



# HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti,  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-28-2025

PROPOSED CASTLEWOOD ESTATES, PRECINCT No. 4.

ENGINEER RO ENGINEERING, PLLC DEVELOPER: RENE R. OLIVAREZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 40  \*SINGLE FAMILY     \*MULTI-FAMILY    1  COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTH OF DAVIS ROAD, APPROXIMATELY 1/2 OF MILE WEST OF DOOLITTLE ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ CITY OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-19-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO DAVIS ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-7-2025 BY, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-21-25 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  SANITARY SEWER CITY OF EDINBURG LINE SIZE: 8" LOCATION: DAVIS ROAD.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-8-2025: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

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

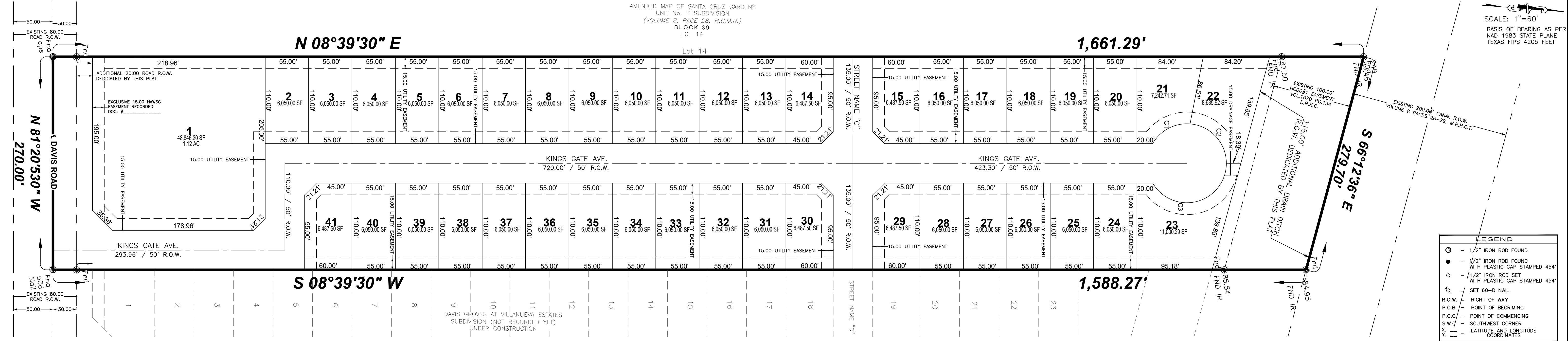
PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

**Final Approval** subject to recommendations other departments

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

SCALE: 1"=60'  
BASIS OF BEARING AS PER  
NAED 1983 STATE PLANE  
TEXAS FIPS 4205 FEET



# CASTLEWOOD ESTATES SUBDIVISION

A 10.071 ACRES BEING ALL OF LOT 13, BLOCK 39, AMENDED MAP OF SANTA CRUZ GARDENS UNIT No.2 SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 8 PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

RENE R. OLIVAREZ AS OWNER OF THE 10.071 ACRETRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CASTLEWOOD ESTATES 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

RENE R. OLIVAREZ - OWNER  
3620 IDA STREET  
EDINBURG, TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. GARY EBISS 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE 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

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

STATE OF TEXAS COUNTY OF HIDALGO  
UNDER LOCAL GOVERNMENT CODE § 232.028(a)  
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE CASTLEWOOD ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

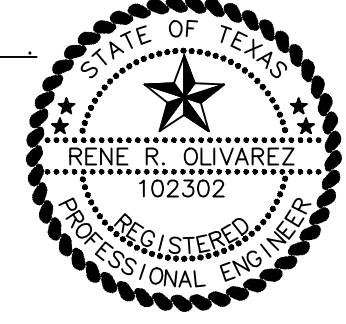
HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

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

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

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_

RENE R. OLIVAREZ  
REGISTERED PROFESSIONAL ENGINEER  
No.102302 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO  
I, HOMERO LUIS GUTIERREZ, 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 UNDER MY SUPERVISION.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

## PRELIMINARY

HOMERO LUIS GUTIERREZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO.2791 STATE OF TEXAS



10.071 ACRES BEING ALL OF LOT ONE (1) AND THE WEST 288 FEET LOT TWO (2), BLOCK TWENTY ONE (21), OF SANTA CRUZ GARDENS UNIT 2, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 8 PAGE 28 THOUGHT 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS

COMMENCING AT A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 45-3, WEST ADDITION TO SHARYLAND, THENCE SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF LOT 45-3, WEST ADDITION TO SHARYLAND, A DISTANCE OF 330.00 FEET TO A 60-D NAIL SET AT THE SOUTHWEST CORNER OF EL PARASO SUBDIVISION, AS PER MAP RECORDED IN VOLUME 22, PAGE 162, MAP RECORDS FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 41 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF SAID EL PARASO SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF MILE 6 NORTH ROAD, AT 1,280.00 FEET PASS THE SOUTH RIGHT OF WAY LINE OF THE UNITED IRRIGATION DISTRICT CANAL, AT A TOTAL DISTANCE OF 1,320.00 FEET TO THREE-QUARTER (3/4) INCH PIPE FOUND AT THE NORTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND, A DISTANCE OF 309.37 FEET TO A HALF (1/2) INCH IRON ROD SET AT THE WEST LINE OF THE EDWARDS SUBDIVISION NO. 17, AS PER MAP RECORDED IN INSTRUMENT NUMBER 2862595, MAP RECORDS FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 41 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID EDWARDS SUBDIVISION NO. 17, AT A DISTANCE OF 40.00 FEET PASS THE SOUTH RIGHT OF WAY LINE OF SAID UNITED IRRIGATION DISTRICT CANAL, AT 1,300.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 NORTH ROAD, AT A TOTAL DISTANCE OF 1,320.00 FEET TO A 60-D NAIL SET AT THE SOUTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81 DEGREES 19 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND, A DISTANCE OF 309.37 FEET TO THE POINT OF BEGINNING, CONTAINING 9.37 ACRES, MORE OR LESS.

## RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and lay thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, 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.

APPROVED BY IRRIGATION DISTRICT  
THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No.15 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024 SUBJECT TO THE FOLLOWING:

- NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
- FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
- ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
- IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED. THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

SECRETARY \_\_\_\_\_ GENERAL MANAGER \_\_\_\_\_

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
A	52.36'	50.00'	123°50'21"	112.46'	S08°57'13"W	50.00'
B	52.36'	50.00'	78°50'43"	49.32'	S38°21'46"W	50.00'
C	59.96'	50.00'	51°54'22"	29.20'	S27°00'46"E	56.43'

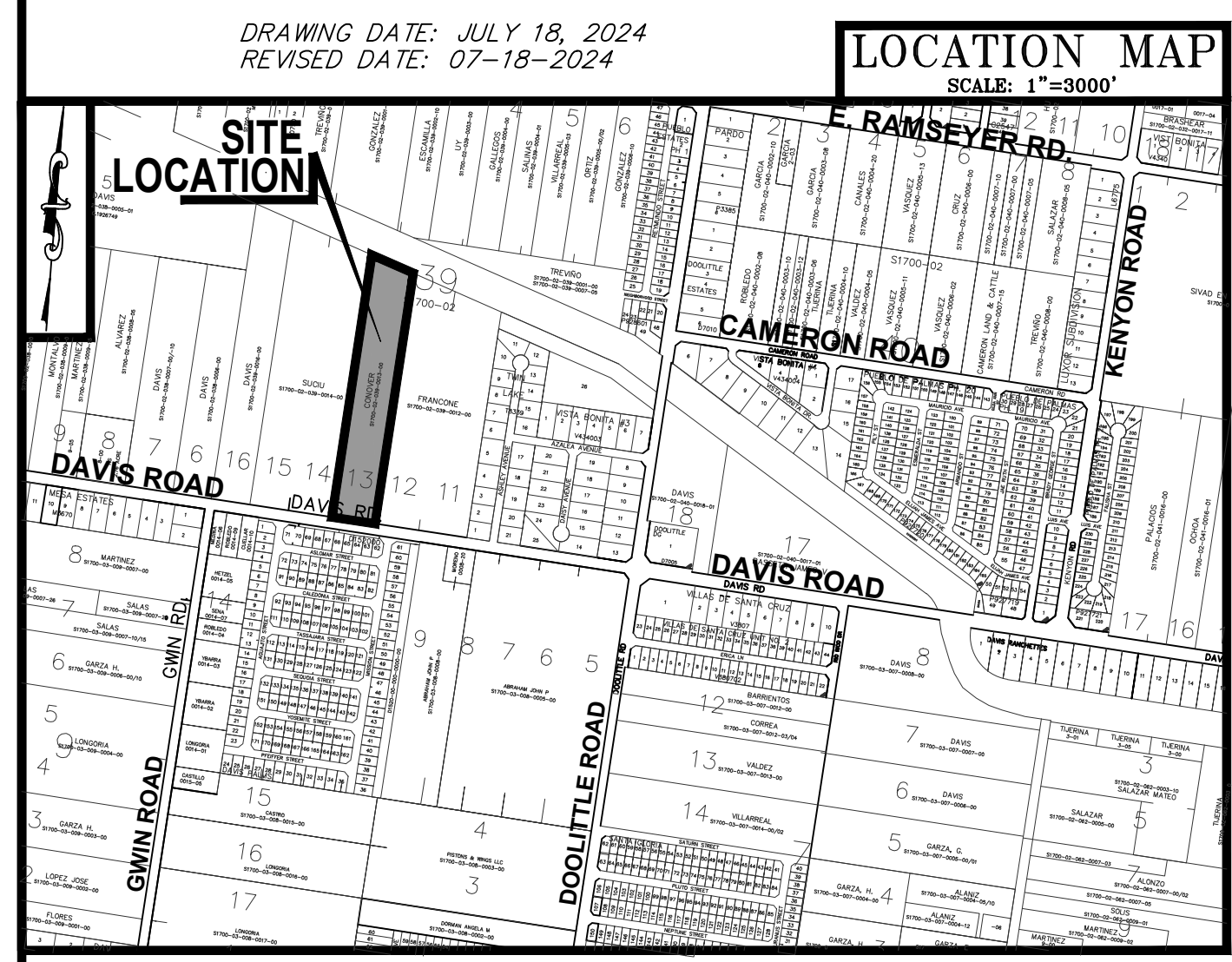
## PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: RENE R. OLIVAREZ - OWNER	3620 IDA STREET	EDINBURG, TEXAS 78539	(956) 292-3336
ENGINEER: RENE R. OLIVAREZ, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

RENE R. OLIVAREZ - OWNER

SHEET 1 OF 4



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

CASTLEWOOD ESTATES SUBDIVISION IS LOCATED ON THE NORTH SIDE OF DAVIS ROAD APPROXIMATE 1/4 MILE EAST OF GWIN 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 MERCEDES (POPULATION 88,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION HAS BEEN REMOVED FROM THE ETJ FROM THE CITY OF EDINBURG AND NOW LOCATED IN THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. NO. 4.

## GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED 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 ALL LOTS WITHIN 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. 480334 0325 D EFFECTIVE DATE: 06-06-2000 REVISED TO LOMR 05-17-01 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 SETBACK: 50.00 FEET FOR LOTS 1 FRONTING DAVIS ROAD  
FRONT SETBACK: 25.00 FEET FOR LOTS 2 THROUGH 41  
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 2 THROUGH 41. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

- LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 IS FOR NON RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION IS REQUIRED BY PLANNING, HEALTH, AND FIRE MARSHALL DEPARTMENTS PRIOR TO OCCUPYING THE LOT.

- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
---S.M. NO. 1---ELEV. 69.66 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF DAVIS ROAD IN THE VICINITY APPROXIMATE 254.00 FEET FROM THE S.W. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: N=16611716.08 E=1175628.71

- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 47,195 CUBIC-Feet (1.08 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL REGULATION WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 13 NORTH ROAD SIDE DITCH. DETENTION WILL BE ACCOMPLISH BY WIDENING THE EXISTING DRAIN DITCH. (SEE SHEET NO.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCD001.)

- NO PERMANENT STRUCTURES ARE 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 COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.

- 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. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE (NOTE #7) IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENT ARE GREATER THAN STATED ABOVE (NOTE #7) DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.

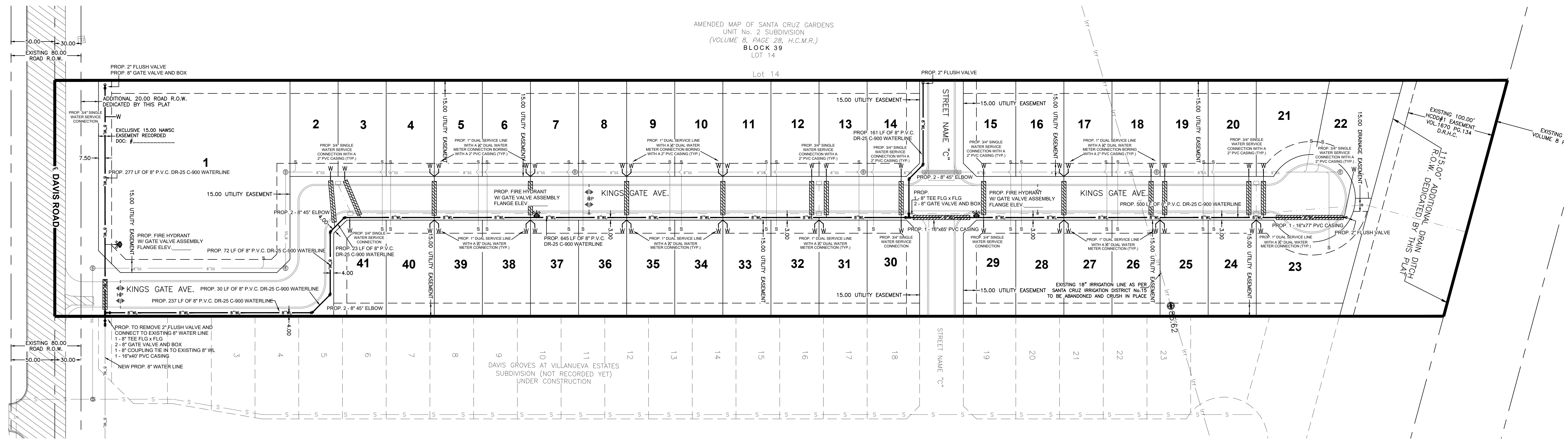
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

- DEVELOPER SHALL INSTALL A 6" BUFFER WOOD FENCE BETWEEN COMMERCIAL AND RESIDENTIAL LOTS FOR LOT 1.

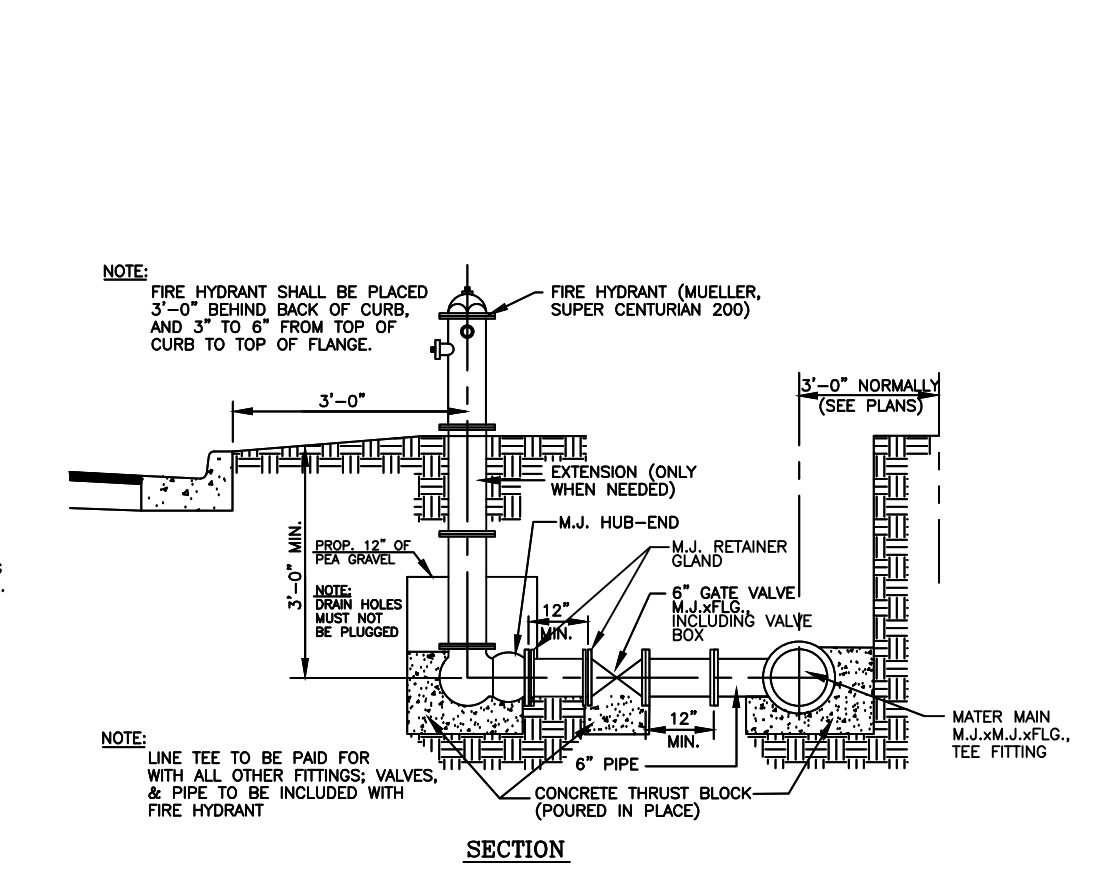
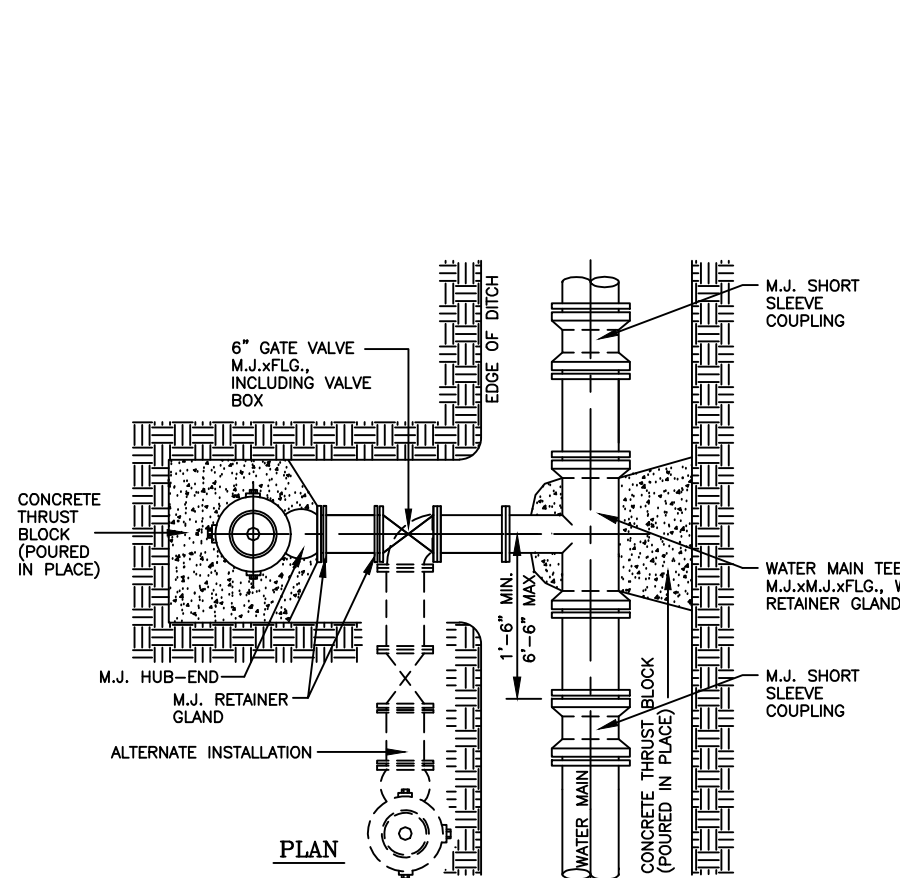
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS; SANITARY SEWER MUST BE CONNECTED TO RESIDENTIAL HOME PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TRA INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.

DATE OF PREPARATION: AUGUST 08, 2024  
No.1 REVISED DATE: SEPTEMBER 23, 2024

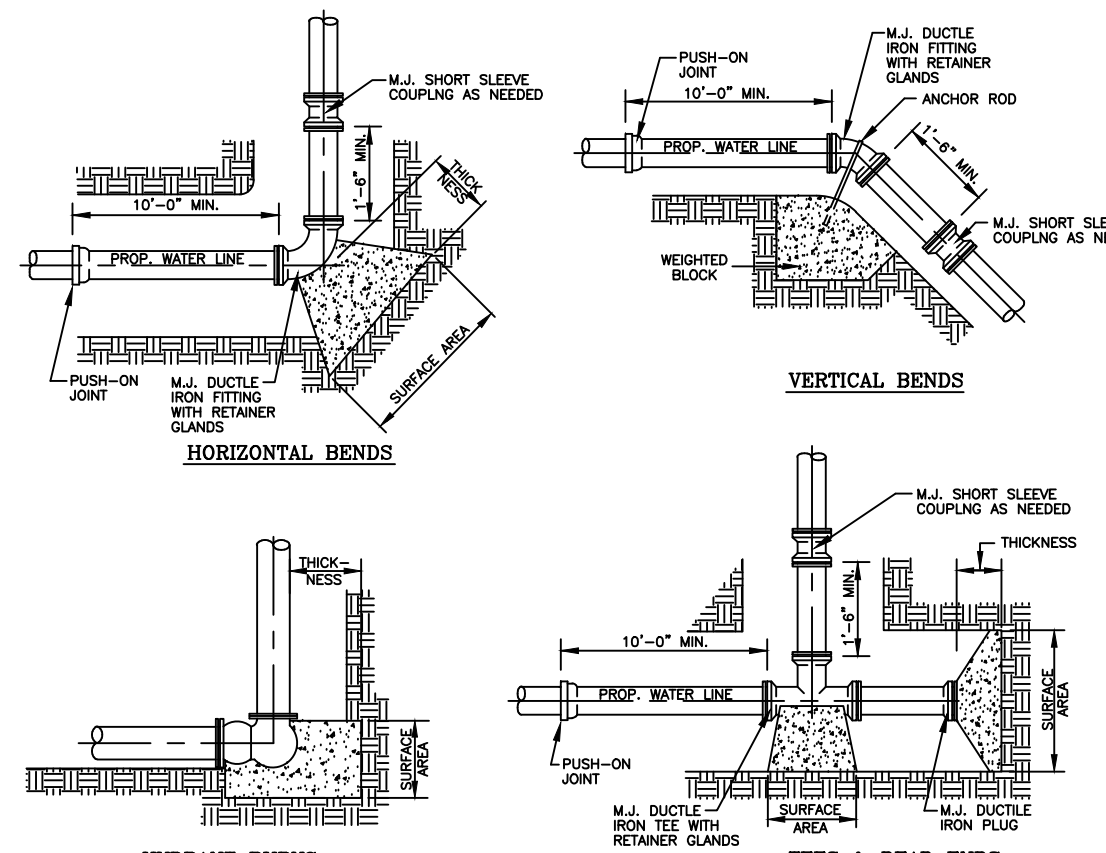
**RO ENGINEERING, PLLC**  
ENGINEERING & CONSTRUCTION MANAGEMENT  
2705 E. Davis Rd., Suite A  
Edinburg, Texas 78540  
TDFE Firm Registration No. 12179



**CASTLEWOOD ESTATES SUBDIVISION**  
 A 10.071 ACRES BEING ALL OF LOT 13, BLOCK 39, AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 8 PAGE 28; MAP RECORDS OF HIDALGO COUNTY, TEXAS

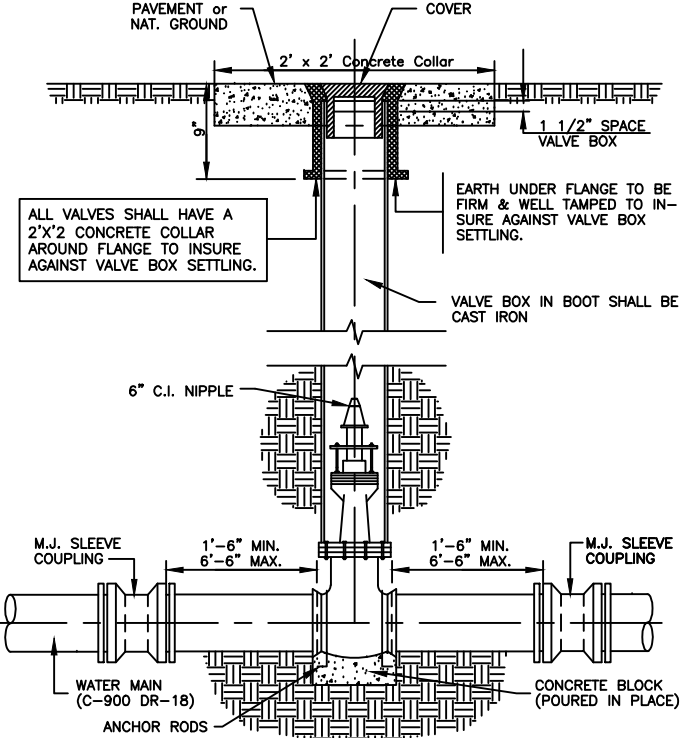


**TYPICAL FIRE HYDRANT INSTALLATION**  
N.T.S.

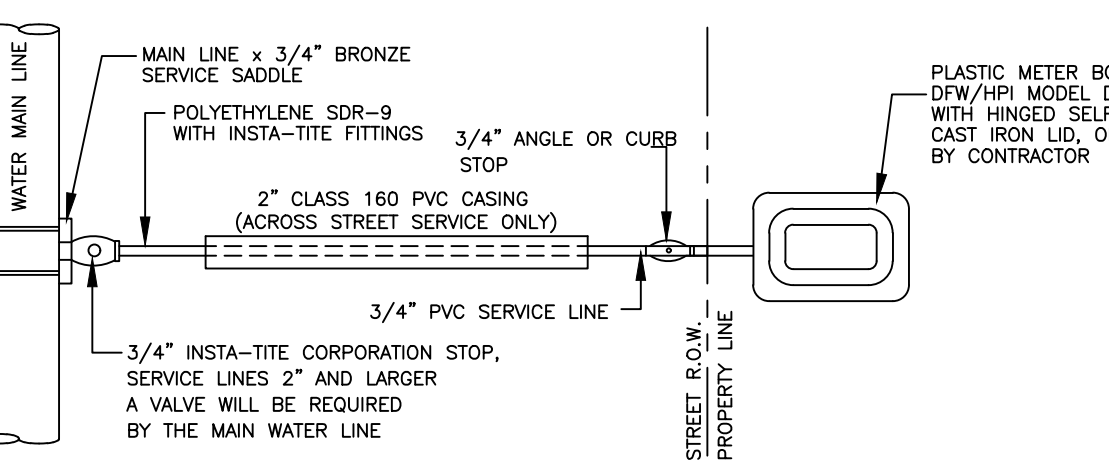
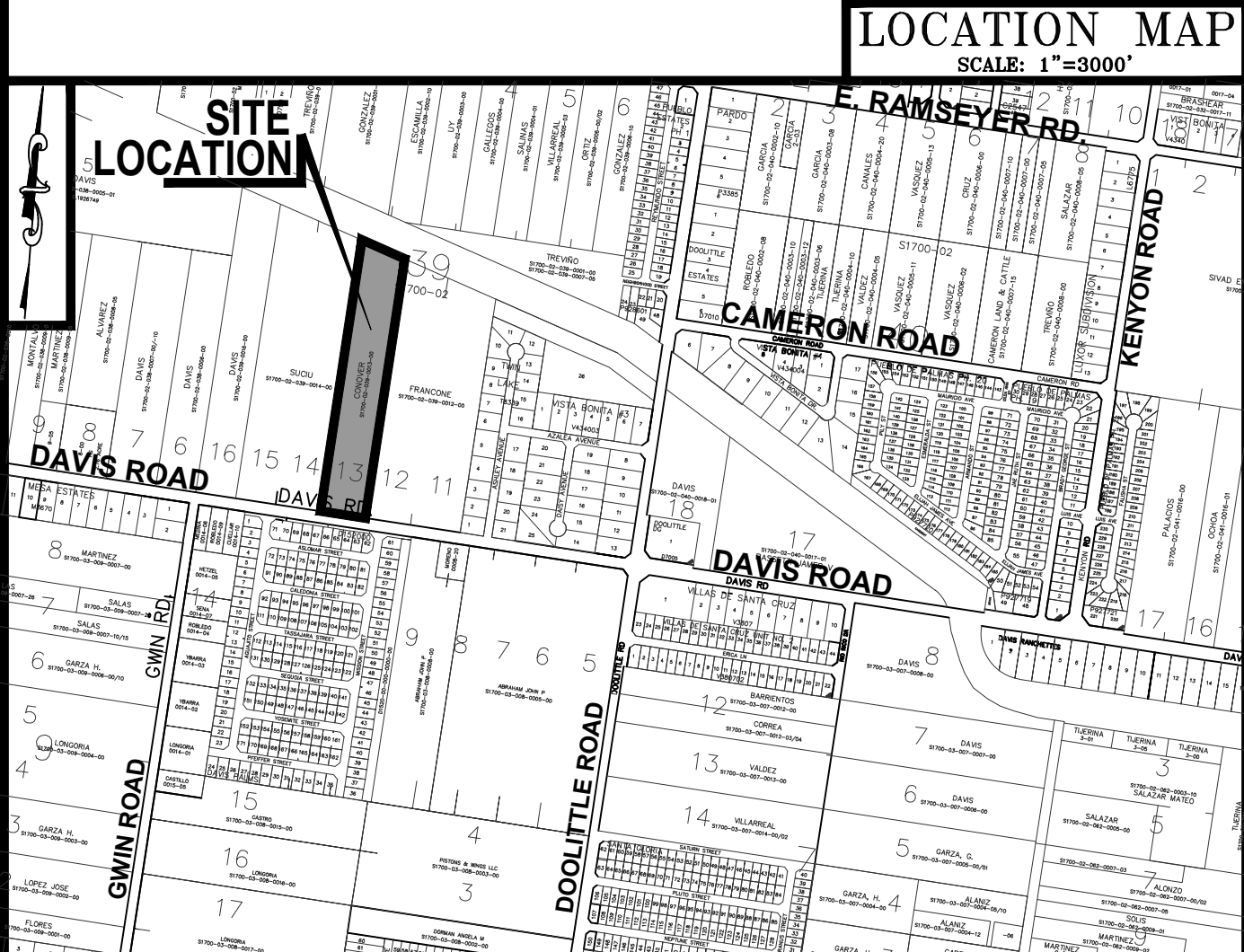


DIAMETER OF PIPE INCHES	CORROSION RESISTANT SURFACE		THICKNESS INCHES	WEIGHT PER SQUARE FOOT
	AREA SQ. FT.	AREA SQ. FT.		
2 1/2" BENDS	4.11 x 3.14	12.8	0.200	2.56
4" BENDS	12.57 x 3.14	39.5	0.200	7.90
6" BENDS	28.27 x 3.14	89.8	0.200	17.96
8" BENDS	50.27 x 3.14	158.0	0.200	31.60
10" BENDS	78.54 x 3.14	246.7	0.200	49.34
12" BENDS	113.10 x 3.14	355.3	0.200	71.06
14" BENDS	153.94 x 3.14	484.7	0.200	96.94
16" BENDS	200.97 x 3.14	634.0	0.200	126.80
18" BENDS	254.34 x 3.14	803.2	0.200	160.64
20" BENDS	314.16 x 3.14	992.4	0.200	198.48
22" BENDS	380.51 x 3.14	1202.6	0.200	240.52
24" BENDS	453.46 x 3.14	1433.8	0.200	286.96
26" BENDS	532.92 x 3.14	1686.0	0.200	337.20
28" BENDS	618.90 x 3.14	1959.2	0.200	391.84
30" BENDS	711.42 x 3.14	2253.4	0.200	450.68
32" BENDS	810.48 x 3.14	2568.6	0.200	513.72
34" BENDS	916.08 x 3.14	2904.8	0.200	581.16
36" BENDS	1028.22 x 3.14	3272.0	0.200	653.00
38" BENDS	1146.90 x 3.14	3670.2	0.200	729.24
40" BENDS	1272.22 x 3.14	4099.4	0.200	809.88
42" BENDS	1404.18 x 3.14	4559.6	0.200	894.92
44" BENDS	1542.78 x 3.14	5050.8	0.200	984.36
46" BENDS	1688.02 x 3.14	5573.0	0.200	1078.20
48" BENDS	1839.90 x 3.14	6127.2	0.200	1176.54
50" BENDS	1998.42 x 3.14	6713.4	0.200	1279.38
52" BENDS	2163.58 x 3.14	7331.6	0.200	1386.72
54" BENDS	2335.38 x 3.14	7981.8	0.200	1498.56
56" BENDS	2513.82 x 3.14	8664.0	0.200	1614.90
58" BENDS	2698.90 x 3.14	9378.2	0.200	1735.74
60" BENDS	2890.62 x 3.14	10124.4	0.200	1861.08
62" BENDS	3088.98 x 3.14	10902.6	0.200	1990.92
64" BENDS	3293.98 x 3.14	11713.8	0.200	2125.26
66" BENDS	3505.62 x 3.14	12558.0	0.200	2264.10
68" BENDS	3723.90 x 3.14	13435.2	0.200	2407.44
70" BENDS	3948.82 x 3.14	14346.4	0.200	2555.28
72" BENDS	4180.38 x 3.14	15291.6	0.200	2707.62
74" BENDS	4418.58 x 3.14	16271.8	0.200	2864.46
76" BENDS	4663.42 x 3.14	17287.0	0.200	3025.80
78" BENDS	4914.90 x 3.14	18337.2	0.200	3191.64
80" BENDS	5173.02 x 3.14	19422.4	0.200	3361.98
82" BENDS	5437.78 x 3.14	20542.6	0.200	3536.82
84" BENDS	5709.18 x 3.14	21697.8	0.200	3716.16
86" BENDS	5987.22 x 3.14	22888.0	0.200	3900.00
88" BENDS	6271.90 x 3.14	24113.2	0.200	4088.34
90" BENDS	6563.22 x 3.14	25373.4	0.200	4281.18
92" BENDS	6861.18 x 3.14	26668.6	0.200	4478.52
94" BENDS	7165.78 x 3.14	27998.8	0.200	4680.36
96" BENDS	7477.02 x 3.14	29364.0	0.200	4886.70
98" BENDS	7794.90 x 3.14	30764.2	0.200	5097.54
100" BENDS	8119.42 x 3.14	32199.4	0.200	5312.88

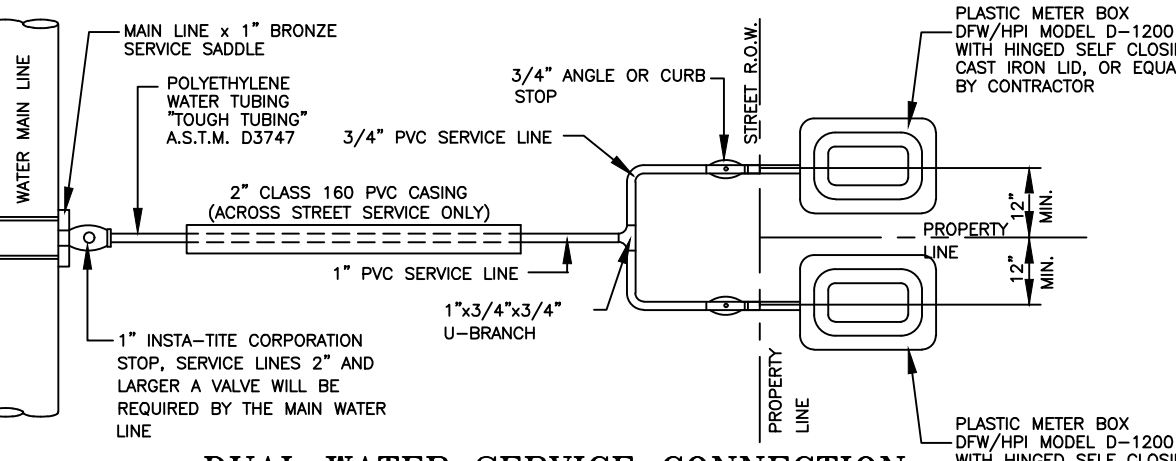
**GENERAL NOTES:**  
 1. ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT. WITH PRELIMINARING A MINIMUM OF 30" OF COVER.  
 2. THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2,000 LBS./SQ.FT.  
 3. THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTING.  
 4. PRESSURE TEST MUST BE FOR A MINIMUM OF FOUR (4) HOURS AND COMPLY WITH TESTS PRESCRIBED IN A.S.T.M. APPENDIX A.



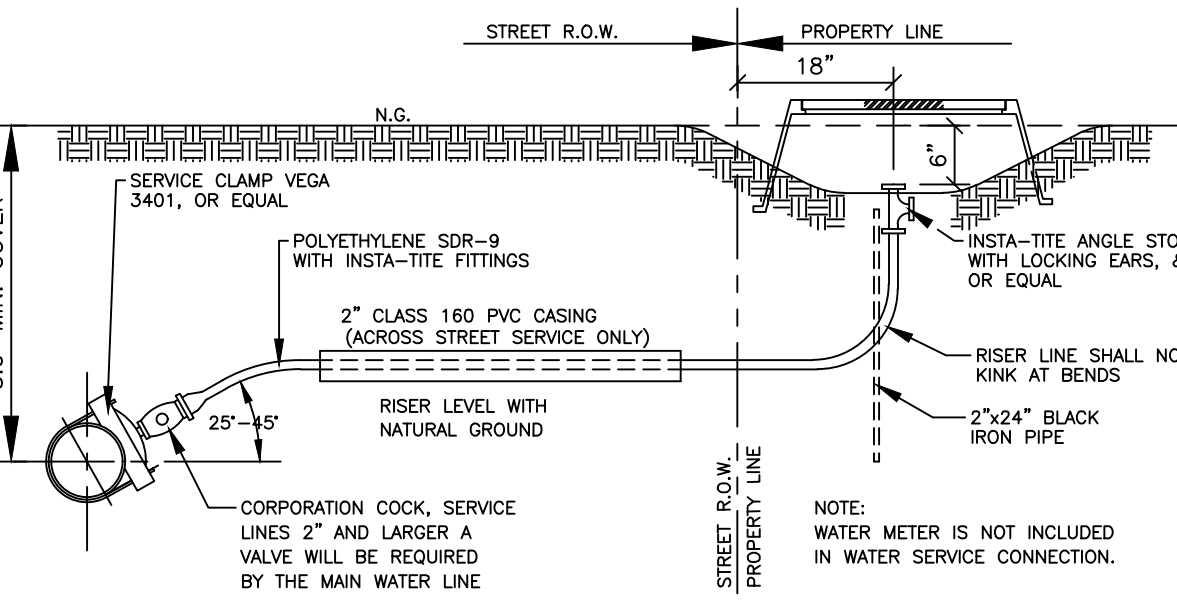
**TYPICAL VALVE and VALVE BOX INSTALLATION**  
N.T.S.



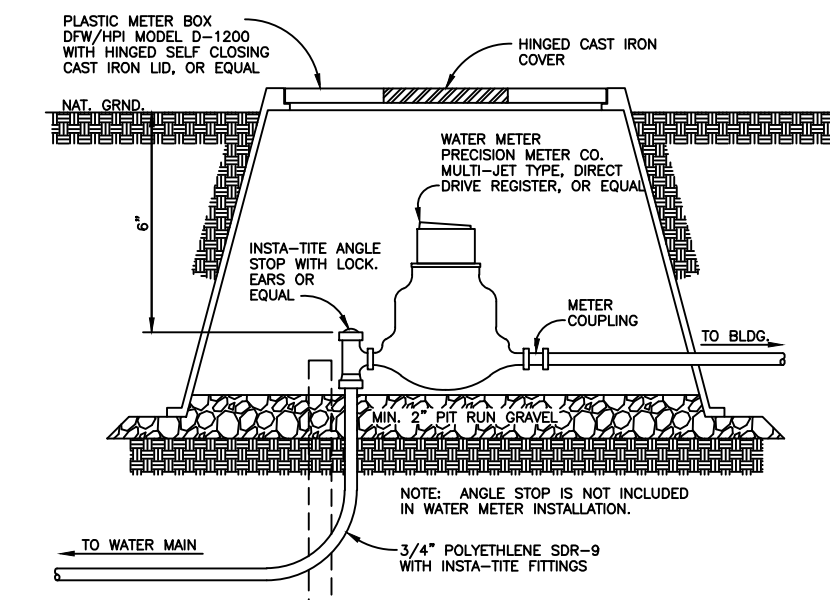
**SINGLE WATER SERVICE CONNECTION**  
N.T.S.



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

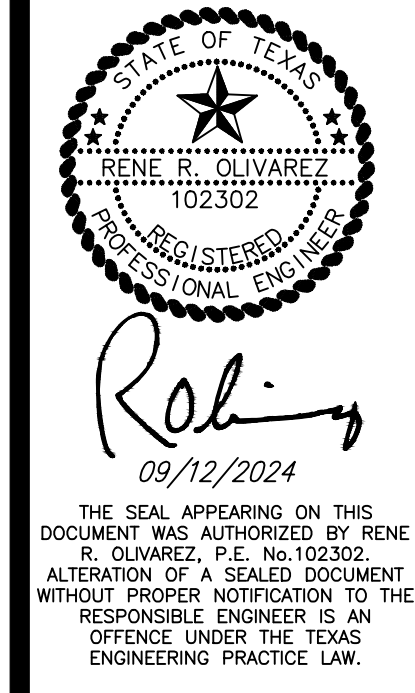


**TYPICAL WATER SERVICE CONNECTION ELEVATION**  
N.T.S.



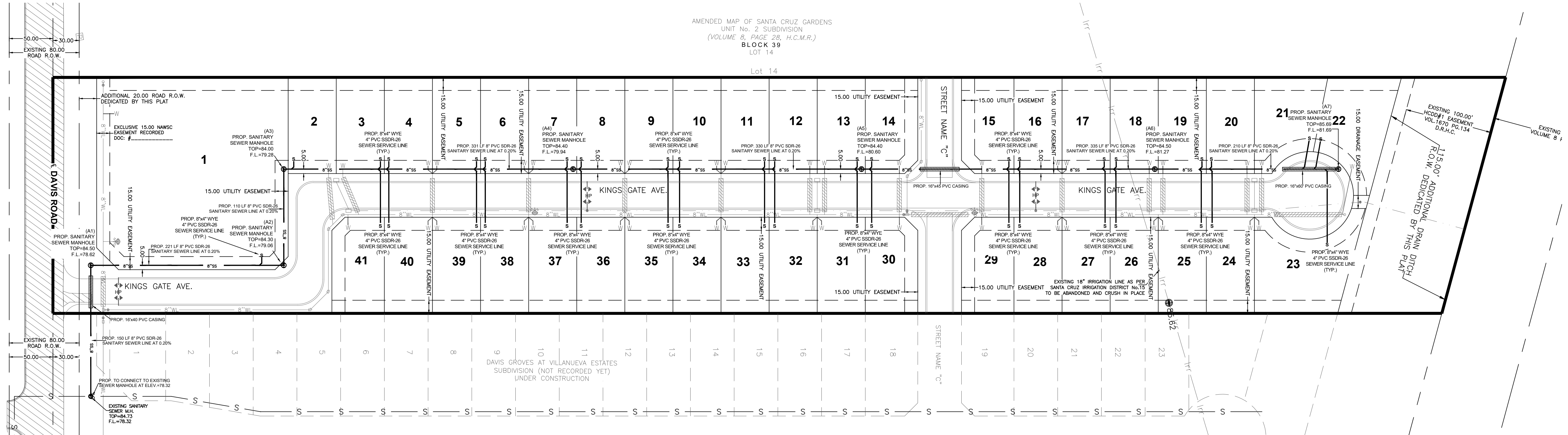
**TYPICAL WATER METER INSTALLATION**  
N.T.S.

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
 CASTLEWOOD ESTATES SUBDIVISION IS LOCATED ON THE NORTH SIDE OF DAVIS ROAD APPROXIMATE 1/4 MILE EAST OF GWIN 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 MERCED (POPULATION 88,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION HAS BEEN REMOVED FROM THE ETJ FROM THE CITY OF EDINBURG AND NOW LOCATED IN THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 4.

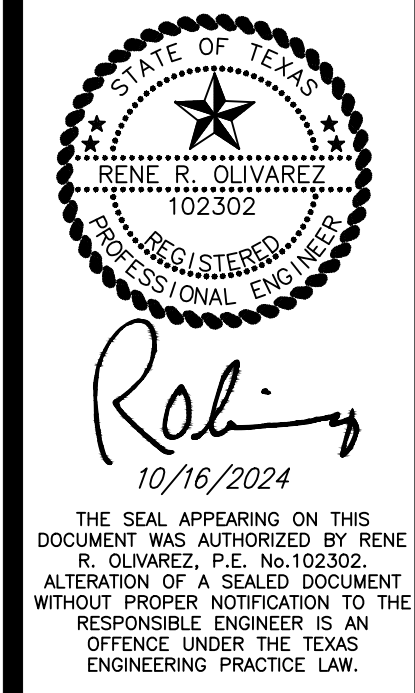


**N.A.W.S.C.**  
**PROPOSED WATER DISTRIBUTION DESIGN**

**RO ENGINEERING, PLLC**  
 MEP ENGINEERING & CONSTRUCTION MANAGEMENT  
 2705 E. DAVIS RD., SUITE "A", EDINBURG TEXAS 78559  
 Ph. 956.513.1849  
 TBP Firm Registration No. 121797  
 WWW.RO-ENGINEERING.COM

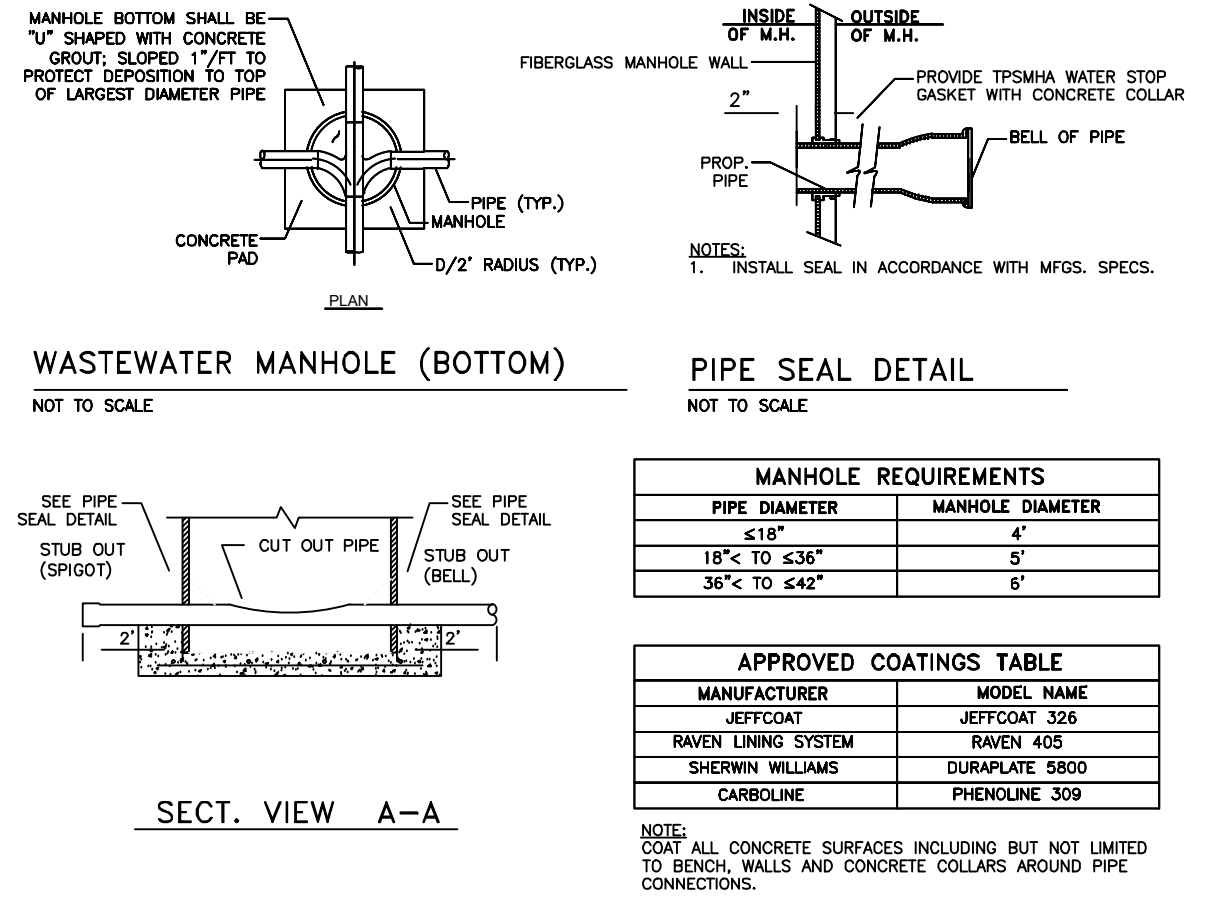
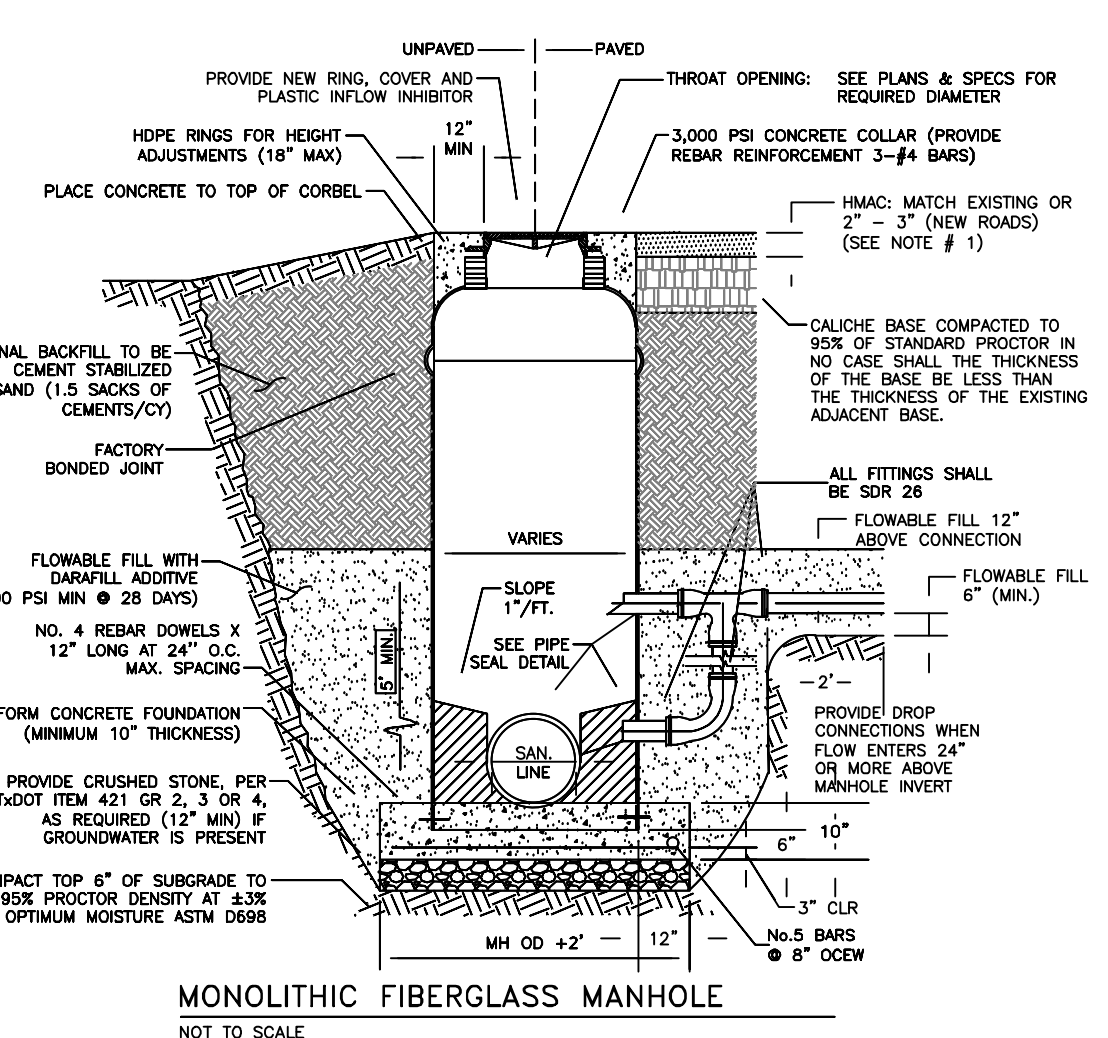
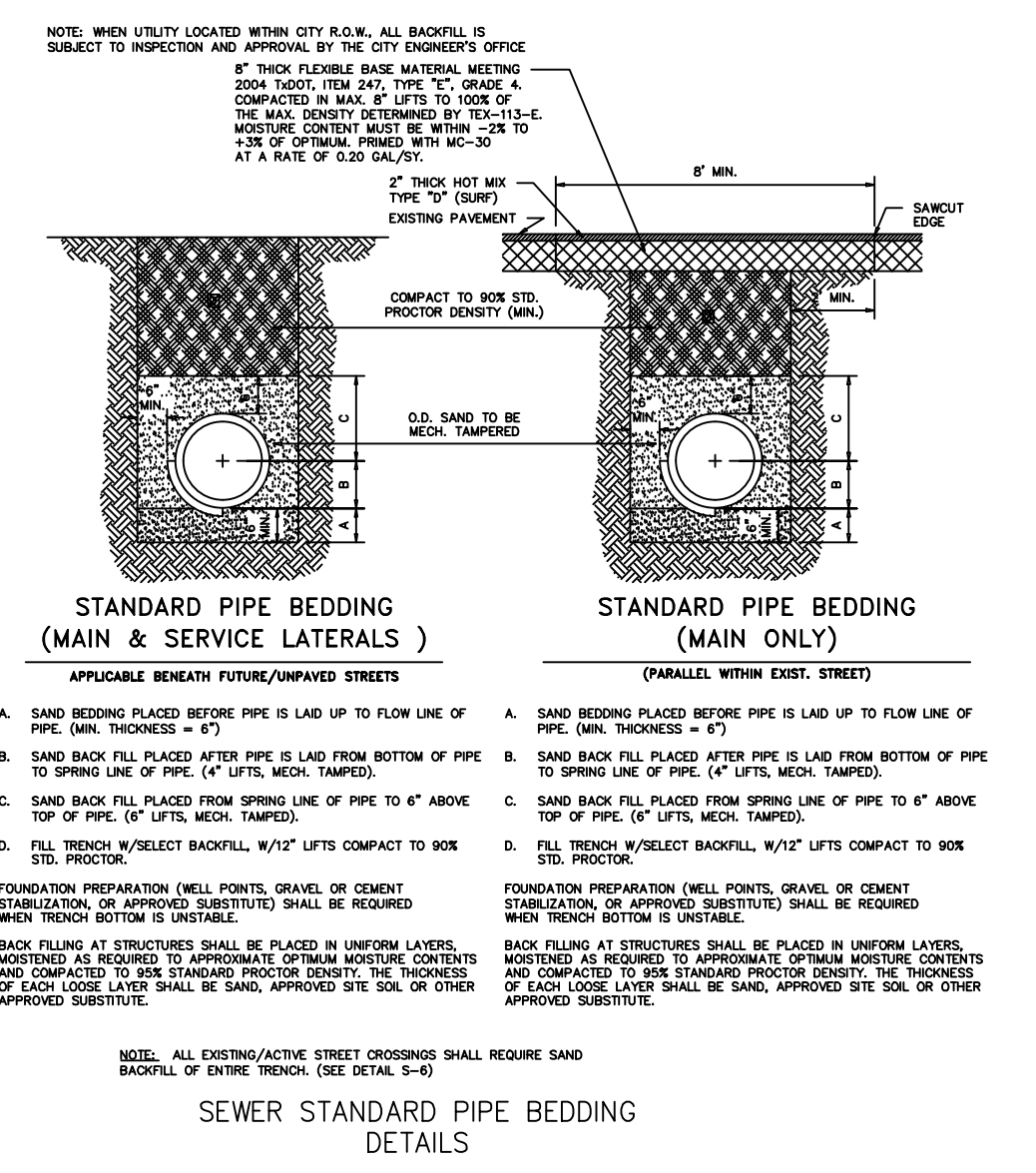
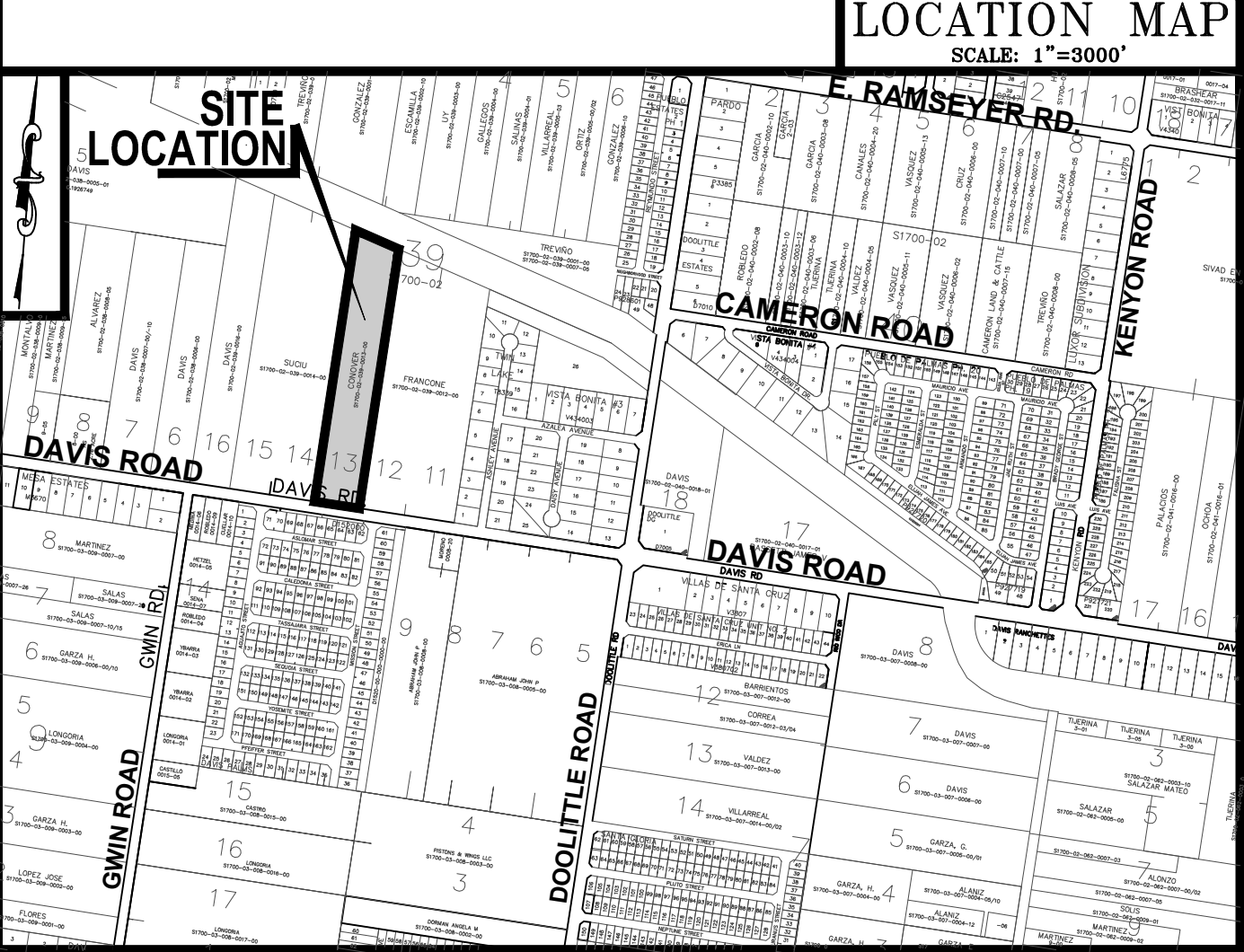
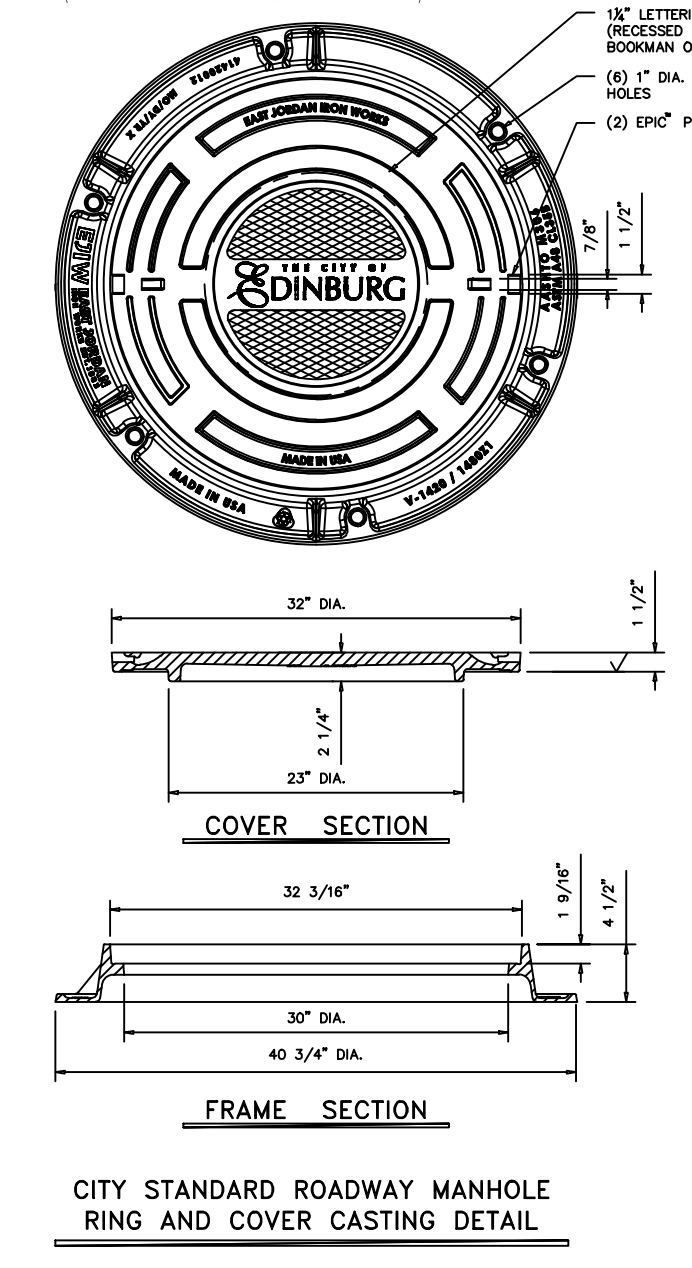
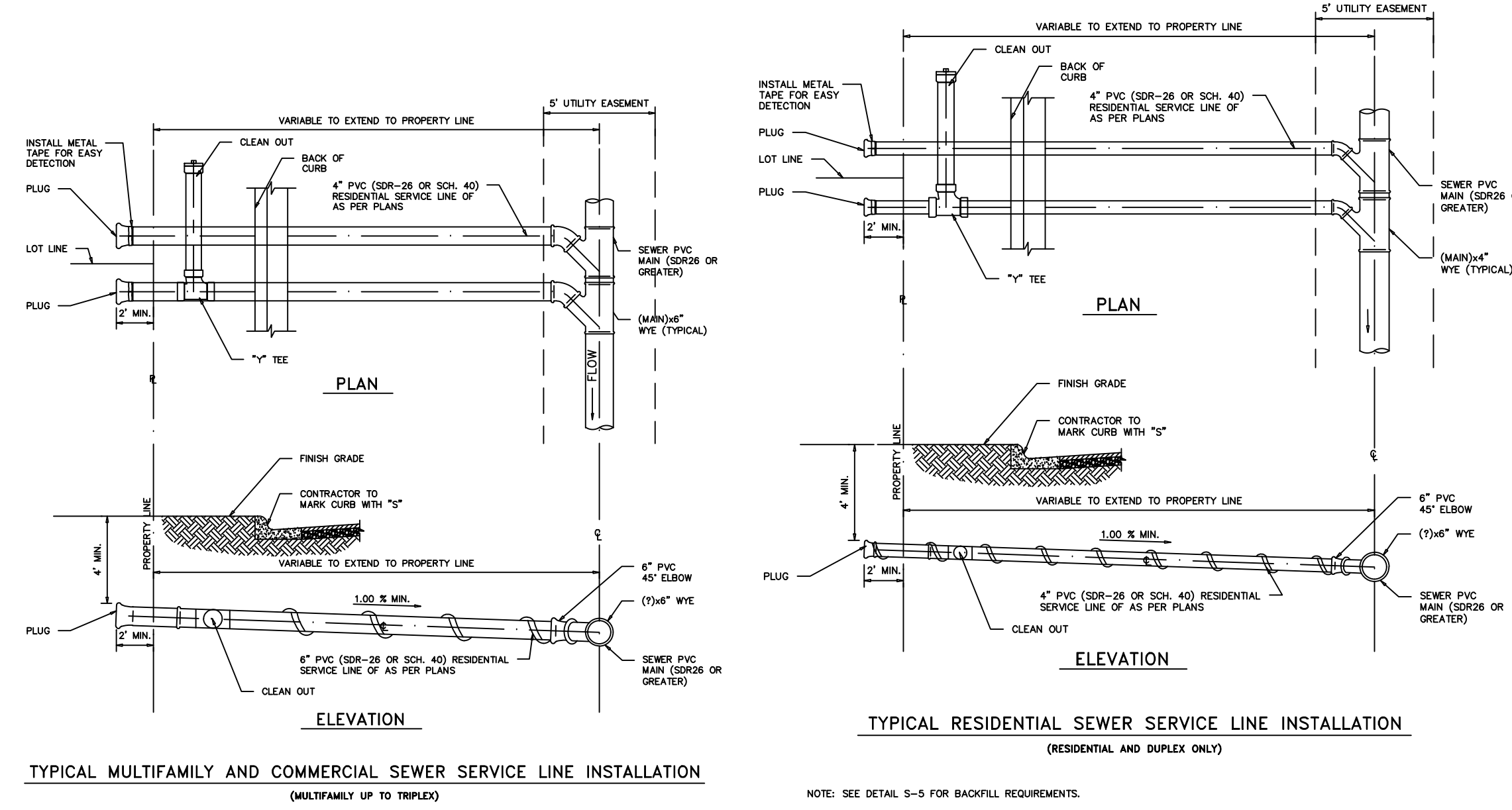


**CASTLEWOOD ESTATES SUBDIVISION**  
 A 10.071 ACRES BEING ALL OF LOT 13, BLOCK 39, AMENDED MAP OF SANTA CRUZ GARDENS UNIT No. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 8 PAGE 28, MAP RECORDS OF HIDALGO COUNTY, TEXAS



**CITY OF EDINBURG**  
 PROPOSED  
 SANITARY SEWER  
 DISTRIBUTION  
 DESIGN

**RO ENGINEERING, PLLC**  
 MEP ENGINEERING & CONSTRUCTION MANAGEMENT  
 2705 E. DAVIS RD., SUITE 'A', EDINBURG TEXAS 78859  
 PH. 956.513.1849  
 TBPE Firm Registration No. 121719  
 WWW.RO-ENGINEERING.COM



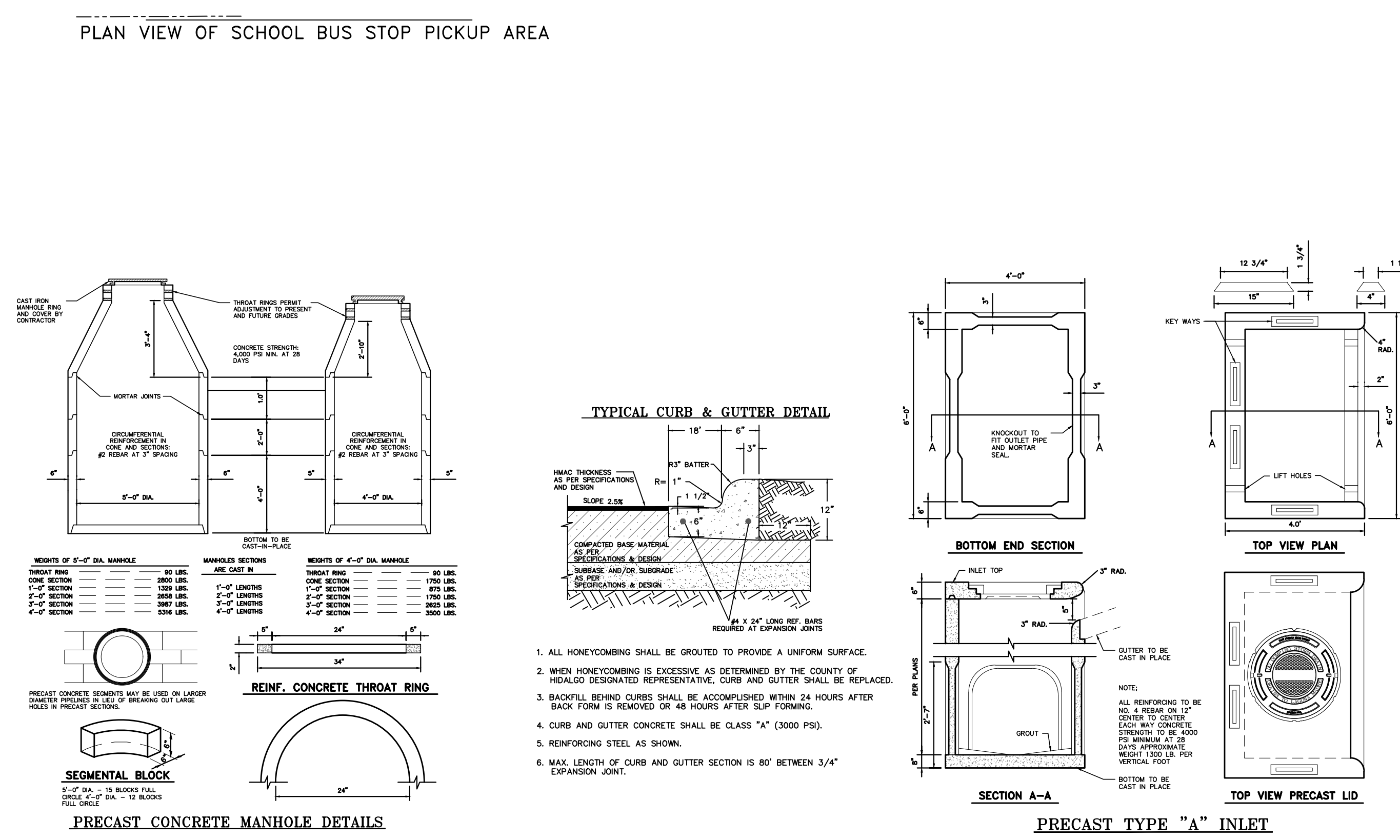
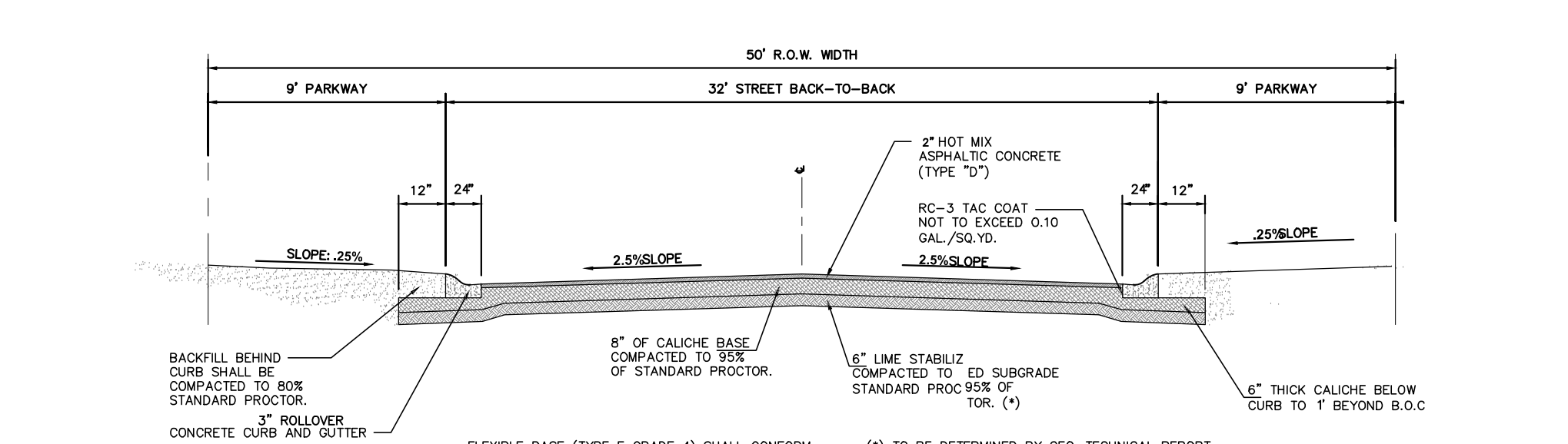
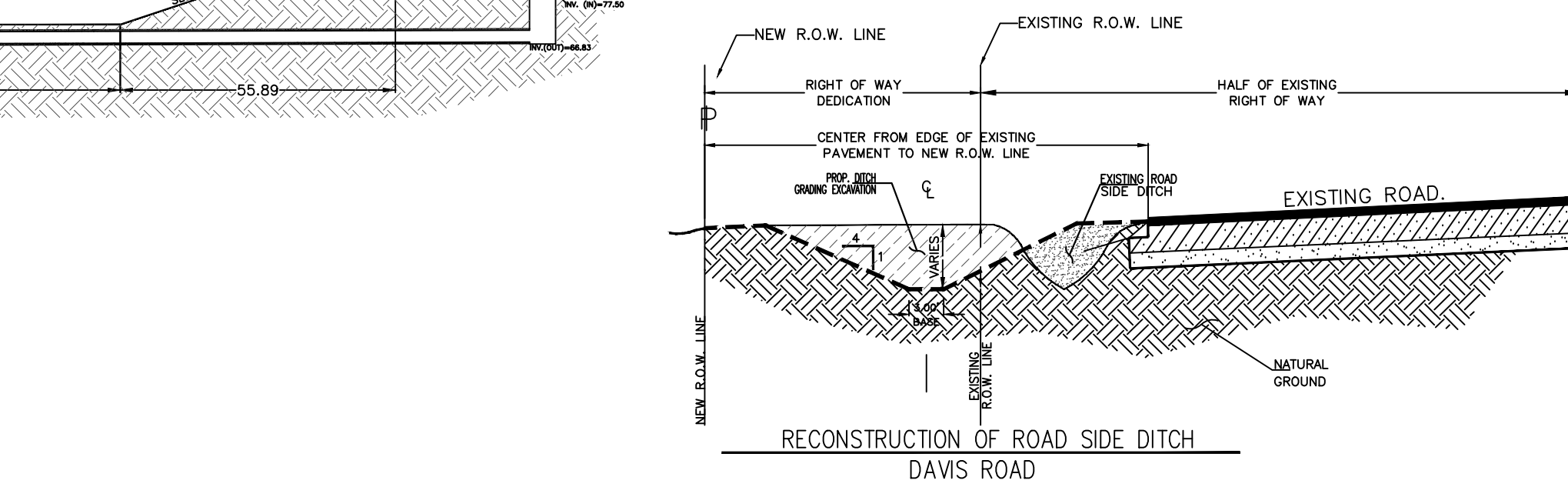
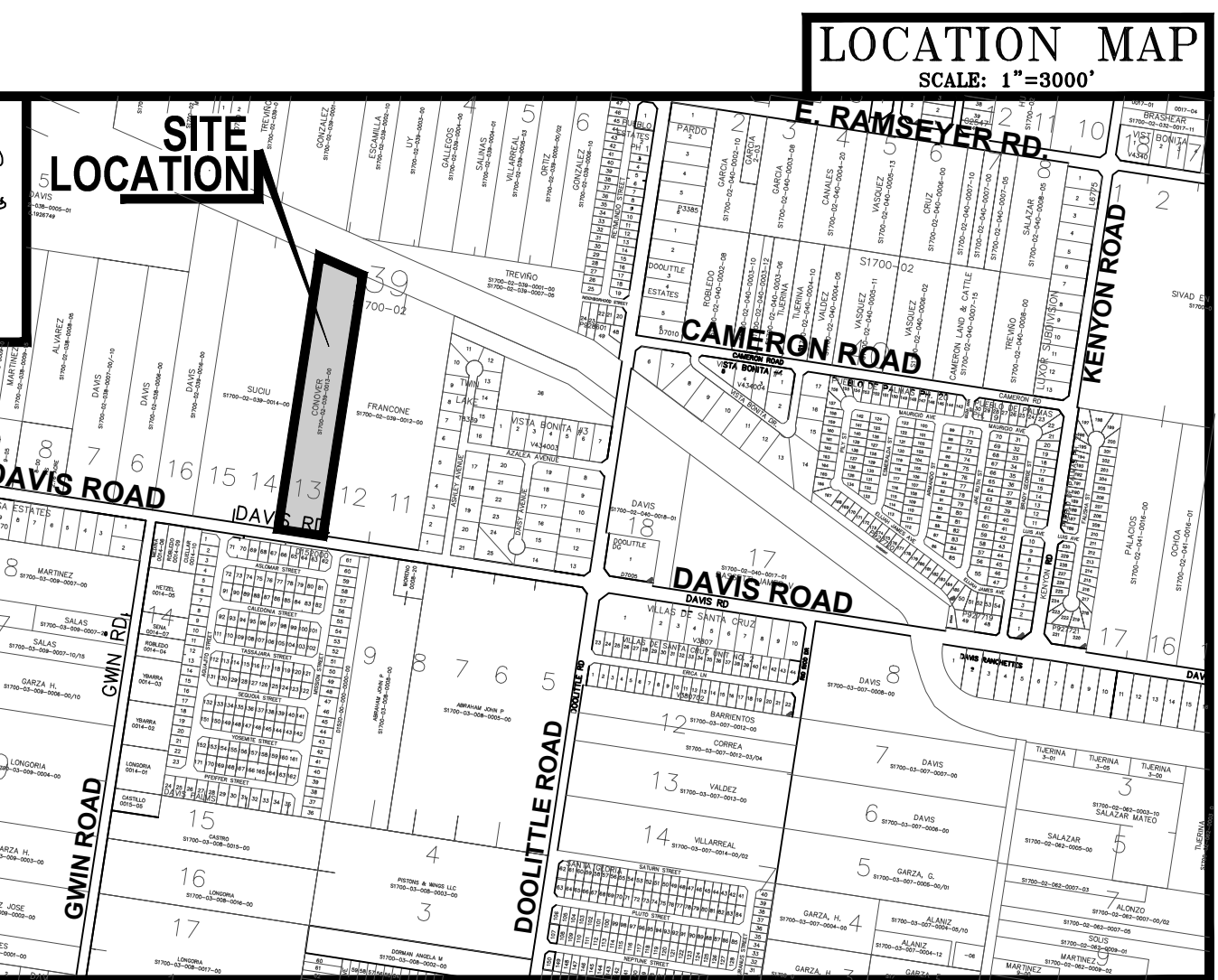
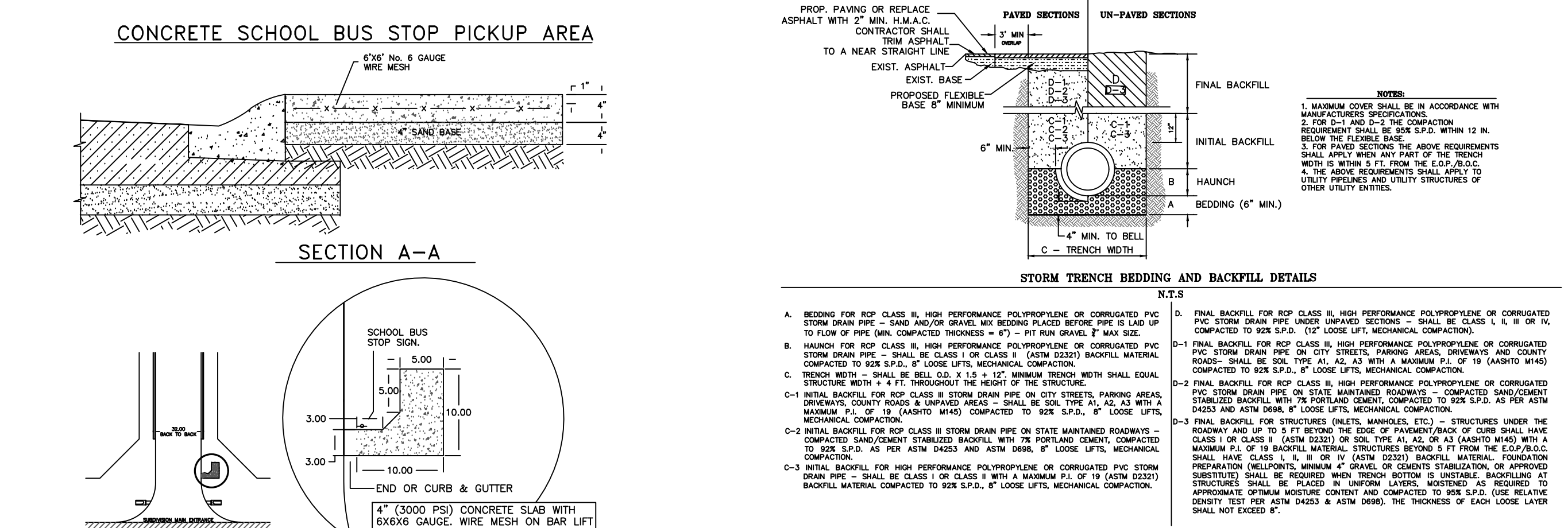
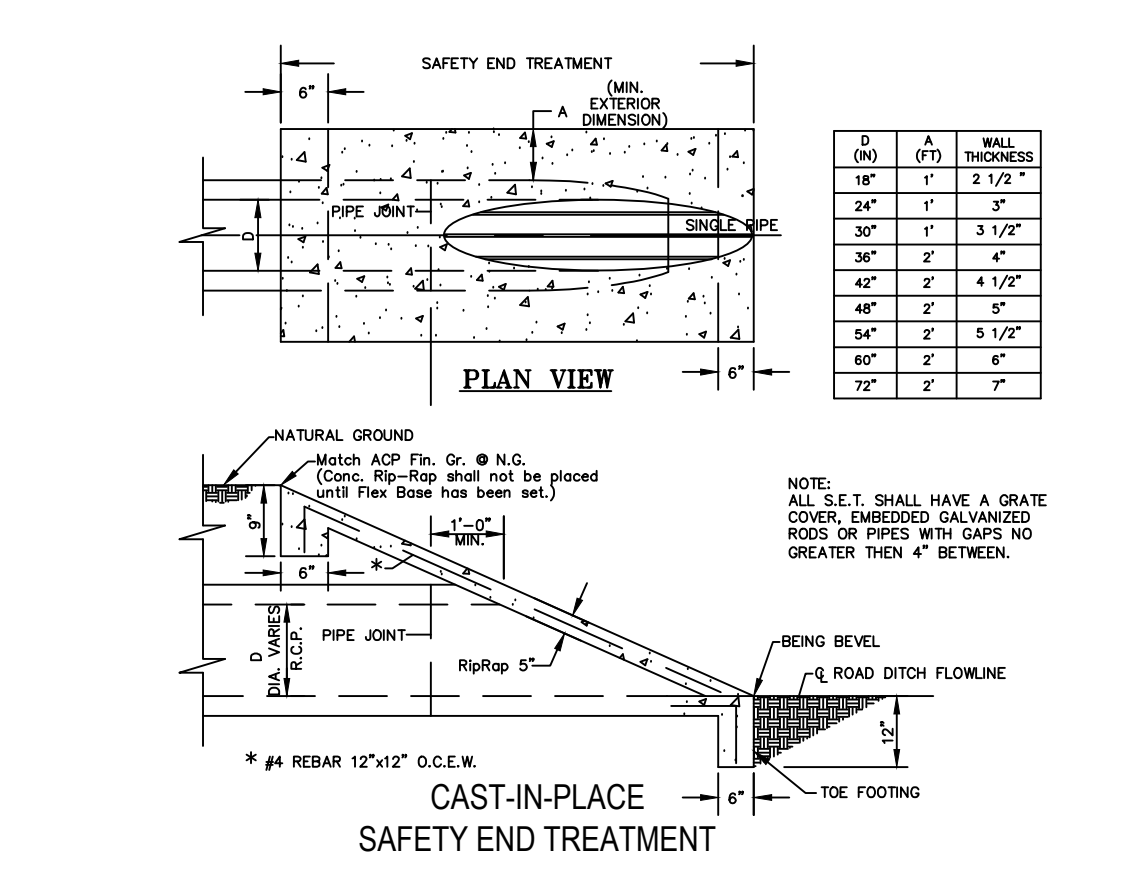
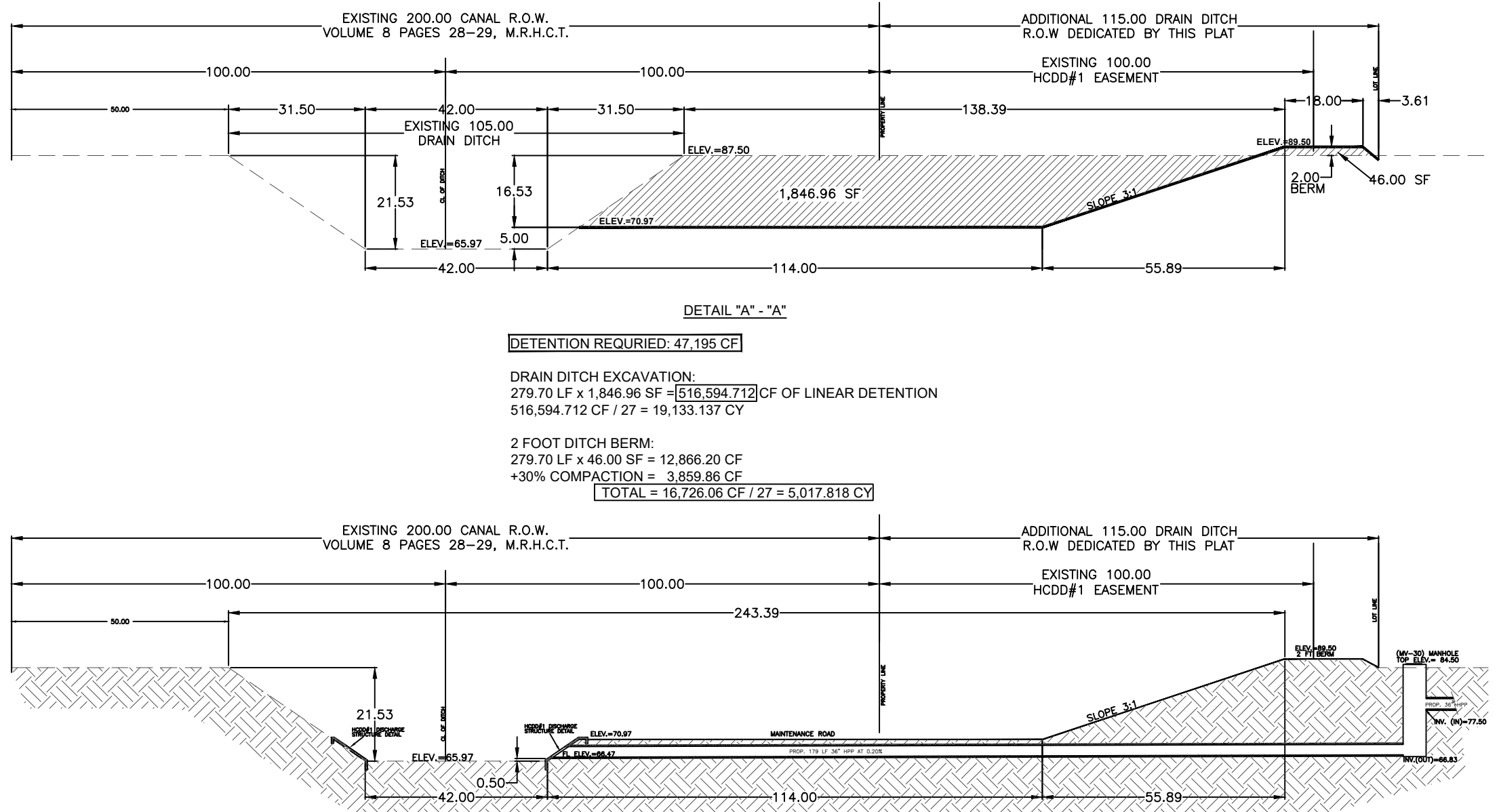
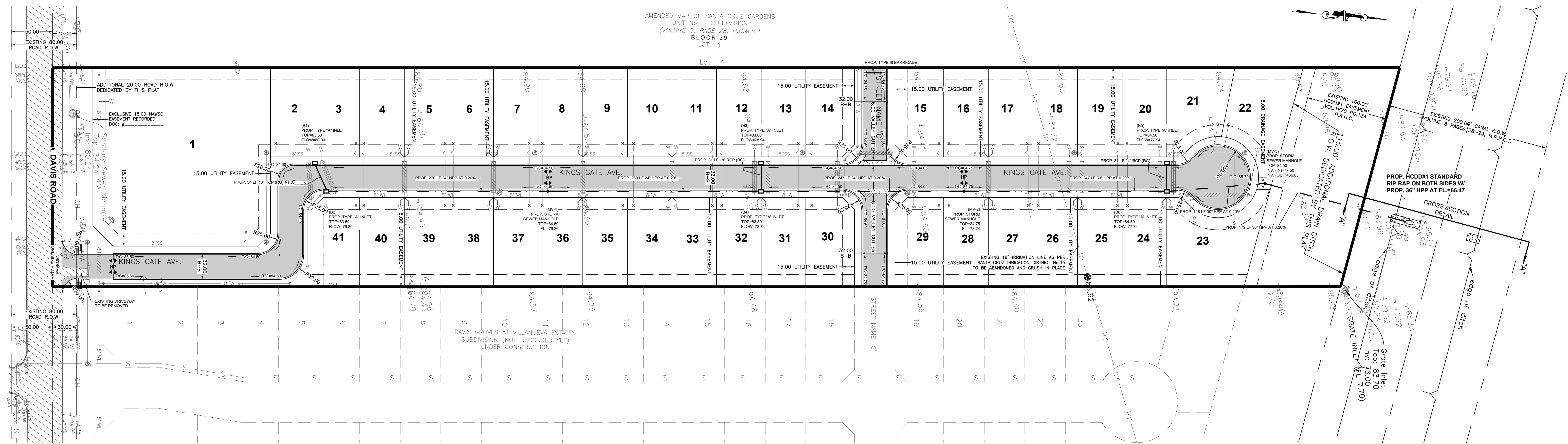
MANHOLE REQUIREMENTS	
PIPE DIAMETER	MANHOLE DIAMETER
18" to 48"	4'
36" to 42"	5'
36" to 42"	6'

APPROVED COATINGS TABLE	
MANUFACTURER	MODEL NAME
JEFFCOAT	JEFFCOAT 326
RAWEN LINING SYSTEM	RAWEN 405
SIBREX WALLING	DEQUARTE 5800
CARBOLINE	PHENOLINE 309

- GENERAL WASTEWATER CONSTRUCTION NOTES:**
- IMAC 2" - MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL ARTERIAL STREETS. IMAC 3" - RURAL ARTERIAL STREETS. IN NO CASE SHALL THE THICKNESS OF THE IMAC BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT IMAC.
  - THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO BE ENCOUNTERED, IMPROVEMENTS TO BE PROTECTED, AND PERMITS AND FEES TO BE REQUIRED, ALONG WITH OTHER RESEARCH THAT IS NECESSARY TO ENSURE THAT THE CONTRACTOR THOROUGHLY UNDERSTANDS THE PROJECT AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
  - THE CONTRACTOR SHALL ADHERE TO ALL TCEQ REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR EXCAVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
  - ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.50" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
  - ALL MANHOLE WALL PENETRATIONS SHALL BE CORED AND SEALED WITH APPROVED TFSHWA WATER STOP GASKET ASSEMBLY. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL, ANSA, MANHOLE WALLS AND MANHOLE BENCH.
  - FOR FIBERGLASS MANHOLES WITH WATERTIGHT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.

**JURISDICTION OF A MUNICIPALITY:**  
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LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

Retained on Sp. Slave	Percent Required
2'	0
4'	20 - 50
6'	50 - 75
8'	75 - 90
10'	90 - 100
Max. Ret. on Sp. Slave	30
Max. Ret. on Sp. Slave	30

CASTLEWOOD ESTATES SUBDIVISION IS LOCATED ON THE NORTH SIDE OF DAVIS ROAD APPROXIMATE 1/4 MILE EAST OF GWIN 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 MERCED (POPULATION 88,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION HAS BEEN REMOVED FROM THE ETJ FROM THE CITY OF EDINBURG AND NOW LOCATED IN THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 4.

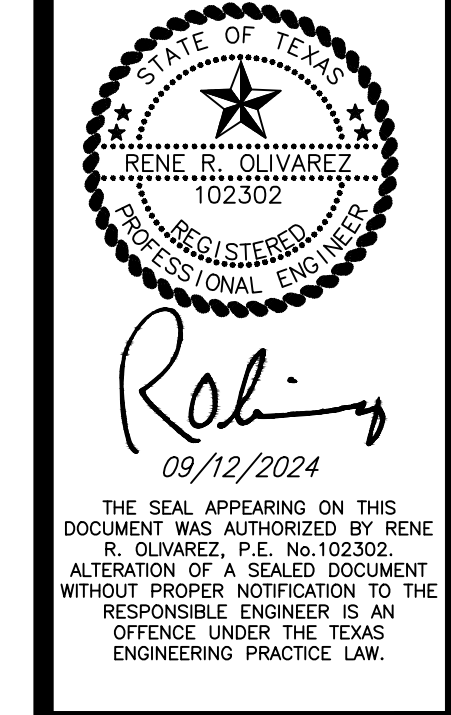
MINOR RESIDENTIAL STREET SECTION

NOTES:

- IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
- FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).

(\*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.

**CASTLEWOOD ESTATES SUBDIVISION**  
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HIDALGO COUNTY  
 PROPOSED  
 PAVING & DRAINAGE  
 DESIGN

**RO ENGINEERING, PLLC**  
 MEP ENGINEERING & CONSTRUCTION MANAGEMENT  
 2705 E. DAVIS RD., SUITE "A", EDINBURG TEXAS 78539  
 PH. 956.513.1849  
 TBPE Firm Registration No. 12179  
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SHEET  
 7 OF 10