



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: 3-23-2021

PROPOSED SUNSET VALLEY PHASE V PRECINCT No. 1.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: JOSE SANDOVAL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 30 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 7

FILLING STATIONS: 3

LOCATION DESCRIPTION: EAST SIDE OF VICTORIA ROAD APPROXIMATELY 660.00 FEET SOUTH OF STITES ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-22-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE IS PROVIDED BY STORM SEWER SYSTEM AND DETENTION HAS BEEN PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO VICTORIA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 2-12-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-4-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S FOR LOTS 103-105 ARE INSTALLED. 27 OSSF'S HAVE BEEN ESCROWED.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-9-2021 : 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: \$ 40,500.00 For: (27) OSSF'S

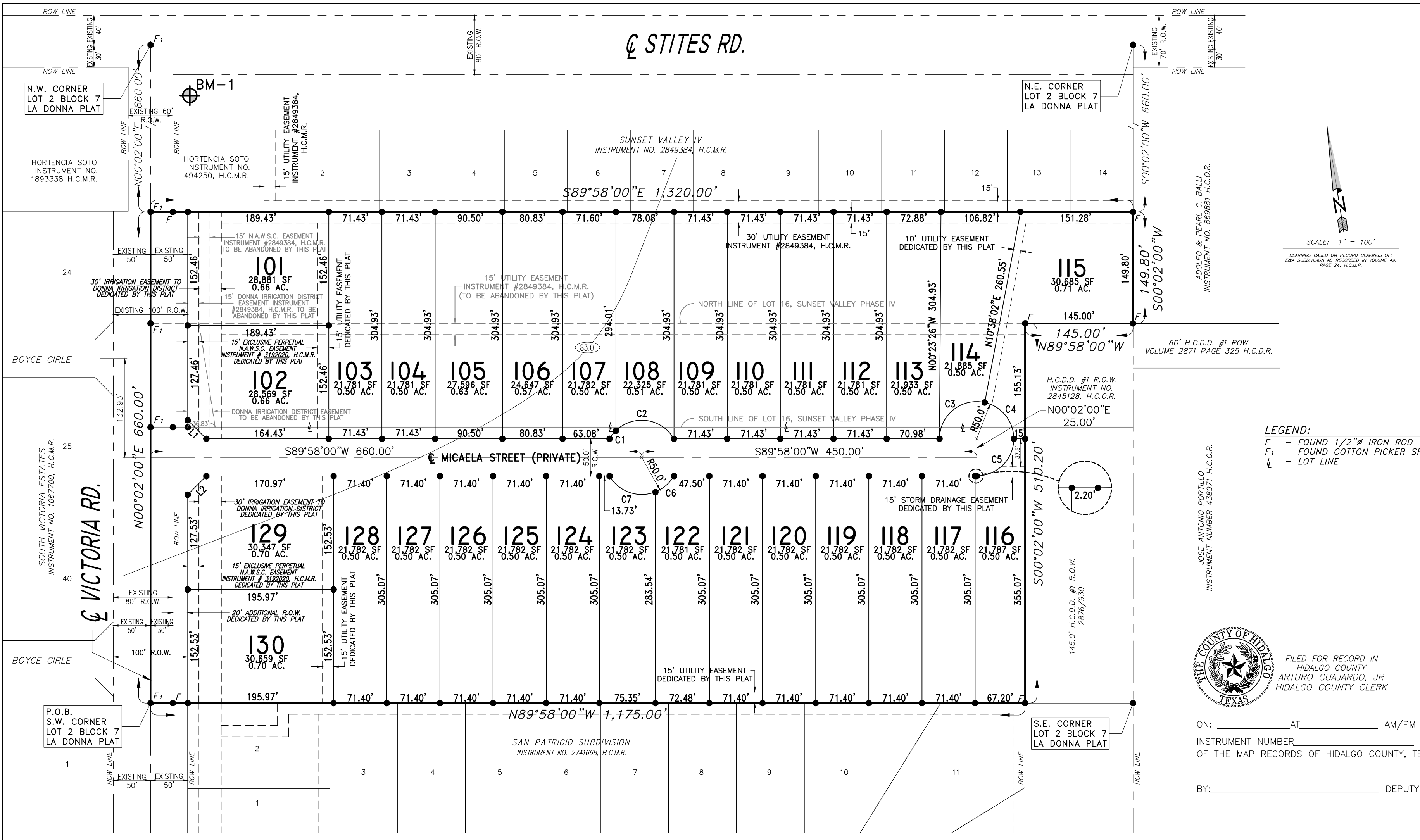
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: FEBRUARY 26, 2020

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

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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REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

LINE DATA	
BEARING	LENGTH
L1 N44°58'00"W	35.36'
L2 N45°02'00"E	35.36'

CURVE DATA						
LOT	CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING DELTA
107	C1	50.00'	13.90'	6.99'	13.85'	S37°59'42"W 15°55'24"
108	C2	50.00'	90.82'	64.09'	78.84'	N82°00'18"W 104°04'36"
114	C3	50.00'	88.41'	62.26'	77.97'	S51°15'50"W 102°27'40"
115	C4	50.00'	67.67'	40.16'	62.62'	N38°44'10"W 77°32'20"
116	C5	50.00'	78.54'	50.00'	70.71'	N45°02'00"E 90°09'00"
122	C6	50.00'	33.60'	17.44'	32.97'	N49°17'11"E 38°30'22"
123	C7	50.00'	71.12'	43.08'	65.27'	S70°42'49"E 81°29'38"

METES AND BOUNDS DESCRIPTION

A 18.30 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF LOTS 15 AND 16, SUNSET VALLEY SUBDIVISION, PHASE IV, AS RECORDED IN DOCUMENT NO. 2849384, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 1919956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE FOUND COTTON PICKER SPINDLE ON THE CENTERLINE OF SOUTH VICTORIA ROAD BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, ALSO BEING THE NORTHWEST CORNER OF SAN PATRICIO SUBDIVISION AS RECORDED IN DOCUMENT NO. 2741668, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N00°02'00"E 660.00 FEET ALONG SAID CENTERLINE OF SOUTH VICTORIA ROAD ALSO BEING THE WEST LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, TO A FOUND COTTON PICKER SPINDLE BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 499250, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S89°58'00"E PARALLEL TO THE SOUTH LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, PASS AT 30.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE EAST NORTHERLY RIGHT-OF-WAY LINE OF SAID SOUTH VICTORIA ROAD, PASS AT 50.00 FEET A POINT BEING THE SOUTHERLY EAST RIGHT-OF-WAY LINE OF SAID VICTORIA ROAD ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15, SUNSET VALLEY SUBDIVISION, PHASE IV, AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 15, SUNSET VALLEY SUBDIVISION, PHASE IV, FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A FOUND ONE-HALF INCH IRON ROD ON THE EAST LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION BEING THE NORTHEAST CORNER OF SAID LOT 15, SUNSET VALLEY SUBDIVISION, PHASE IV, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S00°02'00"W 149.80 FEET ALONG SAID EAST LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, ALSO BEING THE EAST LINE OF SAID LOT 15, SUNSET VALLEY SUBDIVISION, PHASE IV, TO A FOUND ONE-HALF INCH IRON ROD ON THE NORTH LINE OF A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, RIGHT-OF-WAY DESCRIBED AS TRACT I IN THE SOUTH DONNA DRAIN PARCEL 13 & 18 EASEMENT RECORDED IN VOLUME 2876, PAGE 930, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 15, SUNSET VALLEY SUBDIVISION, PHASE IV, FOR THE MOST NORTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N89°58'00"W 145.00 FEET ALONG SAID NORTH LINE OF A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, RIGHT-OF-WAY DESCRIBED AS TRACT I IN THE SOUTH DONNA DRAIN PARCEL 13 & 18 EASEMENT RECORDED IN VOLUME 2876, PAGE 930, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE SOUTH LINE OF SAID LOT 15, SUNSET VALLEY SUBDIVISION, PHASE IV, BEING PARALLEL TO THE SOUTH LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, TO A SET ONE-HALF INCH IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 16, SUNSET VALLEY SUBDIVISION, PHASE IV, FOR AN INTERIOR CORNER OF HEREIN DESCRIBED TRACT.

THENCE S00°02'00"W ALONG THE WEST LINE OF SAID HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, RIGHT-OF-WAY DESCRIBED AS TRACT I IN THE SOUTH DONNA DRAIN PARCEL 13 & 18 EASEMENT RECORDED IN VOLUME 2876, PAGE 930, DEED RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THE EAST LINE OF SAID LOT 16, SUNSET VALLEY SUBDIVISION, PHASE IV, BEING PARALLEL TO THE EAST LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, PASS AT 139.48 FEET A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 16, SUNSET VALLEY SUBDIVISION, PHASE IV, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 510.20 FEET TO A FOUND ONE-HALF INCH IRON ROD ON THE SOUTH LINE OF SAID LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, ALSO BEING THE NORTH LINE OF SAID SAN PATRICIO SUBDIVISION, BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N89°58'00"W ALONG SAID SOUTH LINE OF LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, ALSO BEING THE NORTH LINE OF SAID SAN PATRICIO SUBDIVISION, PASS AT 1,145.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE EAST RIGHT-OF-WAY LINE OF SAID VICTORIA ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,175.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.30 ACRES OF LAND, MORE OR LESS.

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.015(B)
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **SUNSET VALLEY PHASE V** WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA ON _____, 2021.

CHAIRMAN, PLANNING AND ZONING COMMISSION _____ DATE _____

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE §232.028(a)
 WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **SUNSET VALLEY PHASE V** SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 2021.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **SUNSET VALLEY PHASE V** SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 2021.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

APPROVAL BY DONNA IRRIGATION DISTRICT:
 THIS PLAT HEREBY APPROVED BY DONNA IRRIGATION DISTRICT, ON THIS _____ DAY OF _____, 2021.

DONNA IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT OF THIS SUBDIVISION, IF DESIRED THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

APPROVAL BY DONNA IRRIGATION DISTRICT:
 PRESIDENT _____ DATE _____ SECRETARY _____ DATE _____

PLAT OF
SUNSET VALLEY PHASE V

A 18.30 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF LOTS 15 AND 16, SUNSET VALLEY SUBDIVISION, PHASE IV, AS RECORDED IN DOCUMENT NO. 2849384, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 1919956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCALE IN FEET
 0 100' 200' 300'
 SCALE: 1" = 100'

DATE: FEBRUARY 25, 2020

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (P-5001) & SURVEYOR (10013300)
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78541 (936) 381-1061
 EMAIL: REGASSOC@AOL.COM

DRAWN BY: E.S.

R.E. Garcia Associates

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

I, **MELI GROUP, L.P., A TEXAS LIMITED PARTNERSHIP** OWNER OF THE 18.30 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **SUNSET VALLEY PHASE V** GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO AND STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS.

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 WILL MEET THE MINIMUM STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;

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

JOSE SANDOVAL, PARTNER _____ DATE _____
 MELI GROUP, L.P., A TEXAS LIMITED PARTNERSHIP
 P.O. BOX 1057
 DONNA, TEXAS 78537

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **JOSE SANDOVAL**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §212.009(C) & §212.015(B)
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **SUNSET VALLEY PHASE V** WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON _____, 2021.

MAYOR, CITY OF DONNA _____ DATE _____

ATTEST: SECRETARY, CITY OF DONNA _____ DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO
 I, RAUL GARCIA, 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 ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

THE 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.

REGISTERED PROFESSIONAL ENGINEER #64790

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOVEY 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 PURPOSES 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 HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HERIN 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, GRANTEE FURTHER GRANTS TO GRANTEE 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2021.

INDEX OF SHEETS

NO.	DESCRIPTION
1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION; METES & BOUNDS; PLAT NOTES & RESTRICTIONS; REVISION NOTES; LINE AND CURVE DATA; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; SURVEYOR'S & ENGINEER'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.# 1 APPROVAL; THE CITY OF DONNA CERTIFICATE; ENVIRONMENTAL HEALTH DIVISION MANAGER; HIDALGO COUNTY JUDGE; DONNA IRRIGATION DISTRICT
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT
3	STORM DRAINAGE AND STREET LAYOUT MAP; CONSTRUCTION DETAILS

LOCATION MAP
 SCALE: 1" = 1000"

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 SUNSET VALLEY PHASE 5 SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN H.C.P. #1. ON THE EAST SIDE OF VICTORIA ROAD, 660.00 FEET SOUTH OF THE INTERSECTION OF STITES ROAD & VICTORIA ROAD, THE NEAREST MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (23.688), SUNSET VALLEY PHASE 5 SUBDIVISION LIES ADJACENT TO THE CITY LIMITS AND IS WITHIN THE CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021

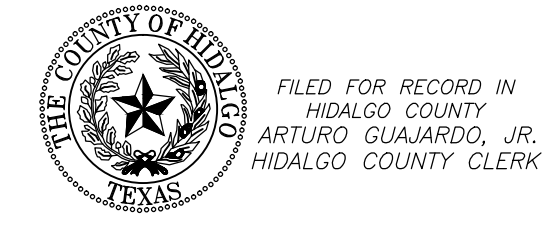
PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY, STATE & ZIP	PHONE #
OWNER: JOSE SANDOVAL	P.O. BOX 1057	DONNA, TEXAS 78537	(936) 464-4406
ENGINEER: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(936) 381-1061
SURVEYOR: RAUL E. GARCIA	116 N. 12TH	EDINBURG, TX. 78539	(936) 381-1061

SHEET NO. 1 OF 3 SHEETS

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
 FLOOD ZONE DESIGNATION: ZONE "X SHADED" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY PANEL NO. 480334 0450 G EFFECTIVE DATE: JUNE 6, 2000 LOMR: MAY 30, 2002
 THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS ARE AS FOLLOWS:**
 FRONT 25.00'; 50.00' FOR LOTS 101,102,129 AND 130 OR EASEMENT, WHICHEVER IS GREATER.
 GARAGE 18.00' OR EASEMENT, WHICHEVER IS GREATER.
 SIDE 6.00' OR EASEMENT, WHICHEVER IS GREATER.
 CORNER SIDE 20.00' OR EASEMENT, WHICHEVER IS GREATER.
 REAR 15.00' OR EASEMENT, WHICHEVER IS GREATER.
 CUL-DE-SAC 15.00' OR EASEMENT, WHICHEVER IS GREATER.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 103 THROUGH 128.
- BENCHMARK NOTE:** THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BM-1: AN "X" SCRIBED IN CONCRETE VALVE BOX LOCATED AT THE NORTHWEST CORNER OF VICTORIA ROAD AND STITES ROAD ELEVATION: **89.26** DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **48,167** CUBIC-FEET (**0.111** ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE **RETENTION** IN ACCORDANCE WITH LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- SOIL ANALYSIS:** HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY ALSO BE 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 DRAIN FIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF CURB OR 24" 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 PER AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- MELI GROUP, L.P., A TEXAS LIMITED PARTNERSHIP:** THE OWNER AND SUBDIVIDER OF **SUNSET VALLEY PHASE V** RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON A LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN 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 OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL & INDUSTRIAL 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.
- ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- THE PURCHASER EACH LOT SHALL BE RESPONSIBLE TO INSTALL A DRIVEWAY CULVERT REINFORCED CONCRETE PIPE NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH FOR LOTS 1, 2, 29 & 30 FRONTING VICTORIA ROAD.
- 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 INTERFERUS AREA BEING GREATER THAN THE PLANNING ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% GRADE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS, AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETSIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS



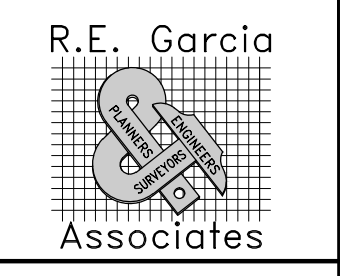
ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER: _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

PLAT OF SUNSET VALLEY PHASE V

A 18.30 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF LOTS 15 AND 16, SUNSET VALLEY SUBDIVISION, PHASE IV, AS RECORDED IN DOCUMENT NO. 2849384, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 1919956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: FEBRUARY 25, 2020 SCALE IN FEET SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12th AVE
EDINBURG, TEXAS 76124 (817) 381-1061
EMAIL: REGASSOC@AOL.COM



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

- LEGEND:**
- F - FOUND 1/2" IRON ROD
 - F1 - FOUND COTTON PICKER SPINDLE
 - - STAND PIPE
 - ⊗ - IRRIGATION VALVE
 - ⊗ - NATURAL GROUND ELEVATION
 - ⊗ - PROPOSED FIRE HYDRANT ASSEMBLY
 - ⊗ - PROPOSED 8" DUAL WATER SERVICE CONNECTION
 - ⊗ - PROPOSED 8" SINGLE WATER SERVICE CONNECTION
 - 8"W - 8 INCH WATER LINE
 - 24"SD - 24 INCH STORM DRAIN LINE
 - 15" - 15" IRRIGATION LINE

COST ESTIMATE

WATER	\$57,590.00
OSSF	\$2,890.00
PAVING	\$144,055.00
DRAINAGE	\$59,610.00
TOTAL	\$264,145.00

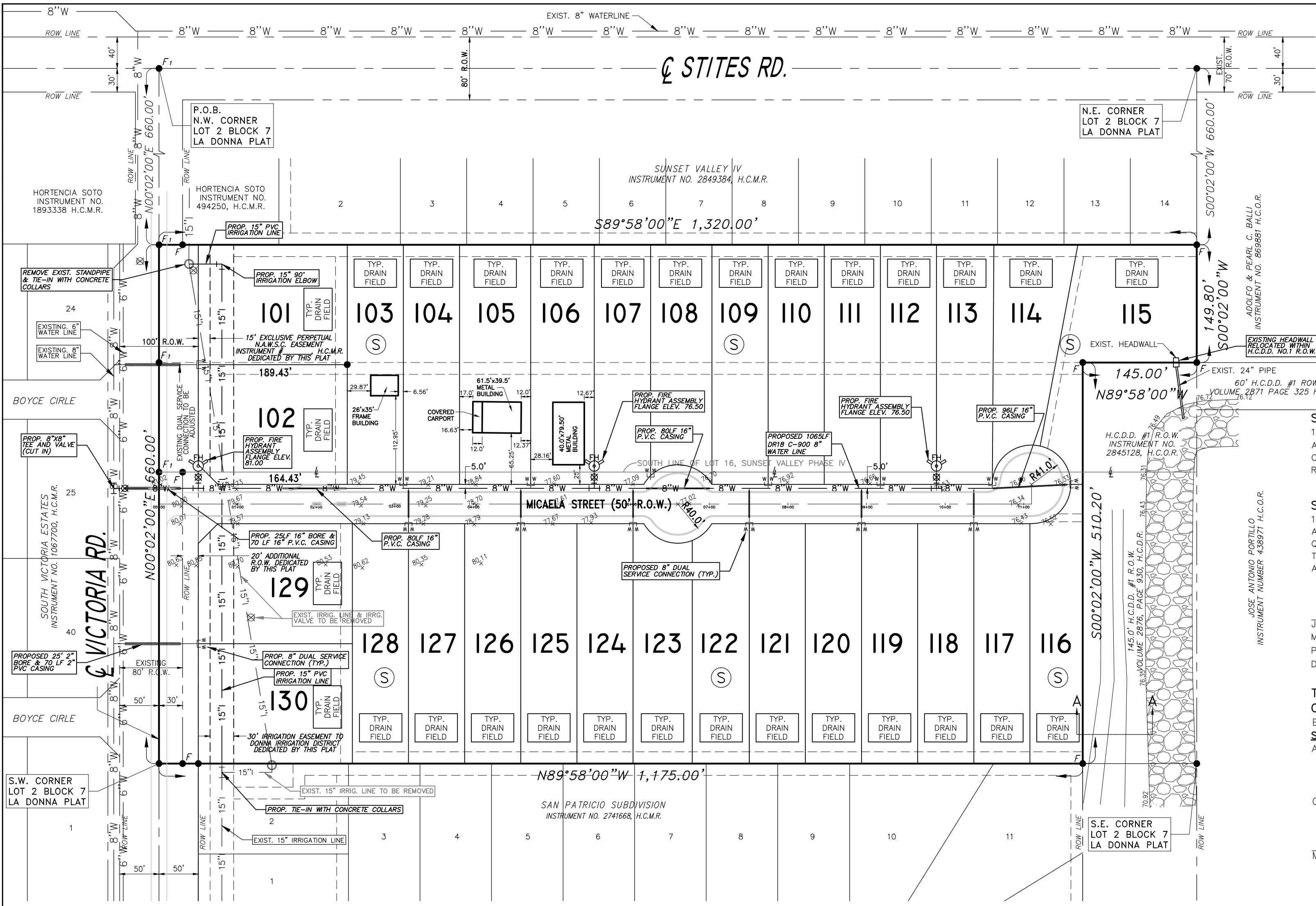
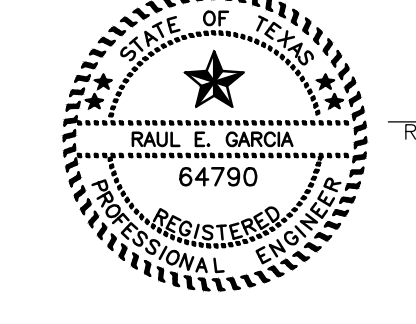
DRAINAGE STATEMENT FOR SUNSET VALLEY PHASE V

SUNSET VALLEY SUBDIVISION, PHASE V, CONSISTS OF A THIRTY LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED ON A 18.30 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF LOTS 15 AND 16, SUNSET VALLEY SUBDIVISION, PHASE IV, AS RECORDED IN DOCUMENT NUMBER 2849384, MAP RECORDS, HIDALGO COUNTY, TEXAS, WITHIN THE CITY OF DONNA EXTRA JURISDICTIONAL DEVELOPMENT AREA. THE PROPERTY IS CURRENTLY A VACANT AGRICULTURAL AND HEAVY BRUSH AREA WITH TYPICAL IMPERVIOUS AREAS. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0450 C REVISED TO REFLECT LOMR DATED MAY 30, 2002 ZONE "X SHADED" IS DEFINED AS "AREAS OF THE 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 PREDOMINANT SOIL FOR THIS PROPERTY IS AN HIDALGO DARK GRAYSHY SANDY CLAY LOAM (28) WHICH IS MODERATELY PREVIOUS; THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT).

CURRENTLY THE PROPERTY IS A RANCH SITE WITH TYPICAL RANCH STRUCTURES. EXISTING RUNOFF IS DIRECTED WEST TOWARDS ROAD DITCHES LOCATED ON VICTORIA ROAD. THE VICTORIA ROAD DITCHES ROAD DISCHARGES INTO STITES ROAD DITCHES. THE SECTION OF THE EXISTING DITCH ON THE EAST SIDE OF SUBJECT SUBDIVISION WILL BE MODIFIED TO ALLOW FOR THE REQUIRED DETENTION TO BE HELD WITHIN THE MODIFIED DRAINAGE DITCH. THE DISCHARGE POINTS INTO THE DRAINAGE DITCH WILL BE APPROVED AND PERMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 48,167 CF OR 0.111 ACRE FEET OF STORM RUNOFF WHICH IS THE DIFFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT (Q₁₀ = 12.71 CFS) AND THE POST DEVELOPMENT 50 YEAR EVENT (Q₅₀ = 32.78 CFS) WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 12.71 CFS; THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR (Q₅₀ = 32.78) RAINFALL EVENT.



SUBDIVIDER CERTIFICATION

I, **JOSE SANDOVAL**, SUBDIVIDER OF **SUNSET VALLEY PHASE V SUBDIVISION**, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

JOSE SANDOVAL, PARTNER
MELL GROUP, L.P., A TEXAS LIMITED PARTNERSHIP
P.O. BOX 1057
DONNA, TEXAS 78537

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **JOSE SANDOVAL**, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

FINAL ENGINEERING REPORT FOR SUNSET VALLEY PHASE V SUBDIVISION by Raul E. Garcia, P.E. FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
SUNSET VALLEY PHASE V SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION, 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 NORTH SIDE OF THE RIGHT-OF-WAY OF STITES ROAD AND HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF VICTORIA ROAD. THE WATER SYSTEM FOR SUNSET VALLEY PHASE V SUBDIVISION CONSISTS OF 15 DUAL 1" SERVICES WITH 30 SINGLE 5/8" DIAMETER WATER SERVICE LINES THAT TAP INTO THE EXISTING 8" MAINS. THESE 1" DUAL SERVICES THEN SPLIT INTO TWO SINGLE 5/8" DIAMETER WATER SERVICE LINES THAT RUN INTO THE LOTS AND END IN WATER METERS.

WATER DISTRIBUTION FOR THE **SUNSET VALLEY PHASE V SUBDIVISION** CONSISTS OF 15 - 1" DIAMETER DUAL SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 1" DUAL SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF **\$2,890.00**, OR **\$1919.62** PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF **\$19,100.00** WHICH COVERS THE **\$636.67** 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 ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES
SEWAGE FROM **SUNSET VALLEY PHASE V SUBDIVISION** WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM FOR THE AREA. AT LEAST EIGHT SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA). THE SOIL IS A DARK GRAYSHY BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE COST TO INSTALL A SEPTIC TANK ON AN INDIVIDUAL LOT IS **\$1,500.00**, INCLUDING THE REQUIRED PERMIT AND LICENSE. THE OSSFS FOR LOTS 103 AND 105 HAVE BEEN INSTALLED AS OF THE TIME FOR FINAL PLAT APPROVAL OF **SUNSET VALLEY PHASE IV SUBDIVISION** DOCUMENT NUMBER 2849384 H.C.M.R. AT A TOTAL COST OF **\$2,890.00**. THE SUBDIVIDER OF **SUNSET VALLEY PHASE IV SUBDIVISION** HAS PROVIDED ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE HELD BY THE COUNTY OF HIDALGO IN ESSOR FOR THE OSSF FOR LOT 15 TO BE USED FOR **SUNSET VALLEY PHASE V SUBDIVISION**. NO OSSFS HAVE BEEN INSTALLED ON LOTS 101, 102, 104 AND LOTS 106 THRU 130 AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL, WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESSOR IN THE AMOUNT OF **\$40,500.00** WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOTS 101, 102, 104 AND LOTS 106 THRU 130. THE SUBDIVIDER WILL INCURE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF EACH LOT.

AT ANY TIME THAT LOTS 101, 102, 104 AND LOTS 106 THRU 130 ARE SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM 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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

ENGINEER CERTIFICATION:
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF **\$76,690.00**.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST **\$1,500.00** PER LOT (ALL INCLUSIVE), FOR A TOTAL OF **\$43,390.00** FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____
RAUL E. GARCIA
REGISTERED PROFESSIONAL ENGINEER
64790



INFORME FINAL DE INGENIERIA SUNSET VALLEY PHASE V SUBDIVISION By Raul E. Garcia, P.E.

AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO

SUMINISTRO DE AGUA: DESCRIPCION, COSTO, Y FECHA OPERABILIDAD:
SUNSET VALLEY PHASE V SUBDIVISION SERA PROPORCIONADA CON AGUA POTABLE POR LA CORPORACION NORTH ALAMO WATER SUPPLY CORPORATION. EL SUBDIVIDOR Y N.A.W.S.C. HAN REALIZADO UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO TOTAL DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE LA CARRETERA STITES Y TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO OESTE DEL DERECHO DE VIA DE LA CARRETERA VICTORIA. EL SISTEMA DE AGUA PARA LA SUBDIVISION DE SUNSET VALLEY FASE V CONSTA DE 15 SERVICIOS DOBLES DE 1" CON 30 LINEAS DE SERVICIO DE AGUA DE UN SOLO 5/8" DE DIAMETRO QUE CONECTAN A LAS REDES EXISTENTES DE 8". ESTOS SERVICIOS DOBLES DE 1" Y LUEGO SE DIVIDEN EN DOS UNICOS 5/8" LINEAS DE SERVICIO DE AGUA DE DIAMETRO QUE LLEGAN A LOS LOTES Y TERMINAN EN MEDIDORES DE AGUA.

LA DISTRIBUCION DE AGUA PARA **SUNSET VALLEY PHASE V SUBDIVISION** CONSTA DE LINEAS DE SERVICIO DOBLE DE 15-1" DE DIAMETRO, DICHSO SERVICIOS TERMINAN EN LAS CAJAS DE MEDIDOR DE AGUA DEL LOTE. LOS SERVICIOS DOBLES DE 1" Y LA CAJA DE MEDIDOR YA SE HAN INSTALADO, A UN COSTO TOTAL DE **\$2,890.00** O **\$1,919.62** POR LOTE. ADEMAS, EL SUBDIVIDOR HA PAGADO N.A.W.S.C. LA SUMA DE **\$19,100.00** QUE CUBRE EL COSTO DE **\$636.67** POR LOTE SEGUN LO ESTABLECIDO EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DEL SUBDIVIDIO INDIVIDUAL A NAWSC A SOLICITUD DEL PROPIETARIO DEL LOTE. N.A.W.S.C. INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ES OPERATIVO A PARTIR DE LA FECHA DE GRABACION DEL PLATO.

INSTALACIONES DE ALCANTARILLADO DESCRIPCION: COSTO Y OPERATIVIDAD FIECHAS
LAS AGUAS RESIDUALES DE **SUNSET VALLEY PHASE V SUBDIVISION** SERAN TRATADAS POR INSTALACIONES INDIVIDUALES DE AGUAS RESIDUALES EN EL LUGAR ("OSSF") CONSISTENTES DE UN TANQUE SEPTICO DE DOBLE COMPARTAMENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL FIRMADO HA EVALUADO LA ADECUACION DEL SITIO DE LA SUBDIVISION PARA OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZOS.

INFORME DE EVALUACION DE SUELOS:
CADA LOTE EN LA SUBDIVISION PROPUESTA ES AL MENOS DE 1/2 ACRE EN TAMAÑO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES EL LIBRO DE ENCUESTA DE SUELOS INDICO UNA ARENA DE ARCILLA ARENA PARA LA ZONA AL MENOS OCHO EXCAVACIONES DE SUELO SE REALIZARON EN EL SITIO EN LOS EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. (LOS ABASTECIMIENTOS ADICIONALES NO SON NECESARIOS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DEL AREA DEL LIMITE). EL SUELO ES UN LOAM DE ARCILLA DE ARENA MARRON GRIS OSCURO QUE SE EXTIENDE HASTA 36" POR DEBAJO DE LAS EXCAVACIONES PROPUESTAS. NO HAY INDICACION DE AGUAS SUBTERRANEAS O UNA CAPA RESTRICTIVA DENTRO DE 24" DE LA EXTERIOR DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL COSTO DE INSTALAR UN TANQUE SEPTICO EN UN LOTE INDIVIDUAL ES DE **\$1,500.00**, INCLUYENDO EL PERMISO Y LA LICENCIA REQUERIDOS. LOS OSSF PARA LOS LOTES 103 Y 105 SE HAN INSTALADO AL MOMENTO DE LA APROBACION FINAL DE **SUNSET VALLEY PHASE IV SUBDIVISION** NUMERO DE DOCUMENTO 2849384 H.C.M.R. A UN COSTO TOTAL DE **\$2,890.00**. EL SUBDIVIDOR DE **SUNSET VALLEY PHASE V SUBDIVISION** HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS DE DESEMPEÑO TENIDAS POR EL CONDADO DE HIDALGO EN FIDECOMISO DE OSSF PARA EL LOTE 15 PARA SER UTILIZADO PARA LA SUBDIVISION DE **SUNSET VALLEY PHASE V SUBDIVISION**. NO SE HA INSTALADO NINGUN OSSF EN LOS LOTES 101, 102, 104 Y LOTES 106 A 130 EN EL MOMENTO DE LA SOLICITUD DE APROBACION DE PLACA FINAL CON LA PRESENTACION DE ESTA PLACA FINAL. EL DISTRIBUIDOR ESTA PROPORCIONANDO GARANTIAS FINANCIERAS ADECUADAS DE RENDIMIENTO EN FORMA DE UN CHEQUE PERSONAL QUE REPRESENTA UN "DEPOSITO EN EFECTIVO" QUE SERA TENIDO POR EL CONDADO DE HIDALGO EN FIDECOMISO POR LA CANTIDAD DE **\$40,500.00** QUE ES EL COSTO TOTAL DE INSTALAR UN SISTEMA DE TANQUE SEPTICO EN LOS LOTES 101, 102, 104 Y LOTES 106 AL 130. EL SUBDIVIDOR INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DE CADA LOTE.

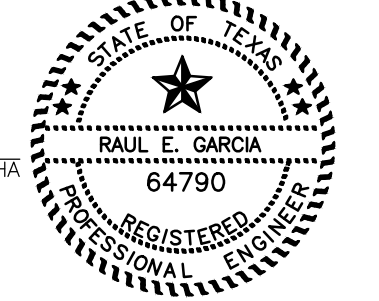
EN CUALQUIER MOMENTO EN QUE SE VENDAN LOTES 101, 102, 104 Y LOTES 106 A 130, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVIDOR. EL SUBDIVIDOR SERA RESPONSABLE DE PRESENTAR AL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO COMO SOLICITUD DE UN PERMISO PARA INSTALAR UN OSSF. EL SISTEMA OSSF DEBERA INSTALARSE EN EL LOTE ANTES DE QUE EL CONDADO EMITIRA UN DISTANCIA FINAL DE LUZ Y AGUA.

ENGINEER CERTIFICATION:
POR MI FIRMA ABAJO, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y DE AGUAS RESIDENCIAS DESCRITAS ANTERIORMENTE ESTAN CUMPLIDAS CON EL MODELO DE REQUISITOS APROBADO BAJO SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS ESTIMADOS PARA INSTALAR INSTALACIONES DE AGUAS SIN CONSTRUIR EN EL AGUA Y EN EL SITO, DISCUTIDAS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE **\$76,690.00**.

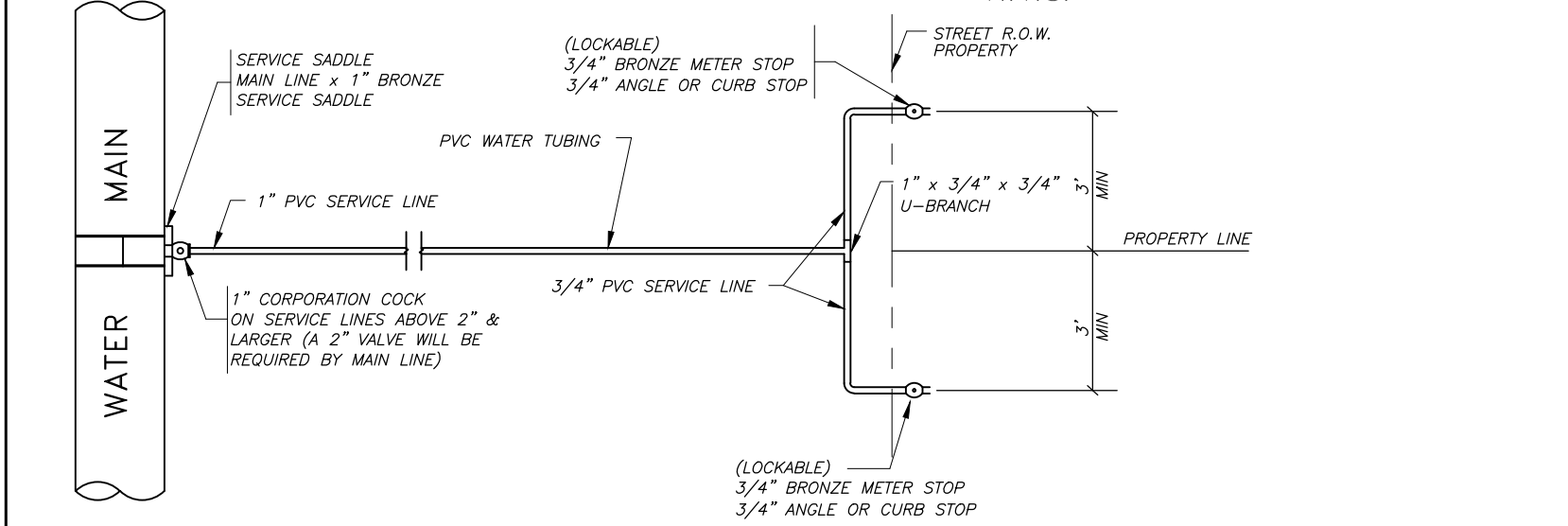
INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMADO A COSTO **\$1,500.00** POR LOTE (TODO INCLUIDO), POR UN TOTAL DE **\$43,390.00** PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO _____ FECHA _____
RAUL E. GARCIA
REGISTERED PROFESSIONAL ENGINEER
64790

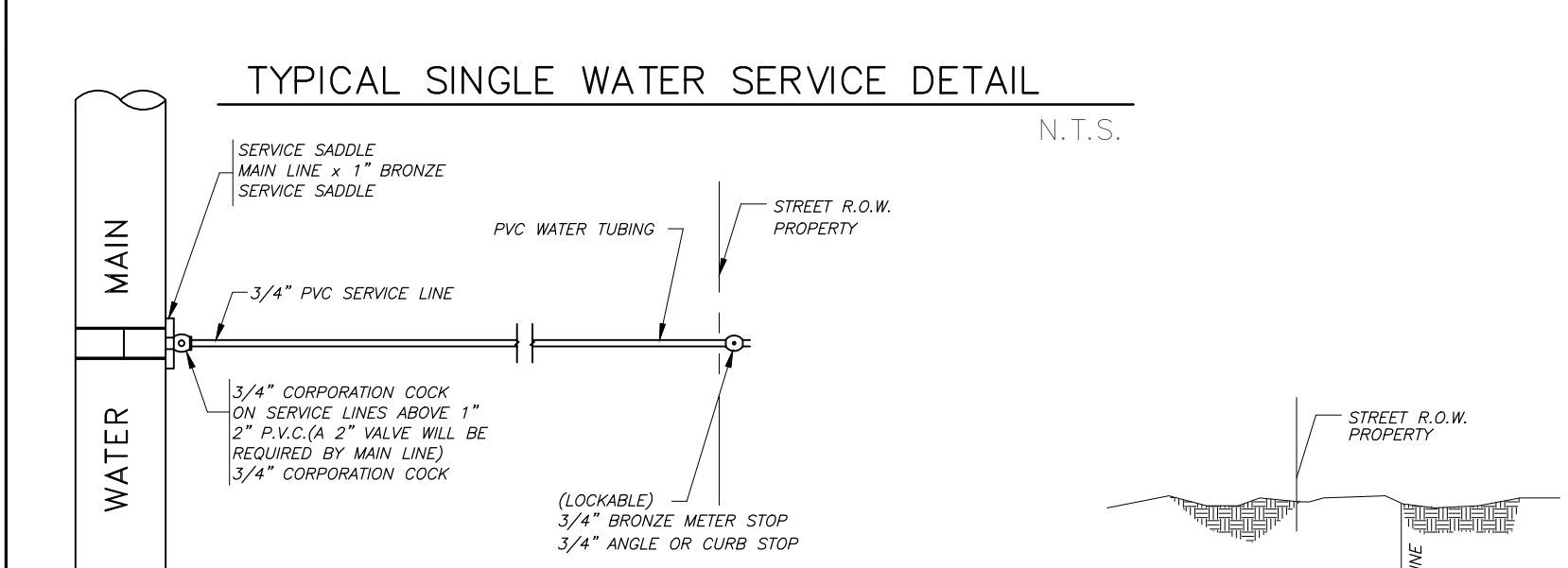


SHEET NO. 2
OF 3 SHEETS

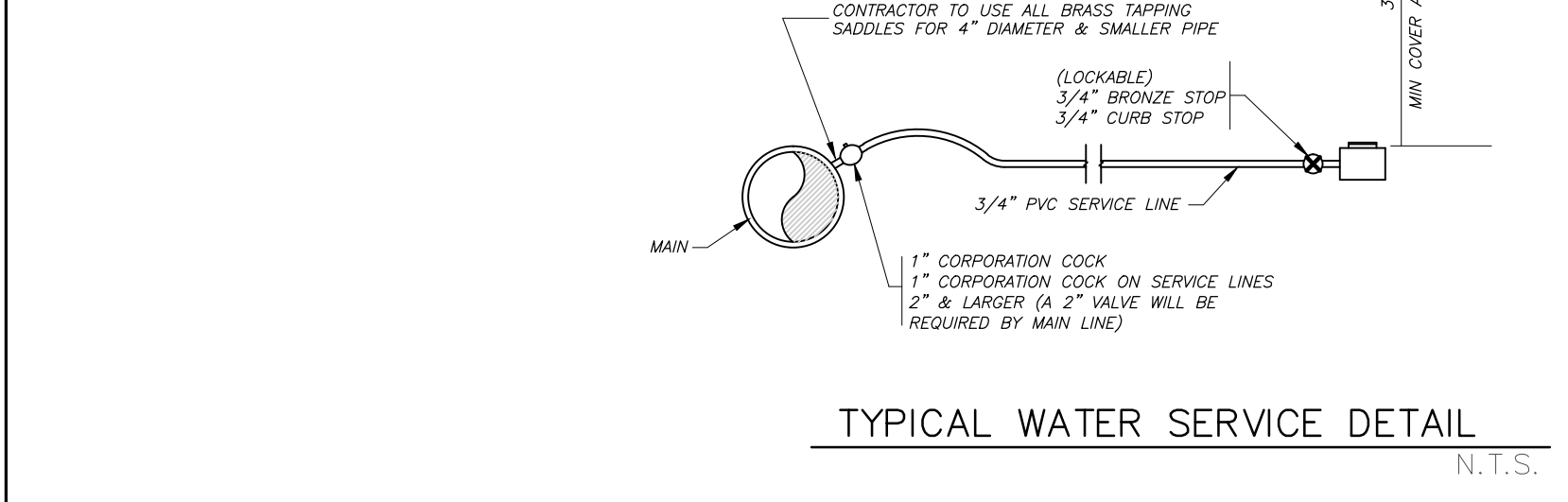
TYPICAL DUAL WATER SERVICE DETAIL



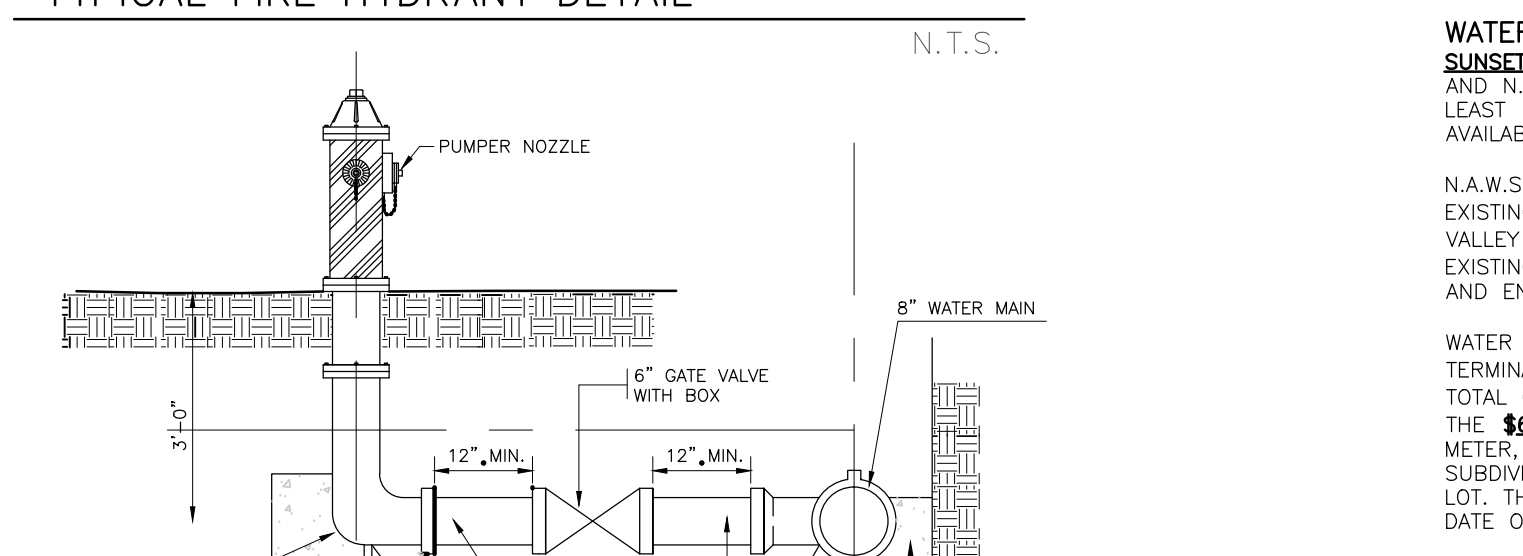
TYPICAL SINGLE WATER SERVICE DETAIL



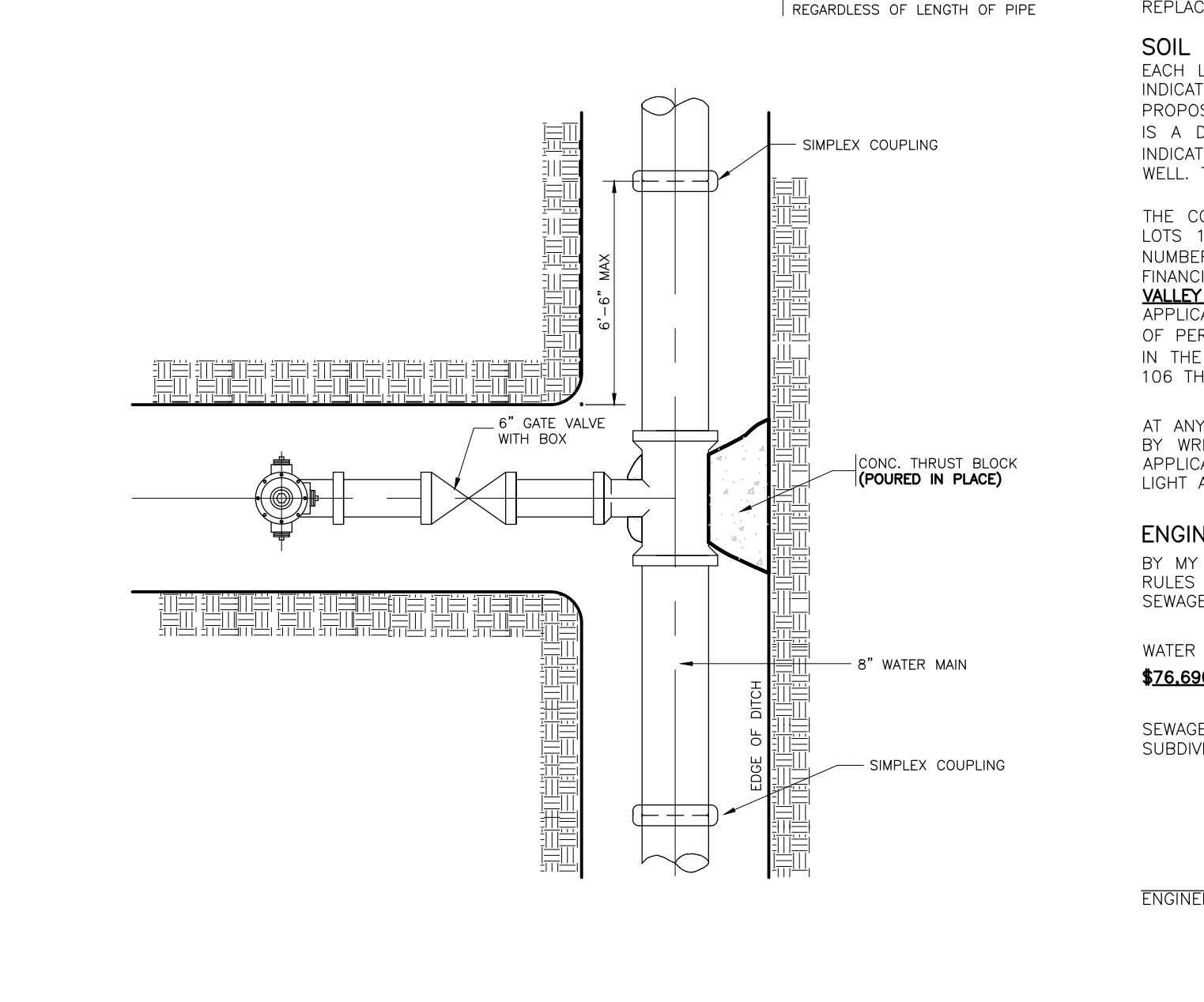
TYPICAL WATER SERVICE DETAIL

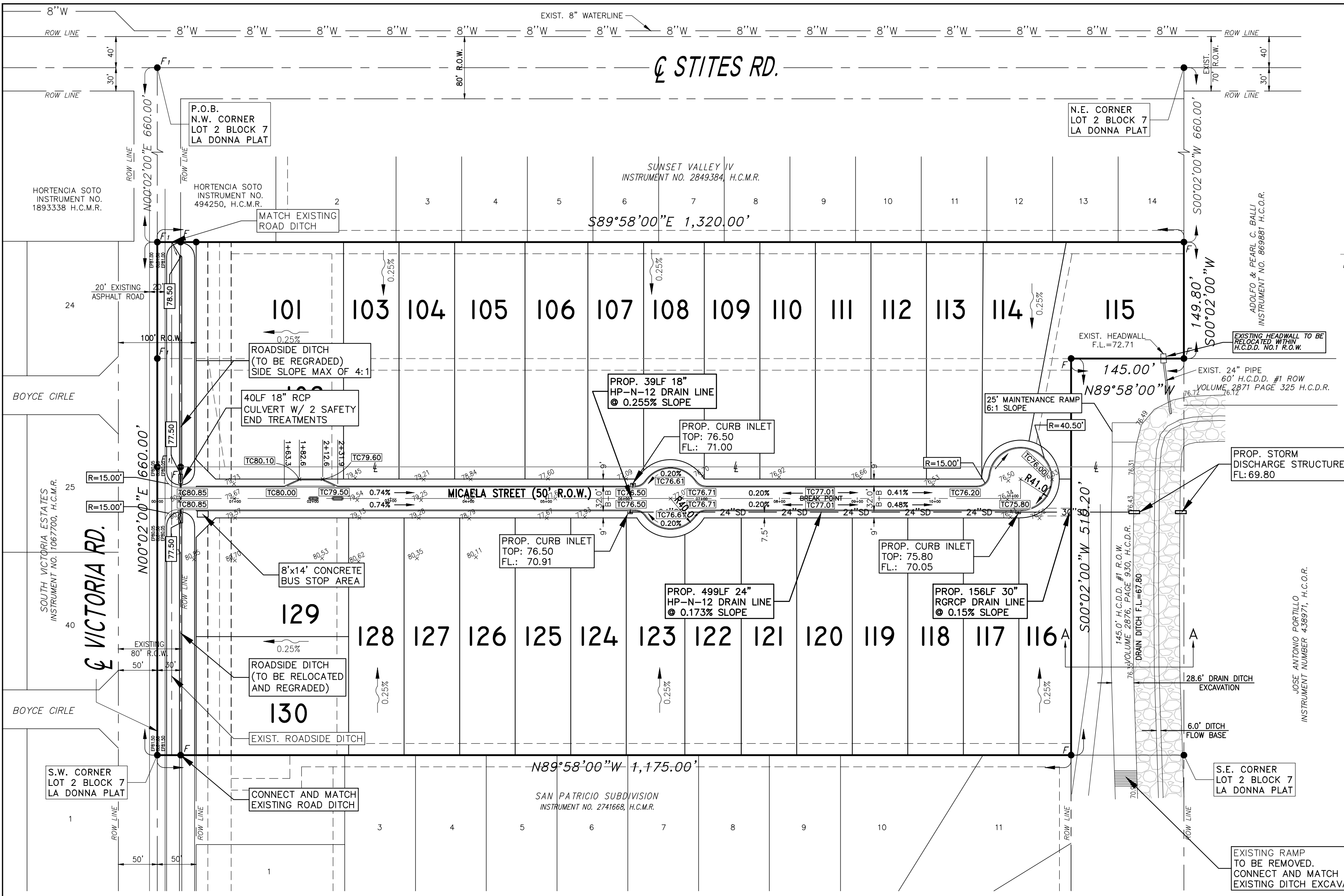


TYPICAL FIRE HYDRANT DETAIL



TYPICAL FIRE HYDRANT DETAIL





REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PLAT OF SUNSET VALLEY PHASE V

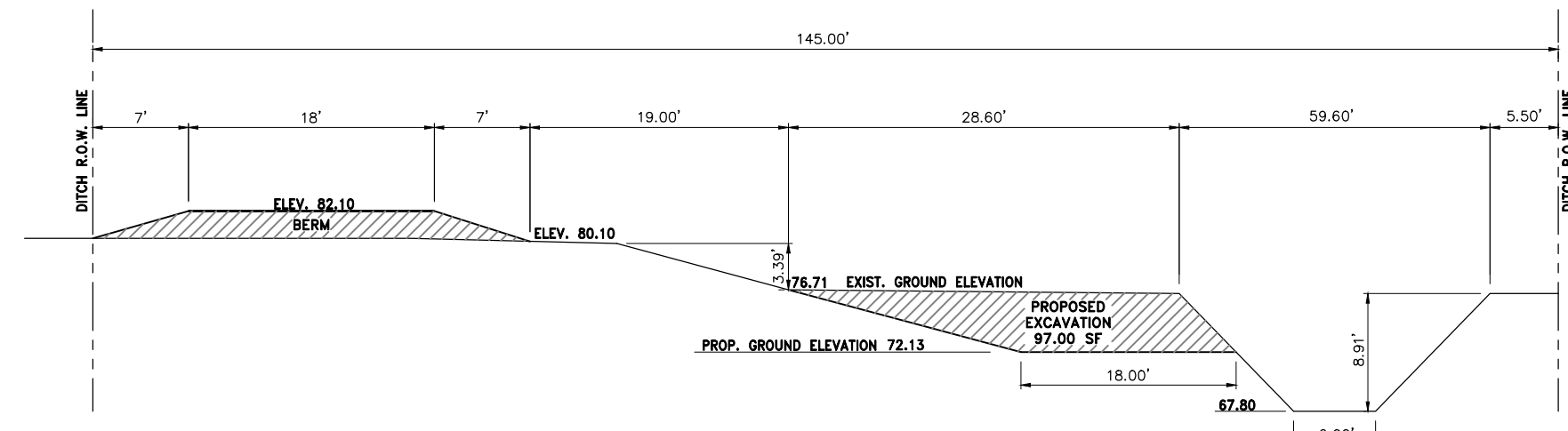
A 18.30 ACRE TRACT OF LAND BEING A PORTION OF LOT 2, BLOCK 7, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL OF LOTS 15 AND 16, SUNSET VALLEY SUBDIVISION, PHASE IV, AS RECORDED IN DOCUMENT NO. 2849384, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 3041496, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING ALL THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 1919956, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: FEBRUARY 25, 2020
SCALE IN FEET: 0 100' 200' 300'
SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
ENGINEERS, SURVEYORS, PLANNERS
116 NORTH 12th AVE
EDINBURG, TEXAS 78541 (936) 381-1061
EMAIL: REGASSOC@AOL.COM

R.E. Garcia Associates

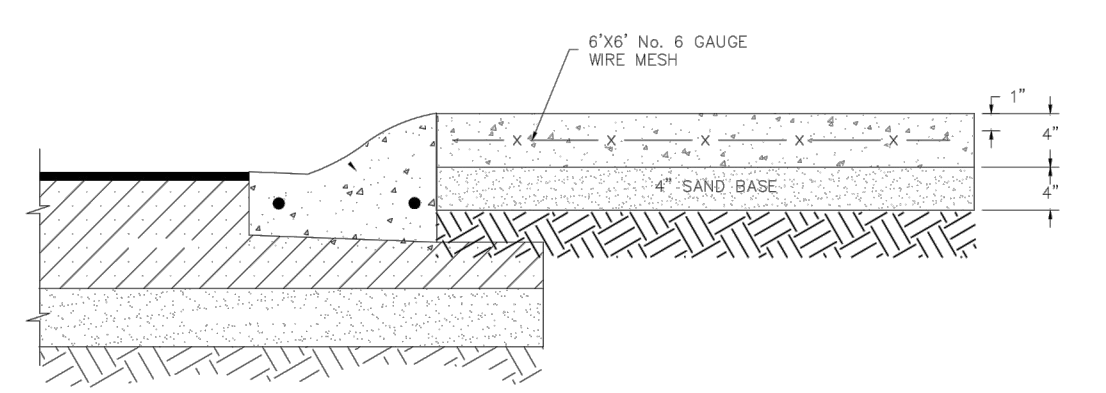
- LEGEND:
- F - FOUND 1/2" IRON ROD
 - F1 - FOUND COTTON PICKER SPINDLE
 - - STAND PIPE
 - ⊗ - IRRIGATION VALVE
 - - NATURAL GROUND ELEVATION
 - 24"SD - 24 INCH STORM DRAIN LINE



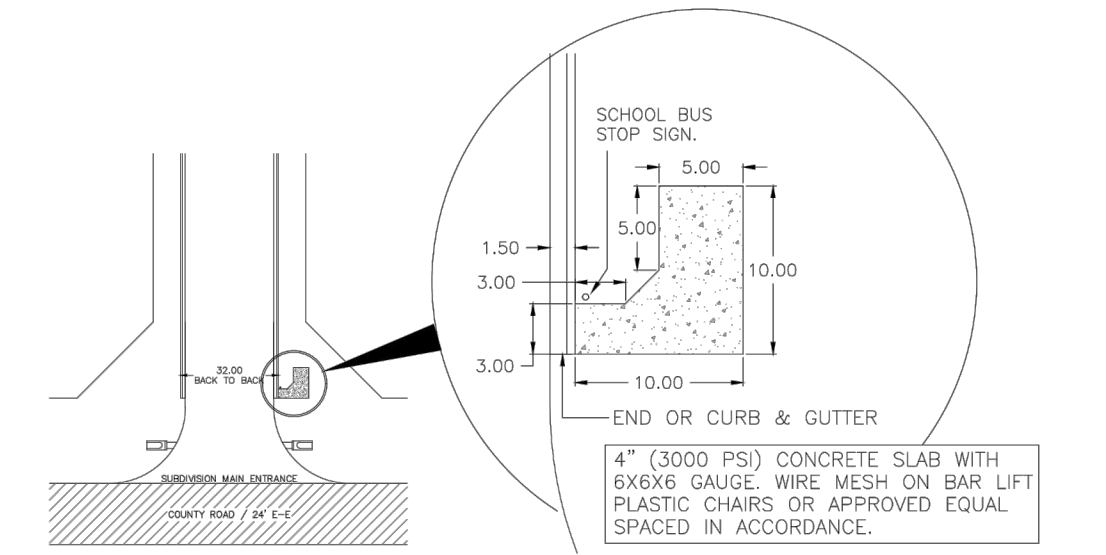
DITCH MODIFICATION DETAIL
SECTION A-A N.T.S.

CALCULATIONS:
DETENTION AVAILABLE PER FOOT OF DITCH MODIFICATION 97.00 SQ.FT.
TOTAL DITCH MODIFICATION 510.20 L.F.
DETENTION AVAILABLE 510.20 L.F. X 97.00 SQ.FT./FT. = 49,489.40 CU.FT.
DETENTION REQUIRED 48,167 CU.FT.

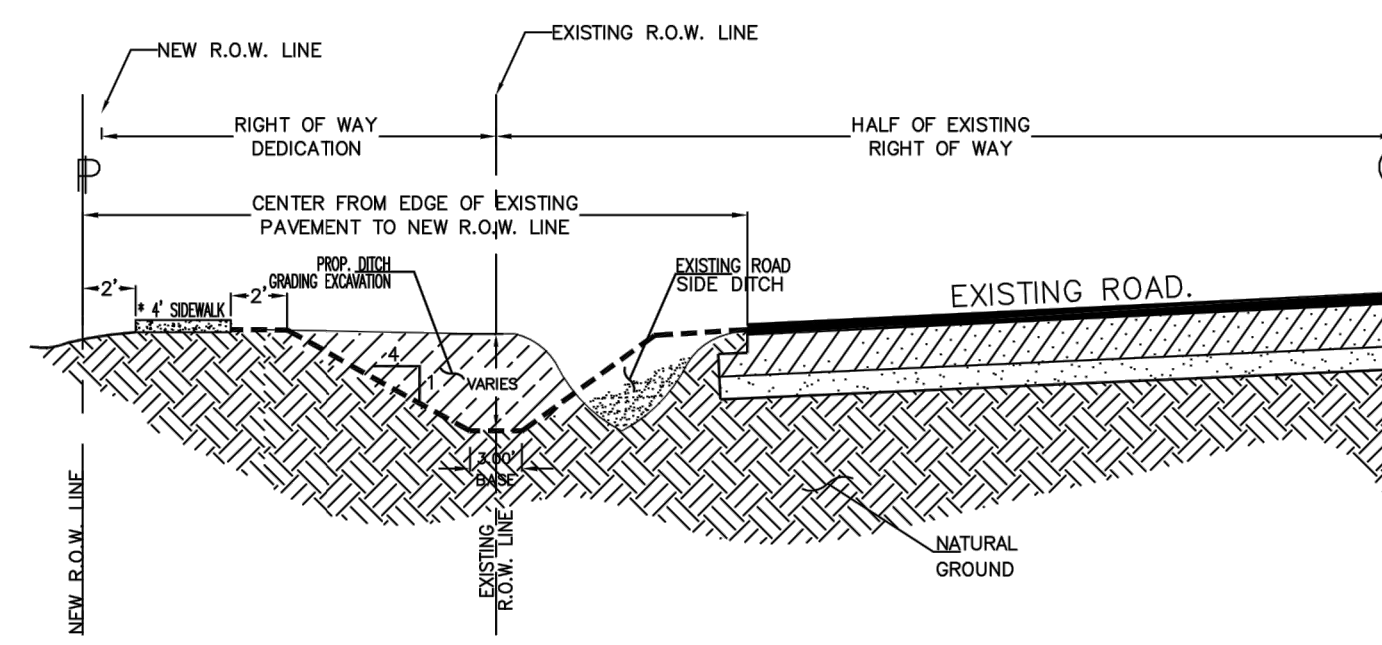
CONCRETE SCHOOL BUS STOP PICKUP AREA



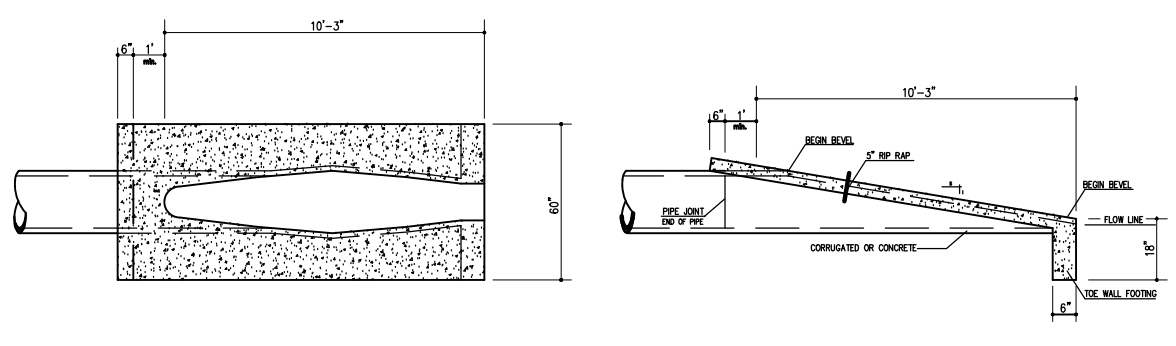
SECTION A-A



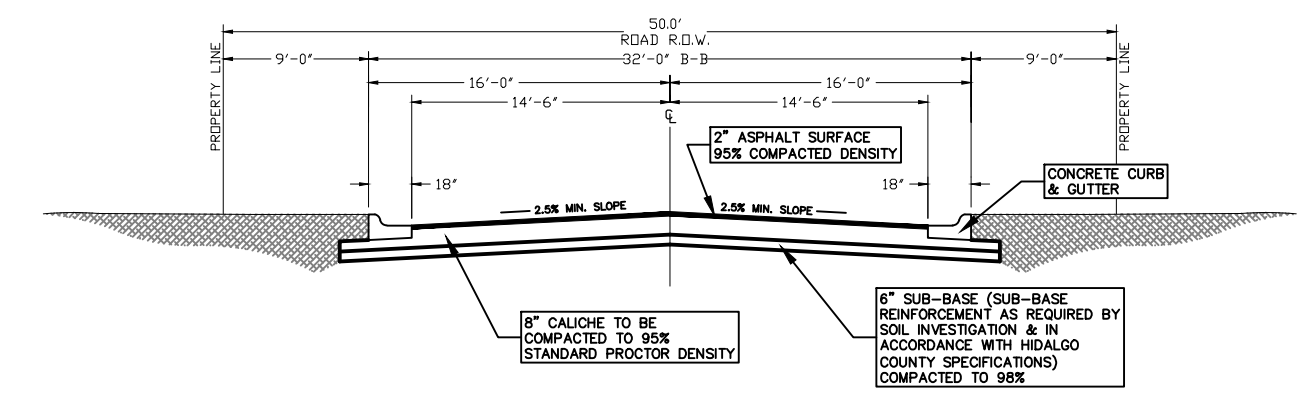
PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA



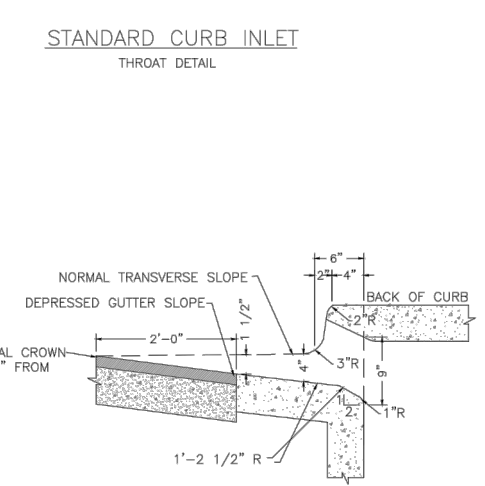
RECONSTRUCTION OF ROAD SIDE DITCH
WITH SIDEWALK TO BE LOCATED WHEN REQUIRED.



SAFETY END TREATMENT DETAIL
N.T.S.

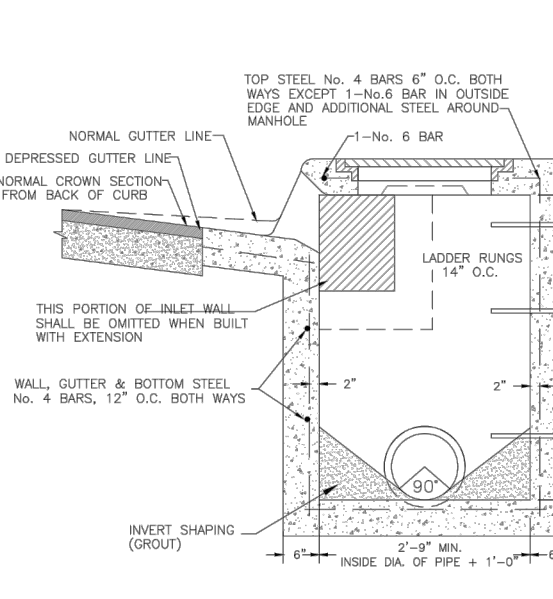


TYPICAL STREET DETAIL
N.T.S.



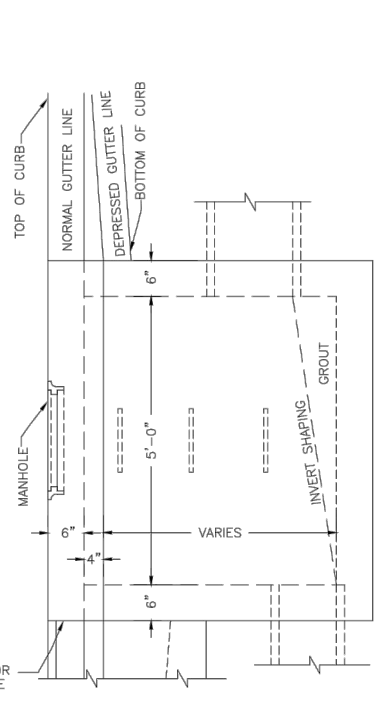
STANDARD CURB INLET DETAIL

STANDARD CURB INLET SECTION



SECTION A-A

CURB INLETS
BOX AND MANHOLE ELEVATION



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

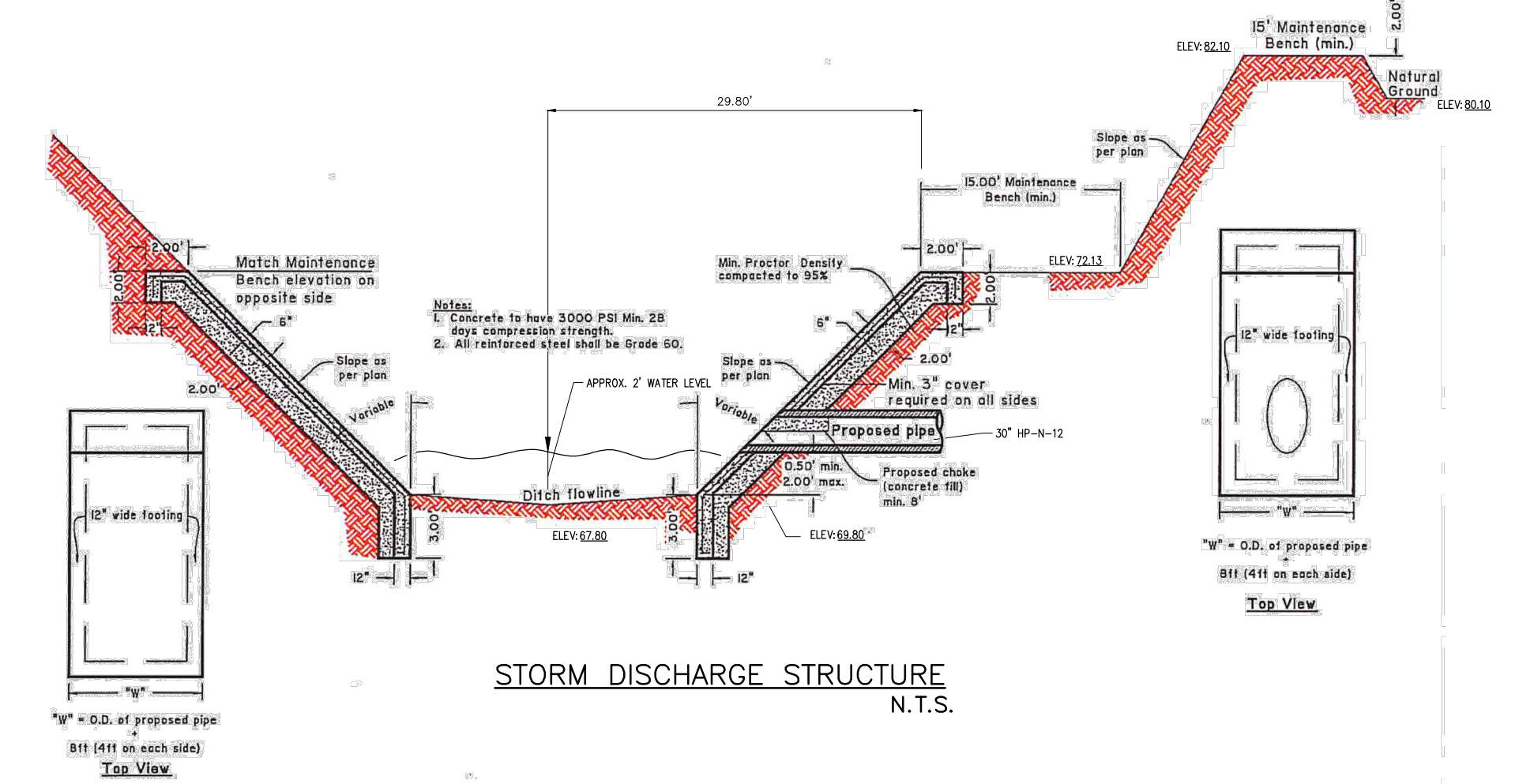
1. BEDDING FOR BOX SHALL BE HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM TRENCH BEDDING - 12" MIN. THICKNESS SHALL BE BEDDED UNDER PIPE TO ALLOW FOR FLOW OF PIPE UNDER COMPACTED BEDDING - 4" MIN. THICKNESS OF 1/2" MAX. SLOPE.

2. MANHOLE TOP OF BOX SHALL BE HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM TRENCH BEDDING - 12" MIN. THICKNESS SHALL BE BEDDED UNDER PIPE TO ALLOW FOR FLOW OF PIPE UNDER COMPACTED BEDDING - 4" MIN. THICKNESS OF 1/2" MAX. SLOPE.

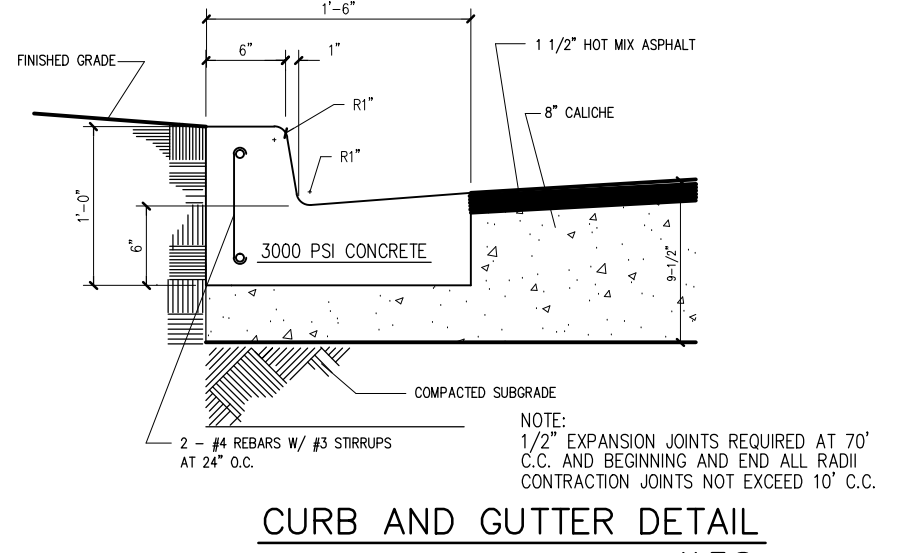
3. TRENCH BEDDING FOR BOX SHALL BE HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM TRENCH BEDDING - 12" MIN. THICKNESS SHALL BE BEDDED UNDER PIPE TO ALLOW FOR FLOW OF PIPE UNDER COMPACTED BEDDING - 4" MIN. THICKNESS OF 1/2" MAX. SLOPE.

4. FINAL BACKFILL FOR BOX SHALL BE HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM TRENCH BEDDING - 12" MIN. THICKNESS SHALL BE BEDDED UNDER PIPE TO ALLOW FOR FLOW OF PIPE UNDER COMPACTED BEDDING - 4" MIN. THICKNESS OF 1/2" MAX. SLOPE.

5. MANHOLE TOP OF BOX SHALL BE HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM TRENCH BEDDING - 12" MIN. THICKNESS SHALL BE BEDDED UNDER PIPE TO ALLOW FOR FLOW OF PIPE UNDER COMPACTED BEDDING - 4" MIN. THICKNESS OF 1/2" MAX. SLOPE.



STORM DISCHARGE STRUCTURE
N.T.S.



CURB AND GUTTER DETAIL
N.T.S.



JUNE 18, 2020

SHEET NO. 3
OF 3 SHEETS