T.J. Arredondo, CFM
*Director of Planning*

# HIDALGO COUNTY
# PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

**DATE: 12-30-2019**

PROPOSED **DEL REY ESTATES UNIT 3** SUBDIVISION, PRECINCT No. **4.**

ENGINEER: **KK ENGINEERING** DEVELOPER: **KYNDEL W. BENNETT**

☐ PRELIMINARY APPROVAL ☒ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: **211** ☒ *SINGLE FAMILY ___ ☐ *MULTI-FAMILY **23** ☒ COMMERCIAL __ ☐ INSTITUTIONAL

STREETLIGHTS: **45**

LOCATION DESCRIPTION: **SOUTHEAST CORNER OF CANTON ROAD AND ALAMO ROAD (F.M. 907).**

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **3-1-2018** PROPERTY LIES WITHIN FLOOD ZONE: **"B"** 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: **10.00 FEET ONTO CANTON ROAD AND 20.00 FEET ONTO ALAMO ROAD (F.M. 907).**

H.C.R.O.W. FINAL APPROVAL DATE: **11-05-2019** BY, **JOE OCHOA, PCT. 4** R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: **10-24-2019** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: ☒ OSSF's HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: **N.A.W.S.C.** LINE SIZE: **8"** LOCATION: **ALAMO ROAD (F.M. 907).**

H.C.E.O.C. FINAL APPROVAL DATE: **11-06-2019** : 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: **APRIL 24, 2018**

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*

* *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.*

# PLAT OF DEL REY ESTATES UNIT 3 SUBDIVISION

A 144.64 ACRE TRACT OF LAND OUT OF A PART OR PORTION OUT OF LOT 4 AND LOT 5, BLOCK 56, ALL OF LOT 1 AND A PART OR PORTION OUT OF LOT 8, BLOCK 57, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS,

PREPARED BY: K K ENGINEERING CONSULTANT
DATE: JANUARY, 2018

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

DEL REY ESTATES L.P., a
AS OWNER OF THE 144.64 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DEL REY ESTATES UNIT 3 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

OWNER: _____ DATE
DEL REY ESTATES L.P., a
A TEXAS LIMITED PARTNERSHIP
BY: DEL REY ESTATES GP L.L.C., a
A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER
BY: KYNDEL W. BENNETT, PRESIDENT
P.O. BOX 365
LA BLANCA, TX 78558

STATE OF TEXAS COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____20_____.

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES_____

## MAYOR'S CERTIFICATION

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

ATTEST:

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

## PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS DEL REY ESTATES UNIT 3 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____ 20____.

CHAIRPERSON—PLANNING & ZONING COMMISSION

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THIS DISTRICT ADOPTED UNDER TEX. WATER CODE § 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

SEWAGE FACILITIES: (SEWER SERVICE CONNECTION/INSTALLATION OF SEPTIC SYSTEMS) ARE ESTIMATED TO COST $1,400.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF 154 LOTS FOR THIS SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF $215,600.00 TO CONTRACTOR / ALREADY INSTALLED TO COVER THE COST OF (SEWER SERVICE CONNECTIONS/INSTALLATION OF SEPTIC SYSTEMS).

DATED THIS THE ____ DAY OF _____ 201_.

_____
REGISTERED PROFESSIONAL ENGINEER

No.57767 STATE OF TEXAS

STATE OF TEXAS
KAMBIZ S. KHADEMI
57767
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 201_.

_____
REGISTERED PROFESSIONAL SURVEYOR

No.5571 STATE OF TEXAS

STATE OF TEXAS
JOSE MARIO GONZALEZ
5571
REGISTERED
PROFESSIONAL
LAND SURVEYOR

## HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DEL REY ESTATES UNIT 3 SUBDIVISION WAS REVIEWED AND APROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON_____.

_____ _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE_____DAY OF_____, 201_____.

NO IMPROVEMENTS OF ANY KIND(INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHT-OF-WAYS OR EASEMENTS.

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

ATTEST_____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

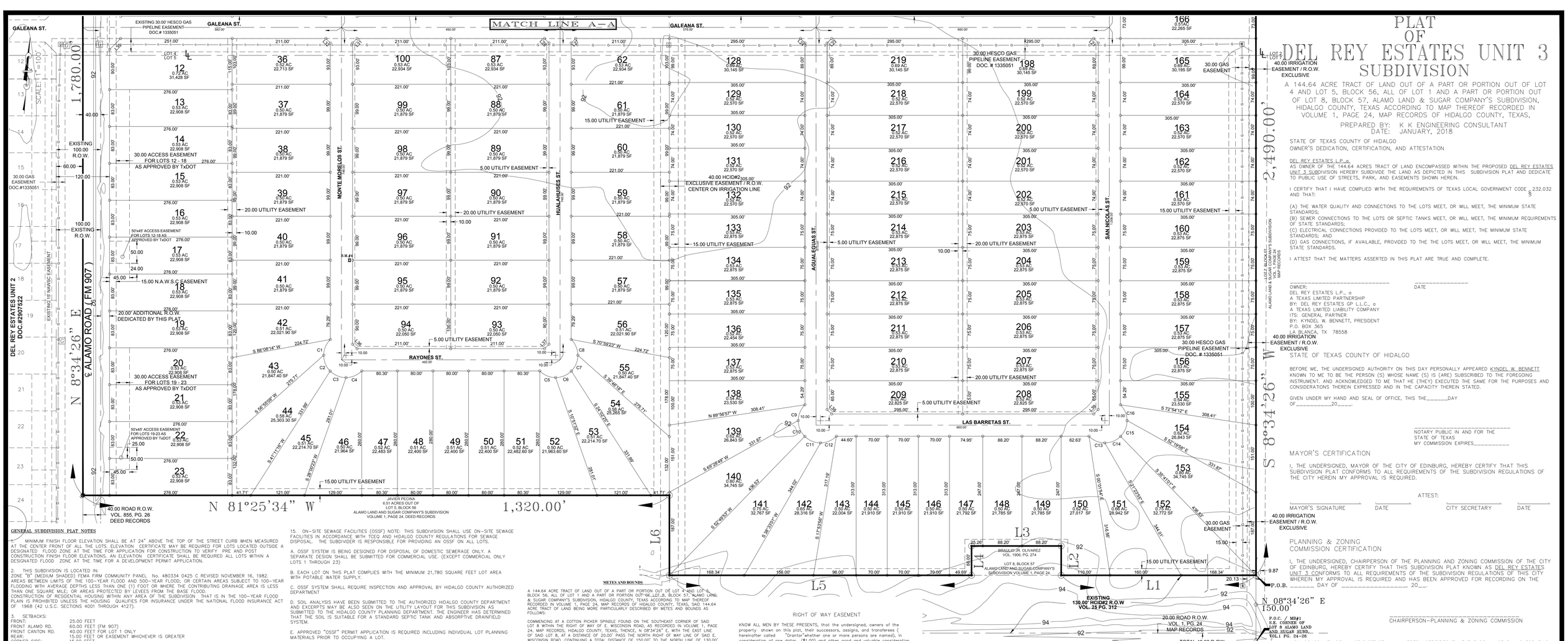
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE DEL REY ESTATES UNIT 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

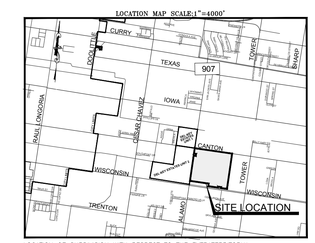
SHEET 1 OF 4

| SHEET | INDEX TO SHEETS OF AS DEL REY ESTATES UNIT 3 SUBDIVISION |
|---|---|
| 1 OF 2 PLAT | HEADING; INDEX; LOCATION MAP; AND ET;L; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR' S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT#2, AND HCHD. REVISION NOTES. |
| SHEET 2 OF 2 PLAT | PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION, COUNTY CLERKS, SURVEYOR AND ENGINEER'S CERTIFICATIONS; |
| SHEET 3 | 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), OWNER'S DESIGNATION, APPLICATION, AND ATTESTATION FOR WATER LINE DESIGN. |
| SHEET 4 | MAP OF TOPOGRAPHY AND PAVING AND DRAINAGE, AND ENGINEER'S CERTIFICATION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; |










LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:
DEL REY ESTATES UNIT 3 LOCATED NORTH WEST CORNER OF ALAMO ROAD AND WISCONSIN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 – 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 212.001 PRECINCT. No. 4.

## LEGEND

- NAIL SET
- 1/2" IRON ROD SET
- COTTON PICKER SPINDLE FOUND

## GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 24" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

2. THIS SUBDIVISION IS LOCATED IN:
ZONE "B" (MEDIUM SHADED) FEMA FIRM COMMUNITY PANEL No. 480334 0425 C REVISED NOVEMBER 16, 1982.
AREAS BETWEEN LIMITS OF THE 100- YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN AN 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).

3. SETBACKS:
FRONT: 25.00 FEET
FRONT ALAMO RD.: 60.00 FEET (FM 907)
FRONT CANTON RD.: 40.00 FEET FOR LOT 1 ONLY
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 15.00 FEET
CORNER SIDE ALAMO RD: 20.00 FEET
GARAGE FRONT: 18.00 FEET
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 24 THROUGH 222. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. LOTS 1 THROUGH 23 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 23 ARE FOR NON RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION IS REQUIRED BY PLANNING, HEALTH, AND FIRE MARSHALL DEPARTMENTS PRIOR TO OCCUPYING THE LOT.

6. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM ALAMO ROAD (FM 907) ON TO LOTS 1 THROUGH 23. A 40 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOTS 1 & 2, 6, 17, AND 22. A 30 FOOT INGRESS AND EGRESS EASEMENT WILL BE DEDICATED BY THIS PLAT TO PROVIDE INGRESS AND EGRESS FOR LOTS 3 THROUGH 23. THE 30 FOOT ACCESS EASEMENT AS WELL AS DRIVEWAY SHALL BE MAINTAINED BY OWNERS OF LOTS 3 THROUGH 23.

7. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

8. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

—>B.M. NO. 1–ELEV. 92.04 TOP OF COTTON PICKER SPINDLE ON WISCONSIN ROAD.
S.E. CORNER OF LOT 8 ALAMO LAND AND SUGAR SUBD. VOL.1 PG. 24–26
BEING THE SOUTH EAST CORNER OF THIS SUBDIVISION. (NAVD 1988)
—>B.M. NO. 2–ELEV. 89.80 TOP OF IRON ROD SOUTH RIGHT OF WAY OF CANTON ROAD
BEING THE N.E. CORNER OF LOT 182 OF THIS SUBDIVISION. (NAVD 1988)
—>B.M. No.3–ELEV. 89.75 ON TOP OF STORM DRAINAGE TYPE "A" INLET S.E. CORNER OF LOT 127 (NAVD 1988)
—>B.M. NO.4–ELEV. 90.70 ON TOP OF STORM DRAINAGE TYPE "A" INLET S.W. CORNER OF LOT 96 (NAVD 1988)

9. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 236.06 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS.)

10. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, MAINTENANCE FREE PLANTINGS NOT TO INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

11. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

12. 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.

13. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

14. ACCESS FROM WISCONSIN ROAD SHALL NOT BE ALLOWED ONTO SUBDIVISION DUE TO THE EXISTING 130 FOOT HCID#2 CANAL R.O.W. (SHEET 1 OF 2)

15. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

15. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. (EXCEPT COMMERCIAL ONLY LOTS 1 THROUGH 23)

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

16. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

17. KYNDEL W. BENNETT , THE OWNER & SUBDIVIDER OF DEL REY ESTATES UNIT 3 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

18. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

19. NO ACCESS SHALL BE ALLOWED FROM CANTON ROAD ONTO LOTS 24, 74, 75, 112, 113, 182, 183 AND 234. NO ACCESS SHALL BE ALLOWED FROM GALEANA STREET ONTO LOTS 11 AND 12.

20. STREET & STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER.

21. A 5.0 FT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE, AS PER CITY OF EDINBURG, ALONG ALL INTERNAL STREETS.

22. FIRE HYDRANTS WILL BE INSTALLED & PAINTED BLACK BY THE DEVELOPER.

23. 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 S.1.4.

24. EXISTING 20 FOOT IRRIGATION EASEMENT OUT OF LOT 8, BLOCK 57, RECORDED UNDER VOLUME 1,335 PAGE 659 & 899 SHALL BE ABANDONED BY THIS PLAT.

| CURVE | ARC | LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|---|
| C1 | | 39.52' | 50.00' | 45°17'23" | S 31°30'07" W | 38.50' |
| C2 | | 39.52' | 50.00' | 45°17'59" | S 13°47'04" E | 38.50' |
| C3 | | 39.47' | 50.00' | 45°13'40" | S 59°02'24" E | 38.45' |
| C4 | | 39.57' | 50.00' | 45°20'43" | N 75°40'25" E | 38.55' |
| C5 | | 39.57' | 50.00' | 45°20'43" | S 58°31'33" E | 38.55' |
| C6 | | 39.47' | 50.00' | 45°13'40" | N 76°11'16" E | 38.45' |
| C7 | | 39.52' | 50.00' | 45°16'59" | N 30°55'56" E | 38.50' |
| C8 | | 39.52' | 50.00' | 45°17'23" | N 14°21'15" W | 38.50' |
| C9 | | 39.40' | 50.00' | 45°09'02" | S 31°34'18" W | 38.39' |
| C10 | | 39.64' | 50.00' | 45°25'21" | S 13°42'54" E | 38.61' |
| C11 | | 39.47' | 50.00' | 45°13'40" | S 59°02'24" E | 38.45' |
| C12 | | 39.57' | 50.00' | 45°20'43" | N 75°40'25" E | 38.55' |
| C13 | | 39.57' | 50.00' | 45°20'43" | S 58°31'33" E | 38.55' |
| C14 | | 39.47' | 50.00' | 45°13'40" | N 76°11'16" E | 38.45' |
| C15 | | 39.64' | 50.00' | 45°25'21" | N 30°51'46" E | 38.61' |
| C16 | | 39.40' | 50.00' | 45°09'02" | N 14°25'26" W | 38.39' |

| LINE TABLE | | |
|---|---|---|
| NO. | LENGTH | BEARING |
| L1 | 438.34' | N 81°25'34" W |
| L2 | 66.00' | N 08°34'26" E |
| L3 | 201.66' | N 81°25'34" W |
| L4 | 66.00' | S 08°34'26" W |
| L5 | 680.00' | N 81°25'34" W |
| L6 | 180.00' | N 08°34'26" E |
| L7 | 150.00' | S 81°25'34" E |
| L8 | 150.00' | N 08°34'26" E |
| L9 | 150.00' | N 81°25'34" W |
| L10 | 380.00' | S 08°34'26" E |
| L11 | 70.71' | N 53°34'26" E |
| L12 | 35.36' | N 36°25'34" W |

| LINE TABLE | | |
|---|---|---|
| NO. | LENGTH | BEARING |
| L13 | 35.36' | N 53°34'26" E |
| L14 | 35.36' | N 36°25'34" W |
| L15 | 35.36' | N 53°34'26" E |
| L16 | 35.36' | N 36°25'34" W |
| L17 | 35.36' | N 53°34'26" E |
| L18 | 35.36' | N 36°25'34" W |
| L19 | 35.36' | N 53°34'26" E |
| L20 | 35.36' | N 53°34'26" E |
| L21 | 14.14' | N 36°25'34" W |
| L22 | 14.14' | S 36°25'34" E |
| L23 | 14.14' | S 53°34'26" W |
| L24 | 14.14' | N 36°25'34" W |

| LINE TABLE | | |
|---|---|---|
| NO. | LENGTH | BEARING |
| L25 | 14.14' | N 53°34'26" E |
| L26 | 14.14' | S 36°25'34" E |
| L27 | 14.14' | N 53°34'26" E |
| L28 | 14.14' | N 36°25'34" W |
| L29 | 14.14' | N 53°34'26" E |
| L30 | 14.14' | N 36°25'34" W |
| L31 | 14.14' | S 53°34'26" W |
| L32 | 14.14' | N 36°25'34" W |
| L33 | 14.14' | S 53°34'26" W |
| L34 | 35.36' | S 36°25'34" E |
| L35 | 35.36' | N 53°34'26" E |
| L36 | 14.14' | N 36°25'34" W |
| L37 | 14.14' | N 53°34'26" E |
| L38 | 14.14' | N 36°25'34" W |
| L39 | 14.14' | N 53°34'26" E |

## METES AND BOUNDS

A 144.64 ACRE TRACT OF LAND OUT OF A PART OR PORTION OUT OF LOT 4 AND LOT 5, BLOCK 56, ALL OF LOT 1 AND A PART OR PORTION OUT OF LOT 8, BLOCK 57, ALAMO LAND, & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 144.64 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTHEAST CORNER OF SAID LOT 8 WITHIN THE RIGHT OF WAY OF E. WISCONSIN ROAD, AS RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS, THENCE, N 08°34'26" E, WITH THE EAST LINE OF SAID LOT 8, AT A DISTANCE OF 20.00' PASS THE NORTH RIGHT OF WAY LINE OF SAID E. WISCONSIN ROAD, CONTINUING A TOTAL DISTANCE OF 150.00' TO THE NORTH LINE OF THE 130.00' HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 R.O.W., FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 81°25'34" W, WITH THE NORTH LINE OF SAID 130' H.C.I.D. NO. 2 RIGHT OF WAY, A DISTANCE OF 438.34' TO THE EAST LINE OF A TRACT OF LAND DEEDED TO BRAULIO JR. OLIVAREZ, AS RECORDED IN VOLUME 1906, PAGE 274, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE N 08°34'26" E, WITH THE EAST LINE OF SAID OLIVAREZ TRACT, A DISTANCE OF 66.00' TO A ½" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTHEAST CORNER OF SAID OLIVAREZ TRACT, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

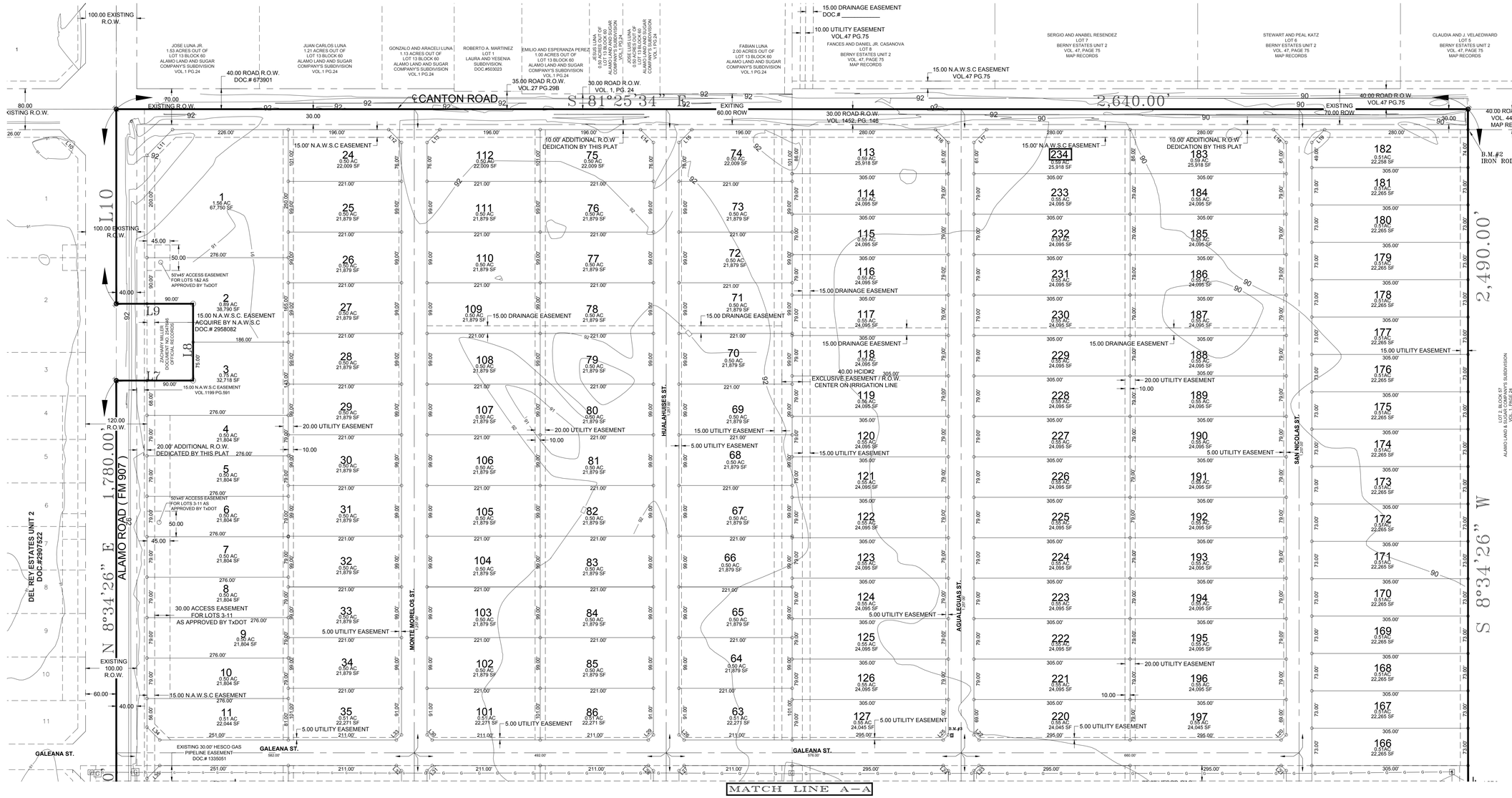
THENCE N 81°25'34" W, WITH THE NORTH LINE OF SAID OLIVAREZ TRACT, A DISTANCE OF 201.66' TO A ½" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTHWEST CORNER OF SAID OLIVAREZ TRACT, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 08°34'26" W, WITH THE WEST LINE OF SAID OLIVAREZ TRACT, A DISTANCE OF 66.00' TO THE NORTH LINE OF SAID H.C.I.D. NO. 2 RIGHT OF WAY, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE N 81°25'34" W, WITH THE NORTH LINE OF SAID H.C.I.D. NO. 2 RIGHT OF WAY, A DISTANCE OF 680.00' TO THE WEST LINE OF A TRACT OF LAND DEEDED TO GUADALUPE BALLI, AS RECORDED IN DOCUMENT NO. 1994279, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

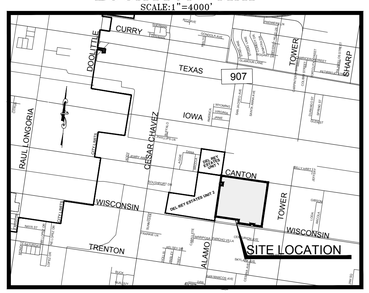
THENCE N 08°34'26" E, WITH THE WEST LINE OF SAID BALLI TRACT, A DISTANCE OF 180.00' TO A ½" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTHWEST CORNER OF SAID BALLI TRACT, FOR THE NORTHEAST CORNER OF THE JAVIER PECINA TRACT RECORDED IN DOC.# 2475942 O.

SCALE: 1"=100'




## LOCATION MAP

SCALE: 1"=4000'




LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:
DEL REY ESTATES UNIT 3 LOCATED NORTH WEST CORNER OF ALAMO ROAD AND WISCONSIN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 – 2010 CENCUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 212.001 PRECINCT. No. 4.

LEGEND

- NAIL SET
- 1/2" IRON ROD SET
- COTTON PICKER SPINDLE FOUND

INDEX TO SHEETS OF AS DEL REY ESTATES UNIT 3 SUBDIVISION

| | |
|---|---|
| SHEET 1 OF 2 PLAT | HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR' S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT#2, AND HCHD. REVISION NOTES. |
| SHEET 2 OF 2 PLAT | PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION, COUNTY CLERKS, SURVEYOR AND ENGINEER'S CERTIFICATIONS; |
| SHEET 3 | 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), OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, OFFSITE WATER LINE DESIGN. |
| SHEET 4 | MAP OF TOPOGRAPHY AND PAVING AND DRAINAGE, AND ENGINEER'S CERTIFICATION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; |

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 39.52' | 50.00' | 45°17'23" | S 31°30'07" W | 38.50' |
| C2 | 39.52' | 50.00' | 45°16'59" | S 13°47'05" E | 38.50' |
| C3 | 39.47' | 50.00' | 45°13'40" | S 59°02'24" E | 38.45' |
| C4 | 39.57' | 50.00' | 45°20'43" | N 75°40'24" E | 38.55' |
| C5 | 39.57' | 50.00' | 45°20'43" | S 58°31'33" E | 38.55' |
| C6 | 39.47' | 50.00' | 45°13'40" | N 76°11'16" E | 38.45' |
| C7 | 39.52' | 50.00' | 45°16'59" | N 30°55'56" E | 38.50' |
| C8 | 39.52' | 50.00' | 45°17'23" | N 14°21'16" W | 38.50' |
| C9 | 39.40' | 50.00' | 45°09'02" | S 31°34'17" W | 38.39' |
| C10 | 39.64' | 50.00' | 45°25'21" | S 13°42'54" E | 38.61' |
| C11 | 39.47' | 50.00' | 45°13'40" | S 59°02'24" E | 38.45' |
| C12 | 39.57' | 50.00' | 45°20'43" | N 75°40'24" E | 38.55' |
| C13 | 39.57' | 50.00' | 45°20'43" | S 58°31'33" E | 38.55' |
| C14 | 39.47' | 50.00' | 45°13'40" | N 76°11'16" E | 38.45' |
| C15 | 39.64' | 50.00' | 45°25'21" | N 30°51'45" E | 38.61' |
| C16 | 39.40' | 50.00' | 45°09'02" | N 14°25'26" W | 38.39' |

LINE TABLE

| NO. | LENGTH | BEARING |
|---|---|---|
| L1 | 438.34' | N 81°25'34" W |
| L2 | 66.00' | N 08°34'26" E |
| L3 | 201.66' | N 81°25'34" W |
| L4 | 66.00' | S 08°34'26" W |
| L5 | 680.00' | N 81°25'34" W |
| L6 | 180.00' | N 08°34'26" W |
| L7 | 150.00' | S 81°25'34" E |
| L8 | 150.00' | N 08°34'26" E |
| L9 | 150.00' | N 81°25'34" W |
| L10 | 380.00' | N 08°34'26" E |
| L11 | 70.71' | N 53°34'26" E |
| L12 | 35.36' | N 36°25'34" W |

LINE TABLE

| NO. | LENGTH | BEARING |
|---|---|---|
| L13 | 35.36' | N 53°34'26" E |
| L14 | 35.36' | N 36°25'34" W |
| L15 | 35.36' | N 53°34'26" E |
| L16 | 35.36' | N 36°25'34" W |
| L17 | 35.36' | N 53°34'26" E |
| L18 | 35.36' | N 36°25'34" W |
| L19 | 35.36' | N 53°34'26" E |
| L20 | 14.14' | N 53°34'26" E |
| L21 | 14.14' | N 36°25'34" W |
| L22 | 14.14' | S 36°25'34" E |
| L23 | 14.14' | S 53°34'26" W |
| L24 | 14.14' | N 36°25'34" W |

LINE TABLE

| NO. | LENGTH | BEARING |
|---|---|---|
| L25 | 14.14' | N 53°34'26" E |
| L26 | 14.14' | S 36°25'34" E |
| L27 | 14.14' | N 53°34'26" E |
| L28 | 14.14' | N 36°25'34" W |
| L29 | 14.14' | N 53°34'26" E |
| L30 | 14.14' | N 36°25'34" W |
| L31 | 14.14' | S 53°34'26" W |
| L32 | 14.14' | N 36°25'34" W |
| L33 | 14.14' | N 53°34'26" E |
| L34 | 35.36' | S 36°25'34" E |
| L35 | 35.36' | N 53°34'26" E |
| L36 | 14.14' | N 36°25'34" W |
| L37 | 14.14' | N 53°34'26" E |
| L38 | 14.14' | N 36°25'34" W |
| L39 | 14.14' | N 53°34'26" E |

THE COUNTY OF HIDALGO TEXAS

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

SEWAGE FACILITIES: (SEWER SERVICE CONNECTION/INSTALLATION OF SEPTIC SYSTEMS) ARE ESTIMATED TO COST $1,400.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF 154 LOTS FOR THIS SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF $215,600.00 TO CONTRACTOR / ALREADY INSTALLED TO COVER THE COST OF (SEWER SERVICE CONNECTIONS/INSTALLATION OF SEPTIC SYSTEMS).

DATED THIS THE ___ DAY OF _____ 201_

_____
REGISTERED PROFESSIONAL ENGINEER

No.57767 STATE OF TEXAS

STATE OF TEXAS
KAMBIZ S. KHADEMI
57767
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 201_

_____
REGISTERED PROFESSIONAL SURVEYOR

NO.5571 STATE OF TEXAS

STATE OF TEXAS
JOSE MARIO GONZALEZ
5571
PROFESSIONAL LAND SURVEYOR


K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
(FIRM REGISTRATION #F-1334)
410 E. DOVE
P.O. BOX 3422
McALLEN, TEXAS 78502
(956) 630-2218
FAX (956) 630-2219


| BY | DATE | REVISION |
|---|---|---|
| | | |

DRAWING DATE: JANUARY, 2015
RELEASE DATE:
DESIGNED BY: K.K.
DRAWN BY: F.D.
CHECKED BY: K.K.
UPDATED DWG. BY:
SCALE: 1"= 100'

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KHAMBIZ S. KHADEMI, P.E. 57767 JANUARY/2018
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

# PLAT OF DEL REY ESTATES UNIT 3 SUBDIVISION

PLAT & LOT DESIGN

DEL REY ESTATES, L.P.

A 144.64 ACRE TRACT OF LAND OUT OF A PART OF LOT 13 AND A PART OF LOT 4 AND LOT 5, BLOCK 56, ALL OF LOT 1 AND A PART OF LOT 2, BLOCK 67, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS 24, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS

PREPARED BY: K.K.ENGINEERING CONSULTANT
DATE: NOVEMBER, 2017

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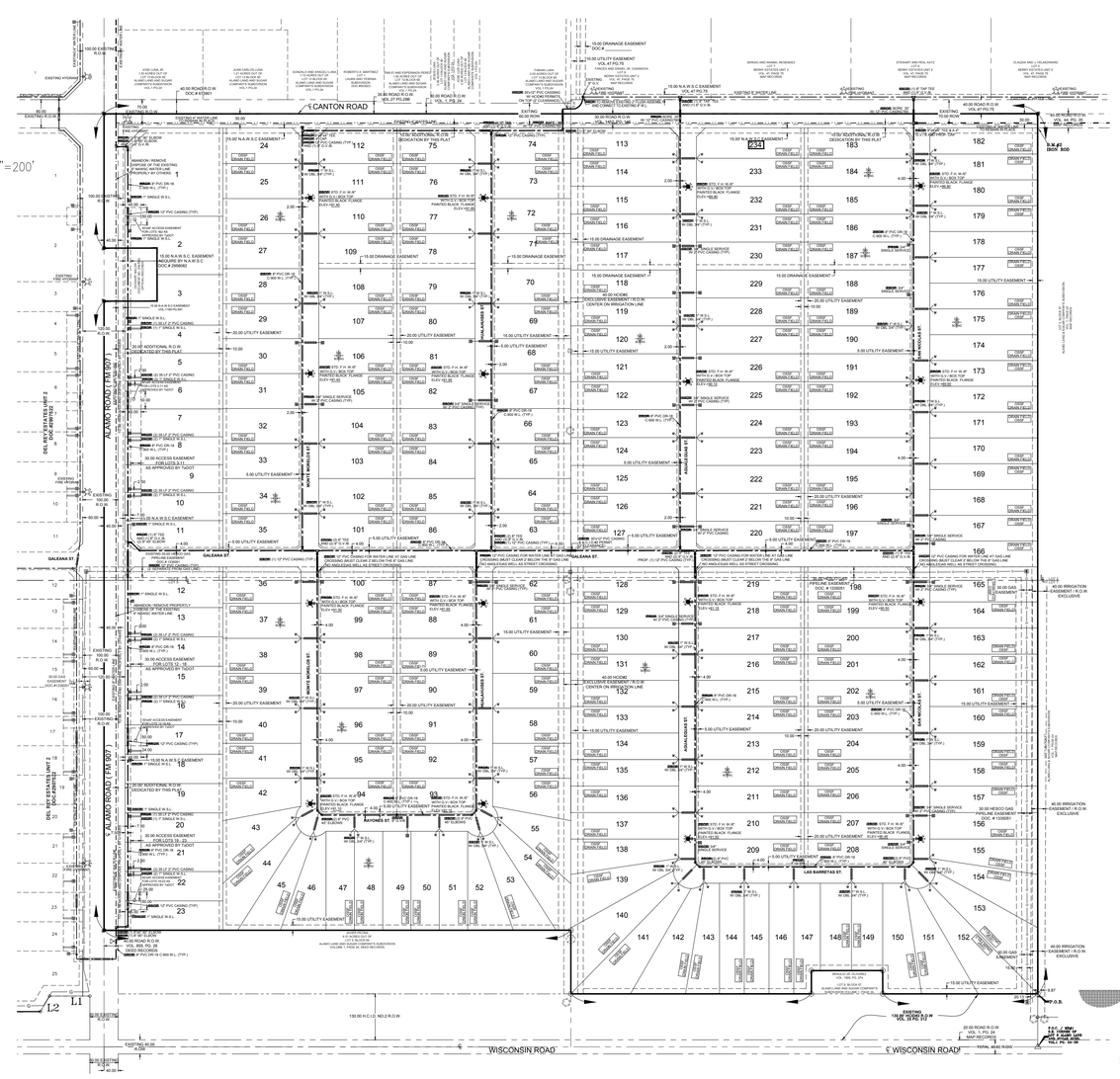
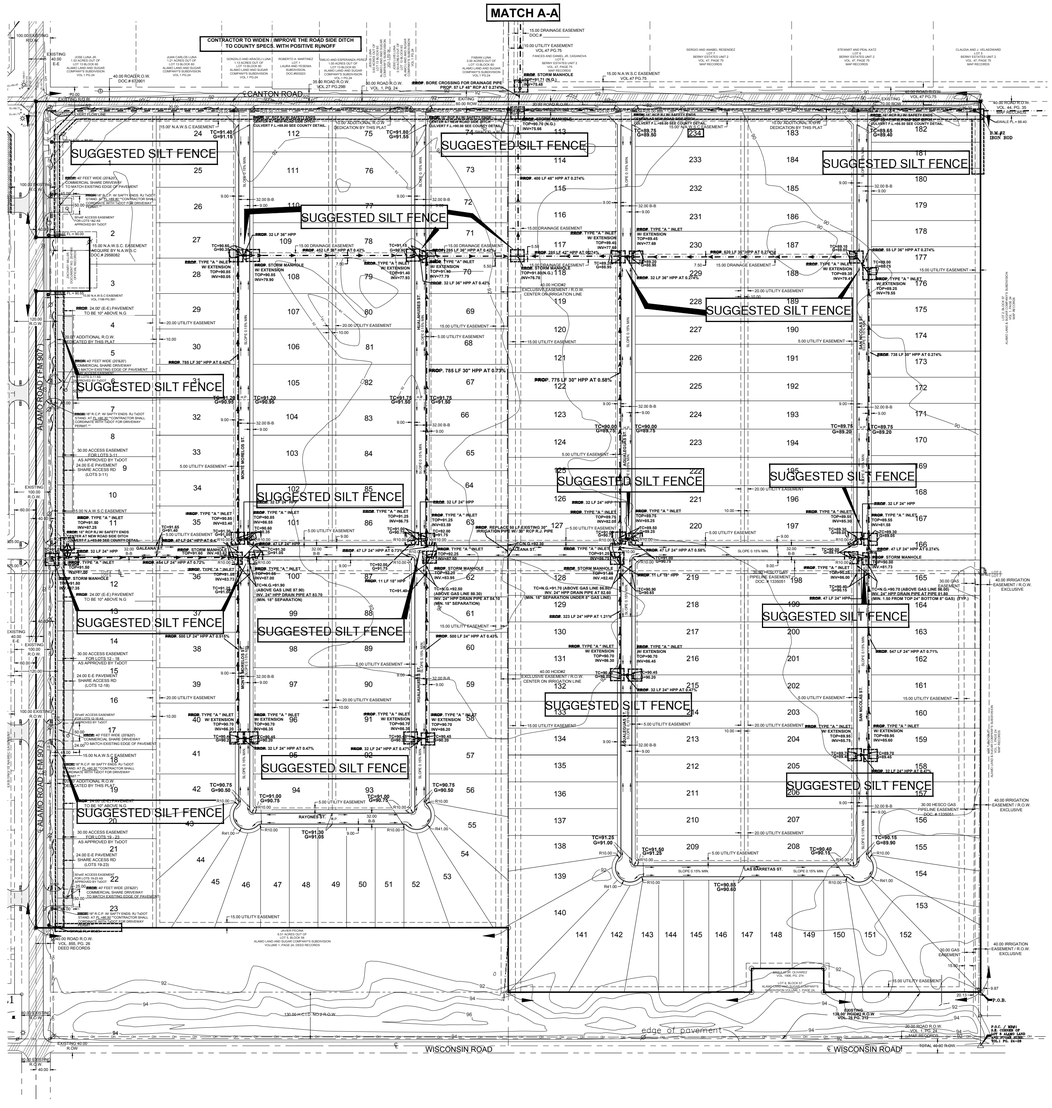
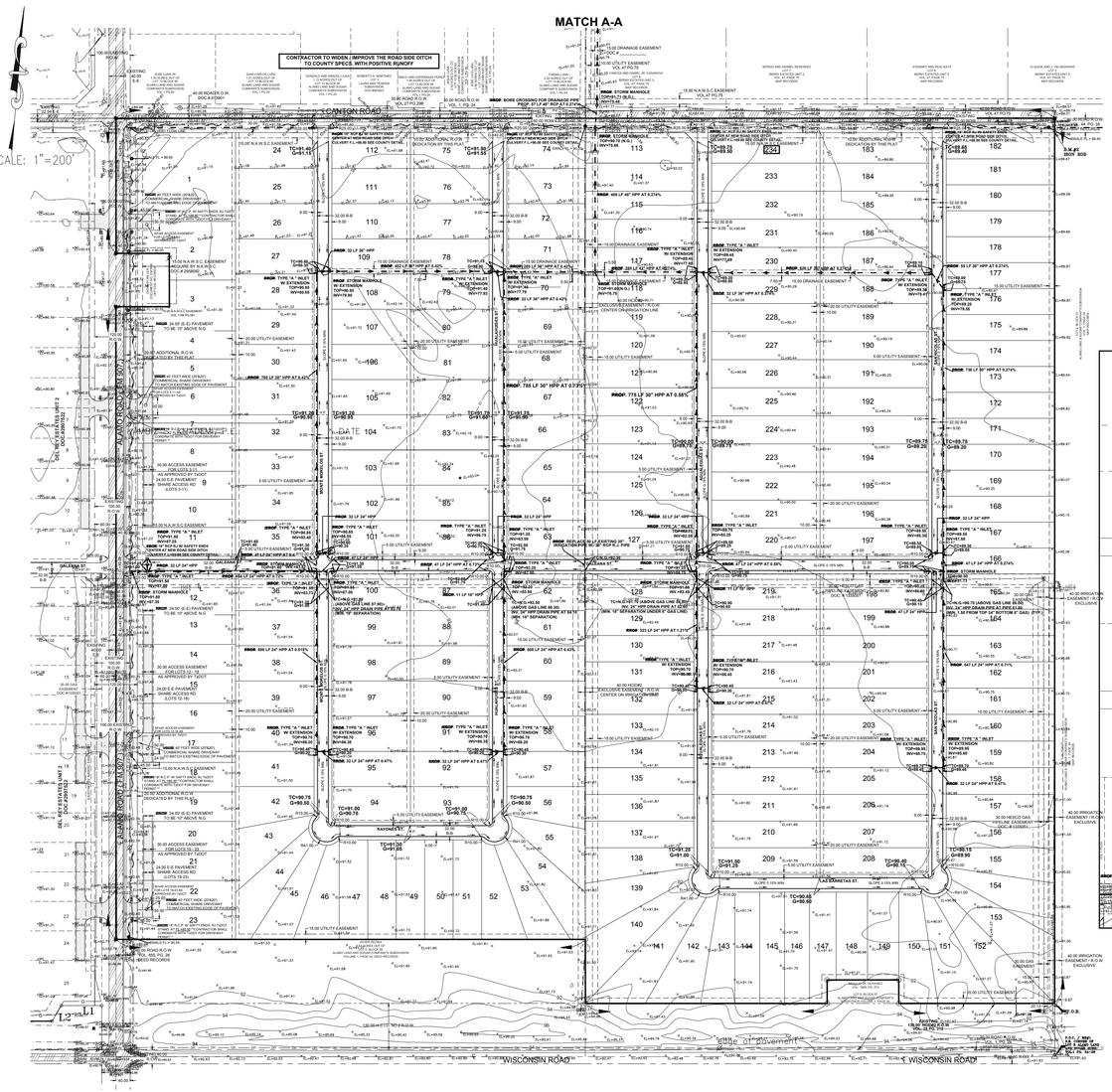
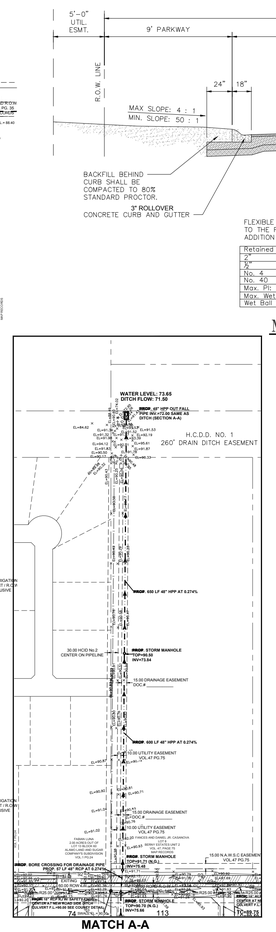
PLAT & LOT DESIGN

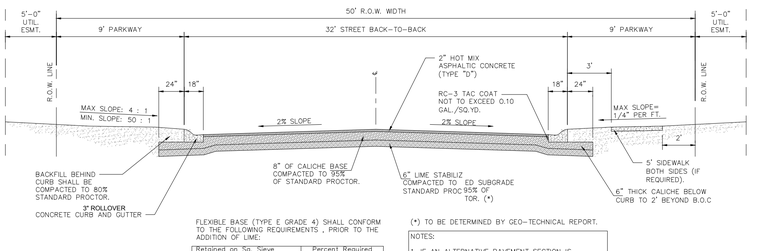

SCALE: 1"=200'
CANTON ROAD
ALAMO ROAD (FM 907)
WISCONSIN ROAD
GALEANA ST.
RAYONES ST.
LAS BARRETAS ST.
MONTE MORELOS ST.
SAN NICOLAS ST.
HUALAHUISES ST.
AGUALEGUAS ST.
DEL REY ESTATES UNIT 2 DOC #3167572
DEL REY ESTATES UNIT 3
LOT 234
LOT 235
LOT 236
LOT 237
LOT 238
LOT 239
LOT 240
LOT 241
LOT 242
LOT 243
LOT 244
LOT 245
LOT 246
LOT 247
LOT 248
LOT 249
LOT 250
LOT 251
LOT 252
LOT 253
LOT

SCALE: 1"=200'


MATCH A-A
CONTRACTOR TO WIDEN / IMPROVE THE ROAD SIDE DITCH TO COUNTY SPECS. WITH POSITIVE RUNOFF
CANTON ROAD
SUGGESTED SILT FENCE
SUGGESTED SILT FENCE
SUGGESTED SILT FENCE




FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

| Retained on Sq. Sieve | Percent Required |
|---|---|
| 2" | 0 |
| ⅜ | 20 – 60 |
| No. 4 | 40 – 75 |
| No. 40 | 70 – 90 |
| Max. PI: | 15 |
| Max. Wet Ball Pi: | 15 |
| Wet Ball Mill Max Amount | 50 |

(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

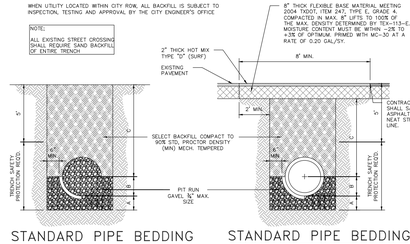
NOTES:

1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

## MINOR RESIDENTIAL STREET SECTION

NOTE:
WHEN UTILITY LOCATED WITHIN CITY ROW, ALL BACKFILL IS SUBJECT TO INSPECTION, TESTING AND APPROVAL BY THE CITY ENGINEER'S OFFICE.

NOTE:
ALL EXISTING STREET CROSSING SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH.




## STANDARD PIPE BEDDING

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. FILL TRENCH W/SELECT BACKFILL ( PI<20 ), W/12" LIFTS COMPACT TO 95% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

## STANDARD PIPE BEDDING

UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. FILL TRENCH W/SELECT BACKFILL ( PI<20 ), W/12" LIFTS COMPACT TO 95% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY, THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL OR OTHER APPROVED SUBSTITUTE.

## STANDARD PIPE BEDDING DETAILS

## DRAINAGE REPORT

DEL REY ESTATES UNIT 3 IS A RE-SUBDIVISION OF 144.64 ACRES OF LAND OUT OF LOTS 4 AND 5 BLK. 56 AND LOTS 1 AND 8 BLK. 57 ALAMO LAND & SUGAR CO'S SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED IN THE CITY OF EDINBURG E.T.J., COUNTY OF HIDALGO, TEXAS. THE TRACT IS CURRENTLY VACANT WITH A PROPOSED LAND USE FOR ½ ACRES RESIDENTIAL LOTS. THIS PROPERTY IS LOCATED IN ZONE "B" ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982.

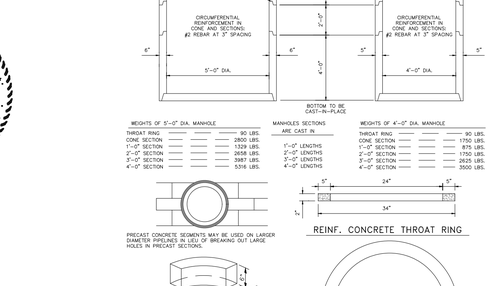
THE SOILS IN THIS AREA ARE MOSTLY SANDY CLAY LOAM WITH SOME CLAY LOAM (MAJORITY SOILS 28), THESE SOILS BELONG TO HYDROLOGIC GROUP "B", WHICH HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST CHIEFLY OF MODERATELY DEEP OR DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. THESE SOILS HAVE A MODERATE RATE OF WATER TRANSMISSION. SEE "USDA, NRCS WEB SOIL SURVEY" SOILS MAPS AND INFORMATION FOR THE HIDALGO COUNTY, TEXAS.

SURFACE STORM RUNOFF ON THIS TRACT FLOWS IN AN EASTERLY DIRECTION. THE PRE-DEVELOPMENT VOLUME OF STORM RUNOFF IS 46.56 CFS BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS. THE POST-DEVELOPMENT VOLUME OR STORM RUNOFF IS 66.90 CFS BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 20.34 CFS.

IN ACCORDANCE WITH THE COUNTY DRAINAGE POLICY, THE PROPOSED STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION WILL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 48", THE ULTIMATE OUTFALL IS A PROPOSED ¾ MILE OF 48" OFF-SITE TO THE NORTH, INTO HCDD#1 MAIN DRAIN WHICH IS LOCATED A ¼ MILE NORTH OF CANTON ROAD. A ¼ MILE OF 15" OFF-SITE EXCLUSIVE HCDD#1 DRAINAGE EASEMENT HAS BEEN ACQUIRED AND SHALL BE DEDICATED AS SUCH. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT POLICY, THE DIFFERENCE BETWEEN THE PRE (10-YR) AND THE POST (10-YR) DEVELOPMENT STORM RUNOFF SHALL NOT INCREASE. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED DETENTION OF 233,684 CUBIC FEET (5.36 ACRE-FEET) OF STORM RUNOFF SHALL GO TOWARDS OUR UNIT 2 EXTRA DETENTION CREDIT OF 355,251 CUBIC FEET WHICH WAS RESERVED FOR THIS UNIT 3. PLEASE SEE ATTACHED UNIT 3'S APPROVED DRAINAGE REPORT. THE FINISH FLOOR ELEVATION FOR EVERY BUILDING SHALL BE SET AT 24 INCHES ABOVE THE TOP OF CURB, MEASURED FROM THE CENTER AND AT THE FRONT OF EACH LOT. THE LOT SHALL BE GRADED TO ALLOW RUNOFF TO FLOW TOWARDS THE INTERNAL STREETS; THIS MEASURE WILL AVOID THE CONCENTRATION OF RUNOFF INTO OTHER LOTS AND WILL PROMOTE A CONSISTENT DRAINAGE PATTERN FOR THE ENTIRE DEVELOPMENT.

KAMBIZ S. KHADEMI, P.E. — DATE

STATE OF TEXAS — KAMBIZ S. KHADEMI — 57767 — REGISTERED PROFESSIONAL ENGINEER




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




| WEIGHTS OF 5'-0" DIA. MANHOLE | |
|---|---|
| THROAT RING | 90 LBS. |
| CONE SECTION | 2800 LBS. |
| 1'-0" SECTION | 1329 LBS. |
| 2'-0" SECTION | 2658 LBS. |
| 3'-0" SECTION | 3987 LBS. |
| 4'-0" SECTION | 5316 LBS. |

MANHOLES SECTIONS ARE CAST IN

| WEIGHTS OF 4'-0" DIA. MANHOLE | |
|---|---|
| THROAT RING | 90 LBS. |
| CONE SECTION | 1750 LBS. |
| 1'-0" SECTION | 875 LBS. |
| 2'-0" SECTION | 1750 LBS. |
| 3'-0" SECTION | 2625 LBS. |
| 4'-0" SECTION | 3500 LBS. |

PRECAST CONCRETE SEGMENTS MAY BE USED ON LARGER DIAMETER PIPELINES IN LIEU OF BREAKING OUT LARGE HOLES IN PRECAST SECTIONS.

SEGMENTAL BLOCK

5'-0" DIA. - 15 BLOCKS FULL CIRCLE
4'-0" DIA. - 12 BLOCKS FULL CIRCLE

REINF. CONCRETE THROAT RING

## PRECAST CONCRETE MANHOLE DETAILS




AS BUILT




AS BUILT




| D (IN) | A (FT) | WALL THICKNESS |
|---|---|---|
| 18" | 1' | 2 1/2 " |
| 24" | 1' | 3" |
| 30" | 1' | 3 1/2" |
| 36" | 2' | 4" |
| 42" | 2' | 4 1/2" |
| 48" | 2' | 5" |
| 54" | 2' | 5 1/2" |
| 60" | 2' | 6" |
| 72" | 2' | 7" |

NOTE:
ALL S.E.T. SHALL HAVE A GRATE COVER, EMBEDDED GALVANIZED RODS OR PIPES WITH GAPS NO GREATER THEN 4" BETWEEN.

CAST-IN-PLACE SAFETY END TREATMENT




PRECAST TYPE "A" INLET

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(FIRM REGISTRATION #F-1334)
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McALLEN, TEXAS 78502
410 E. DOVE
P.O. BOX 3422

| BY | DATE | REVISION |
|---|---|---|
| | | |

DRAWING DATE: JANURAY, 2018
RELEASE DATE:
DESIGNED BY: K.K.
DRAWN BY: F.D.
CHECKED BY: K.K.
UPDATED DWG. BY:
SCALE: 1"= 100'

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KHAMBIZ S. KHADEMI, P.E. 57767 JANURAY/2018
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DEL REY ESTATES UNIT 3
SUBDIVISION
HIDALGO COUNTY
ETJ EDINBURG

EXISTING TOPO AND ~~PROPOSED~~ PAVING, AND STORM DRAINAGE

DEL REY ESTATES UNIT 3, L.P.

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File Name: PAVING & DRAINAGE

SHEET 4 OF 4