



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-30-2019

PROPOSED CALEDONIA ESTATES PHASE III SUBDIVISION PRECINCT No. 4.

ENGINEER: SALINAS ENGINEERING & ASSOCIATES DEVELOPER: RICARDO R. SALINAS & RICARDO SALINAS JR.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 42  SINGLE FAMILY     MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF CURRY ROAD ¼ MILE WEST OF CESAR CHAVEZ ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG AND WAS APPROVED ADMINISTRATIVELY BY SAID CITY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-10-2019 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: NO R.O.W. DEDICATION IS REQUIRED FOR CURRY ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-08-2017 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-02-2017 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 8" LOCATION: SHERMAN STREET & DISHMAN STREET.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: SHERMAN STREET & DISHMAN STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-04-2017 : 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.

VARIANCE REQUEST FROM: *Hidalgo County Subdivision Rules Title "B" chapter 3.5 E. section 13 "setback".  
Lots 25-31 front setback to be reduced from 25.00 feet to 20.00 feet and rear setback to be reduced from 15.00 feet to 10.00 feet.*

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 EDINBURG.  
 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.*

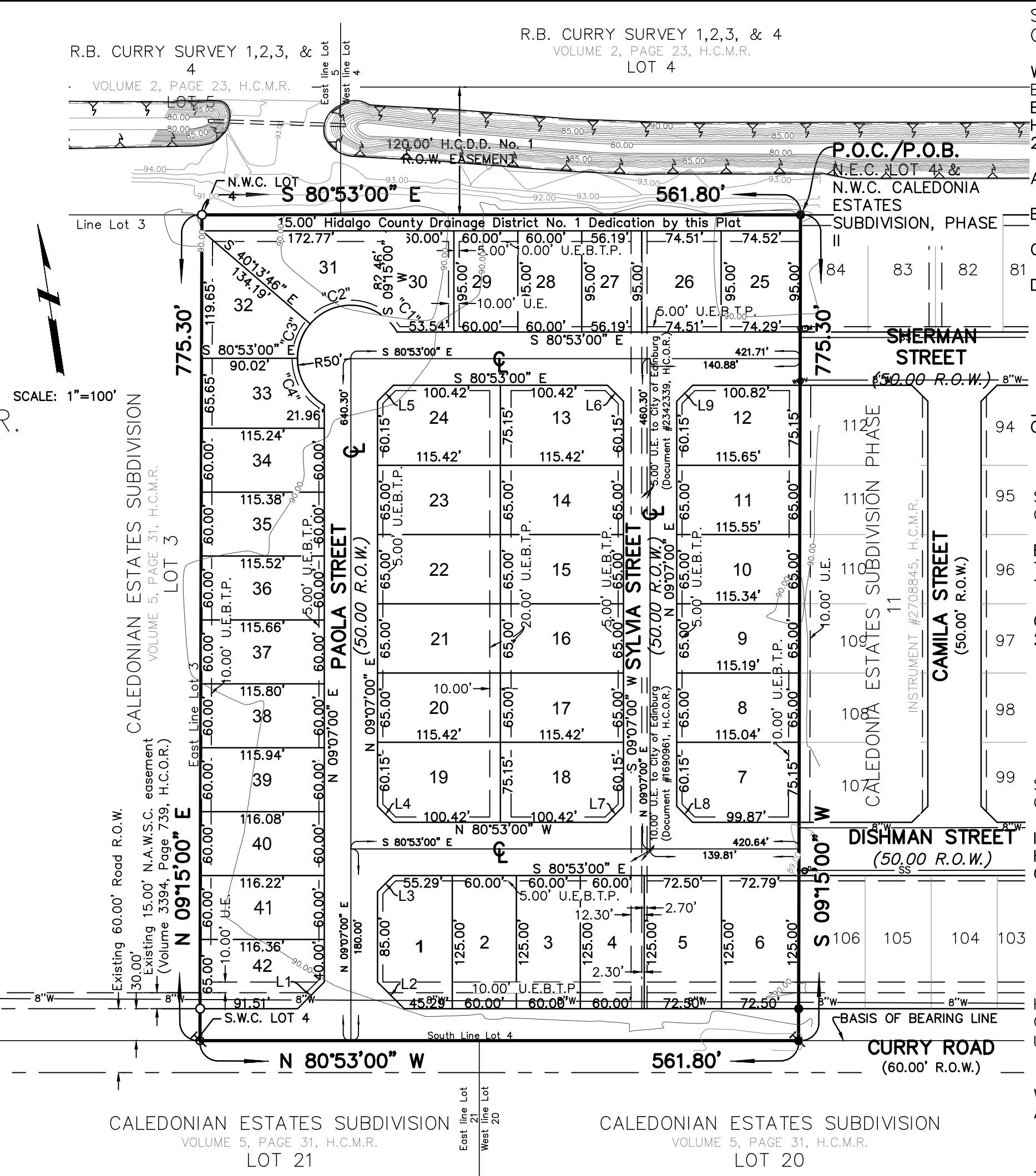
CURVE DATA				
CURVE	RADIUS	LENGTH	CH BEARING	DELTA
C1	50.00'	16.28'	N 57°56'58" W	60.27'
C2	50.00'	79.14'	N 84°53'03" W	71.14'
C3	50.00'	35.13'	S 29°38'39" W	34.41'
C4	50.00'	52.79'	S 20°43'44" E	50.37'

LOT SIZES		
LOT #	SQ. FT.	AC.
1	8,361.25	0.19
2-4	7,500.00	0.17
5	9,062.50	0.21
6	9,080.68	0.21
7	8,526.09	0.20
8	7,482.64	0.17
9	7,492.47	0.17
10	7,502.31	0.17
11	7,512.14	0.17
12	8,584.94	0.20
13&24	8,560.94	0.20
14-17	7,501.98	0.17
20-23		
18-19	8,560.70	0.20
25	7,068.42	0.16
26	7,078.93	0.16
27	5,338.15	0.12
28-29	5,700.00	0.13
30	5,990.30	0.14
31	9,749.47	0.22
32	7,482.76	0.17
33	6,780.83	0.16
34	6,918.69	0.16
35	6,927.07	0.16
36	6,935.45	0.16
37	6,943.83	0.16
38	6,952.20	0.16
39	6,960.58	0.16
40	6,968.96	0.16
41	6,977.34	0.16
42	7,255.73	0.17

LINE TABLE		
LINE	LENGTH	BEARING
L1	35.36'	N 54°07'00" E
L2	35.36'	N 35°53'00" W
L3	21.21'	N 54°07'00" E
L4	21.21'	N 35°53'00" W
L5	21.21'	N 54°07'00" E
L6	21.21'	S 35°53'00" E
L7	21.21'	S 54°07'00" W
L8	21.21'	S 35°53'00" E
L9	21.21'	S 54°07'00" W

**LEGEND**

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- SET NAIL
- RIGHT-OF-WAY
- POINT OF COMMENCEMENT
- POINT OF BEGINNING
- N.E.C. NORTHEAST CORNER
- S.E.C. SOUTHEAST CORNER
- N.W.C. NORTHWEST CORNER
- S.W.C. SOUTHWEST CORNER
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- U.E.B.T.P. UTILITY EASEMENT BY THIS PLAT
- N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORPORATION



STATE OF TEXAS  
COUNTY OF HIDALGO

WE, CALEDONIA ESTATES CORPORATION PHASE III, A TEXAS CORPORATION, AS OWNERS TO THE LAND SHOWN ON THIS PLAT DESIGNATED AS CALEDONIA ESTATES SUBDIVISION PHASE III HIDALGO COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC OR ENTITIES, ALL STREETS, WATERWAYS, WATER COURSES, ALLEYS, EASEMENTS, AND RIGHTS-OF-WAY HEREIN SHOWN OR THE PURPOSE OF CONSIDERATION HEREIN EXPRESSED, AND, FURTHER, HEREBY CERTIFY THAT THE REQUIREMENTS OF SECTION 232.032 OF THE TEXAS LOCAL GOVERNMENT CODE, PAGE 440, 2000 EDITION, HAVE BEEN MET AND THAT:

- A. THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- B. SANITARY SEWER CONNECTIONS TO ALL LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- C. ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- D. GAS CONNECTIONS, IF AVAILABLE AND IF PROVIDED AS AN ALTERNATE SOURCE OF ENERGY, PROVIDED TO EACH LOT MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

OWNER: CALEDONIA ESTATES CORPORATION PHASE III, A TEXAS CORPORATION  
RICARDO R. SALINAS JR., PRESIDENT  
2221 DAFFODIL AVE.  
MCALLEN, TEXAS 78501

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICARDO R. SALINAS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

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

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

CHAIRPERSON, PLANNING AND ZONING COMMISSION  
DATE \_\_\_\_\_

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CALEDONIA ESTATES SUBDIVISION, PHASE II, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON \_\_\_\_\_ 2019.

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

STATE OF TEXAS  
CITY OF EDINBURG  
MAYOR'S CERTIFICATION

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

MAYOR'S SIGNATURE DATE \_\_\_\_\_  
CITY SECRETARY 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 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 HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

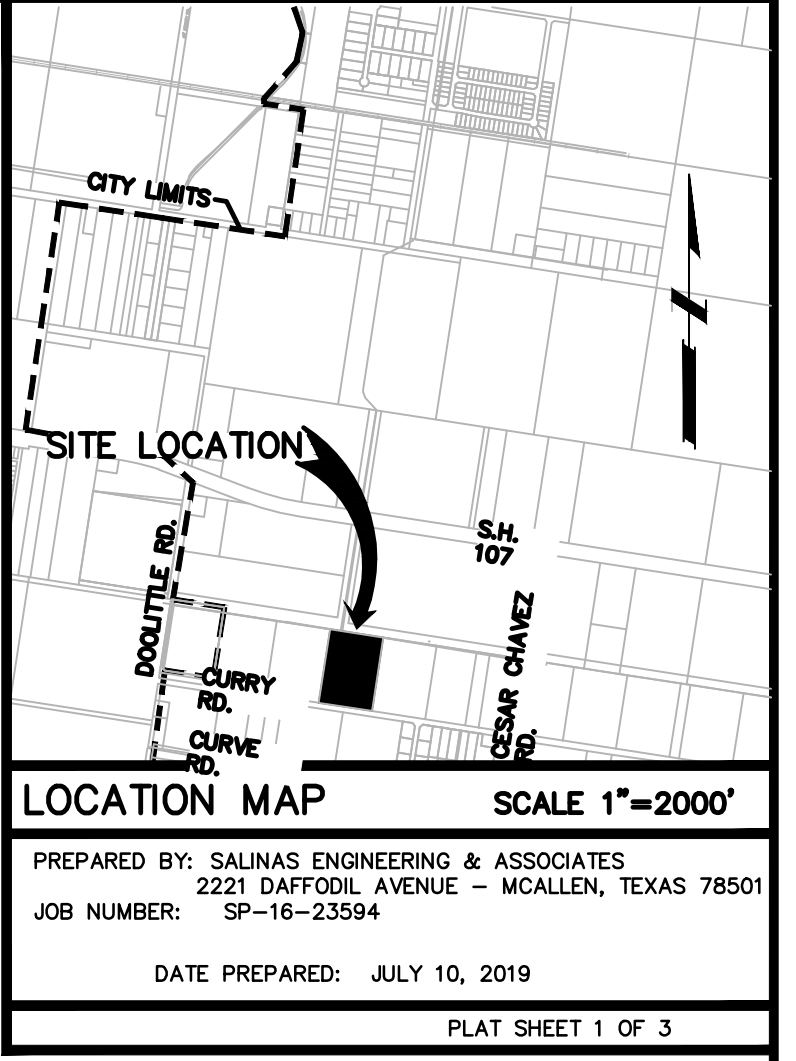
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER

STATE OF TEXAS  
COUNTY OF HIDALGO

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

**DISCLAIMER:** THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JULY 10, 2019. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

DAVID OMAR SALINAS, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR #5782



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

CALEDONIA ESTATES SUBDIVISION PHASE III, IS LOCATED 0.30 MILES FROM THE NORTHWEST CORNER OF CESAR CHAVEZ ROAD AND CURRY ROAD. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 AS PER THE 2010 CENSUS). CALEDONIA ESTATES SUBDIVISION, PHASE III DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG, IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT NO. 4.

**METES AND BOUNDS DESCRIPTION**

BEING A 10.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOT 4, MAP OF CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 10.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST OF SAID LOT 4 SAME BEING THE NORTHWEST CORNER OF CALEDONIA ESTATES SUBDIVISION, PHASE II, AS PER THE MAP OR PLAT THEREOF RECORDED IN INSTRUMENT NO. 2708845, M.R.H.C.T., FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- (1) THENCE, SOUTH 09 DEGREES 15 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 4, SAME BEING THE WEST LINE OF SAID CALEDONIA ETATES, PHASE II, A DISTANCE OF 745.30 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CURRY ROAD, AT A DISTANCE OF 775.30 FEET IN ALL TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 4 SAME BEING THE SOUTHWEST CORNER OF SAID CALEDONIA ESTATES SUBDIVISION PHASE II AND BEING FURTHER LOCATED IN THE CENTER OF SAID CURRY ROAD FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (2) THENCE, NORTH 80 DEGREES 53 MINUTES 00 SECONDS WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 4 LOCATED IN THE CENTER OF SAID CURRY ROAD, A DISTANCE OF 561.80 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 4 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (3) THENCE, NORTH 09 DEGREES 15 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE WEST LINE OF SAID LOT 4, A DISTANCE OF 30.00 FEET PASS A 1/2 INCH DIAMETER IRON ROD SET ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CURRY ROAD, AT A DISTANCE OF 775.30 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD SET ON THE NORTHWEST CORNER OF SAID LOT 4 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- (4) THENCE, SOUTH 80 DEGREES 53 MINUTES 00 SECONDS EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 561.80 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 GROSS ACRES OF LAND, MORE OR LESS.

REVISION NOTES			
NO.	SHEET	REVISION	DATE

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

INDEX SHEET OF CALEDONIA ESTATES SUBDIVISION, PHASE III	
SHEET 1	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.R. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.

- GENERAL PLAT NOTES:
- MINIMUM SETBACK LINES:  
FRONT..... 25.00' OR 1/2 OF THE R.O.W. NOT TO EXCEED 50 FEET.  
REAR..... 15.00' OR EASEMENT, WHICHEVER IS GREATER.  
SIDE..... 6.00' OR EASEMENT, WHICHEVER IS GREATER.  
CORNER SIDE..... 10.00'.  
CORNER GARAGE SIDE..... 18.00' / CORNER GARAGE FRONT..... 18.00'.  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET..... 20.00'.
  - FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 OF 100-YEAR FLOOD SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD. COMMUNITY PANEL NO. 480334 0325 D (REVISED TO REFLECT LOMR 5/17/01) EFFECTIVE DATE JUNE 06, 2000. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY PANEL NUMBER 480334 0325 D EFFECTIVE DATE JUNE 06, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OR 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 THRU 4127).
  - 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 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.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL MINIMUM VOLUME, USING A 50-YEAR STORM EVENT, OF 65,520.0 CUBIC- FEET OR 1.50 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE SHEET NO. 5 FOR DRAINAGE REPORT AND FOR STORM SEWER IMPROVEMENTS.
  - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS, FROM LOT 1 THRU LOT 42. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL.) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "SEA 5782".
  - 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.
  - EACH PURCHASED CONTRACT MADE BETWEEN THE DEVELOPER 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.
  - BENCHMARK NOTE: BM#1 SQUARE CUT AT SOUTHWEST CORNER OF EXISTING TYPE "A" INLET LOCATED ON THE SEC. OF LOT "E", CALEDONIA ESTATES SUBDIVISION PHASE II, ELEVATION 88.19. B.M. - BM#2 DESCRIPTION: LOCATED ON TOP OF FIRE HYDRANT SOUTH OF CURRY ROAD, NORTH OF LOT 9, CURVE AND CURRY SUBDIVISION ELEVATION 92.69.
  - THIS SUBDIVISION WAS DESIGNED FOR 50 YEAR FLOOD RATIONAL METHOD.
  - A FOUR (4.0) FOOT SIDEWALK BEHIND THE BACK OF CURB IS REQUIRED AT BUILDING PERMIT STAGE PROVIDED BY EACH LOT OWNER.
  - ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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.
  - CLEARANCES FOR WATER METERS, AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO AS RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
  - ALL CONSTRUCTION TO MEET CITY OF EDINBURG & N.A.W.S.C. REQUIREMENTS AND STANDARDS.
  - LOTS 1 THRU 6, AND 42 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO CURRY ROAD.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
  - ANY ADDITION TO EXISTING RESIDENCE MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.

**CALEDONIA ESTATES SUBDIVISION PHASE III**  
HIDALGO COUNTY, TEXAS  
BEING A 10.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 4, CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS

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, a 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 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_\_ day of 2019.

RICARDO R. SALINAS, JR.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION, AND, FURTHER, DO HEREBY CERTIFY THAT NONE OF THE AREAS BEING PLATTED HEREIN AS CALEDONIA ESTATES SUBDIVISION, PHASE III DESCRIBED BY METES AND BOUNDS DESCRIPTION (SEE METES AND BOUNDS DESCRIPTION AT THE RIGHT) ARE NOT LOCATED IN A FLOOD PRONE AREA DESIGNATED AS ZONES "A" OR "AH" DEFINED AND DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DAVID OMAR SALINAS, P.E.  
REGISTERED PROFESSIONAL ENGINEER #71973

PRESIDENT		SECRETARY	
NAME	ADDRESS	CITY & ZIP	PHONE
RICARDO R. SALINAS JR., PRES.	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081
DAVID O. SALINAS	2221 DAFFODIL AVE.	MCALLEN, TEXAS 78501	(956) 682-9081

**SEA**  
**SALINAS ENGINEERING & ASSOC.**  
(F-6675)-ENGINEER  
(10065700)-SURVEY  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFFODIL - MCALLEN, TEXAS 78501  
(956) 682-9081 - (956) 686-1489 (FAX)

# CALEDONIA ESTATES SUBDIVISION PHASE III

HIDALGO COUNTY, TEXAS  
BEING A 10.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 4, CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS

## FINAL ENGINEERING REPORT FOR CALEDONIA ESTATES SUBDIVISION PHASE III:

BY DAVID O. SALINAS, P.E.

### WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

CALEDONIA ESTATES SUBDIVISION, PHASE III 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" DIAMETER WATER LINE RUNNING PARALLEL TO THE SOUTH RIGHT-OF-WAY OF SHERMAN STREET, AN EXISTING 8" DIAMETER WATER LINE RUNNING PARALLEL TO THE NORTH RIGHT-OF-WAY OF DISHMAN STREET, THE WATER SYSTEM FOR CALEDONIA ESTATES SUBDIVISION PHASE III CONSISTS OF A PROPOSED 8" DIAMETER WATER LINE TAPPING INTO THE EXISTING 8" LINE LOCATED ON SHERMAN STREET THEN RUNS PARALLEL TO THE SOUTH RIGHT OF WAY OF SHERMAN ROAD. FROM THE PROPOSED LINE ALONG SHERMAN STREET, THE 8" WATER LINE RUNS WEST TO PAOLA STREET THEN SOUTH TO A PROPOSED 8" DIAMETER WATER LINE PARALLEL TO THE EAST RIGHT OF WAY OF PAOLA STREET. THE 8" LINE ALONG PAOLA STREET ENDS LOOPING ON AN EXISTING 8" WATER LINE PARALLEL TO THE NORTH RIGHT OF WAY OF CURRY ROAD. ANOTHER 8" DIAMETER WATER LINE CONNECTS FROM AN EXISTING 8" DIAMETER WATER LINE PARALLEL TO THE NORTH RIGHT OF WAY OF DISHMAN STREET THEN RUNS WEST CONNECTING TO THE PROPOSED 8" DIAMETER WATER LINE PARALLEL TO THE EAST RIGHT OF WAY LINE OF PAOLA STREET. ANOTHER PROPOSED 8" DIAMETER WATER LINE RUNS PARALLEL TO THE WEST RIGHT OF WAY LINE OF SYLVIA STREET CONNECTING THE PROPOSED 8" DIAMETER WATER LINE RUNNING PARALLEL TO THE SOUTH RIGHT OF WAY LINE OF SHERMAN STREET AND THE PROPOSED 8" DIAMETER WATER LINE RUNNING PARALLEL TO THE NORTH RIGHT OF WAY LINE OF DISHMAN STREET.

WATER DISTRIBUTION FOR THE CALEDONIA ESTATES SUBDIVISION PHASE III CONSISTS OF THREE (3) - 1" DIAMETER DUAL SERVICE LINES TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND NINE (9) - 3/4" DIAMETER SERVICE LINES SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINES, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$45,000.00, OR \$4,500.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$45,000.00, WHICH COVERS THE \$4,500.00 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 SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$4,100.00 FOR A TOTAL COST OF \$12,300.00. 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 FROM CALEDONIA ESTATES SUBDIVISION PHASE III WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND THE CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG HAS PROMISED TO PROVIDE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF EDINBURG HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE NORTH SIDE OF SHERMAN STREET, AND AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE SOUTH SIDE OF DISHMAN STREET.

THE WASTEWATER SYSTEM FOR CALEDONIA ESTATES SUBDIVISION PHASE III CONSISTS OF A PROPOSED 8" DIAMETER SEWER LINE THAT TIES INTO THE EXISTING 8" DIAMETER SEWER LINE RUNNING PARALLEL TO THE NORTH SIDE OF SHERMAN STREET AT A CAP LOCATED AT THE EAST PROPERTY LINE. THIS PROPOSED 8" DIAMETER SEWER LINE THEN RUNS WEST PARALLEL TO THE NORTH RIGHT OF WAY OF SHERMAN STREET CONNECTING WITH A PROPOSED 48" SANITARY SEWER MANHOLE, RUN SOUTH PARALLEL TO THE WEST SIDE RIGHT OF WAY OF PAOLA STREET, CONNECTING WITH A PROPOSED 48" SANITARY SEWER MANHOLE, RUNS WEST INSIDE A UTILITY EASEMENT AND ENDS AT THE WEST PROPERTY LINE. ANOTHER 8" DIAMETER SEWER LINE RUNS PARALLEL TO THE SOUTH RIGHT OF WAY OF DISHMAN STREET TO AN 8" CAP. ANOTHER 8" DIAMETER SEWER LINE CONNECTED TO THE PROPOSED 48" MANHOLE LOCATED ON THE PROPOSED 8" SEWER LINE PARALLEL TO THE SOUTH RIGHT OF WAY OF SHERMAN STREET, RUNS PARALLEL TO THE EAST SIDE RIGHT OF WAY OF SYLVIA STREET TO AN SEWER CLEAN OUT & 8" CAP. TWENTY ONE (21)-4" DIAMETER SEWER SERVICE LINES RUN TO EACH LOT.

THE 8" DIAMETER SEWER LINES, THE 4" DIAMETER SEWER SERVICE LINES, THE 48" SANITARY SEWER MANHOLES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$78,098.00 OR \$1,859.48 PER LOT. IN ADDITION, THE SUBDIVIDER PAID THE CITY OF EDINBURG THE SUM OF \$3,780.00 WHICH COVERS THE \$90.00 COST PER LOT WHICH COVERS MEMBERSHIP AND CONNECTION COST. THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

### 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 COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE 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 \$102,033.00 WHICH EQUALS TO \$2,429.36 PER LOT.

SEWAGE FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST \$78,098.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$1,859.48 FOR THE ENTIRE SUBDIVISION.

DAVID O. SALINAS, P.E. #71973 DATE

### SUBDIVIDER CERTIFICATION:

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (a). WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b). SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

### SUBDIVIDER STATEMENT:

1.- I, RICARDO R. SALINAS, JR., SUBDIVIDER OF CALEDONIA ESTATES SUBDIVISION, PHASE II HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RICARDO R. SALINAS, JR.  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

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

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE COUNTY OF HIDALGO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON JULY 10, 2019. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BENCHMARK NOTE: **BM#1** SQUARE CUT AT SOUTHWEST CORNER OF EXISTING TYPE "A" INLET LOCATED ON THE SEC OF LOT "E", CALEDONIA ESTATES SUBDIVISION PHASE II, ELEVATION 88.19 B.M. - **BM#2** DESCRIPTION: LOCATED ON TOP OF FIRE HYDRANT SOUTH OF CURRY ROAD, NORTH OF LOT 9, CURVE AND CURRY SUBDIVISION ELEVATION 92.69.

## REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION CALEDONIA ESTATES SUBDIVISION PHASE III:

BY DAVID O. SALINAS, P.E.

### PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISION CALEDONIA ESTATES SUBDIVISION PHASE III RECIBIRÁ SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA COMPANIA N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE EN EL LADO SUR DEL DERECHO DE VIA DE LA CALLE SHERMAN Y OTRA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE EN EL LADO NORTE DEL DERECHO DE VIA DE LA CALLE DISHMAN. EL SISTEMA DE AGUA POTABLE PARA CALEDONIA ESTATES SUBDIVISION PHASE III CONSISTE DE UNA LINEA DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO LOCALIZADA EN LA CALLE SHERMAN Y DESPUES CORRE OESTE EN EL LADO SUR DE DICHAS CALLES SHERMAN HASTA LLEGAR A LA CALLE PAOLA STREET. DE LA LINEA DE AGUA DE 8" DE DIAMETRO PROPUESTA EN LA CALLE SHERMAN SE DERIVA LA LINEA DE AGUA DE 8" DE DIAMETRO AL LADO ESTE DE LA CALLE PAOLA STREET. LA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE AL SUR A LO LARGO DEL LADO ESTE DE LA CALLE PAOLA STREET SE CONECTA A UNA LINEA DE AGUA DE 8" DE DIAMETRO EXISTENTE QUE CORRE A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE LA CALLE CURRY. OTRA LINEA DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA PROPUESTA DEL DERECHO DE VIA DE LA CALLE PAOLA. OTRA LINEA DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO LOCALIZADA DEL LADO NORTE DE LA CALLE SHERMAN QUE CORRE ESTE A TERMINA EN EL LADO ESTE DE DICHAS CALLES PAOLA. DE LA LINEA DE AGUA DE 8" DE DIAMETRO PROPUESTA EN LA CALLE SHERMAN SE DERIVA LA LINEA DE AGUA DE 8" DE DIAMETRO AL LADO ESTE DE LA CALLE SYLVIA STREET. LA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE AL ESTE A LO LARGO DEL LADO ESTE DE LA CALLE SYLVIA STREET SE CONECTA A UNA LINEA DE AGUA DE 8" DE DIAMETRO PROPUESTA QUE CORRE A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE LA CALLE DISHMAN.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN TRES (3) CONDUCTOS DE SERVICIO DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE Y NUEVE (9) CONDUCTOS DE SERVICIO DE AGUA DE 3/4 DE PULGADA DE DIAMETRO. DICHOS SERVICIOS DE AGUA TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA DE CADA LOTE. LAS LINEAS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS CONDUCTOS DE SERVICIOS DOBLES DE AGUA DE 1 PULGADA DE DIAMETRO, LOS CONDUCTOS DE SERVICIOS DE 3/4 DE PULGADA DE DIAMETRO, Y LAS Cajas DE SERVICIO PARA LOS MEDIDORES MECANICOS DE AGUA YA AN SIDO INSTALADAS A UN COSTO TOTAL DE \$45,000.00 O \$4,500.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$45,000.00, QUE CUBRE EL COSTO PARA CADA LOTE, \$4,500.00 COMO SE ESTIPULA EN LA CARTA DE ACUERDO DE SERVICIO DE 30 AÑOS. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN COSTO PARA EL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 1 BOCA DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$12,300.00 POR CADA UNO Y UNA CANTIDAD TOTAL DE \$41,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO Y APROVADO POR LA COMPANIA DE AGUA N.A.W.S.C. ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

### DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION:

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION CALEDONIA ESTATES SUBDIVISION, PHASE II SERA TRATADO POR EL SISTEMA DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG HAN FIRMADO UN ACUERDO EN EL CUAL LA CIUDAD A PROMETIDO MANTENER EL SERVICIO DE DRENAJE SANITARIO POR ALMENO 30 AÑOS. LA CIUDAD DE EDINBURG A PRESENTADO LA SUFICIENTE DOCUMENTACION PARA COMPROBAR LA DISPONIBILIDAD Y CALIDAD DEL SERVICIO A LARGO PLAZO PARA SERVIR LA SUBDIVISION CUANDO ESTE COMPLETAMENTE DESARROLLADA.

LA CIUDAD DE EDINBURG TIENE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE CORRE EN EL LADO NORTE DEL DERECHO DE VIA DE LA CALLE SHERMAN Y OTRA LINEA DE 8" DE DIAMETRO QUE CORRE EN EL LADO SUR DEL DERECHO DE VIA DE LA CALLE DISHMAN.

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION CALEDONIA ESTATES SUBDIVISION, PHASE III CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA DE DRENAJE SANITARIO EXISTENTE QUE CORRE DE ESTE A OESTE EN LA CALLE SHERMAN. LA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO PROPUESTA CORRE DE ESTE A OESTE EN EL LADO NORTE DEL DERECHO DE VIA DE LA CALLE SHERMAN, CONECTANDOSE EN EL LADO OESTE CON LA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO PROPUESTA EN PAOLA STREET MEDIANTE UNA ALICANTARILLA DE 48" DE DIAMETRO PROPUESTA. LA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO PROPUESTA CORRE DE NORTE A SUR EN EL LADO OESTE DEL DERECHO DE VIA DE LA CALLE PAOLA STREET, CONECTANDOSE EN EL LADO NORTE CON LA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO EXISTENTE DE LA CALLE CURRY. OTRA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE CORRE DE NORTE A SUR EN EL LADO ESTE DEL DERECHO DE VIA DE LA CALLE SYLVIA ASTA TERMINAR ANTES DEL DERECHO DE VIA DE LA CALLE DISHMAN. OTRA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO CONECTANDOSE DE LA LINEA DE DRENAJE SANITARIO EXISTENTE QUE CORRE DE ESTE A OESTE EN LA CALLE DISHMAN TERMINANDO CON UNA CAPA DE 8" DE DIAMETRO EN EL LADO ESTE DE LA CALLE DISHMAN. DE ESTAS LINEAS DE DRENAJE SANITARIO PROPUESTAS DE 8" DE DIAMETRO, SE DESPRENDEN VEINTE Y UN (42) LINEAS DE SERVICIO DE 4" DE DIAMETRO HACIA CADA LOTE.

LAS LINEAS DE DRENAJE SANITARIO DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DE 4" DE DIAMETRO Y LAS ALICANTARILLAS DE DRENAJE SANITARIO DE 48" DE DIAMETRO YA HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$78,098.00 O \$1,859.48 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE PAGO A LA CIUDAD DE EDINBURG LA CANTIDAD DE \$3,780.00 QUE CUBRE \$90.00 POR LOTE QUE CUBRE LOS COSTOS DE CONEXION Y MEMBRESIA. EL SISTEMA COMPLETO DE DRENAJE SANITARIO HA SIDO APROVADO Y ACEPTADO POR LA CIUDAD DE EDINBURG Y ESTARA OPERABLE AL TIEMPO EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

### CERTIFICACION:

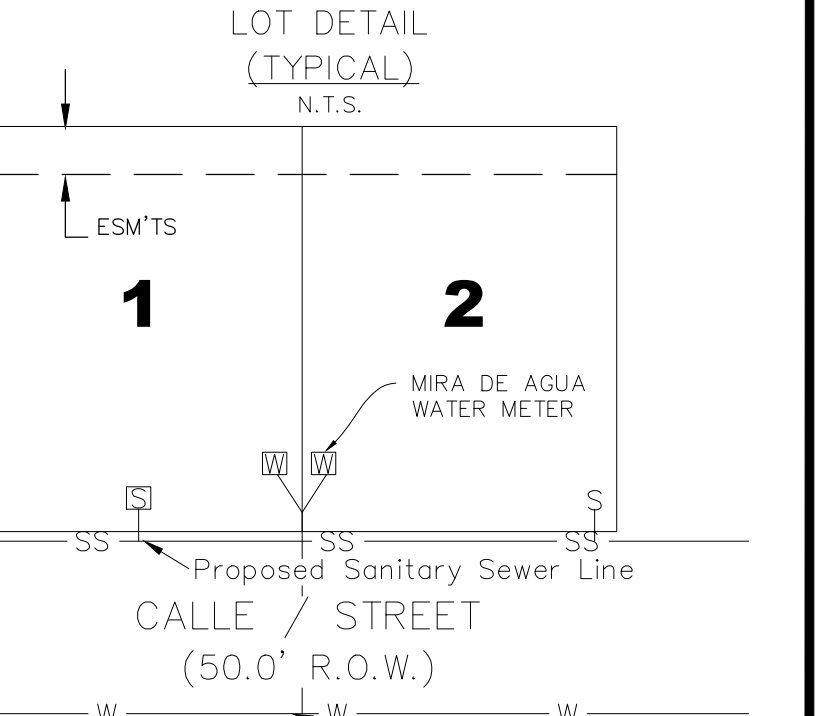
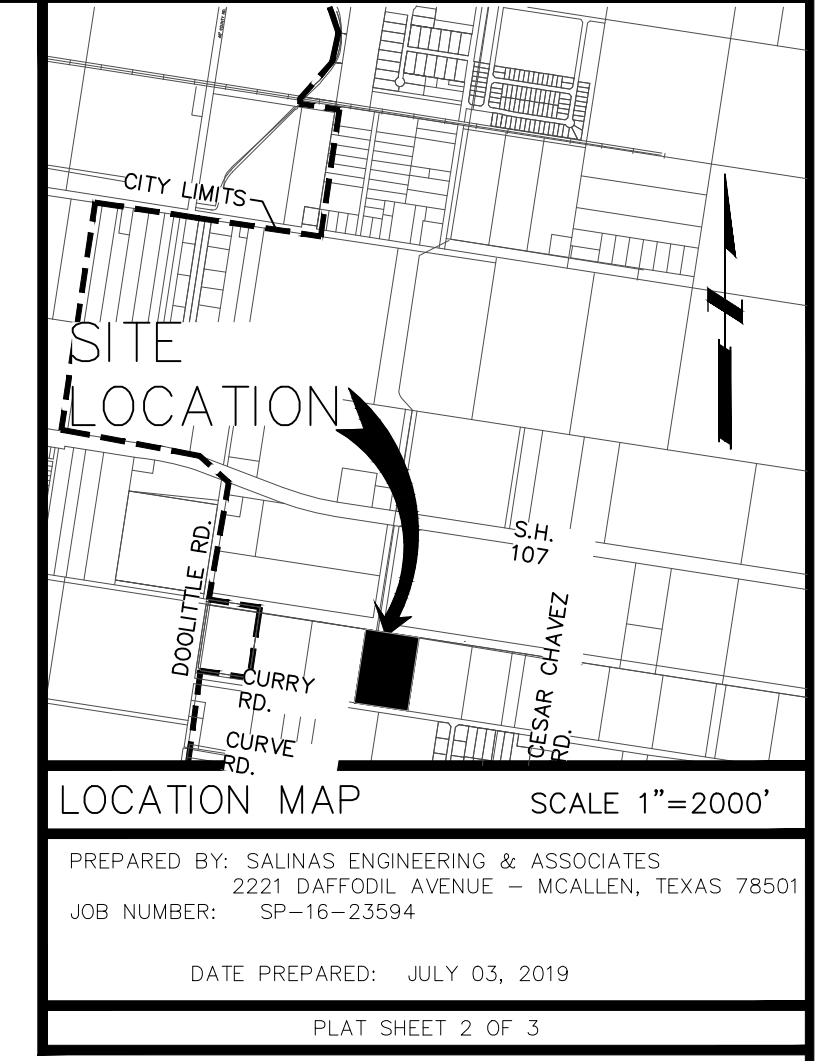
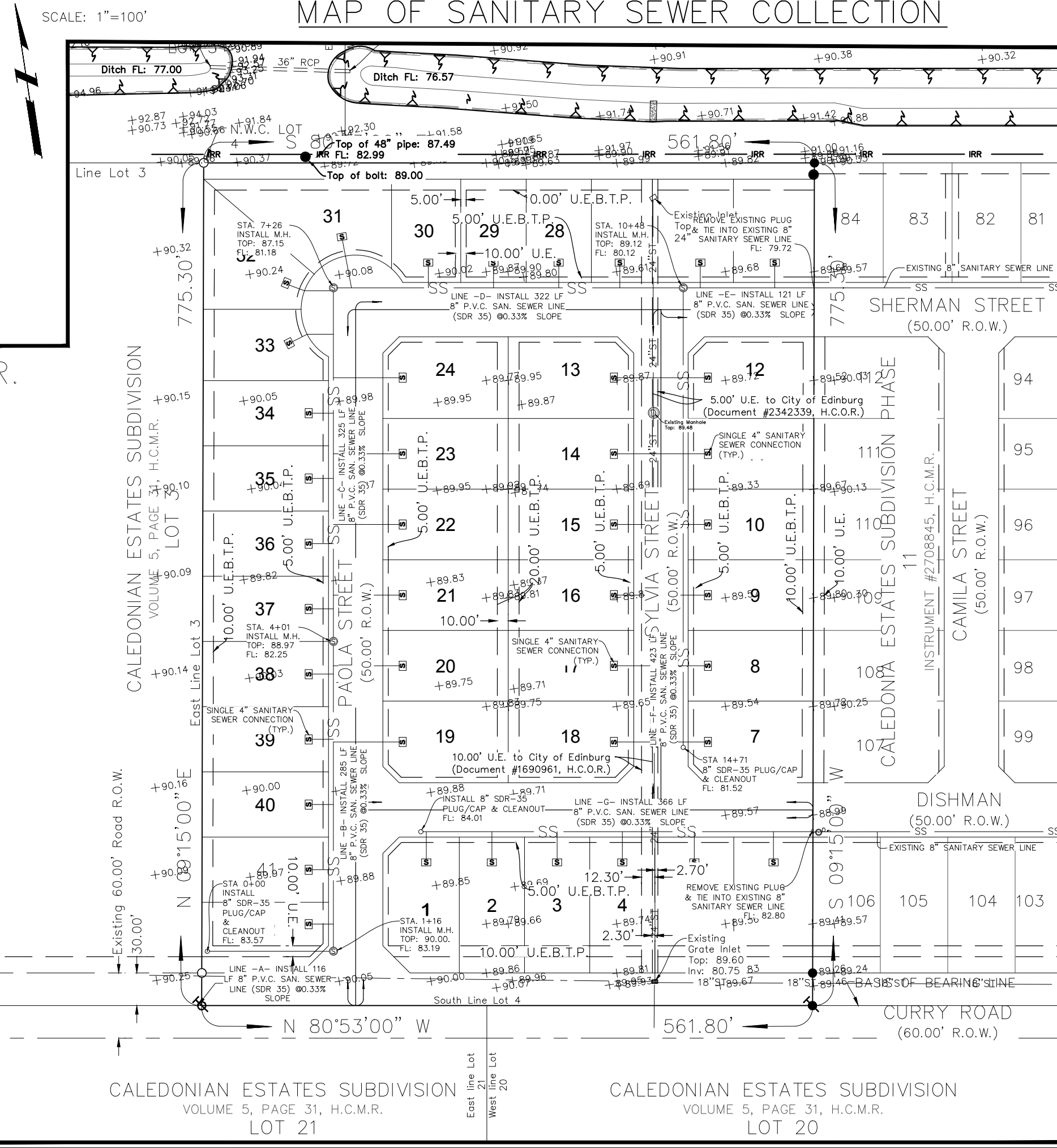
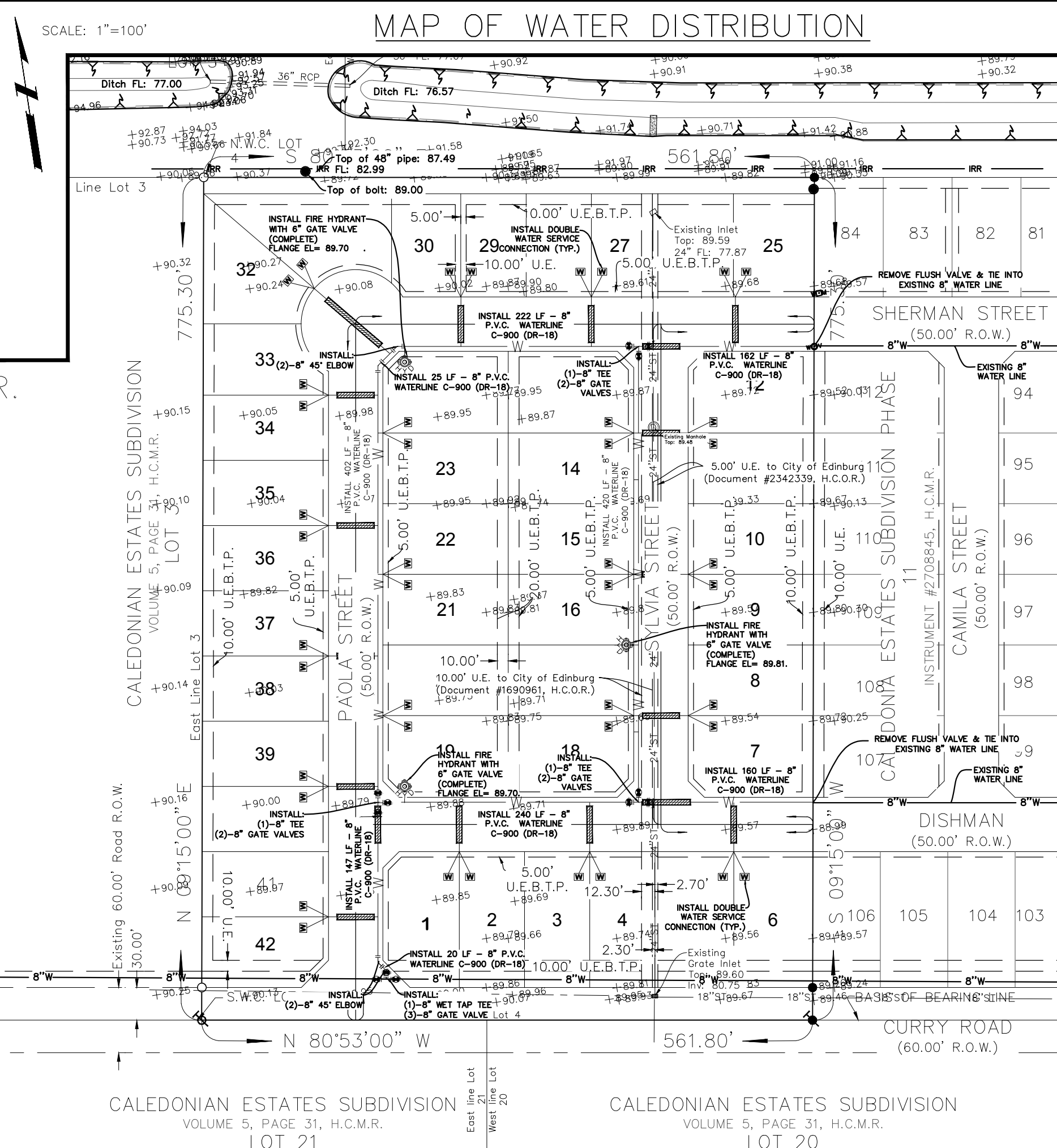
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$3,780.00 O \$90.00 POR LOTE.

DRENAJE: EL SISTEMA DE DRENAJE SANITARIO TENDRA UN COSTO ESTIMADO DE \$78,098.00 POR LOTE Y UN COSTO TOTAL DE \$1,859.48 TODA LA SUBDIVISION.

DAVID O. SALINAS P.E. #71973 DATE

DAVID O. SALINAS, P.E. #71973 DATE



LEGEND

- ☐ = DENOTES PROPOSED SANITARY SEWER CONNECTION
- ☐ = DENOTES PROPOSED WATER METER LOCATION
- ☐ = DENOTA CONECCION DE DRENAJE SANITARIO PROPUESTA
- ☐ = DENOTA MEDIDOR DE AGUA PROPUESTA

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- SET NAIL
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N.E.C. NORTHEAST CORNER
- S.E.C. SOUTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- N.W.C. NORTHWEST CORNER
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- U.E. UTILITY EASEMENT BY THIS PLAT
- U.E.B.T.P. UTILITY EASEMENT BY THIS PLAT
- N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORPORATION

INDEX SHEET OF CALEDONIA ESTATES SUBDIVISION, PHASE III

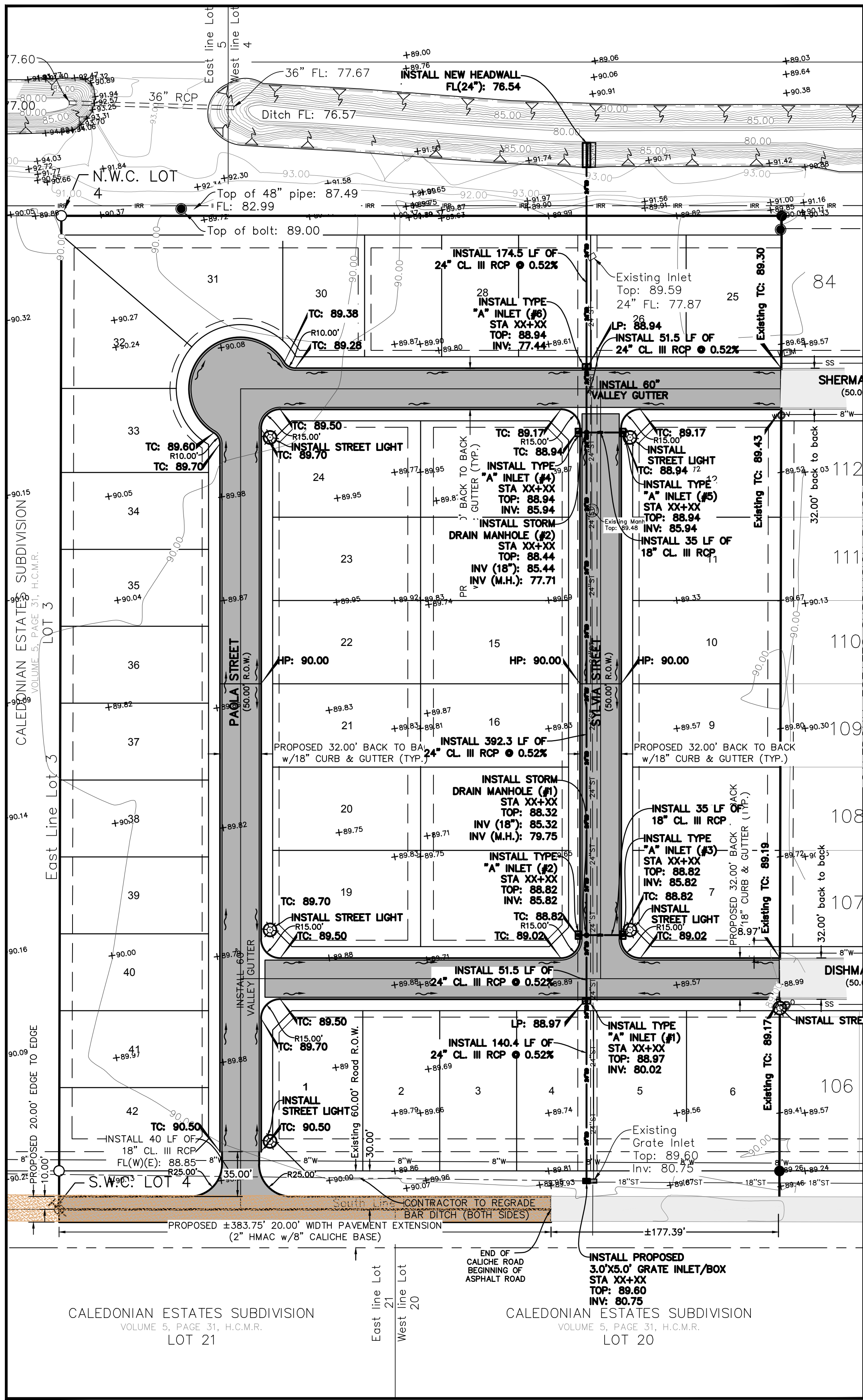
SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DESIGNATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.L.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.C. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.

COST ESTIMATE CHART

COST ESTIMATE	
PAVING IMPROVEMENTS:	\$178,506.50
DRAINAGE IMPROVEMENTS:	\$63,100.00
WATER DISTRIBUTION:	\$102,033.00
SANITARY SEWER IMPROVEMENTS/COSSF:	\$78,098.00
<b>ESTIMACION DE COSTO</b>	
PAVIMENTACION DE CALLES:	\$178,506.50
DRENAJE PLUVIAL:	\$63,100.00
SERVICIO DE AGUA POTABLE:	\$102,033.00
SERVICIO DE DRENAJE SANITARIO:	\$78,098.00

**SEA**  
**SALINAS ENGINEERING & ASSOC.**  
(F-6675)-ENGINEER  
(1065700)-SURVEY  
CONSULTING ENGINEERS & SURVEYORS  
2221 DAFODIL AVENUE - McALLEN, TEXAS 78501  
(956) 682-9081 (956) 686-1489 (FAX)

# MAP OF PAVING AND DRAINAGE SYSTEM



SCALE: 1"=60'

# CALEDONIA ESTATES SUBDIVISION PHASE III

HIDALGO COUNTY, TEXAS  
 BEING A 10.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 4, CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS

REVISION: July 08, 2019  
 DRAINAGE REPORT NARRATIVE

Proposed CALEDONIA ESTATES SUBDIVISION, PHASE III, is a 42-1/2 acre RESIDENTIAL PLAT consisting of 110.0 Gross Acres (or 9.42 Acres - less 0.19 Acres in the H.C.D. No. 1 R.O.W.) located along the north side of Curry Road approximately 2 1/2 miles west of the City of Edinburg, Hidalgo County, Texas. It is described as being 110.0 Acres out of Lot 4, Caledonia Estates Subdivision, Hidalgo County, Texas, as per map or plat recorded in Volume 05, Page 31, Map Records of Hidalgo County, Texas. The tract is currently vacant and open with no development having a previous plat or agreement with the proposed new 1/4 residential lots complex with approximately 2.21 Acres of 32 1/4 inch internal roadways. This tract of land has 561.89 feet of frontage along the north side of Curry Road and has a gross north-south depth of 775.30 feet. The Curry Drain is located immediately north and adjacent to this proposed 110.0 Gross Acres residential development.

The subject property is located in Zone "X" in accordance with the FIRM Community Map, dated LOMR 5/17/01 - Effective Date June 06, 2000. Zone "X" shaded areas are defined by the National Flood Insurance Program as "Areas of 500-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 100-year flood."

A review of Sheet 85 of the Soils Survey of Hidalgo County, Texas, reveals that the underlying conditions of the subject property consist of a Hidalgo sandy clay loam (S8) with slopes between 0 and 1 percent. These kinds of soils are well drained and surface runoff is slow. For this soil type, permeabilities are moderate and the available water capacity is high.

Cross section elevations of the subject property reveal that drainage is via overland sheet flow in an easterly direction (left to right) at a slope of 0.17% over an average drainage run of 562.0 feet. There is an existing underground 24" storm sewer line that runs north-south through the proposed subdivision from the City of Edinburg. It is described as being 110.0 Acres out of Lot 4, Caledonia Estates Subdivision, Hidalgo County, Texas, as per map or plat recorded in Volume 05, Page 31, Map Records of Hidalgo County, Texas. The drainage waters of Caledonia Estates Subdivision shall be collected and conveyed to the City of Edinburg. The current 24" storm sewer line currently helps drain Curry Road and adjoining properties. The drainage waters of Caledonia Estates Subdivision shall be collected and conveyed to the City of Edinburg. The current 24" storm sewer line currently helps drain Curry Road and adjoining properties. The drainage waters of Caledonia Estates Subdivision shall be collected and conveyed to the City of Edinburg. The current 24" storm sewer line currently helps drain Curry Road and adjoining properties.

Using the Rational Method over a 50-year storm event (see attached hydrograph), it is computed that the pre-development runoff is 10.43 CFS (10-Year Storm) while the post-development runoff is 16.36 CFS (50-Year Storm) - an increase of 5.93 CFS. Storage for newly created storm waters shall be provided by the widening of the Curry Drain.

In accordance with the drainage policies of the City of Edinburg and the County of Hidalgo, this subdivision shall be required to provide for the storage of drainage waters. CREATED by the post-development of this 9.42-acre residential development. Storm Drainage Design (For Reference: TxDOT Intensity-Frequency-Duration Coefficients for Texas Counties (IDM 2004)) for a 50-year storm event, and existing drainage coefficient of 0.20 and a future computed drainage coefficient of 0.61 (assuming 3,500 Sq. Ft. of impervious lot improvements and the proposed paved roadways). For Reference: For Reference: Storm Drainage Design Manual HEC-22 (2004), an average drainage run of 562.0 feet and an average slope of 0.17%, it was computed that the existing condition would produce an additional volume of 65,520.00 Cubic Feet, or 1.50 Acres-Ft. The developer shall widen the south side of the Curry Drain to provide a minimum volume of 65,520.00 Cu. Ft. using an approved H.C.D. No. 1 bench section profile.

In addition to providing storage in the Curry Drain, the subdivision proposes to provide for a new 3' x 3' box with grate inlet and adjacent to the existing box, and provide for a new 24" storm sewer line from the new box grate inlet north to the Curry Drain (pipe length approximately 810.0 feet) - a double barrel design. The runoff entering the existing and proposed box grate inlet shall be carried to the Curry Drain via the existing and proposed 24" storm sewer lines.

The purpose of the calculations that follow illustrate how the widening of the Curry Drain will provide for additional storage of a minimum of 65,520.00 Cu. Ft. for proposed Caledonia Estates, Phase III. It is proposed and reflected below that the existing south side of the Curry Drain will be widened using a minimum ditch widening length of 311.0 feet with a bench section with a 15' bench and a 15' access roadway using with 2:1 side slopes all along the south side of Curry Drain. The proposed widening shall begin approximately 50 feet west of the beginning west of the ditch crossing that separates the Curry Drain into two parts - the east and west sides along the frontage of this proposed subdivision. The proposed Curry Drain widening shall provide to the Curry Drain an additional minimum 65,717.41 Cu. Ft. of storage (using a 15' wide bench and access road section with a side slope of 2:1). See Exhibit "A" and "B" attached.

### CURRY DRAIN WIDENING CALCULATION:

Cross Section Area of Widening: 211.31 Sq. Ft.  
 Length of Widening: 311.0 Ft.  
 (See Exhibit "A" and "B" attached)

Additional Storage to Curry Drain: 311.0 Sq. Ft. x 211.31 Ft. = 65,717.41 Cu. Ft. - 65,520.00 Cu. Ft. Req. - 0.6 K.

Note: Any surplus dirt resulting from dirt excavation (widening) of the existing Curry Drain shall be used to construct a 15' service drive against the south edge of the new widened ditch section, and any remaining soils to be placed on the lands of the proposed residential.

### STORM SEWER PIPE CALCULATIONS:

It is computed that the total discharge into the Curry Drain from both the existing and proposed 24" storm drainage lines shall be 31.95 CFS.

Drainage area computations per H.C.D. No. 1 (Attached dated 05/17/17) of 20.09 Total CFS subtracting the Caledonia Phase III (7.57 CFS on 5.8 Acres) and adding back 16.43 CFS per Caledonia Phase III (now 10.0 Acres) hydrograph for a Total of 31.95 CFS - this is the design flow for the double barrel design.

See Hydrograph 50-Year Storm Event (Attached)  
 See Existing and Proposed 24" Storm Sewer Pipe Line Calculations (Attached)  
 See H.C.D. No. 1 Service Area Flow Calculations for Caledonia Phase III (5/27/17) Attached

The newly proposed 24" concrete pipe entrance pipe and 6.0 foot wide concrete rip-rap (will construct new entrance and rip-rap at Curry Drain to H.C.D. No. 1 standards) will be located next to and west of the existing concrete rip-rap of the existing 24" storm drainage line. All residential improvements shall be constructed as a finished floor elevation of not less than 18 inches as measured from the top of curb at the concrete curb. All lot improvements shall be graded in positive flow direction away from the house foundations.

The internal roadways shall consist of 32' B-B roadways. The subdivision design shall include 6 curb inlets and two storm sewer manholes along with connecting 18" lines from the inlets to the manholes. All internal roadway waters shall be routed to the Curry Drain via the newly proposed 30" storm sewer line. Drainage waters falling and collected within the proposed internal roadways of this subdivision shall be routed via curb & gutter improvements and curb inlets into the newly proposed 24" storm sewer line with an outlet at the Curry Drain.

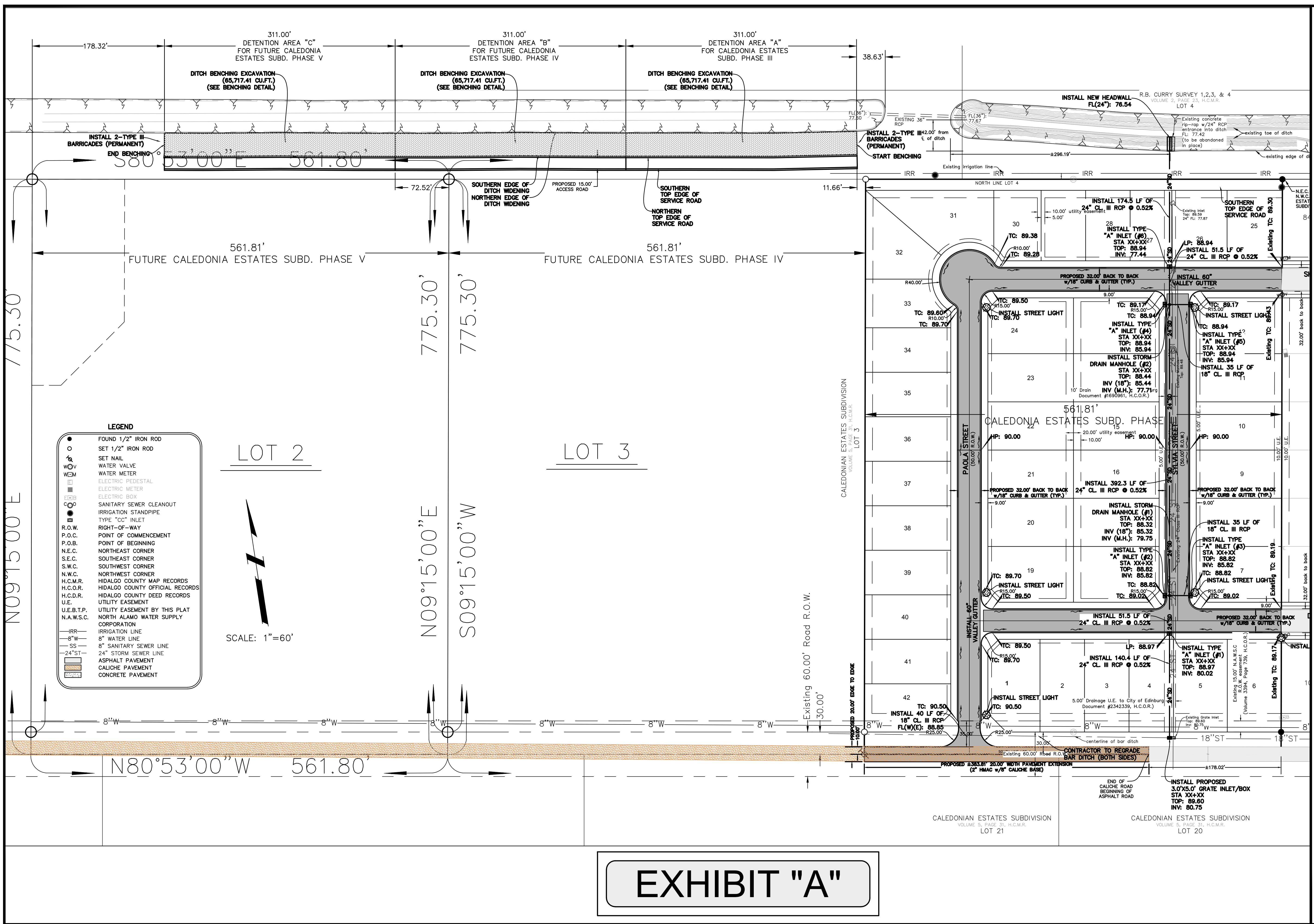
Curry Road has 180 feet of 20' wide paved asphalt improvements from the southeast corner of this proposed plat going westerly. After the asphalt section in Curry Road is a culchete section. The subdivision shall continue and provide 20' wide paved asphalt improvements for the balance of the subdivision (or 381.00 feet) to the west ending at the southeast corner of this proposed subdivision. The bar ditches shall be repaved and deepened on both sides to facilitate drainage flows on both sides of Curry Road in accordance with the current existing condition. One concrete culchete crossing with concrete safety end treatments shall be provided at the site entrance to proposed subdivision from Curry Road.

This developer plans to develop an additional 20.0 Acres - in 10.0 Acre sections after this third phase. The proposed development of the remaining 20.0 acres will be a "minor" ingress of this Phase III layout. With lands at similar slopes, it is anticipated that the runoff and storage requirements will be the same or very similar. There is remaining Curry Drain overage (i.e. total frontage of the Curry Drain along the remaining 20.0 acres) to accommodate runoff and storage requirements for the future 20.0 acres when taking into account all other parameters from the remaining 20.0 acres with the same or very similar.

Date: July 10, 2019  
 David Omar Salinas, P.E.  
 Plat Engineer

CALEDONIA ESTATES, PHASE III (SHEET 1)											
Time	In	Out	Q <sub>50</sub> , in	Q <sub>50</sub> , out	Q <sub>50</sub> , net	Q <sub>50</sub> , net	Q <sub>50</sub> , net	Q <sub>50</sub> , net	Q <sub>50</sub> , net	Q <sub>50</sub> , net	Q <sub>50</sub> , net
0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
15	0.42	0.00	0.42	0.00	0.42	0.42	0.42	0.42	0.42	0.42	0.42
30	0.84	0.00	0.84	0.00	0.84	0.84	0.84	0.84	0.84	0.84	0.84
45	1.26	0.00	1.26	0.00	1.26	1.26	1.26	1.26	1.26	1.26	1.26
60	1.68	0.00	1.68	0.00	1.68	1.68	1.68	1.68	1.68	1.68	1.68
75	2.10	0.00	2.10	0.00	2.10	2.10	2.10	2.10	2.10	2.10	2.10
90	2.52	0.00	2.52	0.00	2.52	2.52	2.52	2.52	2.52	2.52	2.52
105	2.94	0.00	2.94	0.00	2.94	2.94	2.94	2.94	2.94	2.94	2.94
120	3.36	0.00	3.36	0.00	3.36	3.36	3.36	3.36	3.36	3.36	3.36
135	3.78	0.00	3.78	0.00	3.78	3.78	3.78	3.78	3.78	3.78	3.78
150	4.20	0.00	4.20	0.00	4.20	4.20	4.20	4.20	4.20	4.20	4.20
165	4.62	0.00	4.62	0.00	4.62	4.62	4.62	4.62	4.62	4.62	4.62
180	5.04	0.00	5.04	0.00	5.04	5.04	5.04	5.04	5.04	5.04	5.04
195	5.46	0.00	5.46	0.00	5.46	5.46	5.46	5.46	5.46	5.46	5.46
210	5.88	0.00	5.88	0.00	5.88	5.88	5.88	5.88	5.88	5.88	5.88
225	6.30	0.00	6.30	0.00	6.30	6.30	6.30	6.30	6.30	6.30	6.30
240	6.72	0.00	6.72	0.00	6.72	6.72	6.72	6.72	6.72	6.72	6.72
255	7.14	0.00	7.14	0.00	7.14	7.14	7.14	7.14	7.14	7.14	7.14
270	7.56	0.00	7.56	0.00	7.56	7.56	7.56	7.56	7.56	7.56	7.56
285	7.98	0.00	7.98	0.00	7.98	7.98	7.98	7.98	7.98	7.98	7.98
300	8.40	0.00	8.40	0.00	8.40	8.40	8.40	8.40	8.40	8.40	8.40
315	8.82	0.00	8.82	0.00	8.82	8.82	8.82	8.82	8.82	8.82	8.82
330	9.24	0.00	9.24	0.00	9.24	9.24	9.24	9.24	9.24	9.24	9.24
345	9.66	0.00	9.66	0.00	9.66	9.66	9.66	9.66	9.66	9.66	9.66
360	10.08	0.00	10.08	0.00	10.08	10.08	10.08	10.08	10.08	10.08	10.08
375	10.50	0.00	10.50	0.00	10.50	10.50	10.50	10.50	10.50	10.50	10.50
390	10.92	0.00	10.92	0.00	10.92	10.92	10.92	10.92	10.92	10.92	10.92
405	11.34	0.00	11.34	0.00	11.34	11.34	11.34	11.34	11.34	11.34	11.34
420	11.76	0.00	11.76	0.00	11.76	11.76	11.76	11.76	11.76	11.76	11.76
435	12.18	0.00	12.18	0.00	12.18	12.18	12.18	12.18	12.18	12.18	12.18
450	12.60	0.00	12.60	0.00	12.60	12.60	12.60	12.60	12.60	12.60	12.60
465	13.02	0.00	13.02	0.00	13.02	13.02	13.02	13.02	13.02	13.02	13.02
480	13.44	0.00	13.44	0.00	13.44	13.44	13.44	13.44	13.44	13.44	13.44
495	13.86	0.00	13.86	0.00	13.86	13.86	13.86	13.86	13.86	13.86	13.86
510	14.28	0.00	14.28	0.00	14.28	14.28	14.28	14.28	14.28	14.28	14.28
525	14.70	0.00	14.70	0.00	14.70	14.70	14.70	14.70	14.70	14.70	14.70
540	15.12	0.00	15.12	0.00	15.12	15.12	15.12	15.12	15.12	15.12	15.12
555	15.54	0.00	15.54	0.00	15.54	15.54	15.54	15.54	15.54	15.54	15.54
570	15.96	0.00	15.96	0.00	15.96	15.96	15.96	15.96	15.96	15.96	15.96
585	16.38	0.00	16.38	0.00	16.38	16.38	16.38	16.38	16.38	16.38	16.38
600	16.80	0.00	16.80	0.00	16.80	16.80	16.80	16.80	16.80	16.80	16.80
615	17.22	0.00	17.22	0.00	17.22	17.22	17.22	17.22	17.22	17.22	17.22
630	17.64	0.00	17.64	0.00	17.64	17.64	17.64	17.64	17.64	17.64	17.64
645	18.06	0.00	18.06	0.00	18.06	18.06	18.06	18.06	18.06	18.06	18.06
660	18.48	0.00	18.48	0.00	18.48	18.48	18.48	18.48	18.48	18.48	18.48
675	18.90	0.00	18.90	0.00	18.90	18.90	18.90	18.90	18.90	18.90	18.90
690	19.32	0.00	19.32	0.00	19.32	19.32	19.32	19.32	19.32	19.32	19.32
705	19.74	0.00	19.74	0.00	19.74	19.74	19.74	19.74	19.74	19.74	19.74
720	20.16	0.00	20.16	0.00	20.16	20.16	20.16	20.16	20.16	20.16	20.16
735	20.58	0.00	20.58	0.00	20.58	20.58	20.58	20.58	20.58	20.58	20.58
750	21.00	0.00	21.00	0.00	21.00	21.00	21.00	21.00	21.00	21.00	21.00
765	21.42	0.00	21.42	0.00	21.42	21.42	21.42	21.42	21.42	21.42	21.42
780	21.84	0.00	21.84	0.00	21.84	21.84	21.84	21.84	21.84	21.84	21.84
795	22.26	0.00	22.26	0.00	22.26	22.26	22.26	22.26	22.26	22.26	22.26
810	22.68	0.00	22.68	0.00	22.68	22.68	22.68	22.68	22.68	22.68	22.68
825	23.10	0.00	23.10	0.00	23.10	23.10	23.10	23.10	23.10	23.10	23.10
840	23.52	0.00	23.52	0.00	23.52	23.52	23.52	23.52	23.52	23.52	23.52
855	23.94	0.00	23.94	0.00	23.94	23.94	23.94	23.94	23.94	23.94	23.94
870	24.36	0.00	24.36	0.00	24.36	24.36	24.36	24.36	24.36	24.36	24.36
885	24.78	0.00	24.78	0.00	24.78	24.78	24.78	24.78	24.78	24.78	24.78
900	25.20	0.00	25.20	0.00	25.20	25.20	25.20	25.20	25.20	25.20	25.20
915	25.62	0.00	25.62	0.00	25.62	25.62	25.62	25.62	25.62	25.62	25.62
930	26.04	0.00	26.04	0.00	26.04	26.04	26.04	26.04	26.04	26.04	26.04
945	26.46	0.00	26.46	0.00	26.46	26.46	26.46	26.46	26.46	26.46	26.46
960	26.88	0.00	26.88	0.00	26.88	26.88	26.88	26.88			





**SALINAS ENGINEERING & ASSOC.**  
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**CURRY DRAIN  
(DITCH WIDENING)**

**CALEDONIA ESTATES  
SUBDIVISION PHASE III**



David Omar Salinas  
Registered Professional Engineer # 71973

Date: 07/10/2019

Scale: 1"=60'

Designed By: D.O.S.

Drawn By:

Checked By: D.O.S.

Approved By: D.O.S.

Project No.: SP-16-23594

Drawing No.: SP-16-23594

Sheet 7A of 15

**EXHIBIT "A"**