



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 9-23-2025

PROPOSED LAS GAVIOTAS SUBDIVISION, PRECINCT No. 1.

ENGINEER RIO DELTA ENGINEERING DEVELOPER: PDP MILE 4 LTD

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 54 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTHEAST CORNER OF ELDORA ROAD AND VALVERDE ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-7-2024 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 INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: ELDORA ROAD.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$16,250.00** For: (5 FIRE HYDRANTS)

STAFF RECOMMENDS: **Preliminary Approval** 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.*

LAS GAVIOTAS SUBDIVISION

BEING 33.10 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 33.10 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF BLOCK 155, HILL-HALBERT, RECORDED IN VOLUME 6, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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.E. | ELECTRICAL EASEMENT |
| C.L. | CENTER LINE |
| L.O. | LOT LINE |

SAVE AND EXEMPT: BEING 0.11 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF BLOCK 155, HILL-HALBERT, RECORDED IN VOLUME 6, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS

LOT 154
HALL & FIFIELD TRACT
VOL. 1, PG. 35, M.R.H.C.
WONDERFUL CITRUS II LLC
DOC. #2630939, O.R.H.C.
DOC. #2486283, O.R.H.C.

15.00' N.A.W.S.C. EXCLUSIVE PERPETUAL EASEMENT (DEDICATED BY THIS PLAT)
35.00' ADDITIONAL R.O.W. (DEDICATED BY THIS PLAT)

5.00' X 15.00' SIGNAGE EASEMENT (DEDICATED BY THIS PLAT)

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 2024.

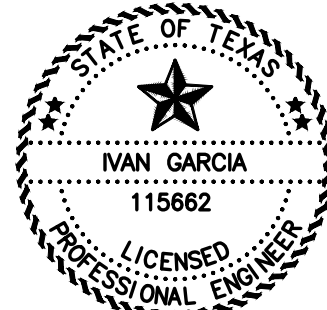


STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____, 2024.

IVAN GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 115662 - STATE OF TEXAS



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

PRINCIPAL CONTACTS:

| NAME | ADDRESS | PHONE & FAX |
|---|---|-------------------------------|
| OWNER: J. GARY FRISBY, ATTORNEY IN FACT | P.O. BOX 1000 MISSION, TX 78573 | (956) 383-3222 |
| 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 |

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY 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 GRANTEE'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 AS 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 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 WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

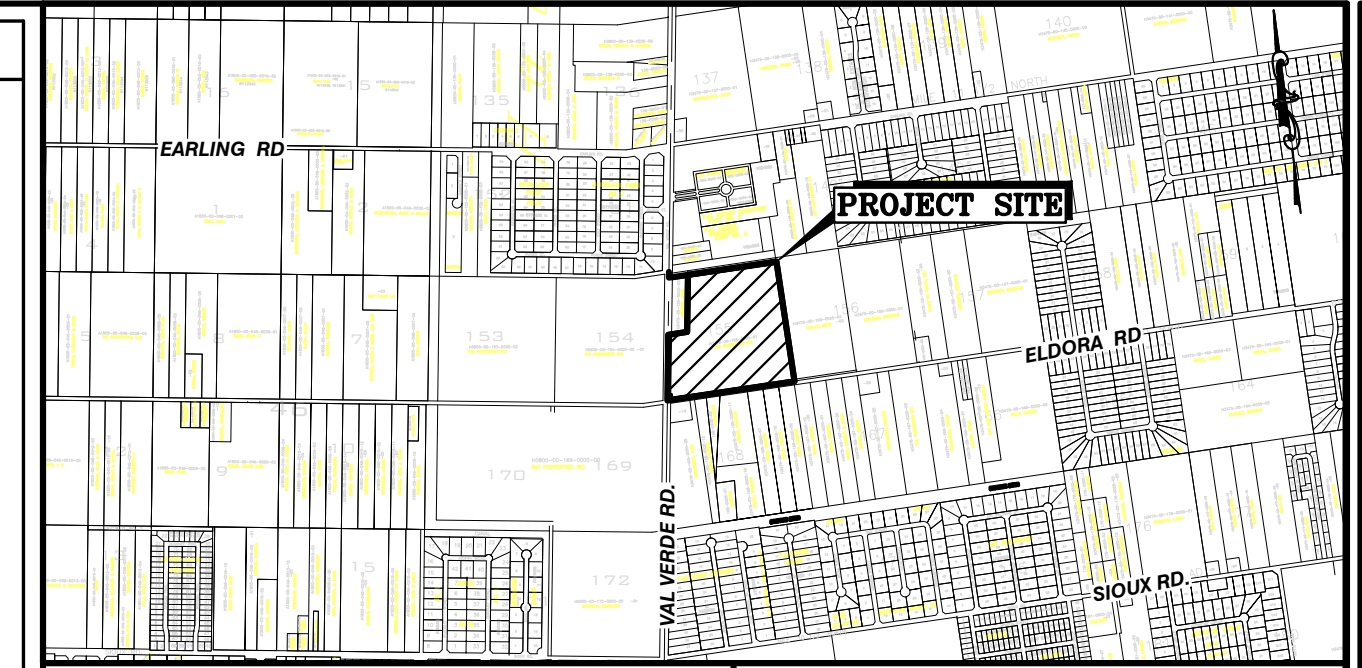
IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2025.

J. GARY FRISBY, ATTORNEY IN FACT
1300 FM 3145
LOT 7, TX 76566

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
- - DEED RECORD CALL
- - NATURAL GROUND
- - CALCULATED POINT
- - ELECTRICAL & UTILITY EASEMENT

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



LOCATION MAP

SCALE: 1" = 2000'

LOCATION OF LAS GAVIOTAS SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
LAS GAVIOTAS SUBDIVISION IS LOCATED ON THE EAST RIGHT-OF-WAY OF NORTH VAL VERDE ROAD AND THE WEST RIGHT-OF-WAY OF ELDORA ROAD IN HIDALGO COUNTY, TEXAS. THE ESTIMATED POPULATION OF THE CITY OF DONNA IS 16,797 (2020 CENSUS) AS PER THE 2020 UNITED STATES CENSUS BUREAU.

METES AND BOUNDS DESCRIPTION

BEING 33.10 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 33.10 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF BLOCK 155, HILL-HALBERT, RECORDED IN VOLUME 6, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 33.10 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID BLOCK 155, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 3.0-ACRE TRACT CONVEYED TO JOHN ROGERS, RECORDED IN DOCUMENT # 1163075, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING A POINT ON THE CENTERLINE OF VALVERDE ROAD;

THENCE, S 08° 38' 21" W ALONG THE WEST LINE OF THE SAID BLOCK 155, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 3.0-ACRE TRACT, AND SAME BEING ALONG THE CENTERLINE OF VALVERDE ROAD, A DISTANCE OF 59.31 FEET TO A CALCULATED POINT;

THENCE, N 89° 25' 22" E ACROSS THE SAID BLOCK 155, SAME BEING ACROSS THE SAID 3.0-ACRE TRACT, AND SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF A DONNA IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, A DISTANCE OF 200.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE MOST NORTHERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 89° 25' 22" E ACROSS THE SAID BLOCK 155, SAME BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE SAID DONNA IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, TO A POINT ON THE EAST LINE OF THE SAID BLOCK 155, SAME BEING A POINT ON THE WEST BOUNDARY LINE OF A CALLED 20.00-ACRE TRACT CONVEYED TO RENE OVALLE AND ESPERANZA MARTINEZ, RECORDED IN DOCUMENT # 1601424, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 932.97 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 0° 38' 34" E ALONG THE EAST LINE OF THE SAID BLOCK 155, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 20.00-ACRE TRACT, TO THE SOUTHEAST CORNER OF THE SAID BLOCK 155, SAME POINT BEING THE SOUTHEAST CORNER OF THE SAID 20.00-ACRE TRACT, PASSING AT A DISTANCE OF 1231.46 FEET TO A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF ELDORA ROAD, AND CONTINUING A TOTAL DISTANCE OF 1261.46 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89° 25' 22" W ALONG THE SOUTH LINE OF THE SAID BLOCK 155, SAME BEING ALONG THE CENTERLINE OF ELDORA ROAD, TO THE SOUTHWEST CORNER OF THE SAID BLOCK 155, A DISTANCE OF 1339.10 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 38' 21" E ALONG THE WEST LINE OF THE SAID BLOCK 155, SAME BEING ALONG THE CENTERLINE OF VALVERDE ROAD, TO THE SOUTHWEST CORNER OF THE SAID 3.0-ACRE TRACT, A DISTANCE OF 683.44 FEET TO A COTTON PICKER SPINDLE SET, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 89° 25' 22" E ACROSS THE SAID BLOCK 155, SAME BEING ALONG THE SOUTH BOUNDARY LINE OF THE SAID 3.0-ACRE TRACT, TO THE SOUTHEAST CORNER OF THE SAID 3.0-ACRE TRACT, PASSING AT A DISTANCE OF 40.52 FEET TO A 1/2-INCH CAPPED IRON ROD SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF ELDORA ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 200.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR A CORNER POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 38' 21" E ACROSS THE SAID BLOCK 155, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 3.0-ACRE TRACT, A DISTANCE OF 594.51 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 33.10 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 30.00 FEET (0.89 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF ELDORA ROAD AND THE WEST 40.00 FEET OF THE SOUTH 674.62 FEET (0.63 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF VALVERDE ROAD.

SAVE AND EXEMPT:

BEING 0.11 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 0.11 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF BLOCK 155, HILL-HALBERT, RECORDED IN VOLUME 6, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 0.11 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE SET AT THE NORTHWEST CORNER OF THE SAID BLOCK 155, SAME POINT BEING THE NORTHWEST CORNER OF A CALLED 3.0-ACRE TRACT CONVEYED TO JOHN ROGERS, RECORDED IN DOCUMENT # 1163075, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAME BEING A POINT ON THE CENTERLINE OF VALVERDE ROAD;

THENCE, S 08° 38' 21" W ALONG THE WEST LINE OF THE SAID BLOCK 155, SAME BEING ALONG THE WEST BOUNDARY LINE OF THE SAID 3.0-ACRE TRACT, AND SAME BEING ALONG THE CENTERLINE OF VALVERDE ROAD, A DISTANCE OF 59.31 FEET TO A CALCULATED POINT;

THENCE, N 89° 25' 22" E ACROSS THE SAID BLOCK 155, SAME BEING ACROSS THE SAID 3.0-ACRE TRACT, AND SAME BEING ALONG THE SOUTH LINE OF A DONNA IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, TO THE NORTHEAST CORNER OF THE SAID 3.0-ACRE TRACT, PASSING AT A DISTANCE OF 200.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, N 89° 25' 22" E ACROSS THE SAID BLOCK 155, SAME BEING ALONG THE SOUTH LINE OF THE SAID DONNA IRRIGATION DISTRICT CANAL RIGHT-OF-WAY, A DISTANCE OF 1.59 FEET TO A CALCULATED POINT ON AN EXISTING FENCE, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 07° 25' 33" W ACROSS THE SAID BLOCK 155, FOLLOWING THE GENERAL DIRECTION OF AN EXISTING FENCE, A DISTANCE OF 592.61 FEET TO A CALCULATED POINT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 89° 25' 22" W ACROSS THE SAID BLOCK 155, TO THE SOUTHWEST CORNER OF THE SAID 3.0 ACRES TRACT, A DISTANCE OF 14.30 FEET TO A CALCULATED POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 08° 38' 21" E ACROSS THE SAID BLOCK 155, SAME BEING ALONG THE EAST BOUNDARY LINE OF THE SAID 3.0-ACRE TRACT, A DISTANCE OF 594.51 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 0.11 ACRES OF LAND, MORE OR LESS.

Parcel Line Table

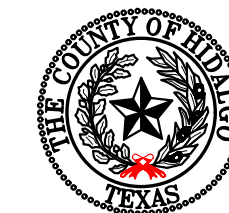
| Line # | Length | Direction |
|--------|--------|------------------|
| L1 | 35.52 | S45° 49' 45.30"E |
| L2 | 6.39 | S19° 06' 32.60"E |
| L3 | 6.24 | N0° 38' 34.18"W |
| L4 | 7.49 | S0° 38' 34.18"E |
| L5 | 4.52 | N0° 38' 34.18"W |
| L6 | 14.03 | N89° 25' 22.19"E |
| L7 | 74.91 | S66° 10' 05.11"W |
| L8 | 2.08 | S89° 25' 22.19"W |
| L9 | 35.38 | N45° 36' 35.99"W |
| L10 | 8.39 | S0° 38' 34.18"E |
| L11 | 35.71 | N44° 53' 16.41"W |
| L12 | 35.38 | S45° 36' 35.99"E |
| L13 | 30.50 | N0° 38' 33.82"W |
| L14 | 63.45 | N0° 34' 37.81"W |
| L15 | 13.71 | S7° 25' 32.96"W |
| L16 | 21.60 | N0° 38' 34.18"W |
| L17 | 35.34 | N44° 23' 24.01"E |
| L18 | 64.80 | S40° 58' 07.72"E |

Street Centerline Table

| Line # | Length | Direction |
|--------|--------|------------------|
| L19 | 156.23 | S19° 06' 32.60"E |
| L20 | 129.28 | S1° 06' 07.49"E |

Parcel Curve Table

| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|--------|--------|-----------------|--------------|
| C1 | 92.70 | 50.00 | 106.22 | N6° 14' 49"E | 79.98 |
| C2 | 12.02 | 50.00 | 13.78 | N53° 45' 11"W | 12.00 |
| C3 | 42.51 | 50.00 | 48.72 | S34° 59' 57"W | 41.24 |
| C4 | 52.36 | 50.00 | 60.00 | S19° 21' 32"E | 50.00 |
| C5 | 52.36 | 50.00 | 60.00 | S79° 21' 32"E | 50.00 |
| C6 | 35.97 | 50.00 | 41.22 | N50° 01' 55"E | 35.20 |
| C7 | 78.99 | 55.00 | 82.29 | S68° 45' 24"E | 72.37 |
| C8 | 85.66 | 55.00 | 89.24 | N25° 28' 46"E | 77.26 |
| C9 | 50.51 | 55.00 | 52.62 | N45° 27' 07"W | 48.76 |
| C10 | 78.50 | 55.00 | 81.78 | S67° 20' 52"W | 72.01 |
| C11 | 48.78 | 50.00 | 55.89 | N31° 24' 36"E | 46.87 |
| C12 | 55.94 | 50.00 | 64.11 | N28° 35' 24"W | 53.07 |
| C13 | 53.84 | 55.00 | 56.09 | S34° 16' 37"W | 51.72 |
| C14 | 81.36 | 55.00 | 84.76 | S36° 08' 54"E | 74.15 |
| C15 | 108.74 | 55.00 | 113.28 | N44° 49' 57"E | 91.87 |
| C16 | 49.73 | 55.00 | 51.80 | N37° 42' 24"W | 48.05 |



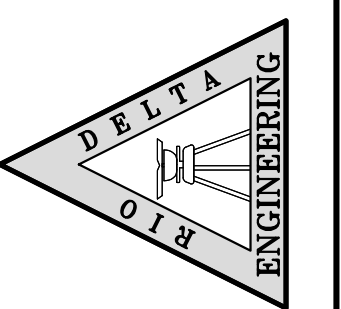
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

INDEX TO SHEETS OF LAS GAVIOTAS SUBDIVISION

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

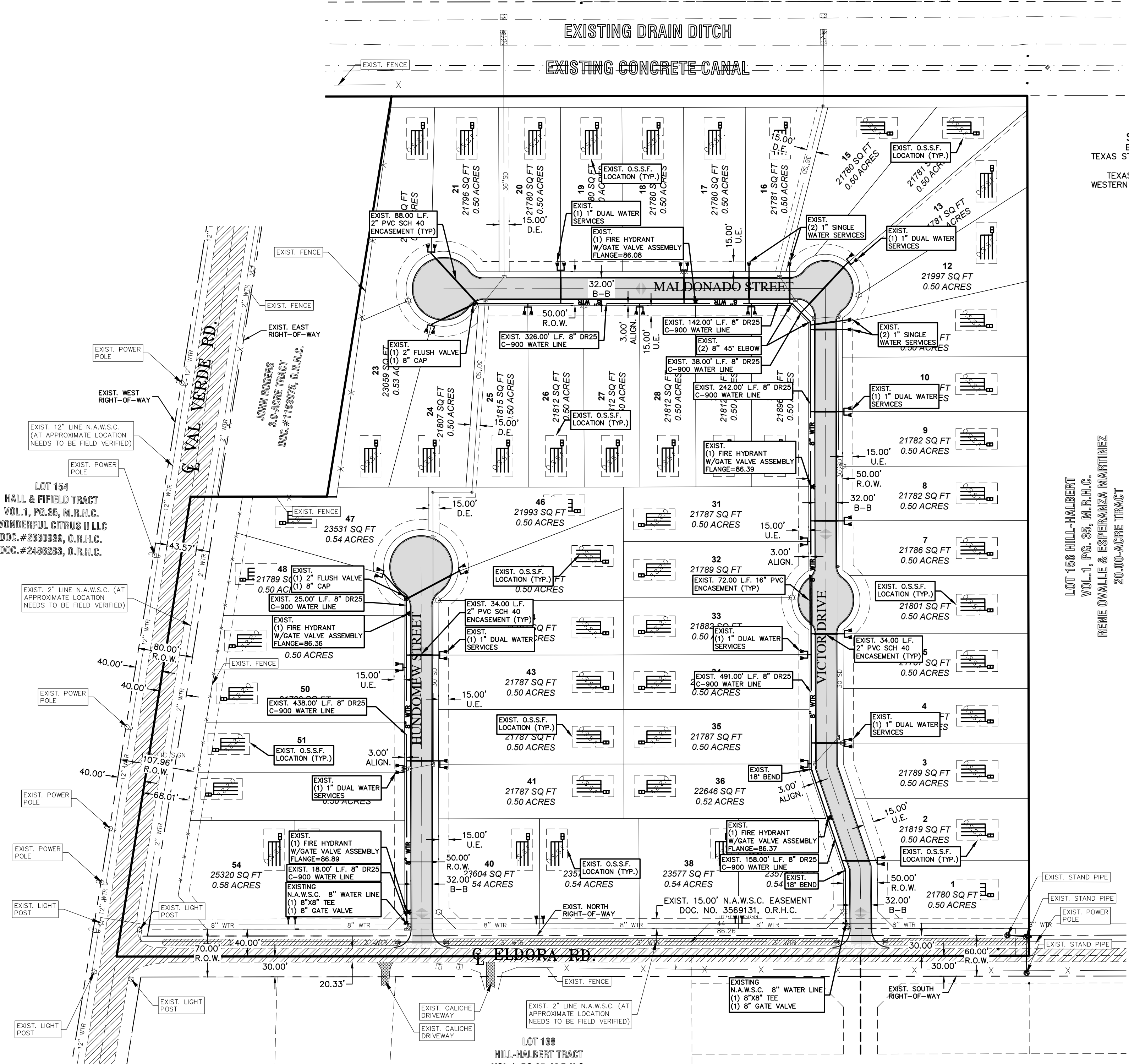


ISSUED FOR:
FINAL

PLAT SHEET
LAS GAVIOTAS SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT: LAS GAVIOTAS 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: Y.V./G.F.
SCALE: AS SHOWN
DATE: JULY 3, 2025
PROJECT: SUB 24.016
REVISIONS:
PAGE NO. 1-OF-6

Y:\RDE SUBDIVISIONS 2024\SUB 24-016 - MR. FRISBY VALVERDE & EL DORAL-LAS GAVIOTAS\DWG\COUNTY SET\SUB 24_016_RDE_SHT 2 UTILITY_LAYOUT REV 7-3-2025.dwg RODELTA 7/3/2025 2:48 PM



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

ENGINEERING REPORT FOR LAS GAVIOTAS SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.
LEGAL DESCRIPTION
BEING A 33.10 ACRES TRACT OF LAND MORE OR LESS, OUT OF AND FORMING A PART OR PORTION OF BLOCK 155, HILL-HALBERT, RECORDED
IN VOLUME 4, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED USE
THE LOT IS VACANT AND WILL BE USED FOR A RESIDENTIAL DEVELOPMENT.
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 NORTH
ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAVE ENTERED INTO A CONTRACT WHEREBY THE NORTH ALAMO WATER SUPPLY CORPORATION
(N.A.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. NORTH ALAMO WATER SUPPLY
CORPORATION (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.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH
SIDE OF EL DORADO ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR LAS GAVIOTAS SUBDIVISION CONSISTS OF A NEW 8" INTERIOR
DISTRIBUTION SYSTEM AND (6) SINGLE WATER SERVICES LINES THAT CONNECT INTO THE NEW
8" LINE FOR THE LOT SERVICE TERMINATE AT THE WATER METER BOX FOR THE LOTS. IN ADDITION, IN ADDITION THE SUBDIVIDER HAS
INSTALLED (5) FIRE HYDRANTS AT A UNIT COST OF \$12,000.00, THE (24) 1" DOUBLE AND (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 \$142,300.00. 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 \$8,000.00 AS STATED IN THE 30 YEAR WATER
SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH
CONNECTING THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SEWAGE FACILITIES DESCRIPTION- COST AND OPERABILITY DATES
SEWAGE FROM LAS GAVIOTAS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD
DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON ALL LOTS. 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. BOTH LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN
FIELD.

SOIL EVALUATION REPORT:
THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO
COUNTY BY THE U.S.D.A., SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 64.9% OF HEAVY SANDY CLAY LOAM (S2), 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. ADDITIONALLY, IT CONSISTS OF 35.1% RAMONOVILLE CLAY LOAM (S2), WITH 0 TO 1% SLOPES. THE SOIL IS
MODERATELY WELL DRAINED, AND SURFACE RUNOFF IS MODERATELY HIGH TO MODERATELY HIGH AND WATER CAPACITY IS
MODERATE. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMITS
AND FOR THE REQUIRED OSSF. OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.
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 16.043, 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 \$142,300.00. 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 \$8,000.00 AS STATED IN THE 30 YEAR WATER
SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING
EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES
THE COST FOR THE CONSTRUCTION OF THE SEPTIC SYSTEM PER LOT WILL BE \$3,000.00.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED FOR A TOTAL OF \$162,000.00
FOR THE ENTIRE SUBDIVISION.

REPORTE DE INGENIERIA DE LAS GAVIOTAS SUBDIVISION
POR: IVAN GARCIA, P.E., R.P.L.S. DATE: _____
ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD
LA SUBDIVISION GAVIOTAS SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA
SUBDIVISION Y MILITARY HIGHWAY WATER SUPPLY CORPORATION (N.A.W.S.C.) HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU
PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HA PRESENTADO DOCUMENTACION PARA
DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION TIENE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE
VA (RIGHT-OF-WAY) DE LA CARRETERA EL DORADO. EL SISTEMA REQUERIDO PARA EL DORADO SUBDIVISION CONSISTE DE UN SISTEMA DE DISTRIBUCION
NUEVA DE UNA LINEA DE 8" PULGADAS. LA SUBDIVISION CONSISTE EN (6) LINEA INDIVIDUAL DE AGUA DE 1" DE DIAMETRO, Y (24) SERVICIOS DE AGUA
DOBLES EN LA CUAL ESTAN CONECTADAS A LA LINEA DE 8" DE DIAMETRO PARA EL LOTE, Y TERMINA EN LOS MEDIDORES DE AGUA, 5 HIDRANTES DE AGUA
FIRE HYDRANT EN UN COSTO DE \$12,000.00. EL COSTO PARA LA CONSTRUCCION DE LA INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE LAS
GAVIOTAS SUBDIVISION SE ESTIMA DE \$142,300.00 A UN COSTO TOTAL. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS
CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C. POR UN TOTAL DE \$8,000.00.
POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE
ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO
DE NORTH ALAMO WATER SUPPLY CORPORATION.

SEWAGE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL SERVICIO PARA LA SUBDIVISION
SE INSTALARA FOSA SEPTICA PARA LAS GAVIOTAS SUBDIVISION. LA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE
DRENAJE PARA TODOS LOS LOTES. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA
PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL
DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

EL LOTE EN LA SUBDIVISION MIDE MINIMO MEDIO ACRE. DE ACUERDO CON EL INFORME DE LA ENCUESTA DE SUELOS, PREPARADO PARA EL CONDADO DE
HIDALGO POR LA U.S.D.A., SERVICIO DE CONSERVACION DE SUELOS, EL SITO CONSTE DE 64.9% DE HIDALGO SANDY CLAY LOAM (S2), CON 0 A 1% DE
PENDIENTE. ESTOS SUELOS SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTA SUPERFICIAL ES BAJA, LA PERMEABILIDAD ES ALTA Y LA
CAPACIDAD DE AGUA ES MODERADA. ADICIONALMENTE, CONSISTE DE 35.1% DE RAMONOVILLE CLAY LOAM (S2), CON 0 A 1% DE PENDIENTE. ESTOS SUELOS
SE CONSIDERAN BIEN DRENADOS EN LOS QUE LA ESCORRENTA SUPERFICIAL ES MODERADA, LA PERMEABILIDAD, ES MODERADAMENTE BAJA A MODERADAMENTE
ALTA Y LA CAPACIDAD DE AGUA ES MODERADA.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS ES DE \$3,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO
REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS SE HA INSTALADO LAS FOSAS SEPTICAS EN EL PROCESO DE LA APROBACION FINAL.

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 GOBERNANDAS A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.043 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 TIENDRA UN COSTO DE \$142,000.00. EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONEXION DE AGUA, LOS
CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFAS DE INSPECCION DE N.A.W.S.C. POR UN TOTAL DE \$8,000.00. POR
MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE
ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE N.A.W.S.C.

DRENAJE:
EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA PARA EL LOTE ES \$3,000.00 DOLARES, INCLUYENDO EL COSTO DEL
PERMISO REQUERIDO Y LICENCIA.
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: _____

NOTARY PUBLIC
MY COMSTUART EXPIRES: _____

INDEX TO SHEETS OF LAS GAVIOTAS SUBDIVISION
SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES 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.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.
SHEET 5-6: TYPICAL DETAILS

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

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

STATE OF TEXAS
COUNTY OF HIDALGO:
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STATE OF TEXAS
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STATE OF TEXAS
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STATE OF TEXAS
COUNTY OF HIDALGO:
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LEGEND
EXIST. GRATE INLET
EXIST. CURB INLET
EXIST. TELEPHONE PEDESTAL
EXIST. GRATE INLET
EXIST. MANHOLE
EXIST. LAMP POLE
EXIST. TRAFFIC POLE
EXIST. FLUSH VALVE
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
1/2" IRON ROD SET
1/2" IRON ROD FOUND
FENCE CORNER FOUND
1/2-INCH IRON PIPE FOUND
RIGHT-OF-WAY POST FOUND
CALCULATED POINT
COTTON PICKER SPINDLE SET
ELECTRICAL BOX

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
M.H.W.S.C. MILITARY HWY WATER SUPPLY CORP.
D.E. DRAINAGE EASEMENT
O.S.S.F. ON-SITE SEWAGE FACILITY
C. CENTER LINE
L. LOT LINE
H.C.D.D.#HIDALGO COUNTY DRAINAGE DIST. #1

SUBDIVIDER CERTIFICATION
I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT QUALITY AND CONDITIONS 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:
I, PDP MILE 4 LTD (OWNER), SUBDIVIDER OF LAS GAVIOTAS SUBDIVISION HEREBY CERTIFY THAT THE 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.
PDP MILE 4 LTD
J. GARY FRISBY, ATTORNEY IN FACT
330 FM 3145
LOTT, TX 76656

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

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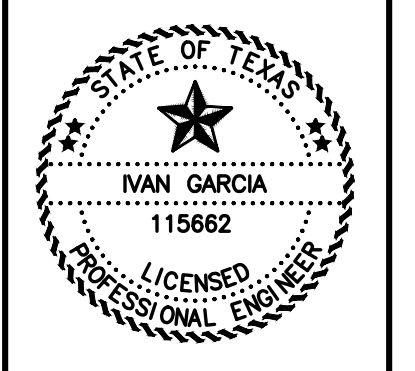
STATE OF TEXAS
COUNTY OF HIDALGO:
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STATE OF TEXAS
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STATE OF TEXAS
COUNTY OF HIDALGO:
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STATE OF TEXAS
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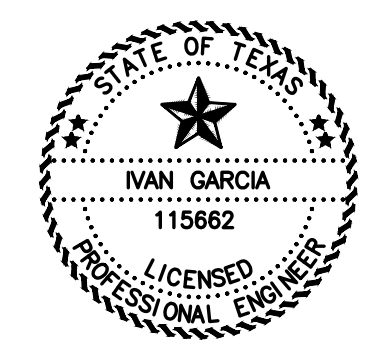
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



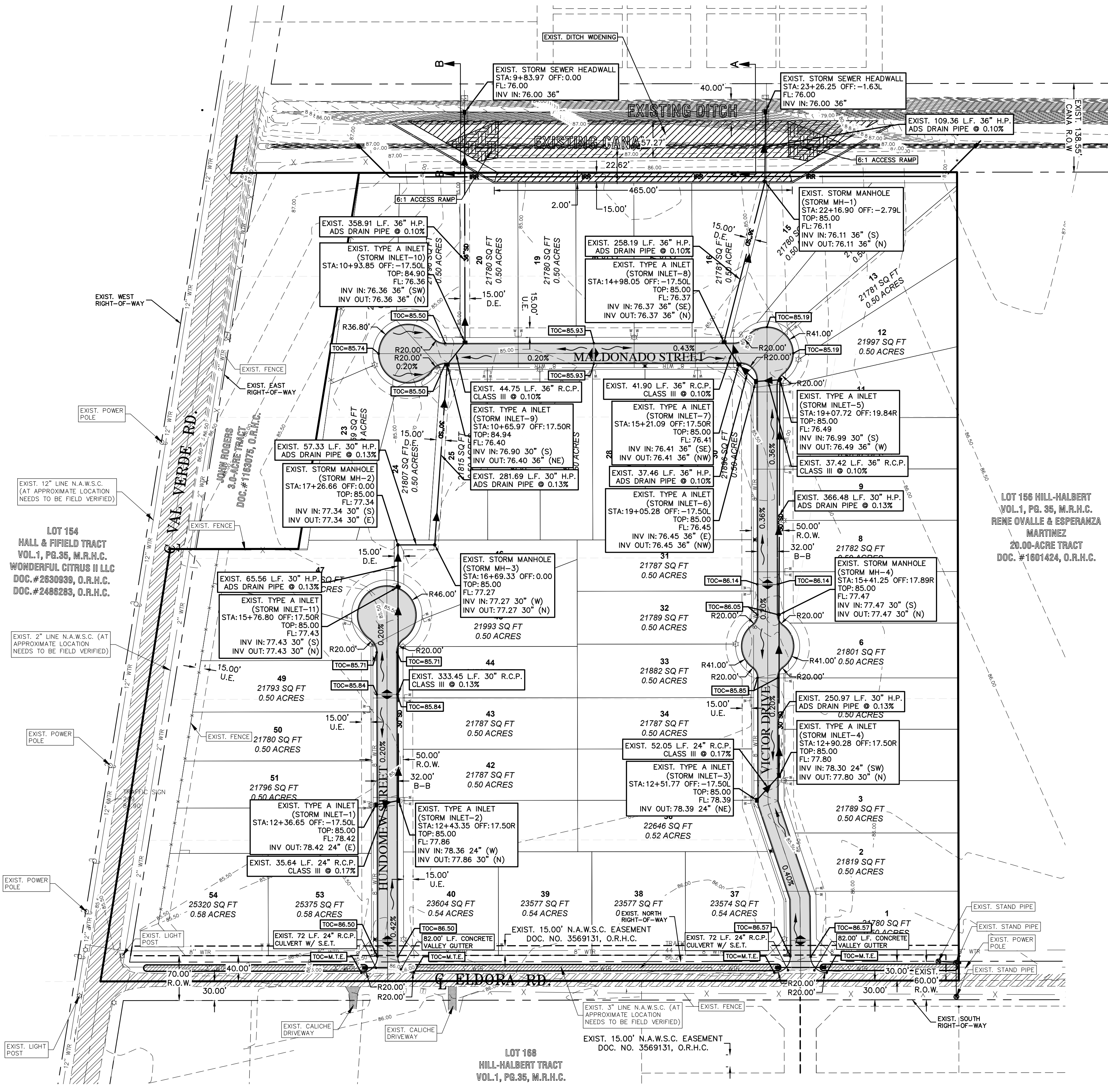
ISSUED FOR:
FINAL

UTILITY LAYOUT
LAS GAVIOTAS 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:
Y.V./ G.F.
SCALE:
1"=100'
DATE:
JULY 3, 2025
PROJECT:
SUB 24.016
REVISIONS:
PAGE NO.
3-OF-6



Y. RDE SUBDIVISIONS 2024/SUB 24-016 - MR. FRISBY, VALVERDE & EL DORA-LAS GAVIOTAS/DWA/COUNTY SET/SUB 24-016-RDE_SHT 5 STORM DRAINAGE LAYOUT REV 7-3-2025.dwg RIODelta 7/3/2025 2:49 PM



| 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 |
| M.H.W.S.C. | MILITARY HWY WATER SUPPLY CORP. |
| D.E. | DRAINAGE EASEMENT |
| O.S.S.F. | ON-SITE SEWAGE FACILITY |
| L | LOT LINE |
| H.C.D.D.#1 | HIDALGO COUNTY DRAINAGE DIST. #1 |

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

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

DRAINAGE REPORT

LAS GAVIOTAS SUBDIVISION IS A PROPOSED 54 LOTS SUBDIVISION, LOCATED WITHIN THE HIDALGO COUNTY, SAME BEING 33.10 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 33.10 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF BLOCK 155, HILL-HALBERT, RECORDED IN VOLUME 6, PAGE 22, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS PROPERTY IS IN THE PROCESS OF EXCLUSION FROM DONNA ETI. ALL LOTS WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE "C", AREAS OF MINIMAL FLOODING. ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.

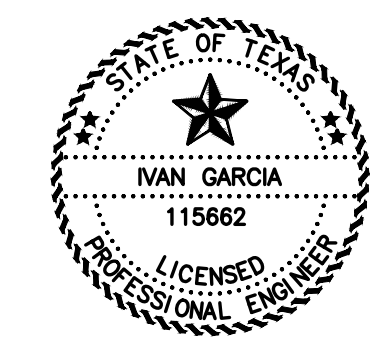
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 64.9% HIDALGO SANY CLAY LOAM (28), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED, AND SURFACE RUNOFF IS NEGLIGIBLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). THE SITE ALSO CONSISTS OF 35.1% RAYMONDVILLE CLAY LOAM (52), WITH 0 TO 1% SLOPES, THE SOIL IS MODERATELY WELL DRAINED, AND SURFACE RUNOFF IS MEDIUM. PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND 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.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN A SOUTHERN DIRECTION INTO AN EXISTING ROADSIDE DITCH ON THE SOUTH SIDE OF THE PROPERTY, WITH OUTFALL TO THE DONNA IRRIGATION DISTRICT NO.1 DITCH (8), THEN NORTH TO THE DONNA NORTH LATERAL, THEN NORTH TO THE SOUTH MAIN DRAIN I, 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 22.74 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 95.09 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 72.62 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

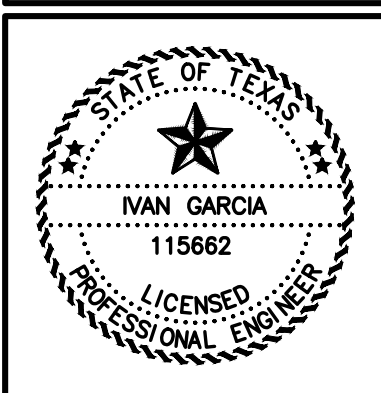
IN ACCORDANCE WITH THE CITY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 125,606 CF OR 2,884 AC-FT. WILL NEED TO BE DETAINED FOR A 50-YR RAINFALL EVENT. LINEAR DETENTION WILL BE PROVIDED BY IMPROVING A SECTION OF THE EXISTING DONNA IRRIGATION DISTRICT NO.1 DITCH (8) AS REQUIRED. STORM WATER WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM, WHICH WILL RUN IN A NORTHERN DIRECTION, AND UNDER AN EXISTING IRRIGATION CANAL. PROPERTY OF DONNA IRRIGATION DISTRICT NO.1, AND DISCHARGE INTO THE EXISTING DONNA IRRIGATION DISTRICT NO. 1 DITCH (8) ON THE NORTH SIDE OF THE PROPERTY, WITH OUTFALL TO THE DONNA NORTH LATERAL, THEN NORTH TO THE SOUTH MAIN DRAIN I, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.

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



DATE

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

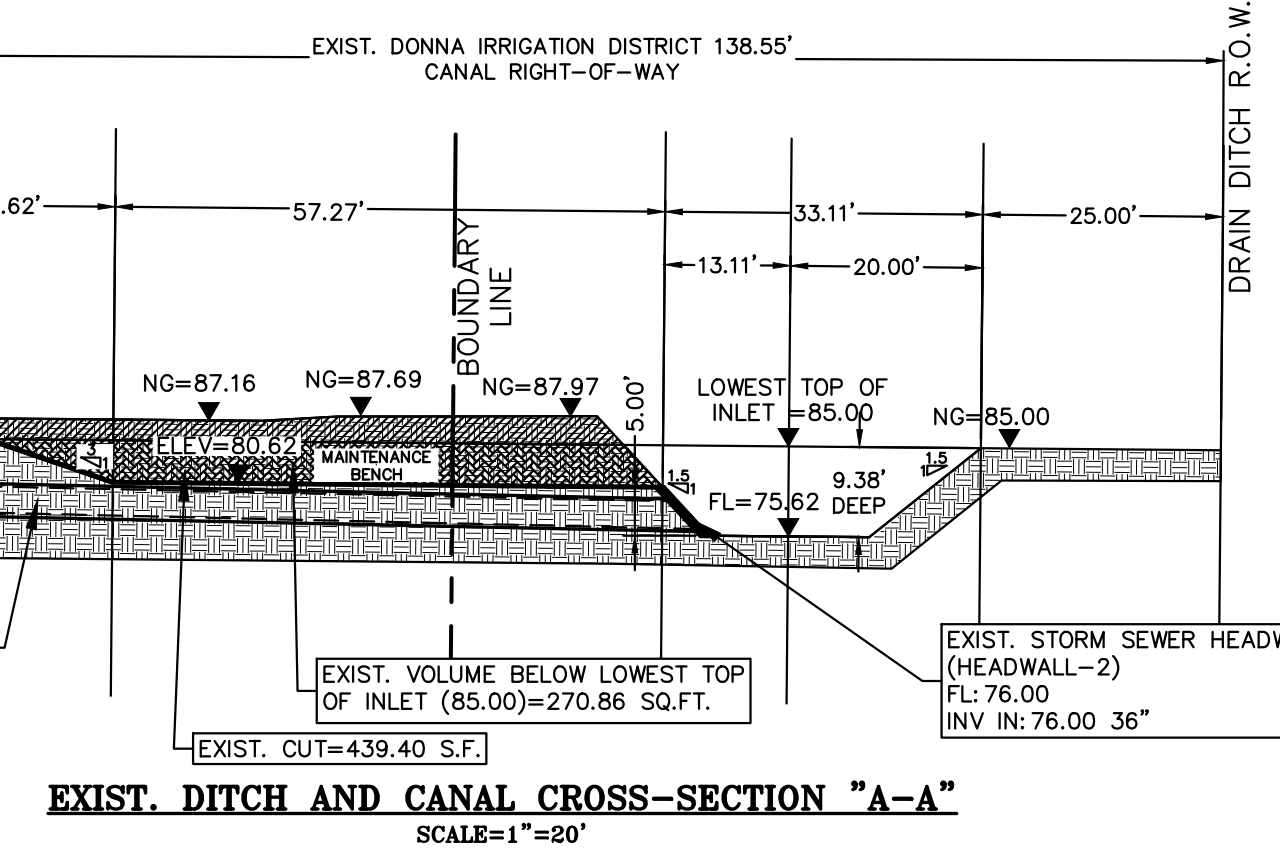


ISSUED FOR:
FINAL

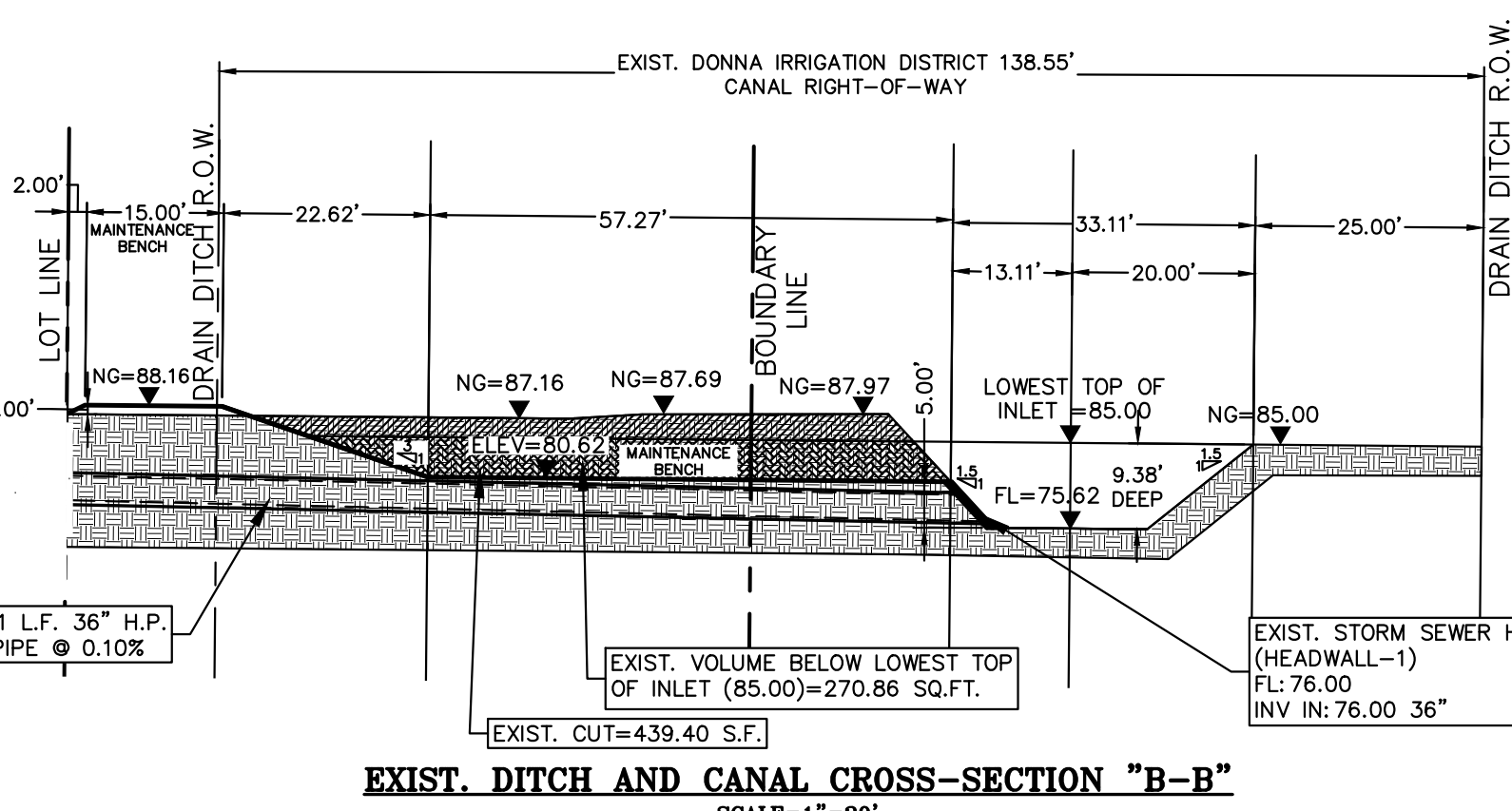
STORM DRAINAGE LAYOUT
 LAS GAVIOTAS SUBDIVISION
 HIDALGO COUNTY, TEXAS

| | |
|------------|----------------------------|
| 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: | |
| SCALE: | Y.V/ G.F. |
| DATE: | JULY 3, 2025 |
| PROJECT: | SUB 24.016 |
| REVISIONS: | |
| PAGE NO.: | 4-OF-6 |

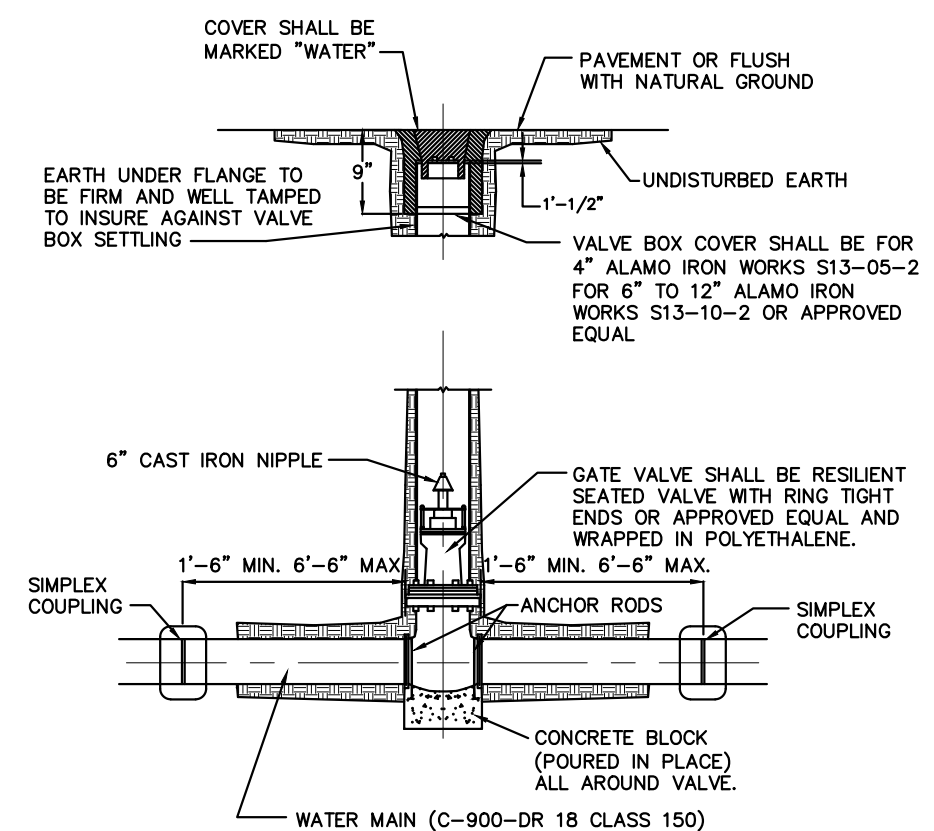
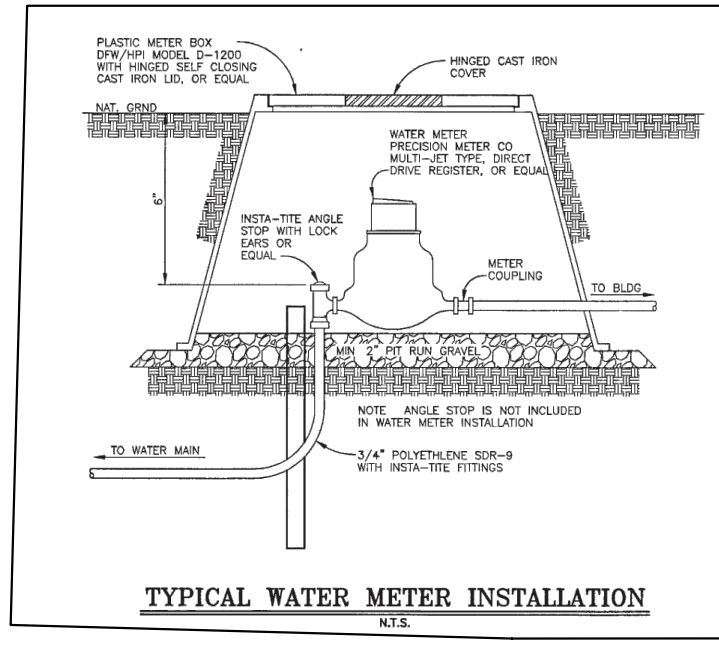
| INDEX TO SHEETS OF LAS GAVIOTAS SUBDIVISION | |
|---|--|
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| SHEET 2: | ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE. |
| SHEET 3: | ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE |
| SHEET 4: | MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS. |
| SHEET 5-6: | TYPICAL DETAILS |



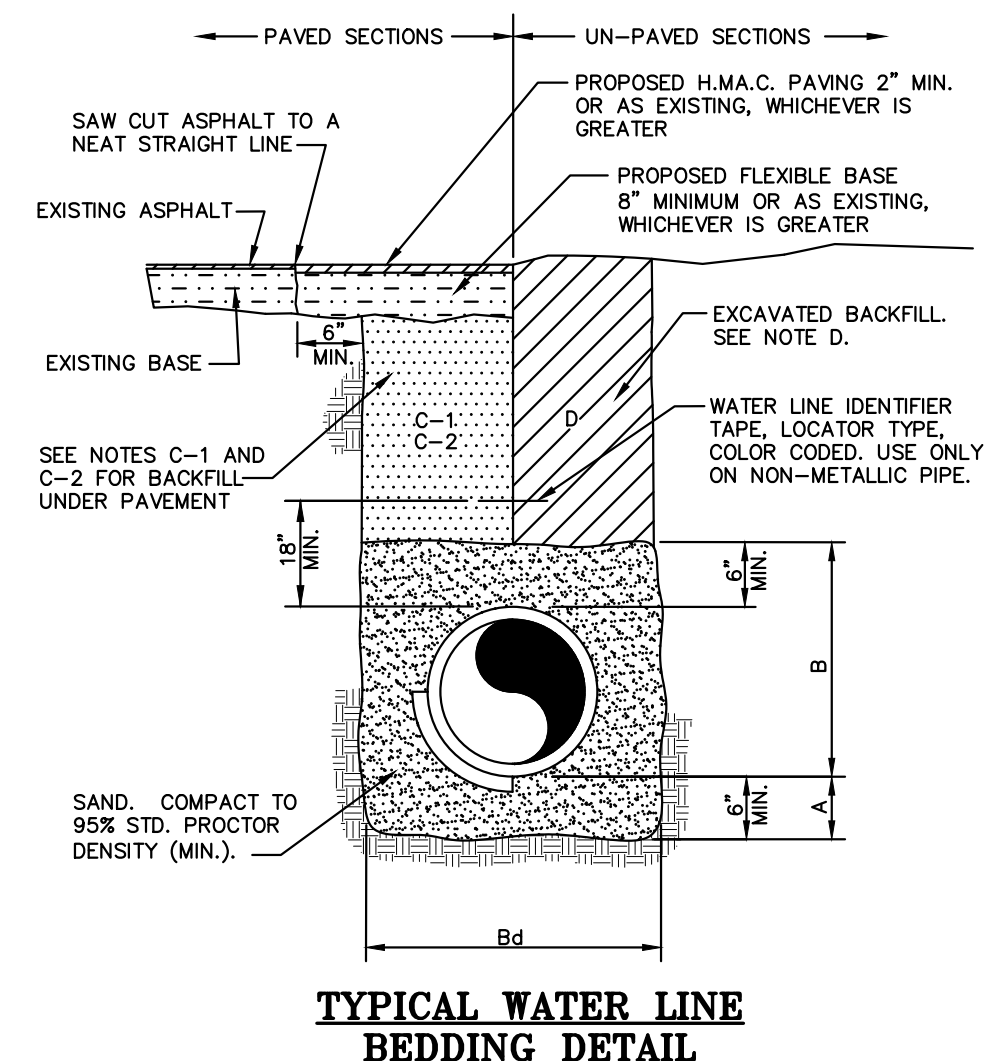
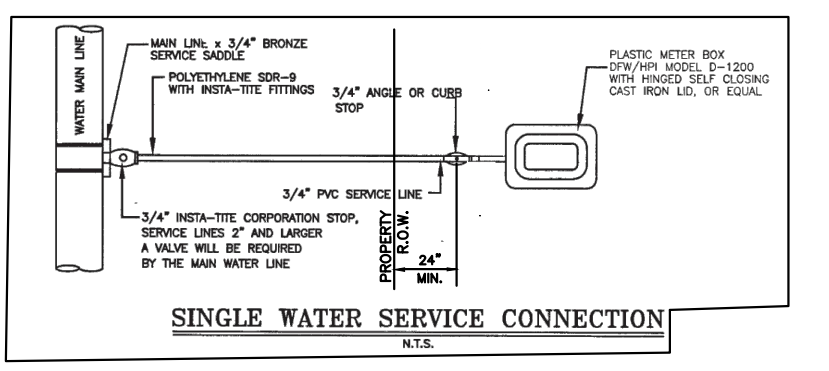
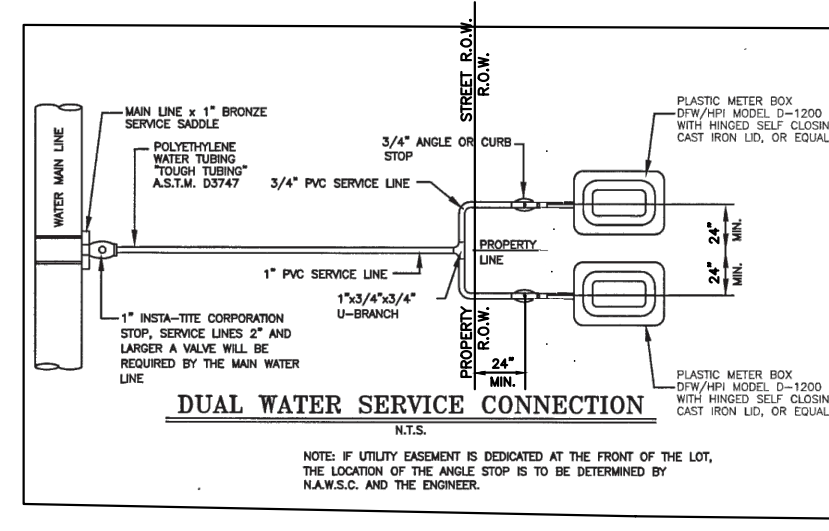
| DRAINAGE VOLUME LEGEND | |
|--|--|
| VOLUME REQUIRED = 125,606 CF | |
| VOLUME PROVIDED IN CROSS-SECTION "A-A" = 270.86 SF X 465 FT = 125,950 CF (100.27% OF REQUIRED) | |



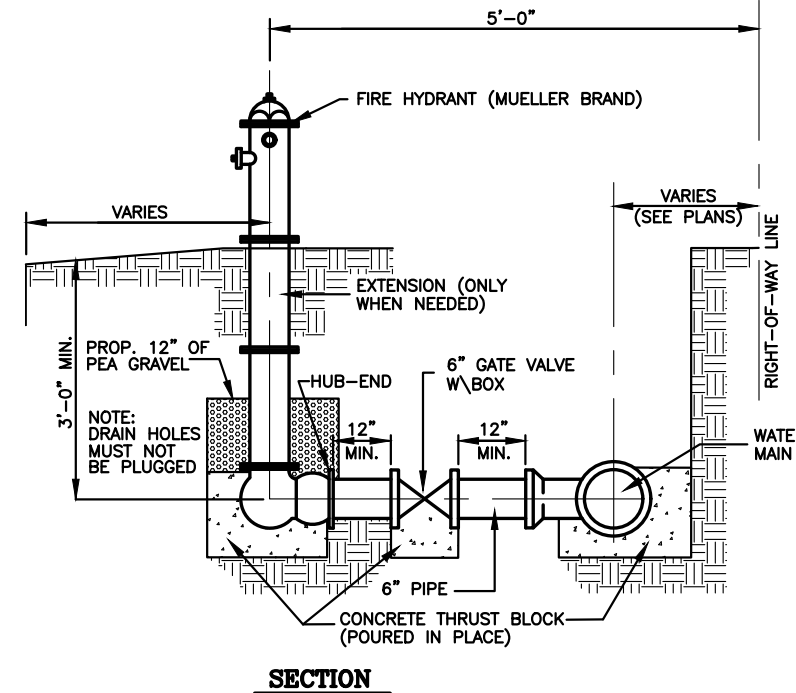
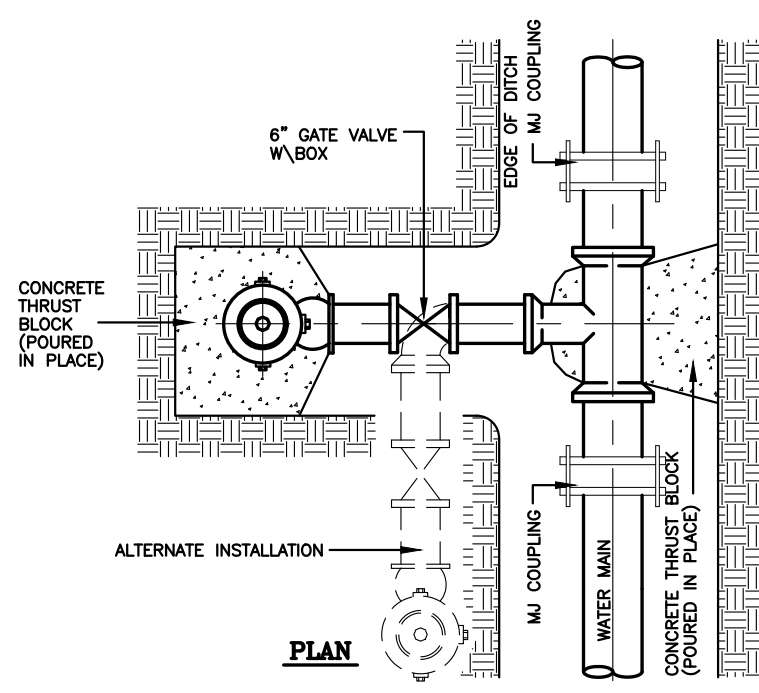
| DRAINAGE VOLUME LEGEND | |
|--|--|
| VOLUME REQUIRED = 125,606 CF | |
| VOLUME PROVIDED IN CROSS-SECTION "B-B" = 270.86 SF X 465 FT = 125,950 CF (100.27% OF REQUIRED) | |



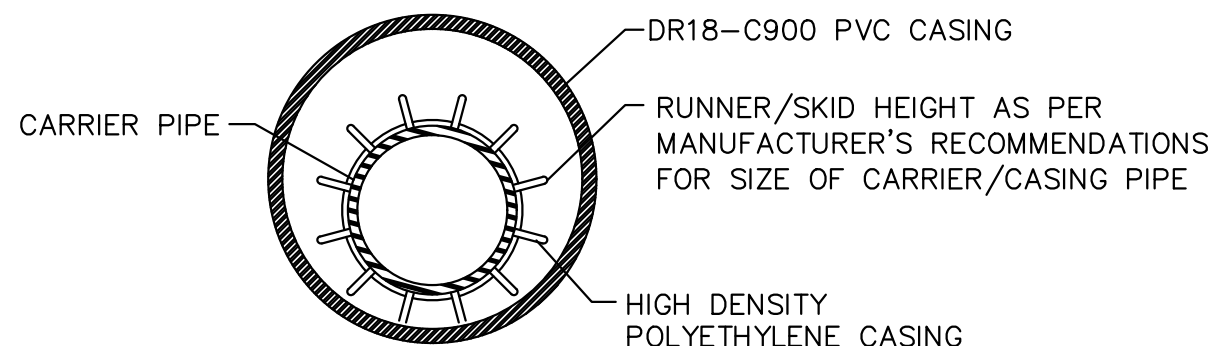
- NOTES:**
1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)
 2. VALVE SHALL BE MUELLER BRAND.



- 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.

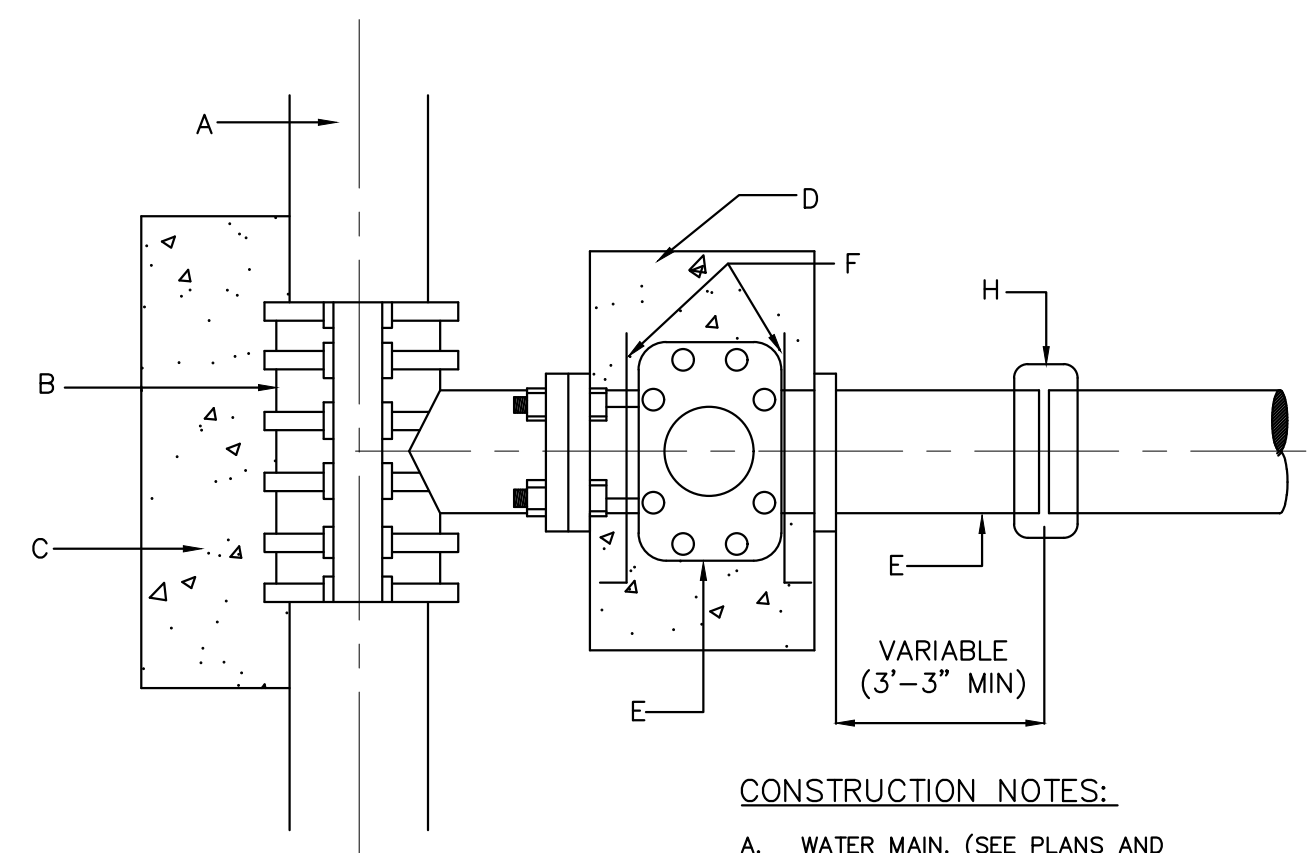


- NOTES:**
1. CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
CENTRAL POWER & LIGHT CO. 800-274-2611
SOUTHERN UNION GAS CO. 800-743-2945
AT&T 800-298-2020
U.S. SPRINT CO. 956-948-3100
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.



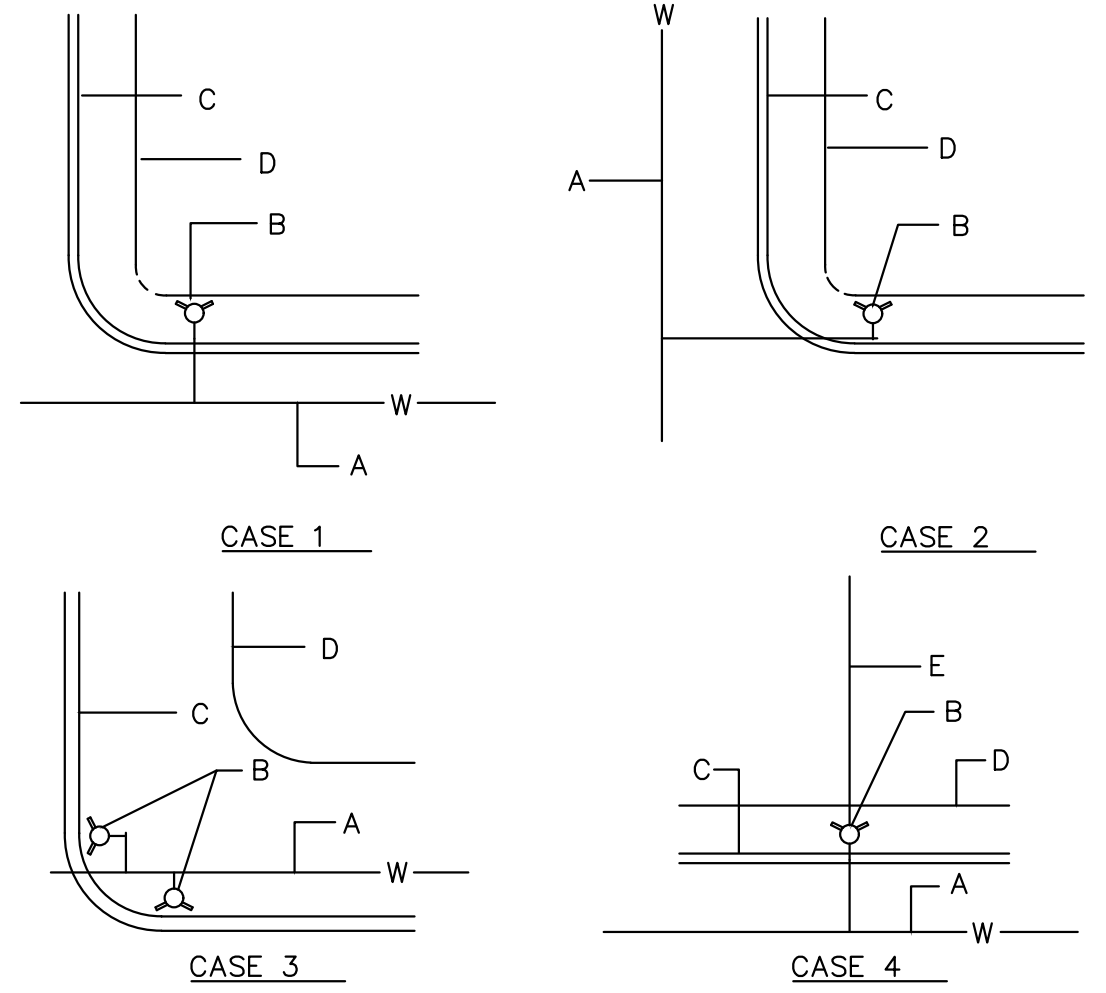
| BORING INSTALLATION | | |
|---------------------|------------------|---------------------|
| CARRIER PIPE SIZE | PIPE CASING SIZE | MIN. WALL THICKNESS |
| 6" | 14" | 0.3125" |
| 8" | 16" | 0.3125" |
| 10" | 18" | 0.3125" |
| 12" | 21" | 0.3750" |
| 14", 15" | 24" | 0.4375" |
| 16" | 26" | 0.4375"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

- GENERAL NOTES:**
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 ENCASUREMENT 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 ENCASUREMENT.
 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.

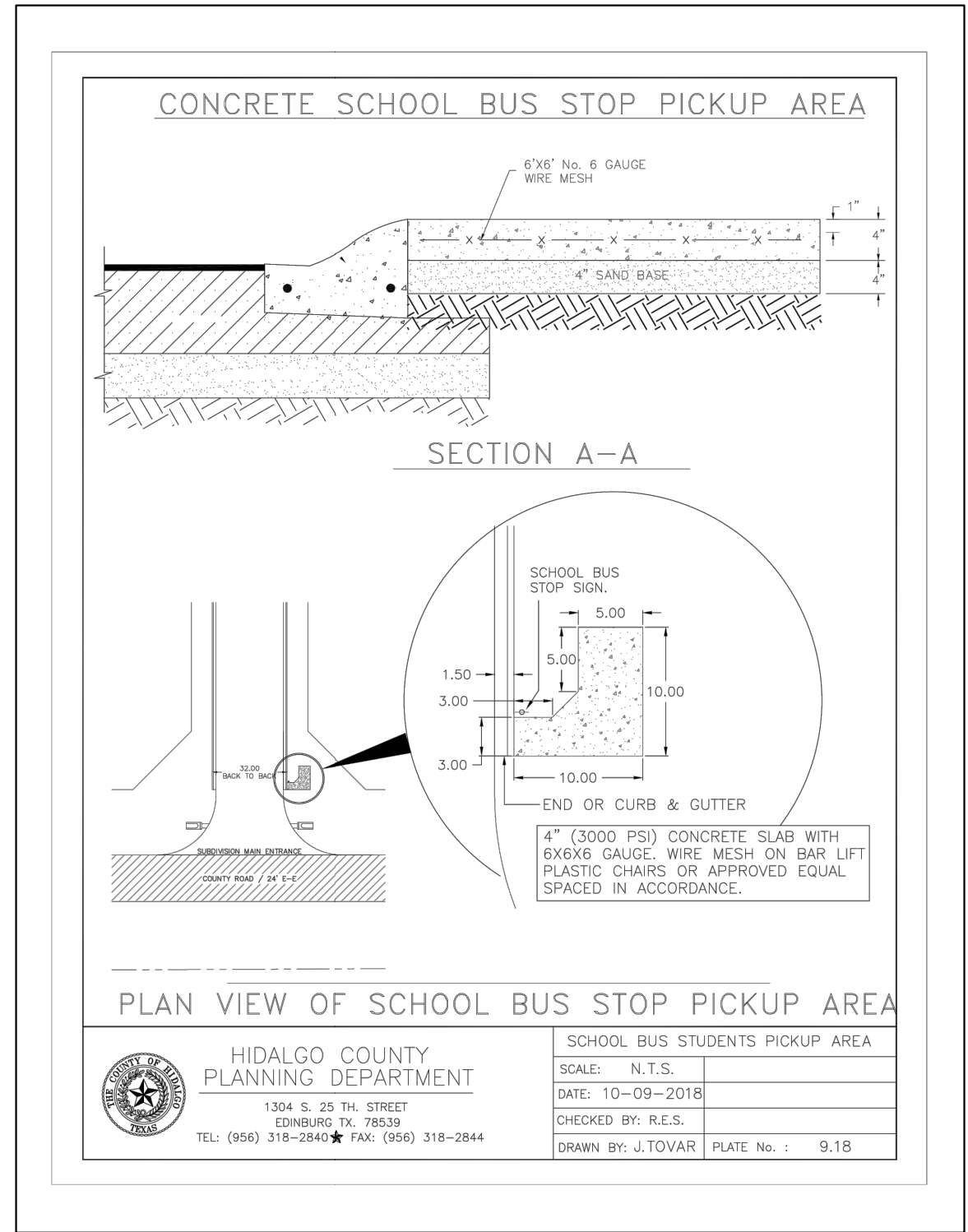


- GENERAL NOTES:**
1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
 2. TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS
 3. VALVE SHALL BE MUELLER BRAND.

- 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. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
 - E. ANCHOR RODS.
 - F. PVC PIPE.
 - G. PVC PIPE.
 - H. SIMPLEX COUPLING.



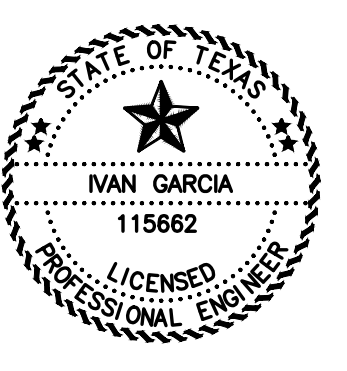
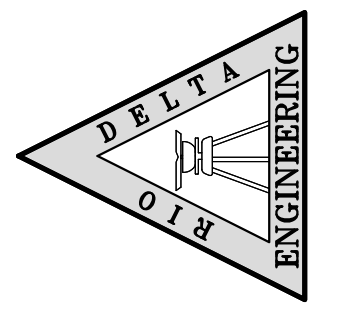
- NOTES:**
1. NORMALLY, FIRE HYDRANTS ARE TO BE LOCATED AT THE END OF CURB RETURN, OR AT PROPERTY LINE.
 2. PERMANENT OBSTRUCTIONS SUCH AS POLES, TRAFFIC SIGNALS ETC. MAY REQUIRED RELOCATION OF FIRE HYDRANT 5' DISTANCE FROM OBSTRUCTION. FIRE HYDRANT NOT TO BE LOCATED WITHIN AREA OF CURB RETURN.
- CONSTRUCTION NOTES:**
- A. WATER MAIN.
 - B. FIRE HYDRANT.
 - C. CURB AND GUTTER.
 - D. RIGHT OF WAY.
 - E. PROPERTY LINE.



INDEX TO SHEETS OF LAS GAVOTAS SUBDIVISION

| SHEET | DESCRIPTION |
|------------|--|
| SHEET 1: | HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS) |
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RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

TYPICAL DETAILS
LAS GAVOTAS SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT:
ENGINEER:
SURVEYOR:
CHECKED:
DRAWN:
SCALE:
DATE:
PROJECT:
REVISIONS:
PAGE NO.

IVAN GARCIA P.E. R.P.L.S.
IVAN GARCIA P.E. R.P.L.S.
IVAN GARCIA P.E. R.P.L.S.
Y.V./ G.F.
N.T.S.
JULY 3, 2025
SUB 24.016
5-OF-6

Y:\RDE SUBDIVISIONS 2024\SUB 24.016 - MR. FRISBY VALVERDE & EL DORA-LAS GAVOTAS\DWG\COUNTY SET\SUB 24.016_RDE_SHT 13 TYPICAL DETAILS.dwg R10DELTA 7/3/2025 2:09 PM

Y: RDE SUBDIVISIONS 2024/SUB 24.016 - MR. FRISBY VALVERDE & EL DORA-LAS GAVIOTAS/OWS/COUNTY SET/SUB 24.016_RDE_SHT 5 TYPICAL DETAILS.dwg R10DELTA 7/3/2025 2:21 PM

CLASS "D" PAVEMENT

REQUIRED MINIMUM FOR ALL MINOR STREETS (EXCEPT AS NOTED)

2" ACP TYPE "D", (228 lbs. Per Sq. Yd.) SPECIFICATIONS TO ADHERE TO, 1993 TX-DOT SPEC BOOK ITEM 340

TACK COAT AC-10; 0.05 to 0.10 O/S/Y.

PRIME COAT SPECIFICATIONS TO ADHERE TO, 1993 TX-DOT SPEC BOOK ITEM 310

BASE COURSE 8" TYPE "D" GRADE 6, CALICHE BASE COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE SPECIFICATIONS TO ADHERE TO, COUNTY SPECIFICATIONS OR ITEM 247 TX-DOT 1993 SPEC BOOK

SUB-BASE COURSE 6" COMPACTED THICKNESS PREPARED SUBGRADE \geq OPTIMUM MOISTURE

P.I. \leq 20 COMPACT TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE

P.I. $>$ 20 SEE SUBGRADE IMPROVEMENT METHODS

GENERAL NOTES:

- IN LIEU OF THE ABOVE BASE DESIGN, AN ALTERNATE BASE MAY BE USED THAT USES 5" OF TYPE "A", GRADE 1 (CRUSHED LIMESTONE) COMPACTED TO STANDARD PROCTOR \geq OPTIMUM MOISTURE AS PER ITEM 247 1993 TX DOT SPEC BOOK.
- SUBGRADE IMPROVEMENT METHODS:
 - MECHANICAL STABILIZATION ----- AN APPROVED GEGRID PLACED UNDERNEATH THE BASE COURSE PER COUNTY SPECIFICATIONS
 - CHEMICAL STABILIZATION ----- MODIFY SUBGRADE COMPOSITION AS FOLLOWS:
 - 20 < P.I. \leq 40 3% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE
 - P.I. $>$ 40 6% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE
 - OVER EXCAVATION & REPLACEMENT ----- A MINIMUM OF 18" OF SELECT FILL WITH A P.I. $<$ 20 COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE. DESIGN ENGINEER MAY SPECIFY A DIFFERENT PAVEMENT SECTION TO ADDRESS FIELD AND TRAFFIC CONDITIONS. THESE SPECIFICATIONS OBTAIN THE MINIMUM REQUIREMENTS FOR THE COUNTY OF HIDALGO. THESE FURTHER GUIDING FOR CONSTRUCTION SPECIFICATIONS IF NEEDED, THE COUNTY PLANNING DEPARTMENT MAY REQUIRE CONSTRUCTION IN ACCORDANCE WITH THE 1993 TX DOT STANDARD SPECIFICATIONS BOOK (SEE BOOK).

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.4

TYPICAL ENDWALL/CONCRETE APRON DETAIL

CONCRETE APRON DETAIL

ELEVATION SAFETY END TREATMENT (TYPE "P OR C")

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.33

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'-4" | 2'-4" | 4'-0" |
| 15" | 2'-4" | 3'-4" | 4'-0" | 5'-0" |
| 18" | 3'-4" | 4'-4" | 5'-10" | 7'-0" |
| 24" | 5'-1 1/2" | 6'-10" | 8'-6 1/2" | 10'-3" |
| 30" | 6'-4" | 8'-0" | 11'-3" | 13'-4" |
| 36" | 8'-4" | 11'-4" | 14'-2" | 17'-0" |
| 42" | 10'-4 1/2" | 13'-4" | 16'-10 1/2" | 20'-3" |
| 48" | 11'-4" | 15'-8" | 19'-7" | 23'-6" |

ESTIMATED RIPRAP CL "A" VOLUME (CY)

| PIPE DIA. (IN) | 3:1 | 4:1 | 5:1 | 6:1 |
|----------------|------|------|------|------|
| 12" | .88 | 1.11 | 1.34 | 1.57 |
| 15" | .88 | 1.23 | 1.48 | 1.75 |
| 18" | 1.08 | 1.36 | 1.64 | 1.93 |
| 24" | 1.29 | 1.63 | 1.97 | 2.32 |
| 30" | 1.50 | 1.91 | 2.35 | 2.73 |
| 36" | 1.73 | 2.21 | 2.69 | 3.17 |
| 42" | 1.95 | 2.50 | 3.05 | 3.60 |
| 48" | 2.18 | 2.80 | 3.42 | 4.05 |

RIPRAP TOE LENGTHS

| SLOPE | 12" | 18" |
|-------|-------|--------|
| 3:1 | 2'-0" | 1'-0" |
| 4:1 | 3'-4" | 2'-4" |
| 5:1 | 4'-7" | 2'-11" |
| 6:1 | 5'-0" | 3'-0" |

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EDINBURG, TX 78839
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DRAWN BY: J.TOVAR PLATE No. 1: 9.34

STORM TRENCH BEHIND AND BACKFILL DETAILS

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.36

DRAINAGE MANHOLE DETAILS

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.21

CAST-IN-PLACE SAFETY END TREATMENT

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.21

MINOR RESIDENTIAL STREET SECTION

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

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.5

MINOR COMMERCIAL/INDUSTRIAL STREET SECTION

NO LESS THAN 36' B-B

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.5

TYPICAL CURB & GUTTER DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.14

CONCRETE VALLEY GUTTER DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.32

GRADED TYPE "C-C" INLET

NOT TO SCALE

SECTION A-A
SECTION B-B
SECTION C-C

STANDARD CURB INLET SECTION

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.23

INLET GUTTER

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.24

CURB INLET DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.25

STANDARD CURB INLET / THROAT DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.26

CURB INLETS BOX AND MANHOLE ELEVATION

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET
EDINBURG, TX 78839
TEL: (936) 318-2840 FAX: (936) 318-2844
DRAWN BY: J.TOVAR PLATE No. 1: 9.26

INDEX TO SHEETS OF LAS GAVIOTAS SUBDIVISION

| SHEET | DESCRIPTION |
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| SHEET 1: | HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES 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.C.I.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE. |
| SHEET 3: | ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE |
| SHEET 4: | MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS. |
| 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

TYPICAL DETAILS
 LAS GAVIOTAS SUBDIVISION
 HIDALGO COUNTY, TEXAS TEXAS

ISSUED FOR:
FINAL

ENGINEER:
 IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR:
 IVAN GARCIA P.E. R.P.L.S.
 CHECKED:
 IVAN GARCIA P.E. R.P.L.S.
 DRAWN:
 Y.V.
 SCALE:
 AS SHOWN
 DATE:
 JULY 3, 2025
 PROJECT:
 SUB 24.016
 REVISIONS:
 PAGE No.
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