



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 08-04-2015

PROPOSED SUNSET VALLEY PH. 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: R.E. Garcia & Associates DEVELOPER: Eddie Sandoval

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 28 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North east corner of Stites Road and Victoria Road.

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 3/24/2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" SHADED AS PER FEMA.

Storm drainage system discharging to the drain ditch east approximately ¼ mile

DRAINAGE DESIGN: East of subdivision. Detention has been provided during construction of Ph. 1.

ROAD R.O.W. DEDICATION: 20 feet onto Victoria Road and Stites Road.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7/17/2015 By, Roy Gonzalez Pct. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6/17/2015 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Raul Garcia
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON:

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: Stites Road

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 7/09/2015 : By Martin Ramirez Environmental Compliance Coordinator

LARGE CONSTRUCTION

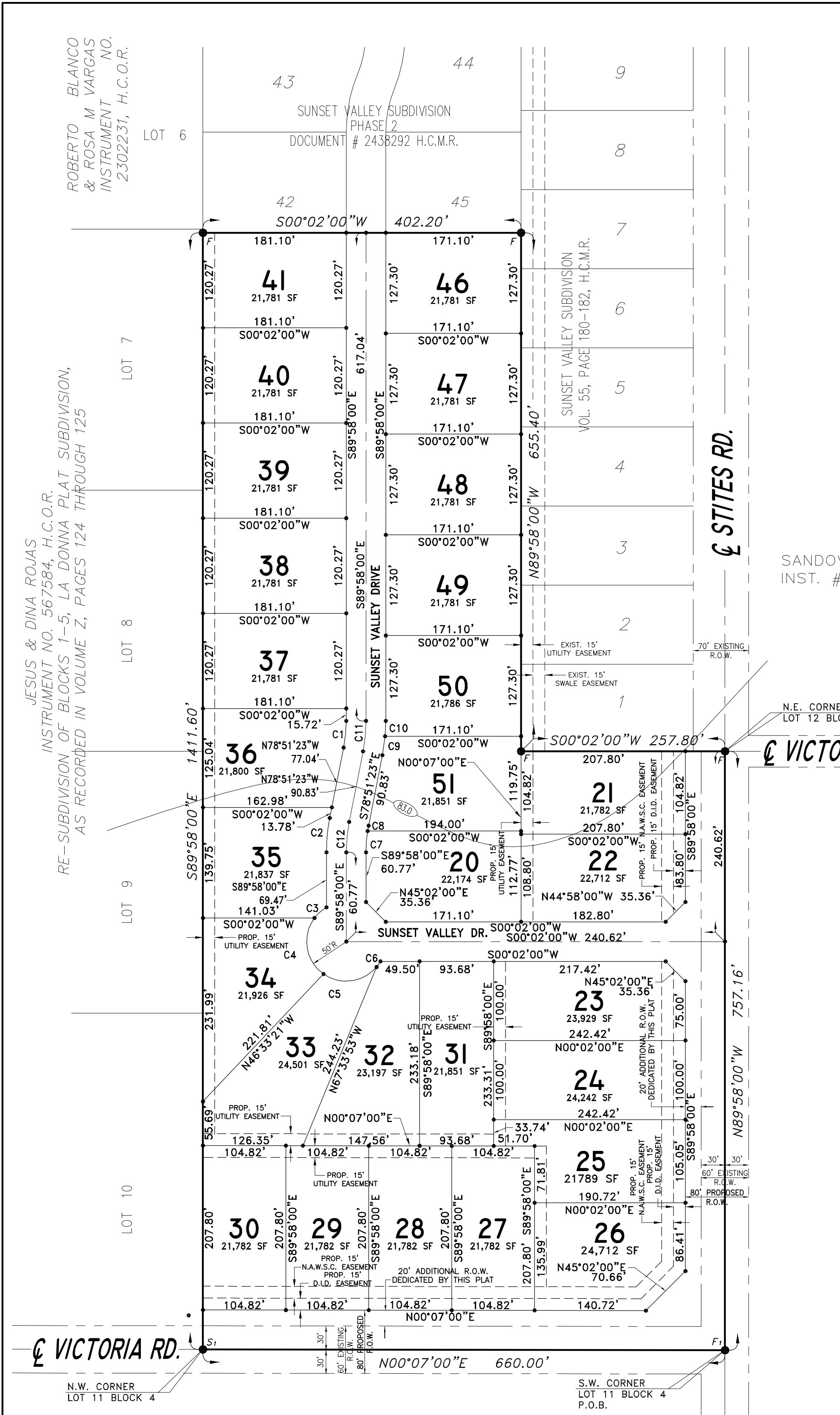
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

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.



CURVE DATA			
RADIUS	DELTA	LENGTH	CHORD
C1	175.00'	11°06'37"	33.93'
C2	225.00'	11°06'37"	43.56'
C3	50.00'	23°16'39"	30.31'
C4	50.00'	91°43'58"	80.05'
C5	50.00'	85°05'15"	74.25'
C6	50.00'	09°54'08"	8.64'
C7	175.00'	08°52'28"	27.10'
C8	175.00'	02°14'10"	6.83'
C9	225.00'	06°08'58"	24.15'
C10	225.00'	04°57'39"	19.48'
C11	200.00'	11°06'37"	38.78'
C12	200.00'	11°06'37"	38.78'

LEGEND :
 F - FOUND 1/2" IRON ROD
 S - SET 1/2" IRON ROD
 F₁ - FOUND COTTON PICKER SPINDLE
 S₁ - SET COTTON PICKER SPINDLE

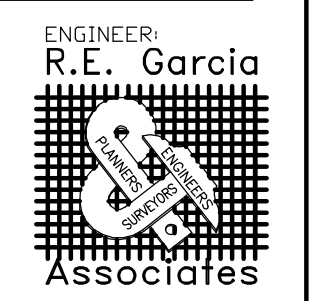
REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

SUBDIVISION PLAT OF SUNSET VALLEY PHASE 3

A 18.12 ACRE TRACT OF LAND BEING ALL OF LOTS 11 AND 12, BLOCK 4, AND A PORTION OF LOTS 13 AND 14, BLOCK 4, RE-SUBDIVISION OF BLOCKS 1-5, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 127, PAGES 124 THROUGH 125, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF LOT 1, SUNSET VALLEY SUBDIVISION, AS RECORDED IN VOLUME 55, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT # 1607244, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JANUARY 7, 2015
 SCALE: 1" = 100'

PREPARED BY: R.E. GARCIA & ASSOCIATES
 116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

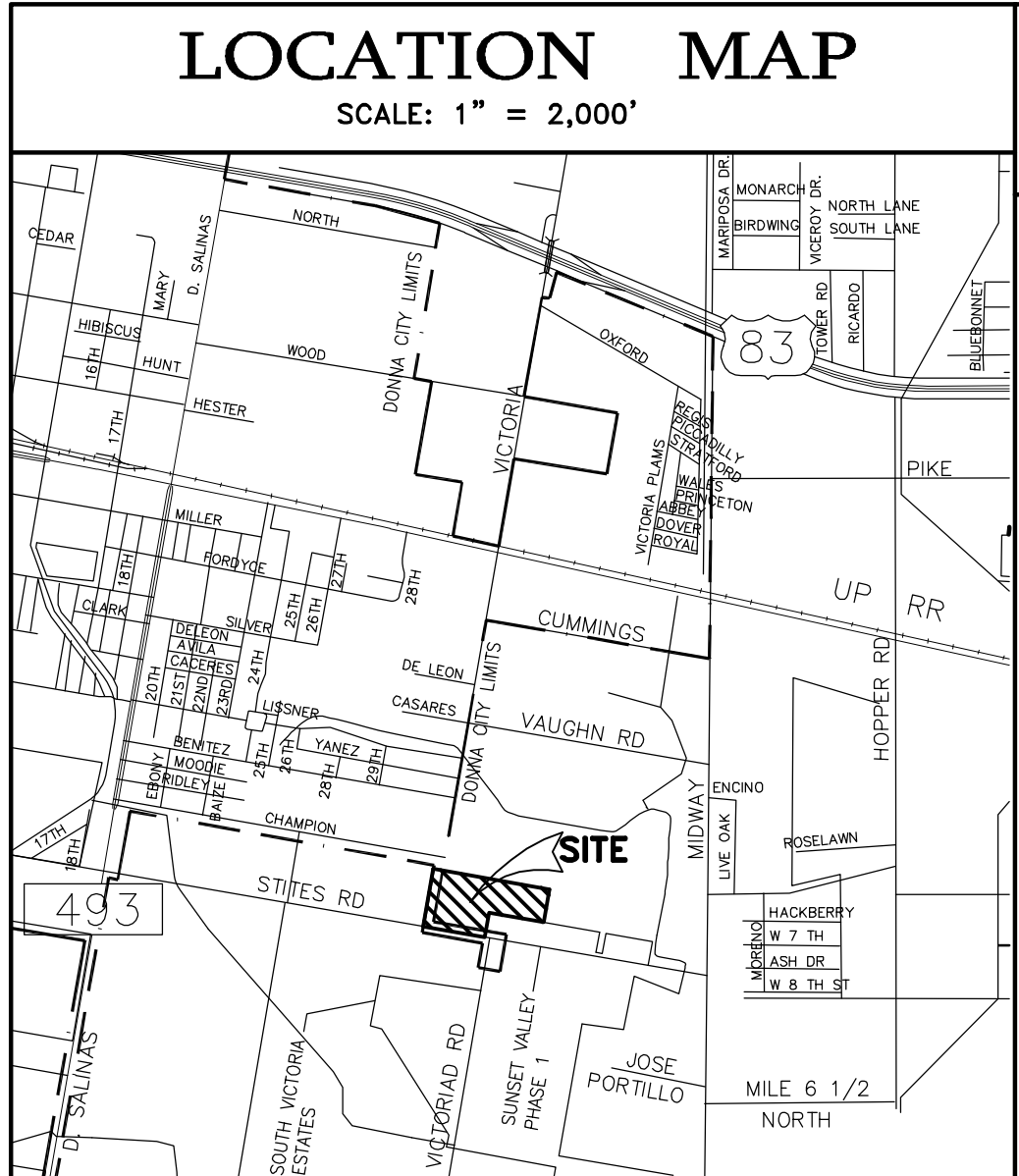


PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0450 C. EFFECTIVE DATE: JUNE 5, 2002. LOMR: MAY 30, 2002.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED. THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 26-41 AND 49-51 (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 OF THE LOT.
- ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FT. OF SUBDIVISION
- SETBACKS ARE AS FOLLOWS:
 FRONT 25.00'
 SIDE 8.00' OR EASEMENT, WHICHEVER IS GREATER.
 CORNER SIDE 10.00' OR EASEMENT, WHICHEVER IS GREATER.
 REAR 15.00' OR EASEMENT, WHICHEVER IS GREATER.
- ALL PUBLIC EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET UNLESS OTHERWISE SPECIFIED. THE SUBDIVISION SHALL BE CONSTRUCTED BY THE UTILITY PROVIDER. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.
- BENCHMARK:
 BM-1: AN "X" INSCRIBED ON A CONCRETE HEADWALL LOCATED 1,340' NORTH AND 35' WEST OF THE POINT OF BEGINNING.
 ELEV: 211.02 DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929
 BM-2: AN "X" INSCRIBED ON A CONCRETE HEADWALL LOCATED 2,140' NORTH AND 31' EAST OF THE POINT OF BEGINNING.
 ELEV: 211.02 DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929
 BM-3: AN "X" INSCRIBED ON A CONCRETE HEADWALL LOCATED 2,140' NORTH AND 31' EAST OF THE POINT OF BEGINNING.
 ELEV: 211.02 DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 198,296 CUBIC FEET (4,552 ACRES-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).
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY UTILITY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER GRASS, OR FLOWERS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT).
- 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.
- SANDOVAL DEVELOPMENT L.P., THE OWNER AND SUBDIVIDER OF SUNSET VALLEY PHASE 3 SUBDIVISION, RETAINS AN EASEMENT IN EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON A LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- 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 EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- AN OFF STREET PARKING LOT SITE PLAN & DAMAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

COUNTY CLERK'S RECORDING CERTIFICATE
 I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD ON _____ O'CLOCK _____ M., ON _____, 20____ AND WAS RECORDED IN INSTRUMENT # _____ OF THE MAP RECORDS OF HIDALGO COUNTY.

HIDALGO COUNTY CLERK
 THE STATE OF TEXAS
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SUPERIOR SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.
 ENVIRONMENTAL HEALTH DIVISION MANAGER DATE



A 17.52 ACRE TRACT OF LAND BEING ALL OF LOTS 11 AND 12, BLOCK 4, AND A PORTION OF LOTS 13 AND 14, BLOCK 4, RE-SUBDIVISION OF BLOCKS 1-5, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 127, PAGES 124 THROUGH 125, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT # 1607244, OFFICIAL RECORDS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS DESCRIPTION AS FOLLOWS:
 BEGINNING AT A FOUND COTTON PICKER SPINDLE ON THE CENTERLINE INTERSECTION OF VICTORIA ROAD AND STITES ROAD BEING THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 4, FOR THE MOST WESTERLY SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.
 THENCE N 00° 07' 00" E 680.00 FEET ALONG SAID CENTERLINE OF VICTORIA ROAD ALSO BEING THE WEST LINE OF SAID LOT 11, BLOCK 4, TO A SET COTTON PICKER SPINDLE BEING THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 4, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.
 THENCE S 89° 58' 00" E ALONG THE NORTH LINE OF SAID LOT 11, BLOCK 4, PASS AT 20.00 FEET A POINT BEING THE EAST RIGHT-OF-WAY LINE OF SAID VICTORIA ROAD AND CONTINUING ALONG THE NORTH LINES OF SAID LOTS 11, 12, 13 AND 14, BLOCK 4, FOR A TOTAL DISTANCE OF 1,411.60 FEET TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHWEST CORNER OF LOT 42, SUNSET VALLEY SUBDIVISION, PHASE 2, AS RECORDED IN DOCUMENT # 2438292, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.
 THENCE S 00° 02' 00" E 402.20 FEET ALONG THE WEST LINE OF SAID SUNSET VALLEY SUBDIVISION, PHASE 2, BEING PARALLEL TO THE WEST LINE OF SAID LOT 13, BLOCK 4, TO A FOUND ONE-HALF INCH IRON ROD ON THE NORTH LINE OF SUNSET VALLEY SUBDIVISION, AS RECORDED IN VOLUME 55, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF LOT 45, OF SAID SUNSET VALLEY SUBDIVISION, PHASE 2, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.
 THENCE N 89° 58' 00" E 655.40 FEET ALONG SAID NORTH LINE OF SUNSET VALLEY SUBDIVISION BEING PARALLEL TO THE NORTH LINE OF SAID LOT 13, BLOCK 4, TO A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHWEST CORNER OF LOT 1 OF SAID SUNSET VALLEY SUBDIVISION, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.
 THENCE S 00° 02' 00" E ALONG THE WEST LINE OF SAID LOT 1, SUNSET VALLEY SUBDIVISION, PASS AT 217.80 FEET A FOUND ONE-HALF INCH IRON ROD ON THE NORTH RIGHT-OF-WAY LINE OF SAID STITES ROAD BEING THE SOUTHWEST CORNER OF SAID LOT 1, SUNSET VALLEY SUBDIVISION, AND CONTINUING FOR A TOTAL DISTANCE OF 267.80 FEET TO A POINT ON THE CENTERLINE OF SAID STITES ROAD BEING THE SOUTHWEST CORNER OF SAID SUNSET VALLEY SUBDIVISION FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.
 THENCE N 89° 58' 00" E 757.16 FEET ALONG SAID CENTERLINE OF STITES ROAD ALSO BEING THE SOUTH LINE OF SAID LOTS 13, 12 AND 11, BLOCK 4, TO THE POINT OF BEGINNING AND CONTAINING 17.52 ACRES OF LAND MORE OR LESS.

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 and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands 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.

THE STATE OF TEXAS COUNTY OF HIDALGO OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
 I, SANDOVAL DEVELOPMENT L.P., AS OWNER OF THE 18.12 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUNSET VALLEY PHASE 3, HEREBY SUBMIT AND DEDICATE TO PUBLIC USE THE STRIP 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 WILL MEET THE MINIMUM STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

CITY OF DONNA
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 212.009(c) & § 212.0115(b)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SUNSET VALLEY PHASE 3 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF DONNA ON _____, 20____.
 MAYOR, CITY OF DONNA DATE
 SECRETARY, CITY OF DONNA DATE

APPROVAL 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 § 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE

SANDOVAL DEVELOPMENT L.P.
 JOSE SANDOVAL, PARTNER
 605 N. MAIN, SUITE C
 DONNA, TEXAS 78537
 DATE _____
 NOTARY PUBLIC

ATTEST:
 APPROVAL BY THE PLANNING COMMISSION OF DONNA
 THIS PLAT OF SUNSET VALLEY PHASE 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA AND IS HEREBY APPROVED BY SUCH.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.
 SECRETARY CHAIRMAN, PLANNING COMMISSION

HIDALGO COUNTY JUDGE DATE
 ATTEST:
 HIDALGO COUNTY CLERK DATE
 THE STATE OF TEXAS COUNTY OF HIDALGO
 I, RAUL E. GARCIA, REGISTERED PROFESSIONAL ENGINEER AND REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN APPLIED TO THIS PLAT.
 RAUL E. GARCIA 64790 REGISTERED PROFESSIONAL ENGINEER
 RAUL E. GARCIA 64790 REGISTERED PROFESSIONAL LAND SURVEYOR

INDEX OF SHEETS	
No.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; H.C.H.D. APPROVAL; IRRIGATION DISTRICT APPROVAL; REVISION NOTES
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT
3	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; CONSTRUCTION DETAILS

PRINCIPAL CONTACTS:
 NAME: ADDRESS: CITY & ZIP PHONE NO. / FAX NO.
 OWNER: EDDIE SANDOVAL, PARTNER 605 N. MAIN, SUITE C DONNA, TX 78537 787-2831 / 787-0565
 ENGINEER: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX 78539 381-1061 / 381-1280
 SURVEYOR: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX 78539 381-1061 / 381-1280

SHEET NO. 1 OF 3 SHEETS
 JOSE SANDOVAL, PARTNER
 IN WITNESS WHEREOF the said grantor executed this instrument this _____ day of _____, 2015.

FINAL ENGINEERING REPORT FOR SUNSET VALLEY PHASE 3

by Raul E. Garcia, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SUNSET VALLEY PHASE 3 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF STITES ROAD APPROXIMATELY 5 FEET SOUTH OF THE SUBDIVISION. THE SUBDIVIDER WILL EXTEND AN 8" WATERLINE FROM MIDWAY ROAD TO A POINT THAT CONNECTS TO THE EXISTING 8" WATERLINE ON THE NORTH RIGHT OF WAY OF STITES ROAD. FROM THE EXISTING 8" WATERLINE, THE SUBDIVIDER WILL EXTEND 6 - 8" WATERLINES TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR THE SUNSET VALLEY PHASE 2 SUBDIVISION CONSISTS OF 22 - 1" DIAMETER DUAL SERVICE LINES AND 2 3/4" DIAMETER SINGLE SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. BOTH THE 1" DUAL AND 3/4" SINGLE SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 0.00, OR \$ 0.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 364,308.00, WHICH COVERS THE \$4,337.00 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM SUNSET VALLEY PHASE 2 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A CALCAREOUS GRAYISH BROWN CLAY CLASS III SOIL FOR THE AREA. AT LEAST 16 SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM CALCAREOUS GRAYISH BROWN SANDY LOAM SOIL EXTENDING UP TO 36" 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 \$ 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$69,000. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON (DATE OF INSPECTION BY THE HEALTH DEPARTMENT)

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 COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND/ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 0.00 WHICH EQUALS TO \$ 0.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 84,000.00 FOR THE ENTIRE SUBDIVISION.

RAUL E. GARCIA, ENGINEER DATE

FINAL ENGINEERING REPORT FOR SUNSET VALLEY PHASE 3

by Raul E. Garcia, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LA SUBDIVISION SUNSET VALLEY PHASE 3 SERA PROPORCIONADA AGUA POTABLE POR EL DISTRICITO PARA USO GENERAL DE AGUA ESPECIAL (N.A.W.S.C.). LOS SUBDIVIDER Y LOS N.A.W.S.C. HAN FIRMADO UN CONTRATO EN EL CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR LA SUFICIENTE AGUA A LA SUBDIVISION POR LO MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LARGO PLAZO DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UN 8" EXISTENTE LINEA DE AGUA DEL DIAMETRO QUE FUNCIONA CON A LO LARGO DE LA ZONA ESTE DEL DERECHO DE PASO DEL CAMINO DE BRUSHLINE APROXIMADAMENTE 5 PIES DE SUR DE LA SUBDIVISION. EL SUBDIVIDER AMPLIARA EL 8" PIES DEL NORTE DE LA LINEA DE FLOTACION 5.00 AL ESTE DE LA LINEA DEL ESTE DE R.O.W. DE CAMINO DE BRUSHLINE. DE ESTE NUEVO 8" LA LINEA DE FLOTACION, EL SUBDIVIDER AMPLIARA 4 - 8" LINEAS DE FLOTACION PARA SERVIR LA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION SUNSET VALLEY PHASE 3 CONSISTE EN 84 - LINEA DE SERVICIO DEL DIAMETRO DEL 1/4" LA SOLA, SERVICIO DICHO TERMINA EN LAS CAJAS DEL CONTADOR DEL AGUA PARA LA PORCION. EL " del 3/4" LOS SOLOS SERVICIOS Y LA CAJA DEL METRO HAN ESTADO INSTALADOS YA, EN UN COSTE TOTAL DE \$ 0.00, O \$ 0.00 POR LA PORCION. ADEMAS, EL SUBDIVIDER HA PAGADO A N.A.W.S.C. LA SUMA DE \$ 364,308.00, QUE CUBRE LOS \$4,337.00 COSTADOS POR LA PORCION SEGUN LO INDICADO EN EL ACUERDO DE SERVICIO DEL AGUA DE 30 AÑOS QUE LA SUMA REPRESENTA EL COSTE TOTAL DEL CONTADOR DEL AGUA, LOS HONORARIOS DE LA ADQUISICION DE LAS DERECHAS, Y TODA LA CALIDAD DE MIEMBRO U OTROS HONORARIOS ASOCIADOS A CONECTAR LAS PORCIONES DEL INDIVIDUO EN LA SUBDIVISION CON N.A.W.S.C. A PETICION POR EL DUERO DE LA PORCION. N.A.W.S.C. INSTALARA PUNTUALMENTE EN NINGUNA CARGA EL CONTADOR DEL AGUA PARA ESA PORCION. SE HAN APROBADO LAS INSTALACIONES DE AGUA EXTERAS Y ACEPTADO POR N.A.W.S.C. Y EL SISTEMA DE DISTRIBUCION DICHO ES OPERABLE EN FECHA LA FECHA DE LA GRABACION DEL PLAT

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

LAS AGUAS RESIDUALES DE LA SUBDIVISION BRUSHLINE LTD. SERAN TRATADAS POR LAS INSTALACIONES EN SITIO INDIVIDUALES DE LAS AGUAS RESIDUALES (" OSSF") CONSISTIR EN UN TANQUE SEPTICO DE LOS COMPARTIMIENTOS DUALES DEL DISERO ESTANDAR Y UN CAMPO DEL DREN EN CADA PORCION. EL INGENIERO PROFESIONAL INFRASCrito HA EVALUADO LA CONVENIENCIA DEL SITIO DE LA SUBDIVISION PARA OSSF Y HA SOMETIDO UN INFORME QUE CONCLUYA QUE EL SITIO ES CONVENIENTE PARA OSSF. EL INFORME FUE REPASADO Y APROBADO POR EL DEPARTAMENTO DE LA SALUD DEL CONDADO DEL HIDALGO. CADA PORCION TIENE AREA ADECUADA PARA UN CAMPO DEL DREN DE LOS REEMPLAZOS. CADA PORCION EN LA SUBDIVISION PROPUESTA ES POR LO MENOS ACRE DEL 1/2 DE TAMAÑO.

EL LIBRO DE LA ENCUESTA SOBRE SUELO DEL SERVICIO DE LA CONSERVACION DEL RECURSO NATURAL INDICO UN SUELO DE ARCILLA CALCAREO DEL MARRON GRISACEO PARA EL AREA. POR LO MENOS 16 EXCAVACIONES DEL SUELO FUERON REALIZADAS EN EL SITIO, EN LOS EXTREMOS CONTRARIOS DEL AREA PROPUESTA DE LA DISPOSICION. (LOS TALADROS ADICIONALES ERAN INNECESARIOS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTA AREA DEL LIMITE). EL SUELO ES UN SUELO CALCAREO UNIFORME DE LA MARCA DE SANDY del MARRON GRISACEO QUE EXTIENDE HASTA 36" DEBAJO DE LA PARTE INFERIOR DE CUASQUERA EXCAVACIONES PROPUESTAS. NO HAY INDICACION DEL AGUA SUBTERRANEA O DE UNA CAPA RESTRICTIVA DENTRO DE 24" DE LA PARTE INFERIOR DE LAS EXCAVACIONES PROPUESTAS.

LA SUBDIVISION DRENA BIEN. EL COSTE PARA INSTALAR UN SISTEMA SEPTICO EN UNA PORCION INDIVIDUAL ES \$ 1,500.00, INCLUYENDO EL COSTE PARA EL PERMISO Y LA LICENCIA REQUERIDOS. TODOS LOS OSSF HAN ESTADO INSTALADOS EN FECHA LA EPOCA DEL USO PARA EL FINAL PLAT LA APROBACION EN UN COSTE TOTAL DE \$84,000. EL DEPARTAMENTO DE LA SALUD DEL CONDADO DEL HIDALGO HA EXAMINADO Y HA APROBADO LA INSTALACION DE TODO EL OSSF EN (LA FECHA DE LA INSPECCION POR EL DEPARTAMENTO DE LA SALUD)

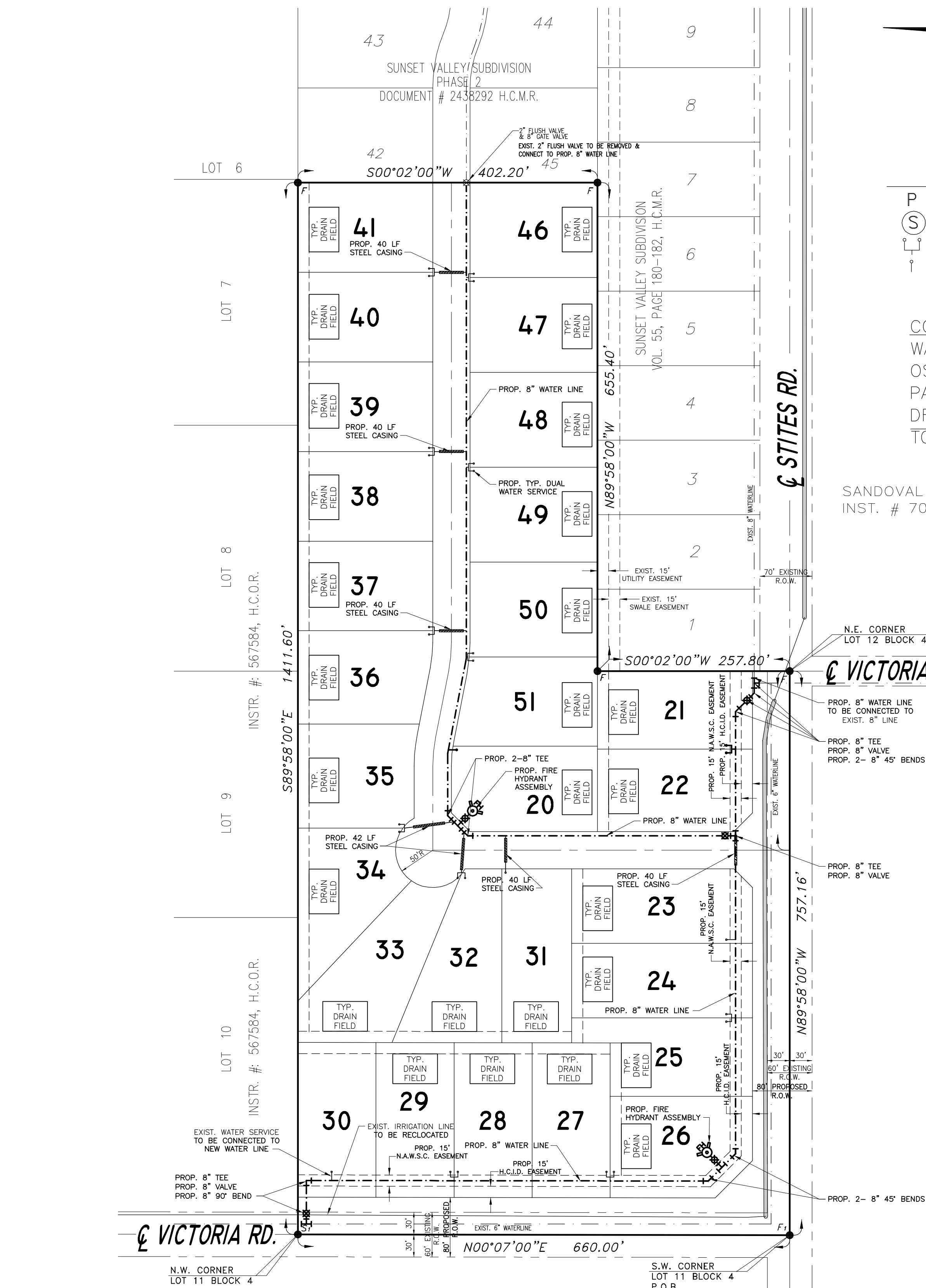
ENGINEER CERTIFICATION:

FOR MY FIRM ABAJO, CERTIFICO QUE EL AGUA Y LAS AGUAS RESIDUALES MANTIENEN LAS INSTALACIONES DESCRITAS ARRIBA ESTAN DE ACUERDO CON LAS REGLAS MODELO ADOPTADAS BAJO SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE ES EL COSTE PARA INSTALAR LAS INSTALACIONES DE LAS AGUAS RESIDUALES DEL SISTEMA DE DISTRIBUCION ANDONSITE DEL AGUA, DISCUTIDAS ARRIBA, COMO SIGUE:

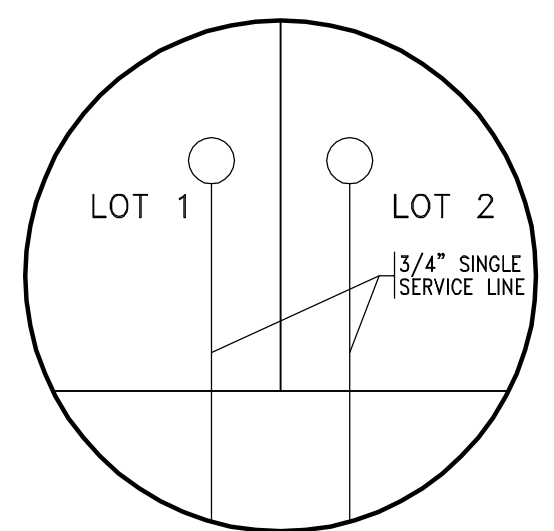
INSTALACIONES DE AGUA - ESTAS INSTALACIONES CONSTRUIDAS COMPLETAMENTE, CON LA INSTALACION DE LOS CONTADORES DEL AGUA, COSTARAN UN IMPORTE TOTAL DE \$ 0.00 QUE IGUALA A \$ 0.00 POR LA PORCION.

INSTALACIONES DE LAS AGUAS RESIDUALES - EL SISTEMA SEPTICO HA ESTADO INSTALADO EN UN COSTE TOTAL DE \$ 0.00 POR LA PORCION (TODD INCLUSIVE), PARA UN TOTAL DE \$ 0.00 PARA LA SUBDIVISION ENTERA.

RAUL E. GARCIA, INGENERO DATE

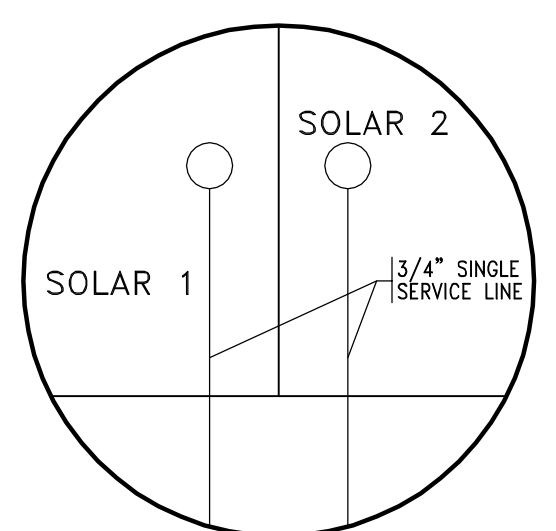


TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES

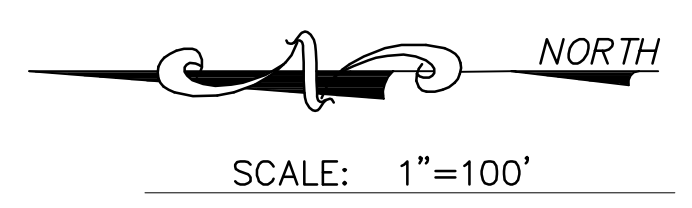


LEGEND: ○ ----- WATER METER BOX

TIPICO DETALLE DE LINEAS DE SERVICIO Y CAJAS DE MEDIDOR



LEJENDA: ○ ----- CAJA DE MEDIDOR DE AGUA



LEGEND

- P - POWER POLES
- ⊙ - SOIL BORE LOCATION
- ↕ - DUAL WATER SERVICE
- ↑ - SINGLE WATER SERVICE

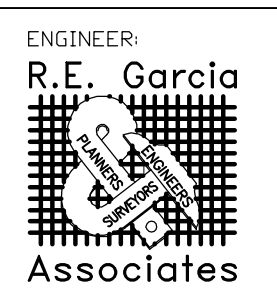
COST ESTIMATE

WATER	\$0
OSSF	\$0
PAVING	\$0
DRAINAGE	\$0
TOTAL	\$0

SANDOVAL DEVELOPMENT, L.P.
INST. # 709202, H.C.O.R.

SUBDIVISION PLAT OF SUNSET VALLEY PHASE 3

PREPARED BY: R.E. GARCIA & ASSOCIATES SCALE: 1" = 100'
116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280



SUBDIVIDER CERTIFICATION:

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE 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.- WE, SANDOVAL DEVELOPMENT, LP., SUBDIVIDERS OF SUNSET VALLEY PHASE 3 SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE OF TEXAS AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SANDOVAL DEVELOPMENT, L.P.
JOSE SANDOVAL, PARTNER
605 N. MAIN, SUITE C
DONNA, TEXAS 78537 DATE

SHEET NO. 2 OF 3 SHEETS

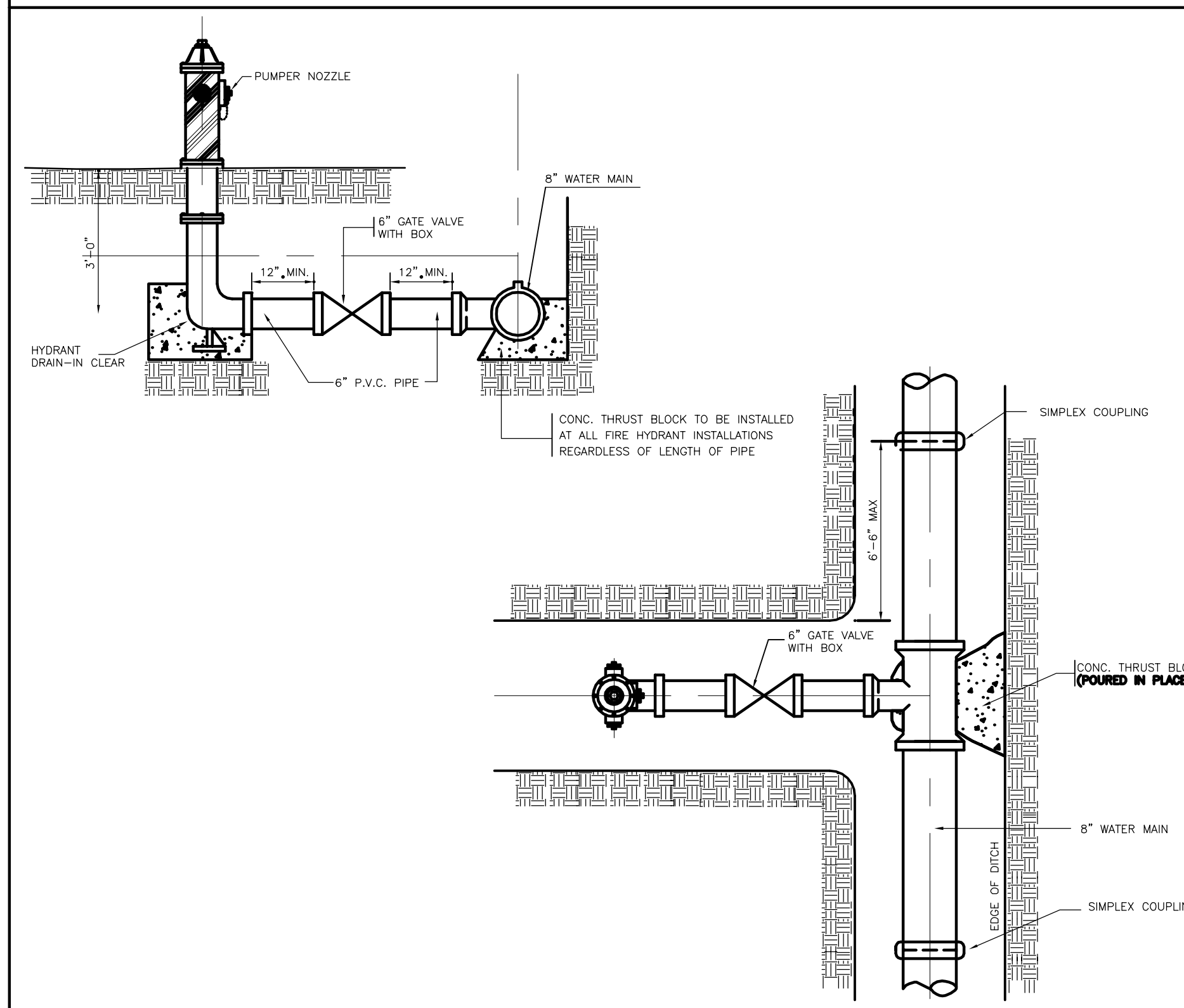
REVISION NOTES				
No.	Sheet	REVISION	Date	Approved

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day appeared JOSE SANDOVAL, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes, and consideration therein expresses.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____.

NOTARY PUBLIC



TYPICAL FIRE HYDRANT DETAIL

N.T.S.

DRAINAGE STATEMENT FOR SUNSET VALLEY PHASE 3

DRAINAGE STATEMENT:
 SUNSET VALLEY SUBDIVISION, PHASE 3, CONSISTS OF A TWENTY-EIGHT LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON A 18.12 ACRE TRACT OF LAND BEING ALL OF LOTS 11 AND 12, BLOCK 4, AND A PORTION OF LOTS 13 AND 14, BLOCK 4, RE-SUBDIVISION OF BLOCKS 1-5, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME "Z", PAGES 124 THROUGH 125, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF LOT 1, SUNSET VALLEY SUBDIVISION, AS RECORDED IN VOLUME 55, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE PROPERTY IS CURRENTLY VACANT WITH ONE SINGLE FAMILY RESIDENCE ON THE PROPERTY WITH TYPICAL IMPERVIOUS AREAS. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0450 C REVISED TO REFLECT LOMR DATED MAY 30, 2002. ZONE "X" SHADED IS DEFINED AS AREAS OF 500 YEAR FLOOD; AREAS OF THE 100 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM THE 100 YEAR FLOOD.

THE PREDOMINANT SOIL FOR THIS PROPERTY IS A DARK GRAYISH SANDY CLAY LOAM WHICH IS MODERATELY PVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT).

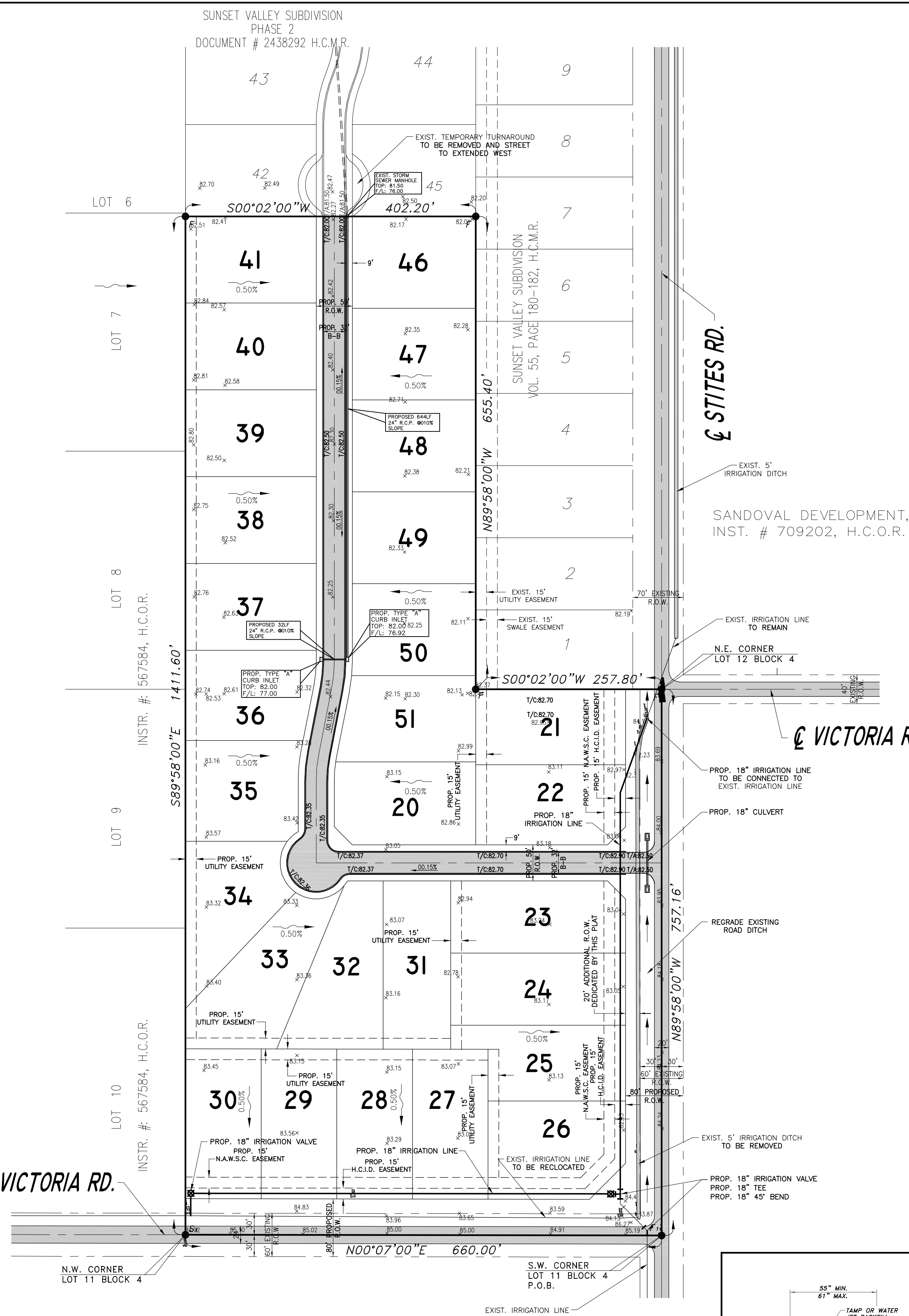
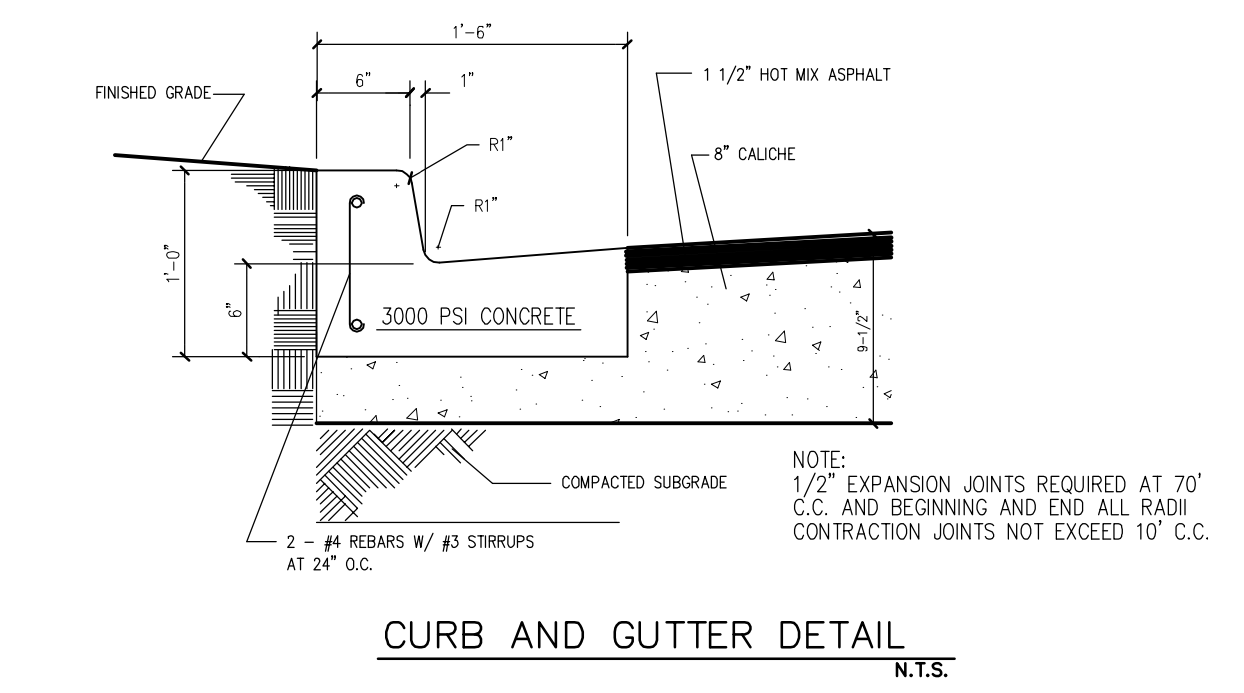
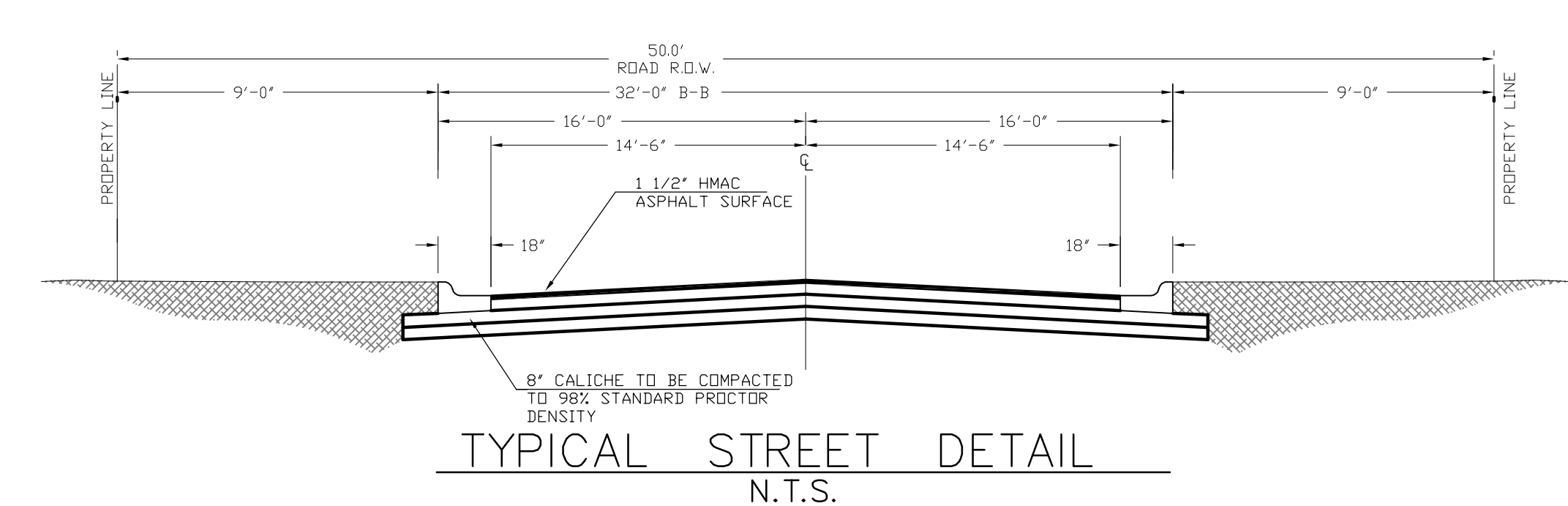
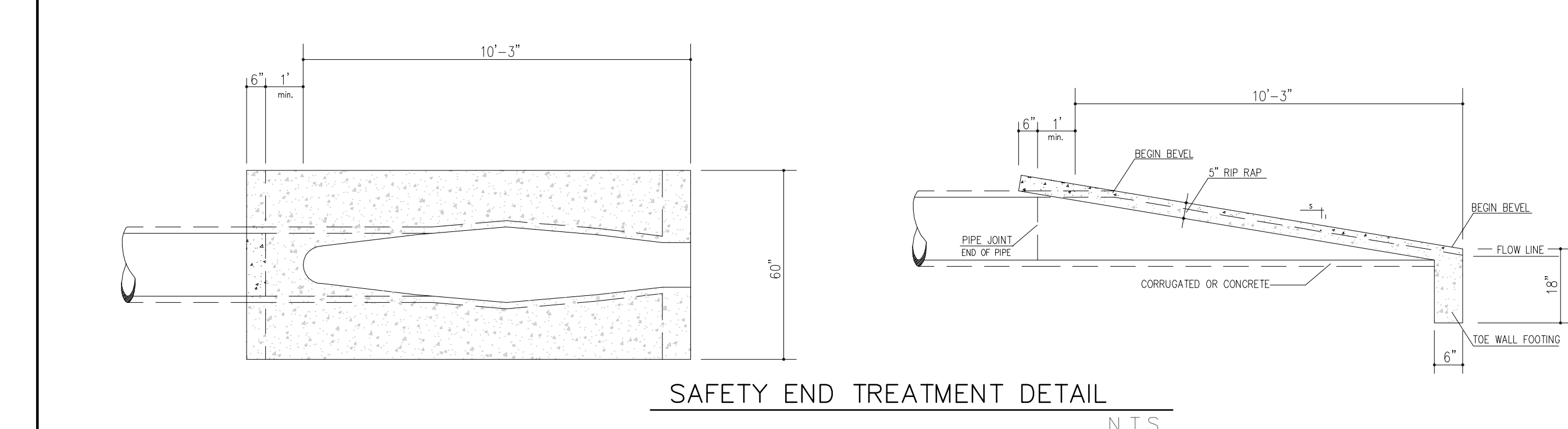
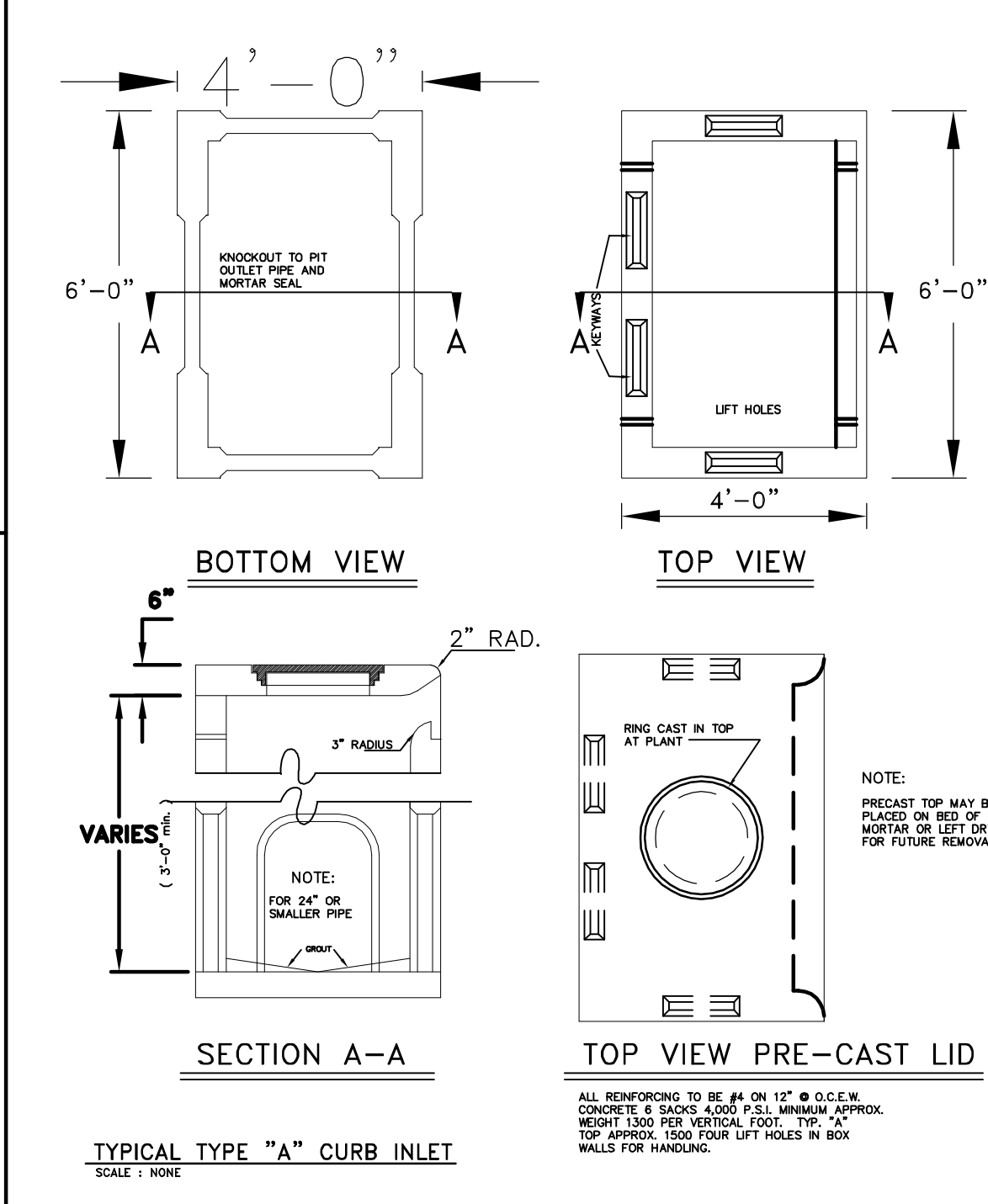
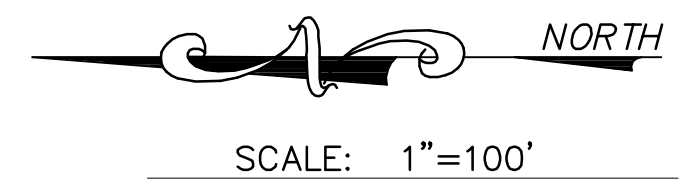
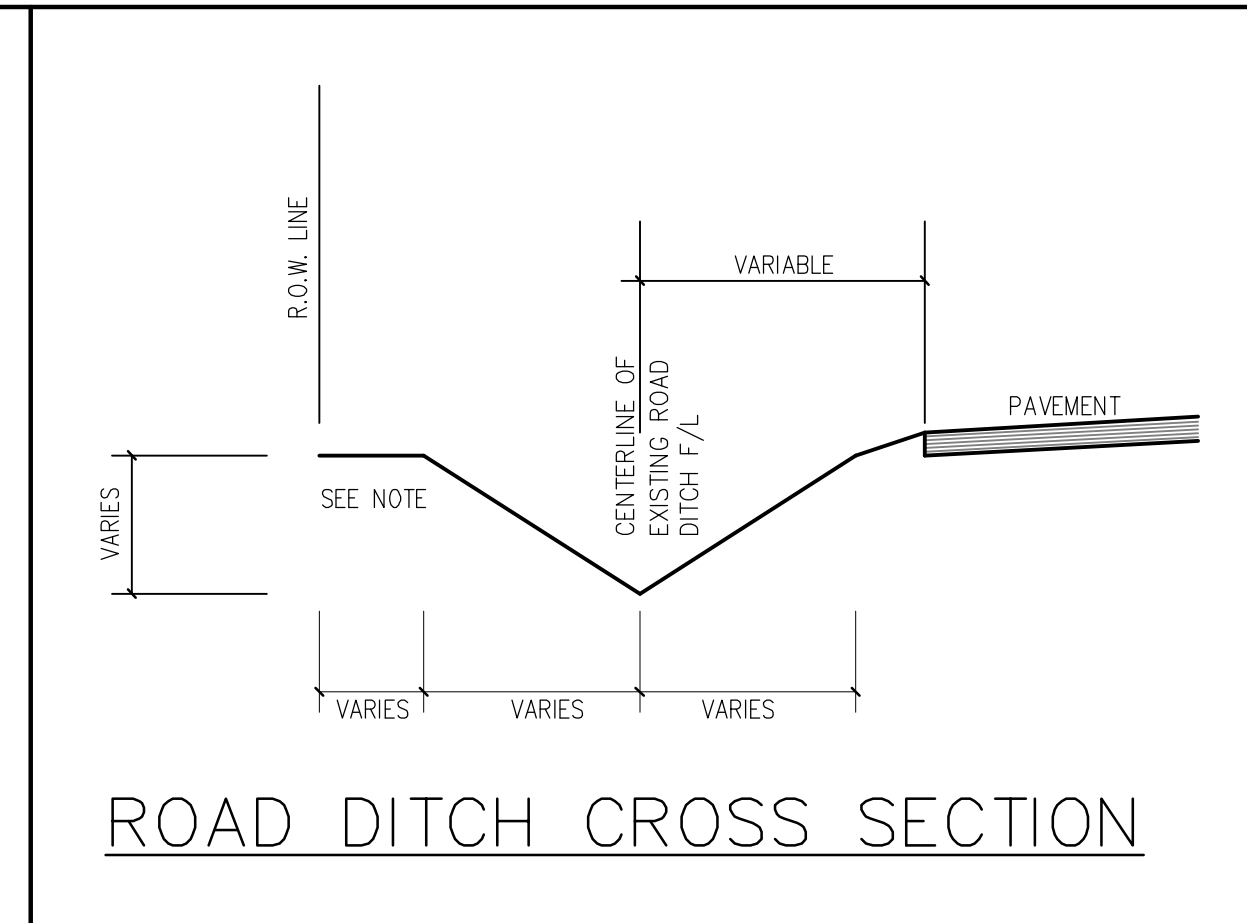
CURRENTLY THE PROPERTY VACANT WITH ONE SINGLE FAMILY RESIDENCE. EXISTING RUNOFF IS DIRECTED SOUTH AND WEST TOWARDS ROAD DITCHES LOCATED ON STITES ROAD AND VICTORIA ROAD. BOTH VICTORIA ROAD AND STITES ROAD DISCHARGE INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAINAGE DITCH LOCATED ON THE EAST AND NORTH OF THE SUBJECT SITE. THE PROPOSED SUBDIVISION WILL BE DRAINED BY NEW STORM SEWER SYSTEM LOCATED WITHIN THE EXTENSION OF SUNSET VALLEY DRIVE. THIS NEW SYSTEM WILL DISCHARGE INTO AN EXISTING STORM SEWER SYSTEM ON SUNSET VALLEY DRIVE WHICH DISCHARGES INTO THE UNNAMED HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAINAGE DITCH EAST OF THE SITE. THE SECTION OF THE EXISTING DITCH HAD PREVIOUSLY BEEN MODIFIED TO ALLOW FOR DETENTION TO BE HELD WITHIN THE MODIFIED DRAINAGE DITCH.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF 47,033 CUBIC FEET OF STORM RUNOFF WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 9.41 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X" SHADED: AREAS DETERMINED TO BE WITHIN THE 500 YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL NUMBER 480334 0450 C.

REGISTERED PROFESSIONAL ENGINEER # 64790

DATE



MAP OF TOPOGRAPHY AND DRAINAGE: SUNSET VALLEY PHASE 3

DATE: JUNE 1, 2011

SCALE IN FEET: 0 100' 200' 300'

SCALE: 1" = 100'

ENGINEER: **R.E. Garcia**

PREPARED BY: **R.E. Garcia & Associates**

116 NORTH 12TH AVENUE EDINBURG, TEXAS 78539 PHONE (956) 381-1061 FAX: 381-1280

SHEET NO. 3 OF 3 SHEETS

Associates

STANDARD TRENCHING DETAILS

PIPE BEDDING DETAIL
 SCALE: NONE

NOTES:
 1. BACKFILL MAY BE EXCAVATED MATERIAL EXCEPT ROCK CUTTINGS GREATER THAN 3" IN DIA. AND IF MATERIALS ARE ESSENTIALLY FREE OF VOIDS AFTER COMPACTION.
 2. BEDDING MATERIAL MAY BE SAND, PEA GRAVEL, OR CRUSHED STONE, EXCEPT PIPES INSTALLED IN BLASTED TRENCHES SHALL BE BEDDED IN EITHER PEA GRAVEL

ORDINARY TRENCH
 SCALE: NONE

NOTES:
 BACKFILL IN AREAS OTHER THAN SHALL BE COMPACTED TO AT LEAST THE NATURAL DENSITY OF THE

UNPAVED ROAD TRENCH
 SCALE: NONE

NOTES:
 BACKFILL IN UNPAVED STREETS, ALLEYS, AND DRIVEWAYS SHALL BE COMPACTED TO 90% COMPACTION AS DETERMINED BY AASHTO T-180

UNDER PAVEMENT
 SCALE: NONE

NOTES:
 BACKFILL SHALL BE COMPACTED TO 90% WITHIN 12" OF THE SUBGRADE SURFACE AND THE TOP 12" SHALL BE COMPACTED TO 95% COMPACTION AS DETERMINED BY AASHTO T-180