



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 SIBLEY HAVEN RANCH SUBDIVISION, PRECINCT No. 1.

ENGINEER ROBLES ENGINEERING, LLC DEVELOPER: DANIEL BENITES BENAVIDEZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

NUMBER OF STREETLIGHTS:    N/A

FILLING STATIONS:    N/A

LOCATION DESCRIPTION:    NORTH OF MILE 12 NORTH ROAD APPROXIMATELY ¼ MILE WEST OF FM 493

SUBDIVISION LIES WITHIN THE:     CITY OF DONNA ETI

DRAINAGE REPORT WAS APPROVED BY HCDD#1:    ON 5-10-2024 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

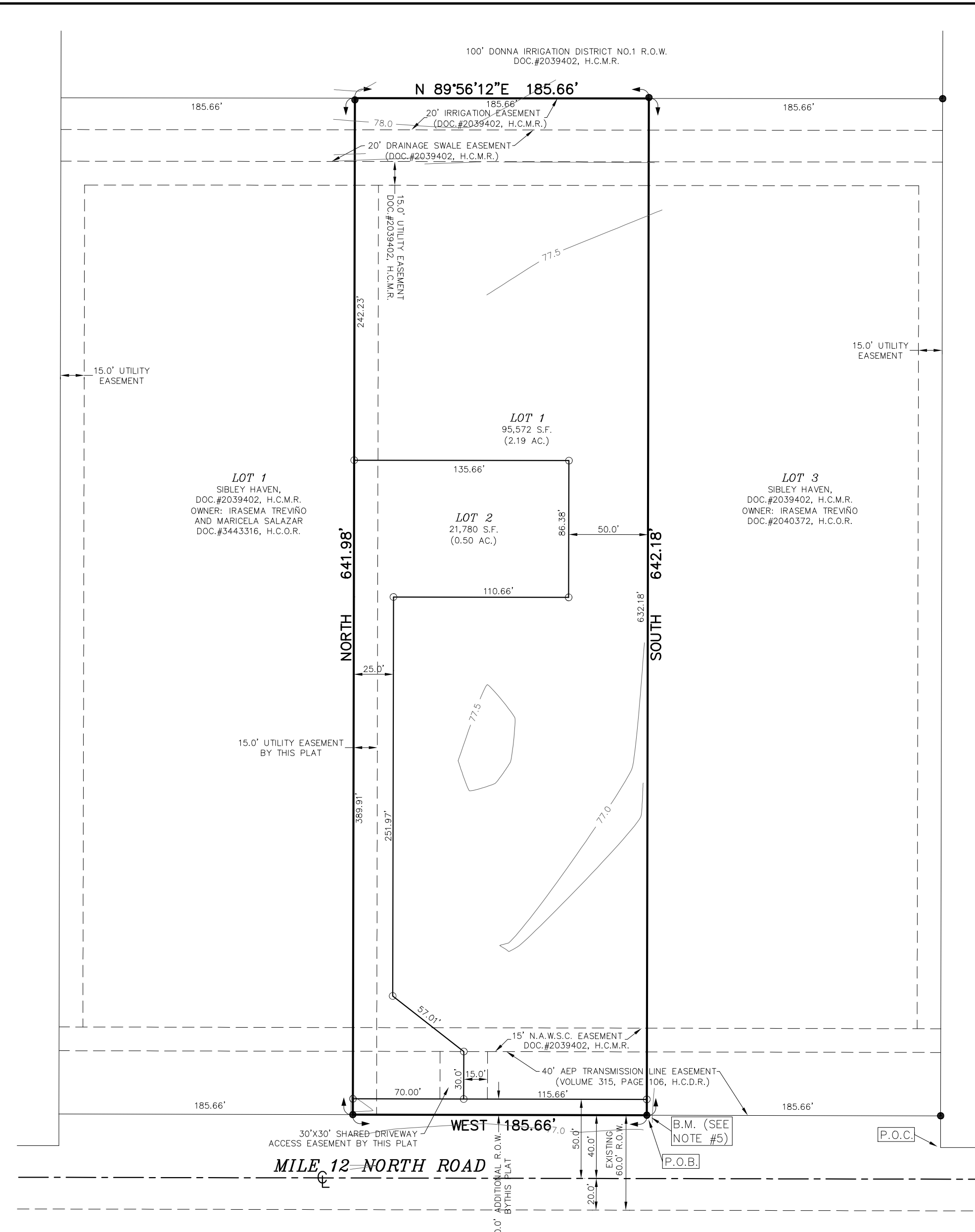
DRAINAGE DESIGN:    DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 12 NORTH ROADSIDE DITCH.

SEWER SYSTEM:    : OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER:    N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 12 NORTH ROAD.

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

**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.*



- LEGEND**
- Found 1/2" iron rod
  - Set 1/2" iron rod with 2" plastic cap stamped "6&A"
  - ▲ Found cotton picker spindle
  - Set cotton picker spindle

SCALE: 1"=100'

**GENERAL SUBDIVISION PLAT NOTES**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C", AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334 425 C; MAP REVISED TO REFLECT LOMR DATED MAY 30, 2002. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO.480334 0450 C REVISED NOVEMBER 16, 1992.
- SETBACKS: FRONT: 40.00 FEET; REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER; SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE 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. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK: ELEV. 77.15 (NAVD 1988); 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 9,052 CUBIC-FEET (0.208 ACRE-FEET), OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE DETAINED WITHIN ONSITE DETENTION AREAS, SEE SHEET 2.
- 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 AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5; COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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 REQUIRED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- DETENTION SWALES SHALL BE MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY ARE LOCATED.
- NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 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.

- OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC TANK(S) BACK FLOW VALVES; SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- DANIEL BENAVIDEZ, THE OWNER & SUBDIVIDER OF SIBLEY HAVEN RANCH SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, owners of the property shown on the plat, their successors, assigns, and 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 thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenances, repair, replacement and relocation of the structures referred to herein, this agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Print Name \_\_\_\_\_  
Developer/ President /Owner

ACKNOWLEDGMENT

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared \_\_\_\_\_ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

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

REVISION NOTES:

NO.	SHEET	REVISION	DATE	APPROVED

JOB No. 180-24  
DATE: 1-30-24  
DRAWN BY: JR

**SIBLEY HAVEN RANCH**  
**A REPEAT OF LOT 2, SIBLEY HAVEN SUBDIVISION**

BEING A SUBDIVISION OF LOT 2, SIBLEY HAVEN SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN DOCUMENT #2039402 OF THE HIDALGO COUNTY MAP RECORDS

**METES AND BOUNDS DESCRIPTION**

Being 2.73 acres of land situated in Hidalgo County, Texas and being all of Lot 2 of Sibley Haven Subdivision as per map recorded in Document #2039402 of the Hidalgo County Map Records and said 2.73 acre tract being more particularly described by metes and bounds as follows:

COMMENCING for reference at a point for the southeast corner of said Sibley Haven; THENCE, WEST 185.66 feet with the south line of said Sibley Haven and the centerline of Mile 12 North Road to a point; THENCE, NORTH 40.00 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 2, the southeast corner of said tract herein described and the POINT OF BEGINNING;

THENCE, WEST, 185.66 feet with the south line of said Lot 2 and the north right-of-way line of said Mile 12 North Road to a 1/2-inch iron rod found for the southwest corner of said Lot 2 and the southwest corner of said tract herein described;

THENCE, NORTH, 641.98 feet with the west line of said Lot 2 and the east line of Lot 1 to a point for the northwest corner of said Lot 2, the northeast corner of said Lot 1 and the northwest corner of said tract herein described;

THENCE, NORTH 89°56'12"EAST, 185.66 feet with the north line of said Lot 2 and the south line of a 100-foot Donna Irrigation District No.1 right-of-way to a point for the northeast corner of said Lot 2 and the northeast corner of said tract herein described;

THENCE, SOUTH, 642.18 feet with the east line of said Lot 2 and the west line of Lot 3 to the POINT OF BEGINNING and containing 2.73 acres of land more or less.

STATE OF TEXAS  
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE) DANIEL BENAVIDEZ BENAVIDEZ AND IRASEMA TREVIÑO, THE UNDERSIGNED, OWNER(S) OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "SIBLEY HAVEN RANCH", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE THE PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I (WE) ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: DANIEL BENAVIDEZ BENAVIDEZ DATE \_\_\_\_\_  
ADDRESS: 1501 E MILE 12 N ROAD  
DONNA, TEXAS 78537

OWNER: IRASEMA TREVIÑO DATE \_\_\_\_\_  
ADDRESS: 1501 E MILE 12 N ROAD  
DONNA, TEXAS 78537

STATE OF TEXAS  
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DANIEL BENAVIDEZ BENAVIDEZ AND IRASEMA TREVIÑO AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS  
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED IRASEMA TREVIÑO AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC, FOR THE STATE OF TEXAS

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

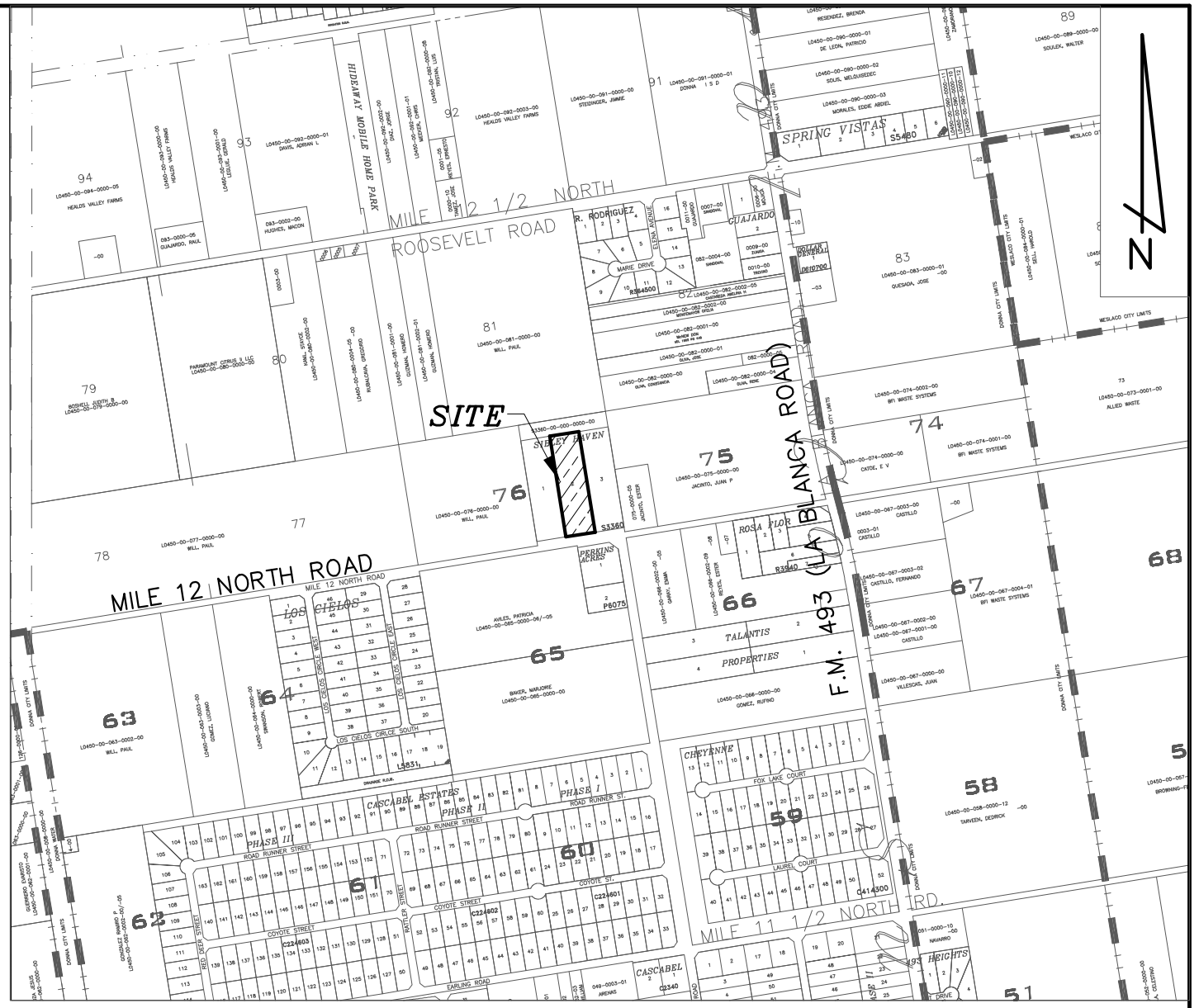
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SIBLEY HAVEN RANCH WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 20\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_

OWNER: DANIEL BENAVIDEZ BENAVIDEZ 1501 E MILE 12 N ROAD (956) 960-7417  
SURVEYOR: REYNALDO ROBLES PO BOX 476, WESLACO, TX 78599 (956) 968-2422  
ENGINEER: REYNALDO ROBLES, JR. PO BOX 476, WESLACO, TX 78599 (956) 968-2422

ROBLES ENGINEERING, LLC  
FIRM NO. F-1751

ROBLES & ASSOCIATES, PLLC  
PROFESSIONAL LAND SURVEYORS



**SIBLEY HAVEN RANCH**

LOCATION MAP  
(SCALE: 1" = 1,000')

**SUBDIVISION LOCATION DESCRIPTION**

SIBLEY HAVEN RANCH IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE NORTH SIDE OF MILE 12 NORTH ROAD APPROXIMATELY 1/4 OF A MILE WEST OF F.M. 493. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. THIS SUBDIVISION LIES APPROXIMATELY 1/4 OF A MILE WEST OF THE CITY LIMITS OF DONNA AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021. THIS SUBDIVISION HAS BEEN RELEASED BY THE CITY OF DONNA BY ORDINANCE NO. 2025-

APPROVED BY THE DRAINAGE DISTRICT:

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

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

STATE OF TEXAS  
HIDALGO COUNTY

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

REYNALDO ROBLES, JR. DATE \_\_\_\_\_  
R.P.L.S.#7087  
PO BOX 476  
WESLACO, TX, 78599

STATE OF TEXAS  
HIDALGO COUNTY

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

REYNALDO ROBLES, JR. DATE \_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER #102357  
PO BOX 476  
WESLACO, TX, 78599

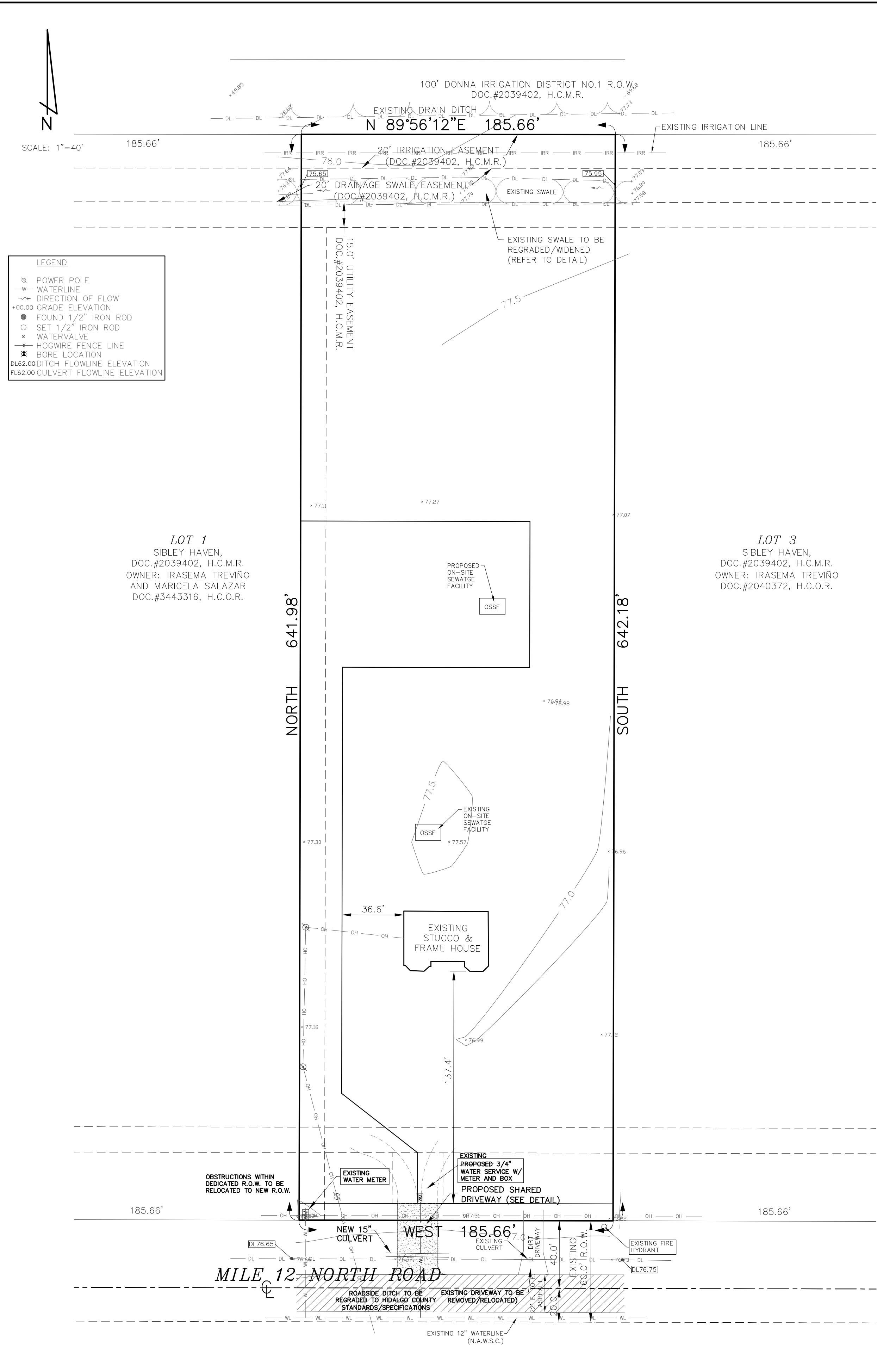
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

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

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

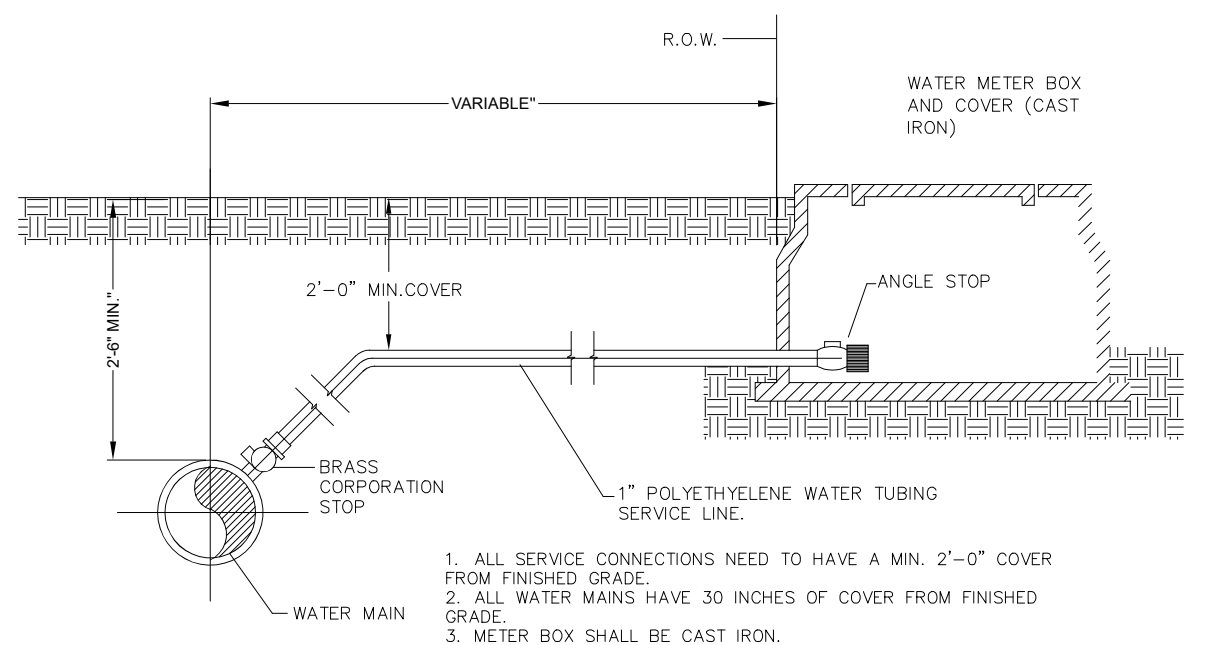
INDEX TO SHEETS OF SIBLEY HAVEN RANCH

SHEET	DESCRIPTION
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, 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; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, 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



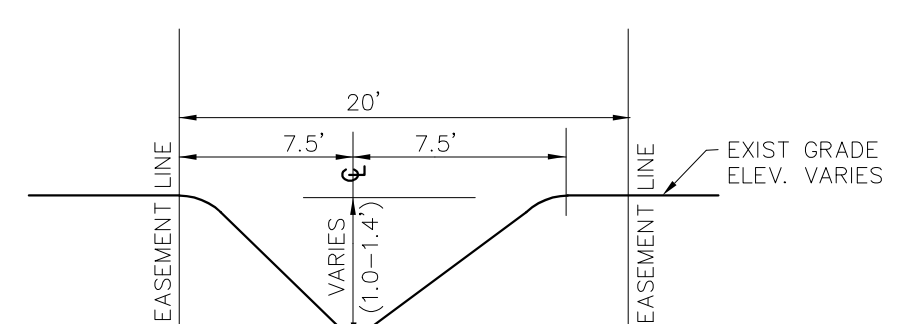
- LEGEND**
- ☉ POWER POLE
  - WATERLINE
  - DIRECTION OF FLOW
  - 10.00 GRADE ELEVATION
  - FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD
  - ⊙ WATERVALVE
  - HOCHMIRE FENCE LINE
  - ✱ BORE LOCATION
  - DL62.00 DITCH FLOWLINE ELEVATION
  - FL82.00 CULVERT FLOWLINE ELEVATION

**EXISTING CONDITION, WATER AND SEWER SERVICE AND DRAINAGE SWALE**

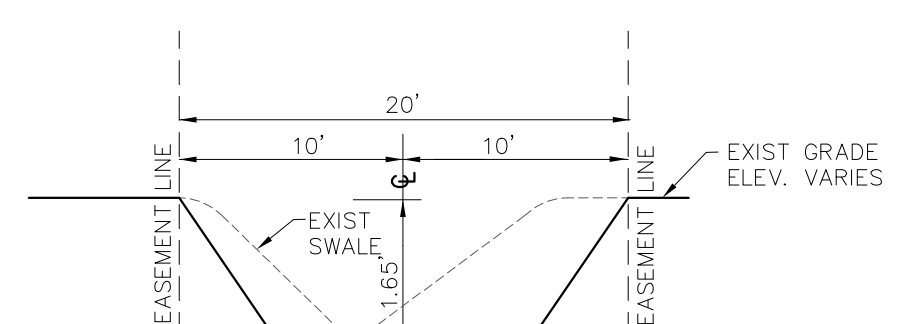


**STANDARD WATER SERVICE CONNECTION**

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
3. METER BOX SHALL BE CAST IRON.
4. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH 3,000PSI.
5. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
6. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS; SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".



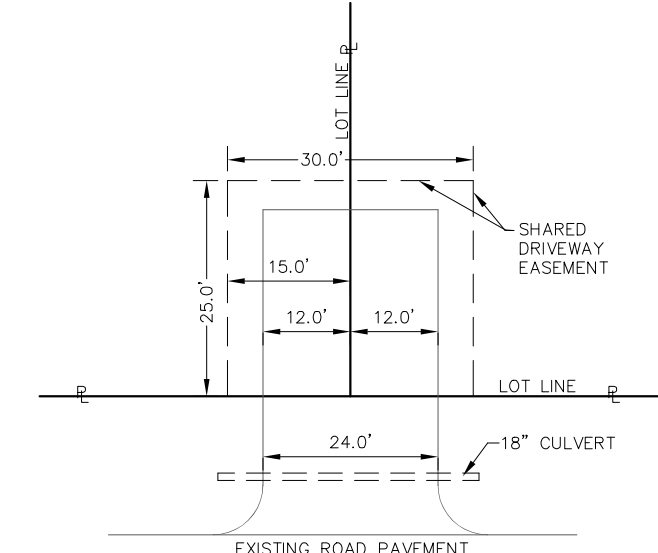
**TYPICAL SECTION EXISTING DETENTION SWALE**



**TYPICAL SECTION DETENTION SWALE REGRADING**

ESTIMATED SWALE VOLUME:  
 SWALE SECTION AREA:  $18 \times 1.65 + 2 \left( \frac{1}{2} \times 1 \times 1.65 \right) = 31.35 \text{ SF}$   
 $V = 185.66 \text{ LF} \times 31.35 \text{ SF} = 5820 \text{ CF}$   
 TOTAL VOL = 5,820CF

**TYPICAL SHARED DRIVEWAY**



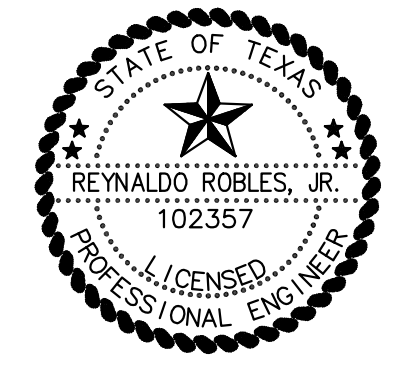
**LOCATION**  
 Sibley Haven Ranch is located on the north side of Mile 12 North Road west of F.M. 493 within the City of Donna ETJ, in the County of Hidalgo, Texas and is described as follows: 2.73 acres of land being all of Lot 2, Sibley Haven Subdivision, according to the map or plat thereof recorded in Document #2039402 of the Hidalgo County Map Records.

**FLOOD ZONE DESIGNATION:**  
 By graphical plotting this property falls in Flood Zone "C", which is described as areas of minimal flooding, as per F.E.M.A. flood insurance rate map with community panel No. 480334 0425 C, revision date of November 16, 1982.

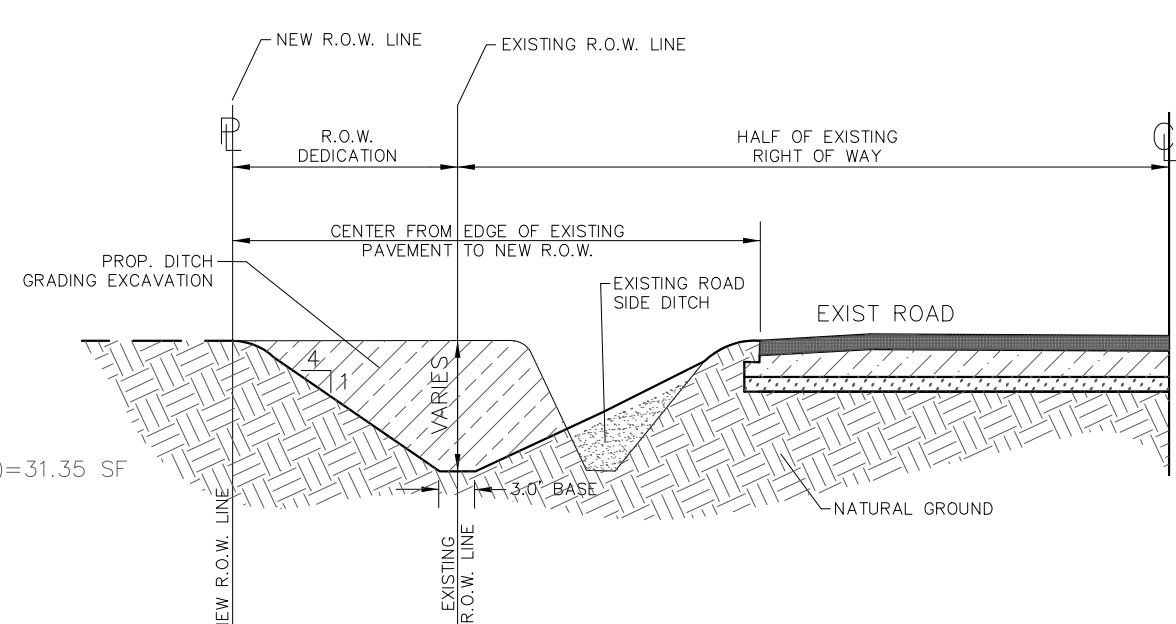
**EXISTING SOILS:**  
 Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (2B). Hidalgo sandy clay loam is listed in hydrologic soil group B, which consist of well drained soils with a moderate infiltration rate.

**PRE-DEVELOPMENT CONDITIONS:**  
 The land comprising this subdivision consists of an existing home and open land currently in residential use. Review of the topographic information of the site reveals the site is fairly level with a slight slope towards the southeast. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 2.82 CFS.

**FUTURE CONDITIONS:**  
 Expected future use for this subdivision will be for residential use. The development will consist of two lots for single family home use. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 4.38 CFS and a future peak Q of 7.20 CFS. Detention requirements based on the original development, Sibley Haven (see calculations page 6) require this site to detain 9,052 cubic feet, or 0.208 acre-feet. 5,820 cubic feet will be detained within the regraded existing swale on the north side of this subdivision and 3,232 cubic feet within the existing low areas within Lot 1.



ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**RECONSTRUCTION OF ROADSIDE DITCH**

**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH**  
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUEÑO DE LA SUBDIVISION Y NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DE LA CARRETERA MILE 12 NORTH.

DEL CONDUCTO DE 12" EXISTE UNA CONEXION RESIDENCIAL DE 3/4" PARA EL LOTE 1 CON MEDIDOR MECANICO DE AGUA. SERVICIO DE AGUA PARA LOTE 2 SERA CONSISTE DE UNA CONEXION DE 3/4" DE LA LINEA DE 12". EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A NAWSC \$1,200 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DEL LOTE (RESIDENCIAL) SOLICITE UN MEDIDOR DE AGUA, NAWSC LO INSTALARA SIN ALGUN GASTO AL DUEÑO DEL DUEÑO DE LA SUBDIVISION.

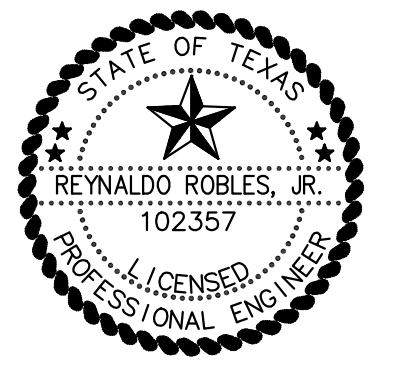
DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE ANGEL GONZALEZ, LICENCIA NO. 0512258, HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE EL MINIMO DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS O MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 3,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS, LOTE 1 TIENE UNA FOSA SEPTICA Y YA LA FOSA SEPTICA DE LOTE 2 HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

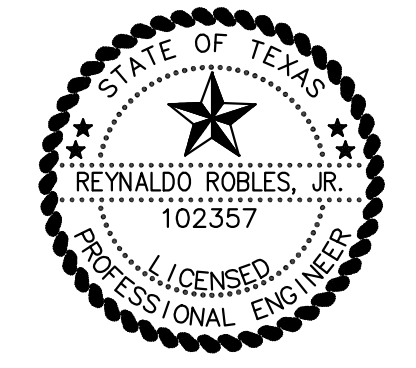
CERTIFICACION:  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:  
 AGUA: EL SISTEMA/SERVICIO DE AGUA YA EXISTENTE Y COMPLETAMENTE CONSTRUIDO CON EL MEDIDOR MECANICO DE AGUA A UN COSTO ESTIMADO DE \$1,950.00 POR LOTE.  
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTO \$3,000.00 POR LOTE.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**SUBDIVISION CONSTRUCTION COSTS:**  
 PAVING IMPROVEMENTS - \$ \_\_\_\_\_  
 WATER SERVICE IMPROVEMENTS - \$2,500.00  
 OSSF - \$3,000.00  
 DRAINAGE IMPROVEMENTS - \$750.00  
 TOTAL COSTS: \$ \_\_\_\_\_

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



JOB No. 180-24  
 DATE: 1-30-24  
 DRAWN BY: JR

**ROBLES ENGINEERING, LLC**  
 FIRM NO. F-17391  
 PO BOX 476  
 107 W. WILSON ST.  
 WESLACO, TEXAS 75786  
 PHONE (956) 968-2422  
 FAX (956) 969-2011

INDEX TO SHEETS OF SIBLEY HAVEN RANCH	
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, 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; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, 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