



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: 9-26-2023

PROPOSED EBONY WINDS SUBDIVISION, PRECINCT No. 4.

ENGINEER RIO DELTA ENGINEERING DEVELOPER: EBONY WINDS LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 103 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 31

FILLING STATIONS: 16

LOCATION DESCRIPTION: NORTH OF MILE 22 ½ NORTH ROAD APPROXIMATELY ¼ OF A MILE EAST OF BRUSHLINE ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-14-2023 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 A PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 27.50 FEET ONTO MILE 22 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-11-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-19-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 22 ½ NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-6-2023 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

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

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

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

Final Approval *subject to recommendations other departments*

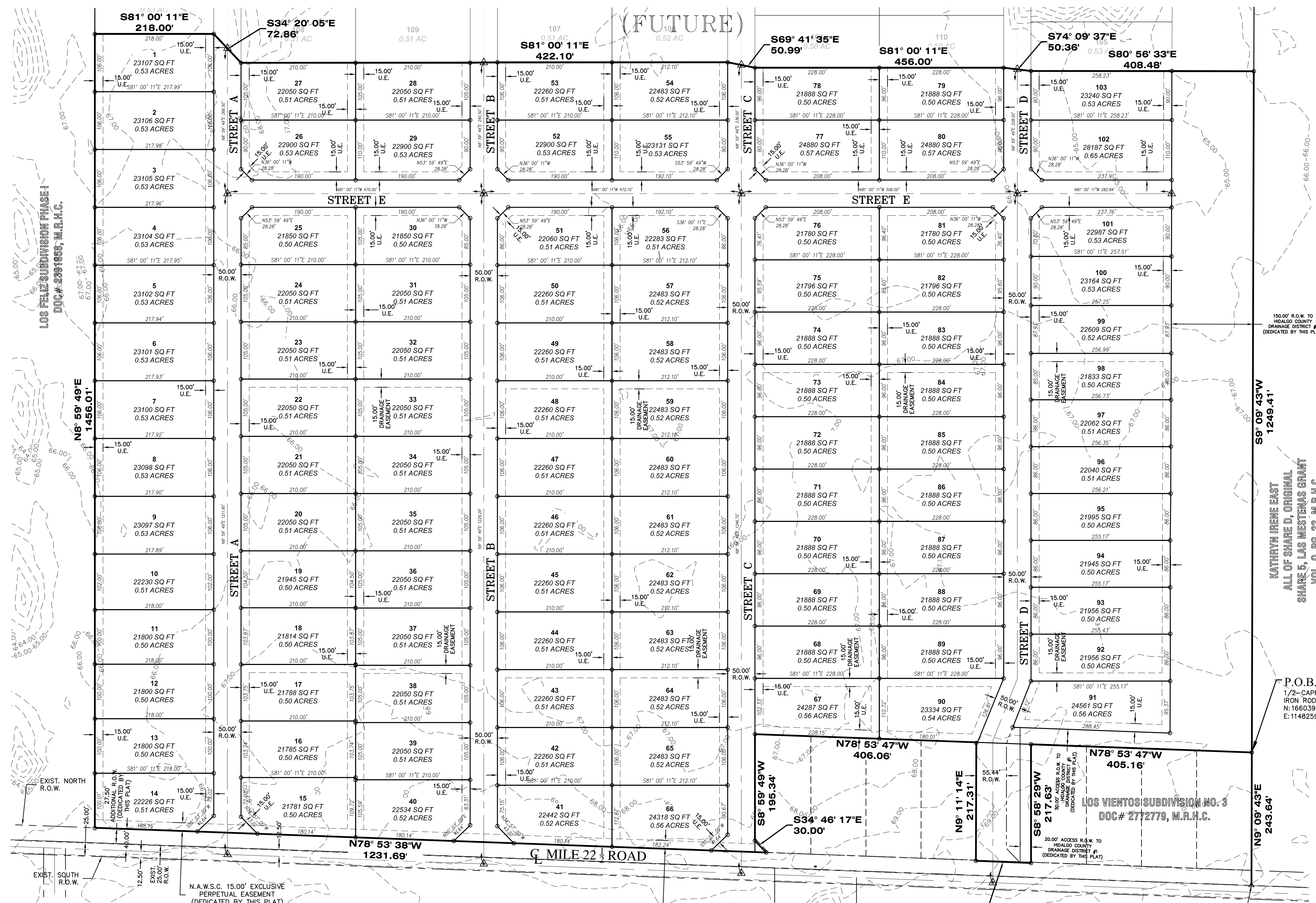
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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EBONY WINDS SUBDIVISION

BEING A 66.31 ACRES OUT OF SHARE "C" PLAT OF ORIGINAL SHARE NO. 5, LAS MESTENAS GRANT J.M. DE LA VINAS HEIRS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 133, PAGE 522, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

PHASE II (FUTURE)



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

LEGEND

- △ - SET C-P-S
- △ - FD. C-P-S
- - CALCULATED POINT
- - SET 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - FD. 5/8" IRON ROD
- - FD. 60-D NAIL
- - SET PK NAIL
- - STORM INLET
- - POWER POLE
- - FIRE HYDRANT
- - IRR. STAND PIPE
- - CHAIN LINK FENCE

METS AND BOUNDS

BEING A 66.31 ACRES OUT OF SHARE "C" PLAT OF ORIGINAL SHARE NO. 5, LAS MESTENAS GRANT J.M. DE LA VINAS HEIRS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 133, PAGE 522, DEED RECORDS OF HIDALGO COUNTY, TEXAS, SAID 66.31 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF THE SAID SHARE "C";

THENCE N 9°09'43" E ALONG THE EAST LINE OF THE SAID SHARE "C", A DISTANCE OF 243.64 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 78°53'47" W ACROSS THE SAID SHARE "C", A DISTANCE OF 405.16 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°58'29" W ACROSS THE SAID SHARE "C", A DISTANCE OF 217.63 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 78°43'54" W ACROSS THE SAID SHARE "C", A DISTANCE OF 101.10 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 9°11'14" E ACROSS THE SAID SHARE "C", A DISTANCE OF 217.31 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 78°53'47" W ACROSS THE SAID SHARE "C", A DISTANCE OF 406.06 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°59'49" W ACROSS THE SAID SHARE "C", A DISTANCE OF 195.34 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 34°46'17" E ACROSS THE SAID SHARE "C", A DISTANCE OF 30.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 78°53'38" E ACROSS THE SAID SHARE "C", TO A POINT ON THE WEST BOUNDARY LINE OF THE SAID SHARE "C", A DISTANCE OF 1231.69 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 8°59'49" E, ALONG THE WEST BOUNDARY LINE OF THE SAID SHARE "C", A DISTANCE OF 1456.01 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°10'11" E ACROSS THE SAID SHARE "C", A DISTANCE OF 218.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 34°20'05" E ACROSS THE SAID SHARE "C", A DISTANCE OF 72.86 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°10'11" E ACROSS THE SAID SHARE "C", A DISTANCE OF 422.10 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 69°41'35" E ACROSS THE SAID SHARE "C", A DISTANCE OF 50.99 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°10'11" E ACROSS THE SAID SHARE "C", A DISTANCE OF 456.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 74°09'37" E ACROSS THE SAID SHARE "C", A DISTANCE OF 50.36 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°05'33" E ACROSS THE SAID SHARE "C", TO A POINT ON THE EAST BOUNDARY LINE OF THE SAID SHARE "C", A DISTANCE OF 408.48 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 9°09'43" W, ALONG THE EAST BOUNDARY LINE OF THE SAID SHARE "C", A DISTANCE OF 1249.41 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 66.31 ACRES OF LAND, MORE OR LESS.

ABBREVIATION LEGEND

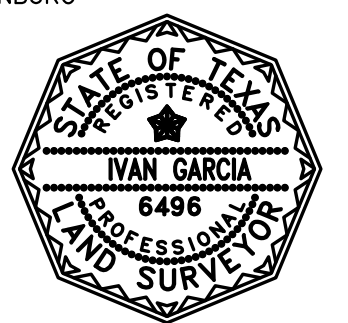
F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.M.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P. & L.	CENTRAL POWER & LIGHT CO.
D.R.H.C.	DEED RECORDS OF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

BORDERTOWN DEVELOPMENT LLC
 131.84 AC OUT OF LOTS 1 & 8, BLOCK 71,
 AND LOTS 4 & 5, BLOCK 70,
 ENGLEMAN RESUB.,
 PROP ID: 1464058, M.R.H.C.

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 ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

DATED THIS _____ DAY OF _____, 2023.

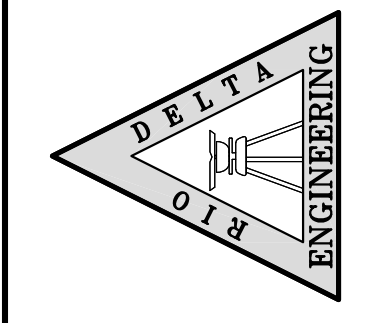


PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): OWNER(S) KEVIN AND SOMER NEUHAUS	4725 MILE 6 ROAD McALLEN, TX. 78504	(956) 373-0850
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

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

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



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON SEPTEMBER 5, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

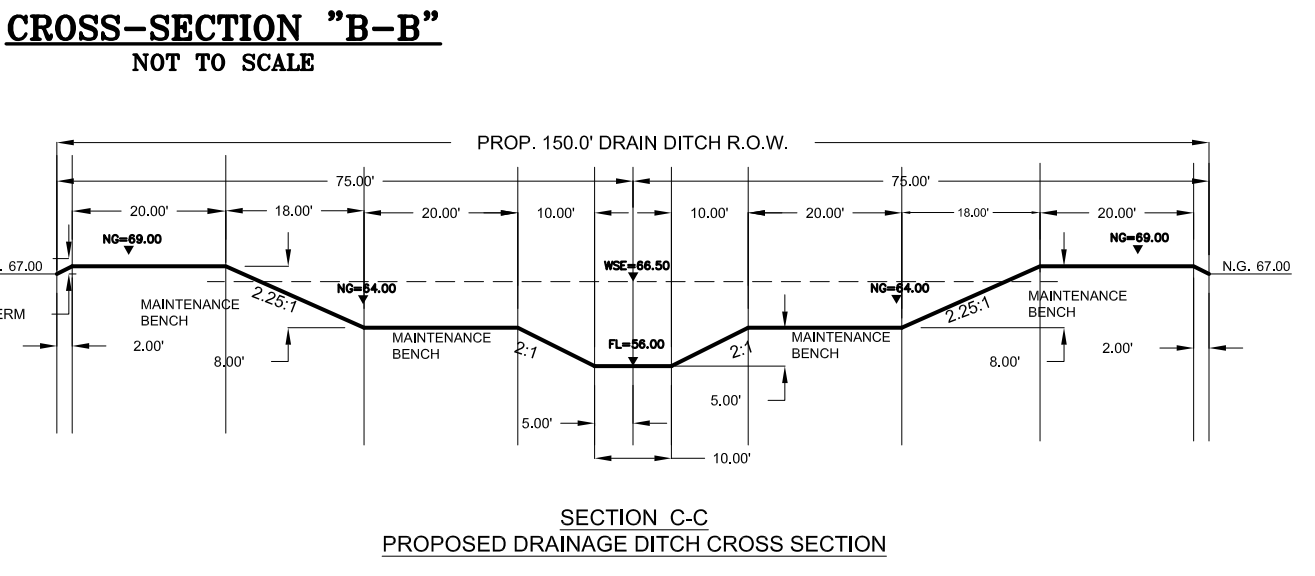
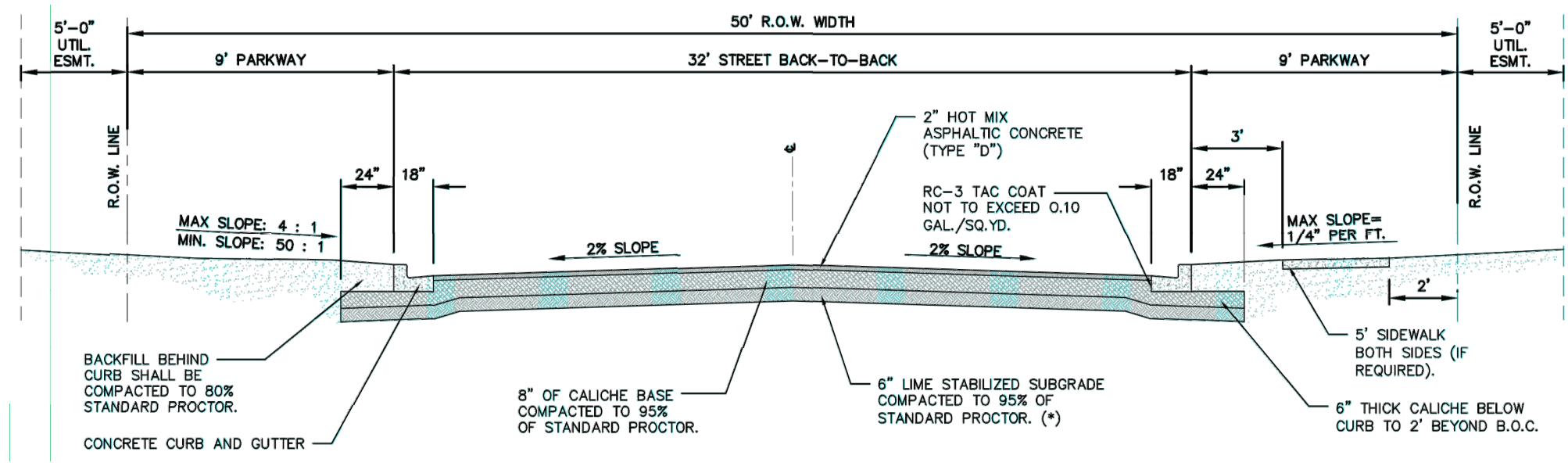
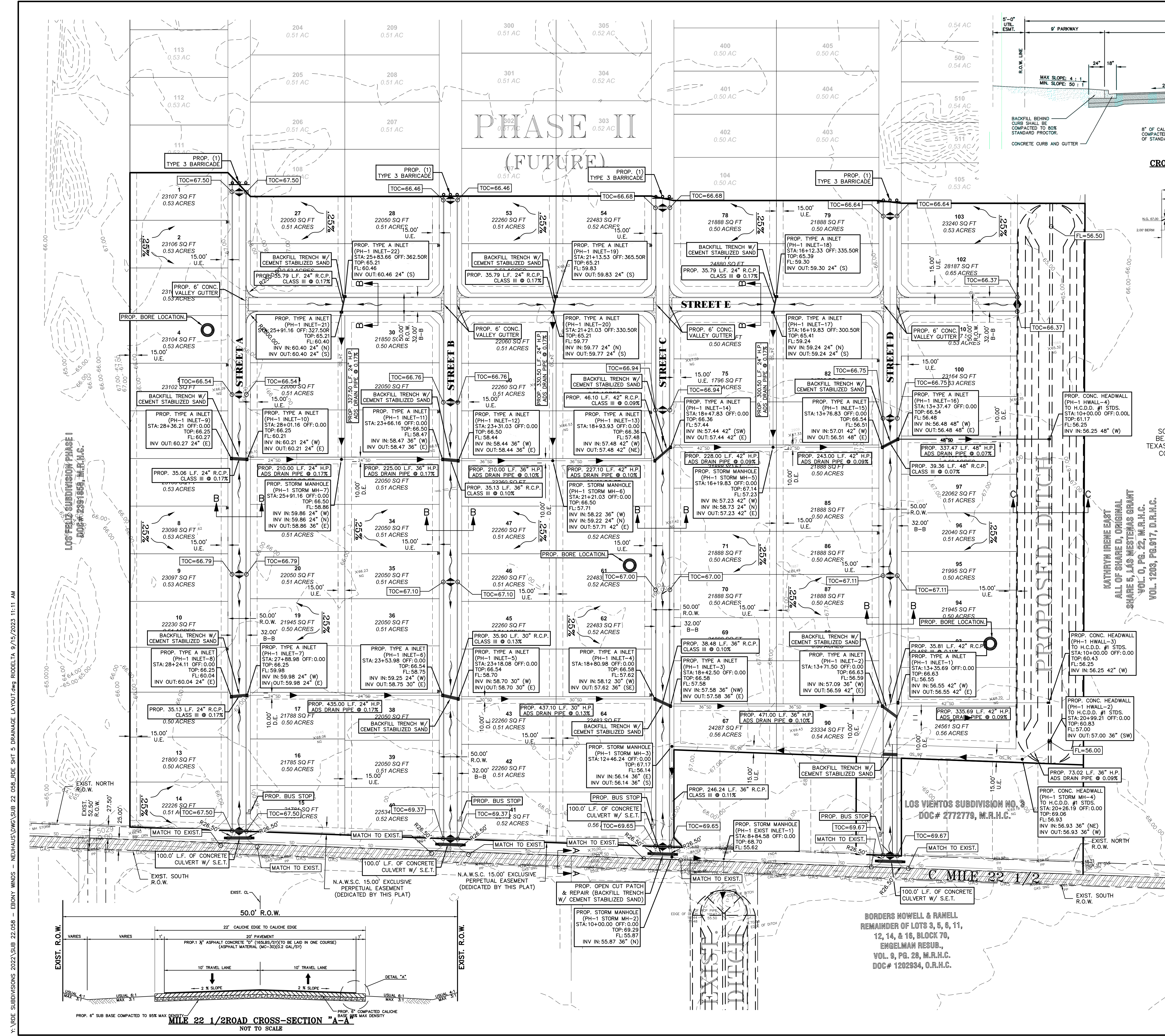
ISSUED FOR:
PRELIMINARY

PLAT SHEET
 EBONY WINDS SUBDIVISION
 EDINBURG, TEXAS
 HIDALGO COUNTY

INDEX TO SHEETS OF EBONY WINDS SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP: LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS)	SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
SHEET 2: ENGINEER'S AND SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.#9, H.C.D.#1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	CHECKED: IVAN GARCIA P.E. R.P.L.S.
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	DRAWN: G.F./H.G./O.A.
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	SCALE: 1"=100'
SHEET 5: TYPICAL DETAILS	DATE: SEPTEMBER 5, 2023
SHEET 6: TYPICAL DETAILS	PROJECT: SUB 22 058
SHEET 7: TYPICAL DETAILS	REVISIONS:
SHEET 8: TYPICAL DETAILS	PAGE NO. 1-OF-9
SHEET 9: TYPICAL DETAILS	

Y: RDE SUBDIVISIONS 2022.SUB 22.058 - NEUHAUS DWS.SUB 22.058_RDE_SHT 2 PLAT SHEET.dwg RIDEPLA 9/15/2023 11:07 AM



DRAINAGE VOLUME LEGEND

VOLUME REQUIRED = 220,687 CF (AS PER DRAINAGE REPORT CALCULATIONS)
 VOLUME PROVIDED IN CROSS-SECTION "A-A" = 467 SF X 1244 LF = 580,948 CF
 (263% OF VOLUME REQUIRED)

ABBREVIATION LEGEND		LEGEND	
F.B.S.L.	FRONT BUILDING SETBACK LINE	▲	SET C-P-S
R.B.S.L.	REAR BUILDING SETBACK LINE	▲	FD. C-P-S
S.B.S.L.	SIDE BUILDING SETBACK LINE	▲	CALCULATED POINT
R.O.W.	RIGHT-OF-WAY	○	SET 1/2" IRON ROD
P.O.B.	POINT OF BEGINNING	○	FD. 1/2" IRON ROD
S.W.C.	SOUTHWEST CORNER	○	FD. 5/8" IRON ROD
F.M.	FARM TRACT	○	FD. 60-0 NAIL
C.P.M.	CENTRAL POWER & LIGHT CO.	○	SET PK NAIL
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.	○	STORM INLET
U.E.	UTILITY EASEMENT	○	FIRE HYDRANT
D.E.	DRAINAGE EASEMENT	○	IRR. STAND PIPE
O.S.S.F.	ON-SITE SEWAGE FACILITY	○	CHAIN LINK FENCE
LOT LINE	LOT LINE	○	
R.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1	○	

SCALE: 1"=100'
 BEARING BASIS
 TEXAS STATE PLANE
 COORDINATES
 (NAD 83)

NOTES:
 1. CONTRACTOR SHALL BACKFILL ALL TRENCHES FOR STREET CROSSINGS WITH CEMENT STABILIZED SAND.

DRAINAGE REPORT
 EBONY WINDS SUBDIVISION IS A PROPOSED 103 LOT RESIDENTIAL SUBDIVISION, SAME BEING A 66.31 ACRES OUT OF SHARE "C" PLAT OF ORIGINAL SHARE NO. 5, LAS MISTENAS GRANT J.M. DE LA VINAS HEIRS, ACCORDING TO THE PLAT THEREON RECORDED IN VOLUME 133, PAGE 522, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SUBDIVISION IS LOCATED APPROXIMATELY 1533 FEET EAST FROM THE INTERSECTION OF BRUSHLINE ROAD AND MILE 22 1/2 ROAD. THESE LOTS WILL BE USED FOR SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "X" OF THE FLOOD INSURANCE RATE, AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AND PARTIALLY IN ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0325 D DATED JUNE 6, 2000, AND REVISED TO REFLECT LOMR DATED MAY 14, 2001.

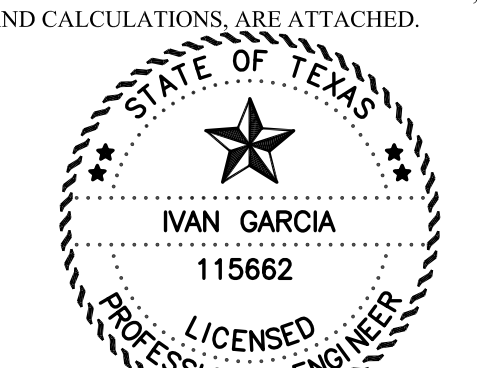
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 1.7% OF BRENNAN FINE SANDY LOAM (S), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 95.9% 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. THE SOIL IS CLASSIFIED AS GROUP B. ADDITIONALLY, IT CONSISTS OF 95.9% OF HIDALGO FINE SANDY LOAM (2S), WITH 0 TO 1% SLOPES, THE SOIL IS MODERATELY POORLY DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND THE WATER CAPACITY IS MODERATELY LOW TO MODERATELY HIGH. THE SOIL IS CLASSIFIED AS GROUP C/D. PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERLY DIRECTION AND OVERFLOWS TO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 J14-40 DITCH SOUTH OF THE PROPOSED SUBDIVISION, WHICH FLOWS EAST INTO THE J41-00 (DA-1), THENCE SOUTHEAST TO THE NORTH MAIN DRAIN L AND FINAL OUTFALL TO THE LAGUNA MADRE. THE PROPOSED DRAINAGE DITCH WILL TIE INTO THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 J14-40 WHICH WILL BLEED OFF INTO A PROPOSED 36-INCH DRAIN LINE TO BE EXTENDED SOUTH ACROSS MILE 22 1/2 ROAD TO TIE-INTO THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 J14-40 DITCH SOUTH OF THE PROPOSED SUBDIVISION.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 35.0 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 79.66 CFS OF RUNOFF 50-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 44.61 CFS OF STORM RUNOFF.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 220,687 CF OF 50-YR RAINFALL EVENT LINEAR DETENTION WILL BE REQUIRED BY CONSTRUCTING A DRAIN DITCH ALONG THE COMPLETE EAST SIDE OF THE SUBDIVISION, WHICH WILL BLEED OFF INTO A PROPOSED 36-INCH DRAIN LINE TO BE EXTENDED SOUTH ACROSS MILE 22 1/2 ROAD TO TIE-INTO THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT #1 J14-40 DITCH SOUTH OF THE PROPOSED SUBDIVISION, WHICH FLOWS EAST INTO THE J41-00 (DA-1), THENCE SOUTHEAST TO THE NORTH MAIN DRAIN L AND FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.

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



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

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ISSUED FOR: **PRELIMINARY**

PAVING & DRAINAGE LAYOUT
 EBONY WINDS SUBDIVISION
 EDINBURG, TEXAS
 HIDALGO COUNTY

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SHEET 9:	TYPICAL DETAILS

Y. RDE SUBDIVISIONS 2022, SUB 22-058 - NECHAUS DWS, SUB 22-086, SHEET 5, DRAINAGE LAYOUT, DWG. ROBELETA, 9/15/2023, 11:11 AM