



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 PUEBLO DE PALMAS NO 28 SUBDIVISION, PRECINCT No. 1.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER PDP MILE 4, LTD

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 38  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 5

LOCATION DESCRIPTION: SOUTH OF MILE 14 NORTH ROAD APPROXIMATELY 600 FT EAST OF FM 1015.

SUBDIVISION LIES WITHIN THE:  RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-8-2025 PROPERTY LIES WITHIN FLOOD ZONE "C" 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:  OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: FM 1015

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$133,000.00** For: (38 OSSF'S)  
**CASH DEPOSIT:** Amount: **\$43,149.73** For: (SUBDIVISION IMPROVEMENTS)  
**CASH DEPOSIT:** Amount: **\$51,662.54** For: (PAVING IMPROVEMENTS)

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

Final Approval with financial guarantee  
*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.*



# PUEBLO DE PALMAS PH. 28 SUBDIVISION

BEING 29.01 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, SAID 26.92 ACRES BEING OUT OF AND FORMING PART OR PORTION OF FARM TRACTS 1116 AND 1125, THE WEST AND ADAMS TRACT, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

## GENERAL PLAT NOTES

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: THE SUBDIVISION IS IN ZONE "X", AREAS OF MINIMAL FLOODING.  
COMMUNITY PANEL NO. 480334, 0450 C, REVISED JUNE 6, 2000.
- SETBACKS:  
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDES: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL.
- LOTS 1, 2, 3, 11, 12, 13, 14, 29, 30, 31, 32, 33, 34, 35, 36, 37, AND 38. SHALL BE FOR COMMERCIAL AND OR RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING 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.

LOT	FINISHED FLOOR ELEVATION (FT)	LOT	FINISHED FLOOR ELEVATION (FT)
1	61.00	20	61.00
2	61.00	21	61.00
3	61.00	22	61.00
4	61.00	23	61.00
5	61.00	24	61.00
6	61.00	25	61.00
7	61.00	26	61.00
8	61.00	27	61.00
9	61.00	28	61.00
10	61.00	29	61.12
11	61.00	30	61.12
12	61.00	31	61.33
13	61.00	32	61.33
14	61.00	33	61.63
15	61.00	34	61.63
16	61.00	35	61.48
17	61.00	36	61.48
18	61.00	37	61.54
19	61.00	38	61.54

- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. NO. 1—ELEV. 57.47 N.G.V.D. N=16619363.5700 E=1161754.1610 DESCRIPTIONS: FOUND 3/4" ROD LOCATED AT THE NORTHEAST CORNER OF THIS SUBDIVISION.  
B.M. NO. 2—ELEV. 61.25 N.G.V.D. N=16619318.8000 E=1161184.6580 DESCRIPTIONS: FOUND 3/4" ROD LOCATED AT THE SOUTHEAST CORNER OF FM 1015 AND MILE 14.
- DRAINAGE:  
IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF **148,194** CUBIC-FEET OR **3.40** ACRE-FEET OF STORM WATER RUNOFF.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, 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.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- 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 SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
  - OSSF SYSTEMS ARE BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSF SYSTEMS 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 OCCUPYING A LOT.
- ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS WITH CAP.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER 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 SUBDIVISION RULES APPENDIX 3.1.4.1. NO COVERING OR ALTERNATING OF ROAD SIDE DITCH.
- PDP MILE 4, LTD, THE OWNER & SUBDIVIDER OF PUEBLO DEL PALMAS PHASE 28 SUBDIVISION, RETAIN A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 1 OF THIS PLAT.
- 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- ALL FENCES ABUTTING DRAIN DITCH R.O.W. SHALL BE PLACED WITHIN INDIVIDUALS LOTS AS TO NOT IMPEDE WITH MAINTENANCE OF DITCH.

### OWNER'S ACKNOWLEDGMENT STATE OF TEXAS COUNTY OF HIDALGO

I, **J. GARY FRISBY**, ATTORNEY IN FACT FOR PDP MILE 4, LTD, THE OWNER (S) OF THE 26.92 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **PUEBLO DE PALMAS PH. 28 SUBDIVISION**, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, 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 SCEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE 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.

PDP MILE 4 LTD

J. GARY FRISBY, ATTORNEY IN FACT \_\_\_\_\_ DATE \_\_\_\_\_  
330 FM 3145  
LOTT, TX 76656

### STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

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

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **PUEBLO DE PALMAS PH. 28 SUBDIVISION** WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

### 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. 49.211(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 E. SESIN, P.E., C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER

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

THIS PLAT APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTIES IRRIGATION DISTRICT # 9.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

- 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 WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION, AS WELL, H.C.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION, IF DESIRED, 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.
- HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TRESS, AND OTHER PLANTINGS AND OTHER CONSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No.9



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

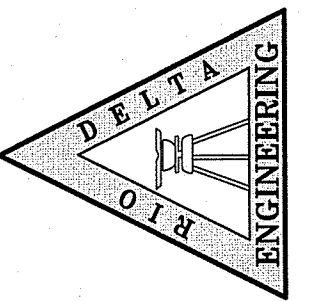
BY: \_\_\_\_\_ DEPUTY

INDEX TO SHEETS OF PUEBLO DE PALMAS PH. 28 SUBDIVISION	
SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND 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.C.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE	
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE\ REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	
SHEET 5-6: TYPICAL DETAILS	

NAME	ADDRESS	PHONE & FAX
OWNER: PDP MILE 4 LTD, GARY FRISBY, ATTORNEY IN FACT	P.O. BOX 1000 MISSION, TX 78573	(956) 458-8153
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10TH AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

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:  
**FINAL**

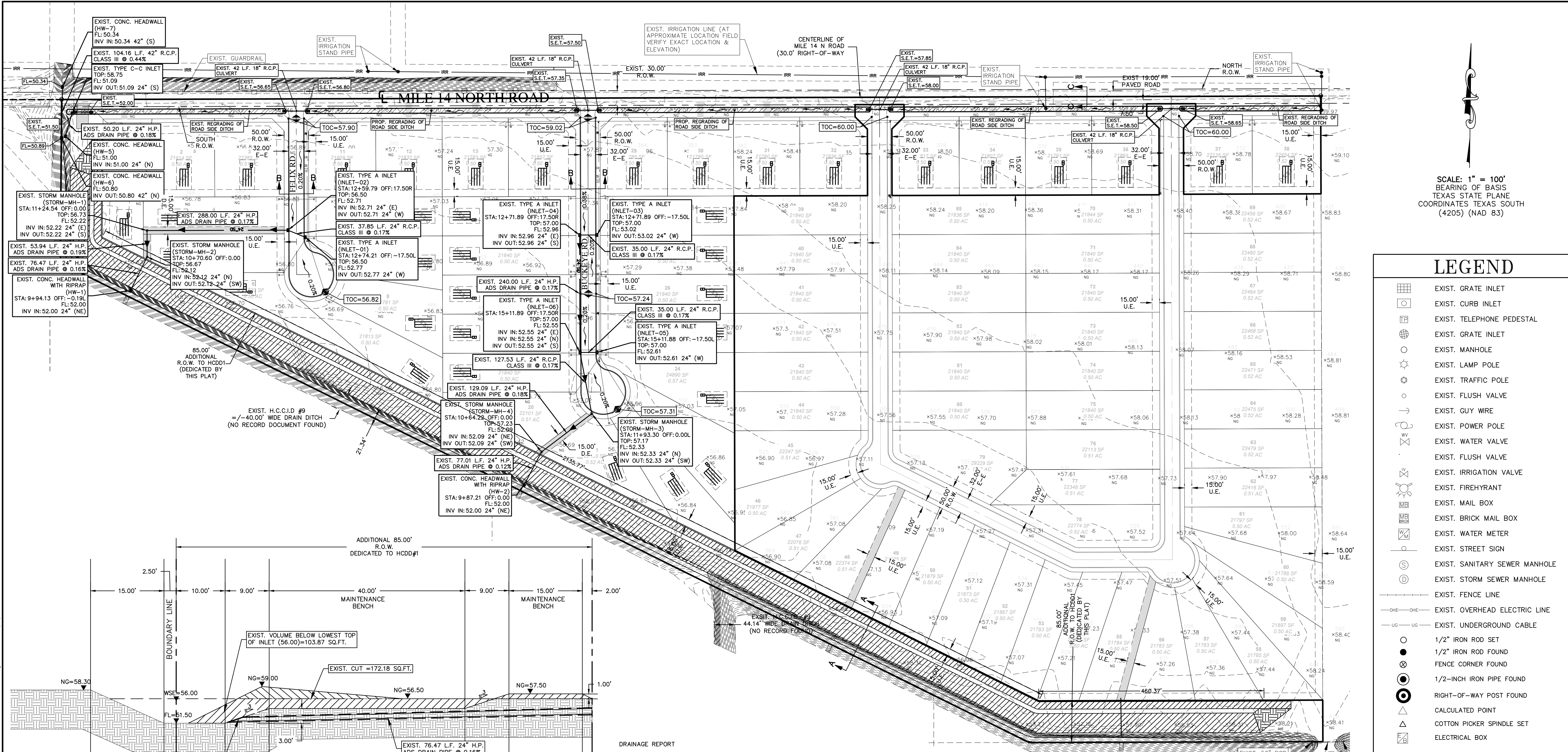
PLAT NOTES  
PUEBLO DE PALMAS PH. 28 SUBDIVISION  
HIDALGO COUNTY, TEXAS

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:

SCALE: F.M/G.F.  
DATE: APRIL 2, 2026  
PROJECT: SUB 25 031  
REVISIONS:  
PAGE NO. 2-OF-6

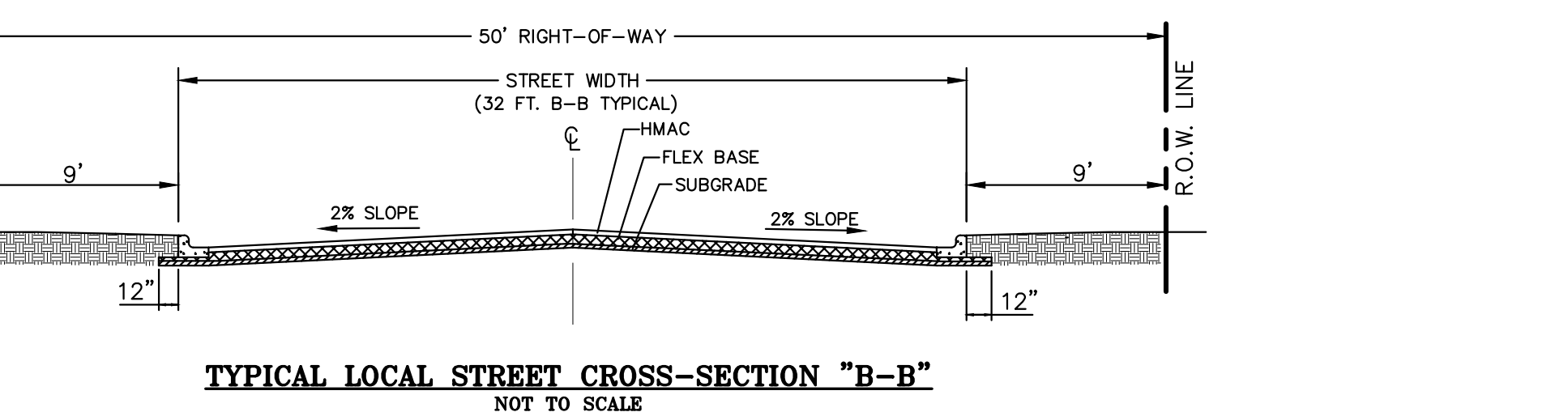
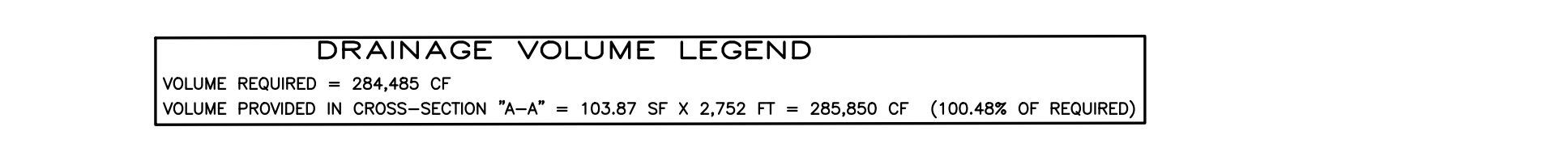
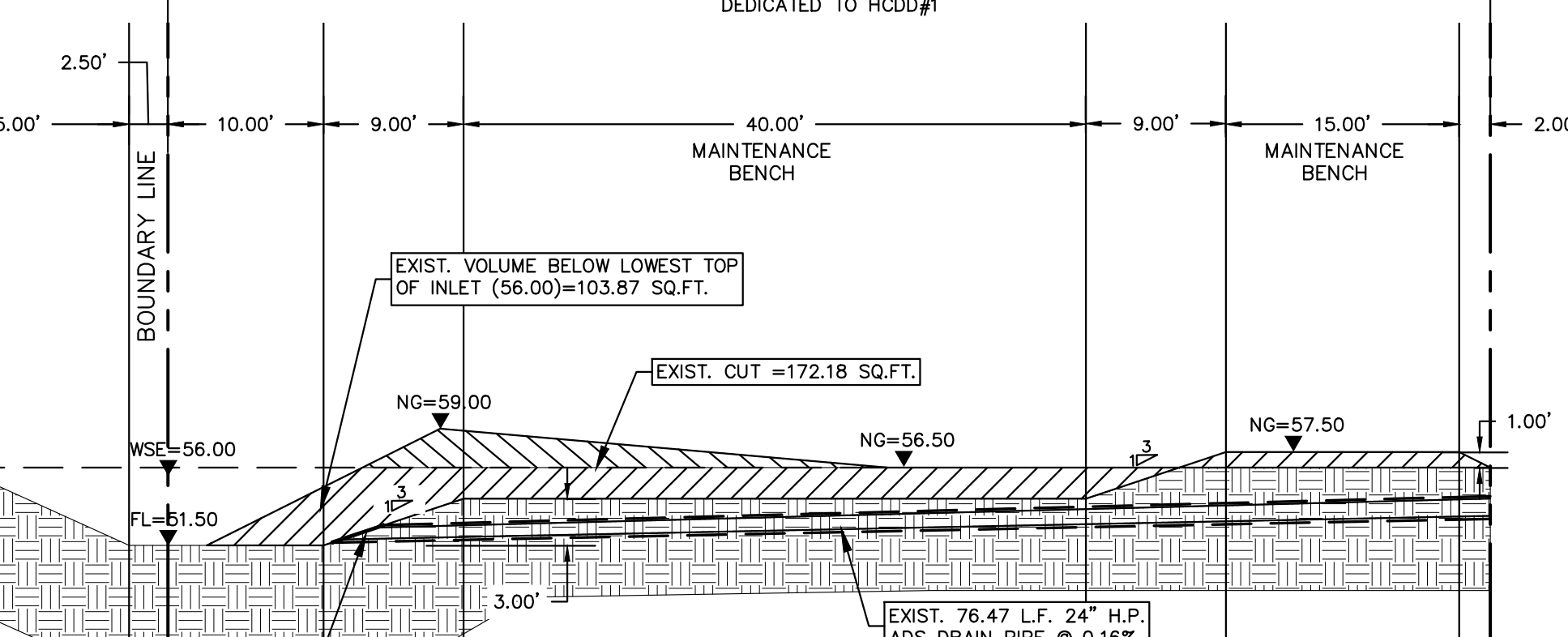


Y: RIDE SUBDIVISIONS 2025/SUB 25-031 - MR. FRISBY - MILE 14 AND FM 1015/DWG SUB 25-031-SHT 5 PAVING AND DRAINAGE LAYOUT SHEET.dwg R10DELTA\_4/7/2026 11:14 AM



SCALE: 1" = 100'  
BEARING OF BASIS  
TEXAS STATE PLANE  
COORDINATES TEXAS SOUTH  
(4205) (NAD 83)

LEGEND	
	EXIST. GRATE INLET
	EXIST. CURB INLET
	EXIST. TELEPHONE PEDESTAL
	EXIST. GRATE INLET
	EXIST. MANHOLE
	EXIST. LAMP POLE
	EXIST. TRAFFIC POLE
	EXIST. FLUSH VALVE
	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
	1/2" IRON ROD SET
	1/2" IRON ROD FOUND
	FENCE CORNER FOUND
	1/2" IRON PIPE FOUND
	RIGHT-OF-WAY POST FOUND
	CALCULATED POINT
	COTTON PICKER SPINDLE SET
	ELECTRICAL BOX



**DRAINAGE REPORT**

PUEBLO DE PALMAS PHASE 28 SUBDIVISION IS A PROPOSED 38 LOTS SUBDIVISION, LOCATED WITHIN THE HIDALGO COUNTY, SAME BEING 29.01 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 29.01 ACRES BEING OUT OF AND FORMING PART OR PORTION OF FARM TRACTS 116 AND 125, THE WEST AND ADAMS TRACT, RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS PROPERTY IS IN THE PROCESS OF EXCLUSION FROM WESLACO E.T. ALL LOTS WILL BE USED FOR THE CONSTRUCTION OF SINGLE-FAMILY HOMES.

THE SUBDIVISION IS IN ZONE 'X', 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 AQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 48034 050 C MAP REVISED: JUNE 6, 2000.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 2.1% HIDALGO FINE SANDY LOAM (26), WITH 1 TO 2.5% SLOPES, THE SOIL IS WELL DRAINED, AND SURFACE RUNOFF IS LOW, PERMEABILITY HIGH TO HIGH AND WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (B). ADDITIONALLY IT CONSISTS OF 10.9% HIDALGO SANDY CLAY LOAM (28), 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). ADDITIONALLY IT CONSISTS OF 0.3% RACOMBES SANDY CLAY LOAM (48), 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). ADDITIONALLY IT CONSISTS OF 85.9% RAYMONDVILLE CLAY LOAM (52), WITH 0 TO 1% SLOPES, THE SOIL IS MODERATELY WELL DRAINED, AND SURFACE RUNOFF IS MEDIUM, PERMEABILITY IS MODERATELY LOW TO MODERATELY HIGH AND WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (C). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

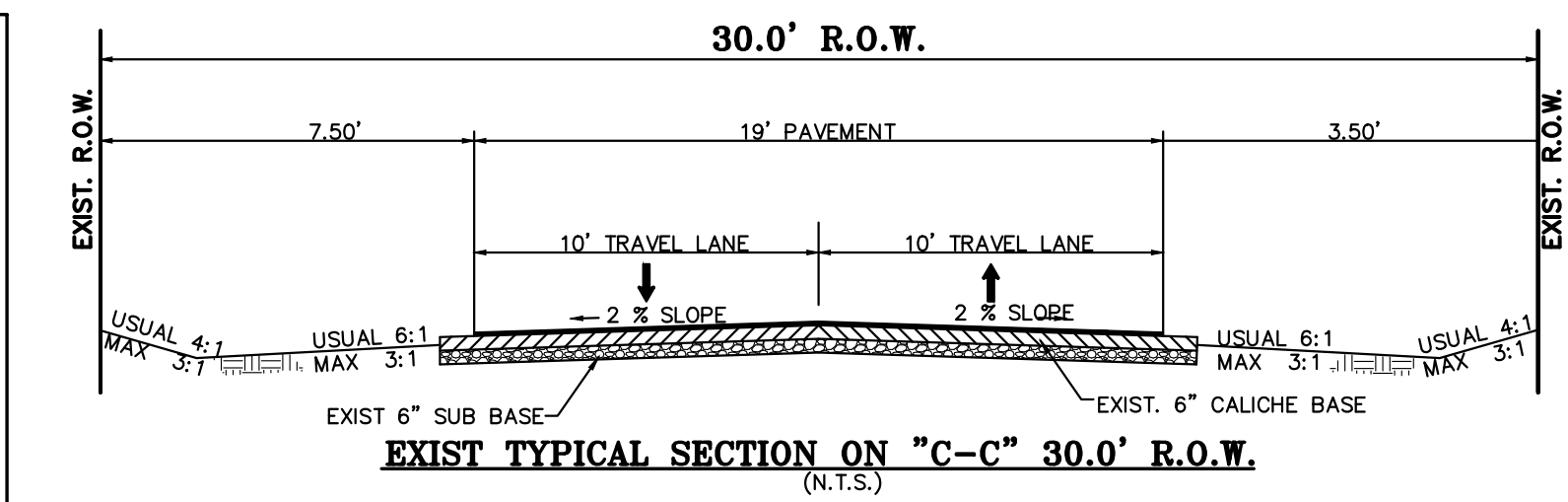
EXISTING RUNOFF SHEET OVERLAND IN A SOUTHWESTERLY DIRECTION INTO AN EXISTING HCCD NO 9 DRAIN DITCH (4E) ON THE SOUTHWEST CORNER OF THE PROPERTY, WITH OUTFALL TO THE EAST LATERAL DRAIN DITCH, THEN NORTH TO THE MAIN FLOODWATER CHANNEL, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.

ALL RUNOFF AND DETENTION FOR THIS SUBDIVISION HAD ALREADY BEEN ACCOUNTED FOR IN THE APPROVED MASTERPLAN DRAINAGE REPORT FOR PUEBLO DE PALMAS PHASE 28 & 29 SUBDIVISION, APPROVED ON APRIL 2026 (ATTACHED), THE REQUIRED DETENTION VOLUME FOR PHASE 28 IS 148,194 CF OR 3.40 AC-FT AS PER THE APPROVED TESORO SUBDIVISION MASTER PLAN DRAINAGE REPORT.

LINEAR DETENTION WILL BE PROVIDED FOR PHASE 28 AND 29 BY CONSTRUCTING A DRAIN DITCH ALONG THE COMPLETE SOUTHWEST OF THE SUBDIVISION, WHICH WILL BE CONNECTED TO THE EXISTING HCCD NO 9 DRAIN DITCH (4E). STORM WATER WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM, WHICH WILL RUN IN A SOUTHWEST CORNER OF THE PROPERTY, WITH OUTFALL TO THE EXISTING HCCD NO 9 DRAIN DITCH (4E), THEN TO THE EAST LATERAL DRAIN DITCH, THEN NORTH TO THE MAIN FLOODWATER CHANNEL, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE. TABLES AND CALCULATIONS ARE ATTACHED.

GENERAL NOTES:

- 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
- 2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
- 3.) 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.
- 4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
- 5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
- 6.) ANY DAMAGE TO PROPERTY OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

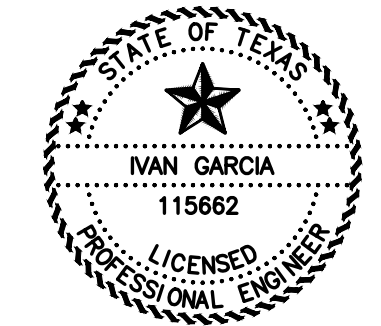


**ABBREVIATION LEGEND**

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.M.	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

INDEX TO SHEETS OF PUEBLO DE PALMAS PH. 28 SUBDIVISION	
SHEET 1: HEADINGS, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION	F.M./G.F.
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. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	DATE: APRIL 2, 2026
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	PROJECT: SUB 25 031
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	REVISIONS:
SHEET 5-6: TYPICAL DETAILS	PAGE NO. 4-OF-6

PRINCIPAL CONTACTS:			
NAME	ADDRESS	PHONE & FAX	
OWNER(S): GARY FRISBY	330 FM 3145	LOTT, TX. 76656	(956) 383-3222
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

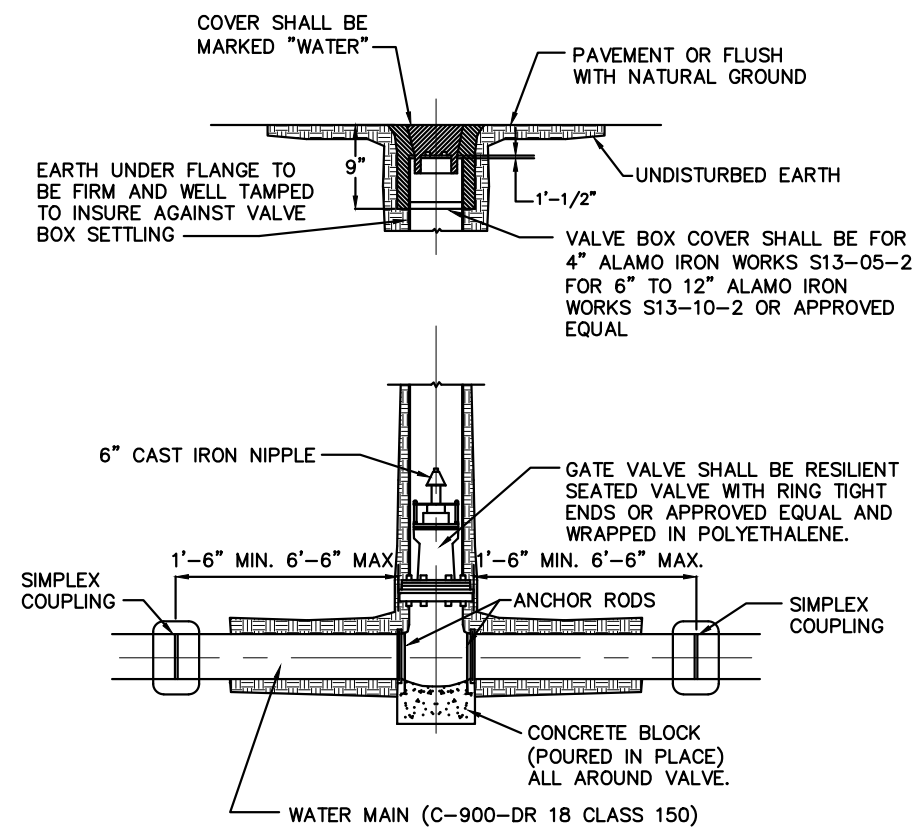
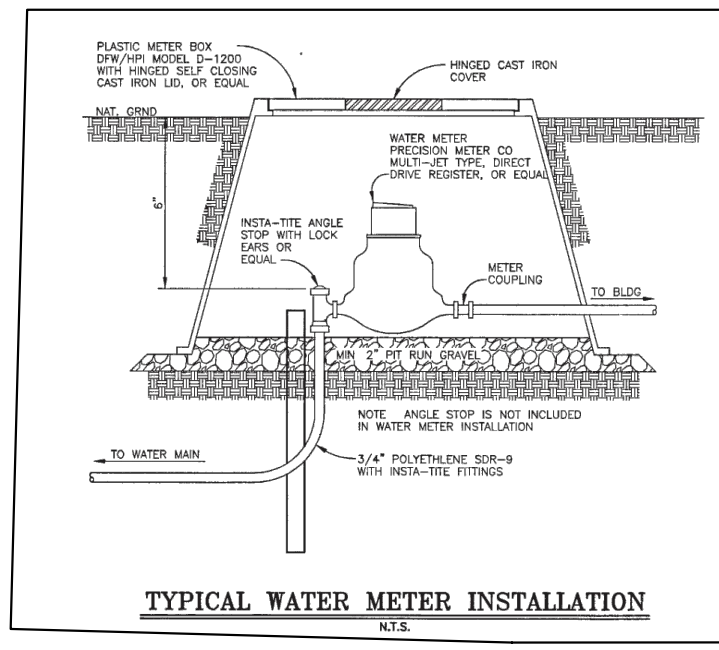


**RIO DELTA ENGINEERING**  
FIRM REGISTRATION NO. F-7628  
SURVEY FIRM NO. 10194027  
921 S. 10TH AVENUE EDINBURG, TEXAS 78539  
(TEL) 956-380-5152 (FAX) 956-380-5083

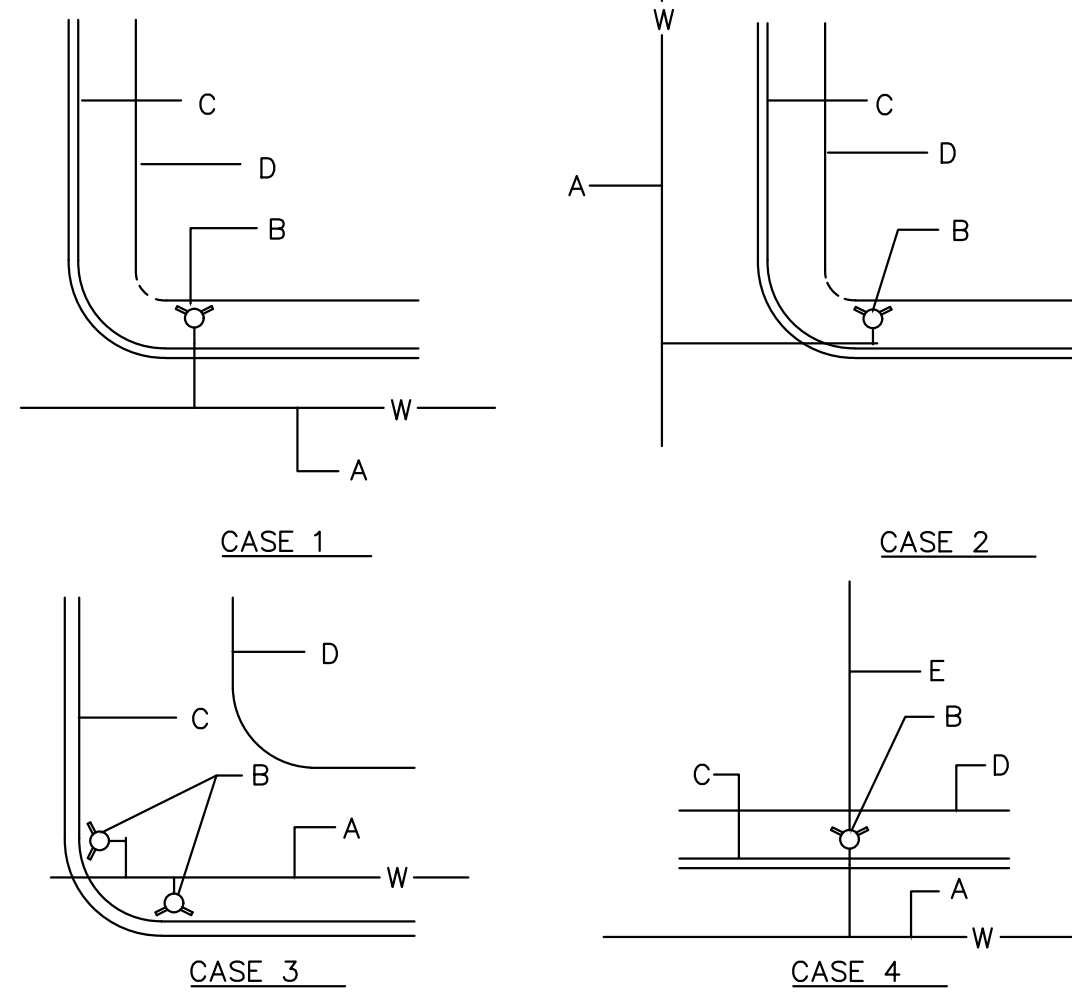
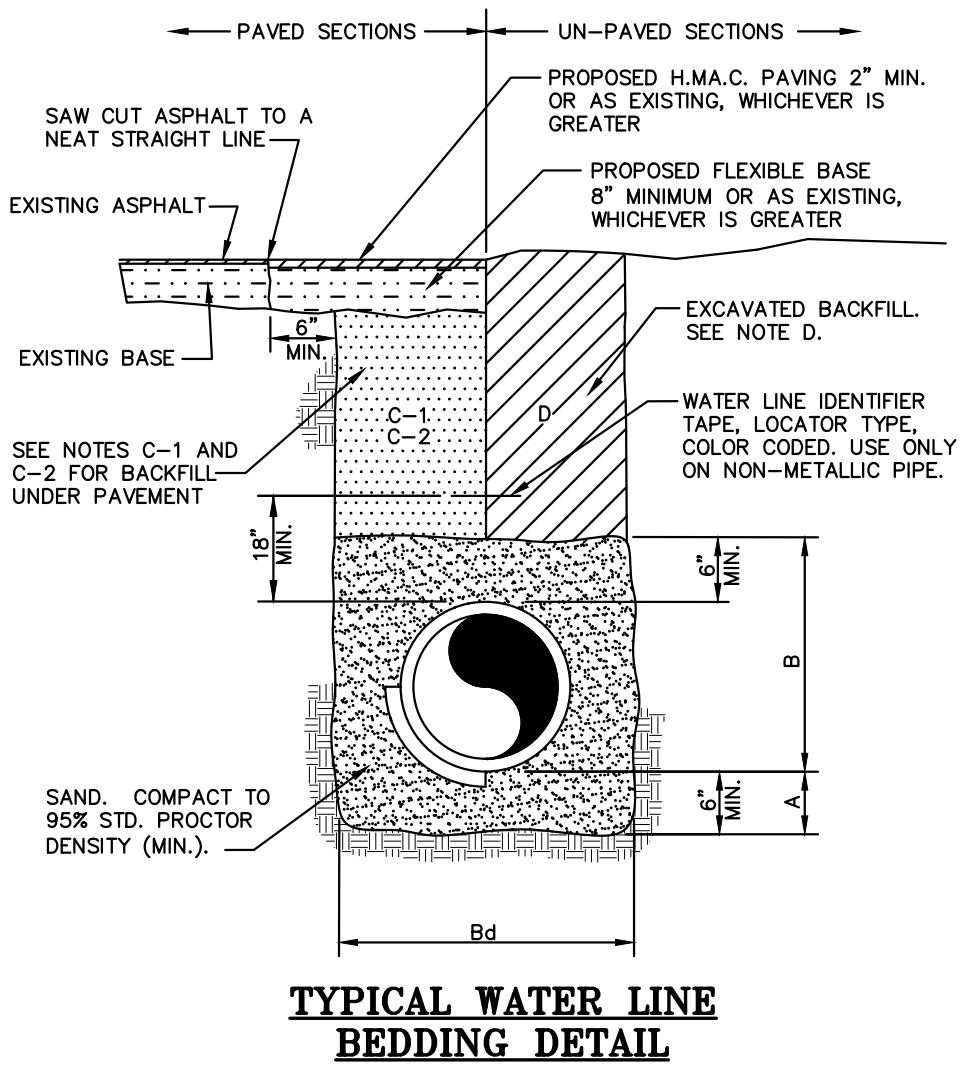
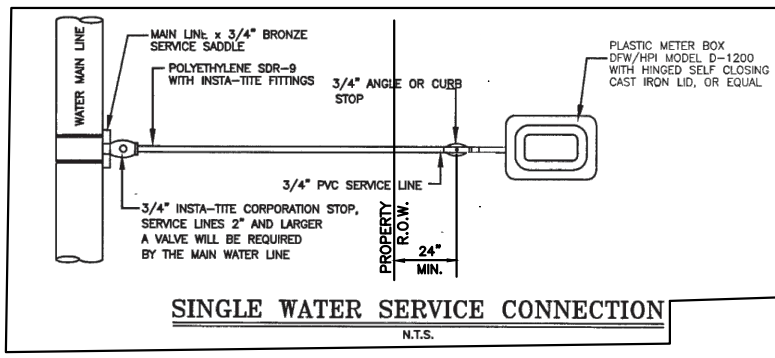
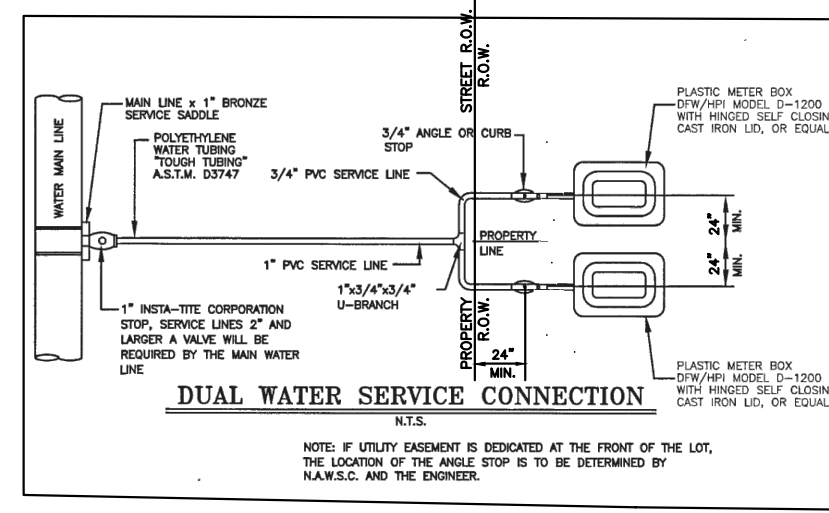
ISSUED FOR:  
**FINAL**

**PAVING AND DRAINAGE LAYOUT**  
PUEBLO DE PALMAS PH. 28 SUBDIVISION  
HIDALGO COUNTY, TEXAS

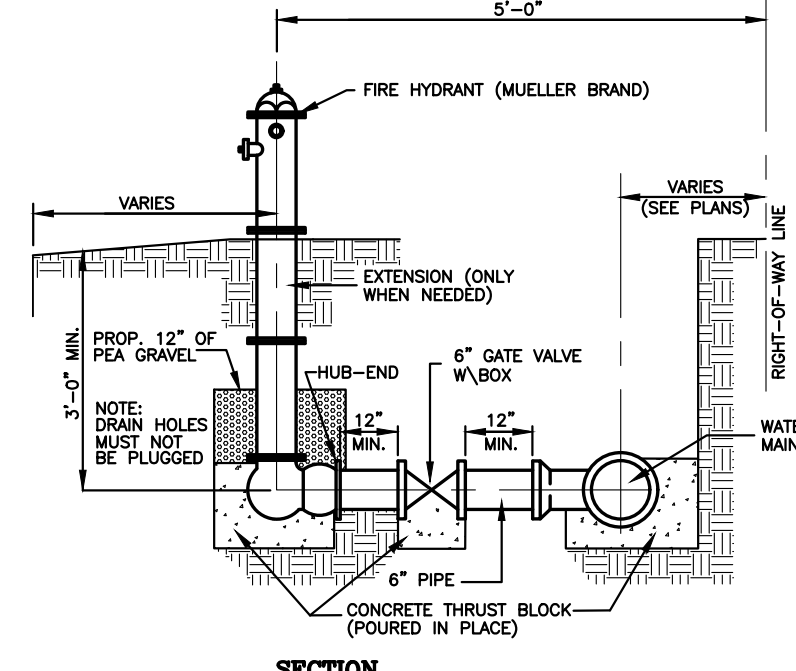
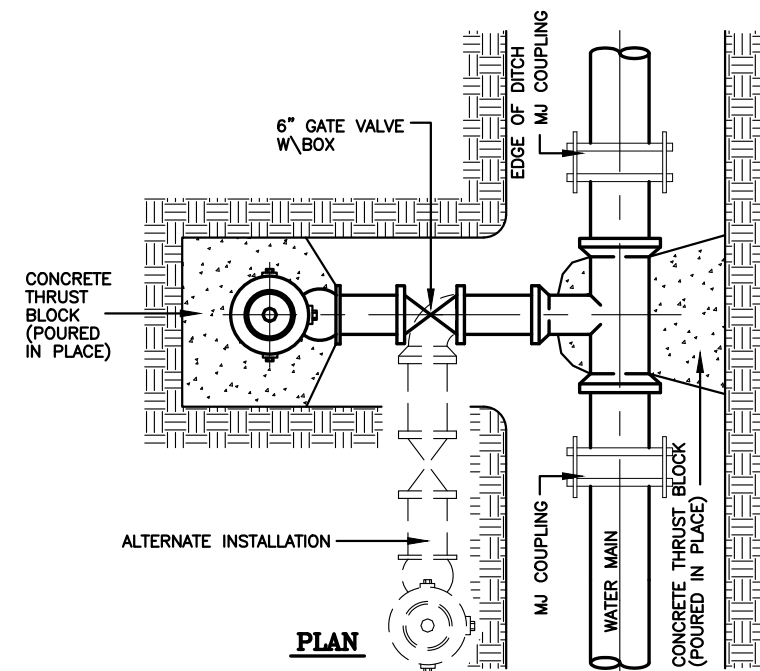
ENGINEER: IVAN GARCIA P.E. R.P.L.S.  
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.  
CHECKED: IVAN GARCIA P.E. R.P.L.S.  
DRAWN: F.M./G.F.  
SCALE: 1" = 100'  
DATE: APRIL 2, 2026  
PROJECT: SUB 25 031  
REVISIONS:  
PAGE NO. 4-OF-6



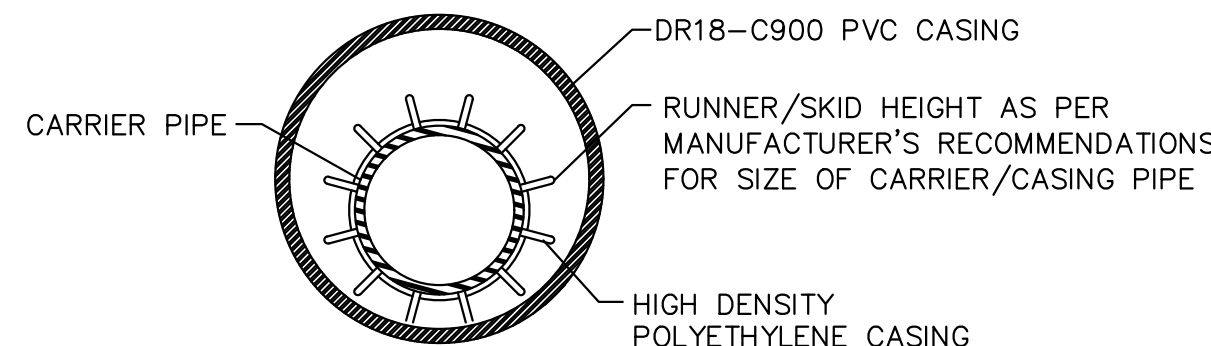
- NOTES:**
1. CAST IRON BOOT TO BE USED IN HEAVY TRAFFIC AREAS CONCRETE BLOCK (POURED IN PLACE)
  2. VALVE SHALL BE MUELLER BRAND.



- NOTES:**
1. NORMALLY, FIRE HYDRANTS ARE TO BE LOCATED AT THE END OF CURB RETURN, OR AT PROPERTY LINE.
  2. PERMANENT OBSTRUCTIONS SUCH AS POLES, TRAFFIC SIGNALS ETC. MAY REQUIRED RELOCATION OF FIRE HYDRANT 5' DISTANCE FROM OBSTRUCTION, FIRE HYDRANT NOT TO BE LOCATED WITHIN AREA OF CURB RETURN.
- CONSTRUCTION NOTES:**
- A. WATER MAIN.
  - B. FIRE HYDRANT.
  - C. CURB AND GUTTER.
  - D. RIGHT OF WAY.
  - E. PROPERTY LINE.



**TYPICAL FIRE HYDRANT INSTALLATION**

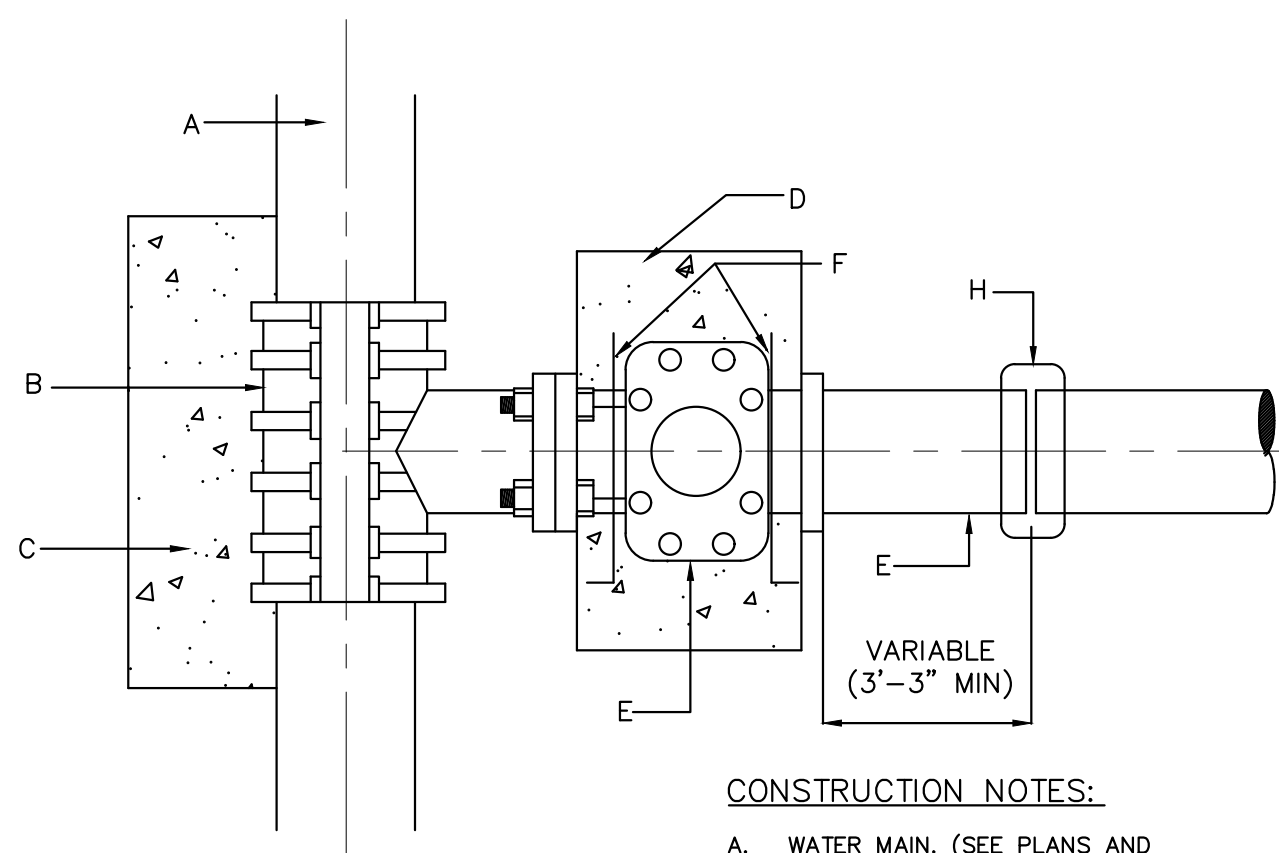


CARRIER PIPE SIZE	PIPE CASING SIZE	MIN. WALL THICKNESS
6"	14"	0.3125"
8"	16"	0.3125"
10"	18"	0.3125"
12"	21"	0.3750"
14", 15"	24"	0.4375"
16"	26"	0.4375"
18"	30"	0.5000"
24"	36"	0.5625"
36"	48"	0.6250"

**GENERAL NOTES:**

1. DR18-C900 PVC CASING SHALL BE CLOSED AT EACH END USING SYNTHETIC RUBBER END SEALS.
2. CASING SPACERS SHALL BE USED TO INSTALL THE CARRIER PIPE INSIDE THE ENCASMENT 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 ENCASMENT.
3. PROJECTION TYPE CASING SPACERS SHALL BE CONSTRUCTED SECTIONS OF HIGH DENSITY POLYETHYLENE.
4. INSTALLATION AND SIZE OF SPACERS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

**UTILITY LINE BORE DETAIL**



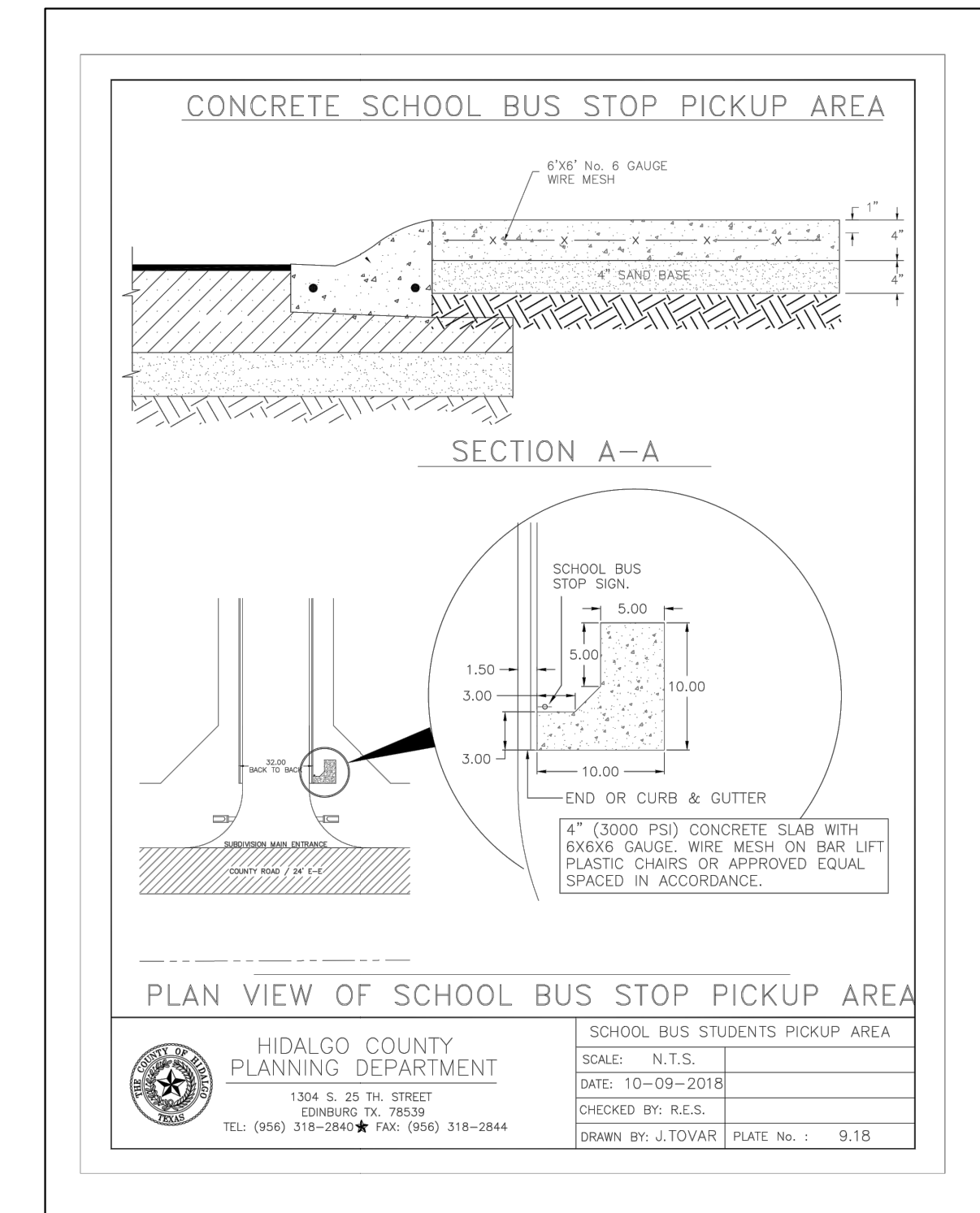
**GENERAL NOTES:**

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

**TAPPING SLEEVE & VALVE INSTALLATION**

**GENERAL NOTES:**

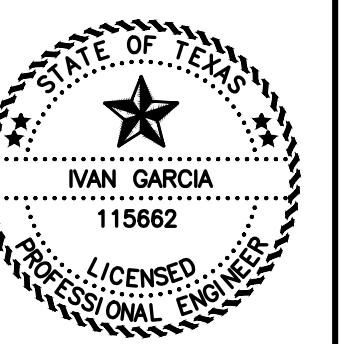
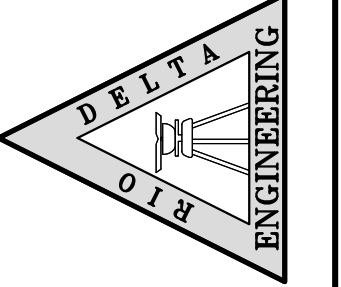
- A. CRUSHED ROCK BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
  - B. CRUSHED ROCK BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 12" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING 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 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
  - C-2. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% 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 50% 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.



HIDALGO COUNTY PLANNING DEPARTMENT	SCHOOL BUS STUDENTS PICKUP AREA
1304 S. 25 TH. STREET EDINBURG TX. 78539	SCALE: N.T.S.
TEL: (956) 318-2844 FAX: (956) 318-2844	DATE: 10-09-2018
	CHECKED BY: R.E.S.
	DRAWN BY: J.TOVAR PLATE No.: 9.18

<b>INDEX TO SHEETS OF PUEBLO DE PALMAS PH. 28 SUBDIVISION</b>	
SHEET 1: HEADINGS INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION	SCALE: F.M/G.F.
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. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.	DATE: APRIL 2, 2026
SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.	PROJECT: SUB 25 031
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.	REVISIONS:
SHEET 5-6: TYPICAL DETAILS	PAGE NO. 5-OF-6

**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:  
**FINAL**

**TYPICAL DETAILS**  
**PUEBLO DE PALMAS PH. 28 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:  
F.M/G.F.  
 SCALE:  
N.T.S.  
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APRIL 2, 2026  
 PROJECT:  
SUB 25 031  
 REVISIONS:  
 PAGE NO.  
5-OF-6

Y: RDE SUBDIVISIONS 2025/SUB 25/031 - MR FRISBY - MILE 14 AND FM 1015/DWG SUB 25 031\_SHT 17 TYPICAL DETAILS.dwg R10DELTA 4/7/2026 11:50 AM

### CLASS "D" PAVEMENT

REQUIRED MINIMUM FOR ALL MINOR STREETS (EXCEPT AS NOTED)

2" AC TYPE "D", (228 lbs. Per Sq. Yd.) SPECIFICATIONS TO ADHERE TO, 1993 TX-DOT 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 "D" 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 6" COMPACTED THICKNESS PREPARED SUBGRADE

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 5" OF TYPE "A", GRADE 1 (CRUSHED LIMESTONE) COMPACTED TO STANDARD PROCTOR  $\geq$  OPTIMUM MOISTURE AS PER ITEM 247 1993 TX DOT SPEC BOOK.
- SUBGRADE IMPROVEMENT METHODS:
  - MECHANICAL STABILIZATION - AN APPROVED GEGRID PLACED UNDERNEATH THE BASE COURSE PER COUNTY SPECIFICATIONS.
  - CHEMICAL STABILIZATION - MODIFY SUBGRADE COURSE THICKNESS AS FOLLOWS:
    - 20 < P.I.  $\leq$  40 3% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR  $\geq$  OPTIMUM MOISTURE
    - P.I.  $>$  40 6% 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 OULD BE THE MINIMUM REQUIREMENTS FOR THE COUNTY OF HIDALGO. THESE FURTHER GUIDING FOR CONSTRUCTION SPECIFICATIONS IF NEEDED, THE COUNTY PLANNING DEPARTMENT MAY REQUIRE CONSTRUCTION IN ACCORDANCE WITH THE 1993 TX DOT STANDARD SPECIFICATIONS BOOK (SEE BOOK).

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 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. 1 9.4

### TYPICAL ENDWALL/CONCRETE APRON DETAIL

CONCRETE APRON DETAIL

ELEVATION SAFETY END TREATMENT (TYPE "P OR C")

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

TYPICAL ENDWALL/CONCRETE APRON DETAIL  
SCALE: N.T.S.  
SHEET 1 OF 3  
DATE: 10-09-2018  
CHECKED BY: R.E.S.  
DRAWN BY: J.TOVAR PLATE No. 1 9.33

### TYPICAL ENDWALL/CONCRETE APRON DETAIL

SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA. (IN)	3:1	4:1	5:1	6:1
12"	2'-0"	2'-4"	2'-4"	4'-0"
15"	2'-4"	3'-4"	4'-2"	5'-4"
18"	3'-4"	4'-4"	5'-10"	7'-4"
24"	5'-1/2"	6'-10"	8'-6 1/2"	10'-3"
30"	6'-4"	8'-0"	11'-3"	13'-4"
36"	8'-4"	11'-4"	14'-2"	17'-4"
42"	10'-1/2"	13'-4"	16'-10 1/2"	20'-3"
48"	11'-4"	15'-8"	19'-7"	23'-4"

ESTIMATED RIPRAP CL "A" VOLUME (CY)

PIPE DIA. (IN)	3:1	4:1	5:1	6:1
12"	.88	1.11	1.34	1.57
15"	.88	1.23	1.48	1.75
18"	1.08	1.36	1.64	1.93
24"	1.29	1.63	1.97	2.32
30"	1.50	1.91	2.35	2.73
36"	1.73	2.21	2.69	3.17
42"	1.95	2.50	3.05	3.60
48"	2.18	2.80	3.42	4.05

RIPRAP TOE LENGTHS

SLOPE	12"	18"
3:1	2'-4"	1'-4"
4:1	3'-4"	2'-4"
5:1	4'-4"	2'-11"
6:1	5'-4"	3'-4"

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

TYPICAL ENDWALL/CONCRETE APRON DETAIL  
SCALE: N.T.S.  
SHEET 2 OF 3  
DATE: 10-09-2018  
CHECKED BY: R.E.S.  
DRAWN BY: J.TOVAR PLATE No. 1 9.34

### PAVED SECTIONS UN-PAVED SECTIONS

STORM TRENCH BEDDING AND BACKFILL DETAILS

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 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. 1 9.36

### DRAINAGE MANHOLE DETAILS

DRAINAGE MANHOLE DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 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. 1 9.21

### CAST-IN-PLACE SAFETY END TREATMENT

CAST-IN-PLACE SAFETY END TREATMENT

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

CAST-IN-PLACE SAFETY END TREATMENT  
SCALE: N.T.S.  
DATE: 10-09-2018  
CHECKED BY: R.E.S.  
DRAWN BY: J.TOVAR PLATE No. 1 9.21

### MINOR RESIDENTIAL STREET SECTION

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

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 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. 1 9.5

### MINOR COMMERCIAL/INDUSTRIAL STREET SECTION

60' MINIMUM R.O.W.  
NO LESS THAN 36' B-I-B

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

MINOR COMMERCIAL/INDUSTRIAL STREET SECTION  
SCALE: N.T.S.  
DATE: 10-09-2018  
CHECKED BY: R.E.S.  
DRAWN BY: J.TOVAR PLATE No. 1 9.6

### TYPICAL CURB & GUTTER DETAIL

TYPICAL CURB & GUTTER DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

TYPICAL CURB & GUTTER DETAIL  
SCALE: N.T.S.  
DATE: 10-09-2018  
CHECKED BY: R.E.S.  
DRAWN BY: J.TOVAR PLATE No. 1 9.14

### CONCRETE VALLEY GUTTER DETAIL

CONCRETE VALLEY GUTTER DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 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. 1 9.32

### GRATED TYPE "C-C" INLET

NOT TO SCALE

TOP VIEW

SECTION A-A

SECTION B-B

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

### GRATED TYPE "C-C" INLET

NOT TO SCALE

SECTION C-C

SECTION B-B

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

### STANDARD CURB INLET DETAIL

STANDARD CURB INLET DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

STANDARD CURB INLET DETAIL  
SCALE: N.T.S.  
DATE: 10-09-2018  
CHECKED BY: R.E.S.  
DRAWN BY: J.TOVAR PLATE No. 1 9.22

### STANDARD CURB INLET SECTION

STANDARD CURB INLET SECTION

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

STANDARD CURB INLET SECTION  
SCALE: N.T.S.  
DATE: 10-09-2018  
CHECKED BY: R.E.S.  
DRAWN BY: J.TOVAR PLATE No. 1 9.23

### CURB INLET DETAIL

SIDE SECTION

CURB INLET DETAIL SIDE SECTION

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

CURB INLET DETAIL SIDE SECTION  
SCALE: N.T.S.  
DATE: 10-09-2018  
CHECKED BY: R.E.S.  
DRAWN BY: J.TOVAR PLATE No. 1 9.24

### STANDARD CURB INLET

THROAT DETAIL

STANDARD CURB INLET THROAT DETAIL

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

STANDARD CURB INLET THROAT DETAIL  
SCALE: N.T.S.  
DATE: 10-09-2018  
CHECKED BY: R.E.S.  
DRAWN BY: J.TOVAR PLATE No. 1 9.25

### CURB INLETS

BOX AND MANHOLE ELEVATION

CURB INLETS, BOX AND MANHOLE ELEVATION

HIDALGO COUNTY PLANNING DEPARTMENT  
1004 S. 25 TH STREET  
EDINBURG, TX 78539  
TEL: (956) 318-2840 FAX: (956) 318-2844

CURB INLETS, BOX AND MANHOLE ELEVATION  
SCALE: N.T.S.  
DATE: 10-09-2018  
CHECKED BY: R.E.S.  
DRAWN BY: J.TOVAR PLATE No. 1 9.26

### INDEX TO SHEETS OF PUEBLO DE PALMAS PH. 28 SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND 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. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE, REVISION NOTES, CONSTRUCTION DETAILS, TYPICAL DETAILS.

SHEET 5-6: TYPICAL DETAILS

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: F.M/G.F.  
SCALE: N.T.S.  
DATE: APRIL 2, 2026  
PROJECT: SUB 25 031  
REVISIONS:  
PAGE NO. 6-OF-6

RIO DELTA ENGINEERING  
FIRM REGISTRATION No. F-7628  
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ISSUED FOR: FINAL

TYPICAL DETAILS  
PUEBLO DE PALMAS PH. 28 SUBDIVISION  
HIDALGO COUNTY, TEXAS