



# 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, CFM  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 09-29-2015

PROPOSED SOL SUBDIVISION, PRECINCT No. 1.

ENGINEER: Rio Delta Engineering DEVELOPER: Luis Garcia

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 12  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: South west corner of Mile 4 North Road and Mile 2 East Road.

SUBDIVISION LIES WITHIN THE:  The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7/15/2015 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be provided by re-constructing the road side ditches for Mile 4 North Road and Mile 2 East Road by storm drainage system along the Irrigation Easement.

DISTANCE TO A DRAIN DITCH: Approximately 1/2 mile west of development.

ROAD R.O.W. DEDICATION: 30 feet onto Mile 4 North Road and 20 feet onto Mile 2 East.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9/04/2015 By, Roy Gonzalez, Pct. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4/28/2015 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez

WATER SERVICE PROVIDER: MHWSC LINE SIZE: 6" LOCATION: Mile 4 North Road.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 7/03/2015 : 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 comments and future recommendations by planning and other Departments,

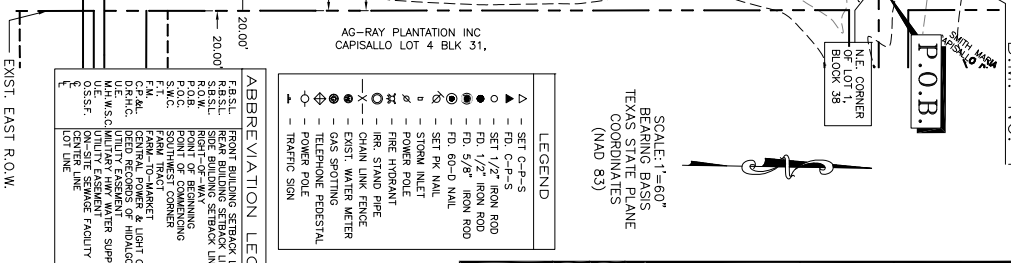
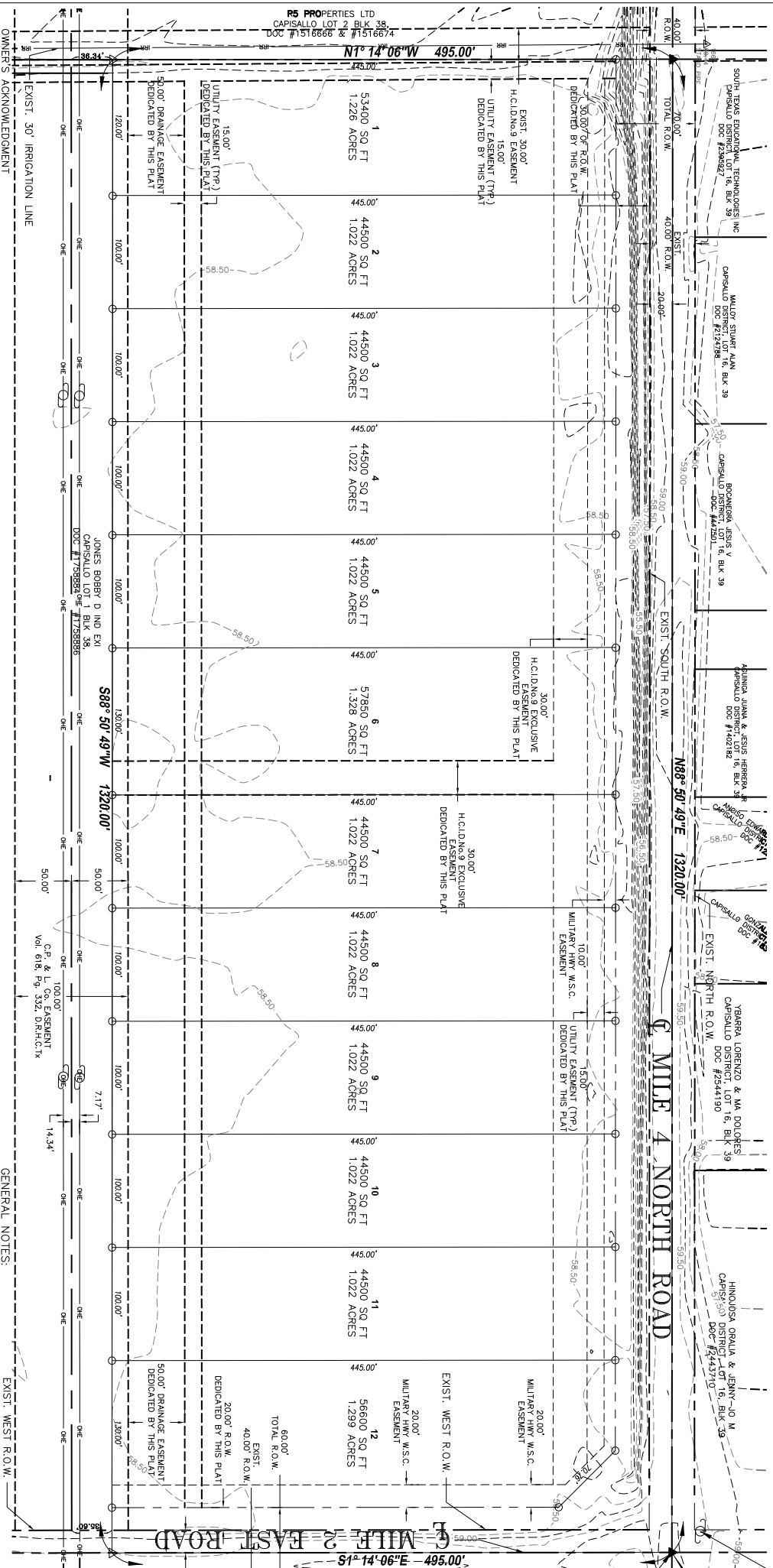
**Final Approval** subject to recommendations other departments

**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.*

# SOL SUBDIVISION

BEING 15.0 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING THE NORTH 15.00 ACRES OF LOT 1, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME "P" PAGES 226 AND 227 DEED RECORDS OF HIDALGO COUNTY, TEXAS.



DATE	BY	DESCRIPTION
SEPTEMBER, 2015	PETER HERMIDA E.I.T.	PRELIMINARY
	PETER HERMIDA E.I.T.	REVISED FOR RECORD

**RIO DELTA ENGINEERING**  
 FIRM REGISTRATION No. F-7628  
 SURVEY FIRM No. 10194027  
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
 (TEL) 956-380-5152 (FAX) 956-380-5083

**OWNER'S ACKNOWLEDGMENT**  
 COUNTY OF HIDALGO

I, LUIS GARCIA, AS THE OWNER (S) OF THE 15.0 ACRE TRACT OF LAND SHOWN HEREON, HEREBY SUBDUDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS (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 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 LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS. I HEREBY CERTIFY THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

LUIS F. GARCIA (MANAGER) \_\_\_\_\_ DATE \_\_\_\_\_  
 FRENCH SOLE, LLC  
 3113 S. 6TH LANE  
 WACO, TEXAS 76783

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

**STATE OF TEXAS - COUNTY OF HIDALGO**

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

IVAN GARCIA P.E., R.P.L.S.  
 REG. PROFESSIONAL ENGINEER NO. 115662



**GENERAL NOTES:**

- FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADE)
- AREAS (NO SHADE) AREAS OF MINIMAL FLOODING ACCORDING TO COMMUNITY-PANEL NO. 480334 0625B, REVISED JANUARY 2, 1981.
- SETBACKS: 50.00 FEET OR EASEMENT WHICHEVER IS GREATER FROM: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 20.00 FEET FOR LOT 12
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE SPECULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHAL APPROVAL.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF MILE 4 NORTH ROAD, 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: --SBM NO. 1-- ELEV. 60.11 N.S.V.D. 88. DISCREPANCIES: TOP OF RAILROAD SPIKE NEAR POWER POLE FOUND 30' NORTHWEST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N 118683151; E 1626972533.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 118683-FEET OR 0.223 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOTS.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER INTERFERENCE TO THE OPERATIONS 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 EACH UTILITY EASEMENT DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL. THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEOO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- OSSE SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
- EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
- OSSE SYSTEMS SHALL BE INSPECTED AND APPROVED BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAS 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 STANDBY SEPTIC TANK AND ABSORPTIVE DRINKING WATER SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- FRENCH SOLE, LLC (LUIS GARCIA), THE OWNERS & SUBDIVIDERS OF THIS SUBDIVISION, HERIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT 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 31.1.1.

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

I, \_\_\_\_\_ NOTARY PUBLIC  
 DO HEREBY CERTIFY THAT THE SIGNATURES OF THE ABOVE NAMED PARTIES ARE TRUE AND COMPLETE.

DATE \_\_\_\_\_

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

**STATE OF TEXAS - COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER SURVEYING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E., R.P.L.S.  
 REG. PROFESSIONAL LAND SURVEYOR NO. 6496



**GENERAL NOTES:**

- FLOOD ZONE DESIGNATION: ZONE "C" (NO SHADE)
- AREAS (NO SHADE) AREAS OF MINIMAL FLOODING ACCORDING TO COMMUNITY-PANEL NO. 480334 0625B, REVISED JANUARY 2, 1981.
- SETBACKS: 50.00 FEET OR EASEMENT WHICHEVER IS GREATER FROM: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 20.00 FEET FOR LOT 12
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE SPECULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHAL APPROVAL.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF MILE 4 NORTH ROAD, 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: --SBM NO. 1-- ELEV. 60.11 N.S.V.D. 88. DISCREPANCIES: TOP OF RAILROAD SPIKE NEAR POWER POLE FOUND 30' NORTHWEST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N 118683151; E 1626972533.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 118683-FEET OR 0.223 ACRE-FEET OF STORM WATER RUNOFF. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOTS.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER INTERFERENCE TO THE OPERATIONS 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 EACH UTILITY EASEMENT DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL. THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEOO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- OSSE SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
- EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
- OSSE SYSTEMS SHALL BE INSPECTED AND APPROVED BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAS 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 STANDBY SEPTIC TANK AND ABSORPTIVE DRINKING WATER SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- FRENCH SOLE, LLC (LUIS GARCIA), THE OWNERS & SUBDIVIDERS OF THIS SUBDIVISION, HERIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT 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 31.1.1.

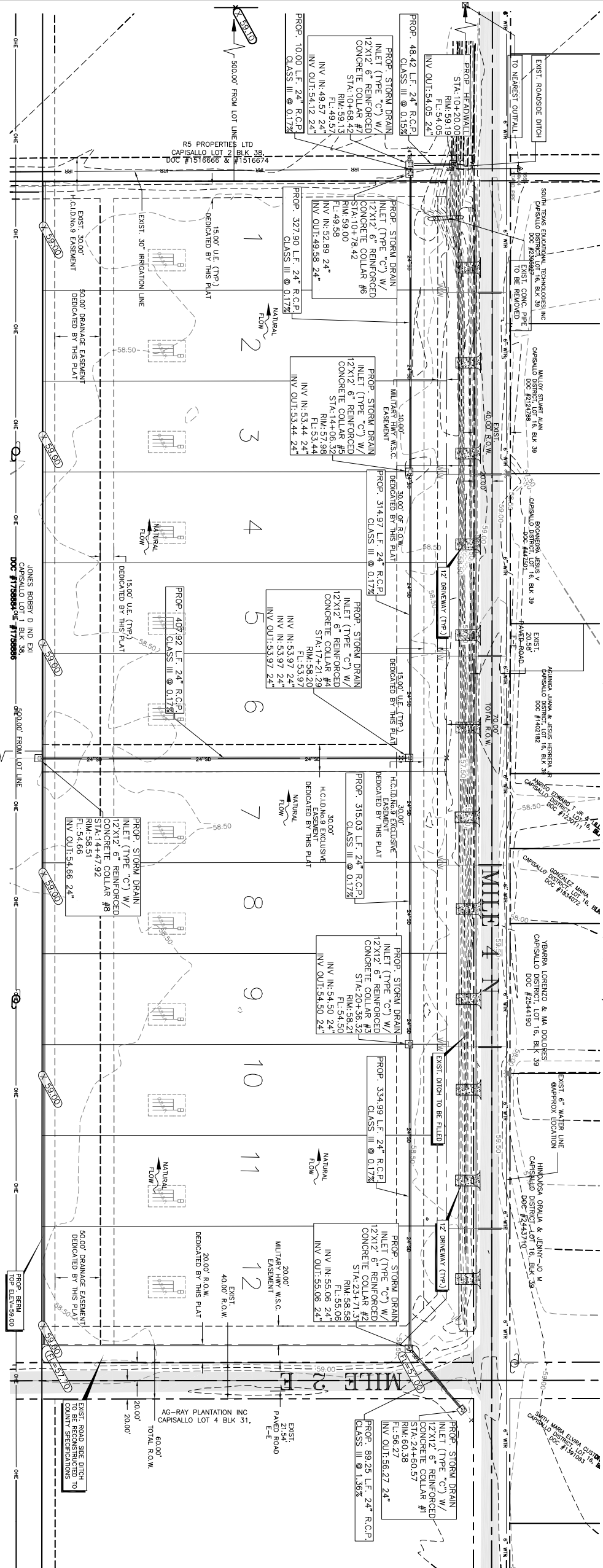
DATE	DESCRIPTION
SEPTEMBER, 2015	PRELIMINARY
	REVISED FOR RECORD

**RIO DELTA ENGINEERING**  
 FIRM REGISTRATION No. F-7628  
 SURVEY FIRM No. 10194027  
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
 (TEL) 956-380-5152 (FAX) 956-380-5083



# SOL SUBDIVISION

BEING 15.0 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING THE NORTH 15.00 ACRES OF LOT 1, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME "P" PAGES 226 AND 227 DEED RECORDS OF HIDALGO COUNTY, TEXAS.



## DRAINAGE REPORT SOL SUBDIVISION MERCEDDES, TEXAS

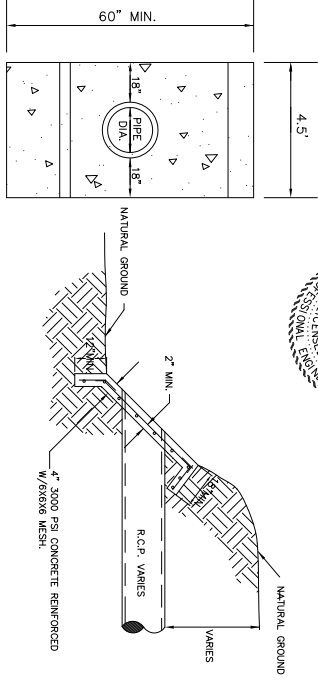
SOL SUBDIVISION IS A 12 LOT SUBDIVISION CONSISTING OF APPROXIMATELY 15.00 ACRES OF LAND SITUATED IN THE SOUTH MERCEDDES AREA IN HIDALGO COUNTY, TEXAS AND BEING THE NORTH 15 ACRES OF LOT 1, BLOCK 38, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME "P", PAGES 226 AND 227, DEED RECORDS OF HIDALGO COUNTY, TEXAS. THE SUBDIVISION IS IN ZONE "C" (NO SHADE) AREAS OF MINIMAL FLOODING, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 052585, REVISED JANUARY 2, 1981. THESE LOTS WILL BE USED FOR RESIDENTIAL PURPOSES.

EXISTING RUNOFF FLOWS OVERLAND IN A NORTHWESTERLY DIRECTION TOWARDS MILE 4 N ROAD INTO AN EXISTING ROADSIDE DITCH WITHIN THE RIGHT-OF-WAY OF MILE 4 N ROAD. THEN CONTINUES SOUTHWEST INTO AN EXISTING DRAIN DITCH, THEN SOUTH TO A FINAL OUTLET AT THE MERCEDDES DISTRICT SETTLING BASIN. USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY 13.60 CFS OF STORM RUNOFF ON THIS PROPERTY. WE HAVE ALSO USED THE SAME 10-YEAR RAINFALL EVENT TO DETERMINE THAT THE IMPROVED SUBDIVISION WILL GENERATE AN ESTIMATED 14.20 CFS OF RUNOFF FOR THE SAME 10-YEAR RAINFALL EVENT.

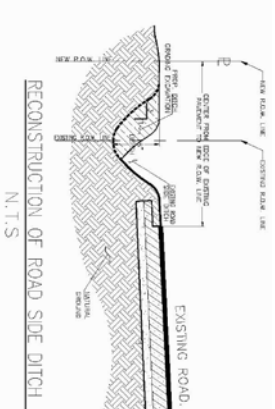
IN ACCORDANCE WITH THE CITY'S AND COUNTY'S DRAINAGE REQUIREMENTS, THIS RUNOFF WILL BE DETAINED APPROXIMATELY 11,885 CF OR 0.273 AC.-FT. OF STORM RUNOFF WILL NEED TO BE DETAINED ONSITE. THIS RUNOFF WILL BE DETAINED IN THE DETENTION GREEN AREAS OF THE LOTS OVERLAPPING WITH THE MERCEDDES DISTRICT SETTLING BASIN. THE EXISTING DRAINAGE PATTERNS OF THE AREA IN A ROAD, THEN CONTINUES SOUTHWEST INTO AN EXISTING DRAIN DITCH, THEN SOUTH TO A FINAL OUTLET AT THE MERCEDDES DISTRICT SETTLING BASIN.



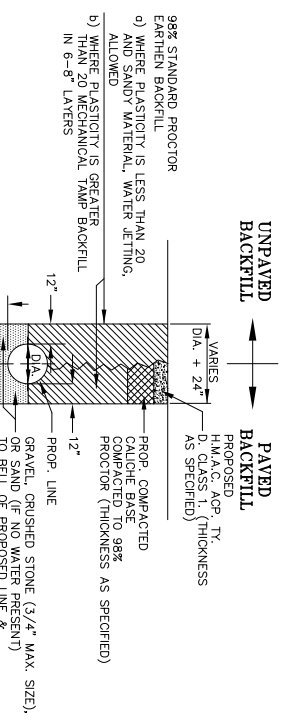
DATE \_\_\_\_\_



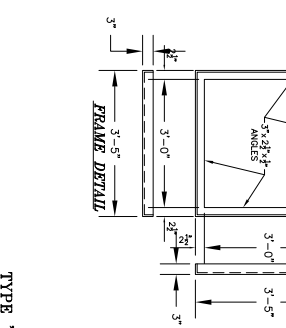
CAST-IN PLACE CONCRETE HEADWALL  
NOT TO SCALE



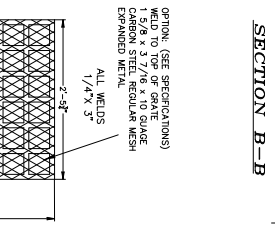
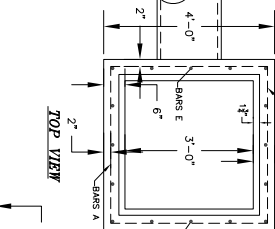
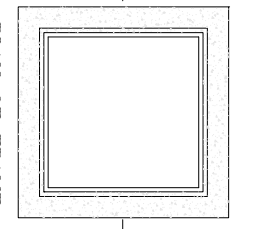
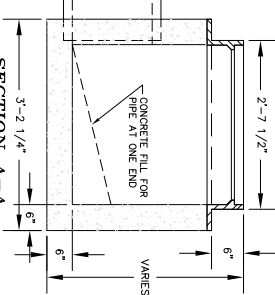
RECONSTRUCTION OF ROAD SIDE DITCH  
N.T.S.



PIPE BEDDING DETAILS  
NOT TO SCALE



TYPE "C" GRATE INLET  
NOT TO SCALE



ABBREVIATION LEGEND

- POWER POLE
- FIRE HYDRANT
- SET IRON ROD
- EXIST. 6" WATER LINE
- EXIST. WATER SERVICE

LEGEND

- PROPOSED
- EXIST.
- CENTER LINE
- LOT LINE

**RIO DELTA ENGINEERING**  
 FIRM REGISTRATION No. F-7628  
 SURVEY FIRM No. 10194027  
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
 (TEL) 956-380-5152 (FAX) 956-380-5083

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662, ON SEPTEMBER, 2015. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DATE: SEPTEMBER, 2015  
 SCALE: 1" = 60'  
 DRAWN: PETER HERMIDA E.I.T.  
 CHECKED: PETER HERMIDA E.I.T.  
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
 ENGINEER: IVAN GARCIA P.E. R.P.L.S.

PROJECT: SUB 14 011  
 PAGE NO: 3-0F-3

PAVING AND DRAINAGE LAYOUT  
 SOL SUBDIVISION  
 MERCEDDES, TEXAS  
 HIDALGO COUNTY

REVISION NOTES TABLE

DATE	DESCRIPTION

NOTE 1: ALL GRATE INLET COVERS SHALL BE PRECAST CONCRETE WITH REINFORCING STEEL BARS. ALL GRATE INLET COVERS SHALL BE 10" DEEPER THAN 1/8" MIN.

NOTE 2: ALL GRATE INLET COVERS SHALL BE PRECAST CONCRETE WITH REINFORCING STEEL BARS. ALL GRATE INLET COVERS SHALL BE 10" DEEPER THAN 1/8" MIN.

NOTE 3: ALL GRATE INLET COVERS SHALL BE PRECAST CONCRETE WITH REINFORCING STEEL BARS. ALL GRATE INLET COVERS SHALL BE 10" DEEPER THAN 1/8" MIN.