



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-24-2021

PROPOSED ESPINO'S SUBDIVISION PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: GILBERTO ESPINO

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: EAST OF EVA STREET APPROXIMATELY 200 FEET NORTH OF MILE 17 ½ NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-04-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AND REGRADING OF EVA ROAD SIDE DITCH.

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-02-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-27-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: CITY OF ELSA LINE SIZE: 8" LOCATION: EVA STREET.

WATER SERVICE PROVIDER: CITY OF ELSA EXISTING LINE SIZE: 8" LOCATION: EVA STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-01-2019: 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 to comments and future recommendations by planning, other departments and the approval of the City of ELSA.

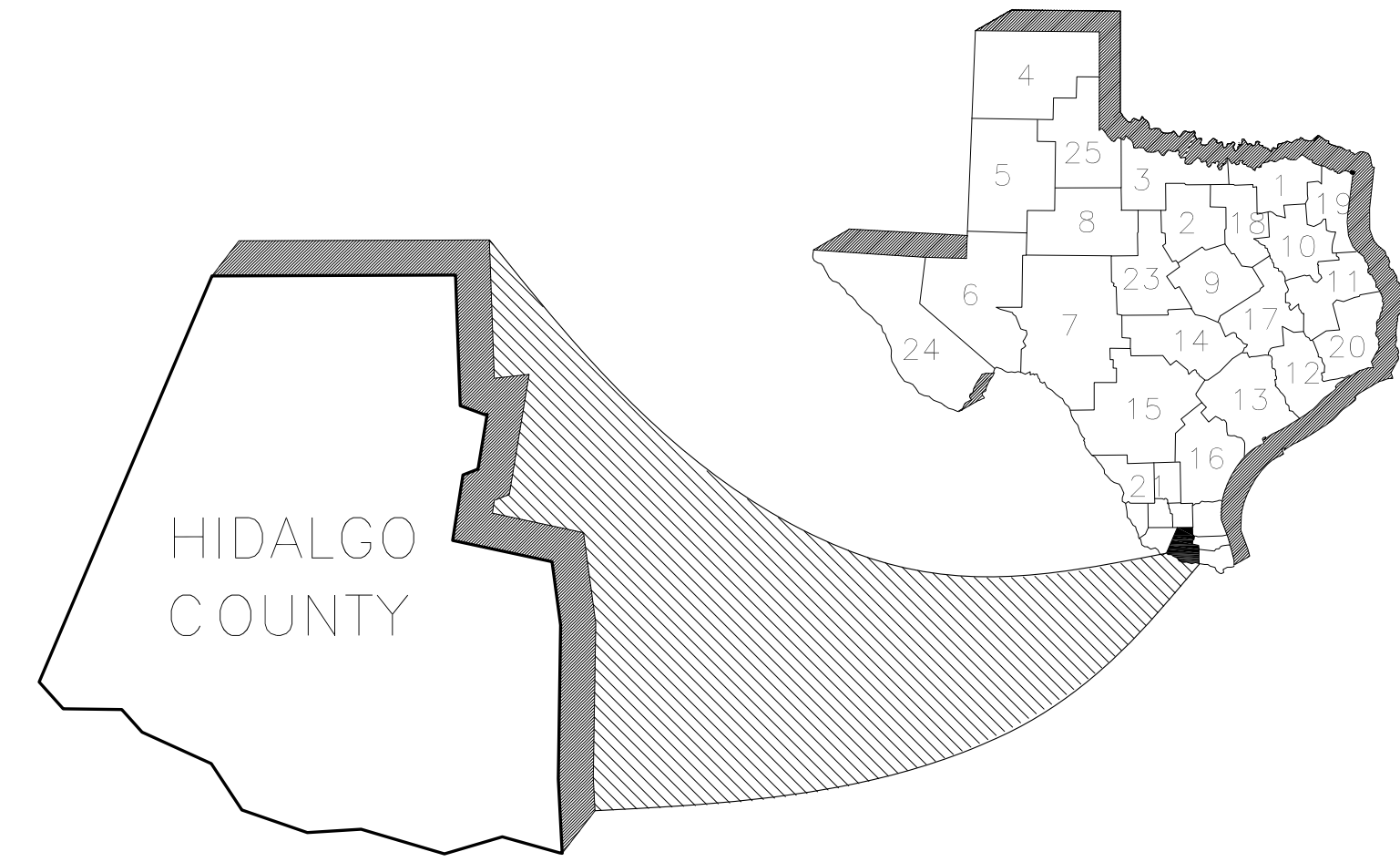
**Final Approval** subject to recommendations other departments

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.

\*

# LOT 2 - ESPINO'S SUBDIVISION

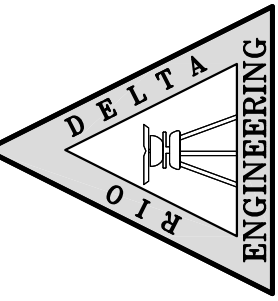
## HIDALGO COUNTY, TEXAS



VICINITY MAP  
SCALE: 1"=2000'

INDEX OF SHEETS	
SHT#	DESCRIPTION
1	COVER SHEET
2	PLAT SHEET
3	EXISTING TOPOGRAPHICAL LAYOUT
4	DRAINAGE AND UTILITY LAYOUT
5	DIMENSION LAYOUT
6	PAVING AND DRAINAGE LAYOUT
7	LIGHTING LAYOUT
8	TYPICAL DETAILS

**RIO DELTA ENGINEERING**  
 FIRM REGISTRATION No. F-7628  
 SURVEY FIRM No. 10194027  
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
 (TEL) 956-380-5152 (FAX) 956-380-5093



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA P.E. 115662 ON AUGUST 6, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

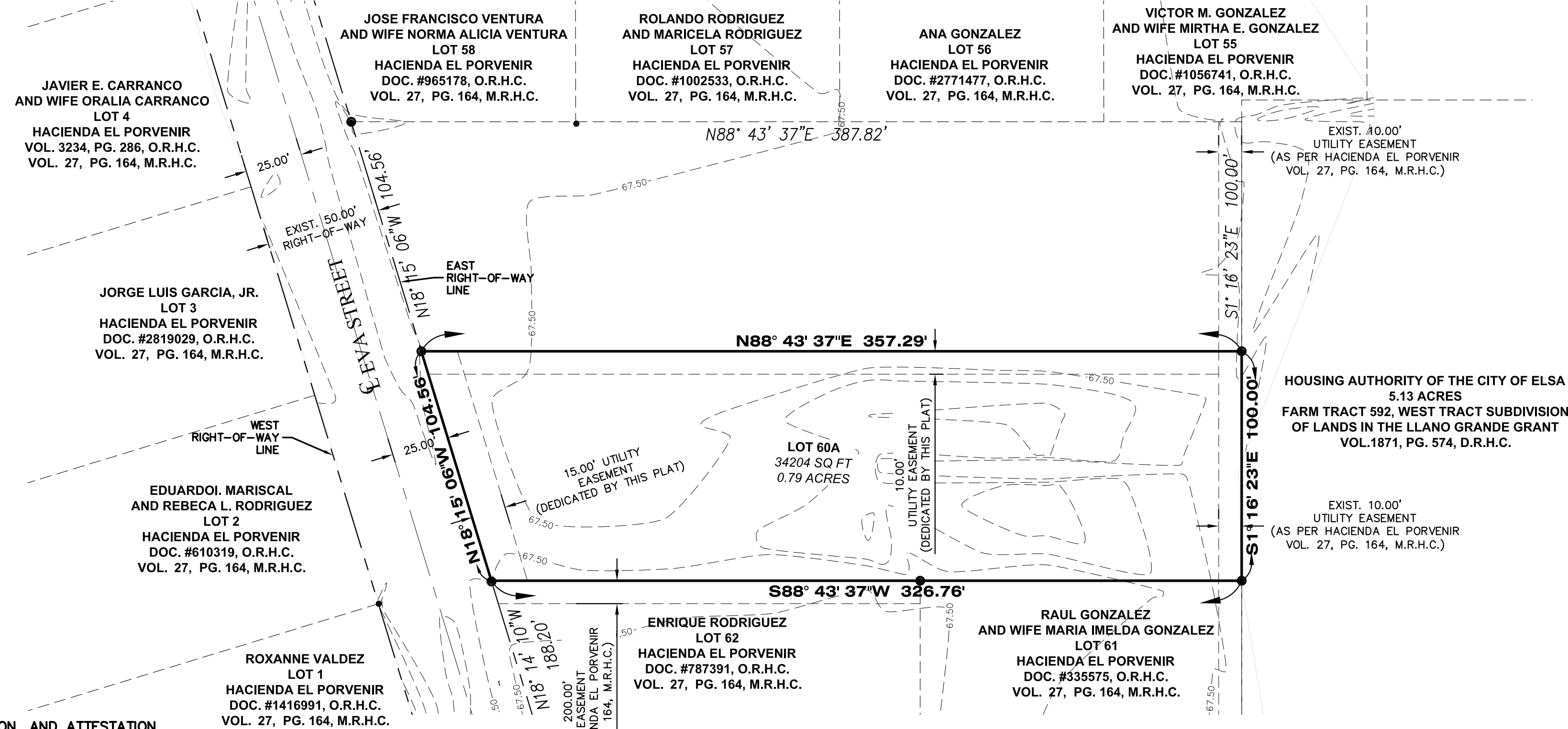
**COVER SHEET**  
 LOT 2 - ESPINO'S SUBDIVISION  
 ELSA, TEXAS  
 HIDALGO COUNTY

PROJECT:  
 ENGINEER:  
 SURVEYOR:  
 CHECKED:  
 DRAWN:  
 SCALE:  
 DATE:  
 PROJECT:  
 REVISIONS:  
 PAGE NO.

IVAN GARCIA P.E. R.P.L.S.  
 IVAN GARCIA P.E. R.P.L.S.  
 IVAN GARCIA P.E. R.P.L.S.  
 ABRAHAM JAIMES/O.A.  
 AS SHOWN  
 AUGUST 6, 2021  
 SUB 019 025

# ESPINO'S SUBDIVISION

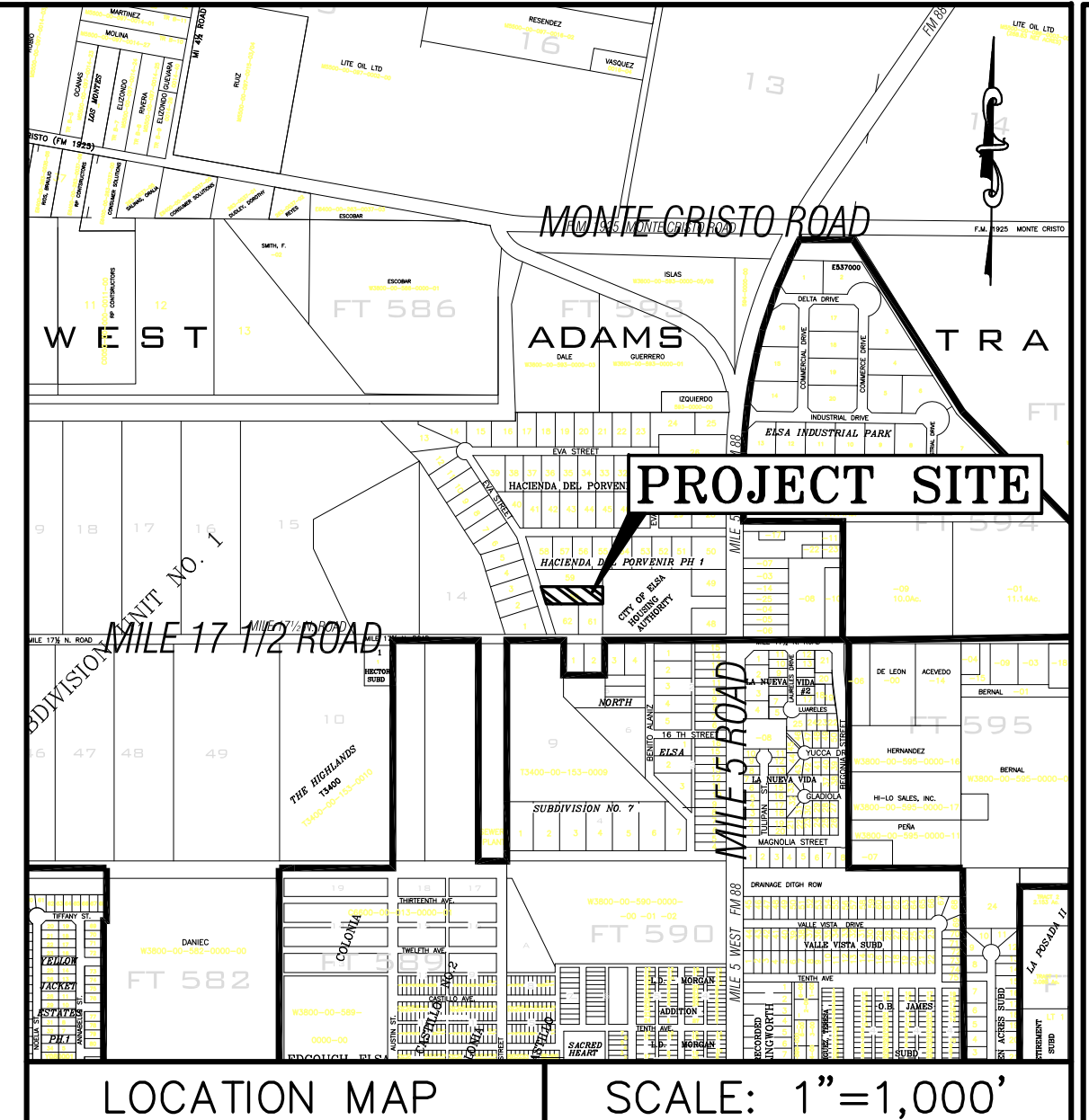
A TRACT OF LAND CONTAINING 0.79 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, ALL OF LOT 60A, HACIENDA EL PORVENIR SUBDIVISION, PHASE 1, AND ADDITION TO THE CITY OF ELSA, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 27, PAGE 164, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



**LEGEND**

- - SET 1/2 INCH IRON ROD
- - FOUND 1/2 INCH IRON ROD
- M.R.H.C. - MAP RECORDS OF HIDALGO COUNTY
- CL - CENTER LINE
- U.E. - UTILITY EASEMENT
- H.C.I.D. No.13 - HIDALGO COUNTY IRRIGATION DIST. #13
- D.R.H.C. - DEED RECORDS OF HIDALGO COUNTY
- O.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY
- (XXX) - PLAT CALL
- XXX - MEASURED

SCALE: 1"=40'  
BEARING BASIS  
TEXAS STATE PLANE  
COORDINATES  
(NAD 83)



LOCATION OF ESPINO'S SUBDIVISION WITH RESPECT TO THE JURISDICTION OF THE EDINBURG MUNICIPALITY:

ESPINO'S SUBDIVISION IS LOCATED APPROXIMATELY 200 FEET NORTH OF THE INTERSECTION OF EVA STREET AND MILE 17 1/2 ROAD ON THE EAST RIGHT-OF-WAY OF EVA STREET. THIS SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY'S OF ELSA TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 OR THE CITY'S FIVE-MILE ETJ GOVERNMENT CODE § 212.001. IN HIDALGO COUNTY PRECINCT 1.

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

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

I, **GILBERTO ESPINO**, AS OWNER OF THE 0.79 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **ESPINO'S SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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 § 232.032  
(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 CONNECTION 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.

GILBERTO ESPINO \_\_\_\_\_ DATE: \_\_\_\_\_  
714 NORMA AVENUE  
ALAMO, TEXAS 78516

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **ESPINO'S SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **ESPINO'S SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

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

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF ELSA, 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

### CERTIFICATION OF THE MAYOR OF THE CITY OF ELSA, TEXAS

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

\_\_\_\_\_  
MAYOR, CITY OF ELSA, TEXAS

### APPROVAL BY WATER DISTRICT OR SUPPLIER:

THIS PLAT APPROVED BY \_\_\_\_\_ WATER DISTRICT ON THIS DAY OF \_\_\_\_\_, 2021 A.D.

\_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTIES IRRIGATION DISTRICT # 9, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

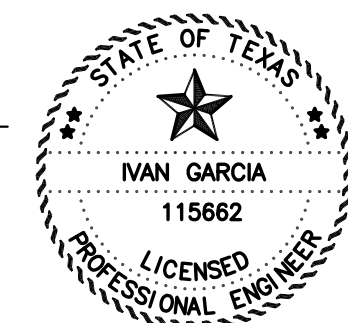
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9 RIGHT-OF-WAYS AND /OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D. #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION, AS WELL, H.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- H.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

### STATE OF TEXAS - COUNTY OF HIDALGO

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

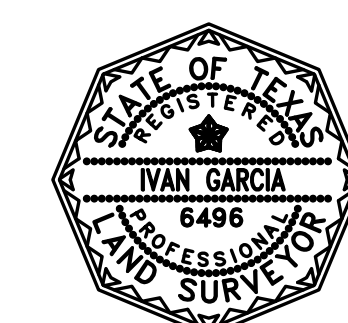
IVAN GARCIA P.E., R.P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_  
REG. PROFESSIONAL ENGINEER NO. 115662



### STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A (PUBLIC 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, AND FURTHER CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

IVAN GARCIA, P.E., R.P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496  
SURVEY FIRM # 10194027



### GENERAL NOTES:

- FEMA FLOOD ZONE STATEMENT:  
THE SUBDIVISION IS IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0350 C MAP REVISED: JUNE 8, 2000, AND REVISED WITH LOMR IN MAY 17, 2001.
- SETBACKS:  
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- LOTS 1 AND 2 SHALL BE FOR MULTI-FAMILY USES. THE ENGINEER HAS SUBMITTED PLANNING MATERIALS FOR THIS PURPOSE AND NO ALTERATIONS OR CHANGES TO THE APPROVED DESIGN OF THIS MULTI-FAMILY PROPOSAL SHALL BE MADE UNLESS A RE-SUBDIVISION PLAT IS APPROVED BY THE COUNTY FOR SUCH CHANGES. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF MILE 21 ROAD, 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
--SB.M. NO. 1-- ELEV. 90.205 N.A.D. 83, DESCRIPTIONS: PK NAIL, GPS POINT, GRID COORDINATES N 16658434.68, E 1094934.488
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6,470 CF CUBIC- FEET OR 0.148 ACRE-FEET AND 5,700 CF CUBIC- FEET OR 0.131 ACRE-FEET STORM WATER RUNOFF WILL NEED TO BE DETAINED FOR LOTS 1 AND 2. RUNOFF WILL BE DETAINED IN DETENTION GREEN AREAS IN THE LOTS.
- 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 OTHER OBSTRUCTIONS 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 WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- THE OWNER OF THE LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT WITH REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH, AND RE-GRADING OF ROADSIDE DITCH TO COUNTY SPECIFICATIONS AT THE TIME OF APPLICATION FOR CONSTRUCTION.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.

### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 0.79 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, ALL OF LOT AND 60A, HACIENDA EL PORVENIR SUBDIVISION, PHASE 1, AND ADDITION TO THE CITY OF ELSA, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 27, PAGE 164, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 0.79 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND THE SOUTHWEST CORNER OF THE SAID LOT 60, HACIENDA EL PORVENIR SUBDIVISION, PHASE 1, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 18°15'06" E ALONG THE EAST LINE RIGHT OF WAY LINE OF EVA STREET, A DISTANCE OF 104.56 FEET TO AND IRON ROD FOUND, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°43'37" E ALONG THE NORTH LINE OF THE SAID LOT 60A, A DISTANCE OF 357.29 FEET TO A 1/2 INCH IRON ROD FOUND, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

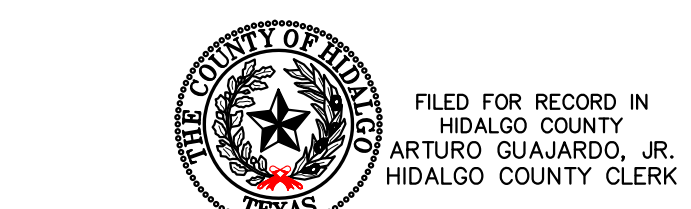
THENCE S 11°16'23" W ALONG THE EAST LINE OF THE SAID LOT 60A, A DISTANCE OF 100.00 FEET TO AN IRON ROD FOUND, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°43'37" W ALONG THE SOUTH LINE OF THE SAID LOT 60, A DISTANCE OF 326.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.79 ACRES MORE OR LESS.

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ISSUED FOR: **PRELIMINARY**

**PLAT SHEET**  
**ESPINO'S SUBDIVISION**  
**ELSA, TEXAS**  
**HIDALGO COUNTY**



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

REVISION NOTES TABLE	
DATE	DESCRIPTION

**INDEX TO SHEETS OF ESPINO'S SUBDIVISION SUBDIVISION**

SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.I.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; HIDALGO COUNTY DELTA LAKE ID;

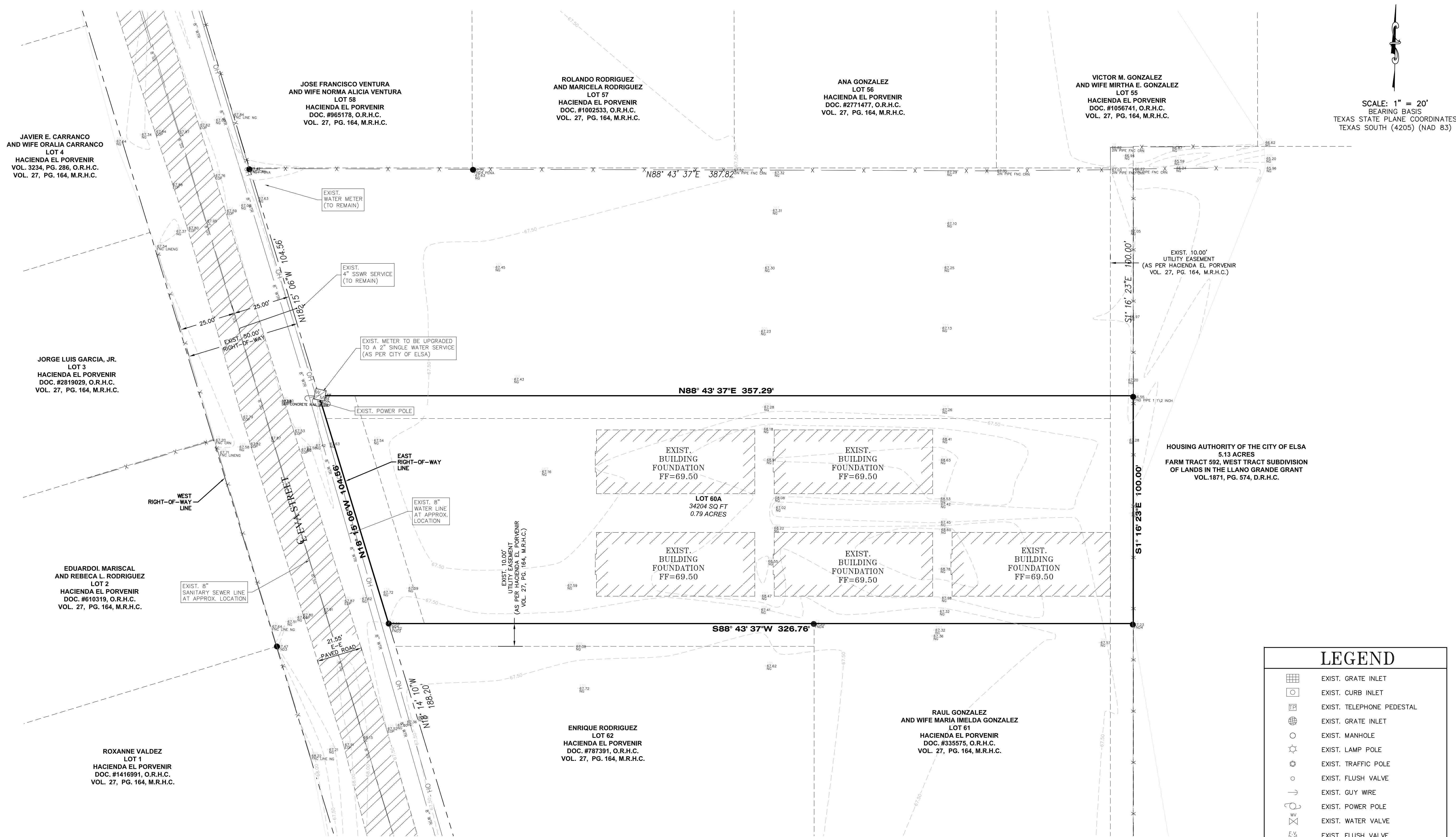
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION; MAP OF TOPOGRAPHY AND DRAINAGE; (DRAINAGE) REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

AS SHOWN  
AUGUST 6, 2021  
SUB 019 025

REVISIONS:  
PAGE NO. **SHT 2**

Y:\BDE SUBDIVISIONS 2019\SUB 19.025 GILBERT ESPINO - RESUBDIVISION OF LOT 59 AND 60\DWG\SUB 19.025\_SHT 2\_PLAT SHEET.dwg DANIEL 8/6/2021 3:38 PM

X:\A\DE SUBDIVISIONS 2019\SUB 19.025 GILBERT ESPINO - RESUBDIVISION OF LOT 59 AND 60\DWG\SUB 19.025\_SHT 3 EXISTING TOPOGRAPHICAL LAYOUT.dwg DANIEL 8/6/2021 3:38 PM



SCALE: 1" = 20'  
BEARING BASIS  
TEXAS STATE PLANE COORDINATES  
TEXAS SOUTH (4205) (NAD 83)

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
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ISSUED FOR:  
**PRELIMINARY**

**EXISTING TOPOGRAPHICAL LAYOUT**  
**LOT 2 - ESPINO'S SUBDIVISION**  
**ELSA, TEXAS**  
**HIDALGO COUNTY**

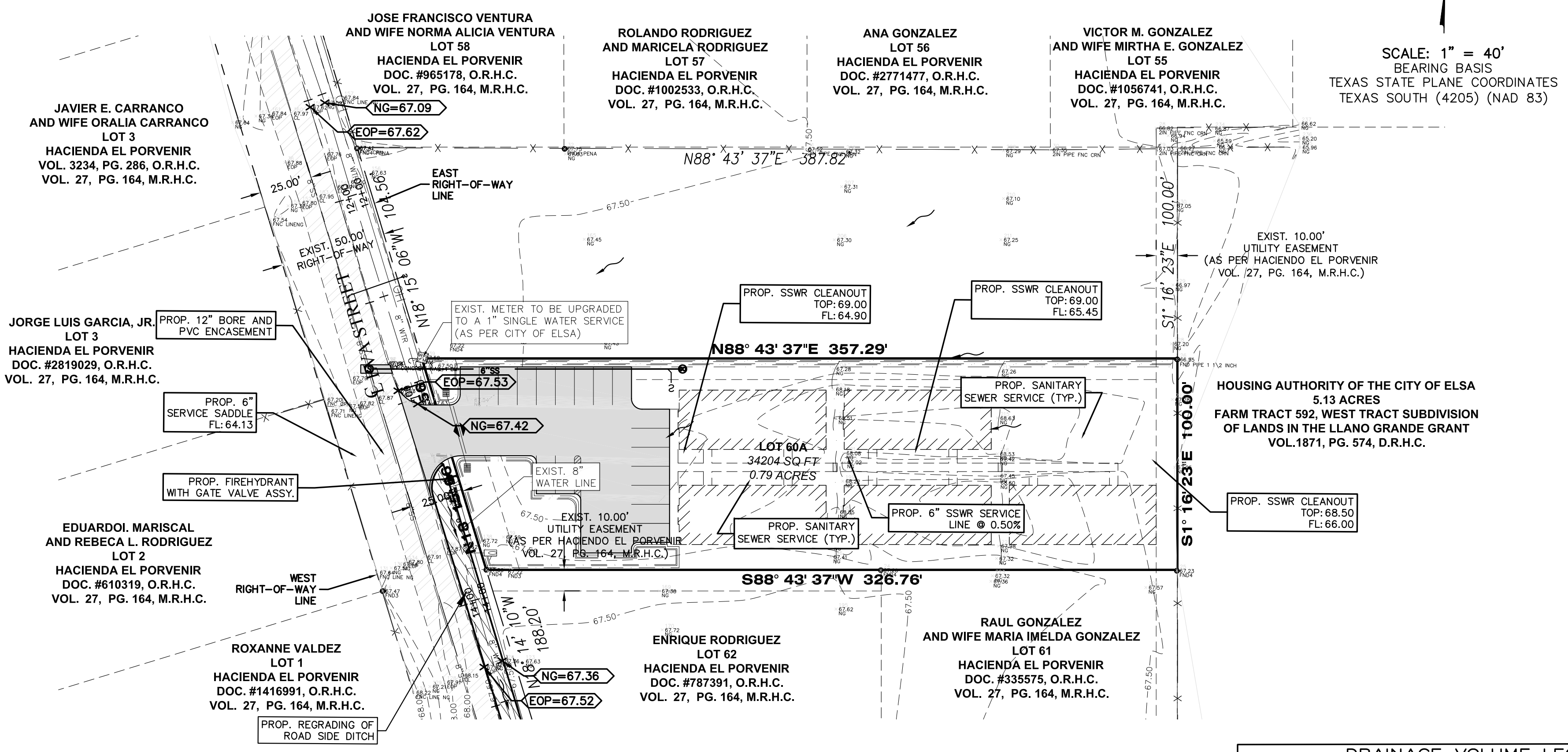
HOUSING AUTHORITY OF THE CITY OF ELSA  
5.13 ACRES  
FARM TRACT 592, WEST TRACT SUBDIVISION OF LANDS IN THE LLANO GRANDE GRANT VOL.1871, PG. 574, D.R.H.C.

LEGEND	
	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. MANHOLE
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. FLUSH VALVE
	EXIST. GUY WIRE
	EXIST. POWER POLE
	EXIST. WATER VALVE
	EXIST. FLUSH VALVE
	EXIST. IRRIGATION VALVE
	EXIST. FIREHYDRANT
	EXIST. MAIL BOX
	EXIST. BRICK MAIL BOX
	EXIST. WATER METER
	EXIST. STREET SIGN
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. UNDERGROUND CABLE

GENERAL NOTES:  
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.  
2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.  
3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.  
4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.  
5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.  
6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

# ESPINO'S SUBDIVISION

A TRACT OF LAND CONTAINING 1.64 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, ALL OF LOTS 59 AND 60, HACIENDA EL PORVENIR SUBDIVISION, PHASE 1, AND ADDITION TO THE CITY OF ELSA, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 27, PAGE 164, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



## DRAINAGE REPORT

ESPINO'S SUBDIVISION IS A PROPOSED 1 LOT (MULTIFAMILY) SUBDIVISION, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAME BEING A 0.79 ACRE TRACT OF LAND, ALL OF LOT 60A, HACIENDA EL PORVENIR SUBDIVISION, PHASE 1, AND ADDITION TO THE CITY OF ELSA, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 27, PAGE 164, MAP RECORDS OF HIDALGO COUNTY, TEXAS. LOT 1 WILL BE USED FOR MULTIFAMILY APARTMENTS.

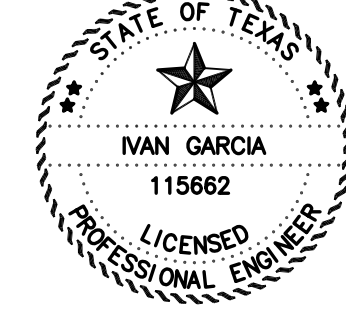
THE SUBDIVISION IS IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE, AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0350 C MAP REVISED: JUNE 6, 2000, AND REVISED WITH LOMR IN MAY 17, 2001.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO SANDY CLAY LOAM (28) WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHWESTERLY DIRECTION AND OVERFLOWS SOUTH TO THE EXISTING ROADSIDE DITCH ON THE EAST RIGHT-OF-WAY OF EVA ST. TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN AN SOUTHEASTERLY DIRECTION TO THE NORTH RIGHT-OF-WAY OF MILE 17 1/2 RD. N THEN IN AN EASTERLY DIRECTION TO THE WEST RIGHT-OF-WAY OF F.M. 88, WHICH OUTFALLS SOUTH TO THE 10FEXT DRAIN DITCH LOCATED APPROXIMATELY 2,500 FEET SOUTH OF THIS SUBDIVISION, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL, AND FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 1.17 CFS AND 1.15 CFS OF STORM RUNOFF FOR LOTS 1 AND 2 RESPECTIVELY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 7.73 CFS AND 7.10 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT FOR LOTS 1 AND 2 RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 6.56 CFS AND 5.95 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT FOR LOTS 1 AND 2 RESPECTIVELY.

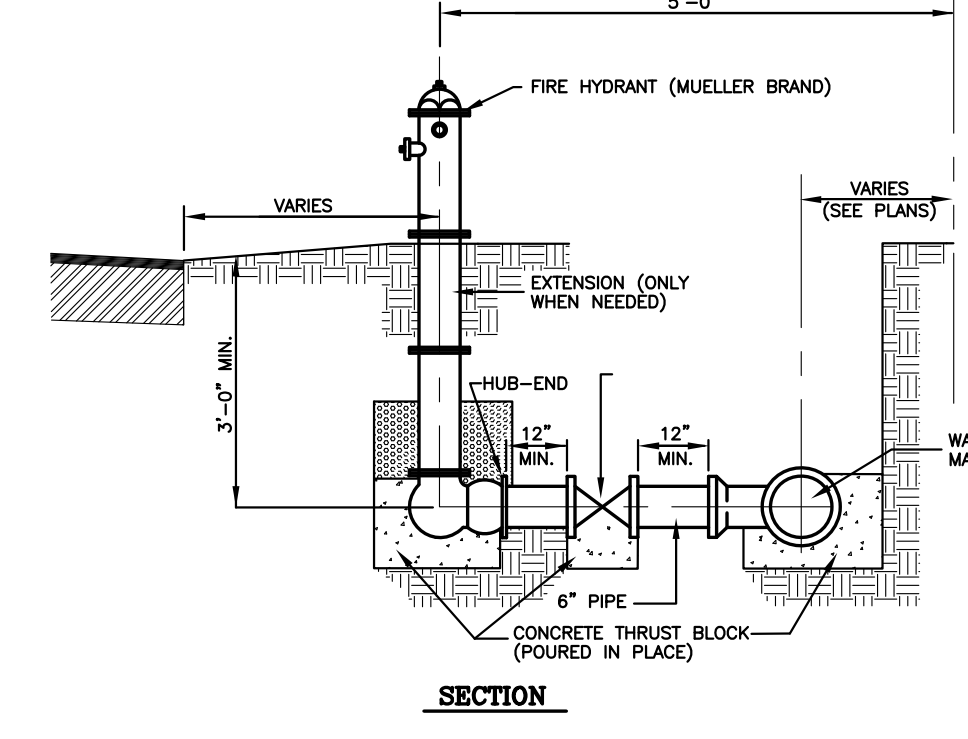
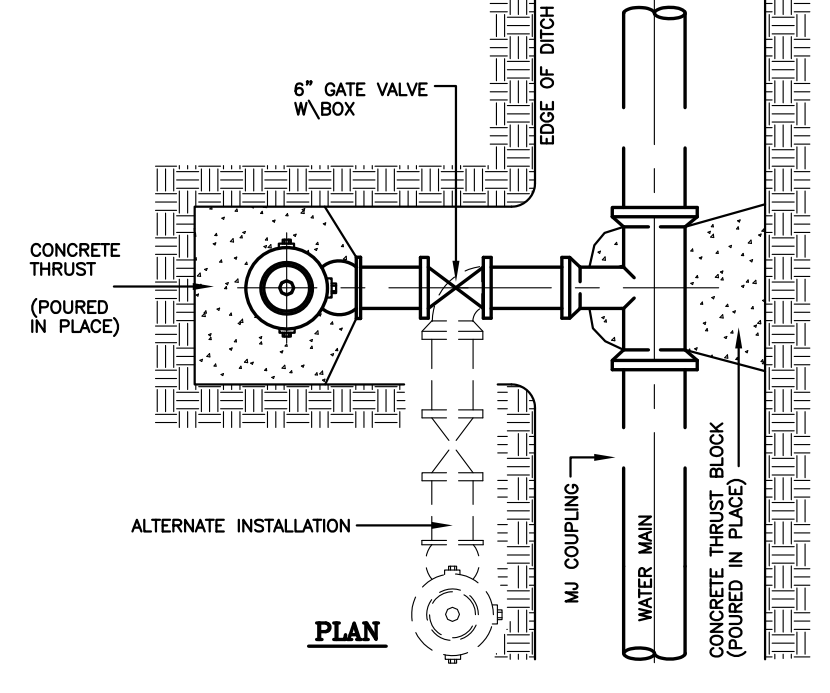
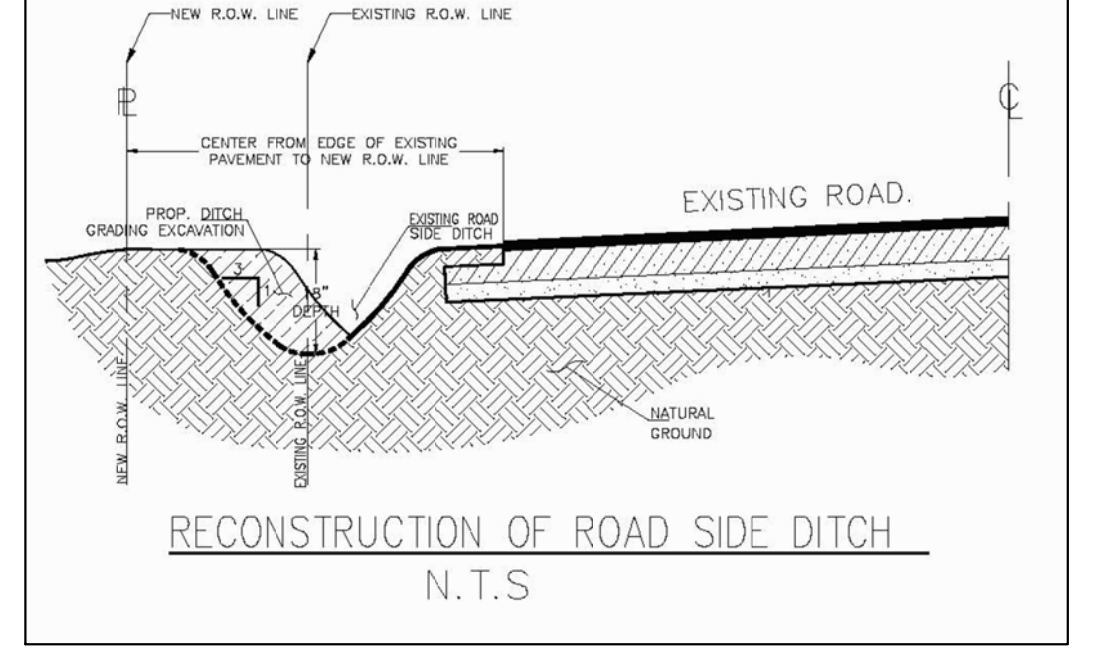
IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 6,470 CF OR 0.149 AC-FT AND 5,700 CF OR 0.131 AC-FT WILL NEED TO BE DETAINED FOR LOTS 1 AND 2 RESPECTIVELY FOR A 50-YR RAINFALL EVENT. STORM WATER WILL BE DETAINED IN DESIGNATED DETENTION AREAS WITHIN THE PROPOSED LOTS, AND DISCHARGE TO THE IMPROVED (RE-GRADED AND EXCAVATED) ROADSIDE DITCH ON THE EAST RIGHT-OF-WAY OF EVA ST. TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN AN SOUTHEASTERLY DIRECTION TO THE NORTH RIGHT-OF-WAY OF MILE 17 1/2 RD. N THEN IN AN EASTERLY DIRECTION TO THE WEST RIGHT-OF-WAY OF F.M. 88, WHICH OUTFALLS SOUTH TO THE 10FEXT DRAIN DITCH LOCATED APPROXIMATELY 2,500 FEET SOUTH OF THIS SUBDIVISION, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL, AND FINAL OUTFALL TO THE LAGUNA MADRE. ENGINEERED SITE DRAINAGE DETENTION PLANS WILL BE REQUIRED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AT THE TIME OF ANY FUTURE BUILDING PERMIT REQUEST. TABLES, AND CALCULATIONS, ARE ATTACHED.



IVAN GARCIA, P.E., R.P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_

## DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 5,700 CF  
VOLUME PROVIDED = 6.75 SF X 165.02 FT = 1,113.88 CF (17% OF REQUIRED) FOR SUBDIVISION



## ENGINEERING REPORT FOR ESPINO'S SUBDIVISION

BY IVAN GARCIA, P.E., R.P.L.S.

### LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.79 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, ALL OF LOT 60A, HACIENDA EL PORVENIR SUBDIVISION, PHASE 1, AND ADDITION TO THE CITY OF ELSA, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 27, PAGE 164, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

### PROPOSED USE

THE PROPOSED USE FOR THIS SUBDIVISION IS ONE MULTIFAMILY LOT.

### WATER SUPPLY AND DISTRIBUTION

THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY CITY OF ELSA PUBLIC WORKS. THE SUBDIVIDER AND CITY OF ELSA PUBLIC WORKS HAVE ENTERED INTO A CONTRACT WHEREBY CITY OF ELSA PUBLIC WORKS HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. THE CITY OF ELSA PUBLIC WORKS HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF ELSA PUBLIC WORKS HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING NORTH AND SOUTH ALONG THE EAST SIDE OF EVA ST. RIGHT-OF-WAY. THE WATER SYSTEM FOR ESPINO'S SUBDIVISION CONSISTS OF (2) WATER METER UPGRADES TO THE EXISTING WATER METERS.

WATER DISTRIBUTION FOR THE ESPINO'S SUBDIVISION CONSISTS OF (2) EXISTING SINGLE SERVICES. SAID SERVICE TERMINATES AT THE WATER METER BOXES FOR THE LOTS. THE SINGLE SERVICES, AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$\_\_\_\_\_. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF ELSA PUBLIC WORKS THE SUM OF \$\_\_\_\_\_ AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OF OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF ELSA PUBLIC WORKS UPON REQUEST BY THE LOT OWNER. THE CITY OF ELSA PUBLIC WORKS WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THE LOTS. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF ELSA PUBLIC WORKS AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

### SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES

THIS DEVELOPMENT HAS CONNECTED TO THE CITY OF ELSA SANITARY SEWER COLLECTION SYSTEM. THE CITY OF ELSA HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF EVA ST. RIGHT-OF-WAY. EXTENSIONS OF INDIVIDUAL 4" SERVICES HAVE BEEN PROVIDED TO THE LOTS. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM WAS \$\_\_\_\_\_ AT A COST PER LOT OF \$\_\_\_\_\_. THE OWNER OF THIS DEVELOPMENT HAS PAID SEWER TAP FEES TO THE CITY OF ELSA, A TOTAL OF \$\_\_\_\_\_ AT A COST OF \$\_\_\_\_\_ PER LOT.

### ENGINEER CERTIFICATION

I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

### WATER FACILITIES

THESE FACILITIES WILL HAVE A TOTAL COST OF \$\_\_\_\_\_. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES TO THE CITY OF ELSA PUBLIC WORKS, A TOTAL OF \$\_\_\_\_\_. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO THE CITY OF ELSA PUBLIC WORKS.

### SANITARY SEWER FACILITIES

THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM TO THIS SUBDIVISION WAS \$\_\_\_\_\_ AT COST PER LOT OF \$\_\_\_\_\_. THE OWNER OF THIS DEVELOPMENT HAS PAID SEWER TAP FEES TO THE CITY OF ELSA, A TOTAL OF \$\_\_\_\_\_ AT A COST OF \$\_\_\_\_\_ PER LOT.

## REPORT DE INGENIERIA DE LA SUBDIVISION ESPINO'S

POR: IVAN GARCIA, P.E., R.P.L.S.

### ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD

LA SUBDIVISION ESPINO'S RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE ELSA PUBLIC WORKS. EL DUENO DE LA SUBDIVISION Y LA CIUDAD DE ELSA PUBLIC WORKS HAN FIRMADO UN CONTRATO POR EL CUAL LA CIUDAD DE ELSA PUBLIC WORKS HA PROMETIDO PROPORCIONAR SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. LA CIUDAD DE ELSA PUBLIC WORKS HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION ESPINO'S CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA (EVA STREET). EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION ESPINO'S CONSISTE DE 2 CONDUCTOS EXISTENTES.

LOS LOTES TIENEN CONDUCTOS INDIVIDUALES Y SOLO SE ASIGNARA UN MEDIDOR MAS GRANDE. EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$\_\_\_\_\_. EL DUENO DE LA SUBDIVISION TAMBIEN LA HA PAGADO A LA COMPANIA LA CIUDAD DE ELSA PUBLIC WORKS \$\_\_\_\_\_ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA EL LOTE. ESTE PRECIO INCLUYE EL MEDIDOR DE AGUA, LA COMPANIA LA CIUDAD DE ELSA PUBLIC WORKS LO INSTALARA SIN ALCUN COSTO AL BUENO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SE REGISTRARA EN EL CONDADO DE HIDALGO.

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

ESTE DESARROLLO SE HA CONECTADO A UNA LINEA DE COLECCION DE AGUAS RESIDUALES DE LA CIUDAD DE ELSA. LA CIUDAD DE ELSA TIENE UNA LINEA DE 8" PULGADAS DE DIAMETRO DE AGUAS RESIDUALES QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA EVA STREET. LOS LOTES TIENEN SERVICIOS EXISTENTES. EL COSTO DE CONSTRUCCION DEL SISTEMA DE AGUAS RESIDUALES UN TOTAL DE \$\_\_\_\_\_ A UN COSTO DE \$\_\_\_\_\_ POR LOTE. EL DUERO HA PAGADO A LA CIUDAD DE ELSA LOS CARGOS DE CONEXION DE AGUAS RESIDUALES; UN TOTAL DE \$\_\_\_\_\_ A UN COSTO DE \$\_\_\_\_\_ POR LOTE.

CERTIFICACION:

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

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA:

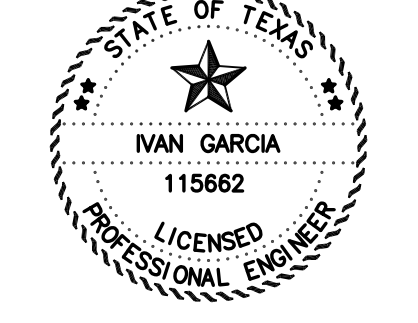
EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$\_\_\_\_\_ EL DUERO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TAMPAS DE REVISION DE M.I.N.C.C. POR UN TOTAL DE \$\_\_\_\_\_ POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE LA CIUDAD DE ELSA PUBLIC WORKS.

SISTEMA DE AGUAS RESIDUALES

EL COSTO DE CONSTRUCCION DEL SISTEMA DE AGUAS RESIDUALES FUE DE \$\_\_\_\_\_ A UN COSTO DE \$\_\_\_\_\_ POR LOTE. EL DUERO HA PAGADO A LA CIUDAD DE ELSA, LOS CARGOS DE CONEXION DE AGUAS RESIDUALES, UN TOTAL DE \$\_\_\_\_\_ A UN COSTO DE \$\_\_\_\_\_ POR LOTE.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IVAN GARCIA, P.E., R.P.L.S. \_\_\_\_\_ 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 TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

## SUBDIVIDER STATEMENT:

1.- I, GILBERT ESPINO, SUBDIVIDER OF ESPINO'S SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER  
GILBERT ESPINO  
714 NORMA AVENUE  
ALAMO, TEXAS 78516

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
MY COMSTUART EXPIRES \_\_\_\_\_

## REVISION NOTES TABLE

DATE	DESCRIPTION

## INDEX TO SHEETS OF GILBERT ESPINO SUBDIVISION

SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.O. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; HIDALGO COUNTY DELTA LAKE IRRIGATION DISTRICT; CITY CERTIFICATION	DATE: AUGUST 6, 2021
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.	PROJECT: SUB 019 025

# DRAINAGE AND UTILITY LAYOUT

## LOT 2 - ESPINO'S SUBDIVISION

ELSA, TEXAS  
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
OWNER: IVAN GARCIA P.E. R.P.L.S.  
DRAWN: ABRAHAM JAIMES/O.A.  
SCALE: 1" = 40"  
DATE: AUGUST 6, 2021  
PROJECT: SUB 019 025  
PAGE NO: SHT 3

**RIO DELTA ENGINEERING**

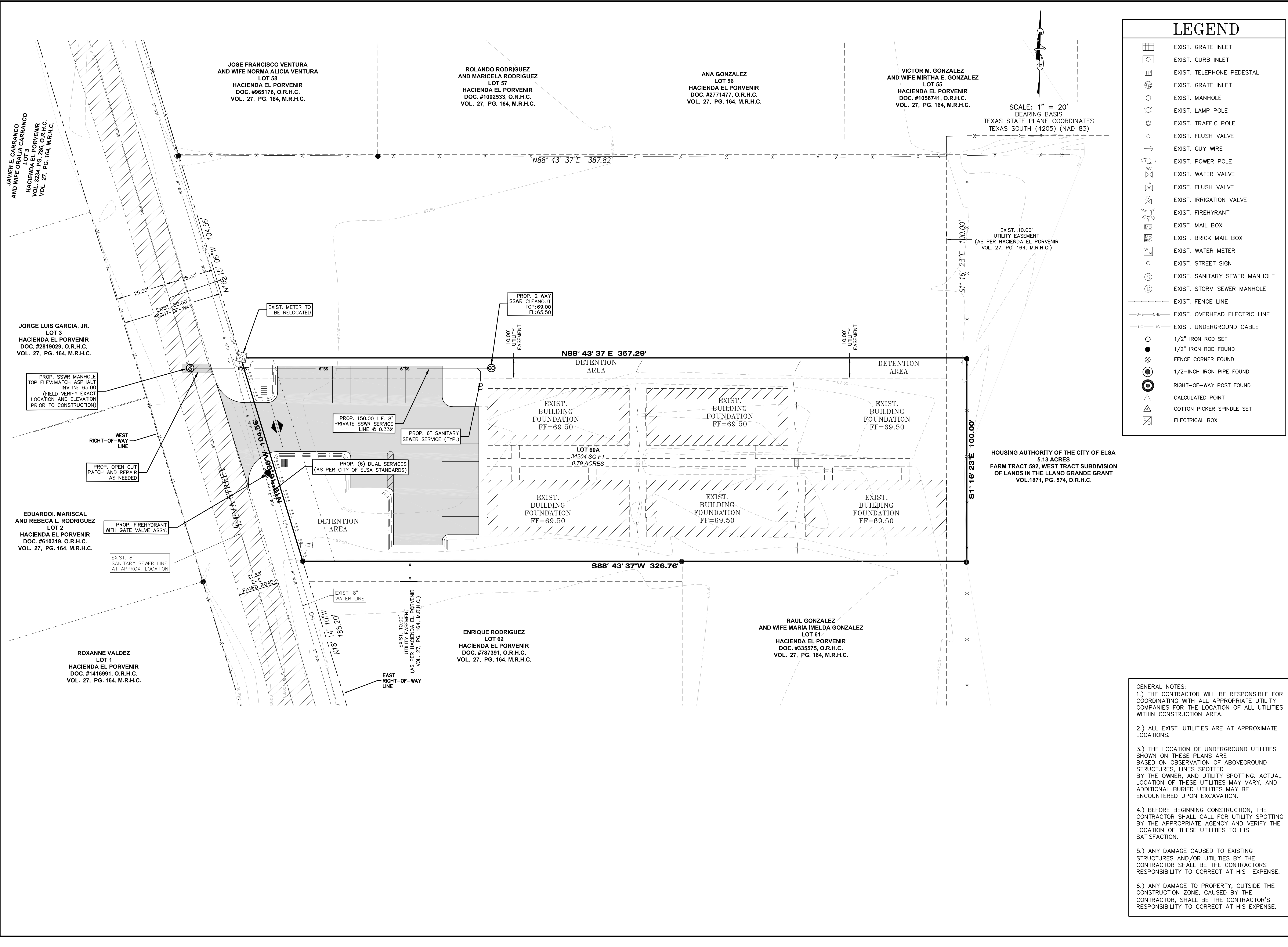
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027

921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON AUGUST 6, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

## PRELIMINARY

X:\VBE SUBDIVISIONS 2019\SUB 19.025 SUB 19.025 SUB 19.025\_SHT 4 UTILITY SHEET.dwg DANIEL 9/6/2021 3:38 PM



**LEGEND**

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. MANHOLE
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. FLUSH VALVE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYDRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

SCALE: 1" = 20'  
BEARING BASIS  
TEXAS STATE PLANE COORDINATES  
TEXAS SOUTH (4205) (NAD 83)

EXIST. 10.00'  
UTILITY EASEMENT  
(AS PER HACIENDA EL PORVENIR  
VOL. 27, PG. 164, M.R.H.C.)

HOUSING AUTHORITY OF THE CITY OF ELSA  
5.13 ACRES  
FARM TRACT 592, WEST TRACT SUBDIVISION  
OF LANDS IN THE LLANO GRANDE GRANT  
VOL.1871, PG. 574, D.R.H.C.

- GENERAL NOTES:
- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
  - 2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
  - 3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
  - 4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
  - 5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
  - 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

**RIO DELTA ENGINEERING**

FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

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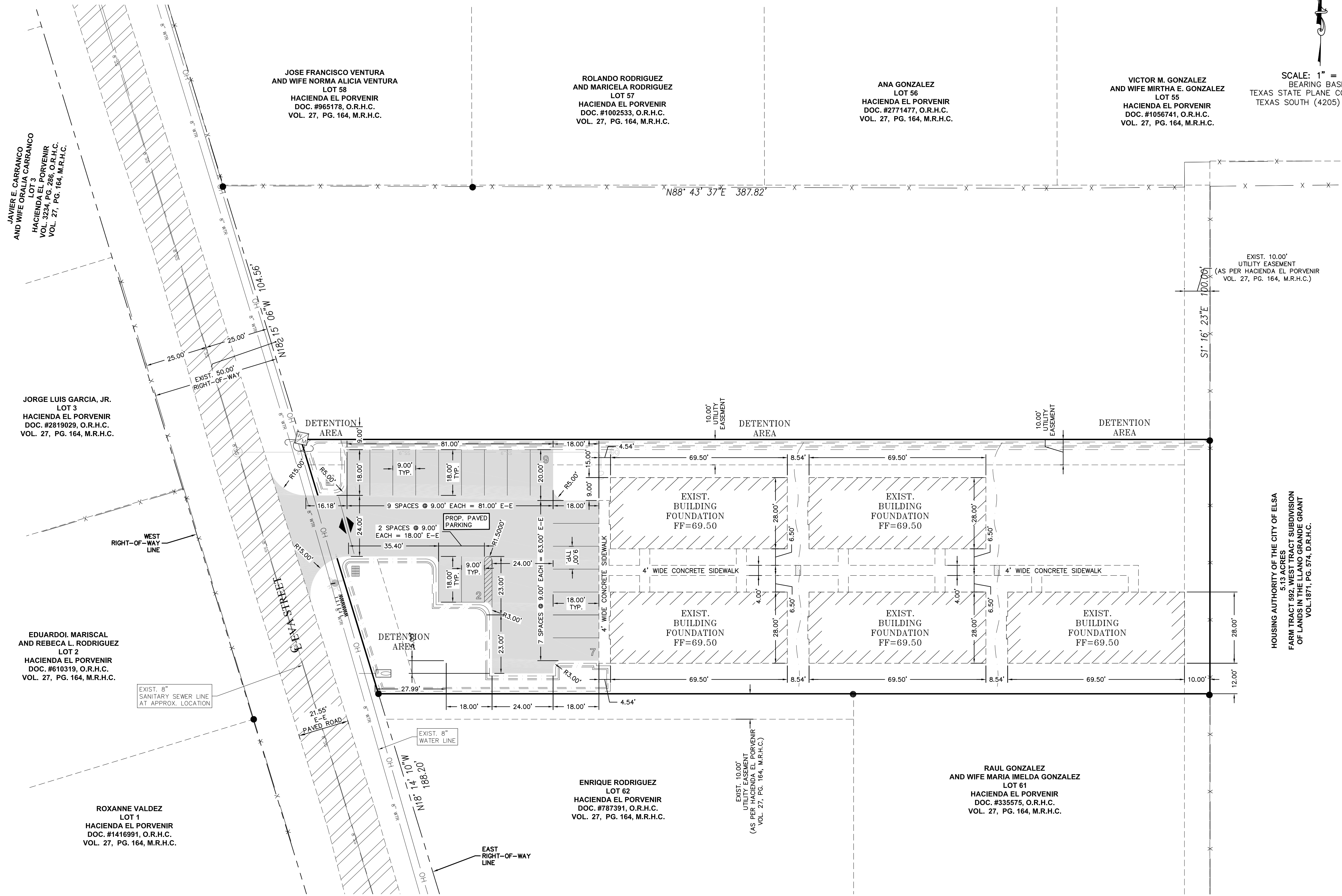
ISSUED FOR:  
**PRELIMINARY**

**UTILITY LAYOUT**  
**LOT 2 - ESPINO'S SUBDIVISION**  
**ELSA, TEXAS**  
**HIDALGO COUNTY**

PROJECT:  
ENGINEER:  
SURVEYOR:  
CHECKED:  
DRAWN:  
SCALE:  
DATE:  
PROJECT:  
REVISIONS:  
PAGE NO.

IVAN GARCIA P.E. R.P.L.S.  
IVAN GARCIA P.E. R.P.L.S.  
IVAN GARCIA P.E. R.P.L.S.  
ABRAHAM JAIMES/O.A.  
1" = 20"  
AUGUST 6, 2021  
SUB 019 025  
SHT 4

X:\VBE SUBDIVISIONS 2019\SUB 19.025 GILBERT ESPINO - RESUBDIVISION OF LOT 59 AND 60\DWG\SUB 19.025\_SHT 5 DIMENSION LAYOUT.dwg DANIEL 8/6/2021 3:39 PM



LEGEND	
	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. MANHOLE
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. FLUSH VALVE
	EXIST. GUY WIRE
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	EXIST. STORM SEWER MANHOLE
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. UNDERGROUND CABLE

SCALE: 1" = 20'  
BEARING BASIS  
TEXAS STATE PLANE COORDINATES  
TEXAS SOUTH (4205) (NAD 83)

EXIST. 10.00'  
UTILITY EASEMENT  
(AS PER HACIENDA EL PORVENIR  
VOL. 27, PG. 164, M.R.H.C.)

HOUSING AUTHORITY OF THE CITY OF ELSA  
5.13 ACRES RESUBDIVISION  
OF LANDS IN THE MANGO GRANDE GRANT  
VOL. 1871, PG. 574, D.R.H.C.

TOTAL PARKING SPACES PROVIDED 23

- GENERAL NOTES:
- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
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  - 3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
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  - 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

- NOTES:
1. ALL DIMENSIONS SHOWN ARE TO EDGE OF THE PAVEMENT/EDGE OF SIDEWALK/FACE OF WALL UNLESS STATED OTHERWISE.
  2. ALL PARKING LOT STRIPING PAINT SHALL BE WHITE REFLECTIVE PAINT.

JOSE FRANCISCO VENTURA  
AND WIFE NORMA ALICIA VENTURA  
LOT 58  
HACIENDA EL PORVENIR  
DOC. #965178, O.R.H.C.  
VOL. 27, PG. 164, M.R.H.C.

ROLANDO RODRIGUEZ  
AND MARICELA RODRIGUEZ  
LOT 57  
HACIENDA EL PORVENIR  
DOC. #1002533, O.R.H.C.  
VOL. 27, PG. 164, M.R.H.C.

ANA GONZALEZ  
LOT 56  
HACIENDA EL PORVENIR  
DOC. #2771477, O.R.H.C.  
VOL. 27, PG. 164, M.R.H.C.

VICTOR M. GONZALEZ  
AND WIFE MIRTHA E. GONZALEZ  
LOT 55  
HACIENDA EL PORVENIR  
DOC. #1056741, O.R.H.C.  
VOL. 27, PG. 164, M.R.H.C.

JAVIER E. CARRANCO  
AND WIFE ORALIA CARRANCO  
LOT 3  
HACIENDA EL PORVENIR  
VOL. 323, PG. 286, O.R.H.C.  
VOL. 27, PG. 164, M.R.H.C.

JORGE LUIS GARCIA, JR.  
LOT 3  
HACIENDA EL PORVENIR  
DOC. #2819029, O.R.H.C.  
VOL. 27, PG. 164, M.R.H.C.

EDUARDO MARISCAL  
AND REBECA L. RODRIGUEZ  
LOT 2  
HACIENDA EL PORVENIR  
DOC. #610319, O.R.H.C.  
VOL. 27, PG. 164, M.R.H.C.

ROXANNE VALDEZ  
LOT 1  
HACIENDA EL PORVENIR  
DOC. #1416991, O.R.H.C.  
VOL. 27, PG. 164, M.R.H.C.

ENRIQUE RODRIGUEZ  
LOT 62  
HACIENDA EL PORVENIR  
DOC. #787391, O.R.H.C.  
VOL. 27, PG. 164, M.R.H.C.

RAUL GONZALEZ  
AND WIFE MARIA IMELDA GONZALEZ  
LOT 61  
HACIENDA EL PORVENIR  
DOC. #335575, O.R.H.C.  
VOL. 27, PG. 164, M.R.H.C.

**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

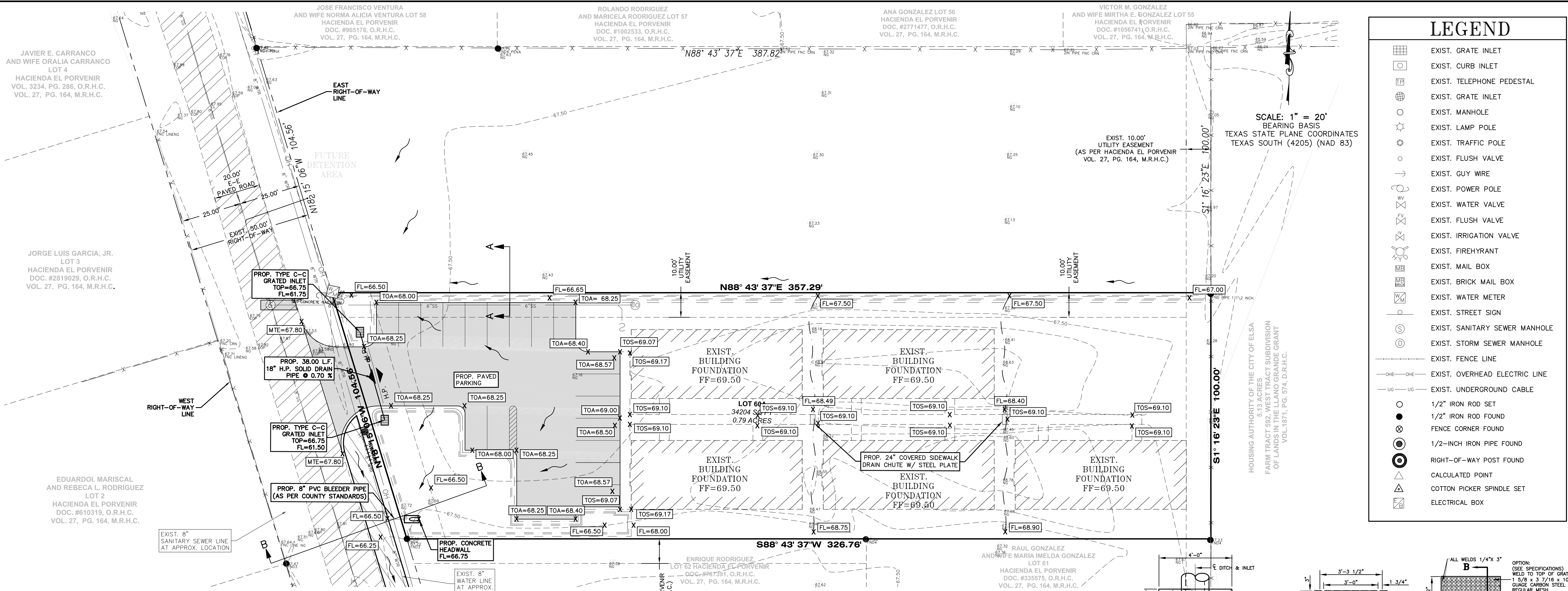
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ISSUED FOR: **PRELIMINARY**

**DIMENSION LAYOUT**  
**LOT 2 - ESPINO'S SUBDIVISION**  
**ELSA, TEXAS**  
**HIDALGO COUNTY**

PROJECT:	LOT 2 - ESPINO'S SUBDIVISION
ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	ABRAHAM JAIMES/O.A.
SCALE:	1" = 20'
DATE:	AUGUST 6, 2021
PROJECT:	SUB 019 025
REVISIONS:	
PAGE NO.	SHT 5

X:\VBE SUBDIVISIONS 2019\SUB 19.025 GILBERT ESPINO - RESUBDIVISION OF LOT 59 AND 60\DWG\SUB 19.025\_SHT 6 DRAINAGE\_LAYOUT.dwg DANIEL B/6/2021 3:40 PM



### LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. MANHOLE
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. FLUSH VALVE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYDRANT
- EXIST. MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- 
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## RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628  
 SURVEY FIRM No. 10194027  
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
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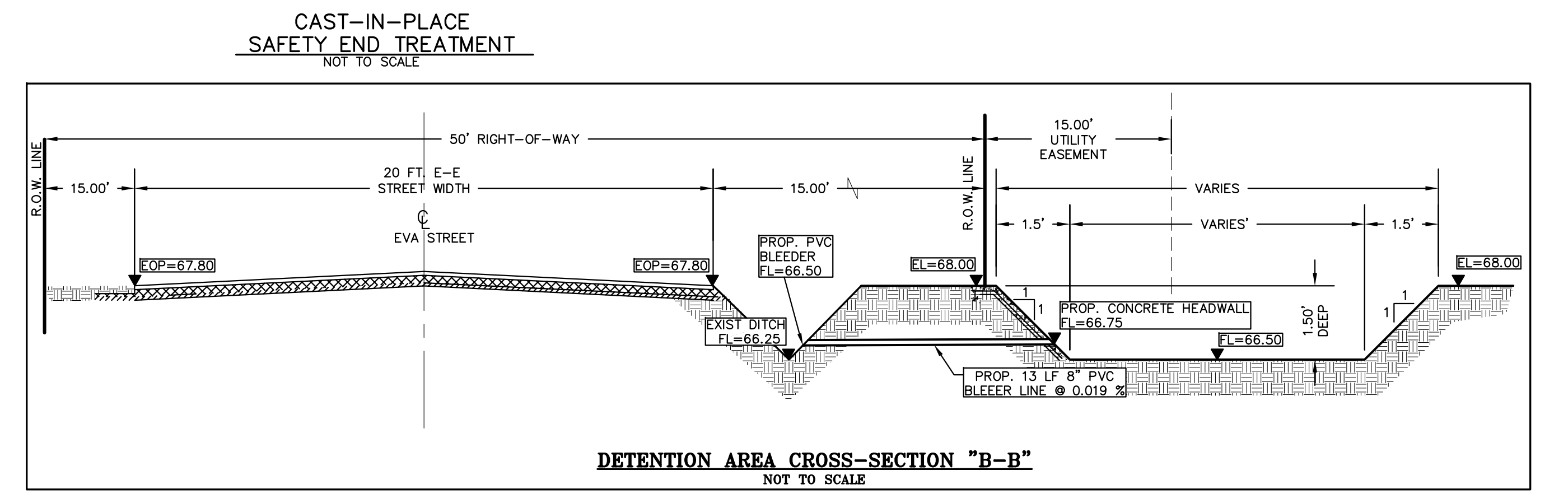
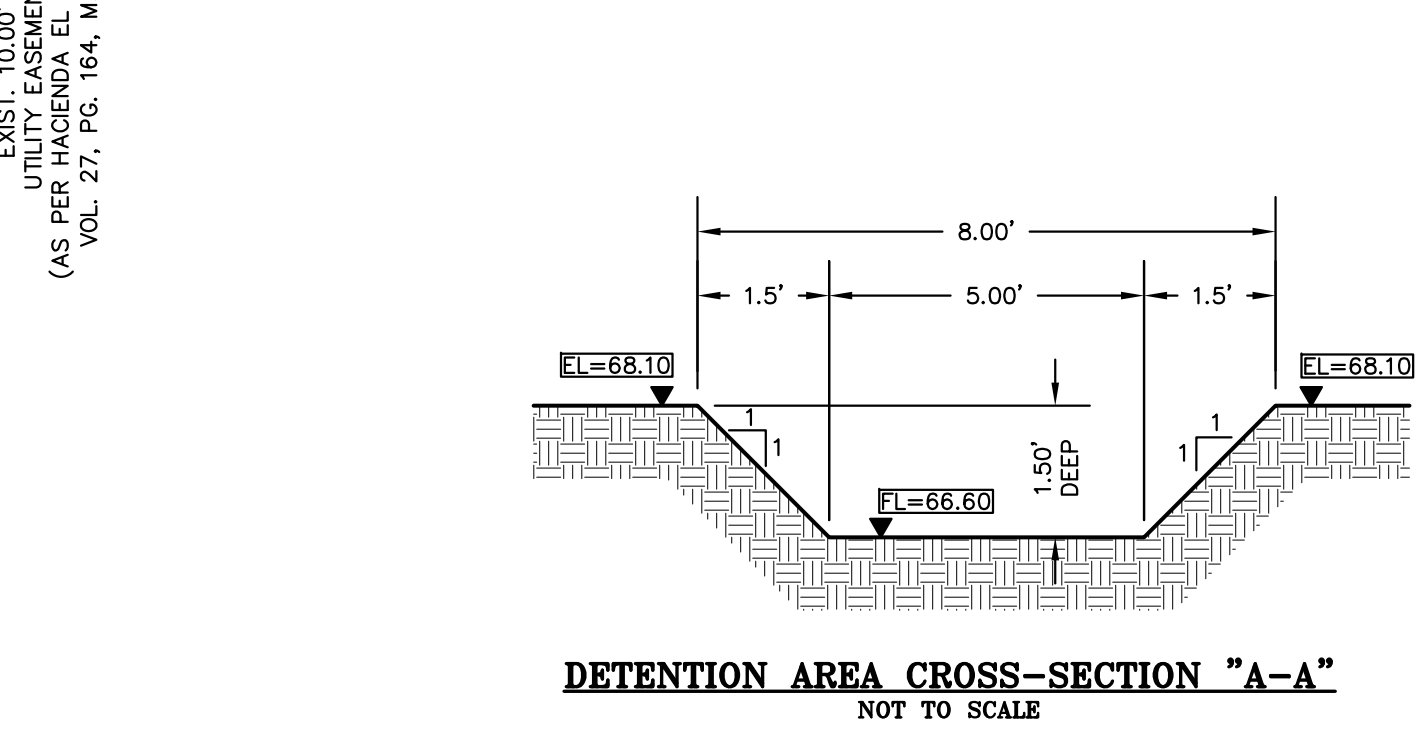
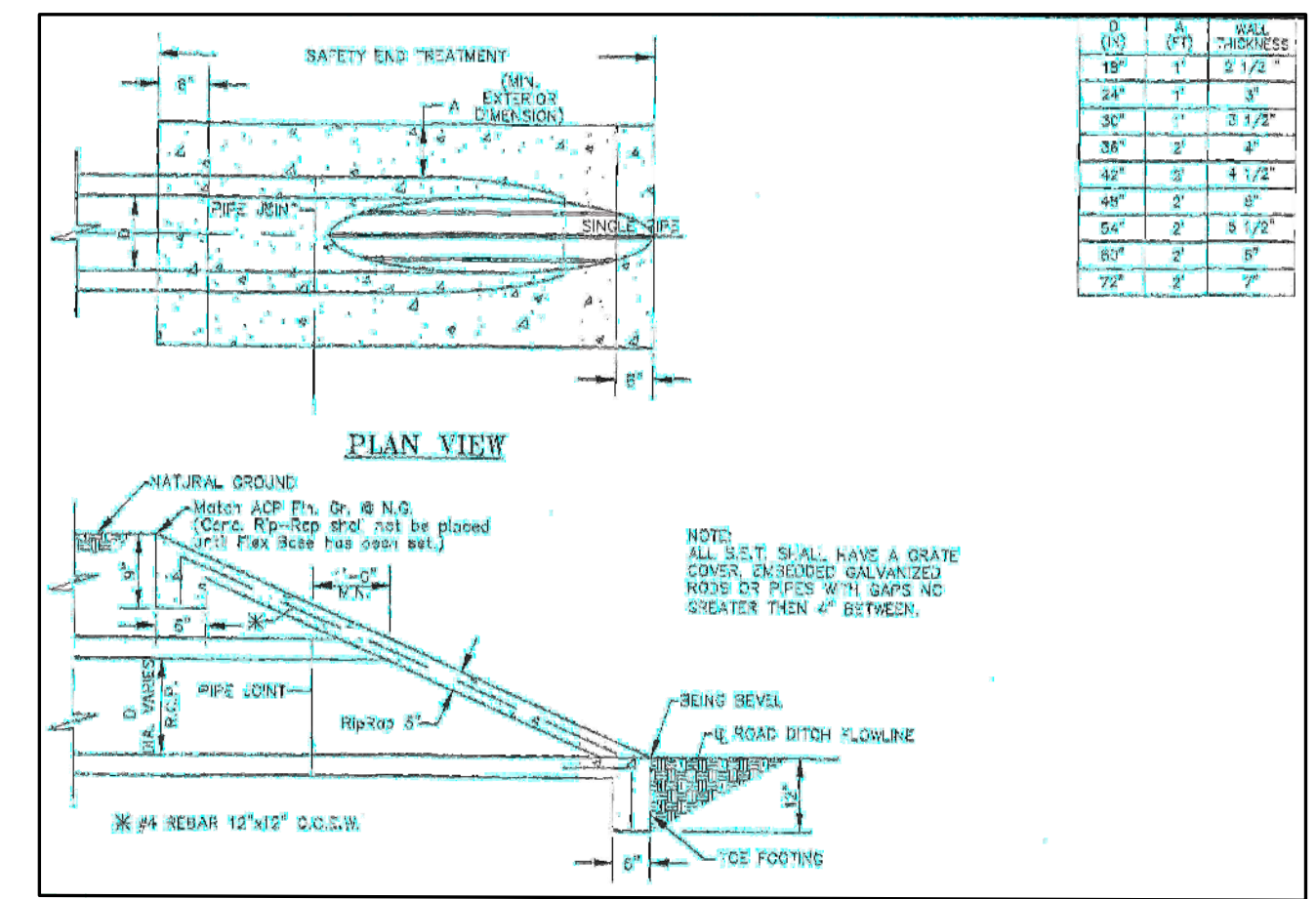
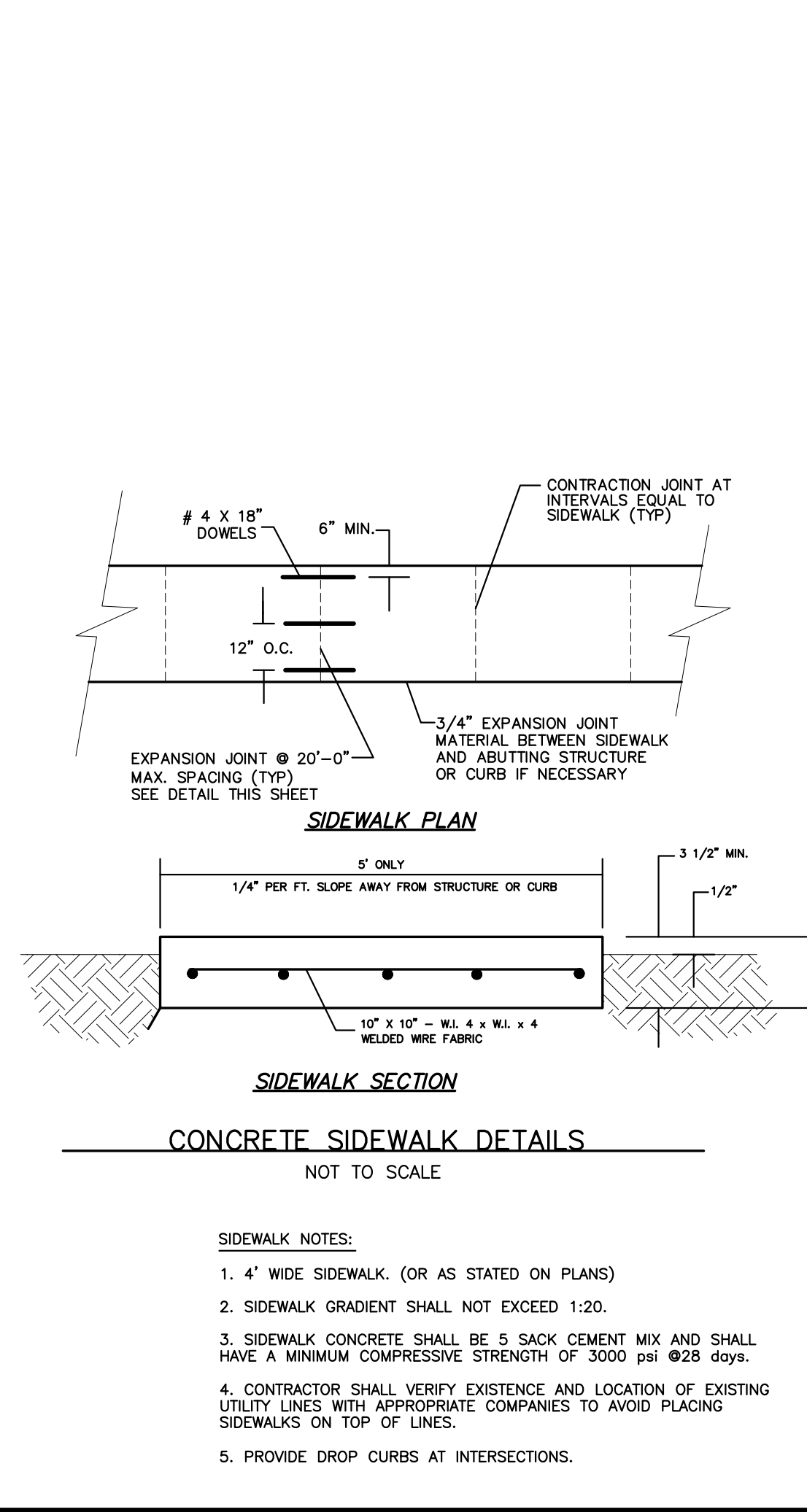
ISSUED FOR: PRELIMINARY

## PAVING AND DRAINAGE LAYOUT

### LOT 2 - ESPINO'S SUBDIVISION

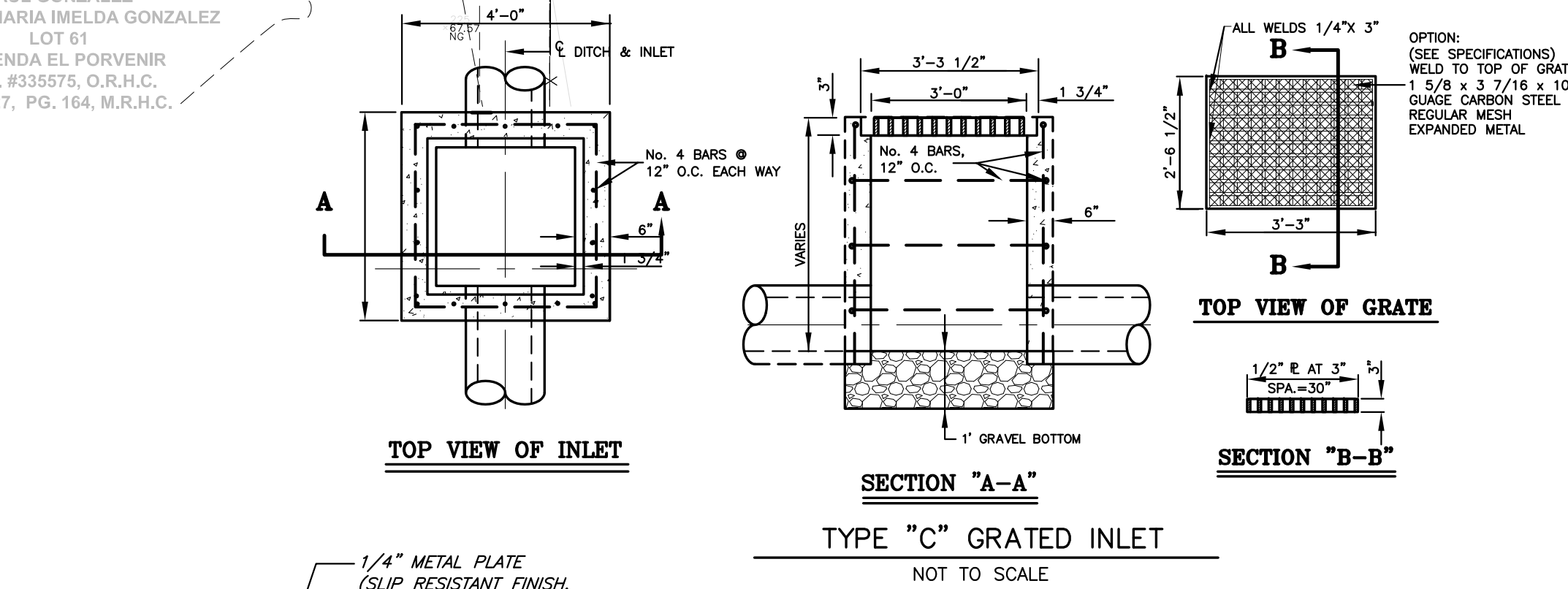
### ELSA, TEXAS

### HIDALGO COUNTY

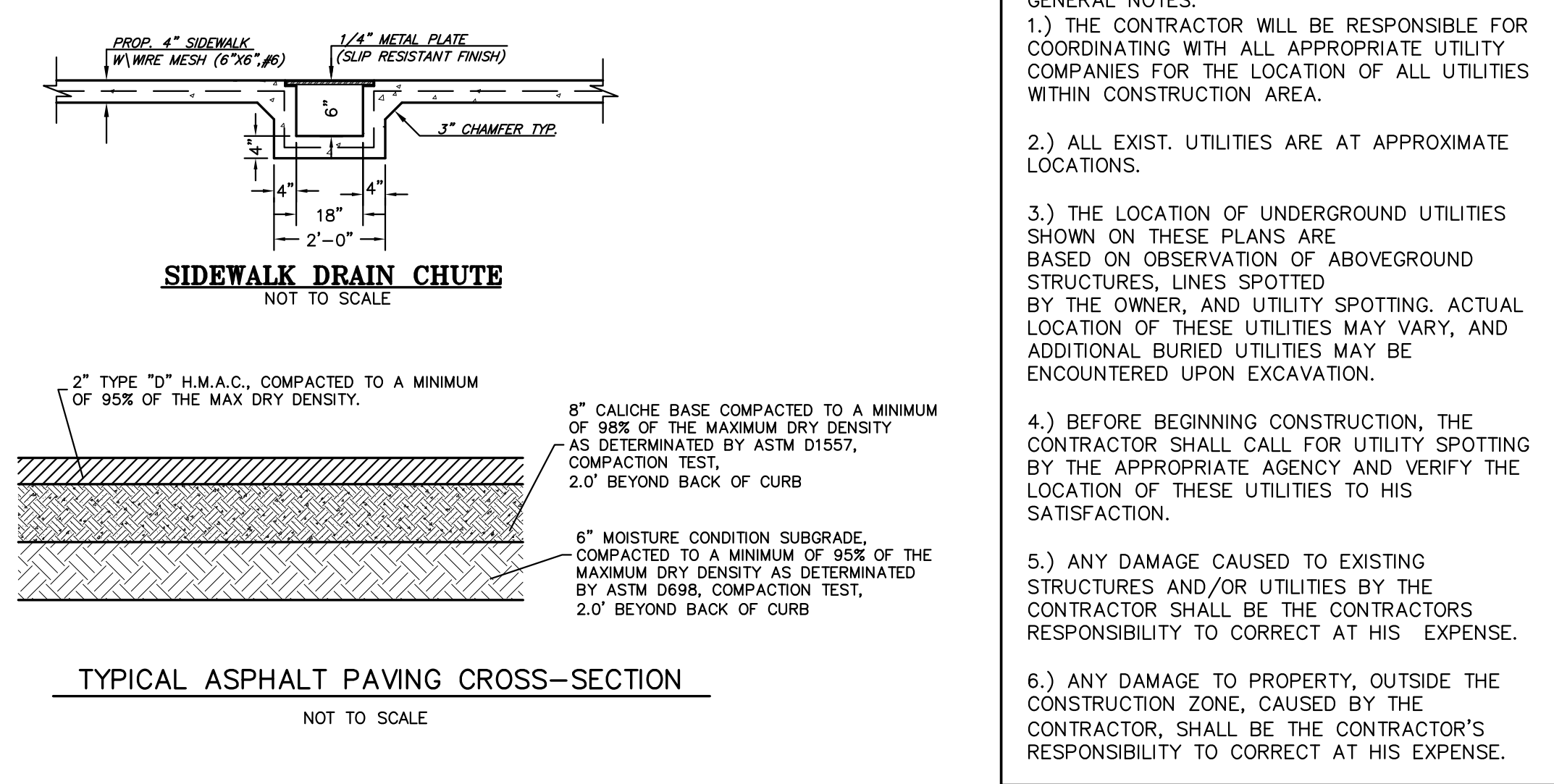


**DRAINAGE VOLUME LEGEND**

VOLUME REQUIRED = 5,700 CF  
 VOLUME PROVIDED IN DETENTION AREA = 5,217.38 CF



- NOTES:**
- ALL ELEVATIONS SHOWN ARE TO THE TOP OF ASPHALT/TOP OF SIDEWALK UNLESS STATED OTHERWISE.
  - ALL STORM DRAIN PIPES SHALL BE HP SOLID DRAIN PIPE.



PROJECT: PAVING AND DRAINAGE LAYOUT

LOT 2 - ESPINO'S SUBDIVISION

ELSA, TEXAS

HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E. R.P.L.S.

SURVEYOR: IVAN GARCIA P.E. R.P.L.S.

CHECKED: IVAN GARCIA P.E. R.P.L.S.

DRAWN: ABRAHAM JAIMES/O.A.

SCALE: 1" = 20'

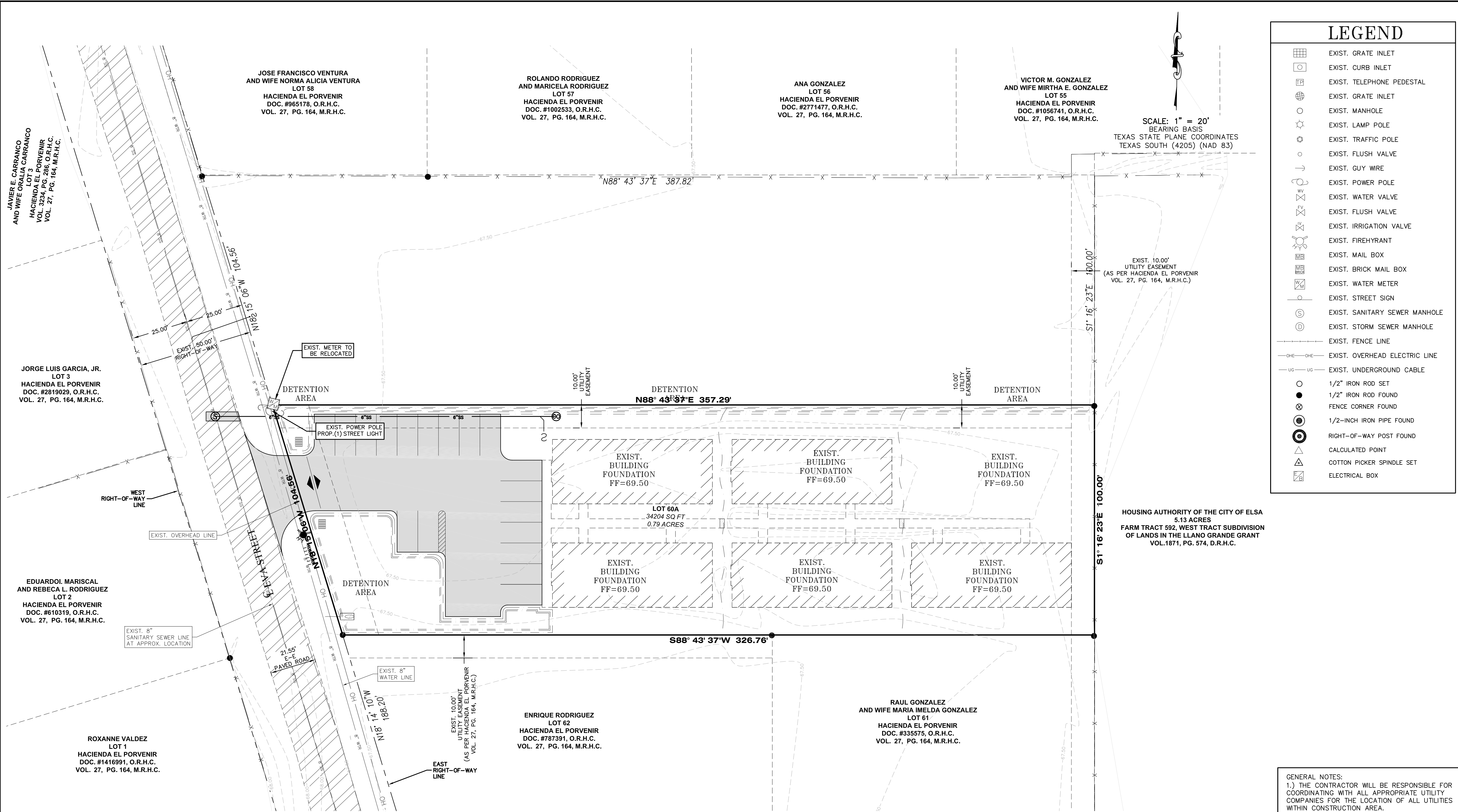
DATE: AUGUST 6, 2021

PROJECT: SUB 019 025

REVISIONS:

PAGE NO. SHT 6

X:\VENDOR SUBDIVISIONS 2019\SUB 19.025 SUB 19.025 SUB 19.025\_SHT 8 STREET LIGHTING LAYOUT.dwg DANIEL 8/6/2021 3:49 PM



**LEGEND**

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. MANHOLE
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. FLUSH VALVE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYDRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

SCALE: 1" = 20'  
BEARING BASIS  
TEXAS STATE PLANE COORDINATES  
TEXAS SOUTH (4205) (NAD 83)

EXIST. 10.00'  
UTILITY EASEMENT  
(AS PER HACIENDA EL PORVENIR  
VOL. 27, PG. 164, M.R.H.C.)

HOUSING AUTHORITY OF THE CITY OF ELSA  
5.13 ACRES  
FARM TRACT 592, WEST TRACT SUBDIVISION  
OF LANDS IN THE LLANO GRANDE GRANT  
VOL.1871, PG. 574, D.R.H.C.

- GENERAL NOTES:
- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
  - 2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
  - 3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
  - 4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
  - 5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
  - 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

**RIO DELTA ENGINEERING**

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SURVEY FIRM No. 10194027  
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ISSUED FOR: **PRELIMINARY**

**LIGHTING LAYOUT**  
**LOT 2 - ESPINO'S SUBDIVISION**  
**ELSA, TEXAS**  
**HIDALGO COUNTY**

PROJECT: **SHT 7**

ENGINEER: **IVAN GARCIA P.E. R.P.L.S.**

SURVEYOR: **IVAN GARCIA P.E. R.P.L.S.**

CHECKED: **IVAN GARCIA P.E. R.P.L.S.**

DRAWN: **ABRAHAM JAIMES/O.A.**

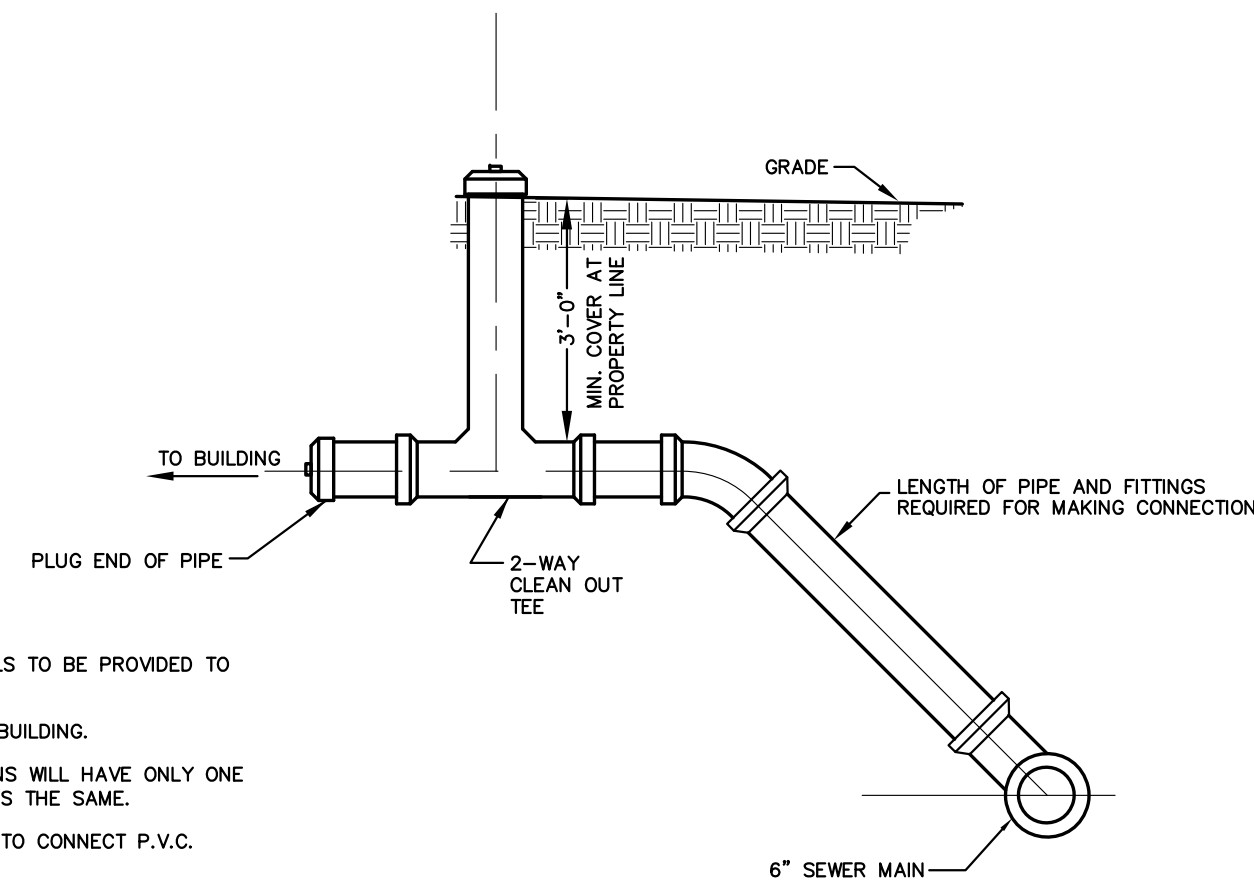
SCALE: **1" = 20"**

DATE: **AUGUST 6, 2021**

PROJECT: **SUB 019 025**

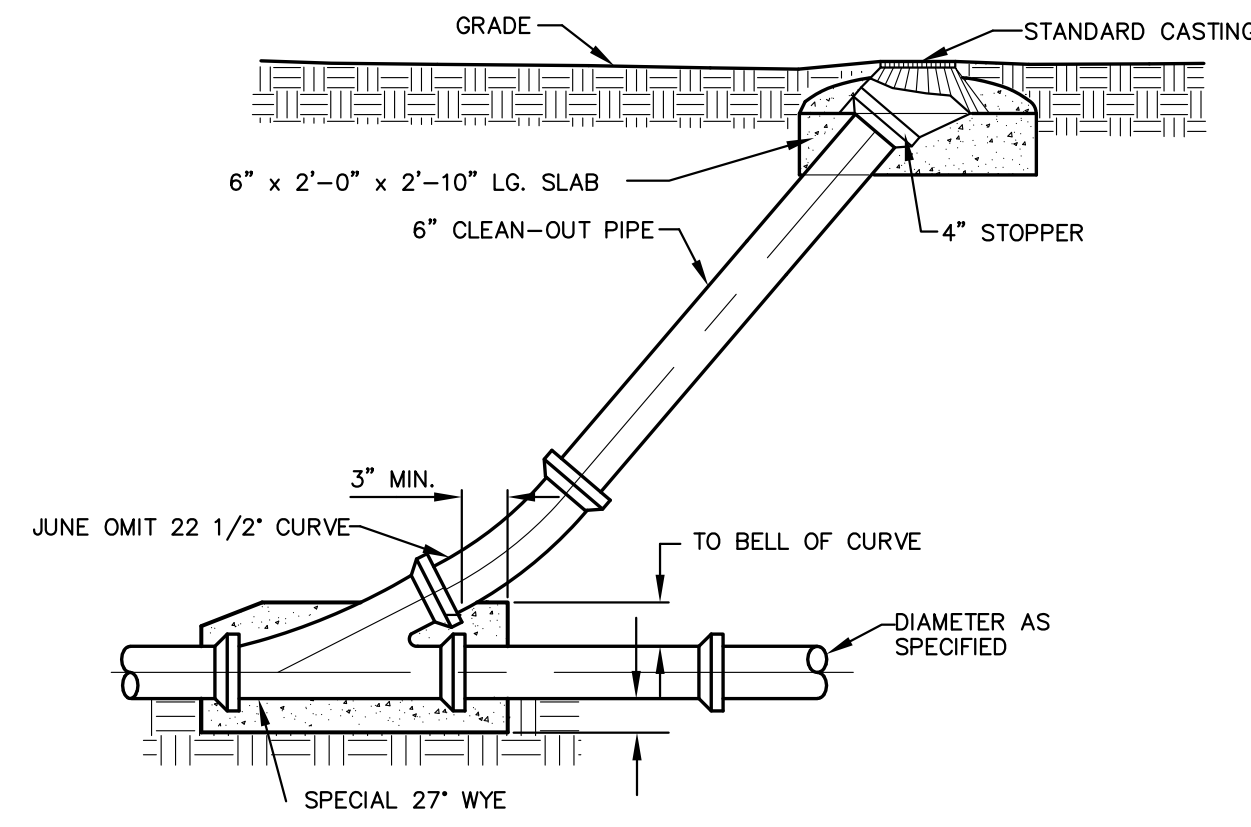
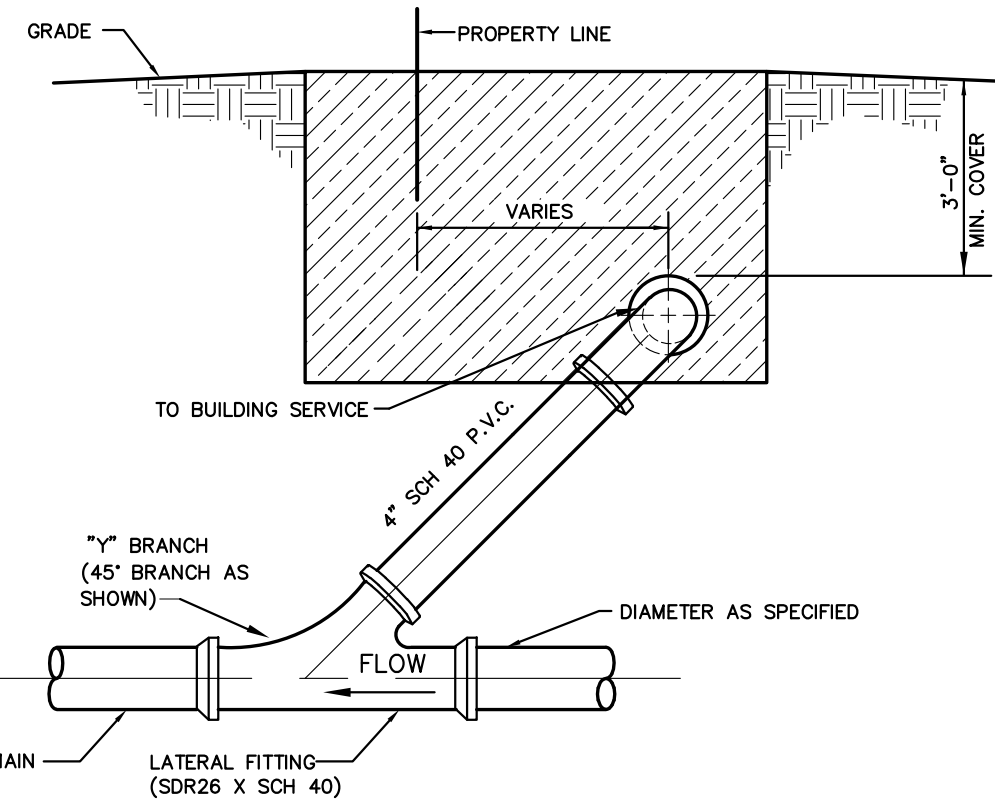
REVISIONS:

PAGE NO. **SHT 7**

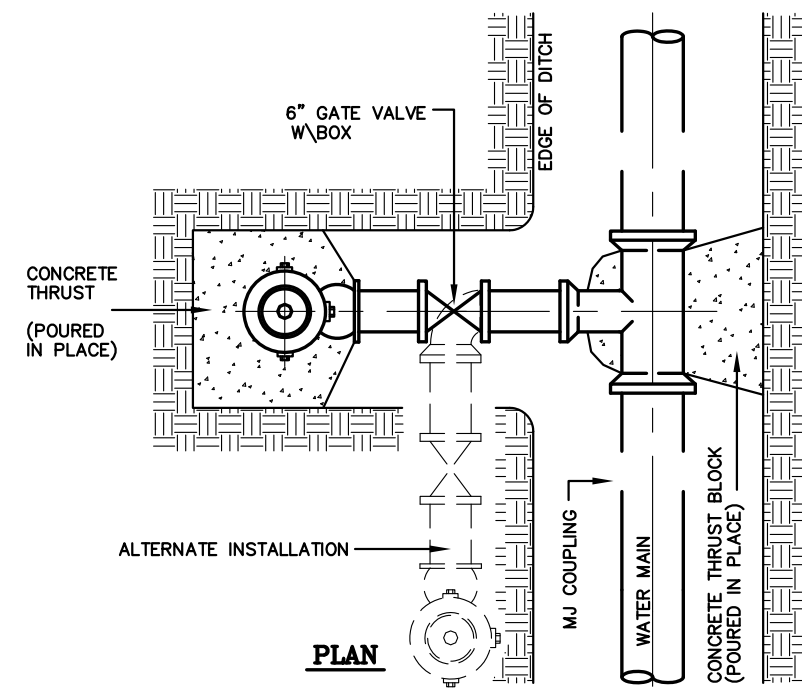


- NOTES:
1. INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
  2. SERVICE SHALL BE 4" PER BUILDING.
  3. SINGLE SERVICE CONNECTIONS WILL HAVE ONLY ONE "Y" BRANCH, ALL ELSE REMAINS THE SAME.
  4. ADAPTORS SHALL BE USED TO CONNECT P.V.C. SEWER LINES TO MANHOLES.
  5. WHERE A SEWER SERVICE LINE IS CROSSING A WATER LINE, ALL APPLICABLE RULES AND REGULATIONS BY THE TCCO SHALL BE MET IN REGARDS TO PIPE SEPARATION AND THE CENTERING OF A SEWER PIPE JOINT OVER/UNDER THE WATER LINE.
  6. ALL SERVICE LINES SHALL BE INSTALLED AS ONE PIECE WITH GLEED JOINTS STRUCTURE. (NO GASKET JOINTS)

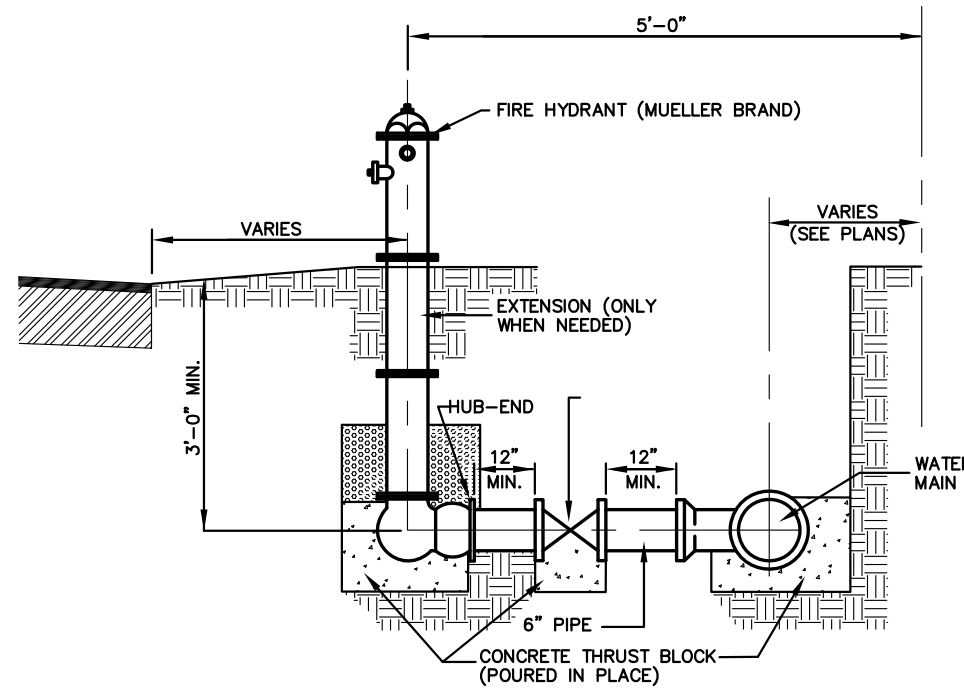
**TYPICAL 4" SEWER SERVICE CONNECTION**  
NOT TO SCALE



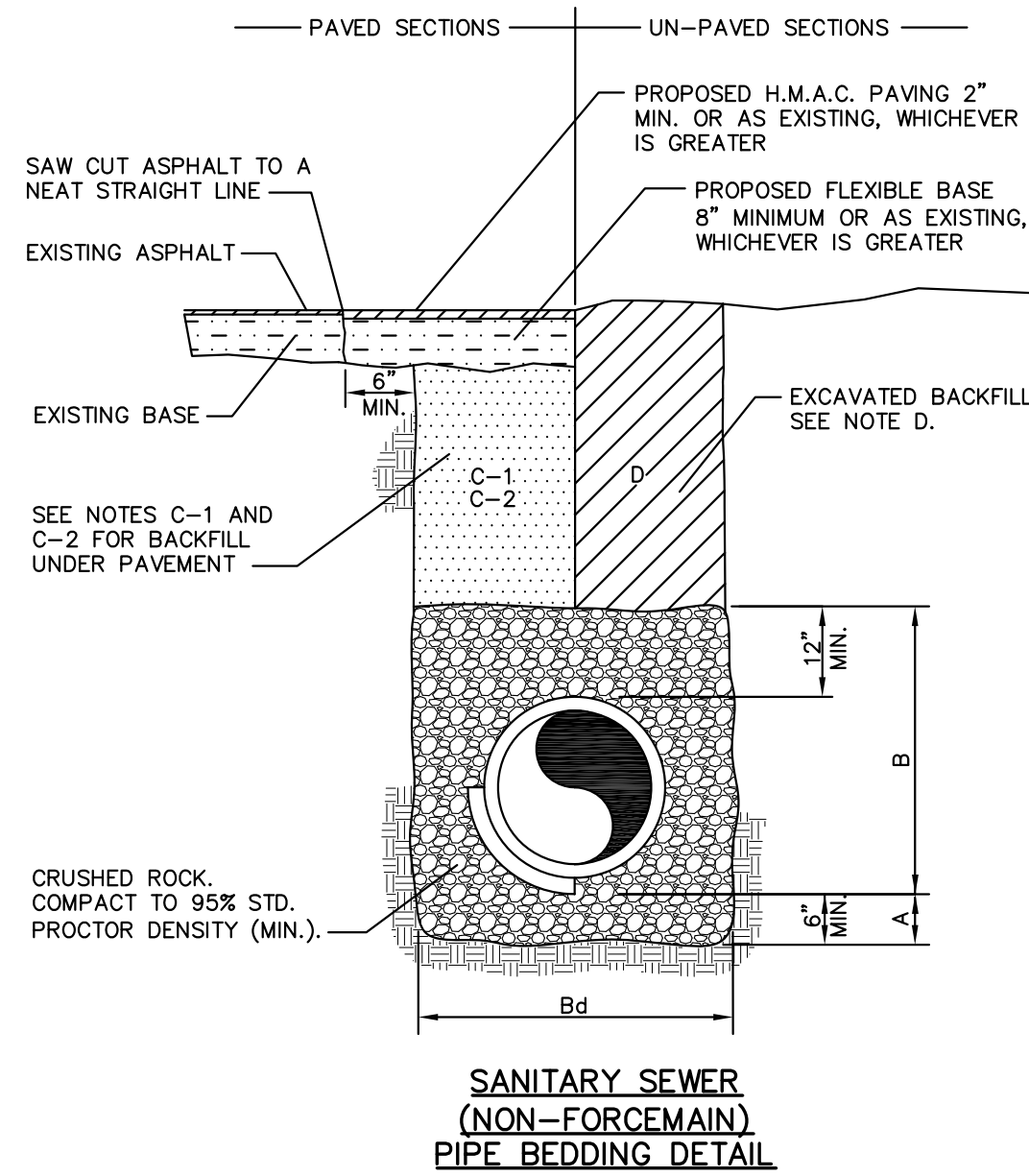
**STANDARD CLEANOUT**  
NOT TO SCALE



**TYPICAL FIRE HYDRANT INSTALLATION**  
NOT TO SCALE



**SECTION**



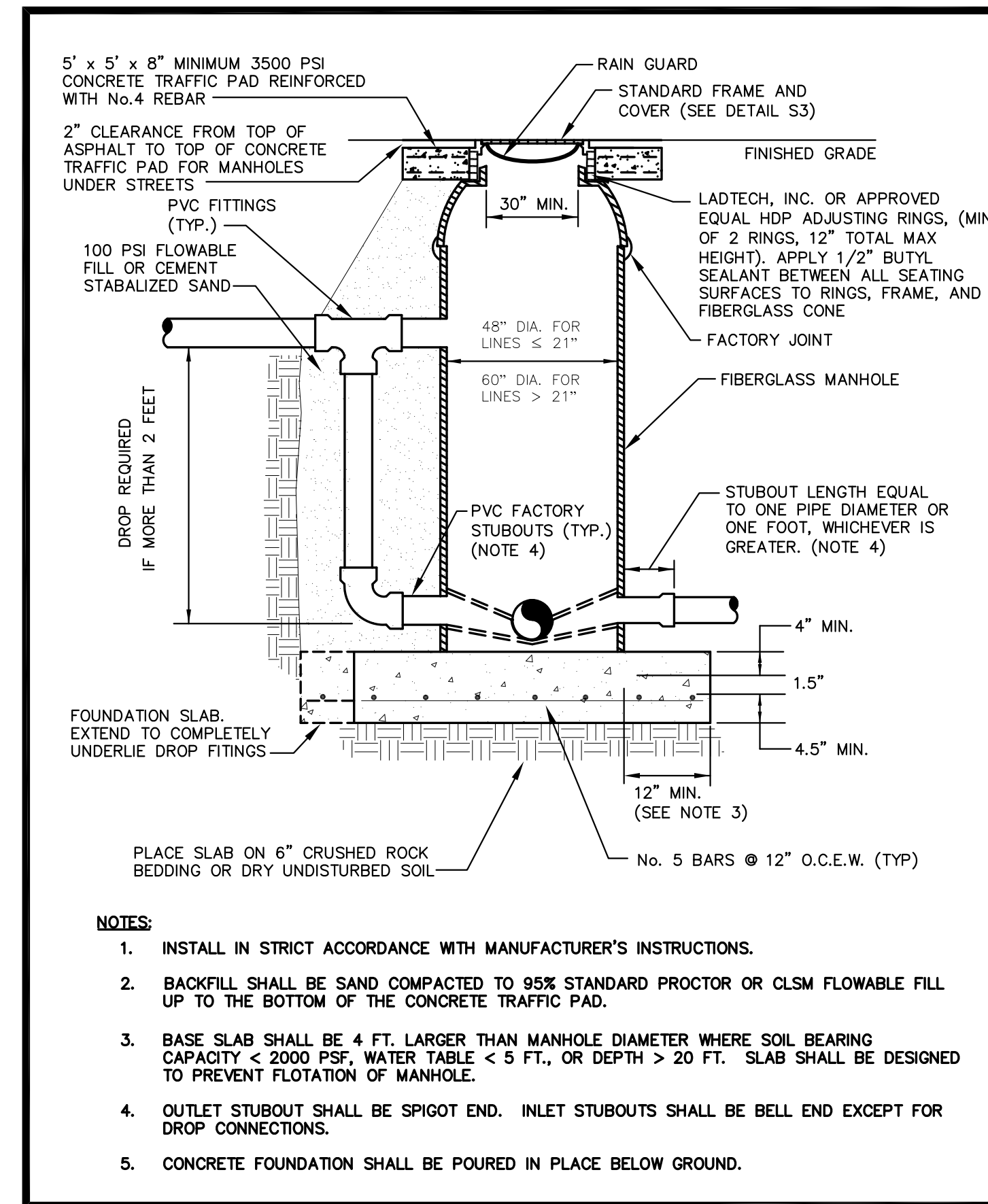
**SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL**

**GENERAL NOTES:**

- CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
  - CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
  - MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
  - (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
  - (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
  - EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY
- EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SEVE. MAXIMUM 3/4" SIZE FOR PIPE SIZE < 15". GREATER THAN 90% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.
- IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).
- WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.
- FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
- BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.

**NOTES:**

1. THE MAXIMUM HEIGHT FOR ADJUSTABLE RINGS ON THE MANHOLES ARE 12" OR 1 FOOT.



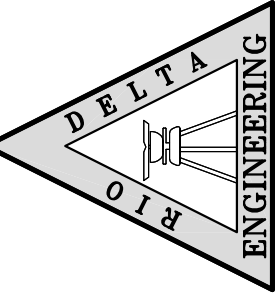
**NOTES:**

1. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. BACKFILL SHALL BE SAND COMPACTED TO 95% STANDARD PROCTOR OR CLSM FLOWABLE FILL UP TO THE BOTTOM OF THE CONCRETE TRAFFIC PAD.
3. BASE SLAB SHALL BE 4 FT. LARGER THAN MANHOLE DIAMETER WHERE SOIL BEARING CAPACITY < 2000 PSF, WATER TABLE < 5 FT., OR DEPTH > 20 FT. SLAB SHALL BE DESIGNED TO PREVENT FLOTATION OF MANHOLE.
4. OUTLET STUBOUT SHALL BE SPIGOT END. INLET STUBOUTS SHALL BE BELL END EXCEPT FOR DROP CONNECTIONS.
5. CONCRETE FOUNDATION SHALL BE POURED IN PLACE BELOW GROUND.

**TYPICAL FIBERGLASS MANHOLE**  
NOT TO SCALE

X:\VBE SUBDIVISIONS 2019\SUB 19.025 GILBERT ESPINO - RESUBDIVISION OF LOT 59 AND 60\DWG\SUB 19.025\_SHT 7 TYPICAL DETAILS.dwg DANIEL 8/6/2021 3:49 PM

**RIO DELTA ENGINEERING**  
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**TYPICAL DETAILS**  
**LOT 2 - ESPINO'S SUBDIVISION**  
**ELSA, TEXAS**  
**HIDALGO COUNTY**

PROJECT: **ESPINO'S SUBDIVISION**  
ENGINEER: **IVAN GARCIA P.E. R.P.L.S.**  
SURVEYOR: **IVAN GARCIA P.E. R.P.L.S.**  
CHECKED: **IVAN GARCIA P.E. R.P.L.S.**  
DRAWN: **ABRAHAM JAIMES/O.A.**  
SCALE: **AS SHOWN**  
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PROJECT: **SUB 019 025**  
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PAGE NO. **SHT 8**