



## Planning Department

**Anthony Uresti**  
*Director of Planning*

### Main Office

2818 S. Business Hwy 281  
Edinburg, Texas 78539  
Phone (956) 318-2840

### Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A  
Weslaco, TX 78596  
Phone (956) 968-4734

### Precinct No. 3 Substation

2401 N. Moorefield Road  
Mission, Texas 78572  
Phone (956) 205-7045

## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

### Contact the Director of Hidalgo County Planning Department to discuss the scope of the project

1. Please return the following for processing (in duplicate)
  - a. Permit application form.
  - b. Locator map.
  - c. Plans/profile of pipe or utility crossing.
  - d. Applicant's insurance certificate (in compliance with Schedule A).
  
2. Check payable to Hidalgo County Planning Department for appropriate fee(s) upon approval by the Hidalgo County Commissioners Court.

Hidalgo County Planning Department will make effort to process permit applications within a minimum of 30 days after receipt of the above required information.

All questions regarding this application should be addressed to the Director of Hidalgo County Planning Department.



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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 1

**APPLICATION AND AGREEMENT FOR PIPELINE OR  
UTILITY PERMIT**

Date: 10-23-2024

North Alamo Water Supply Corporation (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name, Address and Phone number of Applicant:

<u>North Alamo Water Supply Corporation</u>	<u>Christian Sanchez</u>
<u>420 S. Doolittle Rd, Edinburg Tx 78542</u>	<u>956-383-1618</u>

2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):

SAME

3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):

SAME

4. Name, Address and Phone number of contractor to install Pipeline or Utility:

A & M Management, Inc,

P.O. Box 2604, Edinburg Tx 78540 / 956-587-8950





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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

12. Utility Crossing Coordinate X: 26.384063 Y: -97.993425  
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:  
1 - 8" PVC C-900 DR-25 Water line with a 16" PVC casing  
tie in to the existing 8" water line west of Kenyon Road.
14. Pressure (each line):  
35 PSI
15. Content (each line):  
Potable Water
16. Estimated date of installation of Pipeline or Utility:  
AS SOON AS THIS PERMIT GET APPROVED BY H.C. COMMISSIONER COURT



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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnify and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 22nd day of October, 2024.

Christy Sachez

(Name of Applicant – Printed or Typed)

By: *Christy Sachez*  
Signature

Title: New Accounts Supervisor

STATE OF TEXAS  
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,  
Christy Sanchez, on this 22nd day of October, 2024,  
to which witness my hand and seal of office.



*Susan J. Headley*  
Notary Public for the State of Texas

My Commission Expires 6-26-2025



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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

**APPROVAL OF APPLICATION BY  
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_. The above and foregoing Application for Pipeline and Utility  
Permit, and after consideration of the same by the Hidalgo County  
Commissioners Court, said Application and Agreement for Pipeline or  
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

\_\_\_\_\_  
Richard F. Cortez, County Judge



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/23/24

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>DE LA GARZA INSURANCE</b> 3805 Plantation Grove Blvd Ste 16 Mission TX, 78572	<b>CONTACT NAME:</b> Yvonne Flores <b>PHONE (A/C No. Ext):</b> 956-330-8891 <b>E-MAIL ADDRESS:</b> yvonne4insurance@gmail.com	<b>FAX (A/C, No):</b> (956) 338-5693	
	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURED</b>  <b>A&amp;M Management</b> <b>Amed mangager</b> <b>5121 W State Hwy 107</b> <b>Edinburg, Texas 78539</b>	<b>INSURER A:</b> American Risk		
	<b>INSURER B:</b> Progressive		
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		
	<b>INSURER F:</b>		

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			BDG3084871-01	05/17/24	05/17/25	EACH OCCURRENCE	\$ 2,000,000.00
	<input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000.00
							MED EXP (Any one person)	\$ 5,000.00
							PERSONAL & ADV INJURY	\$ 1,000,000.00
GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$ 2,000,000.00
POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/>							PRODUCTS - COMP/OP AGG	\$ 2,000,000.00
OTHER:							<b>ded 1,000.00</b>	\$
B	<b>AUTOMOBILE LIABILITY</b>			969946923	05/19/24	05/19/25	COMBINED SINGLE LIMIT (Ea accident)	\$ 30,000.00
	<input checked="" type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$ 60,000.00
	<input checked="" type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$ 25,000.00
	<input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
<b>UMBRELLA LIAB</b>							EACH OCCURRENCE	\$
<b>EXCESS LIAB</b>							AGGREGATE	\$
DED <input type="checkbox"/> RETENTION \$ <input type="checkbox"/>								\$
<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>							PER STATUTE	OTH-ER
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N <input type="checkbox"/> N / A							E.L. EACH ACCIDENT	\$
If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

**General Liability- Blanket Additional insured with primary and Non - Contributory language and waiver of Subrogation included per forms CG20350720 and CG20391219**

**Grapefruit Acres Phase 4.**

**CERTIFICATE HOLDER****CANCELLATION**

Hidalgo County Planning Department  
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SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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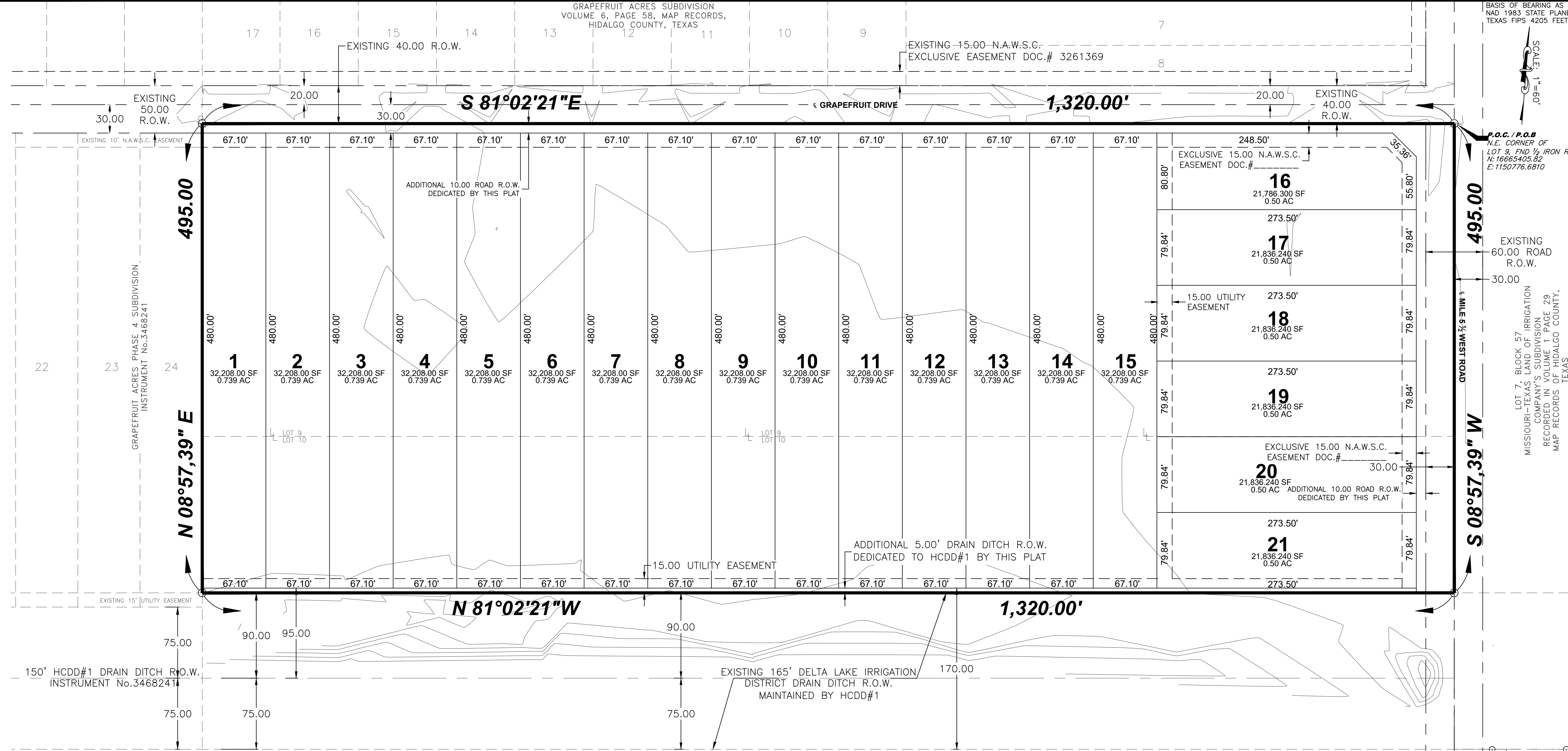
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# PIPELINE AND UTILITY PERMIT APPLICATION PACKET

## EXHIBIT A

(Please insert description of project location and supporting documents for proposed utility work)

SEE ATTACHED SUBDIVISION CONSTRUCTION  
PLANS AND DETAILS



- GENERAL SUBDIVISION PLAN 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 DATE: 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: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER; CORNER SIDE: 5.00 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=16957716.39
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 42,833.50 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. THE 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 COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH AUTHORIZED DEPARTMENT.
    - OSSE 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 ABSORBENT 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 DRAINAGE 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 A TRACT OF LAND CONVEYED TO LINDA MASSEY BY INSTRUMENT RECORDED IN CLERK'S FILE NUMBER 2821396 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS FOR THE SOUTHWEST CORNER 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 30.0 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 1300.0 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE EAST LINE OF GRAPEFRUIT ACRES PHASE II AS RECORDED IN CLERK'S 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 NORTHEAST CORNER OF LOT 10 OF SAID CITRUS GROVE UNIT 1 CONTINUING TO A TOTAL DISTANCE OF 480.0 FEET TO A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP AT THE SOUTH LINE OF SAID GRAPEFRUIT ACRES FOR THE NORTHEAST 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 1300.0 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 653400.0 SQUARE FEET, 15.000 ACRES

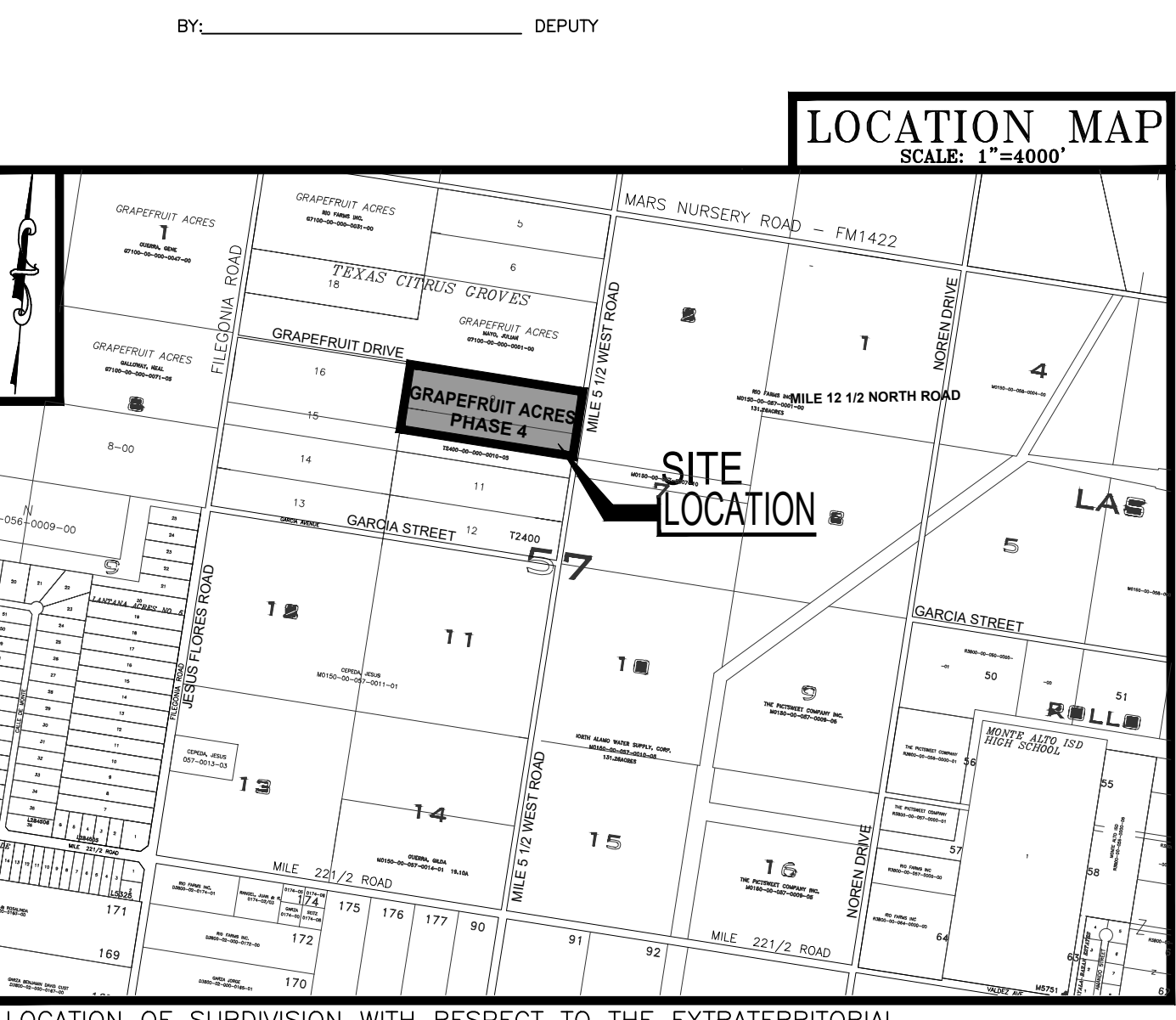
**LEGEND**

- 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, Y - LATITUDE AND LONGITUDE COORDINATES

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



# 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

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.

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.

DATE THIS THE 04 DAY OF OCTOBER, 2024.

*Guillermo Arratia, P.E.*  
 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.

DATE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

**PRELIMINARY**  
 REGISTERED PROFESSIONAL SURVEYOR  
 No.5055 STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

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 (THEY) 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 THE \_\_\_\_\_ 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, 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.

DATE 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

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

**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.

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 \_\_\_\_\_

**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.

**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 WILCOX

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 OR 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 WILCOX 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 TEXAS COUNTY OF HIDALGO

CERTIFICATE OF PLAT APPROVAL

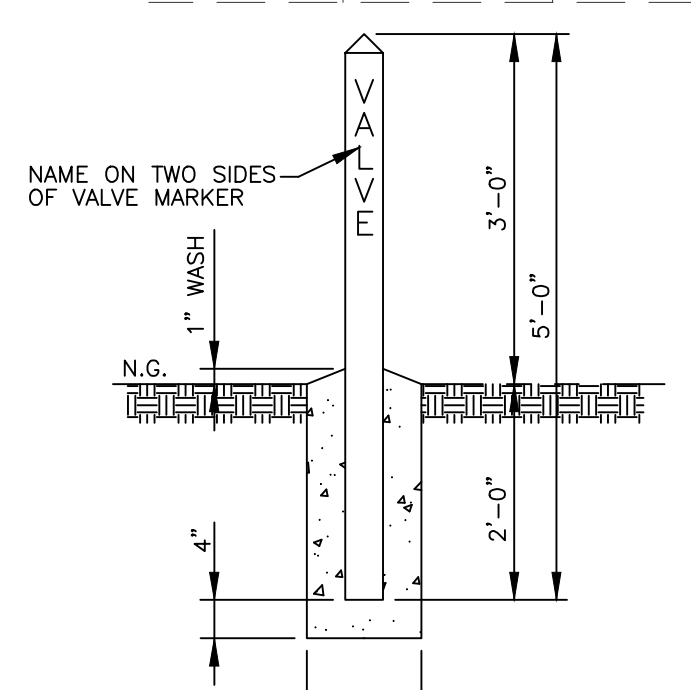
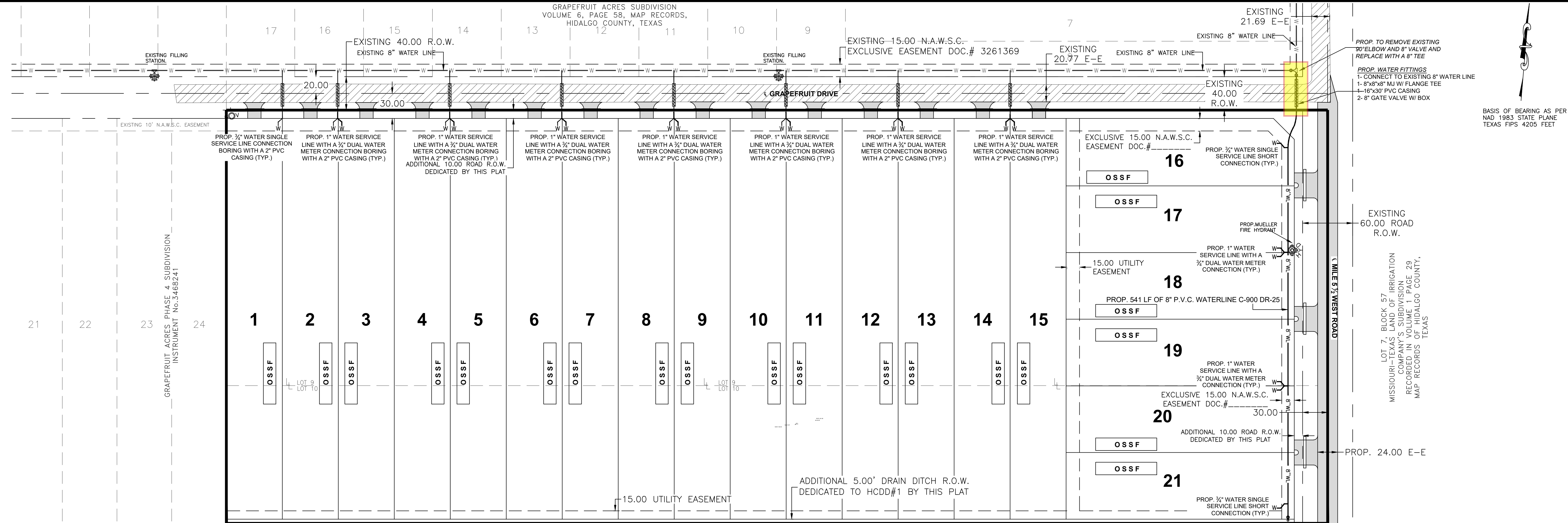
I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GRAPEFRUIT ACRES PHASE 4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DRAWING DATE: APRIL 04, 2024  
 REVISED DATE: OCTOBER 04, 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

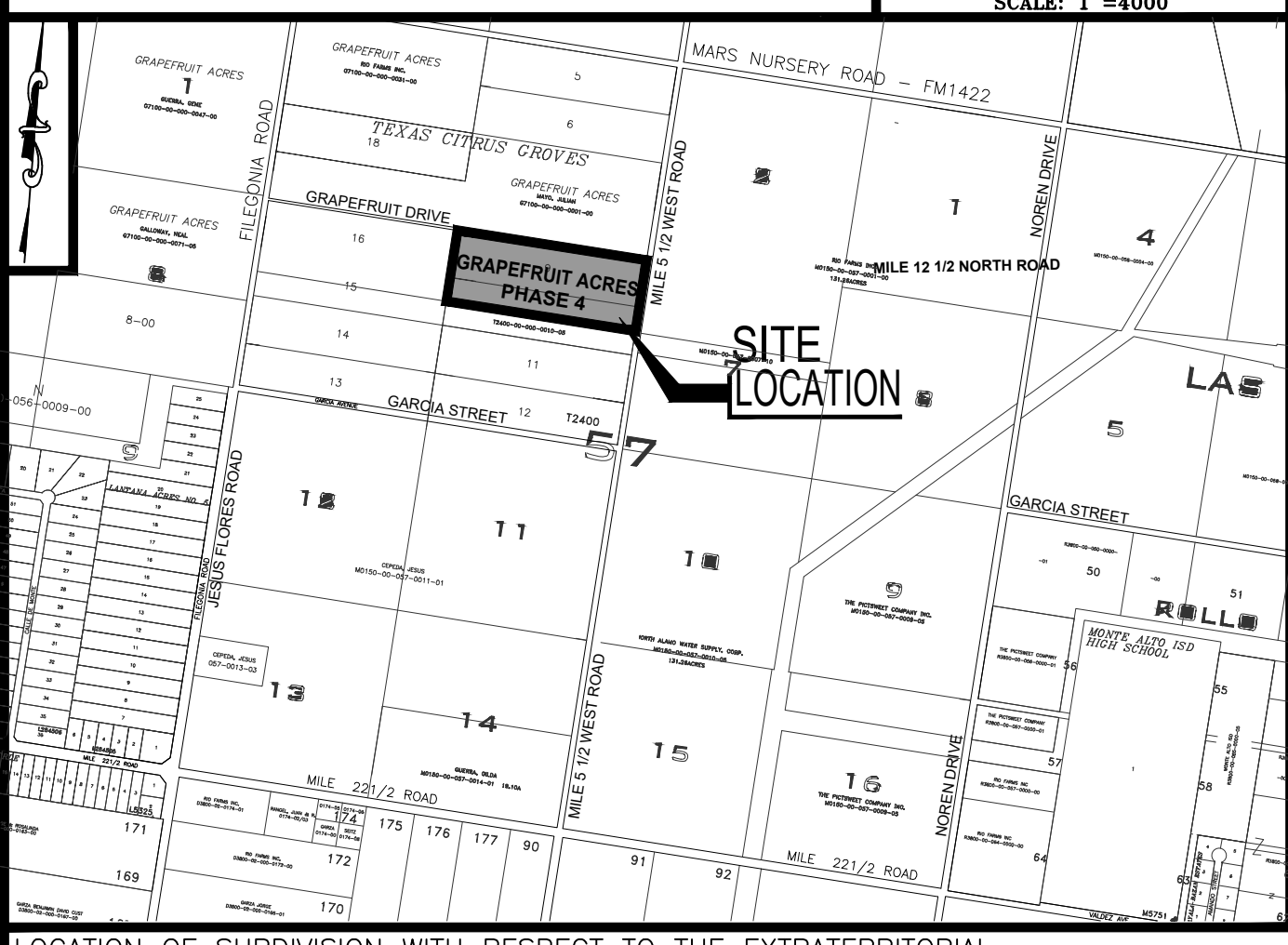
SHEET 2 OF 4



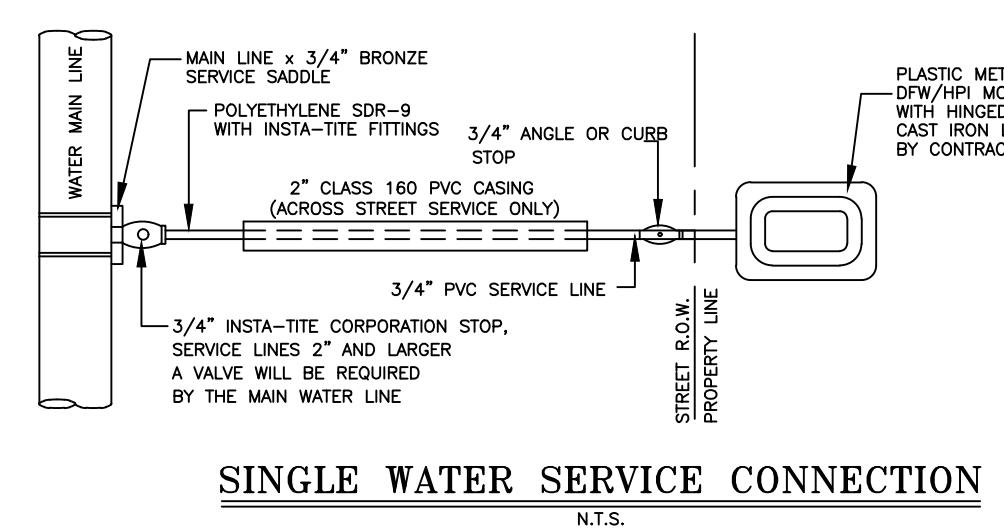
- NOTES:**
- 4"x4"x5"-0" TREATED WOOD POST, TOP POINTED AT 45° ANGLE. PRIME AND PAINT WITH TWO COATS OF YELLOW SEMI-GLOSS ENAMEL. LETTERS TO BE 3" IN HEIGHT AND PAINTED WITH BLACK SEMI-GLOSS ENAMEL.
  - VALVE MARKERS SHALL BE INSTALLED AT EACH LINE VALVE AND FLUSH VALVE.

**VALVE MARKER DETAIL**  
N.T.S.

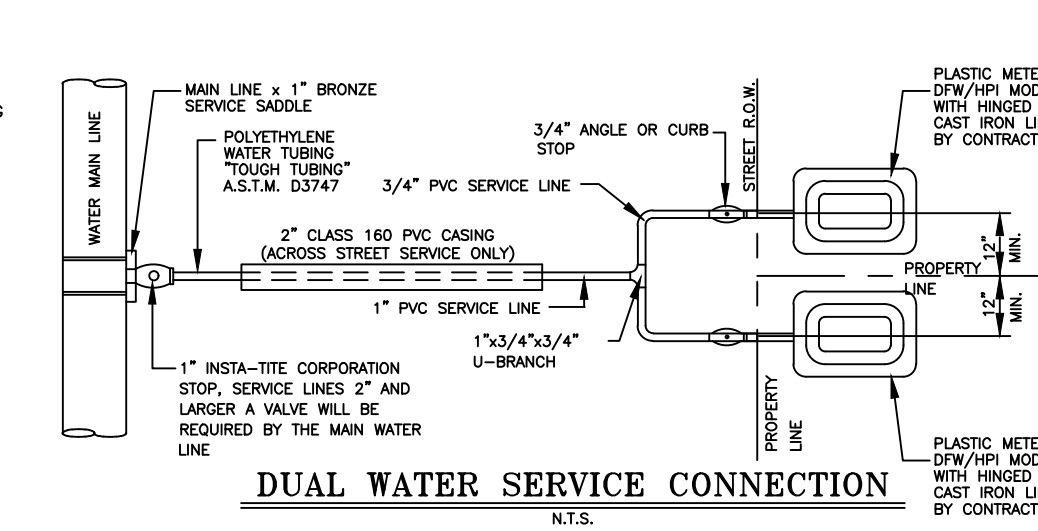
**LOCATION MAP**  
SCALE: 1" = 4000'



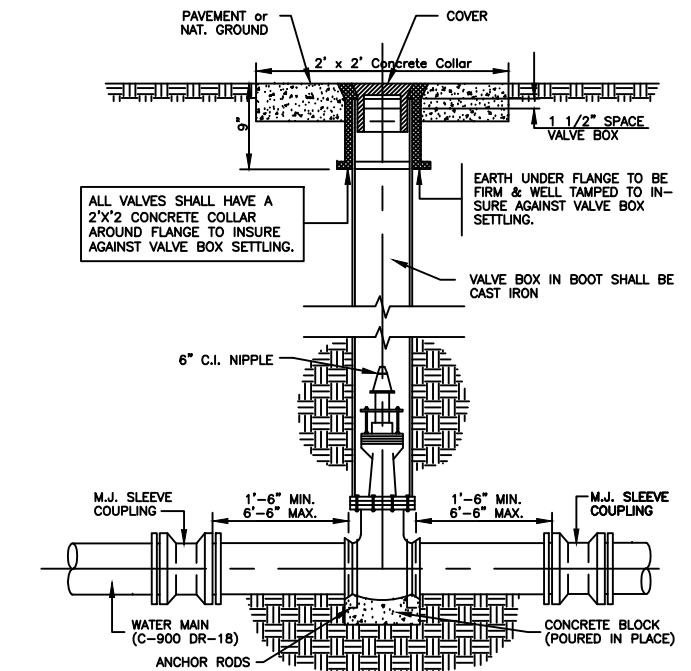
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
GRAPEFRUIT ACRES PHASE 4 SUBDIVISION IS LOCATED ON THE SOUTH WEST CORNER OF GRAPEFRUIT DRIVE AND MILE 5 1/2 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 101,170 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE RURAL AREA OF THE COUNTY, UNDER LOCAL GOVERNMENT CODE 212.001, PRECINCT. NO. 1.



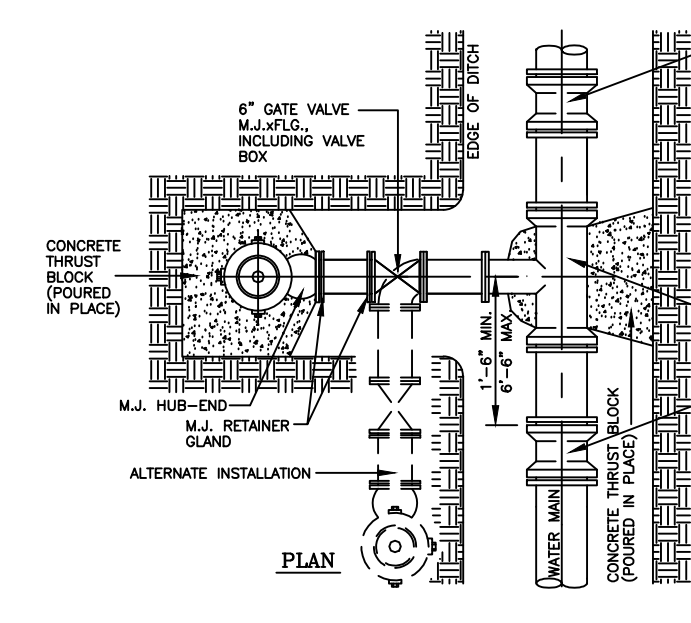
**SINGLE WATER SERVICE CONNECTION**  
N.T.S.



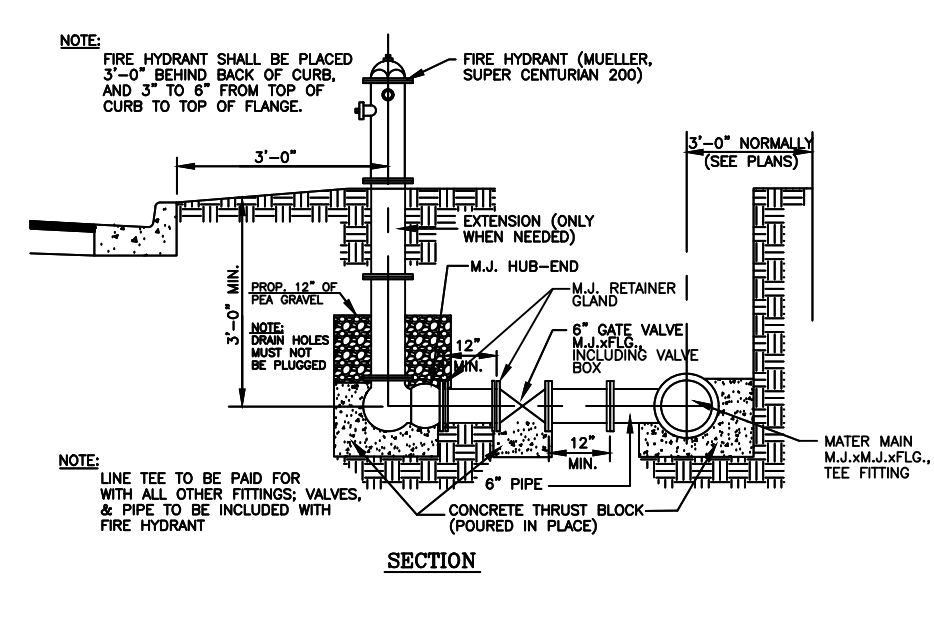
**DUAL WATER SERVICE CONNECTION**  
N.T.S.



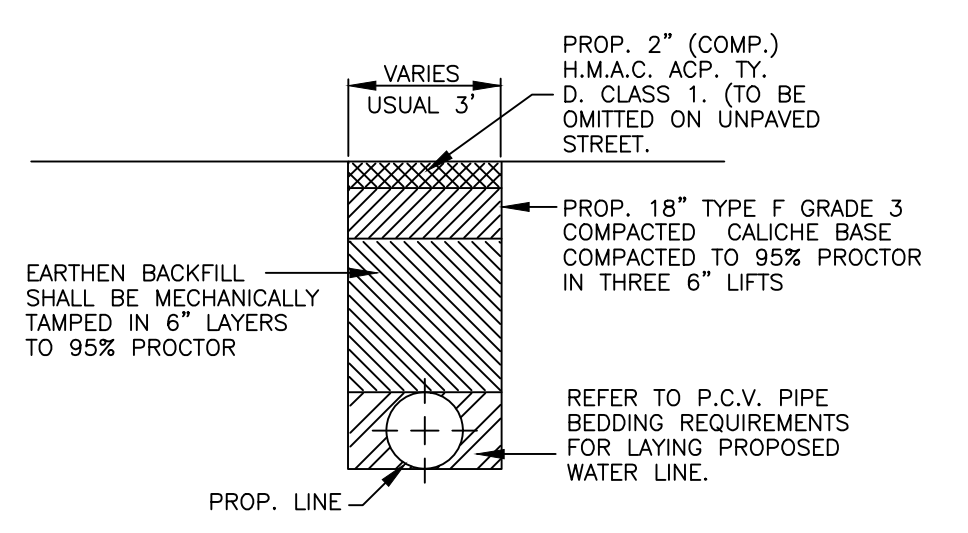
**TYPICAL VALVE and VALVE BOX INSTALLATION**  
N.T.S.



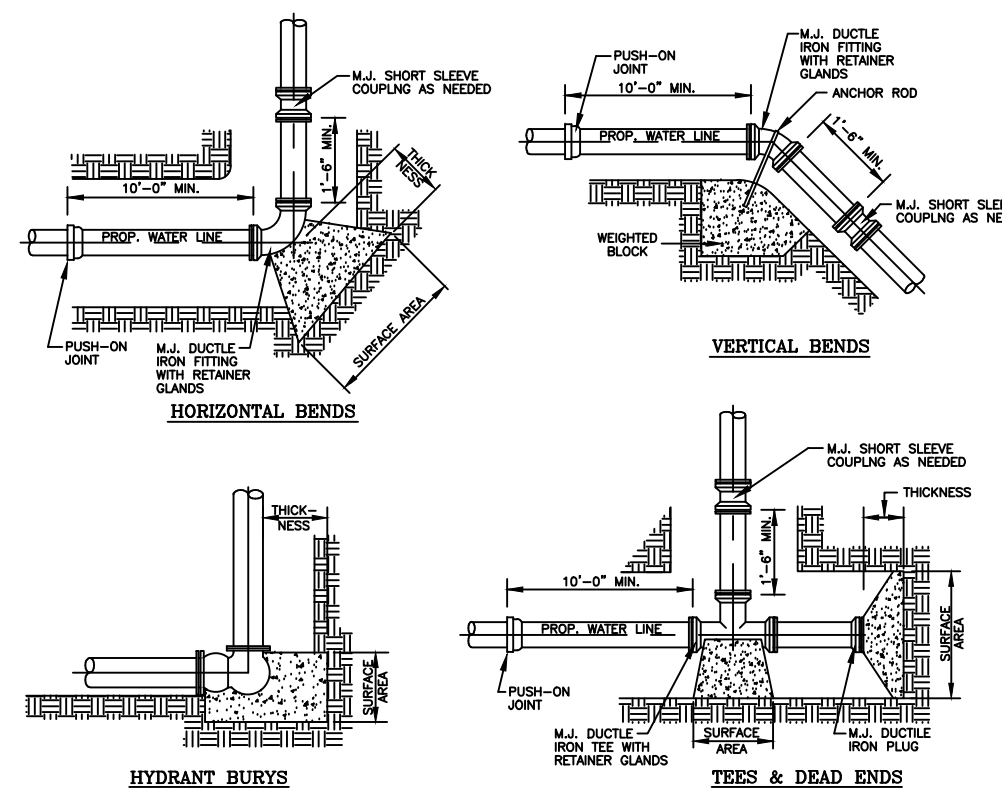
**TYPICAL FIRE HYDRANT INSTALLATION**  
N.T.S.



**TYPICAL FIRE HYDRANT INSTALLATION**  
N.T.S.



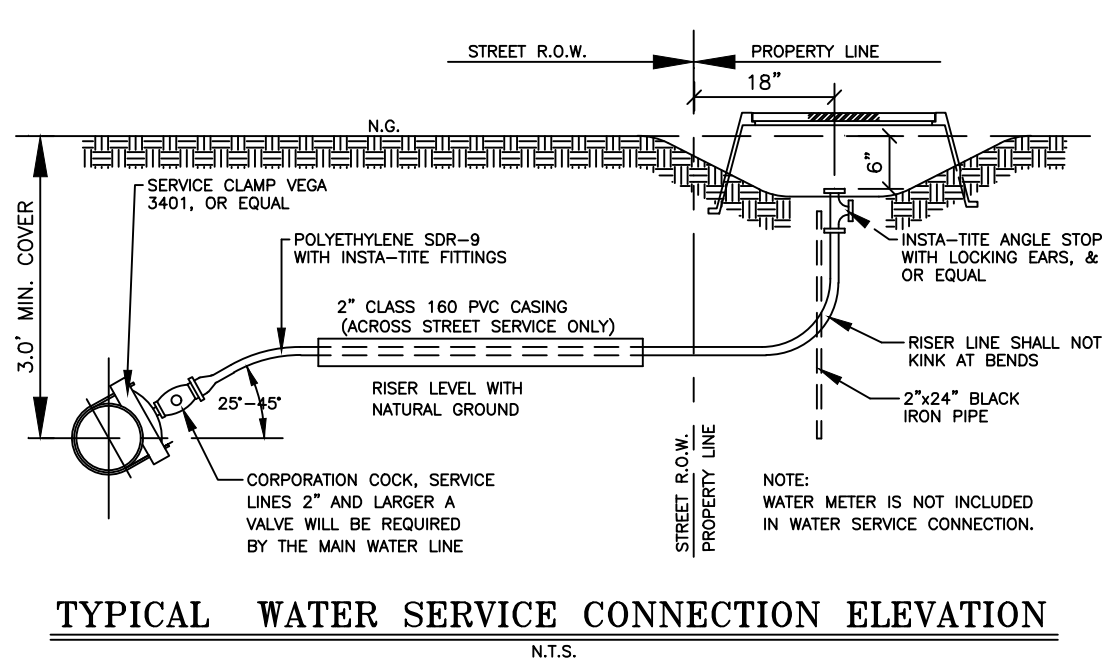
**PAVED and UNPAVED STREET BACKFILL DETAIL**  
N.T.S.



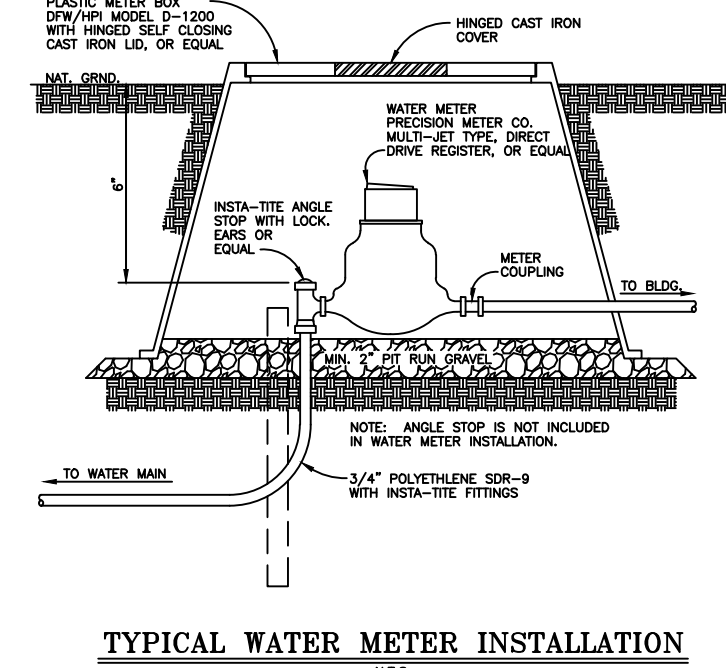
**THRUST BLOCK DETAILS**  
N.T.S.

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.
2 1/2\"/>			

- GENERAL NOTES:**
- ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF APPROX. 5000 LBS./SQ.FT. WITH PIPELINE HAVING A SLOPE OF 3% OF GRADE.
  - THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA WHEN SOIL RESISTANCE IS APPROVED SOIL. RESISTANT TEST RESULTS GREATER THAN 5000 LBS./SQ.FT. ARE REQUIRED.
  - THE LOCATION OF THRUST BLOCK DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.
  - RESISTANT TEST MUST BE FOR A MINIMUM OF FOUR (4) HOURS AND COMPLY WITH TEXAS INSTRUCTION 1942-A, APPENDIX A.



**TYPICAL WATER SERVICE CONNECTION ELEVATION**  
N.T.S.



**TYPICAL WATER METER INSTALLATION**  
N.T.S.

**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

STATE OF TEXAS  
GUILLERMO A. ARRATIA  
REGISTERED PROFESSIONAL ENGINEER  
94001  
10-09-2024

**PROP. WATER DISTRIBUTION DESIGN**

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