



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: 3-31-2026

PROPOSED FALARS-V SUBDIVISION NO. 1, PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING, INC. DEVELOPER WILLIS J. TAYLOR, JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH SIDE OF MILE 11 N APPROXIMATELY 750 FT. WEST OF FM 88.

SUBDIVISION LIES WITHIN THE: RUAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-14-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 11 N ROADSIDE DITCH.

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: N.A.W.S.C., LINE SIZE: 2" LOCATION: MILE 11 NORTH ROAD

VARIANCE REQUEST TITLE B, CHAPTER 3, SECTION 3.5 ITEM SETBACKS

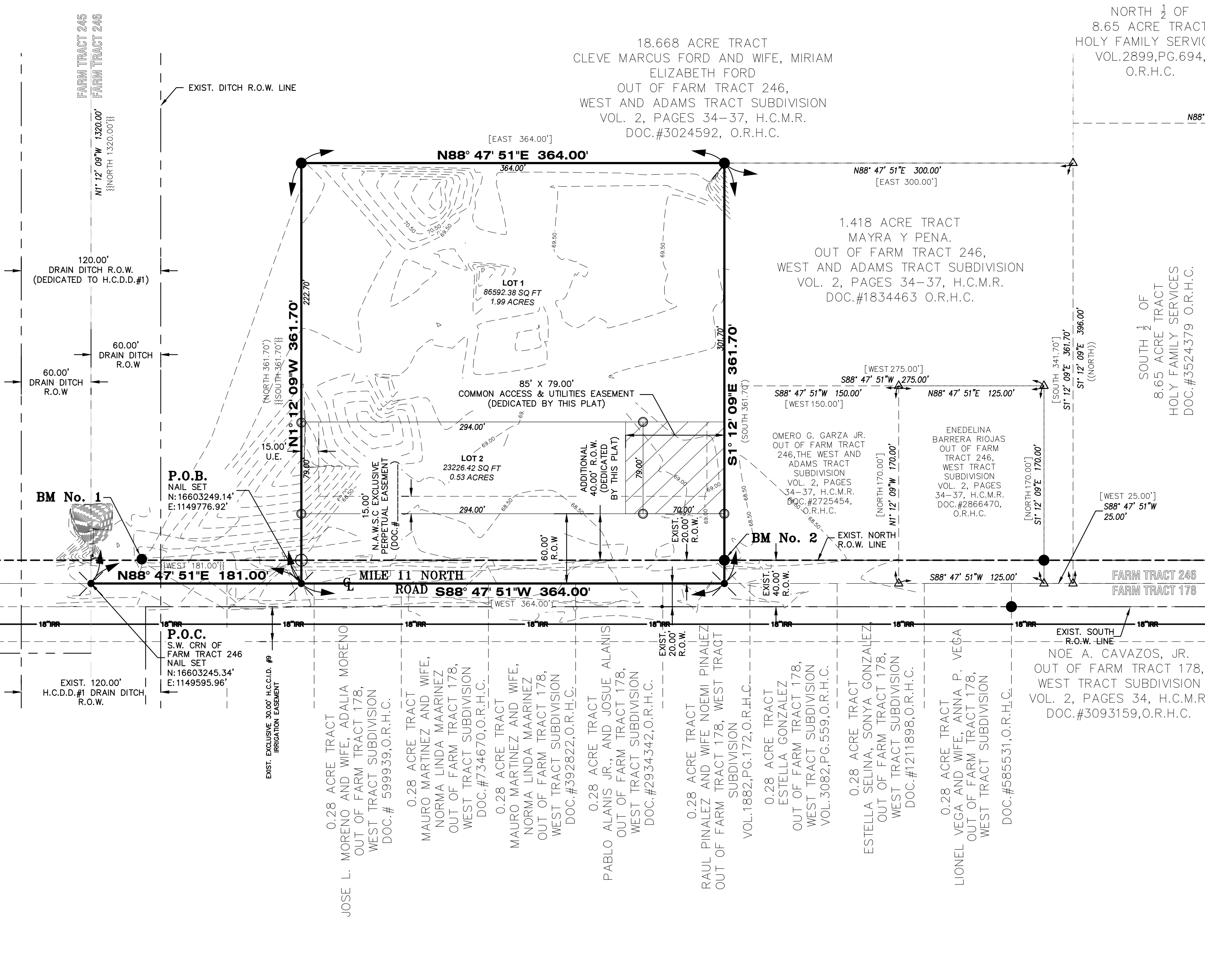
STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments*

Final Approval *subject to recommendations other departments*

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

FALARS - V SUBDIVISION NO.1

BEING A 3.02 ACRES TRACT OF LAND OUT OF FARM TRACT 246, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS



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

METES AND BOUNDS DESCRIPTION

BEING A 3.02 ACRES TRACT OF LAND OUT OF FARM TRACT 246, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3.02 ACRES TRACT MORE PARTICULARLY DESCRIBED AS THE METES AND BOUNDS FOLLOWS:

COMMENCING AT A NAIL SET AT THE SOUTHWEST CORNER OF THE SAID FARM TRACT 246, SAME BEING A POINT ON THE CENTERLINE OF MILE 11 NORTH ROAD, TO A POINT ON THE SOUTHEAST CORNER OF SAID 18,668 ACRES TRACT OF LAND CONVEYED TO CLAVE MARCUS FORD AND MIRIAM ELIZABETH FORD, RECORDED IN DOC.#202492, OFFICIAL RECORDS HIDALGO COUNTY TEXAS, PASSING A DISTANCE OF 364.00 FEET TO A NAIL SET ON THE CENTERLINE OF THE MILE 11 NORTH ROAD, FOR THE SOUTHWEST CORNER OF THE HEREBY DESCRIBED TRACT AND THE POINT OF BEGINNING.

THENCE N 12° 09' 51" E, ALONG THE EAST BOUNDARY LINE OF THE SAID 18,668 ACRES TRACT, PASSING A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON ROD CAPPED SET ON THE EXISTING NORTH RIGHT-OF-WAY OF MILE 11 NORTH ROAD, FOR A TOTAL DISTANCE OF 381.70 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR THE NORTHWEST CORNER OF THE HEREBY DESCRIBED TRACT.

THENCE N 88° 47' 51" W, ALONG THE SOUTH BOUNDARY LINE OF THE SAID 18,668 ACRES TRACT, TO A POINT ON THE NORTHWEST CORNER OF A CALLED TRACT CONVEYED TO MAYRA Y PENA, RECORDED IN DOC.#1834463, OFFICIAL RECORDS HIDALGO COUNTY TEXAS, PASSING A DISTANCE OF 300.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR THE NORTHEAST CORNER OF THE HEREBY DESCRIBED TRACT.

THENCE S 11° 12' 09" E, ALONG THE WEST BOUNDARY LINE OF THE SAID 1.418 ACRES TRACT, TO A POINT ON THE SOUTHWEST CORNER OF A CALLED TRACT CONVEYED TO OMER G & GARZA JR., RECORDED IN DOC.#272943, OFFICIAL RECORDS HIDALGO COUNTY TEXAS, PASSING A DISTANCE OF 341.70 FEET TO A 1/2 INCH IRON ROD CAPPED SET ON THE NORTH RIGHT-OF-WAY LINE OF THE MILE 11 NORTH ROAD, FOR A TOTAL DISTANCE OF 381.70 FEET TO A NAIL SET ON THE CENTERLINE OF MILE 11 NORTH ROAD FOR THE SOUTHWEST CORNER OF THE HEREBY DESCRIBED TRACT.

THENCE S 88° 47' 51" W, ALONG THE CENTERLINE OF MILE 11 NORTH ROAD, A DISTANCE OF 364.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 3.02 ACRES OF LAND, MORE OR LESS OUT OF WHICH THE SOUTH 20.00 FEET (0.17 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH ROAD.

ABBREVIATION LEGEND

- 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 UTILITY EASEMENT
- C.L. CENTER LINE
- L. LOT LINE

LEGEND

- - SET 1/2 INCH IRON ROD
- - FOUND 1/2 INCH IRON ROD
- - FOUND COTTON PICKER SPINDLE
- - CONCRETE MONUMENT SET
- - CONCRETE MONUMENT FOUND
- - CALCULATED POINT
- - POWER POLE
- - GAS WELL
- (XXXX) - RECORD CALL
- XXXX - NATURAL GROUND

GENERAL NOTES:

- FEMA FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X"
- THE SUBDIVISION FEMA ZONE TO BE ZONE "X" (UNSHADED) AS PER THE FIRM COMMUNITY PANEL NO. 480334 0450 C, DATED 06/06/2000 REVISED TO REFLECT LOMR DATED MAY 30, 2002. ZONE "X" (UNSHADED) AREAS ARE DEFINED AS AREAS TO BE OUTSIDE THE 500-YEAR FLOOD. CASE NUMBER: 02-06-715P CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
 FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 MILE 11: 15.00 FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOTS. NO COMMERCIAL USE SHALL BE ALLOWED FOR LOTS 2. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOTS. NO COMMERCIAL USE FOR LOTS 1 AND 2.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE:
 LOT 1: 71.75 LOT 2: 71.00
- OR 18" ABOVE CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 ---BM. NO. 1---, ELEV. 68.38 N.G.V.D. 88, DESCRIPTION: 1/2-INCH IRON ROD FOUND ALONG THE EXISTING NORTH R.O.W. OF MILE 11. GPS POINT, GRID COORDINATES N 18603276.9200, E 1150140.4210.
 ---BM. NO. 2---, ELEV. 68.45 N.G.V.D. 88, DESCRIPTION: 1/2-INCH IRON ROD FOUND IN EDGE OF PAVEMENT ALONG MILE 11 NORTH R.O.W. GPS POINT, GRID COORDINATES N 18603276.9200, E 1150140.4210.
- IN ACCORDANCE WITH THE CITY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT LOT 1 3,440 CUBIC-FEET OR 0.079 ACRE-FEET, LOT 2 IS 950 CUBIC-FEET OR 0.022 ACRE-FEET, APPROXIMATELY A TOTAL OF 4,400 CUBIC-FEET OR 0.101 ACRE-FEET, WILL NEED TO BE DETAINED FOR A 50-YR RAINFALL EVENT.
- 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.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER CERTIFIES THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEMS SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES ON THIS SUBDIVISION
- WILLIS J. TAYLOR, JR. THE OWNER & SUBDIVIDER OF FALARS-V SUBDIVISION NO.1, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: CONDUIT CONSTRUCTION SPECIFICATIONS 3.1.4.
- ALL SUBDIVISION BOUNDARY LOT CORNERS HAVE CONCRETE MONUMENTS AND ALL LOT CORNERS HAVE CAPPED IRON ROD MARKERS.
- THE DEVELOPER SHALL INSTALL ON-SITE SEWAGE FACILITIES PRIOR TO RECORDED OF THIS PLAT.
- 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 IMPROVISED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ANY ADDITION TO EXISTING RESISTANCE STRUCTURE OR NEW PROPOSED DWELLING ON LOTS 1 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- ANY ALTERATIONS TO THE ROADSIDE DITCH THAT WOULD EITHER REDUCE CURRENT DETENTION REQUIREMENTS OR IMPROVE DRAINAGE INTO THE OUTFALL ARE PROHIBITED. HIDALGO COUNTY PRECINCT #1 IS RESPONSIBLE FOR MAINTENANCE AND ANY ADDITIONAL IMPROVEMENTS TO THE ROADSIDE DITCH.
- A 85 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER FOR LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS FROM MILE 11 NORTH ROAD.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS LOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS LOCATED.

THE CONSIDERATION REATED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

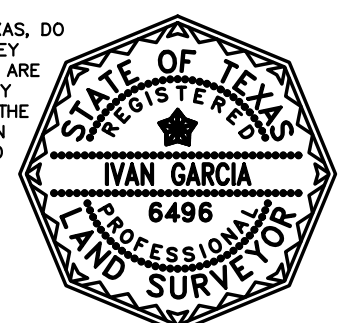
IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2026.

WILLIS J. TAYLOR, JR. DATE
 326 WEST MILE 11 NORTH
 WESLACO, TX. 78599

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 HEREIN, AND THAT THERE ARE NO ADJACENT INTERFERENCES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WESLACO AND HIDALGO COUNTY, TEXAS.

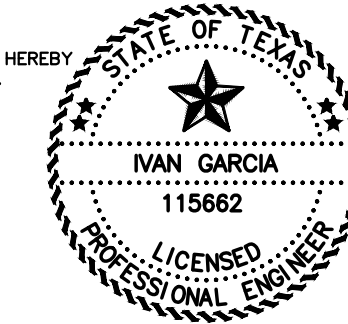
IVAN GARCIA DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
 SURVEY FIRM # 10194027



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.

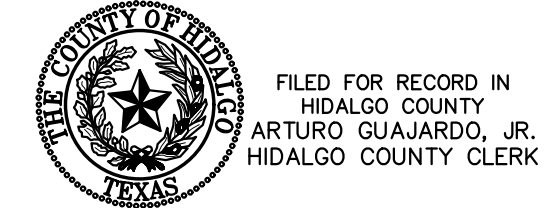
IVAN GARCIA P.E. R.P.L.S. DATE
 REG. PROFESSIONAL ENGINEER NO. 115662



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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FALARS-V SUBDIVISION NO.1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF _____, 2026.

HIDALGO COUNTY JUDGE DATE
 ATTEST: HIDALGO COUNTY CLERK DATE



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

STATE OF TEXAS - COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, WILLIS J. TAYLOR, JR. AS OWNER OF THE 3.022 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED FALARS-V SUBDIVISION NO.1 HEREBY SUBDUCE THE LAND AS DESCRIBED 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 § 232.028 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.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

WILLIS J. TAYLOR, JR. DATE
 326 WEST MILE 11 NORTH
 WESLACO, TX. 78599

STATE OF TEXAS - COUNTY OF HIDALGO PUBLIC NOTARY CERTIFICATE

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED WILLIS J. TAYLOR, JR. PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2026

NOTARY PUBLIC MY COMMISSION EXPIRES

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATE

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.21(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DATED THIS ____ DAY OF _____, 2026.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL AS H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIGNED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- H.C.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- H.C.C.I.D. #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHED, FENCES, SHRUBS, TREES, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

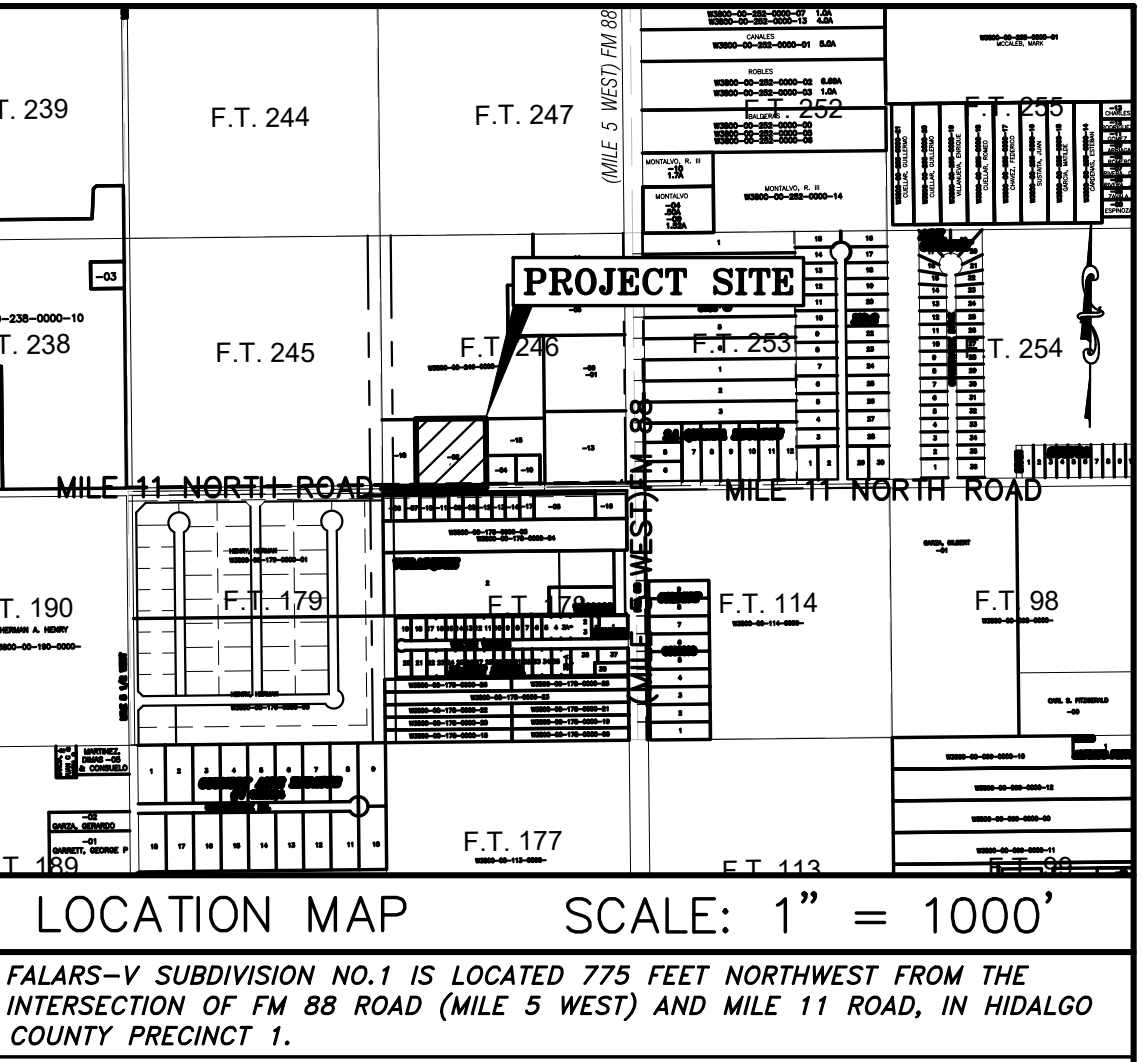
GENERAL MANAGER DATE
 HIDALGO COUNTY JUDGE DATE
 ATTEST: HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF FALARS-V SUBDIVISION NO.1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS ____ DAY OF _____, 2026.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

NAME	ADDRESS	PHONE & FAX
OWNER(S): WILLIS J. TAYLOR, JR.	326 W MILE 11 NORTH	WESLACO, TX 78599 (956) 778-8689
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



LOCATION MAP SCALE: 1" = 1000'
 FALARS-V SUBDIVISION NO.1 IS LOCATED 775 FEET NORTHWEST FROM THE INTERSECTION OF FM 88 ROAD (MILE 5 WEST) AND MILE 11 ROAD, IN HIDALGO COUNTY PRECINCT 1.

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

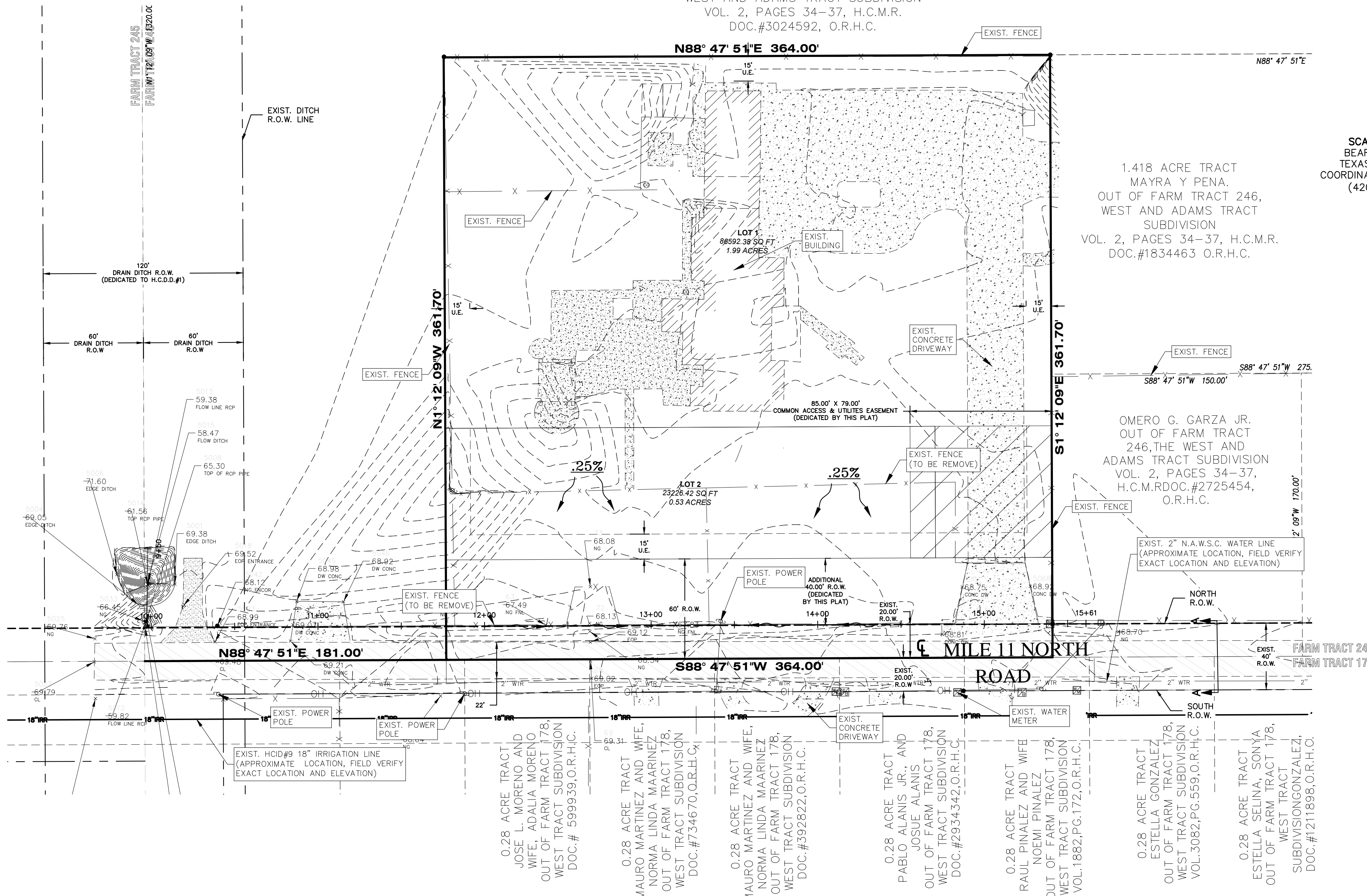
ISSUED FOR: **PRELIMINARY**

PLAT SHEET
FALARS-V SUBDIVISION NO.1
WESLACO, TEXAS
HIDALGO COUNTY

INDEX TO SHEETS OF FALARS-V SUBDIVISION NO. 1	DRAWN:	SCALE:	DATE:	PROJECT:	REVISIONS:	PAGE NO:
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; HIDALGO COUNTY IRRIGATION DISTRICT #9, H.C.C.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE	IVAN GARCIA P.E. R.P.L.S.	H.G. S.C	JULY 27, 2025	SUB 24.036		1-OF-4
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	IVAN GARCIA P.E. R.P.L.S.					
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	IVAN GARCIA P.E. R.P.L.S.					
SHEET 4: TYPICAL DETAILS						

18.668 ACRE TRACT
CLEVE MARCUS FORD AND WIFE,
MIRIAM ELIZABETH FORD
OUT OF FARM TRACT 246,
WEST AND ADAMS TRACT SUBDIVISION
VOL. 2, PAGES 34-37, H.C.M.R.
DOC.#3024592, O.R.H.C.

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



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

- GENERAL NOTES:
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
 - ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 - BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
 - ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 - ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

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.
O.S.S.F.	ON-SITE SEWAGE FACILITY
B-B	BACK TO BACK
E-E	EDGE TO EDGE
C	CENTER LINE
L	LOT LINE

DRAINAGE REPORT

FALARS - V SUBDIVISION NO.1 IS A PROPOSED 2 LOTS SUBDIVISION, LOCATED WITHIN THE HIDALGO COUNTY, SAME BEING A 3.02 ACRES TRACT OF LAND OUT OF FARM TRACT 246, THE WEST AND ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS. ALL LOTS WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY HOMES.

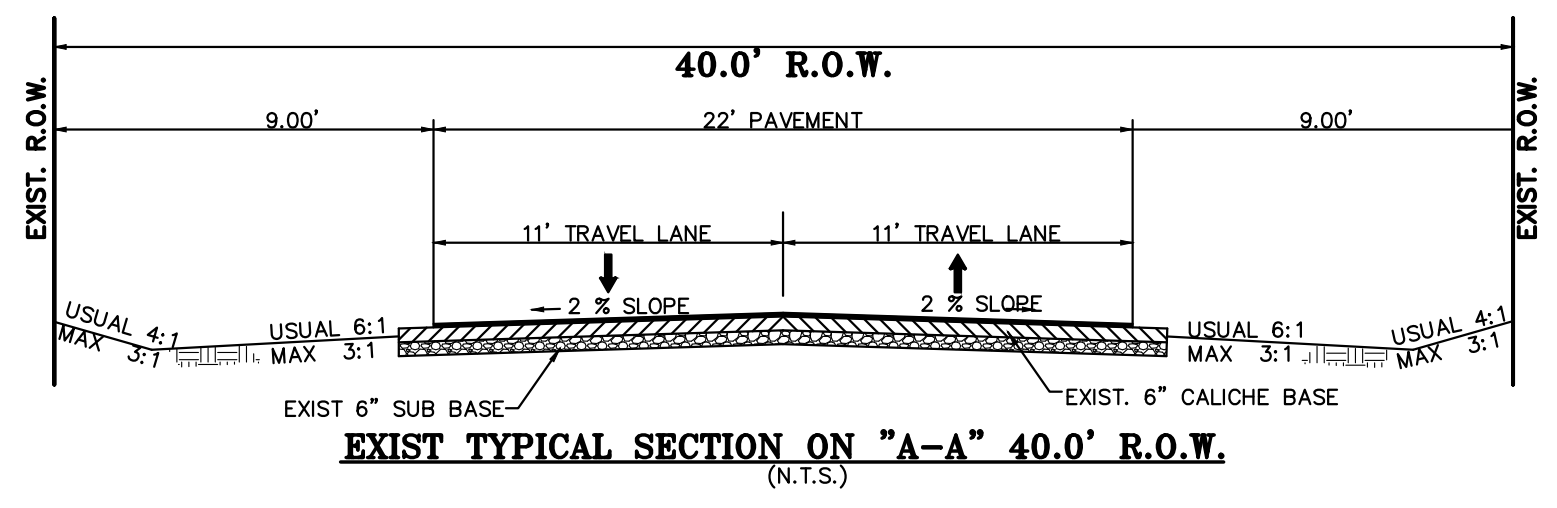
THE SUBDIVISION IS TO BE FEMA ZONE "X", (UNSHADED) AS PER THE FIRM COMMUNITY PANEL NO. 48034 0450 C, DATED 06/06/2008 REVISED TO REFLECT LDRM DATED MAY 30, 2002. ZONE "X" (UNSHADED) AREAS ARE DEFINED AS "AREAS TO BE OUTSIDE THE 500-YEAR FLOOD. CASE NUMBER: 02-06-715P"

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% HIDALGO SANDY CLAY LOAM (S), WITH 0 TO 1% SLOPES, THE SOIL IS WELL DRAINED, AND SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH AND WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

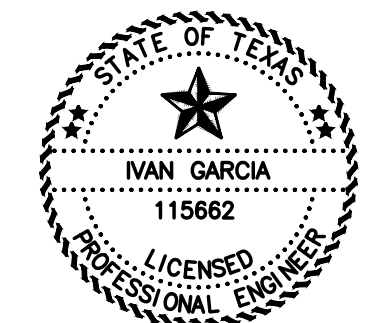
EXISTING RUNOFF SHEET FLOWS OVERLAND IN A WESTERN DIRECTION INTO THE 70' DRAIN DITCH, WHICH THEN FLOWS NORTH INTO THE 75' DRAIN DITCH THEN OUTFALLS EAST INTO THE 7' DRAIN DITCH, THEN SOUTHEAST INTO MERCEDES LATERAL DRAIN DITCH, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YR RAINFALL EVENT WILL GENERATE APPROXIMATELY 2.84 CFS OF STORM RUNOFF. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SITE WILL GENERATE AN ESTIMATED 6.78 CFS OF RUNOFF FOR A 50-YR RAINFALL EVENT. THE IMPROVED SITE WILL HAVE AN APPROXIMATE INCREASE OF 3.94 CFS OF STORM RUNOFF FOR A 50-YR RAINFALL EVENT.

IN ACCORDANCE WITH THE CITY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT LOT 1 IS 3440 CF OR 0.079 AC-FT, LOT 2 IS 960 CF OR 0.022 AC-FT, APPROXIMATELY A TOTAL OF 4400 CF OR 0.101 AC-FT, WILL NEED TO BE DETAINED FOR A 50-YR RAINFALL EVENT. CURRENT RUNOFF WILL BE HELD WITHIN THE GREEN AREAS OF THE LOTS WITH OVERFLOW INTO THE ROADSIDE DITCH, THEN TO THE 75' DRAIN DITCH THEN OUTFALLS EAST INTO THE 7' DRAIN DITCH, THEN SOUTHEAST INTO MERCEDES LATERAL DRAIN DITCH, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.



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



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SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYOR'S CERTIFICATION PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; HIDALGO COUNTY IRRIGATION DISTRICT #9, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE	F.M.
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE	SCALE: 1" = 40'
SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES; CONSTRUCTION DETAILS, TYPICAL DETAILS.	DATE: JULY 28, 2025
SHEET 4: TYPICAL DETAILS	PROJECT: SUB 24.036
	REVISIONS:
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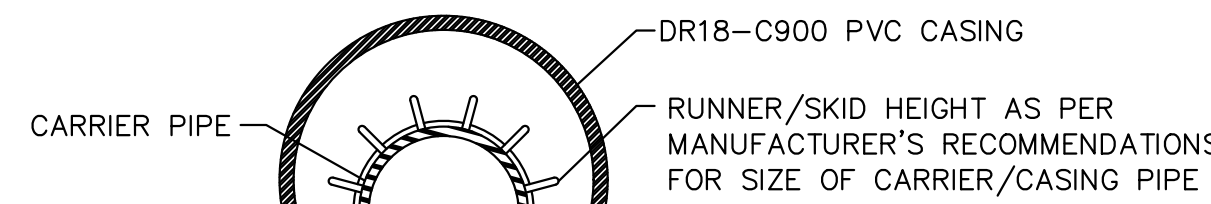
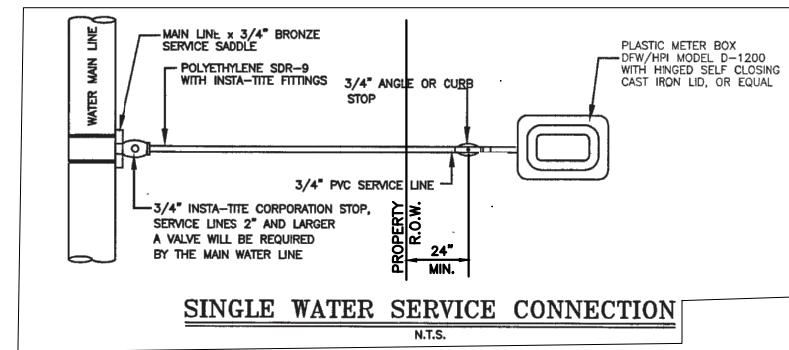
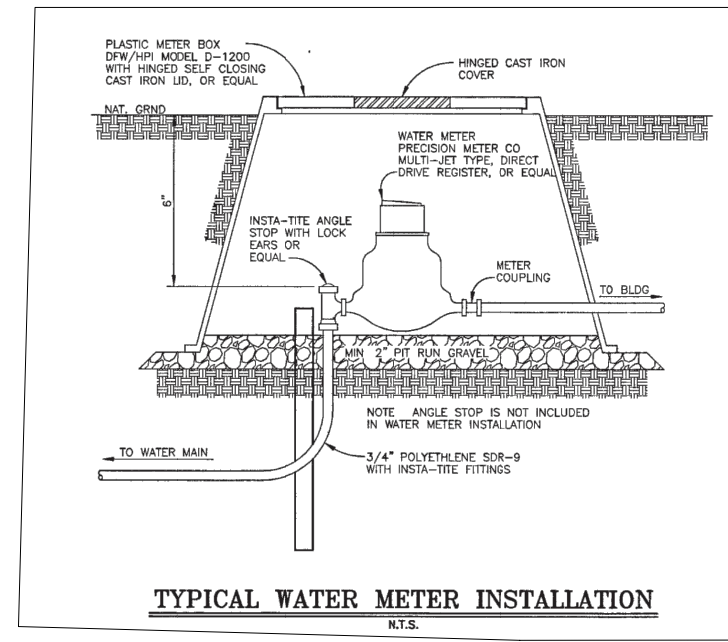
RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF IVAN GARCIA, P.E. 115662 ON JULY 28, 2025. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

ISSUED FOR: PRELIMINARY

PAVING & DRAINAGE
FALARS-V SUBDIVISION NO.1
HIDALGO COUNTY

ENGINEER: IVAN GARCIA P.E., R.L.P.S.
SURVEYOR: IVAN GARCIA P.E., R.L.P.S.
CHECKED: IVAN GARCIA P.E., R.L.P.S.
DRAWN: _____
SCALE: 1" = 40'
DATE: JULY 28, 2025
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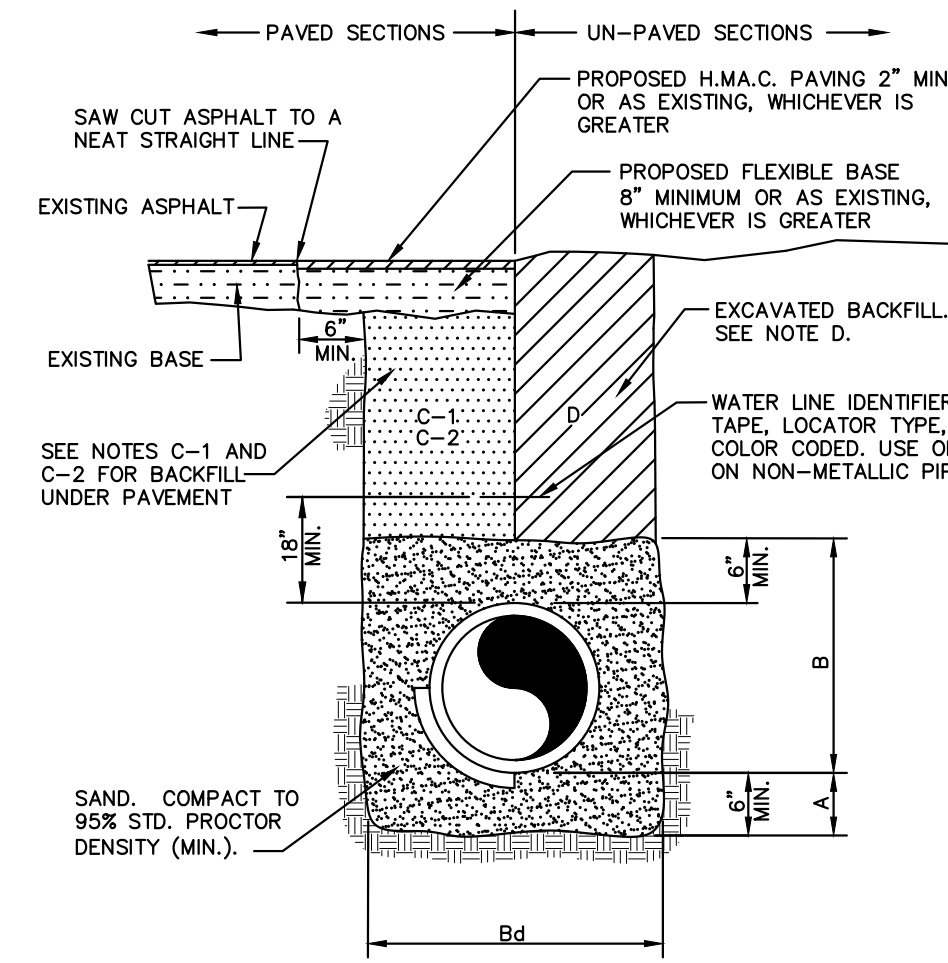
BORING INSTALLATION

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 USING SYNTHETIC RUBBER END SEALS.
- CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASEMENT 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 ENCASEMENT.
- 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



GENERAL NOTES:

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

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:

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	800-222-5355
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 COUNTY.
- 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.

RIO DELTA ENGINEERING
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ISSUED FOR:
PRELIMINARY

TYPICAL DETAILS
FALARS-V SUBDIVISION NO.1
HIDALGO COUNTY

PROJECT:
 ENGINEER:
 SURVEYOR:
 CHECKED:
 DRAWN:

SCALE: F.M.
 DATE: N.T.S.
 PROJECT: JULY 28, 2025
 REVISIONS: SUB 24.036
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