



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 VAL VERDE BATTERY STORAGE FACILITY SUBDIVISION PRECINCT No. 1.

ENGINEER: ARTIFEX ENGINEERING CONSULTANTS DEVELOPER: HUNT ENERGY NETWORK

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH SIDE OF ROOSEVELT ROAD APPROXIMATELY 400 FEET WEST OF VAL VERDE ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-07-2023 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO ROOSEVELT ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO ROOSEVELT ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 03-09-2023 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 02-27-2023 BY, ENVIRONMENTAL HEALTH DIVISION

H.C.E.O.C. FINAL APPROVAL DATE: 03-30-2023 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

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

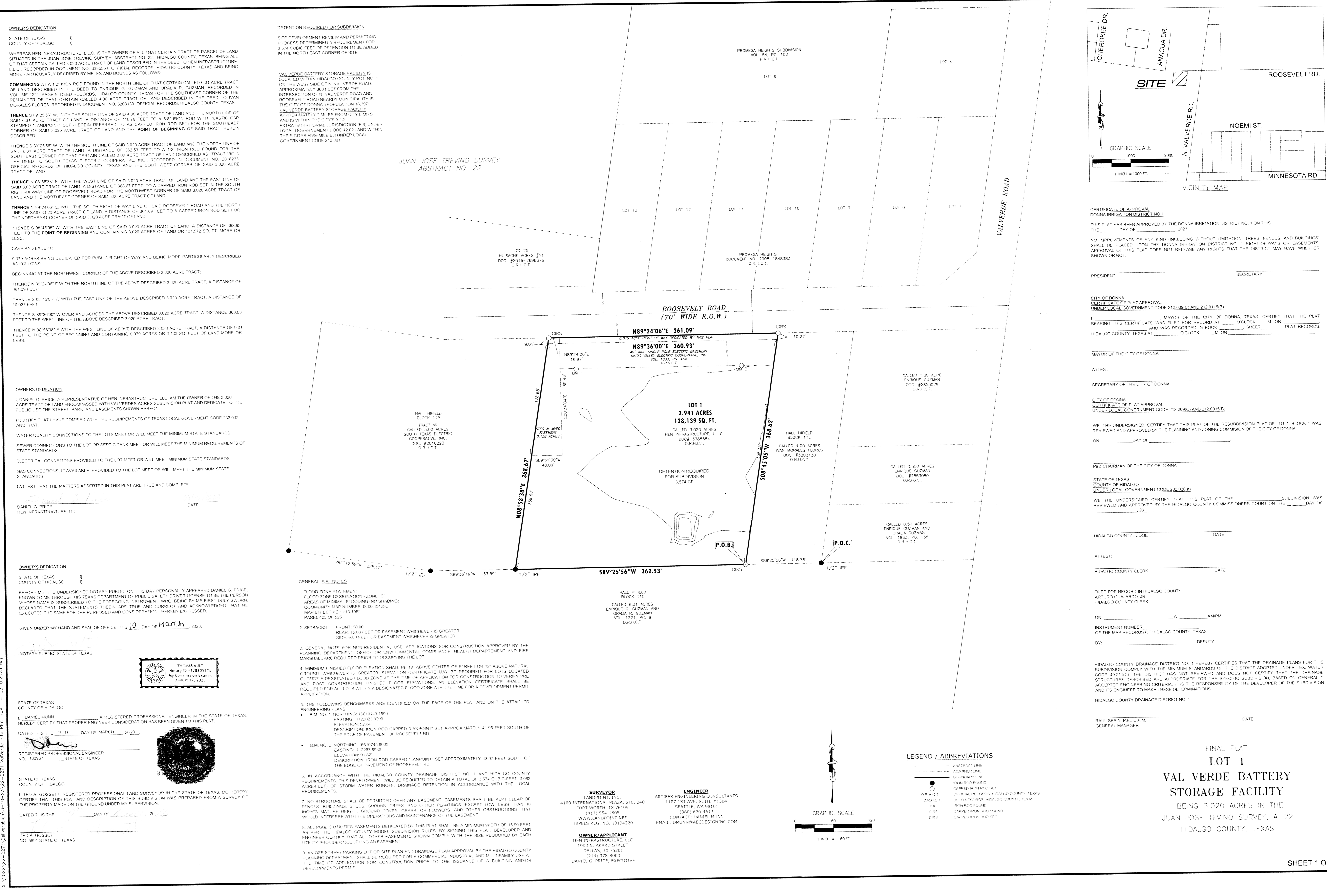
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other Departments.*

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.*



OWNER'S DEDICATION
 STATE OF TEXAS §
 COUNTY OF HIDALGO §

WHEREAS HEN INFRASTRUCTURE, L.L.C. IS THE OWNER OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JUAN JOSE TEVINO SURVEY, ABSTRACT NO. 22, HIDALGO COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 3.020 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO HEN INFRASTRUCTURE, L.L.C., RECORDED IN DOCUMENT NO. 338554, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD FOUND IN THE NORTH LINE OF THAT CERTAIN CALLED 6.31 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ENRIQUE G. GUZMAN AND ORALIA R. GUZMAN, RECORDED IN VOLUME 1221 PAGE 9 DEED RECORDS, HIDALGO COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE REMAINDER OF THAT CERTAIN CALLED 4.00 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO IVAN MORALES FLORES, RECORDED IN DOCUMENT NO. 3203136, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS:

THENCE S 89°25'56" W, WITH THE SOUTH LINE OF SAID 4.00 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID 6.31 ACRE TRACT OF LAND, A DISTANCE OF 118.76 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "LANDPOINT" SET (HEREIN REFERRED TO AS CAPPED IRON ROD SET) FOR THE SOUTHEAST CORNER OF SAID 3.020 ACRE TRACT OF LAND AND THE **POINT OF BEGINNING** OF SAID TRACT HEREIN DESCRIBED;

THENCE S 89°25'56" W, WITH THE SOUTH LINE OF SAID 3.020 ACRE TRACT OF LAND AND THE NORTH LINE OF SAID 6.31 ACRE TRACT OF LAND, A DISTANCE OF 368.67 FEET TO A CAPPED IRON ROD SET IN THE SOUTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD FOR THE NORTHWEST CORNER OF SAID 3.020 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF SAID 3.00 ACRE TRACT OF LAND;

THENCE N 08°58'38" E, WITH THE WEST LINE OF SAID 3.020 ACRE TRACT OF LAND AND THE EAST LINE OF SAID 3.00 ACRE TRACT OF LAND, A DISTANCE OF 368.67 FEET TO A CAPPED IRON ROD SET IN THE SOUTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD FOR THE NORTHWEST CORNER OF SAID 3.020 ACRE TRACT OF LAND AND THE NORTHEAST CORNER OF SAID 3.00 ACRE TRACT OF LAND;

THENCE N 89°24'06" E, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID ROOSEVELT ROAD AND THE NORTH LINE OF SAID 3.020 ACRE TRACT OF LAND, A DISTANCE OF 361.09 FEET TO A CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF SAID 3.020 ACRE TRACT OF LAND;

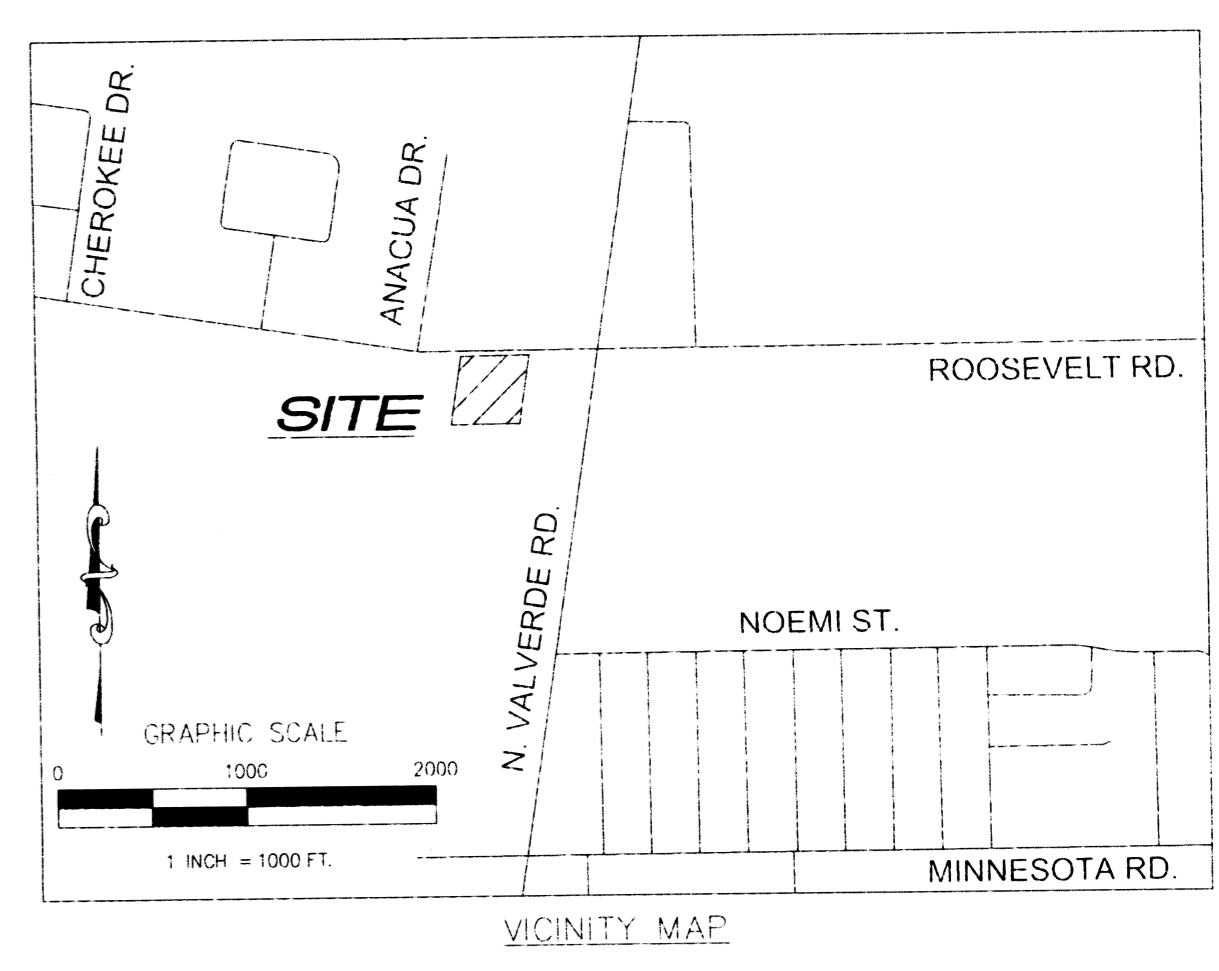
THENCE S 08°45'05" W, WITH THE EAST LINE OF SAID 3.020 ACRE TRACT OF LAND, A DISTANCE OF 368.62 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 3.020 ACRES OF LAND OR 131,572 SQ. FT. MORE OR LESS.

SAVE AND EXCEPT
 0.078 ACRES BEING DEDICATED FOR PUBLIC RIGHT-OF-WAY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 3.020 ACRE TRACT;
THENCE N 89°24'06" E WITH THE NORTH LINE OF THE ABOVE DESCRIBED 3.020 ACRE TRACT A DISTANCE OF 361.09 FEET;
THENCE S 08°45'05" W WITH THE EAST LINE OF THE ABOVE DESCRIBED 3.020 ACRE TRACT, A DISTANCE OF 10.27 FEET;
THENCE S 89°36'00" W OVER AND ACROSS THE ABOVE DESCRIBED 3.020 ACRE TRACT, A DISTANCE 369.93 FEET TO THE WEST LINE OF THE ABOVE DESCRIBED 3.020 ACRE TRACT;
THENCE N 08°58'38" E WITH THE WEST LINE OF ABOVE DESCRIBED 3.020 ACRE TRACT, A DISTANCE OF 9.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.078 ACRES OR 3,433 SQ. FEET OF LAND MORE OR LESS.

DETENTION REQUIRED FOR SUBDIVISION
 SITE DEVELOPMENT REVIEW AND PERMITTING PROCESS DE-TERMINED A REQUIREMENT FOR 3,574 CUBIC FEET OF DETENTION TO BE ADDED IN THE NORTH-EAST CORNER OF SITE

VAL VERDE BATTERY STORAGE FACILITY IS LOCATED WITHIN HIDALGO COUNTY DISTRICT NO. 1 ON THE WEST SIDE OF N VAL VERDE ROAD, APPROXIMATELY 360 FEET FROM THE INTERSECTION OF N VAL VERDE ROAD AND ROOSEVELT ROAD NEARBY MUNICIPALITY IS THE CITY OF DONNA, (POPULATION 16,797) VAL VERDE BATTERY STORAGE FACILITY APPROXIMATELY 2 MILES FROM CITY LIMITS AND IS WITHIN THE CITY'S 5412 EXTRATERRITORIAL JURISDICTION (EJ) UNDER LOCAL GOVERNMENT CODE 42.001 AND WITHIN THE 5 CITY'S FIVE-MILE EJ UNDER LOCAL GOVERNMENT CODE 212.001.

JUAN JOSE TEVINO SURVEY
 ABSTRACT NO. 22



CERTIFICATE OF APPROVAL
 DONNA IRRIGATION DISTRICT NO. 1

THIS PLAT HAS BEEN APPROVED BY THE DONNA IRRIGATION DISTRICT NO. 1 ON THIS THE ____ DAY OF _____, 2023.

NO IMPROVEMENTS OF ANY KIND INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS SHALL BE PLACED UPON THE DONNA IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT _____ SECRETARY _____

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE 212.009(C) AND 212.011(B)

I, _____ MAYOR OF THE CITY OF DONNA, TEXAS, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M. ON _____ AND WAS RECORDED IN BOOK _____ SHEET _____ PLAT RECORDS, HIDALGO COUNTY, TEXAS AT _____ O'CLOCK _____ M. ON _____.

MAYOR OF THE CITY OF DONNA _____

ATTEST:
 SECRETARY OF THE CITY OF DONNA _____

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE 212.009(C) AND 212.0015(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE RESUBDIVISION PLAT OF LOT 1, BLOCK 1 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, ON _____ DAY OF _____.

P&Z CHAIRMAN OF THE CITY OF DONNA _____

STATE OF TEXAS
 COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE 232.028(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE _____ SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST:
 HIDALGO COUNTY CLERK _____ DATE _____

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

ON _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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 TEX. WATER CODE §92.11(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 SESIN, P.E., C.F.M.
 GENERAL MANAGER _____ DATE _____

FINAL PLAT
LOT 1
VAL VERDE BATTERY STORAGE FACILITY
 BEING 3.020 ACRES IN THE
 JUAN JOSE TEVINO SURVEY, A--22
 HIDALGO COUNTY, TEXAS

OWNERS DEDICATION
 I, DANIEL G. PRICE, A REPRESENTATIVE OF HEN INFRASTRUCTURE, L.L.C. AM THE OWNER OF THE 3.020 ACRE TRACT OF LAND ENCOMPASSED WITH VAL VERDES ACRES SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.012 AND THAT:

WATER QUALITY CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS.

ELECTRICAL CONNECTIONS PROVIDED TO THE LOT MEET OR WILL MEET MINIMUM STATE STANDARDS.

GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

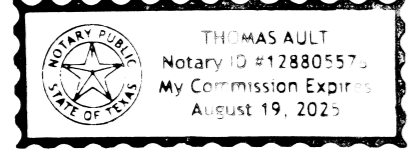
DANIEL G. PRICE
 HEN INFRASTRUCTURE, L.L.C. _____ DATE _____

OWNER'S DEDICATION
 STATE OF TEXAS §
 COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DANIEL G. PRICE, KNOWN TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF March, 2023.

NOTARY PUBLIC, STATE OF TEXAS



STATE OF TEXAS
 COUNTY OF HIDALGO

I, DANIEL MUNN, _____ A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE 10TH DAY OF MARCH, 2023.

REGISTERED PROFESSIONAL ENGINEER
 NO. 133997 STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO

I, TED A. GOSSETT, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE ____ DAY OF _____, 20__.

TED A. GOSSETT
 NO. 5991 STATE OF TEXAS

- GENERAL PLAT NOTES**
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION - ZONE "0" AREAS OF MINIMAL FLOODING - NO SHADING; COMMUNITY MAP NUMBER 180340345C; MAP EFFECTIVE 11/16/1982; PANEL 425 OF 525.
 - SETBACKS: FRONT: 50.00'; REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER; SIDE: 4.50 FEET OR EASEMENT, WHICHEVER IS GREATER.
 - GENERAL NOTE FOR NON-RESIDENTIAL USE: APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTER OF STREET OR 12" 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.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 - B.M. NO. 1: NORTHING: 16610143.1500; EASTING: 1120103.8290; ELEVATION: 42.34; DESCRIPTION: IRON ROD CAPPED "LANPOINT" SET APPROXIMATELY 41.95 FEET SOUTH OF THE EDGE OF PAVEMENT OF ROOSEVELT RD.
 - B.M. NO. 2: NORTHING: 16610145.8000; EASTING: 112083.8000; ELEVATION: 91.82; DESCRIPTION: IRON ROD CAPPED "LANPOINT" SET APPROXIMATELY 43.07 FEET SOUTH OF THE EDGE OF PAVEMENT OF ROOSEVELT RD.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,574 CUBIC FEET, 0.982 ACRE-FEET, OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 - AN OFF-STREET PARKING LOT OR SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR A COMMERCIAL INDUSTRIAL AND MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT.

HALL HFIELD BLOCK 115
 TRACT VI
 CALLED 3.00 ACRES SOUTH TEXAS ELECTRIC COOPERATIVE, INC. DOC. #2016223 O.R.H.C.T.

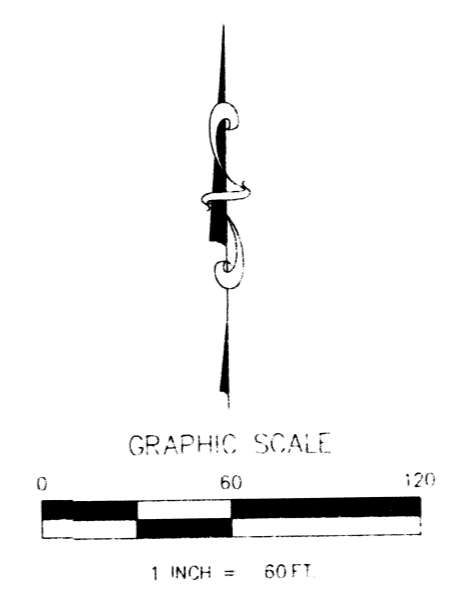
HALL HFIELD BLOCK 115
 CALLED 4.00 ACRES IVAN MORALES FLORES DOC. #3203130 O.R.H.C.T.

HALL HFIELD BLOCK 115
 CALLED 0.50 ACRES ENRIQUE GUZMAN AND ORALIA GUZMAN VOL. 1183, PG. 138 O.R.H.C.T.

SURVEYOR
 LANDPOINT, INC.
 4100 INTERNATIONAL PLAZA, STE. 240
 FORT WORTH, TX 76109
 (817) 554-1805
 WWW.LANDPOINT.NET
 TDEP REG. NO. 10104220

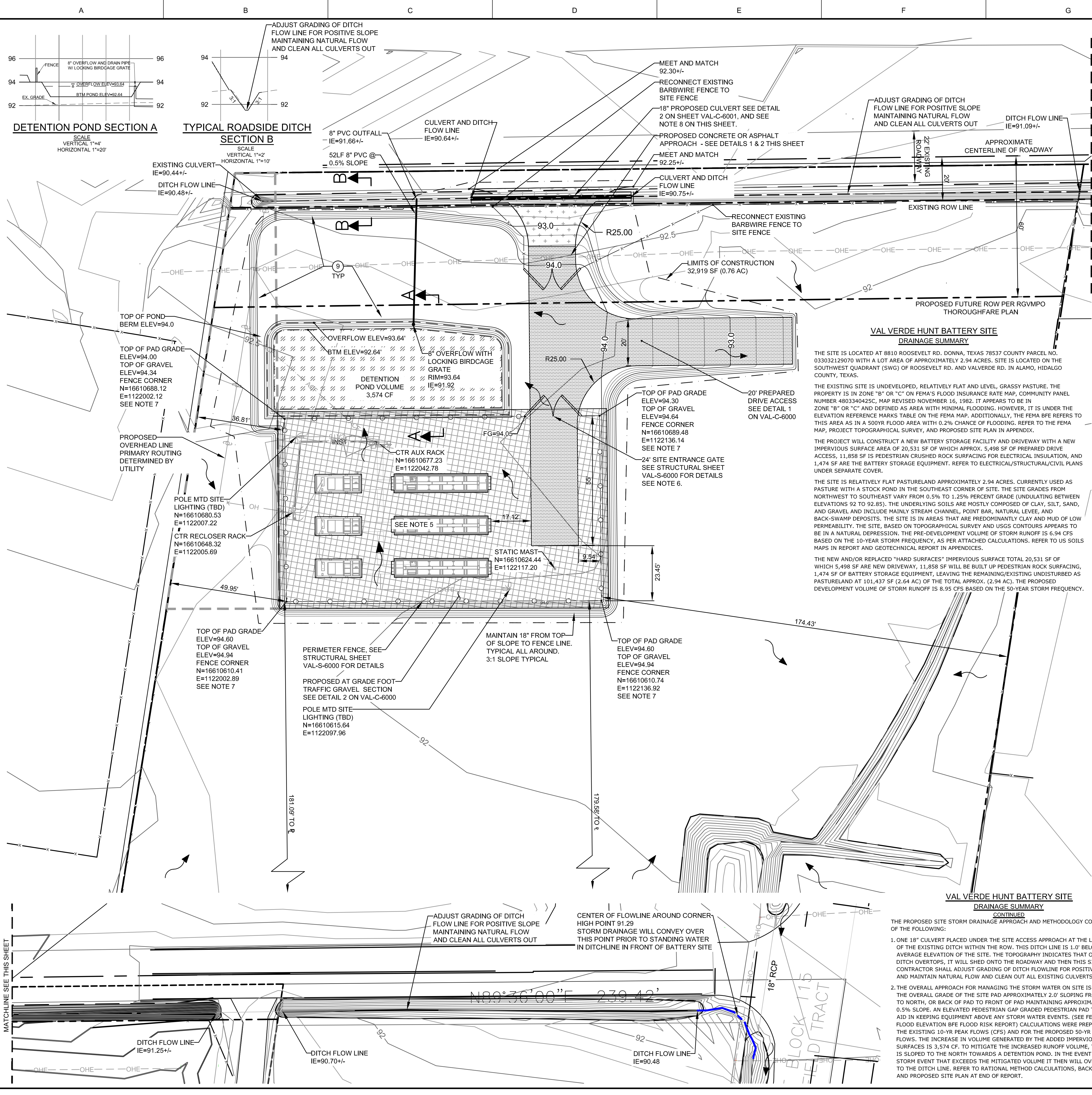
ENGINEER
 ARTIFEX ENGINEERING CONSULTANTS
 1107 1ST AVE, SUITE #1304
 SEATTLE, WA 98101
 (360) 626-1613
 CONTACT: DANIEL MUNN
 EMAIL: DMUNN@AECDESIGNING.COM

OWNER/APPLICANT
 HEN INFRASTRUCTURE, L.L.C.
 1910 E. ANARD STREET
 DALLAS, TX 75201
 (214) 978-8000
 DANIEL G. PRICE, EXECUTIVE



- LEGEND / ABBREVIATIONS**
- ABSTRACT LINE
 - - - ADJACENT LINE
 - BOUNDARY LINE
 - BOUNDARY POINT
 - CAPPED IRON ROD SET
 - DEED RECORDS, HIDALGO COUNTY, TEXAS
 - DEED RECORDS, HIDALGO COUNTY, TEXAS
 - IRON ROD
 - IRON ROD
 - IRON ROD

X:\2023\22-0271\Deliverables\3-0-23\22-0271-ValVerde_Site_Plat_REV 1 - 03.10.2023.rvt

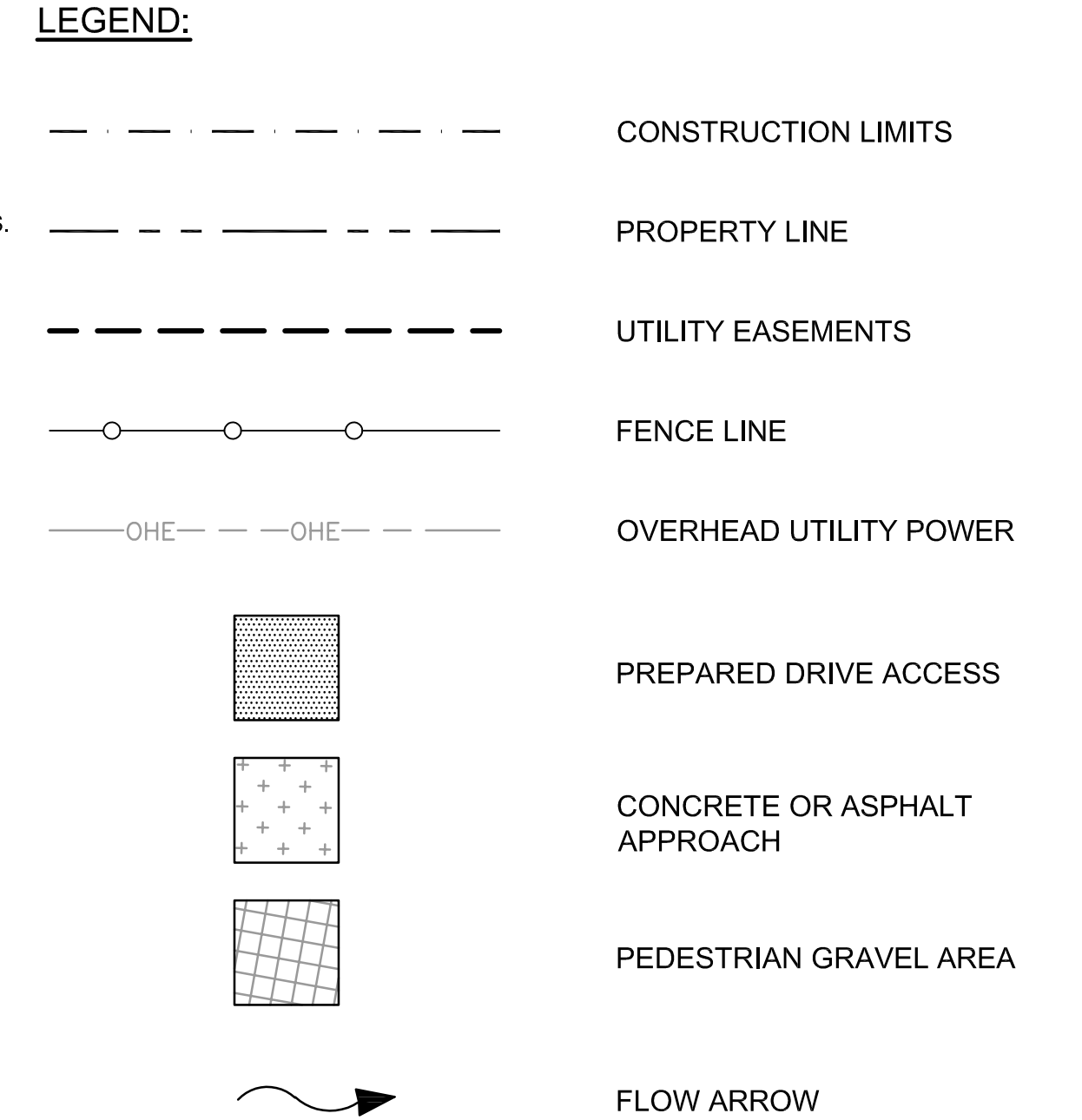


NOTES:

- SEE VAL-C-0001 AND VAL-C-0002 FOR GENERAL NOTES.
- SEE VAL-C-1000 FOR EXISTING CONDITIONS PLAN.
- SEE VAL-C-1001 TESC AND SITE PREP PLANS.
- ROAD TO BE EXCAVATED AND INSTALLED TO MATCH EXISTING GRADE AND CROWN ROAD.
- FOR DETAILS SEE ELECTRICAL (VAL-E-6010 - 7009) FOR EQUIPMENT AND STRUCTURAL (VAL-S-6000 - 6002) FOR PADS AND FOUNDATIONS.
- SITE GATE TO HAVE SITE ADDRESS CLEARLY POSTED AND FIRE DEPARTMENT LOCK BOX PROVIDED.
- REFER TO SURVEY BY LANDPOINT FOR DATUM AND CONTROL UNDER SEPARATE COVER.
- CONTRACTOR TO VERIFY AND MAINTAIN LOW POINT OF EXISTING FLOWLINE FOR CULVERT.
- HYDROSEED ALL NEW BERM AND SLOPES.

SUMMARY TABLE:

Type	Quantity	Units
Excavation		
Site Cut (Clear and Grub)	335.00	CY
Road surface cut	100.00	CY
Fill Quantities		
Roadway Flexible Base	338.00	CY
Overall Site Pad Struct fill	1400.00	CY
Detention pond fill Landscape	562.00	CY
Roadway Subbase Prep	5421.00	SF
Conc/Asphalt approach	800.00	SF
Top Rock	143.00	CY
Erosion Control Log Length	328.00	LF
Fencing	403.00	LF
Site access gate 24'	One	-
8" PVC with overflow	One	-
18" culvert	70.00	LF
Drainage Ditch Improvement	670.00	LF
Construction Entrance	One	-
Entrance Gates at BW	0.00	-
Barb Wire Fencing	130.00	LF



VAL VERDE HUNT BATTERY SITE DRAINAGE SUMMARY

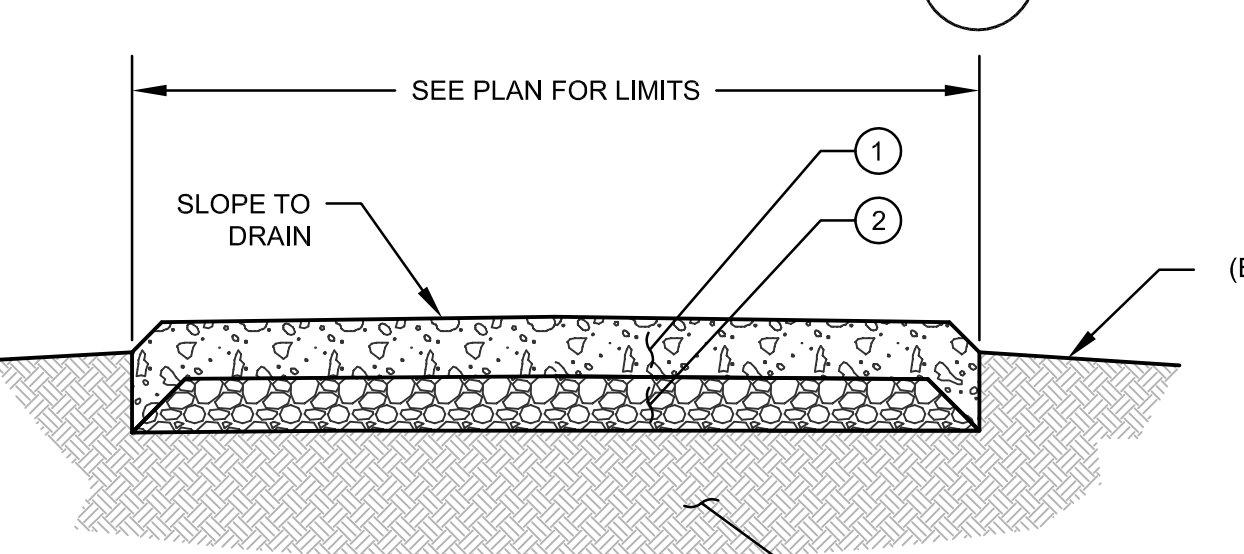
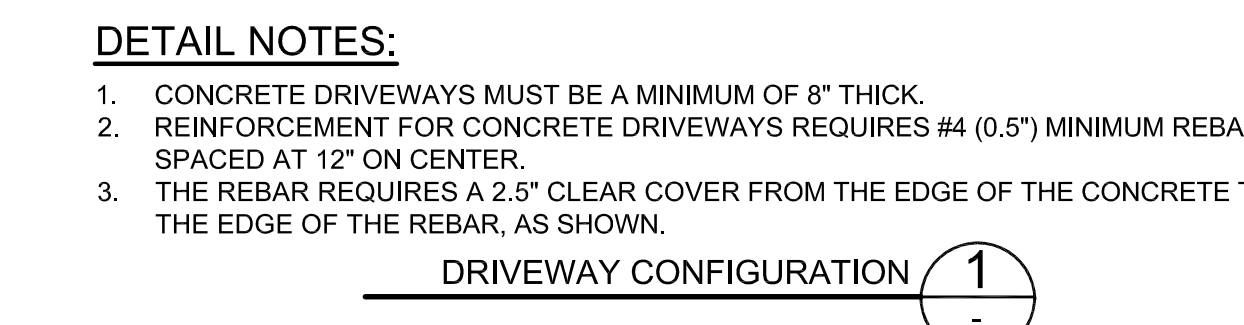
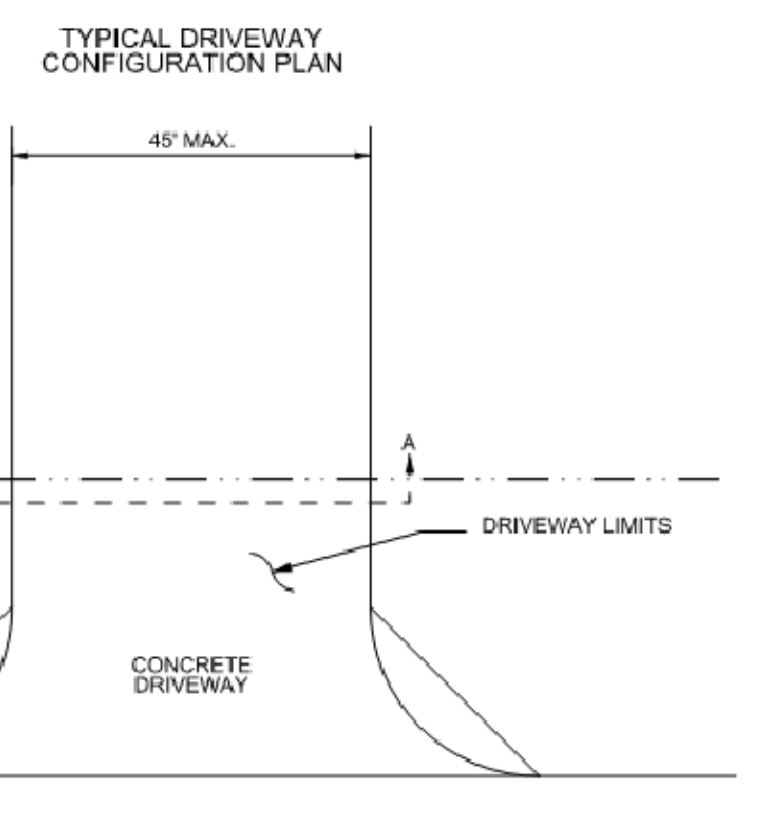
THE SITE IS LOCATED AT 8810 ROOSEVELT RD. DONNA, TEXAS 78537 COUNTY PARCEL NO. 033032129070 WITH A LOT AREA OF APPROXIMATELY 2.94 ACRES. SITE IS LOCATED ON THE SOUTHWEST QUADRANT (SWG) OF ROOSEVELT RD. AND VALVERDE RD. IN ALAMO, HIDALGO COUNTY, TEXAS.

THE EXISTING SITE IS UNDEVELOPED, RELATIVELY FLAT AND LEVEL, GRASSY PASTURE. THE PROPERTY IS IN ZONE "B" OR "C" ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 4803340425C, MAP REVISED NOVEMBER 16, 1982. IT APPEARS TO BE IN ZONE "B" OR "C" AND DEFINED AS AREA WITH MINIMAL FLOODING. HOWEVER, IT IS UNDER THE ELEVATION REFERENCE MARKS TABLE ON THE FEMA MAP. ADDITIONALLY, THE FEMA BFE REFERS TO THIS AREA AS IN A 500YR FLOOD AREA WITH 0.2% CHANCE OF FLOODING. REFER TO THE FEMA MAP, PROJECT TOPOGRAPHICAL SURVEY, AND PROPOSED SITE PLAN IN APPENDIX.

THE PROJECT WILL CONSTRUCT A NEW BATTERY STORAGE FACILITY AND DRIVEWAY WITH A NEW IMPERVIOUS SURFACE AREA OF 20,531 SF OF WHICH APPROX. 5,498 SF OF PREPARED DRIVE ACCESS, 11,858 SF IS PEDESTRIAN CRUSHED ROCK SURFACING FOR ELECTRICAL INSULATION, AND 1,474 SF ARE THE BATTERY STORAGE EQUIPMENT. REFER TO ELECTRICAL/STRUCTURAL/CIVIL PLANS UNDER SEPARATE COVER.

THE SITE IS RELATIVELY FLAT PASTURELAND APPROXIMATELY 2.94 ACRES. CURRENTLY USED AS PASTURE WITH A STOCK POND IN THE SOUTHEAST CORNER OF SITE. THE SITE GRADES FROM NORTHWEST TO SOUTHEAST VARY FROM 0.5% TO 1.25% PERCENT GRADE (UNDULATING BETWEEN ELEVATIONS 92 TO 92.85). THE UNDERLYING SOILS ARE MOSTLY COMPOSED OF CLAY, SILT, SAND, AND GRAVEL AND INCLUDE MAINLY STREAM CHANNEL, POINT BAR, NATURAL LEVEE, AND BACK-SWAMP DEPOSITS. THE SITE IS IN AREAS THAT ARE PREDOMINANTLY CLAY AND MUD OF LOW PERMEABILITY. THE SITE, BASED ON TOPOGRAPHICAL SURVEY AND USGS CONTOURS APPEARS TO BE IN A NATURAL DEPRESSION. THE PRE-DEVELOPMENT VOLUME OF STORM RUNOFF IS 6.94 CFS BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS. REFER TO US SOILS MAPS IN REPORT AND GEOTECHNICAL REPORT IN APPENDICES.

THE NEW AND/OR REPLACED "HARD SURFACES" IMPERVIOUS SURFACE TOTAL 20,531 SF OF WHICH 5,498 SF ARE NEW DRIVEWAY, 11,858 SF WILL BE BUILT UP PEDESTRIAN ROCK SURFACING, 1,474 SF OF BATTERY STORAGE EQUIPMENT, LEAVING THE REMAINING UNDISTURBED AS PASTURELAND AT 101,437 SF (2.64 AC) OF THE TOTAL APPROX. (2.94 AC). THE PROPOSED DEVELOPMENT VOLUME OF STORM RUNOFF IS 8.95 CFS BASED ON THE 50-YEAR STORM FREQUENCY.



- DETAIL NOTES:**
- CONCRETE DRIVEWAYS MUST BE A MINIMUM OF 8" THICK.
 - REINFORCEMENT FOR CONCRETE DRIVEWAYS REQUIRES #4 (0.5") MINIMUM REBAR SPACED AT 12" ON CENTER.
 - THE REBAR REQUIRES A 2.5" CLEAR COVER FROM THE EDGE OF THE CONCRETE TO THE EDGE OF THE REBAR, AS SHOWN.

- NOTES:**
- 4" MIN. HOT MIX ASPHALT PER TXDOT STDS SPECS.
 - 6" LIMESTONE TREATED SUBBASE COMPACTED TO - TXDOT 2014 STD SPEC ITEM 247 SEE GEOTECHNICAL RECOMMENDATIONS.
 - EXISTING SUBGRADE PREPARED PER GEOTECHNICAL REPORT AND SUITABLE FILL PER GEOTECHNICAL RECOMMENDATIONS AS REQUIRED BY GRADING PLAN.

THE COUNTY OF HIDALGO TEXAS

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

Hunt ENERGY NETWORK

ARTIFEX engineering

Artifex Engineering Consultants
1107 1st Avenue
Suite 1304
Seattle, WA 98101

FastGrid

FastGrid, LLC
225 E Germann Road
Suite 310
Gilbert, AZ 85297

REV	DESCRIPTION	DATE
0	ISSUED FOR CONSTRUCTION	10/07/2022
1	ADDENDUM #1	12/18/2022
2	ADDENDUM #2	03/02/2023

PROJECT NAME:
VAL VERDE BATTERY STORAGE FACILITY

PROJECT ADDRESS:
**8810 ROOSEVELT RD
DONNA
TEXAS 78537**

SEAL:

DATE: **03/02/2023**

PROJECT #: **200039.06**

DRAWN BY: **MPK**

CHECKED BY: **DM**

SHEET NAME:
CIVIL SITE GRADING PLAN

SHEET #: **VAL-C-1003**

REV #: **2**

CALL 48 HOURS BEFORE YOU DIG 811

NORTH

0 10 20 40 FEET

1"=20'

MATCHLINE SEE THIS SHEET

MATCHLINE SEE THIS SHEET

PLOT DATE: Friday, March 10, 2023
SAVED BY: Mike Keilhart
LOCATION: \\192.168.160.40\SSC\GENERAL PROJECT FILES\PROJECT FILES\VAL VERDE\CAD\VAL VERDE\BATTERY SITE\VAL VERDE\CAD\VAL VERDE\CIVIL-ALT