



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-30-2023

PROPOSED GROVES SUBDIVISION, PRECINCT No. 1.

ENGINEER SALINAS ENGINEERING & ASSOCIATES DEVELOPER: ROBERT VALLADARES, JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 16 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 2

LOCATION DESCRIPTION: EAST OF MILE 6 WEST ROAD AND APPROXIMATELY ¼ OF A MILE NORTH OF MILE 11 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-23-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 8.0 FEET ONTO MILE 6 WEST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-16-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-12-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 10" LOCATION: MILE 6 WEST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-12-2023: 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 WESLACO.

Final Approval subject to recommendations other departments

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,
* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

LEGEND

- FOUND 1/2" IRON ROD
- FOUND COTTON PICKER SPINDLE
- SET 1/2" IRON ROD WITH YELLOW CAP MARKED "SEA 5782"
- RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N.E.C. NORTHEAST CORNER
- S.E.C. SOUTHWEST CORNER
- S.W.C. SOUTHWEST CORNER
- N.W.C. NORTHWEST CORNER
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.C. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- U.E. UTILITY EASEMENT
- U.E.B.T.P. UTILITY EASEMENT BY THIS PLAT
- N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORPORATION FARM TRACT

Scale 1"=100'
Bearing Basis as per
NAD 1983 State Plane Texas
South FIPS 4205 Feet

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

GENERAL PLAT NOTES:

- MINIMUM SETBACK LINES:
 - FRONT 25.00' OR GREATER FOR EASEMENTS.
 - REAR 25.00' OR GREATER FOR EASEMENTS.
 - SIDE 6.00' OR GREATER FOR EASEMENTS.
 - CORNER SIDE 10.00' OR GREATER FOR EASEMENTS.
 - CUL-DE-SAC LOTS: FRONT 20.00' OR GREATER FOR EASEMENTS.
 - GARAGE 18.00' OR GREATER FOR EASEMENTS.
- FLOOD ZONE STATEMENT:
 - FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD.
 - COMMUNITY PANEL NO. 480334 0450 C MAP REVISED JUNE 06, 2000 (REVISED TO REFLECT LOMR 5/30/02)
 - THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NUMBER 480334 0450 C MAP REVISED JUNE 06, 2000 (REVISED TO REFLECT LOMR 5/30/02) OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA WITHIN THE PROPOSED SUBDIVISION WITHIN THE 100-YEAR FLOOD PLAN. CONSTRUCTION OR RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THRU 4127).
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 1 THRU 16 SHALL BE A MINIMUM OF 73.50.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 44,134.19 CUBIC FEET (1.01 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. THERE SHALL BE NO COMMERCIAL USE.
- UNLESS OTHERWISE NOTED ON THIS PLAT, THE LOT IS MONUMENTED BY 1/2 INCH WIDE BY 18 INCH LONG IRON RODS W/YELLOW CAP STAMPED "SEA 5782".
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN THE DEVELOPER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- BENCHMARK NOTE: B.M. NO. 1 - N=116604953.46, E=1145627.98. TOP OF IRON ROD LOCATED ON THE INTERSECTION OF THE EXISTING EAST RIGHT OF WAY LINE OF MILE 6 WEST AND THE NORTH PROPERTY LINE OF THIS SUBDIVISION. ELEVATION=70.86. N.A.V.D. 88. B.M. NO. 2 - N=11660503.43, E=1145620.81. TOP OF IRON ROD LOCATED ON THE INTERSECTION OF THE EXISTING EAST RIGHT OF WAY LINE OF MILE 6 WEST AND THE SOUTH PROPERTY LINE OF THIS SUBDIVISION. ELEVATION=70.76. N.A.V.D. 88.
- THIS SUBDIVISION WAS DESIGNED FOR 50-YEAR FLOOD MODIFIED RATIONAL METHOD.
- A FOUR (4) FOOT SIDEWALK BEHIND THE BACK OF CURB IS REQUIRED BY THE COUNTY AND THE CITY OF WESLACO AT BUILDING PERMIT STAGE PROVIDED BY EACH LOT OWNER.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 FEET AS PER THE HIDALGO COUNTY UTILITY SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- NO ACCESS SHALL BE GRANTED ON MILE 6 WEST FOR LOTS 1 & 16.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- ANY ADDITION TO EXISTING RESIDENCE MUST COMPLY WITH ALL SETBACKS RESTRICTIONS RECORDED ON THIS PLAT.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
- A 5.0 FOOT SIDEWALK IS REQUIRED BY THE COUNTY AND THE CITY OF WESLACO ALONG MILE 6 WEST ROAD.
- CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTION AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- AS PART OF THE BUILDING PERMIT, OWNERS OF LOTS 8 THRU 16 SHALL PROVIDE FOR A 6' FOOT OPAQUE BUFFER ALONG REAR PROPERTY LINES OF SAID LOTS ADJACENT TO THE DITCH.

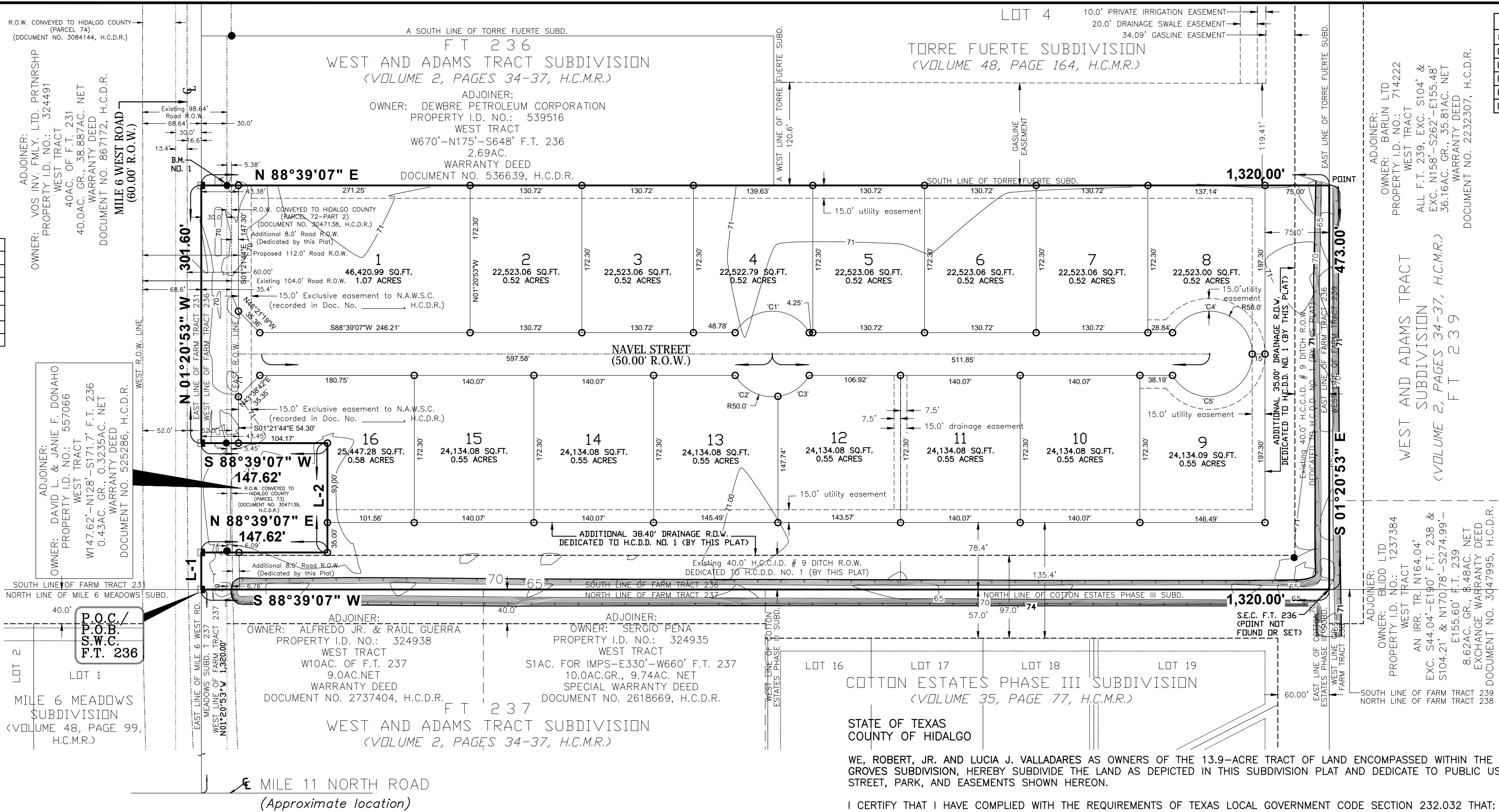
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

THIS PLAT APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.
DATED THIS _____ DAY OF _____ A.D. 20____.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9 RIGHT-OF-WAYS AND/OR EASEMENTS WITH-OUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- HCID #9 EXCLUSIVE EASEMENT SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ROBERT VALLADARES, JR.	P.O. BOX 332 WESLACO, TEXAS 78098	(956) 778-0289	NONE	NONE
OWNER: LUCIA J. VALLADARES	P.O. BOX 332 WESLACO, TEXAS 78098	(956) 778-0289	NONE	NONE
ENGINEER: DAVID O. SALINAS	2221 DAFODIL AVE. MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	
SURVEYOR: DAVID O. SALINAS	2221 DAFODIL AVE. MCALLEN, TEXAS 78501	(956) 682-9081	(956) 686-1489	



GROVES SUBDIVISION
HIDALGO COUNTY, TEXAS
BEING A 13.90 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT (F.T.) 236, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS

- 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.
- 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.
 - AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - AN OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC TANK(S); BACK FLOW VALVES; SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- ROBERT VALLADARES, JR. AND LUCIA J. VALLADARES, THE OWNER & SUBDIVIDER OF GROVES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 OF THIS PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO
I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

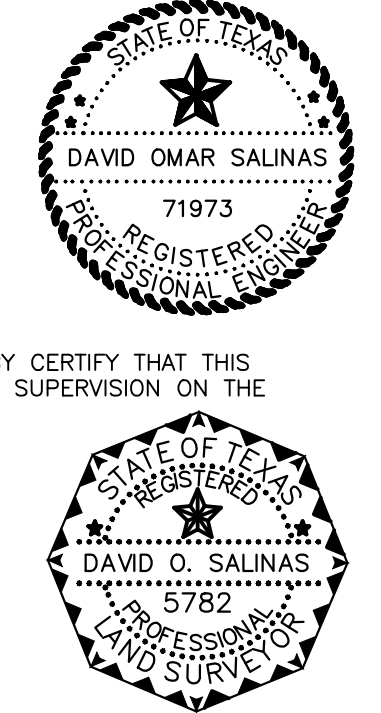
DAVID OMAR SALINAS, P.E.
REGISTERED PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO
I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF THE GROVES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.



STATE OF TEXAS
COUNTY OF HIDALGO
I, DAVID OMAR SALINAS, P.E., A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, REGISTRATION NUMBER TX. 71973, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

DAVID OMAR SALINAS, P.E.
REGISTERED PROFESSIONAL ENGINEER #71973

STATE OF TEXAS
COUNTY OF HIDALGO
I, DAVID O. SALINAS, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

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

HIDALGO COUNTY
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DAVID OMAR SALINAS, P.E.
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DAVID OMAR SALINAS, R.P.L.S.
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CURVE DATA

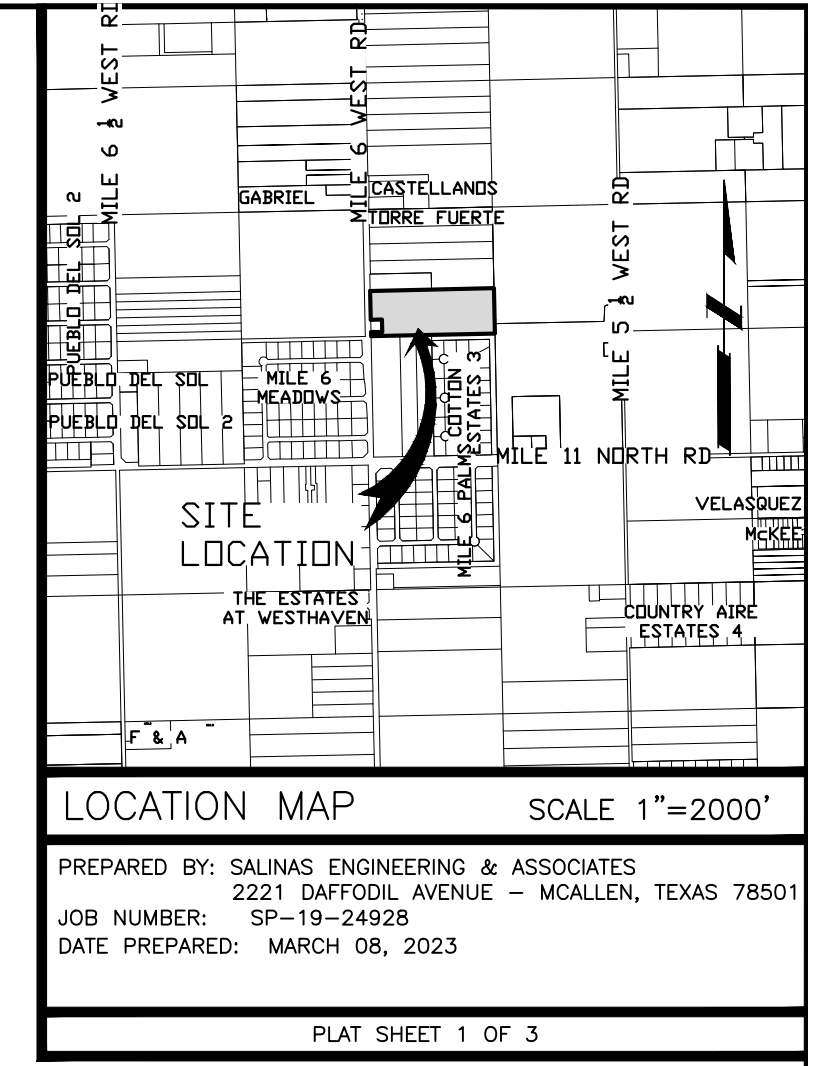
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	50.00'	104.72'	N 88°39'07" E	86.60'	129°00'00"
C2	50.00'	59.03'	N 65°10'16" W	55.66'	67°38'47"
C3	50.00'	45.69'	S 54°49'44" W	44.11'	52°21'13"
C4	50.00'	130.90'	S 76°20'53" E	96.59'	150°00'00"
C5	50.00'	130.90'	S 73°39'07" W	96.59'	150°00'00"

LINE TABLE

LINE	LENGTH	BEARING
L-1	43.40'	N 01°20'53" W
L-2	128.00'	N 01°20'53" W

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

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



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

GROVES SUBDIVISION IS LOCATED 0.25 MILE FROM THE INTERSECTION OF MILE 6 WEST ROAD AND MILE 11 NORTH ROAD, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 72,481 AS PER THE 2020 CENSUS).

GROVES SUBDIVISION DOES NOT LIE ADJACENT TO OR CONTIGUOUS WITH THE CITY LIMITS OF WESLACO. IT IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION OF WESLACO UNDER LOCAL GOVERNMENT CODE 42.021. PRECINCT No. 1.

METES AND BOUNDS DESCRIPTION

BEING A 13.90 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT (F.T.) 236, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 13.90 ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

- COMMENCING AT A FOUND COTTON PICKER SPINDLE ON THE SOUTHWEST CORNER OF SAID F.T. 236 LOCATED IN THE CENTER OF MILE 6 WEST ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 01°20'53" WEST, COINCIDENT WITH THE WEST LINE OF SAID F.T. 236 WITH THE CENTER OF SAID MILE 6 WEST ROAD, A DISTANCE OF 43.40 FEET TO A COTTON PICKER SPINDLE FOUND FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 88°39'07" EAST, A DISTANCE OF 30.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID MILE 6 WEST ROAD, AT A DISTANCE OF 147.62 FEET IN ALL TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 01°20'53" WEST, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID F.T. 236, A DISTANCE OF 128.0 FEET TO A 1/2 INCH DIAMETER IRON ROD WITH YELLOW CAP MARKED "SEA 5782" SET FOR AN INSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 88°39'07" WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID F.T. 236, A DISTANCE OF 117.62 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID MILE 6 WEST ROAD, AT A DISTANCE OF 47.62 FEET TO A POINT LOCATED ON INTERSECTION WITH THE WEST LINE OF SAID F.T. 236 AND LOCATED IN THE CENTER OF SAID MILE 6 NORTH ROAD FOR AN OUTSIDE CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 01°20'53" WEST, COINCIDENT WITH THE WEST LINE OF SAID F.T. 236 LOCATED IN THE CENTER OF SAID MILE 6 WEST ROAD, A DISTANCE OF 301.60 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, NORTH 88°39'07" EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID F.T. 236, A DISTANCE OF 30.0 FEET PASS A 1/2 INCH DIAMETER IRON ROD FOUND ON INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID MILE 6 WEST ROAD, AT A DISTANCE OF 1,280.0 FEET PASS THE WEST LINE OF A 40.0 FOOT H&C/D NO. 9 DITCH OFF-OF-WAY, AT A DISTANCE OF 1,320.0 FEET IN ALL TO A POINT LOCATED ON INTERSECTION WITH THE EAST LINE OF SAID F.T. 236 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 01°20'53" EAST, COINCIDENT WITH THE EAST LINE OF SAID F.T. 236 LOCATED WITHIN SAID IRRIGATION DITCH, A DISTANCE OF 47.62 FEET TO A POINT ON THE SOUTHEAST CORNER OF SAID F.T. 236 LOCATED INSIDE SAID IRRIGATION DITCH FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, SOUTH 88°39'07" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID F.T. 236, A DISTANCE OF 1,290.0 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF SAID MILE 6 WEST ROAD, AT A DISTANCE OF 1,320.0 FEET IN ALL TO THE POINT OF BEGINNING, CONTAINING 13.90 GROSS ACRES OF LAND, MORE OR LESS.

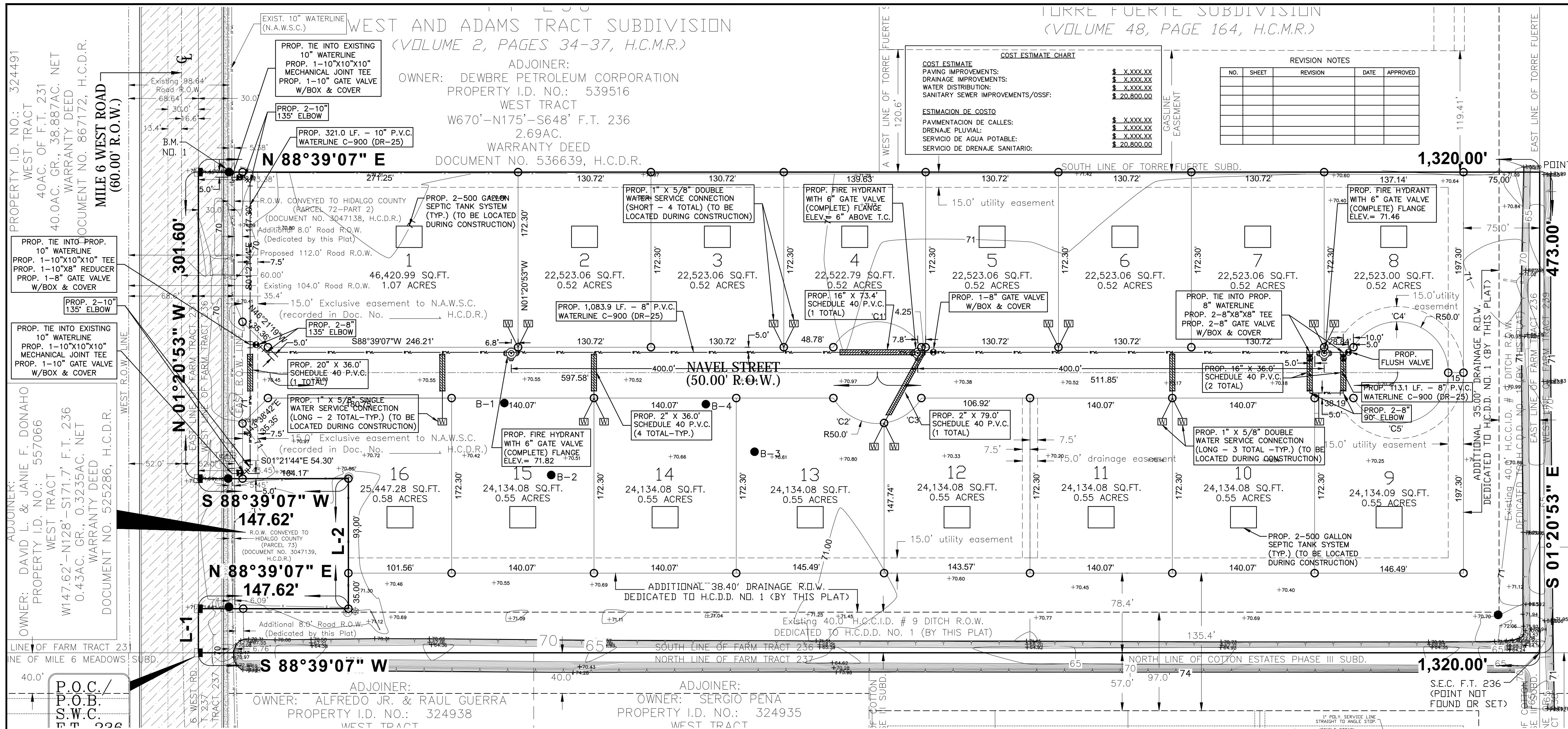
DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON MARCH 08, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SHEET 1

INDEX SHEET OF GROVES SUBDIVISION

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

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



LEGEND

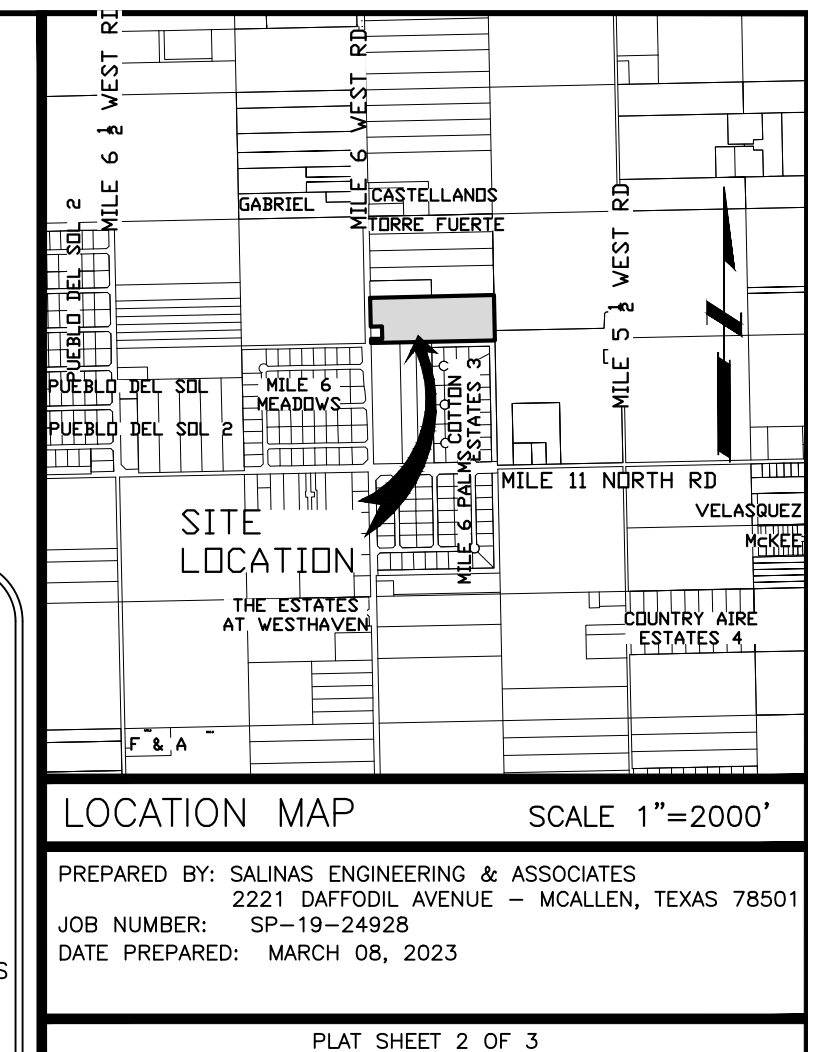
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- SET NAIL
- R.O.W.
- P.O.C.
- P.O.B.
- N.E.C.
- S.E.C.
- S.W.C.
- N.W.C.
- H.C.M.R.
- H.C.O.R.
- U.E.D.
- U.E.B.P.
- N.A.W.S.C.

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement or removal hereof, hereto, and the agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title V of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of 2023.

ROBERT VALLADARES, JR.
LUCIA J. VALLADARES, JR.



MAP OF WATER DISTRIBUTION AND SANITARY SEWER COLLECTION

GROVES SUBDIVISION

HIDALGO COUNTY, TEXAS

BEING A 13.90 GROSS ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF FARM TRACT (F.T.) 236, WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 02, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

ADJOINER: ROBERT VALLADARES, JR. P.O. BOX 332, WESLACO, TEXAS 78596
ADJOINER: SERGIO PENA PROPERTY I.D. NO.: 324935
ADJOINER: LUCIA J. VALLADARES P.O. BOX 332, WESLACO, TEXAS 78596

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERTO VALLADARES, JR. AND LUCIA J. VALLADARES, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2022.

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

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID CHAM SALINAS, P.E., T.C. REG. NO. 71973 ON MARCH 08, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

LEGEND

- DENOTES PROPOSED SEPTIC AND DRAIN FIELD SYSTEM
- DENOTES PROPOSED WATER METER LOCATION
- SEPTIC TANK - 2-500 GALLON SYSTEM
- SOIL ABSORPTION FIELD - 190 SQ. FT. THIS IS BASED ON A 3 BEDROOM STRUCTURE
- DENOTA PROPOSTO SEPTICO Y SISTEMA DE CAMPO DE DESAGUE
- DENOTA MEDIDOR DE AGUA PROPUETO
- TANQUE SEPTICO - 2-500 SISTEMA DE GALLON CAMPO ABSORPCION DE LA TIERRA- 190 SQ. FT. ESTO SE BASE EN UNA ESTRUCTURA DE 3 DORMITORIOS.

INDEX SHEET OF GROVES SUBDIVISION

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

RESIDENTIAL DUAL WATER SERVICE CONNECTION (NOT TO SCALE)

STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)

STANDARD PIPE BEDDING (MAIN ONLY)

STANDARD FIRE HYDRANT INSTALLATION

TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

SINGLE PIPE DRAWING ABSORBENT TRENCH SCALE: 1/4"=1'-0"

TWO 500-GALLON SEPTIC TANKS IN SERIES

THRUST BLOCKS DETAILS

TEES & DEAD ENDS

VERTICAL BENDS

HORIZONTAL BENDS

HYDRANT BURLIES

SHEET 4 OF 8 OVERALL

FINAL ENGINEERING REPORT FOR GROVES SUBDIVISION:
BY DAVID O. SALINAS, P.E.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATA:

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

N.A.W.S.C. HAS AN EXTENSIVE 10" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE WEST RIGHT-OF-WAY OF MILE 6 WEST ROAD. THE WATER SYSTEM FOR GROVES SUBDIVISION CONSISTS OF A PROPOSED 10" DIAMETER WATER LINE TIE INTO THE EXISTING 10" DIAMETER WATER LINE, THEN CONTINUES EAST FOR A DISTANCE OF 1237 FEET, THEN TURNS NORTH FOR A DISTANCE OF 177 FEET AND THEN WITH A 150' TURN, AND ALSO CONSISTS OF 1" DIAMETER COULB SERVICE LINES RUNNING TO A PAIR OF LOTS, SAID SERVICES SPLIT INTO TWO 5/8" INCH SINGLE SERVICE LINES THAT TERMINATE AT THE WATER METER BOXES FOR EACH LOT. IN ADDITION, IT CONSISTS OF 2-5/8" INCH DIAMETER SINGLE SERVICE LINES WHICH RUN TO A LOT, THE PROPOSED 10" DIAMETER WATER LINE, SINGLE AND DOUBLE SERVICE LINES AND THE WATER METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$4,981.16 ON 500.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$18,000, WHICH COVERS THE 500.00 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH REPRESENTS THE TOTAL COST OF WATER METER RIGHTS ACQUISITION AND ALL MEASUREMENTS AND OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FIRE HYDRANTS AT A UNIT COST OF \$500.00 FOR A TOTAL COST OF \$10,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEMS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA:

SEWAGE FROM GROVES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSP") CONSISTING OF A STANDARD DESIGN CALCOMPART SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUBDIVISION SITE FOR OSSP AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSP. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPERMENCED SOIL EVALUATION REPORT.

Each lot of the proposed subdivision is at least 1/4 acre in size. The natural resource conservation service soil survey book indicated a sandy loam soil for the area. At least two soil excavations were performed on the site, at opposite ends of the proposed septic area. Additional soil borings were unnecessary because the soils are very uniform within this limit area. The soil is a uniform sandy loam extending up to 10' or below the bottom of any proposed excavations. There are no indications of a groundwater or a restrictive layer within 40' of bottom of the proposed excavations. The subdivision drain field:

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$11,300.00. INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSP'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$20,800.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSP'S ON JANUARY 01, 2023.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODELS ADOPTED UNDER SECTION 1-343, WATER CODE, (SECTION 1-343) AND THE MODELS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES FULLY CONSTRUCTED WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$47,362.12 WHICH EQUALS TO \$236.81 PER LOT.

SEWAGE FACILITIES: SEPTIC SYSTEMS ESTIMATED TO COST \$1,300.00 PER LOT (ALL INCLUDING) FOR A TOTAL OF \$20,800.00 FOR THE ENTIRE SUBDIVISION.

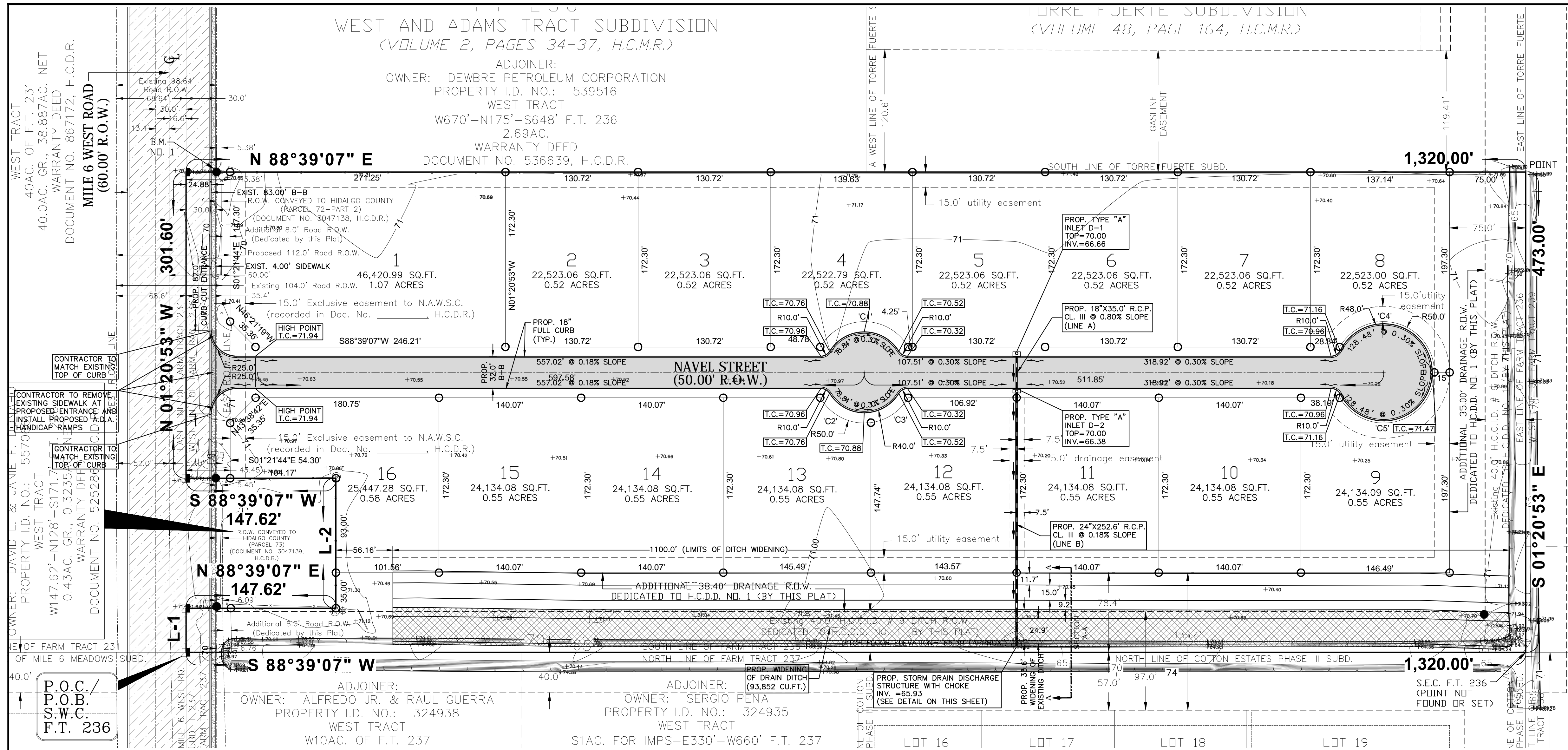
ENGINEERS SIGNATURE: _____ DATE: _____

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION GROVES SUBDIVISION:
BY DAVID O. SALINAS, P.E.

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

LA SUBDIVISION GROVES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.) EL DUEÑO DE LA SUBDIVISION "N.A.W.S.C." HA FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR UN PERIODO DE 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION GROVES SUBDIVISION CONSISTE DE UN CONDUCTO EXISTENTE DE AGUA DE 10 PULGADAS DE DIAMETRO QUE PASA POR EL LAO OESTE DEL DRECHADO DE VIA EXISTE (RIG) DE LA CARRETERA MILE 6 WEST ROAD. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION GROVES SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 10 PULGADAS DE DIAMETRO QUE SE CONECTA AL DIAMETRO EXISTENTE DE 10 PULGADAS CORRIENDO HACIA AL ESTE POR UNA DISTANCIA DE 1237 PIES, Y ENTONCES VOLTA HACIA EL NORTE Y CORRE UNA DISTANCIA DE 177 PIES Y TERMINA CON UNA VALVULA DE PURGA. TAMBIEN CONSISTE DE CONDUCTOS DOBLES DE 5/8" DIAMETRO QUE CORREN HACIA UN PAR DE LOTS. DOS CONDUCTOS DOBLES DE AGUA SE DIVIDEN EN DOS CONDUCTOS SENCILLOS DE 5/8" DIAMETRO QUE SE TERMINAN EN LAS CAJAS DE LOS MEDIADORES MECANICOS DE AGUA EN CADA UNO DE LOS LOTS. TAMBIEN CONSISTE DE CONDUCTOS SENCILLOS DE 5/8" DIAMETRO DE AGUA DE SERVIDOR DE 30 AÑOS CUYA SUMA CORRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA UNO DE LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA UNO DE LOS LOTS EN LA SUBDIVISION LE PAGA A N.A.W.S.C. \$11,300.00. \$18,000.00 POR LOTE COMO ESTA DECLARADO EN EL DOCUMENTO DE SERVIDOR DE 30 AÑOS CUYA SUMA CORRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA UNO DE LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 2 CAJAS DE MEDIDOR DE AGUA EN CADA UNO DE LOS LOTS. EL DUEÑO DE LA SUBDIVISION HA PAGADO A N.A.W.S.C. 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Scale 1"=60'
Bearing Basis as per
NAD 1983 State Plane Texas
South FIPS 4205 Feet

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- SET NAIL
- R.O.W. RIGHT-OF-WAY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N.E.C. NORTHEAST CORNER
- S.E.C. SOUTHEAST CORNER
- S.W.C. SOUTHWEST CORNER
- N.W.C. NORTHWEST CORNER
- H.C.M.R. HIDALGO COUNTY MAP RECORDS
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS
- U.E. UTILITY EASEMENT
- U.E.B.T.P. UTILITY EASEMENT BY THIS PLAT
- N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORPORATION

LOCATION MAP SCALE 1"=2000'

PREPARED BY: SALINAS ENGINEERING & ASSOCIATES
2221 DAFODIL AVENUE - McALLEN, TEXAS 78501
JOB NUMBER: SP-19-24928
DATE PREPARED: DECEMBER 05, 2022

PLAT SHEET 3 OF 3

DITCH WIDENING AND RESULTING NEW STORAGE:

MIN. STORAGE REQUIRED: 44,134.19 CU. FT.
 WIDENING OF NORTH DITCH WALL: 33.63 FEET (NORTHERLY)
 TOP OF DITCH (= BOTTOM OF MAINTENANCE BENCH): 68.39
 FLOW LINE OF DITCH: 65.39 (65.00 AVERAGE)
 THEREFORE, VERTICAL HEIGHT OF NEW DITCH: 3.00 FT. (68.39 FT. - 65.39 FT.)
 TOTAL VOLUME CREATED BY WIDENING OF NORTH DITCH WALL:
 AREA: 42.50 SQ. FT. (CALCULATED - SEE PROFILE)
 VOLUME CREATED: 42.50 SQ. FT. X 1,100.0 FT. (L) = 46,750 CU. FT.
 THEREFORE, 33.63 FT. WIDENING OF NORTH SIDE RESULTS IN A TOTAL ADDITIONAL VOLUME OF 46,750 CU. FT. > 44,134.19 CU. FT. REQ. = OKAY.

DISCHARGE PIPE CALCULATION:

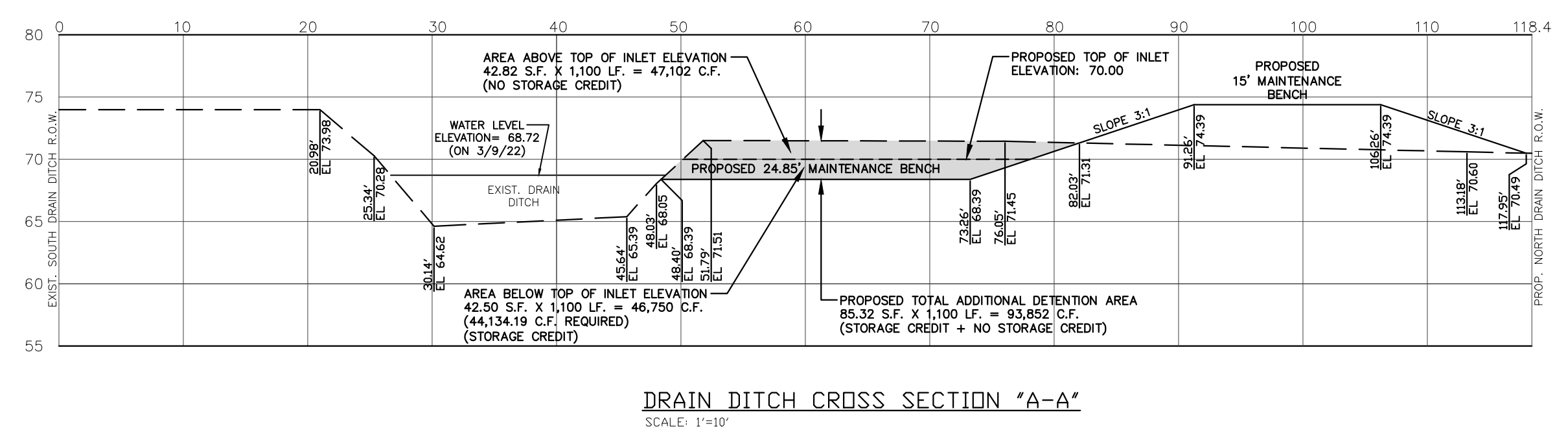
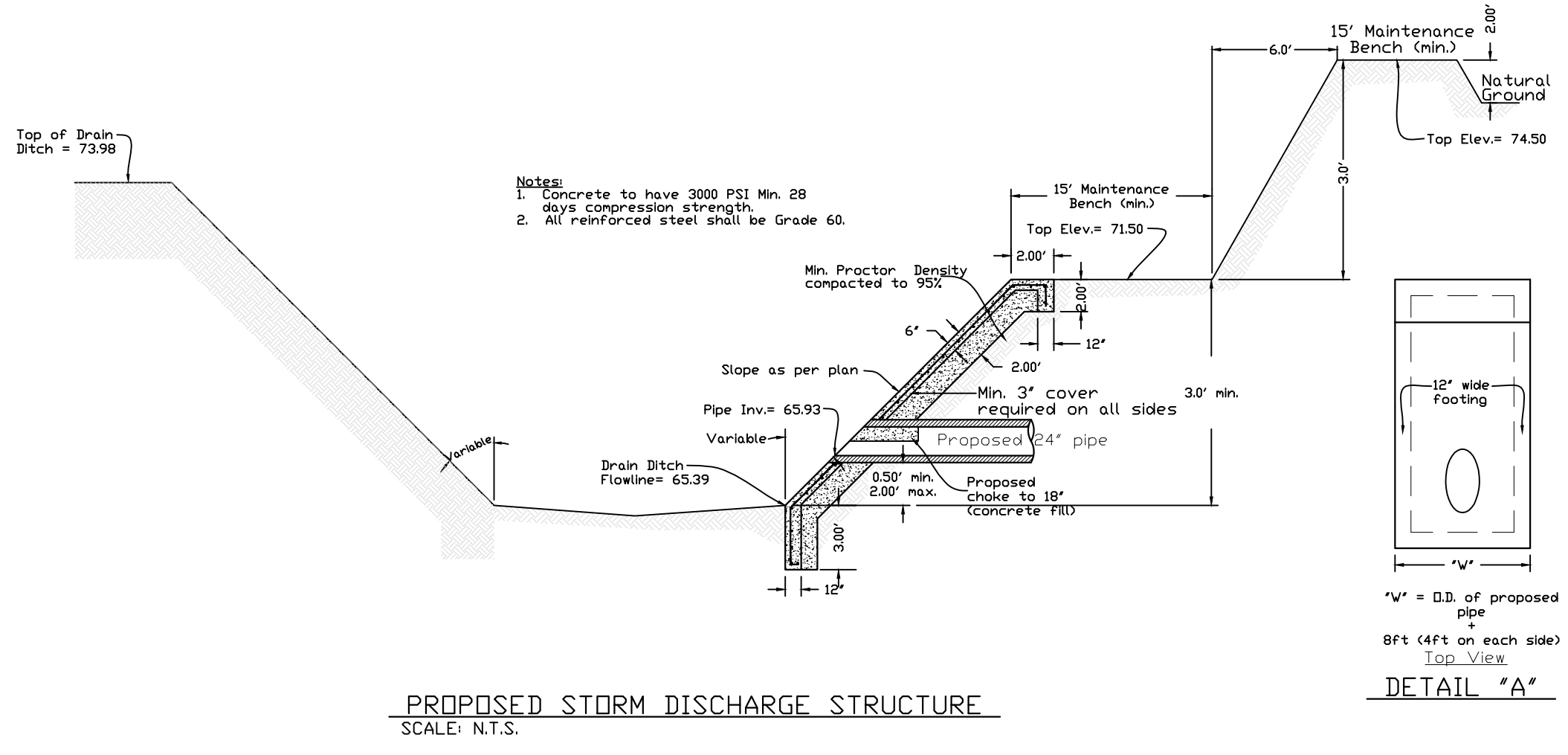
DIAMETER: 24 IN.
 W.P.: 3.14 FT.
 AREA: 1.57 S.F.
 SLOPE: 0.0018 FT./FT.
 VELOCITY: 3.06 FT./S.
 Q.: 4.81 C.F.S.
 NOTE: ON MARCH 09, 2022,
 OBSERVED WSE WAS 68.72

DISCLAIMER: THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW BY THE CITY OF WESLACO ONLY & BY NO OTHERS UNDER THE AUTHORITY OF DAVID OMAR SALINAS, P.E., TX. REG. NO. 71973 ON DECEMBER 05, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SHEET 4

INDEX SHEET OF GROVES SUBDIVISION

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



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