



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: 4-23-2019

PROPOSED MIDWAY COUNTRY ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: LA CUESTA SOL DEVELOPMENT, LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 44 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH OF MILE 10 NORTH ROAD APPROXIMATELY 1,130 FEET WEST OF MILE 6 ½ WEST ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-05-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 10 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-11-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-11-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 10" LOCATION: MILE 10 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-09-2019 : 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 WESLACO.

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.

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MIDWAY COUNTRY ESTATES

A 28.55 ACRE TRACT OF LAND (DEED RECORD: 28.56 ACRES) OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515973, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 28.55 ACRE TRACT OF LAND (DEED RECORD: 28.56 ACRES) OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515973, 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 POINT IN THE CENTERLINE OF MILE 10 NORTH ROAD FOR THE NORTHWEST CORNER OF FARM TRACT 216, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF FARM TRACT 216, AND THE CENTERLINE OF MILE 10 NORTH ROAD, A DISTANCE OF 1,089.20 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE JESUS FIGUEROA TRACT (A 1.00 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDORS' LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2750262, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE WEST LINE OF THE JESUS FIGUEROA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED R&A FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 357.05 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE SOUTH LINE OF THE JESUS FIGUEROA TRACT, A DISTANCE OF 122.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE EAST LINE OF THE JESUS FIGUEROA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED R&A FOUND AT 327.05 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 357.05 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTH LINE OF FARM TRACT 216, AND IN THE CENTERLINE OF MILE 10 NORTH ROAD FOR THE NORTHEAST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF FARM TRACT 216, AND THE CENTERLINE OF MILE 10 NORTH ROAD, A DISTANCE OF 10.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE IRENE VARGAS TRACT (A 2.25 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO GENERAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2464908, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE WEST LINE OF THE IRENE VARGAS TRACT, AND THE WEST LINE OF THE ESMERALDA SILVA-CALDERON TRACT (A 19.09 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2597101, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD WITH CAP STAMPED 5242 FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 10 NORTH ROAD, A TOTAL DISTANCE OF 1,049.05 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF THE LUDUVINA Z. PEREZ TRACT (THE SOUTH 31.06 ACRES OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2230787, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THE ESMERALDA SILVA-CALDERON TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE NORTH LINE OF THE LUDUVINA Z. PEREZ TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,182.96 FEET FOR THE EAST LINE OF A DRAIN DITCH A TOTAL DISTANCE OF 1,232.96 FEET TO A POINT ON THE WEST LINE OF FARM TRACT 216 FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE WEST LINE OF FARM TRACT 216, A DISTANCE OF 1,049.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.55 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH EAGLE'S NEST ESTATES SUBDIVISION UNIT III, RECORDED IN VOLUME 53, PAGE 170, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

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

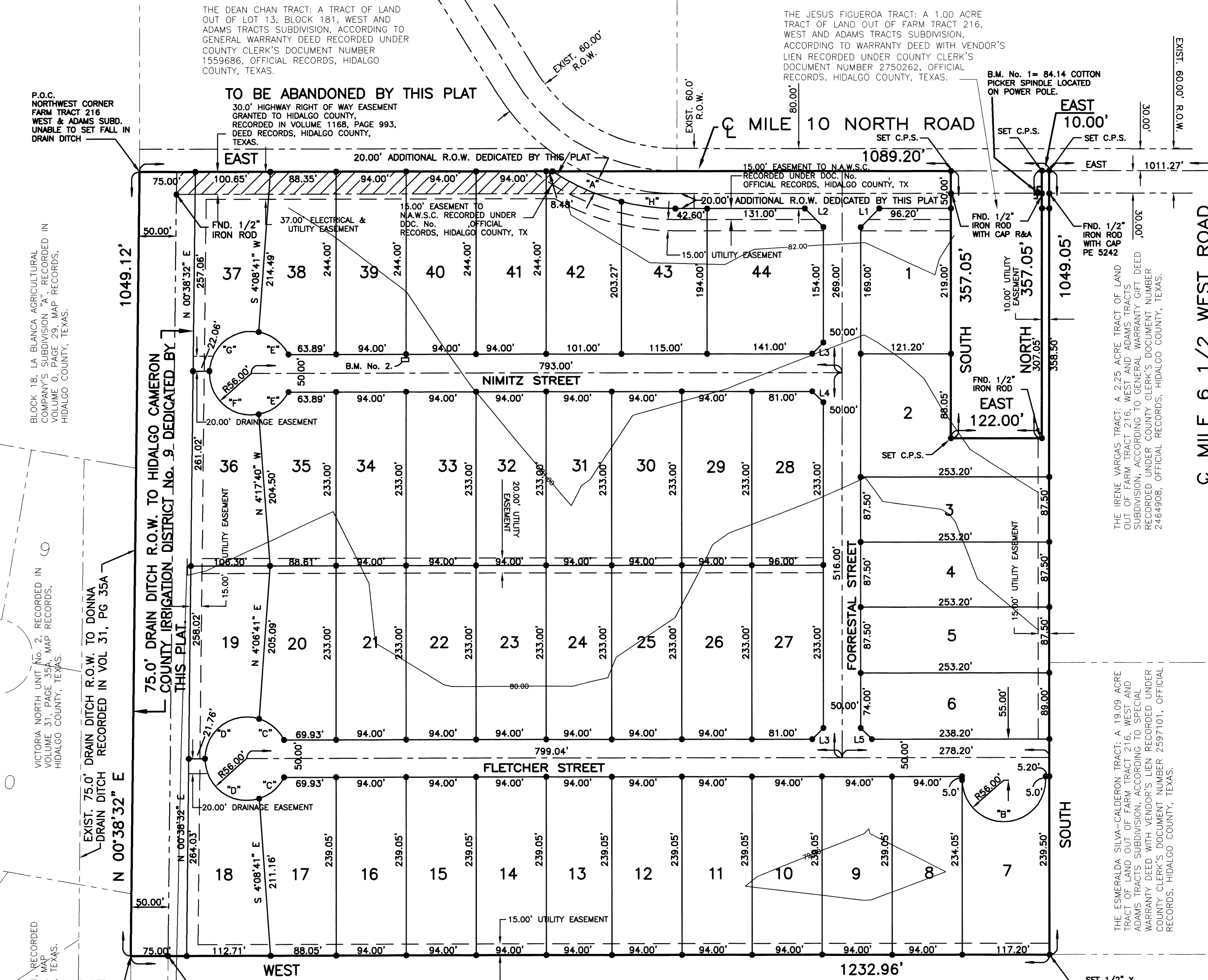


ALFONSO QUINTANILLA R.P.L.S. No. 4856 DATE 7-27-19

Table with 3 columns: LOT, AREA (S.F.), AREA (AC). Lists lots 1 through 44 with their respective areas.

Table with 3 columns: DATA, BEARING, LENGTH. Lists line data for lots 1 through 6.

Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD. Lists curve data for lots 1 through 6.



THE LUDUVINA Z. PEREZ TRACT: THE SOUTH 31.06 ACRES OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2230787, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE IRENE VARGAS TRACT: A 2.25 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO GENERAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2464908, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ESMERALDA SILVA-CALDERON TRACT: A 19.09 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2597101, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE JESUS FIGUEROA TRACT: A 1.00 ACRE TRACT OF LAND OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2750262, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE DEAN CHAN TRACT: A TRACT OF LAND OUT OF LOT 13, BLOCK 181, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1559866, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

TO BE ABANDONED BY THIS PLAT 30.0' HIGHWAY RIGHT OF WAY EASEMENT GRANTED TO HIDALGO COUNTY, RECORDED IN VOLUME 1168, PAGE 993, DEED RECORDS, HIDALGO COUNTY, TEXAS.

75.0' DRAIN DITCH R.O.W. TO HIDALGO CAMERON COUNTY IRRIGATION DISTRICT NO. 9, DEDICATED BY THIS PLAT.

EXIST 75.0' DRAIN DITCH R.O.W. TO DONNA VICTORIA NORTH UNIT No. 2, RECORDED IN VOLUME 50, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EXIST 75.0' DRAIN DITCH R.O.W. TO DONNA VICTORIA NORTH UNIT No. 1, RECORDED IN VOLUME 50, PAGE 43, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EXIST 60.0' R.O.W. ON POWER POLE. B.M. No. 1 = 84.14 COTTON PICKER SPINDLE LOCATED ON POWER POLE.

EXIST 60.0' R.O.W. EAST 10.00' WEST ROAD.

EXIST 60.0' R.O.W. WEST ROAD.

SCALE 1" = 100'

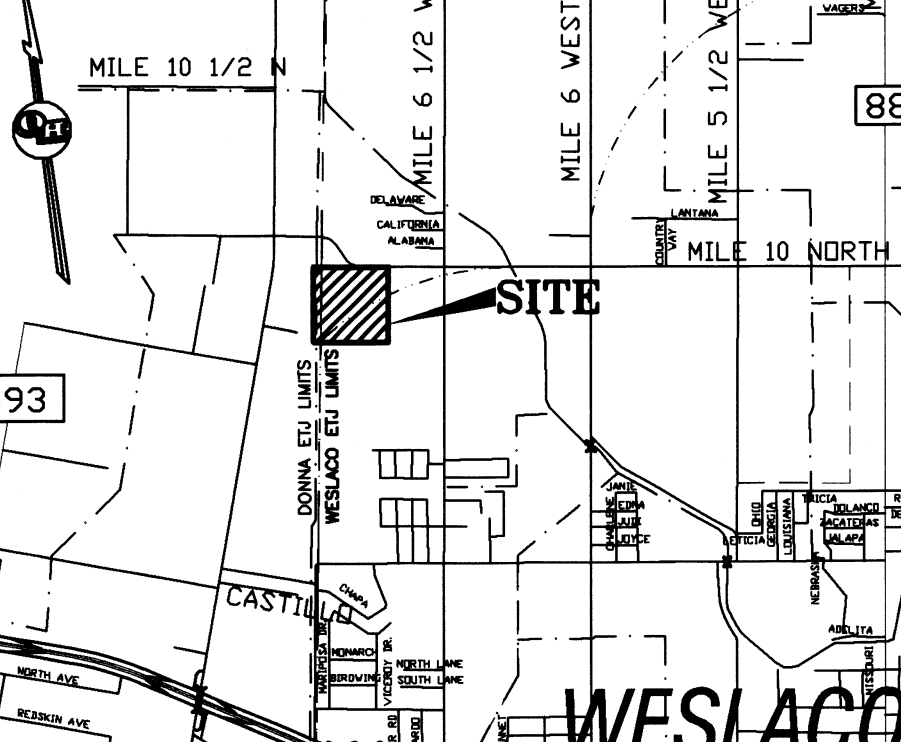
INDEX OF SHEETS

SHEET 1 HEADINGS: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY MAYOR'S APPROVAL; CERTIFICATE OF PLANNING CERTIFICATION; HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE'S CERTIFICATION; HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CAMERON COUNTY IRRIGATION DISTRICT NO. 9 CERTIFICATE; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; REVISION NOTES.

SHEET 2 WATER DISTRIBUTION AND SANITARY SERVICE (OSSF) MAP; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBMITTER CERTIFICATE & STATEMENT.

SHEET 3 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

LOCATION MAP



WESLACO

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADING) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0450 C. EFFECTIVE DATE: JUNE 6, 2000. L.O.M.R. MAY 30, 2002 AND L.O.M.R. CASE NO. 18-06-0700P EFFECTIVE DATE: OCTOBER 5, 2018. LETTER OF MAP REVISION DETERMINATION DOCUMENT (LOMR-APP) EFFECTIVE DATE BY FEMA ON OCTOBER 5, 2018. CASE NO. 18-06-0700P. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN 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.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.3.- SETBACKS: FRONT 25.00 FEET REAR 15.00 FEET SIDE 6.00 FEET SIDE CORNER ABUTTING STREET 10.00 FEET CORNER SIDE WITH GARAGE 20.00 FEET OR EASEMENT WHOEVER IS GREATER IN ALL CASES.4.- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY FIRE 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.5.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS B.M. No. 1 = 84.14 COTTON PICKER SPINDLE LOCATED ON POWER POLE AT THE NORTHEAST CORNER OF THIS SUBDIVISION N.A.V.D. 88 DATUM B.M. No. 2 = 79.25 TOP OF INLET LOCATED NEAR THE SOUTHWEST CORNER OF LOT 40 OF THE PROPOSED SUBDIVISION, N.A.V.D. 88 DATUM.6.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF 23,833.59 CUBIC FEET (1.70 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. 3.7.- LEGEND * - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.8.- 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.9.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION FOR OCCUPANCY OF THE LOT.10.- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.11.- 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.12.- THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION EVERY 300 FEET AS REQUIRED BY THE CITY OF WESLACO.13.- 4.0' SIDEWALKS ALONG INTERIOR STREETS ARE REQUIRED AT TIME OF BUILDING PERMIT.14.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.15.- MIDWAY COUNTRY ESTATES, THE OWNER & SUBDIVIDER OF KEVIN CAMPBELL RETAINS AN EASEMENT ON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.16.- ESCROW 5.0' SIDEWALK ALONG MILE 10 NORTH ROAD.17.- NO ACCESS TO MILE 10 NORTH ROAD, FOR LOTS 1, 2 AND 37 THROUGH 44.18.- 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. 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 EXEMPTS 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.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY: MIDWAY COUNTRY ESTATES, IS LOCATED IN MIDWAY HIDALGO COUNTY ON THE EAST SIDE OF MILE 6 WEST ROAD AND SOUTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797) MIDWAY COUNTRY ESTATES, LIES WITHIN THE 1/2 MILE ETJ. IT LIES IN PCT. 1.

Table with 5 columns: Name, Address, City & Zip, Phone, Fax. Lists principal contacts for LA CUESTA SOL DEVELOPMENT LTD., KEVIN CAMPBELL-MEMBER, CLARISSA ANNETTE QUINTANILLA, and ALFONSO QUINTANILLA.

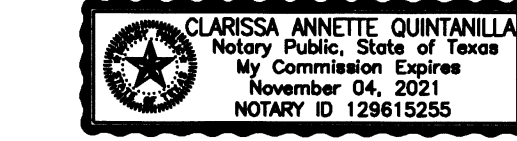
QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS. 124 E. STUBBS ST. EDINBURG, TEXAS 78539. REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00.

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

I, KEVIN CAMPBELL AS REPRESENTATIVE OF THE 28.55 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MIDWAY COUNTRY ESTATES, HEREBY SUBMIDE THE LAND AS DESCRIBED 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.

LA CUESTA SOL DEVELOPMENT LTD. KEVIN CAMPBELL MEMBER 1210 EAST TYLER AVENUE HARLINGEN, TX 78550

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, the undersigned notary public, on this day personally appeared KEVIN CAMPBELL MEMBER who 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 he executed the same for the purposes and consideration thereby expressed. Given under my hand and seal of office this day of July, 2019.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MIDWAY COUNTRY ESTATES, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO.

Mayor of the City of Weslaco Date ATTEST: Secretary of the City of Weslaco Date

STATE OF TEXAS CITY OF WESLACO

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MIDWAY COUNTRY ESTATES, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

Hidalgo County Judge Date ATTEST: Hidalgo County Clerk Date

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, DATED THIS DAY OF July, 2019.

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 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.

LA CUESTA SOL DEVELOPMENT LTD. KEVIN CAMPBELL MEMBER 1210 EAST TYLER AVENUE HARLINGEN, TX 78550

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MIDWAY COUNTRY ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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 RAIL SESIN, P.E., C.F.M. GENERAL MANAGER DATE

Table with 4 columns: SHEET No. 1 OF 3 SHEETS, FILENAME: F:\DATA\SUBDIVS\WESLACO\MIDWAY COUNTRY ESTATES\PLAT, DATE PREPARED: JULY 27, 2019, PREPARED BY: JES, CHECKED BY: JES, APPROVED BY: JES.



ALFONSO QUINTANILLA P.E. No. 95534 DATE 4-9-19

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

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

BY: DEPUTY

Table with 4 columns: DATE OF PREPARATION: JULY 27, 2018, SHEET No. 1 OF 3 SHEETS, FILENAME: F:\DATA\SUBDIVS\WESLACO\MIDWAY COUNTRY ESTATES\PLAT, DATE PREPARED: JULY 27, 2019, PREPARED BY: JES, CHECKED BY: JES, APPROVED BY: JES.

MIDWAY COUNTRY ESTATES

A 28.55 ACRE TRACT OF LAND (DEED RECORD: 28.56 ACRES) OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515973, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR MIDWAY COUNTRY ESTATES:
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

MIDWAY COUNTRY ESTATES WILL BE PROVIDED WITH POTABLE WATER BY THE 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 10" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 10 NORTH ROAD.

WATER SYSTEM FOR MIDWAY COUNTRY ESTATES CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 10" DIAMETER WATERLINE ON THE NORTH SIDE OF MILE 10 NORTH ROAD. THE 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE WEST SIDE OF FORRESTAL ROAD AND TEE EAST AND WEST RUNNING ALONG THE NORTH SIDE OF FLETCHER STREET, ENDING WITH A 2" FLUSH VALVE.

FROM THE NORTHWEST CORNER OF LOT 28, AN 8" DIAMETER WATERLINE TIES ON THE WEST SIDE OF FORRESTAL STREET AND RUNS WEST ALONG THE SOUTH SIDE OF NIMITZ STREET, ENDING WITH A 2" FLUSH VALVE ON THE NORTHWEST CORNER OF LOT 35.

FROM THE 8" DIAMETER WATERLINE, THERE ARE TWENTY-ONE (21) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE TWO (2) 3/4" SINGLE SERVICE LINES THAT RUN TO THE WATER METERS OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 0 OR \$ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL INSTALL THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ THE ENTIRE WATER FACILITIES WILL BE 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 and Costs.

SEWAGE FROM THE MIDWAY COUNTRY ESTATES, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR LICENSE NUMBER OS 12258 HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR LICENSE NUMBER OS 12258 HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 7, 18, 26, 34 AND 37. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WEST.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFs HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR PLAT APPROVAL AT A TOTAL COST OF \$ PER LOT. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

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 COSTS TO INSTALL THE ABOVE DESCRIBED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

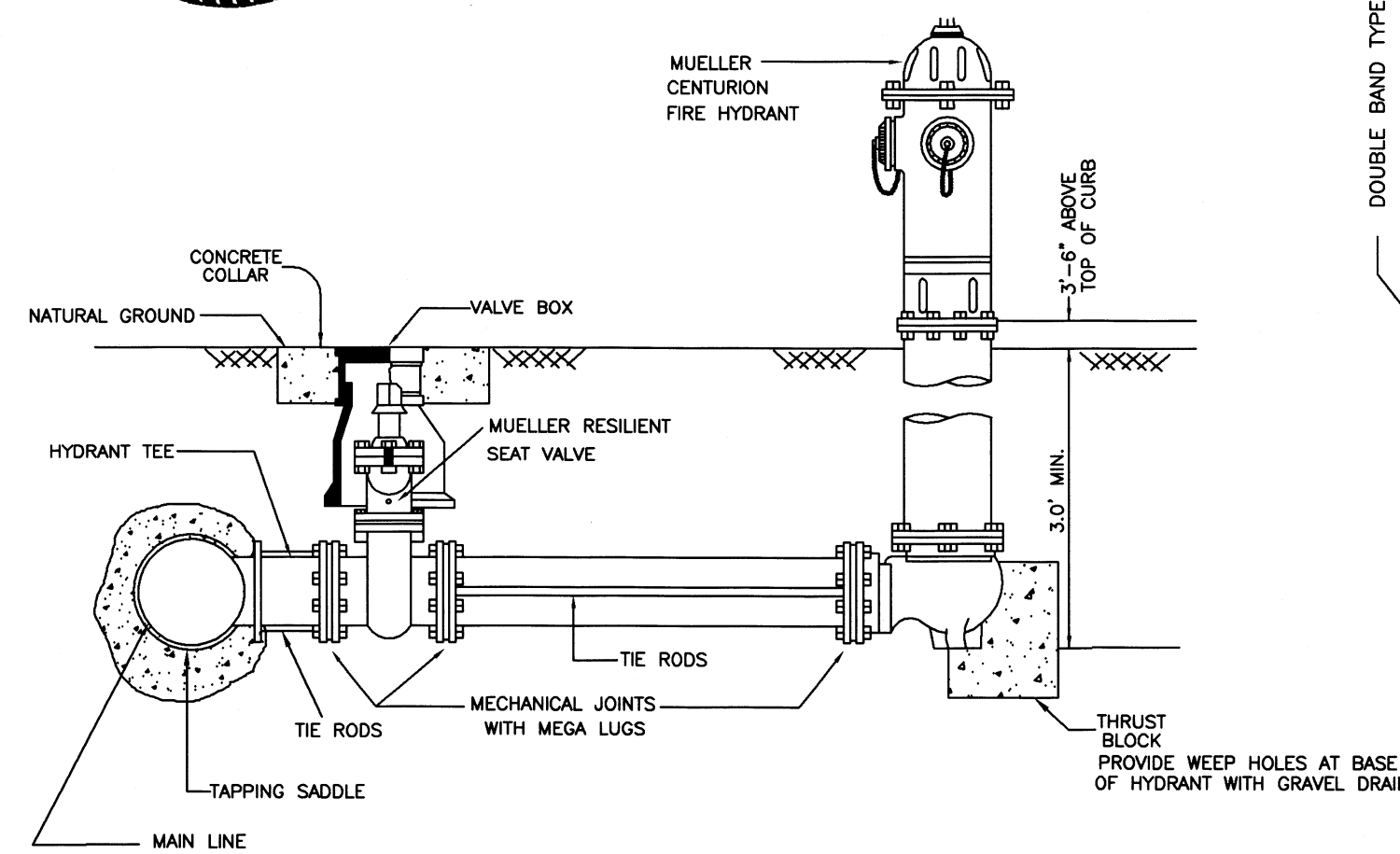
WATER FACILITIES - THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE A COST A GRAND TOTAL OF WHICH EQUALS TO \$ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534

DATE
4-9-19



NAWSC FIRE HYDRANT
(NOT TO SCALE)

DUAL WATER SERVICE CONNECTION
(NOT TO SCALE)

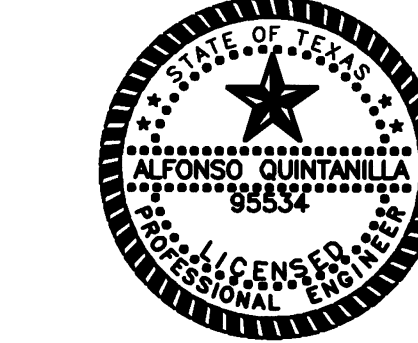
SINGLE WATER SERVICE CONNECTION
(NOT TO SCALE)

CERTIFICACION

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ O CUAL EQUIVALE A US\$ POR LOTE.

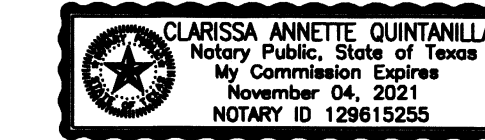
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1,500.00 A UN COSTO TOTAL DE \$ TODA LA SUBDIVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534

DATE
4-9-19

BEFORE ME, the undersigned notary public, on this day personally appeared
KEVIN CAMPBELL MEMBER 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 he executed the same for the purposes and consideration thereby expressed. Given under my hand and seal of office this _____ day of _____, 20__.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



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

COST ESTIMATE

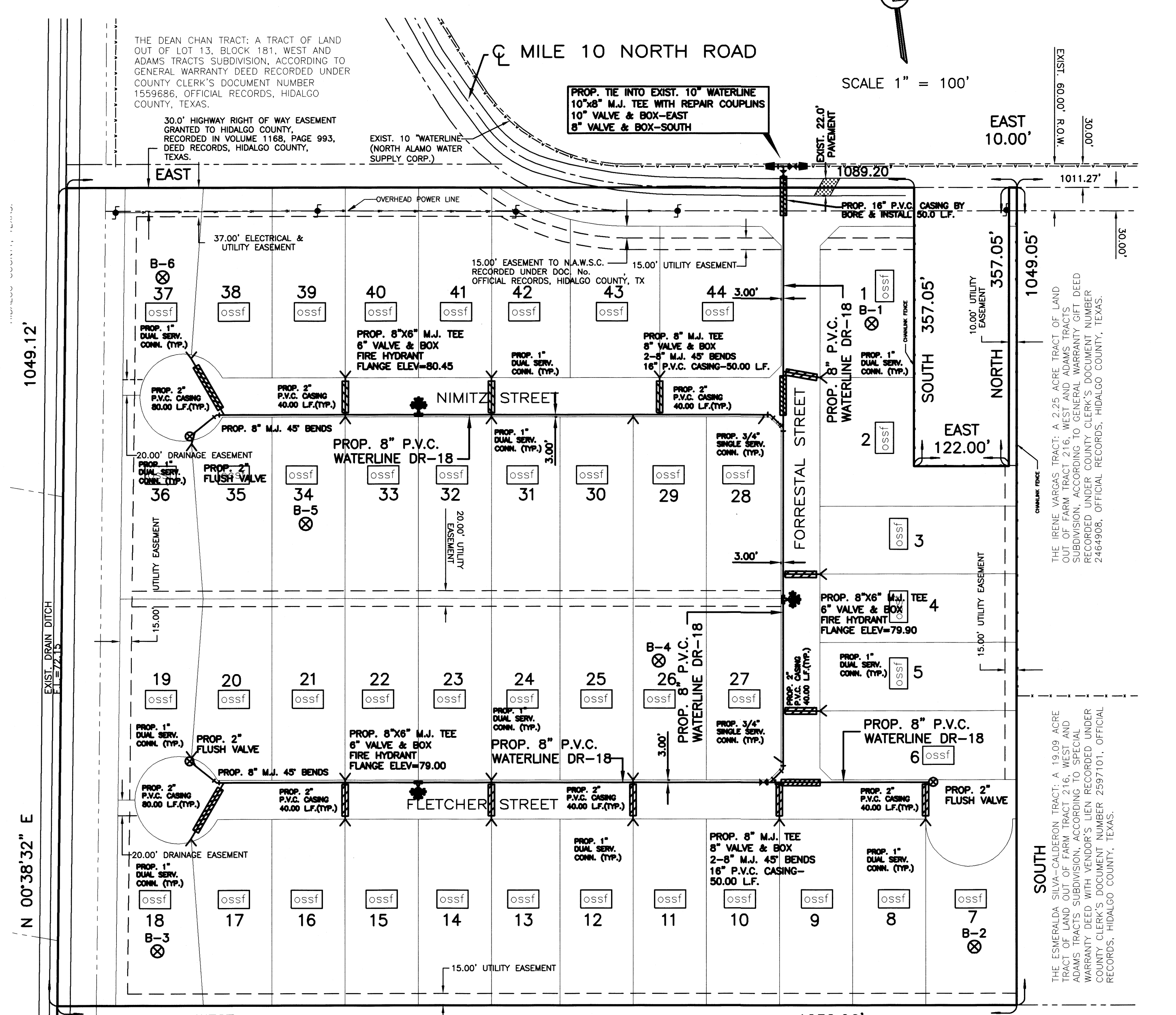
WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

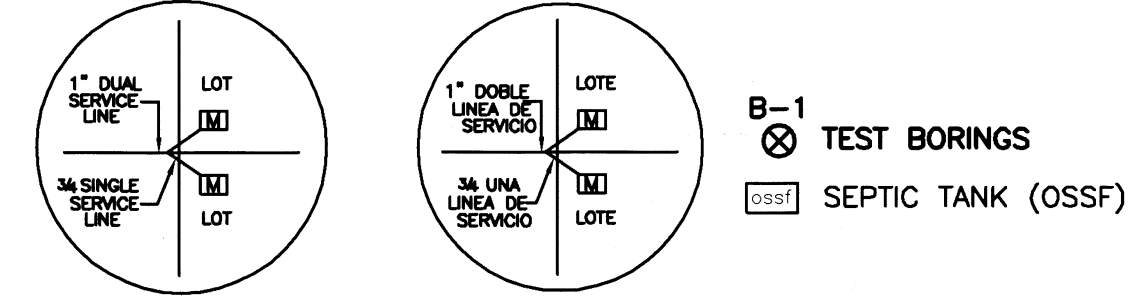
SHEET NO. 2 OF 3 SHEETS

FILE NAME: 2-19-19 SUBDIVISIONS, WEST AND ADAMS TRACTS, MIDWAY COUNTRY, DUAL LAYOUTS			
DATE PREPARED: 2-7-2019	PREPARED BY: LG	CHECKED BY:	APPROVED BY:
DATE REVISION:	REVISION BY:	CHECKED BY:	APPROVED BY:



THE LUDOVINA Z. PEREZ TRACT, THE SOUTH-31.06 ACRES OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2230787, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78839
REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00
PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQQ@QHA-ENG.COM



MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

MIDWAY COUNTRY ESTATES

A 28.55 ACRE TRACT OF LAND (DEED RECORD: 28.56 ACRES) OUT OF FARM TRACT 216, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2515973, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR SAN LUGO SUBDIVISION No. 1

A 28.55 acre tract of land (deed record: 28.56 acres) out of Farm Tract 216, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the plat of map thereof recorded in volume 2, pages 34-37, map records Hidalgo County, Texas, and according to special warranty deed with vendor's lien recorded under county clerk's document number 2515973, official records, Hidalgo County, Texas. This subdivision is located on the south side of Mile 10 North Road, approximately 1,011 feet west of Mile 1/2 West Road. The site is currently open land. The proposed subdivision will consist of 44 single-family lots.

The tract is Zone "X" (unshaded) as per FEMA Flood Insurance Rate Map Community Panel No. 480334 0450 C dated June 6, 2000 with LMR dated October 5, 2018.

The majority of the soil is Hidalgo (25 & 28) and is in soil group "B". It is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southerly direction with an approximate 1% slope. The existing runoff for the proposed subdivision is Q=11.16 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=35.11 cubic feet per second for an increase of Q = 23.95 cubic feet per second (50 year storm). Detention will be 66,282.78 cubic feet (1.52 acre feet) and will be accomplished by excavating the existing Hidalgo Cameron County Irrigation District No. 9 drain ditch located on the west side of the subdivision. In addition, the developer is proposing to install a storm sewer system consisting of 18", 24", and 30" storm pipes and Type "A" inlets that will collect the runoff from the roads that will outfall in the drain ditch. 75,000 feet of Drain Ditch Right of Way to Hidalgo Cameron County Irrigation District No. 9 is being dedicated by this plat. This drain ditch flows north 500 feet and connects with H.C.D.D. No. 1, Westaco North Lateral.

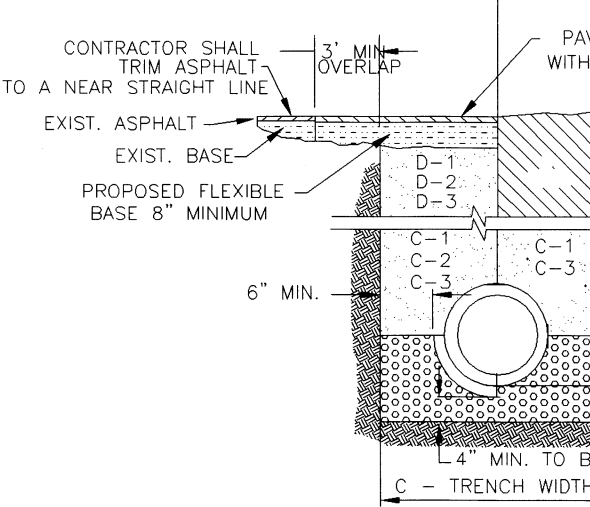


ALFONSO QUINTANILLA
P.E. 95534

4-9-19
DATE

COST ESTIMATE
WATER DISTRIBUTION: \$
DRAINAGE IMPROVEMENTS: \$
PAVING IMPROVEMENTS: \$
SEPTIC TANK (OSSF): \$

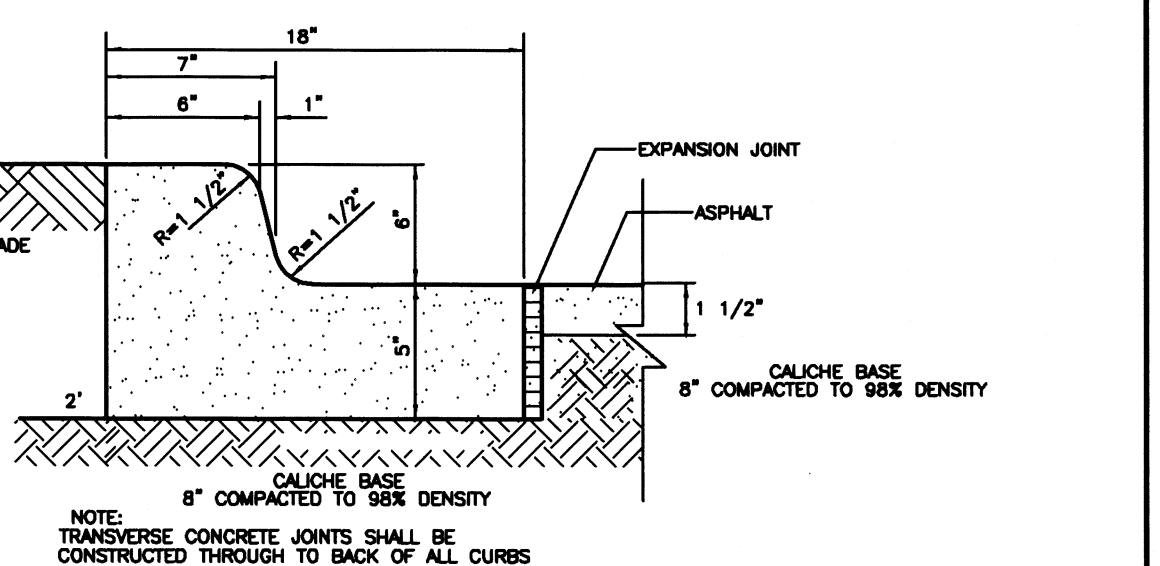
PAVED SECTIONS UN-PAVED SECTIONS



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

- A. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL SIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 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 AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 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 D-698, 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% SPD, 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% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS II, 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 D-4253 AND 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 (ASHTO 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 95% 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 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.



INTEGRAL CURB & GUTTER N.T.S.



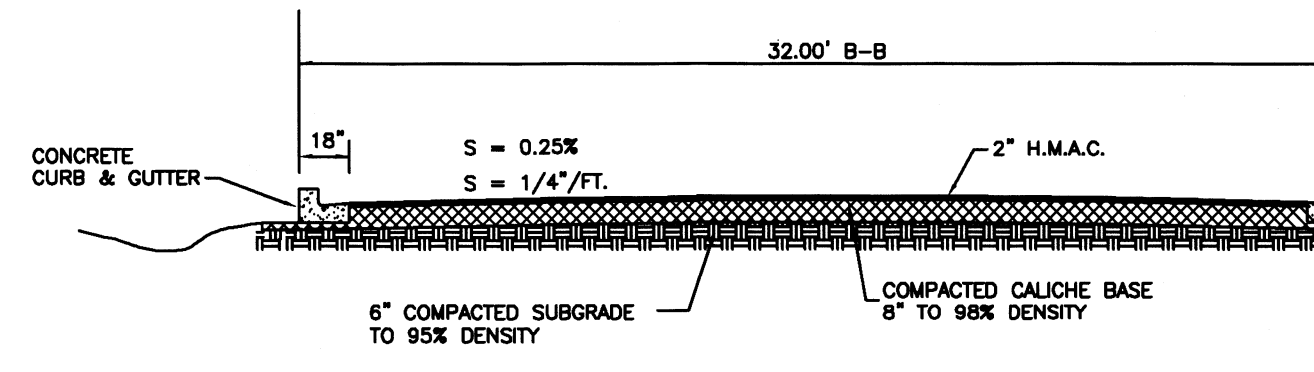
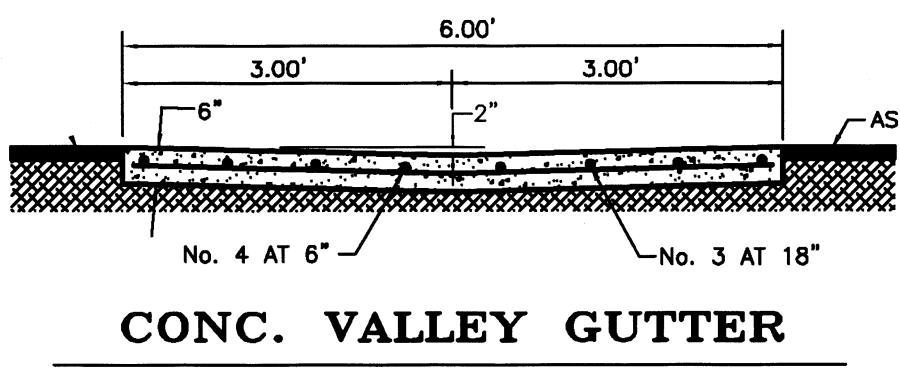
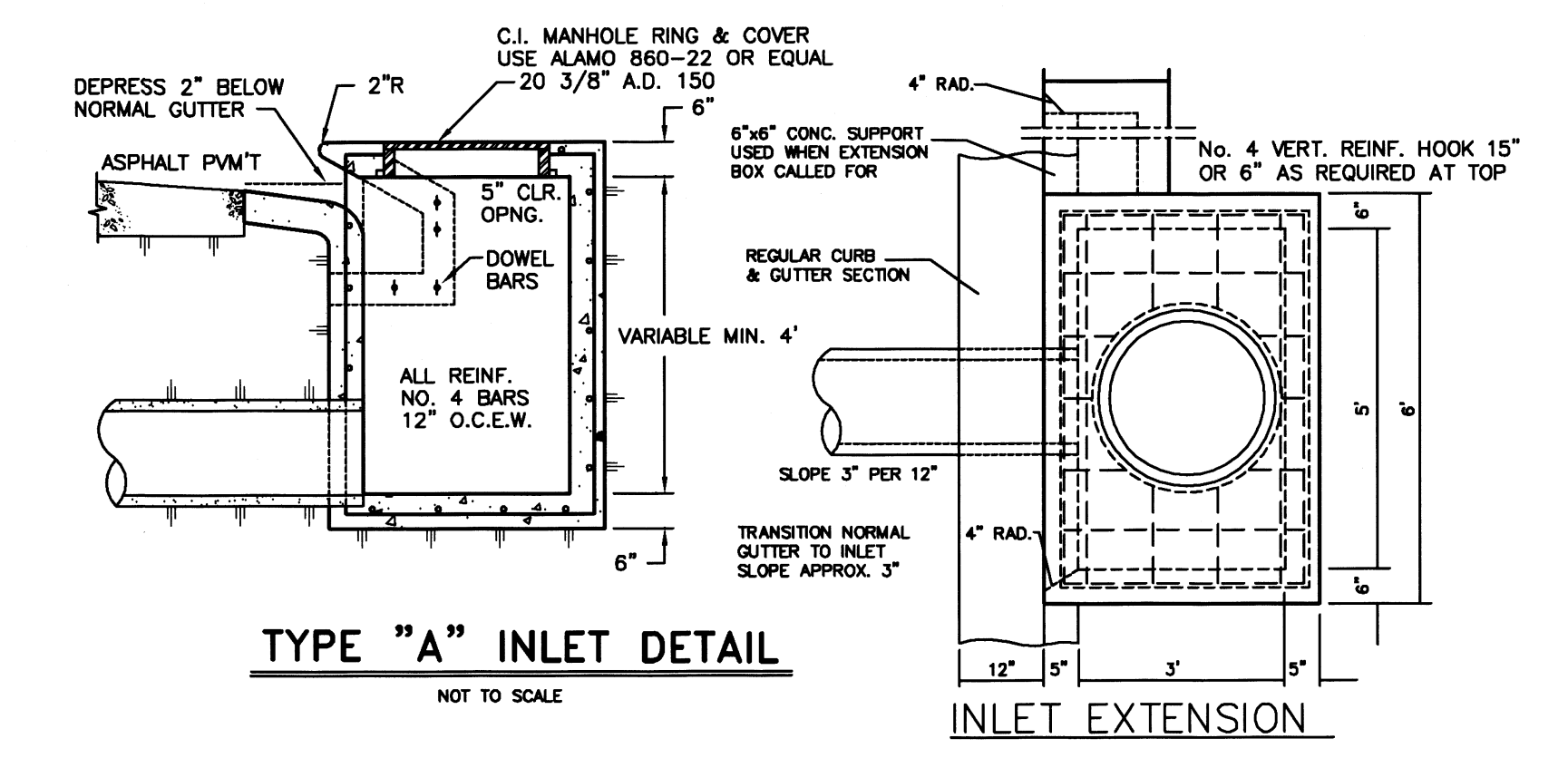
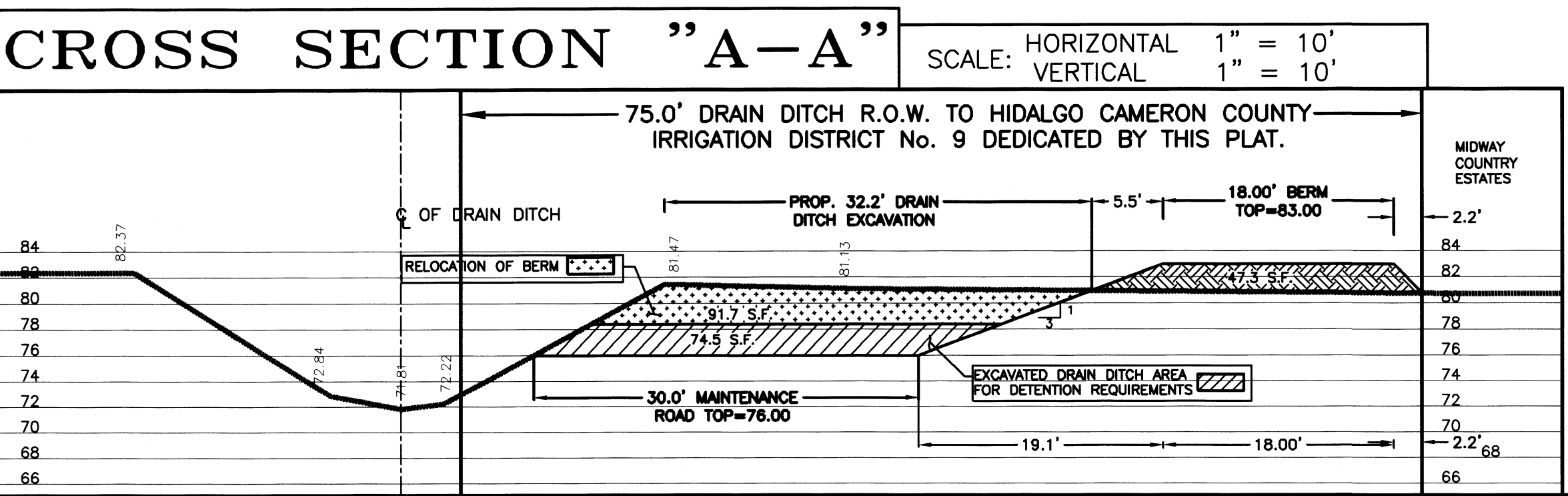
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

SHEET NO. 3 OF 3 SHEETS

LEGEND
TOTAL DETENTION REQUIRED - 73,933.59 C.F.
TOTAL DETENTION PROVIDED - 74,500.00 C.F.
(1,000.0 L.F. X 74.5 S.F.)
TOTAL EXCAVATION NEEDED - 166,200.00 C.F.
(1,000.0 L.F. X 166.2 S.F.)



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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
SURVEYING REGISTRATION NUMBER 100411-00

FILENAME: F:\DATA\SUBD\H.C.\SAN LUGO No. 1\PAVING
DATE PREPARED: 12-10-18 PREPARED BY: M. GONZALEZ
DATE CHECKED: 12-10-18 CHECKED BY: M. GONZALEZ
DATE REVISED: _____ REVISED BY: _____