



**Planning
Department**

Anthony Uresti
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, TX 78596
Phone (956) 968-4734

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 4

**APPLICATION AND AGREEMENT FOR PIPELINE OR
UTILITY PERMIT**

Date: 1/18/24

North Alamo Water Supply Corporation (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name, Address and Phone number of Applicant:

North Alamo Water Supply Corporation Christy Sanchez

420 S Doolittle Rd Edinburg, Tx 78542 956-383-1618

2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):

Same

3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):

Same

4. Name, Address and Phone number of contractor to install Pipeline or Utility:

Mor Will LLC 808 S Shary Rd Ste 5 Mission Tx 78572

956-655-9934



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12. Utility Crossing Coordinate X: 1135038.1563 Y: 16656264.6729
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:
Four (4) 1" Water services
14. Pressure (each line):
35 PSI
15. Content (each line):
Potable Water
16. Estimated date of installation of Pipeline or Utility:
As soon as permit gets approved.



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will be furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnify and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 18th day of January, 2024.

Christy Sanchez

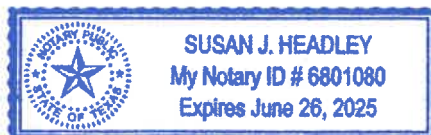
(Name of Applicant – Printed or Typed)

By: *Christy Sanchez*
Signature

Title: New Accounts Supervisor

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,
Christy Sanchez, on this 18th day of January, 2024,
to which witness my hand and seal of office.



Susan J Headley
Notary Public for the State of Texas

My Commission Expires: 6/26/2025



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**APPROVAL OF APPLICATION BY
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this _____ day of _____,
20____. The above and foregoing Application for Pipeline and Utility
Permit, and after consideration of the same by the Hidalgo County
Commissioners Court, said Application and Agreement for Pipeline or
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

Richard F. Cortez, County Judge



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EXHIBIT A

(Please insert description of project location and supporting documents for proposed utility work)

LEGEND:
 R.O.W.: RIGHT-OF-WAY
 PROP.: PROPOSED
 EXIST.: EXISTING

--- WATER LINE
 ▨▨▨ EXISTING PAVEMENT

GENERAL NOTES:

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVE GROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
2. BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION. (1-800-DIG-TESS)
3. ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
4. ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

FROM THE EXISTING NAWSC 6" WATER LINE LOCATED AT THE SOUTH SIDE OF BENITO A. RAMIREZ RD, FOUR BORE CROSSINGS ARE PROPOSED. THREE (3) 1" CROSSINGS AND ONE (1) 3/4" CROSSING. SAID WATER CONNECTIONS WILL PROVIDE SERVICE TO THE PROPOSED TARS NO.3 SUBDIVISION.



NORTH ALAMO
 WATER SUPPLY CORPORATION

LOCATION MAP
 BORE CROSSING LOCATION TARS NO. 3
 SUBDIVISION

PROJECT NO.	E-23-22
SCALE:	1"=150'
DRAWN BY:	L.M.
CHECKED BY:	N.S.
TITLE:	M.P.
SHEET 1 OF 1	

SUBDIVISION PLAT OF TARS NO. 3 SUBDIVISION

A 10.0 ACRE TRACT OUT OF LAND BEING ALL OF LOT 56, DELTA ORCHARDS SUBDIVISION UNIT NO.1, CONVEYED TO ORLANDO HINOJOSA, AS DESCRIBED IN DOCUMENT NO. 3171050 BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED DATED DECEMBER 1, 2020, DEED RECORDS OF HIDALGO COUNTY TEXAS, AS PRE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY TEXAS.

METES AND BOUNDS

A 10.0-ACRE (435,420.97 SQUARE FOOT) TRACT OF LAND BEING ALL OF LOT 56, DELTA ORCHARDS SUBDIVISION UNIT NO. 1, CONVEYED TO ORLANDO HINOJOSA, AS DESCRIBED IN DOCUMENT NO. 3171050 BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED DATED DECEMBER 1, 2020, DEED RECORDS OF HIDALGO COUNTY TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 3" IRON ROD FOUND ON THE CENTER LINE OF A 130.0 FOOT WIDE ROAD RIGHT-OF-WAY SOME BEING THE SOUTHWEST CORNER OF LOT 52 CONVEYED TO YOLANDA JORDAN AND G&H FARMS, AS DESCRIBED IN DOCUMENT NO. 1115115 BY WARRANTY DEED WITH VENDOR'S LIEN RECORDED DATED AUGUST 24, 2002, DEED RECORDS HIDALGO COUNTY, TEXAS, THENCE, S81°02'20"E CONTINUING ALONG THE CENTER LINE OF SAID 130.0 FOOT WIDE RIGHT-OF-WAY SAME BEING THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 93.12 FEET TO A BEGINNING OF A CURVE TO THE LEFT WITH CHORD LENGTH OF 242.84 FEET, RADIUS OF 572.96 FEET, CURVE LENGTH OF 244.70 FEET, TO A POINT BEING THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS TRACT.

THENCE, N08°57'40"E, ALONG THE WEST LINE OF SAID LOT 56 SAME BEING THE EAST LINE OF SAID LOT 52, A DISTANCE 65.0 FEET TO A 3" IRON ROD SET WITH PLASTIC CAP ON THE NORTH RIGHT-OF-WAY LINE OF MILE 21 ROAD, A DISTANCE OF 1,271.33 FEET TO A 3" IRON ROD FOUND WITH PLASTIC CAP, A TOTAL DISTANCE OF 1,272.80 FEET TO A 3" IRON ROD SET WITH PLASTIC CAP FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S36°02'53"E, ALONG THE EAST LINE OF SAID LOT 56 SAME BEING THE WEST OF LOT 58 CONVEYED TO ELMER L LEAL AND MARIA LEAL AS DESCRIBED IN DOCUMENT NO. 3207058 BY WARRANTY DEED RECORDED DATED MARCH 29, 2011, DEED RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 671.40 FEET TO A 3" IRON ROD SET WITH PLASTIC CAP ON THE NORTH RIGHT OF WAY LINE OF SAID MILE 21 ROAD, A TOTAL DISTANCE OF 936.40 FEET TO A POINT ON THE CENTER LINE OF SAID MILE 21 ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH 53°57'40"W, ALONG THE CENTERLINE OF SAID MILE 21 ROAD, A DISTANCE OF 699.22 FEET TO A BEGINNING OF A CURVE TO THE RIGHT WITH CHORD LENGTH OF 204.21 FEET, RADIUS OF 572.96 FEET, CURVE LENGTH OF 205.00 FEET, A TOTAL DISTANCE OF 904.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.0 ACRE (435,420.97 SQUARE FEET) OF LAND MORE OR LESS.

STATE OF TEXAS COUNTY OF STARR

I, RESTITUTO A. ASCANO III, A REGISTER PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT OF TARS NO.3 SUBDIVISION AND ITS METES AND BOUNDS DESCRIPTION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ DATE _____



RESTITUTO A. ASCANO III, RPLS R.P.L.S. No. 6225

STATE OF TEXAS COUNTY OF STARR

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOSE N. SALDIVAR, P.E. 94076 ON 01/04/24. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

JOSE N. SALDIVAR
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING GROUP, PLLC
2020 E. GRIFFIN PARKWAY ST
MISSION, TEXAS 78574
FR No. 8298

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
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 PRACTICE. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the TARS SUBDIVISION No.3 was reviewed and approved by the Hidalgo County Commissioners Court on _____ DATE _____

Hidalgo County Judge _____ DATE _____

Hidalgo County Clerk _____ DATE _____

JORDAN YOLANDA & G & H FARMS
DELTA ORCHARDS CO. UT
NO1 LDT 46, 48, 50 & 52
34.84 AC
DDC115115

45.00' DELTA IRRIGATION DISTRICT CANAL R.O.W. VOL. 447 [G] 441 HCDR

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN COMMUNITY-PANEL NUMBER 480334 0350 C, MAP REVISED: MAY 17, 2001 LDMR.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS HIGHER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- MINIMUM BUILDING SETBACK LINES: FRONT50.00'
REAR.....15.00'
SIDE.....6.00'
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 17,188 CUBIC FEET (0.40 ACRE FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3
- 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 LOT.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH PORTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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 A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- TARS DEVELOPMENT LLC THE OWNER & SUBDIVIDER OF TARS NO. 3 SUBDIVISION RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO 2 OF THIS PLAT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO & DELTA LAKE IRRIGATION DISTRICT AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE PURCHASERS OF LOTS SHALL BE RESPONSIBLE TO INSTALL DRAINWAY CULVERT PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.

DELTA IRRIGATION DISTRICT DRAINAGE STATEMENT:

WE, THE UNDERSIGNED OWNER(S) OF LAND SHOWN ON THIS PLAT FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT (WILLACY AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HAIRS AND ASSIGNS, ASSUME ANY COST IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

TOMAS J. ARREDONDO, MEMBER
TARS DEVELOPMENT LLC.
P.O. BOX 720096
MCALLEN, TEXAS 78504

DELTA IRRIGATION DISTRICT:

THIS PLAT, TARS NO.3 SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT OF WILLACY AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. "ALL RIGHTS, RULES AND REGULATIONS OF DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT, NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT." (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED.) DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 15' FROM THE CENTERLINE OF A PIPELINE OR 25' FROM THE INSIDE TOE OF ANY MAIN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING WILL BE INSTALLED OR REMAIN ON ANY DISTRICTS EASEMENTS OR RIGHT OF WAY UNLESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE GATES PROVIDING A MINIMUM OPENING OF 16 FEET. PLAT WILL BE EXCLUDED FROM DISTRICT BOUNDARIES AND LOTS WILL NO LONGER HAVE ACCESS TO IRRIGATION.

ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERKS OFFICE OF WILLACY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE, SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2024

APPROVED BY:

PRESIDENT: CHUCK McDONALD

SECRETARY: MATTHEW KLOSTERMANN

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TARS No.3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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

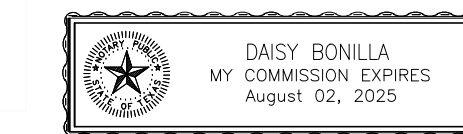
I, TARS DEVELOPMENT LLC, OWNER OF THE 10.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TARS No.3 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

- 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;
 - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

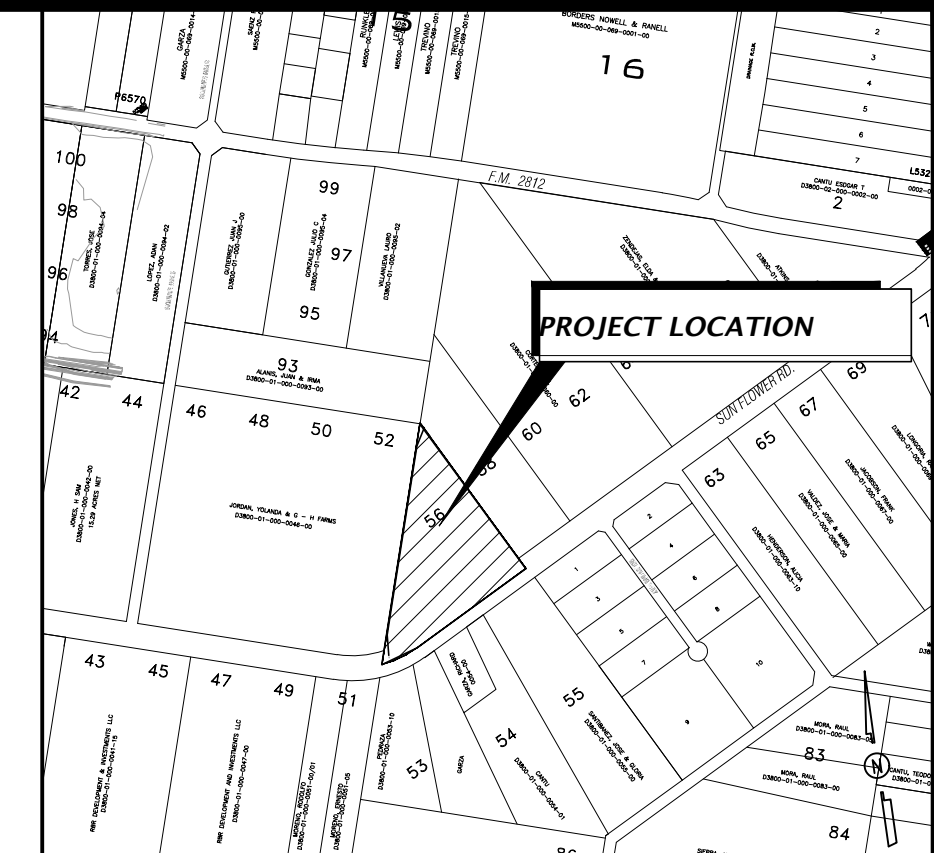
TOMAS J. ARREDONDO, MEMBER DATE _____
TARS DEVELOPMENT LLC.
P.O. BOX 720096
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TOMAS J. ARREDONDO proved to me through her Texas Department of Public Safety Driver License to the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, de-clared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed. Given under my hand and seal of office this _____ day of _____, 2024.



NOTARY PUBLIC - STATE OF TEXAS



LOCATION MAP SCALE = 1"=1000'

LOCATION OF TARS NO.3 SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: TARS NO. 3 SUBDIVISION IS LOCATED IN NORTHERN HIDALGO COUNTY ON THE NORTH SIDE OF BENITO A RAMIREZ RD APPROXIMATELY 1,320 FEET EAST FROM THE INTERSECTION OF SKINNER RD AND BENITO A RAMIREZ RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,394). TARS NO.3 SUBDIVISION LIES ON HIDALGO COUNTY RURAL LIMITS UNDER LOCAL CODE 42.02 PCT. NO.4

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE AGREES THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____

TOMAS J. ARREDONDO
MEMBER
TARS DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TOMAS J. ARREDONDO KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

INDEX TO SHEETS OF TARS No.3 SUBDIVISION	
SHEET 1:	HEADING; INDEX; LOCATION MAP AND ET; PRINCIPAL CONTACTS; MAP; LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER SUPPLY CORPORATION AND COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES
SHEET 2:	WATER AND ON-SITE SEWAGE FACILITIES DISTRIBUTION MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
SHEET 3:	DRAINAGE PLAN, DRAINAGE REPORT, AND MAP OF TOPOGRAPHY.

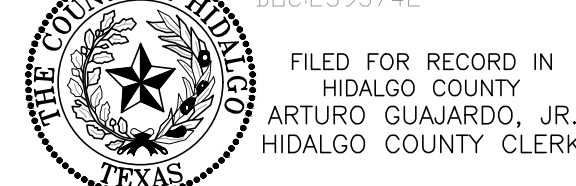
SHEET NO. 1 OF 3 SHEETS	FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

NO.	SHEET	REVISION	DATE	APPROVED

Line #	Length	LINE DIRECTION
L1	52.66	N04°19'0"W
L2	63.06	S08°57'30"W
L3	65.20	N22°08'03"E

- 60 "D" NAIL FOUND
- 1/2" IRON ROD FOUND
- IRON ROD SET (LOT CORNERS)

Curve #	Length	Radius	CHORD DIRECTION	CHORD LENGTH
C1	70.54	507.96	N67°07'51"E	70.48
C2	81.47	507.96	N58°33'28"E	81.38



ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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



S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING

TBPE F-22858 TBLS 10194796

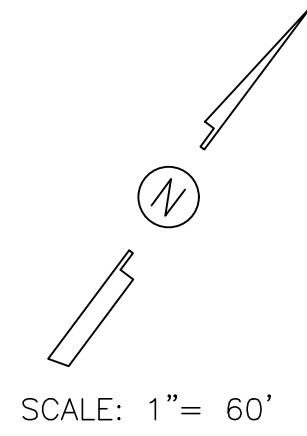
2020 E. GRIFFIN PARKWAY
MISSION TEXAS, 78574
PHONE (956) 403-9787

PRINCIPAL CONTACTS:					
Name	Address	City & Zip	Phone	Fax	
OWNER: TARS DEVELOPMENT LLC.	P.O. BOX 720096	MCALLEN, TEXAS 78504	(956)222-8135	N/A	
ENGINEER: JOSE N. SALDIVAR	2020 E. GRIFFIN PARKWAY	MISSION, TEXAS 78574	(956)584-0554	(956)584-0554	
SURVEYOR: RESTITUTO A. ASCANO III R.P.L.S.	3007 S. TUCKER RD.	HARLINGEN, TEXAS 78550	(956)357-2185		

SUBDIVISION PLAT OF TARS NO. 3 SUBDIVISION

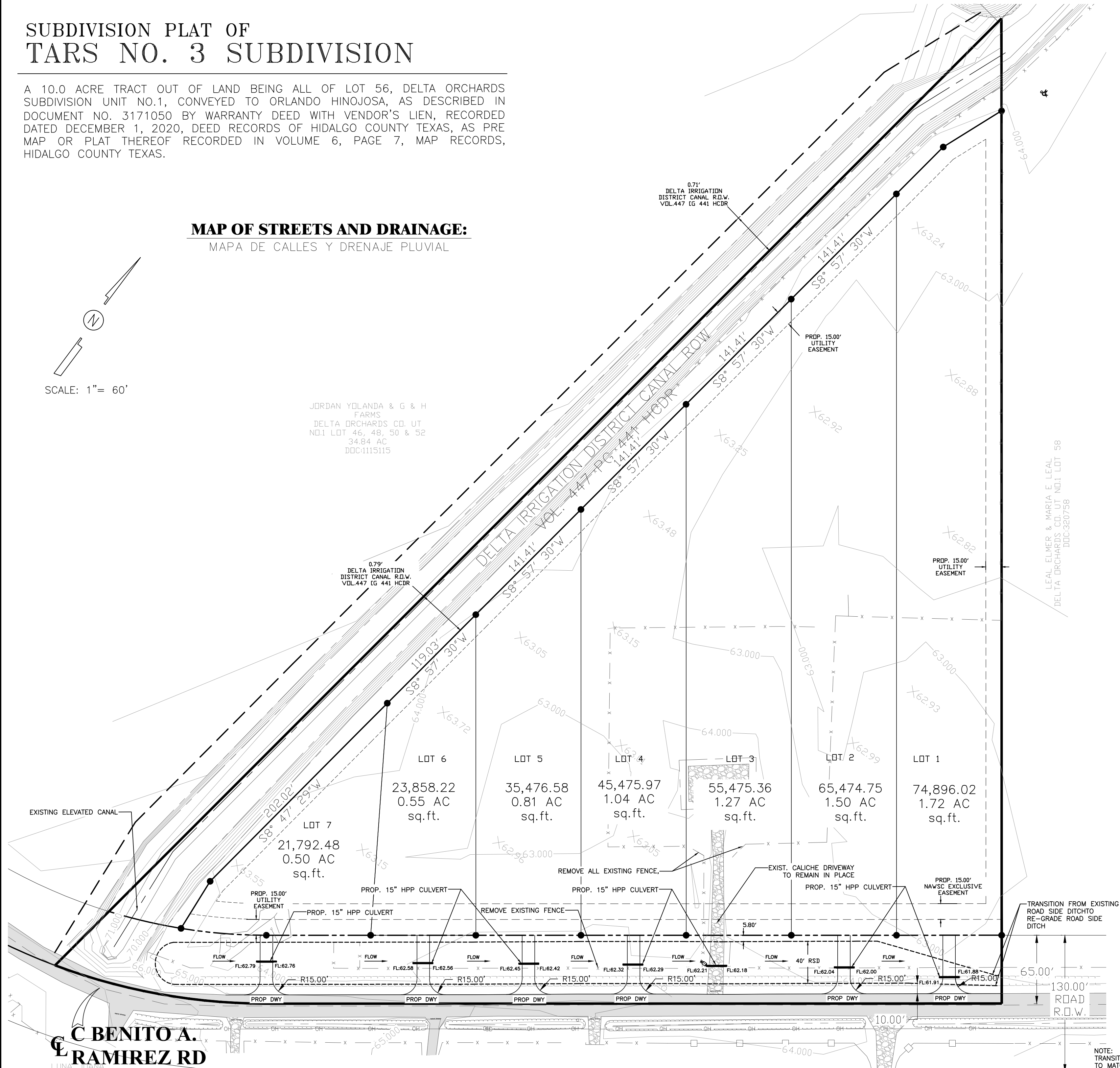
A 10.0 ACRE TRACT OUT OF LAND BEING ALL OF LOT 56, DELTA ORCHARDS SUBDIVISION UNIT NO.1, CONVEYED TO ORLANDO HINOJOSA, AS DESCRIBED IN DOCUMENT NO. 3171050 BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED DATED DECEMBER 1, 2020, DEED RECORDS OF HIDALGO COUNTY TEXAS, AS PRE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY TEXAS.

MAP OF STREETS AND DRAINAGE: MAPA DE CALLES Y DRENAJE PLUVIAL



JORDAN YOLANDA & G & H FARMS
DELTA ORCHARDS CO. UT
NO.1 LOT 46, 48, 50 & 52
34.84 AC
DDC:1115115

0.79' DELTA IRRIGATION DISTRICT CANAL R.O.W.
VOL.447 EG 441 H.C.D.R.



C BENITO A. RAMIREZ RD

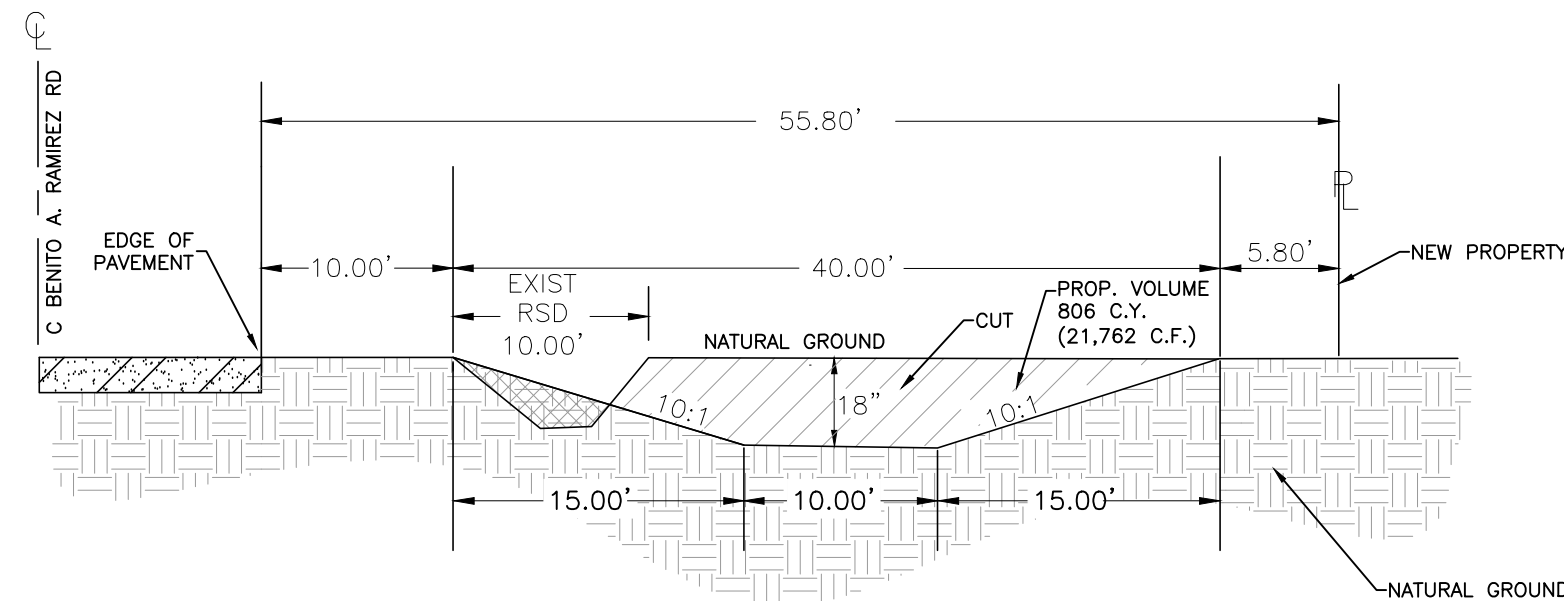
DELTA ORCHARDS CO. UT
NO.1 LOT 53 5.03 AC
DDC:2969134

GARCIA RICARDO DELTA ORCHARDS CO. UT
NO.1 LOT 53 5.03 AC
DDC:1936808

GARCIA RICARDO & GUADALUPE DELTA ORCHARDS CO. UT
NO.1 LOT 54 2.0 AC
DDC:2393742

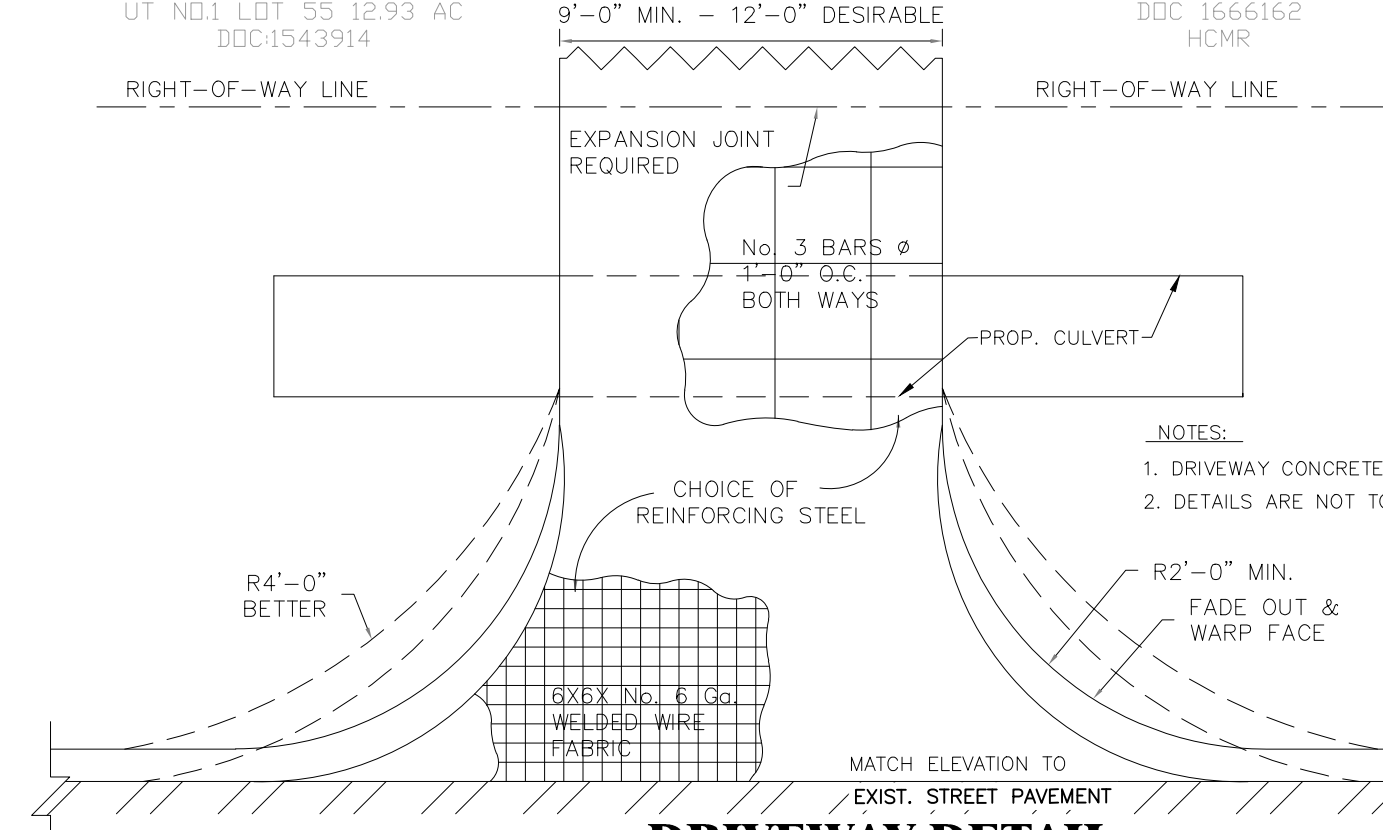
HILGERT CHARLES K TRAMA A DELTA ORCHARDS CO. UT
NO.1 LOT 54 8.0 AC
DDC:3017941

SANTIBANEZ JOSE G & GLORIA DELTA ORCHARDS CO. UT
NO.1 LOT 55 12.93 AC
DDC:1543914



RECONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE



DRIVEWAY DETAIL

NOT TO SCALE

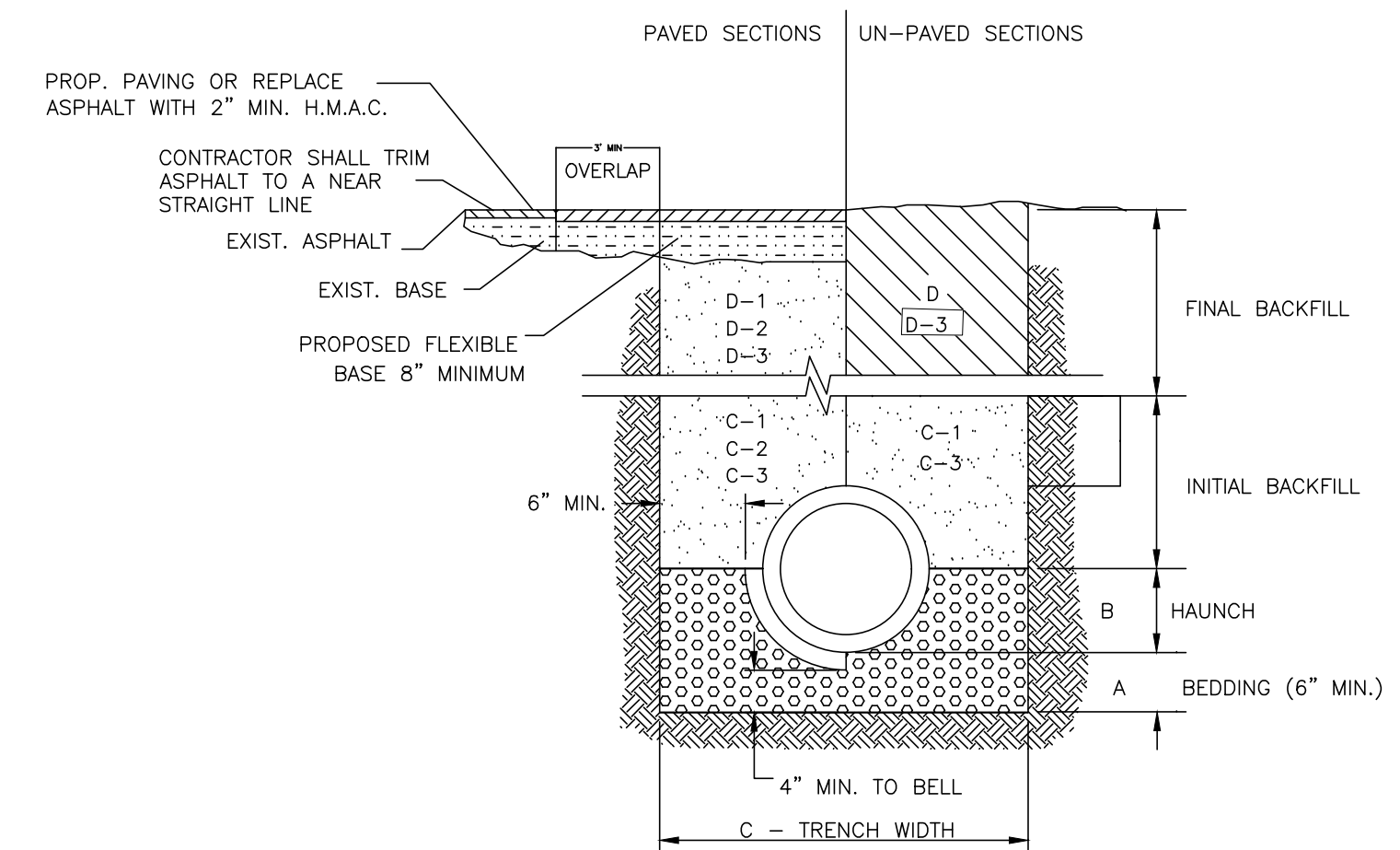
DRAINAGE STATEMENT FOR TARS NO. 3 SUBDIVISION

- I. PROJECT LOCATION
TARS NO. 3 SUBDIVISION IS A PROPOSED 7-LOT RESIDENTIAL SUBDIVISION IN HIDALGO COUNTY, LOCATED ON THE NORTH SIDE OF BENITO RAMIREZ RD AND APPROXIMATELY 1/4 MILE SOUTH WEST OF FM 2812. THIS SUBDIVISION IS LOCATED IN THE RURAL AREA OF THE COUNTY WITHIN PRECINCT 4, BEING A 10.0-ACRE TRACT OUT OF LAND BEING ALL OF LOT 56, DELTA ORCHARDS SUBDIVISION UNIT NO. 1, CONVEYED TO ORLANDO HINOJOSA, AS DESCRIBED IN DOCUMENT NO. 3171050 BY WARRANTY DEED WITH VENDOR'S LIEN, DATED DECEMBER 1, 2020, DEED RECORDS OF HIDALGO COUNTY TEXAS, PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- II. FLOOD PLAIN
THE PROPOSED SUBDIVISION IS IN ZONE "X" ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED JUNE 6, 2000. AREA IS DEFINED AS AREA DETERMINED TO BE OUTSIDE 500-YR FLOODPLAIN.
- III. SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF HARLINGEN CLAY (19); HYDROLOGIC GROUP D.
- IV. EXISTING CONDITIONS
THE EXISTING RUNOFF SHEET FLOWS OVERLAND TOWARDS THE EXISTING ROADSIDE DITCH ALONG THE NORTH SIDE OF BENITO A. RAMIREZ ROAD. THERE IS CURRENTLY NO APPARENT DRAINAGE SYSTEM OTHER THAN NATURAL OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATION AN EXISTING 10-YEAR STORM EVENT GENERATES 4.39 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 7.67 CFS FOR A 50-YEAR STORM EVENT.
- V. PROPOSED CONDITIONS
IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS, 17,188 CUBIC FEET (634 CUBIC YARDS) OF RUNOFF DETENTION WILL NEED TO BE DETAINED FOR A 50-YEAR STORM EVENT ON TARS NO. 3 SUBDIVISION. RUNOFF WILL BE DETAINED BY CONNECTING TO AN EXISTING DRAINAGE SYSTEM PASSING THROUGH BENITO A. RAMIREZ RD UNTIL REACHING MILE 21 N AND CROSSING IT, TO THEN KEEP ON GOING EAST UNTIL REACHING THE INTERSECTION OF MILE 21N AND LA BLANCA RD TO THEN CONTINUE GOING NORTH REACHING A CANAL OWNED BY DELTA LAKE IRRIGATION DISTRICT. RUNOFF WILL NOT BE INCREASED DURING A 50-YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW AND COMMENTS UNDER THE AUTHORITY OF JOSE N. SALDIVAR P.E. 94076 ON 01/04/24. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, AND/OR PERMIT PURPOSES.

PRELIMINARY

JOSE N. SALDIVAR
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING GROUP, PLLC
2020 E GRIFFIN PARKWAY ST
MISSION, TEXAS 78574
FR No. 8298



- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 1/2" MAX SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

- NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

STORM TRENCH BEDDING AND BACKFILL DETAILS

NOT TO SCALE

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PRELIMINARY

TARS No.3 SUBDIVISION DRAINAGE PLAN

S2 ENGINEERING, PLLC
CIVIL ENGINEERING - CONSTRUCTION MANAGER - TBEF F-22659

TEL. (956) 403-9787
F-22658

2020 E. GRIFFIN PARKWAY
MISSION TX, 78574