



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: 10-29-2024

PROPOSED LAS GAVIOTAS SUBDIVISION, PRECINCT No. 1.

ENGINEER RIO DELTA ENGINEERING DEVELOPER: PDP MILE 4 LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 54 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 9

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTHEAST CORNER OF ELDORA ROAD AND VALVERDE ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-7-2024 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: 27.89 FEET ONTO VALVERDE ROAD AND 10.00 FEET ONTO ELDORA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-4-2024 BY, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-15-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: ELDORA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-4-2024 : 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: N/A

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

Final Approval *subject to recommendations other departments*

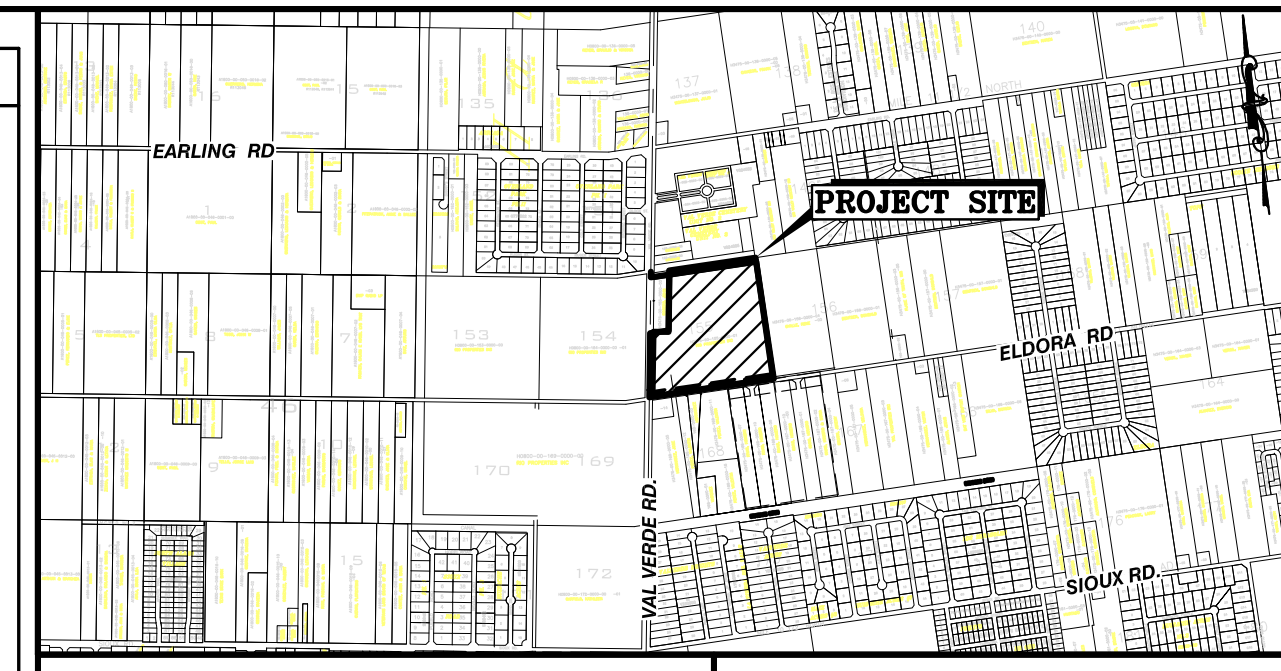
* This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

LAS GAVIOTAS SUBDIVISION

BEING 33.10 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 33.10 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF BLOCK 155, HILL-HALBERT, RECORDED IN VOLUME 6, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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
- - DEED RECORD CALL
- XXXX - NATURAL GROUND
- △ - CALCULATED POINT
- - ELECTRICAL & UTILITY EASEMENT



LOCATION MAP SCALE: 1" = 1000'

LOCATION OF LAS GAVIOTAS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
LAS GAVIOTAS SUBDIVISION IS LOCATED ON THE EAST RIGHT OF WAY OF NORTH VAL VERDE ROAD AND THE NORTH RIGHT OF WAY OF EL DORA ROAD IN HIDALGO COUNTY PRECINCT 1. THE ESTIMATED POPULATION OF THE CITY OF DONNA IS 16,797 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

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

Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|--------|-----------------|--------------|
| C1 | 49.73 | 55.00 | 51.80 | S37° 42' 24"E | 48.05 |
| C2 | 84.39 | 55.00 | 87.92 | S32° 09' 06"W | 76.35 |
| C3 | 105.71 | 55.00 | 110.12 | N48° 49' 45"W | 90.17 |
| C4 | 53.84 | 55.00 | 56.09 | N34° 16' 37"E | 51.72 |
| C5 | 48.78 | 50.00 | 55.89 | S31° 24' 36"W | 46.87 |
| C6 | 49.10 | 50.00 | 56.26 | N32° 30' 39"W | 47.15 |
| C7 | 55.94 | 50.00 | 64.11 | S28° 35' 24"E | 53.07 |
| C8 | 55.62 | 50.00 | 63.74 | N27° 29' 21"E | 52.80 |
| C9 | 46.63 | 50.00 | 53.43 | S56° 08' 23"W | 44.96 |
| C10 | 50.00 | 50.00 | 57.30 | N68° 29' 43"W | 47.94 |
| C11 | 50.00 | 50.00 | 57.30 | N11° 11' 59"W | 47.94 |
| C12 | 36.57 | 50.00 | 41.91 | N38° 24' 10"E | 35.76 |
| C13 | 50.51 | 55.00 | 52.62 | S45° 27' 07"E | 48.76 |
| C14 | 85.66 | 55.00 | 89.24 | S25° 28' 46"W | 77.26 |
| C16 | 78.50 | 55.00 | 81.78 | N67° 20' 52"E | 72.01 |
| C17 | 78.99 | 55.00 | 82.29 | N68° 45' 24"W | 72.37 |

METES AND BOUNDS DESCRIPTION

BEING 33.10 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 33.10 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF BLOCK 155, HILL-HALBERT, RECORDED IN VOLUME 6, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 33.10 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE NORTHWEST OF THE SAID BLOCK 155, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 3.0-ACRE TRACT CONVEYED TO JOHN ROGERS, RECORDED IN DOCUMENT# 1163075, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING A POINT ON THE CENTERLINE OF VALVERDE ROAD;

THENCE, S 08° 38' 21" W ALONG THE WEST LINE OF THE SAID BLOCK 155, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 3.0-ACRE TRACT, AND SAME BEING ALONG THE CENTERLINE OF VALVERDE ROAD, A DISTANCE OF 59.31 FEET TO A CALCULATED POINT;

THENCE, N 89° 25' 22" E ACROSS THE SAID BLOCK 155, SAME BEING ACROSS THE SAID 3.0-ACRE TRACT, AND SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF A DONNA IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, A DISTANCE OF 200.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 89° 25' 22" E ACROSS THE SAID BLOCK 155, SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE SAID DONNA IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, TO A POINT ON THE EAST LINE OF THE SAID BLOCK 155, SAME BEING A POINT ON THE WEST BOUNDARY LINE OF A CALLED 20.00-ACRE TRACT CONVEYED TO RENE OVALLE AND ESPERANZA MARTINEZ, RECORDED IN DOCUMENT# 1601424, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 932.97 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 0° 38' 34" E ALONG THE EAST LINE OF THE SAID BLOCK 155, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 20.00-ACRE TRACT, TO THE SOUTHEAST CORNER OF THE SAID BLOCK 155, SAME POINT BEING THE SOUTHEAST CORNER OF THE SAID 20.00-ACRE TRACT, PASSING AT A DISTANCE OF 1231.46 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF EL DORA ROAD, AND CONTINUING A TOTAL DISTANCE OF 1261.66 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89° 25' 22" W ALONG THE SOUTH LINE OF THE SAID BLOCK 155, SAME BEING ALONG THE CENTERLINE OF EL DORA ROAD, TO THE SOUTHWEST CORNER OF THE SAID BLOCK 155, A DISTANCE OF 1339.10 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 38' 21" E ALONG THE WEST LINE OF THE SAID BLOCK 155, SAME BEING ALONG THE CENTERLINE OF VALVERDE ROAD, TO THE SOUTHWEST CORNER OF THE SAID 3.0-ACRE TRACT, A DISTANCE OF 683.44 FEET TO A COTTON PICKER SPINDLE SET, FOR A MOST WESTERLY NORTHWEST CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89° 25' 22" E ACROSS THE SAID BLOCK 155, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 3.0-ACRE TRACT, TO THE SOUTHEAST CORNER OF THE SAID 3.0-ACRE TRACT, PASSING AT A DISTANCE OF 40.52 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF EL DORA ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 200.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 38' 21" E ACROSS THE SAID BLOCK 155, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 3.0-ACRE TRACT, A DISTANCE OF 594.51 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 33.10 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 30.00 FEET (0.89 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF EL DORA ROAD AND THE WEST 40.00 FEET OF THE SOUTH 674.62 FEET (0.63 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF VALVERDE ROAD.

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 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 HEREBY 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 THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2024.

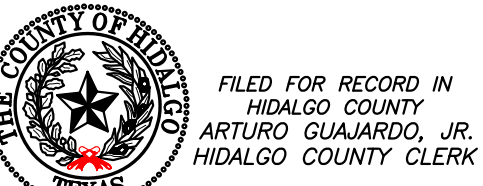
GARY FRISBY DATE
POP MILE 4 LTD
130 FM 3145
LOTT, TX 76656

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

DATED THIS _____ DAY OF _____, 2024.

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



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

INDEX TO SHEETS OF LAS GAVIOTAS 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 DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE. |
| SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE. |
| SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS. |
| SHEET 5-6: TYPICAL DETAILS. |

LOT 154
HALL & FIFIELD TRACT
VOL. 1, PG. 35, M.R.H.C.
WONDERFUL CITRUS II LLC
DOC. #2630939, O.R.H.C.
DOC. #2405283, O.R.H.C.

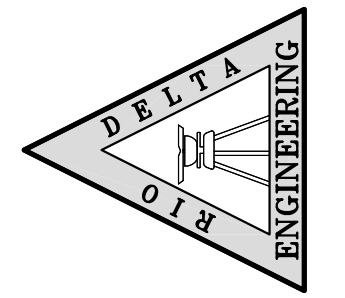
LOT 156 HILL-HALBERT
VOL. 1, PG. 35, M.R.H.C.
RENE OVALLE & ESPERANZA
MARTINEZ
20.00-ACRE TRACT
DOC. #1601424, O.R.H.C.

LOT 168
HILL-HALBERT TRACT
VOL. 1, PG. 35, M.R.H.C.

PRINCIPAL CONTACTS:

| NAME | ADDRESS | PHONE & FAX |
|---------------------------------------|---|-------------------------------|
| OWNER: GARY FRISBY | 3505 E FARM TO MARKET 2812 EDINBURG, TX 78542 | (956) 383-3222 |
| 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 |

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 AUGUST 21, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PLAT SHEET
LAS GAVIOTAS 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: Y.V.
SCALE: AS SHOWN
DATE: OCTOBER 11, 2024
PROJECT: SUB 24.016
REVISIONS:
PAGE NO: 1-OF-6

LAS GAVIOTAS SUBDIVISION

BEING 33.10 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 33.10 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF BLOCK 155, HILL-HALBERT, RECORDED IN VOLUME 6, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, GARY FRISBY, AS THE OWNER (S) OF THE 33.10 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS GAVIOTAS 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.

PDP MILE 4 LTD
GARY FRISBY
330 FM 3145
LOTT, TX 76656

DATE

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 _____, 20____.

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EBONY WIND SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS GAVIOTAS 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

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.
GENERAL MANAGER

DATE

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.

PRESIDENT

ATTEST:

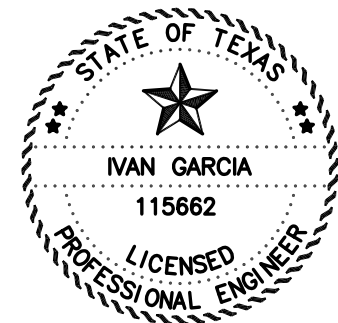
SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 2024.

IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 115662 - STATE OF TEXAS



G E N E R A L P L A T N O T E S

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480334 0425 C, REVISED NOVEMBER 16, 1982.
2. SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
4. 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.
5. 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.
6. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
7. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
8. DRAINAGE:
IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **125,606** CUBIC- FEET OR **2,884** ACRE- FEET OF STORM WATER RUNOFF.
9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
10. ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
11. A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
12. ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
13. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
14. 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.
15. 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 - A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
16. GARY FRISBY, THE OWNER & SUBDIVIDER OF LAS GAVIOTAS SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 1 OF THIS PLAT.
17. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL 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 COUNTY AND STATE STANDARDS.

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 HERIN 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 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 THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024.

GARY FRISBY
PDP MILE 4 LTD
330 FM 3145
LOTT, TX 76656

DATE

PRINCIPAL CONTACTS:

| NAME | ADDRESS | PHONE & FAX |
|---------------------------------------|---|-------------------------------|
| OWNER: GARY FRISBY | 3505 E FARM TO MARKET 2812 EDINBURG, TX 78542 | (956) 383-3222 |
| 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 |

| INDEX TO SHEETS OF LAS GAVIOTAS SUBDIVISION | |
|---|------------------------|
| SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS) | SCALE: AS SHOWN |
| SHEET 2: ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE. | DATE: OCTOBER 11, 2024 |
| SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE | PROJECT: SUB 24.016 |
| SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS. | REVISIONS: |
| SHEET 5-6: TYPICAL DETAILS | 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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON SEPTEMBER 13, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR:
PRELIMINARY

PLAT NOTES
LAS GAVIOTAS SUBDIVISION
HIDALGO COUNTY, TEXAS 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:
Y.V
SCALE:
AS SHOWN
DATE:
OCTOBER 11, 2024
PROJECT:
SUB 24.016
REVISIONS:
PAGE NO.
2-OF-6

GENERAL NOTES:

- 1.) ALL WATER LINES CONSTRUCTION AS PER N.A.W.S.C. STDS
- 2.) ALL WATER LINES UNDERNEATH STREETS ARE TO HAVE A MIN. 3" OF COVER
- 3.) HYDRANTS SHALL BE FURNISHED AS PER COE DETAILS (30" FROM BOC AND 6" ABOVE TOC).

SCALE: 1"=80'
 BASIS OF BEARING
 TEXAS STATE PLANE COORDINATES
 NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA SYSTEMS NETWORK

LOT 154
HALL & FIFIELD TRACT
VOL. 1, PG. 35, M.R.H.C.
WONDERFUL CITRUS II LLC
DOC. #2630939, O.R.H.C.
DOC. #2488283, O.R.H.C.

EXIST. 2" LINE N.A.W.S.C. (AT APPROXIMATE LOCATION NEEDS TO BE FIELD VERIFIED)

EXIST. POWER POLE

EXIST. POWER POLE

EXIST. LIGHT POST

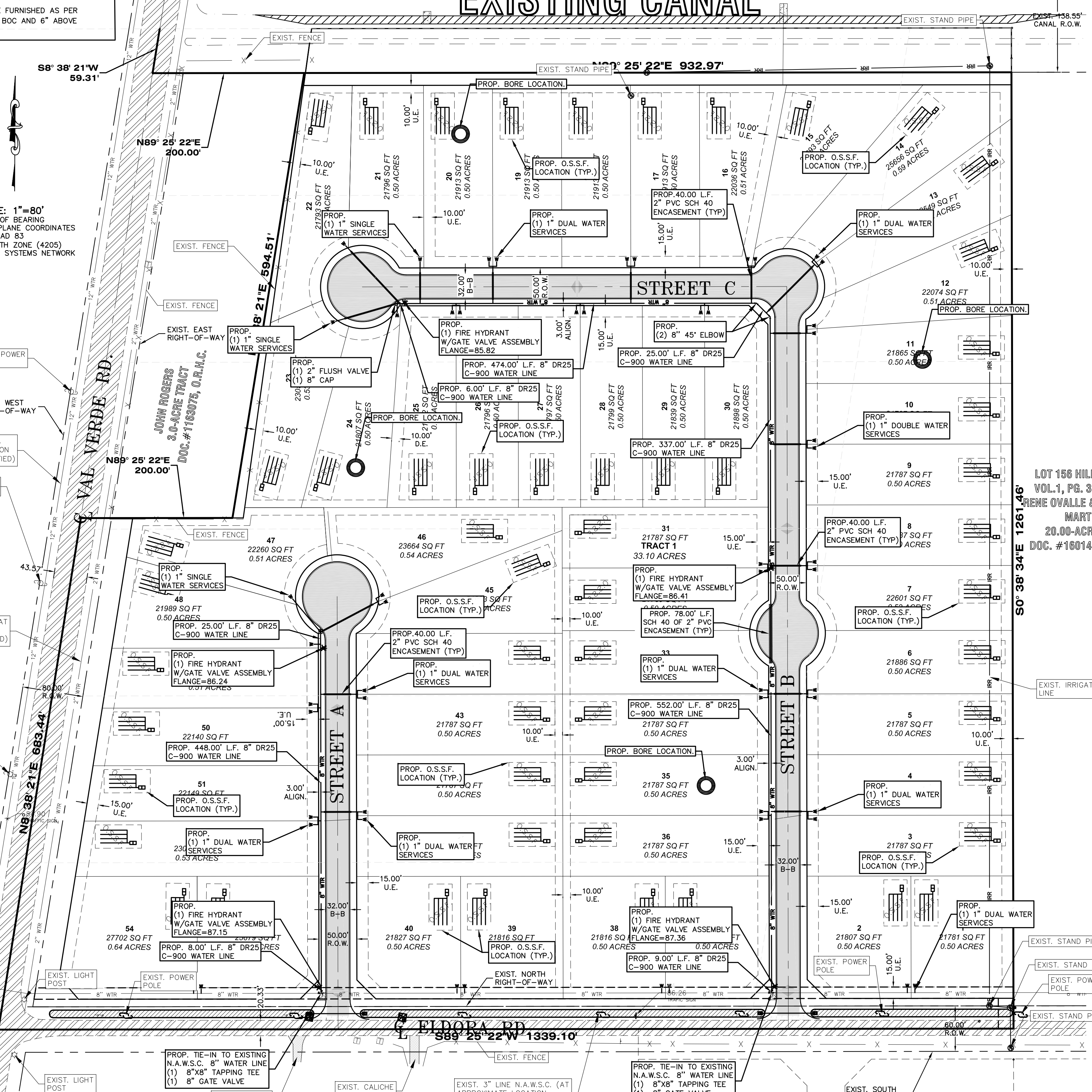
EXIST. LIGHT POST

EXIST. CALICHE DRIVEWAY

EXIST. 3" LINE N.A.W.S.C. (AT APPROXIMATE LOCATION NEEDS TO BE FIELD VERIFIED)

LOT 168
HILL-HALBERT TRACT
VOL. 1, PG. 35, M.R.H.C.

EXISTING CANAL



ENGINEERING REPORT FOR LAS GAVOTAS SUBDIVISION
 BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION:
 BEING A 33.10 ACRES TRACT OF LAND MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF BLOCK 155, HILL-HALBERT, RECORDED IN VOLUME 6, PAGE 22, 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 SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:
 SEWAGE FROM LAS GAVOTAS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT 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 64.9% OF HIDALGO SANDY CLAY LOAM (S), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. ADDITIONALLY, IT CONSISTS OF 35.1% OF RAMONVILLE CLAY LOAM (C), WITH 0 TO 1% SLOPES. THE SOIL IS MODERATELY WELL DRAINED, AND SURFACE RUNOFF IS MODERATE. PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND WATER CAPACITY IS MODERATE TO MODERATELY HIGH. THE DEPTH OF THE RESTRICTIVE LAYER WITHIN 24" OF THE 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. THE COST FOR THE 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 (CASHIER'S CHECK OR PERSONAL CHECK) REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY ENGINEER IN ESCROW IN THE AMOUNT OF \$1,000.00, 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.

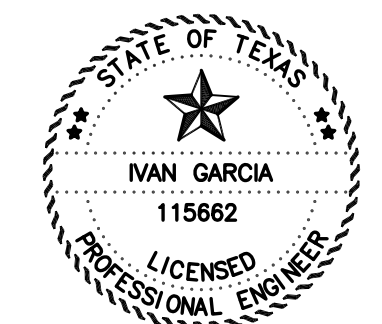
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE 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 \$1,500.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER AND CONNECTION FEES, TO N.A.W.S.C. A TOTAL OF \$1,500.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER AND CONNECTION FEES, TO N.A.W.S.C. A TOTAL OF \$1,500.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER AND CONNECTION FEES, TO N.A.W.S.C. A TOTAL OF \$1,500.00.

SANITARY SEWER FACILITIES:
 THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM PER LOT WILL BE \$1,500.00. THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM PER LOT WILL BE \$1,500.00. THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM PER LOT WILL BE \$1,500.00.



| 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 |

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

1- I, GARY FRISBY (OWNER), SUBDIVIDER OF LAS GAVOTAS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

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 THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

REPORT DE INGENIERIA DE LAS GAVOTAS SUBDIVISION
 POR: IVAN GARCIA, P.E., R.P.L.S.

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

LA SUBDIVISION GAVOTAS SUBDIVISION REDIBRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION REDIBRA SU PROVISION DE AGUA POTABLE POR LOS PROXIMOS 30 ANOS. NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ADECUADA PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION TIENE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VAYA (RIGHT-OF-WAY) DEL SISTEMA DE AGUA DE DORA SUBDIVISION. EL CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO PASA POR EL LADO NORTE DEL DERECHO DE VAYA (RIGHT-OF-WAY) DEL SISTEMA DE AGUA DE DORA SUBDIVISION. EL CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO PASA POR EL LADO NORTE DEL DERECHO DE VAYA (RIGHT-OF-WAY) DEL SISTEMA DE AGUA DE DORA SUBDIVISION. EL CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO PASA POR EL LADO NORTE DEL DERECHO DE VAYA (RIGHT-OF-WAY) DEL SISTEMA DE AGUA DE DORA SUBDIVISION.

SE INSTALARA FOSA SEPTICA PARA LAS GAVOTAS SUBDIVISION. LA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA TODOS LOS DRENAJES. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

EL LOTE EN LA SUBDIVISION MIDE MINIMO MEDIO ACRE. DE ACUERDO CON EL INFORME DE LA ENCUESTA DE SUELOS, PREPARADO PARA EL CONDADO DE HIDALGO POR LA U.S.D.A., SERVIDO DE CONSERVACION DE SUELOS. EL SUELO CONSISTE DE 64.9% DE HIDALGO SANDY CLAY LOAM (S), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTA SUPERFICIAL ES BAJA, LA PERMEABILIDAD ES ALTA Y LA CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE, CONSISTE DE 35.1% DE RAMONVILLE CLAY LOAM (C), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTA SUPERFICIAL ES MEDIA, LA PERMEABILIDAD ES MODERADAMENTE BAJA A MODERADAMENTE ALTA Y LA CAPACIDAD DE AGUA ES MODERADA.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS ES DE \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS NO SE HA INSTALADO LAS FOSAS SEPTICAS EN EL PROCESO DE LA APROBACION FINAL. AL SOMETER ESTE PLAT PARA APROBACION FINAL, EL DUEÑO HA PROPORCIONADO GARANTIAS FINANCIERAS ADECUADAS EN FORMA DE UN CHEQUE AL PORTADOR O CHEQUE PERSONAL REPRESENTANDO UN DEPÓSITO EN EFECTIVO QUE SERA RETENIDO POR EL CONDADO DE HIDALGO EN CAJAPOR LA CANTIDAD DE \$1,000.00. LA CUAL ES EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA DE FOSA SEPTICA PARA TODOS LOS LOTES. EL DUEÑO INCLUIRA EL COSTO DEL SISTEMA DE FOSA SEPTICA EN EL COSTO DE VENTA DE LOTE.

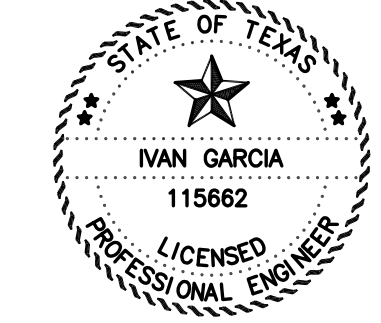
CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

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

AGUA:
 EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$1,500.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA. LOS CARGOS INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFFAS DE PROVISION DE AGUA POR UN TOTAL DE \$1,500.00. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVIDO DE AGUA DE 30 ANOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DRENAJE:
 EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA PARA EL LOTE ES \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA.

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.



| INDEX TO SHEETS OF LAS GAVOTAS SUBDIVISION | |
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| | 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

UTILITY LAYOUT
LAS GAVOTAS SUBDIVISION
HIDALGO COUNTY, TEXAS TEXAS

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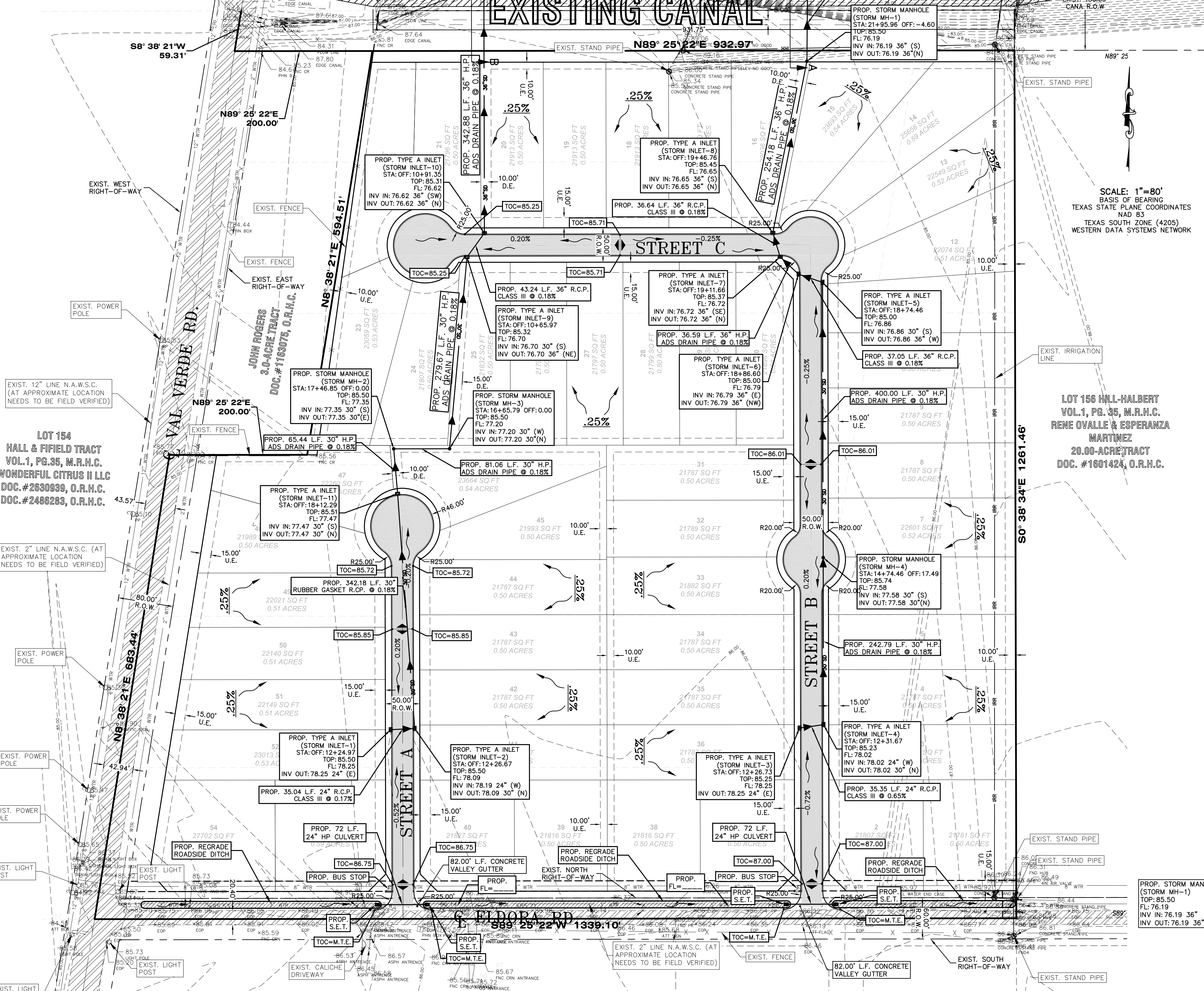
ISSUED FOR:
PRELIMINARY

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:

Y. RDE SUBDIVISIONS 2024\SUB 24.016 - MR. FRISBY VALVERDE & E. DORA-LAS GAVOTAS\DWS\COUNTY SET\SUB 24.016_RDE_SHT 2 UTILITY_LAYOUT.dwg RIDEDELTA 10/11/2024 12:55 PM

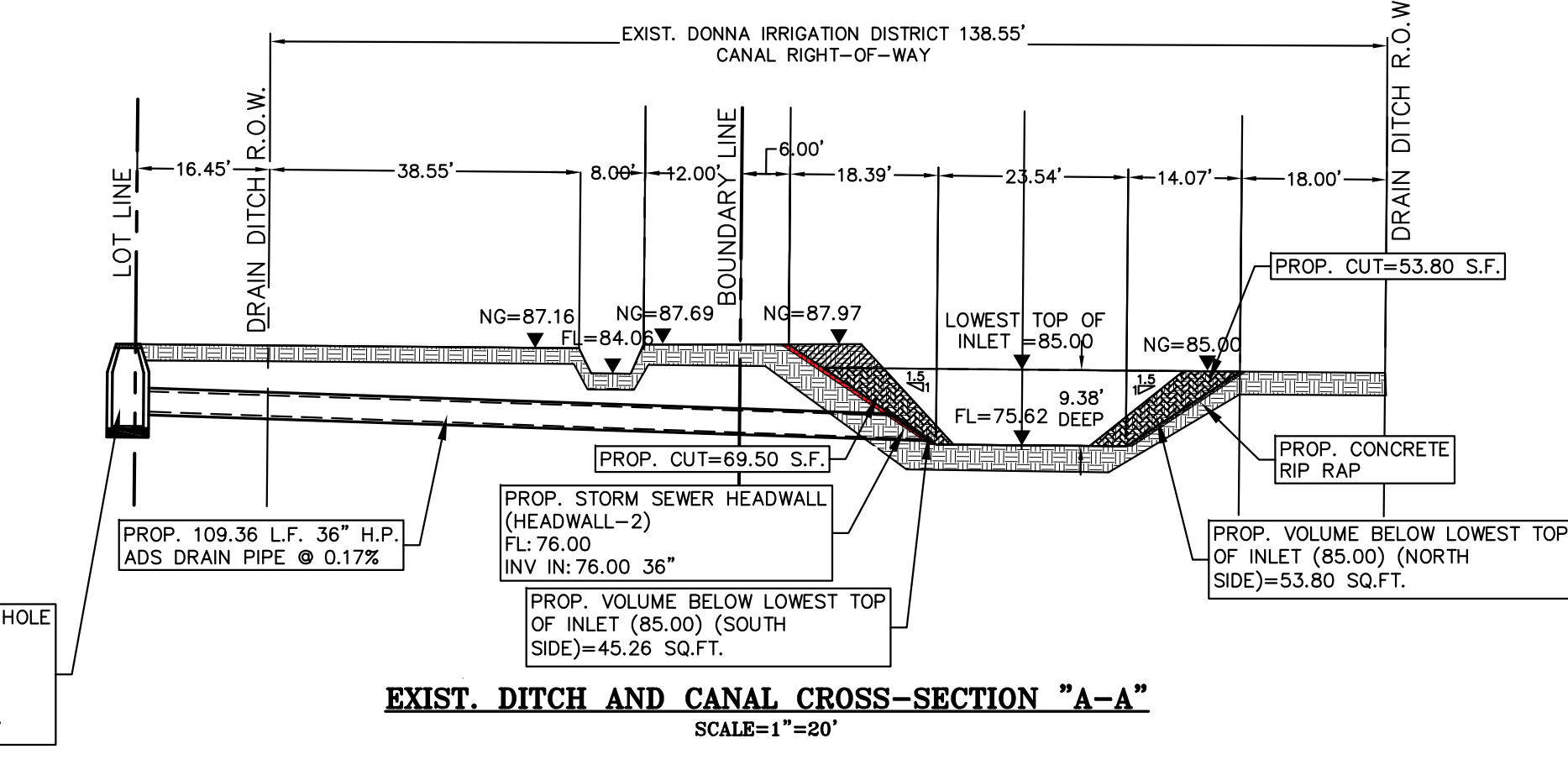
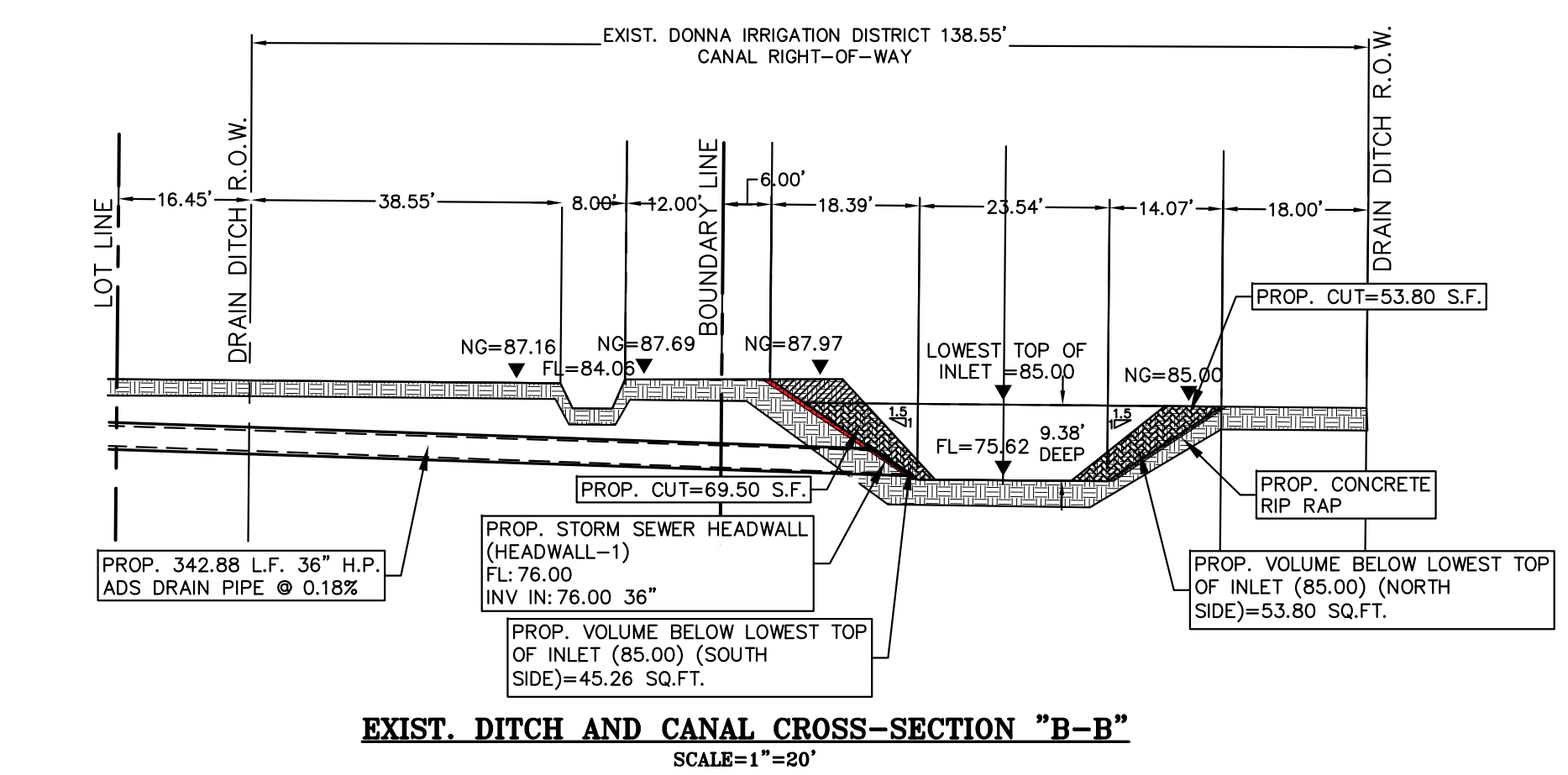
ABBREVIATION LEGEND

| | |
|------------|----------------------------------|
| 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 |
| M.H.W.S.C. | MILITARY HWY WATER SUPPLY CORP. |
| D.E. | DRAINAGE EASEMENT |
| O.S.S.F. | ON-SITE SEWAGE FACILITY |
| C | CENTER LINE |
| L | LOT LINE |
| H.C.D.#1 | HIDALGO COUNTY DRAINAGE DIST. #1 |



DRAINAGE VOLUME LEGEND

| |
|--|
| VOLUME REQUIRED = 125,606 CF |
| VOLUME PROVIDED IN CROSS-SECTION "A-A" = (45.26 SF X 931.75 FT (SOUTH SIDE)) + (53.80 SF X 1551 FT (NORTH SIDE)) = 125,615 CF (100% OF REQUIRED) |



DRAINAGE REPORT

LAS GAVIOTAS SUBDIVISION IS A PROPOSED 54 LOTS SUBDIVISION, LOCATED WITHIN THE HIDALGO COUNTY, SAME BEING 33.10 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 33.10 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF BLOCK 155, HILL-HALBERT, RECORDED IN VOLUME 6, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS PROPERTY IS IN THE PROCESS OF EXCLUSION FROM DONNA ETI. ALL LOTS WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY HOMES.

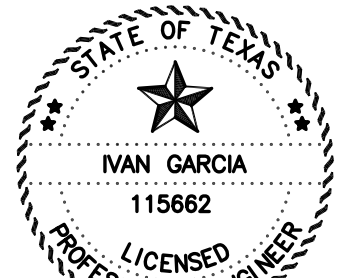
THE SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 64.9% HIDALGO SANDY CLAY LOAM (28), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED, AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). THE SITE ALSO CONSISTS OF 35.1% RAYMONDVILLE CLAY LOAM (52), WITH 0 TO 1% SLOPES, THE SOIL IS MODERATELY WELL DRAINED, AND SURFACE RUNOFF IS MEDIUM. PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (C). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERN DIRECTION INTO AN EXISTING ROADSIDE DITCH ON THE SOUTH SIDE OF THE PROPERTY, WITH OUTFALL TO THE DONNA IRRIGATION DISTRICT NO.1 DITCH (8), THEN NORTH TO THE DONNA NORTH LATERAL, THEN NORTH TO THE SOUTH MAIN DRAIN I, 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 22.74 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 95.09 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 72.62 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE CITY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 125,606 CF OR 2,884 AC-FT. WILL NEED TO BE DETAINED FOR A 30-YR RAINFALL EVENT. LINEAR DETENTION WILL BE PROVIDED BY IMPROVING A SECTION OF THE EXISTING DONNA IRRIGATION DISTRICT NO.1 DITCH (8) AS REQUIRED. STORM WATER WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM, WHICH WILL RUN IN A NORTHERN DIRECTION, AND UNDER AN EXISTING IRRIGATION CANAL, PROPERTY OF DONNA IRRIGATION DISTRICT NO.1, AND DISCHARGE INTO THE EXISTING DONNA IRRIGATION DISTRICT NO. 1 DITCH (8) ON THE NORTH SIDE OF THE PROPERTY, WITH OUTFALL TO THE DONNA NORTH LATERAL, THEN NORTH TO THE SOUTH MAIN DRAIN I, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.



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

SCALE: 1"=80'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
WESTERN DATA SYSTEMS NETWORK

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 OCTOBER 11, 2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

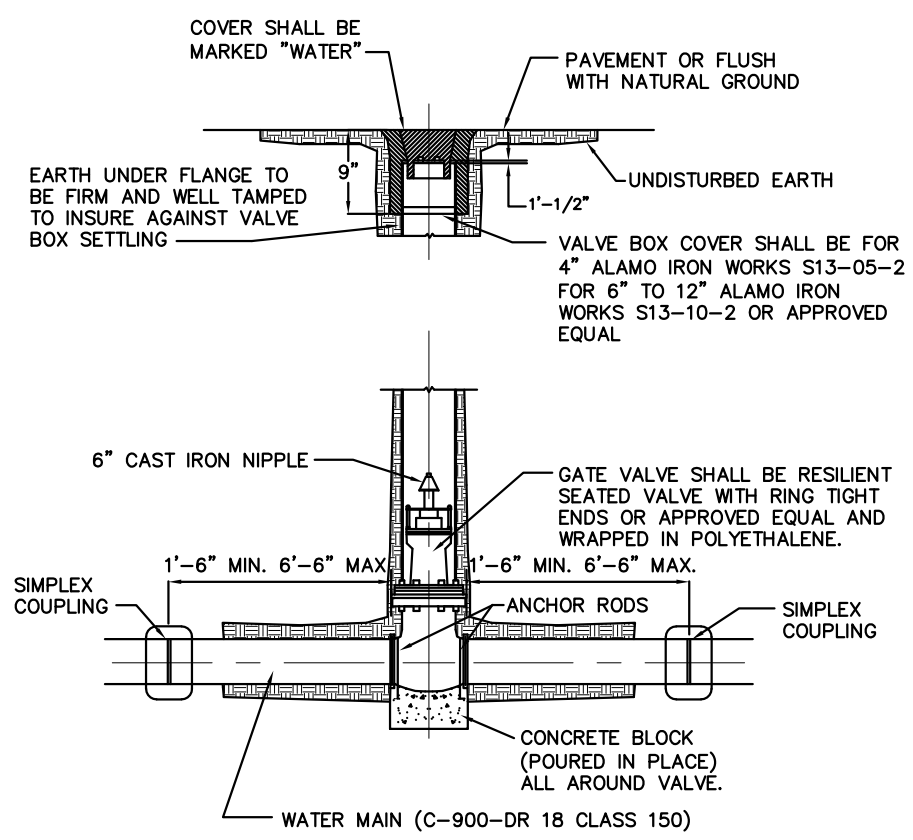
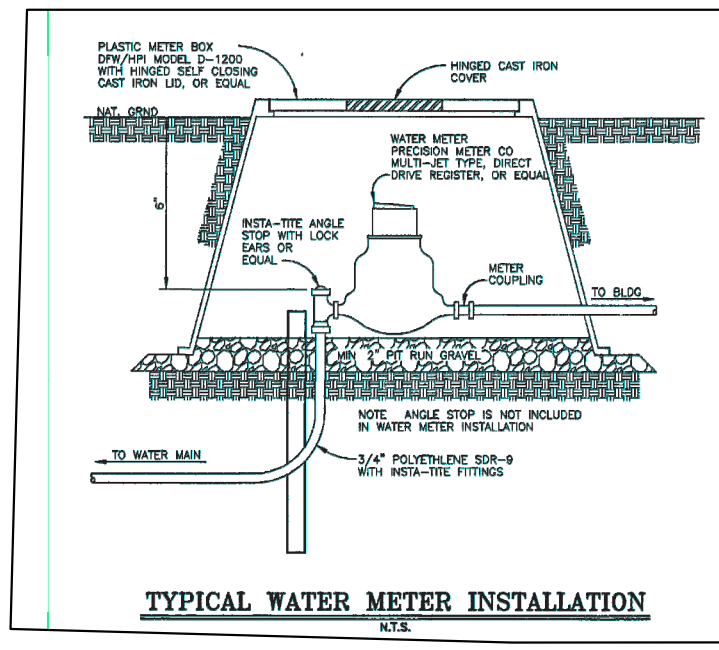
ISSUED FOR: **PRELIMINARY**

STORM DRAINAGE LAYOUT
LAS GAVIOTAS SUBDIVISION
HIDALGO COUNTY, TEXAS

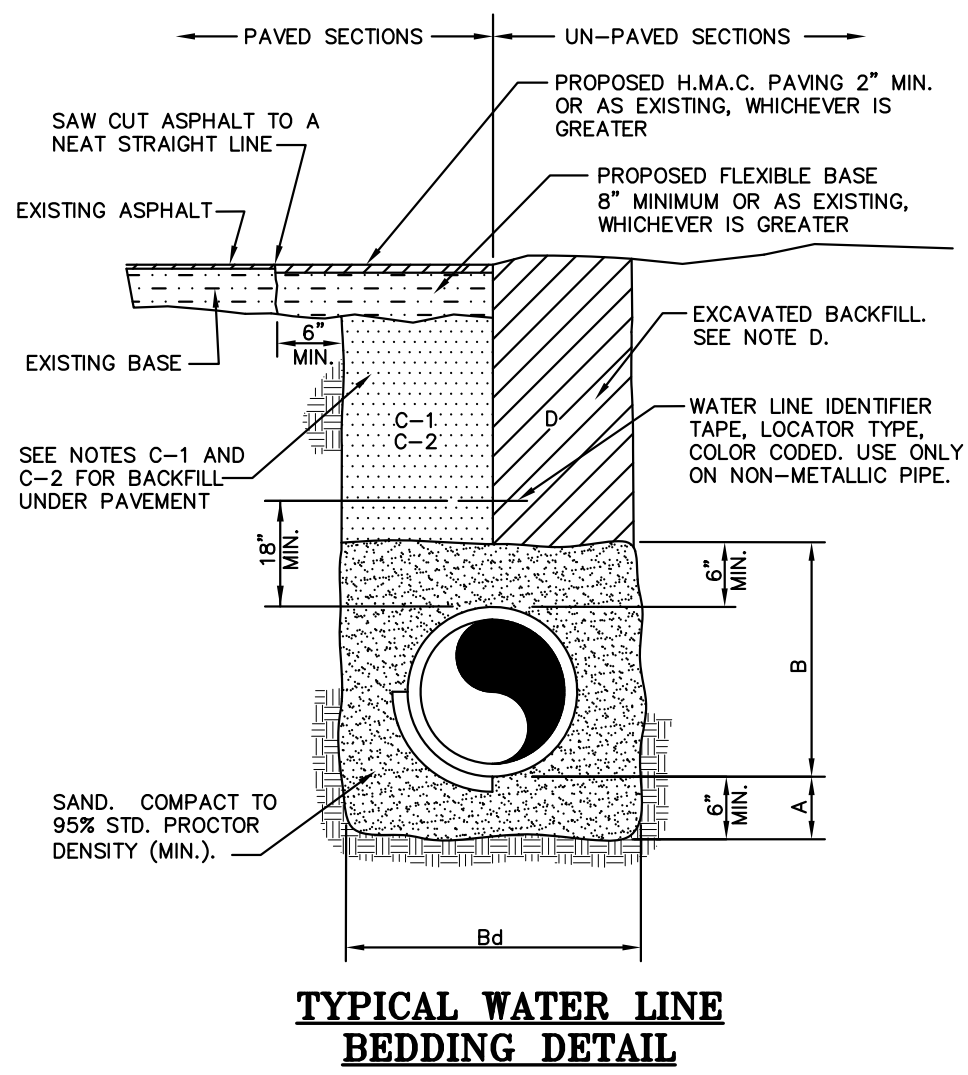
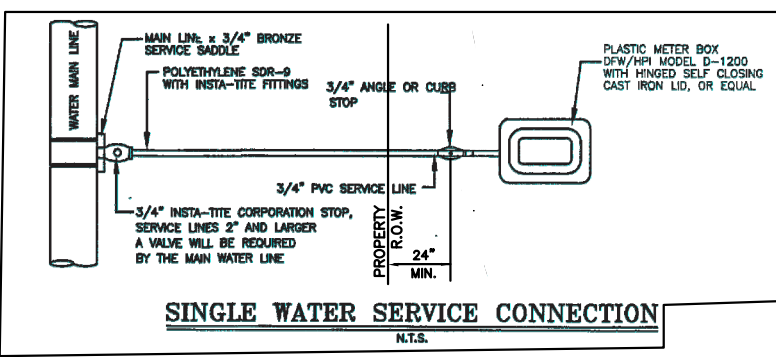
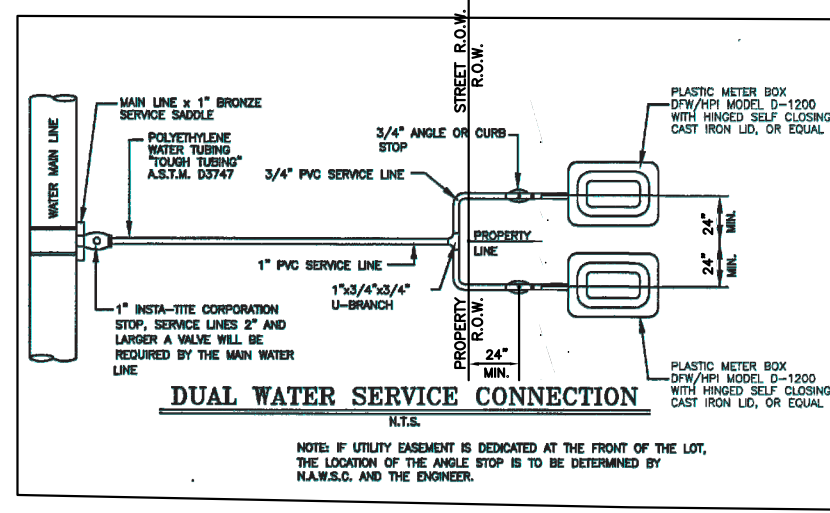
INDEX TO SHEETS OF LAS GAVIOTAS SUBDIVISION

| | | | |
|------------|--|------------|------------------|
| SHEET 1: | HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS) | SCALE: | 1"=80' |
| SHEET 2: | ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE. | DATE: | OCTOBER 11, 2024 |
| SHEET 3: | ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE | PROJECT: | SUB 24.016 |
| SHEET 4: | MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS. | REVISIONS: | |
| SHEET 5-6: | TYPICAL DETAILS. | PAGE NO.: | 4-OF-6 |

Y: RDE SUBDIVISIONS 2024/SUB 24.016 - MR. FRISBY VALVERDE & EL DORA-LAS GAVIOTAS COUNTY SET/SUB 24.016-RHE_SHT 3 STORM DRAINAGE LAYOUT.dwg RIBOETA.10/11/2024 1:06 PM



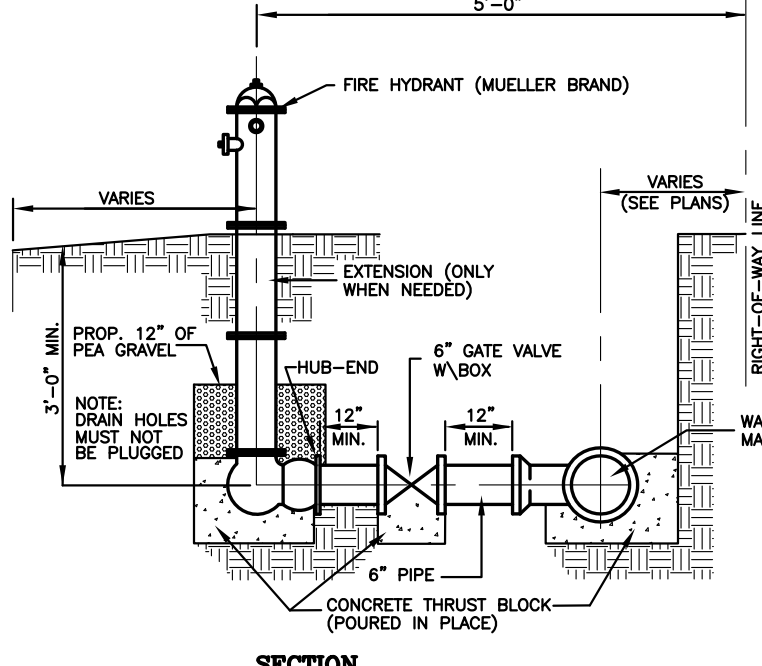
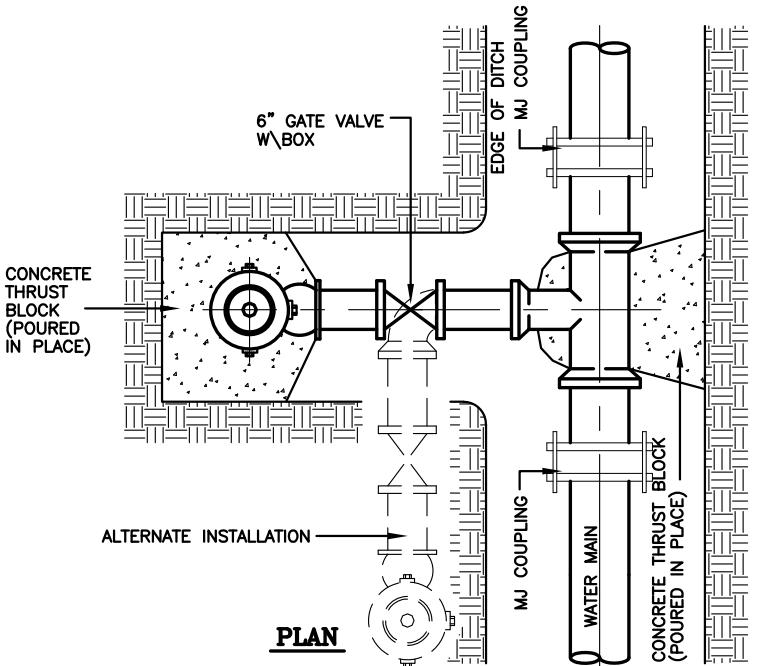
- NOTES:**
- CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)
 - VALVE SHALL BE MUELLER BRAND.



TYPICAL WATER LINE BEDDING DETAIL

GENERAL NOTES:

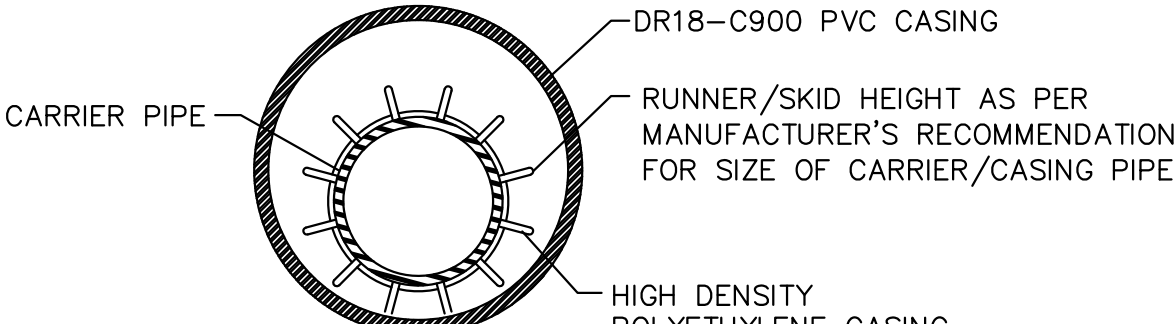
- CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
 - CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
 - MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
 - (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
 - (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM 3/4" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 50% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.
- IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).
- WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.
- FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
- BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



TYPICAL FIRE HYDRANT INSTALLATION

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:
 - CENTRAL POWER & LIGHT CO. 800-274-2611
 - SOUTHERN UNION GAS CO. 800-743-2945
 - AT&T 800-298-2020
 - 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 COUNTY.
- 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.

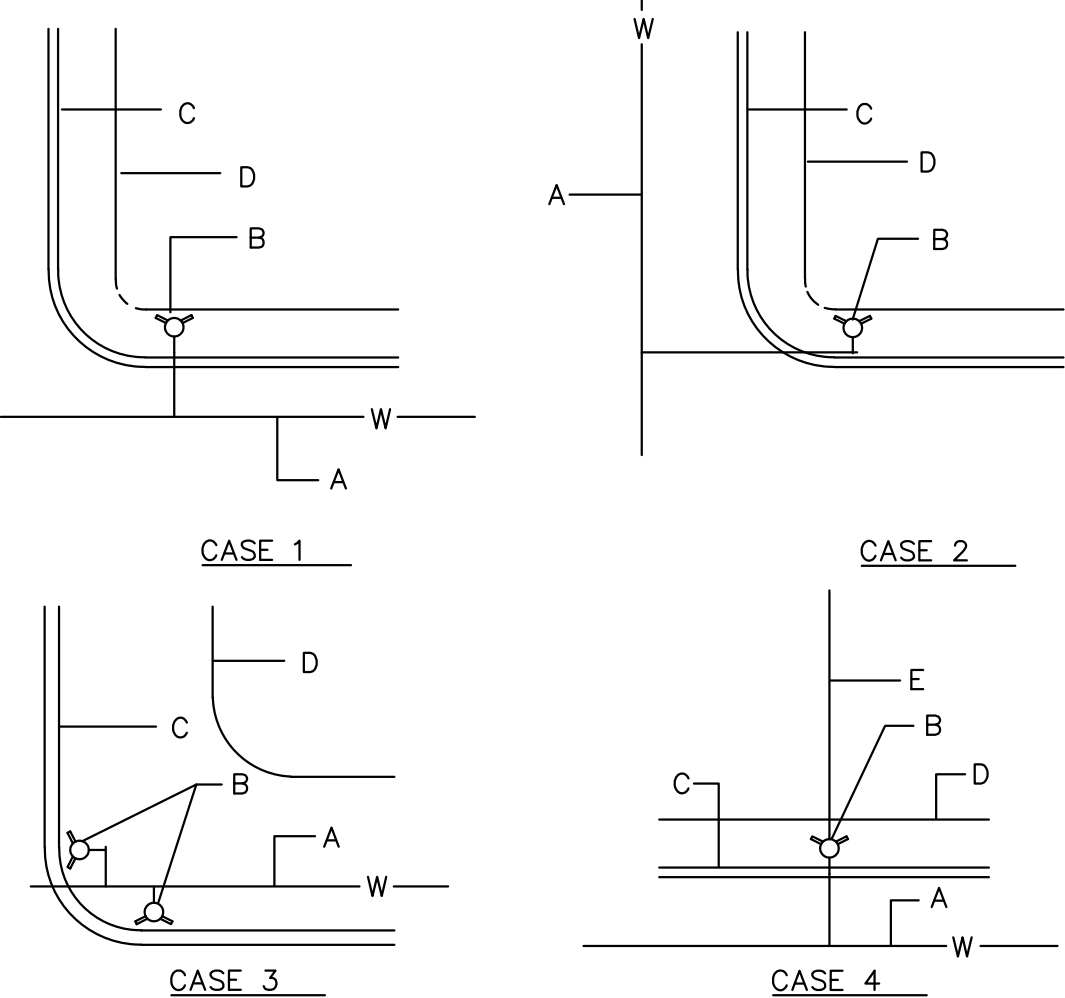


| BORING INSTALLATION | | |
|---------------------|------------------|---------------------|
| CARRIER PIPE SIZE | PIPE CASING SIZE | MIN. WALL THICKNESS |
| 6" | 14" | 0.3125" |
| 8" | 16" | 0.3125" |
| 10" | 18" | 0.3125" |
| 12" | 21" | 0.3750" |
| 14", 15" | 24" | 0.4375" |
| 16" | 26" | 0.4375"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

GENERAL NOTES:

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

UTILITY LINE BORE DETAIL



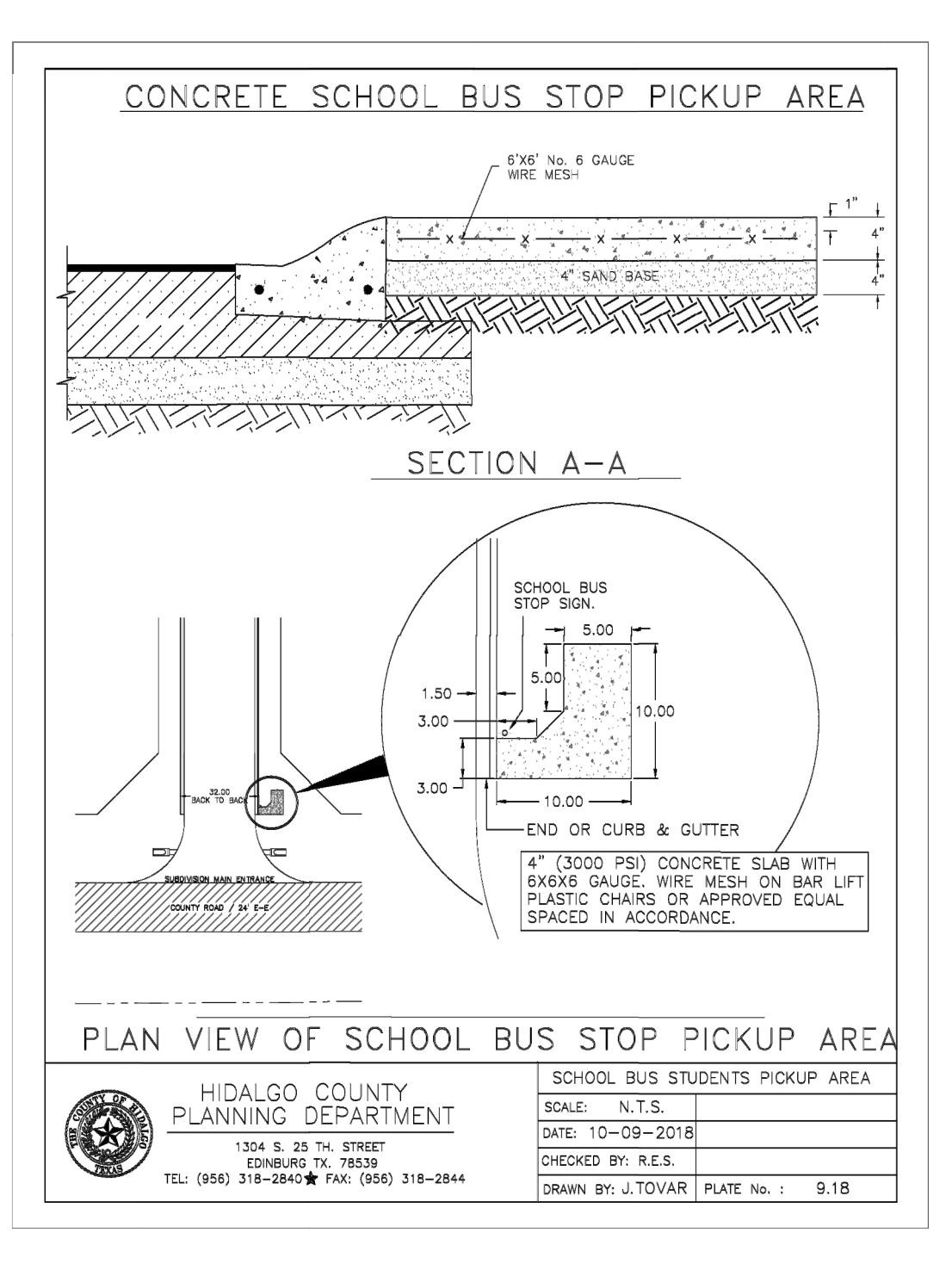
NOTES:

- 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.

CONSTRUCTION NOTES:

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

TYPICAL FIRE HYDRANT LOCATIONS



HIDALGO COUNTY PLANNING DEPARTMENT
 1304 S. 25 TH. STREET EDINBURG TX. 78539
 TEL: (956) 318-2844 FAX: (956) 318-2844

TYPICAL DETAILS
 LAS GAVIOTAS SUBDIVISION
 HIDALGO COUNTY, TEXAS TEXAS

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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| SHEET 5-6: TYPICAL DETAILS | PAGE NO. 5-OF-6 |

