



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-06-2018

PROPOSED LAS TORONJAS SUBDIVISION, PRECINCT No. 1.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: LAS TORONJAS, LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 124 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: MILE 13 ½ NORTH ROAD APPROXIMATELY ½ MILE WEST OF F.M. 493.

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 12-20-2017 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE PIPE SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 40.00 FEET ON THE NORTH SIDE OF MILE 13 ½ NORTH ROAD AND 40.00 FEET ON THE SOUTH SIDE OF MILE 13 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-08-2017 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-26-2017 BY, ROBERTO SERNA ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: F.M. 493.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-24-2017 : 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: **Preliminary Approval** subject to comments and future recommendations by planning,
other departments and the approval of the City of DONNA.

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,
* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

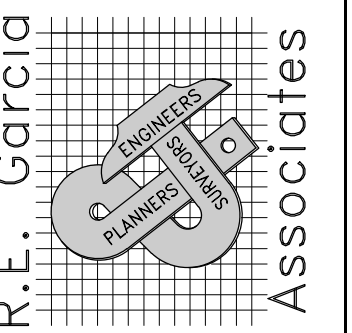
LAS TORONJAS SUBDIVISION

DEVELOPER: LAS TORONJAS, LTD.

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SHEET #7-8	DETAIL SHEET

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5007) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGASSOC@AOL.COM



PRELIMINARY,
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED
OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

PROJECT :
COVER SHEET
LAS TORONJAS SUBDIVISION

JOB # 2016-075

DATE: OCTOBER 24, 2017

REVISIONS:

DRAWN BY: D.E.S.

SHEET NO.

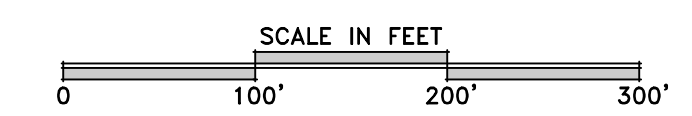
1 / 8

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF LAS TORONJAS SUBDIVISION

A 81.31 ACRE TRACT OF LAND BEING ALL OF BLOCK 111 AND BLOCK 124, AMENDED LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B" AS RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1341, PAGE 942, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO A PORTION OF THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1513, PAGE 446, DEED RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JULY 20, 2017 SCALE: 1" = 100'



PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 JOB NO.: 2016-075
 DRAWN BY: D.E.S.

R.E. Garcia
 ENGINEER (F-5001) & SURVEYOR (10015300)
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78541 (936) 381-1061
 EMAIL: REGASSOC@AOL.COM
 Associates

SHEET NO. 2
OF 8 SHEETS

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD 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).
- SETBACKS ARE AS FOLLOWS:
 FRONT 25.00', GARAGE/CAR PORT 18.00'
 SIDE 6.00' OR EASEMENT, WHICHEVER IS GREATER.
 CORNER SIDE 10.00' OR EASEMENT, WHICHEVER IS GREATER.
 REAR 15.00' OR EASEMENT, REAR LOTS 20'-55' 220'
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" 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. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. BM-1: ELEVATION: 75.86 DATUM: A DISC SET 3 FEET EAST OF THE NORTH EAST CORNER OF LOT 103 NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 227,200 CUBIC-FEET (6.22 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- 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 TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH 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 EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

METES AND BOUNDS DESCRIPTION

A 81.31 ACRE TRACT OF LAND BEING ALL OF BLOCK 111 AND BLOCK 124, AMENDED LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B" AS RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1341, PAGE 942, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PORTION OF THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1513, PAGE 446, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTHEAST CORNER OF SAID BLOCK 111 FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N80°51'00"W 1,555.78 FEET ALONG THE SOUTH LINE OF SAID BLOCK 111, TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTHWEST CORNER OF SAID BLOCK 111, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N18°21'57"E ALONG THE WEST LINE OF SAID BLOCK 111, PASS AT 1,337.26 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTHWEST CORNER OF SAID BLOCK 111, ALSO BEING THE SOUTHWEST CORNER OF SAID BLOCK 124, AND CONTINUING ALONG THE WEST LINE OF SAID BLOCK 124 FOR A TOTAL DISTANCE OF 2,674.52 FEET TO A POINT BEING THE NORTHWEST CORNER OF SAID BLOCK 124 FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S80°51'00"E ALONG THE NORTH LINE OF SAID BLOCK 124, PASS AT 20.00 FEET A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" AND CONTINUING FOR A TOTAL DISTANCE OF 1,127.44 FEET TO A SET ONE-HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTHEAST CORNER OF SAID BLOCK 124, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S09°09'00"W ALONG THE EAST LINE OF SAID BLOCK 124, PASS AT 1,320.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF SAID BLOCK 124, ALSO BEING THE NORTHEAST CORNER OF SAID BLOCK 111, AND CONTINUING ALONG THE EAST LINE OF SAID BLOCK 111 FOR A TOTAL DISTANCE OF 2,640.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 81.31 ACRES OF LAND, MORE OR LESS.

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

I, LAS TORONJAS, LTD, AS OWNER OF THE 81.31 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS TORONJAS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT

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

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

PATRICIA B. FLETCHER, PRESIDENT
 LAS TORONJAS, LTD.
 P.O. BOX 1675
 PHARR, TEXAS 78577

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS TORONJAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.015(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LAS TORONJAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON _____, 20____.

MAYOR, CITY OF DONNA _____ DATE _____

ATTEST: _____
 SECRETARY, CITY OF DONNA _____ DATE _____

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.015(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LAS TORONJAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA ON _____, 20____.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO

I, RAUL GARCIA, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

PRELIMINARY,
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL LAND SURVEYOR #64704

THE STATE OF TEXAS COUNTY OF HIDALGO

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

PRELIMINARY,
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

REGISTERED PROFESSIONAL ENGINEER #64790

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

APPROVAL BY DONNA IRRIGATION DISTRICT:

THIS PLAT HEREBY APPROVED BY DONNA IRRIGATION DISTRICT, ON THIS _____ DAY OF _____, 20____.

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.

ATTEST: _____
 PRESIDENT _____ DATE _____ SECRETARY _____ DATE _____

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS TORONJAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____
 HIDALGO COUNTY CLERK _____ DATE _____

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 TRANSFERREES (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, GRANTEE 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE V 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.

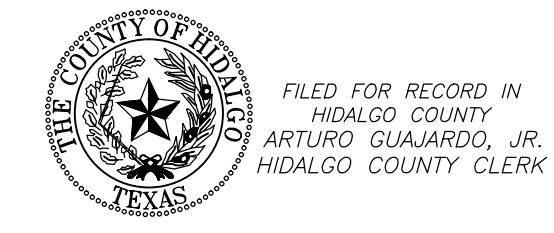
IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2017.

PATRICIA B. FLETCHER, PRESIDENT
 LAS TORONJAS, LTD.
 P.O. BOX 1675
 PHARR, TEXAS 78577

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

LAS TORONJAS SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 1 ON MILE 13 1/2 N ROAD, 1/2 MILE WEST OF THE INTERSECTION OF LA BLANCA ROAD AND MILE 13 1/2 N ROAD. THE NEAREST MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (15,798). LAS TORONJAS SUBDIVISION IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021

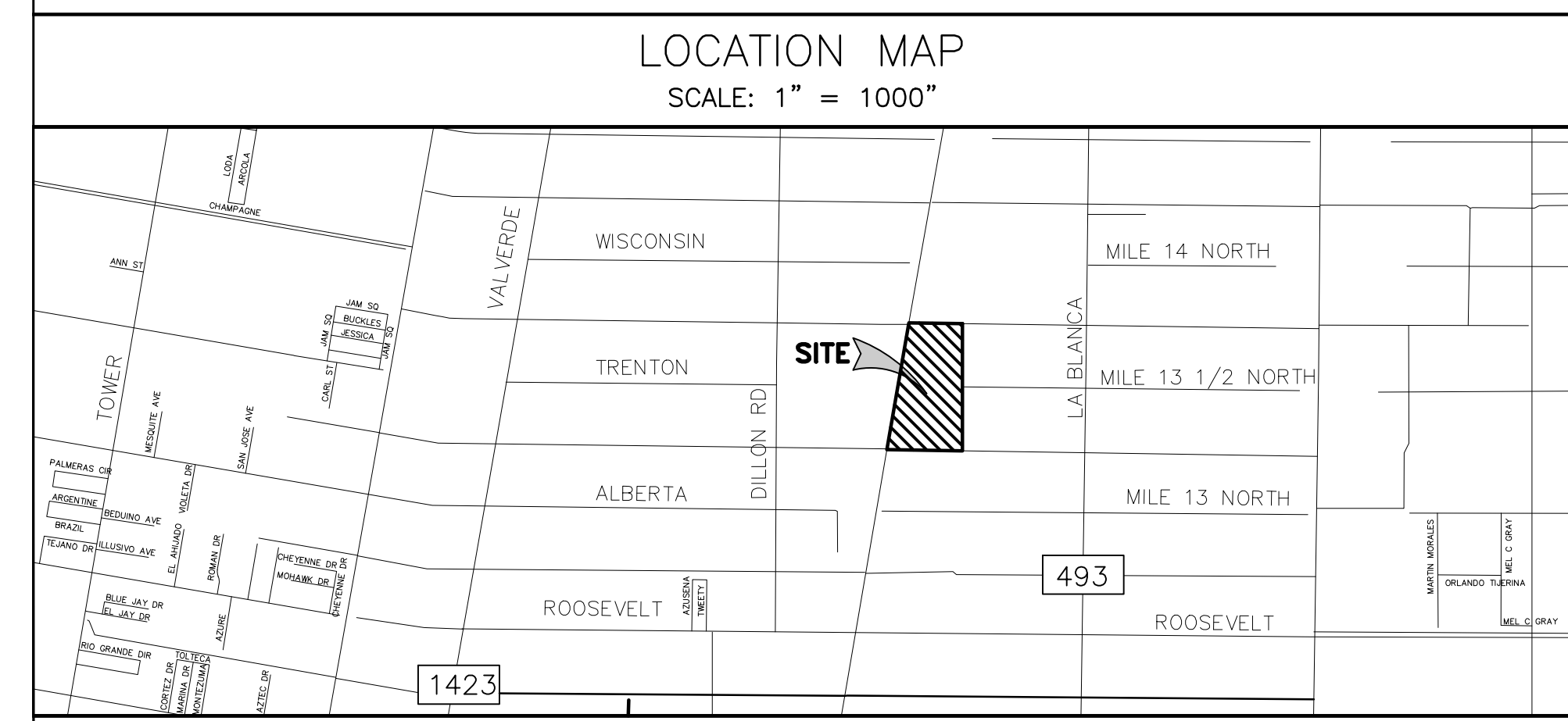
INDEX OF SHEETS	
NO.	DESCRIPTION
1	PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION
2	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
3	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP
4	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, MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT



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

BY: _____ DEPUTY

LOCATION MAP SCALE: 1" = 1000"



PRINCIPAL CONTACTS:

OWNER: LAS TORONJAS, LTD.	ADDRESS: P.O. BOX 1675	CITY, STATE & ZIP: PHARR, TX, 78577	PHONE #/ FAX #: (956) 992-9650/(956)992-9698
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX, 78539	(956) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX, 78539	(956) 381-1061

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF LAS TORONJAS SUBDIVISION

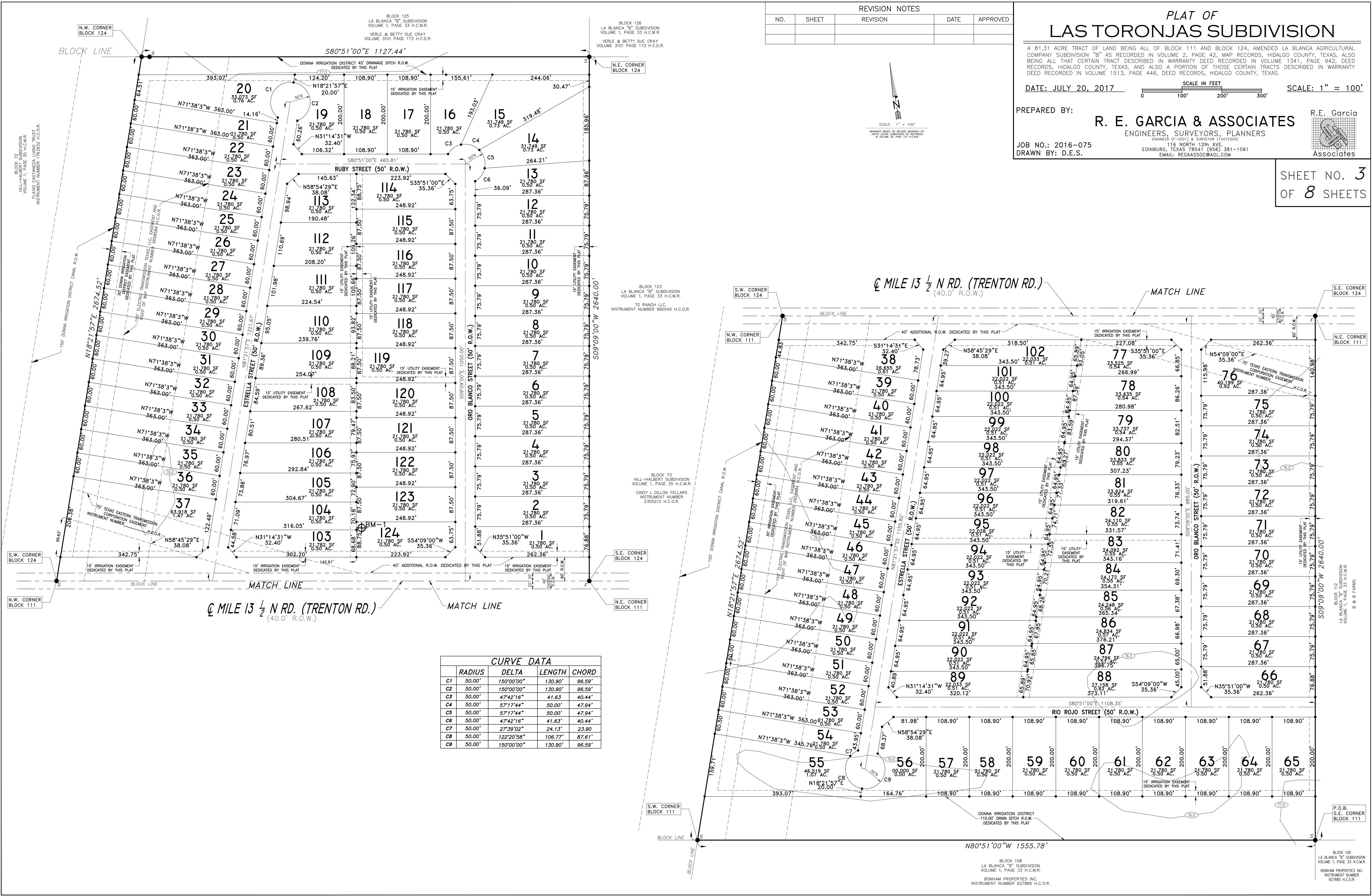
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DATE: JULY 20, 2017 SCALE IN FEET
0 100' 200' 300' SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
JOB NO.: 2016-075
DRAWN BY: D.E.S.

R.E. Garcia
Associates

SHEET NO. 3
OF 8 SHEETS



CURVE DATA			
CURVE	RADIUS	DELTA	LENGTH
C1	50.00'	150°00'00"	130.90'
C2	50.00'	150°00'00"	130.90'
C3	50.00'	47°42'16"	41.63'
C4	50.00'	57°17'44"	50.00'
C5	50.00'	57°17'44"	50.00'
C6	50.00'	47°42'16"	41.63'
C7	50.00'	27°39'02"	24.13'
C8	50.00'	122°20'58"	106.77'
C9	50.00'	150°00'00"	130.90'

BLOCK 72
HILL-HALBERT SUBDIVISION
VOLUME 1, PAGE 35 H.C.M.R.
DAVID CASTANEDA LUNA, TRUSTEE
INSTRUMENT NUMBER 927885 H.C.O.R.

BLOCK 125
LA BLANCA "B" SUBDIVISION
VOLUME 1, PAGE 33 H.C.M.R.
VERLE & BETTY SUE CRAY
VOLUME 3101 PAGE 173 H.C.D.R.

BLOCK 126
LA BLANCA "B" SUBDIVISION
VOLUME 1, PAGE 33 H.C.M.R.
VERLE & BETTY SUE CRAY
VOLUME 3101 PAGE 173 H.C.D.R.

BLOCK 123
LA BLANCA "B" SUBDIVISION
VOLUME 1, PAGE 33 H.C.M.R.
70 RANCH, LLC
INSTRUMENT NUMBER 990545 H.C.O.R.

BLOCK 73
HILL-HALBERT SUBDIVISION
VOLUME 1, PAGE 35 H.C.M.R.
CINDY L DILLON FELLARS
INSTRUMENT NUMBER
235212 H.C.O.R.

BLOCK 112
LA BLANCA SUBDIVISION
VOLUME 1, PAGE 33 H.C.M.R.
B & B FARMS

BLOCK 109
LA BLANCA "B" SUBDIVISION
VOLUME 1, PAGE 33 H.C.M.R.
BONHAM PROPERTIES INC.
INSTRUMENT NUMBER
927885 H.C.O.R.

SCALE: 1" = 100'
REVISIONS BASED ON RECORD REVISIONS OF
LA BLANCA SUBDIVISION AS RECORDED
IN VOLUME 22, PAGE 157 H.C.M.R.

1/2 MILE 13 1/2 N RD. (TRENTON RD.)
(40.0' R.O.W.)

N80°51'00"E 1155.78'

BLOCK 108
LA BLANCA "B" SUBDIVISION
VOLUME 1, PAGE 33 H.C.M.R.
BONHAM PROPERTIES INC.
INSTRUMENT NUMBER 927885 H.C.O.R.

FINAL ENGINEERING REPORT FOR LAS TORONJAS SUBDIVISION
 BY RAUL E. GARCIA, P.E.
 FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

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

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF LA BLANCA ROAD (FM493) APPROXIMATELY 2610 FEET EAST OF THE SUBDIVISION. THE SUBDIVIDER WILL EXTEND AN 8" WATER LINE FROM LA BLANCA ROAD ALONG 13 1/2 ROAD INSIDE A PROPOSED EXCLUSIVE 15 FOOT N.A.W.S.C. EASEMENT TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR LAS TORONJAS SUBDIVISION CONSISTS OF 61 - 1" DIAMETER DUAL SERVICE LINES AND 2 - 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. BOTH THE 1" DUAL AND 3/4" SINGLE SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ _____, OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ _____, WHICH COVERS THE \$ _____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

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

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A DARK GRAYSH BROWN FINE SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST 10 SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. THE SOIL IS A UNIFORM DARK GRAYSH BROWN FINE SANDY CLAY LOAM SOIL EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR PLAT APPROVAL AT A TOTAL COST OF \$ _____ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON AUGUST 2016 BY THE HEALTH DEPARTMENT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

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

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

PRELIMINARY,

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DRAINAGE STATEMENT FOR LAS TORONJAS SUBDIVISION

LAS TORONJAS SUBDIVISION CONSISTS OF A 81.31 ACRE TRACT OF LAND BEING ALL OF BLOCK 111 AND BLOCK 124, AMENDED LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B" AS RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, WITHIN THE CITY OF DONNA EXTRA-TERRITORIAL JURISDICTION DEVELOPMENT AREA. THE SITE IS LOCATED ON THE NORTH AND SOUTH SIDE OF MILE 13.5 NORTH ROAD (TRENTON ROAD) APPROXIMATELY 2700 FEET WEST OF FM 493 (LA BLANCA ROAD). THE PROPERTY IS BEING SUBDIVIDED INTO 124 LARGE SINGLE FAMILY LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO NORTH AND SOUTH TOWARDS DONNA IRRIGATION DRAINAGE DITCHES BOTH ON THE NORTH AND SOUTH OF THE SITE. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "C" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0425 C DATED NOVEMBER 16, 1982. ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING".

THE SOIL FOR THIS PROPERTY IS A DARK GRAYSH BROWN FINE SANDY CLAY LOAM WHICH IS MODERATELY PREVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES.

EXISTING RUNOFF IS DIRECTED TOWARDS THE NORTH AND SOUTH TOWARDS DONNA IRRIGATION DRAINAGE DITCHES BOTH ON THE NORTH AND SOUTH OF THE SITE. THE PROPOSED SUBDIVISION WILL BE DRAINED BY A NEW STORM SEWER SYSTEM LOCATED WITHIN THE NEW STREETS. THIS NEW SYSTEMS WILL DISCHARGE BOTH TO THE NORTH AND TO THE SOUTH INTO THE EXISTING DONNA IRRIGATION DISTRICT DRAINAGE DITCHES. THESE DITCHES FLOW EAST AND DISCHARGE WESLACO NORTH LATERAL EAST OF THE DONNA IRRIGATION DISTRICT DRAINAGE DITCH ON THE SOUTH SITE OF THE DEVELOPMENT ADJACENT TO THE SOUTH SIDE OF THE SUBDIVISION WILL BE MODIFIED TO ALLOW FOR THE REQUIRED DETENTION OF THE ENTIRE DEVELOPMENT TO BE HELD WITHIN THE MODIFIED DRAINAGE DITCH. THE DISCHARGE POINTS INTO THE BOTH DRAINAGE DITCHES WILL BE APPROVED AND PERMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

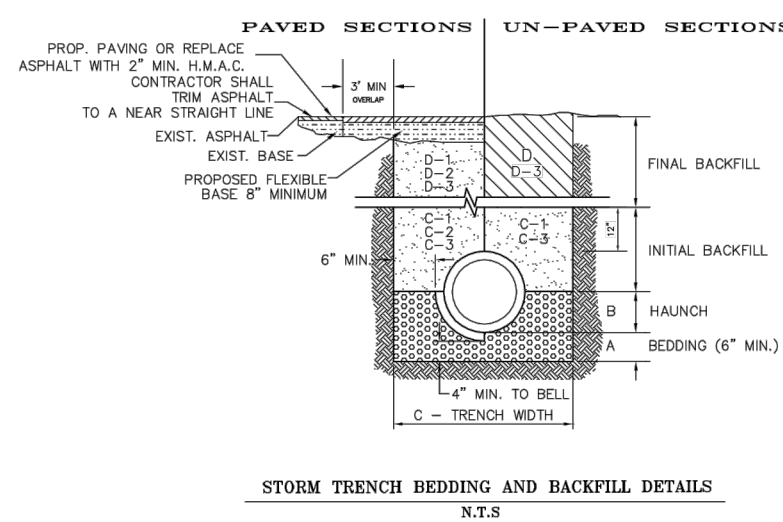
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 227,700 CUBIC FEET OF STORM RUNOFF WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 36.72 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT.

CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "C". AREAS OF MINIMAL FLOODING

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REGISTERED PROFESSIONAL ENGINEER #64790



- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. ALL STRUCTURES SHALL BE CONSTRUCTED TO A MINIMUM OF 12 IN. BELOW THE FINISHED GRADE.
 3. FOR PAVED AREAS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS MORE THAN 6 FT FROM THE EDGE OF THE PAVEMENT.
 4. ALL STRUCTURES SHALL APPLY TO UTILITY PIPES AND UTILITY STRUCTURES OF OTHER UTILITY ENTERIES.

INFORME FINAL DE INGENIERIA LAS TORONJAS SUBDIVISION
 POR RAUL E. GARCIA , P. E.
 AGUA Y FINAL INFORME DE INGENIERIA DE ALCANTARILLADO

ABASTECIMIENTO DE AGUA : DESCRIPCION, COSTO , Y FECHA OPERABILIDAD :

LA SUBDIVISION LAS TORONJAS SERA SUMINISTRADA CON AGUA POTABLE POR EL NORTE ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVIDER Y N.A.W.S.C. HAN ENTRADO EN UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS YA.C.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE QUE FUNCIONA A LO LARGO DEL LADO OESTE DEL DERECHO DE LA VIA DE LA BLANCA (FM493) APROXIMADAMENTE 2610 PIES AL ESTE DE LA SUBDIVISION. EL SUBDIVISION AMPLIARA UNA LINEA DE AGUA DE 8 "DESDE LA RUTA DE LA BLANCA A LO LARGO DE 13 1/2 CARRETERA. EL SUBDIVISION SE EXTENDERA DE 8" LINEAS DE AGUA DE LA LINEA A LO LARGO DE 13 1/2 CARRETERAS PARA SERVIR A LA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LAS TORONJAS CONSISTE EN LINEAS DE SERVICIO DUALES DE DIAMETRO DE 61 A 1 "Y EN LINEAS DE SERVICIO INDIVIDUALES DE DIAMETRO DE 2 3/4", DICHSOS SERVICIOS TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA PARA EL LOTE. TANTO LOS SERVICIOS INDIVIDUALES DE 2 3/4" COMO LOS DE 3/4" Y LA CAJA DE MEDIDORES YA SE HAN INSTALADO, CON UN COSTO TOTAL DE \$ _____ O \$ _____ POR LOTE. ADEMÁS, EL SUBDIVIDER HA PAGADO N.A.W.S.C. LA SUMA DE \$ _____ QUE COBRE LOS \$ _____ COSTOS POR LOTE SEGUN LO INDICADO EN EL ACUERDO DE SERVICIOS DE AGUA A 30 AÑOS, QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, DERECHOS DE ADQUISICION Y TODOS LOS DERECHOS DE AFILIACION U OTRAS TARIFAS ASOCIADOS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A NAWSC A SOLICITUD DEL PROPIETARIO DEL LOTE. N.A.W.S.C. INSTALARA SIN CARGO SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LAS INSTALACIONES DE AGUA TOTALES HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION PUEDE OPERARSE A LA FECHA DE LA GRABACION DE LA PLACA.

ALCANTARILLADO DESCRIPCION; COSTO Y OPERATIVIDAD FECHAS

AGUAS RESIDUALES POR LAS TORONJAS SUBDIVISION SERAN TRATADOS POR LAS INSTALACIONES INDIVIDUALES IN SITU ALCANTARILLADO ("OSSF") COMPUESTO DE UN ESTANDAR DE DISEÑO DUAL COMPARTIMIENTOS SEPTIC TANQUE Y UN CAMPO DE DRENAJE EN CADA LOTE. LA INGENIER FIRMANTE PROFESIONAL SE HA EVALUADO LA IDONEIDAD DEL EMPLAZAMIENTO COMPARTIMENTADO LOS OSSF Y PRESENTO UN INFORME FINAL QUE EL SITO ES APTO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE EL AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE POR LO MENOS 1/2 ACRE EN TAMARO. EL RECURSO NATURAL SOIL CONSERVATION SERVICE ENCUESTA LIBRO INDICO UNA GRISACEO OSCURO FINO DE COLOR MARRON SUELO ARENOSO FRANCO ARCILLOSO PARA LA ZONA. AL MENOS 10 EXCAVACIONES DEL SUELO SE REALIZARON EN EL SITO, EN LOS EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. EL SUELO ES A OSCURO UNIFORME MARRON GRISACEO ARENA FINA CLAY SUELO FRANCO QUE SE EXTIENDE HASTA 36" DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVO EN UN PLAZO DE 24 " DE BOTTOM DE LAS EXCAVACIONES PROPUESTO. LOS DRENAJES COMPARTIMENTADO BIEN.

EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES \$ _____ INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. TODO EL OSSF SE HAN INSTALADO AS DE LA SOLICITUD DE AUTORIZACION PLAT FINAL EN UNA COSTO TOTAL DE \$ _____ CONDADO DE HIDALGO DEPARTAMENTO DE SALUD HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS OSSF DE AGOSTO 2016 EL DEPARTAMENTO DE SALUD.

INGENIERO DE CERTIFICACION:

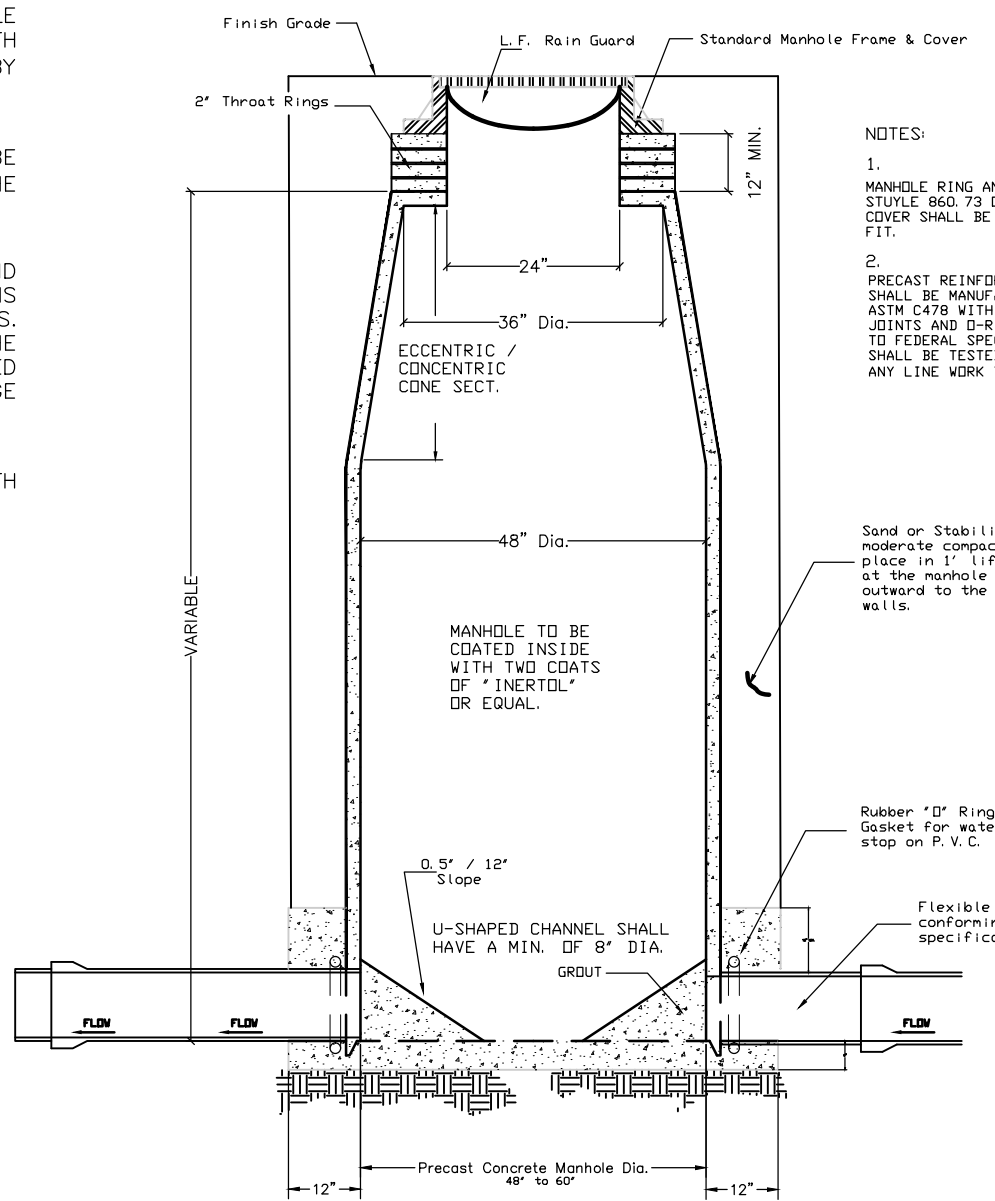
CON MI FIRMA, CERTIFICO QUE EL AGUA Y LAS AGUAS RESIDUALES INSTALACIONES SERVICIO DESCRITOS ANTERIORMENTE ESTAN EN CONFORMIDAD CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUAS. CERTIFICO QUE EL COSTO PARA INSTALAR EL SISTEMA DE DISTRIBUCION DE AGUA Y ALCANTARILLADO EN EL LUGAR, SE DISCUTO ANTERIORMENTE, SON LOS SIGUIENTES:

LAS INSTALACIONES DE AGUA - ESTAS INSTALACIONES CONSTRUIDOS EN SU INTEGRIDAD, CON LA INSTALACION DE CONTADORES DE AGUA, TENDRA UN COSTO TOTAL DE \$ _____ GRAND QUE ES IGUAL A A \$ _____ POR LOTE.

ALCANTARILLADO - SISTEMA SEPTICO SE HA INSTALADO EN UN TOTAL DE \$ _____ COSTE POR LOTE (TODO INCLUIDO), PARA UN TOTAL DE \$ _____ PARA LA SUBDIVISION TODO.

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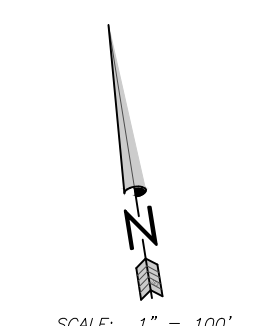


STORM SEWER MANHOLE DETAIL
 N.T.S.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

COST ESTIMATE

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



PLAT OF LAS TORONJAS SUBDIVISION

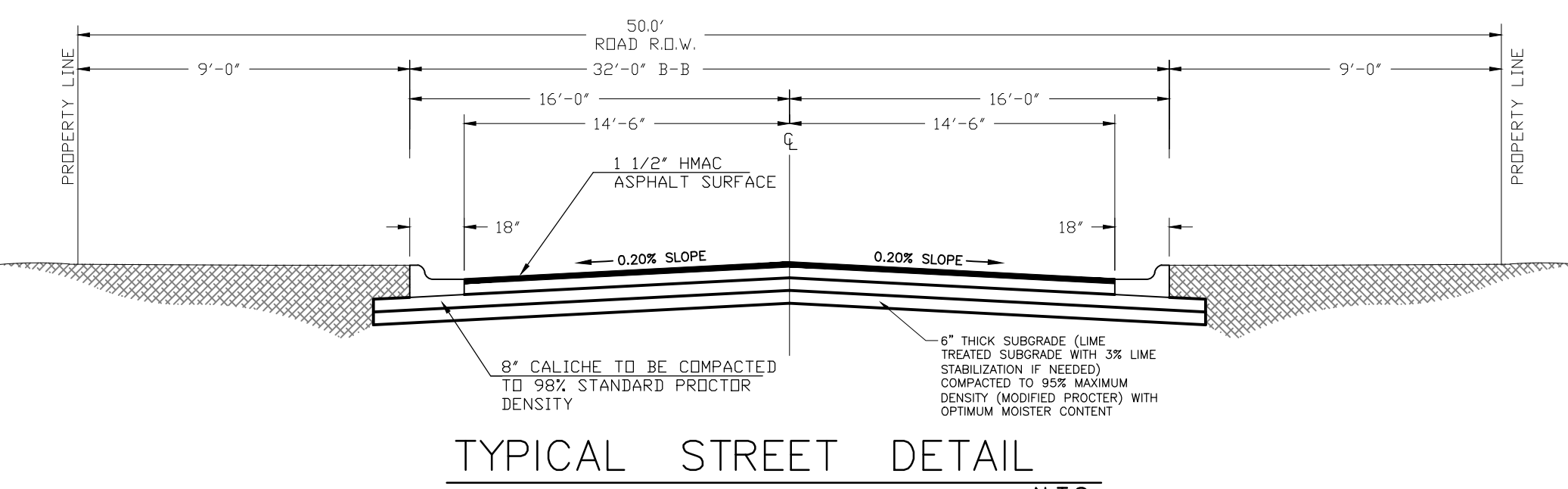
A 81.31 ACRE TRACT OF LAND BEING ALL OF BLOCK 111 AND BLOCK 124, AMENDED LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B" AS RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1341, PAGE 642; DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO A PORTION OF THOSE CERTAIN TRACTS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1513, PAGE 446; DEED RECORDS, HIDALGO COUNTY, TEXAS.

DATE: JULY 20, 2017 SCALE IN FEET: 0 100' 200' 300' SCALE: 1" = 100'

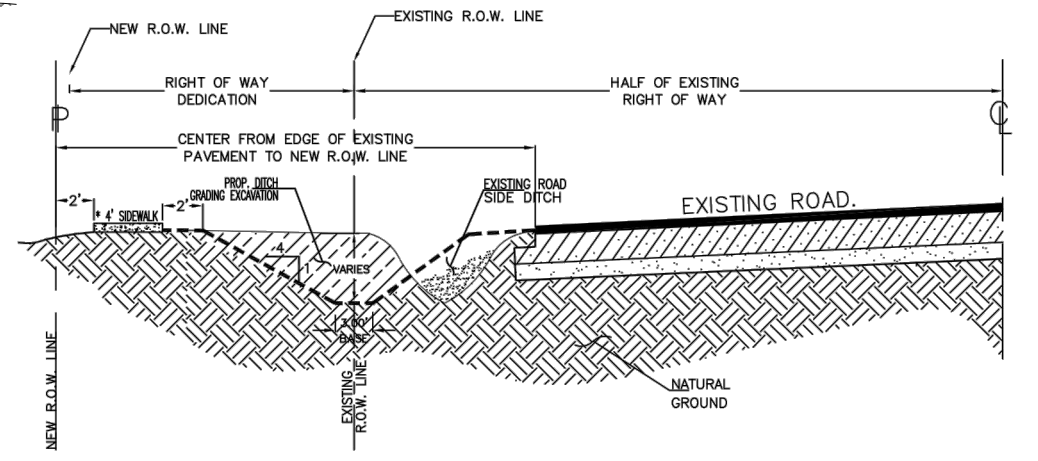
PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (P-5001) & SURVEYOR (10015300)
 116 NORTH 12th AVE
 EDINBURG, TEXAS 78541 (936) 381-1061
 EMAIL: REGAASO@AOL.COM

R.E. Garcia Associates

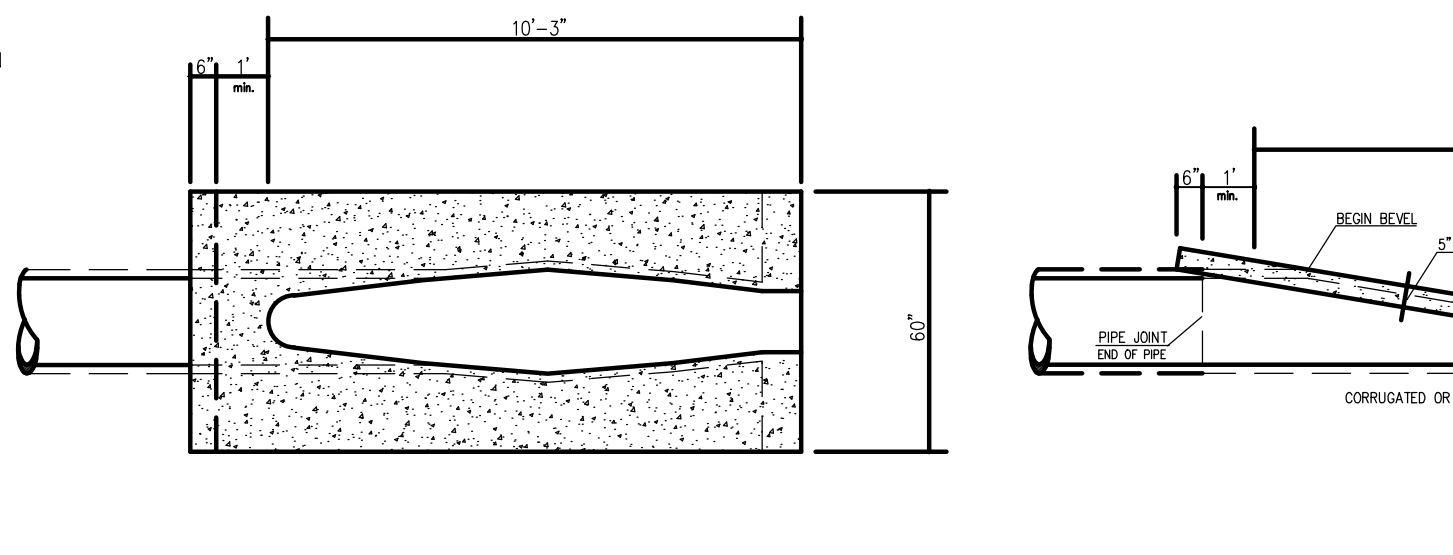
SHEET NO. 5
 OF 8 SHEETS



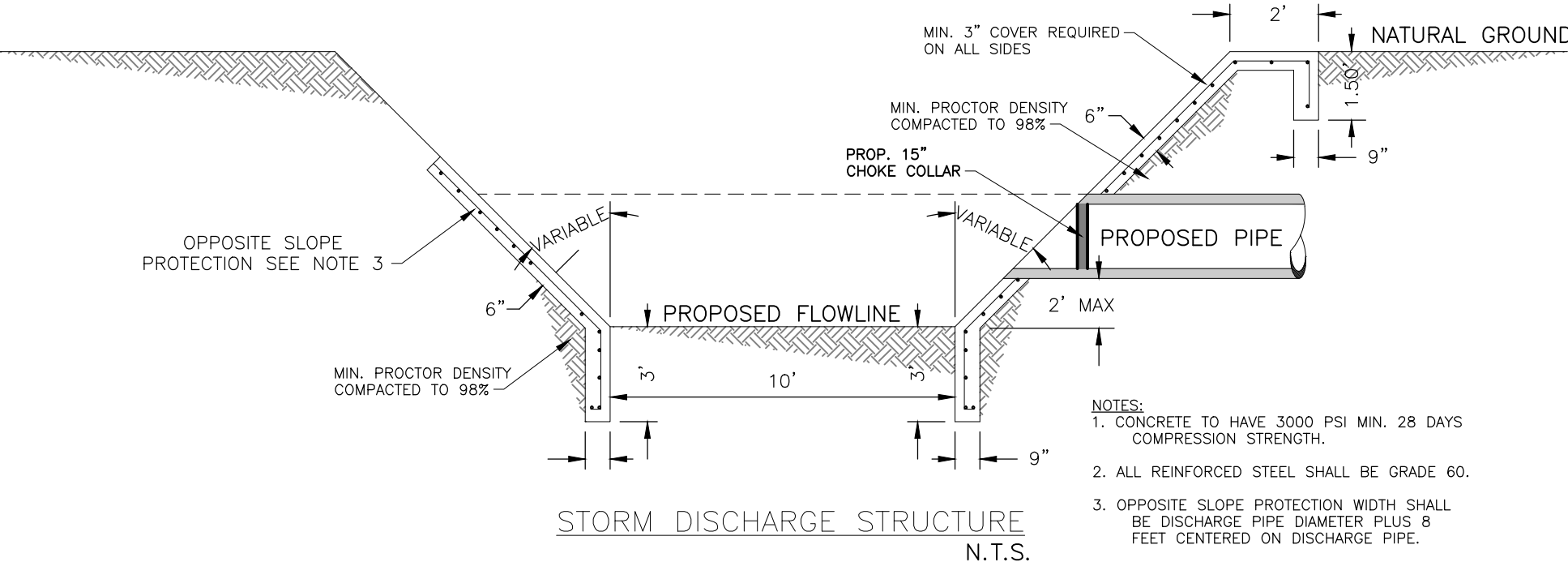
TYPICAL STREET DETAIL
 N.T.S.



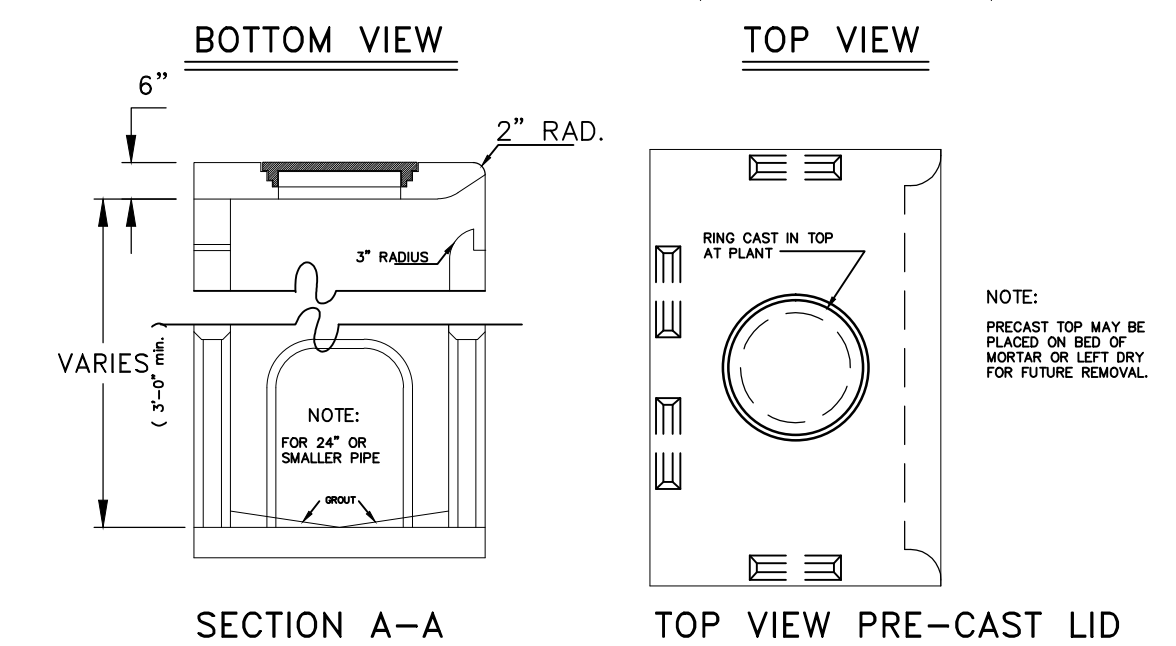
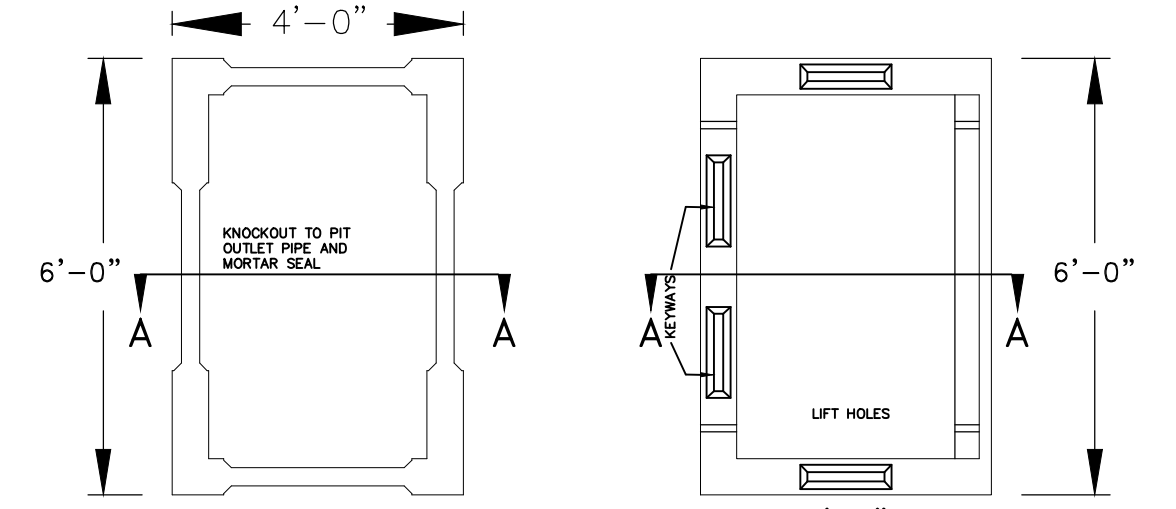
RECONSTRUCTION OF ROAD SIDE DITCH
 WITH SIDEWALK TO BE LOCATED WHEN REQUIRED.



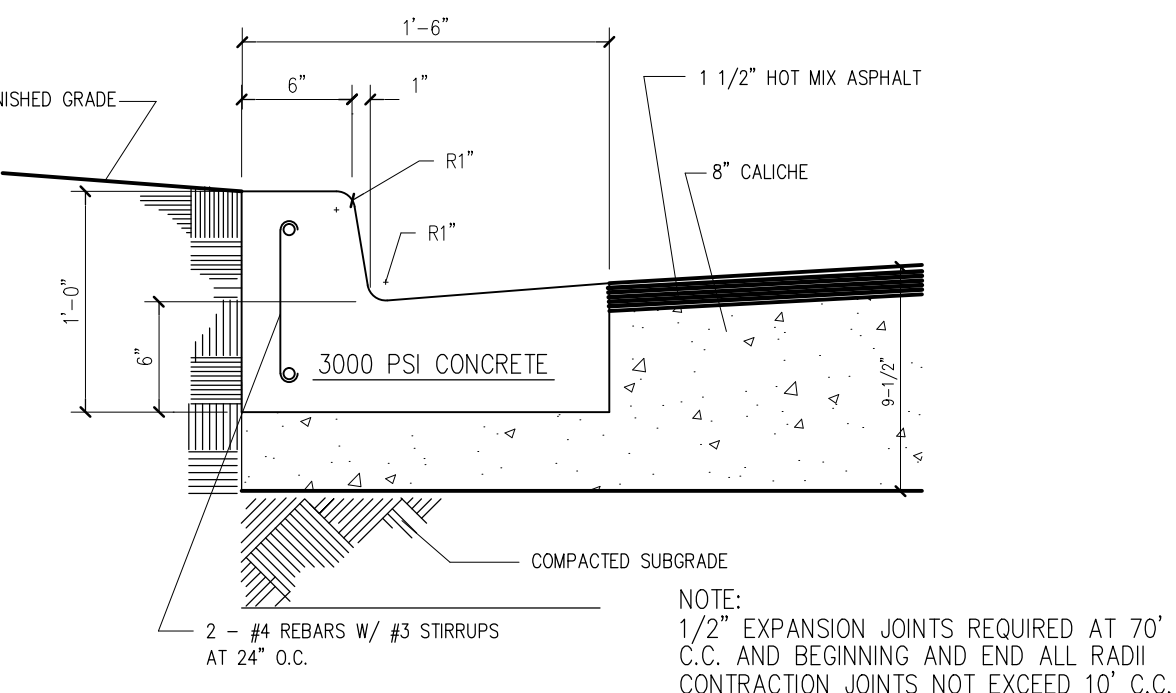
SAFETY END TREATMENT DETAIL
 N.T.S.



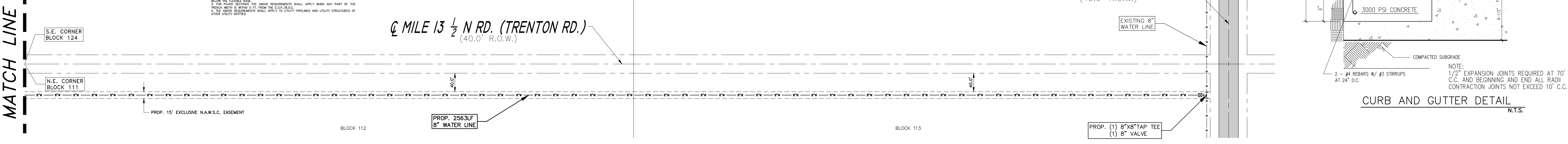
STORM DISCHARGE STRUCTURE
 N.T.S.

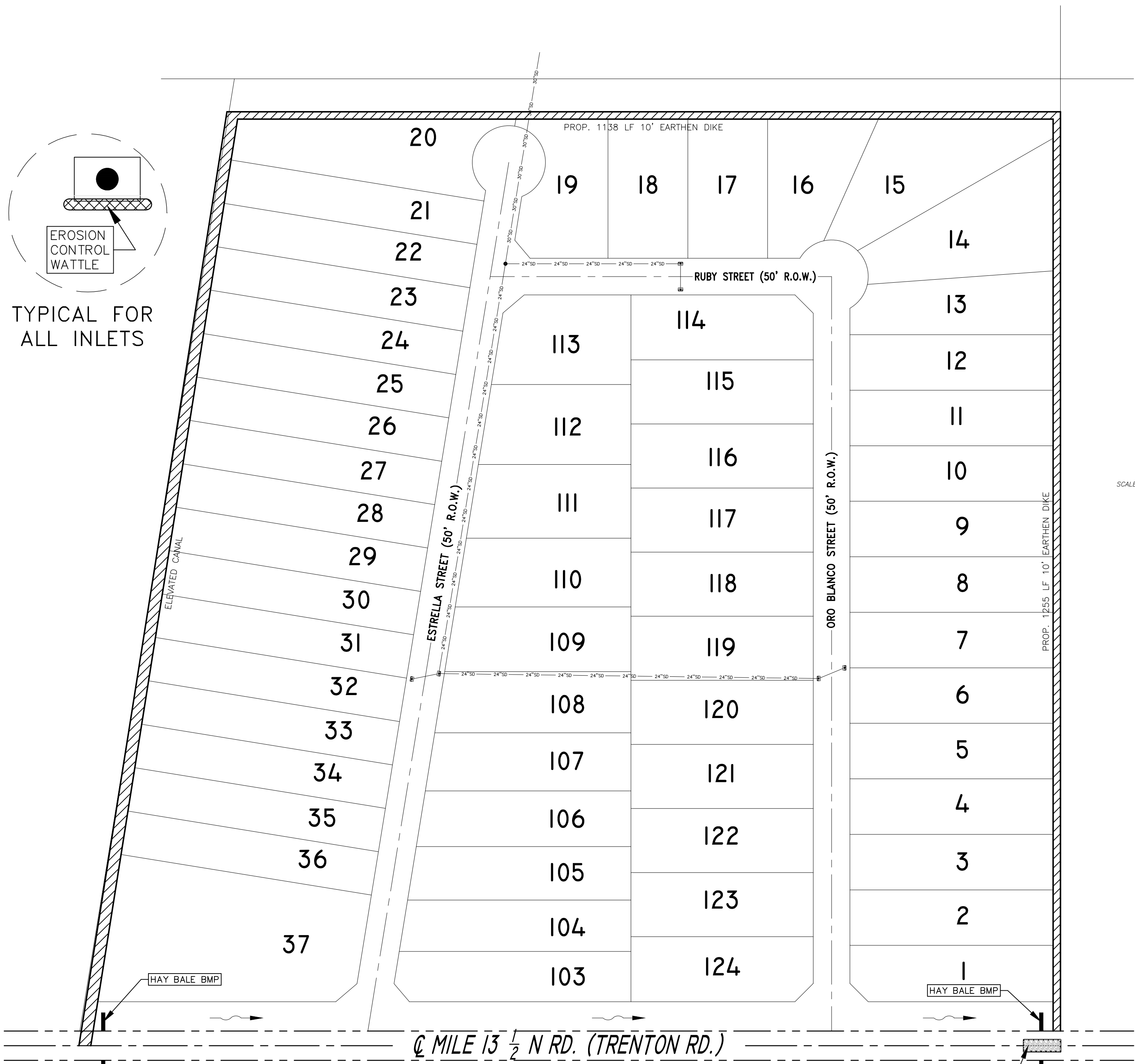
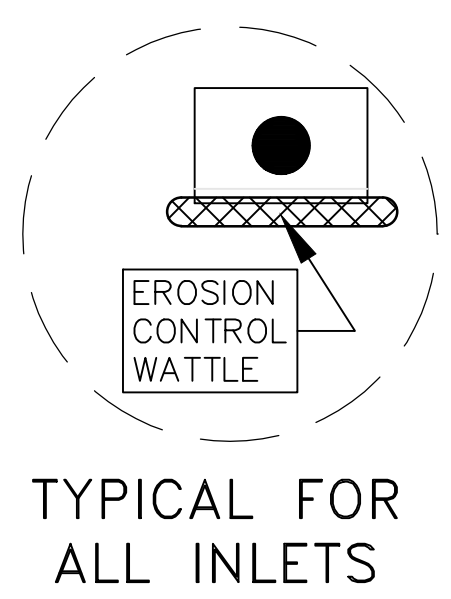


TYPICAL TYPE "A" CURB INLET
 SCALE: NONE



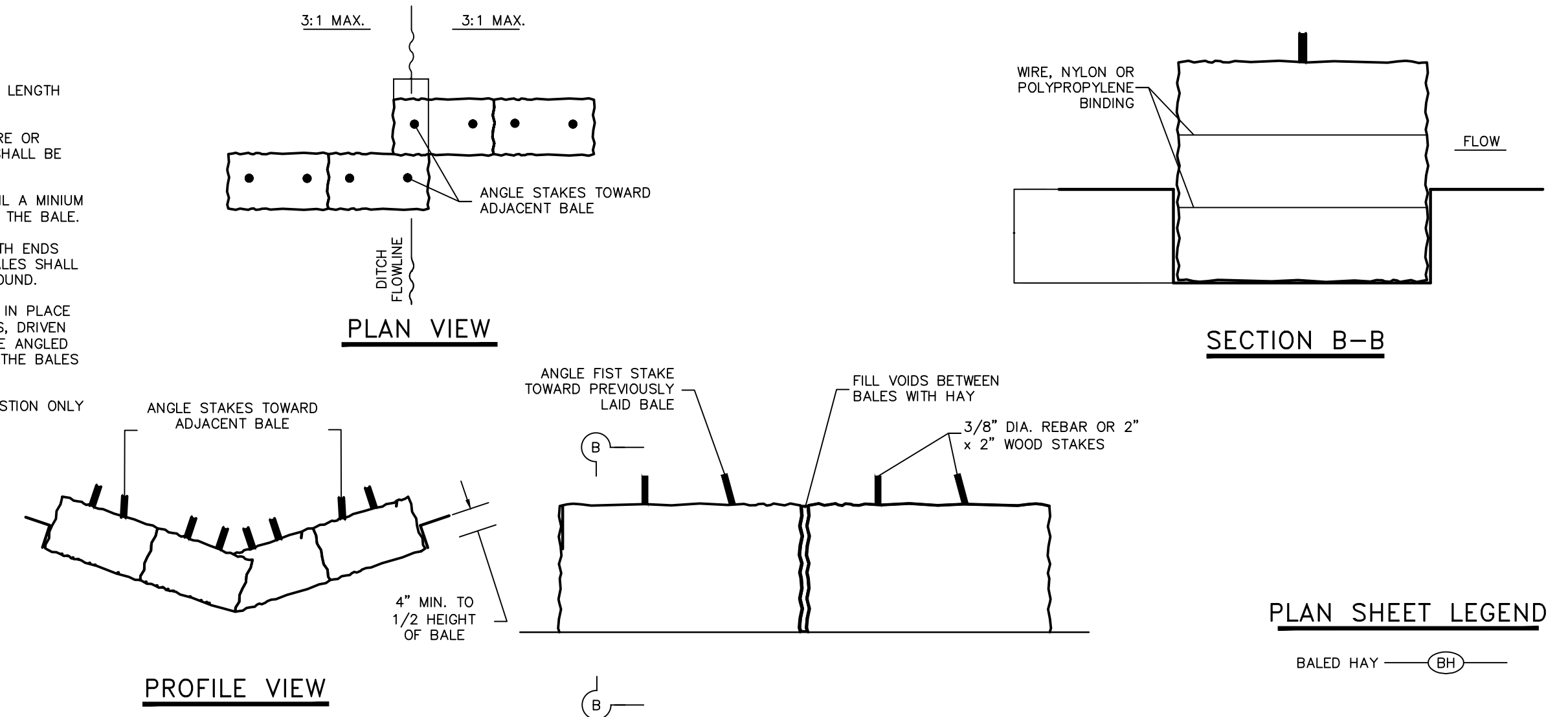
CURB AND GUTTER DETAIL
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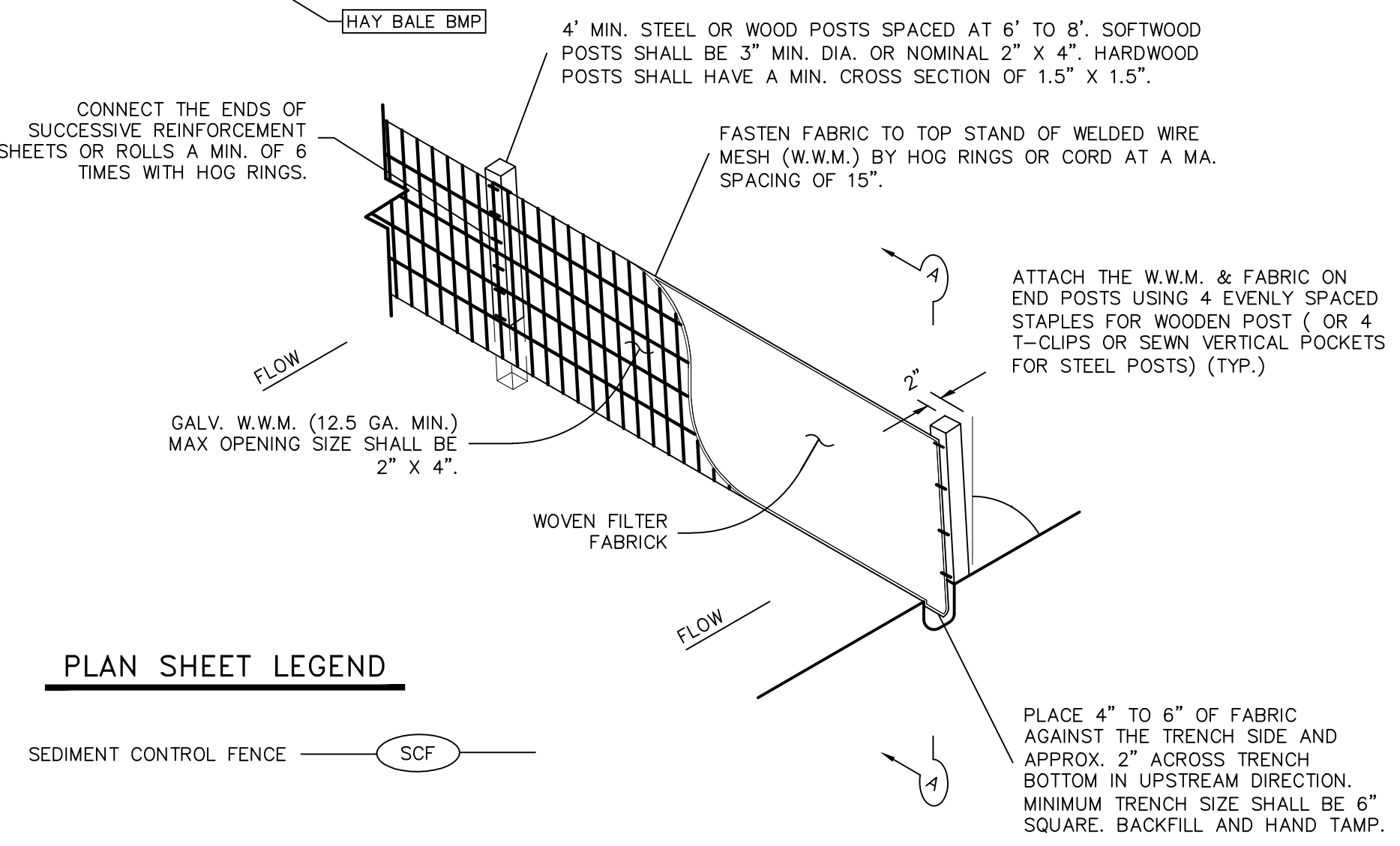
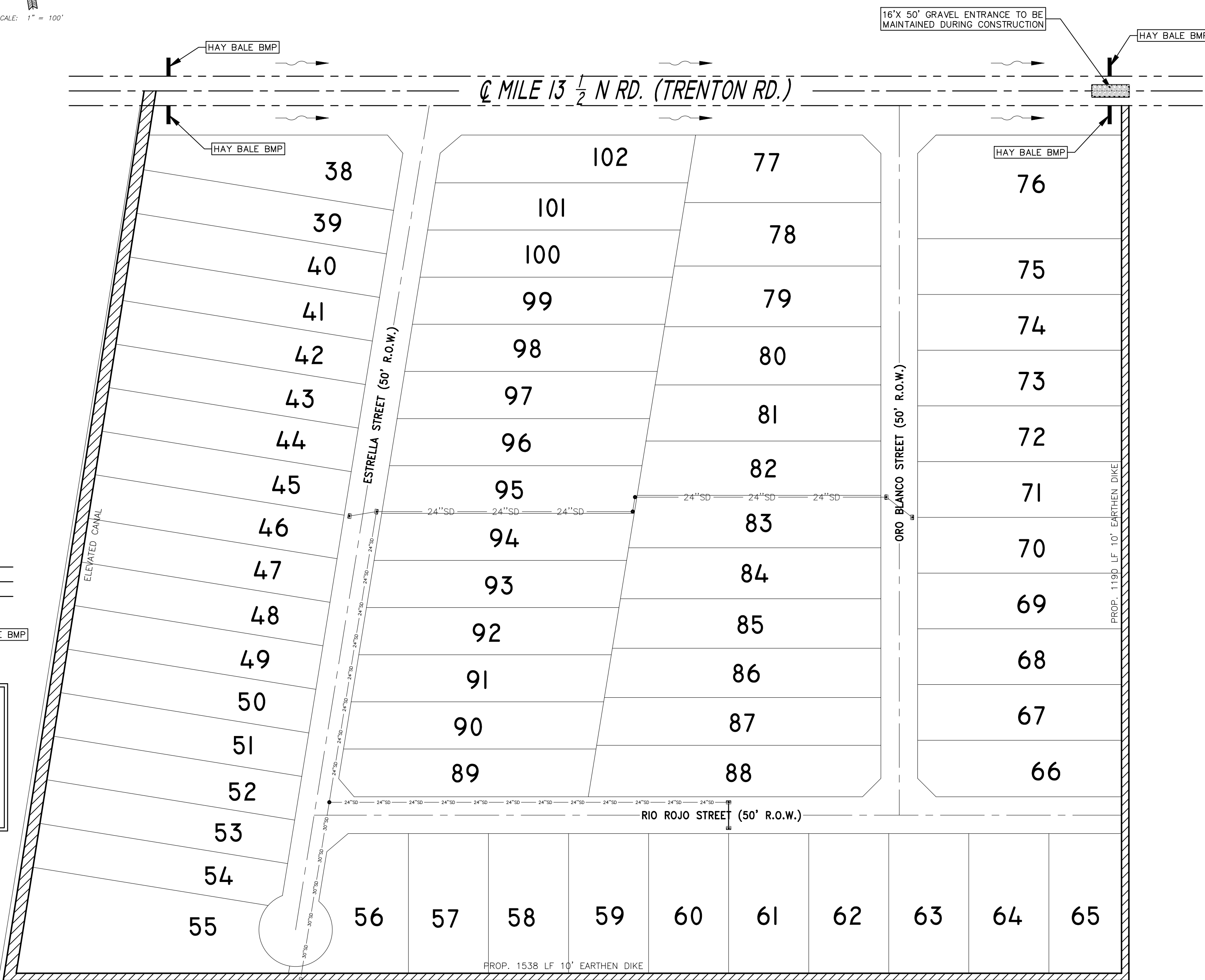
GENERAL NOTES

- 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.



BEST MANAGEMENT EROSION PROTECTION DETAILS

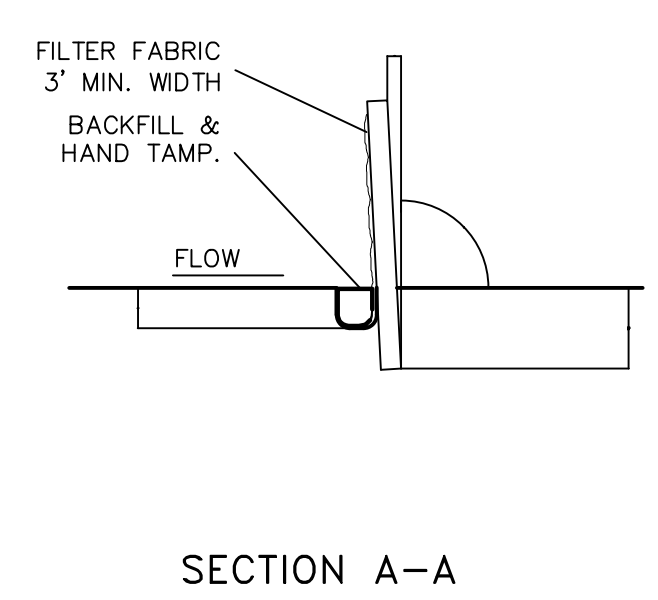
SCALE: 1" = 100'



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.



GENERAL NOTES

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

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (P-5007) & SURVEYOR (10015300)
116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM

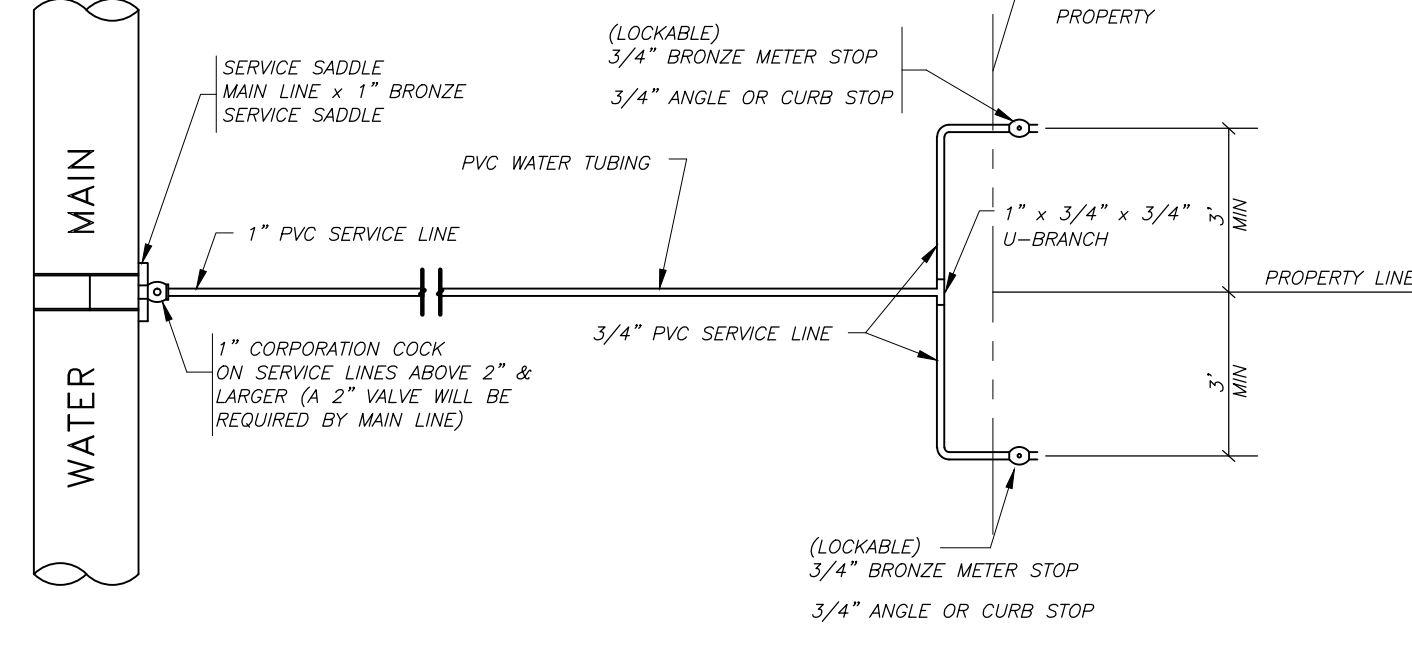
R. E. Garcia
ENGINEERS, SURVEYORS, PLANNERS
Associates

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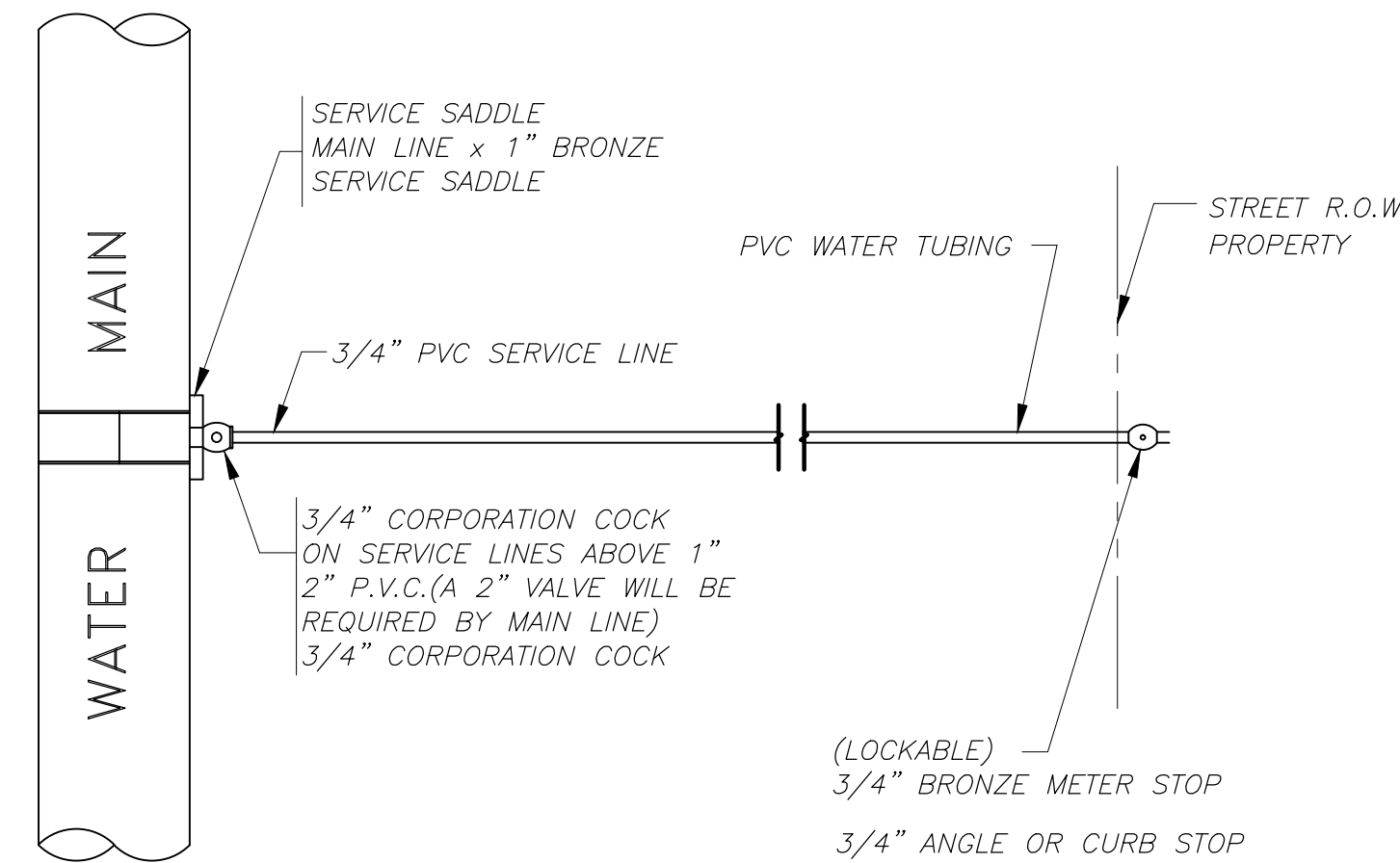
PROJECT :
SW3P PLAN LAS TORONJAS SUBDIVISION

JOB # 2016-075
DATE: OCTOBER 23, 2017
REVISIONS:
DRAWN BY: D.E.S.
SHEET NO.

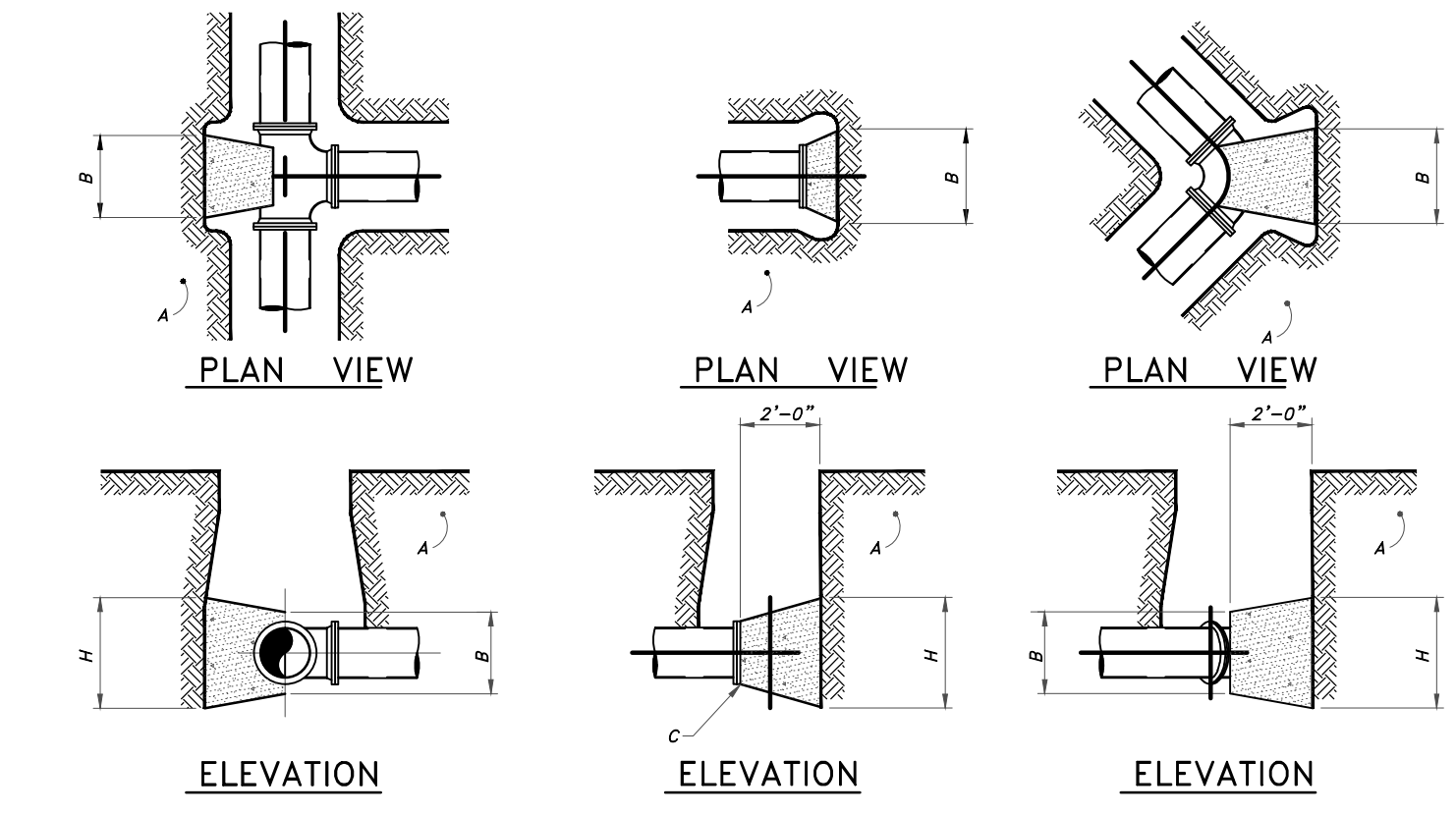
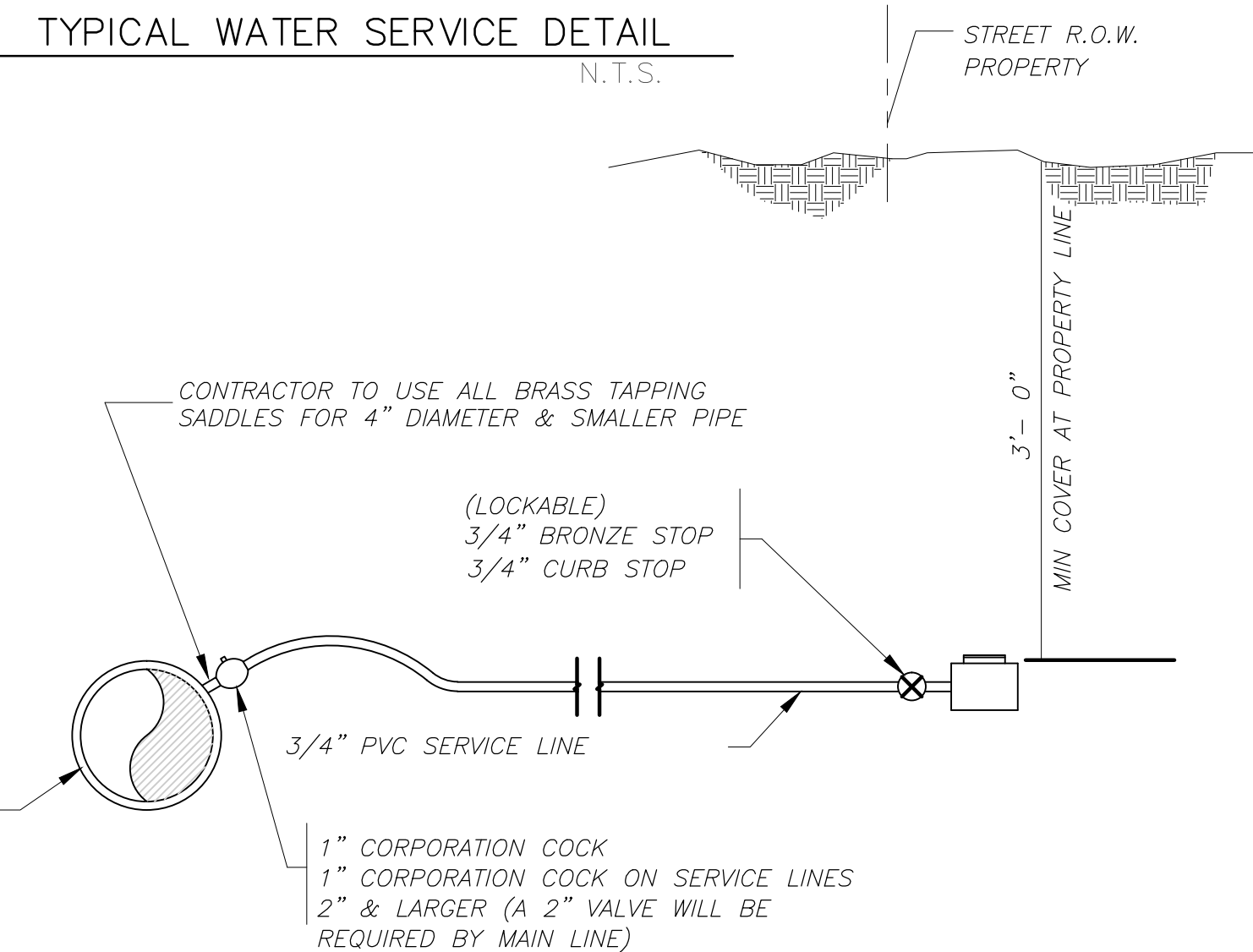
6/8



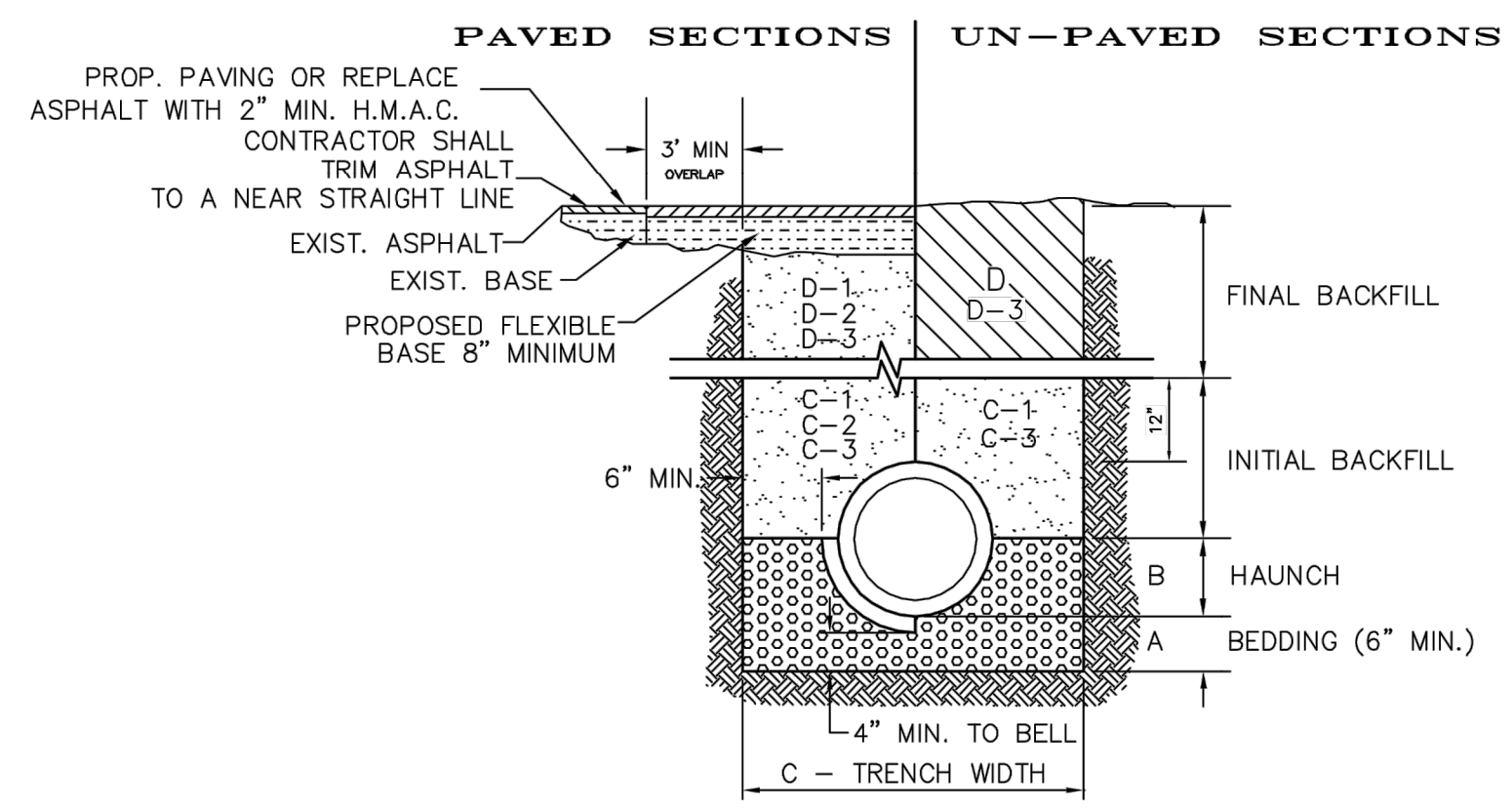
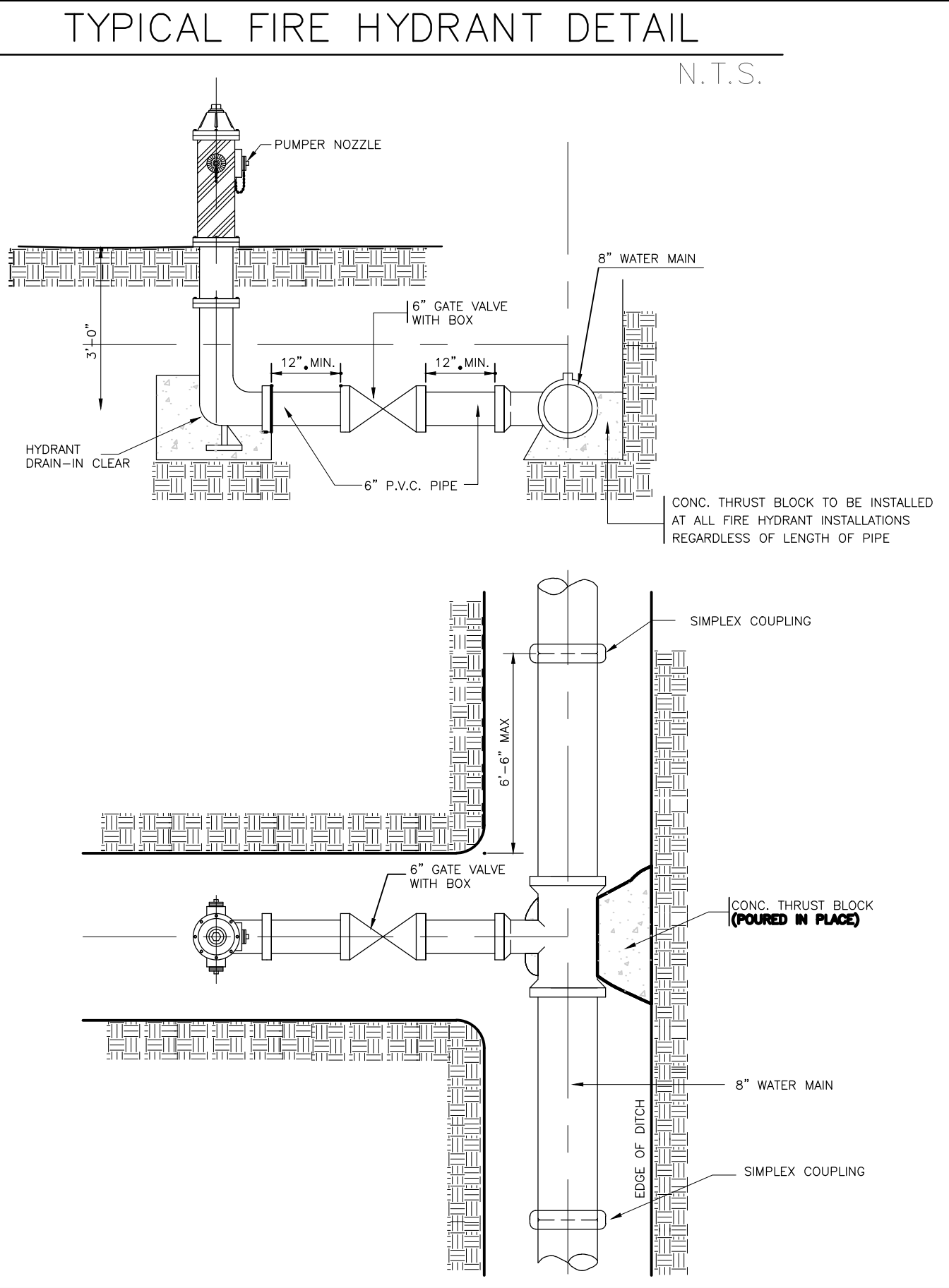
TYPICAL DUAL WATER SERVICE DETAIL
N.T.S.



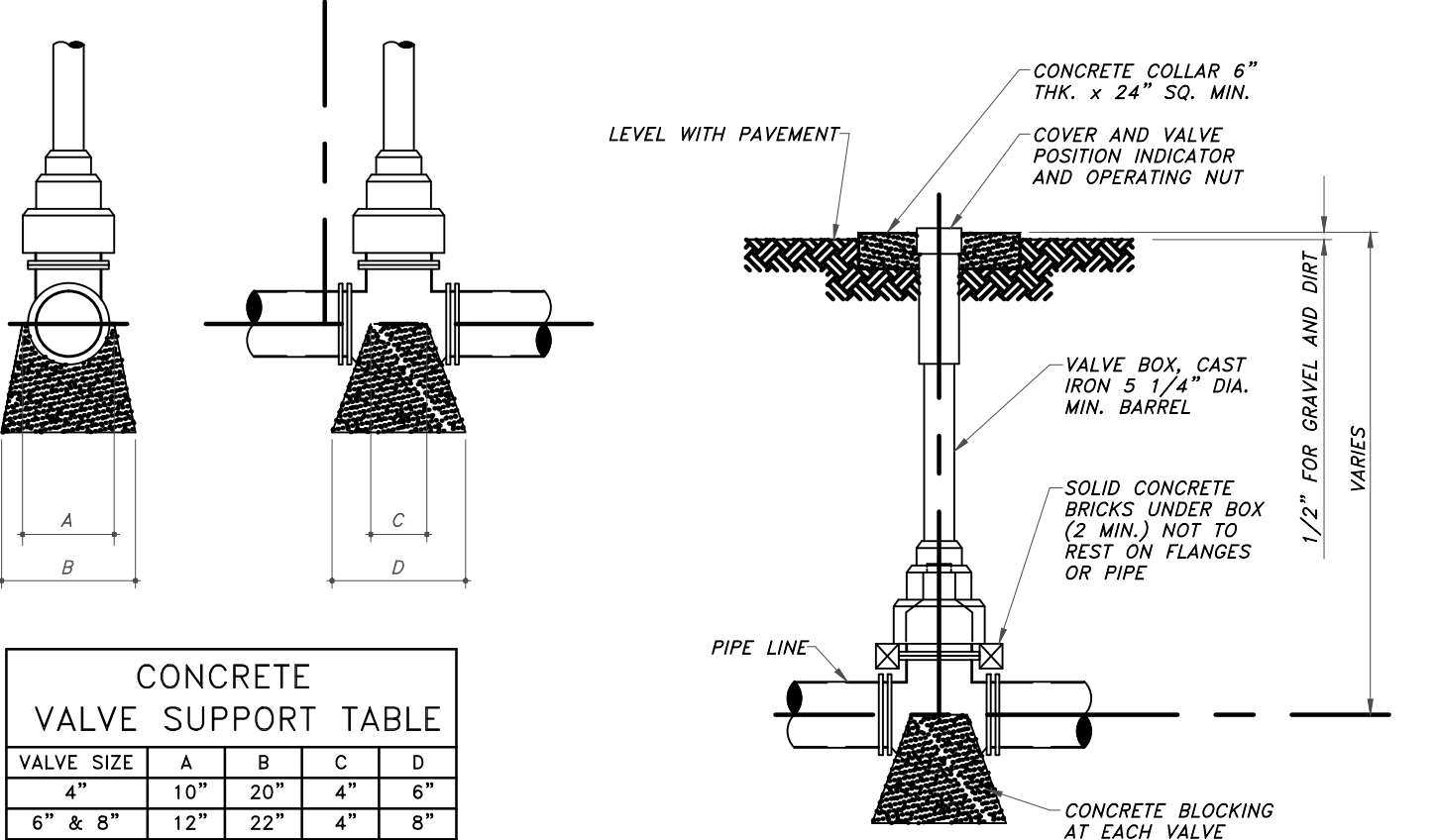
TYPICAL SINGLE WATER SERVICE DETAIL
N.T.S.



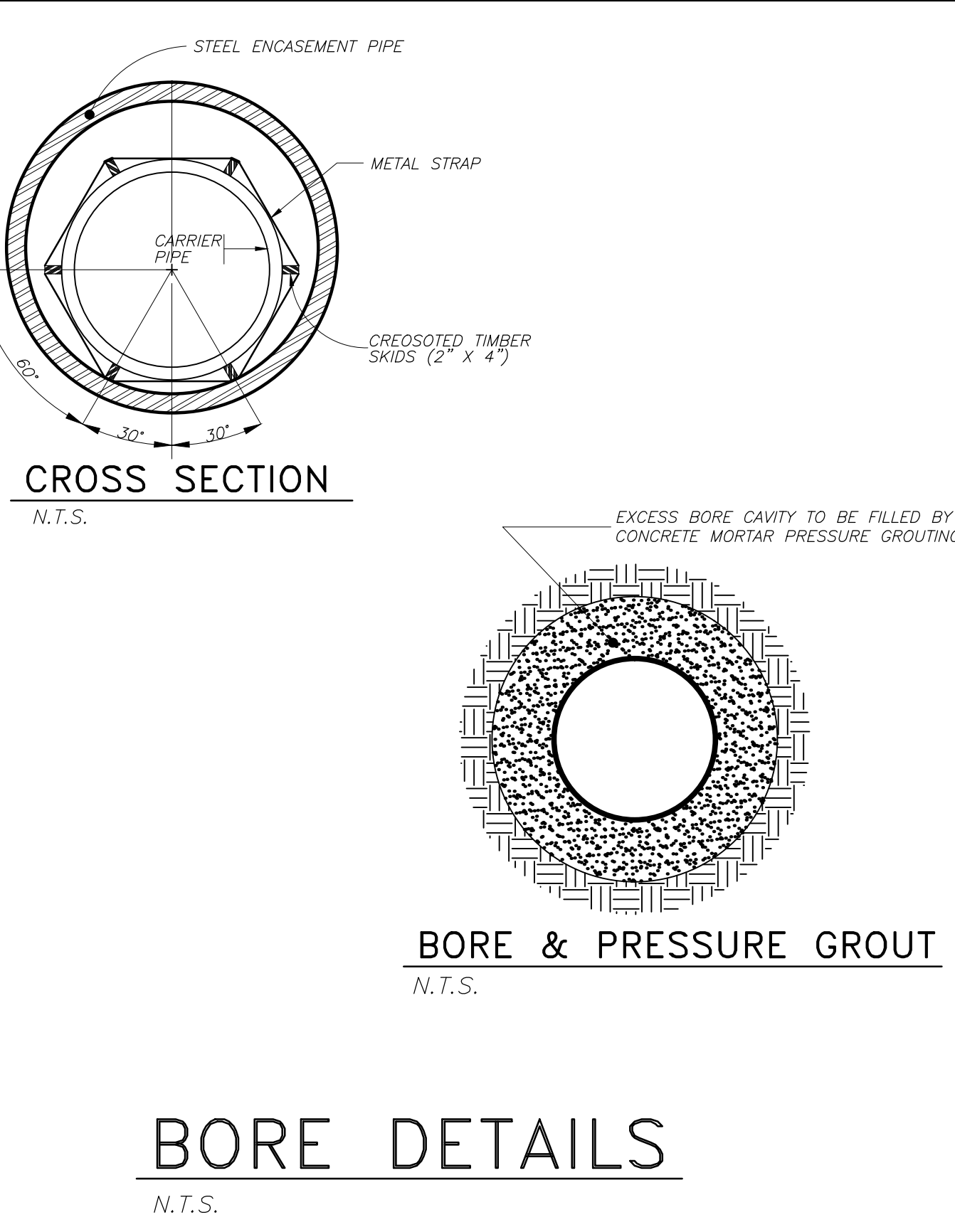
CONCRETE BLOCKING DETAILS
SCALE: NONE



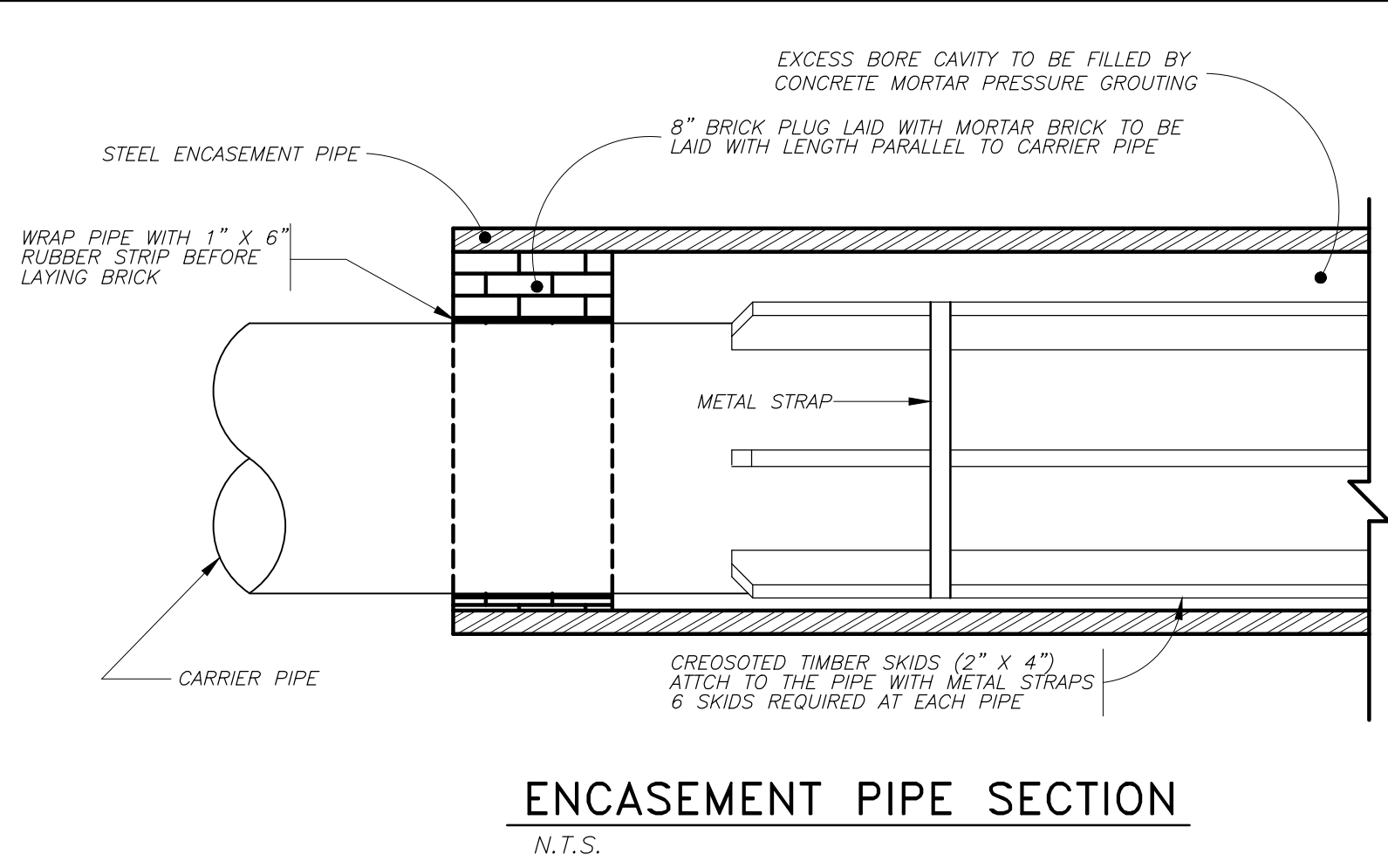
STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.



TYPICAL VALVE DETAIL
SCALE: NONE



BORE DETAILS
N.T.S.



ENCASEMENT PIPE SECTION
N.T.S.

ADDITIONAL NOTES

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

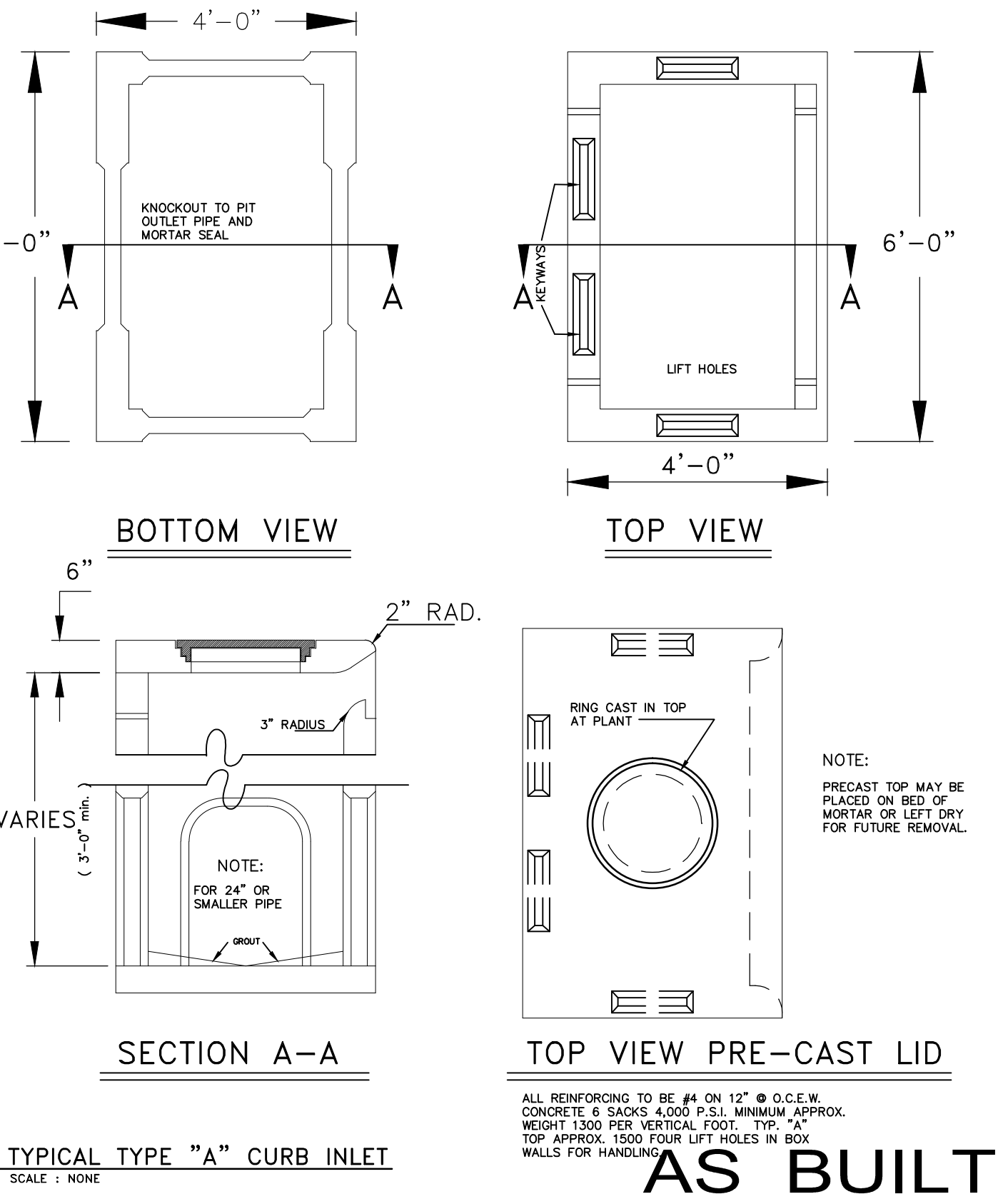
- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 2" MAX SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

NOTES: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

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

JOB # 2016-075

DATE: **OCTOBER 23, 2017**

REVISIONS:

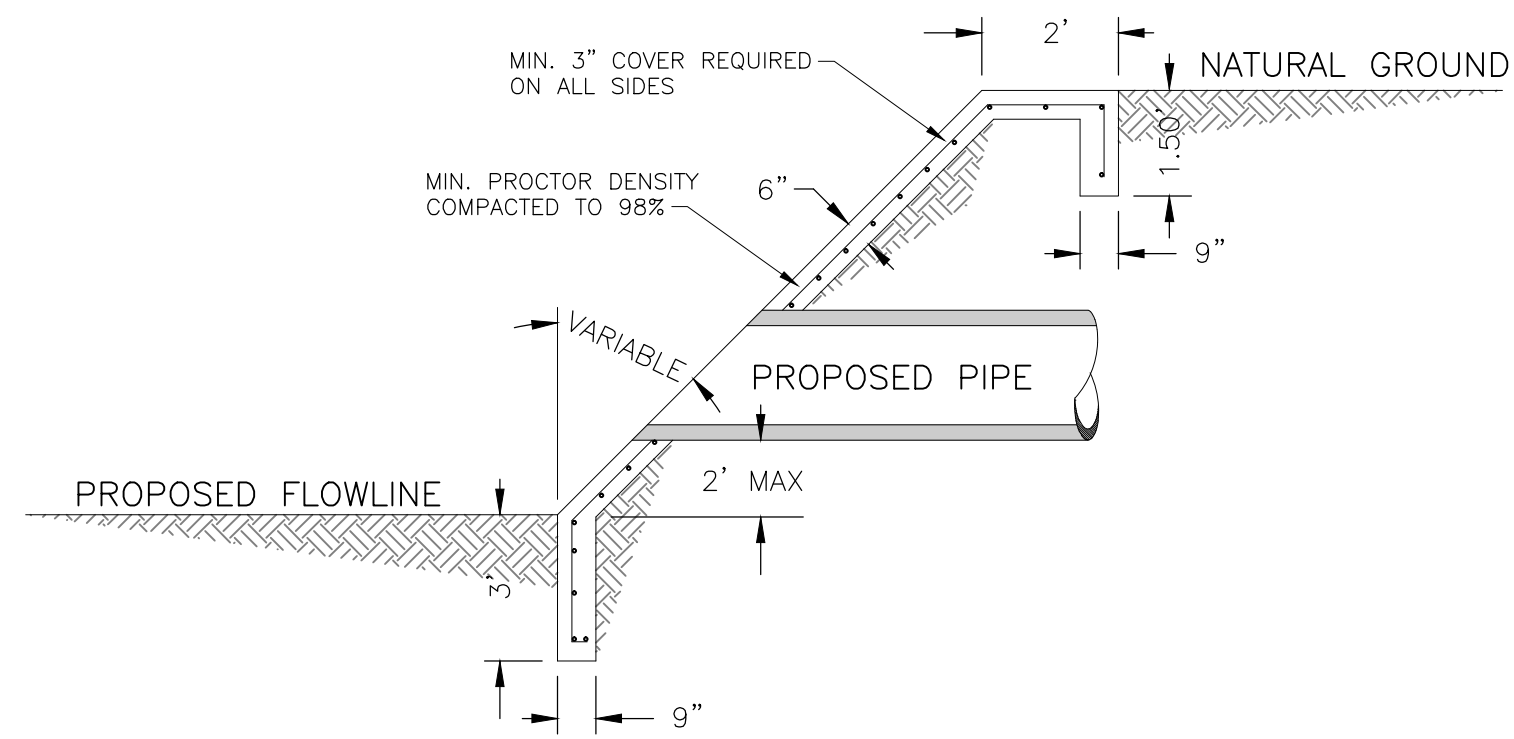
DRAWN BY: **D.E.S.**

SHEET NO. **7/8**

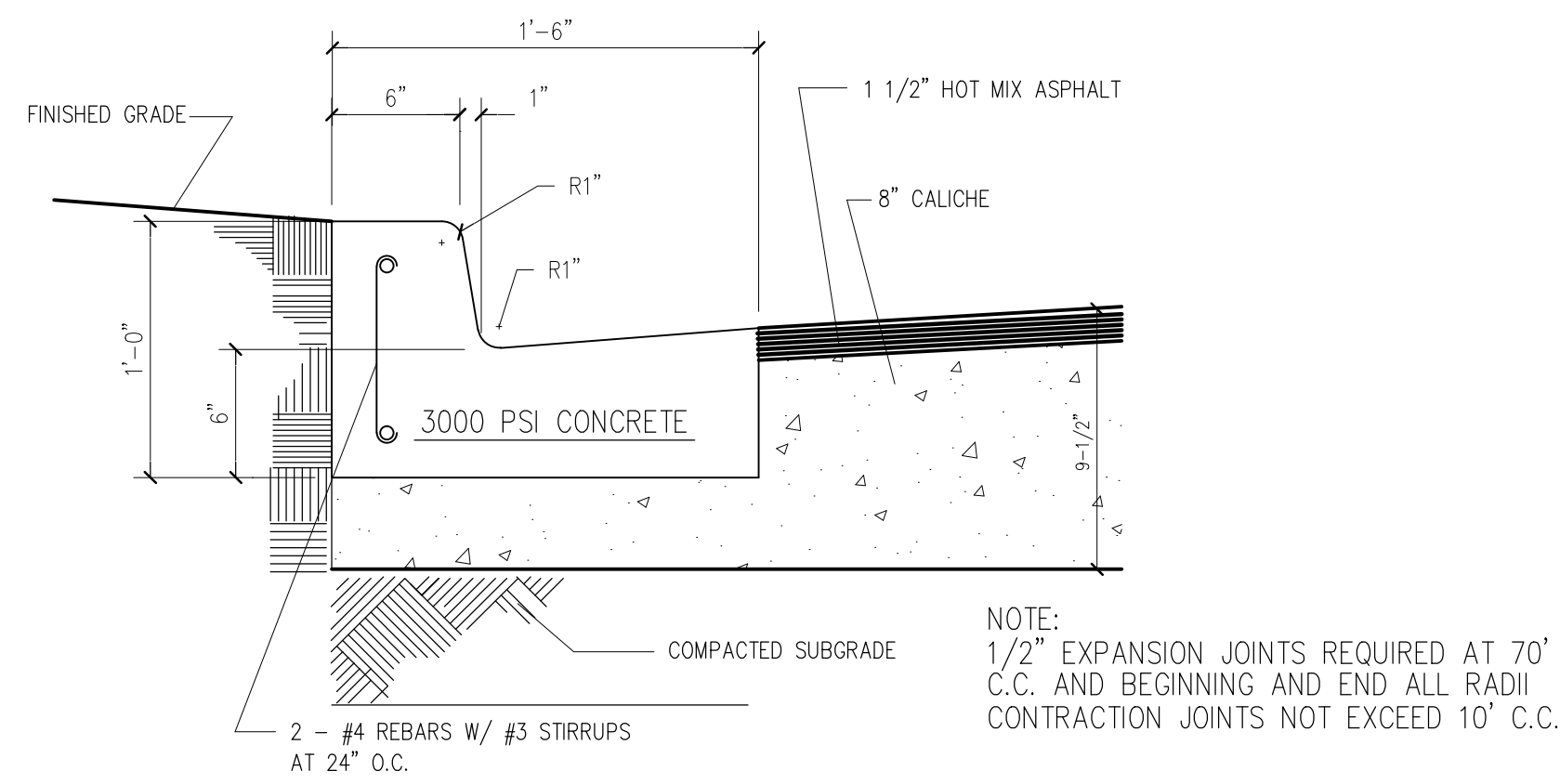
NOTE:
PRECAST TOP MAY BE PLACED ON BED OF MORTAR OR LEFT DRY FOR FUTURE REMOVAL.

NOTE:
ALL REINFORCING TO BE #4 ON 12" O.C.E.W.
CONCRETE 6 BAGS 4000 P.S.I. MINIMUM APPROX.
WEIGHT 1300 PER VERTICAL FOOT. THP: "A"
TOP APPROX. 1000 FOUR LIFT HOLES IN BOX WALLS FOR HANDLING.

NOTES:
 1. CONCRETE TO HAVE 3000 PSI MIN. 28 DAYS COMPRESSION STRENGTH.
 2. ALL REINFORCED STEEL SHALL BE GRADE 60.

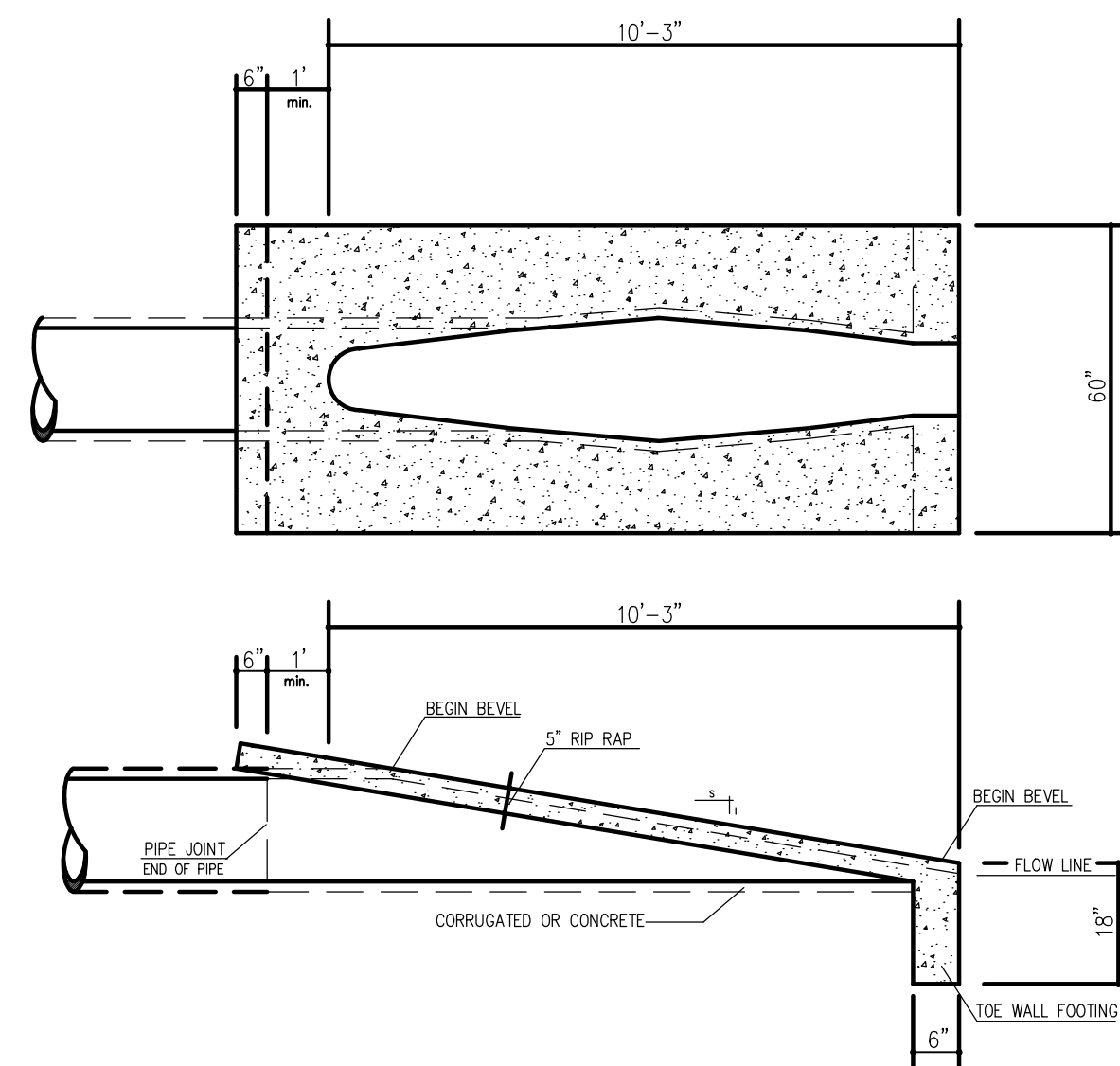


STORM DISCHARGE STRUCTURE
 N.T.S.

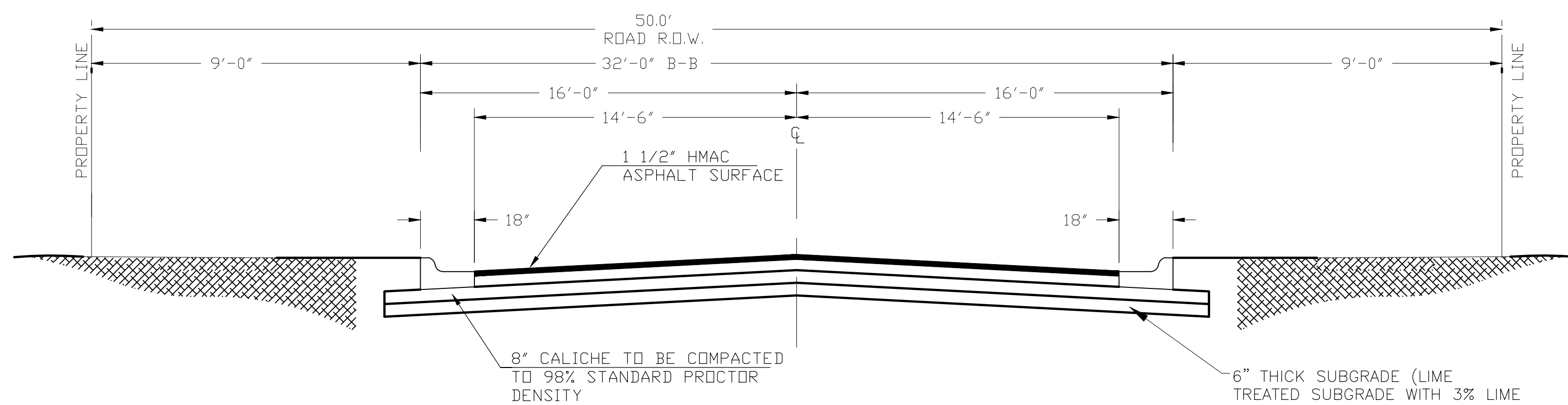


NOTE:
 1/2" EXPANSION JOINTS REQUIRED AT 70' C.C. AND BEGINNING AND END ALL RADII CONTRACTION JOINTS NOT EXCEED 10' C.C.

CURB AND GUTTER DETAIL
 N.T.S.

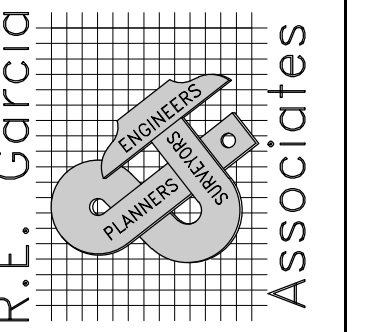


SAFETY END TREATMENT DETAIL
 N.T.S.



TYPICAL STREET DETAIL
 N.T.S.

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