



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 DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION, PRECINCT No. 4

ENGINEER RIO DELTA ENGINEERING DEVELOPER: VILLANUEVA PROPERTY & INVESTMENTS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 93 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTH OF DAVIS ROAD APPROXIMATELY ¼ OF A MILE WEST OF DOOLITTLE ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-28-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

SEWER SYSTEM: SANITARY SEWER BY CITY OF EDINBURG.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: DAVIS ROAD.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$19,500.00** For: (6 FIRE HYDRANTS)

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

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.

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DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION

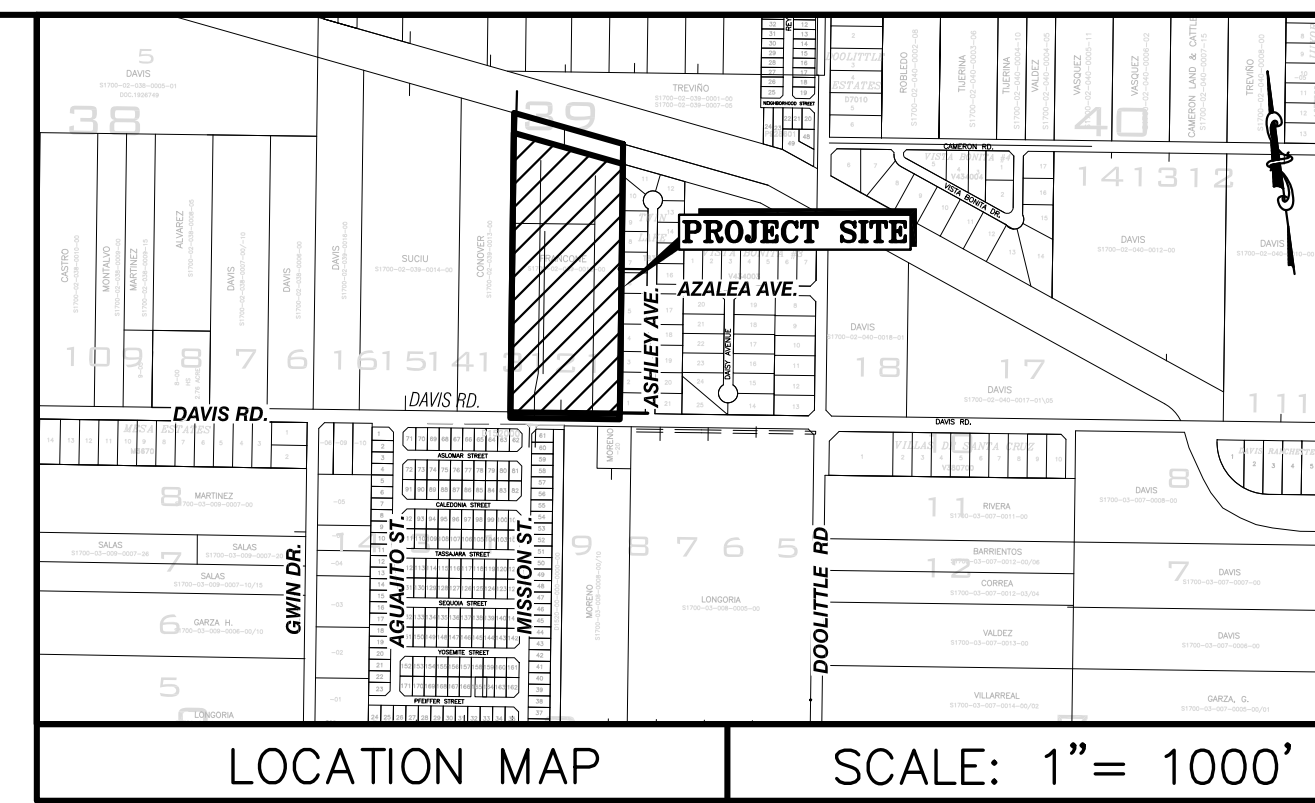
BEING A 19.77 ACRE TACT OF LAND, OUT OF LOT 11 AND LOT 12, BLOCK 39, SANTA CRUZ GARDENS SUBDIVISION NO.2, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 28-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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

| CURVE TABLE | | | | | |
|-------------|--------|--------|--------|-----------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD DIRECTION | CHORD LENGTH |
| C1 | 9.46 | 55.00 | 9.85 | S49° 23' 41"E | 9.45 |
| C2 | 73.06 | 55.00 | 76.11 | S6° 24' 46"E | 67.81 |
| C3 | 76.92 | 55.00 | 80.13 | N71° 42' 38"E | 70.81 |
| C4 | 124.77 | 55.00 | 129.98 | N3° 13' 59"W | 99.69 |
| C5 | 9.46 | 55.00 | 9.85 | S66° 40' 55"W | 9.45 |
| C6 | 43.21 | 55.00 | 45.01 | N31° 48' 58"W | 42.10 |
| C7 | 52.68 | 55.00 | 54.88 | S18° 07' 50"W | 50.69 |
| C8 | 38.33 | 55.00 | 39.93 | S65° 32' 19"W | 37.56 |
| C9 | 131.86 | 55.00 | 137.37 | N25° 48' 41"W | 102.47 |
| C10 | 27.58 | 55.00 | 28.74 | S57° 14' 25"W | 27.30 |

| 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.D.P. | 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 |
| C.L. | CENTER LINE |
| L.O.T. | LOT LINE |

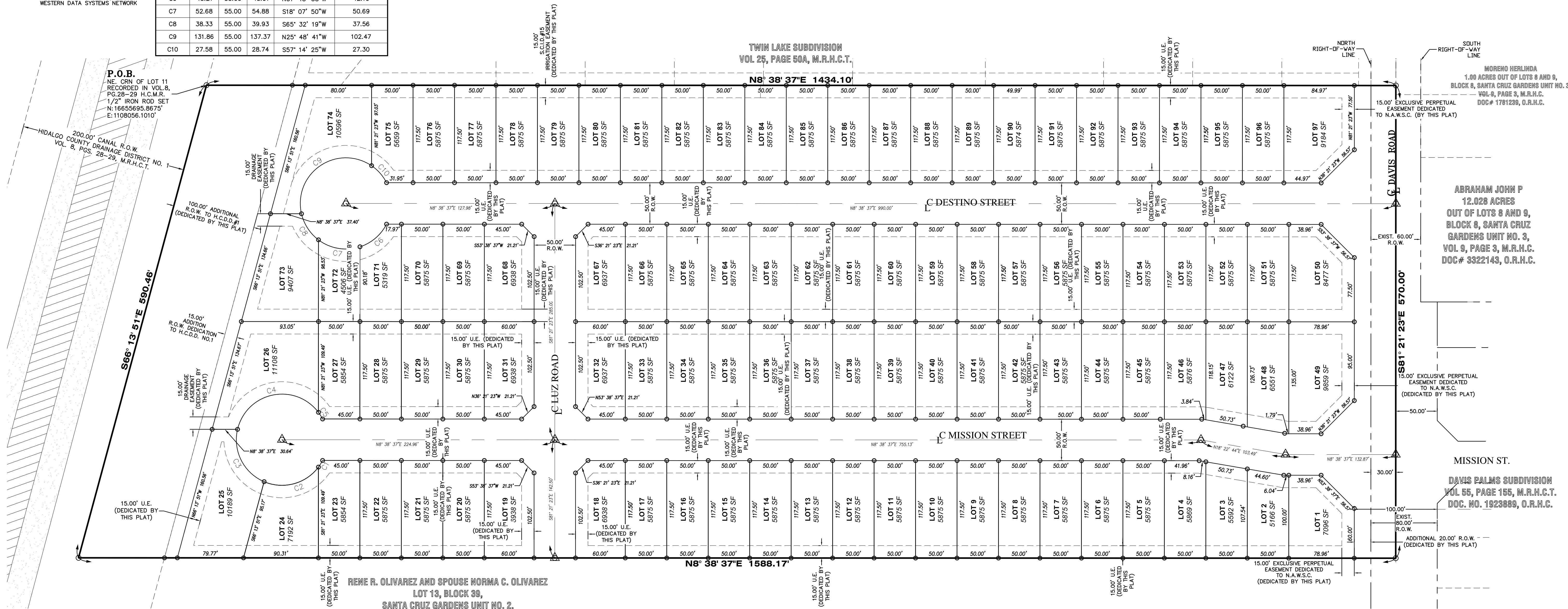
| LEGEND | |
|--------|-------------------------------|
| ○ | SET 1/2 INCH IRON ROD |
| ● | FOUND 1/2 INCH IRON ROD |
| ○ | FOUND 5/8 INCH IRON ROD |
| ▲ | FOUND COTTON PICKER SPINDLE |
| ○ | FOUND 60-D NAIL |
| ○ | SET COTTON PICKER SPINDLE |
| ○ | POWER POLE |
| ○ | GUY WIRE |
| ○ | FOUND FENCE POST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



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
 DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION
 HIDALGO COUNTY, TEXAS



RENE R. OLIVAREZ AND SPOUSE NORMA C. OLIVAREZ
 LOT 13, BLOCK 39,
 SANTA CRUZ GARDENS UNIT NO. 2,
 DOC. NO. 2697826, O.R.H.C.T.
 MARCH 24, 2016

METES AND BOUNDS DESCRIPTION

BEING A 19.77 ACRE TACT OF LAND, OUT OF LOT 11 AND LOT 12, BLOCK 39, SANTA CRUZ GARDENS SUBDIVISION NO.2, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 8, PAGE 28-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 19.77 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID LOT 11, SAME BEING THE NORTHWEST CORNER OF LOT 10, BLOCK 39 AND THE NORTHWEST CORNER OF TWIN LAKE SUBDIVISION AS RECORDED IN VOLUME 25 PAGE 50A OF HIDALGO COUNTY MAP RECORDS, TEXAS;

THENCE N 08°38'37" E ALONG THE COMMON LINE OF THE SAID LOTS 11 AND 10, SAME BEING THE WEST LINE OF SAID TWIN LAKE SUBDIVISION, PASSING AT A DISTANCE OF 1404.10 FEET, THE NORTH RIGHT-OF-WAY LINE OF DAVIS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1434.10 FEET TO A POINT ON THE CENTERLINE OF SAID DAVIS ROAD, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

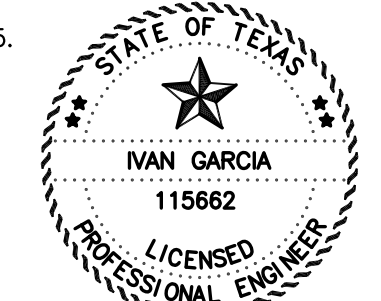
THENCE S 81°21'23" E ALONG THE SOUTH LINES OF LOTS 11 AND 12 OF SANTA CRUZ GARDENS SUBDIVISION NO. 2, SAME BEING THE CENTERLINE OF SAID DAVIS ROAD, TO THE SOUTHWEST CORNER OF LOT 12, A DISTANCE OF 570.00 FEET TO A POINT, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 08°38'37" E ALONG THE COMMON LINE OF LOTS 12 AND 13 OF BLOCK 8, PASSING AT A DISTANCE OF 30.00 FEET THE SAID NORTH RIGHT-OF-WAY LINE OF SAID DAVIS ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,588.17 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 12, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 66°13'51" E ALONG THE NORTH LINES OF SAID LOTS 12 AND LOT 11, A DISTANCE OF 590.46 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 19.77 ACRES OF LAND, MORE OR LESS.

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.

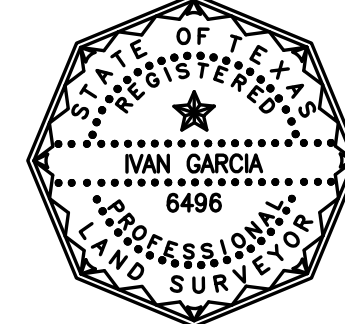
DATED THIS _____ DAY OF _____, 2025.



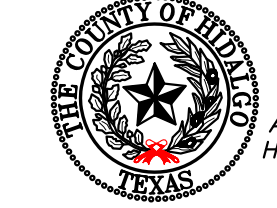
IVAN GARCIA, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 NO. 115662 - STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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 _____, 2025.



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



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

| PRINCIPAL CONTACTS: | | | |
|--|---|-------------------------------|--|
| NAME | ADDRESS | PHONE & FAX | |
| OWNER: VILLANUEVA PROPERTIES & INVESTMENTS LLC | 3528 BUDDY OWENS BLVD. MCALLEN, TEXAS 78504 | | |
| 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 | |

| INDEX TO SHEETS OF DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION | |
|--|-------------------------------------|
| SHEET 1: HEADING, INDEX, LOCATION MAP; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION. | ENGINEER: IVAN GARCIA P.E. R.P.L.S. |
| SHEET 2: PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; S.C.I.D.#15, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE. | SURVEYOR: IVAN GARCIA P.E. R.P.L.S. |
| SHEET 3: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION. | CHECKED: IVAN GARCIA P.E. R.P.L.S. |
| SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION. | DRAWN: H.G./F.M. |
| SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT. | SCALE: 1"=60' |
| SHEET 6: SANITARY SEWER DETAIL SHEET | DATE: JULY 1, 2025 |
| SHEET 7: WATER DETAIL SHEET | PROJECT: SUB 22 061 |
| SHEET 8-9: PAVING DETAILS | REVISIONS: |
| SHEET 10: DRAINAGE DETAIL SHEET | PAGE NO. 1-OF-10 |

Y: RIDE SUBDIVISIONS 2022, SUB 22.061 - VILLANUEVA CONSTRUCTION - DAVIS SUBDIVISION.DWG\SUB 22_061_RIDE_SHT 2 PLAT SHEET.DWG RODELTA 8/12/2025 3:22 PM

DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION

BEING A 19.77 ACRE TACT OF LAND, OUT OF LOT 11 AND LOT 12, BLOCK 39, SANTA CRUZ GARDENS SUBDIVISION NO.2, HIDALGO COUNTY, TEXAS. RECORDED IN VOLUME 8, PAGE 28-29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY PANEL NO. 480338 0020 E, REVISED JUNE 6, 2000. REVISED TO REFLECT LOMR DATED MAY 14, 2001
- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
FRONT FOR CUL-DE-SACS: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDES: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE: 18.00 FEET OR EASEMENT WHICHEVER IS GREATER
GARAGE FOR CUL-DE-SACS: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
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.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE TOP OF CURB AT FRONT AND CENTER OF LOT.
- BENCHMARKS (B.M.):
SANITARY SEWER MANHOLE LID BEING LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF DAVIS ROAD AND MISSION STREET. TOP OF M.H. ELEV.=85.07 (N.A.V.D. 88) NORTHING:16654298.16 EASTING:1107412.9320 (TEXAS STATE PLANE COORDINATES, N.A.D. 83)
- DRAINAGE:
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **102.667** CUBIC-FEET OR **2.357** ACRE-FEET OF STORM WATER RUNOFF.
- ONLY ONE SINGLE FAMILY DWELLING PER LOT.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
- A FIVE (5.00') FOOT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, **VILLANUEVA PROPERTIES & INVESTMENTS, LLC**, AS THE OWNER (S) OF THE 19.77 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **DAVIS GROVES AT VILLANUEVA ESTATES 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
- 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.

VILLANUEVA PROPERTIES & INVESTMENTS LLC DATE
MARTIN VILLANUEVA (OWNER)
3528 BUDDY OWENS BLVD.
MCALLEN, TX 78504

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **MARTIN VILLANUEVA**, 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 UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

PRESIDENT ATTEST: SECRETARY

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, A 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 FOR WHICH THE ABOVE- MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS 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.

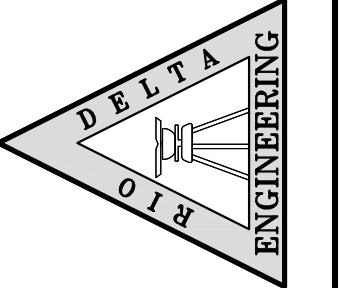
THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT 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.

MARTIN VILLANUEVA DATE
3528 BUDDY OWENS BLVD
MCALLEN, TEXAS 78504

| INDEX TO SHEETS OF DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION | |
|--|--|
| SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION. | ENGINEER: IVAN GARCIA P.E. R.P.L.S. |
| SHEET 2: PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ENGINEER'S CERTIFICATION AND ATTESTATION, COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, S.C.I.D.#15, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE. | SURVEYOR: IVAN GARCIA P.E. R.P.L.S. |
| SHEET 3: SANITARY SEWER LAYOUT, INCLUDING PROPOSED MANHOLES, AND SANITARY SEWER SERVICE LOCATION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER AND ENGINEER'S CERTIFICATION. | CHECKED: IVAN GARCIA P.E. R.P.L.S. |
| SHEET 4: WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION. | DRAWN: H.G./F.M. |
| SHEET 5: STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT. | SCALE: 1"=60' |
| SHEET 6: SANITARY SEWER DETAIL SHEET | DATE: JULY 1, 2025 |
| SHEET 7: WATER DETAIL SHEET | PROJECT: SUB 22 061 |
| SHEET 8-9: PAVING DETAILS | REVISIONS: |
| SHEET 10: DRAINAGE DETAIL SHEET | PAGE NO: 2-OF-8 |

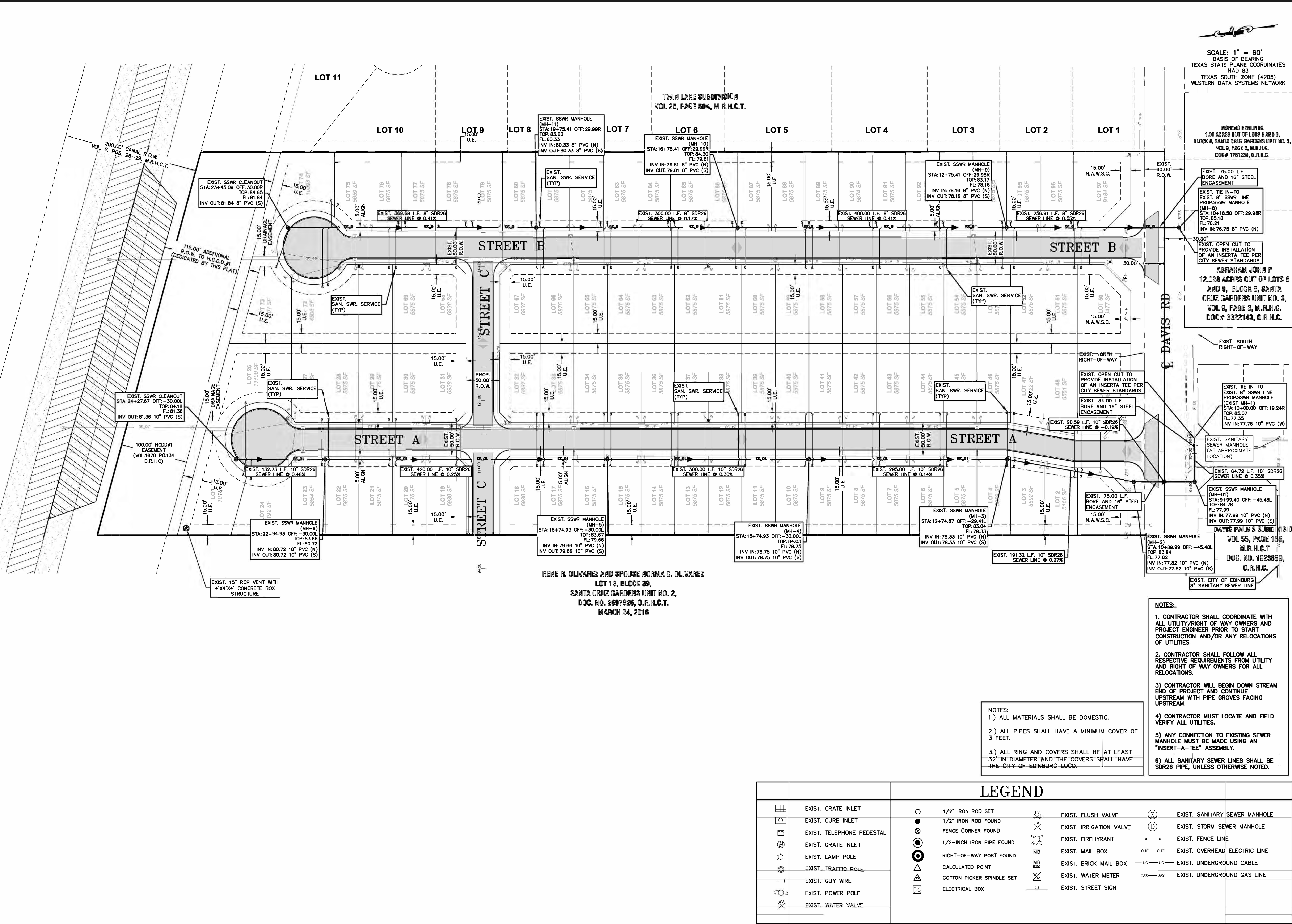
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

PLAT NOTES
DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION
HIDALGO COUNTY

Y:\RDE SUBDIVISIONS 2022\SUB 22 061 - VILLANUEVA CONSTRUCTION - DAVIS SUBDIVISION\DWG\ASBUILTS\SUB 22 061 - RDE SHT 3 SSWR LAYOUT.dwg RODELTA 8/12/2025 3:27 PM



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

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-5)
 STA: 10+18.50 OFF: 29.99R
 TOP: 85.18
 FL: 76.21
 INV IN: 76.75 8" PVC (N)
 INV OUT: 76.75 8" PVC (N)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-9)
 STA: 12+75.41 OFF: 29.99R
 TOP: 83.17
 FL: 78.18
 INV IN: 78.16 8" PVC (N)
 INV OUT: 78.16 8" PVC (S)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-10)
 STA: 16+75.41 OFF: 29.99R
 TOP: 84.30
 FL: 79.81
 INV IN: 79.81 8" PVC (N)
 INV OUT: 79.81 8" PVC (S)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-11)
 STA: 19+75.41 OFF: 29.99R
 TOP: 83.83
 FL: 80.33
 INV IN: 80.33 8" PVC (N)
 INV OUT: 80.33 8" PVC (S)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-12)
 STA: 22+84.93 OFF: 30.00L
 TOP: 83.66
 FL: 81.36
 INV IN: 80.72 10" PVC (N)
 INV OUT: 80.72 10" PVC (S)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-13)
 STA: 24+27.67 OFF: 30.00L
 TOP: 84.18
 FL: 81.36
 INV IN: 81.36 10" PVC (S)
 INV OUT: 81.36 10" PVC (S)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-14)
 STA: 24+27.67 OFF: 30.00L
 TOP: 84.18
 FL: 81.36
 INV IN: 81.36 10" PVC (S)
 INV OUT: 81.36 10" PVC (S)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-15)
 STA: 18+74.93 OFF: 30.00L
 TOP: 83.67
 FL: 79.66
 INV IN: 79.66 10" PVC (N)
 INV OUT: 79.66 10" PVC (S)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-16)
 STA: 15+74.93 OFF: 29.41L
 TOP: 83.04
 FL: 78.75
 INV IN: 78.75 10" PVC (N)
 INV OUT: 78.75 10" PVC (S)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-17)
 STA: 12+74.87 OFF: 29.41L
 TOP: 83.04
 FL: 78.33
 INV IN: 78.33 10" PVC (N)
 INV OUT: 78.33 10" PVC (S)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-18)
 STA: 10+89.99 OFF: 45.48L
 TOP: 84.78
 FL: 77.99
 INV IN: 77.99 10" PVC (N)
 INV OUT: 77.99 10" PVC (E)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-19)
 STA: 9+99.40 OFF: 45.48L
 TOP: 84.78
 FL: 77.99
 INV IN: 77.99 10" PVC (N)
 INV OUT: 77.99 10" PVC (E)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-20)
 STA: 10+89.99 OFF: 45.48L
 TOP: 84.78
 FL: 77.99
 INV IN: 77.99 10" PVC (N)
 INV OUT: 77.99 10" PVC (E)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-21)
 STA: 10+89.99 OFF: 45.48L
 TOP: 84.78
 FL: 77.99
 INV IN: 77.99 10" PVC (N)
 INV OUT: 77.99 10" PVC (E)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-22)
 STA: 10+89.99 OFF: 45.48L
 TOP: 84.78
 FL: 77.99
 INV IN: 77.99 10" PVC (N)
 INV OUT: 77.99 10" PVC (E)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-23)
 STA: 10+89.99 OFF: 45.48L
 TOP: 84.78
 FL: 77.99
 INV IN: 77.99 10" PVC (N)
 INV OUT: 77.99 10" PVC (E)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-24)
 STA: 10+89.99 OFF: 45.48L
 TOP: 84.78
 FL: 77.99
 INV IN: 77.99 10" PVC (N)
 INV OUT: 77.99 10" PVC (E)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-25)
 STA: 10+89.99 OFF: 45.48L
 TOP: 84.78
 FL: 77.99
 INV IN: 77.99 10" PVC (N)
 INV OUT: 77.99 10" PVC (E)

EXIST. 75.00' L.F.
 BORE AND 16" STEEL
 ENCASUREMENT
 EXIST. 8" SSWR LINE
 PROP. SSWR MANHOLE
 (MH-26)
 STA: 10+89.99 OFF: 45.48L
 TOP: 84.78
 FL: 77.99
 INV IN: 77.99 10" PVC (N)
 INV OUT: 77.99 10" PVC (E)

- NOTES:**
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY/RIGHT OF WAY OWNERS AND PROJECT ENGINEER PRIOR TO START CONSTRUCTION AND/OR ANY RELOCATIONS OF UTILITIES.
 - CONTRACTOR SHALL FOLLOW ALL RESPECTIVE REQUIREMENTS FROM UTILITY AND RIGHT OF WAY OWNERS FOR ALL RELOCATIONS.
 - CONTRACTOR WILL BEGIN DOWN STREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROVES FACING UPSTREAM.
 - CONTRACTOR MUST LOCATE AND FIELD VERIFY ALL UTILITIES.
 - ANY CONNECTION TO EXISTING SEWER MANHOLE MUST BE MADE USING AN "INSERT-A-TEE" ASSEMBLY.
 - ALL SANITARY SEWER LINES SHALL BE SDR26 PIPE, UNLESS OTHERWISE NOTED.

- NOTES:**
- ALL MATERIALS SHALL BE DOMESTIC.
 - ALL PIPES SHALL HAVE A MINIMUM COVER OF 3 FEET.
 - ALL RING AND COVERS SHALL BE AT LEAST 32" IN DIAMETER AND THE COVERS SHALL HAVE THE CITY OF EDINBURG LOGO.

LEGEND

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

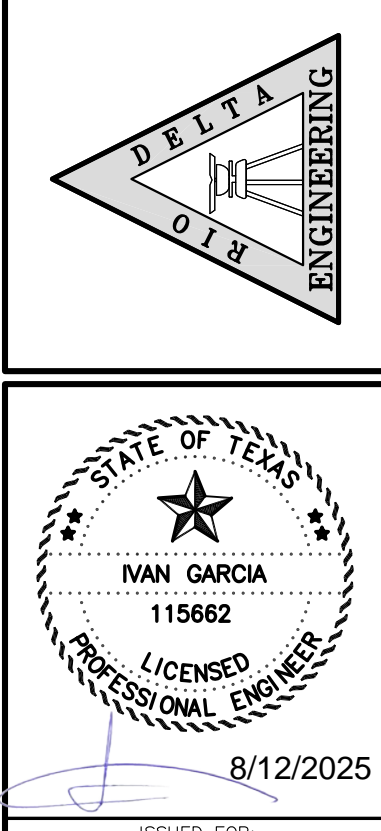
RIO DELTA ENGINEERING
 FIRM REGISTRATION NO. F-7628
 SURVEY FIRM NO. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
ASBUILT

SANITARY SEWER LAYOUT
 DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION
 HIDALGO COUNTY TEXAS

PROJECT: DAVIS 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: IVAN GARCIA P.E. R.P.L.S.
 SCALE: H.G./F.M.
 DATE: AS SHOWN
 PROJECT: APRIL 11, 2025
 REVISIONS: SUB 22 061
 PAGE NO. **SHT 3**

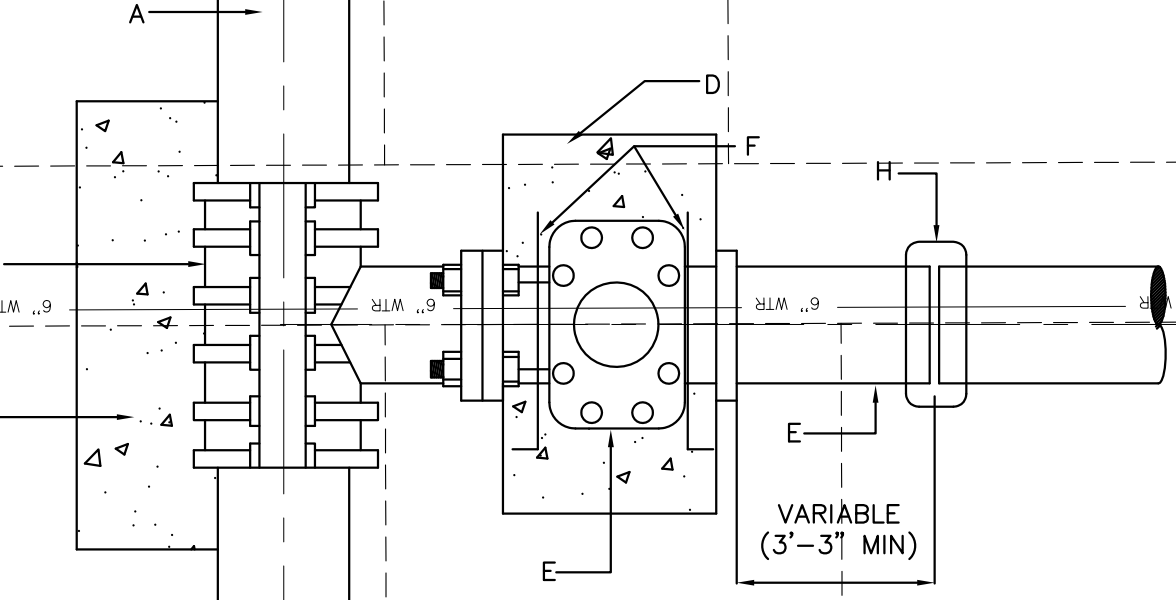


ISSUED FOR: **ASBUILT**

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

- GENERAL NOTES:**
- ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
 - TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS
 - VALVE SHALL BE MUELLER BRAND.
- CONSTRUCTION NOTES:**
- WATER MAIN. (SEE PLANS AND SPECIFICATION)
 - TAPPING SLEEVE (SIZE AS REQUIRED). CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
 - THRUST BLOCK AS PER SPECIFICATIONS. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE. ANCHOR RODS.
 - PVC PIPE.
 - SIMPLEX COUPLING.

TAPPING SLEEVE & VALVE INSTALLATION



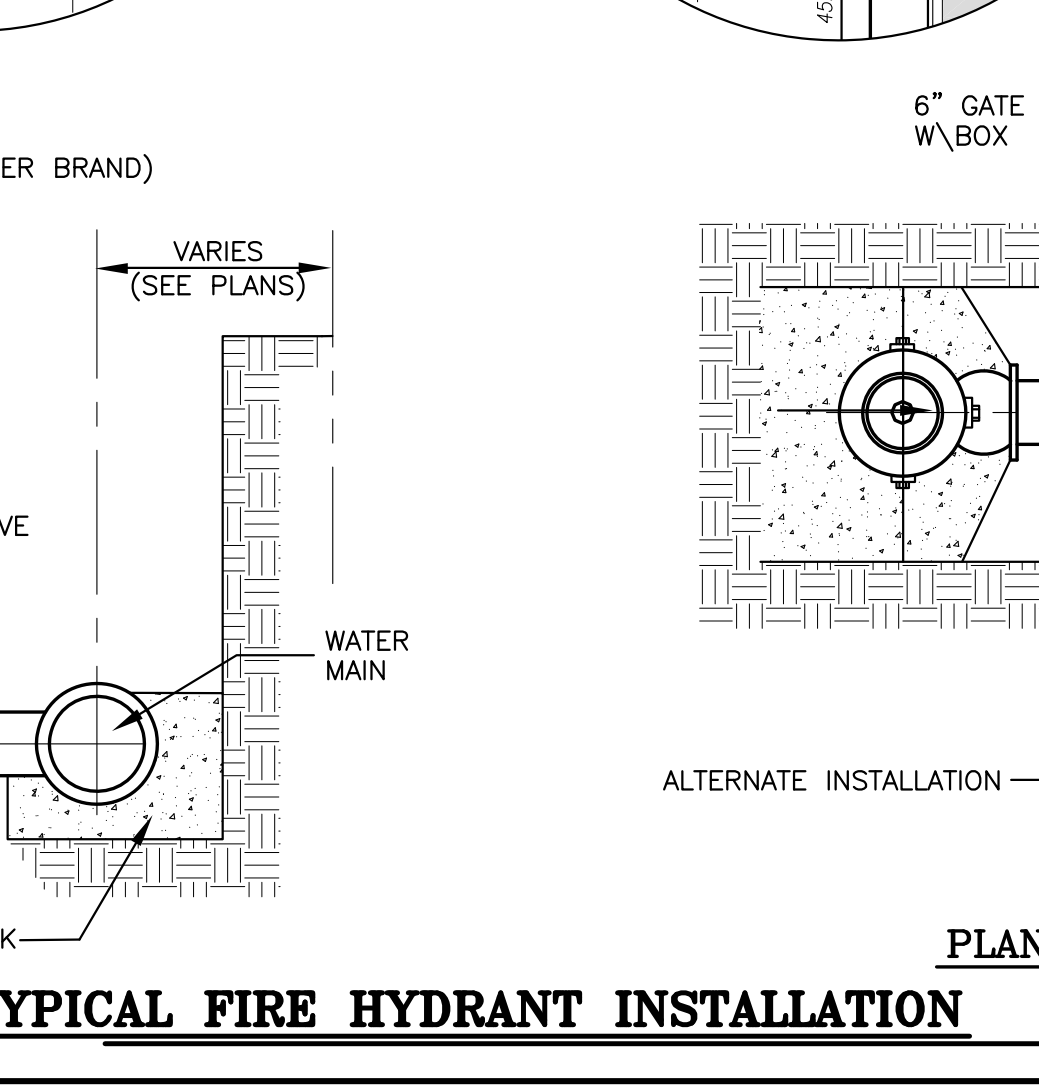
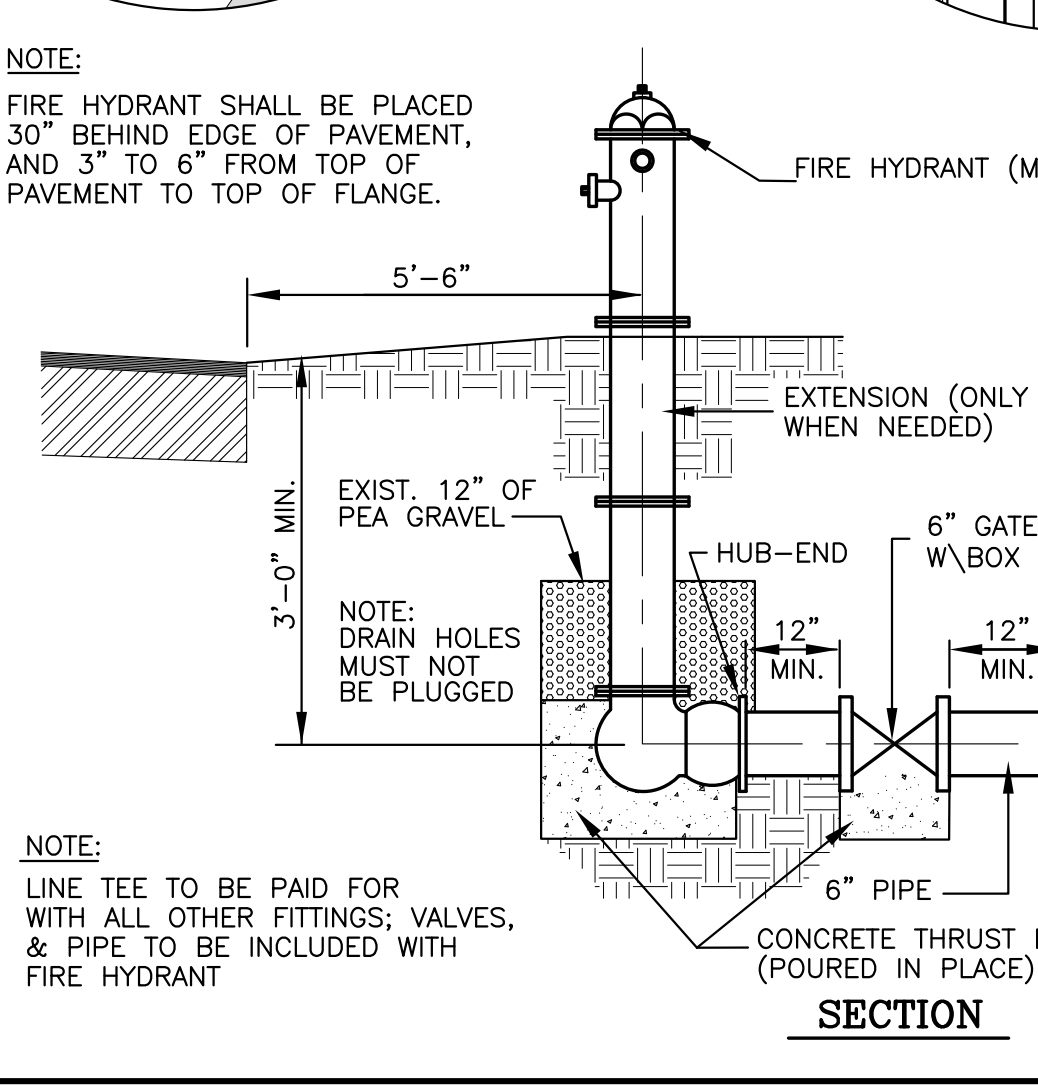
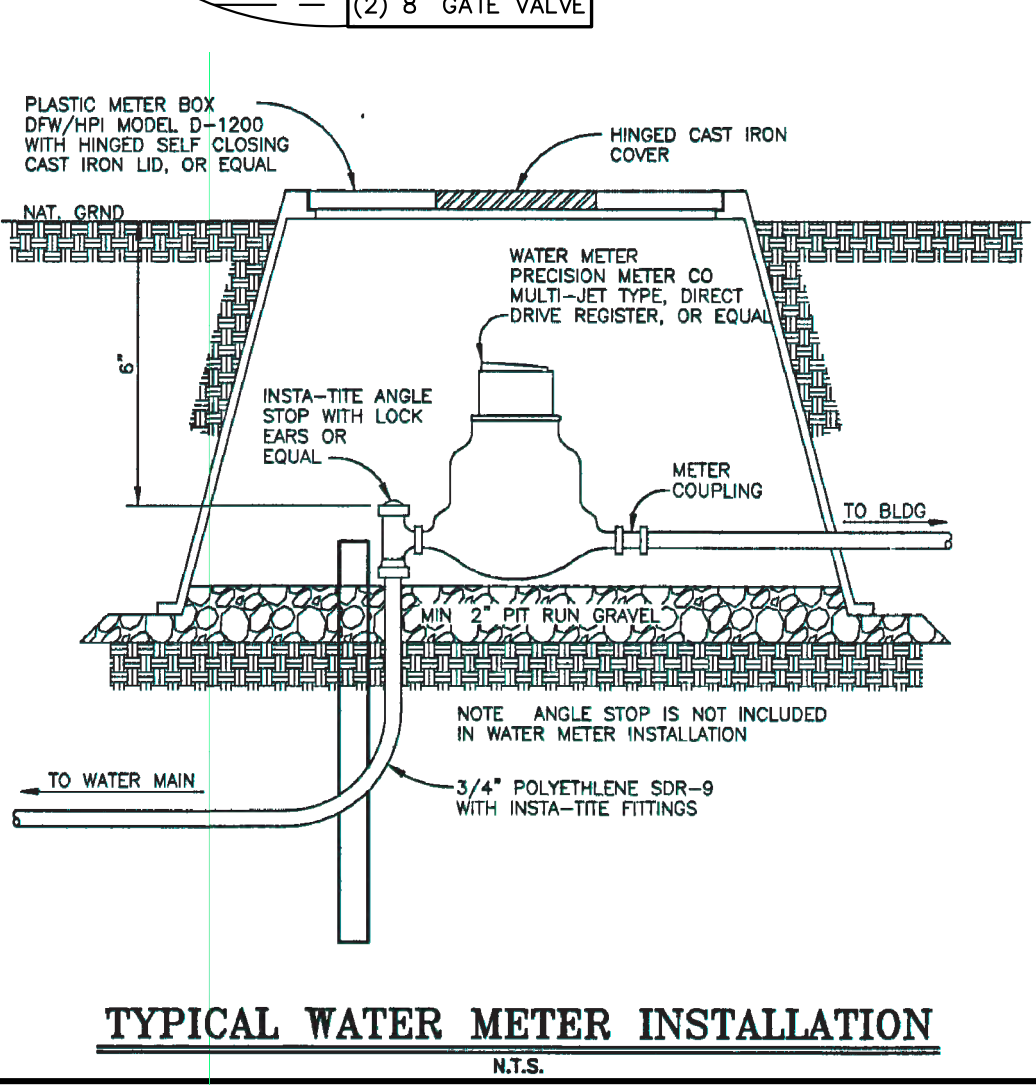
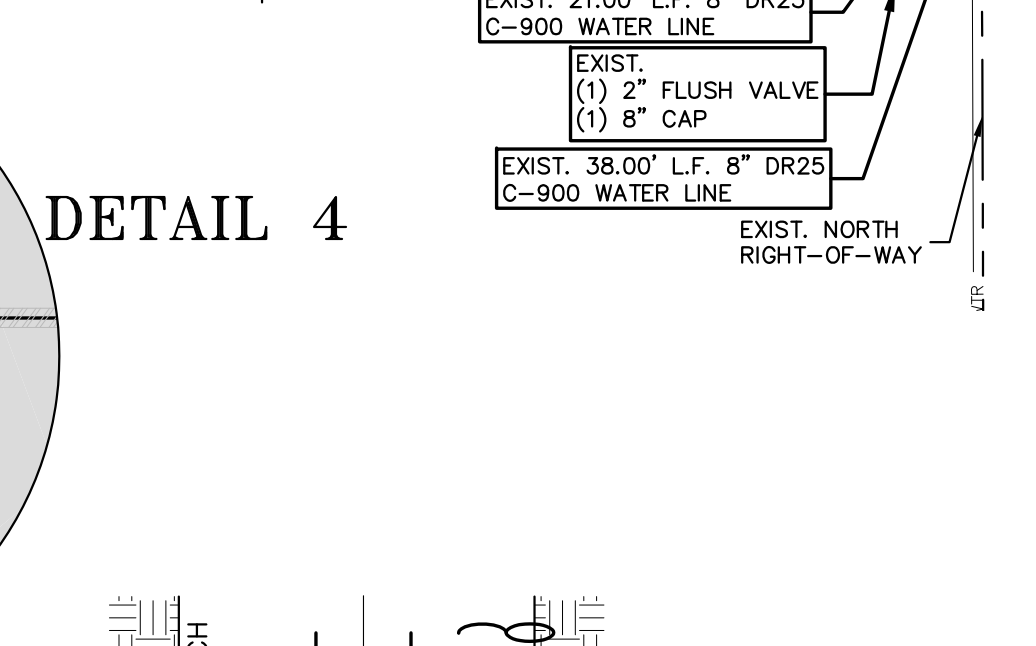
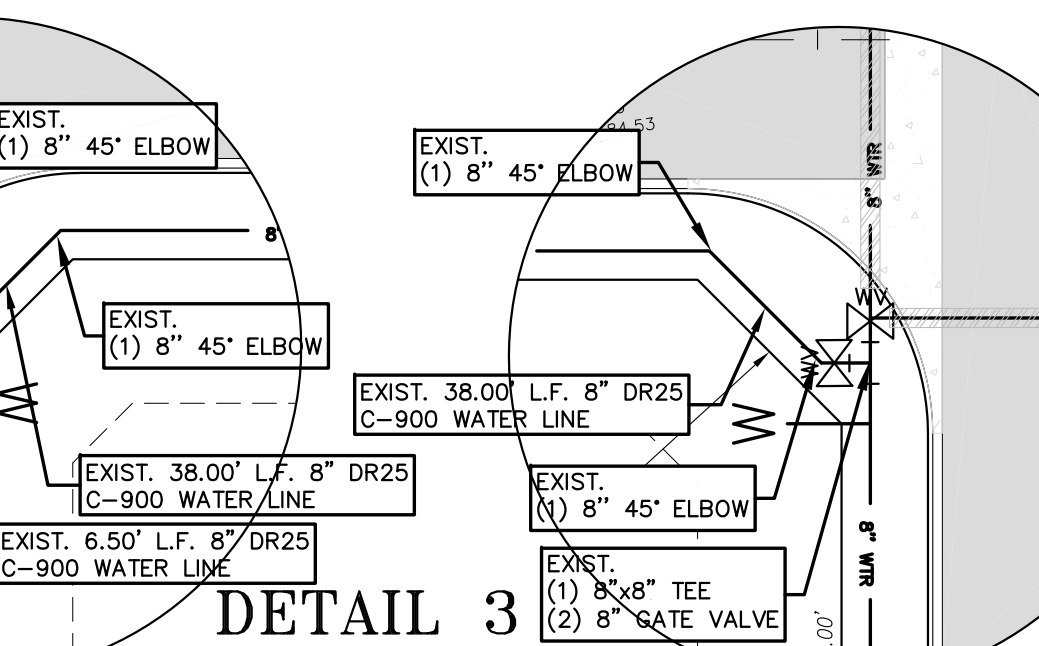
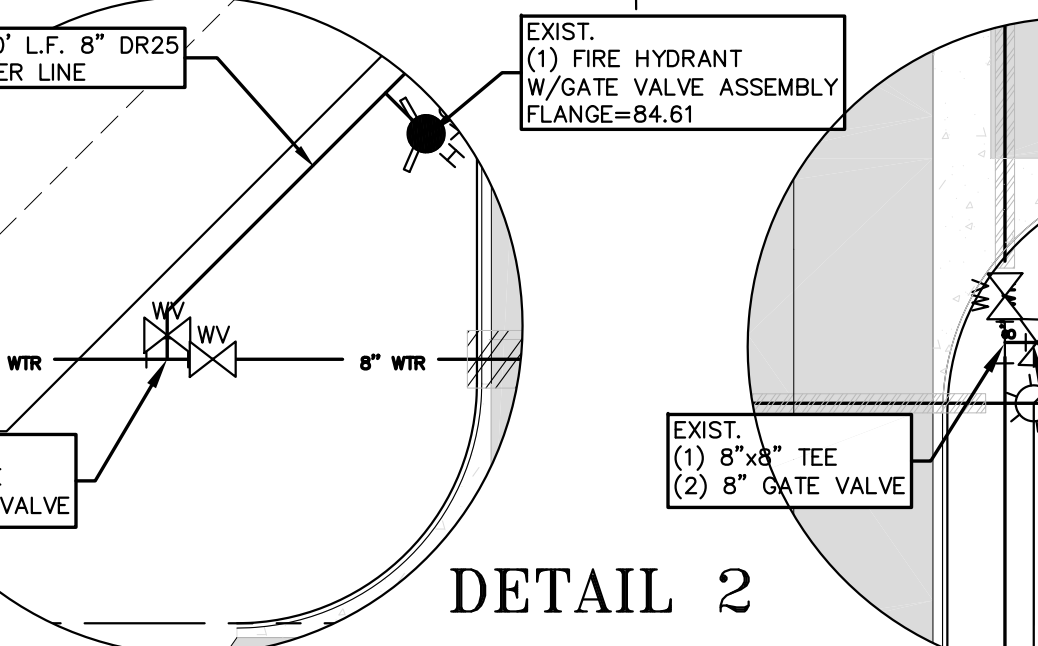
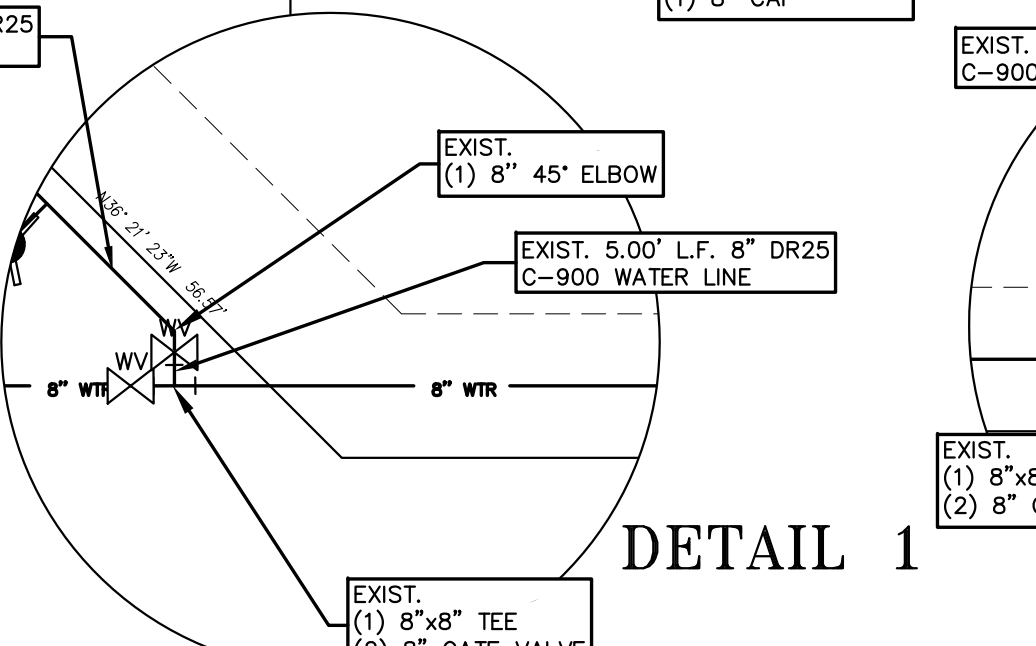
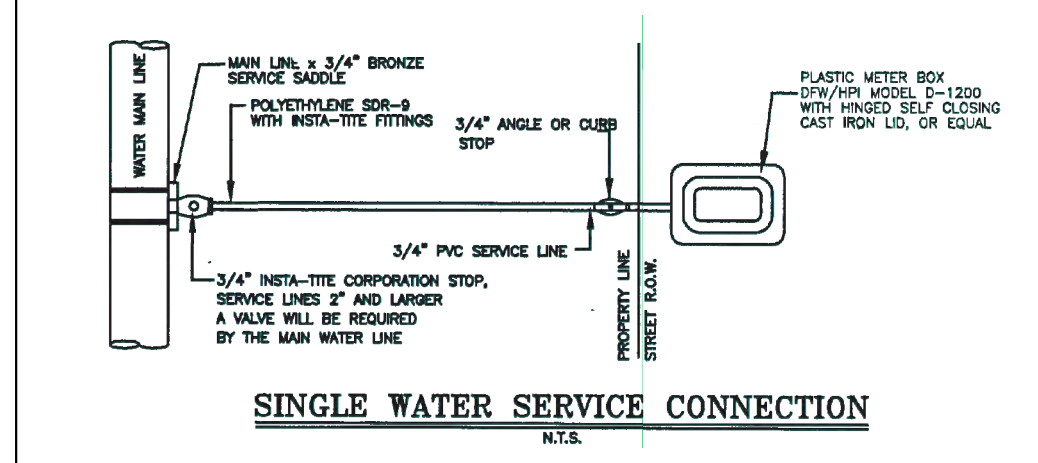
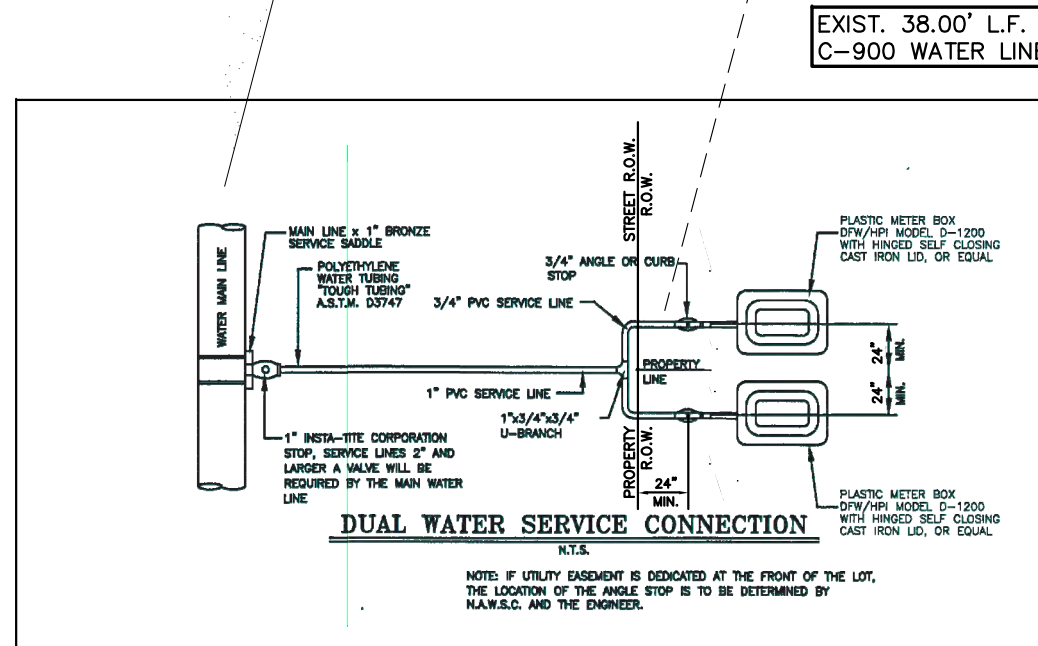
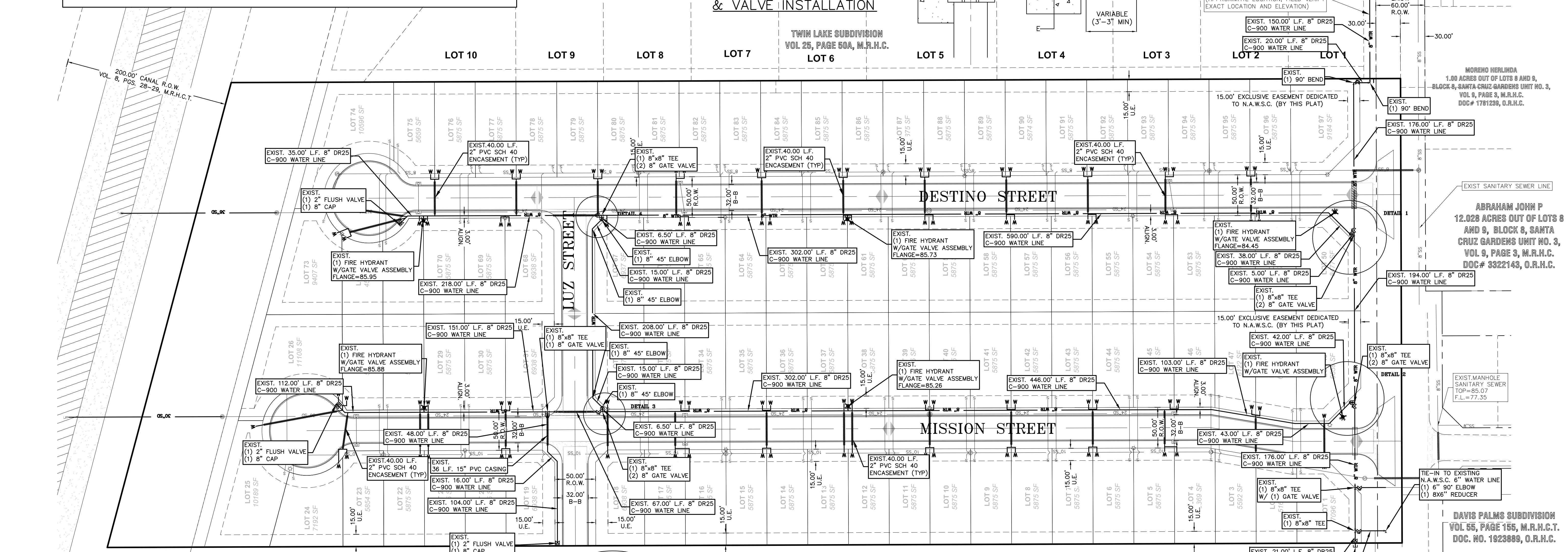
TWIN LAKE SUBDIVISION
 VOL 25, PAGE 50A, M.R.H.C.

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 BASIS OF BEARING
 TEXAS STATE PLANE COORDINATES
 NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA SYSTEMS NETWORK

MORENO HERLINDA
 1.00 ACRES OUT OF LOTS 8 AND 9,
 BLOCK 6, SANTA CRUZ GARDENS UNIT NO. 3,
 VOL 9, PAGE 3, M.R.H.C.
 DOC# 1781230, O.R.H.C.

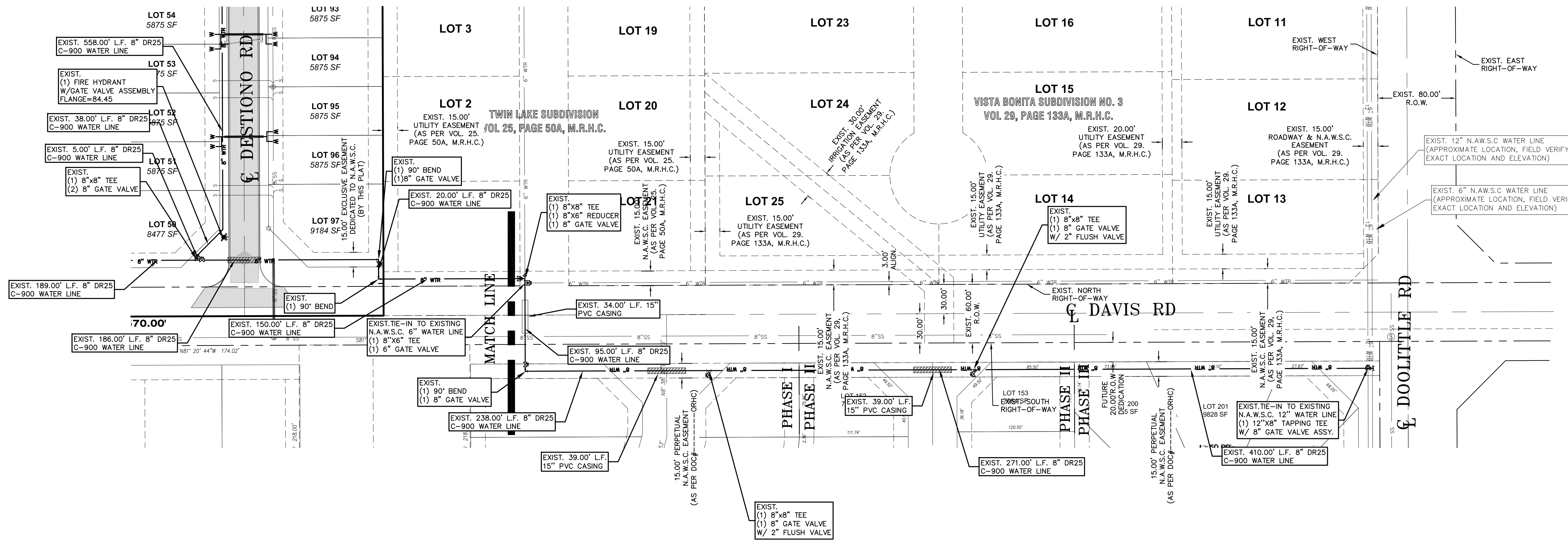
ABRAHAM JOHN P
 12.028 ACRES OUT OF LOTS 8
 AND 9, BLOCK 6, SANTA
 CRUZ GARDENS UNIT NO. 3,
 VOL 9, PAGE 3, M.R.H.C.
 DOC# 3322143, O.R.H.C.

DAVIS PALMS SUBDIVISION
 VOL 55, PAGE 155, M.R.H.C.T.
 DOC. NO. 1923889, O.R.H.C.



Y:\RDE SUBDIVISIONS\2022\SUB 22.061 - VILLANUEVA CONSTRUCTION - DAVIS SUBDIVISION\DWG\ASBUILT\SUB 22 061 - RDE SHT 8 WATER LAYOUT.dwg RODELTA 8/12/2025 4:27 PM

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

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

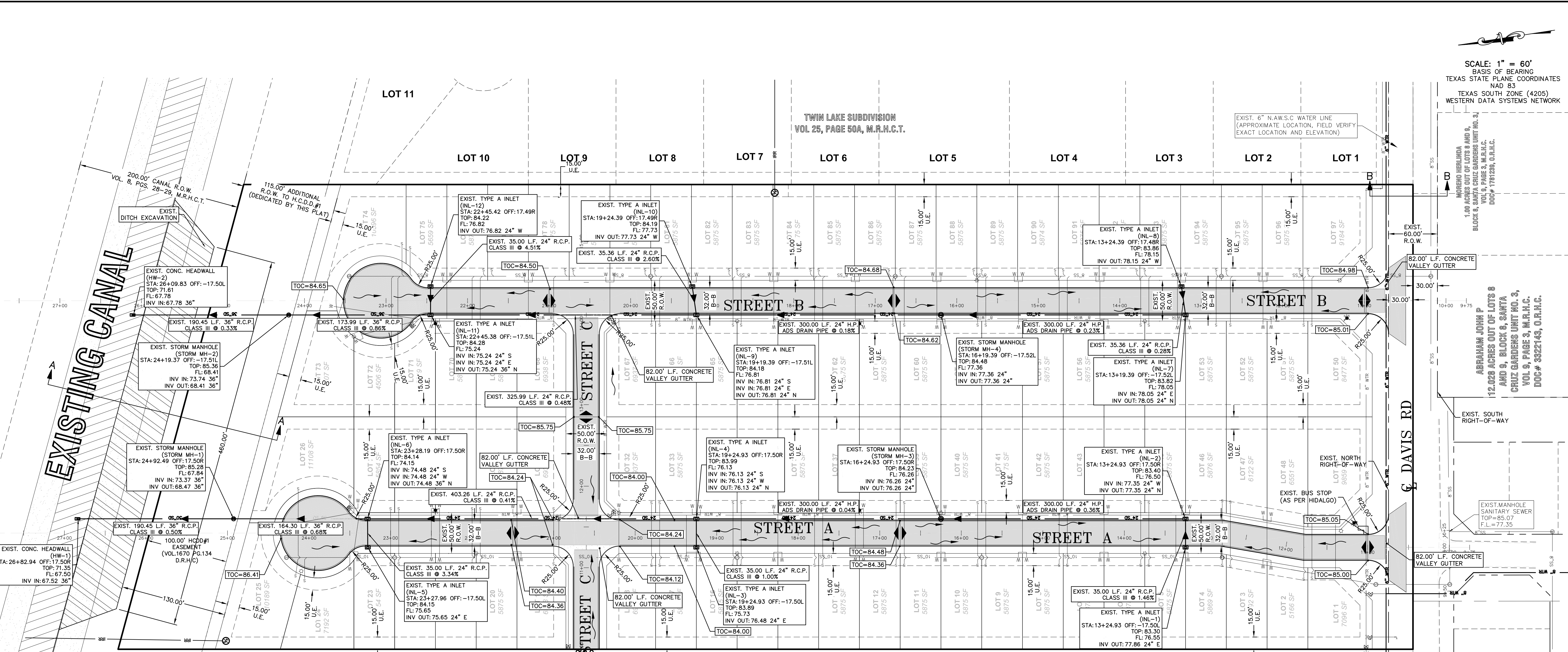
STATE OF TEXAS
 IVAN GARCIA
 115662
 LICENSED PROFESSIONAL ENGINEER
 8/12/2025
 ISSUED FOR:
ASBULT

OFF-SITE WATER LAYOUT
 DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION
 HIDALGO COUNTY TEXAS

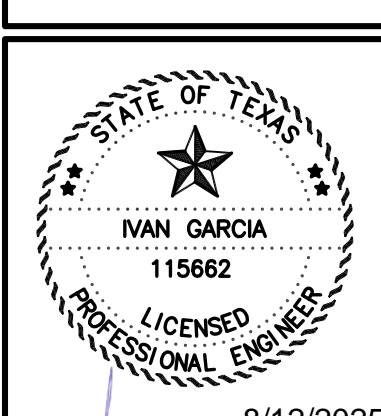
PROJECT: DAVIS SUBDIVISION, DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION, HIDALGO COUNTY TEXAS
 ENGINEER: IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
 CHECKED: IVAN GARCIA P.E. R.P.L.S.
 DRAWN: H.G./F.M.
 SCALE: 1"=60'
 DATE: JULY 31, 2025
 PROJECT: SUB 22.061
 REVISIONS:
 PAGE NO. **SHT 9**

Y:\RDE SUBDIVISIONS\2022\SUB 22_061_UBD_SHT TO PAVING AND DRAINAGE LAYOUT.dwg R12/25 4:16 PM

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



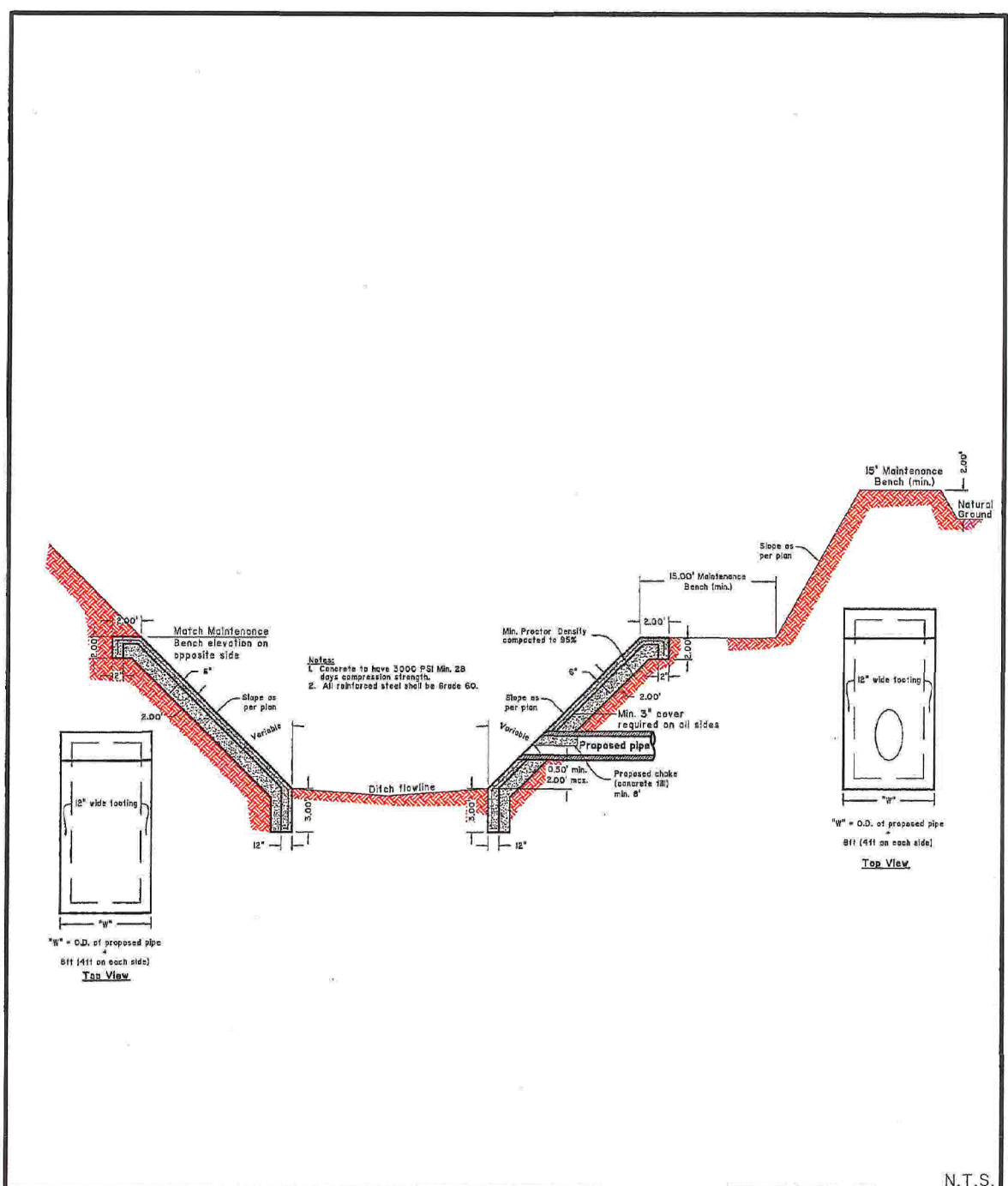
RIO DELTA ENGINEERING
FIRM REGISTRATION NO. F-7628
SURVEY FIRM NO. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
ASBUILT

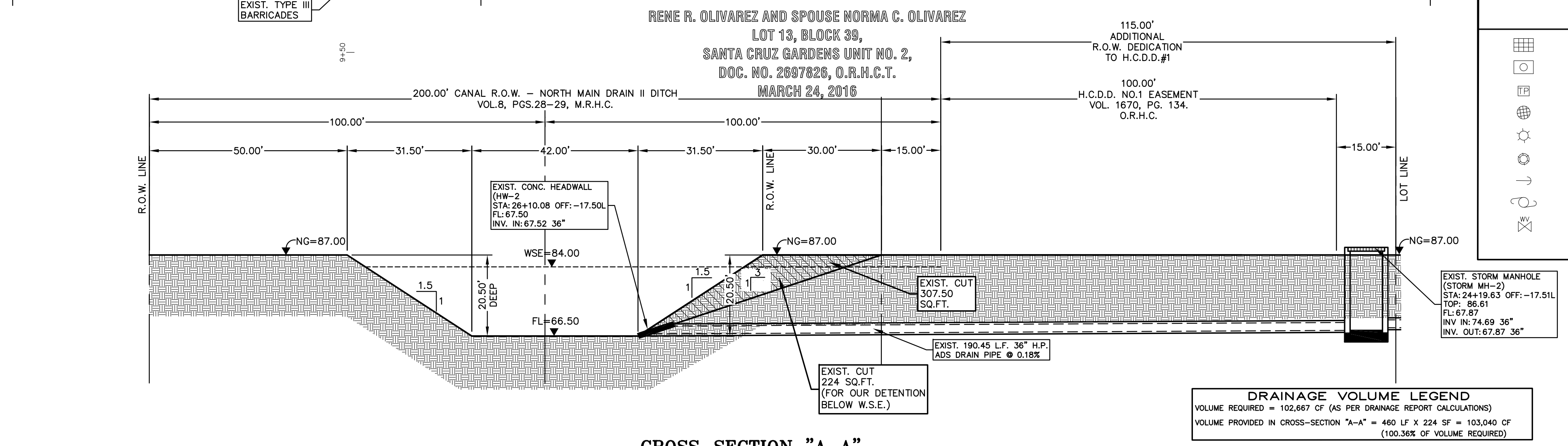
PAVING AND DRAINAGE LAYOUT
DAVIS GROVES AT VILLANUEVA ESTATES SUBDIVISION
HIDALGO COUNTY TEXAS

PROJECT: DAVIS GROVES AT VILLANUEVA ESTATES 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: H.G./F.M.
SCALE: 1"=60'
DATE: APRIL 11, 2025
PROJECT: SUB 22_061
REVISIONS:
PAGE NO. **SHT 10**

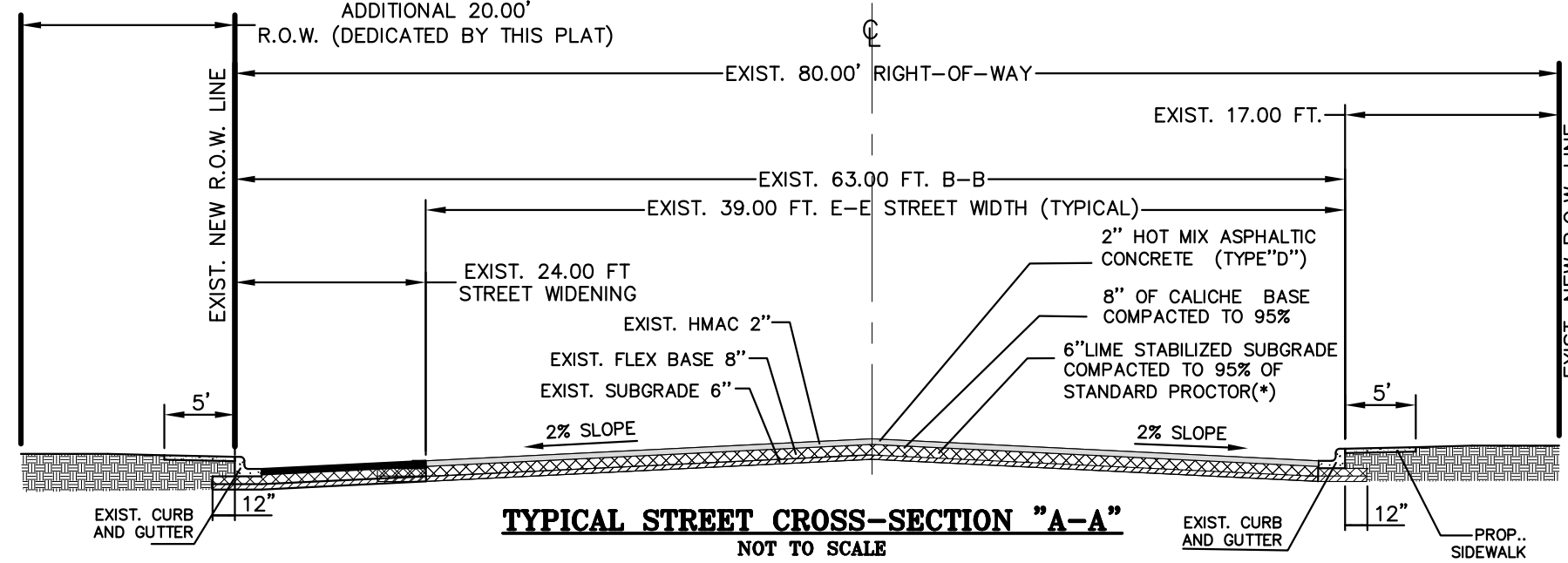


Hidalgo County Drainage District No. 1
902 N. Doolittle
Edinburg, Texas 78542
Off: (956)292-7080
Fax: (956)292-7089

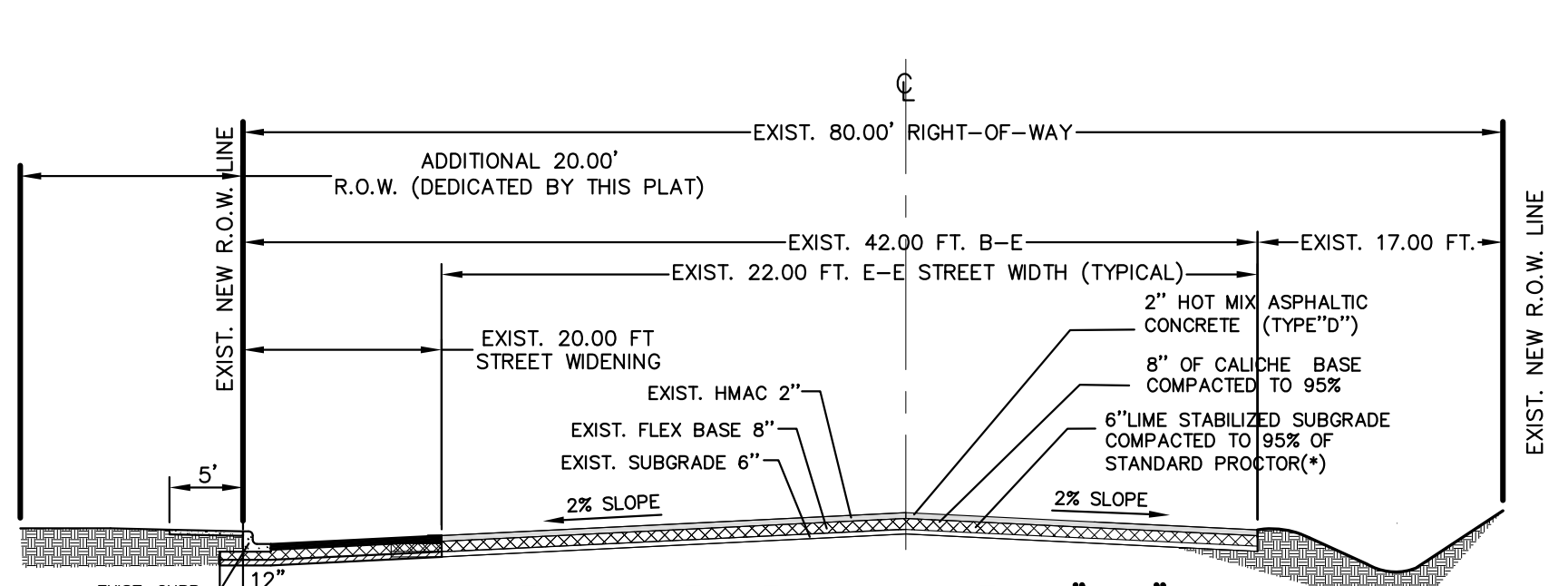
Discharge Structure Detail
Reviewed By: J.N.S. Date: January 2016



CROSS-SECTION "A-A"
NOT TO SCALE



TYPICAL STREET CROSS-SECTION "A-A"
NOT TO SCALE



TYPICAL STREET CROSS-SECTION "B-B"
NOT TO SCALE

LEGEND

| | | | |
|--|---------------------------|--|-------------------------|
| | EXIST. GRATE INLET | | EXIST. FLUSH VALVE |
| | EXIST. CURB INLET | | EXIST. IRRIGATION VALVE |
| | EXIST. TELEPHONE PEDESTAL | | EXIST. FIREHYDRANT |
| | EXIST. GRATE INLET | | EXIST. MAIL BOX |
| | EXIST. LAMP POLE | | EXIST. BRICK MAIL BOX |
| | EXIST. TRAFFIC POLE | | EXIST. WATER METER |
| | EXIST. GUY WIRE | | EXIST. STREET SIGN |
| | EXIST. POWER POLE | | |
| | EXIST. WATER VALVE | | |

DRAINAGE VOLUME LEGEND
VOLUME REQUIRED = 102,667 CF (AS PER DRAINAGE REPORT CALCULATIONS)
VOLUME PROVIDED IN CROSS-SECTION "A-A" = 460 LF X 224 SF = 103,040 CF
(100.36% OF VOLUME REQUIRED)