



# HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-07-2026

PROPOSED LAVENIA CROSSING SUBDIVISION, PRECINCT No. 4.

ENGINEER SDI ENGINEERING, LLC DEVELOPER: CASCABEL ESTATES, INC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 35  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 4

LOCATION DESCRIPTION: SOUTH OF CURVE ROAD, APPROXIMATELY 450 FEET WEST OF DILLON ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-5-24 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 INSTALLED.

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

REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT:** Amount: **\$14,000.00** For: (4 FIRE HYDRANTS)

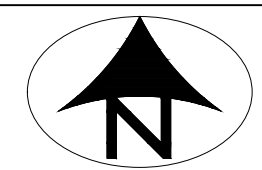
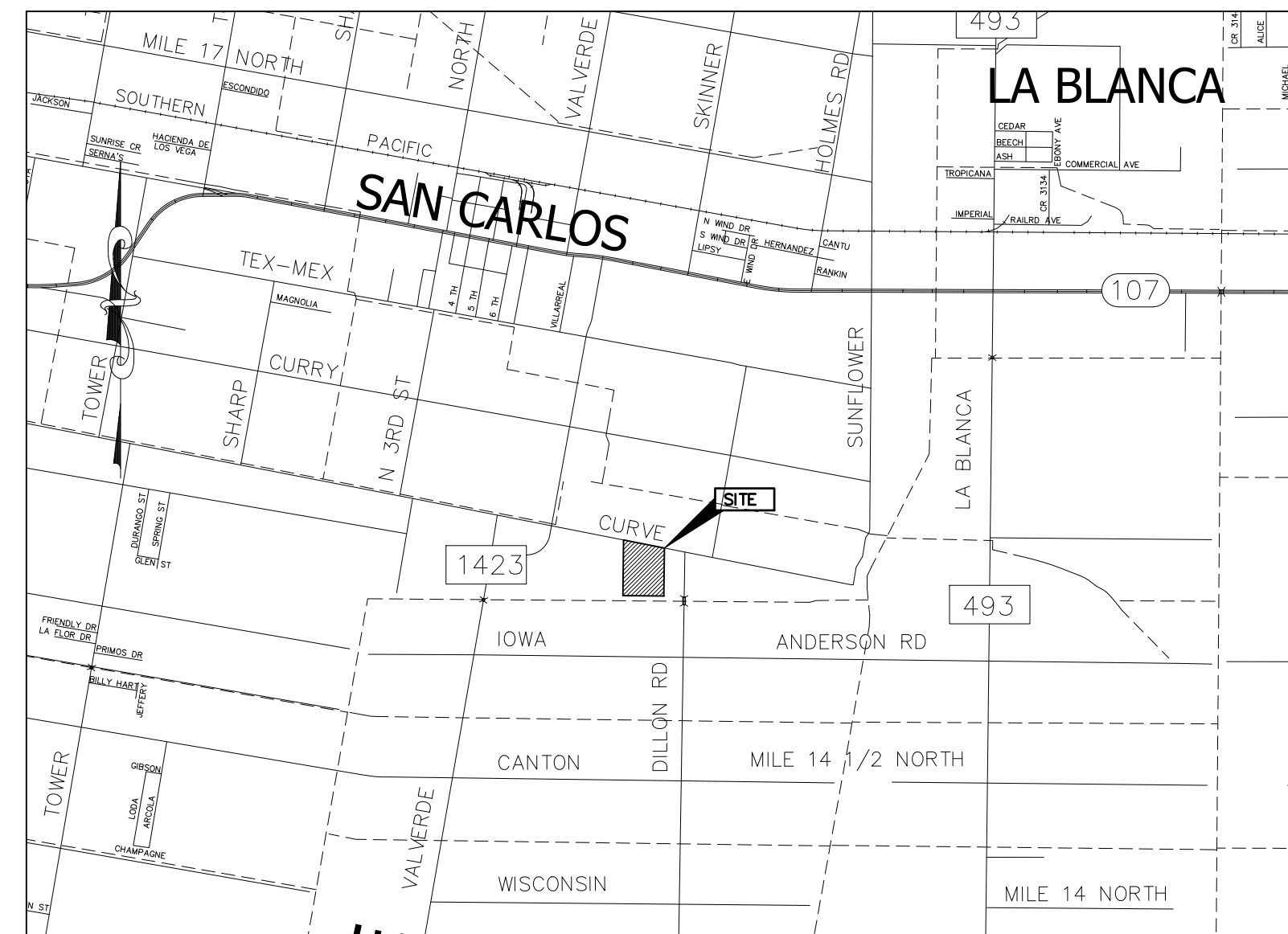
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, Other departments, and the approval of the City of DONNA.

**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.*

Z:\SDI\_Files\SDI\_Projects\Private\_Developments\23-009\_Lavenia\_Crossing\_Subdivision\2\_Closing\_Documents\AS-BUILTS\_CAD\Lavenia\_Crossing\_Subdivision\2\_Closing\_Documents\AS-BUILTS\_CAD\Lavenia\_Crossing\_Subdivision.dwg - Mar 05, 2025 - 8:23AM



LOCATION MAP:  
N.T.S.

### PROJECT CONTACTS:

SDI ENGINEERING, L.L.C.  
2105 S JACKSON RD.  
EDINBURG, TEXAS 78539

# LAVENIA CROSSING SUBDIVISION (AS-BUILTS)

### NOTE:

CONTRACTORS SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND ON THESE SET OF DRAWINGS, PRIOR TO ANY CONSTRUCTION.

## SDI ENGINEERING, LLC

CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

2105 S. JACKSON RD., EDINBURG, TEXAS (956) 287-1818 PH.  
TBPE REG. NO. F-13016

COVER SHEET:

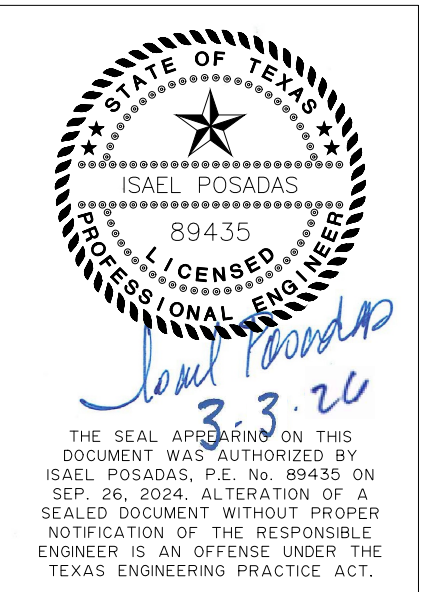
COVER & INDEX SHEET

SUBDIVISION PLAT:

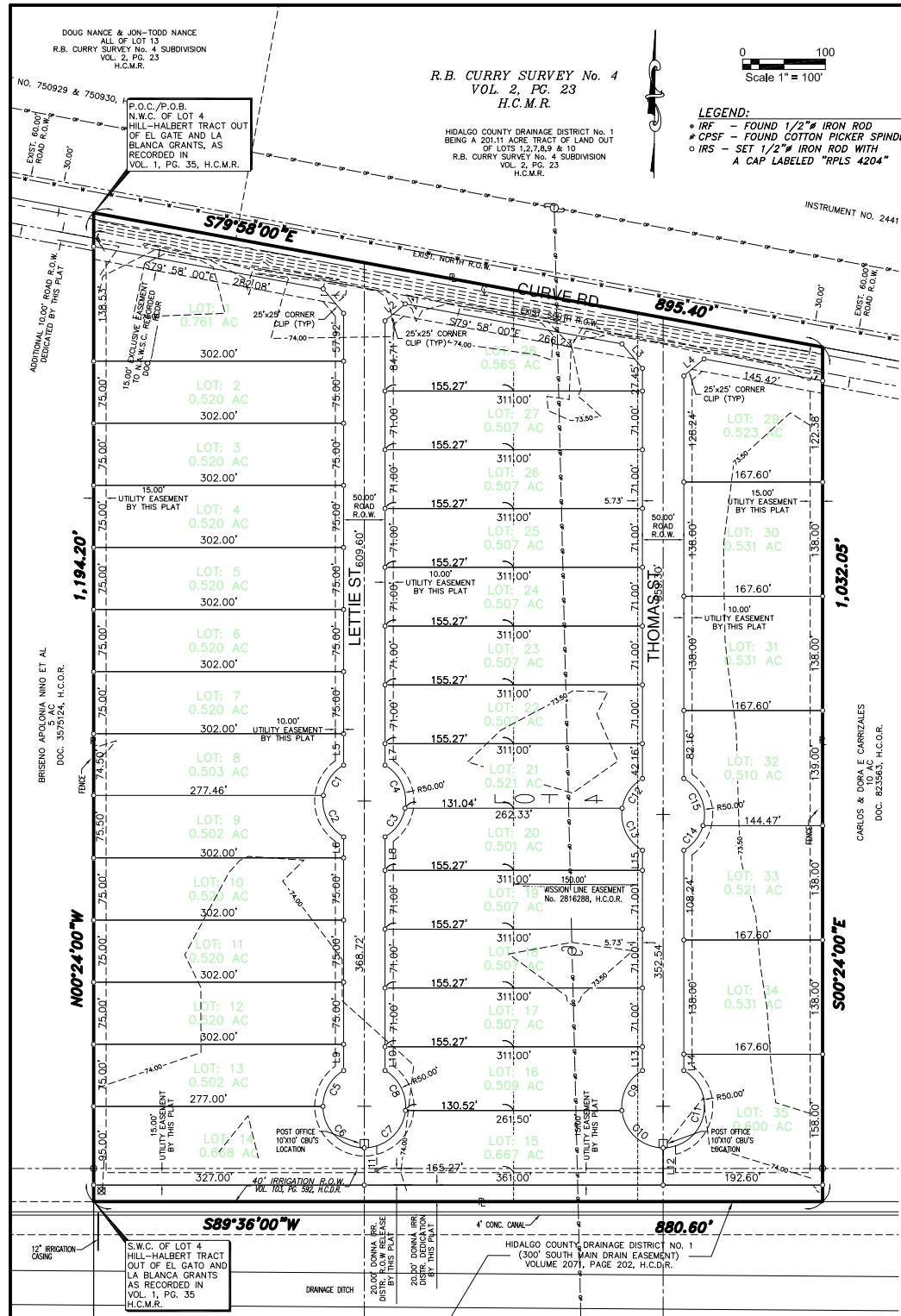
SUBDIVISION PLAT

CIVIL & CONSTRUCTION PLANS:

- 1 TOPOGRAPHICAL MAP (AS-BUILTS)
- 2 WATER & SANITARY SEWER (AS-BUILTS)
- 3 PAVING & DRAINAGE (AS-BUILTS)
- 4 DONNA IRR. 60"Ø WELL AND PIPE (AS-BUILTS)



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ISRAEL POSADAS, P.E. NO. 89435 ON SEP. 26, 2024. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION OF THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, MARK J. FRYER, PRESIDENT, CASCABEL ESTATES INC., AS OWNER OF THE 22.50 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAVENIA CROSSING SUBDIVISION HEREBY SUBDUIDE 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 MEET, OR WILL 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.

MARK J. FRYER, PRESIDENT DATE: \_\_\_\_\_  
CASCABEL ESTATES, INC.  
2320 ANACUA CIRCLE  
EDINBURG, TEXAS 78539

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF \_\_\_\_\_ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 20\_\_\_\_

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

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

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF DONNA, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MAYOR, CITY OF DONNA DATE \_\_\_\_\_ CITY SECRETARY DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

THE SUBDIVISION PLAT OF LAVENIA CROSSING SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

CHAIRPERSON, PLANNING & ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT NO. 1

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 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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

ISRAEL POSADAS, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 89435 DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RAUL E. GARCIA, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

RAUL E. GARCIA, R.P.L.S. No. 4204 DATE \_\_\_\_\_  
SURVEY FIRM NO. 10015300

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAVENIA CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

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

GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: ZONE "C" AREAS OF MINIMUM FLOODING IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS FOR LOTS 1 THRU 35 ONLY.
- SETBACKS:  
FRONT: 25.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
-> B.M. NO. 1 - ELEV. 75.74, N.A.V.D. 88 DATUM. DESCRIPTION: SET 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF LOT 14, LAVENIA CROSSING SUBDIVISION.  
-> B.M. NO. 2 - ELEV. 74.77, N.A.V.D. 88 DATUM. DESCRIPTION: SET 1/2" PIPE FOR THE SOUTHEAST CORNER OF LOT 35, LAVENIA CROSSING 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 92,314.77 CUBIC-FEET (2,119 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOG, 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.
- 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.
- FOUR (4.0') FOOT SIDEWALK IS REQUIRED ALONG INTERNAL STREET UPON ISSUANCE OF A BUILDING PERMIT AS REQUIRED BY THE CITY OF DONNA.
- EACH PURCHASED 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.
- 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 SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT  
D. 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 AND ZONING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MARK J. FRYER, PRESIDENT, CASCABEL ESTATES INC., THE OWNER & SUBDIVIDER OF COLE CROSSING SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- NO ACCESS ONTO CURVE RD. FROM LOTS 1, 28 & 29, AND NO ACCESS ONTO THOMAS ST. FROM LOTS 15 THROUGH 28.
- FIVE (5.0') FOOT SIDEWALK IS REQUIRED ALONG CURVE ROAD DURING SUBDIVISION CONSTRUCTION AS REQUIRED BY THE CITY OF DONNA.

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 CORPORATION, ITS SUCCESSORS, AND ASSIGNS, AN PERPETUAL EXCLUSIVE 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 THE 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, GRANTEE 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, 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 GRANTEE 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 "V" 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 OF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MARK J. FRYER, PRESIDENT DATE \_\_\_\_\_  
2320 ANACUA CIRCLE  
EDINBURG, TEXAS 78539

APPROVED BY DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

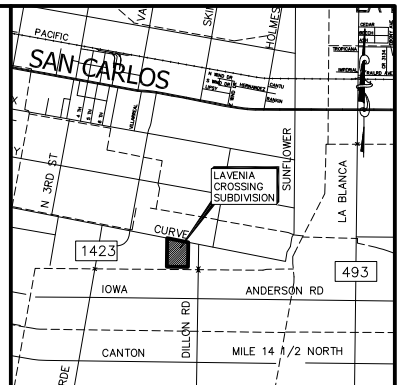
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT ATTEST: SECRETARY



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

LINE DATA		LINE DATA		CURVE DATA				CURVE DATA							
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
L1	S40° 11' 00"E	38.42	L9	S0° 24' 00"E	31.70	C1	50.00	45.56	S33° 29' 49"W	44.00	C9	50.00	57.37	S26° 43' 49"W	54.27
L2	N49° 49' 00"E	31.99	L10	N0° 24' 00"W	28.70	C2	50.00	59.16	S26° 30' 11"E	55.77	C10	50.00	73.53	S48° 16' 11"E	67.08
L3	S40° 11' 00"E	38.42	L11	S0° 24' 00"E	45.00	C3	50.00	43.60	N34° 37' 16"E	42.23	C11	50.00	130.90	N14° 36' 00"E	96.59
L4	N49° 49' 00"E	31.99	L12	S0° 24' 00"E	45.00	C4	50.00	61.12	N25° 22' 44"W	57.39	C12	50.00	44.87	S33° 53' 25"W	43.38
L5	S0° 24' 00"E	37.98	L13	S0° 24' 00"E	28.70	C5	50.00	52.36	S29° 36' 00"W	50.00	C13	50.00	59.85	S26° 06' 35"E	56.34
L6	S0° 24' 00"E	25.42	L14	N0° 24' 00"W	19.70	C6	50.00	78.54	S45° 24' 00"E	70.71	C14	50.00	38.65	N37° 27' 21"E	37.69
L7	N0° 24' 00"W	25.98	L15	S0° 24' 00"E	24.24	C7	50.00	73.53	N47° 28' 10"E	67.08	C15	50.00	66.07	N22° 32' 39"W	61.37
L8	N0° 24' 00"W	40.42				C8	50.00	57.37	N27° 31' 50"W	54.27					



PREPARED BY:  
SDI ENGINEERING, L.L.C.  
2105 S JACKSON RD.  
EDINBURG, TEXAS 78539  
DATE PREPARED: 04/09/24  
DATE SURVEYED: 02/07/24

LAVENIA CROSSING SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE SOUTH SIDE OF CURVE ROAD, APPROXIMATELY 446.00 FEET WEST FROM THE INTERSECTION OF DILLON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA. THE POPULATION IS 16,774. LAVENIA CROSSING SUBDIVISION LIES APPROXIMATELY 0 MILES NORTH FROM THE CITY LIMITS, AND IS INSIDE THE FIVE (5) MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

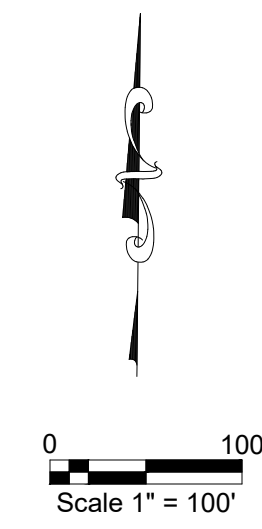
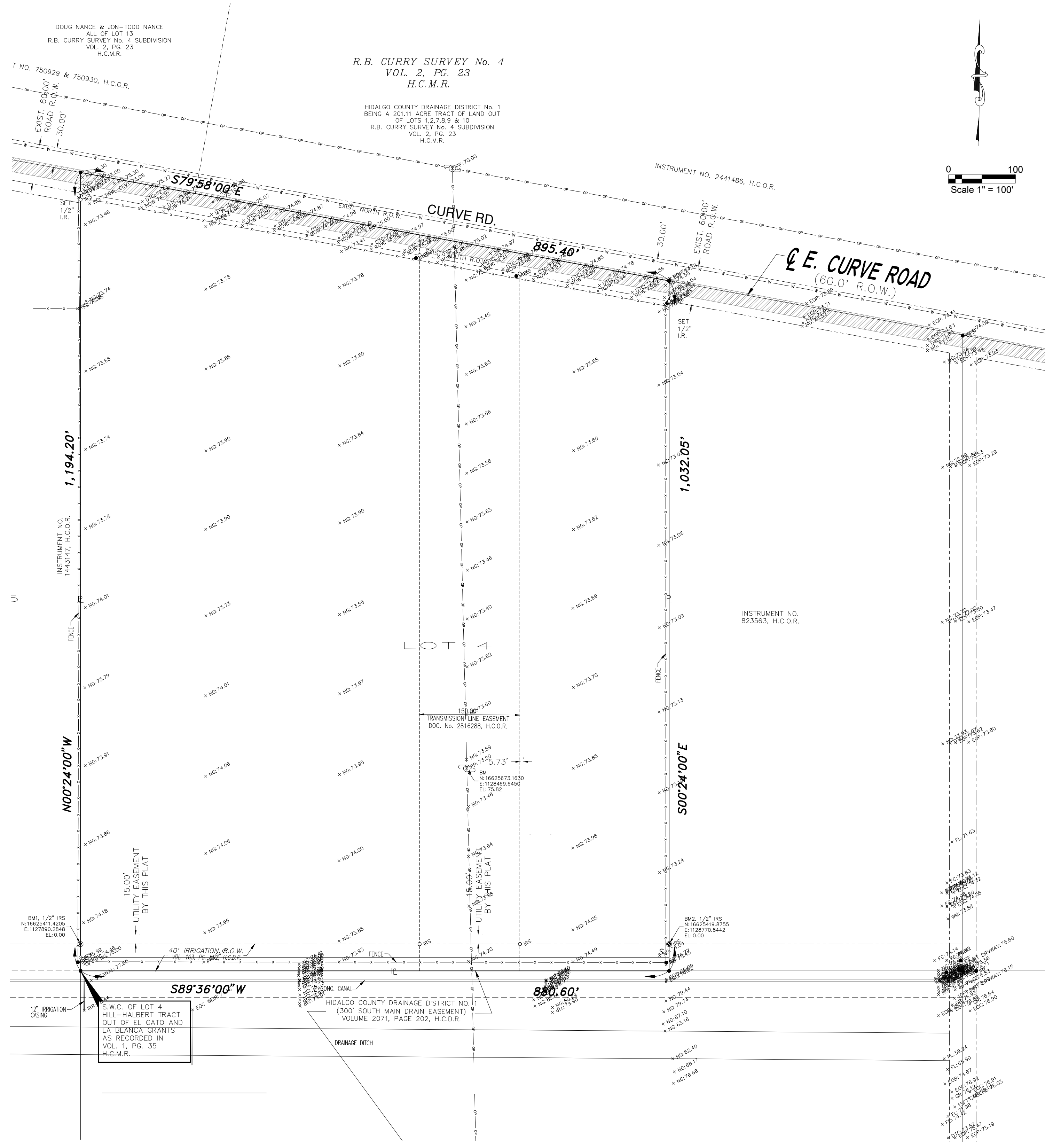
**LAVENIA CROSSING SUBDIVISION**  
BEING A 22.50 ACRE TRACT OF LAND OUT OF LOT 4, HILL-HALBERT TRACT OUT OF THE EL GATO AND LA BLANCA GRANTS, AS PER MAP RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**SDI ENGINEERING, LLC**  
CIVIL • TRANSPORTATION • PLANNING • STORMWATER

OWNER: MARK J. FRYER, PRESIDENT, CASCABEL ESTAES INC. ADDRESS: 2320 ANACUA CIR. EDINBURG, TEXAS 78539 PHONE NUMBER: (956) 607-0062 FAX NUMBER: N/A  
ENGINEER: ISRAEL POSADAS, P.E. ADDRESS: 2105 S JACKSON RD., EDINBURG, TEXAS 78539 (956) 287-1818 N/A  
SURVEYOR: R.E. GARCIA & ASSOCIATES ADDRESS: 116 N. 12TH AVE., EDINBURG, TEXAS 78541 (956) 381-1061 N/A

ON: \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
RECORDED IN VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

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FILE NAME:  
 DATE: 03/03/26  
 SURVEYED BY:  
 DESIGNED BY: IF\JAG  
 DRAWN BY: IF\JAG  
 REVISED BY: IF\JAG  
 CHECKED BY: IP

TITLE:  
 LAVENIA CROSSING  
 SUBDIVISION  
 TOPOGRAPHICAL MAP (AS-BUILTS)

**SDI ENGINEERING, LLC**  
 CIVIL • TRANSPORTATION • PLANNING • STORMWATER  
 2105 S. JACKSON RD., EDINBURG, TEXAS 78542 (956) 287-8181 PH.  
 TBPE REG. NO. F-13016

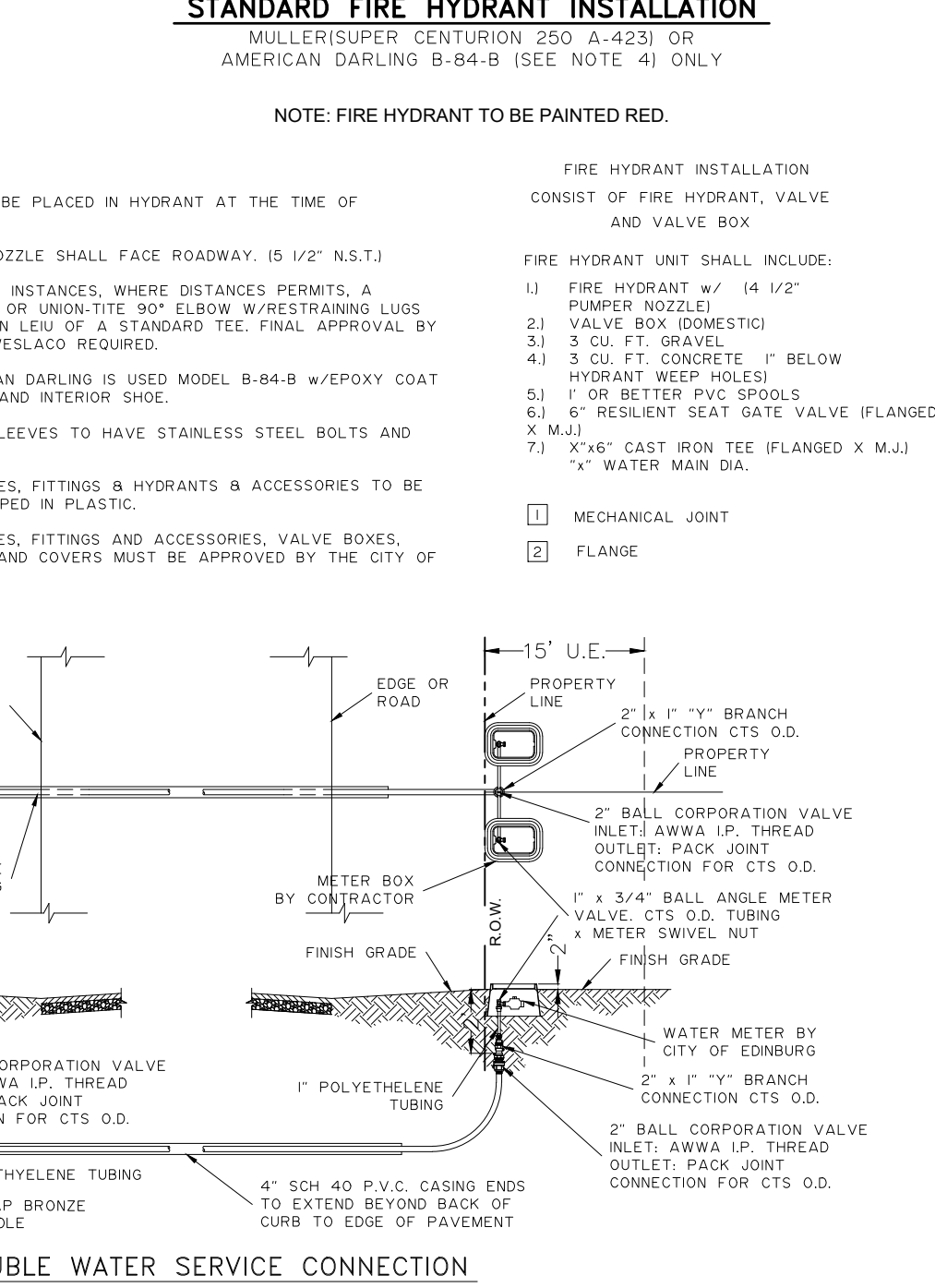
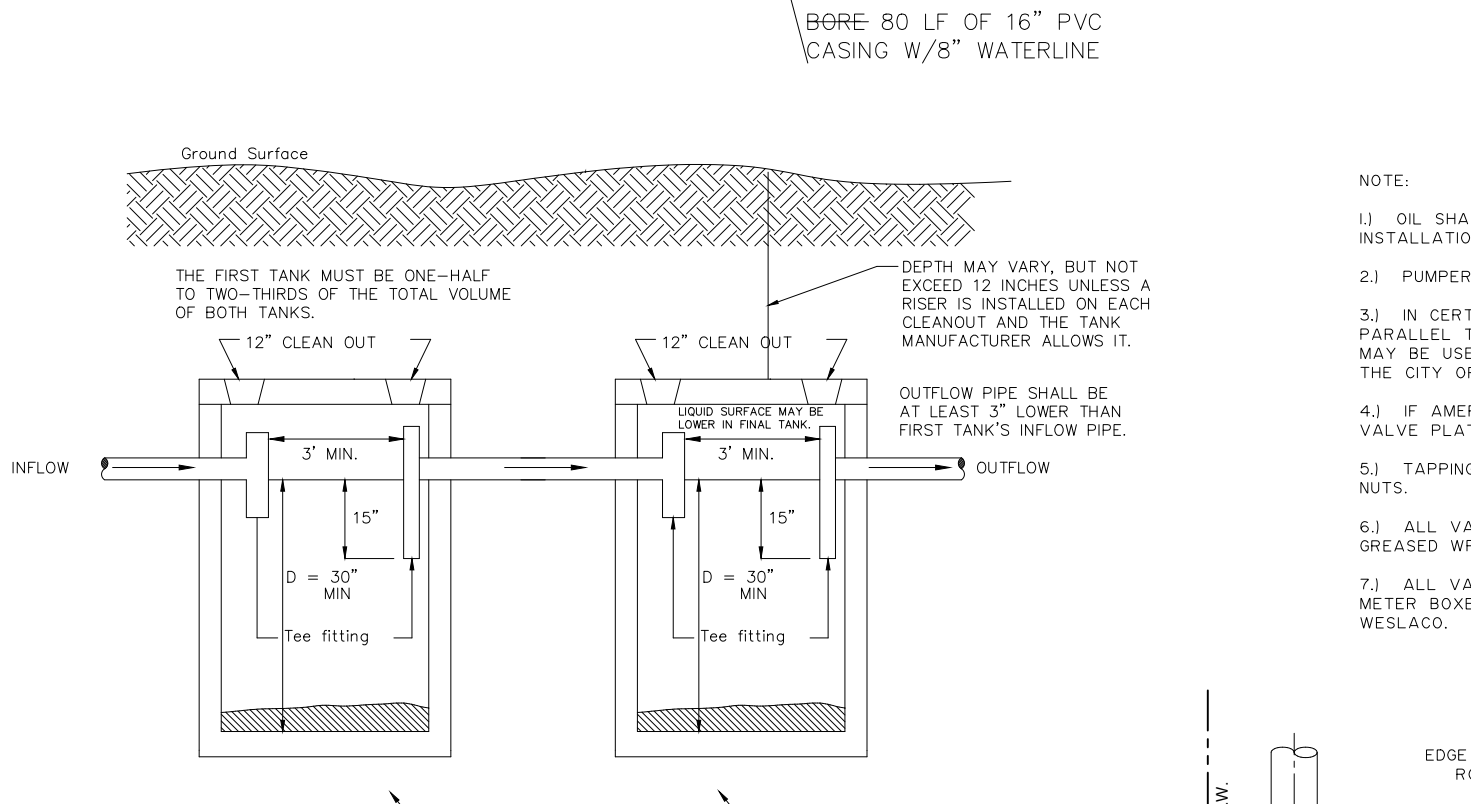
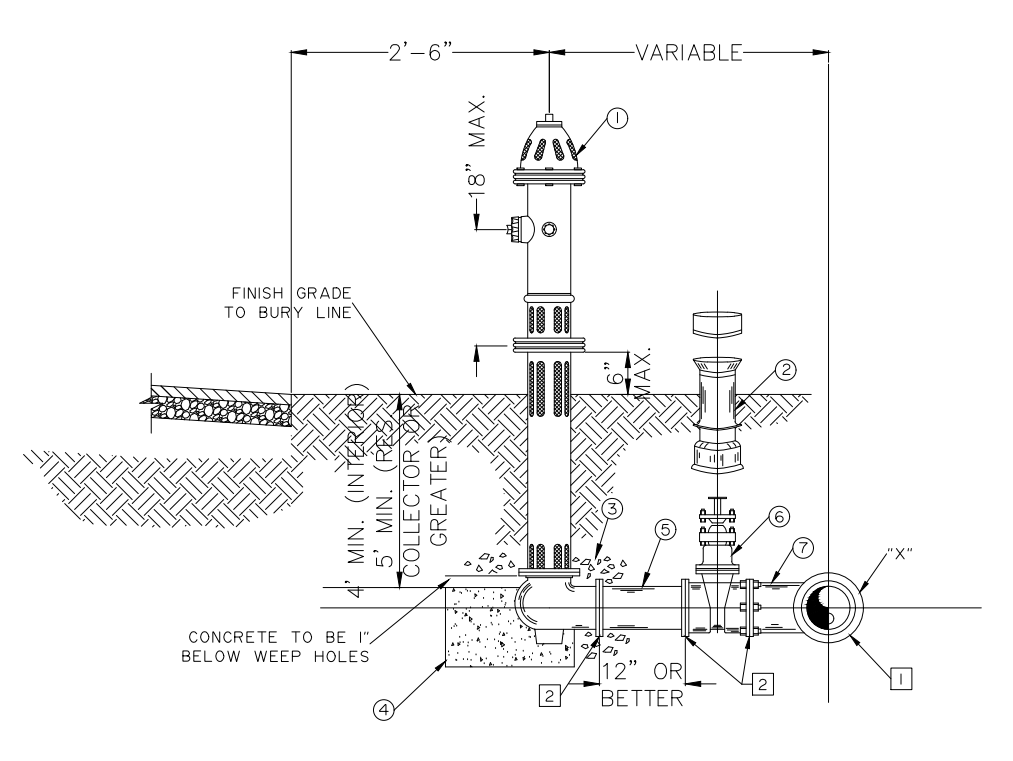
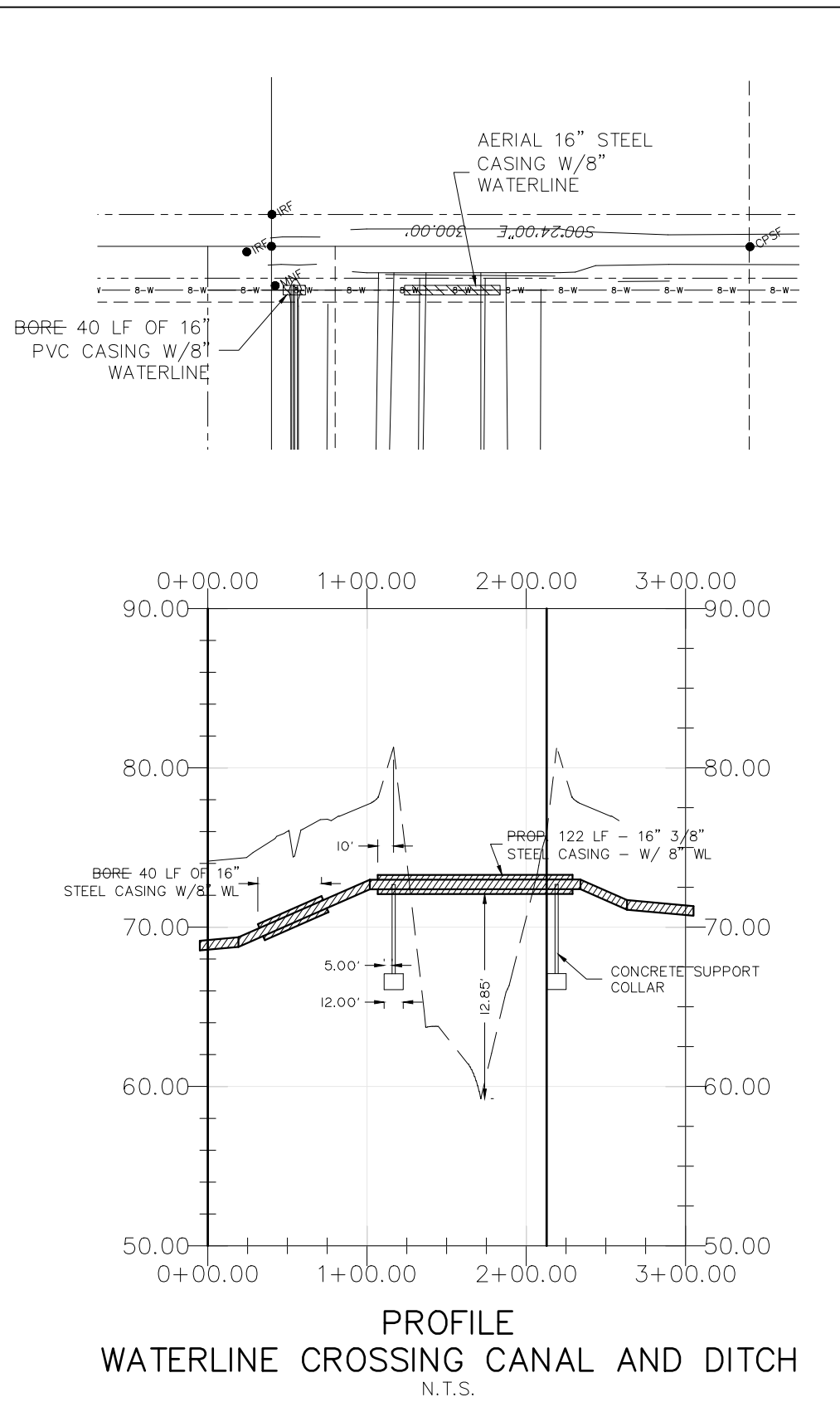
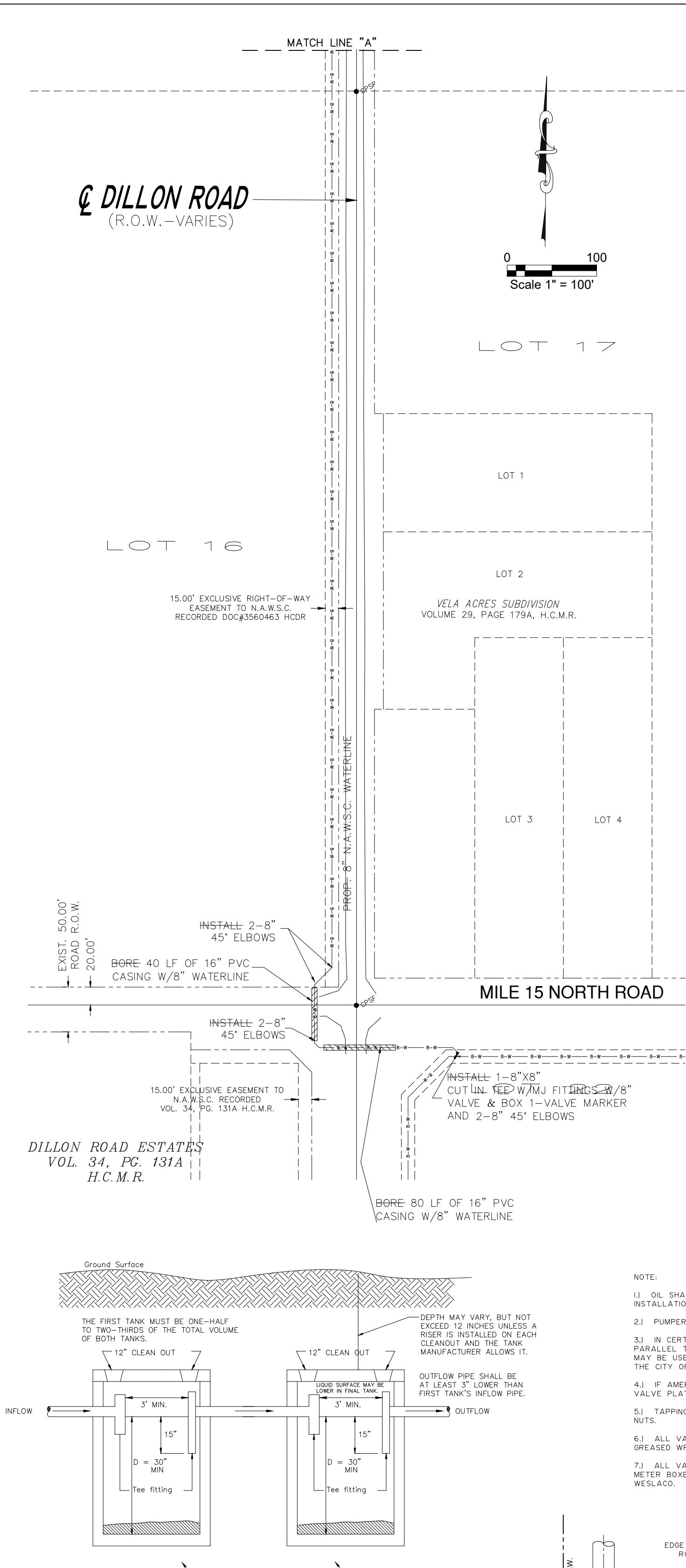
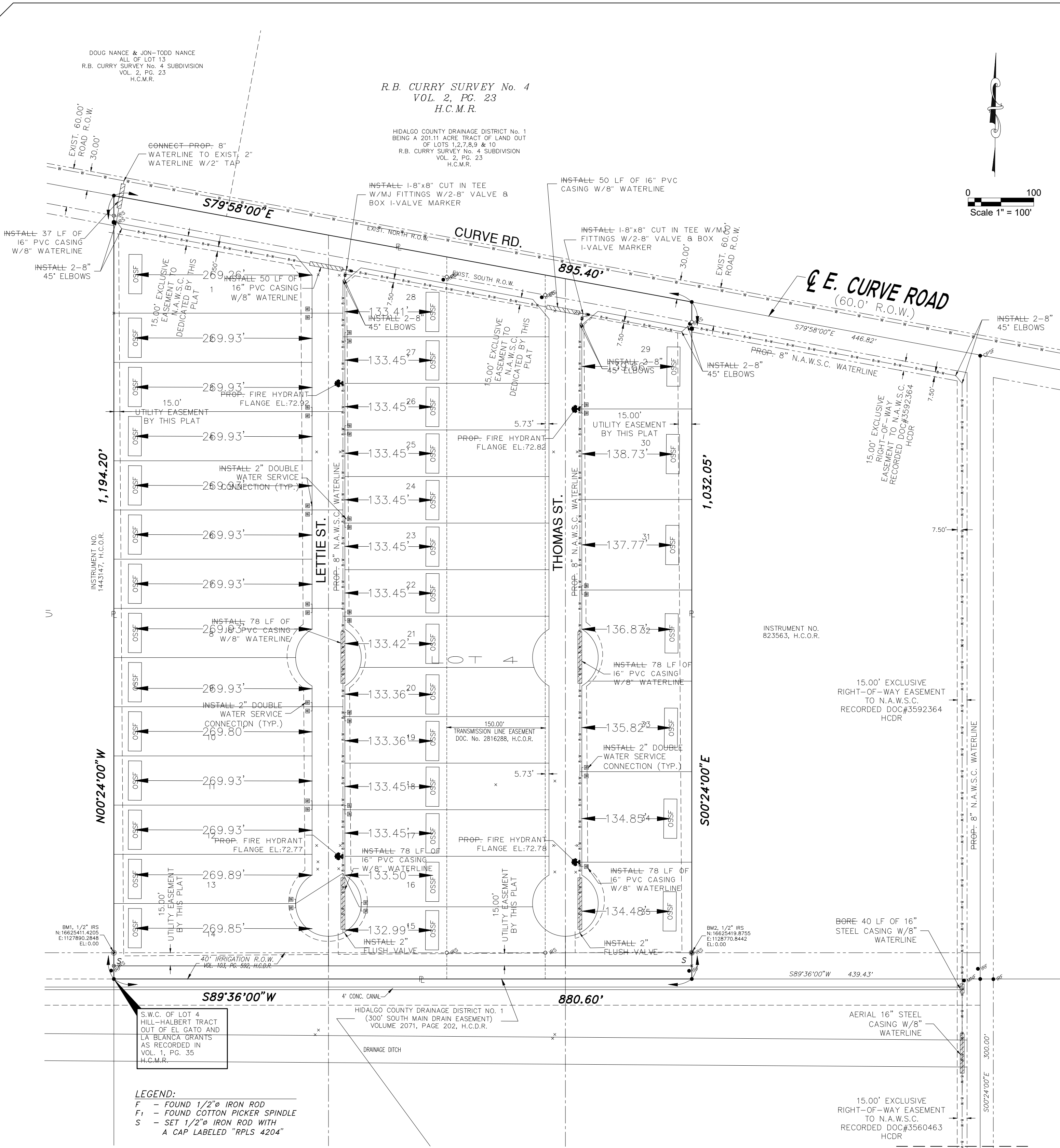
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 HALF: 1"=200'

TBPE REG. NO. F-13016

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DATE: 03/03/26  
 SHEET NO.: 1 OF 4

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FILE NAME:  
 DATE: 03/03/26  
 SURVEYED BY: IF/JAG  
 DESIGNED BY: IF/JAG  
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 REVISED BY: IF/JAG  
 CHECKED BY: JP

TITLE:  
 LAVENIA CROSSING SUBDIVISION  
 WATER & OSSF IMPROVEMENTS (AS-BUILTS)

**SDI ENGINEERING, LLC**  
 CIVIL • TRANSPORTATION • PLANNING • STORMWATER  
 2105 S. JACKSON RD., EDINBURG, TEXAS 78542 (956) 287-4818 PH.  
 TBPE REG. NO. F-13016

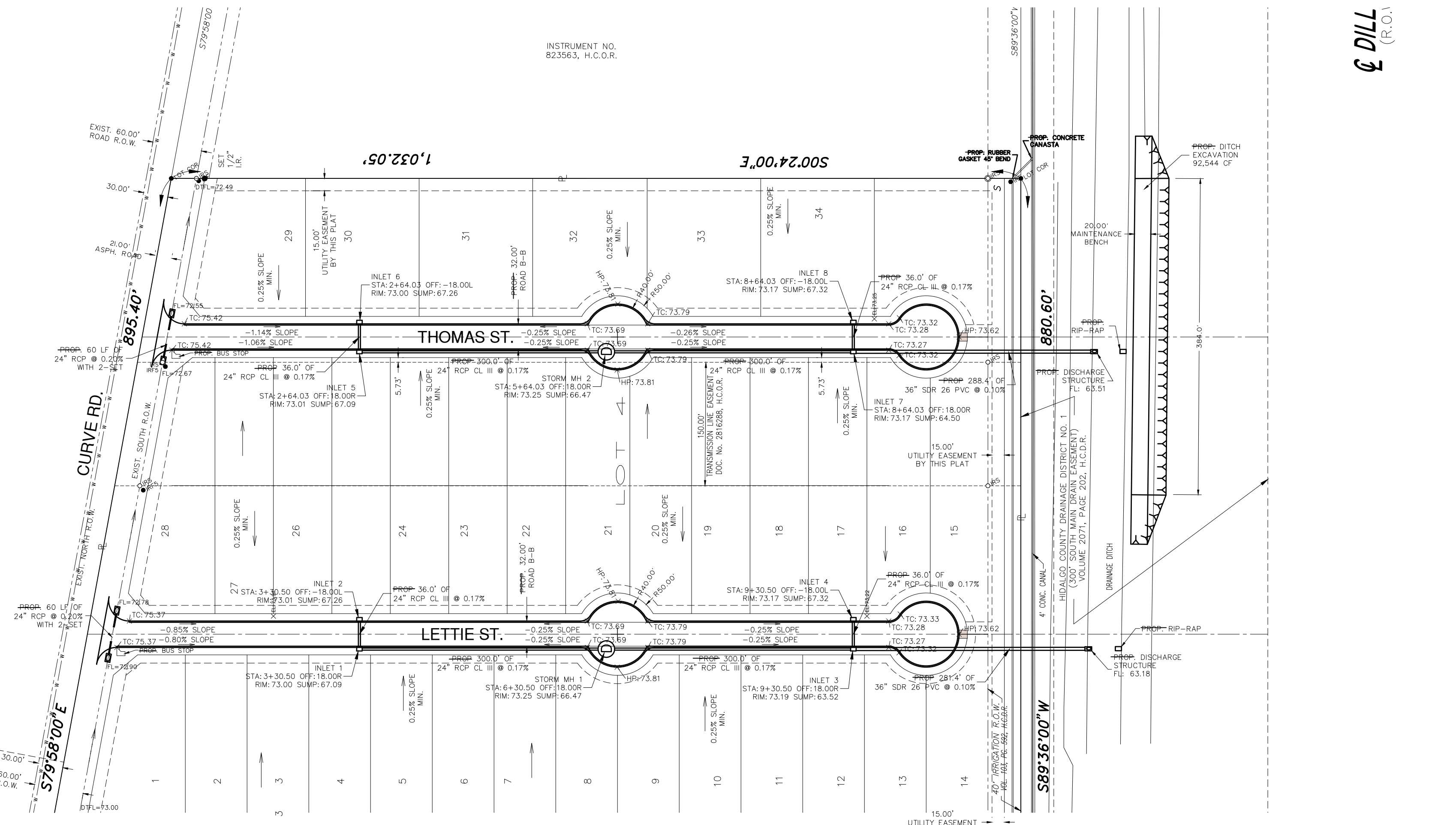
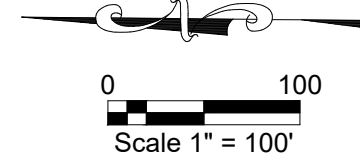
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 SHEET NO.: 2 OF 4

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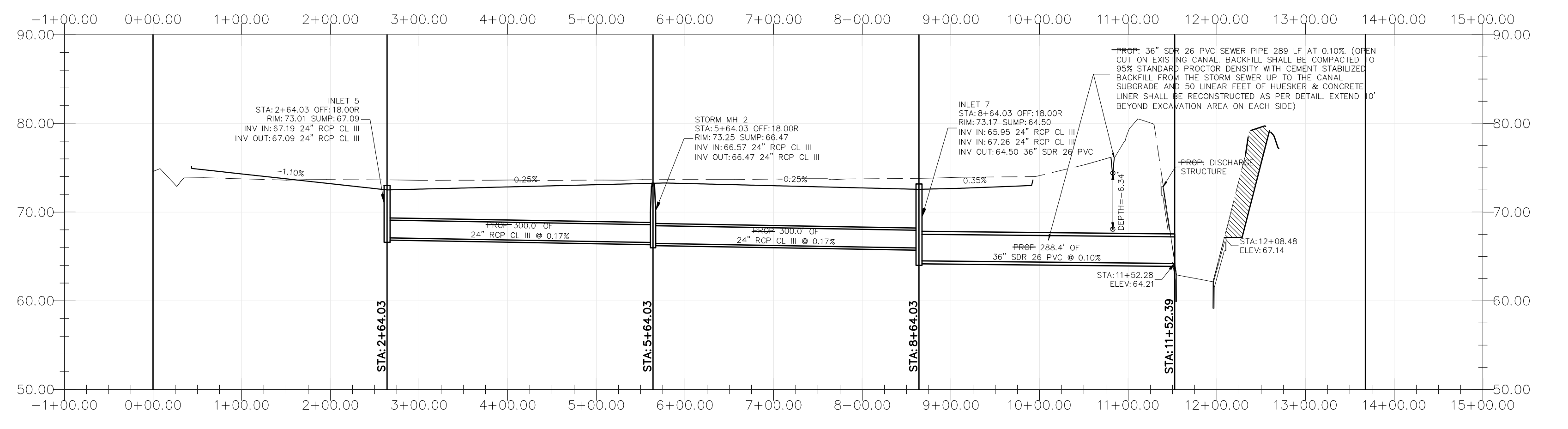
DOUG NANCE & JON-TODD NANCE  
R.B. CURRY SURVEY No. 4 SUBDIVISION  
VOL. 2, PG. 23  
H.C.M.R.

R.B. CURRY SURVEY No. 4  
VOL. 2, PG. 23  
H.C.M.R.

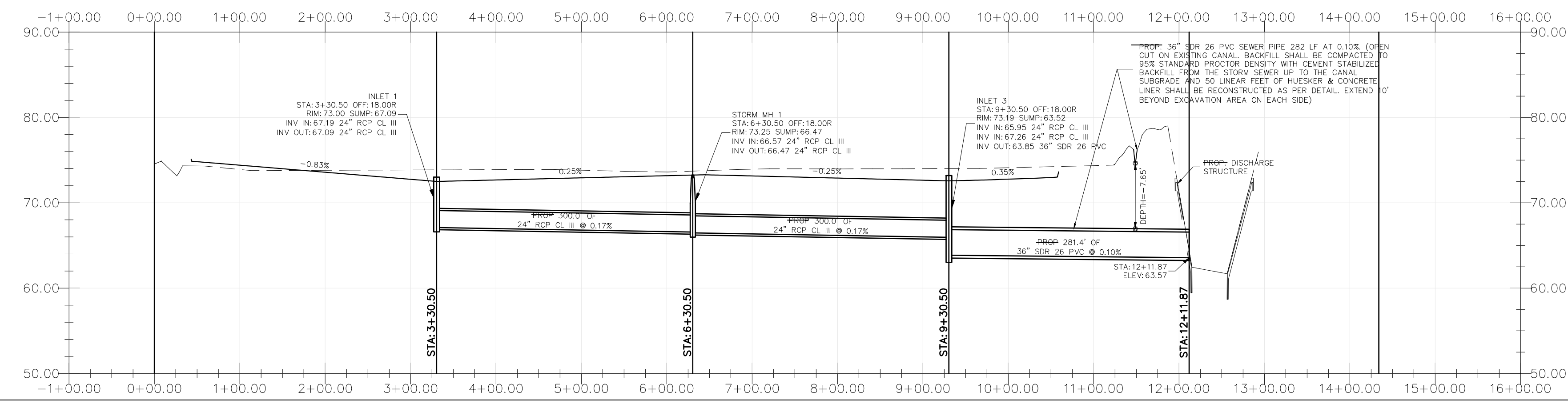
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
BEING A 2011 ADRE TRACT OF LAND OUT  
TO THE PUBLIC UNDER A SUBDIVISION  
R.B. CURRY SURVEY No. 4 & SUBDIVISION  
VOL. 2, PG. 23  
H.C.M.R.



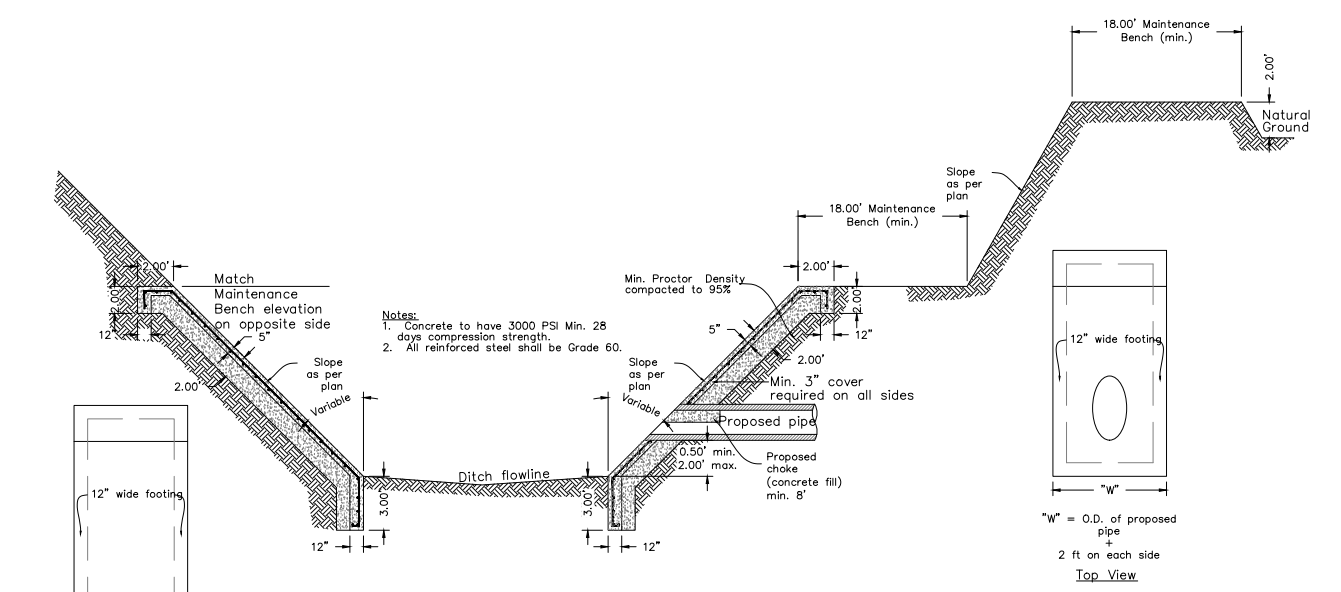
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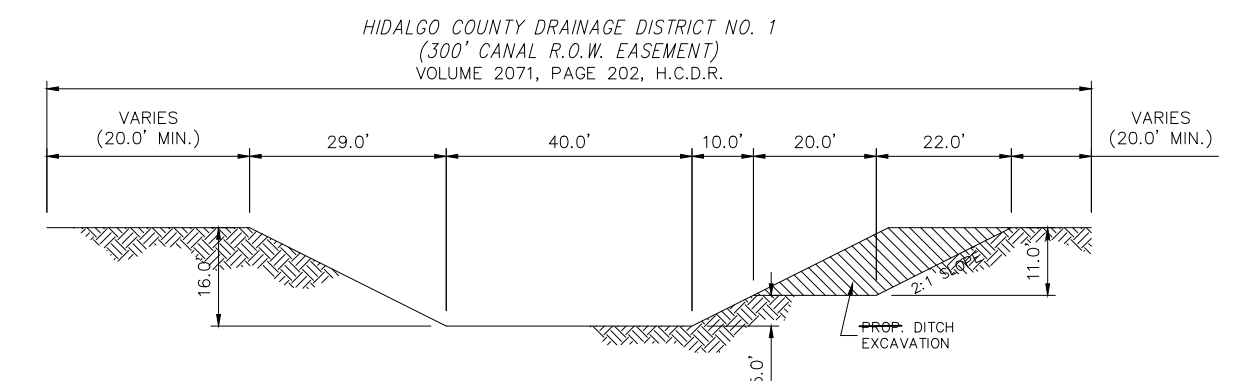
PROFILE LETTIE ST.



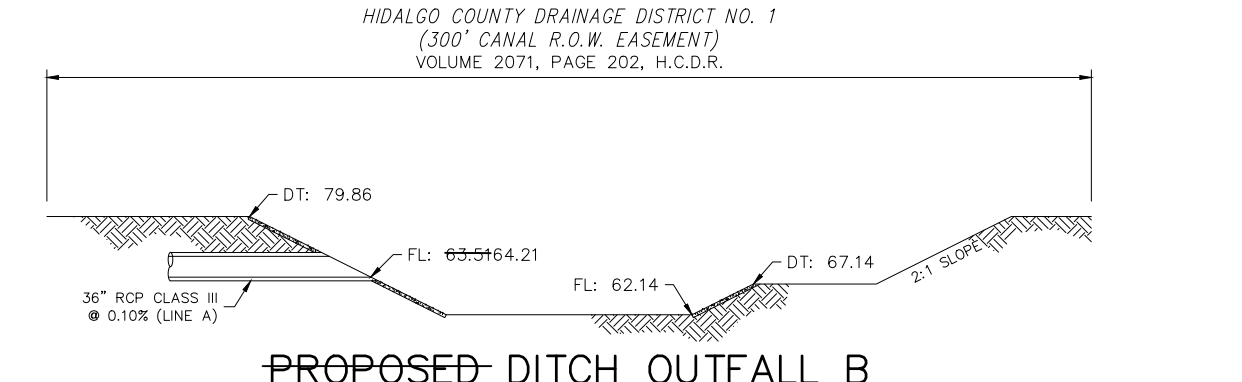
6 DILL  
(R.O.)



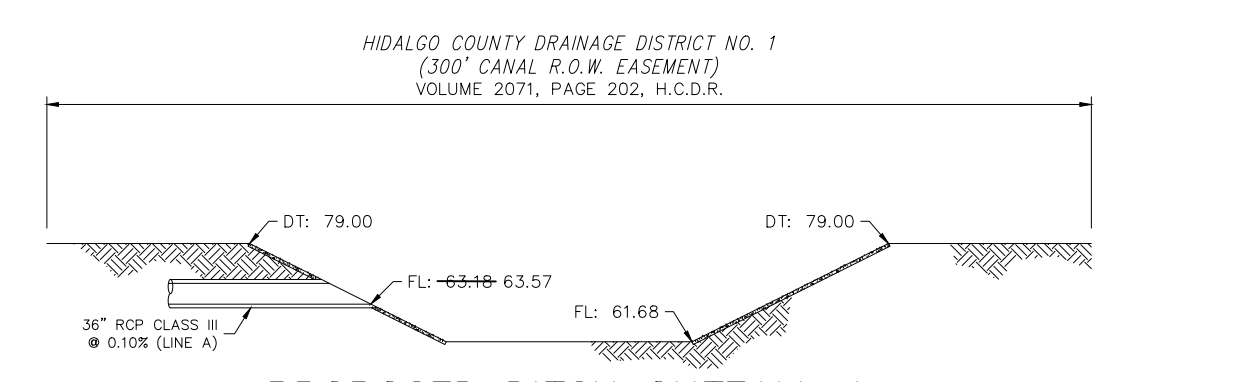
HCCD#1 DISCHARGE STRUCTURE DETAIL  
N.T.S.



PROPOSED DITCH IMPROVEMENTS  
N.T.S.  
LF: 384.0 FT  
AREA: 241.0 SF  
VOLUME: 92,544 CF



PROPOSED DITCH OUTFALL B  
N.T.S.



PROPOSED DITCH OUTFALL A  
N.T.S.

NOTES:

1. LOCATIONS AND GRADES OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES WHETHER PUBLIC OR PRIVATE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIRS TO DAMAGED LINES AT NO ADDITIONAL COST TO THE OWNER.
2. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AS PUBLISHED BY THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE COUNTY OF HIDALGO REQUIREMENTS. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL BY THE ENGINEER AND THE COUNTY, SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN TEXAS, PRIOR TO CONSTRUCTION. COST SHALL BE SUBSIDIARY TO OTHER BID ITEMS.
3. CAUTION: GAS, FIBER OPTIC, TELEPHONE, ELECTRIC, WATER, AND N.A.W.S.C. UTILITIES EXIST WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT. NOTIFY RESPECTIVE UTILITY COMPANIES.
4. REPAIRS PUBLIC OR PRIVATE UTILITY LINES DUE TO THE CONTRACTOR'S OPERATION ARE TO BE REPAIRED IN ACCORDANCE WITH THE SPECIFIC UTILITY COMPANY REQUIREMENTS. COST FOR SUCH REPAIRS SHALL BE SUBSIDIARY TO OTHER BID ITEMS OF THE PROJECT PROPOSAL.
5. THE CONTRACTOR'S ATTENTION IS CALLED TO THE FACT THAT CERTAIN EXISTING AND/OR PROPOSED STRUCTURES MAY BE WITHIN THE LIMITS OF THE FLEXIBLE BASE AND TREATED SUBGRADE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION OPERATIONS WITHOUT DAMAGE TO THESE STRUCTURES.
6. THERE SHALL BE MINIMUM INTERRUPTION OF TRAFFIC AND ACCESS TO ADJACENT RESIDENTS ALONG THE PROJECT SITE. IF ROADS ARE TO BE CLOSED, THE COUNTY FIRE AND POLICE DEPARTMENTS SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE SUCH CLOSING.
7. VERTICAL CONTROL HAS BEEN PROVIDED TO THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO DO ALL HIS CONSTRUCTION AND LAYOUT FIELD STAKING AND SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF TEXAS.
8. UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER, ALL OBSTRUCTIONS, OBJECTIONABLE MATERIAL AND CONCRETE SHALL BE PROPERLY DISPOSED OF TO SITES ARRANGED FOR BY THE CONTRACTOR AND APPROVED BY THE COUNTY OF HIDALGO PLANNING DEPARTMENT AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR SHALL EXERCISE DILIGENCE IN THE APPLICATION OF ASPHALT BY THE USE OF FLAGGING AND ROLLING PROCEDURES TO KEEP FROM SPRAYING OR SPLATTERING THE TRAVELING PUBLIC WITH ASPHALT MATERIAL. CONTRACTOR SHALL ALSO EXERCISE DILIGENCE IN THE APPLICATION OF LIME TREATMENT TO PROTECT THE PUBLIC, ADJACENT SUBDIVISION, AND PARKED VEHICLES.
10. CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF AND FOLLOWING ALL N.A.W.S.C., CITY OF DONNA & COUNTY OF HIDALGO STANDARDS SPECIFICATIONS FOR THOSE ITEMS NOT SPECIFICALLY SHOWN ON THE PROJECT PLANS, OR PROJECT SPECIFICATIONS, AND PERFORMING THE WORK IN SUCH A MANNER.
11. SEE PAVING & DRAINAGE DETAILS.

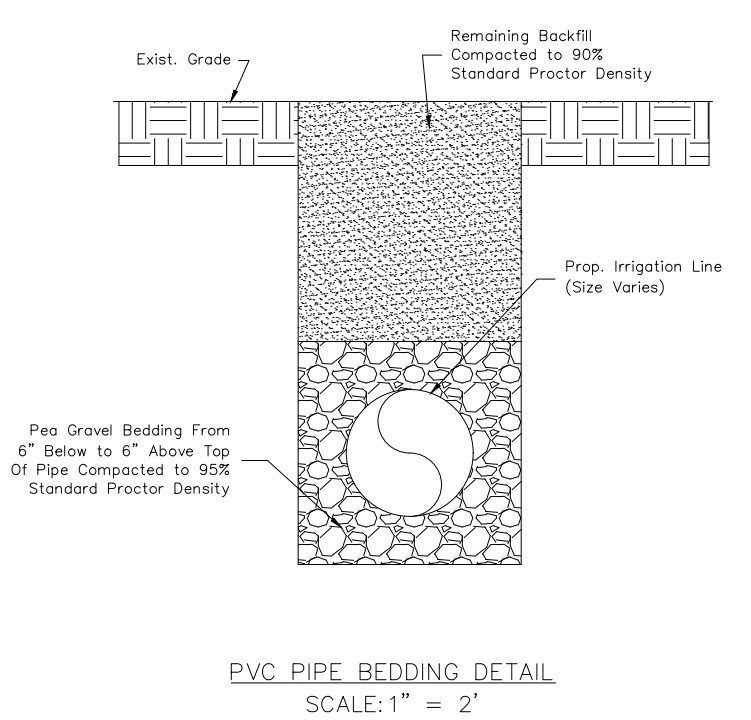
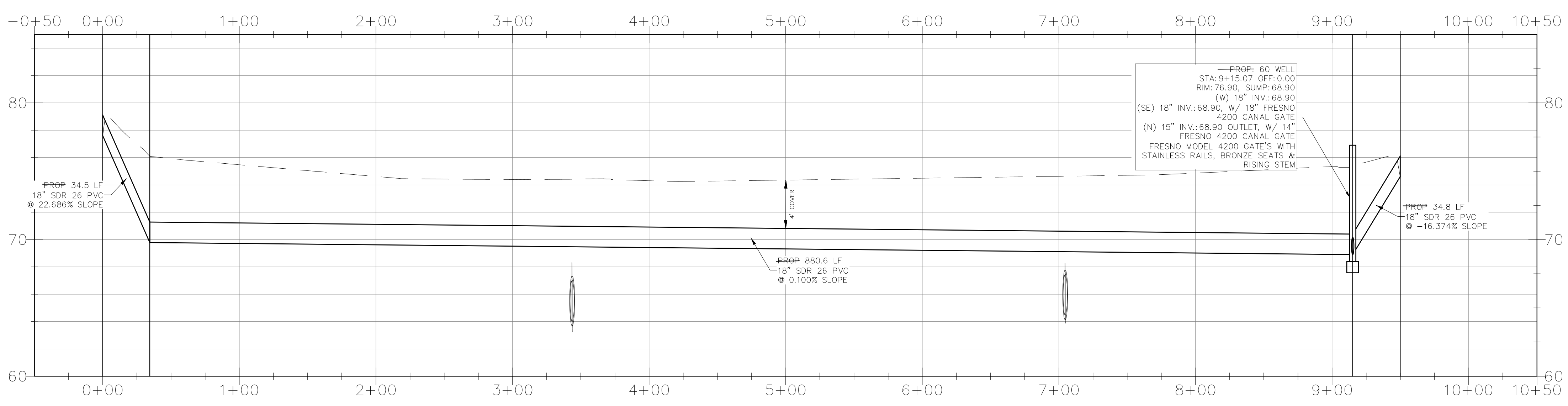
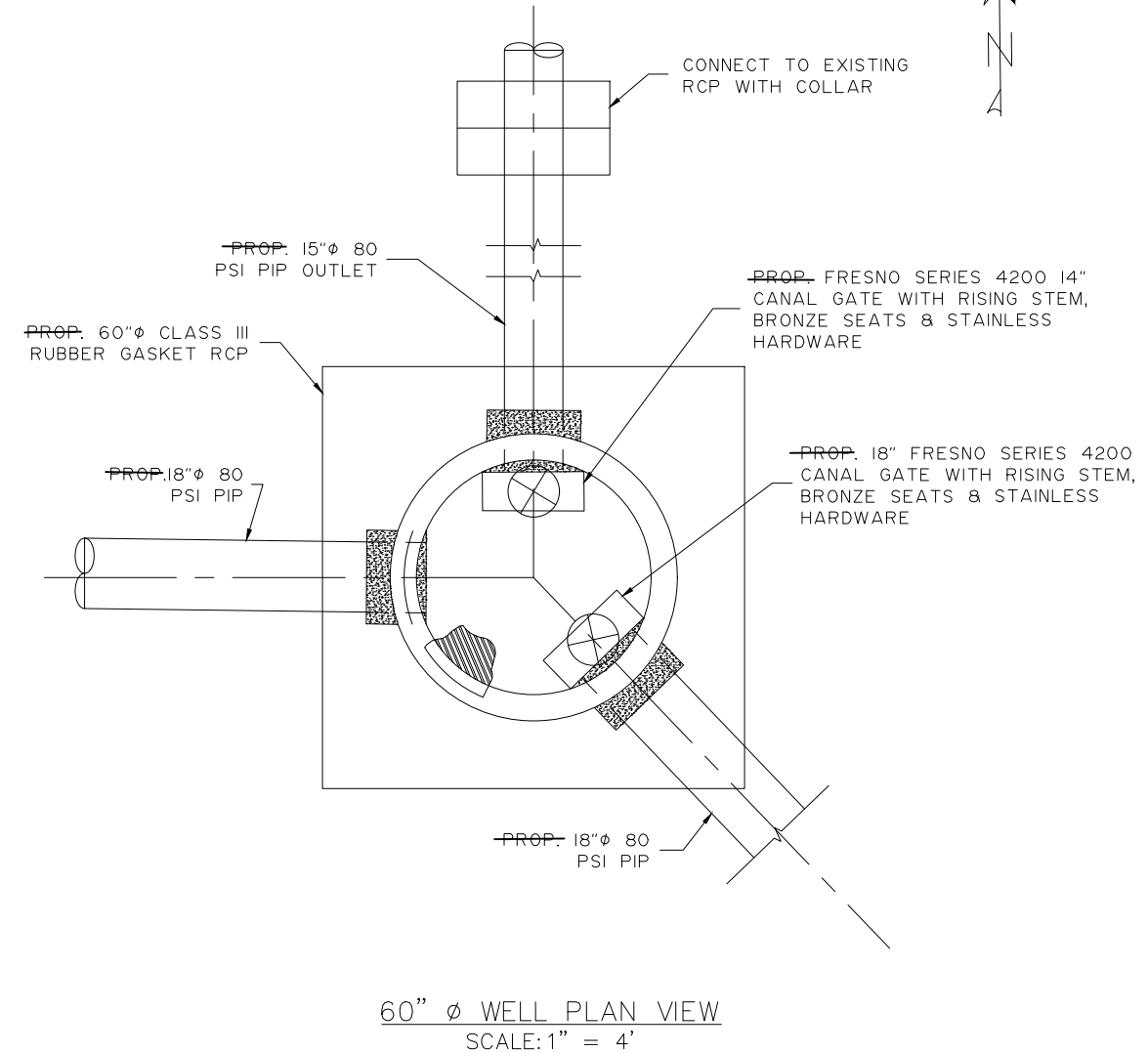
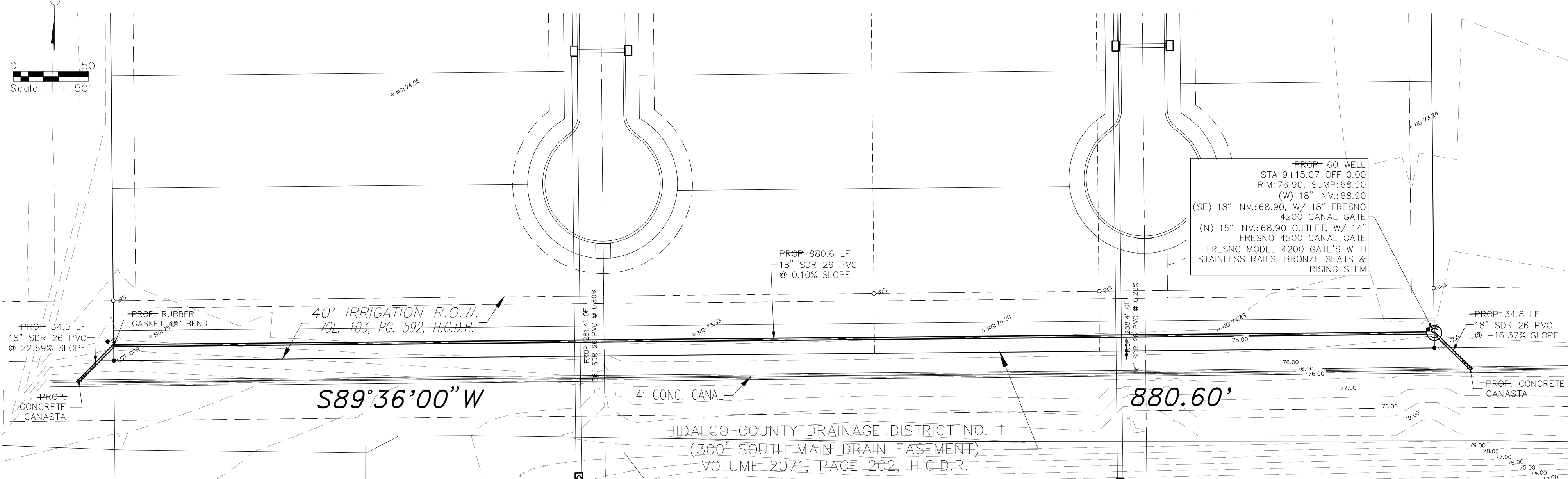
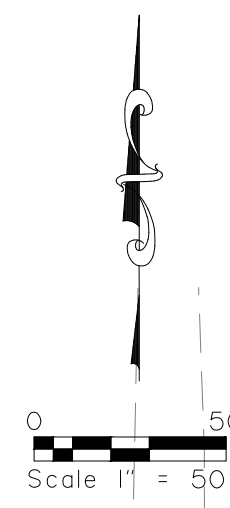
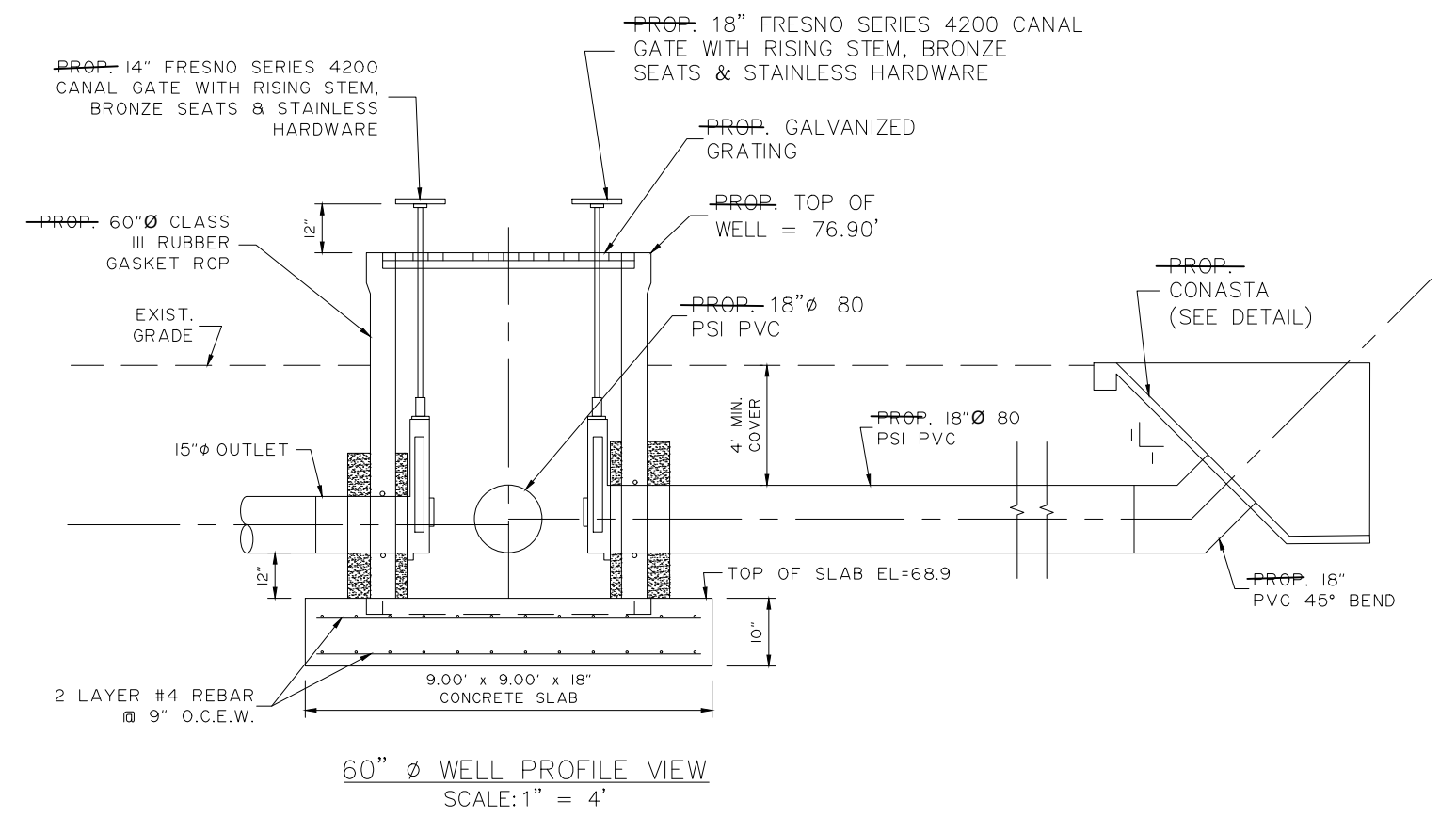
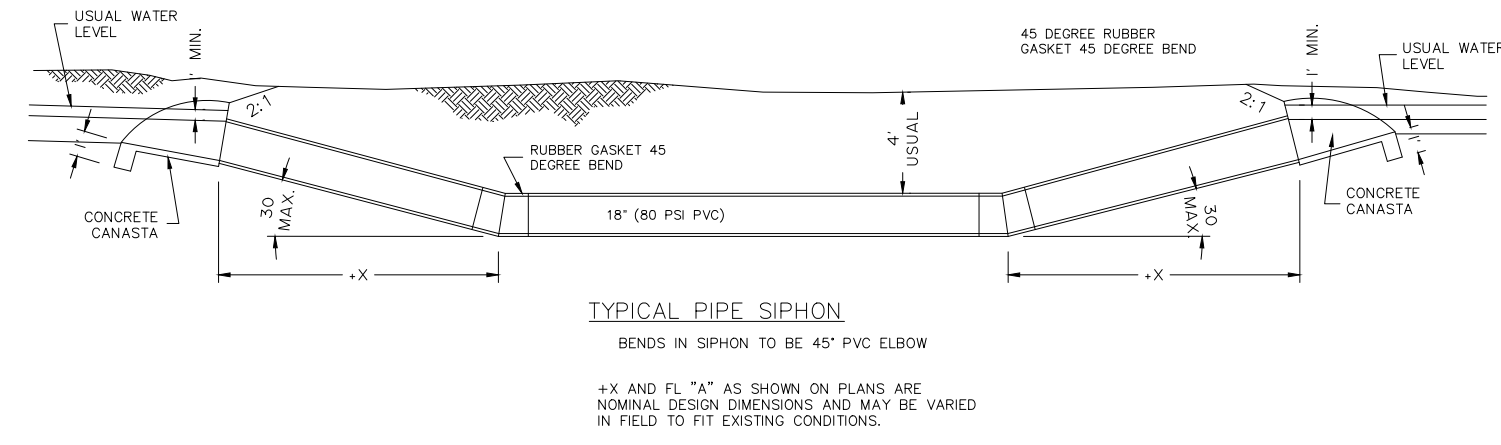
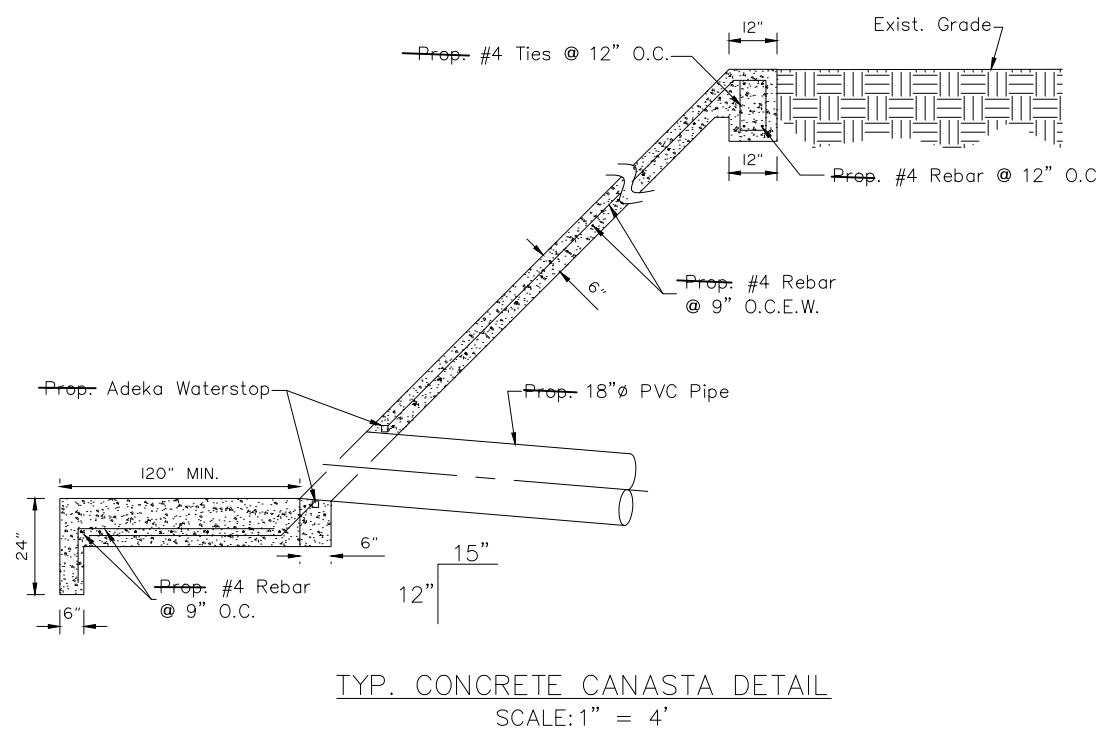
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DESIGNED BY: IF/JAG  
DRAWN BY: IF/JAG  
REVISED BY: IP/JAG  
CHECKED BY: IP

TITLE:  
LAVENIA CROSSING SUBDIVISION  
PAVING & DRAINAGE IMPROVEMENTS (AS-BUILT)

**SDI ENGINEERING, LLC**  
CIVIL • TRANSPORTATION • PLANNING • STORMWATER  
2105 S. JACKSON RD., EDINBURG, TEXAS 78542 (956) 287-4818 PH.  
TBP REG. NO. F-13016

SCALE: FULL: 1"=100'  
HALF: 1"=200'  
TBP REG. NO. F-13016  
ISRAEL POSADAS  
89435  
PROFESSIONAL ENGINEER  
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ISRAEL POSADAS, P.E. NO. 89435 ON SEP. 26, 2024, ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION OF THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.  
DATE: 03/03/26  
SHEET NO.: 3 OF 4

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FILE NAME:  
DATE: 03/03/26  
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DRAWN BY: IF/JAG  
REVISED BY: IP/JAG  
CHECKED BY: IP

TITLE:  
LAVENIA CROSSING SUBDIVISION  
DONNA IRR. 60\"/>

**SDI ENGINEERING, LLC**  
CIVIL • TRANSPORTATION • PLANNING • STORMWATER  
2105 S. JACKSON RD., EDINBURG, TEXAS 78542 (956) 287-4818 PH.  
TXPE REG. NO. F-13016

FULL: 1"=50'  
SCALE: HALF: 1"=100'  
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DATE: 03/03/26  
SHEET NO.: 4 OF 4