



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 ROSEWOOD ACRES SUBDIVISION PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: EVERGREEN L&P, LLC.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 28  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 4

LOCATION DESCRIPTION: NORTH OF ROOSEVELT ROAD APPROXIMATELY ¼ OF MILE EAST OF VALVERDE ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-05-2024 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

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

SEWER SYSTEM:  OSSF'S HAVE BEEN ESCROWED

WATER SERVICE PROVIDER: NAWSC.

REQUEST FOR FINAL APPROVAL WITH:  CASH DEPOSIT: Amount: \$42,000.00 For: (28 OSSF'S)  
 CASH DEPOSIT: Amount: \$13,000.00 For: (4 FIRE HYDRANTS)

STAFF RECOMMENDS:  Preliminary Approval With Variance, subject to comments and future recommendations by planning, other departments.

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.

# ROSEWOOD ACRES SUBDIVISION

BEING A 20.0 ACRES TRACT OF LAND MORE OR LESS, SAME BEING THE EAST TWENTY (20) ACRES OF BLOCK 102, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS

### RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THEIR SUCCESSORS, ASSIGNS AND TRANSFERS (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAN, 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 HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAN FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE 11 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF OF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

SHAM MAHTANI, MANAGING MEMBER  
EVERGREEN LAND & PROPERTIES, LLC

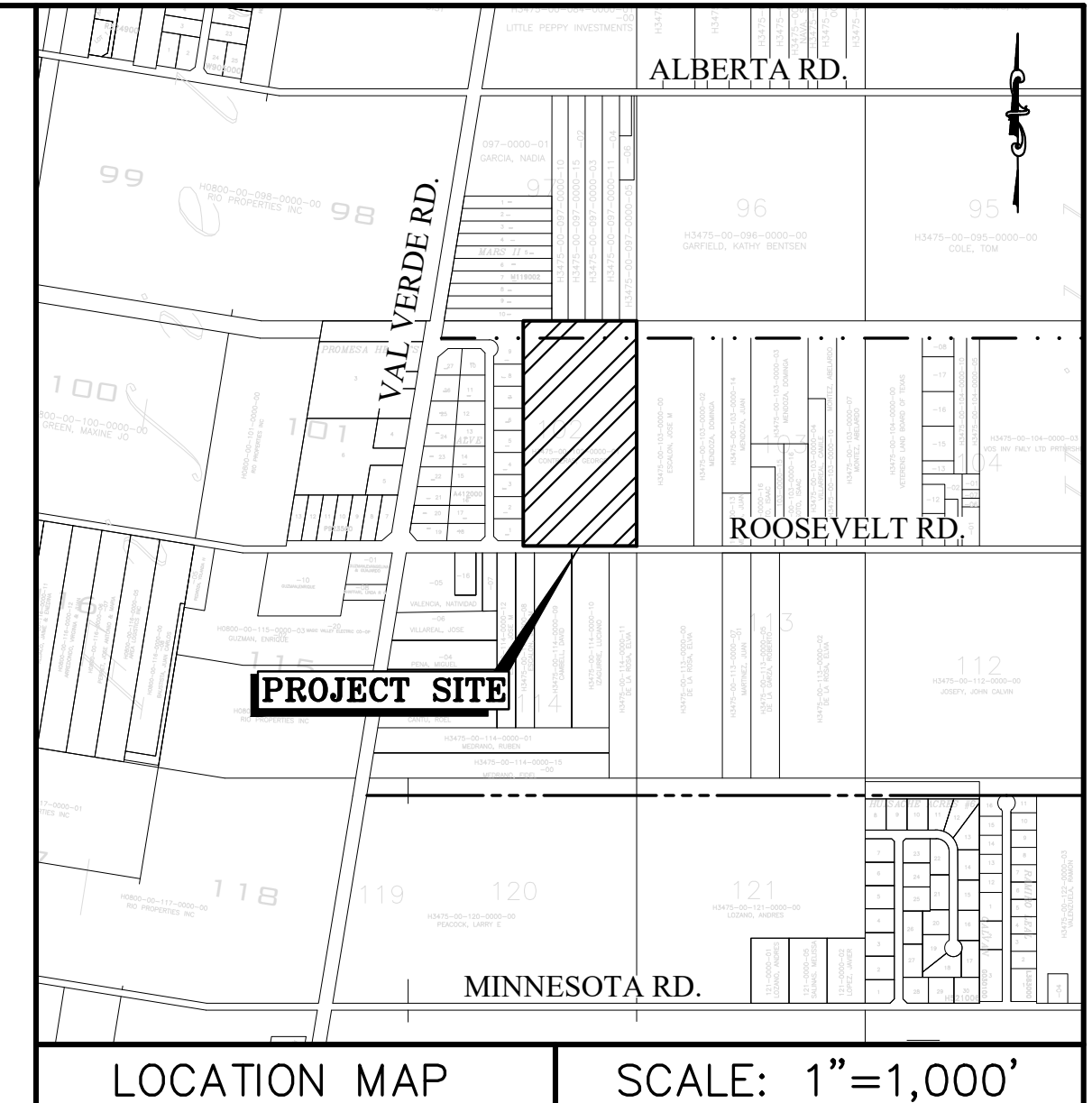
PARCELS LOTS - CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	57.37	50.00	65.74	N27° 41' 16"W	54.27
C2	47.35	50.00	54.26	N32° 18' 44"E	45.60
C3	70.50	55.00	73.44	N26° 48' 06"W	65.77
C4	76.34	55.00	79.52	N49° 40' 50"E	70.36
C5	76.34	55.00	79.52	S50° 47' 43"E	70.36
C6	70.50	55.00	73.44	S25° 41' 13"W	65.77
C7	47.35	50.00	54.26	S33° 25' 37"E	45.60
C8	57.37	50.00	65.74	S26° 34' 23"W	54.27
C9	57.37	50.00	65.74	N27° 41' 16"W	54.27
C10	47.35	50.00	54.26	N32° 18' 44"E	45.60
C11	70.50	55.00	73.44	N26° 48' 06"W	65.77
C12	76.34	55.00	79.52	N49° 40' 50"E	70.36
C13	76.34	55.00	79.52	S50° 47' 43"E	70.36
C14	70.50	55.00	73.44	S25° 41' 13"W	65.77
C15	47.35	50.00	54.26	S33° 25' 37"E	45.60
C16	57.37	50.00	65.74	S26° 34' 23"W	54.27

PARCELS LOTS - LINE TABLE		
LINE No.	LENGTH	DIRECTION
L1	35.96	N45° 25' 24"E
L2	34.71	S44° 31' 36"E
L3	36.69	N46° 39' 02"E
L4	33.95	S43° 19' 05"E
L5	1.96	S0° 33' 27"E

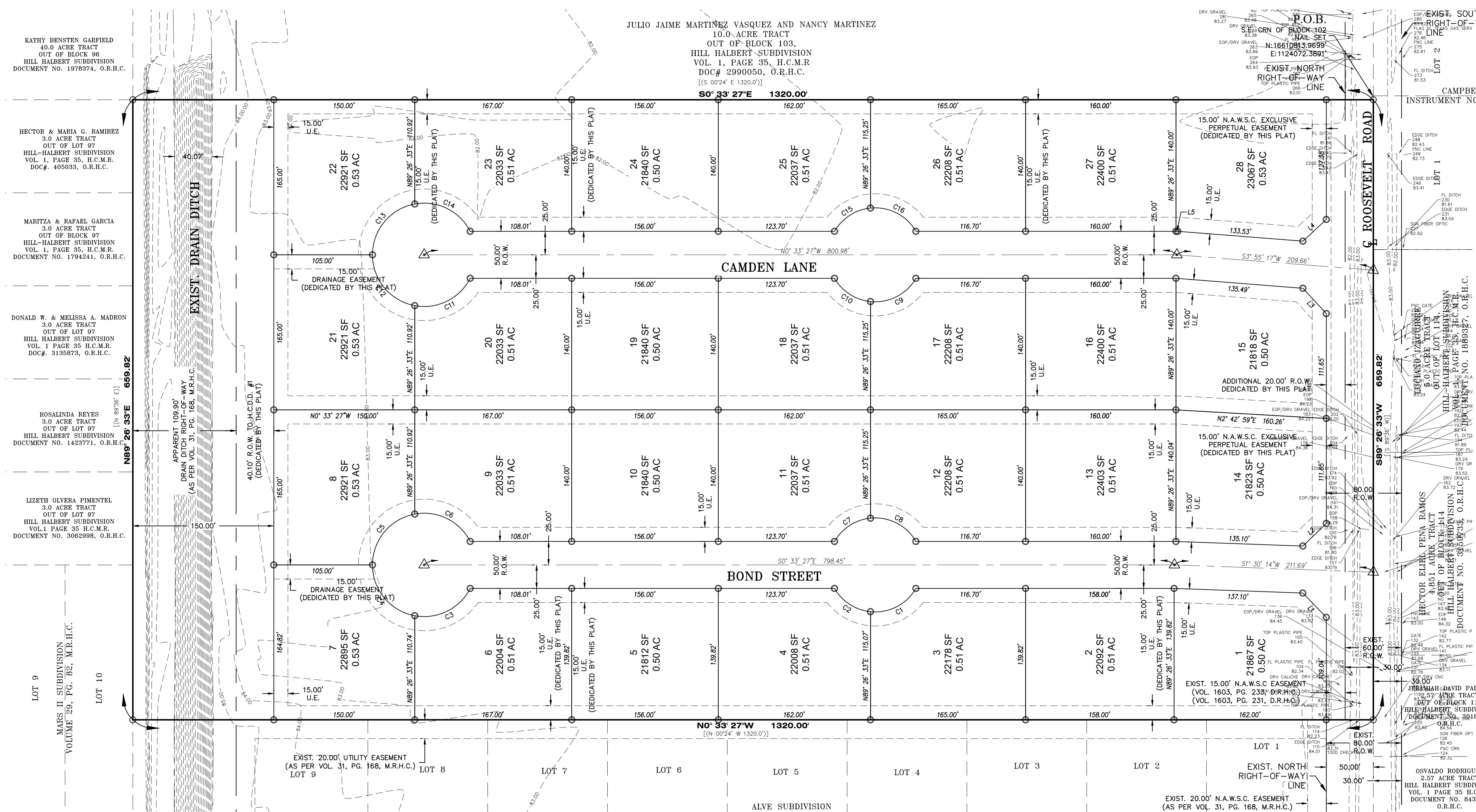
LEGEND	
▲	SET C-P-S
△	FD. C-P-S
○	CALCULATED POINT
○	SET 1/2" IRON ROD
○	FD. 1/2" IRON ROD
○	FD. 5/8" IRON ROD
○	SET PK NAIL
○	FD. 60-D NAIL
○	STORM INLET
○	POWER POLE
○	FIRE HYDRANT
○	IRR. STAND PIPE
○	CHAIN LINK FENCE
○	EXIST. WATER METER
○	GAS SPOTTING
○	TELEPHONE PEDESTAL
○	POWER POLE

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

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



**METS AND BOUNDS:**  
BEING A 20.0 ACRES TRACT OF LAND MORE OR LESS, SAME BEING THE EAST TWENTY (20) ACRES OF BLOCK 102, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 20.0 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 60-D NAIL SET AT THE SOUTHEAST CORNER OF SAID BLOCK 102, SAME BEING A POINT ON THE CENTERLINE OF ROOSEVELT ROAD, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;  
THENCE S 89° 26' 33"E ALONG THE SOUTH LINE OF THE SAID BLOCK 102, SAME BEING ALONG THE CENTERLINE OF ROOSEVELT ROAD, A DISTANCE OF 659.82 FEET TO A 60-D NAIL SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE N 00° 33' 27"W ACROSS THE SAID BLOCK 102, SAME BEING IN PART ALONG THE EAST BOUNDARY LINE OF A CALLED ALVE SUBDIVISION, RECORDED IN VOLUME 31, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO A POINT ON THE NORTH LINE OF THE SAID BLOCK 102, PASSING AT 30.00 FEET A 1 1/4 -INCH IRON PIPE FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, PASSING AT 50.00 FEET A 1/2 -INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 1 OF THE SAID ALVE SUBDIVISION, PASSING AT 1210.10 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF A CALLED 109.90 DONNA IRRIGATION DISTRICT DRAIN DITCH RIGHT-OF-WAY (AS SHOWN IN VOLUME 31, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS), AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE, N 89° 26' 33"E ALONG THE NORTH LINE OF THE SAID BLOCK 102, TO THE NORTHEAST CORNER OF THE SAID BLOCK 102, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 10.0-ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY, RECORDED IN DOCUMENT NUMBER 2990050, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, TO JULIO JAIME MARTINEZ VASQUEZ AND NANCY MARTINEZ, A DISTANCE OF 659.82 FEET TO A 1/2 -INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;  
THENCE, S 00° 33' 27"E ALONG THE EAST LINE OF THE SAID BLOCK 102, SAME BEING ALONG THE WEST LINE OF THE SAID CALLED 10.0-ACRE TRACT, PASSING AT 109.90 FEET A 1/2-INCH CAPPED IRON ROD SET ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF A CALLED 109.90 DONNA IRRIGATION DISTRICT DRAIN DITCH RIGHT-OF-WAY (AS SHOWN IN VOLUME 31, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS), PASSING AT 1,290.00 FEET A 1/2 -INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, AND CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.0 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 30.00 FEET (0.45 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, AND THE NORTH 109.90 FEET (1.66 ACRES) LIES WITHIN THE APPARENT RIGHT-OF-WAY LINE OF THE SAID 109.90 DONNA IRRIGATION DISTRICT DRAIN DITCH RIGHT-OF-WAY (AS SHOWN IN VOLUME 31, PAGE 168, MAP RECORDS OF HIDALGO COUNTY, TEXAS).

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

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



PRINCIPAL CONTACTS:		NAME	ADDRESS	PHONE & FAX
OWNER(S):	EVERGREEN LAND & PROPERTIES, LLC.	3701 HOBBS DR	EDINBURG, TX. 78539	(956) 249-4896
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

REVISION NOTES TABLE	
DATE	DESCRIPTION
INDEX TO SHEETS OF ROSEWOOD ACRES SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METS AND BOUNDS)	
SHEET 2: ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES; H.C.D.D.#1, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION & DISTRIBUTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.	
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.	
SHEET 5-6: TYPICAL DETAILS.	

ISSUED FOR:  
**FINAL**

PLAT SHEET  
ROSEWOOD ACRES SUBDIVISION  
HIDALGO COUNTY, TEXAS

ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
CHECKED: IVAN GARCIA P.E. R.P.L.S.  
DRAWN: G.F.  
SCALE: AS SHOWN  
DATE: MAY 13, 2024  
PROJECT: SUB 23 037  
REVISIONS:  
PAGE NO. 1-OF-2

# ROSEWOOD ACRES SUBDIVISION

BEING A 20.0 ACRES TRACT OF LAND MORE OR LESS, SAME BEING THE EAST TWENTY (20) ACRES OF BLOCK 102, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS

### OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, SHAVI MAHTANI, AS THE OWNER (S) OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ROSEWOOD ACRES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:  
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;  
(D) GAS CONNECTIONS IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

SHAVI MAHTANI, GENERAL PARTNER DATE \_\_\_\_\_  
EVERGREEN L&P, LLC

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SHAVI MAHTANI, 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 \_\_\_\_\_

### DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

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

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ROSEWOOD ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE  
THIS PLAT IS HEREBY APPROVED BY DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

### 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. DATE \_\_\_\_\_  
GENERAL MANAGER

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

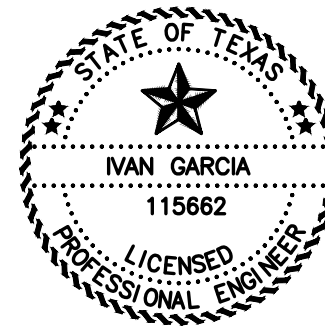
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ROSEWOOD ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION 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. DATE \_\_\_\_\_  
REG. PROFESSIONAL ENGINEER NO. 115662



### GENERAL NOTES:

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C", AREAS OF MINIMAL FLOOD HAZARD, USUALLY THE AREA ABOVE THE 500-YEAR FLOOD LEVEL. ZONE C MAY HAVE PONDING AND LOCAL DRAINAGE PROBLEMS THAT DON'T WARRANT A DETAILED STUDY OR DESIGNATION AS BASE FLOODPLAIN. ACCORDING TO COMMUNITY-PANEL NO. 480334 0425C, MAP REVISED NOVEMBER 16, 1992.
- 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 SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURVE 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
---B.M. NO. 1--- ELEV. 83.19 N.G.V.D. 88, DESCRIPTIONS NAIL SET AT THE SOUTHEAST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES: N 1610913.9699, E 1124072.3891.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 23,488 CUBIC-FEET OF 1,887 ACRE-FEET OF STORM WATER RUNOFF.
- 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.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THE SUBDIVISION.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- EVERGREEN L&P, LLC, THE OWNER & SUBDIVIDER OF EBONY WIND SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

Y: RDE SUBDIVISIONS 2023\SUB 23.037- ROOSEVELT SHAW\DWG\SUB 23 037- RDE\_SHT 2 PLAT\_SHEET.dwg RIBBELTA 2/12/2025 5:12 PM

### PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER(S): EVERGREEN LAND & PROPERTIES, LLC.	3701 HOBBS DR EDINBURG, TX. 78539	(956) 249-4896
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



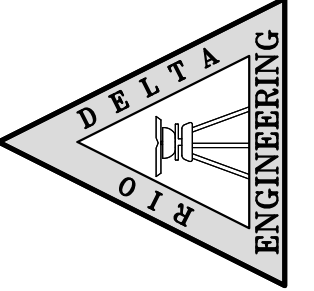
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

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SHEET 5-6: TYPICAL DETAILS.	

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**

PLAT NOTES  
ROSEWOOD ACRES SUBDIVISION  
HIDALGO COUNTY, TEXAS

ENGINEER:  
IVAN GARCIA P.E. R.P.L.S.

SURVEYOR:  
IVAN GARCIA P.E. R.P.L.S.

CHECKED:  
IVAN GARCIA P.E. R.P.L.S.

DRAWN:  
G.F.

SCALE:  
AS SHOWN

DATE:  
NOVEMBER 12, 2024

PROJECT:  
SUB 23 037

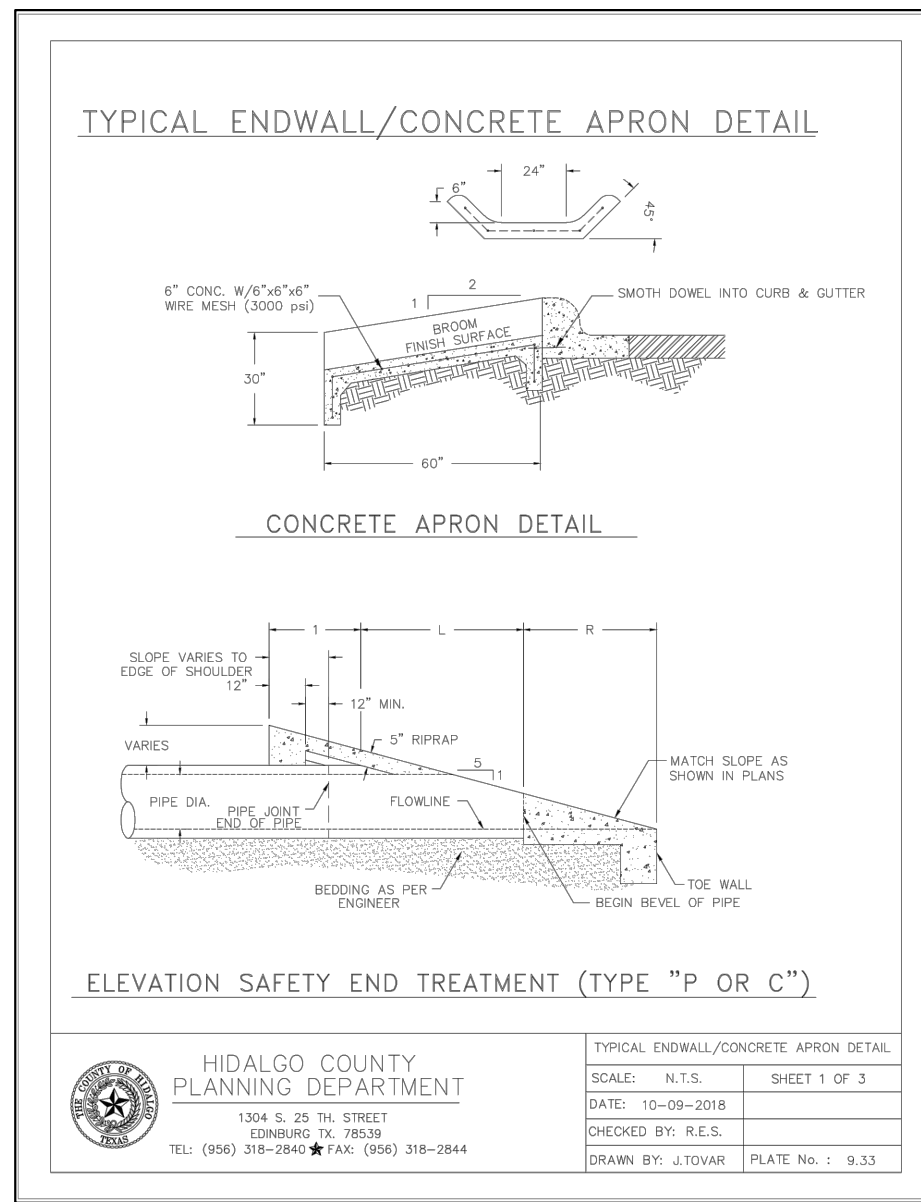
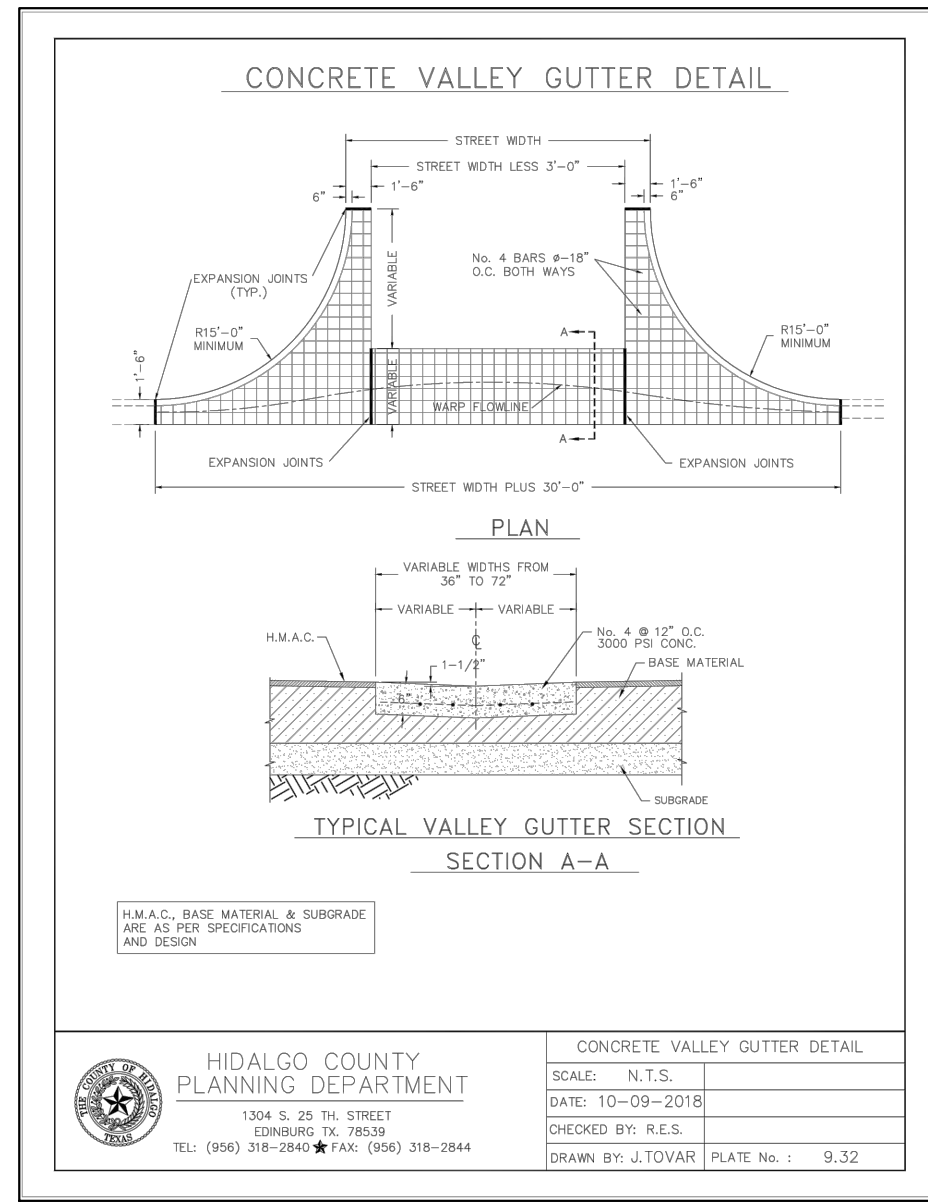
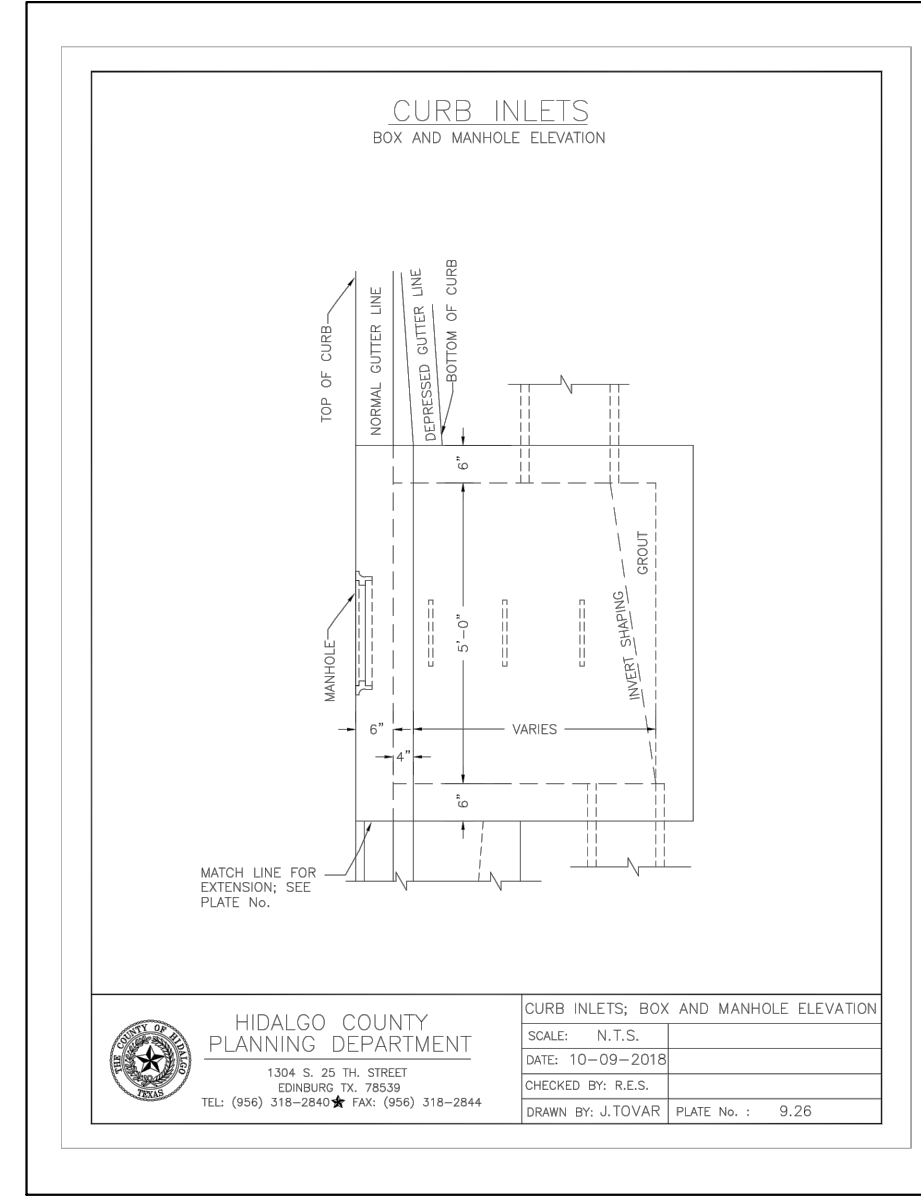
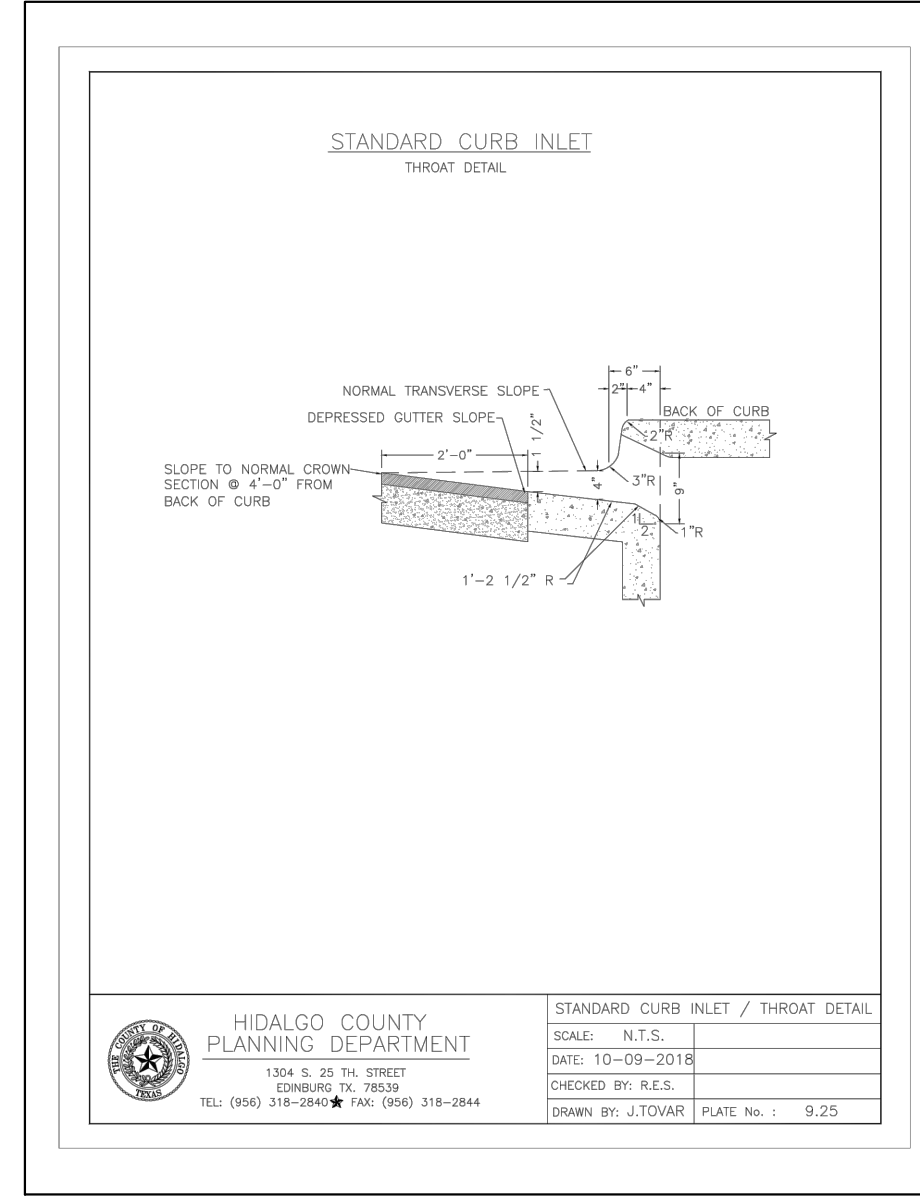
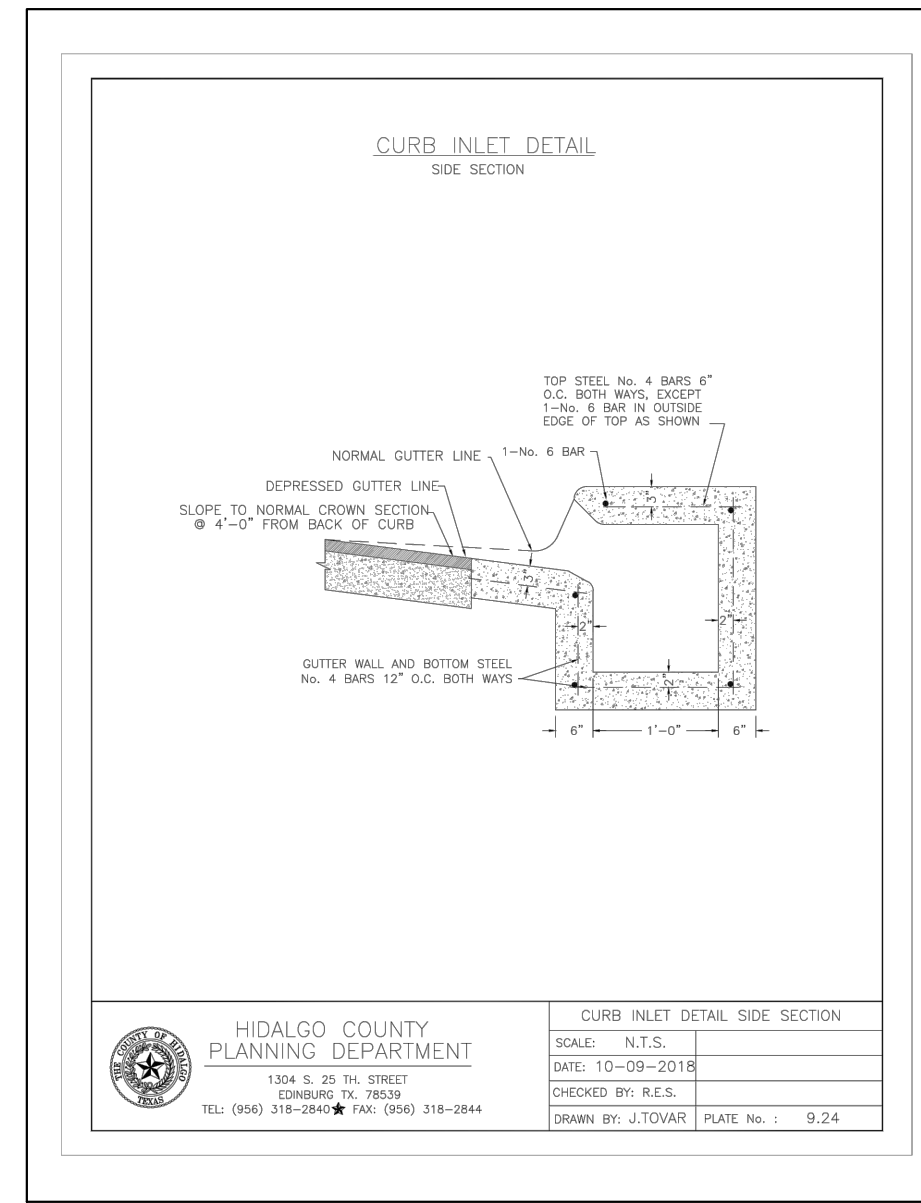
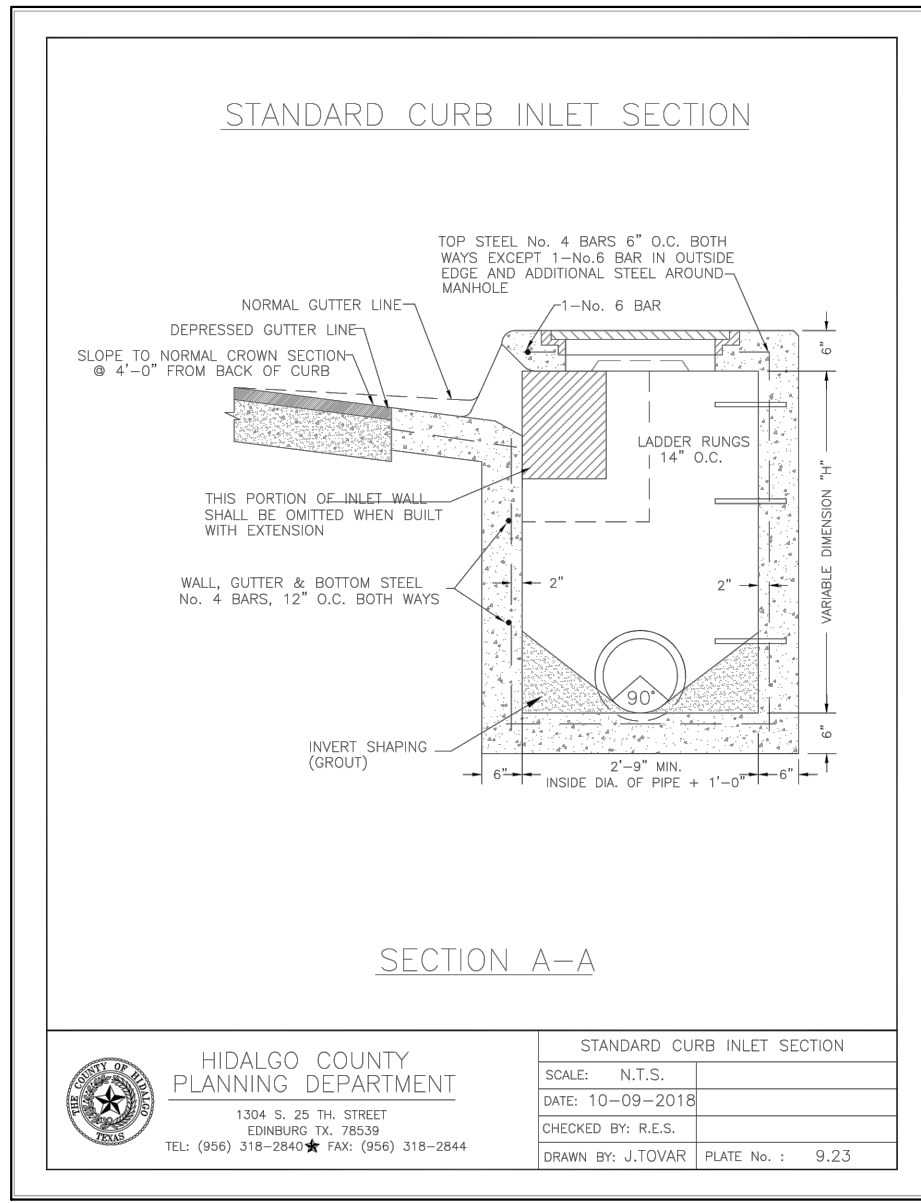
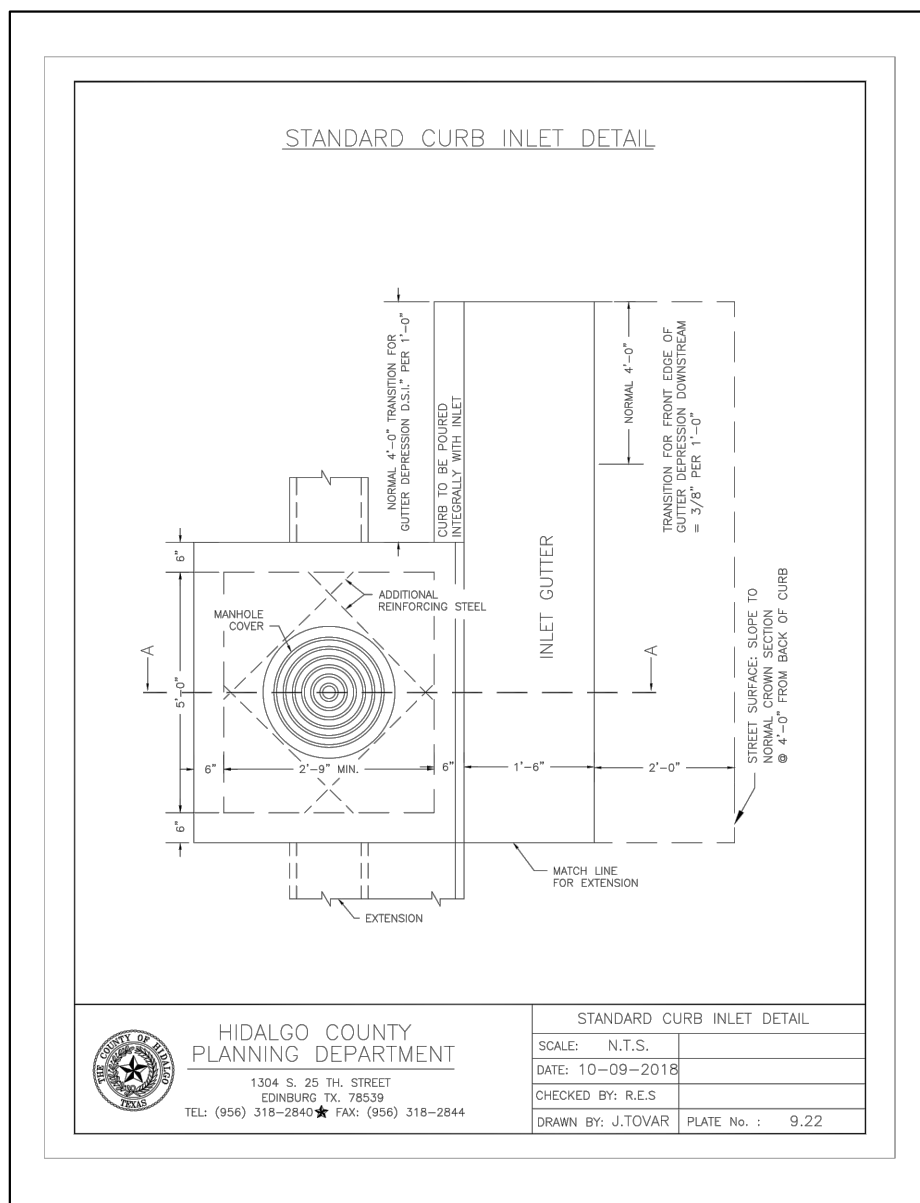
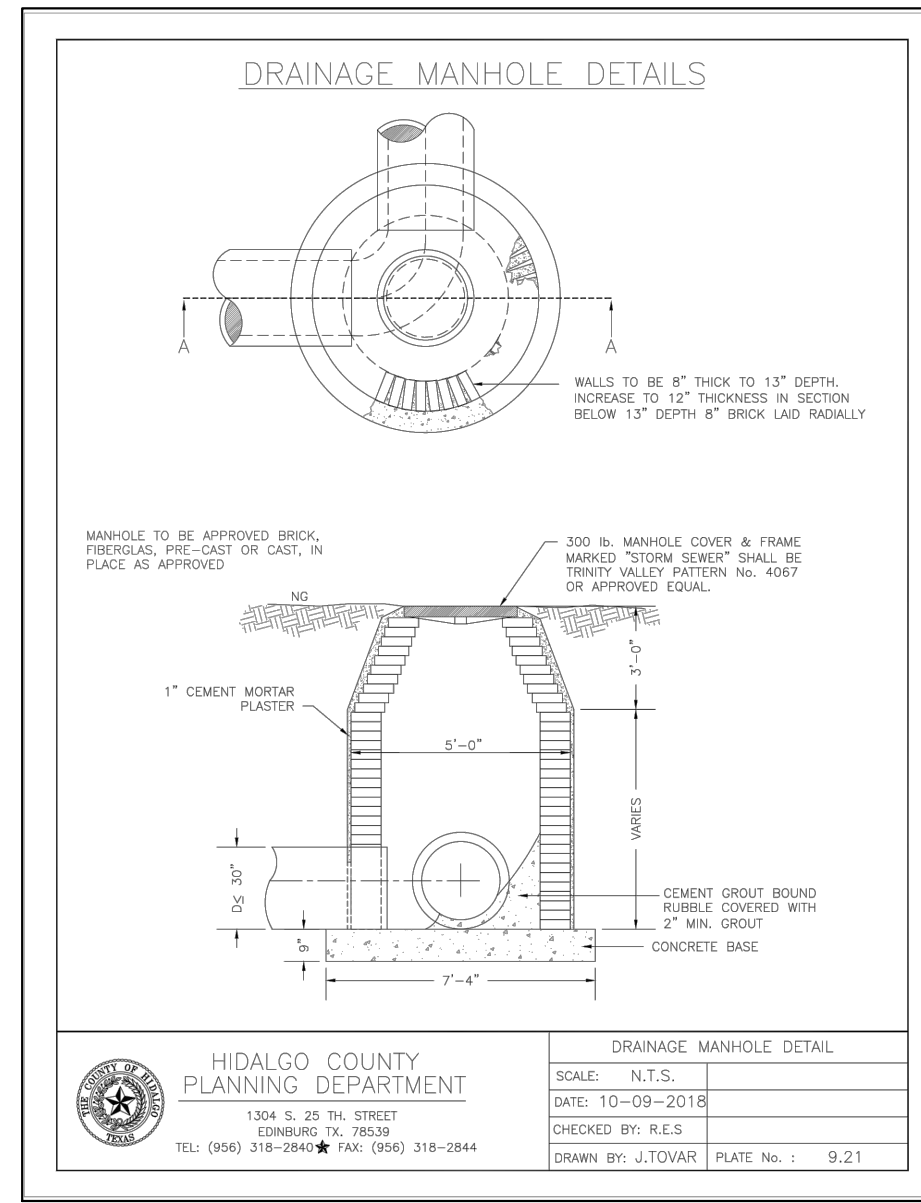
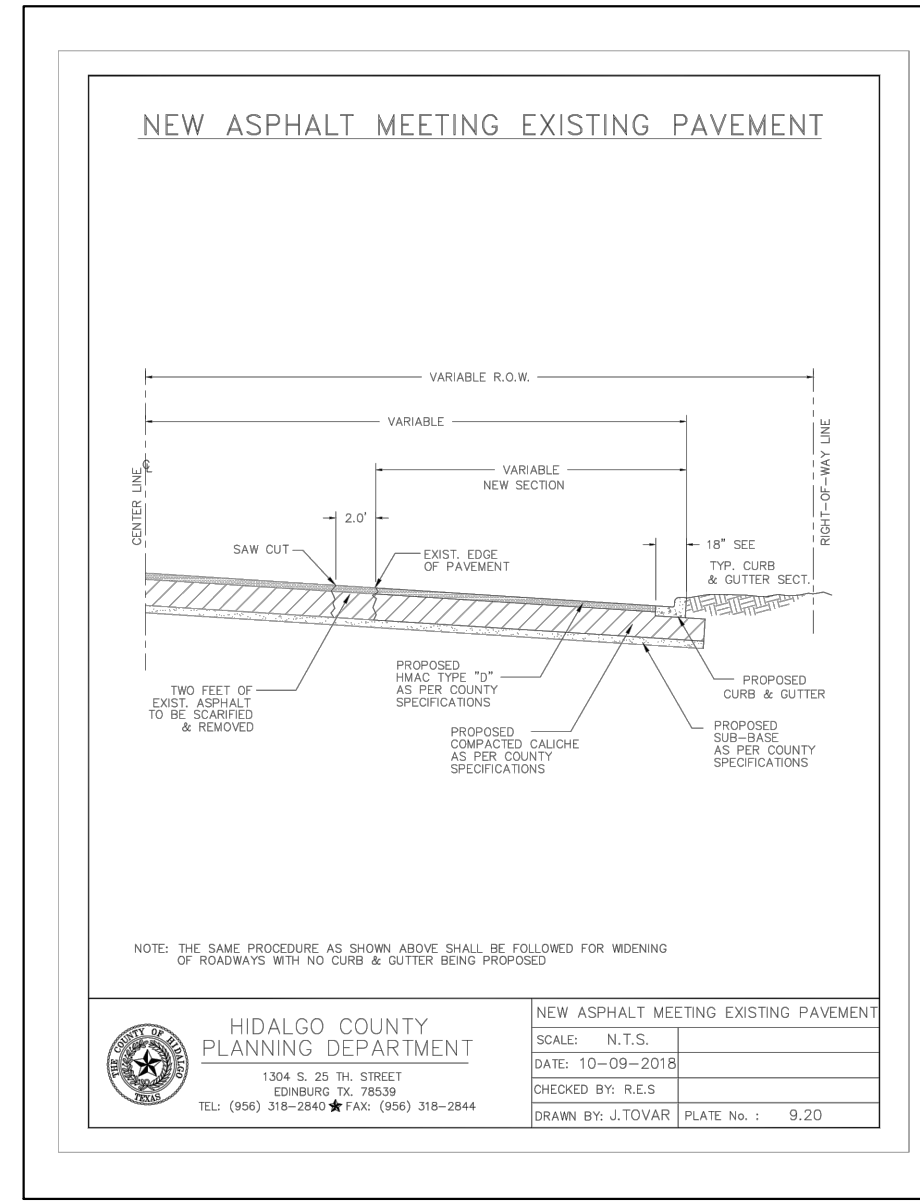
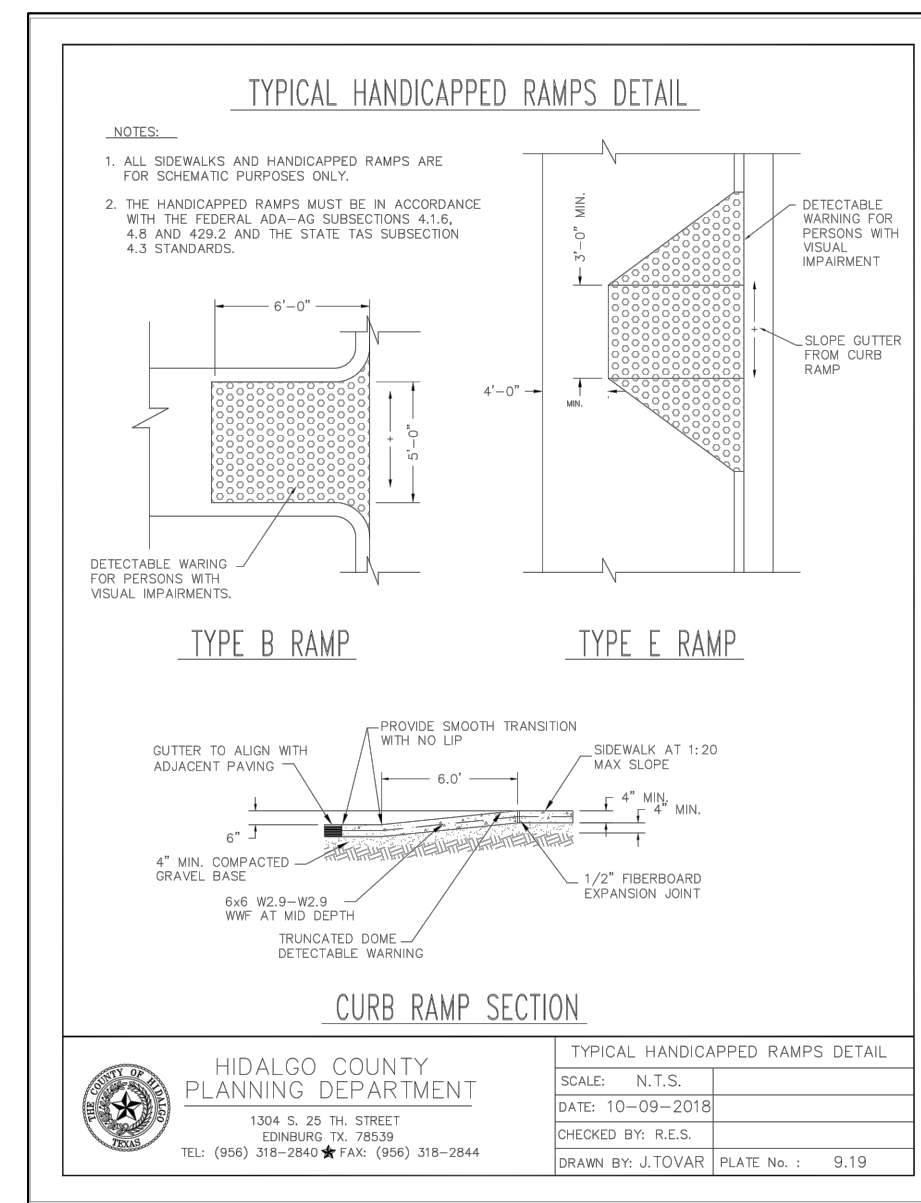
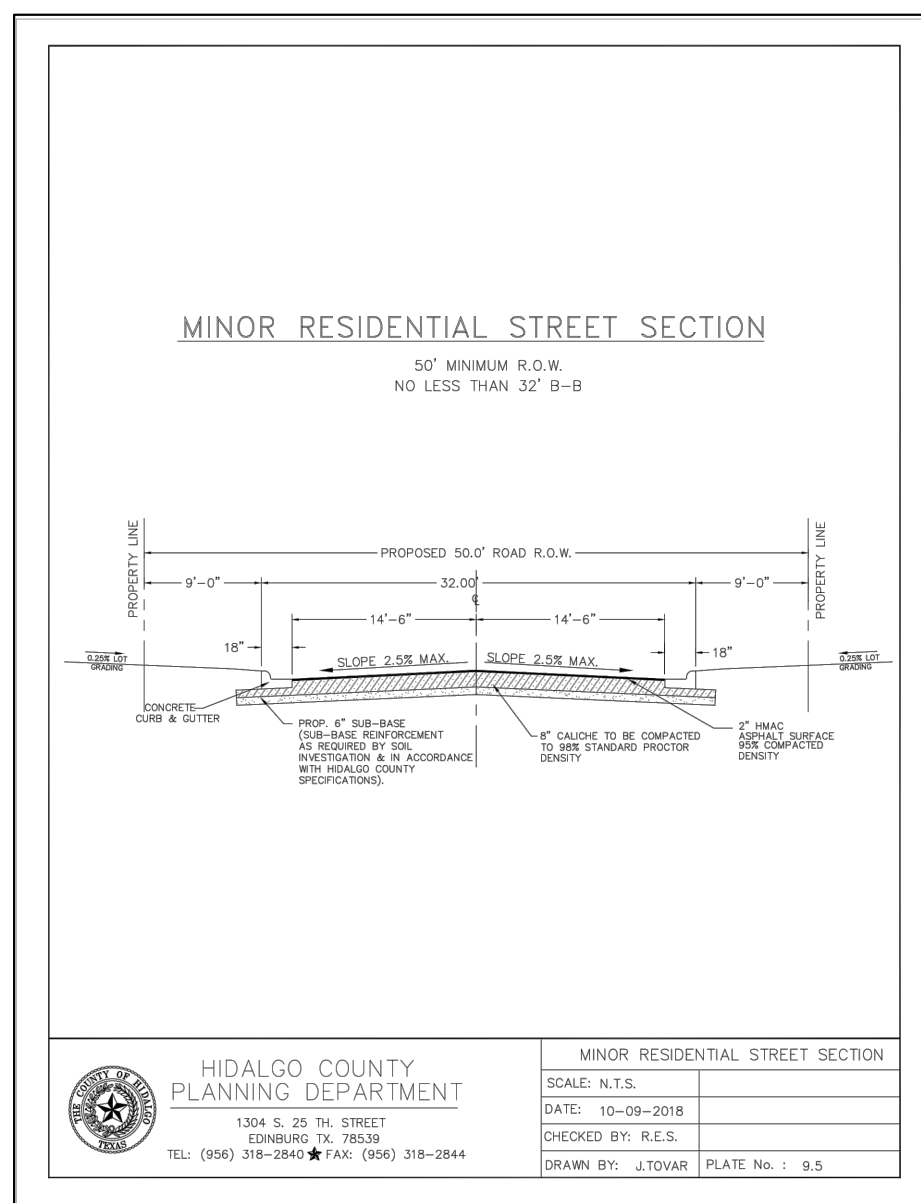
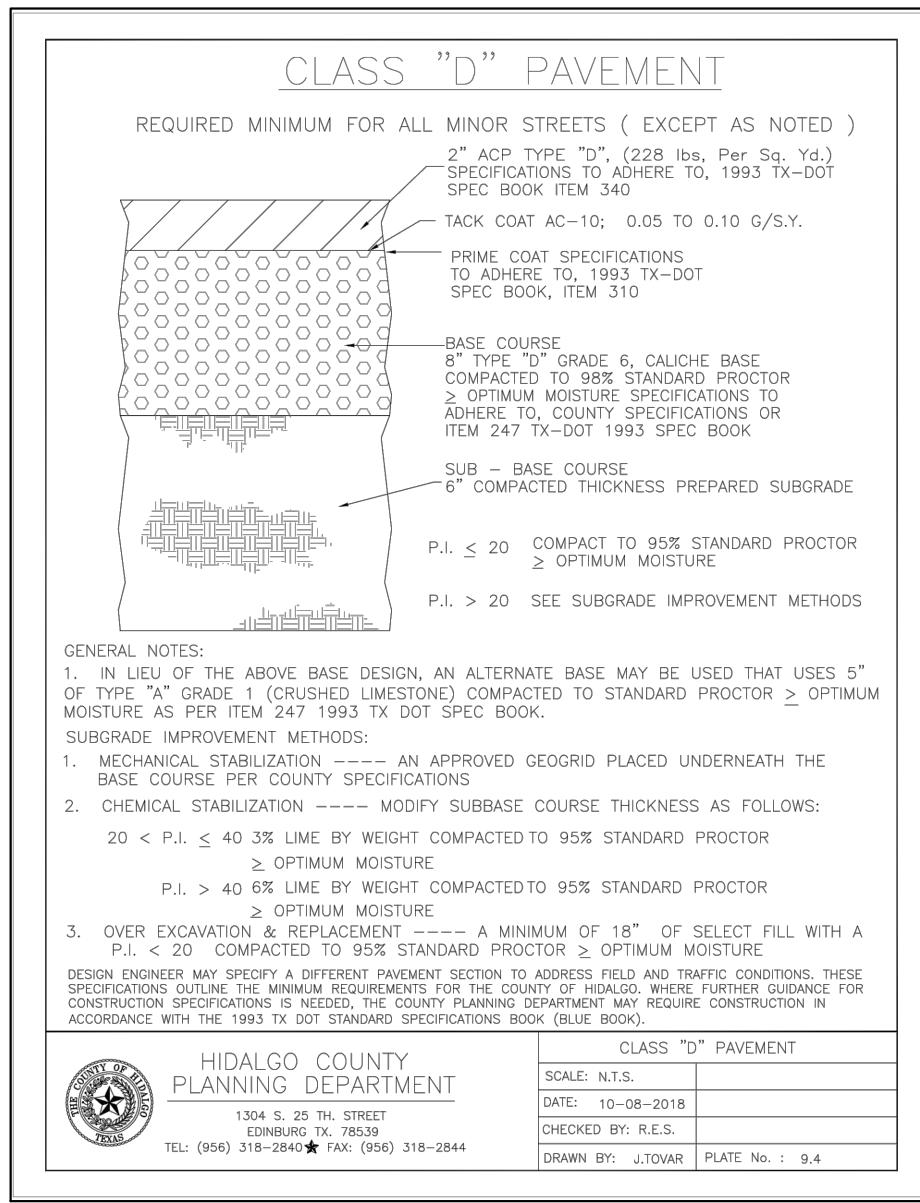
REVISIONS:

PAGE NO.:





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### TYPICAL ENDWALL/CONCRETE APRON DETAIL

SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA. (IN)	3:1	4:1	5:1	6:1
12"	3'-0"	3'-6"	3'-6"	4'-0"
15"	3'-0"	3'-6"	4'-0"	5'-0"
18"	3'-6"	4'-6"	5'-0"	5'-6"
24"	5'-1 1/2"	6'-0"	6'-6"	7'-0"
30"	6'-0"	6'-6"	7'-0"	7'-6"
36"	6'-6"	7'-0"	7'-6"	8'-0"
42"	7'-0"	7'-6"	8'-0"	8'-6"
48"	7'-6"	8'-0"	8'-6"	9'-0"

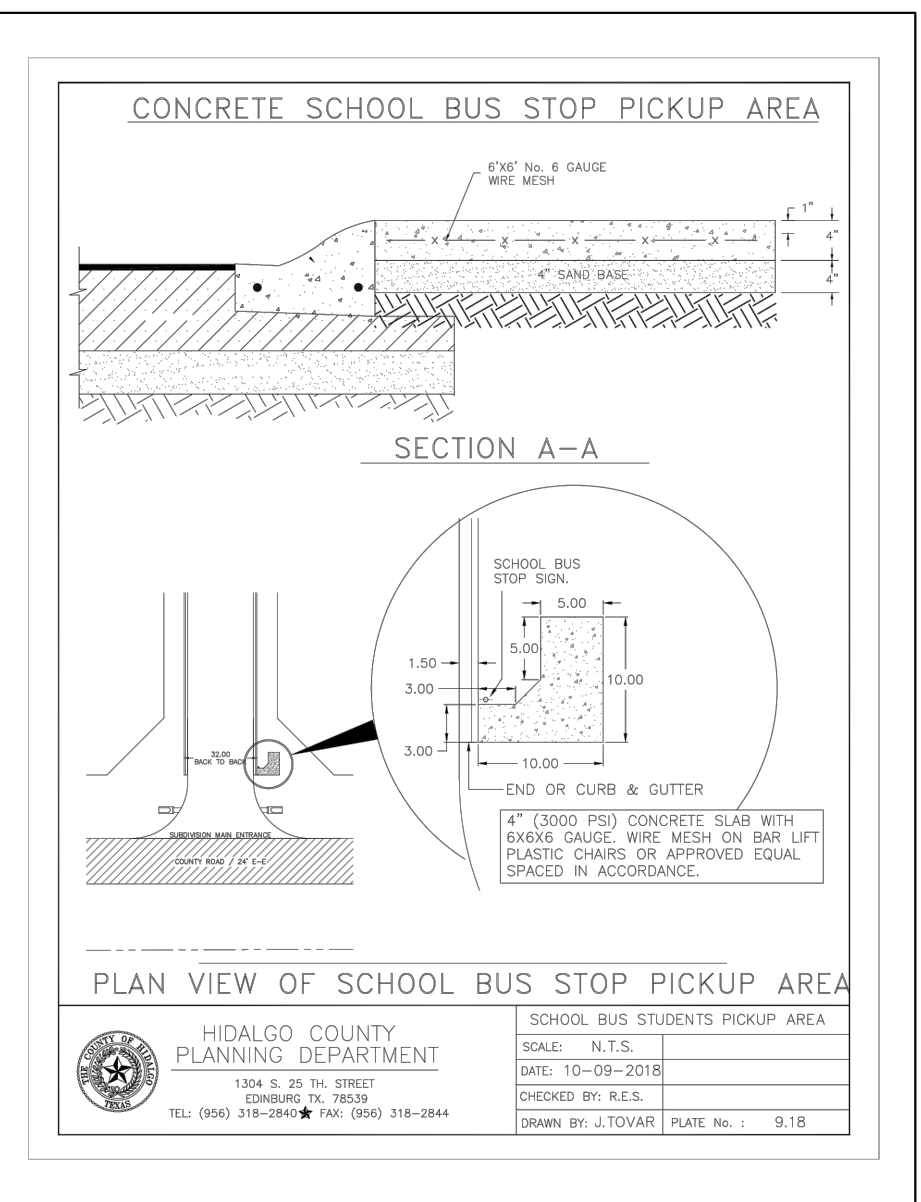
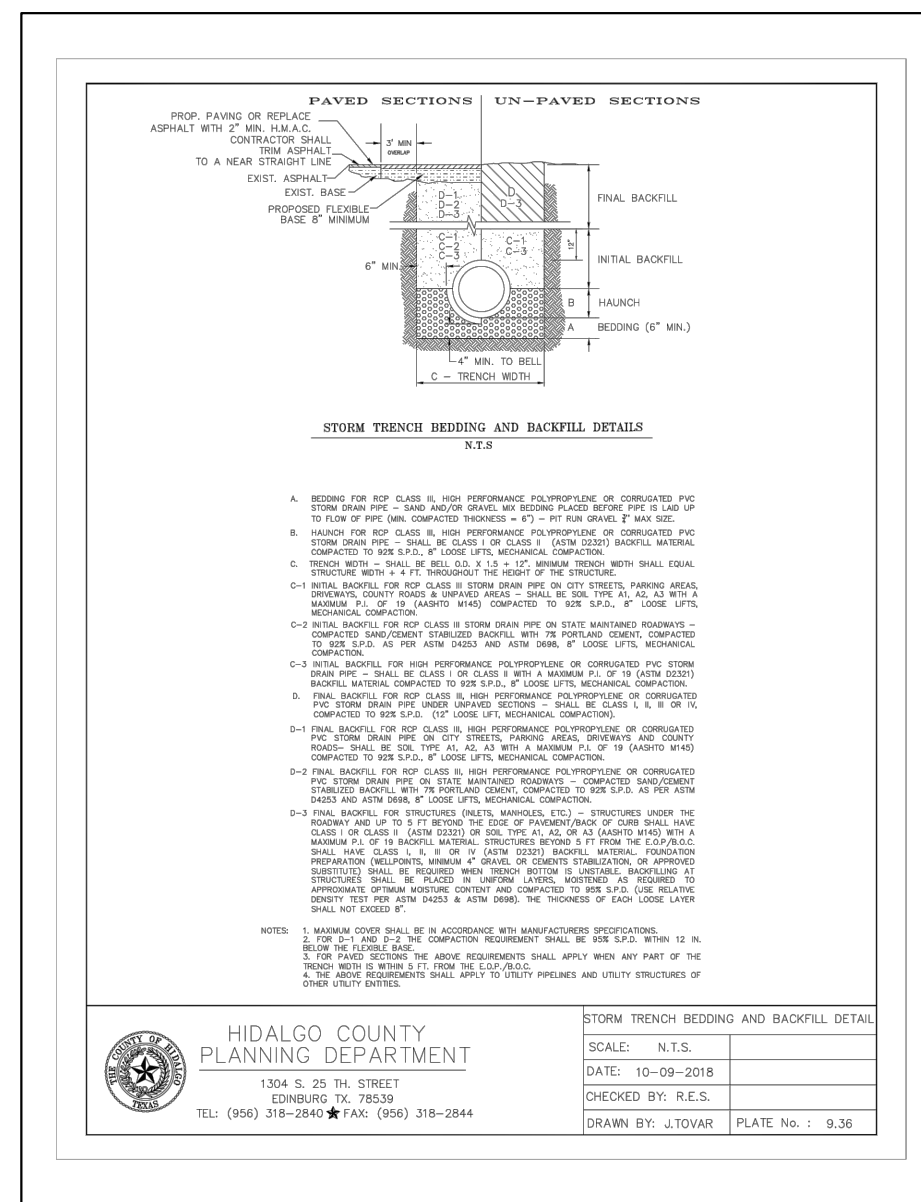
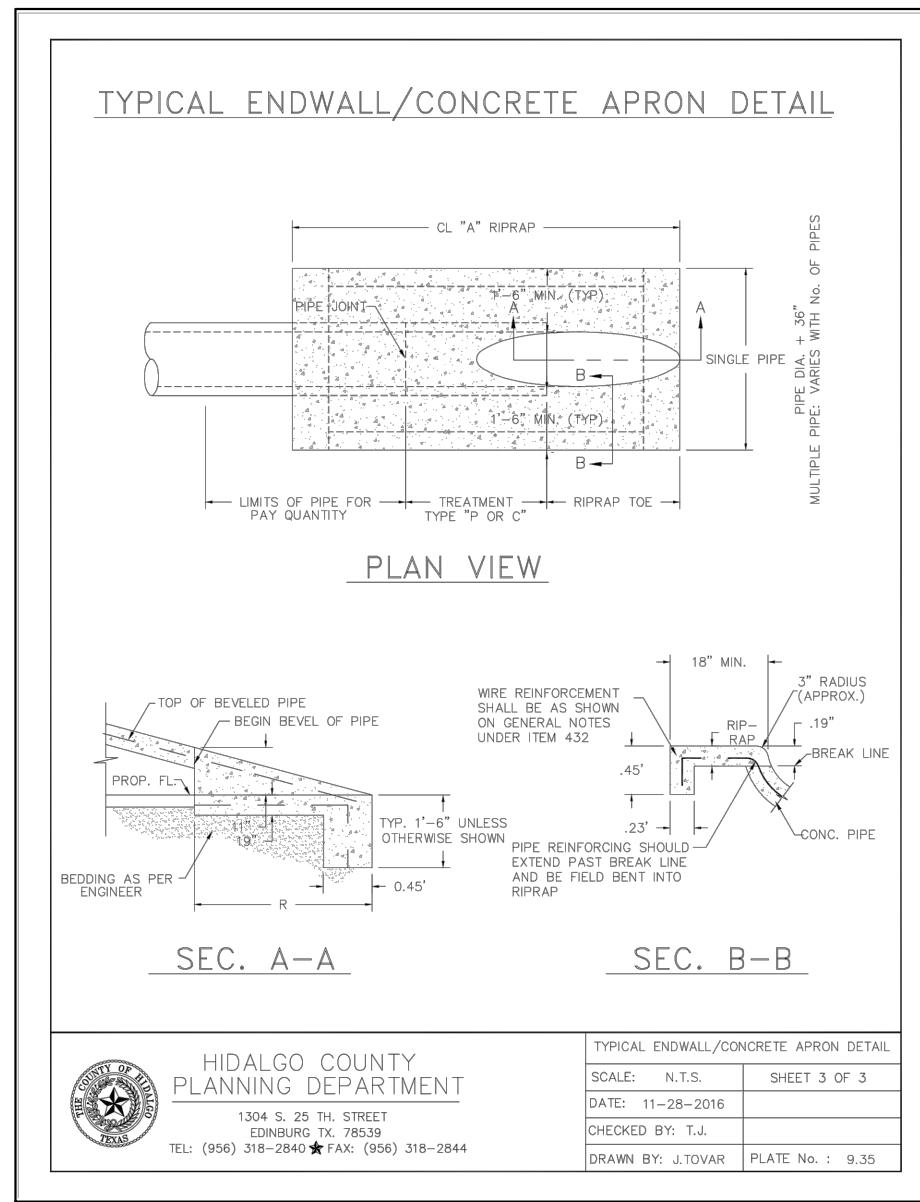
ESTIMATED RIPRAP CL "A" VOLUME (CY)

PIPE DIA. (IN)	3:1	4:1	5:1	6:1
12"	.88	1.11	1.24	1.57
15"	.88	1.23	1.49	1.75
18"	1.08	1.38	1.64	1.93
24"	1.29	1.63	1.97	2.32
30"	1.50	1.91	2.32	2.73
36"	1.73	2.21	2.66	3.17
42"	1.95	2.50	3.05	3.60
48"	2.18	2.80	3.42	4.05

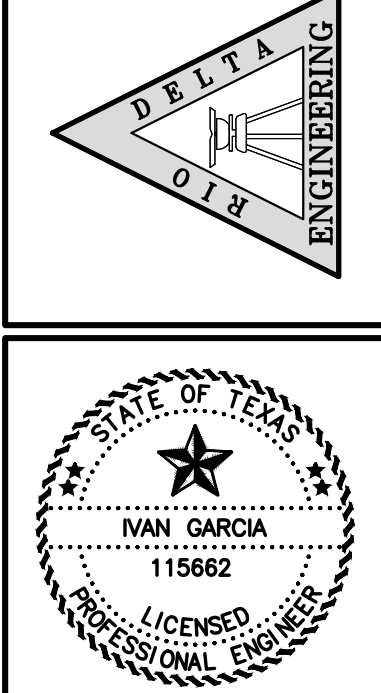
RIPPRAP TOE LENGTHS

SLOPE	"H"	"T"
3:1	2'-0"	1'-0"
4:1	2'-0"	2'-0"
5:1	4'-0"	2'-0"
6:1	5'-0"	3'-0"

HIDALGO COUNTY PLANNING DEPARTMENT  
1304 S. 25 TH STREET  
EDINBURG, TX 78839  
TEL: (936) 318-2848 FAX: (936) 318-2844  
SCALE: N.T.S.  
DATE: 10-09-2018  
CHECKED BY: R.E.S.  
DRAWN BY: J.TOWAR PLATE No.: 9.34



**RIO DELTA ENGINEERING**  
FIRM REGISTRATION No. F-7628  
SURVEY FIRM No. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78839  
(TEL) 936-380-5152 (FAX) 936-380-5083

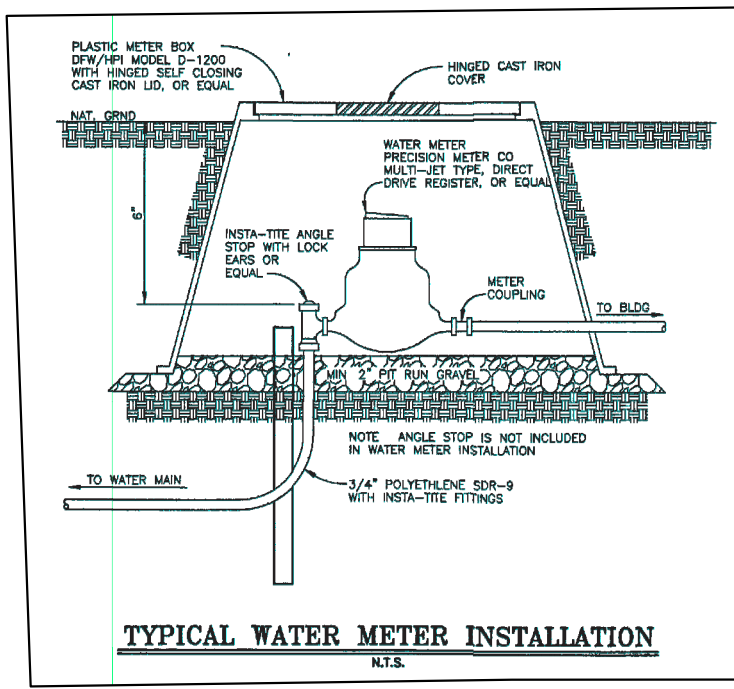


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**FINAL**

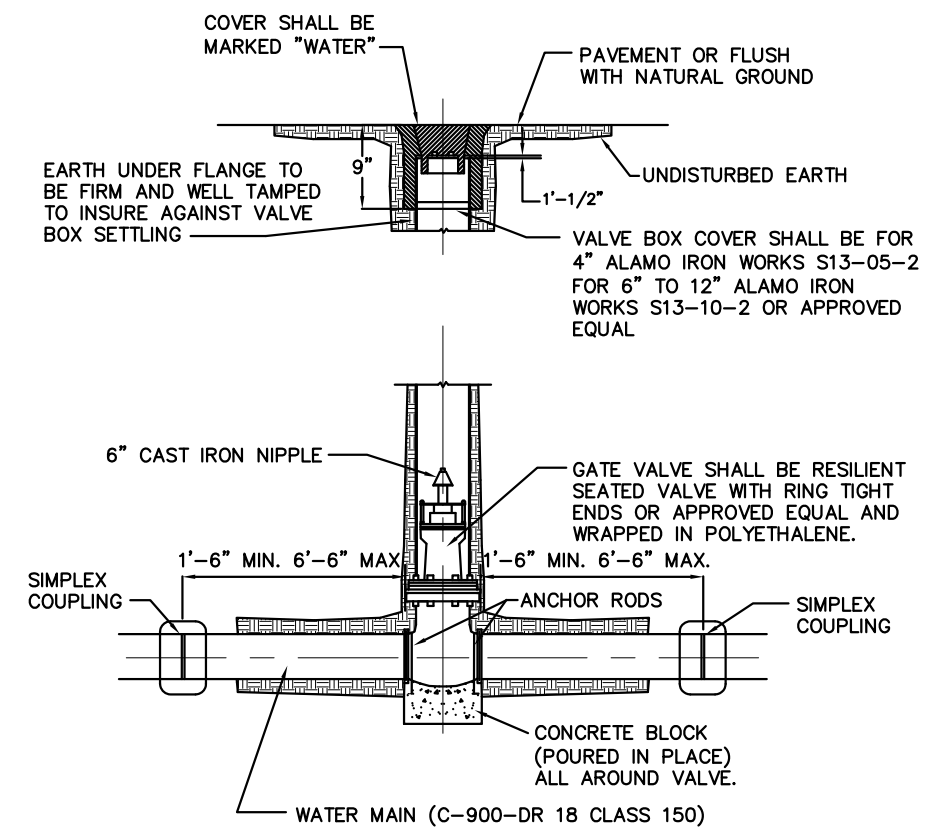
**TYPICAL DETAILS**  
ROSEWOOD ACRES SUBDIVISION  
HIDALGO COUNTY, TEXAS

ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
CHECKED: IVAN GARCIA P.E. R.P.L.S.  
DRAWN: G.F.  
SCALE: N.T.S.  
DATE: FEBRUARY 10, 2025  
PROJECT: SUB 23 037  
REVISIONS:  
PAGE No. 5-OF-6

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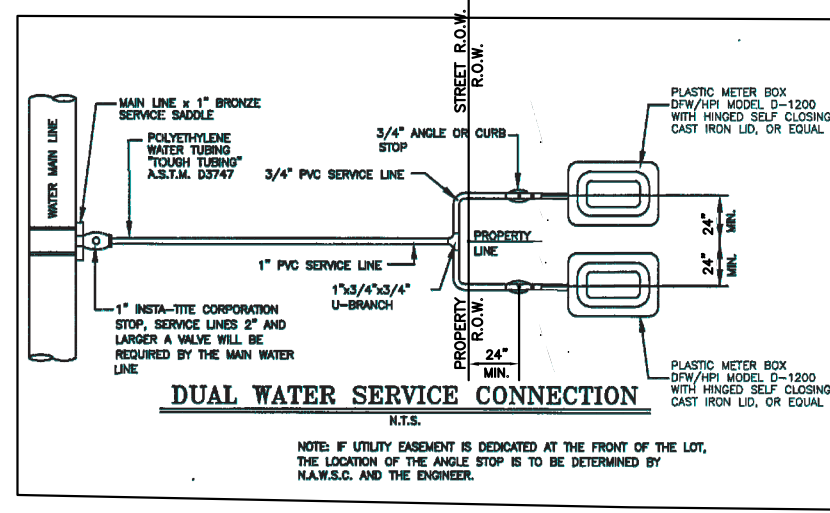
TYPICAL WATER METER INSTALLATION



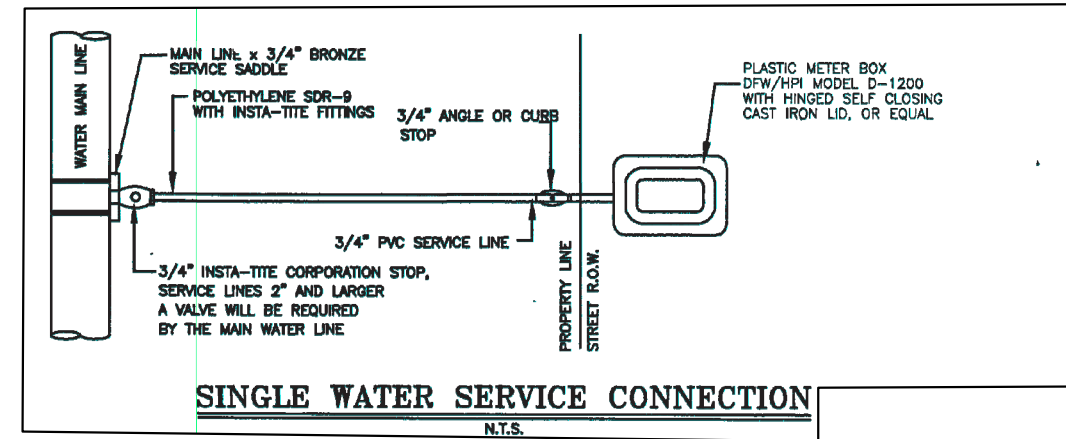
NOTES:

1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)
2. VALVE SHALL BE MUELLER BRAND.

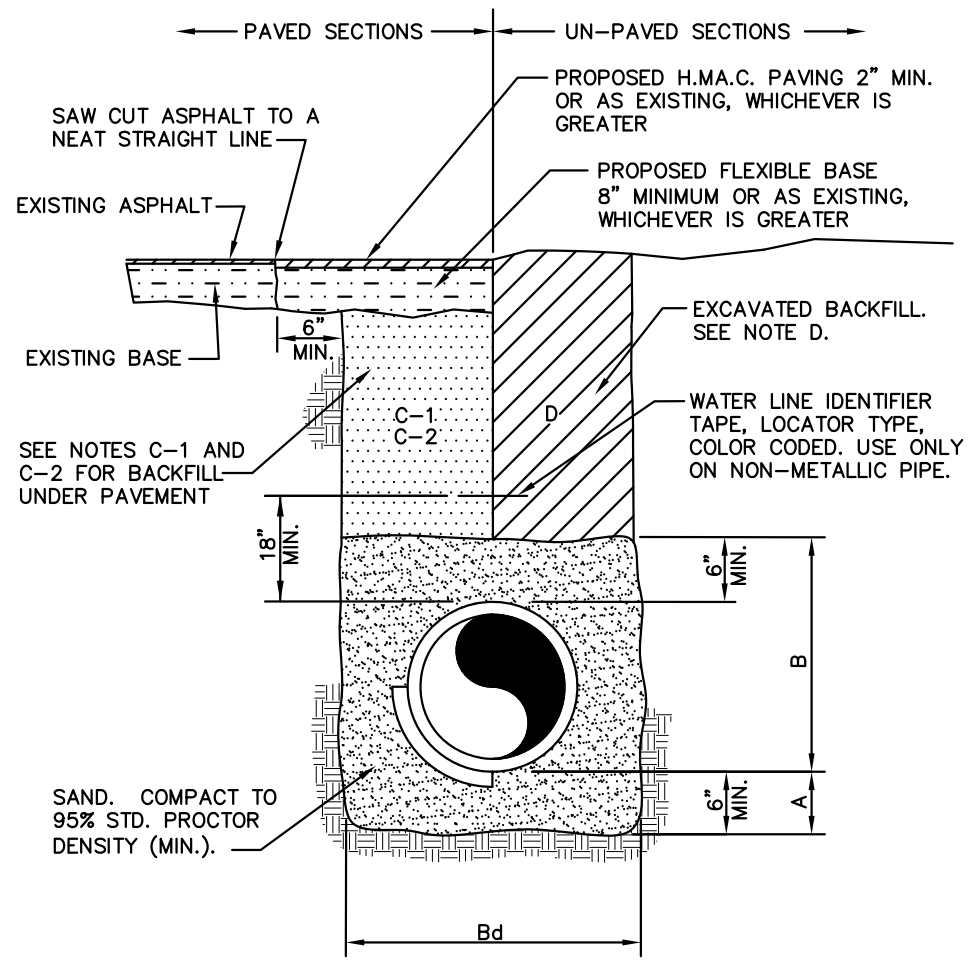
GATE VALVE & VALVE BOX



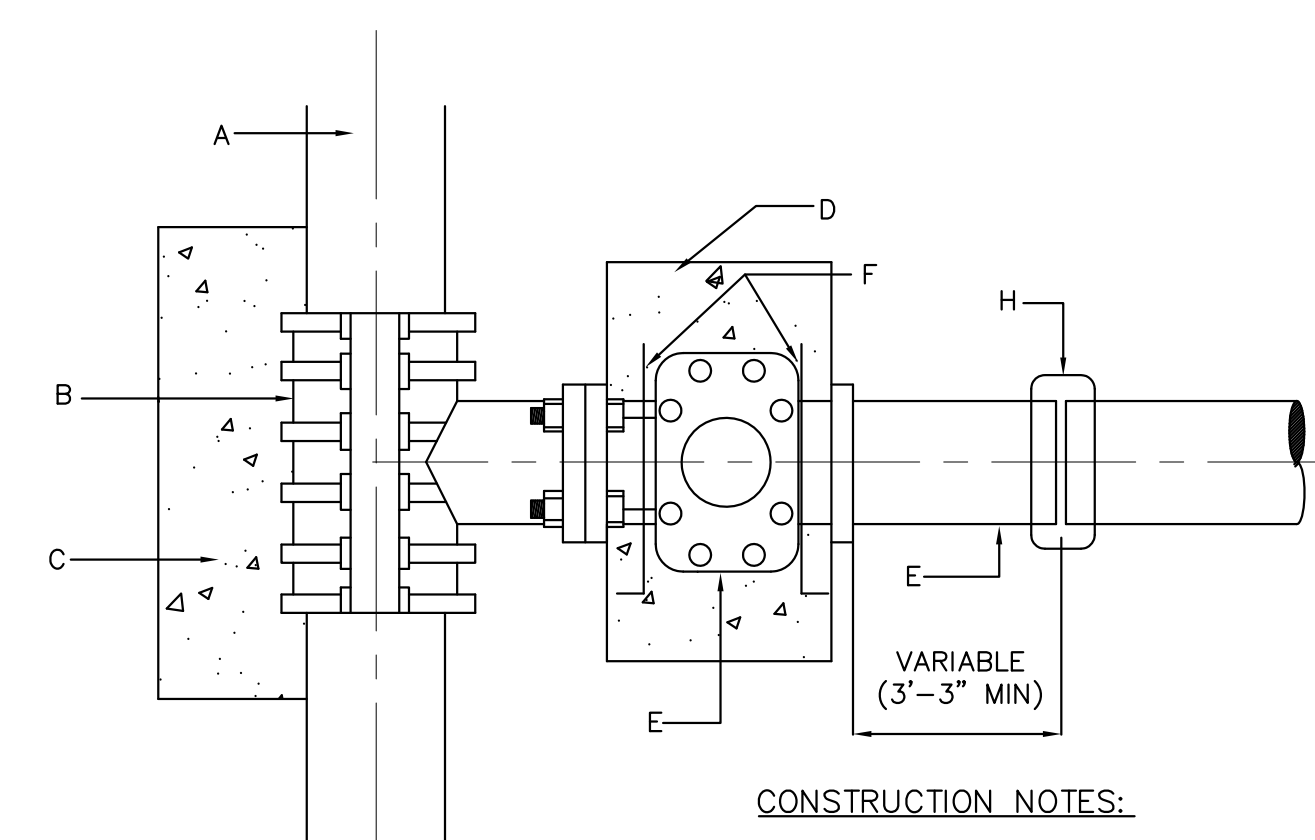
DUAL WATER SERVICE CONNECTION



SINGLE WATER SERVICE CONNECTION



TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL

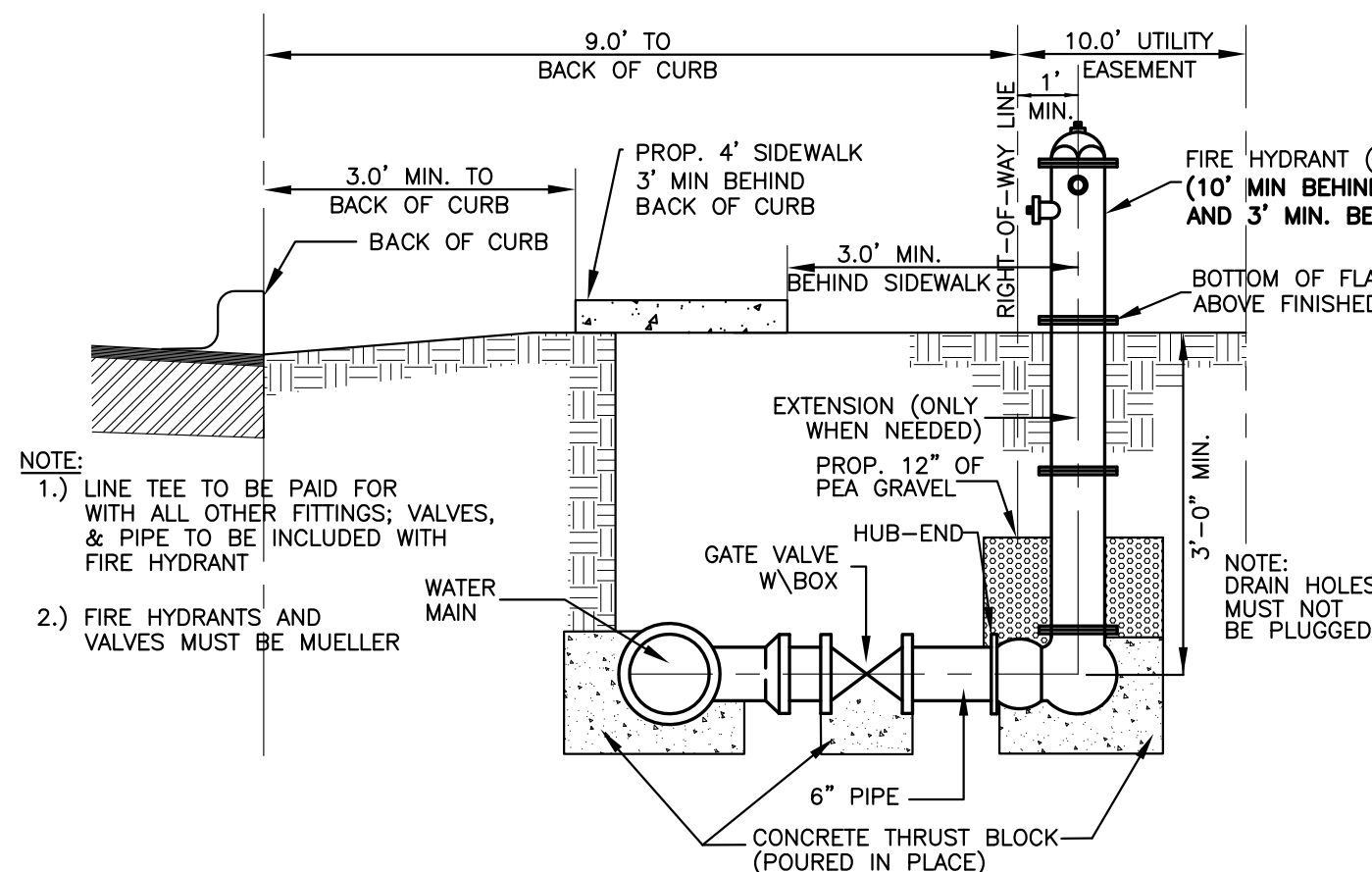


CONSTRUCTION NOTES:

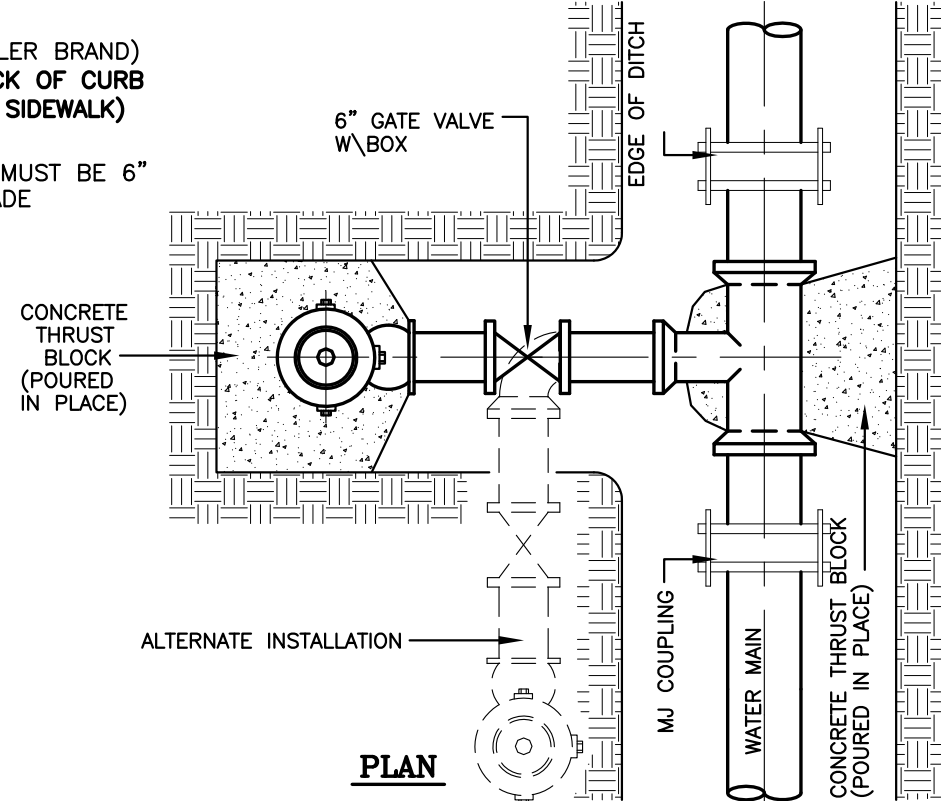
GENERAL NOTES:

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

TAPPING SLEEVE & VALVE INSTALLATION

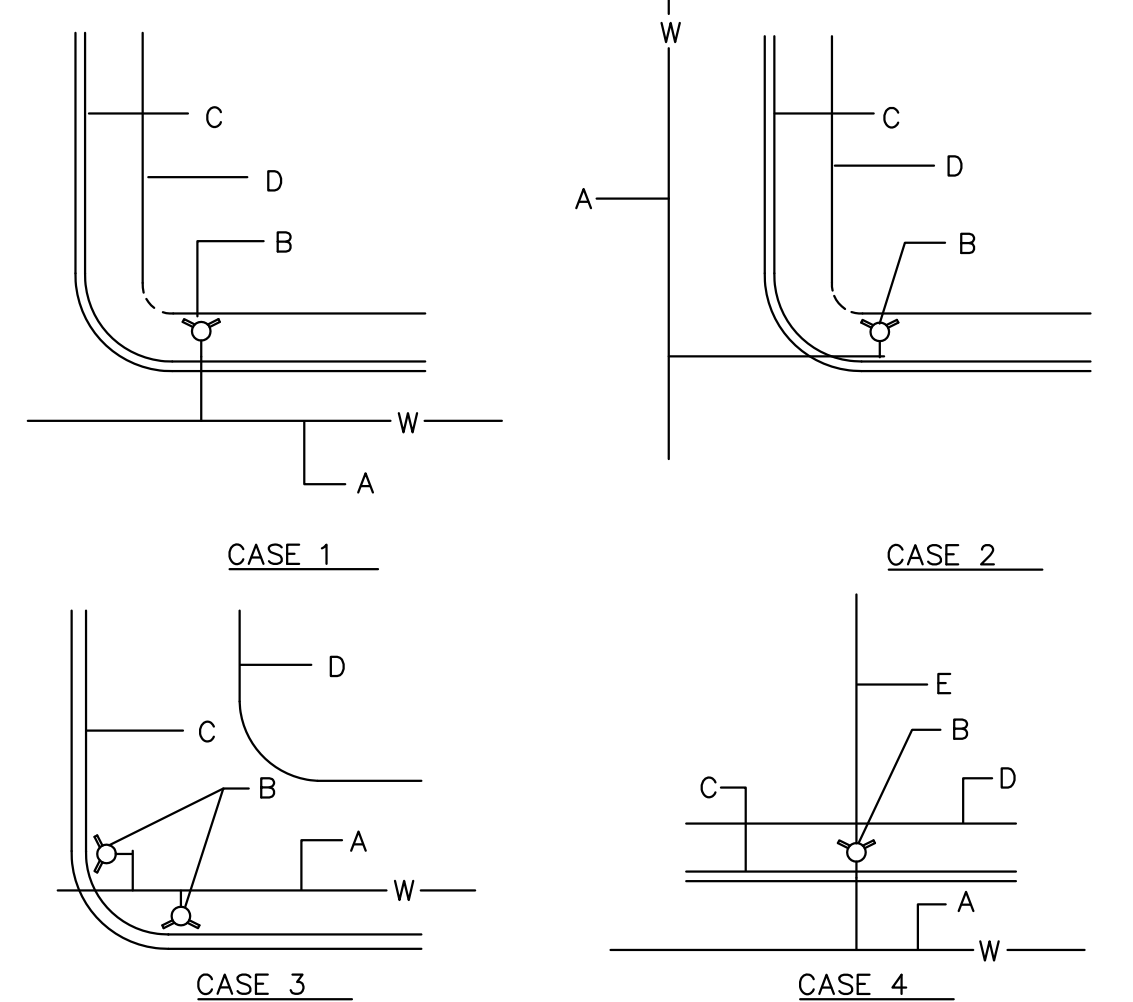


SIDEWALK PLACEMENT W/ RESPECT TO HYDRANT NOT TO SCALE



TYPICAL FIRE HYDRANT INSTALLATION

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"



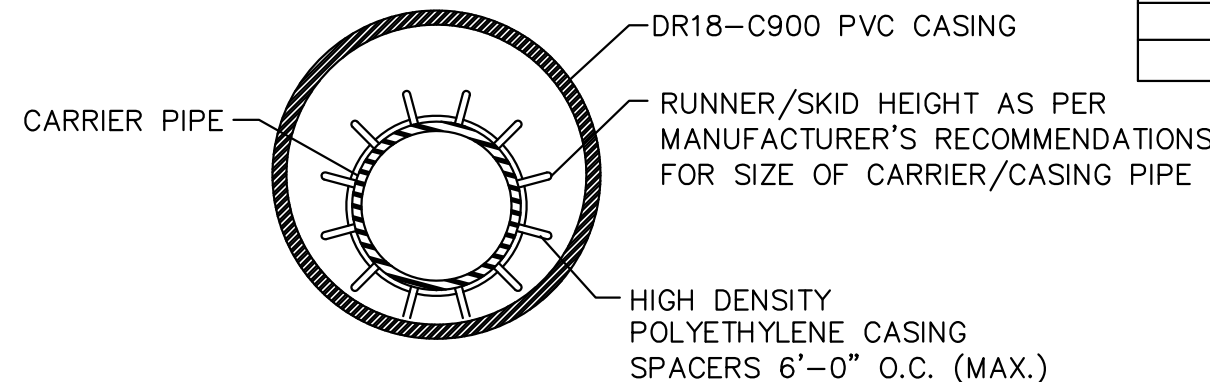
NOTES:

1. NORMALLY, FIRE HYDRANTS ARE TO BE LOCATED AT THE END OF CURB RETURN, OR AT PROPERTY LINE.
2. 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

CONSTRUCTION NOTES:

- A. WATER MAIN.
- B. FIRE HYDRANT.
- C. CURB AND GUTTER.
- D. RIGHT OF WAY.
- E. PROPERTY LINE.



GENERAL NOTES:

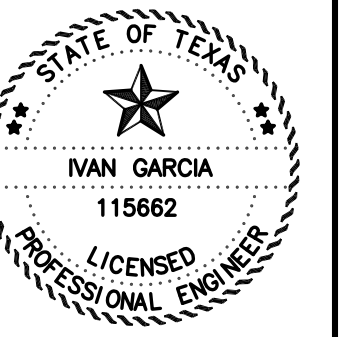
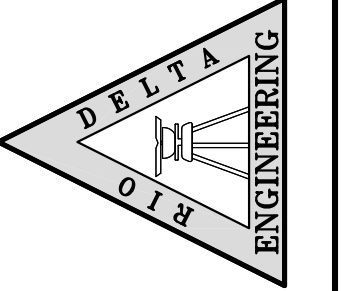
1. DR18-C900 PVC CASING SHALL BE CLOSED AT EACH END USING USING SYNTHETIC RUBBER END SEALS.
2. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASMENT PIPE. CASING SPACERS SHALL FASTEN TIGHTLY ON THE CARRIER PIPE TO PREVENT RELATIVE MOVEMENT ON PIPE DURING INSTALLATION. CASING SPACERS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

UTILITY LINE BORE DETAIL

NOTES:

1. 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 McALLEN 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 800-222-5355
  - TX. EXCAVATION SAFETY SYSTEM 800-344-8377
2. CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
3. 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.
4. CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
5. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. 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 McALLEN.
7. ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
9. 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.

**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:  
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**TYPICAL DETAILS**  
**ROSEWOOD ACRES SUBDIVISION**  
**HIDALGO COUNTY, TEXAS**

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PROJECT: G.F.  
 SCALE: N.T.S.  
 DATE: FEBRUARY 10, 2025  
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