



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: 7-22-2025

PROPOSED DEL MONTE SUBDIVISION, PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: GUADALUPE MONTELONGO

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 6  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTH OF MILE 19 NORTH ROAD, APPROXIMATELY 800 FEET EAST OF SUNFLOWER ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-27-2025 PROPERTY LIES WITHIN FLOOD ZONE "AE" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 19 NORTH ROAD SIDE DITCH

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 6" LOCATION: MILE 19 NORTH ROAD.

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

**Final Approval** subject to recommendations other departments

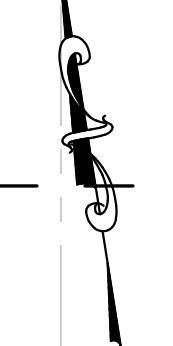
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,*

\* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

# DEL MONTE SUBDIVISION

BEING A 10.00 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, SAID 10.00 ACRES BEING OUT OF AN FORMING A PART OR PORTION OF LOT 13, BLOCK 88 MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

FRANCISCO GONZALEZ AND WIFE, ESMERALDA GONZALEZ  
10.0-ACRE TRACT  
DOC.#1767100, O.R.H.C.



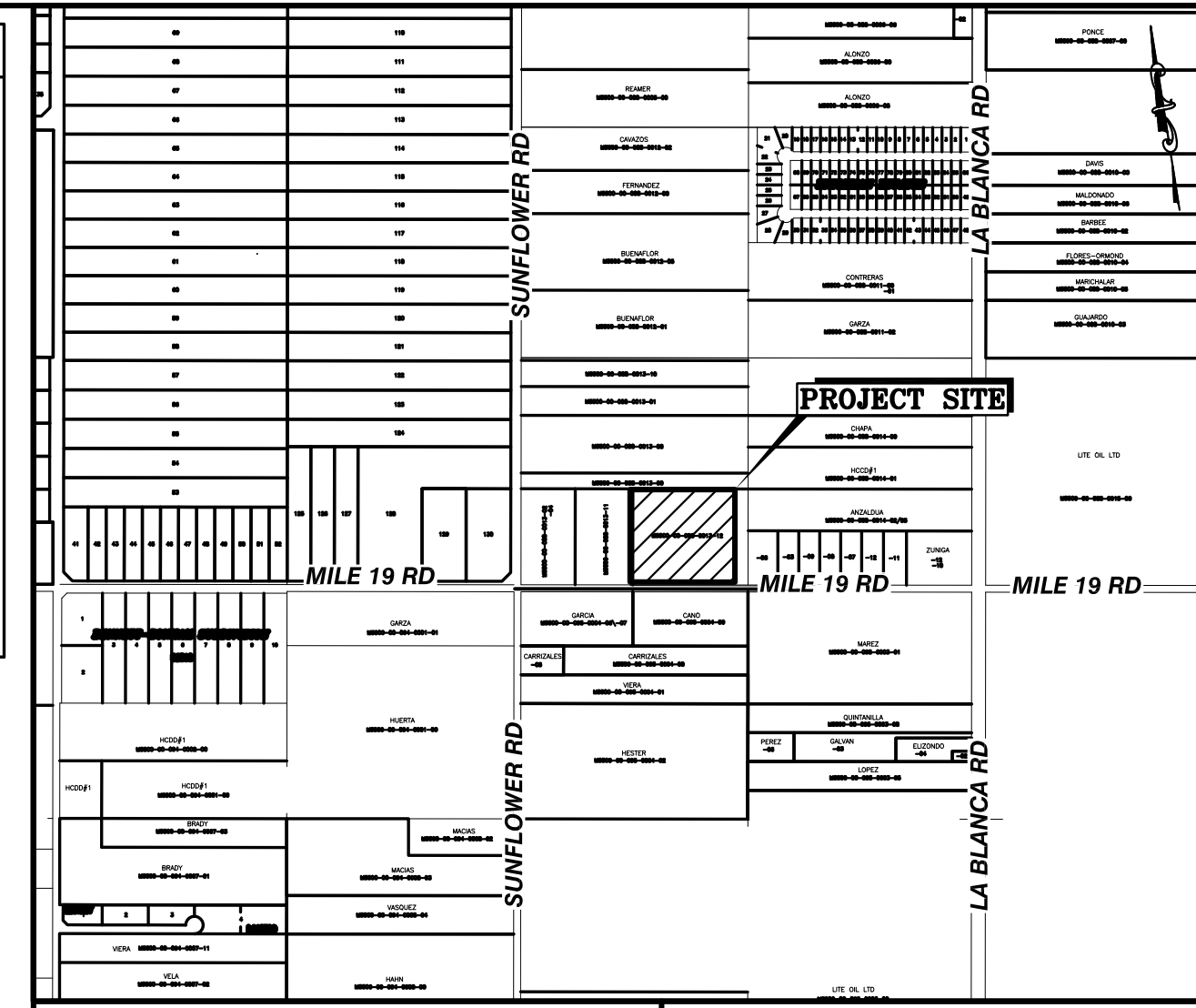
SCALE: 1"=60'  
BASIS OF BEARING  
TEXAS STATE PLANE COORDINATES  
NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK

### 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
U.E.	UTILITY EASEMENT
T.E.	TECHNICAL EASEMENT
E&U.E.	ELECTRICAL AND UTILITY EASEMENT
G	CENTER LINE
L	LOT LINE

### LEGEND

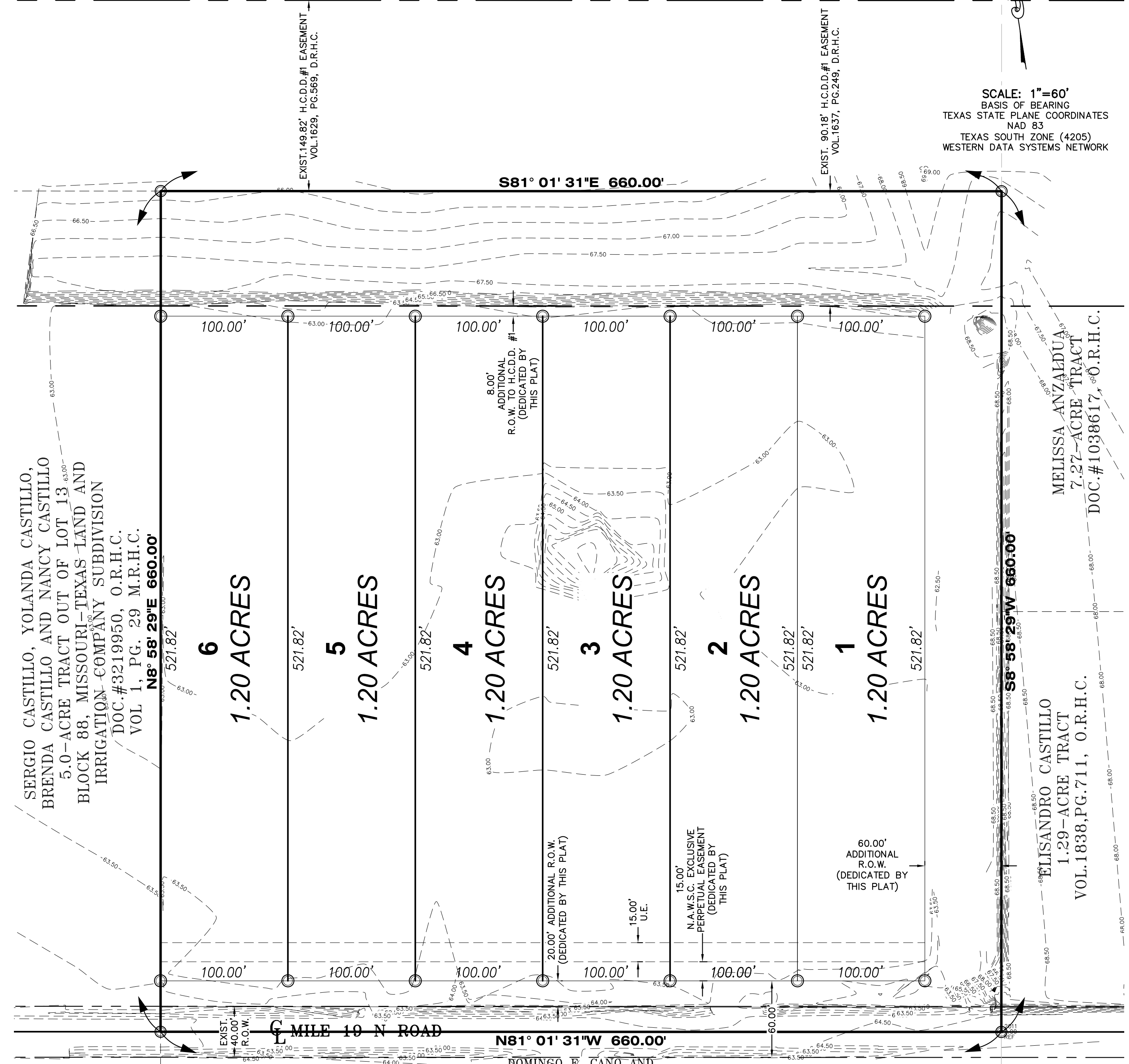
○	SET 1/2 INCH IRON ROD
●	FOUND 1/2 INCH IRON ROD
○	FOUND 5/8 INCH IRON ROD
▲	FOUND COTTON PICKER SPINDLE
○	FOUND 60-D NAIL
○	SET COTTON PICKER SPINDLE
○	POWER POLE
○	GUY WIRE
○	FOUND FENCE POST
○	TRAFFIC SIGN
○	WATER METER
○	WATER VALVE
○	IRRIGATION STAND PIPE
(XXXX)	DEED RECORD CALL
XXXX	NATURAL GROUND
△	CALCULATED POINT
□	ELECTRICAL & UTILITY EASEMENT



### LOCATION MAP

SCALE: 1"= 1000'

LOCATION OF DEL MONTE SUBDIVISION:  
DEL MONTE SUBDIVISION IS LOCATED ALONG THE NORTH RIGHT OF WAY OF MILE 19 N ROAD, 800 FEET EAST FROM THE INTERSECTION OF SUNFLOWER ROAD AND MILE 19 ROAD IN HIDALGO COUNTY PRECINCT 1.



### METES AND BOUNDS

BEING 10.00 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, SAID 10.00 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 13, BLOCK 88, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. SAME 10.00 ACRES TRACT OF LAND BEING CONVEYED TO GUADALUPE MONTELONGO, III AND JESUS ROLANDO DE LEON RECORDED IN DOCUMENT NUMBER 3551543, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 10.00 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A COTTON PICKER SPINDLE SET AT THE SOUTHEAST CORNER OF THE SAID LOT 13, BLOCK 88, SAME BEING A POINT ON THE CENTERLINE OF MILE 19 NORTH ROAD, FOR THE SOUTHEAST CORNER OF THE HEREBIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 81° 01' 31" W ALONG THE SOUTH LINE OF THE SAID LOT 13, BLOCK 88, SAME BEING ALONG THE CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 660.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE HEREBIN DESCRIBED TRACT;

THENCE, N 08° 58' 29" E ACROSS THE SAID LOT 13, BLOCK 88, PASSING AT A DISTANCE OF 20.00 FEET A 1/2-INCH IRON ROD FOUND AT THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 19 NORTH ROAD, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG AND HIDALGO COUNTY, TEXAS;

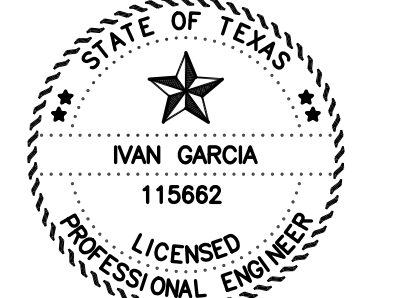
THENCE, S 81° 01' 31" E ACROSS THE SAID LOT 13, BLOCK 88, A DISTANCE OF 660.00 FEET TO THE NORTHEAST CORNER OF THE HEREBIN DESCRIBED TRACT;

THENCE, S 08° 58' 29" W ALONG THE EAST LINE OF THE SAID LOT 13, BLOCK 88, PASSING AT A DISTANCE OF 90.18 FEET A 1/2-INCH IRON ROD SET FOR THE SAID 90.18-FOOT EASEMENT, PASSING AT A DISTANCE OF 640.00 FEET A 1/2-INCH IRON ROD SET FOR THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 19 NORTH ROAD, AND CONTINUING A TOTAL DISTANCE OF 660.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 10.00 ACRES OF LAND, MORE OR LESS.

### STATE OF TEXAS - COUNTY OF HIDALGO

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

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

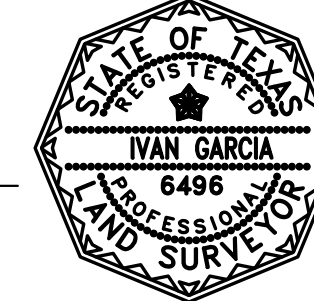


### STATE OF TEXAS COUNTY OF HIDALGO

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

DATE: \_\_\_\_\_, 2024.

IVAN GARCIA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496  
SURVEY FIRM # 10194207



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

I (WE) GUADALUPE MONTELONGO III AND JESUS ROLANDO DE LEON, AS THE OWNER (S) OF THE 66.95 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DEL MONTE 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.

GUADALUPE MONTELONGO III DATE  
1112 S. SANTA ROAD AVE  
EDCOUCH TX, 78538

JESUS ROLANDO DE LEON DATE  
1112 S. SANTA ROAD AVE  
EDCOUCH TX, 78538

STATE OF TEXAS COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GUADALUPE MONTELONGO III, 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 \_\_\_\_ 20\_\_

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

STATE OF TEXAS COUNTY OF HIDALGO  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JESUS ROLANDO DE LEON, 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 \_\_\_\_ 20\_\_

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

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

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

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DEL MONTE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

HIDALGO COUNTY JUDGE DATE

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

### GENERAL NOTES:

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "AE"  
THE SUBDIVISION IS LOCATED IN ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED, BASE FLOOD ELEVATION 69.5 FOR A 100-YEAR EVENT, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0350 C MAP REVISED: MAY 17, 2001. LOWR-F No. \_\_\_\_\_
- 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  
GARAGE: 18.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT, NO COMMERCIAL USE WILL BE ALLOW. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE 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 BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
-B.M. NO. 1- ELEV. 64.56 N.O.D.V. 88. DESCRIPTIONS: SOUTHWEST CORNER OF PROPERTY BOUNDARY ON THE NORTH RIGHT OF WAY OF MILE 19 N ROAD. GPS POINT, GRID COORDINATES  
N 16647818.6400, E 1135307.1650.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13,782 CUBIC-Feet OR 0.338 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 LAW, 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.
- 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.
- OSSE 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.
- OSSE SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM WATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT 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 THIS SUBDIVISION.
- GUADALUPE MONTELONGO III, THE OWNER & SUBDIVIDER OF DEL MONTE 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.

### 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 TRANSFERREES (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 PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF THE ABOVE-MENTIONED RIGHTS 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.

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 HEREBY 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 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. GRANTEE SHALL BE RESPONSIBLE FOR THE COST OF THE EASEMENT SUBJECT TO THE PROVISIONS OF TITLE 1V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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

GUADALUPE MONTELONGO III DATE  
1112 S SANTA ROAD  
EDCOUCH TX, 78538



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

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

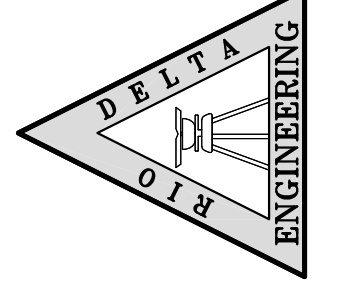
BY: \_\_\_\_\_ DEPUTY

### INDEX TO SHEETS OF DEL MONTE SUBDIVISION

SHEET 1:	HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL; CERTIFICATE OF COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 2:	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.
SHEET 3:	MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES; CONSTRUCTION DETAILS, TYPICAL DETAILS.
SHEET 4:	TYPICAL DETAILS
SHEET 5:	TYPICAL DETAILS

NAME	ADDRESS	PHONE & FAX
OWNER:	GUADALUPE MONTELONGO III 1112 S. SANTA ROAD AVE EDCOUCH, TX 78538	(956) 212-6074
ENGINEER:	IVAN GARCIA, P.E., R.P.L.S. 921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR:	IVAN GARCIA, P.E., R.P.L.S. 921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

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



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JULY 11, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PLAT SHEET  
DEL MONTE 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:  
E.P. / G.S.

SCALE:  
1"=60'

DATE:  
JULY 11, 2025

PROJECT:  
SUB 24.018

REVISIONS:  
PAGE NO:  
1-OF-5

FRANCISCO GONZALEZ AND WIFE,  
ESMERALDA GONZALEZ  
10.0-ACRE TRACT  
DOC.#1767100, O.R.H.C.

SERGIO CASTILLO, YOLANDA CASTILLO,  
BRENDA CASTILLO AND NANCY CASTILLO  
5.0-ACRE TRACT OUT OF LOT 13  
BLOCK 88, MISSOURI-TEXAS LAND AND  
IRRIGATION COMPANY SUBDIVISION  
DOC.#3219950, O.R.H.C.  
VOL 1, PG. 29 M.R.H.C.

S81° 01' 31" E 660.00'

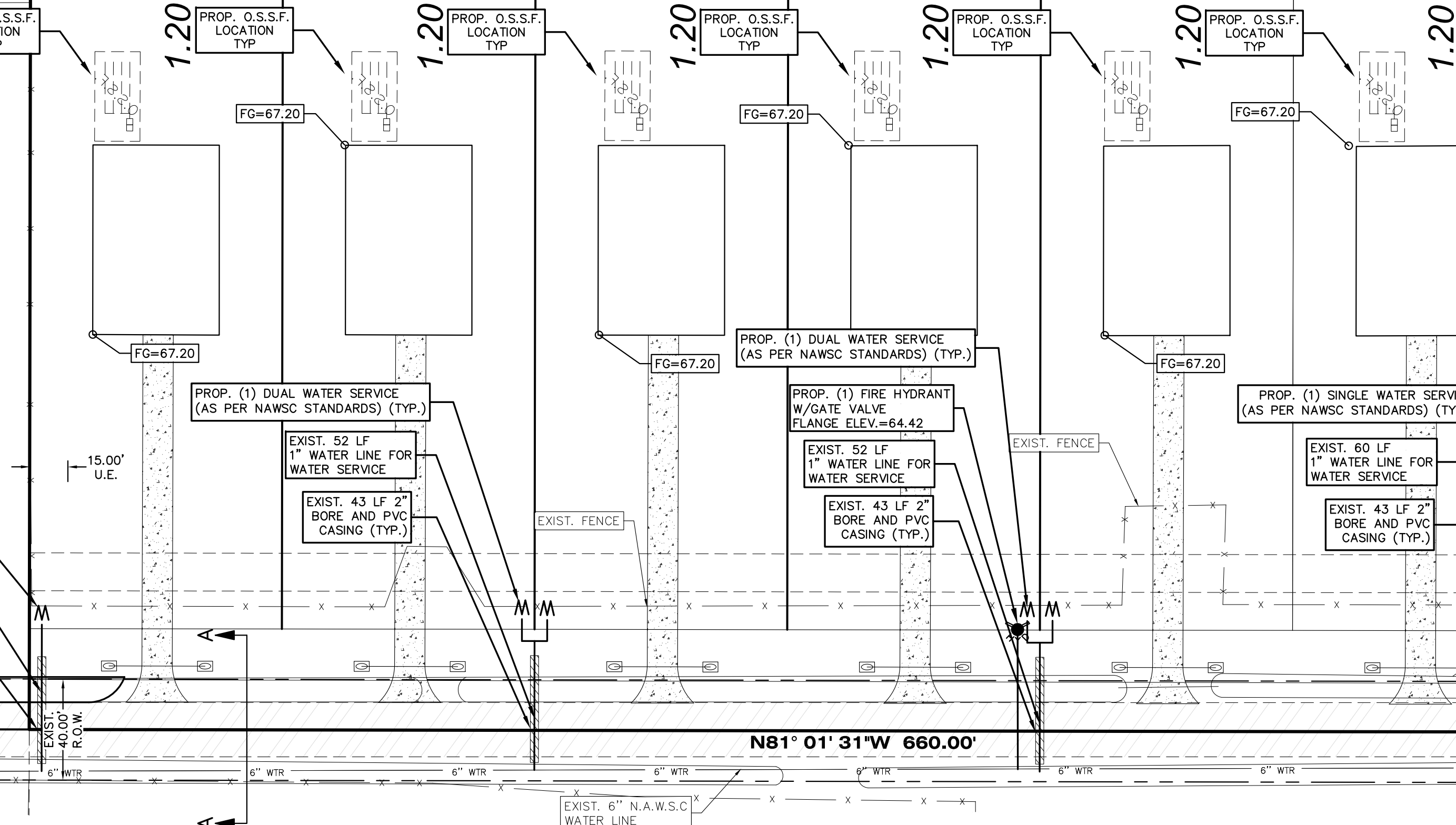
SCALE: 1"=40'  
BASIS OF BEARING  
TEXAS STATE PLANE COORDINATES  
NAD 83  
TEXAS SOUTH ZONE (4205)  
WESTERN DATA SYSTEMS NETWORK

EXISTING DITCH

N8° 58' 29" E 660.00'

S8° 58' 29" W 660.00'

6 ACRES  
5 ACRES  
4 ACRES  
3 ACRES  
2 ACRES  
1 ACRES



LEGEND

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

**ENGINEERING REPORT FOR DEL MONTE SUBDIVISION**  
BY IVAN GARCIA, P.E., R.P.L.S.

**LEGAL DESCRIPTION**  
SERVO A TRACT OF LAND MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, SAID 10.00 ACRES BEING OUT OF AN FORMING A PART OR PORTION OF LOT 13, BLOCK 88 MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

**EXISTING USE**  
LAND IS VACANT AND LOTS WILL BE USED FOR SINGLE FAMILY HOMES.

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

N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF MILE 19 RIGHT-OF-WAY. THE WATER SYSTEM FOR DEL MONTE SUBDIVISION CONSISTS OF (6) SINGLE WATER SERVICE LINES THAT CONNECT TO THE EXISTING 6" LINE. IN ADDITION, THE SUBDIVIDER HAS INSTALLED 1 FIRE HYDRANT AT A UNIT COST OF \$\_\_\_\_\_. THE (6) 3/4" DIAMETER SINGLE WATER SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$\_\_\_\_\_. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C. A TOTAL OF \$\_\_\_\_\_. AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES**  
SEWAGE FROM DEL MONTE SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THE LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

**SOIL EVALUATION REPORT:**  
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 57.9% OF HIDALGO SANDY CLAY LOAM (28), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). ADDITIONALLY, IT CONSISTS OF 41.8% OF FRANKO AROLLOSO ARDOSO (20). THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). ADDITIONALLY, IT CONSISTS OF 1% OF BERNNAN FINE SANDY LOAM (2). THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B).

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$\_\_\_\_\_ FOR A TOTAL OF \$\_\_\_\_\_ FOR ALL LOTS. INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSFS HAVE BEEN INSTALLED FOR THE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASHIER'S CHECK OR PERSONAL CHECK REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$\_\_\_\_\_ WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON ALL LOTS. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

**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 16.543, WATER CODE.

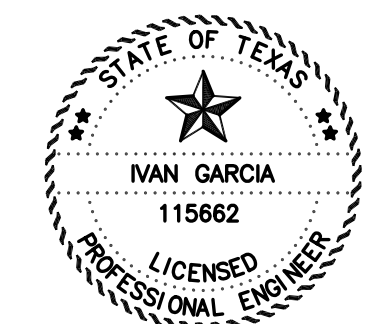
I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES**  
THESE FACILITIES WILL HAVE A TOTAL COST OF \$\_\_\_\_\_ THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C. A TOTAL OF \$\_\_\_\_\_ AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

**SANITARY SEWER FACILITIES**  
THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM FOR A LOT WILL BE \$\_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$\_\_\_\_\_.

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



**REPORT DE INGENIERIA DE DEL MONTE SUBDIVISION**  
POR: IVAN GARCIA, P.E., R.P.L.S.

**ABASTECIMIENTO DE AGUA POTABLE, DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD**  
ESTA SUBDIVISION RECIBIRA SERVICIO DE AGUA POR PARTE DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO POR EL CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS. N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA TUBERIA DE AGUA EXISTENTE DE 6" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO SUR DEL DERECHO DE VIA DE LA MILE 19. EL SISTEMA DE AGUA PARA LA SUBDIVISION DEL MONTE CONSISTE DE (6) LINEAS DE SERVICIO DE AGUA INDIVIDUALES QUE SE CONECTAN A LA LINEA EXISTENTE DE 6" ATRAVES DEL SUBDIVISOR HA INSTALADO 1 HIDRANTE CONTRA INCENDIOS A UN COSTO UNITARIO DE \$\_\_\_\_\_. LOS (6) SERVICIOS DE AGUA INDIVIDUALES DE 3/4" DE DIAMETRO Y LAS CAJAS DE MEDIDORES YA SE HAN INSTALADO. EL COSTO DE CONSTRUCCION DEL SISTEMA DE AGUA PARA ESTA SUBDIVISION SE ESTIMA EN \$\_\_\_\_\_. EL PROPIETARIO DE ESTE DESARROLLO HA PAGADO LAS TARIFAS DE TOMA DE AGUA, QUE INCLUYEN LAS TARIFAS DE INSTALACION E INSPECCION DEL MEDIDOR DE AGUA, A N.A.W.S.C. UN TOTAL DE \$\_\_\_\_\_. DONO SE MENCIONA EN EL ACUERDO DE SERVICIO DE AGUA A 30 AÑOS, CUYAS MONTAS REPRESENTAN DICHAS INSTALACIONES, TARIFAS DE ADQUISICION Y TODAS LAS OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES EN LA SUBDIVISION A N.A.W.S.C.

**DESIGNO, DESCRIPCION, COSTO Y FECHA DE INICIO PARA FACILITAR EL DISEÑO PARA LA SUBDIVISION**  
LAS AGUAS RESIDUALES DE LA SUBDIVISION DEL MONTE SERAN TRATADAS POR INSTALACIONES INDIVIDUALES DE ALCANTARILLADO EN EL SITIO ("OSSF"), QUE CONSISTEN EN UN TANQUE SEPTICO DE DISEÑO ESTANDAR DE COMPARTIMIENTOS DOBLES Y UN CAMPO DE DRENAJE EN EL TERRENO. EL INGENIERO PROFESIONAL, QUE FINA HA EVALUADO LA CANTIDAD DEL SITIO DE LA SUBDIVISION PARA OSSF Y PRESENTO UN INFORME QUE CONCLUYE QUE EL SITIO ES ADECUADO PARA OSSF. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO REVISO Y APROBO EL INFORME.

SEGUN EL INFORME DE ESTUDIO DE SUELOS PREPARADO PARA EL CONDADO DE HIDALGO POR EL SERVICIO DE CONSERVACION DE SUELOS DEL U.S.D.A., EL SITIO CONSTA DE 57.9% DE FRANKO AROLLOSO ARDOSO DE HIDALGO (28) CON PENDIENTES DE 0 A 1%. EL SUELO ESTA BIEN DRENAO Y LA ESCORRENTIA SUPERFICIAL ES INSIGNIFICANTE. LA PERMEABILIDAD ES DE MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD HIBRICA ES MODERADA. ESTE SUELO ESTA CLASIFICADO COMO GRUPO (B). ADAMAS, CONSTA DE 41.8% DE FRANKO AROLLOSO ARDOSO DE HIDALGO, SALMO (20). EL SUELO ESTA BIEN DRENAO Y LA ESCORRENTIA SUPERFICIAL ES INSIGNIFICANTE. LA PERMEABILIDAD ES MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD HIBRICA ES MODERADA. ESTE SUELO ESTA CLASIFICADO COMO GRUPO (B). ADAMAS, CONSTA DE 0.8% DE FRANKA ARDOSA FINA DE BERNNAN (2). EL SUELO ESTA BIEN DRENAO Y LA ESCORRENTIA SUPERFICIAL ES INSIGNIFICANTE. LA PERMEABILIDAD ES DE MODERADAMENTE ALTA A ALTA Y LA CAPACIDAD HIBRICA ES MODERADA. ESTE SUELO ESTA CLASIFICADO COMO GRUPO (B).

EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$\_\_\_\_\_ PARA UN TOTAL DE \$\_\_\_\_\_ PARA TODOS LOS LOTES, INCLUYENDO LOS COSTOS DEL PERMISO Y LA LICENCIA REQUERIDOS. NO SE HAN INSTALADO OSSF PARA LOS LOTES AL MOMENTO DE LA SOLICITUD DE APROBACION DEL PLANO FINAL. CON LA PRESENTACION DE ESTE PLANO FINAL, EL SUBDIVISOR OPREDE GARANTIAS FINANCIERAS ADECUADAS DE PRESENTAR EN FORMA DE CHEQUE O LETRA DE CANTIDAD DE \$\_\_\_\_\_ PARA CADA UNO DE LOS LOTES. EL SUBDIVISOR INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DEL LOTE. EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE TANQUE SEPTICO EN TODOS LOS LOTES. EL SUBDIVISOR INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DEL LOTE.

EN CUALQUIER MOMENTO DESPUES DE LA VENTA DEL LOTE, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA OSSF ESCRIBIENDO O LLAMANDO AL SUBDIVISOR. EL SUBDIVISOR SERA RESPONSABLE DE PRESENTAR ANTE EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA SOLICITUD DE PERMISO PARA INSTALAR UN SISTEMA OSSF. EL SISTEMA OSSF SE DEBERA INSTALAR EN EL LOTE ANTES DE QUE EL CONDADO EMITA UNA AUTORIZACION FINAL DE AGUA.

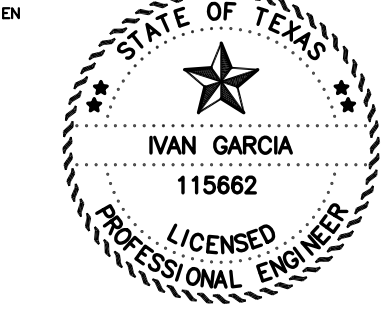
**CERTIFICACION:**  
CERTIFICO QUE LAS INSTALACIONES DEL SISTEMA DE AGUA Y ALCANTARILLADO SANITARIO ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO DE SUBDIVISION ADOPTADAS EN VIRTUD DE LA SECCION 16.543 DEL CODIGO DE AGUA.

CERTIFICO QUE LOS COSTOS DE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO SANITARIO CONSTRUIDAS, MENCIONADAS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA  
ESTAS INSTALACIONES TENDRAN UN COSTO TOTAL DE \$\_\_\_\_\_. EL PROPIETARIO DE ESTE DESARROLLO PAGARA LAS TARIFAS DE LA TOMA DE AGUA, QUE INCLUYEN LAS TARIFAS DE INSTALACION E INSPECCION DEL MEDIDOR DE AGUA, A N.A.W.S.C. UN TOTAL DE \$\_\_\_\_\_. COMO SE MENCIONA EN EL ACUERDO DE SERVICIO DE AGUA A 30 AÑOS, CUYAS MONTAS REPRESENTAN DICHAS INSTALACIONES, TARIFAS DE ADQUISICION Y TODAS LAS OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE CADA UNO DE LOS LOTES EN LA SUBDIVISION A N.A.W.S.C.

INSTALACIONES DE ALCANTARILLADO SANITARIO  
EL COSTO DE LA CONSTRUCCION DEL SISTEMA SEPTICO PARA UN LOTE SERA DE \$\_\_\_\_\_. EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA OSSF EN TODOS LOS LOTES. EL SUBDIVISOR INCLUIRA EL COSTO DE UN SISTEMA DE TANQUE SEPTICO EN EL PRECIO DE VENTA DEL LOTE.

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



**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 (WE), **GUADALUPE MONTELONG III AND JESUS ROLANDO DE LEON**, SUBDIVIDER OF DEL MONTE SUBDIVISION, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

STATE OF TEXAS  
COUNTY OF HIDALGO:

GUADALUPE MONTELONG III  
1112 S. SANTA ROAD AVE  
EDDOUGH, TX. 78538

JESUS ROLANDO DE LEON  
1112 S. SANTA ROAD AVE  
EDDOUGH, TX. 78538

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **GUADALUPE MONTELONG III AND JESUS ROLANDO DE LEON** KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

**INDEX TO SHEETS OF DEL MONTE SUBDIVISION**

SHEET 1: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL; CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	DRAWN: H.G./G.S.
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	SCALE: 1"=40'
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	DATE: JULY 11, 2025
SHEET 4: TYPICAL DETAILS.	PROJECT: SUB 22 018
SHEET 5: TYPICAL DETAILS.	REVISIONS:
	PAGE NO. 2-OF-5

**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

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ISSUED FOR: **PRELIMINARY**

**UTILITY LAYOUT**  
DEL MONTE SUBDIVISION  
HIDALGO COUNTY TEXAS

PROJECT: DEL MONTE 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.  
DATE: JULY 11, 2025  
PAGE NO. 2-OF-5

FRANCISCO GONZALEZ AND WIFE,  
 ESMERALDA GONZALEZ  
 10.0-ACRE TRACT  
 DOC.#1767100, O.R.H.C.

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

DEL MONTE SUBDIVISION IS A PROPOSED 6 LOT SUBDIVISION, LOCATED WITHIN HIDALGO COUNTY, SAME BEING 10.00 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 10.00 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 13, BLOCK 88, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS. ALL LOTS WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY HOMES.

THE SUBDIVISION IS LOCATED IN ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0350 C MAP REVISED: MAY 17, 2001. AS PER THE FEMA BASE FLOOD ELEVATION ESTIMATOR, THE ELEVATION NEEDED IN THE AREA IS 67.2 FOR A 100-YEAR EVENT. THE BUILDABLE AREAS CURRENTLY LOCATED WITHIN ZONE "AE" WILL BE FILLED TO OR ABOVE BASE FLOOD ELEVATION AS PART OF A LETTER OF MAP REVISION BASED ON FIRM (LOMR-F) APPLICATION TO FEMA. A NOTE AND CORRESPONDING CASE NUMBER WILL BE ADDED TO THE FINAL PLAT FOR REFERENCE PRIOR TO RECORDING.

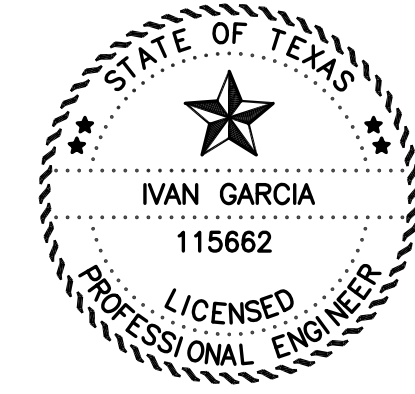
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 57.9% OF HIDALGO SANDY CLAY LOAM (28), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). ADDITIONALLY, IT CONSISTS OF 41.8% OF HIDALGO SANDY CLAY LOAM, SALINE (30), 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 0.6% OF BERNNAN FINE SANDY LOAM (3), THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERN DIRECTION INTO AN EXISTING ROAD SIDE DITCH ALONG MILE 19 NORTH ROAD, WHICH THEN PROCEEDS TO OUTFALL INTO THE NORTH MAIN DRAIN I, THEN PROCEEDS TO THE MAIN FLOODWATER CHANNEL, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 13.49 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 24.92 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 11.43 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 13,750 CF OR 0.316 AC-FT, WILL NEED TO BE DETAINED FOR THE COMPLETE DEVELOPMENT OF THE SUBDIVISION FOR A 50-YR RAINFALL EVENT. THE PROPOSED DRAINAGE SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE EXISTING ROAD SIDE DITCH WHICH WILL BE REGRADED ALONG MILE 19 NORTH ROAD, WHICH THEN PROCEEDS TO OUTFALL INTO THE EXISTING NORTH MAIN DRAIN I, NORTH OF THE PROPOSED SUBDIVISION. THE NORTH MAIN DRAIN I WILL BE WIDEN AND RIGHT OF WAY DEDICATION WILL BE GIVEN TO HIDALGO COUNTY DRAINAGE DISTRICT AS PART OF THE PROPOSED WIDENING. THE EXCAVATION PROPOSED FOR THE WIDENING OF THE DRAIN DITCH WILL ASSIST IN OBTAINING THE AMOUNT NEEDED FOR THE DISPLACEMENT OF THE BUILDABLE AREA. THIS WILL BRING THE BUILDABLE AREA TO BE OF 67.2 AS PER OUR CALCULATIONS THAT WE ACQUIRED GRAPHICALLY. THE WIDENING OF THE DITCH WILL GIVE US 93,138.75 CF TO WHICH 75,899.97 CF ARE NEEDED FOR DISPLACEMENT. THE OVERALL WIDENING IS 101.03% OF THE VOLUME REQUIRED FOR BOTH DETENTION AND DISPLACEMENT. THE STORM WATER WILL THEN PROCEED TO FLOW TO THE MAIN FLOODWATER CHANNEL, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE. TABLES, AND CALCULATIONS ARE ATTACHED.

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



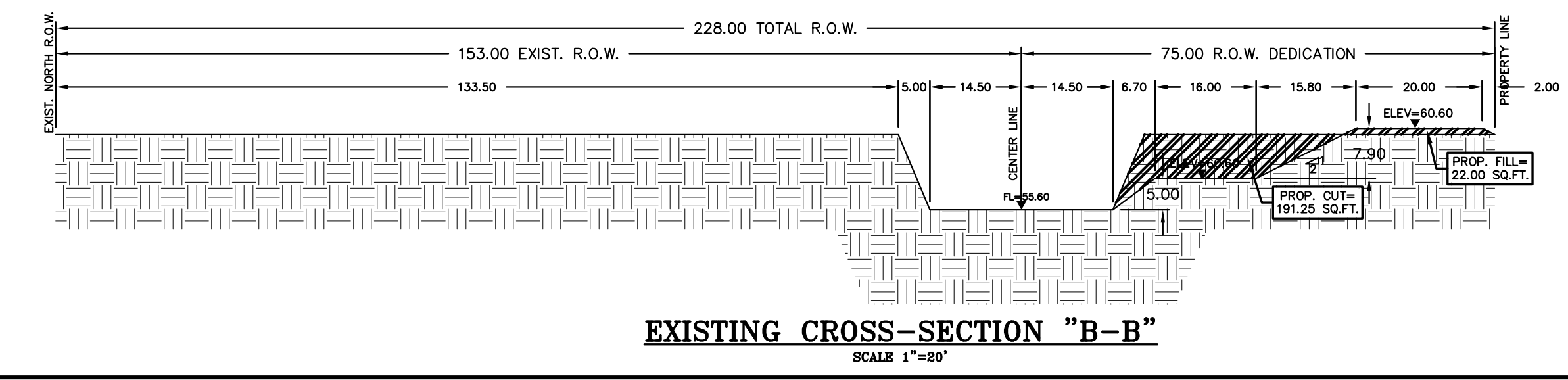
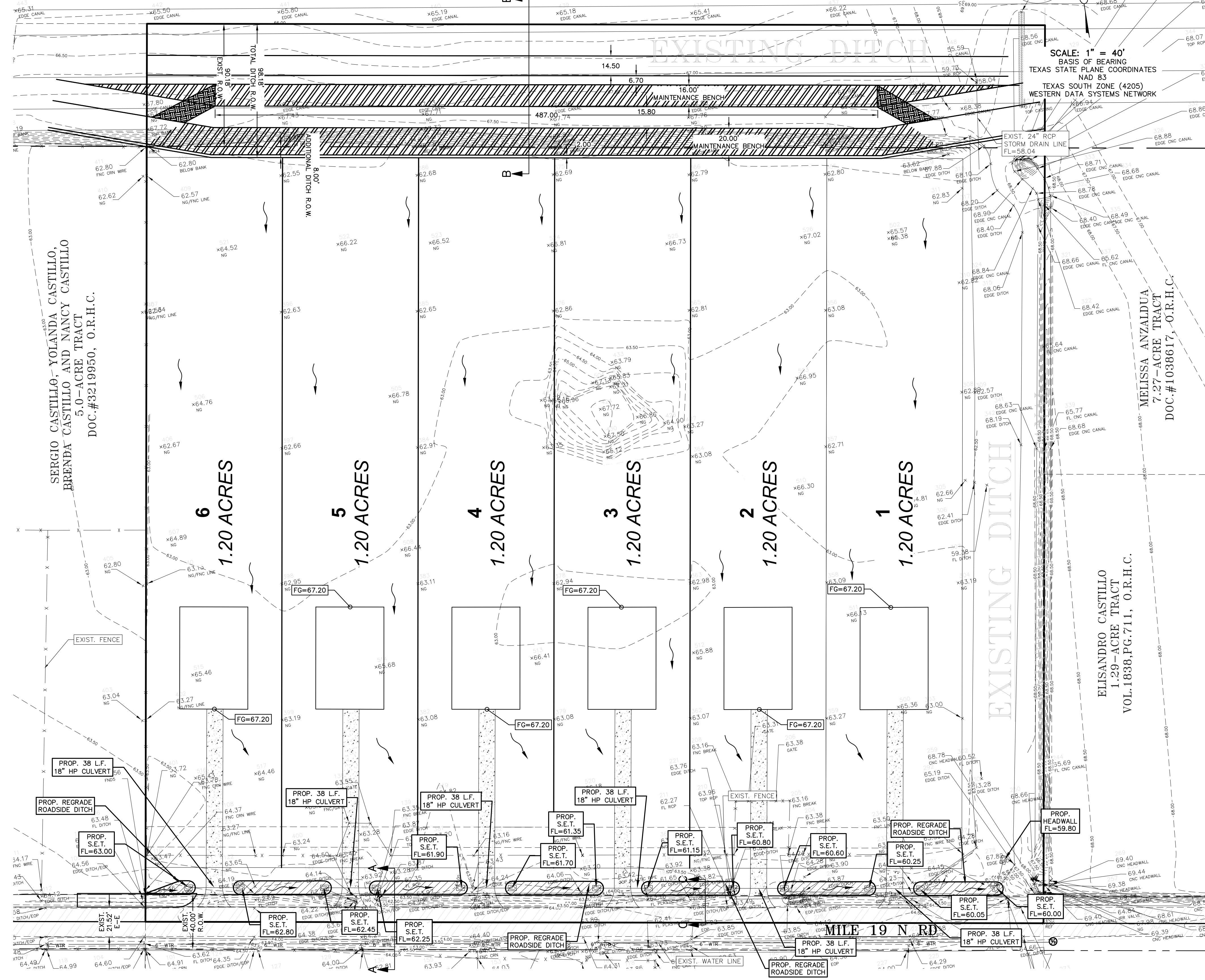
DATE

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ISSUED FOR: PRELIMINARY

PAVING AND DRAINAGE LAYOUT  
 DEL MONTE 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.  
 PROJECT: SUB 22 018  
 DATE: JULY 11, 2025  
 SCALE: H.G./G.S.  
 1"=40'  
 PAGE NO. 3-OF-5

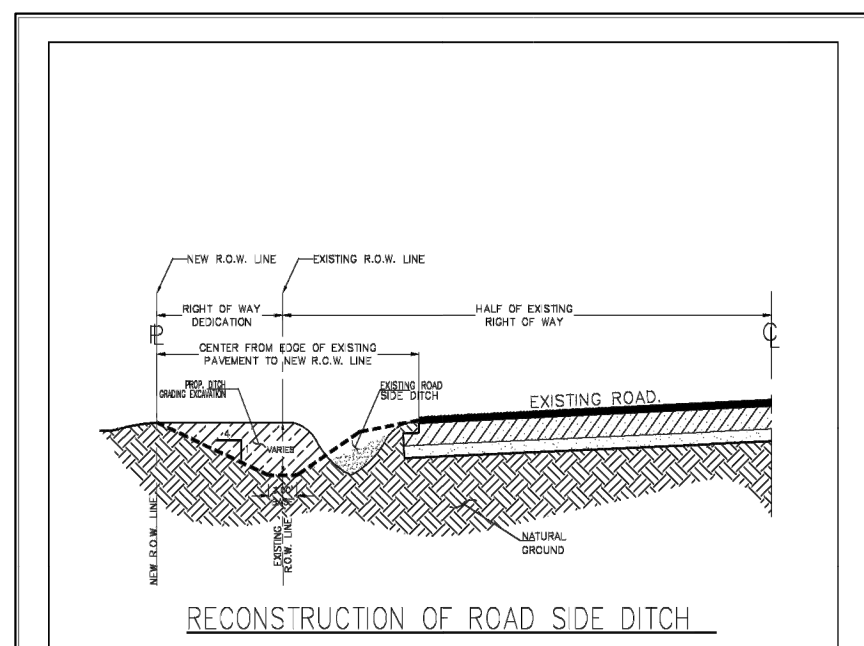
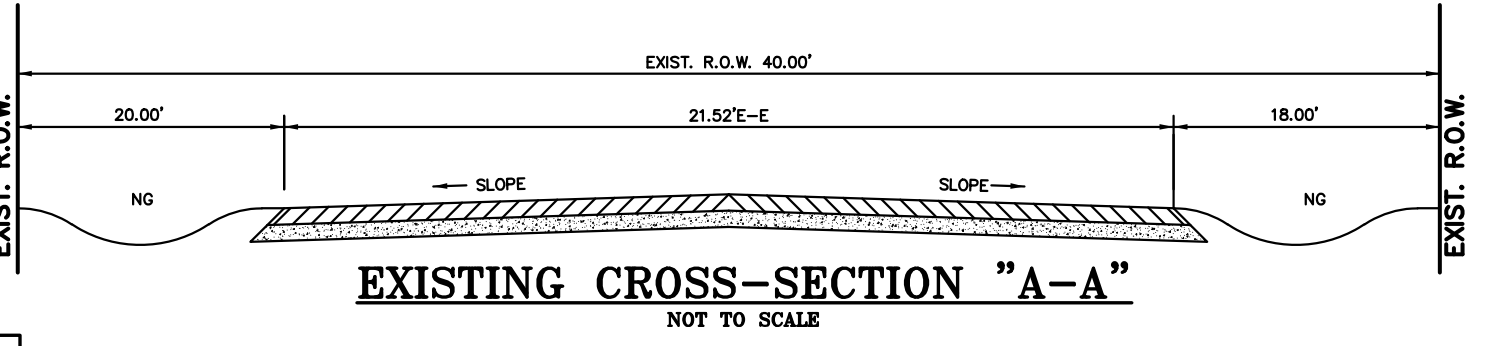


**DRAINAGE VOLUME LEGEND**

VOLUME REQUIRED = 13,750 CF (509.26 CY) (AS PER DRAINAGE REPORT CALCULATIONS)

VOLUME FOR DISPLACEMENT REQUIRED = 75,899.97 CF (28,111.11 CY) (CALCULATED GRAPHICALLY)

VOLUME PROVIDED IN CROSS-SECTION "B-B" = 487 LF X 191.25 SF = 93138.75 CF (101.03% OF VOLUME REQUIRED)



HIDALGO COUNTY PLANNING DEPARTMENT  
 1004 S. 28th STREET  
 EDINBURG, TX 77539  
 TEL: (281) 378-2800 FAX: (281) 378-2844  
 DRAWN BY: J. TOVAR PLATE NO.: 9.37

**INDEX TO SHEETS OF DEL MONTE SUBDIVISION**

SHEET 1: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL; CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.

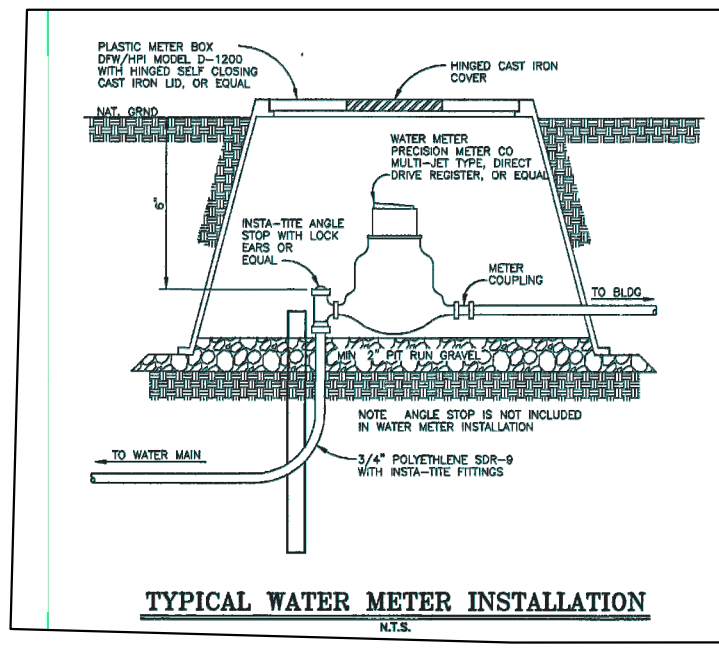
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.

SHEET 4: TYPICAL DETAILS

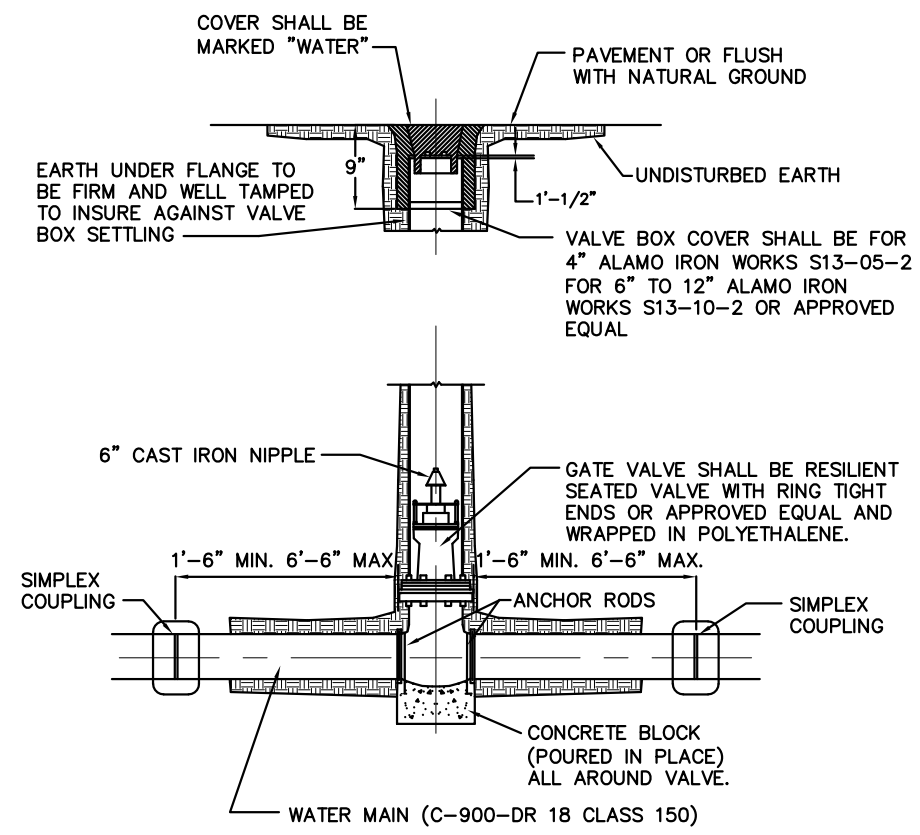
SHEET 5: TYPICAL DETAILS

Y. RDE SUBDIVISIONS 2024 SUB 24-018 - LUPE MONTELONGO - MILE 19 DMS SUB 24-018, RDE SHEET 6 PAVING AND DRAINAGE LAYOUT.dwg R10DELTA 7/11/2025 11:15 PM





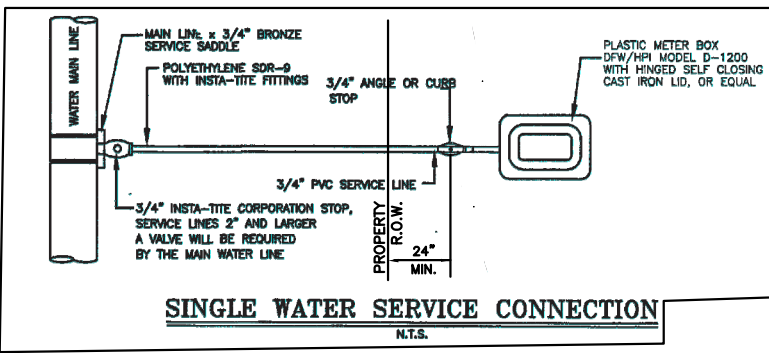
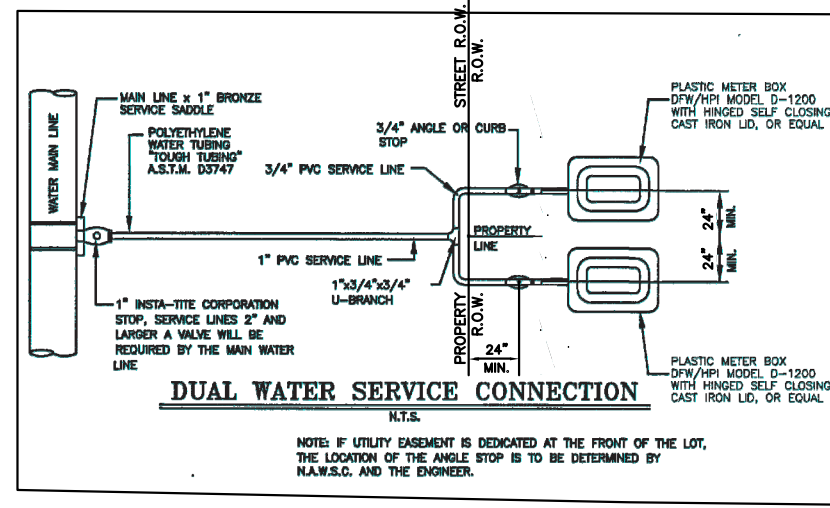
TYPICAL WATER METER INSTALLATION



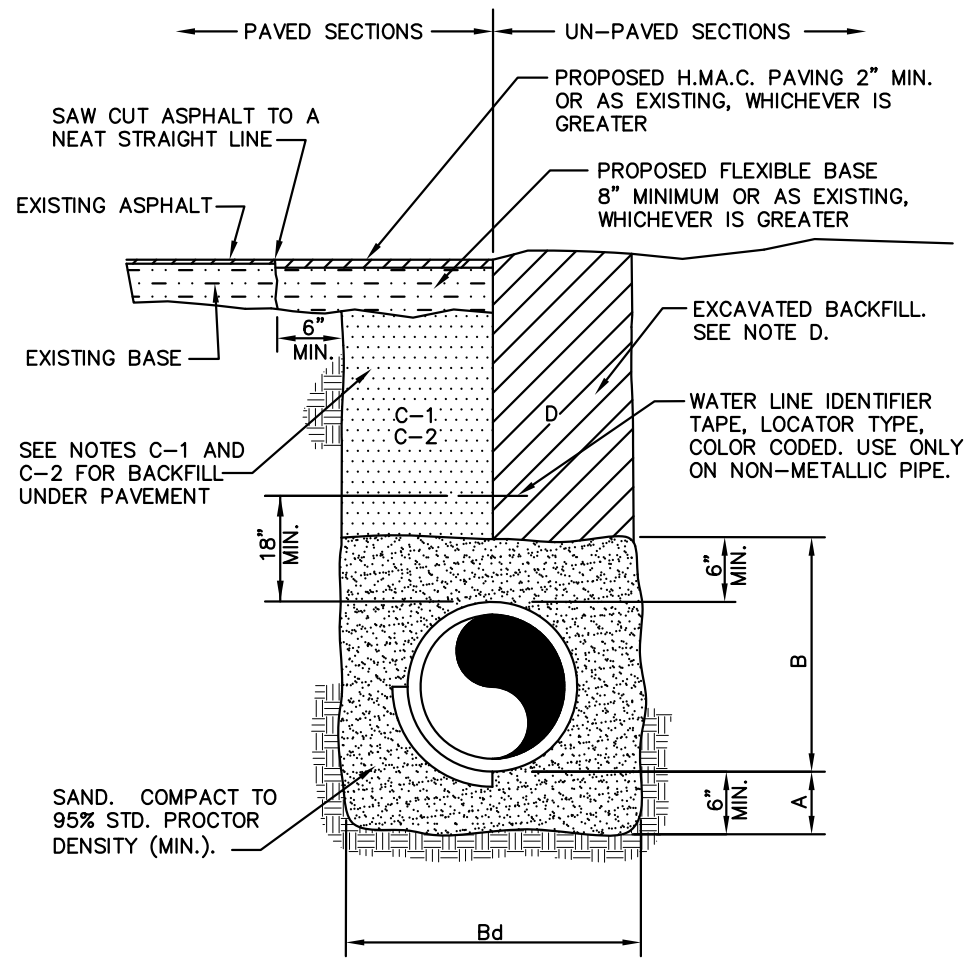
NOTES:

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



SINGLE WATER SERVICE CONNECTION



TYPICAL WATER LINE BEDDING DETAIL

GENERAL NOTES:

- A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
- B. 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.
- Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
- C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
- C-2 (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY; 95% INSIDE RIGHT OF WAY

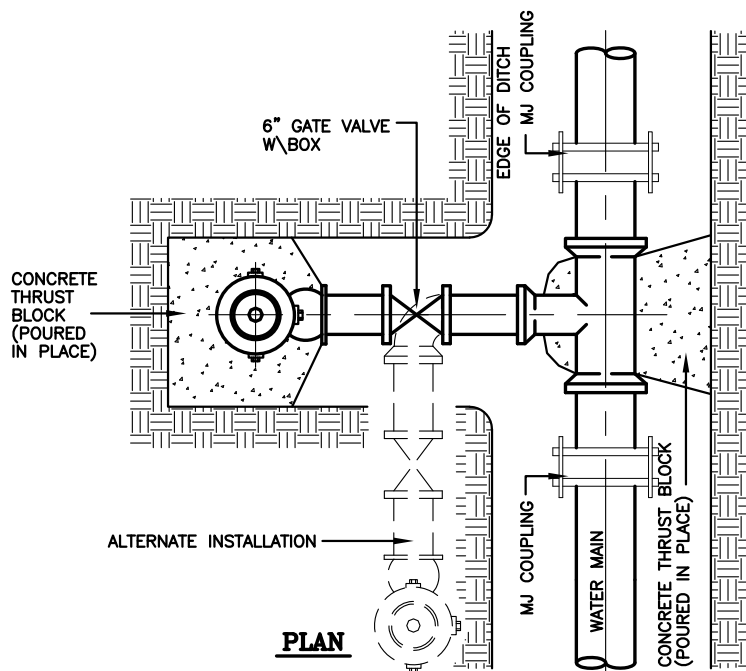
EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS 1A (CRUSHED ROCK) OR 1B (CRUSHED ROCK-SAND MIXTURE) WITH LESS THAN 50% PASSING A No. 4 SIEVE. MAXIMUM 3/4" SIZE FOR PIPE SIZE ≤ 15". GREATER THAN 50% OF CRUSHED ROCK SHALL HAVE AT LEAST THREE BROKEN FACES. NO MORE THAN 2% UNBROKEN FRACTION ALLOWED.

IN SATURATED OR UNSTABLE SOILS, EMBEDMENT SHALL BE CLASS 1B ONLY (SEE SPECIFICATIONS FOR GRADATION REQUIREMENTS).

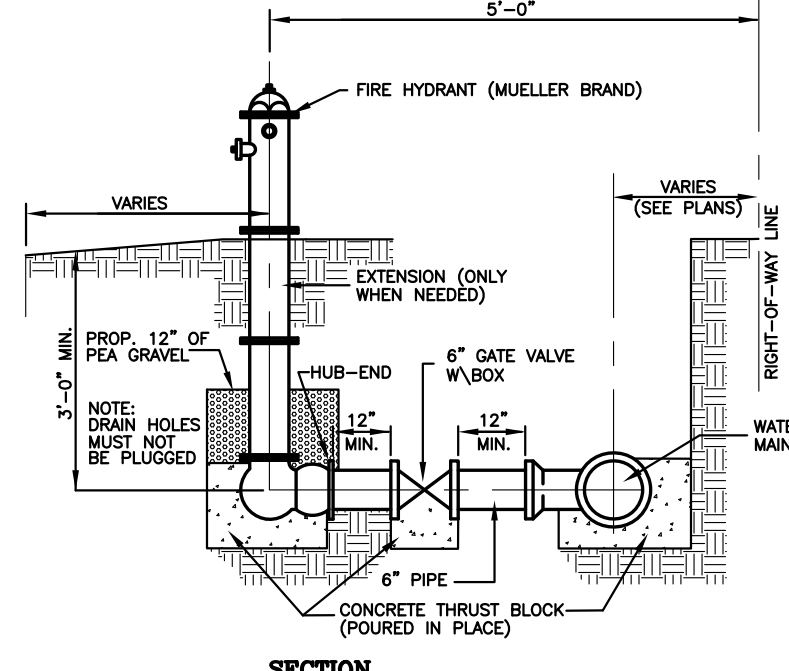
WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.

FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS APPROVED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.

BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.



PLAN

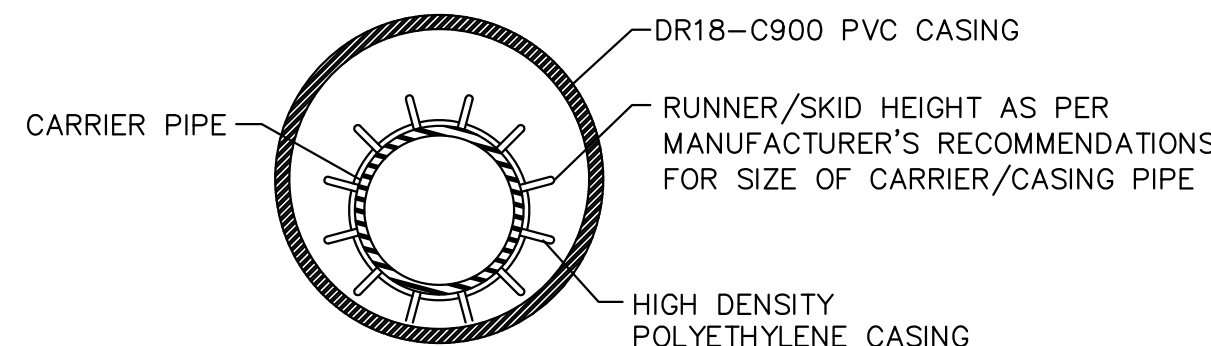


SECTION

TYPICAL FIRE HYDRANT INSTALLATION

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:  
CENTRAL POWER & LIGHT CO. 800-274-2611  
SOUTHERN UNION GAS CO. 800-743-2945  
AT&T 800-298-2020  
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 COUNTY.
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.



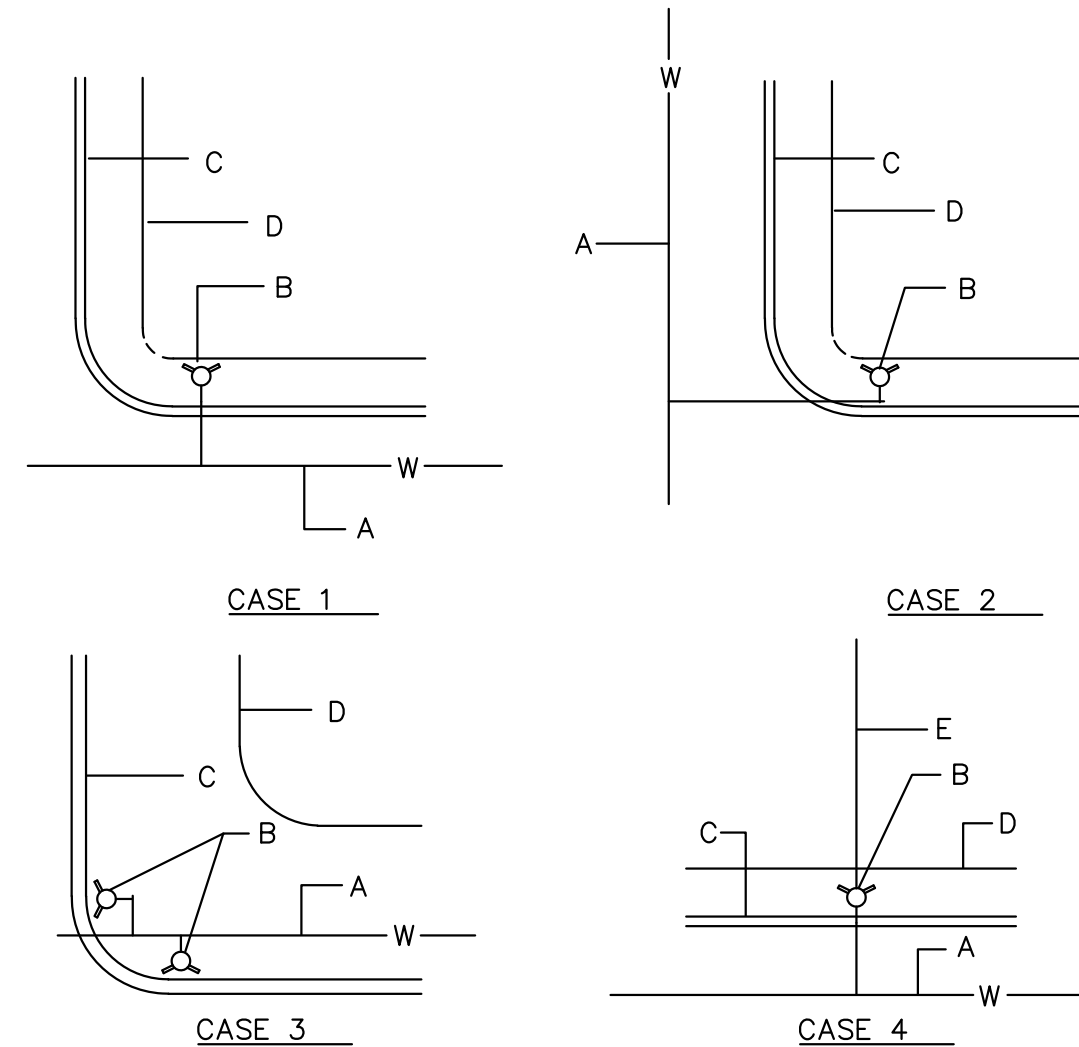
UTILITY LINE BORE DETAIL

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:

1. DR18-C900 PVC CASING SHALL BE CLOSED AT EACH END 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



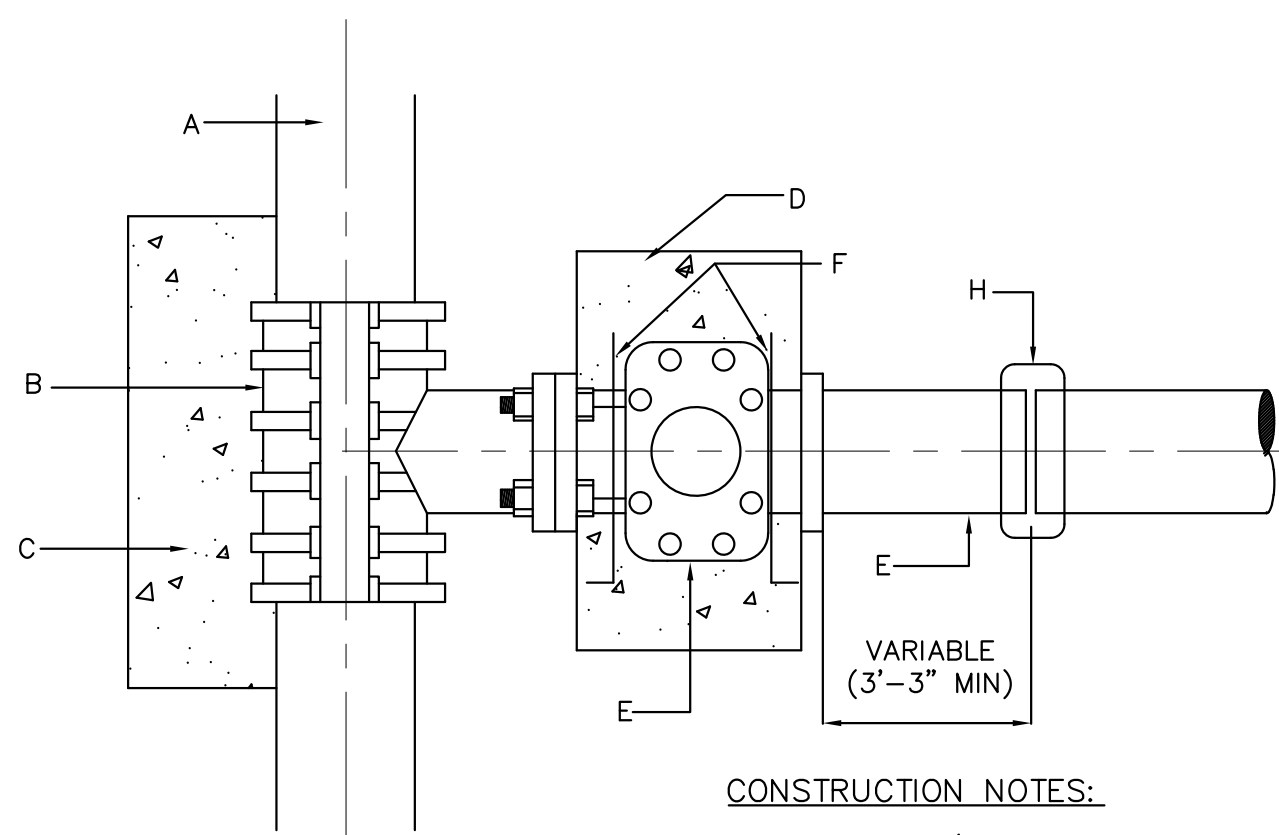
NOTES:

1. 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.

CONSTRUCTION NOTES:

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

TYPICAL FIRE HYDRANT LOCATIONS



CONSTRUCTION NOTES:

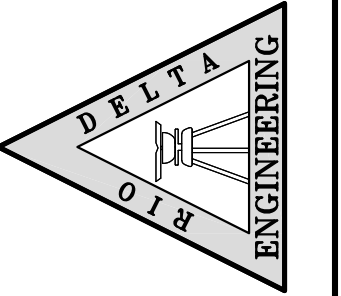
- A. WATER MAIN. (SEE PLANS AND SPECIFICATION)
- B. TAPPING SLEEVE (SIZE AS REQUIRED).
- C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
- D. THRUST BLOCK AS PER SPECIFICATIONS.
- E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
- F. ANCHOR RODS.
- G. PVC PIPE.
- H. SIMPLEX COUPLING.

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

**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



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JULY 11, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: **PRELIMINARY**

**TYPICAL DETAILS**  
DEL MONTE SUBDIVISION  
HIDALGO COUNTY TEXAS

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

INDEX TO SHEETS OF DEL MONTE SUBDIVISION	
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SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS	DATE: JULY 11, 2025
SHEET 4: TYPICAL DETAILS	PROJECT: SUB 22 018
SHEET 5: TYPICAL DETAILS	REVISIONS:
	PAGE NO. 5-OF-5