



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-04-2025

PROPOSED MILANOS ESTATES PHASE III SUBDIVISION, PRECINCT No. 1.

ENGINEER RIO DELTA ENGINEERING DEVELOPER: GARVIC PROPERTIES, L.P.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 102 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 8

LOCATION DESCRIPTION: NORTHEAST CORNER OF MILE 5 ½ WEST ROAD AND MILE 6 ½ WEST ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-09-2023 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

SEWER SYSTEM: SANITARY SEWER BY CITY OF WESLACO

WATER SERVICE PROVIDER: CITY OF WESLACO.

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

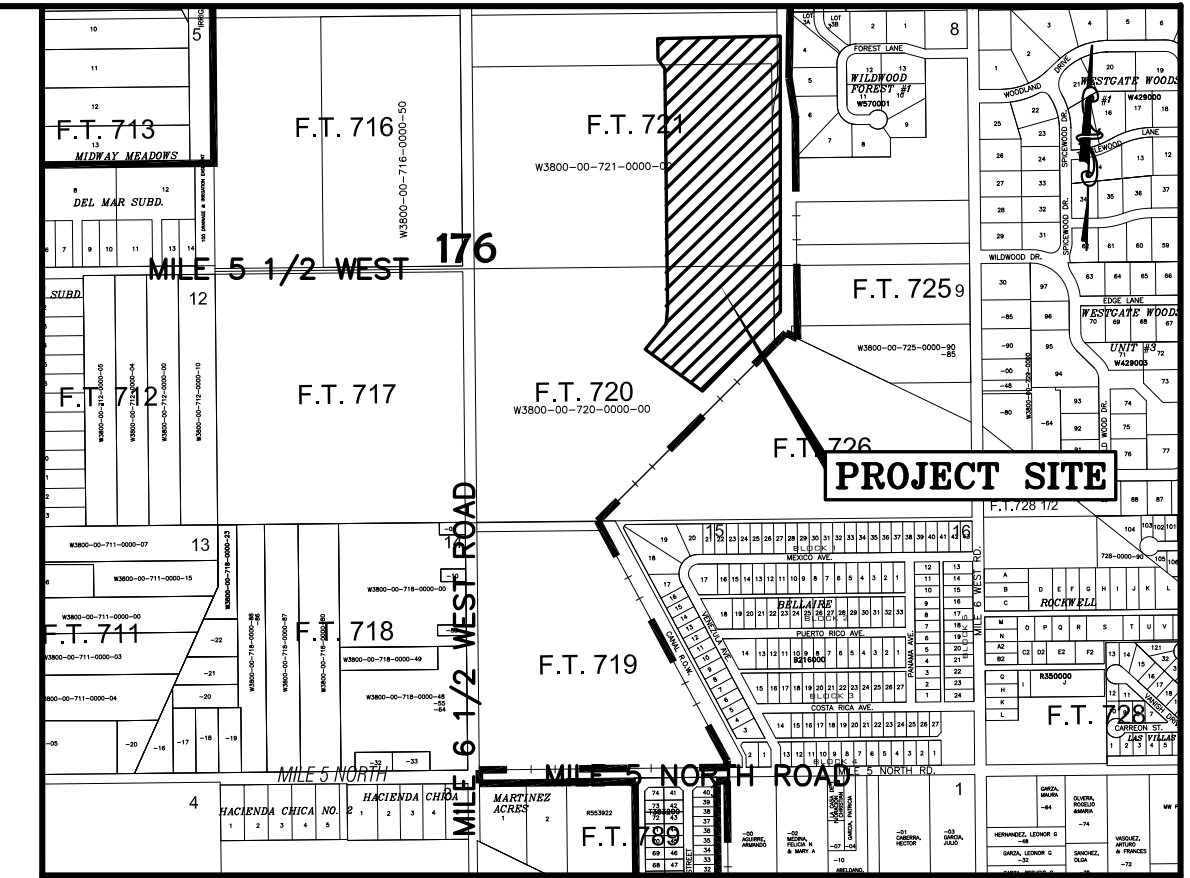
Final Approval subject to recommendations other departments

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.*

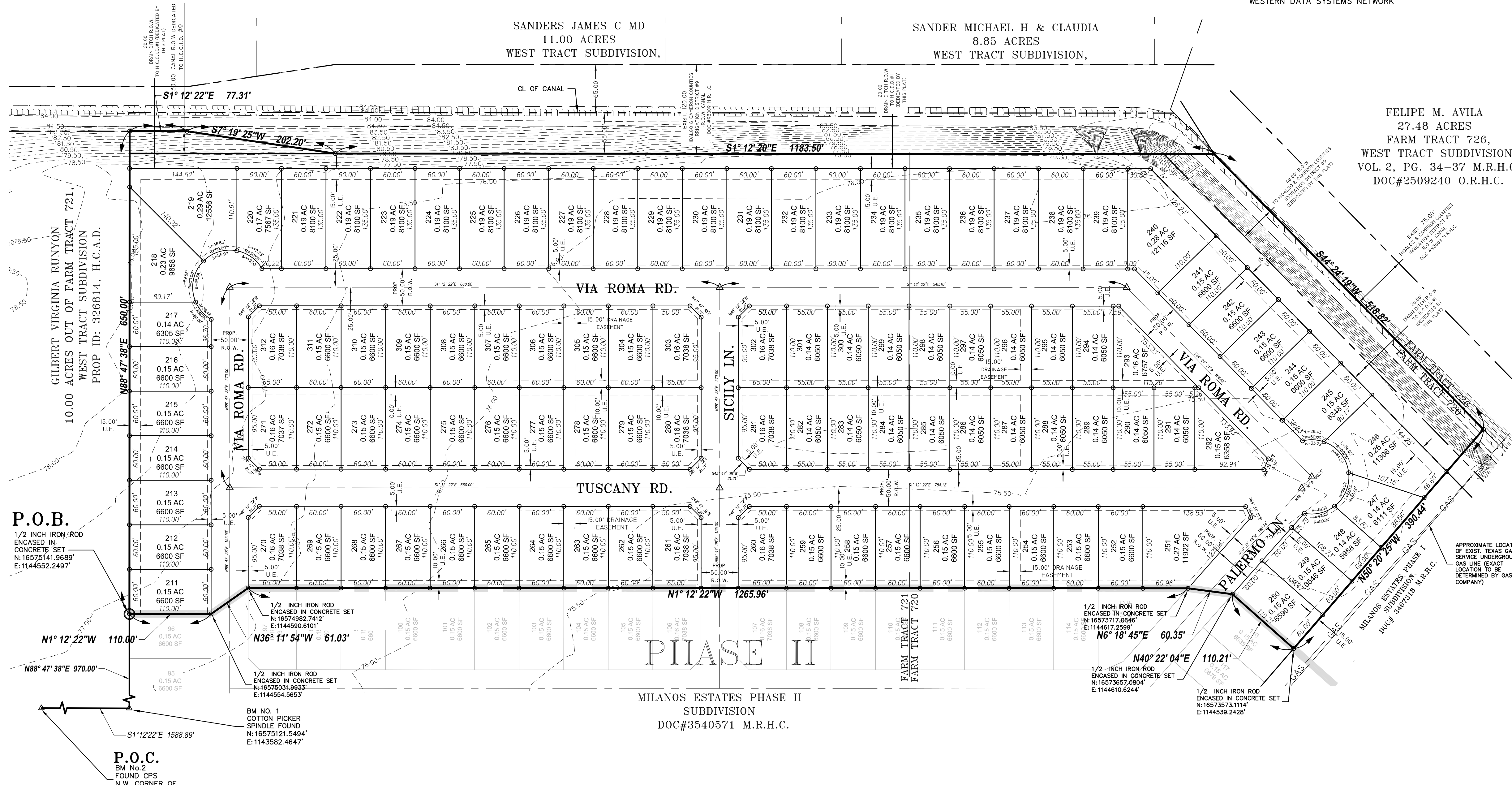
MILANOS ESTATES PHASE III SUBDIVISION

BEING A 22.88 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 22.88 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



LOCATION MAP SCALE: 1" = 1000'

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



FELIPE M. AVILA
27.48 ACRES
FARM TRACT 726,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2509240 O.R.H.C.

METES AND BOUNDS DESCRIPTION

BEING 22.88 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 22.88 ACRES TRACT BEING OUT OF FARM TRACT 720 AND 721, WEST TRACT SUBDIVISION, RECORDED ON VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 22.88 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND AT THE NORTHWEST CORNER OF FARM TRACT 722 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING A POINT OF INTERSECTION OF MILE 6 1/2 NORTH ROAD, AND MILE 5 1/2 WEST ROAD;

THENCE, S 01° 12' 22" E ALONG THE WEST LINE OF THE SAID FARM TRACT 722, AND IN PART ACROSS THE WEST LINE OF THE SAID FARM TRACT 721, SAME BEING ACROSS MILE 6 1/2 WEST ROAD TO THE SOUTHWEST CORNER OF A 10.00-ACRES TRACT RECORDED IN DOCUMENT NUMBER 326814, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO GILBERT VIRGINIA RUNYON, A DISTANCE OF 1588.89 FEET TO A COTTON PICKER SPINDLE SET;

THENCE, N 88° 47' 38" E ACROSS THE SAID FARM TRACT 721, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 10.00-ACRES TRACT, A DISTANCE OF 970.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREBY DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 88° 47' 38" E ACROSS THE SAID FARM TRACT 721, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 10.00-ACRES TRACT, TO A POINT ON THE EAST LINE OF THE SAID FARM TRACT 721, A DISTANCE OF 650.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREBY DESCRIBED TRACT;

THENCE, S 01° 12' 22" E ALONG THE EAST LINE OF THE SAID FARM TRACT 721, TO A CORNER POINT OF THE SAID FARM TRACT 721, A DISTANCE OF 77.31 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREBY DESCRIBED TRACT;

THENCE, S 01° 18' 25" W ALONG THE EAST LINE OF THE SAID FARM TRACT 721, TO A CORNER POINT OF THE SAID FARM TRACT 721, A DISTANCE OF 202.20 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREBY DESCRIBED TRACT;

THENCE, S 01° 12' 20" E ALONG IN PART THE EAST LINE OF THE SAID FARM TRACT 721 AND ALONG IN PART THE EAST LINE OF THE SAID FARM TRACT 720, TO THE SOUTHWEST CORNER OF THE SAID FARM TRACT 720, PASSING AT A DISTANCE OF 773.83 FEET PAST THE COMMON LINE OF THE SAID FARM TRACT 721 AND THE SAID FARM TRACT 720, AND CONTINUING A TOTAL DISTANCE OF 1183.50 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREBY DESCRIBED TRACT;

THENCE, S 44° 24' 19" W ALONG THE SOUTH LINE OF THE SAID FARM TRACT 720, A DISTANCE OF 518.82 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREBY DESCRIBED TRACT;

THENCE, N 50° 20' 25" W ACROSS THE SAID FARM TRACT 720, A DISTANCE OF 390.44 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREBY DESCRIBED TRACT;

THENCE, N 40° 22' 04" E ACROSS THE SAID FARM TRACT 720 A DISTANCE OF 110.21 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREBY DESCRIBED TRACT;

THENCE, N 06° 18' 45" E, ACROSS THE SAID FARM TRACT 720, A DISTANCE OF 60.35 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREBY DESCRIBED TRACT;

THENCE, N 01° 12' 22" W ACROSS IN PART THE SAID FARM TRACT 720 AND IN PART THE SAID FARM TRACT 721, PASSING AT A DISTANCE OF 374.84 FEET THE COMMON LINE OF THE SAID FARM TRACT 720 AND THE SAID FARM TRACT 721, AND CONTINUING A TOTAL DISTANCE OF 1265.96 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREBY DESCRIBED TRACT;

THENCE, N 36° 11' 54" W ACROSS THE SAID FARM TRACT 721, A DISTANCE OF 61.03 FEET TO A 1/2-INCH CAPPED IRON ROD SET FOR A CORNER POINT OF THE HEREBY DESCRIBED TRACT;

THENCE, N 01° 12' 22" W ACROSS THE SAID FARM TRACT 721, A DISTANCE OF 110.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 22.88 ACRES OF LAND, MORE OR LESS.

ISSUED FOR:
FINAL

PLAT SHEET
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

V:\DRG SUBDIVISIONS\2019\SUB 19 028 - SHT 2 PLAT SHEET 1 - PHASE III\DWG\MILANOS ESTATES\DWG\PHASE 3\DWG\SUB 19 028 - SHT 2 PLAT SHEET 1 - PHASE III.DWG

P.O.B.
1/2 INCH IRON ROD ENCASED IN CONCRETE SET
N:16575141.9689'
E:1144552.2497'

P.O.B.
1/2 INCH IRON ROD ENCASED IN CONCRETE SET
N:16575031.9933'
E:1144554.5653'

P.O.B.
1/2 INCH IRON ROD ENCASED IN CONCRETE SET
N:16574982.7412'
E:1144490.6101'

P.O.B.
1/2 INCH IRON ROD ENCASED IN CONCRETE SET
N:16575031.9933'
E:1144554.5653'

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N:16575031.9933'
E:1144554.5653'

ABBREVIATION LEGEND

F.B.S.L.	FRONT BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
S.B.S.L.	SIDE BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
S.W.C.	SOUTHWEST CORNER
F.T.	FARM TRACT
F.M.	FARM-TO-MARKET
C.P.&L.	CENTRAL POWER & LIGHT CO.
D.H.C.	DEED RECORDS OF HIDALGO COUNTY
U.E.	UTILITY EASEMENT
M.H.W.S.C.	MILITARY HWY WATER SUPPLY CORP.
U.E.	UTILITY EASEMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
C.L.	CENTER LINE
L.O.T.	LOT LINE
H.C.D.D.	HIDALGO COUNTY DRAINAGE DIST. #1

LEGEND

▲	- SET C-P-S
●	- FD. C-P-S
○	- SET 1/2" IRON ROD
○	- FD. 1/2" IRON ROD
○	- FD. 5/8" IRON ROD
○	- FD. 60-D NAIL
○	- SET PK NAIL
○	- STORM INLET
○	- POWER POLE
○	- FIRE HYDRANT
○	- IRR. STAND PIPE
○	- CHAIN LINK FENCE
○	- EXIST. WATER METER
○	- GAS SPOTTING
○	- TELEPHONE PEDESTAL
○	- POWER POLE
○	- TRAFFIC SIGN

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 HEREIN, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR LAPPING OF IMPROVEMENTS, VISIBLE UTILITIES 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 WESLACO AND HIDALGO COUNTY, TEXAS.

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



INDEX TO SHEETS OF MILANOS ESTATES PHASE III SUBDIVISION

SHEET 1:	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION.
SHEET 2:	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.C.I.D.#99, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3:	SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER, AND ENGINEER'S CERTIFICATION.
SHEET 4:	WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.
SHEET 5:	STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
SHEET 6:	WATER & SANITARY SEWER DETAIL SHEET
SHEET 7:	PAVING & DRAINAGE DETAIL SHEET

NAME	ADDRESS	PHONE
OWNER(S): GARVIC PROPERTIES LP	P.O. BOX 2604	EDINBURG, TX. 78536 (956) 821-7108
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

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
DRAWN: OSCAR ALARCON JR.
SCALE: 1" = 80'
DATE: FEBRUARY 7, 2025
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. 1-OF-7

MILANOS ESTATES PHASE III SUBDIVISION

BEING A 22.88 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.43 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL NOTES:

- FEMA FLOOD ZONE STATEMENT:
THE SUBDIVISION IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO.: 480334 0525 B MAP REVISED: JANUARY 2, 1981.
- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 8.00 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 THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB IN FRONT OF THE CENTER-POINT OF THE LOT. 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.

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

I, **GARY FRISBY**, ON BEHALF OF **GARVIC PROPERTIES LP (OWNER)**, AS OWNER OF THE 28.27 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MILANOS ESTATES PHASE III SUBDIVISION** HEREBY SUBMIT 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 § 232.022 AND 234.11.

- (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.

GARVIC PROPERTIES LP
GARY FRISBY, PRESIDENT
GARVIC MGMT, INC
IT'S SOLE GENERAL PARTNER
P.O. BOX 2604
EDINBURG, TX. 78536

DATE _____

STATE OF TEXAS -- COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **GARY FRISBY**, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **MILANOS ESTATES PHASE III 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 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. SSSIN, P.E., C.F.M. DATE _____
GENERAL MANAGER

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTIES IRRIGATION DISTRICT # 9.

DATED THIS _____ DAY OF _____, 20____.

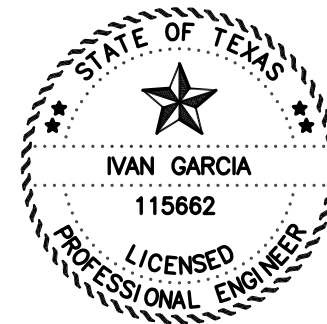
- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9 RIGHT-OF-WAYS AND /OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION, AS WELL H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- H.C.C.I.D. #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9

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. DATE _____
REG. PROFESSIONAL ENGINEER NO. 115662



STATE OF TEXAS -- COUNTY OF HIDALGO

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

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



LOT	FINISHED FLOOR ELEVATION (FT)	LOT	FINISHED FLOOR ELEVATION (FT)	LOT	FINISHED FLOOR ELEVATION (FT)	LOT	FINISHED FLOOR ELEVATION (FT)
211	78.25	238	76.98	263	77.02	288	76.80
212	78.25	239	76.98	264	77.02	289	77.25
213	77.97	240	77.14	265	77.09	290	77.10
214	77.97	241	77.14	266	77.24	291	77.10
215	78.13	242	76.80	267	77.24	292	77.25
216	78.13	243	76.80	268	77.39	293	77.14
217	78.27	244	77.46	269	77.39	294	76.98
218	78.27	245	77.46	270	77.54	295	76.98
219	78.20	246	77.62	271	77.54	296	76.91
220	78.20	247	77.62	272	77.39	297	77.13
221	77.77	248	77.58	273	77.39	298	77.13
222	77.77	249	77.58	274	77.24	299	77.35
223	77.54	250	77.43	275	77.24	300	77.35
224	77.54	251	77.10	276	77.09	301	77.29
225	77.21	252	77.10	277	77.02	302	77.29
226	76.88	253	77.25	278	77.02	303	77.00
227	76.88	254	76.80	279	77.17	304	77.00
228	77.00	255	77.25	280	77.17	305	76.88
229	77.00	256	77.25	281	77.25	306	76.88
230	77.14	257	77.10	282	77.25	307	77.21
231	77.29	258	77.10	283	77.10	308	77.54
232	77.29	259	77.25	284	77.10	309	77.54
233	77.35	260	77.25	285	77.25	310	77.77
234	77.35	261	77.17	286	77.25	311	77.77
235	77.13	262	77.17	287	76.80	312	78.20
236	77.13						
237	76.91						

- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1-- ELEV. **77.83** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF MILE 6 1/2 WEST ROAD AND MILE 5 1/2 WEST ROAD. GPS POINT, GRID COORDINATES N **16574070.7400**, E **1143664.3160**
-->B.M. NO. 2-- ELEV. **77.05** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND ON THE CENTERLINE OF MILE 6 1/2 WEST ROAD AT THE NORTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N **16575121.8494**, E **1143582.4847**
-->B.M. NO. 3-- ELEV. **81.01** N.G.V.D. 88, DESCRIPTIONS: COTTON-PICKER-SPINDLE FOUND AT THE INTERSECTION BETWEEN THE CENTERLINE OF 18TH STREET AND MILE 6 1/2 WEST ROAD (AKA MILANOS ROAD). GPS POINT, GRID COORDINATES N **16576710.1100**, E **1143549.0630**.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REGULATIONS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **86,249** CUBIC FEET (**1.98** ACRE- FEET) OF STORM WATER RUNOFF, DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- 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 CERTIFIES 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
- 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 FT. SIDEWALK IS REQUIRED ALONG ALL STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
- CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
- 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).
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT)
- ALL DRAINAGE EASEMENTS SHALL BE PRIVATE WITHIN THE PROPERTY LINES AND MAINTAINED BY PROPERTY OWNERS/HOA.
- DRAINAGE OUTPARCELS CANNOT BE RE-SUBDIVIDED FOR FUTURE DEVELOPMENT.
- A 5FT. SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.
- LANDSCAPING IS REQUIRED PER CITY ORDINANCE.
- A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS (219-246). APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- ALL FENCES ABUTTING DITCH R.O.W WILL BE PLACED WITHIN INDIVIDUALS LOT AS TO NOT IMPEDE WITH MAINTENANCE OF DITCH.



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

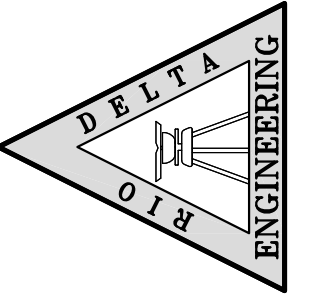
INDEX TO SHEETS OF MILANOS ESTATES PHASE III SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION.	CHECKED: IVAN GARCIA P.E. R.P.L.S.
SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	CHECKED: IVAN GARCIA P.E. R.P.L.S.
SHEET 3: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION.	DRAWN: OSCAR ALARCON JR.
SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.	SCALE: _____
SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	DATE: N.T.S.
SHEET 6: WATER & SANITARY SEWER DETAIL SHEET	DATE: FEBRUARY 7, 2025
SHEET 7: PAVING & DRAINAGE DETAIL SHEET	PROJECT: SUB 19 028
	REVISIONS: _____
	PAGE NO. 2-OF-7

ISSUED FOR:
FINAL

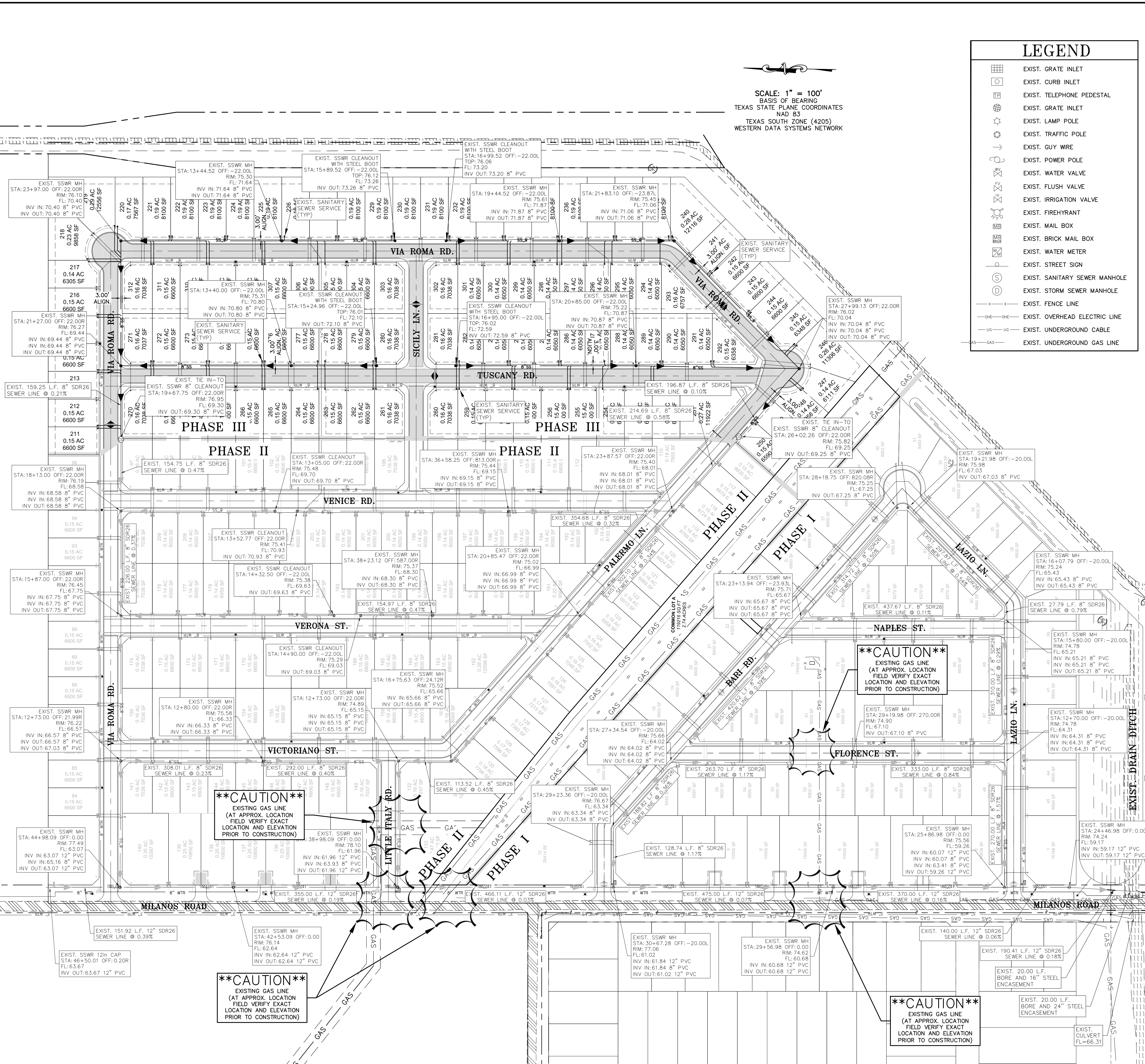
PLAT NOTES
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

PROJECT: **MILANOS ESTATES PHASE III SUBDIVISION**
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: **OSCAR ALARCON JR.**
SCALE: _____
DATE: **FEBRUARY 7, 2025**
PROJECT: **SUB 19 028**
REVISIONS: _____
PAGE NO. **2-OF-7**

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



Y: RDC SUBDIVISIONS 2019/SUB 19 028 - MILANOS ESTATES/DWG/PHASE 3 DWGS/SUB 19 028-SHT 4 SSWR OVERALL - PHASE III.dwg MODIFIED 2/12/2025 4:59 PM



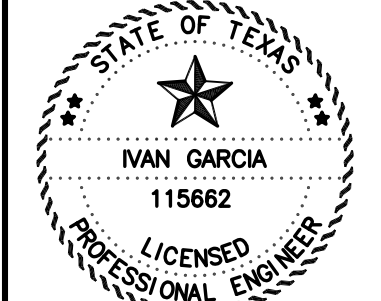
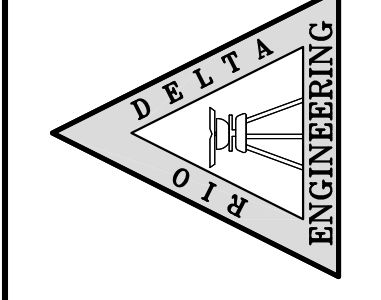
SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND table with symbols for 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.

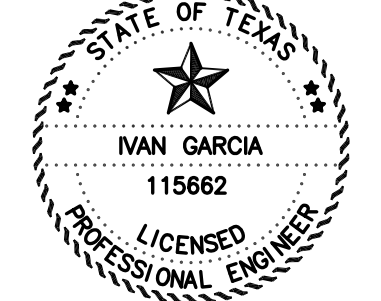
ENGINEERING REPORT FOR MILANOS ESTATES PHASE III
LEGAL DESCRIPTION
PROPOSED USE
WATER SUPPLY AND DISTRIBUTION
CITY OF WESLACO HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH RIGHT-OF-WAY SIDE OF VIA ROMA ROAD AND PALERMO LANE...
SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA
SEWERAGE FROM MILANOS ESTATES PHASE III WILL BE TREATED BY SANITARY SEWER SYSTEM CONSISTING OF A 2" SEWER SERVICE LINE FOR EACH LOT...
ENGINEER CERTIFICATION
I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.



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



REPORT DE INGENIERIA DE MILANOS ESTATES PHASE III
ABASTECIMIENTO DE AGUA POTABLE DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD
LA SUBDIVISION MILANOS ESTATES PHASE III RECIBERA SU PROVISION DE AGUA DE LA CIUDAD DE WESLACO...
LA CIUDAD DE WESLACO TIENE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA VIA ROMA AND PALERMO LANE...
CERTIFICACION
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).
CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA:
EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$369,477.50...
DRENAJE:
EL SISTEMA/SERVICIO DE AGUA RESIDUALES TENDRA UN COSTO DE \$332,960.00...
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.



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

INDEX TO SHEETS OF MILANOS ESTATES PHASE III SUBDIVISION table with columns for SHEET, DESCRIPTION, and CHECKED BY.

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

OVERALL SANITARY SEWER LAYOUT
MILANOS ESTATES PHASE III SUBDIVISION
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: OSCAR ALARCON JR.
SCALE: 1"=100'
DATE: FEBRUARY 7, 2025
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. 3-OF-7

Y: RDE SUBDIVISIONS 2019/SUB 19 028 - SUB19.030 - MILANOS ESTATES/DWG/PHASE 3 DWGS/SUB 19 028-SHT 12 OVERALL WTR - PHASE III.dwg RODELTA 2/7/2025 5:00 PM

SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

1.- I, GARY FRISBY, SUBDIVIDER OF MILANOS ESTATES PHASE III 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.

GARVC PROPERTIES LP
GARY FRISBY, PRESIDENT
GARVC MGMT, INC
IT'S SOLE GENERAL PARTNER

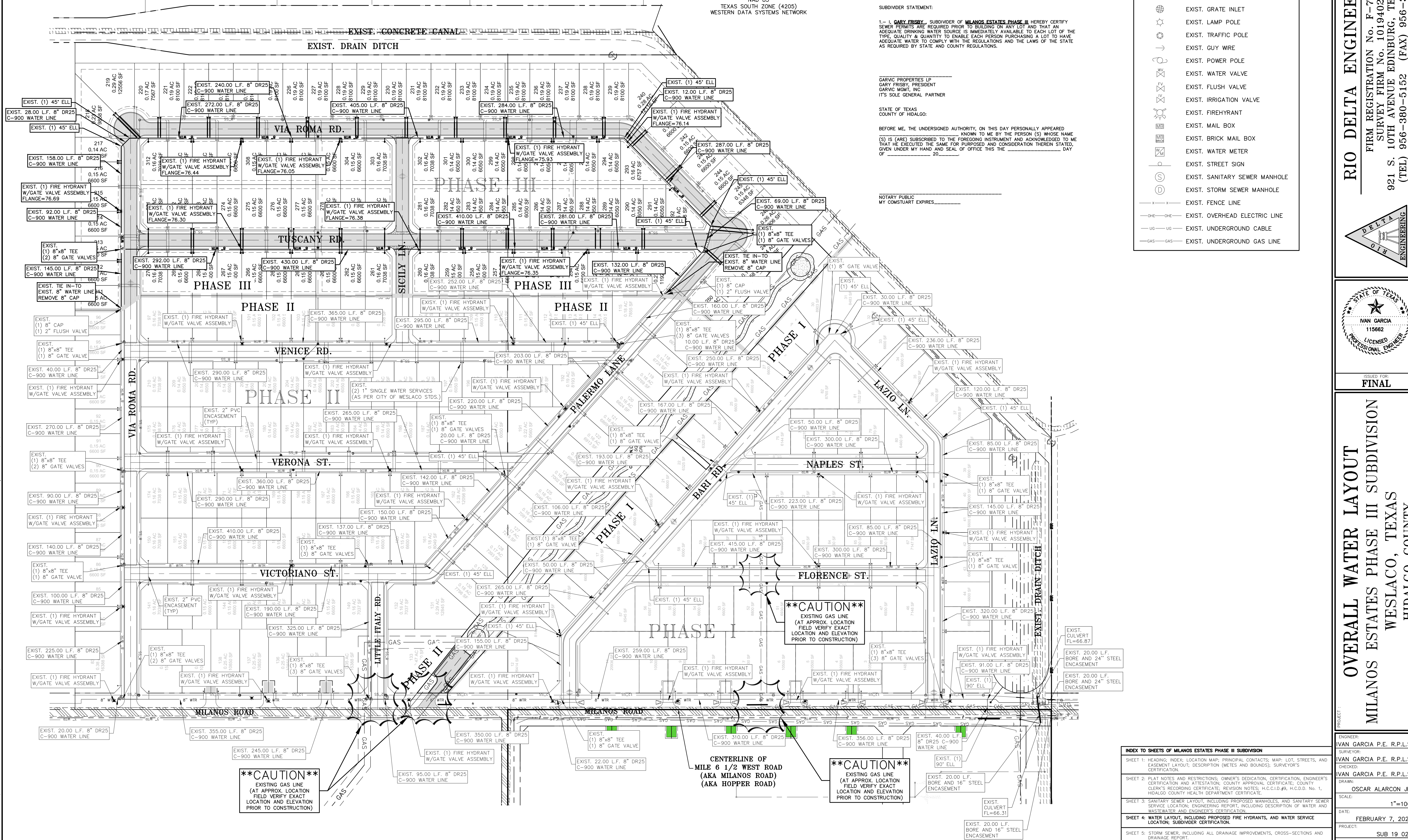
STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____
(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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



****CAUTION****
EXISTING GAS LINE
(AT APPROX. LOCATION
FIELD VERIFY EXACT
LOCATION AND ELEVATION
PRIOR TO CONSTRUCTION)

****CAUTION****
EXISTING GAS LINE
(AT APPROX. LOCATION
FIELD VERIFY EXACT
LOCATION AND ELEVATION
PRIOR TO CONSTRUCTION)

****CAUTION****
EXISTING GAS LINE
(AT APPROX. LOCATION
FIELD VERIFY EXACT
LOCATION AND ELEVATION
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RIO DELTA ENGINEERING
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SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

ISSUED FOR:
FINAL

OVERALL WATER LAYOUT
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

INDEX TO SHEETS OF MILANOS ESTATES PHASE III SUBDIVISION	
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:	OSCAR ALARCON JR.
SCALE:	1"=100'
DATE:	FEBRUARY 7, 2025
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO.:	4-OF-7

Y: RDC SUBDIVISIONS 2019 SUB 19 028 - SUB 19 030 - MILANOS ESTATES PHASE 3 DWG SUB 19 028 - SHEET 14 OVERALL STORM - PHASE III DWG RIODelta 2/12/2025 8:01 PM

SCALE: 1" = 100'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. LAMP INLET
- EXIST. GATE POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
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- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE

DRAINAGE REPORT

MILANOS ESTATES PHASE III SUBDIVISION IS PROPOSED 102 LOT RESIDENTIAL SUBDIVISION, SAME BEING A 22.37 ACRES TRACT OF LAND OUT OF FARM TRACTS 720 AND 721, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THESE LOTS WILL BE USED FOR SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "B" OF THE FLOOD INSURANCE RATE. AREAS WITHIN 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 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. 48034 0525 B DATED JANUARY 2, 1981.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 32.2% OF HIDALGO SANDY CLAY LOAM (2H) 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). ADDITIONALLY, IT CONSISTS OF 60.2% OF RAYMONDVILLE CLAY LOAM (2H) WITH 0 TO 1% SLOPES. THE SOIL IS MODERATELY WELL DRAINED AND SURFACE RUNOFF IS HIGH. PERMEABILITY IS VERY LOW TO MODERATELY LOW AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (D). MODERATELY WELL DRAINED AND SURFACE RUNOFF IS MEDIUM. PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (C). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

THIS AREA HAS BEEN IDENTIFIED BY HIDALGO COUNTY AS HAVING FLOODING ISSUES, THAT WILL NEED TO BE ADDRESSED IN ORDER TO ALLOW THIS SITE TO BE DEVELOPED. AFTER CAREFUL EVALUATION OF THE EXISTING TOPOGRAPHY AND FEATURES OF THE SITE, IT WAS DETERMINED THAT THE EXISTING PONDING ISSUES WITHIN THE SOUTHERN AREA OF THE PROPERTY ARE CAUSED BECAUSE OF THE LACK OF AN OUTFALL OR CONNECTION TO THE EXISTING DITCH. IT IS ASSUMED THAT THIS WAS DONE ON PURPOSE WITH THE INTENT OF CAPTURING AS MUCH WATER AS POSSIBLE FOR IRRIGATION OF THE LANDS WHICH ARE USED FOR FARMING. THE AVERAGE EXISTING NATURAL GROUND ELEVATION OF THE SITE ALONG THE SOUTH SIDE OF THE PROPERTY IS 74.50, WHICH IS ONLY 1 FOOT BELOW THE EXISTING AVERAGE TOP OF DITCH ELEVATION OF 75.50. THE AVERAGE EXISTING CENTERLINE ELEVATION OF MILE 6 1/2 WEST ROAD (MILANOSHOPPER ROAD) AT THE INTERSECTION BETWEEN THE SAID DRAIN DITCH AND MILE 6 1/2 WEST ROAD (MILANOSHOPPER ROAD) IS ALSO 75.50, WHICH IS THE LOWEST POINT ALONG THE PROFILE OF MILE 6 1/2 WEST ROAD (MILANOSHOPPER ROAD) FOR THIS SPECIFIC AREA BETWEEN 5 MILE 5 NORTH ROAD AND 8 WEST STREET. THIS SMALL DIFFERENCE IN ELEVATION AND THE LACK OF AN OUTFALL CONNECTION INTO THE EXISTING DRAIN DITCH ALONG THE SOUTH SIDE OF THE SITE IS ENOUGH FOR WATER TO POTENTIALLY POND AS SHOWN ON THE PICTURES PROVIDED TO US BY HIDALGO COUNTY. THERE ARE NOT ANY LOW AREAS WITHIN THE SITE AND ALL RUNOFF NATURALLY SHEET FLOWS OVERLAND IN A SOUTHWESTERLY DIRECTION.

IN ADDITION, THE SITE APPEARS TO BE AT THE FARTHEST UPSTREAM END OF THE EXISTING DRAINAGE SYSTEM. A CONNECTION WILL BE MADE AS PART OF THIS DEVELOPMENT TO ALLOW THE WATER TO DRAIN INTO THE EXISTING DITCH, AND THE POTENTIAL PONDING ISSUE WILL MOST LIKELY BE COMPLETELY ELIMINATED WITHOUT ANY RISK OF WATER BACKING UP INTO THE SITE. THE EXISTING DITCH FLOWS FROM EAST TO WEST, AND THE TERRAIN ELEVATION ALSO DRAINS NATURALLY TO THE WEST.

FINALLY, AND IN ORDER TO MITIGATE ANY POTENTIAL RISK OF FLOODING FOR ANY FUTURE STRUCTURES WITHIN THE LOTS, THE FOLLOWING GENERAL NOTE WILL BE ADDED TO THE SUBDIVISION PLAT: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 6" ABOVE THE CENTER LINE OF MILE 6 1/2 WEST ROAD OR 18" ABOVE TOP OF CURB IN FRONT OF THE CENTER-PART OF THE LOT, WHICHEVER IS GREATER.

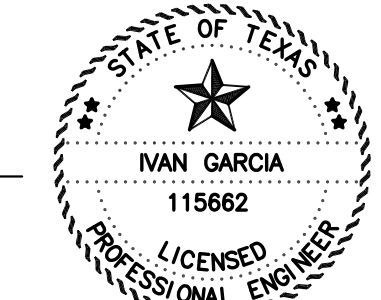
EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERLY DIRECTION TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN AN SOUTHERLY DIRECTION WITH OUTFALL TO THE EXISTING SEXTA DRAIN DITCH (WHICH BELONGS TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT 9, AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT 1) SOUTH OF THIS SUBDIVISION, THEN CONVEYED TO THE 39 DRAIN DITCH (WHICH BELONGS TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT 9, AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT 1), THEN CONVEYED TO THE I.B.W.C. FLOODWAY, AND FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 2342 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 7073 CFS OF RUNOFF 90-YR RAINFALL EVENTS RESPECTIVELY. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 4731 CFS OF STORM RUNOFF.

ALL RUNOFF AND DETENTION FOR THIS SUBDIVISION WERE ALREADY ACCOUNTED FOR IN THE APPROVED MILANOS ESTATES SUBDIVISION PHASES I, II, III, AND IV MASTER PLAN DRAINAGE REPORT APPROVED AUGUST 12, 2020 (ATTACHED). THE REQUIRED DETENTION VOLUME FOR PHASE III IS 86249 CF OR 1.98 ACFT AS PER THE APPROVED MILANOS ESTATES SUBDIVISION PHASES I, II, III, AND IV MASTER PLAN DRAINAGE REPORT.

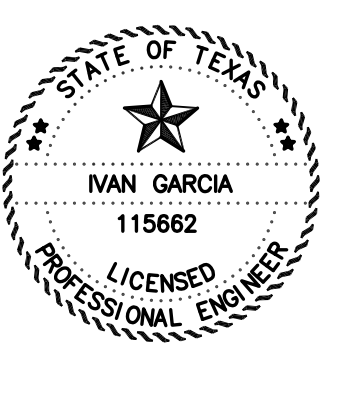
LINEAR DETENTION WILL BE PROVIDED FOR PHASES I, II, III, AND IV BY IMPROVING THE EXISTING SEXTA DRAIN DITCH SECTION AS REQUIRED DURING THE CONSTRUCTION OF PHASE I AS PER THE APPROVED MILANOS ESTATES SUBDIVISION PHASES I, II, III, AND IV MASTER PLAN DRAINAGE REPORT. STORM WATERS WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM AND ROUTED TO THE EXISTING SEXTA DRAIN DITCH (WHICH BELONGS TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT 9, AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT 1) SOUTH OF THIS SUBDIVISION, THEN CONVEYED TO THE 39 DRAIN DITCH (WHICH BELONGS TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT 9, AND MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT 1), THEN CONVEYED TO THE I.B.W.C. FLOODWAY, AND FINAL OUTFALL TO THE LAGUNA MADRE.

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



DATE

RIO DELTA ENGINEERING
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SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
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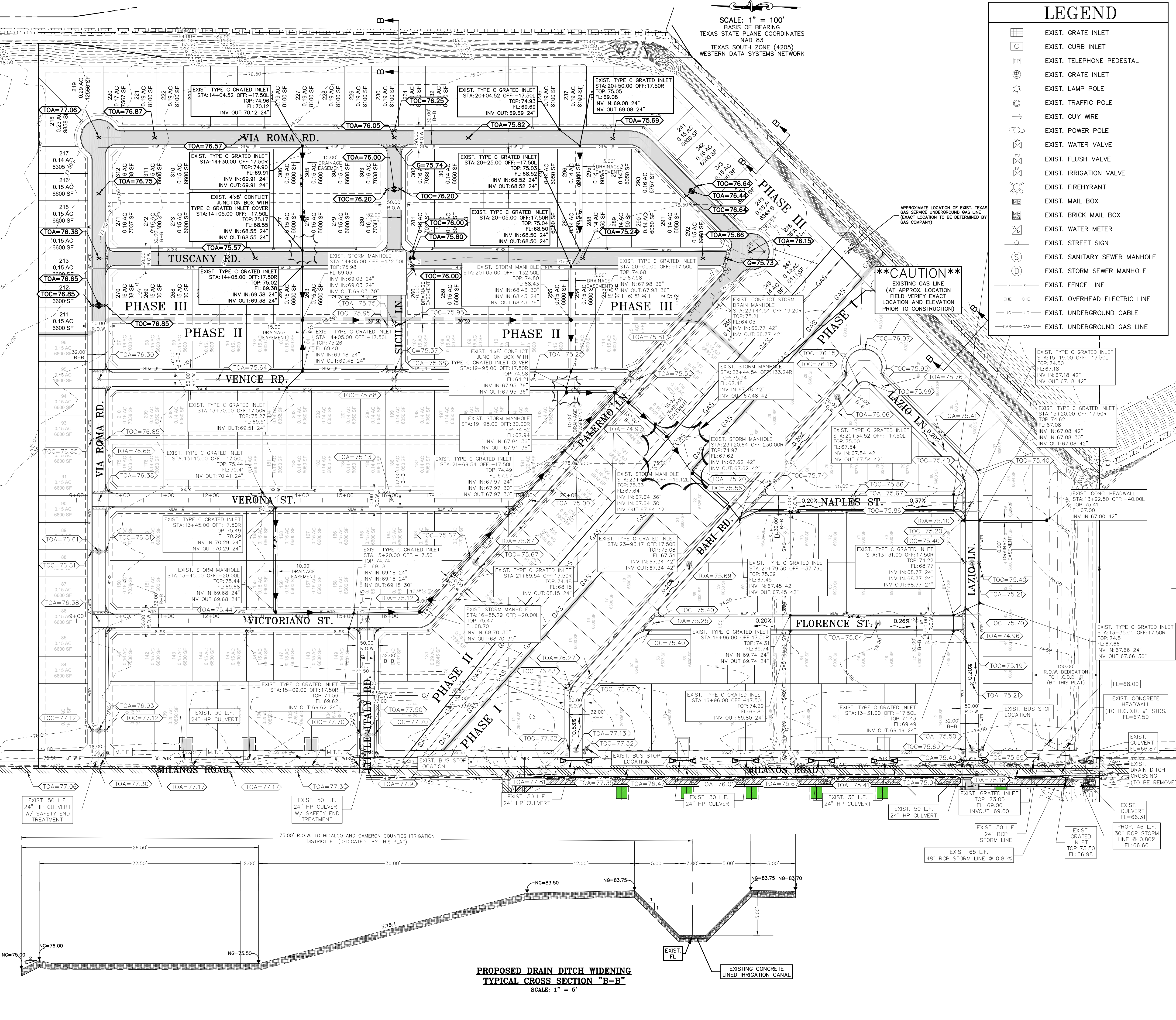


ISSUED FOR: **FINAL**

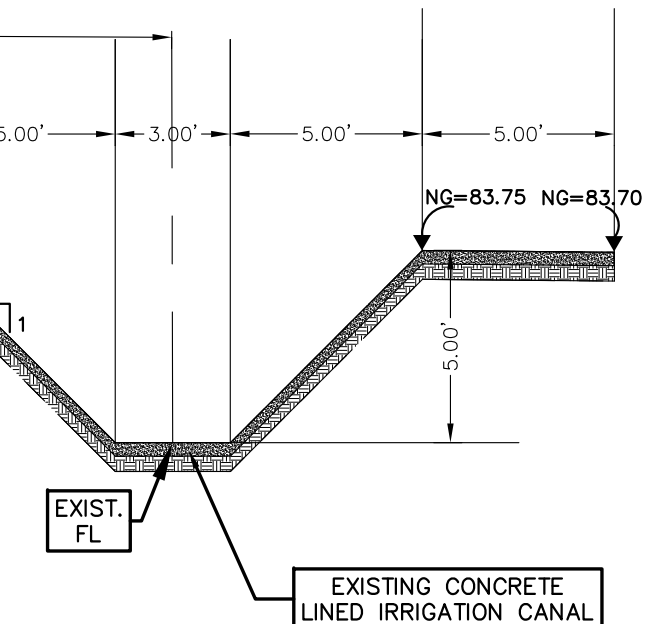
OVERALL STORM SEWER LAYOUT
MILANOS ESTATES PHASE III SUBDIVISION
HIDALGO COUNTY

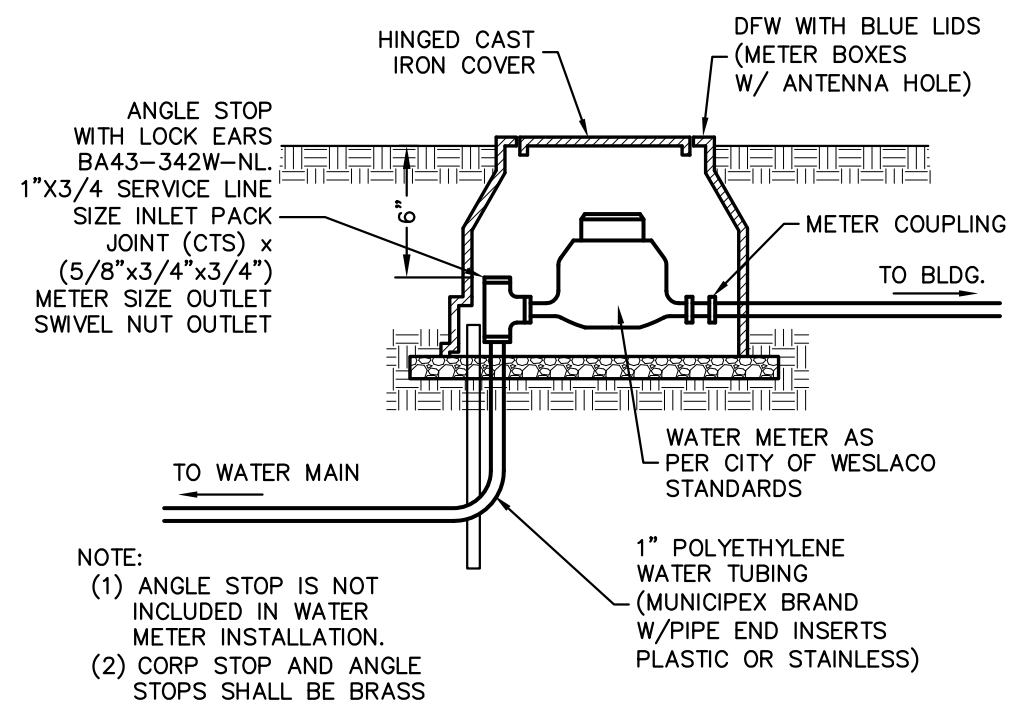
ENGINEER:	IVAN GARCIA P.E., R.P.L.S.
SURVEYOR:	IVAN GARCIA P.E., R.P.L.S.
CHECKER:	IVAN GARCIA P.E., R.P.L.S.
DRAWN:	OSCAR ALARCON JR.
SCALE:	1"=100'
DATE:	FEBRUARY 7, 2025
PROJECT:	SUB 19 028
REVISIONS:	
PAGE NO.:	5-OF-7

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SHEET 2A: 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.G.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	
SHEET 3: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER, AND ENGINEER'S CERTIFICATION.	
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SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.	
SHEET 6: PAVING & DRAINAGE DETAIL SHEET	
SHEET 7: WATER & SANITARY SEWER DETAIL SHEET	

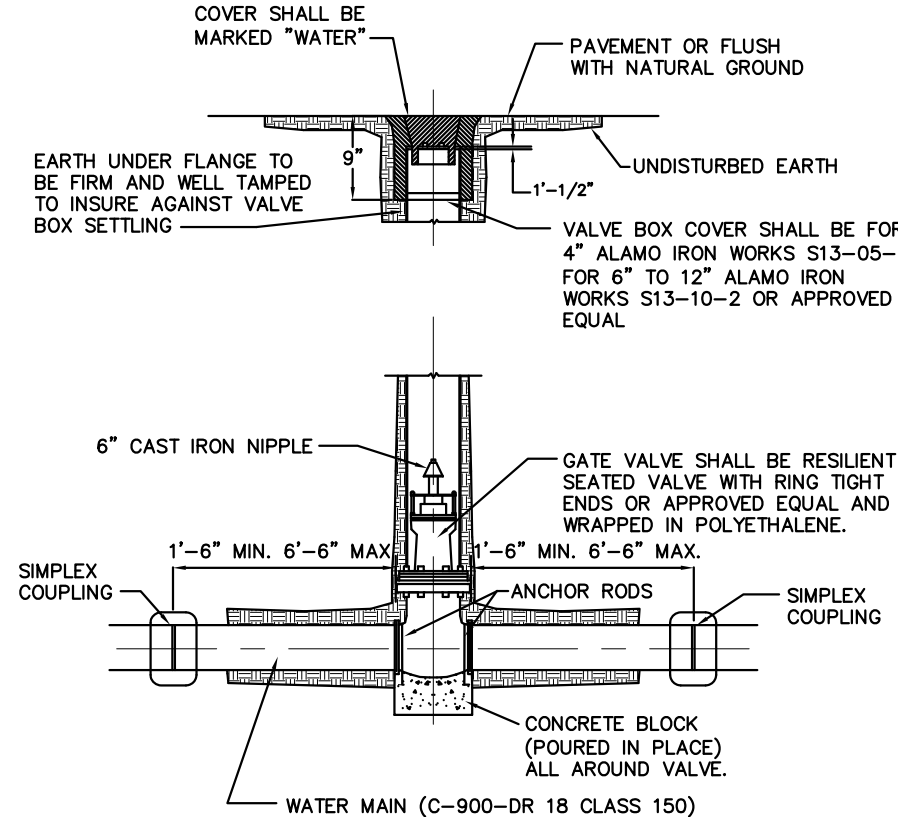


PROPOSED DRAIN DITCH WIDENING
TYPICAL CROSS SECTION "B-B"
SCALE: 1" = 5'

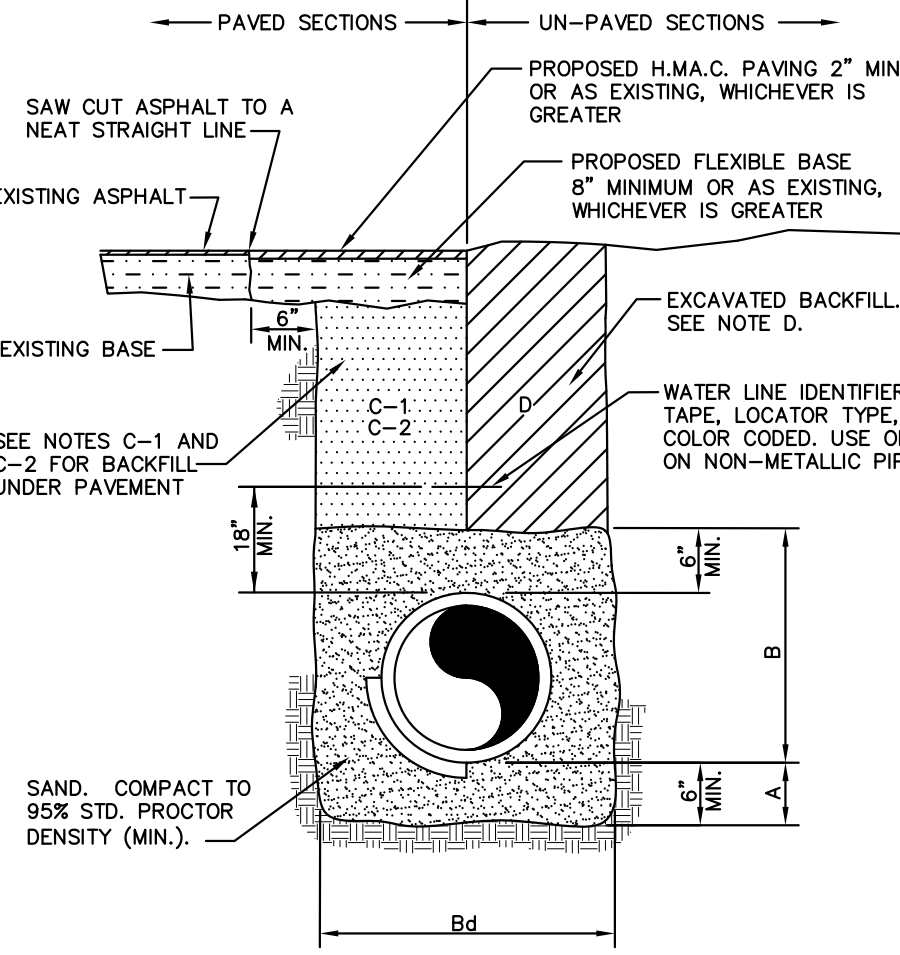




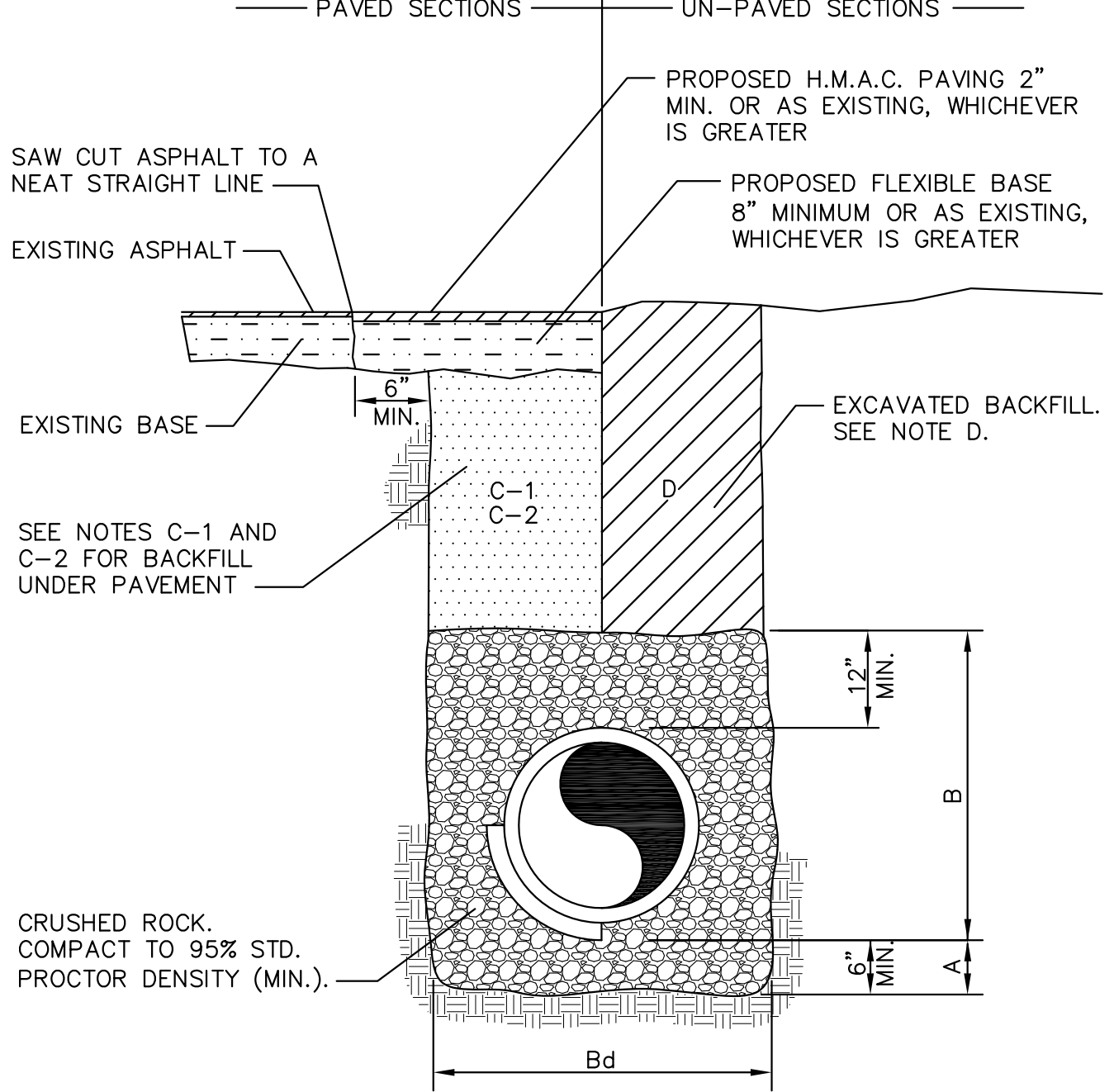
TYPICAL WATER METER INSTALLATION
NOT TO SCALE



RESIDENTIAL SINGLE WATER SERVICE CONNECTION
NOT TO SCALE

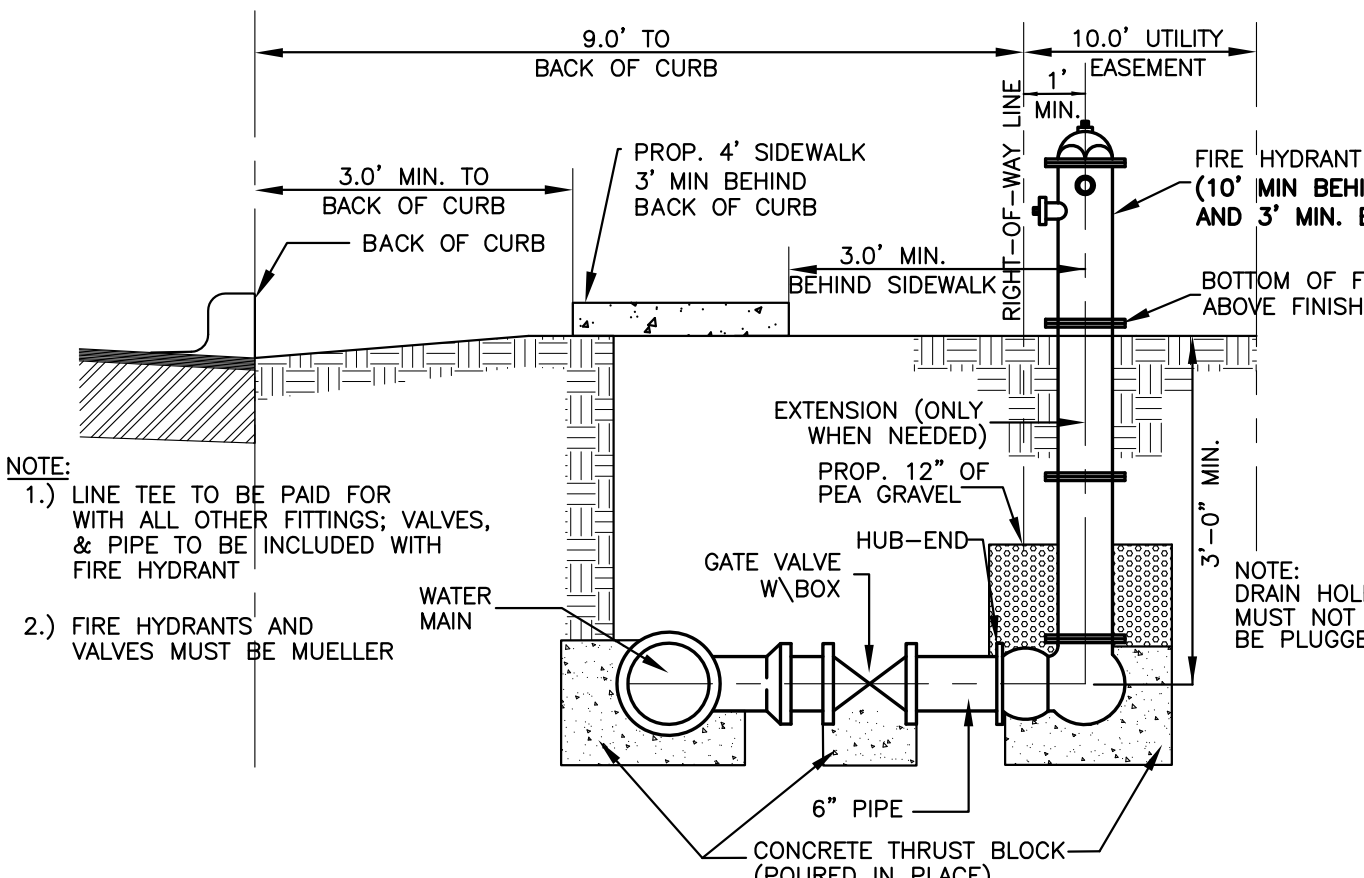


TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL



SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL

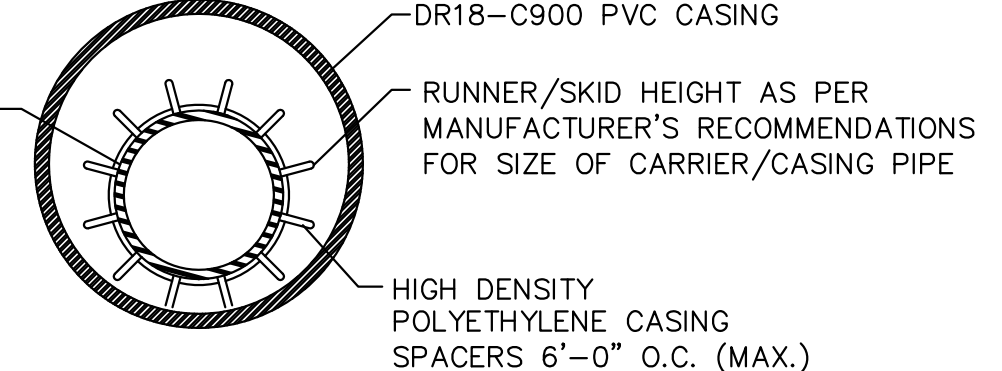
- GENERAL NOTES:**
- CRUSHED ROCK BEDDING PLACED, LEVELLED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
 - CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND 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.
- BACKFILL 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.



SIDEWALK PLACEMENT W/ RESPECT TO HYDRANT
NOT TO SCALE

- NOTES:**
- CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- | | |
|------------------------------|--------------|
| CITY OF WESLACO | 956-972-7600 |
| CENTRAL POWER & LIGHT CO. | 800-274-2611 |
| SOUTHERN UNION GAS CO. | 800-743-2945 |
| AT&T | 800-288-2020 |
| U.S. SPRINT CO. | 956-948-3100 |
| TIME WARNER CABLE | 800-222-8355 |
| TX. EXCAVATION SAFETY SYSTEM | 800-344-8377 |
- CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
 - ALL EXISTING CITY UTILITIES (WATER/SEWER) SHOWN ARE FROM BEST INFORMATION AVAILABLE. NEITHER THE ENGINEER NOR THE CITY IS RESPONSIBLE FOR THE ACCURACY OF LOCATION.
 - CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
 - ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF WESLACO.
 - ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
 - THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING CONSTRUCTION MATERIALS TESTING THROUGH THE CITY'S DESIGNATED FIELD REPRESENTATIVE 24 HOURS PRIOR TO TESTING. CONTRACTOR IS RESPONSIBLE FOR ADHERING CLOSELY TO TESTING SCHEDULE AND AVOID ANY DELAYS IN THE FIELD.

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

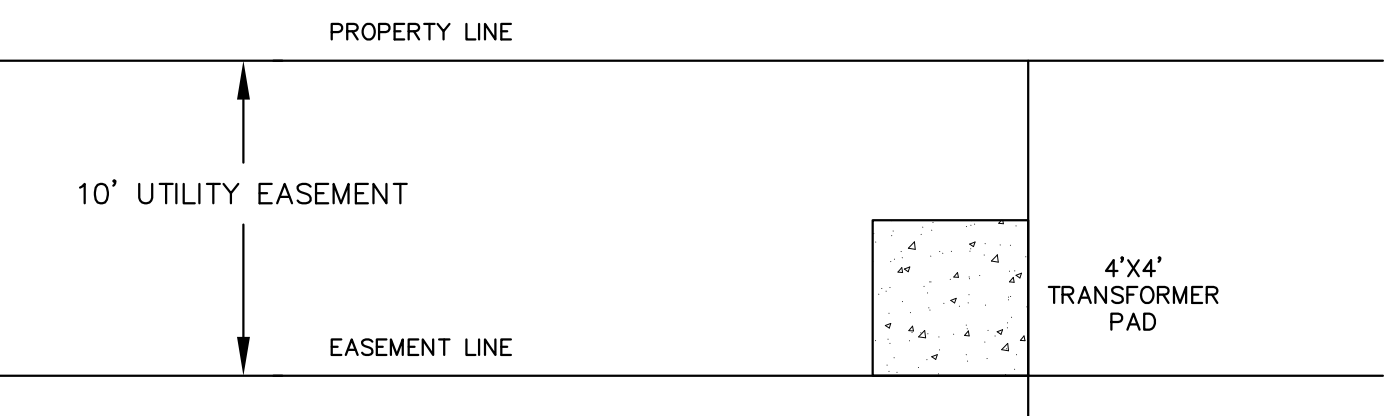


BORING INSTALLATION

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

- GENERAL NOTES:**
- DR18-C900 PVC CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
 - CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY TO THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS SHALL BE DOUBLED ON EACH END OF THE ENCASMENT.
 - PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
 - INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

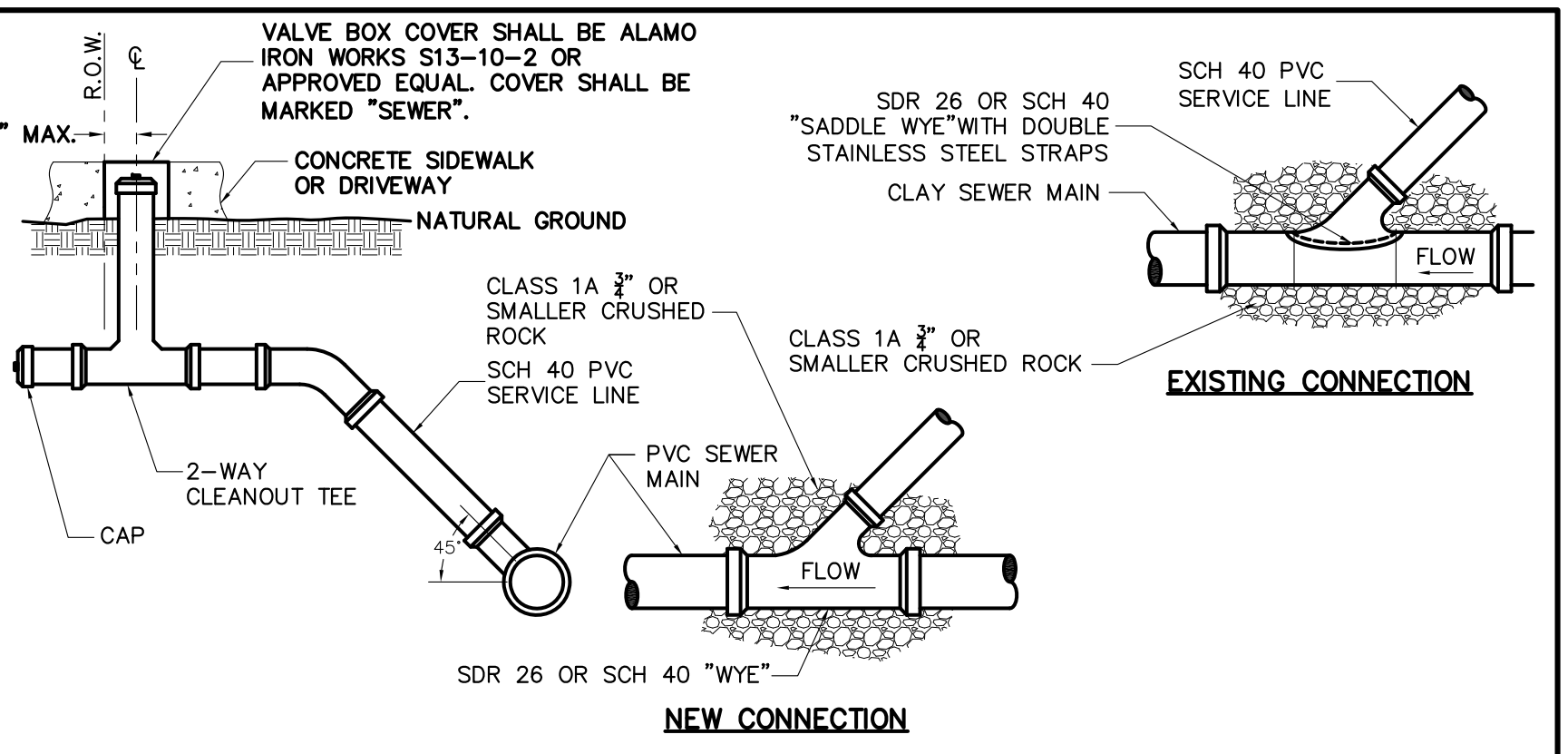
UTILITY LINE BORE DETAIL



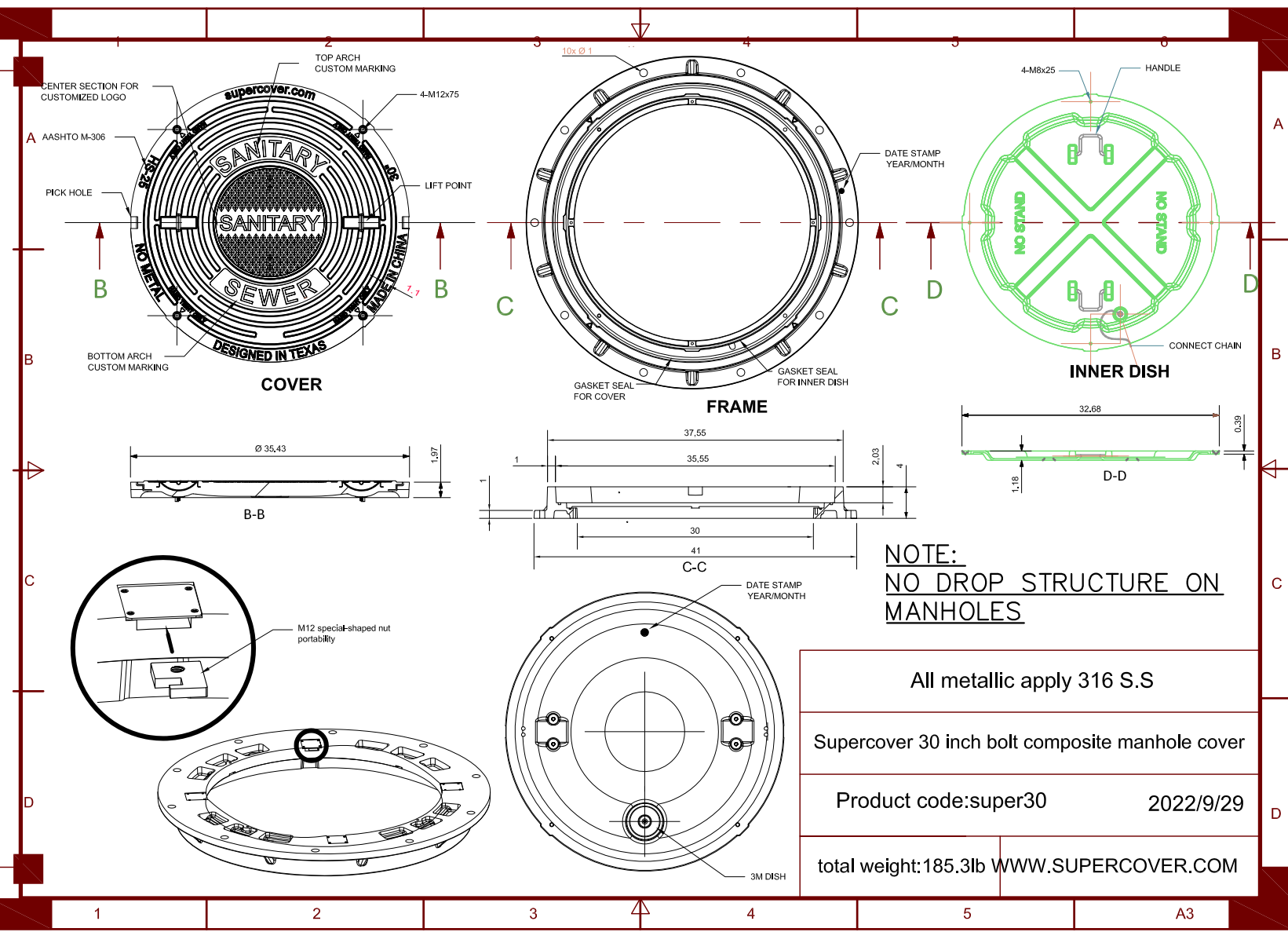
TRANSFORMER PAD PLACEMENT
NOT TO SCALE

- NOTES:**
- NORMALLY, FIRE HYDRANTS ARE TO BE LOCATED AT THE END OF CURB RETURN, OR AT PROPERTY LINE.
 - PERMANENT OBSTRUCTIONS SUCH AS POLES, TRAFFIC SIGNALS ETC. MAY REQUIRED RELOCATION OF FIRE HYDRANT 5' DISTANCE FROM OBSTRUCTION. FIRE HYDRANT NOT TO BE LOCATED WITHIN AREA OF CURB RETURN.

TYPICAL FIRE HYDRANT LOCATIONS

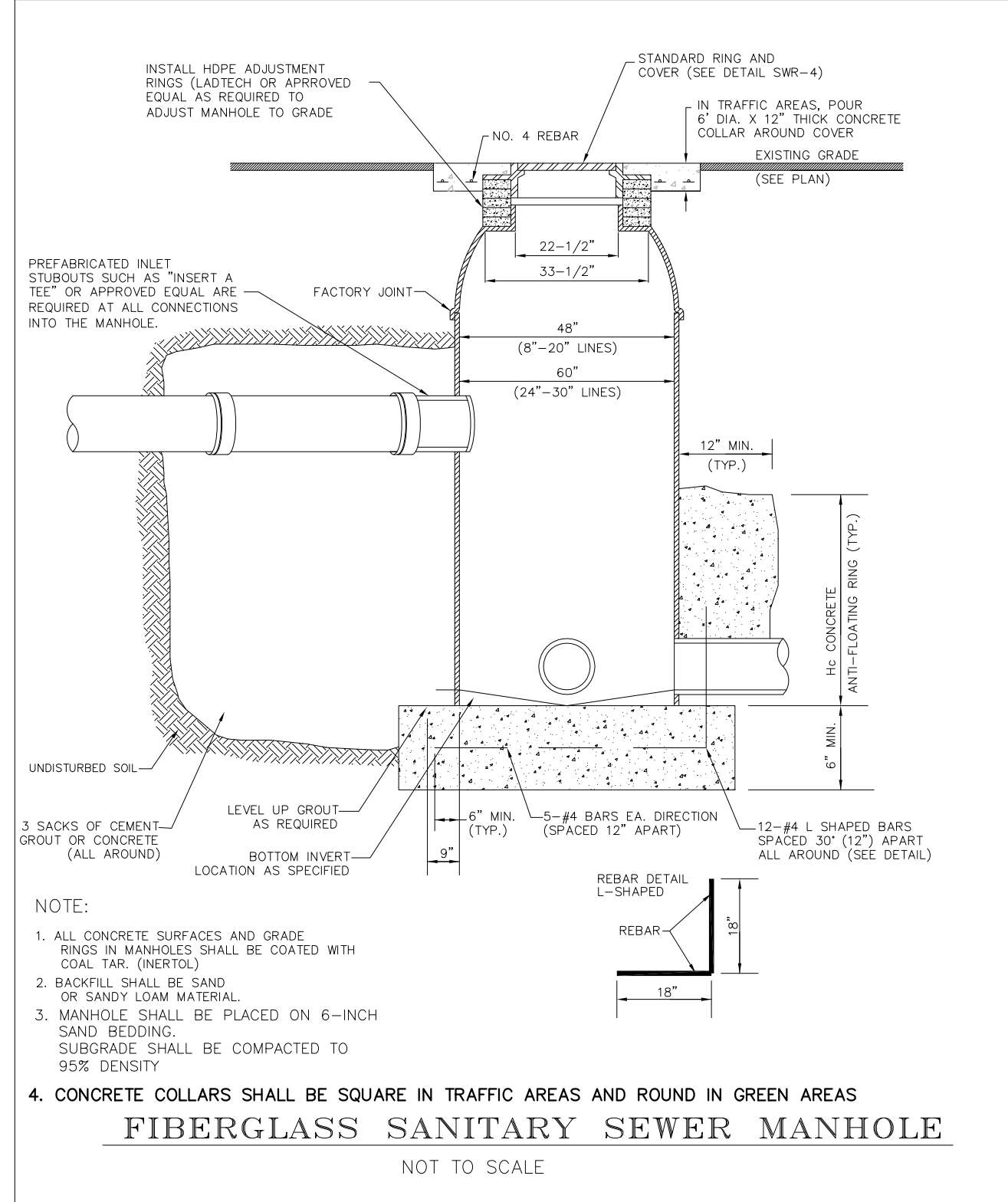


- NOTES:**
- INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
 - SINGLE FAMILY SERVICE SHALL BE 4" MIN. FOR MULTI-FAMILY, COMMERCIAL, AND INDUSTRIAL, SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
 - SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
 - INSTALL CAST IRON VALVE BOX OVER CLEAN-OUTS LOCATED IN SIDEWALKS AND DRIVEWAYS WITH VALVE COVER MARKED "SEWER".
 - MAXIMUM CLEAN-OUT HEIGHT SHALL BE 6" FROM NATURAL GROUND.
 - TOP OF CAST IRON BOX SHALL BE FLUSH WITH TOP OF CONCRETE.



- GENERAL NOTES:**
- ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
 - TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS.
 - VALVE SHALL BE MUELLER BRAND.

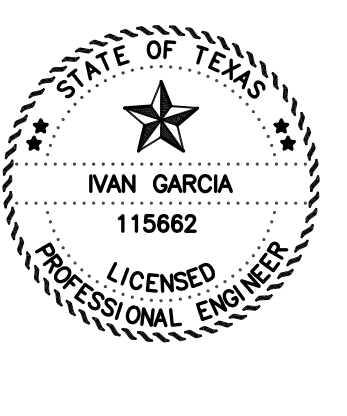
TAPPING SLEEVE & VALVE INSTALLATION



FIBERGLASS SANITARY SEWER MANHOLE
NOT TO SCALE

CITY OF PHARR STANDARDS MANUAL
SANTARY SEWER "FIBERGLASS MANHOLE" DETAIL
APPROVED BY: J.E. SAENZ & ASSOCIATES, INC.

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**

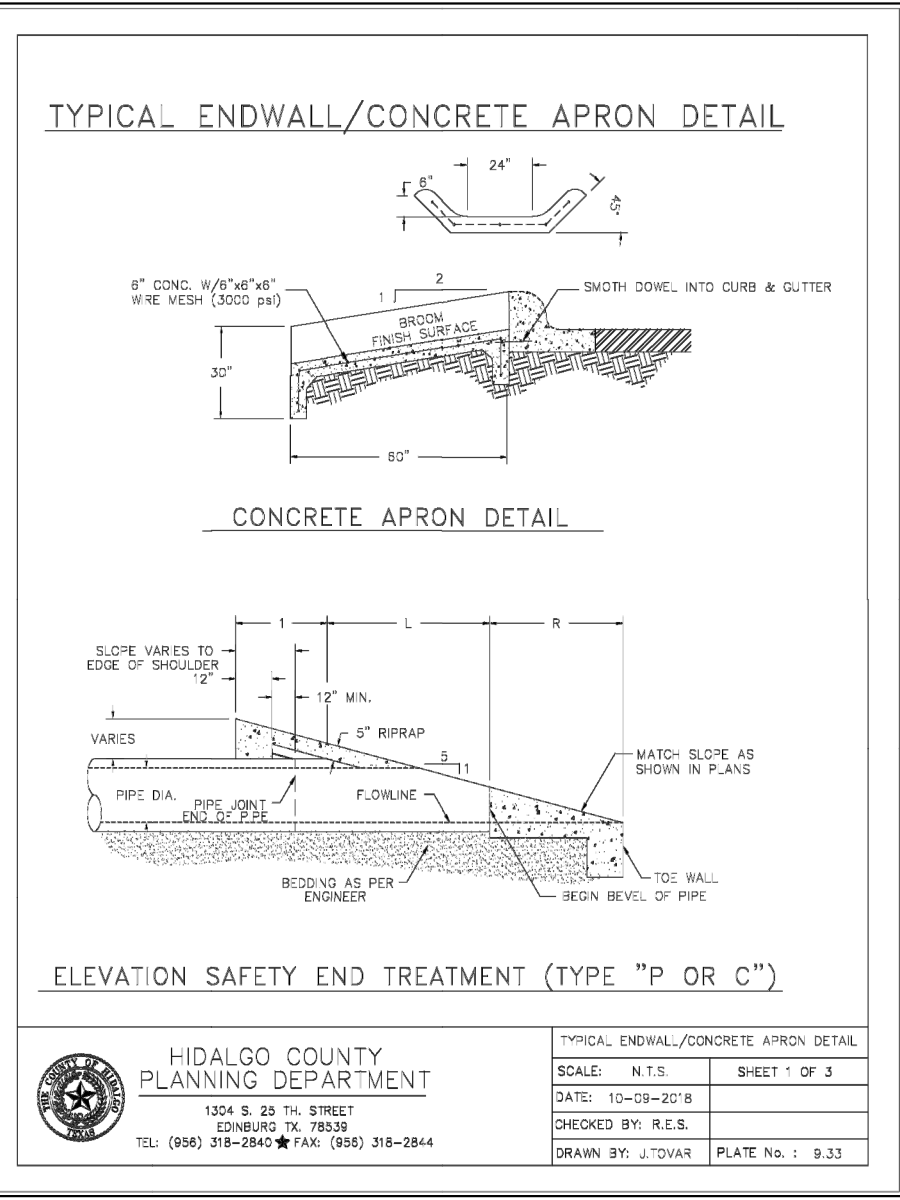
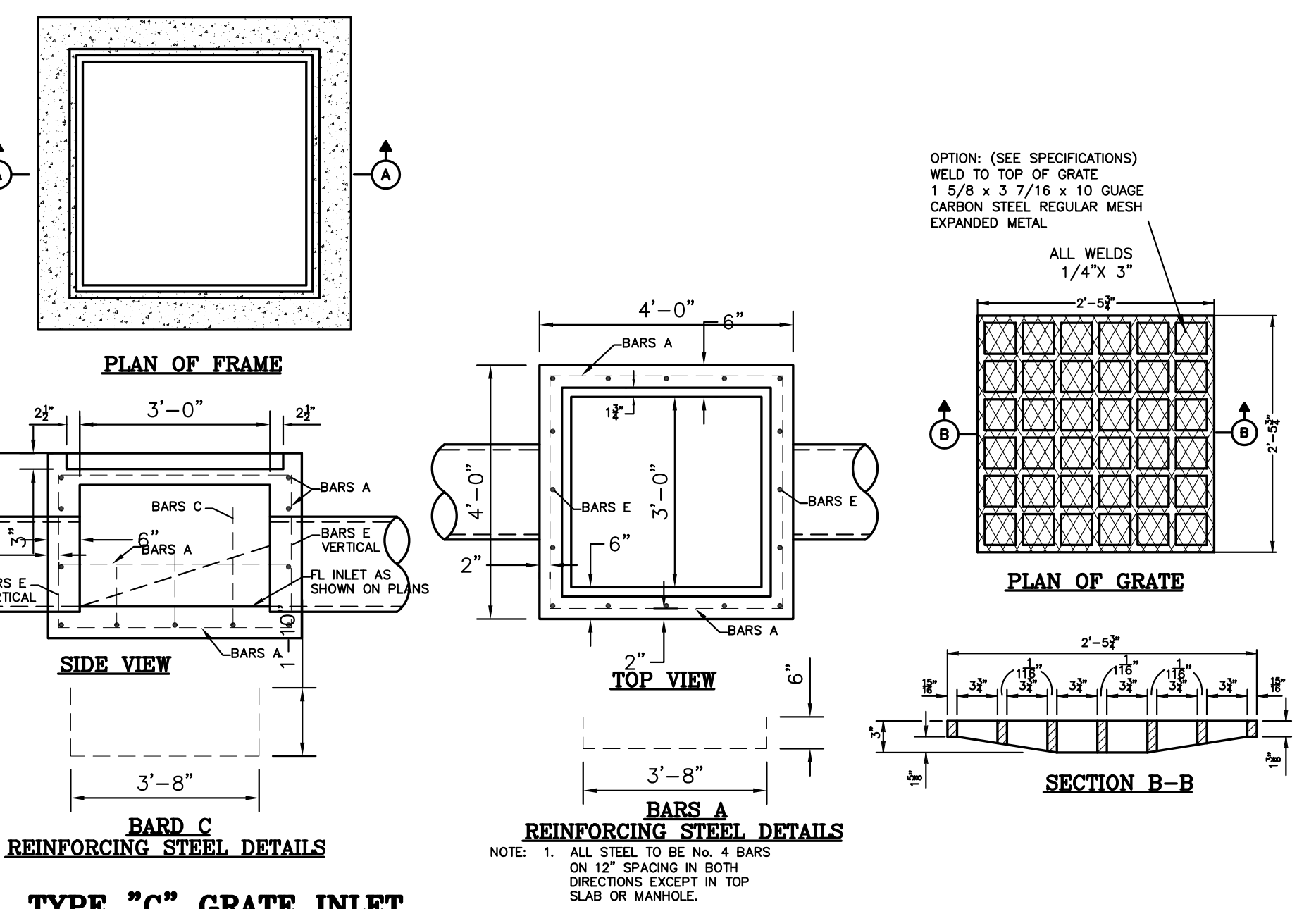
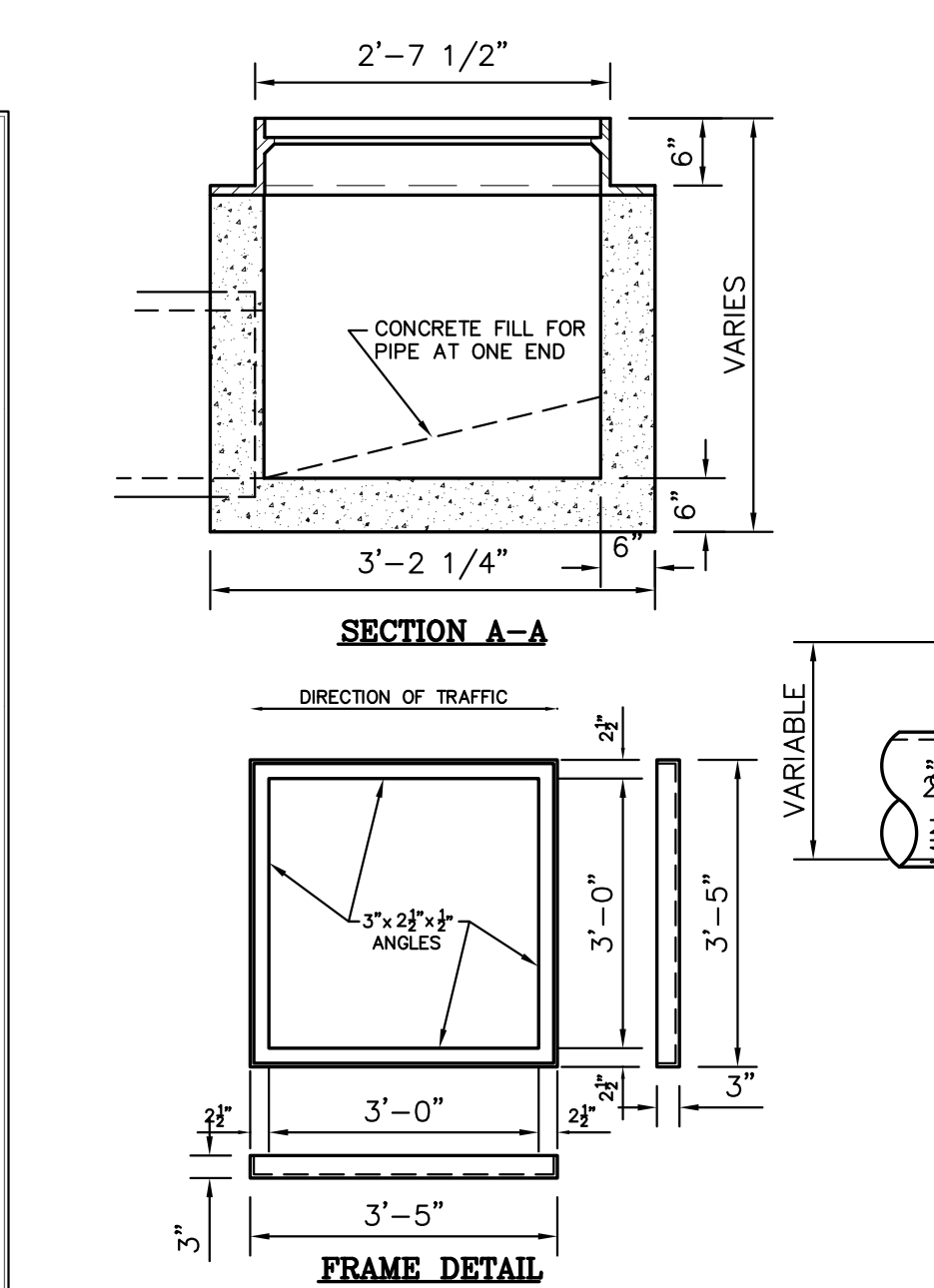
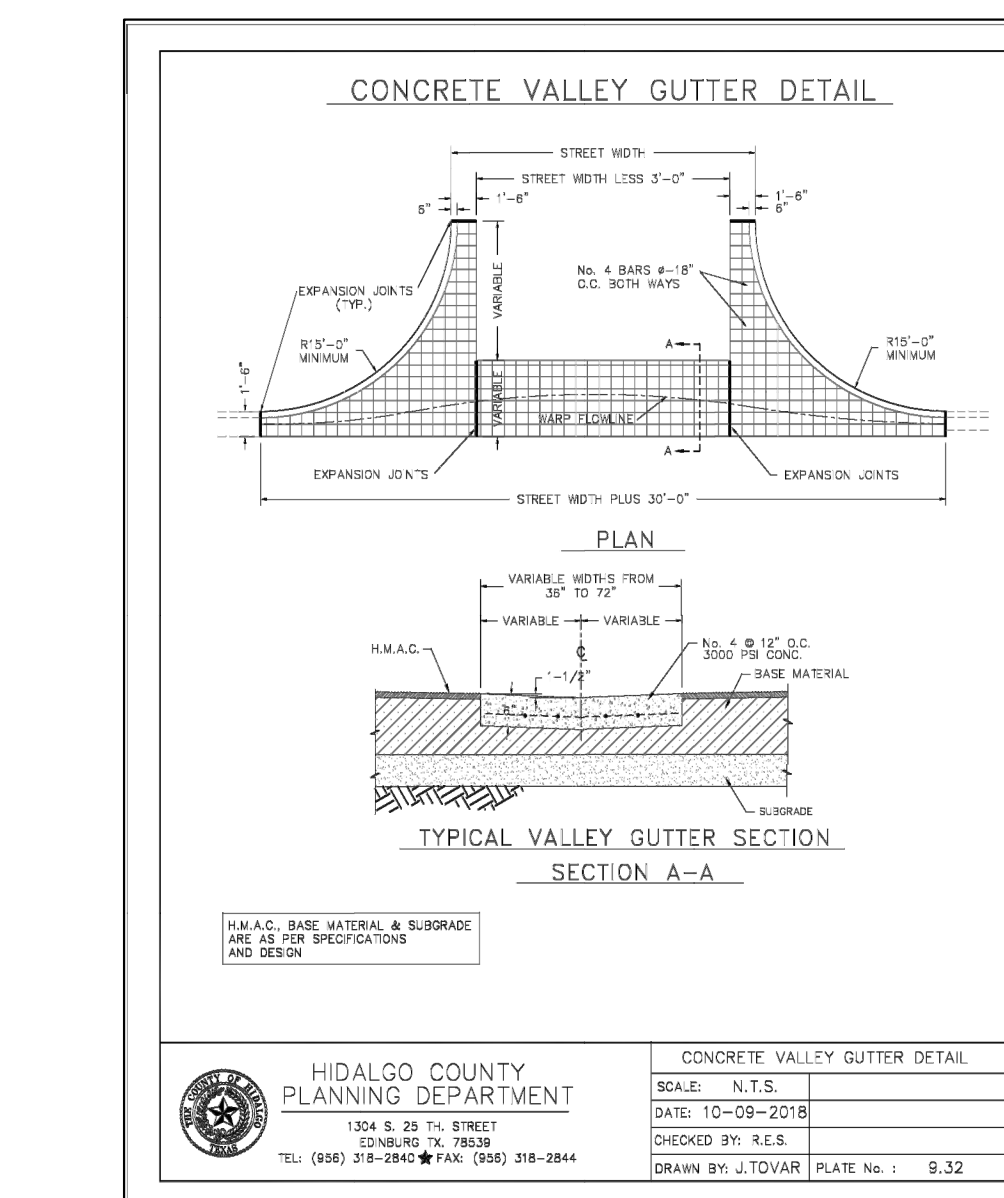
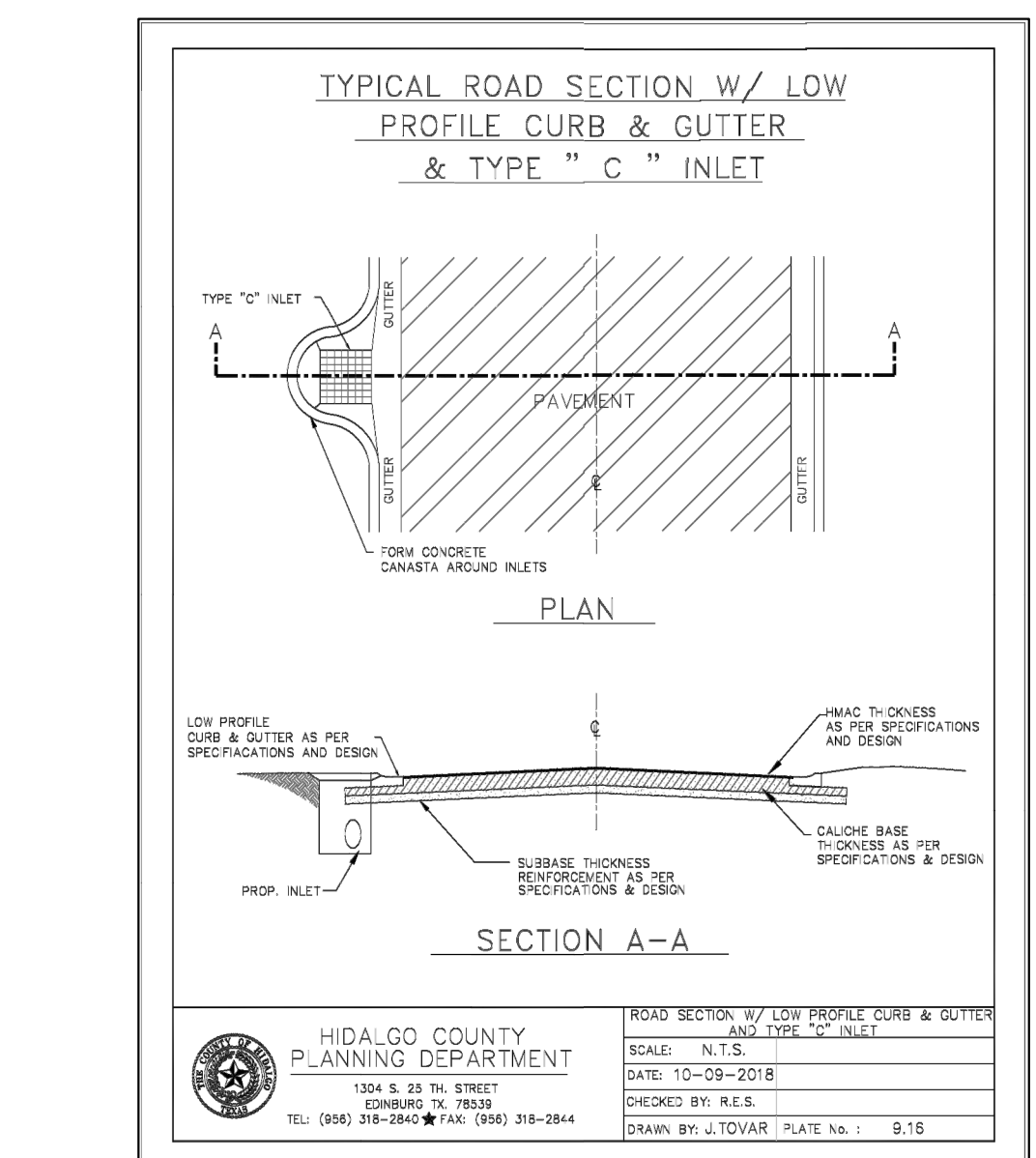
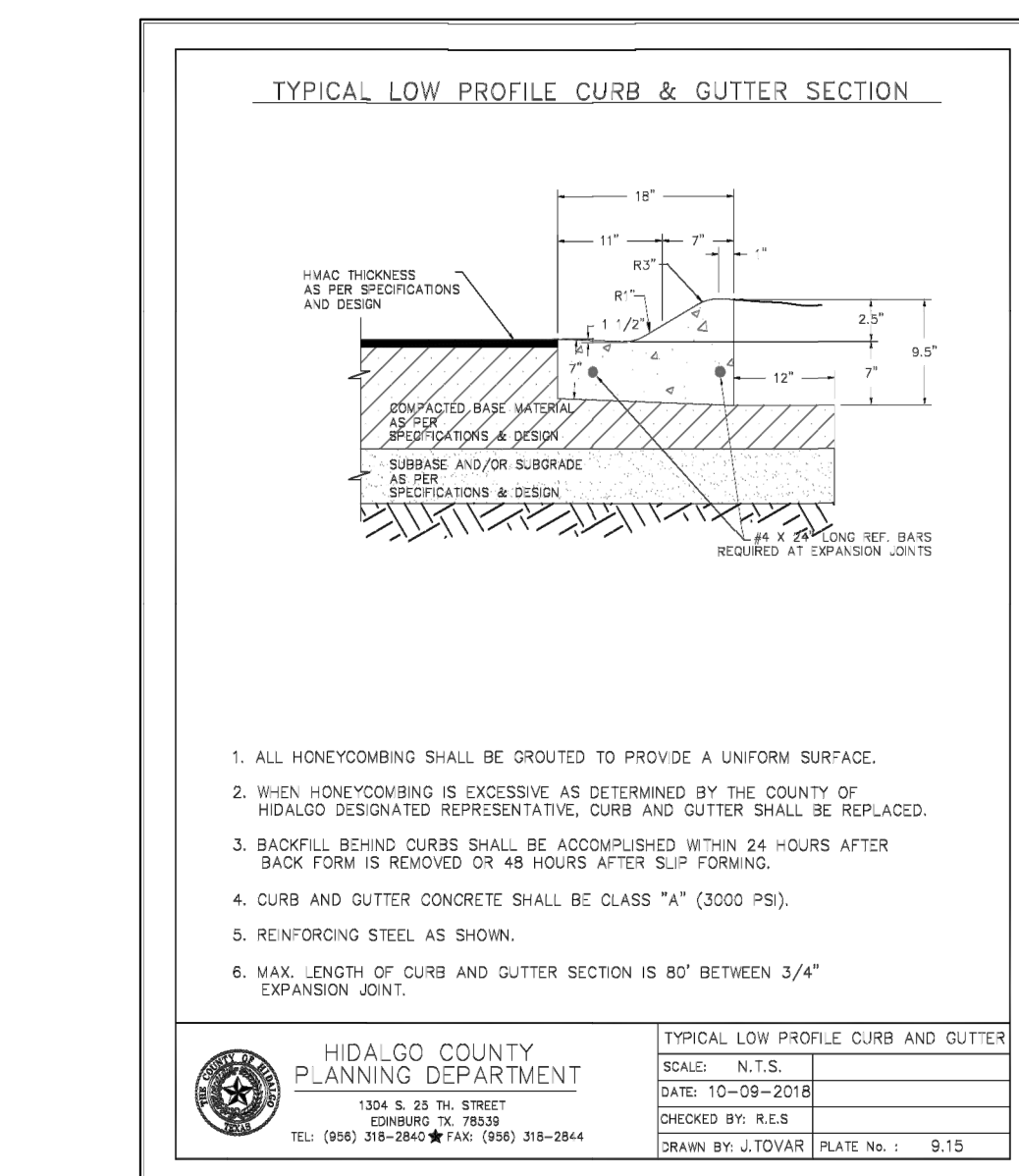
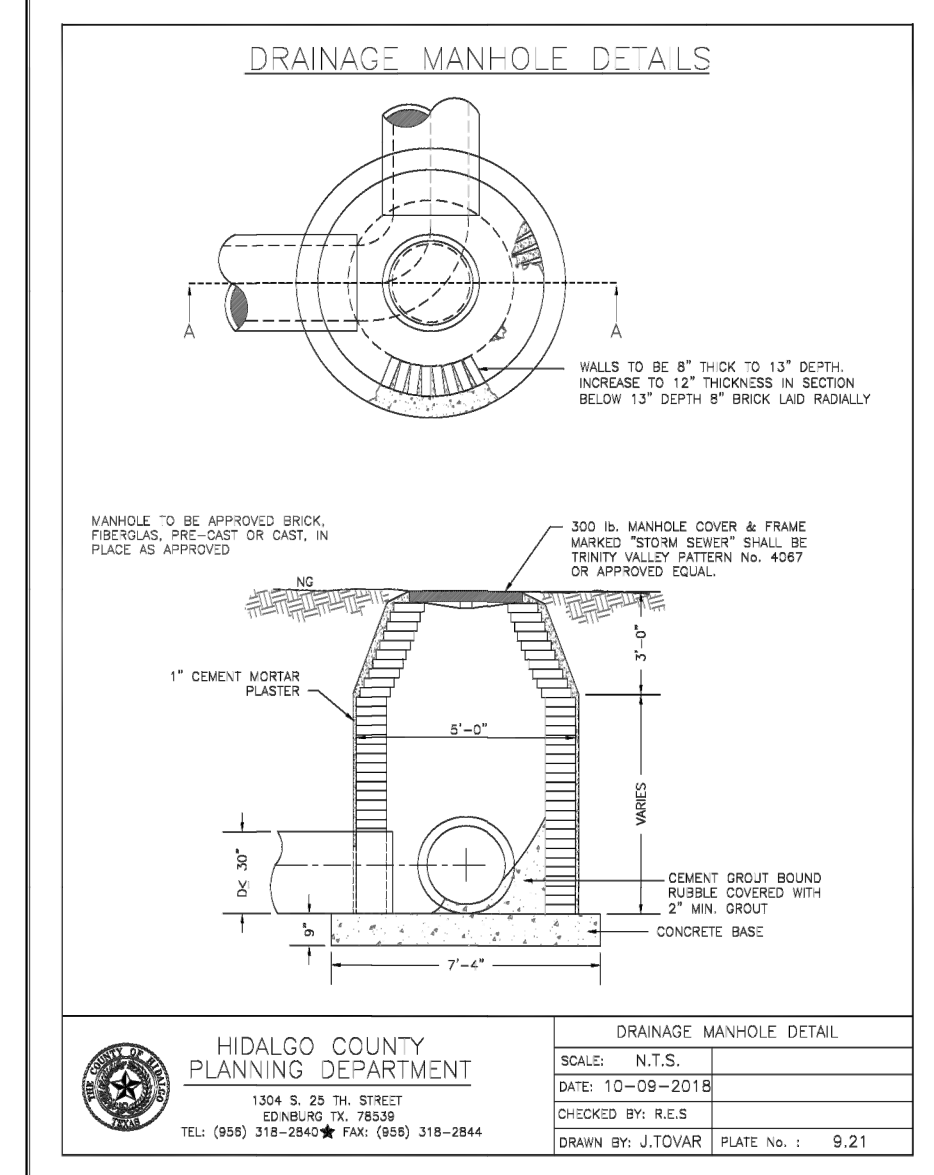
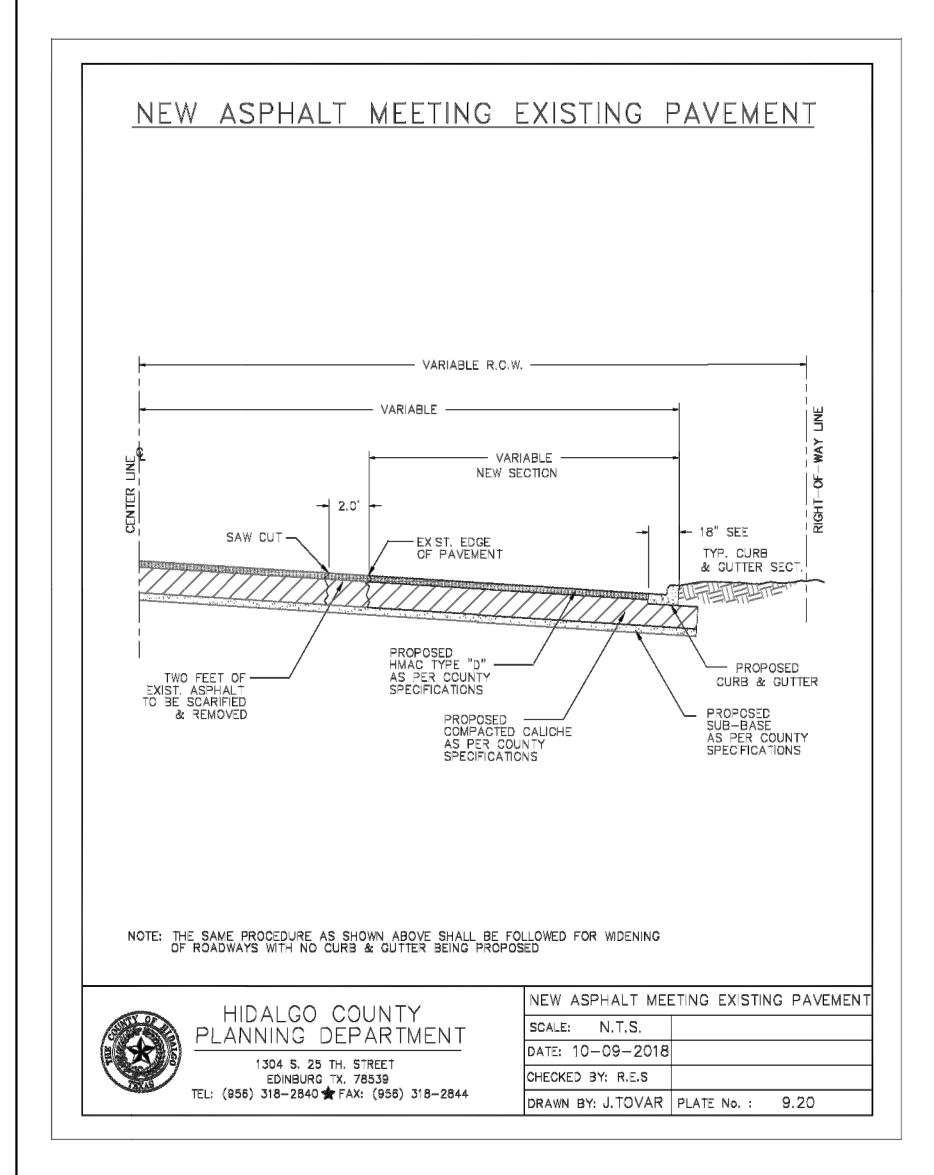
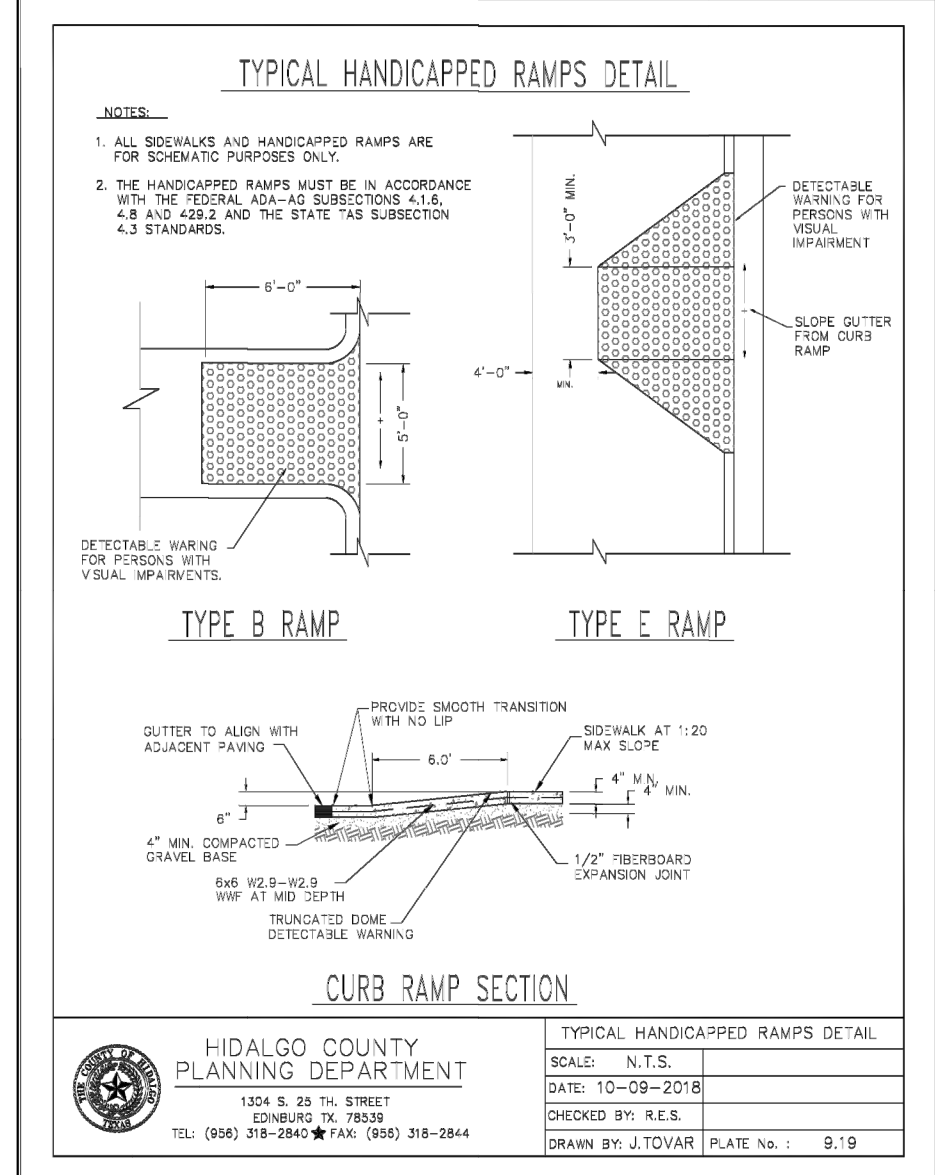
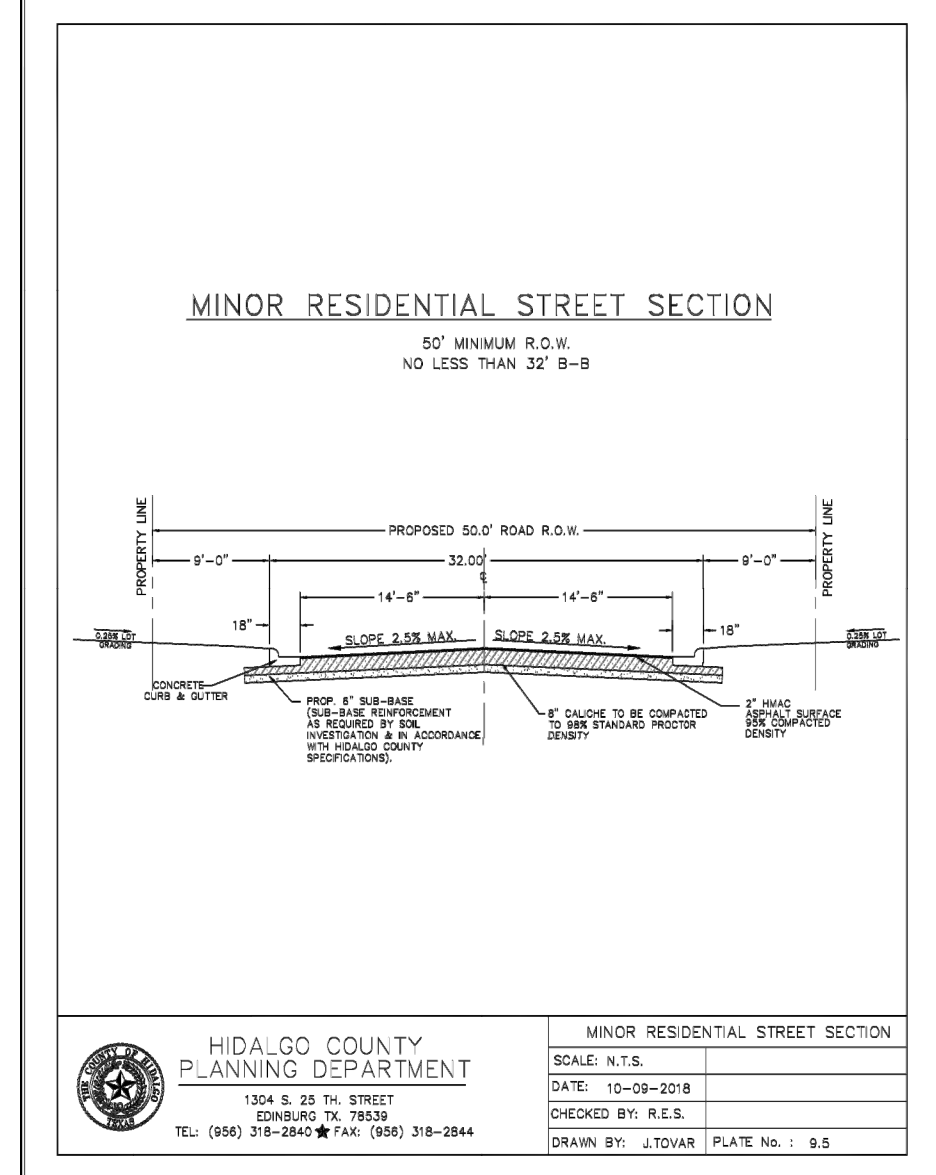
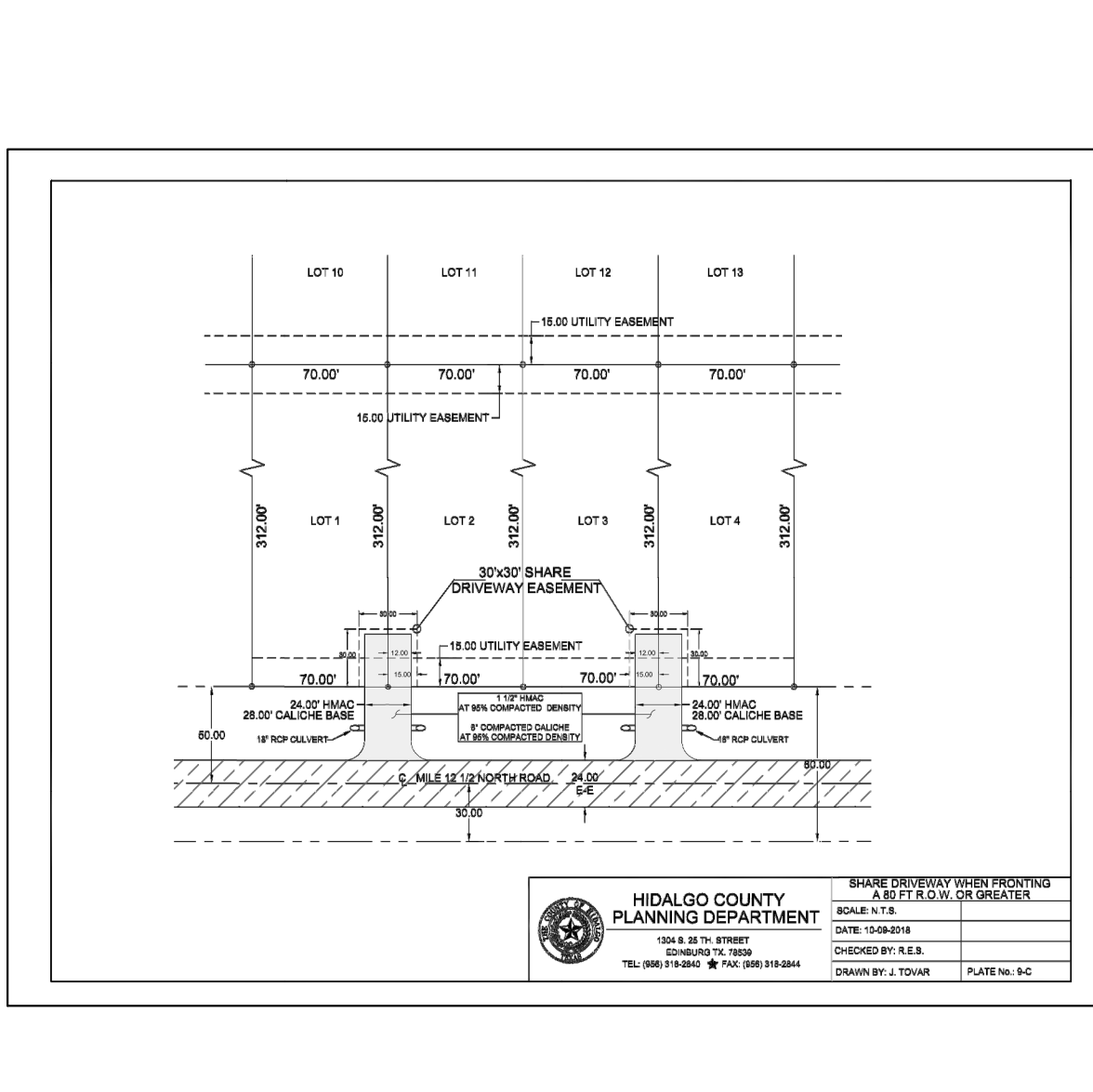
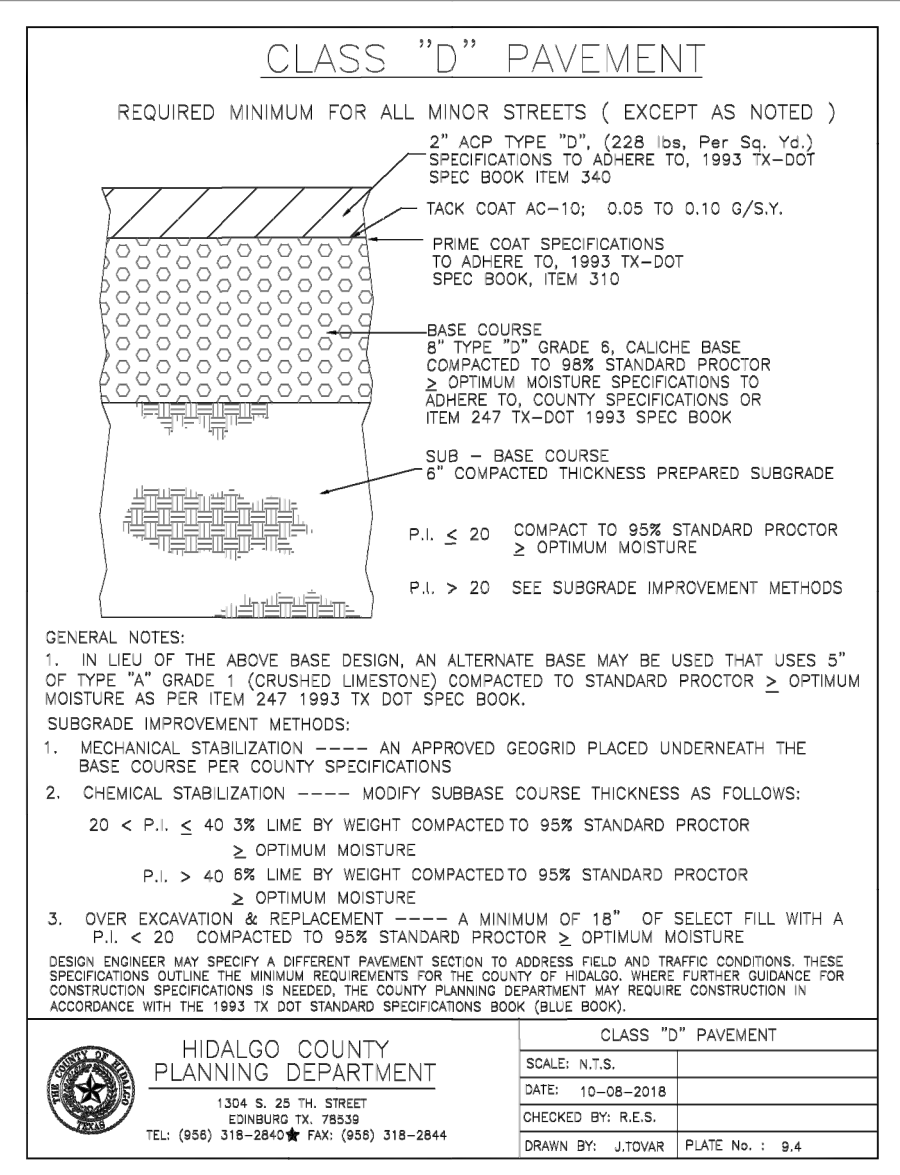
TYPICAL DETAIL
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

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SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION.
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SHEET 6	WATER & SANITARY SEWER DETAIL SHEET
SHEET 7	PAVING & DRAINAGE DETAIL SHEET

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: OSCAR ALARCON JR.
SCALE: AS SHOWN
DATE: FEBRUARY 7, 2025
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. 6-OF-7

Y:\RDE SUBDIVISIONS 2019\SUB 19 028-SHT 26 TYPICAL DETAILS.dwg RIODelta 2/12/2025 5:02 PM



TYPICAL ENDWALL/CONCRETE APRON DETAIL

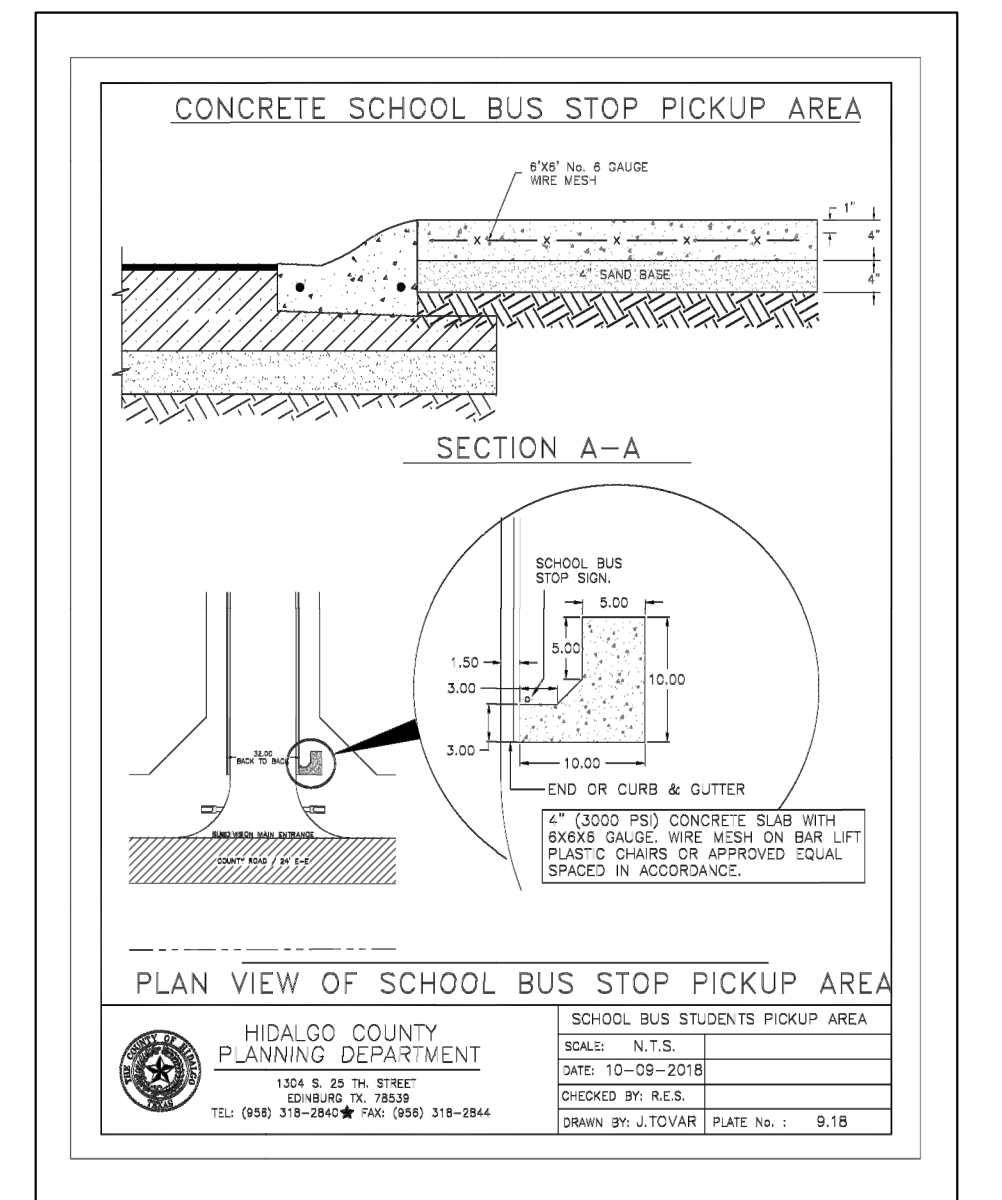
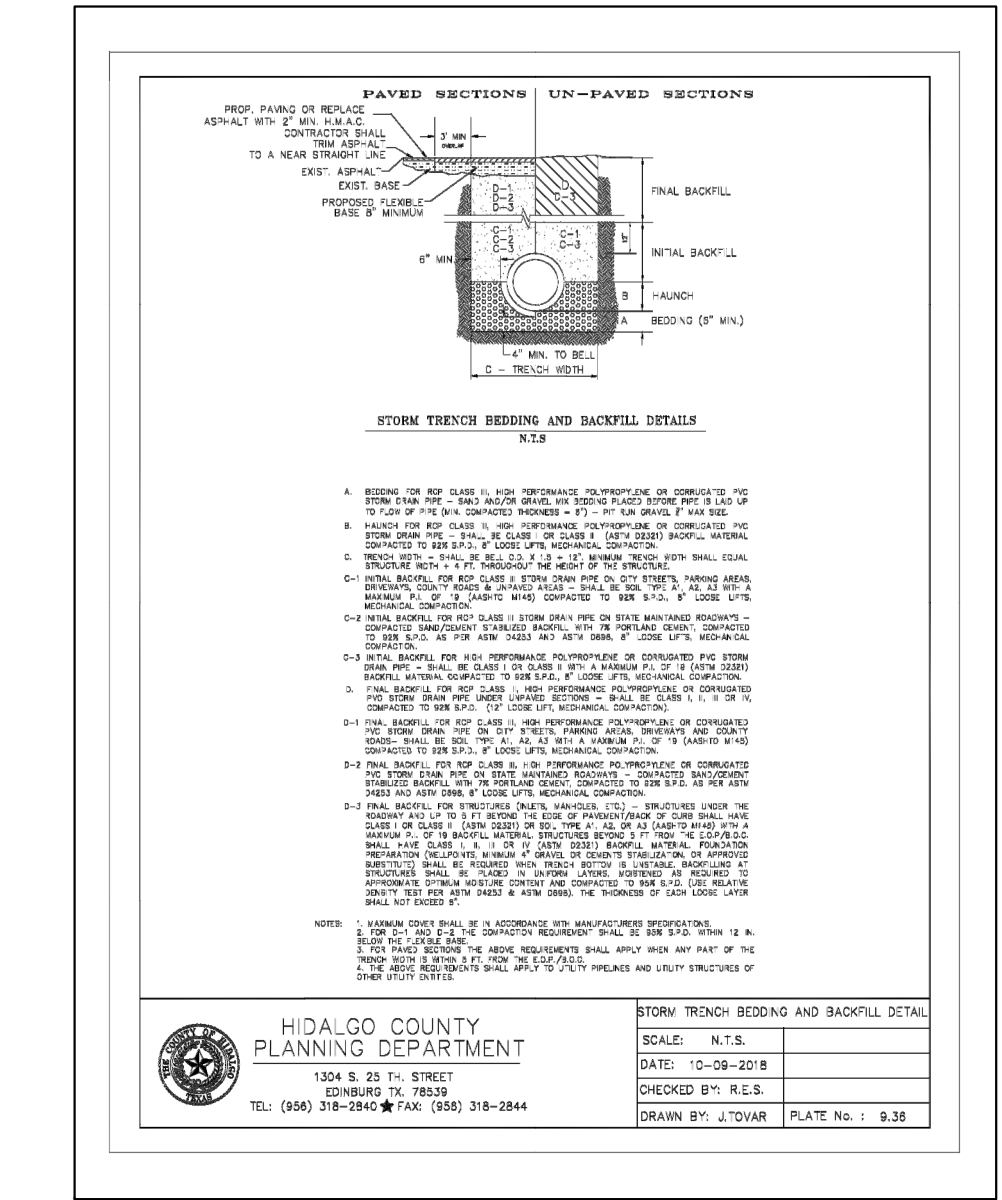
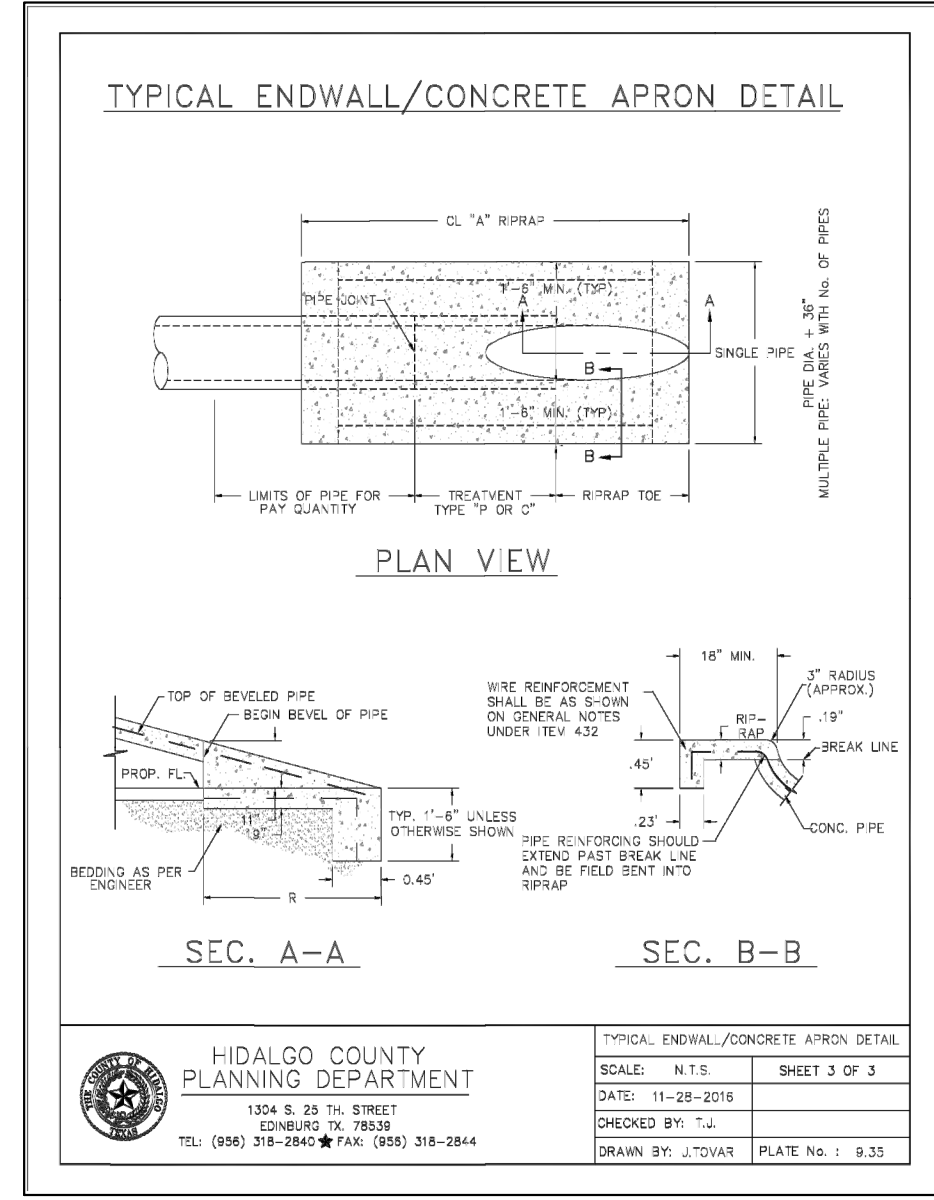
SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA. (IN)	3:1	4:1	5:1	6:1
12"	2'-0"	2'-6"	3'-0"	4'-0"
15"	2'-6"	3'-0"	3'-6"	4'-6"
18"	3'-0"	3'-6"	4'-0"	5'-0"
24"	3'-6"	4'-0"	4'-6"	5'-6"
30"	4'-0"	4'-6"	5'-0"	6'-0"
36"	4'-6"	5'-0"	5'-6"	6'-6"
42"	5'-0"	5'-6"	6'-0"	7'-0"
48"	5'-6"	6'-0"	6'-6"	7'-6"

ESTIMATED RIPRAP Q.L. "A" VOLUME (CY)

PIPE DIA. (IN)	3:1	4:1	5:1	6:1
12"	0.88	1.11	1.34	1.57
15"	1.08	1.38	1.69	1.93
18"	1.29	1.63	1.97	2.32
24"	1.50	1.91	2.32	2.73
30"	1.72	2.21	2.69	3.17
36"	1.95	2.45	3.05	3.60
42"	2.18	2.80	3.42	4.05

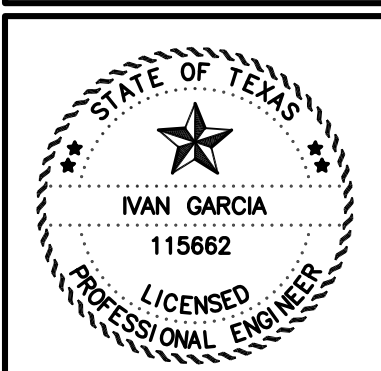
HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25th STREET
EDINBURG, TX 78838
TEL: (361) 318-2842 FAX: (361) 318-2844
DRAWN BY: J.TOVAR PLATE No.: 9.33



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TYPICAL DETAIL
MILANOS ESTATES PHASE III SUBDIVISION
WESLACO, TEXAS
HIDALGO COUNTY

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