



# 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: 12-17-2024

PROPOSED AGOSTADERO DEL GATO PHASE 1 SUBDIVISION, PRECINCT No. 2.

ENGINEER RIO DELTA ENGINEERING DEVELOPER: MCALLEN INVESTMENTS PARTNERS, LTD.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 85  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 7

LOCATION DESCRIPTION: SOUTH OF EL GATO ROAD APPROXIMATELY 1/2 MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF ALAMO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-21-2023 PROPERTY LIES WITHIN FLOOD ZONE: "B" 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: 30.0 FEET ONTO EL GATO RD.

H.C.R.O.W. FINAL APPROVAL DATE: 12-10-2024 BY, PLANNING DEPARTMENT

H.C.H.D. FINAL APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  SEWER M.H.W.S.C. LINE SIZE: 8" LOCATION: EL GATO ROAD

WATER SERVICE PROVIDER: M.H.W.S.C. LINE SIZE: 12" LOCATION: EL GATO ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-20-2024: 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.

REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT:** Amount: **\$20,000.00** For: (Lot Grading)

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 30, 2023

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

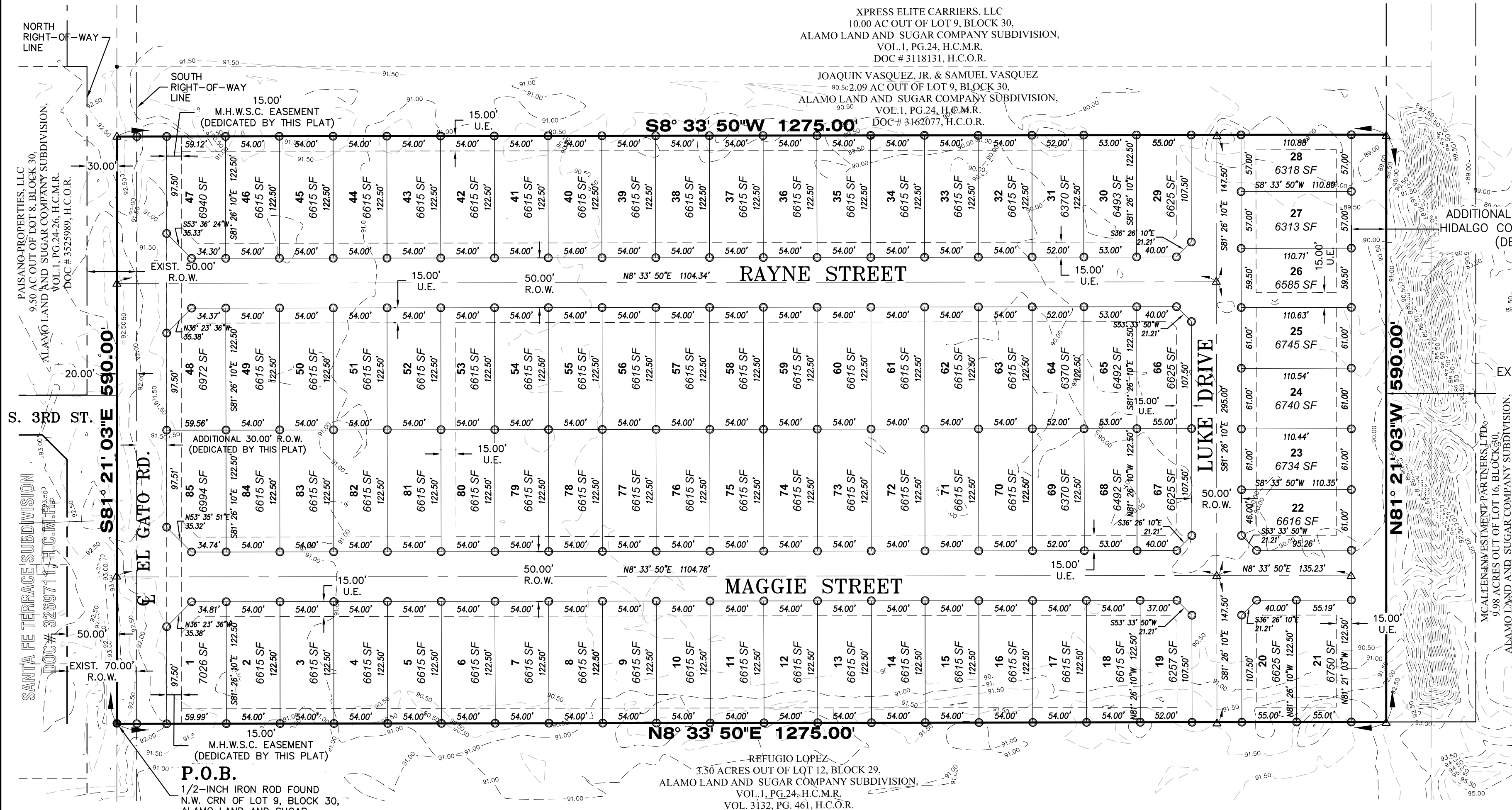
**Final Approval** with financial guarantee

*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.*

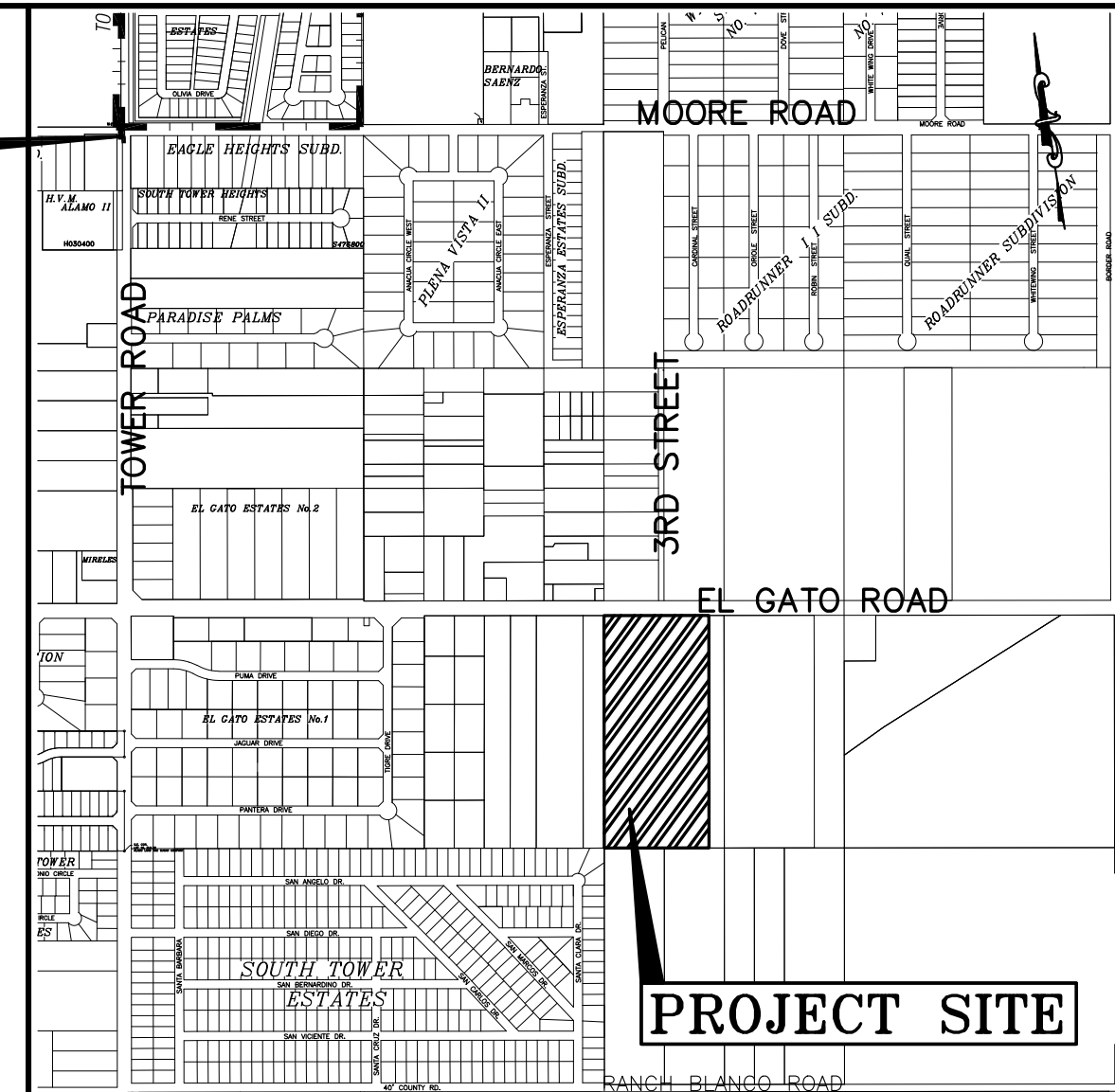
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# AGOSTADERO DEL GATO PHASE 1 SUBDIVISION

BEING A 17.27 ACRES TRACT OF LAND, OUT OF LOT 9, BLOCK 30, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LEGEND	
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
△	COTTON PICKER SPINDLE SET
M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
CL	CENTER LINE
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
M.H.W.S.C.	MILITARY HIGHWAY WATER SUPPLY CORPORATION
H.C.I.D. No. 2	HIDALGO COUNTY IRRIGATION DIST. #2
D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
O.R.H.C.	OFFICIAL RECORDS OF HIDALGO COUNTY
(XXX)	PLAT CALL VOL. 37, PG. 74, H.C.M.R.
XXX	MEASURED
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



**AGOSTADERO DEL GATO PHASE 1 SUBDIVISION IS LOCATED APPROX. 2680 FEET EAST FROM THE INTERSECTION BETWEEN EL GATO ROAD AND TOWER ROAD, SOUTH SIDE OF EL GATO ROAD, THE NEARBY MUNICIPALITY OF THE CITY OF ALAMO. AGOSTADERO DEL GATO PHASE 1 SUBDIVISION IS LOCATED OUTSIDE OF THE EXTRA TERRITORIAL JURISDICTION AS PER LOCAL GOVERNMENT CODE § 212.001, IN HIDALGO COUNTY PRECINCT 2. THE ESTIMATED POPULATION OF THE CITY OF ALAMO IS 19,493 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.**

### GENERAL NOTES:

- FLOOD ZONE STATEMENT: ZONE "B" OF THE FLOOD INSURANCE RATE, AREAS BETWEEN LIMITS OF 100 - YEAR FLOOD AND 500 - YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100 - YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0295 D MAP REVISED: JUNE 6, 2000.
- SETBACKS:  
 FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER  
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
 CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- B.M. NO. 1---, ELEV. 92.85 N.A.D. 83, DESCRIPTIONS: SET CONCRETE NAIL LOCATED APPROX 100 FEET NORTH FROM THE INTERSECTION OF EL GATO ROAD AND S 3RD STREET. GPS POINT, GRID COORDINATES N 16581974.8100, E 1113267.9540
- B.M. NO. 2---, ELEV. 92.74 N.A.D. 83, DESCRIPTIONS: COTTON PICKER SPINDLE FOUND LOCATED APPROX 330 FEET EAST FROM THE INTERSECTION OF EL GATO ROAD AND S 3RD STREET. GPS POINT, GRID COORDINATES N 16581814.6000, E 1113585.0250
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **114,439** CUBIC-Feet OR **2,622** Acre-Feet OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR STORM DRAINAGE IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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.
- A 4' WIDE SIDEWALK SHALL BE BUILT AT THE TIME OF BUILDING PERMIT ALONG THE FRONT OF THE LOTS.
- ALL UTILITIES EASEMENTS, ALLEYS AND RIGHT-OF-WAYS SHALL BE PROPERLY MAINTAINED BY OWNER PER HIDALGO COUNTY REQUIREMENTS.
- NO DRIVEWAY ACCESS FOR LOTS 1, 47, 48 AND 85 ALONG EL GATO ROAD SHALL BE PERMITTED.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

### METES AND BOUNDS

BEING A 17.27 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 17.27 ACRES TRACT BEING OUT OF AND FORMING A PART OR PORTION OF LOT 9, BLOCK 30, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 17.27 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 9, BLOCK 30, SAME BEING A POINT ON THE EXISTING CENTERLINE OF EL GATO ROAD, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

**THENCE** S 81° 21' 03" E ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 30, SAME BEING THE CENTERLINE OF EL GATO ROAD, A DISTANCE OF 590.00 FEET TO A 60-D NAIL SET, SAID NAIL BEING DISTANT N 81° 21' 03" E 102.00 FEET FROM A COTTON-PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF A CALLED 5.45-ACRE TRACT CONVEYED TO JOAQUIN VASQUEZ, JR. AND SAMUEL VASQUEZ, RECORDED IN DOCUMENT NUMBER 3070058, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 08° 33' 50" W ACROSS THE SAID LOT 9, BLOCK 30, SAME BEING PARALLEL TO AND 70.00 FEET OFFSET WEST FROM THE EAST BOUNDARY LINE OF THE SAID 5.45-ACRE TRACT, PASSING AT 20.00 FEET A 1/2-INCH CAPPED IRON SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF EL GATO ROAD, AND CONTINUING A TOTAL DISTANCE OF 1,275.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE NORTH LINE OF A CALLED 90.00 FEET HIDALGO COUNTY IRRIGATION DISTRICT No. 2 DRAIN DITCH RIGHT-OF-WAY (CLAIMED IN FEE), FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 81° 21' 03" W ALONG THE NORTH LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT No. 2 DRAIN DITCH RIGHT-OF-WAY, TO A POINT ON THE WEST LINE OF SAID LOT 9, BLOCK 30, A DISTANCE OF 590.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** N 08° 33' 50" E ALONG THE WEST LINE OF SAID LOT 9, BLOCK 30, PASSING AT 1,255.00 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF EL GATO ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 1,275.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.27 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE NORTH 20.00 FEET (0.27 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF EL GATO ROAD.

### STATE OF TEXAS - COUNTY OF HIDALGO

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

WE, **MALLEN INVESTMENT PARTNERS, LTD.** AS OWNER(S) OF THE 17.27 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **AGOSTADERO DEL GATO PHASE 1 SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

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

(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 CONNECTION 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.

THOMAS F. PHILLIPS, MANAGER  
 MALLEN INVESTMENT PARTNERS, LTD.  
 4451 S. JACKSON, SUITE A  
 EDINBURG, TEXAS 78539

DATE \_\_\_\_\_

**STATE OF TEXAS - COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **THOMAS F. PHILLIPS**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

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

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **AGOSTADERO DEL GATO PHASE 1 SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO.2 RIGHTS OF WAY OR EASEMENTS.

ATTEST: \_\_\_\_\_  
 PRESIDENT SECRETARY

### 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

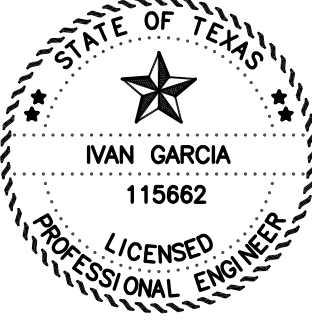
DATE \_\_\_\_\_

### STATE OF TEXAS - COUNTY OF HIDALGO

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

IVAN GARCIA P.E. R.P.L.S.  
 REG. PROFESSIONAL ENGINEER NO. 115662

DATE \_\_\_\_\_



### STATE OF TEXAS - COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS.

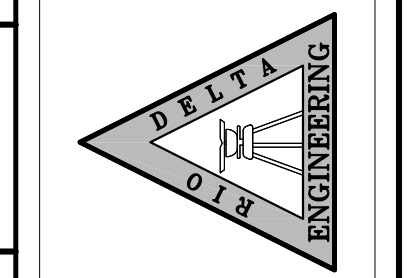
IVAN GARCIA, P.E., R.P.L.S.  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496  
 SURVEY FIRM # 10194027

DATE \_\_\_\_\_



PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE & FAX	
OWNER(S): MALLEN INVESTMENT PARTNERS, LTD.	910 E. BUSINESS 83 SAN JUAN, TX. 78599	(956) 687-3343	
SURVEYOR: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083	
ENGINEER: IVAN GARCIA	P.E., R.P.L.S. 921 S. 10TH AVENUE EDINBURG, TX. 78539	(956) 380-5152 (956) 380-5083	

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



DRAWN: DANIEL RODRIGUEZ E.I.T.  
 DESIGN: IVAN GARCIA P.E. R.P.L.S.  
 CHECKED: IVAN GARCIA P.E. R.P.L.S.  
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
 SCALE: 1"=80'  
 DATE: JUNE 27, 2024

ISSUED FOR  
**FINAL**

**PLAT SHEET**  
**AGOSTADERO DEL GATO PHASE 1 SUBDIVISION**  
**HIDALGO COUNTY**  
**TEXAS**

REVISION NOTES TABLE	
DATE	DESCRIPTION

**INDEX TO SHEETS OF AGOSTADERO DEL GATO PHASE 1 SUBDIVISION**

SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP: LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), 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.O.D. No. 1; H.C.I.D. No. 2

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION

SHEET 3: WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION

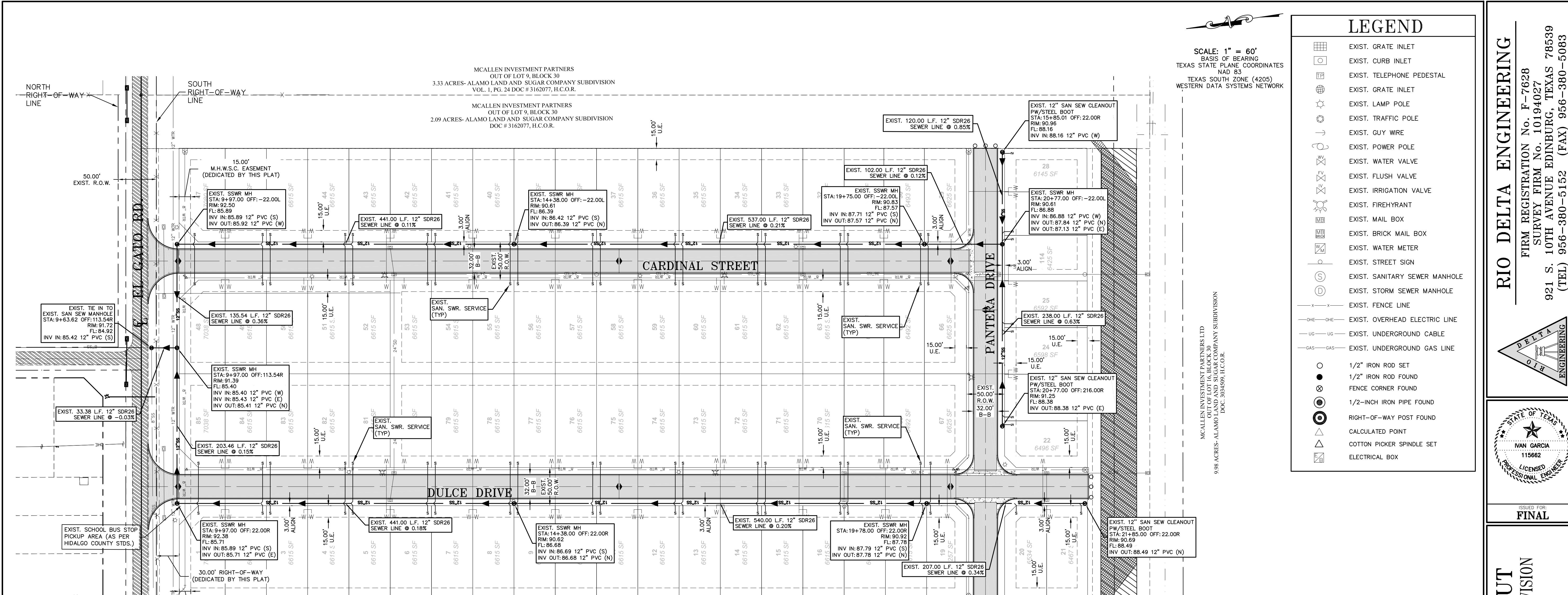
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION

SHEET 5: TYPICAL DETAILS-- WATER SERVICE DETAILS

SHEET 6: TYPICAL DETAILS-- SEWER SERVICE DETAILS

SHEET 7: TYPICAL DETAILS

PROJECT:  
 SUB 21 031  
 PAGE NO.  
**1-OF-7**

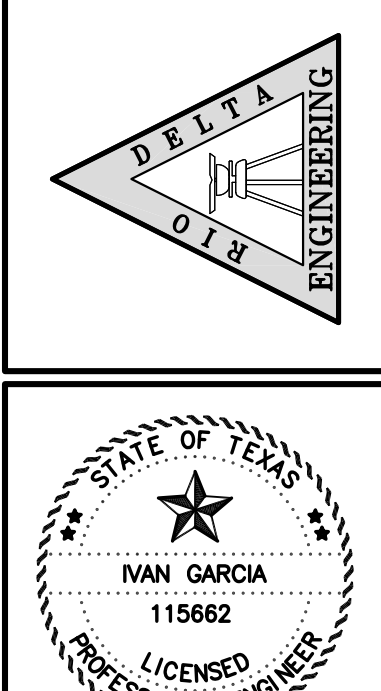


### LEGEND

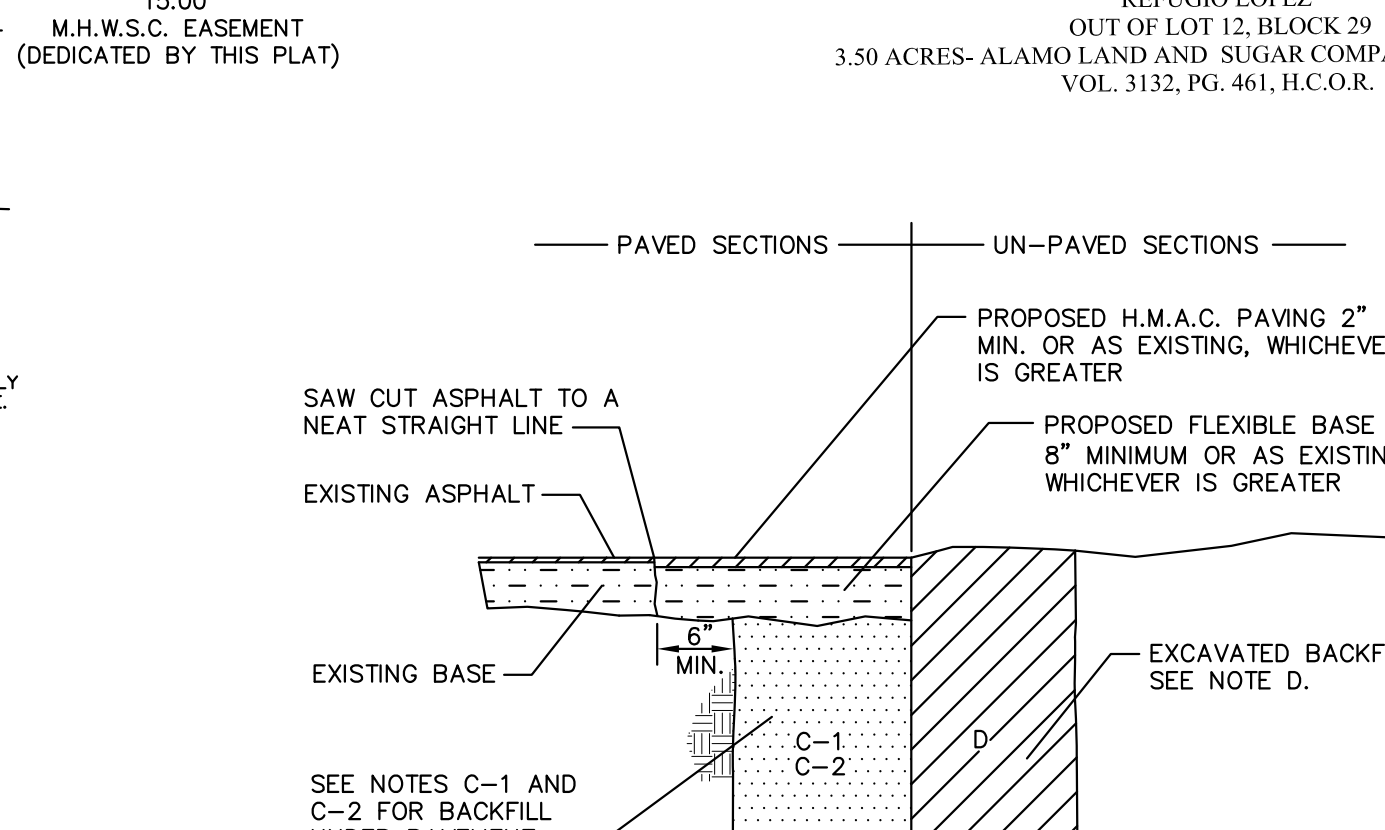
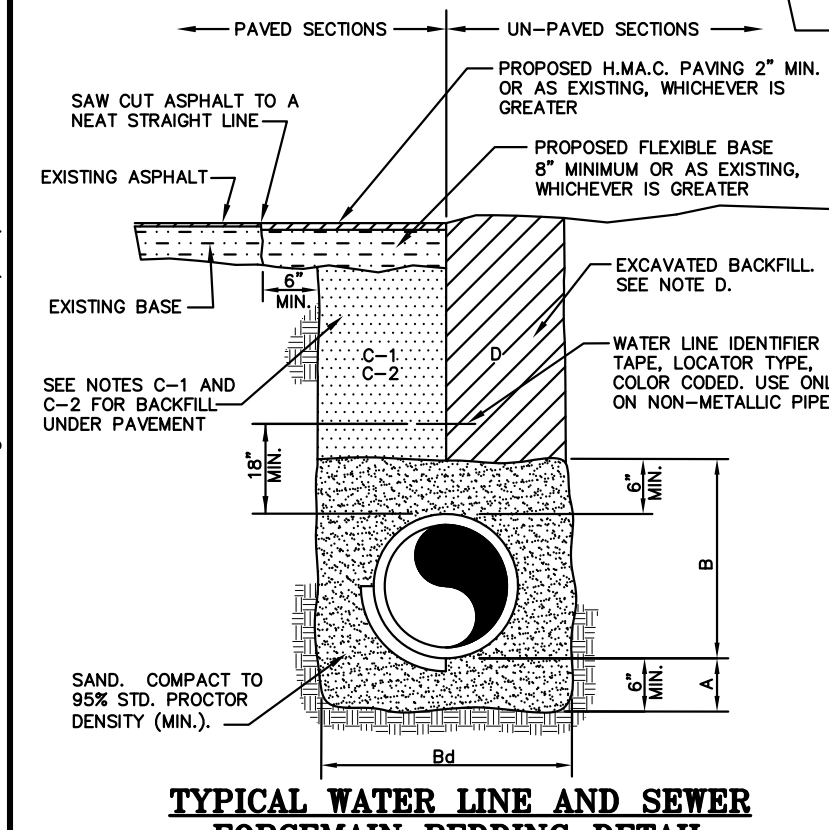
	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. GUY WIRE
	EXIST. POWER POLE
	EXIST. WATER VALVE
	EXIST. FLUSH VALVE
	EXIST. IRRIGATION VALVE
	EXIST. FIREHYDRANT
	EXIST. MAIL BOX
	EXIST. BRICK MAIL BOX
	EXIST. WATER METER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

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



ISSUED FOR:  
**FINAL**



**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.
- EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

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 90% 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.

**ENGINEERING REPORT FOR AGOSTADERO DEL GATO PHASE 1 SUBDIVISION**  
BY IVAN GARCIA, P.E., R.P.L.S.

**LEGAL DESCRIPTION:**  
BENING A 17.27 ACRES TRACT OF LAND, OUT OF LOT 9, BLOCK 30, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**PROPOSED USE:**  
ALL LOTS ARE VACANT AND WILL BE USED FOR SINGLE FAMILY HOMES.

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

M.H.W.S.C. HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF EL GATO ROAD RIGHT-OF-WAY. M.H.W.S.C. THE WATER SYSTEM FOR AGOSTADERO DEL GATO PHASE 1 SUBDIVISION CONSISTS OF (40) 12" DIAMETER DUAL SERVICE, AND (5) 3/4" DIAMETER SINGLE SERVICE LINE THAT CONNECT INTO A PROPOSED INTERIOR 8" LINE FOR ALL LOTS. SERVICES TERMINATE AT THE WATER METER BOX FOR ALL LOTS AND 5 FIRE HYDRANTS HAVE BEEN INSTALLED ON THE PROPOSED 8" LINE. THE (40) 1" DUAL SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$ 2,200.00. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$ 241,240.00. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO M.H.W.S.C., A TOTAL OF \$ 4,975.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO M.H.W.S.C.

**SEWER FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:**  
SEWAGE FROM AGOSTADERO DEL GATO PHASE 1 WILL BE TREATED BY SANITARY SEWER SYSTEM CONSISTING OF A 2" SEWER SERVICE LINE FOR EACH LOT. M.H.W.S.C. HAS AN EXISTING 8" LINE ALONG THE SOUTH SIDE OF EL GATO ROAD RIGHT-OF-WAY. THE SEWER SYSTEM FOR AGOSTADERO DEL GATO PHASE 1 CONSISTS OF (80) 2" DIAMETER SERVICE LINE THAT CONNECT INTO THE EXISTING 12" SEWER LINE FOR ALL LOTS. THE (80) 2" SEWER SERVICE LINE HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$ 297,300.00. THE OWNER OF THIS DEVELOPMENT HAS PAID SANITARY SEWER FEES, WHICH INCLUDE THE INSPECTION FEES, TO M.H.W.S.C., A TOTAL OF \$ 4,975.00, AS STATED IN THE 30 YEAR SEWER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO M.H.W.S.C.

**ENGINEER CERTIFICATION:**  
I CERTIFY THAT THE WATER AND SANITARY SEWER 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 \$ 241,240.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO M.H.W.S.C., A TOTAL OF \$ 4,975.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO M.H.W.S.C.

**SANITARY SEWER FACILITIES:**  
THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM PER LOT WILL BE \$ 3,716.25. SEWAGE FACILITIES - SANITARY SEWER SYSTEM SYSTEM IS ESTIMATED FOR A TOTAL OF \$ 297,300.00 FOR THE ENTIRE SUBDIVISION.

**REPORT DE INGENIERIA DE AGOSTADERO DEL GATO PHASE 1 SUBDIVISION**  
POR: IVAN GARCIA, P.E., R.P.L.S.

**ABASTECIMIENTO DE AGUA POTABLE, DESCRIPCION, COSTO Y FECHA DE OPERABILIDAD**  
LA SUBDIVISION AGOSTADERO DEL GATO PHASE 1 SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE MILITARY HIGHWAY WATER SUPPLY CORPORATION, LA COMPANIA DE AGUA (M.H.W.S.C.), EL DUEÑO DE LA SUBDIVISION Y M.H.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. M.H.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

M.H.W.S.C. TIENE UN CONDUCTO DE AGUA DE 12" PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA GATO ROAD. EL SISTEMA REQUERIDO PARA AGOSTADERO DEL GATO PHASE 1 SUBDIVISION CONSISTE EN (40) CUARENTA SERVICIOS DE AGUA DOBLE DE 1" DE DIAMETRO Y (5) CINCO SERVICIOS DE AGUA INDIVIDUAL DE 3/4" DE DIAMETRO LA CUAL ESTA CONECTADA A LA LINEA DE 8" DE DIAMETRO PARA TODOS LOS LOTES, Y TERMINA EN LOS MEDIDORES DE AGUA. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE AGOSTADERO DEL GATO PHASE 1 SUBDIVISION SE ESTIMA EN \$ 241,240.00. A UN COSTO TOTAL DEL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 HIDRANTES DE AGUA (FIRE HYDRANT) A UN COSTO DE \$ 2,200.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFFAS DE INSPECCION DE M.H.W.S.C., POR UN TOTAL DE \$ 4,975.00. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE CADA UNO DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE M.H.W.S.C.

**DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL SERVICIO PARA LA SUBDIVISION**  
LAS AGUAS RESIDUALES DE AGOSTADERO DEL GATO PHASE 1 SERAN TRATADAS MEDIANTE UN SISTEMA DE ALCANTARILLADO SANITARIO QUE CONSTA DE UNA LINEA DE SERVICIO DE ALCANTARILLADO DE 2" PARA CADA LOTE. M.H.W.S.C. TIENE UNA LINEA EXISTENTE DE 8" A LO LARGO DEL LADO SUR DEL DERECHO DE VIA DE LA CARRETERA EL GATO. EL SISTEMA DE ALCANTARILLADO PARA AGOSTADERO DEL GATO PHASE 1 CONSISTE DE (80) LINEA DE SERVICIO DE 2" DE DIAMETRO QUE SE CONECTA A LA LINEA DE ALCANTARILLADO EXISTENTE DE 12" PARA TODOS LOS LOTES. LA LINEA DE SERVICIO DE ALCANTARILLADO DE (80) 2" VA HA 800 INSTALADA. EL COSTO PARA LA CONSTRUCCION DEL SISTEMA DE ALCANTARILLADO SANITARIO PARA ESTA SUBDIVISION SE ESTIMA EN \$ 297,300.00. EL DUEÑO DE ESTE DESARROLLO HA PAGADO TARIFFAS DE ALCANTARILLADO SANITARIO, QUE INCLUYEN LAS TARIFFAS DE INSPECCION, A M.H.W.S.C., UN TOTAL DE \$ 4,975.00, SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE ALCANTARILLADO A 30 AÑOS. LAS CUALES SUMAS REPRESENTAN DICHAS INSTALACIONES, TARIFFAS DE ADQUISICION Y TODOS LOS DEMAS TARIFFAS ASOCIADAS A LA CONEXION DE CADA UNO DE LOS LOTES DEL FRACCIONAMIENTO A M.H.W.S.C.

**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 GOBERNADOR 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 TIENDE UN COSTO DE \$ 241,240.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFFAS DE INSPECCION DE M.H.W.S.C., POR UN TOTAL DE \$ 4,975.00. POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE IMPORTE REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE M.H.W.S.C.

**DRENAJE:**  
EL COSTO PARA LA CONSTRUCCION DEL SISTEMA DE ALCANTARILLADO SANITARIO POR LOTE SERA DE \$ 3,716.25. LAS TARIFFAS DE INSPECCION, A M.H.W.S.C., UN TOTAL DE \$ 4,975.00. EL DUEÑO DE ESTE DESARROLLO HA PAGADO TARIFFAS DE ALCANTARILLADO SANITARIO, QUE INCLUYEN LAS TARIFFAS DE INSPECCION, A M.H.W.S.C., UN TOTAL DE \$ 4,975.00, SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE ALCANTARILLADO A 30 AÑOS. LAS CUALES SUMAS REPRESENTAN DICHAS INSTALACIONES, TARIFFAS DE ADQUISICION Y TODOS LOS DEMAS TARIFFAS ASOCIADAS A LA CONEXION DE CADA UNO DE LOS LOTES DEL FRACCIONAMIENTO A M.H.W.S.C.

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.

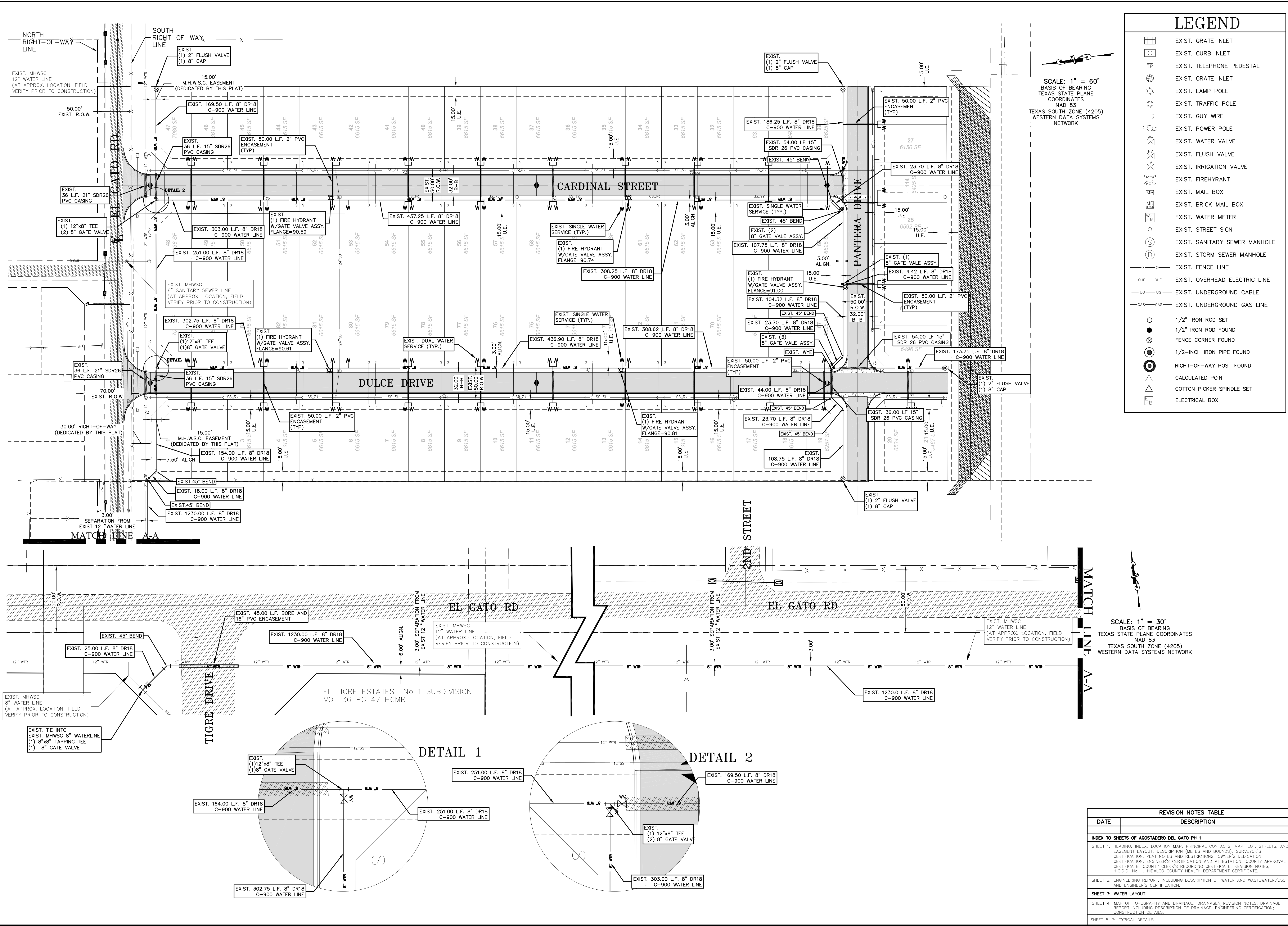
**SANITARY SEWER LAYOUT**  
AGOSTADERO DEL GATO PHASE 1 SUBDIVISION  
CITY OF ALAMO ETJ  
HIDALGO COUNTY

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: H.G./Y.V.  
SCALE: 1" = 60'  
DATE: APRIL 19, 2024  
PROJECT: SUB 21 031  
REVISIONS:  
PAGE NO: 2-OF-7

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	SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.
	SHEET 3: WATER LAYOUT
	SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.
	SHEET 5-7: TYPICAL DETAILS

Y. RIDE SUBDIVISIONS 2021\SUB 21\_031 - MR. PHILLIPS 2021\SUB 21\_031\_SHT 4\_SSWR LAYOUT.dwg RIDE\TA 11/22/2024 12:54 PM

Y:\RDE SUBDIVISIONS 2021\SUB 21\_031 - MR. PHILLIPS - EL GATO ROAD\DWG\SUB 21\_031\_SHT 8 WATER LAYOUT.dwg RODELTA 11/22/2024 12:56 PM

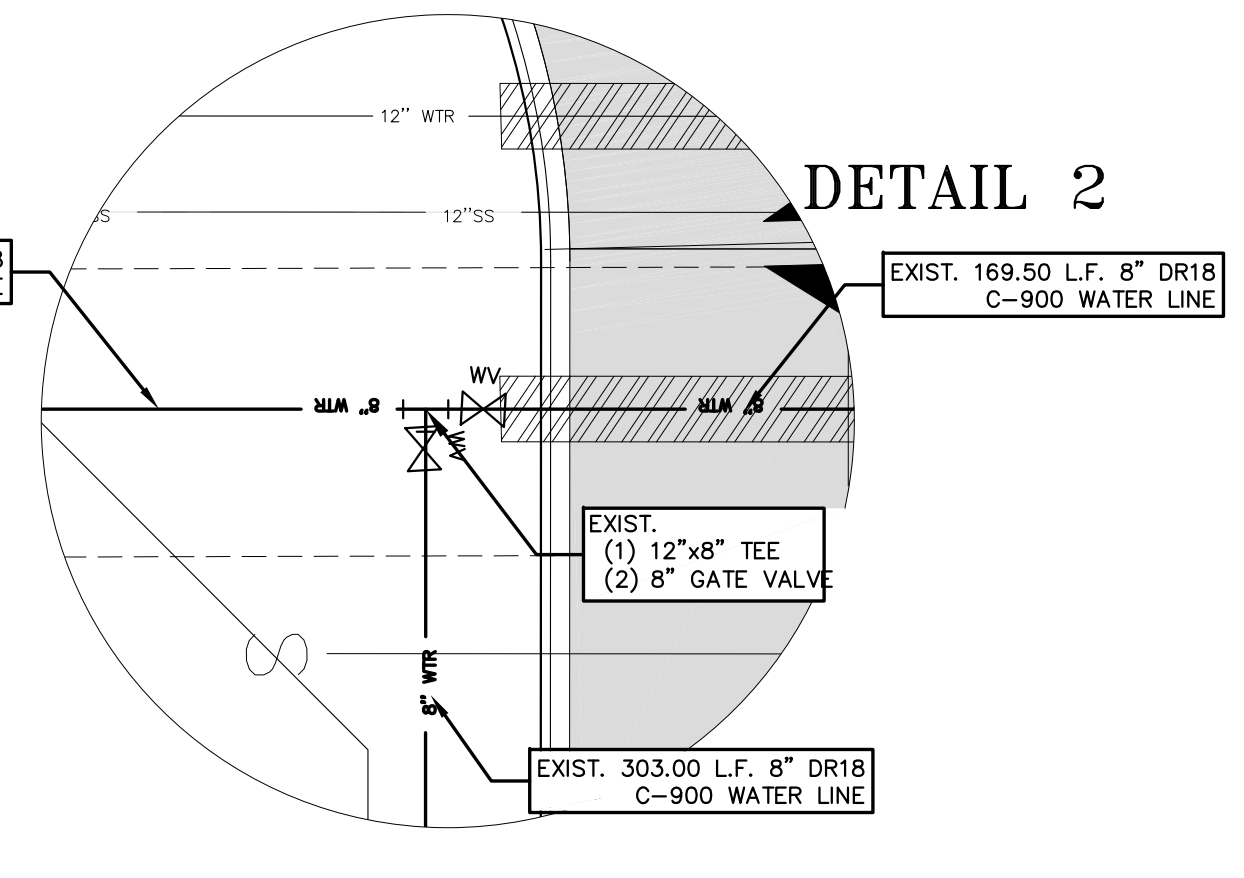
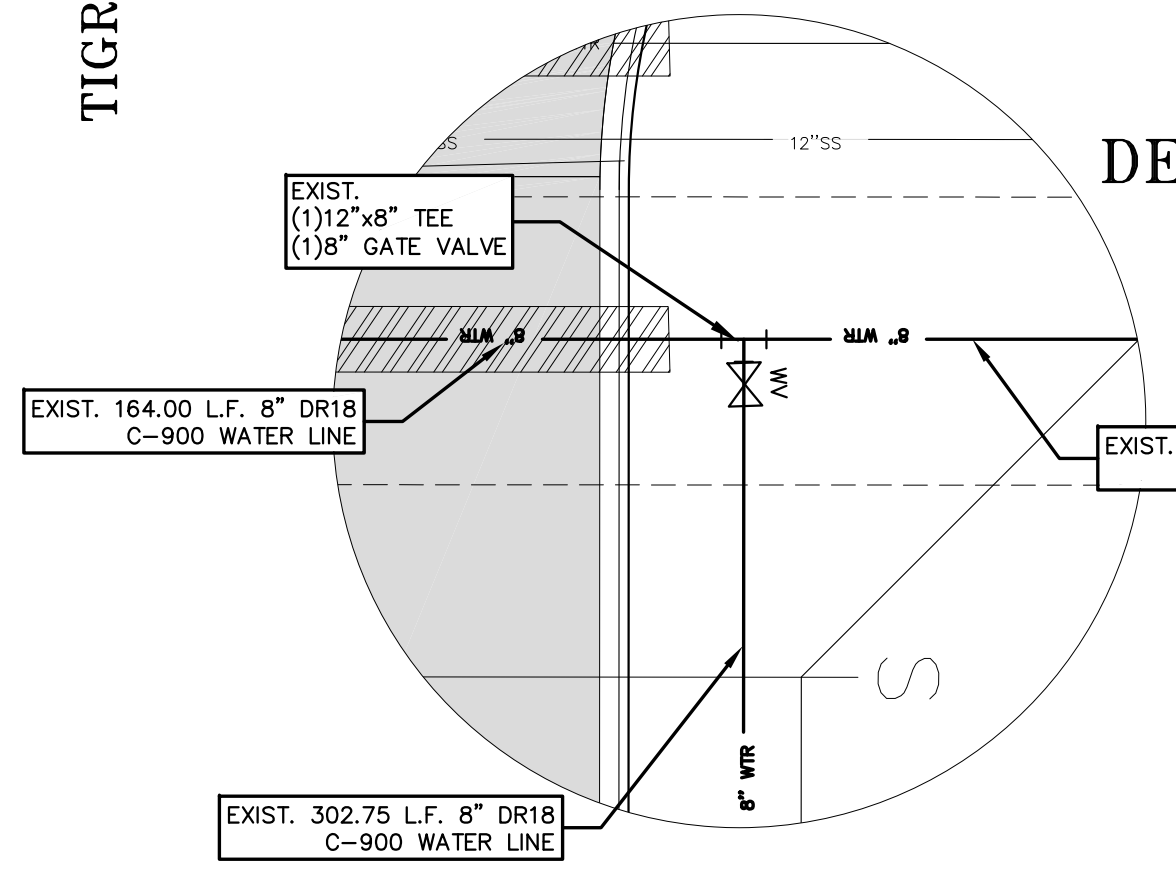


### LEGEND

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

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

SCALE: 1" = 30'  
BASIS OF BEARING  
TEXAS STATE PLANE COORDINATES  
NAD 83  
TEXAS SOUTH ZONE (4205)  
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

ISSUED FOR:  
**FINAL**

**WATER LAYOUT**  
AGOSTADERO DEL GATO PHASE 1 SUBDIVISION  
CITY OF ALAMO ET/J  
HIDALGO COUNTY

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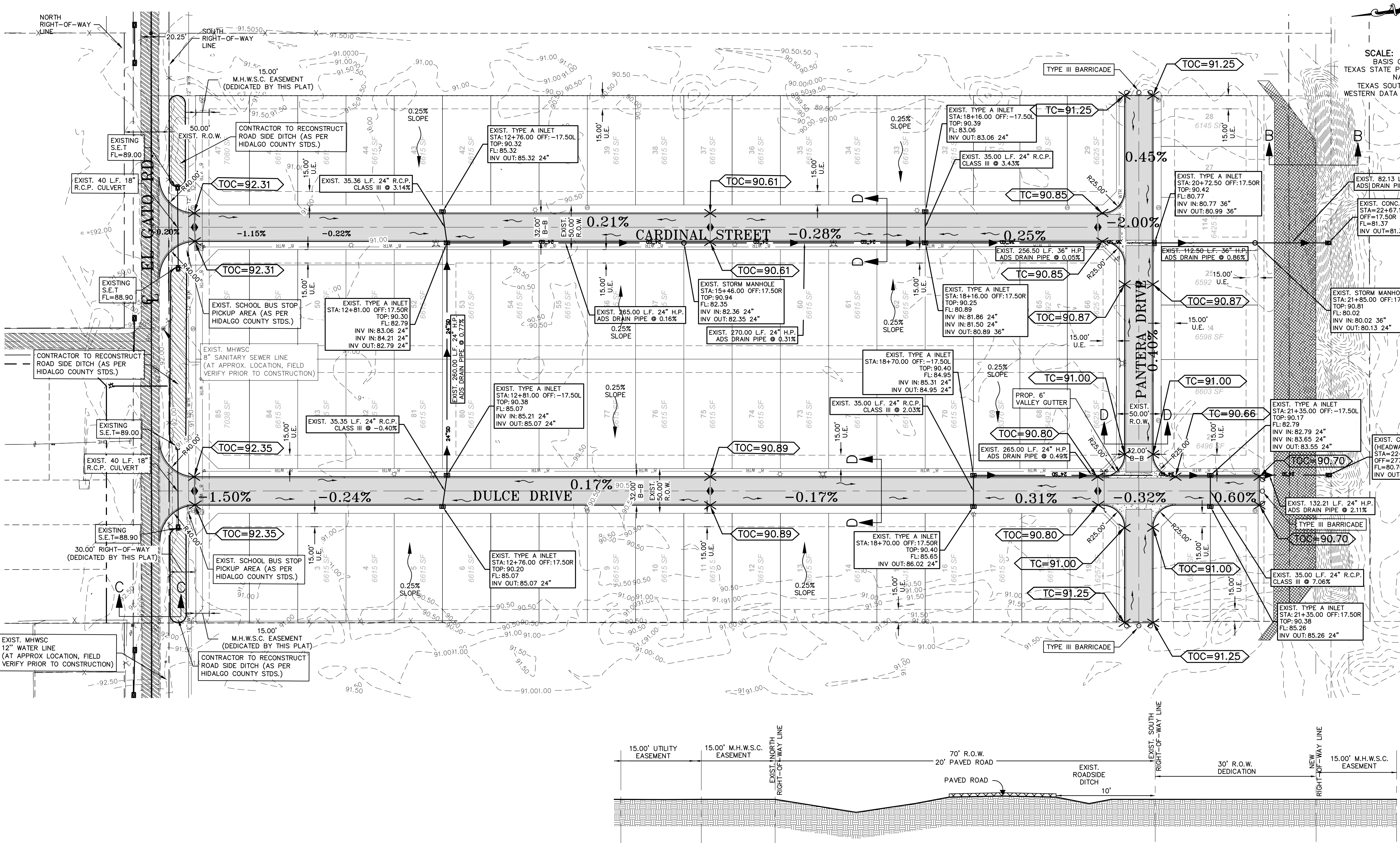
DATE: APRIL 19, 2024

PROJECT: SUB 21\_031

REVISIONS:  

PAGE NO: 3-OF-7

Y:\RDE SUBDIVISIONS 2021\SUB 21-031 - MR. PHILLIPS - EL GATO ROAD\DWG\SUB 21\_031\_SHT 9\_DRAINAGE\_LAYOUT.dwg R10DELTA 11/22/2024 1:00 PM



**LEGEND**

- - SET 1/2 INCH IRON ROD
- - FOUND 1/2 INCH IRON ROD
- △ - COTTON PICKER SPINDLE SET
- M.R.H.C. - MAP RECORDS OF HIDALGO COUNTY
- ℄ - CENTER LINE
- U.E. - UTILITY EASEMENT
- M.H.W.S.C. - MILITARY HIGHWAY WATER SUPPLY CORPORATION
- H.C.I.D. No.2 - HIDALGO COUNTY IRRIGATION DIST. #2
- D.R.H.C. - DEED RECORDS OF HIDALGO COUNTY
- O.R.H.C. - OFFICIAL RECORDS OF HIDALGO COUNTY
- (XXX) - PLAT CALL VOL 37, PG 74, H.C.M.R.
- XXX - MEASURED
- 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
- L - LOT LINE

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

**CROSS-SECTION "A-A"**  
NOT TO SCALE

**STREET CROSS-SECTION "D-D"**  
NOT TO SCALE

**MINOR RESIDENTIAL STREET SECTION**  
50' MINIMUM R.O.W.  
NO LESS THAN 32' B-B

**EXISTING ROAD SECTION "C-C"**  
EL GATO ROAD  
SCALE: 1"=10'

**DRAINAGE VOLUME LEGEND**

VOLUME REQUIRED = 114,439 CF (AS PER DRAINAGE REPORT CALCULATIONS)  
VOLUME PROVIDED IN CROSS-SECTION B-B = 208,09 SF x 50 FT = 122,773 CF  
TOTAL VOLUME PROVIDED = 122,773 CF (107% OF REQUIRED FOR SUBDIVISION)

**DRAIN DITCH CROSS-SECTION B-B**  
SCALE: 1"=10'

**REVISION NOTES TABLE**

DATE	DESCRIPTION

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

SHEET 5-7: TYPICAL DETAILS

**DRAINAGE REPORT**

AGOSTADERO DEL GATO PHASE I SUBDIVISION IS A PROPOSED 45 LOT RESIDENTIAL SUBDIVISION, LOCATED WITHIN THE CITY OF ALAMO ETL, SAME BEING A 17.27 ACRES TRACT OF LAND OUT OF AND FORMING PART OR PORTION OF LOT 9, BLOCK 30 OF THE ALAMO LAND & SUGAR COMPANY SUBDIVISION, RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS. ALL LOTS, WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY HOMES.

THE SUBDIVISION IS LOCATED IN ZONE "B" (MEDIUM SHADING) AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTION DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 48034 0295 D MAP REVISED: JUNE 6, 2000.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO SANDY CLAY LOAM (S), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHEASTERLY DIRECTION INTO THE EXISTING EL GATO DRAIN DITCH (WHICH BELONGS TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1) LOCATED SOUTH OF THE PROPOSED SUBDIVISION, WITH OUTFALL TO THE ALAMO EXPRESSWAY DRAIN THEN NORTH TO THE ALAMO LATERAL, 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 9.21 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 4.63 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 45.42 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 114,439 CF OR 2.627 AC-FT. WILL NEED TO BE DETAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50-YR RAINFALL EVENT. CURRENT RUNOFF WILL BE RETAINED BY WIDENING THE EXISTING EL GATO DRAIN DITCH (WHICH BELONGS TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1) LOCATED SOUTH OF THE PROPOSED SUBDIVISION, WITH OUTFALL TO THE ALAMO EXPRESSWAY DRAIN THEN NORTH TO THE ALAMO LATERAL, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.

**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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

1. - I, **THOMAS PHILLIPS**, SUBDIVIDER OF **AGOSTADERO DEL GATO PHASE I 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.

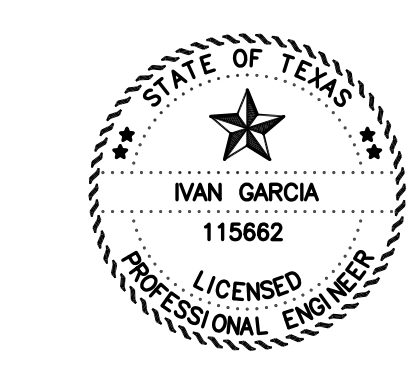
**THOMAS PHILLIPS** - PARTNER  
MCALLEN INVESTMENT PARTNERS, LTD.  
OWNER

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **THOMAS PHILLIPS** 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 PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF \_\_\_\_\_ 20  .

NOTARY PUBLIC  
MY COMSTUART EXPIRES \_\_\_\_\_

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

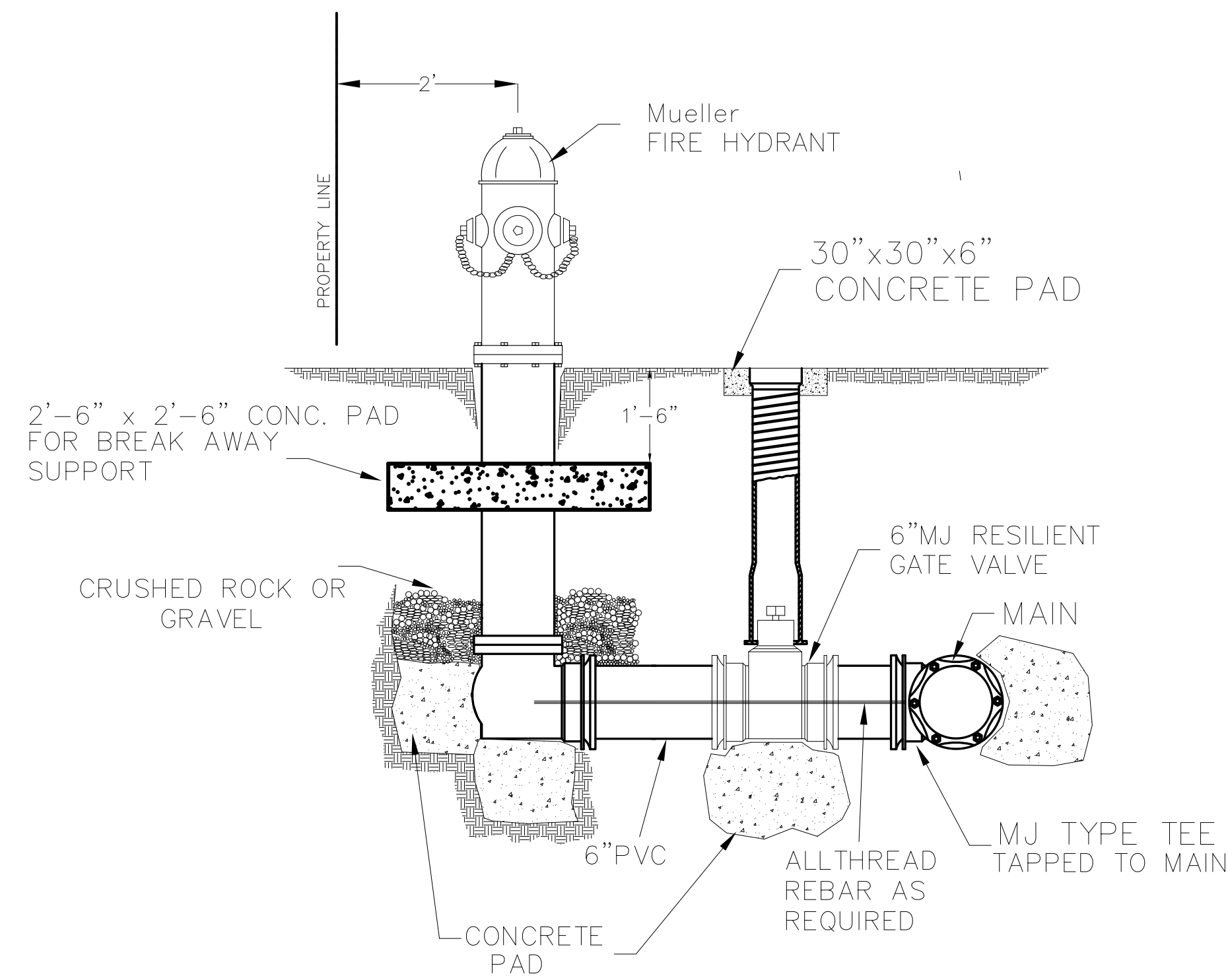


**RIO DELTA ENGINEERING**  
FIRM REGISTRATION NO. F-7628  
SURVEY FIRM NO. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

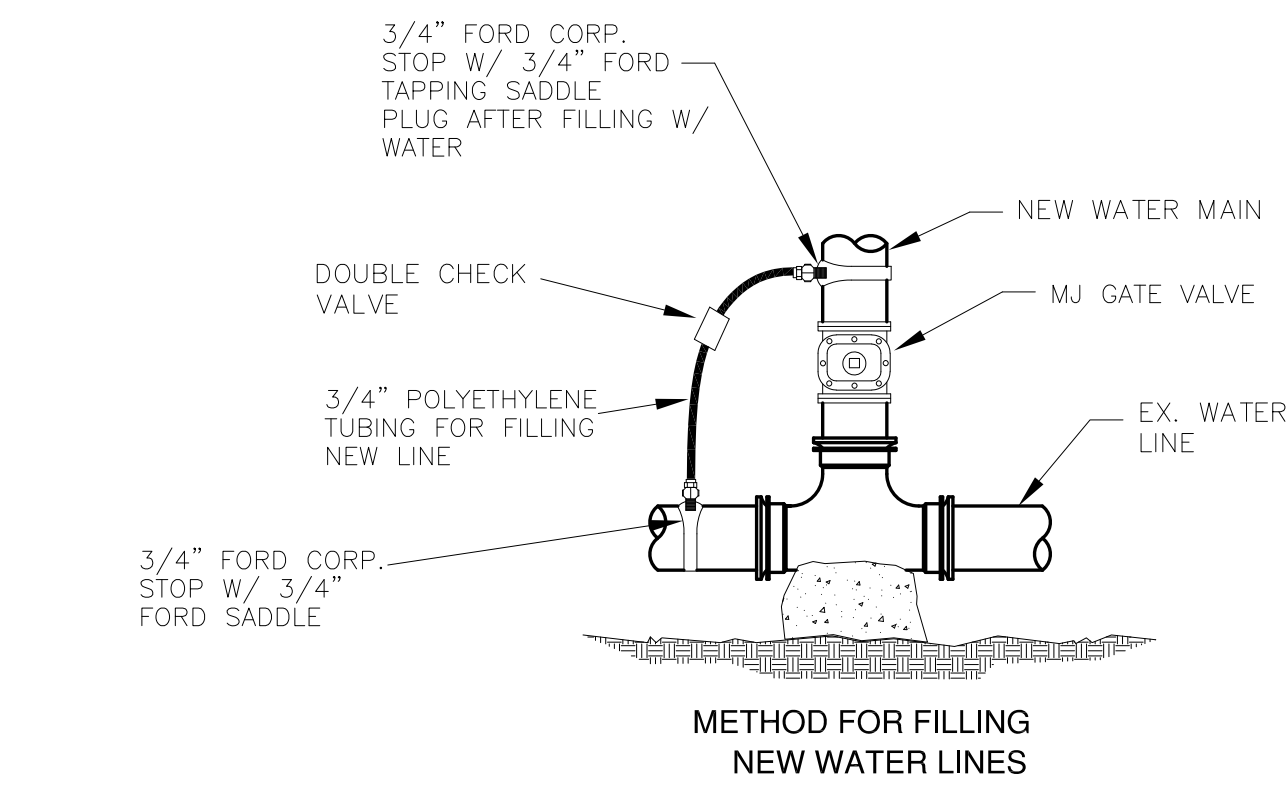
**DRAINAGE LAYOUT**  
AGOSTADERO DEL GATO PHASE I SUBDIVISION  
ALAMO, TEXAS  
HIDALGO COUNTY

ISSUED FOR: **FINAL**

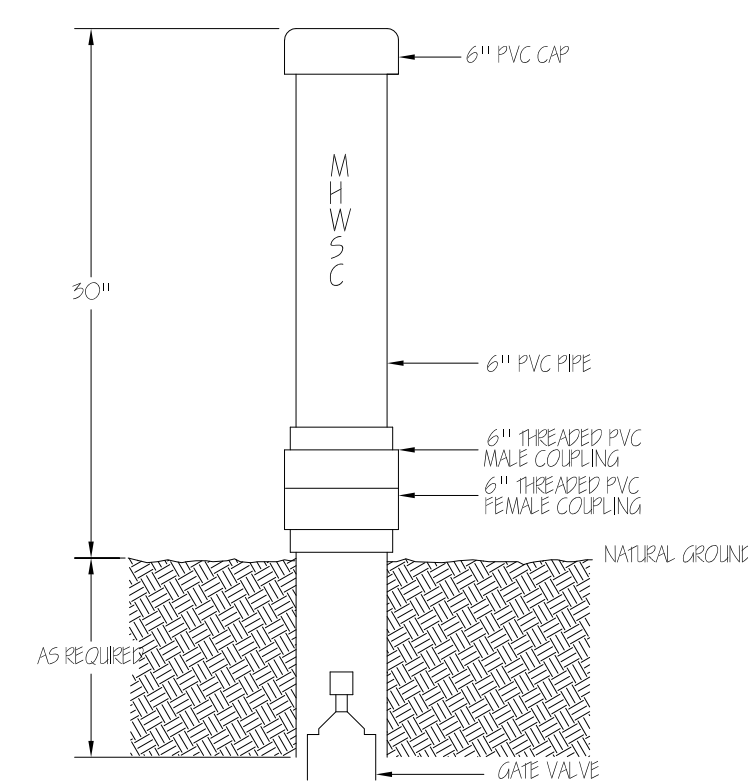
ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
CHECKED: IVAN GARCIA P.E. R.P.L.S.  
DRAWN: H.G./Y.V.  
SCALE: 1"=60'  
DATE: OCTOBER 6, 2023  
PROJECT: SUB 21 031  
REVISIONS: \_\_\_\_\_  
PAGE NO: 4-OF-7



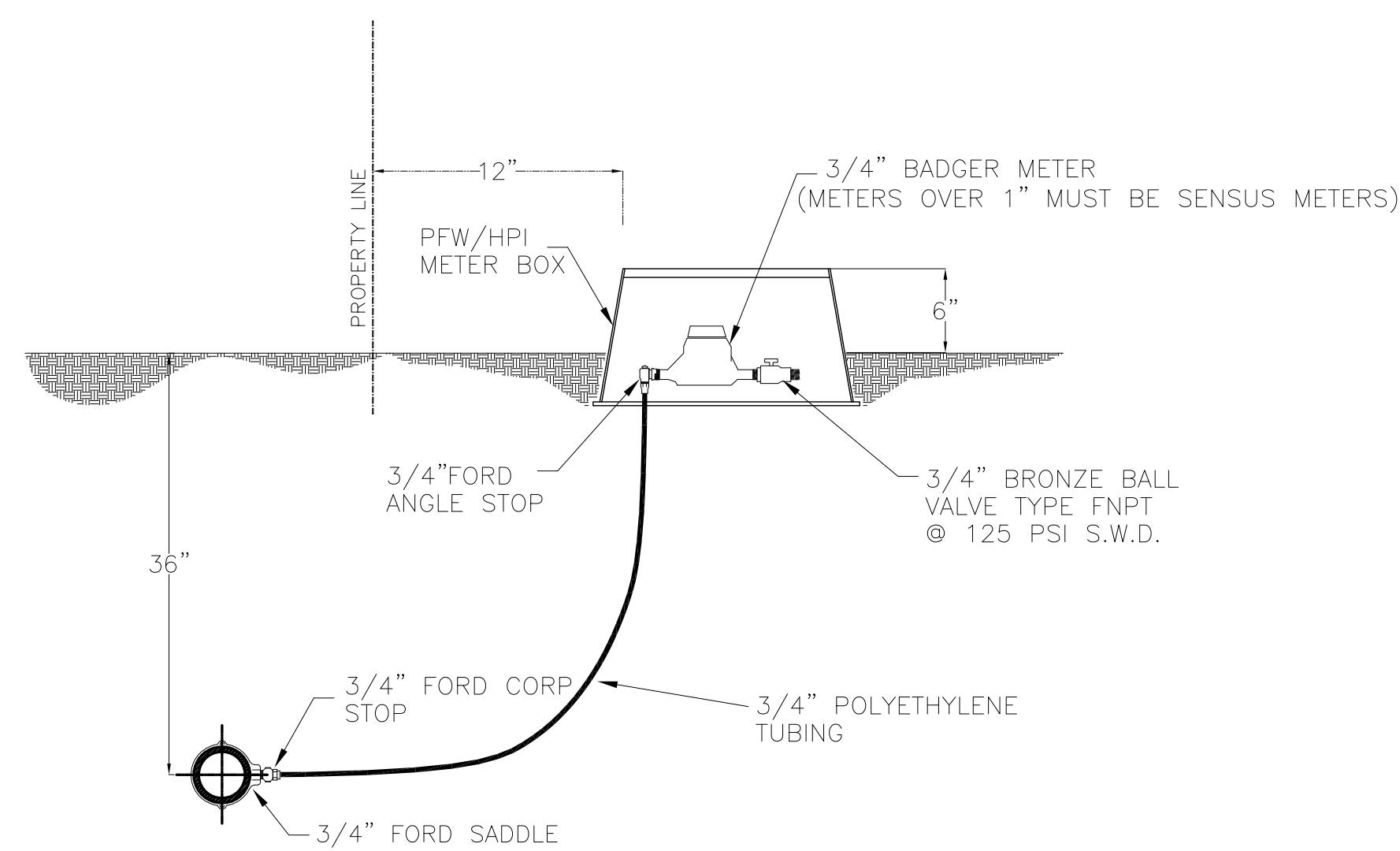
**FIRE HYDRANT ASSEMBLY**



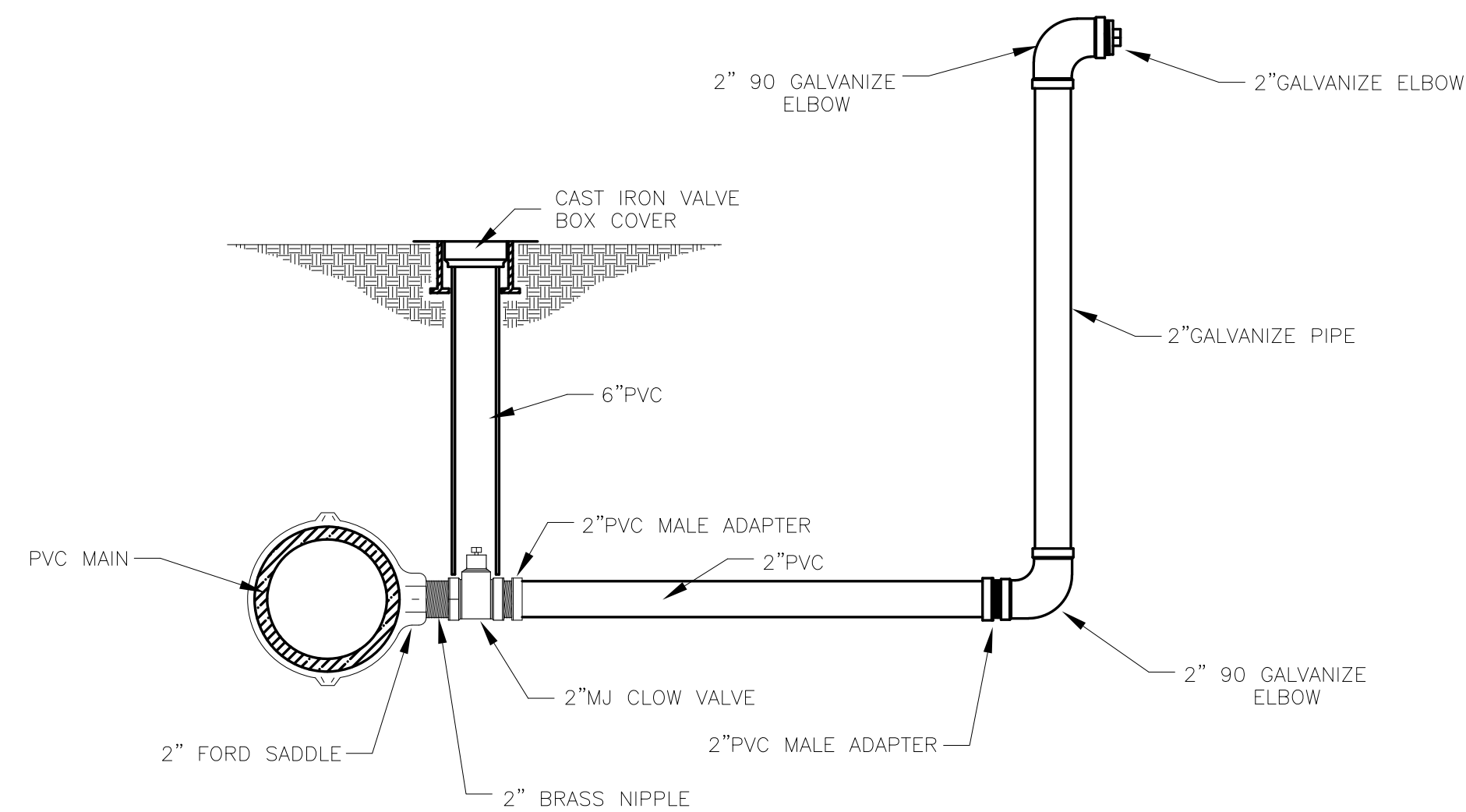
**METHOD FOR FILLING NEW WATER LINES**



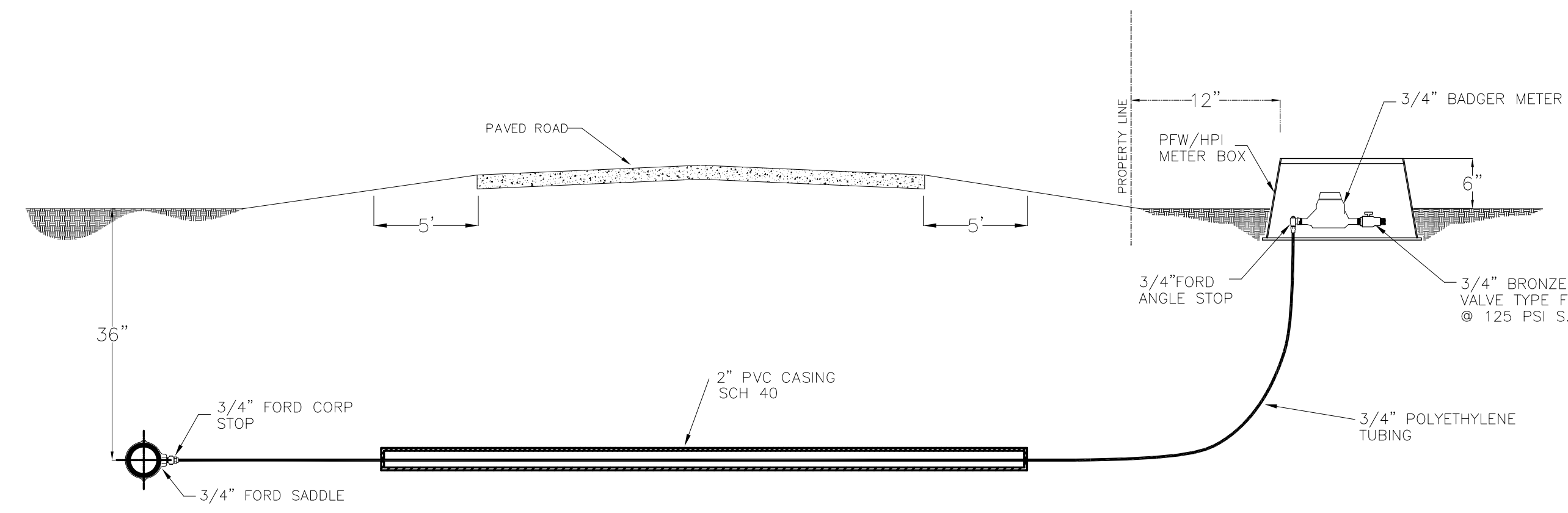
**STANDARD MHWSC VALVE MARKER**



**SHORT SERVICE CONNECTION**

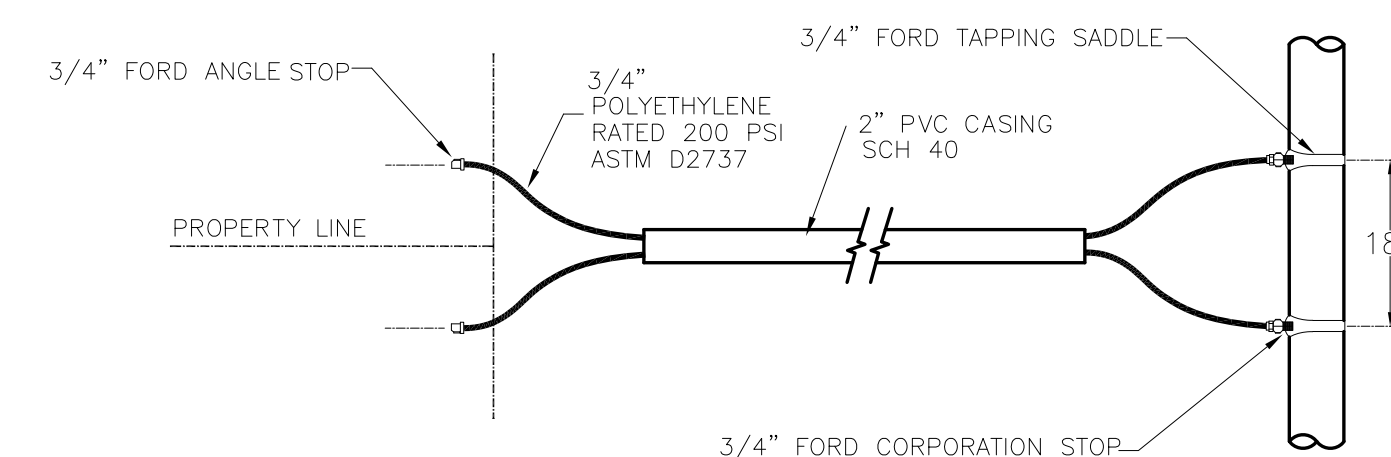


**FLUSH VALVE ASSEMBLY**



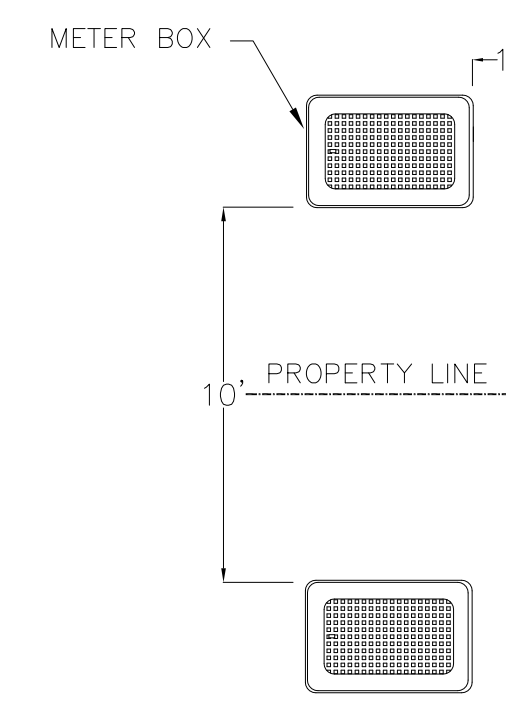
**LONG SERVICE CONNECTION**

NOTE: PVC ENCASMENT SHOULD EXTEND THE MINIMUM OF 5' OF EDGE OF PAVEMENT ON BOTH SIDES OF ROAD

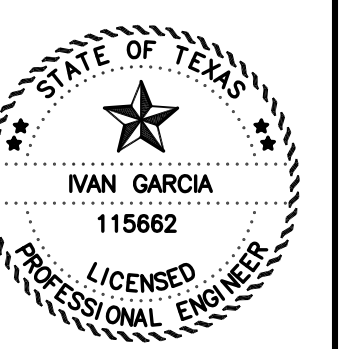
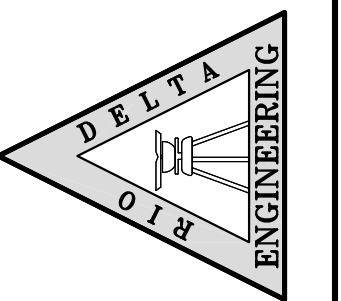


**LONG SERVICE CONNECTION**

NOTE: MAGNETIC TAPE (CAUTION TAPE) BURIED 16" BELOW NATURAL GROUND



**RIO DELTA ENGINEERING**  
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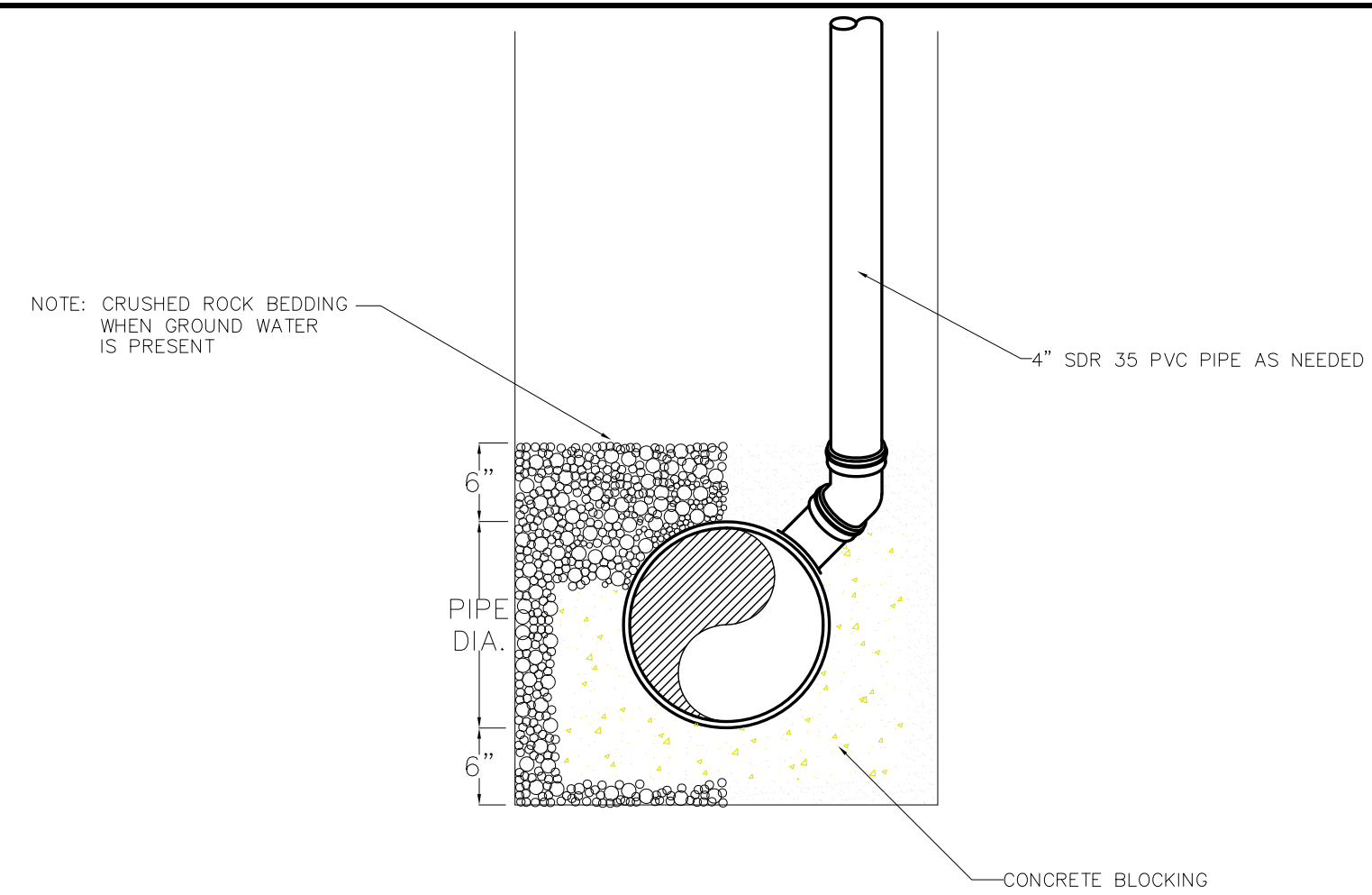


ISSUED FOR:  
**FINAL**

**TYPICAL DETAILS**  
 AGOSTADERO DEL GATO PHASE 1 SUBDIVISION  
 CITY OF ALAMO ETJ  
 HIDALGO COUNTY

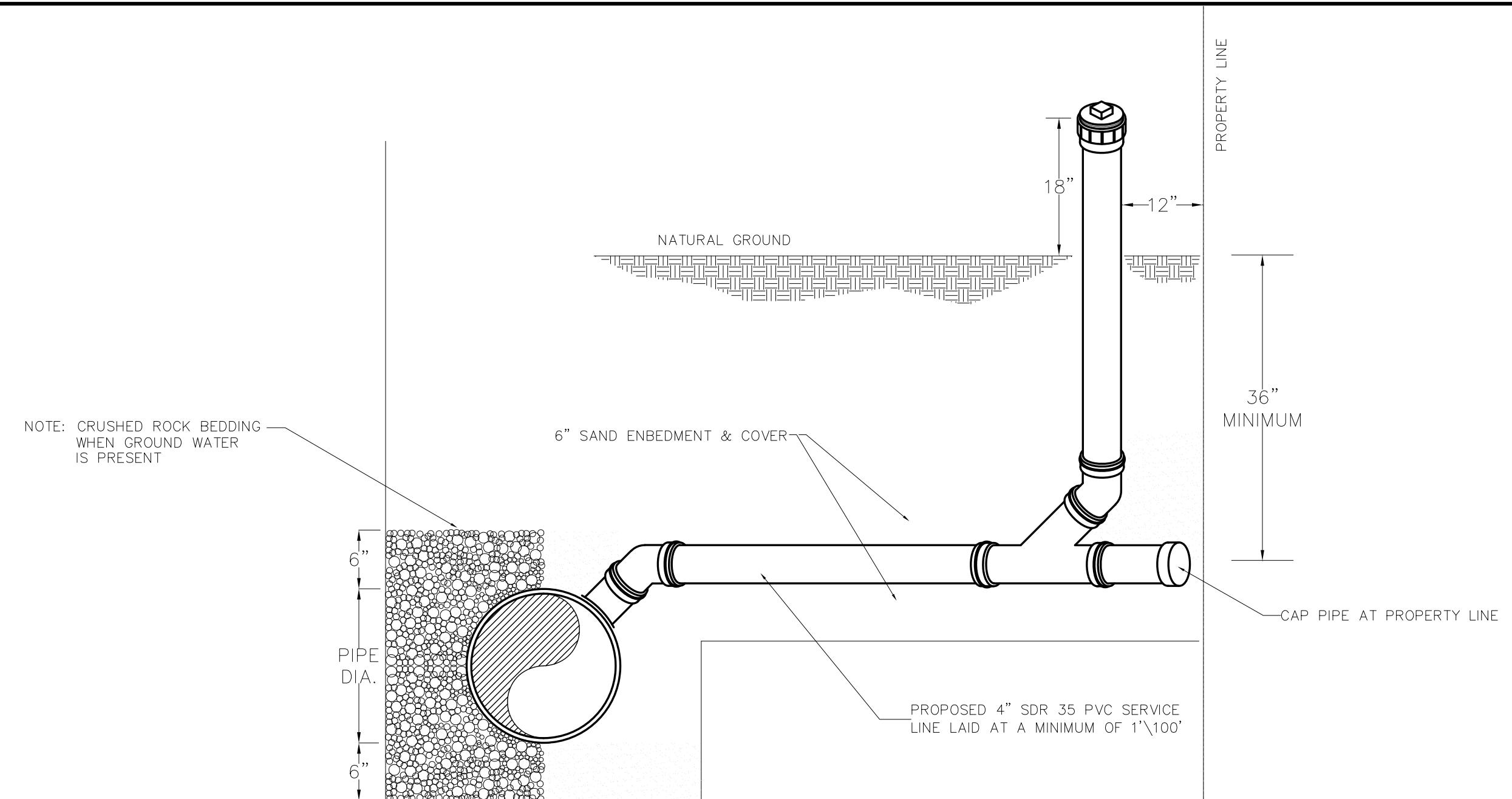
REVISION NOTES TABLE	
DATE	DESCRIPTION
INDEX TO SHEETS OF AGOSTADERO DEL GATO PH 1	
SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	
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SHEET 5-7: TYPICAL DETAILS	

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:	H.G./Y.V
SCALE:	N.T.S
DATE:	APRIL 19, 2024
PROJECT:	SUB 21 031
REVISIONS:	
PAGE NO.:	5-0F-7

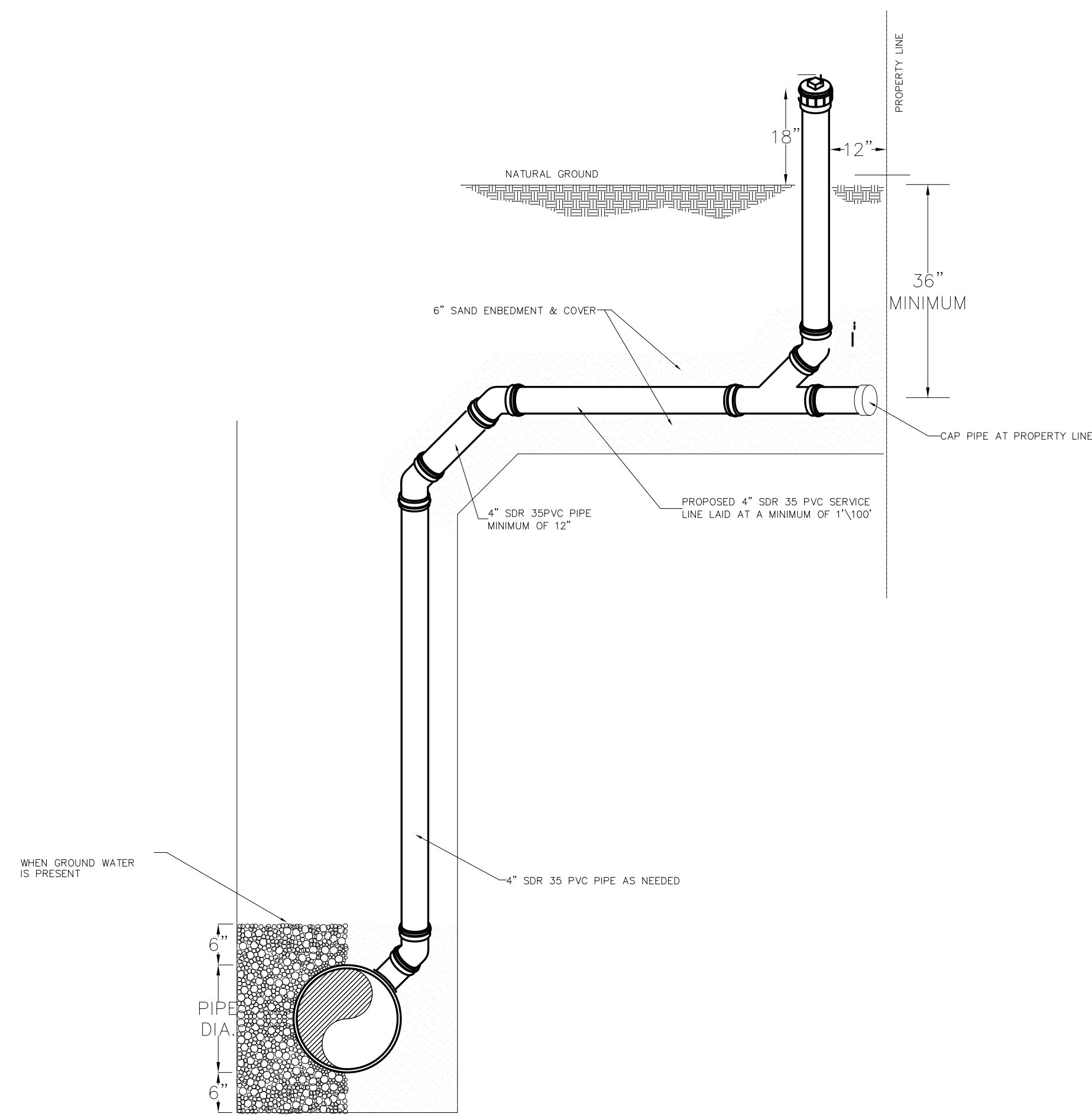
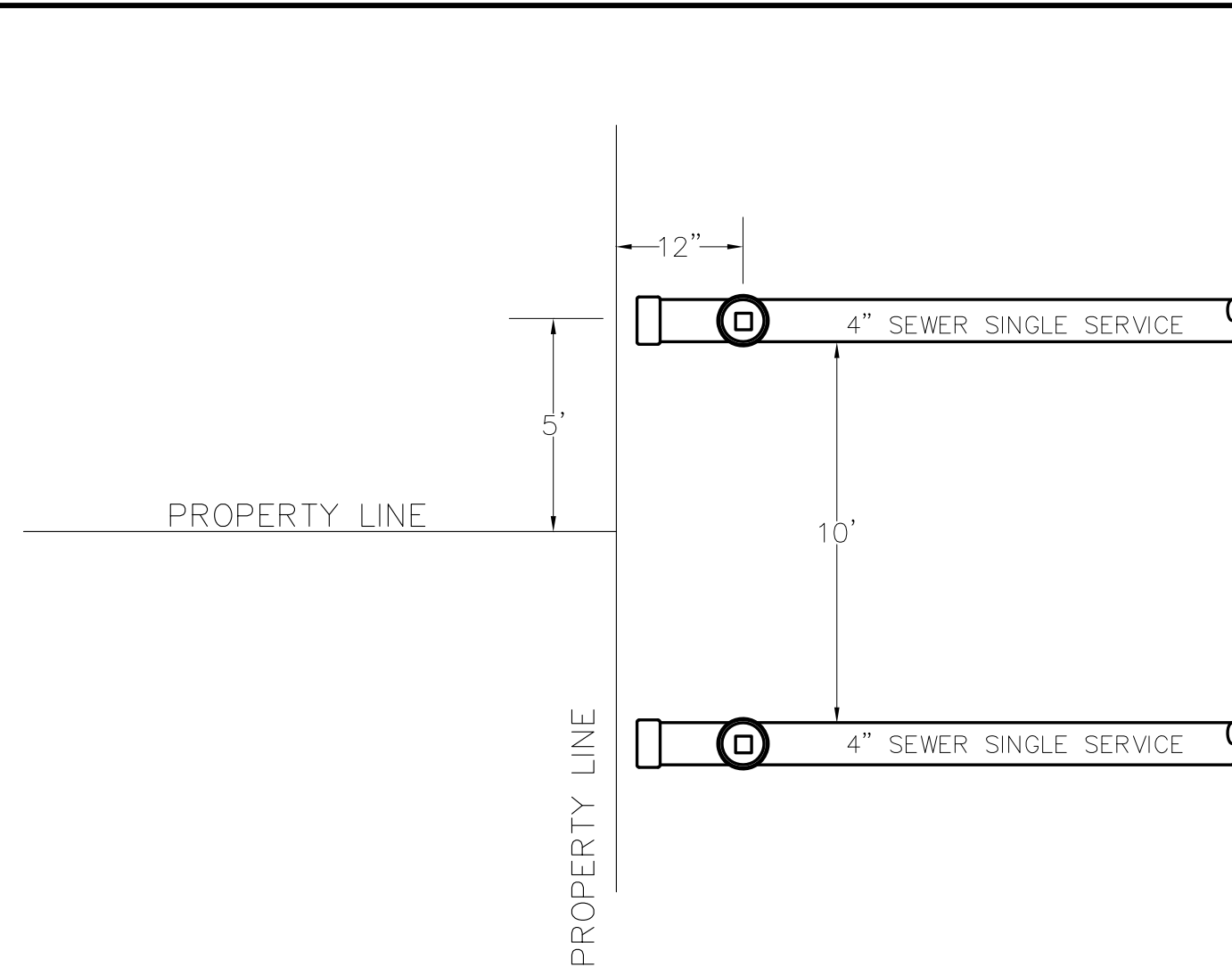


### TYPICAL DEEP SERVICE

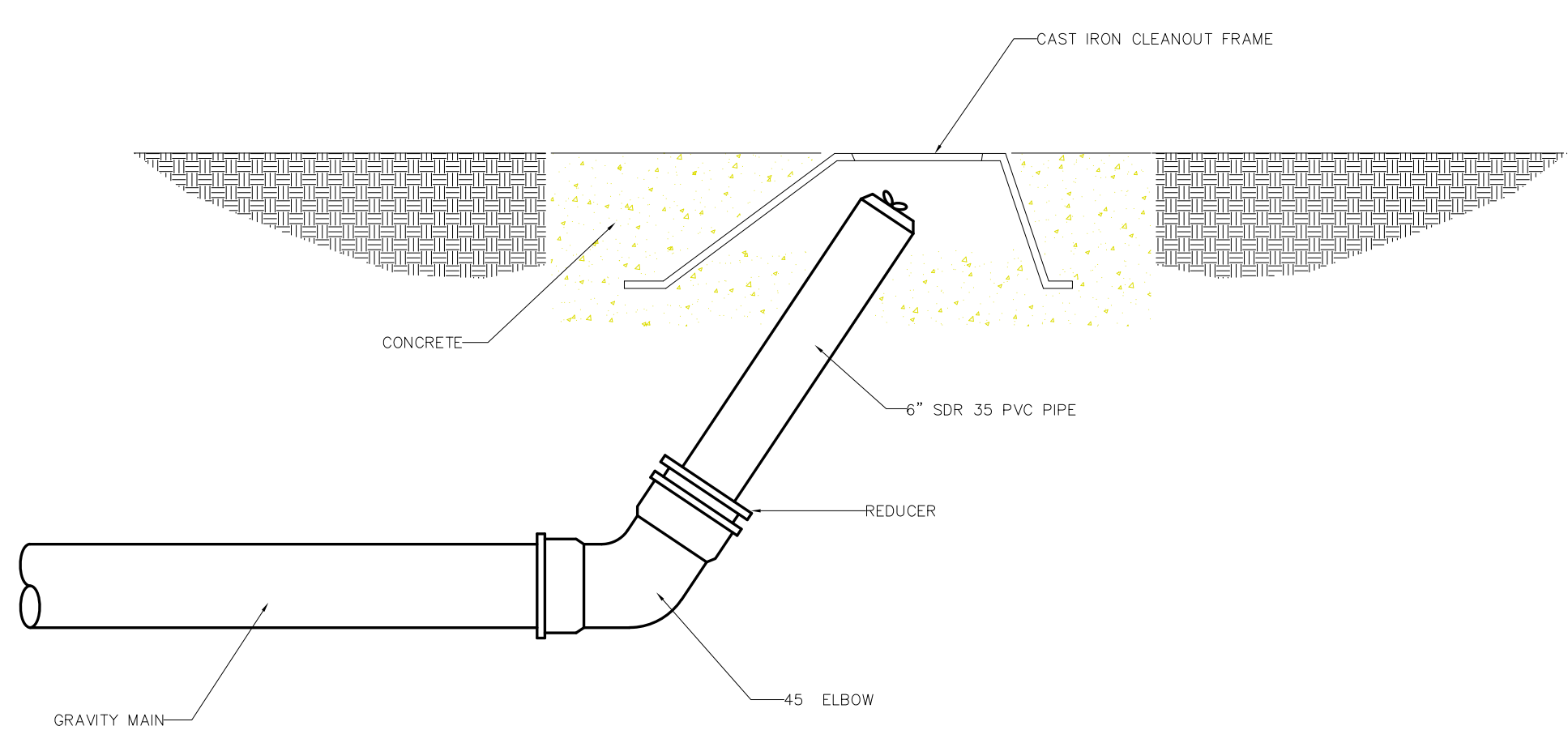
NOTE: DEEP SERVICE ARE LINES OVER 8' DEEP



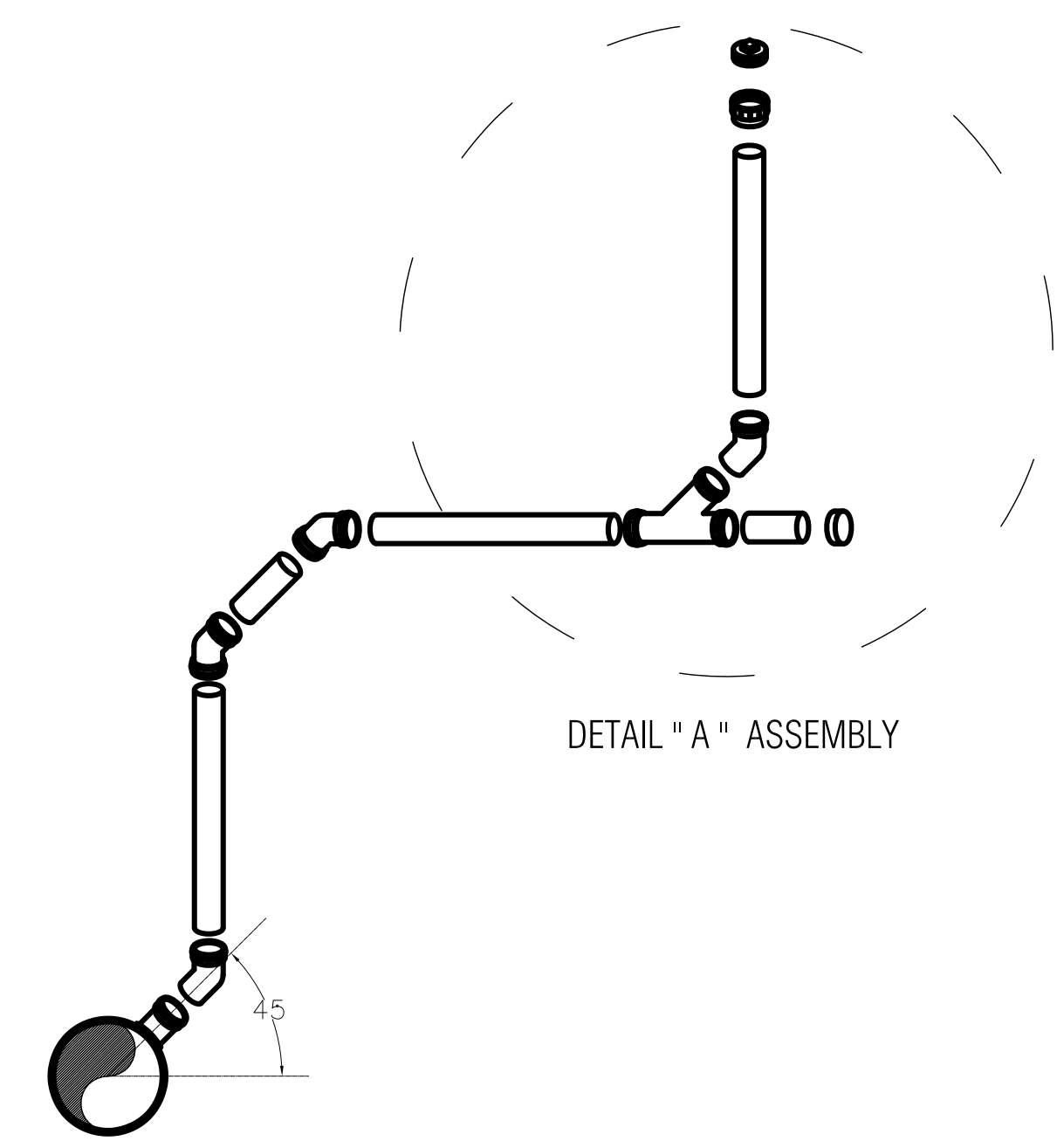
### TYPICAL SINGLE SERVICE CONNECTION



### TYPICAL DEEP SINGLE SERVICE CONNECTION

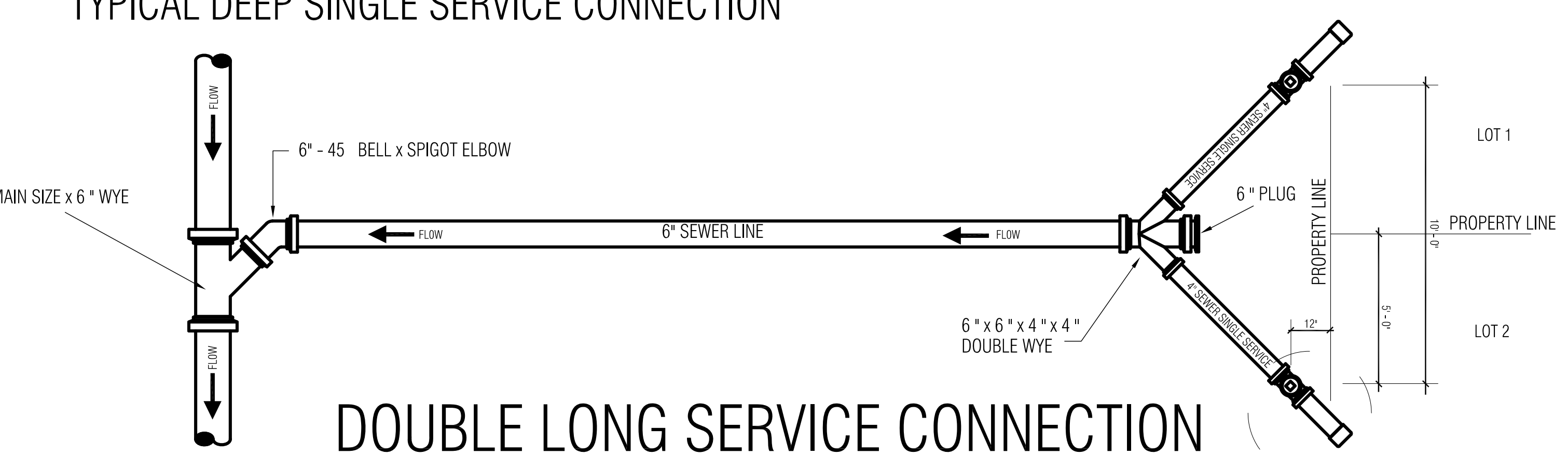


### END OF MAIN LINE CLEANOUT ELEVATION VIEW

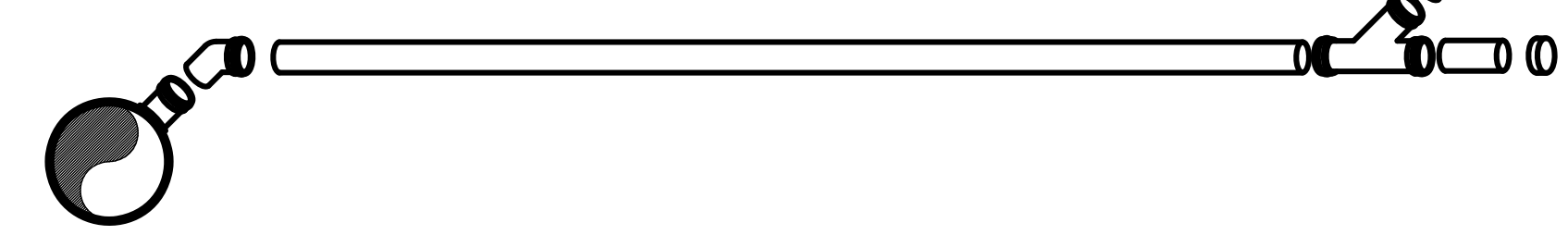


DETAIL "A" ASSEMBLY

### DEEP SINGLE SERVICE ASSEMBLY



### DOUBLE LONG SERVICE CONNECTION



### SINGLE LONG SERVICE ASSEMBLY

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DATE	DESCRIPTION
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**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

**TYPICAL DETAILS**  
 AGOSTADERO DEL GATO PHASE 1 SUBDIVISION  
 CITY OF ALAMO ETJ  
 HIDALGO COUNTY

ISSUED FOR:  
**FINAL**

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:  
 H.G./Y.V  
 SCALE:  
 N.T.S.  
 DATE:  
 APRIL 19, 2024  
 PROJECT:  
 SUB 21 031  
 REVISIONS:  
 PAGE NO.  
**6-0F-7**

Y:\RDE SUBDIVISIONS 2021\SUB 21\_031 - MR. PHILLIPS - EL GATO ROAD\DWG\SUB 21\_031\_SHT 16 TYPICAL DETAILS.dwg RODELTA 11/22/2024 1:04 PM

Y: RDE SUBDIVISIONS 2021\SUB 21\031 - MR. PHILLIPS - EL GATO ROAD\DWG\SUB 21\_031\_SHT 17\_TYPICAL DETAILS.dwg RODELTA 11/22/2024 1:14 PM

### CLASS "D" PAVEMENT

REQUIRED MINIMUM FOR ALL MINOR STREETS ( EXCEPT AS NOTED )

**GENERAL NOTES:**

- IN LIEU OF THE ABOVE BASE DESIGN, AN ALTERNATE BASE MAY BE USED THAT USES 5" OF TYPE "A" GRADE 1 (CRUSHED LIMESTONE) COMPACTED TO STANDARD PROCTOR > OPTIMUM MOISTURE SPECIFICATIONS TO ADHERE TO COUNTY SPECIFICATIONS OR ITEM 247 TX-DOT SPEC BOOK.
- SUBSURFACE IMPROVEMENT METHODS:**
  - MECHANICAL STABILIZATION ----- AN APPROVED GEGRID PLACED UNDERNEATH THE BASE COURSE PER COUNTY SPECIFICATIONS
  - CHEMICAL STABILIZATION ----- MODIFY SUBBASE COURSE THICKNESS AS FOLLOWS:
    - 2.0 < P.I. < 40 3% LIME BY WEIGHT COMPACTED TO 93% STANDARD PROCTOR > OPTIMUM MOISTURE
    - P.I. > 40 5% LIME BY WEIGHT COMPACTED TO 93% STANDARD PROCTOR > OPTIMUM MOISTURE
  - OVER EXCAVATION & REPLACEMENT ----- A MINIMUM OF 18" OF SELECT FILL WITH A P.I. < 20 COMPACTED TO 93% STANDARD PROCTOR > OPTIMUM MOISTURE

DESIGN ENGINEER MAY SPECIFY A DIFFERENT PAVEMENT SECTION TO ADDRESS FIELD AND TRAFFIC CONDITIONS. THESE SPECIFICATIONS OULINE THE MINIMUM REQUIREMENTS FOR THE COUNTY OF HIDALGO. THESE FURTHER GUIDANCE FOR CONSTRUCTION SPECIFICATIONS IS NEEDED, THE COUNTY PLANNING DEPARTMENT MAY REQUIRE CONSTRUCTION IN ACCORDANCE WITH THE 1993 TX-DOT STANDARD SPECIFICATIONS BOOK. SEE BOOKS.

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>CLASS "D" PAVEMENT</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.4
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### MINOR RESIDENTIAL STREET SECTION

30' MINIMUM R.O.W.  
NO LESS THAN 32" B-B

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>MINOR RESIDENTIAL STREET SECTION</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.5
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### NEW ASPHALT MEETING EXISTING PAVEMENT

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>NEW ASPHALT MEETING EXISTING PAVEMENT</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.20
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### DRAINAGE MANHOLE DETAILS

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>DRAINAGE MANHOLE DETAIL</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.21
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### CONCRETE VALLEY GUTTER DETAIL

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>CONCRETE VALLEY GUTTER DETAIL</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.22
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### STANDARD CURB INLET SECTION

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>STANDARD CURB INLET SECTION</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.23
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### CURB INLET DETAIL SIDE SECTION

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>CURB INLET DETAIL SIDE SECTION</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.24
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### STANDARD CURB INLET THREAT DETAIL

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>STANDARD CURB INLET / THREAT DETAIL</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.25
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### CURB INLETS BOX AND MANHOLE ELEVATION

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>CURB INLETS BOX AND MANHOLE ELEVATION</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.26
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### HCDD#1 DISCHARGE STRUCTURE DETAIL

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>HCDD#1 DISCHARGE STRUCTURE DETAIL</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.27
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### STANDARD CURB INLET DETAIL

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>STANDARD CURB INLET DETAIL</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.22
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### TYPICAL ENDWALL/CONCRETE APRON DETAIL

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>TYPICAL ENDWALL/CONCRETE APRON DETAIL</b> SCALE: N.T.S. DATE: 11-28-2016 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.30
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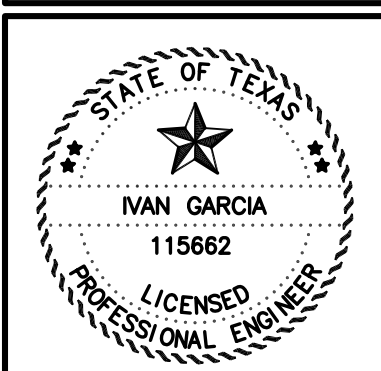
### STORM TRENCH SIDING AND BACKFILL DETAIL

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>STORM TRENCH SIDING AND BACKFILL DETAIL</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.36
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### CONCRETE SCHOOL BUS STOP PICKUP AREA

<b>HIDALGO COUNTY PLANNING DEPARTMENT</b> 1304 S. 25 TH STREET EDINBURG, TX 78842 TEL: (361) 318-2842 FAX: (361) 318-2844	<b>CONCRETE SCHOOL BUS STOP PICKUP AREA</b> SCALE: N.T.S. DATE: 10-09-2018 CHECKED BY: R.E.S. DRAWN BY: J.TOVAR PLATE No. : 9.18
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**RIO DELTA ENGINEERING**  
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ISSUED FOR:  
**FINAL**

**TYPICAL DETAILS**  
 AGOSTADERO DEL GATO PHASE 1 SUBDIVISION  
 CITY OF ALAMO ETJ  
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