



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-05-2024

PROPOSED MILANOS ESTATES PHASE IV SUBDIVISION, PRECINCT No. 1.

ENGINEER RIO DELTA ENGINEERING. DEVELOPER: GARVIC PROPERTIES LP.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 86 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 5

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 5 ½ NORTH ROAD AND MILANOS ROAD.

SUBDIVISION LIES WITHIN THE: ETJ CITY OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-18-2023 PROPERTY LIES WITHIN FLOOD ZONE: "B" 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 MILANOS ROAD AND 15.00 FEET ONTO MILE 5 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-13-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-18-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SEWER CITY OF WESLACO LINE SIZE: 12" LOCATION: MILANOS ROAD

WATER SERVICE PROVIDER: CITY OF WESLACO. LINE SIZE: 8" LOCATION: MILANOS ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 02-07-2024 : 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 2.4 ITEM E. STREET AND ALLEY LAYOUT

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

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

Final Approval *subject to recommendations other departments*

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

*

MILANOS ESTATES PHASE IV SUBDIVISION

BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

I, **VICTOR J. DANIEC, ON BEHALF OF GARVIC PROPERTIES LP (OWNER)**, AS OWNER OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MILANOS ESTATES PHASE IV SUBDIVISION** HEREBY SURRENDER THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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; AND
- (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.

VICTOR J. DANIEC, PRESIDENT _____ DATE _____
GARVIC MGMT, INC.
IT'S SOLE GENERAL PARTNER
P.O. BOX 2604
EDINBURG, TX. 78536

STATE OF TEXAS – COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **VICTOR J. DANIEC** PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF TEXAS – CITY OF WESLACO PLAT APPROVAL CERTIFICATE

I, THE UNDERSIGNED, MAYOR TO THE CITY OF WESLACO, HEREBY CERTIFY THAT **MILANOS ESTATES PHASE IV SUBDIVISION** PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR _____ DATE _____ ATTEST: CITY SECRETARY _____ DATE _____

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

PLANNING AND ZONING COMMISSION CHAIRMAN _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTIES IRRIGATION DISTRICT # 9.

DATED THIS _____ DAY OF _____ 20____

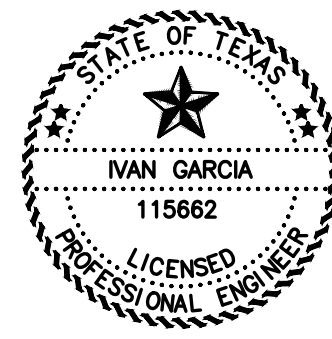
1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9 RIGHT-OF-WAYS AND /OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TRESS, AND OTHER PLANTINGS AND OTHER ONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

STATE OF TEXAS – COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

IVAN GARCIA P.E. R.P.L.S. _____ DATE _____
REG. PROFESSIONAL ENGINEER NO. 115662



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, 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 WESLACO AND HIDALGO COUNTY, TEXAS.

IVAN GARCIA _____ DATE _____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



GENERAL NOTES:

1. FEMA FLOOD ZONE STATEMENT:

THE SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0525 B MAP REVISED: JANUARY 2, 1981.

2. SETBACKS:

FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 6" ABOVE THE CENTER LINE OF MILE 6 1/2 WEST ROAD, OR 18" ABOVE THE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT, WHICHEVER IS GREATER AS PER THE TABLE BELOW. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

-->B.M. NO. 1-- ELEV. **77.83** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF MILE 6 1/2 WEST ROAD AND MILE 5 1/2 WEST ROAD. GPS POINT, GRID COORDINATES N **16574070.7400**, E **1143604.3160**
-->B.M. NO. 2-- ELEV. **77.05** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND ON THE CENTERLINE OF MILE 6 1/2 WEST ROAD AT THE NORTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N **16575121.5494**, E **1143582.4647**
-->B.M. NO. 3-- ELEV. **81.01** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF 18TH STREET AND MILE 6 1/2 WEST ROAD (AKA MILANOS ROAD). GPS POINT, GRID COORDINATES N **16576710.1100**, E **1143549.0630**

6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 39,994 CUBIC FEET (0.92 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

7. 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.

8. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER CERTIFIES THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

9. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

10. 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.

11. ALL SUBDIVISION DRIVEWAY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.

12. CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

13. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.

14. NO ACCESS OFF OF MILANOS ROAD FOR LOTS 1-19, 86 AND OFF MILE 5 1/2 WEST ROAD FOR LOTS 19-20 AND 57-58.

15. DEVELOPER SHALL INSTALL A 6' CHAIN LINK FENCE ALONG THE REAR OF LOTS 1-20, 57-58 AND 86.

15. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).

16. NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT)

17. ALL DRAINAGE EASEMENTS SHALL MAINTAINED BY PROPERTY OWNERS/HOA.

18. DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.

19. A 5FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

20. LANDSCAPING IS REQUIRED PER CITY ORDINANCE.

21. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MILANOS ESTATES PHASE IV SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 2024.

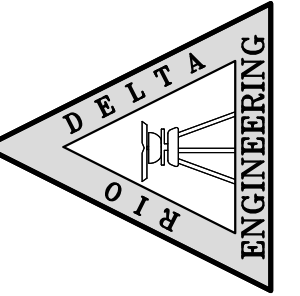
HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

\\ARDE SUBDIVISIONS 2019\SUB 19 028 - SUB 19 028 - MILANOS ESTATES\DWG\PHASE 4\DWG\SUB 19 028_SHT 2_PLAT SHEET 1 - PHASE IV.DWG RIDE 2/19/2024 11:35 AM

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 FEBRUARY 9, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT SHEET NOTES
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
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:
O.A./G.F.
SCALE:
N.T.S.
DATE:
FEBRUARY 9, 2024
PROJECT:
SUB 19 028
REVISIONS:
PAGE NO.
2-OF-7

INDEX TO SHEETS OF MILANOS ESTATES PHASE IV SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION.	CHECKED:
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; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	CHECKED:
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:
SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.	CHECKED:
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	CHECKED:
SHEET 6: PAVING & DRAINAGE DETAIL SHEET	CHECKED:
SHEET 7: WATER & SANITARY SEWER DETAIL SHEET	CHECKED:



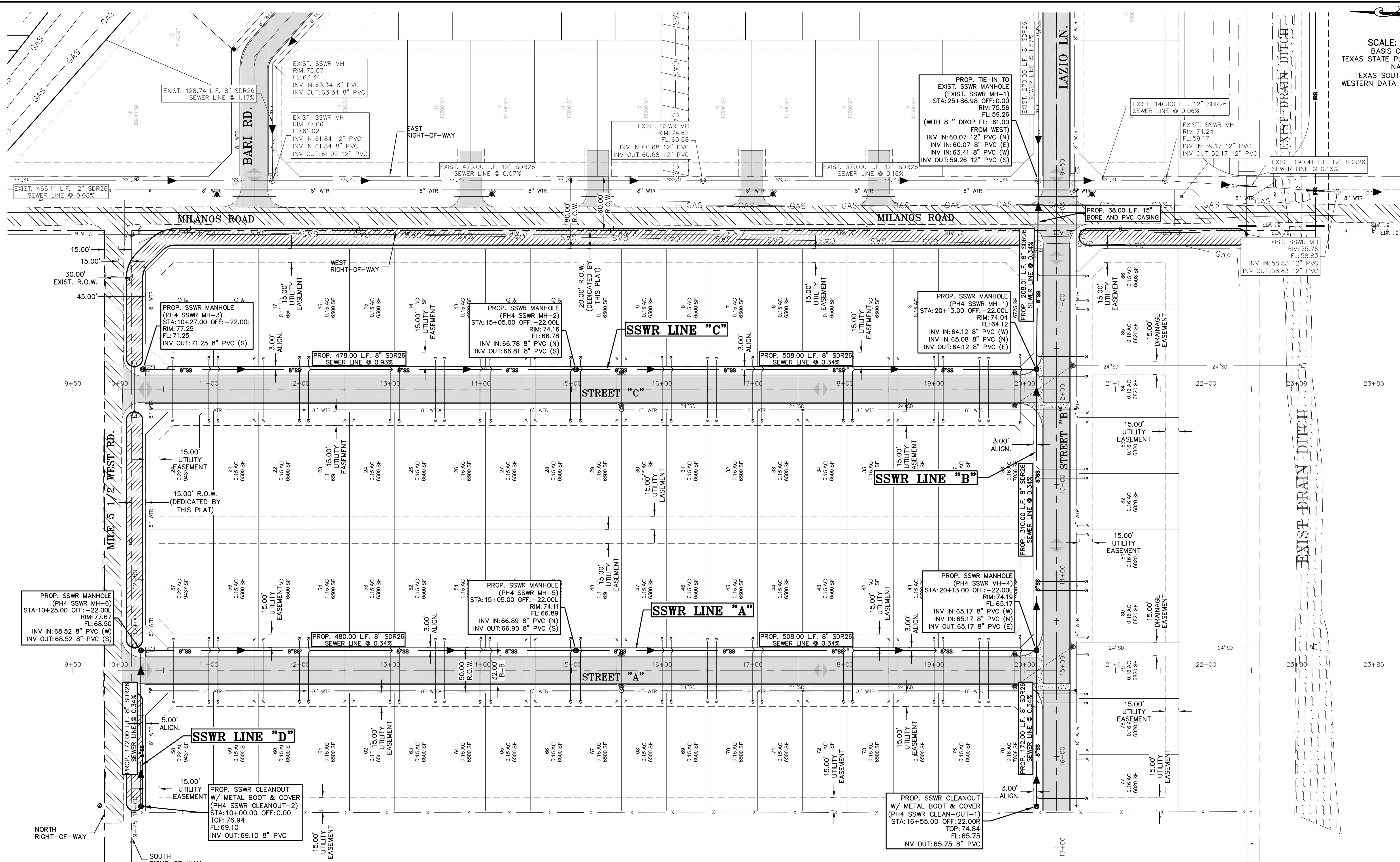
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

Y: RDE SUBDIVISIONS 2019 SUB 19 028-SHT 4 SSWR LAYOUT - PHASE IV.dwg RODE: 2/9/2024 12:37 PM



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

LEGEND

- PROP. GRATE INLET
- PROP. CURB INLET
- PROP. TELEPHONE PEDESTAL
- PROP. LAMP POLE
- PROP. TRAFFIC POLE
- PROP. GUY WIRE
- PROP. POWER POLE
- PROP. WATER VALVE
- PROP. FLUSH VALVE
- PROP. IRRIGATION VALVE
- PROP. FIREHYDRANT
- PROP. MAIL BOX
- PROP. BRICK MAIL BOX
- PROP. WATER METER
- PROP. STREET SIGN
- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- PROP. FENCE LINE
- PROP. OVERHEAD ELECTRIC LINE
- PROP. UNDERGROUND CABLE
- PROP. UNDERGROUND GAS LINE
- PROP. ELECTRICAL BOX

- GENERAL NOTES:
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
 - ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 - BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
 - ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - SANITARY MANHOLES CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS

REPORT DE INGENIERIA DE MILANOS ESTATES PHASE IV
POR: IVAN GARCIA, P.E., R.P.L.S.

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

LA SUBDIVISION MILANOS ESTATES PHASE IV RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE WESLACO, EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. LA CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO TIENE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VEA (RIGHT-OF-WAY) DE LA CARRETERA MILANOS ROAD. EL SISTEMA REQUERIDO PARA MILANOS ESTATES PHASE IV, CONSISTE EN (86) LINEAS INDIVIDUALES DE AGUA DE 3/4" DE DIAMETRO DE 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 MILANOS ESTATES PHASE IV 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 LA CIUDAD DE WESLACO, 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.

DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

EL DRENAJE DE MILANOS ESTATES PHASE IV SERA TRATADO POR UN SISTEMA DE DRENAJE SANITARIO QUE CONSISTE DE UN 2" SERVICIO DE DRENAJE PARA CADA LOTE. LA CIUDAD DE WESLACO TIENE UNA LINEA DE SANITARIO EXISTENTE DE 12" DE DIAMETRO QUE CORRE DEL LADO ESTE DE LA CALLE HOPPER ROAD. EL SISTEMA DE DRENAJE PARA MILANOS ESTATES PHASE IV, CONSISTE DE (86) 2" DE DIAMETRO DE LINEA DE SERVICIO DE ALcantarillado, QUE CONECTAN EL 12" DE DIAMETRO DE LINEA DE SERVICIO DE ALcantarillado EXISTENTE PARA TODOS LOS LOTES TERMINANDO EN EL LIFT STATION EXISTENTE. EL (86) 2" LINEA DE SERVICIO DE ALcantarillado HAN SIDO INSTALADO. EL COSTO PARA LA CONSTRUCCION DEL SISTEMA DE DRENAJE SANITARIO PARA ESTA SUBDIVISION SE ESTIMA DE \$_____. EL DUEÑO DE ESTE DESARROLLO A PAGADO TARIFAS DE ALcantarillado SANITARIO, 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 WESLACO.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

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

AGUA:

EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$_____. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE LA CIUDAD DE WESLACO, 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:

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 LA CIUDAD DE WESLACO, 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.

ESTAS FACILIDADES TENDRAN UN COSTO TOTAL DE \$_____. EL DUEÑO DE ESTE DESARROLLO VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE LA CIUDAD DE WESLACO, 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.

ESTAS FACILIDADES TENDRAN UN COSTO TOTAL DE \$_____. EL DUEÑO DE ESTE DESARROLLO VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE LA CIUDAD DE WESLACO, 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.

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.

ENGINEERING REPORT FOR MILANOS ESTATES PHASE IV
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED LOTS
ALL LOTS ARE VACANT AND WILL BE USED FOR SINGLE FAMILY HOMES.

WATER SUPPLY AND DISTRIBUTION
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY THE CITY OF WESLACO, THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT WHEREBY THE CITY OF WESLACO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. CITY OF WESLACO 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.

CITY OF WESLACO HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF MILANOS ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR MILANOS ESTATES PHASE IV CONSISTS OF (86) 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 (86) 3/4" SINGLE SERVICE LINES 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 MILANOS ESTATES PHASE IV IS ESTIMATED TO BE \$_____. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO THE CITY OF WESLACO, 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 THE CITY OF WESLACO.

SEWER FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWER FROM MILANOS ESTATES PHASE IV WILL BE TREATED BY SANITARY SEWER SYSTEM CONSISTING OF A 2" SEWER SERVICE LINE FOR EACH LOT. THE CITY OF WESLACO HAS AN EXISTING 12" SEWER LINE RUNNING ALONG THE EAST SIDE OF MILANOS ROAD RIGHT-OF-WAY. THE SEWER SYSTEM FOR MILANOS ESTATES PHASE IV CONSISTS OF (86) 2" DIAMETER SERVICE LINE THAT CONNECT INTO THE EXISTING 12" SEWER LINE FOR ALL LOTS SERVICES TERMINATE AT THE EXISTING LIFT STATION. THE (86) 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 WESLACO.

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 THE CITY OF WESLACO, 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 THE CITY OF WESLACO.

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 WESLACO, 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 WESLACO.

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

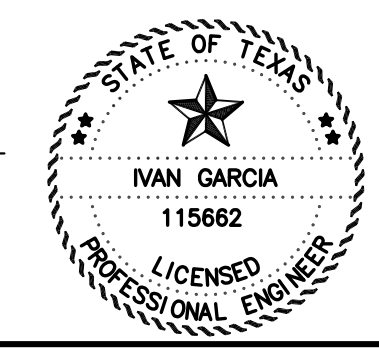
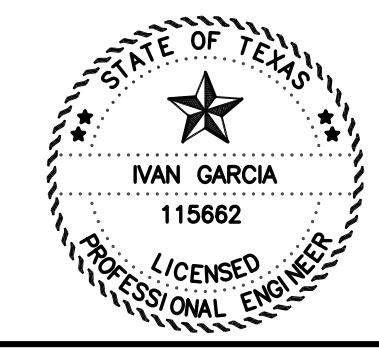
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ISSUED FOR: **PRELIMINARY**

SANITARY SEWER LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT: **MILANOS ESTATES PHASE IV 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: **IVAN GARCIA P.E., R.P.L.S.**

INDEX TO SHEETS OF MILANOS ESTATES PHASE IV SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION.	CHECKED: 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; H.C.C.I.D.#9, H.C.I.D.#, No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	DRAWN: 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.	SCALE: 0.A./G.F.
SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.	DATE: FEBRUARY 9, 2024
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	PROJECT: SUB 19 028
SHEET 6: PAVING & DRAINAGE DETAIL SHEET	REVISIONS:
SHEET 7: WATER & SANITARY SEWER DETAIL SHEET	PAGE NO.: 3-OF-7

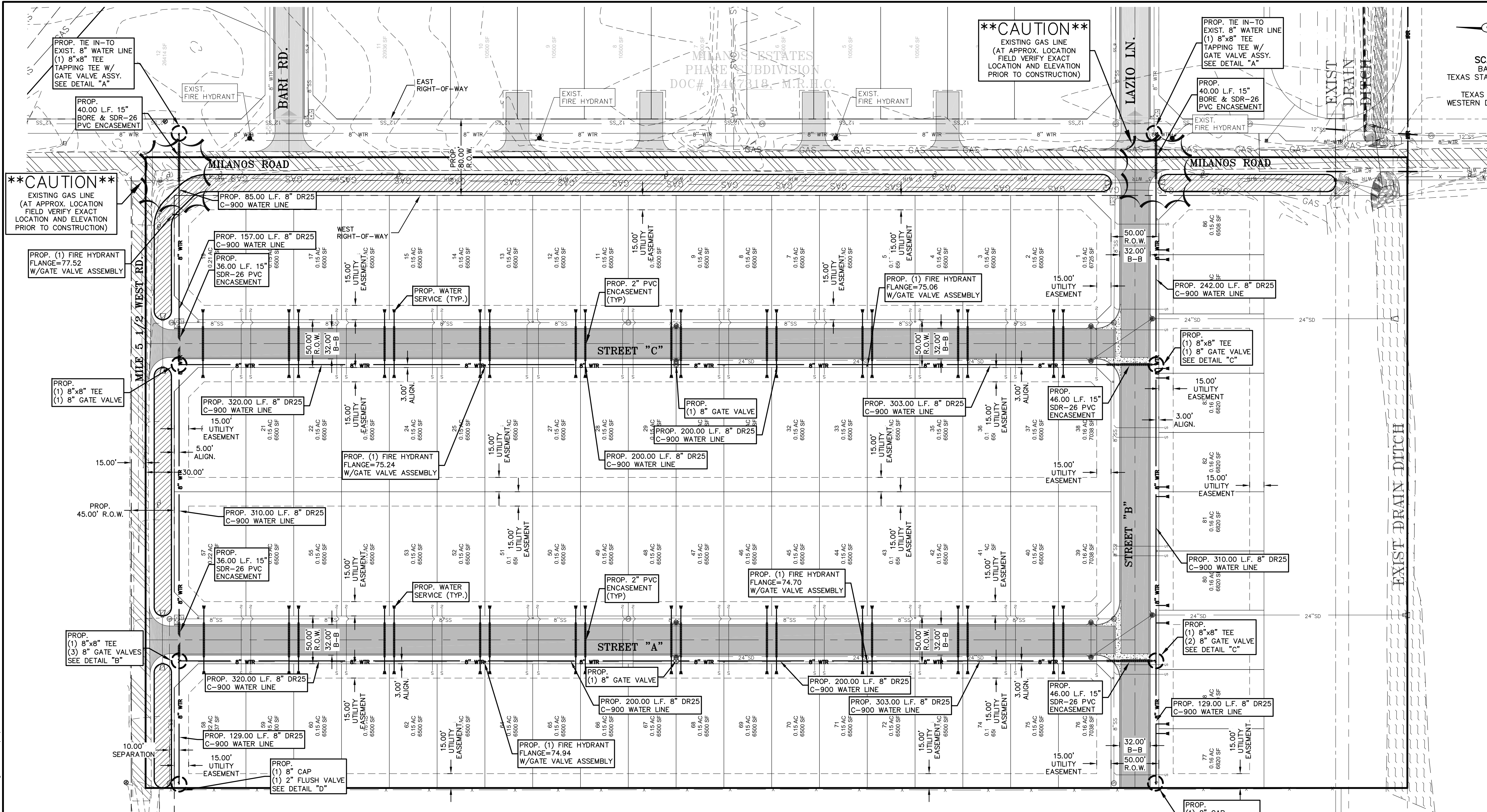


IVAN GARCIA, P.E., R.P.L.S. DATE

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

DATE

Y:\RDE SUBDIVISIONS\2019\SUB 19.028 - SUB19.030 - MILANOS ESTATES\DWG\PHASE 4 - DWGS\SUB 19.028-SHT 4 WATER LAYOUT - PHASE IV.dwg R1002.2/2024.12.04 PM



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

LEGEND

	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIREHYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. UNDERGROUND CABLE
	EXIST. UNDERGROUND GAS LINE
	1/2" IRON ROD SET
	1/2" IRON ROD FOUND
	FENCE CORNER FOUND
	1/2-INCH IRON PIPE FOUND
	RIGHT-OF-WAY POST FOUND
	COTTON PICKER SPINDLE SET
	ELECTRICAL BOX

RIO DELTA ENGINEERING
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 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
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ISSUED FOR: **PRELIMINARY**

WATER LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

- GENERAL NOTES:
- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
 - 2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
 - 3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 - 4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
 - 5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - 7.) CORP STOP AND ANGLE STOPS SHALL BE BRASS.
 - 8.) WATER SERVICE TUBING SHALL BE POLYETHYLENE "TOUGH TUBING".
 - 9.) WATER VALVE CONCRETE COLLARS SHALL BE SQUARE IN TRAFFIC AREAS AND ROUND IN GREEN AREAS.

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

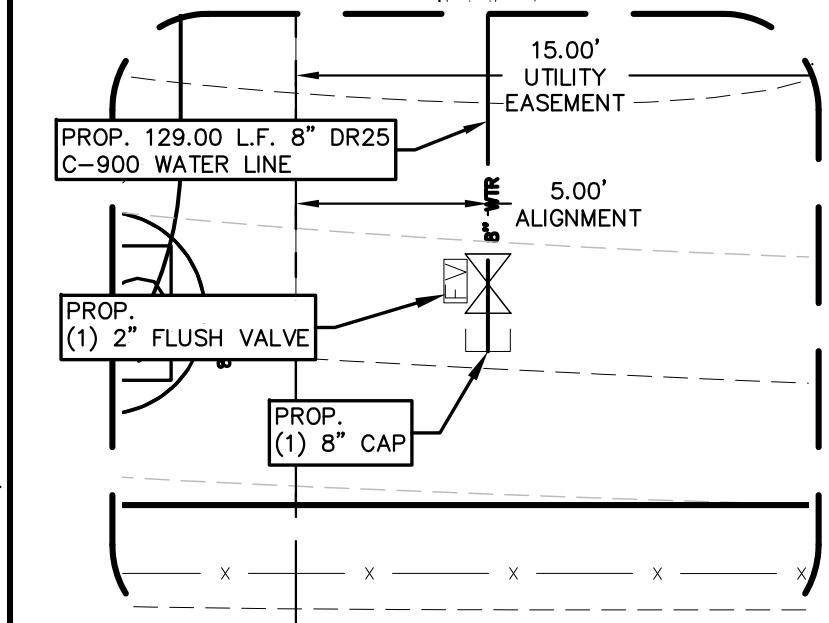
1.- I, **VICTOR J. DANIEC**, ON BEHALF OF **GARVIC PROPERTIES LP (OWNER)**, SUBDIVIDER OF **MILANOS ESTATES PHASE IV SUBDIVISION** HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

GARVIC PROPERTIES LP
VICTOR DANIEC, PRESIDENT
GARVIC MGMT, INC
 IT'S SOLE GENERAL PARTNER

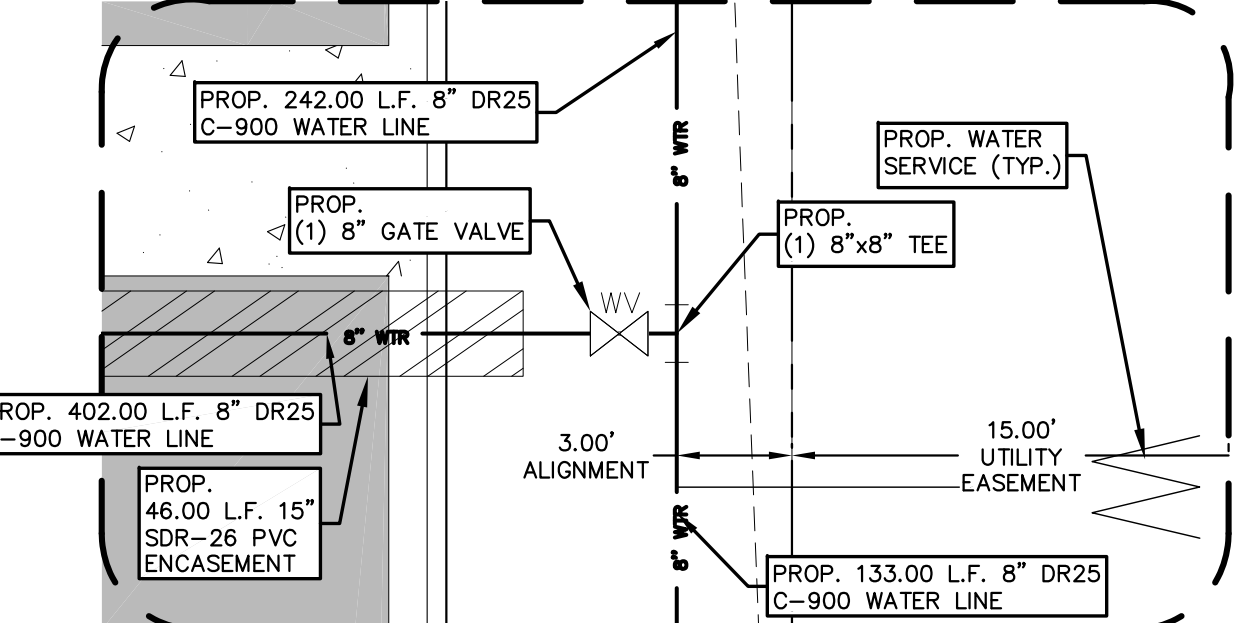
STATE OF TEXAS
 COUNTY OF HIDALGO:

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

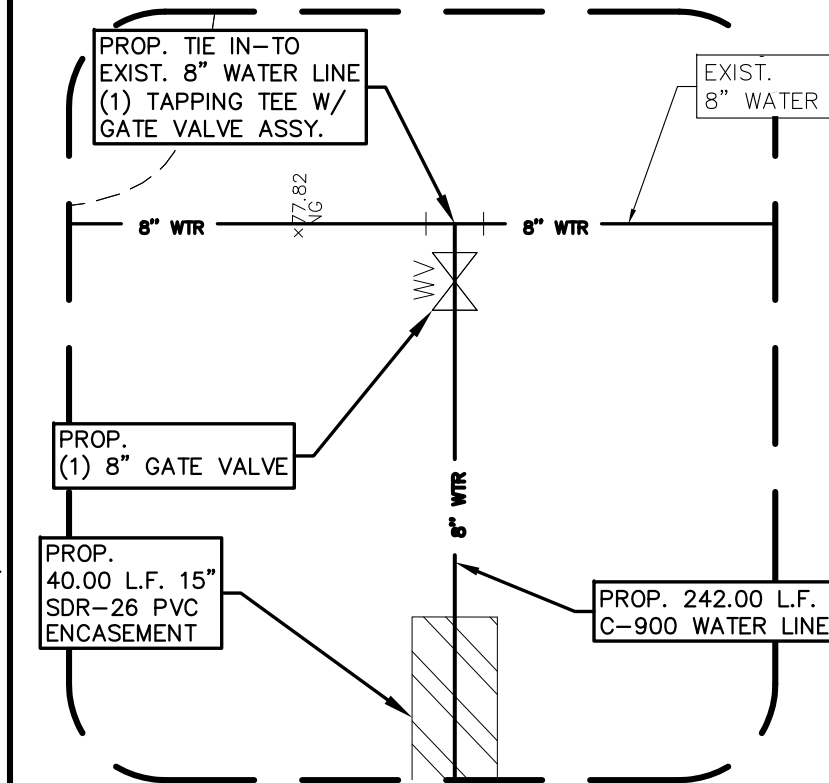
NOTARY PUBLIC
 MY COMSTUART EXPIRES _____



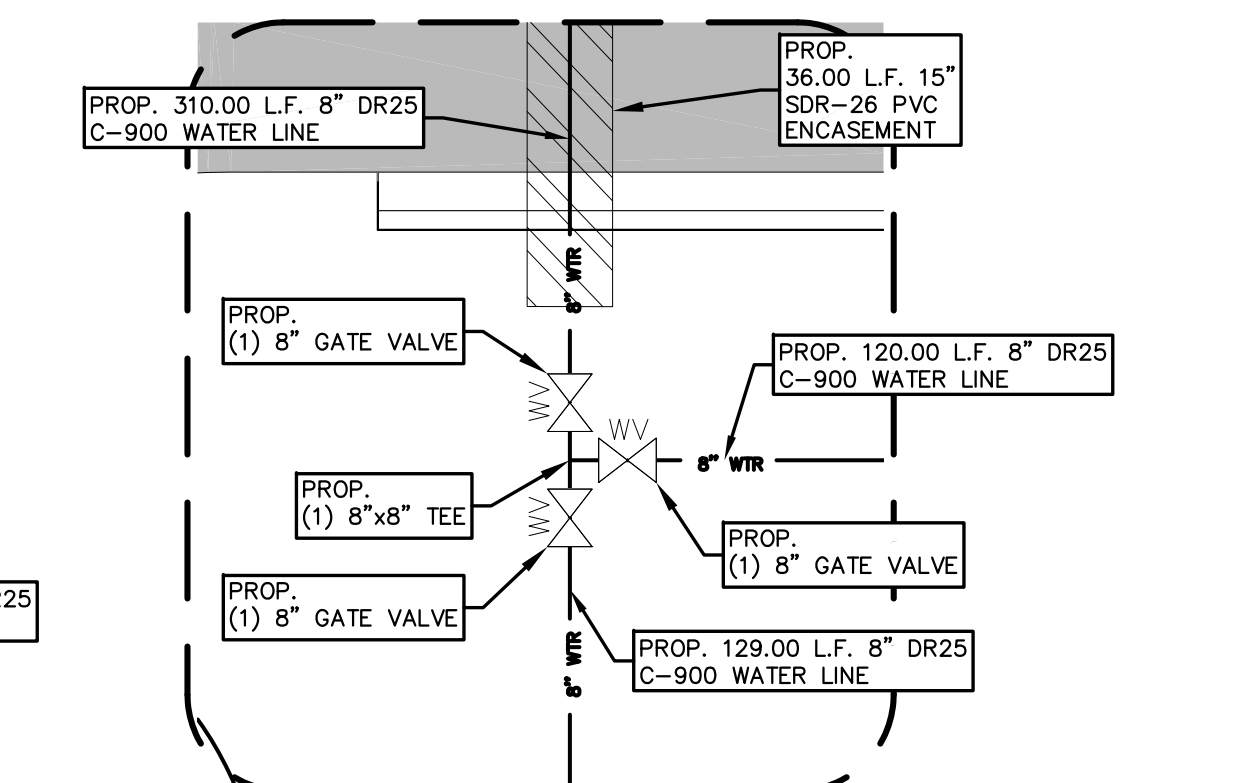
DETAIL "D"
 SCALE 1" = 5'



DETAIL "C"
 SCALE 1" = 5'

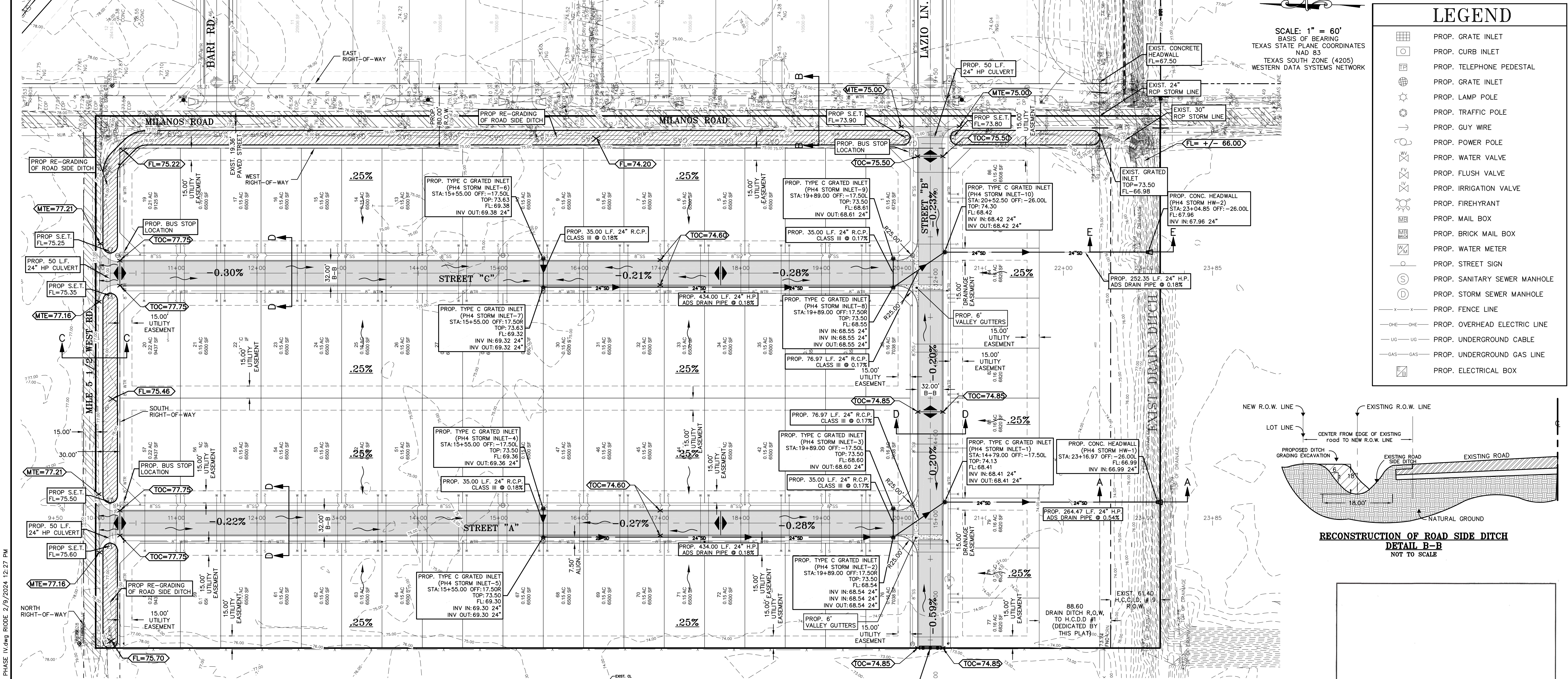


DETAIL "A"
 SCALE 1" = 5'



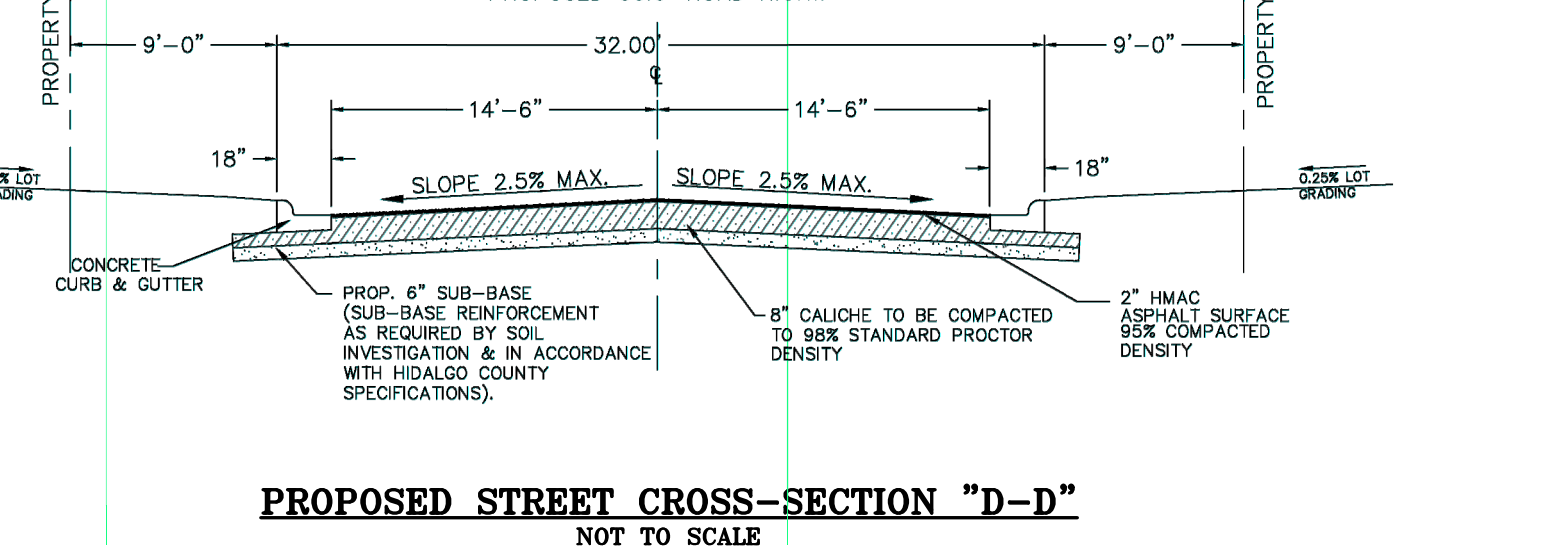
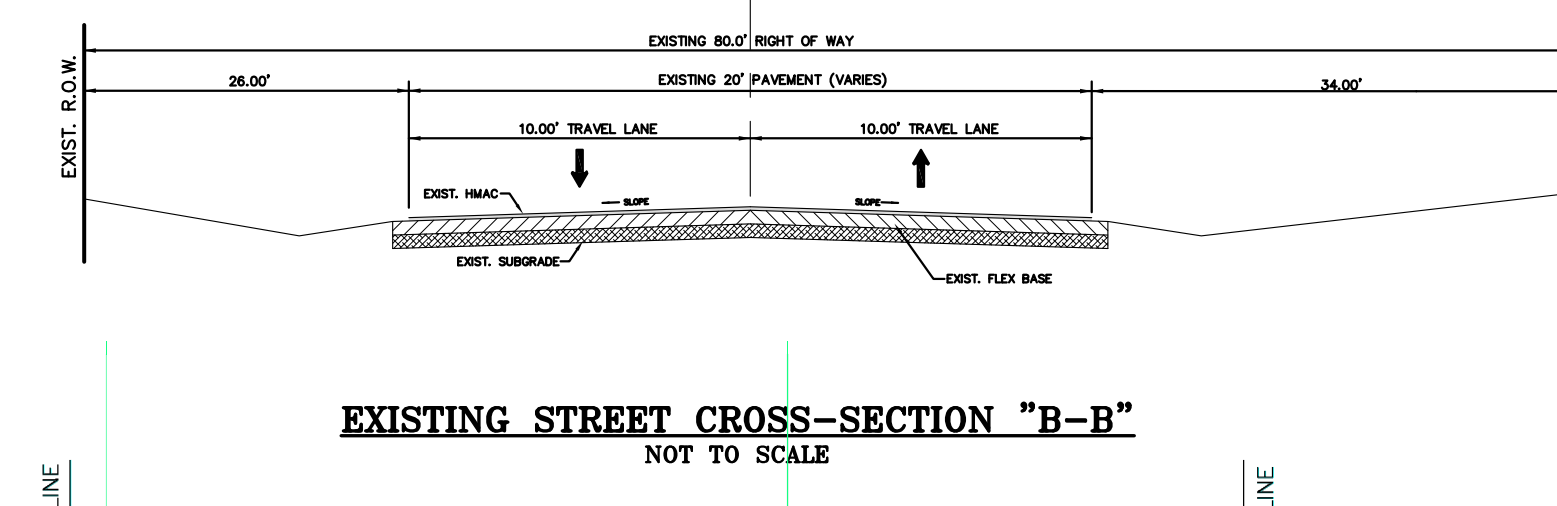
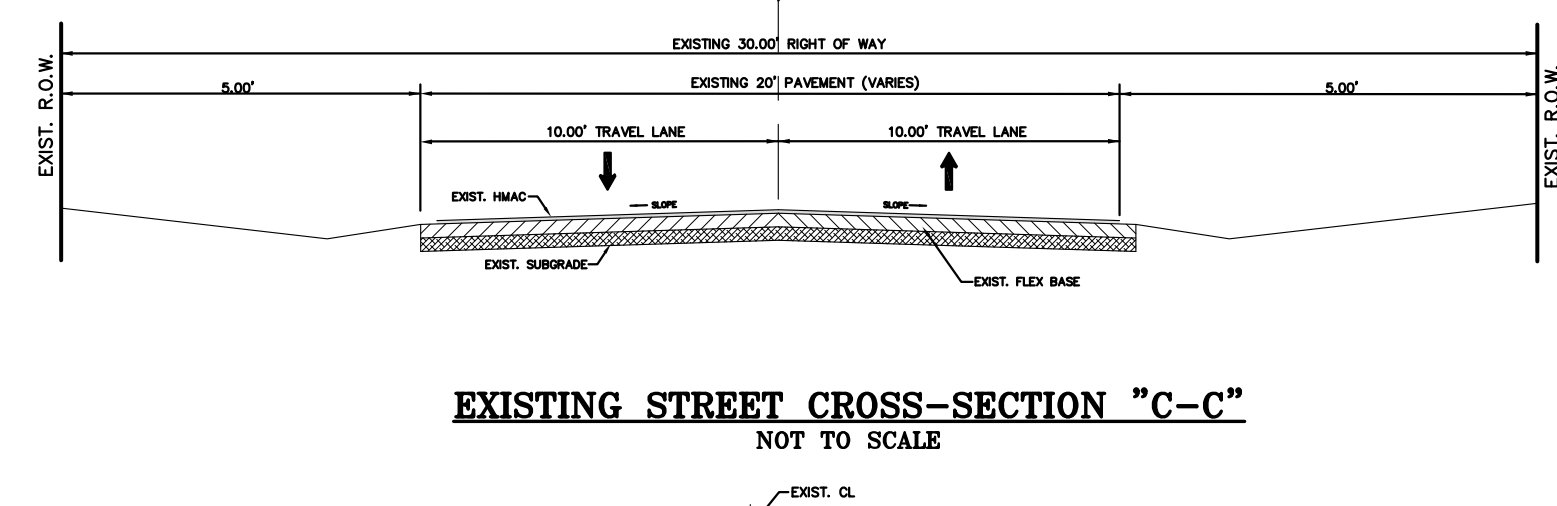
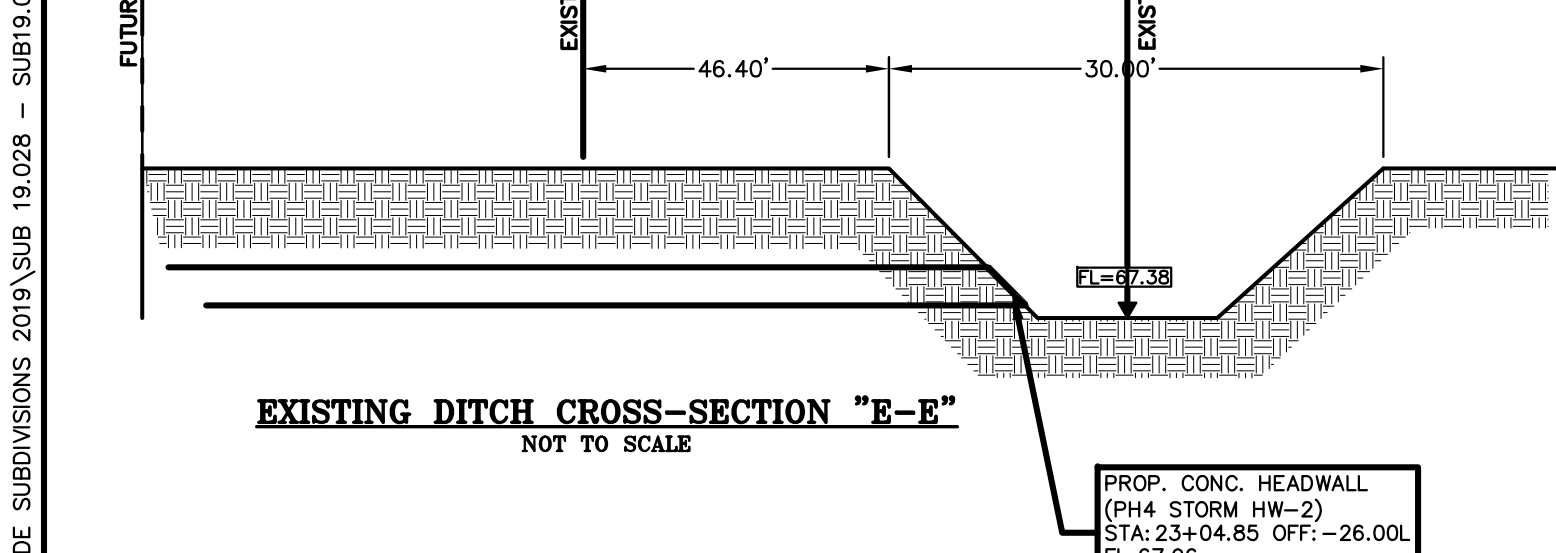
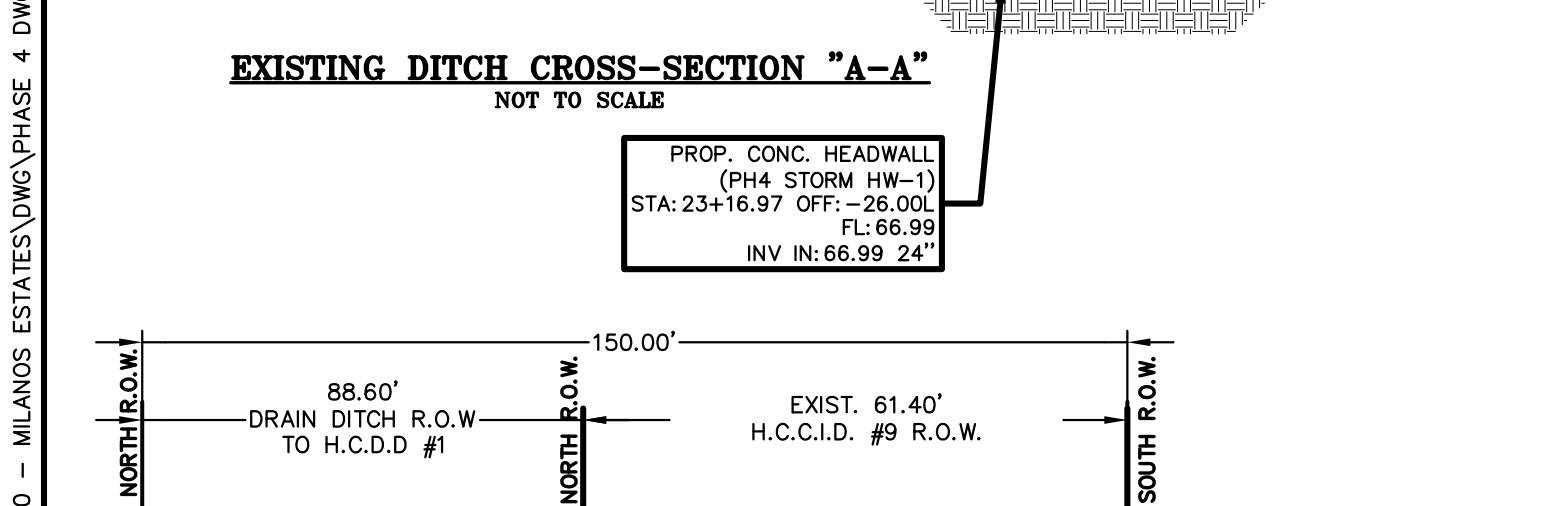
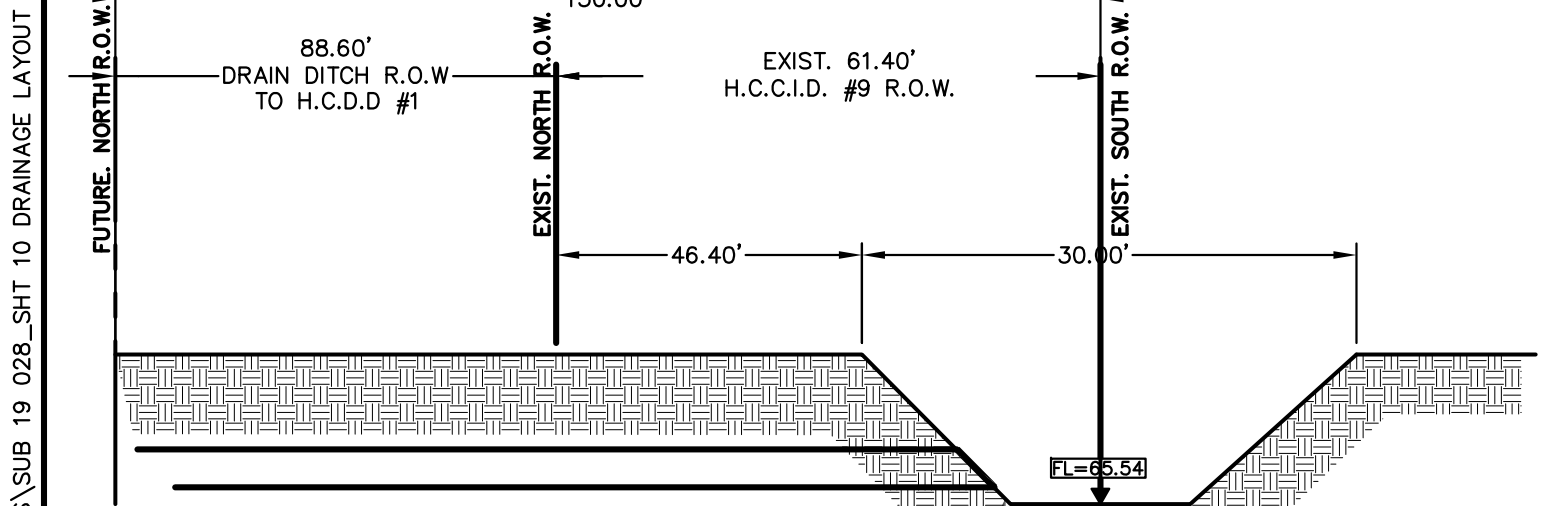
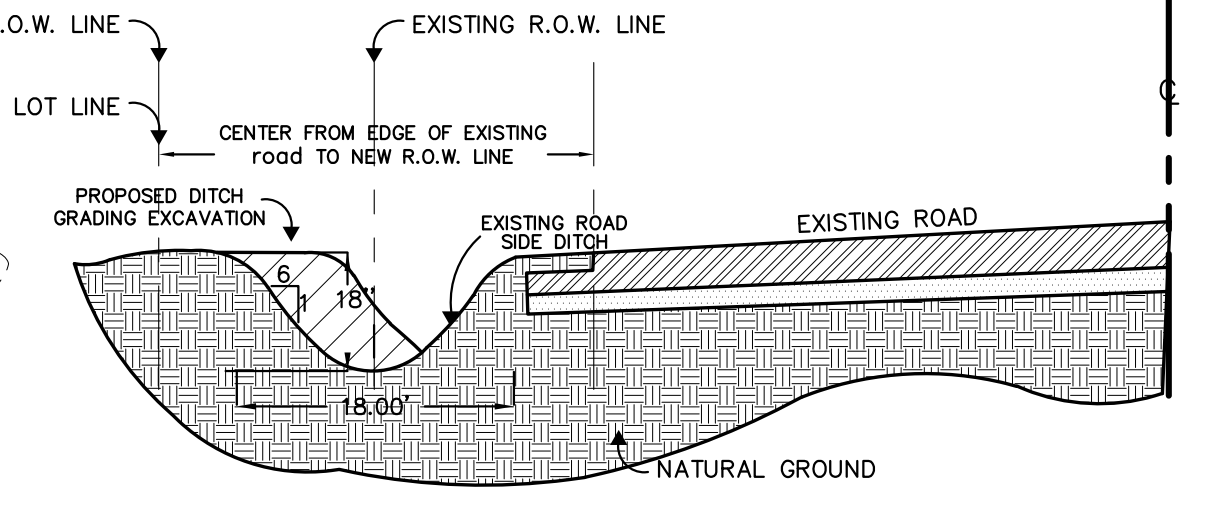
DETAIL "B"
 SCALE 1" = 5'

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

LEGEND	
[Symbol]	PROP. GRATE INLET
[Symbol]	PROP. CURB INLET
[Symbol]	PROP. TELEPHONE PEDESTAL
[Symbol]	PROP. GRATE INLET
[Symbol]	PROP. LAMP POLE
[Symbol]	PROP. TRAFFIC POLE
[Symbol]	PROP. GUY WIRE
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[Symbol]	PROP. FENCE LINE
[Symbol]	PROP. OVERHEAD ELECTRIC LINE
[Symbol]	PROP. UNDERGROUND CABLE
[Symbol]	PROP. UNDERGROUND GAS LINE
[Symbol]	PROP. ELECTRICAL BOX



DRAINAGE REPORT
MILANOS ESTATES PHASE IV SUBDIVISION
CITY OF WESLACO, TEXAS
HIDALGO COUNTY, TEXAS

MILANOS ESTATES PHASE IV SUBDIVISION, SAME BEING A 2000 ACRES TRACT OF LAND OUT OF FARM TRACT 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAN THEREON RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THESE LOTS WILL BE USED FOR SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "1" OF THE FLOOD INSURANCE RATE. AREAS WITHIN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 48034 052 B DATED JANUARY 2, 1981.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 1.5% OF HIDALGO SANDY CLAY 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. THIS SOIL IS CLASSIFIED AS GROUP III. ADDITIONALLY, IT CONSISTS OF 90% OF SANDY MONTMORILLON CLAY LOAM (S), WITH 0 TO 1% SLOPES, THE SOIL IS MODERATELY WELL DRAINED AND SURFACE RUNOFF IS MODERATE, PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (C). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

THIS AREA HAS BEEN IDENTIFIED BY HIDALGO COUNTY AS HAVING FLOODING ISSUES, THAT WILL NEED TO BE ADDRESSED IN ORDER TO ALLOW THIS SITE TO BE DEVELOPED. AFTER CAREFUL EVALUATION OF THE EXISTING TOPOGRAPHY AND FEATURES OF THE SITE, IT WAS DETERMINED THAT IN THE SOUTHERN AREA OF THE PROPERTY ARE CAUSED BECAUSE OF THE LACK OF AN OUTFALL OR CONNECTION TO THE EXISTING DITCH IT IS ASSUMED THAT THIS WAS DONE ON PURPOSE WITH THE INTENT OF CAPTURING AS MUCH WATER AS POSSIBLE FOR IRRIGATION OF THE LANDS WHICH ARE USED FOR FARMING. THE AVERAGE EXISTING NATURAL GROUND ELEVATION OF THE SITE ALONG THE SOUTH SIDE OF THE PROPERTY IS 74.56, WHICH IS ONLY 1 FOOT BELOW THE EXISTING AVERAGE TOP OF DITCH ELEVATION OF 75.56. THE AVERAGE EXISTING CENTERLINE ELEVATION OF MILE 4 1/2 WEST ROAD (MILANOS HOPPER ROAD) AT THE INTERSECTION BETWEEN THE SAID DRAIN DITCH AND MILE 4 1/2 WEST ROAD (MILANOS HOPPER ROAD) IS ALSO 75.56, WHICH IS THE LOWEST POINT ALONG THE PROFILE OF MILE 4 1/2 WEST ROAD (MILANOS HOPPER ROAD) FOR THIS SPECIFIC AREA BETWEEN MILE 5 NORTH ROAD AND WEST STREET. THIS SMALL DIFFERENCE IN ELEVATION AND THE LACK OF AN OUTFALL CONNECTION INTO THE EXISTING DRAIN DITCH ALONG THE SOUTH SIDE OF THE SITE IS ENOUGH FOR WATER TO POTENTIALLY POND AS SHOWN ON THE PICTURES PROVIDED TO US BY HIDALGO COUNTY. THERE ARE NOT ANY LOW AREAS WITHIN THE SITE AND ALL RUNOFF NATURALLY SHEET FLOWS OVERLAND IN A SOUTHWESTERLY DIRECTION.

IN ADDITION, THE SITE APPEARS TO BE AT THE FARTHEST UPSTREAM END OF THE EXISTING DRAINAGE SYSTEM. A CONNECTION WILL BE MADE AS PART OF THIS DEVELOPMENT TO ALLOW THE WATER TO DRAIN INTO THE EXISTING DITCH AND THE POTENTIAL PONDING ISSUE WILL MOST LIKELY BE COMPLETELY ELIMINATED WITHOUT ANY RISK OF WATER BACKING UP INTO THE SITE. THE EXISTING DITCH FLOWS FROM EAST TO WEST, AND THE TERRAIN ELEVATION ALSO DROPS NATURALLY TO THE WEST.

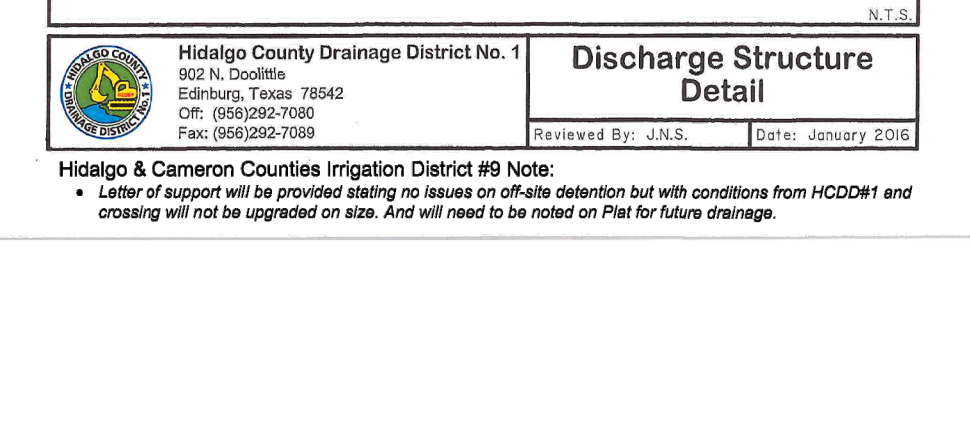
FINALLY, AND IN ORDER TO MITIGATE ANY POTENTIAL RISK OF FLOODING FOR ANY FUTURE STRUCTURES WITHIN THE LOTS, THE FOLLOWING GENERAL NOTE WILL BE ADDED TO THE SUBDIVISION PLAN: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 6" ABOVE THE CENTERLINE OF MILE 4 1/2 WEST ROAD OR 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT, WHICHEVER IS GREATER.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERLY DIRECTION TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN A SOUTHERLY DIRECTION WITH OUTFALL TO THE EXISTING 36X24 DRAIN DITCH (WHICH BELONGS TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9, AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT 1) SOUTH OF THIS SUBDIVISION, THEN CONVEYED TO THE 24" BRASS DITCH (WHICH BELONGS TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9, AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT 1), THEN CONVEYED TO THE L.B.W.C. FLOODWAY, AND FINAL OUTFALL TO THE LAAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 23.42 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 78.75 CFS OF RUNOFF FOR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 47% OF STORM RUNOFF.

ALL RUNOFF AND DETENTION FOR THIS SUBDIVISION WERE ALREADY ACCOUNTED FOR IN THE APPROVED MILANOS ESTATES SUBDIVISION PHASES I, II, III, AND IV MASTER PLAN DRAINAGE REPORT APPROVED AUGUST 12, 2020 (ATTACHED). THE REQUIRED DETENTION VOLUME FOR PHASE III IS 86,249 CF OR 1.98 AC-FT AS PER THE APPROVED MILANOS ESTATES SUBDIVISION PHASES I, II, III, AND IV MASTER PLAN DRAINAGE REPORT.

LINEAR DETENTION WILL BE PROVIDED FOR PHASES I, II, III, AND IV BY IMPROVING THE EXISTING 36X24 DRAIN DITCH SECTION AS REQUIRED DURING THE CONSTRUCTION OF PHASE I AS PER THE APPROVED MILANOS ESTATES SUBDIVISION PHASES I, II, III, AND IV MASTER PLAN DRAINAGE REPORT. STORM WATERS WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM AND ROUTED TO THE EXISTING 36X24 DRAIN DITCH (WHICH BELONGS TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9, AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT 1), THEN CONVEYED TO THE 24" BRASS DITCH (WHICH BELONGS TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9, AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT 1), THEN CONVEYED TO THE L.B.W.C. FLOODWAY, AND FINAL OUTFALL TO THE LAAGUNA MADRE.



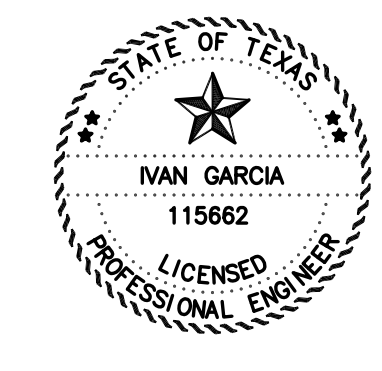
INDEX TO SHEETS OF MILANOS ESTATES PHASE IV SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (OWNER'S AND BOUND'S), SURVEYOR'S CERTIFICATION.	
SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.C.I.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	
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.	
SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.	
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	
SHEET 6: PAVING & DRAINAGE DETAIL SHEET	
SHEET 7: WATER & SANITARY SEWER DETAIL SHEET	

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ISSUED FOR: **PRELIMINARY**

PAVING AND DRAINAGE LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY



Y. RDC SUBDIVISIONS 2019/SUB 19.028 - SUB19.030 - MILANOS ESTATES/DWG/PHASE 4 - DWGS/SUB 19.028-SHT TO DRAINAGE LAYOUT - PHASE IV/DWG RIDE 2/9/2024 - 12:27 PM

ENGINEER:	IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E. R.P.L.S.
CHECKER:	IVAN GARCIA P.E. R.P.L.S.
DRAWN:	O.A./G.F.
SCALE:	1"=60'
DATE:	FEBRUARY 9, 2024
PROJECT:	SUB 19.028
REVISIONS:	
PAGE NO.:	5-OF-7

