



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-22-2022

PROPOSED BORDER TOWN PHASE 3 SUBDIVISION PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: BORDER TOWN DEVELOPMENT LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 109 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 23

FILLING STATIONS: 12

LOCATION DESCRIPTION: NORTHWEST CORNER OF F.M. 2812 AND URESTI ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-18-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM DISCHARGING TO AN EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO F.M. 2812.

H.C.R.O.W. FINAL APPROVAL DATE: 1-25-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-08-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 10" LOCATION: F.M. 2812 AND 8" ON URESTI ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 1-24-2022: 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:\$ 237,088.89 For: (PAVING & OTHER IMPROVEMENTS)**

CASH DEPOSIT: Amount:\$ 163,500.00 For: (109) OSSF'S

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: FEBRUARY 23, 2021

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

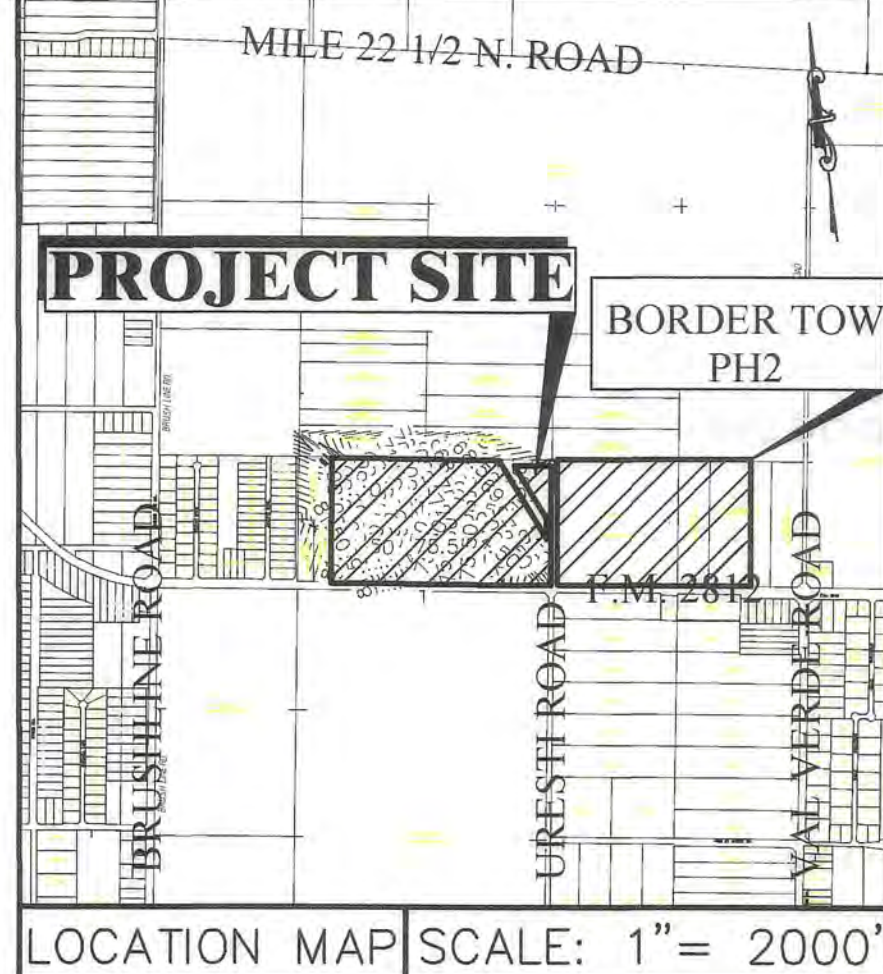
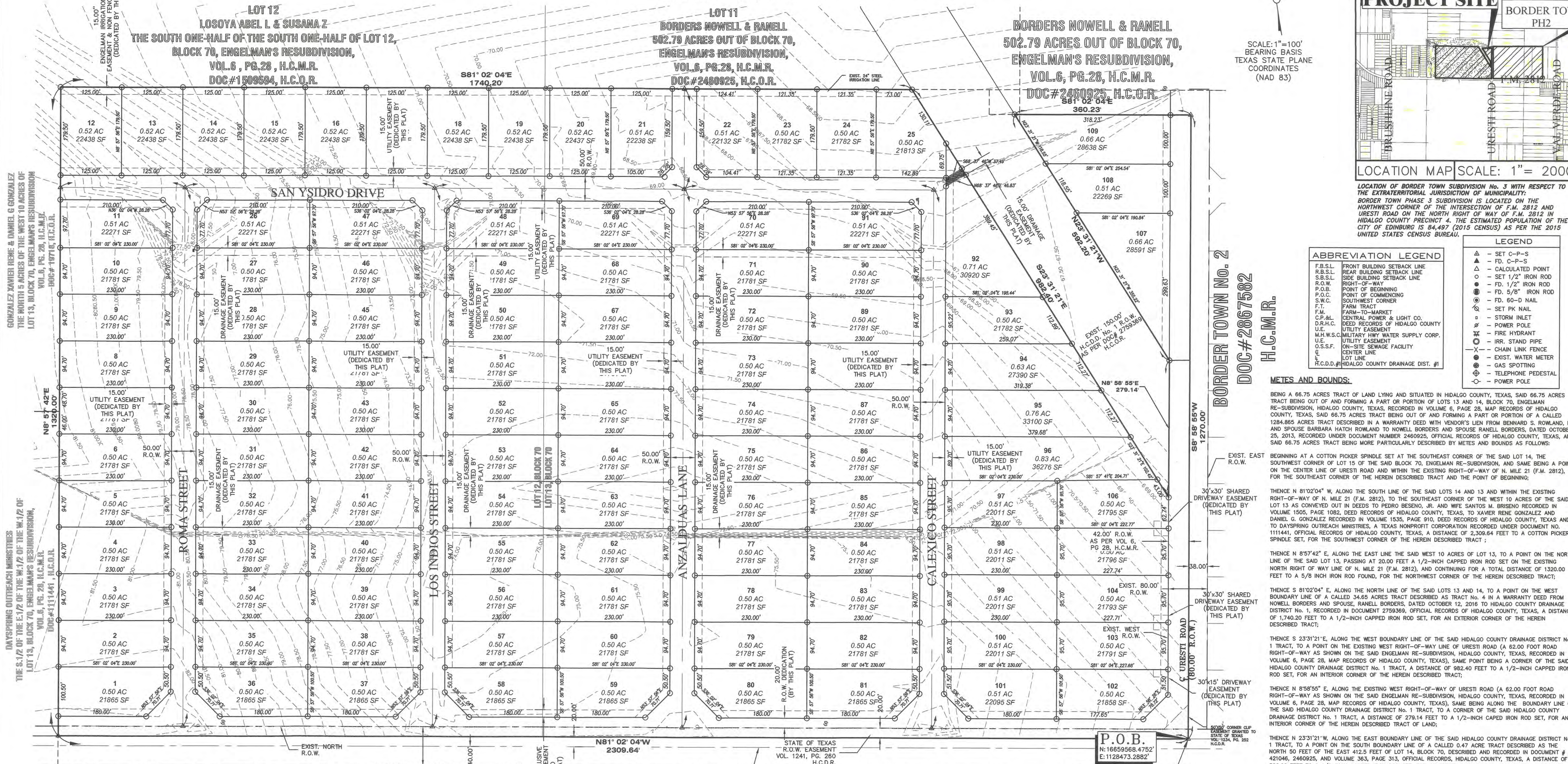
Final Approval with financial guarantee

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.*

BORDER TOWN SUBDIVISION No. 3.

BEING A 66.75 ACRES TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING A PART OF PORTION OF LOTS 13 AND 14, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



SCALE: 1"=100'
BEARING BASIS
TEXAS STATE PLANE
COORDINATES
(NAD 83)

LOCATION MAP SCALE: 1" = 2000'
LOCATION OF BORDER TOWN SUBDIVISION No. 3 WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
BORDER TOWN PHASE 3 SUBDIVISION IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF F.M. 2812 AND URESTI ROAD ON THE NORTH RIGHT-OF-WAY OF F.M. 2812 IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 84,497 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU.

ABBREVIATION LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.F.	ON-SITE SEWAGE FACILITY
C.	CENTER LINE
L.O.	LINE
H.C.D.#	HIDALGO COUNTY DRAINAGE DIST. #1

H.C.M.R.

BORDER TOWN No. 2
DOC#2867582

METES AND BOUNDS:

BEING A 66.75 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 66.75 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF LOTS 13 AND 14, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 66.75 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED 1284.865 ACRES TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM BENHARD S. ROWLAND, II AND SPOUSE BARBARA HATCH ROWLAND TO NOWELL BORDERS AND SPOUSE RANELL BORDERS, DATED OCTOBER 25, 2013, RECORDED UNDER DOCUMENT NUMBER 2460925, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 66.75 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF THE SAID LOT 14, THE SOUTHWEST CORNER OF LOT 15 OF THE SAID BLOCK 70, ENGELMAN RE-SUBDIVISION, AND SAME BEING A POINT ON THE CENTER LINE OF URESTI ROAD AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. MILE 21 (F.M. 2812), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 81°02'04" W, ALONG THE SOUTH LINE OF THE SAID LOTS 14 AND 13 AND WITHIN THE EXISTING RIGHT-OF-WAY OF N. MILE 21 (F.M. 2812), TO THE SOUTHEAST CORNER OF THE WEST 10 ACRES OF THE SAID LOT 13 AS CONVEYED OUT IN DEEDS TO PEDRO BESENO, JR. AND WIFE SANTOS M. BRISENO RECORDED IN VOLUME 1505, PAGE 1082, DEED RECORDS OF HIDALGO COUNTY, TEXAS, TO XAVIER RENE GONZALEZ AND DANIEL G. GONZALEZ RECORDED IN VOLUME 1535, PAGE 910, DEED RECORDS OF HIDALGO COUNTY, TEXAS AND TO DAYSPRING OUTREACH MINISTRIES, A TEXAS NONPROFIT CORPORATION RECORDED UNDER DOCUMENT NUMBER 1111441, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 2,309.64 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 87°42" E, ALONG THE EAST LINE OF THE SAID WEST 10 ACRES OF LOT 13, TO A POINT ON THE NORTH LINE OF THE SAID LOT 13, PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY OF N. MILE 21 (F.M. 2812), AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A 5/8 INCH IRON ROD FOUND, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°02'04" E, ALONG THE NORTH LINE OF THE SAID LOTS 13 AND 14, TO A POINT ON THE WEST BOUNDARY LINE OF A CALLED 34.65 ACRES TRACT DESCRIBED AS TRACT No. 4 IN A WARRANTY DEED FROM NOWELL BORDERS AND SPOUSE, RANELL BORDERS, DATED OCTOBER 12, 2016 TO HIDALGO COUNTY DRAINAGE DISTRICT No. 1, RECORDED IN DOCUMENT 2759369, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 1,740.20 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 23°31'21" E, ALONG THE WEST BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, TO A POINT ON THE EXISTING WEST RIGHT-OF-WAY LINE OF URESTI ROAD (A 62.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS), SAME BEING A CORNER OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, A DISTANCE OF 982.40 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°58'55" E, ALONG THE EXISTING WEST RIGHT-OF-WAY OF URESTI ROAD (A 62.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS), SAME BEING ALONG THE BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, TO A CORNER OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, A DISTANCE OF 279.14 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 23°31'21" W, ALONG THE EAST BOUNDARY LINE OF THE SAID HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, TO A POINT ON THE SOUTH BOUNDARY LINE OF A CALLED 0.47 ACRE TRACT DESCRIBED AS THE NORTH 50 FEET OF THE EAST 412.5 FEET OF LOT 14, BLOCK 70, DESCRIBED AND RECORDED IN DOCUMENT # 421046, 2460925, AND VOLUME 363, PAGE 313, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 592.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 81°02'04" E, ACROSS SAID LOT 14, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 0.47 ACRE TRACT, TO A POINT ON THE EAST LINE OF THE SAID LOT 14, THE SOUTHWEST CORNER OF THE SAID 0.47 ACRE TRACT, PASSING AT 318.23 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF URESTI ROAD (A 62.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND CONTINUING FOR A TOTAL DISTANCE OF 300.23 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE S 8°58'55" W, ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 1,270.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 66.75 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 1.21 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF URESTI ROAD (A 62.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND 1.06 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF N. MILE 21 (F.M. 2812).

480 RANCH LTD
205.76 ACRES OUT OF
ENGELMAN'S RESUBDIVISION,
VOL.6, PG.28, H.C.M.R.
DOC#2352293, H.C.O.R.

CF.M. 2812 ROAD
(80.00' R.O.W.)

LA RESERVA PHASE 1-A
DOC#3054851
H.C.M.R.

P.O.B.
N:16659568.4752
E:1128473.2882

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A 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, OR 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 AND HIDALGO COUNTY, TEXAS.
DATED THIS 4th DAY OF November, 2021.



IVAN GARCIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194207

PRINCIPAL CONTACTS:		
NAME	ADDRESS	PHONE & FAX
OWNER(S): BORDERTOWN DEVELOPMENT, LLC.	P.O. BOX 959 EDINBURG, TX 78540	(956) 383-0968
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

REVISION NOTES TABLE	
DATE	DESCRIPTION
INDEX TO SHEETS OF BORDER TOWN SUBDIVISION No. 3	
SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.
SHEET 2:	PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.# No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.
SHEET 4:	MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.
SHEET 5:	TYPICAL DETAILS
SHEET 6:	TYPICAL DETAILS
SHEET 7:	TYPICAL DETAILS
SHEET 8:	TYPICAL DETAILS

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE, EDINBURG, TEXAS 78539

ISSUED FOR:
FINAL

PLAT SHEET
BORDER TOWN SUBDIVISION No.3
HIDALGO COUNTY, TEXAS

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

BORDER TOWN SUBDIVISION No. 3

BEING A 66.75 ACRES TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING A PART OF PORTION OF LOTS 13 AND 14, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, BORDER TOWN DEVELOPMENT, LLC, AS THE OWNER (S) OF THE 66.75 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BORDER TOWN SUBDIVISION No. 3, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
(D) GAS CONNECTIONS IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

[Signature] 5 NOV. 2021
DATE

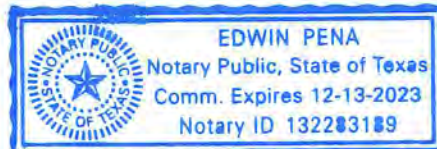
BORDER TOWN DEVELOPMENT, LLC.
SANTA CRUZ PROPERTIES, LTD
MANAGING MEMBER
BY: RICHARD W. RUPPERT,
MANAGER OF THE RUPPERT COMPANY, LLC
ITS: GENERAL PARTNER
P.O. BOX 959
EDINBURG, TX. 78540

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD W. RUPPERT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5 DAY OF Nov, 2021

[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES 12-13-2023



HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BORDER TOWN SUBDIVISION No. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS DAY OF , 20 .

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAN IS HEREBY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

[Signature] DATE

[Signature] DATE

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, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' 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 GRANTOR EXECUTED THIS INSTRUMENT THIS DAY OF , 20 .

[Signature] 5 NOV. 2021
DATE

BORDER TOWN DEVELOPMENT, LLC.
SANTA CRUZ PROPERTIES, LTD
MANAGING MEMBER
BY: RICHARD W. RUPPERT,
MANAGER OF THE RUPPERT COMPANY, LLC
ITS: GENERAL PARTNER
P.O. BOX 959
EDINBURG, TX. 78540

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BORDER TOWN SUBDIVISION No. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS DAY OF , 20 .

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 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 EDINBURG STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS BORDER TOWN SUBDIVISION No. 3 CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION'S REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE DAY OF , 20 .

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF BORDER TOWN SUBDIVISION No. 3 WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE DAY OF , 20 .

MAYOR, CITY OF EDINBURG DATE

SECRETARY, CITY OF EDINBURG DATE

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.

[Signature] 11/4/21
DATE

IVAN GARCIA P.E. R.P.L.S.
REG. PROFESSIONAL ENGINEER NO. 115662



GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE)
THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEEVES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0325 D DATED: JUNE 8, 2000. 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:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 61.00 OR 18" ABOVE TOP OF CURVE 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. 78.53 N.G.V.D. 88, DESCRIPTIONS: 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N 16661231.8800, E 1126397.3950.
--SB.M. NO. 2-- ELEV. 83.26 N.G.V.D. 88, DESCRIPTIONS: 5/8" IRON ROD FOUND AT THE WEST PROPERTY LINE OF LOT 7. GPS POINT, GRID COORDINATES N 16660578.9000, E 1129268.9700.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 203,234 CUBIC- FEET OR 4,868 ACRE-FEET OF STORM WATER RUNOFF.
- 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.
- 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 SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- BORDER TOWN DEVELOPMENT, LLC, THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 1 OF THIS PLAT.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- 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.
- NO ACCESS TO LOTS 1, 36, 37, 58, 59, 80, 81, 101, AND 102 FROM F.M. 2812
- 5' 00" WIDE CONCRETE SIDEWALK ALONG 3RD ST. AND FM 2812 TO BE DONE AT THE SUBDIVISION CONSTRUCTION PHASE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.

REVISION NOTES TABLE	
DATE	DESCRIPTION
INDEX TO SHEETS OF BORDER TOWN SUBDIVISION No. 3	
SHEET 1:	HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.
SHEET 2:	PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.
SHEET 4:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.
SHEET 5:	TYPICAL DETAILS
SHEET 6:	TYPICAL DETAILS
SHEET 7:	TYPICAL DETAILS
SHEET 8:	TYPICAL DETAILS



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

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

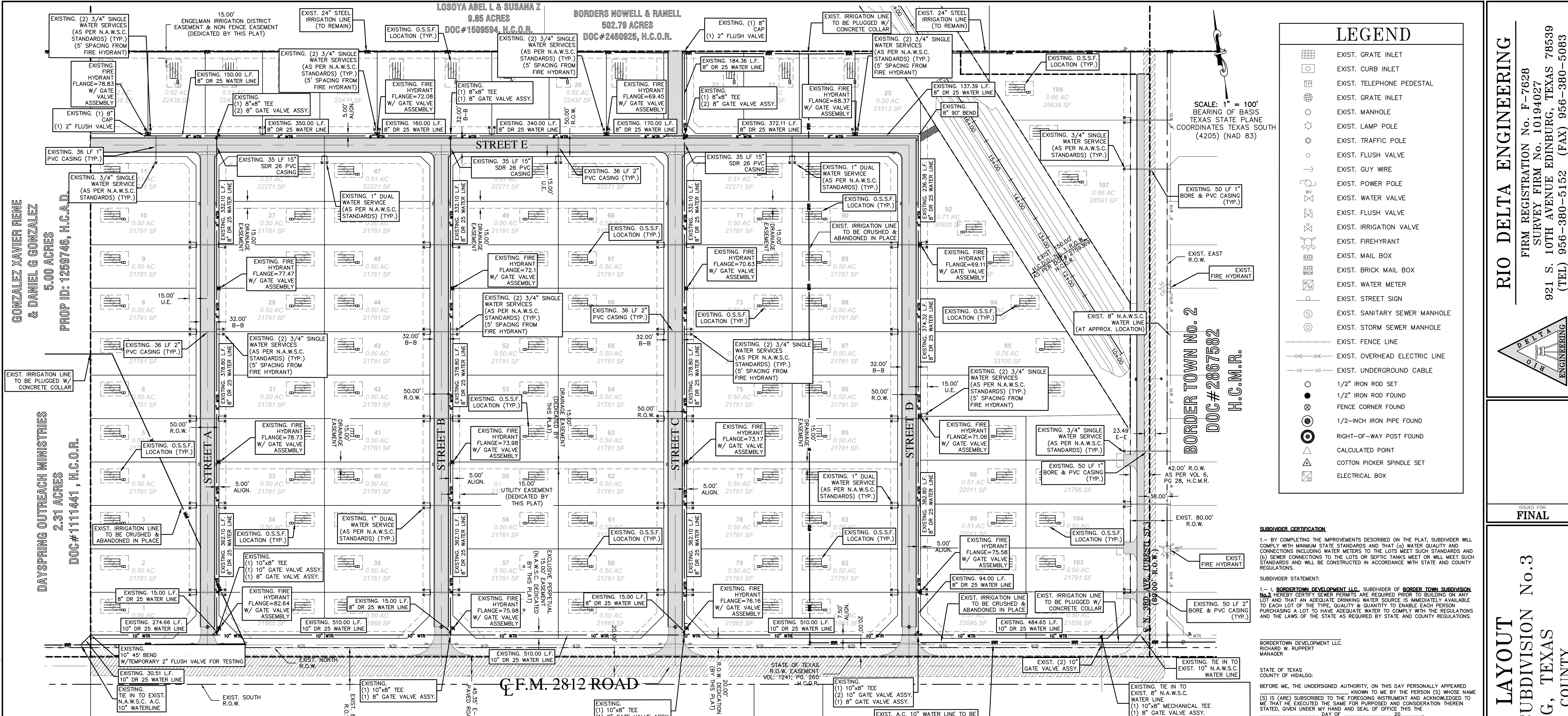
NAME	ADDRESS	PHONE & FAX
OWNER(S): BORDER TOWN DEVELOPMENT, LLC.	P.O. BOX 959 EDINBURG, TX. 78540	(956) 383-0868
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE, EDINBURG, TEXAS 78539

PLAT SHEET
BORDER TOWN SUBDIVISION No. 3

ISSUED FOR:
FINAL

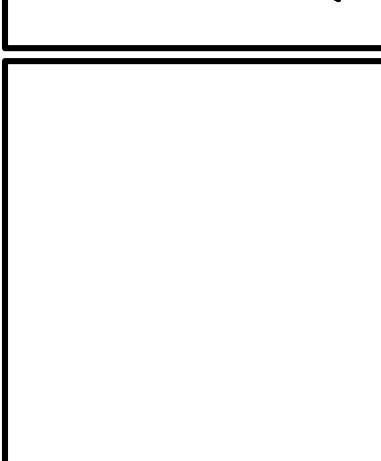
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ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
DANIEL RODRIGUEZ
SCALE:
AS SHOWN
DATE:
NOVEMBER 4, 2021
PROJECT:
SUB 2021-001
REVISIONS:
PAGE NO.
2-OF-2



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
-
-
- FENCE CORNER FOUND
- 1/2-INCH IRON PIPE FOUND
- RIGHT-OF-WAY POST FOUND
- CALCULATED POINT
- COTTON PICKER SPINDLE SET
- ELECTRICAL BOX

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



GONZALEZ XAVIER RENE & DANIEL G GONZALEZ
 5.00 ACRES
 PROP ID: 1259746, H.C.A.D.
 2.31 ACRES
 DOC#111441, H.C.O.R.

SCALE: 1" = 100'
 BEARING OF BASIS
 TEXAS STATE PLANE
 COORDINATES TEXAS SOUTH
 (4205) (NAD 83)

BORDER TOWN No. 2
 DOC#2867582
 H.C.M.R.

ENGINEERING REPORT FOR BORDER TOWN SUBDIVISION No. 3
 BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
 BEING A CERTAIN TRACT OF LAND, MORE OR LESS, BEING OUT OF AND FORMING A PART OF PORTION OF LOTS 13 AND 14, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED USE
 LAND IS VACANT AND LOTS WILL BE USED FOR SINGLE FAMILY HOMES.

WATER SUPPLY AND DISTRIBUTION
 THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT WHEREBY N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. N.A.W.S.C. 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.

N.A.W.S.C. HAS AN EXISTING 10" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF F.M. 2812 RIGHT-OF-WAY. THE WATER SYSTEM FOR BORDER TOWN SUBDIVISION No. 3 CONSISTS OF A NEW 8" DIAMETER WATERLINE THAT CONNECTS TO A NEW 10" WATERLINE THAT REPLACES ANOTHER EXISTING 10" A.C. WATERLINE ALONG THE NORTH RIGHT-OF-WAY OF F.M. 2812 AND (49) 1" DIAMETER DOUBLE WATER SERVICE LINES THAT CONNECT INTO THE NEW 8" LINE FOR THE LOT SERVICE. TERMINATE AT THE WATER METER BOX FOR THE LOTS. IN ADDITION, THE SUBDIVIDER HAS INSTALLED FIRE HYDRANTS AT A UNIT COST OF \$2,000.00. THE (49) 1" DIAMETER DOUBLE WATER SERVICE LINES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM IS ESTIMATED TO BE \$163,500.00. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C. A TOTAL OF \$20,000.00 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
 SEWAGE FROM BORDER TOWN SUBDIVISION No. 3 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THE 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. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 55.5% OF HIDALGO FINE SANDY LOAM (25), 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. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 44.5% OF HIDALGO SANDY CLAY LOAM (20), 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. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 0.8% OF HIDALGO SANDY CLAY LOAM (20), 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. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 7.8% OF RACOMBES SANDY CLAY LOAM (48), 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. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 1.0% OF RIO CLAY LOAM, PENDING (60), WITH 0 TO 1% SLOPES. THE SOIL IS SOMEWHAT POORLY DRAINED AND SURFACE IS NEGLIGIBLE. PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND WATER CAPACITY IS HIGH. THE SOIL IS CLASSIFIED AS GROUP C-2. ADDITIONALLY, IT CONSISTS OF 33.5% OF MULLAGY FINE SANDY LOAM, (70), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS HIGH TO HIGH AND THE WATER CAPACITY IS HIGH.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00. FOR A TOTAL OF \$163,500.00 FOR ALL LOTS. INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED FOR THE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES IN THE FORM OF A CASHIER'S CHECK OR PERSONAL CHECK REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$163,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON ALL LOTS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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 \$463,000.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C. A TOTAL OF \$20,000.00. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES
 THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR A LOT WILL BE \$1,500.00.
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$163,500.00 FOR THE ENTIRE SUBDIVISION.

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

ISSUED FOR:
FINAL

UTILITY LAYOUT
BORDER TOWN SUBDIVISION No. 3
EDINBURG, TEXAS
HIDALGO COUNTY

REPORT DE INGENIERIA DE BORDER TOWN SUBDIVISION No. 3
 POR IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO Y FECHA DE OPERABILIDAD
 LA SUBDIVISION BORDER TOWN SUBDIVISION No. 3 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION. LA COMPANIA DE AGUA (N.A.W.S.C.), EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 10" PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VA (RIGHT-OF-WAY) DE LA CARRETERA F.M. 2812. EL SISTEMA REQUERIDO PARA BORDER TOWN SUBDIVISION No. 3 CONSISTE EN (49) SERVICIOS DE AGUA DE 1" DE DIAMETRO LA CUAL SERA CONECTADA, ASIMISMO DE (11) SERVICIOS INDIVIDUALES DE AGUA DE 3/4" DE DIAMETRO LA CUAL SERA CONECTADA EN EL MEDIOR DE AGUA. TAMBIEN 16 HIDRANTES DE AGUA A UN COSTO UNITARIO DE \$2,000.00 PARA EL DEPARTAMENTO DE BOMBERS LA CUAL SE CONECTA A LA LINEA DE AGUA DE VA (RIGHT-OF-WAY) DE LA CARRETERA F.M. 2812. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE BORDER TOWN SUBDIVISION No. 3 SE ESTIMA DE \$163,500.00 EN UN COSTO TOTAL, EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C. POR UN TOTAL DE \$20,000.00 POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

ORDENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL ORDENAJE PARA LA SUBDIVISION
 SE INSTALARA 109 FOSAS SEPTICAS PARA BORDER TOWN PHASE 3 SUBDIVISION. LA FOSA SEPTICA CONSISTEN DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

LOS LOTES EN LA SUBDIVISION MIDE MINIMO MEDIO ACRE. DE ACUERDO CON EL INFORME DE LA ENCUESTA DE SUELOS, PREPARADO PARA EL CONDADO DE HIDALGO POR LA U.S.D.A., SERVICIO DE CONSERVACION DE SUELOS, EL SITIO CONSTA DE 55.5% DE HIDALGO FINE SANDY LOAM (25), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORPENTIA SUPERFICIAL ES DESPRECIABLE, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE CONSISTE DE 44.5% DE HIDALGO SANDY CLAY LOAM (20), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORPENTIA SUPERFICIAL ES MODERADA, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE CONSISTE DE 0.8% DE HIDALGO SANDY CLAY LOAM (20), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORPENTIA SUPERFICIAL ES MODERADA, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE CONSISTE DE 7.8% DE RACOMBES SANDY CLAY LOAM (48) CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORPENTIA SUPERFICIAL ES MODERADA, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE CONSISTE DE 1.0% DE RIO CLAY LOAM, PENDING (60) CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORPENTIA SUPERFICIAL ES MODERADA, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE CONSISTE DE 33.5% DE MULLAGY FINE SANDY LOAM (70) CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORPENTIA SUPERFICIAL ES MODERADA, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. NO HAY INDICACIONES DE AGUA SUBTERRANEA O ALGUNA CAPA DE RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS ES DE \$1,500.00 DOLARES. POR UN TOTAL DE \$163,500.00 DOLARES PARA TODOS LOS LOTES. INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LA FOSA SEPTICAS EN EL PROCESO DE LA APROBACION FINAL. EL DUEÑO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE AL PORTADOR O CHEQUE PERSONAL REPRESENTANDO UN DEPÓSITO EN EFECTIVO QUE SERA RETENIDO POR EL CONDADO DE HIDALGO EN CAJONERA PARA ASEGURAR LA CUAL EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA TODOS LOS LOTES. EL DUEÑO INCLUIRA EL COSTO DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE 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 \$463,000.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C. POR UN TOTAL DE \$20,000.00.
 \$20,000.00 POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DRENAJE:
 EL COSTO ESTIMADO PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES ES DE \$1,500.00 DOLARES. EL SISTEMA DE FOSA SEPTICA SE ESTIMA POR UN TOTAL DE \$163,500.00 POR TODA LA SUBDIVISION.

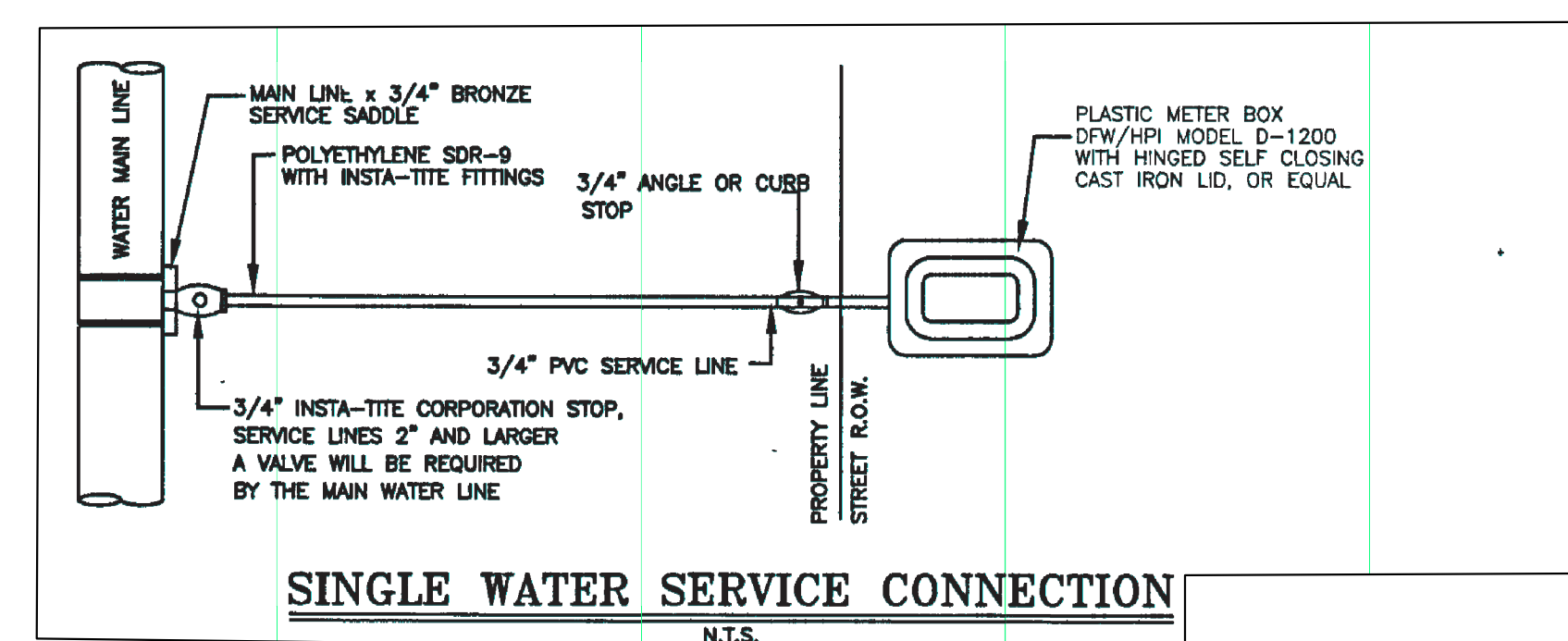
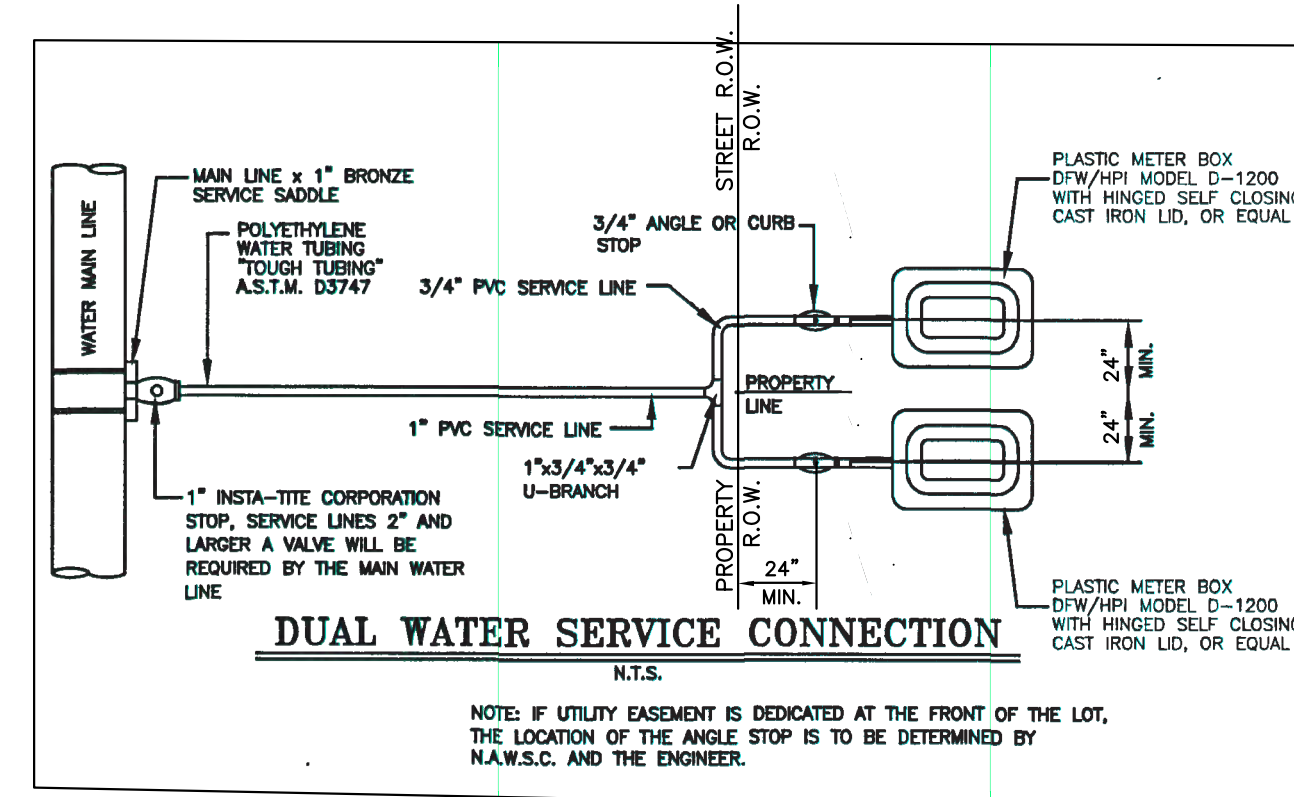
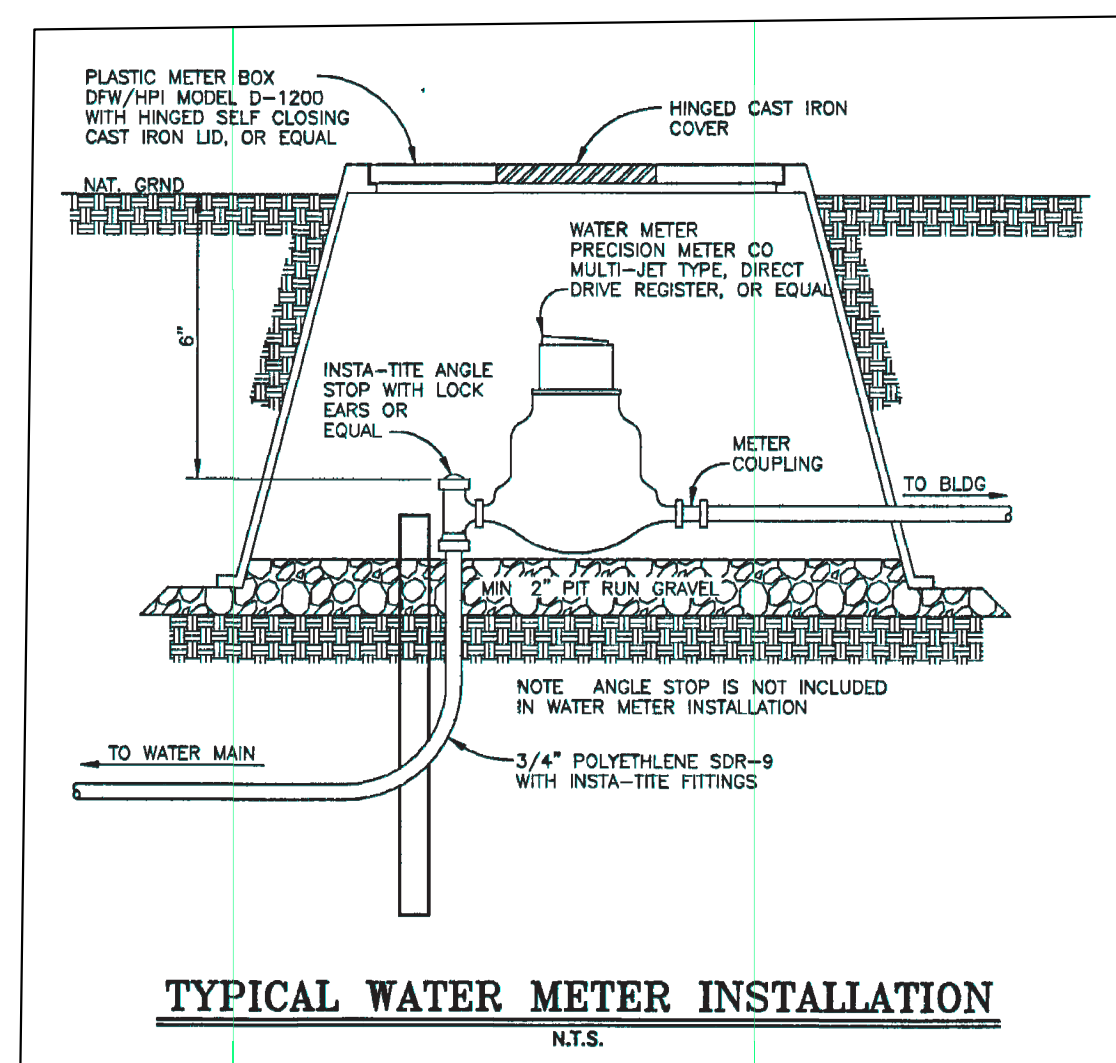
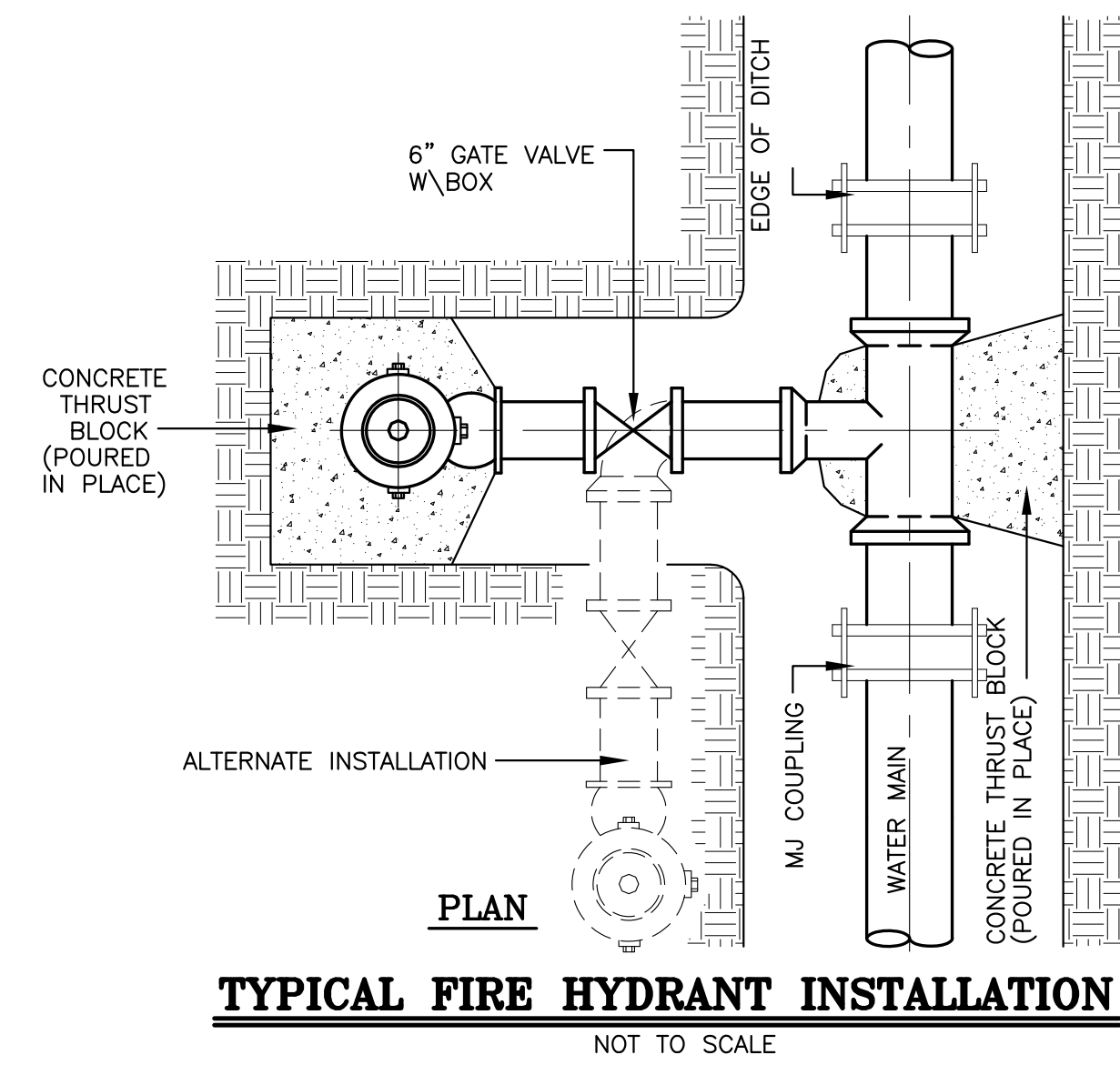
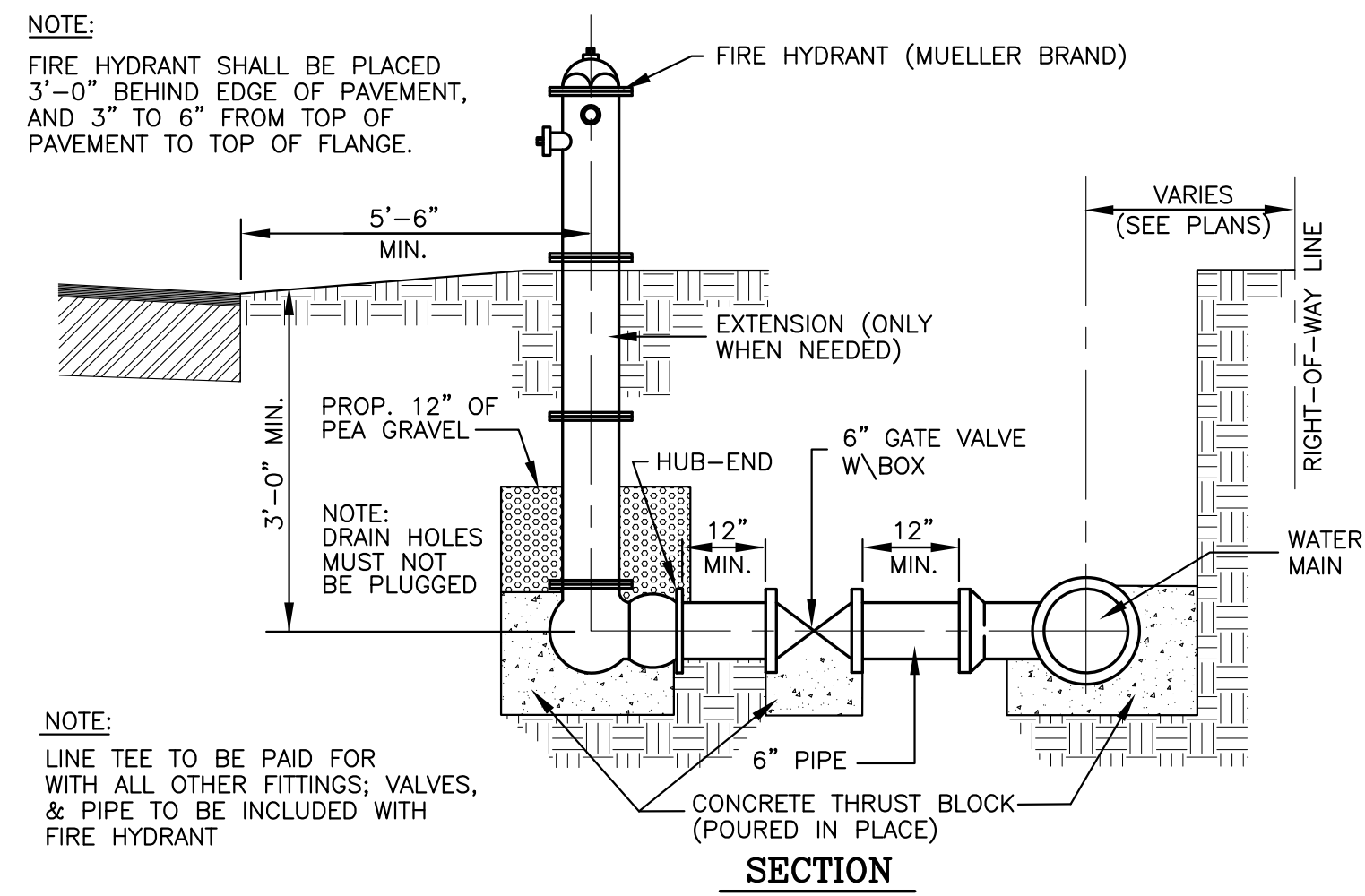
IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

NOTARY PUBLIC
 MY COMSUTARY EXPIRES _____

REVISION NOTES TABLE	
DATE	DESCRIPTION

INDEX TO SHEETS OF BORDER TOWN SUBDIVISION No. 3	
SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND CASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION.	D.R./O.A.
SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	DATE: NOVEMBER 2, 2021
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.	PROJECT: SUB 20 044
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.	REVISIONS:
SHEET 5-8: TYPICAL DETAILS	PAGE NO. 3-OF-8



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SHEET 5-8: 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) 956-380-5083

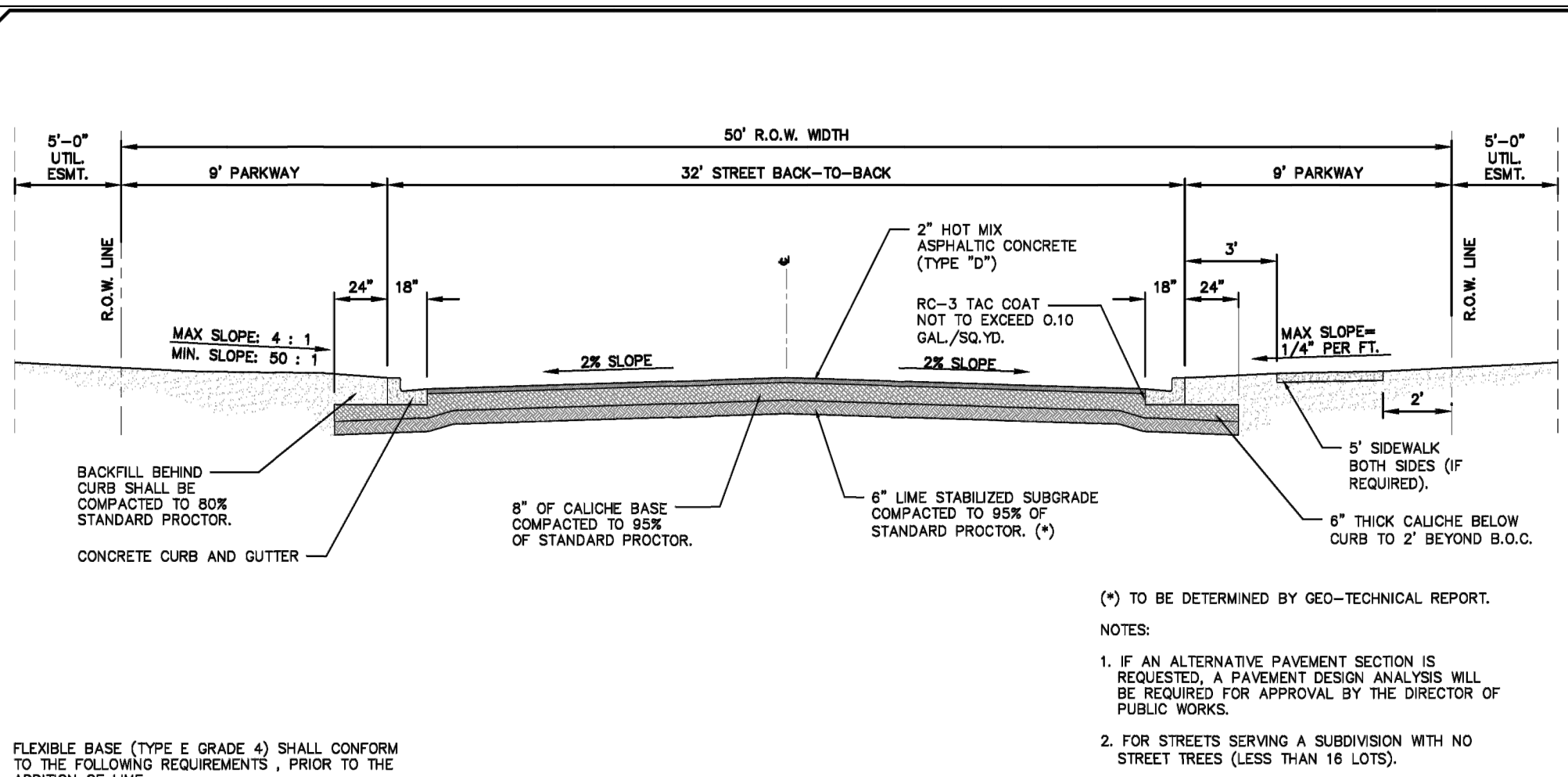
ISSUED FOR:
FINAL

TYPICAL DETAILS
BORDER TOWN SUBDIVISION No.3
EDINBURG, 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:
D.R./O.A.
 SCALE:
AS SHOWN
 DATE:
FEBRUARY 4, 2022
 PROJECT:
SUB 20 044
 REVISIONS:
 PAGE NO.
5-OF-8

Y:\RDE SUBDIVISIONS\2020\SUB 20.044 - BORDER TOWN, PH 3-Ruppert\DWG\AS-BUILTS\SUB 20.044_SHT 14_TYPICAL DETAILS.dwg RIDE 2/4/2022 1:13 PM

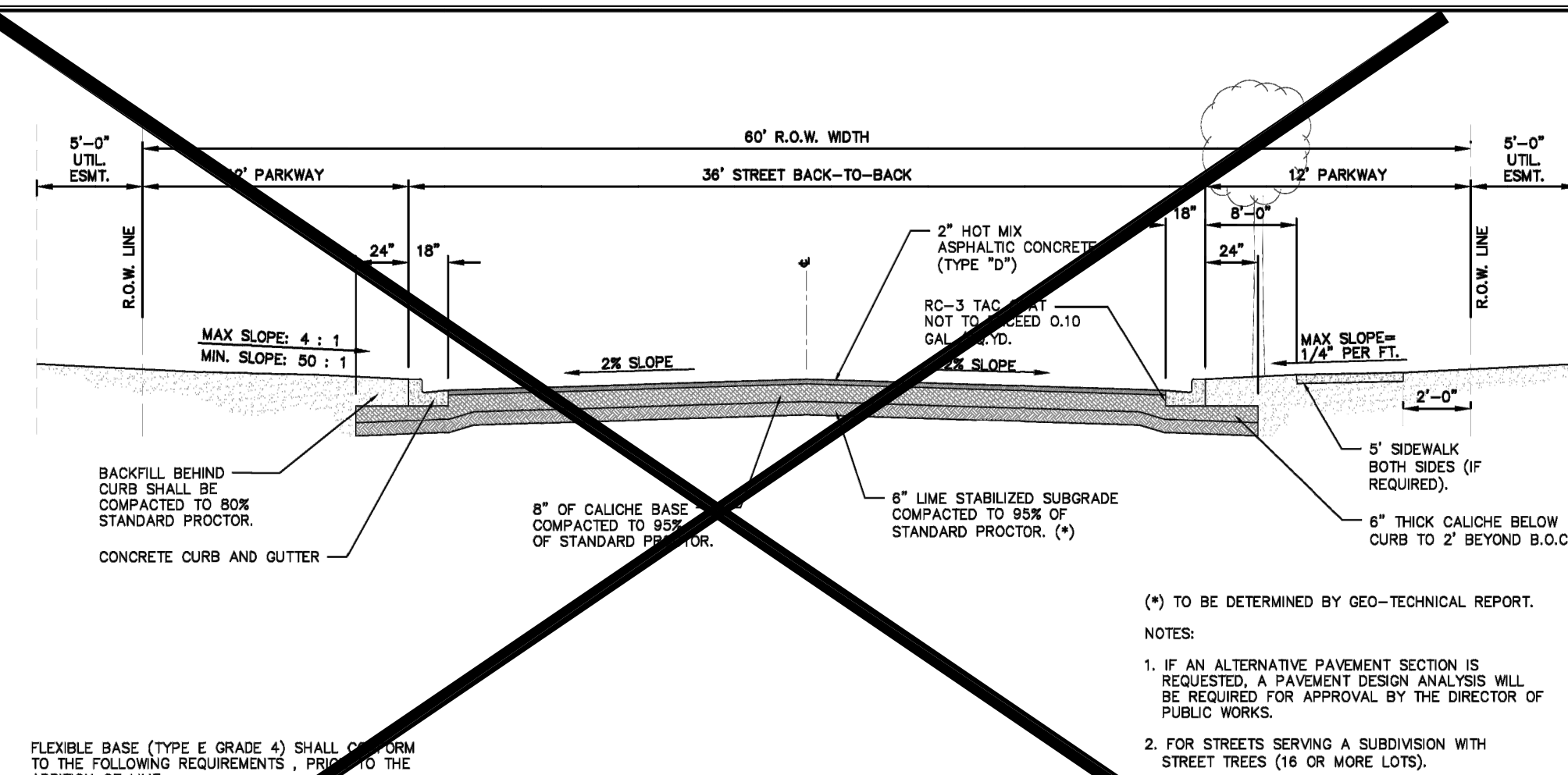
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(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
 NOTES:
 1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
 2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET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

Retained on Sq. Sleeve	Percent Required
No. 2	20 - 60
No. 4	40 - 75
No. 6	70 - 90
Max. Pl.	15
Max. Wet Mill Pl.	15
Wet Mill Max Amount	50

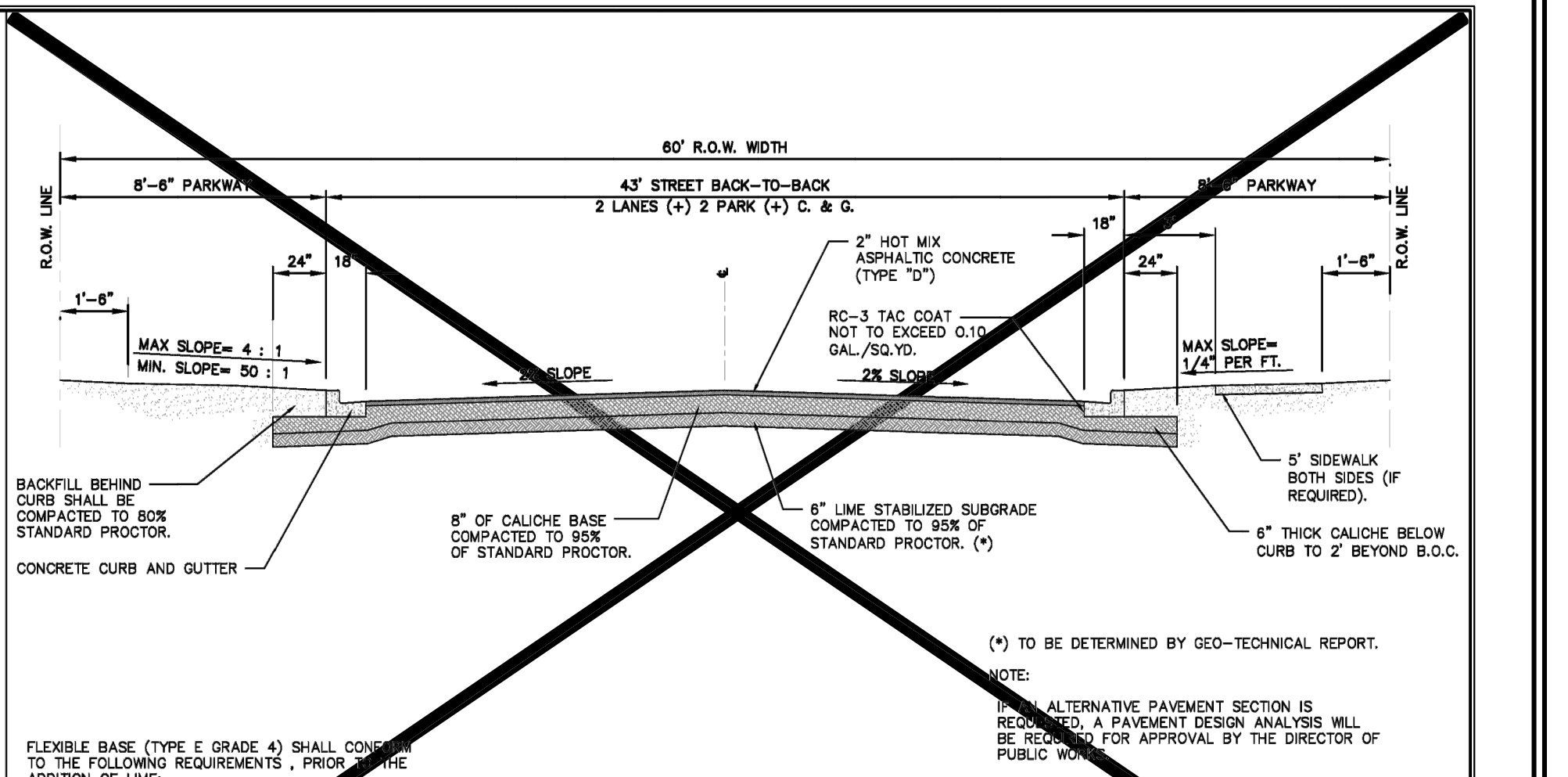
P-1 MINOR RESIDENTIAL STREET SECTION (32' BB - 50' R.O.W.) - DETAIL



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
 NOTES:
 1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
 2. FOR STREETS SERVING A SUBDIVISION WITH STREET TREES (16 OR MORE LOTS).

Retained on Sq. Sleeve	Percent Required
No. 2	20 - 60
No. 4	40 - 75
No. 6	70 - 90
Max. Pl.	15
Max. Wet Mill Pl.	15
Wet Mill Max Amount	50

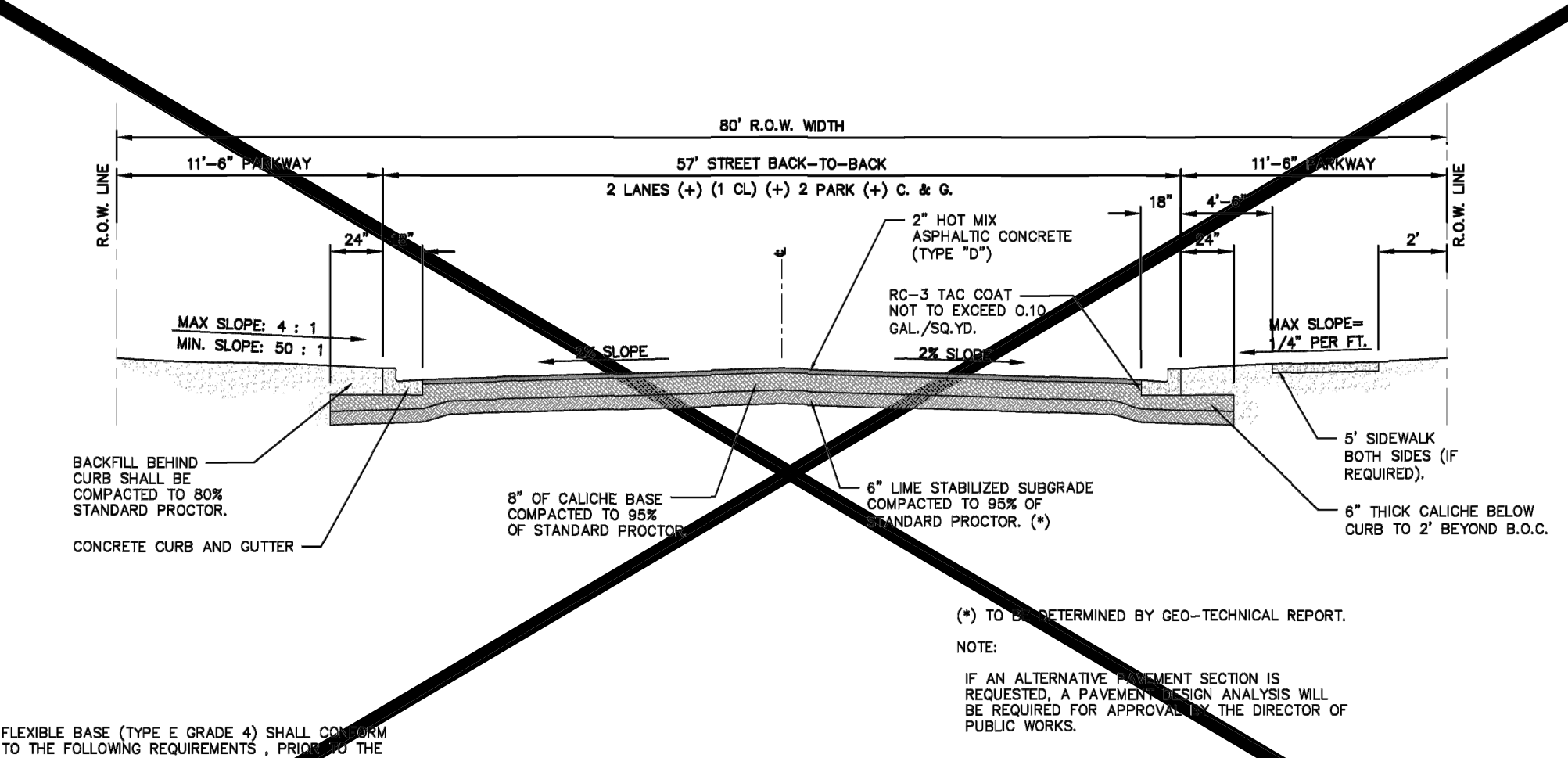
P-2 MINOR RESIDENTIAL STREET SECTION (32' BB - 60' R.O.W.) - DETAIL



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
 NOTE:
 IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

Retained on Sq. Sleeve	Percent Required
No. 2	20 - 60
No. 4	40 - 75
No. 6	70 - 90
Max. Pl.	15
Max. Wet Mill Pl.	15
Wet Mill Max Amount	50

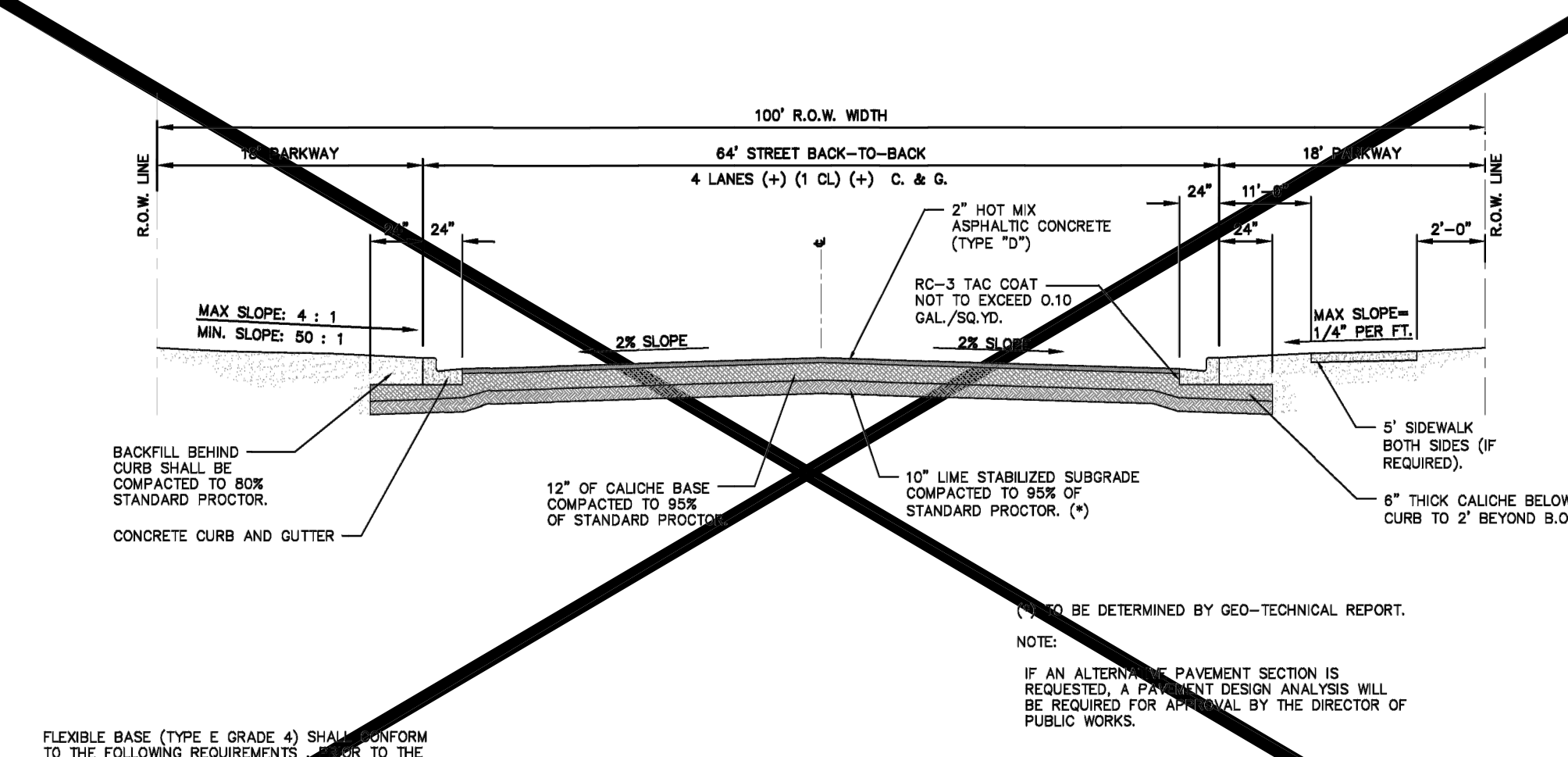
P-3 RESIDENTIAL COLLECTOR AND MULTI-FAMILY STREET SECTION DETAIL



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
 NOTE:
 IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

Retained on Sq. Sleeve	Percent Required
No. 2	20 - 60
No. 4	40 - 75
No. 6	70 - 90
Max. Pl.	15
Max. Wet Mill Pl.	15
Wet Mill Max Amount	50

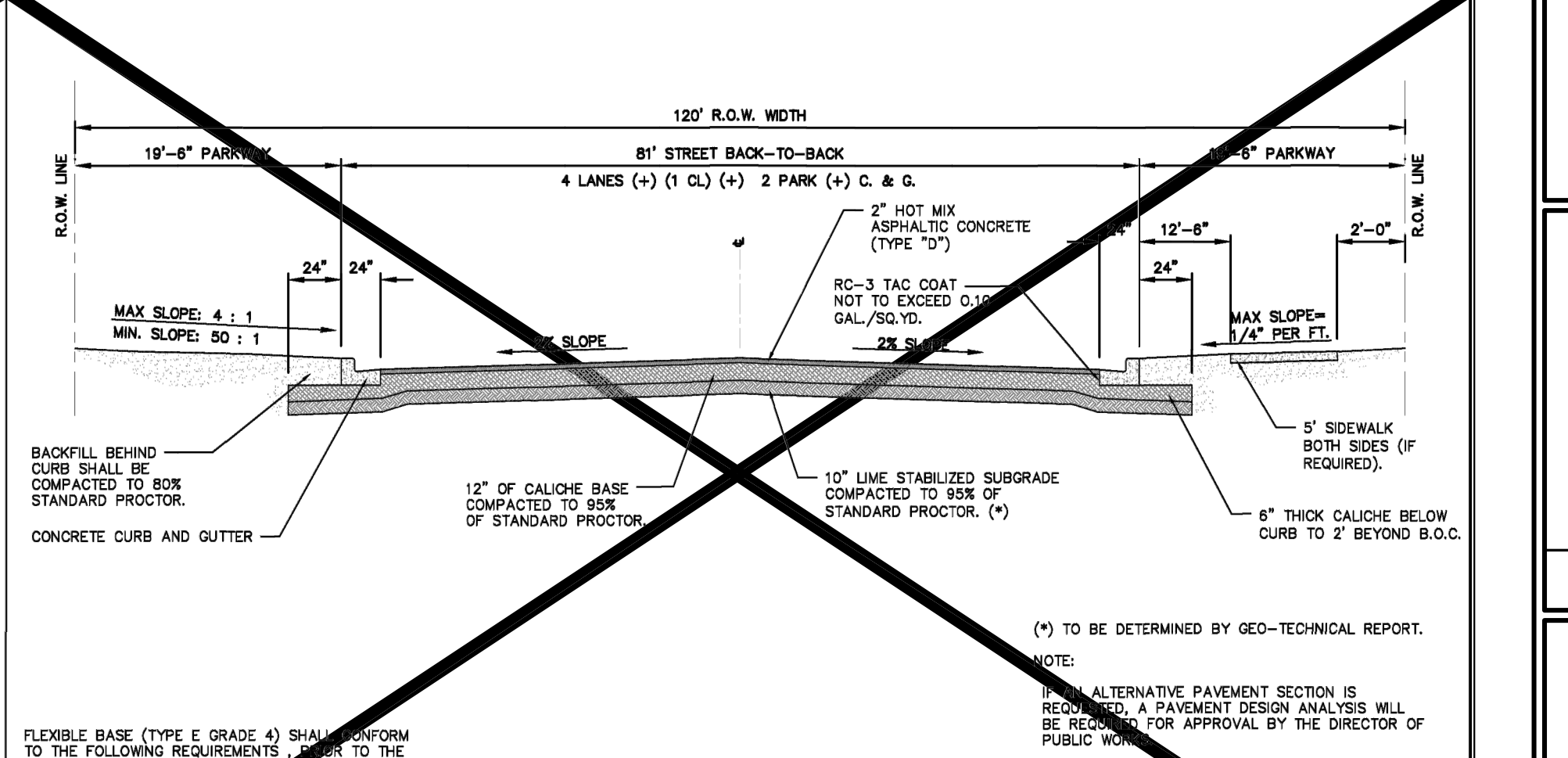
P-4 MINOR AND MAJOR THOROUGHFARES COLLECTOR STREET SECTIONS DETAIL



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
 NOTE:
 IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

Retained on Sq. Sleeve	Percent Required
No. 2	20 - 60
No. 4	40 - 75
No. 6	70 - 90
Max. Pl.	15
Max. Wet Mill Pl.	15
Wet Mill Max Amount	50

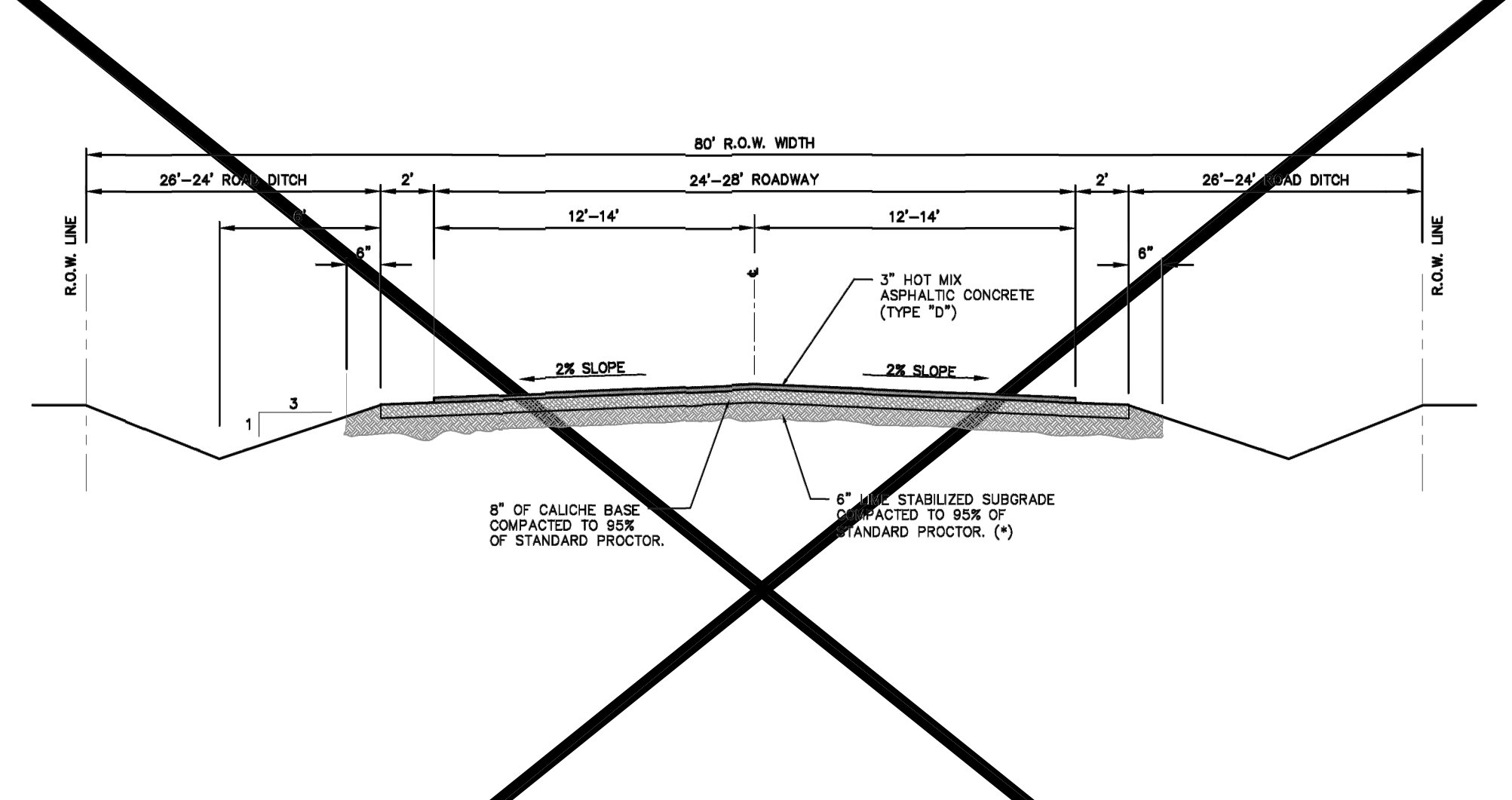
P-5 MINOR ARTERIAL COLLECTOR STREET SECTION DETAIL



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
 NOTE:
 IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

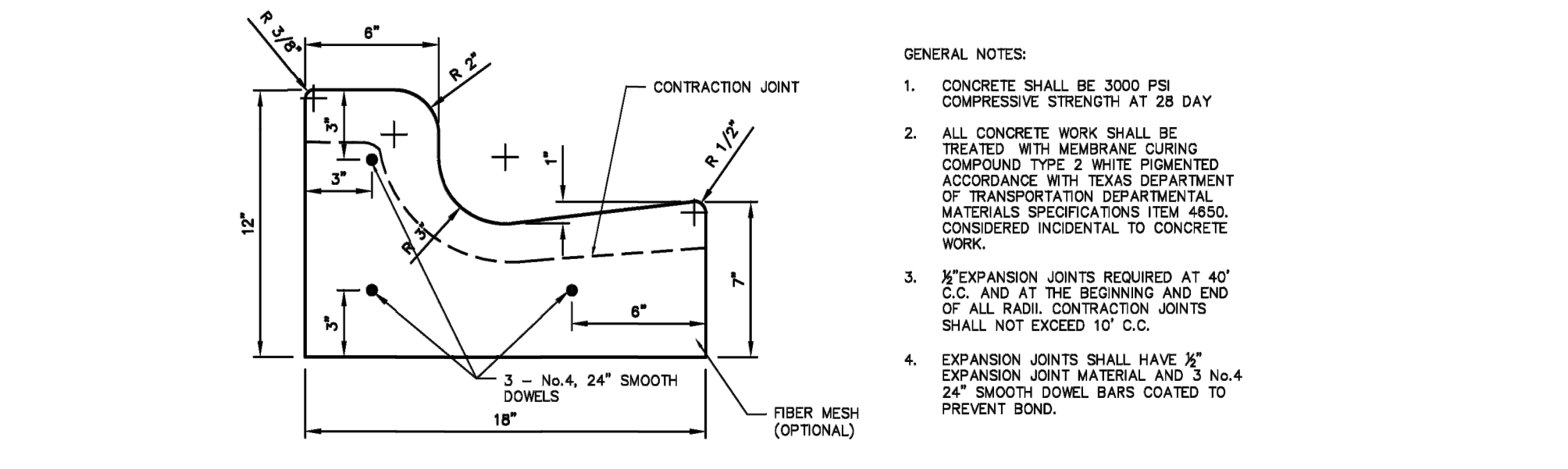
Retained on Sq. Sleeve	Percent Required
No. 2	20 - 60
No. 4	40 - 75
No. 6	70 - 90
Max. Pl.	15
Max. Wet Mill Pl.	15
Wet Mill Max Amount	50

P-6 PRINCIPAL ARTERIAL COLLECTOR STREET SECTION DETAIL

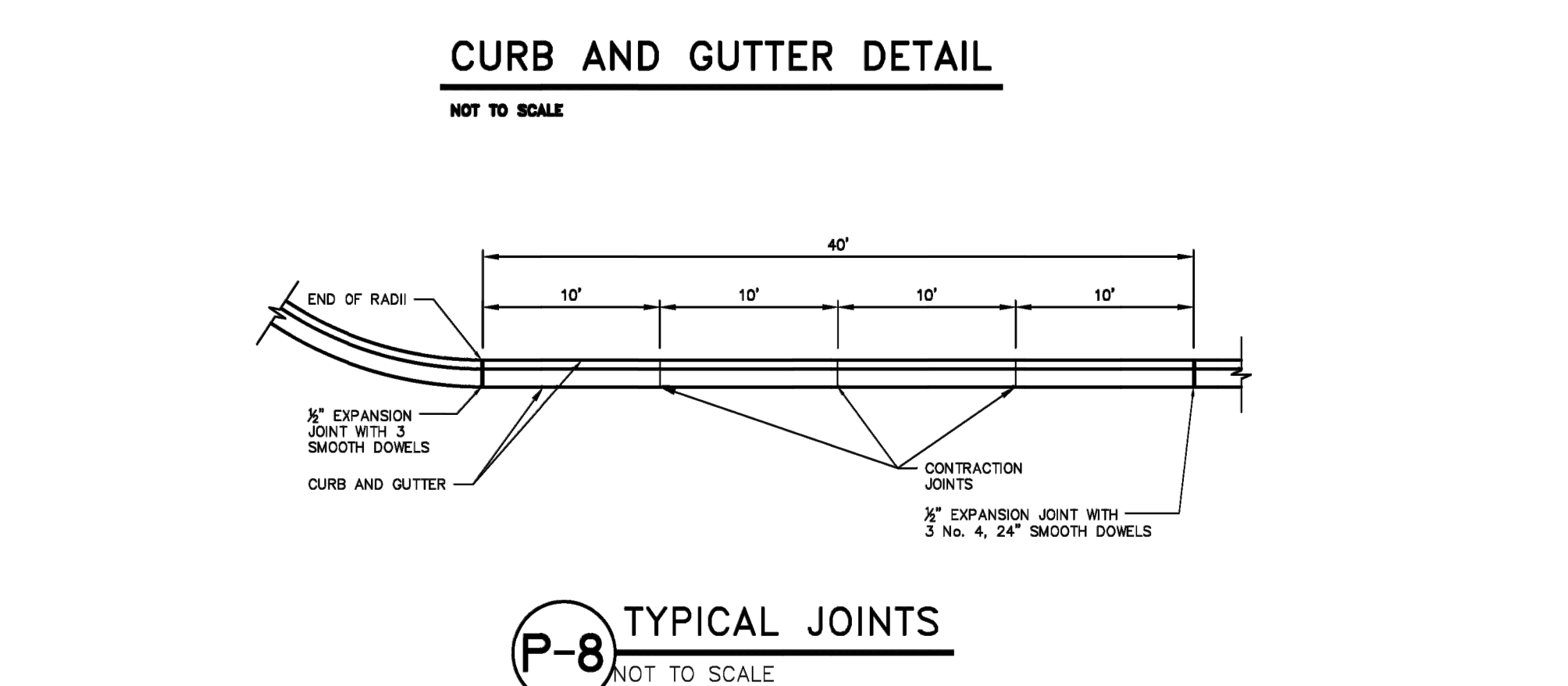


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 NOTE:
 IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.

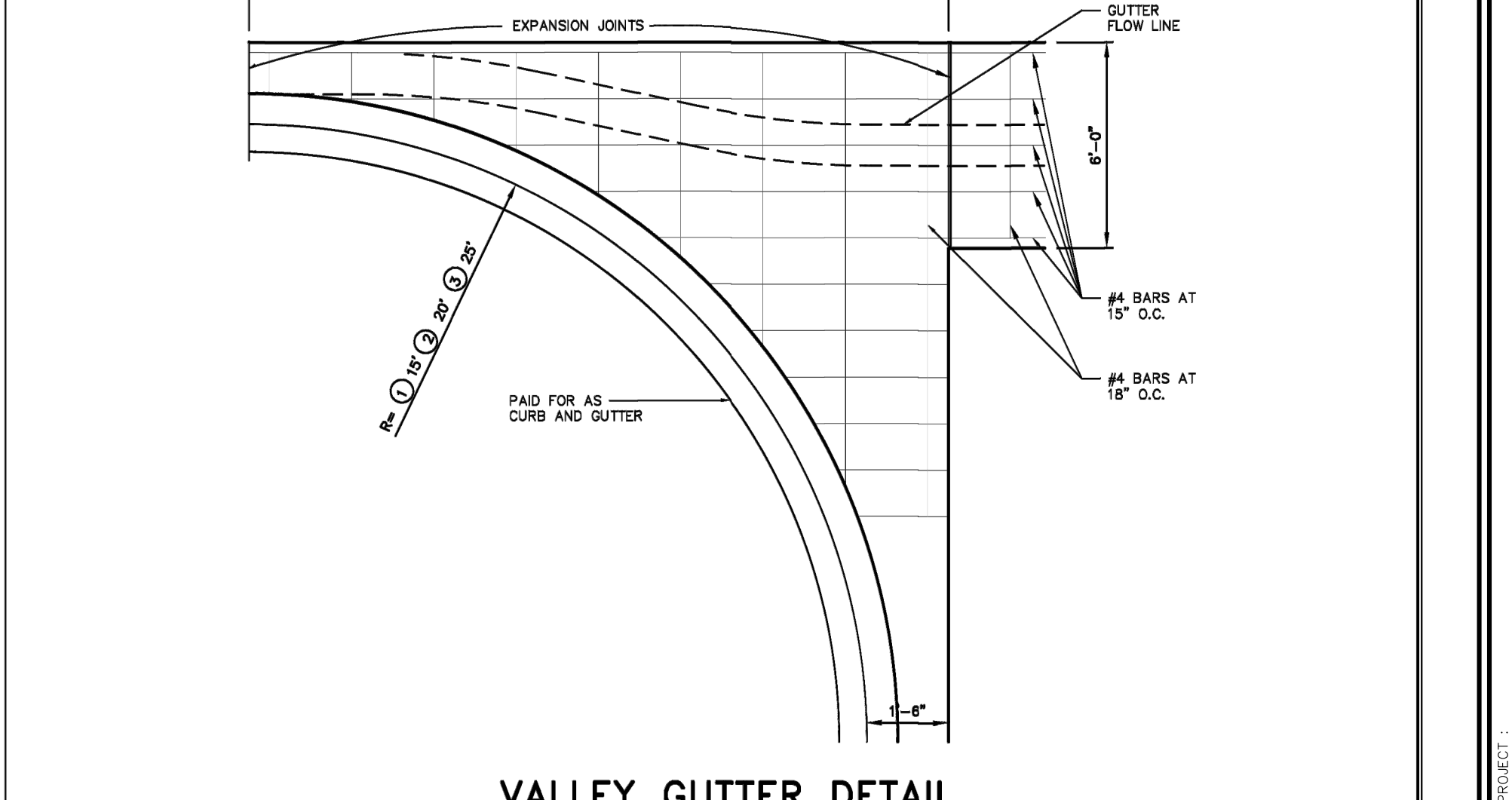
P-7 RURAL PAVING STREET SECTION DETAIL



P-8 CURB AND GUTTER DETAIL
NOT TO SCALE

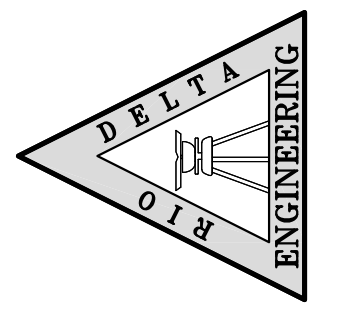


P-8 TYPICAL JOINTS
NOT TO SCALE



P-9 TYPICAL VALLEY GUTTER SECTION
NOT TO SCALE

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ISSUED FOR:
FINAL

CITY OF EDINBURG TYPICAL DETAILS
BORDER TOWN SUBDIVISION No.3
 EDINBURG, TEXAS
 HIDALGO COUNTY

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