



Anthony Uresti,  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-16-2025

PROPOSED SILVEROAKS SUBDIVISION PRECINCT No. 4.

ENGINEER: SUPREME ENGINEERING, PLLC DEVELOPER RICH COAST VENTURES LLC.

PRELIMINARY APPROVAL    FINAL APPROVAL    FINAL APPROVAL WITH FINANCIAL GUARANTEE    WITH VARIANCE

NUMBER OF LOTS: 203  \*SINGLE FAMILY    \*MULTI-FAMILY    COMMERCIAL    INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 25

FILLING STATIONS: 11

LOCATION DESCRIPTION: NORTHEAST CORNER OF EAST MILE 17 1/2 RD & NORTH KENYON ROAD INTERSECTION

SUBDIVISION LIES WITHIN THE:  RUAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-10-2025 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 CITY OF EDINBURG

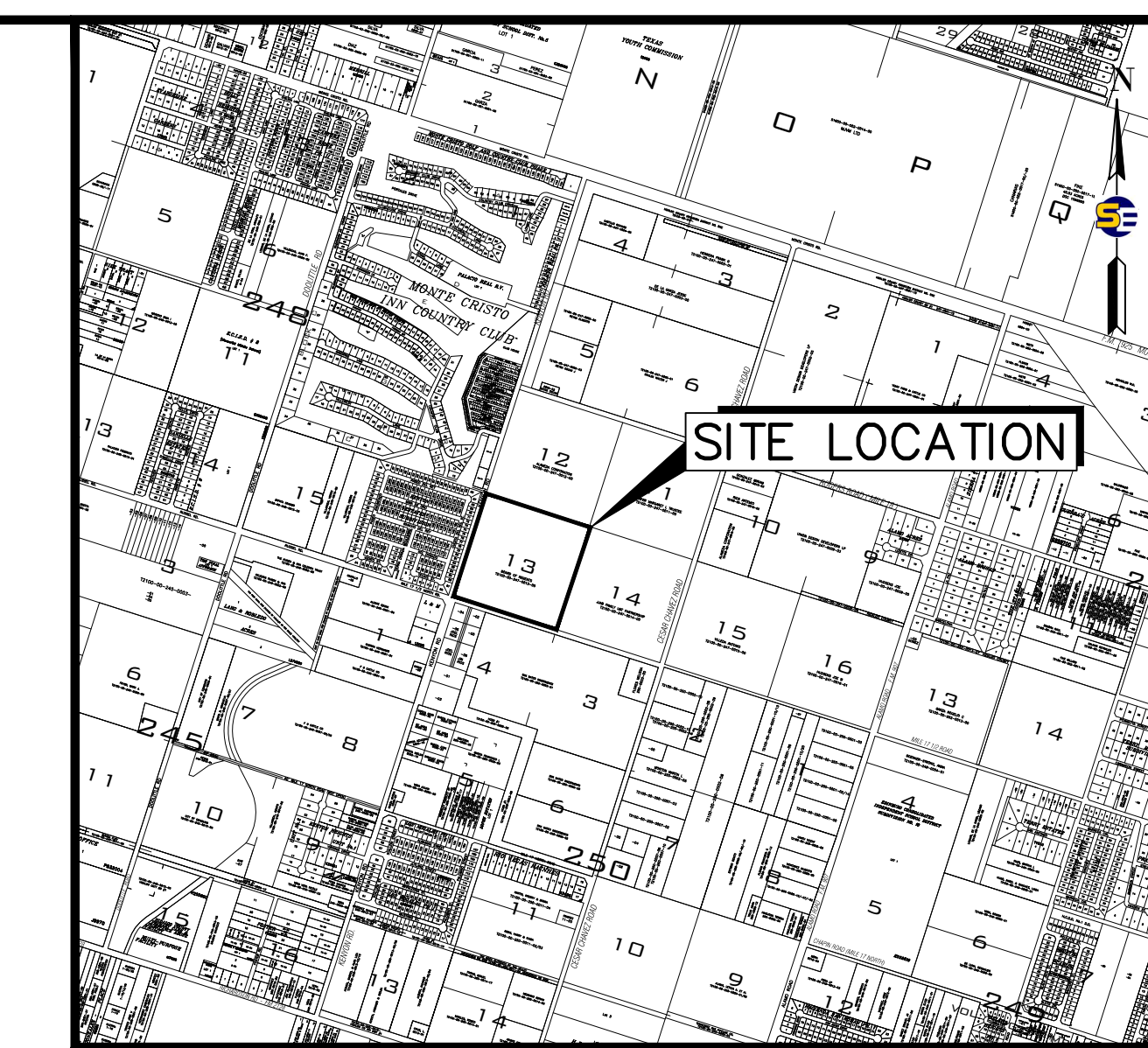
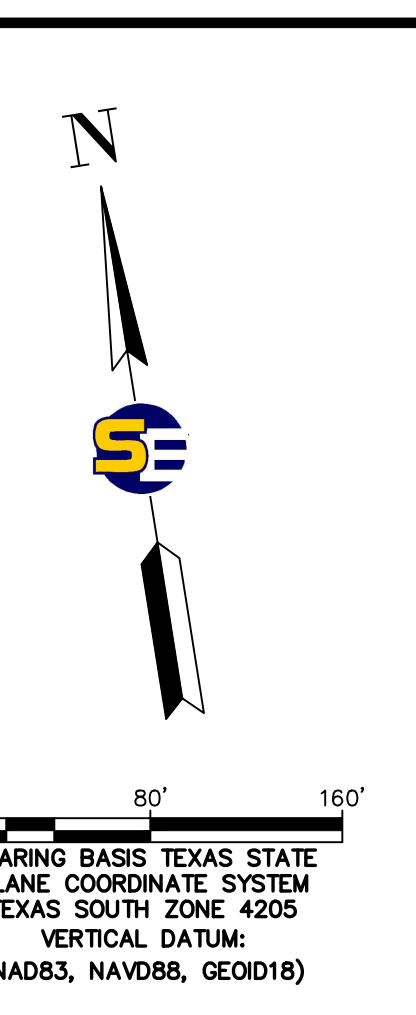
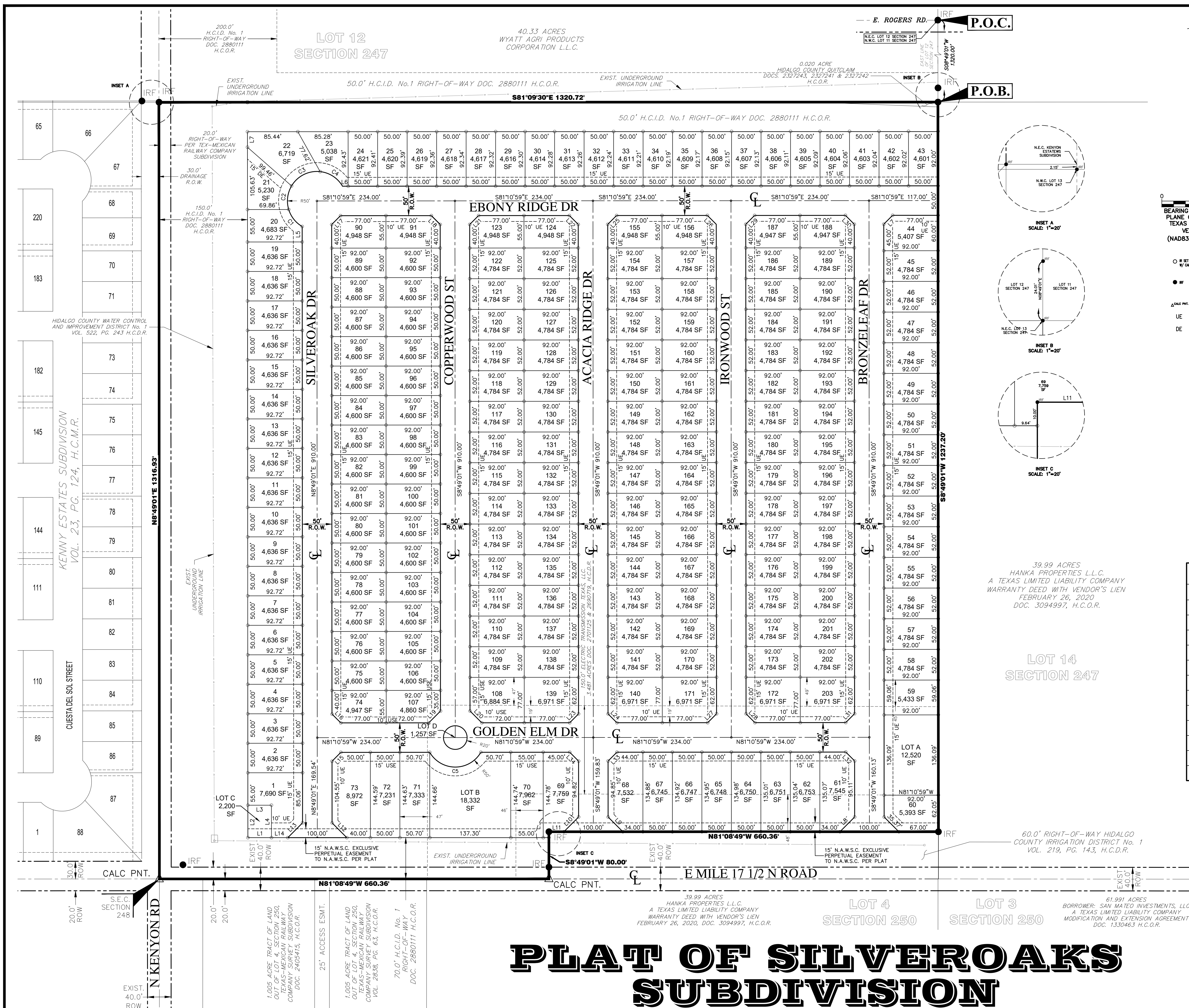
WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 17 1/2

VARIANCE REQUEST   TITTLE B, CHAPTER 2.4, SECTION B ITEM MINIMUM RIGHT-OF-WAY WIDTH REQUIREMENTS  
TITTLE B, CHAPTER 2.7, SECTION A ITEM EASEMENTS FOR UTILITIES & IRRIGATION FACILITIES  
TITTLE B, CHAPTER 2.8, SECTION B ITEM MINIMUM LOT WIDTH  
TITTLE B, CHAPTER 3.5, SECTION B ITEM PRELIMINARY PLAT SUBMISSION REQUIREMENTS

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

**Final Approval** *subject to recommendations other departments*

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



**LOCATION MAP**  
SCALE: 1" = 2000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
SILVER OAK SUBDIVISION IS LOCATED NORTH OF HIDALGO COUNTY ON THE NORTHEAST CORNER OF EAST MILE 17 1/2 ROAD AND NORTH KENYON ROAD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION WAS RELEASED FROM THE CITY OF EDINBURG'S ETJ BY OPERATION OF LAW UNDER L.C.C. SECTION 42.105(d) AND LIES WITHIN THE HIDALGO COUNTY, TEXAS, PRECINCT No. 4.

**Curve Data**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	37.69	50.00	43.19	N29° 35' 25"W	36.80
C2	41.49	50.00	47.55	N15° 46' 31"E	40.31
C3	57.29	50.00	65.65	N72° 22' 23"E	54.21
C4	46.79	50.00	53.62	S47° 59' 33"E	45.10
C5	104.72	50.00	120.00	S81° 10' 59"E	86.60

**Line Data**

Line #	Length	Direction
L1	40.00	N81° 08' 48.98"W
L2	55.00	N8° 49' 01.94"E
L3	40.00	N81° 08' 48.98"W
L4	55.00	N8° 49' 01.39"E
L5	26.16	N8° 49' 01.41"E
L6	9.70	S81° 10' 58.59"E
L7	26.34	N8° 49' 01.42"E
L8	35.34	N53° 50' 06.22"E
L9	35.37	S36° 09' 53.78"W
L10	35.34	S53° 50' 06.22"W
L11	25.36	N81° 08' 48.98"W
L12	35.37	N36° 09' 53.78"W

**Line Data**

Line #	Length	Direction
L13	35.34	N53° 50' 06.22"E
L14	27.72	N81° 08' 48.98"W
L15	21.21	N53° 49' 01.41"E
L16	21.21	N36° 10' 58.59"W
L17	21.21	N53° 49' 01.41"E
L18	21.21	S36° 10' 58.59"E
L19	28.28	S53° 49' 01.41"W
L20	28.28	N36° 10' 58.59"W
L21	21.21	N53° 49' 01.41"E
L22	21.21	S36° 10' 58.59"E
L23	21.21	S53° 49' 01.41"W
L24	21.21	N36° 10' 58.59"W

**Line Data**

Line #	Length	Direction
L25	21.21	N53° 49' 01.41"E
L26	21.21	S36° 10' 58.59"E
L27	21.21	S53° 49' 01.41"W
L28	21.21	N36° 10' 58.59"W
L29	21.21	N53° 49' 01.41"E
L30	21.21	S36° 10' 58.59"E
L31	21.21	S53° 49' 01.41"W
L32	21.21	N36° 10' 58.59"W
L33	21.21	S53° 49' 01.41"W
L34	21.21	S36° 10' 58.59"E

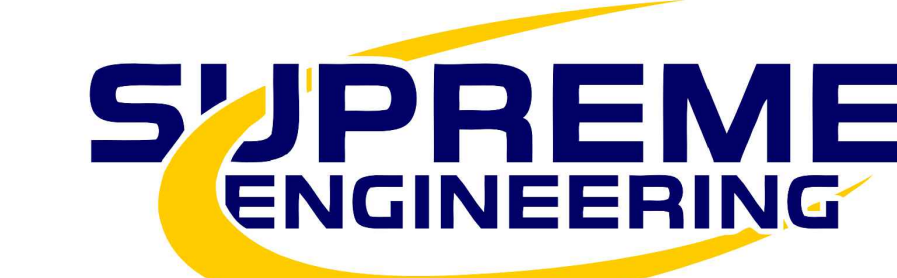
**PRINCIPAL CONTACTS**

NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE
OWNER:	CARLOS GAYTAN	5410 N. ATHOL ST. PHARR, TEXAS 78577	(956)403-1314
ENGINEER:	OMAR CANO, P.E.	135 PASEO DEL PRADO, STE. 7 EDINBURG, TEXAS 78539	(956)403-1314
SURVEYOR:	RESTITUTO A. ASCANIO, III, R.P.L.S.	135 PASEO DEL PRADO, STE. 7 EDINBURG, TEXAS 78539	(956)403-1314

# PLAT OF SILVEROAKS SUBDIVISION

BEING A 38.72 ACRE TRACT OF LAND OUT OF LOT 13, SECTION 247 OF TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGE 29, M.R.H.C., TEXAS.

DATE: NOVEMBER 2025



**SUPREME ENGINEERING, PLLC**  
CONSULTING ENGINEERS  
ENGINEERING FIRM F-21135  
SURVEYING FIRM No. 10194901  
135 PASEO DEL PRADO, STE. 7  
EDINBURG, TX 78539  
(956) 403-1314

**INDEX TO SHEET SILVEROAKS SUBDIVISION**

SHEET	DESCRIPTION
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; REVISION NOTES.
SHEET 2	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.
SHEET 3	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; REVISION NOTES.
SHEET 4	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES.

GENERAL SUBDIVISION PLAT NOTES

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD PLAIN; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVES FROM 100-YEAR FLOOD.
COMMUNITY-PANEL No. 480334-0325 D EFFECTIVE DATE: JUNE 6, 2000; REVISED TO REFLECT LOW DATED MAY 12, 2001.
2. SETBACKS: FRONT: 20.00 FEET OR OR EASEMENT WHICHEVER IS GREATER
REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER GARAGE: 18.00 FEET OR EASEMENT WHICHEVER IS GREATER
CUL-DE-SAC: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. NO COMMERCIAL USE SHALL BE ALLOWED.
5. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF CURB. ELEVATION. CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 169,997 CUBIC-FEET (3.90 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 4 FOR DRAINAGE IMPROVEMENTS).
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. EACH PURCHASED 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.
10. 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.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
12. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR 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 APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
14. ALL NORTH ALAMO WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF NORTH ALAMO WATER SUPPLY CORPORATION.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
16. CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
17. LOTS A, B, AND C ARE COMMON AREA LOTS. NO RESIDENTIAL USE ALLOWED ON ANY COMMON AREA LOT. LOT C SHALL BE USED FOR A LIFT STATION TO BE OPERATED BY THE CITY OF EDINBURG.
18. NO ACCESS WILL BE ALLOWED FROM (E MILE 17 1/2 N RD) ON TO LOTS 1, 60-73 THROUGH, INCLUDING COMMON AREA LOT B & C.
19. NO RV OR MOBILE HOMES WILL BE ALLOWED WITHIN THE RESIDENTIAL LOTS AS PER HOA BYLAWS AND DEED RESTRICTIONS.
20. THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE COMMON AREAS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE COMMON AREA. ANY REQUEST FOR DEDICATION OF THE COMMON AREAS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

METES AND BOUNDS

BEING A 38.72 ACRE TRACT OF LAND OUT OF LOT 13, SECTION 247 OF TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONVEYED TO 3BU FAMILY LIMITED PARTNERSHIP, ACCORDING TO SPECIAL WARRANTY DEED, DATED DJANUARY 24, 2024, RECORDED IN DOCUMENT NUMBER 3516937, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A FOUND 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF LOT 12 SECTION 247, SAME BEING THE NORTHWEST CORNER OF LOT 11, SECTION 247 OF SAID TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, SAME BEING THE ON THE CENTER LINE OF EAST ROGERS ROAD (40 FOOT ROAD RIGHT-OF-WAY), THENCE, SOUTH 08°49'01" WEST, ALONG THE EAST LINE OF SAID LOT 12 AND A 40.33 ACRE TRACT OF LAND CONVEYED TO WYATT AGRI PRODUCTS CORPORATION LLC, SAME BEING THE WEST LINE OF SAID LOT 11 AND A 40.03 ACRES TRACT OF LAND CONVEYED TO EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, ACCORDING TO SPECIAL GIFT OF DEED, DATED DECEMBER 30, 2015, RECORDED IN DOCUMENT NUMBER 2674804, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST ROGERS ROAD, AT A DISTANCE OF 20.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796, FOR THE SOUTHEAST CORNER OF SAID LOT 12 AND SAID 40.33 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 11 AND SAID 40.03 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF LOT 14, SECTION 247 OF SAID TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION AND 39.99 ACRE TRACT OF LAND CONVEYED TO HANKA PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 26, 2020, RECORDED IN DOCUMENT NUMBER 3094997, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°49'01" WEST, CONTINUING ALONG THE WEST LINE OF SAID LOT 14 AND SAID 39.99 ACRE TRACT OF LAND, SAME BEING THE EAST LINE OF SAID LOT 13, PASSING THE SOUTH RIGHT-OF-WAY LINE OF A 50.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, RECORDED IN DOCUMENT NUMBER 2880111, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,237.20 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796, ON THE EAST LINE OF SAID LOT 13, SAME BEING THE NORTHEAST CORNER OF A 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, RECORDED IN VOLUME 219, PAGE 143, DEED RECORDS OF HIDALGO COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°08'49" WEST, OVER AND ACROSS SAID BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS AND TEXAS A&M FOUNDATION TRACT, SAME BEING ALONG THE NORTH LINE OF SAID 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, A DISTANCE OF 660.36 FEET TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHWEST CORNER OF SAID 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°49'01" WEST, ALONG THE WEST LINE OF SAID 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, AND PARALLEL TO THE EAST LINE OF SAID LOT 13, PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796 ON THE NORTH RIGHT-OF-WAY LINE OF EAST MILE 17 1/2 ROAD (40 FOOT ROAD RIGHT-OF-WAY) AT A DISTANCE OF 60.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 80.00 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF SAID LOT 13, SAME BEING THE CENTER LINE OF SAID EAST MILE 17 1/2 ROAD, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°08'49" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, SAME BEING THE CENTER LINE OF SAID EAST MILE 17 1/2 ROAD, A DISTANCE OF 660.36 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID LOT 13, SAME BEING THE SOUTHEAST CORNER OF KENYON ESTATES SUBDIVISION, ACCORDING TO MAP RECORDED IN VOLUME 23, PAGE 124, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°49'01" EAST, ALONG THE WEST LINE OF SAID LOT 13, SAME BEING THE EAST LINE OF SAID KENYON ESTATES SUBDIVISION, AT A DISTANCE OF 1,316.93 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796, FOR THE NORTHWEST CORNER OF SAID LOT 13, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°09'30" EAST, ALONG THE NORTH LINE OF SAID LOT 13, SAME BEING THE SOUTH LINE OF SAID LOT 12 AT A DISTANCE OF 1,320.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.72 ACRES OF LAND MORE OR LESS.

BEING A 38.72 ACRE TRACT OF LAND OUT OF LOT 13, SECTION 247 OF TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONVEYED TO 3BU FAMILY LIMITED PARTNERSHIP, ACCORDING TO SPECIAL WARRANTY DEED, DATED DJANUARY 24, 2024, RECORDED IN DOCUMENT NUMBER 3516937, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A FOUND 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF LOT 12 SECTION 247, SAME BEING THE NORTHWEST CORNER OF LOT 11, SECTION 247 OF SAID TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, SAME BEING THE ON THE CENTER LINE OF EAST ROGERS ROAD (40 FOOT ROAD RIGHT-OF-WAY), THENCE, SOUTH 08°49'01" WEST, ALONG THE EAST LINE OF SAID LOT 12 AND A 40.33 ACRE TRACT OF LAND CONVEYED TO WYATT AGRI PRODUCTS CORPORATION LLC, SAME BEING THE WEST LINE OF SAID LOT 11 AND A 40.03 ACRES TRACT OF LAND CONVEYED TO EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, ACCORDING TO SPECIAL GIFT OF DEED, DATED DECEMBER 30, 2015, RECORDED IN DOCUMENT NUMBER 2674804, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST ROGERS ROAD, AT A DISTANCE OF 20.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796, FOR THE SOUTHEAST CORNER OF SAID LOT 12 AND SAID 40.33 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 11 AND SAID 40.03 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF LOT 14, SECTION 247 OF SAID TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION AND 39.99 ACRE TRACT OF LAND CONVEYED TO HANKA PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 26, 2020, RECORDED IN DOCUMENT NUMBER 3094997, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°49'01" WEST, CONTINUING ALONG THE WEST LINE OF SAID LOT 14 AND SAID 39.99 ACRE TRACT OF LAND, SAME BEING THE EAST LINE OF SAID LOT 13, PASSING THE SOUTH RIGHT-OF-WAY LINE OF A 50.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, RECORDED IN DOCUMENT NUMBER 2880111, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,237.20 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796, ON THE EAST LINE OF SAID LOT 13, SAME BEING THE NORTHEAST CORNER OF A 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, RECORDED IN VOLUME 219, PAGE 143, DEED RECORDS OF HIDALGO COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°08'49" WEST, OVER AND ACROSS SAID BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS AND TEXAS A&M FOUNDATION TRACT, SAME BEING ALONG THE NORTH LINE OF SAID 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, A DISTANCE OF 660.36 FEET TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHWEST CORNER OF SAID 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°49'01" WEST, ALONG THE WEST LINE OF SAID 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, AND PARALLEL TO THE EAST LINE OF SAID LOT 13, PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796 ON THE NORTH RIGHT-OF-WAY LINE OF EAST MILE 17 1/2 ROAD (40 FOOT ROAD RIGHT-OF-WAY) AT A DISTANCE OF 60.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 80.00 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF SAID LOT 13, SAME BEING THE CENTER LINE OF SAID EAST MILE 17 1/2 ROAD, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°08'49" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, SAME BEING THE CENTER LINE OF SAID EAST MILE 17 1/2 ROAD, A DISTANCE OF 660.36 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID LOT 13, SAME BEING THE SOUTHEAST CORNER OF KENYON ESTATES SUBDIVISION, ACCORDING TO MAP RECORDED IN VOLUME 23, PAGE 124, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°49'01" EAST, ALONG THE WEST LINE OF SAID LOT 13, SAME BEING THE EAST LINE OF SAID KENYON ESTATES SUBDIVISION, AT A DISTANCE OF 1,316.93 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796, FOR THE NORTHWEST CORNER OF SAID LOT 13, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°09'30" EAST, ALONG THE NORTH LINE OF SAID LOT 13, SAME BEING THE SOUTH LINE OF SAID LOT 12 AT A DISTANCE OF 1,320.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.72 ACRES OF LAND MORE OR LESS.

BEING A 38.72 ACRE TRACT OF LAND OUT OF LOT 13, SECTION 247 OF TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONVEYED TO 3BU FAMILY LIMITED PARTNERSHIP, ACCORDING TO SPECIAL WARRANTY DEED, DATED DJANUARY 24, 2024, RECORDED IN DOCUMENT NUMBER 3516937, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A FOUND 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF LOT 12 SECTION 247, SAME BEING THE NORTHWEST CORNER OF LOT 11, SECTION 247 OF SAID TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, SAME BEING THE ON THE CENTER LINE OF EAST ROGERS ROAD (40 FOOT ROAD RIGHT-OF-WAY), THENCE, SOUTH 08°49'01" WEST, ALONG THE EAST LINE OF SAID LOT 12 AND A 40.33 ACRE TRACT OF LAND CONVEYED TO WYATT AGRI PRODUCTS CORPORATION LLC, SAME BEING THE WEST LINE OF SAID LOT 11 AND A 40.03 ACRES TRACT OF LAND CONVEYED TO EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, ACCORDING TO SPECIAL GIFT OF DEED, DATED DECEMBER 30, 2015, RECORDED IN DOCUMENT NUMBER 2674804, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST ROGERS ROAD, AT A DISTANCE OF 20.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796, FOR THE SOUTHEAST CORNER OF SAID LOT 12 AND SAID 40.33 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 11 AND SAID 40.03 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF LOT 14, SECTION 247 OF SAID TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION AND 39.99 ACRE TRACT OF LAND CONVEYED TO HANKA PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 26, 2020, RECORDED IN DOCUMENT NUMBER 3094997, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°49'01" WEST, CONTINUING ALONG THE WEST LINE OF SAID LOT 14 AND SAID 39.99 ACRE TRACT OF LAND, SAME BEING THE EAST LINE OF SAID LOT 13, PASSING THE SOUTH RIGHT-OF-WAY LINE OF A 50.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, RECORDED IN DOCUMENT NUMBER 2880111, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,237.20 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796, ON THE EAST LINE OF SAID LOT 13, SAME BEING THE NORTHEAST CORNER OF A 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, RECORDED IN VOLUME 219, PAGE 143, DEED RECORDS OF HIDALGO COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 81°08'49" WEST, OVER AND ACROSS SAID BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS AND TEXAS A&M FOUNDATION TRACT, SAME BEING ALONG THE NORTH LINE OF SAID 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, A DISTANCE OF 660.36 FEET TO A FOUND 1/2 INCH IRON ROD, FOR THE NORTHWEST CORNER OF SAID 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, FOR AN INSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 08°49'01" WEST, ALONG THE WEST LINE OF SAID 60.00 FOOT WIDE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHT-OF-WAY, AND PARALLEL TO THE EAST LINE OF SAID LOT 13, PASSING A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796 ON THE NORTH RIGHT-OF-WAY LINE OF EAST MILE 17 1/2 ROAD (40 FOOT ROAD RIGHT-OF-WAY) AT A DISTANCE OF 60.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 80.00 FEET TO A CALCULATED POINT ON THE SOUTH LINE OF SAID LOT 13, SAME BEING THE CENTER LINE OF SAID EAST MILE 17 1/2 ROAD, FOR AN OUTSIDE CORNER OF THE HEREIN DESCRIBED TRACT;

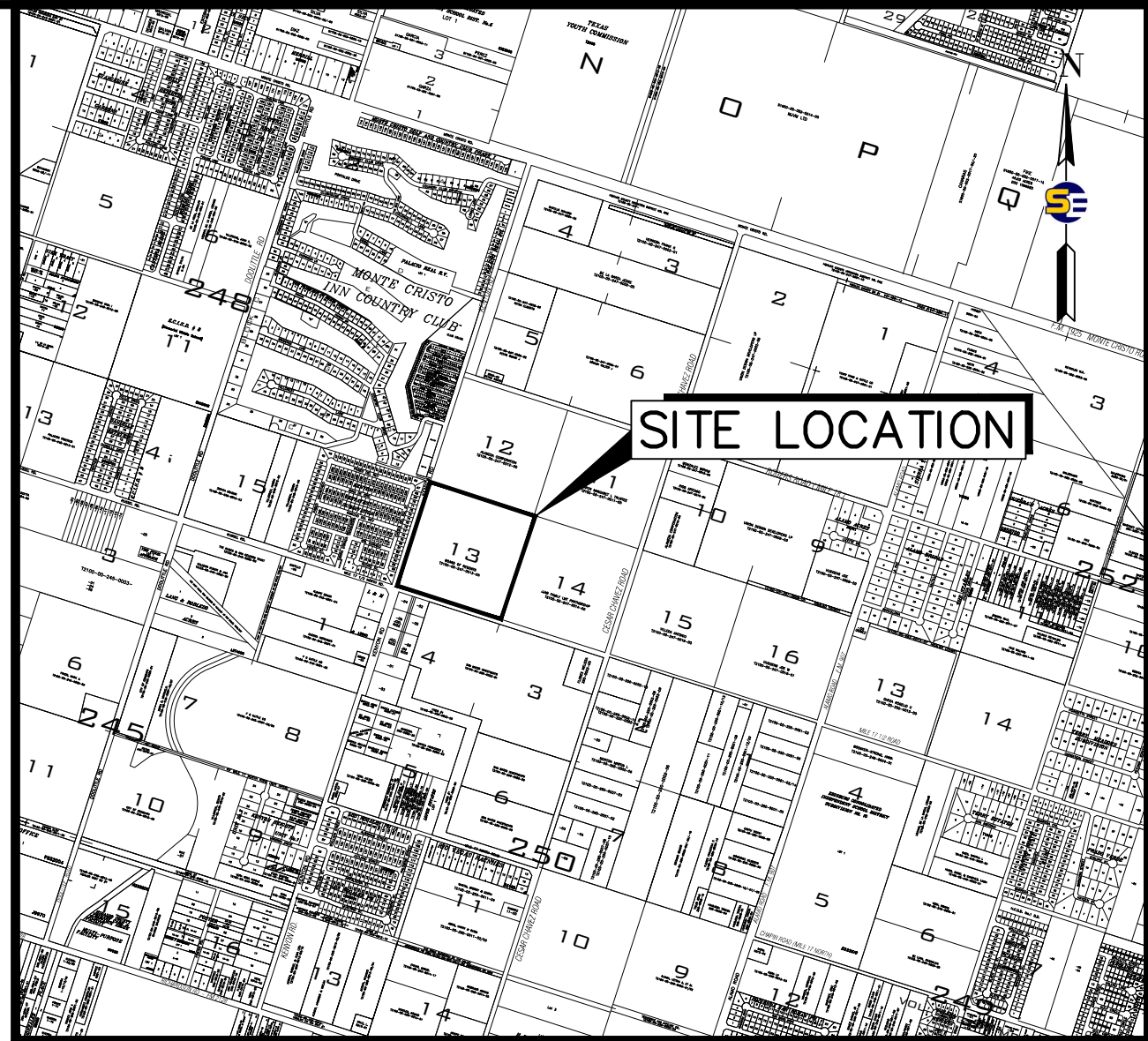
THENCE, NORTH 81°08'49" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, SAME BEING THE CENTER LINE OF SAID EAST MILE 17 1/2 ROAD, A DISTANCE OF 660.36 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF SAID LOT 13, SAME BEING THE SOUTHEAST CORNER OF KENYON ESTATES SUBDIVISION, ACCORDING TO MAP RECORDED IN VOLUME 23, PAGE 124, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 08°49'01" EAST, ALONG THE WEST LINE OF SAID LOT 13, SAME BEING THE EAST LINE OF SAID KENYON ESTATES SUBDIVISION, AT A DISTANCE OF 1,316.93 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796, FOR THE NORTHWEST CORNER OF SAID LOT 13, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 81°09'30" EAST, ALONG THE NORTH LINE OF SAID LOT 13, SAME BEING THE SOUTH LINE OF SAID LOT 12 AT A DISTANCE OF 1,320.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.72 ACRES OF LAND MORE OR LESS.

BEING A 38.72 ACRE TRACT OF LAND OUT OF LOT 13, SECTION 247 OF TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS, CONVEYED TO 3BU FAMILY LIMITED PARTNERSHIP, ACCORDING TO SPECIAL WARRANTY DEED, DATED DJANUARY 24, 2024, RECORDED IN DOCUMENT NUMBER 3516937, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A FOUND 1/2 INCH IRON ROD FOR THE NORTHEAST CORNER OF LOT 12 SECTION 247, SAME BEING THE NORTHWEST CORNER OF LOT 11, SECTION 247 OF SAID TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, SAME BEING THE ON THE CENTER LINE OF EAST ROGERS ROAD (40 FOOT ROAD RIGHT-OF-WAY), THENCE, SOUTH 08°49'01" WEST, ALONG THE EAST LINE OF SAID LOT 12 AND A 40.33 ACRE TRACT OF LAND CONVEYED TO WYATT AGRI PRODUCTS CORPORATION LLC, SAME BEING THE WEST LINE OF SAID LOT 11 AND A 40.03 ACRES TRACT OF LAND CONVEYED TO EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, ACCORDING TO SPECIAL GIFT OF DEED, DATED DECEMBER 30, 2015, RECORDED IN DOCUMENT NUMBER 2674804, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, PASSING THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST ROGERS ROAD, AT A DISTANCE OF 20.00 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED S2-F10194796, FOR THE SOUTHEAST CORNER OF SAID LOT 12 AND SAID 40.33 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 11 AND SAID 40.03 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF LOT 14, SECTION 247 OF SAID TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION AND 39.99 ACRE TRACT OF LAND CONVEYED TO HANKA PROPERTIES LLC, A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN, DATED FEBRUARY 26, 2020, RECORDED IN DOCUMENT NUMBER 3094997, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;



LOCATION MAP SCALE: 1" = 2000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

SILVER OAK SUBDIVISION IS LOCATED NORTH OF HIDALGO COUNTY ON THE NORTHEAST CORNER OF EAST MILE 17 1/2 ROAD AND NORTH KENYON ROAD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION WAS RELEASED FROM THE CITY OF EDINBURG'S ETJ BY OPERATION OF LAW UNDER LGC, SECTION 42.105(d) AND LIES WITHIN THE HIDALGO COUNTY, TEXAS, PRECINCT No. 4.

Table with 4 columns: NO., SHEET, REVISION, DATE, APPROVED. It contains a grid for tracking revisions to the plat.

THE 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.

OMAR CANO LICENSE PROFESSIONAL ENGINEER No. 120081



THE STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

RESTITUTO A. ASCANO, III REGISTERED PROFESSIONAL LAND SURVEYOR No. 6225 SURVEY FIRM No. 10194901



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

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

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

PLAT OF SILVEROAKS SUBDIVISION

BEING A 38.72 ACRE TRACT OF LAND OUT OF LOT 13, SECTION 247 OF TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGE 29, M.R.H.C., TEXAS.

DATE: NOVEMBER 2025

Logo for SUPREME ENGINEERING, PLLC CONSULTING ENGINEERS. Includes contact information: ENGINEERING FIRM F-21135, SURVEYING FIRM No. 10194901, 135 PASEO DEL PRADO, STE. 7, EDINBURG, TX 78539, (956) 403-1314.

STATE OF TEXAS COUNTY OF HIDALGO UNDER LOCAL GOVERNMENT CODE 232.028(a) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SILVEROAKS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION CARLOS GAYTAN AS OWNER OF THE 38.72 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SILVEROAKS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

CARLOS GAYTAN, PRESIDENT RICH COAST VENTURES, LLC DATE \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CARLOS GAYTAN, KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHTS OF WAY OR EASEMENTS.

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

APPROVED BY DRAINAGE DISTRICT 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 THE TEXAS WATER CODE 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RAUL SESIN, P.E., C.F.M. GENERAL MANAGER DATE \_\_\_\_\_

RIGHT OF WAY EASEMENT KNOW ALL MEN BY THESE PRESENTS, RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS OF 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 HEREIN 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 RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' 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, MAINTENANCES, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

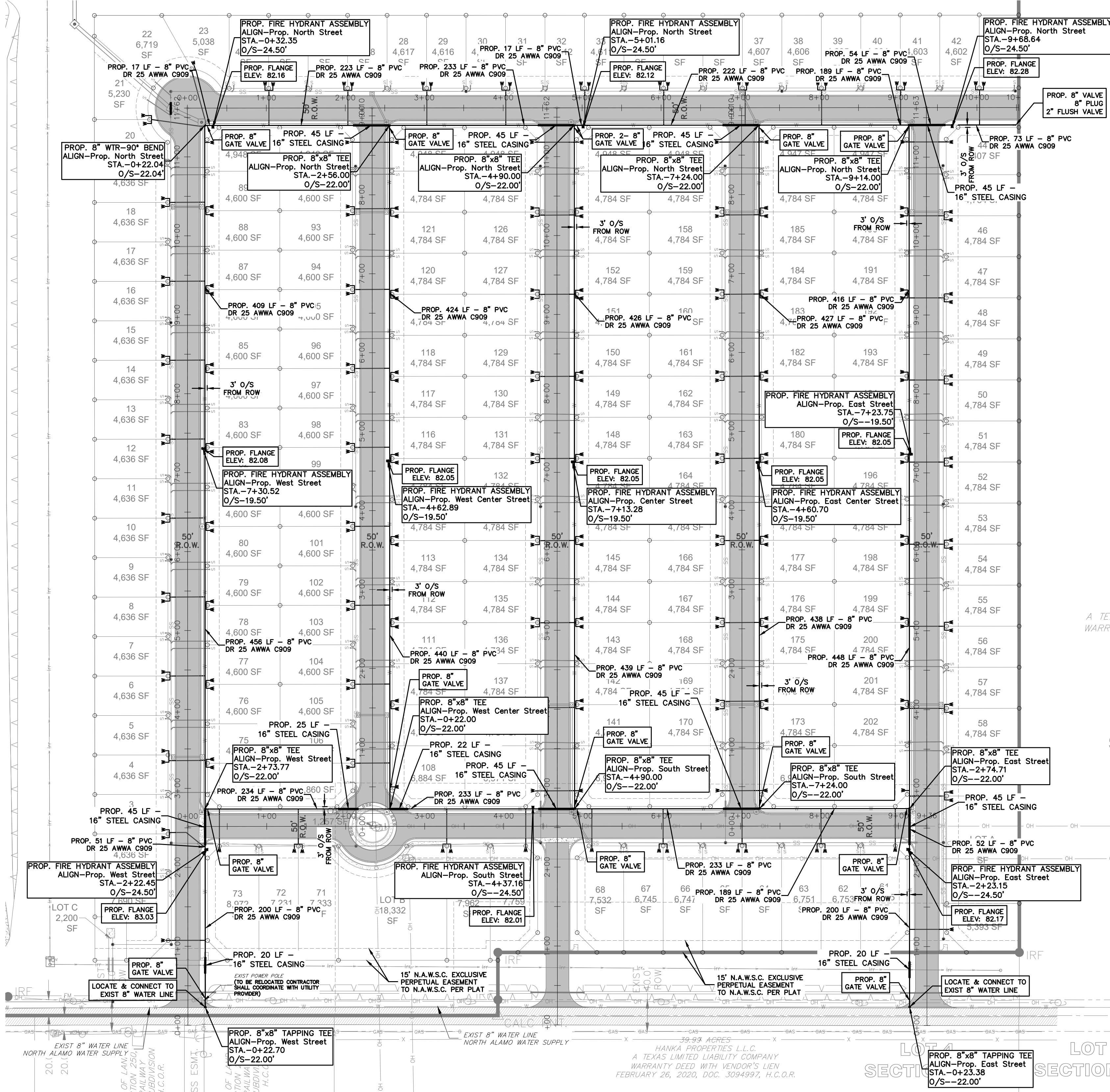
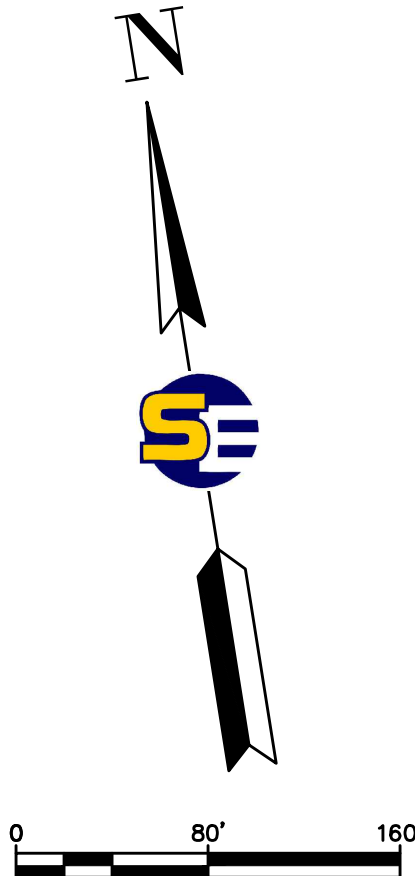
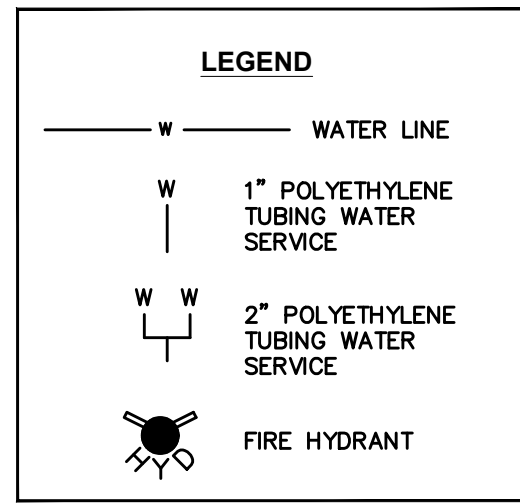
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CARLOS GAYTAN, PRESIDENT RICH COAST VENTURES, LLC DATE \_\_\_\_\_

Table with 4 columns: NAME, ADDRESS, CITY, STATE & ZIP CODE, PHONE. Lists principal contacts: CARLOS GAYTAN, 5410 N. ATHOL ST., PHARR, TEXAS 78577, (956)403-1314; OMAR CANO, P.E., 135 PASEO DEL PRADO, STE. 7, EDINBURG, TEXAS 78539, (956)403-1314; RESTITUTO A. ASCANO, III, R.P.L.S., 135 PASEO DEL PRADO, STE. 7, EDINBURG, TEXAS 78539, (956)403-1314.

E24-026 Plat Revised.dwg 3/19/2007



**FINAL WATER AND SEWER ENGINEERING REPORT**

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
 SILVEROAKS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC 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. NAWSC HAS ONE EXISTING 8" WATER LINE ALONG THE NORTH SIDE OF EAST MILE 17 1/2 NORTH ROAD.

**WATER DISTRIBUTION FOR THE SILVEROAKS SUBDIVISION CONSISTS OF ONE (1)-2" DIAMETER DUAL SERVICE LINE PER TWO LOTS WITH SINGLE 1" MUNIPEX SERVICE LINES AND 1/2" ANGLE STOP PER LOT. THE SINGLE SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$\_\_\_\_\_ OR \$\_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$\_\_\_\_\_ WHICH COVERS THE \_\_\_\_\_ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO NAWSC UPON REQUEST BY THE LOT OWNER. NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.**

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES:**  
 A SANITARY SYSTEM WILL BE INSTALLED THAT CONNECTS TO AN EXISTING SANITARY SYSTEM THAT IS LOCATED ON THE WEST OF THE SUBDIVISION, APPROX. 204 FEET AWAY.

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND SEWAGE SERVICE, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$\_\_\_\_\_, WHICH EQUALS TO \$\_\_\_\_\_ PER LOT.**

**SEWAGE FACILITIES - SANITARY SEWAGE SERVICE \_\_\_\_\_**

OMAR CANO, PE  
 P.E. # 120081



**PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO**

SILVEROAKS SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR LA NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUENO Y LA NAWSC HAN HECHO UN CONTRATO EN CUAL LA NAWSC HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y LA NAWSC HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. NAWSC TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO A LADO NORTE DE LA CALLE EAST MILE 17 1/2 NORTH ROAD.

LA DISTRIBUCION DE AGUA PARA SILVEROAKS SUBDIVISION CONSISTE DE UNA (1) LINEA DE 2" DIAMETRO DE SERVICIO DUAL POR CADA DOS (2) LOTES Y UNA (1) LINEA DE 1" DIAMETRO DE SERVICIO SINGULAR POR LOTE LOS CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CANDADOS. LAS LINEAS DE SERVICIO SINGULAR Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$\_\_\_\_\_ O \$\_\_\_\_\_ POR LOTE. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA NAWSC \$\_\_\_\_\_ DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$\_\_\_\_\_ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION EN LA SUBDIVISION A LA NAWSC. CUANDO EL DUENO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA NAWSC LO INSTALARA SIN ALGUN GASTO AL DUENO. EL SISTEMA DE AGUA ESTARA APROBADO Y ACEPTADO POR LA NAWSC Y DICHO SISTEMA DE DISTRIBUCION SE ENCUENTRA OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**  
 SE INSTALARA UN SISTEMA DE SERVICIOS SANITARIOS QUE SE CONECTA A UN SISTEMA EXISTENTE DE SERVICIOS SANITARIOS QUE SE ENCUENTRA AL LADO OESTE DE LA SUBDIVISION A APROX. 204 PIES DE DISTANCIA.

**CERTIFICACION:**  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

**AGUA:** EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$\_\_\_\_\_ O \$\_\_\_\_\_ POR LOTE

**DRENAJE:** EL SISTEMA SANITARIO.....

OMAR CANO, PE  
 P.E. # 120081



**SUBDIVIDER CERTIFICATION:**

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

**SUBDIVIDER STATEMENT:**  
 I, CARLOS GAYTAN SUBDIVIDER OF SILVEROAKS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

CARLOS GAYTAN  
 5410 N. ATHOL ST.  
 PHARR, TEXAS 78577

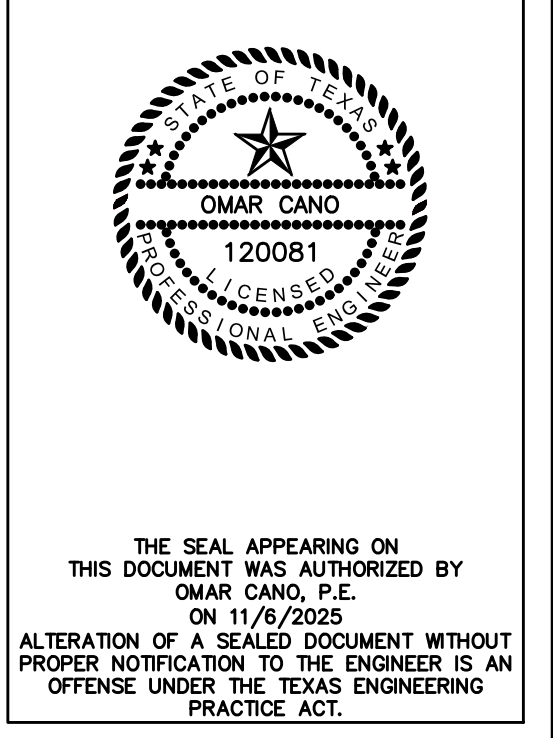
STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS GAYTAN 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 FOR THE STATE OF TEXAS

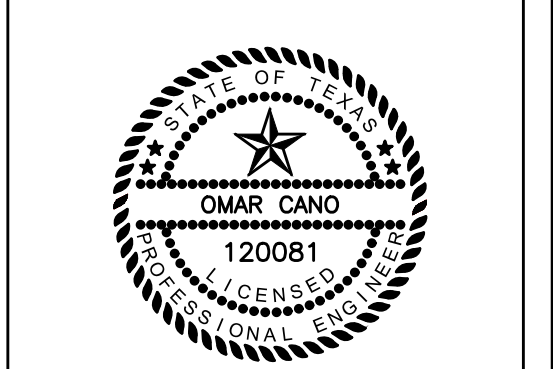
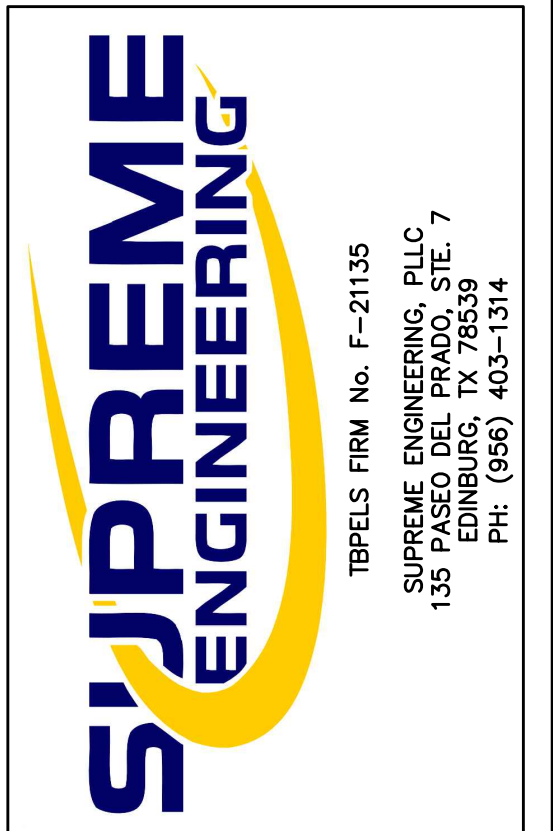
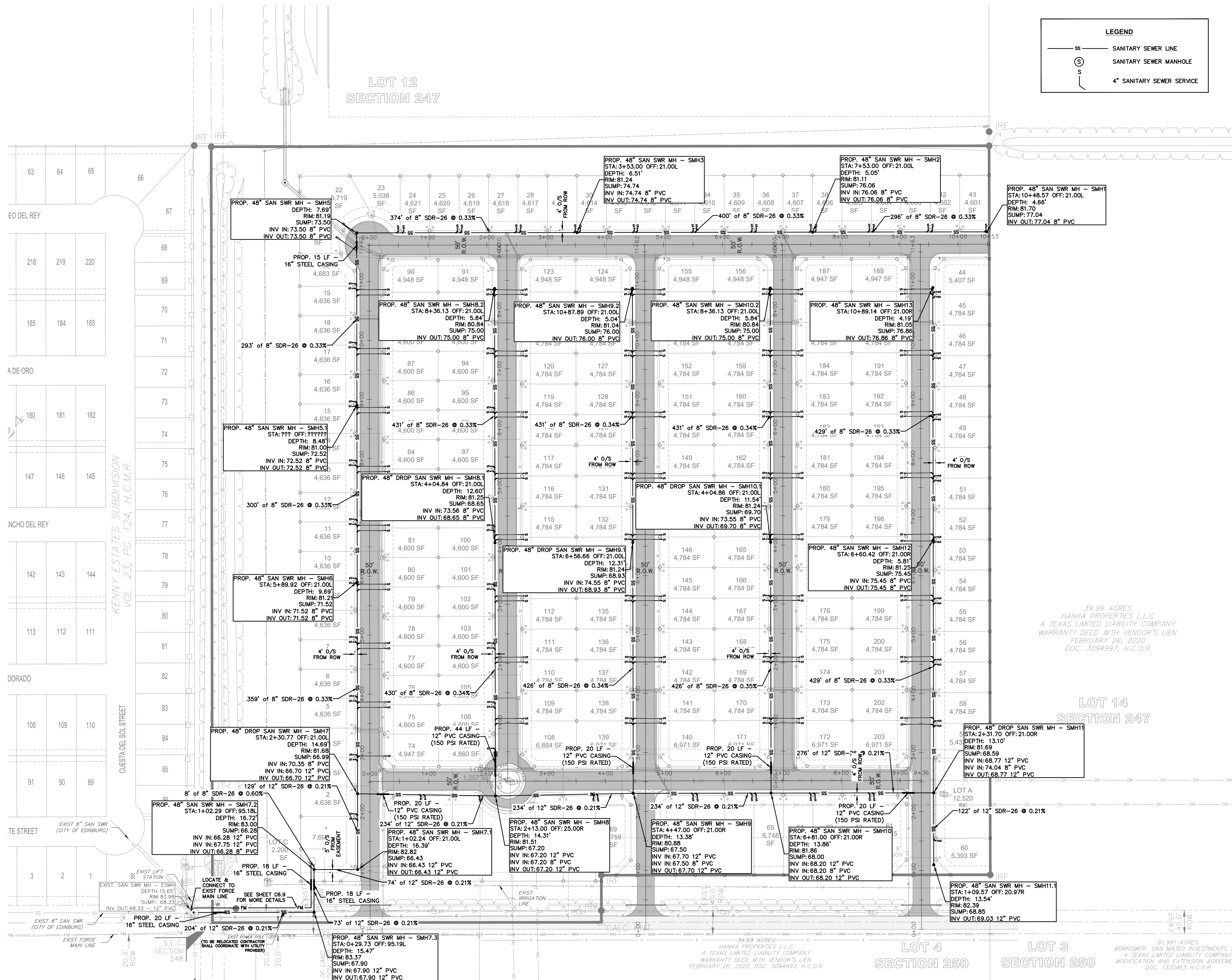
MY COMMISSION EXPIRES \_\_\_\_\_



PROJECT No. / #	PROJECT TEAM	DESIGN BY: O.C.	DRAWN BY: J.L.G.	CHECKED BY: O.C.	APPROVED BY: O.C.	REV	DESCRIPTION	DATE	APPROVED BY:

PREPARED FOR:  
 RICH COAST VENTURES, LLC  
 5410 N. ATHOL ST.  
 PHARR, TX 78577

SILVEROAKS SUBDIVISION  
 WATER DISTRIBUTION PLAN



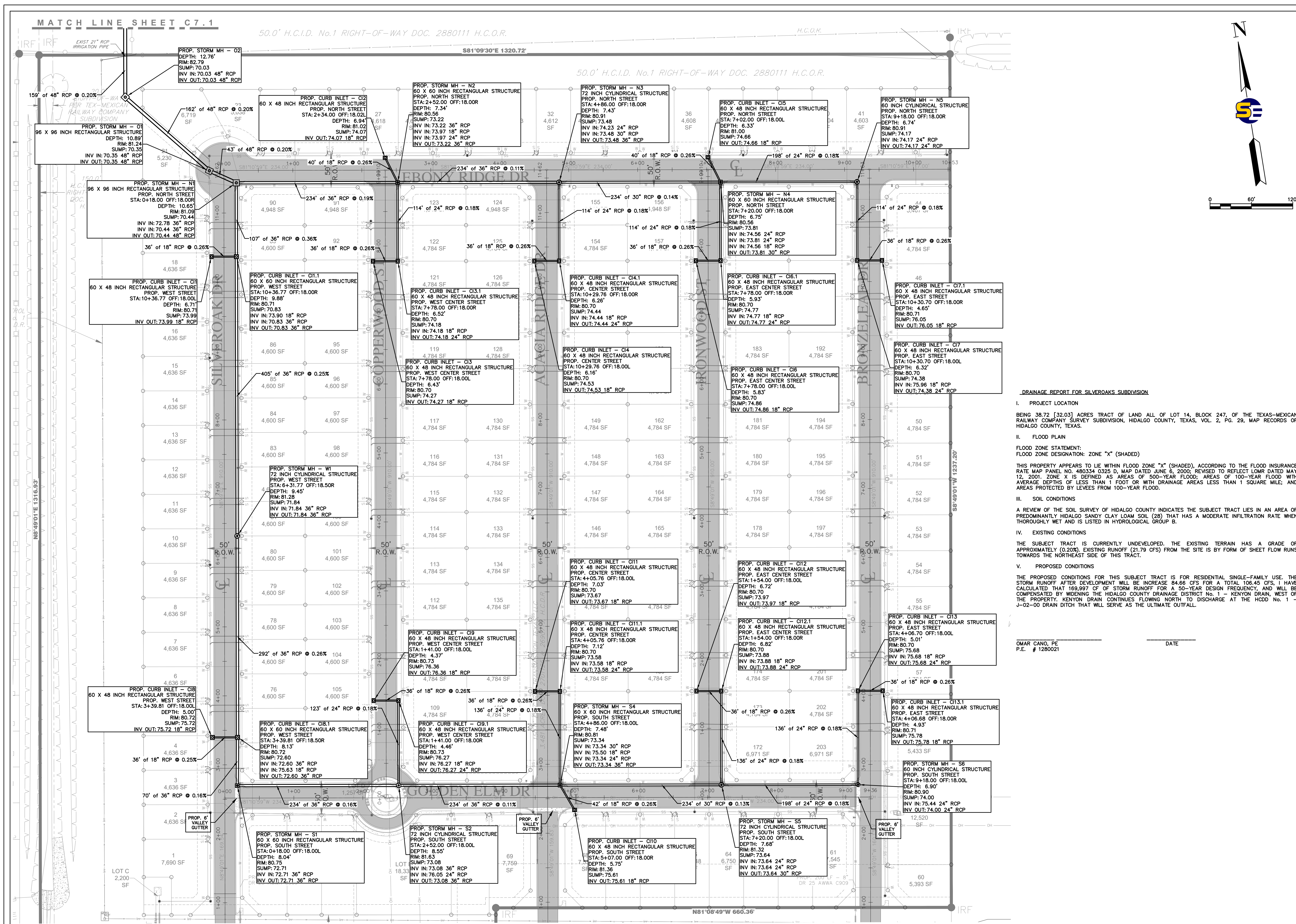
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 11/6/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PROJECT No. / #	PROJECT TEAM	DESIGN BY:	DRAWN BY:	CHECKED BY:	APPROVED BY:	REV	DESCRIPTION	DATE	APPROVED BY:
		O.C.	J.L.G.	O.C.	O.C.				

PREPARED FOR:  
 RICH COAST VENTURES, LLC  
 5410 N. ATHOL ST.  
 PHARR, TX 78577

SILVEROAKS SUBDIVISION  
 SANITARY SEWER PLAN

C6.0

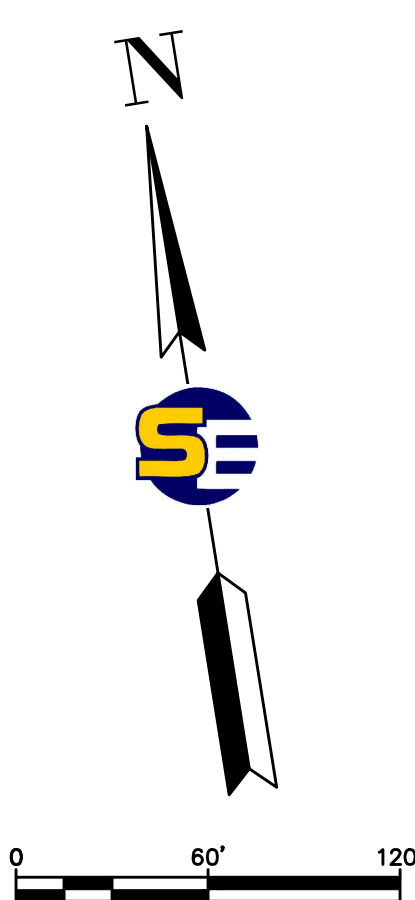


MATCH LINE SHEET C7.1

50.0' H.C.I.D. No.1 RIGHT-OF-WAY DOC. 2880111 H.C.O.R.

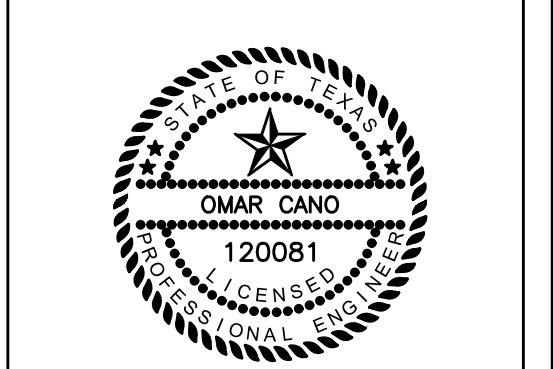
H.C.O.R.

50.0' H.C.I.D. No.1 RIGHT-OF-WAY DOC. 2880111 H.C.O.R.



**SUPREME ENGINEERING**

TBPELS FIRM No. F-21135  
 SUPREME ENGINEERING, PLLC  
 135 E. DUBURG, TX 78539  
 PH: (956) 403-1314



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 11/6/2025 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PROJECT NO. / #	PROJECT TEAM	DESIGN BY: O.C.	DRAWN BY: J.L.G.	CHECKED BY: O.C.	APPROVED BY: O.C.	REV	DESCRIPTION	DATE	APPROVED BY:

**DRAINAGE REPORT FOR SILVEROAKS SUBDIVISION**

I. PROJECT LOCATION  
 BEING 38.72 [32.03] ACRES TRACT OF LAND ALL OF LOT 14, BLOCK 247, OF THE TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, HIDALGO COUNTY, TEXAS, VOL. 2, PG. 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

II. FLOOD PLAIN  
 FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)

THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" (SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL NO. 480334 0325 D, MAP DATED JUNE 6, 2000; REVISED TO REFLECT LOMR DATED MAY 12, 2001. ZONE X IS DEFINED AS 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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

III. SOIL CONDITIONS  
 A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO SANDY CLAY LOAM SOIL (S2) THAT HAS A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET AND IS LISTED IN HYDROLOGICAL GROUP B.

IV. EXISTING CONDITIONS  
 THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY (0.20%). EXISTING RUNOFF (21.79 CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE NORTHEAST SIDE OF THIS TRACT.

V. PROPOSED CONDITIONS  
 THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT IS FOR RESIDENTIAL SINGLE-FAMILY USE. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASE 84.66 CFS FOR A TOTAL 106.45 CFS. I HAVE CALCULATED THAT 169,997 CF OF STORM RUNOFF FOR A 50-YEAR DESIGN FREQUENCY, AND WILL BE COMPENSATED BY WIDENING THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 - KENYON DRAIN, WEST OF THE PROPERTY. KENYON DRAIN CONTINUES FLOWING NORTH TO DISCHARGE AT THE HCCD No. 1 - J-02-00 DRAIN DITCH THAT WILL SERVE AS THE ULTIMATE OUTFALL.

OMAR CANO, PE DATE  
 P.E. # 1280021

PREPARED FOR:  
 RICH COAST VENTURES, LLC  
 5410 N. ATHOL ST.  
 PHARR, TX 78577

SILVEROAKS SUBDIVISION  
 STORM SEWER PLAN

C7.0



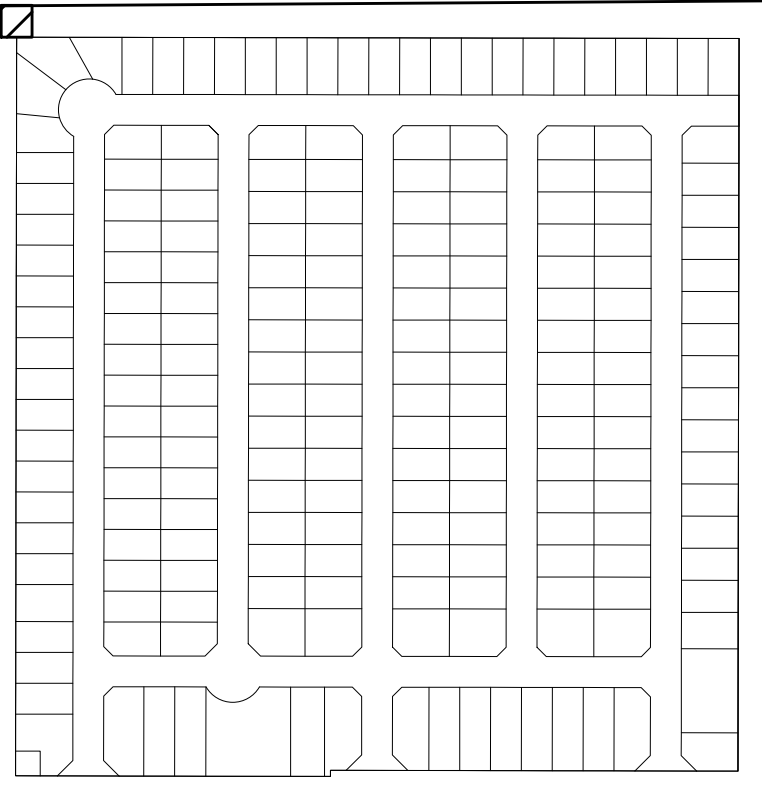
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY OMAR CANO, P.E. ON 11/6/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PROJECT No. / #	PROJECT TEAM	DESIGN BY: O.C.	DRAWN BY: J.L.G.	CHECKED BY: O.C.	APPROVED BY: O.C.	REV	DESCRIPTION	DATE	APPROVED BY:

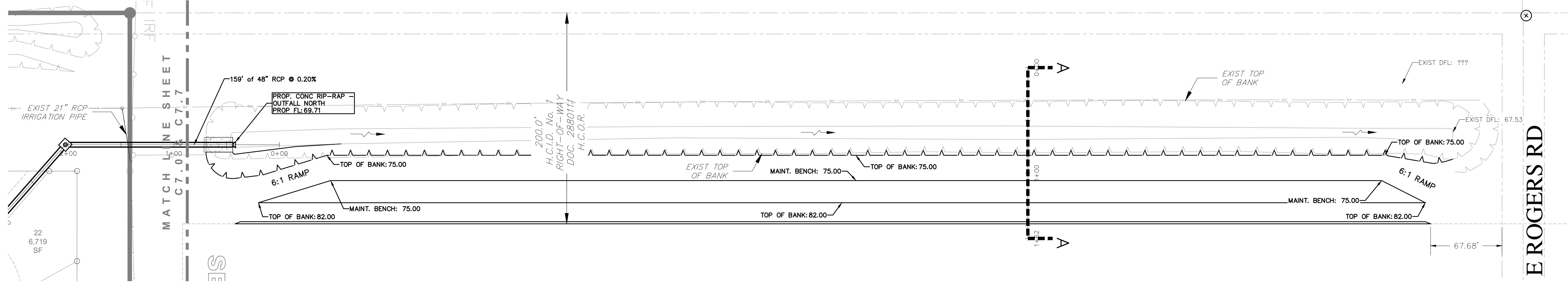
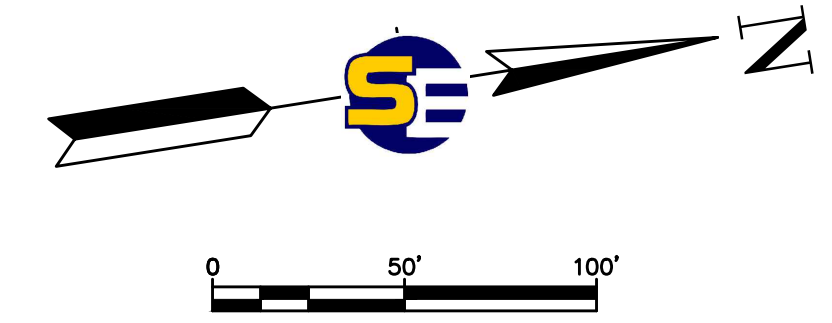
PREPARED FOR:  
 RICH COAST VENTURES, LLC  
 5410 N. ATHOL ST.  
 PHARR, TX 78577

SILVEROAKS SUBDIVISION  
 OFF-SITE STORM SEWER PLAN & PROFILE

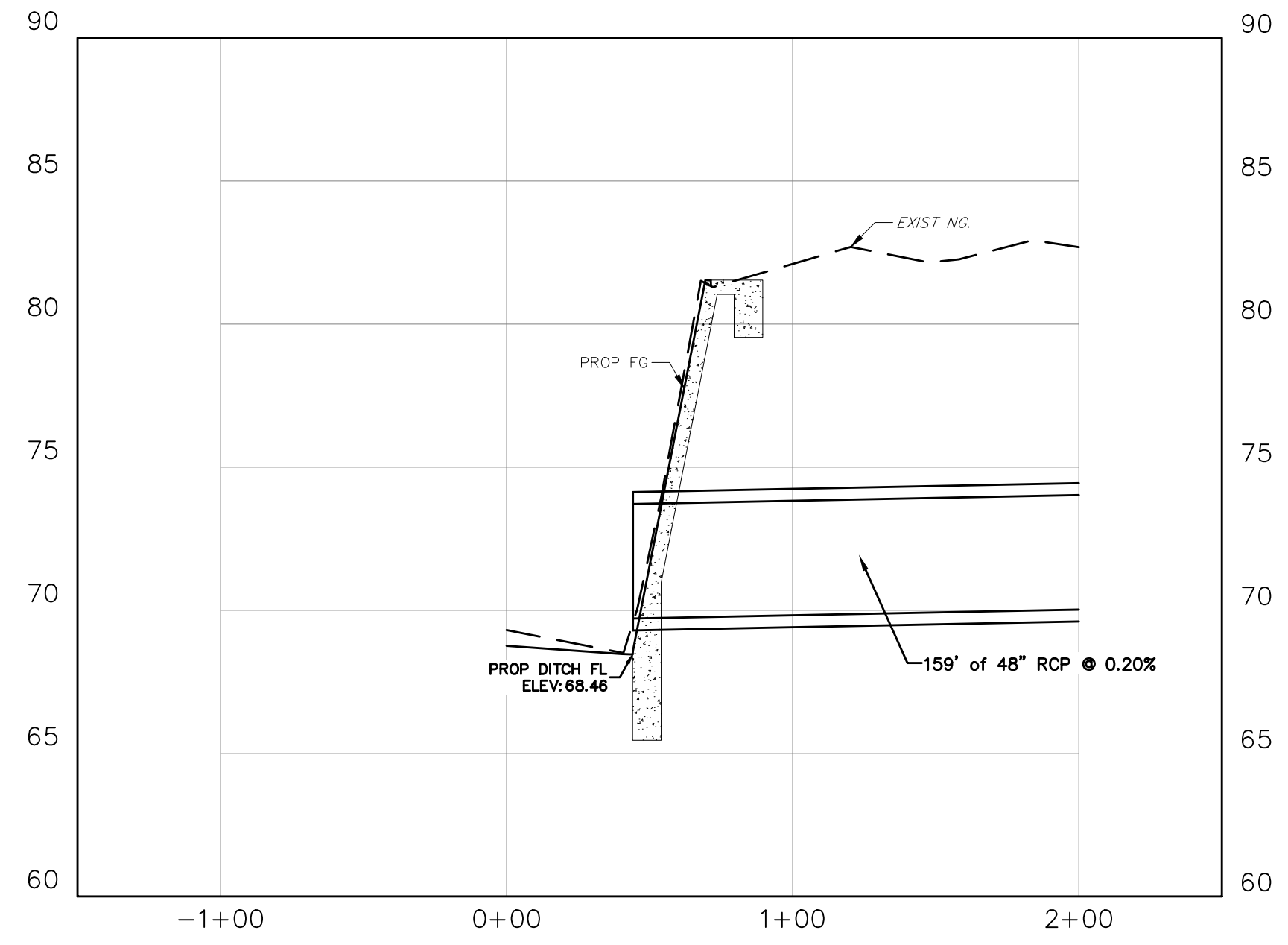
**KEY MAP**



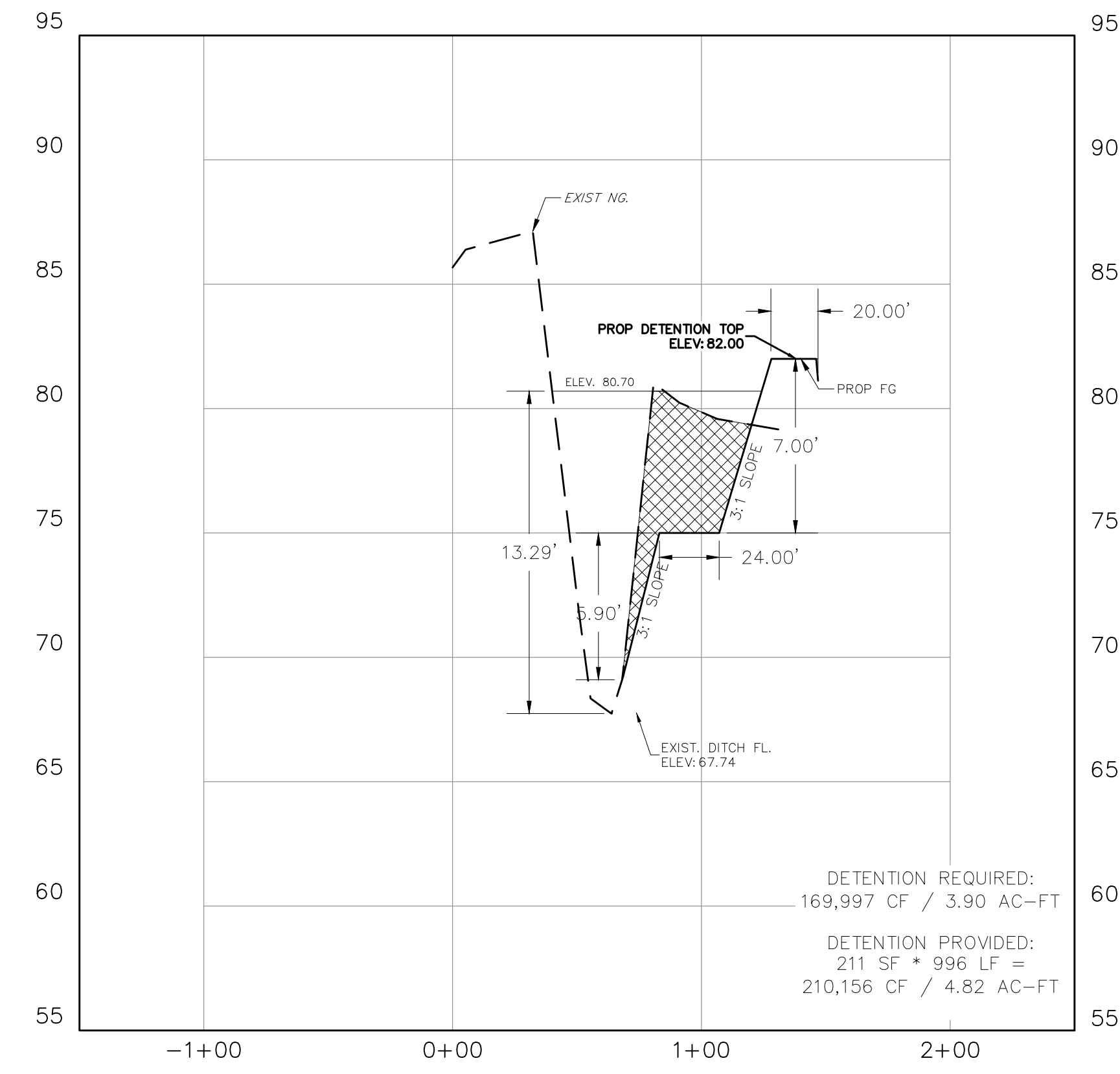
E MILE 17 1/2 N ROAD



OFF-SITE STORM SYSTEM - PLAN



DISCHARGE SYSTEM  
 HORIZONTAL SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 5'



DRAIN DITCH CROSS-SECTION A-A  
 HORIZONTAL SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 5'

DETENTION REQUIRED:  
 169,997 CF / 3.90 AC-FT

DETENTION PROVIDED:  
 211 SF \* 996 LF =  
 210,156 CF / 4.82 AC-FT

