



T.J. Arredondo, CFM  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED CONWAY VILLAGE SUBDIVISION PRECINCT No. 3.

ENGINEER: MELDEN & HUNT, INC DEVELOPER: RIMAGA LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 36  \*SINGLE FAMILY     \*MULTI-FAMILY    1  COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 6

LOCATION DESCRIPTION: SOUTH WEST CORNER OF CONWAY AVENUE AND MILE 4 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-25-2021 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY ONSITE DETENTION AREA DISCHARGING TO A TXDOT SYSTEM.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO MILE 4 NORTH ROAD. NO R.O.W. DEDICATION REQUIRED FOR CONWAY AVENUE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 3-9-2022 REVIEWED BY VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3-11-2022 BY ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER CITY OF MISSION EXISTING LINE SIZE: 12" LOCATION: N. CONWAY AVENUE.

WATER SERVICE PROVIDER: S.W.S.C. EXISTING LINE SIZE: 12" LOCATION: MILE 4 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-9-2022 : 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.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

**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.*

# SUBDIVISION MAP OF CONWAY VILLAGE

A SUBDIVISION OF 14.752 ACRES OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, VOLUME 1, PAGE 56, HIDALGO COUNTY MAP RECORDS, CITY OF MISSION, COUNTY OF HIDALGO, TEXAS

STATE OF TEXAS §  
COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, AS OWNERS OF THE 14.752 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE CONWAY VILLAGE, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

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

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

RIMAGA, LLC  
RICARDO MARROQUIN, DIRECTOR  
54 E. FRONTON  
BROWNSVILLE, TEXAS 77820

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICARDO MARROQUIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

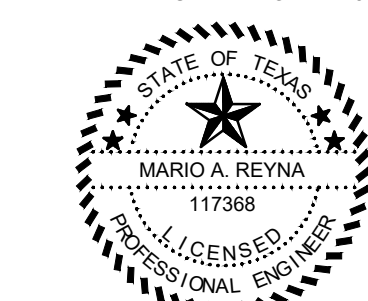
NOTARY PUBLIC, FOR THE STATE, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

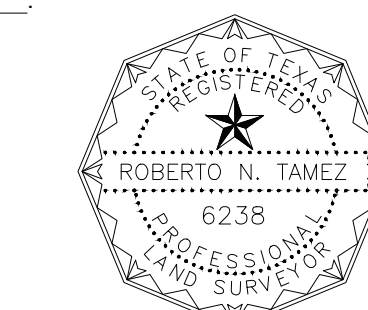


MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS  
DATE PREPARED: 2-24-21  
ENGINEERING JOB # 19190.00

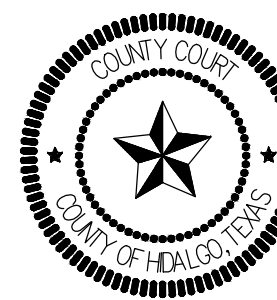
STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, ROBERT N. TAMEZ, 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 MISSION, TEXAS.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.



ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 6238  
STATE OF TEXAS  
DATE SURVEYED: 10-04-2019  
T-1083, PG. 73-74  
SURVEY JOB # 19190.02

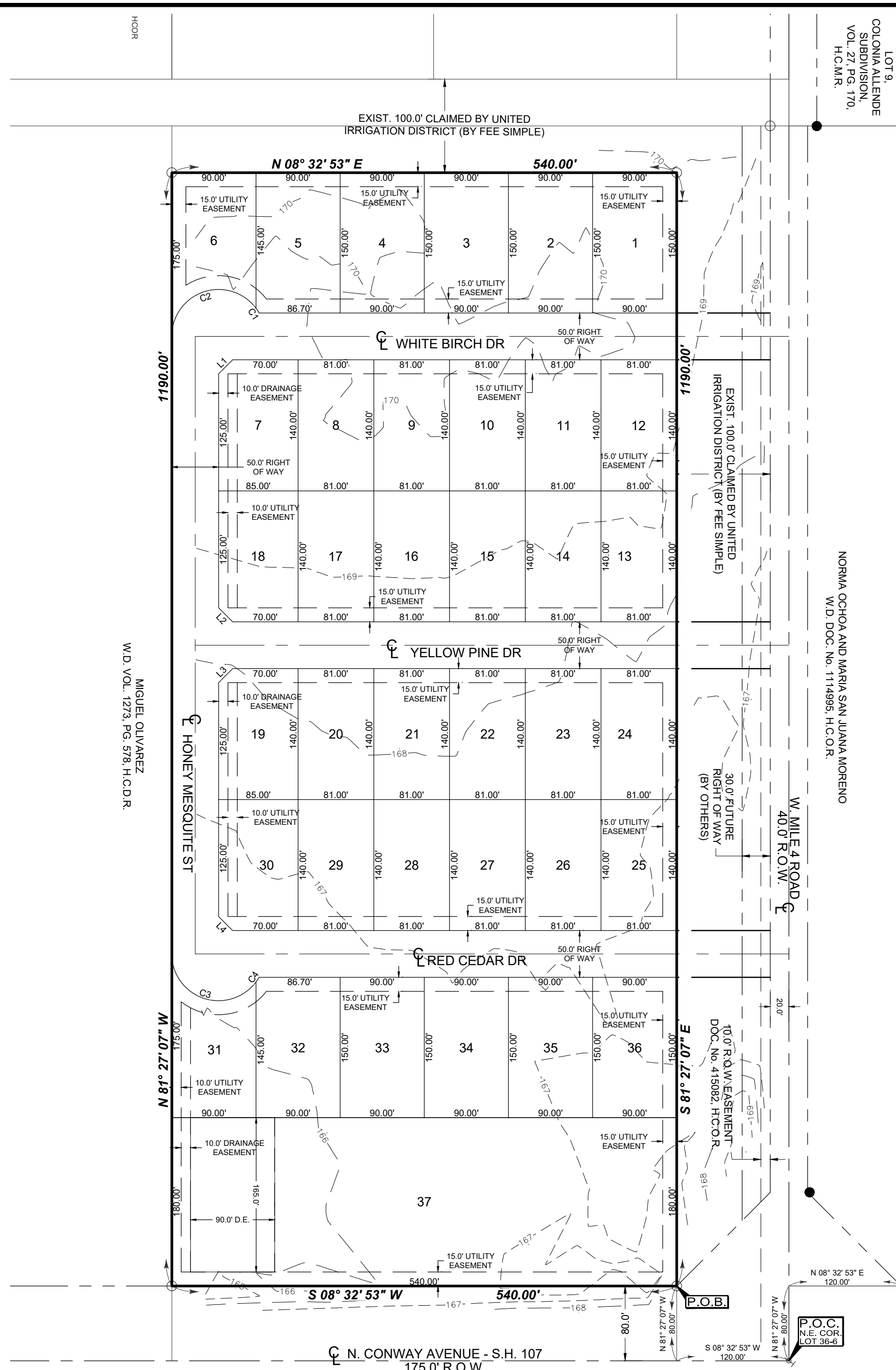


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

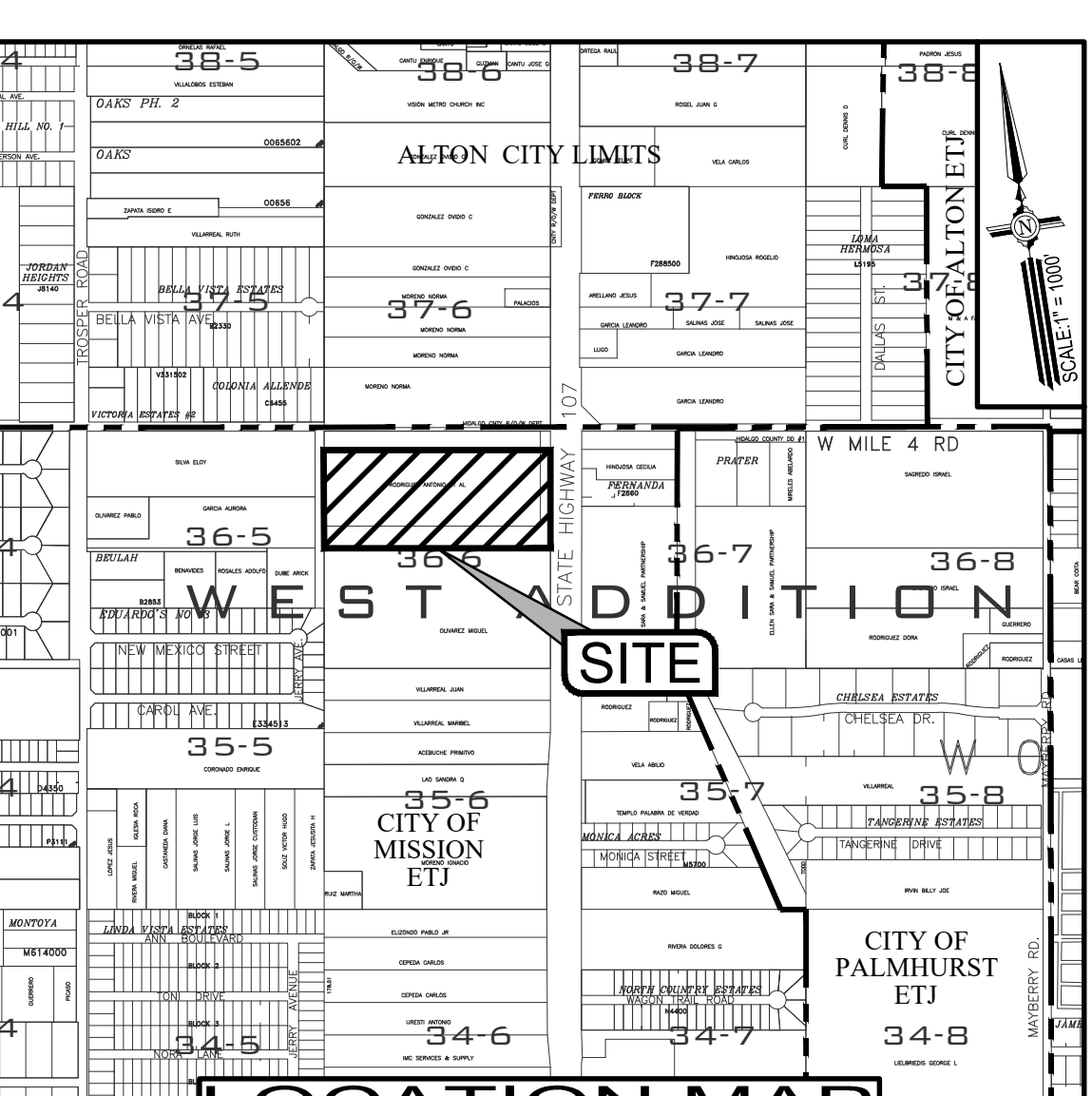
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
CONWAY VILLAGE IS LOCATED IN THE CENTRAL WEST PART OF HIDALGO COUNTY ALONG S.H. 107 (N. CONWAY AVE.) AND APPROXIMATELY 0.023 OF ONE MILE SOUTH OF W. ST. FRANCIS AVE. CONWAY VILLAGE FALLS WITHIN THE CITY OF MISSION ETJ OF THIS COUNTY AND IS WITHIN PRECINCT 3.



- LEGEND**
- FOUND NO. 4 REBAR
  - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET MAIL
  - D.E. - DRAINAGE EASEMENT
  - DOC - DOCUMENT
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - N.E. COR. - NORTH EAST CORNER
  - No. - NUMBER
  - PG. - PAGE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - R.O.W. - RIGHT OF WAY
  - U.E. - UTILITY EASEMENT
  - VOL. - VOLUME
  - W.D. - WARRANTY DEED
  - C - CENTER LINE

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RIMAGA, LLC.	54 E. FRONTON	BROWNSVILLE, TX 77820	(956) 783-0304	N/A
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78441	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78441	(956) 381-0981	(956) 381-1839

**METES AND BOUNDS DESCRIPTION:**

A SUBDIVISION OF A TRACT OF LAND CONTAINING 14.752 ACRES SITUATED IN THE CITY OF MISSION, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, HIDALGO COUNTY MAP RECORDS, SAID 14.752 ACRES BEING A PART OUT OF A TRACT OF LAND CONVEYED TO RIMAGA, LLC, BY VIRTUE OF A SUBSTITUTE TRUSTEE'S DEED RECORDED UNDER DOCUMENT NUMBER 2186332, HIDALGO COUNTY OFFICIAL RECORDS, SAID 14.752 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 36-6, FROM WHICH A NO. 4 REBAR FOUND (NORTHING: 16624638.913, EASTING: 1044440.363) AT A CORNER CLIP BEARS N 81° 27' 07" W A DISTANCE OF 80.00 FEET AND N 08° 32' 53" E A DISTANCE 120.00 FEET;

THENCE, S 08° 32' 53" W ALONG THE EAST SIDE OF SAID LOT 36-6 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF N. CONWAY AVENUE, A DISTANCE OF 120.00 FEET;

THENCE, N 81° 27' 07" W A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 32' 53" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF N. CONWAY AVENUE, A DISTANCE OF 540.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 81° 27' 07" W A DISTANCE OF 1,190.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 32' 53" E A DISTANCE OF 540.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 27' 07" E A DISTANCE OF 1,190.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.752 ACRES OF LAND, MORE OR LESS.

**GENERAL PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C", ZONE "C" IS "AREAS OF MINIMAL FLOODING," AS PER FLOOD PLAIN COMMUNITY-PANEL No. 480334 0400 C; REVISED DATE: NOVEMBER 16, 1982.
- SETBACKS:  
FRONT: 25.00 FEET OR 1/2 OF THE R.O.W. NOT TO EXCEED 50 FEET  
50.00 FEET WHEN FRONTING A 100 FOOT ROW OR GREATER  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET  
CORNER GARAGE FRONT: 18.00 FEET  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. NO. 1 - ELEV. \_\_\_\_\_
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DRAINAGE WILL BE REQUIRED TO DETAIN A TOTAL OF 120,710 CUBIC FEET (2,771 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS).
- 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" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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 OCCUPYING AN EASEMENT.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).
- THE COMMERCIAL DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE COMMERCIAL LOT OWNER IS RESPONSIBLE TO MAINTAIN THE PRIVATE DETENTION POND.

Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	13500.00	0.310	21	11340.00	0.260
2	13500.00	0.310	22	11340.00	0.260
3	13500.00	0.310	23	11340.00	0.260
4	13500.00	0.310	24	11340.00	0.260
5	13491.39	0.310	25	11340.00	0.260
6	12027.39	0.276	26	11340.00	0.260
7	11787.50	0.271	27	11340.00	0.260
8	11340.00	0.260	28	11340.00	0.260
9	11340.00	0.260	29	11340.00	0.260
10	11340.00	0.260	30	11787.50	0.271
11	11340.00	0.260	31	12027.39	0.276
12	11340.00	0.260	32	13491.39	0.310
13	11340.00	0.260	33	13500.00	0.310
14	11340.00	0.260	34	13500.00	0.310
15	11340.00	0.260	35	13500.00	0.310
16	11340.00	0.260	36	13500.00	0.310
17	11340.00	0.260	37	97200.00	2.231
18	11787.50	0.271			
19	11787.50	0.271			
20	11340.00	0.260			

Lot Line Table		
Line #	Length	Direction
L1	21.21'	S36° 27' 07"E
L2	21.21'	N53° 32' 53"E
L3	21.21'	N36° 27' 07"W
L4	21.21'	S53° 32' 53"W

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	6.00'	50.00'	006° 52' 12"	S65° 06' 47"W	5.99'	3.00
C2	124.90'	50.00'	143° 07' 47"	S9° 53' 12"E	94.87'	150.00
C3	124.90'	50.00'	143° 07' 48"	N28° 58' 58"E	94.87'	150.00
C4	6.00'	50.00'	006° 52' 12"	N48° 01' 02"W	5.99'	3.00

- SHEET INDEX TO CONWAY VILLAGE
- SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT; APPROVAL CERTIFICATE; HIDALGO COUNTY UNITED IRRIGATION DISTRICT, H.C.D.D. NO. 1, COUNTY CLERK'S RECORDING CERTIFICATE.
  - SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION).
  - SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.
  - SHEET 4: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
RAUL E. SESIS, P.E., C.F.M. GENERAL MANAGER  
DATE \_\_\_\_\_

CITY OF MISSION, TEXAS  
COUNTY OF HIDALGO

THIS PLAT OF CONWAY VILLAGE HAS BEEN CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CHAIRMAN \_\_\_\_\_

CITY OF MISSION, TEXAS  
COUNTY OF HIDALGO

CERTIFICATE OF APPROVAL UNDER LOCAL GOVERNMENT CODE 212.015(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CONWAY VILLAGE WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS.

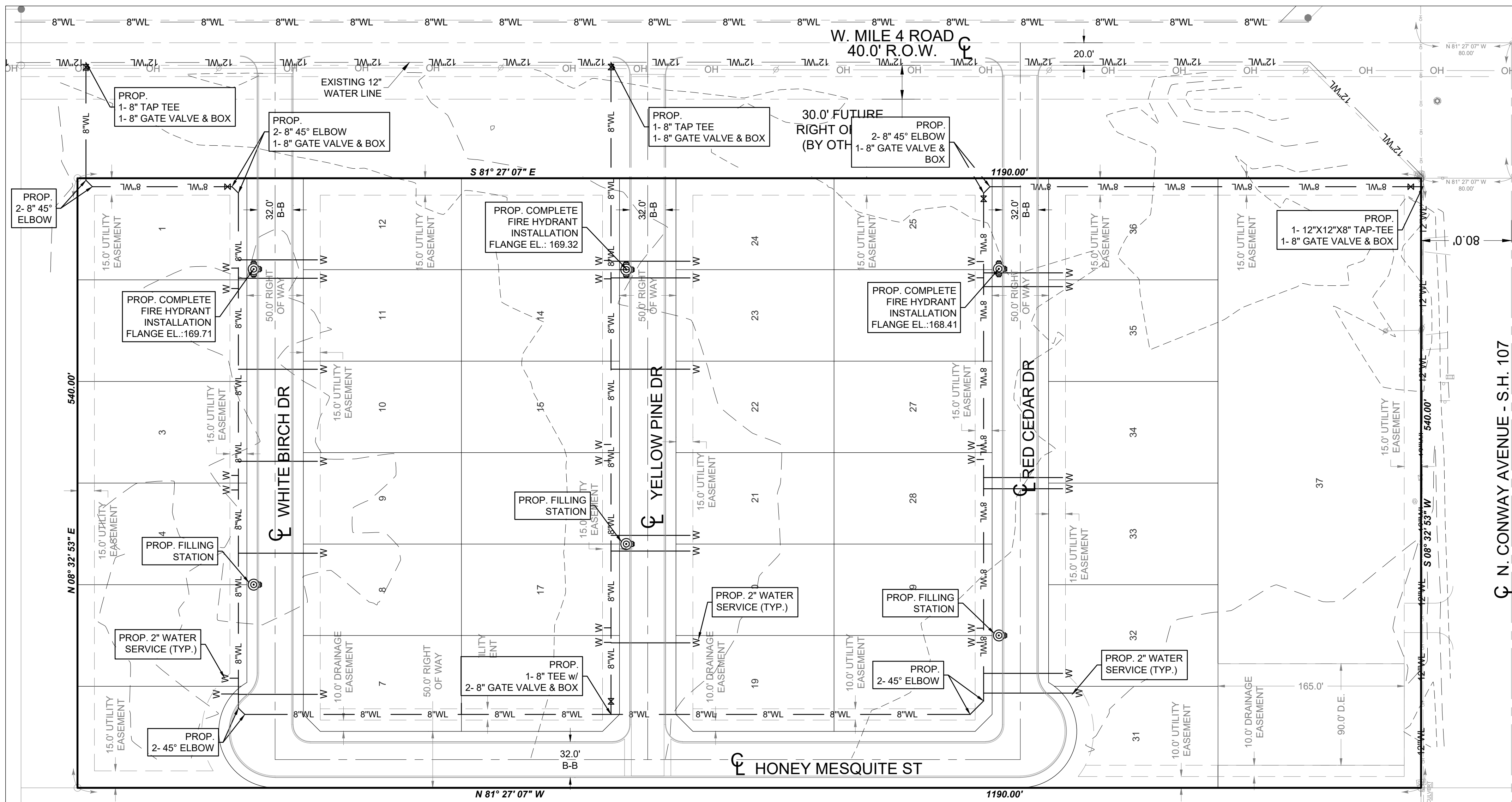
MAYOR CITY OF MISSION \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**MELDEN & HUNT, INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78441  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: G.F. DATE: 05-06-22  
SURVEYED, CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_



**LEGEND**

- FOUND NO. 4 REBAR
- FOUND PIPE
- SET NO. 4 REBAR W/ PLASTIC CAP STAMPED MELDEN & HUNT
- ⊕ BENCH MARK
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- S.U.D. - SPECIAL UTILITY DISTRICT
- ⊕ - CENTER LINE
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT  
 WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

CONWAY VILLAGE WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.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.

S.W.S.C. HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF W. ST. FRANCIS AVENUE. THE WATER SYSTEM FOR CONWAY VILLAGE CONSISTS OF A PROPOSED 8" WATER LINE THAT CONNECTS TO THE EXISTING 12" WATER LINE PREVIOUSLY MENTIONED CREATING A LOOP WITHIN CONWAY VILLAGE.

WATER DISTRIBUTION FOR THE CONWAY VILLAGE CONSISTS OF THIRTY-SEVEN (37) 1" DIAMETER SINGLE SERVICE LINES THAT TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINES AND 1" SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$ \_\_\_\_\_ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THIS SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 2 FIRE HYDRANTS. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAN.

ENGINEER CERTIFICATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435

INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO  
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION CONWAY VILLAGE RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPANIA SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. S.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO FUTURO DE LA SUBDIVISION.

S.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE CORRE A LO LARGO DEL DERECHO DE VIA SUR DE W. ST. FRANCIS AVENUE. EL SISTEMA DE AGUA PARA CONWAY VILLAGE CONSTA DE UNA LINEA DE AGUA PROPUESTA DE 8" QUE SE CONECTA A LA LINEA DE AGUA DE 12" EXISTENTE MENCIONADA ANTERIORMENTE CREADO UN LAZO DENTRO DE CONWAY VILLAGE.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CONWAY VILLAGE CONSTA DE TREINTA Y SIETE (37) LINEAS DE SERVICIO UNICAS DE 1" DE DIAMETRO QUE TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA PARA CADA LOTE. LAS LINEAS DE AGUA DE 8" Y 1" SERVICIOS UNICOS Y LAS CAJAS DE MEDIDOR YA SE HAN INSTALADO A UN COSTO TOTAL DE \$ \_\_\_\_\_ O \$ \_\_\_\_\_ POR LOTE. ADEMAS, EL SUBDIVISIONADOR HA PAGADO A S.W.S.C. LA SUMA DE \$ \_\_\_\_\_ QUE CUBRE EL COSTO DE \$ \_\_\_\_\_ POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DE MEDIDOR DE AGUA, TARIFFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFFAS DE MEMBRESIA U OTRAS TARIFFAS ASOCIADAS CON LA CONEXION DEL LOTE INDIVIDUAL EN ESTA SUBDIVISION A S.W.S.C. A SOLICITUD DEL PROPIETARIO, S.W.S.C. INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. SE HAN INSTALADO 2 HIDRANTES CONTRA INCENDIOS, TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR S.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES ADOPTADAS EN LA SECCION 16.343 DEL 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 SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ \_\_\_\_\_ DOLARES.

FIRMA DEL INGENIERO \_\_\_\_\_ FECHA \_\_\_\_\_

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435

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

SUBDIVISION MAP OF  
**CONWAY VILLAGE**

A SUBDIVISION OF 14.752 ACRES OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, VOLUME 1, PAGE 56, HIDALGO COUNTY MAP RECORDS, CITY OF MISSION, COUNTY OF HIDALGO, TEXAS

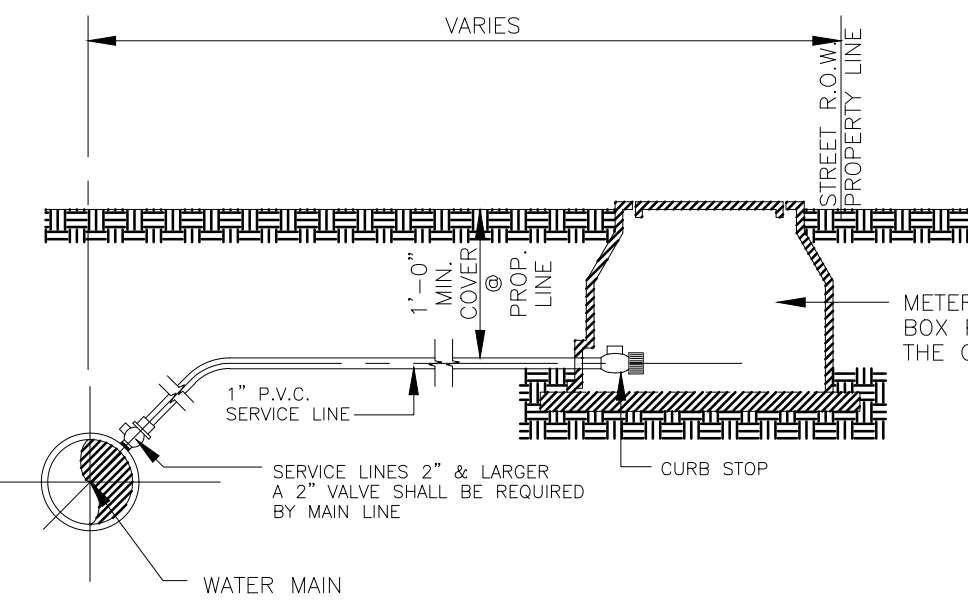
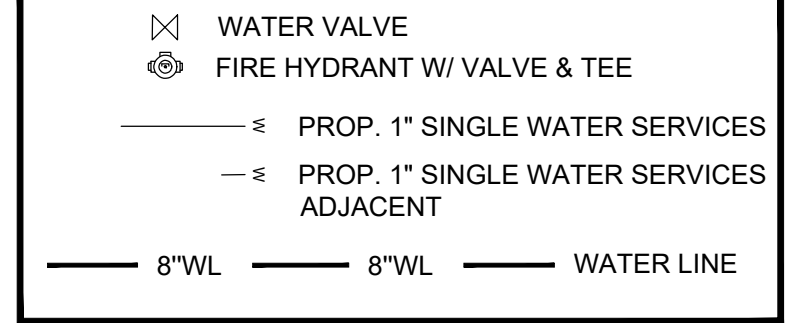
COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 386,792.59
DRAINAGE IMPROVEMENTS:	\$ 94,921.05
WATER DISTRIBUTION:	\$ 142,295.42
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 202,760.12

ESTIMACION DE COSTOS:

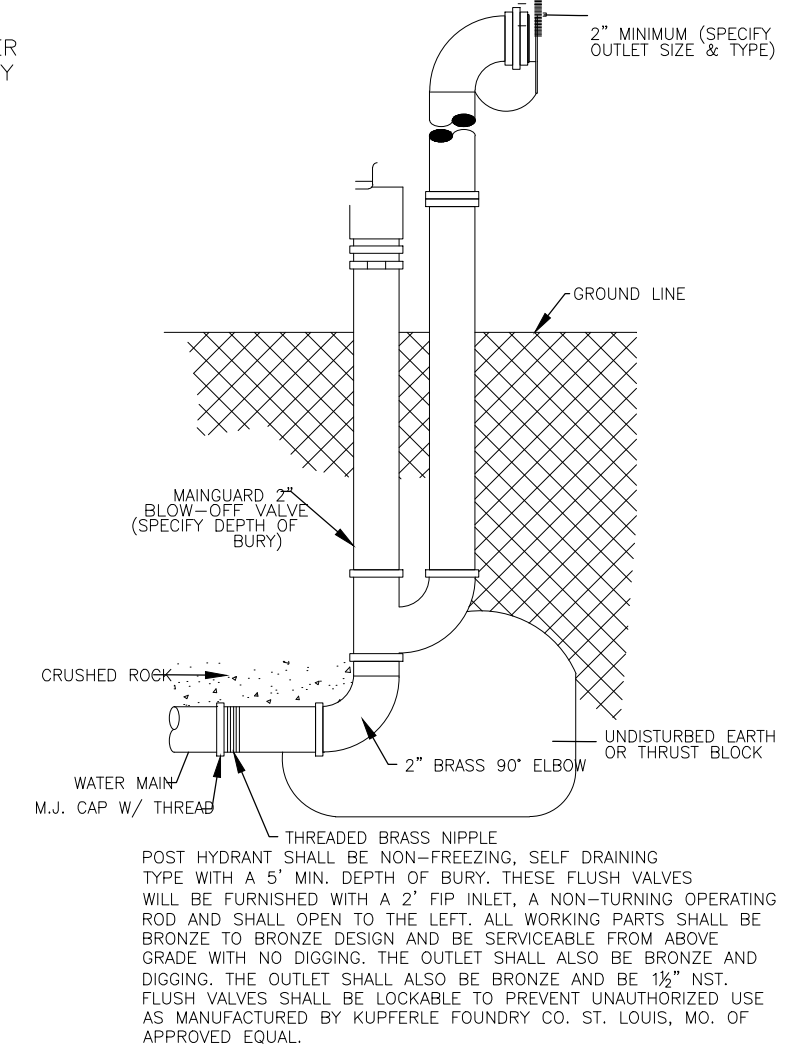
PAVIMENTACION DE CALLES:	\$ 386,792.59
DRENAJE PLUVIAL:	\$ 94,921.05
SERVICIO DE AGUA POTABLE:	\$ 142,295.42
SERVICIO DE DRENAJE SANITARIO:	\$ 202,760.12

**LEGEND (PROPOSED)** (PIPE SIZES AS PER PLANS)



- GENERAL NOTES:
- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
  - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" (FOR SINGLE SERVICE) AND 3" (FOR A DUAL SERVICE) P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

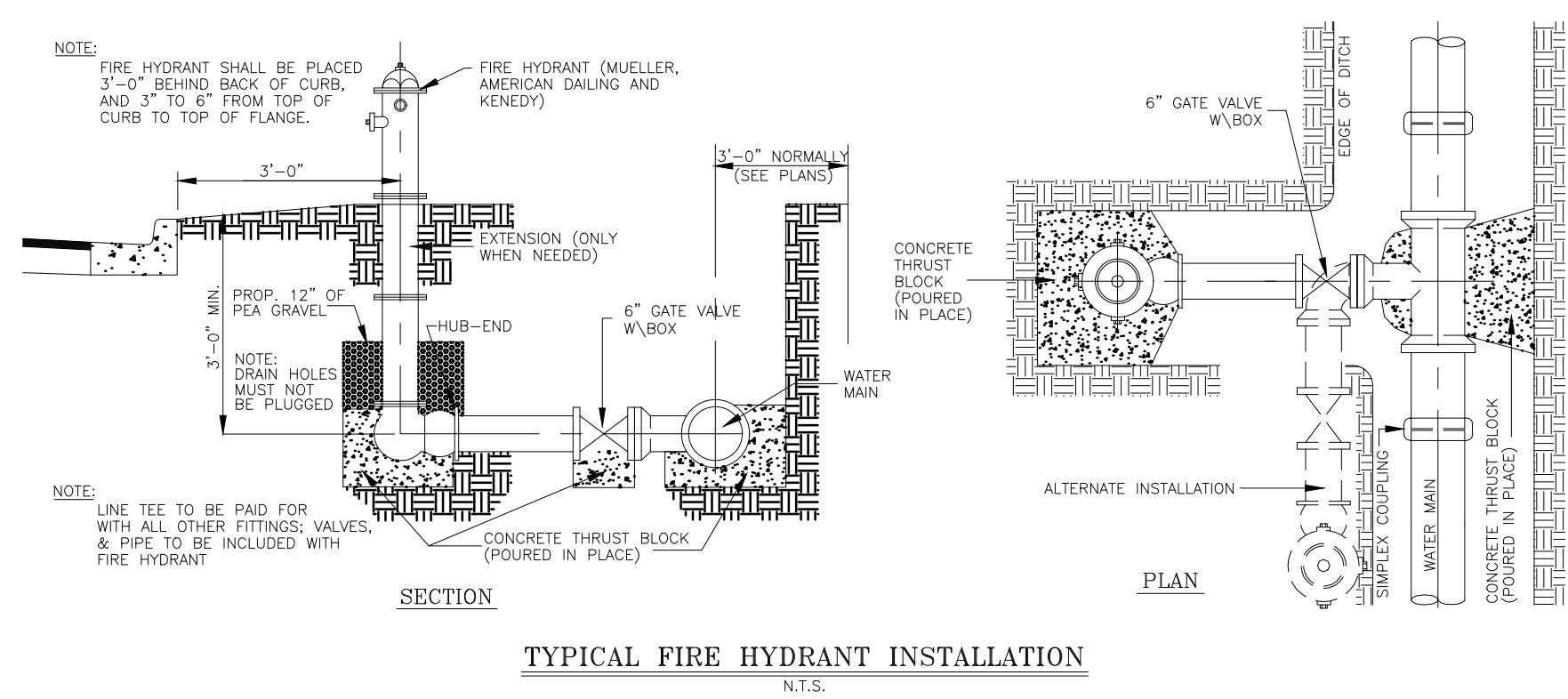
TYPICAL WATER SERVICE CONNECTION  
 N.T.S.



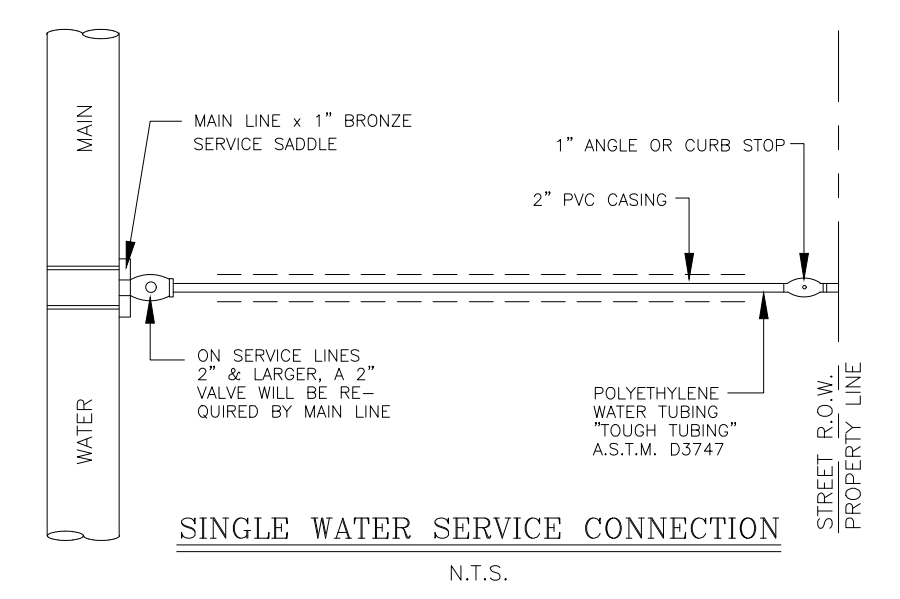
NOTE: FIRE HYDRANT SHALL BE PLACED 3'-0" BEHIND BACK OF CURB, AND 3" TO 6" FROM TOP OF CURB TO TOP OF FLANGE.

NOTE: CRANK HOLES MUST NOT BE PLUGGED.

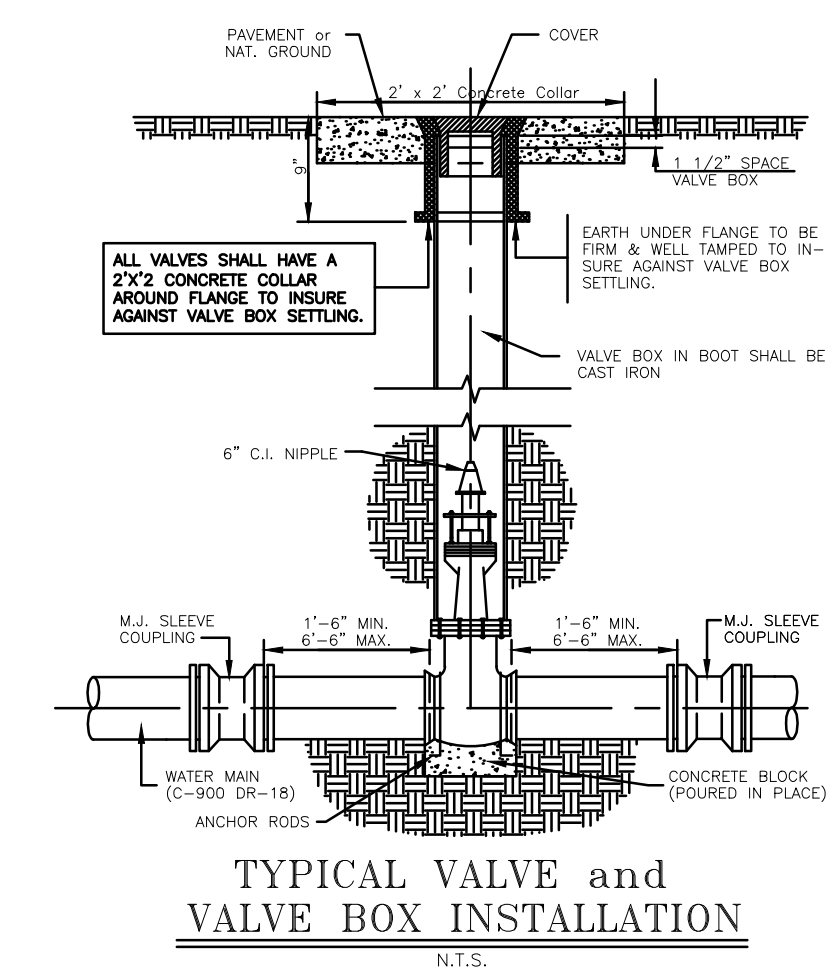
NOTE: LINE TEE TO BE PAID FOR WITH ALL OTHER FITTINGS, VALVES, & PIPE TO BE INCLUDED WITH FIRE HYDRANT.



TYPICAL FIRE HYDRANT INSTALLATION  
 N.T.S.



SINGLE WATER SERVICE CONNECTION  
 N.T.S.



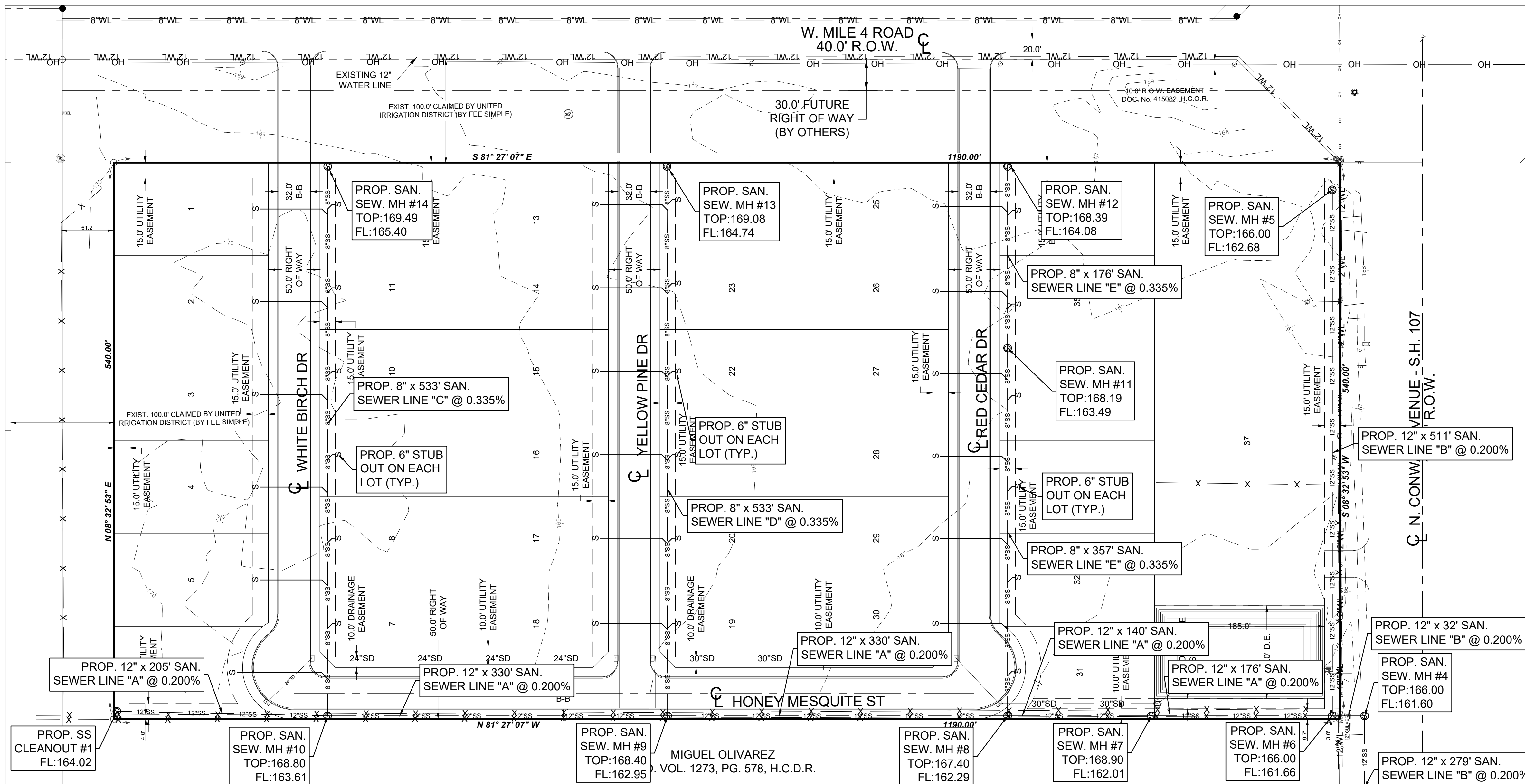
TYPICAL VALVE and VALVE BOX INSTALLATION  
 N.T.S.

MELDEN & HUNT, INC.  
 TEXAS REGIST. F-1435

**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS

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

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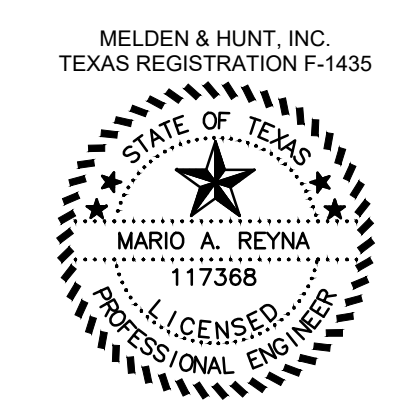
FINAL SEWER ENGINEERING REPORT FORMAT  
SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:

SEWAGE FROM CONWAY VILLAGE IS BEING TREATED BY THE PROPOSED 8" SANITARY SEWER SYSTEM THAT CONNECTS TO AN EXISTING MANHOLE ABOUT 0.190 OF ONE MILE SOUTH OF CONWAY VILLAGE. SAID SANITARY SEWER SYSTEM CONNECTS TO SAID EXISTING MANHOLE WITH THREE (3) OFF-SITE SANITARY SEWER MANHOLES AND ONE (1) ON-SITE SANITARY SEWER MANHOLE AT THE SOUTHEAST CORNER OF THIS SUBDIVISION. SAID ON-SITE MANHOLE CONNECTS THREE (3) ON-SITE SANITARY SEWER MANHOLES WITH 12" SEWER LINES. EACH LOT WILL BE PROVIDED A SANITARY SEWER SERVICE THAT END AT A CLEANOUT. THE COST TO INSTALL THE SANITARY SEWER SERVICE ON AN INDIVIDUAL LOT IS \$ \_\_\_\_\_ THE SANITARY SEWER SYSTEM HAS BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ \_\_\_\_\_ FOR EACH LOT. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL SERVICES ON \_\_\_\_\_

ENGINEER CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - THESE FACILITIES WILL COST \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



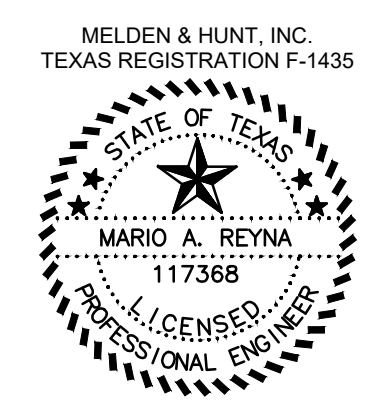
INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO  
DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE EN LA SUBDIVISION

LAS AGUAS RESIDUALES DE CONWAY VILLAGE ESTAN TRATADAS POR EL PROPUESTO SISTEMA DE ALCANTEARILLADO SANITARIO DE 8" QUE SE CONECTA A UNA ALCANTEARILLA EXISTENTE APROXIMADAMENTE 0.190 DE UNA MILLA AL SUR DE CONWAY VILLAGE. DICHO SISTEMA DE ALCANTEARILLADO SANITARIO SE CONECTA A DICHA ALCANTEARILLA EXISTENTE CON CUATRO (4) ALCANTEARILLAS FUERA DEL SITIO CON UNA ALCANTEARILLA EN LA SUBDIVISION LOCALIZADA EN LA ESQUINA SURESTE DE ESTA SUBDIVISION. DICHA ALCANTEARILLA LOCALIZADA EN LA ESQUINA SURESTE SE CONECTA A TRES (3) ALCANTEARILLAS CON TUBERIA DE ALCANTEARILLADO DE 12". A CADA LOTE SE LE PROPORCIONARA UN SERVICIO DE ALCANTEARILLADO SANITARIO QUE TERMINARA EN UNA COLADERA. EL COSTO DE INSTALAR EL SERVICIO DE ALCANTEARILLADO SANITARIO EN UN LOTE INDIVIDUAL ES DE \$ \_\_\_\_\_ EL SISTEMA DE ALCANTEARILLADO SANITARIO HA SIDO INSTALADO EN EL MOMENTO DE LA SOLICITUD DE APROBACION DE FINAL A UN COSTO TOTAL DE \$ \_\_\_\_\_ POR CADA LOTE. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS SERVICIOS EL \_\_\_\_\_

CERTIFICACION:  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE DRENAJE SON:

DRENAJE: EL SISTEMA DE ALCANTEARILLADO COSTARA \$ \_\_\_\_\_ DOLARES POR LOTE A UN COSTO TOTAL DE \$ \_\_\_\_\_ PARA LA SUBDIVISION.

FIRMA DEL INGENIERO \_\_\_\_\_ FECHA \_\_\_\_\_



- LEGEND**
- FOUND No.4 REBAR
  - FOUND PIPE
  - SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
  - ⊕ BENCH MARK
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - N.E. COR. - NORTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - S.U.D. - SPECIAL UTILITY DISTRICT
  - ⊕ CENTER LINE
  - SQ. FT. - SQUARE FEET
  - U.E. - UTILITY EASEMENT

MAP OF SANITARY SEWER DISTRIBUTION SYSTEM  
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

SUBDIVISION MAP OF  
**CONWAY VILLAGE**

A SUBDIVISION OF 14.752 ACRES OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, VOLUME 1, PAGE 56, HIDALGO COUNTY MAP RECORDS, CITY OF MISSION, COUNTY OF HIDALGO, TEXAS

SUBDIVIDER CERTIFICATION:  
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:  
I, RICARDO MARROQUIN SUBDIVIDER OF CONWAY VILLAGE HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RIMAGA, LLC  
RICARDO MARROQUIN, DIRECTOR  
54 E. FRONTON  
BROWNSVILLE, TEXAS 78520

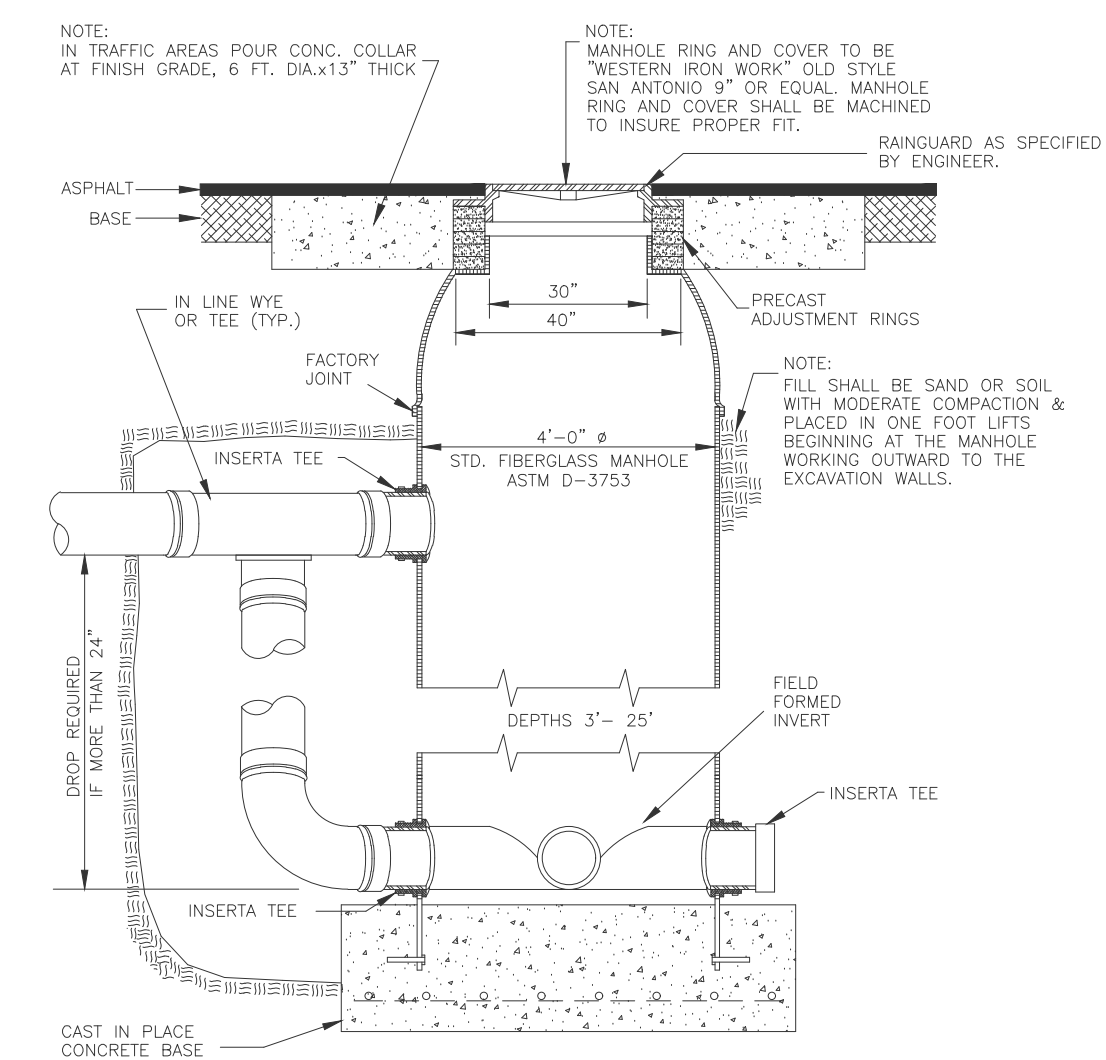
DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

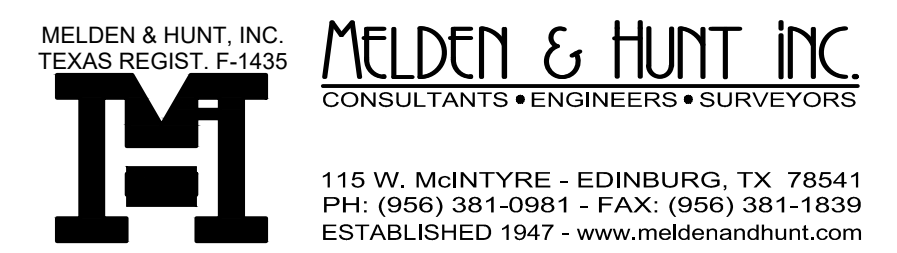
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO MARROQUIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

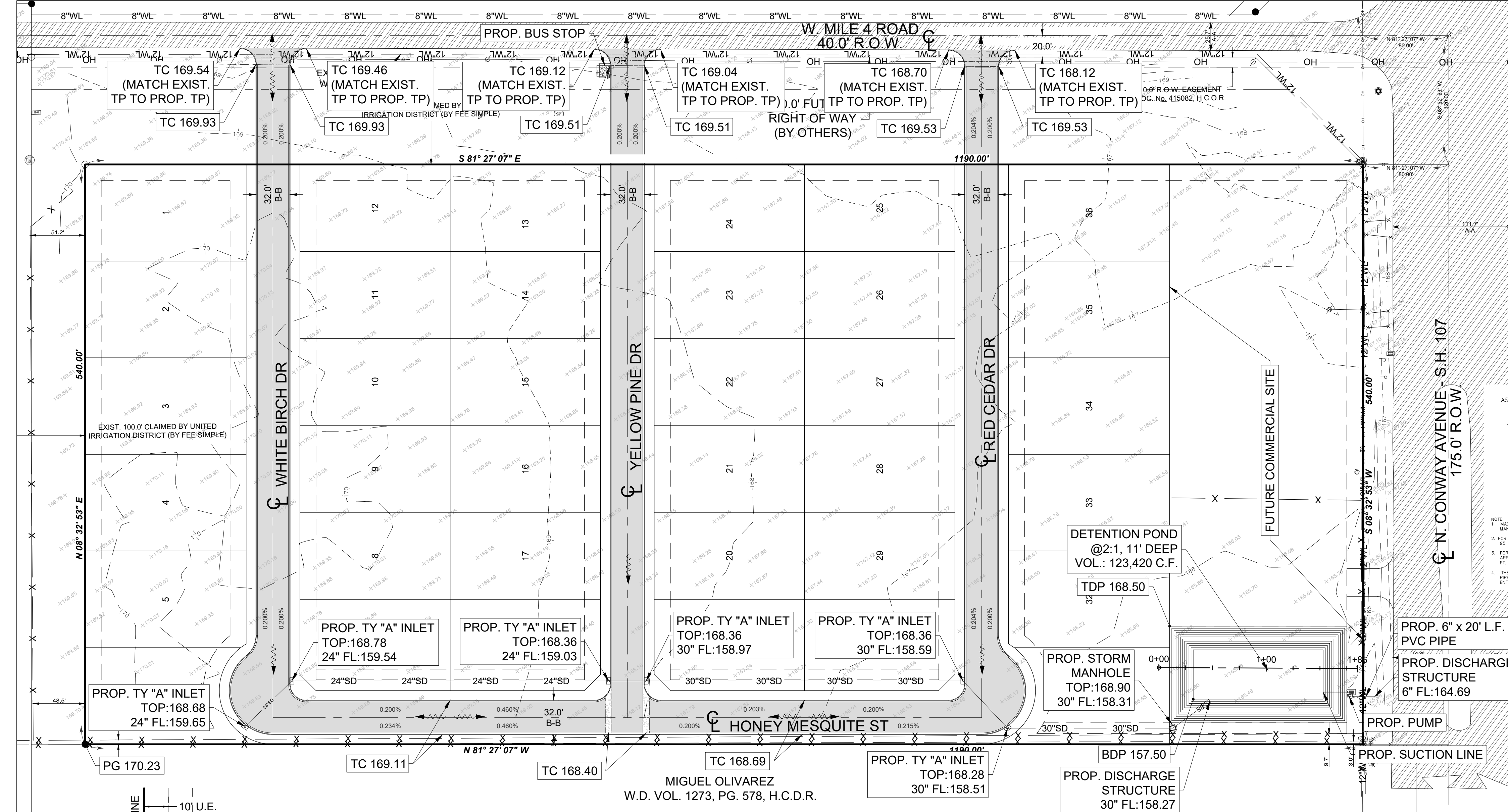
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



TYPICAL FIBERGLASS MANHOLE  
N.T.S.



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**LEGEND**

- FOUND NO. 4 REBAR
- FOUND PIPE
- SET NO. 4 REBAR W/ PLASTIC CAP STAMPED MELDEN & HUNT
- BENCH MARK
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- S.I.D. - SPECIAL UTILITY DISTRICT
- CENTER LINE
- SQ. FT. - SQUARE FEET
- U.E. - UTILITY EASEMENT

**DRAINAGE STATEMENT**

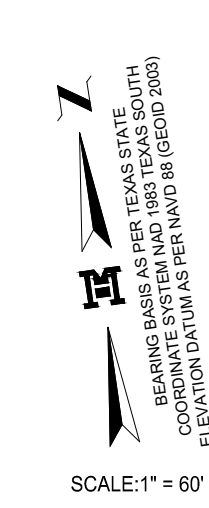
CONWAY VILLAGE IS A SUBDIVISION OF A TRACT OF LAND CONTAINING 14.752 ACRES SITUATED IN THE CITY OF MISSION ETJ, COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, VOLUME 1, PAGE 56, HIDALGO COUNTY MAP RECORDS. THIS PROPERTY IS LOCATED ALONG THE WEST RIGHT-OF-WAY OF N. CONWAY AVE. - S.H. 107 AND 120.00 FEET SOUTH OF W. ST. FRANCIS AVENUE. THE TRACT IS CURRENTLY OCCUPIED WITH A RESIDENTIAL HOME AND IS BEING PROPOSED AS A 37.00 AC SUBDIVISION THAT WILL INCLUDE 1 COMMERCIAL LOT AND 36 LOTS FOR FOUR-FLEX DEVELOPMENT. THIS PROPERTY IS LOCATED IN ZONE "C" ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0400 C MAP REVISED: NOVEMBER 16, 1982. ZONE "C" IS DEFINED AS "AREAS OF MINIMAL FLOODING".

THE SOILS IN THIS AREA ARE (2) HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES, (2B) HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES, AND (3) BRENNAN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES. "B" IN HYDROLOGIC GROUP SOILS. HYDROLOGIC GROUP SOIL "B" HAS MODERATE INFILTRATION RATE. WHEREAS MODERATE INFILTRATION RATE THESE SOILS CONSIST CHIEFLY OF MODERATE FINE TEXTURE TO MODERATE COARSE TEXTURE. THESE SOILS HAVE A MODERATE RATE OF WATER TRANSMISSION (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

STORM RUNOFF ON THIS TRACT IS BY SURFACE FLOW, WITH A SOUTHERLY DIRECTION. THE VOLUME OF STORM RUNOFF IS 5.45 C.F.S. BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 39.90 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, AS PER THE ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 34.45 C.F.S.

IN ACCORDANCE WITH THE CITY OF MISSION'S DRAINAGE POLICY, THE PROPOSED STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION WILL CONSIST OF (1) TYPE "C" INLETS, APPROXIMATELY 37 L.F. OF 24-INCH STORM LINES AND APPROXIMATELY 580 L.F. OF 6-INCH STORM LINES. SURFACE RUNOFF FROM THE LOTS AND THE PROPOSED STREETS WILL BE CAUGHT BY THE PROPOSED INLETS AND CONVEYED VIA SAID STORM LINES INTO A PROPOSED DETENTION POND THAT WILL DISCHARGE INTO THE EXISTING ROAD DITCH ALONG N. CONWAY AVE. - S.H. 107 VIA A PUMP SYSTEM. THE EXISTING ROAD DITCH ULTIMATELY DISCHARGES INTO LINDA VISTA DRAIN. LINDA VISTA DRAIN IS OWNED AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

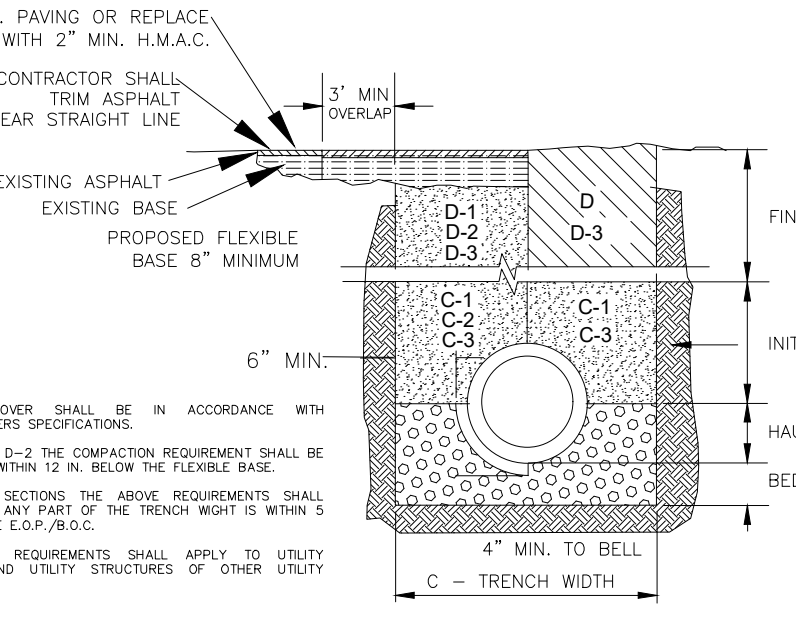
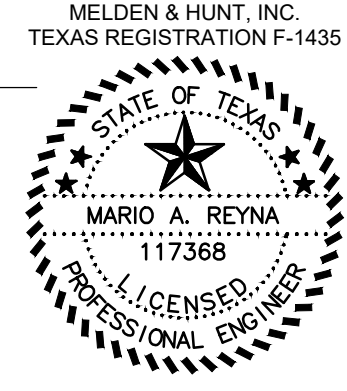
IN ACCORDANCE WITH THE CITY'S DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER THE ATTACHED CALCULATIONS, 120,710 CUBIC FEET (2,771 AC-FT) OF DETENTION SHALL BE PROVIDED AS PER THE CITY OF MISSION APPROVED GRADING PLAN.



MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

MARIO A. REYNA, PE # 117368

DATE:



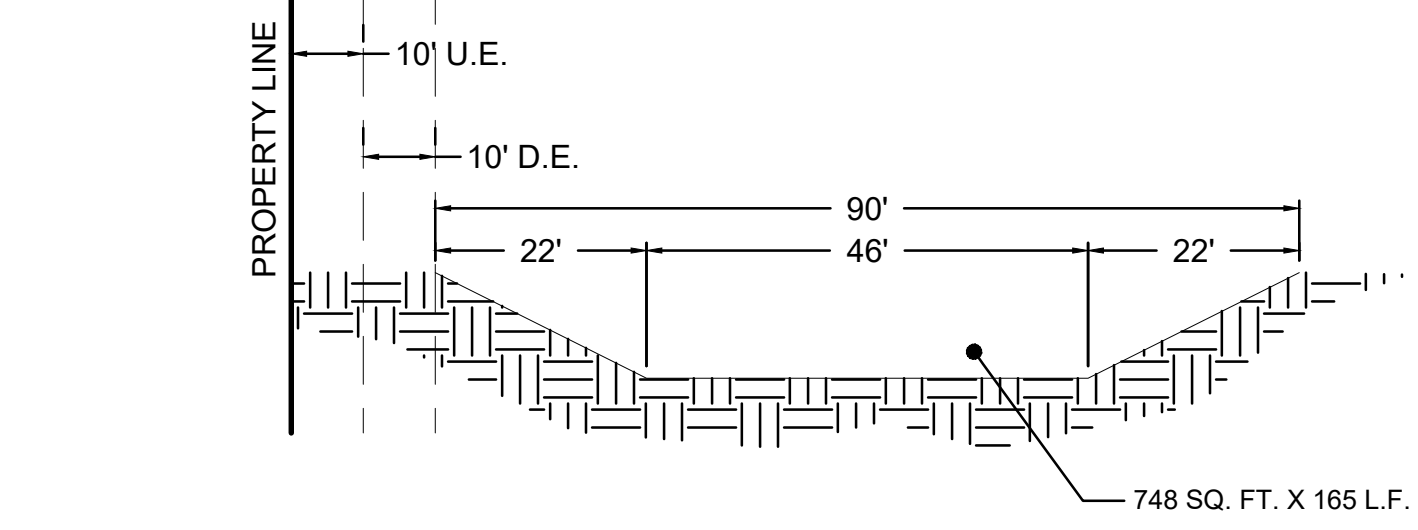
**STORM TRENCH BEDDING AND BACKFILL DETAILS**  
N.T.S.

- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MAY BE BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 4") - 1/2" RAIN GRAVEL, 7" MIN. SIZE.
- B. HAUNCH FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 = 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT, THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOIL TYPE A1, A2, A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (W/POINTING, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTURED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D2953 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

**MAP OF TOPOGRAPHY AND DRAINAGE:**  
**MAPA DE TOPOGRAFIA Y DESAGUE:**

**SUBDIVISION MAP OF CONWAY VILLAGE**

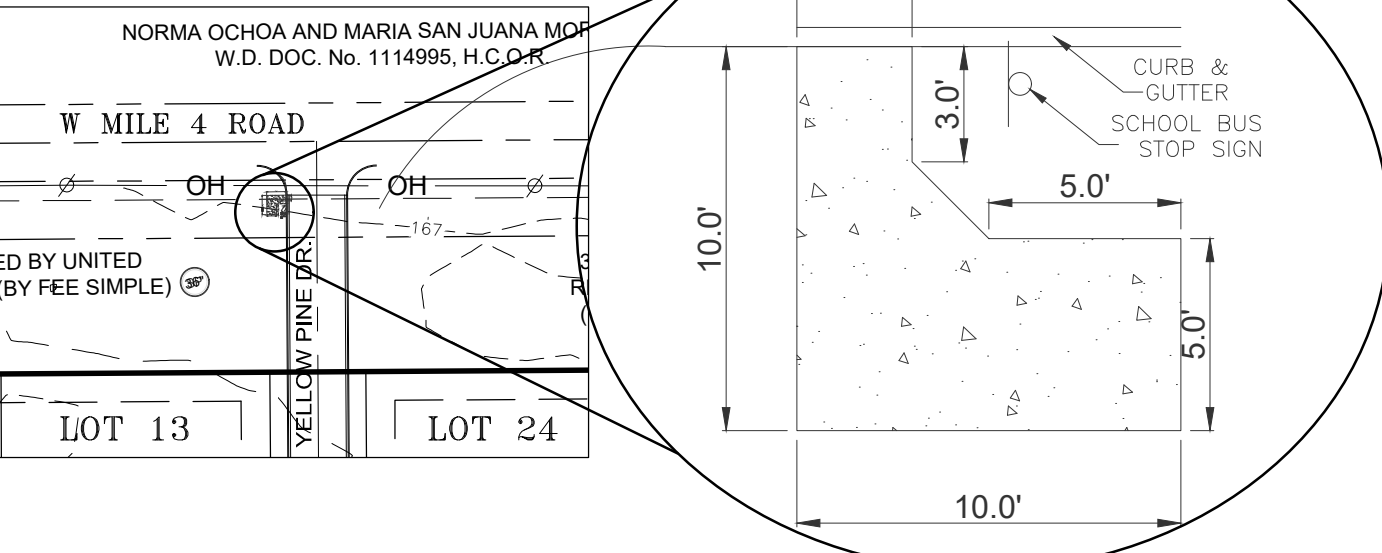
A SUBDIVISION OF 14.752 ACRES OUT OF LOT 36-6, WEST ADDITION TO SHARYLAND SUBDIVISION, VOLUME 1, PAGE 56, HIDALGO COUNTY MAP RECORDS, CITY OF MISSION, COUNTY OF HIDALGO, TEXAS



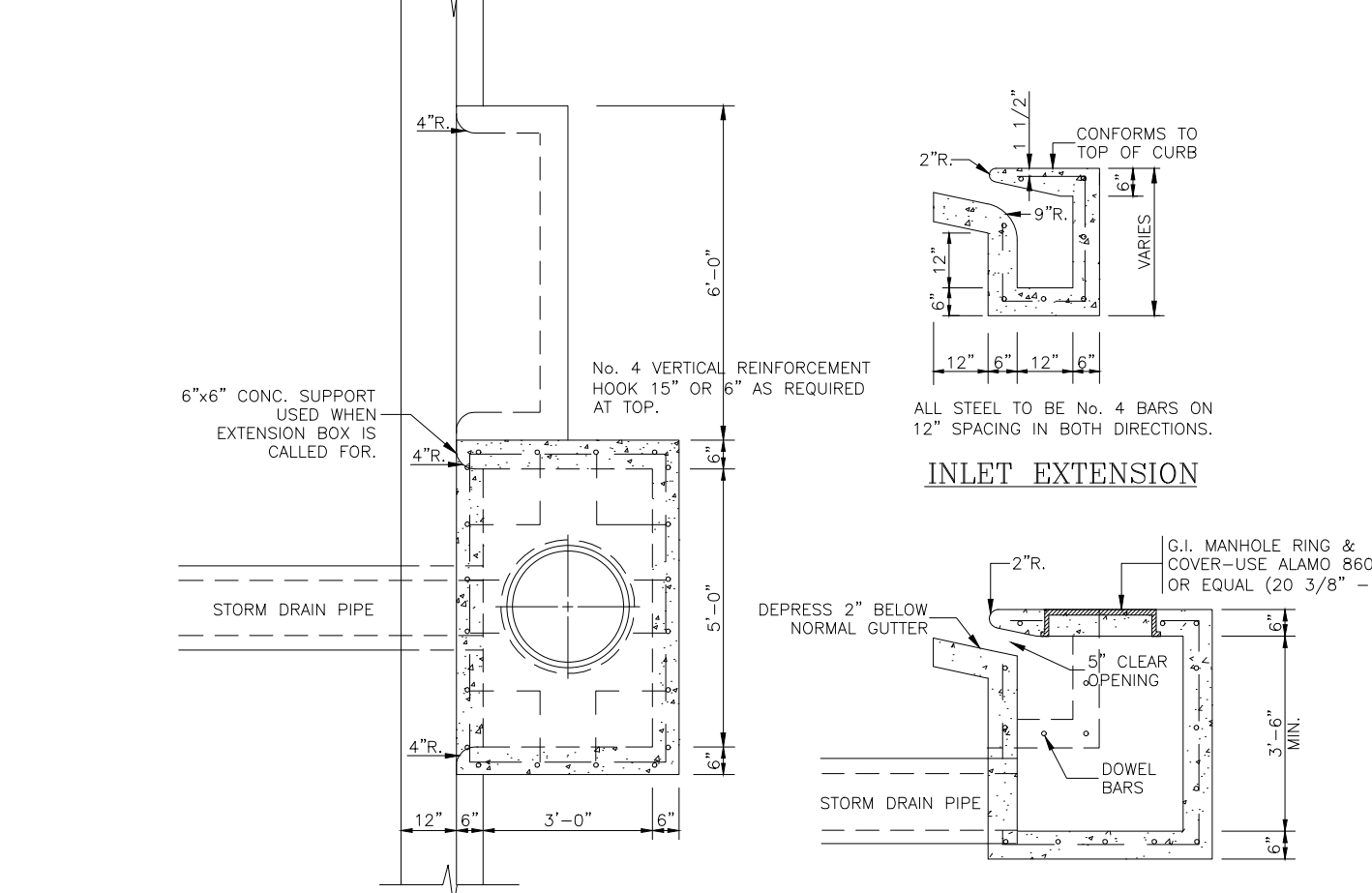
**DETENTION POND DETAIL**  
N.T.S.

**DETENTION VOLUMES:**  
REQUIRED: 120,710 C.F. (2,771 Ac.-Fl.)  
PROVIDED: 123,420 C.F. (2,833 Ac.-Fl.)

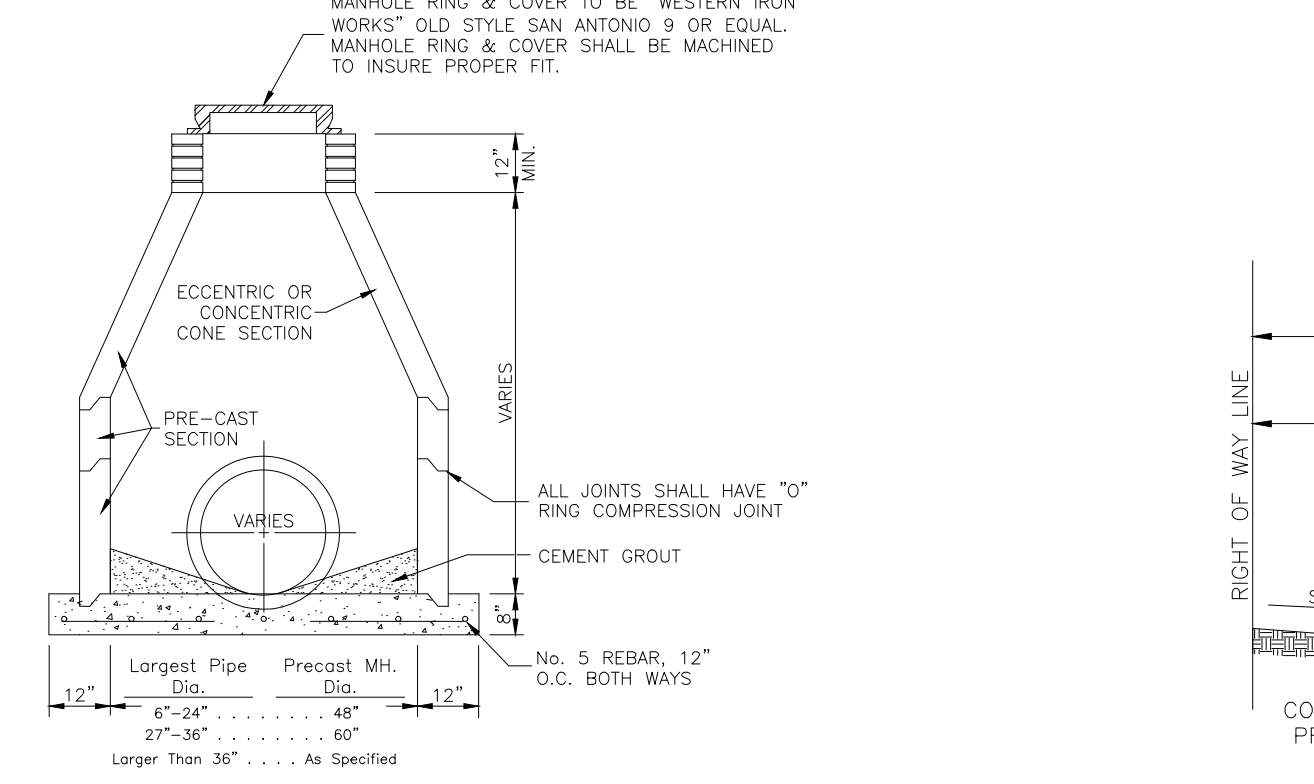
**NOTE:**  
DETENTION POND TO HAVE A 5' BUFFER AROUND THE ENTIRE PERIMETER



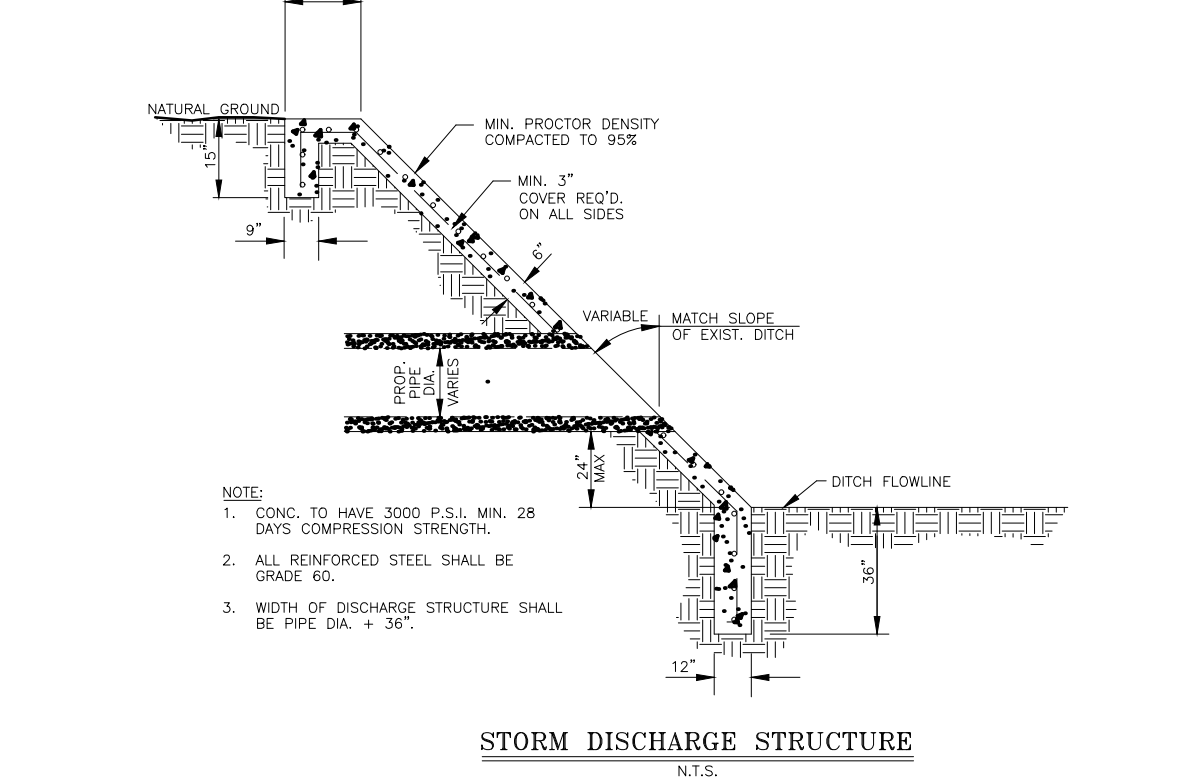
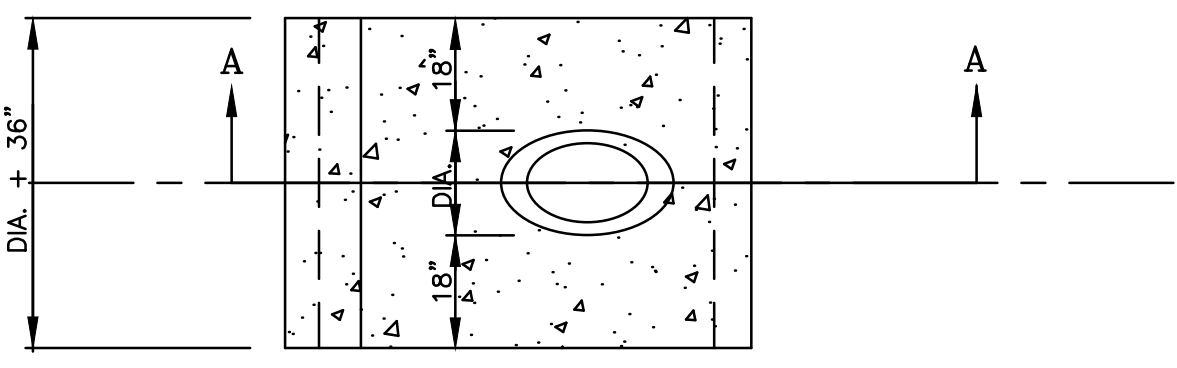
**SCHOOL BUS STOP PICKUP AREA**  
N.T.S.



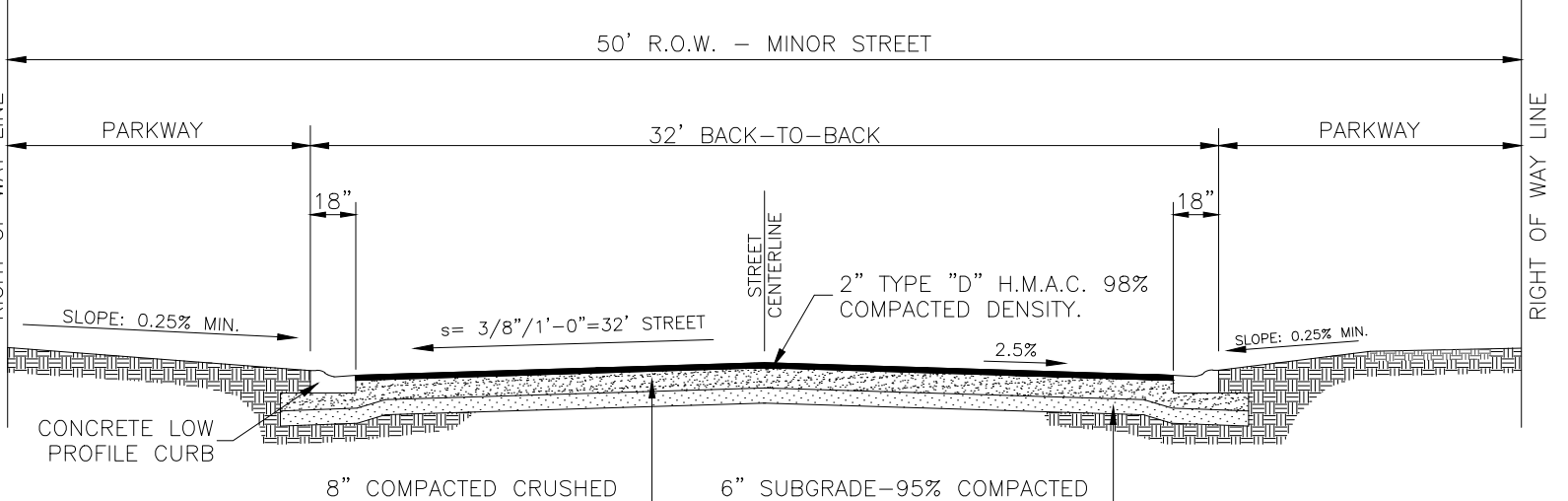
**PLAN TYPE "A" INLET**  
N.T.S.



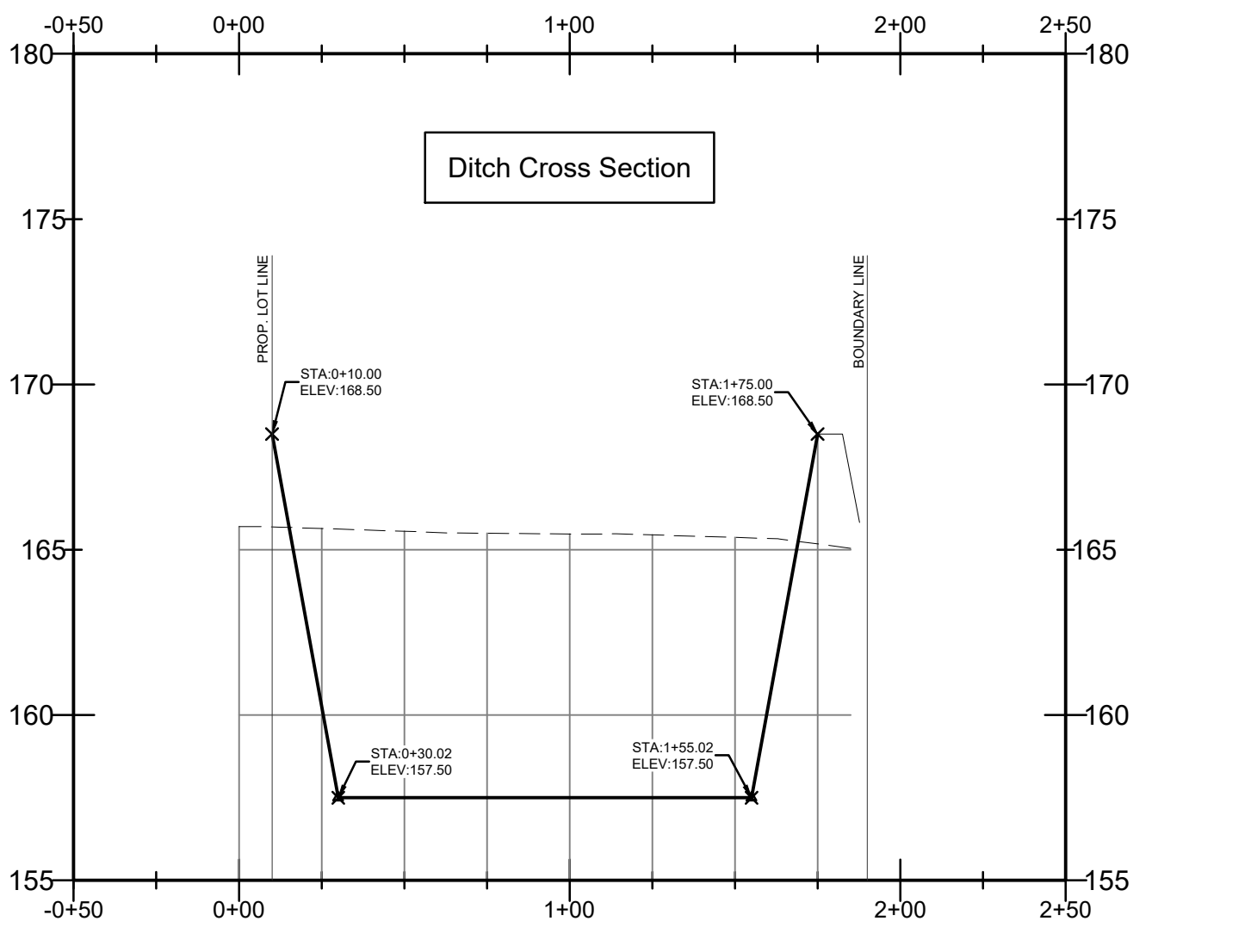
**STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE**  
N.T.S.



**H.C.D.#1 STORM DISCHARGE STRUCTURE**



**MINOR RESIDENTIAL STREET SECTION**  
N.T.S.



**Ditch Cross Section**

MELDEN & HUNT, INC.  
TEXAS REGIST F-1435

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