



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-26-2020

PROPOSED HACIENDA VICTORIA ESTATES SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: LEANDRO RODRIGUEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 103 SINGLE FAMILY MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 15

LOCATION DESCRIPTION: SOUTH OF RICHARDSON ROAD APPROXIMATELY ½ MILE EAST OF ALAMO ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-29-2020 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: 10.00 FEET ONTO RICHARDSON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-30-2020 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: N.A.W.S.C. LINE SIZE: 8" LOCATION: RICHARDSON ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: RICHARDSON ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-31-2020 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

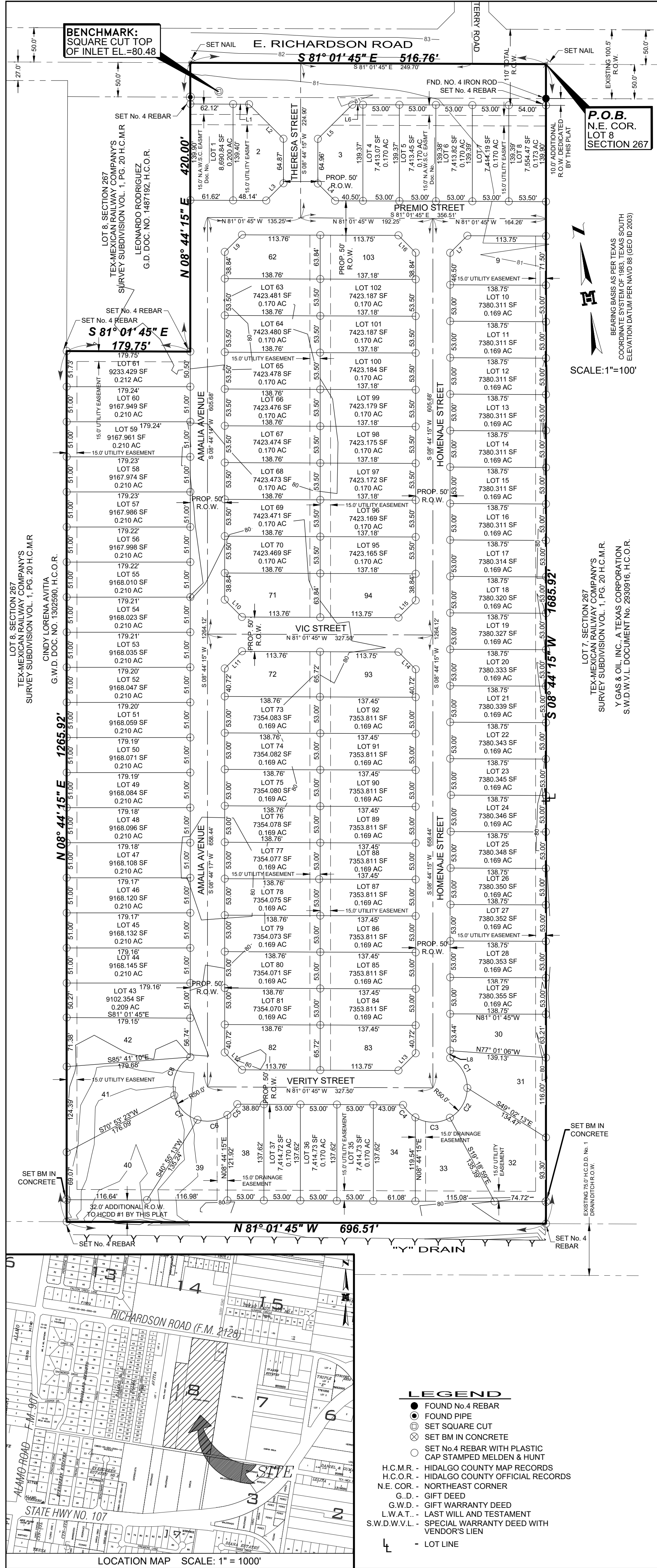
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

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.

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SUBDIVISION MAP OF HACIENDA VICTORIA ESTATES SUBDIVISION

BEING 25.224 ACRES
OUT OF LOT 8, SECTION 267,
TEXAS-MEXICAN RAILWAY
COMPANY'S SURVEY SUBDIVISION
HIDALGO COUNTY, TEXAS

- GENERAL PLAT NOTES & RESTRICTIONS:
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES
- FLOOD ZONE ZONATION:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
AREAS OF 100-YEAR FLOOD, OR 50-100 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, COMMUNITY-PANEL NUMBER: 480334 032 D MAP REVISED: JUNE 6, 2000. REVISIONS TO REFLECT LOWR: MAY 17, 2001
 - SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - THIS DEVELOPMENT IS FOR SINGLE-FAMILY USE. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 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 WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--BM NO. 1--ELEV. 80.48 N.G.V.D. 29 DESCRIPTIONS: SQUARE CUT ON TOP OF EXISTING CURB INLET N:16634353.04, E:1115751.89
--BM NO. 2--DESCRIPTIONS: SET BM IN CONCRETE SOUTHWEST CORNER OF LOT 32, N:1663285.446, E:1115976.408
--BM NO. 3--DESCRIPTIONS: SET BM IN CONCRETE SOUTHWEST CORNER OF LOT 40, N:16632794.0340, E:1115288.547
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 137,855 SQUARE FEET (3.165 ACRES) 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). THE DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN AND ACCUMULATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE ABOVE THAT THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE CURB TO THE FRONT OF THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND FLOWERS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - 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.
 - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING 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)).
 - LOTS 1-8 SHALL NOT HAVE ACCESS ONTO E. RICHARDSON ROAD. DEVELOPER TO INSTALL BUFFER FENCE ADJACENT RICHARDSON ROAD.
 - EACH LOT SHALL HAVE ITS OWN WATER METER.
 - 5' SIDEWALK WITH ADA RAMPS FOR ALL INTERIOR STREETS IS REQUIRED AT BUILDING PERMIT STAGE AND ALSO A 5' SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG E. RICHARDSON ROAD DURING SUBDIVISION DEVELOPMENT STAGE.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
 - ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH 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.

Lot #	SQ. FT.	Area
1	8,670.54	0.199
2	7,599.85	0.174
3	9,643.36	0.221
4	8,121.78	0.186
5	10,184.58	0.234
6	14,207.37	0.326
7	9,819.10	0.225
8	8,346.56	0.192
9	7,295.20	0.167
10	17,340.82	0.398
11	14,148.45	0.325
12	11,514.93	0.264
13	8,545.31	0.196
14	8,545.13	0.196
15	8,006.30	0.202
16	8,806.85	0.202
17	8,805.53	0.202
18	8,805.96	0.202
19	8,544.78	0.196
20	8,544.83	0.196

Curve #	Delta	Radius	Length	Chord	Chord	Tangent
C1	60° 16' 46"	50.00'	52.60'	N21° 07' 07"W	50.21'	29.03'
C2	60° 10' 55"	50.00'	52.52'	N39° 06' 44"E	50.14'	28.97'
C3	60° 15' 36"	50.00'	52.59'	S80° 04' 01"E	50.20'	29.02'
C4	29° 30' 28"	50.00'	25.75'	S36° 46' 59"E	25.47'	13.17'
C5	24° 29' 52"	50.00'	21.38'	N51° 13' 11"E	21.22'	10.86'
C6	52° 18' 06"	50.00'	45.64'	N89° 37' 10"E	44.07'	24.55'
C7	58° 35' 25"	50.00'	51.13'	S34° 56' 04"E	48.93'	28.05'
C8	74° 22' 38"	50.00'	64.91'	S31° 32' 57"W	60.44'	37.94'

Line #	Length	Direction
L1	23.23'	S81° 01' 45"E
L2	70.09'	S36° 04' 22"E
L3	35.28'	N53° 51' 15"E
L4	35.36'	S36° 15' 45"E
L5	69.86'	S53° 51' 15"W
L6	15.50'	N53° 01' 45"E
L7	35.28'	N53° 51' 15"E
L8	10.77'	N08° 44' 15"E

Line #	Length	Direction
L9	35.28'	N53° 51' 16"E
L10	35.43'	S36° 08' 45"E
L11	35.28'	N53° 51' 15"E
L12	35.43'	S36° 08' 45"E
L13	35.28'	N53° 51' 15"E
L14	35.43'	S36° 08' 45"E
L15	35.28'	N53° 51' 15"E
L16	35.43'	S36° 08' 44"E

RIGHT OF WAY EASEMENT
KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15 IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE 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 RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY 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 THE 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 HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF ____ 20__.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT
THE STATE OF TEXAS &
COUNTY OF HIDALGO &
MAYOR CITY OF EDINBURG

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____ 20__.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF ____ 20__.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT
THE STATE OF TEXAS &
COUNTY OF HIDALGO &
GENERAL MANAGER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, 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 (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____ 20__.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

METES AND BOUNDS DESCRIPTION
A TRACT OF LAND CONTAINING 25.224 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 20, HIDALGO COUNTY MAP RECORDS, WHICH SAID 25.224-ACRE TRACT CONSISTS OF: 19,008 ACRES CONVEYED TO DORIS M. SIEGRIST BY VIRTUE OF A LAST WILL AND TESTAMENT RECORDED IN VOLUME 2770, PAGE 970, HIDALGO COUNTY OFFICIAL RECORDS, 5.224 ACRES OUT OF A CERTAIN TRACT CONVEYED TO LEANDRO RODRIGUEZ BY VIRTUE OF A GIFT DEED DOCUMENT NUMBER 1487192, HIDALGO COUNTY OFFICIAL RECORDS AND 0.992 OF ONE ACRE CONVEYED TO BARBARA L. SIEGRIST BY VIRTUE OF A GIFT WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1469480, HIDALGO COUNTY OFFICIAL RECORDS, SAID 25.224 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE, S 08° 44' 15" W ALONG THE EAST LINE OF SAID LOT 8, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. RICHARDSON ROAD, CONTINUING A TOTAL DISTANCE OF 1,685.92 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID LOT 8, FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 81° 01' 45" W ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 696.51 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 08° 44' 15" E A DISTANCE OF 1,265.92 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT.
- THENCE, S 81° 01' 45" E A DISTANCE OF 179.75 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT.
- THENCE, N 08° 44' 15" E AT A DISTANCE OF 370.00 FEET PASS AN IRON PIPE FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. RICHARDSON ROAD, CONTINUING A TOTAL DISTANCE OF 420.00 FEET TO A NAIL SET ON THE NORTH LINE OF SAID LOT 8, FOR THE NORTHWEST CORNER OF THIS TRACT.
- THENCE, S 81° 01' 45" E ALONG THE NORTH LINE OF SAID LOT 8 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. RICHARDSON ROAD, A DISTANCE OF 516.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.224 ACRES, OF WHICH 0.606 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF E. RICHARDSON ROAD, LEAVING AN EXISTING NET OF 24.618 ACRES OF LAND, MORE OR LESS.

BEGINNING AT A NAIL SET ON THE NORTHEAST CORNER OF SAID LOT 8, SECTION 267, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT.

LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF EDINBURG EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.

HACIENDA VICTORIA ESTATES SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF E. RICHARDSON ROAD, APPROXIMATELY 0.43 OF ONE MILE EAST OF ITS INTERSECTION WITH ALAMO ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), HACIENDA VICTORIA ESTATES SUBDIVISION LIES APPROXIMATELY 0.1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

DRAWN BY: EM DATE 01-27-2020
FINAL CHECK DATE

FRED L. KURTH, R.P.L.S. # 4750 DATE SURVEYED: 10/21/2019 T-1084, P-652 SURVEY JOB NO. 19167-02-08

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.026 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF HACIENDA VICTORIA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ____ DAY OF ____ 20__.

HIDALGO COUNTY JUDGE
ATTEST: HIDALGO COUNTY CLERK

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE ____ DAY OF ____ 20__.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCDM RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDM1.

PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:
DATE: _____
DATE SURVEYED: 10/21/2019
T-1084, P-652
SURVEY JOB NO. 19167-02-08

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:
DATE: _____
DATE SURVEYED: 10/21/2019
T-1084, P-652
SURVEY JOB NO. 19167-02-08

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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GENERAL MANAGER

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PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:
DATE: _____
DATE SURVEYED: 10/21/2019
T-1084, P-652
SURVEY JOB NO. 19167-02-08

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:
DATE: _____
DATE SURVEYED: 10/21/2019
T-1084, P-652
SURVEY JOB NO. 19167-02-08

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE ____ DAY OF ____ 20__.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCDM RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDM1.

PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:
DATE: _____
DATE SURVEYED: 10/21/2019
T-1084, P-652
SURVEY JOB NO. 19167-02-08

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE ____ DAY OF ____ 20__.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HCDM RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCDM1.

PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO:
DATE: _____
DATE SURVEYED: 10/21/2019
T-1084, P-652
SURVEY JOB NO. 19167-02-08

INDEX TO SHEET OF HACIENDA VICTORIA ESTATES SUBDIVISION
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYORS CERTIFICATION; PLAT NOTES; AND RECORDING INFORMATION; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; CITY, APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D. NO. 1, N.A.W.S.C., COUNTY JUDGE CERTIFICATE

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING, ENGINEERING CERTIFICATION;

SHEET 4: CONSTRUCTION DETAILS.

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
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

LEANDRO RODRIGUEZ
AS OWNER OF THE 25.224 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HACIENDA VICTORIA ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.023 AND THAT

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

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

LEANDRO RODRIGUEZ DATE: _____
5918 RICHARDSON BLVD.
EDINBURG, TX 78542-1018

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED LEANDRO RODRIGUEZ, PROVED TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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

NICOLE RAE WRUBLEWSKI
AS OWNER OF THE 25.224 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HACIENDA VICTORIA ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.023 AND THAT

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

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

NICOLE RAE WRUBLEWSKI DATE: _____
6100 RICHARDSON RD.
EDINBURG, TX 78542-4621

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED NICOLE RAE WRUBLEWSKI, PROVED TO ME THROUGH TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 2-27-2020
ENGINEERING JOB NO. 19167-00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

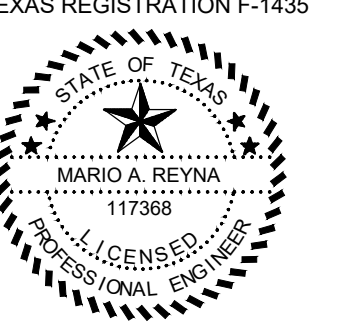
STATE OF TEXAS
COUNTY OF HIDALGO:
DATE: _____
DATE SURVEYED: 10/21/2019
T-1084, P-652
SURVEY JOB NO. 19167-02-08

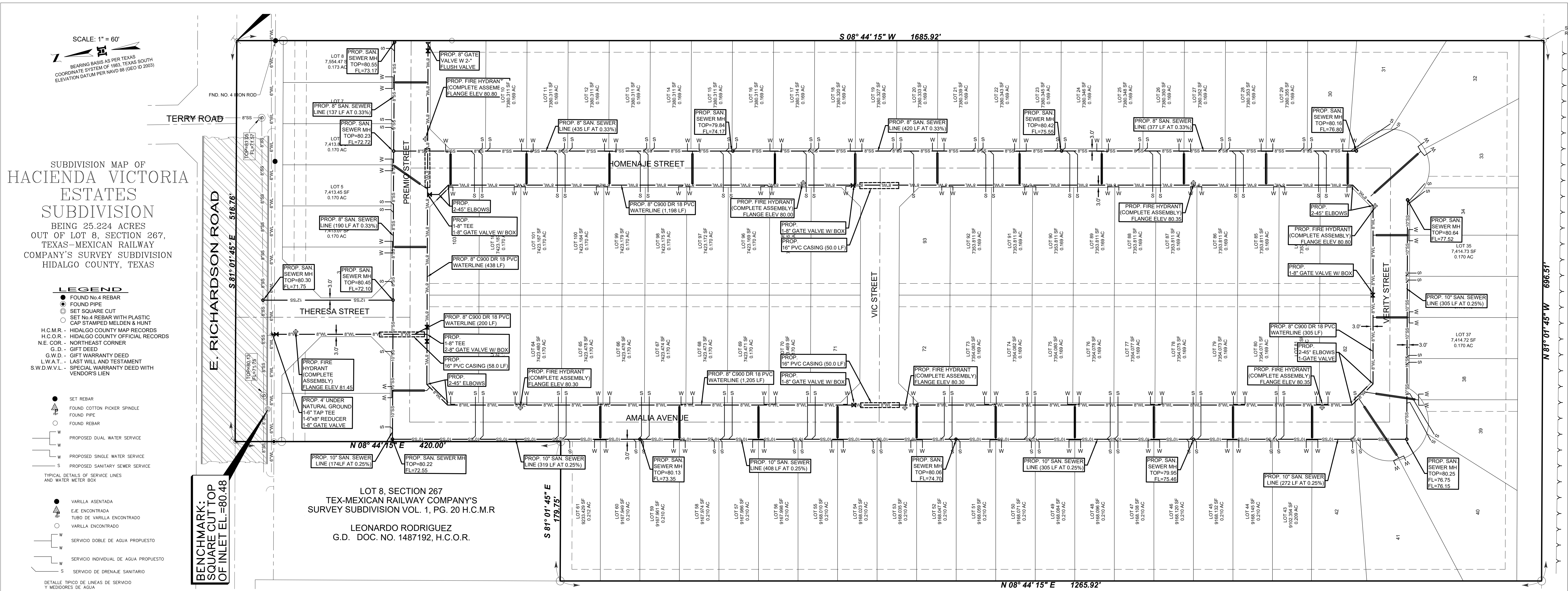
STATE OF TEXAS
COUNTY OF HIDALGO:
DATE: _____
DATE SURVEYED: 10/21/2019
T-1084, P-652
SURVEY JOB NO. 19167-02-08

STATE OF TEXAS
COUNTY OF HIDALGO:
DATE: _____
DATE SURVEYED: 10/21/2019
T-1084, P-652
SURVEY JOB NO. 19167-02-08

STATE OF TEXAS
COUNTY OF HIDALGO:
DATE: _____
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T-1084, P-652
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STATE OF TEXAS
COUNTY OF HIDALGO:
DATE: _____
DATE SURVEYED: 10/21/2019
T-1084, P-652
SURVEY JOB NO. 19167-02-08





MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

ENGINEERING REPORT FOR HACIENDA VICTORIA ESTATES SUBDIVISION
 BY: MARIO A. REYNA
 WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

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

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF E. RICHARDSON ROAD. THE WATER SYSTEM FOR HACIENDA VICTORIA ESTATES SUBDIVISION CONSISTS OF A 6" WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. AN 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED EXISTING 8" WATER LINE ALONG THE SOUTH SIDE OF E. RICHARDSON ROAD AND RUNS SOUTH ALONG THE WEST SIDE OF THERESA STREET RIGHT-OF-WAY THEN CONNECT WITH A TEE. THE 8" WATER LINE RUNS NORTH ALONG THE EAST SIDE OF AMALIA AVENUE RIGHT-OF-WAY THEN RUNS SOUTH ALONG THE NORTH RIGHT-OF-WAY OF VERITY STREET THEN TURNS NORTH AT THE SOUTHWEST CORNER OF LOT 82 THEN RUNS NORTH ALONG THE EAST SIDE OF AMALIA AVENUE RIGHT-OF-WAY THEN RUNS EAST AND CONNECTS WITH THE TEE. IN ORDER TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE HACIENDA VICTORIA ESTATES SUBDIVISION CONSISTS OF 48-1/2" DIAMETER DOUBLE SERVICE LINES AND 7-1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE 6" LINE, THE 4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$173,089.64, OR \$1,680.48 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$113,300.00, WHICH COVERS THE \$1,100 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 8 FIRE HYDRANTS AT A UNIT COST OF \$4,500.00 FOR A TOTAL COST OF \$36,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.E.W.S.C. 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 SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

DRAWN BY: EM DATE 01-28-2020
 SURVEYED, CHECKED _____ DATE _____
 FINAL CHECK _____ DATE _____

MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541
 PH. (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com



MAP OF WASTEWATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE

ENGINEERING REPORT FOR HACIENDA VICTORIA ESTATES SUBDIVISION
 BY: MARIO A. REYNA
 SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE

SEWAGE FROM HACIENDA VICTORIA ESTATES SUBDIVISION WILL BE TREATED BY N.A.W.S.C. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE N.A.W.S.C. 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.

N.A.W.S.C. HAS AN EXISTING SANITARY SEWER LINE ALONG THE SOUTH SIDE OF THE E. RICHARDSON ROAD RIGHT-OF-WAY.

THE WASTEWATER SYSTEM FOR HACIENDA VICTORIA ESTATES SUBDIVISION WILL CONSIST OF A 12" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER LINE WITH A PROPOSED MANHOLE. THIS 12" LINE THEN RUNS SOUTH TO THE EAST RIGHT-OF-WAY OF THERESA STREET TO A PROPOSED SANITARY SEWER MANHOLE. FROM THE PROPOSED MANHOLE A 10" LINE THEN RUNS WEST ALONG NORTH RIGHT-OF-WAY OF PREMIO STREET TO A PROPOSED MANHOLE WHERE A 10" SANITARY LINE TURNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF AMALIA AVENUE TO A PROPOSED MANHOLE WHERE A 10" SANITARY SEWER LINE RUNS EAST ALONG THE SOUTH RIGHT OF WAY OF VERITY STREET TO A PROPOSED MANHOLE. A PROPOSED 8" SANITARY SEWER RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF PREMIO STREET TO A PROPOSED MANHOLE WHERE A 8" LINE RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF HOMENAJE STREET TO A PROPOSED MANHOLE.

THERE WILL BE ONE HUNDRED AND TWO (102) 4" SERVICE CONNECTIONS

THE SANITARY SEWER LINES RANGING FROM 8" TO 12", 4" SERVICE LINES AND (13) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID TO THE N.A.W.S.C. THE SUM OF \$ 1,275.00 WHICH COVERS THE \$12.50 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. THE ENTIRE WASTE 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.

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 SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

DRAWN BY: EM DATE 01-28-2020
 SURVEYED, CHECKED _____ DATE _____
 FINAL CHECK _____ DATE _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

COST ESTIMATE:
 PAVING IMPROVEMENTS: \$ 392,577.40
 DRAINAGE IMPROVEMENTS: \$ 56,339.28
 WATER DISTRIBUTION: \$ 39,202.33
 SANITARY SEWER: \$ 31,205.00
 IMPROVEMENTS / OSSF: \$ _____

MAP OF WASTEWATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE

ENGINEERING REPORT FOR HACIENDA VICTORIA ESTATES SUBDIVISION
 BY: MARIO A. REYNA
 DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION HACIENDA VICTORIA ESTATES SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE DE 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 RECIBIRA SU PROVISION DE DRENAJE PARA 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. N.A.W.S.C. TIENE UN CANTARILLA DE DRENAJE SANITARIO EN LA ESQUINA NOROCCIDENTE DE LA CALLE DANIELSON Y CALLE ALBERTA.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION LAS OLAS ESTATES SUBDIVISION CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE DIAMETRO DE 12" QUE SE ENCUENTRA EN LA LINEA DE SEWER SANITARIA EXISTENTE CON UN MANHOLE PROPUUESTO. ESTA LINEA DE 12" ENTONCES CORRE SUR VIA DE DERECHO DE LA CALLE DE THERESA A UN MANHOLE DE SEWER SANITARIO PROPUUESTO, DESDE EL MANHOLE PROPUUESTO UNA LINEA DE 10" ENTONCES CORRE EL OESTE EN EL NORTE VIA DE DERECHO DE LA CALLE PREMIO A UN MANHOLE PROPUUESTO DONDE UNA LINEA SANITARIA DE 10" OTRA EL SUR EN EL OESTE VIA DE DERECHO DE LA CALLE DE AMALIA A UNA A LA DERECHA SUR VIA DE DERECHO DE LA CALLE VERITY A UN MANHOLE PROPUUESTO. UN PROPUUESTO 8" SANITARIO CORRE ESTE VIA DE DERECHO NORTE DE LA CALLE PREMIO A UN MANHOLE PROPUUESTA DONDE UN 8" LINEA SE ENCUENTRA AL SUR VIA DE DERECHO OESTE DE LA CALLE HOMENAJE A UN MANHOLE PROPUUESTO.

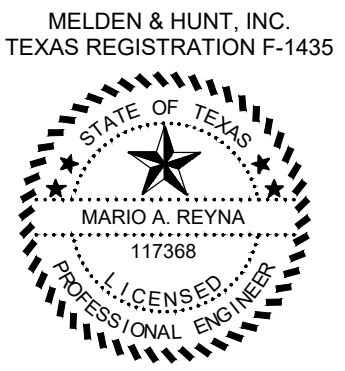
HABRA SIEN Y DOS (102) CONEXIONES DE SERVICIO DE 4"

LAS LINEAS DE DRENAJE SANITARIAS QUE VAN DESDE 8" HASTA DE 12", Y (15) ALCANARILLAS DE DRENAJE SANITARIAS HAN SIDO INSTALADOS A UN COSTO TOTAL \$ _____ O \$ _____ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. LA SUMA DE \$ 1,275.00 QUE CUBRE LOS \$12.50 POR LOTE COMO SE ESTABLECE EN EL ACUERDO DE SERVICIO DE AGUA DE RESIDUOS DE 30 años QUE SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y CARGOS DE ACUERDO, Y TODOS LOS MIEMBROS U OTROS CARGOS ASOCIADOS CON LA CONECTANDO LOS LOTS INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. LAS INSTALACIONES DE AGUA DE RESIDUOS COMPLETOS HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADO EN EL CONDADO DE HIDALGO.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON (LAS REGLAS GOVERNANDO A LAS SUBDIVISIONES), ADOPTADAS BAJO LA SECCION 16.343, DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SANITARIO, SON LOS SIGUIENTES:
 INSTALACIONES DE AGUA - EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE U.S.\$ _____ O U.S.\$ _____ POR LOTE.
 INSTALACIONES DE DRENAJE SANITARIO - EL SISTEMA DE DRENAJE SANITARIO SE ESTIMA UN COSTO TOTAL DE U.S.\$ _____ O U.S.\$ _____ POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

DRAWN BY: EM DATE 01-28-2020
 SURVEYED, CHECKED _____ DATE _____
 FINAL CHECK _____ DATE _____



MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

COST ESTIMATE:
 PAVING IMPROVEMENTS: \$ 392,577.40
 DRAINAGE IMPROVEMENTS: \$ 56,339.28
 WATER DISTRIBUTION: \$ 39,202.33
 SANITARY SEWER: \$ 31,205.00
 IMPROVEMENTS / OSSF: \$ _____

SUBDIVIDER CERTIFICATION
 1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) 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:
 I, WE, LEONARDO RODRIGUEZ, SUBDIVIDER OF HACIENDA VICTORIA ESTATES SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEONARDO RODRIGUEZ KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES _____

SUBDIVIDER CERTIFICATION
 1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) 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:
 I, WE, NICOLE RAE WROBLEWSKI, SUBDIVIDER OF HACIENDA VICTORIA ESTATES SUBDIVISION LA SECCION 16.343, DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SANITARIO, SON LOS SIGUIENTES:
 INSTALACIONES DE AGUA - EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE U.S.\$ _____ O U.S.\$ _____ POR LOTE.
 INSTALACIONES DE DRENAJE SANITARIO - EL SISTEMA DE DRENAJE SANITARIO SE ESTIMA UN COSTO TOTAL DE U.S.\$ _____ O U.S.\$ _____ POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

SUBDIVIDER CERTIFICATION
 1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) 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:
 I, WE, NICOLE RAE WROBLEWSKI, SUBDIVIDER OF HACIENDA VICTORIA ESTATES SUBDIVISION LA SECCION 16.343, DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SANITARIO, SON LOS SIGUIENTES:
 INSTALACIONES DE AGUA - EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE U.S.\$ _____ O U.S.\$ _____ POR LOTE.
 INSTALACIONES DE DRENAJE SANITARIO - EL SISTEMA DE DRENAJE SANITARIO SE ESTIMA UN COSTO TOTAL DE U.S.\$ _____ O U.S.\$ _____ POR LOTE.

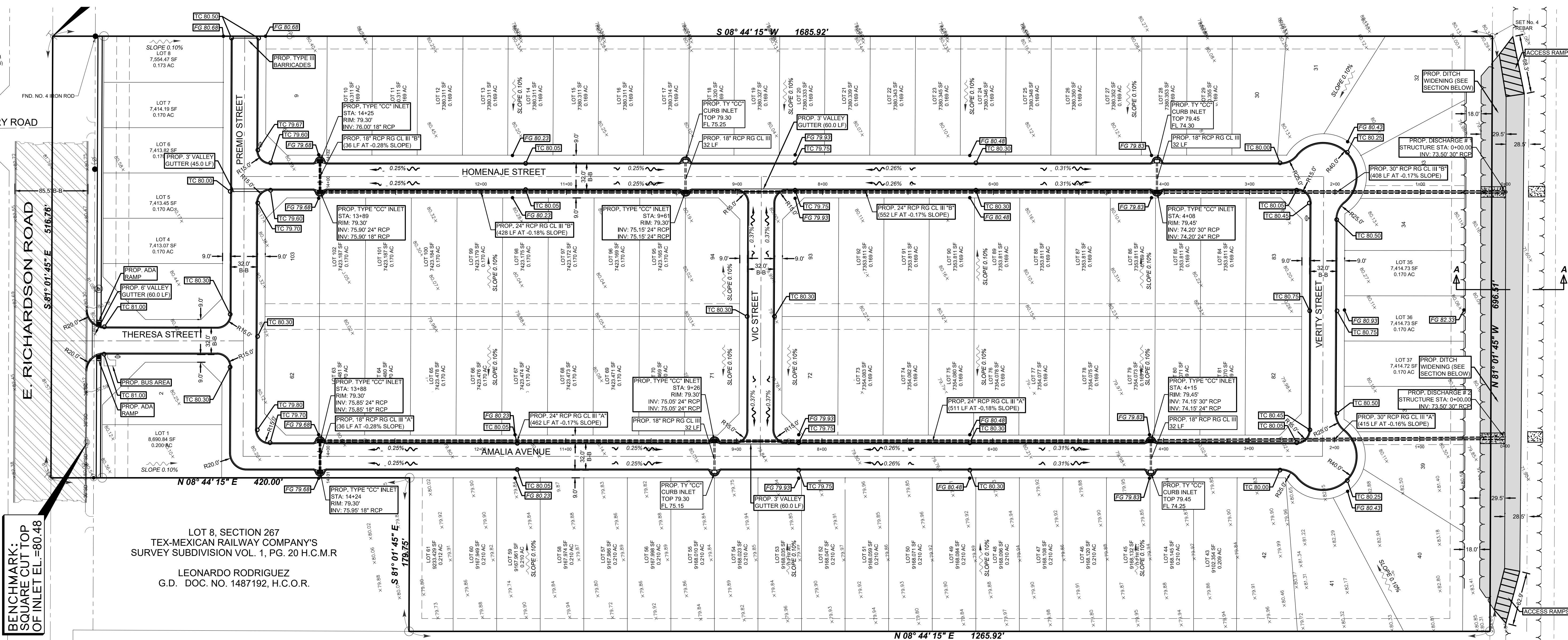
ENGINEER'S SIGNATURE _____ DATE _____

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 INSTALACIONES DE AGUA - EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE U.S.\$ _____ O U.S.\$ _____ POR LOTE.
 INSTALACIONES DE DRENAJE SANITARIO - EL SISTEMA DE DRENAJE SANITARIO SE ESTIMA UN COSTO TOTAL DE U.S.\$ _____ O U.S.\$ _____ POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

SCALE: 1" = 60'
 BEARING BASIS AS PER TEXAS
 COORDINATE SYSTEM OF 1983, TEXAS SOUTH
 ELEVATION DATUM PER NAVD 88 (GEO ID 2003)



LOT 8, SECTION 267
 TEX-MEXICAN RAILWAY COMPANY'S
 SURVEY SUBDIVISION VOL. 1, PG. 20 H.C.M.R.
 LEONARDO RODRIGUEZ
 G.D. DOC. NO. 1487192, H.C.O.R.

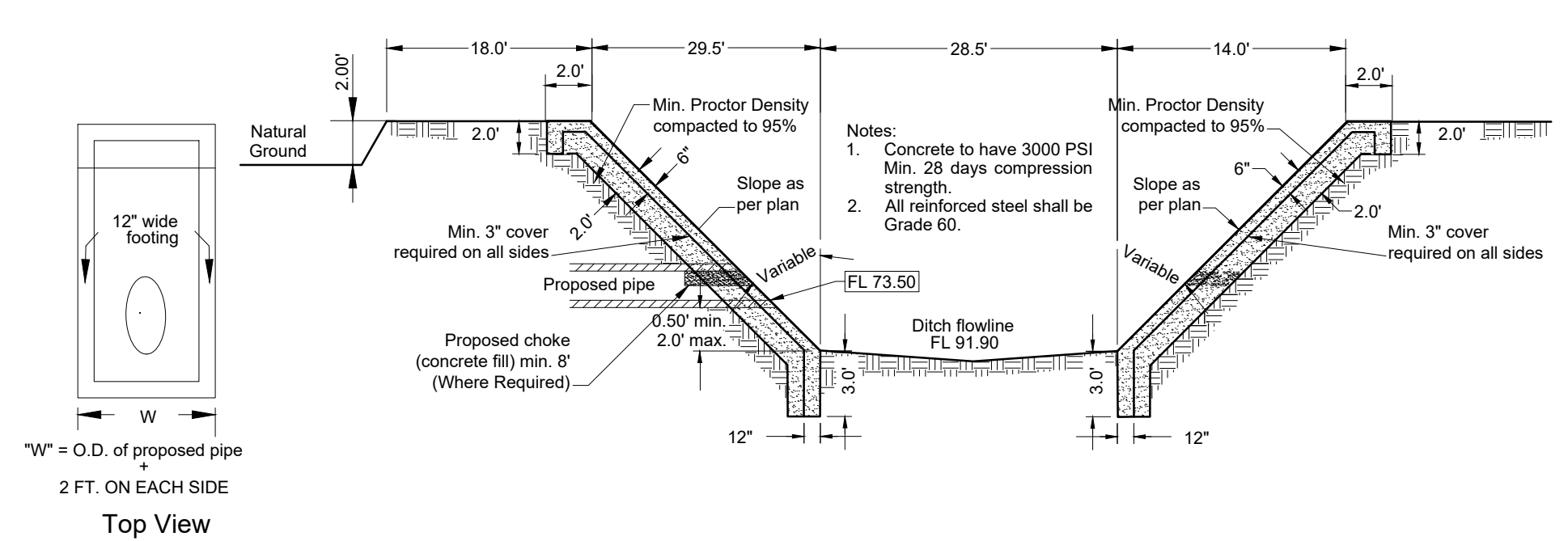
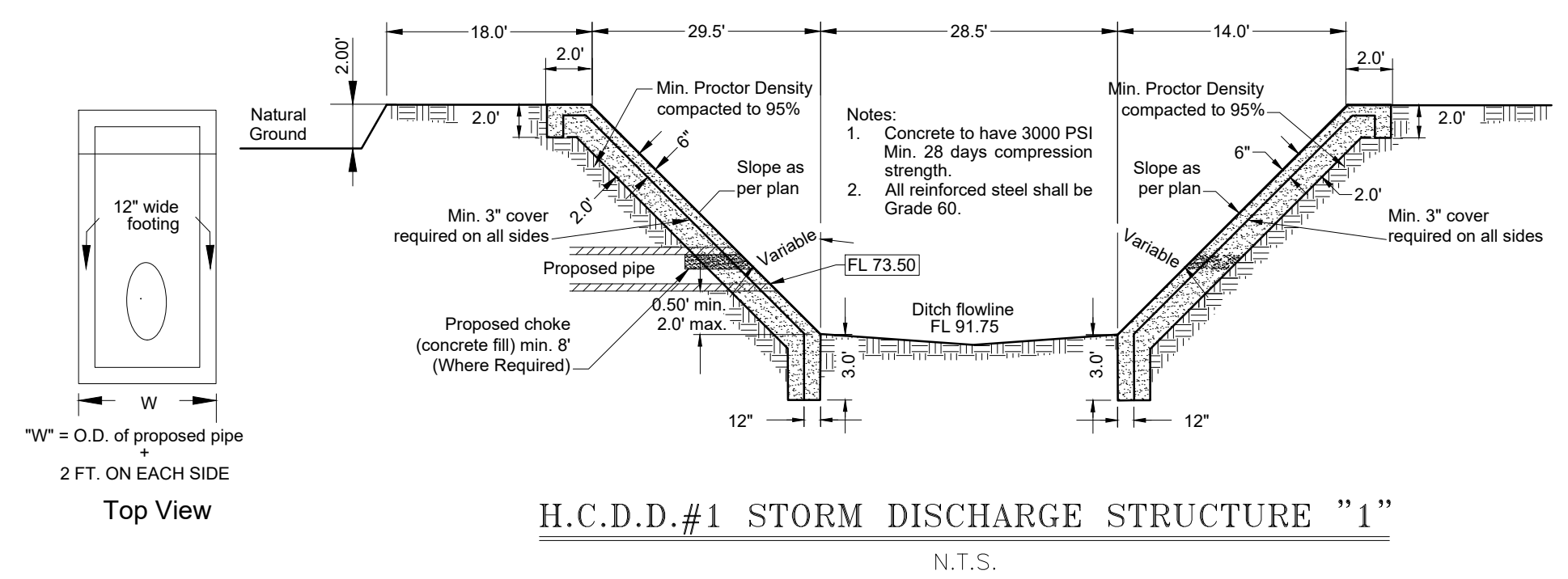
BENCHMARK:
 SQUARE CUT TOP
 OF INLET EL.=80.48

MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
HACIENDA VICTORIA ESTATES
 SUBDIVISION
 BEING 25.224 ACRES
 OUT OF LOT 8, SECTION 267,
 TEXAS-MEXICAN RAILWAY
 COMPANY'S SURVEY SUBDIVISION
 HIDALGO COUNTY, TEXAS

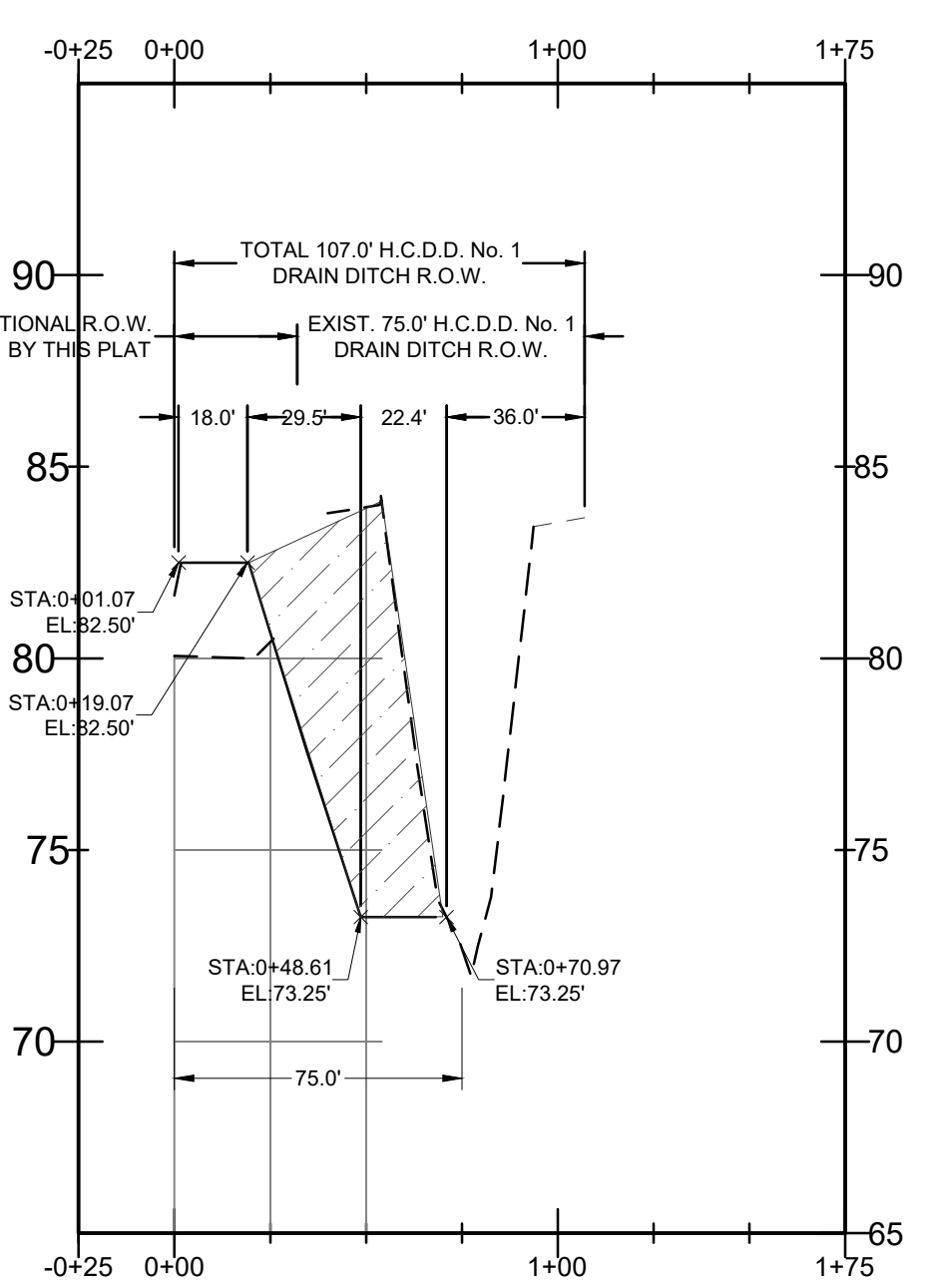
- LEGEND**
- FOUND No. 4 REBAR
 - FOUND PIPE
 - ⊕ SET SQUARE CUT
 - ⊙ SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - G.D. - GIFT DEED
 - G.W.D. - GIFT WARRANTY DEED
 - L.W.A.T. - LAST WILL AND TESTAMENT
 - S.W.D.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

DRAWN BY: EM DATE 01-28-2020
 SURVEYED, CHECKED DATE
 FINAL CHECK DATE

M MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com



PROPOSED DITCH WIDENING SECTION A-A



**DRAINAGE STATEMENT
 HACIENDA VICTORIA ESTATES SUBDIVISION**

HACIENDA VICTORIA ESTATES SUBDIVISION IS A 25.224 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY SUBDIVISION, ACCORDING TO THE PLAT THEREON RECORDED IN VOLUME 1, PAGE 20, HIDALGO COUNTY MAP RECORDS, WHICH SAID 25.224-ACRE TRACT CONSISTS OF: 19,008 ACRES CONVEYED TO DORIS M. SEIGRIST BY VIRTUE OF A LAST WILL AND TESTAMENT RECORDED IN VOLUME 2770, PAGE 970, HIDALGO COUNTY OFFICIAL RECORDS, AND 0.992 OF ONE ACRE CONVEYED TO BARBARA L. SEIGRIST BY VIRTUE OF A GIFT WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1469480, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF RICHARDSON STREET AND APPROXIMATELY 2,265 FEET EAST OF ALAMO ROAD. THE PROPERTY IS A 83 LOT DEVELOPMENT. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "X" (SHADED) IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334-0325 D, MAP REVISED JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 17, 2001. ZONE "X" (SHADED) IS DEFINED AS: AREAS OF 500-YEAR FLOOD; AREAS OF 100-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.

THE SOILS ARE (28) HIDALGO FINE SANDY LOAM WHICH IS IN HYDROLOGIC GROUP "B" RESPECTIVELY. SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM SOIL SURVEY OF HIDALGO COUNTY, TEXAS).

EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTHERLY DIRECTION AND HAS A RUNOFF OF 7.22 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF BY 34.86 C.F.S. TO A TOTAL OF 42.08 C.F.S.

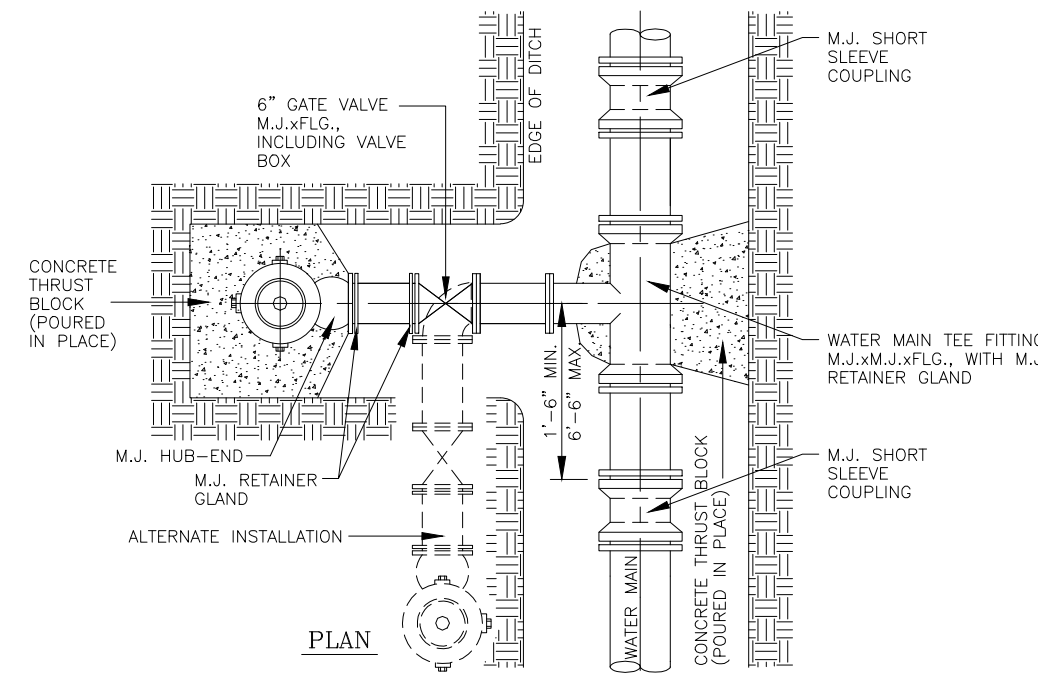
THE PROPOSED DRAINAGE FOR HACIENDA VICTORIA ESTATES SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, INTO PROPOSED TYPE "A" INLETS, WHICH WILL DRAIN INTO THE "Y" DRAIN WHICH FLOWS EAST, ULTIMATELY DRAINING INTO THE SOUTH MAIN DRAIN I. THE PROPOSED DRAINAGE SYSTEM SHALL BE COMPOSED OF 10" TYPE "A" INLET ALONG THE PROPOSED STREET WITH 18", 24", 30" DRAINAGE PIPE.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF FROM THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 137,855 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF THE "Y" DRAIN.

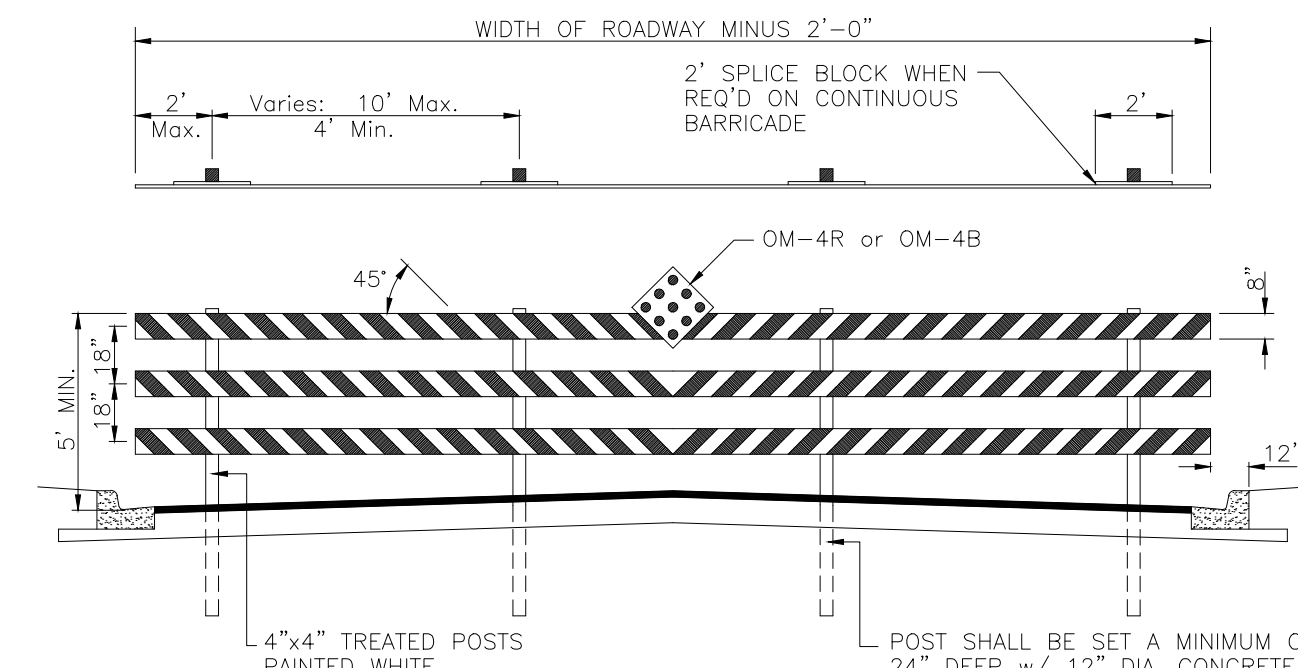
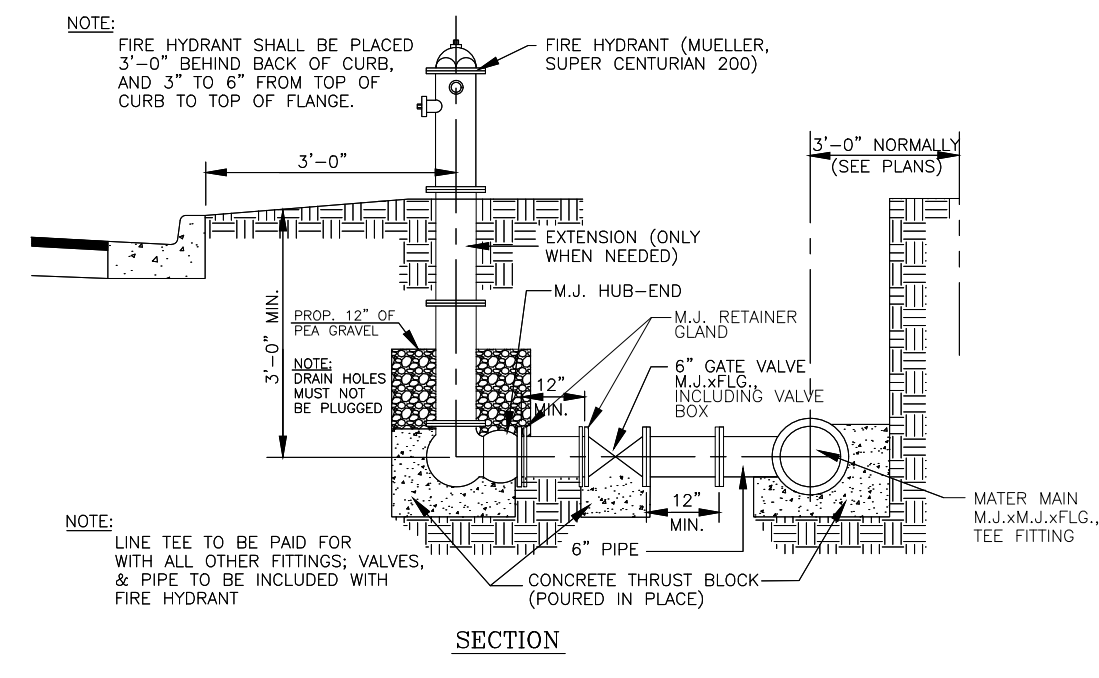
CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334-0425 B, MAP REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DITCH WIDENING TO THE NORTH OF THIS SUBDIVISION.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION #1435
 MARIO A. REYNA
 LICENSED PROFESSIONAL ENGINEER

MARIO A. REYNA PE # 117368 DATE: _____

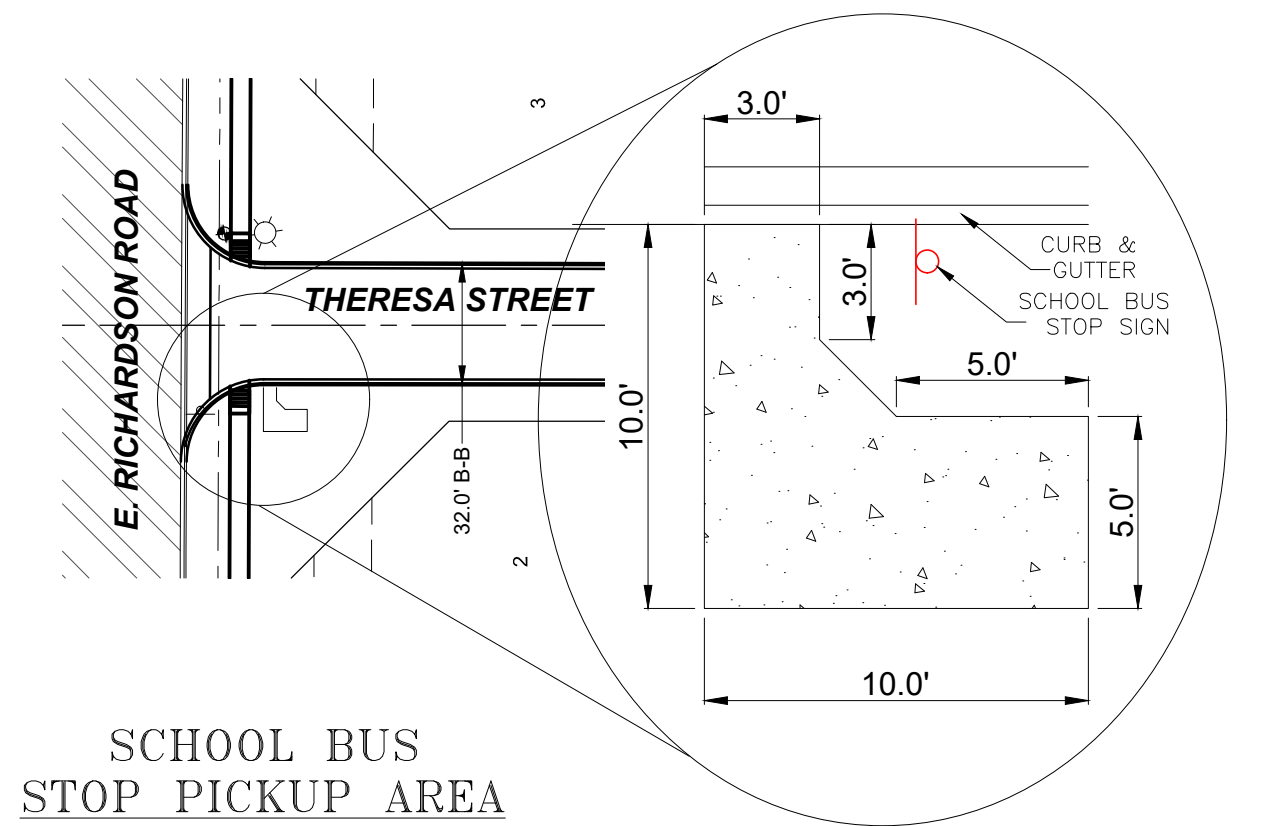


TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

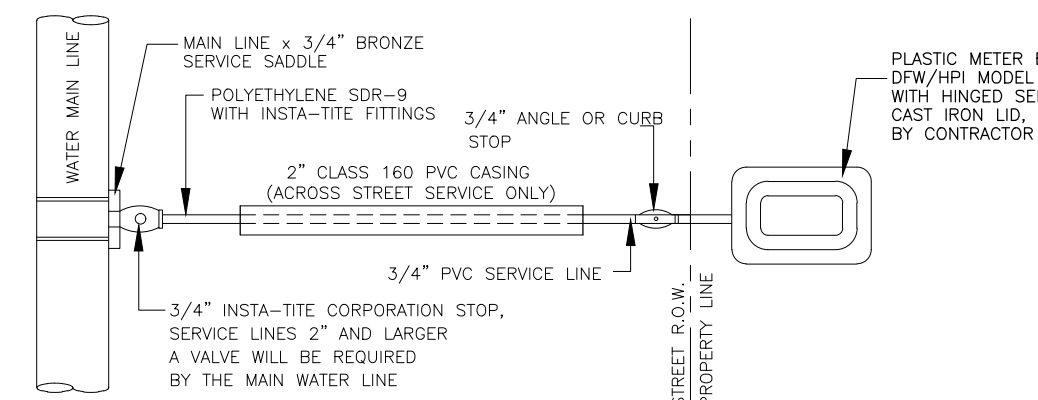


TYPE III DEAD-END STREET BARRICADE

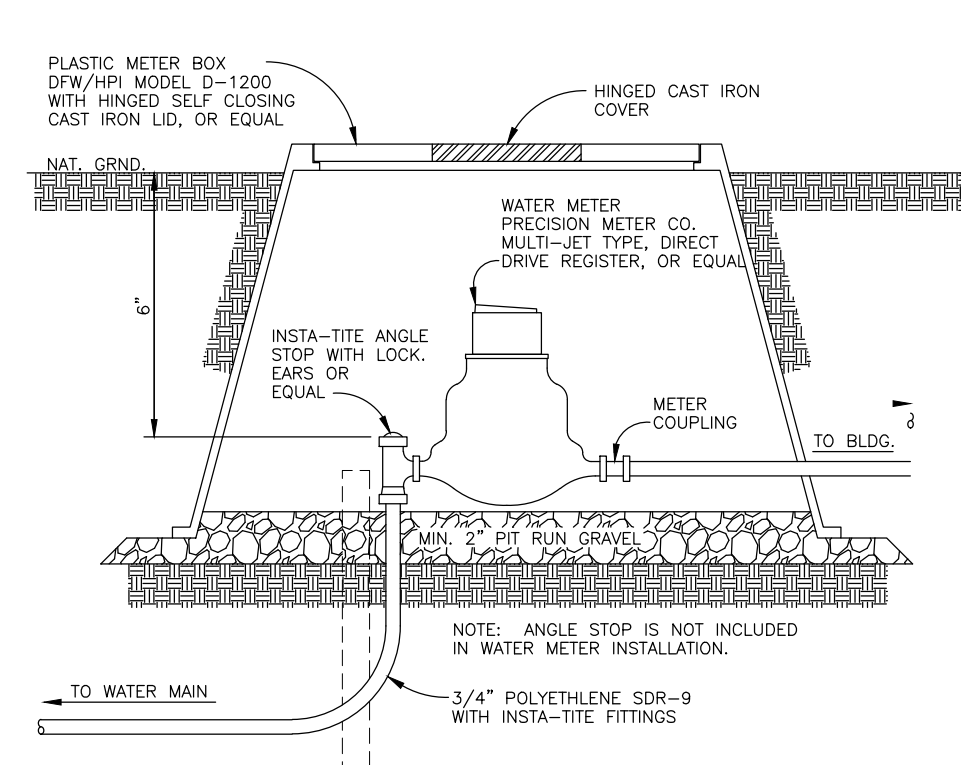
- GENERAL NOTES:
- WIDTH OF RAIL SHALL BE A MINIMUM OF 8", 2" NOMINAL SMOOTH LUMBER.
 - RAILS SHALL BE FASTENED TO EACH POST WITH 1/4" STEEL BOLTS WITH WASHER ON EACH SIDE. BOLT THREADS SHALL BE PEENED.
 - THE RAILS SHALL RECEIVE TWO COATS OF WHITE OIL BASE OUTDOOR PAINT, THEN SHALL HAVE 6" WIDE REFLECTORIZED RED STRIPES OF TAPE PLACED ON 45° SLOPES, DOWN AND TOWARDS THE CENTER OF THE BARRICADE.
 - BARRICADES MAY BE CONSTRUCTED IN SECTIONS OR MAY BE CONTINUOUS ACROSS ROADWAY WIDTH. SPLICES ON CONTINUOUS RAIL BARRICADES SHALL BE AT POSTS AND SHALL HAVE A 2' SPLICE BLOCK ON BACK SIDE OF THE SAME MATERIAL AS RAIL.
 - 18" DIAMOND REFLECTORIZED RED PANEL OR 18" DIAMOND RED OR BLACK PANEL WITH 9-3" DIA. RED REFLECTORS SYMMETRICALLY PLACED AT CENTER OR CENTER POST.



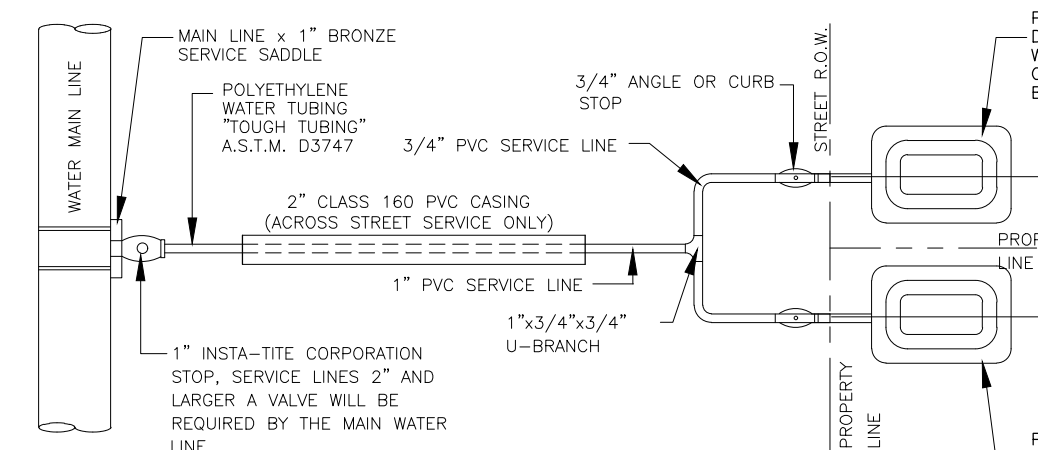
SCHOOL BUS STOP PICKUP AREA



SINGLE WATER SERVICE CONNECTION
N.T.S.

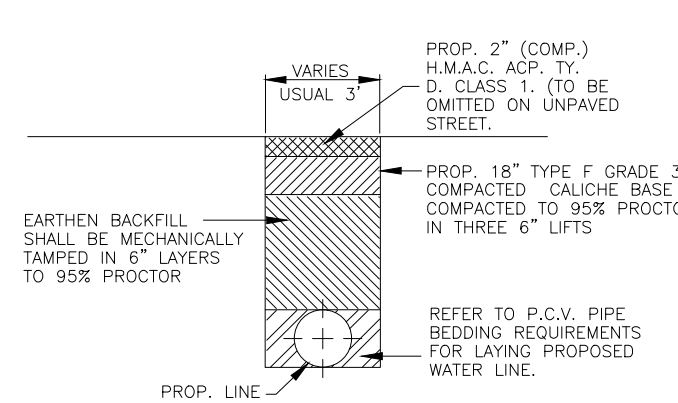


TYPICAL WATER METER INSTALLATION
N.T.S.

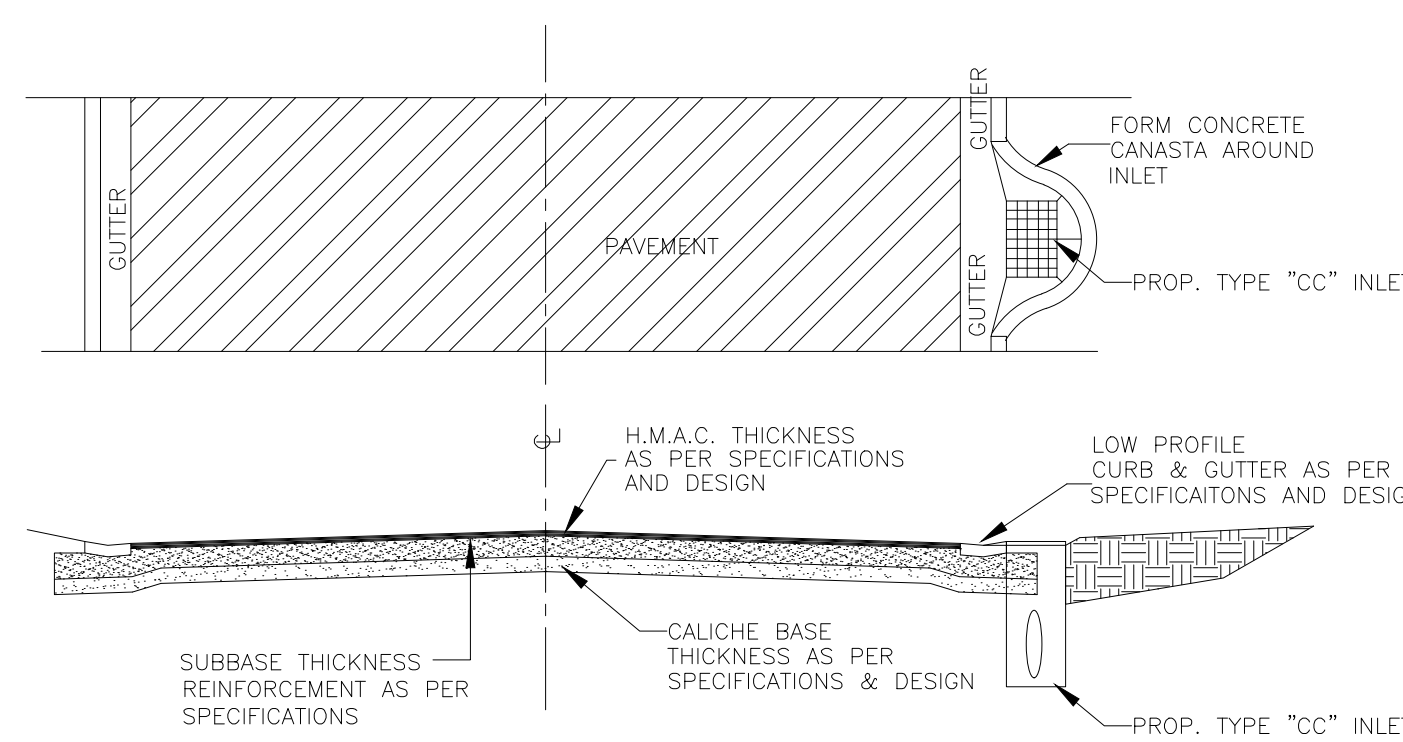


DUAL WATER SERVICE CONNECTION
N.T.S.

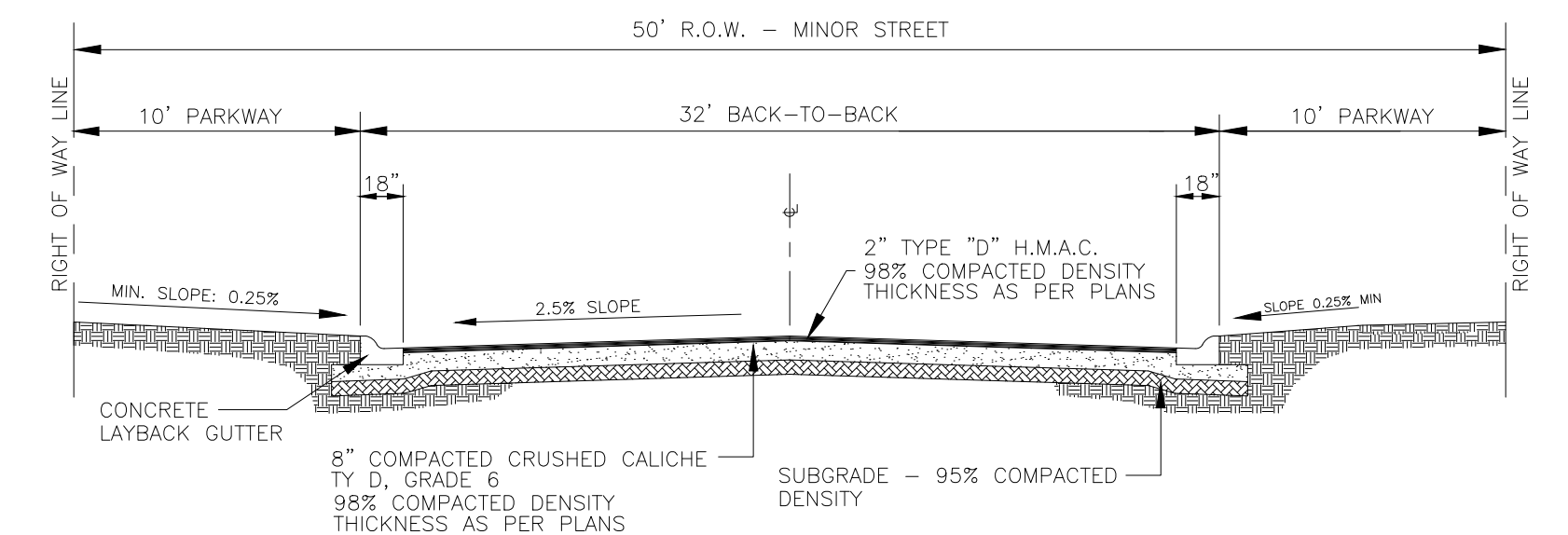
NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.C. AND THE ENGINEER.



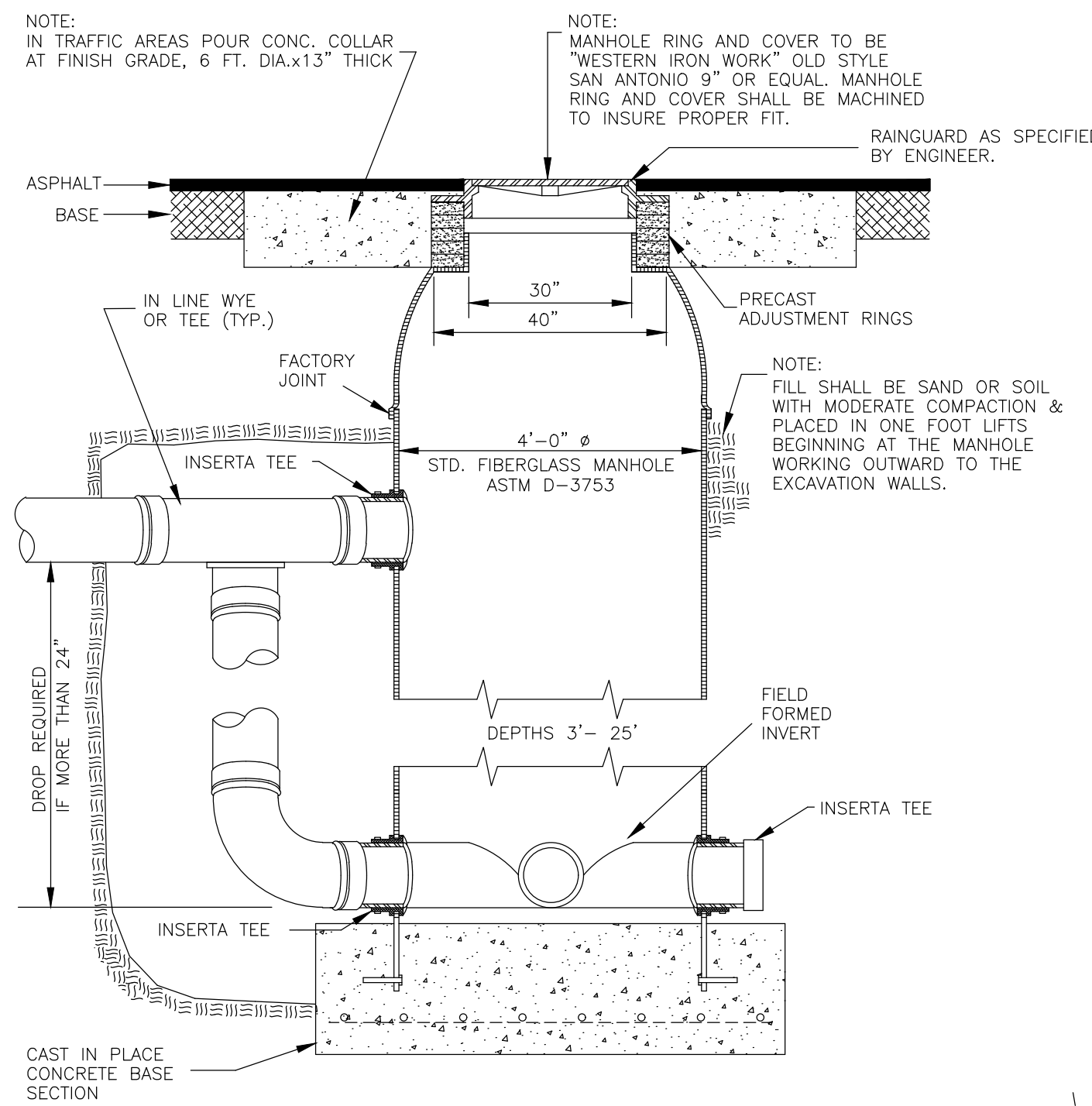
PAVED AND UNPAVED STREET BACKFILL DETAIL
N.T.S.



TYPICAL ROAD SECTION W/ LOW
N.T.S.



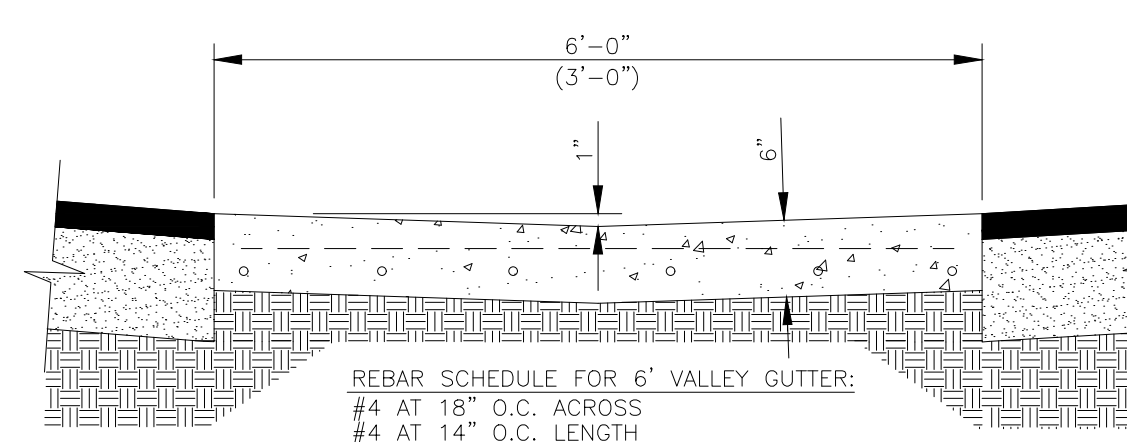
TYPICAL STREET CROSS SECTION
N.T.S.



TYPICAL FIBERGLASS MANHOLE
N.T.S.

TYPICAL LOW PROFILE CURB & GUTTER SECTION
N.T.S.

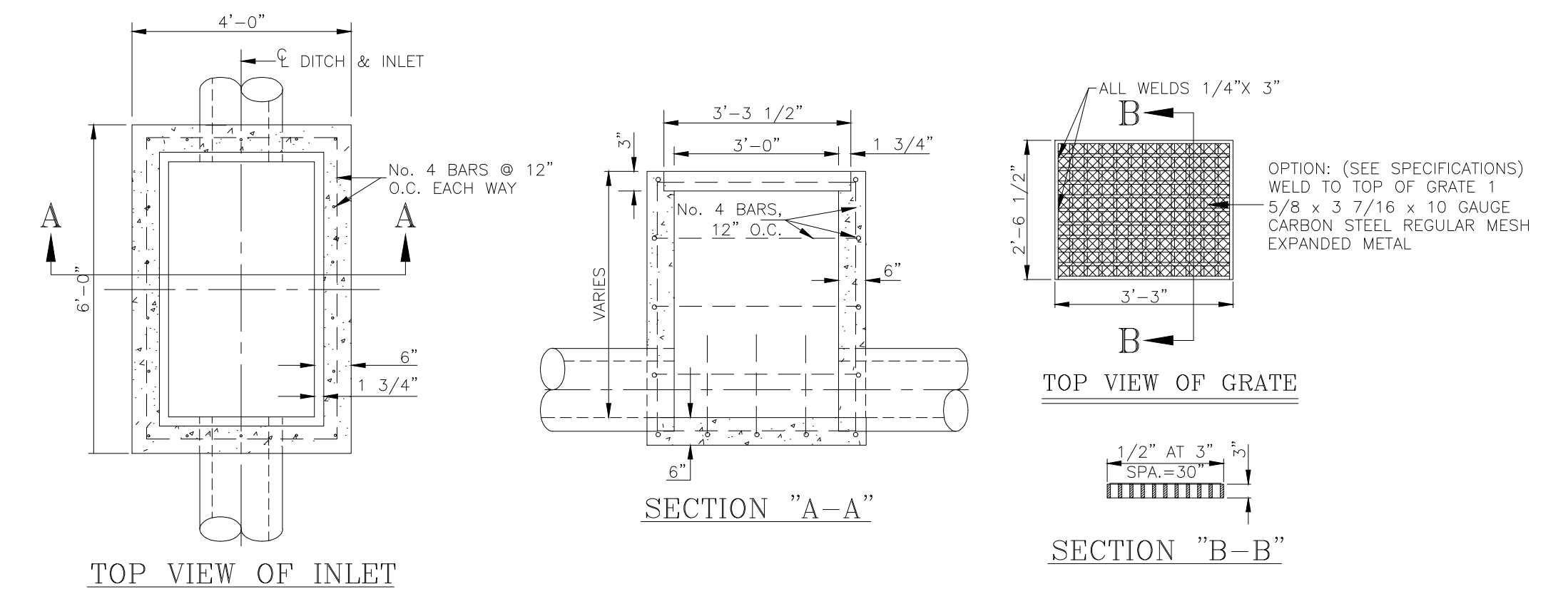
- ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
- WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO (DESIGNATED REPRESENTATIVE), CURB AND GUTTER SHALL BE PLACED.
- BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
- CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 P.S.I.).
- REINFORCING STEEL AS SHOWN.
- MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



SECTION "CC" - CONCRETE VALLEY GUTTER
N.T.S.

GENERAL NOTES:

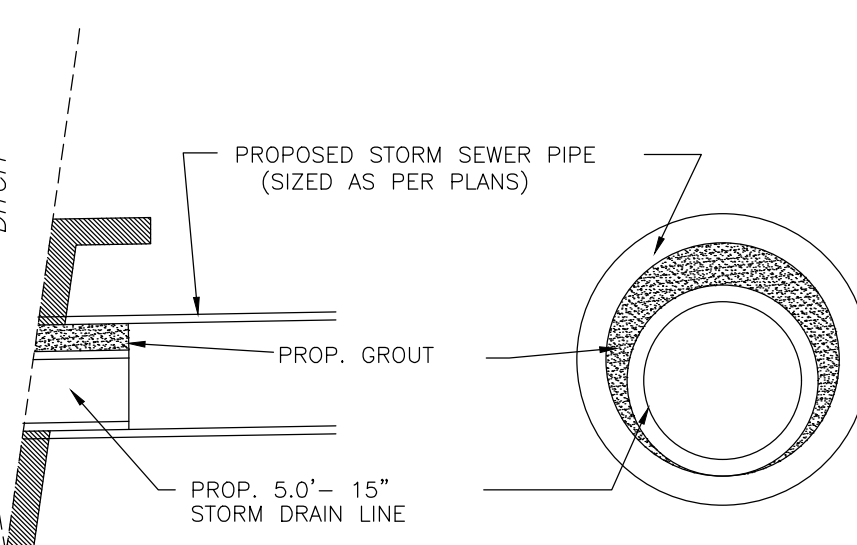
- ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE W/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
- 1/2" EXPANSION JOINTS REQUIRED AT 70' C.C. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.



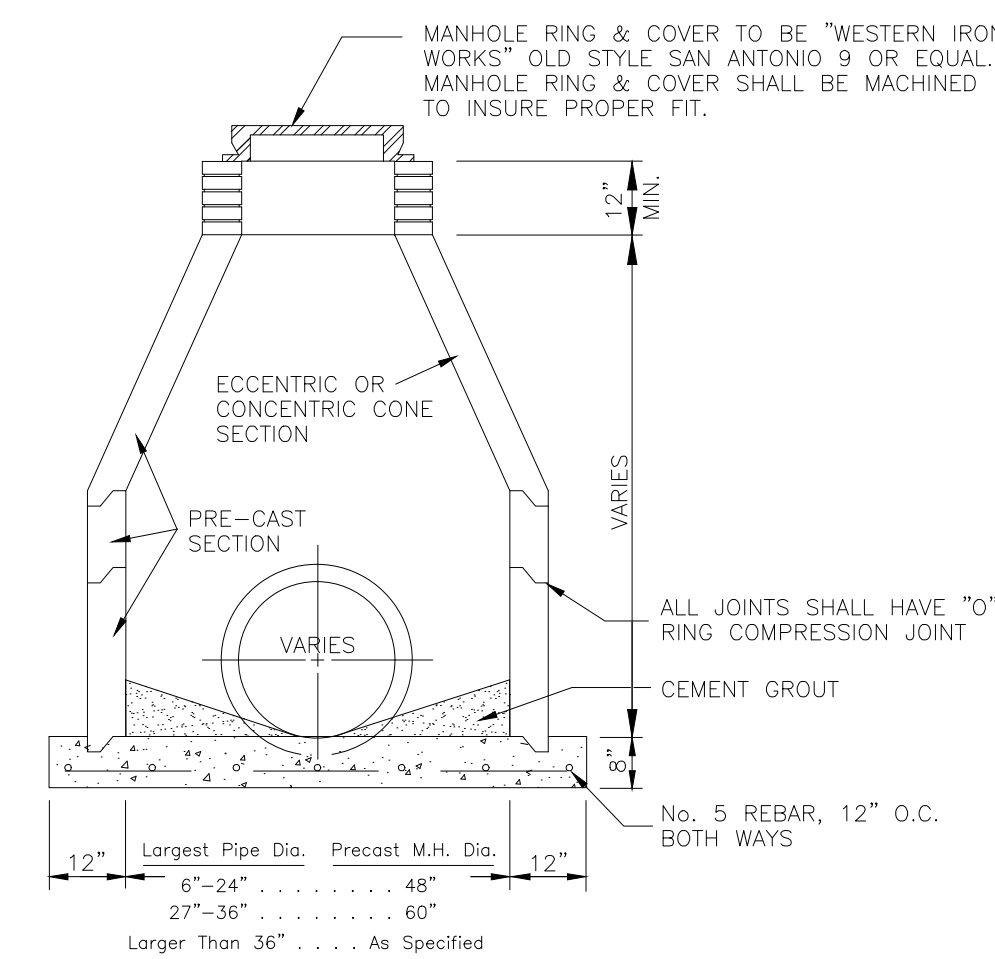
TYPE "C-C" GRATED INLET
(TWO GRATES PER INLET)
N.T.S.

DRAWN BY: EM DATE 01-28-2020
SURVEYED, CHECKED DATE
FINAL CHECK DATE

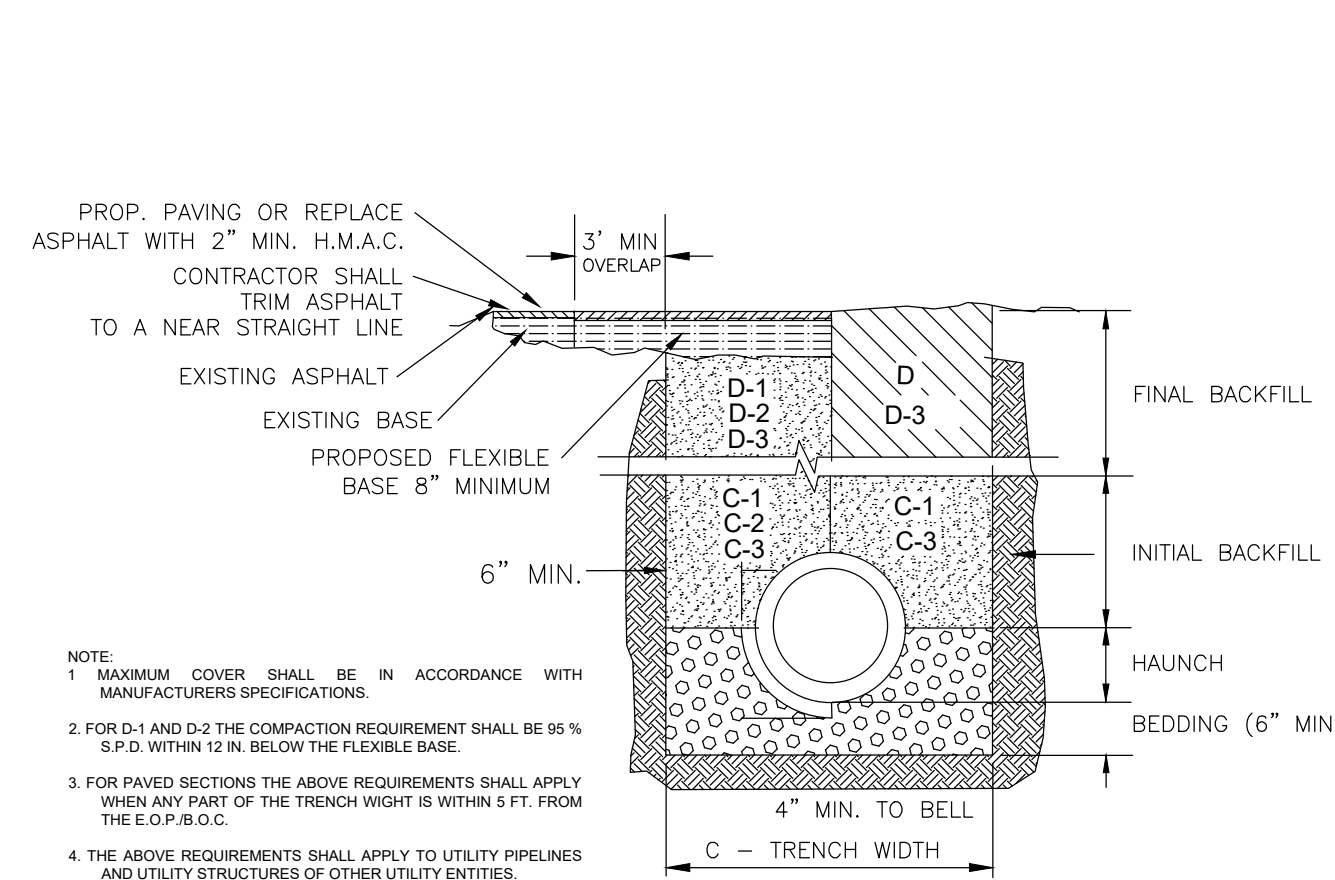
M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
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PH: (956) 381-0981 - FAX: (956) 381-1839
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RESTRICTION DETAIL
N.T.S.



STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE
N.T.S.



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

- BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX (BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE) MIN. COMPACTED THICKNESS = 9" - 10" (10" RAIN GRAVEL) MIN. SIZE.
- HAUNCH FOR RCP CLASS II: HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. IF LOOSE LIFTS, MECHANICAL COMPACTION.
- TRENCH WIDTH - SHALL BE BELL O.D. x 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHFTO M45) COMPACTED TO 92% S.P.D. IF LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D693 AND ASTM D698 IF LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASHFTO M45) COMPACTED TO 92% S.P.D. IF LOOSE LIFTS, MECHANICAL COMPACTION.
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL, FOUNDATION PREPARATION (WLL POINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. USE RELATIVE DENSITY TEST PER ASTM D698 & ASTM D699. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D693 AND ASTM D698 IF LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHFTO M45) COMPACTED TO 92% S.P.D. IF LOOSE LIFTS, MECHANICAL COMPACTION.