



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-30-2024

PROPOSED ROSEWOOD ACRES SUBDIVISION PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: EVERGREEN L&P, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 28 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH OF ROOSEVELT ROAD APPROXIMATELY ¼ OF MILE EAST OF VALVERDE ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-05-2024 PROPERTY LIES WITHIN FLOOD ZONE "C" 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: 20.0 FEET ONTO ROOSEVELT ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-16-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-16-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 8" LOCATION: ROOSEVELET ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-04-2024: BY MARTIN RAMIREZ 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 TITTLE B CHAPTER 2 SECTION 2.8 ITEM BLOCK AND LOTS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS: **Preliminary Approval With Variance**, *subject to comments and future recommendations by planning, other departments.*

Final Approval *subject to recommendations other departments*

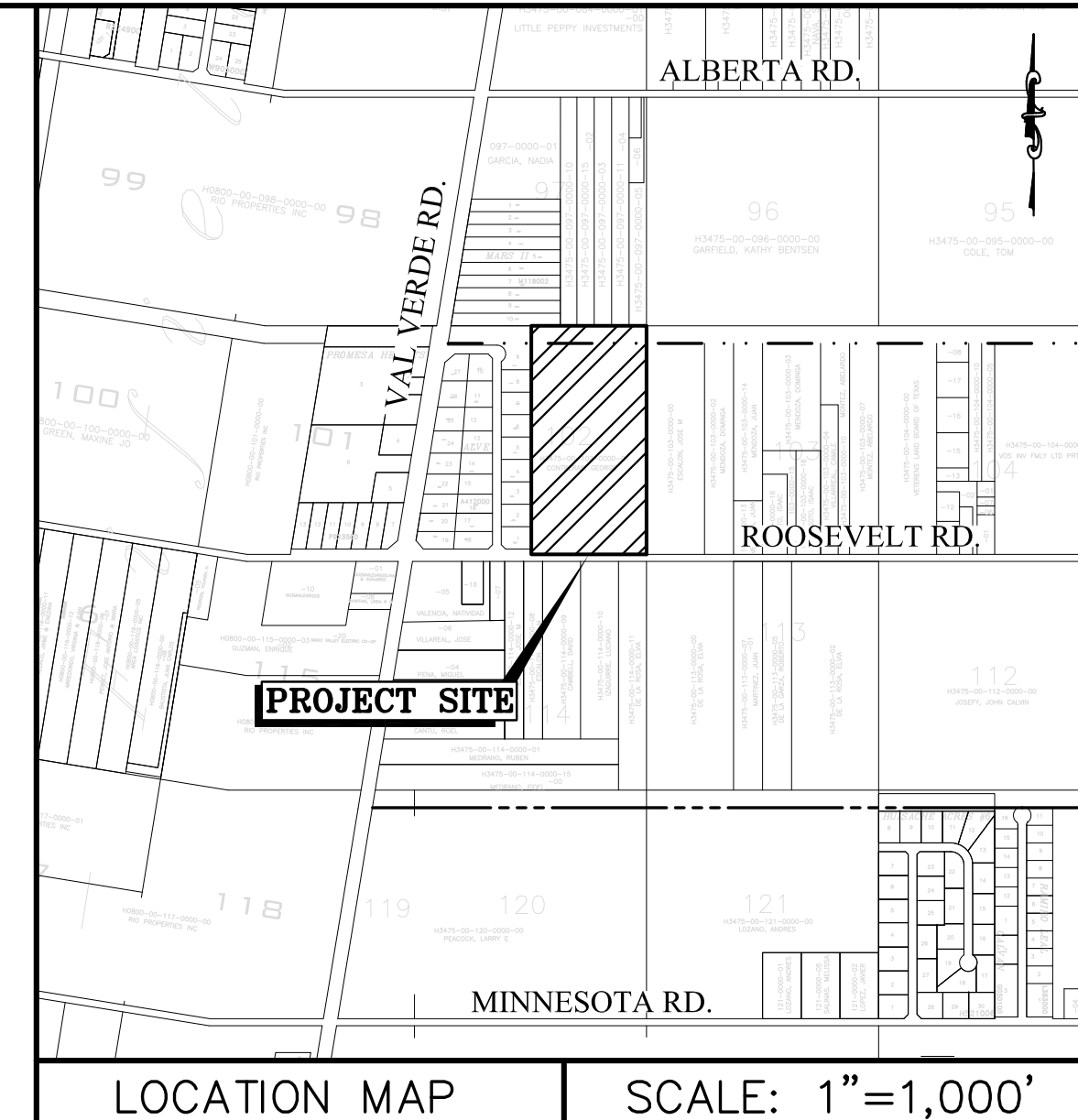
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

ROSEWOOD ACRES SUBDIVISION

BEING A 20.0 ACRES TRACT OF LAND MORE OR LESS, SAME BEING THE EAST TWENTY (20) ACRES OF BLOCK 102, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS

LEGEND

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



LOCATION MAP SCALE: 1"=1,000'

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
- C.P.&L. CENTRAL POWER & LIGHT CO.
- D.R.H.C. DEED RECORDS OF HIDALGO COUNTY
- U.E. UTILITY EASEMENT
- N.A.W.S.C. NORTH ALAMO WATER SUPPLY CORP.
- O.S.S.F. ON-SITE SEWAGE FACILITY
- CL CENTER LINE
- LOT LINE LOT LINE
- H.C.D.D.#1 HIDALGO COUNTY DRAINAGE DIST. #1

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

RIGHT OF WAY EASEMENT

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

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, 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 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 OF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2024.

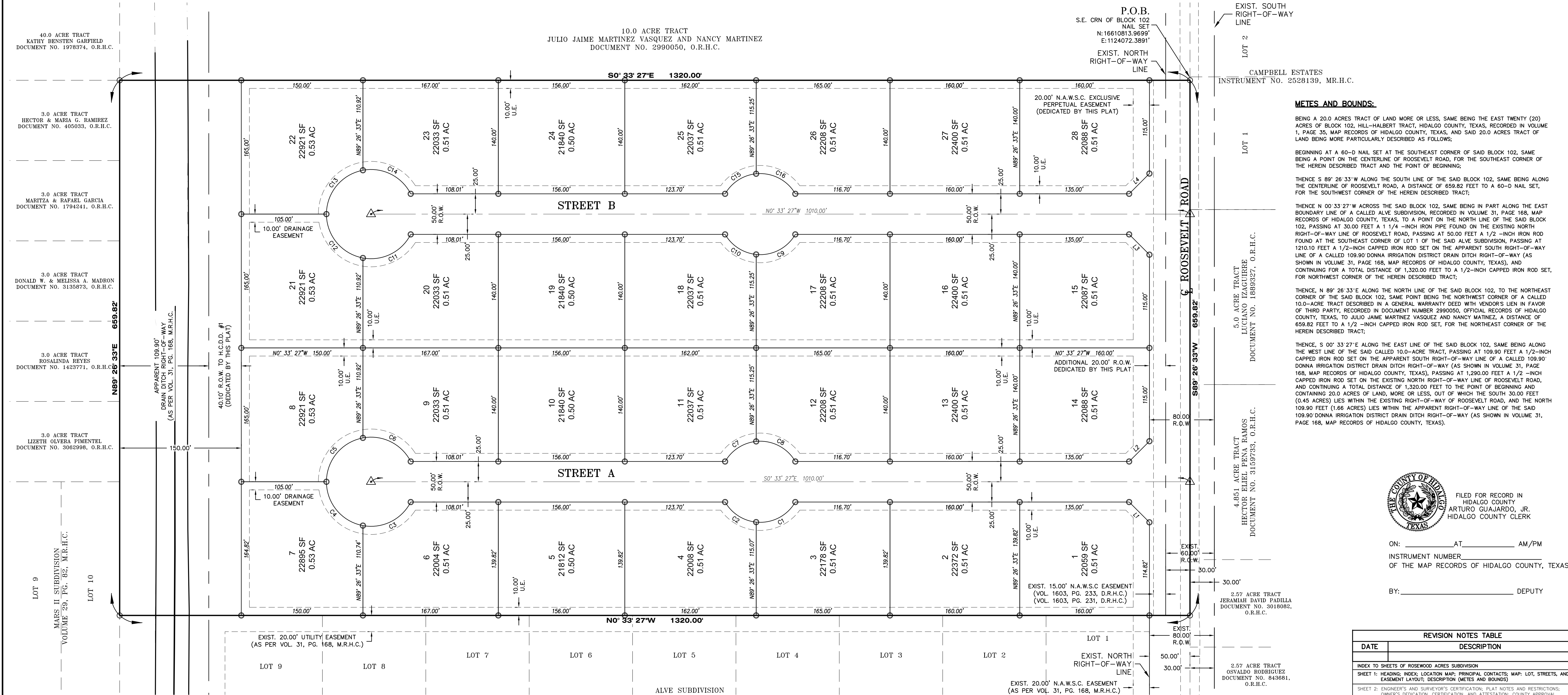
SHAW MAHTANI, MANAGING MEMBER DATE _____
 EVERGREEN LAND & PROPERTIES, LLC

PARCELS LOTS - CURVE TABLE

CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	57.37	50.00	65.74	N27° 41' 16"W	54.27
C2	47.35	50.00	54.26	N32° 18' 44"E	45.60
C3	70.50	55.00	73.44	N26° 48' 06"W	65.77
C4	76.34	55.00	79.52	N49° 40' 50"E	70.36
C5	76.34	55.00	79.52	S50° 47' 43"E	70.36
C6	70.50	55.00	73.44	S25° 41' 13"W	65.77
C7	47.35	50.00	54.26	S33° 25' 37"E	45.60
C8	57.37	50.00	65.74	S26° 34' 23"W	54.27
C9	57.37	50.00	65.74	N27° 41' 16"W	54.27
C10	47.35	50.00	54.26	N32° 18' 44"E	45.60
C11	70.50	55.00	73.44	N26° 48' 06"W	65.77
C12	76.34	55.00	79.52	N49° 40' 50"E	70.36
C13	76.34	55.00	79.52	S50° 47' 43"E	70.36
C14	70.50	55.00	73.44	S25° 41' 13"W	65.77
C15	47.35	50.00	54.26	S33° 25' 37"E	45.60
C16	57.37	50.00	65.74	S26° 34' 23"W	54.27

PARCELS LOTS - LINE TABLE

LINE No.	LENGTH	DIRECTION
L1	35.36	N44° 26' 33"E
L2	35.36	S45° 33' 27"E
L3	35.36	N44° 26' 33"E
L4	35.36	S45° 33' 27"E



METES AND BOUNDS:

BEING A 20.0 ACRES TRACT OF LAND MORE OR LESS, SAME BEING THE EAST TWENTY (20) ACRES OF BLOCK 102, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 20.0 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 60-D NAIL SET AT THE SOUTHEAST CORNER OF SAID BLOCK 102, SAME BEING A POINT ON THE CENTERLINE OF ROOSEVELT ROAD, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE S 89° 26' 33"E ALONG THE SOUTH LINE OF THE SAID BLOCK 102, SAME BEING ALONG THE CENTERLINE OF ROOSEVELT ROAD, A DISTANCE OF 659.82 FEET TO A 60-D NAIL SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00° 33' 27"W ACROSS THE SAID BLOCK 102, SAME BEING IN PART ALONG THE EAST BOUNDARY LINE OF A CALLED ALVE SUBDIVISION, RECORDED IN VOLUME 31, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE NORTH LINE OF THE SAID BLOCK 102, PASSING AT 30.00 FEET A 1 1/4 -INCH IRON PIPE FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, PASSING AT 50.00 FEET A 1/2 -INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 1 OF THE SAID ALVE SUBDIVISION, PASSING AT 1210.10 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF A CALLED 109.90 DONNA IRRIGATION DISTRICT DRAIN DITCH RIGHT-OF-WAY (AS SHOWN IN VOLUME 31, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89° 26' 33"E ALONG THE NORTH LINE OF THE SAID BLOCK 102, TO THE NORTHEAST CORNER OF THE SAID BLOCK 102, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 10.0-ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY, RECORDED IN DOCUMENT NUMBER 2990050, OPTICAL RECORDS OF HIDALGO COUNTY, TEXAS, TO JULIO JAIME MARTINEZ VASQUEZ AND NANCY MARTINEZ, A DISTANCE OF 659.82 FEET TO A 1/2 -INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 03° 33' 27"E ALONG THE EAST LINE OF THE SAID BLOCK 102, SAME BEING ALONG THE WEST LINE OF THE SAID CALLED 10.0-ACRE TRACT, PASSING AT 109.90 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF A CALLED 109.90 DONNA IRRIGATION DISTRICT DRAIN DITCH RIGHT-OF-WAY (AS SHOWN IN VOLUME 31, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS), PASSING AT 1,290.00 FEET A 1/2 -INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, AND CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.0 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 30.00 FEET (0.45 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF ROOSEVELT ROAD, AND THE NORTH 109.90 FEET (1.68 ACRES) LIES WITHIN THE APPARENT RIGHT-OF-WAY LINE OF THE SAID 109.90 DONNA IRRIGATION DISTRICT DRAIN DITCH RIGHT-OF-WAY (AS SHOWN IN VOLUME 31, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS).

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

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 ROSEWOOD ACRES SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS)	
SHEET 2: ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES; H.C.D.D.#1, H.C.D.D. #1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE	
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION & DISTRIBUTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.	
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.	
SHEET 5-6: TYPICAL DETAILS	

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): EVERGREEN LAND & PROPERTIES, LLC.	3701 HOBBS DR EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

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 APRIL 1, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

PLAT SHEET
ROSEWOOD ACRES SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT: _____
 ENGINEER: IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
 CHECKED: IVAN GARCIA P.E. R.P.L.S.
 DRAWN: _____
 SCALE: G.F.
 DATE: AS SHOWN
 APRIL 1, 2024
 PROJECT: SUB 23 037
 REVISIONS: _____
 PAGE NO. **1-OF-6**

ROSEWOOD ACRES SUBDIVISION

BEING A 20.0 ACRES TRACT OF LAND MORE OR LESS, SAME BEING THE EAST TWENTY (20) ACRES OF BLOCK 102, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, _____, AS THE OWNER (S) OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ROSEWOOD ACRES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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, 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 MEET, OR WILL MEET THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

SHAVI MAHTANI, GENERAL PARTNER DATE
EVERGREEN L&P, LLC

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 _____, 2024.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES _____

DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____
PRESIDENT SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE

THIS PLAT IS HEREBY APPROVED BY DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE ON THIS _____ DAY OF _____, 20____.

SECRETARY PRESIDENT

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

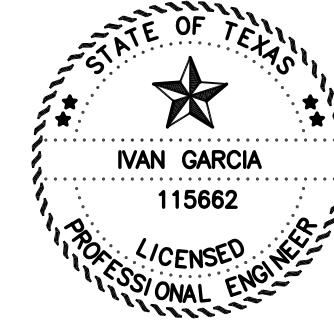
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CITY OF DONNA & HIDALGO COUNTY, TEXAS.

IVAN GARCIA, P.E., R.P.L.S. DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
SURVEY FIRM # 10194027



GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C", AREAS OF MINIMAL FLOOD HAZARD, USUALLY THE AREA ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN. ACCORDING TO COMMUNITY-PANEL NO. 480334 0425C, MAP REVISED NOVEMBER 16, 1992.
- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURVE 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.
---B.M. NO. 1--- ELEV. 83.19 N.G.V.D. 88, DESCRIPTIONS NAIL SET AT THE SOUTHEAST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES: N 16910913.9699, E 1124072.3891.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 87,884 CUBIC-FEET OR 1.33 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 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 PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE INTERFERING AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THE SUBDIVISION.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.



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

ON: _____ AT _____ AM/PM

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

BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): EVERGREEN LAND & PROPERTIES, LLC.	3701 HOBBS DR EDINBURG, TX. 78539	
SURVEYOR: IVAN GARCIA P.E., R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA P.E., R.P.L.S.	921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083

REVISION NOTES TABLE	
DATE	DESCRIPTION
INDEX TO SHEETS OF ROSEWOOD ACRES SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS)	
SHEET 2: ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.D.#, H.C.C.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION & DISTRIBUTION OF WATER AND WASTEWATER/OSSP AND ENGINEER'S CERTIFICATION.	
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.	
SHEET 5-6: TYPICAL DETAILS.	

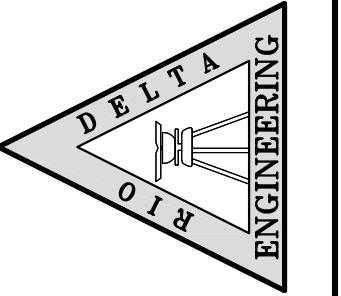
ISSUED FOR:
PRELIMINARY

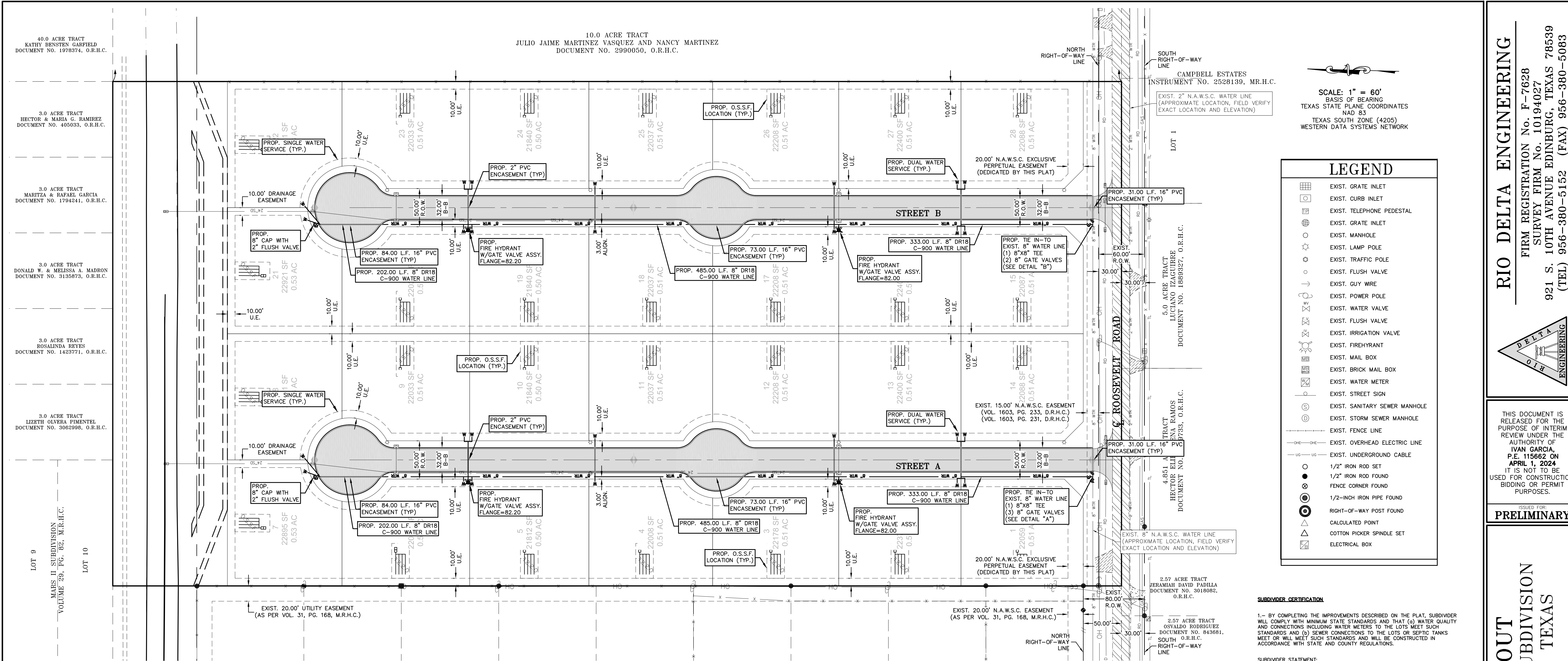
PLAT NOTES
ROSEWOOD ACRES SUBDIVISION
HIDALGO COUNTY, TEXAS

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.

SCALE:
AS SHOWN
DATE:
APRIL 1, 2024
PROJECT:
SUB 23 037
REVISIONS:
PAGE NO.
2-OF-6

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





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

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

SUBMITTER CERTIFICATION
 I, SHAM MAHTANI (OWNER), SUBMITTER OF ROSEWOOD ACRES SUBDIVISION HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBMITTER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUANTITY 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.

SUBMITTER STATEMENT:
 I, SHAM MAHTANI (OWNER), SUBMITTER OF ROSEWOOD ACRES SUBDIVISION HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBMITTER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUANTITY 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.

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 (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

ENGINEERING REPORT FOR ROSEWOOD ACRES SUBDIVISION
 BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
 BEING A 20.0 ACRES TRACT OF LAND MORE OR LESS, SAME BEING THE EAST TWENTY (20) ACRES OF BLOCK 102, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS

PROPOSED USE
 THE LOT IS VACANT AND WILL BE USED FOR A RESIDENTIAL DEVELOPMENT.

WATER SUPPLY AND DISTRIBUTION
 THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAVE ENTERED INTO A CONTRACT WHEREBY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF ROOSEVELT ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR ROSEWOOD ACRES SUBDIVISION CONSISTS OF A NEW 8" INTERIOR DISTRIBUTION SYSTEM AND (16) SINGLE WATER SERVICES AND (6) 1" DOUBLE WATER SERVICES LINES THAT CONNECT TO THE NEW 8" LINE FOR THE LOT SERVICE TERMINATE AT THE WATER METER BOX FOR THE LOTS. IN ADDITION THE SUBDIVIDER HAS INSTALLED (4) FIRE HYDRANTS AT A UNIT COST OF \$10,000.00, THE (6) 1" DOUBLE AND (16) 3/4" DIAMETER SINGLE WATER SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$100,000.00. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF \$20,000.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SEWER FACILITIES DESCRIPTION, COST AND OPERABILITY DATA
 SEWAGE FROM ROSEWOOD ACRES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON ALL LOTS. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT
 THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100.0% OF HURLINGEN CLAY (19), WITH 0 TO 1% SLOPES. THE SOIL IS POORLY DRAINED AND SURFACE RUNOFF IS POTENTIALLY HIGH. PERMEABILITY IS LOW AND THE WATER CAPACITY IS LOW. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$42,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON ALL LOTS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:
 I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.
 I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES
 THESE FACILITIES WILL HAVE A TOTAL COST OF \$ _____ THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF \$ _____ AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES
 THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM PER LOT WILL BE \$1,500.00. SEWERAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$42,000.00 FOR THE ENTIRE SUBDIVISION.

REPORT DE INGENIERIA DE ROSEWOOD ACRES SUBDIVISION
 POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD
 LA SUBDIVISION ROSEWOOD ACRES RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.), EL DUEÑO DE LA SUBDIVISION Y MILITARY HIGHWAY WATER SUPPLY CORPORATION (N.A.W.S.C.) HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION TIENE UN CONDUCTO DE AGUA DE 8" DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VÍA (RIGHT-OF-WAY) DE LA CARRETERA ROOSEVELT ROAD. EL SISTEMA REQUERIDO PARA ROSEWOOD ACRES SUBDIVISION CONSISTE DE UN SISTEMA DE DISTRIBUCION NUEVA DE UNA LÍNEA DE 8" DIAMETRO Y 6 SERVICIOS DE AGUA DOBLE EN LA CUAL ESTAN CONECTADAS A LA LÍNEA DE 8" DE DIAMETRO PARA EL LOTE. Y TERMINA EN LOS MEDIDORES DE AGUA. 4 HIRANTES DE AGUA PARA EL SISTEMA DE BOMBEROS HAN SÍDO INSTALADOS. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 HIRANTES DE AGUA (FIRE HYDRANT) A UN COSTO DE \$10,000.00. EL COSTO PARA LA CONSTRUCCION DE LA INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE ROSEWOOD ACRES SUBDIVISION SE ESTIMA DE \$100,000.00. 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 NORTH ALAMO WATER SUPPLY CORPORATION, POR UN TOTAL DE \$20,000.00. 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 NORTH ALAMO WATER SUPPLY CORPORATION.

SEWAGE FACILITIES DESCRIPTION, COSTS AND OPERABILITY DATA
 SE WASTE FROM ROSEWOOD ACRES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON ALL LOTS. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT
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AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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:

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SANITARY SEWER FACILITIES
 THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM PER LOT WILL BE \$1,500.00. SEWERAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$42,000.00 FOR THE ENTIRE SUBDIVISION.

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

STATE OF TEXAS
 HIDALGO COUNTY
 I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

STATE OF TEXAS
 HIDALGO COUNTY
 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.

- NOTES:**
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
 - CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
 - CONTRACTOR TO INSTALL TEMPORARY FLUSH VALVES AS REQUIRED FOR TESTING OF WATER LINE. CONTRACTOR SHALL COORDINATE WITH NAWSC TO DETERMINE LOCATIONS PRIOR TO INSTALLATION.
 - ALL WATER LINE CONSTRUCTION TO FOLLOW N.A.W.S.C. STANDARDS.

REVISION NOTES TABLE	
DATE	DESCRIPTION

INDEX TO SHEETS OF ROSEWOOD ACRES SUBDIVISION
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 SHEET 5-6: TYPICAL DETAILS.

UTILITY LAYOUT
ROOSEVELT ACRES SUBDIVISION
HIDALGO COUNTY, TEXAS

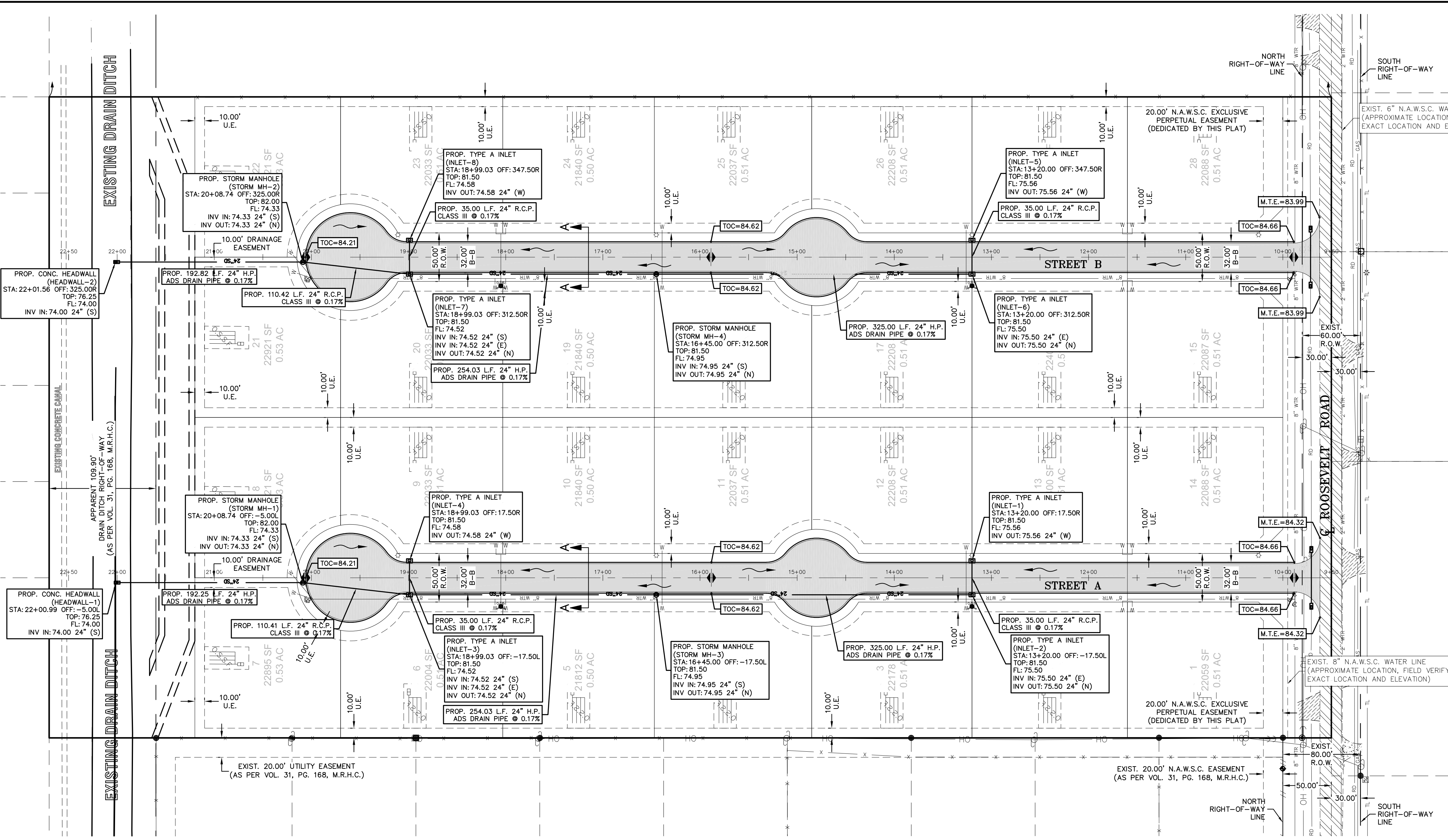
PROJECT: _____
 ENGINEER: IVAN GARCIA P.E., R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
 CHECKED: IVAN GARCIA P.E., R.P.L.S.
 DRAWN: _____
 SCALE: 1" = 60'
 DATE: APRIL 1, 2024
 PROJECT: SUB 23 037
 REVISIONS: _____
 PAGE NO. 3-OF-6

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 APRIL 1, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

Y: RDE SUBDIVISIONS 2023\SUB 23.037- ROOSEVELT SHAW\DWG\SUB 23 037_RDE_SHT 5 PAVING & DRAINAGE LAYOUT.dwg RIODelta 4/5/2024 9:39 AM



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

DRAINAGE REPORT

BESPOKE SUBDIVISION IS A PROPOSED 1 LOT COMMERCIAL SUBDIVISION, LOCATED IN THE CITY OF PHARR, ED. SAME BEING A 7.42 ACRES TRACT OF LAND OUT OF LOT 54, STEWART'S ADDITION TO CONWAY GARDENS SUBDIVISION, RECORDED IN VOLUME 4, PAGE 43, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE LOT WILL BE USED FOR THE CONSTRUCTION OF A LOADING FACILITY.

THE SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING, AND ZONE "A", AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATION BEING 84.60, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0500 B MAP REVISED: JANUARY 2, 1981. THE LOW AREAS WILL BE FILLED UP TO THE BASE FLOOD ELEVATION 84.60, TO REFLECT LOMR-F CASE NO. THE SITE WILL REQUIRE 10,583 CY OF FILL IN ORDER TO COMPLY WITH THE STATED BASE FLOOD ELEVATION.

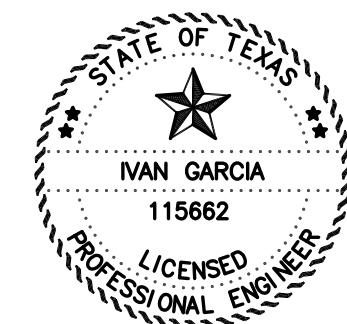
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100.0% OF HARLINGEN CLAY (19), WITH 0 TO 1% SLOPES. THE SOIL IS POORLY DRAINED AND SURFACE RUNOFF IS POTENTIALLY HIGH, PERMEABILITY IS LOW AND THE WATER CAPACITY IS LOW. THIS SOIL IS CLASSIFIED AS GROUP (D). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTH-EASTERLY DIRECTION INTO AN EXISTING ROADSIDE DITCH WITH SUBSEQUENT FLOW INTO AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO.2 DITCH LOCATED APPROXIMATELY 215 FEET SOUTH FROM THE INTERSECTION OF LAS MILPAS ROAD AND STEWARD ROAD, WITH OUTFALL TO THE SOUTH LATERAL DRAIN, THEN NORTH TO THE IBWC FLOODWAY, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.

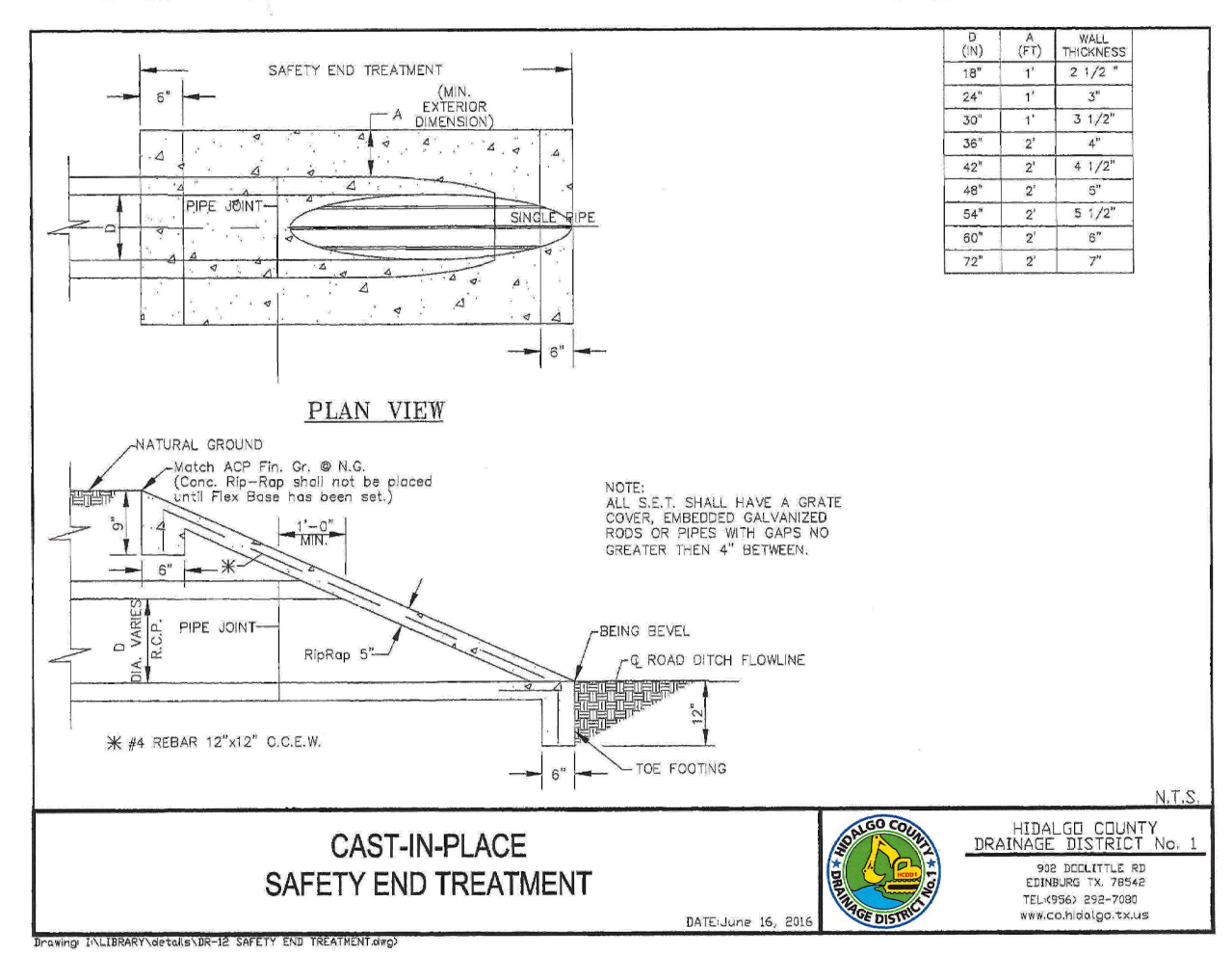
USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 7.29 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 64.31 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 57.02 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH HIDALGO COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 370.23 CF OR 8,499 AC-FT, WILL NEED TO BE DETAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50-YR RAINFALL EVENT, TO COMPLY WITH THE BASE FLOOD ELEVATION OF 84.60. THE SITE WILL REQUIRE 10,583 CY OF FILL (CALCULATED INTO DETENTION VOLUME). RUNOFF WILL BE DETAINED ON-SITE IN DESIGNATED DETENTION AREAS WITH OUTFALL INTO THE ROADSIDE DITCHES ALONG LAS MILPAS AND STEWARD ROAD THAT WILL OUTFALL INTO THE PREVIOUSLY MENTIONED EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO.2, LOCATED APPROXIMATELY 215 FEET SOUTH OF THE INTERSECTION OF LAS MILPAS ROAD AND STEWARD ROAD. OUTFALL WILL CONTINUE TO THE SOUTH LATERAL DRAIN, THEN NORTH TO THE IBWC FLOODWAY, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE. ENGINEERED SITE GRADING AND DETENTION PLANS WILL BE REQUIRED AT THE TIME OF BUILDING PERMIT REQUEST. TABLES AND CALCULATIONS ARE ATTACHED.

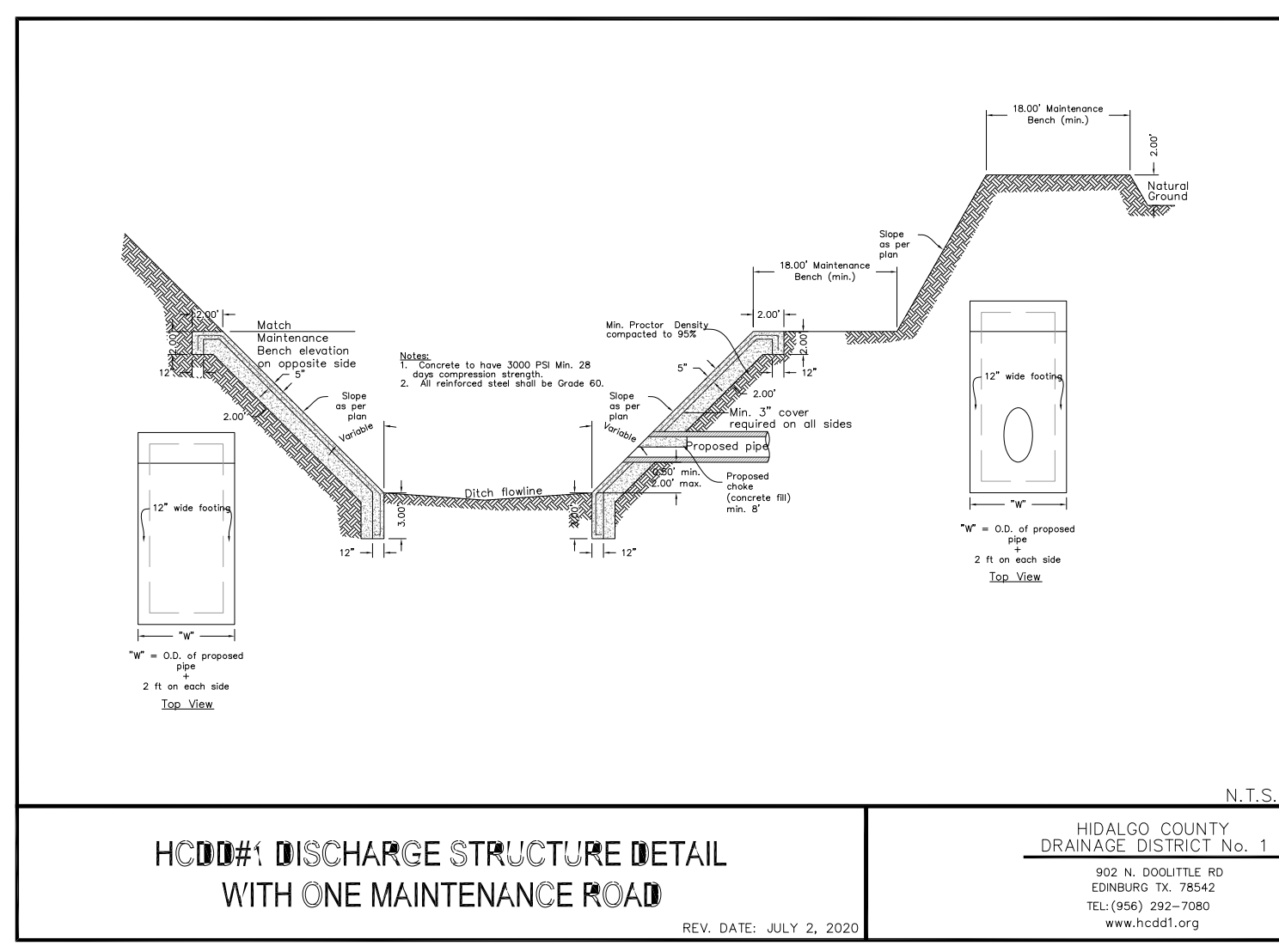
IVAN GARCIA, P.E., R.P.L.S.



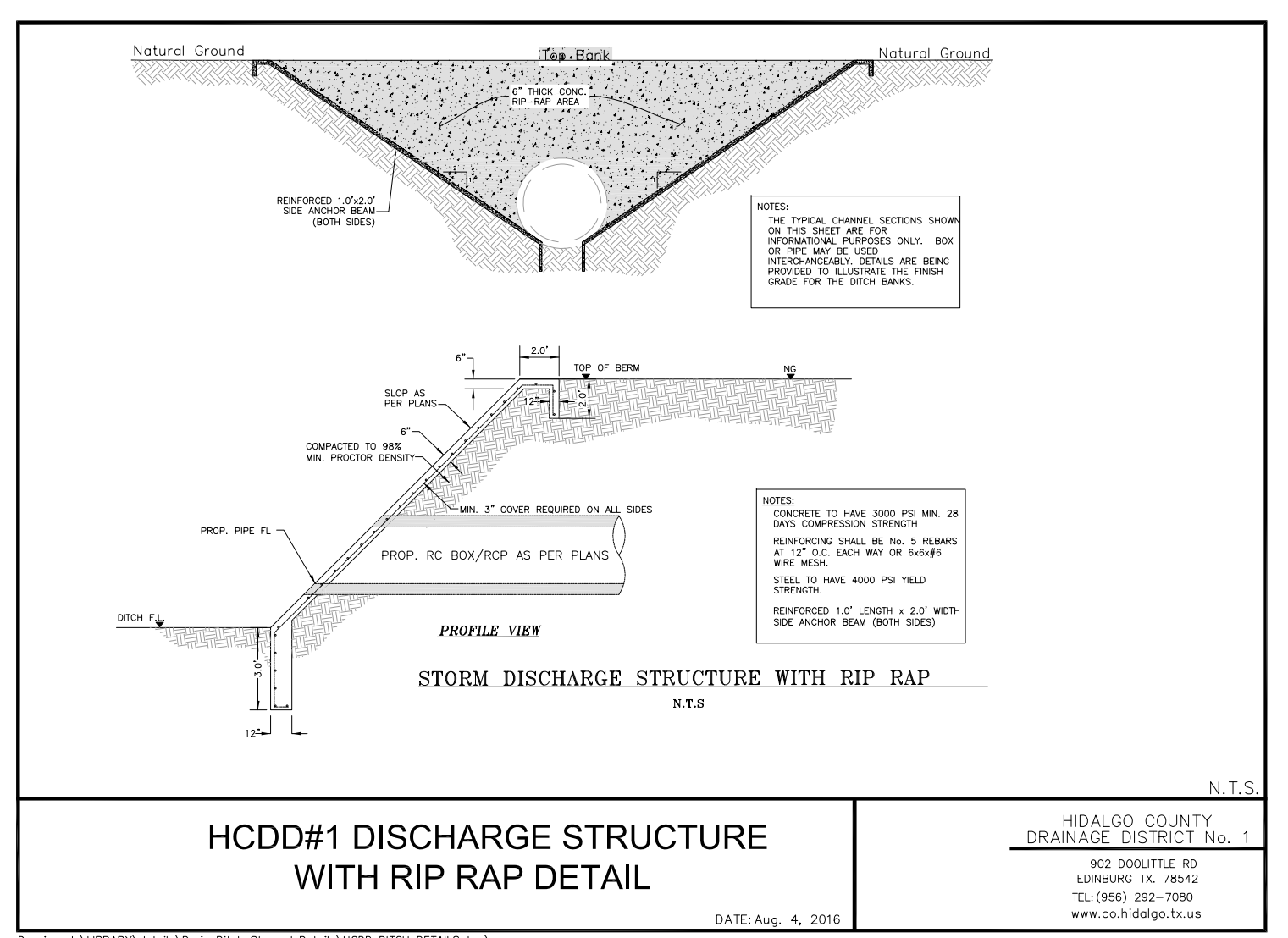
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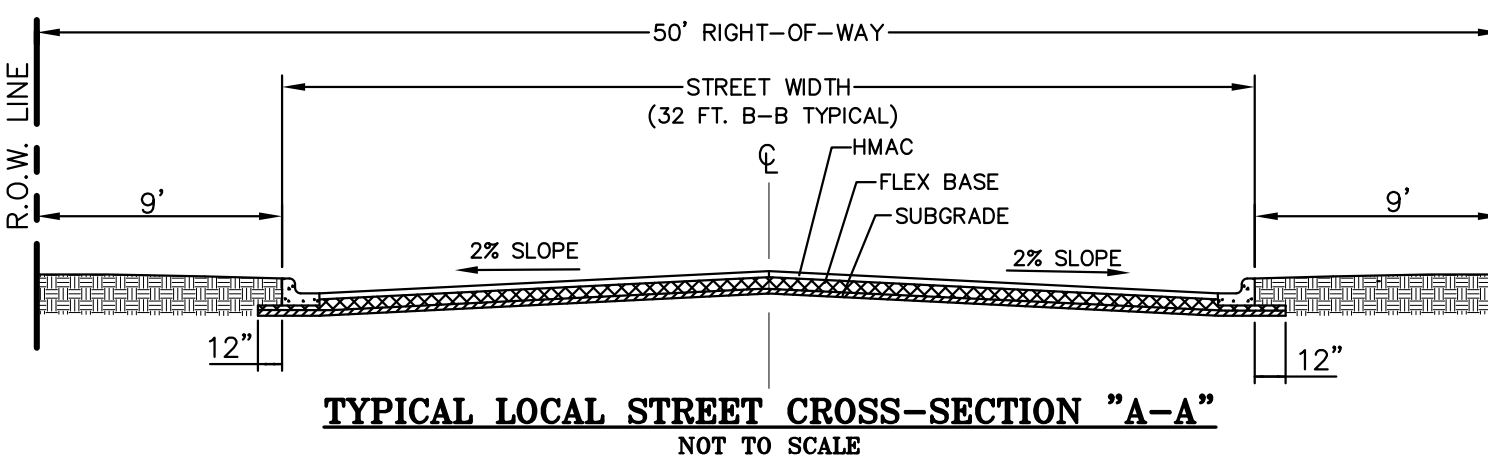
CAST-IN-PLACE SAFETY END TREATMENT
NOT TO SCALE



HCDD#1 DISCHARGE STRUCTURE DETAIL WITH ONE MAINTENANCE ROAD
REV. DATE: JULY 2, 2020



HCDD#1 DISCHARGE STRUCTURE WITH RIP RAP DETAIL
DATE: Aug. 4, 2016



TYPICAL LOCAL STREET CROSS-SECTION "A-A"
NOT TO SCALE

NOTE:
1.) DETENTION AREA SHALL BE SOODED.
2.) DETENTION AREA TO BE FENCED ALL AROUND WITH MINIMUM 4' TALL PERIMETER FENCE AS PER CITY OF WESLACO STANDARDS.

LEGEND

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

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

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ISSUED FOR: **PRELIMINARY**

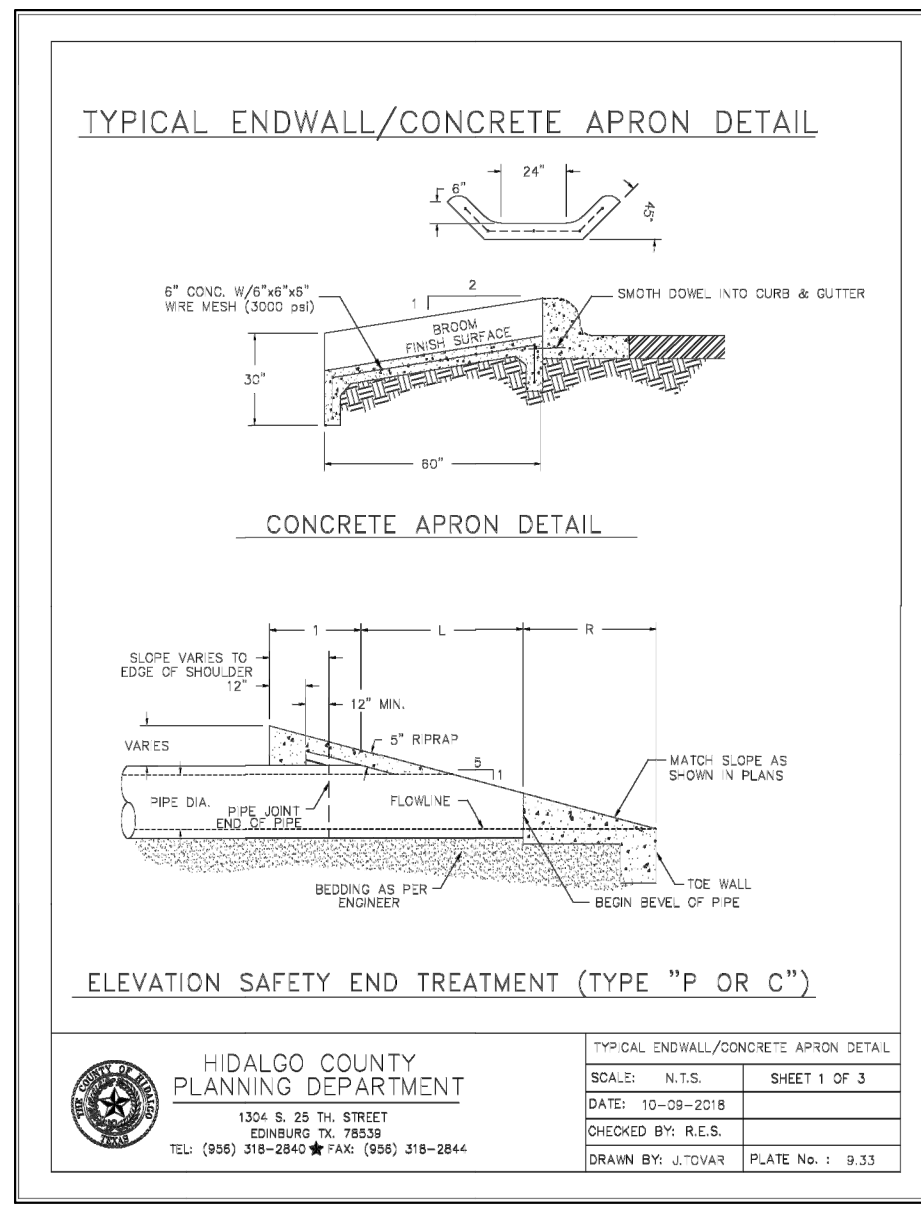
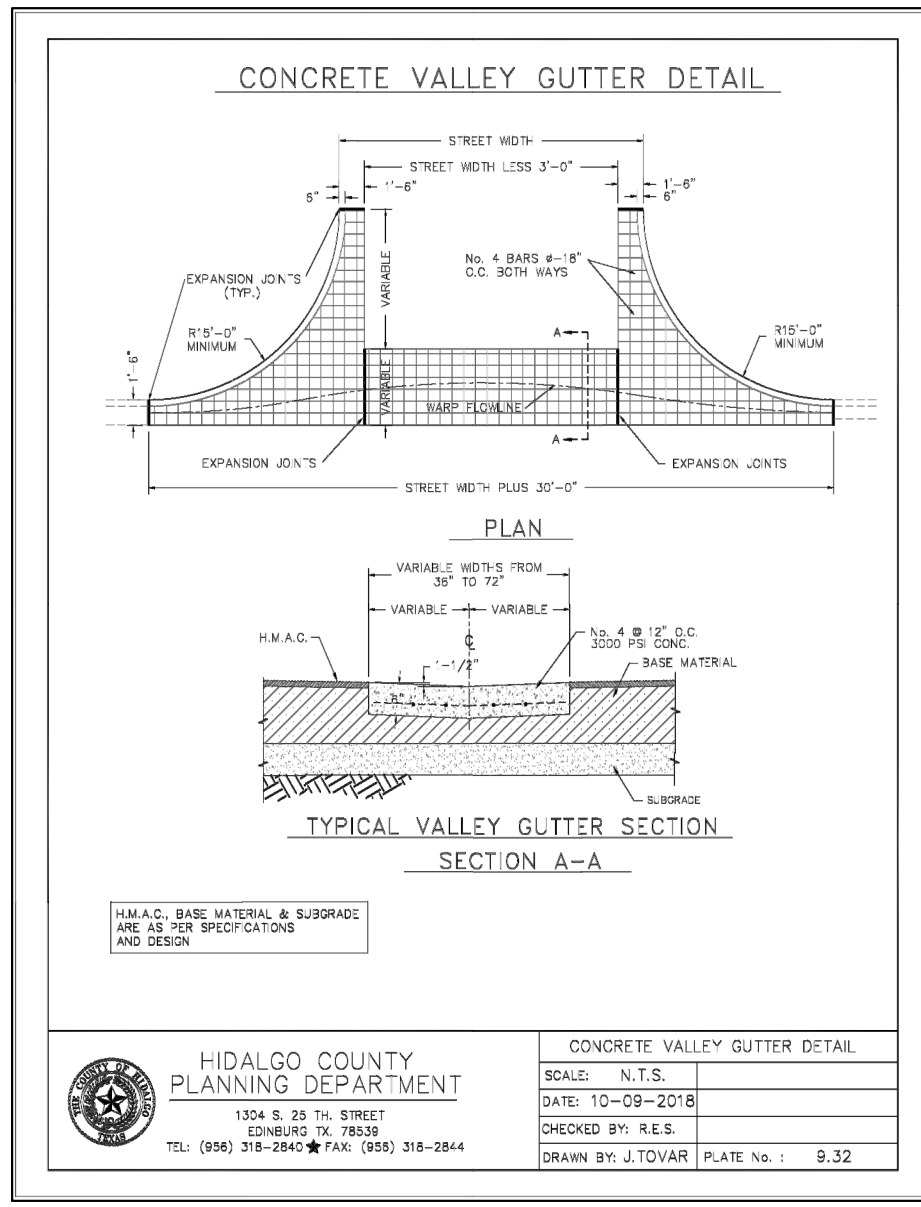
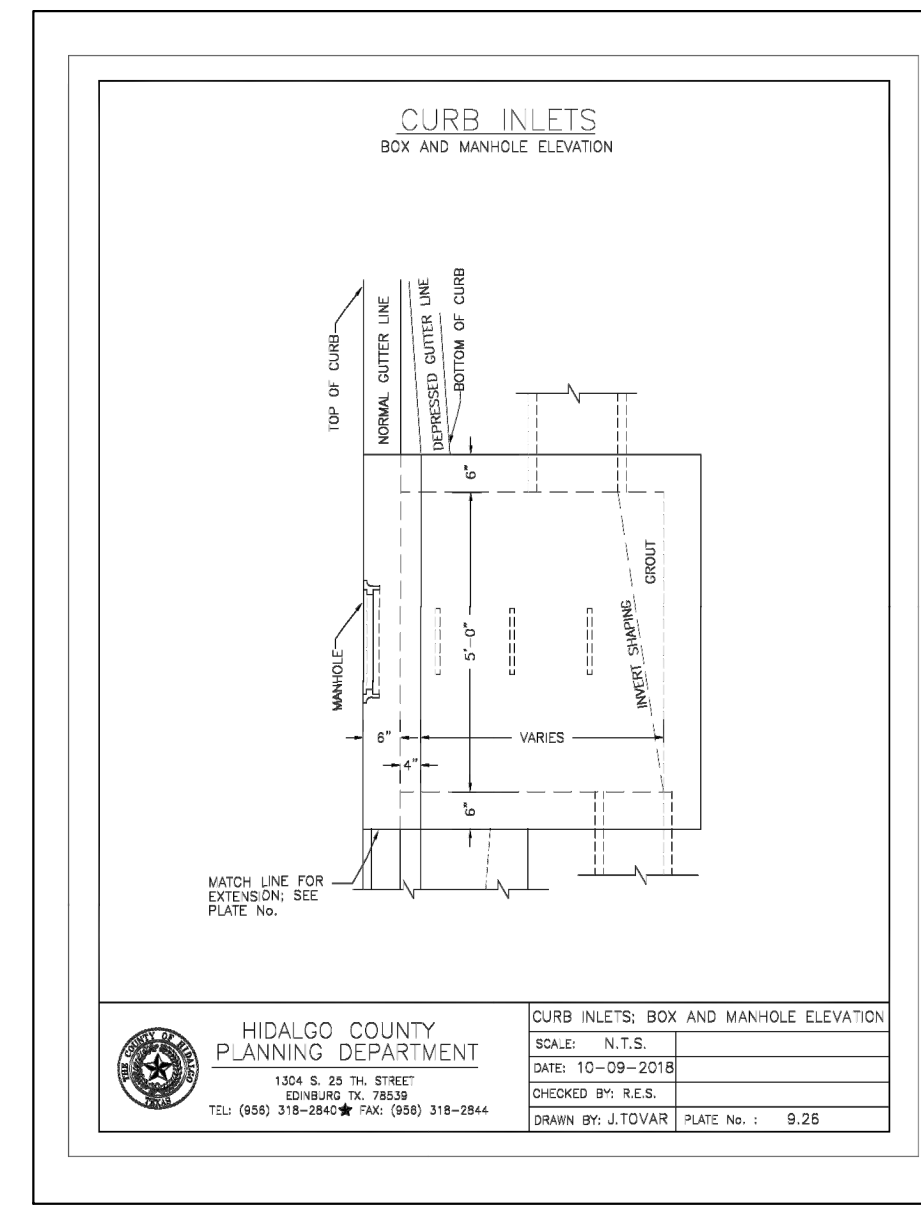
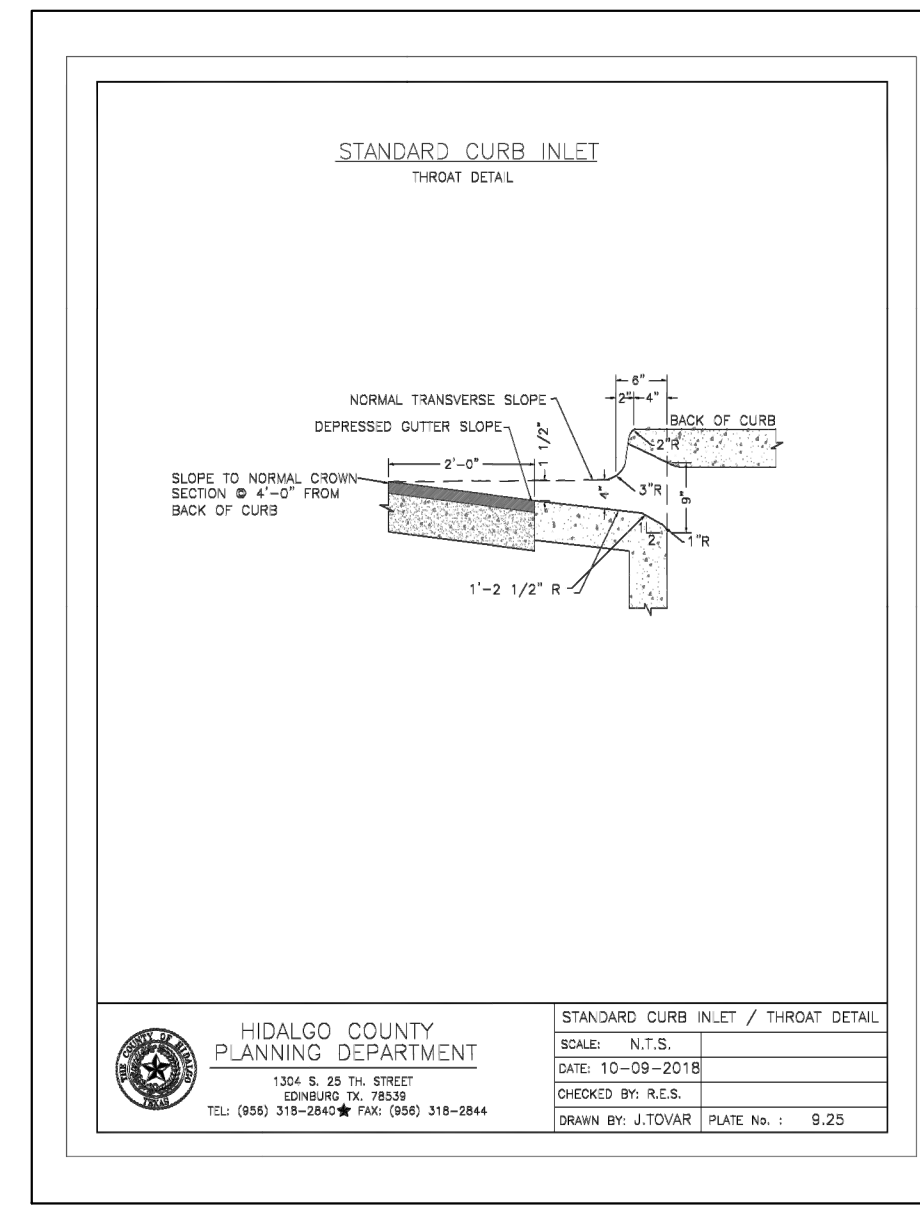
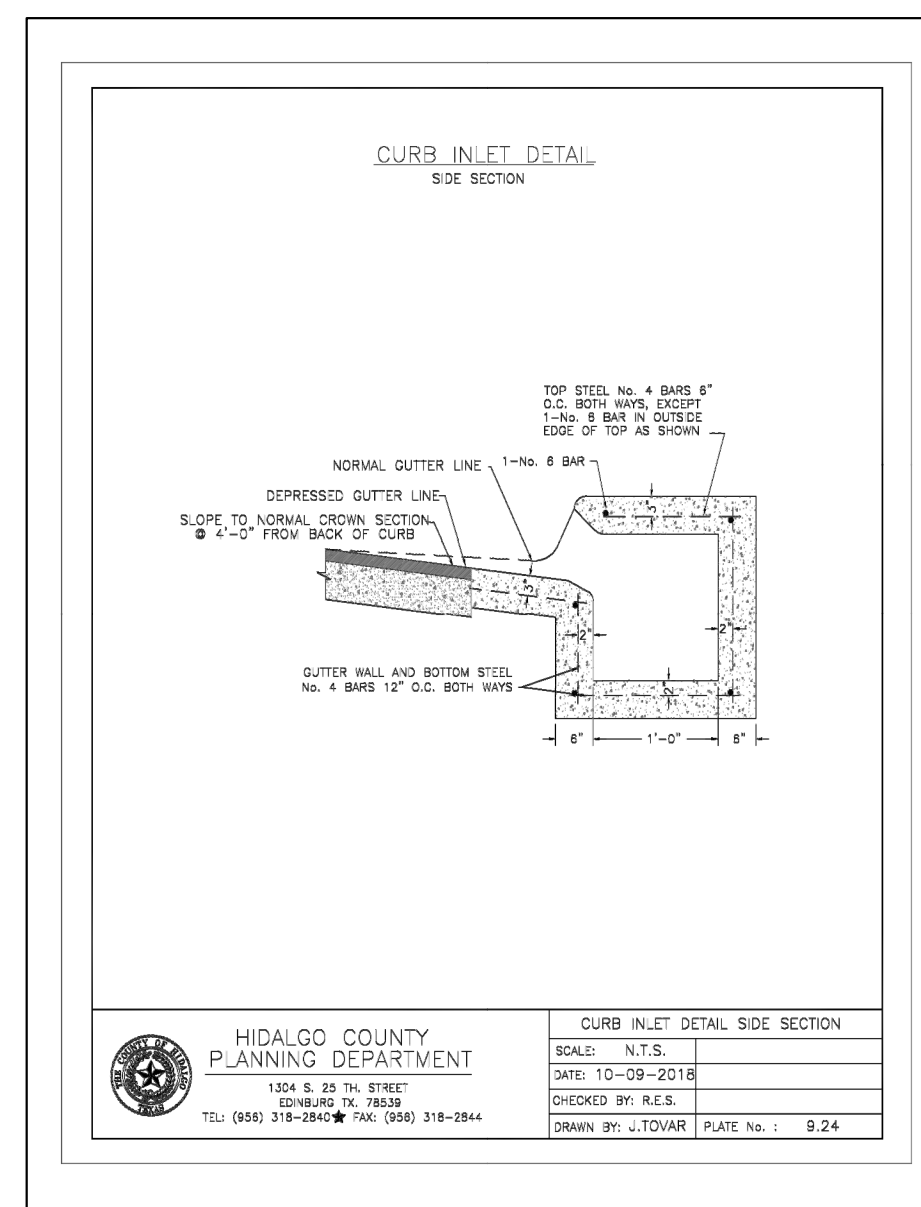
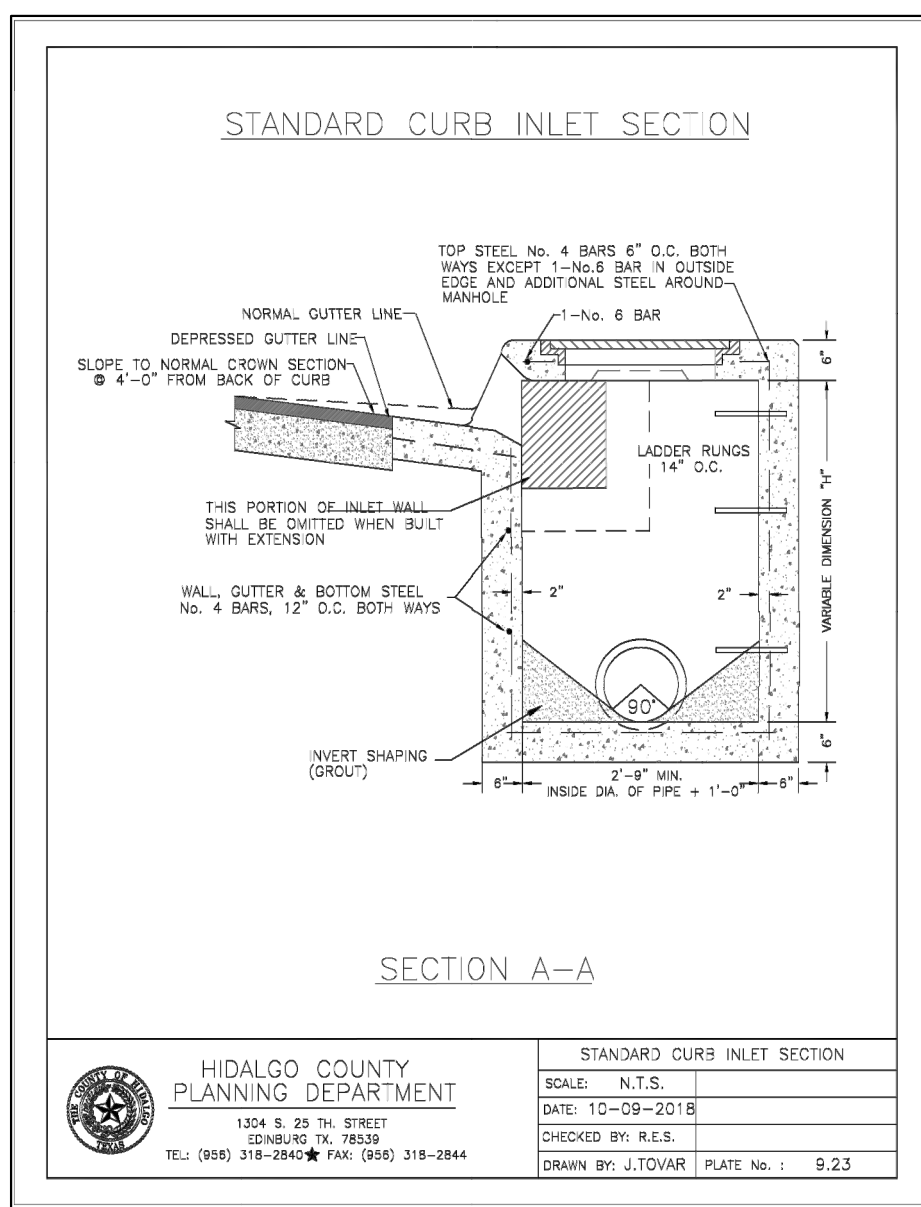
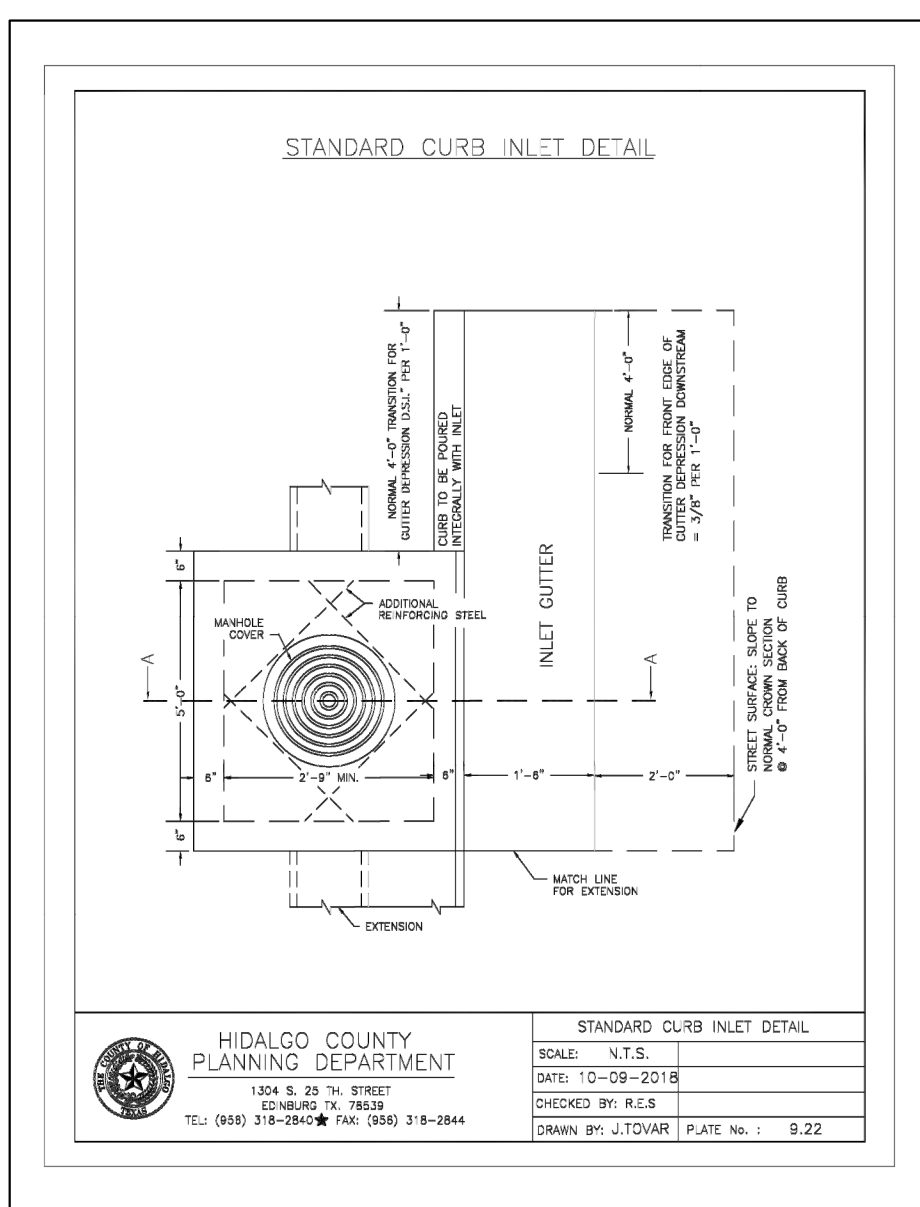
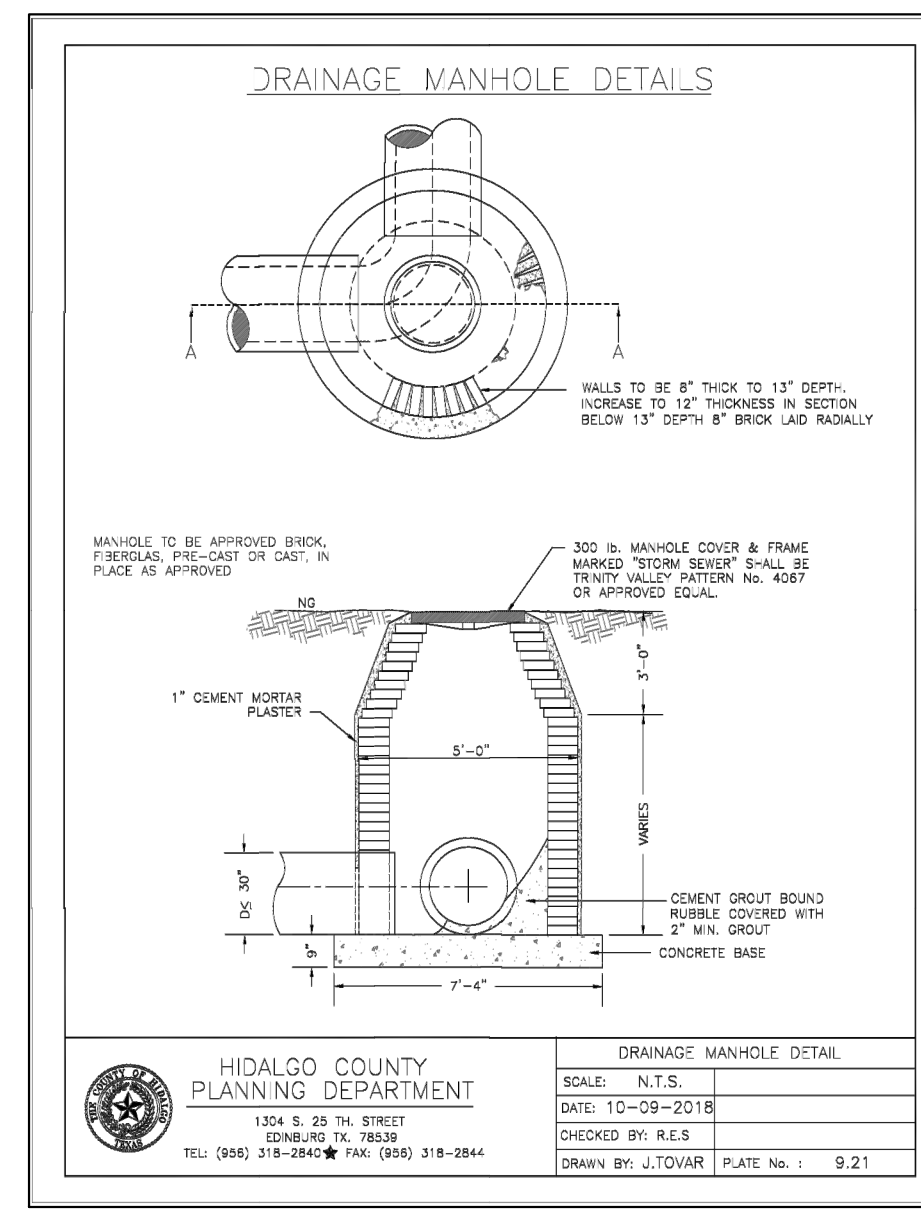
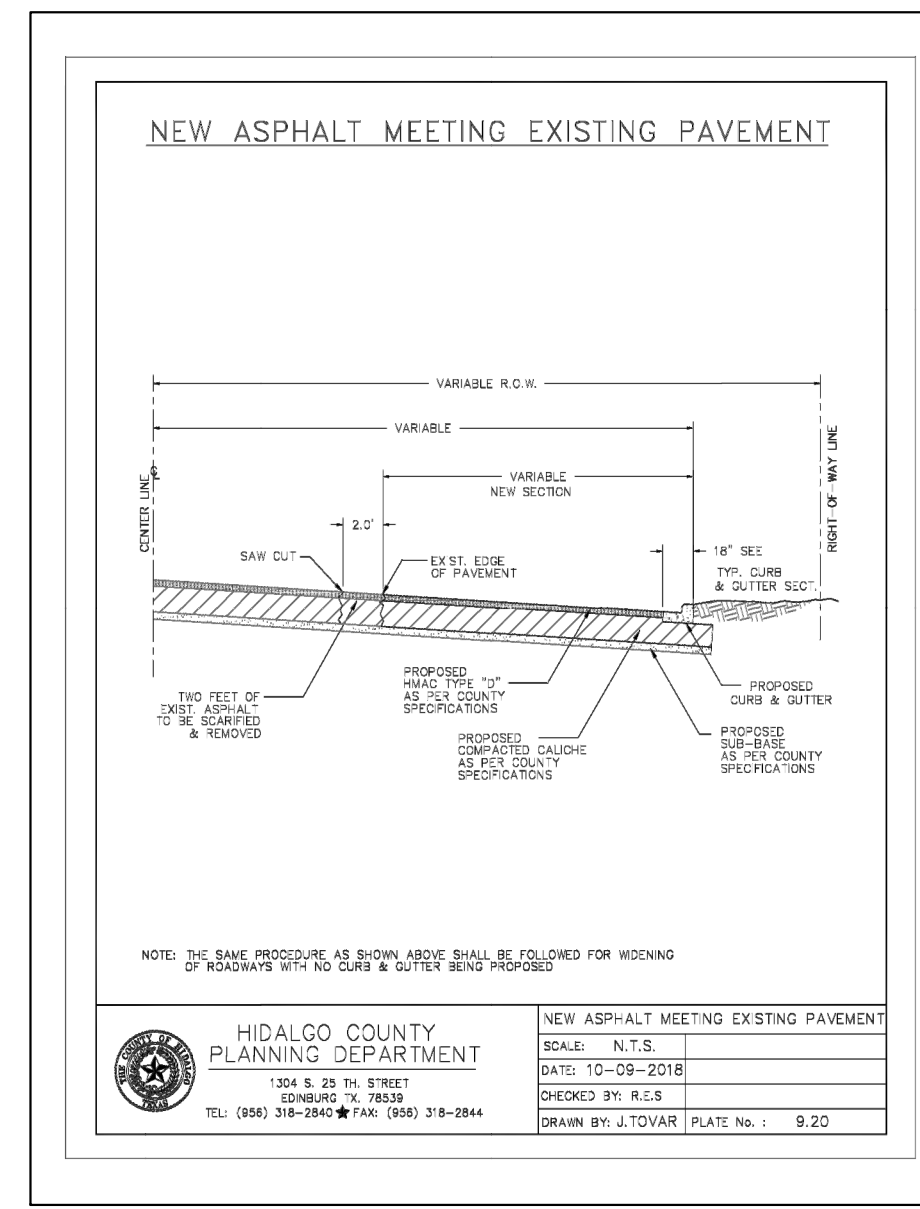
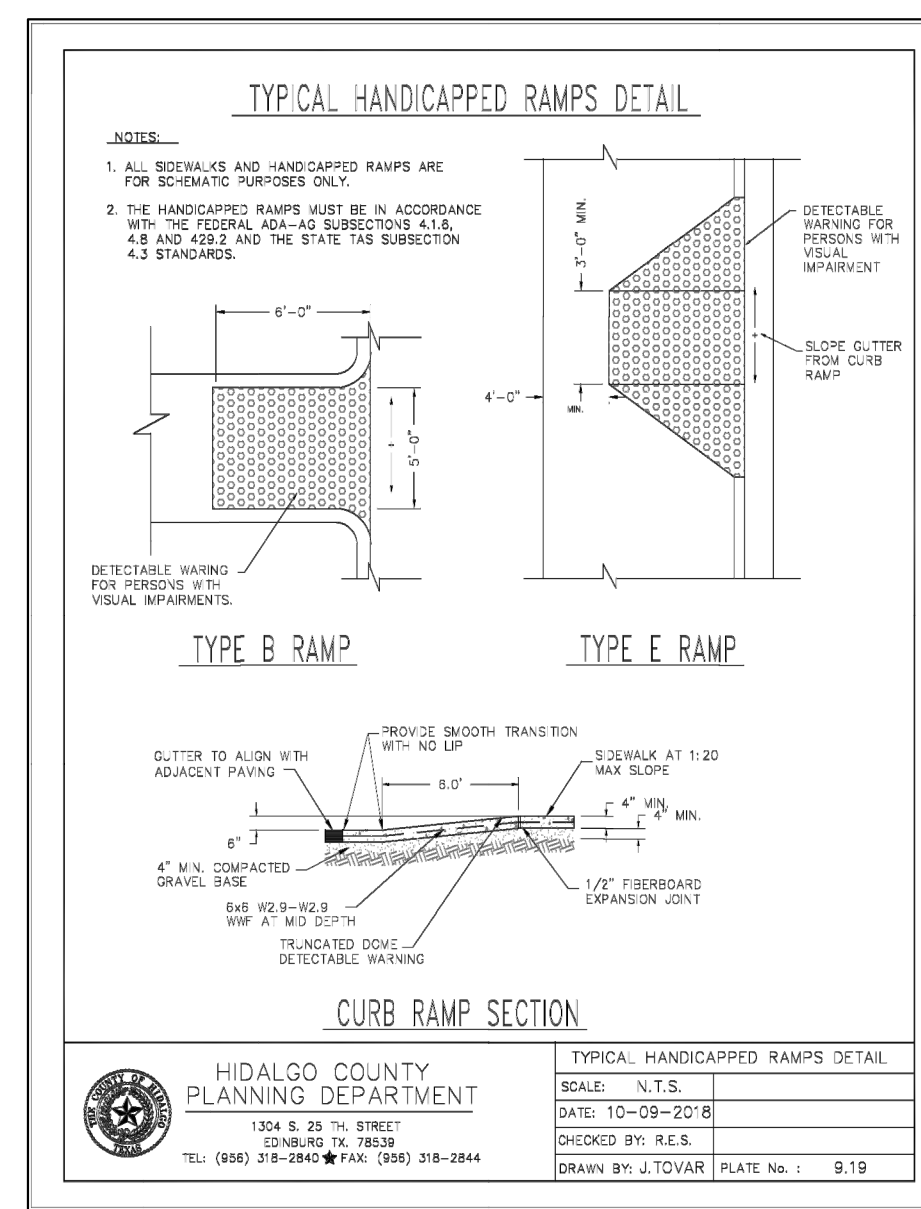
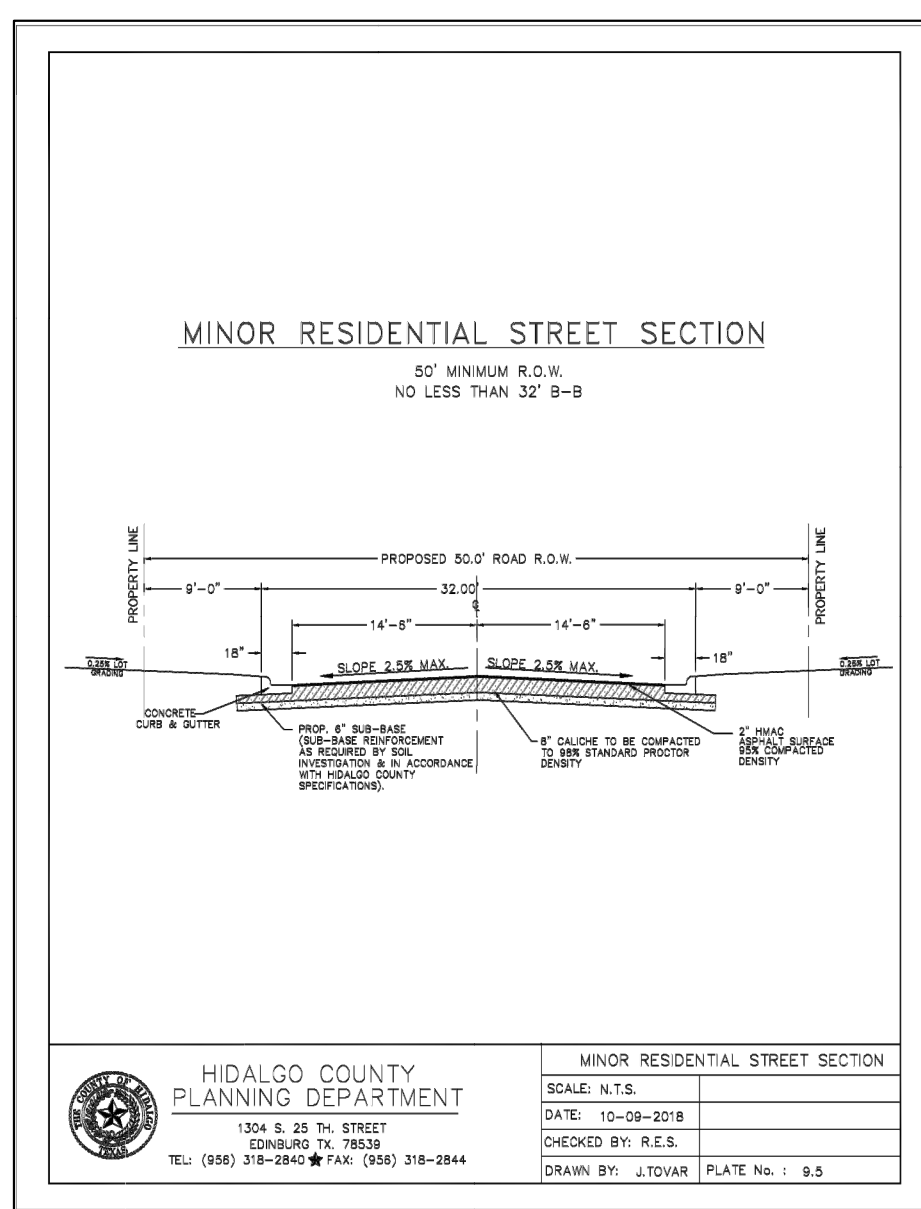
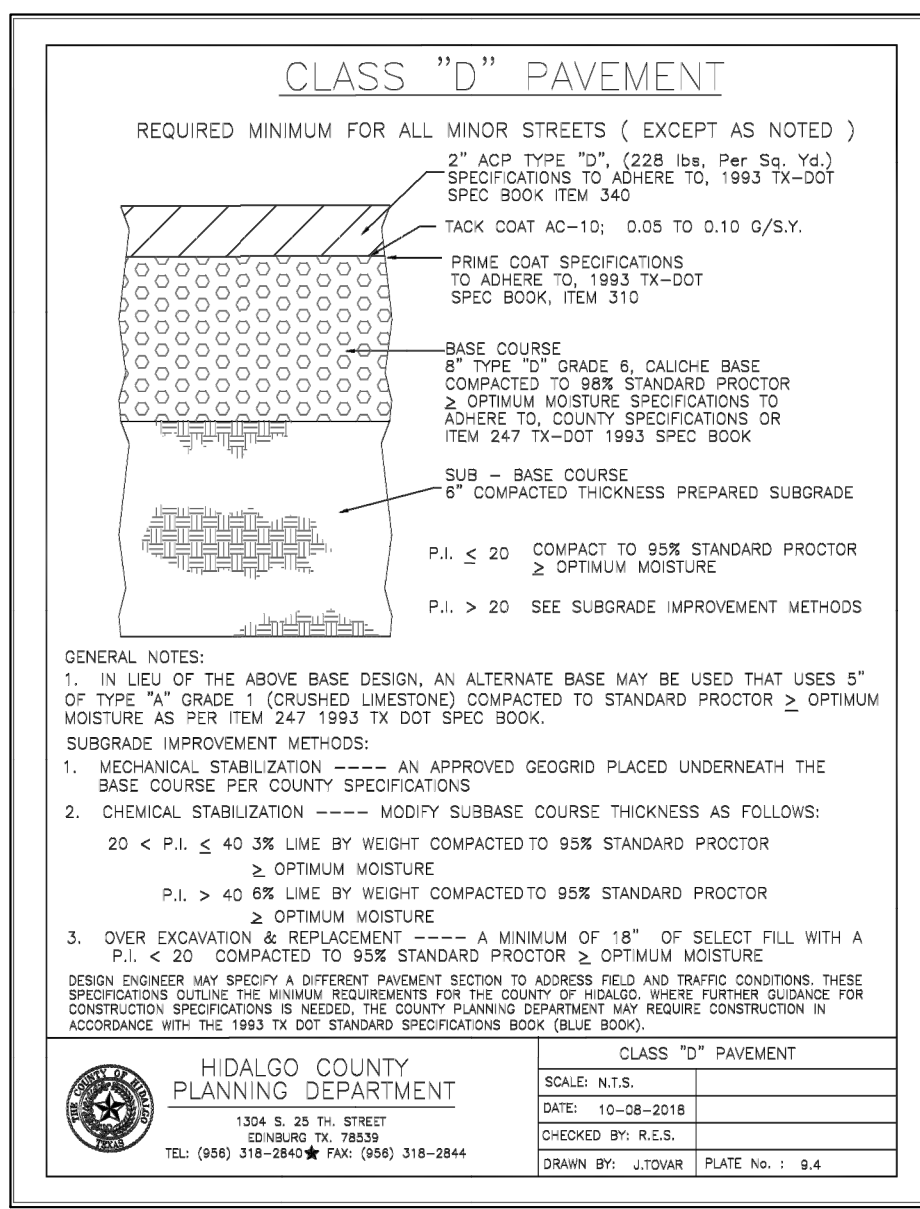
PAVING & DRAINAGE LAYOUT
ROOSEVELT ACRES SUBDIVISION
HIDALGO COUNTY, TEXAS

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.
SCALE: 1" = 60'
DATE: APRIL 1, 2024
PROJECT: SUB 23 037
REVISIONS:
PAGE NO. 4-OF-6

REVISION NOTES TABLE

DATE	DESCRIPTION
INDEX TO SHEETS OF ROOSEVELT ACRES SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS)	
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SHEET 5-6: TYPICAL DETAILS.	

Y: RDE SUBDIVISIONS 2023\SUB 23 037- RDE_SHT 9 TYPICAL DETAILS.dwg RIDEDELTA 4/5/2024 9:44 AM



TYPICAL ENDWALL/CONCRETE APRON DETAIL

SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA.	3:1	4:1	5:1	6:1
12"	2'-0"	2'-8"	3'-4"	4'-0"
18"	2'-8"	3'-4"	4'-0"	5'-0"
24"	3'-4"	4'-0"	4'-8"	5'-8"
30"	4'-0"	4'-8"	5'-4"	6'-4"
36"	4'-8"	5'-4"	6'-0"	7'-0"
42"	5'-4"	6'-0"	6'-8"	7'-8"
48"	6'-0"	6'-8"	7'-4"	8'-4"

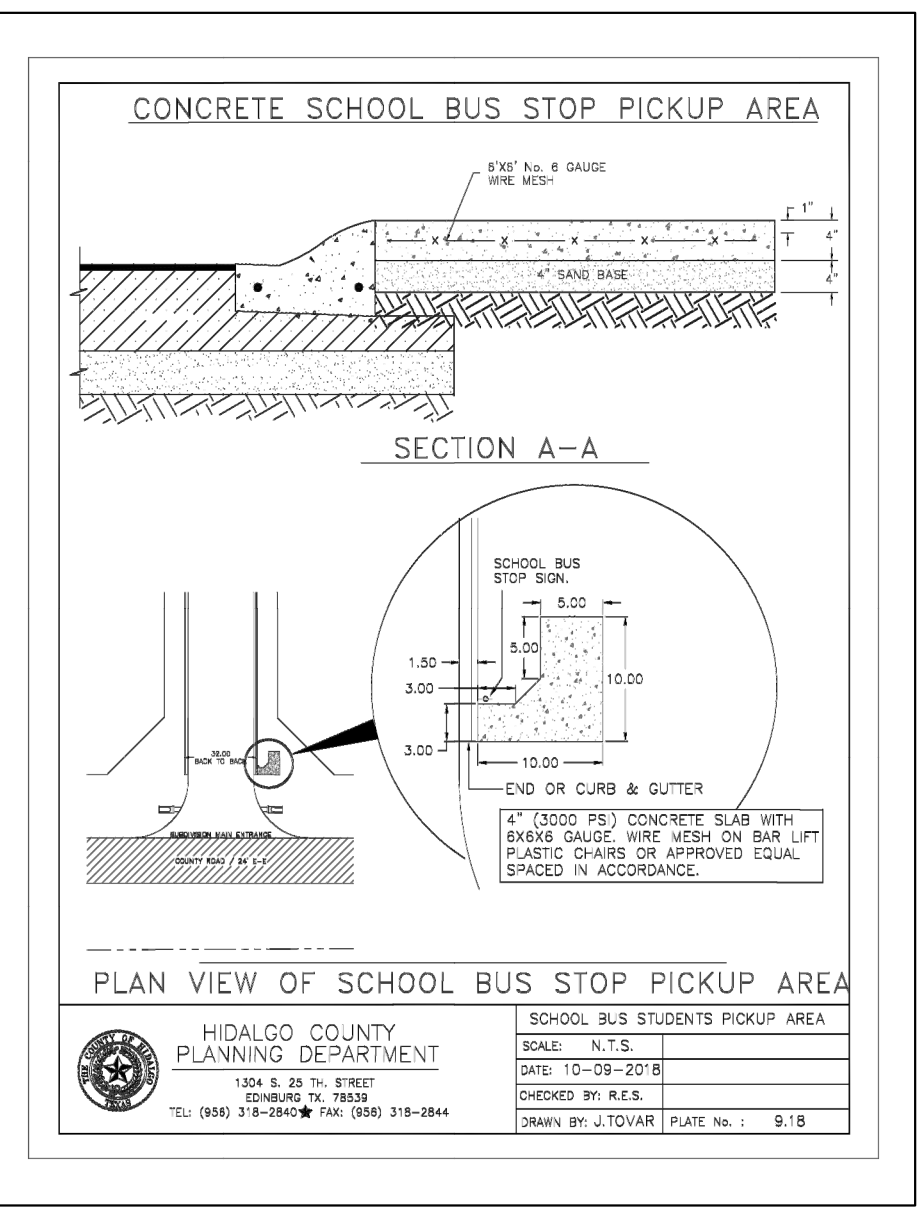
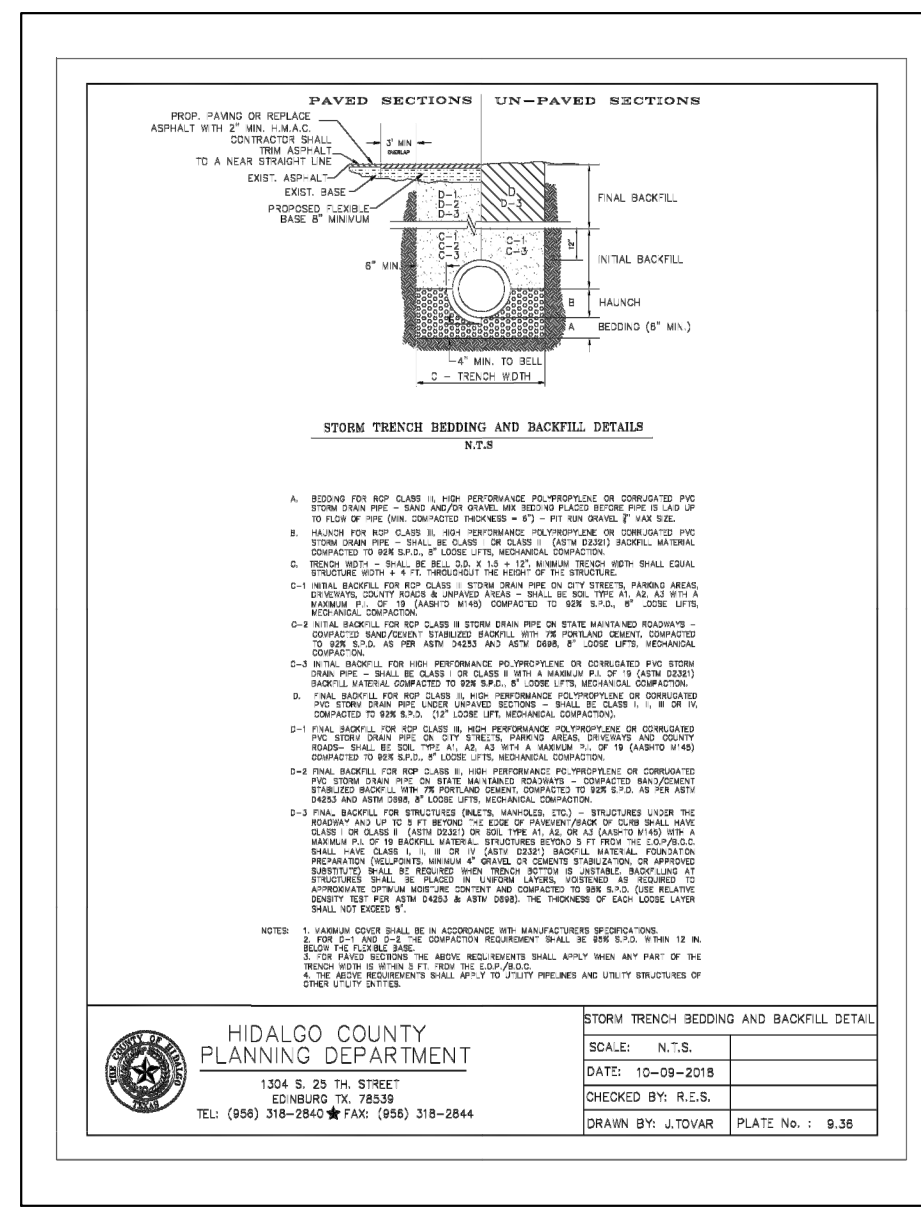
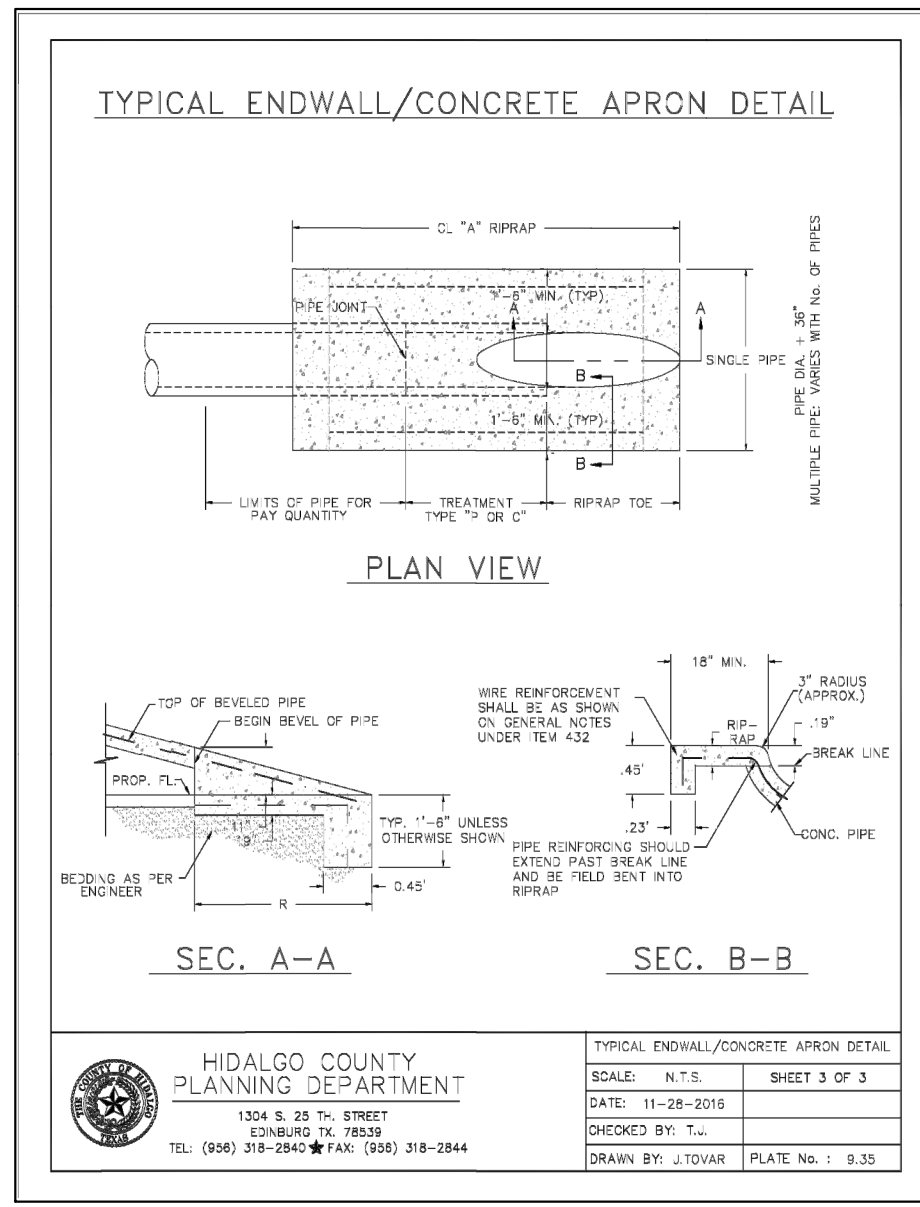
ESTIMATED RIPRAP CL "A" VOLUME [CY]

PIPE DIA.	3:1	4:1	5:1	6:1
12"	.88	1.11	1.24	1.37
18"	.88	1.23	1.49	1.75
24"	1.08	1.36	1.64	1.93
30"	1.29	1.63	1.97	2.32
36"	1.50	1.91	2.32	2.73
42"	1.72	2.21	2.69	3.17
48"	1.95	2.50	3.05	3.60
54"	2.18	2.80	3.42	4.05

RIPRAP "C" LENGTHS

SLOPE	7"	1"
3:1	2'-0"	1'-0"
4:1	2'-8"	2'-4"
5:1	4'-0"	3'-11"
6:1	5'-4"	5'-4"

HIDALGO COUNTY PLANNING DEPARTMENT
1324 S. 25 TH STREET
EDINBURG, TX 78838
TEL: (361) 318-2842 FAX: (361) 318-2844
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 8.34



RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78839
(TEL) 956-380-5152 (FAX) 956-380-5083

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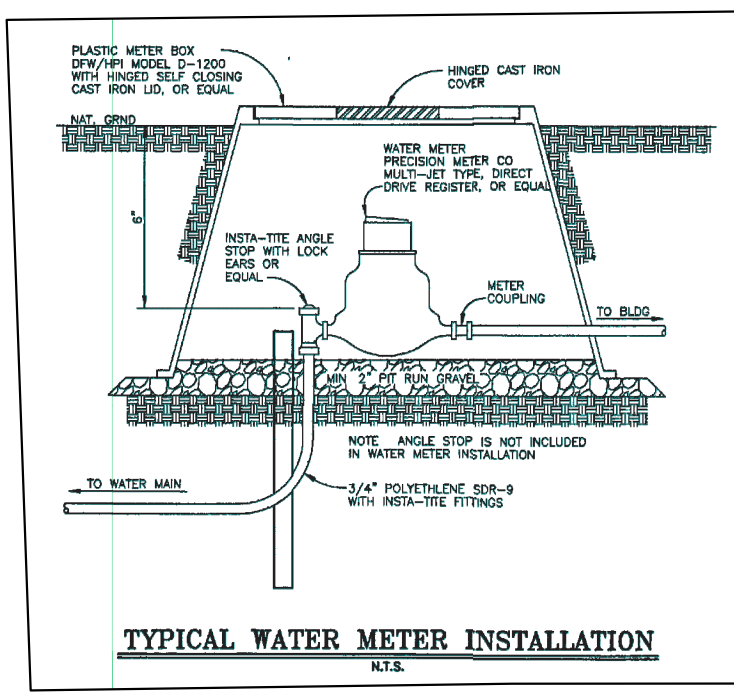
ISSUED FOR: **PRELIMINARY**

TYPICAL DETAILS
ROSEWOOD ACRES SUBDIVISION
HIDALGO COUNTY, TEXAS

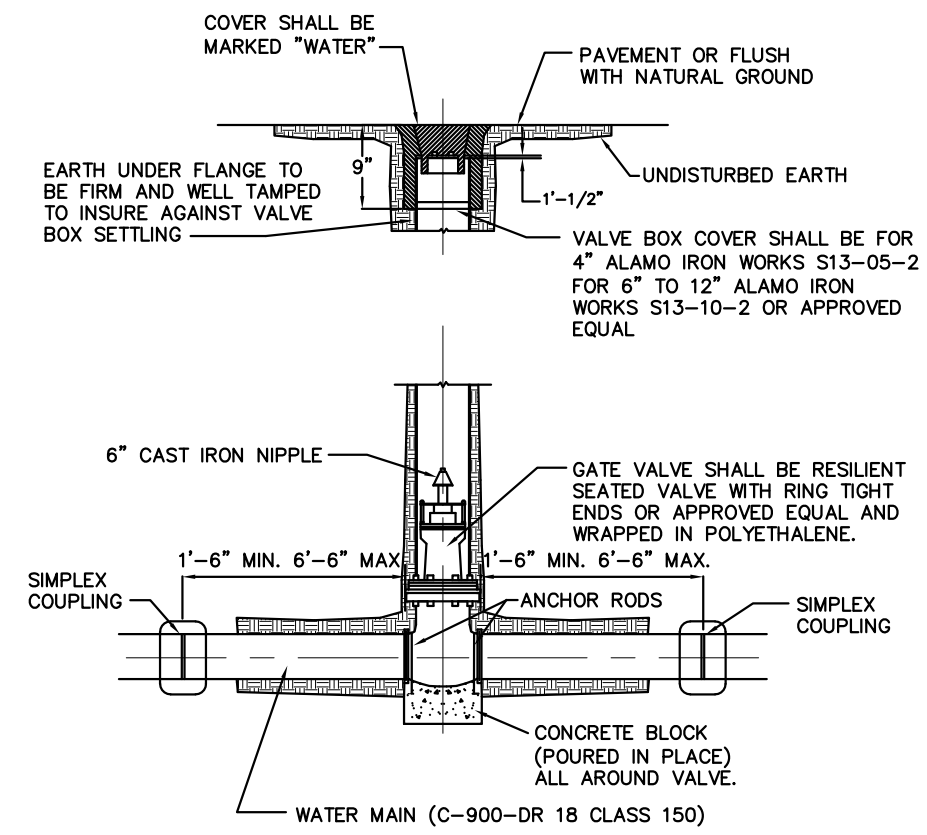
PROJECT: **ROSEWOOD ACRES SUBDIVISION**

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: **G.F.**
SCALE: **N.T.S.**
DATE: **APRIL 1, 2024**
PROJECT: **SUB 23 037**
REVISIONS:
PAGE No.: **5-OF-6**

REVISION NOTES TABLE	
DATE	DESCRIPTION
INDEX TO SHEETS OF ROSEWOOD ACRES SUBDIVISION	
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SHEET 5-6: TYPICAL DETAILS	



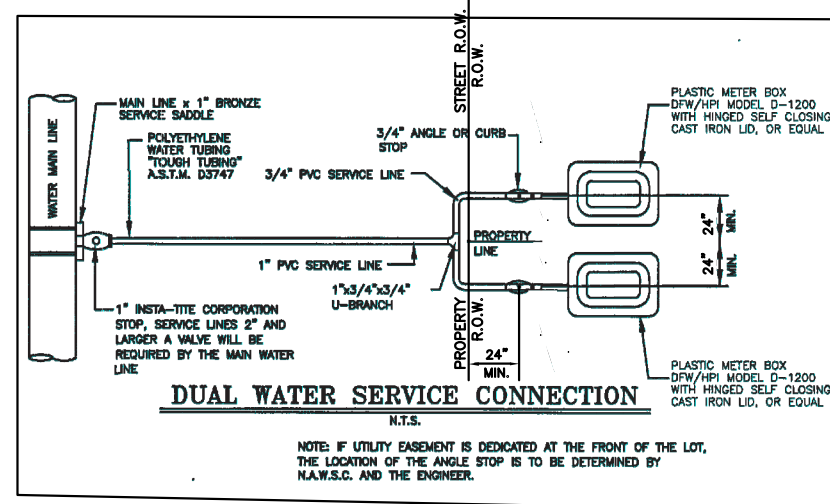
TYPICAL WATER METER INSTALLATION
N.E.S.



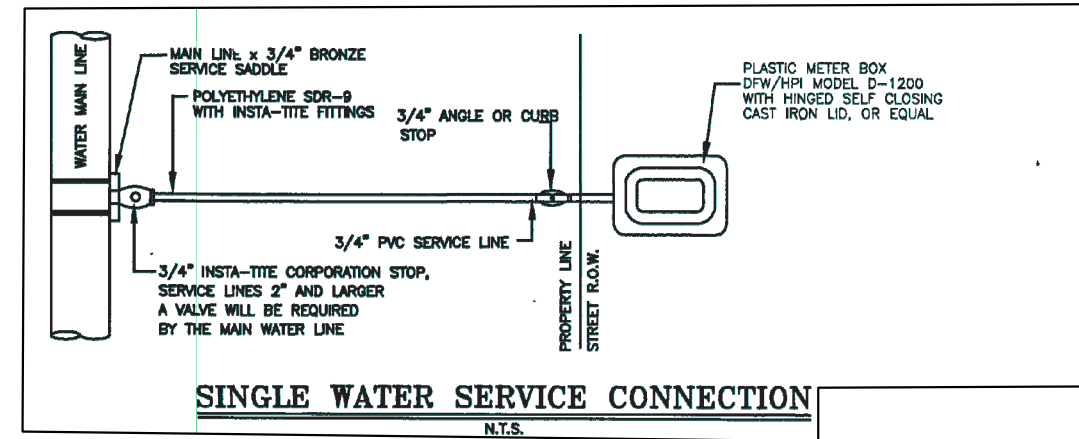
NOTES:

- CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)
- VALVE SHALL BE MUELLER BRAND.

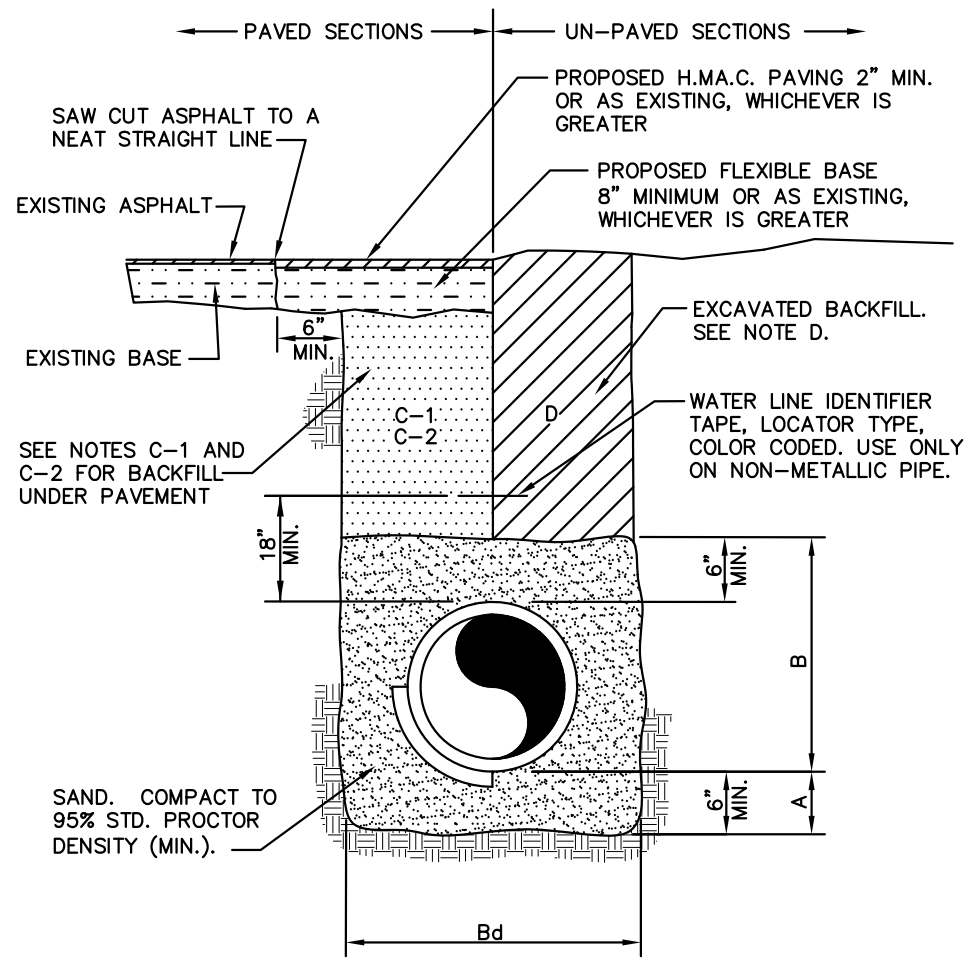
GATE VALVE & VALVE BOX



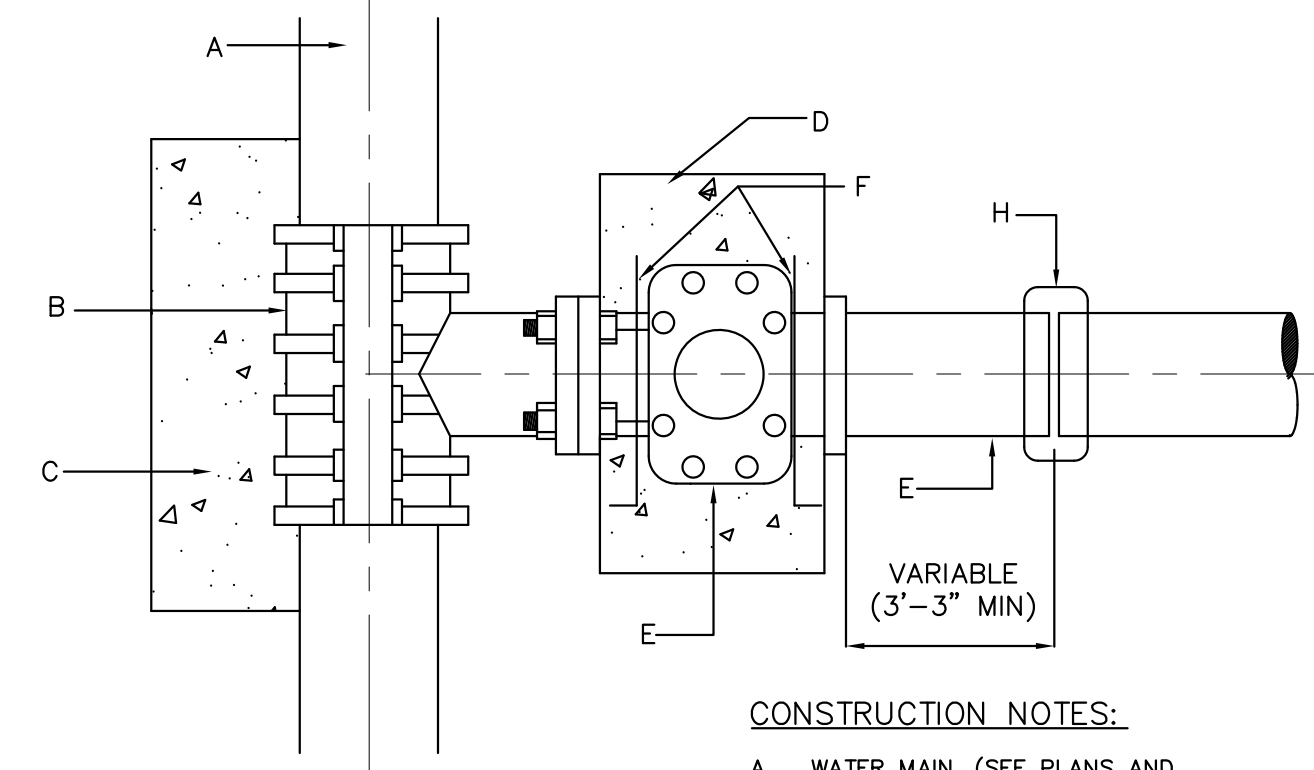
DUAL WATER SERVICE CONNECTION
N.E.S.



SINGLE WATER SERVICE CONNECTION
N.E.S.



TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL



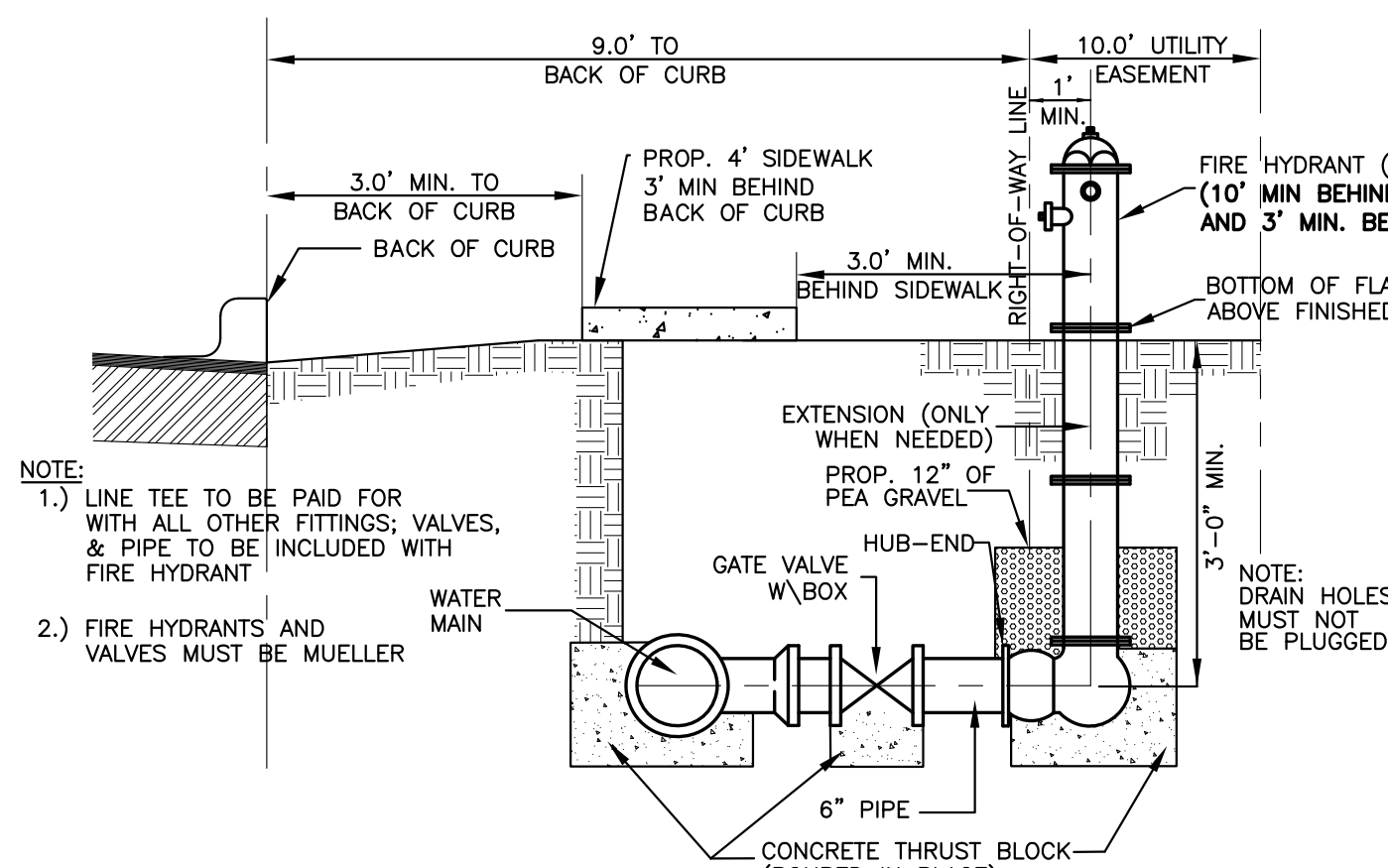
CONSTRUCTION NOTES:

- WATER MAIN (SEE PLANS AND SPECIFICATION)
- TAPPING SLEEVE (SIZE AS REQUIRED)
- CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND
- THRUST BLOCK AS PER SPECIFICATIONS
- FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE
- ANCHOR RODS
- PVC PIPE
- SIMPLEX COUPLING

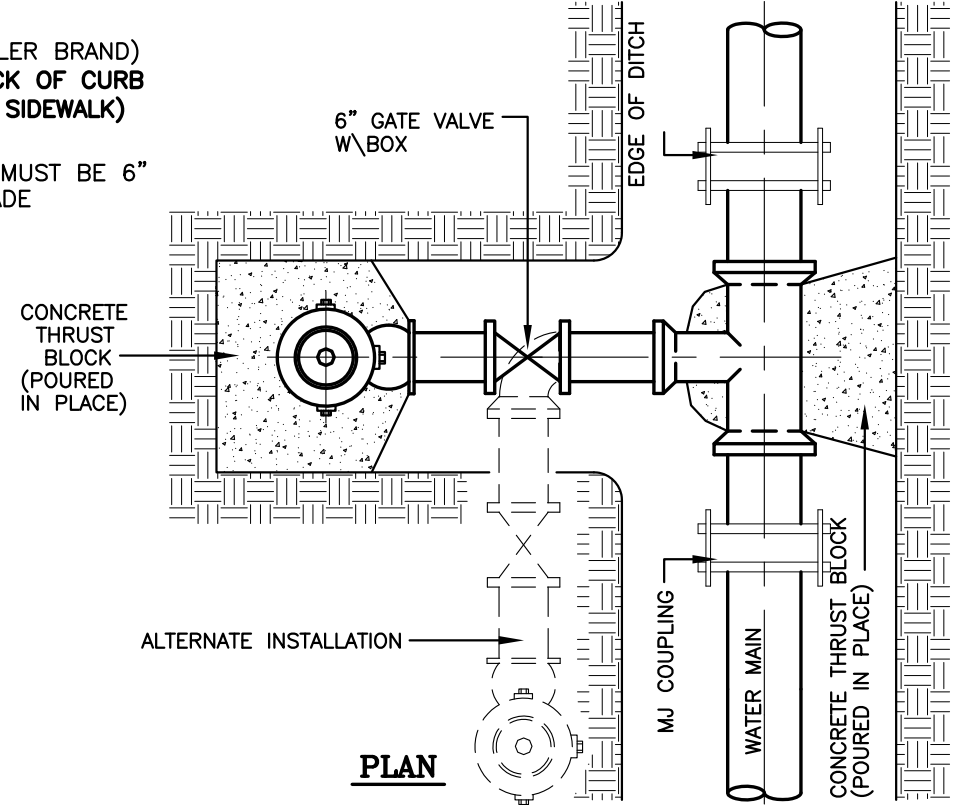
GENERAL NOTES:

- ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
- TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS
- VALVE SHALL BE MUELLER BRAND.

TAPPING SLEEVE & VALVE INSTALLATION

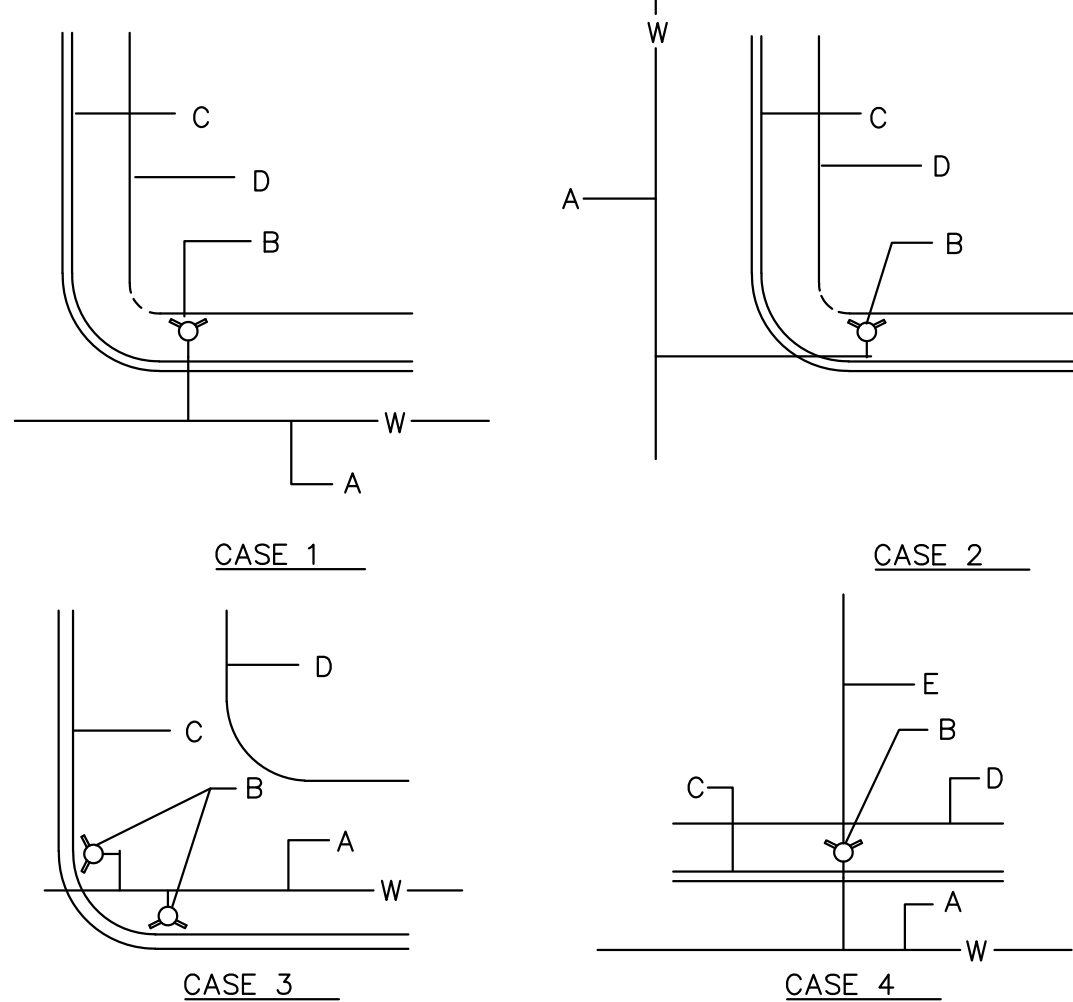


SIDEWALK PLACEMENT W/ RESPECT TO HYDRANT
NOT TO SCALE



TYPICAL FIRE HYDRANT INSTALLATION
NOT TO SCALE

BORING INSTALLATION		
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	21"	0.3750"
14", 15"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.6250"



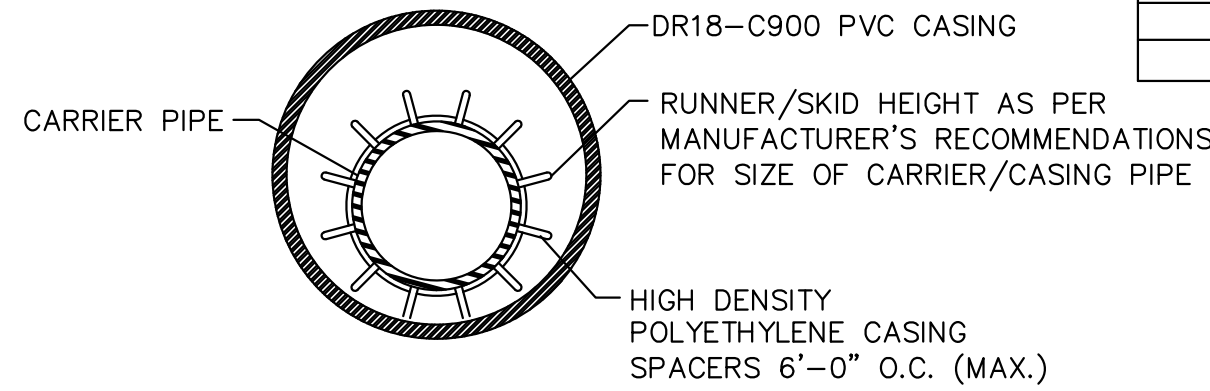
NOTES:

- NORMALLY, FIRE HYDRANTS ARE TO BE LOCATED AT THE END OF CURB RETURN, OR AT PROPERTY LINE.
- PERMANENT OBSTRUCTIONS SUCH AS POLES, TRAFFIC SIGNALS ETC. MAY REQUIRED RELOCATION OF FIRE HYDRANT 5' DISTANCE FROM OBSTRUCTION, FIRE HYDRANT NOT TO BE LOCATED WITHIN AREA OF CURB RETURN.

TYPICAL FIRE HYDRANT LOCATIONS

CONSTRUCTION NOTES:

- WATER MAIN
- FIRE HYDRANT
- CURB AND GUTTER
- RIGHT OF WAY
- PROPERTY LINE



UTILITY LINE BORE DETAIL

GENERAL NOTES:

- DR18-C900 PVC CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
- CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASMENT.
- PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
- INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

NOTES:

- CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

CITY OF McALLEN	956-972-7600
CENTRAL POWER & LIGHT CO.	800-274-2611
SOUTHERN UNION GAS CO.	800-743-2945
AT&T	800-288-2020
U.S. SPRINT CO.	956-948-3100
TIME WARNER CABLE	800-222-5355
TX. EXCAVATION SAFETY SYSTEM	800-344-8377
- CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
- ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
- CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF McALLEN.
- ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.

RIO DELTA ENGINEERING
 FIRM REGISTRATION NO. F-7628
 SURVEY FIRM NO. 10194027
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ISSUED FOR:
PRELIMINARY

TYPICAL DETAILS
ROSEWOOD ACRES SUBDIVISION
HIDALGO COUNTY, TEXAS

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: G.F.
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 DATE: APRIL 1, 2024
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 PAGE NO. 6-OF-6

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