



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-07-2023

PROPOSED CALEDONIA WEST SUBDIVISION PRECINCT No. 4.

ENGINEER: SALINAS ENGINEERING & ASSOCIATES DEVELOPER: CALEDONIA ESTATES CORPORATION PHASE II

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 78 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 16

FILLING STATIONS: 8

LOCATION DESCRIPTION: NORTH OF CURRY ROAD APPROXIMATELY 1/2 MILE WEST OF CESAR CHAVEZ ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-16-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 01-06-2023 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 01-06-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 8" LOCATION: PAOLA STREET.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: CURRY ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 01-26-2023: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

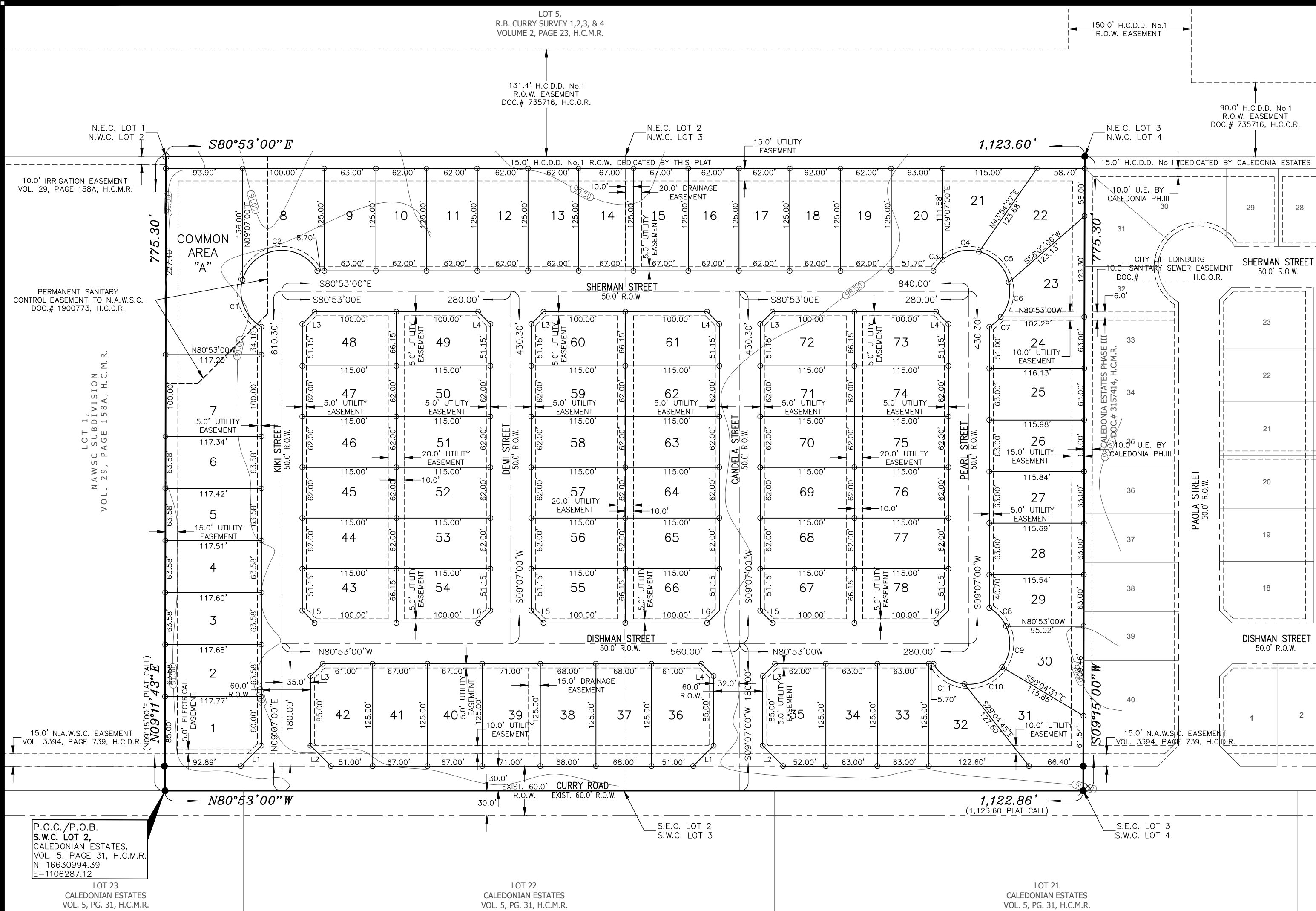
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

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

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

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.



LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED 5782
- SET NAIL
- RIGHT OF WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- H.C.M.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- N.W.S.C. NORTH ALAMO WATER SUPPLY CORP. HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
- N.W.C. NORTHWEST CORNER
- N.E.C. NORTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- S.E.C. SOUTHEAST CORNER

LINE TABLE

LINE	LENGTH	BEARING
L1	35.36'	N54°07'00"E
L2	35.36'	N55°53'00"W
L3	21.21'	N54°07'00"E
L4	21.21'	S35°53'00"W
L5	21.21'	N55°53'00"W
L6	21.21'	S54°07'00"W

Curve Table

Curve #	Radius	Length	Chord Direction	Chord Length
C1	50.00	66.55	S12° 45' 12"E	61.74
C2	50.00	116.71	N87° 45' 12"W	91.96
C3	50.00	17.63	S49° 13' 15"W	17.54
C4	50.00	47.29	S86° 25' 07"W	45.55
C5	50.00	54.79	N35° 05' 32"W	52.09
C6	50.00	45.00	N22° 05' 10"E	43.50
C7	50.00	18.54	N58° 29' 35"E	18.44
C8	50.00	30.69	N33° 18' 02"W	30.21
C9	50.00	52.76	N14° 30' 41"E	50.35
C10	50.00	52.76	N74° 58' 11"E	50.35
C11	50.00	47.05	S47° 50' 32"E	45.33

LOT AREA TABLE

LOTS	SQ. FT.	ACRES
1	9,703.06	0.223
2	7,485.16	0.172
3	7,479.61	0.172
4	7,474.06	0.172
5	7,468.51	0.171
6	7,462.97	0.171
7	11,726.69	0.269
8	10,987.52	0.252
9	7,875.00	0.181
10-13	7,750.00	0.178
14-15	8,375.00	0.192
16-19	7,750.00	0.178
20	7,750.00	0.178
21	8,150.59	0.187
22	9,667.08	0.222
23	7,731.96	0.178
24	7,256.34	0.166
25	7,311.64	0.168
26	7,302.40	0.168
27	7,293.17	0.167
28	7,283.93	0.167
29	7,800.22	0.181
30	7,602.91	0.175

LOT AREA TABLE

LOTS	SQ. FT.	ACRES
31	9,963.47	0.229
32	8,783.18	0.202
33-34	7,875.00	0.181
35	9,200.00	0.211
36	9,075.00	0.208
37-38	8,500.00	0.195
39	8,875.00	0.204
40-41	8,375.00	0.192
42	9,075.00	0.208
43	7,494.63	0.172
44-47	7,130.00	0.164
48-49	7,494.63	0.172
50-53	7,130.00	0.164
54-55	7,494.63	0.172
56-59	7,130.00	0.164
60-61	7,494.63	0.172
62-65	7,130.00	0.164
66-67	7,494.63	0.172
68-71	7,130.00	0.164
72-73	7,494.63	0.172
74-77	7,130.00	0.164
78	7,494.63	0.172
AREA A	22,378.68	0.514

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, RICARDO R. SALINAS JR., PRESIDENT OF CALEDONIA ESTATES CORPORATION, A TEXAS CORPORATION, AS OWNER (S) OF THE 19.991 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CALEDONIA WEST SUBDIVISION, 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, OR WILL 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.

OWNER: RICARDO R. SALINAS JR., PRESIDENT
CALEDONIA ESTATES CORPORATION
A TEXAS CORPORATION
2221 DAFFODIL AVE.
MCALLEN, TEXAS 78501

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICARDO R. SALINAS, JR., 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 THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY
OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
CITY OF EDINBURG
PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION KNOWN AS CALEDONIA WEST SUBDIVISION, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2023.

CHAIRPERSON,
PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF EDINBURG
MAYOR'S CERTIFICATION

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

MAYOR-CITY OF EDINBURG

DATE: _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CALEDONIA WEST SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 2023.

HIDALGO COUNTY JUDGE

DATE: _____

HIDALGO COUNTY CLERK

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID O. SALINAS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATE COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE WATER FACILITIES WILL BE CONSTRUCTED AT A COST OF \$_____.

SEWAGE FACILITIES: (SEWER SERVICE CONNECTION) ARE ESTIMATED TO COST \$_____ PER LOT (ALL UNLIVE), FOR A TOTAL COST OF \$_____ FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$_____ TO COVER THE COST OF SEWER SERVICE CONNECTION.

DATED THIS THE _____ DAY OF _____, 2023.

REGISTERED PROFESSIONAL ENGINEER NO. 71973 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

I, DAVID OMAR SALINAS, 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 OWNER 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, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____.

DAVID OMAR SALINAS, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR #5782

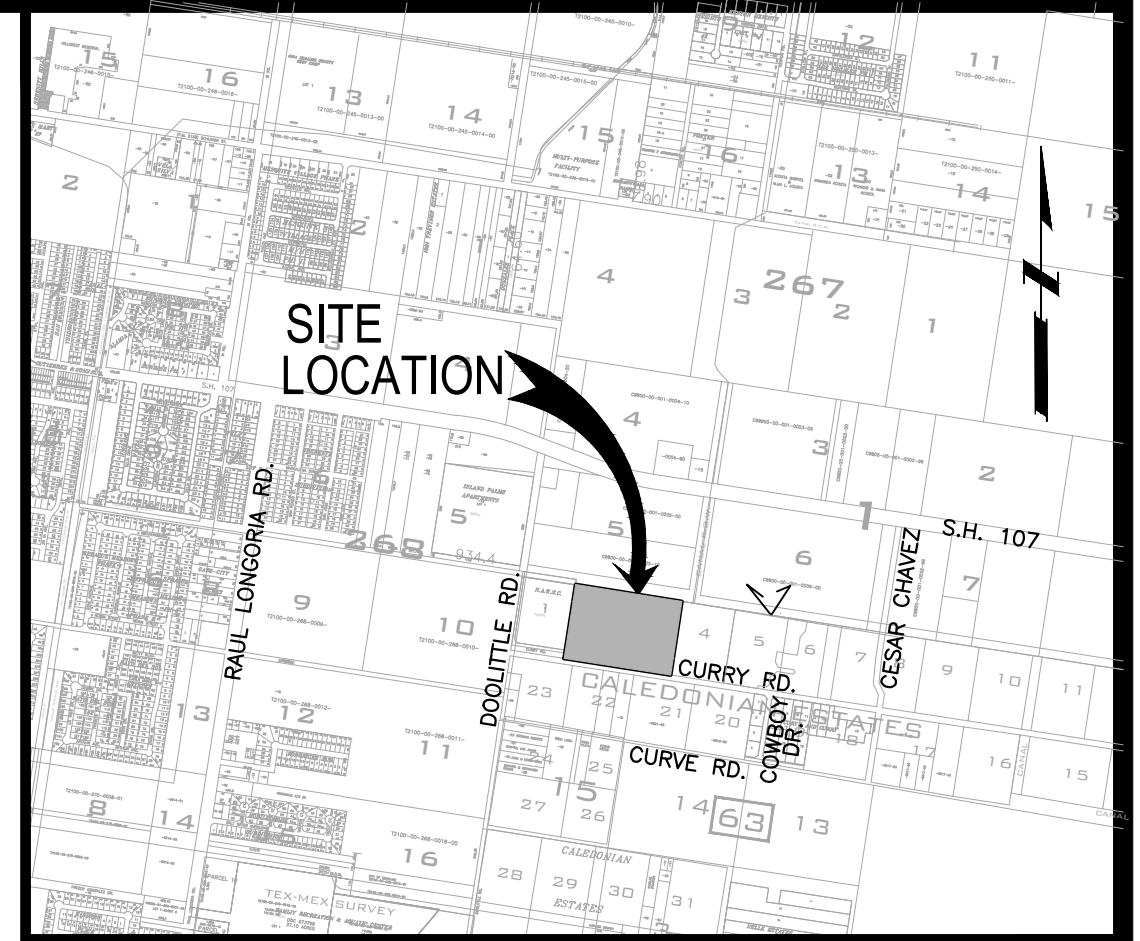
APPROVAL BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

BY: RAUL SESIN, P.E. DISTRICT MANAGER

DATE: _____



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501
JOB NUMBER: SP-19-24911

DATE PREPARED: FEBRUARY 06, 2023

PLAT SHEET 1 OF 6

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

CALEDONIA WEST SUBDIVISION, IS LOCATED 0.42 MILES FROM THE NORTHWEST CORNER OF CESAR CHAVEZ ROAD AND CURRY ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (2019 ESTIMATE POPULATION 101,170). CALEDONIA WEST SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG, IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021, PRECINCT NO. 4.

METES AND BOUNDS DESCRIPTION

BEING A 19.991 GROSS ACRE TRACT OF LAND (20.00 GROSS ACRES RECORDED), MORE OR LESS, CONSISTING OF ALL OF LOTS 2 AND 3, CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, AS PER THE MAP OF PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 20.0 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH DIAMETER IRON ROD FOUND ON THE SOUTHWEST CORNER OF SAID LOT 2 LOCATED IN THE CENTER OF CURRY ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT; SAID NAIL ALSO BEING THE SOUTHWEST CORNER OF LOT 1, NAWSC SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 29, PAGE 158A, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

(1) THENCE, NORTH 09 DEGREES 11 MINUTES 43 SECONDS EAST (N09°11'43" E PLAT CALL), COINCIDENT WITH THE WEST LINE OF SAID LOT 2 SAME BEING THE EAST LINE OF SAID NAWSC SUBDIVISION, A DISTANCE OF 30.0 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CURRY ROAD, WHENCE A 1/2 INCH IRON ROD FOUND BEARS NORTH 80 DEGREES 53 MINUTES 05 SECONDS WEST 0.71 FEET AT A DISTANCE OF 775.30 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD SET ON THE NORTHWEST CORNER OF SAID LOT 2 SAME BEING THE NORTHEAST CORNER OF SAID LOT 1, NAWSC SUBDIVISION, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(2) THENCE, SOUTH 80 DEGREES 53 MINUTES EAST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 561.80 FEET PASS THE NORTHEAST CORNER OF SAID LOT 2 SAME BEING THE NORTHEAST CORNER OF SAID LOT 3, CONTINUING COINCIDENT WITH THE NORTH LINE OF SAID LOT 3, AT A DISTANCE OF 1,123.60 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD FOUND ON THE NORTHEAST CORNER OF SAID LOT 3 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

(3) THENCE, SOUTH 09 DEGREES 15 MINUTES WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 3, A DISTANCE OF 745.30 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID CURRY ROAD, AT A DISTANCE OF 775.30 FEET IN ALL TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 3 FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

(4) THENCE, NORTH 80 DEGREES 53 MINUTES WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 561.80 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 3 SAME BEING THE SOUTHWEST CORNER OF SAID LOT 2, CONTINUING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 2, AT A DISTANCE OF 1,122.86 FEET (1,123.60 FEET PLAT CALL) IN ALL TO THE POINT OF BEGINNING, CONTAINING 19.991 GROSS ACRES OF LAND (20.00 RECORDED), MORE OR LESS, OF WHICH THE SOUTH 30.0 FEET (OR 0.773 ACRES OF LAND, MORE OR LESS) ARE LOCATED WITHIN THE RIGHT-OF-WAY OF SAID CURRY ROAD, LEAVING 19.218 NET ACRES OF LAND, MORE OR LESS.

BEARING SOURCE: CALEDONIA ESTATES SUBDIVISION, H.C.T.

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

RECORDED IN VOLUME _____ PAGE _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

INDEX SHEET OF CALEDONIA WEST SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.R. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; N.A.W.S.C. EASEMENT DEDICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND SANITARY WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); SUBDIVIDER'S CERTIFICATE AND STATEMENT;
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.
SHEET 4	WATER AND SANITARY SEWER DETAILS
SHEET 5	PAVING AND DRAINAGE DETAILS
SHEET 6	DRAINAGE EXCAVATION MAP

CALEDONIA WEST SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 19.991 GROSS ACRE TRACT OF LAND (20.00 GROSS ACRES RECORDED), MORE OR LESS, CONSISTING OF ALL OF LOTS 2 AND 3, CALEDONIA ESTATES, HIDALGO COUNTY, TEXAS, AS PER THE MAP OF PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

- GENERAL PLAT NOTES:
- MINIMUM SETBACK LINES:
FRONT..... 25.00'.
FRONT CUL-DE-SAC..... 15.00'.
REAR..... 15.00' OR EASEMENT, WHICHEVER IS GREATER.
SIDE..... 10.00' OR EASEMENT, WHICHEVER IS GREATER.
CORNER SIDE..... 10.00'.
CORNER GARAGE SIDE..... 18.00' / CORNER GARAGE FRONT..... 18.00'.
CORNER SIDE SETBACK WHERE ROW IS GREATER THAN 50.00 FEET 20.00'.
 - FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) 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 AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
COMMUNITY PANEL NO. 480334 0325 D (REVISED TO REFLECT LOMR 5/17/01) EFFECTIVE DATE JUNE 06, 2000.
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0325 D EFFECTIVE DATE JUNE 06, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE TOP OF CURB OF STREET 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. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL MINIMUM VOLUME, USING A 50-YEAR STORM EVENT, OF 129,880 CUBIC FEET OR 2.98 ACRE-FEET OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SUB-CHECT NO. 3 FOR DRAINAGE REPORT AND FOR STORM SEWER IMPROVEMENTS..
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS, FROM LOT 1 THRU LOT 78. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 - UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "SEA 5782".
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH PURCHASED CONTRACT MADE BETWEEN THE DEVELOPER 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.
 - BENCHMARK NOTE:
BM#1 TOP OF EXISTING GRATE INLET LOCATED ALONG THE NORTH SIDE OF CURRY ROAD NEAR THE SOUTHWEST CORNER OF LOT 4 AND SOUTHWEST CORNER OF LOT 5. ELEVATION 89.60. N.A.V.D. 88
BM#2 TOP OF NO. 4 REBAR LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. ELEVATION 91.79. N.A.V.D. 88
 - THIS SUBDIVISION WAS DESIGNED FOR 50 YEAR FLOOD RATIONAL METHOD.
 - A FIVE (5.0) FOOT SIDEWALK IS REQUIRED ALONG CURRY ROAD AND A FIVE (5.0) FOOT SIDEWALK AT THREE (3.0) FEET FROM THE BACK OF CURB IS REQUIRED ON ALL INTERNAL STREETS AT BUILDING PERMIT STAGE PROVIDED BY EACH LOT OWNER AS PER CITY OF EDINBURG SUBDIVISION ORDINANCE.
 - ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES OR LESS AS APPROVED BY THE COMPANIES THAT OCCUPY THE EASEMENT. 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.
 - CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO AS RESIDENCE PRIOR TO RECEIVING 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 METER(S).
 - ALL CONSTRUCTION TO MEET CITY OF EDINBURG, HIDALGO COUNTY & N.A.W.S.C. REQUIREMENTS AND STANDARDS.
 - LOT 1 AND LOT 31 THRU 42 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO CURRY ROAD. A BUFFER FENCE SHALL BE REQUIRED ALONG THE SOUTH SIDE OF LOT 1 AND LOT 31 THRU 42.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE ABOVE-DESCRIBED LANDS AND THE SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: 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.
 - ANY ADDITION TO EXISTING RESIDENCE MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.
 - ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVISED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - THE LOCATION OF ANY SEWER LINES INSIDE THE NORTH ALAMO WATER SUPPLY PERMANENT SANITARY SEWER CONTROL EASEMENT SHALL BE PROHIBITED ON LOTS 7, 8 AND THE COMMON AREA.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RICARDO R. SALINAS JR., PRES. CALEDONIA ESTATES CORP. A TEXAS CORPORATION	2221 DAFFODIL AVE. MCALLEN, TEXAS 78501	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489
ENGINEER: DAVID O. SALINAS SURVEYOR: DAVID O. SALINAS	2221 DAFFODIL AVE. MCALLEN, TEXAS 78501	MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON _____ DAY OF _____, 2023.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HOI#1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HOI#1.

PRESIDENT _____ SECRETARY _____

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 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 of 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, Grantor further grants to Grantee, an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration received herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: 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 2023.

RICARDO R. SALINAS, JR.

CALEDONIA WEST SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 20.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 2 AND 3, CALEDONIA WEST SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SUBDIVIDER CERTIFICATION:

I, RICARDO R. SALINAS, JR., SUBDIVIDER OF CALEDONIA WEST 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 AND 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.

SUBDIVIDER STATEMENT:

I, RICARDO R. SALINAS, JR., SUBDIVIDER OF CALEDONIA WEST 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 AND 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.

RICARDO R. SALINAS, JR.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO R. SALINAS, JR., KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: _____

FINAL ENGINEERING REPORT FOR CALEDONIA WEST SUBDIVISION:

BY DAVID O. SALINAS, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

CALEDONIA WEST SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF CURRY ROAD INSIDE OF AN EXCLUSIVE EASEMENT TO N.A.W.S.C. THE WATER SYSTEM FOR CALEDONIA WEST SUBDIVISION, CONSISTS OF AN 8" DIAMETER WATER LINE TAPPING INTO THE EXISTING 8" LINE LOCATED ON CURRY ROAD AND CANDELA STREET, THEN RUNS THROUGHOUT THIS SUBDIVISION INSIDE OF THE RIGHT OF WAY OF DISHMAN STREET, PEARL STREET, CANDELA STREET, DEMI STREET, SHERMAN STREET AND LOOP TO THE EXISTING 8" WATER LINE LOCATED ON CURRY ROAD AND KIKI STREET.

WATER SERVICE FOR THE LOTS IN THIS SUBDIVISION SHALL CONSIST OF THIRTY TWO (32) 2" DIAMETER SERVICE LINES THAT WILL ORIGINATE FROM A NEW 8" WATER LINE AND WILL SPLIT INTO A PAIR OF 1/2" DIAMETER SERVICE LINES AND FOURTEEN (14) 1" SINGLE LINE TO PROVIDE ONE 1/2" INCH SERVICE PER LOT. THE 1/2" INCH WATER SERVICE CONNECTIONS WILL TERMINATE AT WATER METER BODIES - ONE METER FOR EACH LOT. THE N.A.W.S.C. SHALL BE RESPONSIBLE FOR INSTALLING ALL WATER LINES FROM THE LOT METER BACK TO THE MAIN WATER LINES. ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS TO THE SUBDIVISION N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AND OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

THE DEVELOPER SHALL ALSO BE PROVIDING EIGHT (8) FIRE HYDRANTS FOR FIRE PROTECTION. THE FIRE HYDRANTS SHALL BE LOCATED ALONG THE NEWLY PROPOSED INTERNAL STREETS. ALL FIRE HYDRANTS SHALL CONNECT INTO NEWLY PROPOSED 8" WATER LINES WITH A 4" LINE (THE WATER LINE FROM THE NEW 8" WATER LINE TO THE ACTUAL HYDRANT SHALL BE PROTECTED WITH WATER VALVE).

THE TOTAL COST OF THE WATER DISTRIBUTION IMPROVEMENTS (8" WATER LINES, FIRE HYDRANTS, SERVICES) SHALL BE \$270,669.00, OR \$3,470.12 PER LOT. THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$104,600.00 AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS TO THE SUBDIVISION N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AND OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT. THE SUBDIVIDER HAS INSTALLED 8" FIRE HYDRANTS AT A UNIT COST OF \$8,000.00 EACH FOR A TOTAL COST OF \$47,200.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES

SEWAGE FROM CALEDONIA WEST SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND THE CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG HAS PROMISED TO PROVIDE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF EDINBURG HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING NORTH AND SOUTH ON THE WEST SIDE OF PAOLA STREET RIGHT OF WAY. THE WASTEWATER SYSTEM FOR CALEDONIA WEST SUBDIVISION, CONSISTS OF A PROPOSED 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 8" SANITARY SEWER LINE LOCATED ON PAOLA STREET THEN RUNS WEST INSIDE AN UTILITY EASEMENT BETWEEN LOTS 32 AND 33 OF CALEDONIA WEST PHASE II AND INSIDE AN UTILITY EASEMENT BETWEEN LOTS 2 AND 24 OF THIS SUBDIVISION AND EXTENDING THIS LINE THROUGHOUT THIS SUBDIVISION INSIDE OF A 5' FOOT UTILITY EASEMENT LOCATED IN FRONT OF THE LOTS TO PROVIDE WASTEWATER SERVICE TO ALL LOTS WITH ONE SERVICE PER EACH LOT.

THE 8" DIAMETER SEWER LINES, THE 4" DIAMETER SEWER SERVICE LINES, THE 4" SANITARY SEWER MANHOLES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$308,114.00 OR \$3,851.43 PER LOT. IN ADDITION, THE SUBDIVIDER PAID THE CITY OF EDINBURG THE SUM OF \$6,307.50 WHICH COVERS THE \$41.25 COST PER LOT WHICH COVERS MEMBERSHIP AND CONNECTION COST. THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE ON-SITE 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 \$375,269.00 WHICH EQUALS TO \$4,811.14 PER LOT.

SEWAGE FACILITIES - SANITARY SEWER SYSTEM IS ESTIMATED TO COST \$214,451.50 PER LOT (ALL INCLUSIVE) FOR A TOTAL OF \$2,749.38 FOR THE ENTIRE SUBDIVISION.

DAVID O. SALINAS
P.E. 7193

DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION CALEDONIA WEST:

BY DAVID O. SALINAS, P.E.

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISION CALEDONIA WEST SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE LA COMPANIA NORTH ALAMO WATER SUPPLY CORPORATION (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 UN PERIODO DE 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR LA DISPONIBILIDAD Y CALIDAD DEL AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA COMPANIA N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE EN EL LADO NORTE DE LA CALLE CURRY ROAD DENTRO DE UN DERECHO DE PASO PARA UTILIDADES EXCLUSIVO DE N.A.W.S.C. EL SISTEMA DE AGUA POTABLE PARA CALEDONIA WEST SUBDIVISION CONSISTE EN UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA DE AGUA DE 8" EXISTENTE EN CURRY ROAD Y CANDELA STREET PARA DESPUES DISTRIBUIRSE ATRAVES DE LAS CALLES DISHMAN STREET, PEARL STREET, CANDELA STREET, DEMI STREET, SHERMAN STREET PARA DESPUES CONECTARSE OTRA VEZ EN LA LINEA DE AGUA DE 8" EXISTENTE EN CURRY ROAD Y KIKI STREET.

EL SERVICIO DE AGUA POTABLE PARA LOS LOTES EN ESTA SUBDIVISION CONSISTIRA DE TREINTA Y DOS (32) LINEAS DE SERVICIO DE 2" DE DIAMETRO QUE SE ORIGINARAN DE LA NUEVA LINEA DE AGUA DE 8" DE DIAMETRO LAS CUALES SE DIVIDIRAN EN PARES DE LINEA DE SERVICIO 3/4" DE DIAMETRO A CADA LOTE Y CATORCE (14) LINEAS DE SERVICIO DE 1/2" DE DIAMETRO QUE PROPORCIONARAN LINEAS DE SERVICIO DE 3/4" DE DIAMETRO A CADA LOTE. LAS LINEAS DE SERVICIO DE 3/4" DE DIAMETRO TERMINARAN EN LAS CAJAS PARA MEDIDORES DE AGUA. UNA PARA CADA LOTE. N.A.W.S.C. SERA RESPONSABLE DE PROVEER AGUA POTABLE Y DEL MANTENIMIENTO DEL SISTEMA DE AGUA DEL MEDIDOR DE AGUA HACIA EL SISTEMA PRINCIPAL DE DISTRIBUCION DE AGUA. EL MANTENIMIENTO DEL SERVICIO DE AGUA DEL MEDIDOR DE AGUA HACIA LA CASA SERA RESPONSABILIDAD DEL DUEÑO DEL LOTE.

EL DESARROLLADOR DE ESTA SUBDIVISION TAMBIEN INSTALARA OCHO (8) HORIZONTALS PARA PROTECCION CONTRA INCENDIO QUE SERAN LOCALIZADOS A LO LARGO DE LAS CALLES PROPUESTAS EN ESTA SUBDIVISION. TODOS LOS HORIZONTALS CONTRA INCENDIO SE CONECTARAN A LA NUEVA LINEA DE AGUA DE 8" DE DIAMETRO MEDIANTE UNA LINEA DE AGUA DE 4" DE DIAMETRO INCLUYENDO UNA VALVULA DE AGUA DE 4" DE DIAMETRO.

EL COSTO TOTAL DEL SISTEMA DE DISTRIBUCION DE AGUA (WATER LINES, HORIZONTALS CONTRA INCENDIO, VALVULAS, SERVICIOS DE AGUA, ETC.) SERA DE \$270,669.00, O \$3,470.12 POR LOTE. EL DUEÑO DE LA SUBDIVISION LE A PAGADO A N.A.W.S.C. LA SUMA DE \$104,600.00 COMO SE INDICA EN LA CARTA DE SERVICIO DE 30 AÑOS QUE REPRESENTA EL COSTO TOTAL DE LOS MEDIDORES DE AGUA, DERECHOS DE ADQUISICION, LAS MEMBRASIAS Y OTROS CARGOS ASOCIADOS CON LA CONEXION A CADA LOTE EN ESTA SUBDIVISION POR PARTE DE N.A.W.S.C. CUANDO SEA REQUERIDO POR EL DUEÑO DE UN LOTE N.A.W.S.C. INSTALARA EL MEDIDOR DE AGUA PARA DOCHO LOTE A NINGUN COSTO. EL DUEÑO DE ESTA SUBDIVISION A INSTALADO A NINGUN COSTO UN SISTEMA DE \$5,000.00 CADA UNO, PARA UN COSTO TOTAL DE \$47,200.00. EL SISTEMA DE AGUA POTABLE A SIDO APROBADO Y ACEPTADO POR N.A.W.S.C. Y DICHO SISTEMA DE AGUA POTABLE ESTARA OPERABLE AL TIEMPO EN EL CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMINIO DE HIDALGO.

TODO EL SISTEMA DE AGUA POTABLE Y LAS CUOTAS PAGADAS A N.A.W.S.C. TENDRAN UN COSTO TOTAL POR LOTE DE \$4,811.14.

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

EL SISTEMA DE DRENAJE SANITARIO PARA LA SUBDIVISION CALEDONIA WEST SERA TRATADO POR EL SISTEMA DE DRENAJE SANITARIO DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG HAN FIRMADO UN ACUERDO EN EL CUAL LA CIUDAD A PROMETIDO MANTENER EL SERVICIO DE DRENAJE SANITARIO POR ALMENO 30 AÑOS. LA CIUDAD DE EDINBURG A PRESENTADO LA SUFICIENTE DOCUMENTACION PARA COMPROBAR LA DISPONIBILIDAD Y CALIDAD DEL SERVICIO A LARGO PLAZO PARA SERVIR LA SUBDIVISION CUANDO ESTE COMPLETAMENTE DESARROLLADA.

LA CIUDAD DE EDINBURG TIENE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE CORRE DE NORTE A SUR EN EL LADO OESTE DENTRO DEL DERECHO DE VIA DE LA CALLE PAOLA STREET.

EL SISTEMA DE DRENAJE SANITARIO PARA CALEDONIA WEST SUBDIVISION CONSISTE DE 8" DIAMETRO QUE SE CONECTA EN LA LINEA EXISTENTE DE DRENAJE SANITARIO DE 8" DE DIAMETRO EN LA CALLE PAOLA STREET Y DESPUES CORRE HACIA EL OESTE DENTRO DE UN DERECHO DE UTILIDADES ENTRE LOS LOTES 32 Y 33 DE LA SUBDIVISION CALEDONIA WEST SUBDIVISION, PHASE II Y DENTRO DE UN DERECHO DE PASO PARA UTILIDADES ENTRE LOS LOTES 2 Y 24 DE ESTA SUBDIVISION Y SE EXTIENDE A LARGO DE ESTA SUBDIVISION DENTRO DE UN DERECHO DE PASO PARA UTILIDADES DE 5 PIES EN FRENTE DE LOS LOTES PARA PROVEER CONEXIONES DE SERVICIO A LOS 78 LOTES MEDIANTE UNA LINEA DE 4" DE DIAMETRO A CADA LOTE.

LAS LINEAS DE DRENAJE SANITARIO DE 4" DE DIAMETRO, LAS LINEAS DE DRENAJE SANITARIO DE 8" DE DIAMETRO YA HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$208,114.00 O \$2,663.93 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN PAGO A LA CIUDAD DE EDINBURG LA CANTIDAD DE \$6,307.50 QUE CUBRE \$41.25 POR LOTE QUE CUBRE LOS COSTOS DE CONEXION Y MEMBRASIA. EL SISTEMA COMPLETO DE DRENAJE SANITARIO HA SIDO APROBADO Y ACEPTADO POR LA CIUDAD DE EDINBURG Y ESTARA OPERABLE AL TIEMPO EN EL CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMINIO DE HIDALGO.

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 (CÓDIGO DE AGUA DE TEXAS), CERTIFICANDO LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

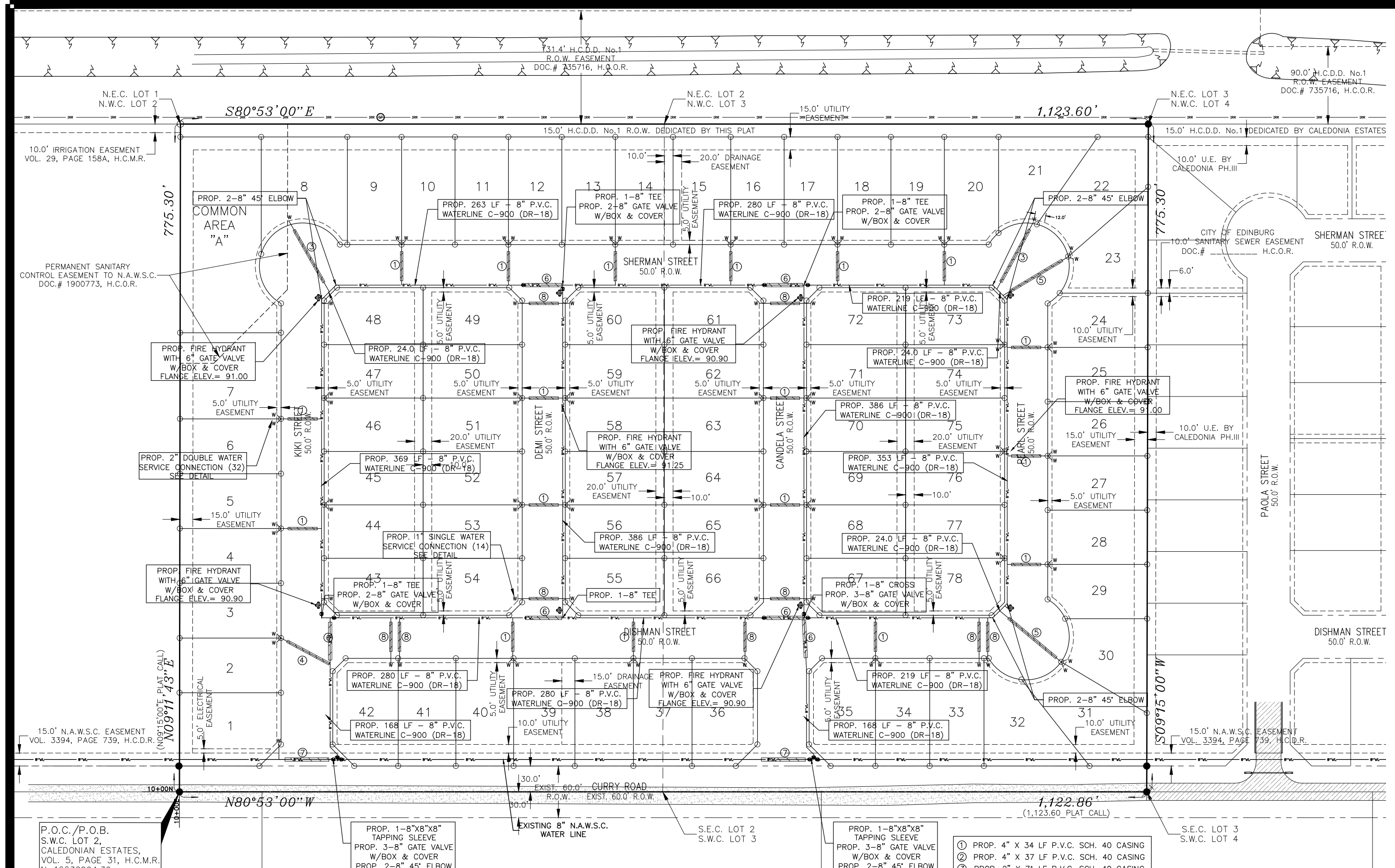
DRENAJE: EL SISTEMA DE DRENAJE SANITARIO TENDRA UN COSTO ESTIMADO DE \$214,451.50 POR LOTE Y UN COSTO TOTAL DE \$2,749.38 TODA LA SUBDIVISION.

DAVID O. SALINAS
P.E. 7193

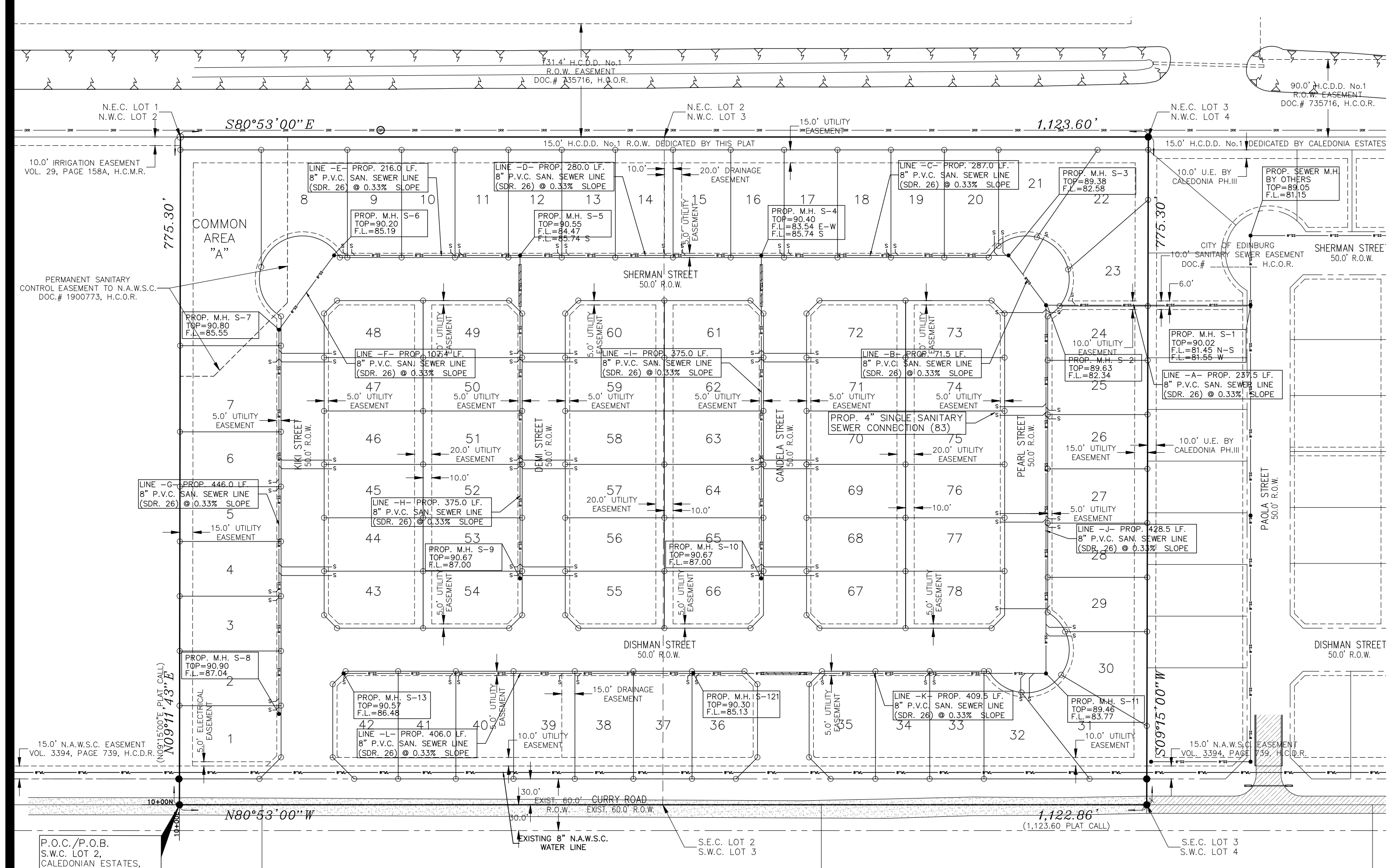
DATE

COST ESTIMATE CHART	
COST ESTIMATE	\$516,420.50
PAVING IMPROVEMENTS:	\$123,435.20
DRAINAGE IMPROVEMENTS:	\$123,435.20
WATER DISTRIBUTION:	\$375,269.00
SANITARY SEWER IMPROVEMENTS/OSSF:	\$214,451.50
ESTIMACION DE COSTO	
PAVIMENTACION DE CALLES:	\$516,420.50
DRENAJE PLUVIAL:	\$123,435.20
SERVICIO DE AGUA POTABLE:	\$375,269.00
SERVICIO DE DRENAJE SANITARIO:	\$214,451.50

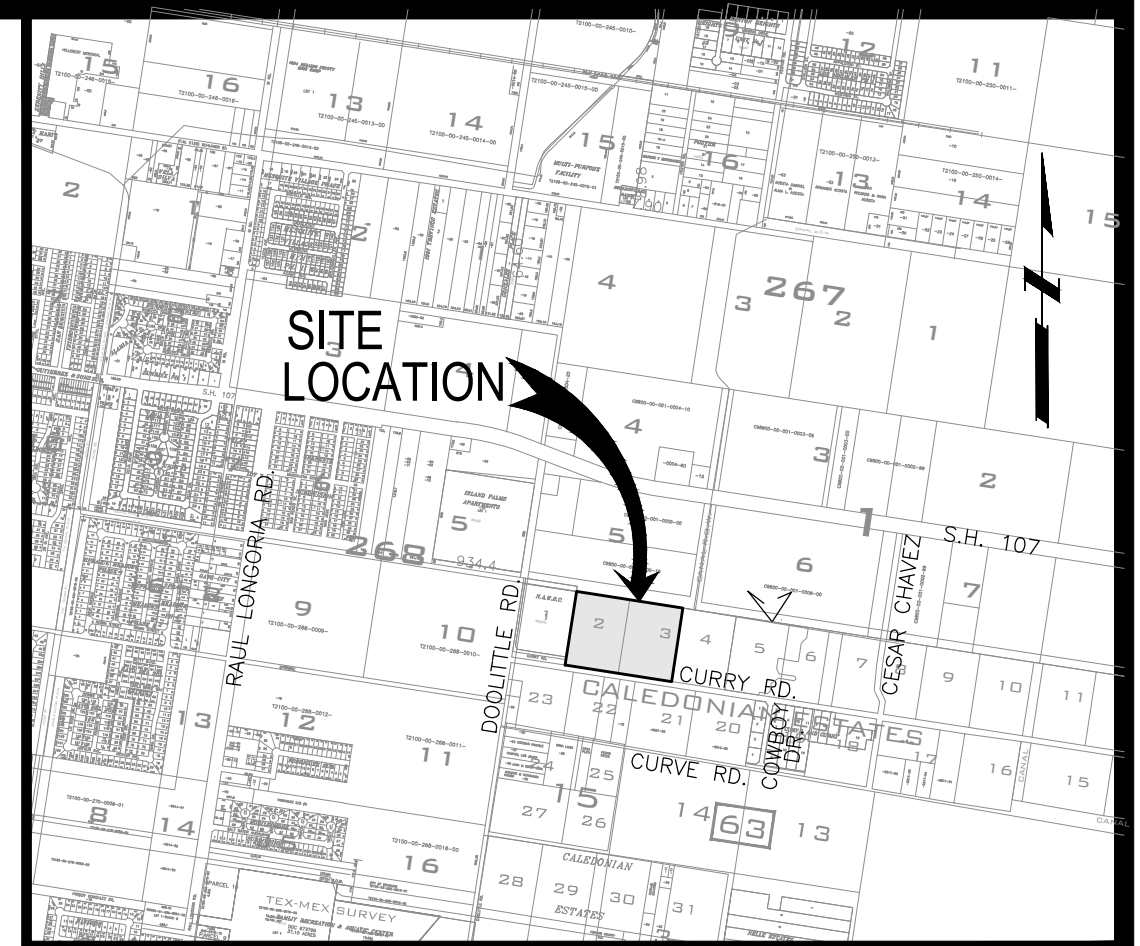
REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



MAP OF WATER DISTRIBUTION



MAP OF SANITARY SEWER COLLECTION

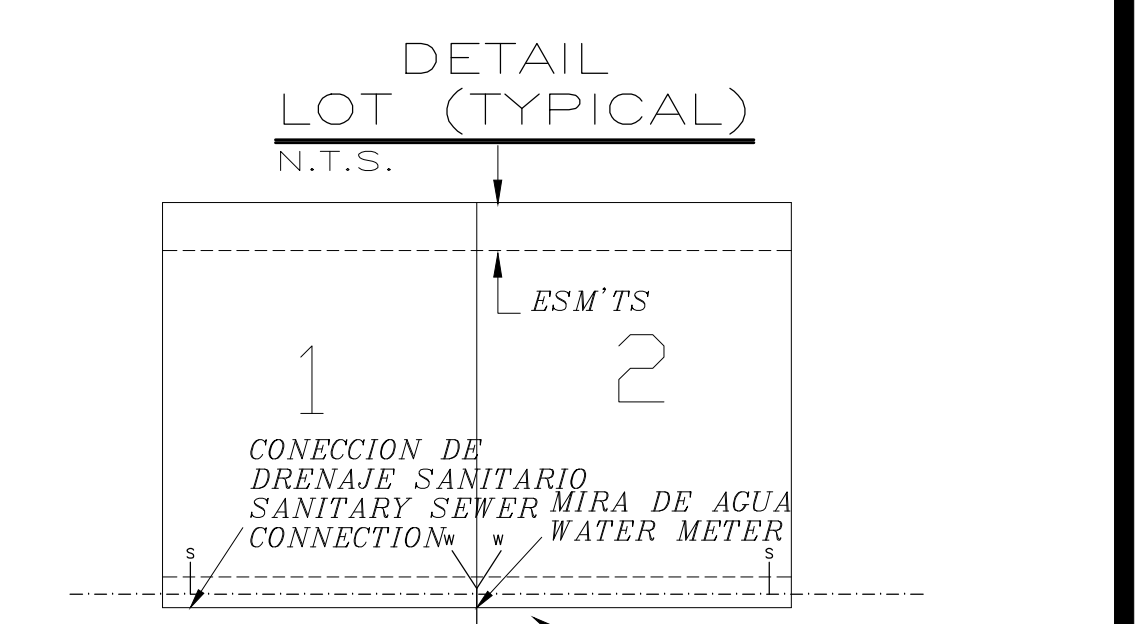


LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501
JOB NUMBER: SP-19-24911
DATE PREPARED: FEBRUARY 06, 2023
PLAT SHEET 2 OF 6

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

CALEDONIA WEST SUBDIVISION, IS LOCATED 0.42 MILES FROM THE NORTHWEST CORNER OF CESAR CHAVEZ ROAD AND CURRY ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (2019 ESTIMATE POPULATION 101,170). CALEDONIA WEST SUBDIVISION DOES NOT ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG, IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT NO. 4.



DETAIL LOT (TYPICAL) N.T.S.

LEGEND
 = DENOTES PROPOSED SANITARY SEWER CONNECTION
 = DENOTES PROPOSED WATER METER LOCATION
 LEYENDA
 = DENOTA CONEXION DE DRENAJE SANITARIO PROPUESTA
 = DENOTA MEDIDOR DE AGUA PROPUESTA

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

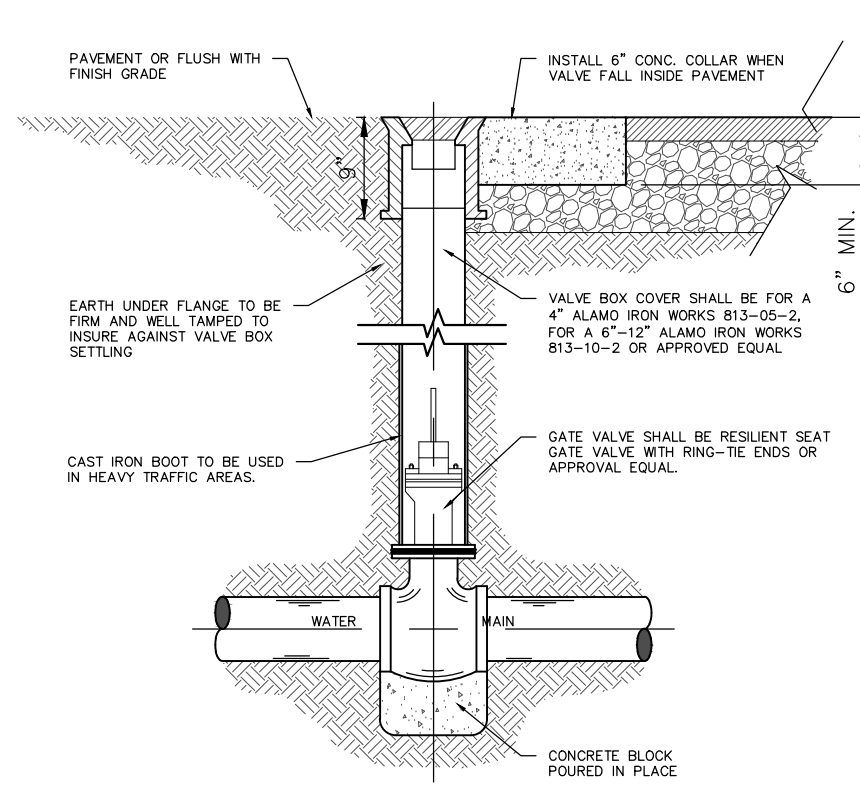
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
RECORDED IN VOLUME _____ PAGE _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

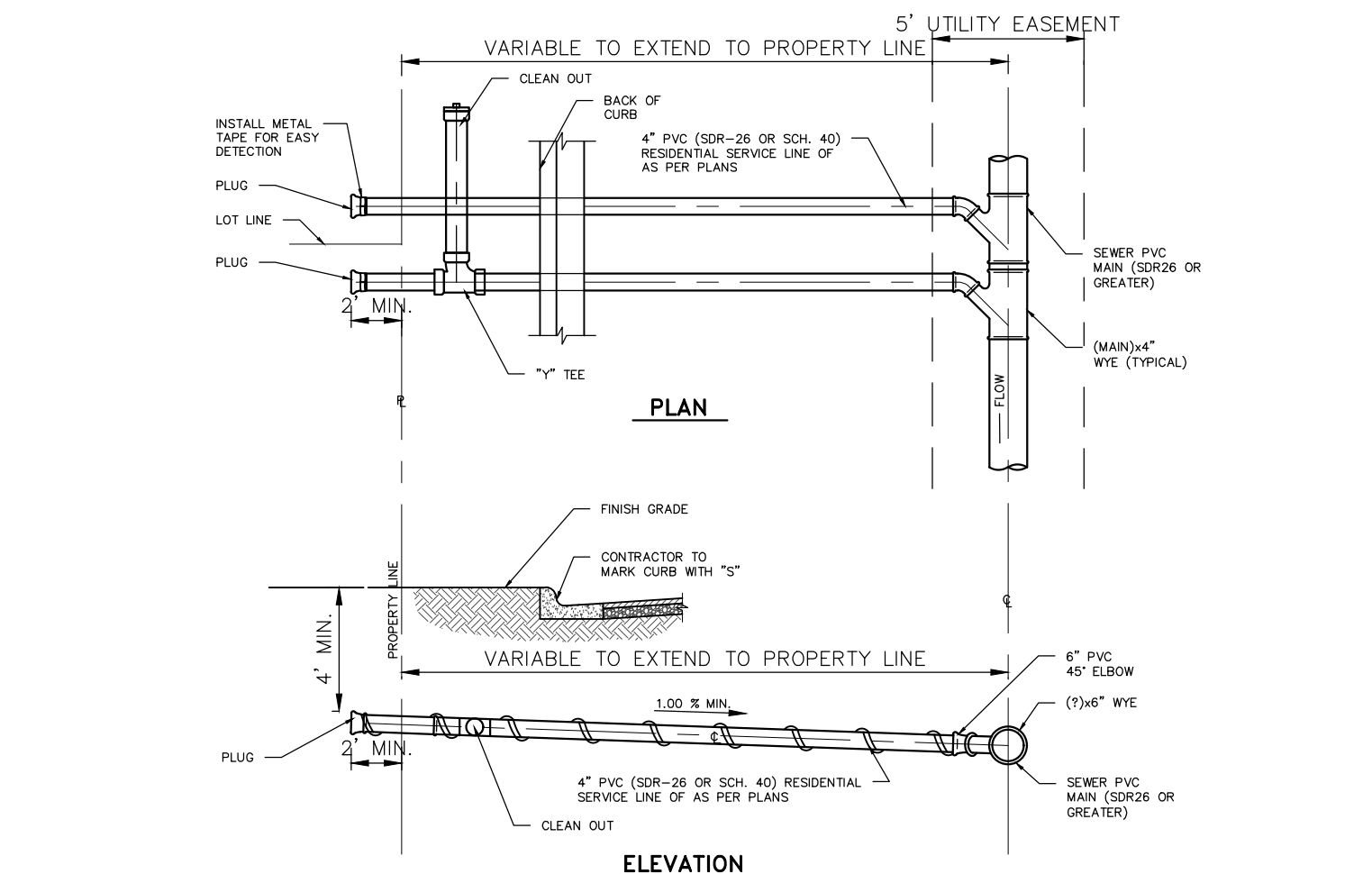
INDEX SHEET OF CALEDONIA WEST SUBDIVISION	
SHEET 1	HEADINGS; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT; THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; N.A.W.S.C. EASEMENT DEDICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER'S CERTIFICATE AND STATEMENT;
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION.
SHEET 4	WATER AND SANITARY SEWER DETAILS
SHEET 5	PAVING AND DRAINAGE DETAILS
SHEET 6	DRAINAGE EXCAVATION MAP

SEA
SALINAS ENGINEERING & ASSOC.
 (F-6675)-ENGINEER (10065700)-SURVEY
 CONSULTING ENGINEERS & SURVEYORS
 2221 DAFFODIL - MCALLEN, TEXAS 78501
 (956) 682-9081 (956) 686-1489 (FAX)

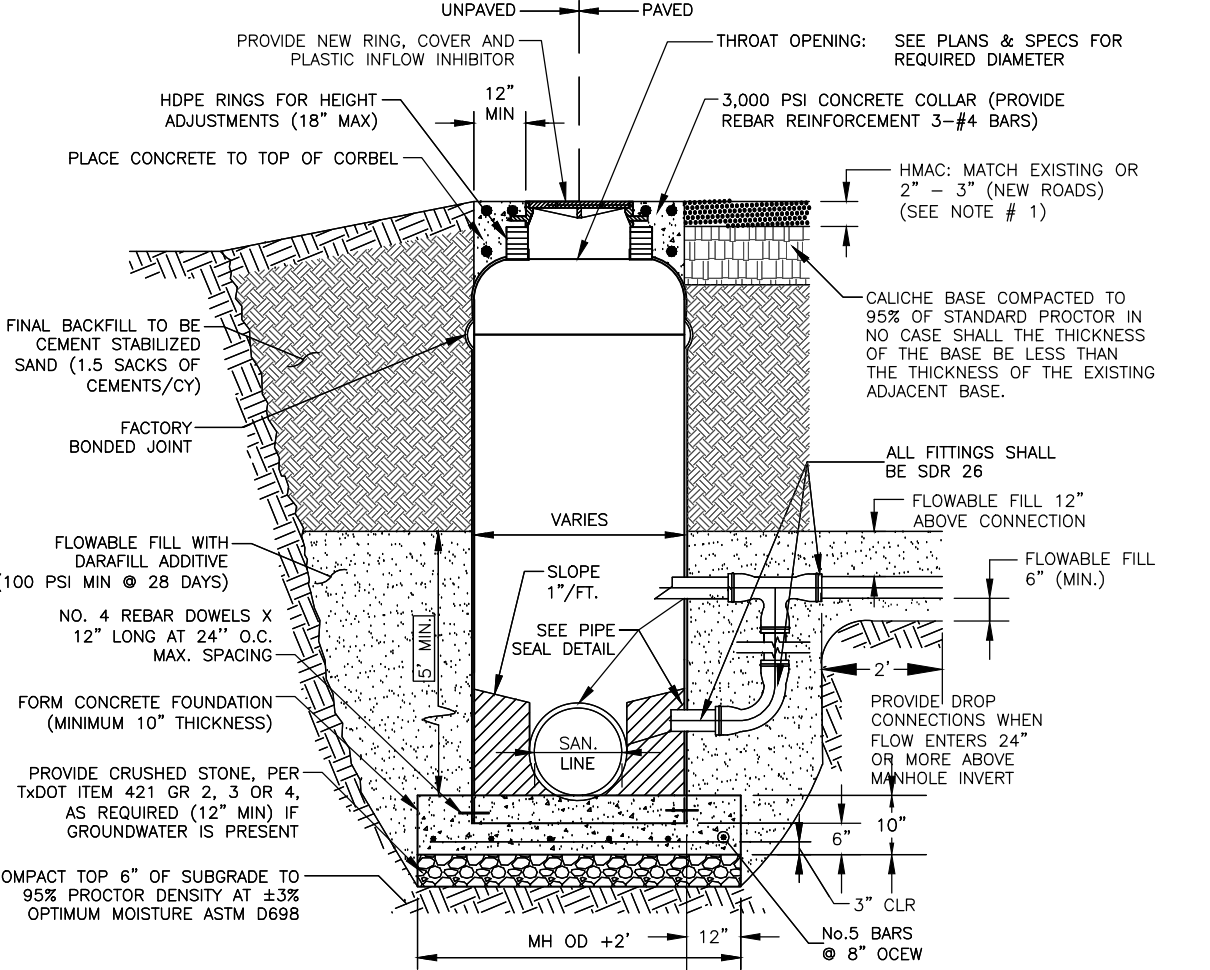


W-8 TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

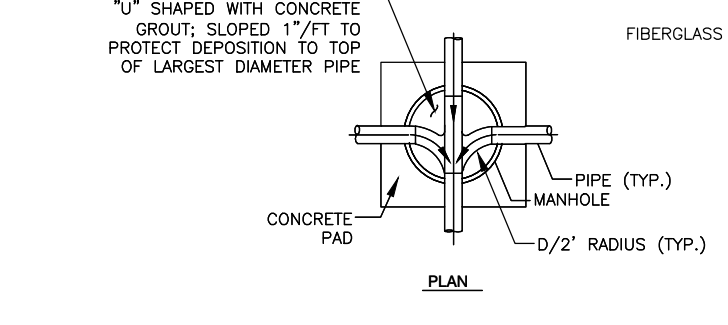
MUELLER (A-2360 SERIES) OR AMERICAN FLOW CONTROL (AFC-2500) ONLY
NOTE: ALL FITTINGS TO BE GREASED AND WRAPPED IN PLASTIC.



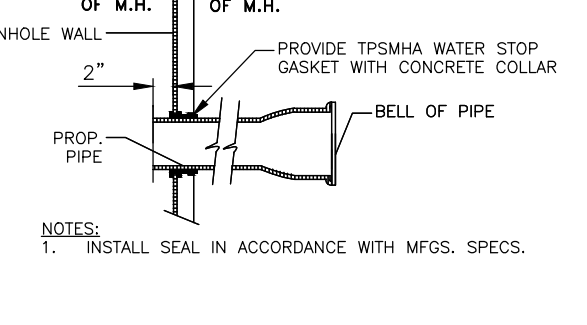
S-1 TYPICAL RESIDENTIAL SEWER SERVICE DETAIL (RESIDENTIAL AND DUPLEX ONLY)



S-3(A) S-3(B) MONOLITHIC FIBERGLASS MANHOLE DETAILS



WASTEWATER MANHOLE (BOTTOM)



PIPE SEAL DETAIL

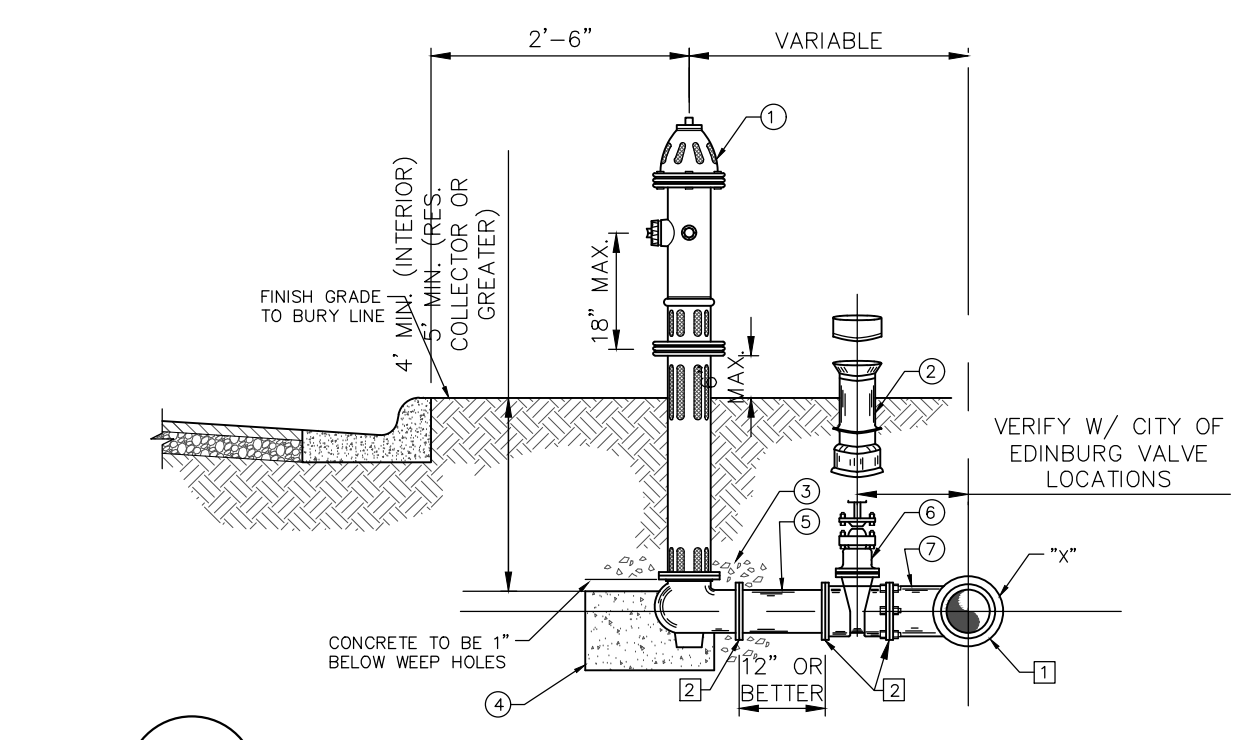
MANHOLE REQUIREMENTS	
PIPE DIAMETER	MANHOLE DIAMETER
18" x 18"	4'
24" x 24"	5'
36" x 42"	6'

APPROVED COATINGS TABLE	
MANUFACTURER	MODEL NAME
JEFFCOAT	JEFFCOAT 326
RAVEN LINING SYSTEM	RAVEN 405
SHERWIN WILLIAMS	DURAPASTE 5800
CARBOLINE	PHENOLINE 309

NOTE: COAT ALL CONCRETE SURFACES INCLUDING BUT NOT LIMITED TO BENCH WALLS AND CONCRETE COLLARS AROUND PIPE CONNECTIONS.

GENERAL WASTEWATER CONSTRUCTION NOTES:

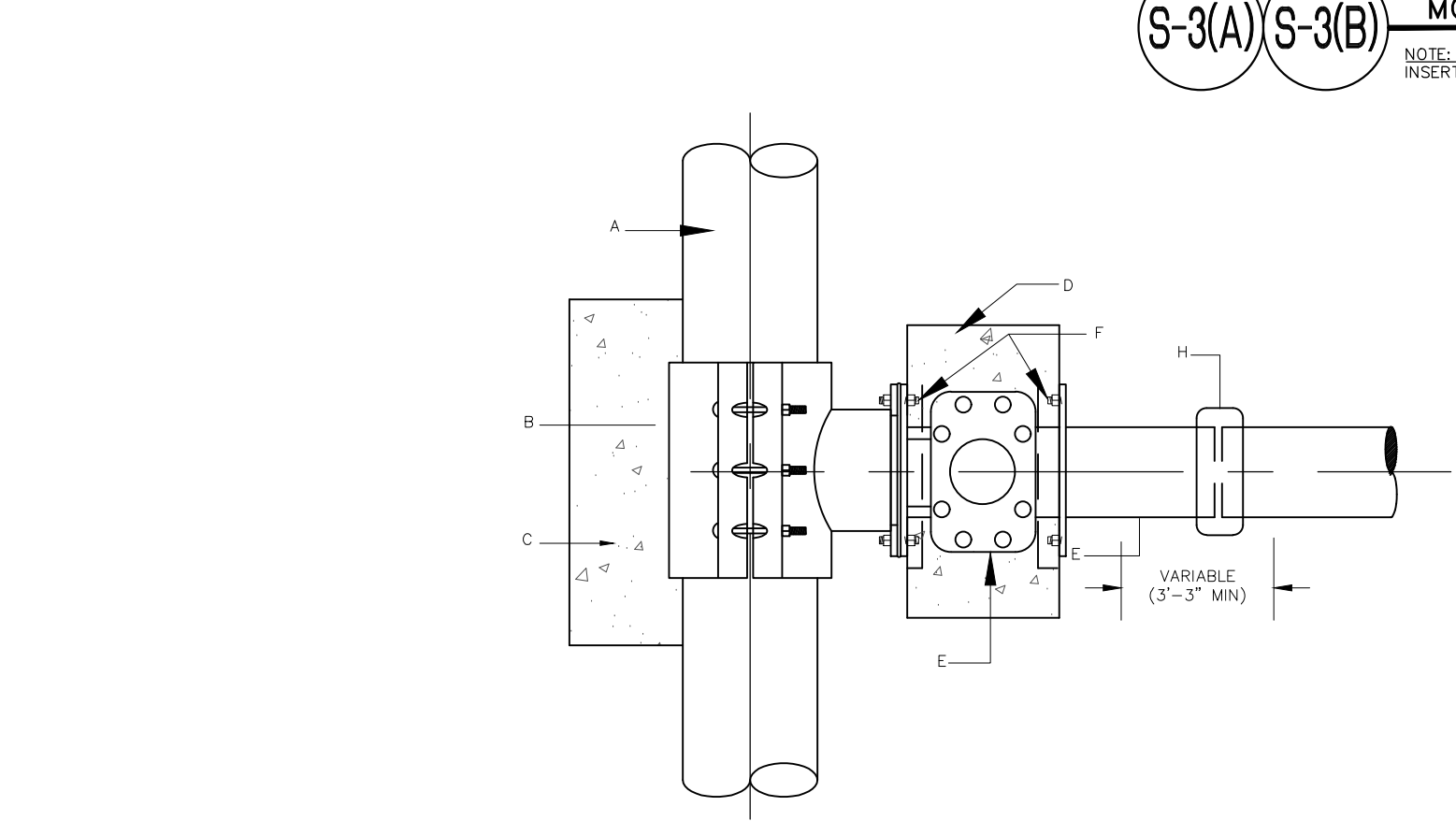
- HMAC: 2" MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL ARTERIAL STREETS.
- HMAC: 3" MINOR ARTERIAL STREETS. IN NO CASE SHALL THE THICKNESS OF THE HMAC BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT HMAC.
- THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED, IMPROVEMENTS TO BE PROTECTED, AND PERMITS AND FEES TO BE REQUIRED, ALONG WITH OTHER RESEARCH THAT IS NECESSARY TO ENSURE THAT THE CONTRACTOR THOROUGHLY UNDERSTANDS THE PROJECT AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL ADHERE TO ALL TREG REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR EXCAVATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.50" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
- ALL MANHOLE WALL PENETRATIONS SHALL BE CORED AND SEALED WITH APPROVED IPSHAWA WATER STOP GASKET ASSEMBLY. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH.
- THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA, MANHOLE WALLS AND MANHOLE BENCH.



W-7 STANDARD FIRE HYDRANT INSTALLATION

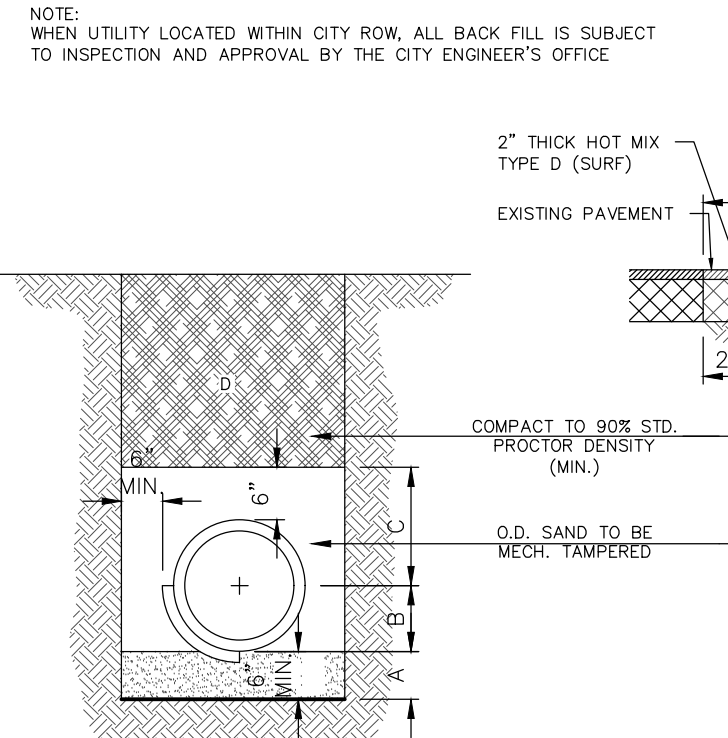
MUELLER/SUPER CENTURION 250 A-4233 OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY
NOTE: FIRE HYDRANT TO BE PAINTED RED.

- NOTE:
- OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
 - PUMPER NOZZLE SHALL FACE ROADWAY (59° N.W.1).
 - IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW WITH RESTRAINING LUGS MAY BE USED IN LIEU OF STANDARD TEE. FINAL APPROVAL BY THE CITY OF EDINBURG.
 - IF AMERICAN DARLING IS USED MODEL B-84-B WITH EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
 - TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
 - ALL VALVES, FITTINGS AND HYDRANTS AND ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
 - ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY THE CITY OF EDINBURG.



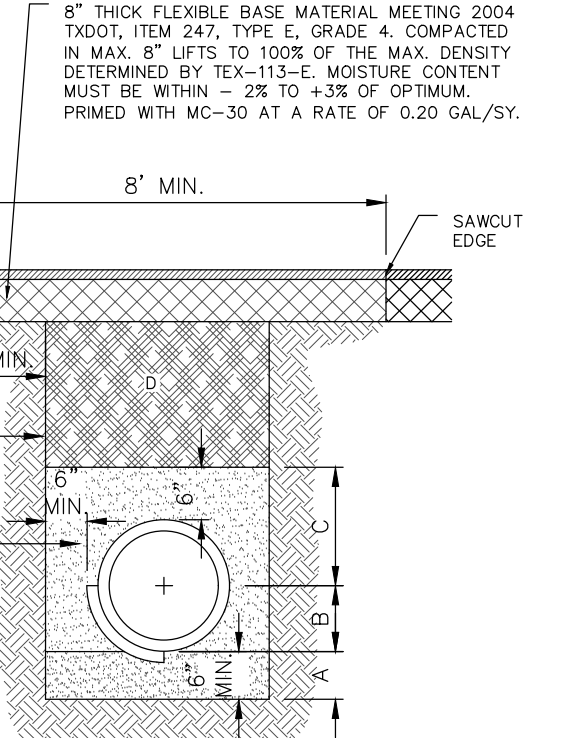
W-13 WATER TAPPING SLEEVE AND VALVE INSTALLATION ON LARGE PIPE

- CONSTRUCTION NOTES:**
- WATER MAIN SEE PLANS AND SPECIFICATIONS.
 - TAPPING SLEEVE (SIZE AS REQUIRED).
 - CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
 - FLANGED AND HUB ENDS TO RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
 - ANCHOR RODS.
 - PVC PIPE.
 - ANCHOR COUPLING.



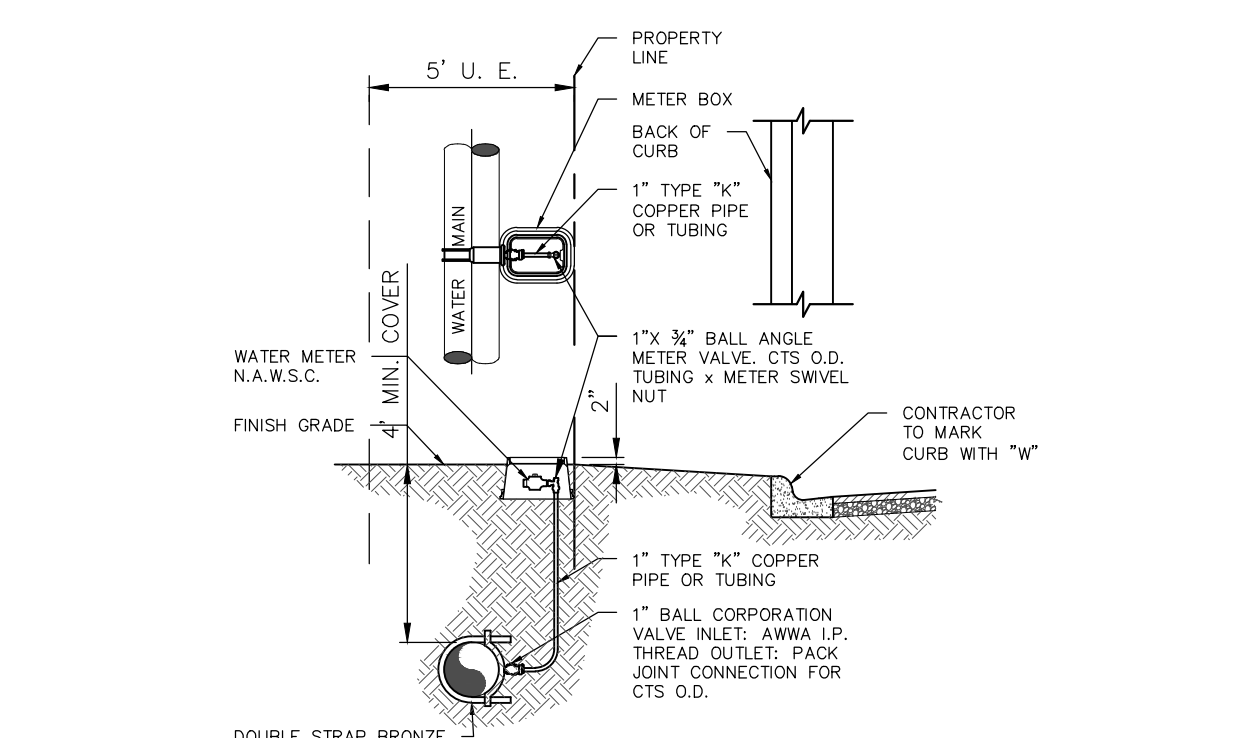
W-4 STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)

- APPLICABLE BENEATH FUTURE/UNPAVED STREETS
- SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6").
 - SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, MECH. TAMPED).
 - SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, MECH. TAMPED).
 - FILL TRENCH WITH SELECT BACKFILL WITH 12" LIFTS COMPACT TO 90% STD. PROCTOR.
- FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
- BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOSTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.
- NOTE: ALL EXISTING/ACTIVE STREET CROSSING SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)

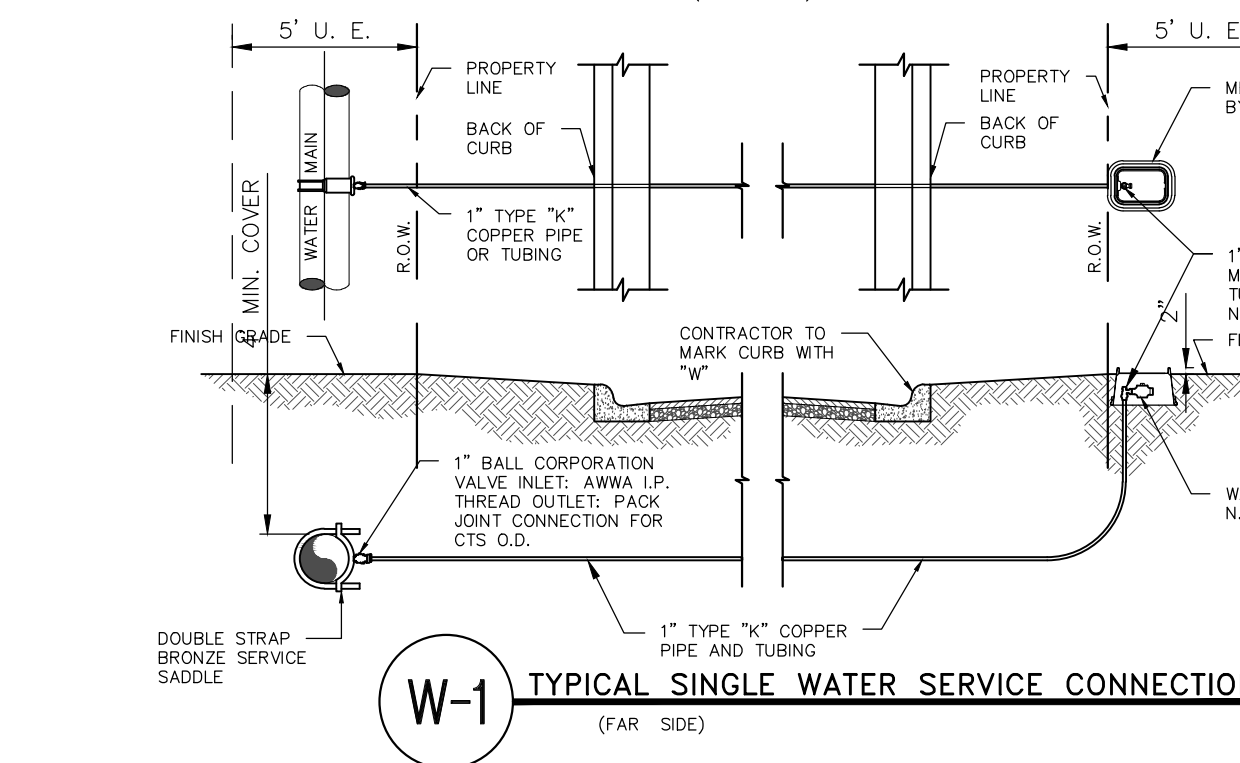


W-4 STANDARD PIPE BEDDING (MAIN ONLY)

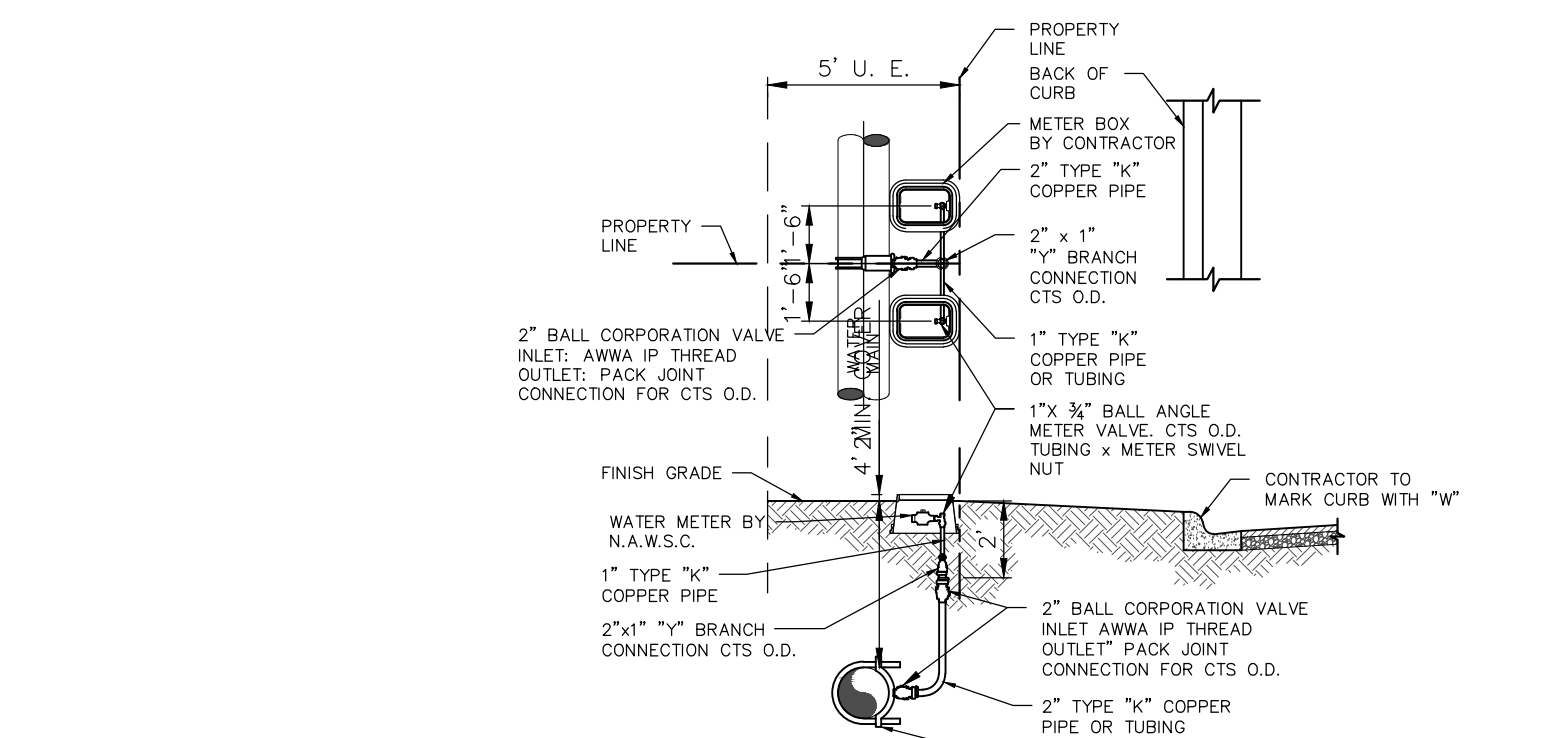
- APPLICABLE BENEATH EXIST. STREET
- SAND BEDDING PLACED BEFORE PIPE IS LAID TO FLOW LINE OF PIPE (MIN. THICKNESS = 6").
 - SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, MECH. TAMPED).
 - SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, MECH. TAMPED).
 - FILL TRENCH WITH SELECT BACKFILL WITH 12" LIFTS COMPACT TO 90% STD. PROCTOR.
- FOUNDATION PREPARATION (WELL POINTS), GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
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- NOTE: ALL EXISTING/ACTIVE STREET CROSSING SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH. (SEE DETAIL S-6)



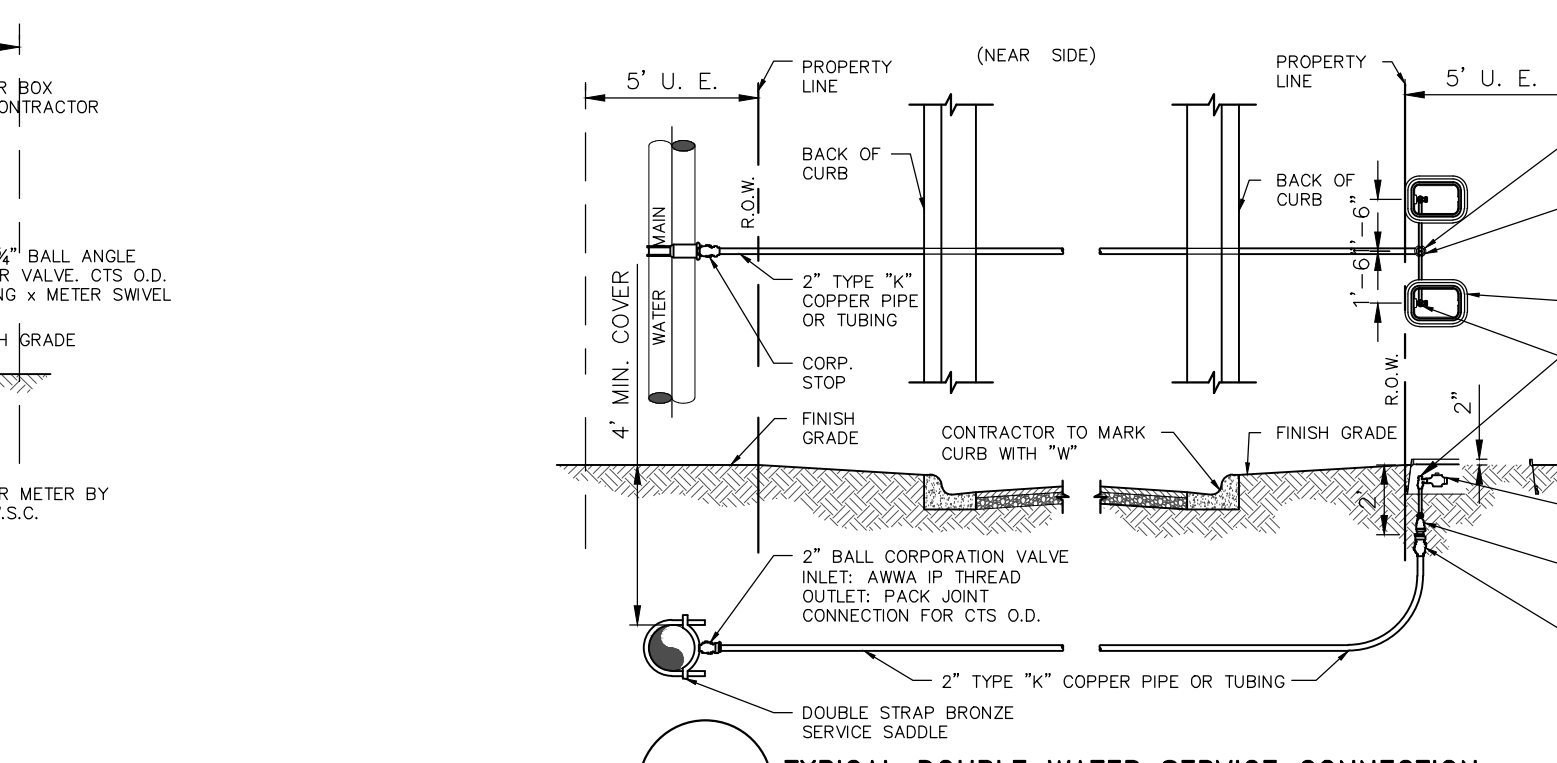
W-1 TYPICAL SINGLE WATER SERVICE CONNECTION (NEAR SIDE)



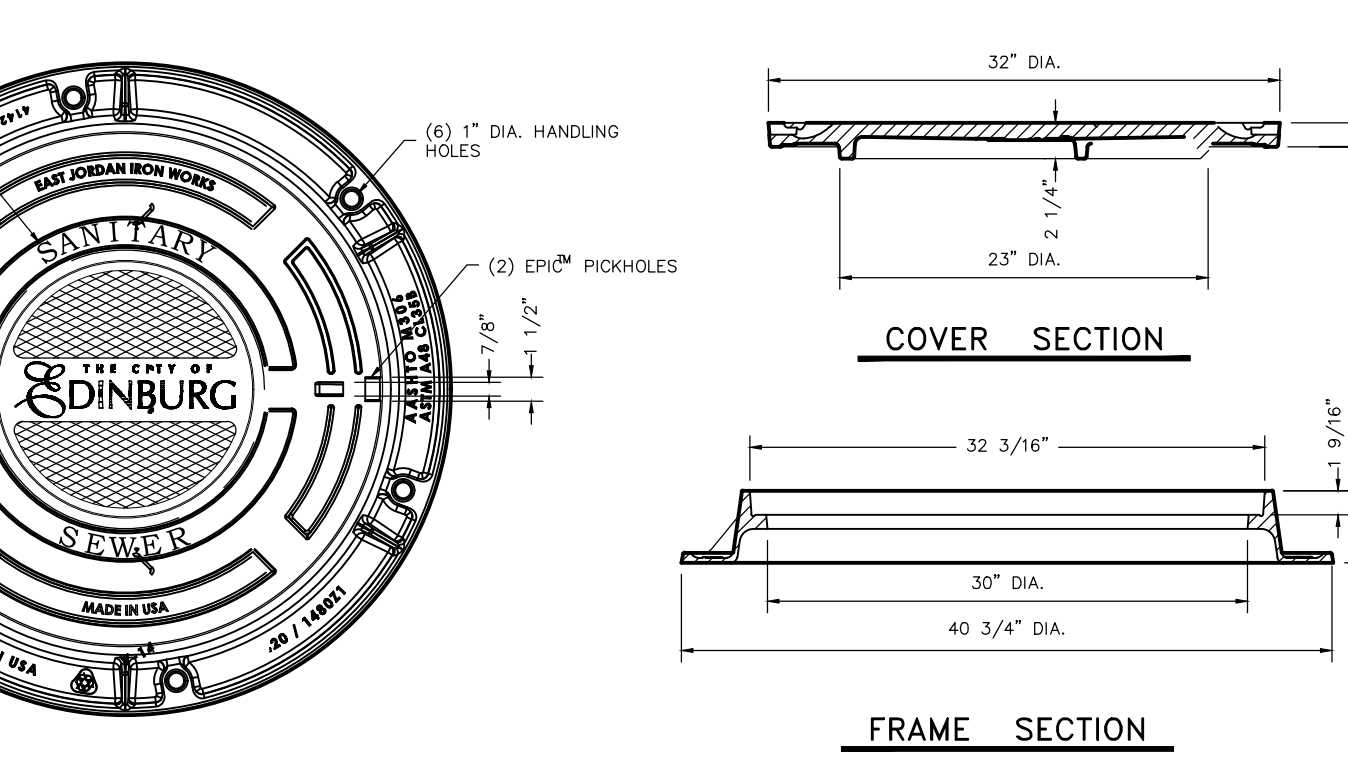
W-1 TYPICAL SINGLE WATER SERVICE CONNECTION (FAR SIDE)



W-2 TYPICAL DOUBLE WATER SERVICE CONNECTION (NEAR SIDE)



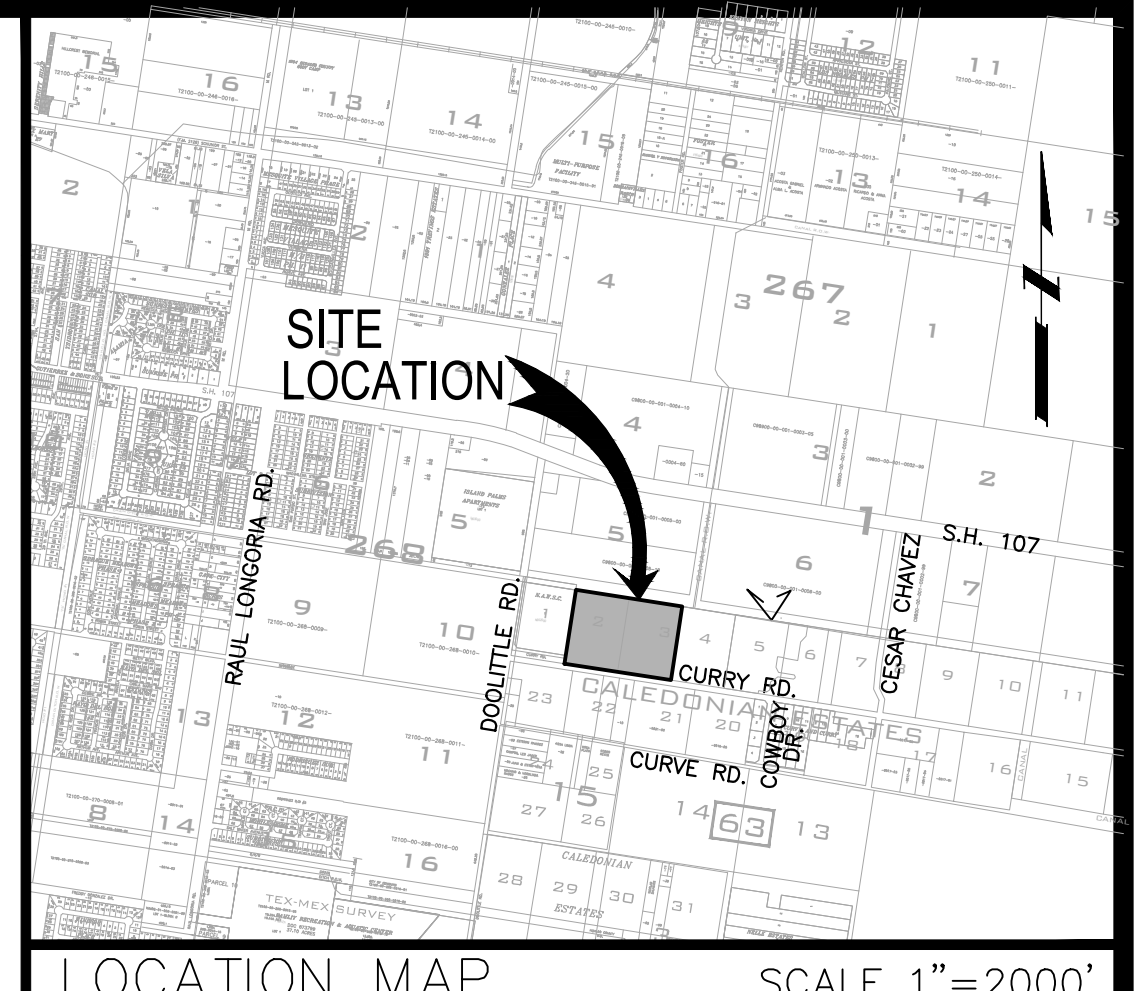
W-2 TYPICAL DOUBLE WATER SERVICE CONNECTION (FAR SIDE)



S-12 CITY STANDARD ROADWAY MANHOLE RING AND COVER CASTING DETAIL

CALEDONIA WEST SUBDIVISION

HIDALGO COUNTY, TEXAS
BEING A 20.0 GROSS ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF ALL OF LOTS 2 AND 3, CALEDONIAN ESTATES, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 05, PAGE 31, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - MCALLEN, TEXAS 78501
JOB NUMBER: SP-19-24911
DATE PREPARED: FEBRUARY 06, 2023
PLAT SHEET 4 OF 6

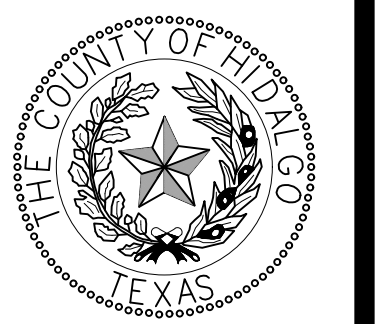
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

CALEDONIA WEST SUBDIVISION, IS LOCATED 0.42 MILES FROM THE NORTHWEST CORNER OF CESAR CHAVEZ ROAD AND CURRY ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (2019 ESTIMATE POPULATION 101,170). CALEDONIA WEST SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF EDINBURG, IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF EDINBURG UNDER LOCAL GOVERNMENT CODE 42.021, PRECINCT NO. 4.

* ALL CONSTRUCTION DETAILS MUST COMPLY WITH COUNTY OF HIDALGO, N.A.W.S.C. AND CITY OF EDINBURG SPECIFICATIONS.

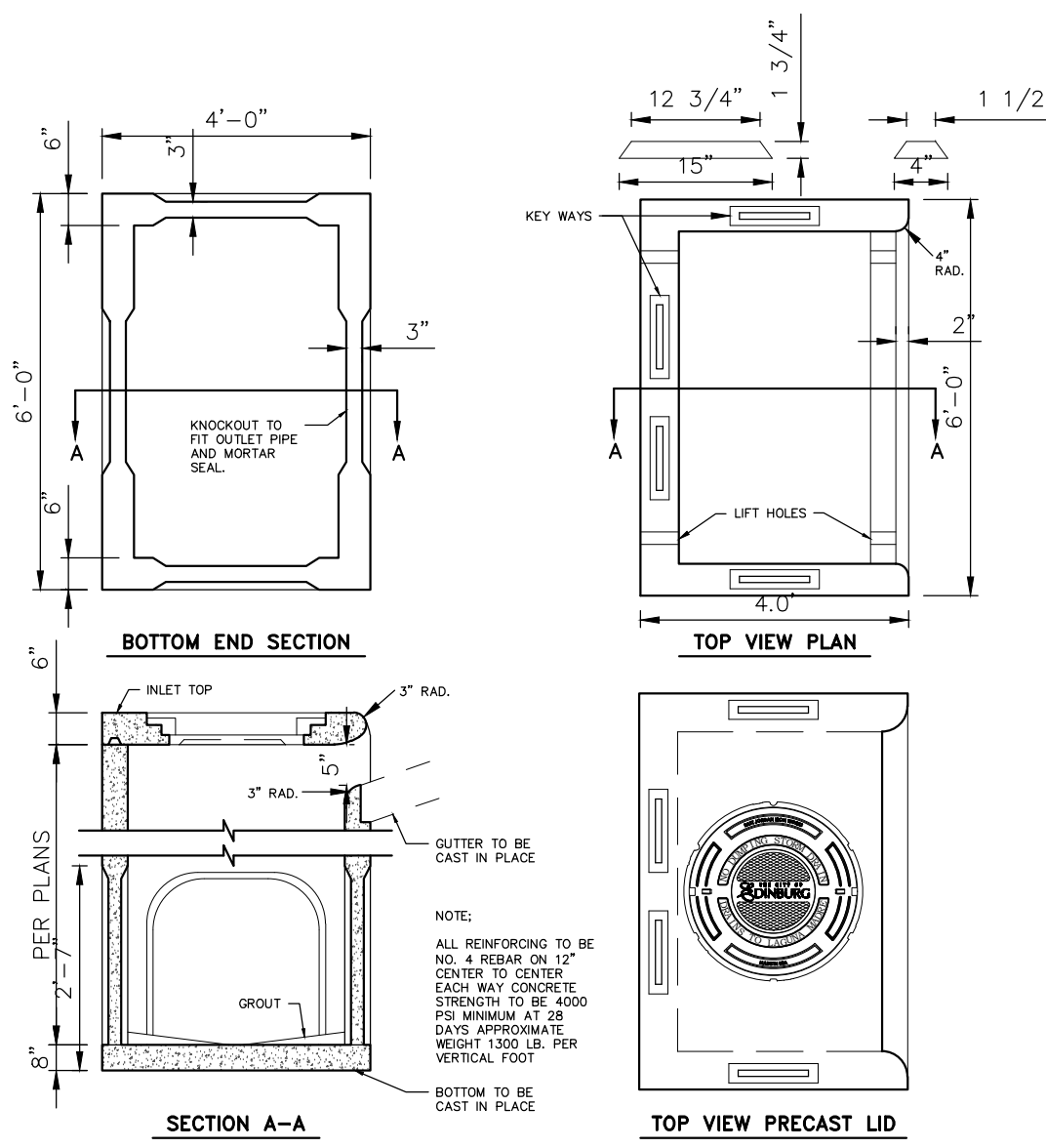
FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

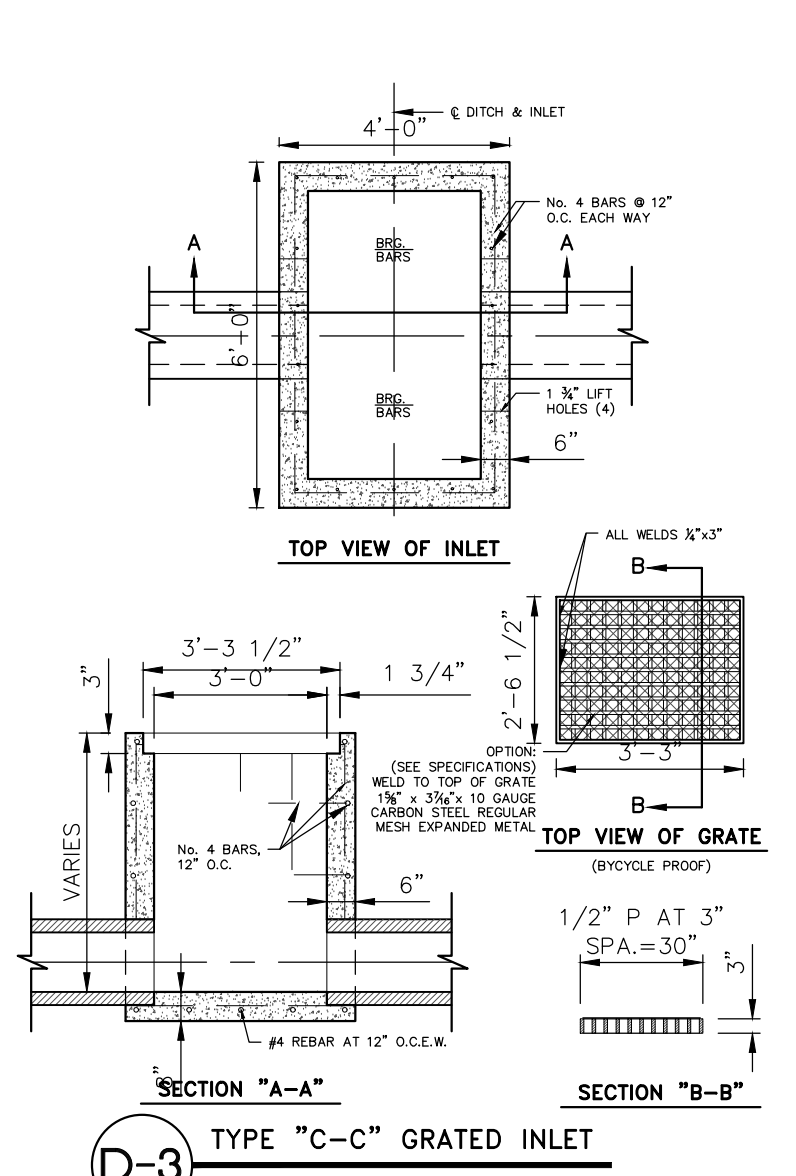


INDEX SHEET OF CALEDONIA WEST SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES & BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL; CERTIFICATE OF COUNTY CLERK'S RECORDING; CERTIFICATE OF HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE C.T.A. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D.; CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; N.A.W.S.C. EASEMENT DEDICATION; REVISION NOTES.
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SHEET 4	WATER AND SANITARY SEWER DETAILS
SHEET 5	PAVING AND DRAINAGE DETAILS
SHEET 6	DRAINAGE EXCAVATION MAP

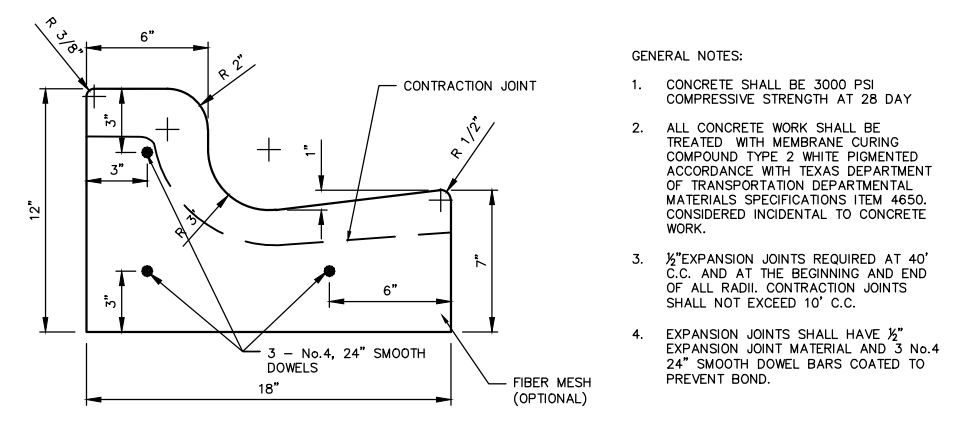
SEA
SALINAS ENGINEERING & ASSOC.
(F-6675)-ENGINEER (10065700)-SURVEY
CONSULTING ENGINEERS & SURVEYORS
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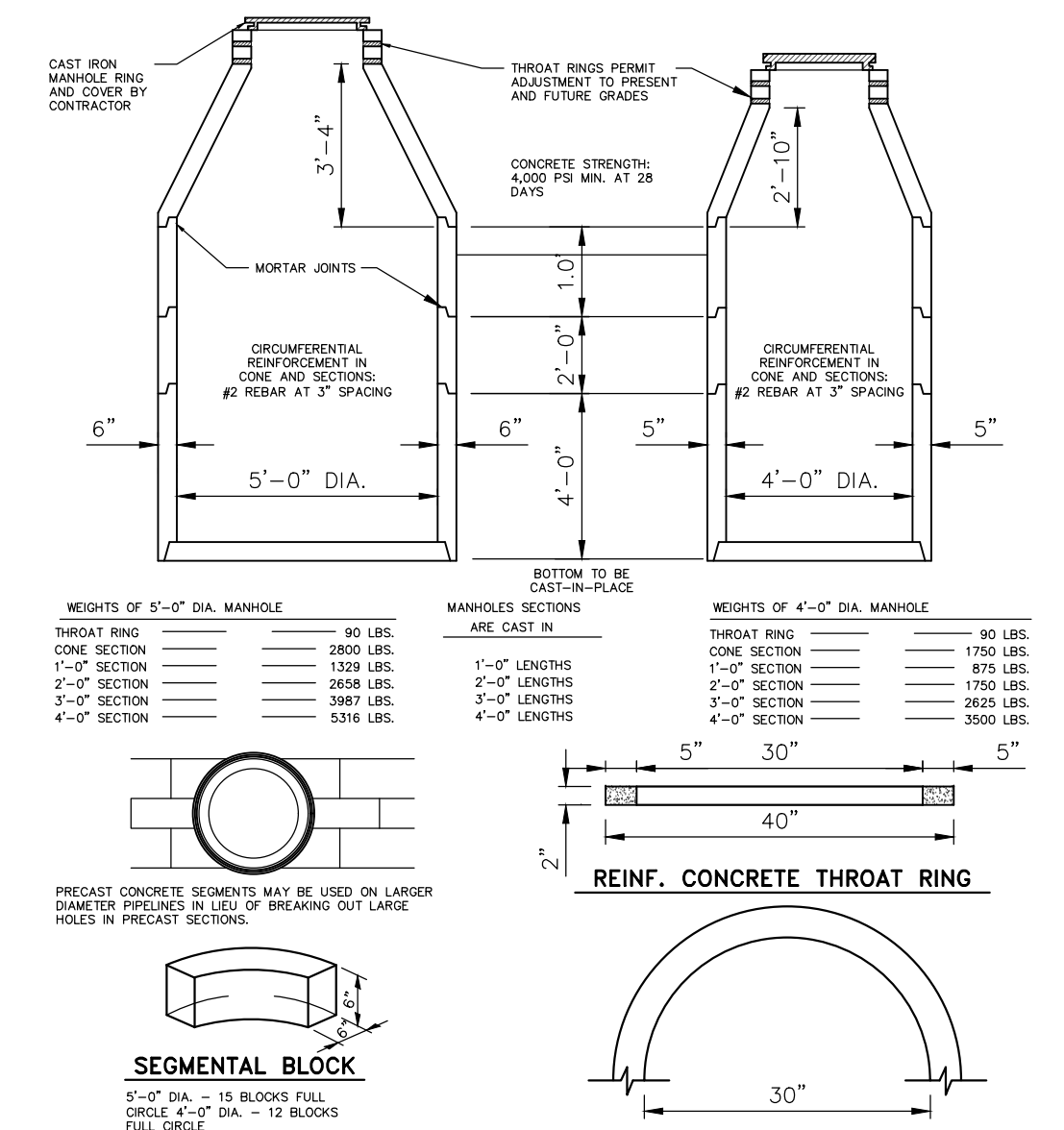
D-1 PRECAST TYPE "A" INLET



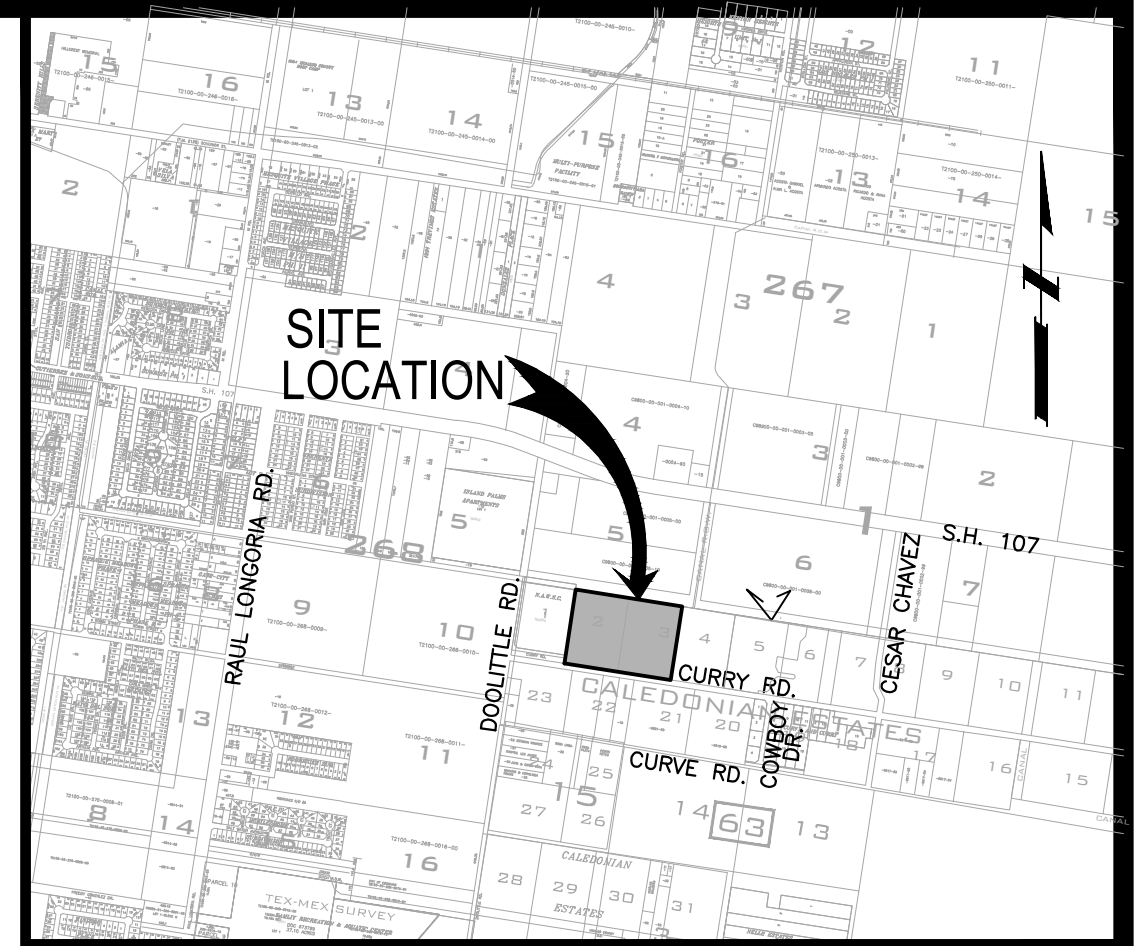
D-3 TYPE "C-C" GRATED INLET
(TWO GRATES PER INLET)



P-8 TYPICAL JOINTS
NOT TO SCALE



D-4 PRECAST CONCRETE MANHOLES - DETAILS

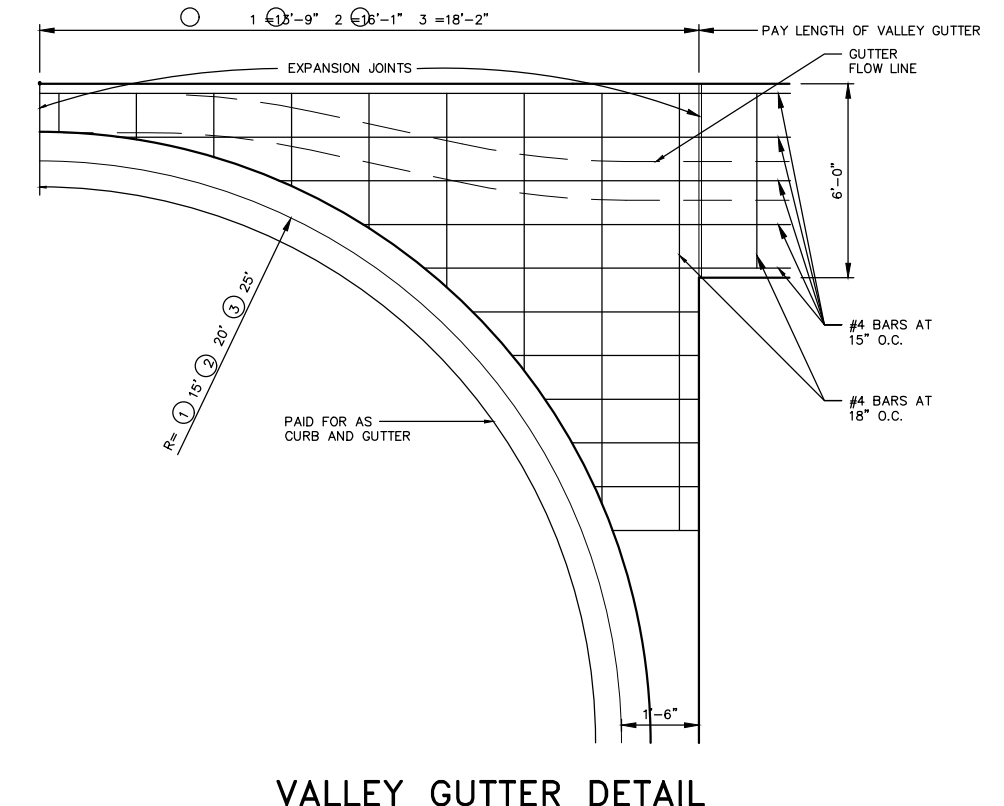


LOCATION MAP SCALE 1"=2000'

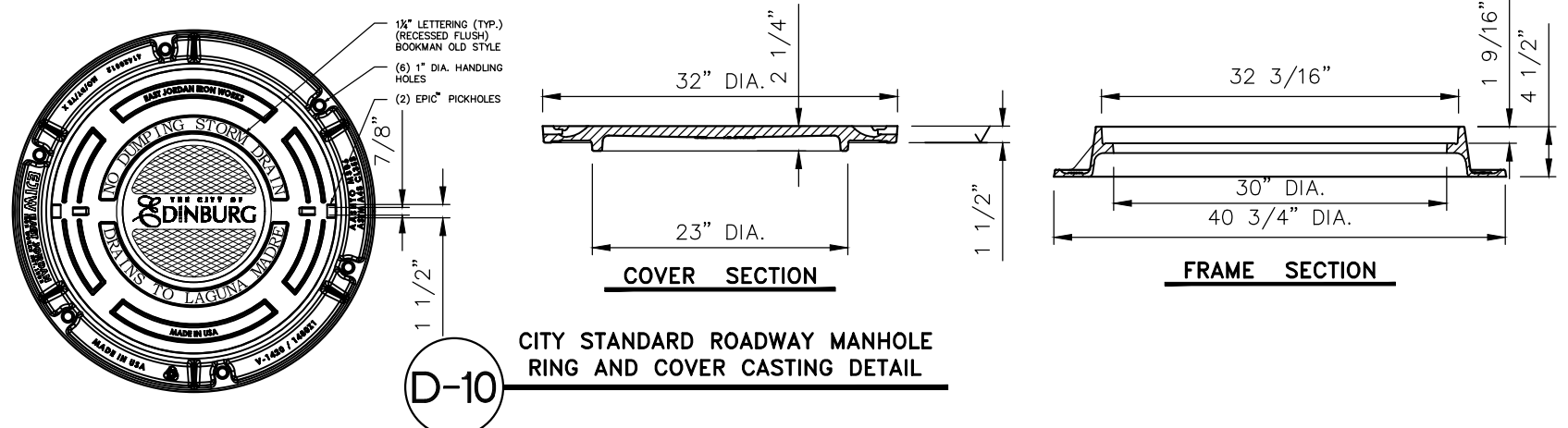
PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFFODIL AVENUE - McALLEN, TEXAS 78501
JOB NUMBER: SP-19-24911
DATE PREPARED: FEBRUARY 06, 2023
PLAT SHEET 5 OF 6

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
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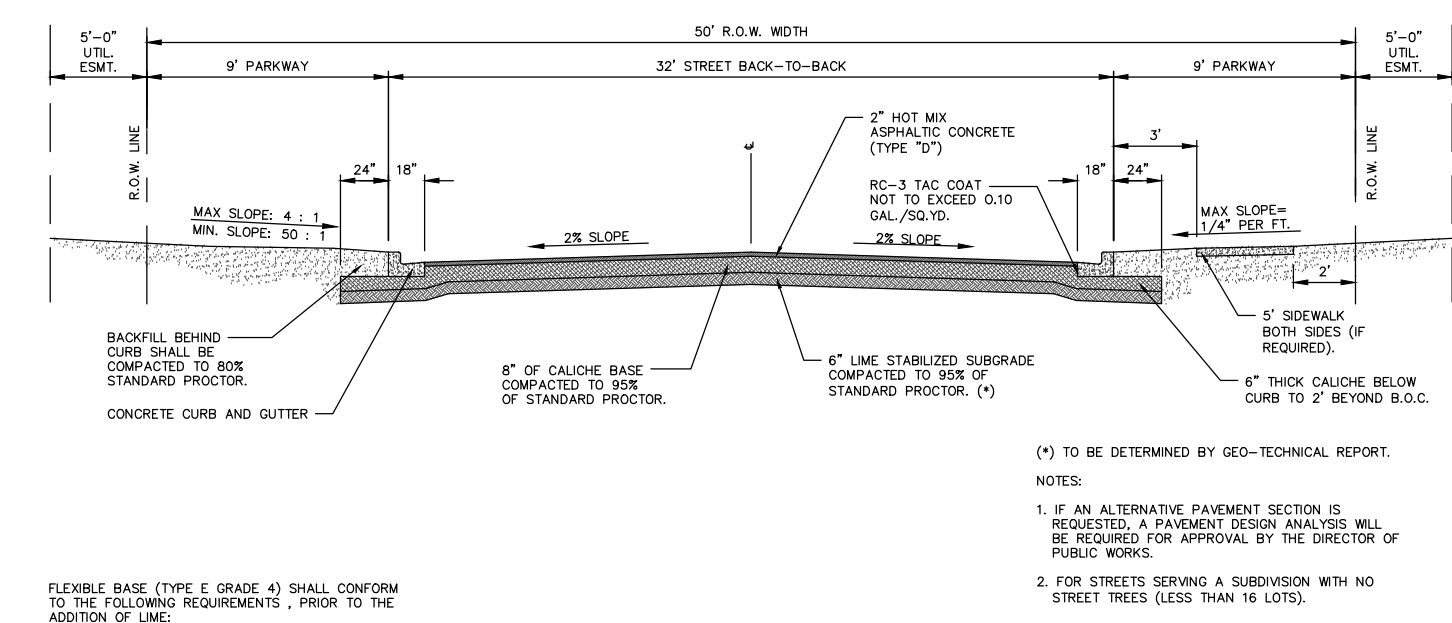
* ALL CONSTRUCTION DETAILS MUST COMPLY WITH COUNTY OF HIDALGO, N.A.W.S.C. AND CITY OF EDINBURG SPECIFICATIONS.



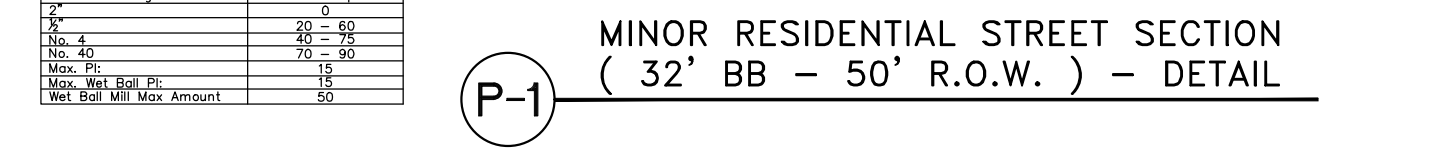
VALLEY GUTTER DETAIL



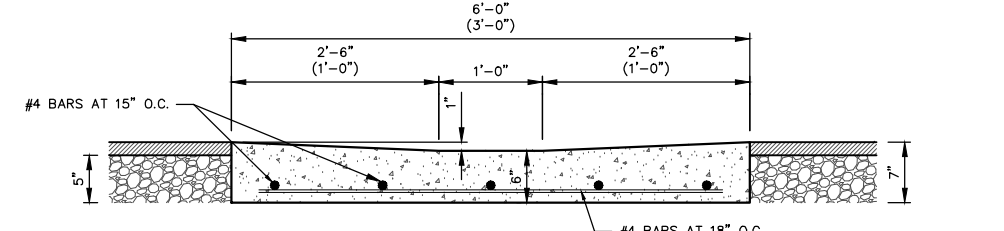
D-10 CITY STANDARD ROADWAY MANHOLE RING AND COVER CASTING DETAIL



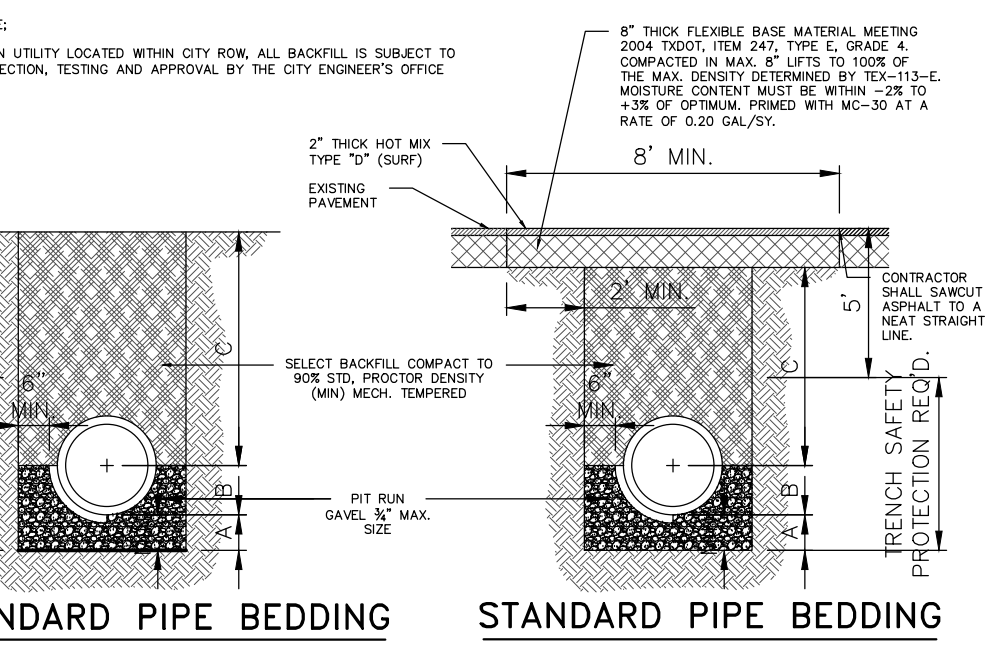
P-7 RURAL PAVING STREET SECTION DETAIL



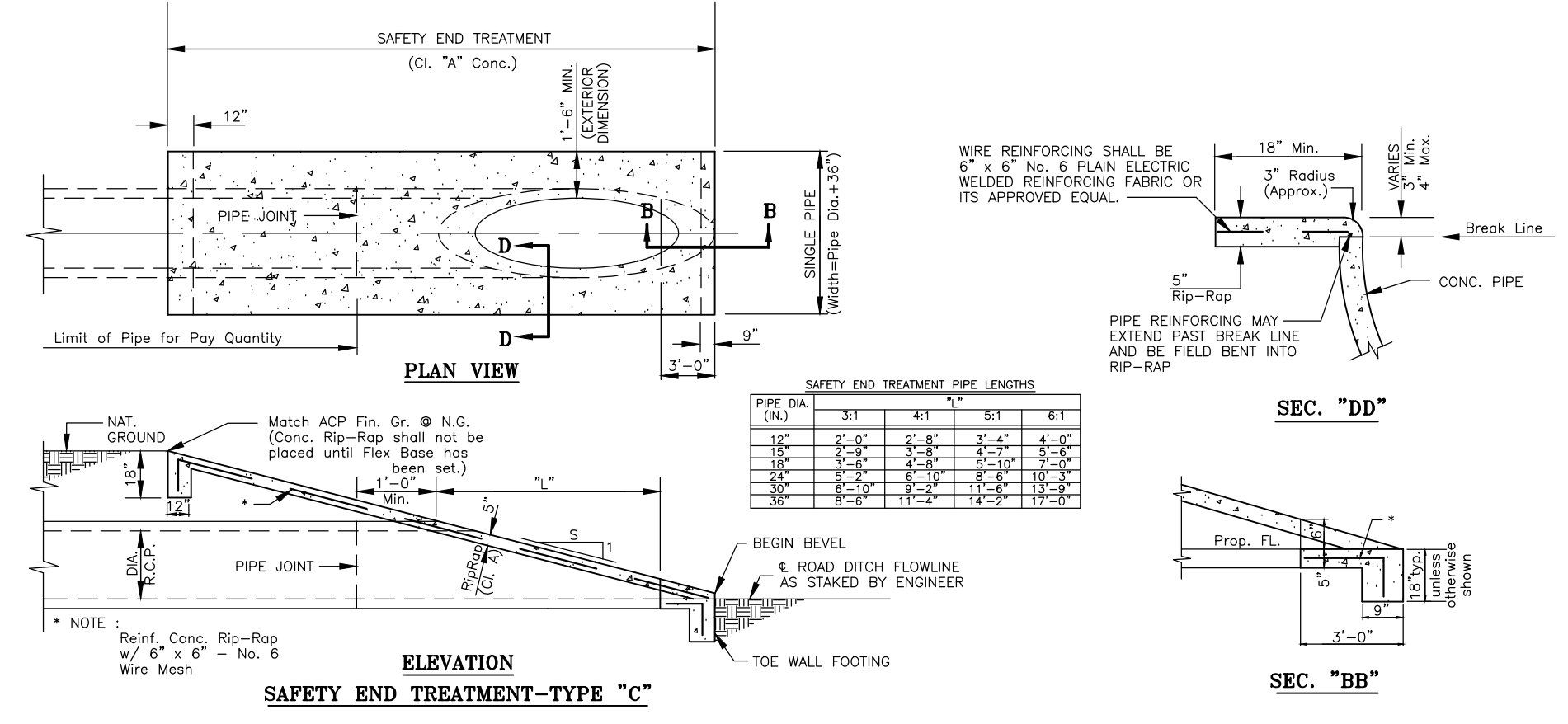
P-1 MINOR RESIDENTIAL STREET SECTION (32' BB - 50' R.O.W.) - DETAIL



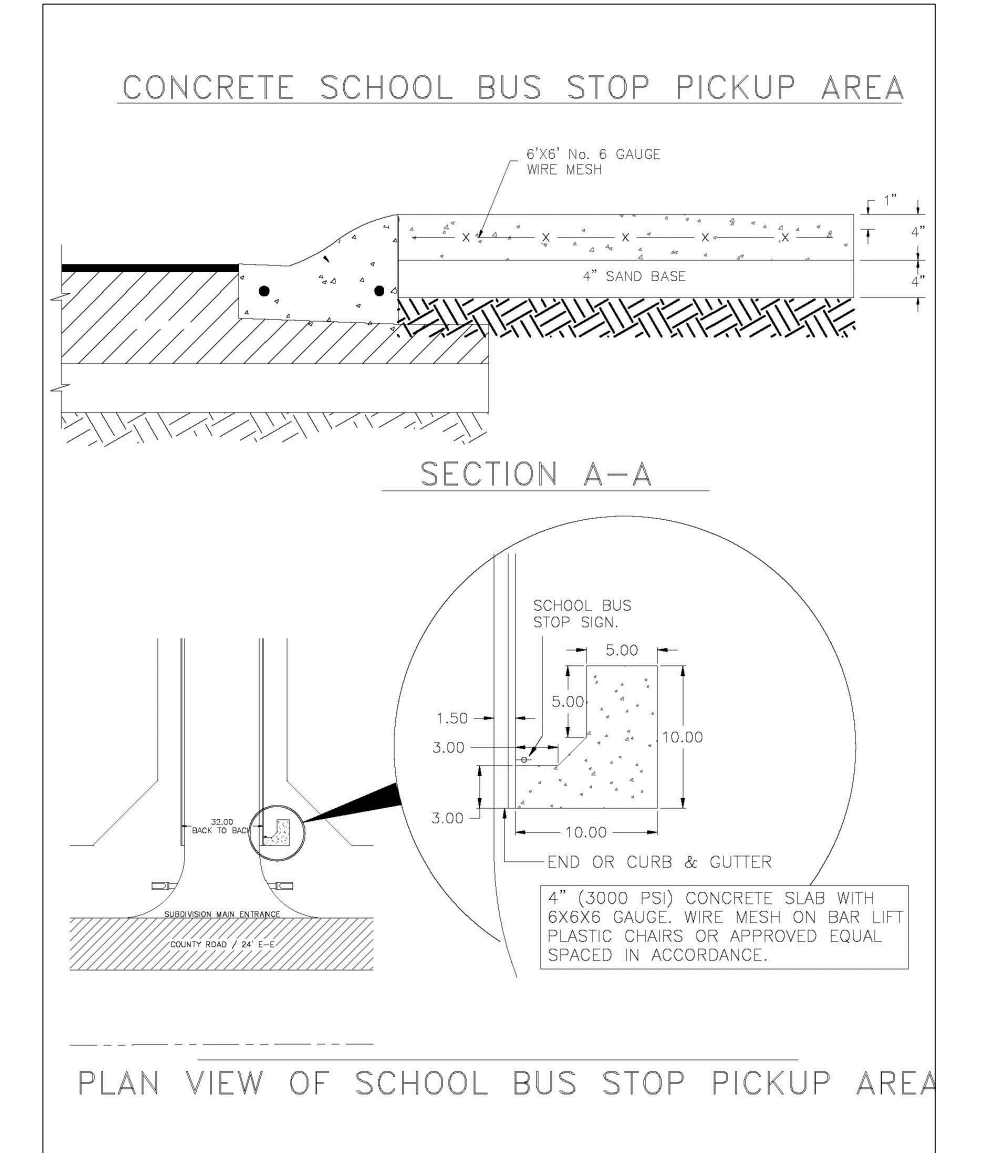
P-9 TYPICAL VALLEY GUTTER SECTION



D-8 STANDARD PIPE BEDDING - DETAILS



SAFETY END TREATMENT - (Type "C") DETAILS



CONCRETE SCHOOL BUS STOP PICKUP AREA

INDEX SHEET OF CALEDONIA WEST SUBDIVISION	
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