



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: 11-07-2017

PROPOSED BORDER TOWN NO. 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: BORDER TOWN DEV., LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 116 SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTHEAST CORNER OF F.M. 2812 AND URESTI ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-01-2016 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY A STORM SEWER PIPE SYSTEM DISCHARGING TO THE DRAIN DITCH ABUTTING WEST OF THE DEVELOPMENT. DETENTION WILL BE ACCOMPLISHED BY WIDENING OF THE EXISTING DITCH.

ROAD R.O.W. DEDICATION: 20.20 FEET ON F.M. 2812 AND 18.00 FEET ON URESTI ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-07-2017 By, JOSE A. OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-11-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF HAS BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 10" LOCATION: NORTH SIDE OF F.M. 2812.

H.C.O.E.C. FINAL APPROVAL DATE: 9-11-2016 : 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS:

JULY 6, 2016

Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

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.*

SUBDIVISION PLAT OF:
BORDER TOWN SUBDIVISION No. 2

A 69.62 ACRE TRACT OF LAND BEING ALL OF LOT 15 AND 29.62 ACRES OUT OF LOT 16, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2759370, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 69.62 ACRE TRACT OF LAND BEING ALL OF LOT 15 AND 29.62 ACRES OUT OF LOT 16, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2759370, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF URESTI ROAD AND WITHIN THE RIGHT OF WAY OF F.M. 2812 TO THE SOUTHWEST CORNER OF LOT 15 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°59'45" E, ALONG THE WEST LINE OF LOT 15 AND THE CENTERLINE OF URESTI ROAD, A DISTANCE OF 1,320.00 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 15 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°00'00" E, ALONG THE NORTH LINE OF LOT 15, PASSING A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND AT 20.00 FEET FOR THE EAST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 15, THE NORTHEAST CORNER OF THE BENNARD S. ROWLAND, II TRACT (A 0.379 OF AN ACRE TRACT OUT OF LOT 16, BLOCK 70, ENGELMAN RE-SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 421046, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°59'45" W, ALONG THE EAST LINE OF LOT 15, THE WEST LINE OF LOT 16 AND THE WEST LINE OF THE BENNARD S. ROWLAND, II TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°00'00" E, ALONG THE SOUTH LINE OF THE BENNARD S. ROWLAND, II TRACT, A DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°59'45" E, ALONG THE EAST LINE OF THE BENNARD S. ROWLAND, II TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF LOT 16 FOR THE NORTHEAST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 81°00'00" E, ALONG THE NORTH LINE OF LOT 16, A DISTANCE OF 659.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THE MIRNA BLANCA FLORES TRACT (THE EAST HALF OF THE EAST HALF OF LOT 16, BLOCK 70, ENGELMAN RE-SUBDIVISION, ACCORDING TO GIFT DEED RECORDED IN VOLUME 3147, PAGE 695, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°59'45" W, ALONG THE WEST LINE OF THE MIRNA BLANCA FLORES TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,300.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF F.M. 2812, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 16 AND WITHIN THE RIGHT OF WAY OF F.M. 2812 FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°00'00" W, ALONG THE SOUTH LINE OF LOTS 15 AND 16 AND WITHIN THE RIGHT OF WAY OF F.M. 2812, A DISTANCE OF 2,309.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.62 ACRES OF LAND MORE OR LESS. BEARINGS ARE IN ACCORDANCE WITH ENGELMAN RE-SUBDIVISION, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

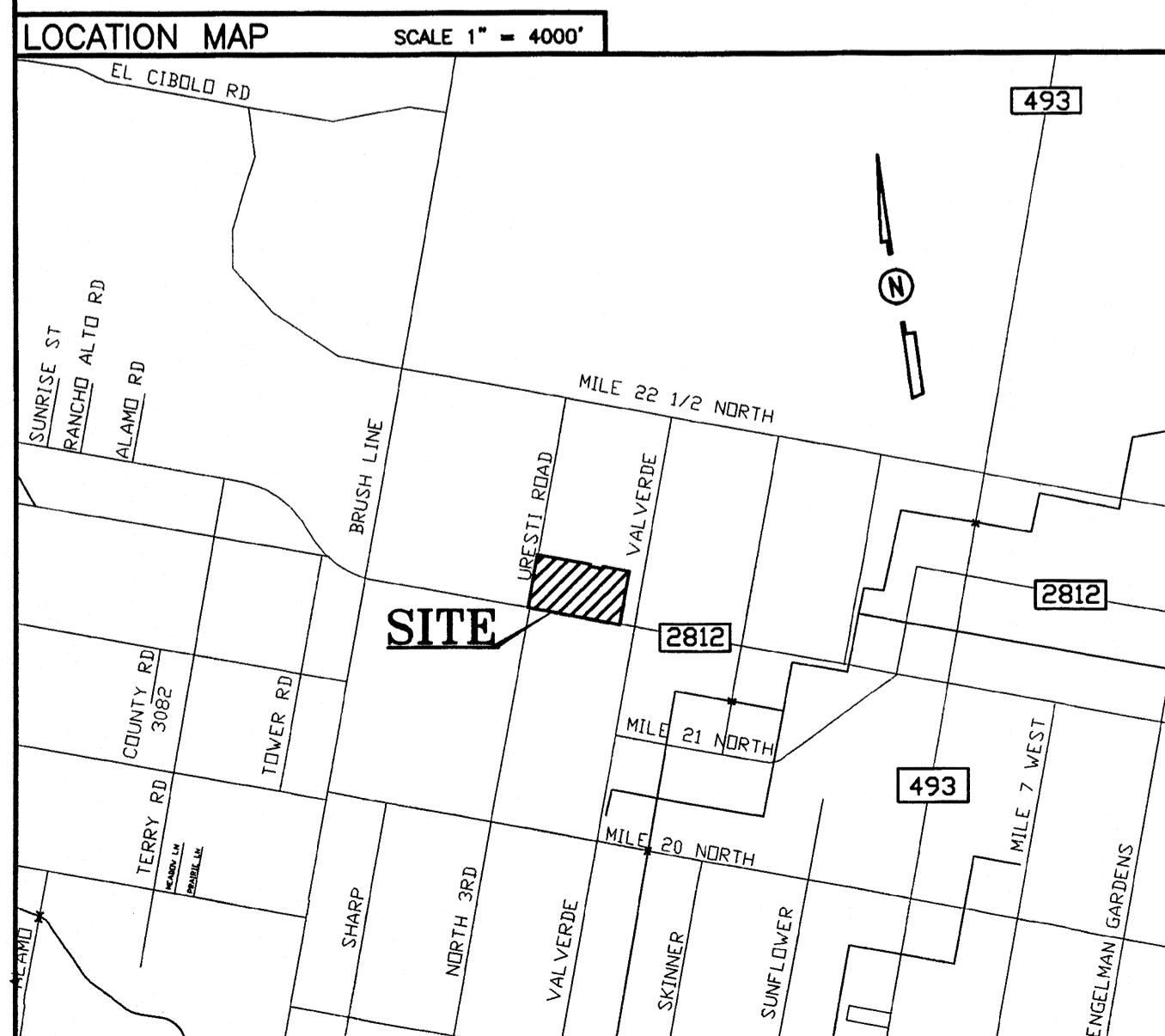
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.L.S. No. 4856

11-23-15
DATE

REVISION NOTES			
No.	Sheet	REVISION	Approved



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

BORDER TOWN SUBDIVISION No. 2, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST CORNER OF THE INTERSECTION OF FM 2812 AND URESTI ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100). BORDER TOWN SUBDIVISION No. 2, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
BORDER TOWN DEVELOPMENT, LLC				
OWNER: KYLE RUPPERT, MANAGER	P.O. BOX 959	EDINBURG, TX 78540	(956)383-0868	383-2301
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.

COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR
MAP REVISED: MAY 17, 2001

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN. COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2.- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST 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.

3.- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

4.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

5.- SETBACKS:
FRONT (LOTS 106-116) 25.00 FEET
FRONT (LOTS 106-116) 40.00 FEET
REAR 15.00 FEET
SIDE 5.00 FEET
CORNER SIDE 10.00 FEET
CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET 20.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.

6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

7.- 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 217,876.13 CUBIC FEET (5.00 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET No. 2.

8.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1- ELEV=66.97, TOP OF TYPE A INLET LOCATED AT THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
B.M. No.2- ELEV=65.97, TOP OF TYPE A INLET LOCATED AT THE NORTHWEST CORNER OF LOT 89 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
B.M. No.3- ELEV=68.93, TOP OF TYPE A INLET LOCATED AT THE NORTHWEST CORNER OF LOT 45 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.

9.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE SET FORTH IN ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 2 THROUGH 105. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

11.- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED.

12.- 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.

13.- 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 SEWERAGE ONLY. A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE 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 EXCERPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

14.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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.

15.- NO ACCESS SHALL BE PERMITTED FOR LOTS 28, 29, 50, 51, 72, 73, 94, 95, & 116 ONTO FM 2812

16.- NO ACCESS SHALL BE PERMITTED FOR LOT 1 FROM URESTI ROAD, UNLESS SAID LOT IS DESIGNATED FOR COMMERCIAL USE. LOCATION OF ACCESS /DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 11 AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

17.- DRIVEWAY FOR LOT 116 SHALL BE CONSTRUCTED ON THE NORTHWEST CORNER OF LOT 116. LOT 116 HAVE SHALL ACCESS TO URESTI DRIVE AND WILL NOT BE ALLOWED ACCESS ONTO FM 2812.

18.- A 5.0' SIDEWALK IS REQUIRED ON ALL INTERIOR STREETS AS PER CITY OF EDINBURG CONSTRUCTION STANDARDS MANUAL LATEST EDITION OR AS PER CITY ENGINEER.

19.- REAR PROPERTY CORNERS FOR LOTS 1 THROUGH 16 WERE SET 10.00' SOUTH OF SUBDIVISION NORTH PROPERTY LINE.

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 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 of 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 relocate 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 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 '64 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 12th day of September 2017.

Kyle Ruppert
BORDER TOWN DEVELOPMENT, LLC
KYLE RUPPERT, MANAGER
P.O. BOX 959
EDINBURG, TEXAS 78540

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BORDER TOWN SUBDIVISION No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAN IS HEREBY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

June Slone
DISTRICT PRESIDENT
DATE 8-18-17

J.P.
SECRETARY
DATE 8/18/17

APPROVED 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 THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE _____

INDEX OF SHEETS

SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, ENGELMAN IRRIGATION DISTRICT CERTIFICATION, H.C.D.D. No. 1 CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, RIGHT OF WAY DEPARTMENT CERTIFICATE, REVISION NOTES

SHEET 2.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: ENGINEER'S & SURVEYOR'S CERTIFICATION: REVISION NOTES

SHEET 3.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 4.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

SHEET 5.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

DATE OF PREPARATION: NOV. 23, 2015

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, KYLE RUPPERT, MANAGER OF BORDER TOWN DEVELOPMENT, LLC, AS OWNER OF THE 69.62 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BORDER TOWN SUBDIVISION No. 2, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

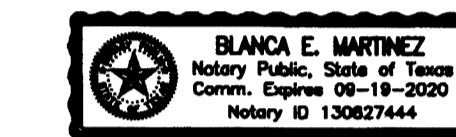
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Kyle Ruppert
BORDER TOWN DEVELOPMENT, LLC
KYLE RUPPERT, MANAGER
P.O. BOX 959
EDINBURG, TEXAS 78540
DATE 11-17

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
KYLE RUPPERT, MANAGER OF BORDER TOWN DEVELOPMENT, LLC

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.
Given under my hand and seal of office this 12th day of September, 2017.



Blanca E. Martinez
BLANCA E. MARTINEZ - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE BORDER TOWN SUBDIVISION No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

Hidalgo County Judge _____ Date _____
ATTEST:
Hidalgo County Clerk _____ Date _____

PLANNING & ZONING
COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as BORDER TOWN SUBDIVISION No. 2 conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 20____.

CHAIRPERSON-PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST:

MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
DATE 8-18-17



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

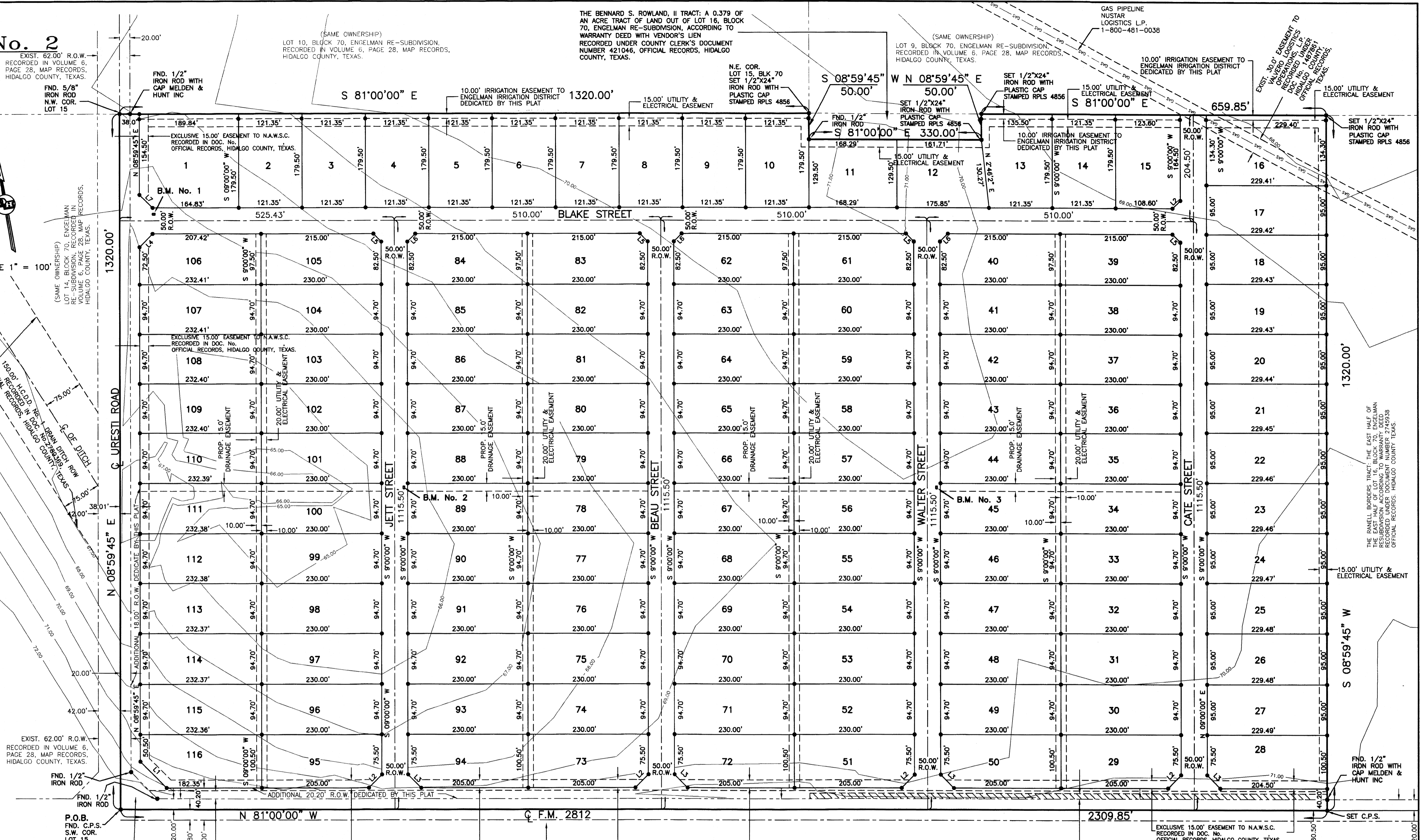
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

FILENAME: F:\DATA\SUBD\HIDALGO CO\BORDER TOWN No. 2\PLAT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
NOV. 23, 2015	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
AUG. 17, 2017	AL		

SHEET NO.
1 of 5

SUBDIVISION PLAT OF:
BORDER TOWN SUBDIVISION No. 2

A 69.62 ACRE TRACT OF LAND BEING ALL OF LOT 15 AND 29.62 ACRES OUT OF LOT 16, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2759370, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.F.L.S. No. 4856

11-23-15
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016

8-18-17
DATE

SCALE 1" = 100'

LOT	AREA (S.F.)	AC.
1	33762.65	.78
2-9	21782.33	.50
10	21782.23	.50
11	21793.86	.50
12	21856.89	.50
13	23405.32	.54
14	21782.33	.50
15	22073.70	.51
16	30809.61	.71
17	21794.64	.50
18	21795.29	.50
19	21795.95	.50
20	21796.61	.50
21	21797.26	.50
22	21797.92	.50
23	21798.57	.50
24	21799.23	.50
25	21799.89	.50
26	21800.54	.50
27	21801.20	.50
28	22751.59	.52
29	22802.50	.52
30-38	21781.00	.50

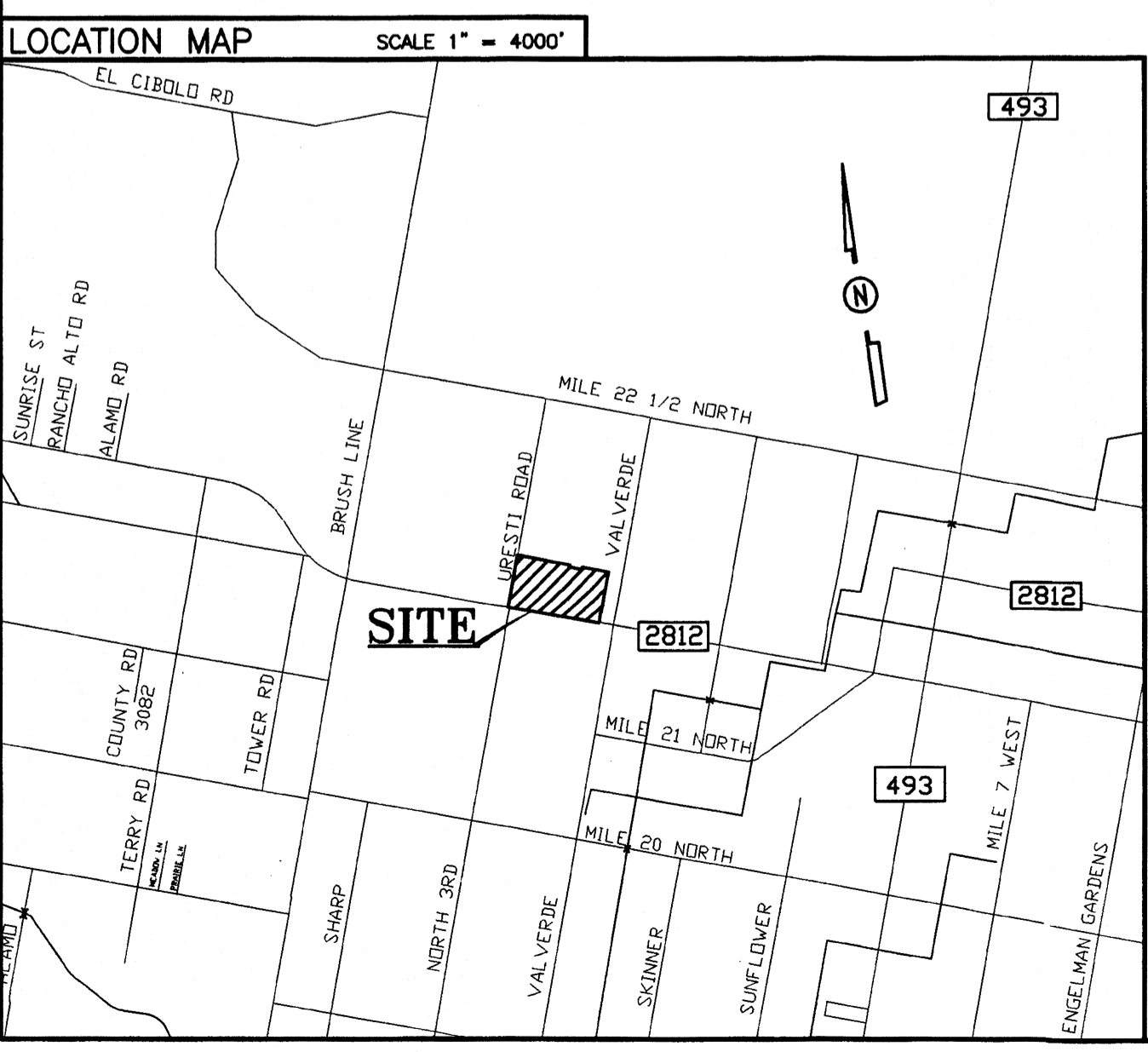
LOT	AREA (S.F.)	AC.
39-40	22312.50	.51
41-49	21781.00	.50
50-51	22802.50	.52
52-60	21781.00	.50
61-62	22312.50	.51
63-71	21781.00	.50
72-73	22802.50	.52
74-82	21781.00	.50
83-84	22312.50	.51
85-93	21781.00	.50
94-96	22802.50	.52
96-104	21781.00	.50
105	22312.50	.51
106	22348.12	.51
107	22009.28	.51
108	22008.71	.51
109	22008.14	.51
110	22007.57	.51
111	22007.00	.51
112	22006.44	.51
113	22005.87	.51
114	22005.30	.51
115	22004.73	.51
116	22101.82	.51

DATA	BEARING	LENGTH
L1	N 36°00'07" W	70.71'
L2	S 54°00'00" W	35.36'
L3	N 36°00'00" W	35.36'
L4	N 53°59'53" E	35.35'
L5	S 36°00'00" E	21.21'
L6	N 54°00'00" E	21.21'
L7	N 36°00'07" W	35.36'

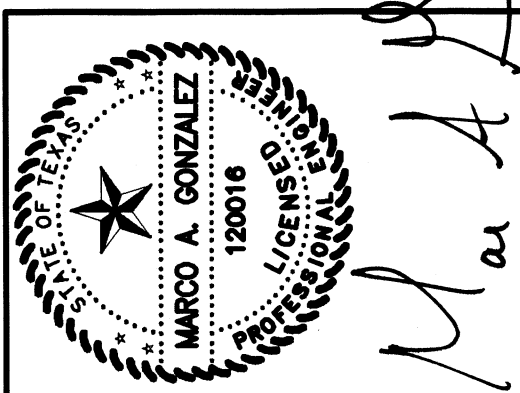
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
BORDER TOWN SUBDIVISION No. 2, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHEAST CORNER OF THE INTERSECTION OF FM 2812 AND URESTI ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100). BORDER TOWN SUBDIVISION No. 2, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:
Name: BORDER TOWN DEVELOPMENT, LLC
Address: P.O. BOX 959, EDINBURG, TX 78540
City & Zip: EDINBURG, TX 78540
Phone: (956)383-0868
Fax: 383-2301
OWNER: KYLE RUPPERT, MANAGER
ENGINEER: MARCO A. GONZALEZ, 124 E. STUBBS, EDINBURG, TX 78539, (956)381-6480, 381-0527
SURVEYOR: ALFONSO QUINTANILLA, 124 E. STUBBS, EDINBURG, TX 78539, (956)381-6480, 381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. • PHONE 956-381-6480
EDINBURG, TEXAS 78539 • FAX 956-381-0527
REGISTRATION NUMBER F-1513 • OFFICE@QHAENGINEERING.COM

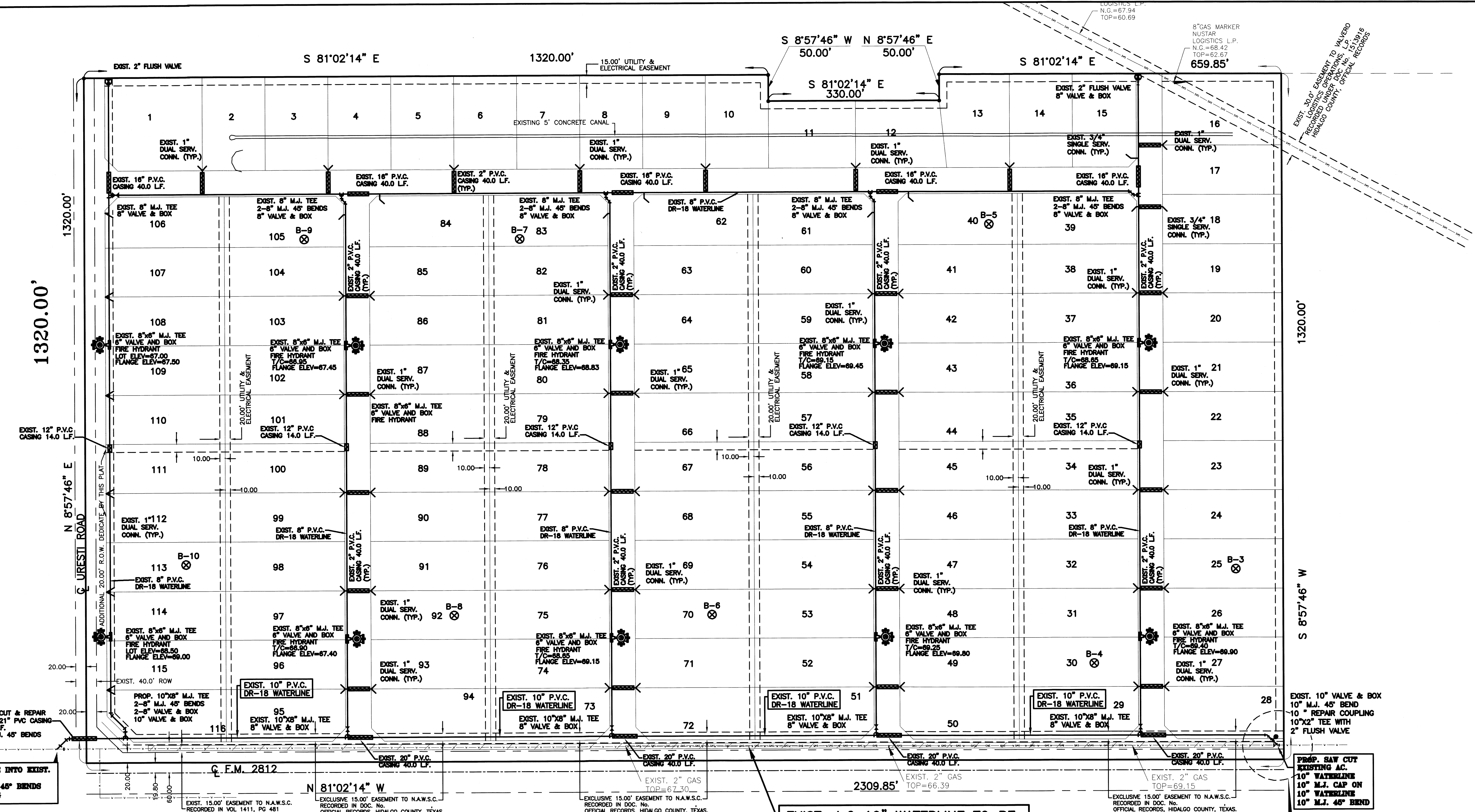


**BORDER TOWN SUBDIVISION No. 2
 WATER DISTRIBUTION LAYOUT**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 REGISTRATION NUMBER F-1513

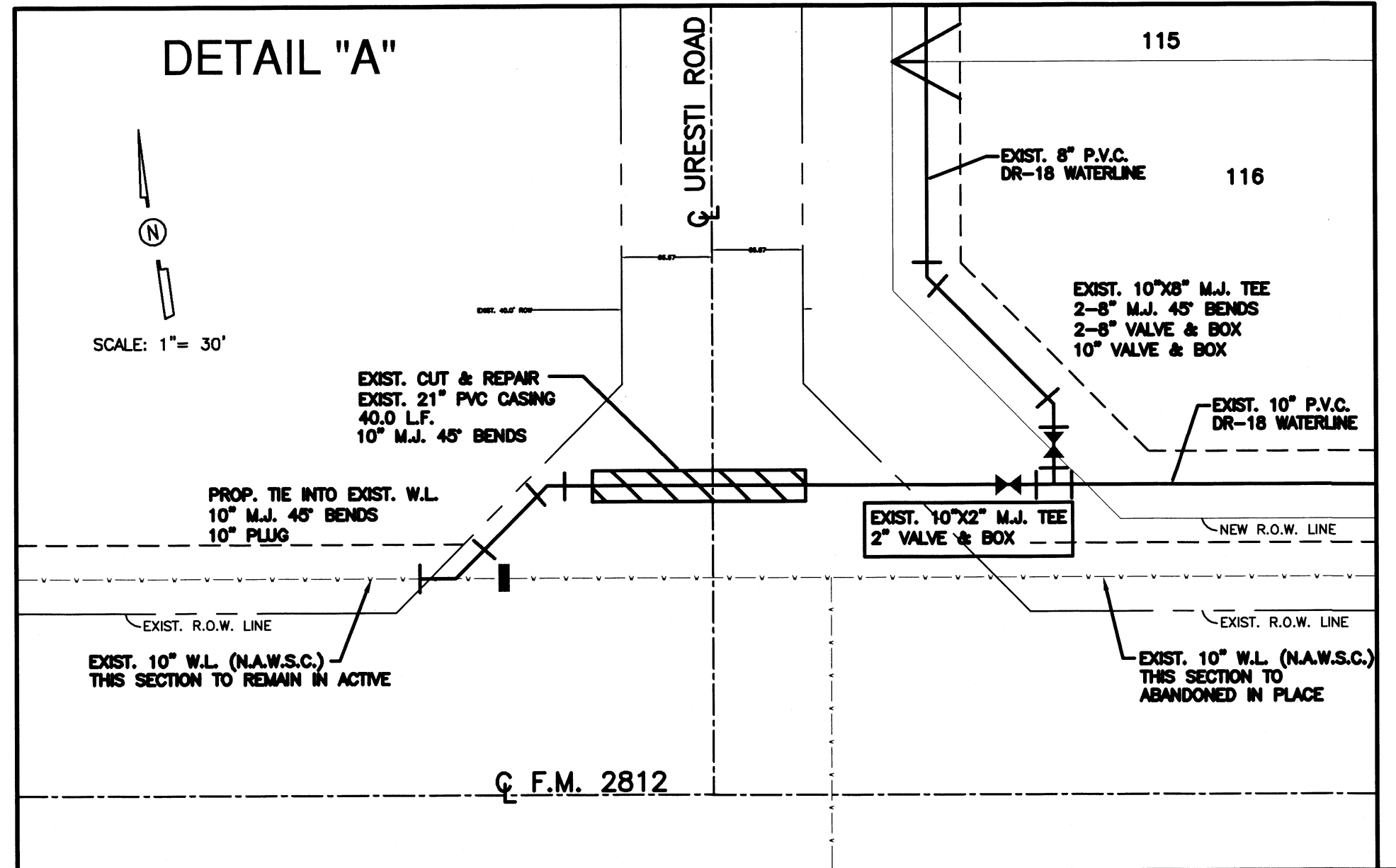
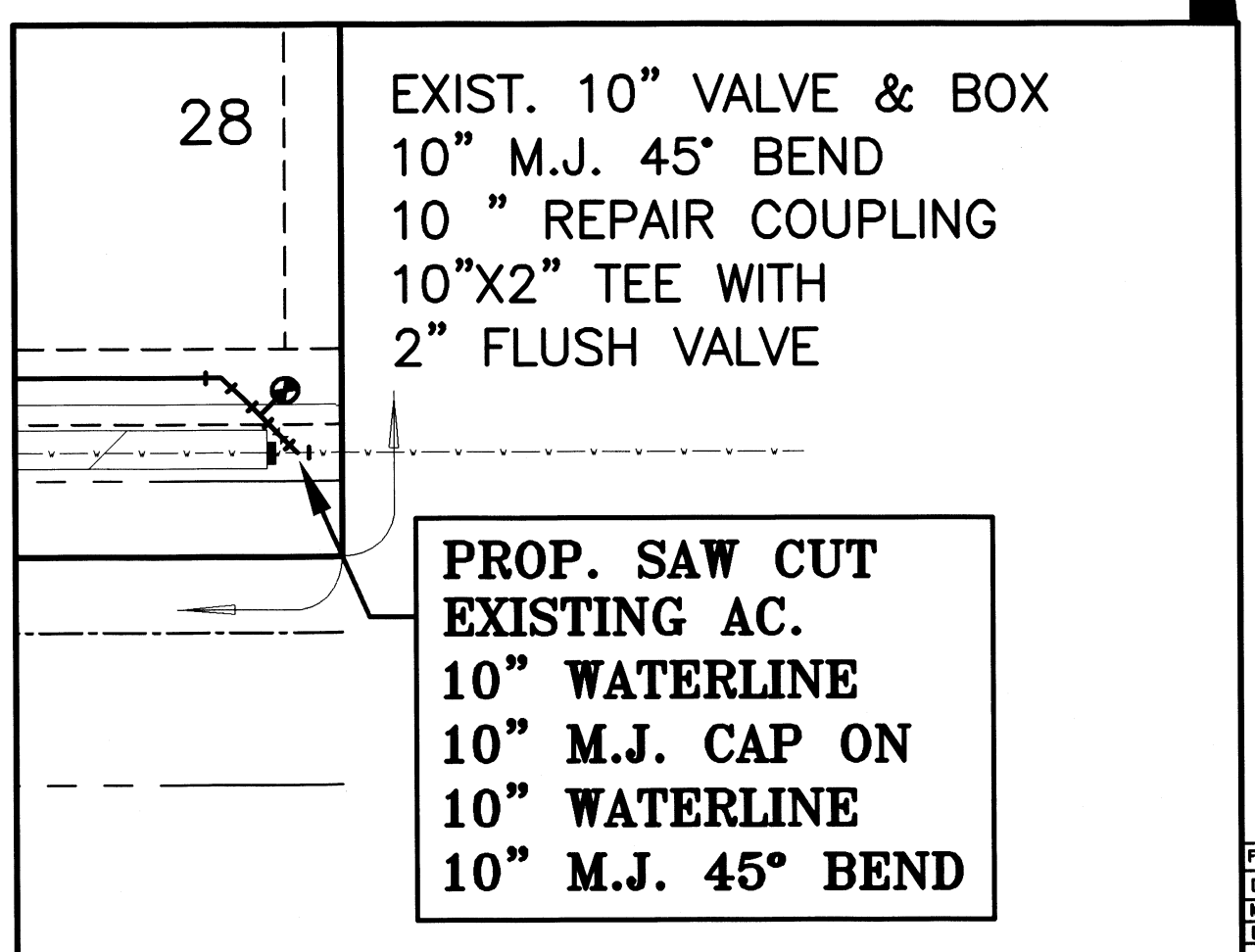
LAND SURVEYORS
 PHONE 956-381-6480
 FAX 956-381-0527
 OFFICE@QHAENGINEERING.COM

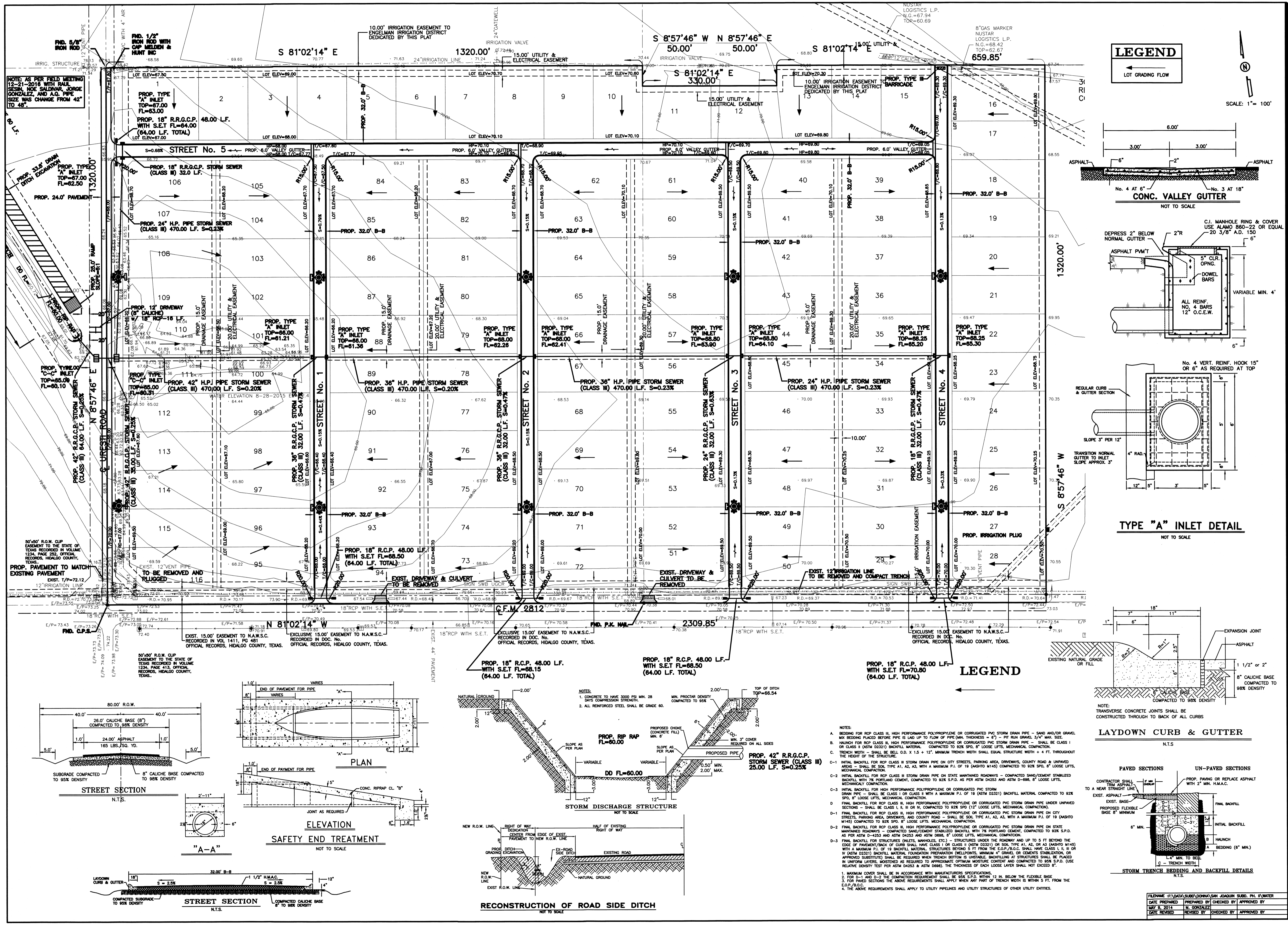


PROP. TIE INTO EXIST. W.L. 10" M.J. 45° BENDS 10" PLUG

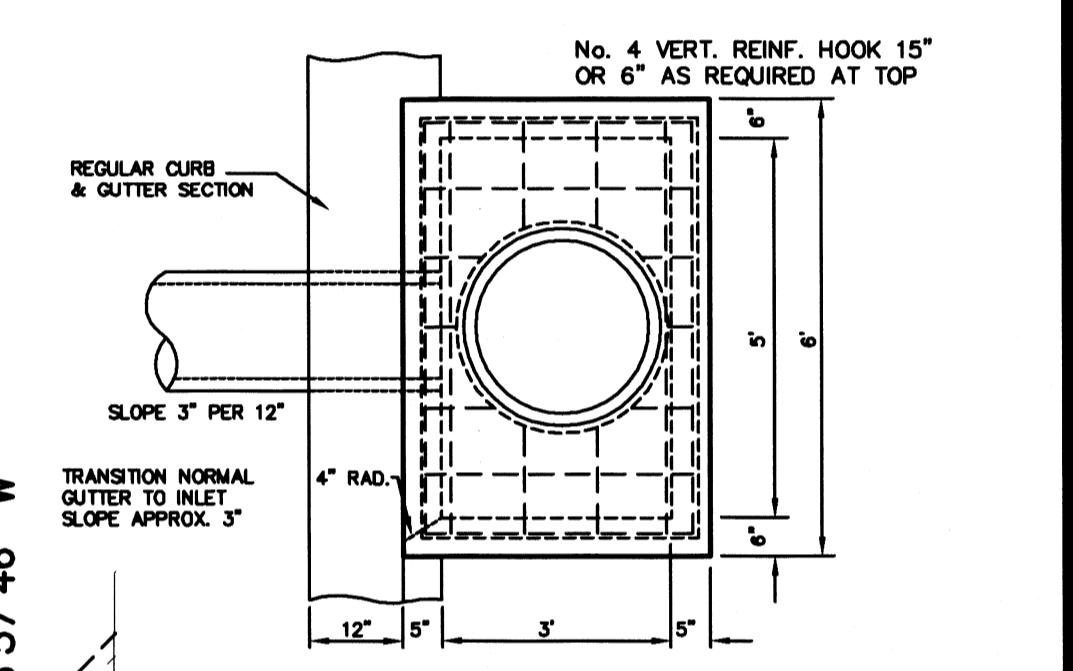
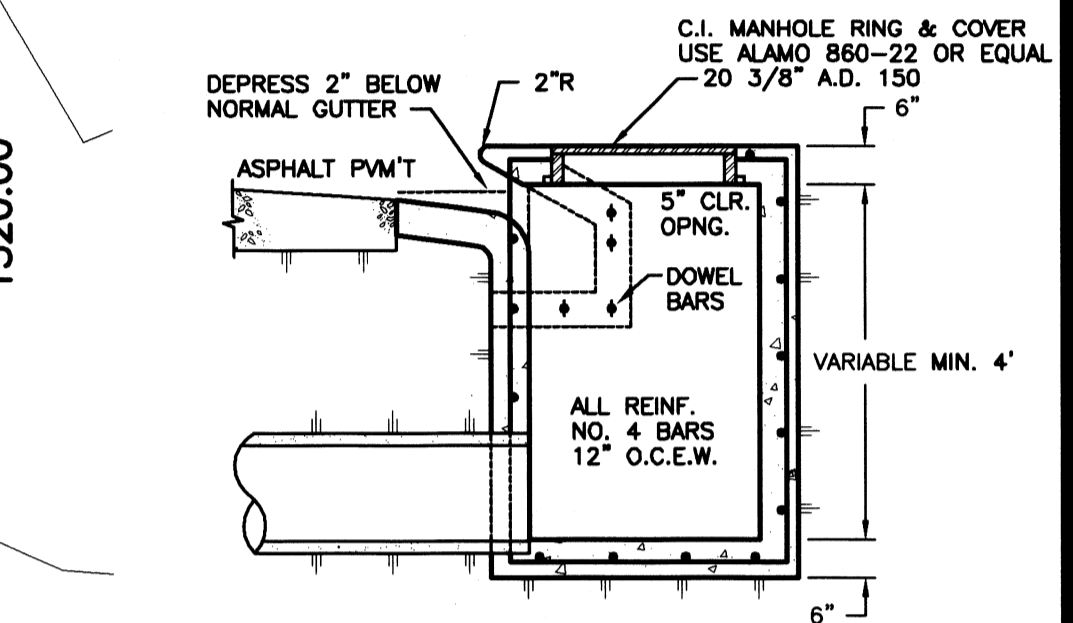
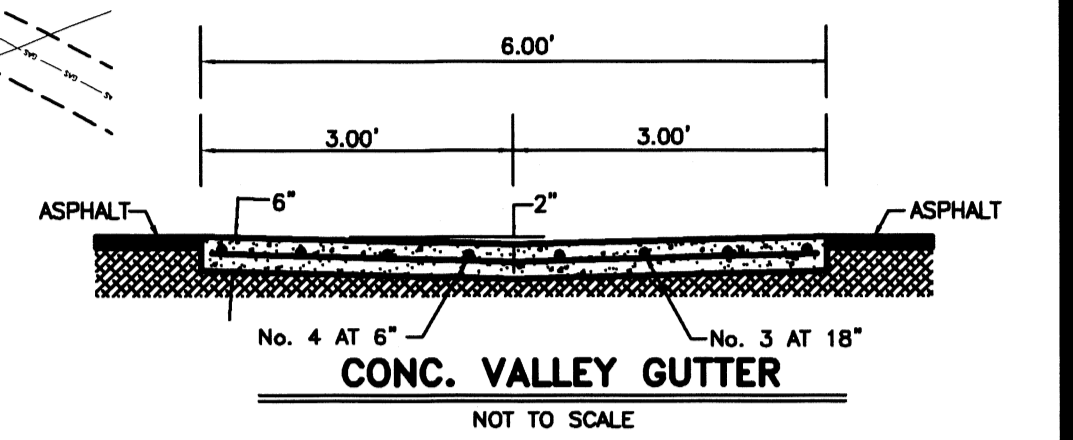
EXIST. A.C 10" WATERLINE TO BE ABANDONED IN PLACE—2225 L.F.
 (THIS SECTION TO BE ABANDONED)

PROP. SAW CUT EXISTING AC. 10" WATERLINE 10" M.J. CAP ON 10" WATERLINE 10" M.J. 45° BEND

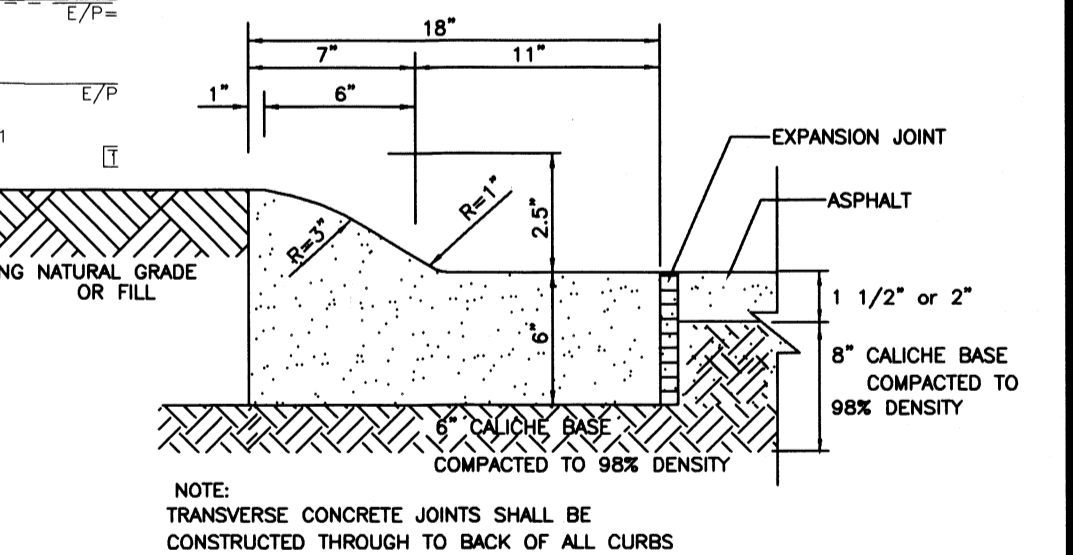




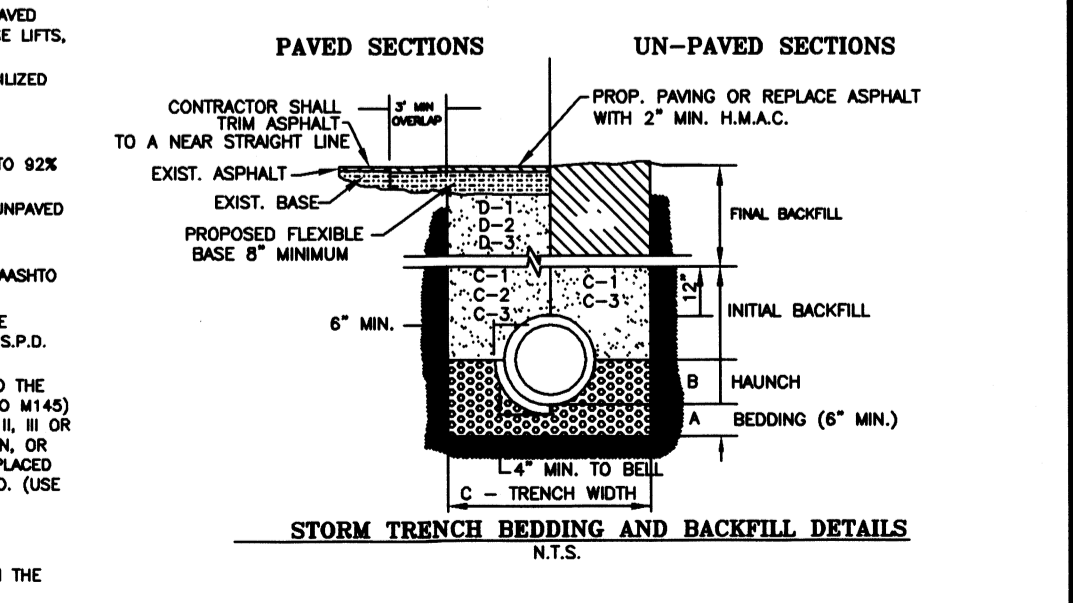
LEGEND
 ← LOT GRADING FLOW



TYPE "A" INLET DETAIL
 NOT TO SCALE



LAYDOWN CURB & GUTTER
 N.T.S.

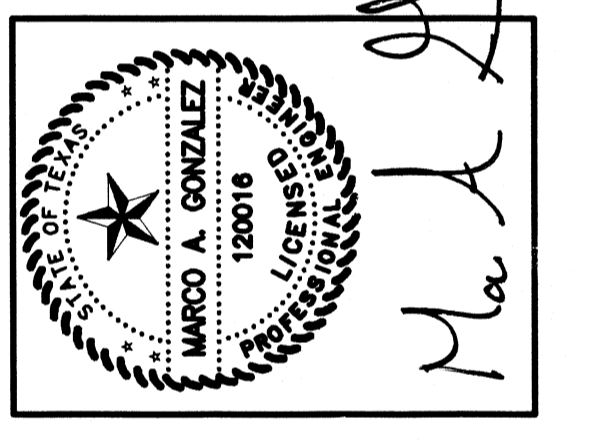


STORM TRENCH BEDDING AND BACKFILL DETAILS
 N.T.S.

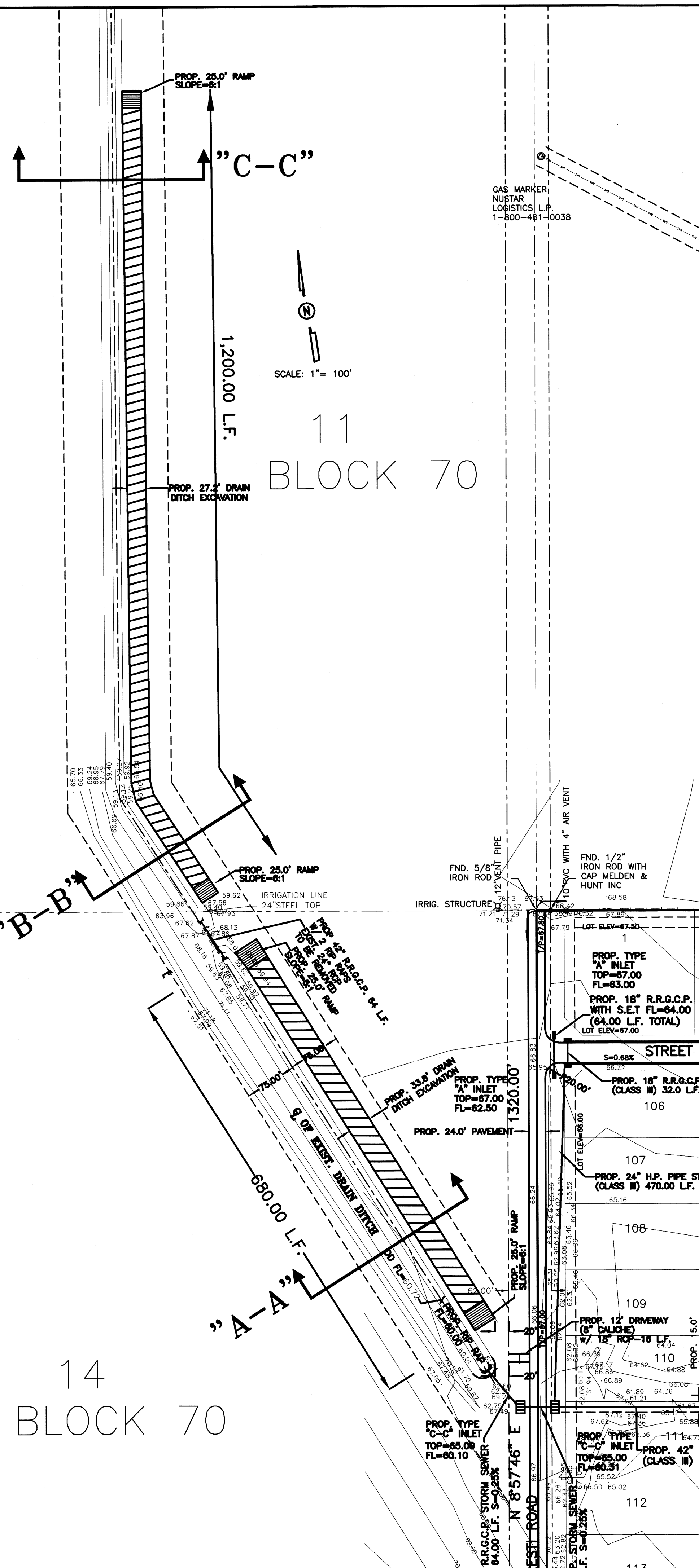
FILENAME: F:\DATA\BUBB\DOMINA\SUB\JOAQUIN SUBD. P.L. WATER
DATE PREPARED: MAY 8, 2014
DATE REVISION: _____
PREPARED BY: M. GONZALEZ
REVISION BY: _____
CHECKED BY: _____
APPROVED BY: _____

JOB NO. _____
DATE: JAN. 21, 2013
REVISION _____
SCALE: 1"=100'
DRAWN BY: M. GONZALEZ
SHEET _____

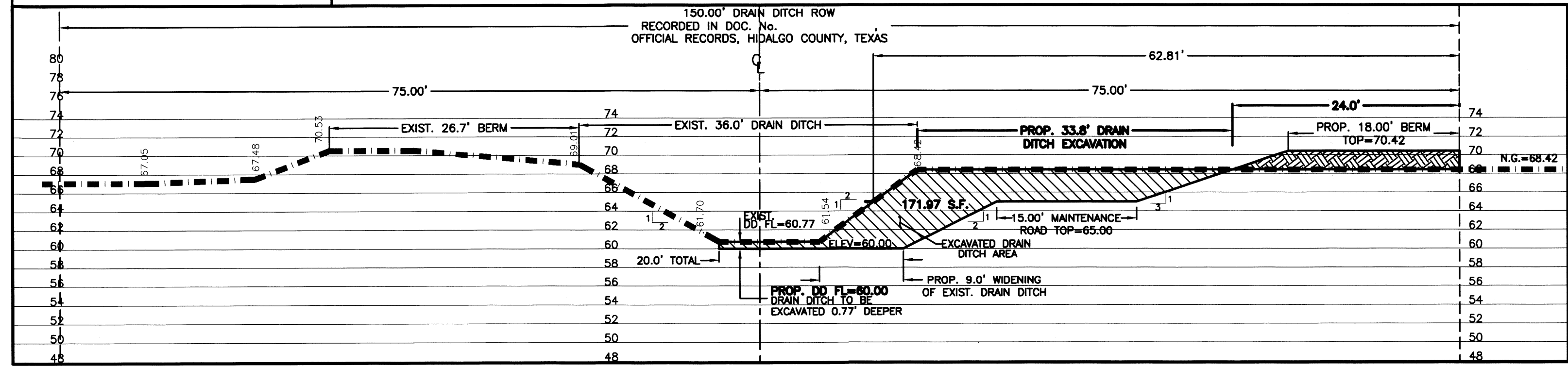
BORDER TOWN SUBDIVISION No. 2
PAVING AND DRAINAGE LAYOUT



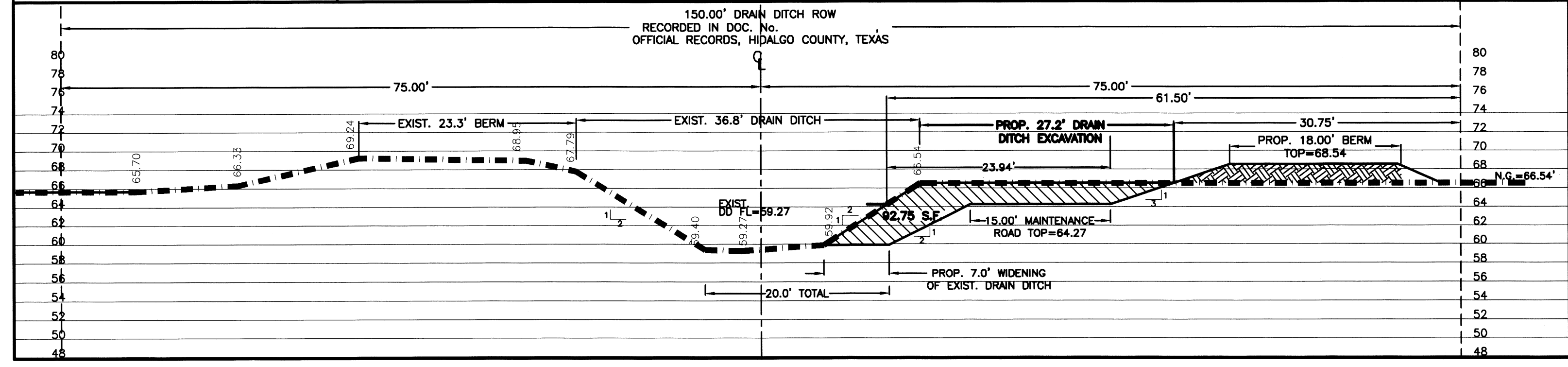
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
LAND SURVEYORS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 PHONE 936-381-6480
 FAX 936-381-0827
 OFFICE@CHAENGINEERING.COM
 REGISTRATION NUMBER F-1513



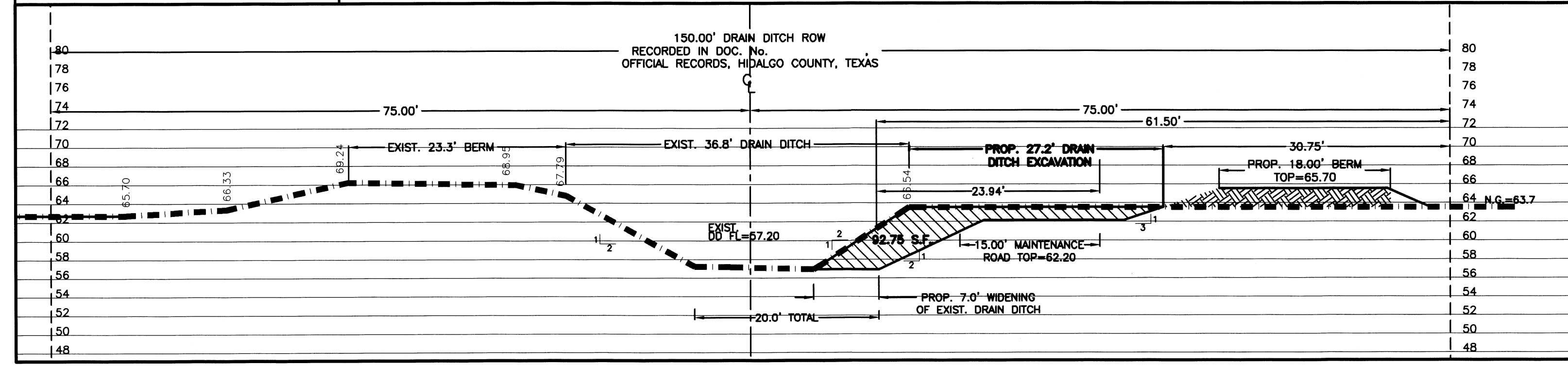
CROSS SECTION "A-A"



CROSS SECTION "B-B"



CROSS SECTION "C-C"



LEGEND
TOTAL DETENTION REQUIRED - 217,876.13 C.F.
TOTAL DETENTION EXCAVATED - 220,761.75 C.F.
 (SECTION A-A) 171.97 S.F. X 650.0 L.F. = 111,780.50 C.F.
 (SECTION B-B) 92.75 S.F. X 1,175.0 L.F. = 108,981.25 C.F.

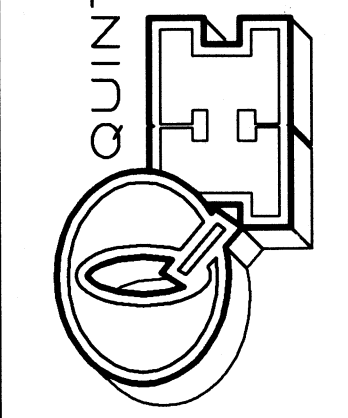
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MAY 9, 2014	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	JAN. 21, 2013		1"=100'	M. GONZALEZ	

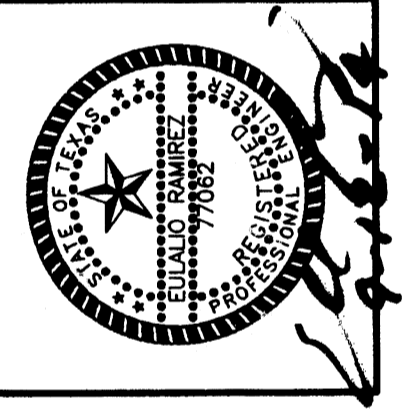
BORDER TOWN SUBDIVISION No. 2
OFFSITE DRAIN DITCH EXCAVATION



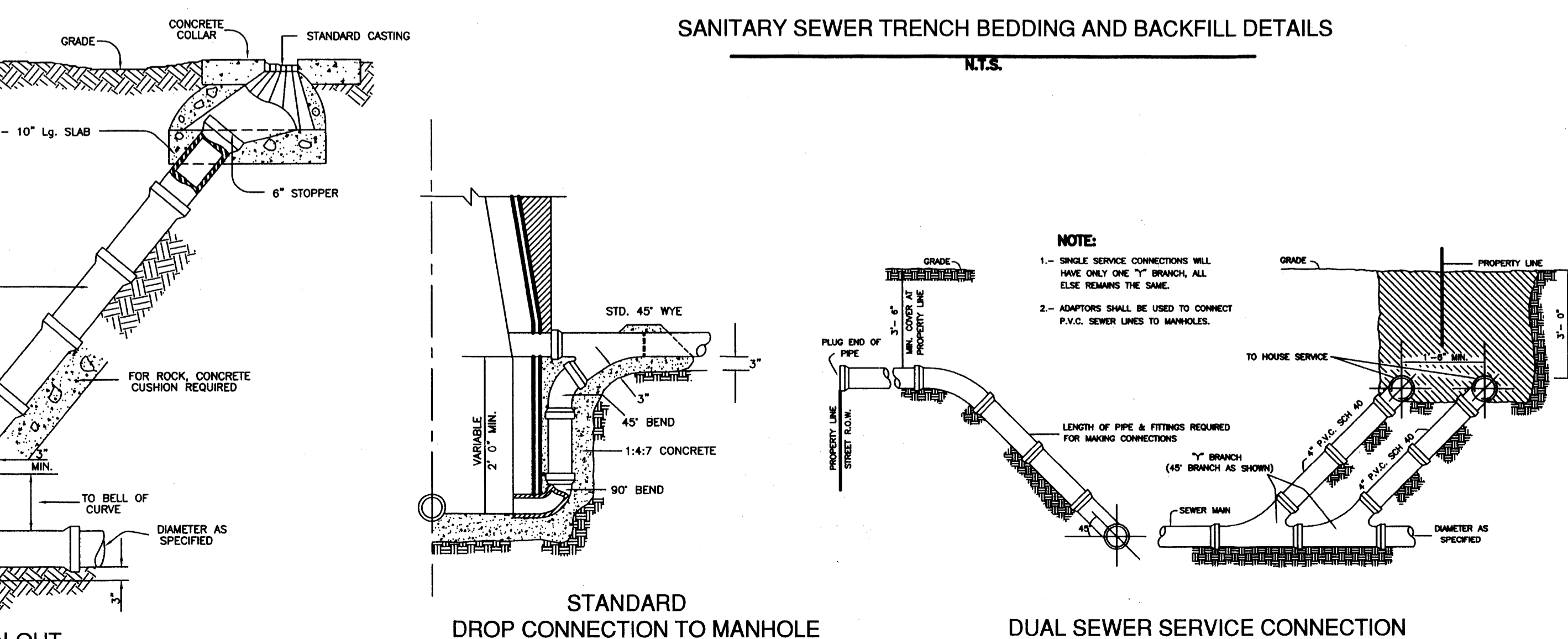
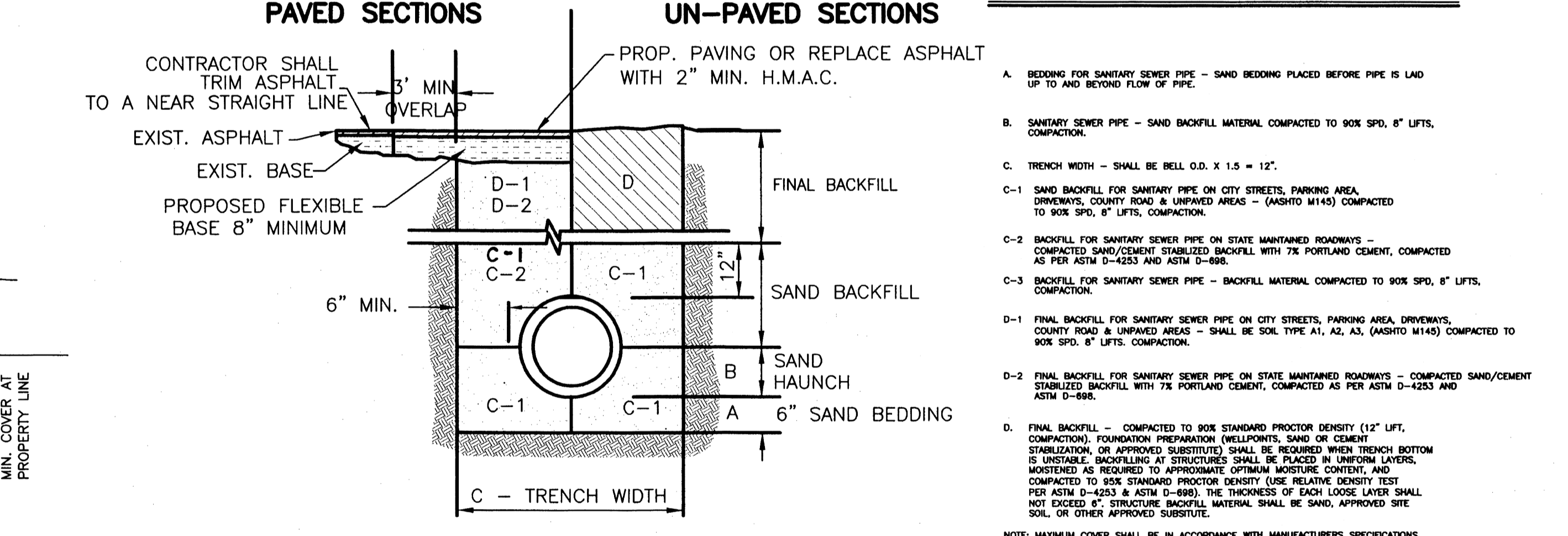
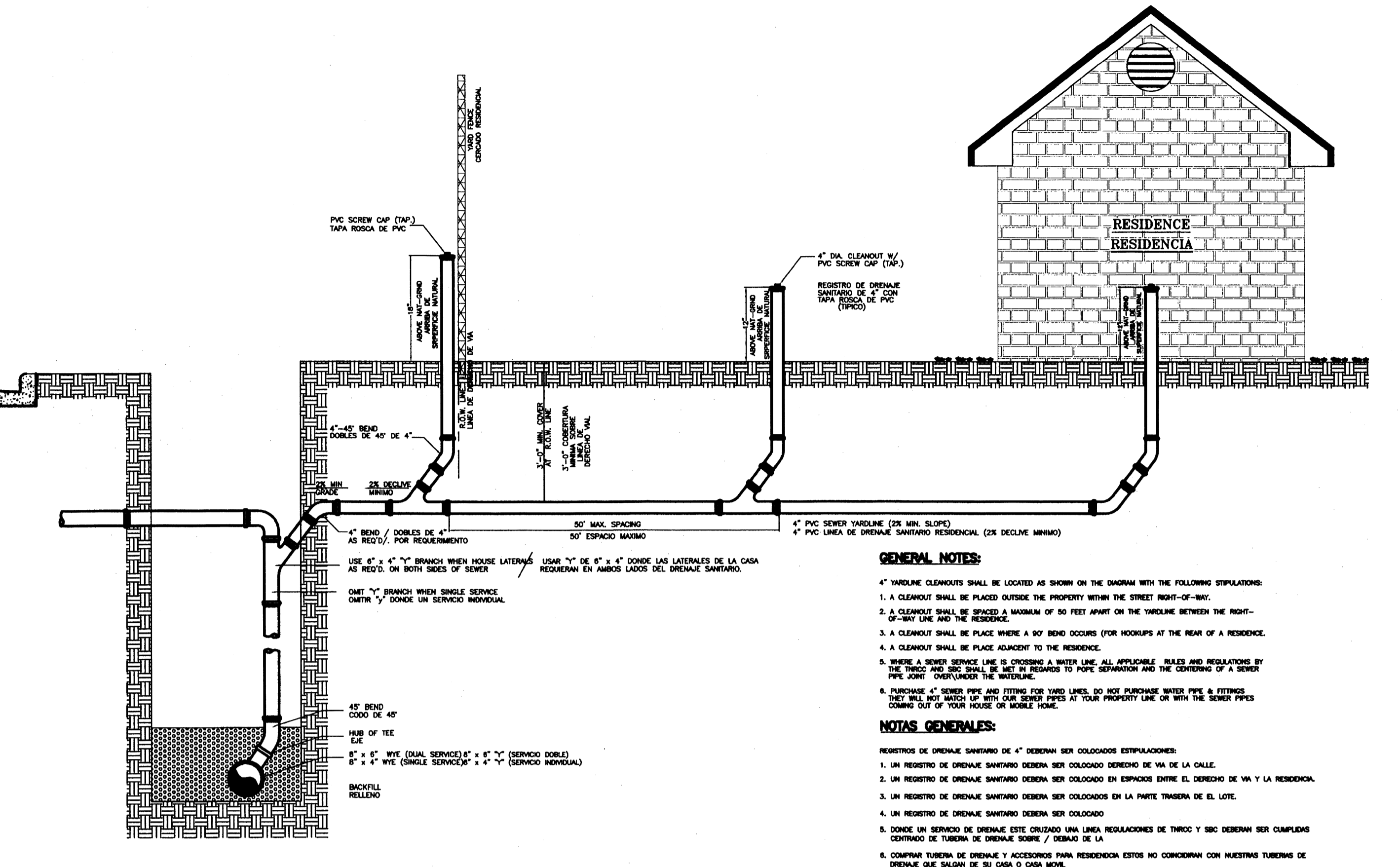
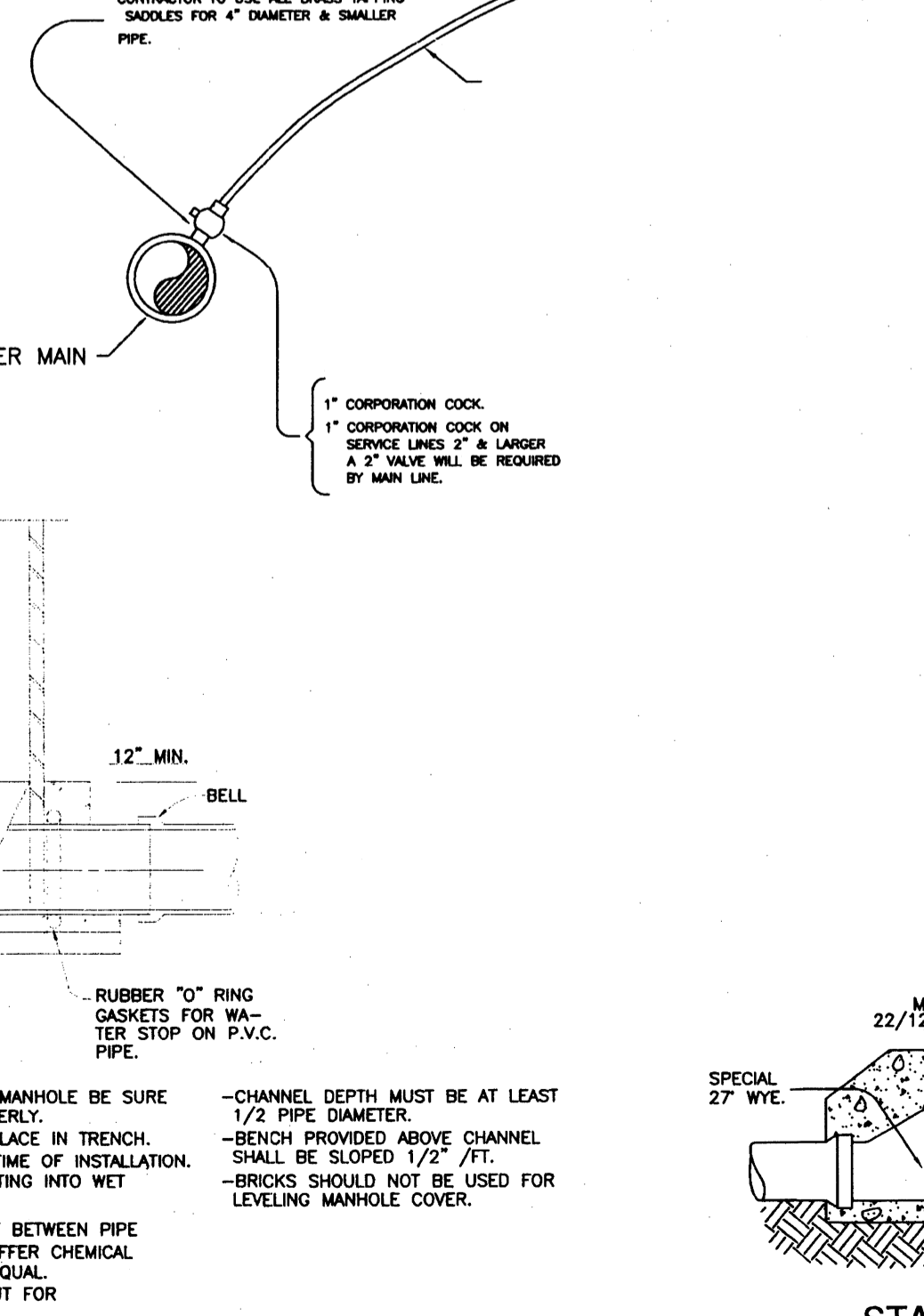
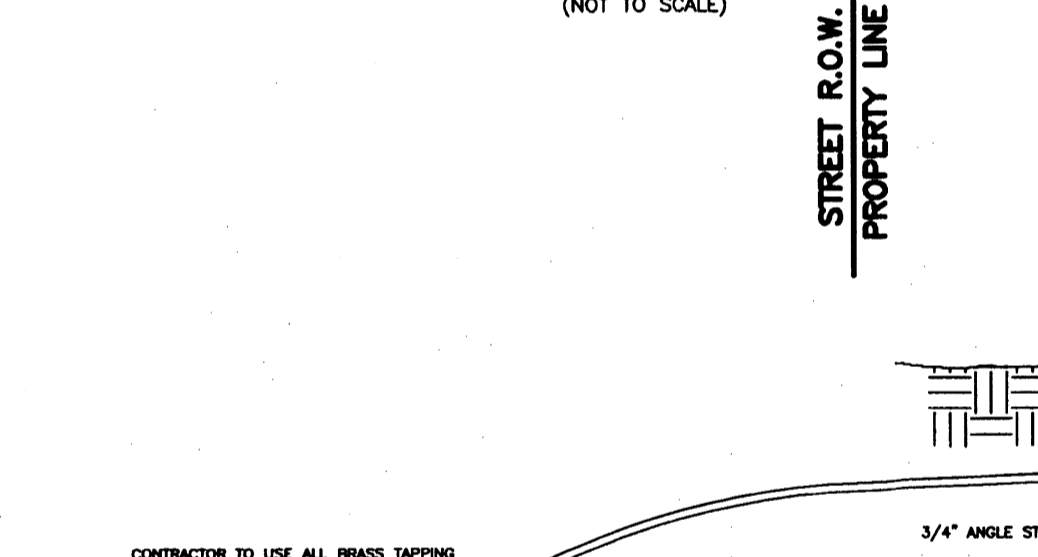
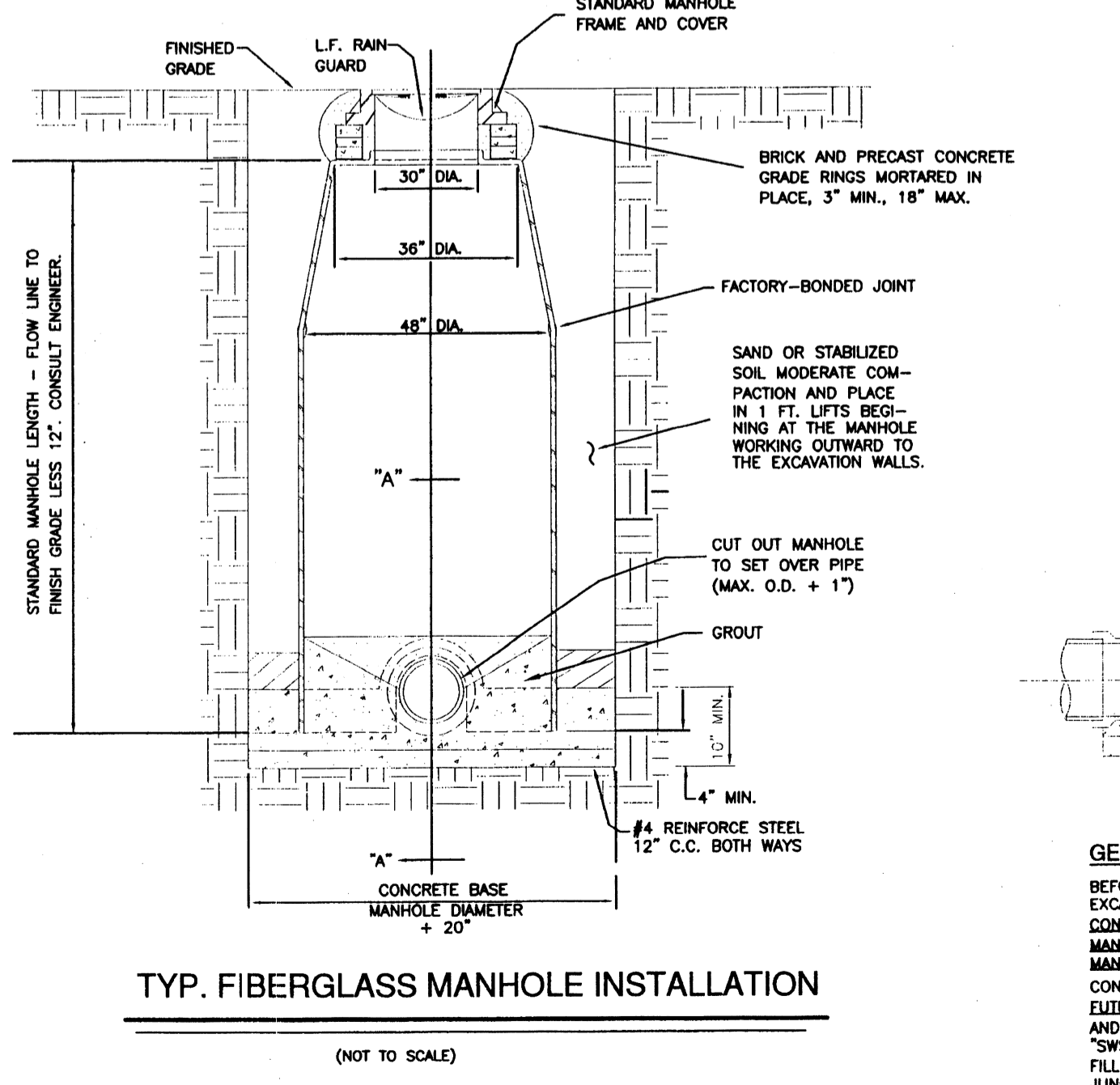
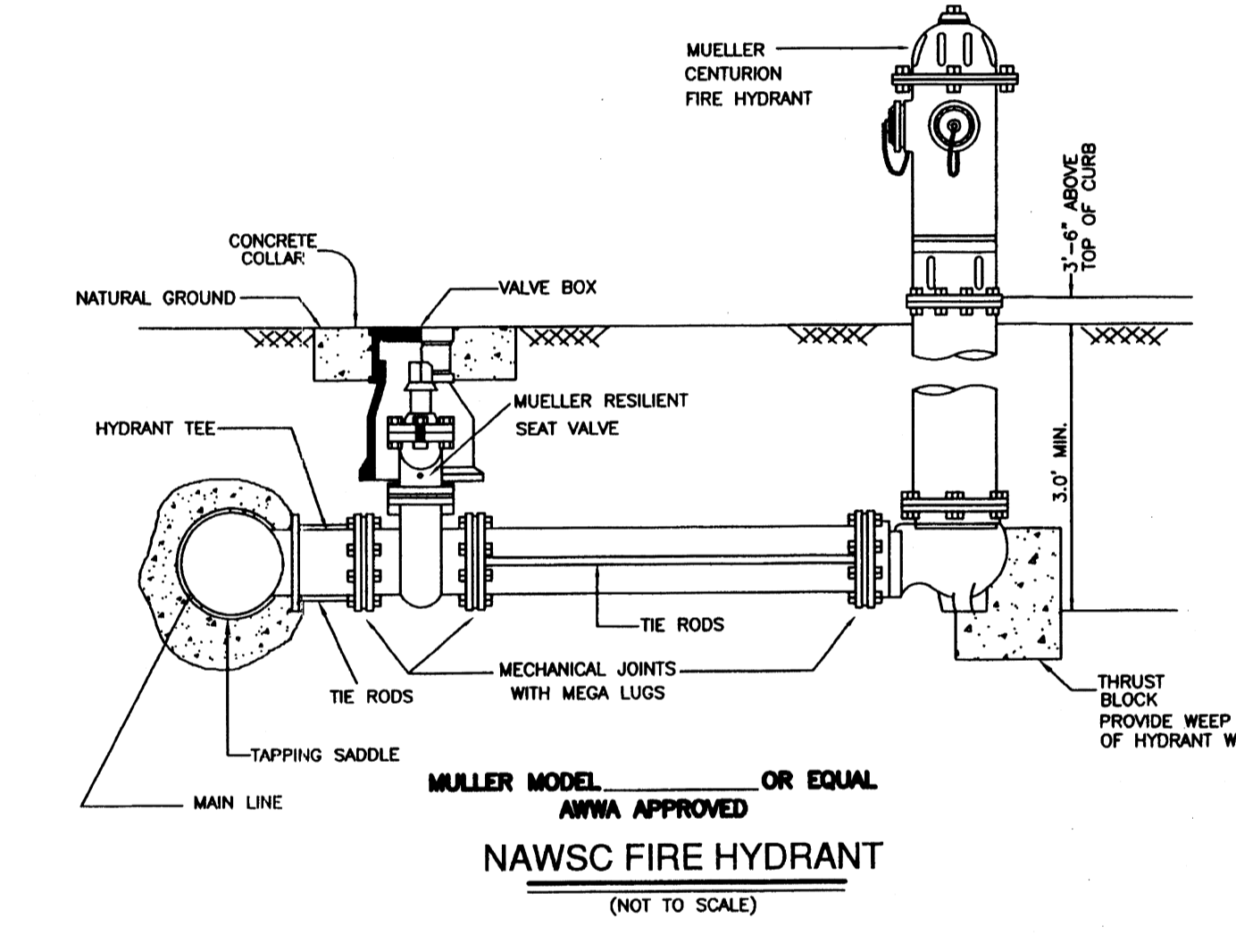
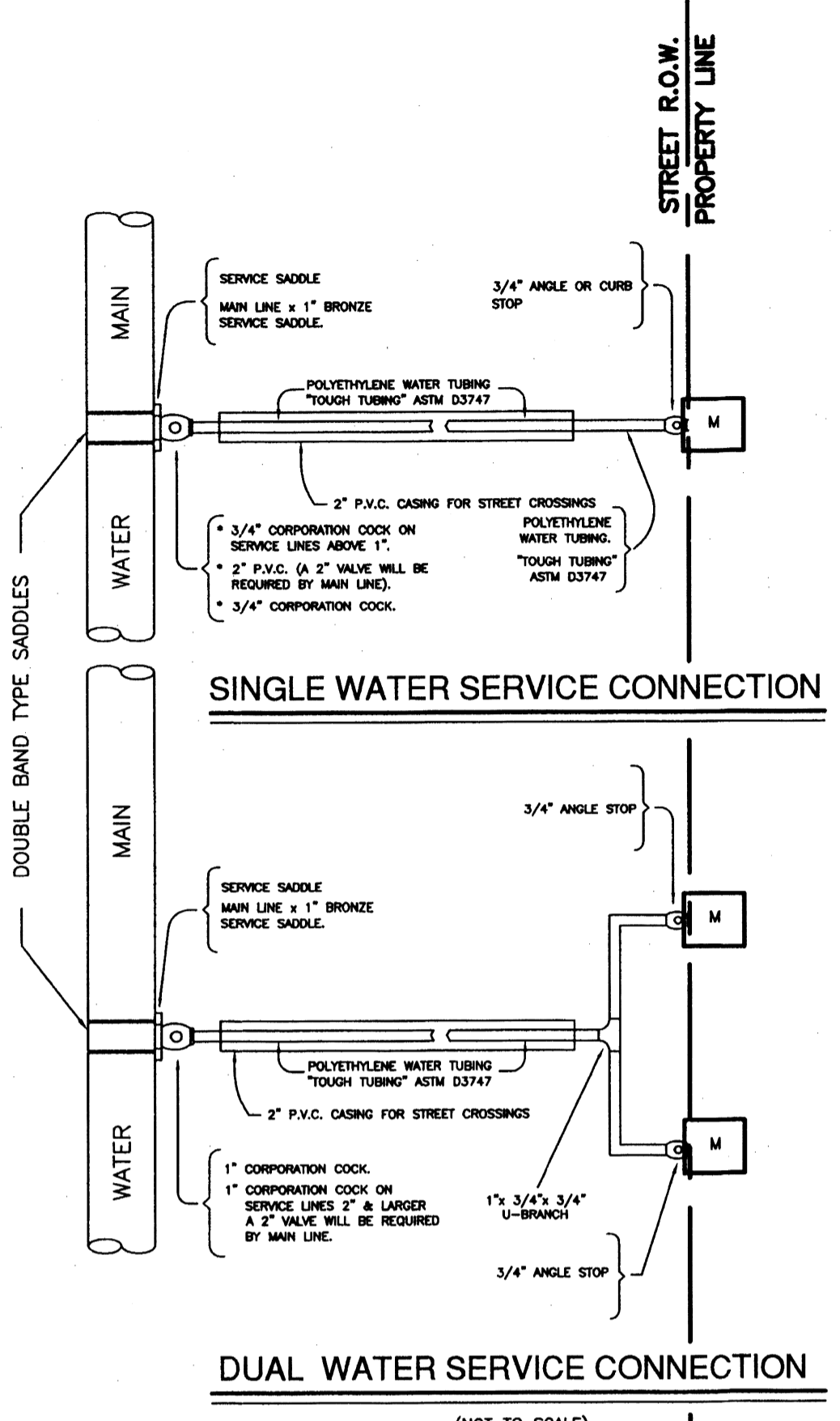
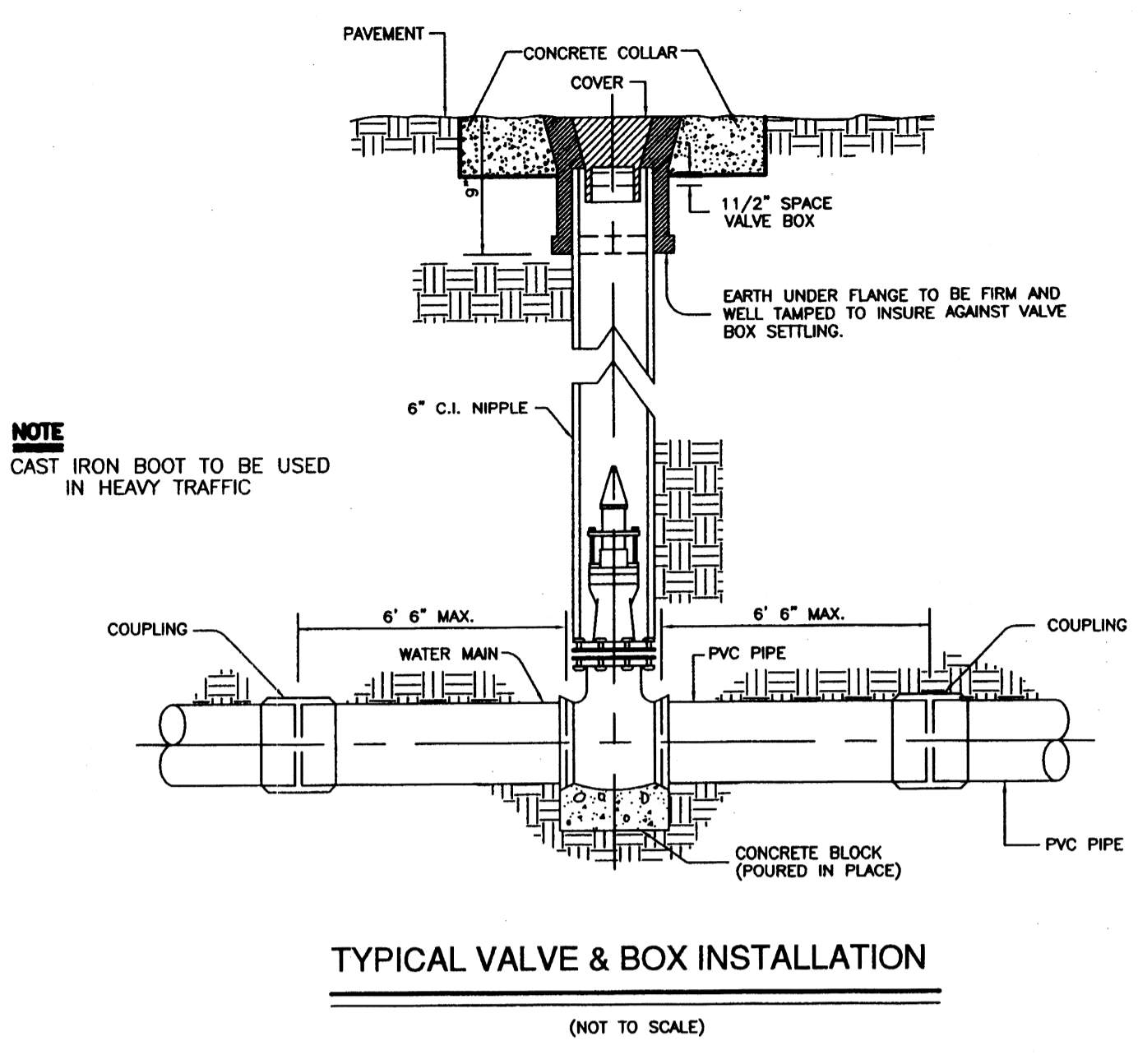
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
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 LAND SURVEYORS
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 EDINBURG, TEXAS 78539
 PHONE 956-381-6480
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 REGISTRATION NUMBER F-1513



NORTH ALAMO WATER SUPPLY DETAIL SHEET



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 PHONE 956-381-6480
 FAX 956-381-0527



GENERAL NOTES:

1. A CLEANOUT SHALL BE PLACED OUTSIDE THE PROPERTY WITHIN THE STREET RIGHT-OF-WAY.
2. A CLEANOUT SHALL BE SPACED A MAXIMUM OF 50 FEET AWAY ON THE YARDLINE BETWEEN THE RIGHT-OF-WAY LINE AND THE RESIDENCE.
3. A CLEANOUT SHALL BE PLACED WHERE A 90° BEND OCCURS (FOR HOORUPS AT THE NEAR OF A RESIDENCE).
4. A CLEANOUT SHALL BE PLACED ADJACENT TO THE RESIDENCE.
5. THERE IS A SERVICE PIPE FROM THE EXISTING WATER LINE. ALL APPLICABLE RULES AND REGULATIONS BY THE PUBLIC UTILITY BOARD SHALL BE STRICTLY OBSERVED IN CONNECTION WITH THE INSTALLATION AND CONNECTION OF A SERVICE PIPE TO AN EXISTING WATER LINE.
6. PURCHASE 4" SERVICE PIPE AND FITTING FOR YARD LINES. DO NOT PURCHASE WATER PIPE & FITTINGS. THEY WILL NOT MATCH UP WITH OUR SERVICE PIPES AT YOUR PROPERTY LINE OR WITH THE SERVICE PIPES COMING OUT OF YOUR HOUSE OR MOBILE HOME.

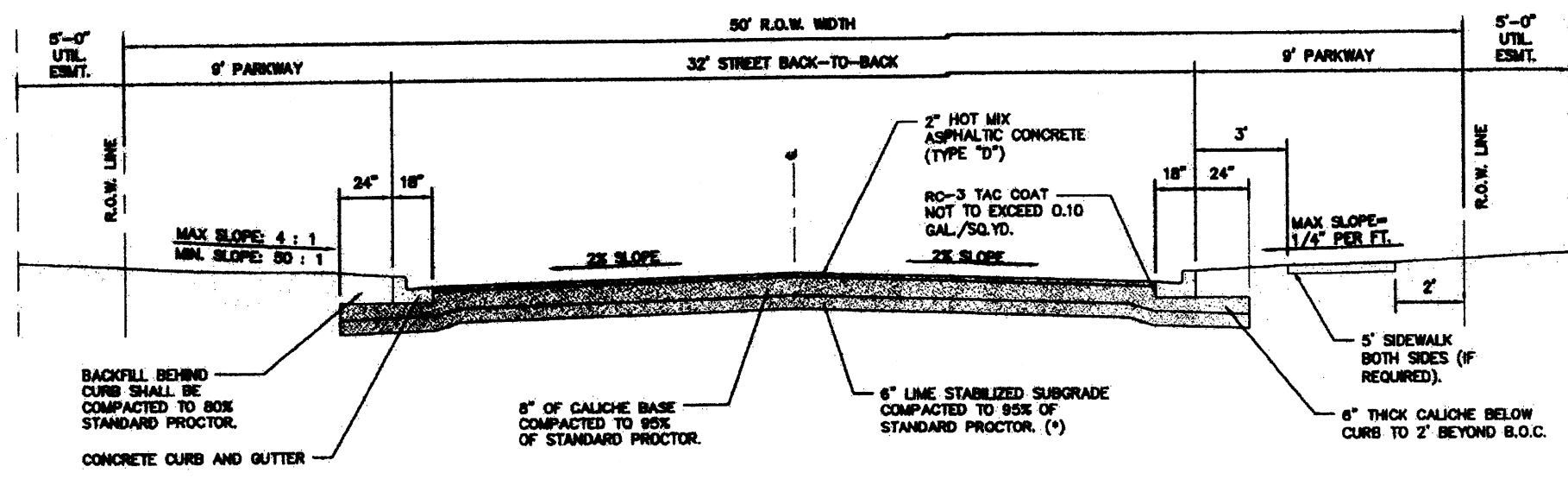
NOTAS GENERALES:

REGISTRO DE DRENAJE SANITARIO DE 4" DEBE SER COLOCADO EN LOS SIGUIENTES ESPACIOS:

1. UN REGISTRO DE DRENAJE SANITARIO DEBE SER COLOCADO DENTRO DE LA VÍA DE LA CALLE.
2. UN REGISTRO DE DRENAJE SANITARIO DEBE SER COLOCADO EN ESPACIOS ENTRE EL DERECHO DE VÍA Y LA RESIDENCIA.
3. UN REGISTRO DE DRENAJE SANITARIO DEBE SER COLOCADO EN LA PARTE TRÁNSVERSA DE EL LOTE.
4. UN REGISTRO DE DRENAJE SANITARIO DEBE SER COLOCADO.
5. DONDE UN SERVIDOR DE DRENAJE ESTE CREADO UNA LINEA REGULADORA DE TRAYecto Y SER DEBERAN SER CUMPLIDAS CONTINUO DE TUBERIA DE DRENAJE DEBEN / DEBIDO DE LA.
6. COMPRAR TUBERIA DE DRENAJE Y ACCESORIOS PARA RESIDENCIA ESTOS NO CONCORDAN CON NUESTROS TUBERIAS DE DRENAJE QUE SALGAN DE SU CASA O CASA MOVIL.

SANITARY SEWER SERVICE CONNECTION - N.A.W.S.C. REQUIREMENTS
CONDICION DE DRENAJE SANITARIO - REQUERIMIENTOS DE N.A.W.S.C.

- A. BEDDING FOR SANITARY SEWER PIPE - SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO AND BEYOND FLOOR OF PIPE.
 - B. SANITARY SEWER PIPE - SAND BACKFILL MATERIAL COMPACTED TO 90% SFD, 8" LIFTS, COMPACTION.
 - C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 = 12".
 - C-1 SAND BACKFILL FOR SANITARY PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - (ASHITO M145) COMPACTED TO 90% SFD, 8" LIFTS, COMPACTION.
 - C-2 BACKFILL FOR SANITARY SEWER PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
 - C-3 BACKFILL FOR SANITARY SEWER PIPE - BACKFILL MATERIAL COMPACTED TO 90% SFD, 8" LIFTS, COMPACTION.
 - D-1 FINAL BACKFILL FOR SANITARY SEWER PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (ASHITO M145) COMPACTED TO 90% SFD, 8" LIFTS, COMPACTION.
 - D-2 FINAL BACKFILL FOR SANITARY SEWER PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
 - D. FINAL BACKFILL - COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, COMPACTION). FOUNDATION PREPARATION (WELLPONTS, SAND OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTURED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 90% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.
- NOTE: MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

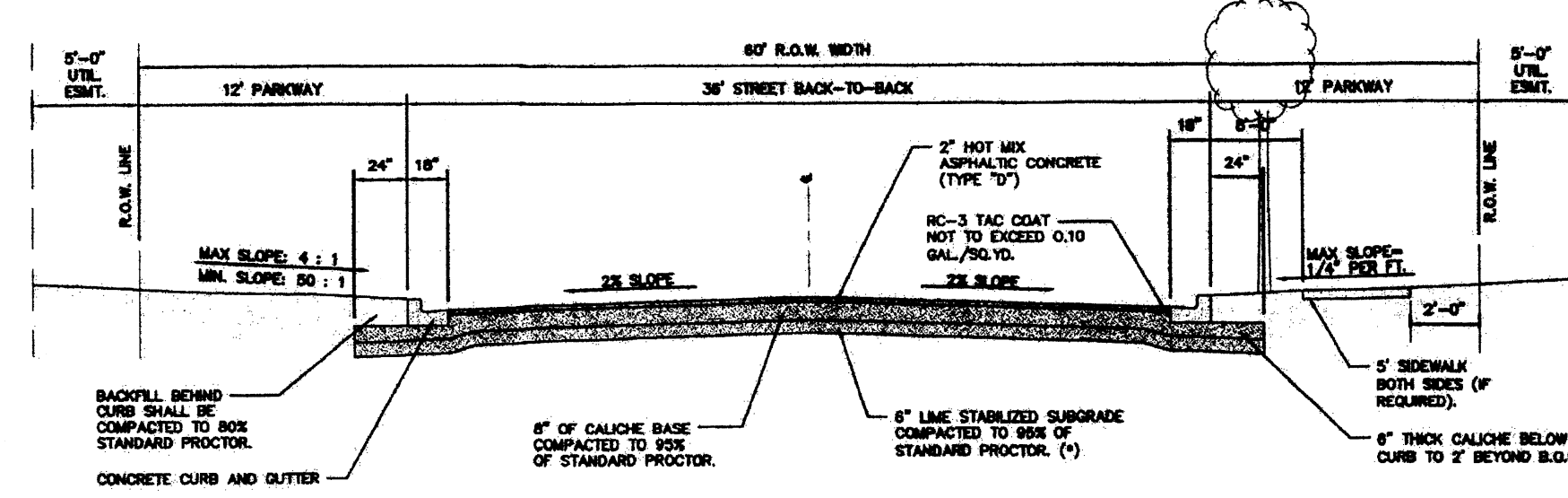


MINOR RESIDENTIAL STREET SECTION
(32' BB - 50' ROW) - DETAIL

NOT TO SCALE

Retained on Sp. Sieve	Percent Required
No. 20	0
No. 40	20 - 80
No. 60	20 - 80
No. 80	20 - 80
No. 100	15
No. 200	15
Min. Wet Bulb Pt.	15
Max. Wet Bulb Pt.	15
Min. Bulk Max. Amount	50

(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 18 LOTS).

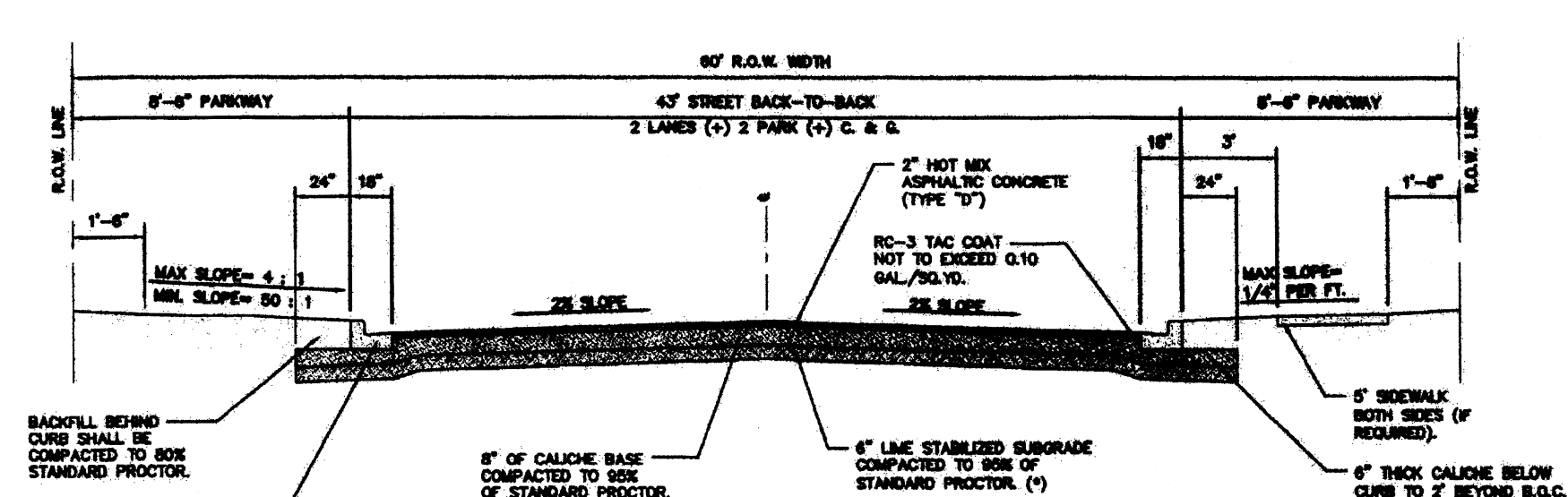


MINOR RESIDENTIAL STREET SECTION W/STREET TREES (36' BB - 60' ROW) - DETAIL

NOT TO SCALE

Retained on Sp. Sieve	Percent Required
No. 20	0
No. 40	20 - 80
No. 60	20 - 80
No. 80	20 - 80
No. 100	15
No. 200	15
Min. Wet Bulb Pt.	15
Max. Wet Bulb Pt.	15
Min. Bulk Max. Amount	50

(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
2. FOR STREETS SERVING A SUBDIVISION WITH STREET TREES (16 OR MORE LOTS).

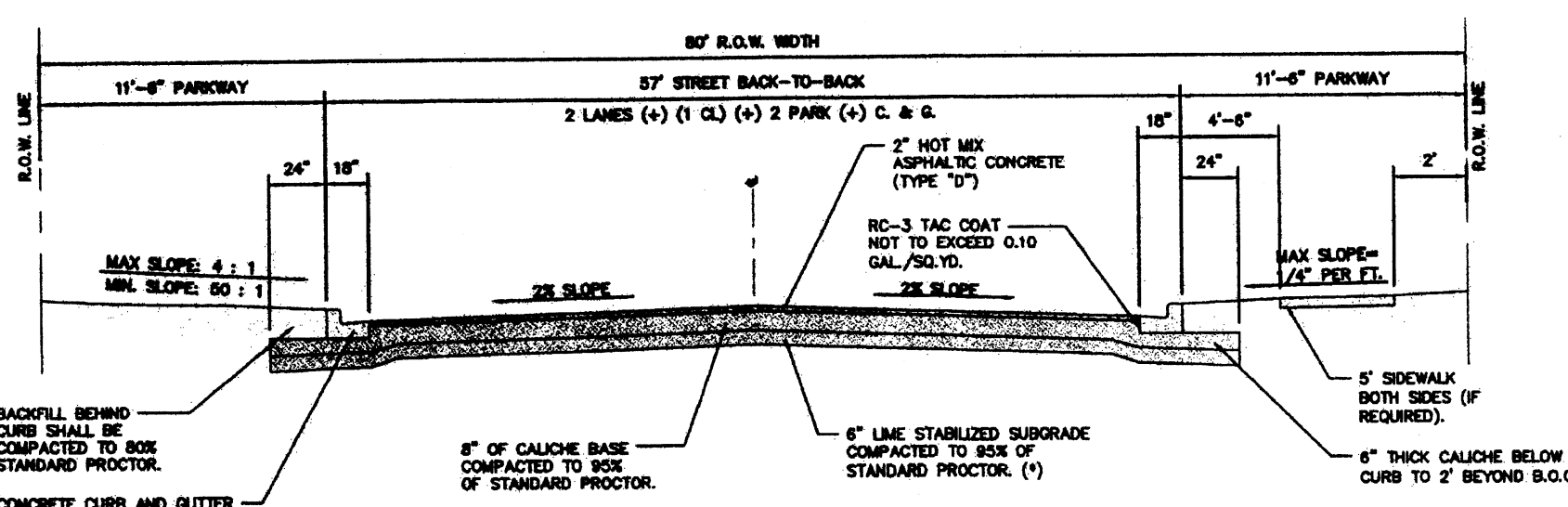


RESIDENTIAL COLLECTOR AND MULTI-FAMILY STREET SECTION DETAIL

NOT TO SCALE

Retained on Sp. Sieve	Percent Required
No. 20	0
No. 40	20 - 80
No. 60	20 - 80
No. 80	20 - 80
No. 100	15
No. 200	15
Min. Wet Bulb Pt.	15
Max. Wet Bulb Pt.	15
Min. Bulk Max. Amount	50

(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

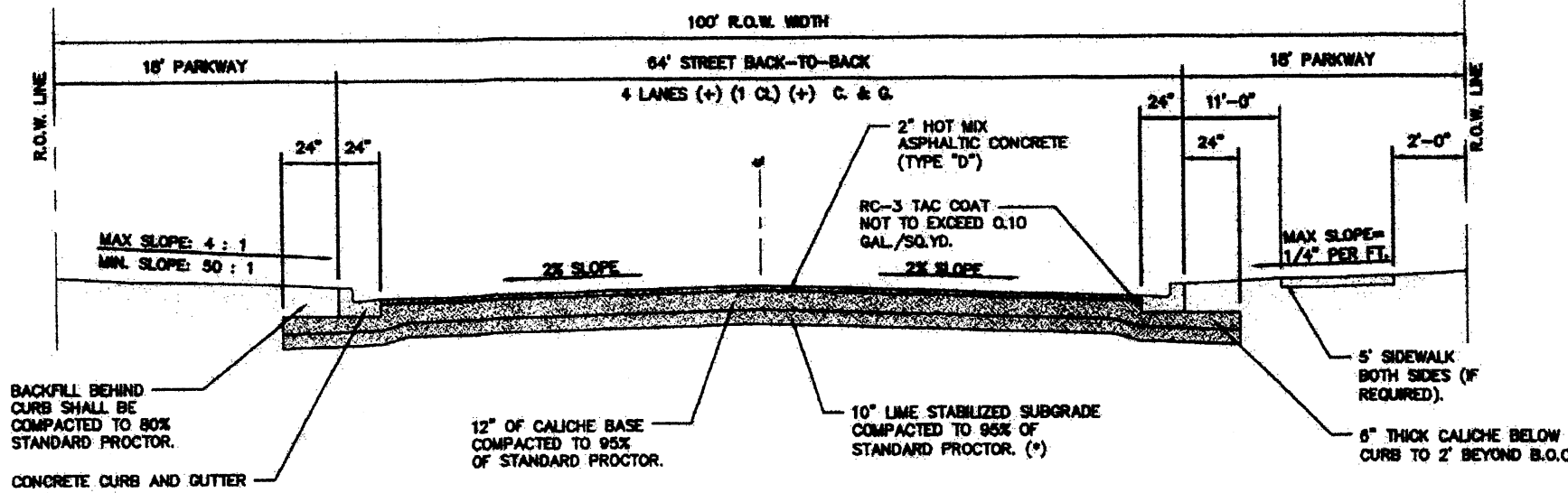


COLLECTOR STREET SECTION DETAIL

NOT TO SCALE

Retained on Sp. Sieve	Percent Required
No. 20	0
No. 40	20 - 80
No. 60	20 - 80
No. 80	20 - 80
No. 100	15
No. 200	15
Min. Wet Bulb Pt.	15
Max. Wet Bulb Pt.	15
Min. Bulk Max. Amount	50

(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

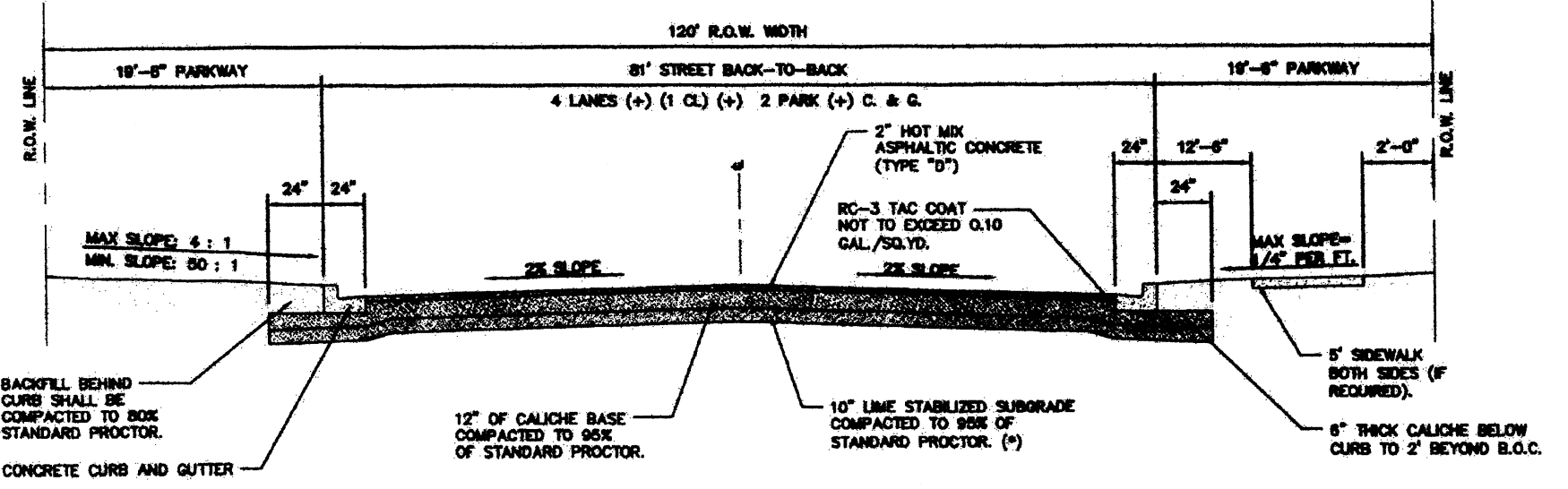


MINOR ARTERIAL STREET SECTION DETAIL

NOT TO SCALE

Retained on Sp. Sieve	Percent Required
No. 20	0
No. 40	20 - 80
No. 60	20 - 80
No. 80	20 - 80
No. 100	15
No. 200	15
Min. Wet Bulb Pt.	15
Max. Wet Bulb Pt.	15
Min. Bulk Max. Amount	50

(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

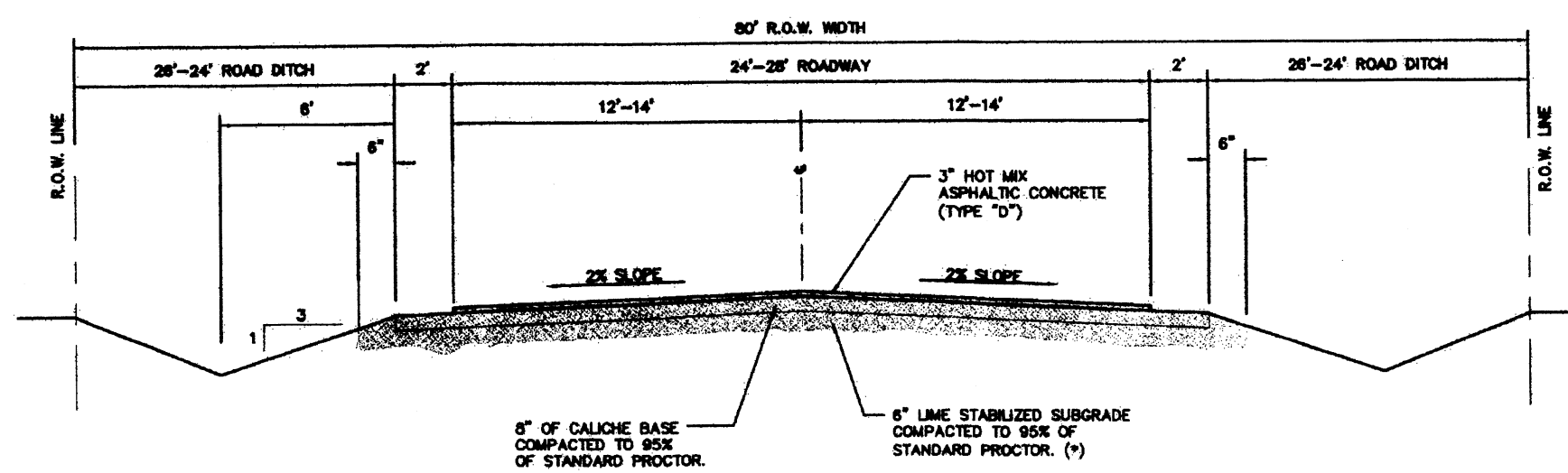


PRINCIPAL ARTERIAL STREET SECTION DETAIL

NOT TO SCALE

Retained on Sp. Sieve	Percent Required
No. 20	0
No. 40	20 - 80
No. 60	20 - 80
No. 80	20 - 80
No. 100	15
No. 200	15
Min. Wet Bulb Pt.	15
Max. Wet Bulb Pt.	15
Min. Bulk Max. Amount	50

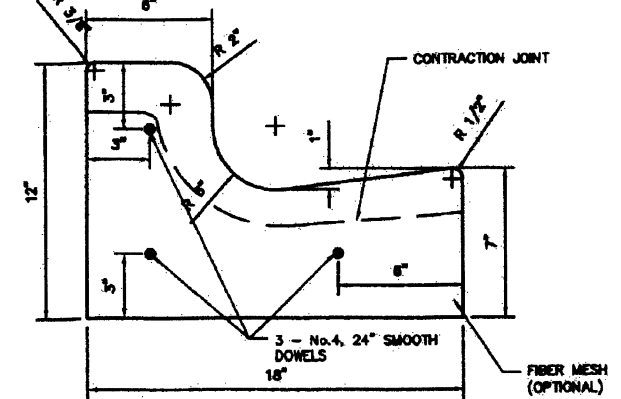
(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.



RURAL ARTERIAL STREET SECTION DETAIL

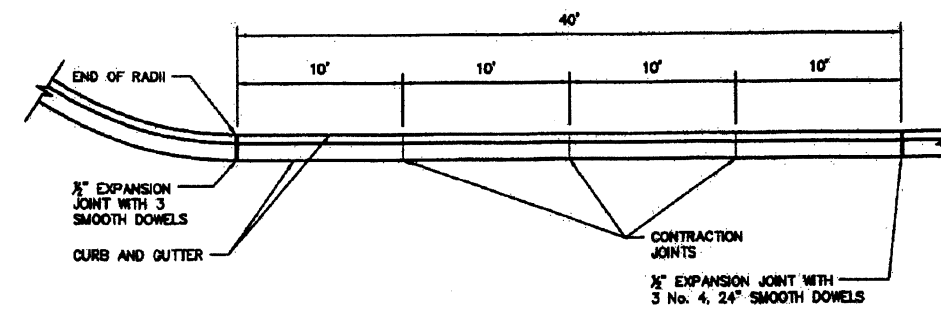
NOT TO SCALE

(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
NOTE:
IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.



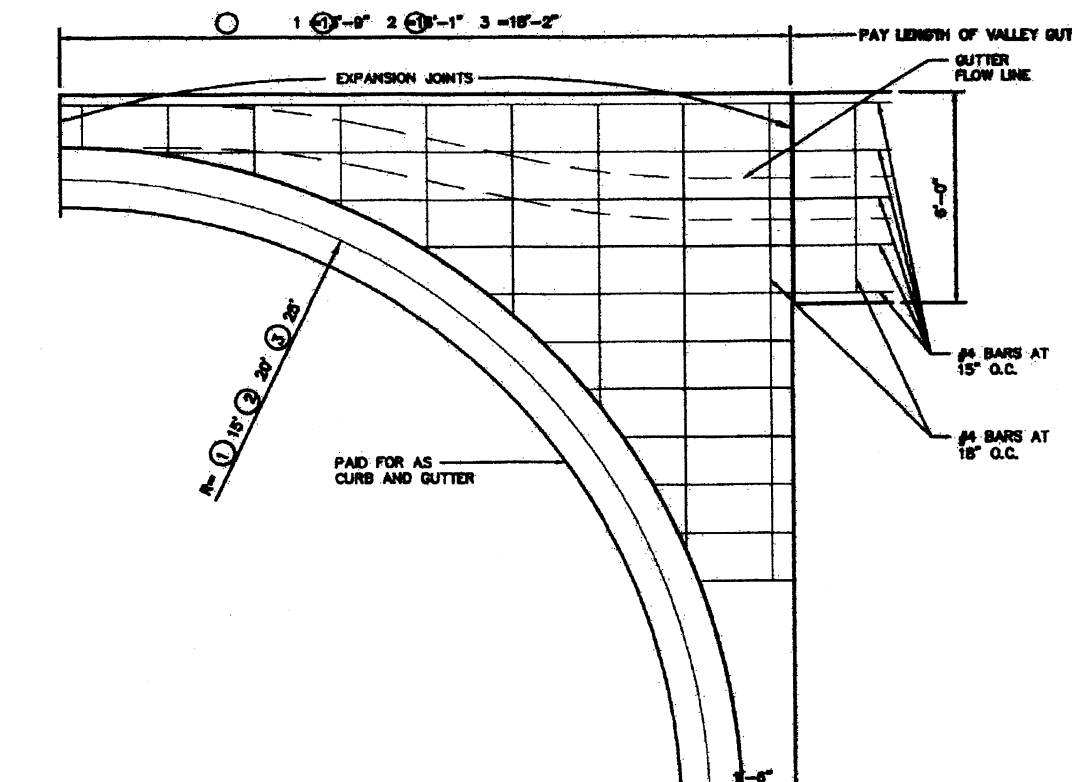
CURB AND GUTTER DETAIL

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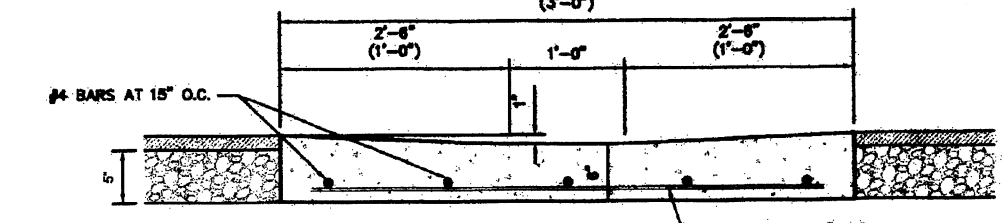


TYPICAL JOINTS

NOT TO SCALE



VALLEY GUTTER DETAIL

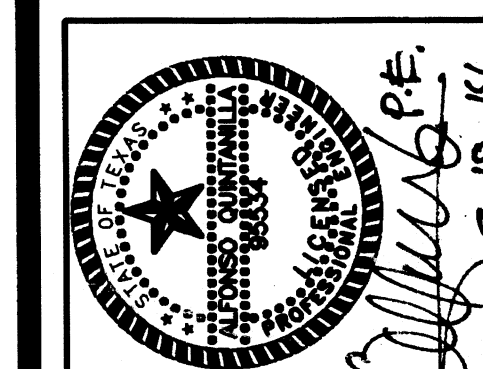


TYPICAL VALLEY GUTTER SECTION

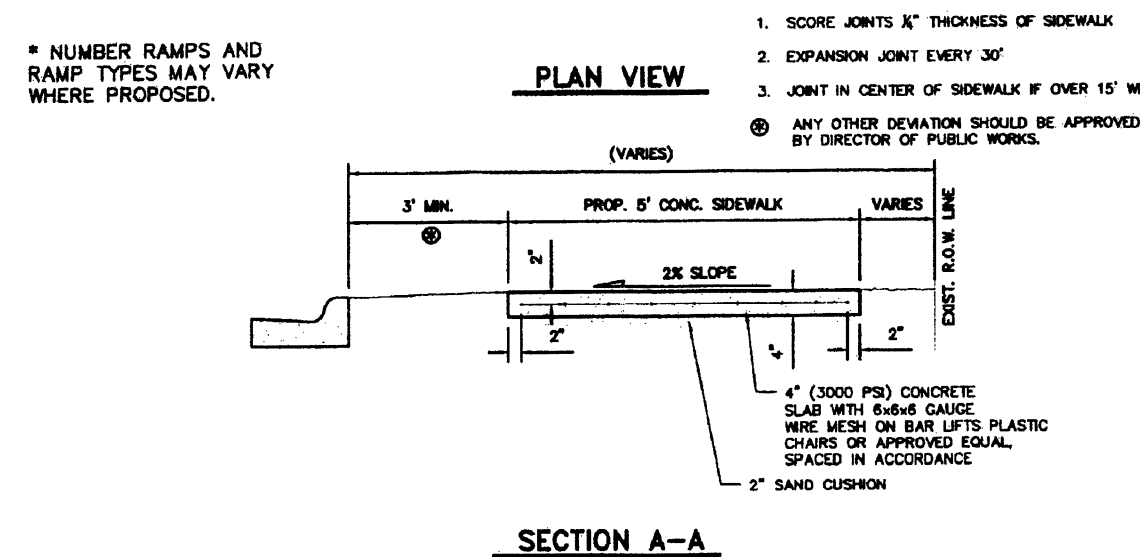
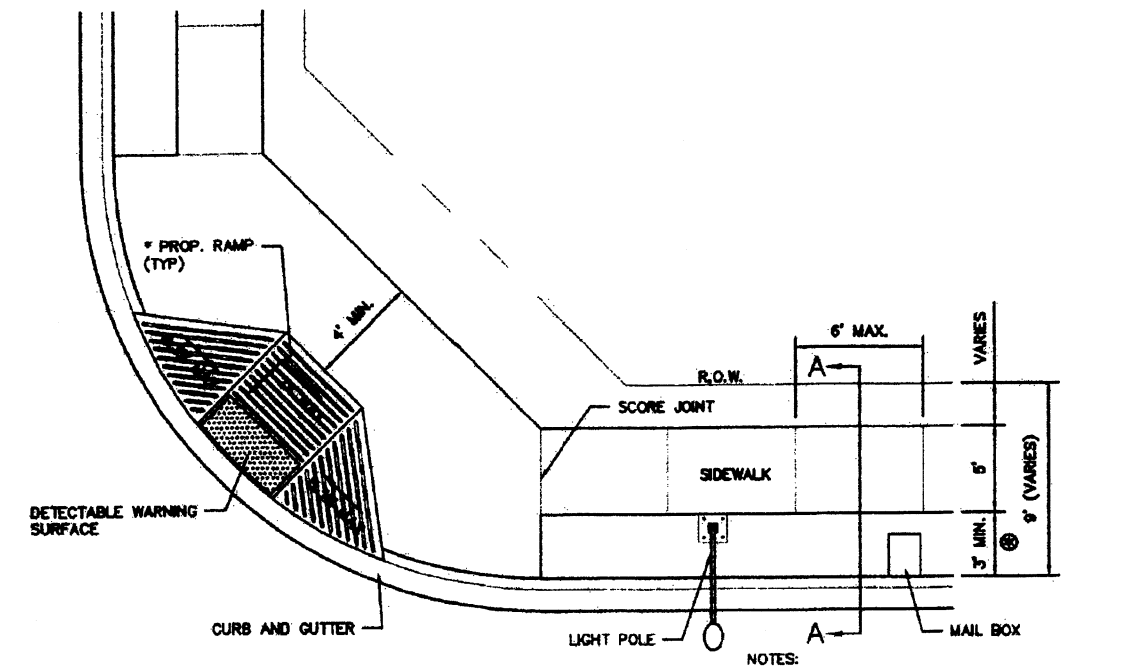
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JOB NO.	DATE	REVISIONS	DRAWN BY	SCALE	NOT TO SCALE
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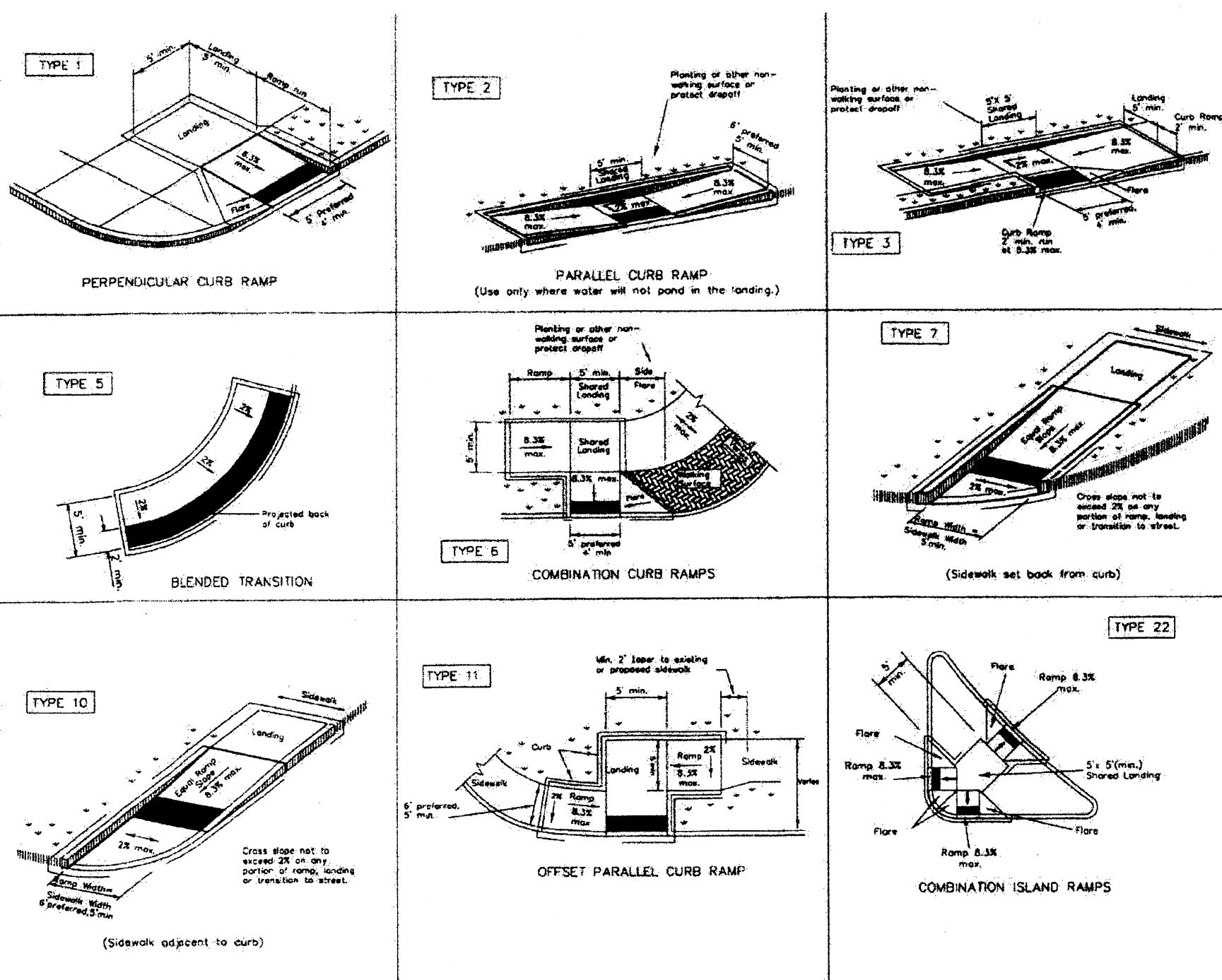
CITY OF EDINBURG
PAVING SYSTEM
STANDARD DETAIL



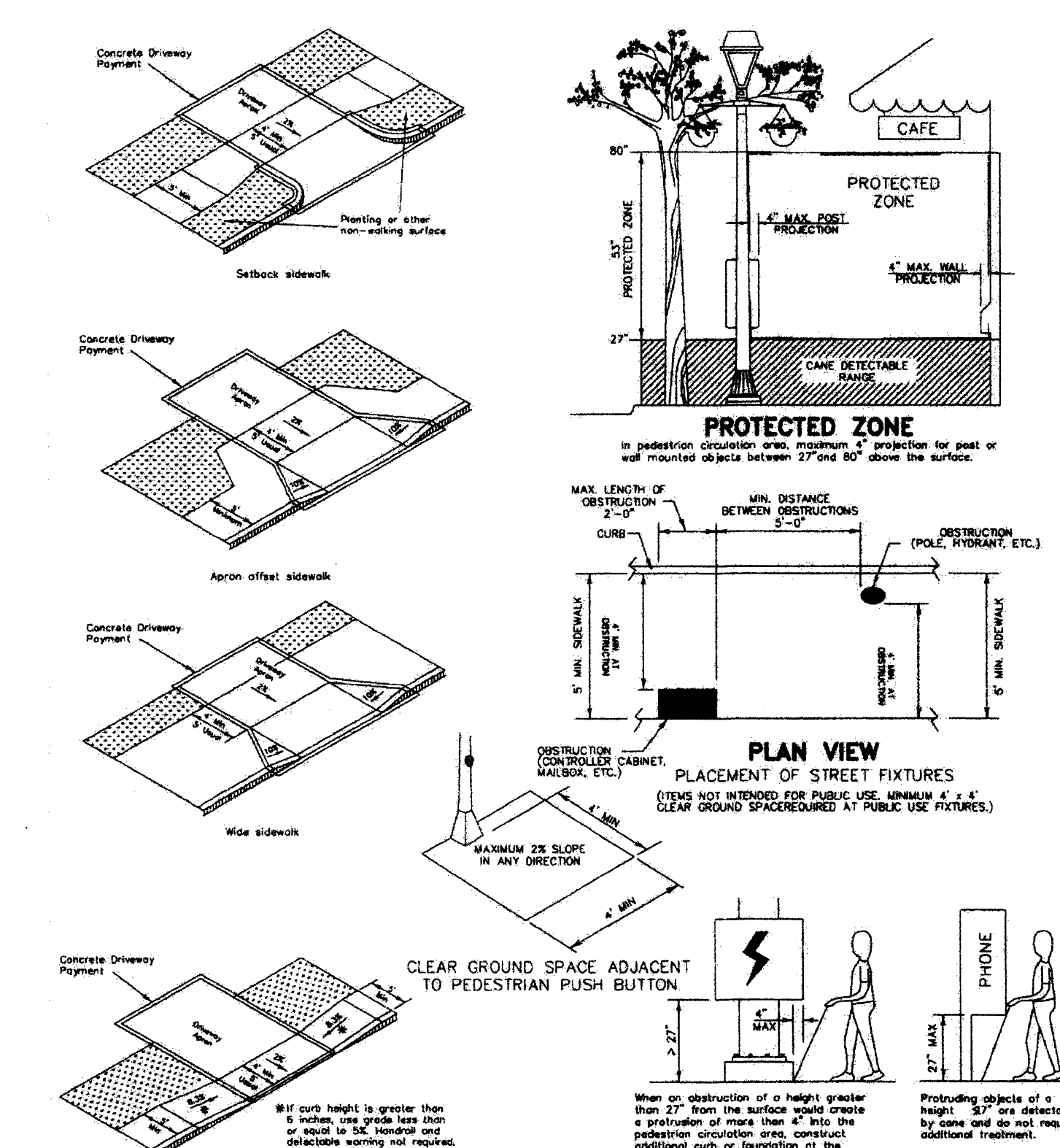
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
PHONE 958-361-6490
FAX 958-361-0527
office@qhengineering.com
www.qhengineering.com
124 E. STUBBS ST.
EDINBURG, TEXAS 78639
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



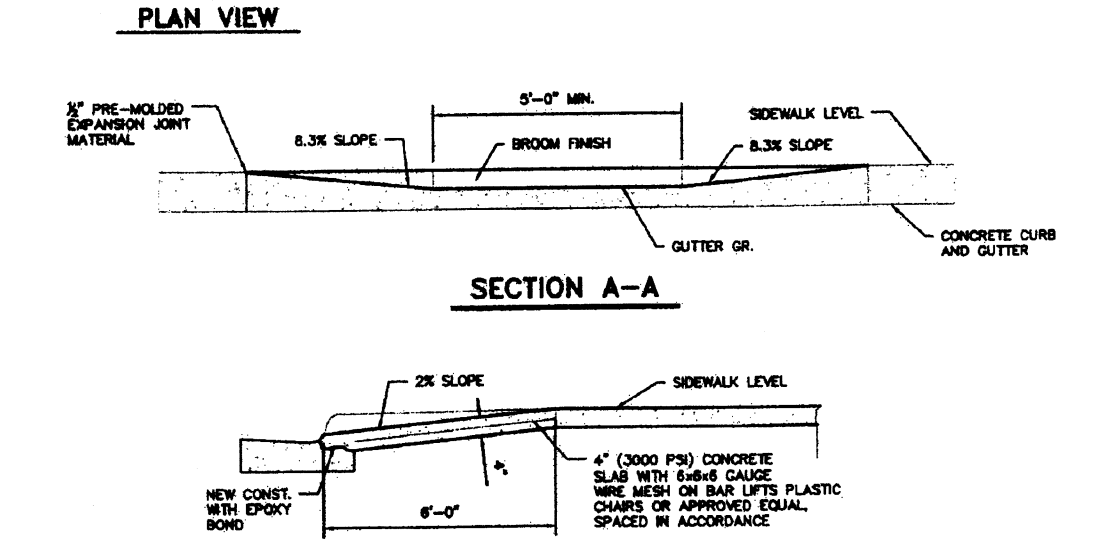
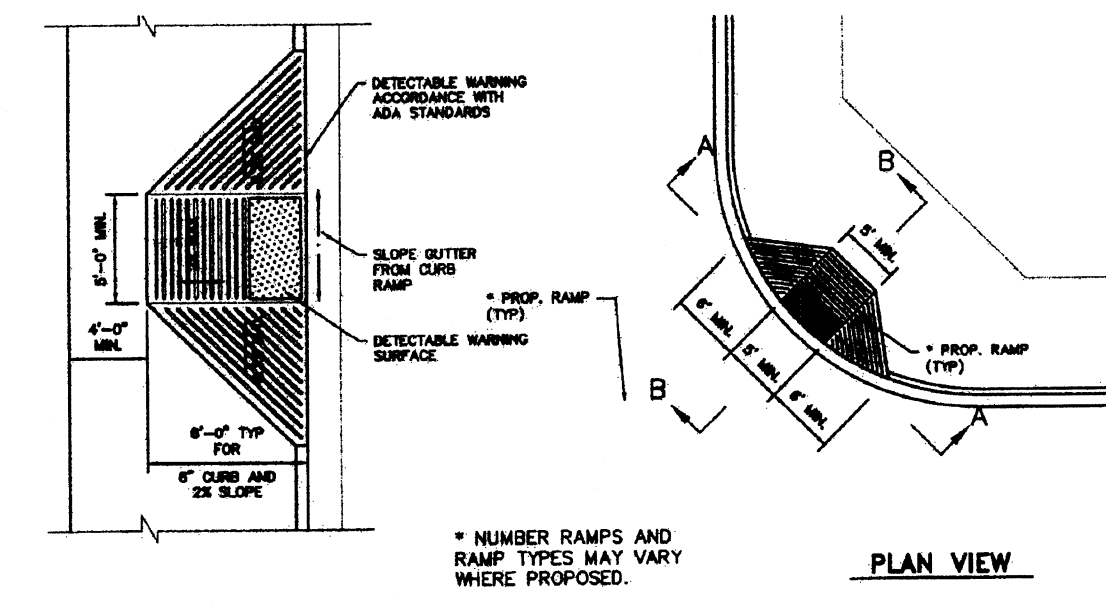
TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE



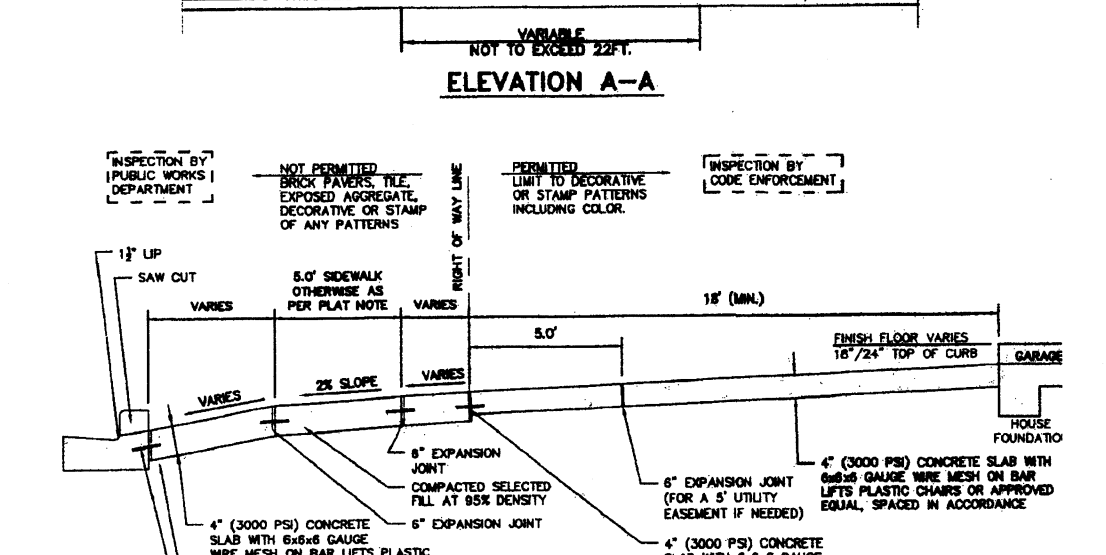
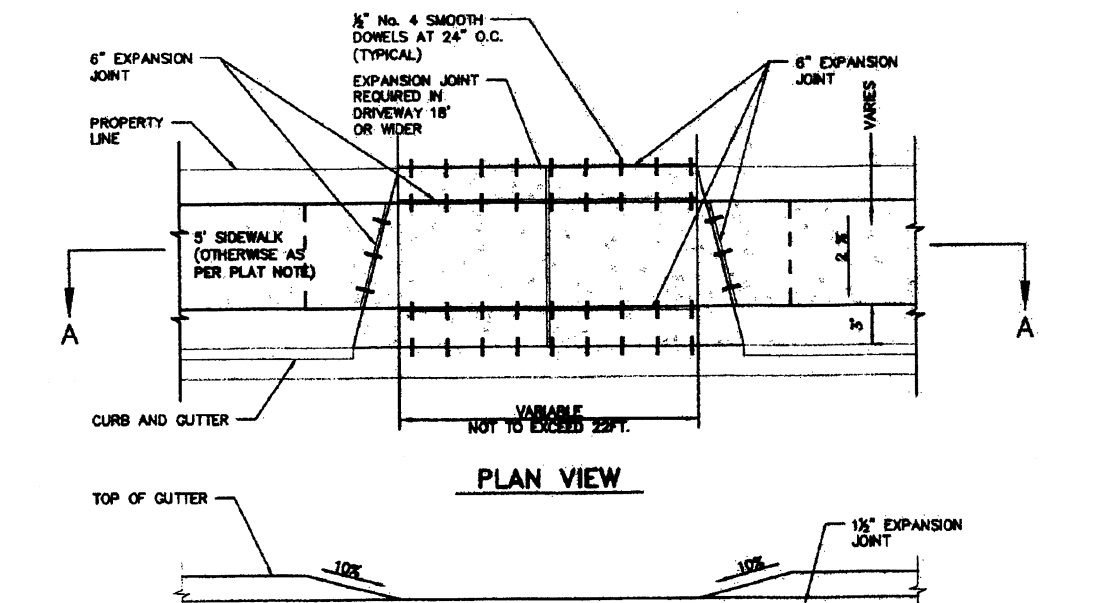
PEDESTRIAN FACILITIES
RAMPS TYPES
NOT TO SCALE



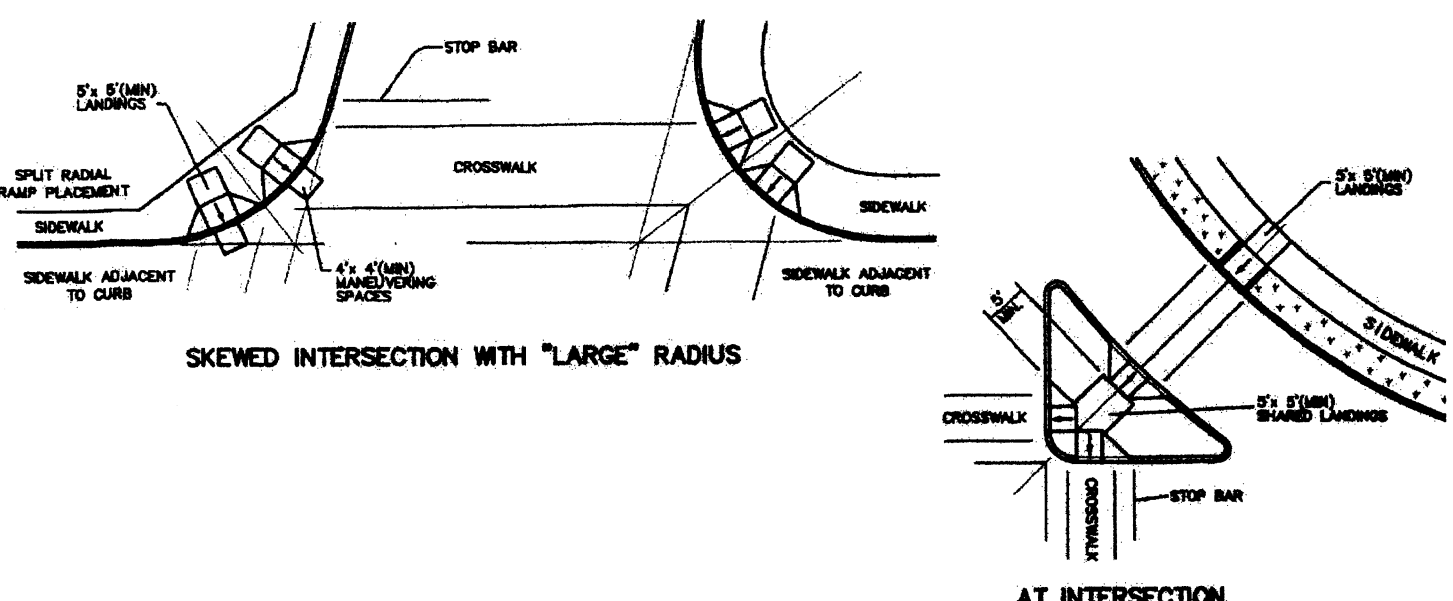
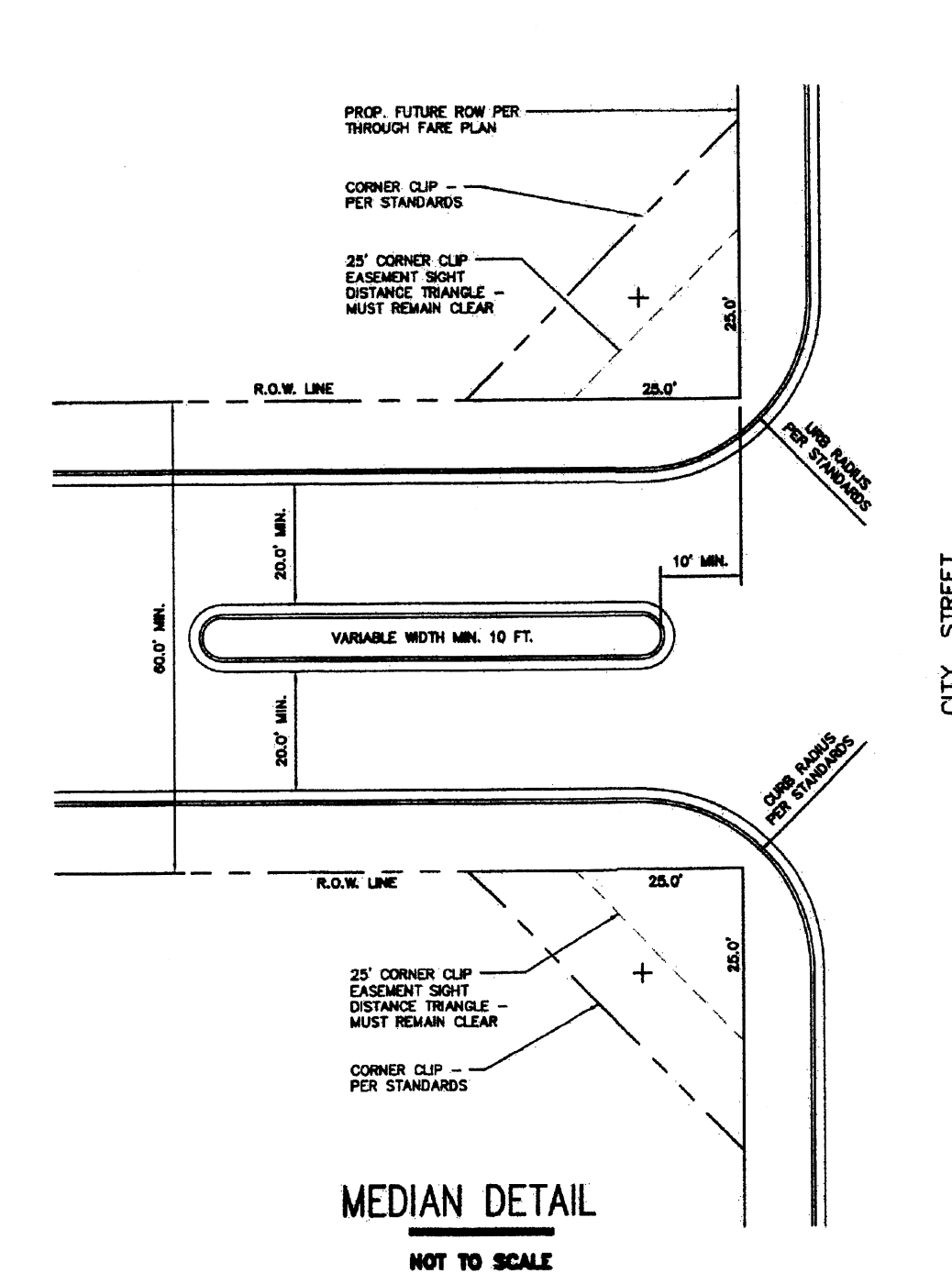
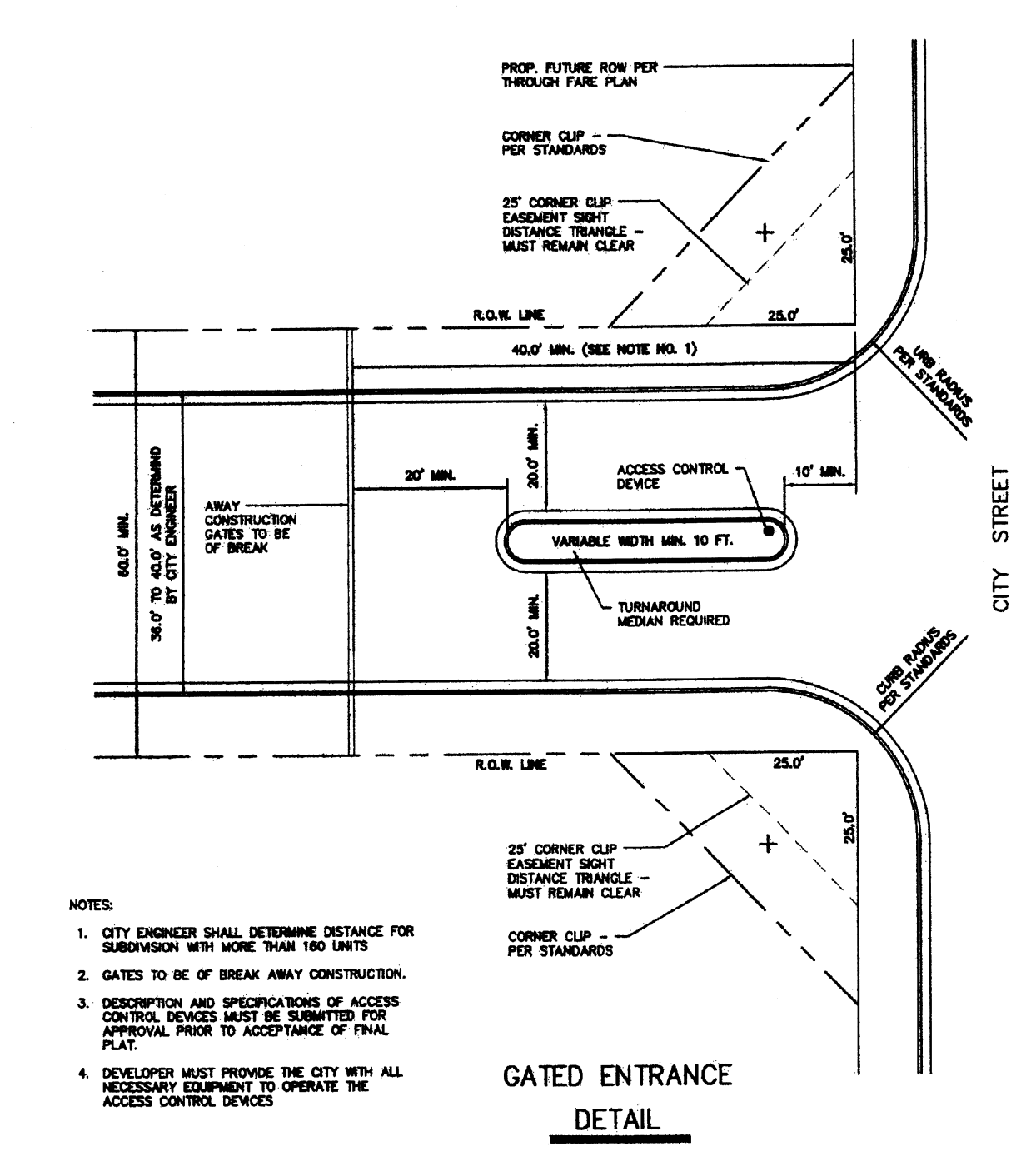
NOT TO SCALE



SECTION B-B
HANDICAP RAMP
DETAILS
NOT TO SCALE



TYP. SECTION
PAVING DRIVEWAY
DETAILS
NOT TO SCALE



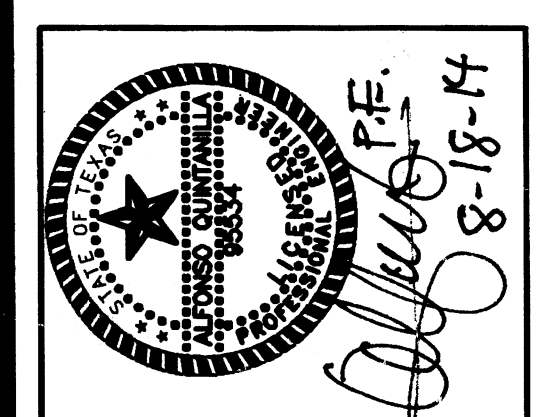
TYPICAL CROSSING LAYOUTS
NOT TO SCALE

- General Notes
1. Install a curb ramp or blended transition at each pedestrian street crossing.
 2. All ramps shall be constructed on a minimum 2% slope. Lower slopes shall be used where practical.
 3. The minimum width shall be 5 feet. Where the street is narrower than 5 feet, the width of the ramp shall be the width of the street.
 4. Landings shall be 5 feet wide with a maximum 2% slope in any direction.
 5. Intersecting ramps at the bottom of each ramp shall be a minimum of 4 feet wide.
 6. Maximum allowable cross slope on sidewalk and curb ramp surface is 2%.
 7. Provide handrails where the pedestrian circulation path crosses the curb ramp.
 8. Additional information on curb ramps, design, lighting, reflective material and other details may be found in the current edition of the Texas Accessibility Standards (TAS) and in the current edition of the International Building Code (IBC).
 9. To serve as a pedestrian safety device, the ramp shall be a minimum of 2 feet wide.
 10. Small obstructions, such as utility boxes, shall be located at least 2 feet from the top of the curb ramp.
 11. Handrails are not required on curb ramps. Provide curb ramps wherever an accessible route crosses (crosswalk) a street.
 12. Curb ramps and landings shall be constructed and paid for in accordance with the IBC.
 13. Provide a smooth transition where the curb ramp connects to the street.
 14. Provide a smooth transition where the curb ramp connects to the street.
 15. Curb ramps shall be 18 inches wide and shall be a minimum of 2 feet wide.
 16. Existing features that conflict with the ramp shall be removed or modified.

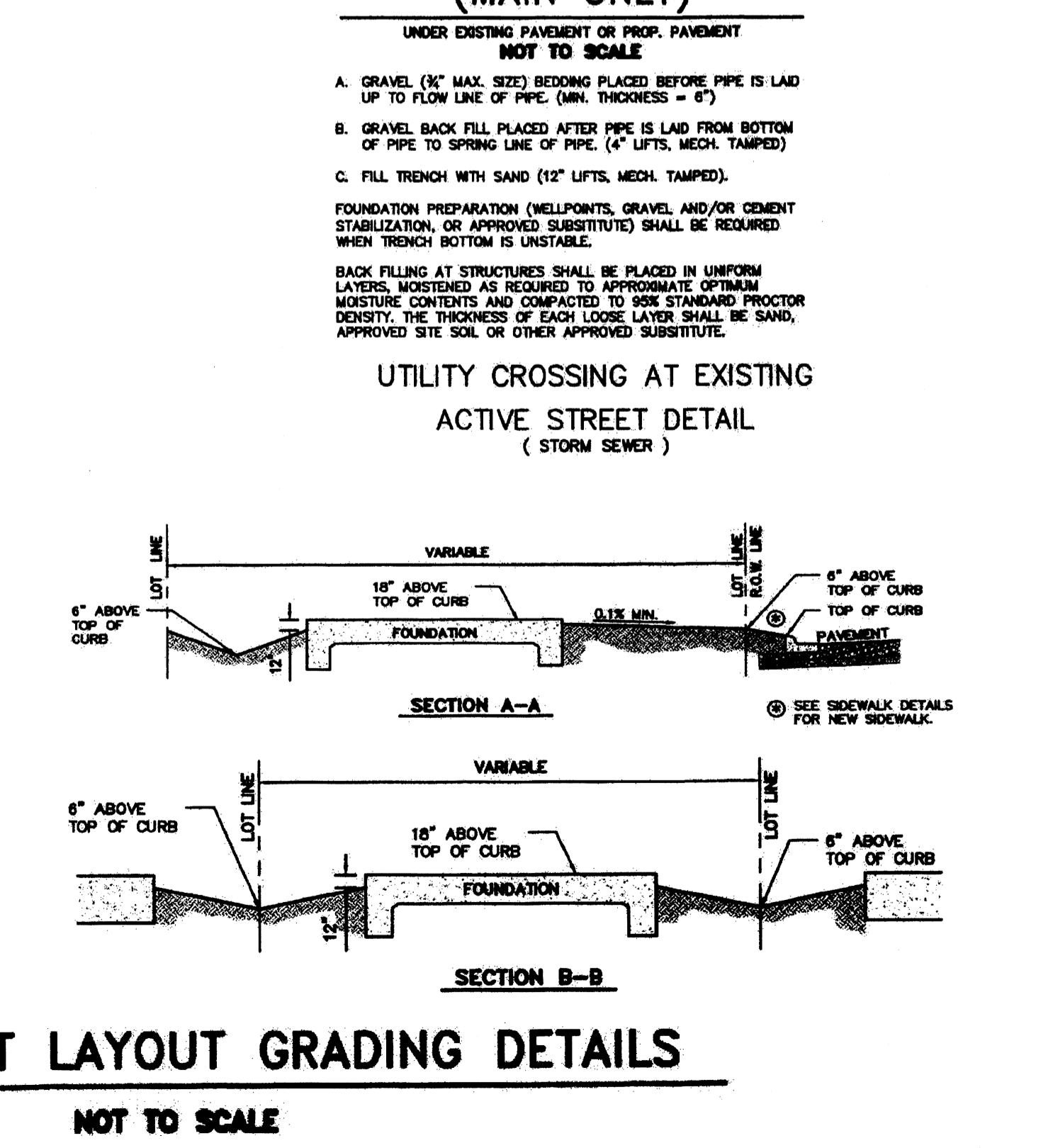
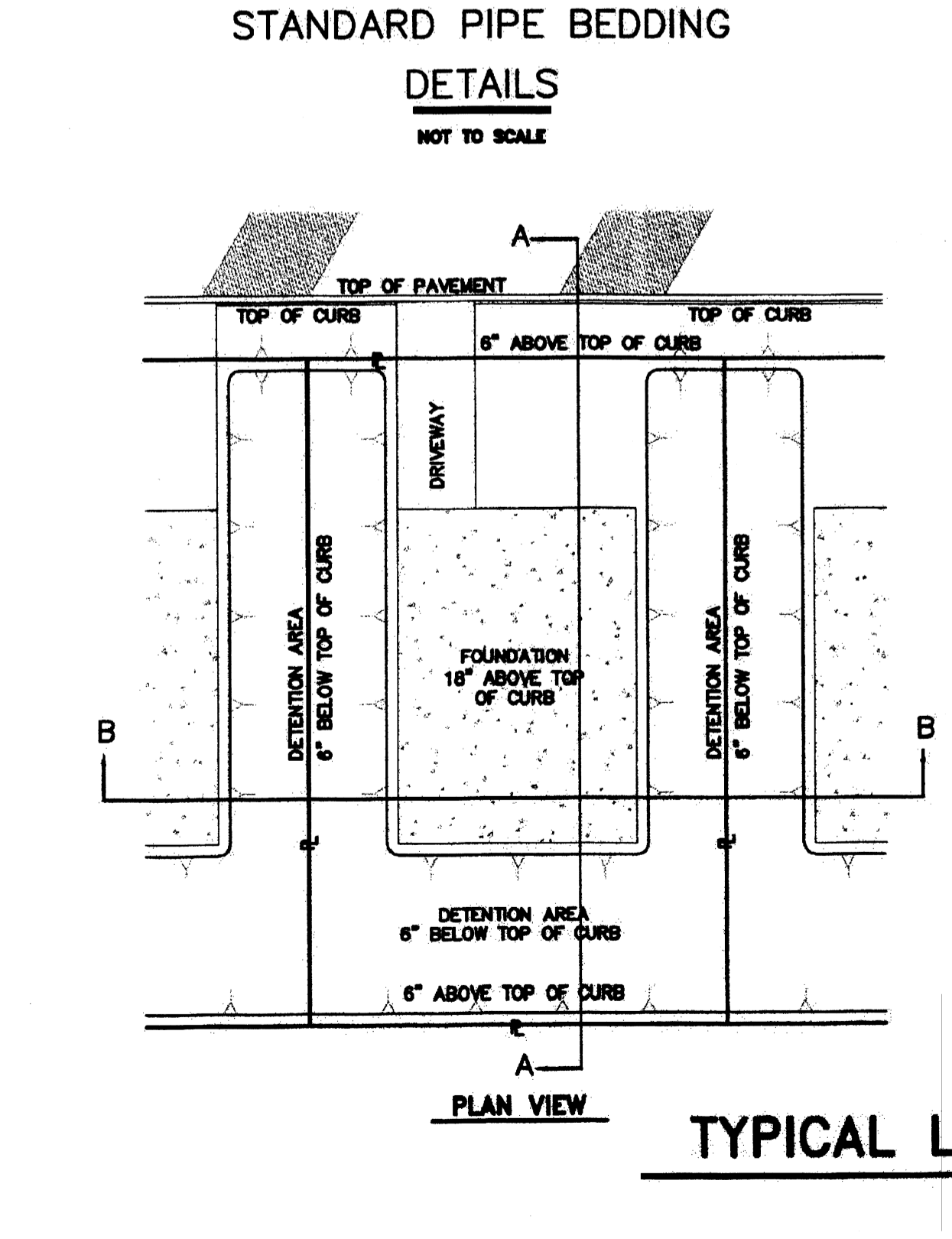
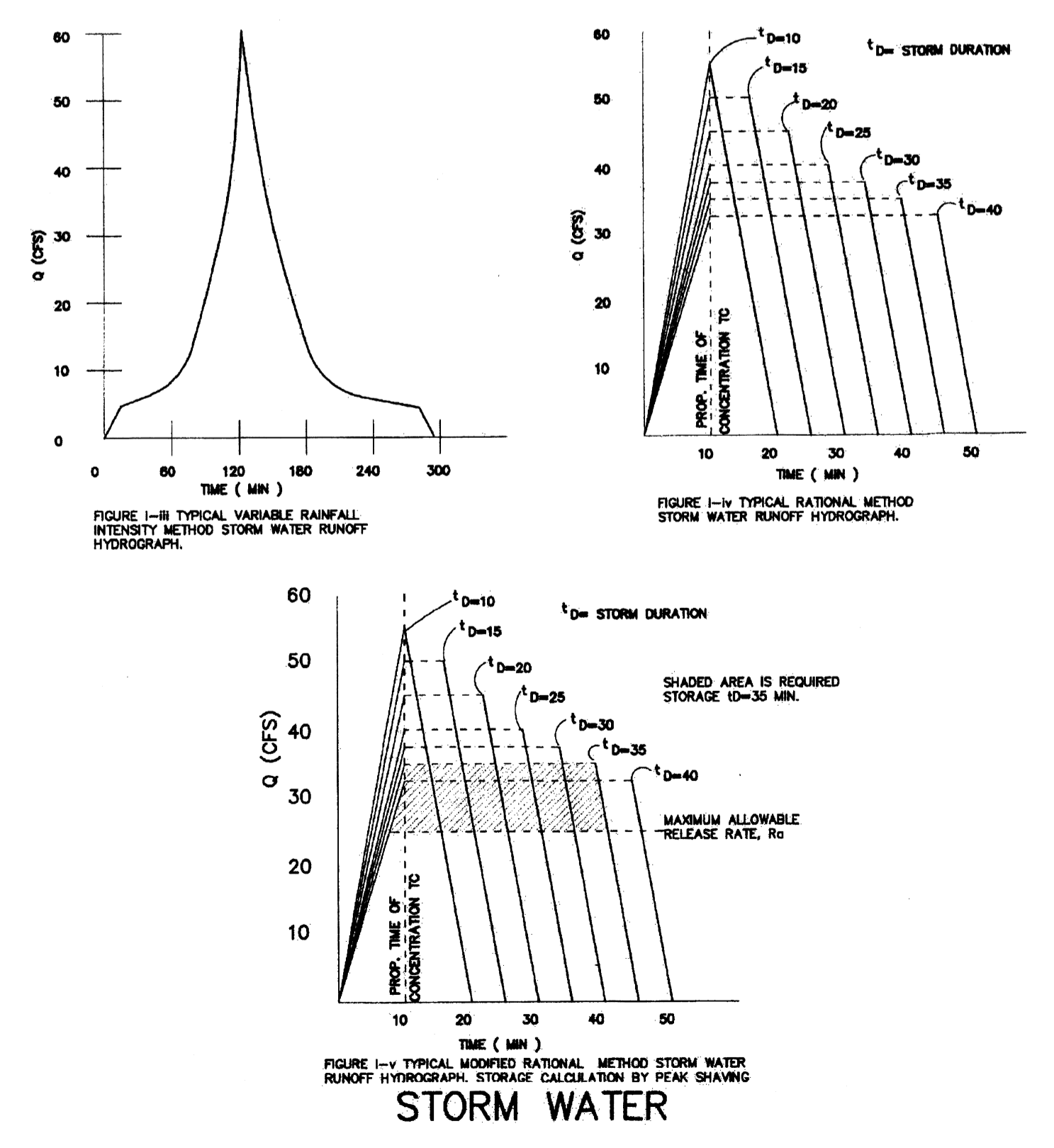
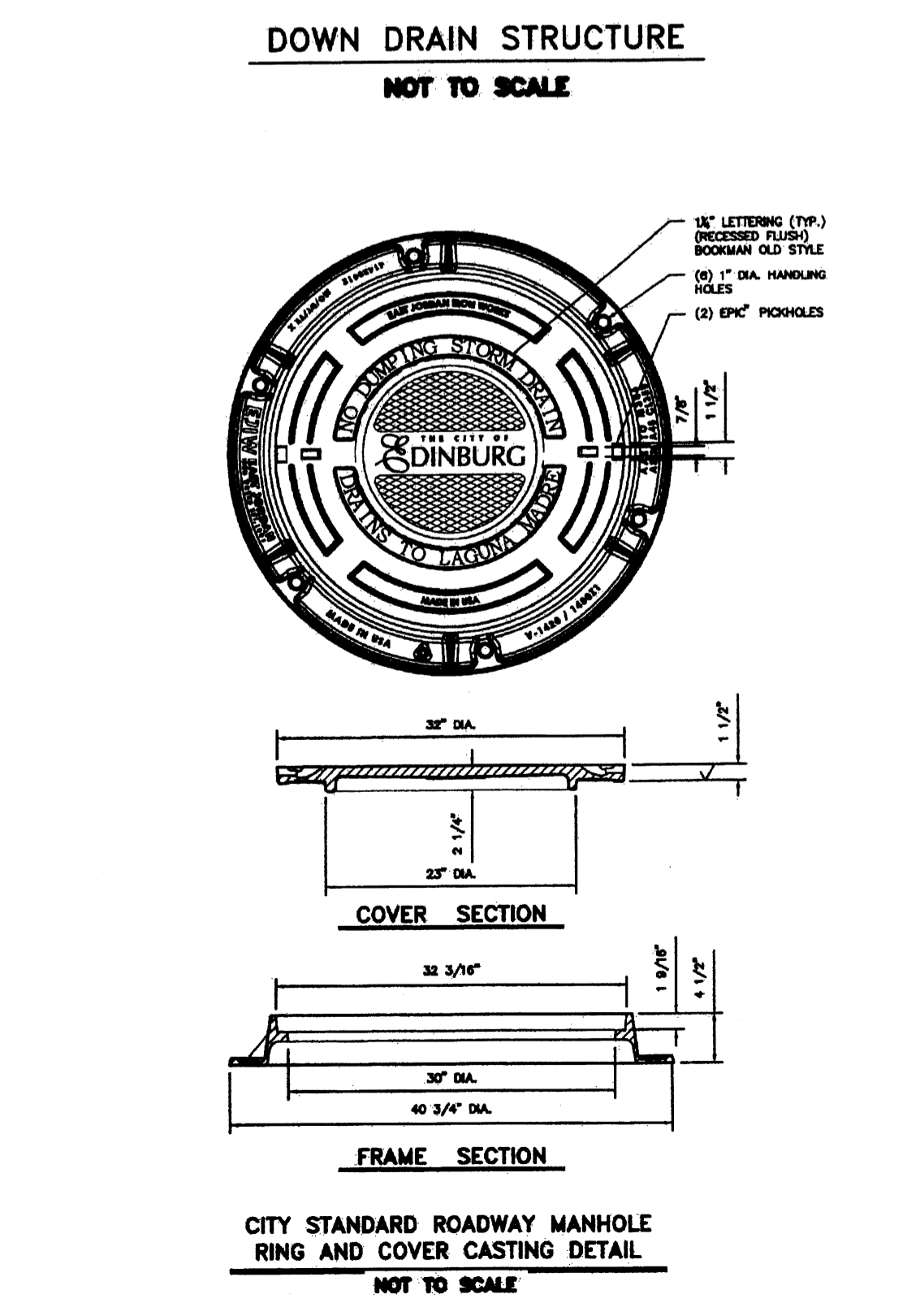
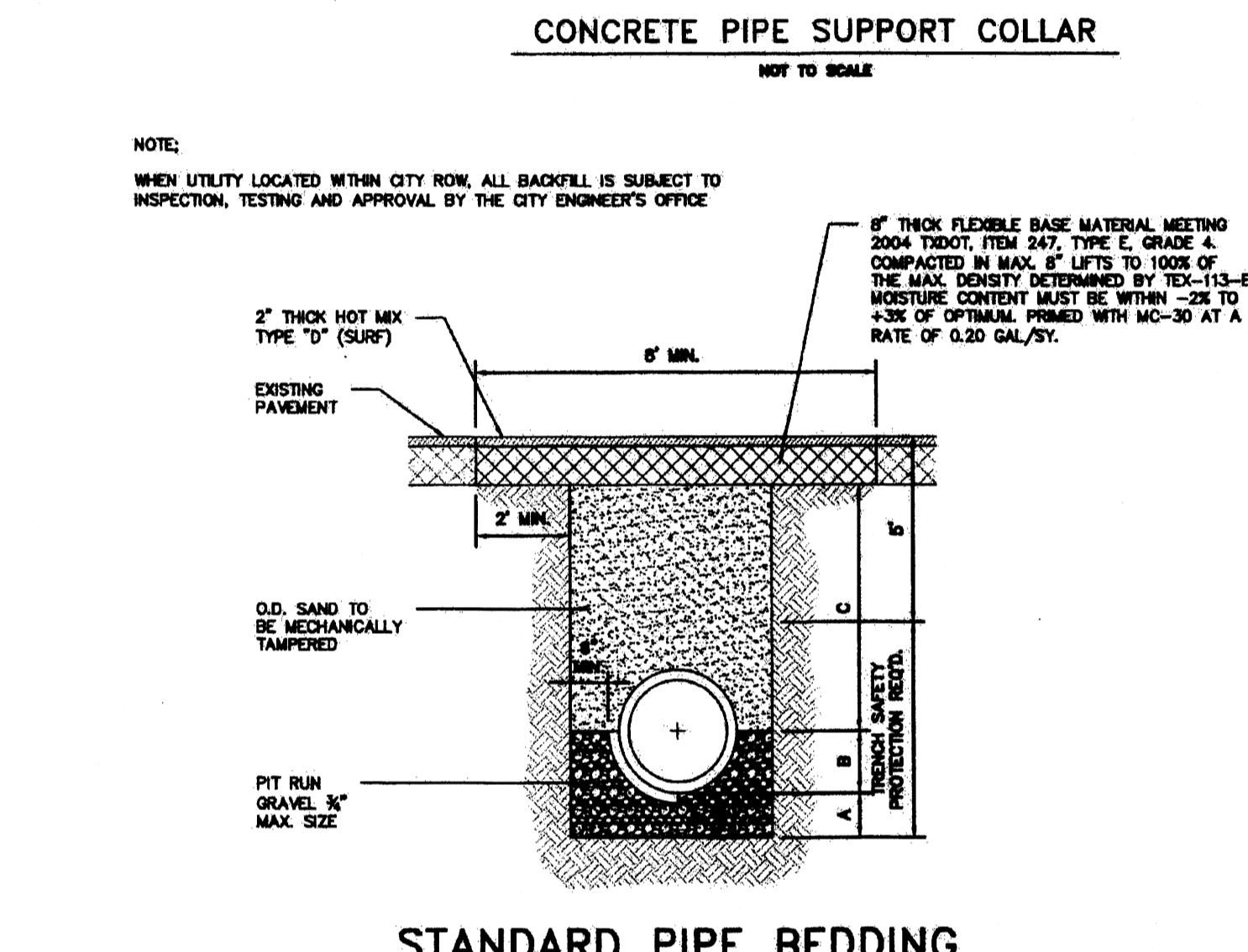
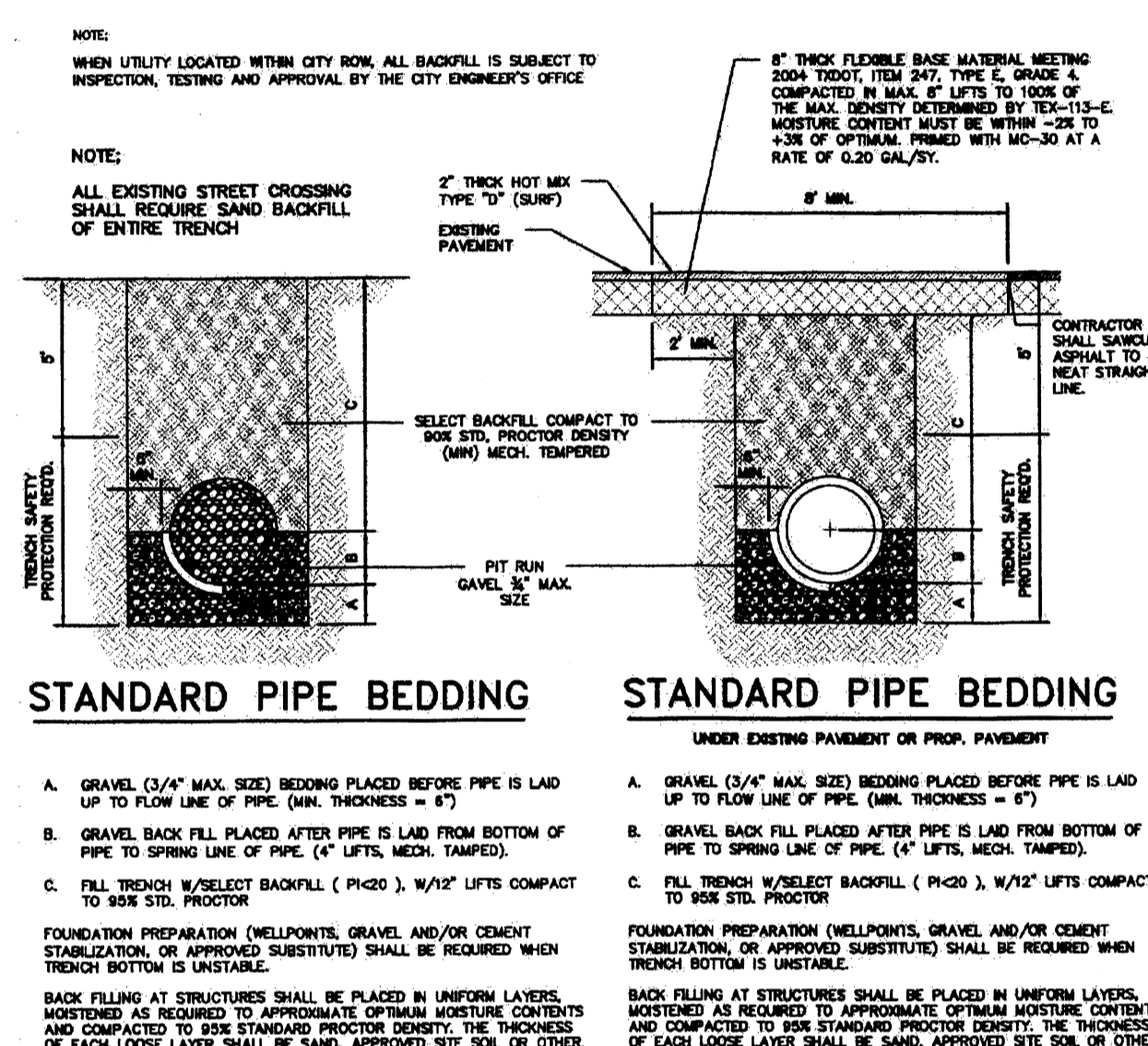
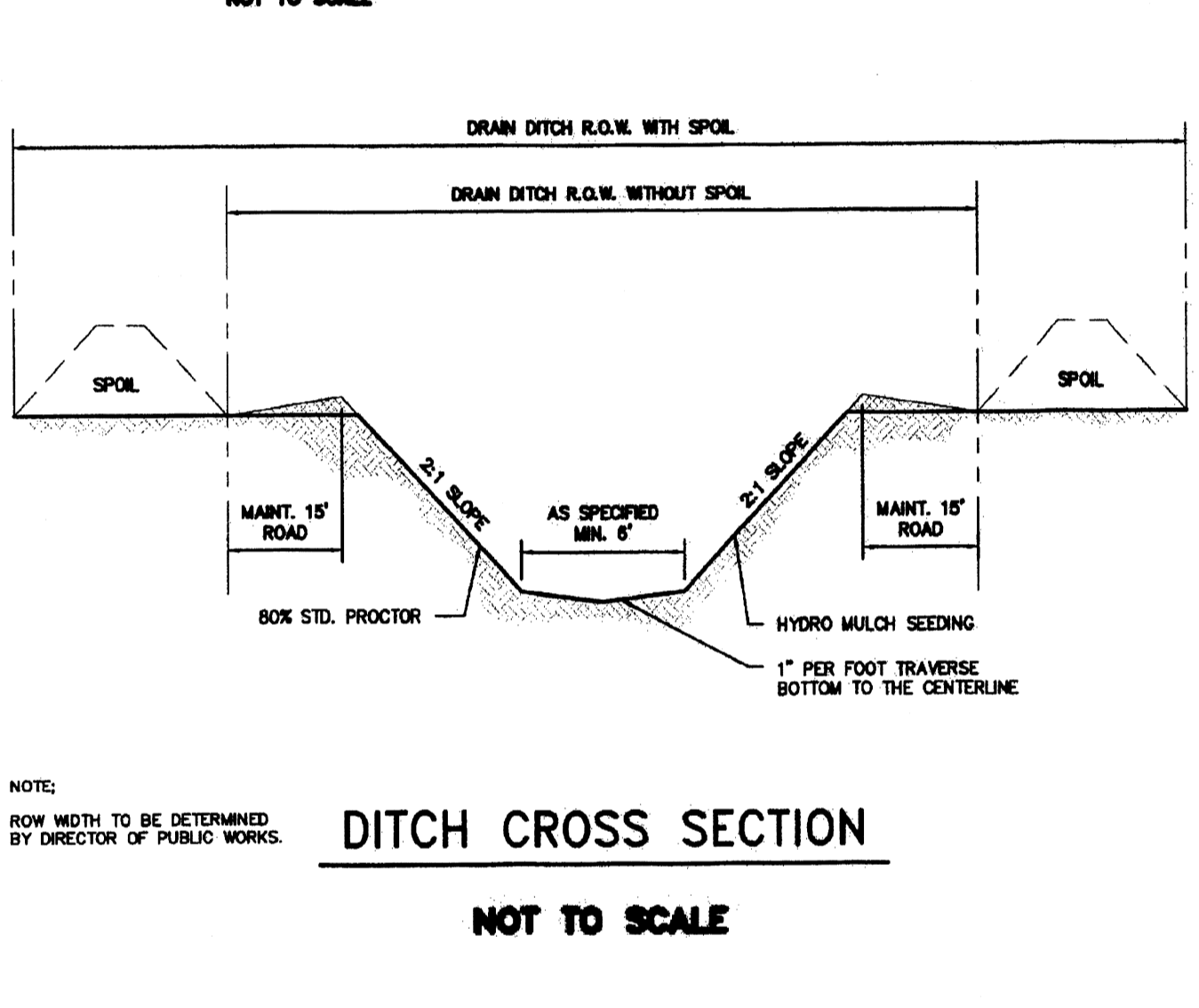
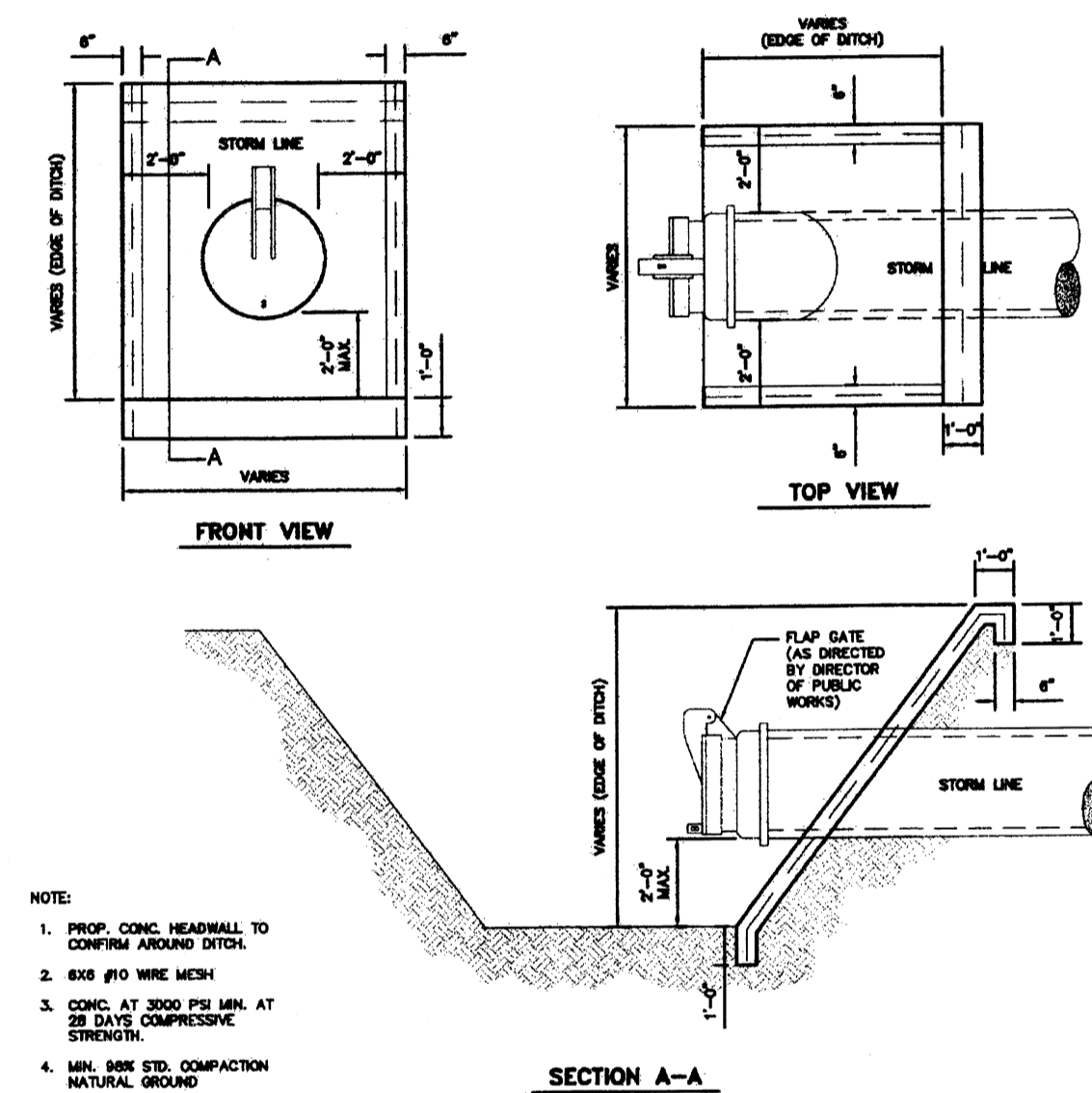
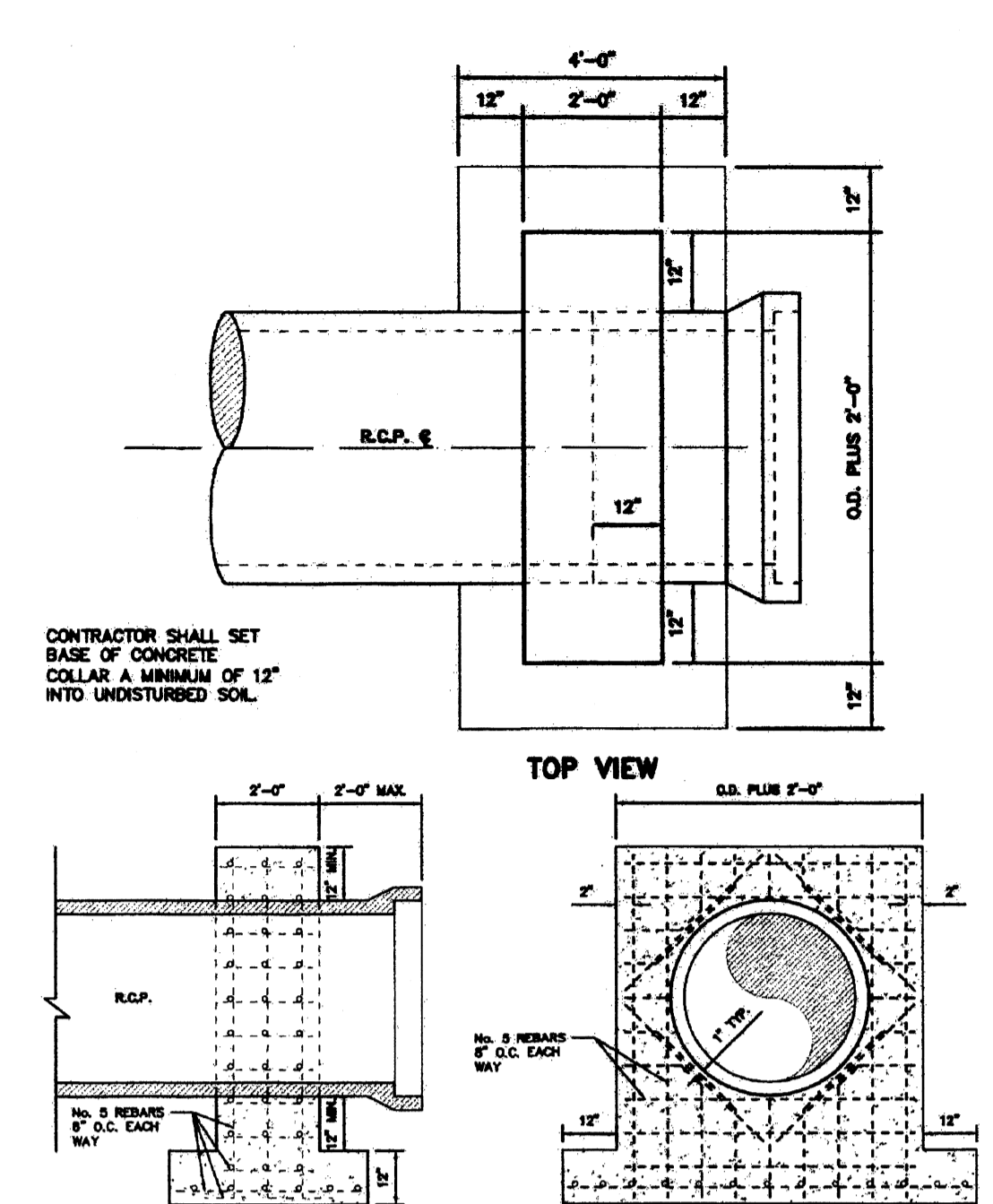
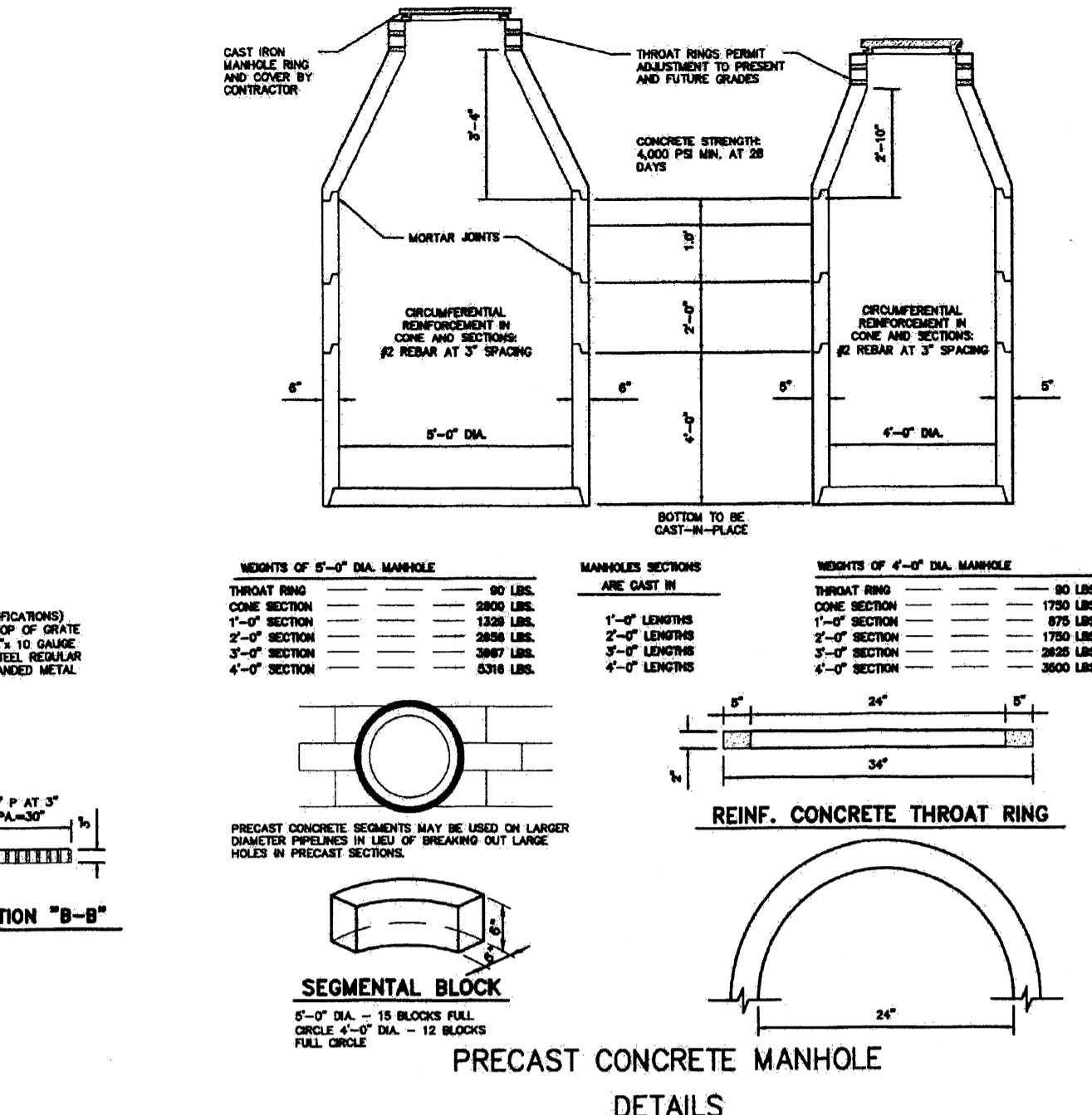
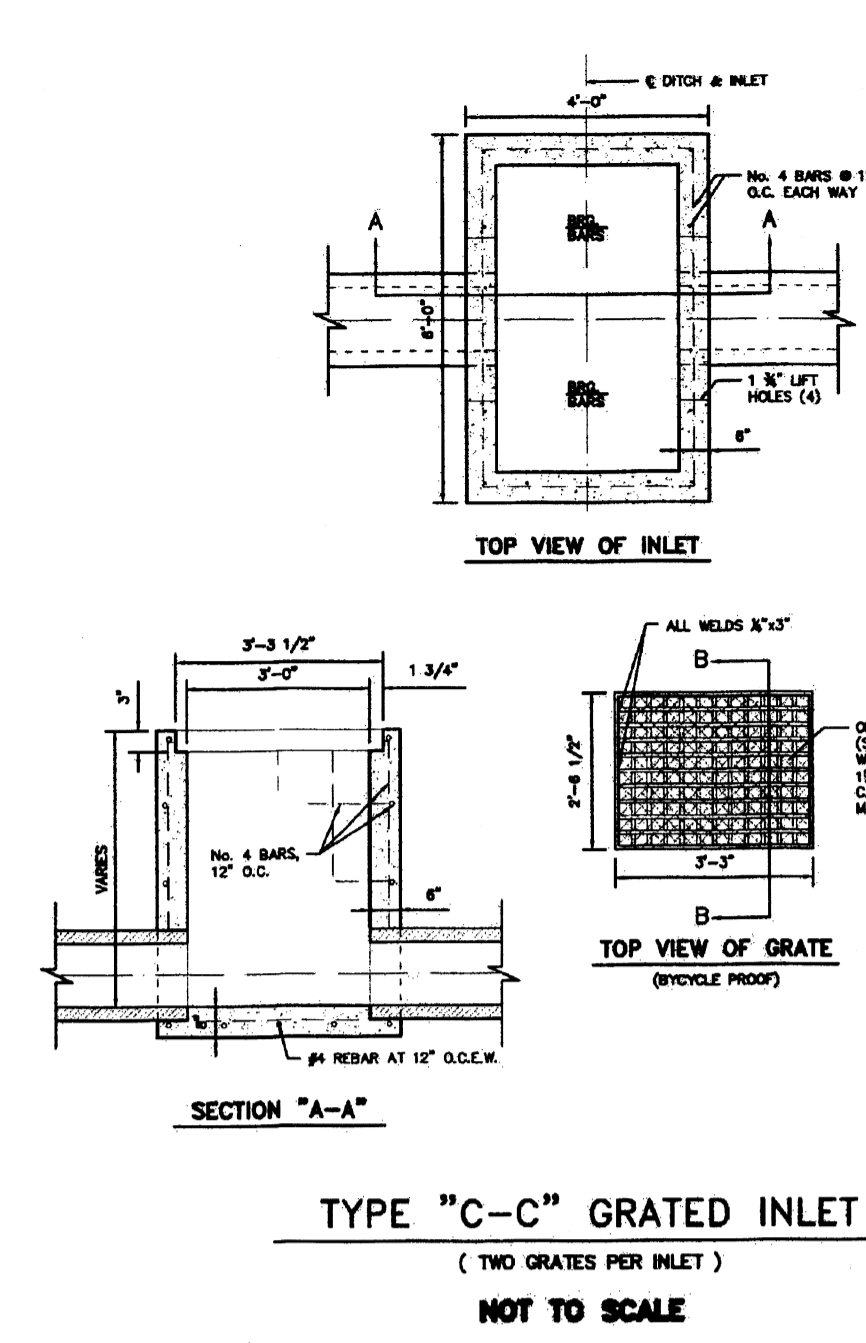
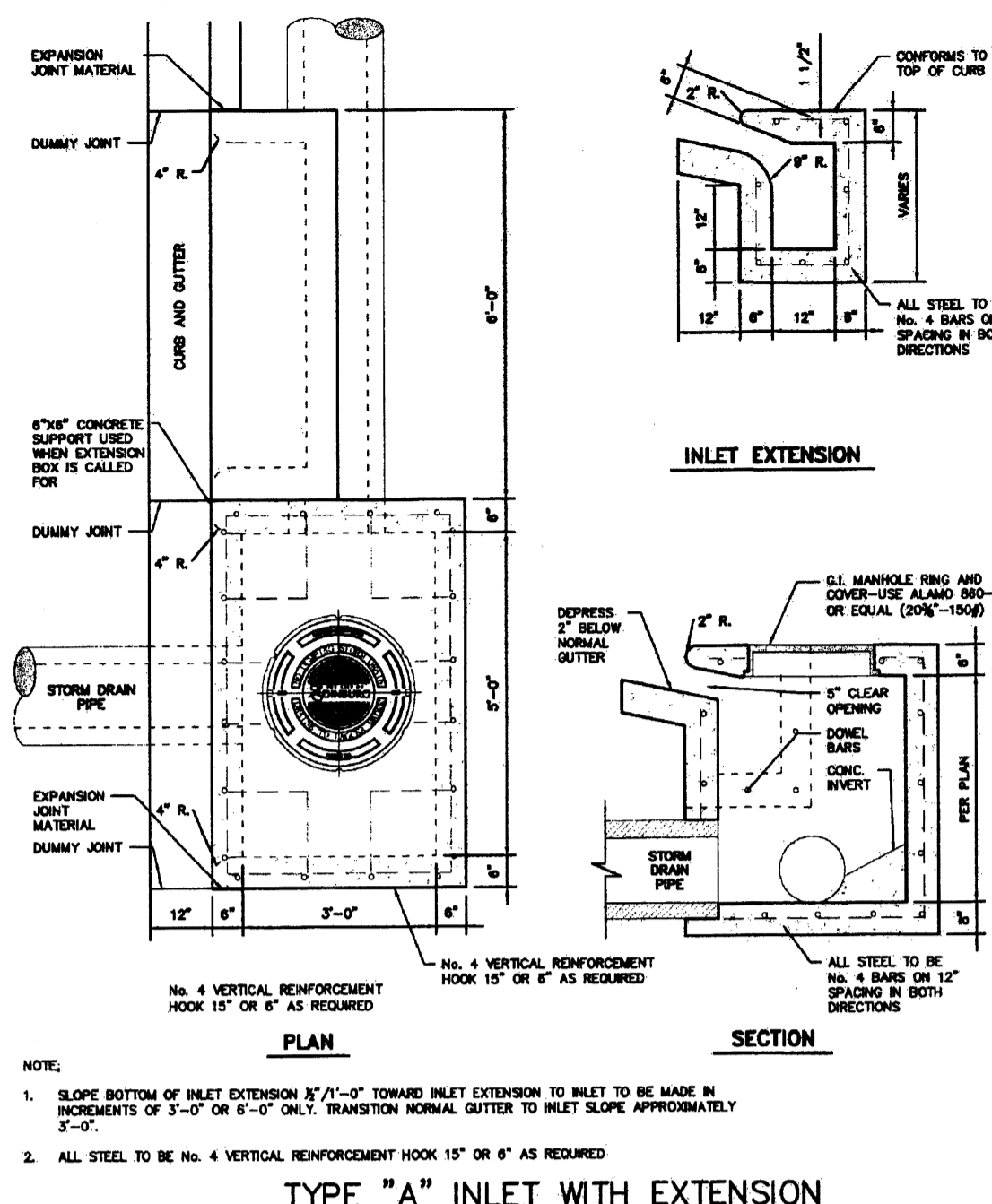
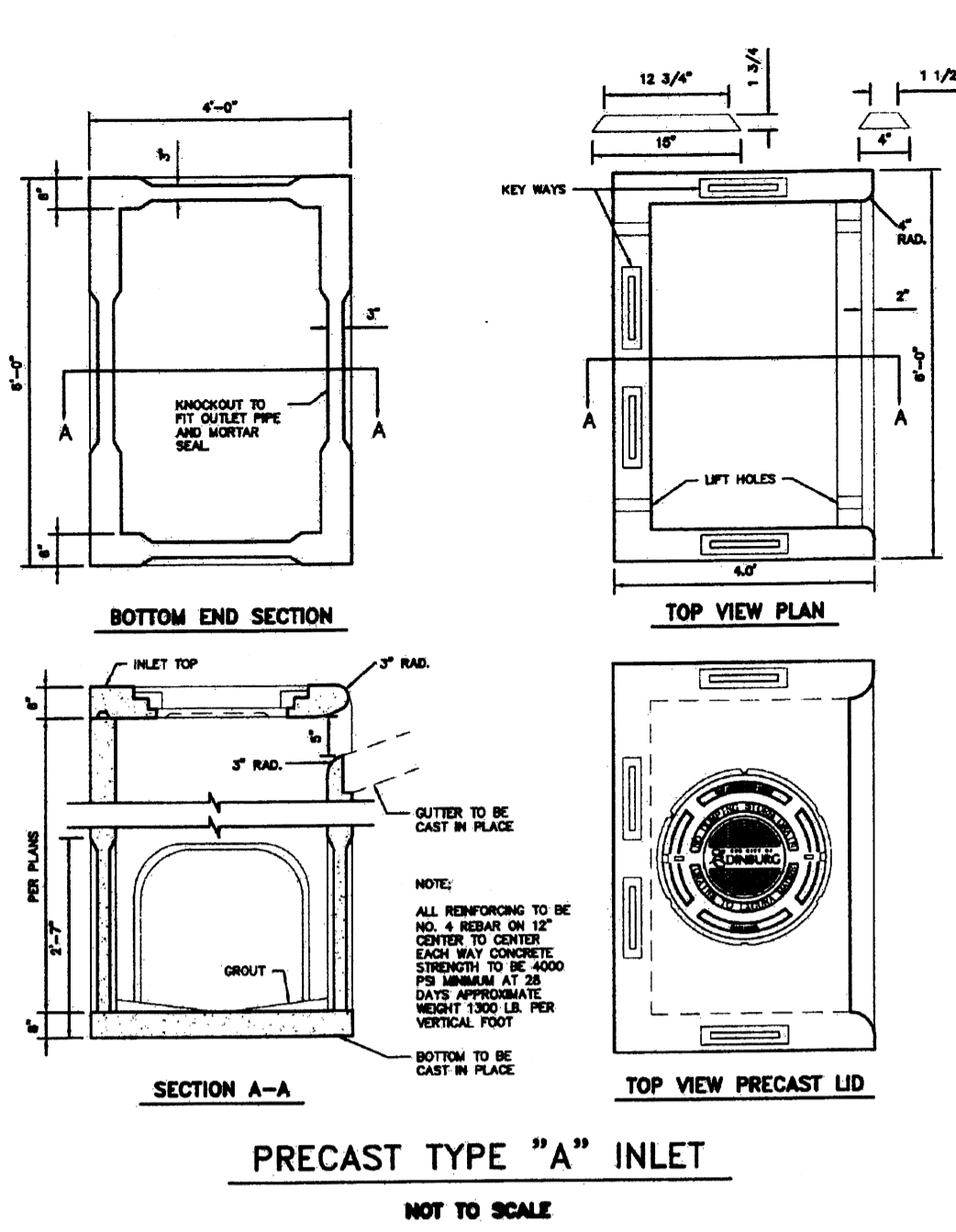
PEDESTRIAN FACILITIES
DETECTABLE WARNINGS
NOT TO SCALE

JOB NO. _____
DATE _____
REVISIONS _____
DRAWN BY _____
SCALE _____
NOT TO SCALE

CITY OF EDINBURG
PAVING SYSTEM
STANDARD DETAIL

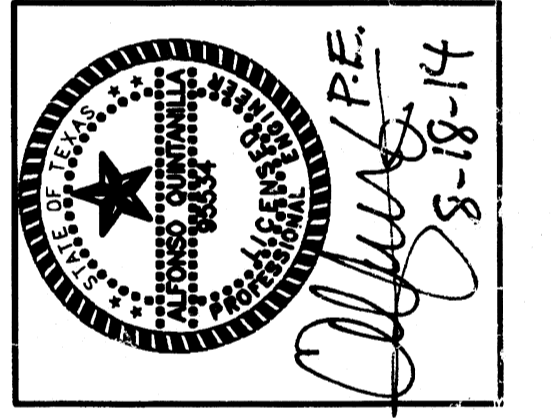


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00



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SCALE	
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**CITY OF EDINBURG
DRAINAGE SYSTEM
STANDARD DETAIL SHEET**



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
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LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
office@qhengineering.com
www.qhengineering.com