



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: 6-09-2026

PROPOSED DVD LIMAS SUBDIVISION PRECINCT No. 4.

ENGINEER: BENAVIDES ENGINEERING LLC, DEVELOPER: VICTOR G. LIMAS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTHWEST CORNER OF RAMSEYER ROAD AND DOOLITTLE ROAD.

SUBDIVISION LIES WITHIN THE: RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-06-26 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION AT BUILDING PERMIT STAGE.

SEWER SYSTEM: SANITARY SEWER SYSTEM

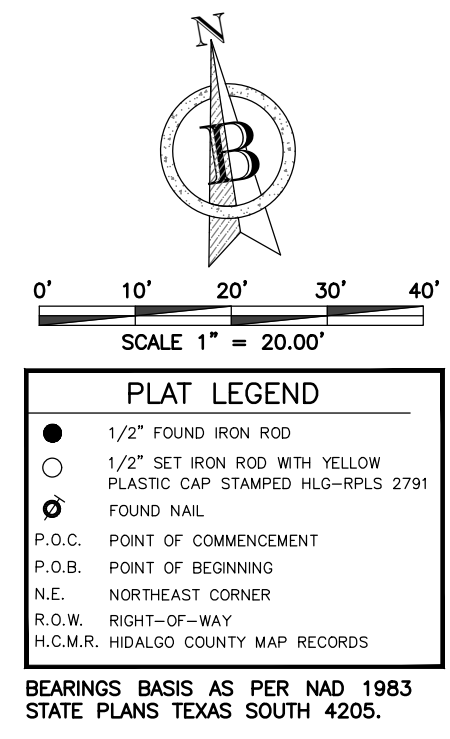
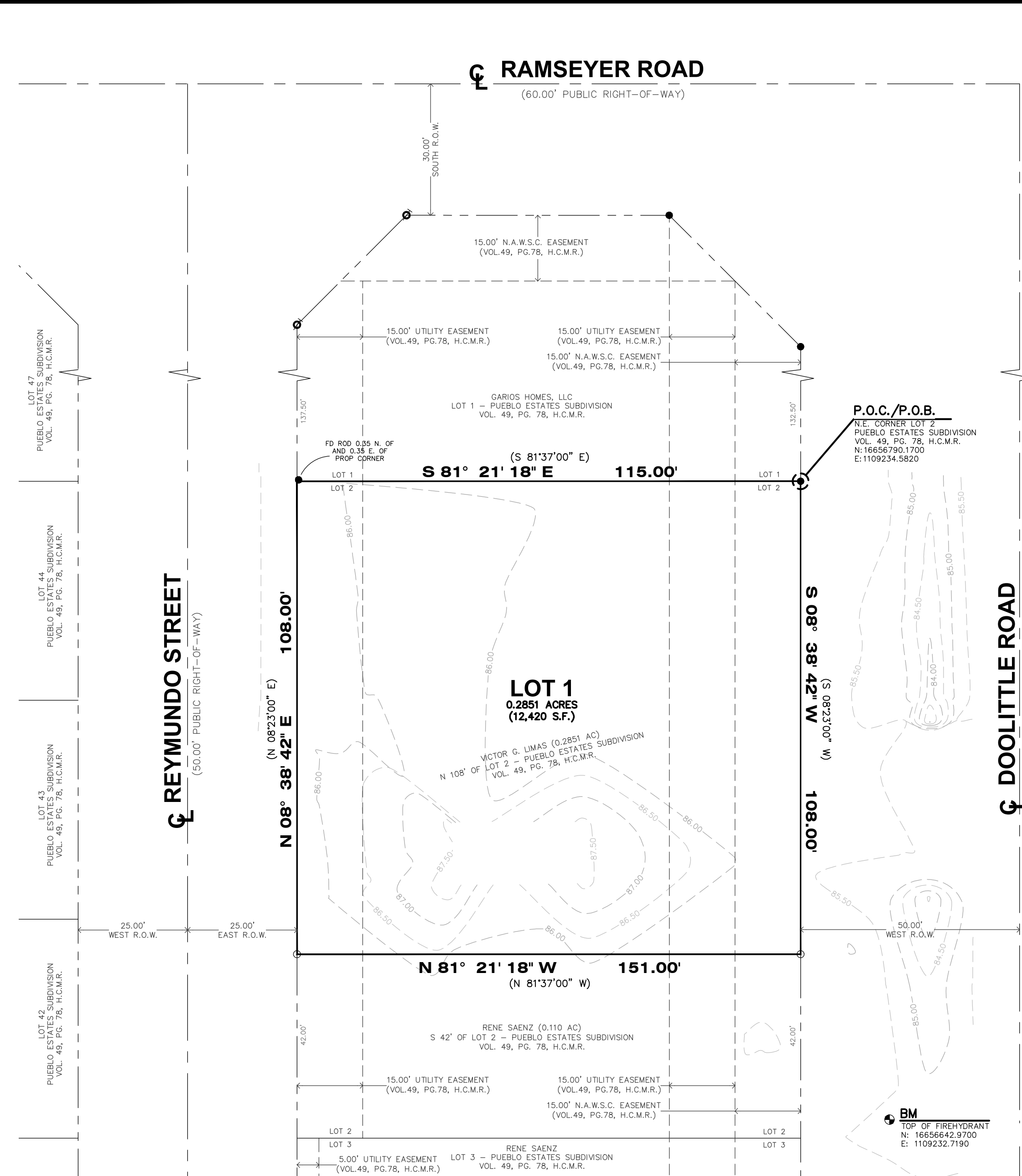
WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: REYMUNDO STREET

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.

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GENERAL SUBDIVISION PLAT NOTES

- THIS SUBDIVISION IS LOCATED IN: ZONE "X SHADED" FIRM PANEL No. 480334 0325 D, MAP REVISED MAY 17, 2001. ZONE "X SHADED" ARE 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 AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- SETBACKS (PUEBLO ESTATES SUBDIVISION UNIT 1 - VOL. 49, PG. 78, M.R.H.C.T.): FRONT (DOOLITTLE RD) 50 FEET OR EASEMENT, WHICHEVER IS GREATER; SIDE 6 FEET OR EASEMENT, WHICHEVER IS GREATER; REAR 15 FEET OR EASEMENT, WHICHEVER IS GREATER.
- LOT 1 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNER OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 --- BENCHMARK IS AT TOP OF EXISTING FIRE HYDRANT LOCATED APPROXIMATELY 20 FEET EAST AND 37 FEET SOUTH OF THIS LOTS SOUTHEASTERN CORNER
 NORTHING : 16656642.9700
 EASTING : 1109232.7190
 ELEV : 85.13
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE AT LEAST 18" ABOVE NATURAL GROUND OR ABOVE THE CENTERLINE OF THE EXISTING PAVEMENT OF DOOLITTLE ROAD OR REYMUENDO STREET, WHICHEVER IS GREATER.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1, AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1,335 CUBIC-FEET OR 0.03 ACRE-FEET OF STORM RUNOFF ON-SITE PRIOR DISCHARGING TO PUBLIC STORMWATER COLLECTION SYSTEM OF STORMWATER RUNOFF.
- 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.
- 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ANY PROPOSED ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWSP)
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- LOT SHALL NOT HAVE ACCESS FROM REYMUENDO STREET.

METES AND BOUNDS

A 0.2851-OF AN ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF THE NORTHERN PORTION OF LOT 2, PUEBLO ESTATES SUBDIVISION UNIT NO. 1, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 78, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED BETWEEN REYMUENDO STREET AND DOOLITTLE ROAD APPROXIMATELY 121 FEET SOUTH OF RAMSEYER ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

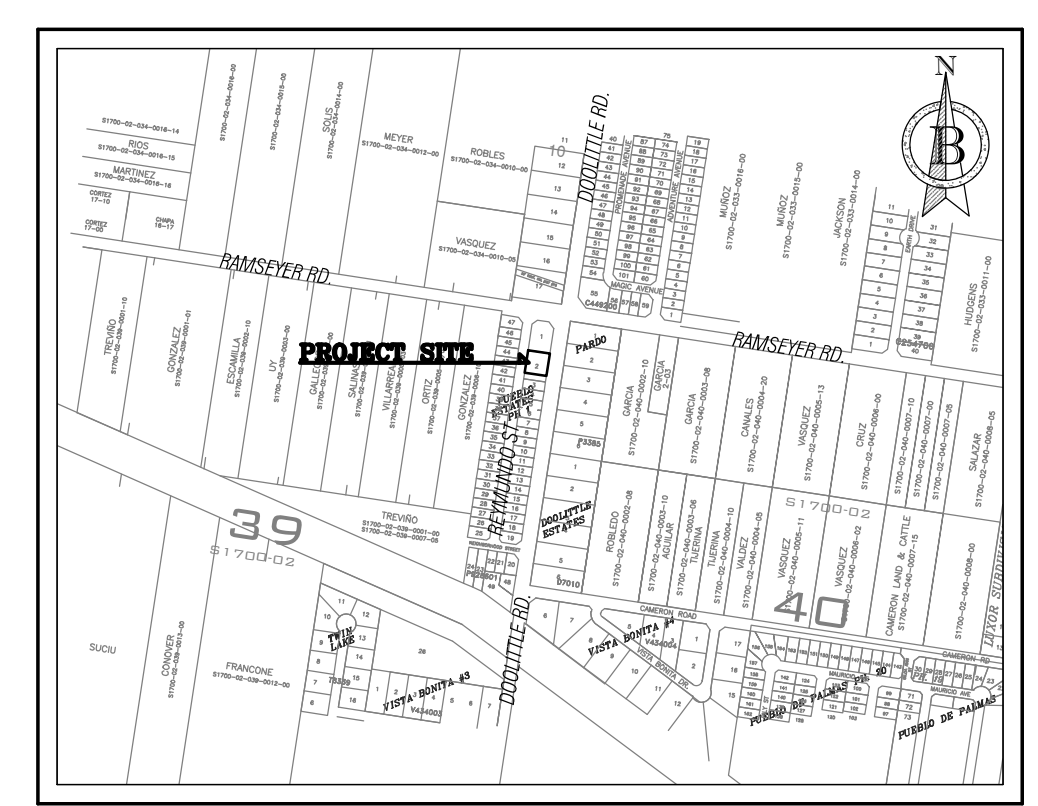
THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND NO. 4 REBAR ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID DOOLITTLE ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 2 AND OF SAID 0.2851-OF AN ACRE TRACT, ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 0.2851-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°38'42" W (S 08°23' W RECORDED), ALONG AN EXISTING CHAINLINK FENCE WITH GALVANIZED STEEL POST VARYING FROM ZERO FEET TO 0.24 OF A FOOT TO THE RIGHT OF, AND PARALLEL TO THE APPARENT DOOLITTLE ROAD EXISTING WEST RIGHT-OF-WAY LINE, AND THE EAST LOT LINE OF SAID LOT 2 AND OF SAID 0.2851-OF AN ACRE TRACT, A DISTANCE OF 108.00 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.2851-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°21'18" W (N 81°37' W RECORDED), WITH THE APPARENT SOUTH LOT LINE OF SAID 0.2851-OF AN ACRE TRACT, A DISTANCE OF 115.00 FEET TO A NO. 4 REBAR SET WITH YELLOW PLASTIC CAP STAMPED HLG-RPLS 2791 ON THE APPARENT EXISTING EAST RIGHT-OF-WAY LINE OF FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.2851-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°38'42" E (N 08°23' E RECORDED), ALONG AN EXISTING CEDAR FENCE WITH WOODEN POST VARYING FROM 0.53 OF A FOOT TO 0.38 OF A FOOT TO THE RIGHT OF, AND WITH THE SAID REYMUENDO STREET EXISTING EAST RIGHT-OF-WAY LINE, THE APPARENT WEST LOT LINE OF SAID LOT 2 AND OF SAID 0.2851-OF AN ACRE TRACT, A DISTANCE OF 108.00 FEET TO A NO. 4 REBAR FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 2 AND OF SAID 0.2851-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°21'18" E (S 81°37' E RECORDED), ALONG AN EXISTING CHAINLINK FENCE WITH GALVANIZED STEEL POST, AND WITH THE APPARENT NORTH LOT LINE OF SAID LOT 2 AND OF SAID 0.2851-OF AN ACRE TRACT, A DISTANCE OF 115.00 FEET TO THE SAID NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF SAID 0.2851-OF AN ACRE TRACT OF LAND HEREIN DESCRIBED, ALSO BEING THE POINT OF BEGINNING, CONTAINING 0.2851 OF AN ACRE OF LAND, MORE OR LESS.



LOCATION MAP
SCALE - 1" = 1000'

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

JURISDICTION OF A MUNICIPALITY:
 DVD LIMAS SUBDIVISION LOCATED AT 6110 REYMUENDO STREET, EDINBURG, ETJ, TEXAS, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, TEXAS, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 78,000 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN A 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG. THE SUBDIVISION NOW LIES WITHIN HIDALGO COUNTY PRECINCT. NO. 4 JURISDICTION.

OWNERS DEDICATION

I, VICTOR G. LIMAS AS OWNER OF THE 0.285 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DVD LIMAS 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.

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

VICTOR G. LIMAS, OWNER
 1608 PULLIN AVENUE
 SAN JUAN, TEXAS 78589

NOTARY PUBLIC STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VICTOR G. LIMAS, 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 THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES _____

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____, 20__.

GERARDO BENAVIDES, P.E.
 LICENSED PROFESSIONAL ENGINEER
 No.140950 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS COUNTY OF HIDALGO UNDER LOCAL GOVERNMENT CODE 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE DVD LIMAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE ____ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE _____ DATE _____

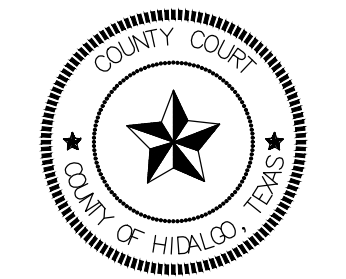
ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE DVD LIMAS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE ____ DAY OF _____, 20__.

HOMERO LUIS GUTIERREZ
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 2791
 PO BOX 548
 McALLEN, TEXAS 78505
 956-369-0988



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

ON: _____ AT _____ AM / PM

INSTRUMENT NUMBER _____
 OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: DEPUTY _____ DATE _____

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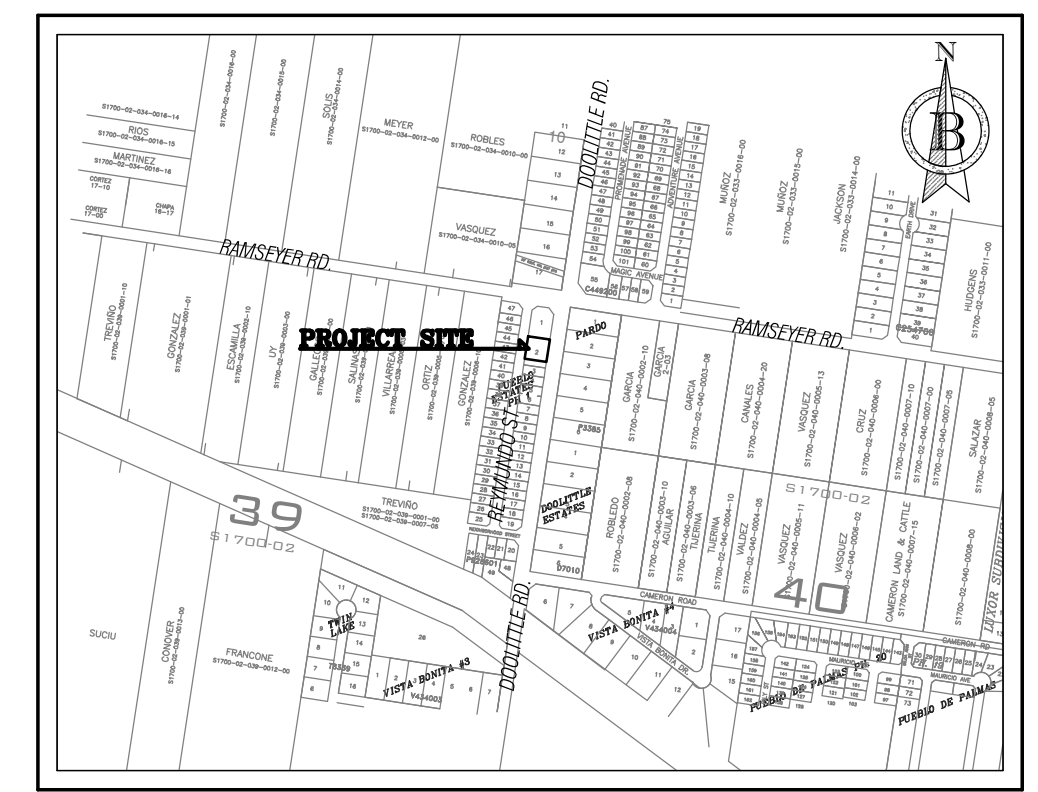
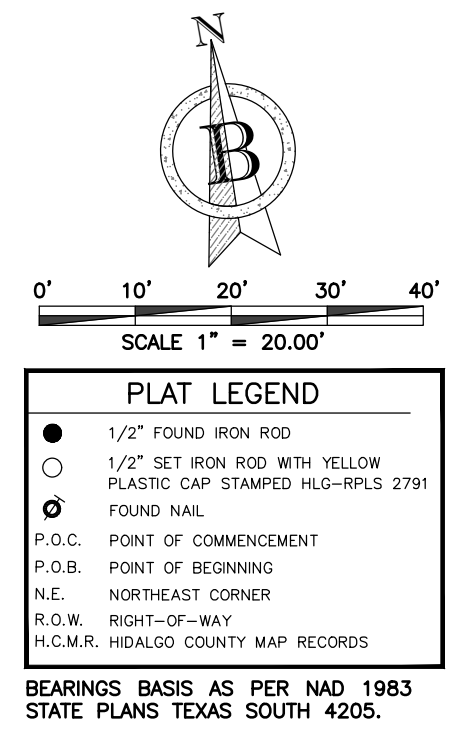
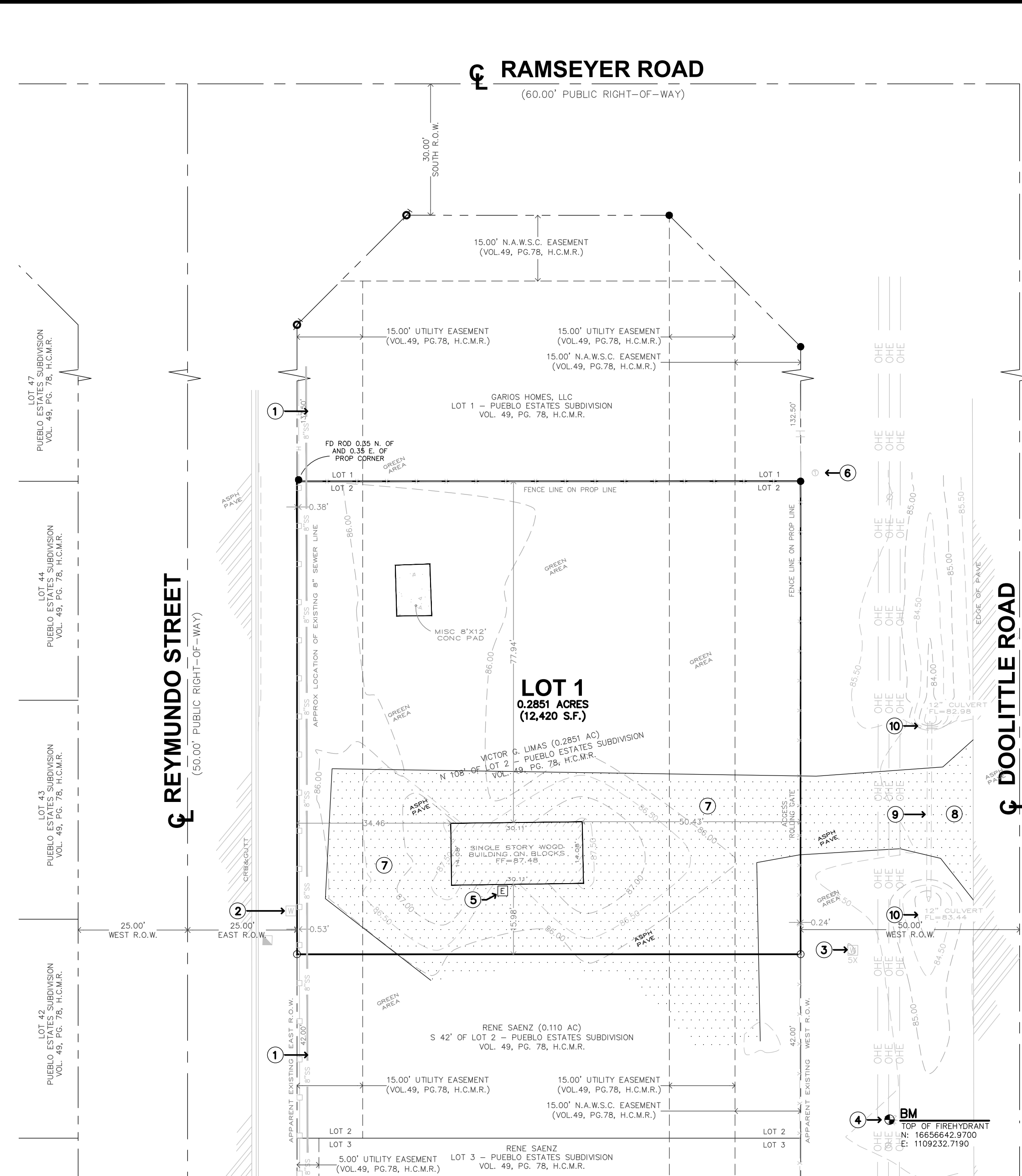
BENAVIDES ENGINEERING

TEXAS REGISTRATION F-22855
 P.O. Box 832 Alamo, TX 78548
 jerry@benavideseng.com
 956.310.8373

DEVELOPER	VICTOR G. LIMAS	1608 PULLIN AVE., SAN JUAN TX 78589	959-821-0141
ENGINEER	GERARDO BENAVIDES	P.O. BOX 832, ALAMO TX	956-310-8373
SURVEYOR	HOMERO L. GUTIERREZ	P.O. BOX 548, McALLEN TX 78505	956-369-0988

PREPARATION DATE: MARCH 30, 2026
 REVISED DATE: APRIL 29, 2026

INDEX TO SHEETS OF DVD LIMAS SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE 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 AND H.C.D.D. NO. 1 CERTIFICATION.
SHEET 2	WATER DISTRIBUTION AND OSSP MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSP AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.



PROJECT DESCRIPTION AND LOCATION

DVD LIMAS SUBDIVISION IS A PROPOSED .285 ACRE (12,420 SF) COMMERCIAL LOT OUT OF LOT 2, PUEBLO ESTATES SUBDIVISION UNIT 1, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 49, PAGE 78, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE SUBDIVISION IS LOCATED AT 6110 REYMONDO STREET, IN EDINBURG TEXAS AND CURRENTLY HAS A SMALL CONCESSION STAND OPERATING COMMERCIAL BUSINESS.

THE INTENT OF THIS PROJECT IS TO FORMALLY SUBDIVIDE FOR DEVELOPERS ADMINISTRATIVE REASONS. THERE ARE NO PROPOSED IMPROVEMENTS DONE AT THIS TIME. THE PROPERTY CURRENTLY HAS ACTIVE DOMESTIC WATER AND SANITARY SEWER SERVICES.

SOIL DESCRIPTION

THE SOIL IN THIS AREA IS COMPOSED OF 100% WILLACY FINE SANDY LOAM (SOIL 70) WITH 0 TO 1 PERCENT SLOPES. THESE TYPES OF SOIL BELONG TO HYDROLOGIC GROUP B WHICH HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST OF WELL DRAINED SOILS.

FLOOD ZONE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY CURRENTLY LISTS THIS PROPERTY AND SURROUNDING AREAS AS ZONE "X SHADED" ON FEMA FIRM 48034 0325 D. MAP REVISED TO REFLECT LOMR ON MAY 17, 2001. ZONE "X SHADED" ARE AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREA PROTECTED BY LEVELS FROM 100-YEAR FLOOD.

EXISTING CONDITIONS (PRE-DEVELOPMENT)

EXISTING SURFACE STORMWATER RUNOFF ON THIS TRACT FLOWS FROM THE THE EXISTING CONCESSION BUILDING TO THE EAST TOWARDS THE EXISTING WEST ROW ROADSIDE DITCH OF N. DOOLITTLE ROAD AND FROM THE EXISTING CONCESSION BUILDING TO THE EAST TO THE EAST ROW OF REYMONDO STREET CURB AND GUTTER, BOTH WITH AN APPROXIMATE SLOPE OF 2.00%. THE PRE-DEVELOPMENT STORM RUNOFF IS APPROXIMATED TO BE 1.14 CUBIC FEET PER SECOND BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS.

POST-DEVELOPMENT CONDITIONS

THE POST-DEVELOPMENT SURFACE STORM RUNOFF IS APPROXIMATED TO BE 2.56 CUBIC FEET PER SECOND, BASED ON THE 50-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 1.42 CUBIC FEET PER SECOND.

PROPOSED DRAINAGE PLAN

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT I, DRAINAGE POLICIES, THE PROPOSED STORM WATER RUNOFF GENERATED BY ANY NEW IMPROVEMENTS SHALL BE DESIGNED TO BE CAPTURED ON SITE, PRIOR RELEASING TO PUBLIC STORM WATER SYSTEMS.

THE PROPOSED DETENTION AREAS AND CALCULATIONS SHALL BE REVIEWED BY HIDALGO COUNTY PLANNING DEPARTMENT AT THE NEW DEVELOPMENT IMPROVEMENTS ARE PROPOSED FOR BUILDING PERMIT REVIEW.

AT THIS TIME, THERE ARE NO NEW IMPROVEMENTS PROPOSED FOR THIS SUBDIVISION. EXISTING DRAINAGE PATTERNS ARE TO REMAIN AS IS AND UNDISTURBED WITHOUT AN APPROVED BUILDING PERMIT FROM HIDALGO COUNTY PLANNING DEPARTMENT.

ENGINEERING CALCULATIONS

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT POLICY, THE SITE WILL RETAIN THE DIFFERENCE IN VOLUME BETWEEN PRE-DEVELOPMENT AND POST-DEVELOPMENT CONDITIONS BASED ON A 10-YEAR PRE-DEVELOPMENT AND A 25-YEAR POST-DEVELOPMENT. THEREFORE, AS PER THE ATTACHED CALCULATIONS, THE REQUIRED DETENTION OF 1.335 CUBIC FEET (0.03 ACRE-FEET) ONSITE PRIOR DISCHARGING TO PUBLIC STORMWATER COLLECTION SYSTEM.

PRE-DEVELOPMENT CALCULATIONS (10-YEAR)	POST-DEVELOPMENT CALCULATIONS (25-YEAR)
Q= 1.14 CFS	Q= 2.56 CFS
I= 8.73 IN/HOUR	I= 10.83 IN/HOUR
TC= 10.00 MINUTES	TC= 10.00 MINUTES

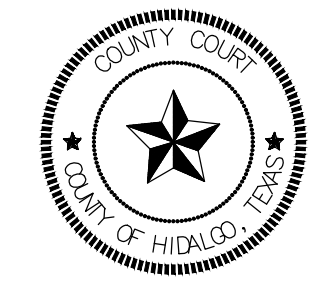


GERARDO BENAVIDES, P.E.
BENAVIDES ENGINEERING, LLC
TEXAS REGISTRATION F-22855

DATE _____

EXISTING UTILITIES KEYNOTES

- 1 EXISTING 8" SANITARY SEWER MAIN (CITY OF EDINBURG) TO REMAIN AS IS
- 2 EXISTING ACTIVE WATER METER (NORTH ALAMO WATER SUPPLY) TO REMAIN AS IS
- 3 EXISTING CLUSTER OF FIVE WATER METERS (NORTH ALAMO WATER SUPPLY) TO REMAIN AS IS
- 4 EXISTING FIRE HYDRANT (NORTH ALAMO WATER SUPPLY) TO REMAIN AS IS
- 5 EXISTING ELECTRICAL METER TO REMAIN AS IS
- 6 EXISTING TELEPHONE PEDESTAL TO REMAIN AS IS
- 7 EXISTING ASPHALT PAVEMENT TO REMAIN AS IS
- 8 EXISTING ASPHALT ENTRANCE TO DOOLITTLE ROAD TO REMAIN AS IS
- 9 EXISTING 12" RCP LINE UNDER ASPHALT ENTRANCE TO REMAIN AS IS
- 10 EXISTING DOOLITTLE ROAD, ROAD SIDE DITCHES TO REMAIN AS IS



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

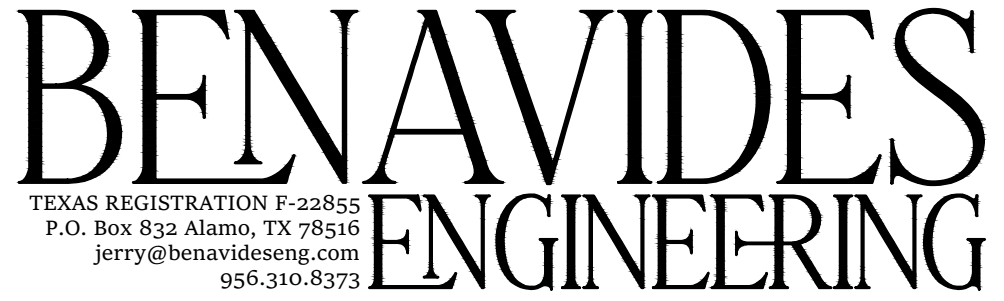
ON: _____ AT _____ AM / PM

INSTRUMENT NUMBER
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BY: _____ DEPUTY _____ DATE _____

**PLAT OF
DVD LIMAS SUBDIVISION**

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