



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: 12-12-2023

PROPOSED DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION, PRECINCT No. 4

ENGINEER RIO DELTA ENGINEERING DEVELOPER: VILLANUEVA PROPERTY & INVESTMENTS

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☒ WITH VARIANCE

NUMBER OF LOTS: 93 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTH OF DAVIS ROAD APPROXIMATELY ¼ OF A MILE WEST OF DOOLITTLE ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-28-2023 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 WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO DAVIS ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-06-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-06-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: ☒ SANITARY SEWER BY CITY OF EDINBURG.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-08-2023: 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.

VARIANCE REQUEST TITLE B. CHAPTER 2. SECTION D. ITEM STREET AND ALLEY LAYOUT (STREET OFF-SET)

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 City of Edinburg.

☐ **Final Approval** subject to recommendations other departments

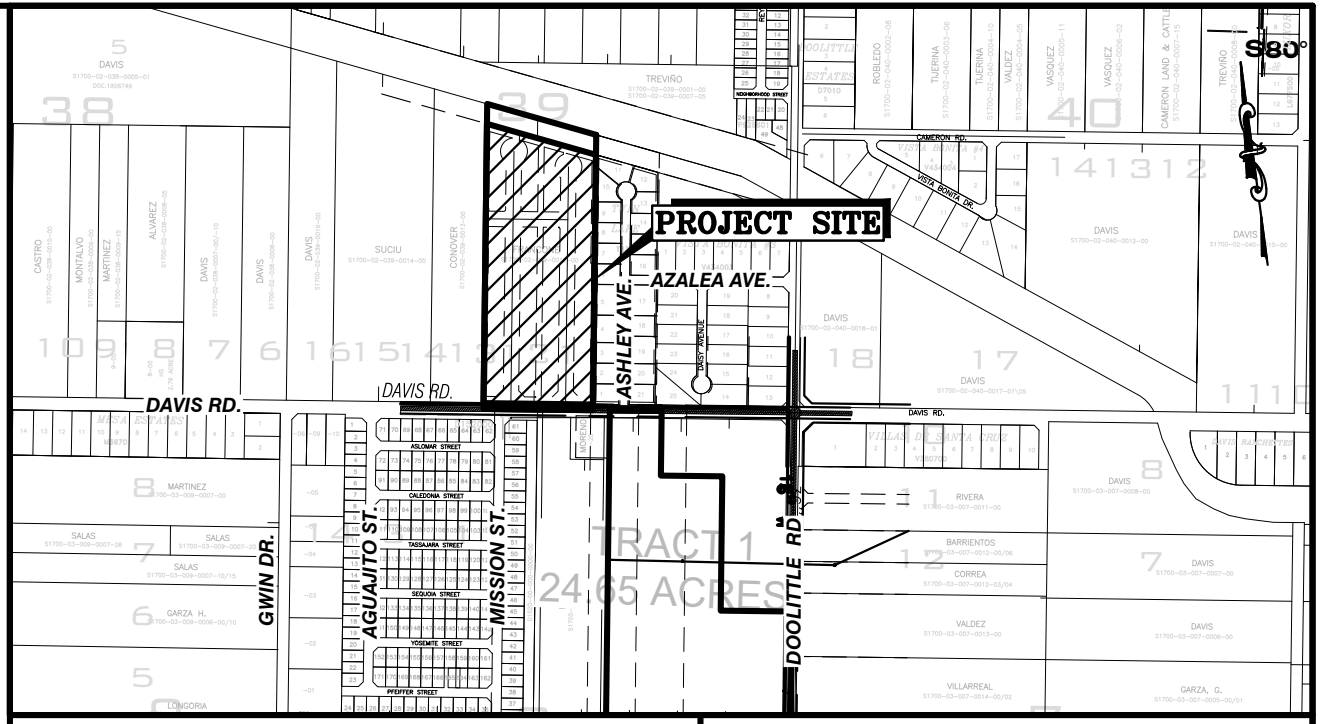
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION

BEING A 19.77 ACRE TACT OF LAND, OUT OF LOT 11 AND LOT 12, BLOCK 39, SANTA CRUZ GARDENS SUBDIVISION NO.2, HIDALGO COUNTY, TEXAS. RECORDED IN VOLUME 8, PAGE 28-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

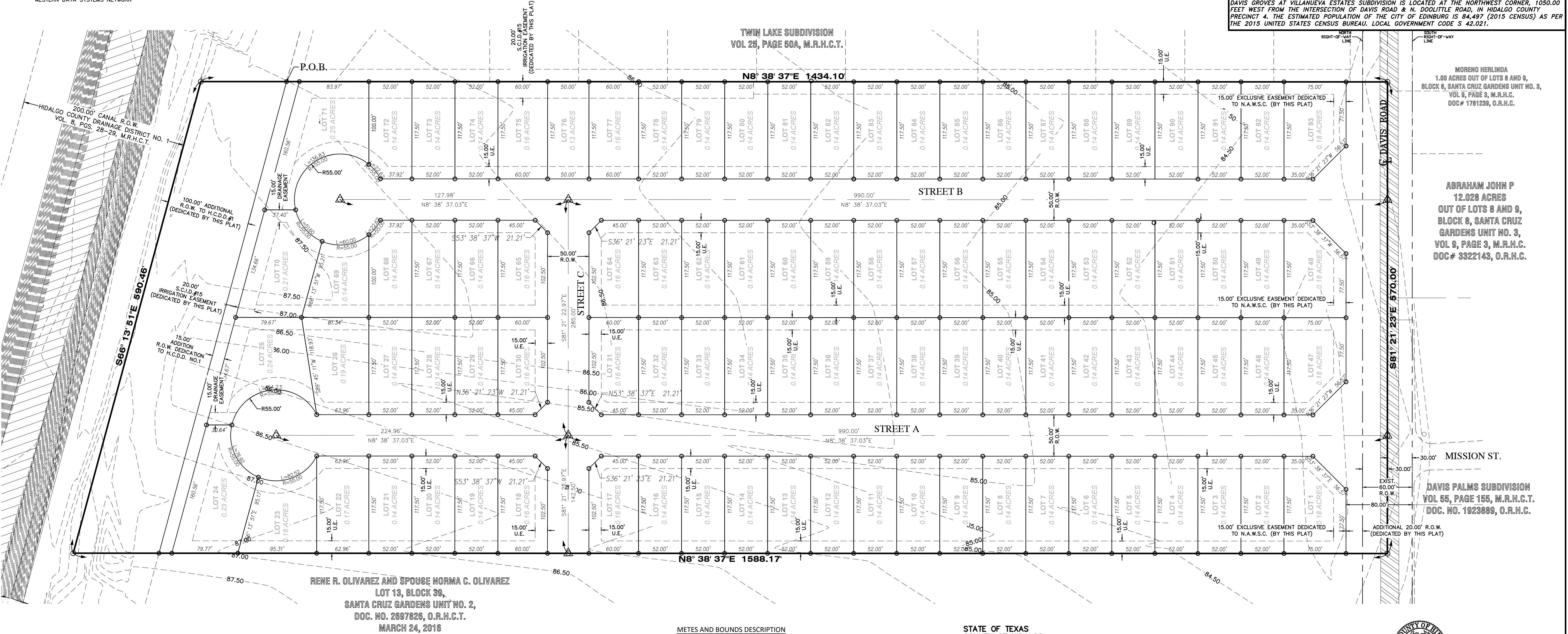
SCALE: 1"=60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
●	FOUND 5/8 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
▲	FOUND 60-D NAIL
▲	SET COTTON PICKER SPINDLE
○	POWER POLE
○	GUY WIRE
○	FOUND FENCE POST
○	TRAFFIC SIGN
○	WATER METER
○	WATER VALVE
○	IRRIGATION STAND PIPE
(XXXX)	DEED RECORD CALL
XXXX	NATURAL GROUND
△	CALCULATED POINT
---	ELECTRICAL & UTILITY EASEMENT



LOCATION OF DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:

DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION IS LOCATED AT THE NORTHWEST CORNER, 1050.00 FEET WEST FROM THE INTERSECTION OF DAVIS ROAD & N. DOOLITTLE ROAD, IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 84,497 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU. LOCAL GOVERNMENT CODE S 42.021.



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.T.	FARM TRACT
F.M.	FARM-TO-MARKET
U.E.	UTILITY EASEMENT
T.E.	TECHNICAL EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
C.L.	CENTER LINE
LOT LINE	LOT LINE

LOCATION OF VILLANUEVA ESTATES SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
VILLANUEVA ESTATES SUBDIVISION IS LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 22 1/2 ROAD AND BRUSHLINE ROAD ON THE SOUTH RIGHT OF WAY OF MILE 22 1/2 ROAD IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 84,497 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU. LOCAL GOVERNMENT CODE S 42.021.

METES AND BOUNDS DESCRIPTION

BEING A 19.77 ACRE TACT OF LAND, OUT OF LOT 11 AND LOT 12, BLOCK 39, SANTA CRUZ GARDENS SUBDIVISION NO.2, HIDALGO COUNTY, TEXAS. RECORDED IN VOLUME 8, PAGE 28-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAID 19.77 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID LOT 8, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF E. DAVIS ROAD AND N. DOOLITTLE ROAD;

THENCE N 08°38'37" E ALONG THE COMMON LINE OF THE SAID LOTS 11, SAME BEING ALONG THE CENTERLINE OF E. DAVIS ROAD, A DISTANCE OF 1,434.10 FEET TO A POINT, FOR THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 81°21'23" E ACROSS THE SAID LOT 11 AND LOT 12 OF SANTA CRUZ GARDENS NO.2, AND SAID LOT 13, A DISTANCE OF 570.00 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°38'37" E ACROSS THE SAID LOTS 12 AND 13 OF BLOCK 8, A DISTANCE OF 1,588.17 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 66°13'51" E ACROSS THE SAID LOT 12 AND LOT 11, A DISTANCE OF 590.46 FEET TO A POINT, FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°38'37" E ACROSS THE SAID LOT 11, SAID SANTA CRUZ GARDENS SUBDIVISION NO.2 TO A POINT ON THE NORTH LINE OF THE SAID LOT 8 OF BLOCK 8, SAME BEING A POINT ON THE CENTERLINE E. DAVIS ROAD, DISTANCE OF 103.59 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 19.77 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS _____ DAY OF _____, 2023.

IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 90156 - STATE OF TEXAS

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.

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



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

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

INDEX TO SHEETS OF DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.	ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; S.C.I.D.#15, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
SHEET 3: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	CHECKER: IVAN GARCIA P.E. R.P.L.S.
SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.	DRAWN: H.G.
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	SCALE: 1"=60'
SHEET 6: SANITARY SEWER DETAIL SHEET	DATE: NOVEMBER 9, 2023
SHEET 7: WATER DETAIL SHEET	PROJECT: SUB 22 061
SHEET 8-9: PAVING DETAILS	REVISIONS:
SHEET 10: DRAINAGE DETAIL SHEET	PAGE NO. 1-OF-10

Y:\RDE SUBDIVISIONS 2022\SUB 22.061 - VILLANUEVA CONSTRUCTION - DAVIS SUBDIVISION\DWG\SUB 22.061_RDE_SHT 2A PLAT NOTES.dwg GABRIEL 11/29/2023 3:07 PM

DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION

BEING A 19.77 ACRE TACT OF LAND, OUT OF LOT 11 AND LOT 12, BLOCK 39, SANTA CRUZ GARDENS SUBDIVISION NO.2, HIDALGO COUNTY, TEXAS. RECORDED IN VOLUME 8, PAGE 28-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION**, ADDITION OF THE CITY OF EDINBURG AND COUNTY OF HIDALGO, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

VILLANUEVA PROPERTIES & INVESTMENTS LLC
MARTIN VILLANUEVA (OWNER)
3528 BUDDY OWENS BLVD.
MCALLEN, TX 78504

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **MARTIN VILLANUEVA**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC COUNTY OF HIDALGO DATE

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 EXCLUSIVE 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 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 LATEROALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' 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 AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI 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.

MARTIN VILLANUEVA
3528 BUDDY OWENS BLVD
MCALLEN, TEXAS 78504

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 NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER DATE

SANTA CRUZ IRRIGATION DISTRICT NO. 15

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS _____ DAY OF _____, 2023 SUBJECT TO THE FOLLOWING

- 1.) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
- 2.) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
- 3.) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
- 4.) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DELIVERY POINT SHALL BE PROVIDED, THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

GENERAL MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

I THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS **DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND

HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2023

CHAIRPERSON, PLANNING AND ZONING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS

THE _____ DAY OF _____, 2023.

MAYOR, CITY OF EDINBURG DATE

SECRETARY, CITY OF EDINBURG DATE

G E N E R A L P L A T N O T E S

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "X", FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.
COMMUNITY PANEL NO. **480338 0020 E**, REVISED **JUNE 6, 2000**. REVISED TO REFLECT LOMR DATED MAY 14, 2021
2. SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
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.
4. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
5. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
6. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
7. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AT A 1% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS ACCORDANCE WITH CITY OF EDINBURG STANDARDS.
8. BENCHMARKS (B.M.):
SANITARY SEWER MANHOLE LID BEING APPROXIMATELY 100 FEET SOUTH OF THE ENTRANCE OF THIS SUBDIVISION. TOP OF M.H. ELEV.=95.22 (N.A.V.D. 88) NORTHING:16626830.24 EASTING:1104286 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
9. DRAINAGE:
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **100.074** CUBIC- FEET OR **2.297** ACRE- FEET OF STORM WATER RUNOFF.
10. ONLY ONE SINGLE FAMILY DWELLING PER LOT.
11. 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.
12. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
13. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
14. ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
15. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
16. THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1.
17. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.

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SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.	SCALE:
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	DATE:
SHEET 6: SANITARY SEWER DETAIL SHEET	PROJECT:
SHEET 7: WATER DETAIL SHEET	REVISIONS:
SHEET 8-9: PAVING DETAILS	PAGE NO.
SHEET 10: DRAINAGE DETAIL SHEET	

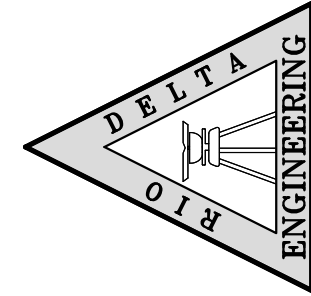
PROJECT :

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:	
SCALE:	H.G.
DATE:	1"=60'
PROJECT:	NOVEMBER 9, 2023
REVISIONS:	SUB 22.061
PAGE NO.	2-OF-10

PLAT NOTES
DAVIS GROVES AT VILANUEVA ESTATES SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY

ISSUED FOR:
PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF
IVAN GARCIA,
P.E. 115662 ON
NOVEMBER 9, 2023
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.



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

LEGEND

	EXIST. GRATE INLET		1/2" IRON ROD SET		EXIST. FLUSH VALVE
	EXIST. CURB INLET		1/2" IRON ROD FOUND		EXIST. IRRIGATION VALVE
	EXIST. TELEPHONE PEDESTAL		1/2-INCH IRON PIPE FOUND		EXIST. FIREHYDRANT
	EXIST. GRATE INLET		RIGHT-OF-WAY POST FOUND		EXIST. MAIL BOX
	EXIST. LAMP POLE		CALCULATED POINT		EXIST. BRICK MAIL BOX
	EXIST. TRAFFIC POLE		COTTON PICKER SPINDLE SET		EXIST. WATER METER
	EXIST. GUY WIRE		ELECTRICAL BOX		EXIST. STREET SIGN
	EXIST. POWER POLE				
	EXIST. WATER VALVE				

TWIN LAKE SUBDIVISION
VOL 25, PAGE 50A, M.R.H.C.T.

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

MORENO HERLINDA
1.00 ACRES OUT OF LOTS 8 AND 9,
BLOCK 8, SANTA CRUZ GARDENS UNIT NO. 3,
VOL. 9, PAGE 3, M.R.H.C.
DOC # 1781238, O.R.H.C.

ABRAHAM JOHN P
12.028 ACRES OUT OF LOTS 8
AND 9, BLOCK 8, SANTA
CRUZ GARDENS UNIT NO. 3,
VOL. 9, PAGE 3, M.R.H.C.
DOC # 3322143, O.R.H.C.

EXIST. SOUTH
RIGHT-OF-WAY

PROP. 90.00' L.F.
BORE AND 16" STEEL
ENCASEMENT

DAVIS PALMS SUBDIVISION
VOL 55, PAGE 155, M.R.H.C.T.
DOC. NO. 1923889, O.R.H.C.

NOTES:
1.) ALL MATERIALS SHALL BE DOMESTIC.
2.) ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.
3.) ALL RING AND COVERS SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

NOTES:
1. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
2. CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
3.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.
4.) CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.
5.) ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.
6.) ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.

ENGINEERING REPORT FOR DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION:
BEING A 19.77 ACRE TACT OF LAND, OUT OF LOT 11 AND LOT 12, BLOCK 39, SANTA CRUZ GARDENS SUBDIVISION NO.2, HIDALGO COUNTY, TEXAS. RECORDED IN VOLUME 8, PAGE 28-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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 NORTH SIDE OF DAVIS ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR DAVIS GROVES AT VILLANUEVA ESTATES CONSISTS OF (17) 1" DIAMETER DUAL SERVICE, AND (19) 3/4" DIAMETER SINGLE SERVICE LINES THAT CONNECT INTO THE EXISTING 8" LINE FOR ALL LOTS SERVICES TERMINATE AT THE WATER METER BOX FOR ALL LOTS AND 6 FIRE HYDRANTS HAVE BEEN INSTALLED ON THE EXISTING 8" LINE. THE (19) 3/4" SINGLE SERVICE AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS INSTALLED 6 FIRE HYDRANTS AT A UNIT COST OF \$_____. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO DAVIS GROVES AT VILLANUEVA ESTATES IS ESTIMATED TO BE \$_____. 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 \$_____. 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 DATES
SEWAGE FROM DAVIS GROVES AT VILLANUEVA ESTATES WILL BE TREATED BY SANITARY SEWER SYSTEM CONSISTING OF A 2" SEWER SERVICE LINE FOR EACH LOT. THE CITY OF EDINBURG HAS AN EXISTING 8" SEWER LINE RUNNING ALONG THE SOUTH SIDE OF DAVIS ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR DAVIS GROVES AT VILLANUEVA ESTATES CONSISTS OF (46) 2" DIAMETER SERVICE LINE THAT CONNECT INTO THE EXISTING 8" SEWER LINE FOR LOTS 48-53. ADDITIONALLY, THE SEWER SYSTEM PRO DAVIS GROVES AT VILLANUEVA ESTATES ADDITIONALLY CONSISTS OF (47) 2" DIAMETER SERVICE LINE THAT CONNECT TO THE EXISTING 10" SEWER LINE FOR LOTS 1-47 SERVICES. THE (93) 2" SEWER SERVICE LINE HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$_____. THE OWNER OF THIS DEVELOPMENT HAS PAID SANITARY SEWER FEES, WHICH INCLUDE THE INSPECTION FEES, TO THE CITY OF WESLACO, A TOTAL OF \$_____. AS STATED IN THE 30 YEAR SEWER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT IN THE SUBDIVISION TO THE CITY OF EDINBURG.

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 N.A.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 N.A.W.S.C.

SANITARY SEWER FACILITIES
THESE FACILITIES WILL HAVE A TOTAL COST OF \$_____. THE OWNER OF THIS DEVELOPMENT WILL SANITARY SEWER FEES, WHICH INCLUDE THE SANITARY SEWER SERVICE INSTALLATION AND INSPECTION FEES, TO THE CITY OF EDINBURG. A TOTAL OF \$_____. AS STATED IN THE 30 YEAR SANITARY SEWER 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 THE CITY OF EDINBURG.

REPORT DE INGENIERIA DE DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION
POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD
LA SUBDIVISION DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE 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 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA DAVIS ROAD. EL SISTEMA, REQUERIDO PARA DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION, CONSISTE EN (17) LINEAS DORDES DE AGUA DE 1" DE DIAMETRO Y (19) LINEAS INDIVIDUALES DE AGUA DE 3/4" DE DIAMETRO LA CUAL ESTA CONECTADA A LA LINEA DE 8" DE DIAMETRO PARA TODOS LOS LOTES. Y TERMINA EN LOS MEDIDORES DE AGUA. 6 HIDRANTES DE AGUA PARA EL DEPARTAMENTO DE BOMBEROS HAN SIDO INSTALADOS. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 6 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 DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION SE ESTIMA DE \$_____. A UN COSTO TOTAL, EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$_____. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE LA CIUDAD DE WESLACO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
EL DRENAJE DE DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION SERA TRATADA POR UN SISTEMA DE DRENAJE SANITARIO QUE CONSISTE DE UN 2" SERVICIO DE DRENAJE PARA CADA LOTE. LA CIUDAD DE EDINBURG TIENE UNA LINEA EXISTENTE DE 8" QUE CORRE POR EL LADO SUR DE LA CARRETERA DAVIS ROAD. EL SISTEMA DE DRENAJE PARA DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION, CONSISTE DE (46) 2" DE DIAMETRO DE LINEA DE SERVICIO DE ALCANTARILLADO, QUE CONECTA EN EL 8" LINEA DE SERVICIO DE ALCANTARILLADO PARA LOS LINES 48-53. ADICIONALMENTE CONSISTE EN (47) 2" DE DIAMETRO DE LINEA DE SERVICIO DE ALCANTARILLADO, QUE CONECTA EN EL 10" LINEA DE SERVICIO DE ALCANTARILLADO PARA LOS LINES 1-47. THE (93) 2" LINEA DE SERVICIO DE ALCANTARILLADO HAN SIDO INSTALADO. EL COSTO POR LA CONSTRUCCION DEL SISTEMA DE DRENAJE SANITARY PARA ESTA SUBDIVISION SE ESTIMA DE \$_____. EL DUEÑO DE ESTE DESARROLLO A PAGADO TARIFAS DE ALCANTARILLADO SANITARY, LA CUAL INCLUYE TARIFAS DE INSPECCION, PARA LA CIUDAD DE WESLACO, UN TOTAL DE \$_____. COMO SE INDICA EN EL ACUERDO DE SERVICIO DE ALCANTARILLADO DE 30 AÑOS, LA CUAL SUMA REPRESENTADICHA INSTALACION, TARIFAS DE ADQUISICION, Y TODAS LAS TARIFAS ASOCIADAS CON CONEXIONES DE LOTE INDIVIDUAL EN LA SUBDIVISION PARA LA CIUDAD DE EDINBURG.

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 (COIGIO DE AGUA DE TEXAS).

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

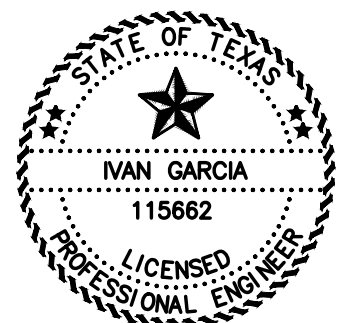
AGUA:
EL SISTEMA/SERVICIO DE AGUA, TENDRA UN COSTO DE \$_____. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$_____. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C..

DRENAJE:
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 TARIFAS DE INSPECCION DE N.A.W.S.C., POR UN TOTAL DE \$_____. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE LA CIUDAD DE EDINBURG.

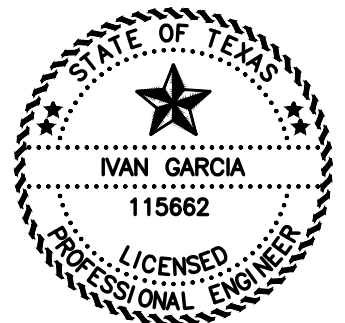
THESE FACILITIES WILL HAVE A TOTAL COST OF \$_____. THE OWNER OF THIS DEVELOPMENT WILL SANITARY SEWER FEES, WHICH INCLUDE THE SANITARY SEWER SERVICE INSTALLATION AND INSPECTION FEES, TO THE CITY OF EDINBURG. A TOTAL OF \$_____. AS STATED IN THE 30 YEAR SANITARY SEWER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO THE CITY OF EDINBURG.

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.



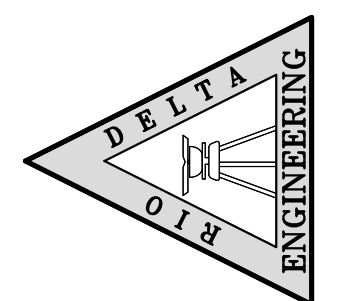
DATE



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



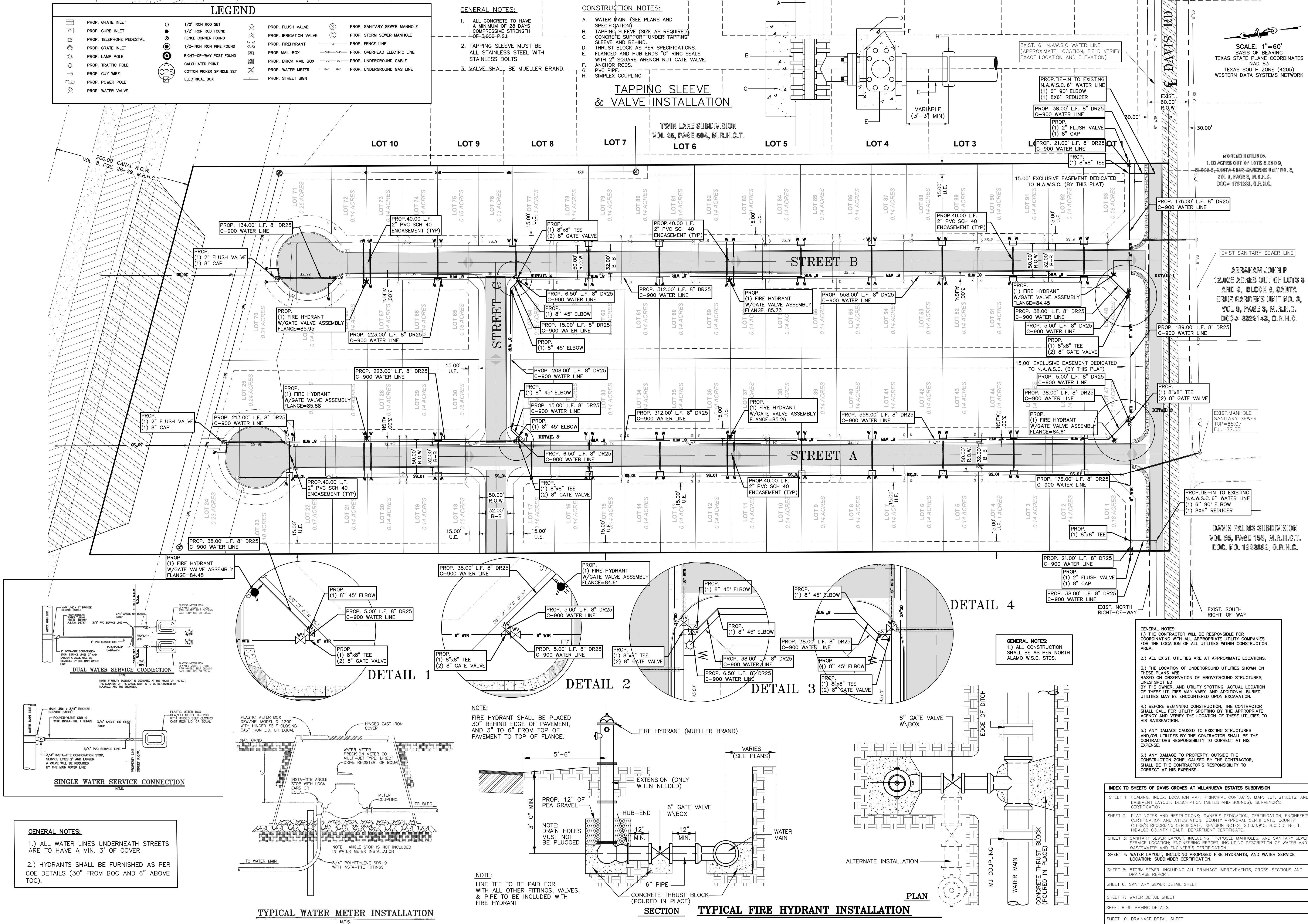
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IVAN GARCIA, P.E. 115662 ON NOVEMBER 9, 2023
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ISSUED FOR:
PRELIMINARY

SANITARY SEWER LAYOUT
DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY

INDEX TO SHEETS OF DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.	ENGINEER: IVAN GARCIA P.E., R.P.L.S.
SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; S.C.I.D.#15, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
SHEET 3: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	CHECKED: IVAN GARCIA P.E., R.P.L.S.
SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.	DRAWN: H.G.
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	SCALE: 1" = 60'
SHEET 6: SANITARY SEWER DETAIL SHEET	DATE: NOVEMBER 9, 2023
SHEET 7: WATER DETAIL SHEET	PROJECT: SUB 22 061
SHEET 8-9: PAVING DETAILS	REVISIONS:
SHEET 10: DRAINAGE DETAIL SHEET	PAGE NO: 3-OF-10

Y:\RDE SUBDIVISIONS 2022\SUB 22.061 - VILANUEVA CONSTRUCTION - DAVIS SUBDIVISION.DWG\SUB 22.061 SHT 5 WATER LAYOUT.dwg GABRIEL 11/29/2023 3:12 PM



RIO DELTA ENGINEERING

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(TEL) 956-380-5152 (FAX) 956-380-5083

WATER LAYOUT

DAVIS GROVES AT VILANUEVA ESTATES SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY

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ISSUED FOR:
PRELIMINARY

PROJECT: DAVIS GROVES AT VILANUEVA ESTATES 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: H.G.

SCALE: 1"=60'

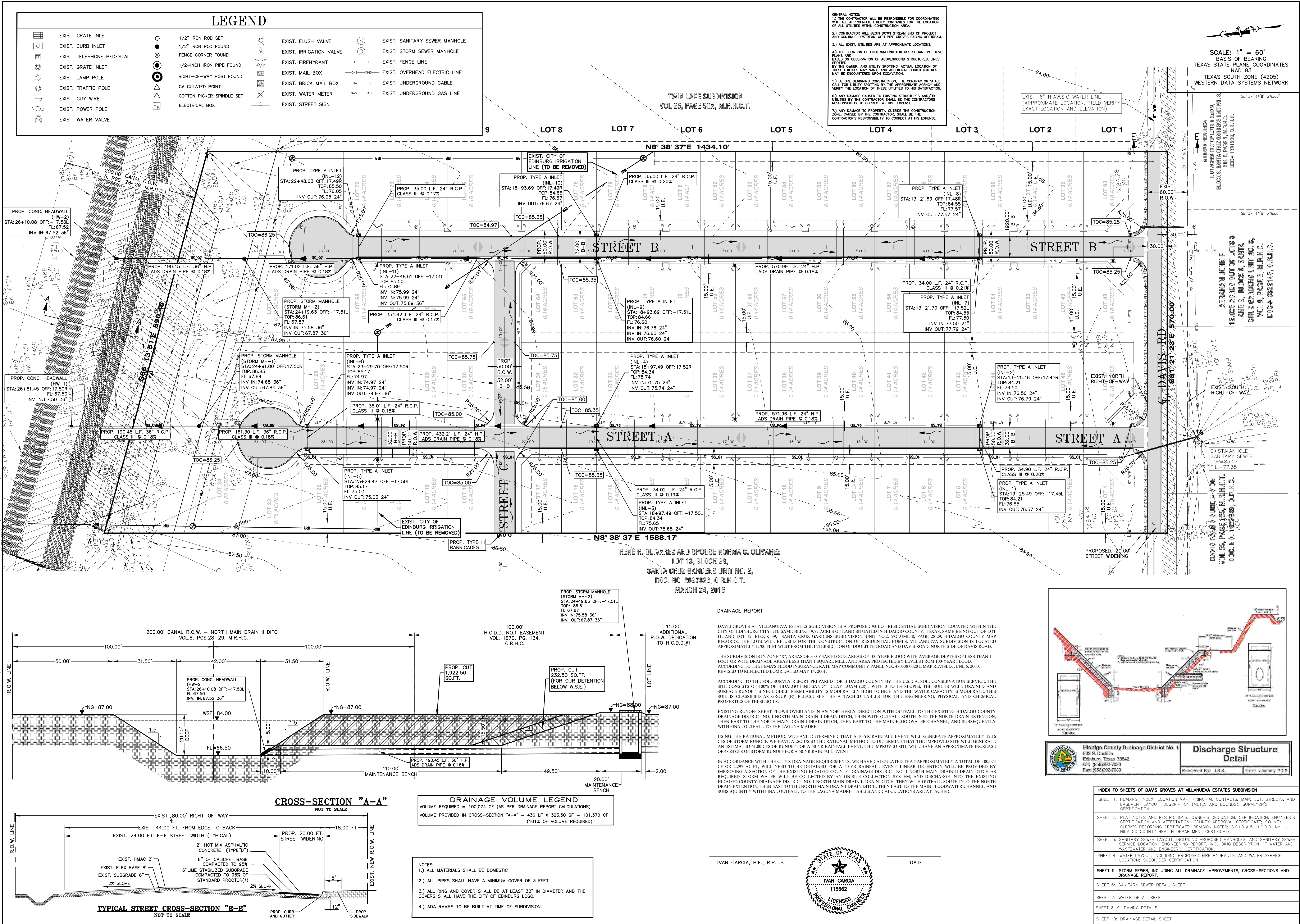
DATE: NOVEMBER 9, 2023

PROJECT: SUB 22.061

REVISIONS:

PAGE NO. 4-OF-10

Y: RDE SUBDIVISIONS 2022.SUB 22.061 - VILLANUEVA CONSTRUCTION - DAVIS SUBDIVISION.DWG.SUB 22.061 SHT 8 PAVING AND DRAINAGE LAYOUT.dwg GABRIEL 11/29/2023 3:14 PM



RIO DELTA ENGINEERING
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PRELIMINARY

PAVING & DRAINAGE LAYOUT
DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY

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ISSUED FOR:
PRELIMINARY

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:
H.G.

SCALE:
1" = 60'

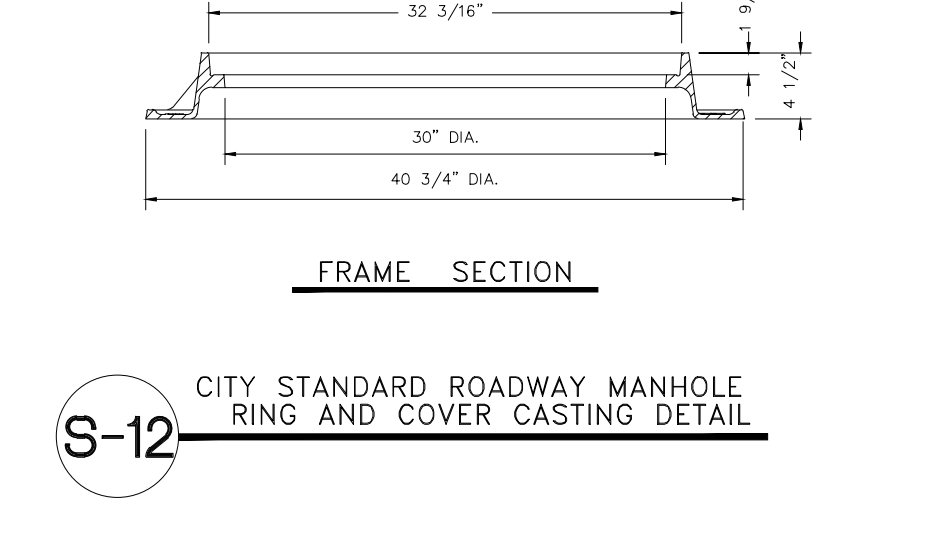
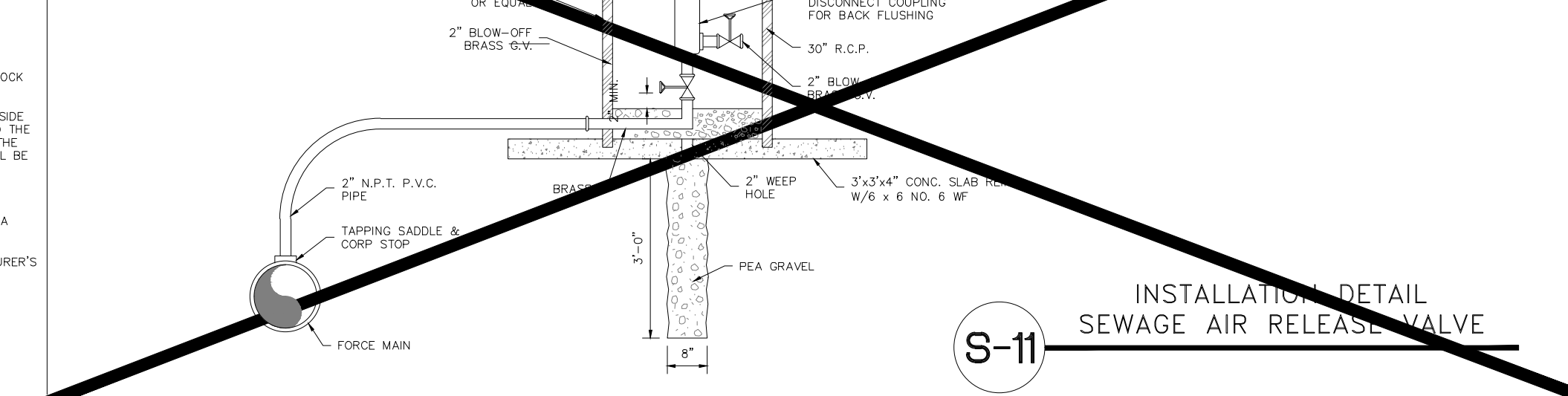
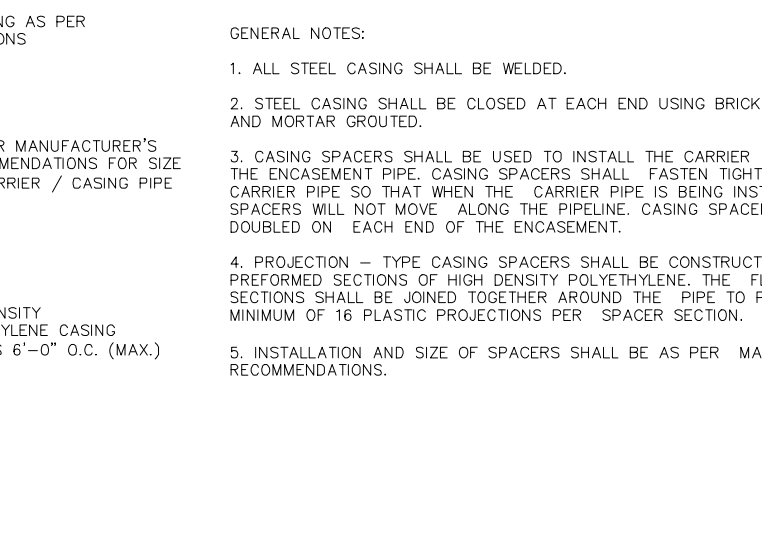
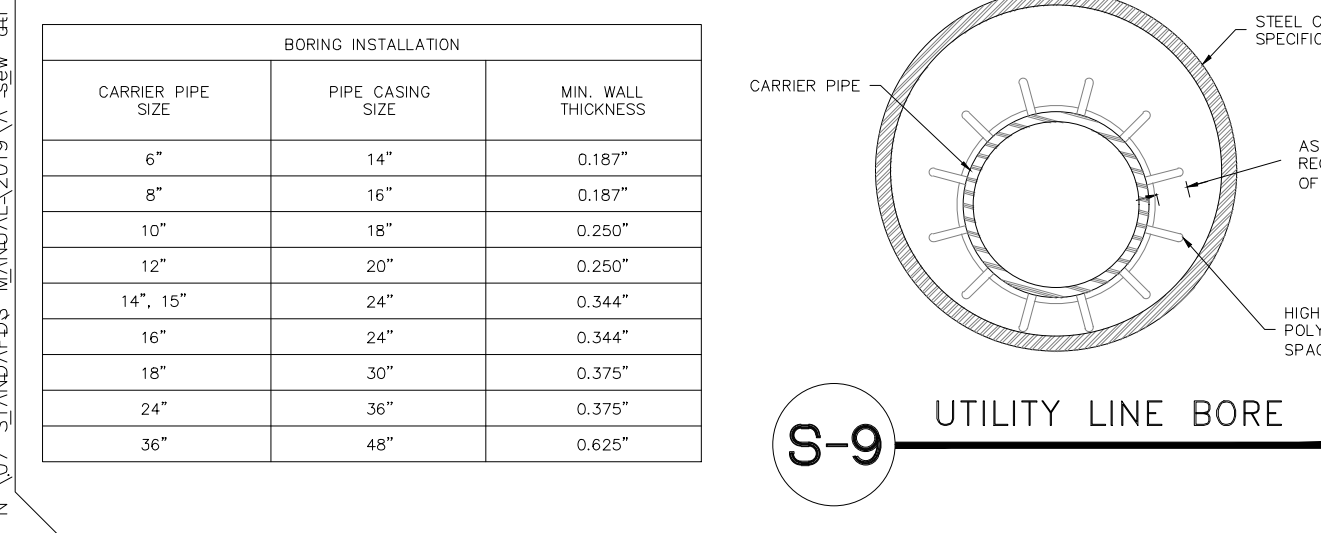
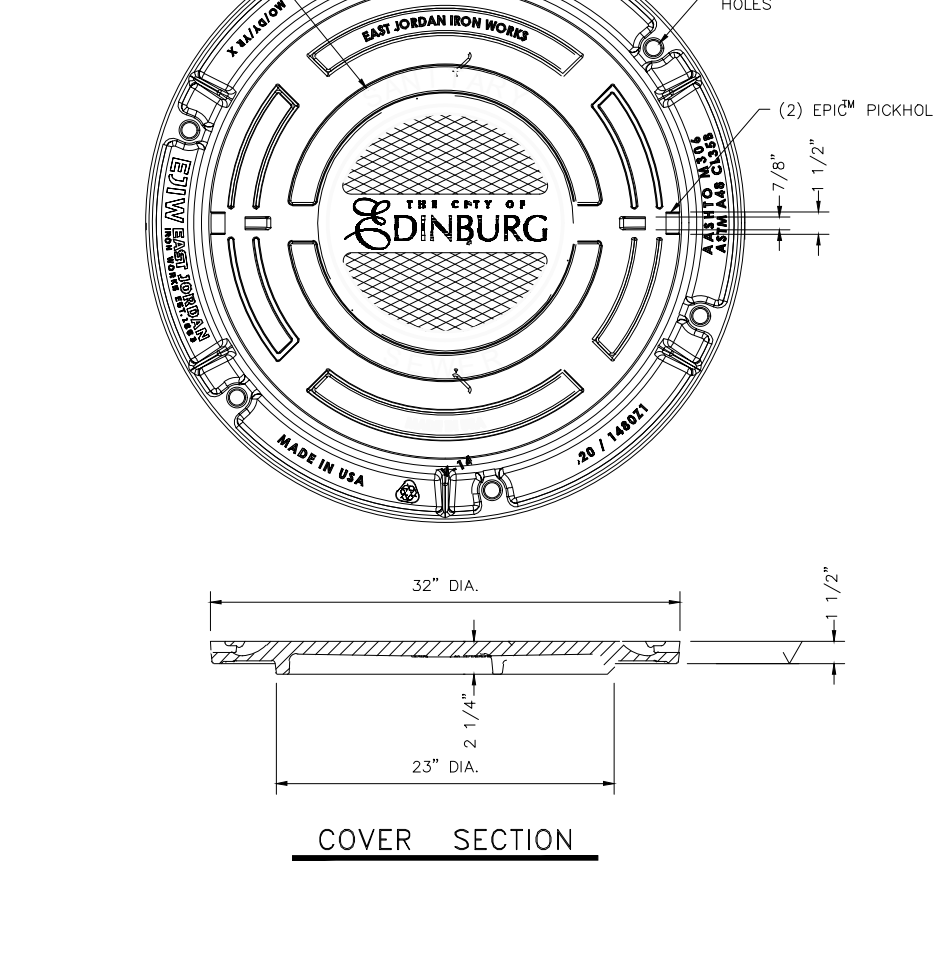
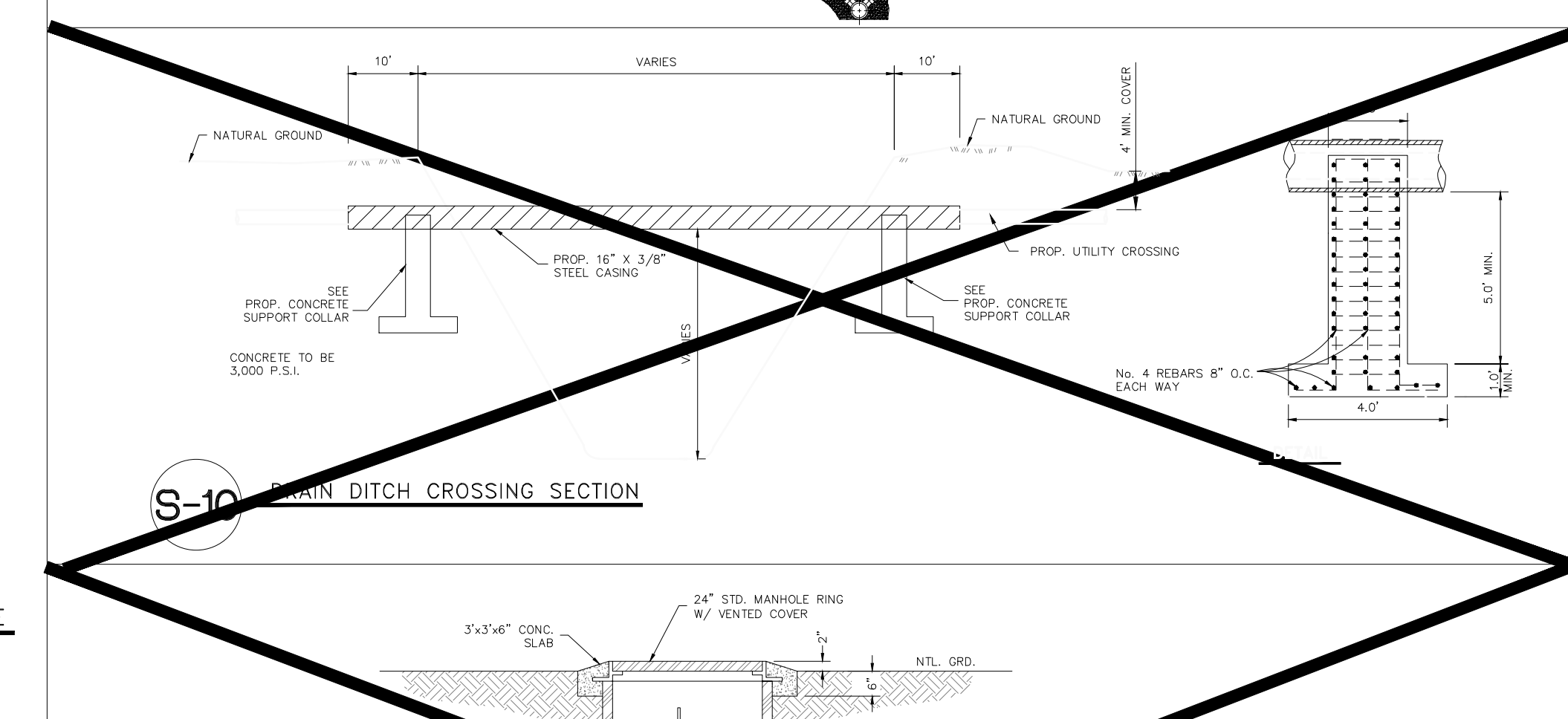
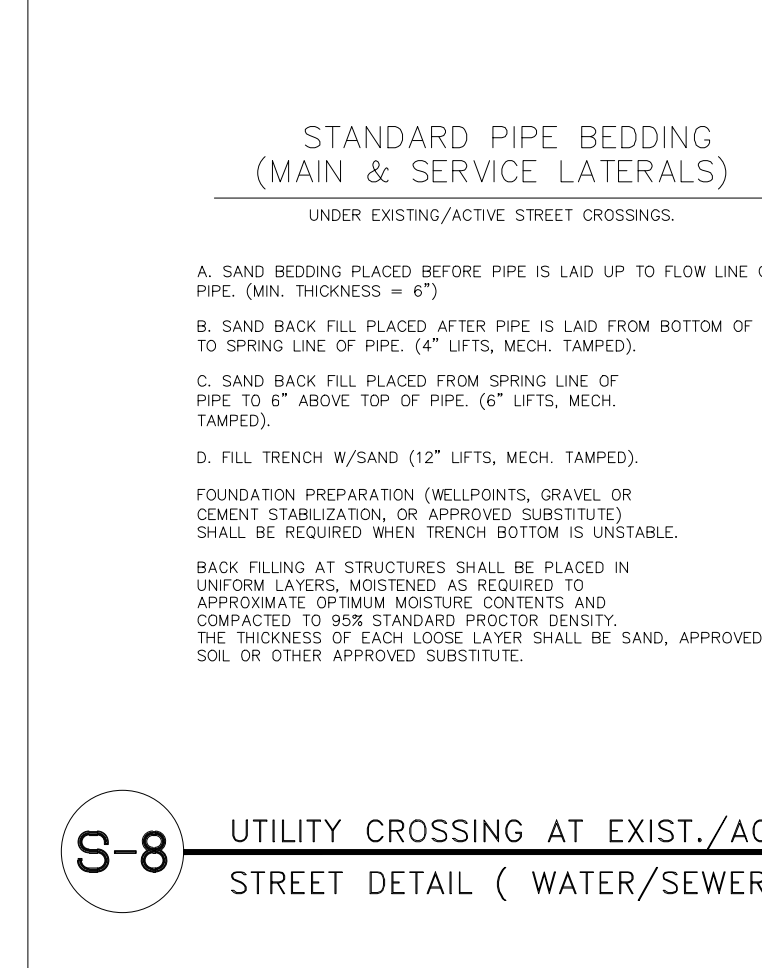
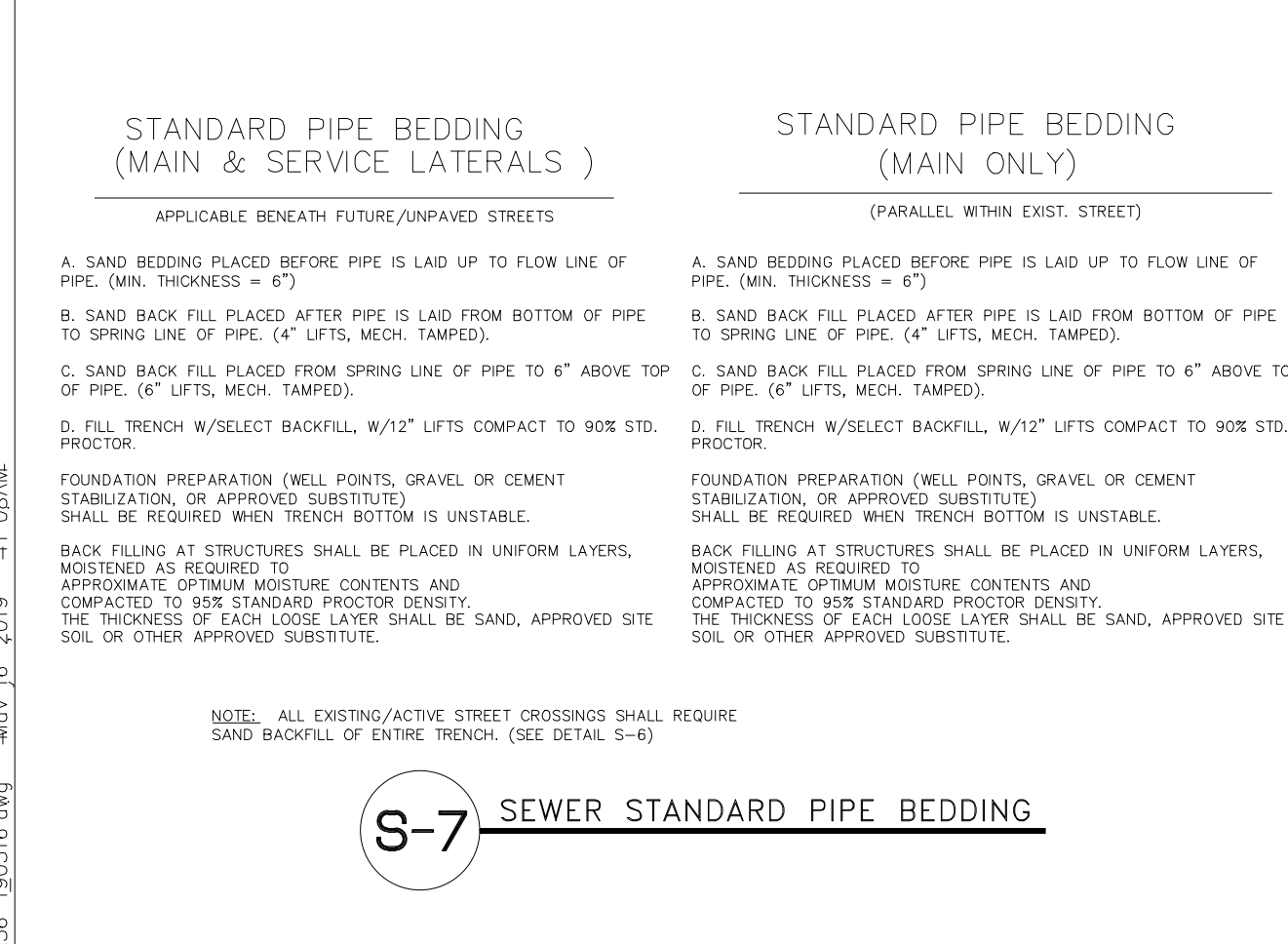
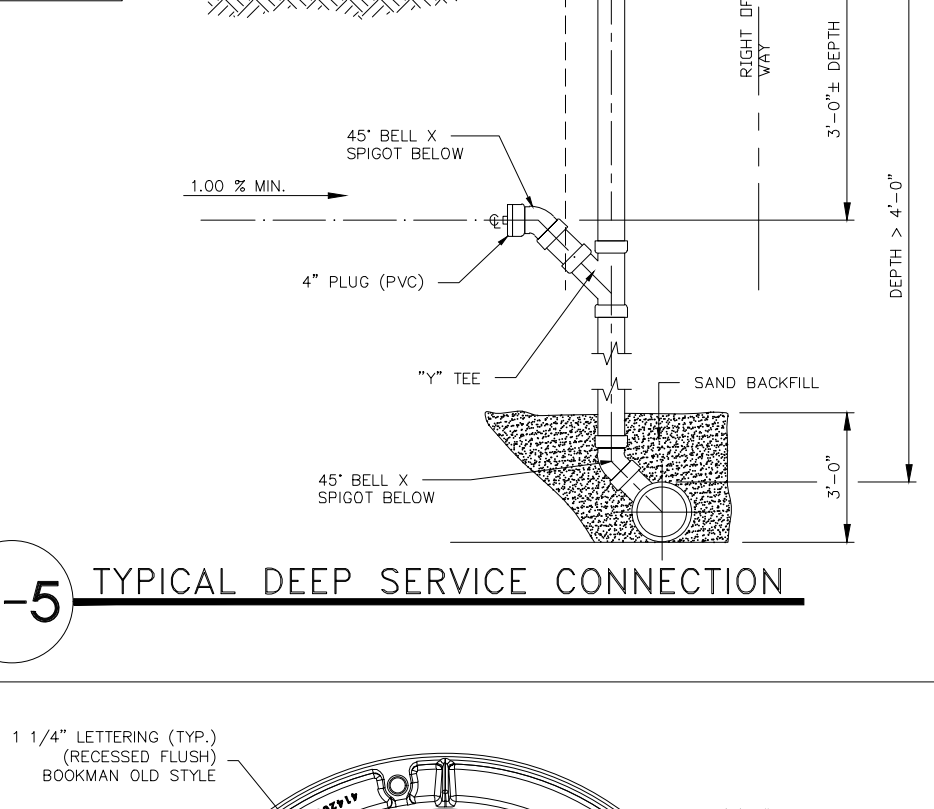
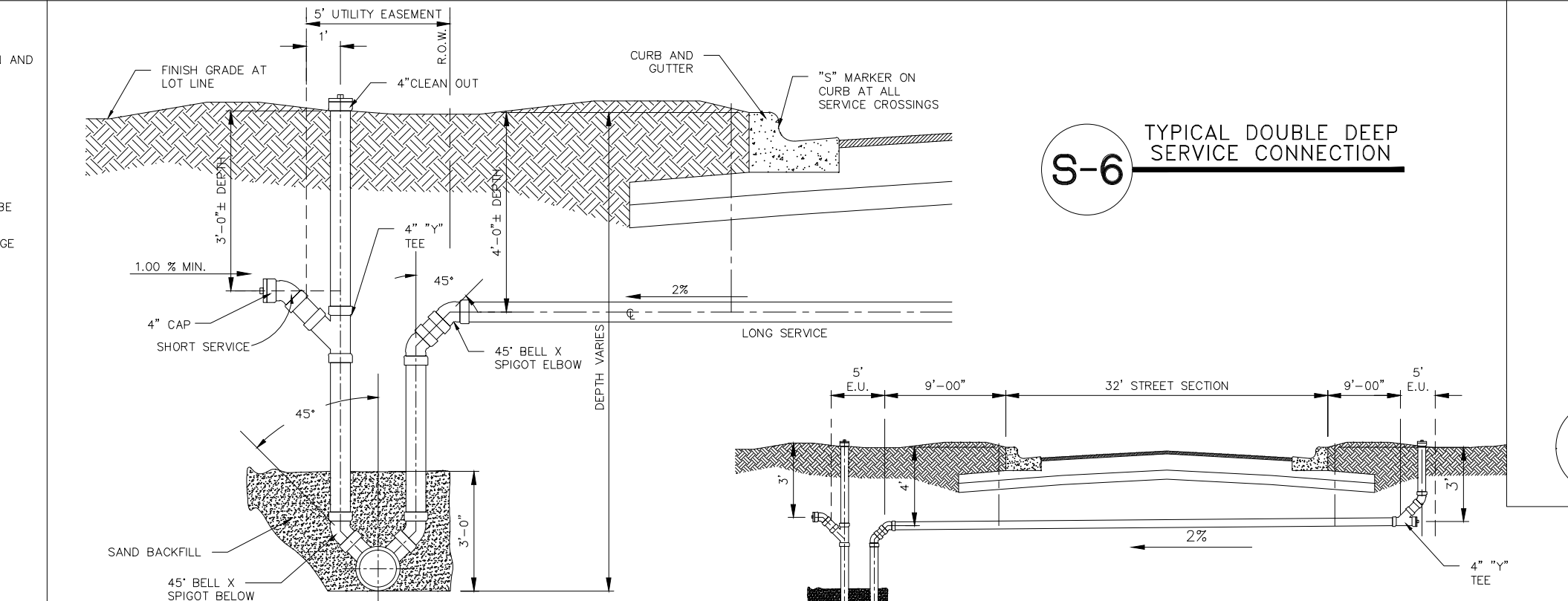
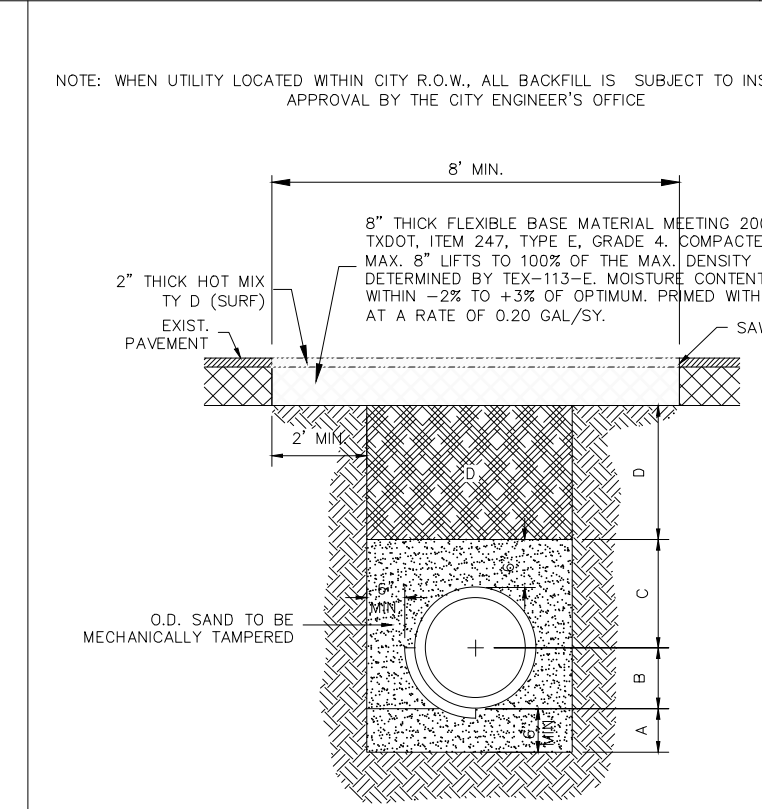
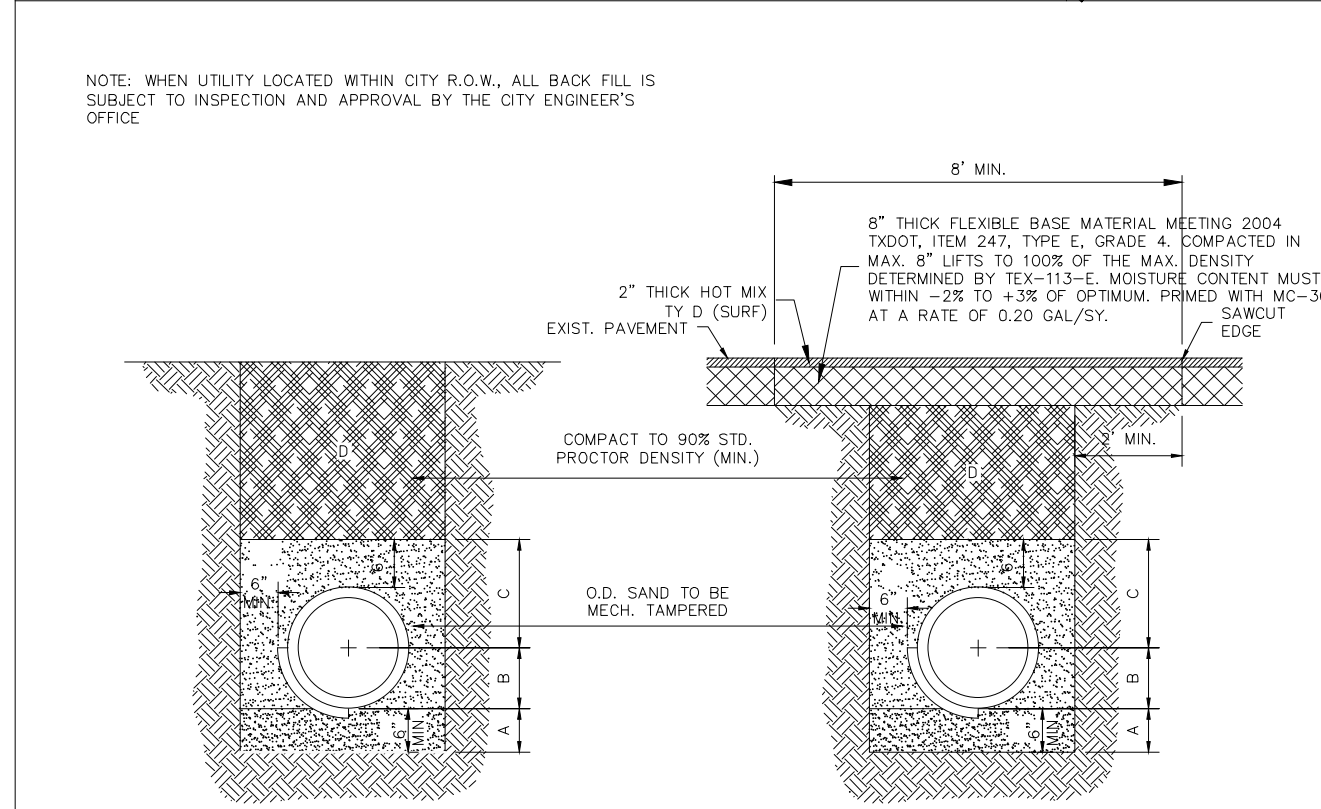
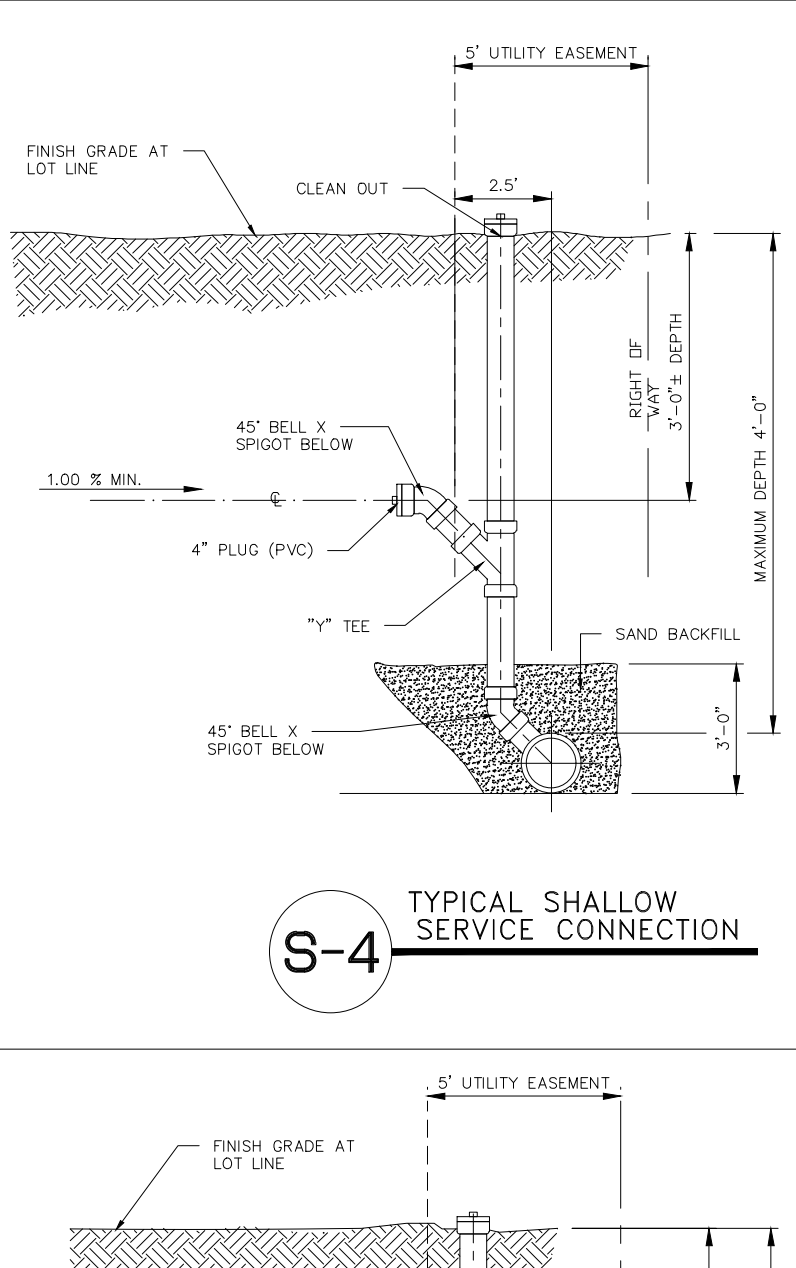
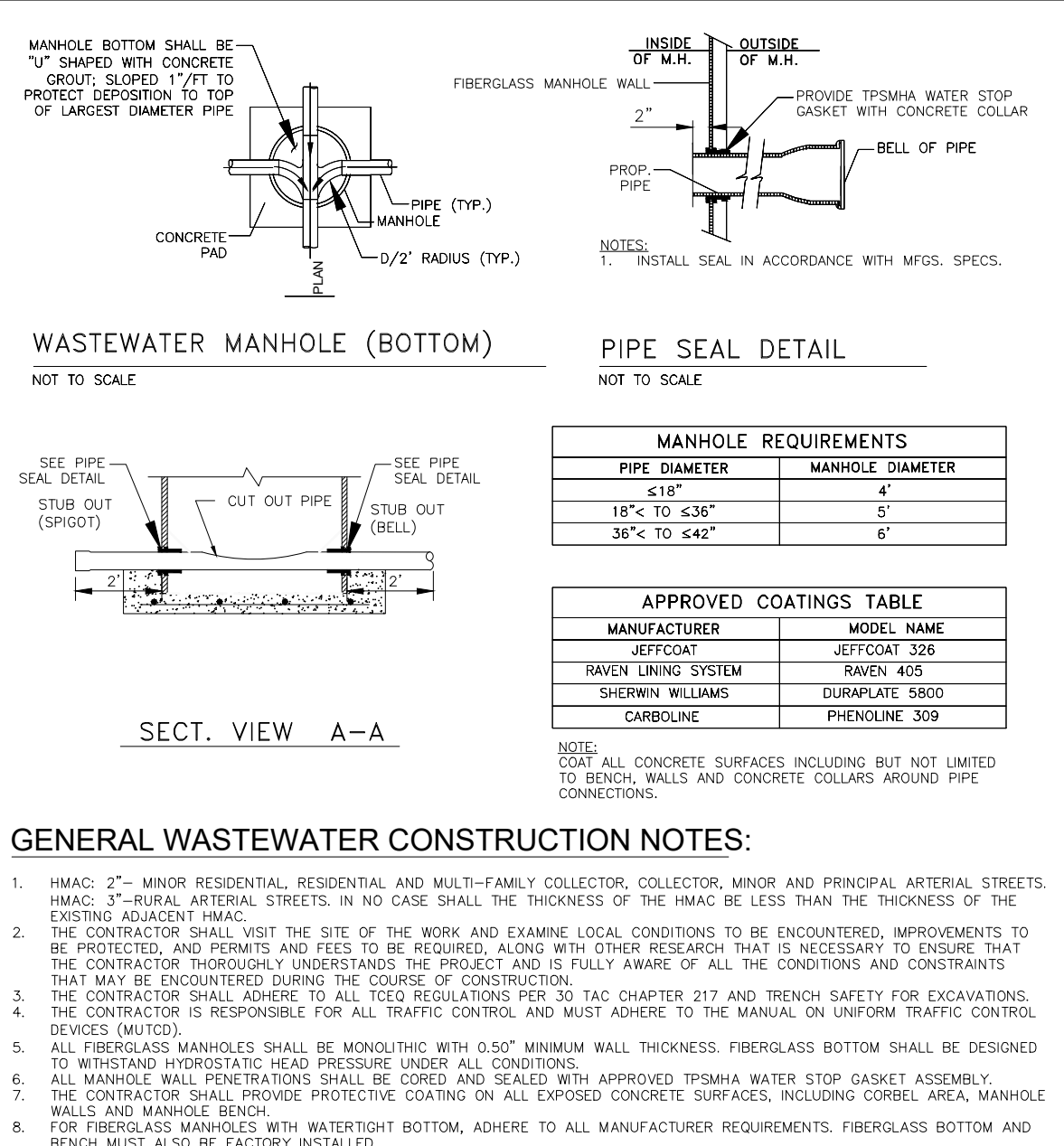
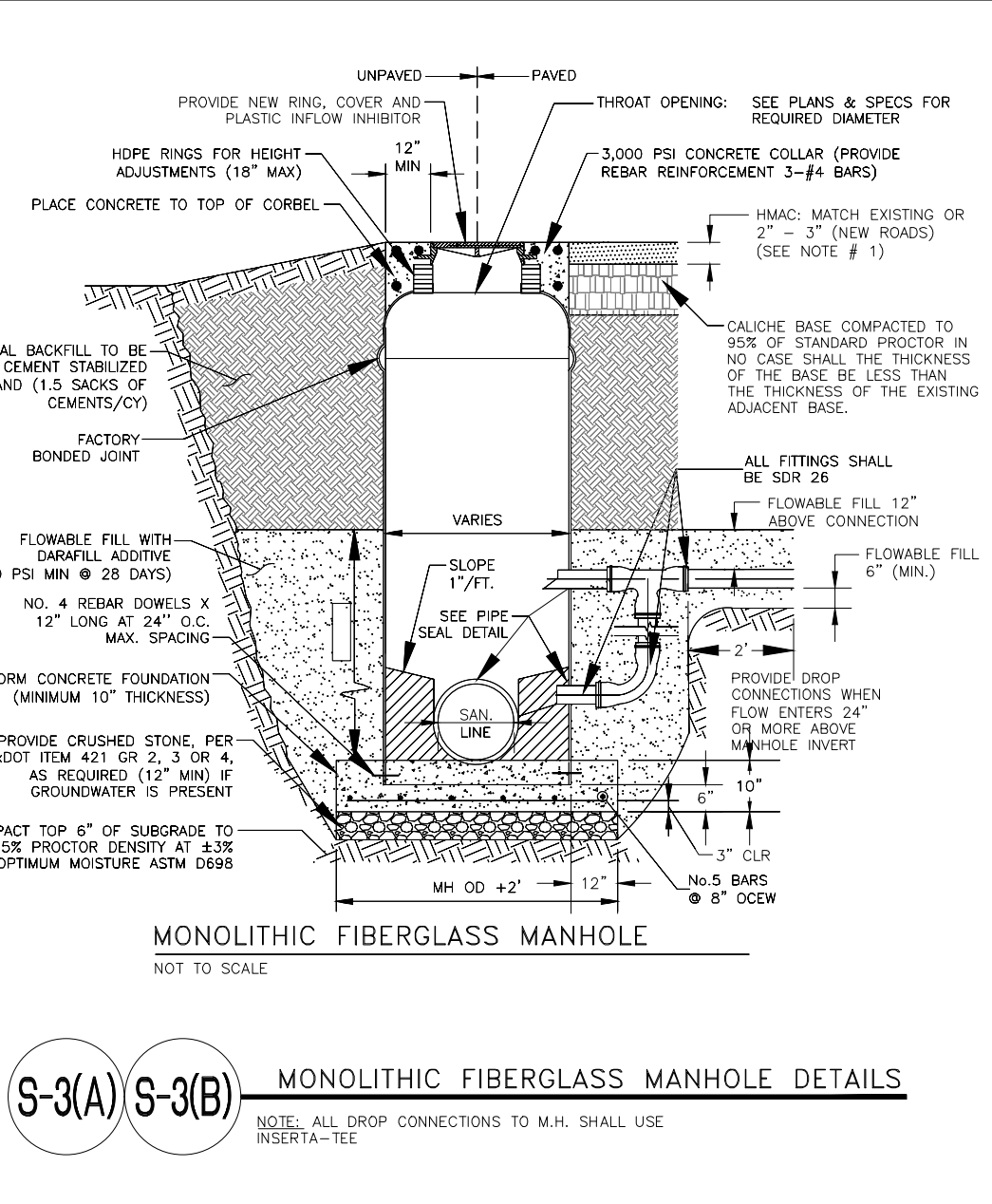
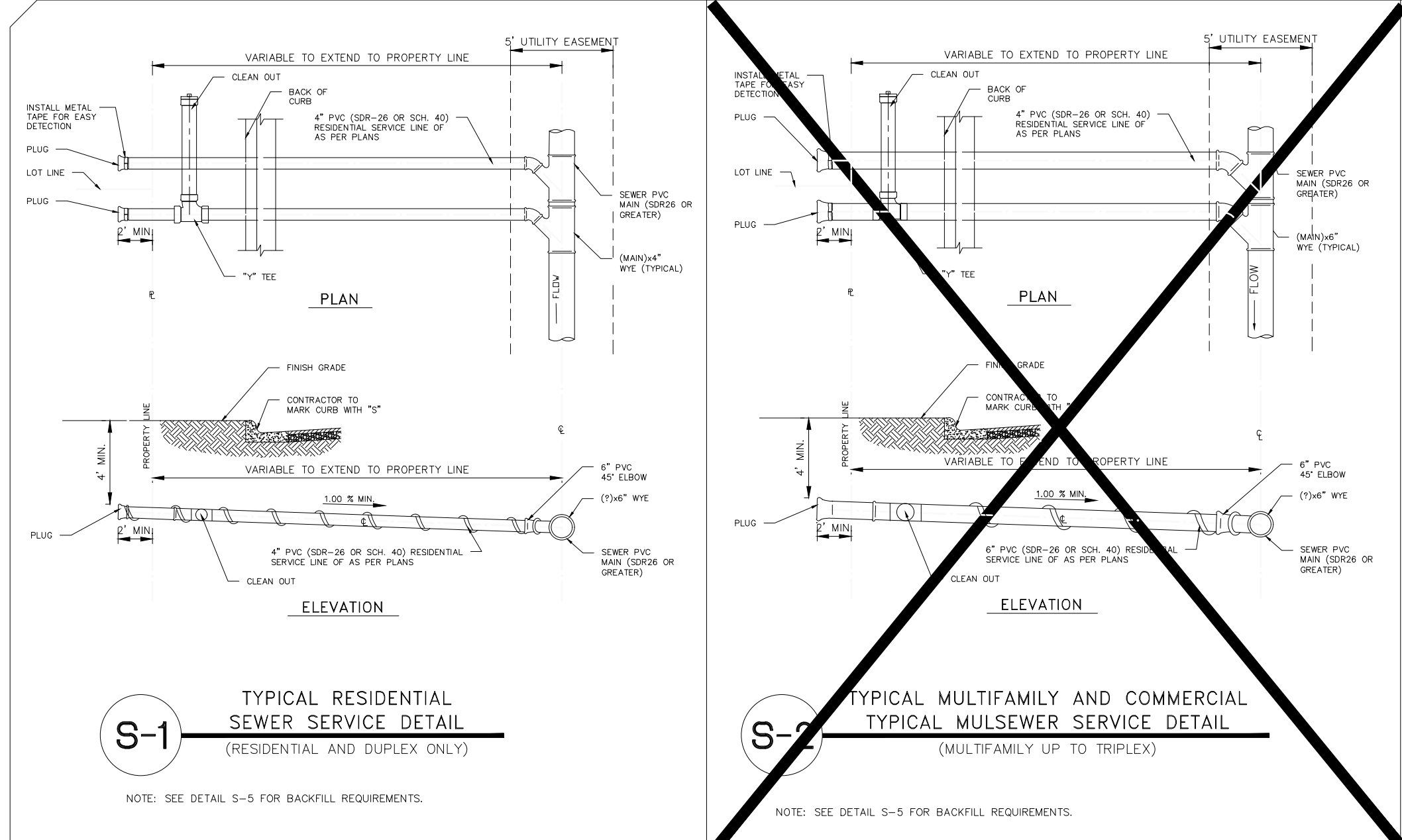
DATE:
NOVEMBER 9, 2023

PROJECT:
SUB 22.061

REVISIONS:

PAGE NO:
5-OF-10

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BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.187"
8"	16"	0.187"
10"	18"	0.250"
12"	20"	0.250"
14", 15"	24"	0.344"
16"	24"	0.344"
18"	30"	0.375"
24"	36"	0.375"
36"	48"	0.625"

MANHOLE REQUIREMENTS		
PIPE DIAMETER	MANHOLE DIAMETER	
≤ 18"	4'	
18" < TO ≤ 36"	5'	
36" < TO ≤ 42"	6'	

APPROVED COATINGS TABLE		
MANUFACTURER	MODEL NAME	
JEFFCOAT	JEFFCOAT 328	
RAVEN LIVING SYSTEM	RAVEN 405	
SHERWIN WILLIAMS	DURAPLATE 5800	
CARBOLINE	PHENOLINE 359	

STANDARD PIPE BEDDING (MAIN & SERVICE LATERALS)		
APPLICABLE BENEATH FUTURE/UNPAVED STREETS		
A. SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6").		
B. SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, MECH. TAMPED).		
C. SAND BACK FILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, MECH. TAMPED).		
D. FILL TRENCH W/SELECT BACKFILL, W/12" LIFTS COMPACT TO 90% STD. PROCTOR.		

FILE NAME: _____

DATE: MAY, 2019

SURVEYED BY: _____

DESIGNED BY: JAG/GC

DRAWN BY: RM

REVISED BY: JAG/GC

CHECKED BY: JP/GC

TITLE: SANITARY SEWER COLLECTION SYSTEM

STANDARD DETAILS

SCALE: HOR: 1" = NTS, VERT: 1" = NTS

DATE: _____

SHEET NO: 1 OF 1

INDEX TO SHEETS OF DAVIS GROVES AT VILANUEVA ESTATES SUBDIVISION	
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SHEET 6: SANITARY SEWER DETAIL SHEET	DATE: NOVEMBER 9, 2023
SHEET 7: WATER DETAIL SHEET	PROJECT: SUB 22.061
SHEET 8-9: PAVING DETAILS	REVISIONS:
SHEET 10: DRAINAGE DETAIL SHEET	PAGE NO: 6-OF-10

RIO DELTA ENGINEERING

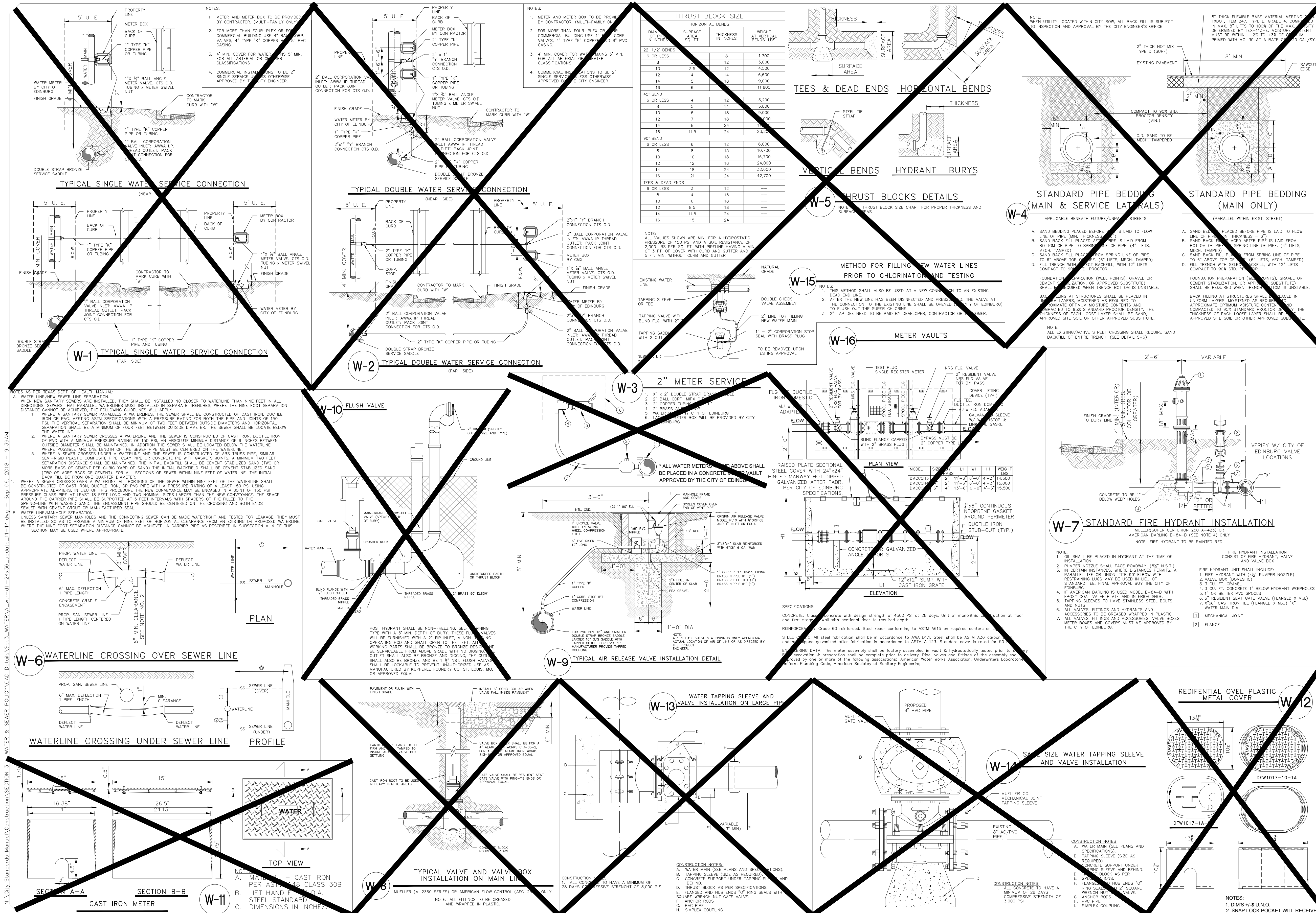
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

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ISSUED FOR: PRELIMINARY

TYPICAL DETAILS

DAVIS GROVES AT VILANUEVA ESTATES SUBDIVISION
CITY OF EDINBURG, TEXAS
HIDALGO COUNTY



FILE NAME: _____

DATE: MAY 2014

SURVEYED BY: JAG

DESIGNED BY: RM

DRAWN BY: JAG

REVISD BY: jp

CHECKED BY: _____

WATER DISTRIBUTION SYSTEM

TITLE: _____

EDINBURG, AL-America City 1968 2000

THE CITY OF **Edinburg** Engineering

SCALE: HOR: 1" = NTS
VERT: 1" = NTS

DATE: _____

SHEET NO.: 1 OF 1

RIO DELTA ENGINEERING

FIRM REGISTRATION No. F-7628
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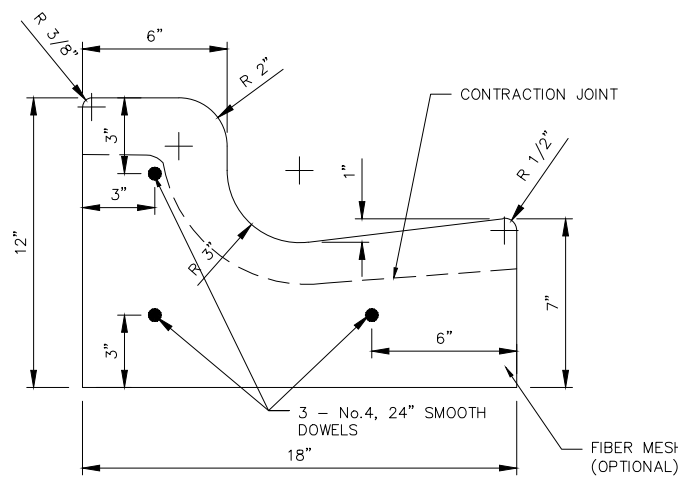
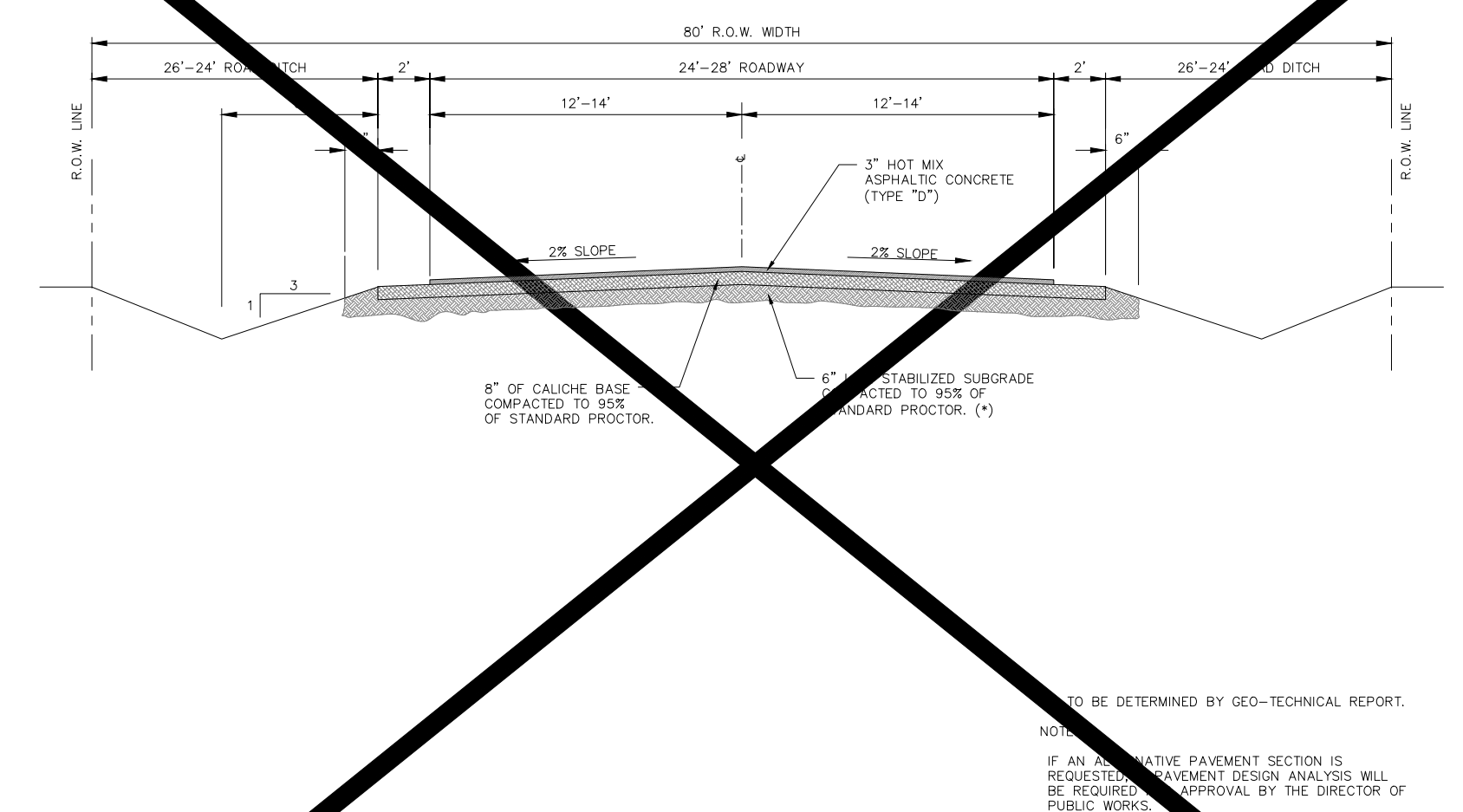
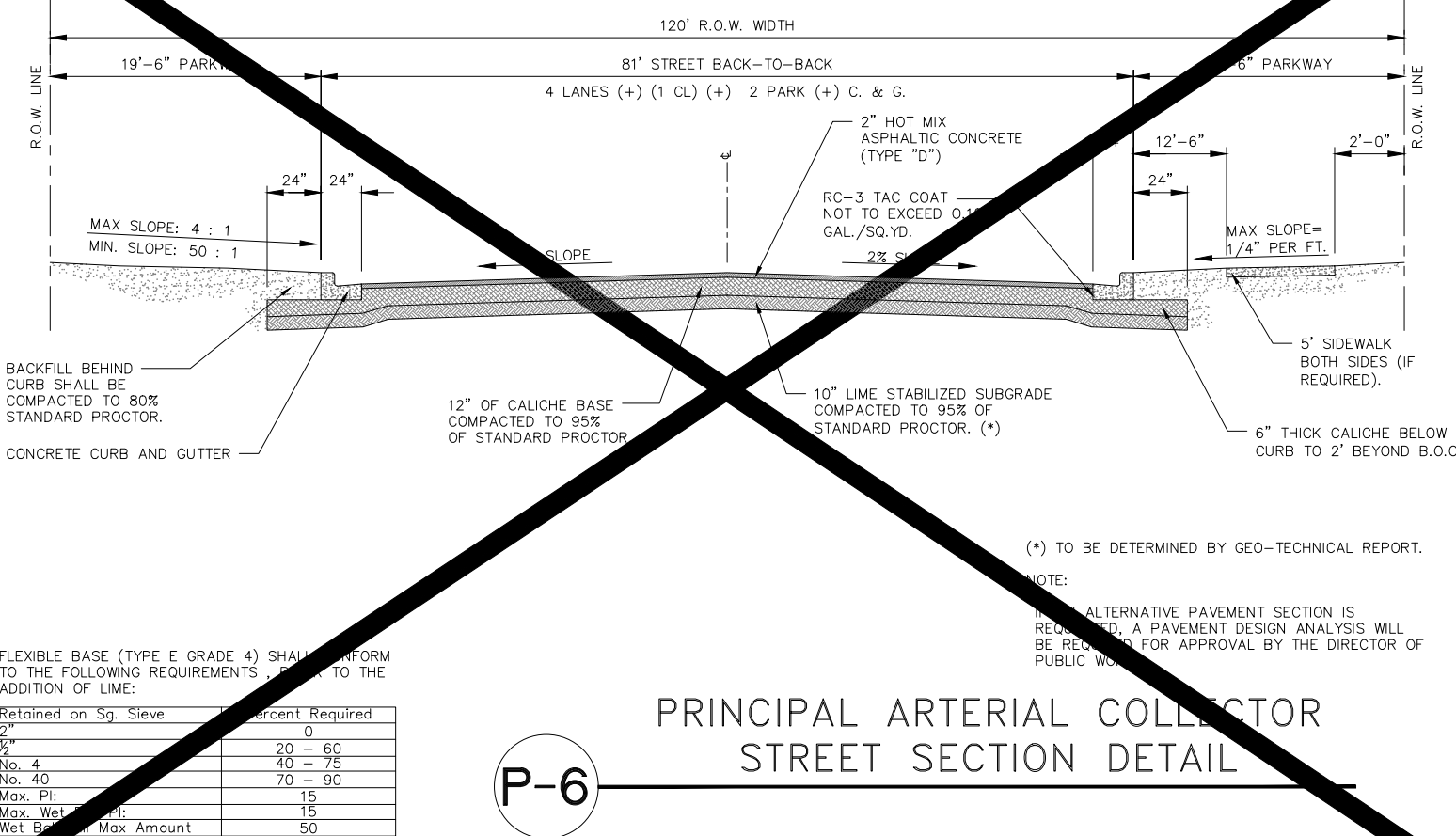
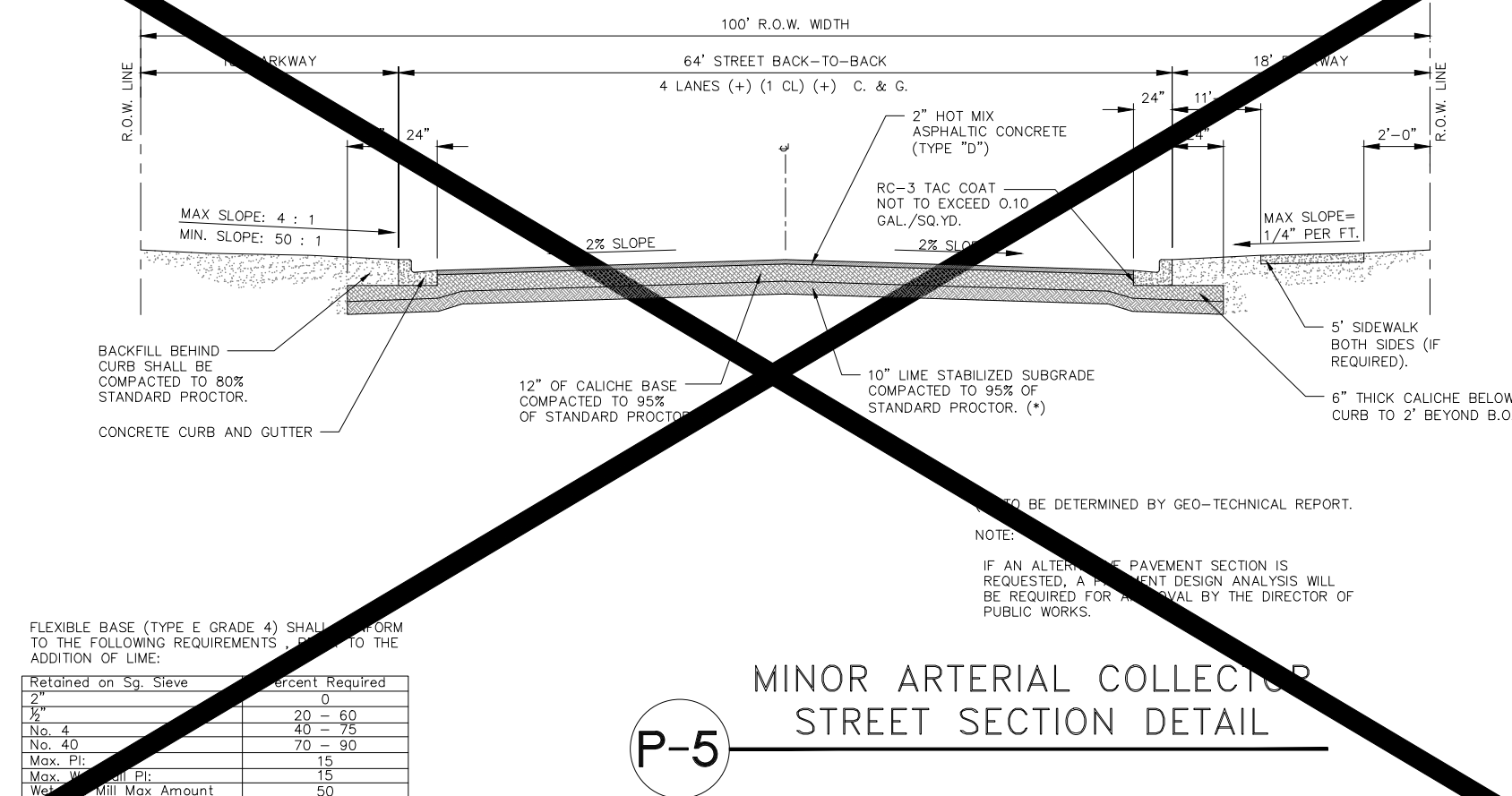
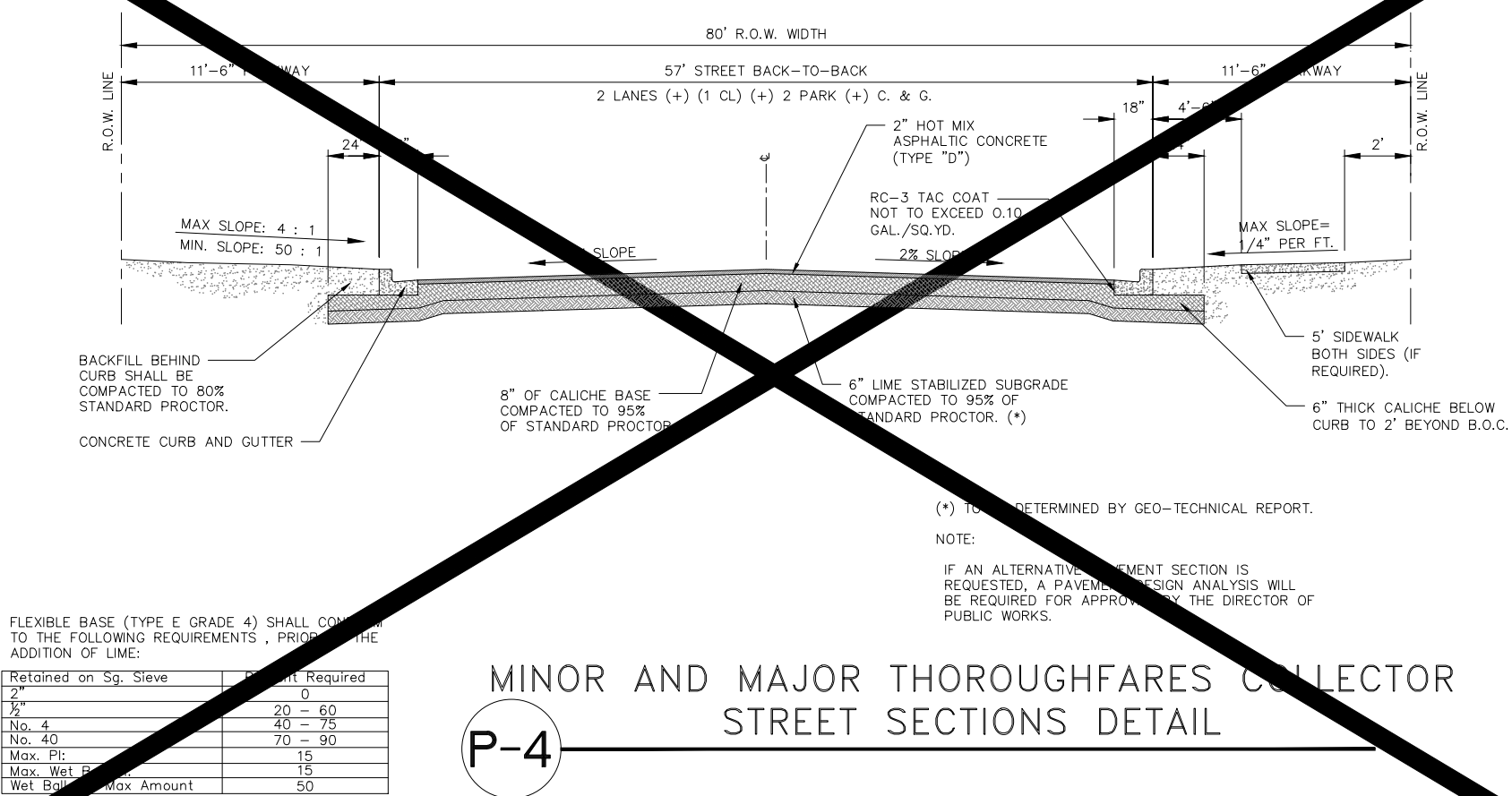
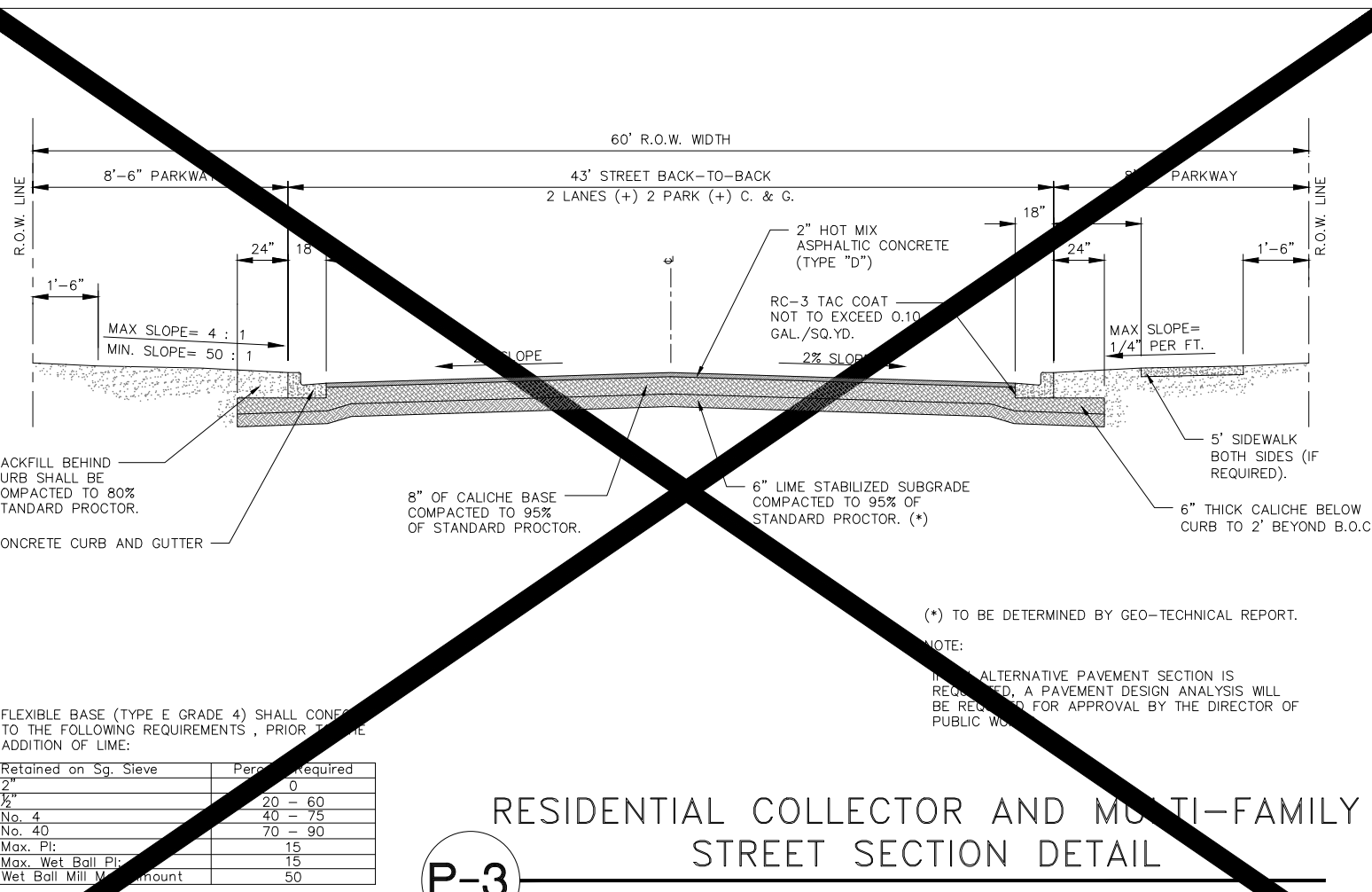
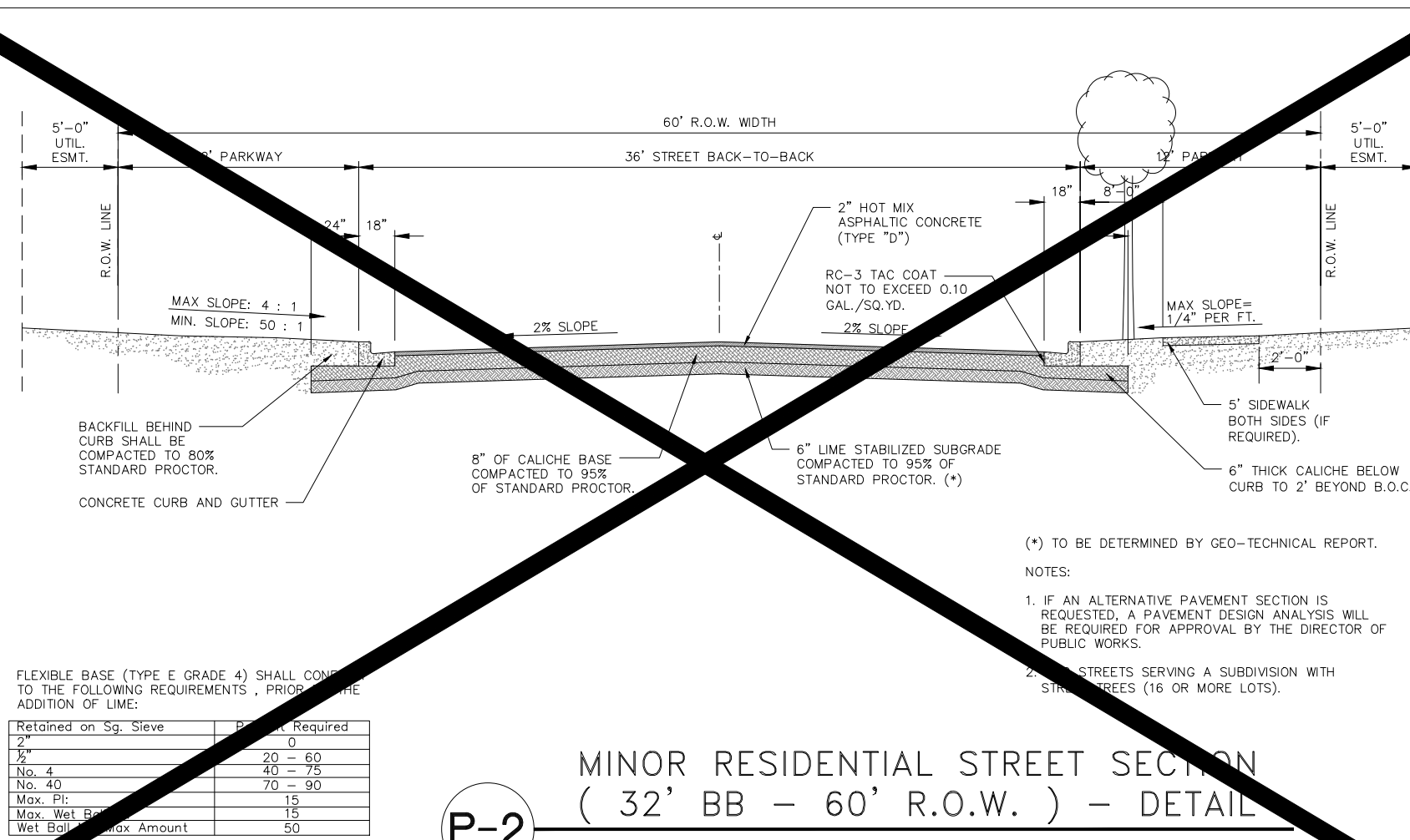
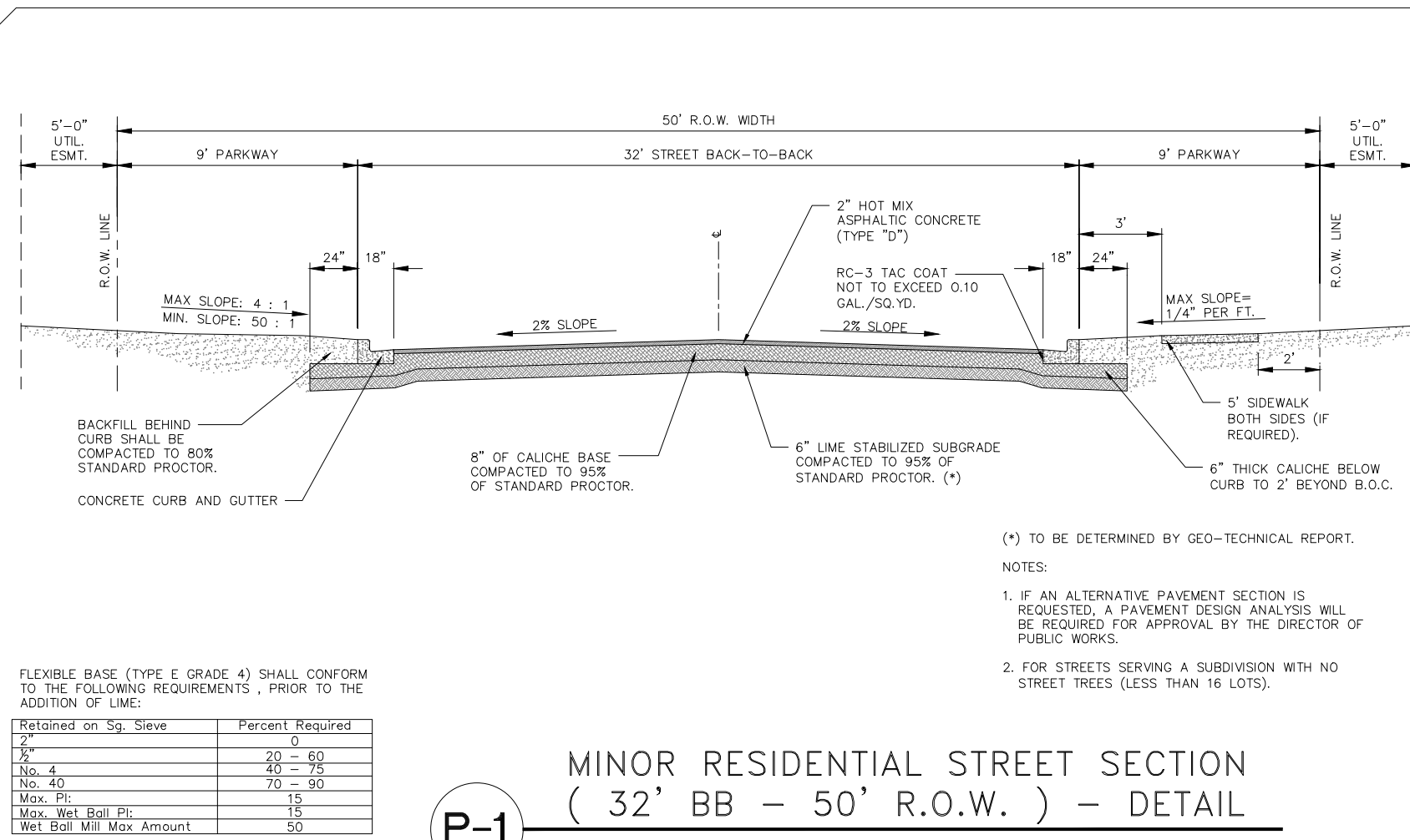
PRELIMINARY

TYPICAL DETAILS

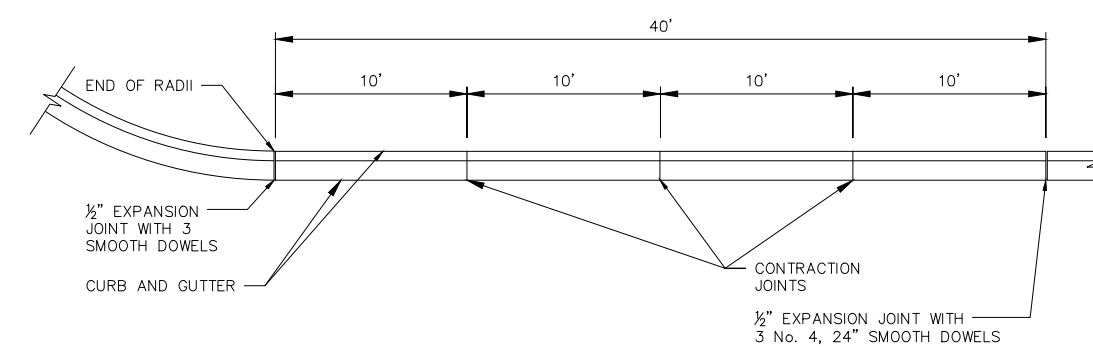
DAVIS GROVES AT VILANUEVA ESTATES SUBDIVISION

CITY OF EDINBURG, TEXAS

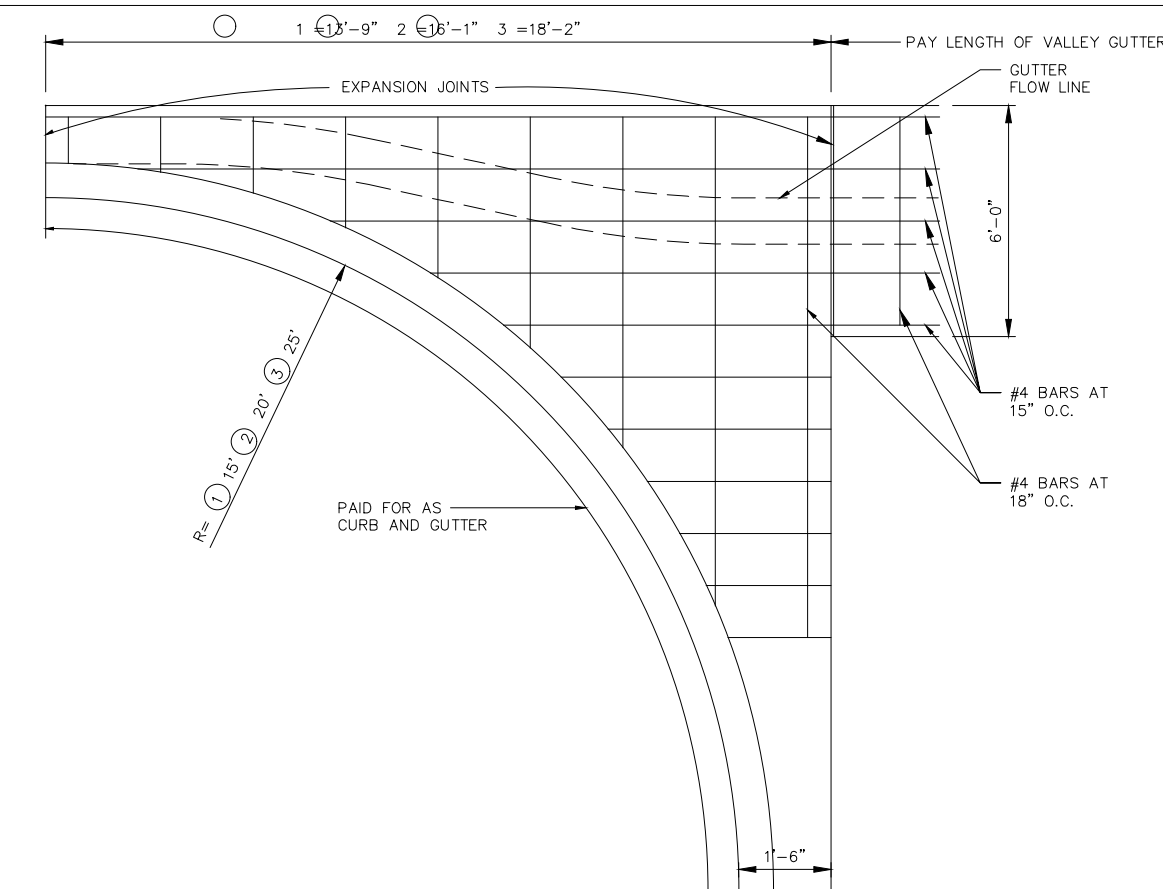
HIDALGO COUNTY



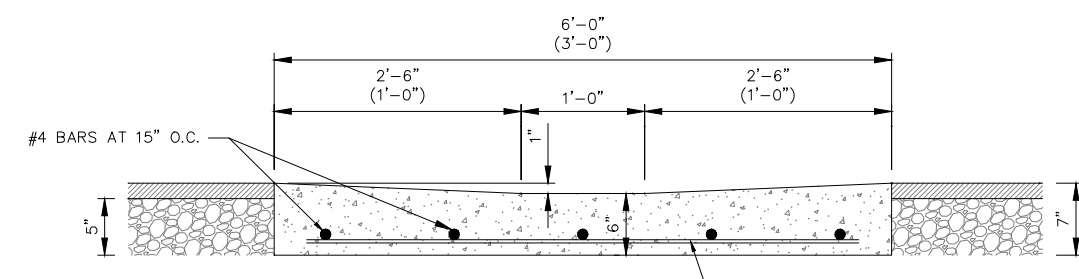
CURB AND GUTTER DETAIL
NOT TO SCALE



P-8 TYPICAL JOINTS
NOT TO SCALE



VALLEY GUTTER DETAIL



P-9 TYPICAL VALLEY GUTTER SECTION

FILE NAME: _____

DATE: MAY, 2014

SURVEYED BY: IP/JAG

DESIGNED BY: IP/JAG

DRAWN BY: RMM

REVISED BY: IP/JAG

CHECKED BY: IP/JAG

TITLE: PAVING SYSTEM

STANDARD DETAILS

EDINBURG
1968
2000

THE CITY OF
Edinburg
Engineering

HOR: 1" = NTS

SCALE: VERT: 1" = NTS

DATE: _____

SHEET NO.: 1 OF 3

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SHEET 6: SANITARY SEWER DETAIL SHEET	DATE: NOVEMBER 9, 2023
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SHEET 8-9: PAVING DETAILS	REVISIONS:
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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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TYPICAL DETAILS

DAVIS GROVES AT VILANUEVA ESTATES SUBDIVISION

CITY OF EDINBURG

HIDALGO COUNTY

PROJECT :

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: H.G.

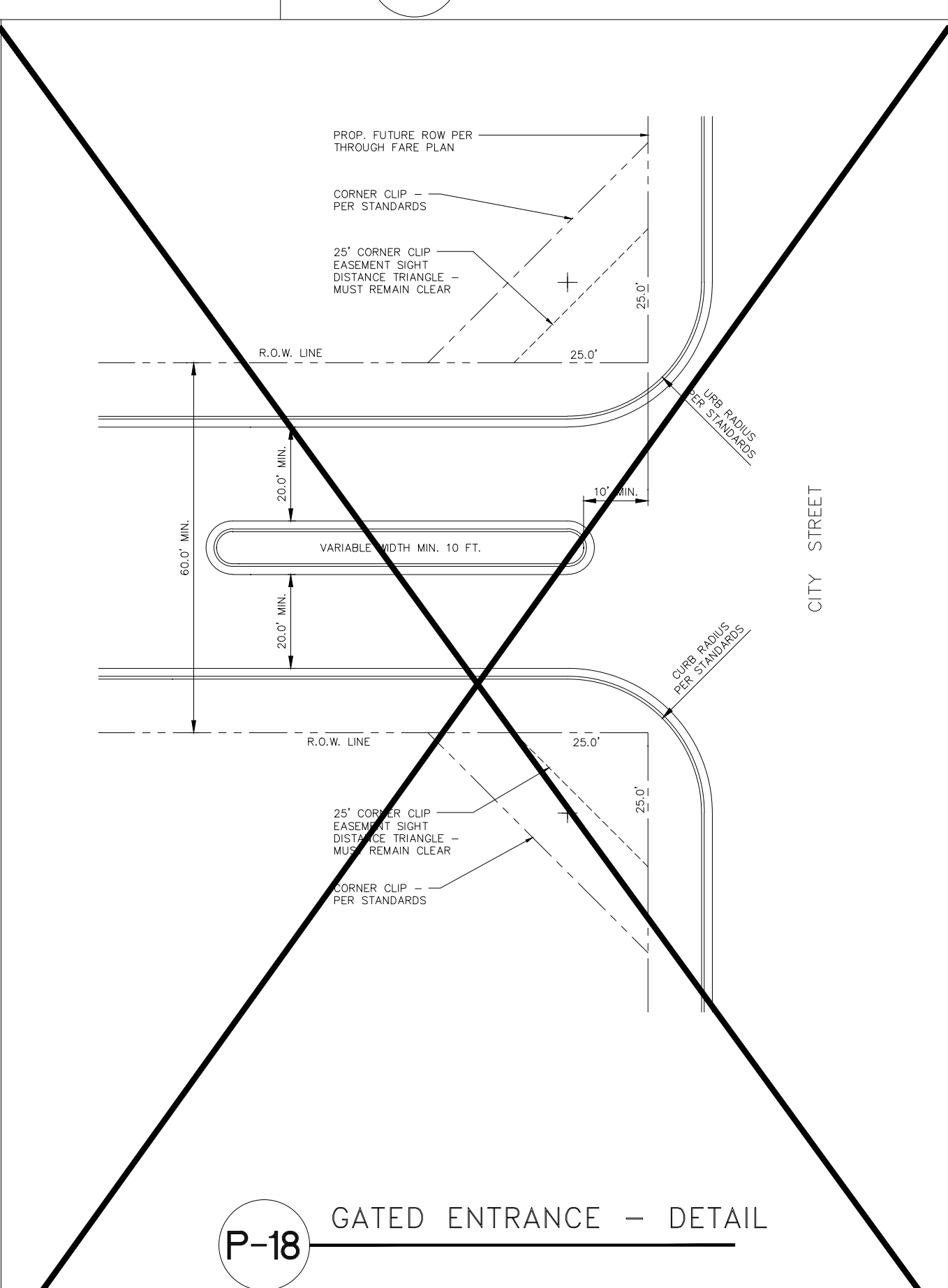
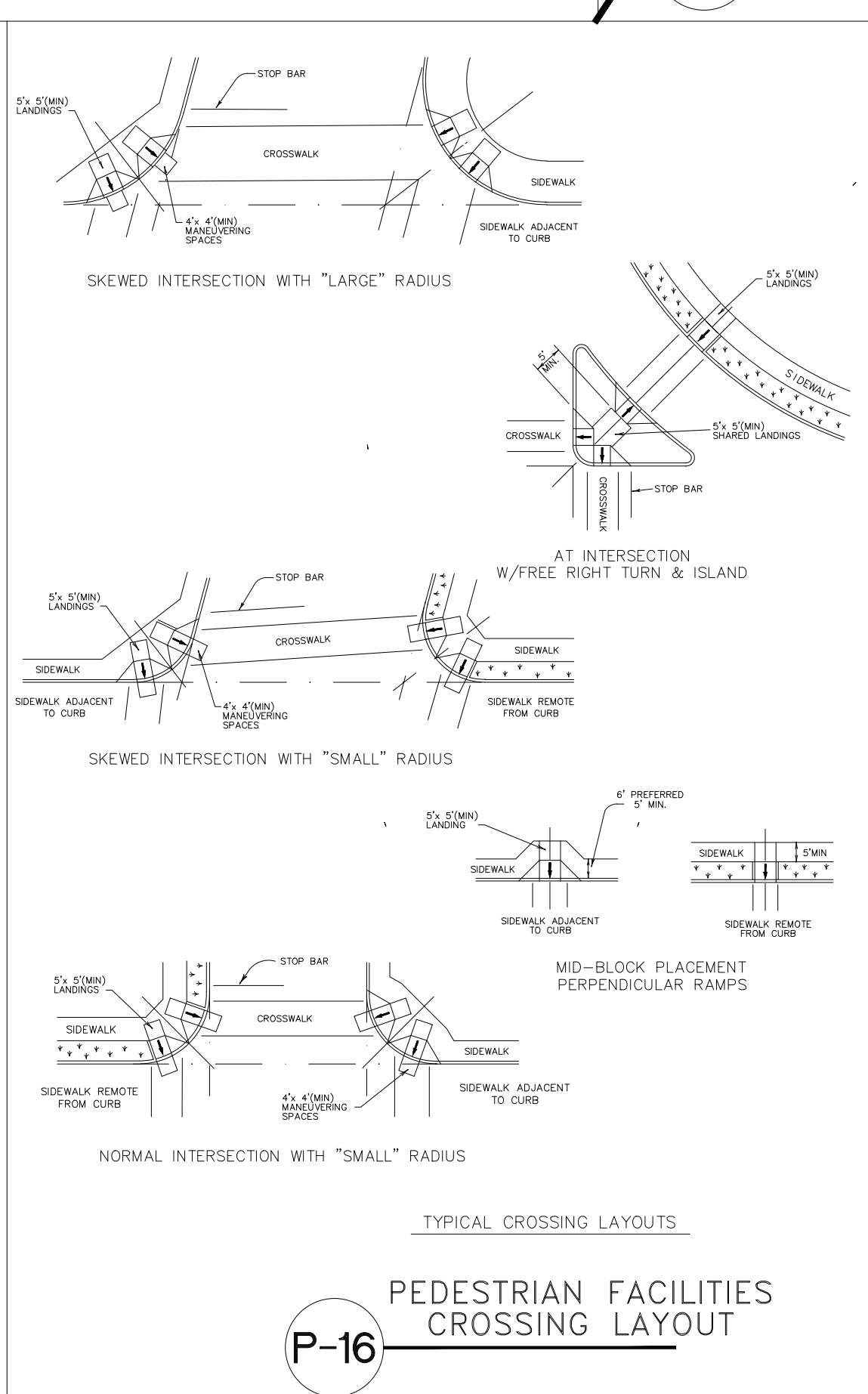
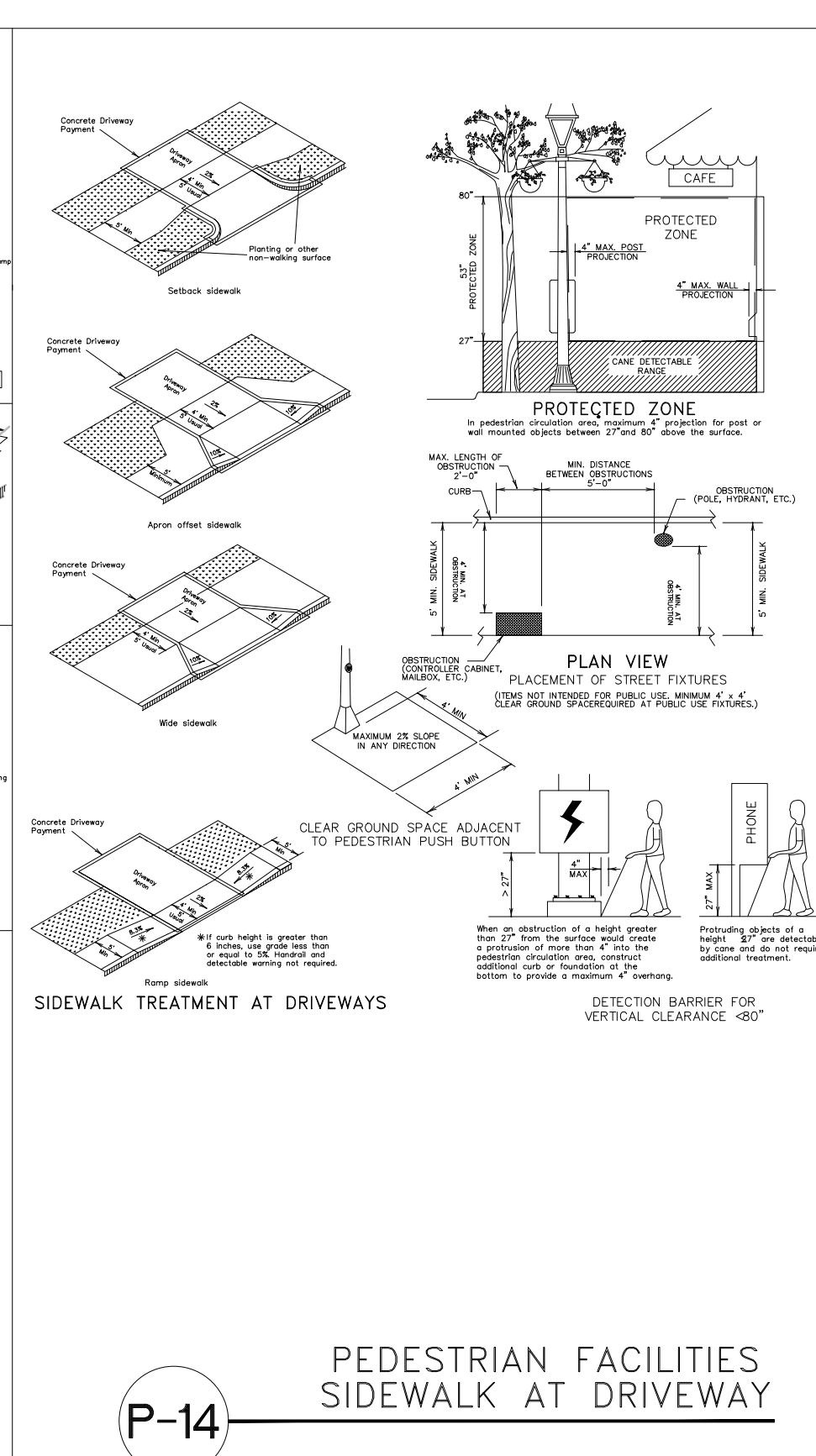
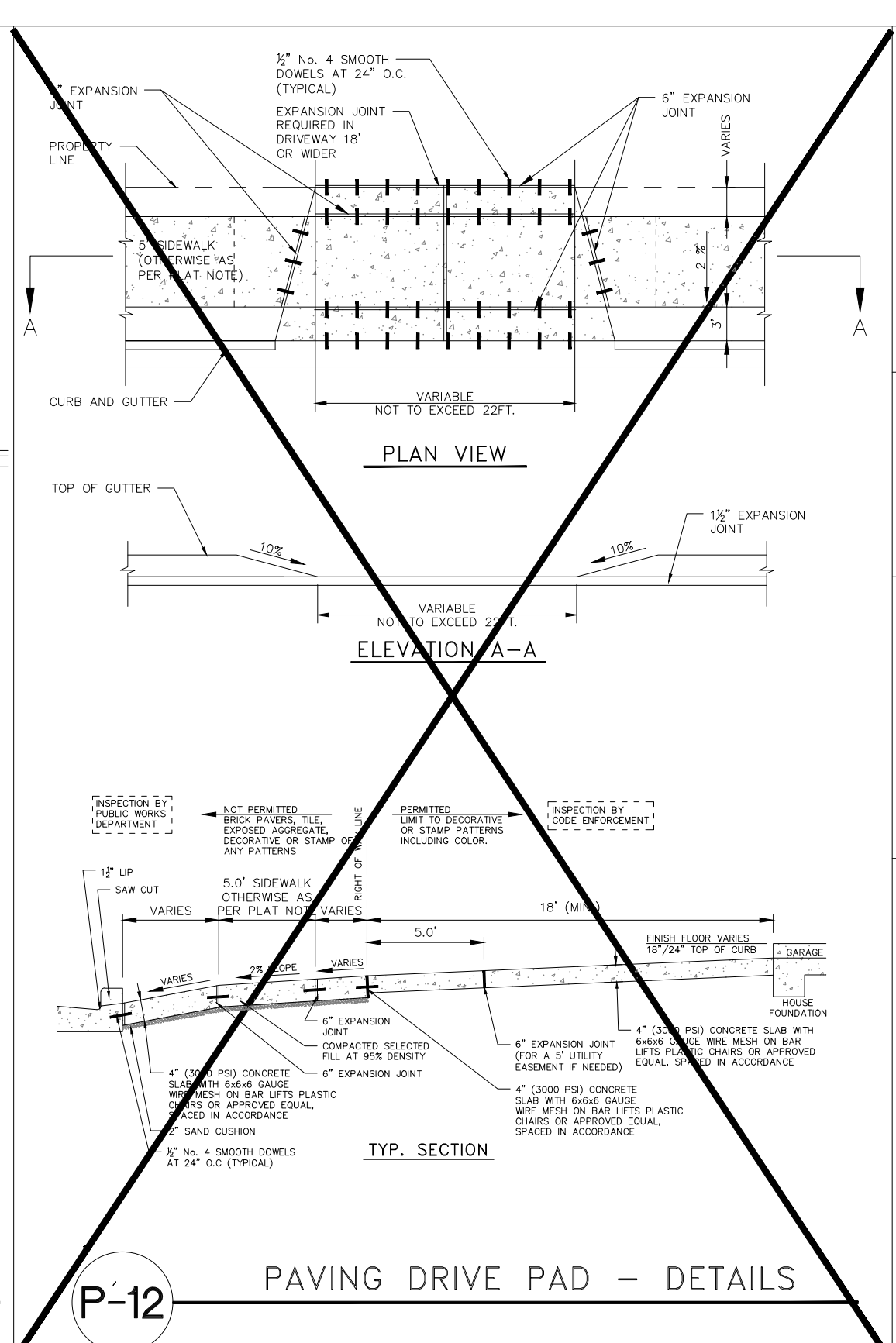
SCALE: NO TO SCALE

DATE: NOVEMBER 9, 2023

PROJECT: SUB 22 064

REVISIONS:

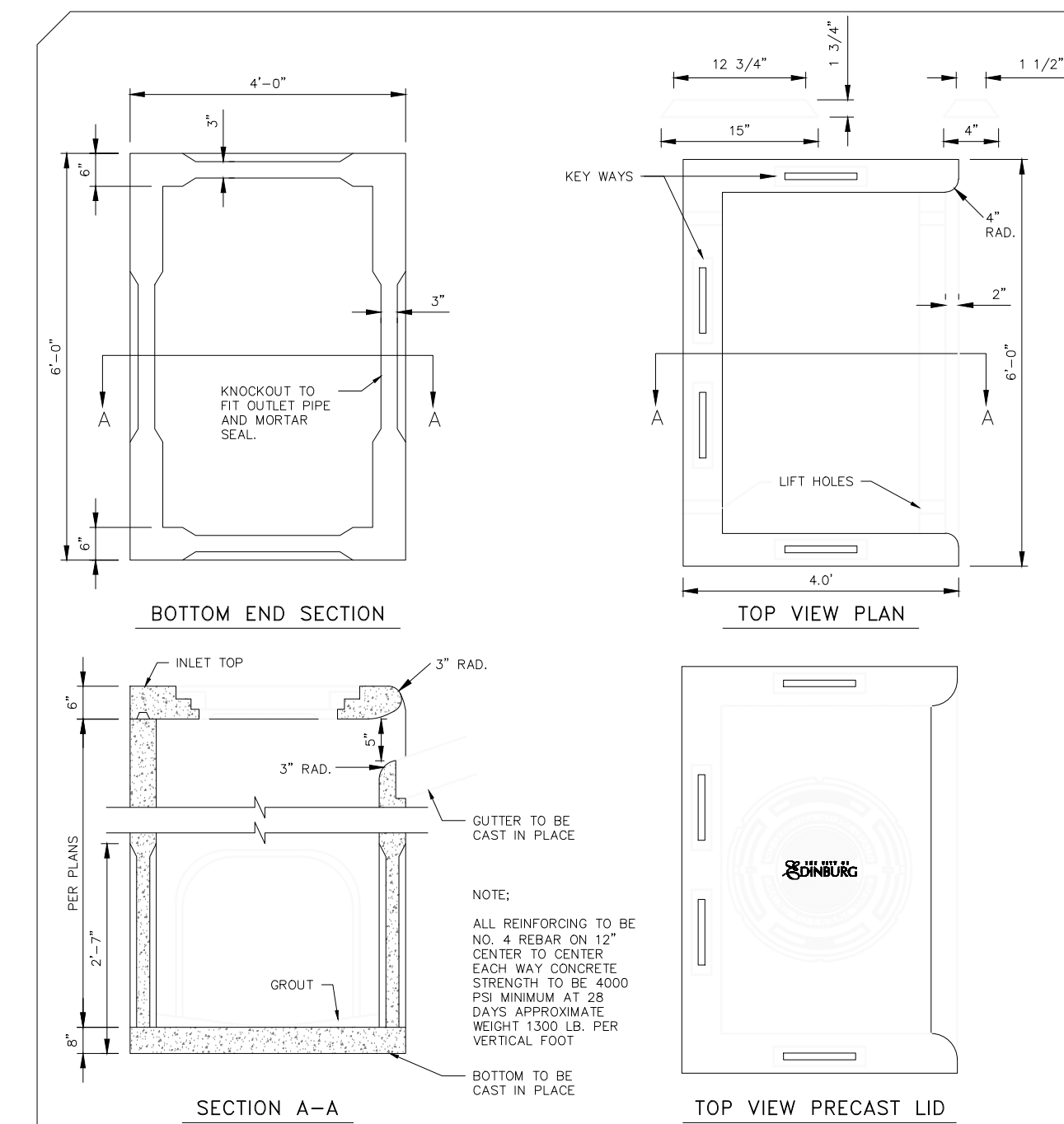
PAGE NO: 8-OF-10



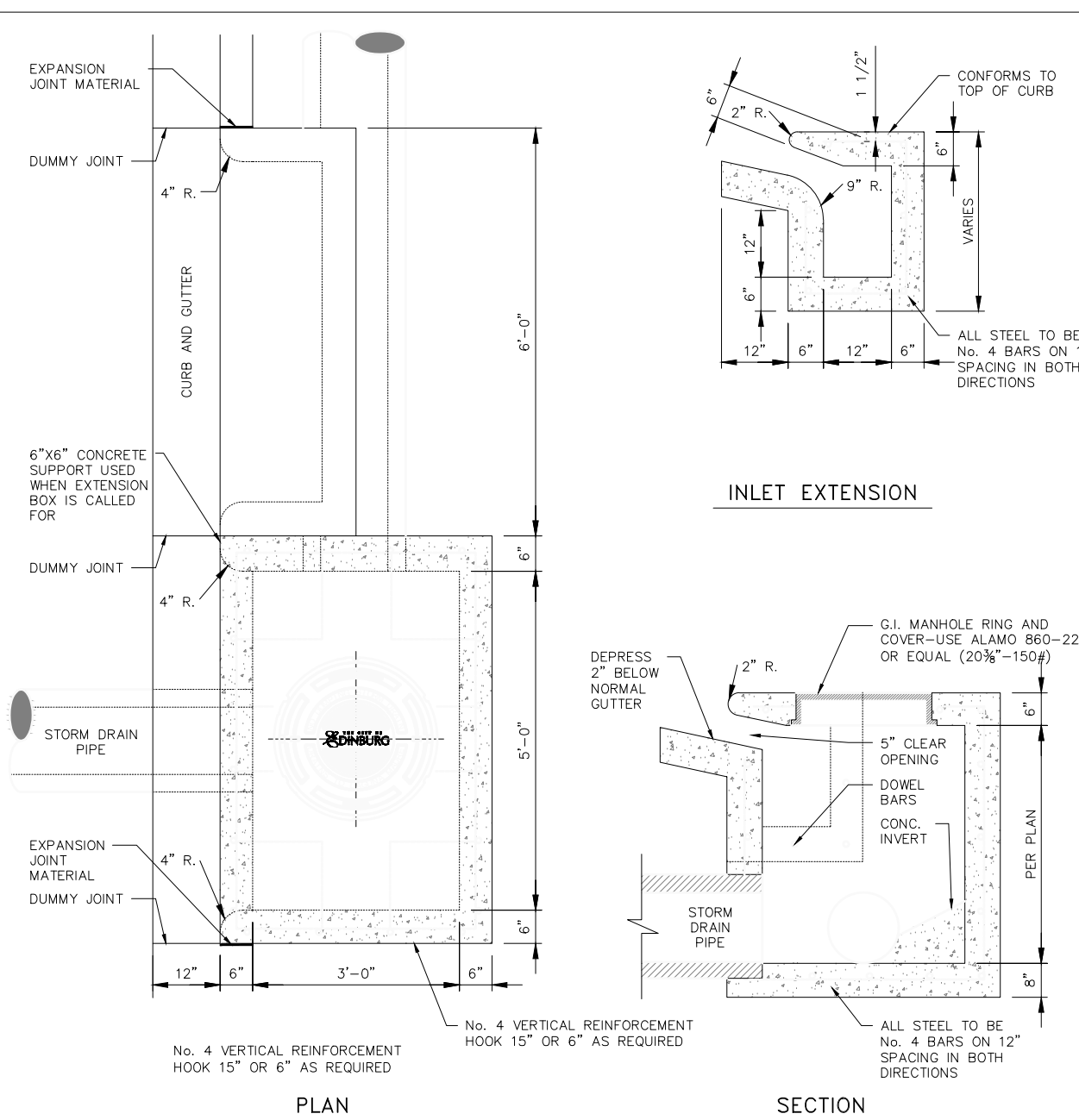
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SHEET 8-9: PAVING DETAILS		
SHEET 10:	DRAINAGE DETAIL SHEET	
		PROJECT: ENGINEER: IVAN GARCIA P.E. R.P.L.S. SURVEYOR: IVAN GARCIA P.E. R.P.L.S. CHECKED: IVAN GARCIA P.E. R.P.L.S. DRAWN: SCALE: NO TO SCALE DATE: NOVEMBER 9, 2023 PROJECT: SUB 22 061 REVISIONS: PAGE NO. 9-OF-10

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

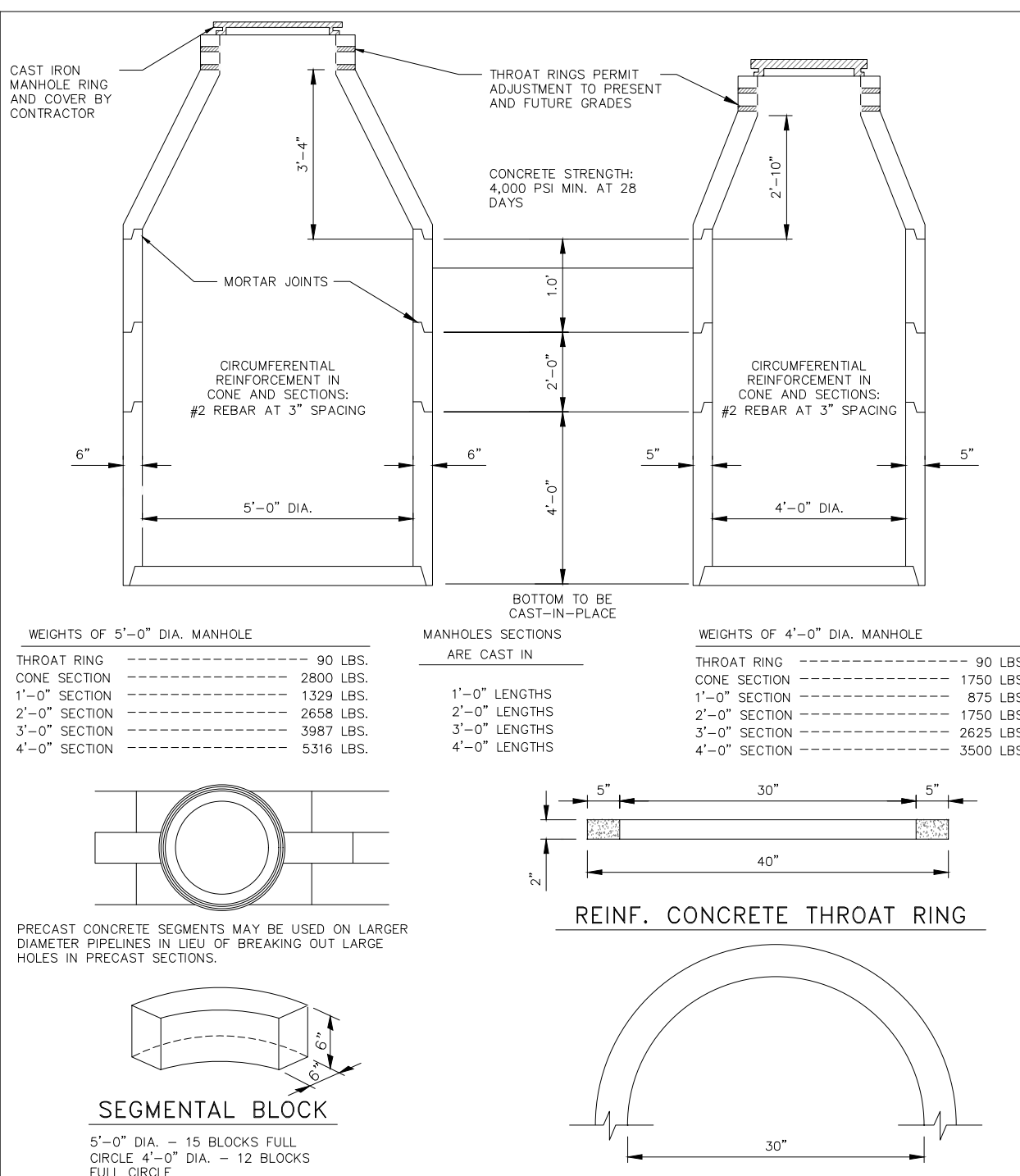
Y:\RDE SUBDIVISIONS 2022\SUB 22.061 - VILANUEVA CONSTRUCTION - DAVIS SUBDIVISION.DWG\SUB 22.061_RDE SHT 10-14 TYPICAL DETAILS.dwg GABRIEL 11/29/2023 3:21 PM



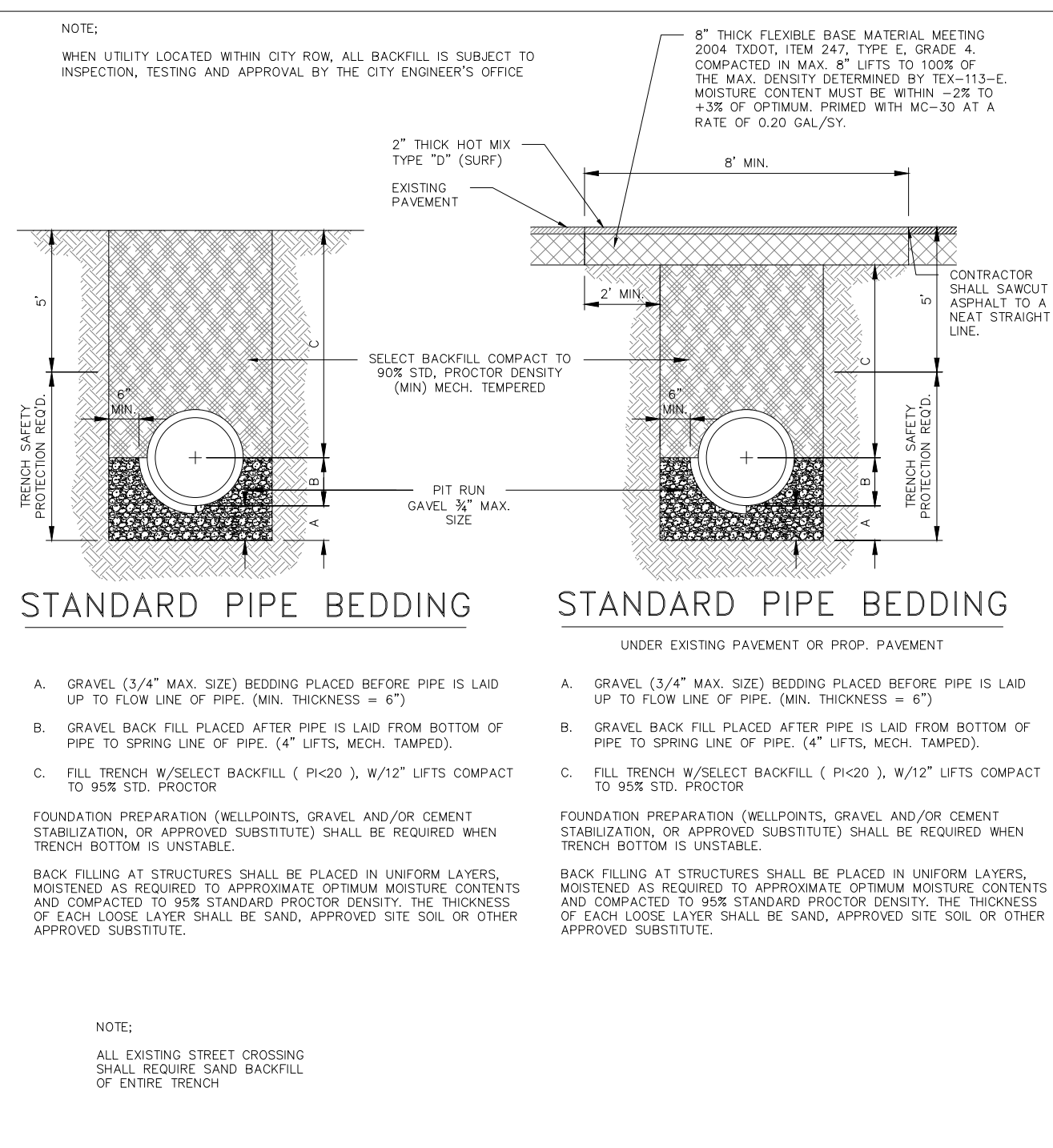
D-1 PRECAST TYPE "A" INLET



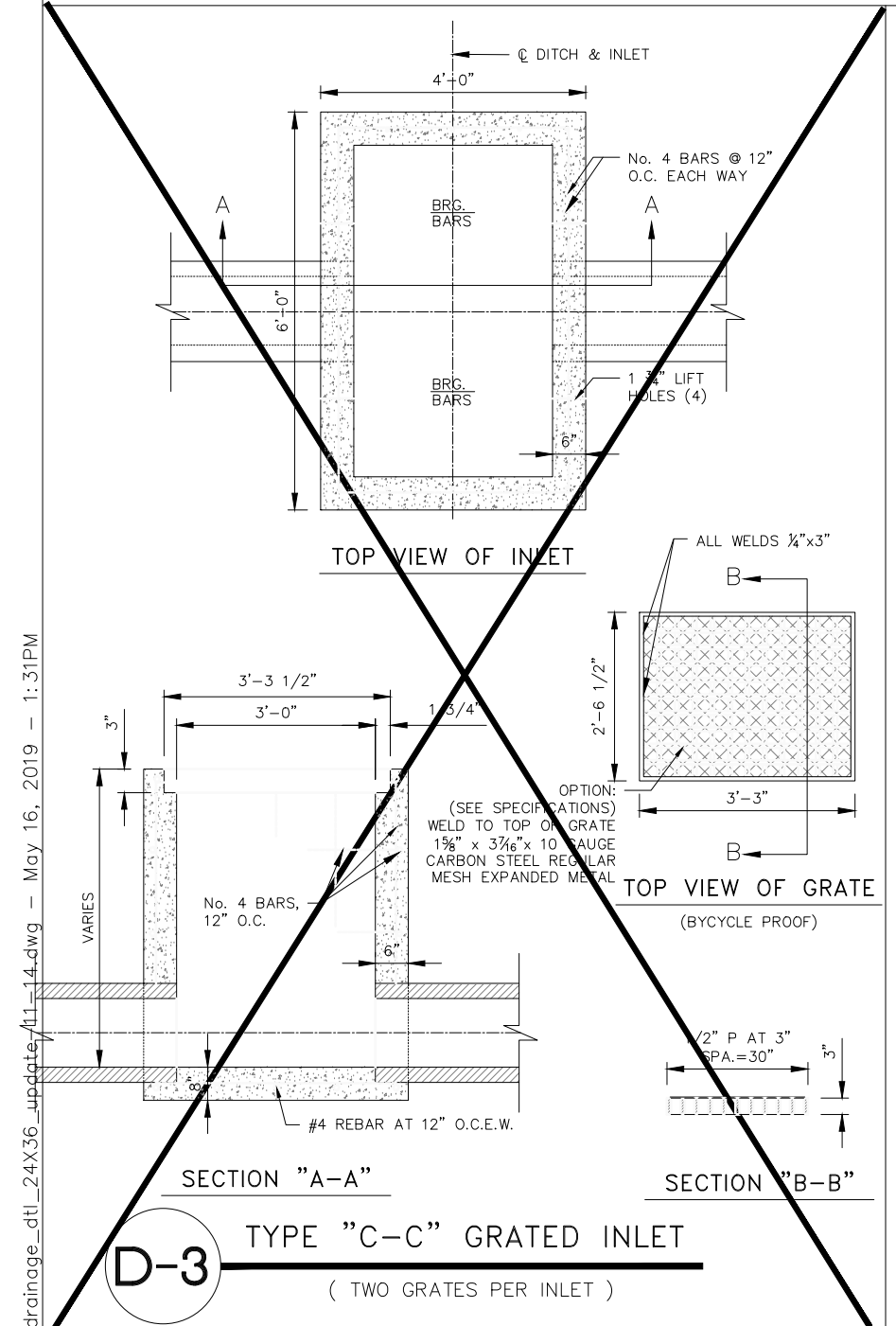
D-2 TYPE "A" INLET WITH EXTENSION - DETAILS



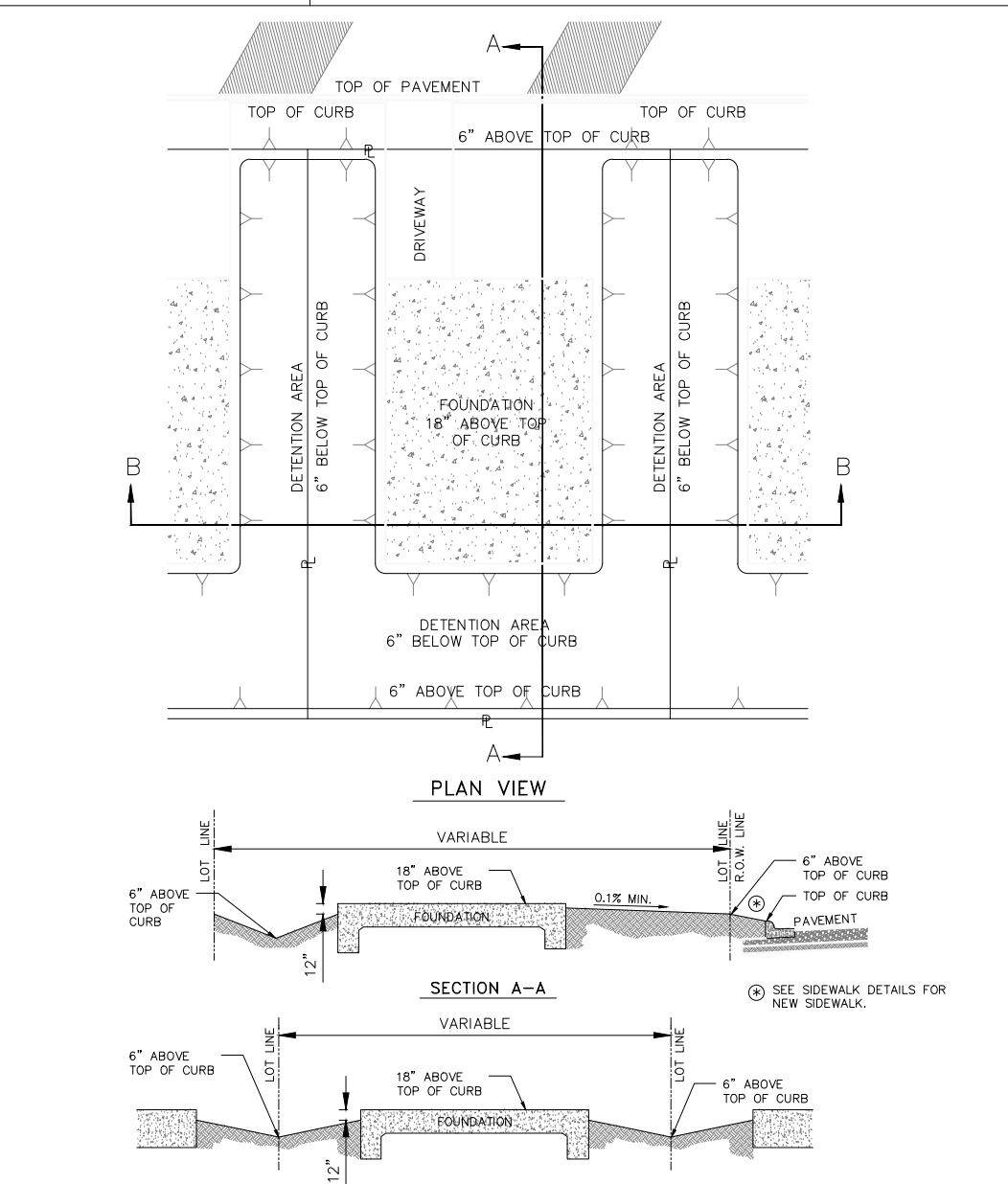
D-4 PRECAST CONCRETE MANHOLES - DETAILS



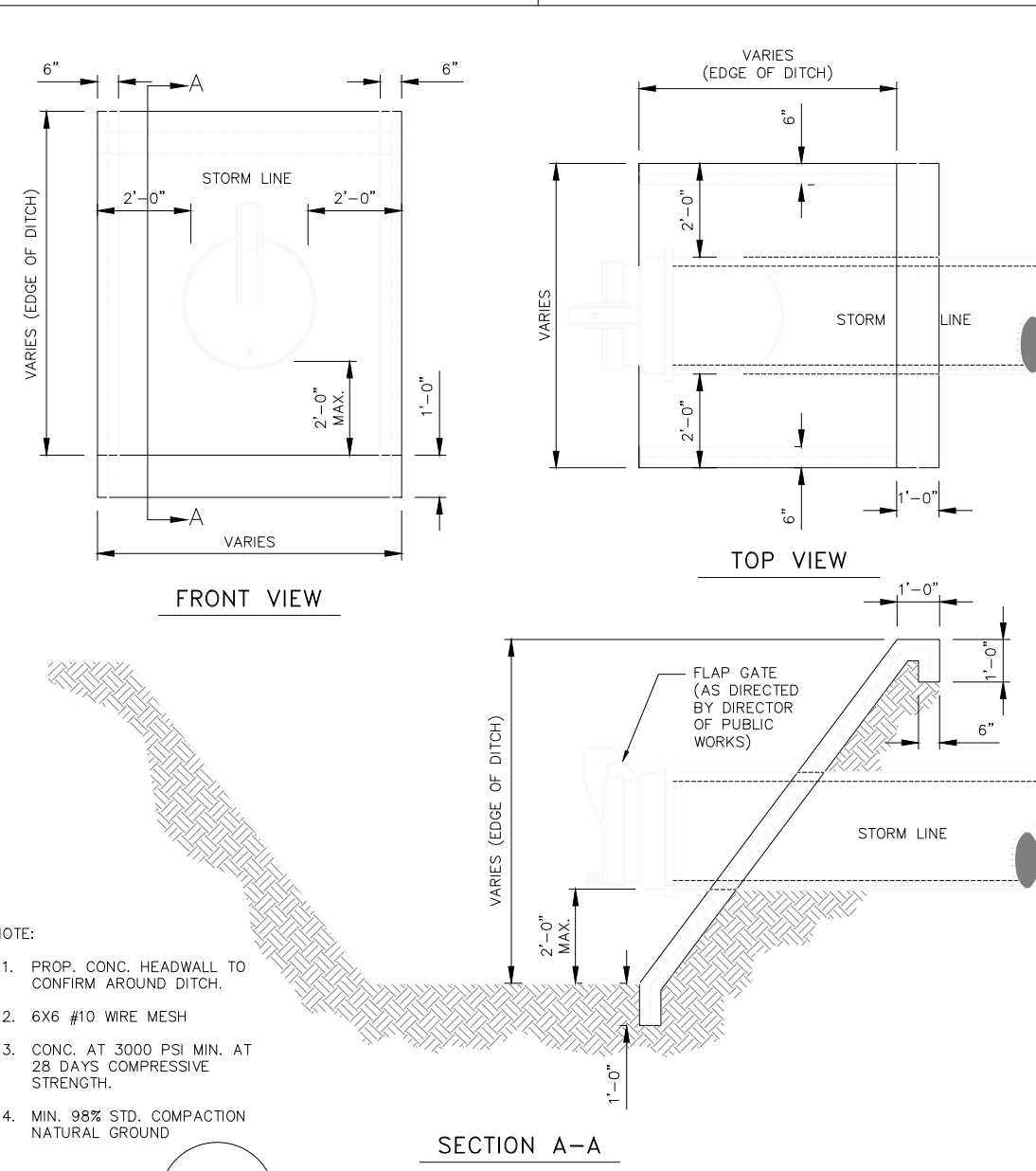
D-8 STANDARD PIPE BEDDING - DETAILS



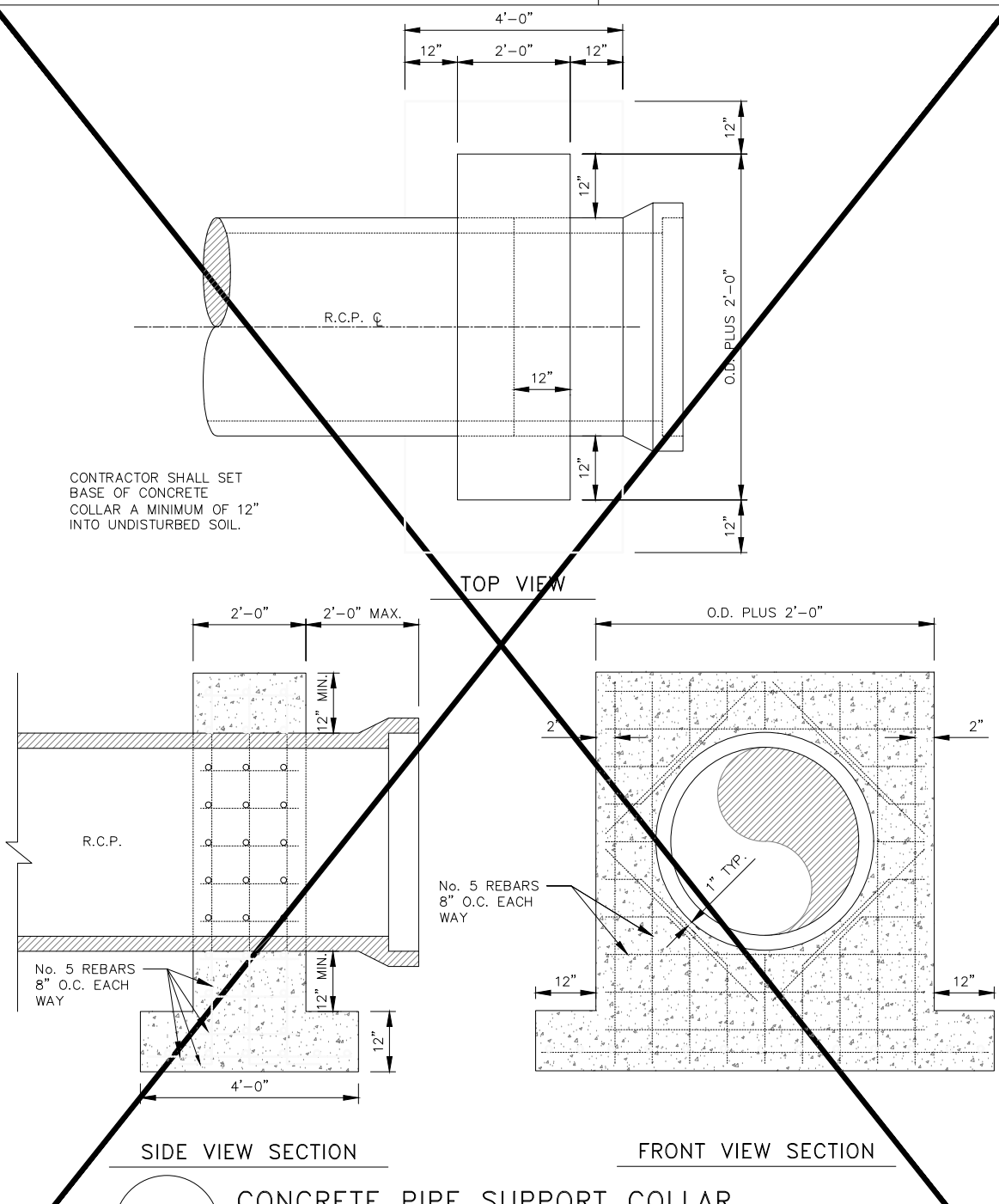
D-3 TYPE "C-C" GRATED INLET
(TWO GRATES PER INLET)



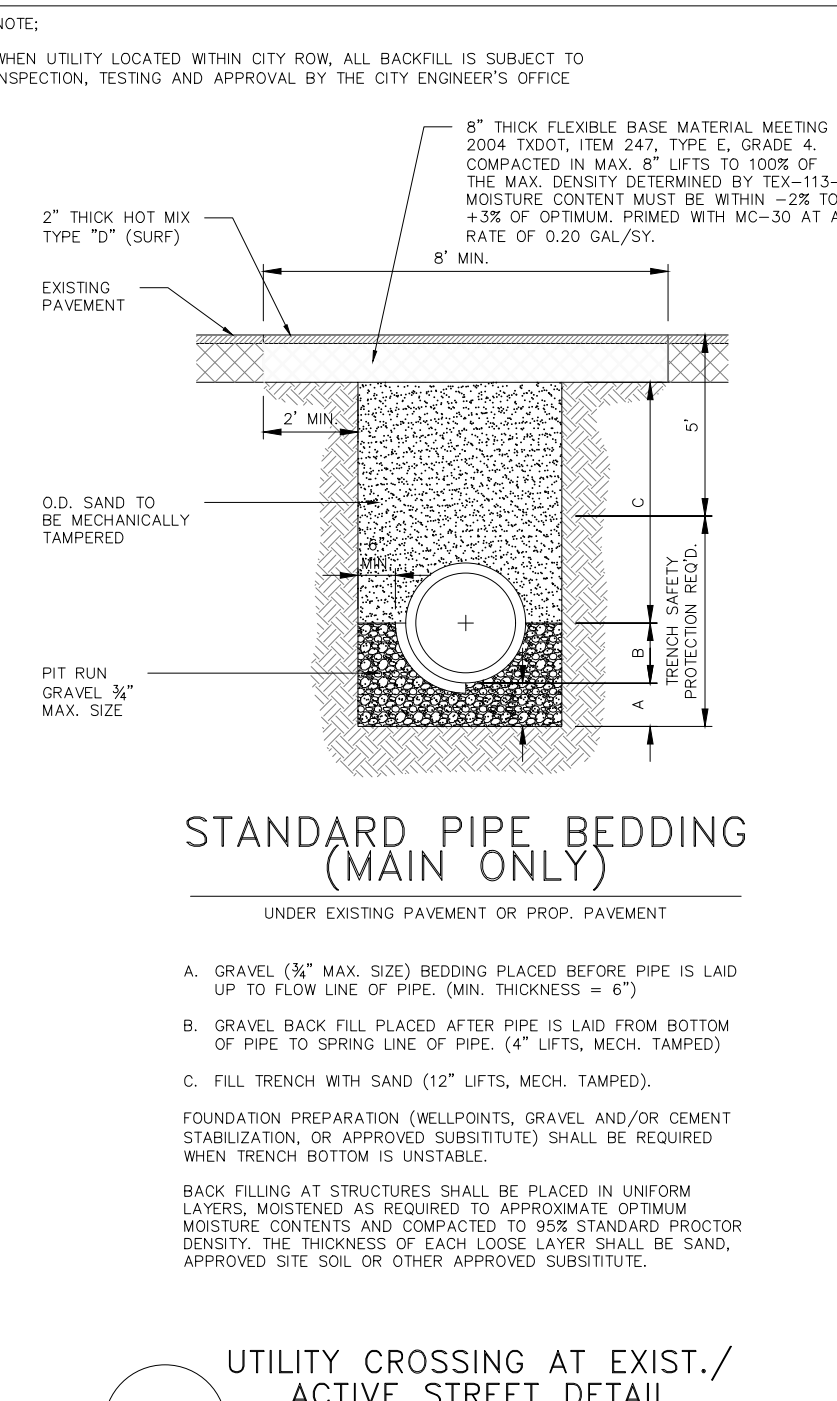
D-12 TYPICAL LOT LAYOUT GRADING DETAILS



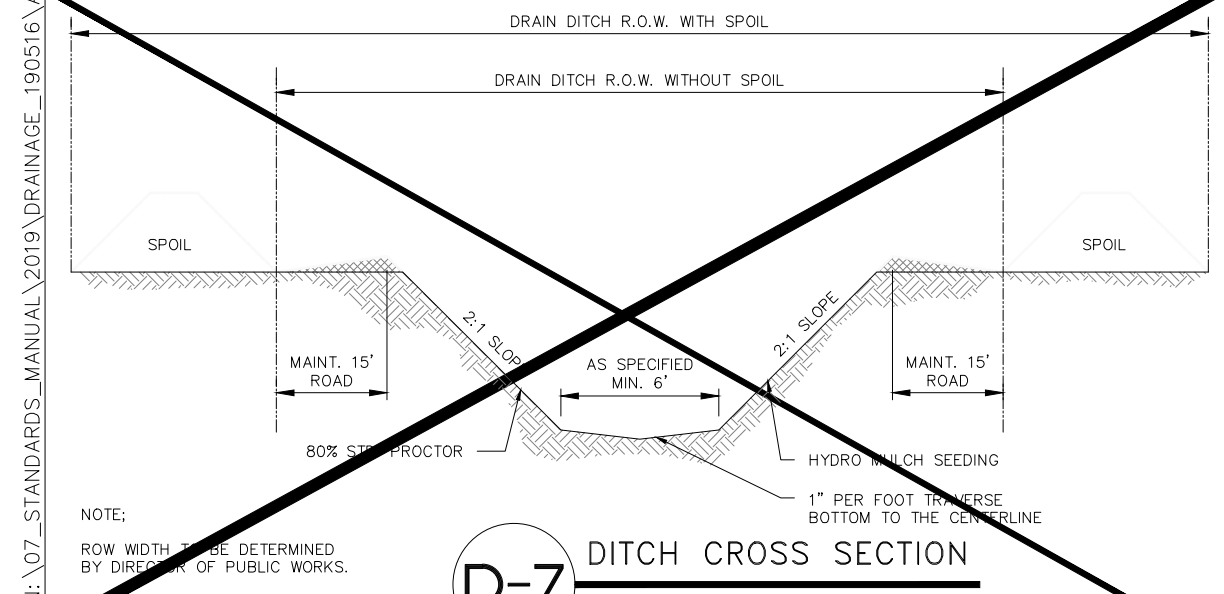
D-6 DOWN DRAIN STRUCTURE



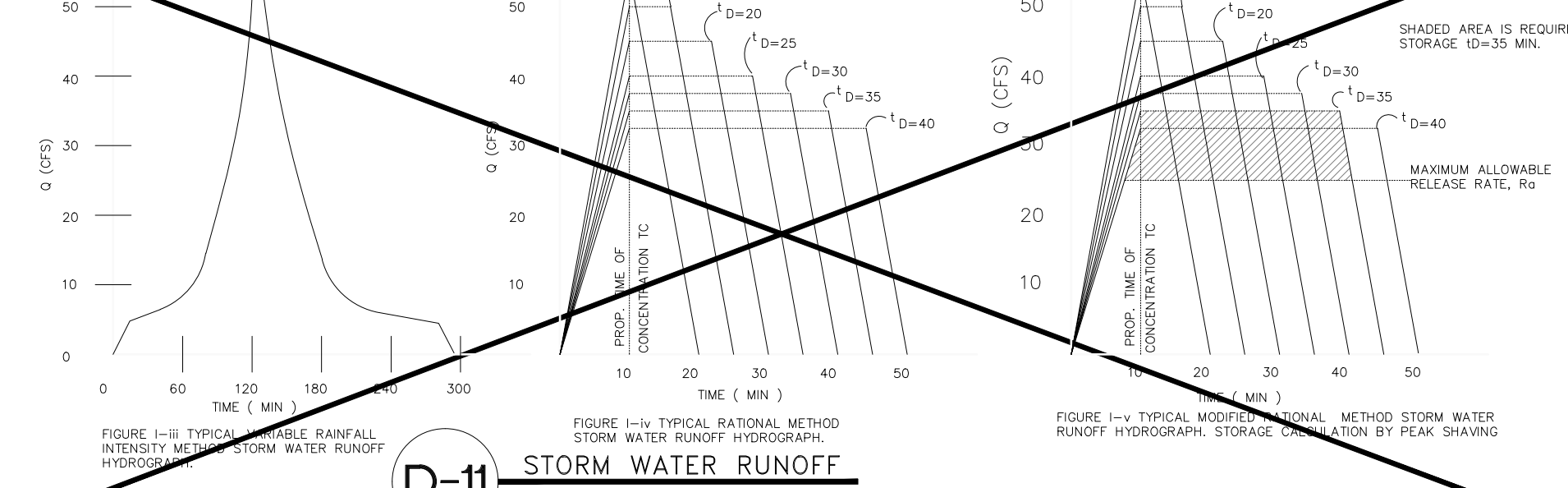
D-5 CONCRETE PIPE SUPPORT COLLAR



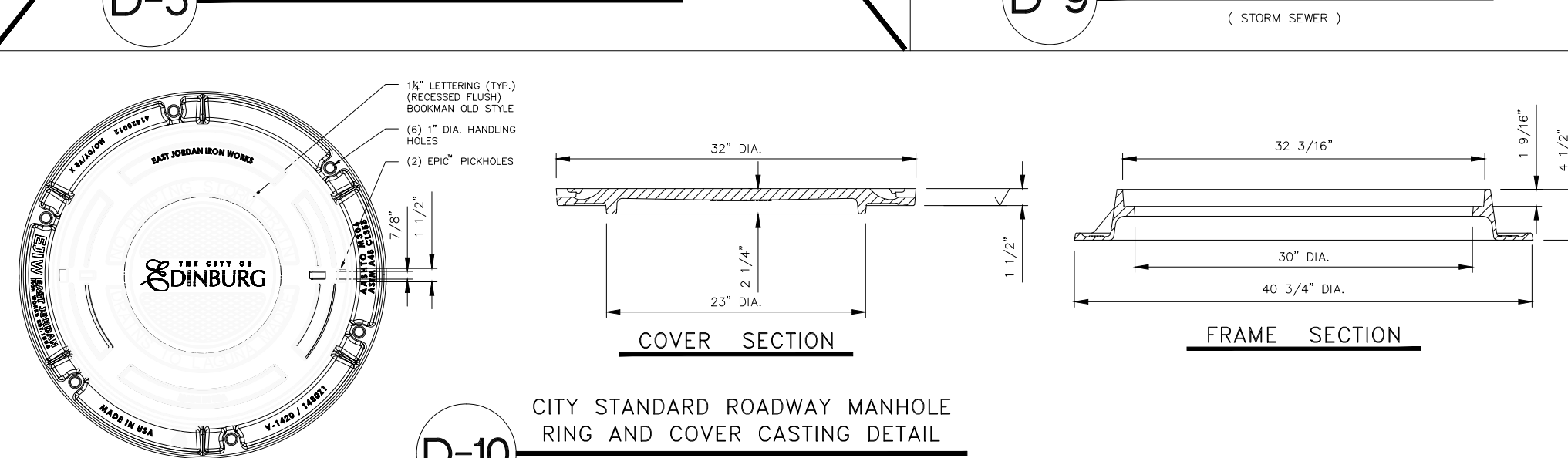
D-9 UTILITY CROSSING AT EXIST./
ACTIVE STREET DETAIL
(STORM SEWER)



D-7 DITCH CROSS SECTION



D-11 STORM WATER RUNOFF



D-10 CITY STANDARD ROADWAY MANHOLE
RING AND COVER CASTING DETAIL

FILE NAME: A_drainage_dtl_2.dwg
DATE: MAY 2014
SURVEYED BY:
DESIGNED BY: I.P.
DRAWN BY: R.M.M.
REVISED BY: I.P.
CHECKED BY: I.P.
TITLE: DRAINAGE SYSTEM
STANDARD DETAILS

HOR: 1" = N.T.S.
VERT: 1" = N.T.S.
SCALE:
DATE:
SHEET NO.: 1 OF 1

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