



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: 12-22-2020

PROPOSED J. LEAL SUBDIVISION PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: JESUS ELIU LEAL DE LEON

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTHWEST CORNER OF TROSPER ROAD & MILE 7 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-11-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION WHICH WILL CONNECTO TO AN EXISTING TXDOT STORM SYSTEM AT BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION: NO ROW DEDICATION

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-07-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-06-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: SWSC EXISTING LINE SIZE: 12" LOCATION: MILE 7 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-05-2020 BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice 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 comments and future recommendations by planning, other departments and the approval of the City of MCALLEN.*

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.

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SUBDIVISION PLAT OF
J. LEAL SUBDIVISION

OWNER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF HIDALGO

A 0.979 OF AN ACRE TRACT OF LAND OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2339099, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 0.979 OF AN ACRE TRACT OF LAND OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2339099, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH CAP STAMPED CVQ LS FOUND ON THE NORTH RIGHT OF WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD) ROAD FOR THE SOUTHEAST CORNER OF ARTURO FLORES TRACT (A TRACT OF LAND OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2526, PAGE 872, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 81°18'50" W, 220.00 FEET, AND N 08°41'10" E, 115.00 FEET FROM THE SOUTHEAST CORNER OF LOT 49-4.

THENCE; S 08°41'10" E, ALONG THE WEST LINE OF THE ARTURO FLORES TRACT, A DISTANCE OF 238.49 FEET TO A 5/8" IRON ROD WITH CAP STAMPED CVQ LS FOUND FOR THE SOUTHWEST CORNER OF THE RUBEN REYNA TRACT (A 1.61 ACRE TRACT OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2339099, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 81°15'03" E, ALONG THE SOUTH LINE OF THE RUBEN REYNA TRACT, A DISTANCE OF 180.03 FEET TO A 5/8" IRON ROD WITH CAP STAMPED CVQ LS FOUND ON THE WEST RIGHT OF WAY LINE OF TROSPER ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°46'29" W, ALONG THE WEST RIGHT OF WAY LINE OF TROSPER ROAD, A DISTANCE OF 218.52 FEET TO A 5/8" IRON ROD WITH CAP STAMPED CVQ LS FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 53°36'56" W, ALONG THE WEST RIGHT OF WAY LINE OF TROSPER ROAD, A DISTANCE OF 28.06 FEET TO A 5/8" IRON ROD WITH CAP STAMPED CVQ LS FOUND ON THE NORTH RIGHT OF WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 81°16'53" W, ALONG THE NORTH RIGHT OF WAY LINE OF F.M. 681 (MILE 7 NORTH ROAD), A DISTANCE OF 159.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.979 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS AND DISTANCES IN ACCORDANCE WITH AZIZ SHARYLAND SUBDIVISION, RECORDED IN VOLUME 51, PAGE 47, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
MAY 21, 2018
DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

COUNTY OF HIDALGO
STATE OF TEXAS

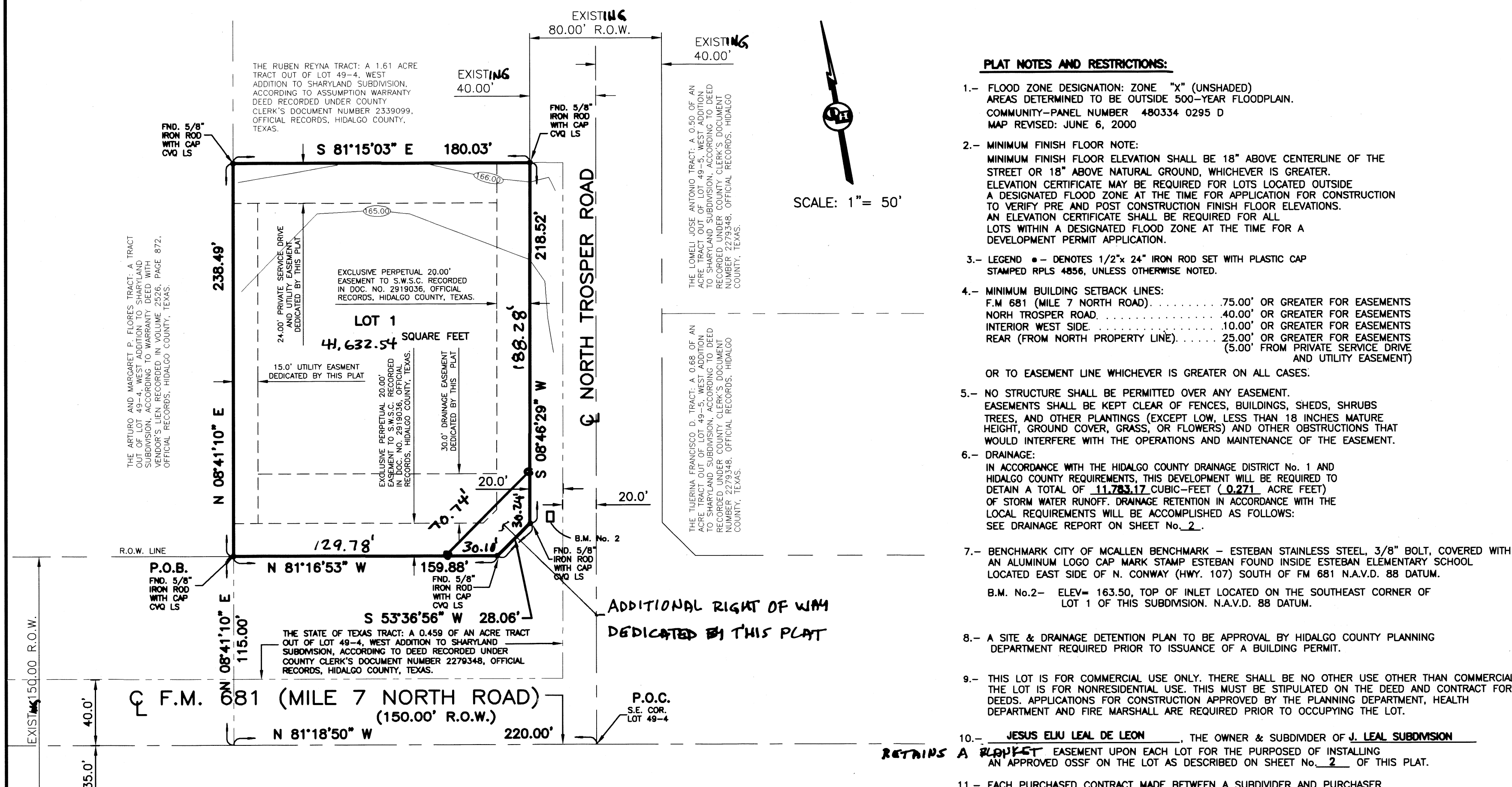
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
8-20-2020
DATE

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HEALTH CERTIFICATE; UNITED IRRIGATION DISTRICT CERTIFICATE; H.C.D.D. 1 CERTIFICATE; CITY OF McALLEN CERTIFICATES: PLANNING AND ZONING, CHAIRMAN AND MAYOR, REVISION NOTES
- SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE & STATEMENT; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY OF DRAINAGE, AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS; REVISION NOTES.



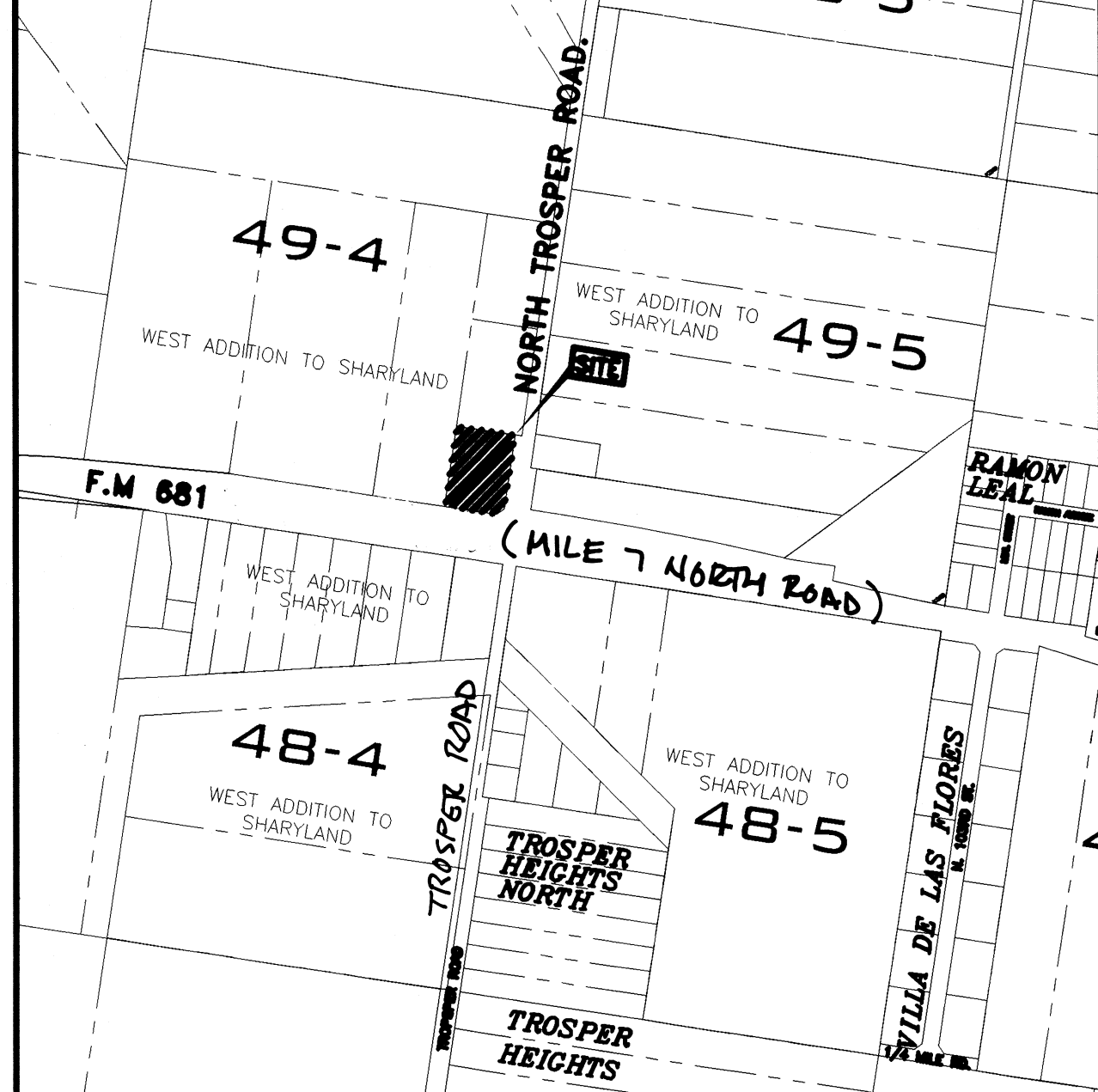
THE RUBEN REYNA TRACT: A 1.61 ACRE TRACT OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2339099, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE GARZA PATRICIA TRACT: A 1.0 OF AN ACRE TRACT OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2279246, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE ESPINOSA & ADRIAN BEATRIS TRACT: A 1.0 OF AN ACRE TRACT OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2279246, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

I, Sherilyn Dahlberg, hereby certify that Sharyland Water Supply Corporation has approved the potable water infrastructure for the J. LEAL SUBDIVISION subdivision located at NORTHWEST CORNER OF F.M. 681 (MILE 7 NORTH ROAD) AND TROSPER ROAD in Hidalgo County, Texas, subject to the potable water system meeting the approval of the Design Engineer and all applicable rules and regulations of Sharyland Water Supply Corporation, and local, state, and federal agencies. Developer and Design Engineer shall bear full responsibility to ensure that the above referenced potable water infrastructure is constructed within the designated Sharyland Water Supply Corporation easement.

Sherilyn Dahlberg
General Manager
Sharyland Water Supply Corporation



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
J. LEAL SUBDIVISION IS LOCATED IN WESTERN HIDALGO COUNTY ON THE NORTH SIDE OF F.M. 681 ROAD AND NORTH TROSPER ROAD THE ONLY NEARBY MUNICIPALITY IS THE CITY OF McALLEN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF McALLEN (POPULATION 129,877). J. LEAL SUBDIVISION, LIES APPROXIMATELY 0.25 OF A MILE FROM THE CITY LIMITS AND FALLS WITHIN THE CITY E.T. IT LIES IN PRECINCT No. 3. UNDER LOCAL GOVERNMENT CODE § 42.021

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: JESUS ELIU LEAL DE LEON	6854 BARNETT DR.	MISSION, TX 78573	(956)442-6680	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

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

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ING.COM

THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE J. LEAL SUBDIVISION, SUBDIVISION TO THE CITY OF McALLEN, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR WHICH I (WE) WILL CAUSE TO BE INSTALLED THEREON, SHOWN OR NOT SHOWN, IF REQUIRED OTHERWISE TO BE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF McALLEN, ALL THE SAME FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF McALLEN.

Jesus Eliu Leal de Leon
JESUS ELIU LEAL DE LEON
6854 BARNETT DR.
MISSION, TEXAS 78573
8-11-2020
DATE

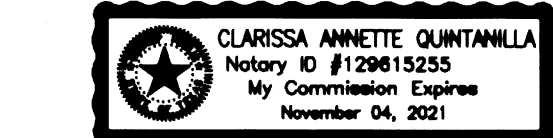
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

JESUS ELIU LEAL DE LEON

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 she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 11th day of AUGUST, 2020.



Clarissa Annette Quintanilla
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

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

MAYOR _____ DATE _____

CITY SECRETARY _____ DATE _____

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

WE, THE UNDERSIGNED CERTIFY that this plat of the J. LEAL SUBDIVISION was reviewed and approved by the Hidalgo County Commissioners Court on _____, 20____.

Hidalgo County Judge _____ Date _____
ATTEST: Hidalgo County Clerk _____ Date _____

UNITED IRRIGATION DISTRICT CERTIFICATION

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE 27th day of August, 2020.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHTS OF WAYS OR EASEMENTS, APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: *Jesus Eliu Leal de Leon* PRESIDENT
Arturo Gualardo, Jr. SECRETARY



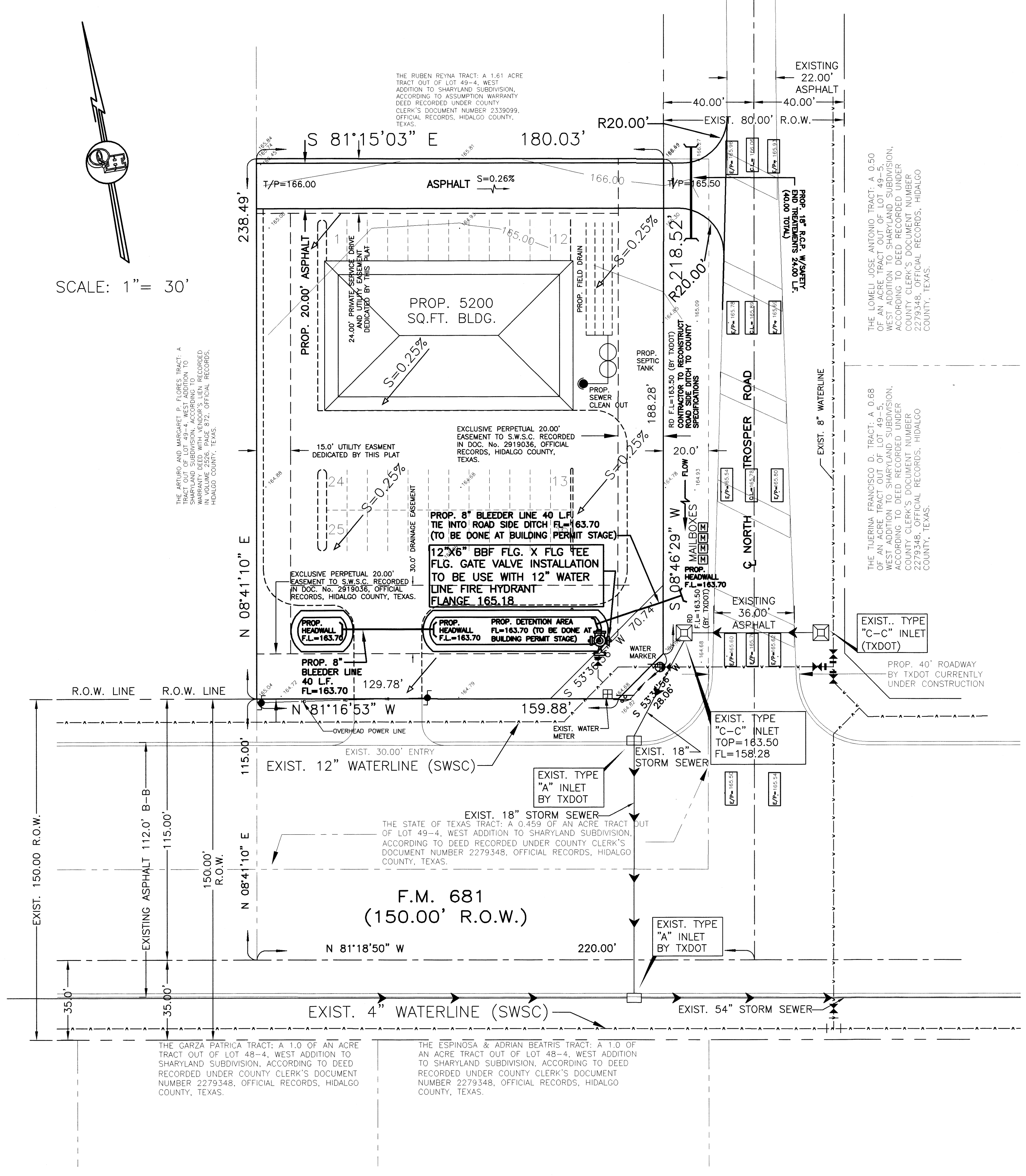
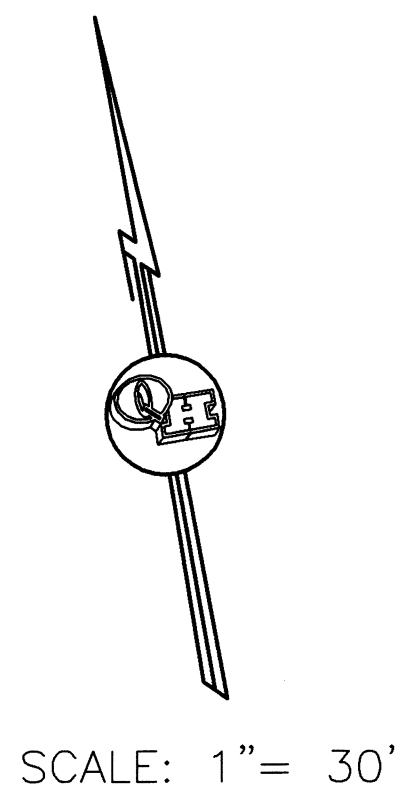
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUALARDO, JR.
HIDALGO COUNTY CLERK

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

DATE OF PREPARATION: MAY 21, 2018

FILENAME	DATE PREPARED	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\J. LEAL SUBDIVISION	MAY 21, 2018	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA
	DATE REVISION	REVISION BY	APPROVED BY
	JUNE 23, 2020	LG	LG

MAP OF TOPOGRAPHY AND DRAINAGE/ MAPA DE TOPOGRAFIA Y DRENAJE

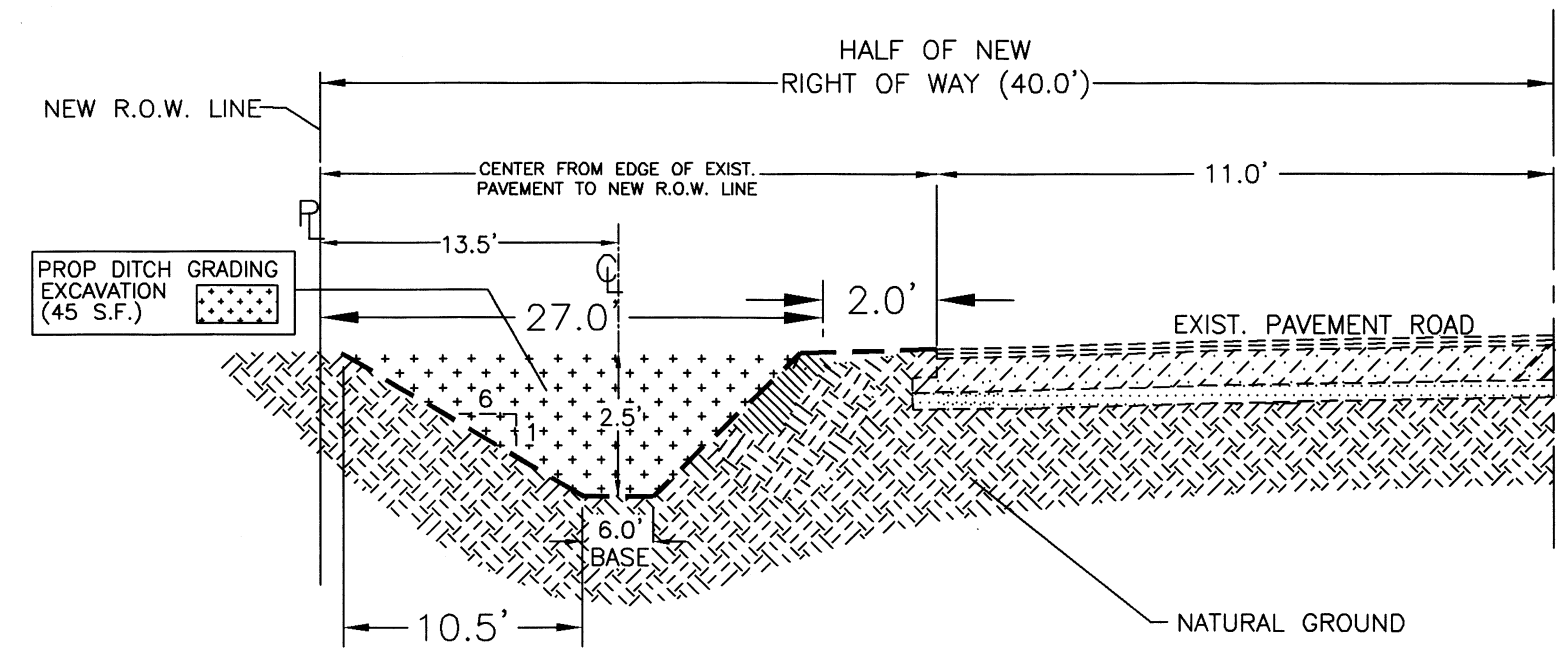


LEGEND

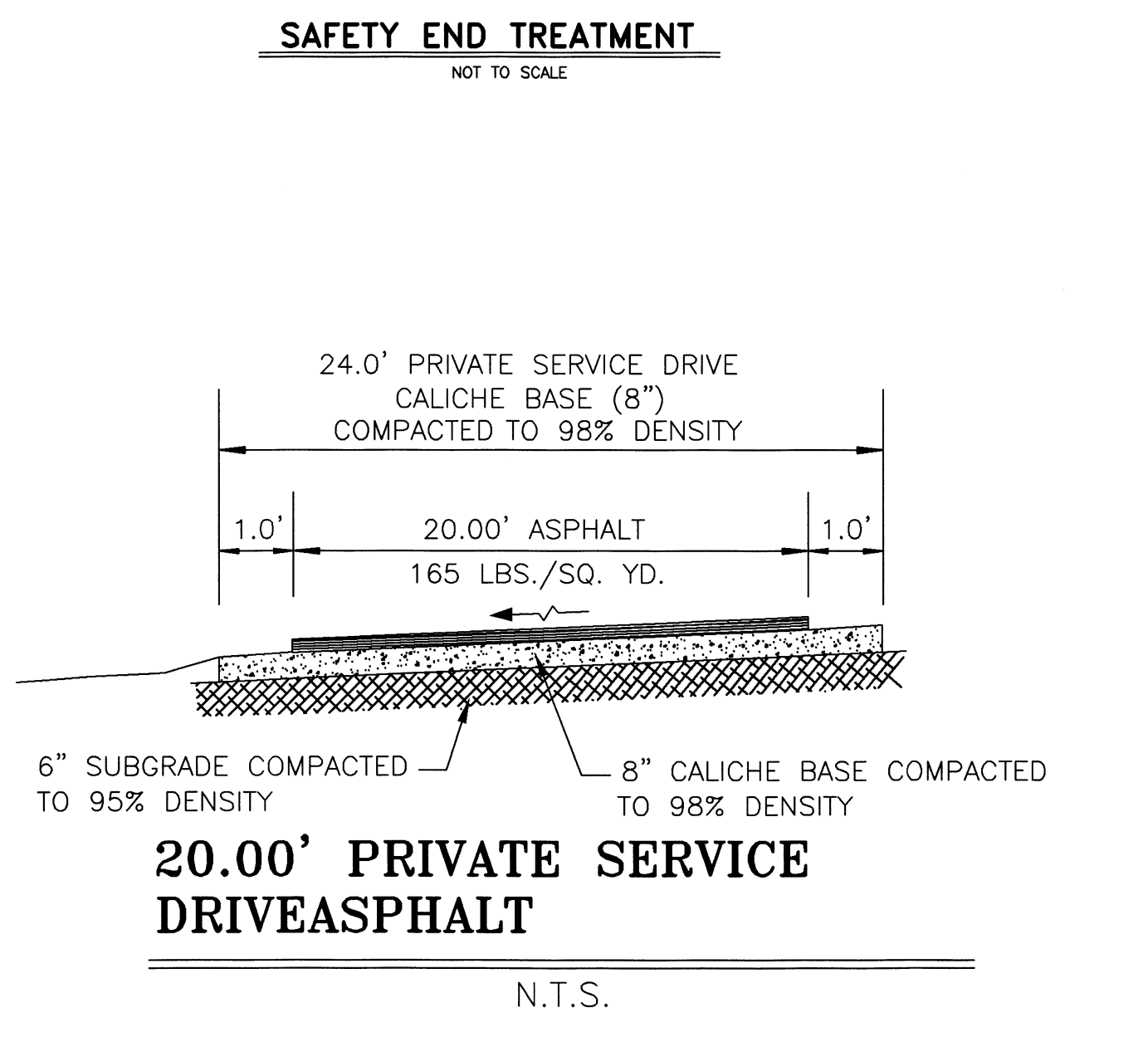
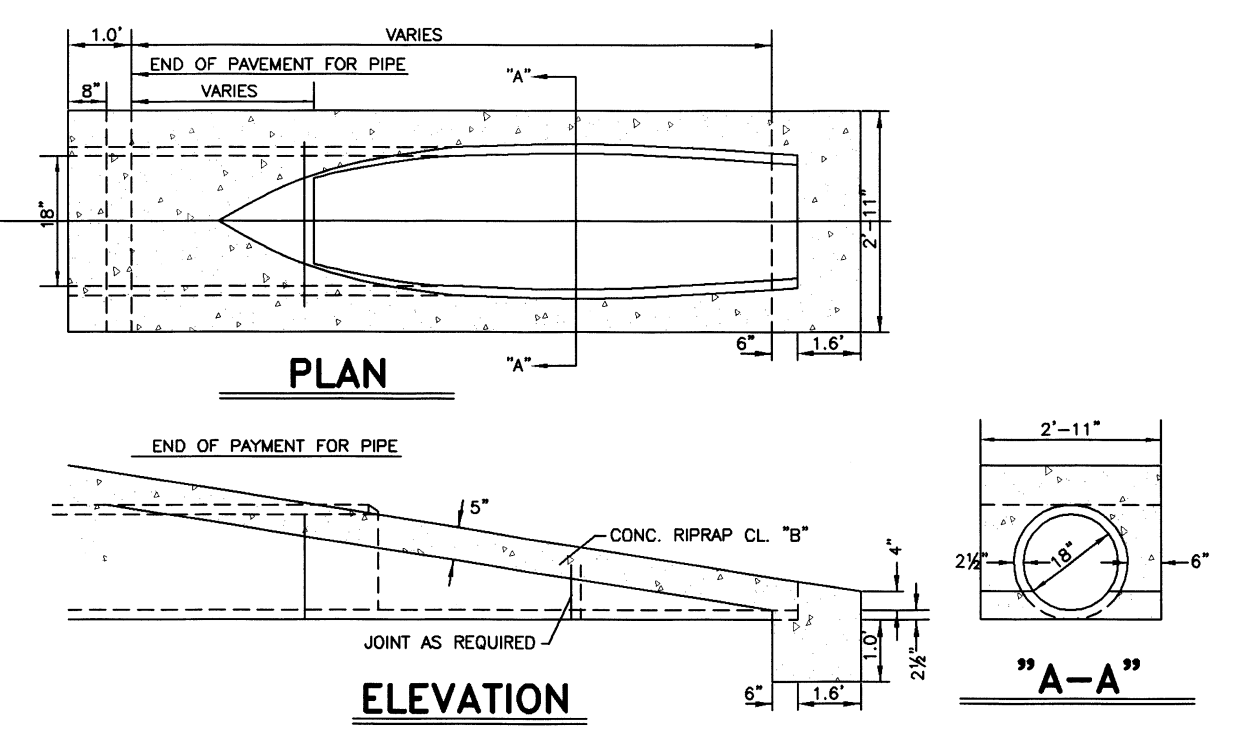
- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL BOX
- = ELECT BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE

LEGEND

- = FLOW DIRECTION
- $T/C=100.00$ PROPOSED CURB & GUTTER ELEVATION
- $T/P=100.00$ PROPOSED TOP OF PAVEMENT ELEVATION
- $T/C=100.00$ PROPOSED TOP OF CONCRETE ELEVATION
- 100.00 EXISTING TOP OF PAVEMENT ELEVATION
- 100.00 EXIST. NATURAL GROUND ELEVATION



**RECONSTRUCTION OF ROAD SIDE DITCH
ALONG NORTH TROSPER ROAD (218.52 LF)
TO BE USED FOR DETENTION
N.T.S.**



← FLOW DIRECTION OF WATER

SUBMISSION PLAT OF:

J. LEAL SUBDIVISION

A 0.979 OF AN ACRE TRACT OF LAND OUT OF LOT 49-4, WEST ADDITION TO SHARYLAND SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2883389, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT FOR
J. LEAL SUBDIVISION**

J. Leal Subdivision is a 0.979 of an acre tract of land out of Lot 49-4, West Addition to Sharyland Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 56, map records, Hidalgo County, Texas, and according to General Warranty Deed recorded under County Clerk's Document Number 2883389, official records, Hidalgo County, Texas. This subdivision is located on the northwest corner of the intersection of Trospers Road and F.M. 681 (Mile 7 North Road). This property is located within the extra territorial jurisdiction of the City of McAllen. The proposed subdivision will consist of one commercial lot.

The tract is Zone "X" (Unshaded), areas determined to be outside 500-year floodplain as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0295 D, dated on June 6, 2000.

The soil is Hidalgo (25 and 28) and in soil group "B". It is a mixture of fine sandy loam (SM-SC), sandy clay loam (SC), and clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site runoff is in a southerly direction and flows into the existing roadside ditches located on the south and east part of the subdivision. The existing runoff for the proposed subdivision is $Q=0.92$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q=8.05$ cubic feet per second for an increase of $Q=7.13$ cubic feet per second. Detention will be 11,783.17 cubic feet (0.271 acre feet) based on a 50-year storm and will be provided by proposed detention areas to be located on the lot. At building permit stage, runoff created by this development will be collected by grading the proposed paving areas to the detention areas. An 8" bleeder line will be installed and connect to the existing TxDOT Type "C-C" inlet located on the southwest corner of the subdivision. The existing TxDOT storm sewer system outfalls into the H.C.D.D. No. 1 West Main Drain. Drainage plan to be approved by the City of McAllen or Hidalgo County Planning Department at time of issuance of building permit stage.

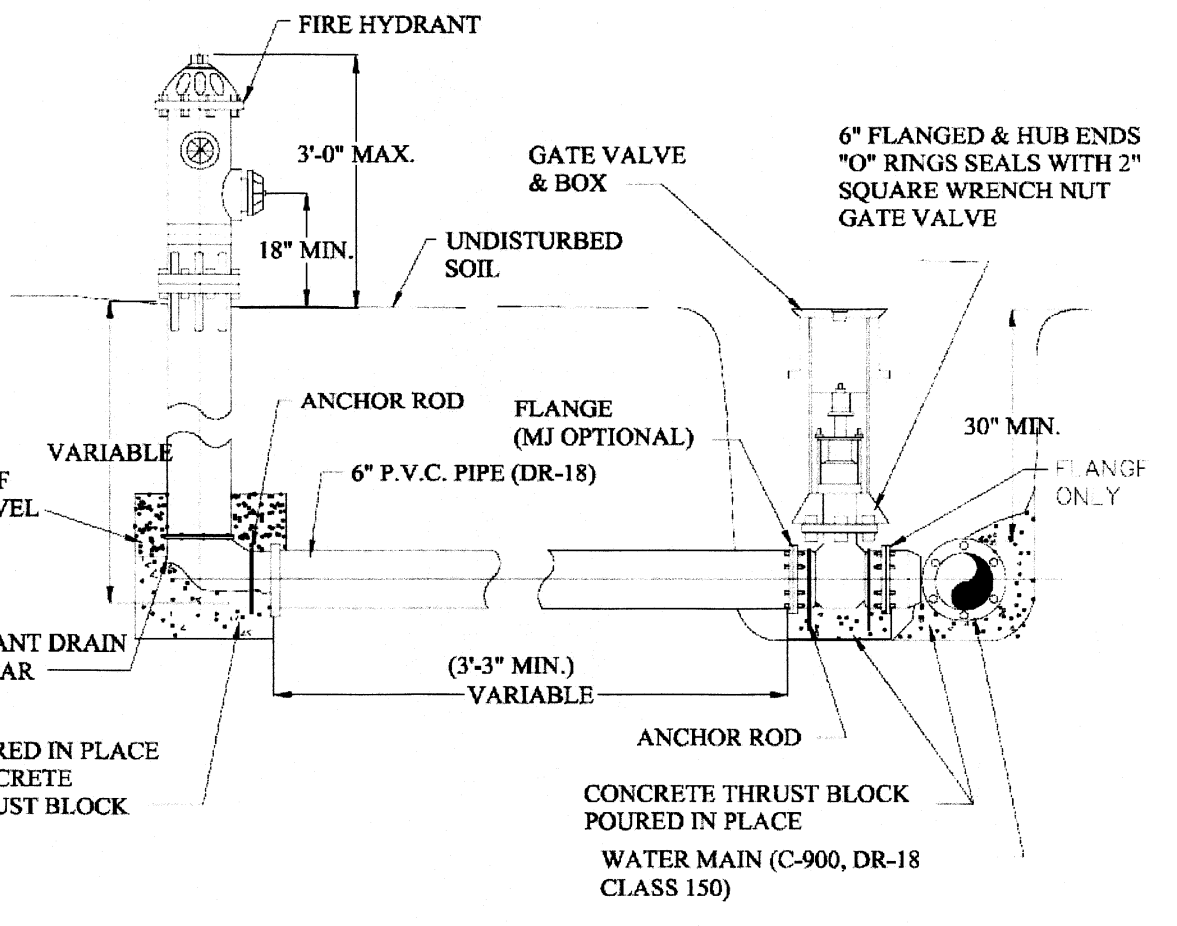
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0300 D DATED JUNE 06, 2000



Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534

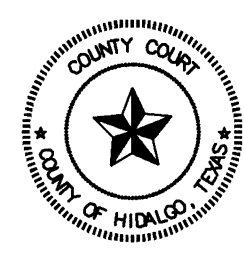
10-6-2020
DATE



NOTES:

1. FIRE HYDRANT ELEVATIONS WILL BE SET BY THE ENGINEER.
2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE 2. FLANGE MUST BE AT FINISHED GRADE OR 3" TO 6" ABOVE TOP OF CURB.
3. FLANGED GATE VALVE INSTALLATION TO BE USED WITH 10" WATER LINES OR GREATER.
4. BBF TEES TO BE USED WITH 10" WATER LINE OR GREATER BBF TEES TO BE USED WITH SMALLER DIA. PIPES.
5. ACCEPTABLE HYDRANT BRANDS ARE MUELLER, AMERICAN DARLING AND KENNEDY.

**TYPICAL FIRE HYDRANT
INSTALLATION
(NOT TO SCALE)**



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

FILENAME: F:\DATA\SUBDIVISION\J. LEAL SUBDIVISION-PLAT	DATE PREPARED: 8-12-2011	PREPARED BY: M.E.	CHECKED BY: M.E.	APPROVED BY: M.E.
	DATE REVISION: 9-8-2020	REVISION: 05/JULIS CVZS	CHECKED BY: M.E.	APPROVED BY: M.E.