



HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-02-2024

PROPOSED MONTREAL ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: MONTEREAL LLC, A SERIES OF ROCKO INVESTMENTS LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 87 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 13

FILLING STATIONS: 8

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 19 N ROAD AND KENYON ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-11-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH LOCATED APPROXIMATELY 2400 FT SOUTH OF KENYON ROAD.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 19 N. ROAD & 15.0 FEET ONTO KENYON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 02-26-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 03-13-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 12" LOCATION: DOOLITTLE ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 15" LOCATION: DOOLITTLE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 02-29-2024: 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 10/18/2022

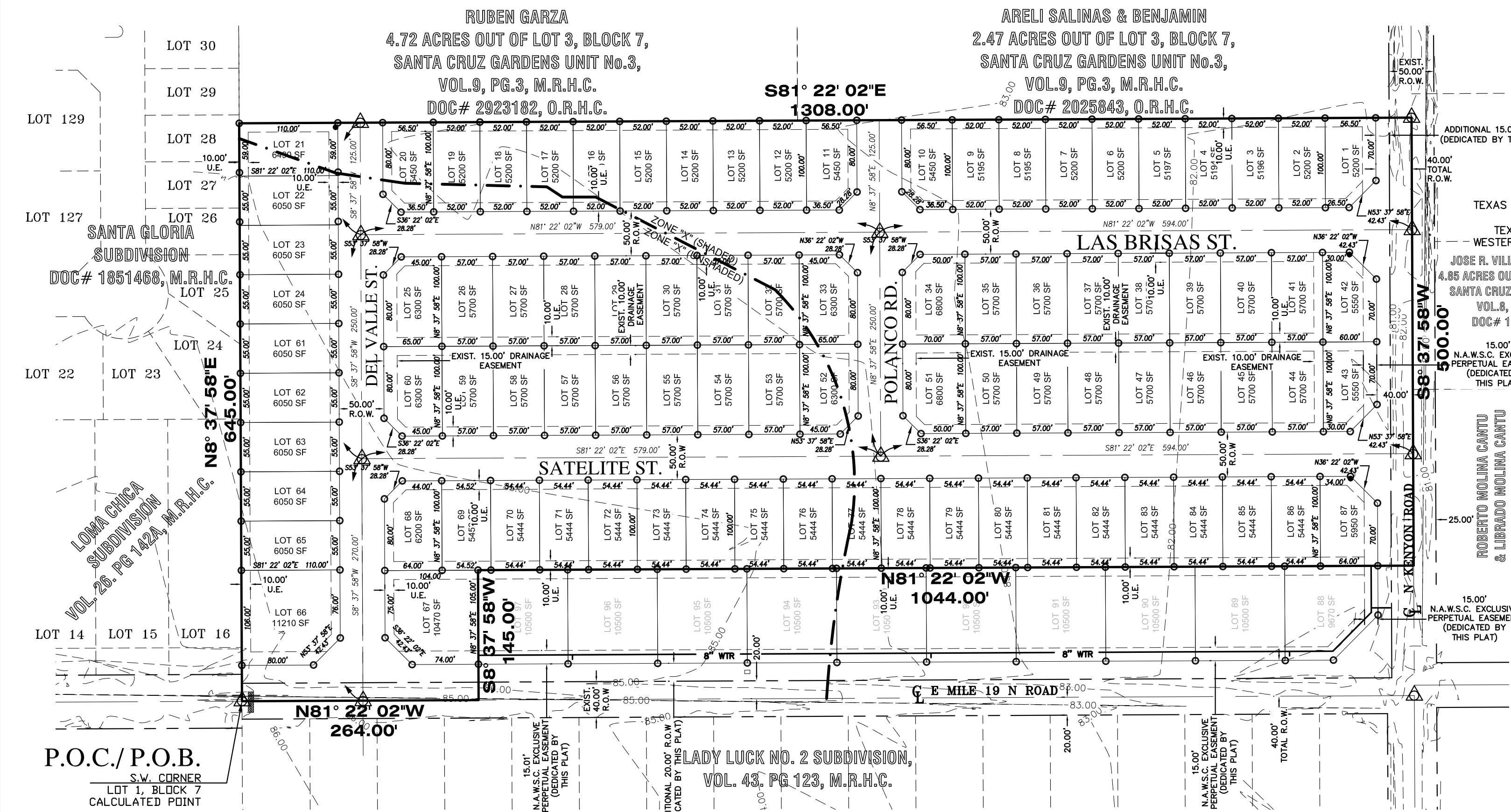
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning,
other departments and the approval of the City of EDINBURG

Final Approval subject to recommendations other departments

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

MONTREAL ESTATES SUBDIVISION

BEING A 19.37 ACRES TRACT OF LAND, SAME BEING ALL LOTS 1 AND 2, BLOCK 7, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



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 |
| L.O.T. | LOT LINE |

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

SCALE: 1"=100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK
JOSE R. VILLARREAL & KARRIE A. 4.85 ACRES OUT OF LOT 13, BLOCK 82, SANTA CRUZ GARDENS UNIT No.2, VOL.8, PG.28, M.R.H.C. DOC# 1655660, O.R.H.C.

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
L.O.T. LOT LINE

BEING A 19.37 ACRES TRACT OF LAND, SAME BEING ALL LOTS 1 AND 2, BLOCK 7, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.37 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

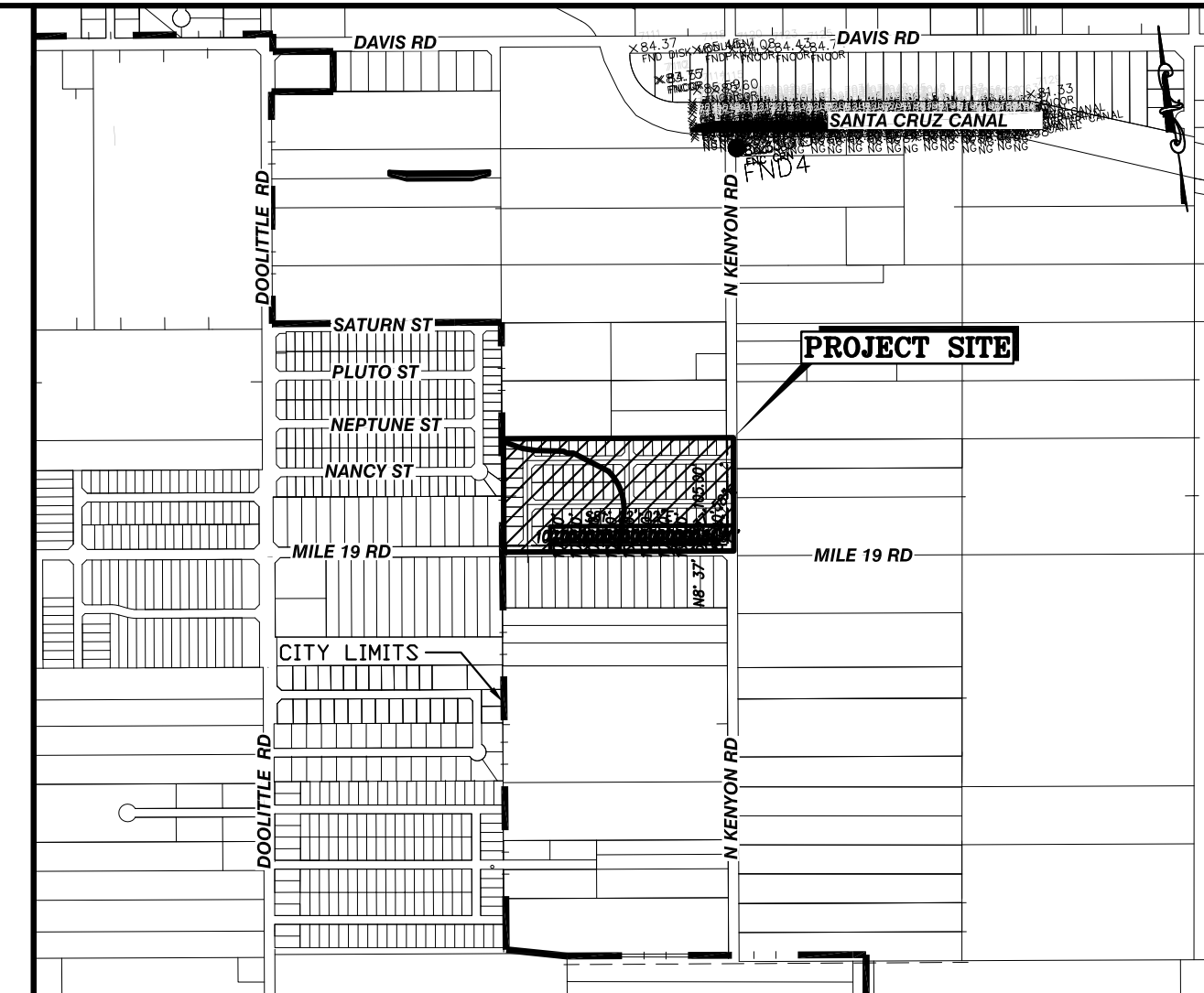
BEGINNING AT A COTTON-PICKER-SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SAID LOT 1, SAME BEING A POINT ON THE CENTERLINE OF MILE 19 NORTH ROAD, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE N 83°37'58" E ALONG THE WEST LINE OF THE SAID LOTS 1 AND 2, TO THE NORTHWEST CORNER OF THE SAID LOT 2, SAME POINT BEING THE SOUTHWEST CORNER OF LOT 3, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 19 NORTH ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 645.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 81°22'02" E ALONG THE DIVIDING LINE BETWEEN THE SAID LOTS 2 AND 3, TO THE COMMON EAST CORNER BETWEEN THE SAID LOTS 2 AND 3, SAME BEING A POINT ON THE CENTERLINE OF KENYON ROAD, PASSING AT 1283.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF KENYON ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1308.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 8°37'58" W ALONG THE EAST LINE OF THE SAID LOTS 2 AND 1, SAME BEING ALONG THE CENTERLINE OF KENYON ROAD, TO THE SOUTHEAST CORNER OF THE SAID LOT 1, SAME BEING A POINT ON THE CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 645.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 81°22'02" W ALONG THE SOUTH LINE OF THE SAID LOT 1, SAME BEING ALONG THE CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 1308.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 19.37 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 20.00 FEET (0.60 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 19 NORTH ROAD, AND THE EAST 25.00 FEET (0.36 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF KENYON ROAD.



LOCATION MAP SCALE: 1" = 1000'

LOCATION OF MONTREAL ESTATES SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
MONTREAL ESTATES SUBDIVISION IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF MILE 19 ROAD AND KENYON ROAD. THIS SUBDIVISION LIES WITHIN THE CITY OF EDINBURG TWO-MILE EXTRA-TERRITORIAL (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 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.

GENERAL PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) & ZONE "X" (SHADED). THE SUBDIVISION IS IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND ZONE "X" (SHADED), AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEAVES FROM 100-YEAR FLOOD. ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0325 D DATED JUNE 6, 2000, AND FURTHER REVISED TO REFLECT LOWER CASE NO. 01-06-1095P DATED MAY 17, 2001. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT (MILE 19 ROAD): 25.00 FEET OR EASEMENT WHICHEVER IS GREATER (LOTS 66, 67, 88-97)
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
- 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 OCCUPANCY OF THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL. NO COMMERCIAL USE SHALL BE ALLOWED FOR LOTS 86 THROUGH 87.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--38.M. No. 1-- ELEV. 78.53 N.G.V.D. 88, DESCRIPTION: 1/2-INCH IRON ROD FOUND LOCATED AT THE INTERSECTION OF KENYON ROAD AND MILE 19 ROAD. GPS POINT, GRID COORDINATES N 1665050.7600, E 1111053.1640
--38.M. No. 2-- ELEV. 83.26 N.G.V.D. 88, DESCRIPTION: COTTON PICKER SPINDLE FOUND LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N 16651049.2800, E 1106760.0380
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 89,764 CUBIC-FEET OR 2,661 ACRE-FEET OF STORM WATER RUNOFF.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASER 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 PUBLIC UTILITIES EASEMENTS DESIGNATED 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 OCCUPANCY AN EASEMENT.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1-4.1.
- NO ACCESS TO LOTS 1, 42, 43, 87, AND 88 FROM KENYON ROAD.
- 5'-00" WIDE CONCRETE SIDEWALK WITH ADA RAMPS AS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- 5.00' WIDE CONCRETE SIDEWALK WITH ADA RAMPS AS REQUIRED BY THE CITY OF EDINBURG ALONG KENYON ROAD AND MILE 19 ROAD TO BE DONE AT BUILDING PERMIT STAGE BY LOT OWNER.
- 5.00' SIDEWALK ALONG MILE 19 AND KENYON ROAD SHALL BE OFFSET 2LF FROM PROPOSED PROPERTY LINE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) 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.

OWNER'S ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF HIDALGO
I, **MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC**, AS THE OWNER(S) OF THE 19.37 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MONTREAL ESTATES SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE 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, OR WILL MEET THE MINIMUM STATE STANDARDS,
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

JULIO C. MONTEMAYOR, MANAGER
MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC
1210 S. RAUL LONGORIA RD STE B
EDINBURG, TX 78542

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JULIO C. MONTEMAYOR**, 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 _____, 2022.

NOTARY PUBLIC _____ COUNTY OF HIDALGO _____ DATE _____

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. 49.21(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. DATE _____
GENERAL MANAGER

PRINCIPAL CONTACTS:

| NAME | ADDRESS | PHONE & FAX |
|---|--|-------------------------------|
| OWNER: MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC | 1210 S RAUL LONGORIA RD STE B EDINBURG, TX 78542 | (956) 212-6074 |
| ENGINEER: IVAN GARCIA, P.E., R.P.L.S. | 921 SOUTH 10th AVE. EDINBURG, TX 78539 | (956) 380-5152 (956) 380-5083 |
| SURVEYOR: IVAN GARCIA, P.E., R.P.L.S. | 921 SOUTH 10th AVE. EDINBURG, TX 78539 | (956) 380-5152 (956) 380-5083 |

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF **MONTREAL ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS _____ DAY OF _____, 2022.

MAYOR, CITY OF EDINBURG _____ DATE _____

SECRETARY, CITY OF EDINBURG _____ DATE _____

CITY OF EDINBURG 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 **MONTREAL ESTATES SUBDIVISION** CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISIONS REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2022.

CHAIRPERSON, PLANNING AND ZONING COMMISSION _____ DATE _____

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MONTREAL ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

SANTA CRUZ IRRIGATION DISTRICT NO. 15

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS DAY OF _____, 2022 SUBJECT TO THE FOLLOWING:

- NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
- FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
- ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
- 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 _____

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, AN 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 HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

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 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 GRANTEE 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 V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTAINS 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 EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2022.

JULIO C. MONTEMAYOR, MANAGER, DATE _____
MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC
1210 S. RAUL LONGORIA RD STE B
EDINBURG, TX 78542



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

REVISION NOTES TABLE

| DATE | DESCRIPTION |
|---|-------------|
| INDEX TO SHEETS OF MONTREAL ESTATES SUBDIVISION | |
| SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; N.G.D.D. No. 1. | |
| SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/SSSF AND ENGINEER'S CERTIFICATION. | |
| SHEET 3: WATER LAYOUT | |
| SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS. | |
| SHEET 5: OFF-SITE DRAINAGE IMPROVEMENTS | |
| SHEET 6-10: TYPICAL DETAILS | |

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

PLAT SHEET
MONTREAL ESTATES SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

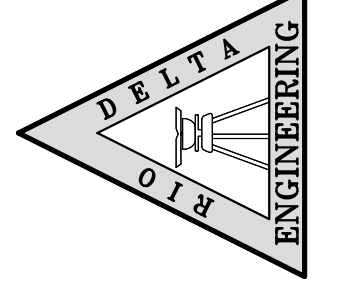
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: G.F./H.G./Y.V
SCALE: 1"=100'
DATE: JANUARY 29, 2024
PROJECT: SUB 22 011
REVISIONS:
PAGE NO. 1-OF-10

Y: RDE SUBDIVISIONS 2021\SUB 21:011 - MONTEVAYOR DMC\ASBUILTS\SUB 21:011_RDE SHIT TO WATER LAYOUT--dwg RIODELTA 3/15/2024 3:33 PM

RUBEN GARZA
4.72 ACRES
DOC# 2923182, O.R.H.C.

ARELI SALINAS & BENJAMIN
2.47 ACRES
DOC# 2025843, O.R.H.C.

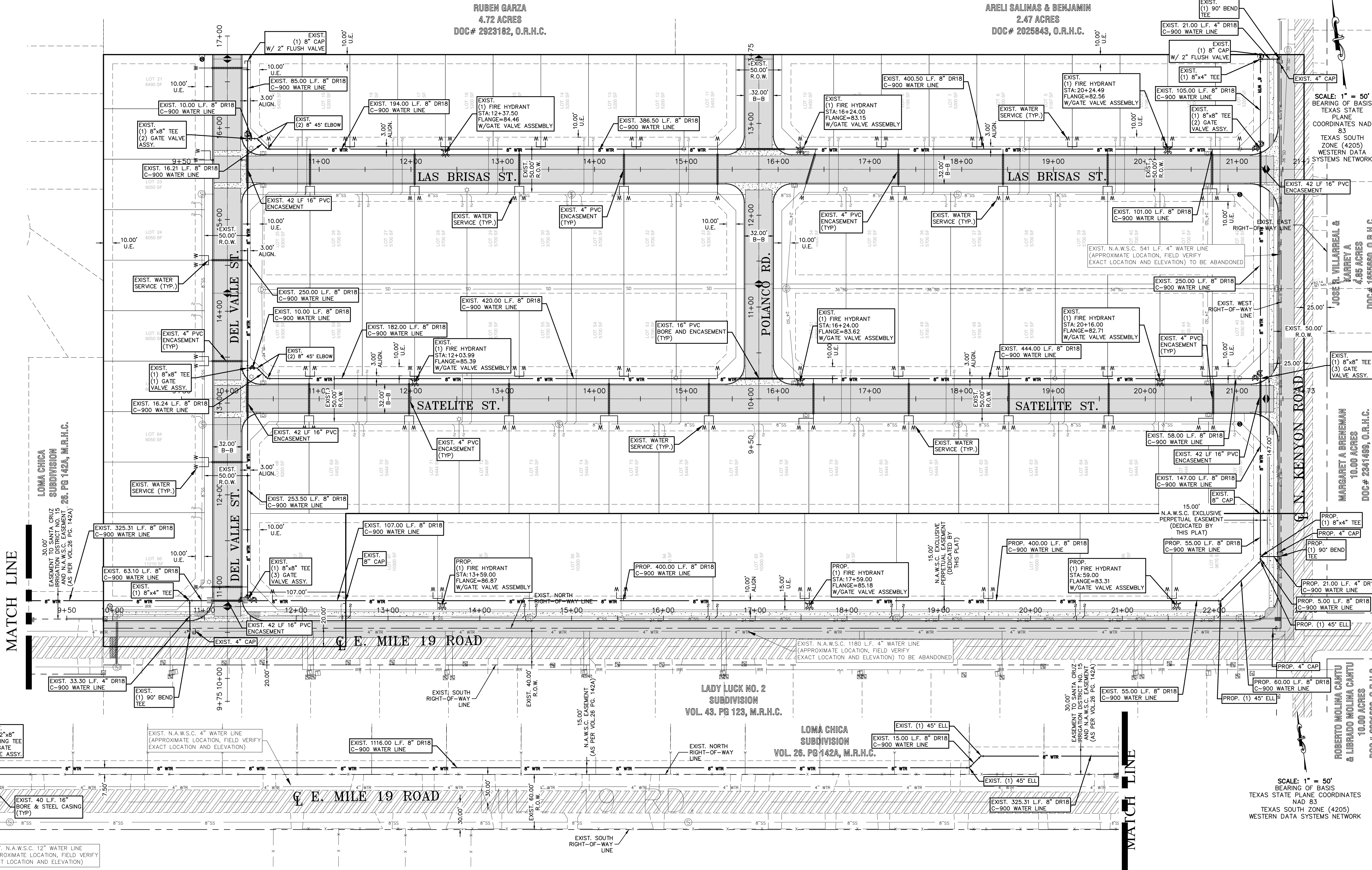
RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

WATER LAYOUT
MONTREAL ESTATES SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER:
IVAN GARCIA P.E. R.P.L.S.
SURVEYOR:
IVAN GARCIA P.E. R.P.L.S.
CHECKED:
IVAN GARCIA P.E. R.P.L.S.
DRAWN:
G.F./H.G./Y.V
SCALE:
1"=50'
DATE:
JANUARY 30, 2024
PROJECT:
SUB 22 011
REVISIONS:
PAGE NO:
SHT 3



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

| REVISION NOTES TABLE | |
|----------------------|-------------|
| DATE | DESCRIPTION |
| | |
| | |

INDEX TO SHEETS OF MONTREAL ESTATES SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION; CERTIFICATION; ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSF AND ENGINEER'S CERTIFICATION.

SHEET 3: WATER LAYOUT

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 5: OFF-SITE DRAINAGE IMPROVEMENTS

SHEET 6-10: TYPICAL DETAILS

SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LOMA CHICA
SUBDIVISION
EASEMENT TO SANTA CRUZ
IRRIGATION DISTRICT NO. 15
AND N.A.W.S.C. EASEMENT
26, PG 142A, M.R.H.C.
(AS PER VOL.26 PG. 142A)

MARGARET A BRENEMAN
10.00 ACRES
DOC# 2341499, O.R.H.C.

ROBERTO MOLINA CANTU
& LIBRADO MOLINA CANTU
10.00 ACRES
DOC# 2331638, O.R.H.C.

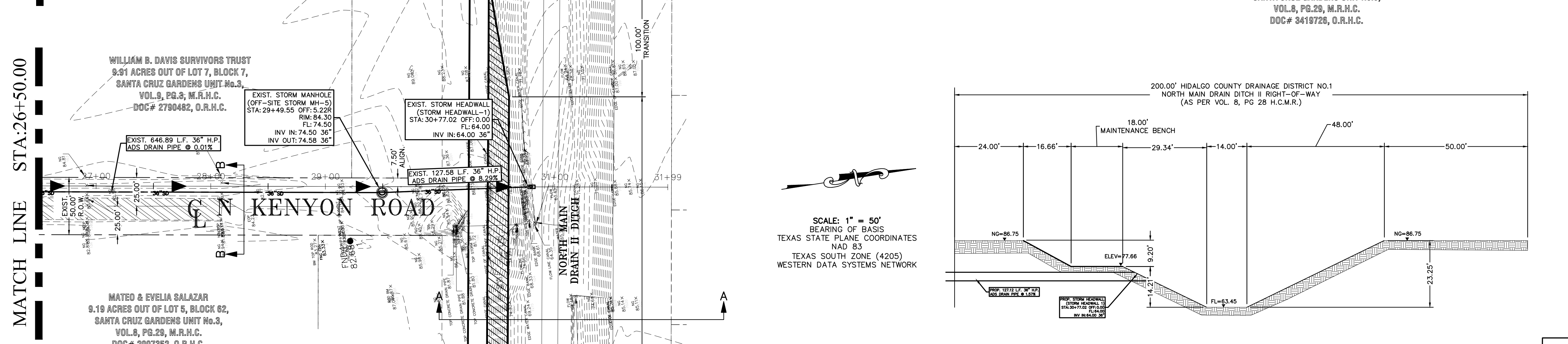
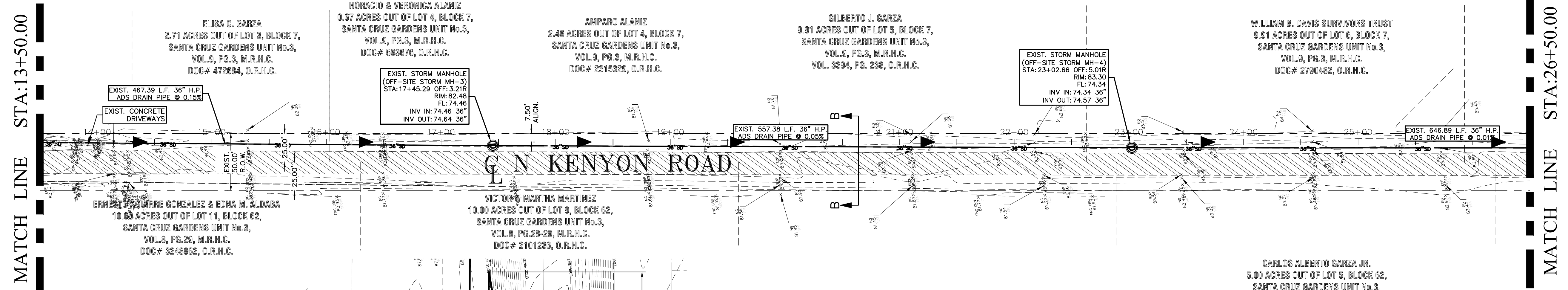
LOMA CHICA
SUBDIVISION
EASEMENT TO SANTA CRUZ
IRRIGATION DISTRICT NO. 15
AND N.A.W.S.C. EASEMENT
26, PG 142A, M.R.H.C.
(AS PER VOL.26 PG. 142A)

LADY LUCK NO. 2
SUBDIVISION
VOL. 43, PG 123, M.R.H.C.

LOMA CHICA
SUBDIVISION
VOL. 26, PG 142A, M.R.H.C.

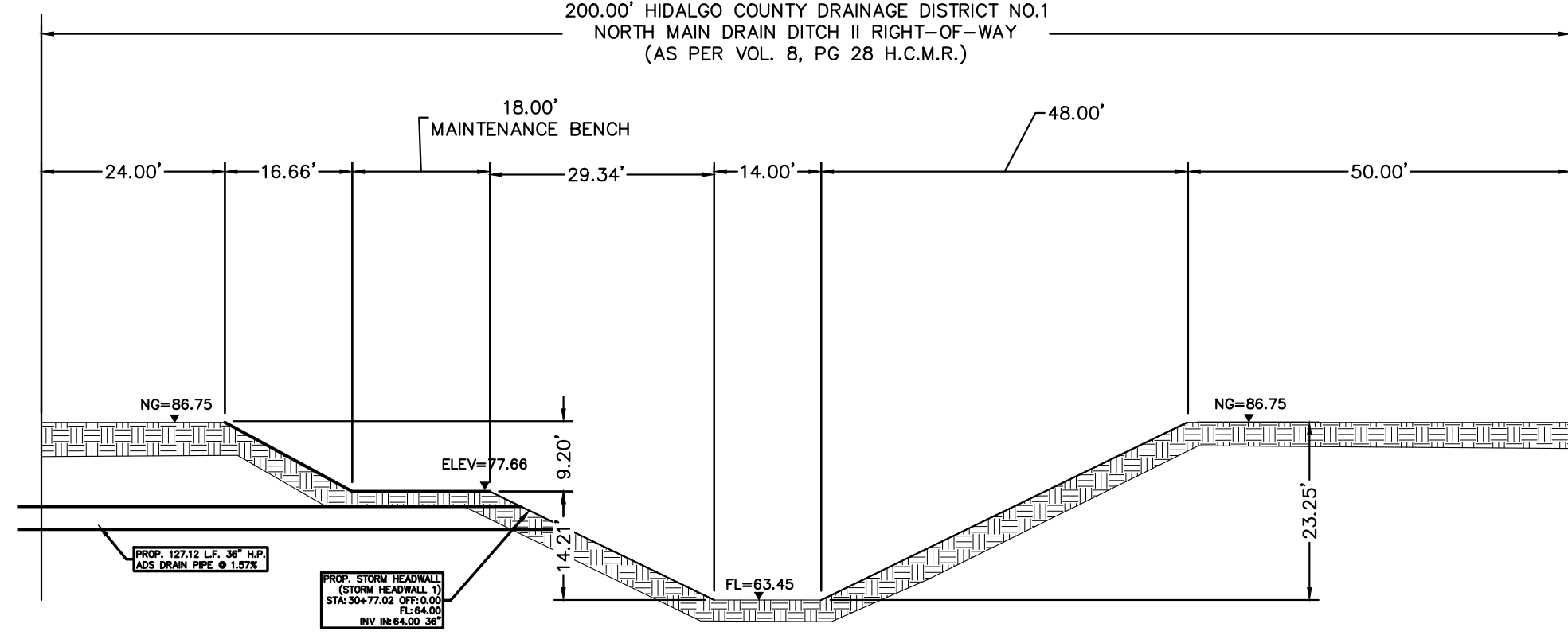
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SUBDIVISION
EASEMENT TO SANTA CRUZ
IRRIGATION DISTRICT NO. 15
AND N.A.W.S.C. EASEMENT
26, PG 142A, M.R.H.C.
(AS PER VOL.26 PG. 142A)

Y: RDE SUBDIVISIONS 2021\SUB 21:011 - MONTEYAYOR\DWG\ASBUILTS\SUB 21:011_RDE_SHT 11-12_PAVING AND DRAINAGE LAYOUT.dwg RODELTA 3/13/2024 3:36 PM



SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

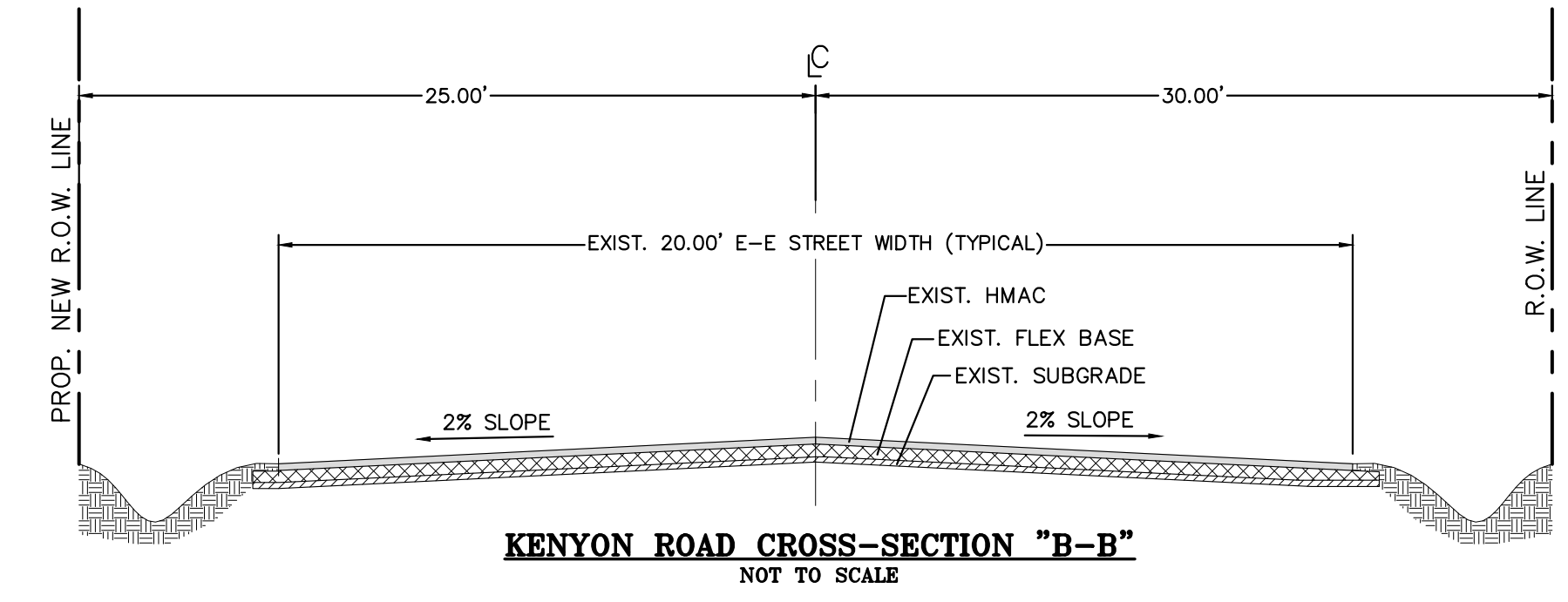
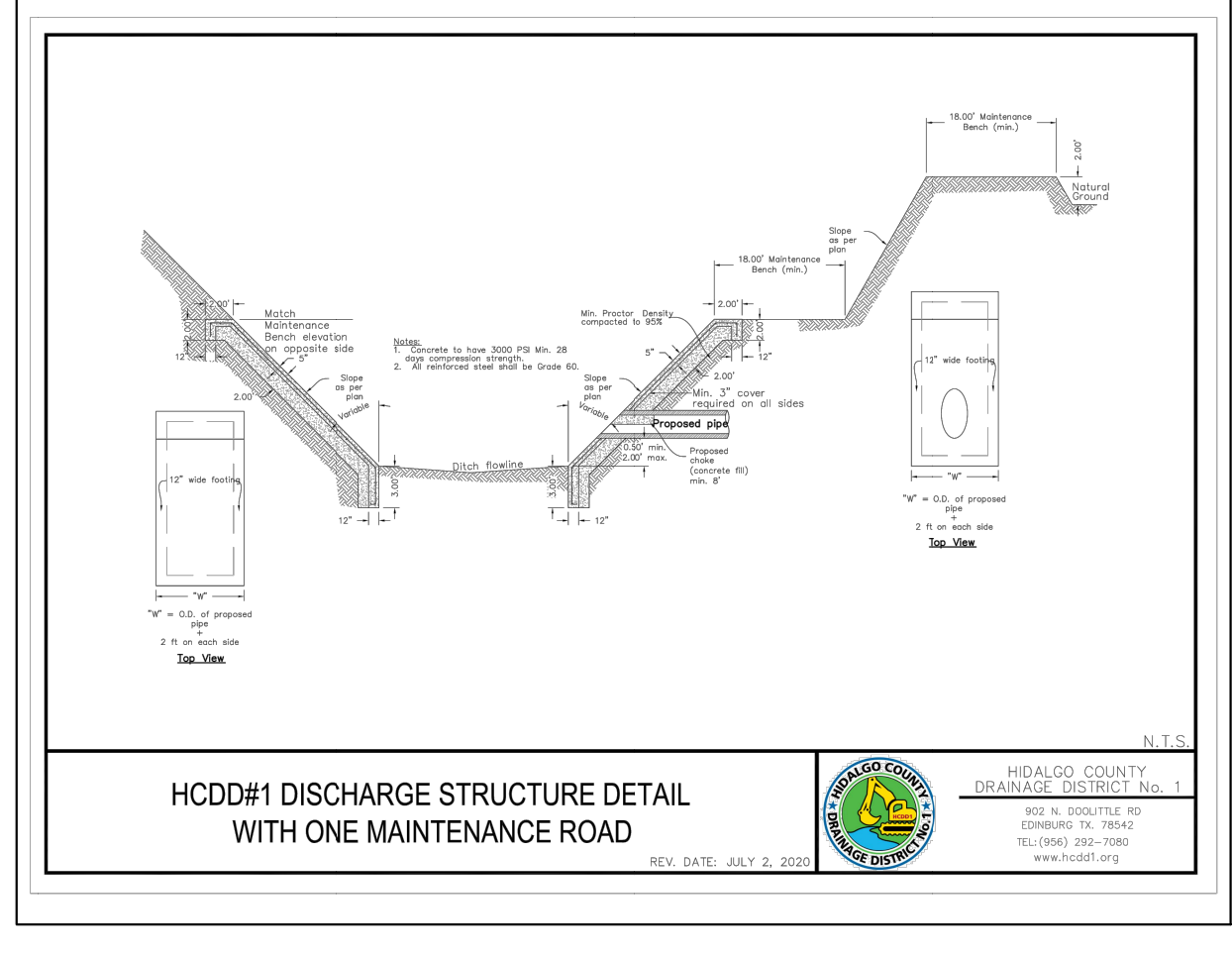
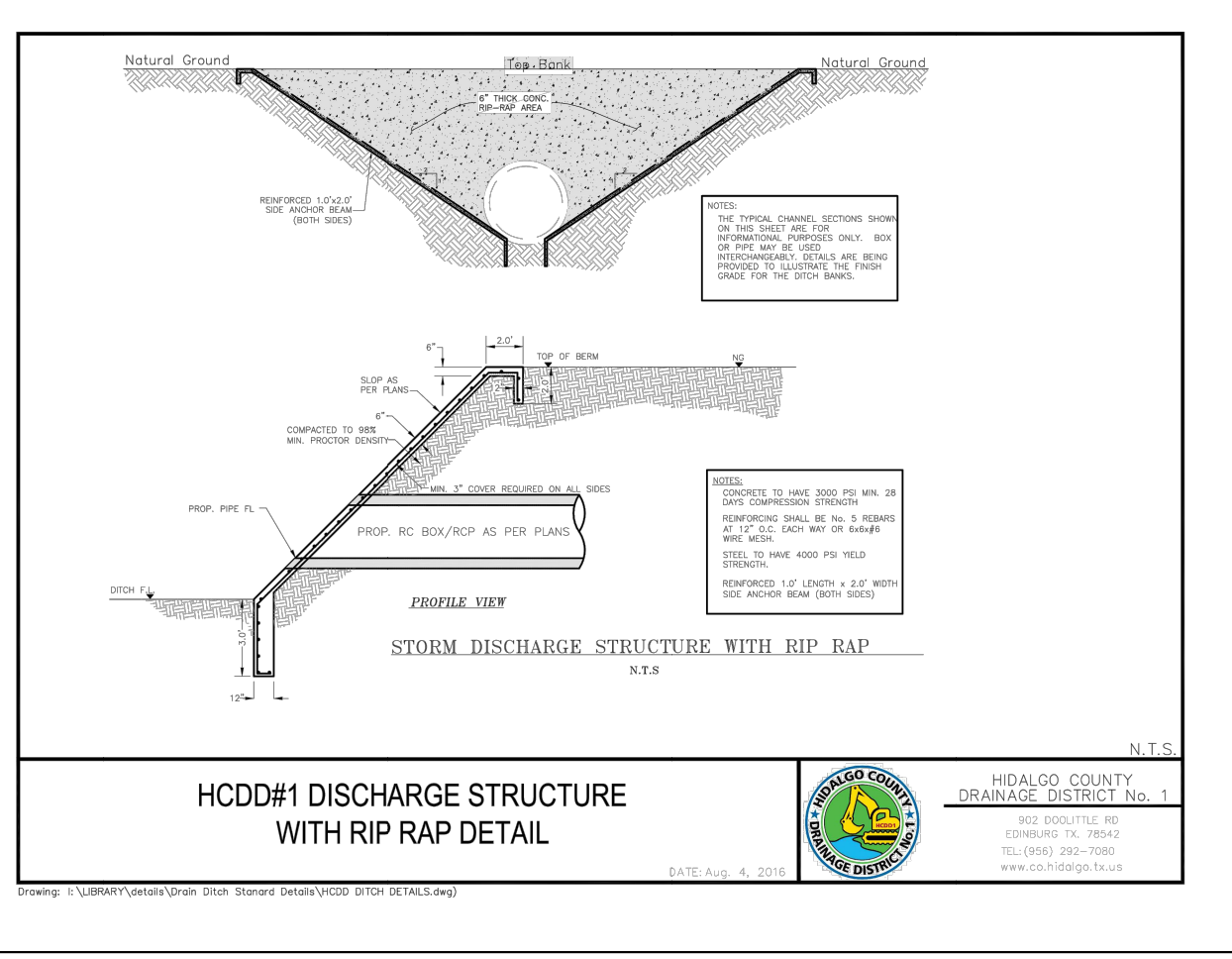
- GENERAL NOTES:**
- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
 - 2.) CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.
 - 3.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
 - 4.) 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.
 - 5.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
 - 6.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - 7.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.



DRAIN DITCH CROSS-SECTION "A-A"
SCALE: N.T.S.

DRAINAGE VOLUME LEGEND
VOLUME REQUIRED = 89,794 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN CROSS-SECTION "A-A" = 153.68 SF X 586 LF = 90,856.48 CF (100.2% OF VOLUME REQUIRED)

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



KENYON ROAD CROSS-SECTION "B-B"
NOT TO SCALE

| LEGEND | | | |
|--------|-------------------------------|--|-------------------------------|
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| | EXIST. CURB INLET | | 1/2" IRON ROD FOUND |
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| SHEET 5: | OFF-SITE DRAINAGE IMPROVEMENTS |
| SHEET 6-10: | TYPICAL DETAILS |

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

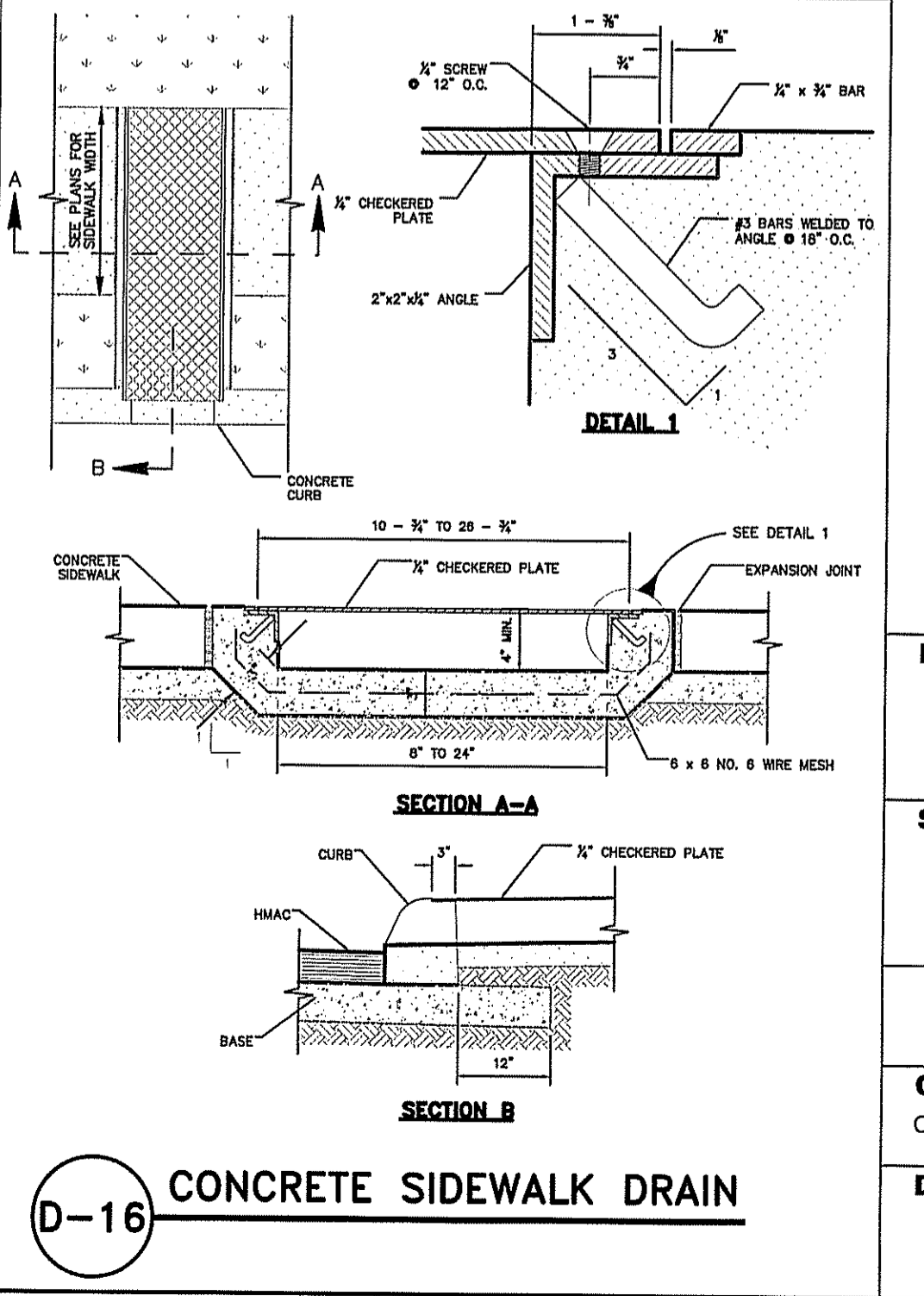
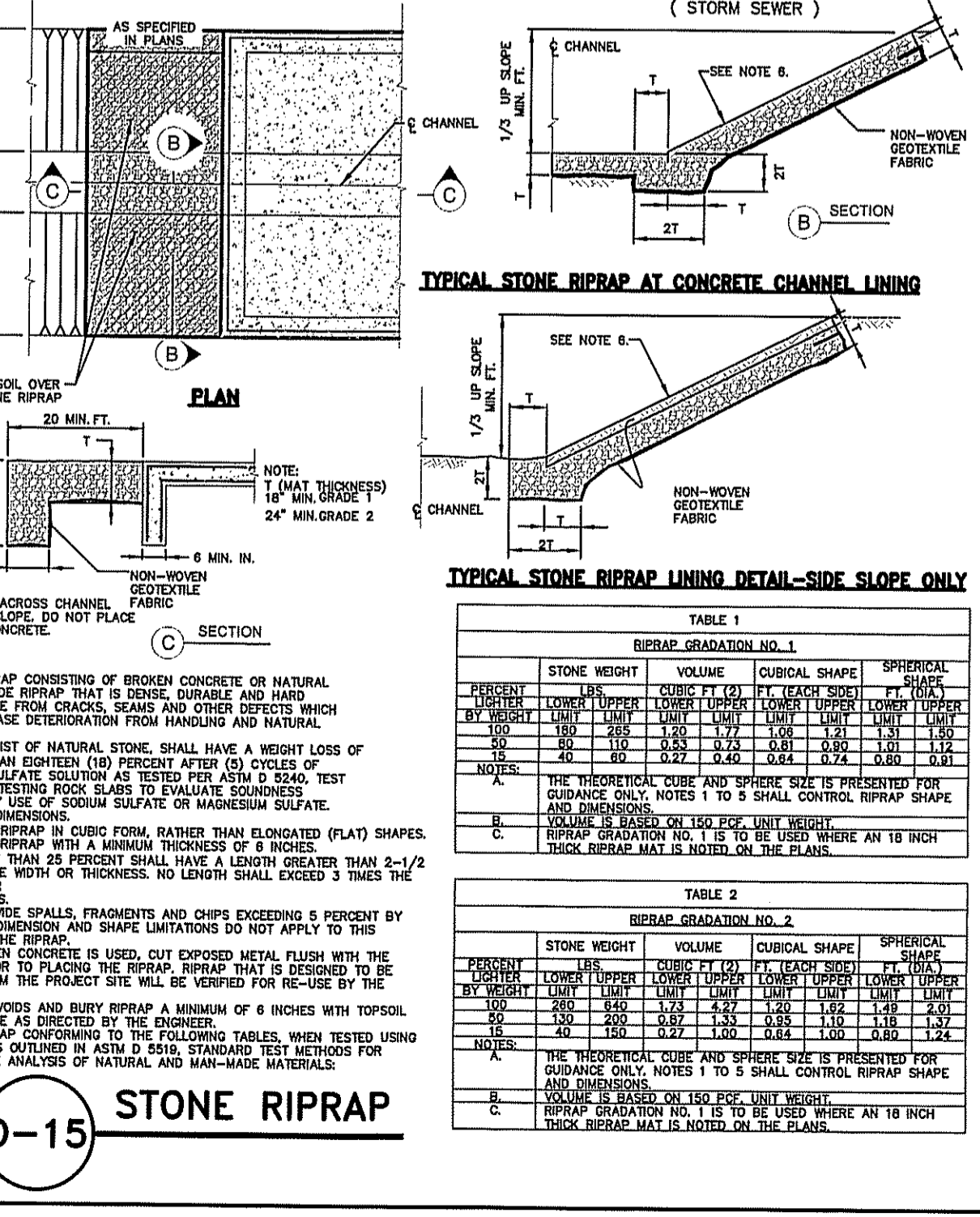
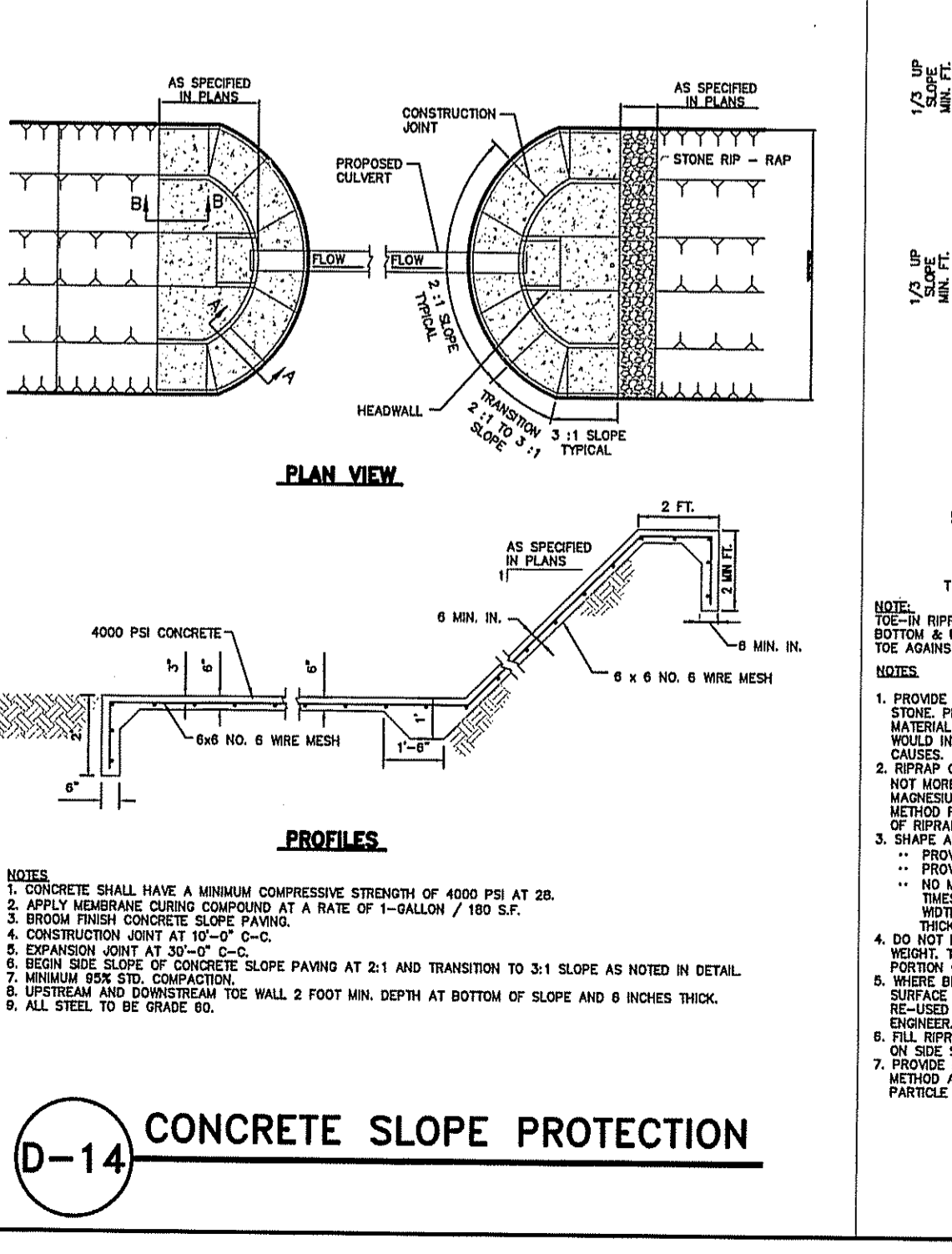
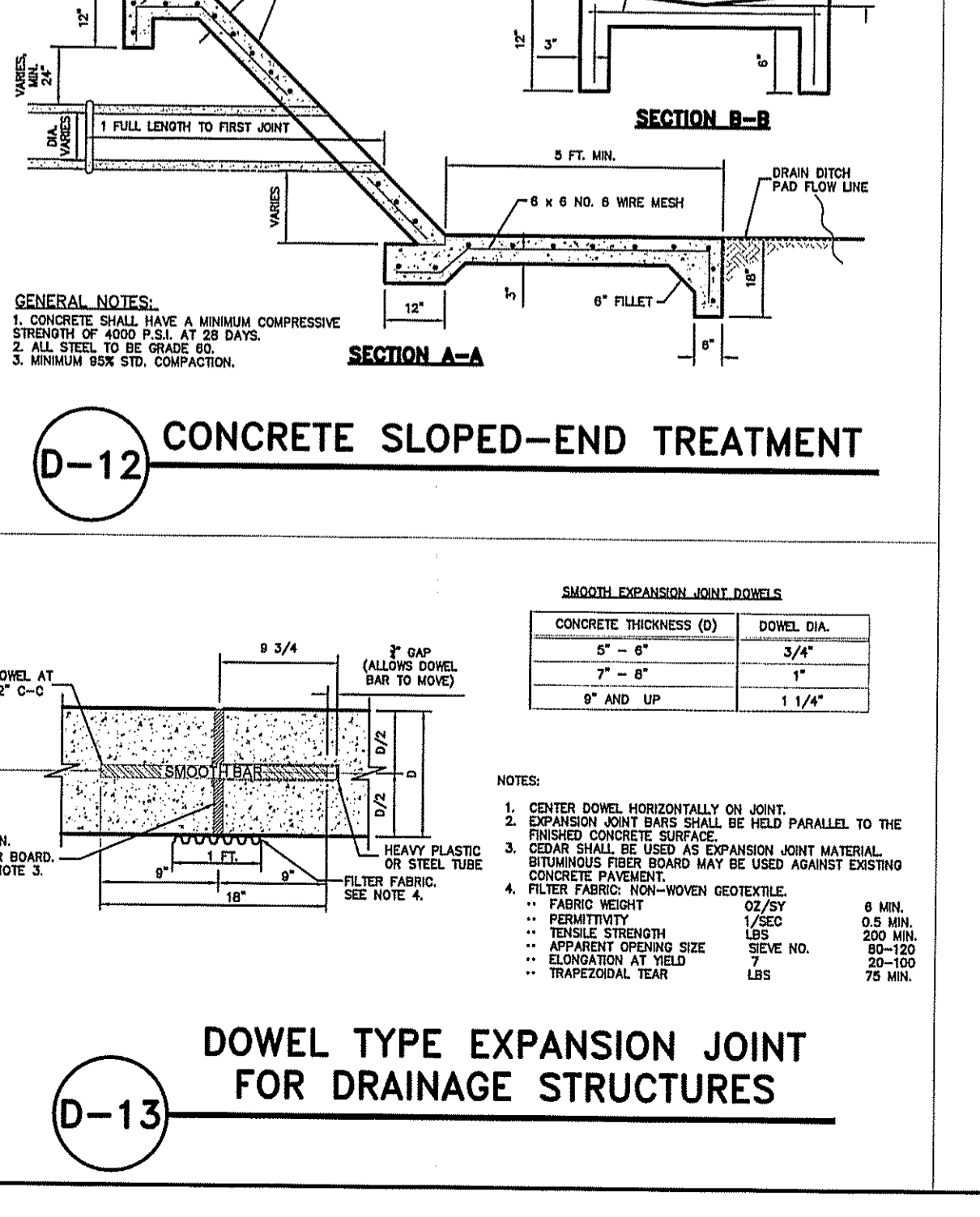
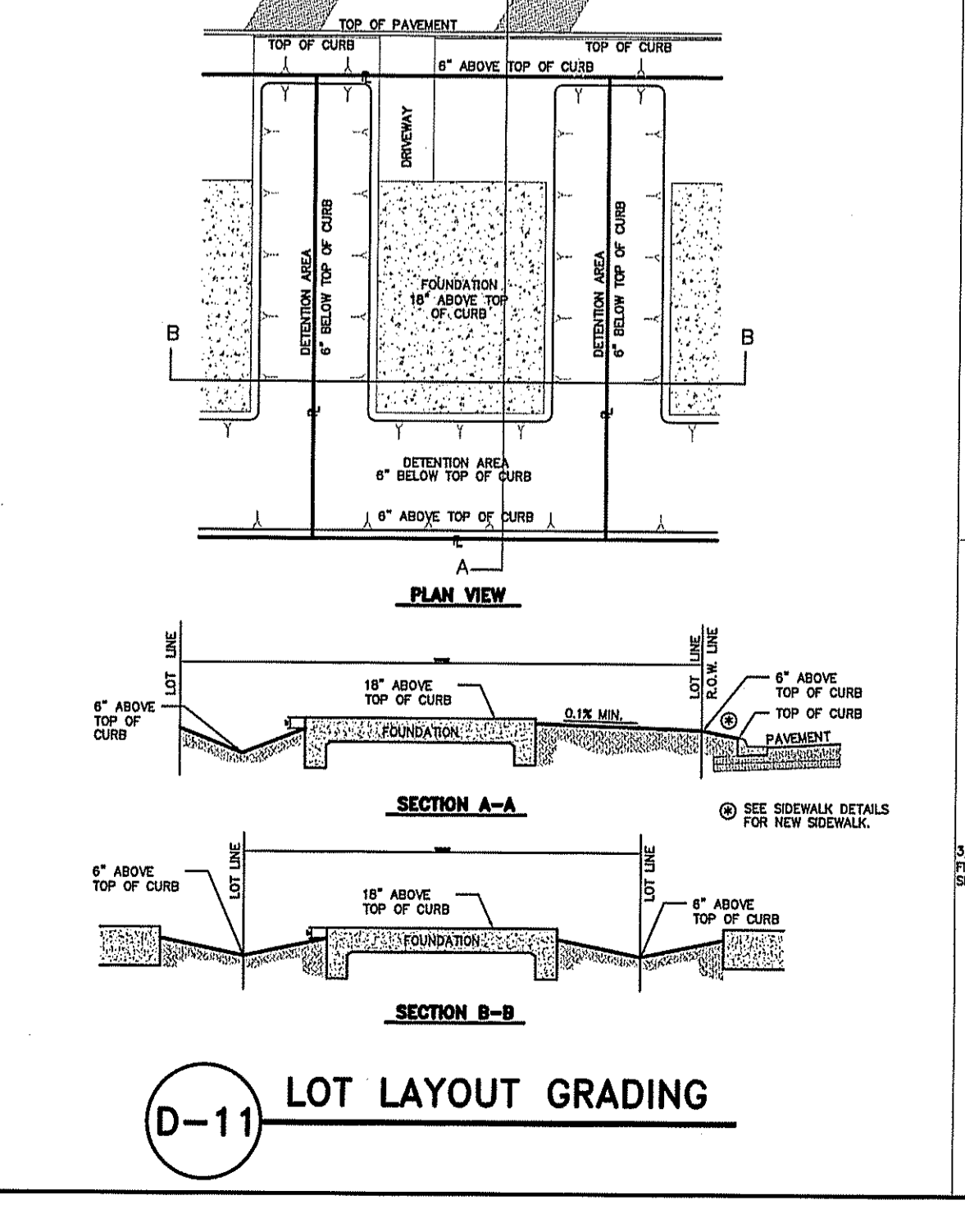
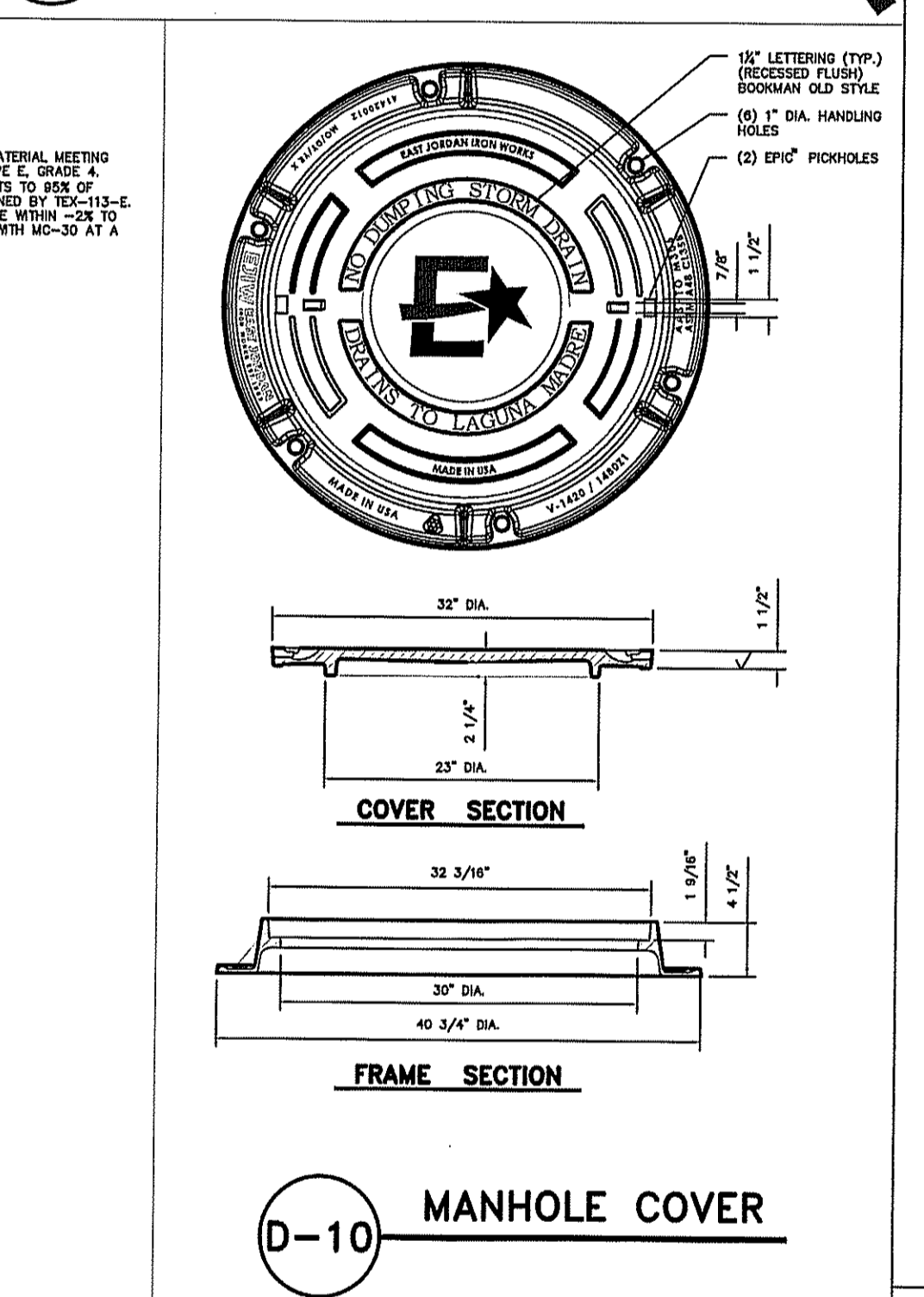
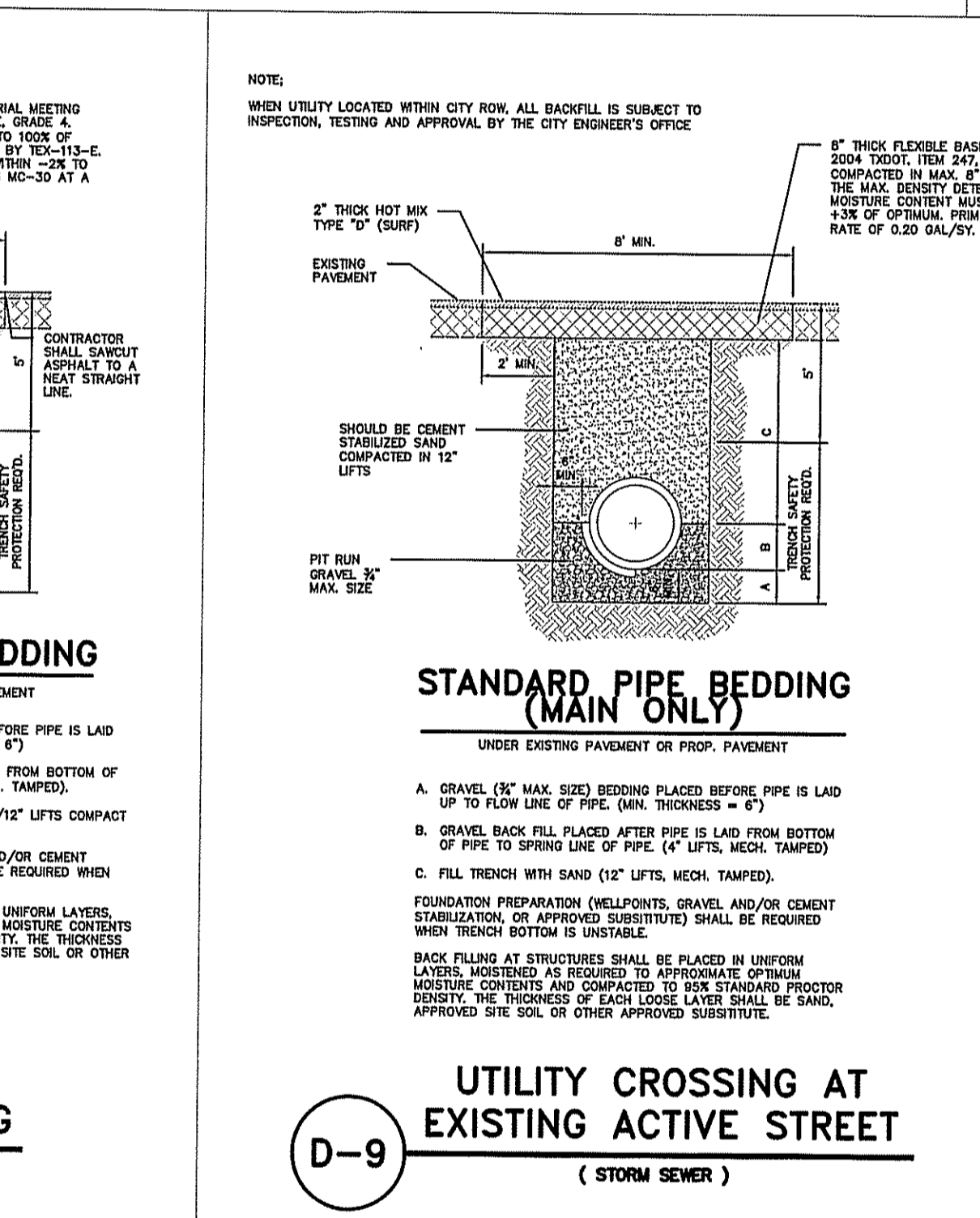
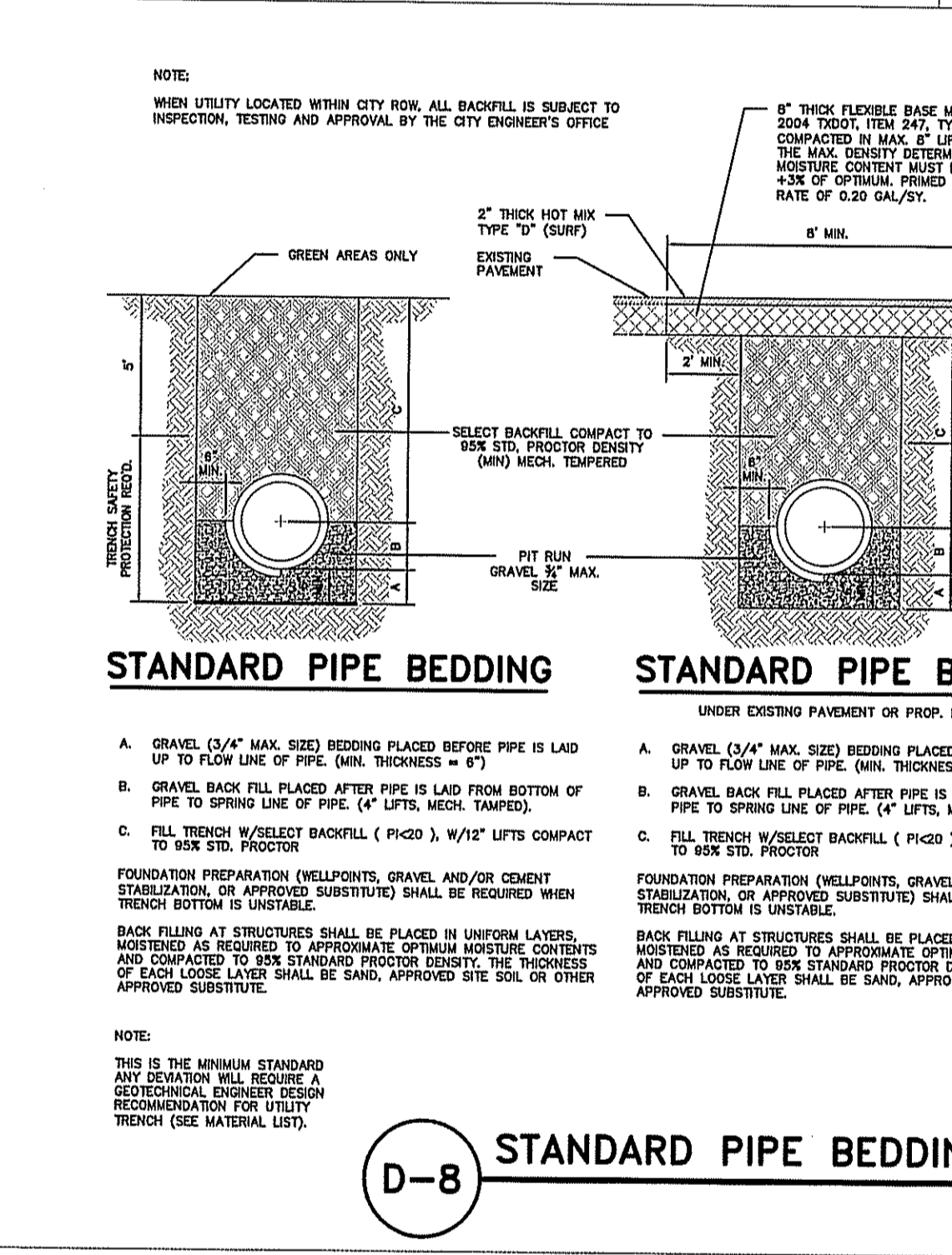
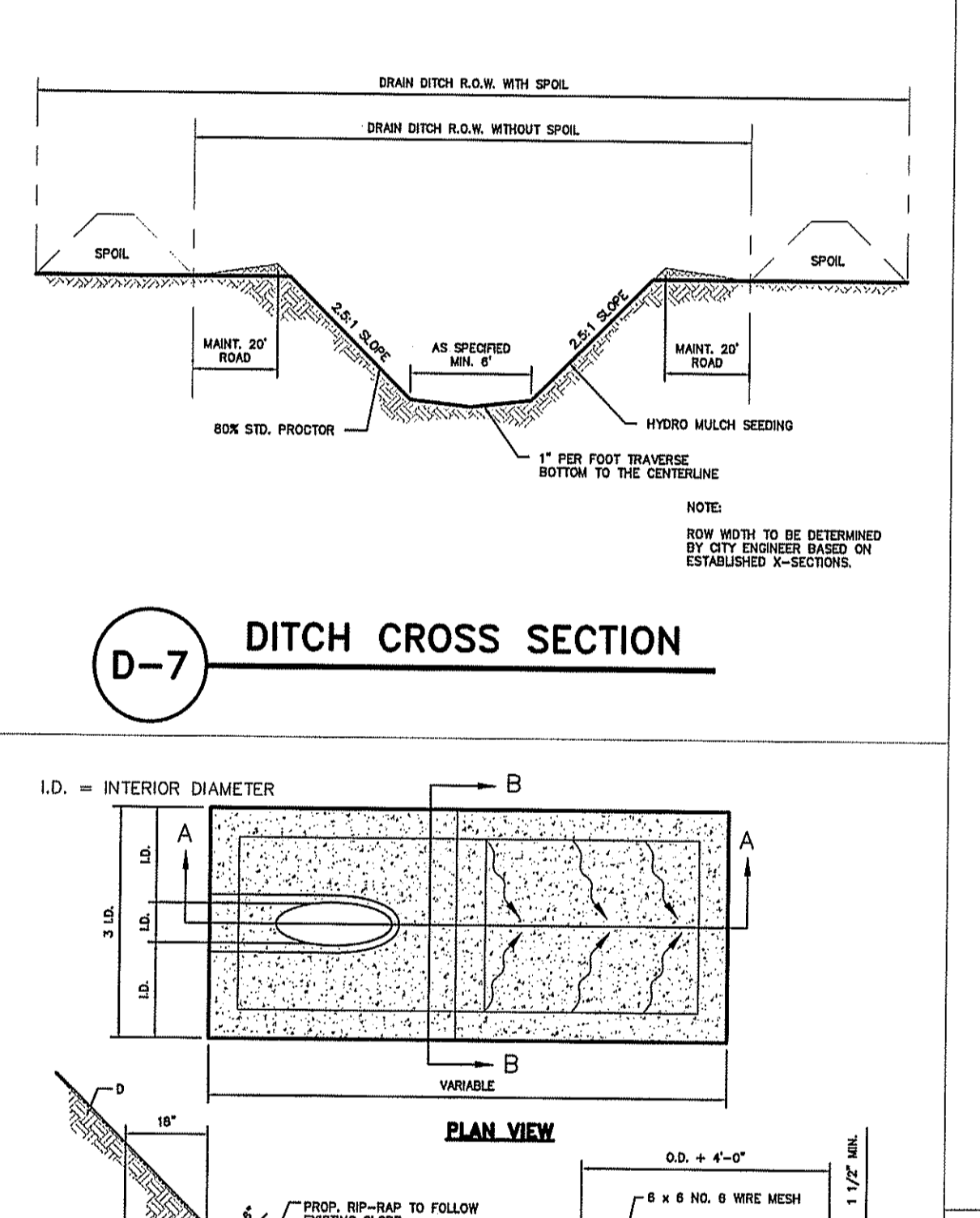
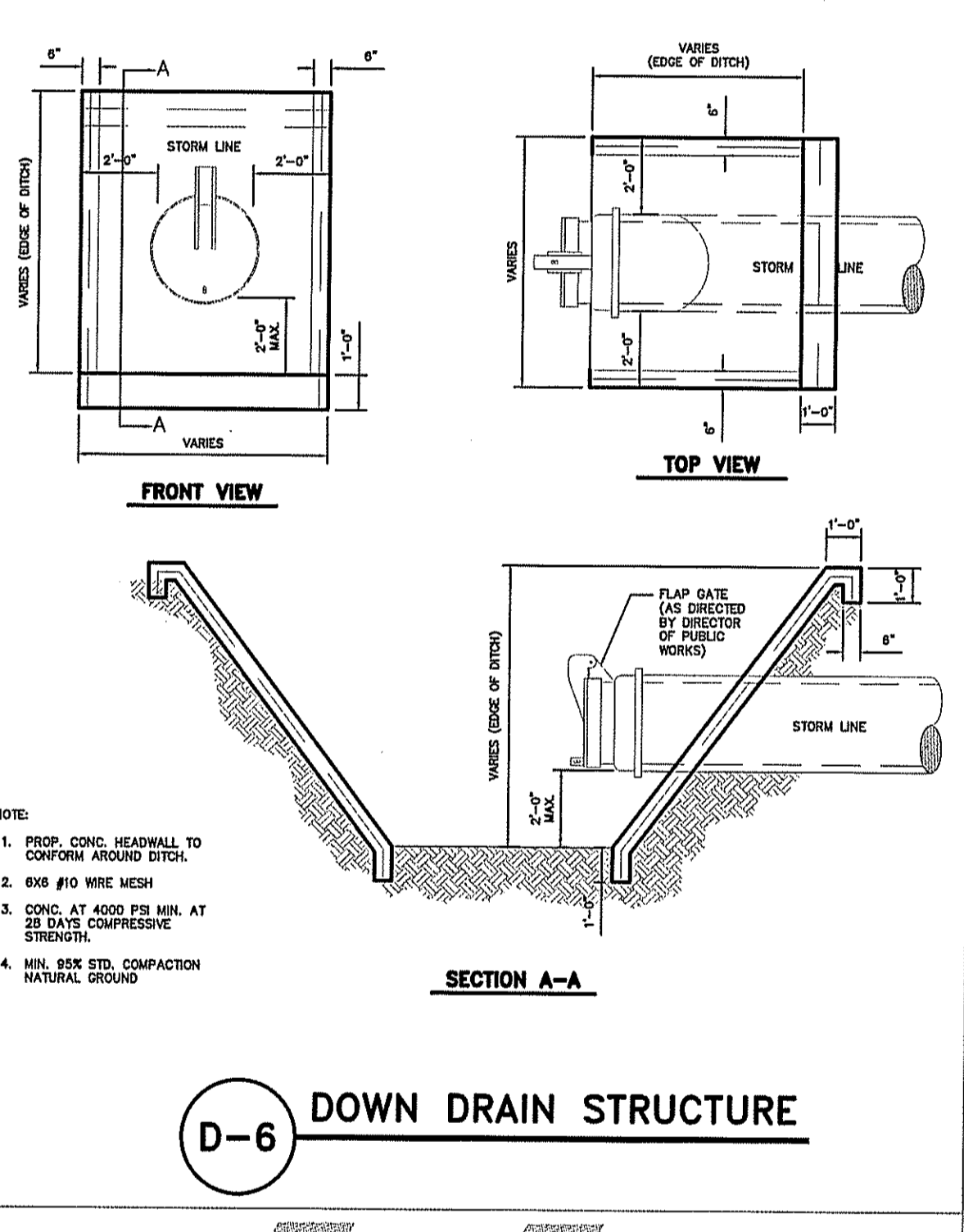
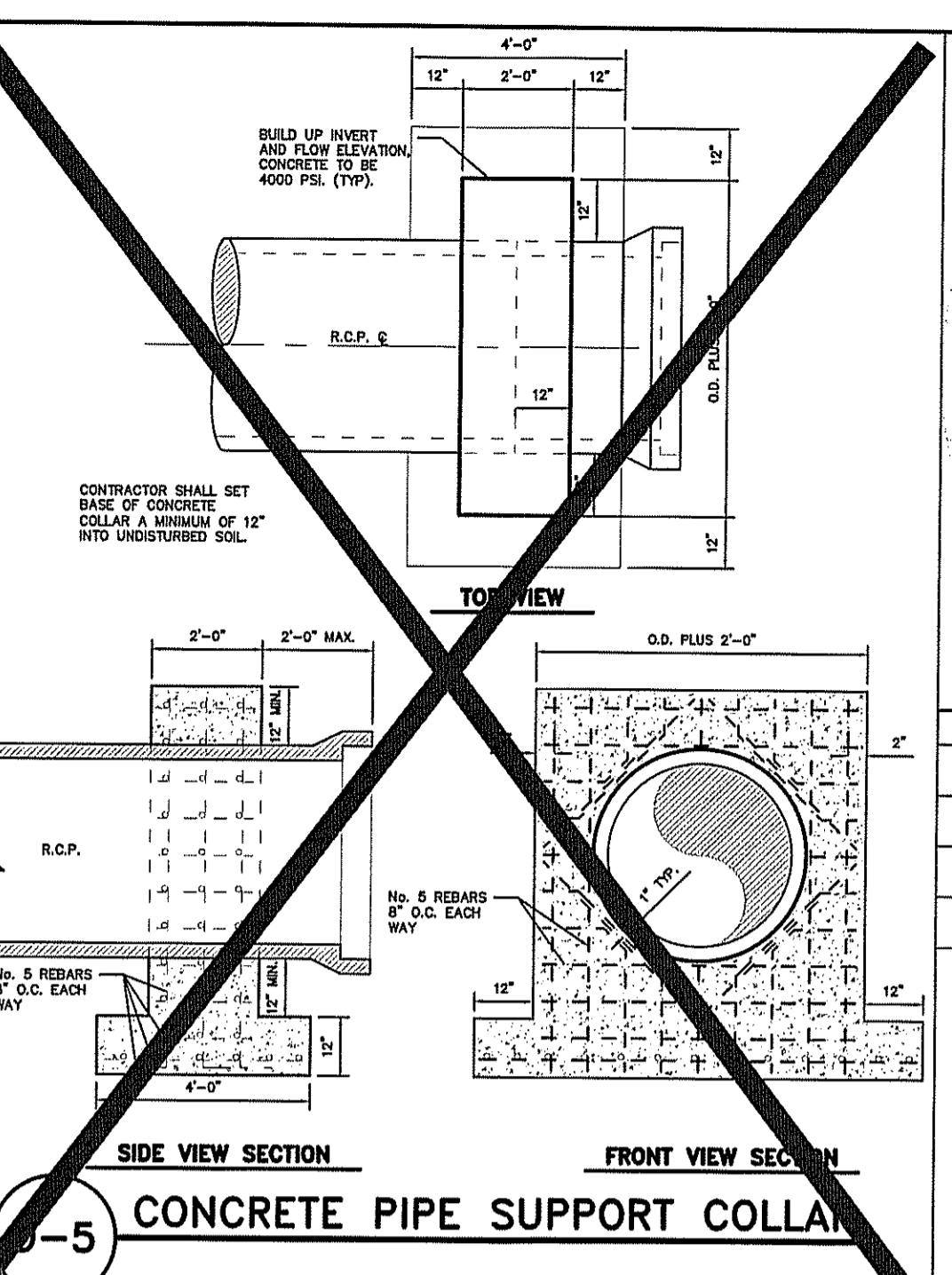
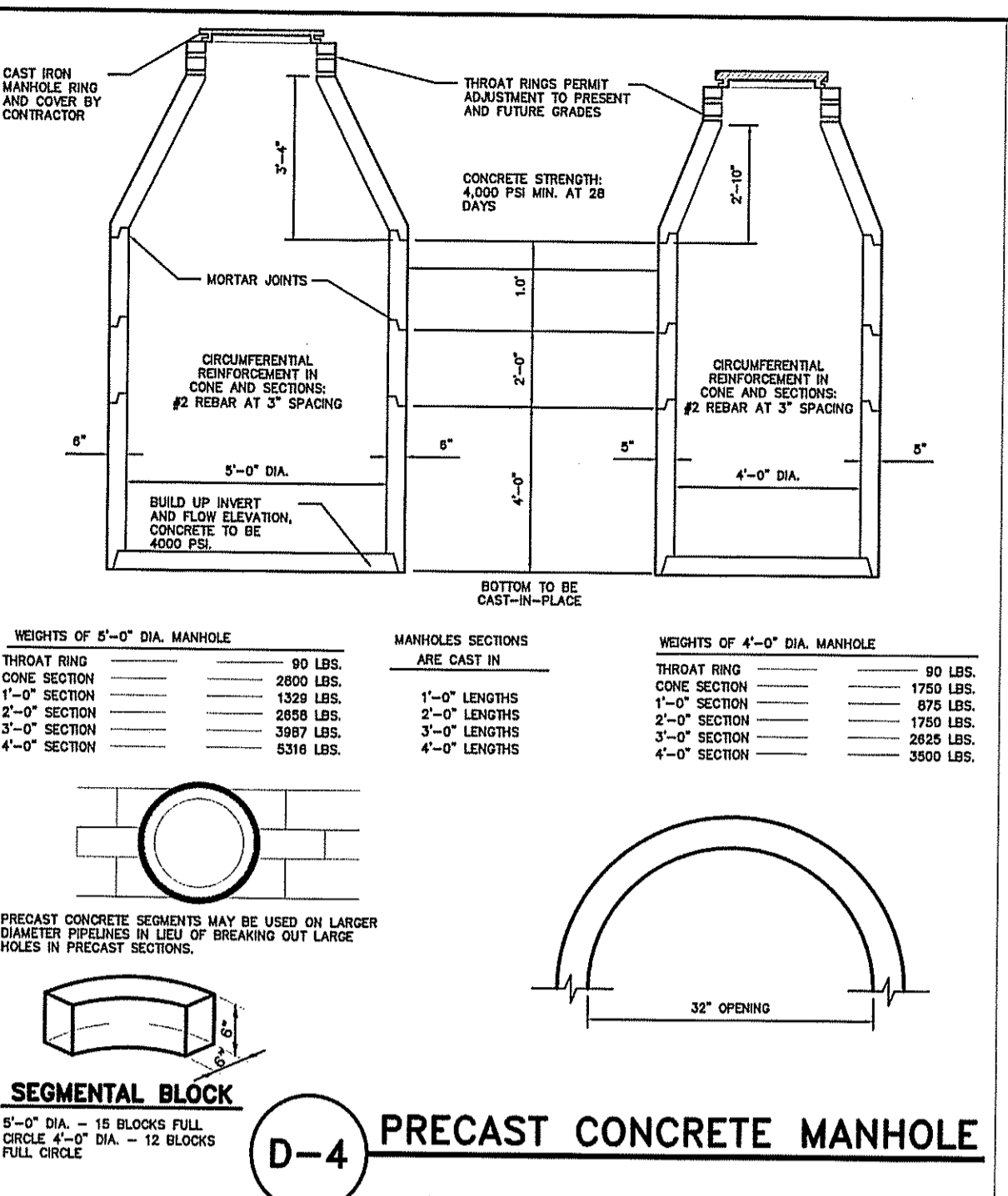
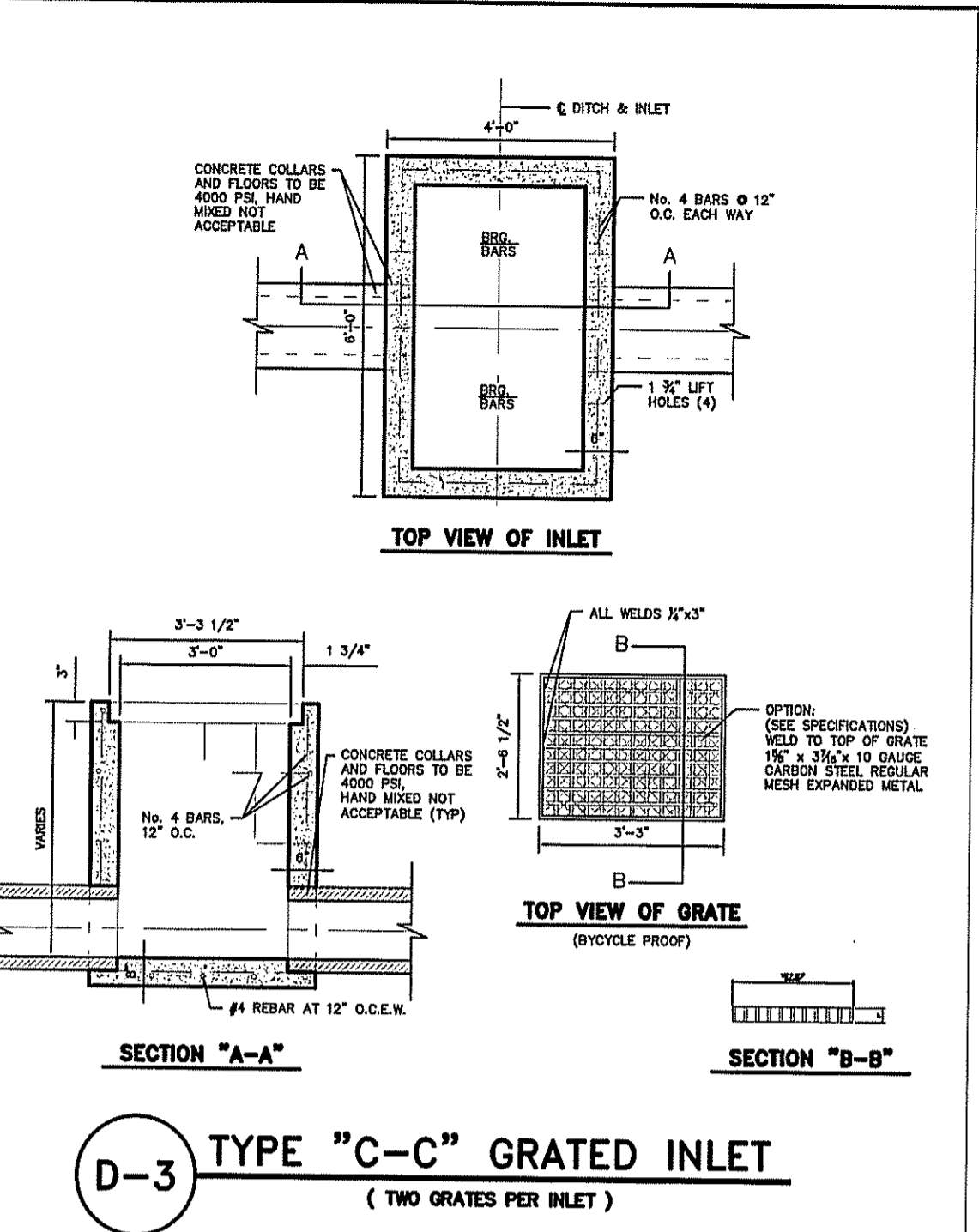
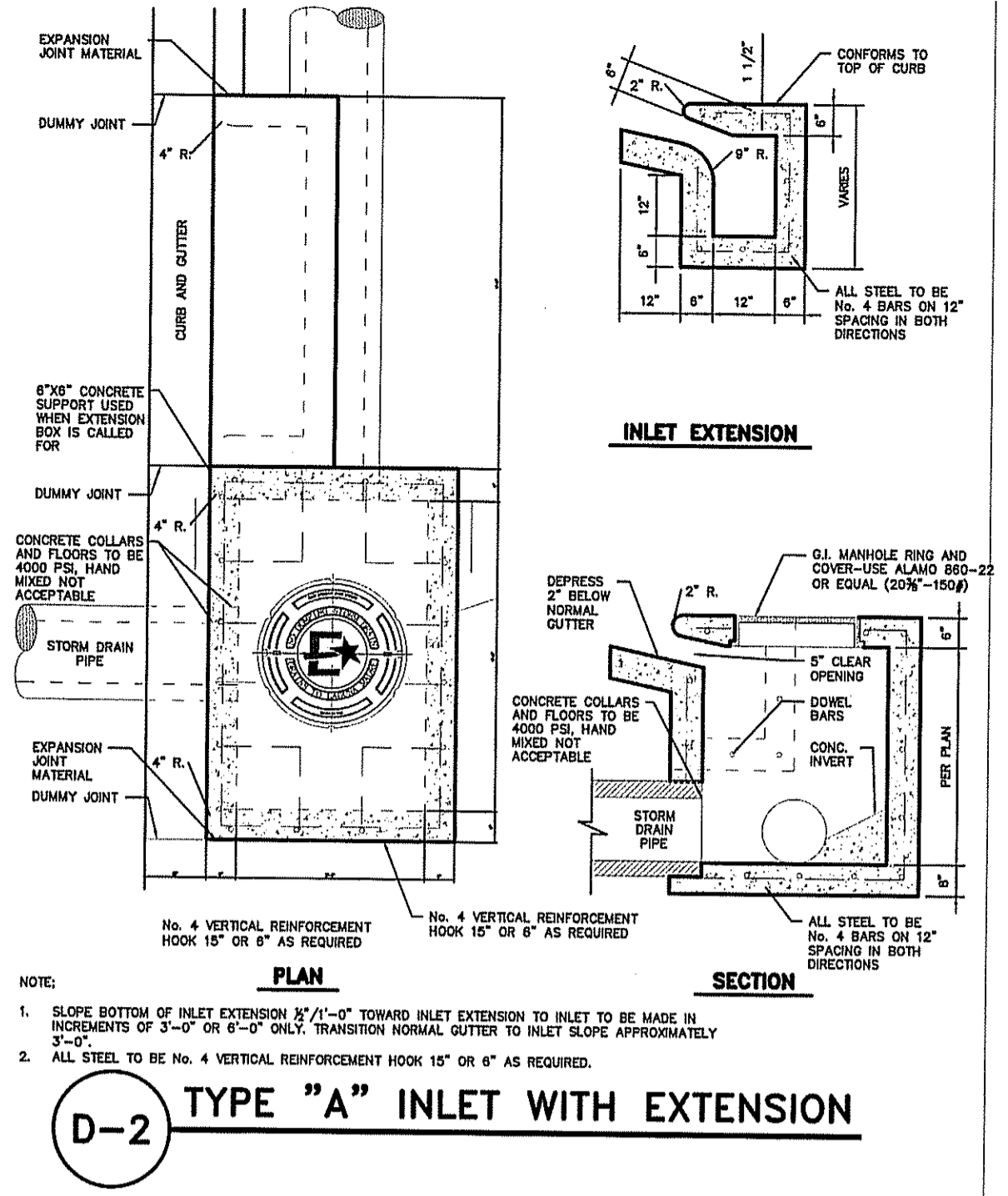
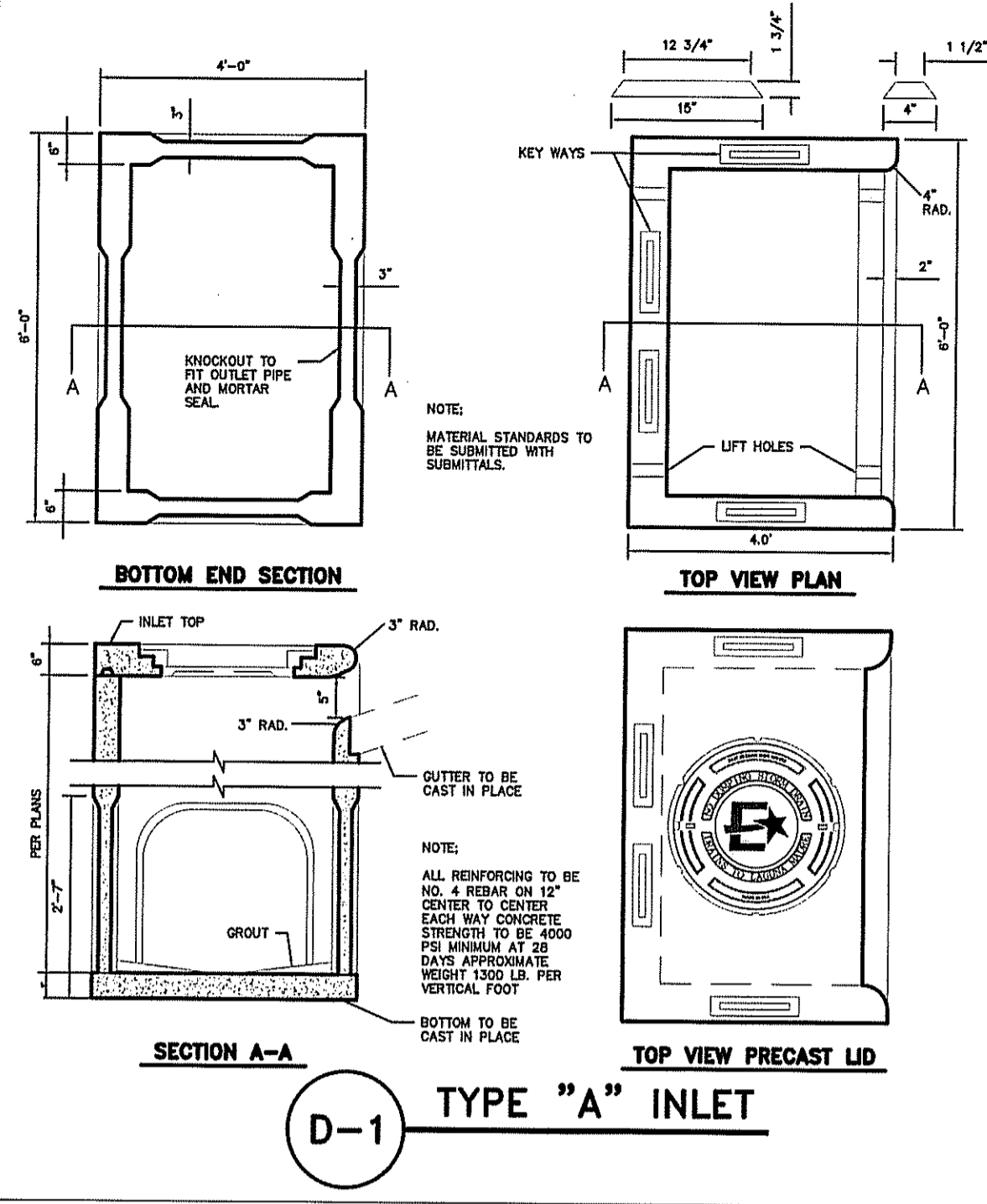
ISSUED FOR:
FINAL

OFF-SITE PAVING AND DRAINAGE LAYOUT
MONTREAL ESTATES SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: G.F./H.G./Y.V.
SCALE: 1"=50'
DATE: FEBRUARY 6, 2024
PROJECT: SUB 22 011
REVISIONS:
PAGE NO: **SHT 5**



| NO. | DATE | ISSUE/REVISION | APP. |
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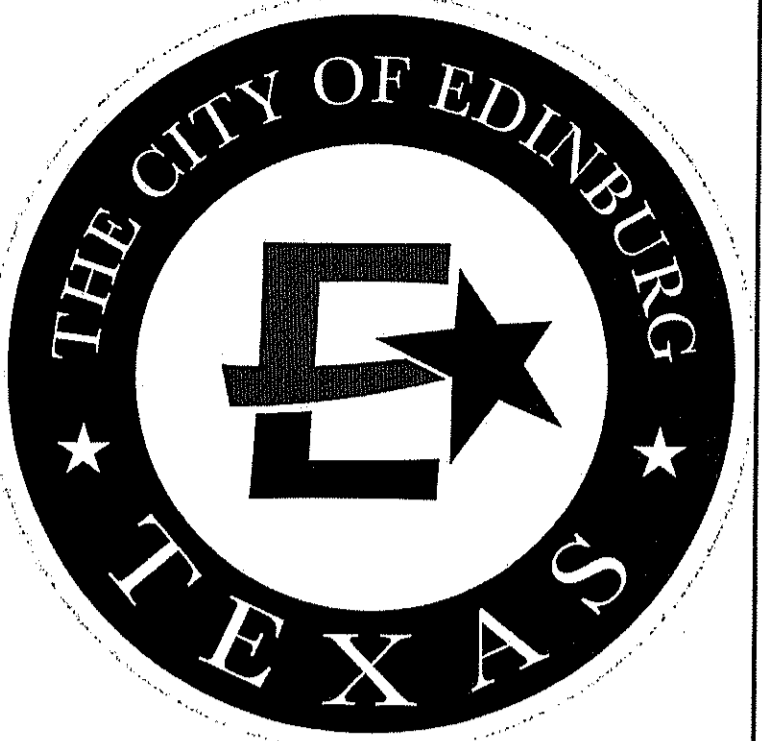
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DRAINAGE
STANDARD DETAILS

DATE:
SEPTEMBER 2022

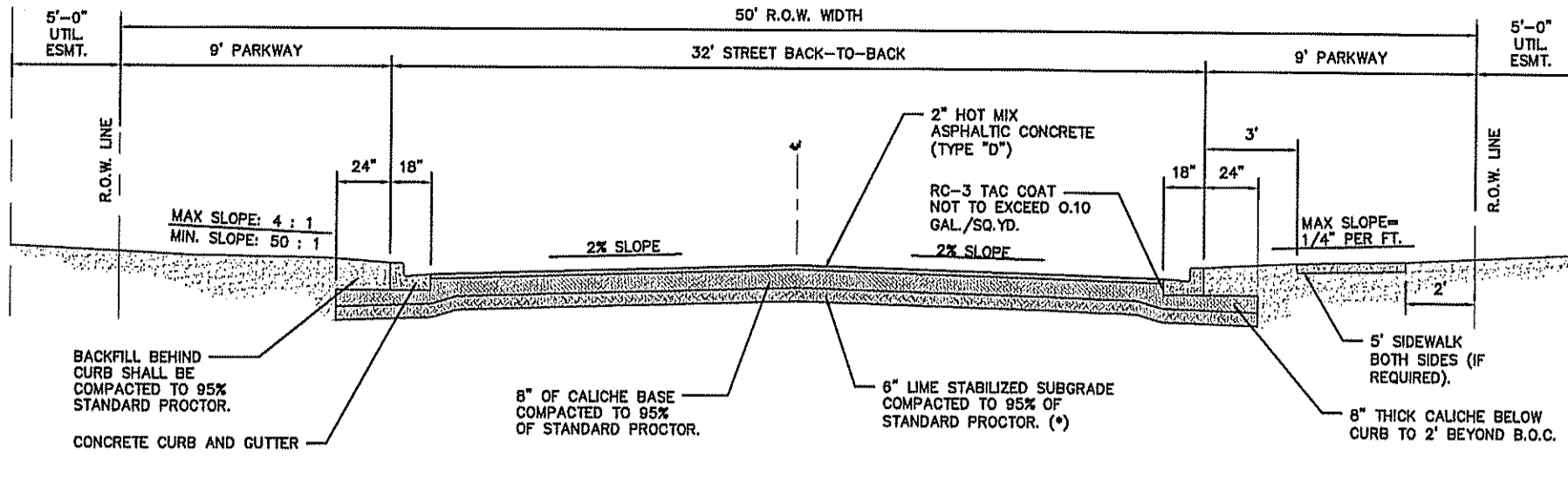
CREATED BY:
CITY OF EDINBURG ENGINEERING DEPARTMENT

DRAWING SCALE: N.T.S.

SHEET OF



| NO. | DATE | ISSUE/REVISION | APP. |
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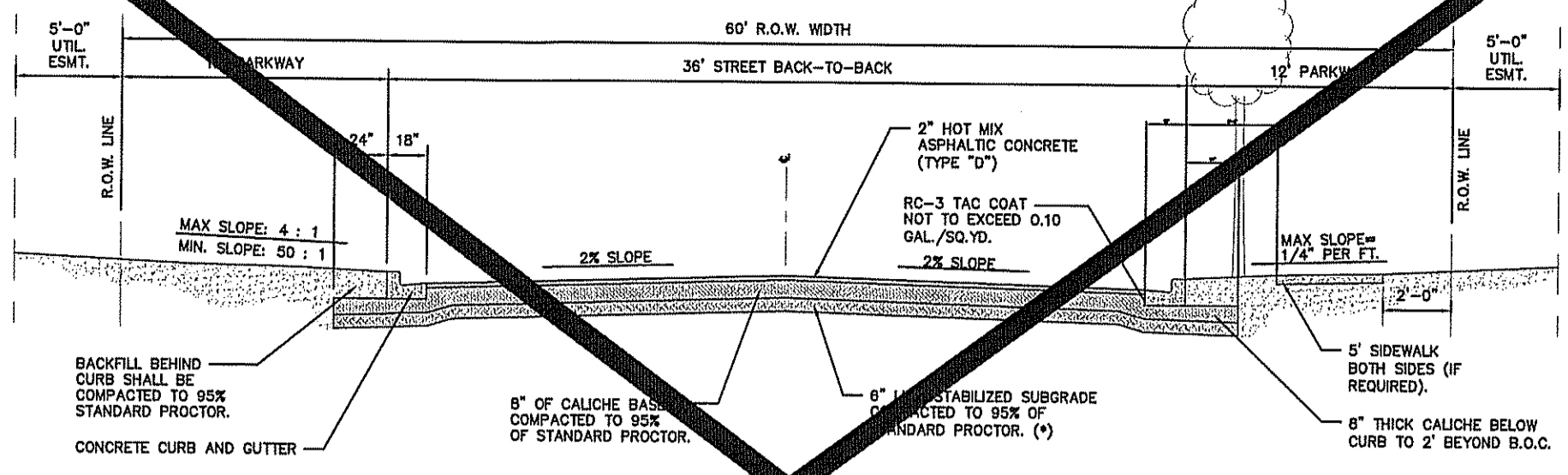


(*) 2% LIME TREATMENT WILL BE REQUIRED UNLESS DETERMINED BY GEOTECHNICAL REPORT AT PROJECT DEVELOPMENT STAGE.

- NOTES:
- IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE CITY ENGINEER.
 - FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

| Retained on Sieve | Percent Required |
|-------------------|------------------|
| No. 2 | 0 |
| No. 4 | 20 - 50 |
| No. 10 | 70 - 90 |
| No. 20 | 90 - 95 |
| No. 40 | 95 - 98 |
| No. 60 | 98 - 99 |
| No. 100 | 99 - 100 |

P-1 MINOR RESIDENTIAL STREET SECTION (32' BB - 50' R.O.W.) - DETAIL

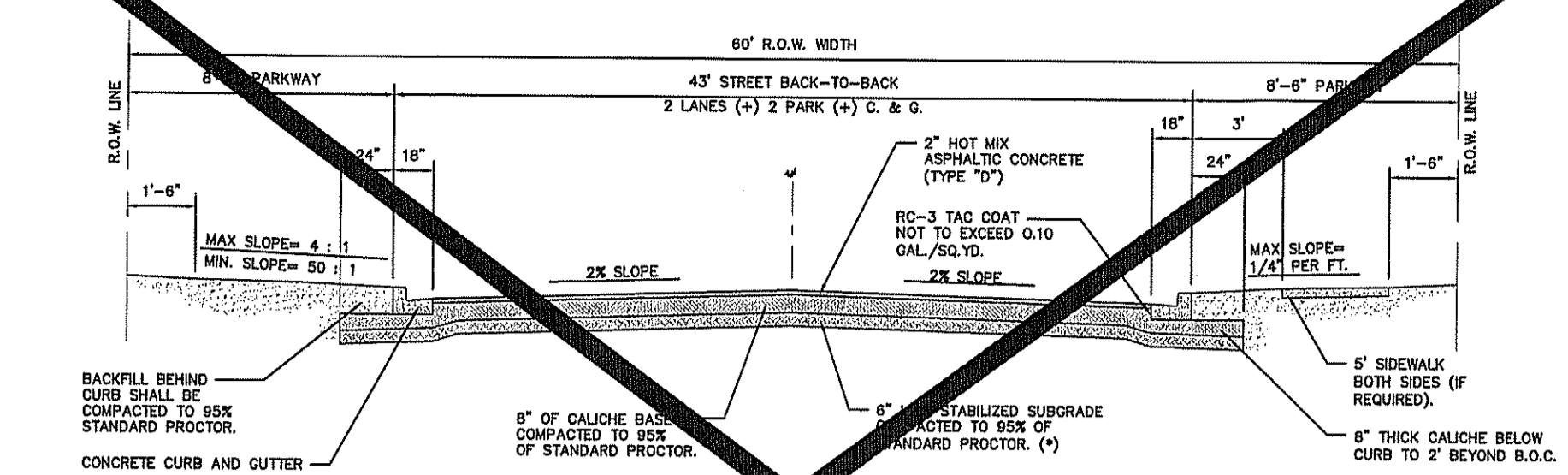


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| No. 2 | 0 |
| No. 4 | 20 - 50 |
| No. 10 | 70 - 90 |
| No. 20 | 90 - 95 |
| No. 40 | 95 - 98 |
| No. 60 | 98 - 99 |
| No. 100 | 99 - 100 |

P-2 MINOR RESIDENTIAL STREET SECTION w/ STREET (36' BB - 60' R.O.W.) - DETAIL

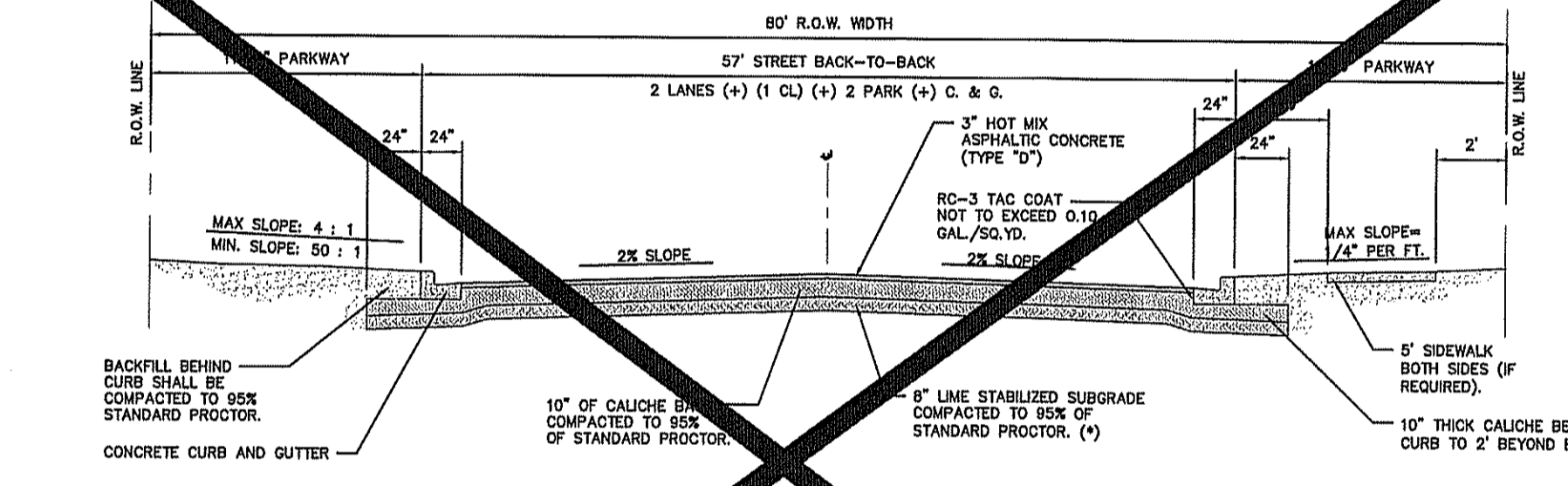


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|-------------------|------------------|
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| No. 4 | 20 - 50 |
| No. 10 | 70 - 90 |
| No. 20 | 90 - 95 |
| No. 40 | 95 - 98 |
| No. 60 | 98 - 99 |
| No. 100 | 99 - 100 |

P-3 RESIDENTIAL COLLECTOR AND MULTI-FAMILY STREET SECTION DETAIL

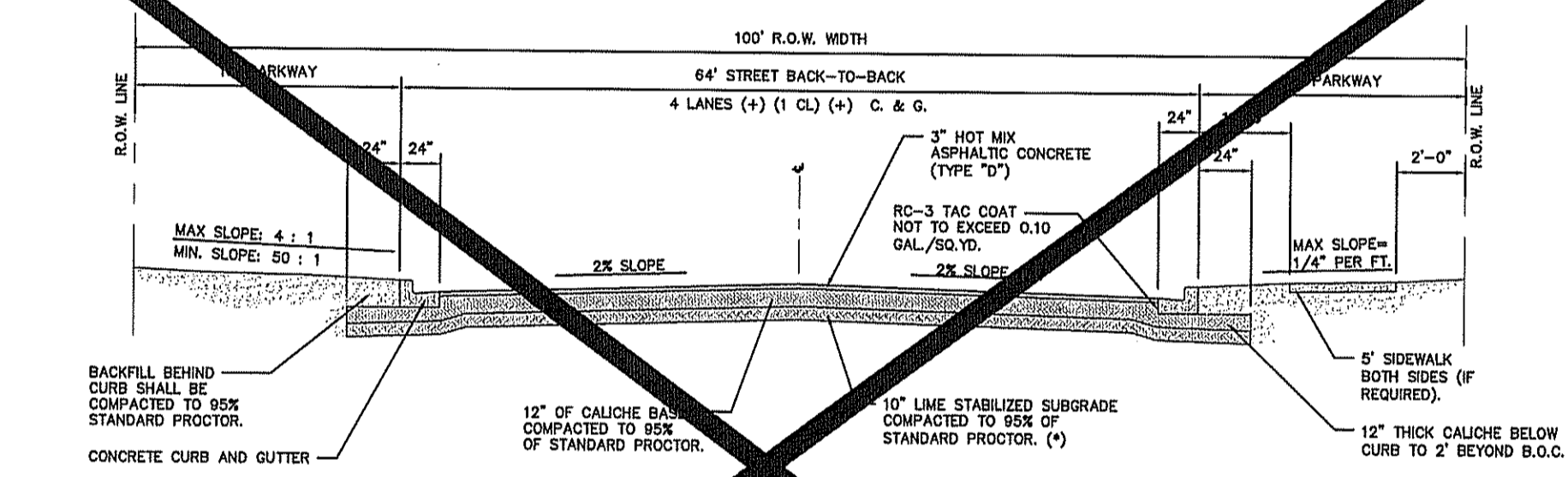


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| No. 40 | 95 - 98 |
| No. 60 | 98 - 99 |
| No. 100 | 99 - 100 |

P-4 COLLECTOR STREET SECTION DETAIL

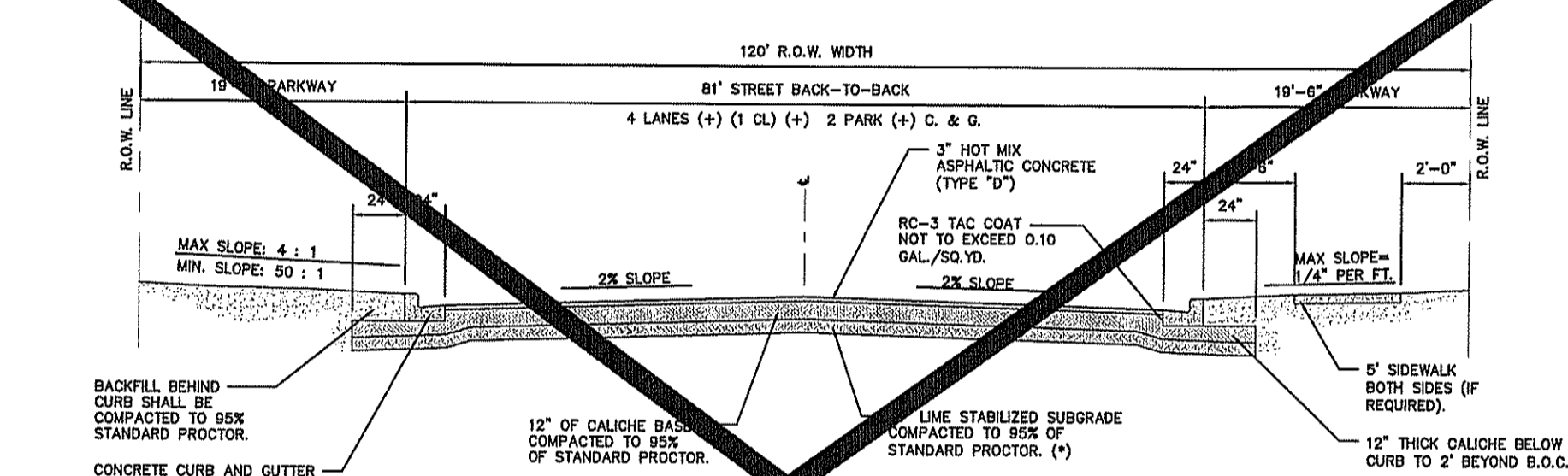


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| No. 40 | 95 - 98 |
| No. 60 | 98 - 99 |
| No. 100 | 99 - 100 |

P-5 MINOR ARTERIAL STREET SECTION DETAIL

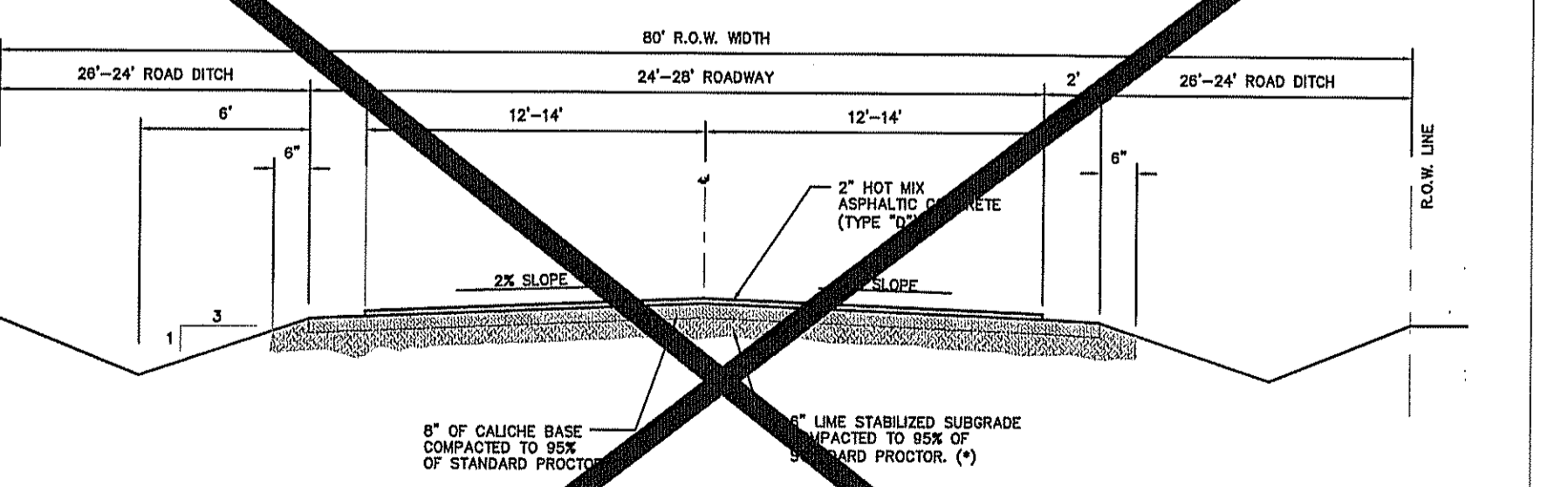


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|-------------------|------------------|
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| No. 20 | 90 - 95 |
| No. 40 | 95 - 98 |
| No. 60 | 98 - 99 |
| No. 100 | 99 - 100 |

P-6 PRINCIPAL ARTERIAL STREET SECTION DETAIL

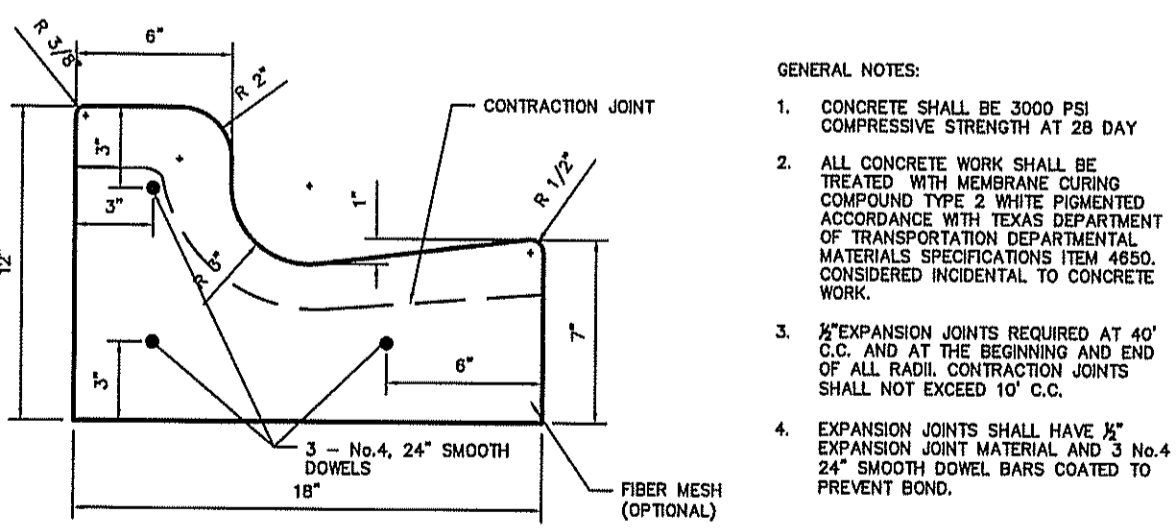


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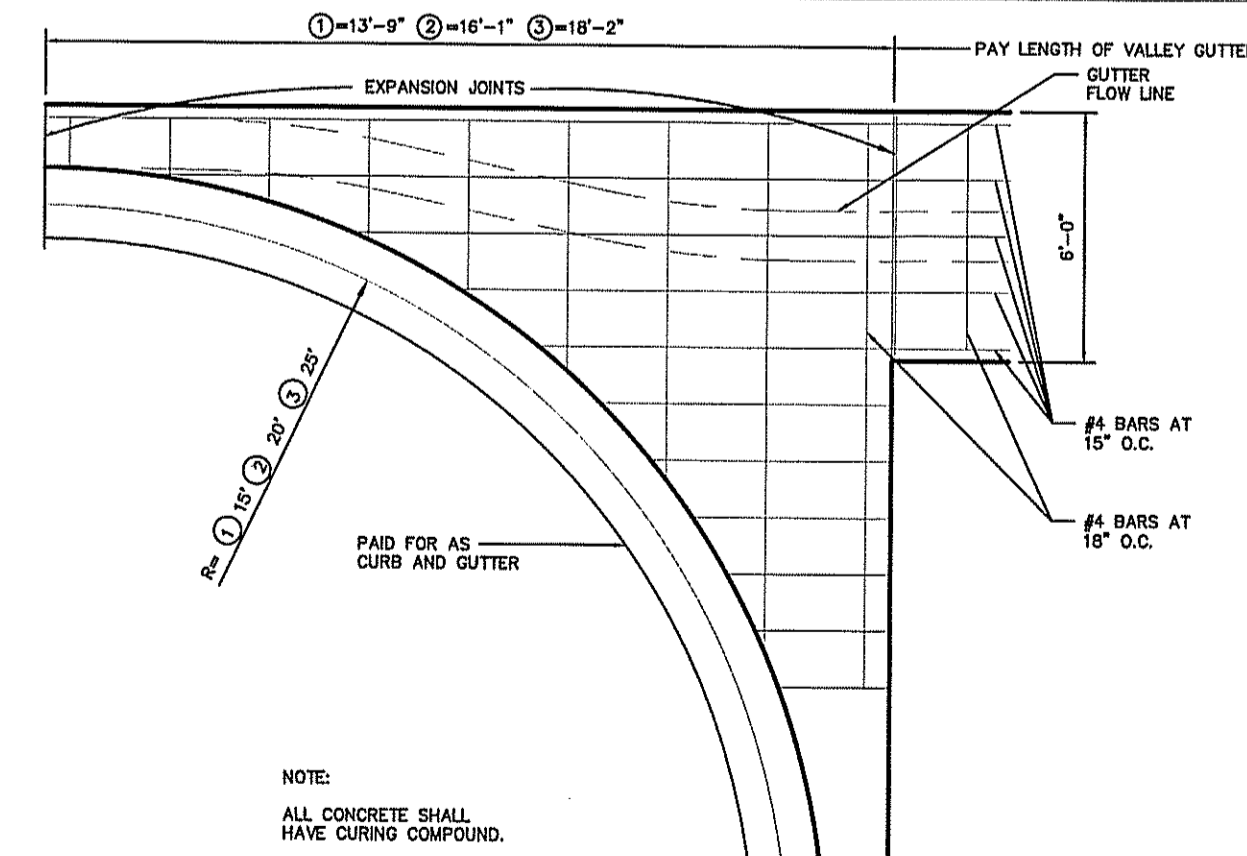
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| No. 60 | 98 - 99 |
| No. 100 | 99 - 100 |

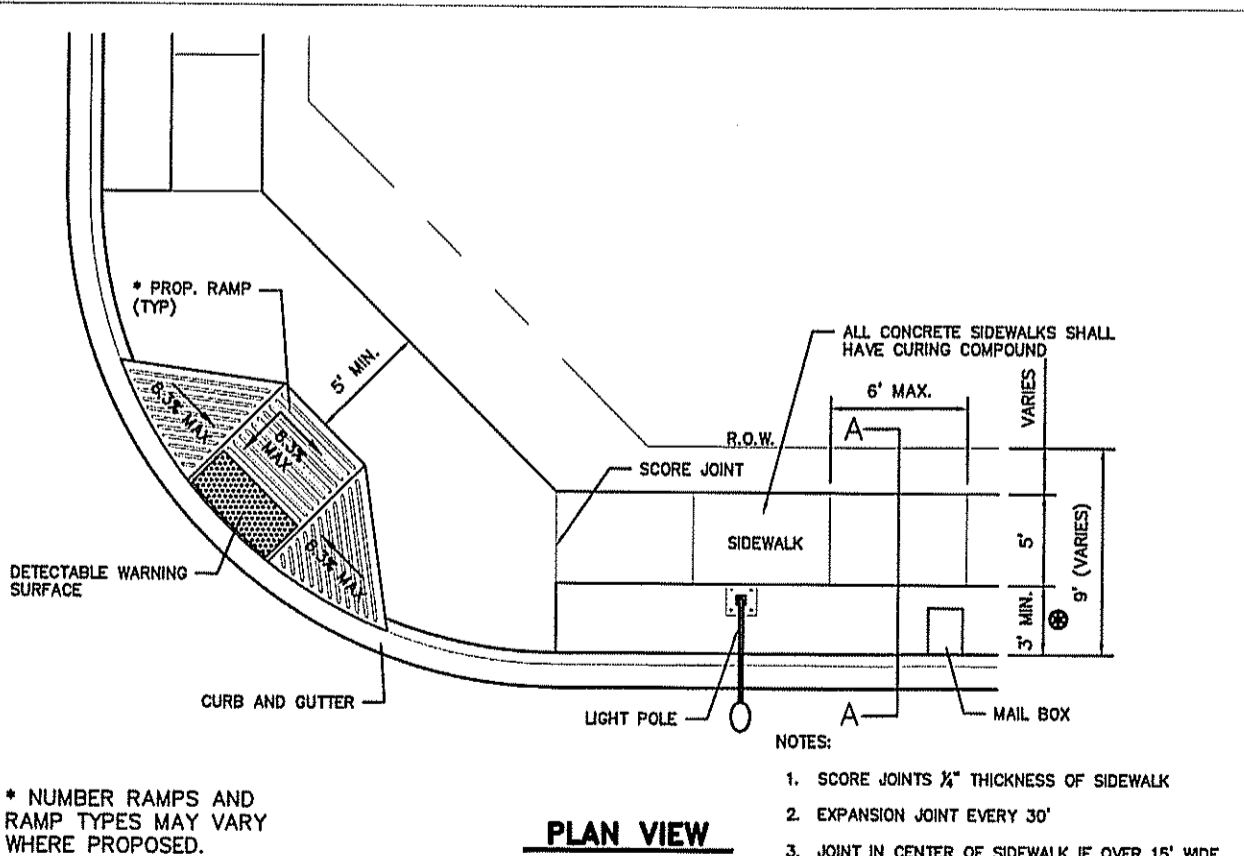
P-7 RURAL ARTERIAL STREET SECTION DETAIL



P-8 TYPICAL JOINTS



P-9 TYPICAL VALLEY GUTTER SECTION



P-10 TYPICAL CONCRETE SIDEWALK DETAIL

PROJECT NAME:

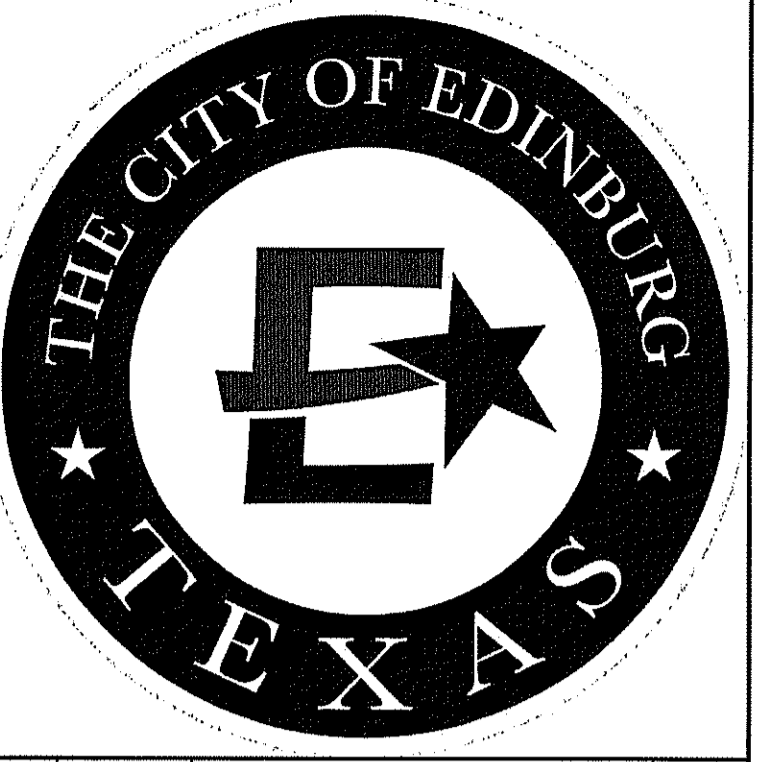
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DATE: SEPTEMBER 2022

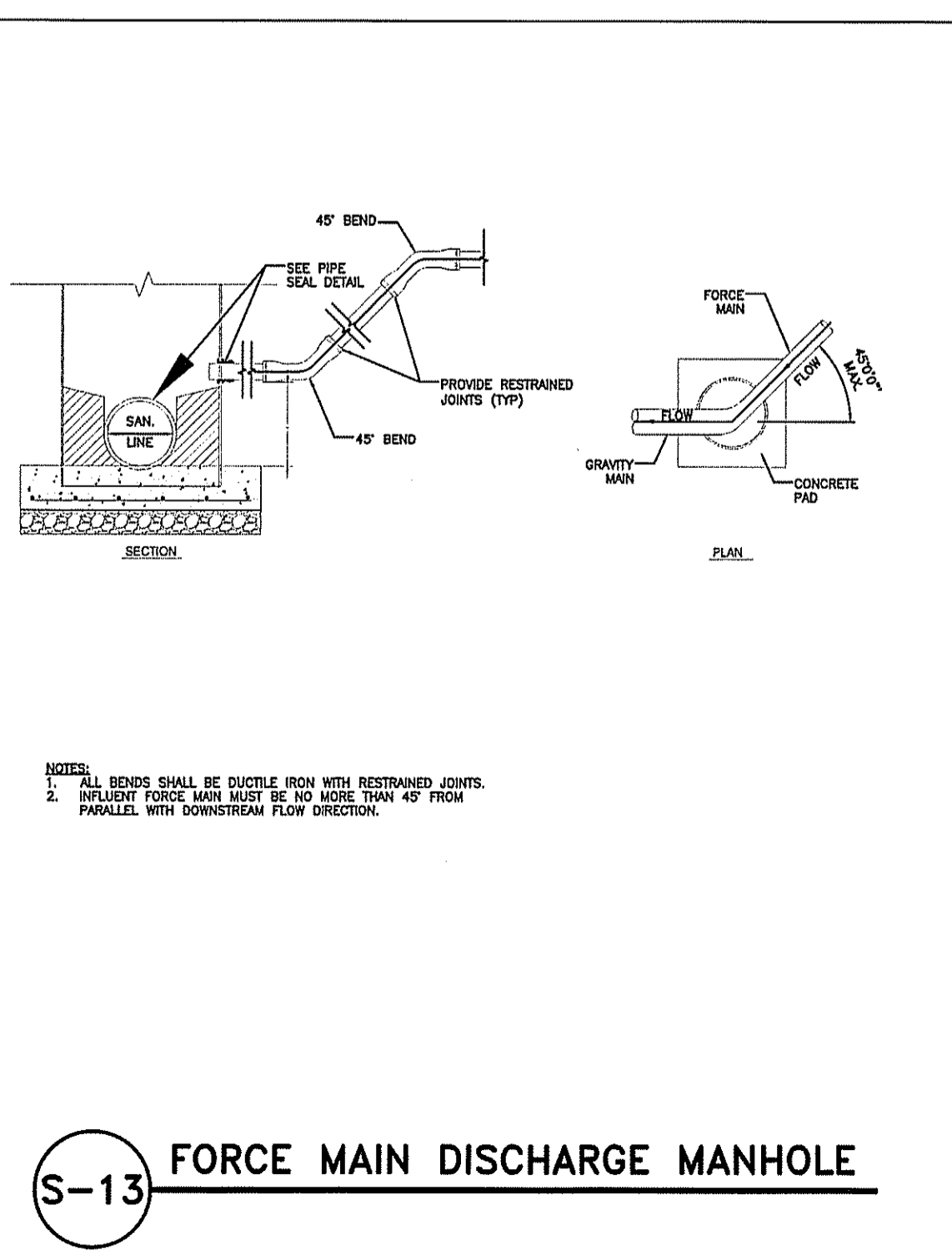
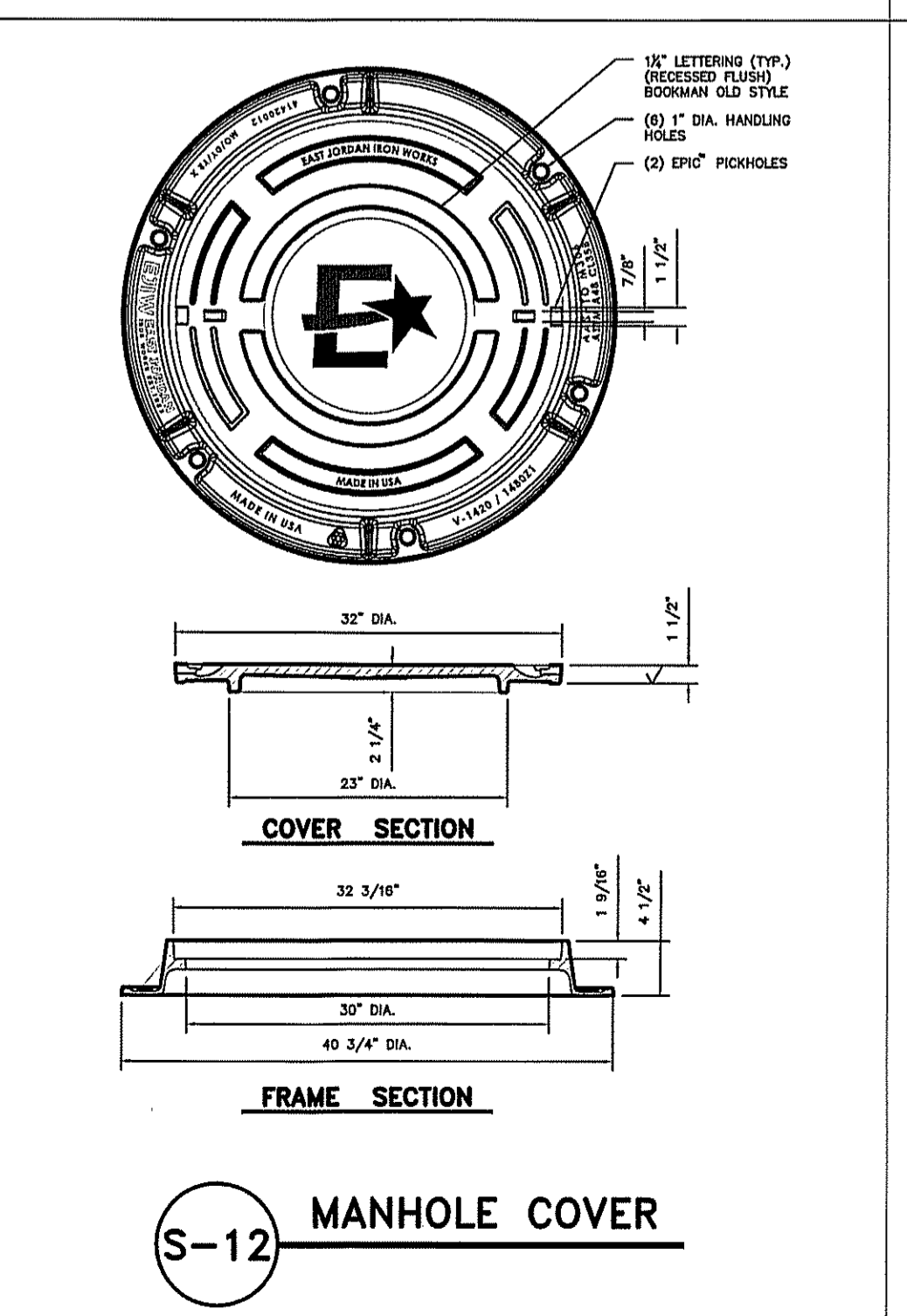
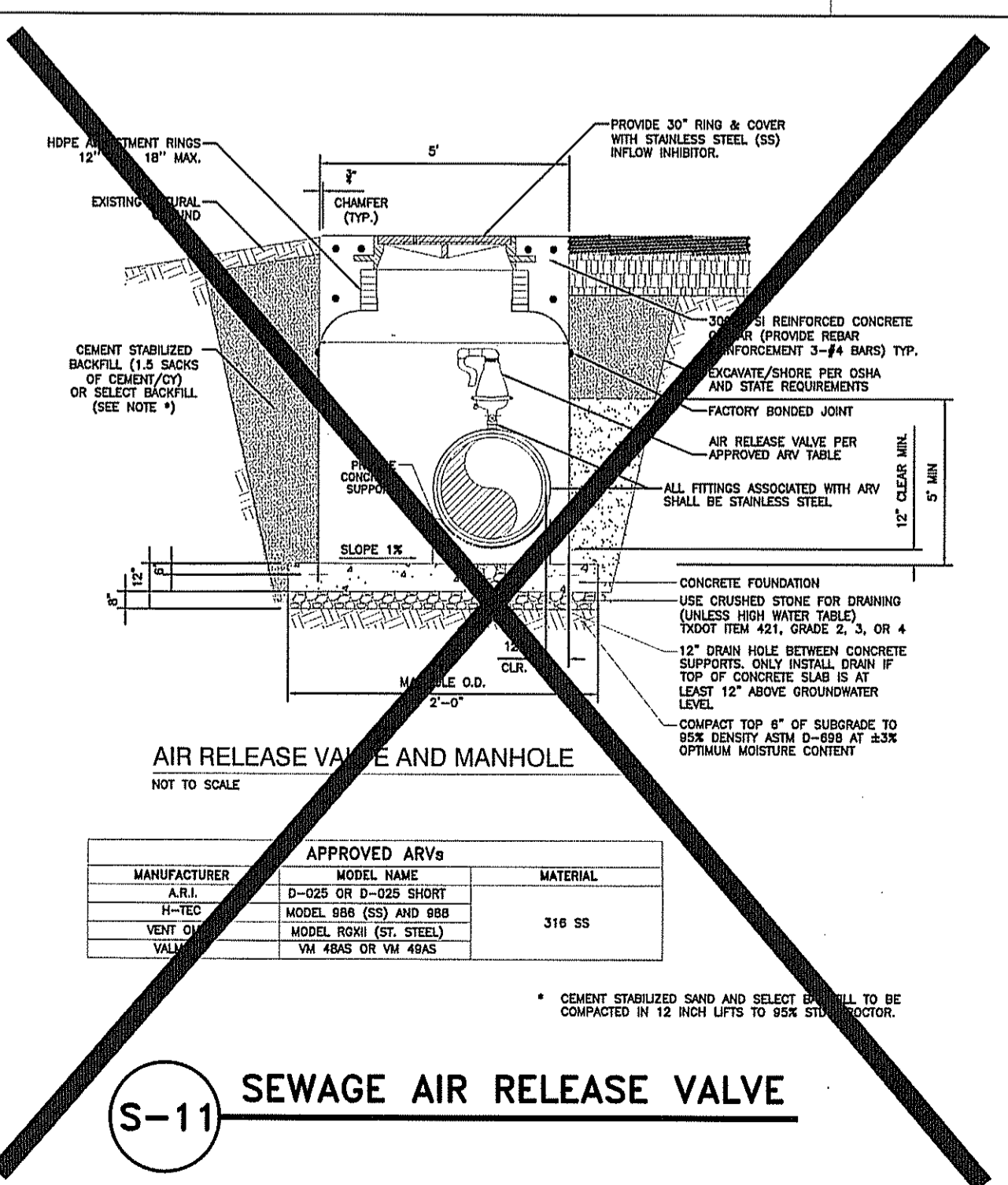
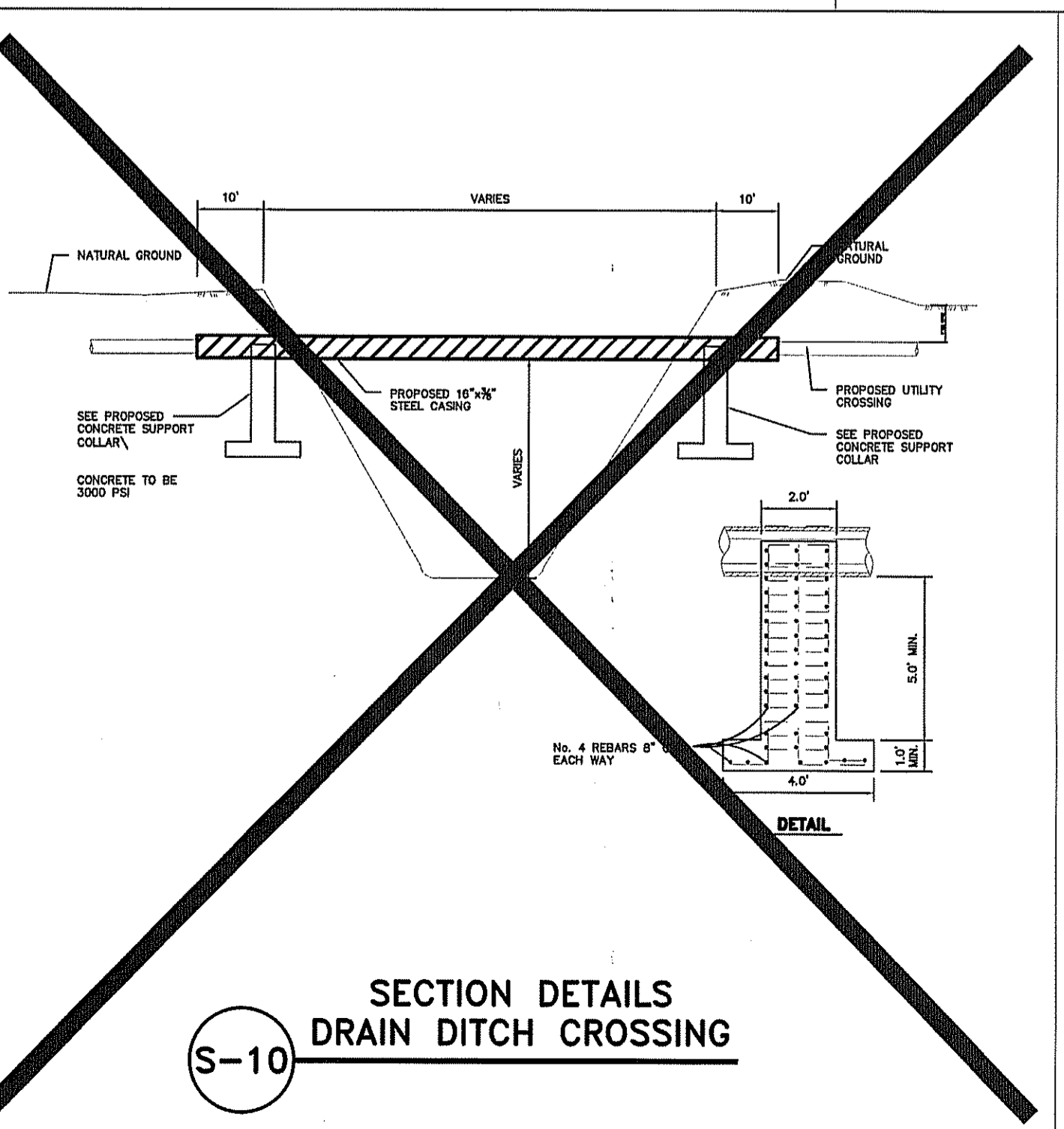
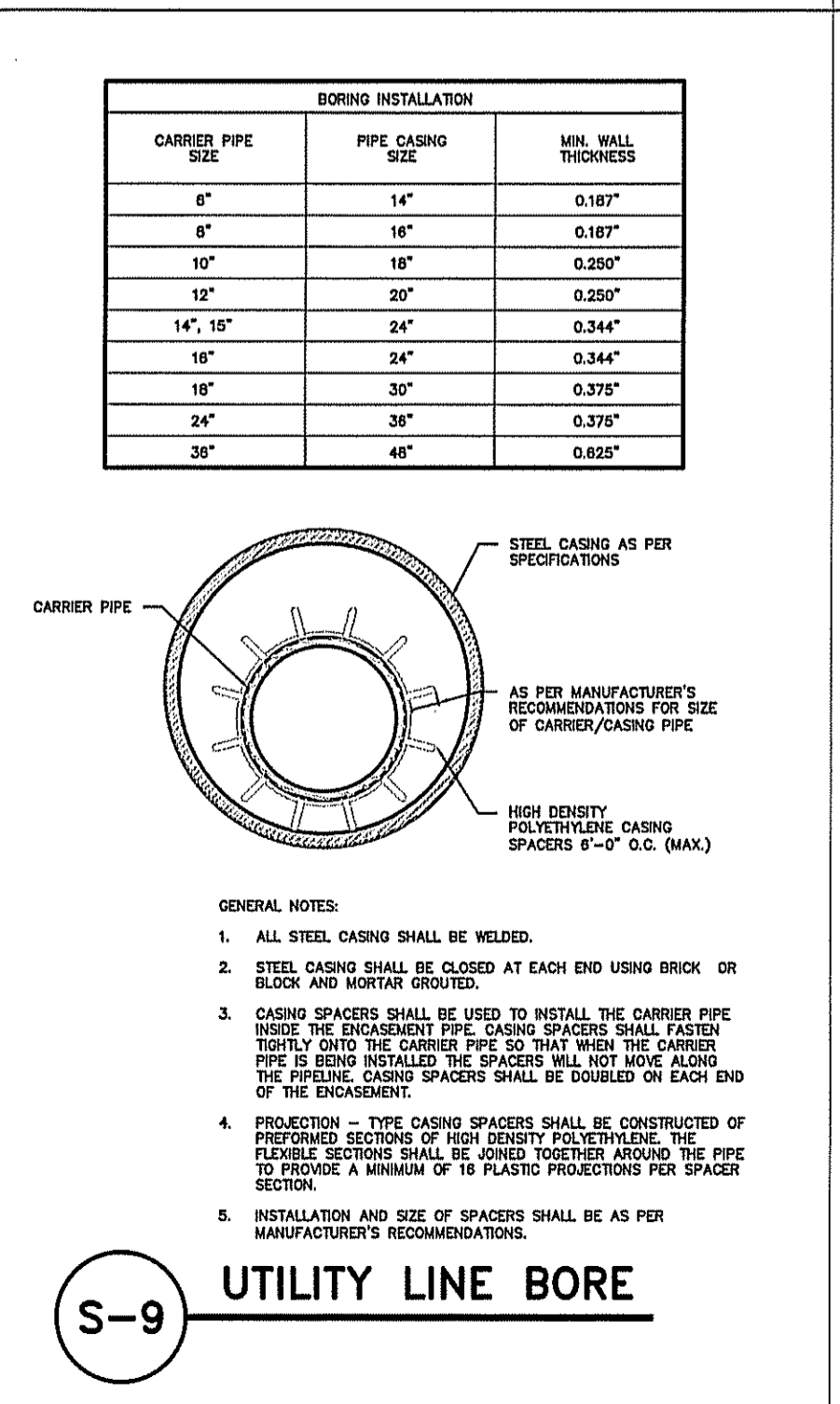
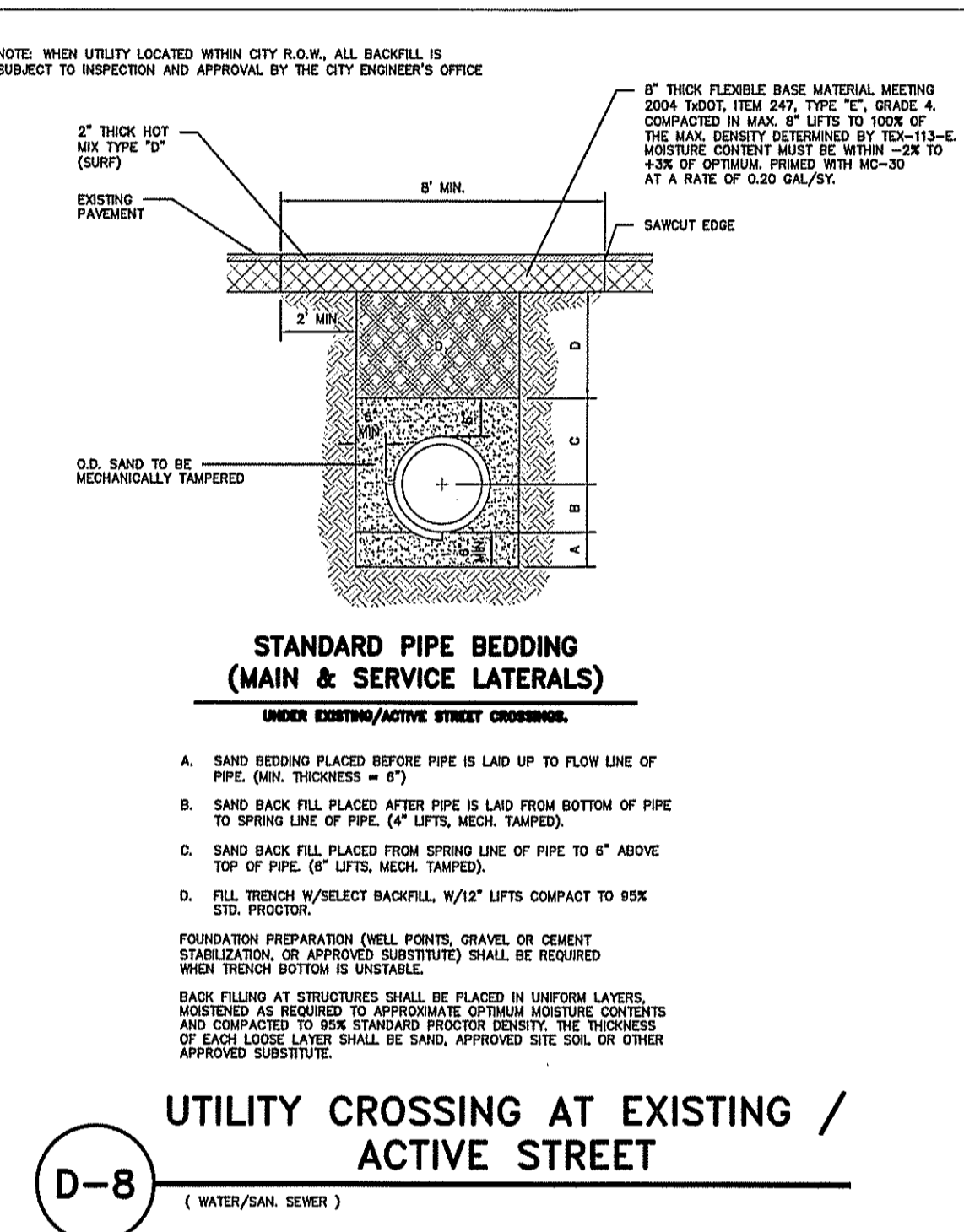
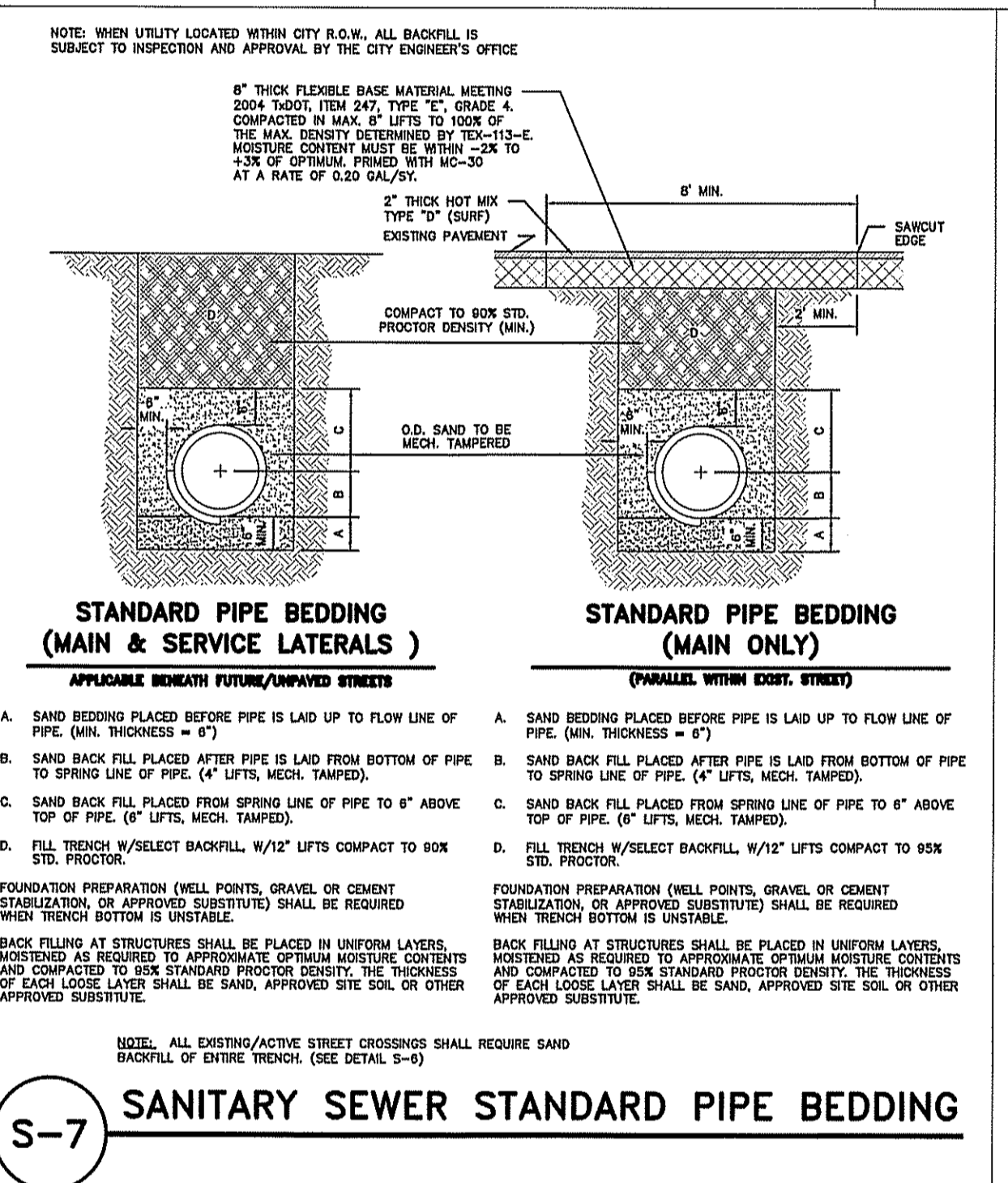
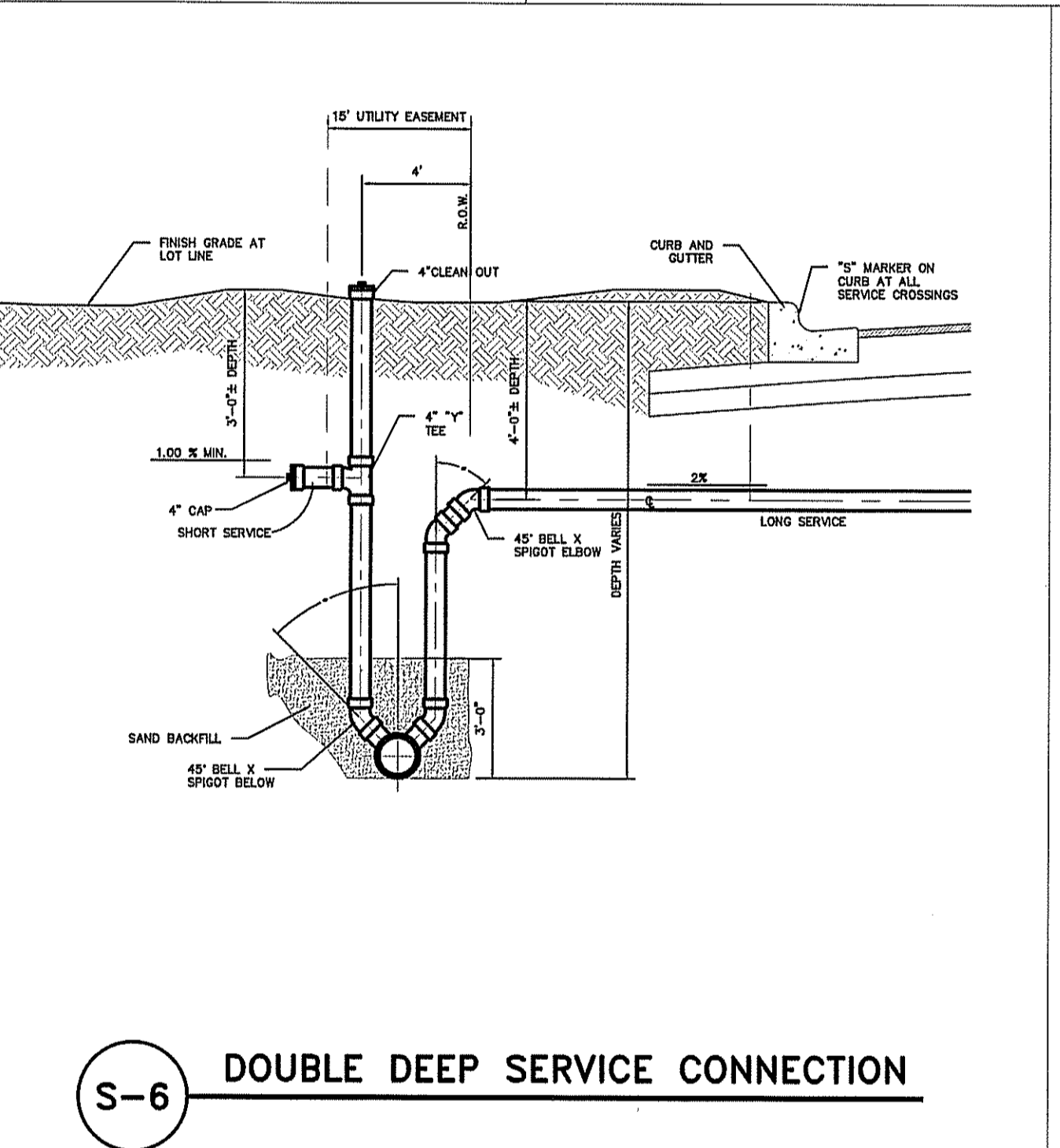
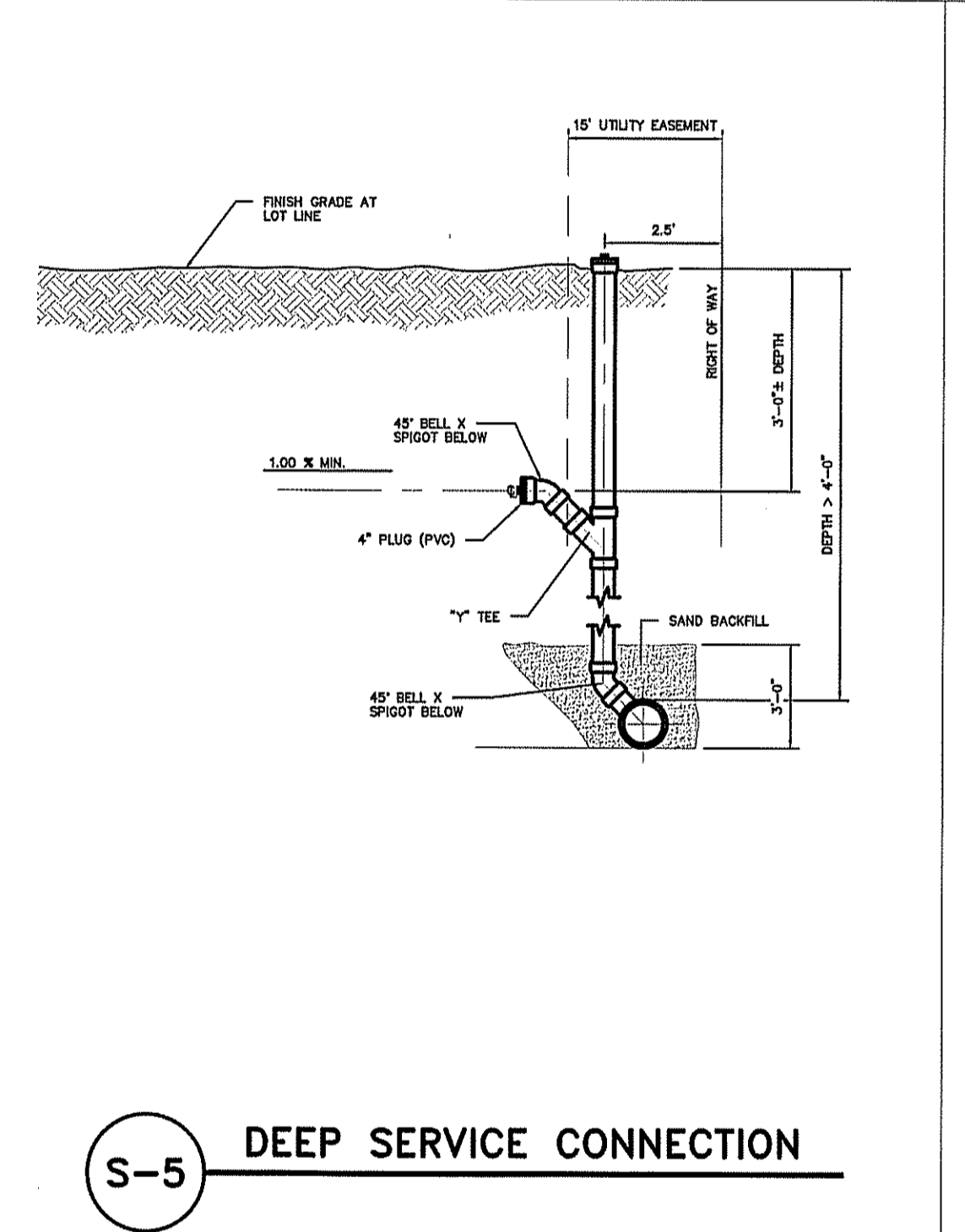
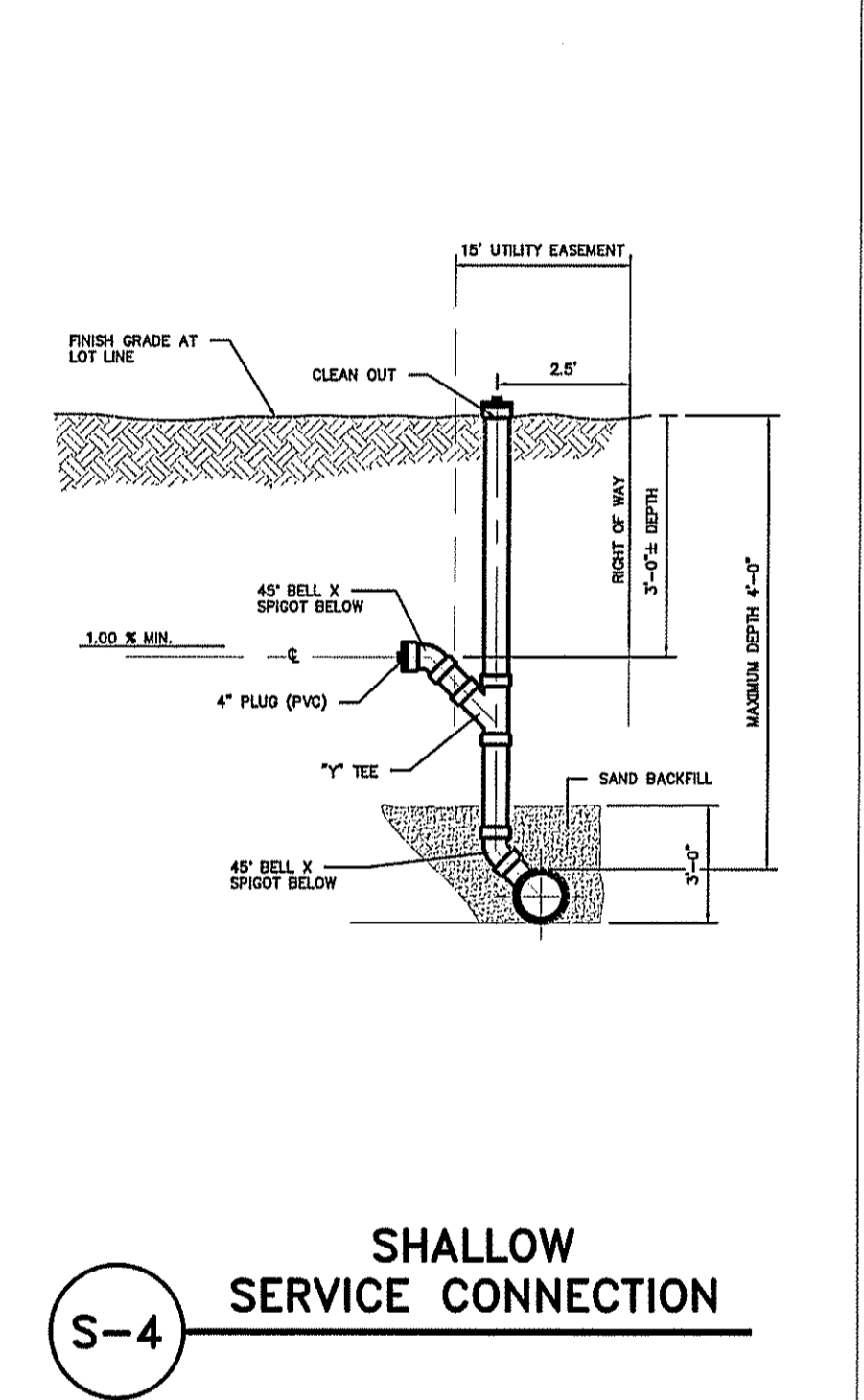
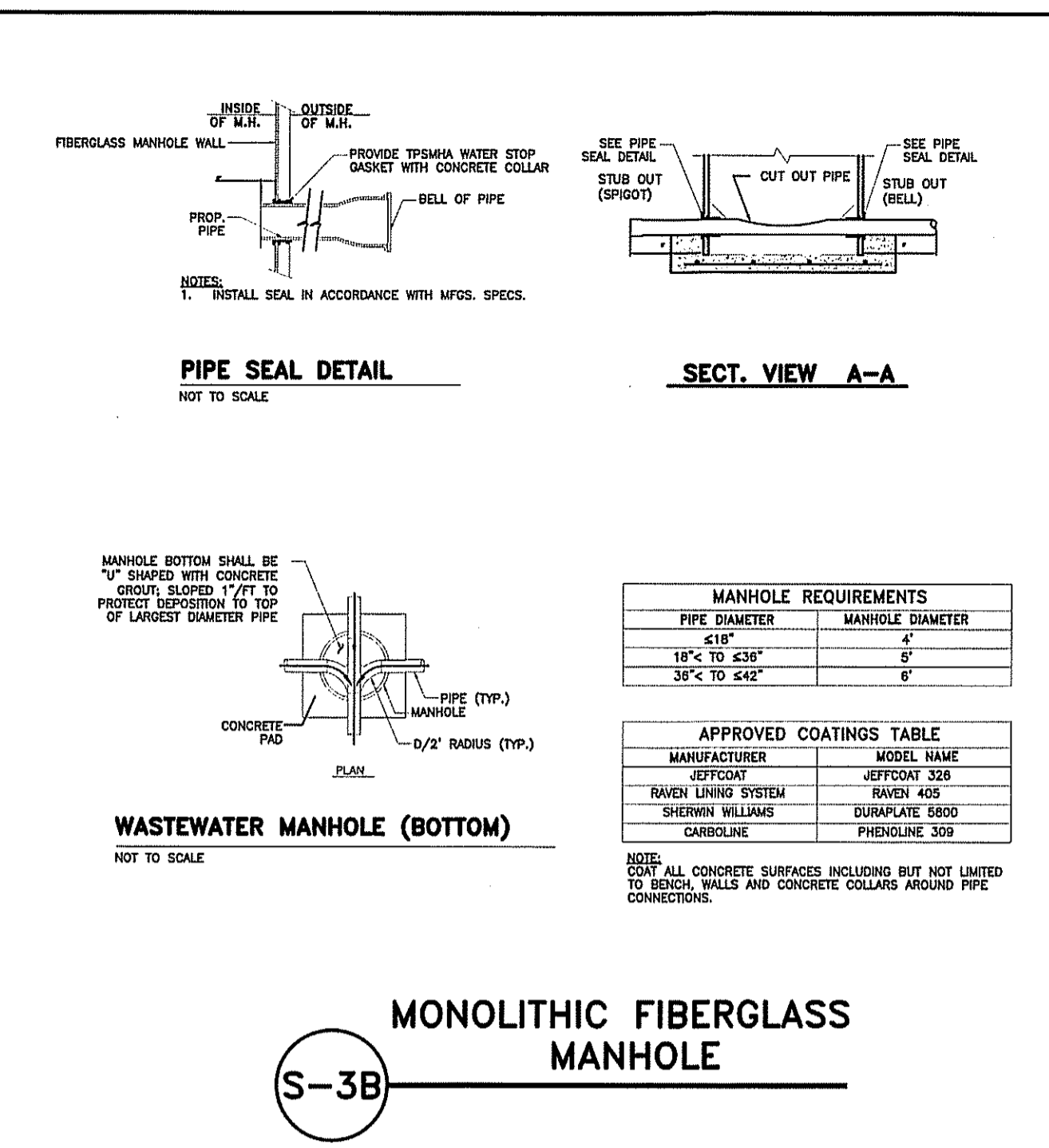
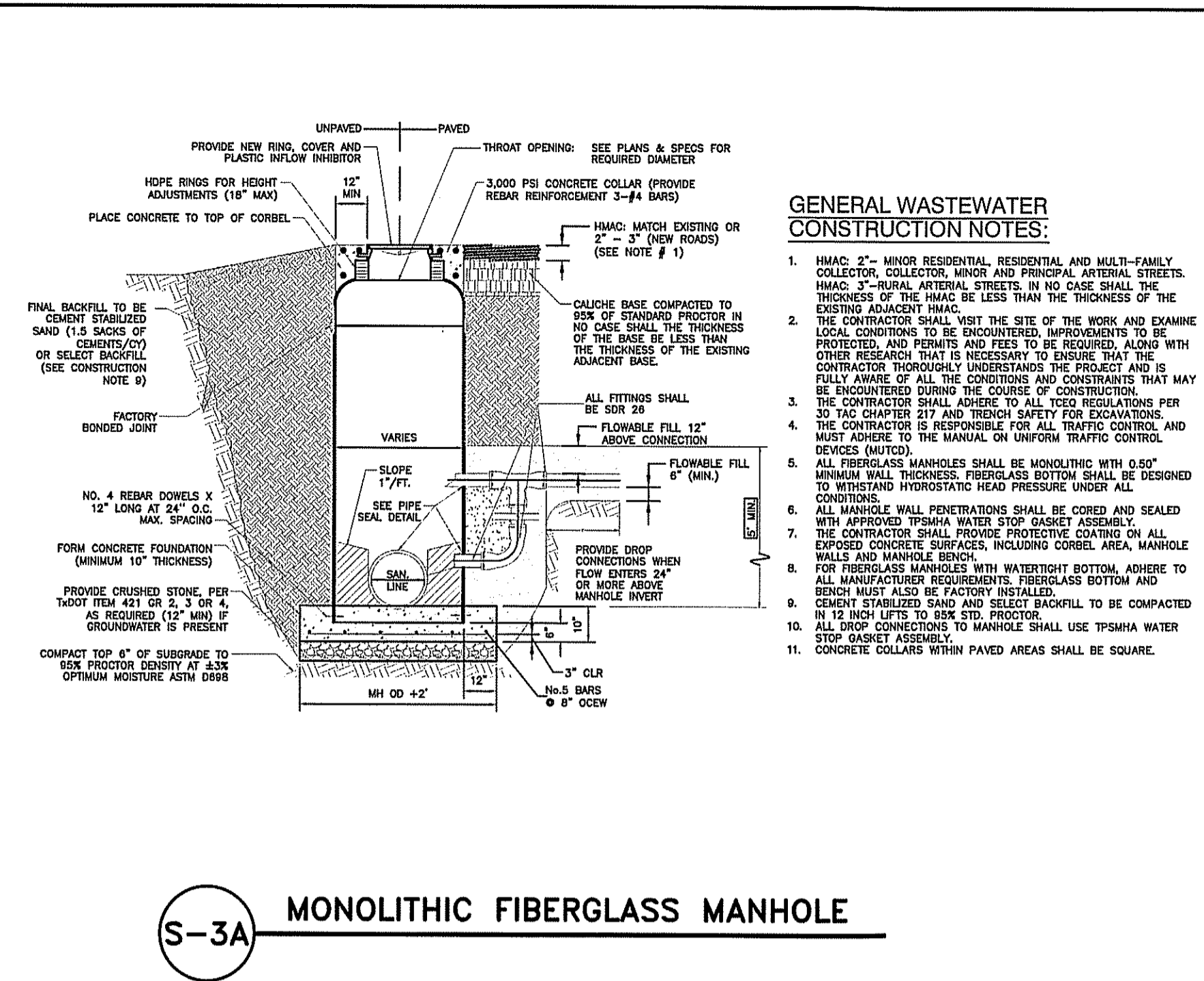
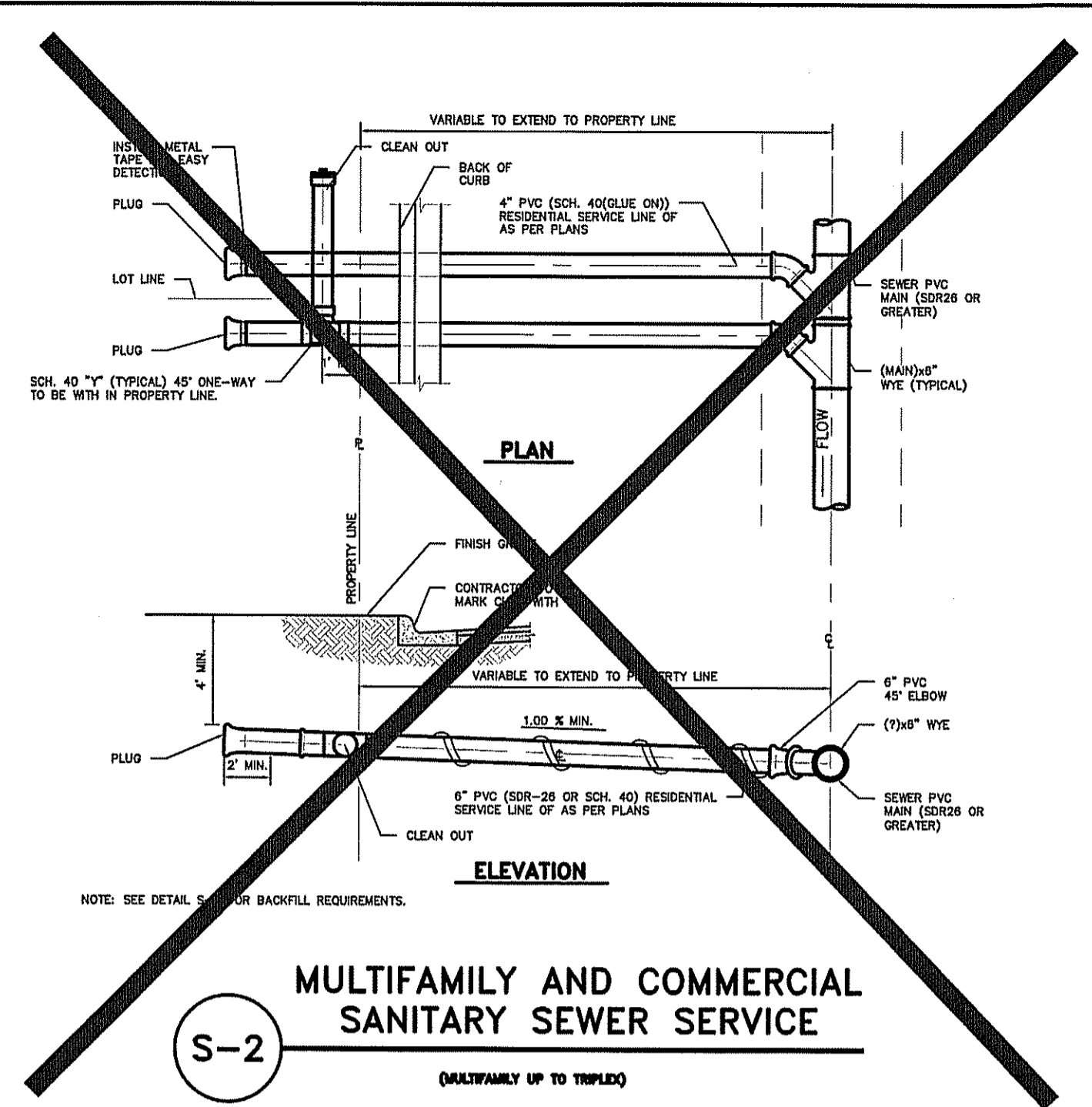
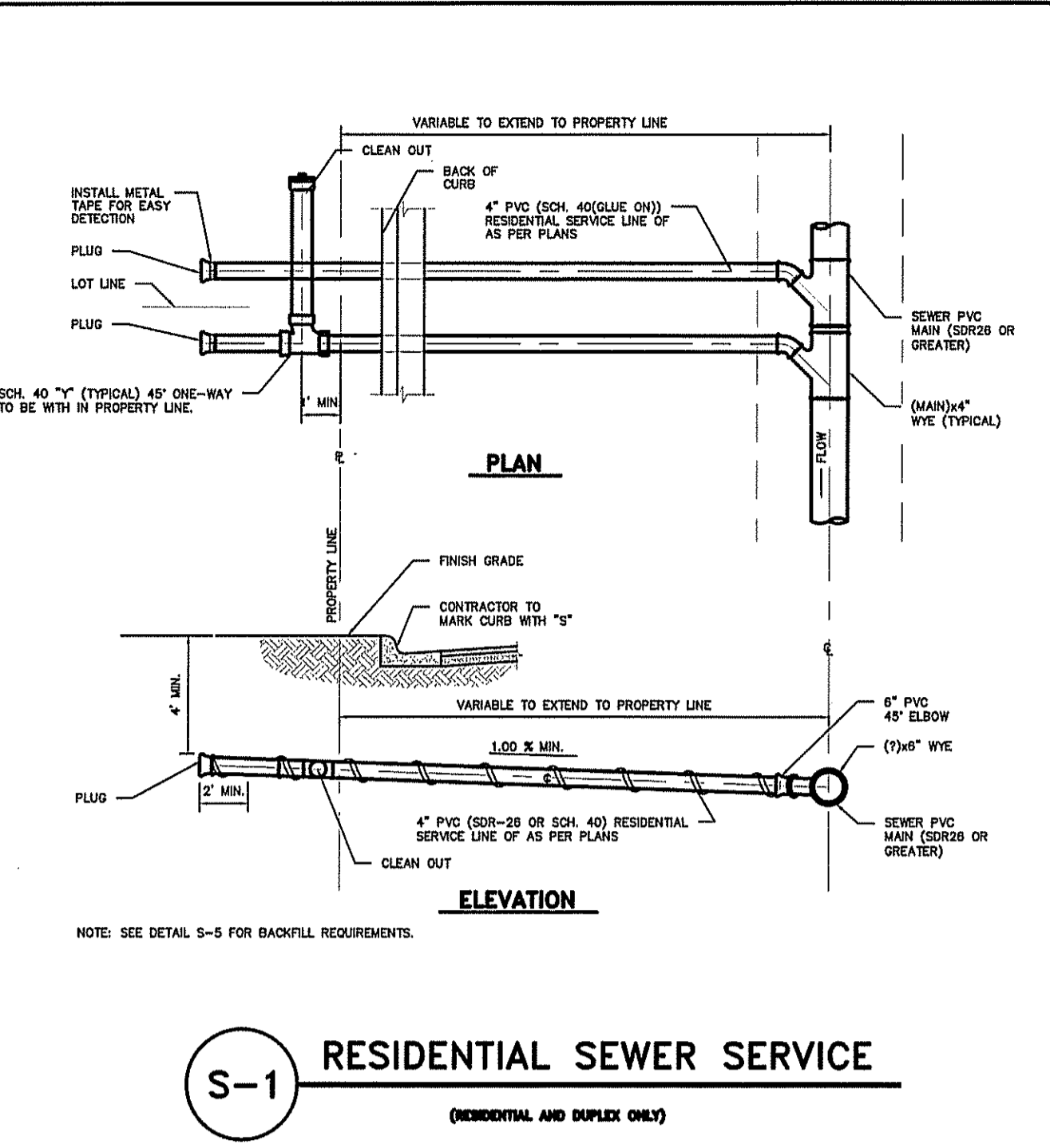
CREATED BY: CITY OF EDINBURG ENGINEERING DEPARTMENT

DRAWING SCALE: N.T.S.

SHEET OF



| NO. | DATE | ISSUE/REVISION | APP. |
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PROJECT NAME:

SHEET NAME:
SANITARY SEWER
STANDARD DETAILS

DATE:
SEPTEMBER 2022

CREATED BY:
CITY OF EDINBURG ENGINEERING DEPARTMENT

DRAWING SCALE: N.T.S.

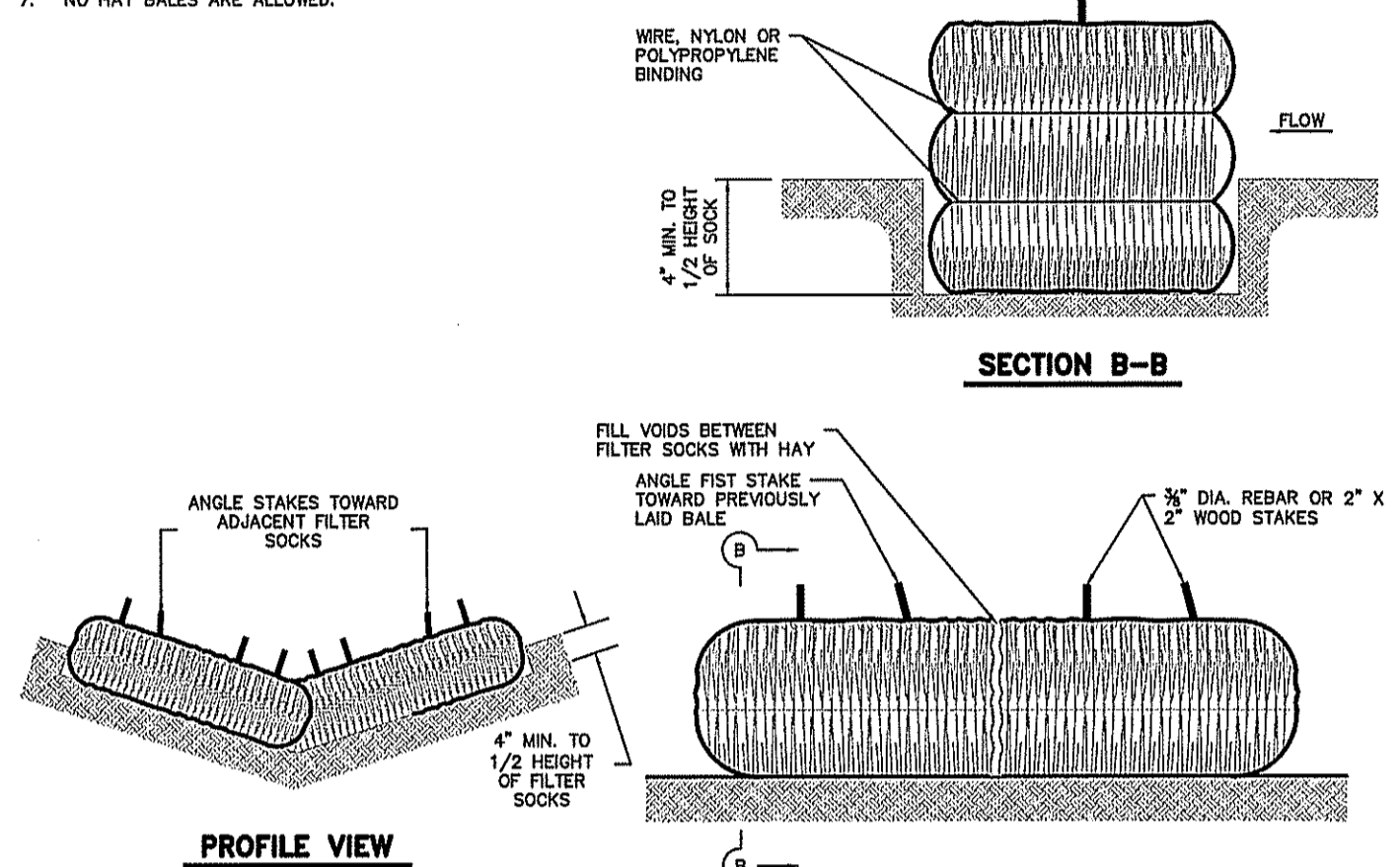
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| NO. | DATE | ISSUE/REVISION | APP. |
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NOTES

1. FILTER SOCKS SHALL BE A MINIMUM OF 6" DIAMETER.
2. FILTER SHALL BE BOUND BY EITHER WIRE NYLON OR POLYPROPYLENE STRING. THE FILTER SOCKS SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
3. FILTER SOCKS SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND WHERE POSSIBLE 1/2 THE HEIGHT OF THE HAY SOCK.
4. FILTER SOCKS SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ADJUTING THE ADJACENT SOCKS. THE SOCKS SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
5. FILTER SOCKS SHALL BE SECURELY ANCHORED IN PLACE WITH 3/8" DIA. REBAR OR 2" X 2" WOOD STAKES, DRIVEN THROUGH THE FILTER SOCKS. THE FIRST STAKE SHALL BE ANGED TOWARDS THE PREVIOUSLY LAID SOCK TO FORCE THE HAY SOCKS TOGETHER.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTION ONLY AND MAY BE MODIFIED BY THE ENGINEER.
7. NO HAY BALES ARE ALLOWED.



STW-1 EROSION CONTROL DETAIL

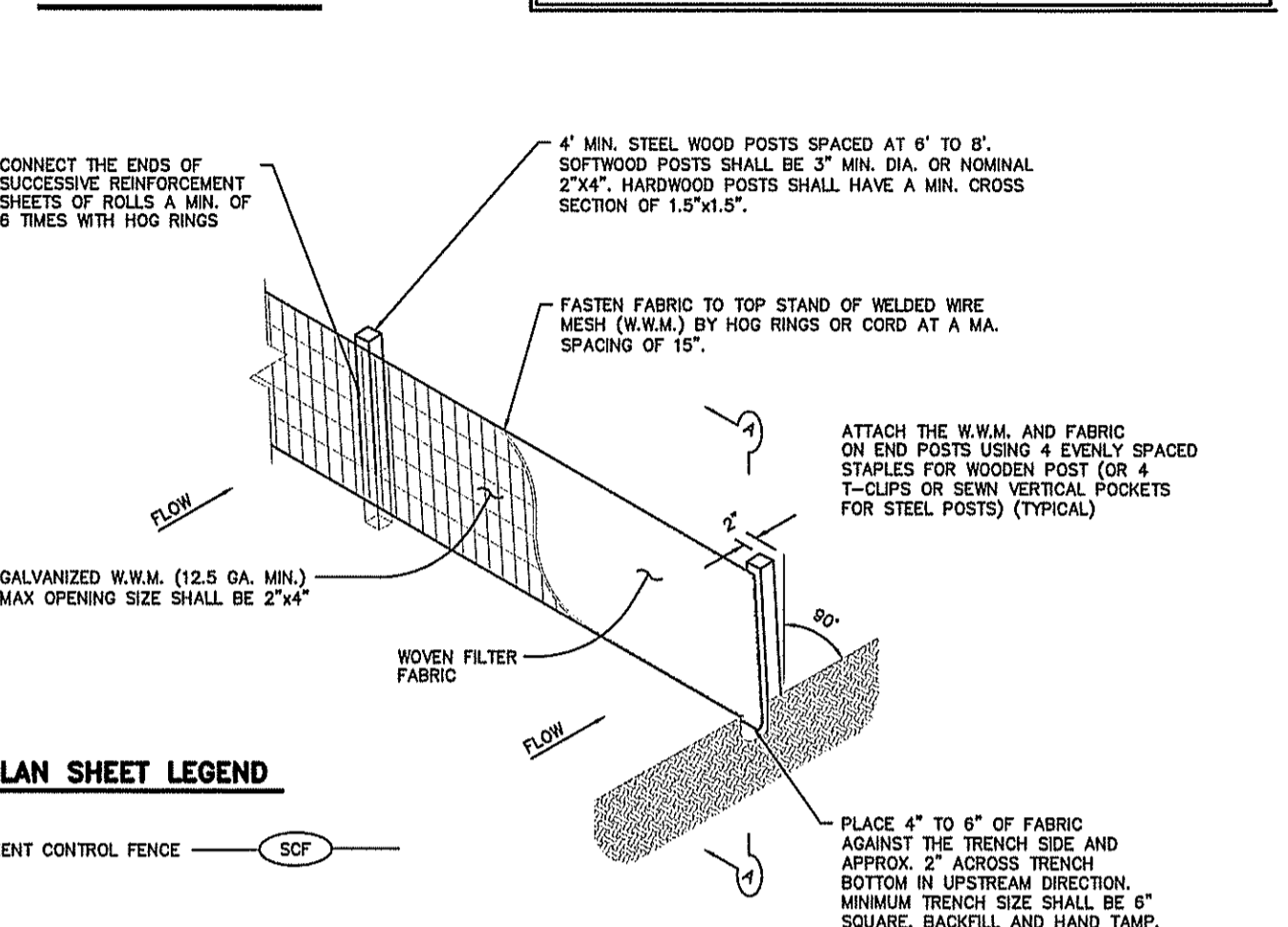
GENERAL NOTES

1. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

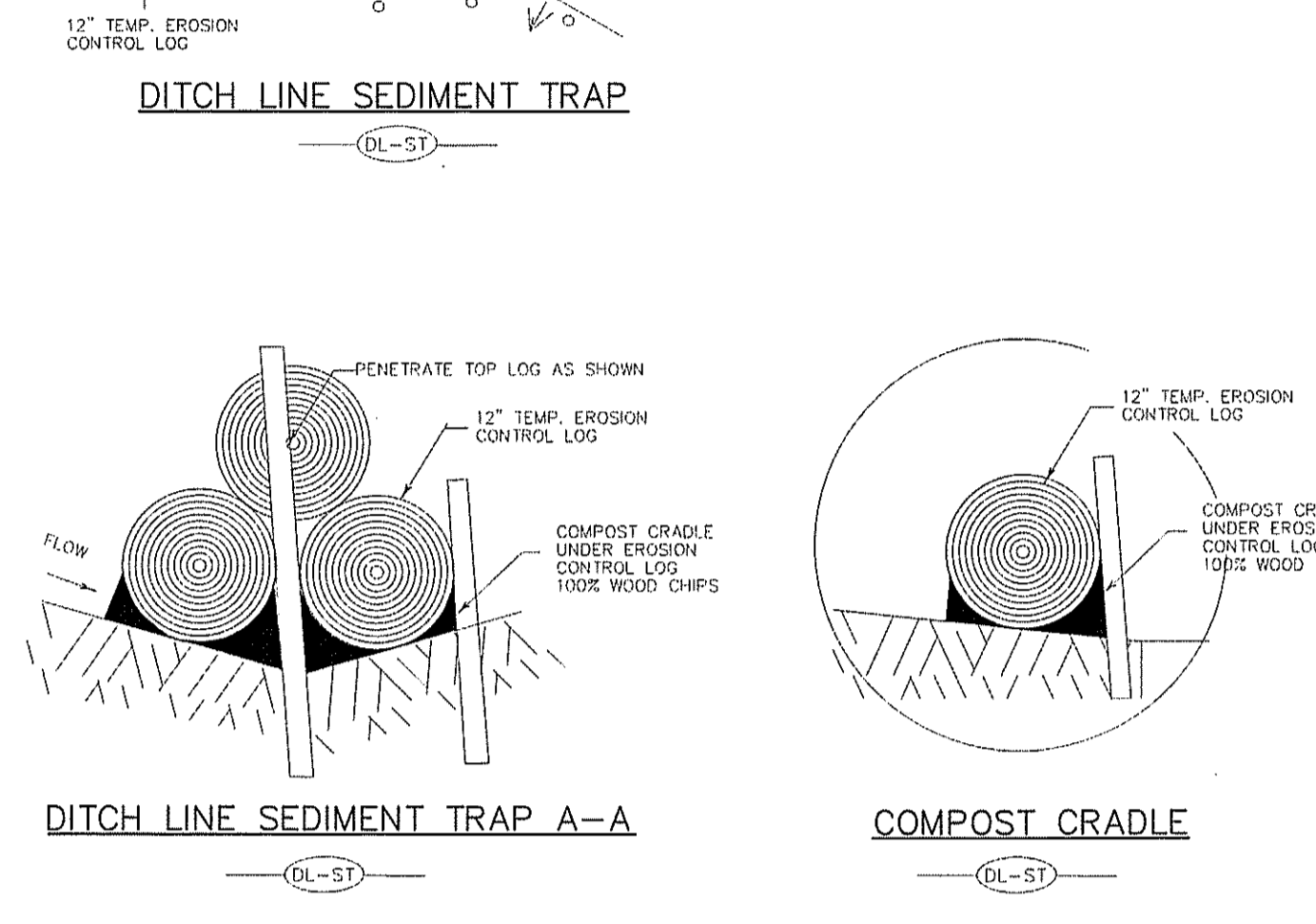
SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT—SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE AREA LARGER THAN 2 ACRES.



STW-2 TEMPORARY SEDIMENT CONTROL FENCE - DETAILS

PLANS SHEET LEGEND

DL-ST DITCH LINE SEDIMENT TRAP

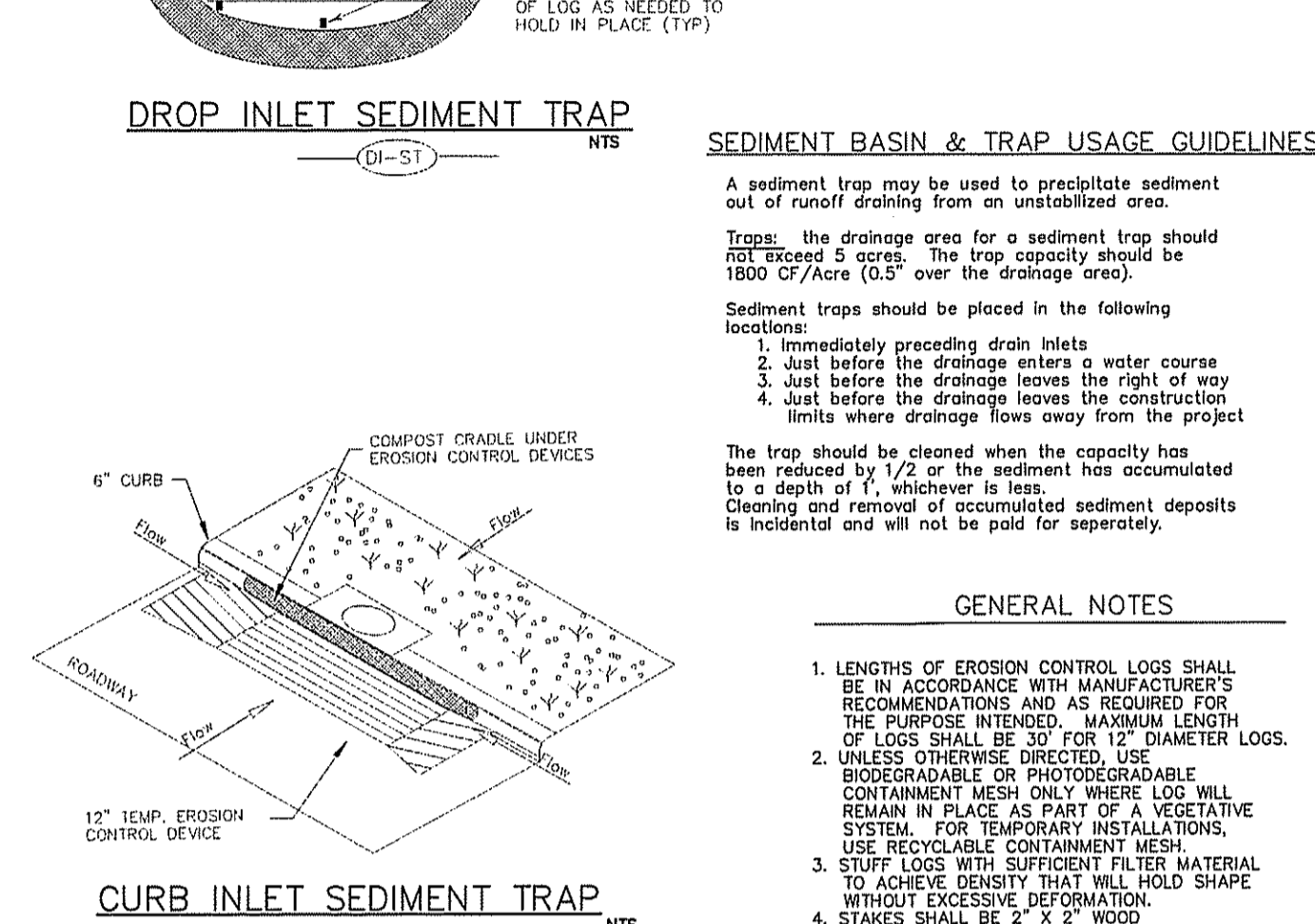


STW-3 TEMPORARY EROSION CONTROL LOGS - 1

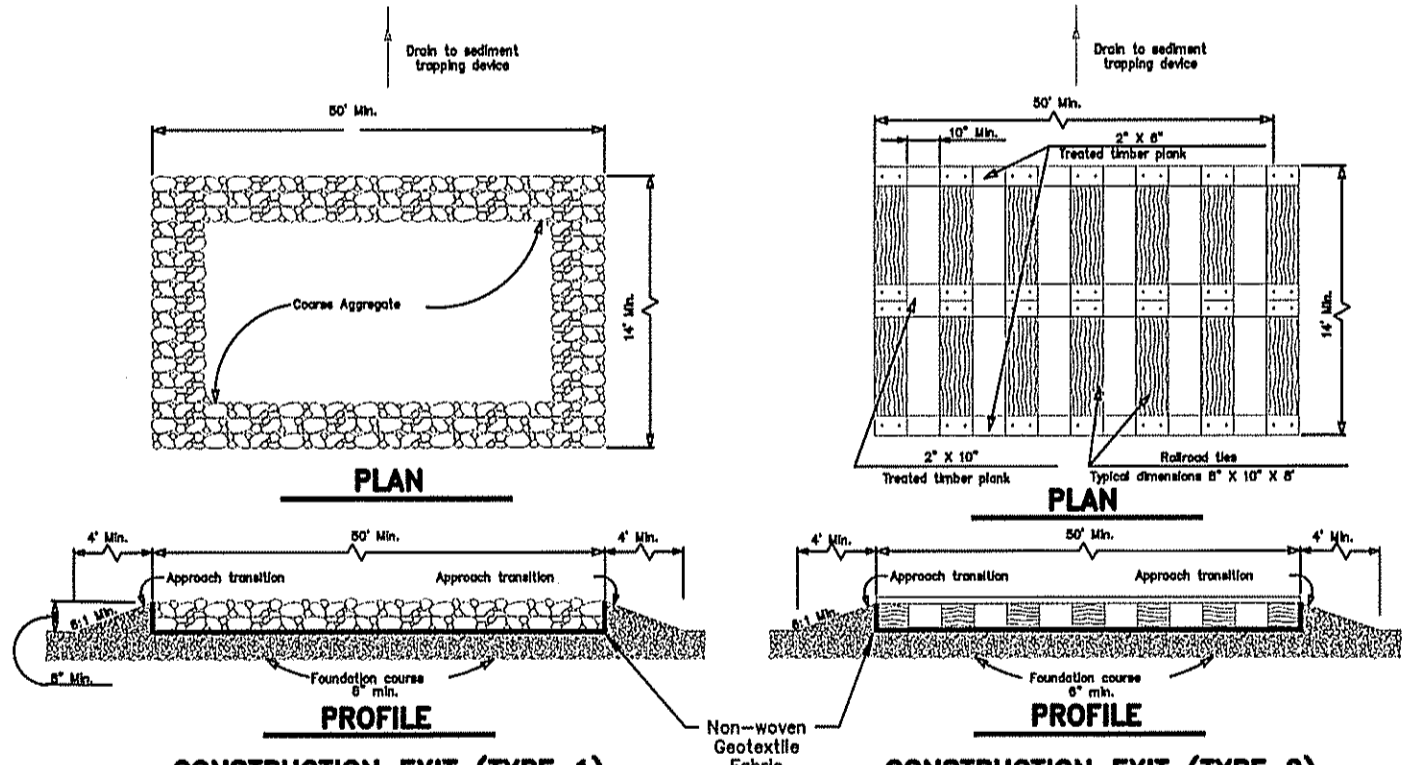
PLANS SHEET LEGEND

DL-ST DROP INLET SEDIMENT TRAP

DL-ST CURB INLET SEDIMENT TRAP



STW-4 TEMPORARY EROSION CONTROL LOGS - 2



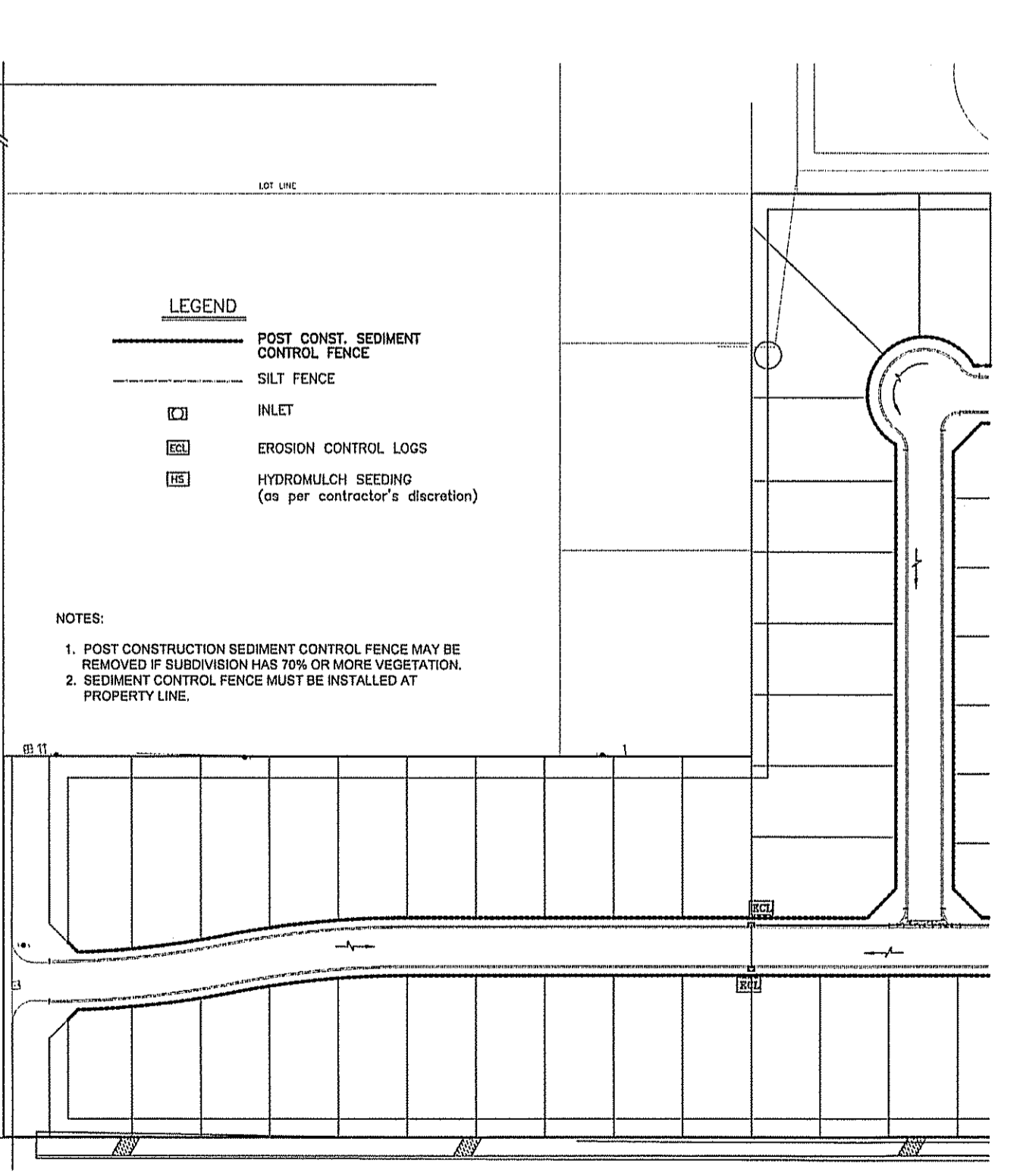
GENERAL NOTES

1. THE LENGTH OF TYPE 1 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE CONCRETE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 6".
3. THE APPROACH TRANSITION SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

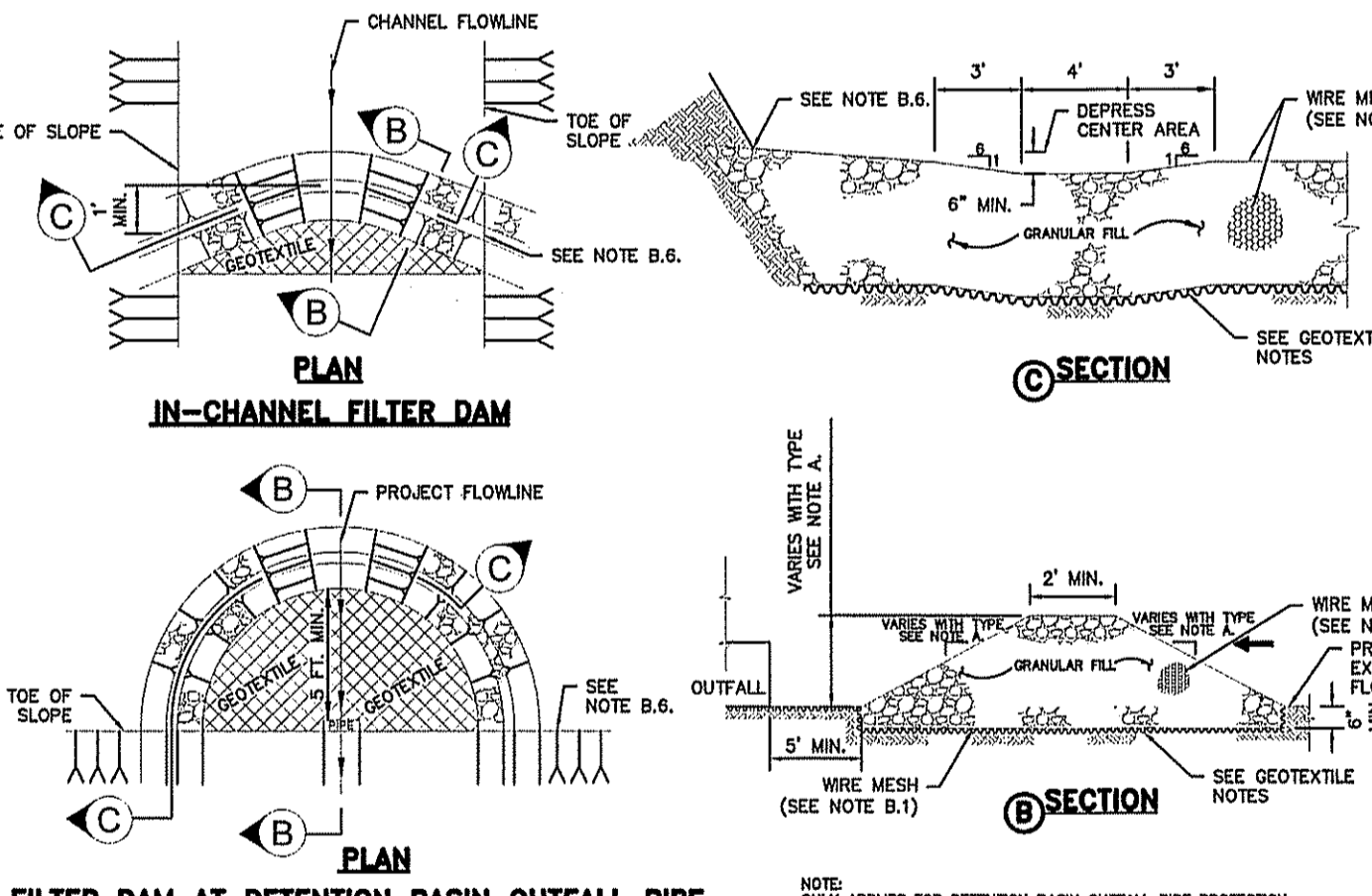
GENERAL NOTES

1. THE LENGTH OF TYPE 2 CONSTRUCTION EXIT SHALL BE AS INDICATED ON THE PLANS, BUT NOT LESS THAN 50'.
2. THE CONCRETE AGGREGATE SHOULD BE OPEN GRADED WITH A SIZE OF 4" TO 6".
3. THE APPROACH TRANSITION SHOULD BE NO STEEPER THAN 6:1 AND CONSTRUCTED AS DIRECTED BY THE ENGINEER.
4. THE CONSTRUCTION EXIT FOUNDATION COURSE SHALL BE FLEXIBLE BASE, BITUMINOUS CONCRETE, PORTLAND CEMENT CONCRETE OR OTHER MATERIAL AS APPROVED BY THE ENGINEER.
5. THE CONSTRUCTION EXIT SHALL BE GRADED TO ALLOW DRAINAGE TO A SEDIMENT TRAPPING DEVICE.
6. THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

STW-5 TEMPORARY EROSION CONTROL CONSTRUCTION ACCESS / EXIT



STW-6 POST CONSTRUCTION SEDIMENT CONTROL FENCE



LEGEND

POST CONST. SEDIMENT CONTROL FENCE

SILT FENCE

INLET

EROSION CONTROL LOGS

HYDROMULCH SEEDING (as per contractor's discretion)

NOTES:

1. POST CONSTRUCTION SEDIMENT CONTROL FENCE MAY BE REMOVED IF SUPERVISION HAS 75% OR MORE VEGETATION.
2. SEDIMENT CONTROL FENCES MUST BE INSTALLED AT PROPERTY LINE.

NOTES:

1. TYPE 1 (NON-REINFORCED)
 - a. HEIGHT - 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 3 FEET (MAXIMUM).
 - c. SLOPES - 2:1 (MAXIMUM).
2. TYPE 2 (REINFORCED)
 - a. HEIGHT - 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MAXIMUM).
 - c. SLOPES - 2:1 (MAXIMUM).
3. TYPE 3 (REINFORCED)
 - a. HEIGHT - 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MAXIMUM).
 - c. SLOPES - 3:1 (MAXIMUM).
4. TYPE 4 (RANDOM)
 - a. HEIGHT - 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - b. TOP WIDTH - 2 FEET (MINIMUM).
 - c. SLOPES - 2:1 (MAXIMUM).
5. TYPE 5 (AS SHOWN ON PLANS)

B. CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.

1. TYPE 2 AND TYPE 3 FILTER DAMS. SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCHES DIAMETER HEXAGONAL OPENINGS.

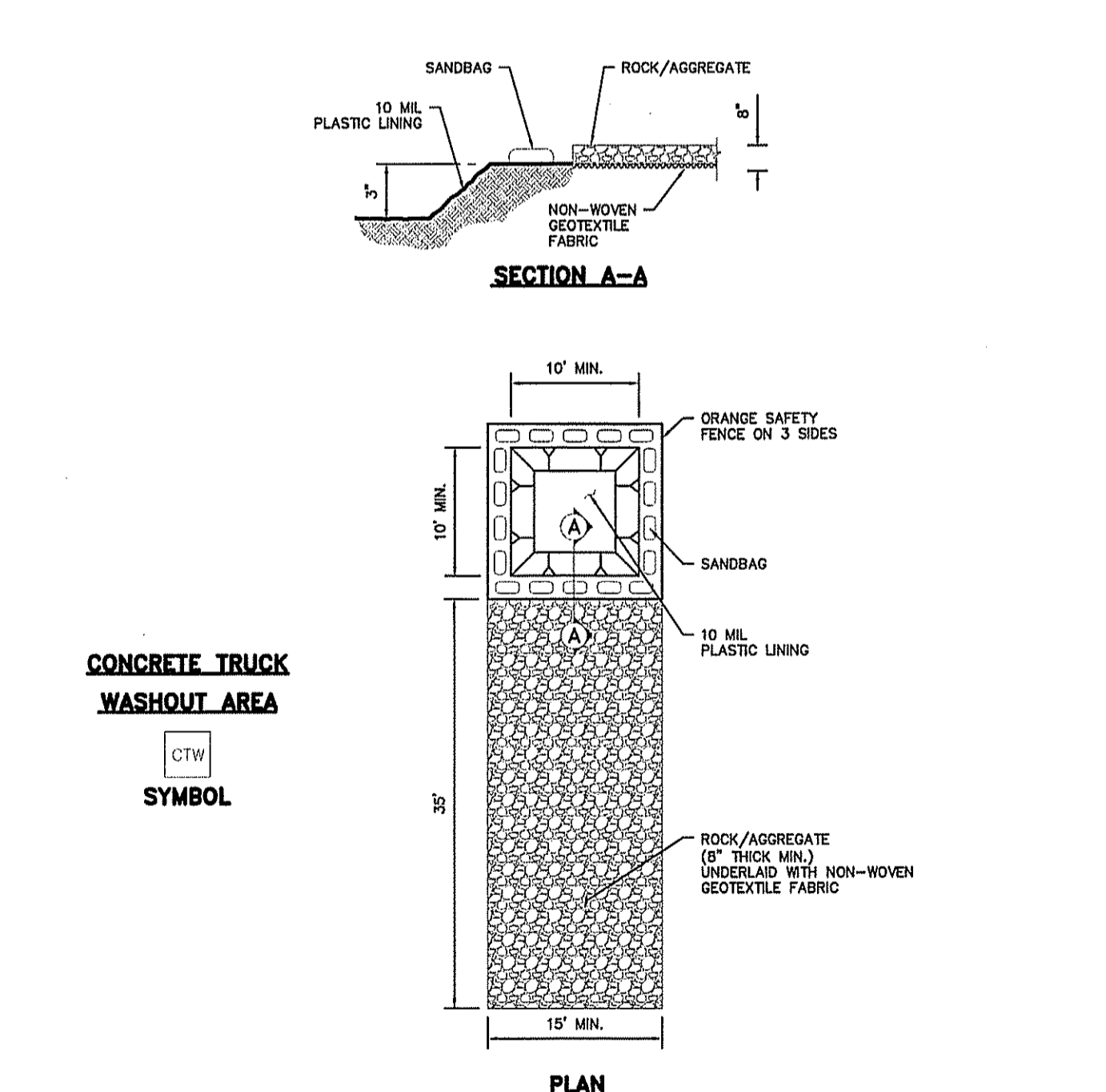
C. FILTER FABRIC NON-WOVEN GEOTEXTILE

| | | |
|-----------------------|----------|----------|
| FABRIC WEIGHT | 0.27 | 6 MIN. |
| PERMITIVITY | 1/50 | 0.5 MIN. |
| TENSILE STRENGTH | LSB | 200 MIN. |
| APPARENT OPENING SIZE | SIZE NO. | 80-120 |
| ELONGATION AT YIELD | % | 25-100 |
| TRAPEZOIDAL TEAR | LSB | 75 MIN. |

D. GRANULAR FILL

1. PROVIDE GRANULAR FILL CONSISTING OF CONCRETE OR STONE. PROVIDE GRANULAR FILL THAT IS DENSE, DURABLE AND HARD MATERIAL.
2. PROVIDE GRANULAR FILL WITH THE FOLLOWING DIMENSIONS:
 - a. PROVIDE 3 INCH TO 3 INCH GRANULAR FILL WITH NO MATERIAL DIAMETER LESS THAN 3 RICHES AND NO MATERIAL DIAMETER GREATER THAN 5 RICHES.
 - b. PROVIDE 4 INCH TO 4 INCH GRANULAR FILL WITH NO MATERIAL DIAMETER LESS THAN 4 RICHES AND NO MATERIAL DIAMETER GREATER THAN 6 RICHES.
 - c. PROVIDE 5 INCH GRANULAR NO. 1 AND GRANULATION NO. 2 AS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.

STW-7 TEMPORARY ROCK FILTER DAM



NOTES:

1. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
2. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
3. CONCRETE WASHOUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
4. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.
5. FILTER FABRIC, NON-WOVEN GEOTEXTILE FABRIC

| | | |
|-----------------------|----------|----------|
| FABRIC WEIGHT | 0.27 | 6 MIN. |
| PERMITIVITY | 1/50 | 0.5 MIN. |
| TENSILE STRENGTH | LSB | 200 MIN. |
| APPARENT OPENING SIZE | SIZE NO. | 80-120 |
| ELONGATION AT YIELD | % | 25-100 |
| TRAPEZOIDAL TEAR | LSB | 75 MIN. |

STW-8 CONCRETE TRUCK WASH AREA

PROJECT NAME:

SHEET NAME: STORMWATER DETAILS

DATE: SEPTEMBER 2022

CREATED BY: CITY OF EDINBURG ENGINEERING DEPARTMENT

DRAWING SCALE: N.T.S.

SHEET OF