



Anthony Uresti
Assistant Director

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: 8-22-2023

PROPOSED HIGHLAND MANOR PHASE 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER RIO DELTA ENGINEERING DEVELOPER: DASC INVESTMENTS, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 19 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 3

FILLING STATIONS: 5

LOCATION DESCRIPTION: EAST OF MILE 5 ½ WEST ROAD APPROXIMATELY 716.50 FEET NORTH OF MILE 11 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-8-2022 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: 25.00 FEET ONTO MILE 5 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-08-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-11-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 5 ½ WEST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-08-2023: 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

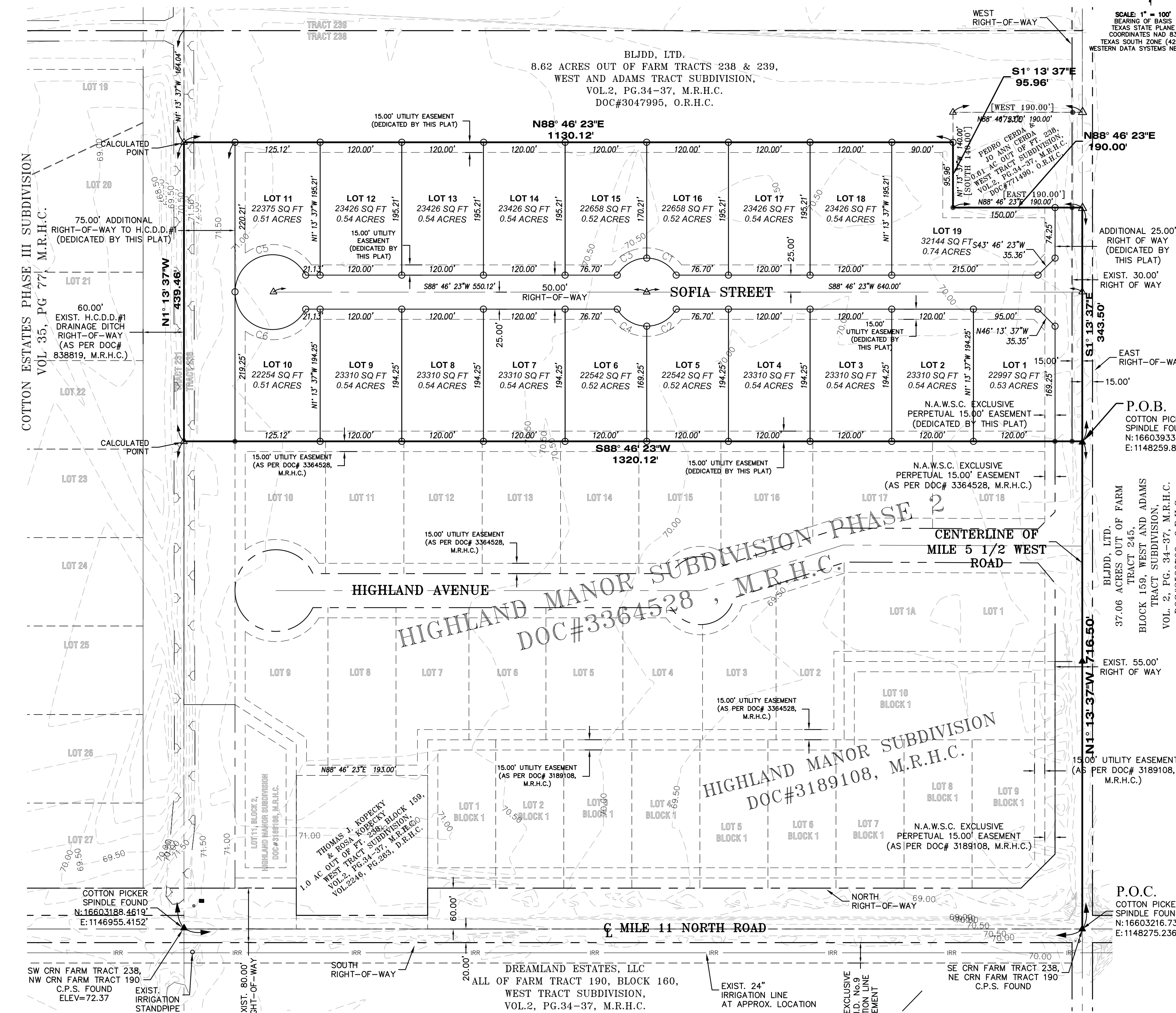
STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments, and the approval of the City of WESLACO.*

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.

HIGHLAND MANOR PHASE 3 SUBDIVISION

BEING A 12.90 ACRES TRACT OF LAND OUT OF FARM TRACT 238, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



METES AND BOUNDS DESCRIPTION

BEING A 12.90 ACRES TRACT OF LAND OUT OF FARM TRACT 238, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 12.90 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ABBREVIATION LEGEND

- R.O.W. RIGHT-OF-WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING
S.W.C.C. SOUTHWEST CORNER
F.T. FARM TRACT
F.M. FARM-TO-MARKET UTILITY EASEMENT
L.O.T. LOT LINE

LEGEND

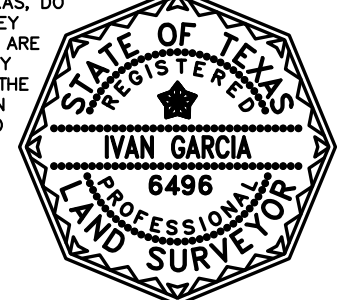
- SET 1/2 INCH IRON ROD
○ FOUND 1/2 INCH IRON ROD
○ FOUND COTTON PICKER SPINDLE
○ CONCRETE MONUMENT SET
○ CONCRETE MONUMENT FOUND
○ CALCULATED POINT
○ POWER POLE
○ GAS WELL
○ RECORD CALL
○ NATURAL GROUND

GENERAL NOTES:

- 1. FEMA FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: Zone "X"
2. SETBACKS: FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

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, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN BY 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 WESLACO AND HIDALGO COUNTY, TEXAS.



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, A 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/ARE 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 WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2023.

DAVID GARCIA, MANAGER
DASC INVESTMENTS, LLC
4104 COCONUT PALM DRIVE
PALMHURST, TX 78573

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9
THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DATED THIS ____ DAY OF _____, 20__.

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE BOARD OF DIRECTORS OF THE DISTRICT.
2. 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.
3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION AS WELL AS H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION UNLESS SPECIFICALLY STATED OTHERWISE IN THE PLAT INSTRUMENT.

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 AND THE DRAINAGE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

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.



STATE OF TEXAS - COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, DASC INVESTMENTS LLC, AS OWNER OF THE 12.90 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HIGHLAND MANOR PHASE 3 SUBDIVISION HEREBY SUBDUCE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN, I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF 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.

DAVID GARCIA - SOLE MEMBER
DASC INVESTMENTS, LLC
4104 COCONUT PALM DRIVE
PALMHURST, TX 78573

STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DAVID GARCIA PROVED TO ME THROUGH HIS/HER 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, DECLARED THAT THE STATEMENTS HEREON ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

STATE OF TEXAS - CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT HIGHLAND MANOR PHASE 3 SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN
DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

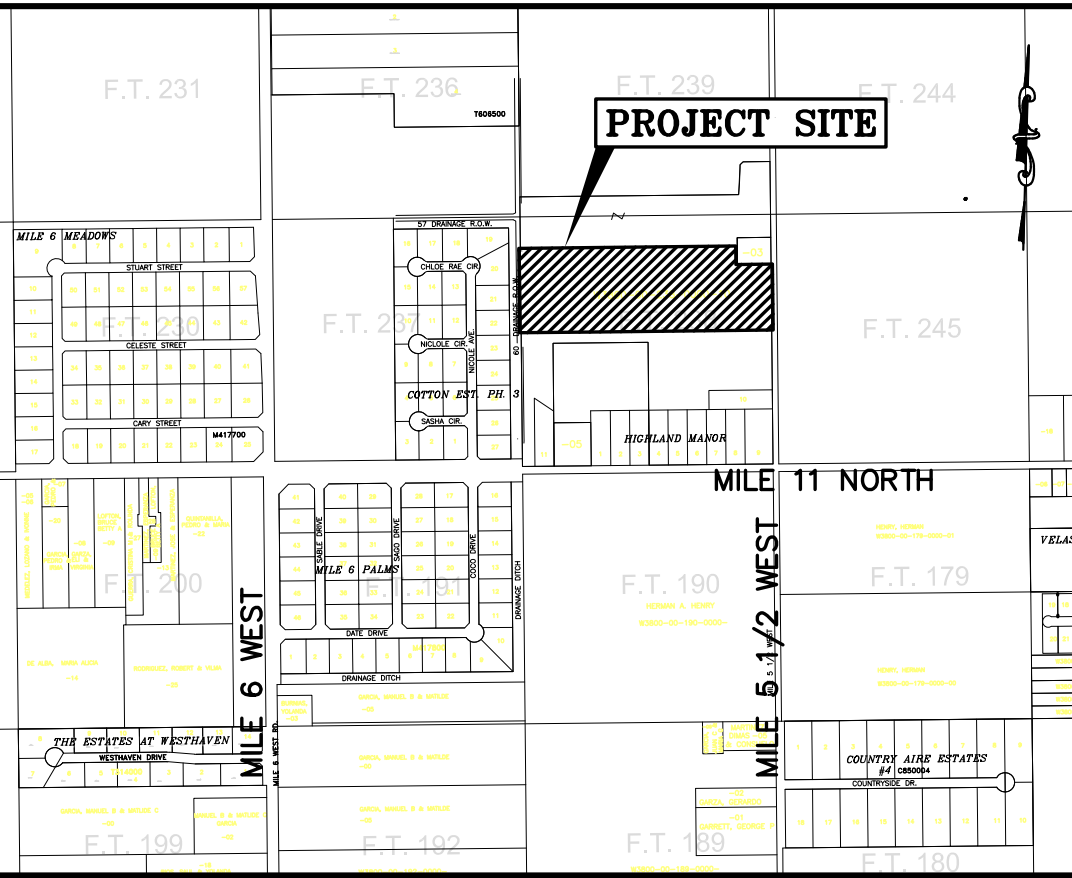
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HIGHLAND MANOR PHASE 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF _____, 2023.

HIDALGO COUNTY JUDGE
DATE

Curve Table

Table with 5 columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C1 through C6.

Table with 3 columns: NAME, ADDRESS, PHONE & FAX. Lists David Garcia, Ivan Garcia, and Engineer Ivan Garcia.



LOCATION MAP SCALE: 1" = 1000'

LOCATION OF HIGHLAND MANOR PHASE 3 SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF WESLACO, TEXAS. HIGHLAND MANOR PHASE 3 SUBDIVISION IS LOCATED APPROXIMATELY 875 FEET NORTH OF THE INTERSECTION OF NORTH MILE 11 ROAD AND WEST MILE 5 1/2 ROAD. THIS SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IS WITHIN THE CITY OF WESLACO TWO-MILE EXTRA-TERRITORIAL (ET-1) UNDER LOCAL GOVERNMENT CODE § 12.021, IN HIDALGO COUNTY PRECINCT 1. THE ESTIMATED POPULATION OF THE CITY OF WESLACO IS 39,232 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU.

THE SUBDIVISION IS IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0450 C MAP REVISED, JUNE 6, 2000. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS: FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. NO COMMERCIAL USE SHALL BE ALLOWED FOR LOTS 1 THROUGH 15 UNLESS SPECIFICALLY STIPULATED ON ALL DEEDS AND CONTRACTS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOTS. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE
LOT 1: 72.10 LOT 6: 72.90 LOT 11: 72.30 LOT 16: 72.20
LOT 2: 71.90 LOT 7: 71.80 LOT 12: 72.10 LOT 17: 72.00
LOT 3: 71.80 LOT 8: 71.90 LOT 13: 71.90 LOT 18: 71.80
LOT 4: 72.00 LOT 9: 72.00 LOT 14: 72.00 LOT 19: 72.00
LOT 5: 72.20 LOT 10: 72.30 LOT 15: 72.00

OR 18" ABOVE TOP OF CURB 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. 71.18 N.G.V.D. 88, DESCRIPTION: PK NAIL IN EDGE OF PAVEMENT ALONG MILE 11 NORTH ROAD. GPS POINT, GRID COORDINATES N 1860329.000, E 1148212.000.
--B.M. NO. 2-- ELEV. 69.50 N.G.V.D. 88, DESCRIPTION: 1/2-INCH IRON ROD SET LOCATED AT THE SOUTHWEST CORNER OF LOT 1. GPS POINT, GRID COORDINATES N 1860329.2208, E 1148219.6021.

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 49,838 CUBIC FEET OR 1,338 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 DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN THAT STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

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, GRASS, COVER, 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 CERTIFIES 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. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE.
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.

11. SOIL ANALYSIS HAS 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 OCCUPANCY OF A LOT.
12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

13. NO ACCESS SHALL BE PERMITTED FOR LOTS 1 AND 19 ON MILE 5 1/2 WEST.
14. CORNER LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

15. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

16. ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
17. A 4.00 FOOT SIDEWALK IS REQUIRED BY CITY OF WESLACO ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

18. STREET LIGHT MUST BE LOCATED EVERY 250 FEET.
19. THE DEVELOPER SHALL INSTALL ON-SITE SEWAGE FACILITIES PRIOR TO RECODATION OF THIS PLAT.

20. STORM WATER WILL BE DETERMINED BY EXCAVATING THE EXISTING H.C.C.I.D. No.9 DRAINAGE DITCH AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH TO HIDALGO COUNTY SPECIFICATIONS ALONG THE FRONTAGE OF LOTS 1 AND 19 ON MILE 5 1/2 WEST ROAD. ANY ALTERATIONS TO THE ROADSIDE DITCH THAT WOULD EITHER REDUCE CURRENT DETENTION REQUIREMENTS OR IMPROVE POSITIVE DRAINAGE INTO OUTFALL ARE PROHIBITED. HIDALGO COUNTY PRECINCT #1 IS RESPONSIBLE FOR MAINTENANCE AND ANY ADDITIONAL IMPROVEMENTS TO THE ROADSIDE DITCH.

21. 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 HIS HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

22. ANY ADDITION TO EXISTING STRUCTURE OR NEW PROPOSED DWELLING ON LOTS 1 THROUGH 19 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
23. A 5' F.T. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

24. 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.

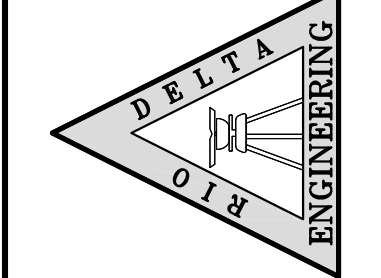
25. IN DEVELOPMENTS WITHIN THE CITY LIMITS AND THE ET-1, A MINIMUM SIX-FOOT BUFFER FENCE SHALL BE REQUIRED ALONG ANY NATURAL AND/OR MANMADE HAZARD SUCH AS AN OPEN CANAL, OPEN DITCH, CALICHE PIT, AND HOLDING POND WHICH, IN THE OPINION OF THE CITY, IS NECESSARY FOR THE LOTS OCCUPANCY TO BE PROTECTED FROM. IN THE ET-1, A PLANT NOTE REQUIRING SUCH BUFFERING OF THE AFFECTED LOT OWNER AT THE TIME OF THE LOTS OCCUPANCY SHALL BE PROVIDED. REMOVAL OR DAMAGE TO THESE FENCES WILL SUBJECT THE OWNER OF THE LOT ADJACENT TO THE BUFFER FENCE TO FINES AND/OR REPLACEMENT/REPAIR OF THE FENCE AT THE OWNER'S EXPENSE OR THE PERSON CAUSING THIS DAMAGE, SUCH BUFFERING MAY ALSO INCLUDE MAJOR THROUGHFARES BUT NOT GOLF COURSE LAKES, AND/OR SIMILAR LANDSCAPING.

REVISION NOTES TABLE with columns DATE and DESCRIPTION. Includes notes about index to sheets and map of topography.

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

ISSUED FOR:
PRELIMINARY

PLAT SHEET
HIGHLAND MANOR PHASE 3 SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS
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: DANIEL RODRIGUEZ E.I.T.
SCALE: 1"=100'
DATE: AUGUST 2, 2023
PROJECT: SUB 22 052
REVISIONS:
PAGE NO. SHT 1



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON AUGUST 8, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

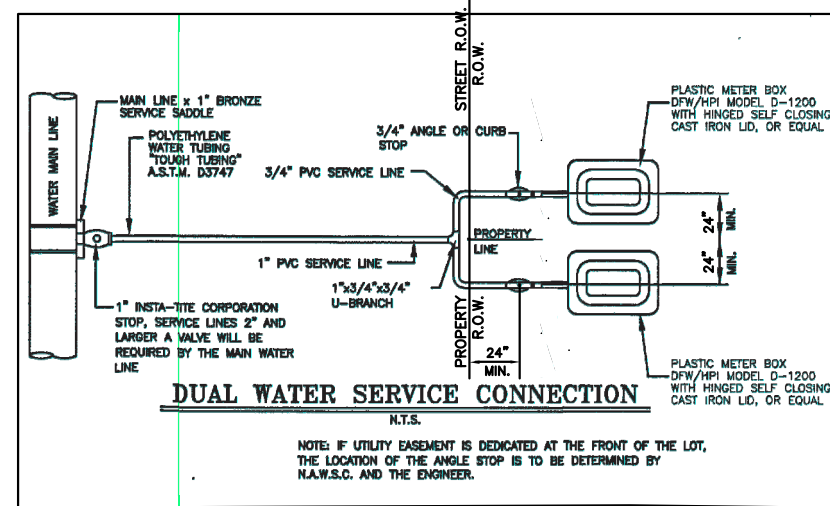
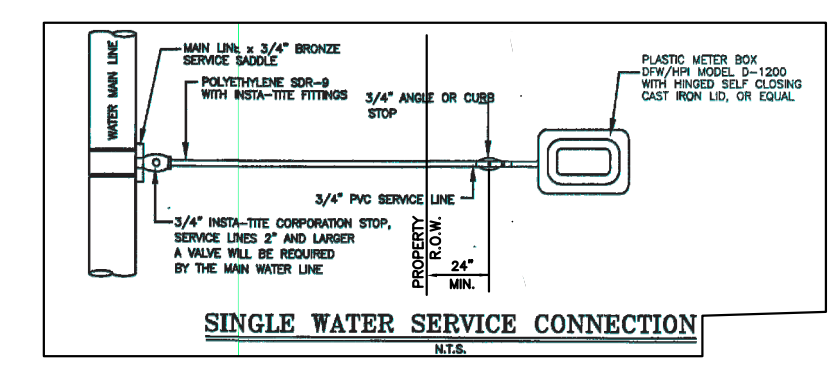
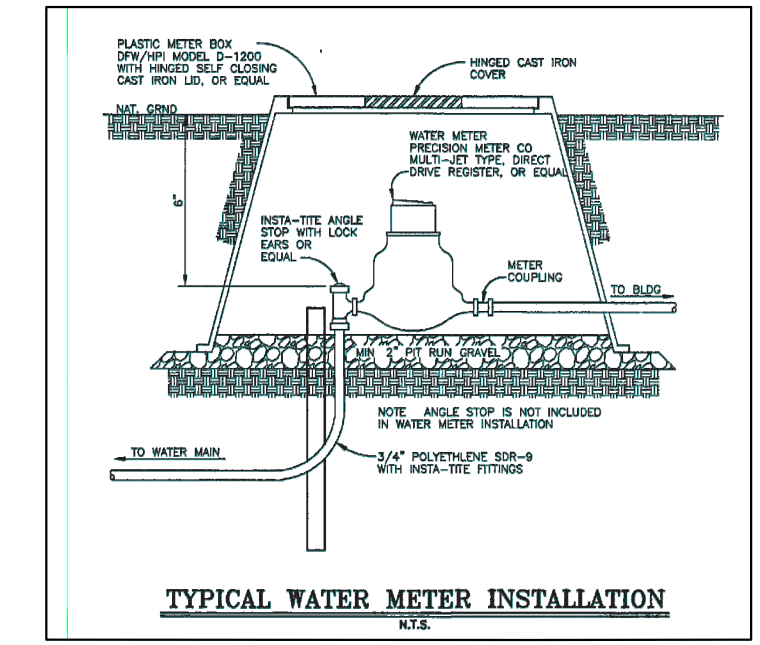
ISSUED FOR: **PRELIMINARY**

UTILITY LAYOUT
HIGHLAND MANOR PHASE 3 SUBDIVISION
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

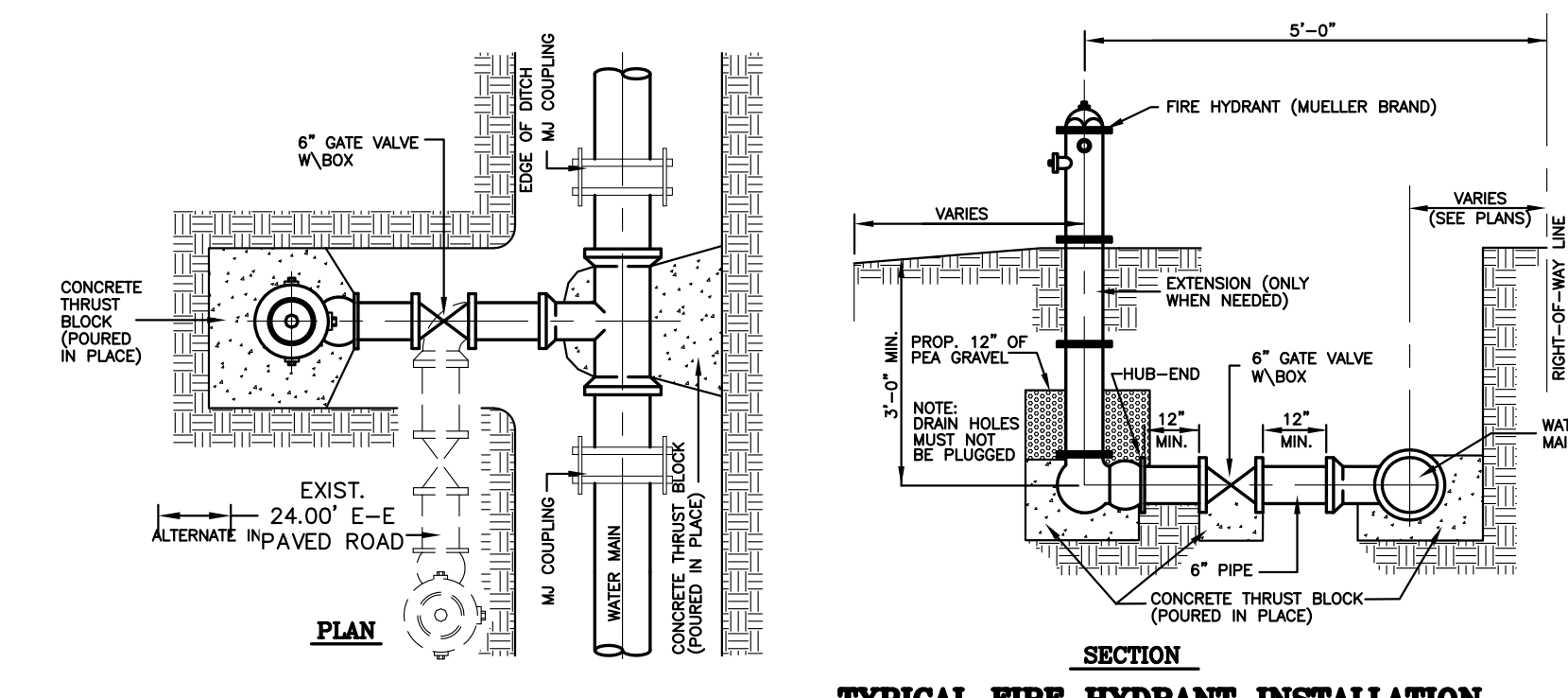
ENGINEER: IVAN GARCIA P.E., R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
 CHECKED: IVAN GARCIA P.E., R.P.L.S.
 DRAWN: G.F.
 SCALE: 1"=60'
 DATE: AUGUST 3, 2023
 PROJECT: SUB 22 052
 REVISIONS:
 PAGE NO. **SHT 2**

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

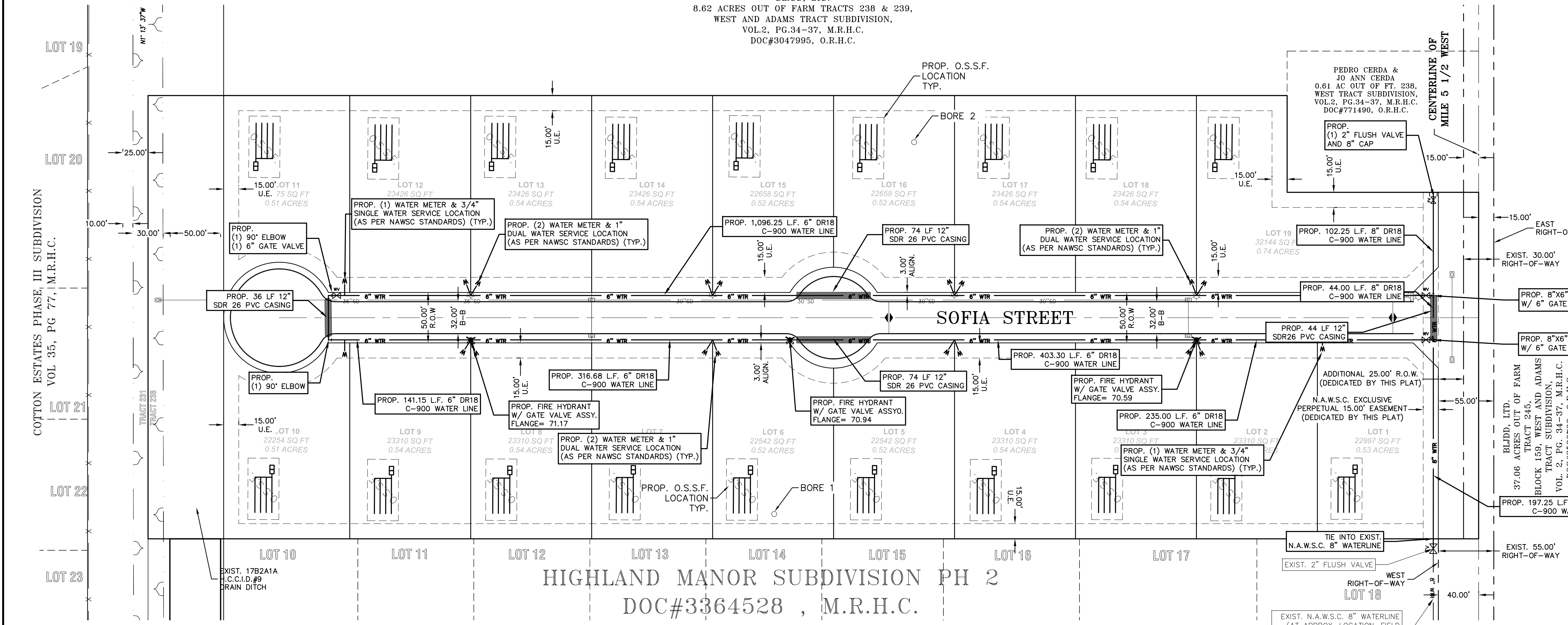
LEGEND		ABBREVIATION LEGEND	
○	SET 1/2 INCH IRON ROD	R.O.W.	RIGHT-OF-WAY
●	FOUND 1/2 INCH IRON ROD	P.O.B.	POINT OF BEGINNING
▲	FOUND COTTON PICKER SPINDLE	P.O.C.	POINT OF COMMENCING
■	CALCULATED POINT	S.W.C.	SOUTHWEST CORNER
○	POWER POLE	F.T.C.	FARM TRACT
○	MAP RECORD	F.T.M.	FARM-TO-MARKET
○	NATURAL GROUND	U.E.	UTILITY EASEMENT
○	CAPPED IRON ROD SET	C.L.	CENTER LINE
○	STREET LIGHT	L.L.	LOT LINE



GENERAL NOTES:
 1.) ALL WATERLINE IMPROVEMENTS AS PER NORTH ALAMO WATER SUPPLY CORPORATION CONSTRUCTION STANDARDS.



BLJDD, LTD.
 8.62 ACRES OUT OF FARM TRACTS 238 & 239,
 WEST AND ADAMS TRACT SUBDIVISION,
 VOL.2, PG.34-37, M.R.H.C.
 DOC#3047995, O.R.H.C.



HIGHLAND MANOR SUBDIVISION PH 2
DOC#3364528, M.R.H.C.

ENGINEERING REPORT FOR HIGHLAND MANOR PHASE 3 SUBDIVISION
 BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION:
 BEING A 12.95 ACRES TRACT OF LAND OUT OF FARM TRACTS 238, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 12.95 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PROPOSED USE:
 ALL LOTS ARE VACANT AND 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 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF MILE 5 1/2 WEST ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR HIGHLAND MANOR PHASE 3 SUBDIVISION CONSISTS OF (8) 1" DIAMETER DUAL SERVICE, AND (3) 3/4" DIAMETER SINGLE SERVICE LINE THAT CONNECT INTO A PROPOSED INTERIOR 6" LINE FOR ALL LOTS. SERVICES TERMINATE AT THE WATER METER BOX FOR ALL LOTS AND 3 FIRE HYDRANTS HAVE BEEN PROPOSED ON THE 6" LINE ON THE SOUTH SIDE OF THE INTERIOR STREET. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THE SUBDIVISION IS ESTIMATED TO BE \$28,500.00. 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 \$1,500.00 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 N.A.W.S.C.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA:
 SEWAGE FROM HIGHLAND MANOR PHASE 3 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSS") 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 OSS AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSS. THE REPORT HAS YET TO BE REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
 THE LOTS IN THE PROPOSED SUBDIVISION ARE 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 62.0% OF HIDALGO FINE SANDY LOAM (20), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ADDITIONALLY, IT CONSISTS OF 37.9% OF HIDALGO SANDY CLAY LOAM (40) WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ADDITIONALLY, THE SITE CONSISTS OF 9.8% OF RACMOSES SANDY CLAY LOAM (40), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND WATER CAPACITY IS MODERATE. 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, FOR A TOTAL OF \$28,500.00 FOR ALL LOTS, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSS'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 (CASHERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESROW IN THE AMOUNT OF \$28,500.00, 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 OSS 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 OSS. THE OSS SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL UTILITY 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 \$1,500.00. 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 \$1,500.00 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 PER LOT WILL BE \$1,500.00.
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$28,500.00 FOR THE ENTIRE SUBDIVISION.

REPORT DE INGENIERIA DE HIGHLAND MANOR PHASE 3 SUBDIVISION
 POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE, DESCRIPCION, COSTO Y FECHA DE OPERABILIDAD
 LA SUBDIVISION HIGHLAND MANOR PHASE 3 SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION, LA COMPANIA DE AGUA (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR 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 UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO OESTE DE LA MILLA 5 1/2 DEL DERECHO DE PASO DE LA CARRETERA OESTE. N.A.W.S.C. SERA UTILIZADA PARA CONECTAR, EL SISTEMA DE AGUA PARA LA SUBDIVISION HIGHLAND MANOR FASE 3 CONSISTE EN (8) SERVICIOS DOBLES DE 1" DE DIAMETRO Y (3) LINEAS DE SERVICIO SIMPLE DE 3/4" DE DIAMETRO QUE SE CONECTAN A UNA LINEA INTERIOR DE 6" PROPUESTA PARA TODOS LOS LOTES. LOS SERVICIOS TERMINAN EN LA CAJA DEL MEDIDOR DE AGUA PARA TODOS LOS LOTES Y SE PROPONEN 3 BOCAS DE INSPECCION EN LA LINEA DE 6" EN EL LADO SUR DE LA CALLE INTERIOR. EL COSTO DE LA CONSTRUCCION DEL SISTEMA DE AGUA PARA ESTA SUBDIVISION SE ESTIMA EN \$28,500.00. EL PROPIETARIO DE ESTA URBANIZACION HA PAGADO A N.A.W.S.C. LAS TASAS DE TOMA DE AGUA, QUE INCLUYEN LA INSTALACION DEL CONTADOR DE AGUA Y LAS TASAS DE INSPECCION, POR UN TOTAL DE \$1,500.00. COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 ANOS, CUYAS SUMAS REPRESENTAN DICHAS INSTALACIONES, LAS TASAS DE ADQUISICION Y TODAS LAS TASAS ASOCIADAS A LA CONEXION DE CADA LOTE DE LA URBANIZACION A N.A.W.S.C.

DESCRIPCION DE GASTOS Y FECHA DE INICIO PARA FACILITAR EL USO DE LA SUBDIVISION
 SE INSTALARAN FOSAS SEPTICAS PARA HIGHLAND MANOR PHASE 3 SUBDIVISION. LAS FOSAS SEPTICAS CONSISTEN 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 TIPO DE DRENAJE ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSS). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

LOS LOTES DE LA SUBDIVISION PROPUESTA TIENEN UN TAMAÑO MÍNIMO DE 1/2 ACRE. DE ACUERDO CON EL INFORME DEL ESTUDIO DEL SUELO PREPARADO PARA EL CONDADO DE HIDALGO POR EL SERVICIO DE CONSERVACION DEL SUELO DE LOS ESTADOS UNIDOS, EL SITIO CONSISTE EN 62.0% DE MARGA ARENOSA FINA DE HIDALGO (20), CON PENDIENTES DE 0 A 1%. EL SUELO ESTA BIEN DRENAADO Y EL ESCORRIMIENTO SUPERFICIAL ES INSIGNIFICANTE. LA PERMEABILIDAD ES DE MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE, CONSTA DE 37.9% DE FRANCO ARENOSO HIDALGO (40), CON PENDIENTES DE 0 A 1%. EL SUELO ES BIEN DRENAADO Y LA ESCORRENTA SUPERFICIAL ES DESPRECABLE. LA PERMEABILIDAD ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE, EL SITIO CONSISTE EN 9.8% DE FRANCO ARENOSO HIDALGO (40), CON PENDIENTES DE 0 A 1%. EL SUELO ESTA BIEN DRENAADO Y LA ESCORRENTA SUPERFICIAL ES INSIGNIFICANTE. LA PERMEABILIDAD ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. NO HAY INDICIOS DE AGUAS SUBTERRANEAS NI DE UNA CAPA RESTRICTIVA A MENOS DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS.

EL COSTO ESTIMADO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$1,500.00, PARA UN TOTAL DE \$28,500.00 PARA TODOS LOS LOTES, INCLUYENDO LOS COSTOS DEL PERMISO Y LA LICENCIA REQUERIDOS. NO SE HA INSTALADO NINGUN SISTEMA SEPTICO AL MOMENTO DE LA APLICACION PARA LA APROBACION DEL PLANO FINAL. EL SUBDIVIDER ESTÁ PROPORCIONANDO GARANTIAS FINANCIERAS ADECUADAS AL CUMPLIMIENTO DE LA FORMA DE UN (CHEQUE DE CAJA O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" QUE SERA RETENIDO POR EL CONDADO DE HIDALGO EN FIDUCIARISMO EN LA CANTIDAD DE \$28,500.00, CUYAS SUMAS REPRESENTAN DICHAS INSTALACIONES, LAS TASAS DE ADQUISICION Y TODAS LAS TASAS ASOCIADAS A LA CONEXION DE CADA LOTE DE LA SUBDIVISION A N.A.W.S.C.

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 GOBERNADORAS 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:
 ESTAS INSTALACIONES TENDRAN UN COSTO TOTAL DE \$1,500.00. EL PROPIETARIO DE ESTA URBANIZACION PAGARA A N.A.W.S.C. LAS TASAS DE TOMA DE AGUA, QUE INCLUYEN LA INSTALACION DEL CONTADOR DE AGUA Y LAS TASAS DE INSPECCION, POR UN TOTAL DE \$1,500.00. TAL COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 ANOS, CUYAS SUMAS REPRESENTAN DICHAS INSTALACIONES, LAS TASAS DE ADQUISICION Y TODAS LAS TASAS ASOCIADAS A LA CONEXION DE CADA UNO DE LOS LOTES DE LA SUBDIVISION A N.A.W.S.C.

OSSENAJE:
 EL COSTO ESTIMADO PARA LA INSTALACION DE DOS SISTEMAS INDIVIDUALES DE FOSAS SEPTICAS PARA LOS LOTES SON \$1,500.00 DOLARES O 1,500.00 POR LOTE, 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.

SUBDIVIDER CERTIFICATION
 1.- 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.

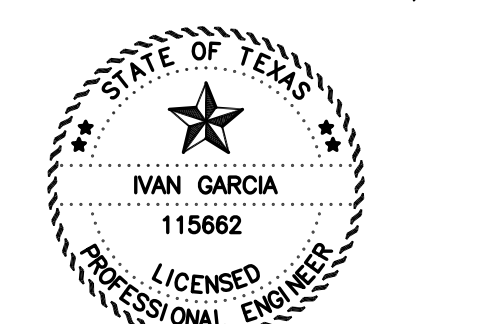
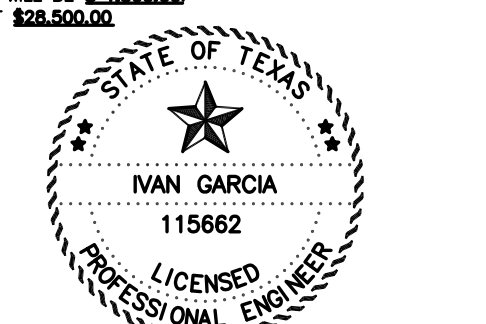
SUBDIVIDER STATEMENT:
 1.- I, **DAVID GARCIA**, SUBDIVIDER OF **HIGHLAND MANOR PHASE 3 SUBDIVISION** HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON 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.

DAVID GARCIA - MANAGING MEMBER
 DASS INVESTMENTS, LLC.
 OWNER

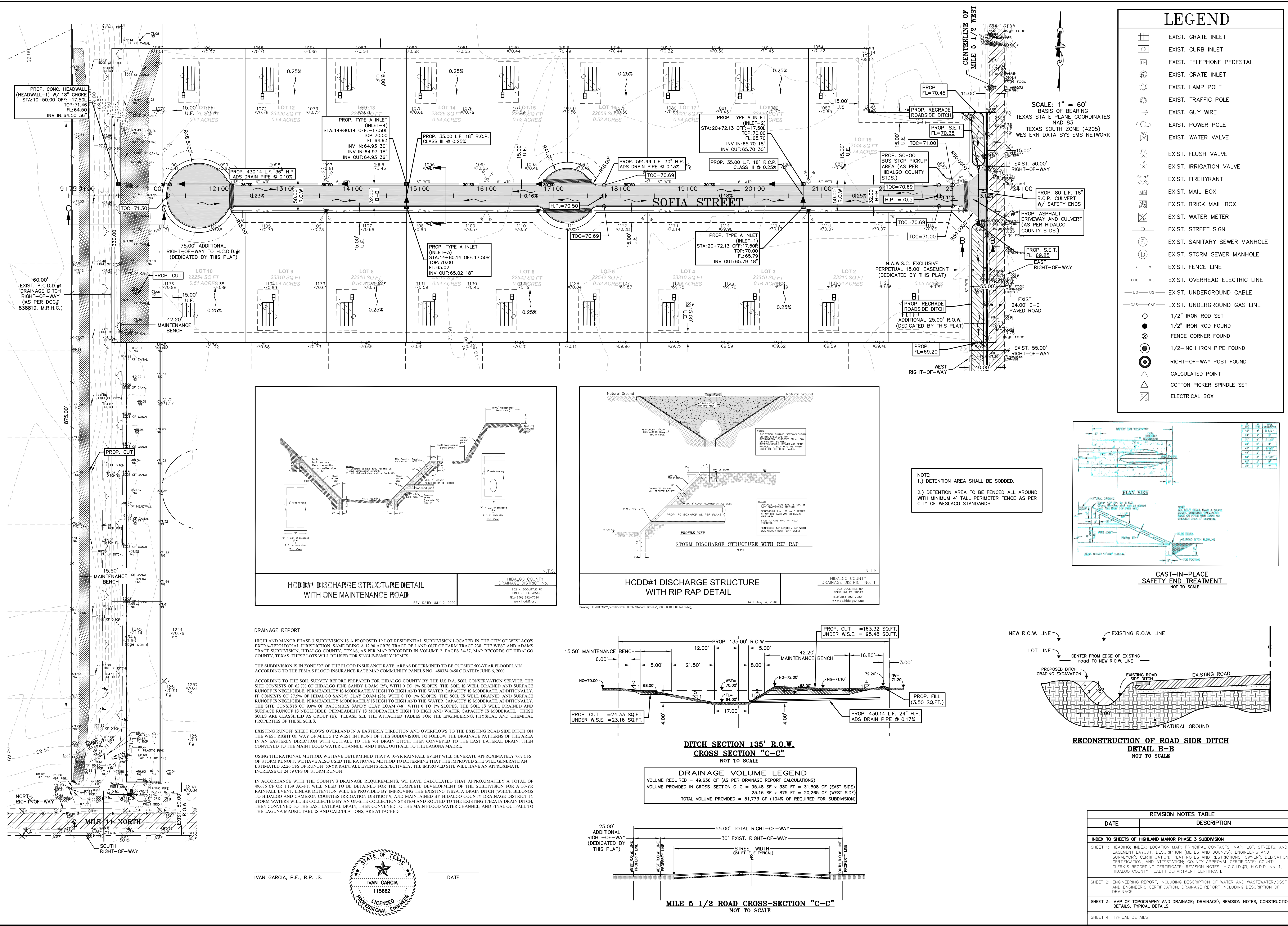
STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
 MY COMSTUART EXPIRES _____

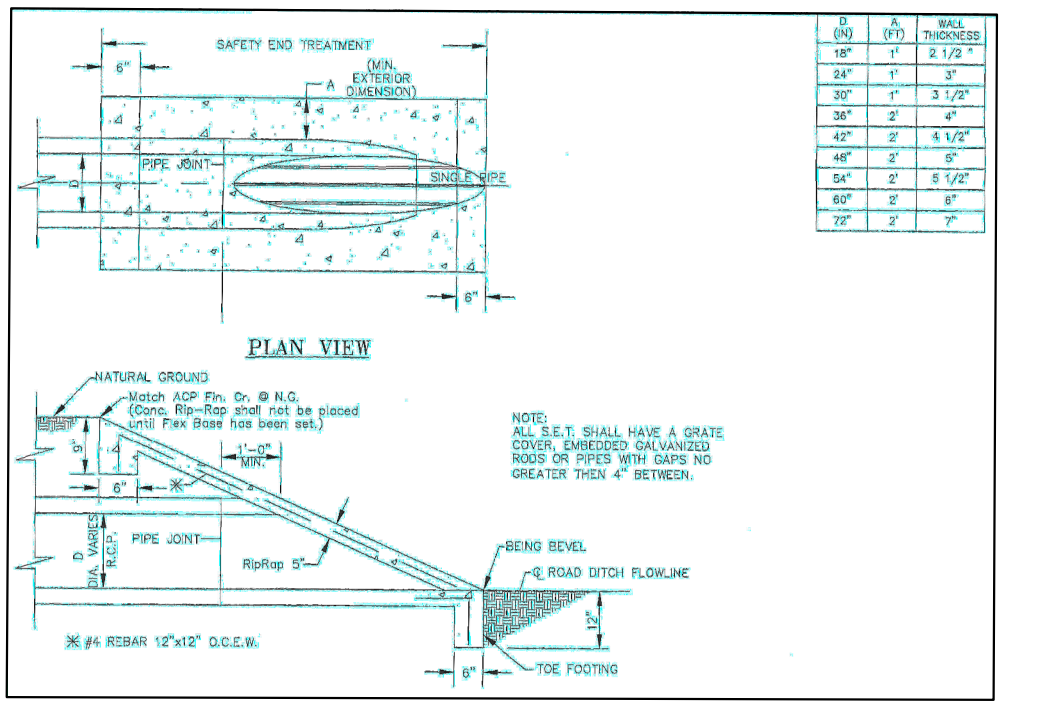
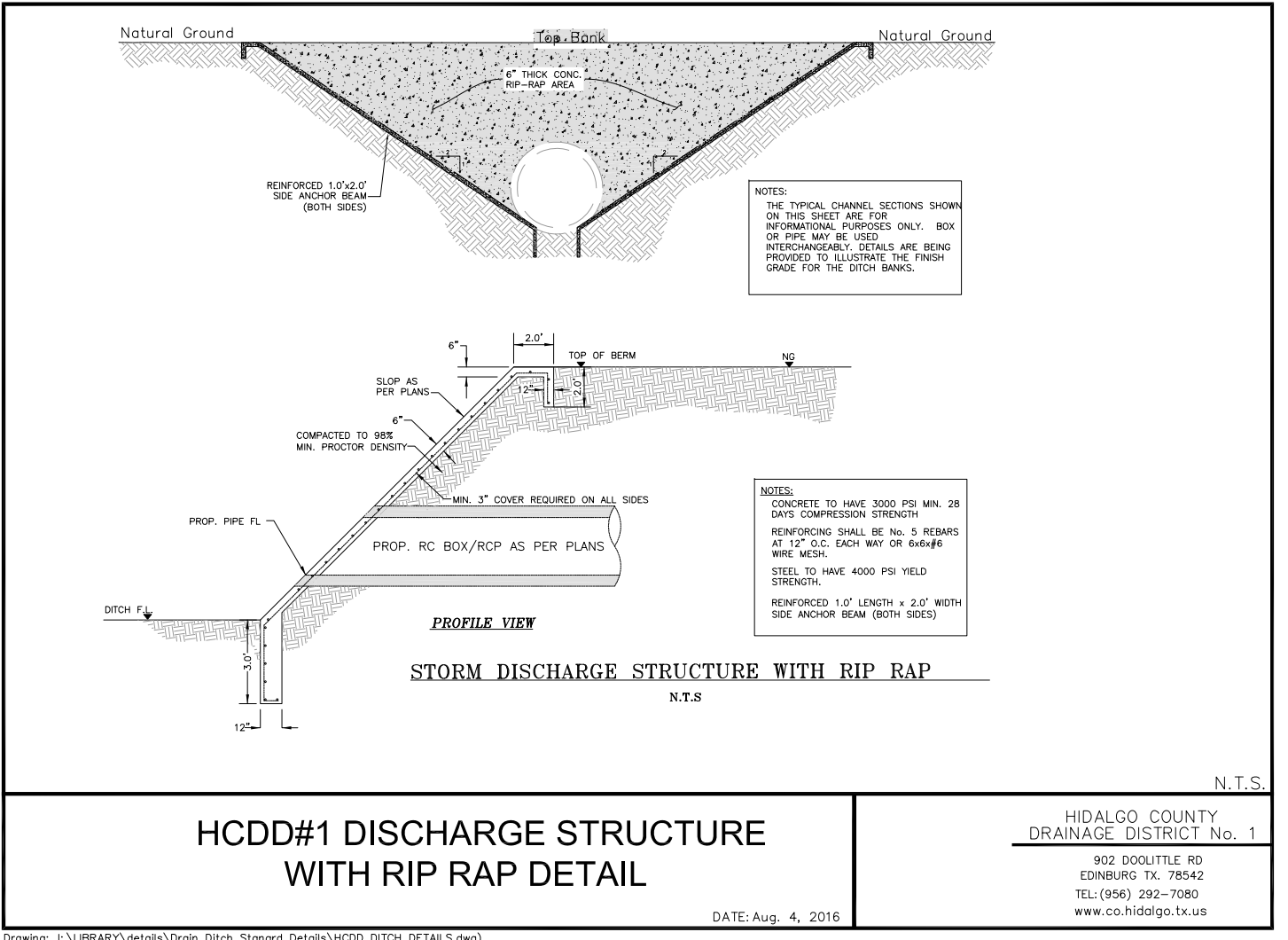
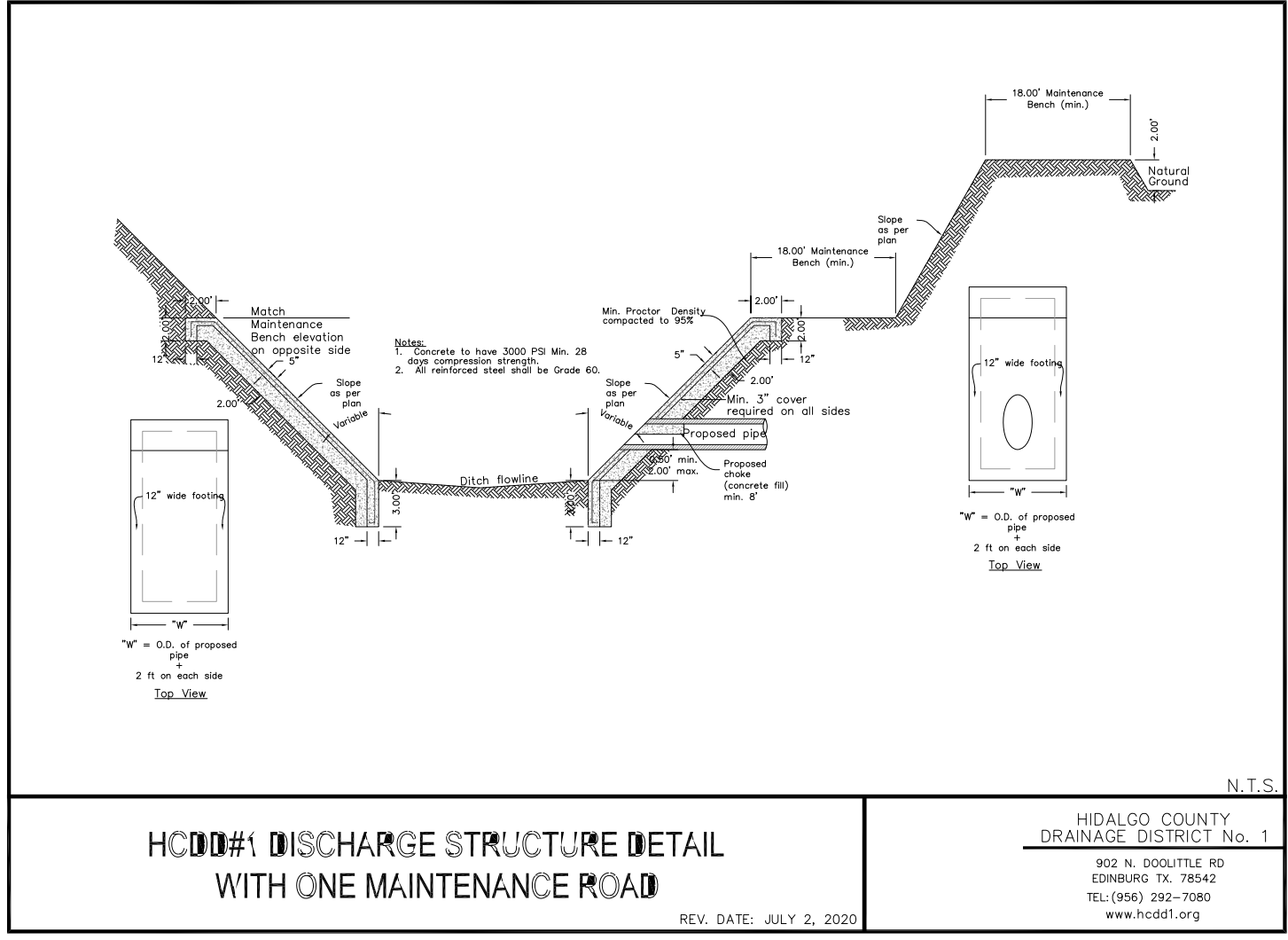


Y: RIDE SUBDIVISIONS 2022.SUB 22.052 - HIGHLAND MANOR PHASE 3 VOWS SUB 22.052.SHT 5 PAVING AND DRAINAGE LAYOUT.dwg DATE: 8/9/2023 3:20 PM



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
	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
	EXIST. UNDERGROUND GAS LINE
	1/2" IRON ROD SET
	1/2" IRON ROD FOUND
	FENCE CORNER FOUND
	1/2" IRON PIPE FOUND
	RIGHT-OF-WAY POST FOUND
	CALCULATED POINT
	COTTON PICKER SPINDLE SET
	ELECTRICAL BOX



DRAINAGE REPORT

HIGHLAND MANOR PHASE 3 SUBDIVISION IS A PROPOSED 19 LOT RESIDENTIAL SUBDIVISION LOCATED IN THE CITY OF WESLACO'S EXTRA-TERRITORIAL JURISDICTION, SAME BEING A 12.90 ACRES TRACT OF LAND OUT OF FARM TRACT 238, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THESE LOTS WILL BE USED FOR SINGLE-FAMILY HOMES.

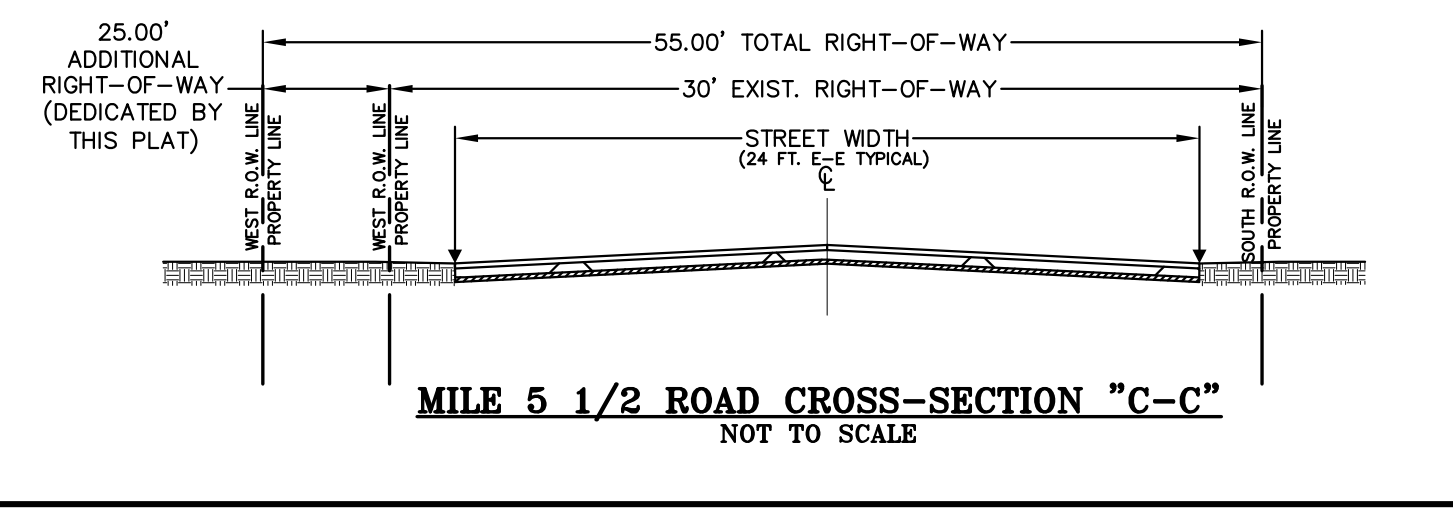
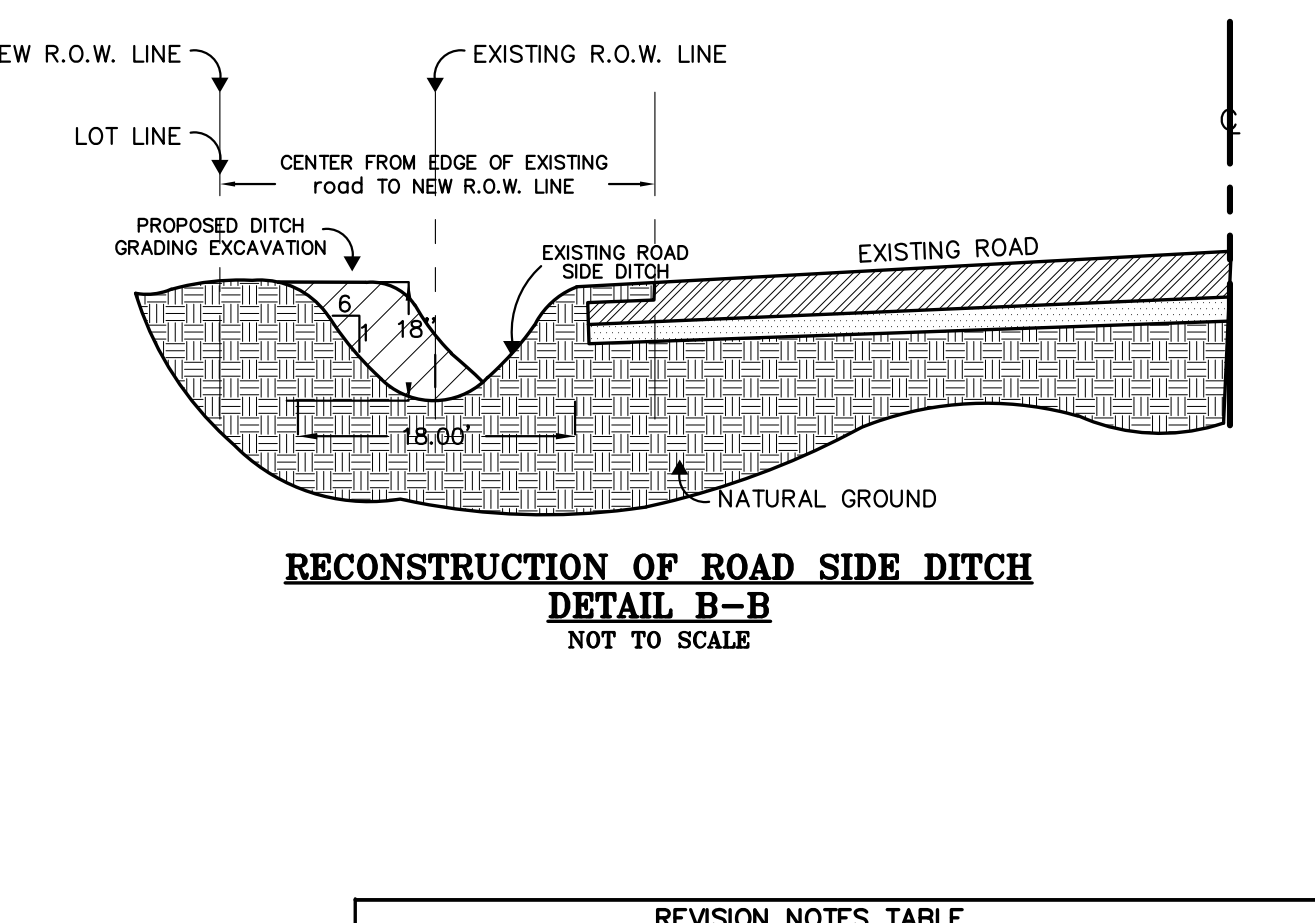
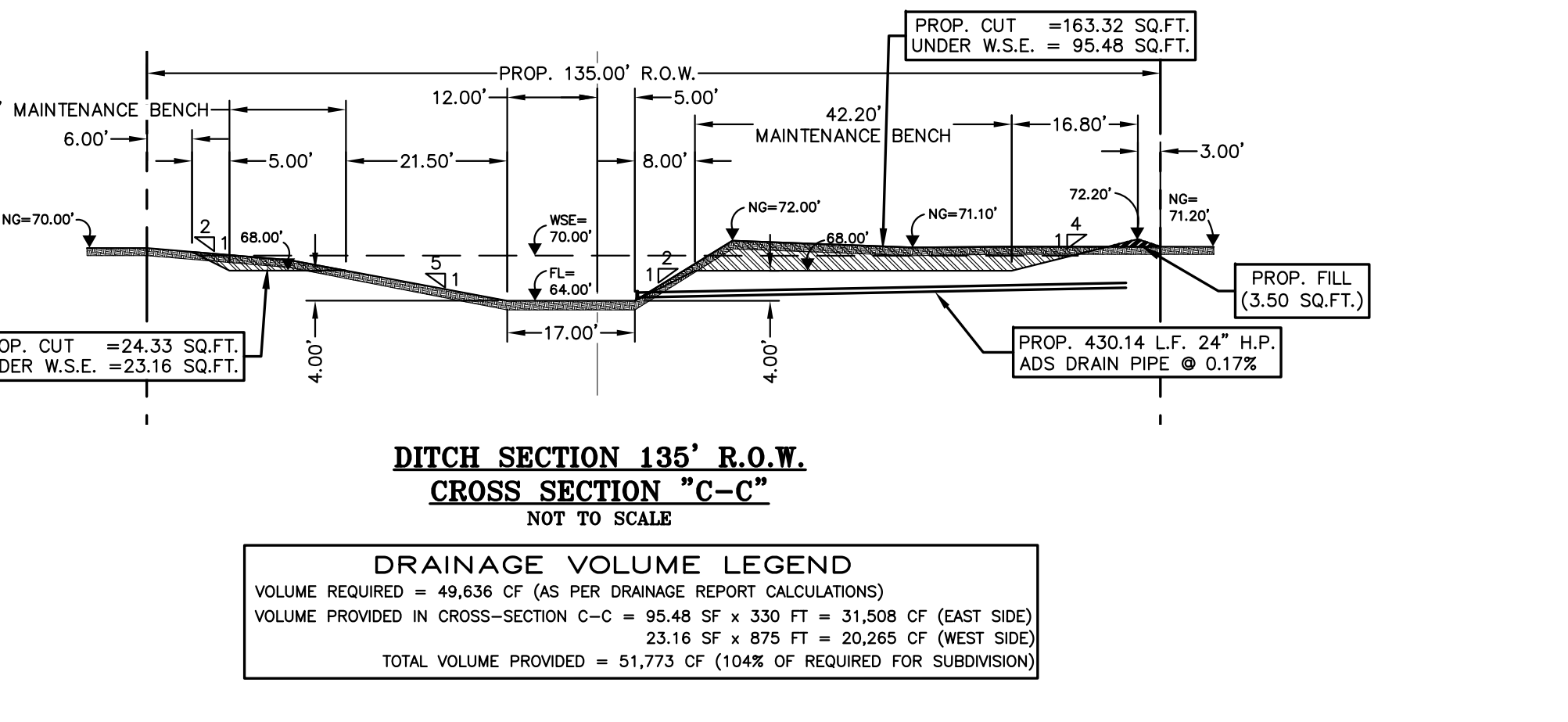
THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 48034 0450 C DATED: JUNE 6, 2000.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 62.7% OF HIDALGO FINE SANDY LOAM (2S), 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. ADDITIONALLY, IT CONSISTS OF 27.3% OF HIDALGO SANDY CLAY LOAM (2S), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ADDITIONALLY, THE SITE CONSISTS OF 9.8% OF RACOMBES SANDY CLAY LOAM (4S), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND WATER CAPACITY IS MODERATE. THESE SOILS ARE CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN AN EASTERLY DIRECTION AND OVERFLOWS TO THE EXISTING ROAD SIDE DITCH ON THE WEST RIGHT OF WAY OF MILE 5 1/2 WEST IN FRONT OF THIS SUBDIVISION. TO FOLLOW THE DRAINAGE PATTERNS OF THE AREA IN AN EASTERLY DIRECTION WITH OUTFALL TO THE 70' DRAIN DITCH, THEN CONVEYED TO THE EAST LATERAL DRAIN, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL, AND FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 7.67 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 32.26 CFS OF RUNOFF 50-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 24.59 CFS OF STORM RUNOFF.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 49,636 CF OR 1.19 ACFT WILL NEED TO BE DETAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50-YR RAINFALL EVENT. LINEAR DETENTION WILL BE PROVIDED BY IMPROVING THE EXISTING 1782AIA DRAIN DITCH (WHICH BELONGS TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT 9, AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT 1). STORM WATERS WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM AND ROUTED TO THE EXISTING 1782AIA DRAIN DITCH, THEN CONVEYED TO THE EAST LATERAL DRAIN, THEN CONVEYED TO THE MAIN FLOOD WATER CHANNEL, AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS, ARE ATTACHED.



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

IVAN GARCIA
 LICENSED PROFESSIONAL ENGINEER
 115662

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 AUGUST 8, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

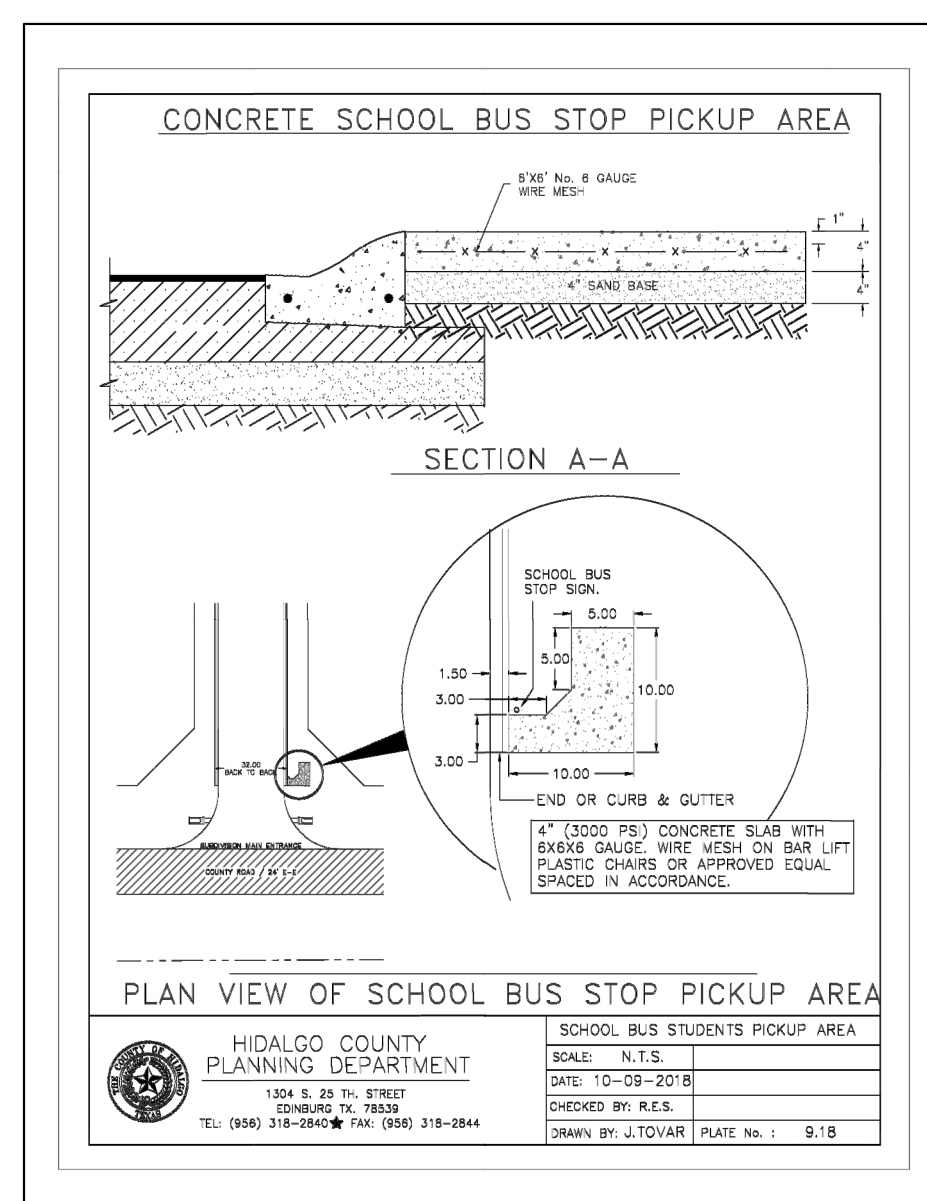
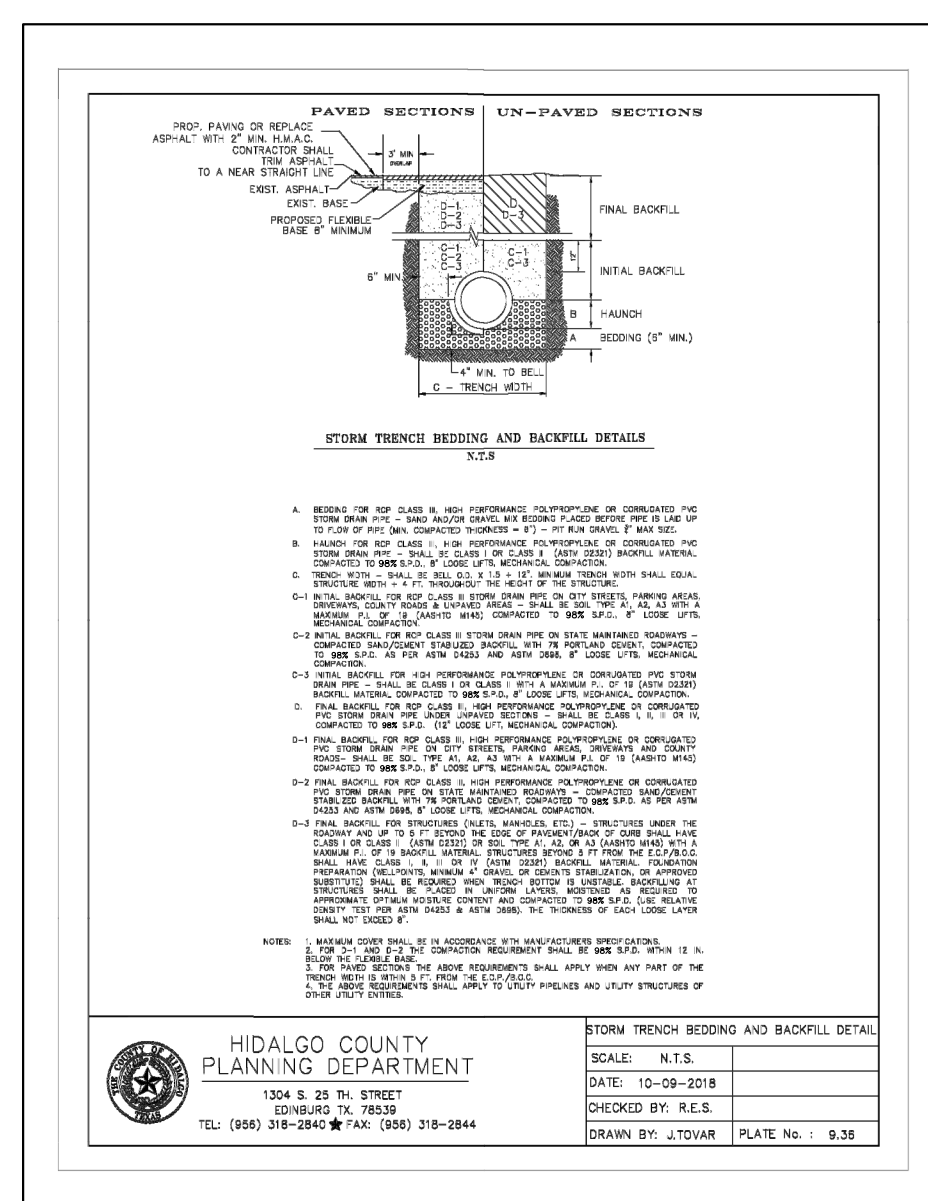
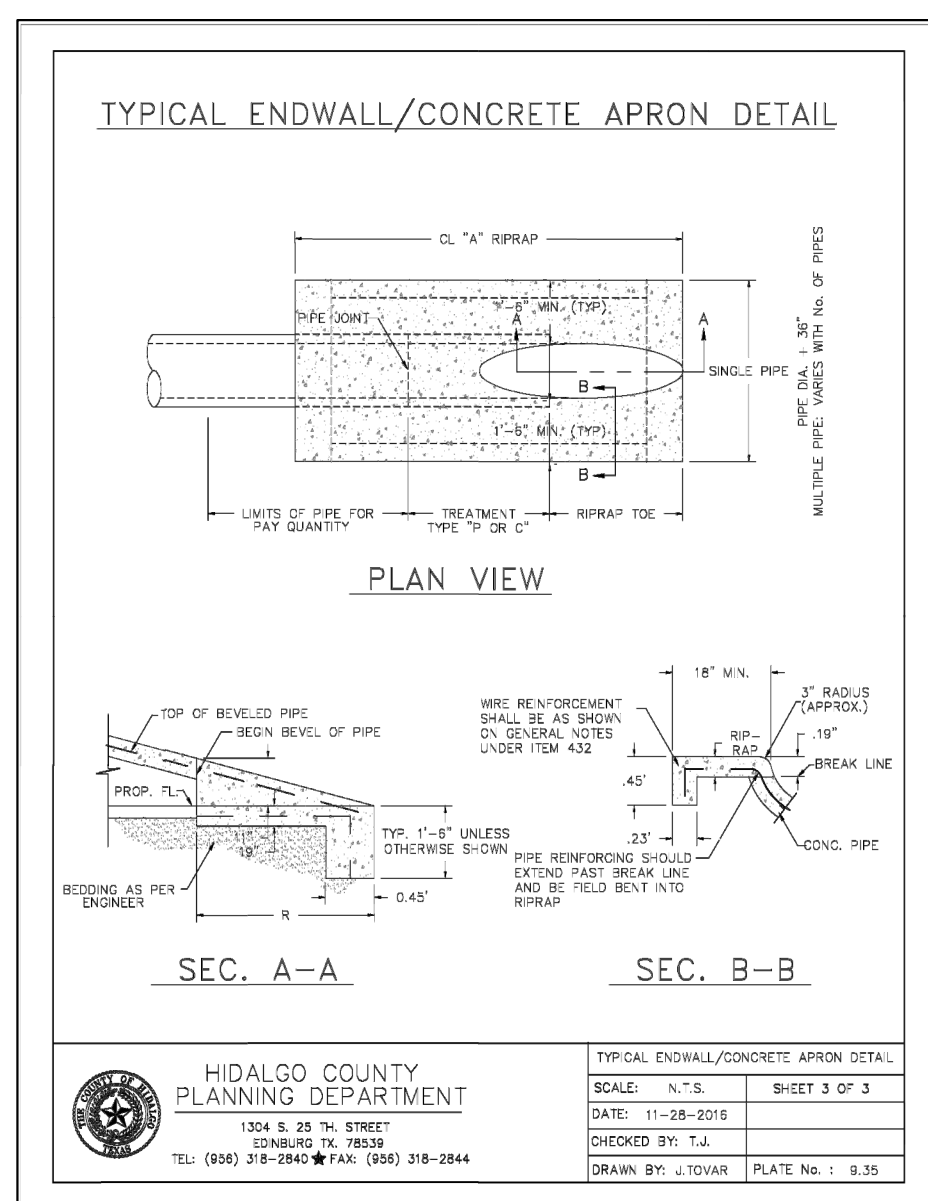
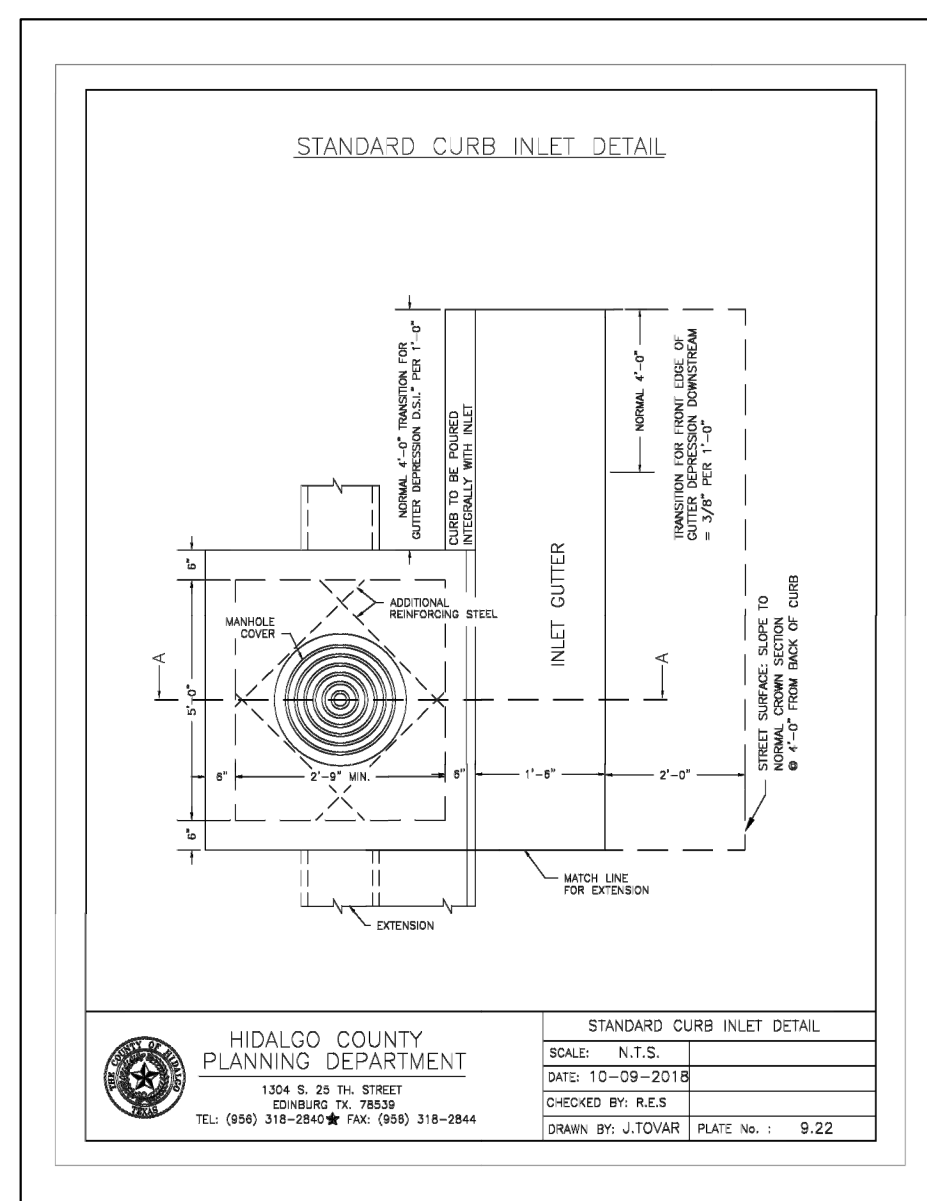
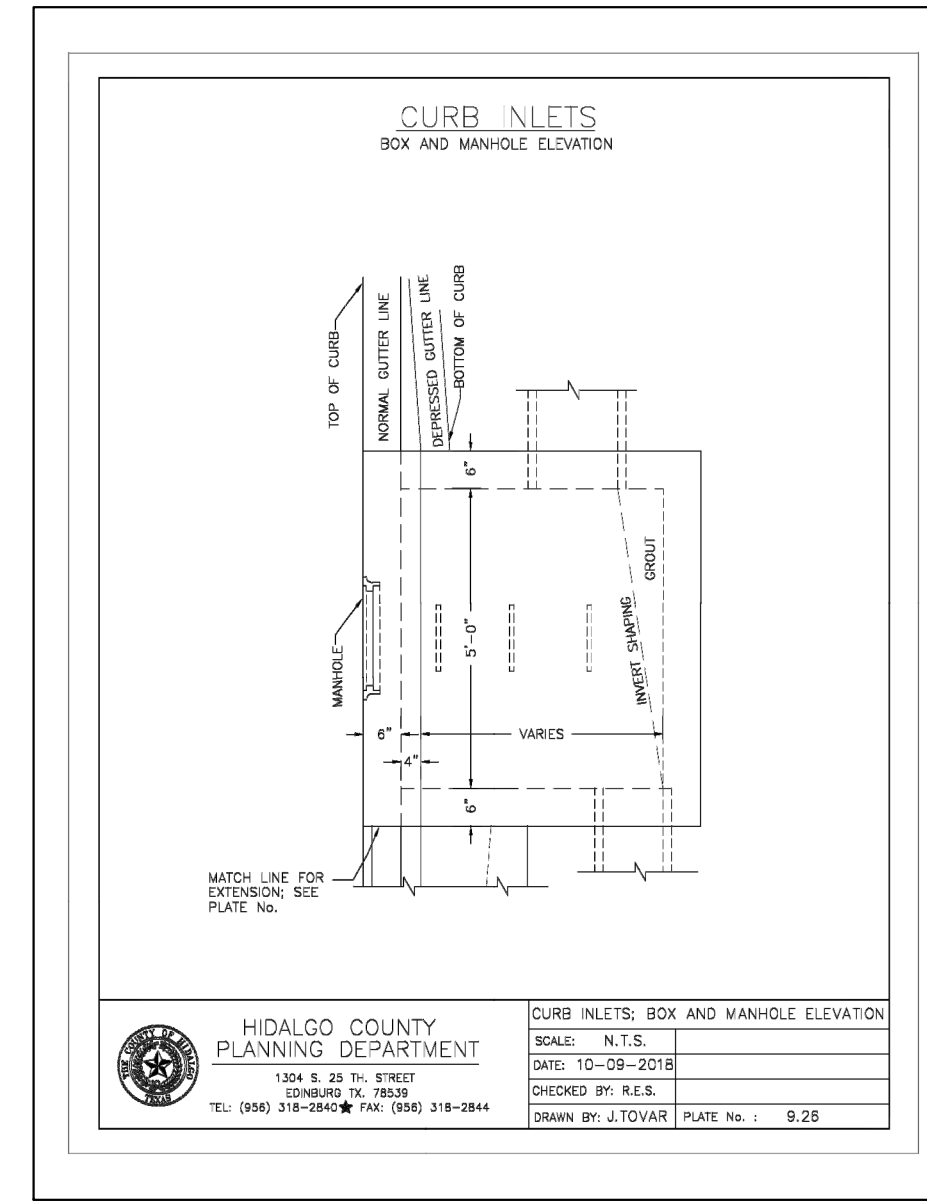
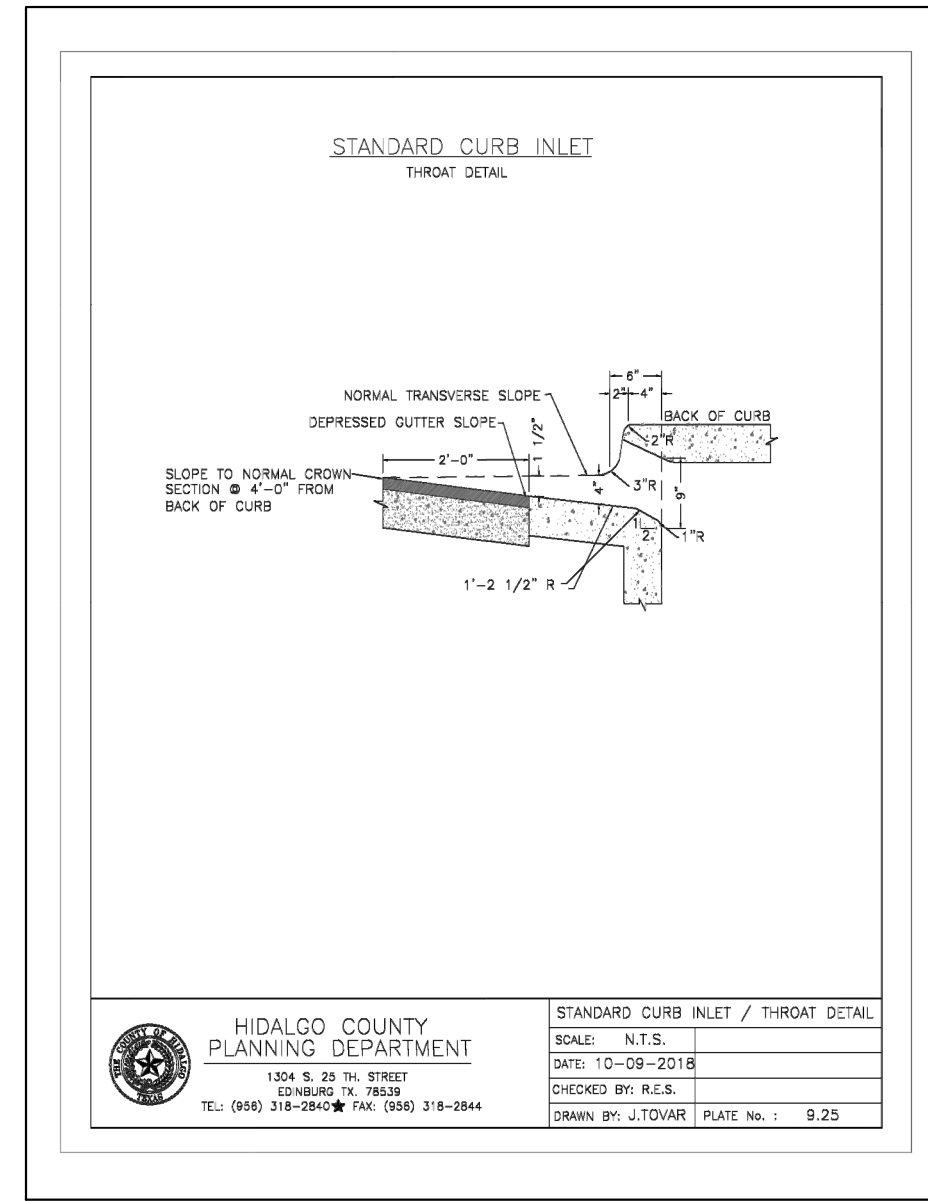
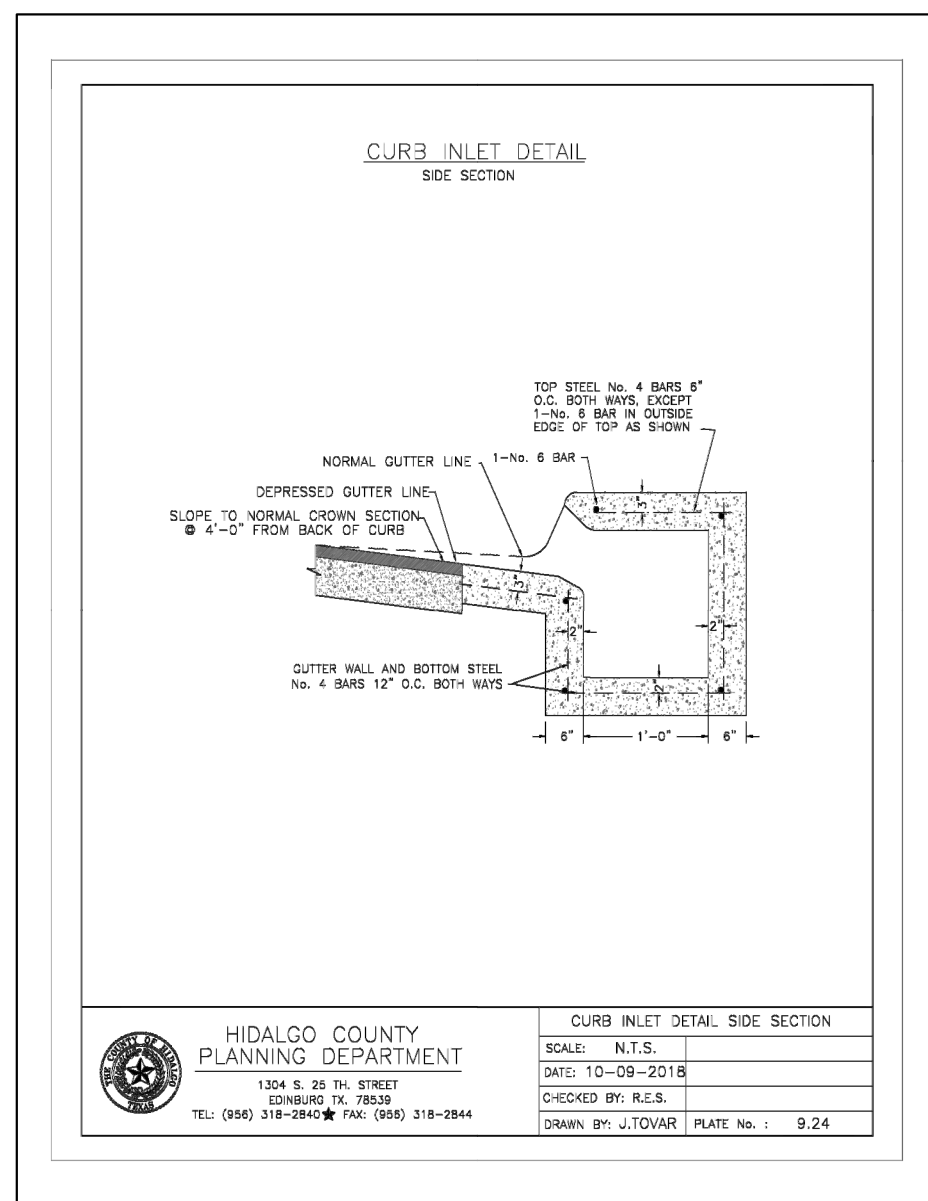
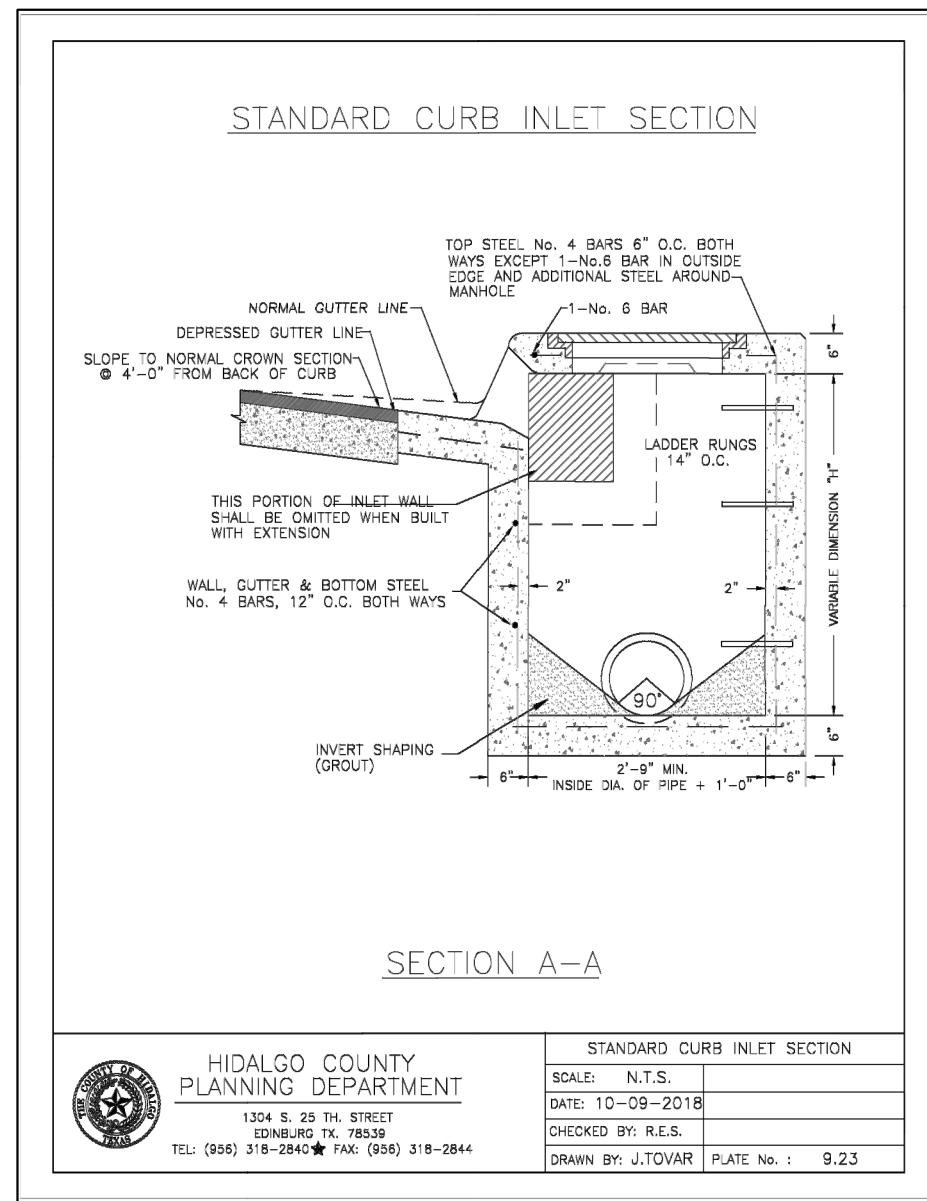
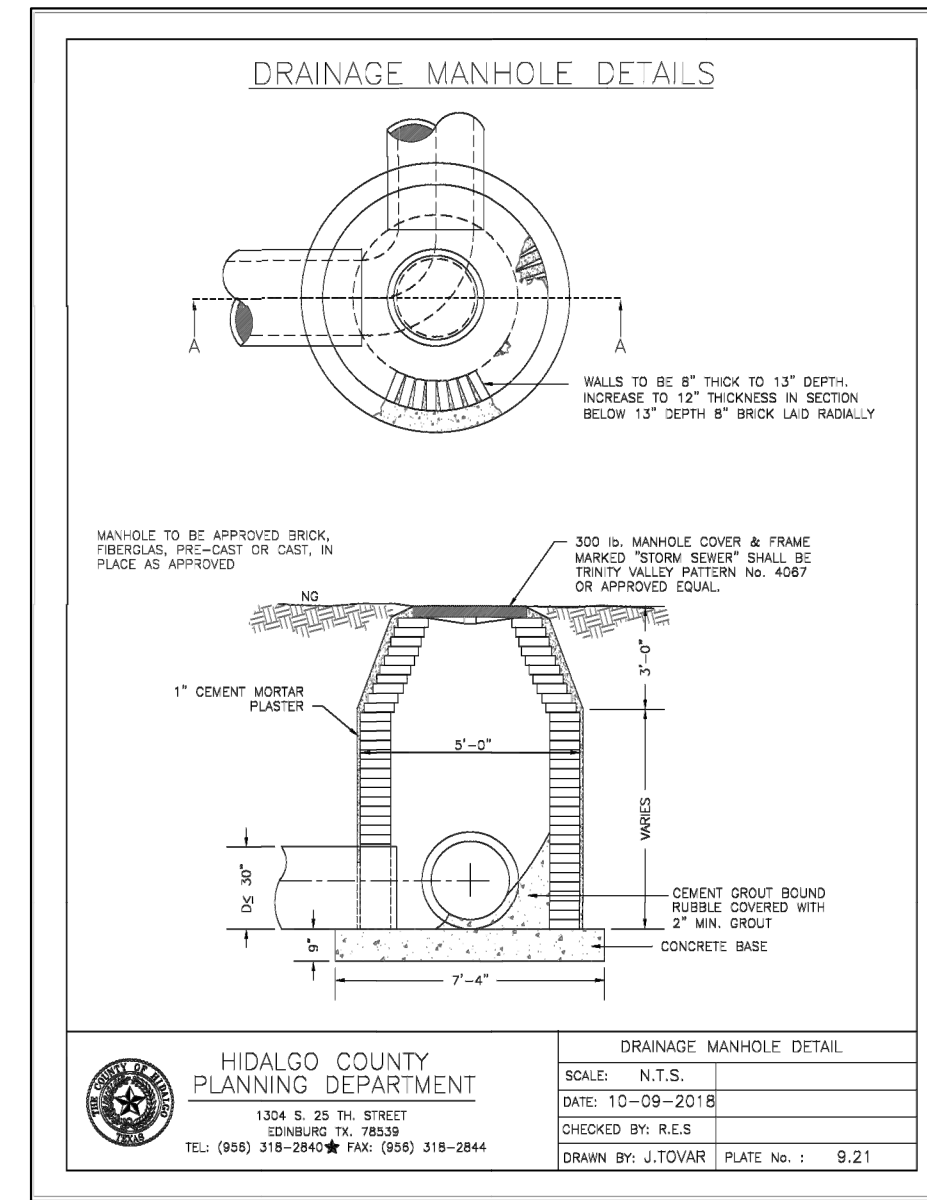
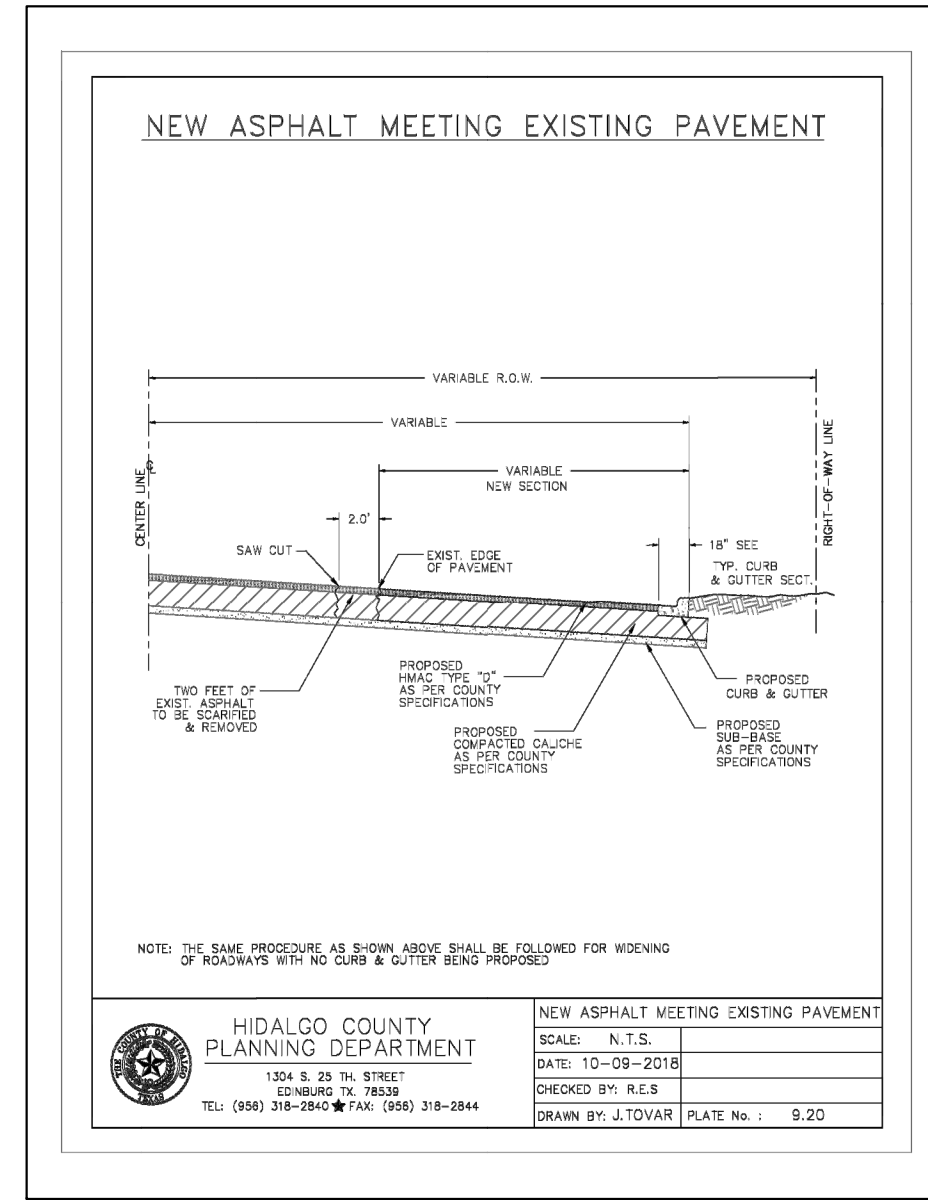
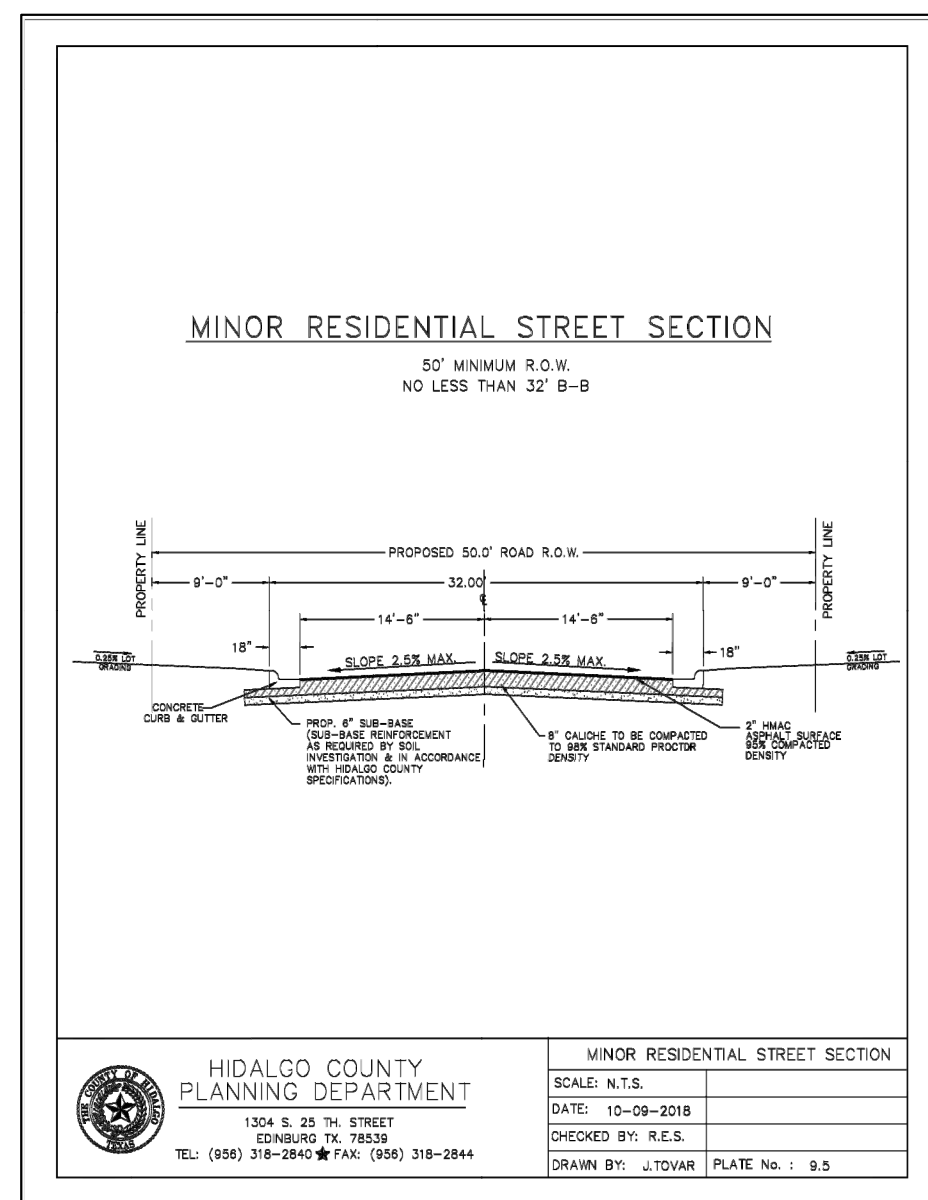
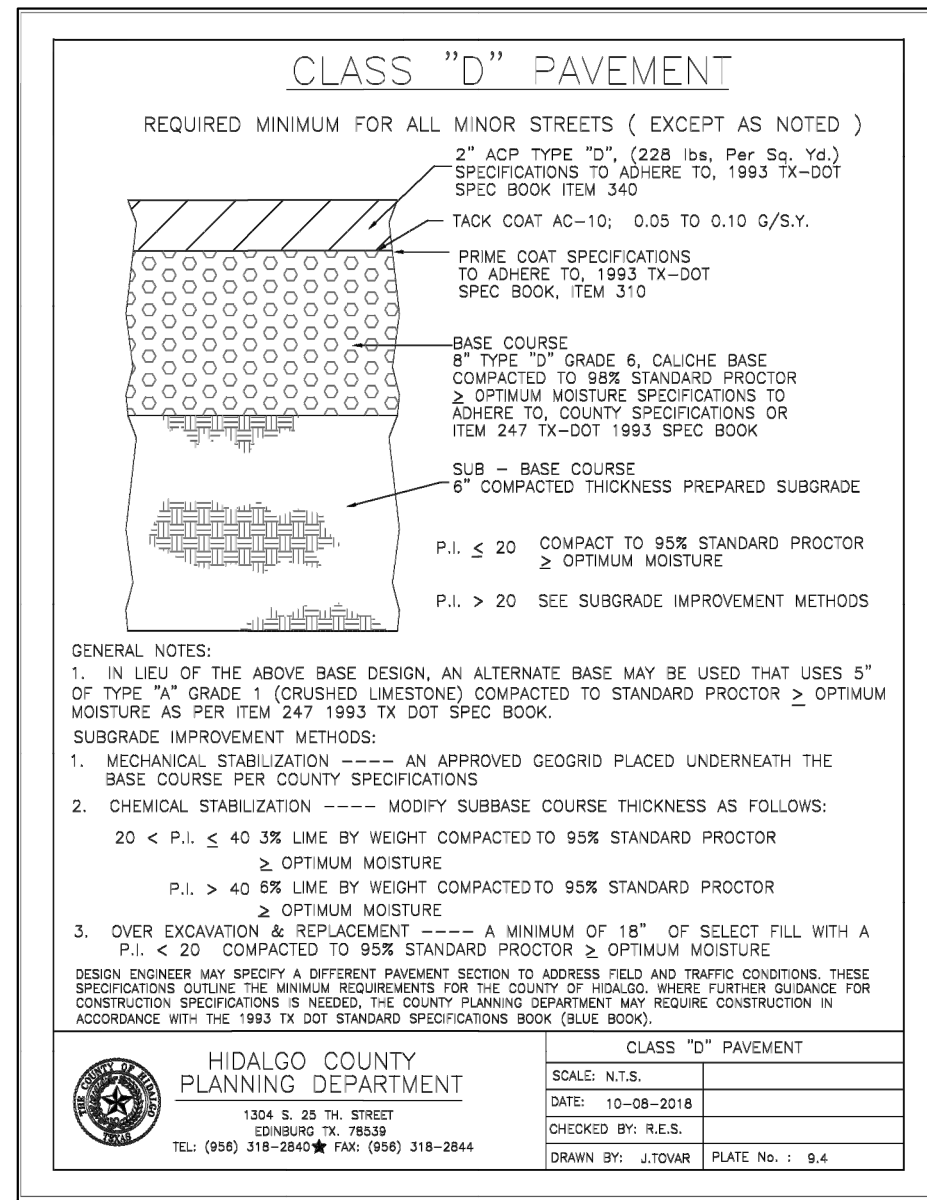
DRAINAGE LAYOUT

HIGHLAND MANOR PHASE 3 SUBDIVISION

CITY OF WESLACO

HIDALGO COUNTY, TEXAS

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: DANIEL RODRIGUEZ E.I.T.
SCALE: 1"=60'
DATE: AUGUST 3, 2023
PROJECT: SUB 22.052
REVISIONS:
PAGE NO. **SHT 3**



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ISSUED FOR:
PRELIMINARY

TYPICAL DETAILS
 HIGHLAND MANOR PHASE 3 SUBDIVISION
 CITY OF WESLACO
 HIDALGO COUNTY, TEXAS

PROJECT: HIGHLAND MANOR PHASE 3 SUBDIVISION
 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: DANIEL RODRIGUEZ E.I.T.
 SCALE: N.T.S.
 DATE: AUGUST 3, 2023
 PROJECT: SUB 22.052
 REVISIONS:
 PAGE NO: **SHT 4**