



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-01-2024

PROPOSED GRAPEFRUIT ACRES PHASE 4 SUBDIVISION, PRECINCT No. 1.

ENGINEER NAIN ENGINEERING LLC, DEVELOPER: GARVIC PROPERTIES L.P.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 21 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: SOUTH WEST CORNER OF MILE 5 ½ WEST ROAD AND GRAPEFRUIT DRIVE

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-13-24 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY REGRADING THE COUNTIES ROAD SIDE DITCHES AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.0 FEET ONTO GRAPEFRUIT DRIVE AND 10 FEET ONTO MILE 5 ½ WEST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 09-10-2024 BY, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 09-11-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: GRAPEFRUIT DRIVE AND MILE 5 ½ WEST ROAD

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 09-05-2024 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

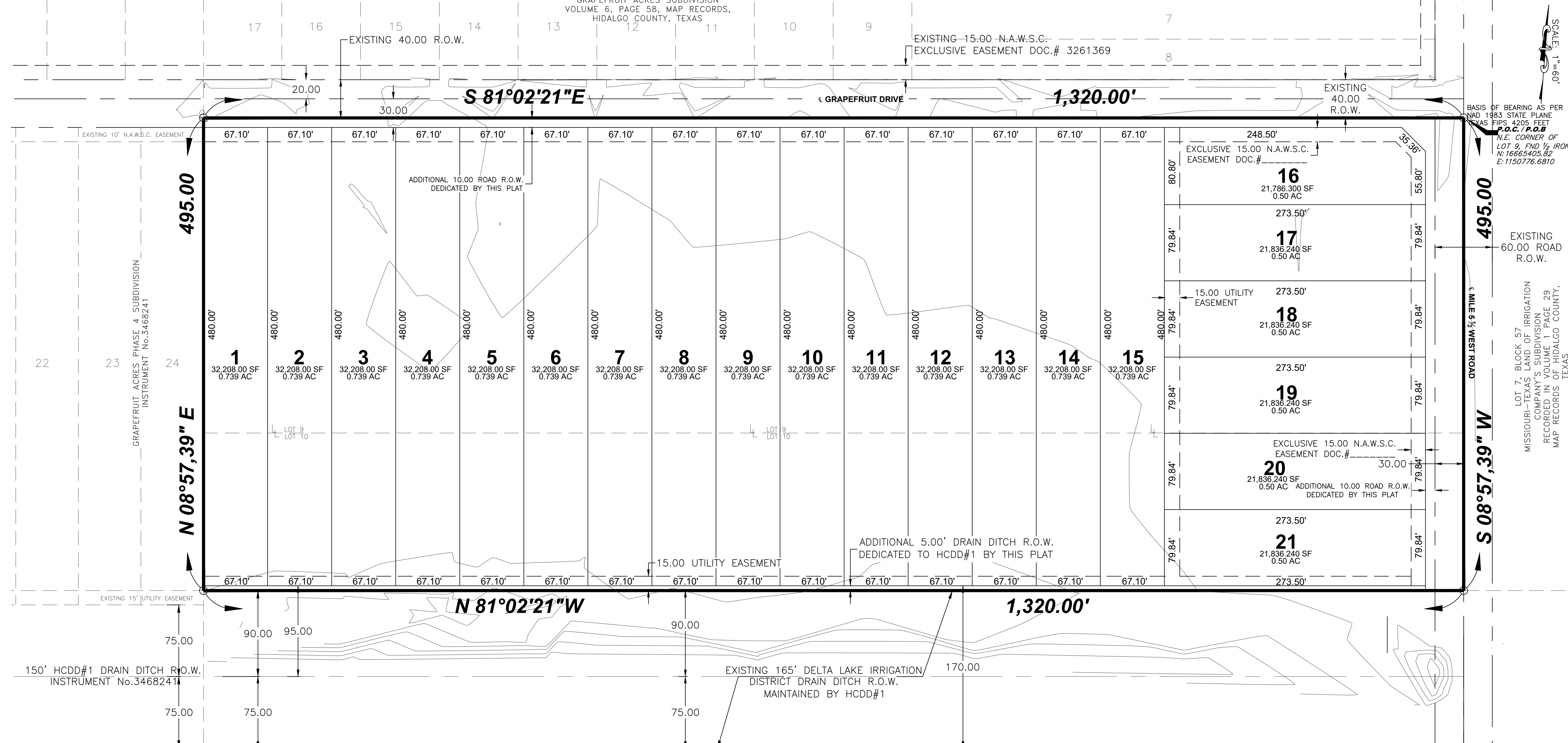
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

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

STAFF RECOMMENDS: **Preliminary Approval** *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.



GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS. ELEVATION CERTIFICATE FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN FEMA FIRM COMMUNITY PANEL No. 48034 0325 D MAP REVISED APRIL 06, 2002 REVISED TO REFLECT LOMR: 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: 30.00 FEET FRONTING GRAPEFRUIT DRIVE; REAR: 40.00 FEET FRONTING MILE 5 1/2 WEST ROAD; SIDE: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER; CORNER: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL'S APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1 = ELEV.=85.60 No.4 REBAR FOUND ON THE APPARENT EXISTING SOUTH RIGHT OF WAY OF GRAPEFRUIT DRIVE, LOCATED APPROXIMATELY 30 FEET SOUTH FROM THE N.E. CORNER OF LOT 3, BLOCK 28, NAVD 88 DATUM. COORDINATES: X=1123688.36 Y=16857716.39
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 42,333.00 CUBIC FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No.3 FOR STORM SEWER IMPROVEMENTS).
- 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 PURCHASED 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 COMMON WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRAINAGE CULVERT REINFORCED CONCRETE PIPE OF NOT LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE. AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT, NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH HIDALGO COUNTY AND STATE STANDARDS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 - EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - AN OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- GARVIC PROPERTIES, L.P. THE OWNER & SUBDIVIDER OF GRAPEFRUIT ACRES PHASE 4 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT. DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

METES AND BOUNDS

BEING A 15.0 ACRE (653400 SQ. FT.) TRACT OF LAND COMPRISED OF ALL OF LOT 9, AND THE NORTH 5 ACRES OF LOT 10, TEXAS CITRUS GROVE UNIT 1, AS PER THE PLAT RECORDED IN VOLUME 6, PAGE 37 MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 15.0 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A- FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE SOUTHWEST CORNER OF GRAPEFRUIT ACRES SUBDIVISION AS RECORDED IN VOLUME 6, PAGE 58, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THE NORTHWEST CORNER OF LOT 7, BLOCK 57, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, THE NORTHEAST CORNER OF LOT 9, OF SAID CITRUS GROVE UNIT 1; BEING THE CENTER LINE OF MILE 5 1/2 ROAD (HAVING A 60.0' ROW) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08°57'39" WEST, ALONG THE COMMON LINE OF LOT 9, OF SAID CITRUS GROVE UNIT 1 AND LOT 7, BLOCK 57, -OF SAID MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION A DISTANCE OF 330.0 FEET PASSING THE SOUTHWEST CORNER OF LOT 9, OF SAID CITRUS GROVE UNIT 1 CONTINUING TO A TOTAL DISTANCE OF 495.0 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE SOUTHWEST CORNER OF LOT 10 OF SAID CITRUS GROVE UNIT 1; BEING THE CENTER LINE OF MILE 5 1/2 ROAD (HAVING A 60.0' ROW) FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81°02'21" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO LINDA MASSEY A DISTANCE OF 300.0 FEET TO A FOUND 1/2 INCH IRON ROD AT THE WEST RIGHT OF WAY OF SAID MILE 5 1/2 W ROAD CONTINUING TO A TOTAL DISTANCE OF 1320.0 FEET TO A FOUND 1/2 INCH IRON ROD AT THE EAST LINE OF GRAPEFRUIT ACRES PHASE II AS RECORDED IN CLERKS FILE NUMBER 3468241 MAP RECORDS OF HIDALGO COUNTY, TEXAS AND THE WEST LINE OF LOT 10 OF SAID CITRUS GROVE UNIT 1 FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08°57'39" EAST, ALONG THE COMMON LINE OF SAID GRAPEFRUIT ACRES PHASE II AND LOT 10 OF SAID CITRUS GROVE UNIT 1 A DISTANCE OF 165.0 FEET PASSING THE NORTHWEST CORNER OF LOT 10 OF SAID CITRUS GROVE UNIT 1 CONTINUING TO A TOTAL DISTANCE OF 495.0 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE SOUTH LINE OF SAID GRAPEFRUIT ACRES FOR THE NORTHWEST CORNER OF LOT 9 OF SAID CITRUS GROVE UNIT 1 AND OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81°02'21" EAST, ALONG THE COMMON LINE OF SAID GRAPEFRUIT ACRES AND LOT 9, OF SAID CITRUS GROVE UNIT 1, A DISTANCE OF 1290.0 TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE WEST RIGHT OF WAY OF SAID MILE 5 1/2 W ROAD CONTINUING TO A TOTAL DISTANCE OF 1320.0 TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 653400.0 SQUARE FEET, 15.000 ACRES

GRAPEFRUIT ACRES PHASE 4

BEING A 15.0 ACRE (653400 SQ. FT.) TRACT OF LAND COMPRISED OF ALL OF LOT 9, AND THE NORTH 5 ACRES OF LOT 10, TEXAS CITRUS GROVE UNIT 1, AS PER THE PLAT RECORDED IN VOLUME 6, PAGE 37 MAP RECORDS OF HIDALGO COUNTY, TEXAS

LEGEND

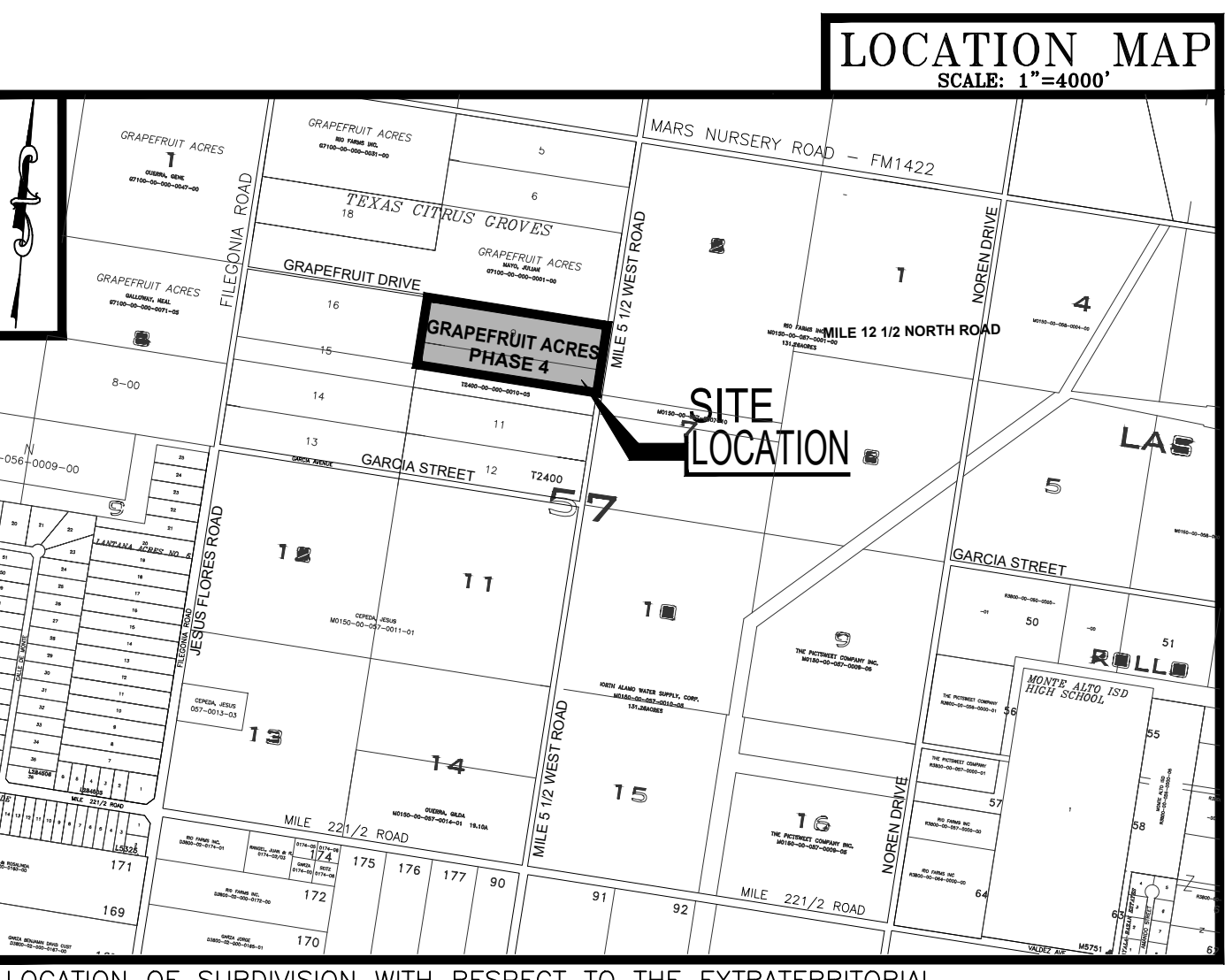
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 4541
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 4541
- SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- X - LATITUDE AND LONGITUDE COORDINATES

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



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

GARVIC PROPERTIES, L.P.
AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GRAPEFRUIT ACRES PHASE 4 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

J. GARY FRISBY, PRESIDENT OF GARVIC MANAGEMENT INC.
THE SOLE GENERAL PARTNER OF GARVIC PROPERTIES, L.P.
P.O. BOX 1000
MISSION, TEXAS 78573-1000

DATE _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. GARY FRISBY KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LEONOR ARRATIA
My Commission Expires 12/19/2026
Notary ID #125946672

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE _____ DAY OF _____ 20____

PRELIMINARY
GUILLERMO A. ARRATIA
REGISTERED PROFESSIONAL ENGINEER
No.94001 STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 02/26/2023 UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20____

PRELIMINARY
REGISTERED PROFESSIONAL SURVEYOR
No.5055 STATE OF TEXAS

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 TEX. WATER CODE §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

RADU SESIN, P.E., C.F.M.
GENERAL MANAGER

DATE _____

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 therefor use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of 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 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement, and relocation of the structures referred to herein, This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this _____ day of _____ 20____

J. GARY FRISBY, PRESIDENT OF GARVIC MANAGEMENT INC.
THE SOLE GENERAL PARTNER OF GARVIC PROPERTIES, L.P.

INDEX TO SHEETS OF GRAPEFRUIT ACRES PHASE 4 SUBDIVISION

SHEET 1 HEADING; INDEX; LOCATION MAP; AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND UNITED IRRIGATION DIST. REVISION NOTES.

SHEET 2 WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.

SHEET 3 WORKING REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

DATE _____

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: J. GARY FRISBY, PRESIDENT OF GARVIC MANAGEMENT INC. THE SOLE GENERAL PARTNER OF GARVIC PROPERTIES, L.P.	P.O. BOX 1000	MISSION, TEXAS 78573	(956) 583-1114
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: OSCAR HERNANDEZ	3007 S. TUCKER RD	HARLINGEN, TEXAS 78574	(956) 357-2185

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE GRAPEFRUIT ACRES PHASE 4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

DRAINAGE STATEMENT

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

J. GARY FRISBY, PRESIDENT OF GARVIC MANAGEMENT INC.
GARVIC MANAGEMENT, INC.
ITS SOLE GENERAL PARTNER

THE STATE OF TEXAS | COUNTY OF HIDALGO | COUNTY OF WILCOY |

THIS PLAT, GRAPEFRUIT ACRES PHASE 4 SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DELTA LAKE IRRIGATION DISTRICT (DLI) AND HIDALGO COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH DISTRICT. ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT AFFECTED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT. NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT. (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED). DELTA LAKE IRRIGATION DISTRICT WILL ALLOW ANY STRUCTURES 15' FROM THE CENTERLINE OF A PIPELINE OR 25' FROM THE INSIDE TOE OF ANY MAN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING BE WILL INSTALLED OF REMAIN ON ANY DISTRICT EASEMENT OR RIGHT OF WAY UNLESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE GATES PROVIDING A MINIMUM OPENING OF 16 FEET. SUBJECT TO NOTICE THAT IRRIGATION WATER IS AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS. ANY MODIFICATION, CHANGE, OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT, AND BE AT EXPENSE OF THE OWNER.

ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK'S OFFICE OF WILCOY COUNTY WITHIN ONE YEAR AFTER THIS DATE, SHALL CAUSE THIS APPROVAL TO BECOME VOID.

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

APPROVED BY: _____ PRESIDENT: CHUCK MC DONALD

ATTEST BY: _____ SECRETARY: MATTHEW KLOSTERMANN

STATE OF TEX HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GRAPEFRUIT ACRES PHASE 4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

DRAWING DATE: APRIL 04, 2024
REVISED DATE: JULY 17, 2024

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM No. F-9050
526 N. STREET DONNA, TEXAS 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

SHEET 1 OF 3

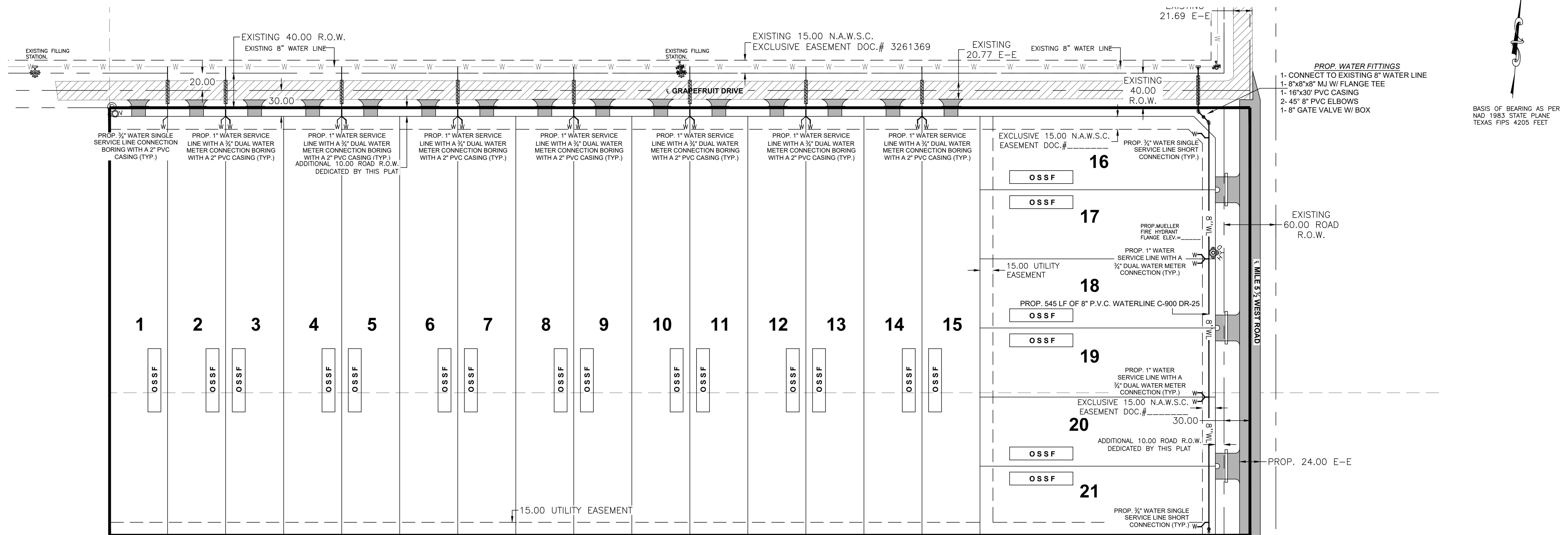
GRAPEFRUIT ACRES PHASE 4

BEING A 15.0 ACRE (653400 SQ. FT.) TRACT OF LAND COMPRISED OF ALL OF LOT 9, AND THE NORTH 5 ACRES OF LOT 10, TEXAS CITRUS GROVE UNIT 1, AS PER THE PLAN RECORDED IN VOLUME 6, PAGE 37 MAP RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 GUILLERMO A. ARRATIA
 94001
 Guillermo Arratia, P.E.
 06-05-2024
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GUILLERMO A. ARRATIA, P.E. No. 94001
 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

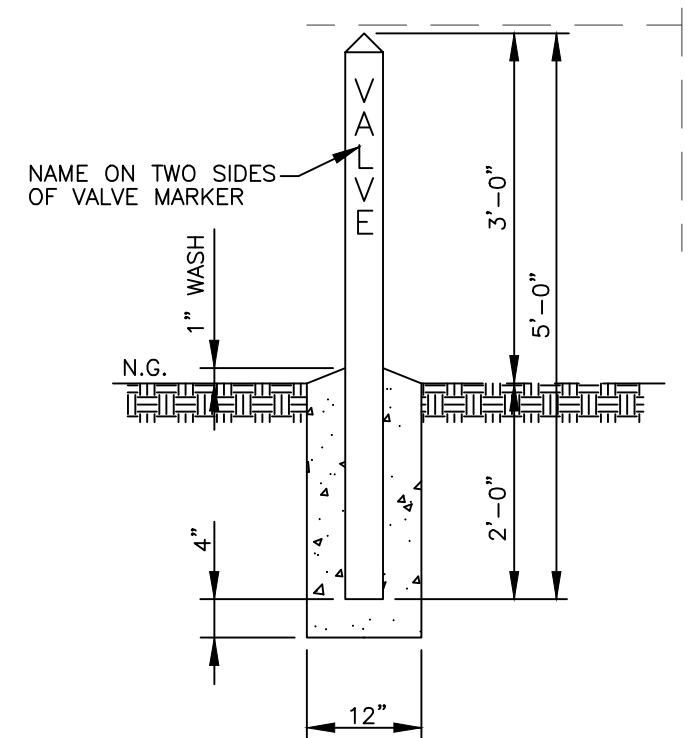
PROP. WATER DISTRIBUTION DESIGN

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 FIRM No. E-9050
 PH. (986) 784-0218
 E-MAIL: NAINENGINEERING@YAHOOCOM
 528 N. STREET
 DONNA, TEXAS 78537



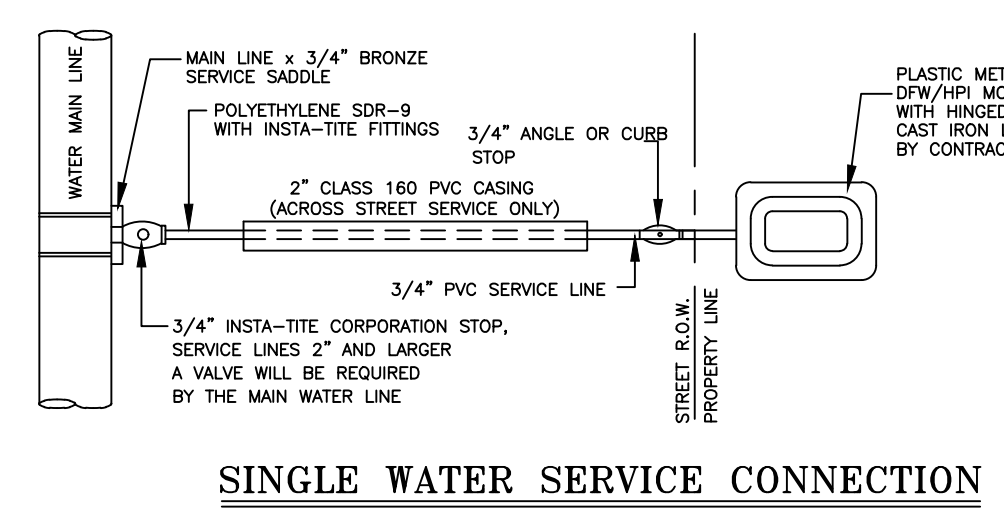
- PROP. WATER FITTINGS**
- 1- CONNECT TO EXISTING 8" WATER LINE
 - 1- 8"x8"x8" MJ W/ FLANGE TEE
 - 1- 16"x30" PVC CASING
 - 2- 48" 8" PVC ELBOWS
 - 1- 8" GATE VALVE W/ BOX

BASIS OF BEARING AS PER NAD 1983 STATE PLANE TEXAS FIPS 4205 FEET

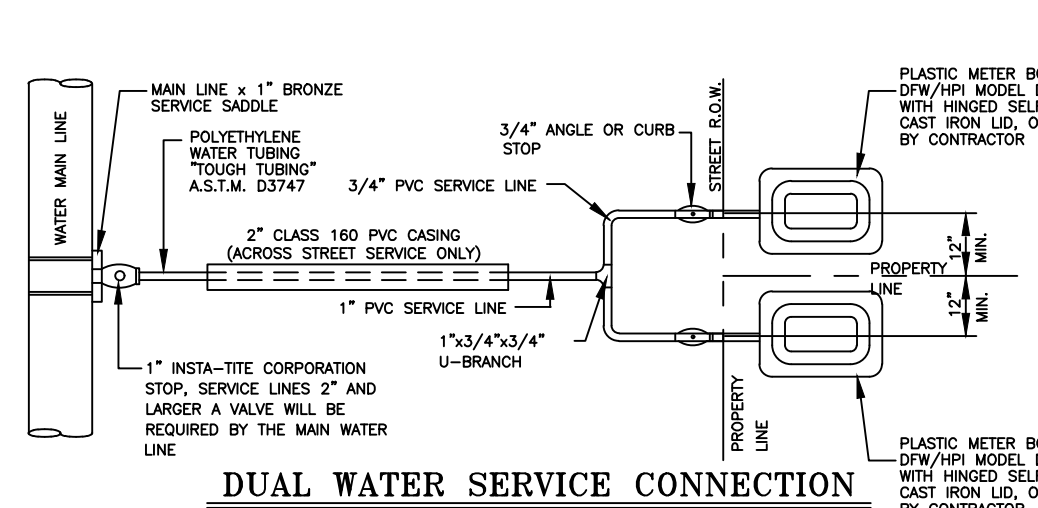


- NOTES:**
- 4"x4"x5"-0" TREATED WOOD POST, TOP POINTED AT 45° ANGLE. PRIME AND PAINT WITH TWO COATS OF YELLOW SEMI-GLOSS ENAMEL. LETTERS TO BE 3" IN HEIGHT AND PAINTED WITH BLACK SEMI-GLOSS ENAMEL.
 - VALVE MARKERS SHALL BE INSTALLED AT EACH LINE VALVE AND FLUSH VALVE.

VALVE MARKER DETAIL
N.T.S.

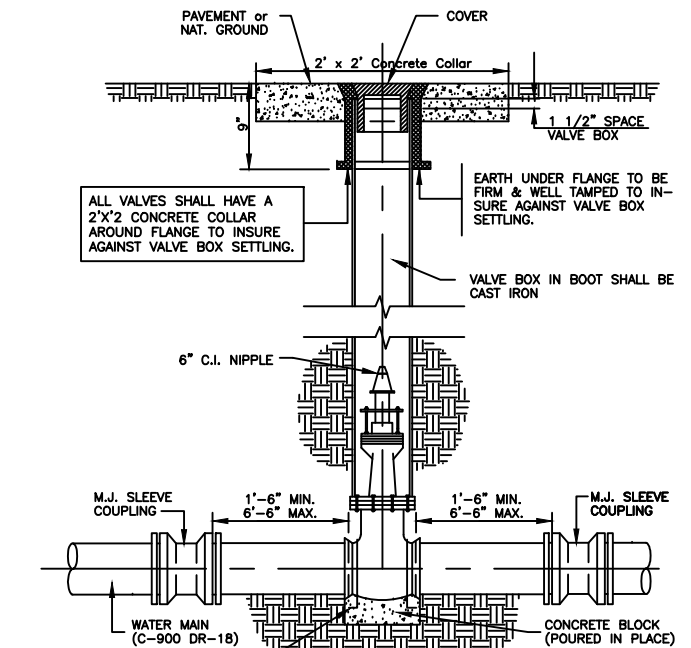


SINGLE WATER SERVICE CONNECTION
N.T.S.

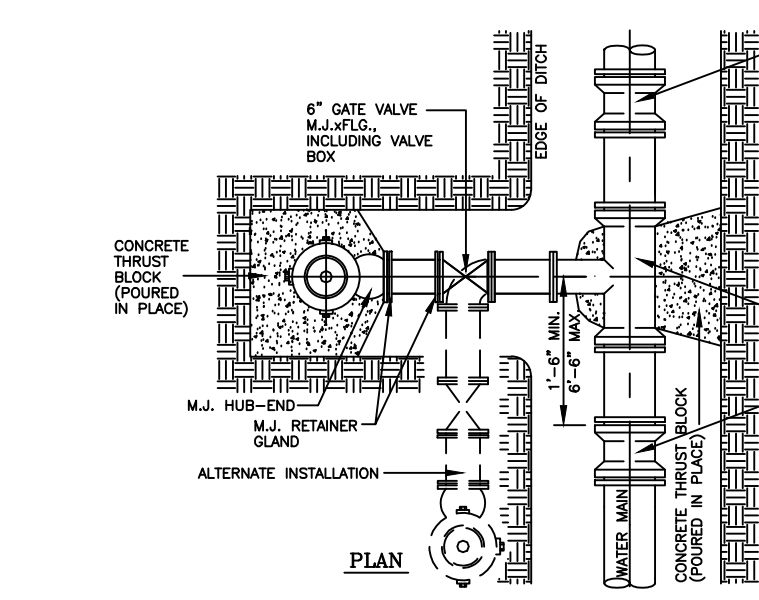


DUAL WATER SERVICE CONNECTION
N.T.S.

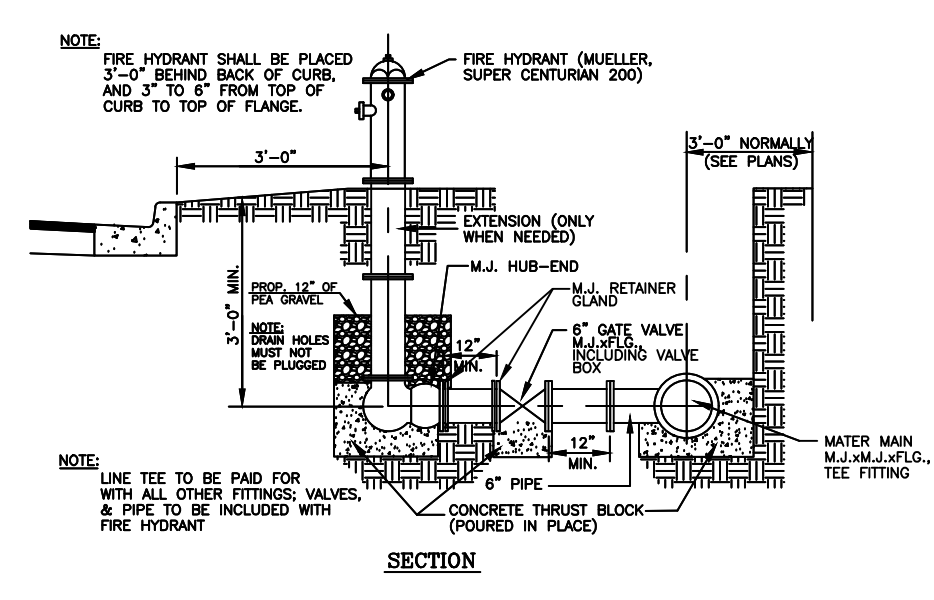
NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



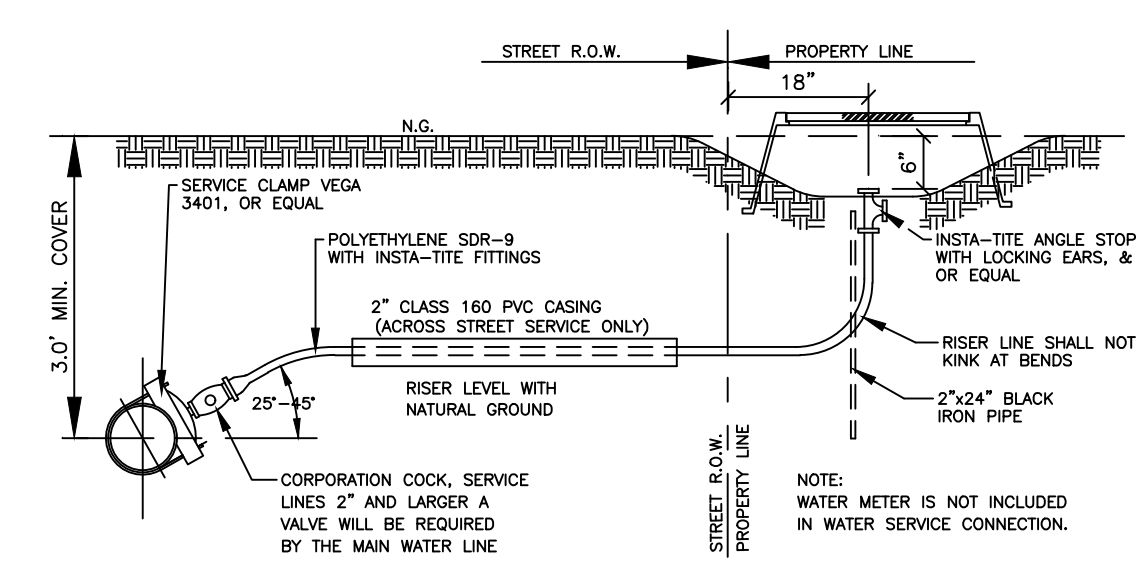
TYPICAL VALVE and VALVE BOX INSTALLATION
N.T.S.



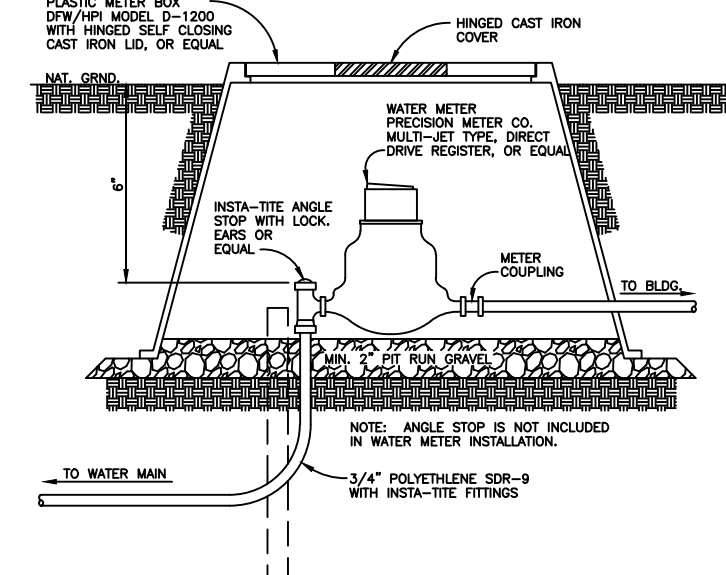
TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



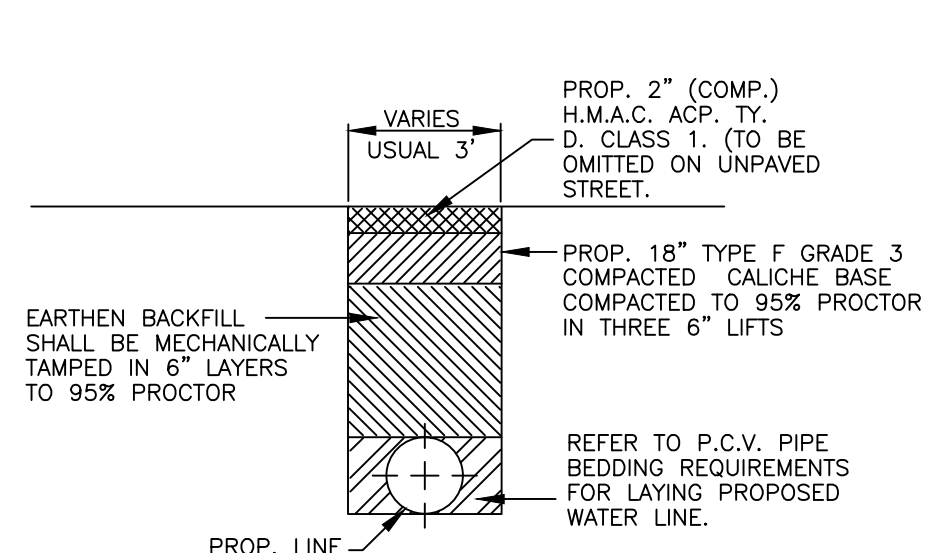
TYPICAL WATER METER INSTALLATION
N.T.S.



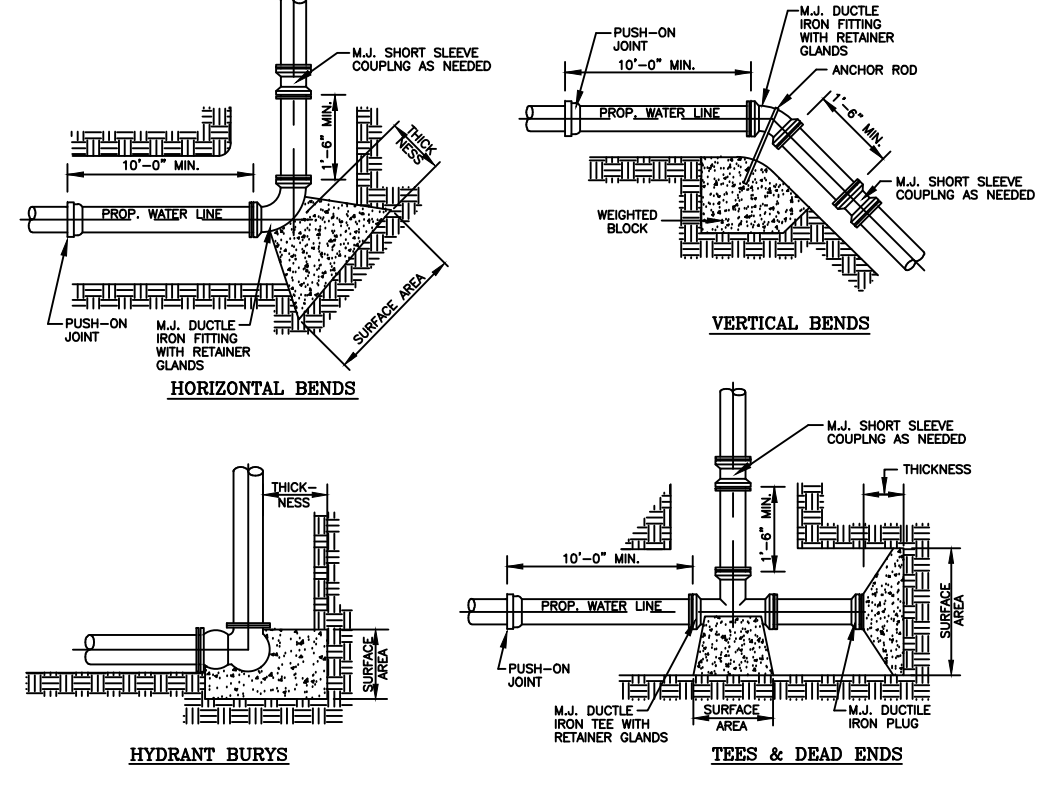
TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.



TYPICAL WATER METER INSTALLATION
N.T.S.



PAVED and UNPAVED STREET BACKFILL DETAIL
N.T.S.



THRUST BLOCK DETAILS
N.T.S.

THRUST BLOCK SIZE			
DIAMETER OF PIPE	SURFACE AREA OF THRUST BLOCK	WEIGHT AT 150 P.S.I. PRESS.	WEIGHT AT 200 P.S.I. PRESS.
1/2"	1.10	1.10	1.10
3/4"	1.50	1.50	1.50
1"	2.00	2.00	2.00
1 1/4"	2.75	2.75	2.75
1 1/2"	3.25	3.25	3.25
2"	4.50	4.50	4.50
2 1/2"	6.25	6.25	6.25
3"	8.25	8.25	8.25
3 1/2"	10.50	10.50	10.50
4"	13.00	13.00	13.00
4 1/2"	15.75	15.75	15.75
5"	18.75	18.75	18.75
5 1/2"	22.00	22.00	22.00
6"	25.50	25.50	25.50
6 1/2"	29.25	29.25	29.25
7"	33.25	33.25	33.25
7 1/2"	37.50	37.50	37.50
8"	42.00	42.00	42.00
8 1/2"	46.75	46.75	46.75
9"	51.75	51.75	51.75
9 1/2"	57.00	57.00	57.00
10"	62.50	62.50	62.50
10 1/2"	68.25	68.25	68.25
11"	74.25	74.25	74.25
11 1/2"	80.50	80.50	80.50
12"	87.00	87.00	87.00
12 1/2"	93.75	93.75	93.75
13"	100.75	100.75	100.75
13 1/2"	108.00	108.00	108.00
14"	115.50	115.50	115.50
14 1/2"	123.25	123.25	123.25
15"	131.25	131.25	131.25
15 1/2"	139.50	139.50	139.50
16"	148.00	148.00	148.00
16 1/2"	156.75	156.75	156.75
17"	165.75	165.75	165.75
17 1/2"	175.00	175.00	175.00
18"	184.50	184.50	184.50
18 1/2"	194.25	194.25	194.25
19"	204.25	204.25	204.25
19 1/2"	214.50	214.50	214.50
20"	225.00	225.00	225.00
20 1/2"	235.75	235.75	235.75
21"	246.75	246.75	246.75
21 1/2"	258.00	258.00	258.00
22"	269.50	269.50	269.50
22 1/2"	281.25	281.25	281.25
23"	293.25	293.25	293.25
23 1/2"	305.50	305.50	305.50
24"	318.00	318.00	318.00
24 1/2"	330.75	330.75	330.75
25"	343.75	343.75	343.75
25 1/2"	357.00	357.00	357.00
26"	370.50	370.50	370.50
26 1/2"	384.25	384.25	384.25
27"	398.25	398.25	398.25
27 1/2"	412.50	412.50	412.50
28"	427.00	427.00	427.00
28 1/2"	441.75	441.75	441.75
29"	456.75	456.75	456.75
29 1/2"	472.00	472.00	472.00
30"	487.50	487.50	487.50
30 1/2"	503.25	503.25	503.25
31"	519.25	519.25	519.25
31 1/2"	535.50	535.50	535.50
32"	552.00	552.00	552.00
32 1/2"	568.75	568.75	568.75
33"	585.75	585.75	585.75
33 1/2"	603.00	603.00	603.00
34"	620.50	620.50	620.50
34 1/2"	638.25	638.25	638.25
35"	656.25	656.25	656.25
35 1/2"	674.50	674.50	674.50
36"	693.00	693.00	693.00
36 1/2"	711.75	711.75	711.75
37"	730.75	730.75	730.75
37 1/2"	750.00	750.00	750.00
38"	769.50	769.50	769.50
38 1/2"	789.25	789.25	789.25
39"	809.25	809.25	809.25
39 1/2"	829.50	829.50	829.50
40"	850.00	850.00	850.00
40 1/2"	870.75	870.75	870.75
41"	891.75	891.75	891.75
41 1/2"	913.00	913.00	913.00
42"	934.50	934.50	934.50
42 1/2"	956.25	956.25	956.25
43"	978.25	978.25	978.25
43 1/2"	1000.50	1000.50	1000.50
44"	1023.00	1023.00	1023.00
44 1/2"	1045.75	1045.75	1045.75
45"	1068.75	1068.75	1068.75
45 1/2"	1092.00	1092.00	1092.00
46"	1115.50	1115.50	1115.50
46 1/2"	1139.25	1139.25	1139.25
47"	1163.25	1163.25	1163.25
47 1/2"	1187.50	1187.50	1187.50
48"	1212.00	1212.00	1212.00
48 1/2"	1236.75	1236.75	1236.75
49"	1261.75	1261.75	1261.75
49 1/2"	1287.00	1287.00	1287.00
50"	1312.50	1312.50	1312.50
50 1/2"	1338.25	1338.25	1338.25
51"	1364.25	1364.25	1364.25
51 1/2"	1390.50	1390.50	1390.50
52"	1417.00	1417.00	1417.00
52 1/2"	1443.75	1443.75	1443.75
53"	1470.75	1470.75	1470.75
53 1/2"	1498.00	1498.00	1498.00
54"	1525.50	1525.50	1525.50
54 1/2"	1553.25	1553.25	1553.25
55"	1581.25	1581.25	1581.25
55 1/2"	1609.50	1609.50	1609.50
56"	1638.00	1638.00	1638.00
56 1/2"	1666.75	1666.75	1666.75
57"	1695.75	1695.75	1695.75
57 1/2"	1725.00	1725.00	1725.00
58"	1754.50	1754.50	1754.50
58 1/2"	1784.25	1784.25	1784.25
59"	1814.25	1814.25	1814.25
59 1/2"	1844.50	1844.50	1844.50
60"	1875.00	1875.00	1875.00
60 1/2"	1905.75	1905.75	1905.75
61"	1936.75	1936.75	1936.75
61 1/2"	1968.00	1968.00	1968.00
62"	1999.50	1999.50	1999.50
62 1/2"	2031.25	2031.25	2031.25
63"	2063.25	2063.25	2063.25
63 1/2"	2095.50	2095.50	2095.50
64"	2128.00	2128.00	2128.00
64 1/2"	2160.75	2160.75	2160.75
65"	2193.75	2193.75	2193.75
65 1/2"	2227.00	2227.00	2227.00
66"	2260.50	2260.50	2260.50
66 1/2"	2294.25	2294.25	2294.25
67"	2328.25	2328.25	2328.25
67 1/2"	2362.50	2362.50	2362.50
68"	2397.00	2397.00	2397.00
68 1/2"	2431.75	2431.75	2431.75
69"	2466.75	2466.75	2466.75
69 1/2"	2502.00	2502.00	2502.00
70"	2537.50	2537.50	2537.50
70 1/2"	2573.25	2573.25	2573.25
71"	2609.25	2609.25	2609.25
71 1/2"	2645.50	2645.50	2645.50
72"	2682.00	2682.00	2682.00
72 1/2"	2718.75	2718.75	2718.75
73"	2755.75	2755.75	2755.75
73 1/2"	2793.00	2793.00	2793.00
74"	2830.50	2830.50	2830.50
74 1/2"	2868.25	2868.25	2868.25
75"	2906.25	2906.25	2906.25
75 1/2"	2944.50	2944.50	2944.50
76"	2983.00	2983.00	2983.00
76 1/2"	3021.75	3021.75	3021.75
77"	3060.75	3060.75	3060.75
77 1/2"	3100.00	3100.00	3100.00
78"	3139.50	3139.50	3139.50
78 1/2"	3179.25	3179.25	3179.25
79"	3219.25	3219.25	3219.25
79 1/2"	3259.50	3259.50	3259.50
80"	3300.00	3300.00	3300.00
80 1/2"	3340.75	3340.75	3340.75
81"	3381.75	3381.75	3381.75
81 1/2"	3423.00	3423.00	3423.00
82"	3464.50	3464.50	3464.50
82 1/2"	3506.25	3506.25	3506.25
83"	3548.25	3548.25	3548.25
83 1/2"	3590.50	3590.50	3590.50
84"	3633.00	3633.00	3633.00
84 1/2"	3675.75	3675.75	3675.75
85"	3718.75	3718.75	3718.75
85 1/2"	3762.00	3762.00	3762.00
86"	3805.50	3805.50	3805.50
86 1/2"	3849.25	3849.25	3849.25
87"	3893.25	3893.25	3893.25
87 1/2"	3937.50	3937.50	3937.50
88"	3982.00	3982.00	3982.00
88 1/2"	4026.75	4026.75	4026.75
89"	4071.75	4071.75	4071.75

