



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: 7-26-2016

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.

DRAINAGE DESIGN: STORM DRAINAGE SYSTEM DISCHARGING TO THE DRAIN DITCH EAST APPROXIMATELY ¼ MILE 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. FINAL APPROVAL DATE: 6/23/2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6/27/2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: STITES ROAD

H.C.O.E.C. FINAL APPROVAL DATE: 7/11/2016 : 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: JULY 28, 2015

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

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

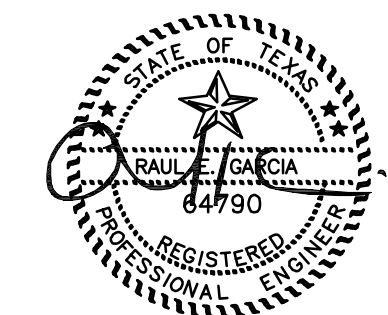
* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

SUNSET VALLEY PHASE 3 SUBDIVISION

DEVELOPER: SANDOVAL DEVELOPMENT, LP.

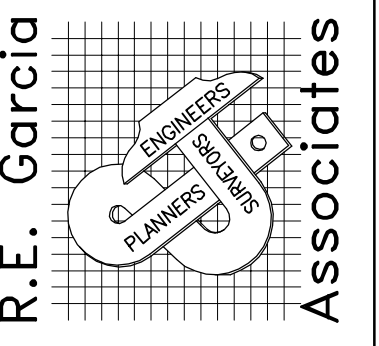
INDEX

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SHEET #4	STREET LAYOUT
SHEET #5	SW3P PLAN
SHEET #6-7	DETAIL SHEET



JULY 08, 2016
AS BUILT

R.E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12th AVE.
EDINBURG, TEXAS 78539 (210) 381-1061



PROJECT :
FRONT PAGE
SUNSET VALLEY PHASE 3

JOB # 2011-080
DATE: MARCH 04, 2015
REVISIONS: PRINTED 03/19/16
DRAWN BY: D.E.S.

SHEET NO.
1
7
SHEET NO.

SUBDIVISION PLAT OF SUNSET VALLEY PHASE 3

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 22, 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, HIDALGO COUNTY, TEXAS.

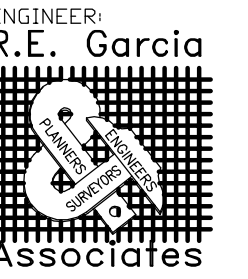
DATE: JANUARY 7, 2015

SCALE IN FEET
0 100' 200' 300'

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:

- 1) 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 4, 2000. LOAH: MAY 30, 2002.
- 2) NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 20-41 AND 40-51 (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.
- 3) ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- 4) THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FT. OF SUBDIVISION.
- 5) SETBACKS ARE AS FOLLOWS:
FRONT VICTORIA RD. & STITES RD. 25.00'
FRONT GARAGE/CAR PORCH 18.00'
SIDE 6.00' OR EASEMENT, WHICHEVER IS GREATER.
CORNER SIDE 10.00' OR EASEMENT, WHICHEVER IS GREATER.
REAR 15.00' OR EASEMENT, WHICHEVER IS GREATER.
- 6) ALL PUBLIC EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER HIDALGO COUNTY MODEL SUBDIVISION RULES OR AS REQUIRED BY THE UTILITY PROVIDER. ALL EASEMENTS ARE DEDICATED BY THIS PLAT UNLESS SHOWN OTHERWISE.
- 7) 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
- 8) DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 195,280 CUBIC FEET (45.2 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.)
- 9) 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, GRASS COVER OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- 10) 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.
- 11) SANDOVAL DEVELOPMENT LP., THE OWNER AND SUBDIVIDER OF SUNSET VALLEY PHASE 3 SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON A LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 12) 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).
- 13) NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EASEMENTS 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.
- 14) 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 WITH THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN USE 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 AT O'CLOCK _____ M, ON _____, 20____ AND WAS RECORDED IN INSTRUMENT # _____ OF THE MAP RECORDS OF HIDALGO COUNTY.

HIDALGO COUNTY CLERK:

THE STATE OF TEXAS

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

APPROVAL BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION 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 CONSTRUCTION OF THIS 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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

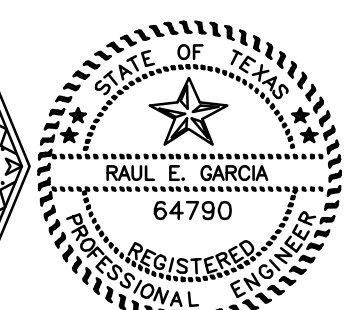
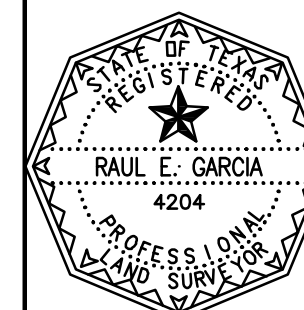
WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE SUNSET VALLEY PHASE 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE

THE STATE OF TEXAS

CERTIFICATE OF PLAT APPROVAL
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.



REGISTERED PROFESSIONAL ENGINEER # 64790
REGISTERED PROFESSIONAL LAND SURVEYOR # 4204

No.	Sheet	REVISION	Date	Approved

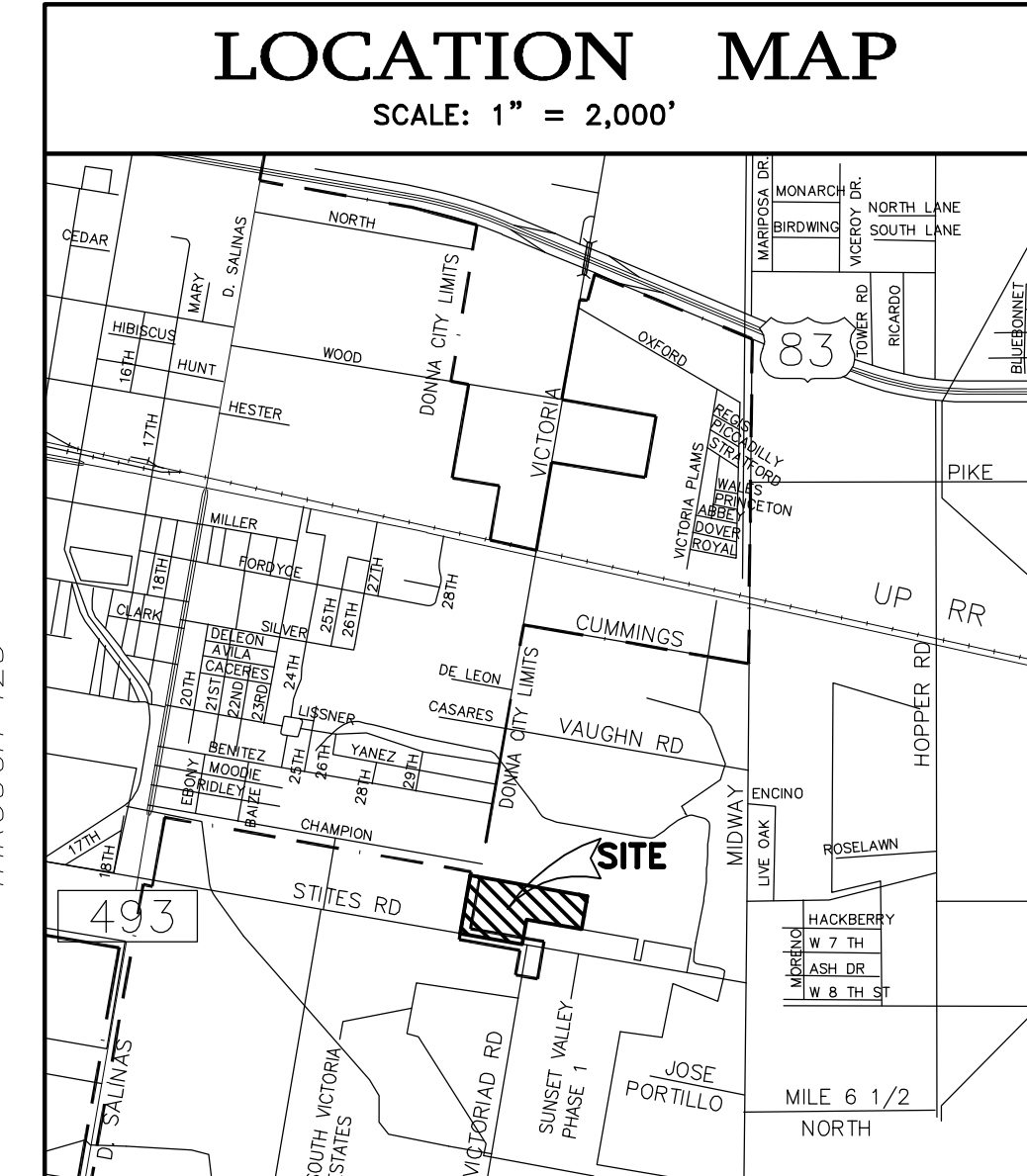
LEGEND :

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



SCALE: 1"=100'

CURVE DATA			
RADIUS	DELTA	LENGTH	CHORD
C1 175.00'	11°06'37"	33.93'	33.88'
C2 225.00'	11°06'37"	43.63'	43.56'
C3 50.00'	23°16'39"	30.31'	20.17'
C4 50.00'	91°43'58"	80.05'	71.77'
C5 50.00'	85°05'15"	74.25'	67.62'
C6 50.00'	09°54'08"	8.64'	8.63'
C7 175.00'	08°52'28"	27.10'	27.08'
C8 175.00'	02°14'10"	6.83'	6.83'
C9 225.00'	06°08'58"	24.15'	24.14'
C10 225.00'	04°57'39"	19.48'	19.48'
C11 200.00'	11°06'37"	38.78'	38.72'
C12 200.00'	11°06'37"	38.78'	38.72'



METES & BOUNDS DESCRIPTION

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 22, 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, HIDALGO COUNTY, TEXAS 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 660.00 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" W 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 SAID LOT 13, BLOCK 4, AS RECORDED IN VOLUME 55, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHWEST CORNER OF LOT 42, OF SAID SUNSET VALLEY SUBDIVISION, PHASE 2, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 89° 58' 00" W 655.40 FEET ALONG THE 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" W 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 257.80 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" W 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.

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 additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by 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 agreement 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 _____, 2015.

THE STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION
I, SANDOVAL DEVELOPMENT LP., AS OWNER OF THE 18.12 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SUNSET VALLEY PHASE 3, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STRIPS 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 CORRECT.

SANDOVAL DEVELOPMENT LP.
JOSE SANDOVAL, PARTNER
605 N. MAIN, SUITE C
DONNA, TEXAS 78537

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 _____ 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 expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2015.

NOTARY PUBLIC

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

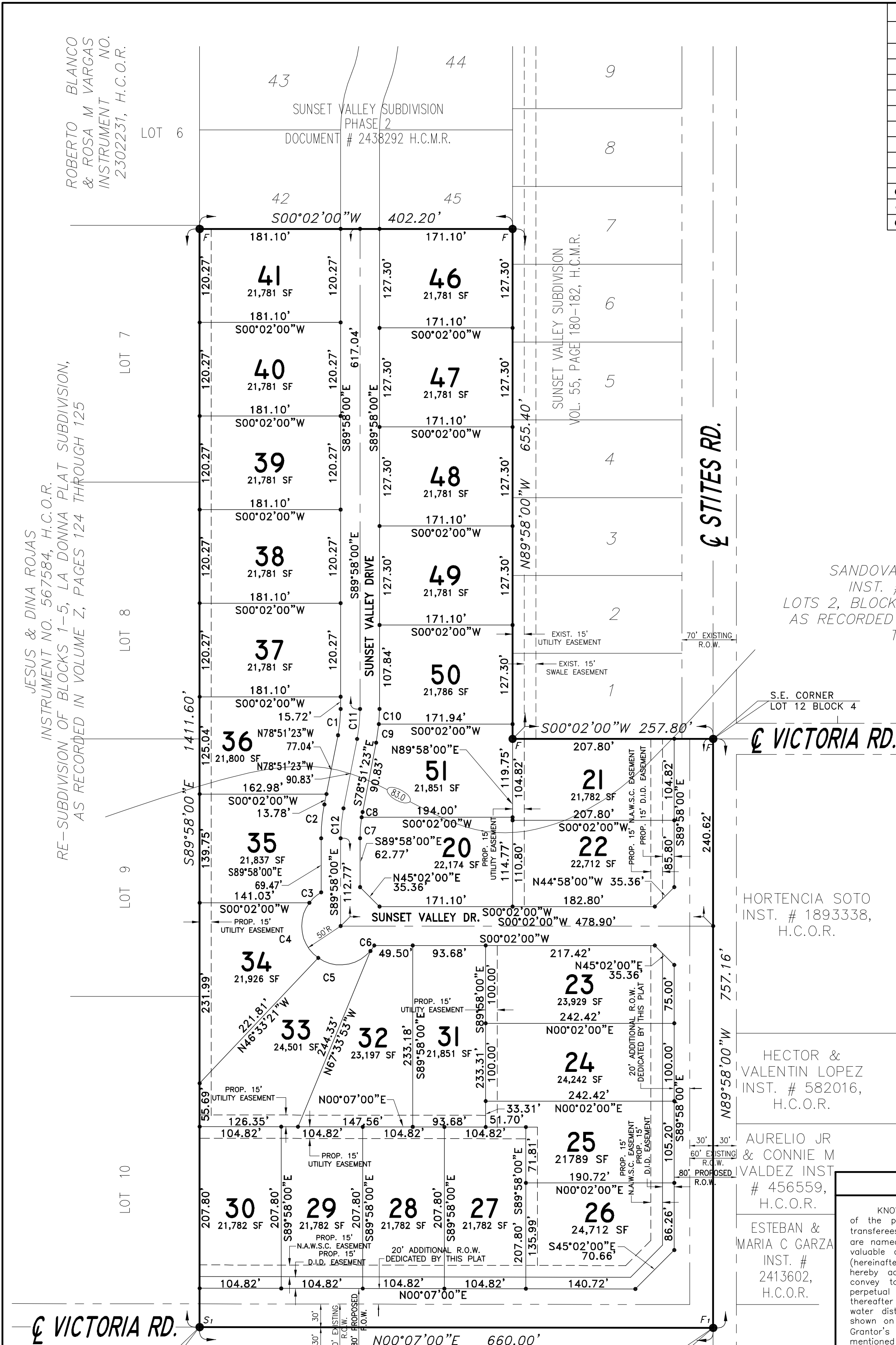
ATTEST:
APPROVAL BY THE PLANNING COMMISSION OF DONNA
THIS PLAT OF SUNSET VALLEY PHASE 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA AND IS HEREBY APPROVED BY SUCH.

SECRETARY CHAIRMAN, PLANNING COMMISSION

ATTEST:
APPROVAL BY IRRIGATION DISTRICT:
THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT, ON THIS _____ DAY OF _____, A.D., 200____.

SECRETARY CHAIRMAN

DONNA IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.



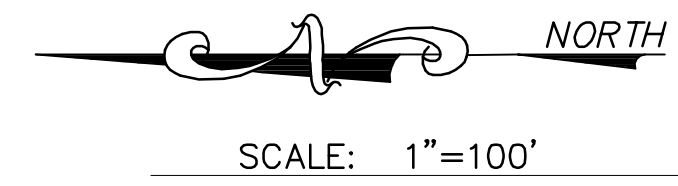
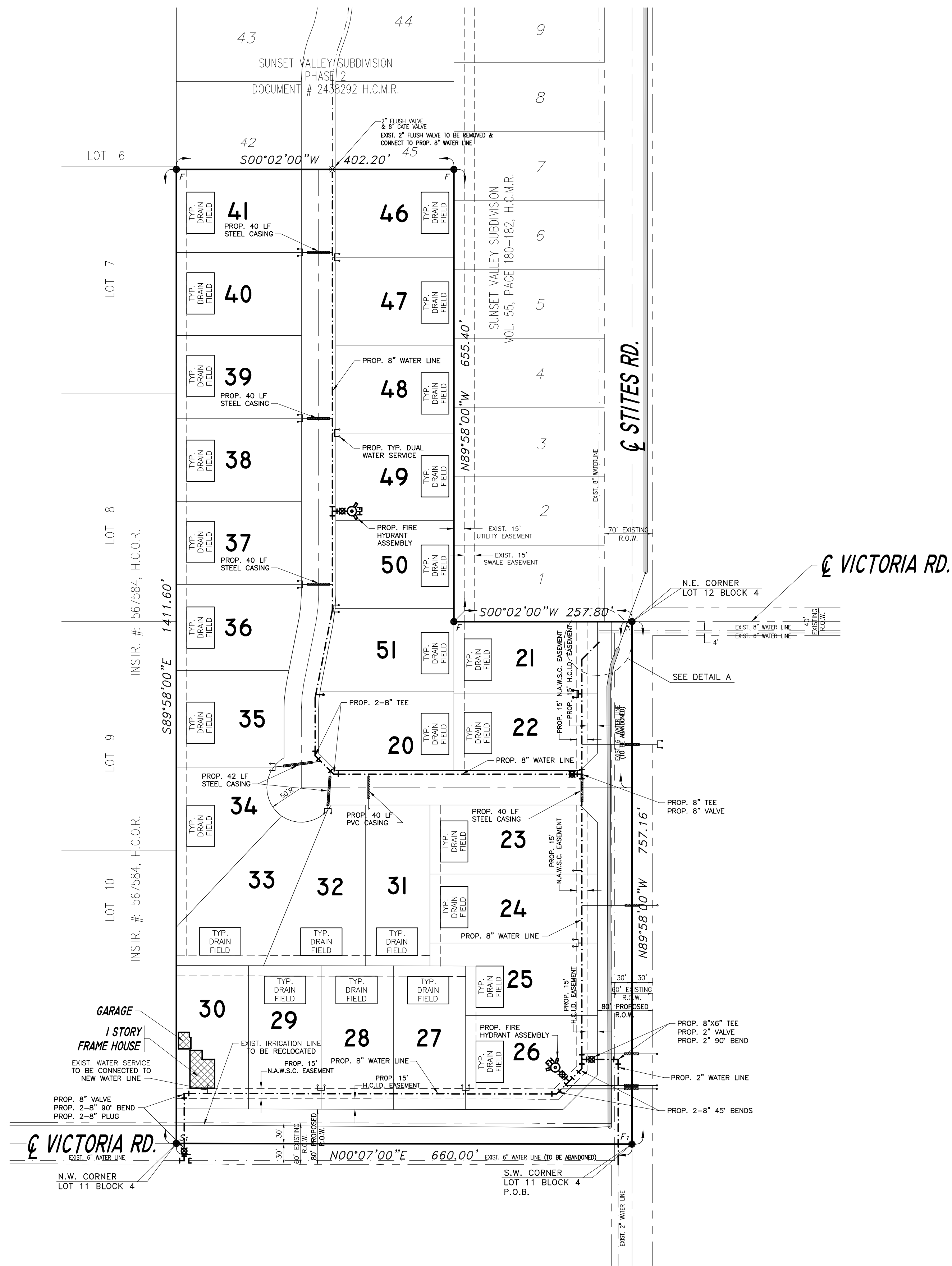
RIVERA ALFONSO & LIDIA
INST. # 515425, H.C.O.R.
LOTS 1 & 2, BLOCK 5 LA DONNA SUBDIVISION,
AS RECORDED IN VOLUME 2, PAGES 124 THROUGH 125

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. 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

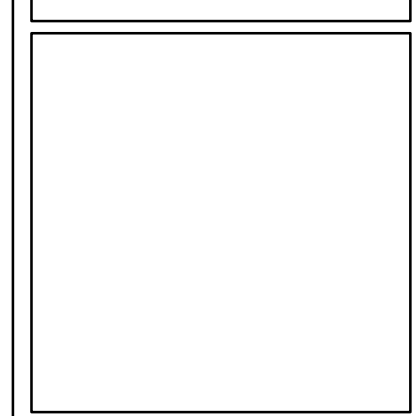
PRINCIPAL CONTACTS:
NAME: ADDRESS: CITY & ZIP PHONE NO. / FAX NO.
OWNER: EDDIE SANDOVAL, PARTNER 605 N. MAIN, SUITE C DONNA, TX 78537 787-2831 / 787-0565
ENGINEER: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX 78539 381-1061 / 381-1280
SURVEYOR: RAUL E. GARCIA 116 N. 12TH EDINBURG, TX 78539 381-1061 / 381-1280

SHEET NO. 1
OF 3 SHEETS

JOSE SANDOVAL, PARTNER



R.E. Garcia & Associates
 ENGINEERS, SURVEYORS, PLANNERS
 116 NORTH 12th AVE.
 EDINGBURG, TEXAS 78539 (210) 381-1061



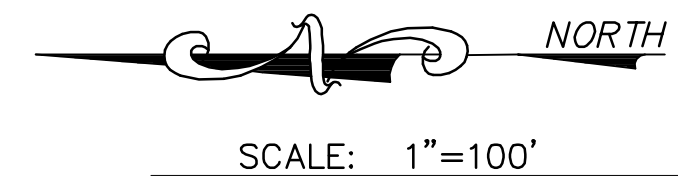
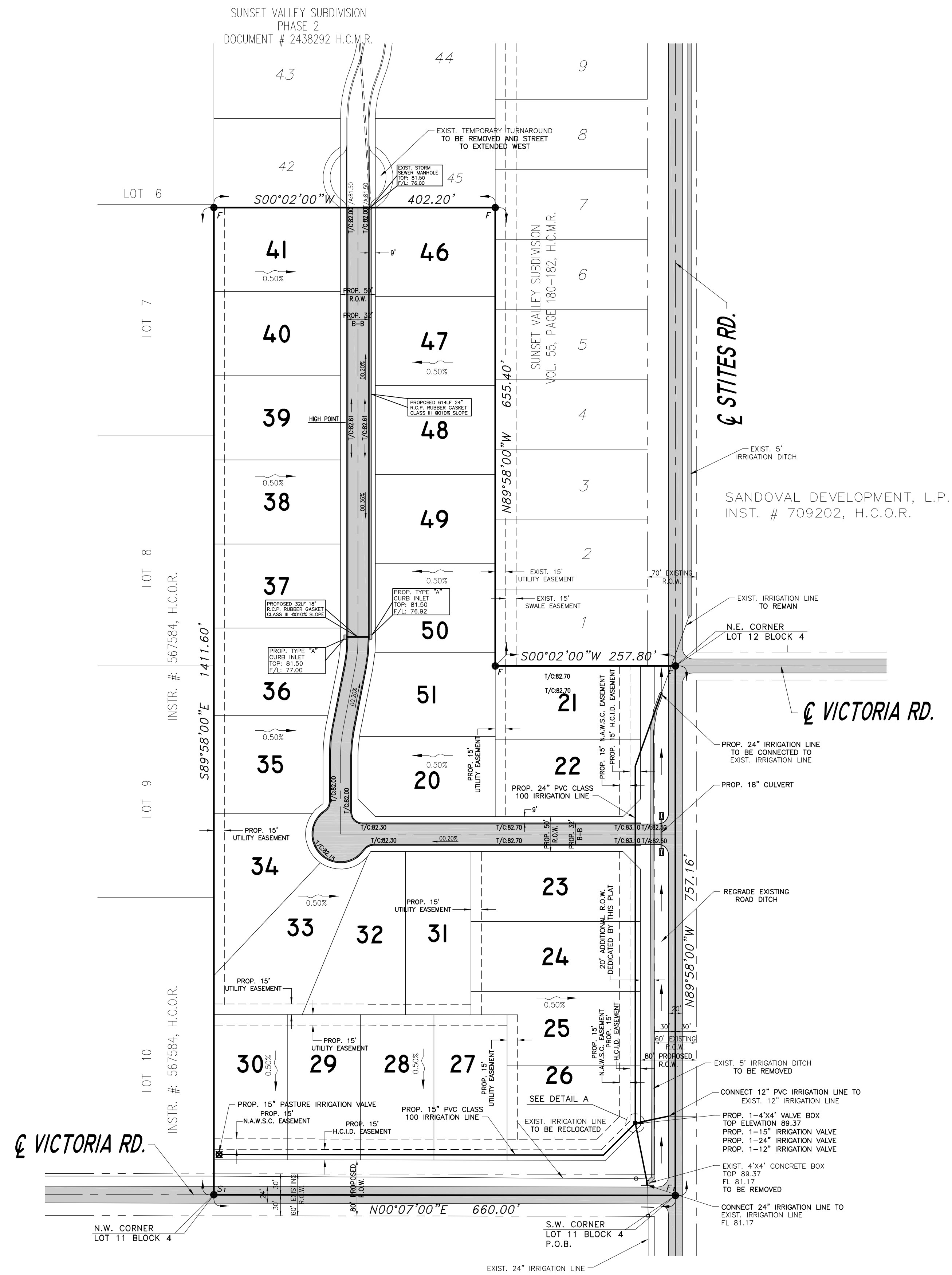
PROJECT :
 WATER LAYOUT
 SUNSET VALLEY PHASE 3

JOB # 2011-080
 DATE: MARCH 04, 2015
 REVISIONS:
 DRAWN BY: D.E.S.

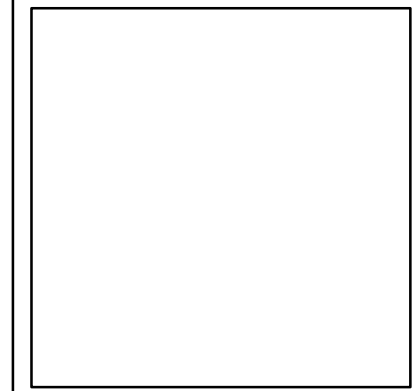
SHEET NO.
 3
 7
 SHEET NO.



AS BUILT



R.E. Garcia & Associates
 ENGINEERS, SURVEYORS, PLANNERS
 116 NORTH 12th AVE.
 EDINBURG, TEXAS 78539 (210) 381-1061



PROJECT :
**STREET & DRAINAGE LAYOUT
 SUNSET VALLEY PHASE 3**

JOB # 2011-080
 DATE: MARCH 04, 2015
 REVISIONS:
 DRAWN BY: D.E.S.

SHEET NO.
4
7
 SHEET NO.

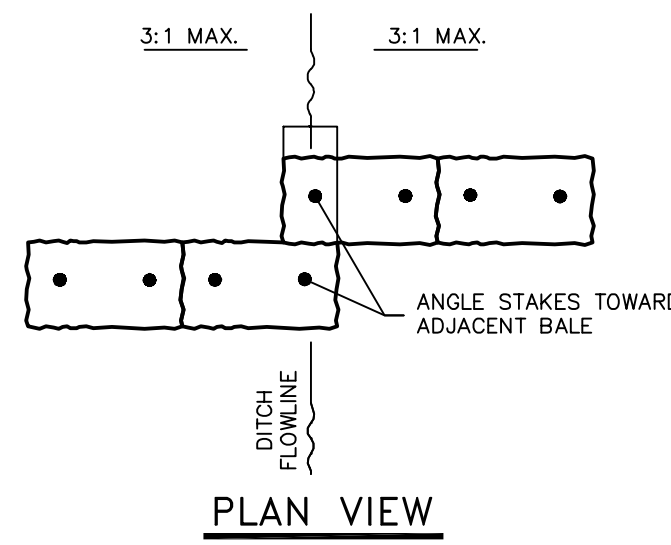


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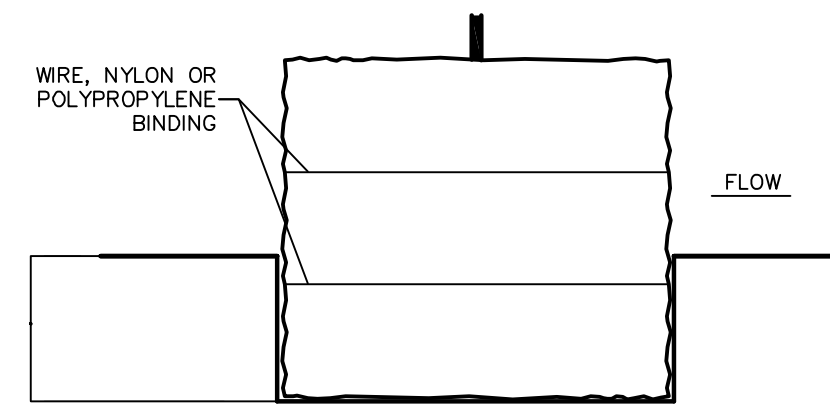
BEST MANAGEMENT EROSION PROTECTION DETAILS

GENERAL NOTES

- HAY BALES SHALL BE A MINIMUM OF 30" IN LENGTH AND WEIGH A MINIMUM OF 50 LBS.
- HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
- HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE 1/2 THE HEIGHT OF THE BALE.
- HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
- HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR OR 2" X 2" WOOD STAKES, DRIVEN THROUGH THE BALES. THE FIRST STAKE SHALL BE ANGLED TOWARDS THE PREVIOUSLY LAID BALE TO FORCE THE BALES TOGETHER.
- THE GUIDELINES SHOWN HEREON ARE SUGGESTION ONLY AND MAY BE MODIFIED BY THE ENGINEER.



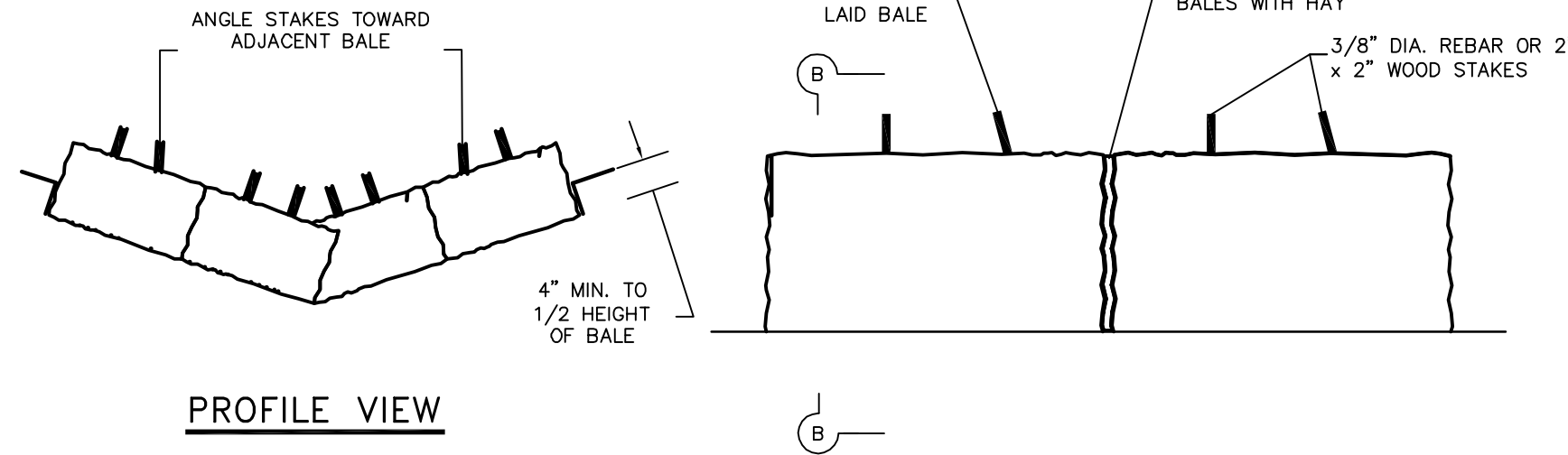
PLAN VIEW



SECTION B-B

PLAN SHEET LEGEND

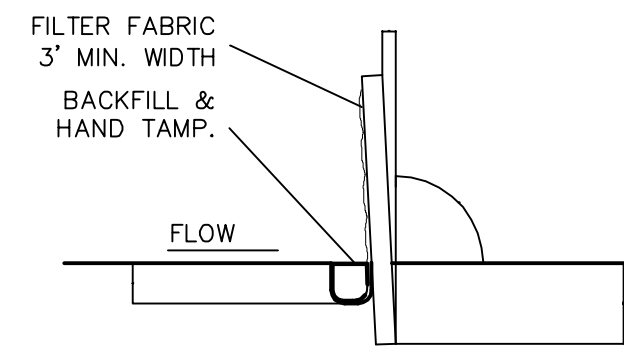
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PROFILE VIEW

GENERAL NOTES

- THE GUIDELINES SHOW HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

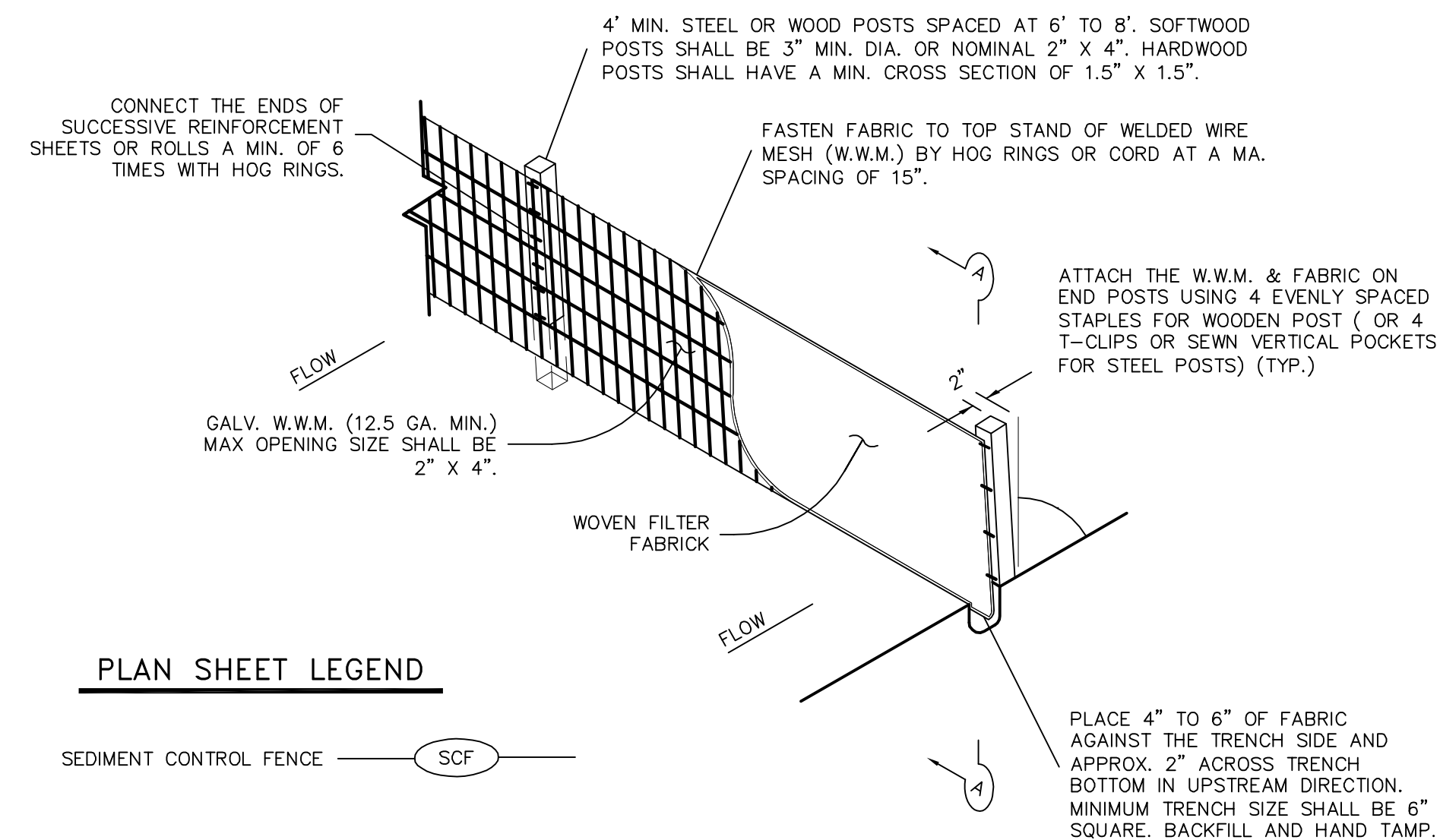


SECTION A-A

SEDIMENT CONTROL FENCE USAGE GUIDELINES

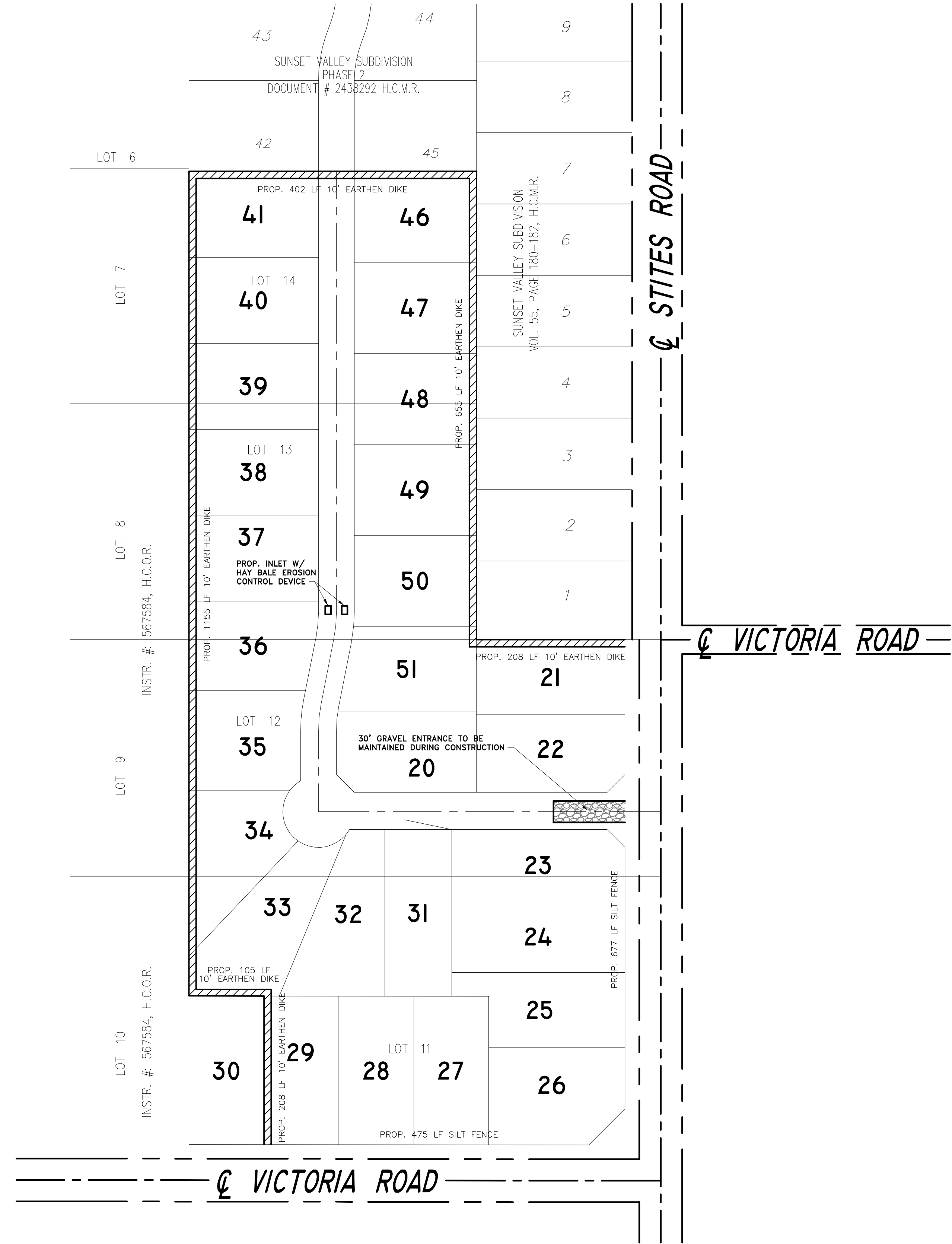
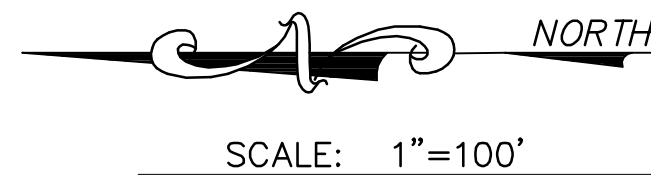
A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT². SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.



PLAN SHEET LEGEND

SEDIMENT CONTROL FENCE — SCF —



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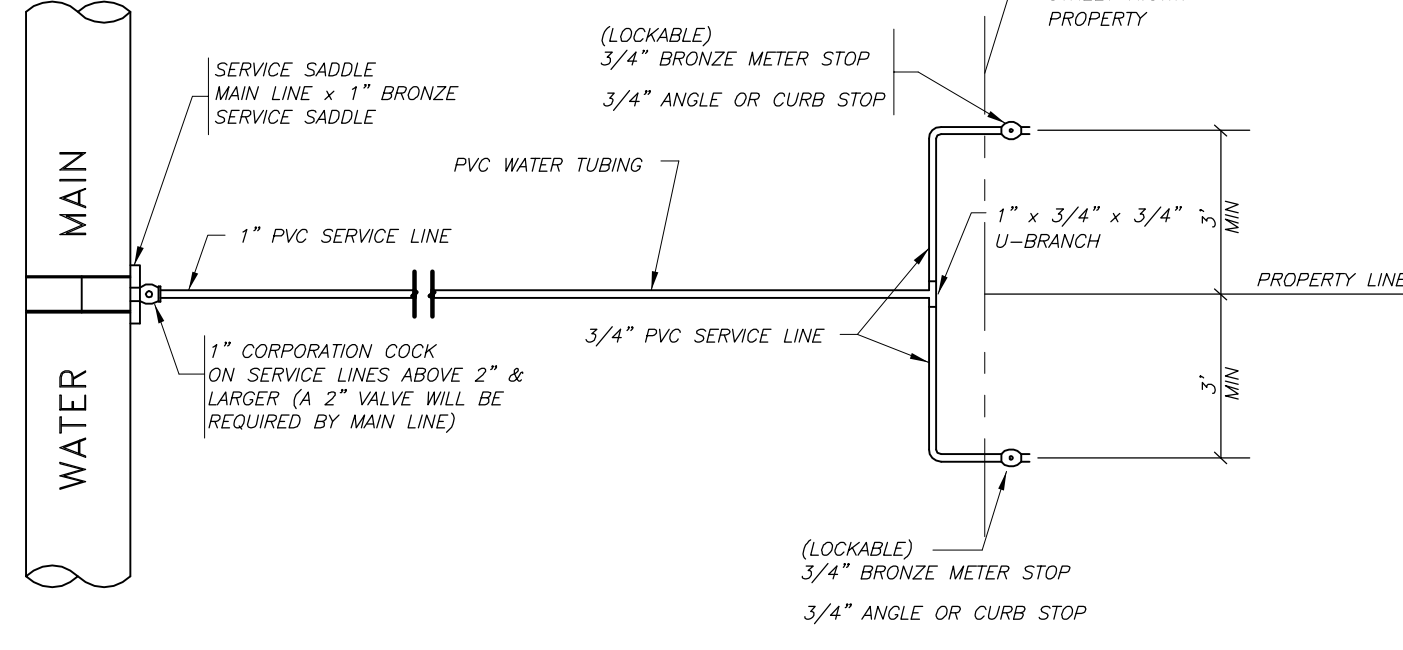


PROJECT :
SW3P PLAN
SUNSET VALLEY PHASE 3

JOB # 2011-080
DATE: MARCH 04, 2015
REVISIONS:
DRAWN BY: D.E.S.

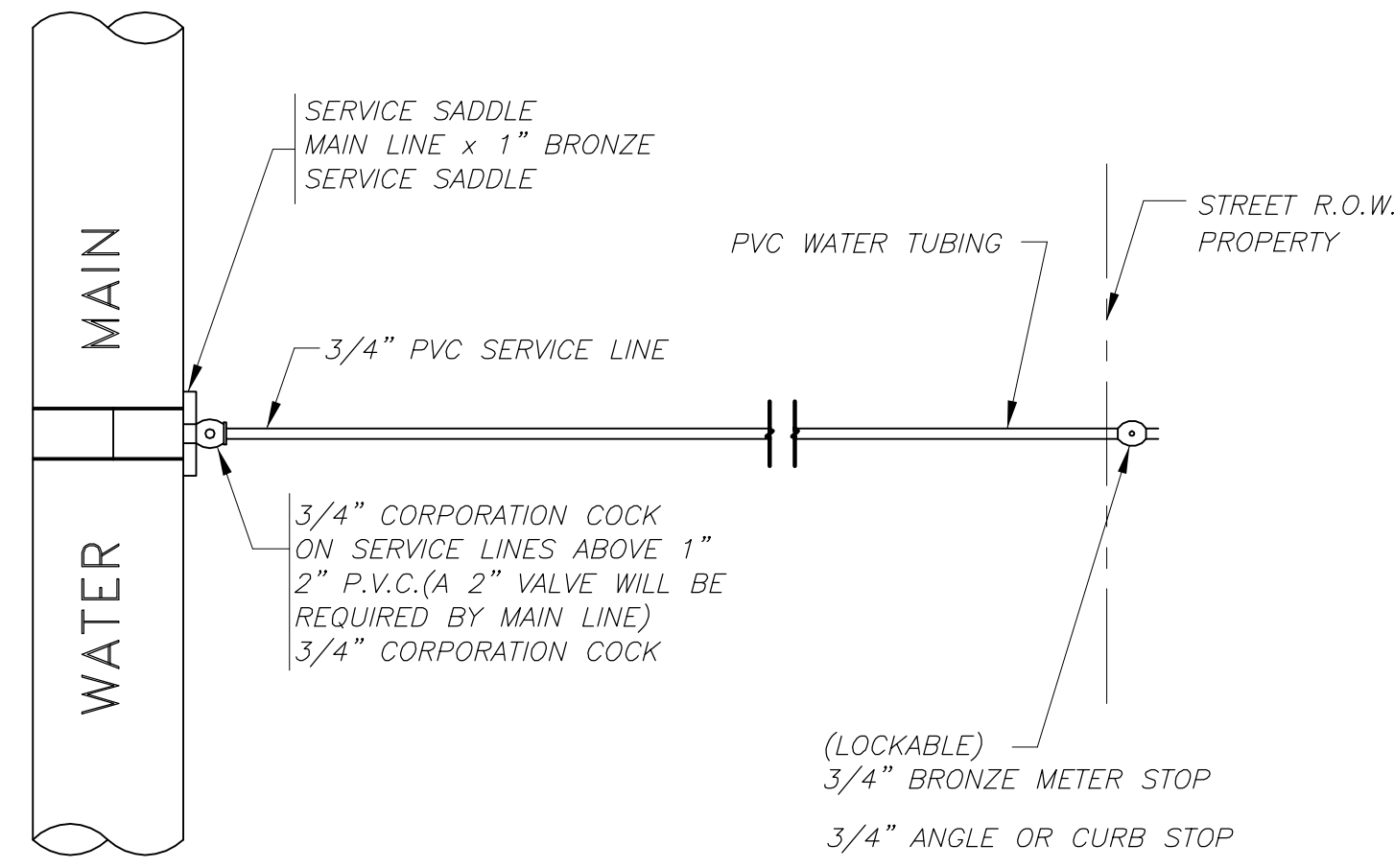
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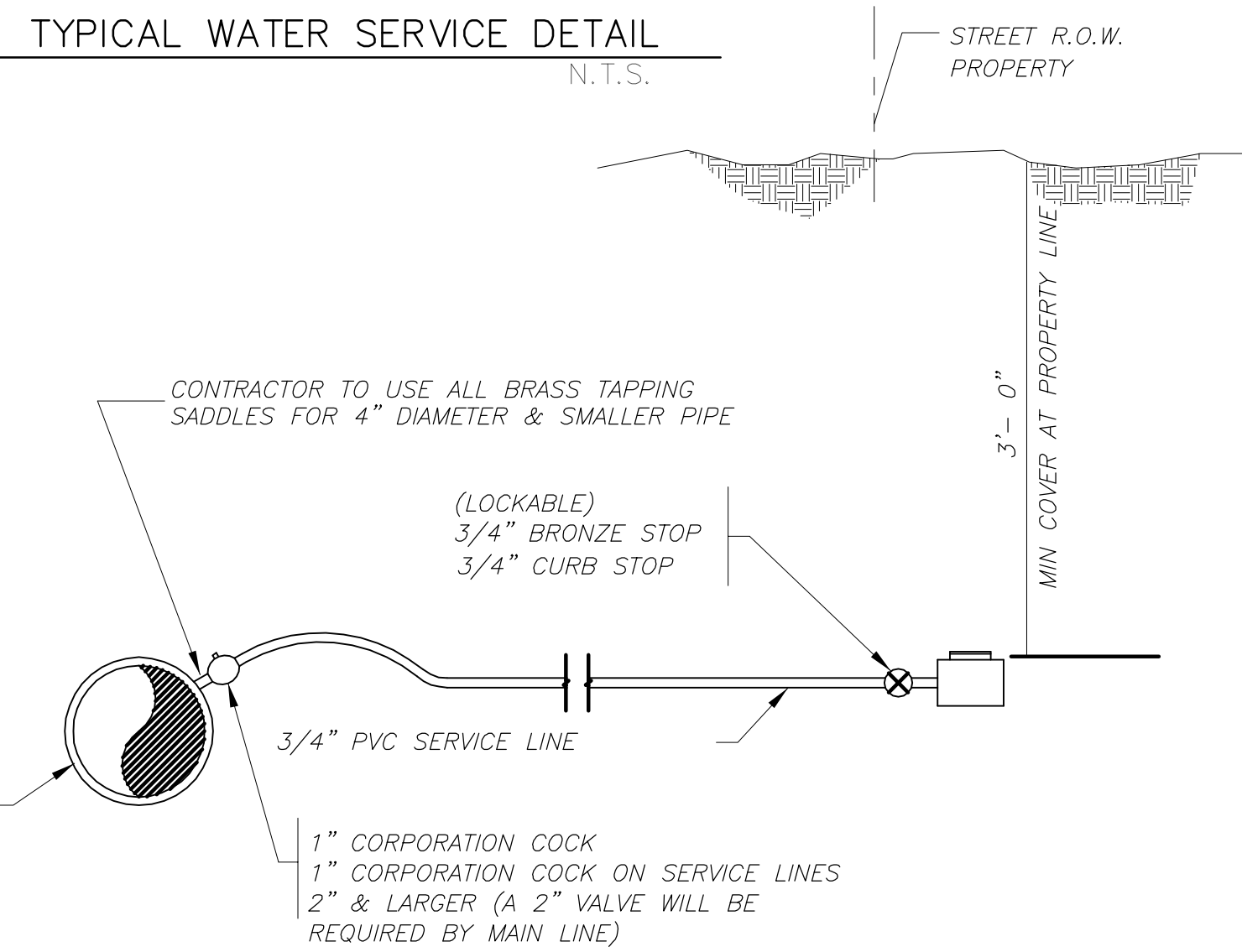
TYPICAL DUAL WATER SERVICE DETAIL

N.T.S.



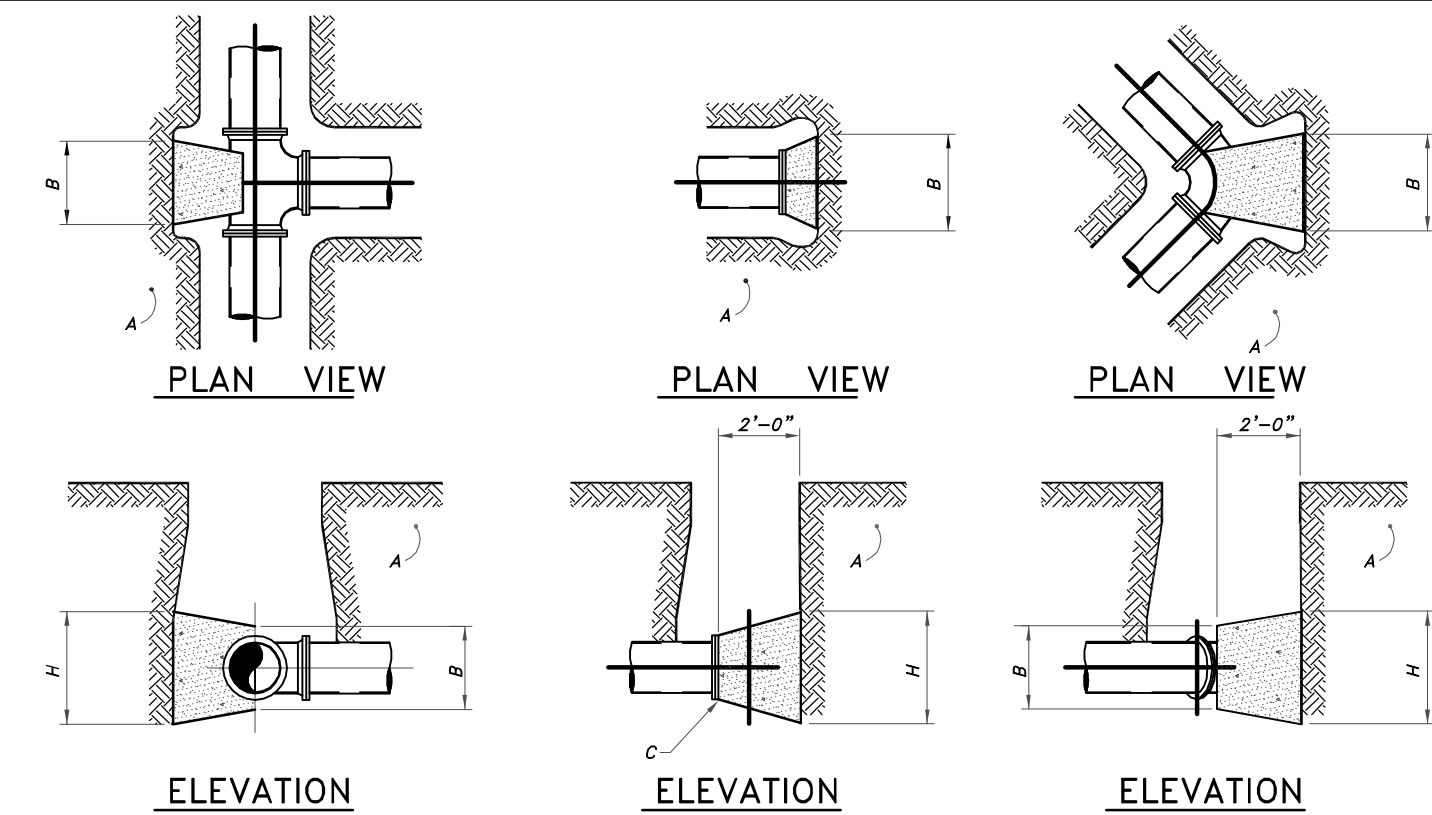
TYPICAL SINGLE WATER SERVICE DETAIL

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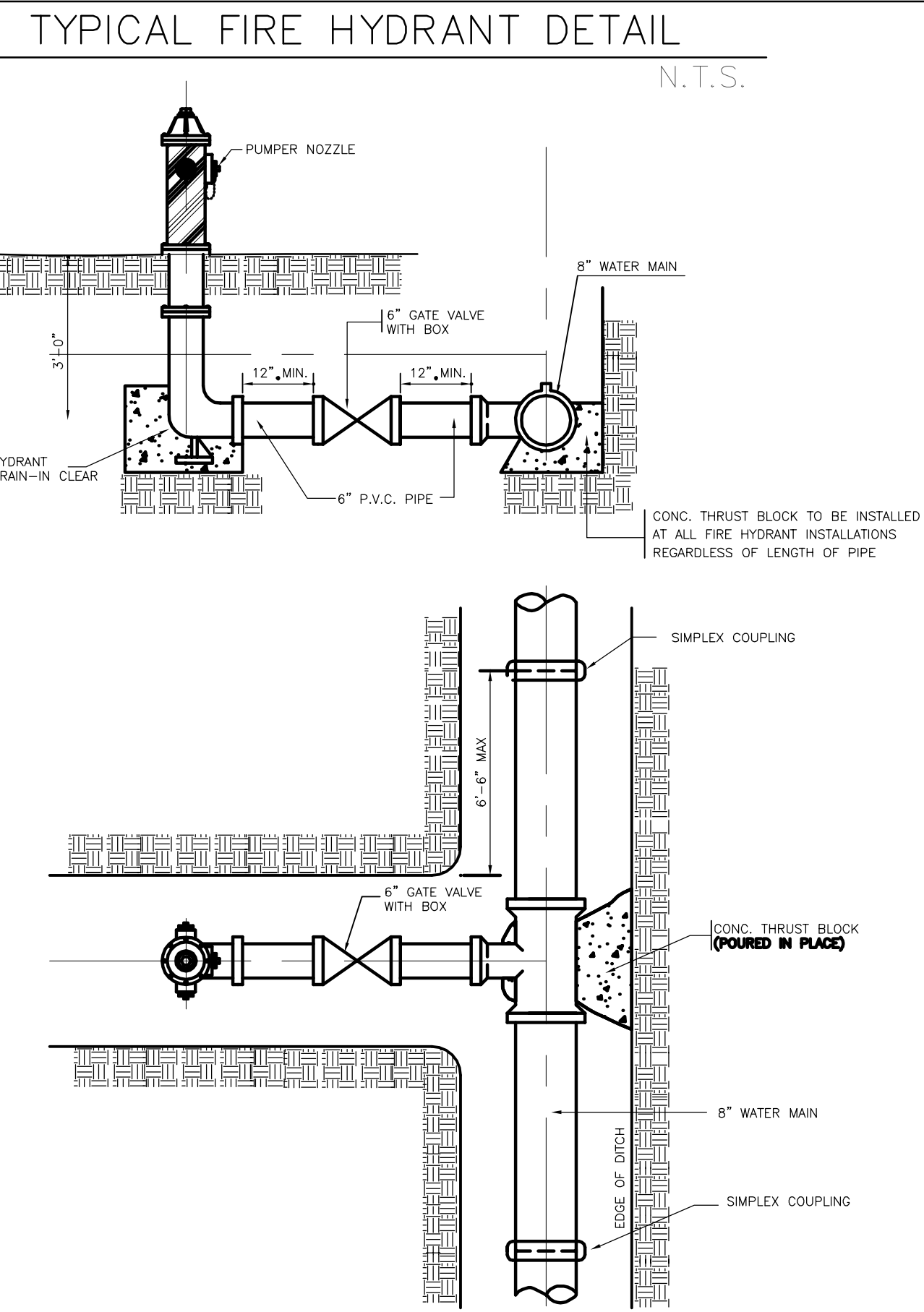
TYPICAL WATER SERVICE DETAIL

N.T.S.



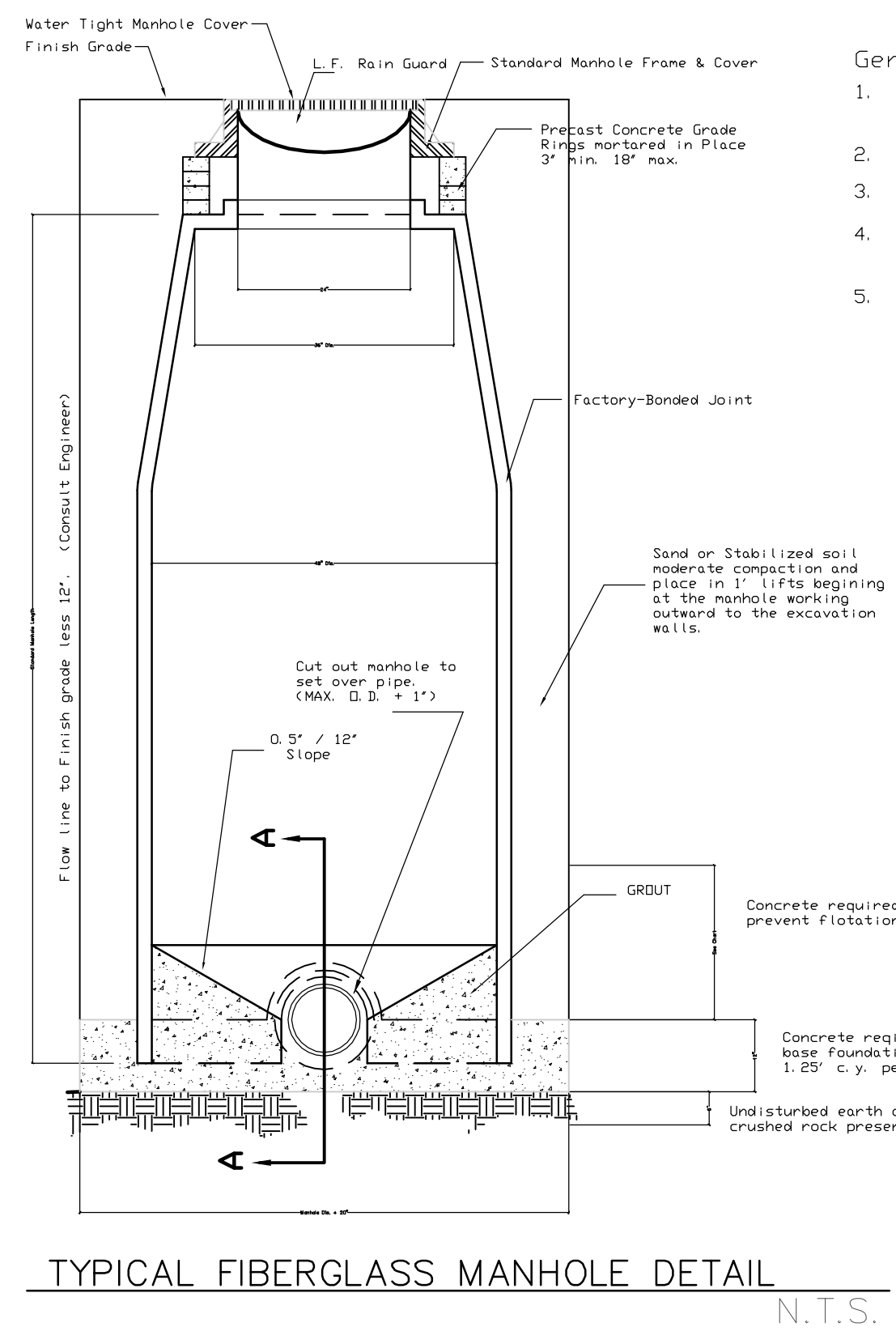
CONCRETE BLOCKING DETAILS

SCALE : NONE



TYPICAL FIRE HYDRANT DETAIL

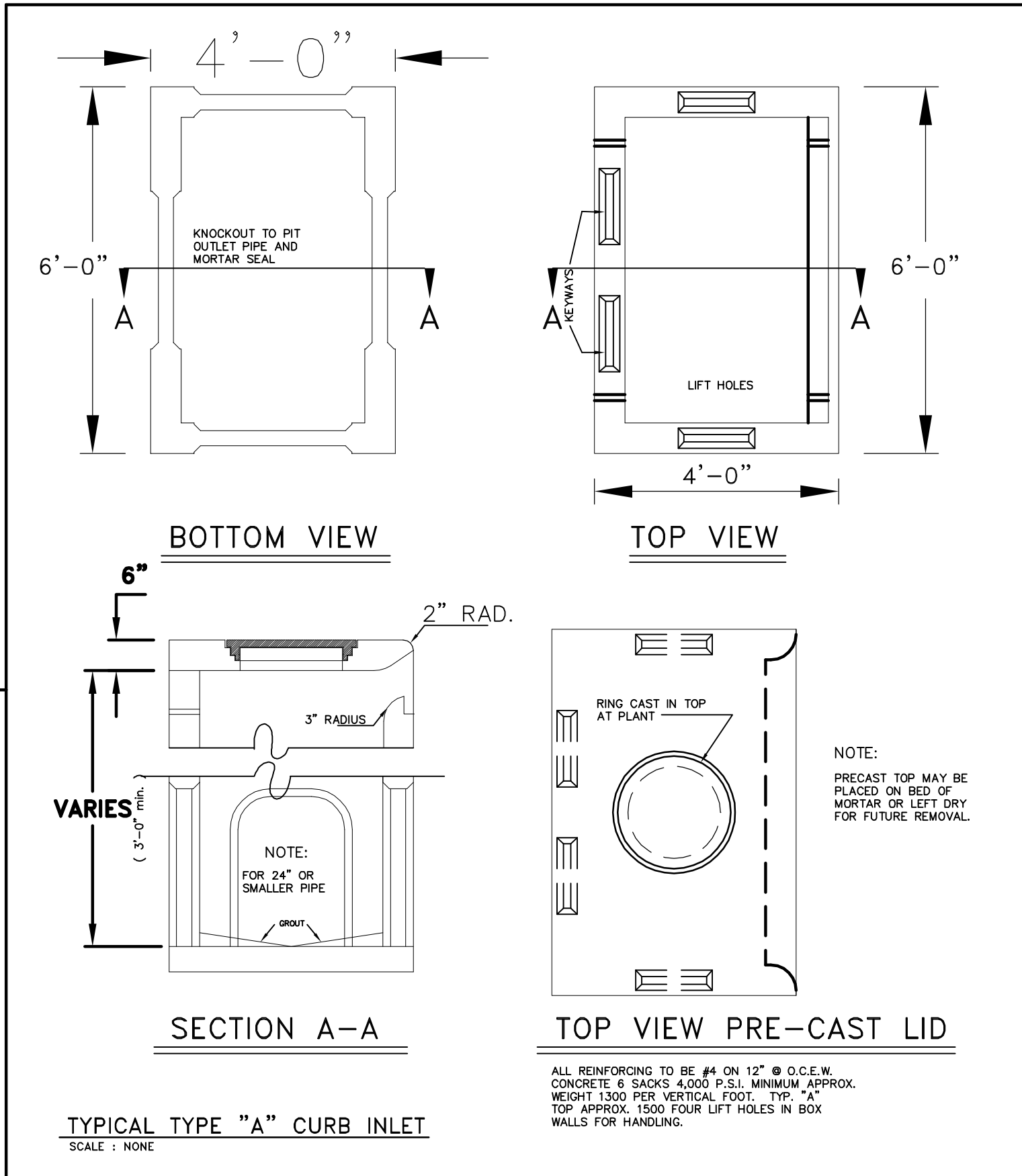
N.T.S.



TYPICAL FIBERGLASS MANHOLE DETAIL

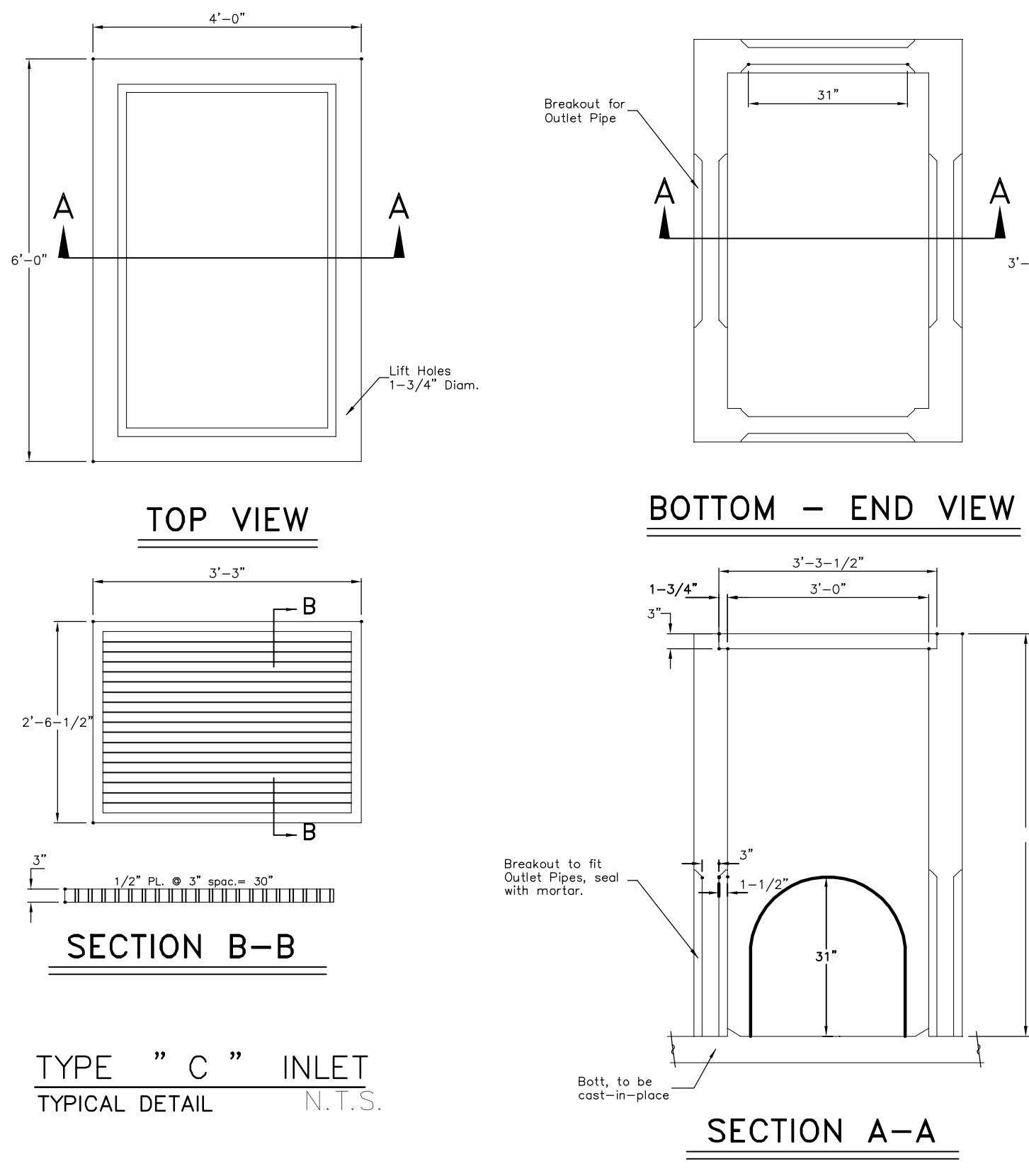
N.T.S.

- General Notes:
1. Before attempting to install any manhole be sure excavation has been shored properly.
 2. Concrete base to be poured in place in trench.
 3. Manhole cut-out to be made at time of installation.
 4. Manhole to be installed by inserting into wet concrete base.
 5. Future connections if a sealant between pipe and manhole is needed use Stauffer chemical 'SWS94QRTV' silicone sealant or equal sealer. Fill bottom of manhole with grout for junctions.



TYPICAL TYPE "A" CURB INLET

SCALE : NONE

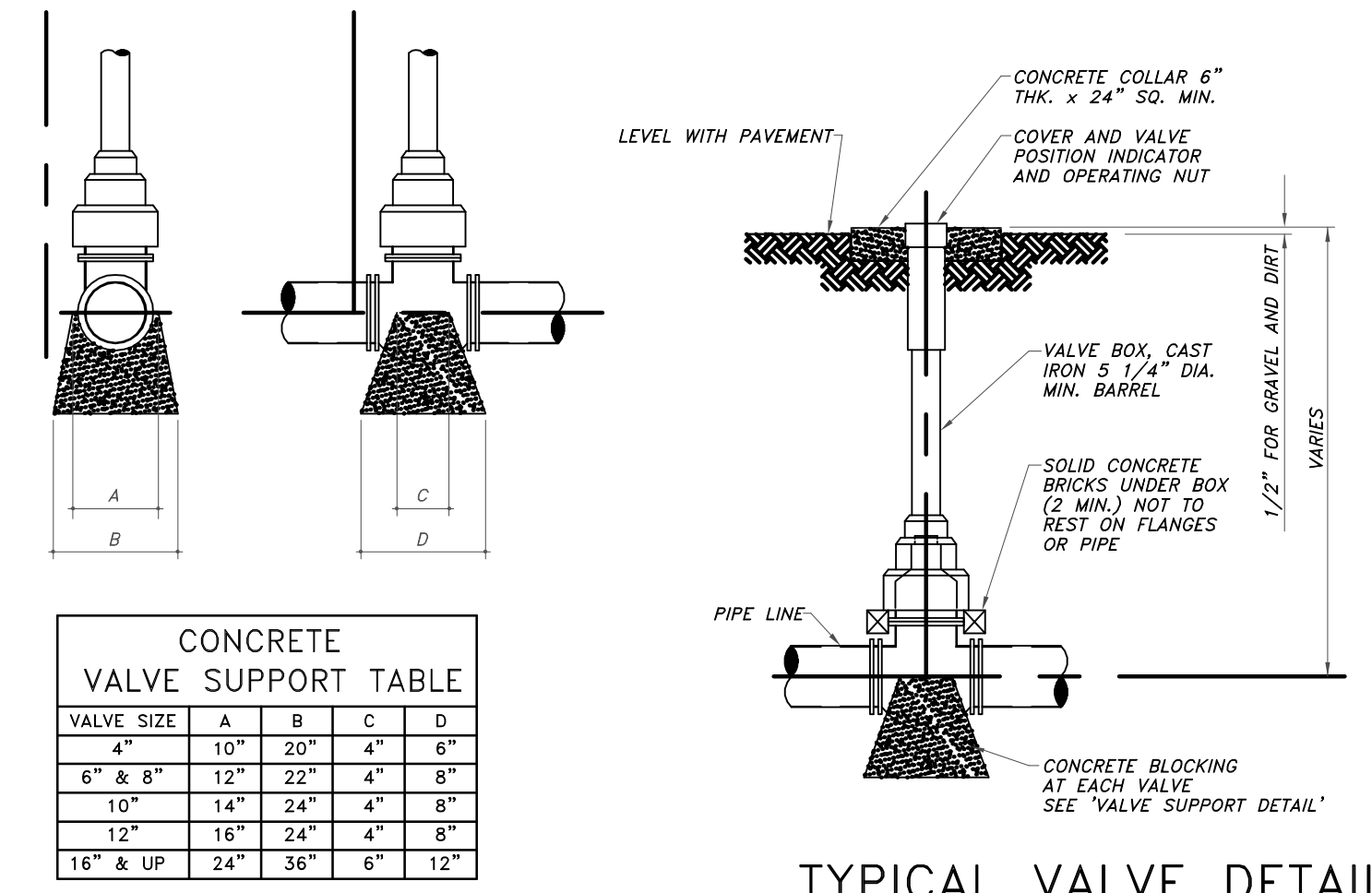


TYPE "C" INLET TYPICAL DETAIL

N.T.S.



JULY 08, 2016
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CONCRETE VALVE SUPPORT DETAILS

SCALE : NONE

* CONCRETE BLOCKING TABLE					
PIPE SIZE	ELBOW ANGLE	ELBOW (B) DIM.	ELBOW (H) DIM.	TEE OR PLUS (B) DIM.	TEE OR PLUS (H) DIM.
4"				2'	1'
4"	90° - 45°	2'	2'	2'	1'
4"	22 1/2° - 11 1/4°	2'	2'	2'	2'
6"				3'	3'
6"	90° - 45°	2'	2'	3'	3'
6"	22 1/2° - 11 1/4°	2'	2'	3'	3'
8"				3'	3'
8"	90°	3'	3'	3'-6"	3'-6"
8"	45°	2'	2'	3'	3'
8"	22 1/2° - 11 1/4°	2'	2'	3'	3'
10"				3'	3'
10"	90°	3'-6"	3'-6"		
10"	45°	3'	3'		
10"	22 1/2° - 11 1/4°	2'	2'	3'-6"	3'-6"
12"				4'	4'
12"	90°	4'	4'		
12"	45°	3'-6"	3'-6"		
12"	22 1/2° - 11 1/4°	2'	2'		
14"				4'	4'
14"	90°	5'	5'		
14"	45°	3'-6"	3'-6"		
14"	22 1/2° - 11 1/4°	3'	3'		

CONSTRUCTION NOTES

- A. UNDISTURBED EARTH
 - B. O.D. OF PIPE + 8"
 - C. O.D. OF CAP OR PLUG, MIN. 12" x 12"
- * NOTE : BLOCKING REQ'D. ON ALL PIPING EXCEPT PIPES LESS THAN 4" DIA.

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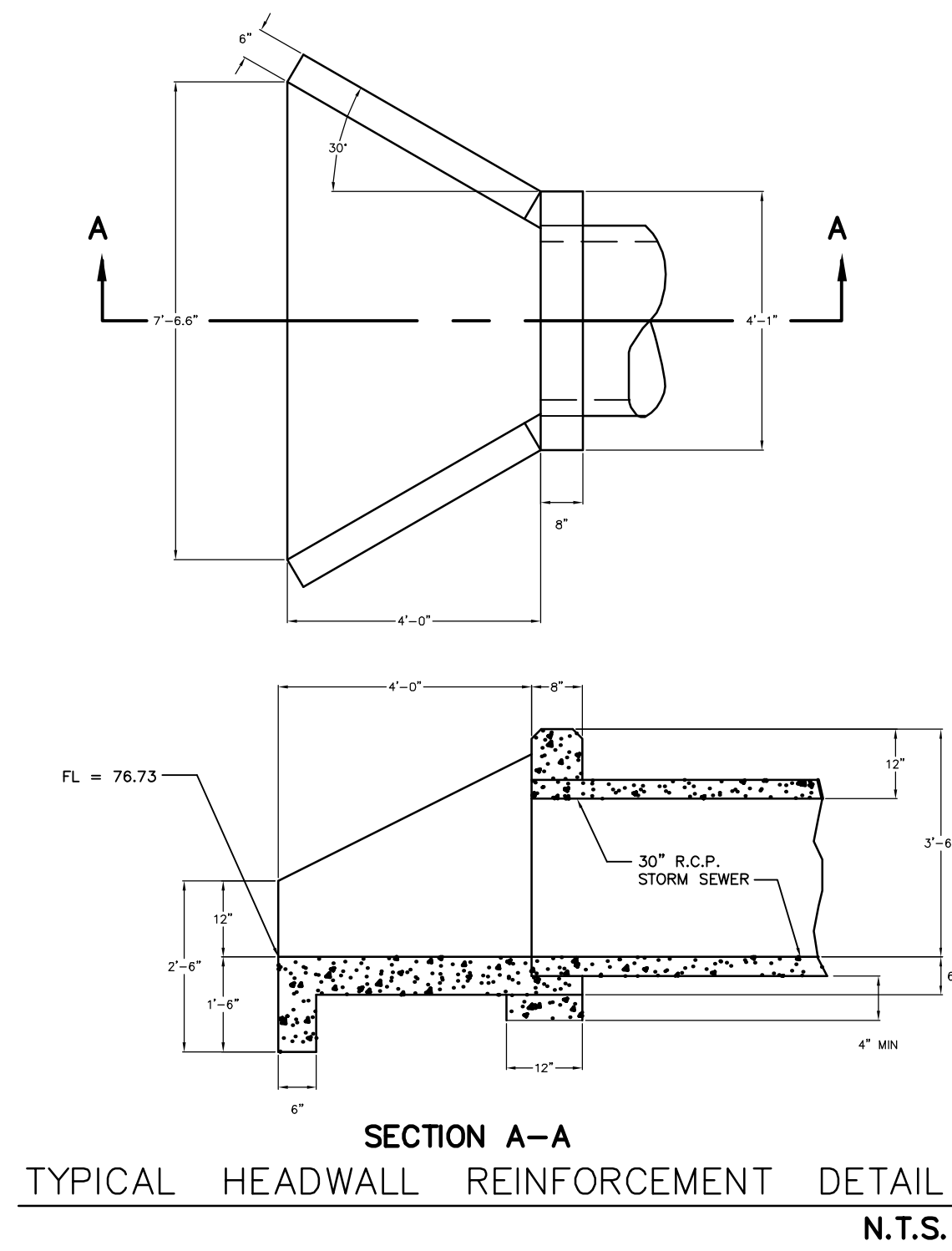
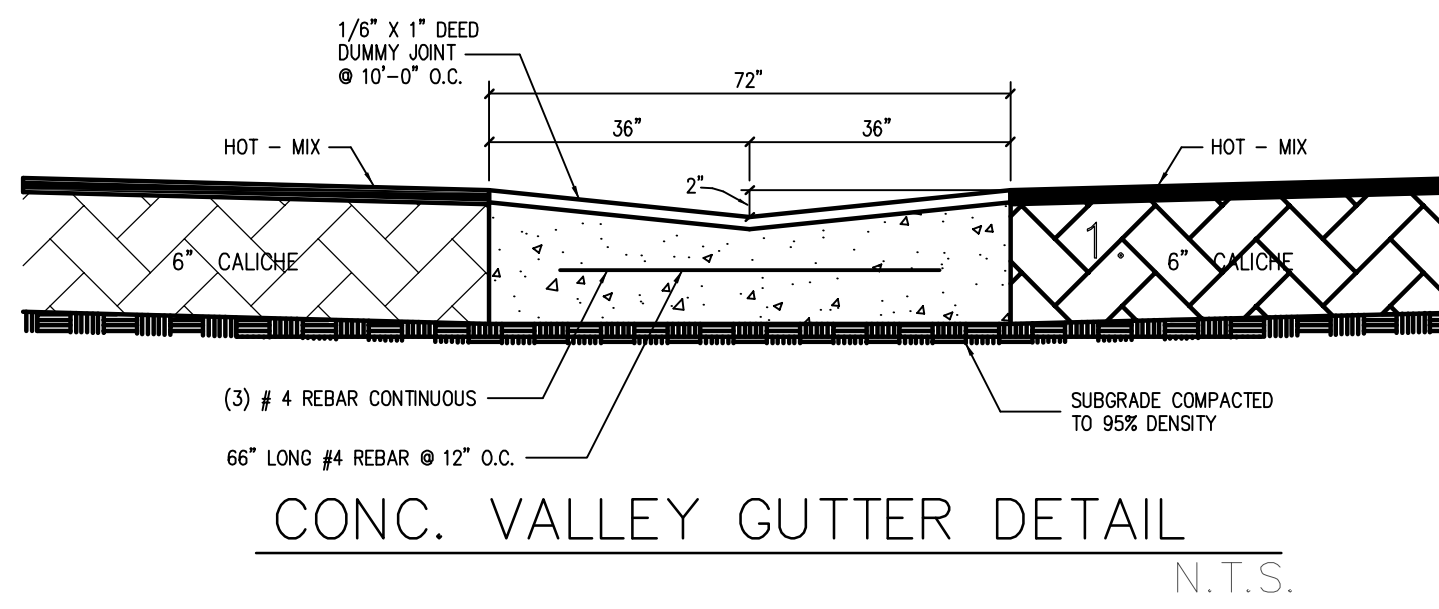
DETAIL SHEET
SUNSET VALLEY PHASE 3

PROJECT :
JOB # 2011-080

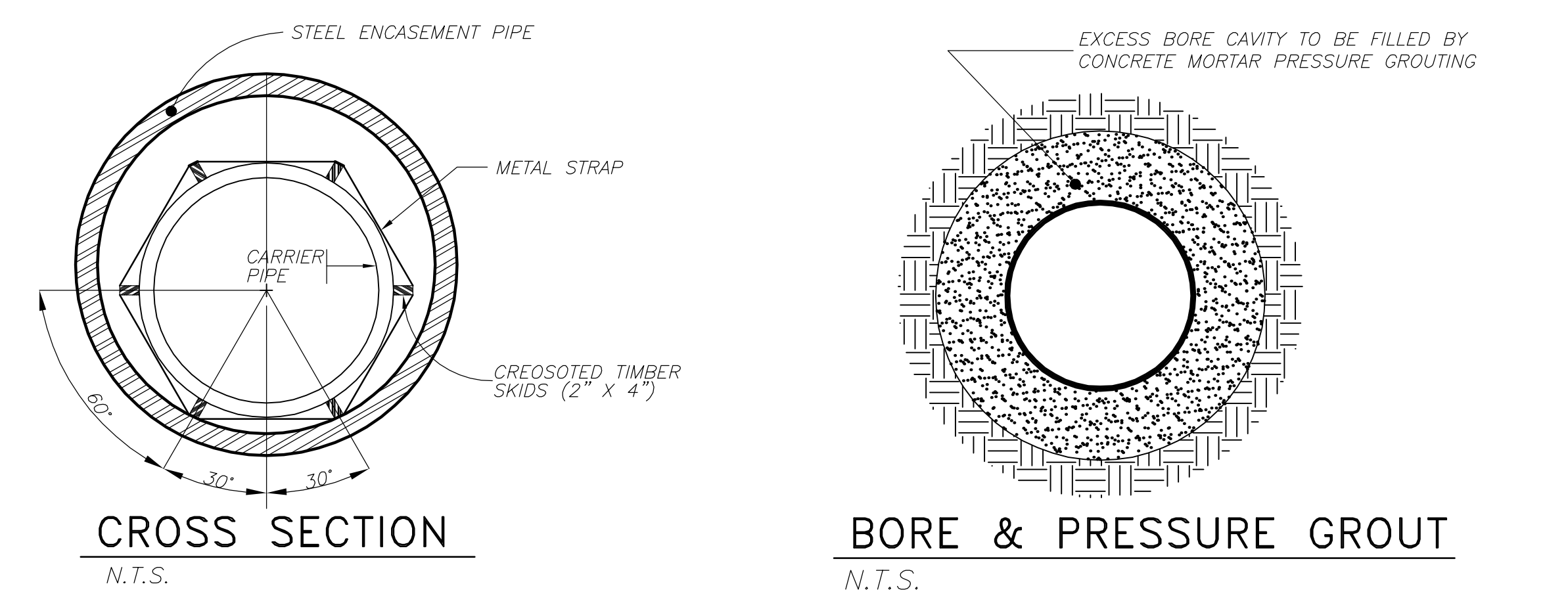
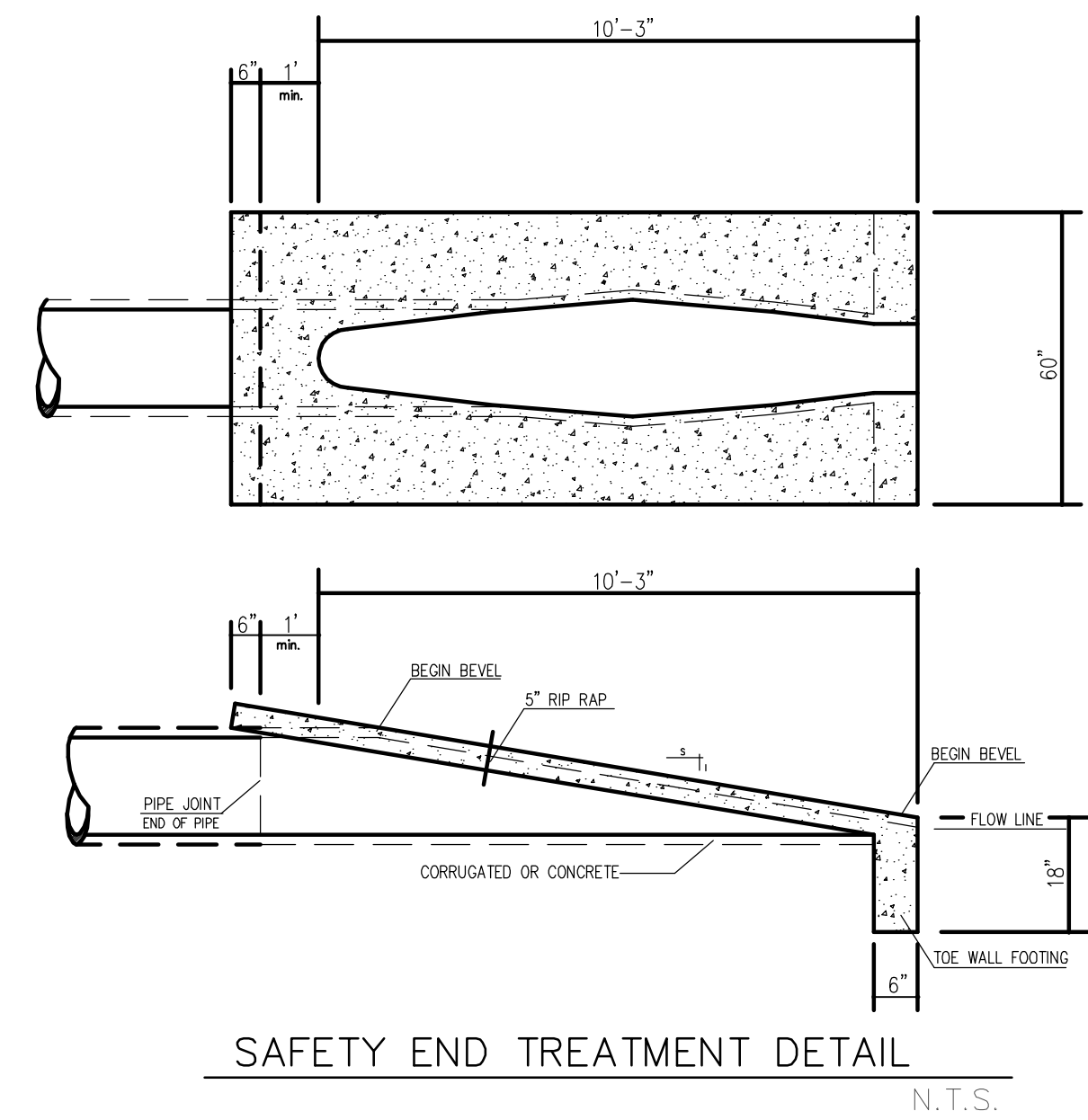
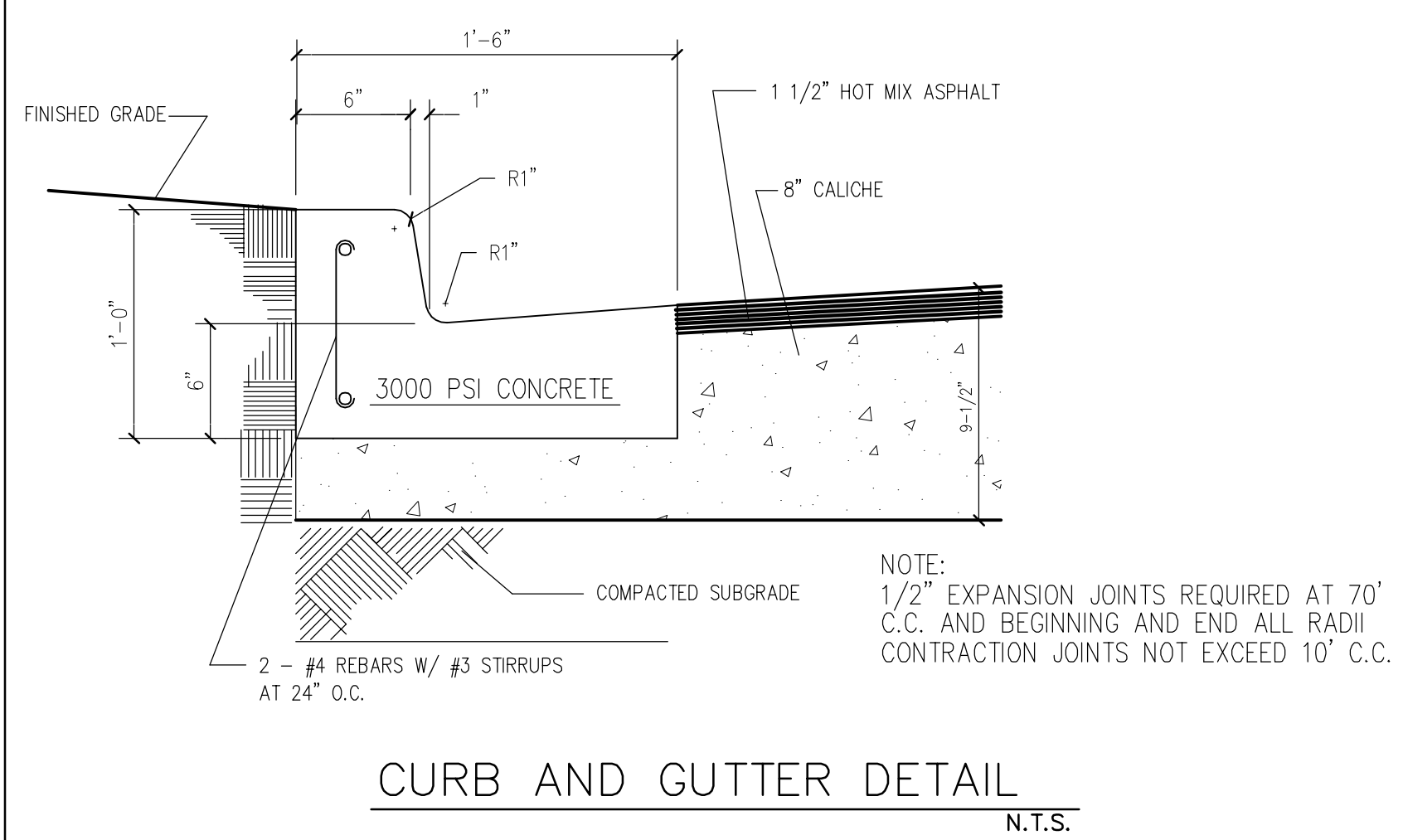
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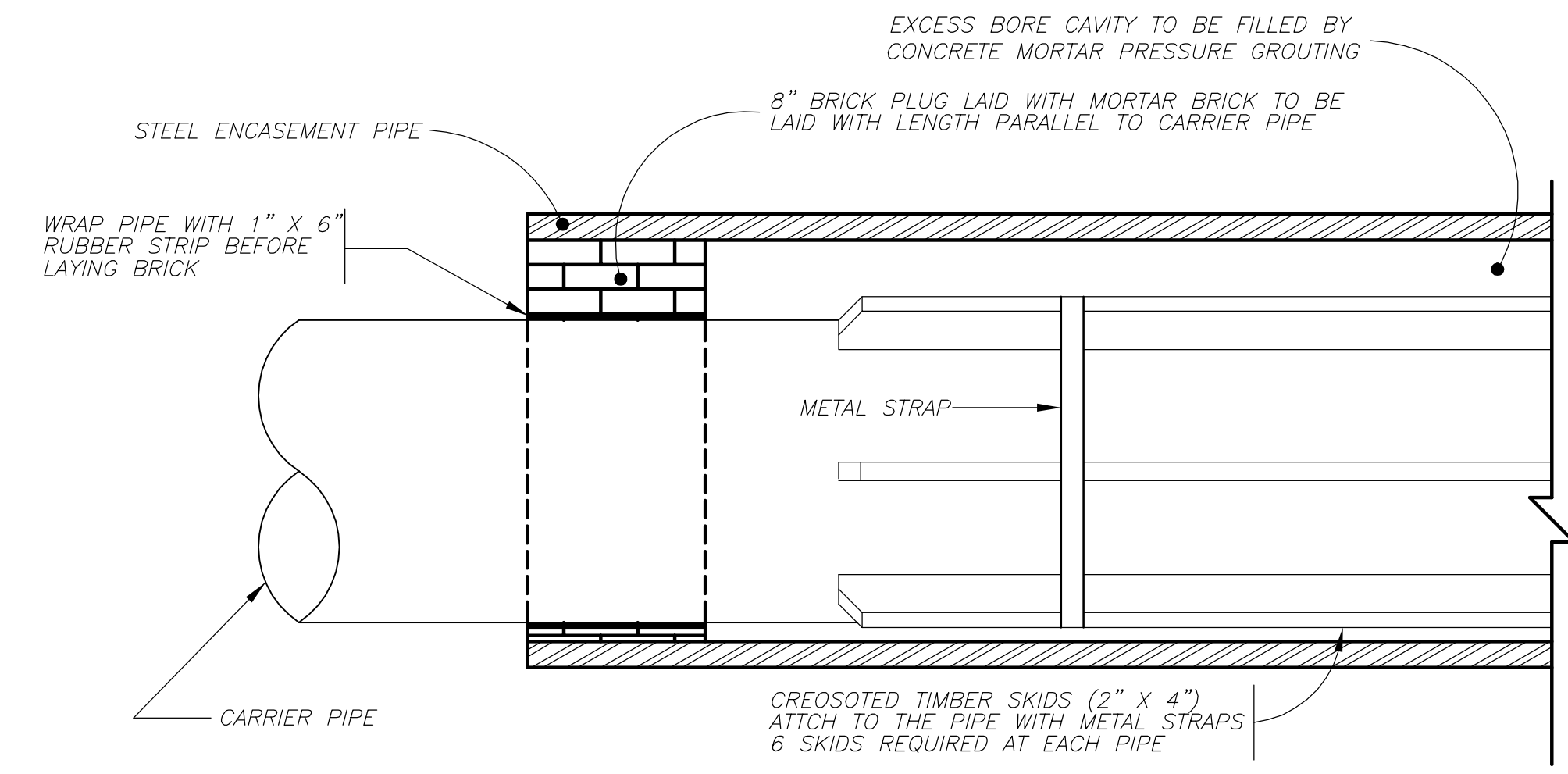
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SHEET NO.



STATE OF TEXAS
 R. E. GARCIA
 84790
 REGISTERED PROFESSIONAL ENGINEER
 JULY 08, 2016
AS BUILT

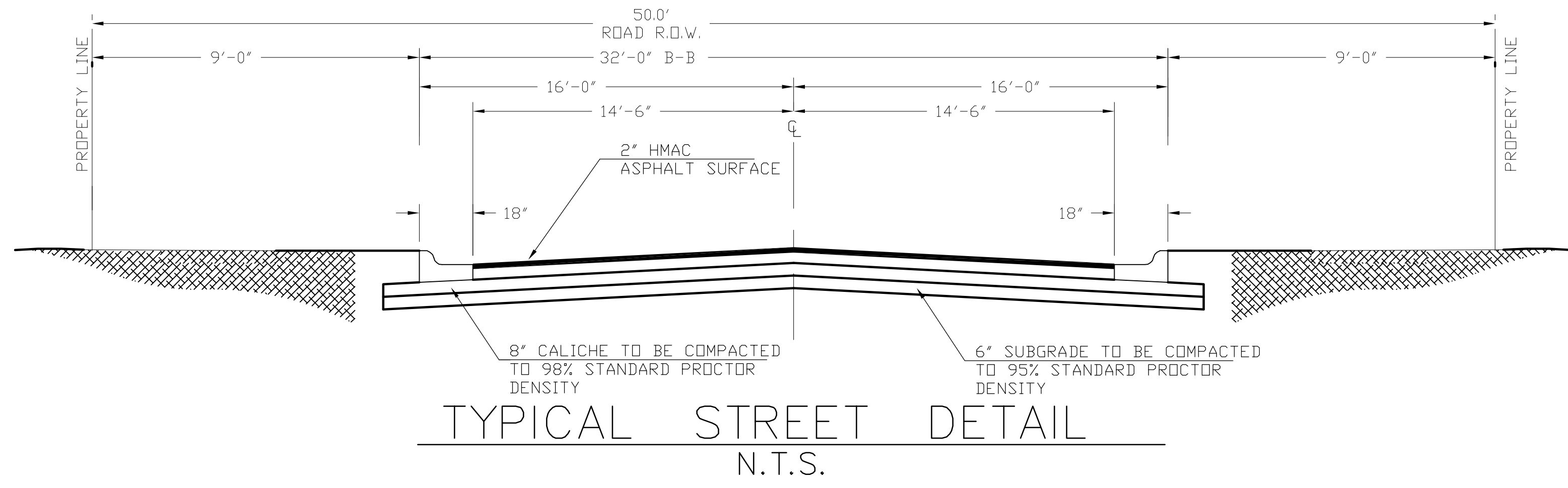


BORE DETAILS
N.T.S.



ADDITIONAL NOTES
N.T.S.

ALL WATERLINE CONSTRUCTION TO COMPLY WITH MINIMUM REQUIREMENTS BY THE NORTH ALAMO WATER SUPPLY CORPORATION.



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 7
 7
 SHEET NO.