



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: 7-11-2023

PROPOSED BESPOKE SUBDIVISION, PRECINCT No. 2.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: BESPOKE FORWARDING, LLC

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTH OF LAS MILPAS ROAD APPROXIMATELY 370 FEET WEST OF STEWART ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF PHARR

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-02-2023 PROPERTY LIES WITHIN FLOOD ZONE: "C" & "A" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY REGRADING LAS MILPAS ROAD SIDE DITCH AND ONSITE DETENTION AT BUILDING PERMIT STAGE.

ROAD R.O.W. DEDICATION: 20.00 FT ONTO LAS MILPAS ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6-13-2023 BY, PLANNING DEPT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-20-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: MHWSC LINE SIZE: 12" LOCATION: STEWART ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-07-2023 : BY MARTIN RAMIREZ 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.

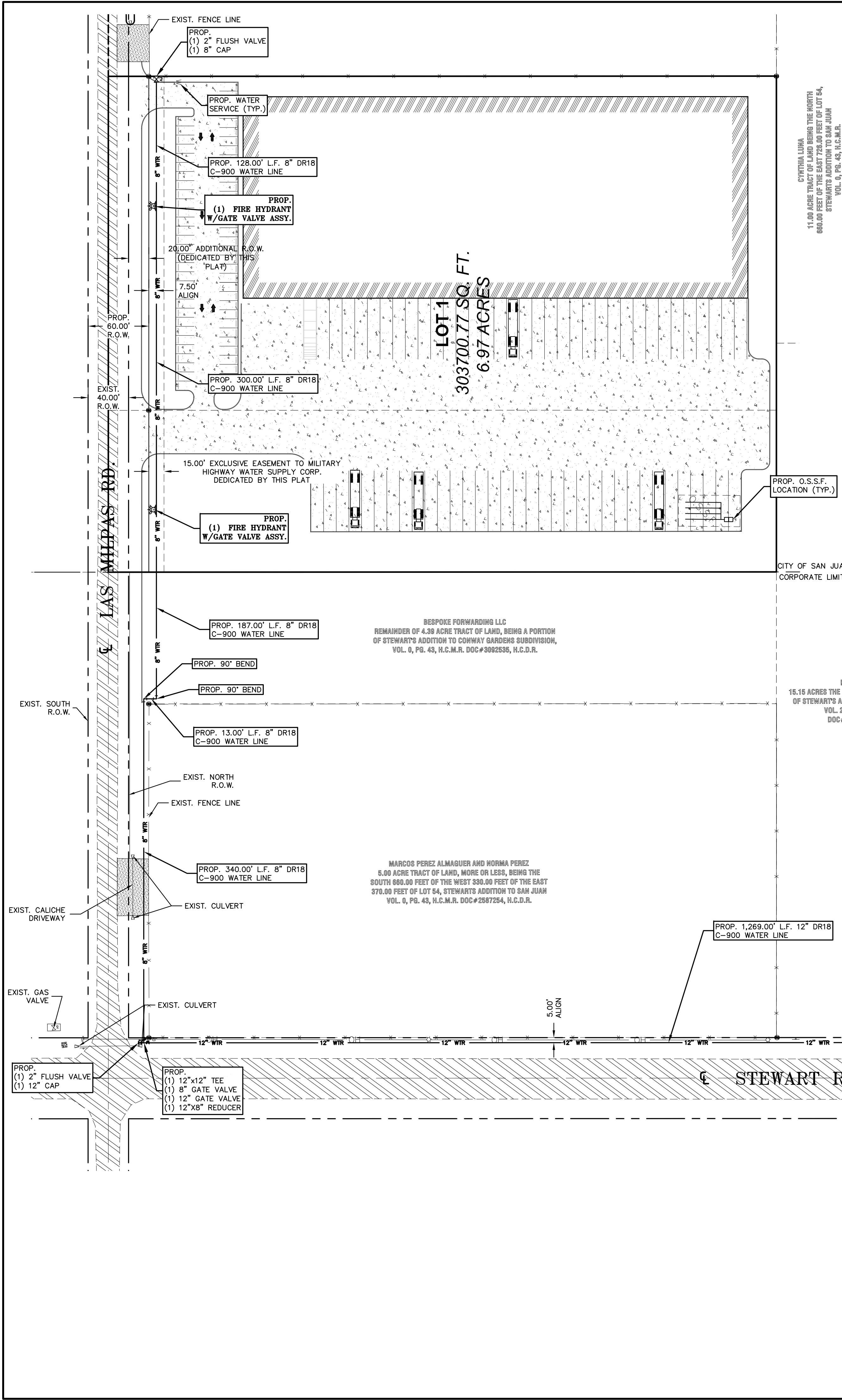
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS:  **Preliminary Approval** *subject to comments and future recommendations by planning, 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.*





ENGINEERING REPORT FOR BESPOKE SUBDIVISION  
BY IVAN GARCIA, P.E., R.P.L.S.

**LEGAL DESCRIPTION:**  
BEING A 7.42 ACRES TRACT OF LAND OUT OF AND FORMING A PART OR PORTION OF LOT 54, STEWART'S ADDITION TO CONWAY GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**PROPOSED USE:**  
THE LOT IS VACANT AND WILL BE USED FOR A COMMERCIAL DEVELOPMENT.

**WATER SUPPLY AND DISTRIBUTION:**  
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.W.S.C.). THE SUBDIVIDER AND MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.W.S.C.) HAVE ENTERED INTO A CONTRACT WHEREBY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.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.

MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.W.S.C.) HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF STEWARD ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR BESPOKE SUBDIVISION, AN OFF-SITE 1,269 LF OF 12" WATERLINE WILL BE EXTENDED FROM THE EXISTING 12" WATERLINE @ STEWARD ROAD TO THE 8" EXIST WATER LINE AT THE INTERSECTION OF STEWARD ROAD AND LAS MILPAS ROAD. THE SUBDIVIDER WILL BE SECURED BY A PROPOSED 8" ON-SITE WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF LAS MILPAS ROAD. IT CONSISTS OF (1) 1" DIAMETER SINGLE SERVICE LINE THAT CONNECT INTO THE EXISTING 8" LINE FOR THE LOT SERVICE TERMINATE AT THE WATER METER BOX AND (2) FIRE HYDRANTS HAVE BEEN INSTALLED ON THE EXISTING 8" LINE. THE (1) 1" SINGLE SERVICE, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS INSTALLED (2) FIRE HYDRANTS AT A UNIT COST OF \$\_\_\_\_\_. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO BESPOKE SUBDIVISION IS ESTIMATED TO BE \$\_\_\_\_\_. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, MILITARY HIGHWAY WATER SUPPLY CORPORATION, A TOTAL OF \$\_\_\_\_\_. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO MILITARY HIGHWAY WATER SUPPLY CORPORATION.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:**  
SEWAGE FROM BESPOKE 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 ALL LOTS. 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:**  
THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100.0% OF HARRIS CLAY (19), WITH 0 TO 1% SLOPES. THE SOIL IS POORLY DRAINED AND SURFACE RUNOFF IS POTENTIALLY HIGH. PERMEABILITY IS LOW AND THE WATER CAPACITY IS LOW. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED 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 ESCROW IN THE AMOUNT OF \$\_\_\_\_\_, 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 \$\_\_\_\_\_. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO M.H.W.S.C. A TOTAL OF \$\_\_\_\_\_. 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 M.H.W.S.C.

**SANITARY SEWER FACILITIES:**  
THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM PER LOT WILL BE \$1,500.00. THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$1,500.00 FOR THE ENTIRE SUBDIVISION.

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

RIO FRESCO, INC  
15.16 ACRES THE WEST ONE-HALF OF LOT 53, OUT OF STEWART'S ADDITION TO CONWAY GARDENS  
VOL. 21, PG. 574, H.C.M.R.  
DOC#4388418, H.C.D.R.

BESPOKE FORWARDING LLC  
REMAINDER OF 4.39 ACRE TRACT OF LAND, BEING A PORTION OF STEWART'S ADDITION TO CONWAY GARDENS SUBDIVISION,  
VOL. 0, PG. 43, H.C.M.R. DOC#5092335, H.C.D.R.

MARCOS PEREZ ALMAQUER AND NORMA PEREZ  
8.00 ACRE TRACT OF LAND, MORE OR LESS, BEING THE SOUTH 880.00 FEET OF THE WEST 330.00 FEET OF THE EAST 370.00 FEET OF LOT 54, STEWART'S ADDITION TO SAN JUAN  
VOL. 0, PG. 43, H.C.M.R. DOC#2887254, H.C.D.R.

REPORT DE INGENIERIA DE BESPOKE SUBDIVISION  
POR IVAN GARCIA, P.E., R.P.L.S.

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

LA SUBDIVISION BESPOKE RECIBIRA SU PROVISION DE AGUA DE MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.W.S.C.) HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. MILITARY HIGHWAY WATER SUPPLY CORPORATION (M.H.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.

MILITARY HIGHWAY WATER SUPPLY CORPORATION TIENE UN CONDUCTO DE AGUA DE 12" PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA STEWARD ROAD. EL SISTEMA REQUERIDO PARA BESPOKE SUBDIVISION CONSISTE DE UN OFF-SITE DE 1,269 LF DE UNA LINEA DE AGUA DE 12" SERA EXTENDIDA DE LA LINEA EXISTENTE DE 8" LOCALIZADA EN LAS MILPAS ROAD. EL SUBDIVIDER PROPONERA LA LINEA DE AGUA DE 8" POR EL LADO NOROCCIDENTAL DEL RIGHT-OF-WAY DE LAS MILPAS ROAD. LA SUBDIVISION CONSISTE EN (1) LINEA INDIVIDUAL DE AGUA DE 1" DE DIAMETRO, EN LA CUAL ESTA CONECTADA A LA LINEA DE 8" DE DIAMETRO PARA EL LOTE. Y TERMINA EN LOS MEDIORES DE AGUA. EL DEPARTAMENTO DE BOMBEROS HAN SIDO INSTALADOS EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 2 HIDRANTES DE AGUA (FIRE HYDRANT) A UN COSTO DE \$\_\_\_\_\_. EL COSTO PARA LA CONSTRUCCION DE LA INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE BESPOKE SUBDIVISION SE ESTIMA DE \$\_\_\_\_\_. A UN COSTO TOTAL, EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CORRECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFFAS DE INSPECCION DE MILITARY HIGHWAY WATER SUPPLY CORPORATION, POR UN TOTAL DE \$\_\_\_\_\_. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE MILITARY HIGHWAY WATER SUPPLY CORPORATION.

**OPORTUNIDAD DE INSPECCION, CALIDAD Y FECHA DE SERVICIO PARA FACILITAR EL SERVICIO PARA LA SUBDIVISION:**  
SE INSTALARA FOSA SEPTICA PARA BESPOKE SUBDIVISION. LA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA TODOS LOS LOTES. 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 ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

EL LOTE EN LA SUBDIVISION MIDE MINIMO 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 SITO CONSTA DE 100.0% DE HARRIS CLAY (19), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN FORTEMENTE DRENAJADOS EN LOS QUE LA ESCORRIDA SUPERFICIAL, ES BAJA. LA PERMEABILIDAD, ES BAJA Y LA CAPACIDAD DE AGUA ES BAJA.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS ES DE \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NO SE HA INSTALADO LAS FOSAS SEPTICAS EN EL PROCESO DE LA APROBACION FINAL. AL SOMETER ESTE PLAT PARA APROBACION FINAL, EL DUEÑO 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 \$\_\_\_\_\_. LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA TODOS LOS LOTES. EL DUEÑO INCLUYA EL COSTO 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 \$\_\_\_\_\_. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFFAS DE INSPECCION DE M.H.W.S.C., POR UN TOTAL DE \$\_\_\_\_\_. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE M.H.W.S.C.

**DRENAJE:**  
EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA PARA EL LOTE ES \$\_\_\_\_\_ DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA.

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.

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

**LEGEND**

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. MANHOLE
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. FLUSH VALVE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYDRANT
- 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
- 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

**SUBDIVIDER CERTIFICATION:**  
I- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
I- I, VICENTE GARZA, JR., ON BEHALF OF BESPOKE FORWARDING, LLC (OWNER), SUBDIVIDER OF BESPOKE SUBDIVISION, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

VICENTE GARZA, JR., CEO  
BESPOKE FORWARDING, LLC  
5801 GEORGE HEVAY DR. SUITE 300  
MCALLEN, TX. 78505

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME BY THE PERSON (S) WHSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC  
MY COMSTUART EXPIRES \_\_\_\_\_

**REVISION NOTES TABLE**

DATE	DESCRIPTION

**INDEX TO SHEETS OF BESPOKE SUBDIVISION**

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); 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.I.D.#2, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, TYPICAL DETAILS.

SHEET 4: TYPICAL DETAILS

**NOTES:**

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

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.

SCALE:  
1"=60'

DATE:  
APRIL 26, 2023

PROJECT:  
SUB 22 048

REVISIONS:

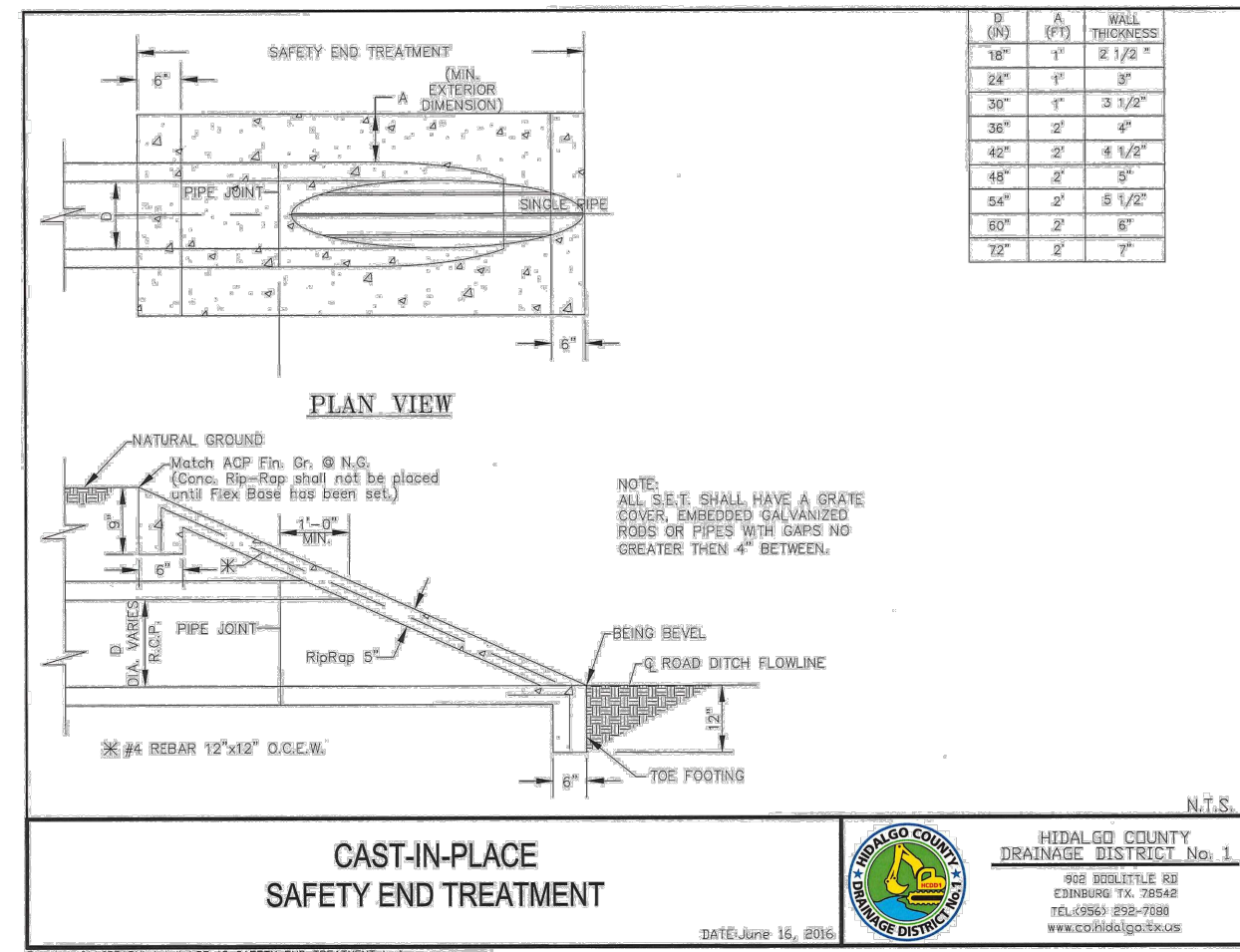
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**UTILITY LAYOUT**  
**BESPOKE SUBDIVISION**  
**PHARR ETJ, TEXAS**  
**HIDALGO COUNTY**

**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 APRIL 26, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:  
**PRELIMINARY**

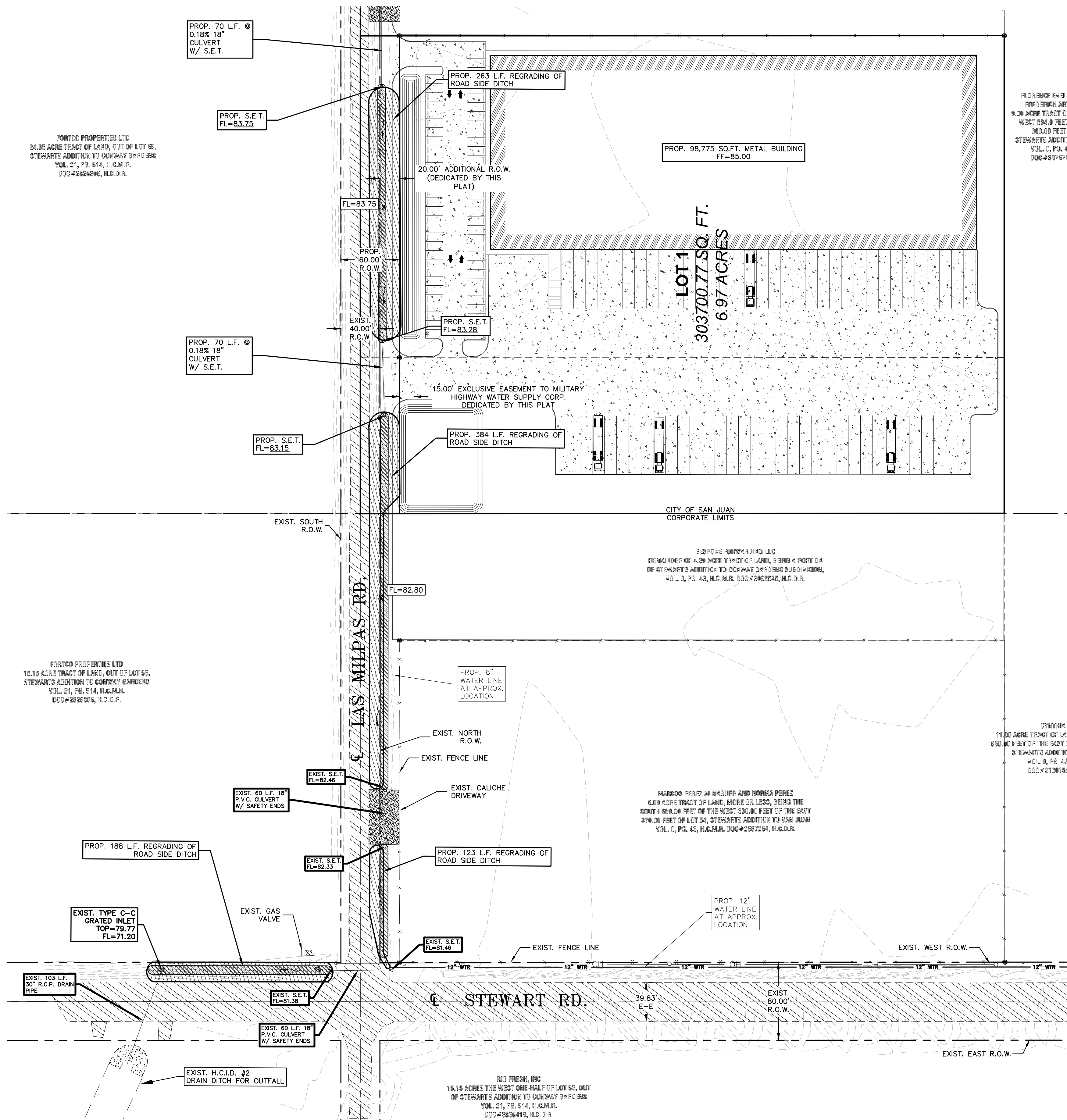


CAST-IN-PLACE SAFETY END TREATMENT NOT TO SCALE

FORTCO PROPERTIES LTD  
24.85 ACRE TRACT OF LAND, OUT OF LOT 55,  
STEWARTS ADDITION TO CONWAY GARDENS  
VOL. 21, PG. 514, H.C.M.R.  
DDC#2828305, H.C.D.R.

FORTCO PROPERTIES LTD  
16.15 ACRE TRACT OF LAND, OUT OF LOT 55,  
STEWARTS ADDITION TO CONWAY GARDENS  
VOL. 21, PG. 514, H.C.M.R.  
DDC#2828305, H.C.D.R.

RIO DELTA, INC.  
16.15 ACRES THE WEST ONE-HALF OF LOT 53, OUT  
OF STEWARTS ADDITION TO CONWAY GARDENS  
VOL. 21, PG. 514, H.C.M.R.  
DDC#3385618, H.C.D.R.



FLORENCE EVELYN CHAPA AND  
FREDERICK ARTHUR ZUMIGA  
6.00 ACRE TRACT OF LAND BEING THE  
WEST 88.0 FEET OF THE NORTH  
88.0 FEET OF LOT 54,  
STEWARTS ADDITION TO SAN JUAN  
VOL. 0, PG. 43, H.C.M.R.  
DDC#3878786, H.C.D.R.

SCALE: 1" = 60'  
BEARING OF BASIS  
TEXAS STATE PLANE  
COORDINATES NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK

LEGEND	
	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. MANHOLE
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. FLUSH VALVE
	EXIST. GUY WIRE
	EXIST. POWER POLE
	EXIST. WATER VALVE
	EXIST. FLUSH VALVE
	EXIST. IRRIGATION VALVE
	EXIST. FIREHYDRANT
	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
	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

GENERAL NOTES:  
1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.  
2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.  
3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.  
4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.  
5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.  
6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

**DRAINAGE REPORT**

BESPOKE SUBDIVISION IS A PROPOSED 1 LOT COMMERCIAL SUBDIVISION, LOCATED IN THE CITY OF PHARR ETJ, SAME BEING A 7.42 ACRES TRACT OF LAND OUT OF LOT 54, STEWARTS ADDITION TO CONWAY GARDENS SUBDIVISION, RECORDED IN VOLUME 0, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE LOT WILL BE USED FOR THE CONSTRUCTION OF A LOADING FACILITY.

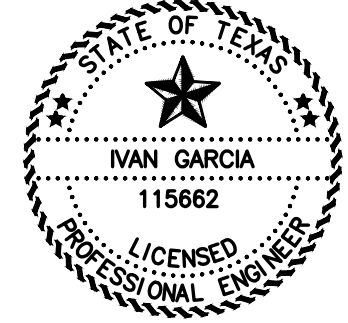
THE SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING, AND ZONE "A", AREAS OF 100-YEAR FLOOD. BASE FLOOD ELEVATION BEING 84.60, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0500 B MAP REVISED, JANUARY 2, 1981. THE LOW AREAS WILL BE FILLED UP TO THE BASE FLOOD ELEVATION 84.60, TO REFLECT LOMR-F CASE NO. . . . . THE SITE WILL REQUIRE 10,583 CY OF FILL IN ORDER TO COMPLY WITH THE STATED BASE FLOOD ELEVATION.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100.0% OF HARLINGEN CLAY (19), WITH 0 TO 1% SLOPES. THE SOIL IS POORLY DRAINED AND SURFACE RUNOFF IS POTENTIALLY HIGH. PERMEABILITY IS LOW AND THE WATER CAPACITY IS LOW. THIS SOIL IS CLASSIFIED AS GROUP (D), PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTH-EASTERLY DIRECTION INTO AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO.2 DITCH LOCATED APPROXIMATELY 215 FEET SOUTH FROM THE INTERSECTION OF LAS MILPAS ROAD AND STEWARD ROAD, WITH OUTFALL TO THE SOUTH LATERAL DRAIN, THEN NORTH TO THE IBWC FLOODWAY, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 7.29 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 64.31 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 57.02 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH HIDALGO COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 370,231 CF OR 8,499 AC-FT, WILL NEED TO BE DETAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50-YR RAINFALL EVENT. TO COMPLY WITH THE BASE FLOOD ELEVATION OF 84.60, THE SITE WILL REQUIRE 10,583 CY OF FILL (CALCULATED INTO DETENTION VOLUME). RUNOFF WILL BE DETAINED ON-SITE IN DESIGNATED DETENTION AREAS WITH OUTFALL INTO THE ROADSIDE DITCHES ALONG LAS MILPAS AND STEWARD ROAD THAT WILL OUTFALL INTO THE PREVIOUSLY MENTIONED EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO.2, LOCATED APPROXIMATELY 215 FEET SOUTH OF THE INTERSECTION OF LAS MILPAS ROAD AND STEWARD ROAD. OUTFALL WILL CONTINUE TO THE SOUTH LATERAL DRAIN, THEN NORTH TO THE IBWC FLOODWAY, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE. ENGINEERED SITE GRADING AND DETENTION PLANS WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT REQUEST. TABLES, AND CALCULATIONS ARE ATTACHED.



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

REVISION NOTES TABLE	
DATE	DESCRIPTION

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:	PHILLIP EBERLE E.I.T.
SCALE:	1"=60'
DATE:	JUNE 09, 2023
PROJECT:	SUB 22 048
REVISIONS:	
PAGE NO.:	SHT 3

**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 JUNE 09, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

**DRAINAGE LAYOUT**  
**BESPOKE SUBDIVISION**  
PHARR ETJ, TEXAS  
HIDALGO COUNTY

