



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-03-2026

PROPOSED MILANOS ESTATES PHASE IV SUBDIVISION, PRECINCT No. 1.

ENGINEER RIO DELTA ENGINEERING. DEVELOPER: GARVIC PROPERTIES LP.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 86 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 14

FILLING STATIONS: 5

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 5 ½ NORTH ROAD AND MILANOS ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-18-2023 PROPERTY LIES WITHIN FLOOD ZONE: "B" 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: SEWER CITY OF WESLACO LINE SIZE: 12" LOCATION: MILANOS ROAD

WATER SERVICE PROVIDER: CITY OF WESLACO. LINE SIZE: 8" LOCATION: MILANOS ROAD.

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

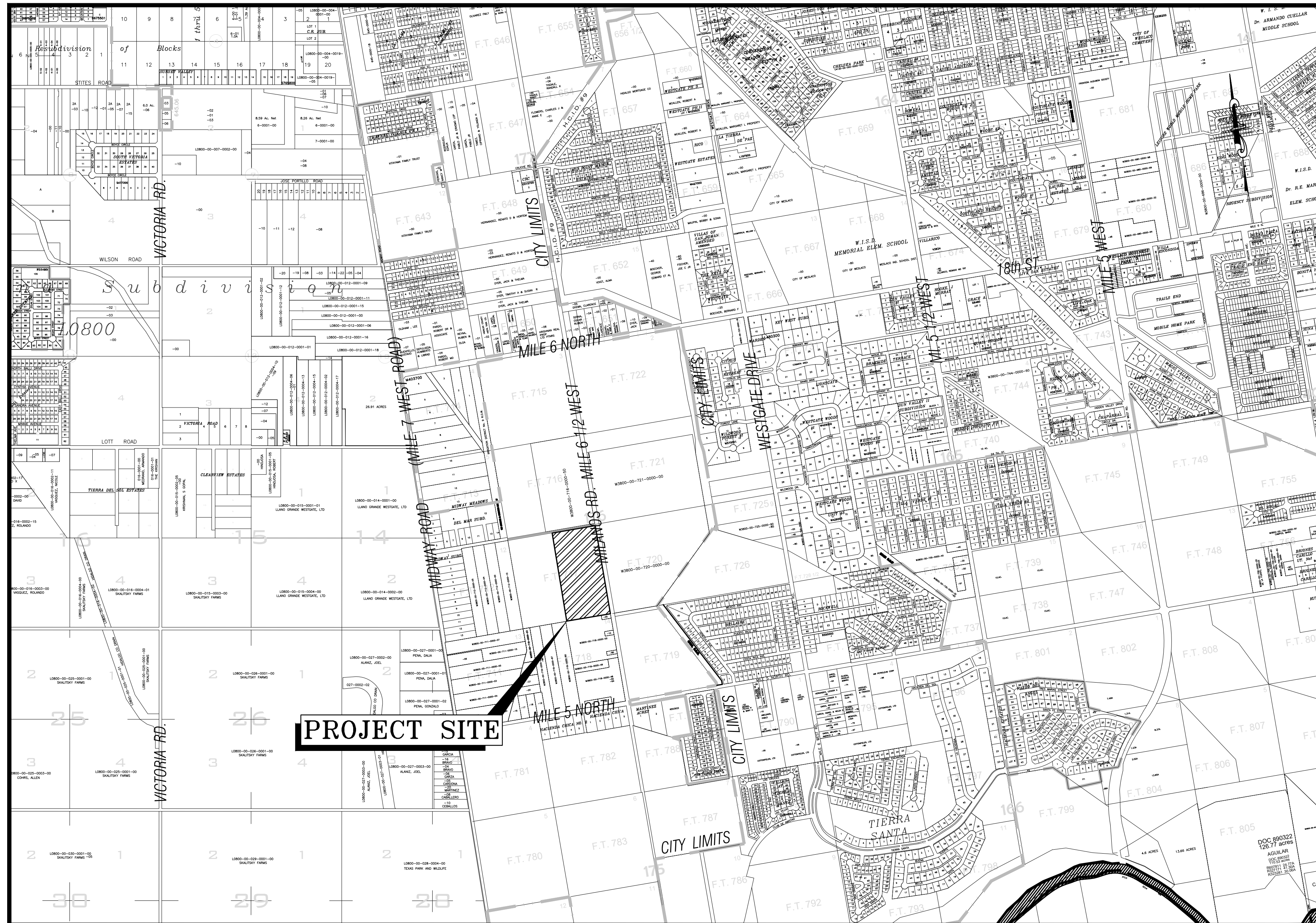
Final Approval *subject to recommendations other departments*

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

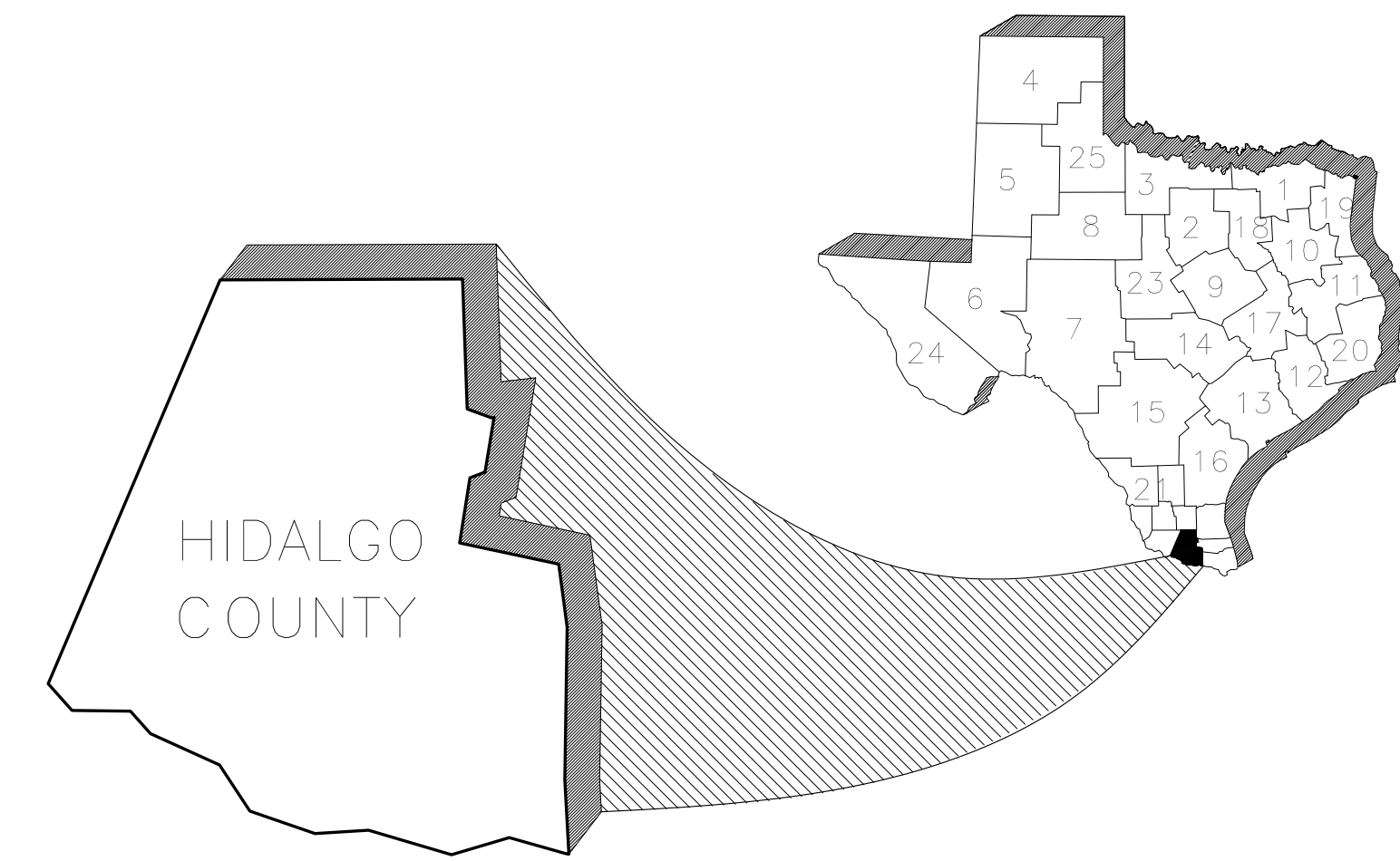
** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

MILANOS ESTATES PHASE IV SUBDIVISION

HIDALGO COUNTY, TEXAS.



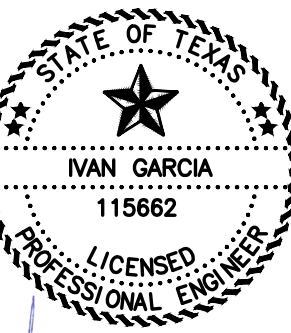
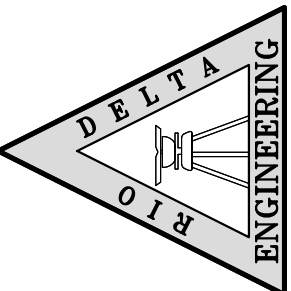
VICINITY MAP
NOT TO SCALE



INDEX OF SHEETS

SHT#	DESCRIPTION
SHT 1	COVER SHEET
SHT 2	PLAT SHEET
SHT 2A	PLAT SHEET NOTES
SHT 3	SANITARY SEWER LAYOUT
SHT 4	SANITARY SEWER PLAN & PROFILE
SHT 5	SANITARY SEWER PLAN & PROFILE
SHT 6	SANITARY SEWER PLAN & PROFILE
SHT 7	SANITARY SEWER PLAN & PROFILE
SHT 8	WATER LAYOUT
SHT 9	PAVING AND DRAINAGE LAYOUT
SHT 10	STORM SEWER PLAN & PROFILE
SHT 11	STORM SEWER PLAN & PROFILE
SHT 12	STORM SEWER PLAN & PROFILE
SHT 13	LIGHTING LAYOUT
SHT 14	SIGNAGE LAYOUT
SHT 15	TYPICAL DETAILS
SHT 16	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:
AS-BUILT

COVER SHEET
MILANOS ESTATES PHASE IV SUBDIVISION
HIDALGO COUNTY, TEXAS

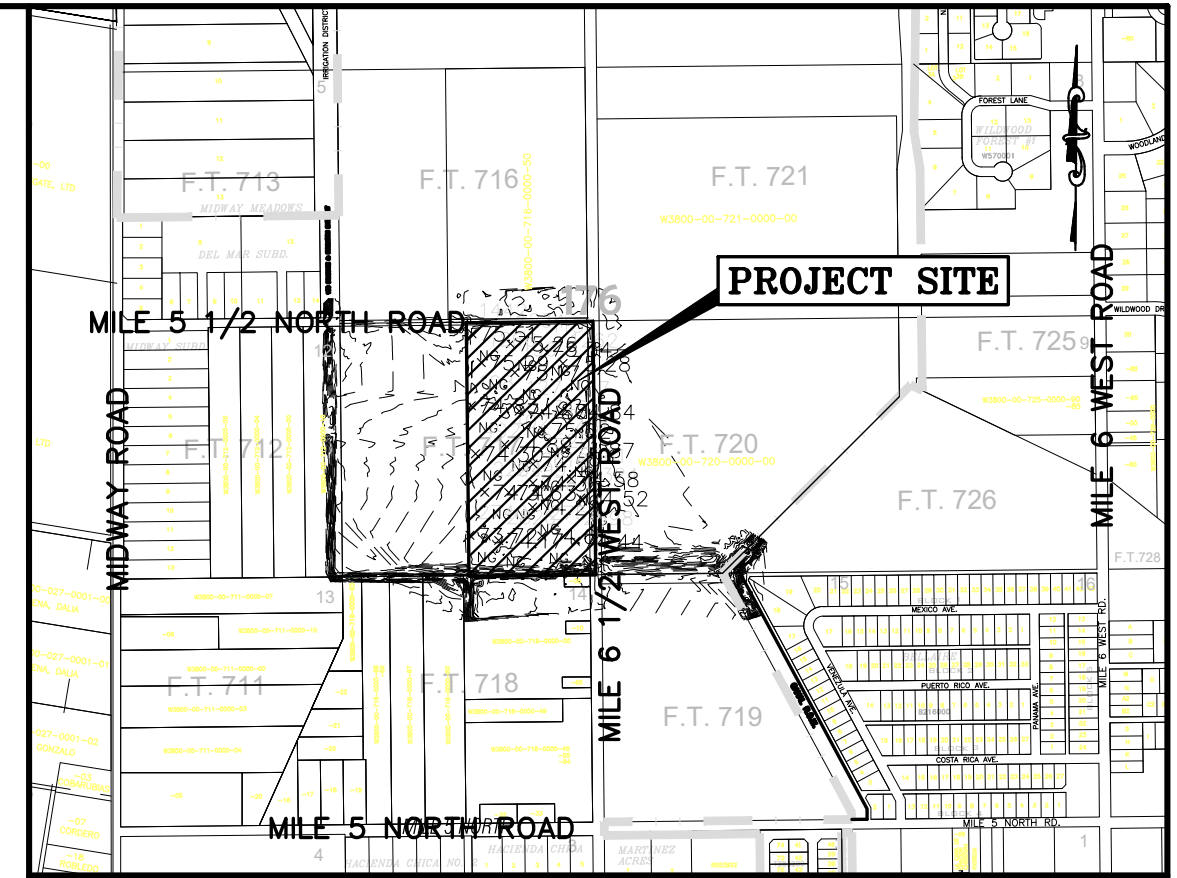
PROJECT:
ENGINEER:
SURVEYOR:
CHECKER:
DRAWN:
SCALE:
DATE:
PROJECT:
REVISIONS:
PAGE NO.

IVAN GARCIA P.E. R.P.L.S.
IVAN GARCIA P.E. R.P.L.S.
IVAN GARCIA P.E. R.P.L.S.
O.A./G.F.
N.T.S.
DECEMBER 23, 2025
SUB 19 028
SHT 1

MILANOS ESTATES PHASE IV SUBDIVISION

BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACTS 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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



METES AND BOUNDS DESCRIPTION

BEING A 20.00 ACRES TRACT OF LAND LYING AND SITUATED IN HIDALGO COUNTY, TEXAS, SAID 20.00 ACRES TRACT BEING OUT OF AND FORMING A PART PORTION OF FARM TRACT 717, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS;

AND SAID 20.00 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

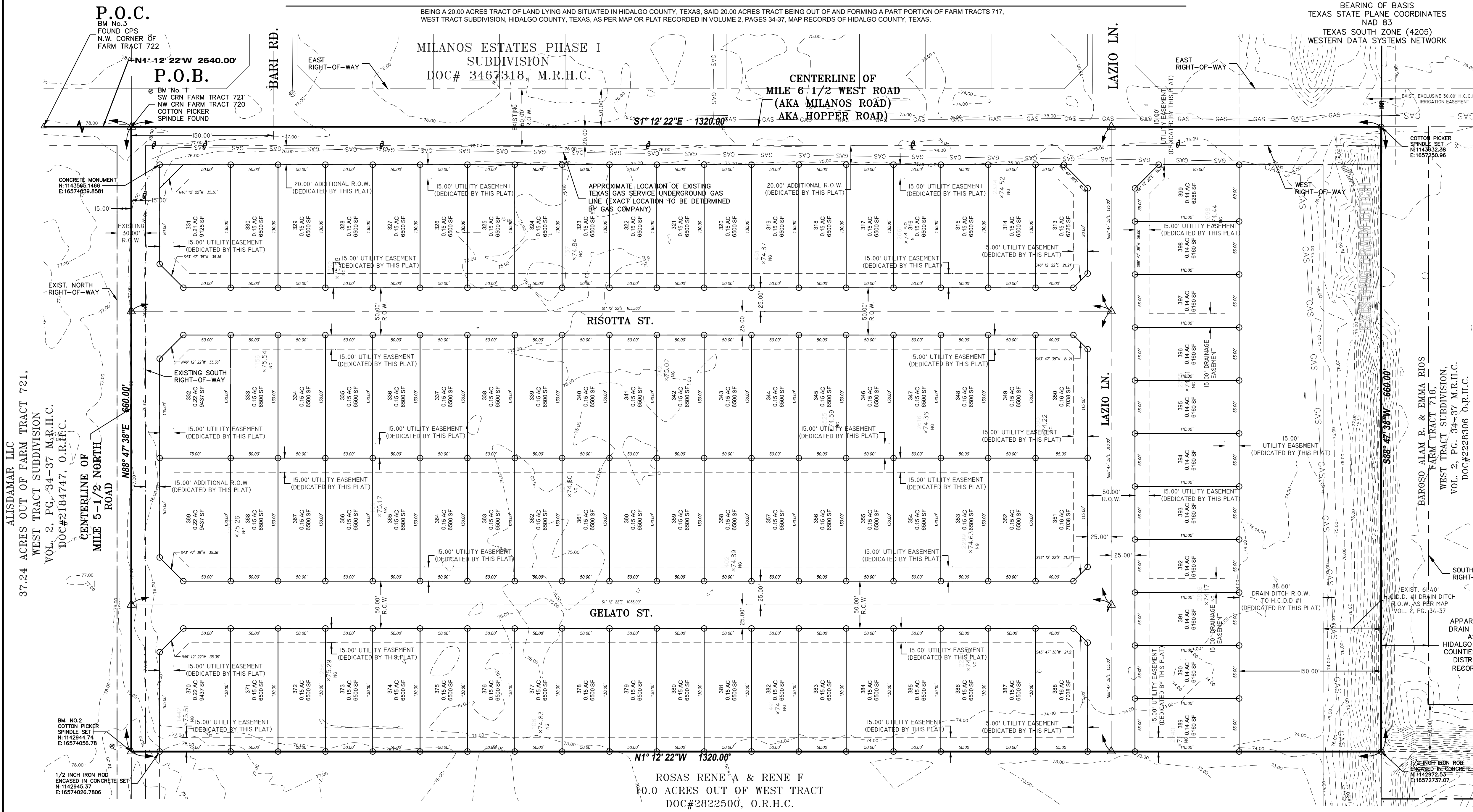
BEGINNING AT A COTTON-PICKER-SPINDLE FOUND AT THE NORTHEAST CORNER OF FARM TRACT 717 OF THE SAID WEST TRACT SUBDIVISION, SAME BEING THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF MILE 5 1/2 WEST ROAD AND MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD);

THENCE S 1°12'22"E ALONG THE EAST LINE OF THE SAID FARM TRACT 717, SAME BEING ALONG THE CENTERLINE OF MILE 6 1/2 WEST ROAD (A.K.A. HOPPER ROAD), TO THE SOUTHEAST CORNER OF THE SAID FARM TRACT 717, A DISTANCE OF 1320.00 FEET TO A COTTON-PICKER-SPINDLE SET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°47'38" W, ALONG THE SOUTH LINE OF FARM TRACT 717, A DISTANCE OF 660.00 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 1°12'22" W, A DISTANCE OF 1320 FEET TO A 1/2-INCH CAPPED IRON ROD SET, FOR THE NORTH-WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 88°47'38" E, ALONG THE NORTH LINE OF THE SAID FARM TRACT 717, SAME BEING ALONG THE CENTERLINE OF MILE 5 1/2 ROAD, A DISTANCE OF 660.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 20.00 ACRES OF LAND, MORE OR LESS, OUT OF WHICH 0.23 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 5 1/2 WEST ROAD, AND 0.60 ACRES LIE WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 6 1/2 WEST ROAD.



ALISDAMAR LLC
37.24 ACRES OUT OF FARM TRACT 721,
WEST TRACT SUBDIVISION
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2184747, O.R.H.C.

BARSO ALAM R. & EMMA RIOS
FARM TRACT 715,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2228306 O.R.H.C.

LEGEND

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

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.
- U.E. - UTILITY EASEMENT
- O.S.S.F. - ON-SITE SEWAGE FACILITY
- C.L. - CENTER LINE
- L.O.T. - LOT LINE
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DIST. #1

STATE OF TEXAS - COUNTY OF HIDALGO

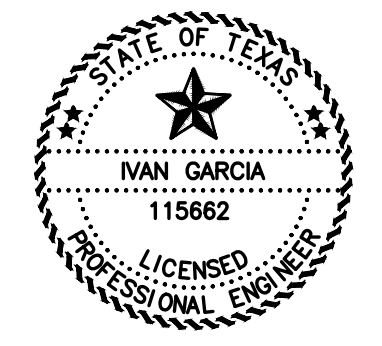
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF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



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

STATE OF TEXAS - COUNTY OF HIDALGO

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



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

NAME	ADDRESS	PHONE & FAX
OWNER(S): GARVIC PROPERTIES LP	P.O. BOX 2604	EDINBURG, TX. 78536 (956) 821-7108
SURVEYOR: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083
ENGINEER: IVAN GARCIA	P.E. R.P.L.S. 921 S. 10TH AVENUE	EDINBURG, TX. 78539 (956) 380-5152 (956) 380-5083



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO 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 MILANOS ESTATES PHASE IV SUBDIVISION

SHEET	DESCRIPTION
SHEET 1:	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION.
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; H.C.D.D.#9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
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.
SHEET 4:	WATER LAYOUT, INCLUDING PROPOSED FIRE HYDRANTS, AND WATER SERVICE LOCATION; SUBDIVIDER CERTIFICATION.
SHEET 5:	STORM SEWER, INCLUDING ALL DRAINAGE IMPROVEMENTS, CROSS-SECTIONS AND DRAINAGE REPORT.
SHEET 6:	PAVING & DRAINAGE DETAIL SHEET
SHEET 7:	WATER & SANITARY SEWER DETAIL SHEET

RIO DELTA ENGINEERING
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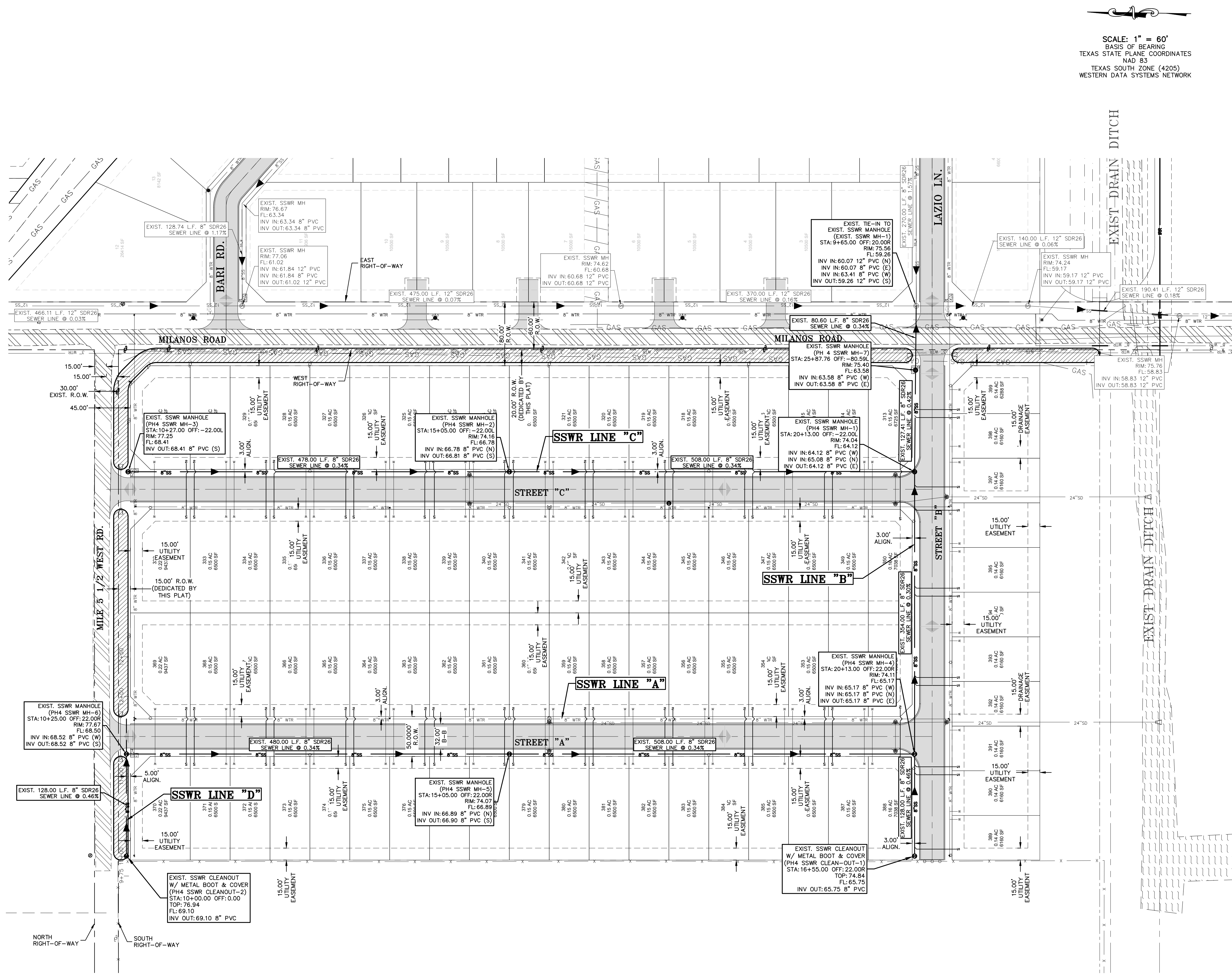
PLAT SHEET

MILANOS ESTATES PHASE IV SUBDIVISION
HIDALGO COUNTY, TEXAS

ISSUED FOR:
FINAL

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKER: IVAN GARCIA P.E. R.P.L.S.
SCALE: O.A./G.F.
DATE: SEPTEMBER 18, 2025
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. **FINAL**

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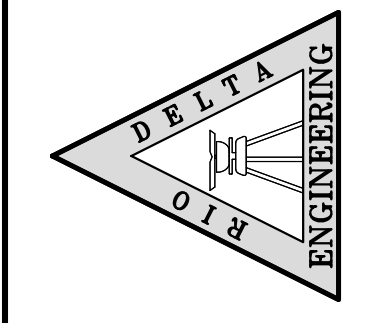


SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND

- PROP. GRATE INLET
- PROP. CURB INLET
- PROP. TELEPHONE PEDESTAL
- PROP. GRATE INLET
- PROP. LAMP POLE
- PROP. TRAFFIC POLE
- PROP. GUY WIRE
- PROP. POWER POLE
- PROP. WATER VALVE
- PROP. FLUSH VALVE
- PROP. IRRIGATION VALVE
- PROP. FIREHYDRANT
- PROP. MAIL BOX
- PROP. BRICK MAIL BOX
- PROP. WATER METER
- PROP. STREET SIGN
- PROP. SANITARY SEWER MANHOLE
- PROP. STORM SEWER MANHOLE
- PROP. FENCE LINE
- PROP. OVERHEAD ELECTRIC LINE
- PROP. UNDERGROUND CABLE
- PROP. UNDERGROUND GAS LINE
- PROP. ELECTRICAL BOX

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ISSUED FOR:
AS-BUILT

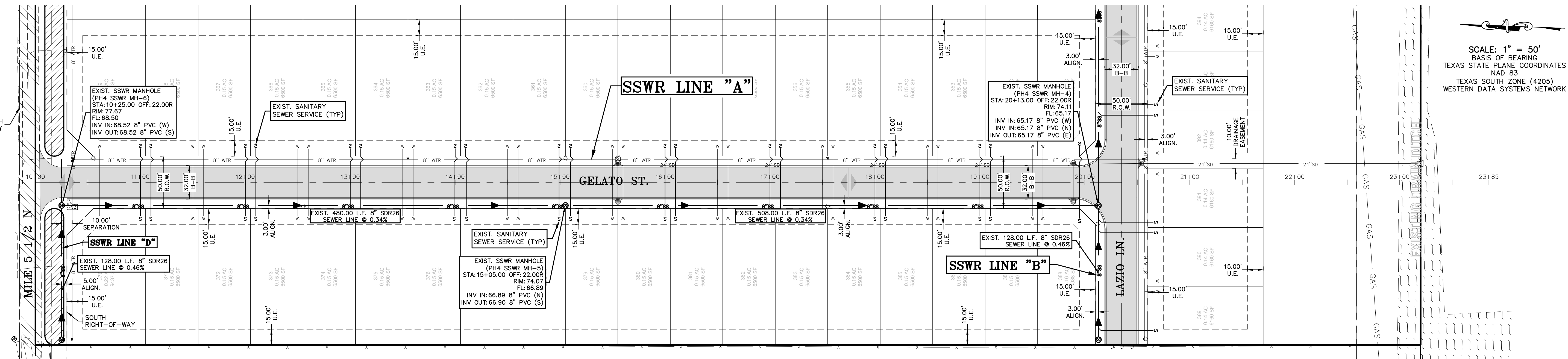
SANITARY SEWER LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT: MILANOS ESTATES\DWG\PHASE 4 - AS-BUILT.dwg RIBDELTA 2/3/2026 10:11 AM

ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKER: IVAN GARCIA P.E. R.P.L.S.
DRAWN: O.A./G.F.
SCALE: 1"=60'
DATE: DECEMBER 23, 2025
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. **SHT 3**

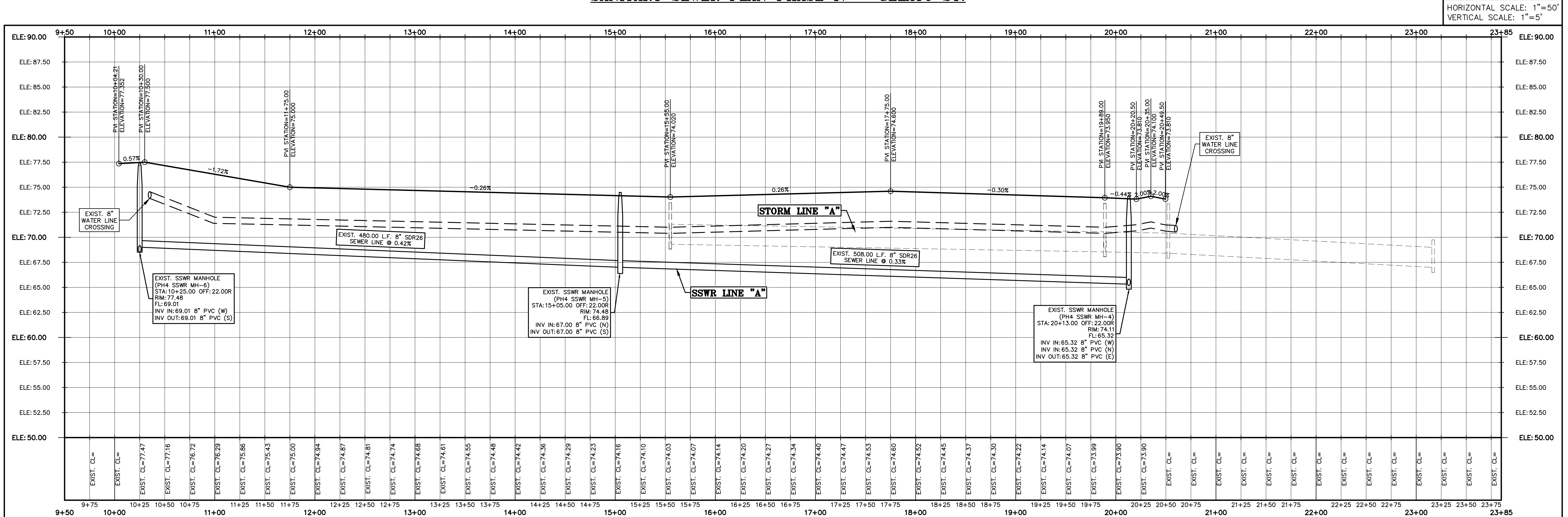
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ALISDAMAR, LLC
37.24 ACRES OUT OF FARM TRACT
721,
WEST TRACT SUBDIVISION
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2184747, O.R.H.C.

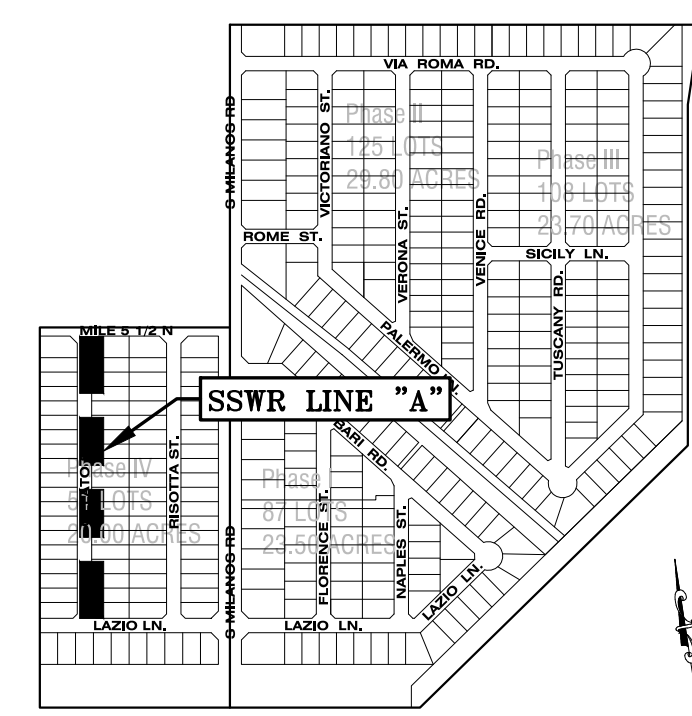


SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

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



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



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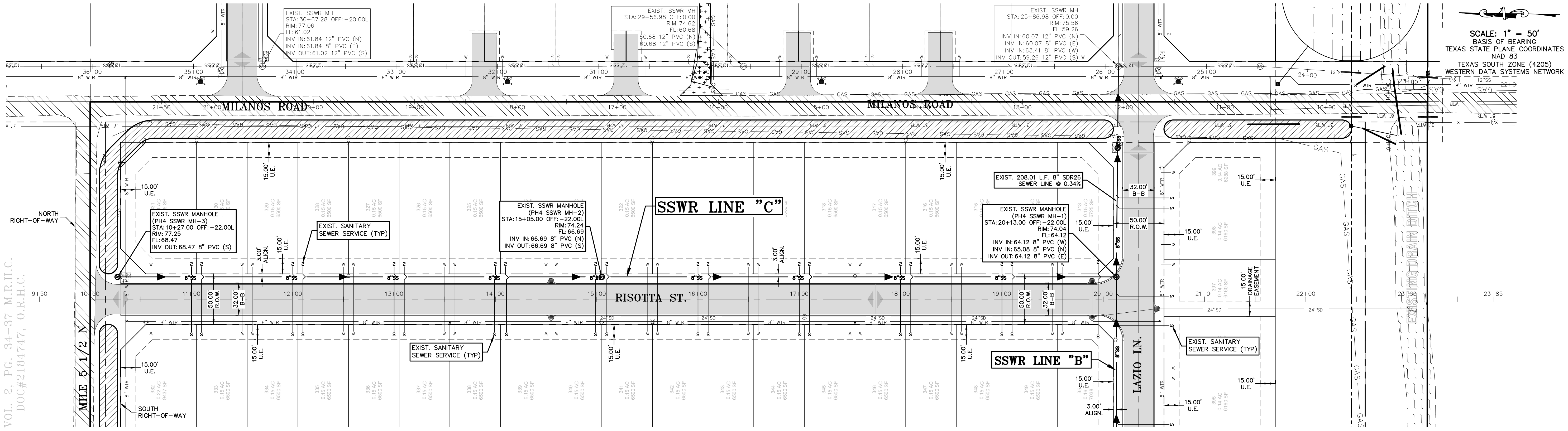


SANITARY SEWER PLAN & PROFILE
MILANOS ESTATES PHASE IV SUBDIVISION
HIDALGO COUNTY, TEXAS

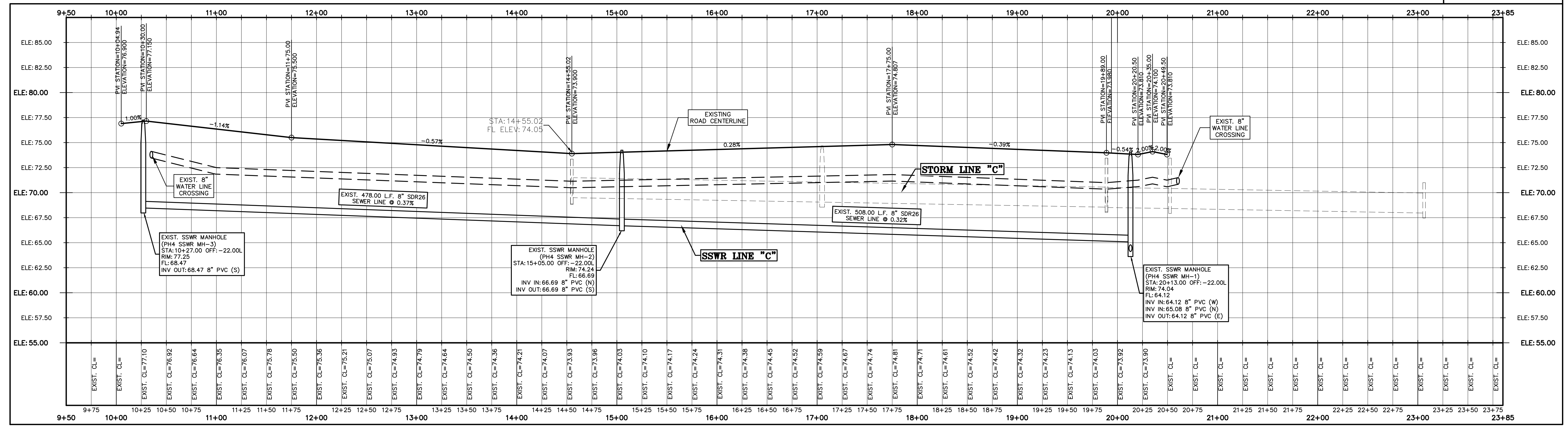
PROJECT: MILANOS ESTATES PHASE IV SUBDIVISION
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKER: IVAN GARCIA P.E. R.P.L.S.
DRAWN: O.A./G.F.
SCALE: 1"=50'
DATE: DECEMBER 23, 2025
PROJECT: SUB 19 028
PAGE NO. SHT 4

Y:\RFE SUBDIVISIONS\2019\SUB 19-028-SUB19-030 - MILANOS ESTATES\DWG\PHASE 4 - DWGS\AS-BUILT\SSW\PHASE IV - AS-BUILT.dwg RODELTA 2/2/2026 9:56 AM

ALSDAMAR LLC
 37.24 ACRES OUT OF FARM TRACT
 721,
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 VOL. 2, PG. 34-37 M.R.H.C.
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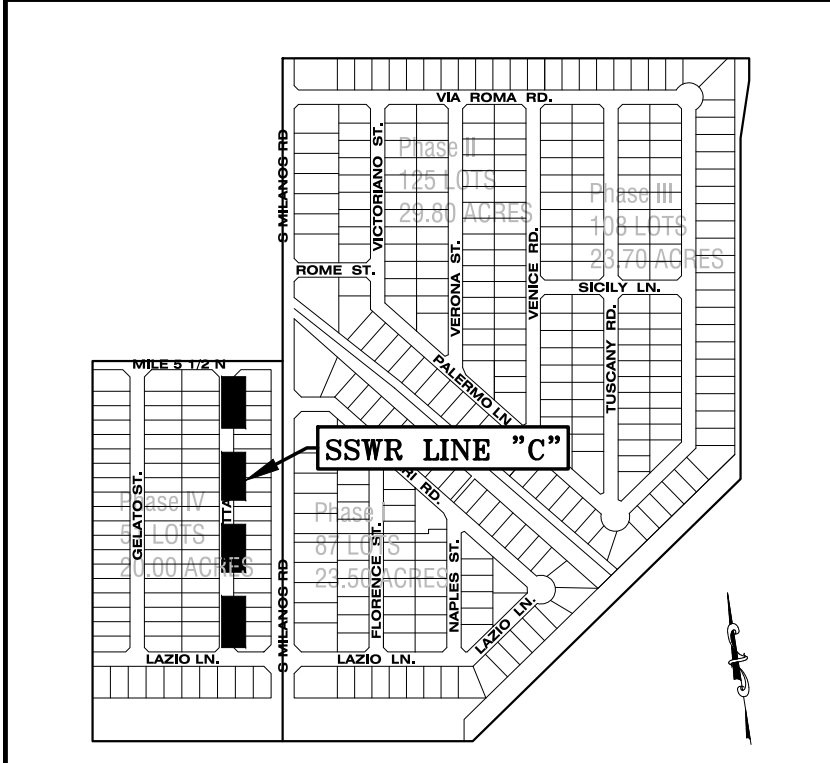


SANITARY SEWER PLAN PHASE IV - RISOTTA ST.

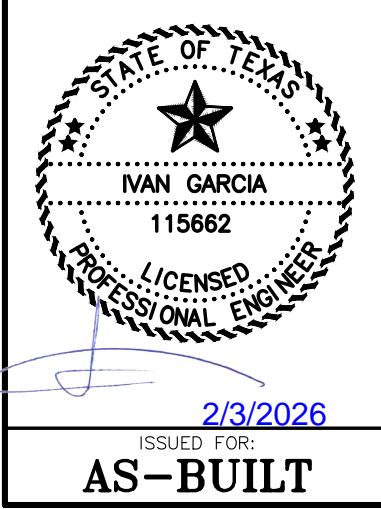


SANITARY SEWER PROFILE PHASE IV - RISOTTA ST.

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



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 SURVEY FIRM NO. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

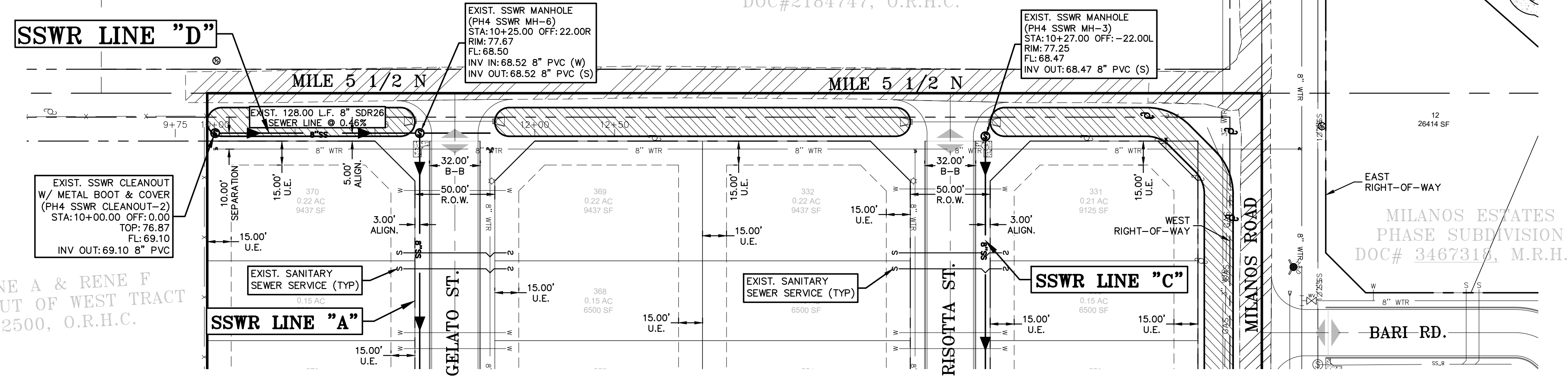


SANITARY SEWER PLAN & PROFILE
MILANOS ESTATES PHASE IV SUBDIVISION
 HIDALGO COUNTY, TEXAS

PROJECT: MILANOS ESTATES PHASE IV SUBDIVISION
 ENGINEER: IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
 CHECKER: IVAN GARCIA P.E. R.P.L.S.
 DRAWN: O.A./G.F.
 DATE: DECEMBER 23, 2025
 PROJECT: SUB 19 028
 REVISIONS:
 PAGE NO. **SHT 6**

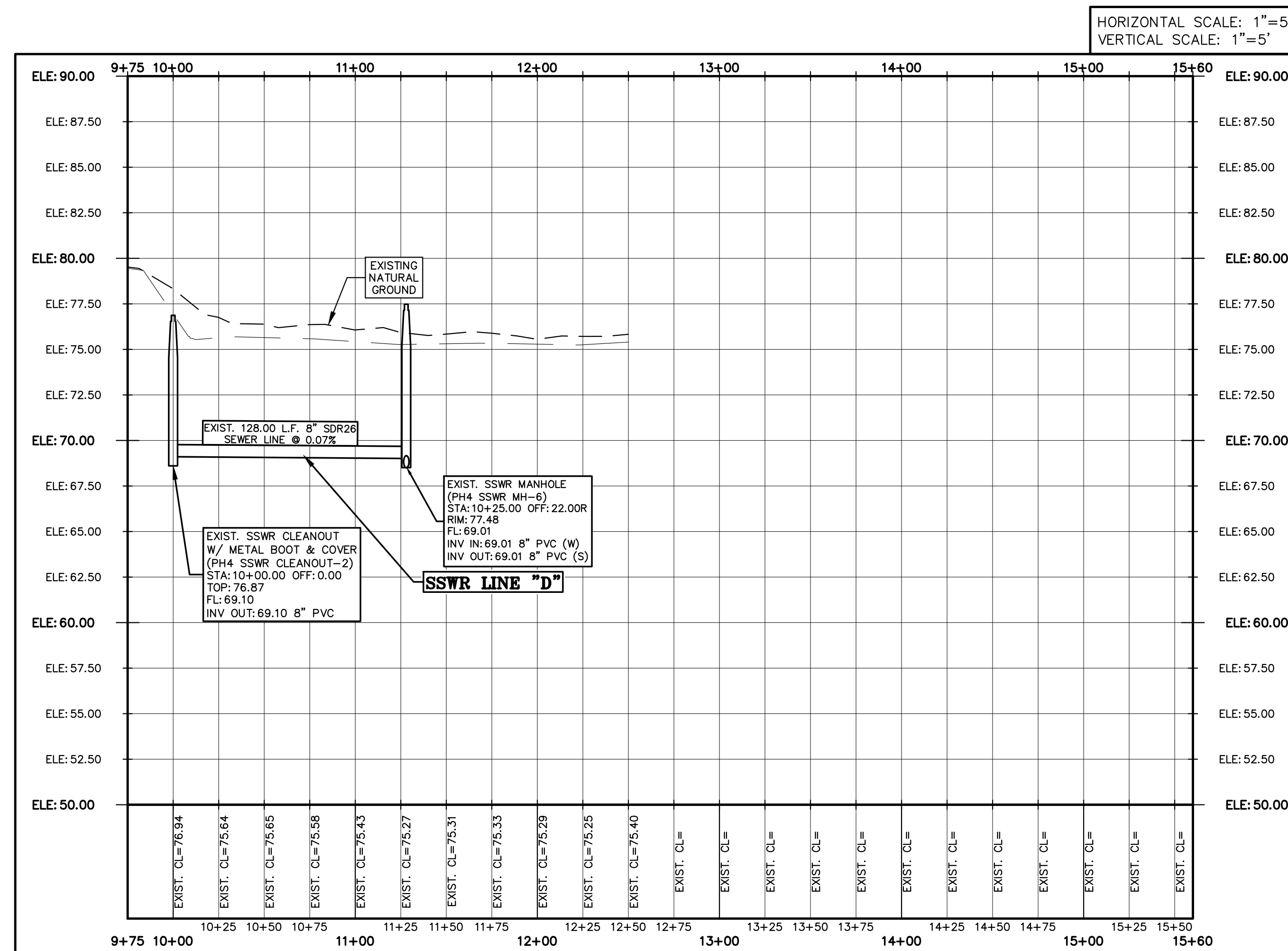
ALISDAMAR LLC
 37.24 ACRES OUT OF FARM TRACT
 721,
 WEST TRACT SUBDIVISION
 VOL. 2, PG. 34-37 M.R.H.C.
 DOC#2184747, O.R.H.C.

ROSAS RENE A & RENE F
 10.0 ACRES OUT OF WEST TRACT
 DOC#2822500, O.R.H.C.



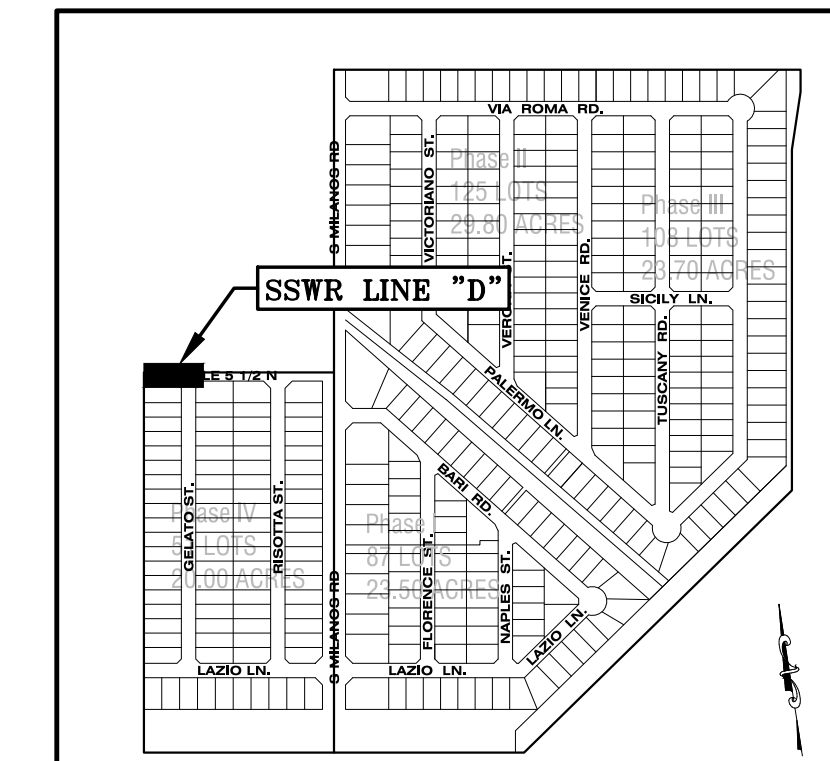
SCALE: 1" = 50'
 BASIS OF BEARING
 TEXAS STATE PLANE COORDINATES
 NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA SYSTEMS NETWORK

SANITARY SEWER PLAN PHASE IV - LINE "D"



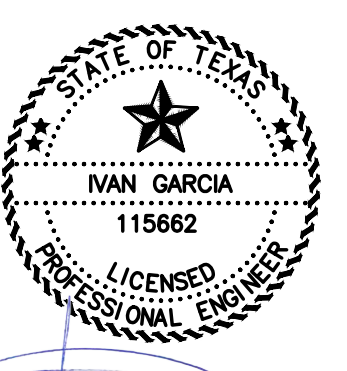
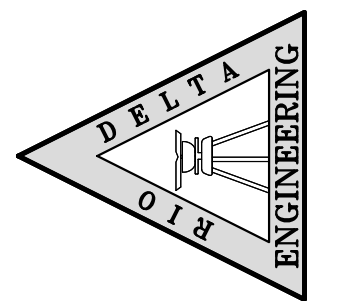
SANITARY SEWER PROFILE PHASE IV - LINE "D"

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



KEY PLAN
 NOT TO SCALE

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



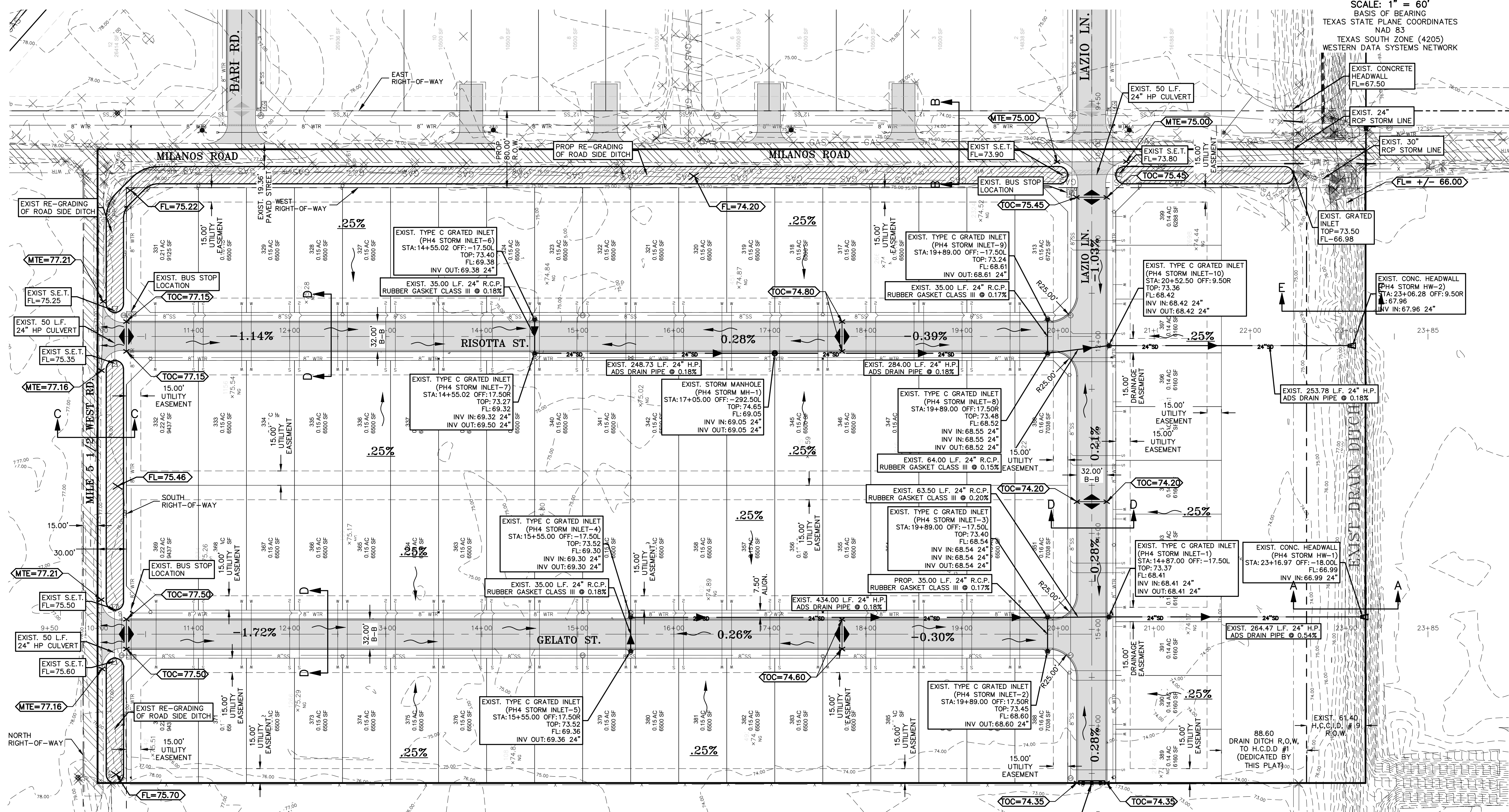
ISSUED FOR:
AS-BUILT

SANITARY SEWER PLAN & PROFILE
 MILANOS ESTATES PHASE IV SUBDIVISION
 HIDALGO COUNTY, TEXAS

PROJECT: MILANOS ESTATES PHASE IV SUBDIVISION
 ENGINEER: IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
 CHECKER: IVAN GARCIA P.E. R.P.L.S.
 DRAWN: IVAN GARCIA P.E. R.P.L.S.
 SCALE: O.A./G.F.
 DATE: DECEMBER 23, 2025
 PROJECT: SUB 19 028
 PAGE NO. **SHT 7**

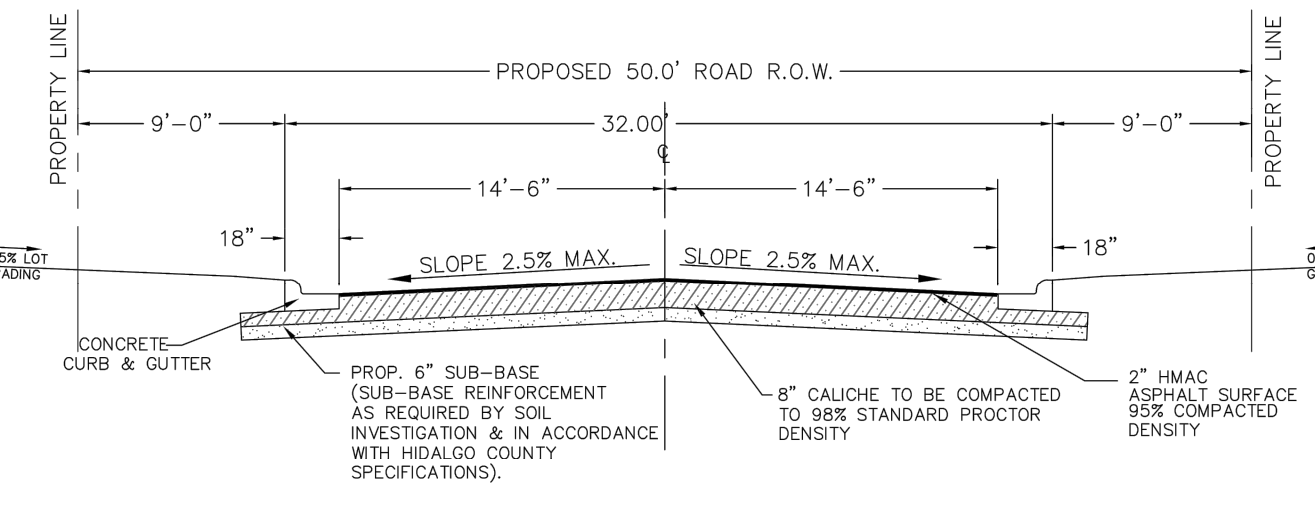
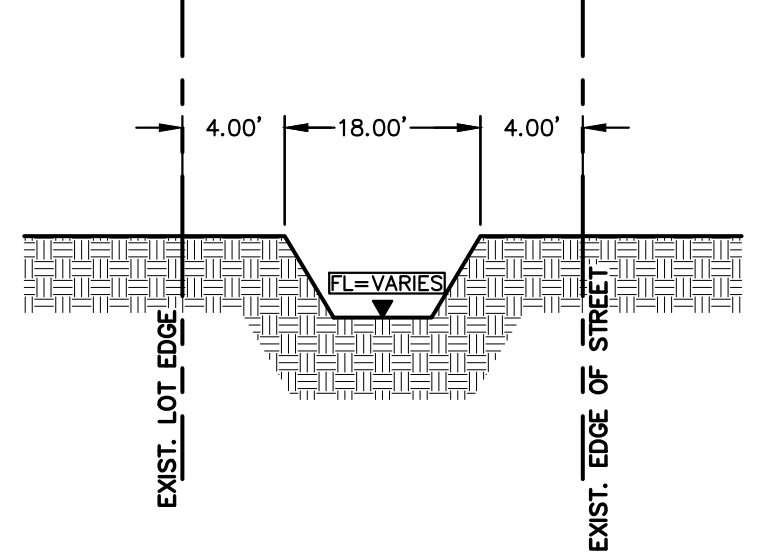
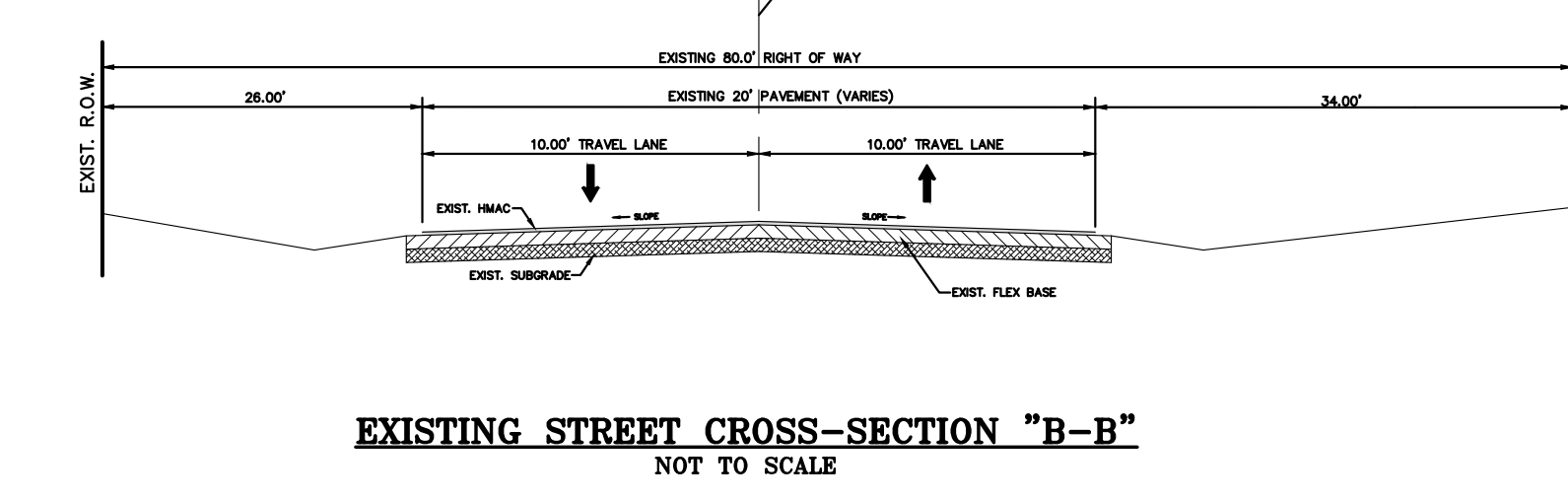
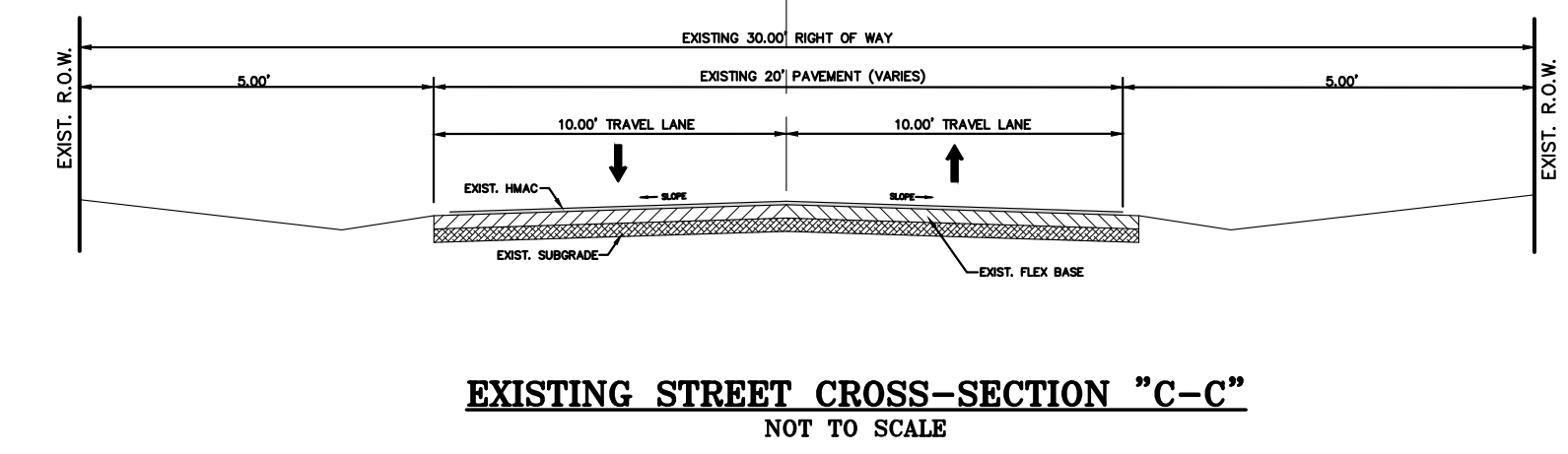
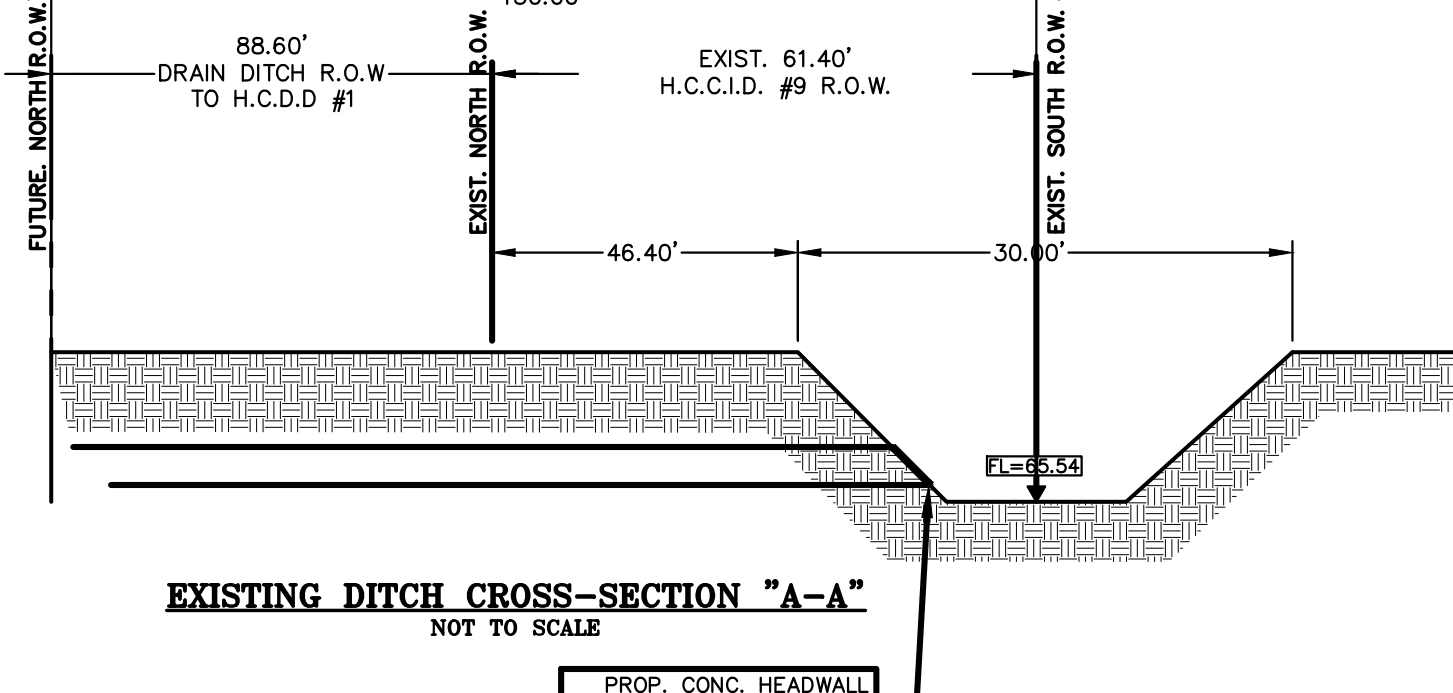
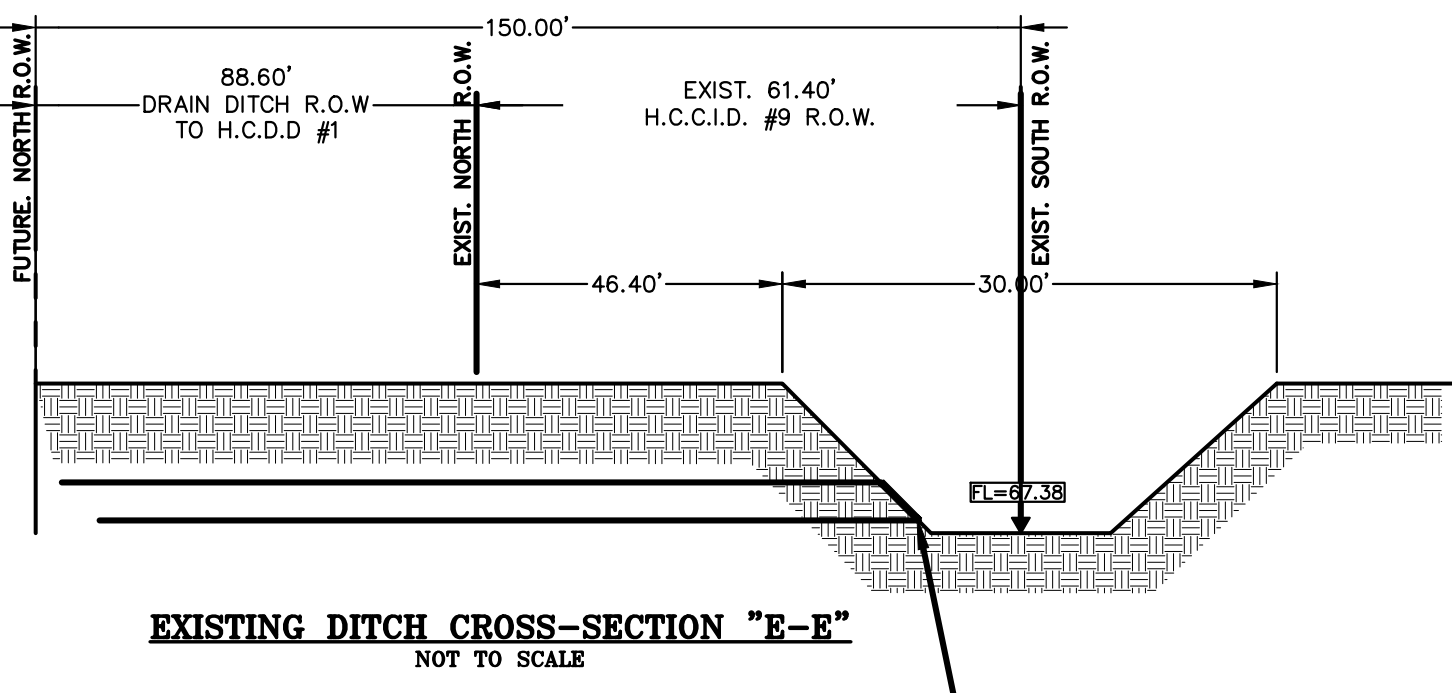
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Y: RDE SUBDIVISIONS 2019.030 - MILANOS ESTATES (VMS) PHASE IV - AS-BUILT.dwg RODELTA 2/2/2026 10:01 AM



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

LEGEND	
	PROP. GRATE INLET
	PROP. CURB INLET
	PROP. TELEPHONE PEDESTAL
	PROP. GRATE INLET
	PROP. LAMP POLE
	PROP. TRAFFIC POLE
	PROP. GUY WIRE
	PROP. POWER POLE
	PROP. WATER VALVE
	PROP. FLUSH VALVE
	PROP. IRRIGATION VALVE
	PROP. FIREHYDRANT
	PROP. MAIL BOX
	PROP. BRICK MAIL BOX
	PROP. WATER METER
	PROP. STREET SIGN
	PROP. SANITARY SEWER MANHOLE
	PROP. STORM SEWER MANHOLE
	PROP. FENCE LINE
	PROP. OVERHEAD ELECTRIC LINE
	PROP. UNDERGROUND CABLE
	PROP. UNDERGROUND GAS LINE
	PROP. ELECTRICAL BOX



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:
AS-BUILT

2/2/2026

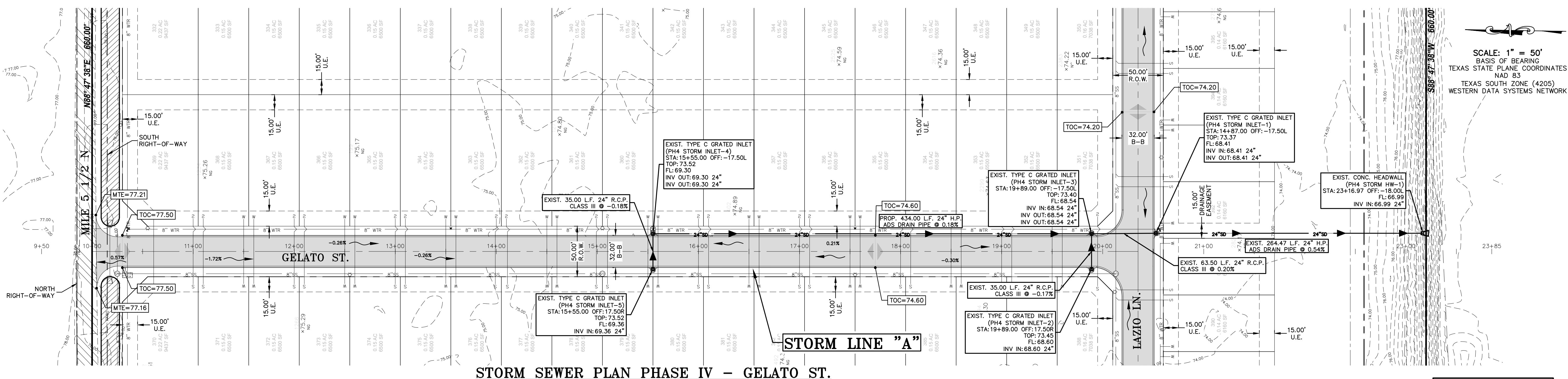
STATE OF TEXAS

 IVAN GARCIA
 115662
 LICENSED PROFESSIONAL ENGINEER

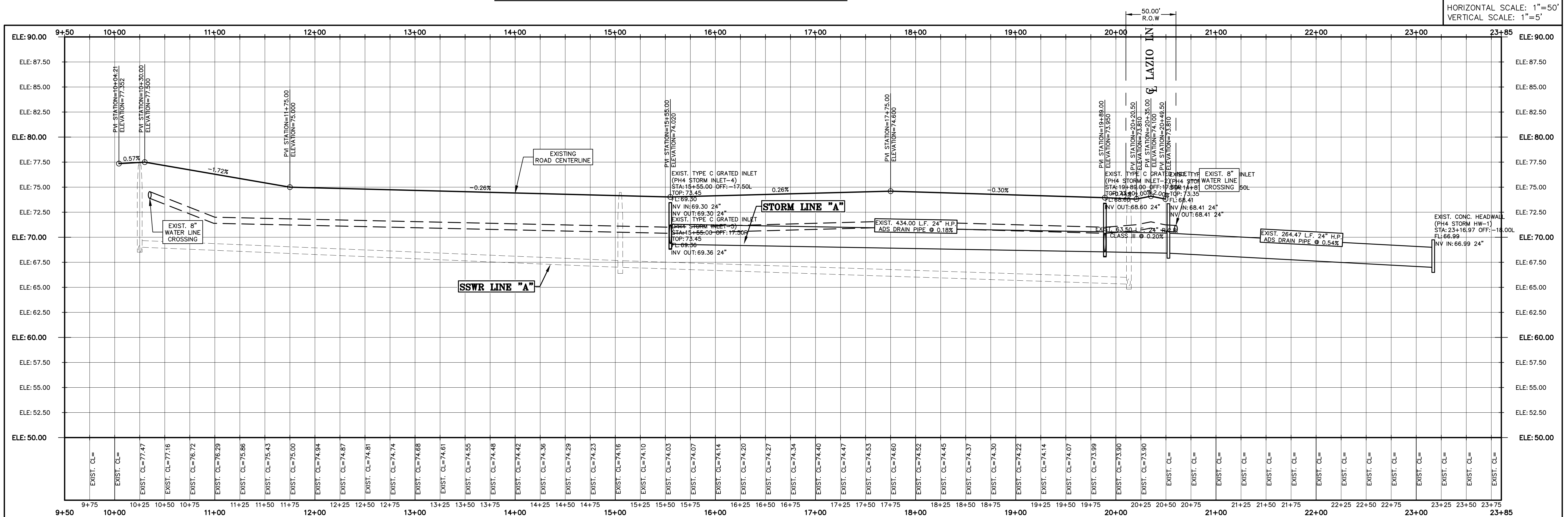
DRAINAGE LAYOUT
 MILANOS ESTATES PHASE IV SUBDIVISION
 HIDALGO COUNTY, TEXAS

PROJECT: MILANOS ESTATES (VMS) PHASE IV - AS-BUILT.dwg RODELTA 2/2/2026 10:01 AM
 ENGINEER: IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
 CHECKER: IVAN GARCIA P.E. R.P.L.S.
 DRAWN: O.A./G.F.
 SCALE: 1"=60'
 DATE: DECEMBER 23, 2025
 PROJECT: SUB 19 028
 REVISIONS:
 PAGE NO. SHT 9

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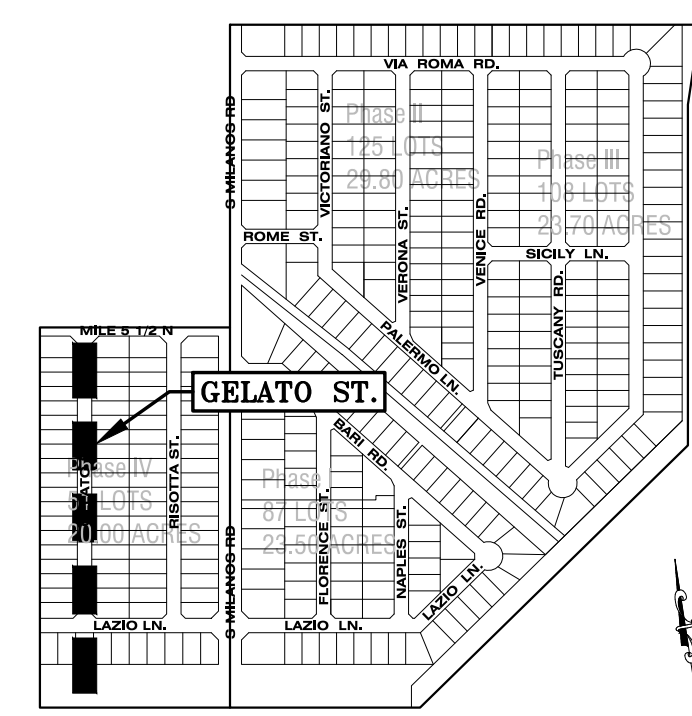


STORM SEWER PLAN PHASE IV - GELATO ST.



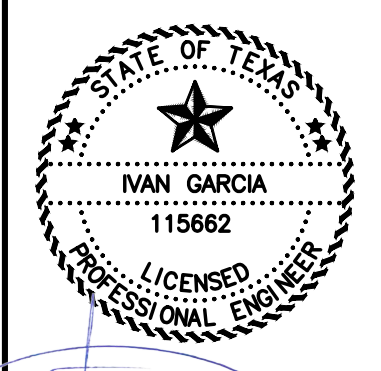
STORM SEWER PROFILE PHASE IV - GELATO ST.

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



KEY PLAN
NOT TO SCALE

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

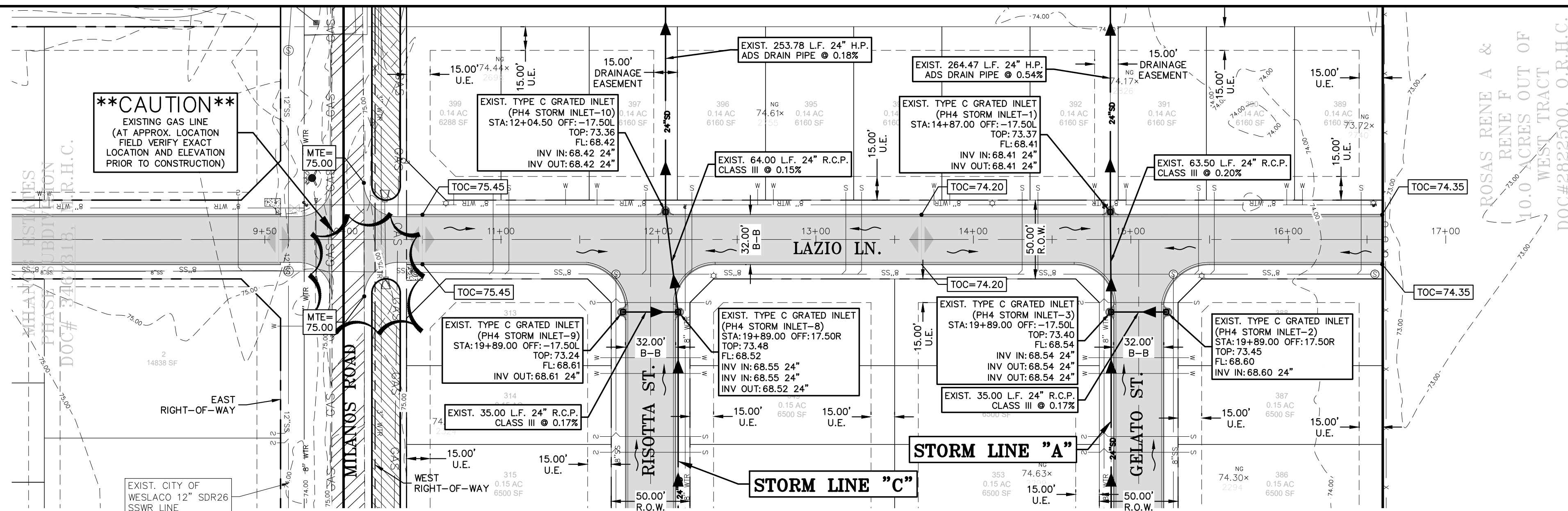


ISSUED FOR:
AS-BUILT

STORM SEWER PLAN & PROFILE
 MILANOS ESTATES PHASE IV SUBDIVISION
 HIDALGO COUNTY, TEXAS

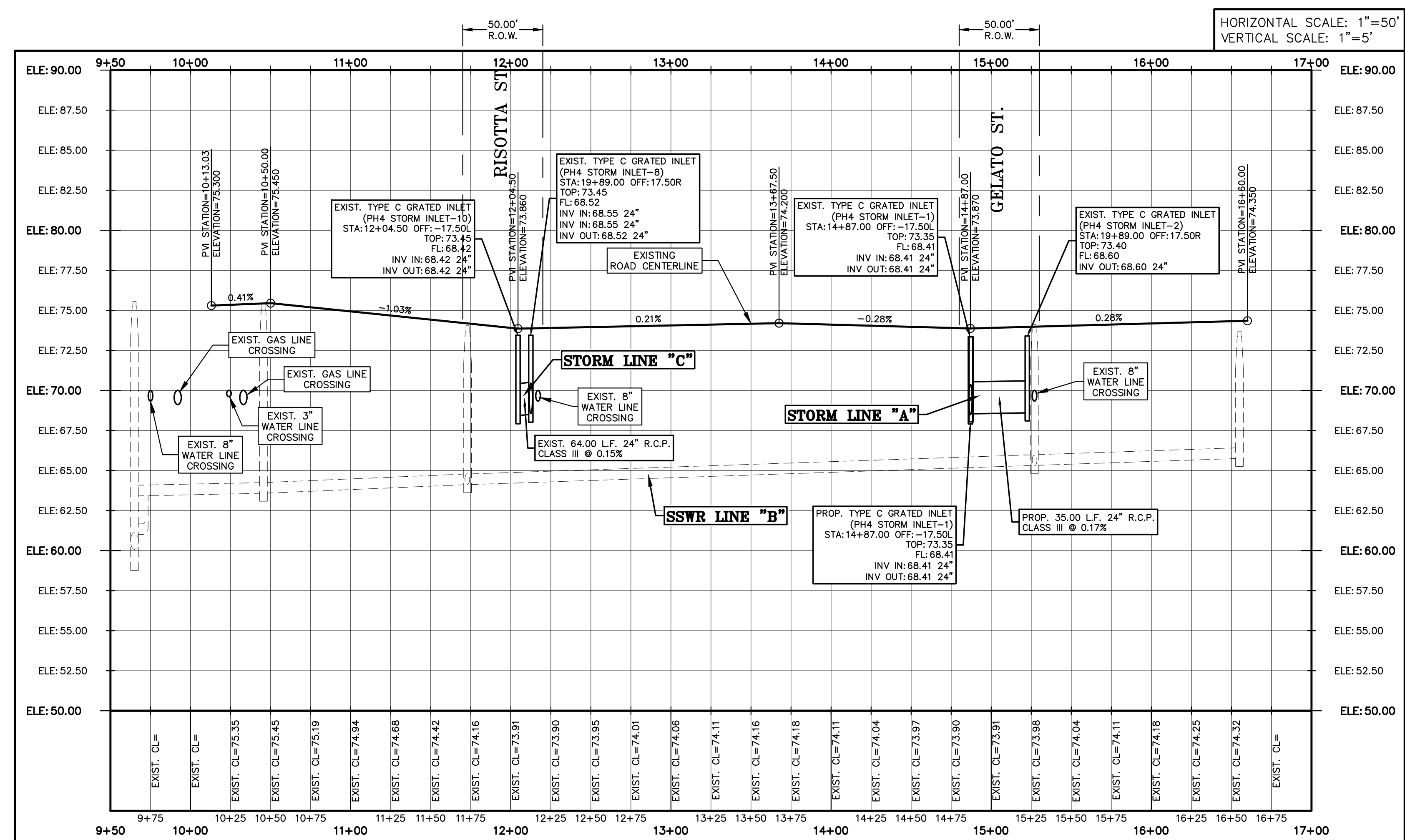
PROJECT: MILANOS ESTATES PHASE IV SUBDIVISION
 ENGINEER: IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
 CHECKER: IVAN GARCIA P.E. R.P.L.S.
 DRAWN: IVAN GARCIA P.E. R.P.L.S.
 SCALE: O.A./G.F.
 DATE: DECEMBER 23, 2025
 PROJECT: SUB 19 028
 REVISIONS:
 PAGE NO. **SHT 10**

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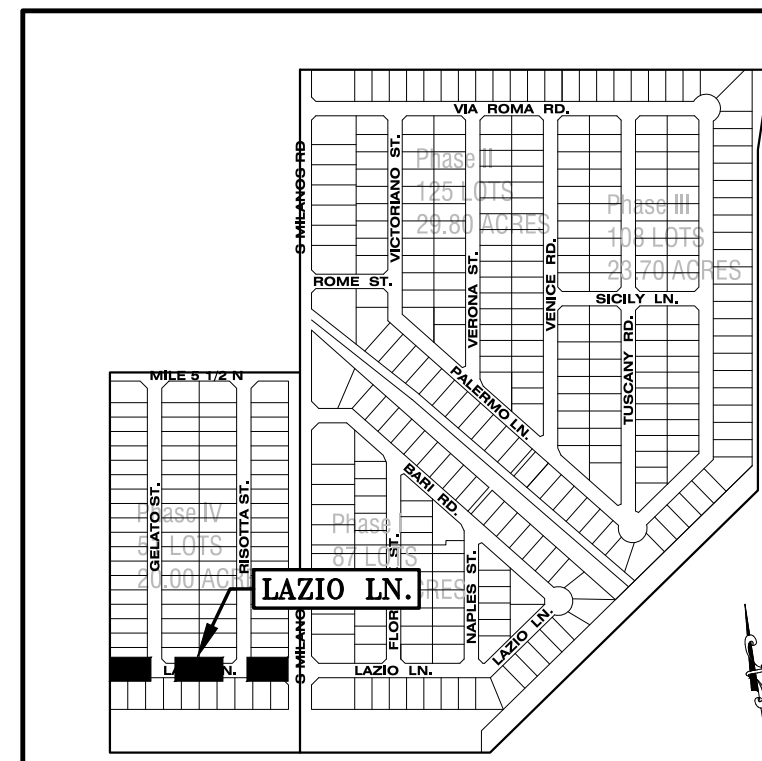
STORM SEWER PLAN PHASE IV - LAZIO LN.

SCALE: 1" = 50'
 BASIS OF BEARING
 TEXAS STATE PLANE COORDINATES
 NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA SYSTEMS NETWORK



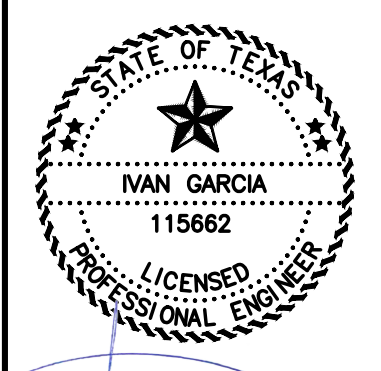
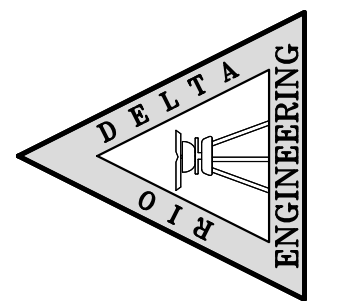
STORM SEWER PROFILE PHASE IV - LAZIO LN.

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



KEY PLAN
NOT TO SCALE

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



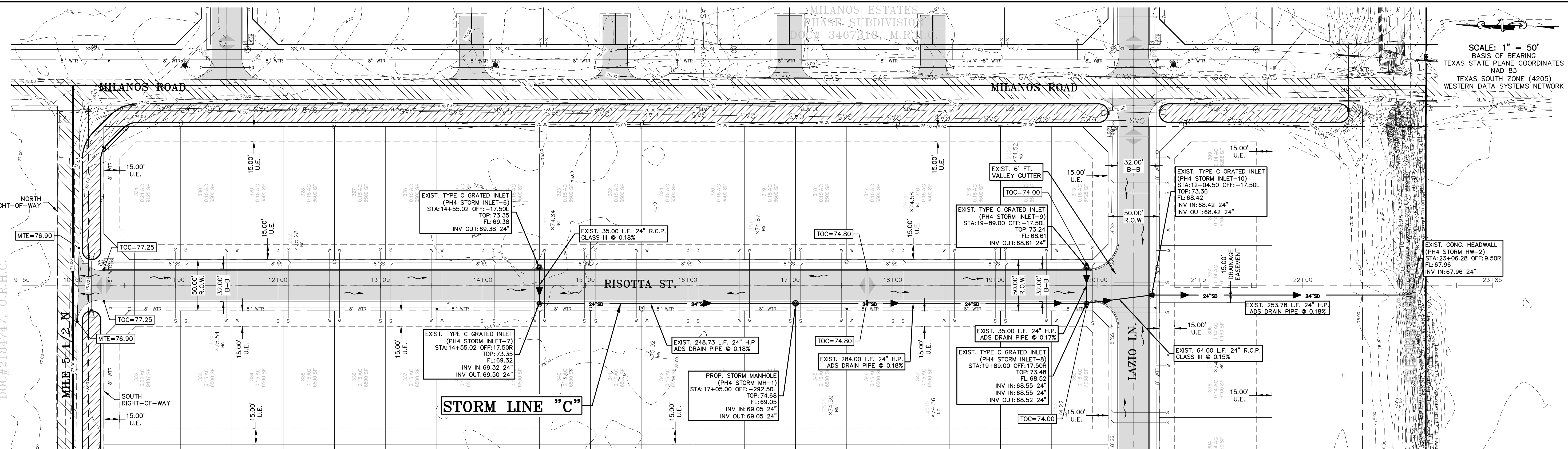
ISSUED FOR:
AS-BUILT

STORM SEWER PLAN & PROFILE
 MILANOS ESTATES PHASE IV SUBDIVISION
 HIDALGO COUNTY, TEXAS

PROJECT: MILANOS ESTATES PHASE IV SUBDIVISION
 ENGINEER: IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
 CHECKER: IVAN GARCIA P.E. R.P.L.S.
 DRAWN: O.A./G.F.
 SCALE: 1"=50'
 DATE: DECEMBER 23, 2025
 PROJECT: SUB 19 028
 REVISIONS:
 PAGE NO. **SHT 11**

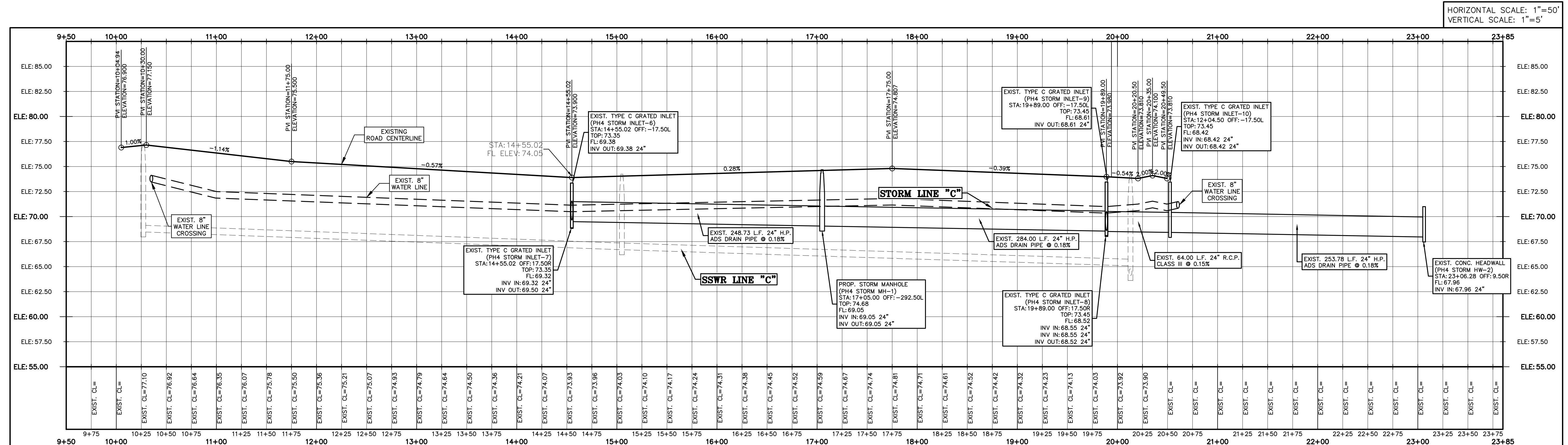
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ALISDAMAR LLC
37.24 ACRES OUT OF FARM TRACT
721,
WEST TRACT SUBDIVISION
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2184747, O.R.H.C.



SCALE: 1" = 50'
BASIS OF BEARING
TEXAS STATE PLANE, COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

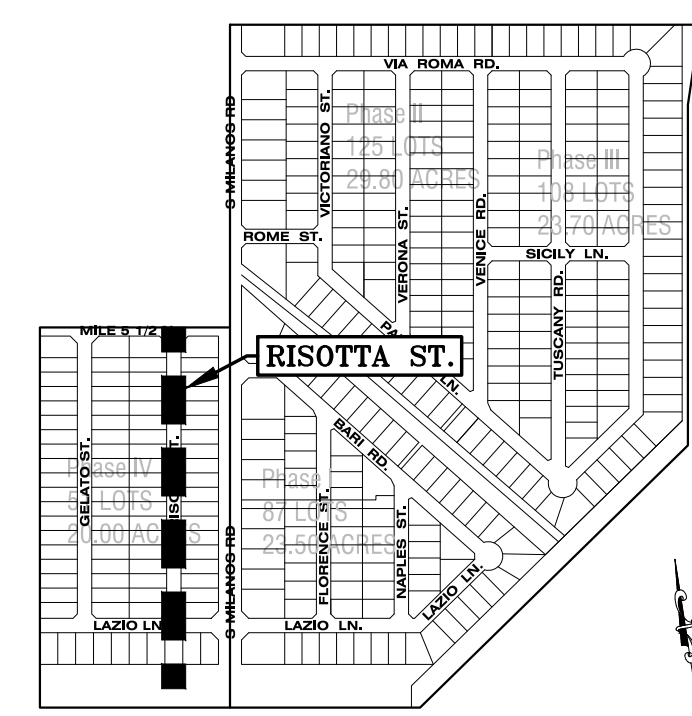
STORM SEWER PLAN PHASE IV - RISOTTA ST.



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

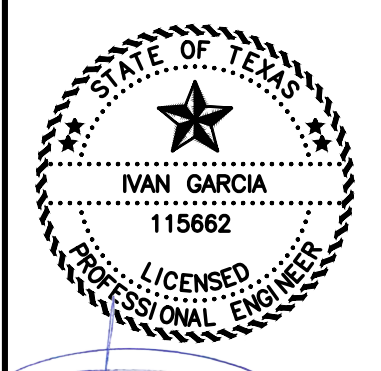
STORM SEWER PROFILE PHASE IV - RISOTTA ST.

LEGEND			
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	EXIST. CURB INLET		EXIST. UNDERGROUND CABLE
	EXIST. TELEPHONE PEDESTAL		EXIST. UNDERGROUND GAS LINE
	EXIST. GRATE INLET		1/2" IRON ROD SET
	EXIST. LAMP POLE		1/2" IRON ROD FOUND
	EXIST. TRAFFIC POLE		FENCE CORNER FOUND
	EXIST. GUY WIRE		1/2-INCH IRON PIPE FOUND
	EXIST. POWER POLE		RIGHT-OF-WAY POST FOUND
	EXIST. WATER VALVE		CALCULATED POINT
	EXIST. FLUSH VALVE		COTTON PICKER SPINDLE SET
	EXIST. IRRIGATION VALVE		ELECTRICAL BOX
	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		



KEY PLAN
NOT TO SCALE

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

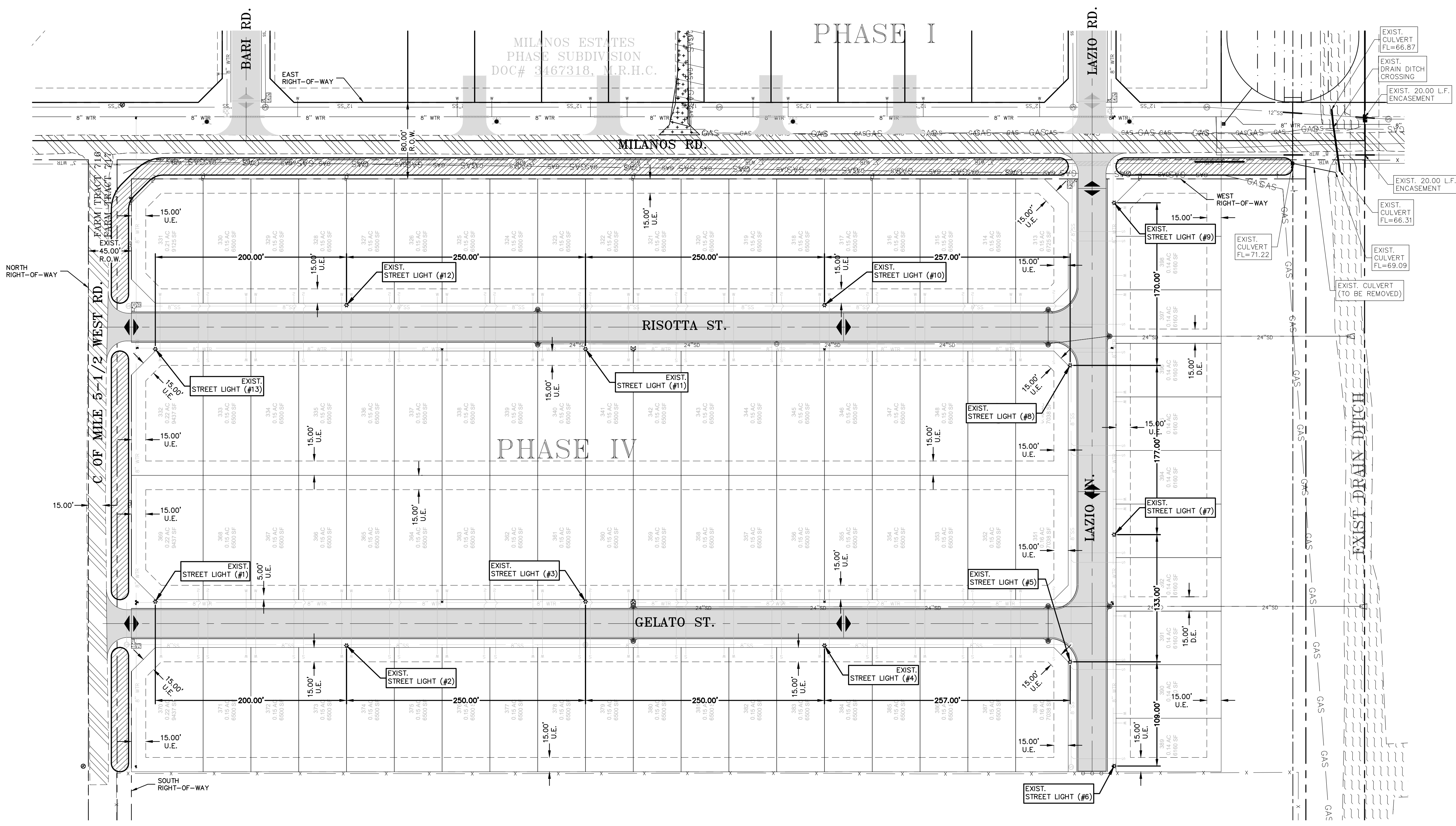


ISSUED FOR:
AS-BUILT

STORM SEWER PLAN & PROFILE
MILANOS ESTATES PHASE IV SUBDIVISION
HIDALGO COUNTY, TEXAS

PROJECT: MILANOS ESTATES PHASE IV SUBDIVISION
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKER: IVAN GARCIA P.E. R.P.L.S.
DRAWN: O.A./G.F.
SCALE: 1"=50'
DATE: DECEMBER 23, 2025
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. **SHT 12**

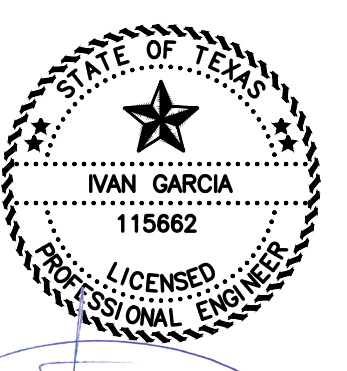
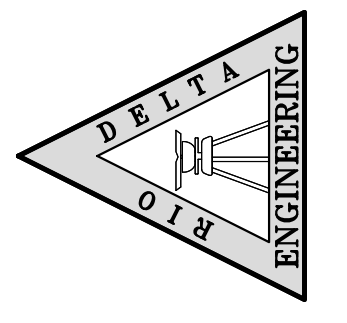
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SCALE: 1" = 60'
BASIS OF BEARING
TEXAS STATE PLANE COORDINATES
NAD 83
TEXAS SOUTH ZONE (4205)
WESTERN DATA SYSTEMS NETWORK

LEGEND	
	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. GUY WIRE
	EXIST. POWER POLE
	EXIST. WATER VALVE
	EXIST. FLUSH VALVE
	EXIST. IRRIGATION VALVE
	EXIST. FIREHYDRANT
	EXIST. MAIL BOX
	EXIST. BRICK MAIL BOX
	EXIST. WATER METER
	EXIST. STREET SIGN
	EXIST. SANITARY SEWER MANHOLE
	EXIST. STORM SEWER MANHOLE
	EXIST. FENCE LINE
	EXIST. OVERHEAD ELECTRIC LINE
	EXIST. UNDERGROUND CABLE
	EXIST. UNDERGROUND GAS LINE

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

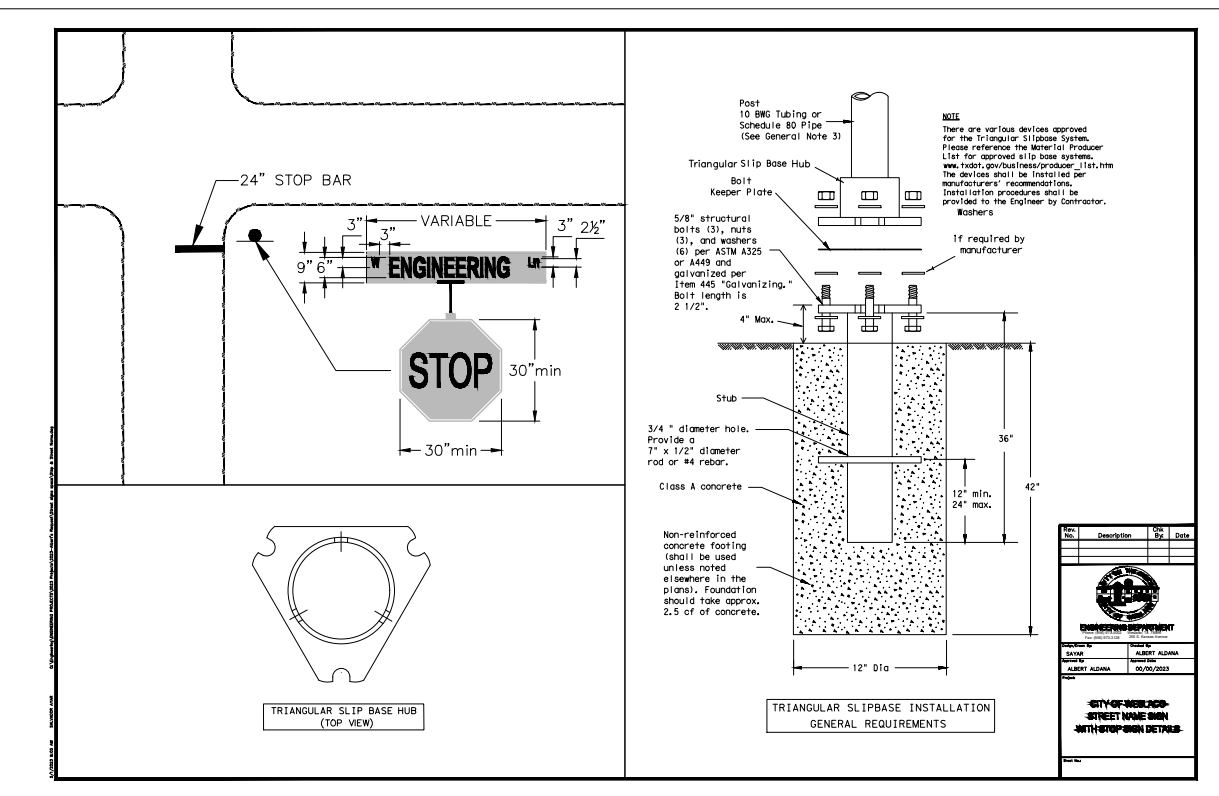


2/3/2026
AS-BUILT

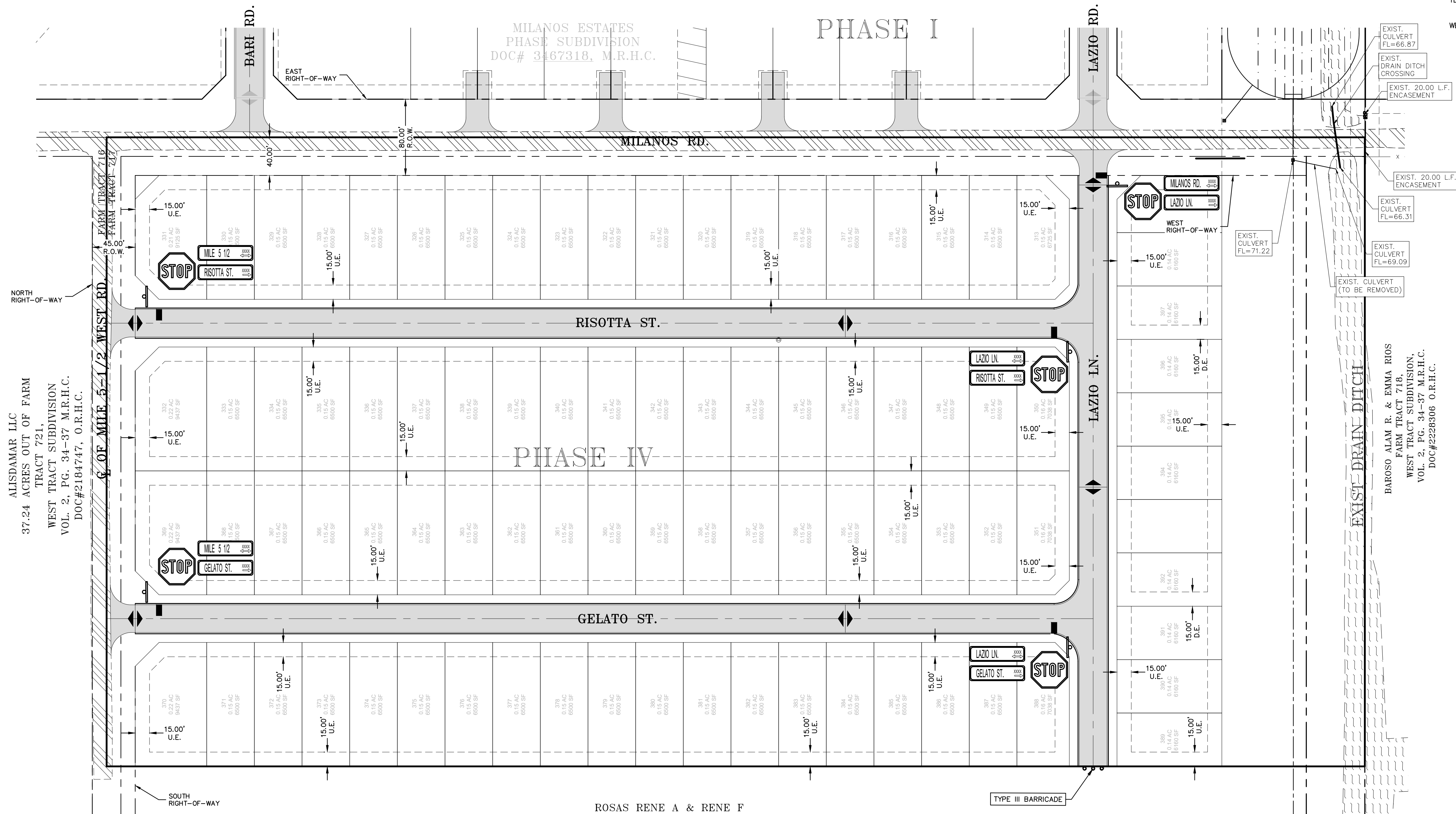
LIGHTING LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
HIDALGO COUNTY, TEXAS

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

ALSDAMAR LLC
37.24 ACRES OUT OF FARM
TRACT 721,
WEST TRACT SUBDIVISION
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2184747, O.R.H.C.



ROSAS RENE A & RENE F
10.0 ACRES OUT OF WEST TRACT
DOC#2822500, O.R.H.C.



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

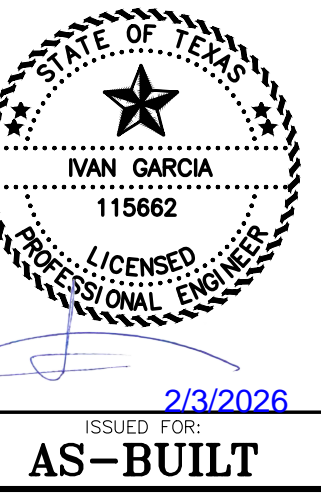
LEGEND

- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. TELEPHONE PEDESTAL
- EXIST. GRATE INLET
- EXIST. LAMP POLE
- EXIST. TRAFFIC POLE
- EXIST. GUY WIRE
- EXIST. POWER POLE
- EXIST. WATER VALVE
- EXIST. FLUSH VALVE
- EXIST. IRRIGATION VALVE
- EXIST. FIREHYDRANT
- EXIST. MAIL BOX
- EXIST. BRICK MAIL BOX
- EXIST. WATER METER
- EXIST. STREET SIGN
- EXIST. SANITARY SEWER MANHOLE
- EXIST. STORM SEWER MANHOLE
- EXIST. FENCE LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. UNDERGROUND CABLE
- EXIST. UNDERGROUND GAS LINE

BAROSSO ALAM R. & EMMA RIOS
FARM TRACT 718,
WEST TRACT SUBDIVISION,
VOL. 2, PG. 34-37 M.R.H.C.
DOC#2228306 O.R.H.C.

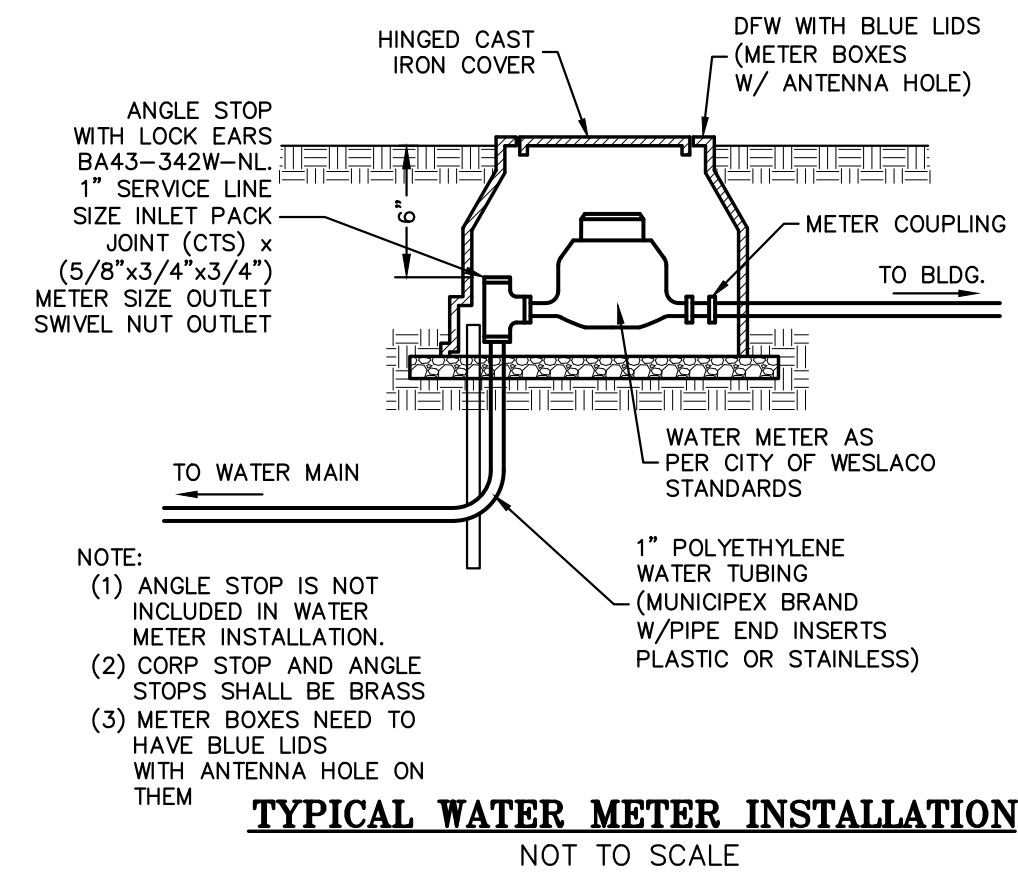
SIGNAGE LAYOUT
MILANOS ESTATES PHASE IV SUBDIVISION
HIDALGO COUNTY, TEXAS

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

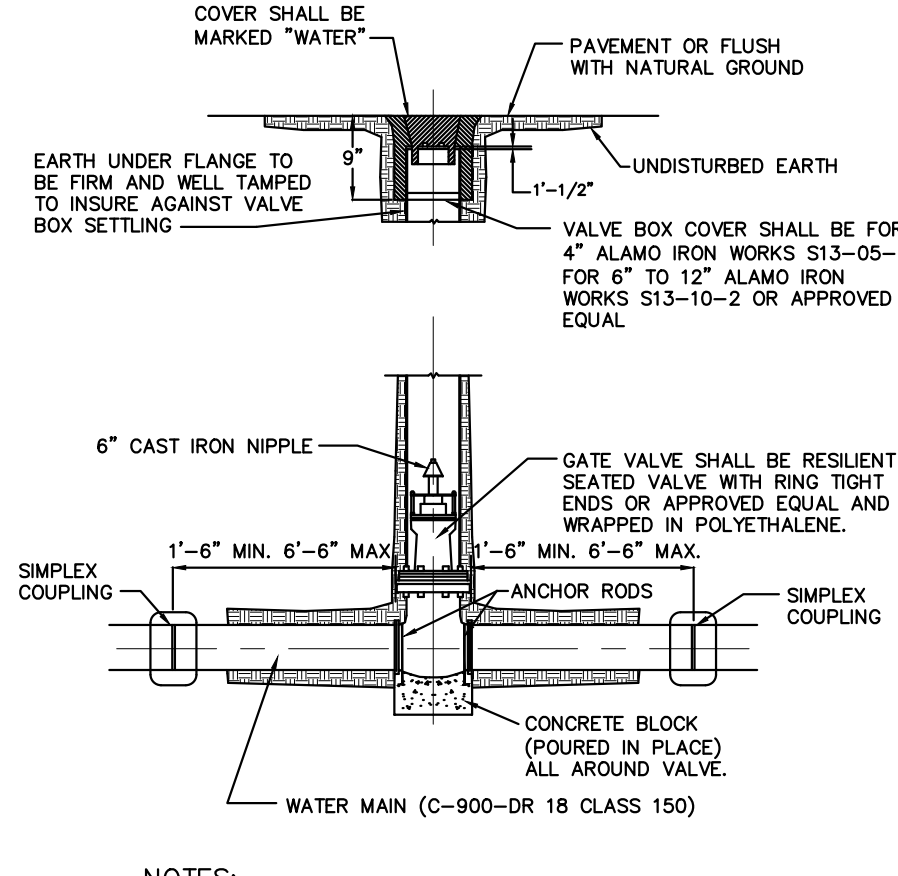


PROJECT:
ENGINEER:
SURVEYOR:
CHECKER:
DRAWN:
SCALE:
DATE:
PROJECT:
REVISIONS:
PAGE NO.

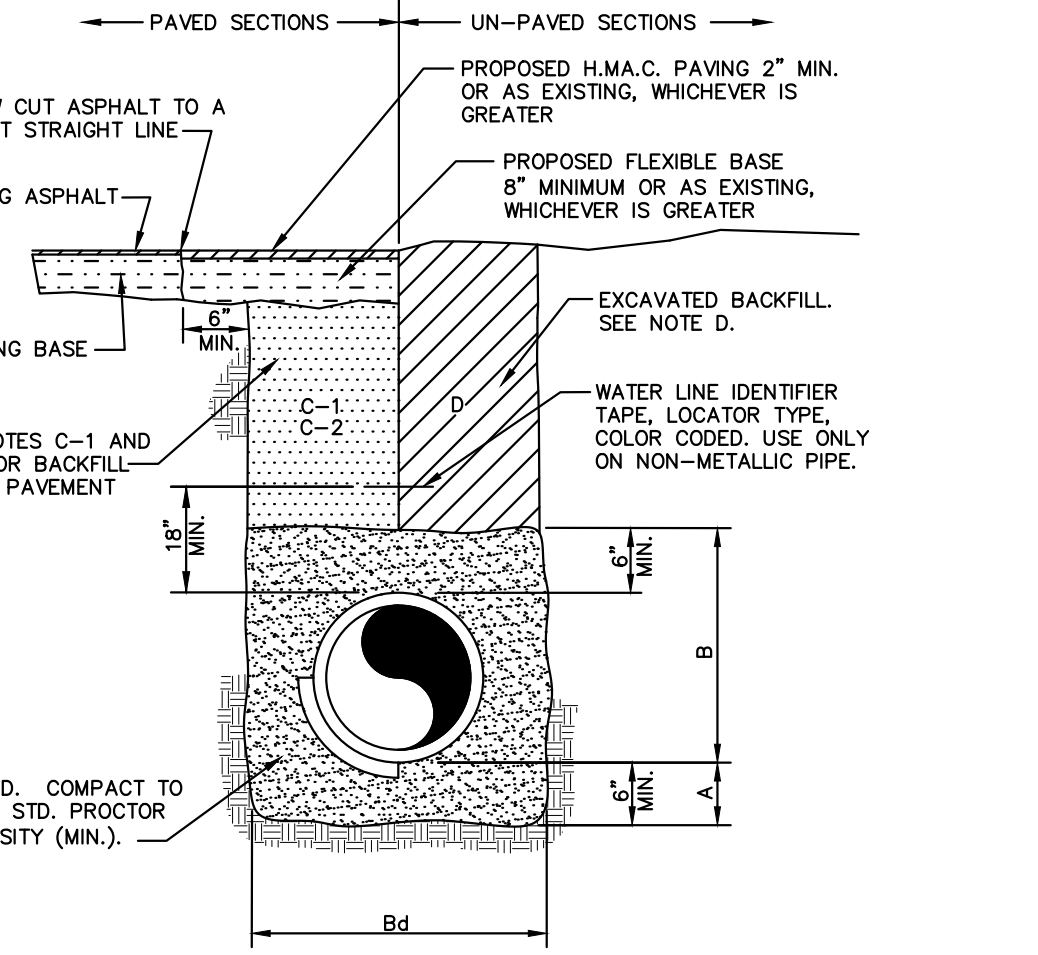
IVAN GARCIA P.E. R.P.L.S.
IVAN GARCIA P.E. R.P.L.S.
IVAN GARCIA P.E. R.P.L.S.
O.A./G.F.
1"=60'
DECEMBER 23, 2025
SUB 19 028
SHT 14



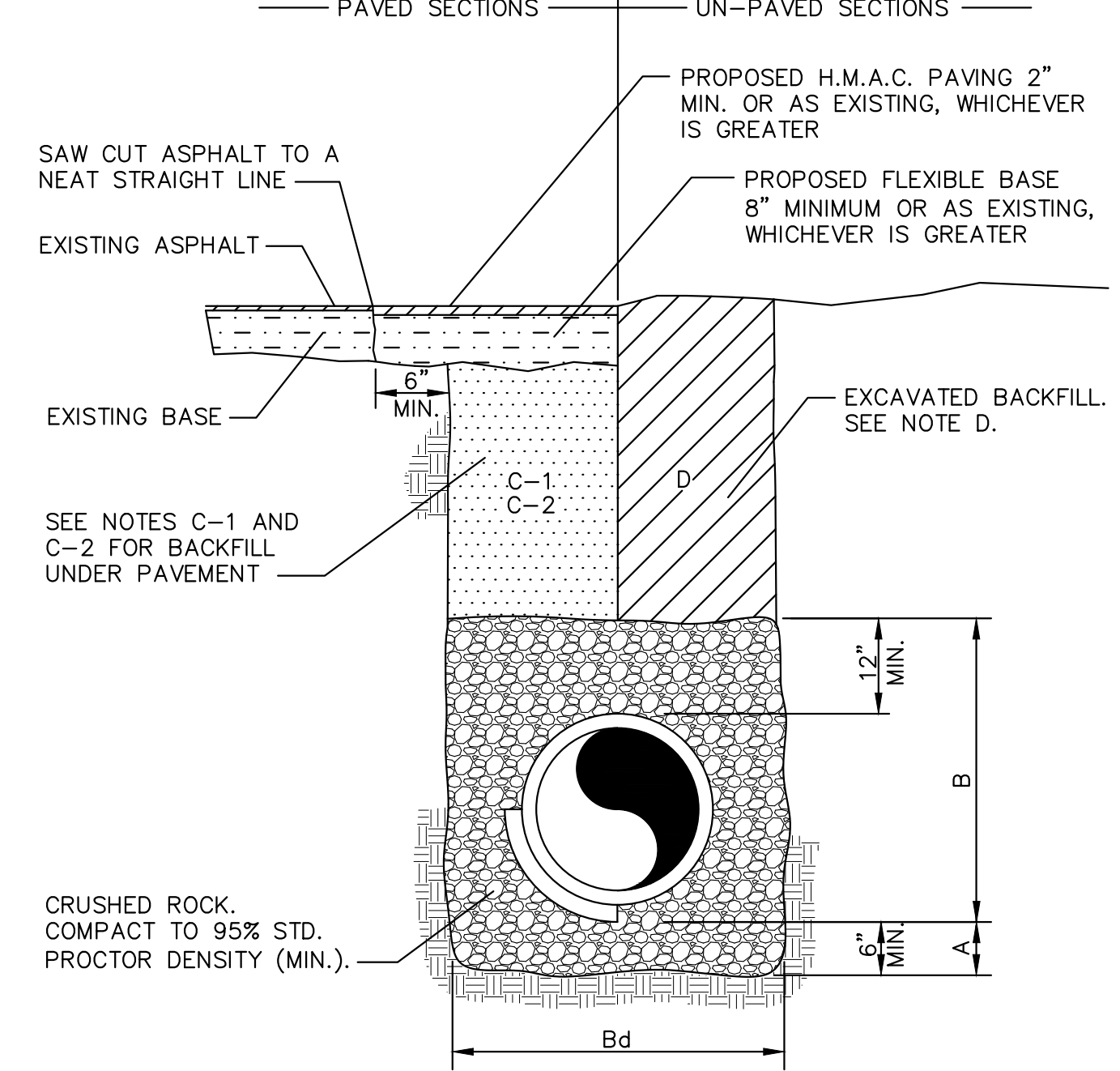
TYPICAL WATER METER INSTALLATION
NOT TO SCALE



RESIDENTIAL SINGLE WATER SERVICE CONNECTION
NOT TO SCALE

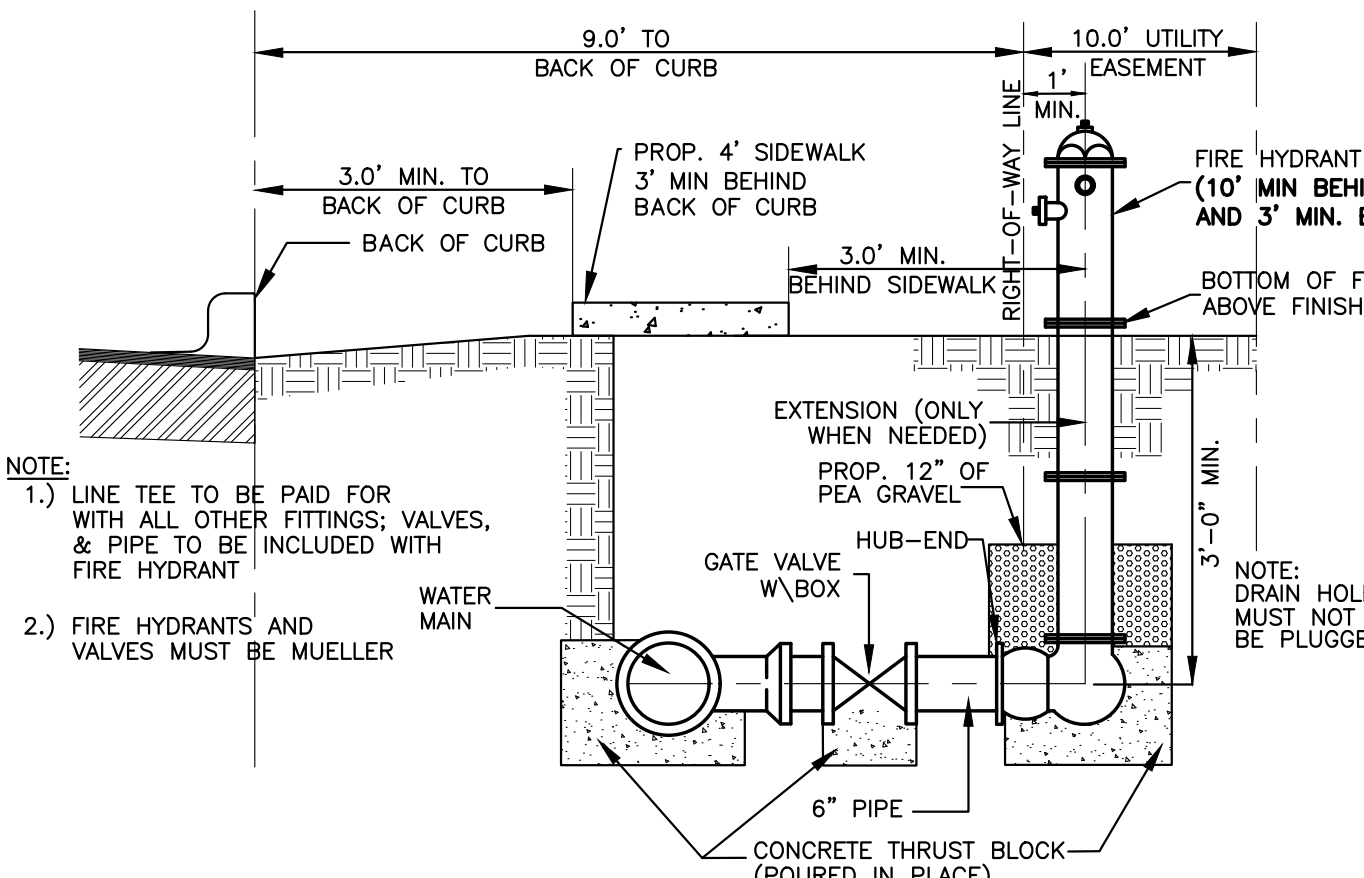


TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL



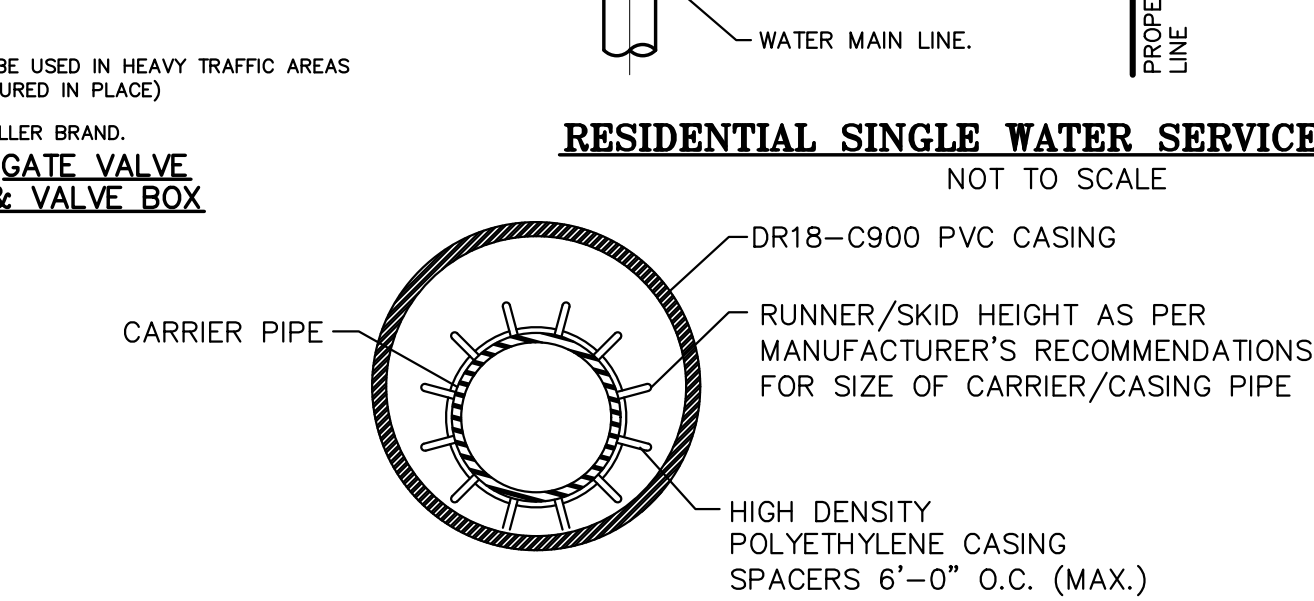
SANITARY SEWER (NON-FORCEMAIN) PIPE BEDDING DETAIL

- GENERAL NOTES:**
- A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
 - B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
 - Bd. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER); PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
 - C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 98% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
 - C-2. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 98% 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 90% 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.



SIDEWALK PLACEMENT W/ RESPECT TO HYDRANT
NOT TO SCALE

- NOTES:**
- CONTRACTOR TO CONTACT ALL UTILITIES COMPANIES IN THE AREA FOR FIELD VERIFICATION OF EXISTING FACILITIES. UTILITY COMPANY'S SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
CITY OF WESLACO 956-968-3181
CENTRAL POWER & LIGHT CO. 800-274-2611
SOUTHERN UNION GAS CO. 800-743-2945
AT&T 800-288-2020
U.S. SPRINT CO. 956-948-3100
TIME WARNER CABLE 800-222-3355
TX. EXCAVATION SAFETY SYSTEM 800-344-8377
 - CONTRACTOR TO EXPOSE ANY EXISTING FACILITY THAT MAY BE IN CONFLICT PRIOR TO START OF CONSTRUCTION.
 - 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.
 - CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAYS OR PROVIDE/MAINTAIN ALTERNATIVE ALL WEATHER ROUTES.
 - ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE ENGINEERING DEPARTMENT. IN SUCH CASES, THE CONTRACTOR MUST PROVIDE 1/2" STEEL PLATES OVER PLATES WITH ANCHORING AS PER SPECIFICATIONS TO BE PROVIDED BY THE CITY OF WESLACO.
 - ANY DAMAGE TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL AND DEBRIS FROM THE SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
 - 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.

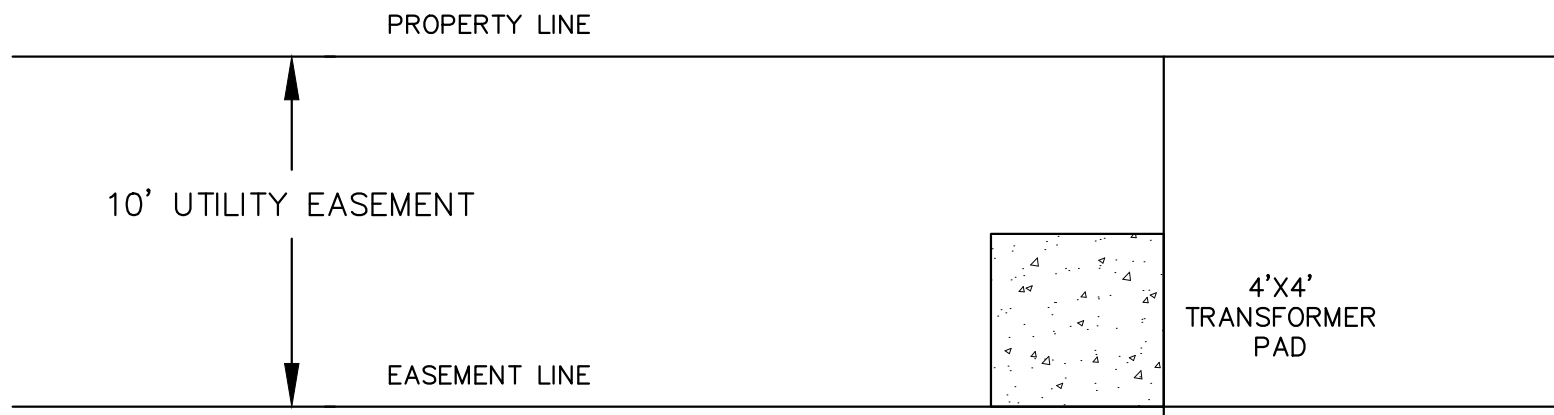


BORING INSTALLATION

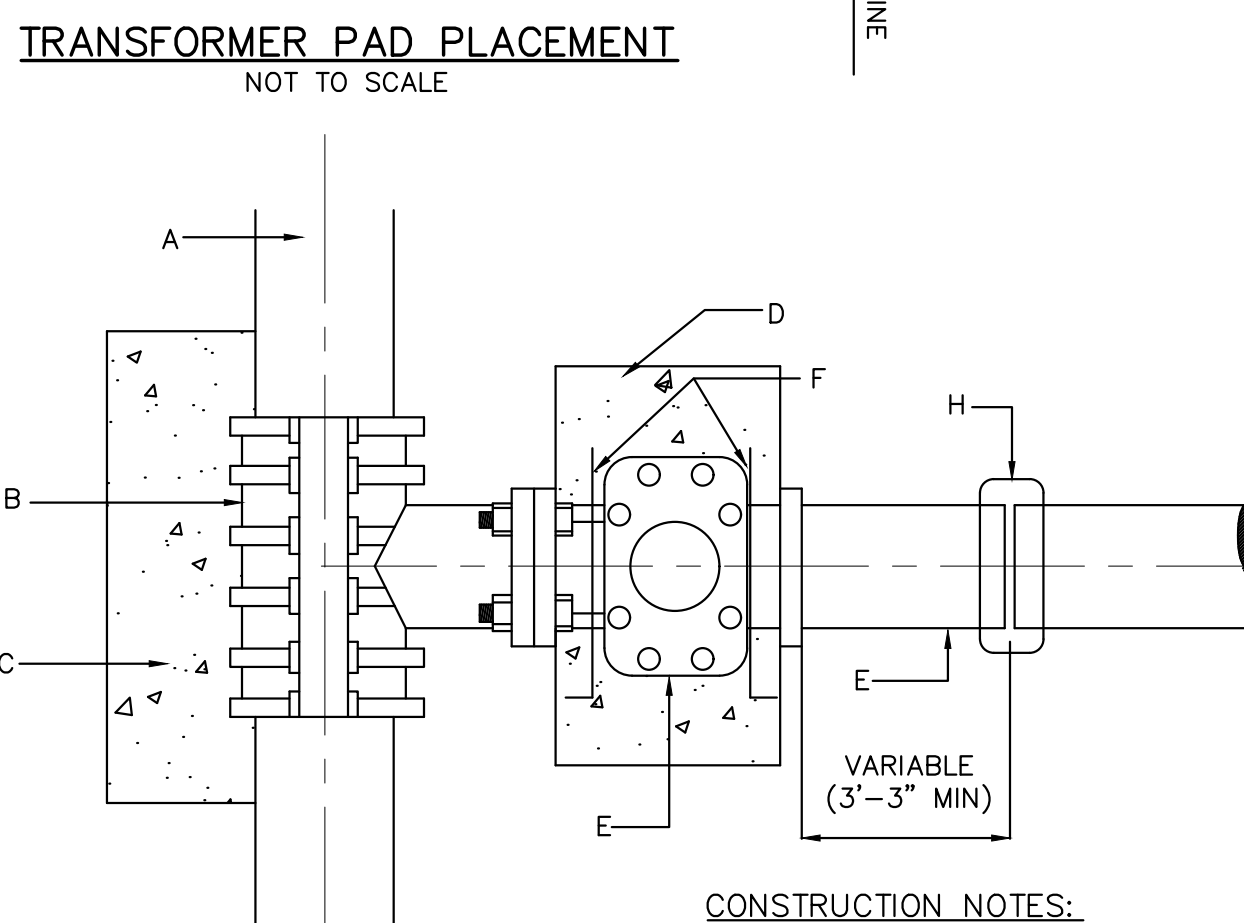
CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	21"	0.3750"
14", 15"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.6250"

- GENERAL NOTES:**
- DR18-C900 PVC CASING SHALL BE CLOSED AT EACH END USING SYNTHETIC RUBBER END SEALS.
 - 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.
 - PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
 - INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

UTILITY LINE BORE DETAIL



TRANSFORMER PAD PLACEMENT
NOT TO SCALE

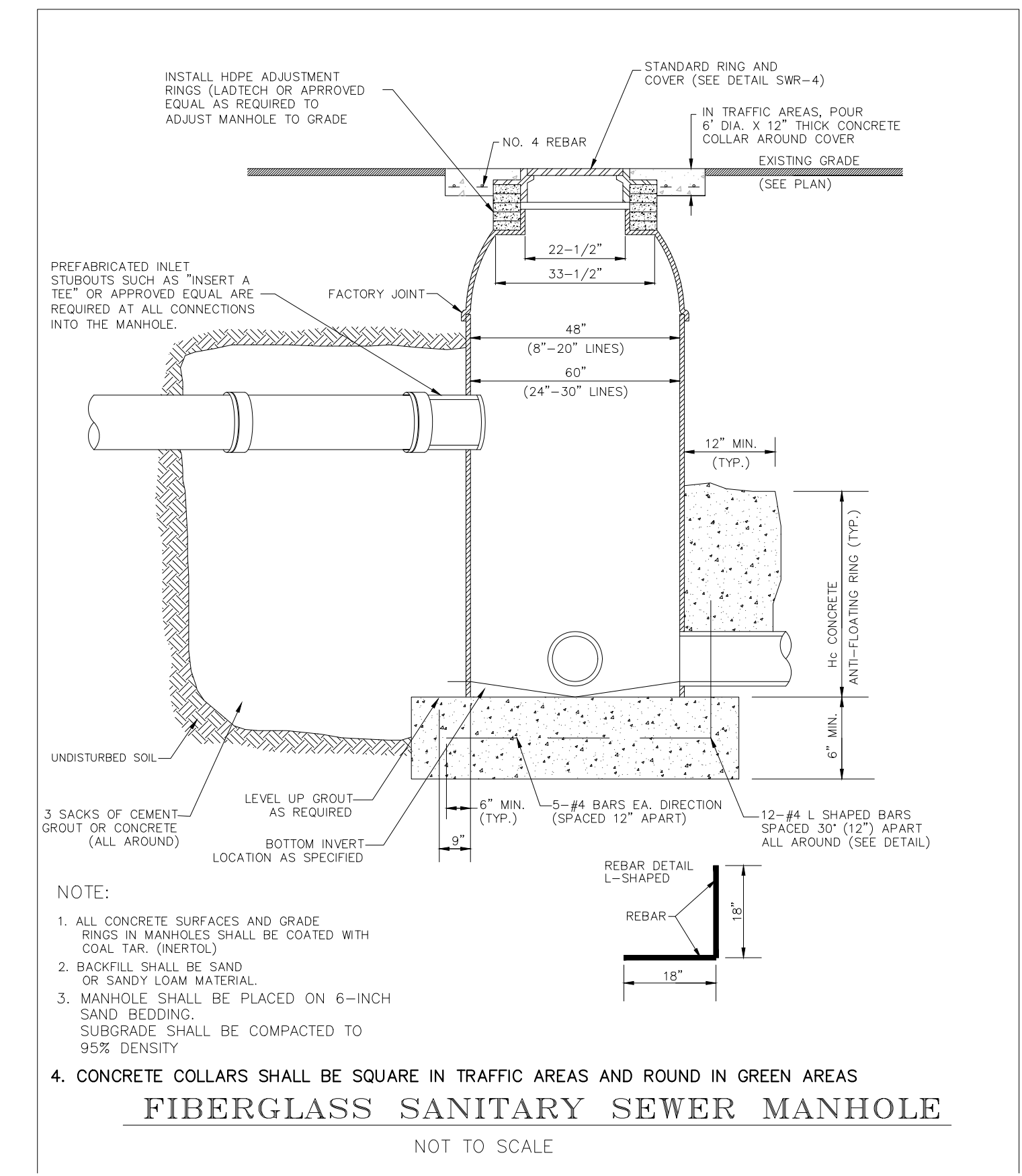


- GENERAL NOTES:**
- ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.
 - TAPPING SLEEVE MUST BE ALL STAINLESS STEEL WITH STAINLESS BOLTS
 - VALVE SHALL BE MUELLER BRAND.

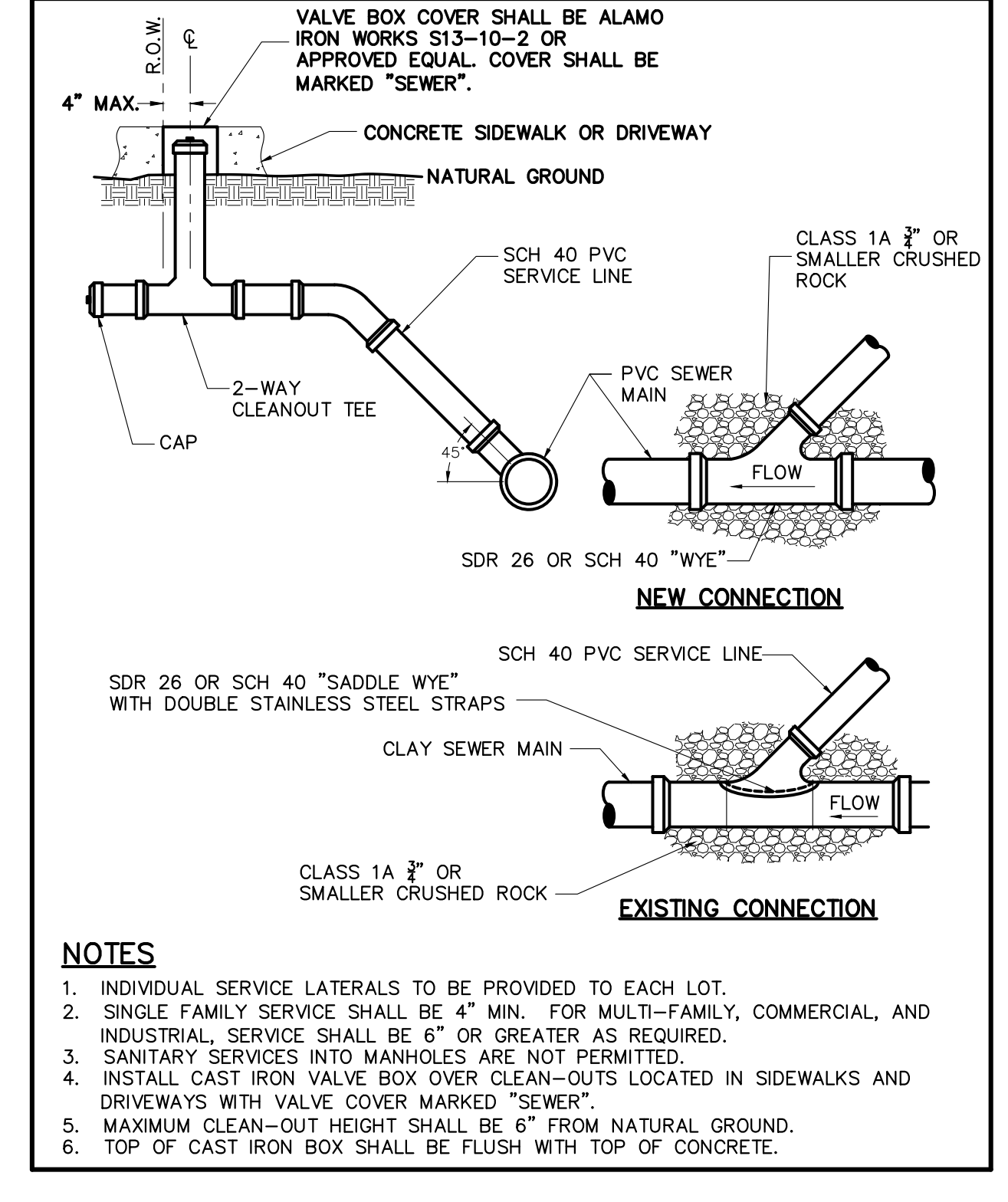
TAPPING SLEEVE & VALVE INSTALLATION

- NOTES:**
- NORMALLY, FIRE HYDRANTS ARE TO BE LOCATED AT THE END OF CURB RETURN, OR AT PROPERTY LINE.
 - PERMANENT OBSTRUCTIONS SUCH AS POLES, TRAFFIC SIGNALS ETC. MAY REQUIRE RELOCATION OF FIRE HYDRANT 5' DISTANCE FROM OBSTRUCTION. FIRE HYDRANT NOT TO BE LOCATED WITHIN AREA OF CURB RETURN.

TYPICAL FIRE HYDRANT LOCATIONS

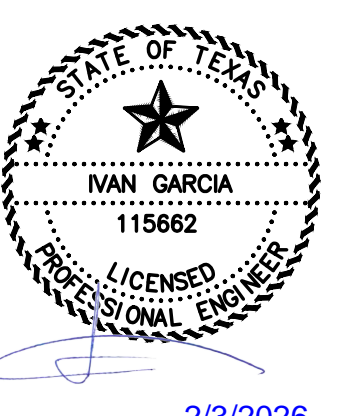


FIBERGLASS SANITARY SEWER MANHOLE
NOT TO SCALE



- NOTES:**
- INDIVIDUAL SERVICE LATERALS TO BE PROVIDED TO EACH LOT.
 - SINGLE FAMILY SERVICE SHALL BE 4" MIN. FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL, SERVICE SHALL BE 6" OR GREATER AS REQUIRED.
 - SANITARY SERVICES INTO MANHOLES ARE NOT PERMITTED.
 - INSTALL CAST IRON VALVE BOX OVER CLEAN-OUTS LOCATED IN SIDEWALKS AND DRIVEWAYS WITH VALVE COVER MARKED "SEWER".
 - MAXIMUM CLEAN-OUT HEIGHT SHALL BE 6" FROM NATURAL GROUND.
 - TOP OF CAST IRON BOX SHALL BE FLUSH WITH TOP OF CONCRETE.

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 2/3/2026
AS-BUILT

TYPICAL DETAILS
MILANOS ESTATES PHASE IV 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: O.A./G.F.
SCALE: AS SHOWN
DATE: DECEMBER 23, 2025
PROJECT: SUB 19 028
REVISIONS:
PAGE NO. **SHT 15**

Y: RDE SUBDIVISIONS 20191030 - MILANOS ESTATES (VMS) PHASE 4 DWMS AS-BUILT SHT 18 TYPICAL DETAILS - AS-BUILT.dwg R10DELTA 2/3/2026 10:07 AM

CLASS "D" PAVEMENT

REQUIRED MINIMUM FOR ALL MINOR STREETS (EXCEPT AS NOTED)

2" ACP TYPE "D" (228 lbs. Per Sq. Yd.) SPEC BOOK ITEM 340

TACK COAT AC-10, 0.05 TO 0.10 G/S.Y.

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

BASE COURSE 8" TYPE "A" 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 4" COMPACTED THICKNESS PREPARED SURGRADE

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 4" OF TYPE "A" GRADE 1 (CRUSHED LIMESTONE) COMPACTED TO STANDARD PROCTOR \geq OPTIMUM MOISTURE AS PER ITEM 247 1993 TX-DOT SPEC BOOK.
- MECHANICAL STABILIZATION --- AN APPROVED GEOTEXTILE THICKNESS UNDERNEATH THE BASE COURSE PER COUNTY SPECIFICATIONS.
- CHEMICAL STABILIZATION --- MODIFY SUBBASE COURSE THICKNESS AS FOLLOWS:
 - 20 < P.I. \leq 40 3% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR \geq OPTIMUM MOISTURE
 - P.I. $>$ 40 5% 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 GUIDANCE FOR CONSTRUCTION SPECIFICATIONS. THESE COUNTY PLANNING DEPARTMENT MAY REQUIRE CONSTRUCTION IN ACCORDANCE WITH THE 1993 TX-DOT STANDARD SPECIFICATIONS BOOK (SEE SPEC BOOK).

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

CLASS "D" PAVEMENT
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.4

MINOR RESIDENTIAL STREET SECTION

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

HIDALGO COUNTY PLANNING DEPARTMENT
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TEL: (956) 318-2840 FAX: (956) 318-2844

MINOR RESIDENTIAL STREET SECTION
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.5

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 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

MINOR RESIDENTIAL STREET SECTION
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.5

TYPICAL HANDICAPPED RAMPS DETAIL

NOTES:

- ALL SIDEWALKS AND HANDICAPPED RAMPS ARE FOR SIDEWALKS PAVED ONLY.
- THE HANDICAPPED RAMPS MUST BE IN ACCORDANCE WITH THE FEDERAL ADA REGULATIONS AND THE ADA AND 4222 AND THE STATE T&S SUBSECTION 4.5 STANDARDS.

HIDALGO COUNTY PLANNING DEPARTMENT
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TYPICAL HANDICAPPED RAMPS DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.19

NEW ASPHALT MEETING EXISTING PAVEMENT

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

NEW ASPHALT MEETING EXISTING PAVEMENT
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.20

DRAINAGE MANHOLE DETAILS

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

DRAINAGE MANHOLE DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.21

TYPICAL LOW PROFILE CURB & GUTTER SECTION

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

TYPICAL LOW PROFILE CURB AND GUTTER
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.15

TYPICAL ROAD SECTION W/ LOW PROFILE CURB & GUTTER & TYPE "C" INLET

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

TYPICAL ROAD SECTION W/ LOW PROFILE CURB & GUTTER AND TYPE "C" INLET
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.16

CONCRETE VALLEY GUTTER DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

CONCRETE VALLEY GUTTER DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.32

TYPE "C" GRATE INLET

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

TYPE "C" GRATE INLET
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.18

REINFORCING STEEL DETAILS

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

REINFORCING STEEL DETAILS
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.18

TYPICAL ENDWALL/CONCRETE APRON DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
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TEL: (956) 318-2840 FAX: (956) 318-2844

TYPICAL ENDWALL/CONCRETE APRON DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.33

TYPICAL ENDWALL/CONCRETE APRON DETAIL

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TYPICAL ENDWALL/CONCRETE APRON DETAIL
SCALE: N.T.S.
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TYPICAL ENDWALL/CONCRETE APRON DETAIL

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TYPICAL ENDWALL/CONCRETE APRON DETAIL
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DRAWN BY: J.TOVAR PLATE No.: 9.33

STORM TRENCH BEDDING AND BACKFILL DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

STORM TRENCH BEDDING AND BACKFILL DETAIL
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.38

CONCRETE SCHOOL BUS STOP PICKUP AREA

HIDALGO COUNTY PLANNING DEPARTMENT
1304 S. 25 TH STREET EDINBURG, TX 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

CONCRETE SCHOOL BUS STOP PICKUP AREA
SCALE: N.T.S.
DATE: 10-09-2018
CHECKED BY: R.E.S.
DRAWN BY: J.TOVAR PLATE No.: 9.18

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

2/3/2026
ISSUED FOR
AS-BUILT

TYPICAL DETAILS

MILANOS ESTATES PHASE IV 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: O.A./G.F.
DATE: DECEMBER 23, 2025
PROJECT: SUB 19 028
PAGE NO: SHT 16

Y: PDE SUBDIVISIONS 2019\SUB 19 028-SUB19 030 - MILANOS ESTATES PHASE 4 DWG AS-BUILT SHT 19 TYPICAL DETAILS - AS-BUILT.dwg R10DELTA 2/3/2026 10:05 AM