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: 4-04-2023

PROPOSED **BORDER TOWN No 4 SUBDIVISION**, PRECINCT No. **4.**

ENGINEER **RIO DELTA ENGINEERING** DEVELOPER: **BORDERTOWN DEVELOPEMENT, LLC.**

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: **191** ☒*SINGLE FAMILY ☐*MULTI-FAMILY ☐COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: **50**

FILLING STATIONS: **25**

LOCATION DESCRIPTION: **SOUTH EAST CORNER OF THE INTERSECTION OF MILE 22 ½ ROAD AND BRUSHLINE ROAD.**

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF **EDINBURG**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **3-23-2023** PROPERTY LIES WITHIN FLOOD ZONE: **"X" & "A"** 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: **27.50 FEET ONTO MILE 22 1/2 NORTH ROAD AND 10.0 FEET ONTO BRUSHLINE ROAD.**

H.C.R.O.W. PRELIMINARY APPROVAL DATE: **3-6-2023** BY, **JOE OCHOA, PCT.4** R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: **3-23-2023** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: ☒ OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: **2-23-2023** : 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.

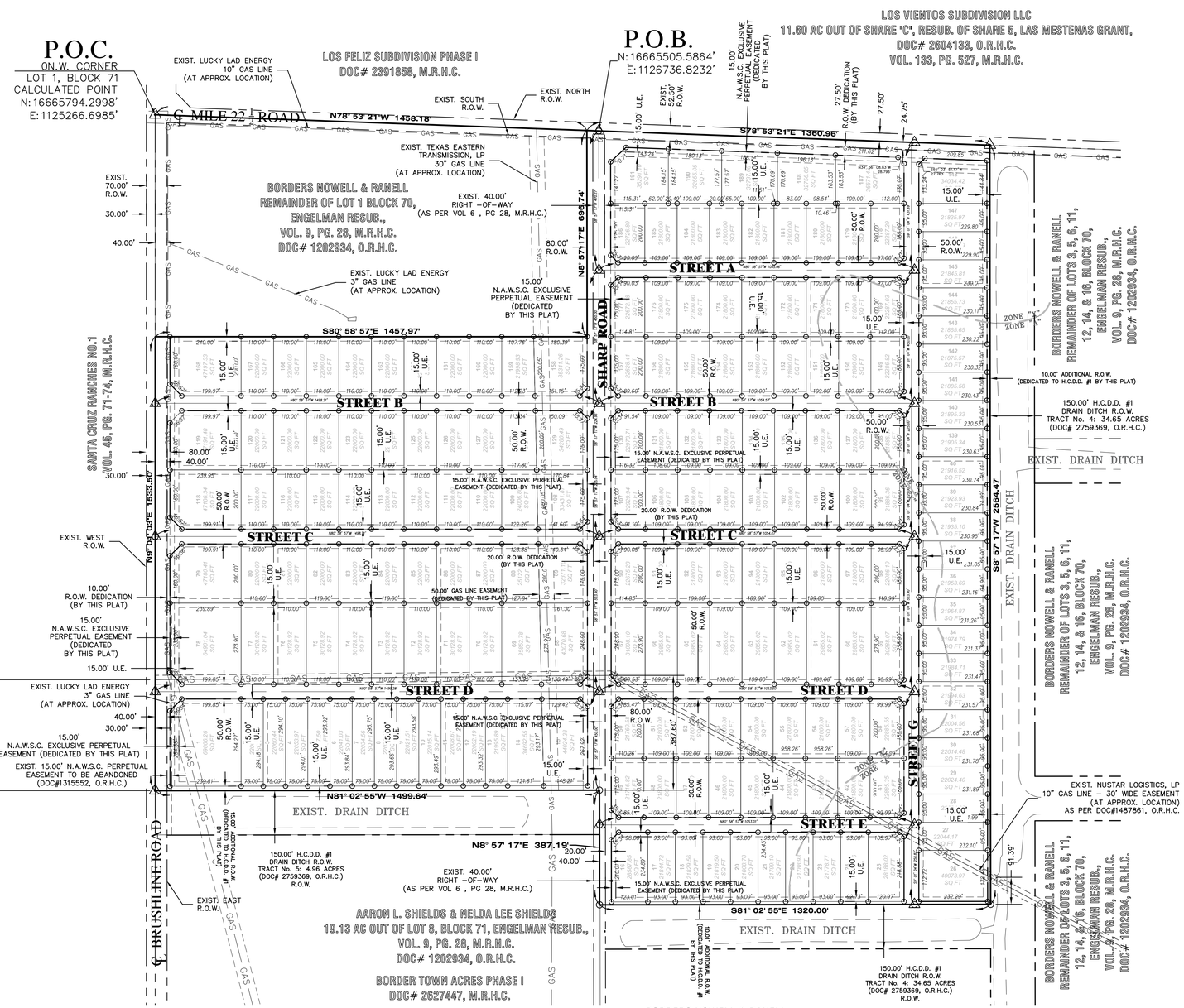
PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: **N/A**

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.
*

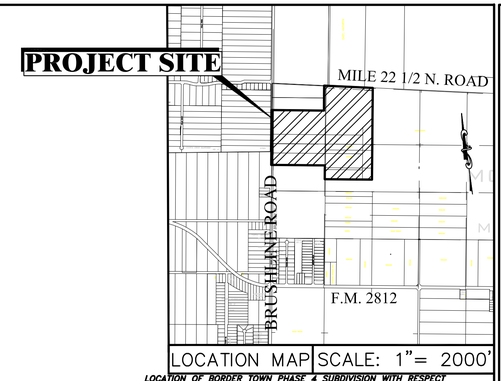
DATE OF PREPARATION: MARCH 3, 2023

BORDER TOWN SUBDIVISION No. 4.

BEING A 131.84 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 156.04 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF UT OF LOTS 1 & 8, BLOCK 71, AND LOTS 4 & 5, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS







LOCATION OF BORDER TOWN PHASE 4 SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY: *BORDER TOWN PHASE 4 SUBDIVISION IS LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 22 ½ ROAD AND BRUSHLINE ROAD ON THE SOUTH RIGHT OF WAY OF MILE22 ½ ROAD IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 94,497 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU. LOCAL GOVERNMENT CODE § 42.021.*

ABBREVIATION LEGEND

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

LEGEND

△	– SET C-P-S
▲	– FD. C-P-S
△	– CALCULATED POINT
○	– SET 1/2" IRON ROD
●	– FD. 1/2" IRON ROD
⊛	– FD. 5/8" IRON ROD
◉	– FD. 60-D NAIL
⊘	– SET PK NAIL
▫	– STORM INLET
ø	– POWER POLE
⋕	– FIRE HYDRANT
○	– IRR. STAND PIPE
—X—	– CHAIN LINK FENCE

METES AND BOUNDS:

BEING A 131.84 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 156.04 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF UT OF LOTS 1 & 8, BLOCK 71, AND LOTS 4 & 5, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 156.04 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF A CALLED 1284.865 ACRES TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM BENNARD S. ROWLAND, II AND SPOUSE BARBARA HATCH ROWLAND TO NOWELL BORDERS AND SPOUSE RANELL BORDERS, DATED OCTOBER 25, 2013, RECORDED UNDER DOCUMENT NUMBER 2460925, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 131.84 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID LOT 1 OF BLOCK 71, AND SAME BEING A POINT WITHIN THE EXISTING RIGHT-OF-WAYS OF MILE 22 ½ ROAD AND BRUSHLINE ROAD;

THENCE S 78°53'21" E ALONG THE NORTH LINE THE SAID LOT 1 OF BLOCK 71 AND LOT 4 OF BLOCK 70, SAME BEING WITHIN THE EXISTING RGHT-OF-WAY OF MILE 22 ½ ROAD, A DISTANCE OF 1458.18 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 78°53'21" E CONTINUING ALONG THE NORTH LINE THE SAID LOT 1 OF BLOCK 71 AND LOT 4 OF BLOCK 70, SAME BEING WITHIN THE EXISTING RGHT-OF-WAY OF MILE 22 ½ ROAD, A DISTANCE OF 1360.96 FEET TO A COTTON PICKER SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°57'17" W ACROSS THE SAID LOTS 4 AND 5 OF BLOCK 70, SAME BEING ALONG THE WEST LINE OF AN EXISTING 150.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY DESCRIBED AS TRACT No. 4: 34.65 ACRES IN DOCUMENT # 2759369, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A CORNER OF THE SAID 150.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY, PASSING AT 25.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 22 ½ ROAD, AND CONTINUING FOR A TOTAL A DISTANCE OF 2564.47 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°02'55" W ACROSS THE SAID LOT 5 OF BLOCK 70, SAME BEING ALONG THE NORTHERLY LINE OF THE SAID 150.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY, TO A POINT ON THE DIVIDING LINE BETWEEN THE SAID LOT 5 OF BLOCK 70 AND LOT 8 OF BLOCK 71, SAME BEING A POINT ON THE CENTERLINE OF AN EXISTING 40.00 FOOT COUNTY ROAD AS PER THE SAID ENGELMAN RE-SUBDIVISION, PASSING AT 1320.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF THE SAID 40.00 FOOT COUNTY ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°57'17" E ALONG THE DIVIDING LINE BETWEEN THE SAID LOT 5 OF BLOCK 70 AND LOT 8 OF BLOCK 71, A DISTANCE OF 387.19 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°02'55" W ACROSS THE SAID LOT 8 OF BLOCK 71, SAME BEING IN PART ALONG THE NORTH LINE OF AN EXISTING 150.00 FEET HIDALGO COUNTY DRAINAGE DISTRICT #1 DRAIN DITCH RIGHT-OF-WAY DESCRIBED AS TRACT No. 5: 4.96 ACRES IN THE SAID DOCUMENT # 2759369, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE WEST LINE OF THE SAID LOT 8 OF BLOCK 71, SAME BEING A POINT WITHIN THE EXISTING RIGHT-OF-WAY OF BRUSHLINE ROAD, PASSING AT 1459.64 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF THE SAID BRUSHLINE ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1499.64 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 9°01'03" E ALONG THE WEST LINE THE SAID LOTS 8 AND 1 OF BLOCK 71, SAME BEING WITHIN THE EXISTING RIGHT-OF-WAY OF BRUSHLINE ROAD, A DISTANCE OF 2283.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 80°58'57" E ACROSS THE SAID LOT 1 OF BLOCK 71, A DISTANCE OF 1457.97 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°57'17" E ACROSS THE SAID LOT 1 OF BLOCK 71, A DISTANCE OF 693.74 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 131.84 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE NORTH 25.00 FEET (0.78 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 22 ½ ROAD (AN EXISTING 25.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND AN ADDITIONAL 27.50 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SUBDIVISION PLAT OF LOS FELIZ SUBDIVISION PHASE I, RECORDED IN INSTRUMENT # 2391858, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND THE WEST 40.00 FEET (1.41 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BRUSHLINE ROAD (AN EXISTING 40.00 FOOT ROAD RIGHT-OF-WAY AS SHOWN ON THE SAID ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS).

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS _____ DAY OF _____ ,2022.

STATE OF TEXAS
REGISTERED
IVAN GARCIA
6496
PROFESSIONAL
LAND SURVEYOR

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

PRINCIPAL CONTACTS:

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

INDEX TO SHEETS OF BORDER TOWN PHASE 4 SUBDIVISION

SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS)
SHEET 2:	ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#3, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ZONE A
SHEET 4:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ZONE B
SHEET 5:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE\ REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS, ZONE A
SHEET 6:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE\ REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS, ZONE B
SHEET 7:	TYPICAL DETAILS
SHEET 8:	TYPICAL DETAILS
SHEET 9:	TYPICAL DETAILS
SHEET 10:	TYPICAL DETAILS

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON JANUARY 16, 2023** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PLAT SHEET
BORDER TOWN SUBDIVISION NO4
EDINBURG, TEXAS
HIDALGO COUNTY

PROJECT:

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: G.F /H.G.
SCALE: 1"=200'
DATE: JANUARY 16, 2023
PROJECT: SUB 22 011
REVISIONS:

ZONE B

ZONE A

LOS VIENTOS SUBDIVISION LLC
11.60 AC OUT OF SHARE "C", RESUB. OF
SHARE 5, LAS MESTENAS GRANT,
DOC# 2604133, O.R.H.C.
VOL. 133, PG. 527, M.R.H.C.

LOS FELIZ SUBDIVISION PHASE I
DOC# 2391858, M.R.H.C.

BORDERS NOWELL & RANELL
REMAINDER OF LOT 1 BLOCK 70,
ENGELMAN RESUB.,
VOL. 9, PG. 28, M.R.H.C.
DOC# 1202934, O.R.H.C.

AARON L. SHIELDS & NELDA LEE SHIELDS
19.13 AC OUT OF LOT 6, BLOCK 71, ENGELMAN RESUB.,
VOL. 9, PG. 28, M.R.H.C.
DOC# 1202934, O.R.H.C.

BORDER TOWN ACRES PHASE I
DOC# 2627447, M.R.H.C.

SANTA CRUZ RANCHES NO.1
VOL. 45, PG. 71-74, M.R.H.C.

SHARP ROAD

N8° 57' 17"E 696.74'

N8° 57' 17"E 387.19'

EXIST. 40.00' R.O.W.

20.00' R.O.W. DEDICATION (BY THIS PLAT)

80.00' R.O.W.

EXIST. TEXAS EASTERN TRANSMISSION, LP 30" GAS LINE (AT APPROX. LOCATION)

EXIST. 4" N.A.W.S.C WATERLINE

27.75'

24.75'

N78° 53' 21"W 1458.18'

52.46'

S80° 58' 57"E 1457.97'

N81° 02' 55"W 1499.64'

STREET B

STREET C

STREET D

50.00' R.O.W.

15.00' U.E.

15.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

3.00' ALIGN

¢ MILE 22 1/2

¢ BRUSHLNE RD

¢ BRUSHLINE ROAD

EXIST. 70.00' R.O.W.

40.00'

30.00'

10.00' R.O.W. DEDICATION (BY THIS PLAT)

N9° 01' 03"E 1533.50'

EXIST. 40.00' RIGHT-OF-WAY (AS PER VOL. 6, PG. 28, M.R.H.C.)

150.00' H.C.D.D. #1 DRAIN DITCH R.O.W. TRACT No. 5: 4.96 ACRES (DOC# 2759369, O.R.H.C.) R.O.W.

EXIST. NUSTAR LOGISTICS, LP 10" GAS LINE – 30' WIDE EASEMENT (AT APPROX. LOCATION) AS PER DOC#1487861, O.R.H.C.

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

KEY PLAN / NOT TO SCALE

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON MARCH 24, 2023 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PLAT SHEET
BORDER TOWN SUBDIVISION NO4
EDINBURG, TEXAS
HIDALGO COUNTY

PROJECT:

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	G.F /H.G.
SCALE:	1"=100'
DATE:	JANUARY 16, 2023
PROJECT:	SUB 22 011
REVISIONS:	
PAGE NO:	SHT 2

BORDERS NOWELL & RANELL
REMAINDER OF LOTS 3, 5, 6, 11, 12, 14, & 16, BLOCK
70, ENGELMAN RESUB.,
VOL. 9, PG. 28, M.R.H.C.
DOC# 1202934, O.R.H.C.

LOS VIENTOS SUBDIVISION LLC
11.60 AC OUT OF SHARE "C", RESUB. OF SHARE 5, LAS MESTENAS GRANT,
DOC# 2604139, O.R.H.C.
VOL. 133, PG. 527, M.R.H.C.

EXIST. 8" N.A.W.S.C WATERLINE

EXIST. 4" N.A.W.S.C WATERLINE

150.00' H.C.D.D. #1 DRAIN DITCH R.O.W. TRACT 35 ACRES DOC# 2759368, O.R.H.C.

S8° 57' 17"W 2564.47'

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

S78° 53' 21"E 1360.96'

S81° 02' 55"E 1320.00'

N8° 57' 17"E 696.74'

N8° 57' 17"E 387.19'

ZONE A

ZONE B

STREET G

STREET A

STREET B

STREET C

STREET D

STREET E

SHARP ROAD

SHARP ROAD

15.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)

15.00' U.E.

50.00' R.O.W.

27.50' R.O.W. DEDICATION (DEDICATED BY THIS PLAT)

25.00'

C MILE 22 1/2

KEY PLAN / NOT TO SCALE

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON SEPTEMBER 24,2021 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PLAT SHEET
BORDER TOWN SUBDIVISION NO4
EDINBURG, TEXAS
HIDALGO COUNTY

PROJECT:

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: G.F /H.G.
SCALE: 1"=100'
DATE: JANUARY 16, 2023
PROJECT: SUB 22 011
REVISIONS:
PAGE NO. SHT 2

DATE OF PREPARATION: MARCH 3, 2023

BORDER TOWN SUBDIVISION No. 4.

BEING A 131.84 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 156.04 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF UT OF LOTS 1 & 8, BLOCK 71, AND LOTS 4 & 5, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS

OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO

I BORDERTOWN DEVELOPMENT, LLC., AS THE OWNER (S) OF THE 66.75 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BORDER TOWN SUBDIVISION No.4 , 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 SCEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
(D) GAS CONNECTIONS IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS, I
ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF _____, 20__.

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BORDER TOWN SUBDIVISION No.4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS ____ DAY OF _____, 20____

_____
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

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

_____
DISTRICT PRESIDENT DATE

_____
SECRETARY DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIONS, A EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE– MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ ____ 2022.

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

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

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BORDER TOWN SUBDIVISION No.4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF _____, 20____

_____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____
HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

CITY OF EDINBURG
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS BORDER TOWN SUBDIVISION No.4 CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISIONS REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED
AND HAS BEEN APPROVED FOR RECORDING ON THE_____DAY OF_____, 20__.

_____
CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF BORDER TOWN SUBDIVISION No.4 WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS THE _____ DAY OF _____, 20__.

_____
MAYOR, CITY OF EDINBURG DATE

_____
SECRETARY, CITY OF EDINBURG DATE

STATE OF TEXAS – COUNTY OF HIDALGO

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

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED
PROFESSIONAL ENGINEER

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE) AND A PORTION IS IN ZONE "A" OF FLOOD INSURANCE RATE.

THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEEVES FROM 100-YEAR FLOOD, AND A PORTION IS IN ZONE 'A' OF THE FLOOD INSURANCE RATE, WITH BASE FLOOD ELEVATION 66.00, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0325 D MAP REVISED: JUNE 6, 2000. REVISED TO REFLECT LOMR DATED MAY 17, 2001. ALL FURTHER REVISED TO REFLECT CLOMR-F CASE NO._____.

2. SETBACKS:
BRUSHLINE ROAD: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER, WHERE R.O.W. IS GRATER THAN 50.00 FEET.
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1, 77, 78, 117, 118, 148, 149, 150, 151, 152 AND 191. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURVE OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1-, ELEV. 72.54 N.G.V.D. 88, DESCRIPTIONS: STORM MANHOLE AT THE SOUTHWEST OF MILE 22 1/2 AND BRUSHLINE ROAD. GPS POINT, GRID COORDINATES
N 16665812.0600, E 1125221.2770.
-->B.M. NO. 2-, ELEV. 83.26 N.G.V.D. 88, DESCRIPTIONS: STORM MANHOLE AT THE NORTHEAST OF MILE 22 1/2 AND BRUSHLINE ROAD. GPS POINT, GRID COORDINATES
N 16665795.0700, E 1125375.9270.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **463.581** CUBIC-FEET OR **10.642** ACRE-FEET OF STORM WATER RUNOFF. LINEAR DETENTION WILL BE PROVIDED BY IMPROVEMENT THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 J-14-00 AS REQUIRED WITHIN ADDITIONAL RIGHT-OF-WAY DEDICATED TO HCDD1 IN ORDER TO ADD THE REQUIRED DETENTION.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

12. BORDERTOWN DEVELOPMENT, LLC. THE OWNER & SUBDIVIDER OF THIS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 1 OF THIS PLAT.

13. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.

14. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.

15. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.

16. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

17. RICHARD W. RUPPERT, THE OWNER & SUBDIVIDER OF BORDER TOWN PHASE 4 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

18. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

THE COUNTY OF HIDALGO TEXAS

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

ON: _____AT_____ AM/PM

INSTRUMENT NUMBER_____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:_____ DEPUTY

INDEX TO SHEETS OF BORDER TOWN PHASE 4 SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS)

SHEET 2: ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ZONE A

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ZONE B

SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE\ REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS. ZONE A

SHEET 6: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE\ REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS. ZONE B

SHEET 7: TYPICAL DETAILS

SHEET 8: TYPICAL DETAILS

SHEET 9: TYPICAL DETAILS

SHEET 10: TYPICAL DETAILS

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON JANUARY 16, 2023** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

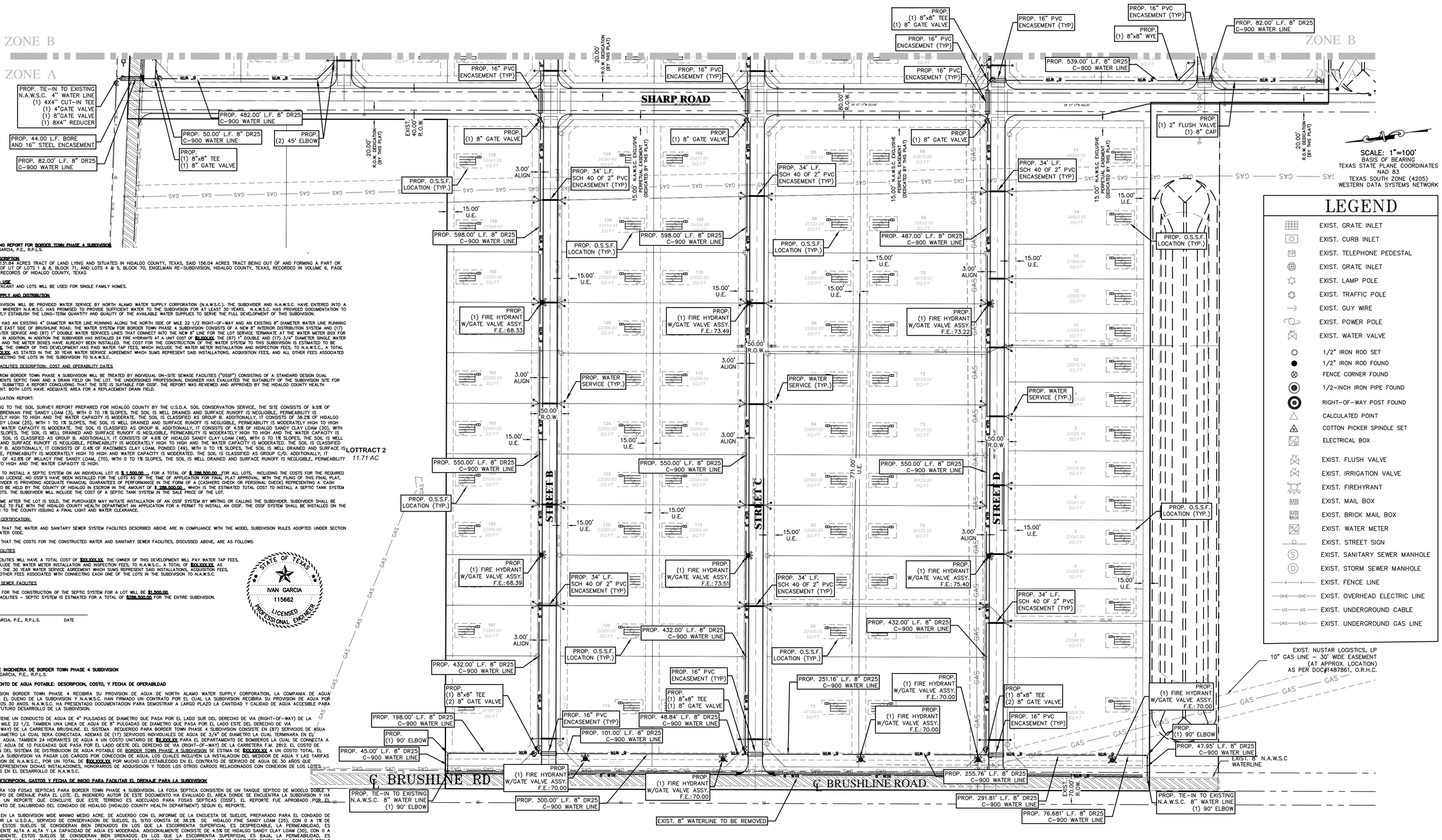
ISSUED FOR:
PRELIMINARY

PLAT NOTES
BORDER TOWN SUBDIVISION NO4
EDINBURG, TEXAS
HIDALGO COUNTY

PROJECT

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	G.F /H.G.
SCALE:	AS SHOWN
DATE:	JANUARY 16, 2023
PROJECT:	SUB 22 011
REVISIONS:	
PAGE NO.	2-OF-10

Y:\RDE SUBDIVISIONS 2023\SUB 22 011 - BORDERTOWN PHASE 4\DWG\SUB 22 011_RDE SHT 2 PLAT NOTES.dwg RIODELTA 1/13/2023 11:48 AM



LEGEND

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

ENGINEERING REPORT FOR BORDER TOWN PHASE 4 SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
BEING A 131.54 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 156.04 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF UT OF LOTS 1 & 8, BLOCK 71, AND LOTS 4 & 5, BLOCK 70, ENGELMAN RE-SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

WATER SUPPLY AND DISTRIBUTION

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

N.A.W.S.C. HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF MILE 22 1/2 RIGHT-OF-WAY AND AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF BRUSHLINE ROAD. THE WATER SYSTEM FOR BORDER TOWN PHASE 4 SUBDIVISION CONSISTS OF A NEW 8" INTERIOR DISTRIBUTION SYSTEM AND (17) SINGLE WATER SERVICE AND (87) 1" DOUBLE WATER SERVICES LINES THAT CONNECT INTO THE NEW 8" LINE FOR THE LOT SERVICE TERMINATE AT THE WATER METER BOX FOR THE LOTS. IN ADDITION, IN ADDITION THE SUBDIVIDER HAS INSTALLED 24 FIRE HYDRANTS AT A UNIT COST OF **$X,XXX.XX** THE (87) 1" DOUBLE AND (17) 3/4" DIAMETER SINGLE WATER SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE **$XX,XXX.XX**. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF **$XX,XXX.XX**, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE LOTS IN THE SUBDIVISION TO N.A.W.S.C..

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES

SEWAGE FROM BORDER TOWN PHASE 4 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THE LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 9.5% OF HIDALGO BRENNAN FINE SANDY LOAM (3), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 38.2% OF HIDALGO FINE SANDY LOAM (25), WITH 1 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 4.5% OF HIDALGO SANDY CLAY LOAM (30), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS LOW. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 4.6% OF HIDALGO SANDY CLAY LOAM (48), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATED. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 0.4% OF RACOMBES CLAY LOAM, PONDED (49), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND WATER CAPACITY IS MODERATED. THE SOIL IS CLASSIFIED AS GROUP C/D. ADDITIONALLY, IT CONSISTS OF 42.8% OF WILLACY FINE SANDY LOAM, (70), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS HIGH TO HIGH AND THE WATER CAPACITY IS HIGH.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS **$ 1,500.00** FOR A TOTAL OF **$ 286,500.00** FOR ALL LOTS. INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED FOR THE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A 'CASH DEPOSIT' TO BE HELD BY THE COUNTY OF HIDALGO IN THE AMOUNT OF **$ 286,500.00** , WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON ALL LOTS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

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

ENGINEER CERTIFICATION:

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

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

WATER FACILITIES

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

SANITARY SEWER FACILITIES

THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR A LOT WILL BE **$1,500.00**.
SEWAGE FACILITIES – SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF **$286,500.00** FOR THE ENTIRE SUBDIVISION.

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

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

REPORTE DE INGENIERIA DE BORDER TOWN PHASE 4 SUBDIVISION
POR: IVAN GARCIA, P.E., R.P.L.S.

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

LA SUBDIVISION BORDER TOWN PHASE 4 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION, LA COMPANIA DE AGUA (N.A.W.S.C.). EL DUENO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 4" PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 22 1/2. TAMBIEN UNA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA BRUSHLINE. EL SISTEMA REQUERIDO PARA BORDER TOWN PHASE 4 SUBDIVISION CONSISTE EN (87) SERVICIOS DE AGUA DE 1" DE DIAMETRO LA CUAL SERA CONECTADA. ADEMAS DE (17) SERVICIOS INDIVIDUALES DE AGUA DE 3/4" DE DIAMETRO LA CUAL TERMINARA EN EL MEDIDOR DE AGUA. TAMBIEN 24 HIDRANTES DE AGUA A UN COSTO UNITARIO DE **$X,XXX.XX** PARA EL DEPARTAMENTO DE BOMBEROS LA CUAL SE CONNECTA A LA LINEA DE AGUA DE 10 PULGADAS QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA F.M. 2812. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE BORDER TOWN PHASE 4 SUBDIVISION SE ESTIMA DE **$XX,XXX.XX** A UN COSTO TOTAL EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE **$XX,XXX.XX** POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

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

SE INSTALARA 109 FOSAS SEPTICAS PARA BORDER TOWN PHASE 4 SUBDIVISION. LA FOSA SEPTICA CONSISTEN DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

LOS LOTES EN LA SUBDIVISION MIDE MENOS MEDIO ACRE, DE ACUERDO CON EL INFORME DE LA ENCUESTA DE SUELOS, PREPARADO PARA EL CONDADO DE HIDALGO POR LA U.S.D.A., SERVICIO DE CONSERVACION DE SUELOS, EL SITIO CONSTA DE 38.2% DE HIDALGO FINE SANDY LOAM (25), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTIA SUPERFICIAL ES DESPRECIABLE, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE CONSISTE DE 4.5% DE HIDALGO SANDY CLAY LOAM (30), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTIA SUPERFICIAL ES BAJA, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE CONSISTE DE 4.6% DE RACOMBES SANDY CLAY LOAM (48) CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTIA SUPERFICIAL ES BAJA, LA PERMEABILIDAD, ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADDICIONALMENTE CONSISTE DE 42.8% DEWILLACY FINE SANDY LOAM (70) CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTIA SUPERFICIAL ES BAJA, LA PERMEABILIDAD, ES ALTA A ALTA Y LA CAPACIDAD DE AGUA ES ALTA. NO HAY INDICACIONES DE AGUA SUBTERRANEA O ALGUNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS ES DE **$ 1,500.00** DOLARES, POR UN TOTAL DE **$ 286,500.00** PARA TODOS LOS LOTES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LA FOSA SEPTICAS EN EL PROCESO DE LA APROBACION FINAL. AL SOMETER ESTE PLAT PARA APROBACION FINAL, EL DUENO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE AL PORTADOR O CHEQUE PERSONAL REPRESENTANDO UN DEPOSITO EN EFECTIVO QUE SERA RETENIDO POR EL CONDADO DE HIDALGO EN CAJAPOR LA CANTIDAD DE **$286,500.00**, LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA TODOS LOS LOTES. EL DUENO INCLUIRA EL COST DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE LOTE.

CERTIFICACION:

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

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

AGUA:

EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE **$XX,XXX.XX**, EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE **$XX,XXX.XX** POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

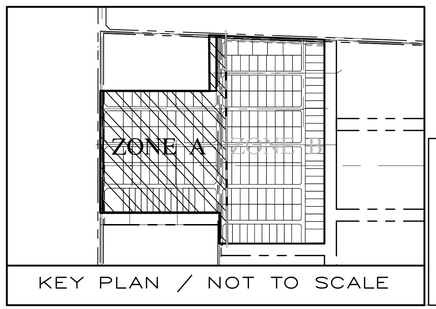
DRENAJE:

EL COSTO ESTIMADO PARA LA INSTALACION DEL SISTEMA INDIVIDUAL DE FOSAS SEPTICAS PARA LOS LOTES ES DE **$ 1,500.00** DOLARES, EL SISTEMA DE FOSA SEPTICA SE ESTIMA POR UN TOTAL DE **$186,500.00** POR TODA LA SUBDIVISION.

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

STATE OF TEXAS
IVAN GARCIA
115662
LICENSED PROFESSIONAL ENGINEER

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



NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
3. CONTRACTOR TO INSTALL TEMPORARY FLUSH VALVES AS REQUIRED FOR TESTING OF WATER LINE, CONTRACTOR SHALL COORDINATE WITH NAWSC TO DETERMINE LOCATIONS PRIOR TO INSTALLATION.

INDEX TO SHEETS OF BORDER TOWN PHASE 4 SUBDIVISION

SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS)
SHEET 2:	ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	**ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ZONE A**
SHEET 4:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ZONE B
SHEET 5:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE\ REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS, ZONE A
SHEET 6:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE\ REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS, ZONE B
SHEET 7:	TYPICAL DETAILS
SHEET 8:	TYPICAL DETAILS
SHEET 9:	TYPICAL DETAILS
SHEET 10:	TYPICAL DETAILS

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON NOVEMBER, 2022** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

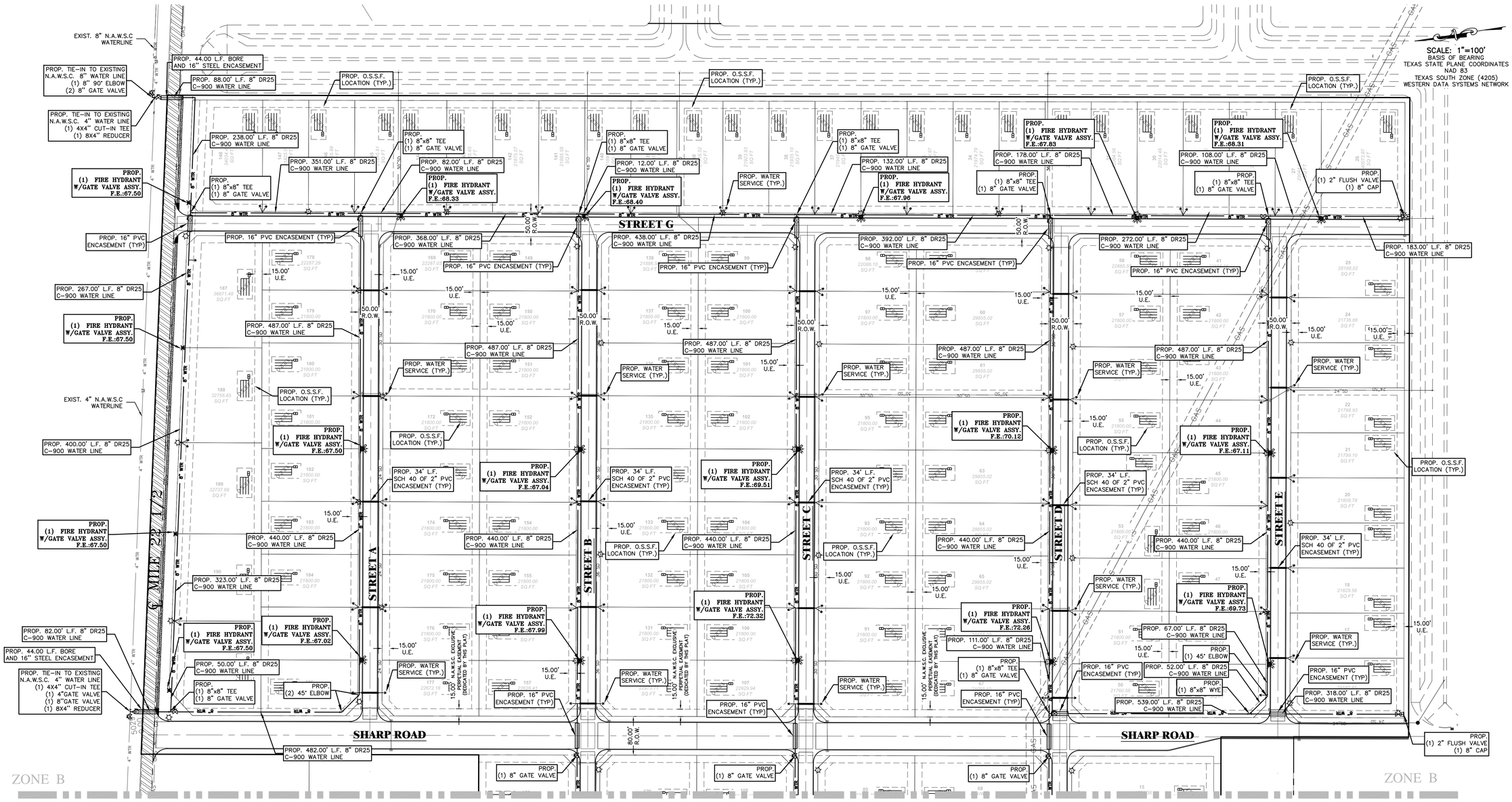
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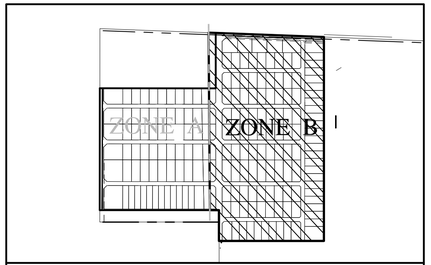
UTILITY LAYOUT ZONE A
BORDER TOWN SUBDIVISION NO4
EDINBURG, TEXAS
HIDALGO COUNTY

PROJECT:

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	G.F /H.G.
SCALE:	1"=100'
DATE:	JANUARY 16, 2023
PROJECT:	SUB 22 011
REVISIONS:	
PAGE NO.	3-OF-10

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KEY PLAN / NOT TO SCALE

NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
3. CONTRACTOR TO INSTALL TEMPORARY FLUSH VALVES AS REQUIRED FOR TESTING OF WATER LINE, CONTRACTOR SHALL COORDINATE WITH NAWSC TO DETERMINE LOCATIONS PRIOR TO INSTALLATION.

LEGEND

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

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SHEET 7: TYPICAL DETAILS

SHEET 8: TYPICAL DETAILS

SHEET 9: TYPICAL DETAILS

SHEET 10: TYPICAL DETAILS

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

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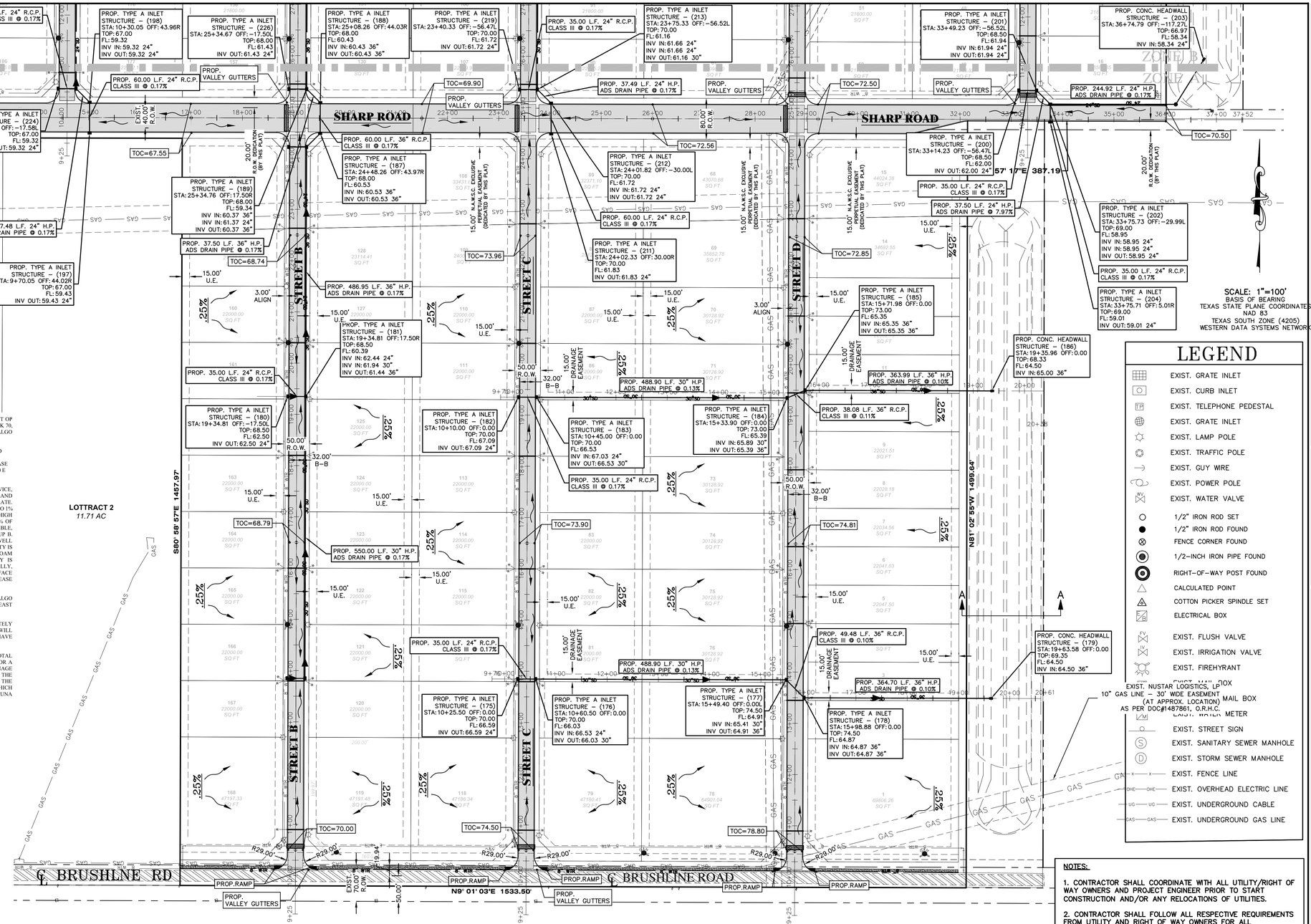
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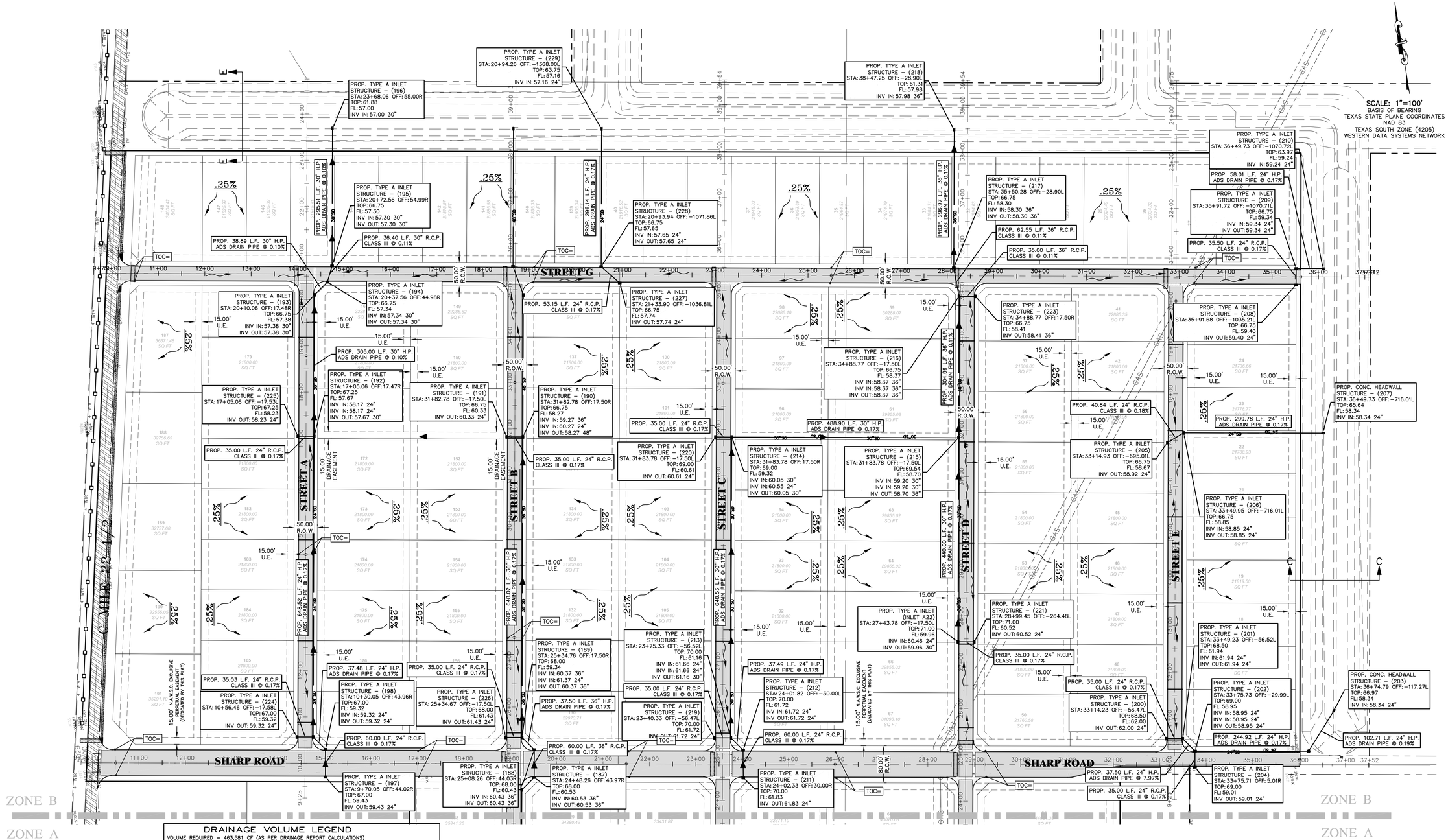
UTILITY LAYOUT ZONE B
BORDER TOWN SUBDIVISION NO4
EDINBURG, TEXAS
HIDALGO COUNTY

PROJECT

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	G.F /H.G.
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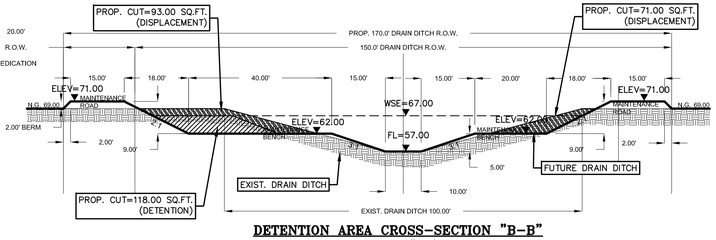
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PROP. 35.03 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. TYPE A INLET STRUCTURE – (198) STA: 10+30.05 OFF: 43.96R TOP: 67.00 FL: 59.32 INV IN: 59.32 24" INV OUT: 59.32 24"
PROP. TYPE A INLET STRUCTURE – (196) STA: 25+34.67 OFF: –17.50L TOP: 68.00 FL: 61.43 INV OUT: 61.43 24"
PROP. TYPE A INLET STRUCTURE – (188) STA: 25+08.26 OFF: 44.03R TOP: 68.00 FL: 60.43 INV IN: 60.43 36" INV OUT: 60.43 36"
PROP. TYPE A INLET STRUCTURE – (219) STA: 23+40.33 OFF: –56.47L TOP: 70.00 FL: 61.72 INV OUT: 61.72 24"
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. TYPE A INLET STRUCTURE – (213) STA: 23+75.33 OFF: –56.52L TOP: 70.00 FL: 61.16 INV IN: 61.66 24" INV IN: 61.66 24" INV OUT: 61.16 30"
PROP. TYPE A INLET STRUCTURE – (201) STA: 33+49.23 OFF: –56.52L TOP: 68.50 FL: 61.94 INV IN: 61.94 24" INV OUT: 61.94 24"
PROP. CONC. HEADWALL STRUCTURE – (203) STA: 36+74.79 OFF: –117.27L TOP: 66.97 FL: 58.34 INV IN: 58.34 24"
PROP. VALLEY GUTTERS
PROP. 60.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. 37.49 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17%
PROP. 244.92 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17%
TOC=67.84
TOC=69.90
TOC=72.50
TOC=70.50
ZONE B
ZONE A
SHARP ROAD
PROP. TYPE A INLET STRUCTURE – (224) STA: 10+56.46 OFF: –17.58L TOP: 67.00 FL: 59.32 INV OUT: 59.32 24"
PROP. TYPE A INLET STRUCTURE – (187) STA: 24+48.26 OFF: 43.97R TOP: 68.00 FL: 60.53 INV IN: 60.53 36" INV OUT: 60.53 36"
PROP. TYPE A INLET STRUCTURE – (212) STA: 24+01.82 OFF: –30.00L TOP: 70.00 FL: 61.72 INV IN: 61.72 24" INV OUT: 61.72 24"
PROP. TYPE A INLET STRUCTURE – (202) STA: 33+75.73 OFF: –29.99L TOP: 69.00 FL: 58.95 INV IN: 58.95 24" INV IN: 58.95 24" INV OUT: 58.95 24"
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. 37.50 L.F. 24" H.P. ADS DRAIN PIPE @ 7.97%
PROP. TYPE A INLET STRUCTURE – (204) STA: 33+75.71 OFF: 5.01R TOP: 69.00 FL: 59.01 INV OUT: 59.01 24"
PROP. TYPE A INLET STRUCTURE – (200) STA: 33+14.23 OFF: –56.47L TOP: 68.50 FL: 62.00 INV OUT: 62.00 24"
57' 17"E 387.19
TOC=67.84
TOC=67.55
TOC=72.56
TOC=72.85
PROP. TYPE A INLET STRUCTURE – (189) STA: 25+34.76 OFF: 17.50R TOP: 68.00 FL: 59.34 INV IN: 60.37 36" INV IN: 61.37 24" INV OUT: 60.37 36"
PROP. 37.48 L.F. 24" H.P. ADS DRAIN PIPE @ 0.17%
PROP. 37.50 L.F. 36" H.P. ADS DRAIN PIPE @ 0.17%
PROP. TYPE A INLET STRUCTURE – (211) STA: 24+02.33 OFF: 30.00R TOP: 70.00 FL: 61.83 INV OUT: 61.83 24"
PROP. TYPE A INLET STRUCTURE – (185) STA: 15+71.98 OFF: 0.00 TOP: 73.00 FL: 65.35 INV IN: 65.35 36" INV OUT: 65.35 36"
PROP. CONC. HEADWALL STRUCTURE – (186) STA: 19+35.96 OFF: 0.00 TOP: 68.33 FL: 64.50 INV IN: 65.00 36"
PROP. TYPE A INLET STRUCTURE – (197) STA: 9+70.05 OFF: 44.02R TOP: 67.00 FL: 59.43 INV OUT: 59.43 24"
TOC=68.74
TOC=73.96
PROP. 486.95 L.F. 36" H.P. ADS DRAIN PIPE @ 0.17%
PROP. TYPE A INLET STRUCTURE – (181) STA: 19+34.81 OFF: 17.50R TOP: 68.50 FL: 60.39 INV IN: 62.44 24" INV IN: 61.94 30" INV OUT: 61.44 36"
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. 488.90 L.F. 30" H.P. ADS DRAIN PIPE @ 0.13%
PROP. 363.99 L.F. 36" H.P. ADS DRAIN PIPE @ 0.10%
PROP. 38.08 L.F. 36" R.C.P. CLASS III @ 0.11%
PROP. TYPE A INLET STRUCTURE – (180) STA: 19+34.81 OFF: –17.50L TOP: 68.50 FL: 62.50 INV OUT: 62.50 24"
PROP. TYPE A INLET STRUCTURE – (182) STA: 10+10.00 OFF: 0.00 TOP: 70.00 FL: 67.09 INV OUT: 67.09 24"
PROP. TYPE A INLET STRUCTURE – (183) STA: 10+45.00 OFF: 0.00 TOP: 70.00 FL: 66.53 INV IN: 67.03 24" INV OUT: 66.53 30"
PROP. TYPE A INLET STRUCTURE – (184) STA: 15+33.90 OFF: 0.00 TOP: 73.00 FL: 65.39 INV IN: 65.89 30" INV OUT: 65.39 36"
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
TOC=68.79
TOC=73.90
TOC=74.81
PROP. 550.00 L.F. 30" H.P. ADS DRAIN PIPE @ 0.17%
PROP. 49.48 L.F. 36" R.C.P. CLASS III @ 0.10%
PROP. CONC. HEADWALL STRUCTURE – (179) STA: 19+83.58 OFF: 0.00 TOP: 69.35 FL: 64.50 INV IN: 64.50 36"
PROP. 35.00 L.F. 24" R.C.P. CLASS III @ 0.17%
PROP. TYPE A INLET STRUCTURE – (175) STA: 10+25.50 OFF: 0.00 TOP: 70.00 FL: 66.59 INV OUT: 66.59 24"
PROP. TYPE A INLET STRUCTURE – (176) STA: 10+60.50 OFF: 0.00 TOP: 70.00 FL: 66.03 INV IN: 66.53 24" INV OUT: 66.03 30"
PROP. TYPE A INLET STRUCTURE – (177) STA: 15+49.40 OFF: 0.00L TOP: 74.50 FL: 64.91 INV IN: 65.41 30" INV OUT: 64.91 36"
PROP. 488.90 L.F. 30" H.P. ADS DRAIN PIPE @ 0.13%
PROP. 364.70 L.F. 36" H.P. ADS DRAIN PIPE @ 0.10%
PROP. TYPE A INLET STRUCTURE – (178) STA: 15+98.88 OFF: 0.00 TOP: 74.50 FL: 64.87 INV IN: 64.87 36" INV OUT: 64.87 36"
TOC=70.00
TOC=74.50
TOC=78.80
STREET B
STREET C
STREET D
C MILE 22 N 2
C BRUSHLNE RD
C BRUSHLINE ROAD
N9° 01' 03"E 1533.50'
N81° 02' 55"W 1498.64'
S80° 58' 57"E 1457.97'
LOTTRACT 2
11.71 AC
PROP. VALLEY GUTTERS
PROP.RAMP
EXIST. 100.00' R.O.W.
50.00' R.O.W.
32.00' B–B
15.00' U.E.
15.00' DRAINAGE EASEMENT
3.00' ALIGN
20.00' R.O.W. DEDICATION (BY THIS PLAT)
15.00' N.M.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)
.25%
.25%
.25%

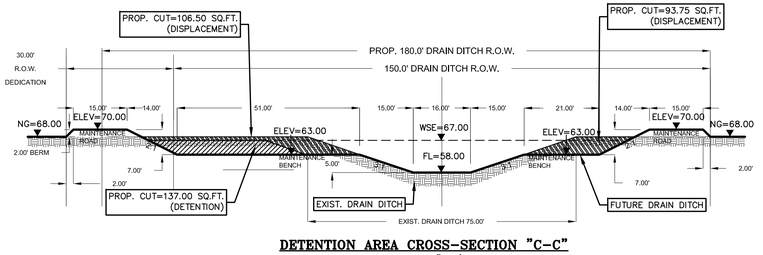


DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 463,581 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN CROSS-SECTION B–B FOR DETENTION = 118.00 SF x 2300.00 FT = 271,400 CF
VOLUME PROVIDED IN CROSS-SECTION C–C FOR DETENTION = 137.00 SF x 1450.00 FT = 198,650 CF
TOTAL VOLUME PROVIDED FOR DETENTION = 470,050 CF (101% OF REQUIRED FOR SUBDIVISION)
DISPLACEMENT VOLUME PROVIDED IN CROSS-SECTION B–B = 164.00 SF x 2300.00 FT = 377,200 CF
DISPLACEMENT VOLUME PROVIDED IN CROSS-SECTION C–C = 200.25 SF x 1450.00 FT = 290,362.50 CF
TOTAL DISPLACEMENT VOLUME PROVIDED = 667,562.50 CF



DETENTION AREA CROSS-SECTION "B–B"
SCALE = 1"=20'



DETENTION AREA CROSS-SECTION "C–C"
SCALE = 1"=20'

INDEX TO SHEETS OF BORDER TOWN PHASE 4 SUBDIVISION

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SHEET 7:	TYPICAL DETAILS
SHEET 8:	TYPICAL DETAILS
SHEET 9:	TYPICAL DETAILS
SHEET 10:	TYPICAL DETAILS

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

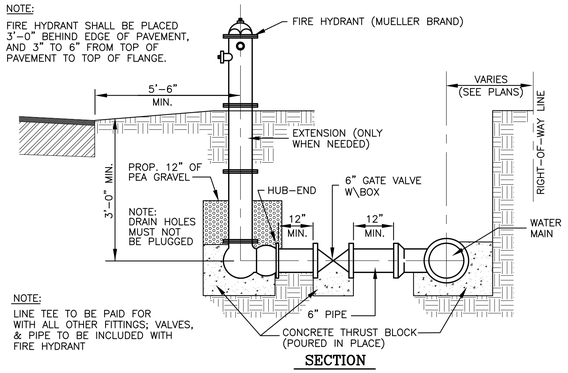
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF **IVAN GARCIA, P.E. 115662 ON NOVEMBER 7, 2022** IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

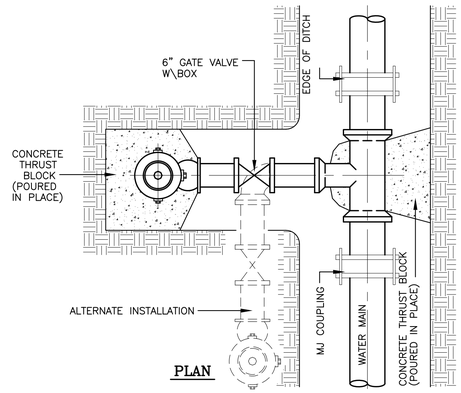
PROJECT
PAVING DRAINAGE LAYOUT ZONE B
BORDER TOWN SUBDIVISION NO4
EDINBURG, TEXAS
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	G.F /H.G.
SCALE:	1"=100'
DATE:	JANUARY 16, 2023
PROJECT:	SUB 22 011
REVISIONS:	
PAGE NO:	6–OF–10

N:\ROE SUBDIVISIONS 2022\SUB 22.011 – BORDERTOWN PHASE 4\DWG\SUB 22 011_ROE SHT 7 PAVING DRAINAGE LAYOUT ZONE B.dwg RIODELTA 3/3/2023 1:46 PM



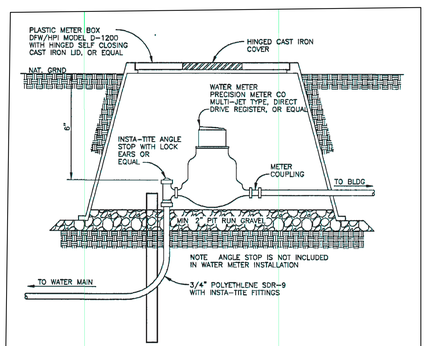
SECTION



PLAN

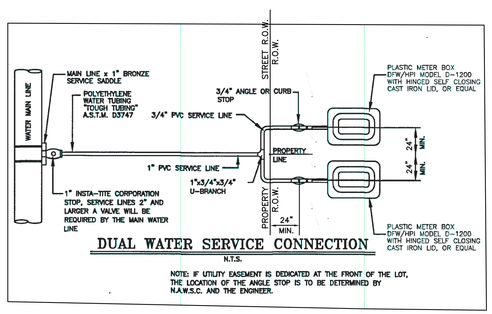
TYPICAL FIRE HYDRANT INSTALLATION

NOT TO SCALE



TYPICAL WATER METER INSTALLATION

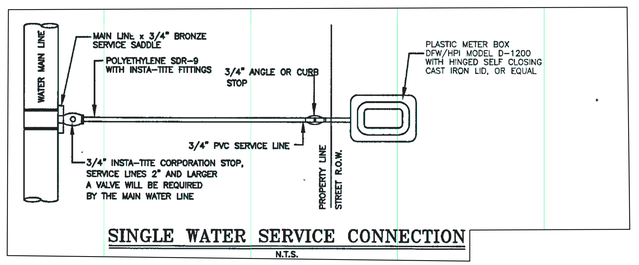
N.T.S.



DUAL WATER SERVICE CONNECTION

N.T.S.

NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



SINGLE WATER SERVICE CONNECTION

N.T.S.

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SHEET 10:	TYPICAL DETAILS

RIO DELTA ENGINEERING

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

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ISSUED FOR: **PRELIMINARY**

TYPICAL DETAILS

BORDER TOWN SUBDIVISION NO4

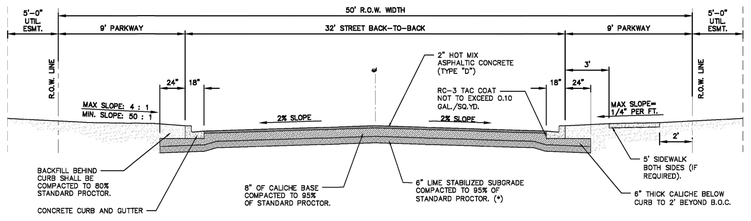
EDINBURG

HIDALGO COUNTY

PROJECT:

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	G.F /H.G.
SCALE:	AS SHOWN
DATE:	JANUARY 16, 2023
PROJECT:	SUB 22 011
REVISIONS:	
PAGE NO.	7-OF-10

Y:\RDE SUBDIVISIONS 2022\SUB 22.011 - BORDERTOWN PHASE 4\DWG\SUB 22 011_RDE SHT 11 TYPICAL DETAILS.dwg RIODELTA 3/3/2023 1:50 PM



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

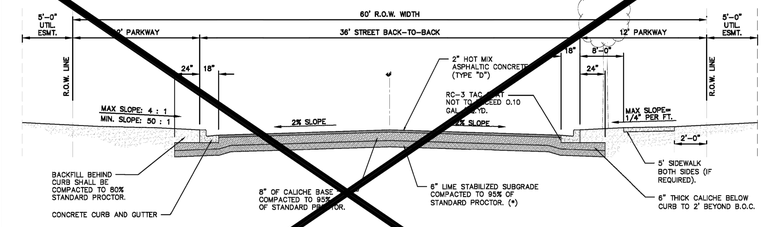
NOTES:

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

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

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



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

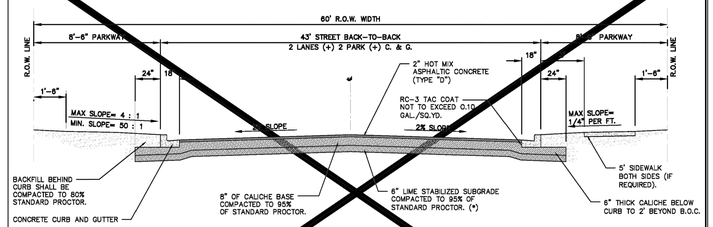
NOTES:

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

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

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



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

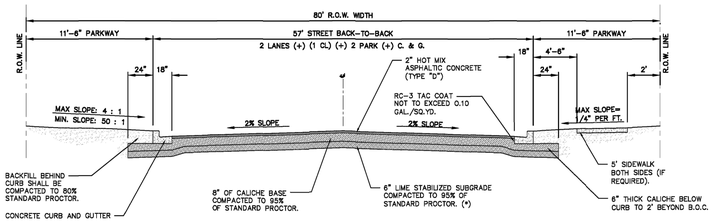
NOTE:

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

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

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



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

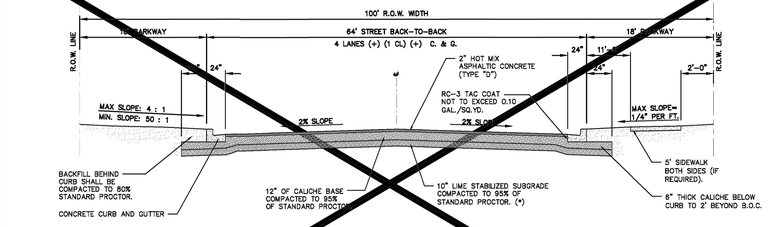
NOTE:

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

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

P-4 MINOR AND MAJOR THOROUGHFARES COLLECTOR STREET SECTIONS DETAIL



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

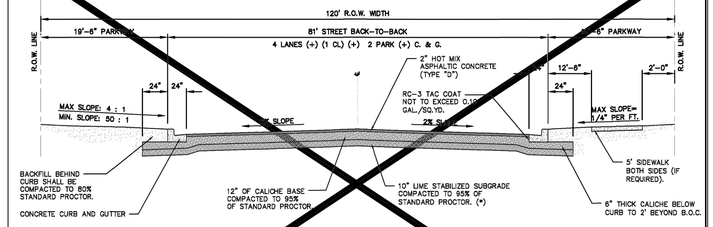
NOTE:

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

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

P-5 MINOR ARTERIAL COLLECTOR STREET SECTION DETAIL



(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

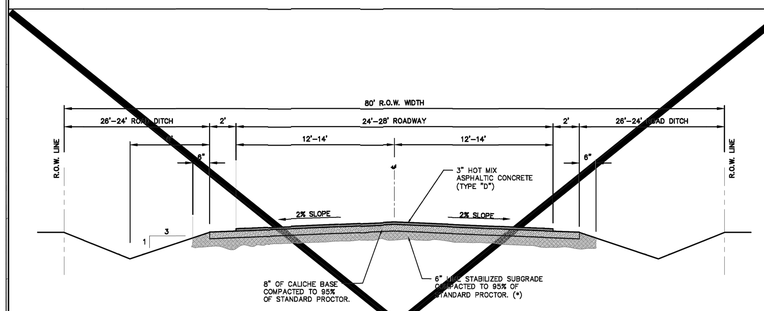
NOTE:

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

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS , PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
⅜"	20 – 60
No. 4	40 – 75
No. 40	70 – 90
Max. PI:	15
Max. Wet Ball PI:	15
Wet Ball Mill Max Amount	50

P-6 PRINCIPAL ARTERIAL COLLECTOR STREET SECTION DETAIL

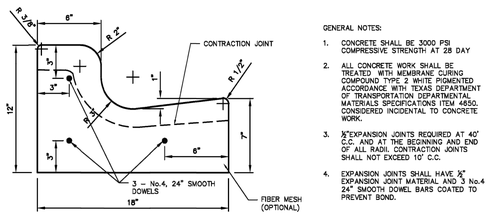


(*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

NOTE:

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

P-7 RURAL PAVING STREET SECTION DETAIL

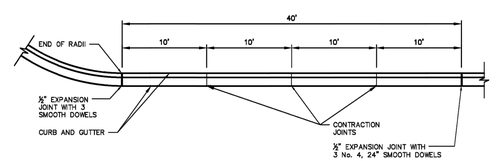


GENERAL NOTES:

1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAY
2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATIONS ITEM 4650. CONSIDERED INCIDENTAL TO CONCRETE WORK.
3. ½"EXPANSION JOINTS REQUIRED AT 40' C.C. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.
4. EXPANSION JOINTS SHALL HAVE ½" EXPANSION JOINT MATERIAL AND 3 No.4 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.

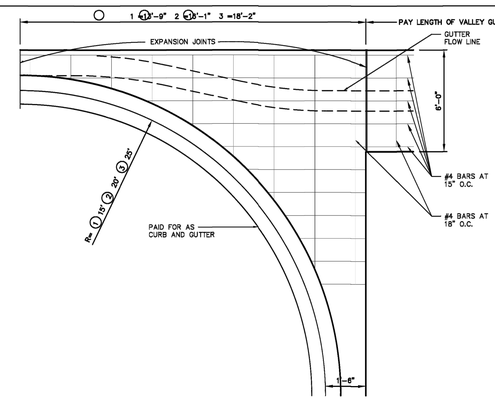
CURB AND GUTTER DETAIL

NOT TO SCALE

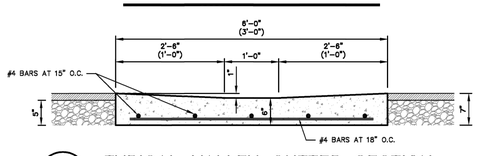


P-8 TYPICAL JOINTS

NOT TO SCALE



VALLEY GUTTER DETAIL



P-9 TYPICAL VALLEY GUTTER SECTION

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

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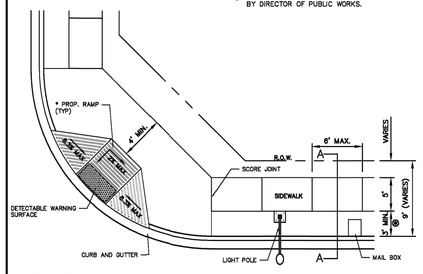
TYPICAL DETAILS

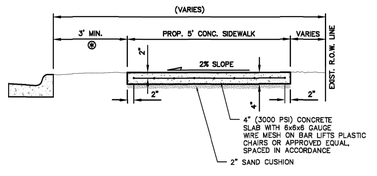
BORDER TOWN SUBDIVISION NO4
EDINBURG
HIDALGO COUNTY

PROJECT:

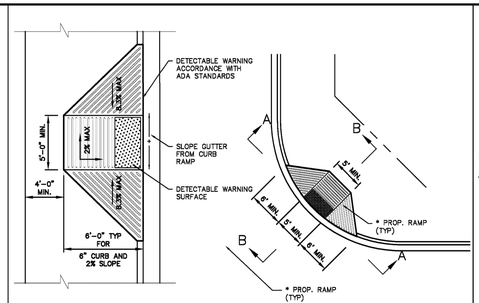
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: G.F /H.G.
SCALE: 1" = 200'
DATE: JANUARY 16, 2023
PROJECT: SUB 22 011
REVISIONS:
PAGE NO: 8-OF-10

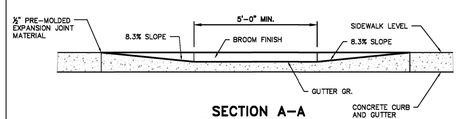
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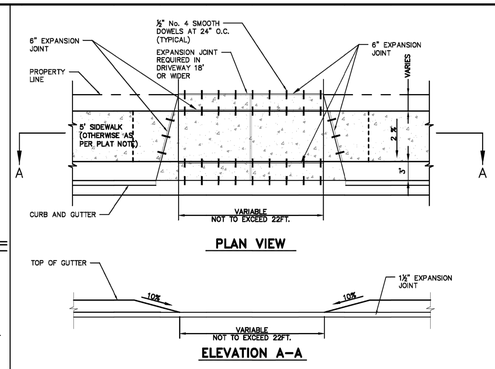


P-10 TYPICAL CONCRETE SIDEWALK DETAIL MINOR STREETS

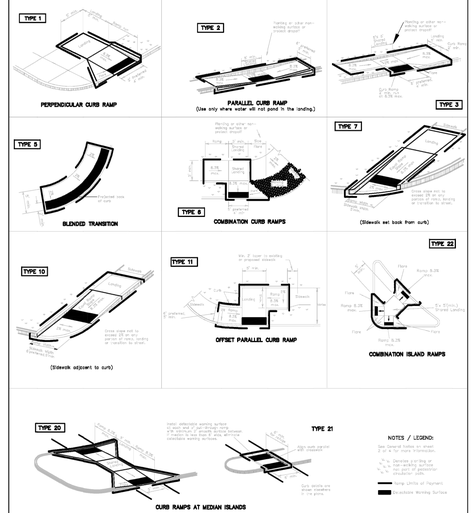




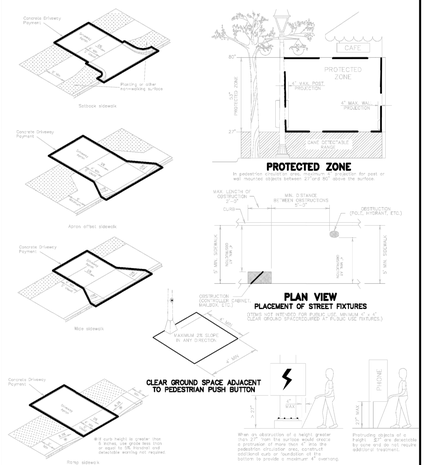
P-11 HANDICAP RAMP – DETAILS



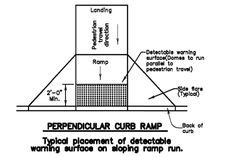
P-12 PAVING DRIVE PAD – DETAILS

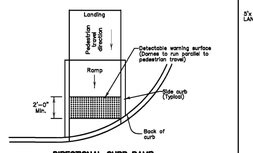


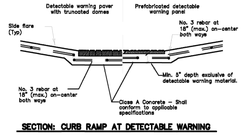
P-13 PEDESTRIAN FACILITIES RAMP TYPES

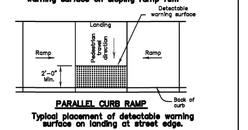


P-14 PEDESTRIAN FACILITIES SIDEWALK AT DRIVEWAY









General Notes

Curb Ramps

1. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, the minimum width of the curb ramp shall be 6'. Where sidewalk widths are reduced due to site constraints, sidewalk width may be reduced to 4' for short distances.
   5% 5' passing areas at intervals not to exceed 200' are required.
4. Landings shall be 5'x 5' minimum with a maximum 2% slope in any direction.
5. Maneuvering space at the bottom of curb ramps shall be a minimum of 4'x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
6. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the sidewalk surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and detectable warning surfaces can be found in the current edition of the Texas Accessibility Standards (TAS) and TX TAC 68.102.
9. To serve as a pedestrian refuge area, the median should be a minimum of 5' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5'x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Handrails are not required on curb ramps. Provide curb ramps wherever an accessible route crosses (penetrates) a curb.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Provide a smooth transition where the curb ramps connect to the street.
16. Curbs shown on street 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
17. Existing features that comply with TAS may remain in place unless otherwise shown on the plans.

Detectable Warning Material

18. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the TAS. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to unstained concrete, unless specified elsewhere in the plans.
19. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4300 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
20. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
21. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
22. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. Align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Detectable warning surfaces may be curved along the corner radius.
23. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.

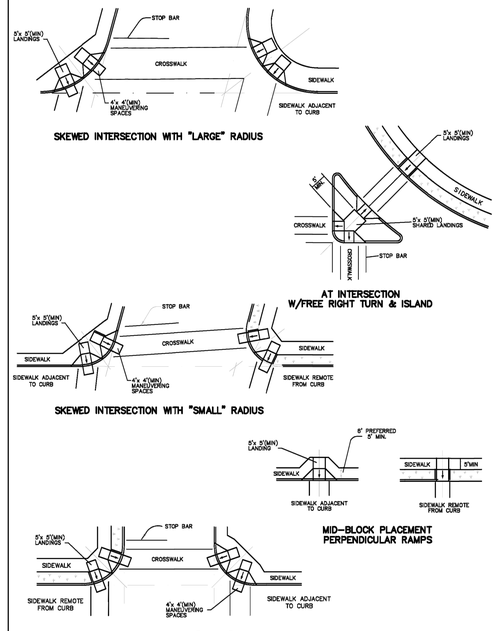
Detectable Warning Pavers

24. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
25. Lay full-size units first followed by closure units consisting of at least 25 percent of a full unit. Cut detectable warning paver units using a power saw.

Sidewalks

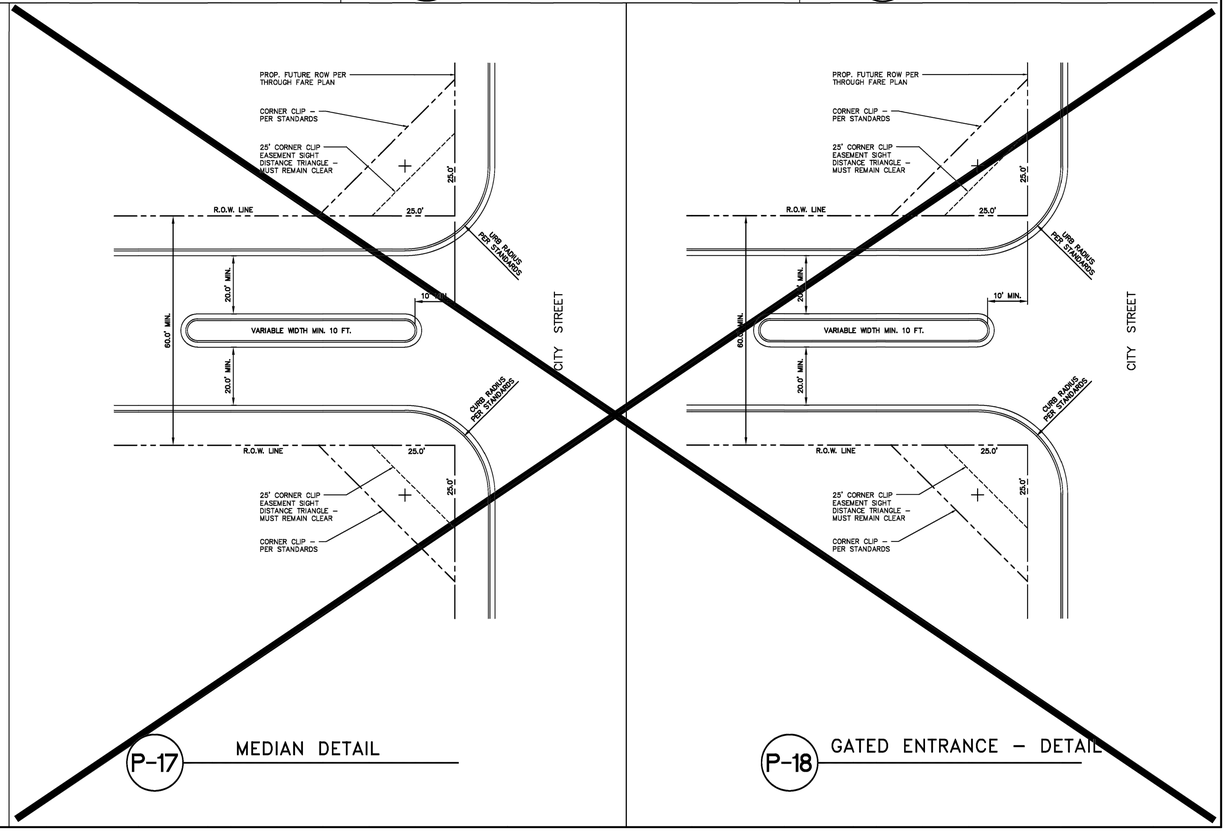
26. Provide clear ground space at operable ports, including pedestrian push buttons. Operable ports shall be placed within one or more reach ranges specified in TAS 308.
27. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
28. Street grades and cross slopes shall be as shown elsewhere in the plans.
29. Changes in level greater than 1/4 inch are not permitted.
30. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with TAS 505.
31. Handrail extensions shall not protrude into the usable landing area or into intersecting pedestrian routes.
32. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
33. Sidewalk details are shown elsewhere in the plans.

P-15 PEDESTRIAN FACILITIES DETECTABLE WARNINGS



TYPICAL CROSSING LAYOUTS

P-16 PEDESTRIAN FACILITIES CROSSING LAYOUT



P-17 MEDIAN DETAIL

P-18 GATED ENTRANCE – DETAIL

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

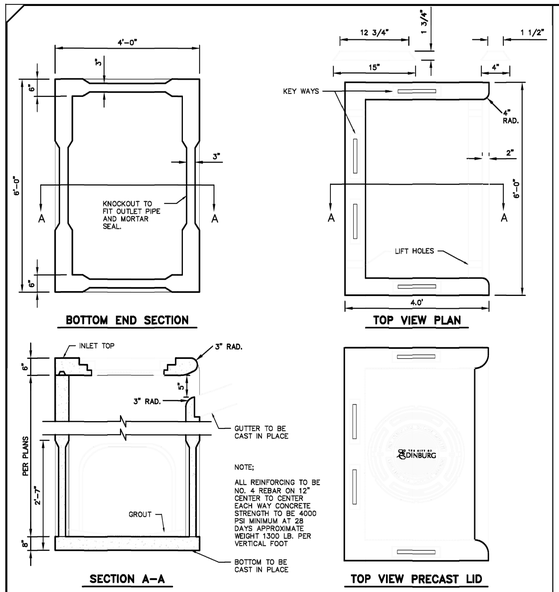
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ISSUED FOR: **PRELIMINARY**

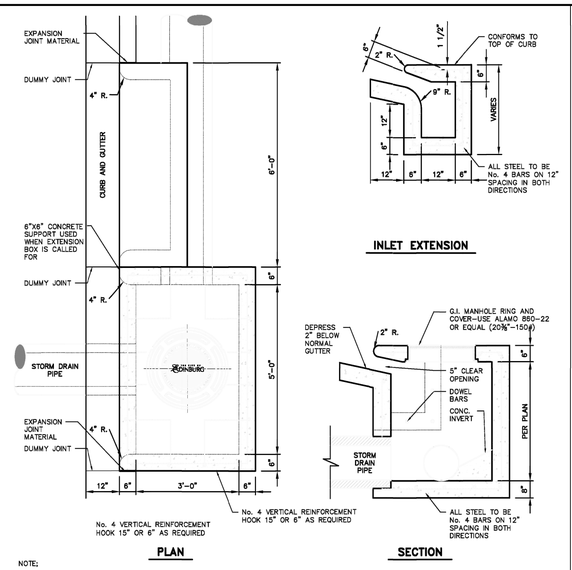
TYPICAL DETAILS
BORDER TOWN SUBDIVISION NO4
EDINBURG
HIDALGO COUNTY

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	G.F /H.G.
SCALE:	1" = 200'
DATE:	JANUARY 16, 2023
PROJECT:	SUB 22 011
REVISIONS:	
PAGE NO:	9-OF-10

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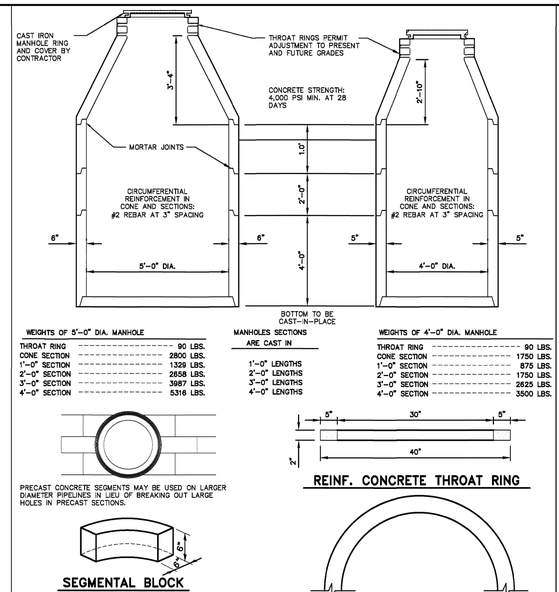
D-1 PRECAST TYPE "A" INLET



NOTE;

1. SLOPE BOTTOM OF INLET EXTENSION ½"/1'-0" TOWARD INLET EXTENSION TO INLET TO BE MADE IN INCREMENTS OF 3'-0" OR 6'-0" ONLY. TRANSITION NORMAL GUTTER TO INLET SLOPE APPROXIMATELY 3'-0".
2. ALL STEEL TO BE No. 4 VERTICAL REINFORCEMENT HOOK 15" OR 6" AS REQUIRED

D-2 TYPE "A" INLET WITH EXTENSION – DETAILS



WEIGHTS OF 5'-0" DIA. MANHOLE

THROAT RING	90 LBS.
CONE SECTION	2800 LBS.
1'-0" SECTION	1329 LBS.
2'-0" SECTION	2858 LBS.
3'-0" SECTION	3987 LBS.
4'-0" SECTION	5316 LBS.

MANHOLES SECTIONS ARE CAST IN

1'-0" LENGTHS
2'-0" LENGTHS
3'-0" LENGTHS
4'-0" LENGTHS

WEIGHTS OF 4'-0" DIA. MANHOLE

THROAT RING	90 LBS.
CONE SECTION	1750 LBS.
1'-0" SECTION	875 LBS.
2'-0" SECTION	1750 LBS.
3'-0" SECTION	2625 LBS.
4'-0" SECTION	3500 LBS.

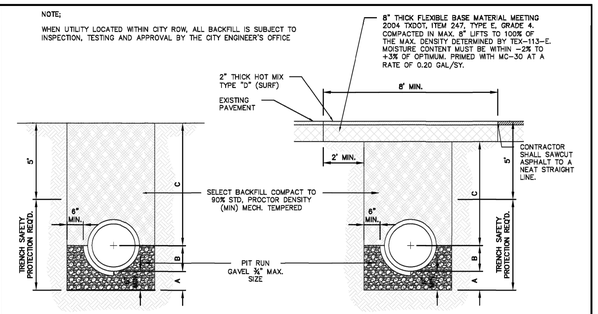
PRECAST CONCRETE SEGMENTS MAY BE USED ON LARGER DIAMETER PIPELINES IN LIEU OF BREAKING OUT LARGE HOLES IN PRECAST SECTIONS.

SEGMENTAL BLOCK

5'-0" DIA. – 15 BLOCKS FULL CIRCLE
4'-0" DIA. – 12 BLOCKS FULL CIRCLE

REINF. CONCRETE THROAT RING

D-4 PRECAST CONCRETE MANHOLES – DETAILS



STANDARD PIPE BEDDING

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. FILL TRENCH W/SELECT BACKFILL (PI<20), W/12" LIFTS COMPACT TO 95% STD. PROCTOR

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED 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.

STANDARD PIPE BEDDING

UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. GRAVEL (3/4" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).

C. FILL TRENCH W/SELECT BACKFILL (PI<20), W/12" LIFTS COMPACT TO 95% STD. PROCTOR

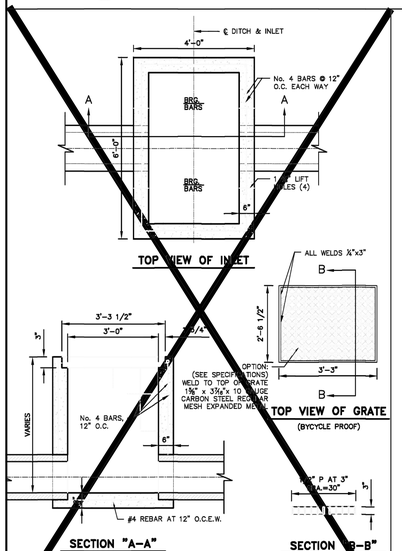
FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED 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;

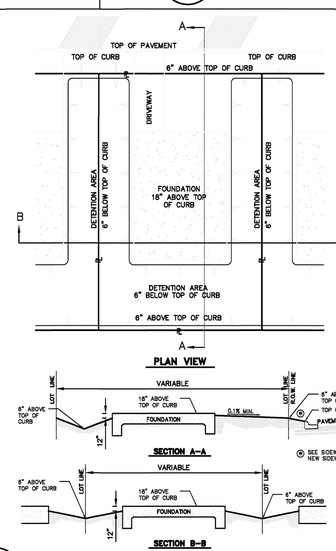
ALL EXISTING STREET CROSSING SHALL REQUIRE SAND BACKFILL OF ENTIRE TRENCH

D-8 STANDARD PIPE BEDDING – DETAILS

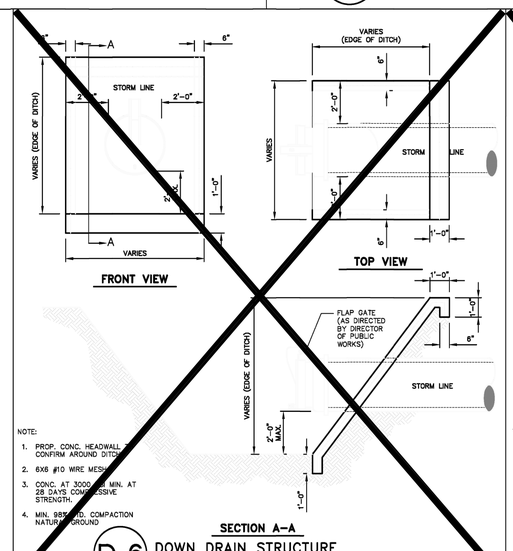


D-3 TYPE "C-C" GRATED INLET

(TWO GRATES PER INLET)



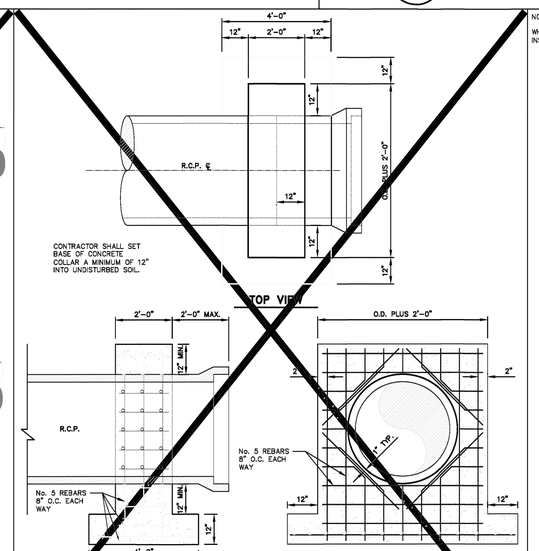
D-12 TYPICAL LOT LAYOUT GRADING DETAILS



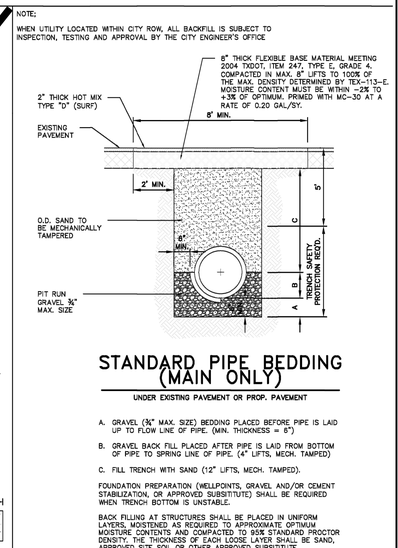
NOTE:

1. PROP. CONC. HEADWALL TO CONFIRM AROUND DITCH
2. 6X6 #10 WIRE MESH
3. CONC. AT 3000 PSI MIN. AT 28 DAYS COMPRESSIVE STRENGTH.
4. MIN. 95% STD. COMPACTION NATURAL GROUND

D-6 DOWN DRAIN STRUCTURE



D-5 CONCRETE PIPE SUPPORT COLLAR



STANDARD PIPE BEDDING (MAIN ONLY)

UNDER EXISTING PAVEMENT OR PROP. PAVEMENT

A. GRAVEL (¾" MAX. SIZE) BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")

B. GRAVEL BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED)

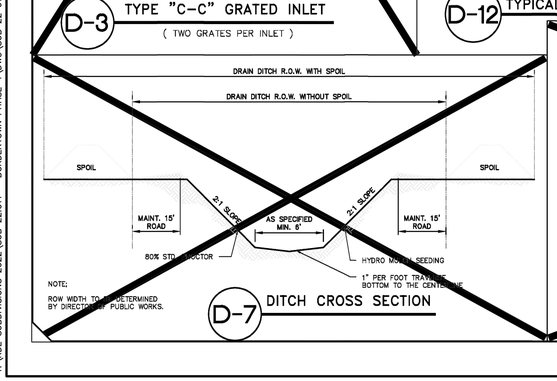
C. FILL TRENCH WITH SAND (12" LIFTS, MECH. TAMPED).

FOUNDATION PREPARATION (WELLPOINTS, GRAVEL AND/OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACK FILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED 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.

D-9 UTILITY CROSSING AT EXIST./ ACTIVE STREET DETAIL

(STORM SEWER)



NOTE:

ROW WIDTH TO BE DETERMINED BY DIRECTOR OF PUBLIC WORKS.

D-7 DITCH CROSS SECTION

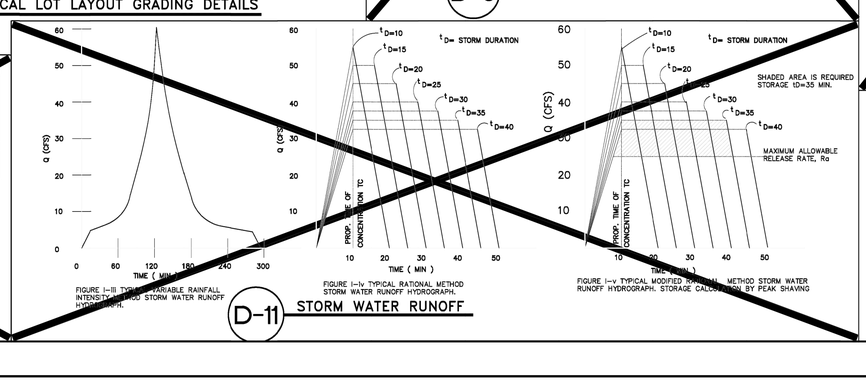
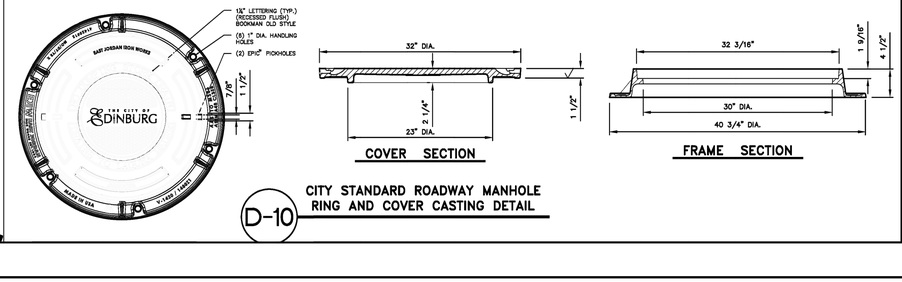


FIGURE I–III TYPICAL VARIABLE RAINFALL INTENSITY METHOD STORM WATER RUNOFF HYDROGRAPH.

FIGURE I–IV TYPICAL RATIONAL METHOD STORM WATER RUNOFF HYDROGRAPH.

FIGURE I–V TYPICAL MODIFIED SCS METHOD STORM WATER RUNOFF HYDROGRAPH. STORAGE CALCULATION BY PEAK SHAVING

D-11 STORM WATER RUNOFF



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

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

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ISSUED FOR: PRELIMINARY

TYPICAL DETAILS
BORDER TOWN SUBDIVISION NO4
EDINBURG
HIDALGO COUNTY

PROJECT:

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKED:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	G.F /H.G.
SCALE:	1" = 200'
DATE:	JANUARY 16, 2023
PROJECT:	SUB 22 011
REVISIONS:	

PAGE NO. 10-OF-10

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