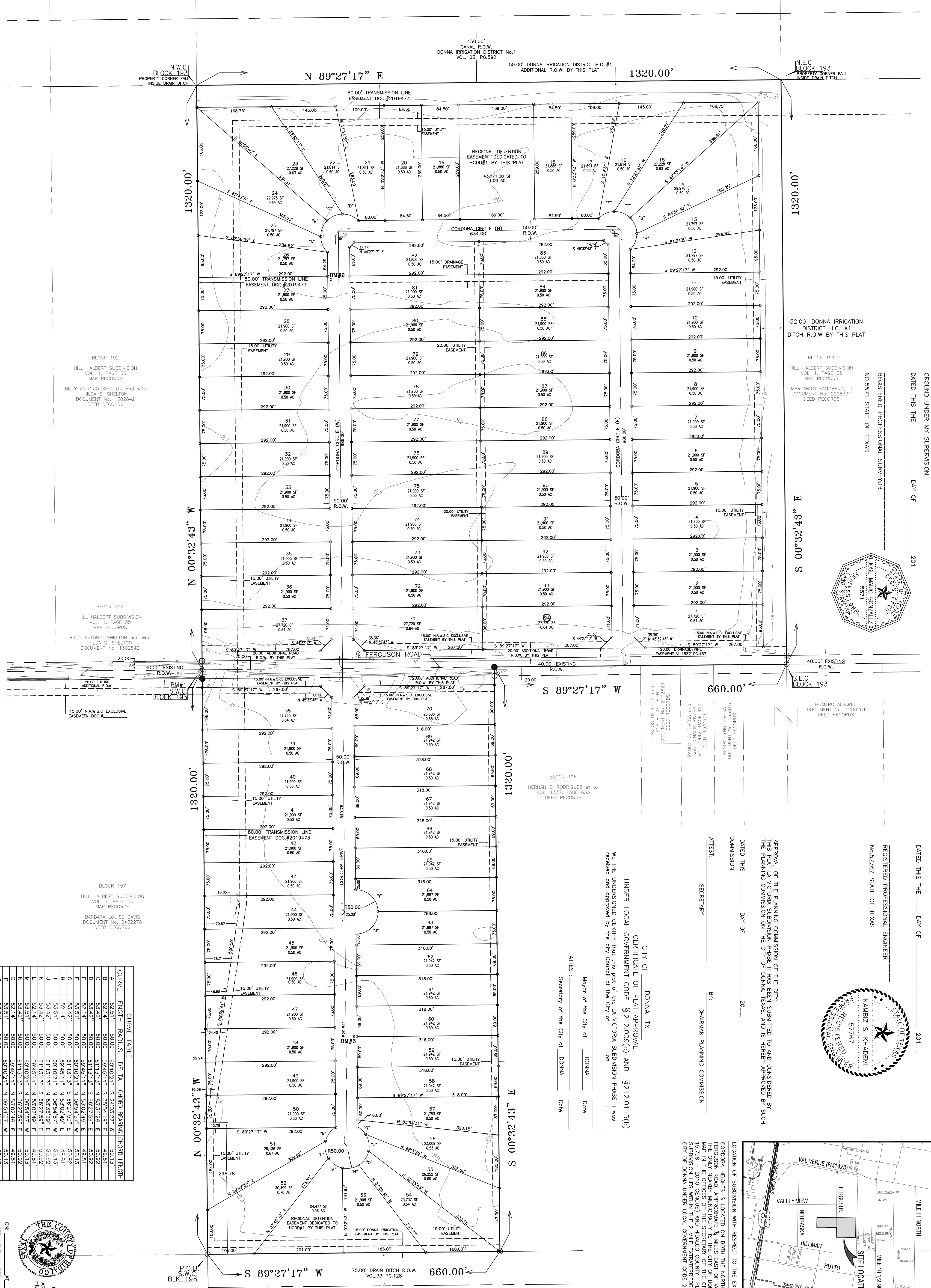
THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT No. 1 ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_

ATTEST \_\_\_\_\_ SECRETARY

HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
BY: \_\_\_\_\_

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL  
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CORDOBA HEIGHTS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_



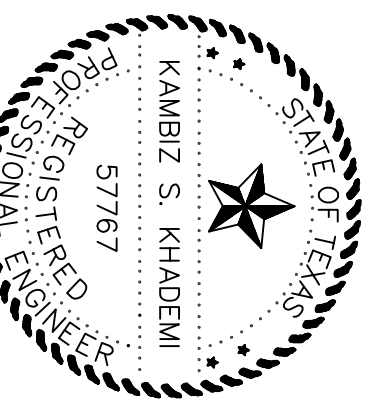
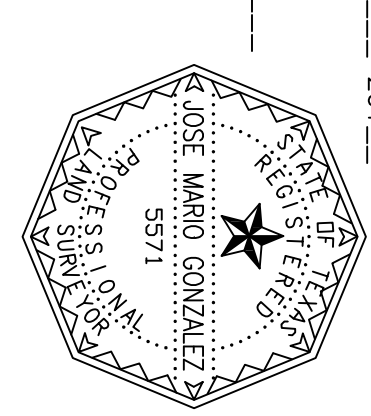
BLOCK 192  
HILL HALBERT SUBDIVISION  
VOL. 1, PAGE 35  
MAP RECORDS  
BILLY ANTONIO SHELTON and wife  
HILDA S. SHELTON  
DOCUMENT No. 1302842  
DEED RECORDS

BLOCK 192  
HILL HALBERT SUBDIVISION  
VOL. 1, PAGE 35  
MAP RECORDS  
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BLOCK 197  
HILL HALBERT SUBDIVISION  
VOL. 1, PAGE 35  
MAP RECORDS  
BARBARA LOUISE DAVIS  
DOCUMENT No. 2432276  
DEED RECORDS

BLOCK 194  
HILL HALBERT SUBDIVISION  
VOL. 1, PAGE 35  
MAP RECORDS  
MARGARITO ZAMORANO, III  
DOCUMENT No. 2228331  
DEED RECORDS

BLOCK 196  
HERNAN E. RODRIGUEZ et ux  
VOL. 1337, PAGE 6.53  
DEED RECORDS



STATE OF TEXAS  
COUNTY OF HIDALGO  
I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY AND DESCRIPTION OF THE CORDOBA HEIGHTS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.  
DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011

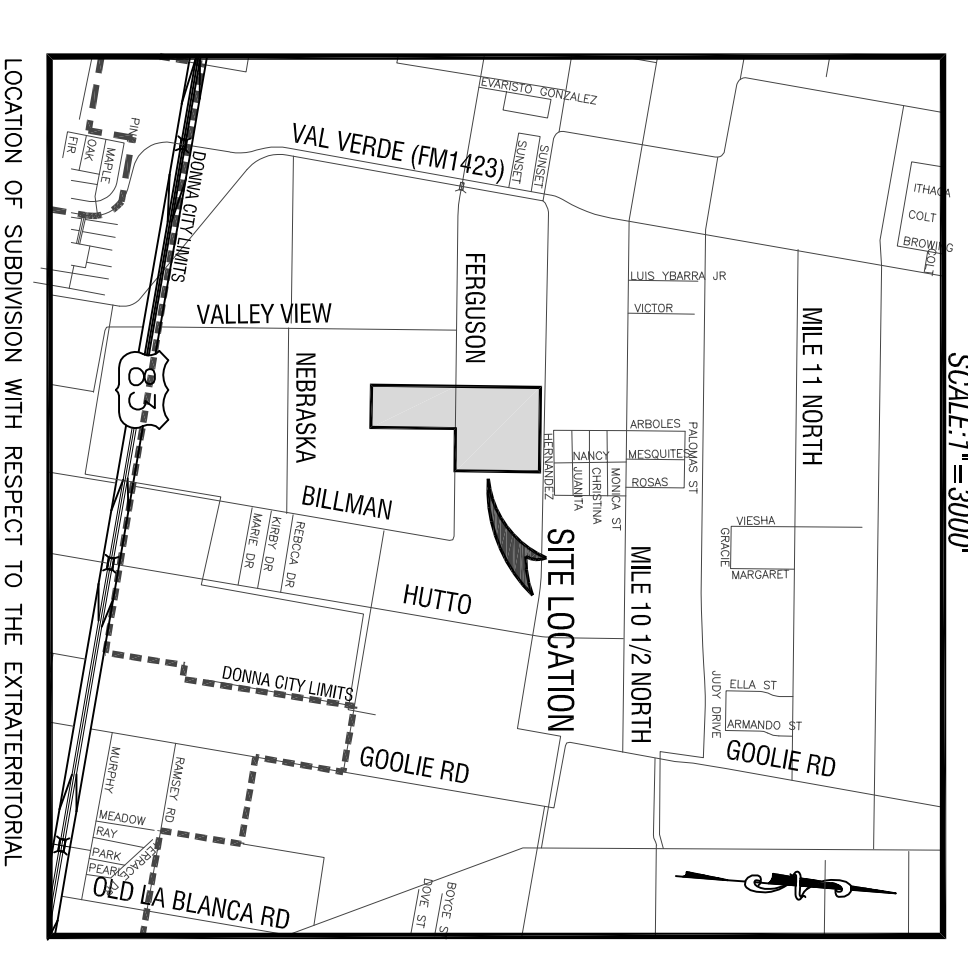
STATE OF TEXAS  
COUNTY OF HIDALGO  
I, KAMRIZ S. KHADEMI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.  
DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:  
THIS PLAT LA VICTORIA SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011

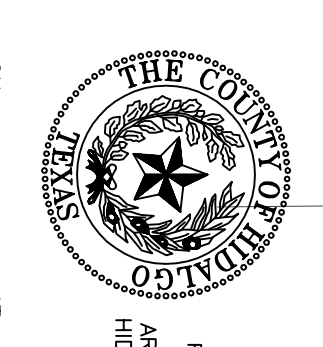
BY: CHAIRMAN PLANNING COMMISSION  
SECRETARY

CITY OF DONNA, TX  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.015(b)  
WE THE UNDERSIGNED CERTIFY that this plat of the LA VICTORIA SUBDIVISION PHASE II was prepared and approved by the City Council of the City of Donna, Texas, on \_\_\_\_\_, 2011.

Major of the City of Donna Date  
Secretary of the City of Donna Date



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
A	52.14'	50.00'	60°10'21\"	S 24°03'27\"	50.13'
B	52.14'	50.00'	60°10'21\"	S 35°54'19\"	49.81'
C	53.42'	50.00'	61°13'13\"	N 83°56'29\"	50.92'
D	53.42'	50.00'	61°13'13\"	S 69°27'59\"	50.92'
E	53.42'	50.00'	61°13'13\"	N 06°54'57\"	50.13'
F	53.42'	50.00'	61°13'13\"	S 66°27'59\"	50.13'
G	53.42'	50.00'	61°13'13\"	N 06°54'57\"	50.13'
H	53.42'	50.00'	61°13'13\"	S 53°02'49\"	49.81'
I	53.42'	50.00'	61°13'13\"	N 06°54'57\"	50.13'
J	53.42'	50.00'	61°13'13\"	N 83°56'29\"	50.92'
K	53.42'	50.00'	61°13'13\"	S 69°27'59\"	50.92'
L	53.42'	50.00'	61°13'13\"	N 06°54'57\"	50.13'
M	53.42'	50.00'	61°13'13\"	S 66°27'59\"	50.13'
N	53.42'	50.00'	61°13'13\"	N 06°54'57\"	50.13'
O	53.42'	50.00'	61°13'13\"	S 53°02'49\"	49.81'
P	53.42'	50.00'	61°13'13\"	N 06°54'57\"	50.13'
Q	53.42'	50.00'	61°13'13\"	S 24°03'27\"	50.13'

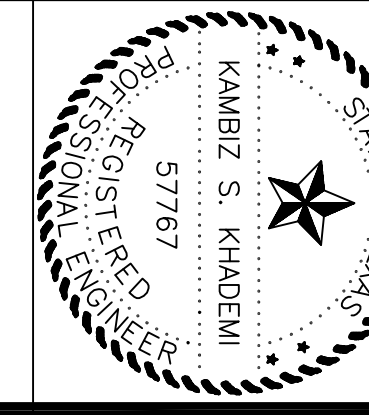


FILED FOR RECORD IN  
HIDALGO COUNTY CLERK  
OFFICE  
AT DONNA, TEXAS  
ON \_\_\_\_\_ AT \_\_\_\_\_ AM/P.M.  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

PLAT & LOT DESIGN  
CORDOBA HEIGHTS, L.P.  
60.00 ACRES OF LAND, SITUATED IN THE HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF BLOCK 196, AND ALL OF BLOCK 193 HILL-HALBERT SUBDIVISION, MAP REFERENCE: VOLUME 1, PAGE 35, M.R.,  
PREPARED BY: K K ENGINEERING CONSULTANT  
DATE: JANUARY, 2015

PLAT OF  
CORDOBA HEIGHTS  
SUBDIVISION

THE SEAL APPEARING ON THIS DOCUMENT WAS OBTAINED BY KAMRIZ S. KHADEMI, P.E. 57767 ALTERNATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

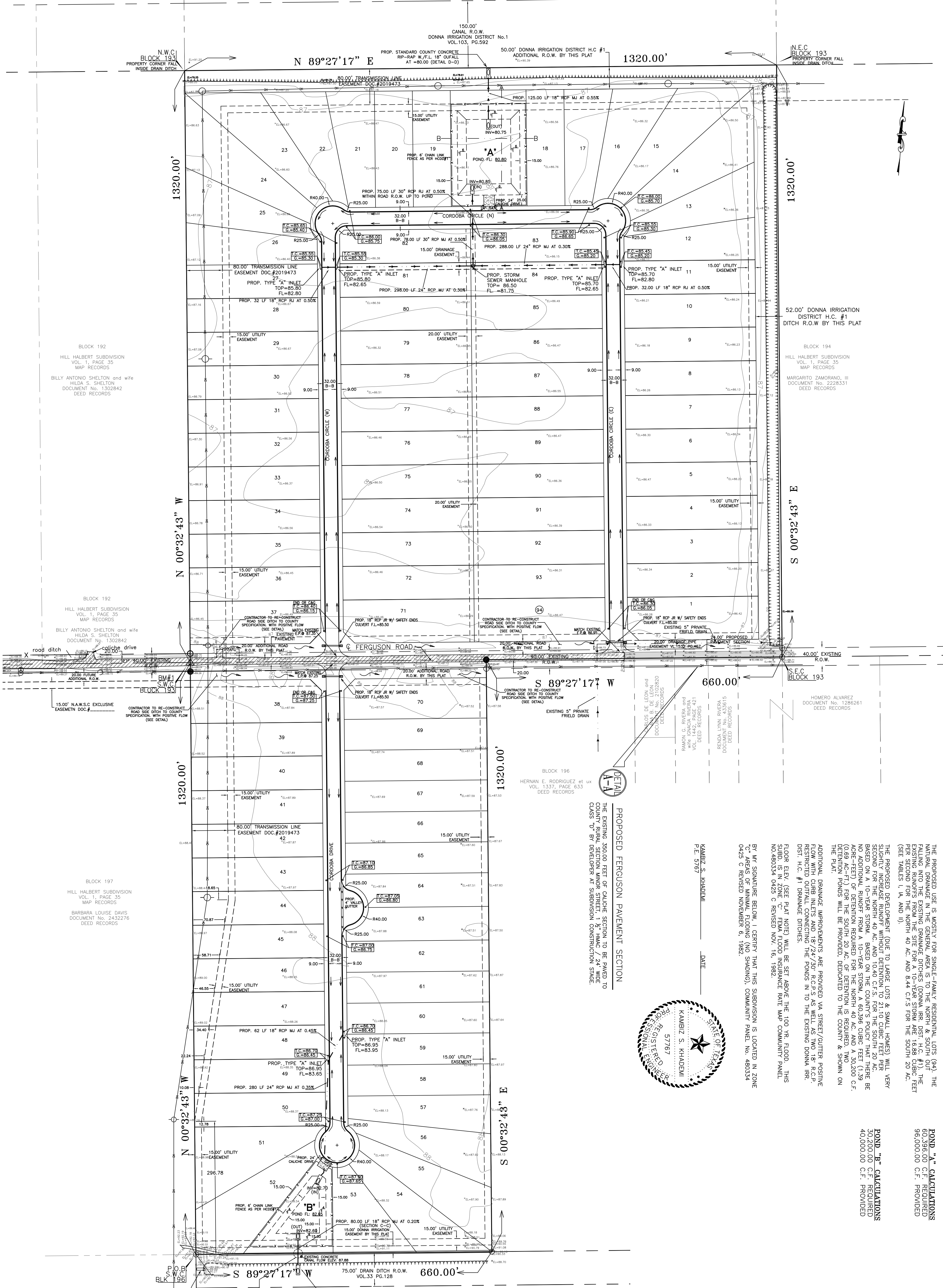


DRAWING DATE: JANUARY, 2015  
RELEASE DATE:  
DESIGNED BY: K.K.  
DRAWN BY: F.D.  
CHECKED BY: K.K.  
UPDATED DWG. BY:  
SCALE: 1" = 100'

REVISION \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_

**K K Engineering Consultant**  
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
(FIRM REGISTRATION #1-1334)  
410 E. DOVE  
P.O. BOX 3422  
MCALEEN, TEXAS 78502  
(956) 630-2125  
FAX (956) 630-2129





52.00' DONNA IRRIGATION DISTRICT H.C. #1 DITCH R.O.W BY THIS PLAT

BLOCK 194  
HILL HALBERT SUBDIVISION  
VOL. 1, PAGE 35  
MAP RECORDS  
MARGARITO ZAMORANO, III  
DOCUMENT No. 2228331  
DEED RECORDS

BLOCK 192  
HILL HALBERT SUBDIVISION  
VOL. 1, PAGE 35  
MAP RECORDS  
BILLY ANTONIO SHELTON and wife  
HILDA S. SHELTON  
DOCUMENT No. 1302842  
DEED RECORDS

BLOCK 192  
HILL HALBERT SUBDIVISION  
VOL. 1, PAGE 35  
MAP RECORDS  
BILLY ANTONIO SHELTON and wife  
HILDA S. SHELTON  
DOCUMENT No. 1302842  
DEED RECORDS

BLOCK 197  
HILL HALBERT SUBDIVISION  
VOL. 1, PAGE 35  
MAP RECORDS  
BARBARA LOUISE DAVIS  
DOCUMENT No. 2432276  
DEED RECORDS

BLOCK 196  
HERNAN E. RODRIGUEZ et ux  
VOL. 1337, PAGE 633  
DEED RECORDS

BLOCK 193  
HOMERO ALVAREZ  
DOCUMENT No. 1286261  
DEED RECORDS

**PROPOSED FERGUSON PAVEMENT SECTION**  
THE EXISTING 35.00 FEET OF CAUCHE SECTION TO BE PAVED TO CLASS "D" BY DEVELOPER AT SUBMISSION CONSTRUCTION STAGE



KAMRIZ S. KHADIMI  
P.E. 57767  
DATE \_\_\_\_\_

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION IS LOCATED IN ZONE C-2 AREAS OF MINIMAL FLOODING (NO SHADING), COMMUNITY PANEL NO. 480334 0423 C REVERSED NOVEMBER 6, 1992.

THE REFERENCED SUBDIVISION IS A 60-AC TRACT OF LAND, LOCATED ON THE BOTH SIDES OF FERGUSON ROAD APPROXIMATELY 1/4 MILE EAST OF WAL VERDE ROAD. THIS AREA IS IN 2 MILE E10 OF CITY OF DONNA.

THE PROPOSED USE IS MOSTLY FOR SINGLE-FAMILY RESIDENTIAL LOTS (G-1). THE NATURAL DRAINAGE IN THE GENERAL AREA IS TO THE NORTH & SOUTH OUT FALLING INTO THE EXISTING DRAINAGE DITCHES (DONNA IRR. DIST. H.C. #1). THE EXISTING RUNOFFS FROM THE SITE FOR A 10-YEAR STORM ARE 1688 CUBIC FEET PER SECOND FOR THE NORTH 40 AC. AND 844 C.F.S FOR THE SOUTH 20 AC. (SEE TABLES 1, 4, AND 10).

THE PROPOSED DEVELOPMENT (DUE TO LARGE LOTS & SMALL HOMES) WILL VERY SLIGHTLY INCREASE RUNOFF WITHOUT DETENTION TO 2110 CUBIC FEET PER SECOND FOR THE NORTH 40 AC. AND 1045 C.F.S FOR THE SOUTH 20 AC. THERE BE NO ADDITIONAL RUNOFF FROM A 10-YEAR STORM. A 60,396 CUBIC FEET (1.39 ACR-FEET) OF DETENTION REQUIRED FOR THE NORTH 40 AC. AND A 30,200 C.F. (0.69 AC-FT) FOR THE SOUTH 20 AC. OF DETENTION IS REQUIRED. TWO DETENTION PONDS WILL BE PROVIDED, DEDICATED TO THE COUNTY & SHOWN ON THE PLAT.

ADDITIONAL DRAINAGE IMPROVEMENTS ARE PROVIDED VIA STREET/GUTTER POSITIVE FLOW WITH CURB INLETS AND 18"/24" RCP'S AS WELL AS TWO 18" R.C.P. RESTRICTED OUTFALL CONNECTING THE PONDS IN TO THE EXISTING DONNA IRR. DIST. H.C. #1 DRAINAGE DITCHES.

FLOOD ELEV. (SEE PLAT NOTE) WILL BE SET ABOVE THE 100 YR. FLOOD. THIS SUBD. IS IN ZONE "C" FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.480334 0423 C REVERSED NOV. 16, 1992.

**POND "A" CALCULATIONS**  
60,396.00 C.F. REQUIRED  
96,000.00 C.F. PROVIDED

**POND "B" CALCULATIONS**  
50,200.00 C.F. REQUIRED  
40,000.00 C.F. PROVIDED

# PLAT OF CORDOBA HEIGHTS SUBDIVISION

EXISTING TOPO AND PROPOSED PAVING, STORM DRAINAGE AND DETENTION POND CORDOBA HEIGHTS, L.P.

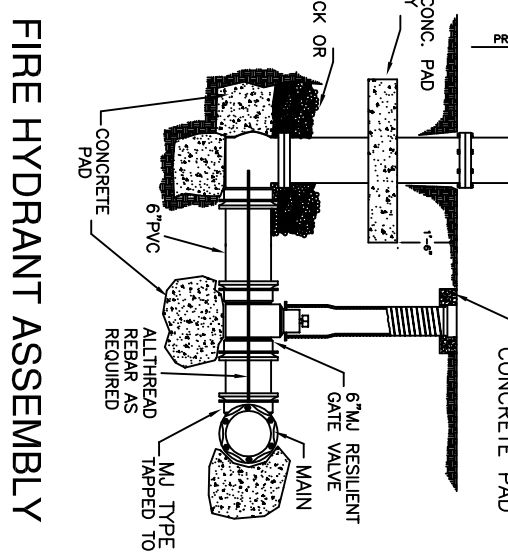
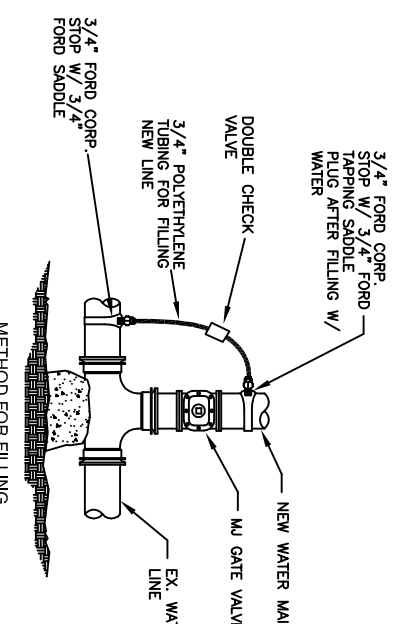
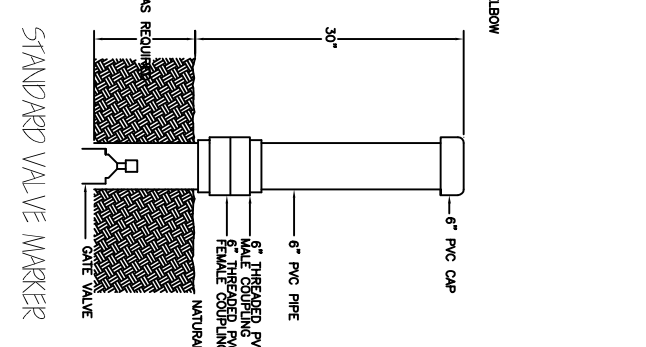
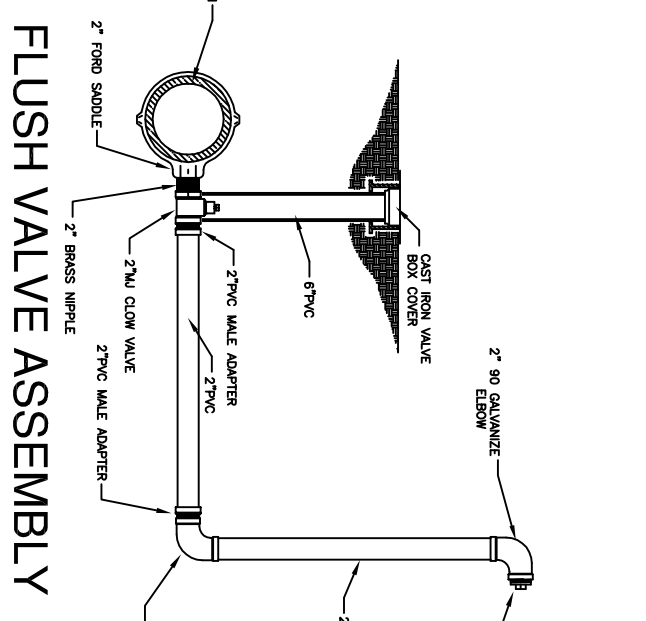
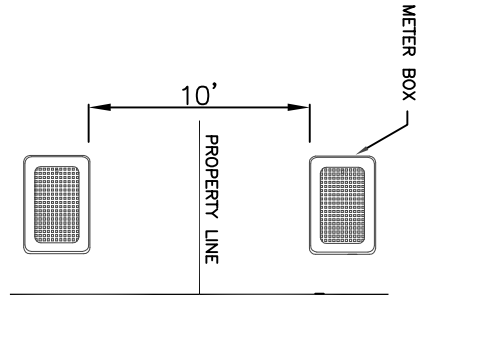
THE SEAL APPEARING ON THIS DOCUMENT WAS EXISTING ON JANUARY 2015 WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER TEXAS ENGINEERING PRACTICE LAW

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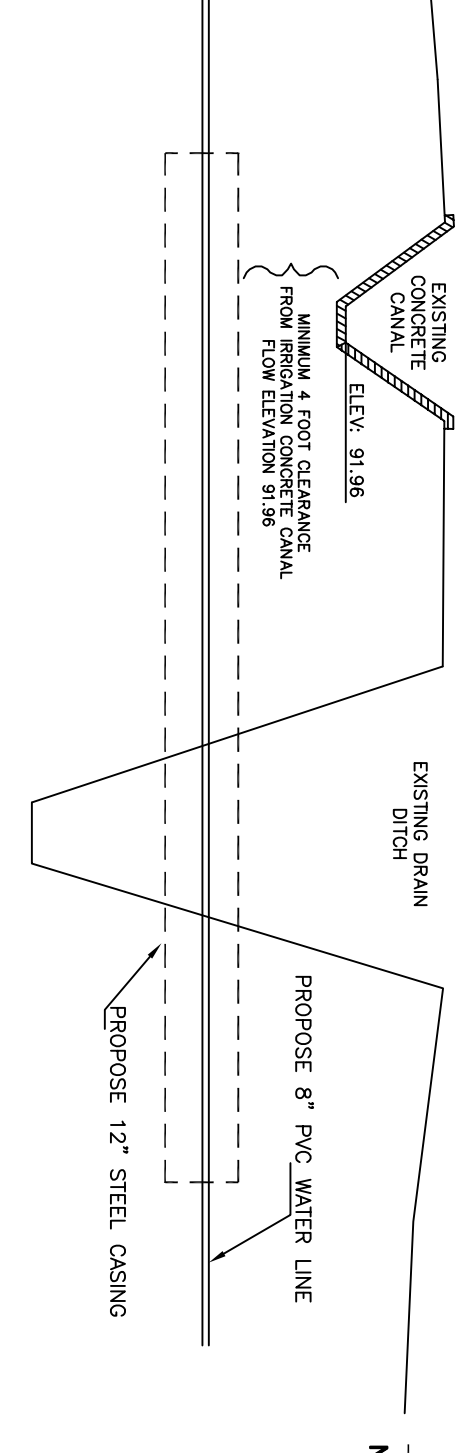
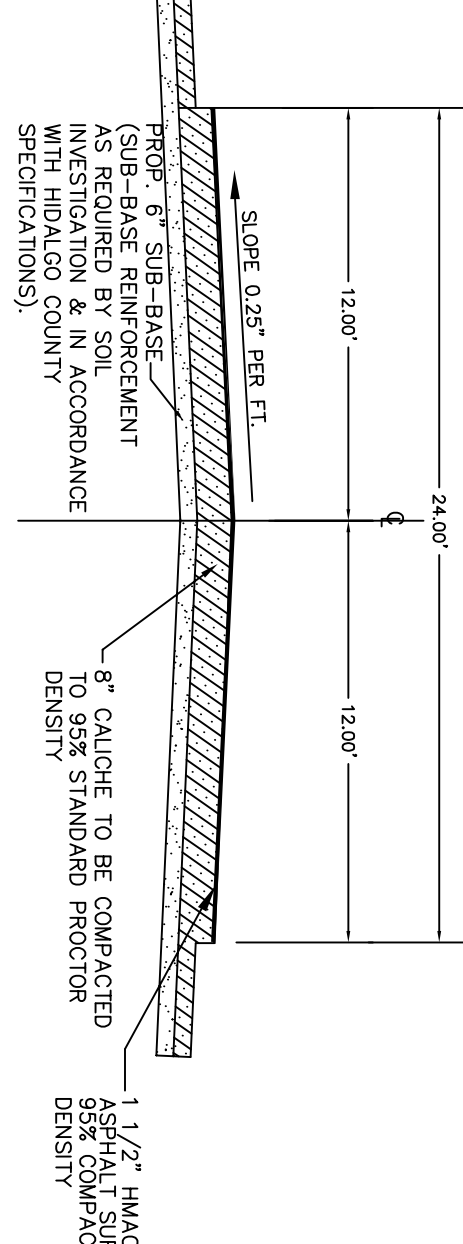
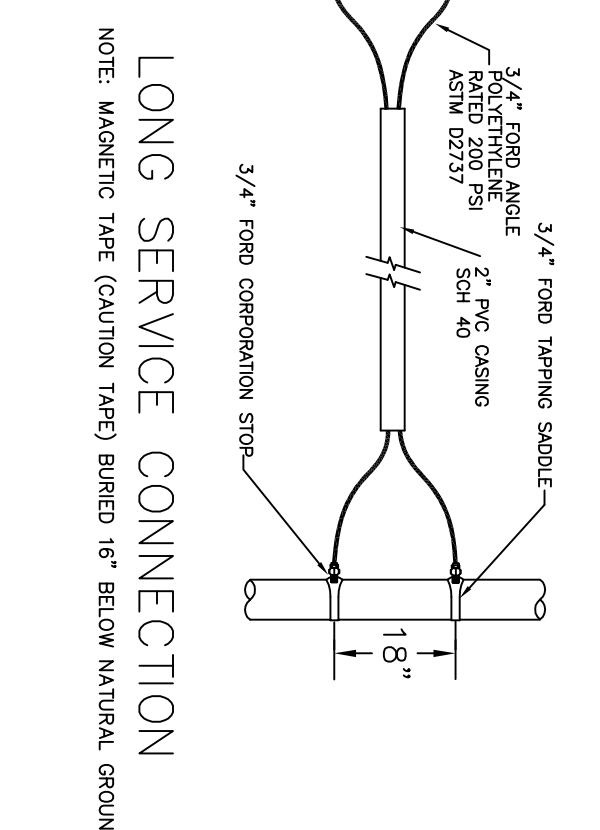
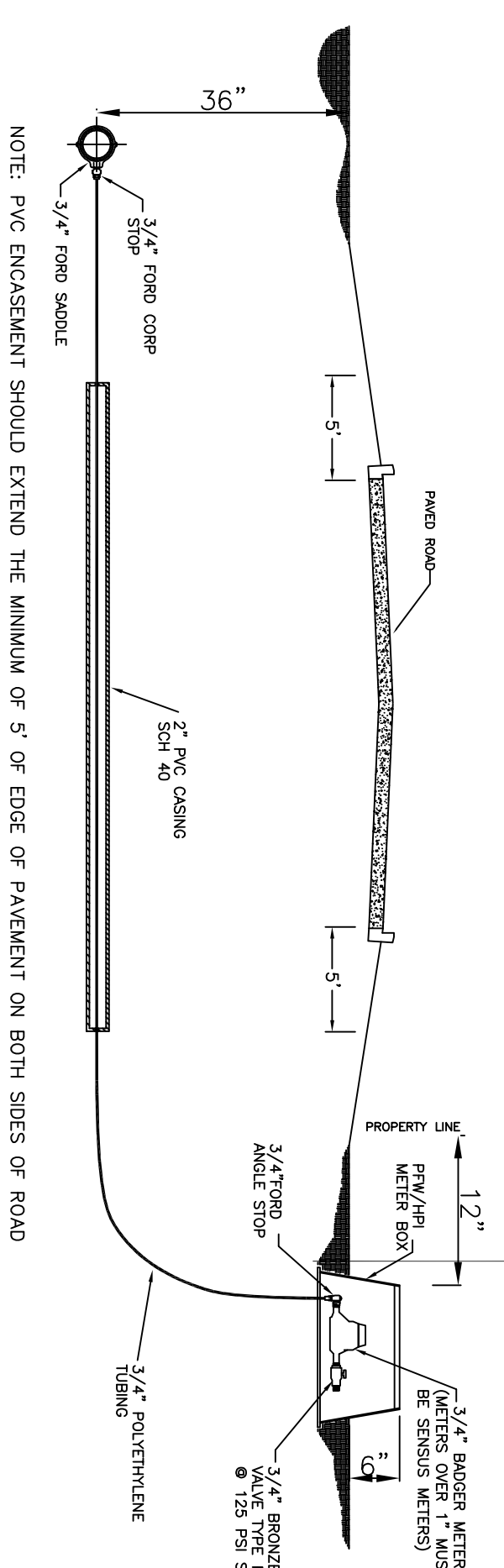
REVISION	DATE	BY

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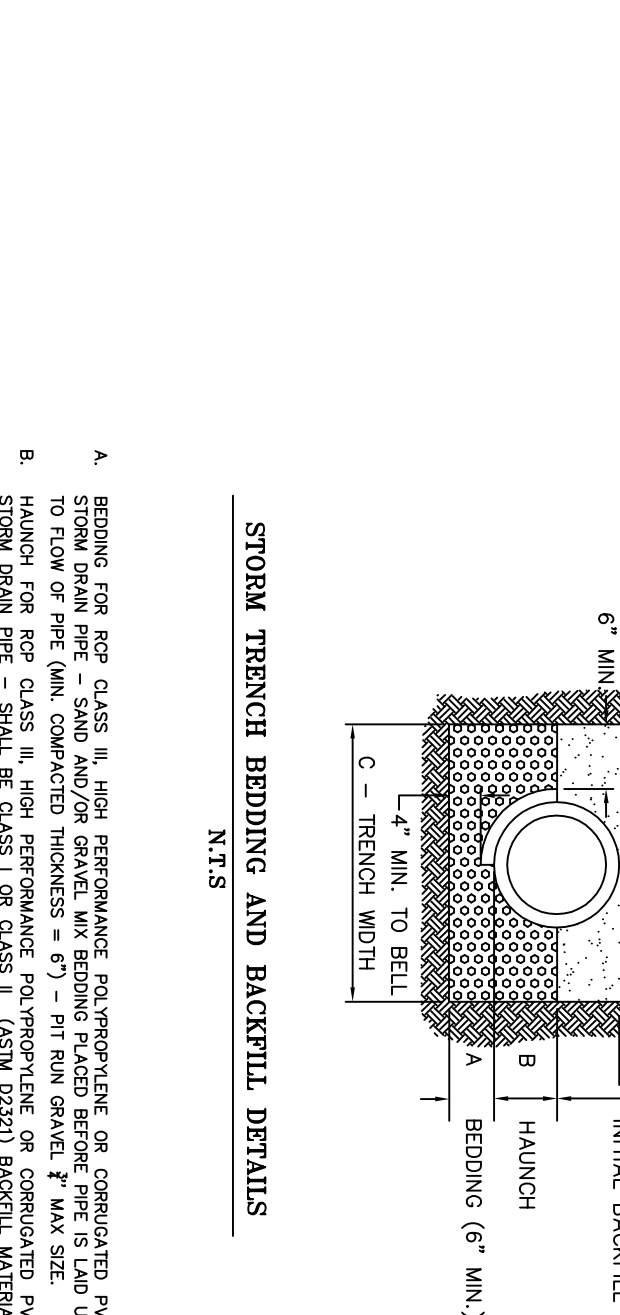
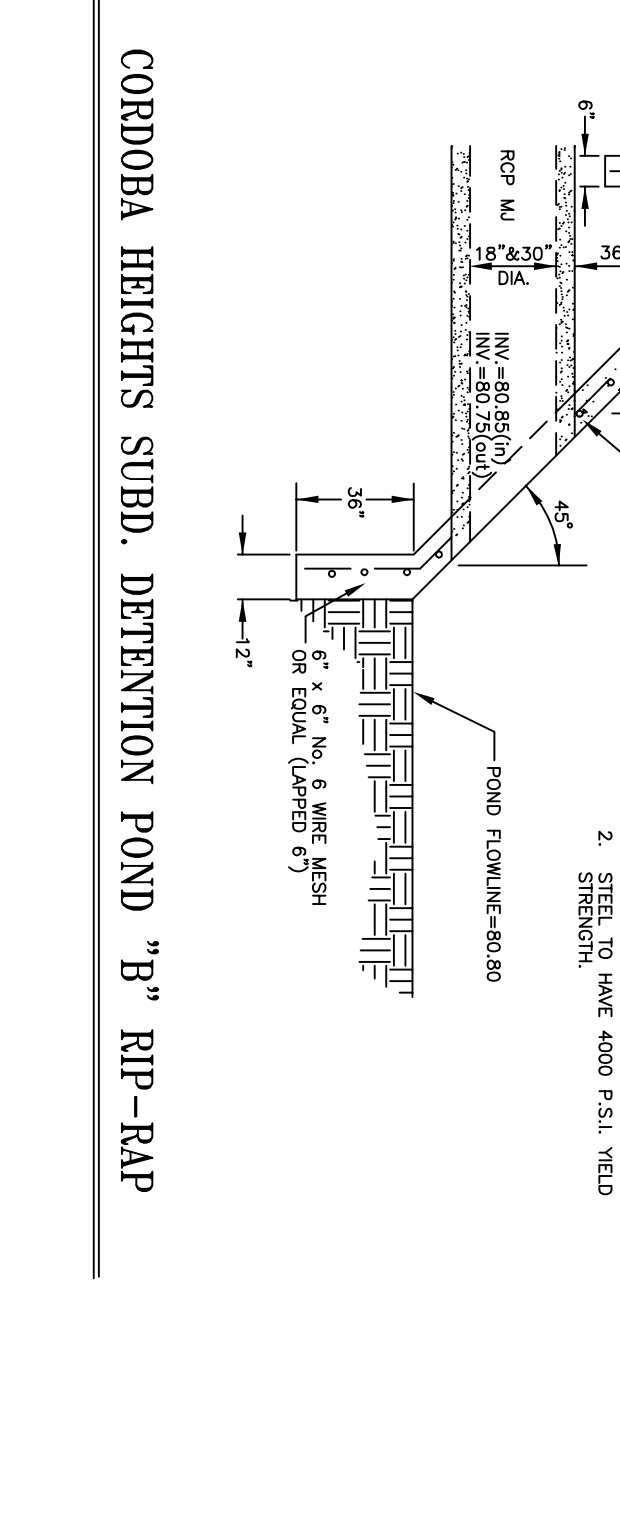
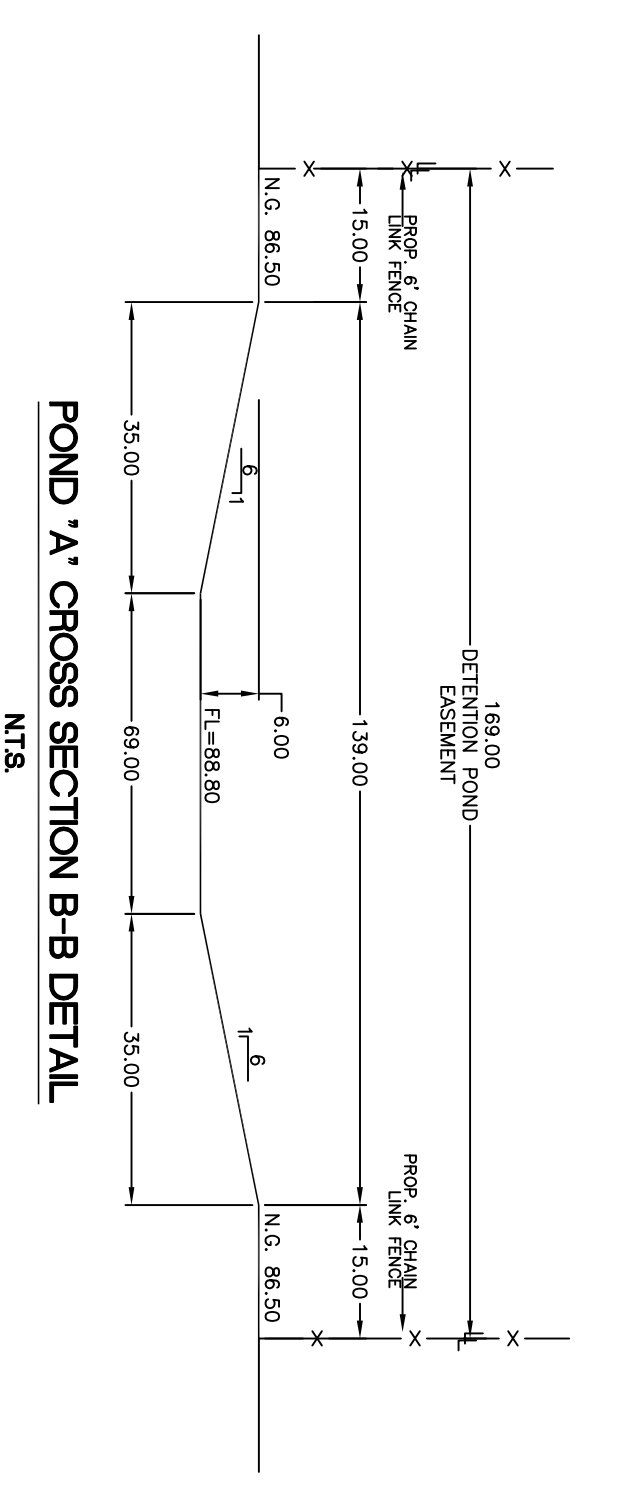
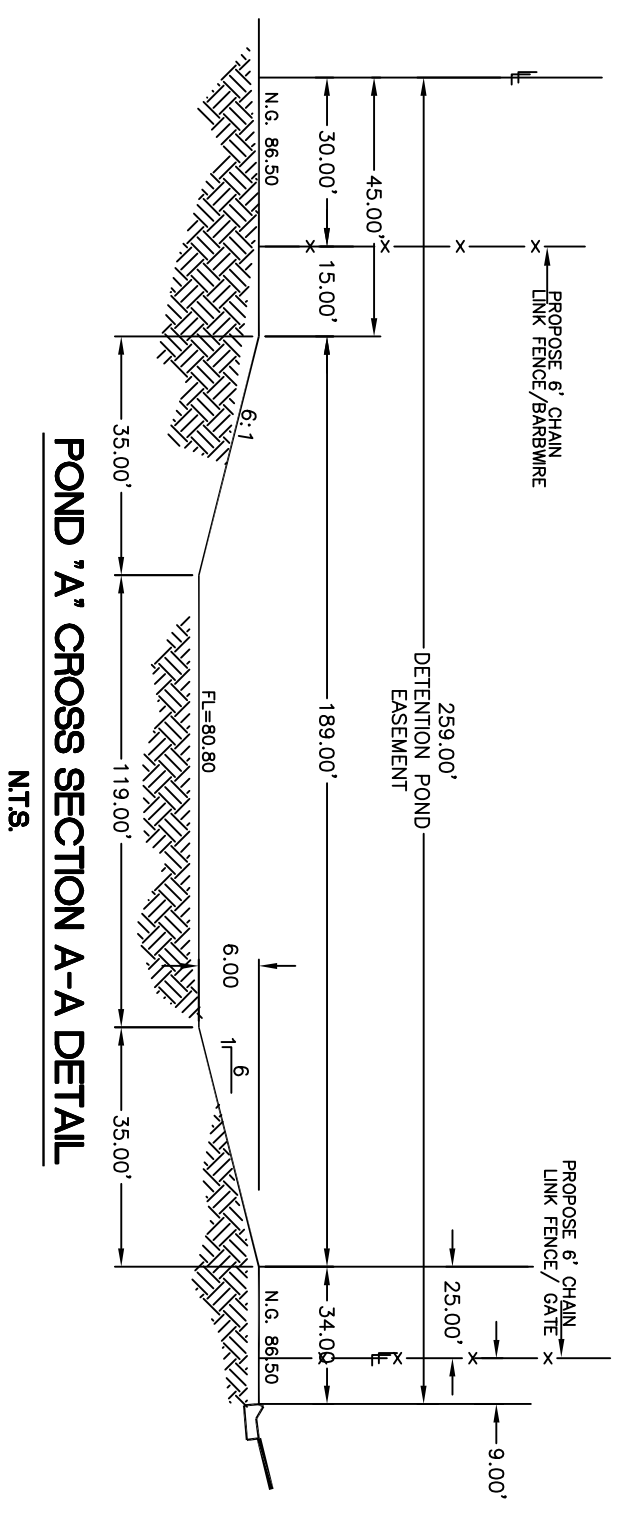


SHORT SERVICE CONNECTION



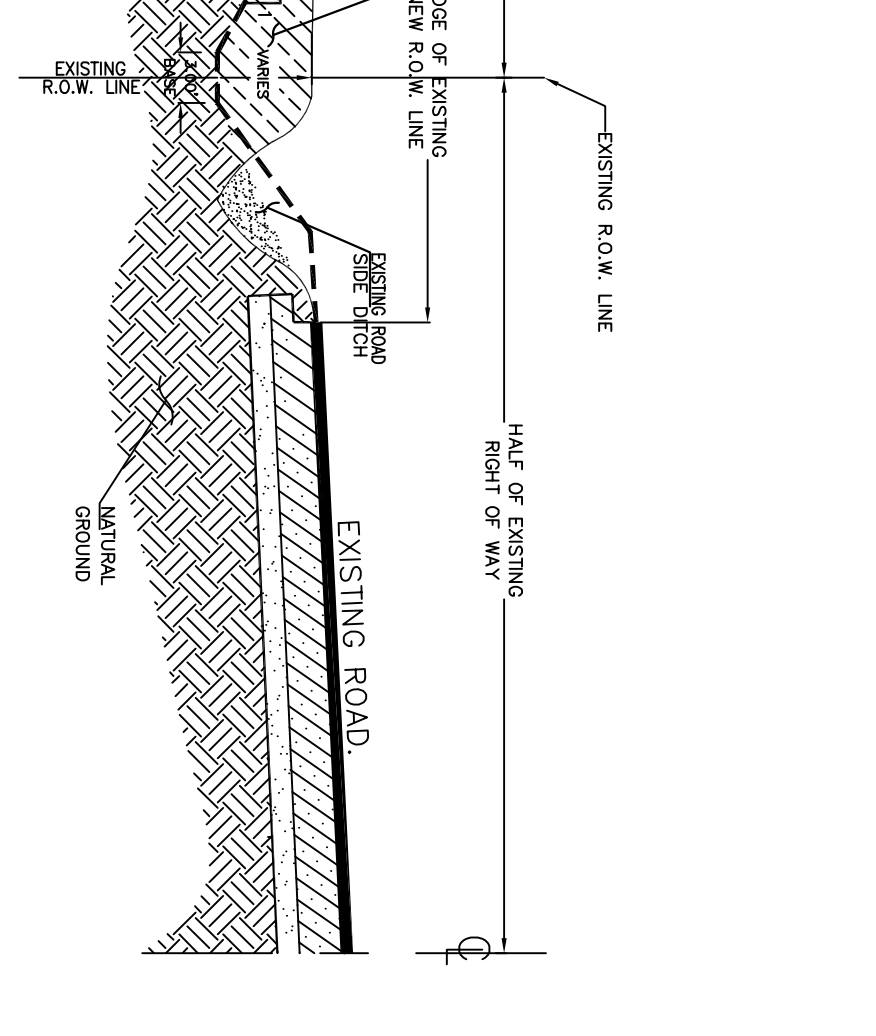
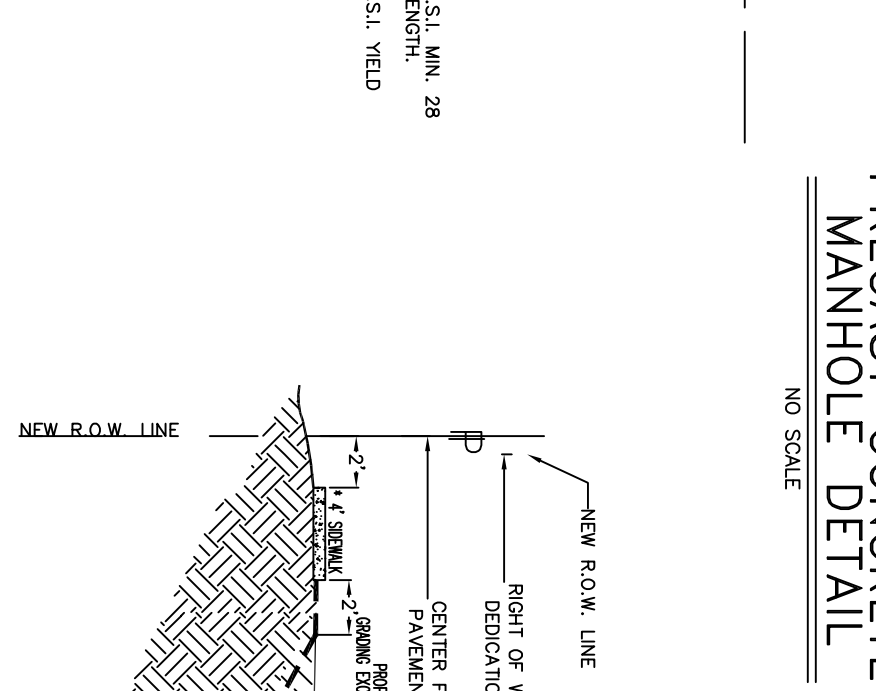
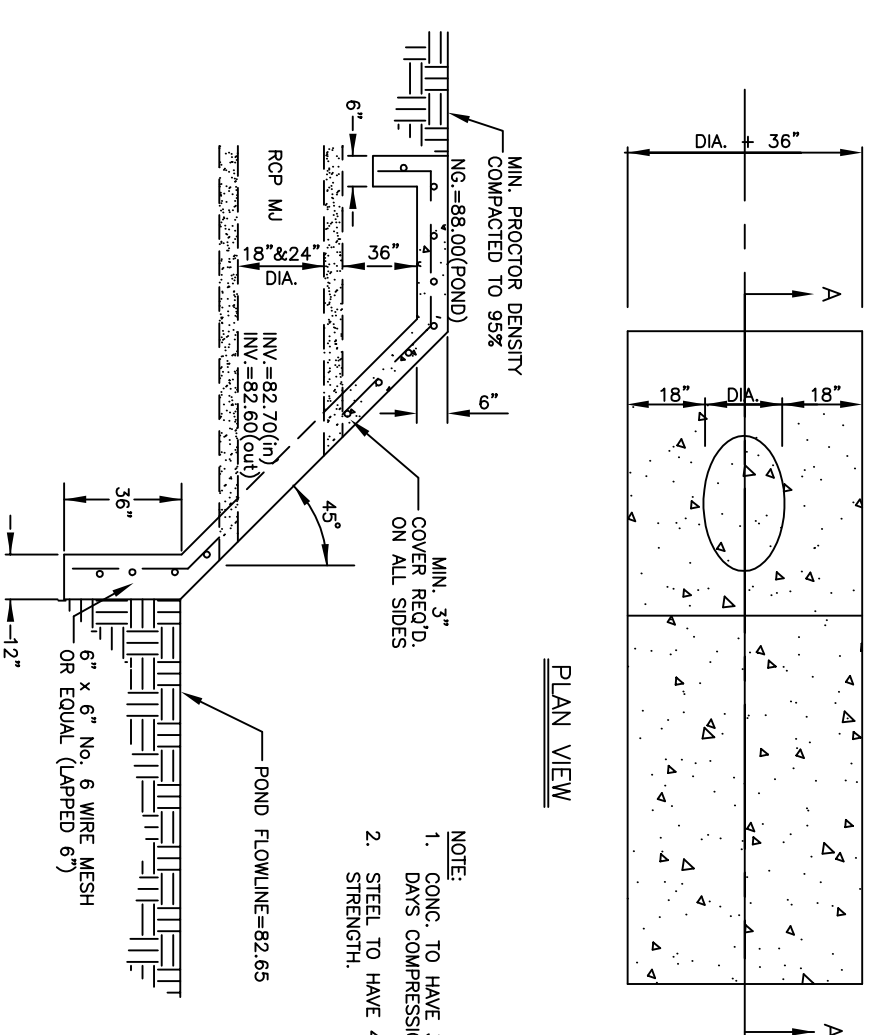
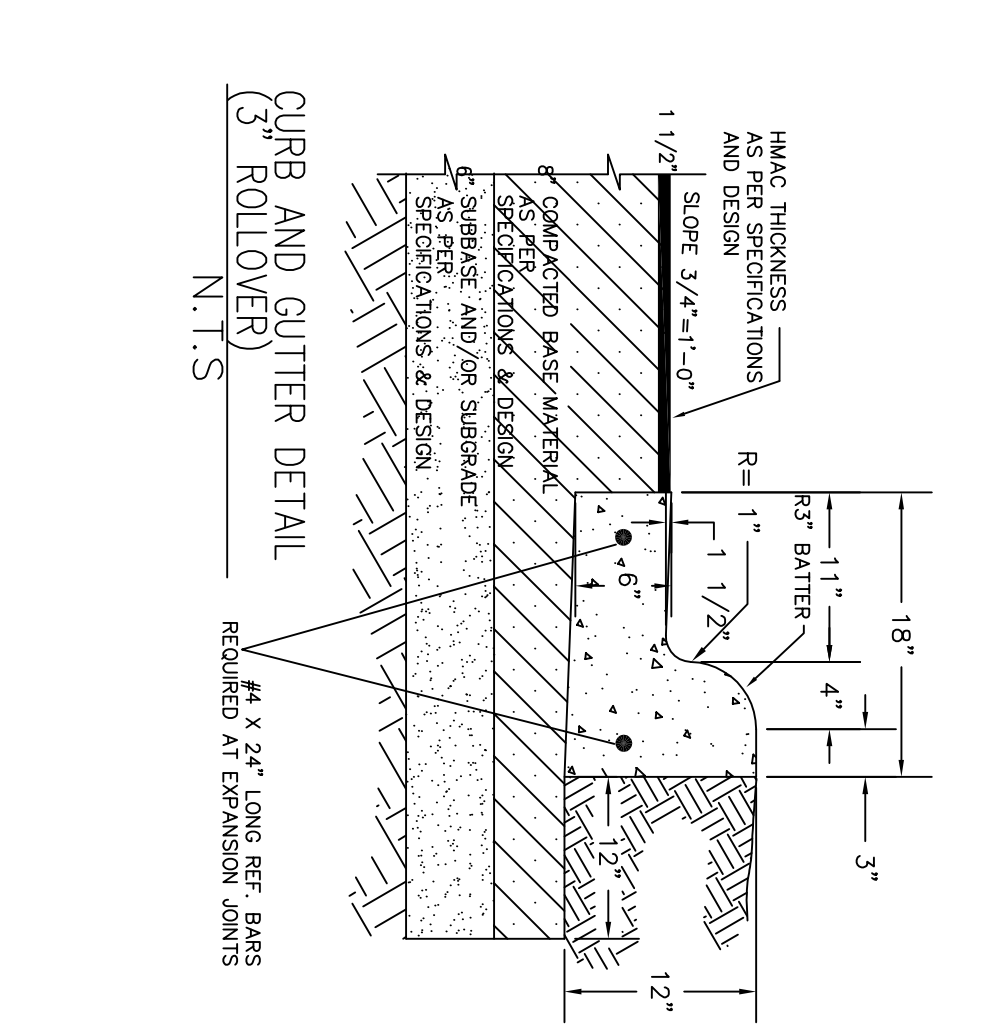
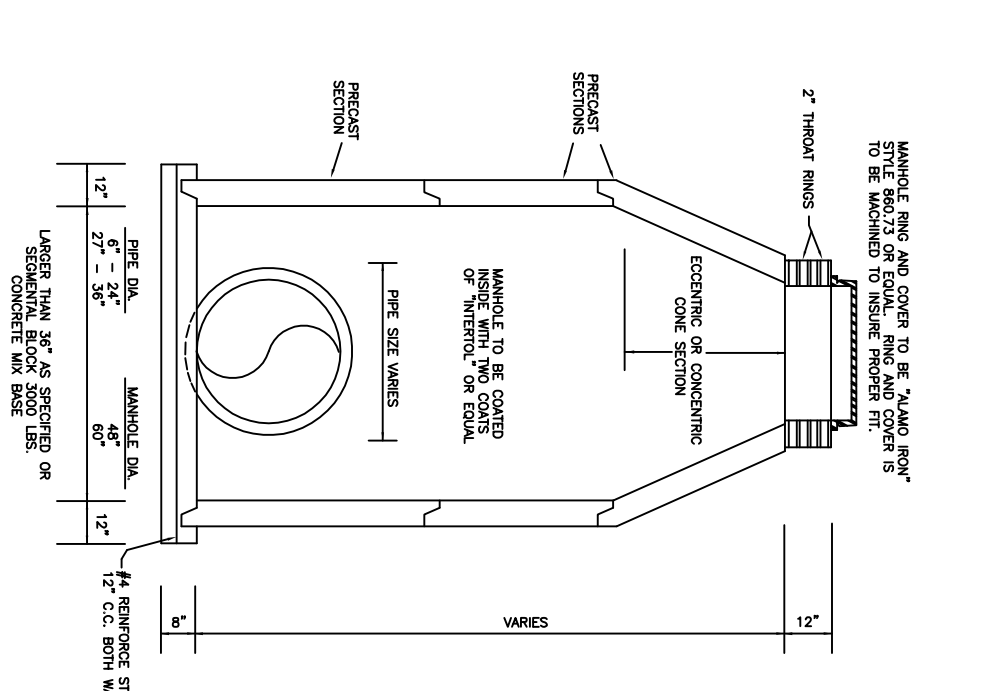
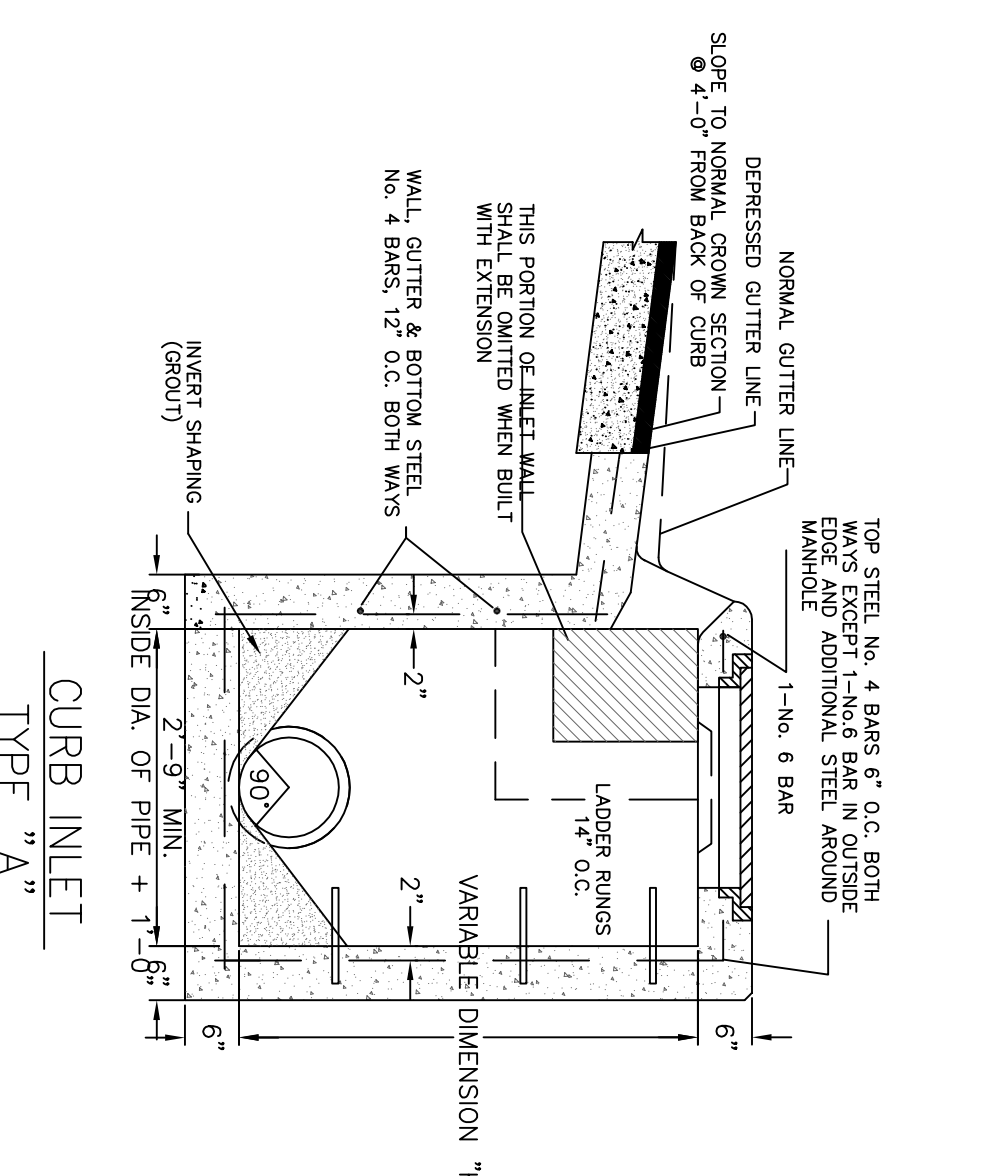
PROP. FERROUS STREET PAVEMENT SECTION  
DETAIL A-A

PROPOSE 8" PVC WATER LINE WITHIN 12" STEEL CASING CROSSING SECTION  
N.T.S.



CORDOBA HEIGHTS SUBD. DETENTION POND "B" RIP-RAP  
N.T.S.

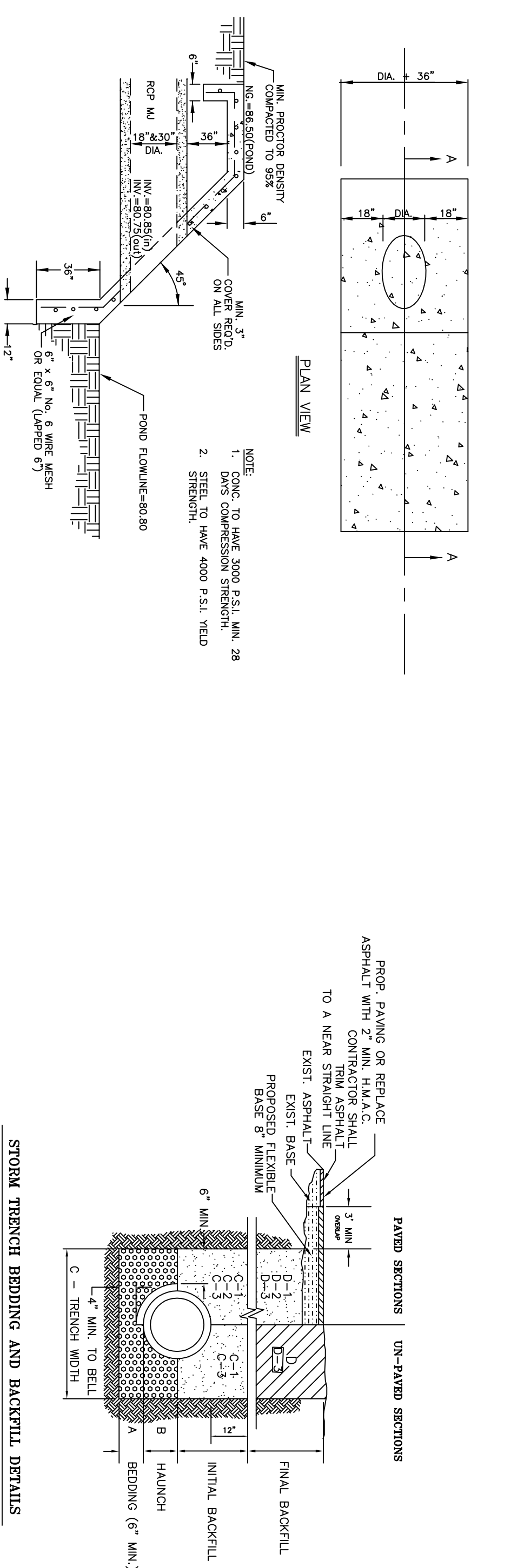
CORDOBA HEIGHTS SUBD. DETENTION POND "B" RIP-RAP  
N.T.S.



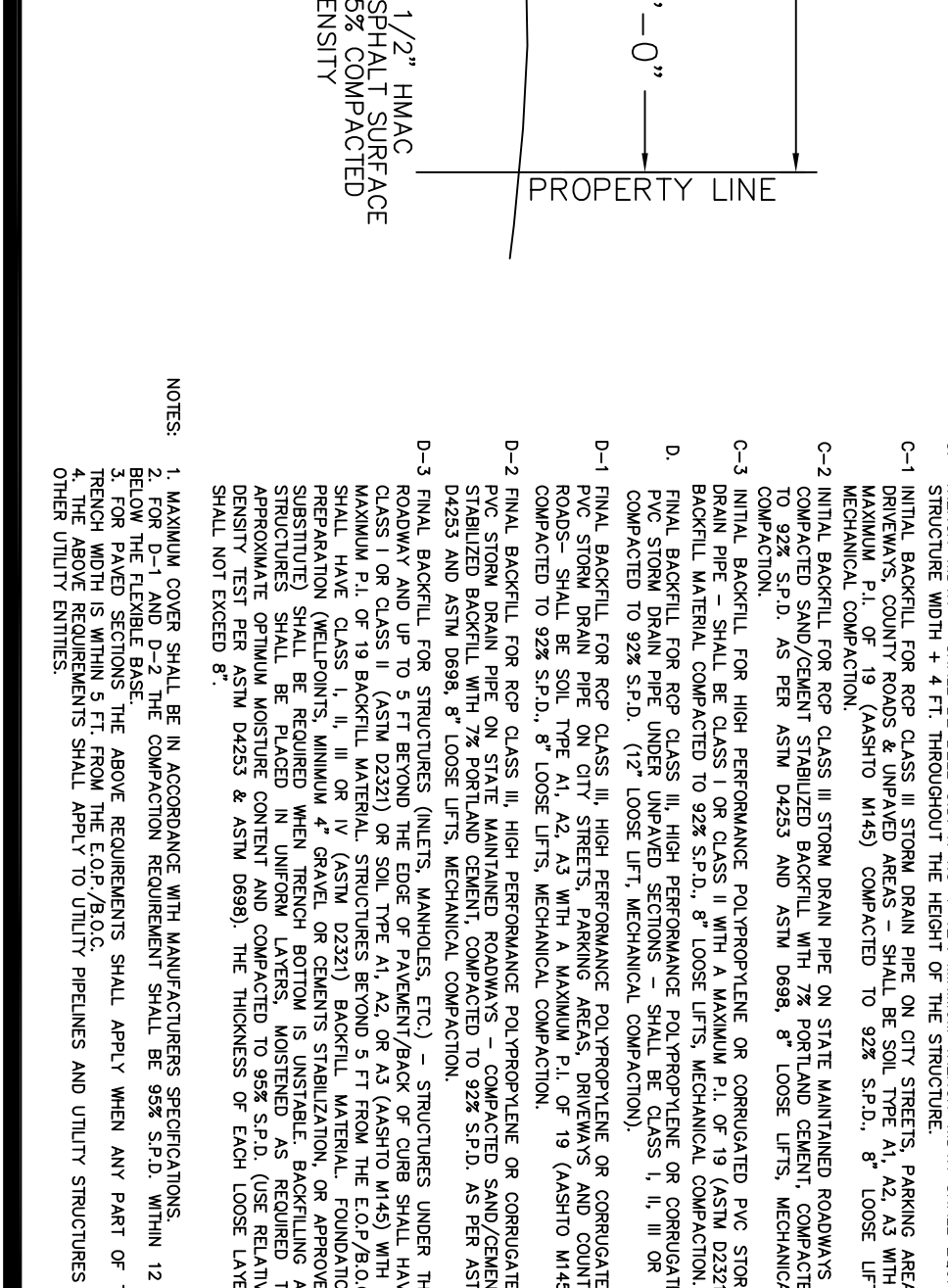
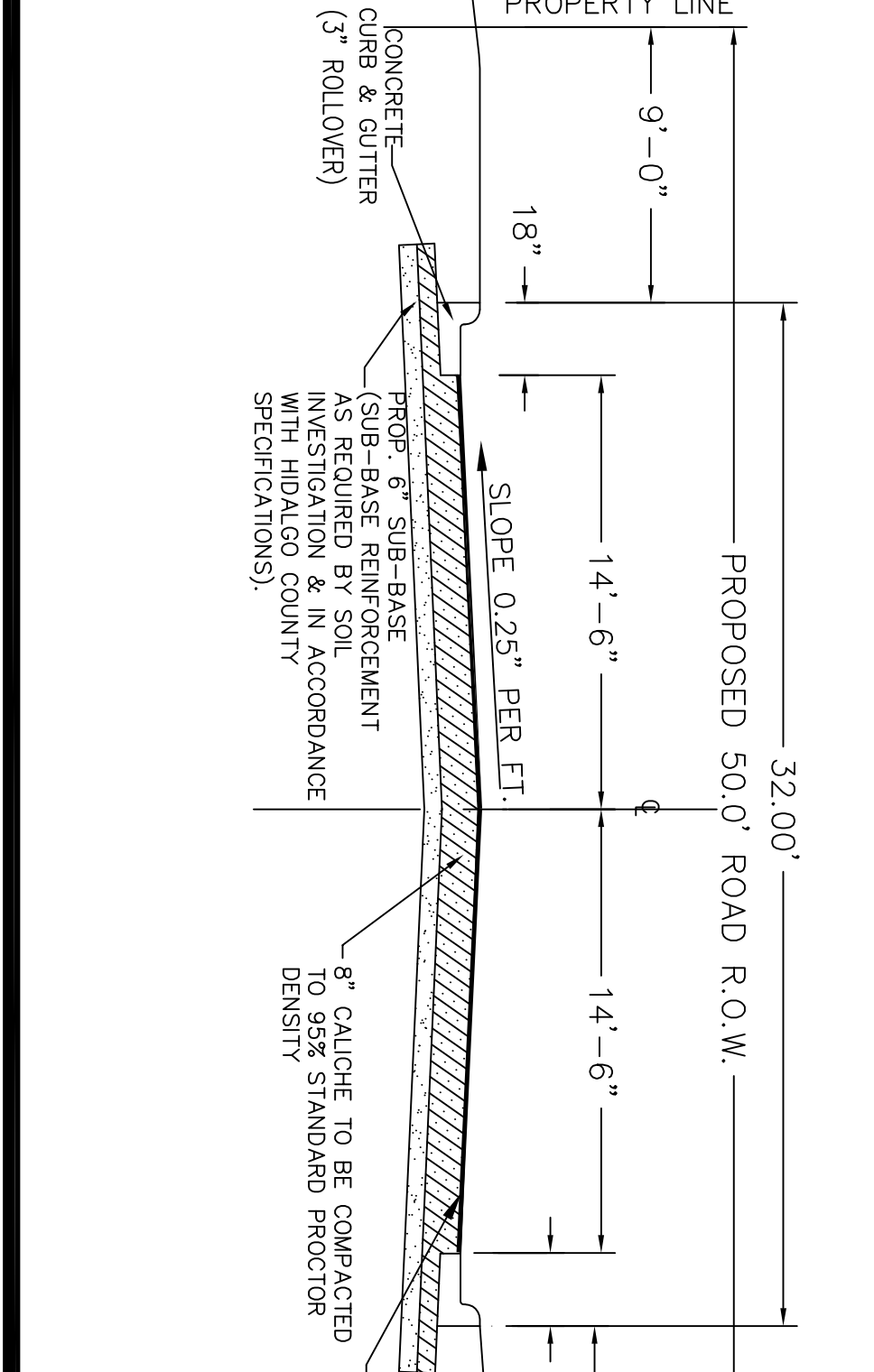
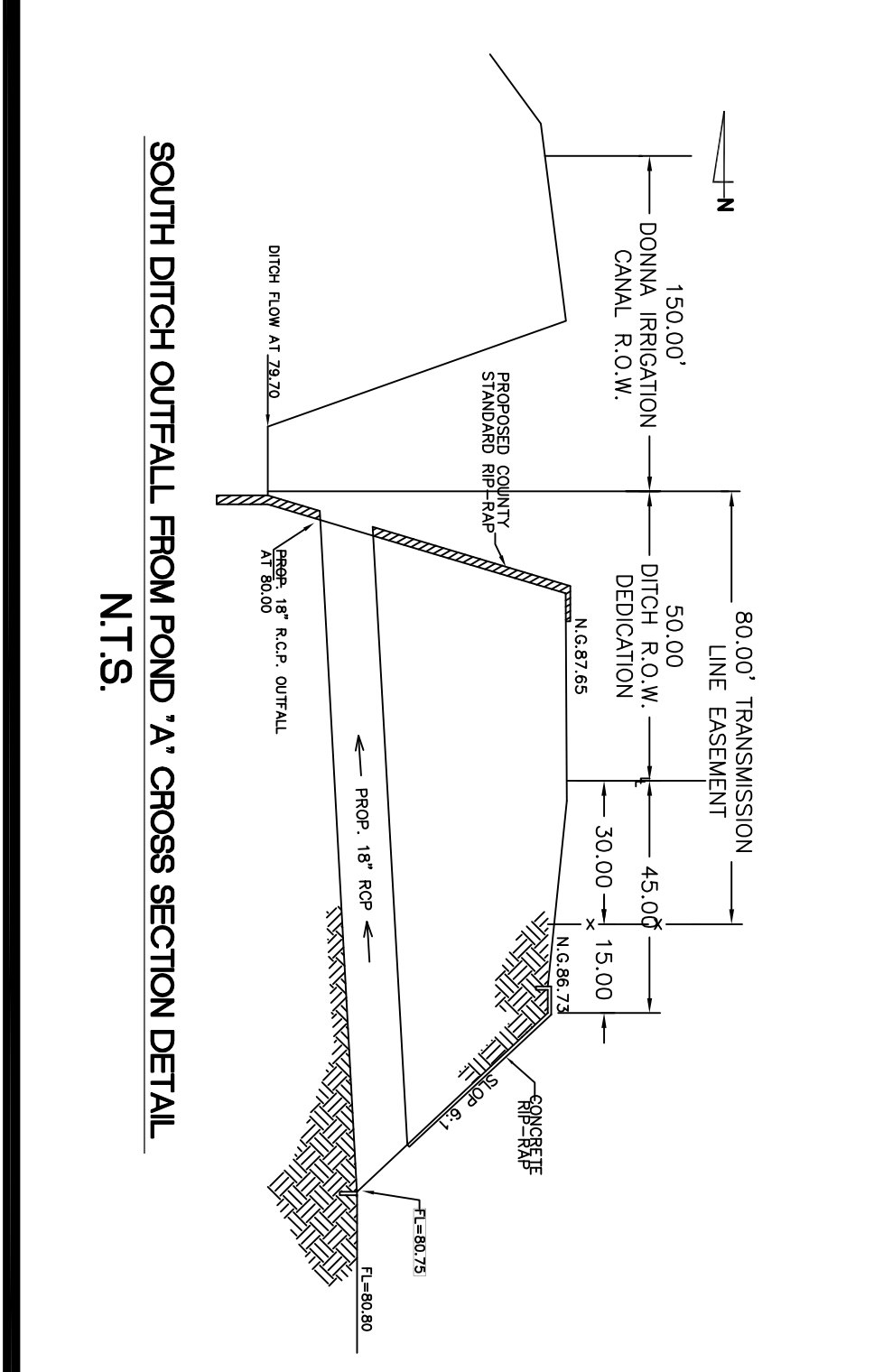
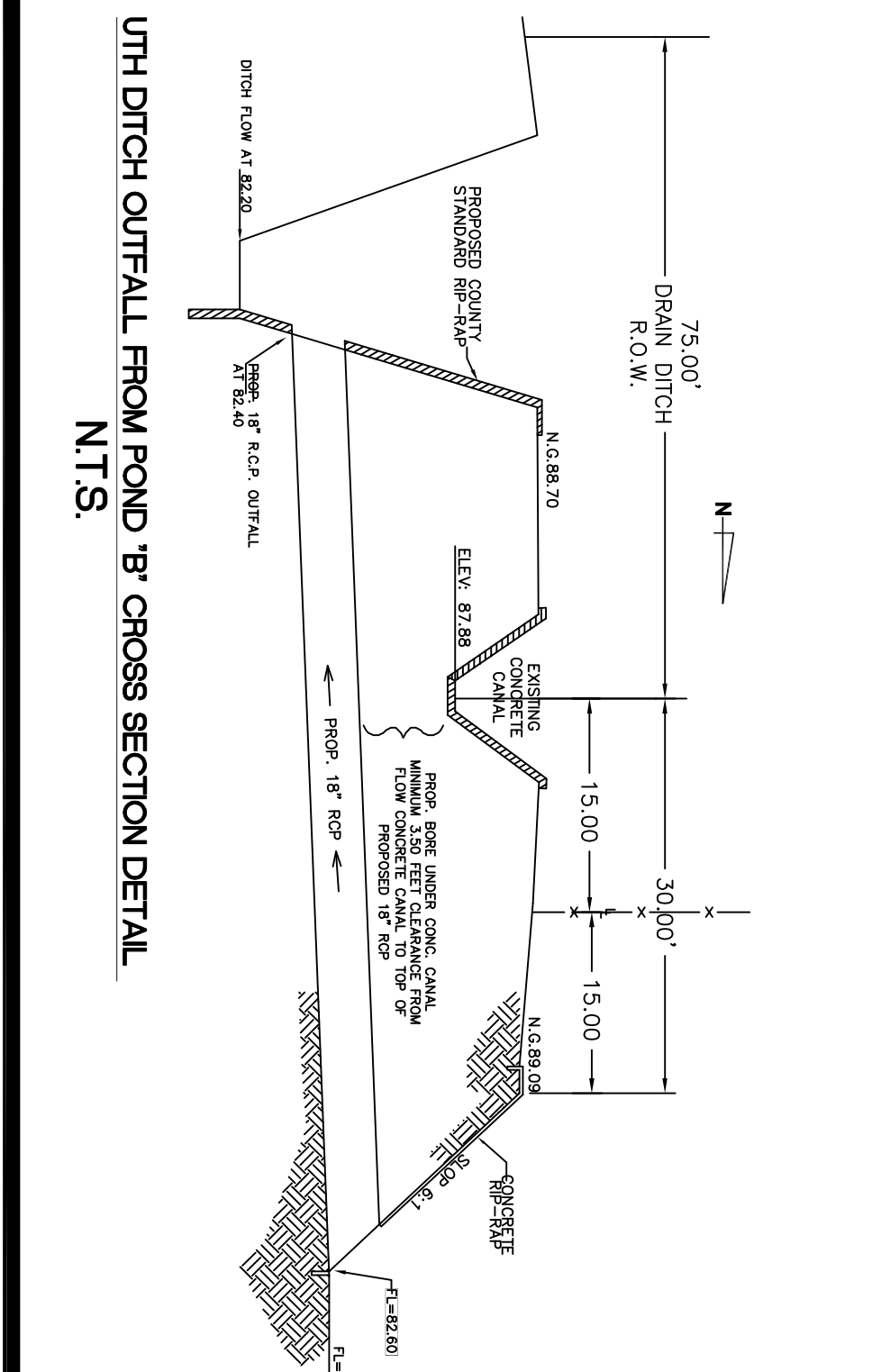
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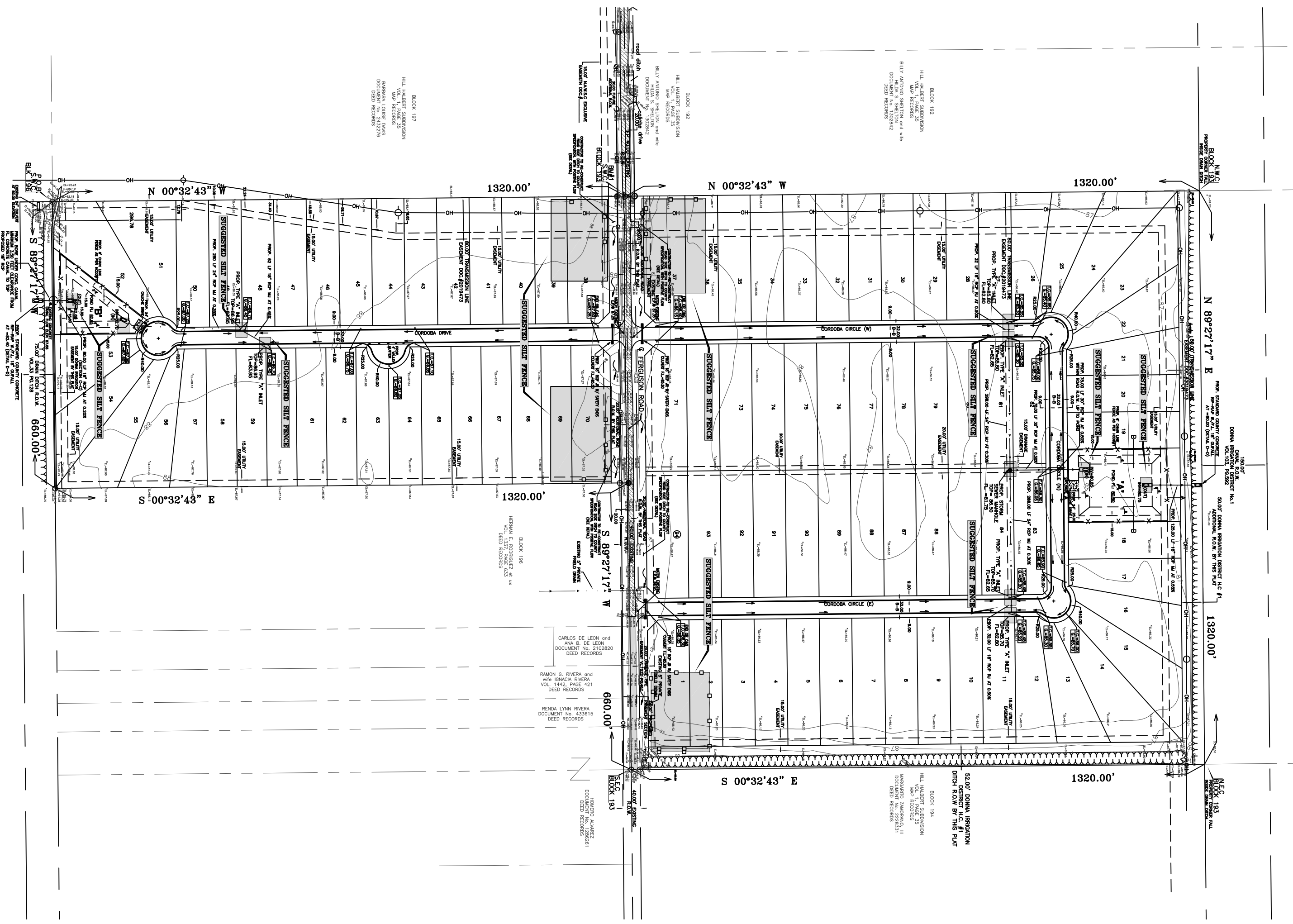
CORDOBA HEIGHTS SUBD. DETENTION POND "B" RIP-RAP  
N.T.S.

RECONSTRUCTION OF ROAD SIDE DITCH WITH SIDEWALK TO BE LOCATED WHEN REQUIRED.

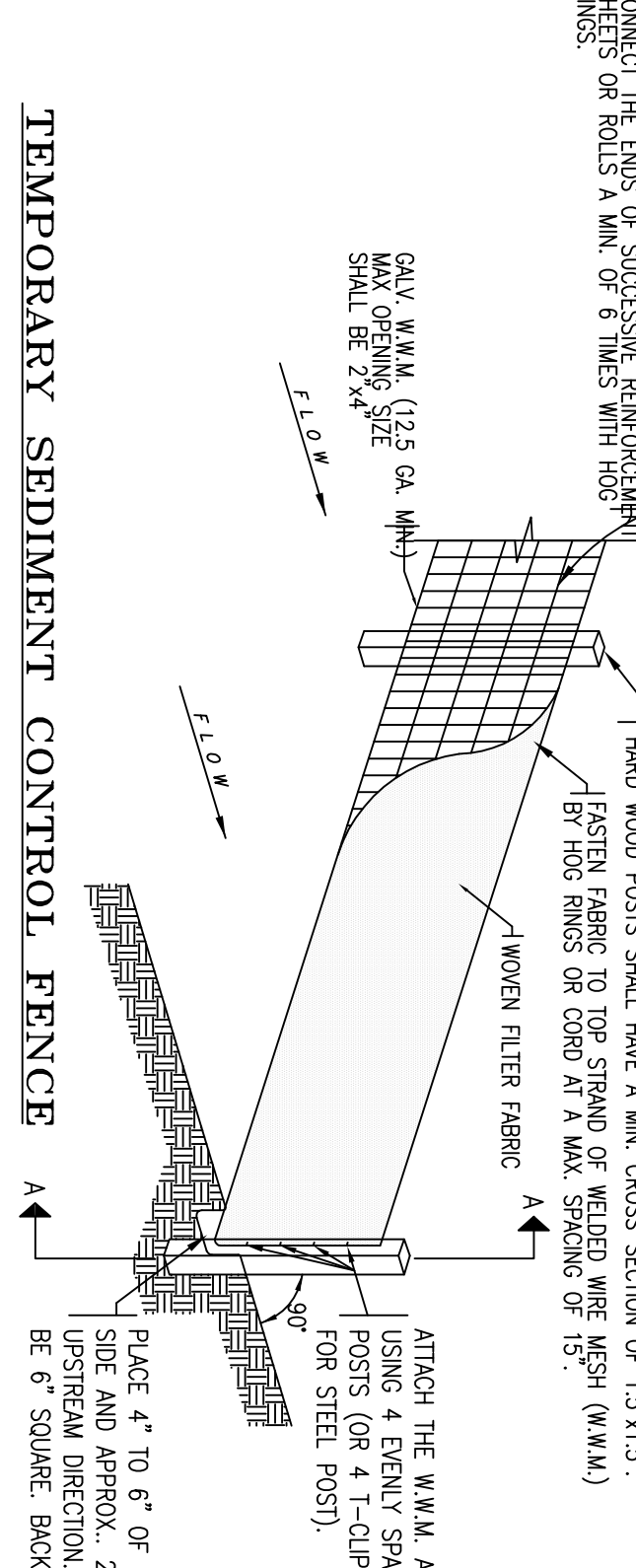


STORM TRENCH BEDDING AND BACKFILL DETAILS  
N.T.S.





TEMPORARY SEDIMENT CONTROL FENCE



CONNECT THE ENDS OF SUCCESSIVE REINFORCEMENT SHEETS OR ROLLS A MIN. OF 6 TIMES WITH HOES RINGS.

4" MIN. STEEL OR WOOD POSTS SPACED AT 6' TO 8' HARD WOOD POSTS SHALL HAVE A MIN. CROSS SECTION OF 1.5"x1.5". FASTEN FABRIC TO TOP STRAND OR WELDED WIRE MESH (W.W.M.) BY HOE RINGS OR COBOL AT A MAX. SPACING OF 15".

WOODEN FILTER FABRIC

ATTACH THE W.W.M. AND FABRIC ON END POSTS USING 4" EVELY SPACED STAPLES FOR WOODEN POSTS (OR 4" T-CUPS OR SAWN VERTICAL POCKETS FOR STEEL POST).

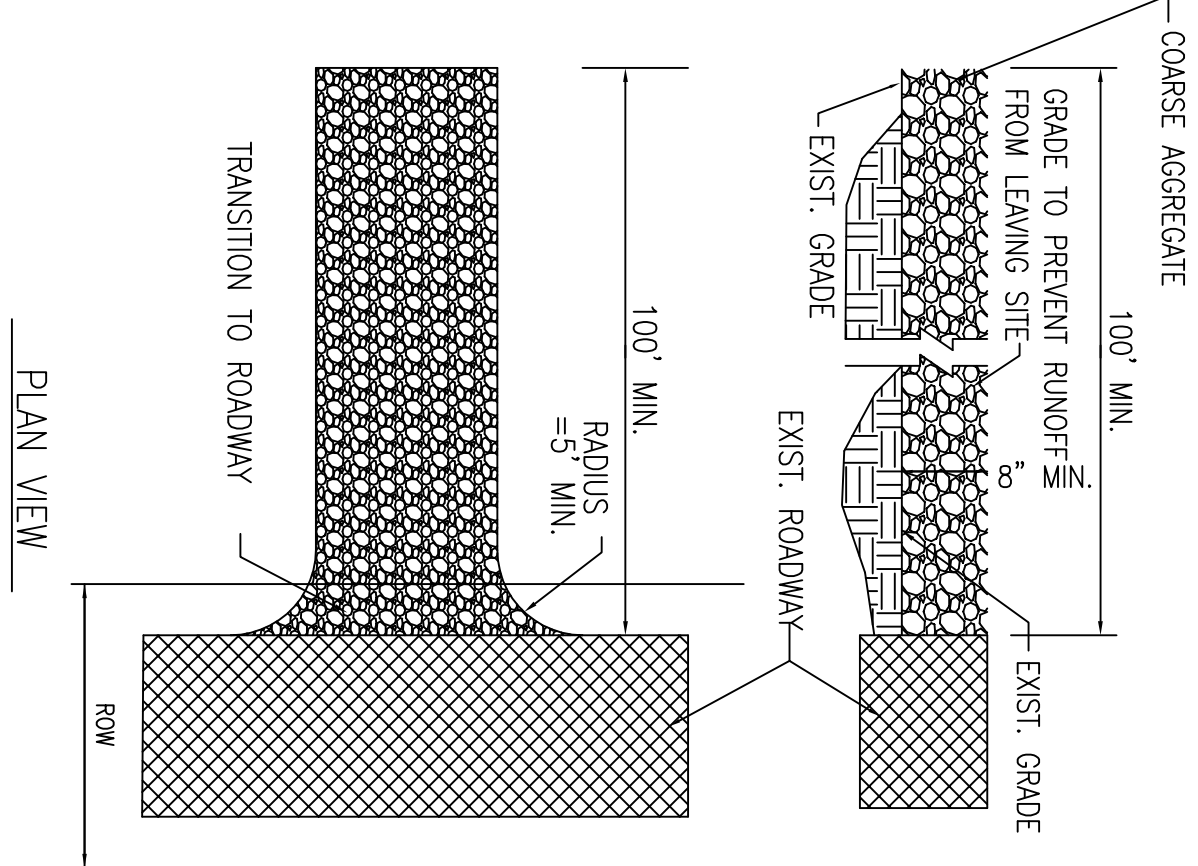
PLACE 4" TO 6" OF FABRIC AGAINST THE TRENCH SIDE AND APPROX. 2" ACROSS TRENCH BOTTOM IN UPSTREAM DIRECTION. MINIMUM TRENCH SIZE SHALL BE 6" SQUARE. BACKFILL AND HAND TAMM.

- GENERAL NOTES:**
- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLOPE ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 18".
  - THE TOP OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPACE OR 2" TO 4" TO ALLOW FOR THE PASSAGE OF THE TRENCH. TRENCHING SHALL BE DONE BY HAND OR WITH A MACHINERY. TRENCHING SHALL NOT BE DONE WITH A MACHINERY ON UPHILL SIDE AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
  - THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE TO BE LAIN IN THE GROUND AND BACKFILLED.
  - SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OF TO BACKING SUPPORT. WIRE IS TO BE ATTACHED TO THE STEEL SUPPORT POST AND SHALL BE JOINED SUCH THAT NO BRASS OR LEADERS OCCURS.
  - REPAIRS SHALL BE MADE PROMPTLY AS NEEDED.
  - SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR INTERFERE STORM FLOW OR DRAINAGE.
  - ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES/SEGMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT. MINIMUM AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

- SEDIMENT CONTROL FENCE USAGE GUIDELINES**
- A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETERS OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2'-TYP. STORM FREQUENCY MAY BE USED TO DETERMINE THE FLOW RATE TO BE FILTERED.
- SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN TWO ACRES.

**EROSION GENERAL NOTES:**

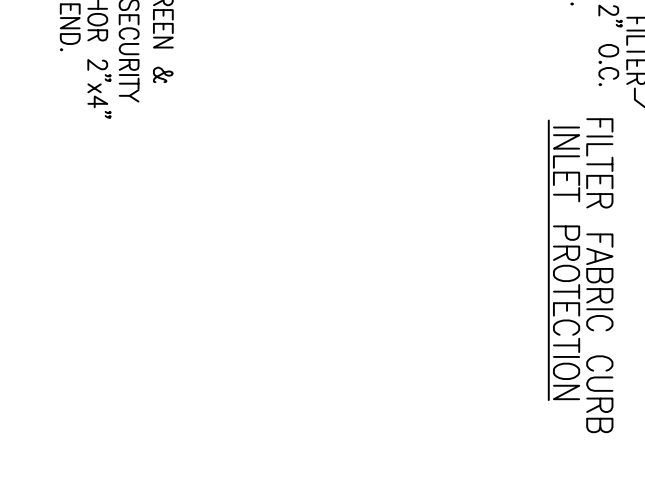
- IT IS THE INTENT OF THE INFORMATION PROVIDED ON THIS SHEET TO BE USED AS THE GENERAL GUIDELINES OF EROSION CONTROL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ITS IMPLEMENTATION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL MEET THE REQUIREMENTS SET FORTH BY THE TEXAS COMMISSION ON WATER POLLUTION PREVENTION (CWP) AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STORM WATER POLLUTION PREVENTION PLAN (SWPP2) AND THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION (2003) AND EFFECTIVE MARCH 5, 2003.
- THE STORM WATER POLLUTION PLAN SHOULD ADDRESS THREE GOALS: A) PREVENTION OF EXCESS WATER AROUND DISTURBED AREAS OF THE SITE; B) LIMITS THE EXPOSURE OF DISTURBED AREAS TO THE SHORTEST DURATION POSSIBLE; AND C) REMOVAL OF SEDIMENT FROM STORM WATER BEFORE IT LEAVES THE SITE.
- THE CONTRACTOR SHALL MAKE THE STORM WATER POLLUTION PREVENTION PLAN AVAILABLE, UPON REQUEST, TO (EPA).
- THE CONTRACTOR MUST ADOPT PLANS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION OPERATION, OR MAINTENANCE OF THE PLAN OR WHEN THE EFFECTIVE ADDRESSING OF EROSION CONTROL MEASURES INCLUDING DESIGN AND CONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR AT HIS OWN RISK AND EXPENSE BY THE OWNER.
- STABILIZATION MEASURES ARE TO BE INSPECTED AT A MINIMUM OF ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.5 INCHES. REPAIRS AND MODIFICATIONS REVEALED BY THE INSPECTION MUST BE COMPLETED WITHIN 72 HOURS FOLLOWING THE INSPECTION. THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE RETAINED AND MAINTAINED AS PART OF THE PLANNING AND CONSTRUCTION OF THE STORM WATER POLLUTION PREVENTION PLAN.
- ALL CONTRACTORS AND SUBCONTRACTORS DERIVING ANY ACTIVITY DERIVED IN THE POLLUTION PREVENTION PLAN THE WORKS GENERAL PERMIT BEFORE CONDUCTING ANY ACTIVITY DERIVED IN THE POLLUTION PREVENTION PLAN.
- THE CONTRACTOR SHALL ADOPT APPROPRIATE CONSTRUCTION SITE MANAGEMENT PRACTICES TO PREVENT THE DISCHARGE OF OILS, GREASE, PAINTS, GASOLINE, AND OTHER POLLUTANTS TO STORM WATER. APPROPRIATE MEASURES SHALL BE TAKEN TO PREVENT POLLUTANTS FROM ENTERING STORM WATER COLLECTION SYSTEMS OR WASTE COLLECTION SYSTEMS. POLLUTANTS LOCATED IN WASTE COLLECTION SYSTEMS AND CONFINING EQUIPMENT WASHWATER SHALL BE STORED IN A CONTAINER AND DISPOSED OF IN ACCORDANCE WITH THE INTENT OF REQUIREMENTS OF LAW AND THIS PLAN. MODIFICATIONS SHALL NOT BE BASIS FOR ADDITIONAL COST TO THE OWNER.
- AREAS OF CONSTRUCTION ELSEWHERE ON THE JOB SITE SHALL CONFORM TO THE DETAILS SHOWN ON THE PLANS.
- BORROW AREAS, IF EXCAVATED, SHALL BE PROTECTED AND STABILIZED UTILIZING THE PLAN DETAILS. ALL WORK SHALL CONFORM TO GOVERNMENTAL REQUIREMENTS AND BECOME PART OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPP2). THE WORK SHALL BE DONE BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- ALL NON-PAVED AREAS SHALL BE MULCHED AND SEEDED WITH EROSION PROTECTION. IMMEDIATELY UPON COMPLETION OF FINAL GRADING, THIS INCLUDES ALL DITCHED AND DRAINAGE AREAS. THE CONTRACTOR SHALL MAINTAIN FINAL GRADING AND KEEP SEEDS AREAS WATERED UNTIL FULLY ESTABLISHED AND ACCEPTED BY THE OWNER.
- THE CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL TRAFFIC EXIT POINTS PRIOR TO EXISTING AND ANY PAVED ROADWAY.



STABILIZED CONSTRUCTION EXIT  
(CONTRACTOR TO CHOOSE LOCATION)

- NOTES:**
- STONE SHALL BE 3 TO 5 INCH DIA. CRUSHED ROCK OR ACCEPTABLE CRUSHED CEMENT CONCRETE.
  - WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
  - THE ENTRANCE SHALL BE PROPERLY GRADED OR INCORPORATE DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
  - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR LOADING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.

- GENERAL NOTES:**
- FILTER FABRIC CURB INLET PROTECTION TO BE REMOVED WHEN SITE IS FULLY STABILIZED.
  - FILTER FABRIC TO BE CLEANED AFTER EACH RAIN EVENT.
  - 2"x4" LUMBER TO BE CUT AS REQUIRED TO FIT CONTROLS OF CUTTER LINE.
  - ALL BAGS TO BE USED FOR INLET PROTECTION, TO BE UV RESISTANT.



FILTER FABRIC CURB INLET PROTECTION  
2"x4" WIRE SCREEN & FILTER FABRIC SECURITY FASTENED ANCHOR 2"x4"

SUGGESTED  
EROSION CONTROL PLAN FOR:  
**CORDOBA HEIGHTS SUBDIVISION**

**CORDOBA HEIGHTS SUBDIVISION**  
HIDALGO COUNTY  
Pct. 1

THE SEAL, APPEARING ON THIS DOCUMENT WAS FOR KHAMBAZ S. KHADIMI, P.E. 57767 ATTENTION: OWNER'S 2015 DOCUMENT WITHOUT PROPER NOTIFICATION IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

**KHAMBAZ S. KHADIMI**  
REGISTERED PROFESSIONAL ENGINEER  
57767

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CHECKED BY: K.K.  
UPDATED DWG. BY:  
SCALE: 1" = 200'

REVISION

DATE

BY

**K K Engineering Consultant**  
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
(FIRM REGISTRATION #--1334)

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