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: 11-10-2026

PROPOSED **LAVENIA CROSSING SUBDIVISION**, PRECINCT No. **4.**

ENGINEER **SDI ENGINEERING, LLC** DEVELOPER: **KVL REAL ESTATES HOLDINGS, LLC.**

☐ 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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **8-5-24** PROPERTY LIES WITHIN FLOOD ZONE: **"C"** AS PER FEMA.

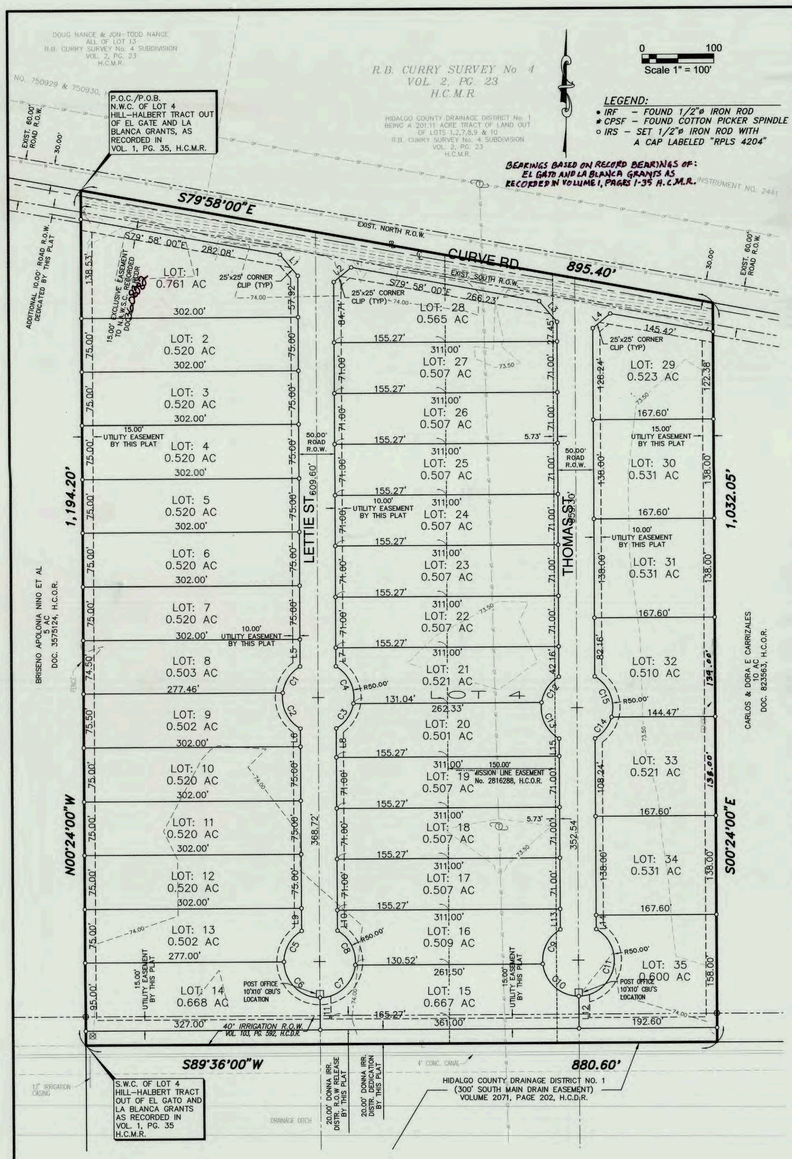
DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.**

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: **$2,526.00** *For:* (PAVING IMPS.)
☒ **CASH DEPOSIT:** Amount: **$14,000.00** *For:* (4 FIREHYDRANTS)

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.*



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.

	NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER:	VICTOR DANIEL	P.O. Box 2604 EDINBURG, TEXAS 78539	(956) 381-1017	N/A
ENGINEER:	ISAEL POSADAS, P.E.	2105 S. JACKSON RD., EDINBURG, TEXAS 78539	(956) 287-1818	N/A
SURVEYOR:	R.E. GARCIA & ASSOCIATES	116 N. 12TH AVE., EDINBURG, TEXAS 78541	(956) 381-1061	N/A

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, KVL REAL ESTATES HOLDINGS LLC AS OWNER OF THE 22.50 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAVENIA CROSSING 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 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.

VICTOR DANIEL, MANAGING MEMBER OF KVL REAL ESTATES HOLDINGS LLC — DATE:
P.O. BOX 2604, 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 6th DAY OF September 20 26

NOTARY PUBLIC
MY COMMISSION EXPIRES ON 09-21-2027

BELINDA GUERRERO
Notary Public, State of Texas
Comm. Expires 09-21-2027
Notary ID 134568485

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

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 49.211(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 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. — DATE
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

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

ISAEL POSADAS, P.E. — DATE 11-26-25
LICENSED PROFESSIONAL ENGINEER NO. 89435

STATE OF TEXAS
ISAEL POSADAS
89435
LICENSED
PROFESSIONAL ENGINEER

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 GROUND.

RAUL E. GARCIA, R.P.L.S. No. 4204 — DATE 11/01/24
SURVEY FIRM NO. 10015300

STATE OF TEXAS
RAUL E. GARCIA
4204
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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 OSSF DIVISION OF PLANNING

HIDALGO COUNTY OSSF DIVISION PLANNING — DATE

THE COUNTY OF HIDALGO TEXAS

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR,
HIDALGO COUNTY CLERKS

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

BY: _____ DEPUTY

SDI ENGINEERING, LLC
CIVIL • TRANSPORTATION • PLANNING • STORMWATER
2105 S JACKSON RD., EDINBURG, TEXAS 78539
(956) 287-1818 PH. (956) 287-3697 FAX
TBPE REG. NO. F-13016

GENERAL SUBDIVISION PLAT NOTES

1. 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.

2. 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.

3. SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. 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.

5. 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.

6. 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. 3)

7. 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, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. 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.

9. FOUR (4.0') FOOT SIDEWALK IS REQUIRED ALONG INTERNAL STREET UPON ISSUANCE OF A BUILDING PERMIT AS REQUIRED BY THE CITY OF DONNA.

10. 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.

11. 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 SEWERAGE 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 DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A 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.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

13. 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.

14. 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.

15. NO ACCESS ONTO CURVE RD. FROM LOTS 1, 28 & 29, AND NO ACCESS ONTO THOMAS ST. FROM LOTS 15 THROUGH 28.

16. 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 GRANTEE, 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, 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, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS 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 EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 20

VICTOR DANIEL, MANAGING MEMBER OF KVL REAL ESTATE HADING LLC — 9-16-26 DATE

APPROVED BY DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE 12 DAY OF January, 2026

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

METES AND BOUNDS DESCRIPTION

A 22.50 ACRE TRACT OF LAND BEING THE WEST 22.50 ACRES OF BLOCK 4, HILL—HALBERT SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #1140097, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

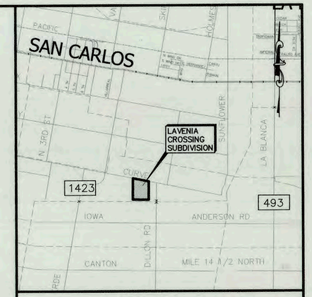
BEGINNING AT A POINT ON THE CENTERLINE OF CURVE ROAD BEING NORTHWEST CORNER OF SAID BLOCK 4, ALSO BEING THE NORTHEAST CORNER OF BLOCK 5 OF SAID HILL—HALBERT SUBDIVISION, ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN COMMUNITY INTEREST SPECIAL WARRANTY DEED RECORDED IN DOCUMENT #1443147, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 79 58' 00" E ALONG SAID CENTERLINE OF CURVE ROAD ALSO BEING NORTH LINE OF SAID BLOCK 4, A DISTANCE OF 895.40 FEET, TO A POINT, BEING NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #823563, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 00 24' 00" E ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #823563, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID BLOCK 4, PASS AT 30.50 FEET A SET ONE—HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTH RIGHT—OF—WAY LINE OF SAID CURVE ROAD, PASS AT 992.05 FEET A SET ONE—INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTH LINE OF A DONNA IRRIGATION DISTRICT CANAL RIGHT—OF—WAY AS DESCRIBED IN DEED RECORDED IN VOLUME 103, PAGE 592, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 1,032.05 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 4, ALSO BEING THE NORTH LINE OF BLOCK 16, OF SAID HILL HALBERT SUBDIVISION, BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT #823563, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 89 36' 00" W 880.60 FEET ALONG SAID SOUTH LINE OF BLOCK 4, ALSO BEING THE NORTH LINE OF SAID BLOCK 16, TO A POINT BEING THE SOUTHWEST CORNER OF SAID BLOCK 4, ALSO BEING THE SOUTHEAST CORNER OF SAID BLOCK 5, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN COMMUNITY INTEREST SPECIAL WARRANTY DEED RECORDED IN DOCUMENT #1443147, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 00 24' 00" W ALONG THE WEST LINE OF SAID BLOCK 4, ALSO BEING THE EAST LINE OF SAID BLOCK 5, ALSO BEING THE EAST LINE OF SAID TRACT DESCRIBED IN COMMUNITY INTEREST SPECIAL WARRANTY DEED RECORDED IN DOCUMENT #1443147, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 40.00 FEET A SET ONE—HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE NORTH LINE OF SAID DONNA IRRIGATION DISTRICT CANAL RIGHT—OF—WAY AS DESCRIBED IN DEED RECORDED IN VOLUME 103, PAGE 592, DEED RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 1,163.70 FEET A SET ONE—HALF INCH IRON ROD WITH A CAP LABELED "RPLS 4204" BEING THE SOUTH RIGHT—OF—WAY LINE OF SAID CURVE ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 1,194.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 22.50 ACRES OF LAND, MORE OR LESS.



LOCATION MAP
SCALE: 1"= 4000'

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 2.0 MILES NORTH FROM THE CITY LIMITS. AND NOT LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ)

SHEET 1:

LOCATION MAP AND ET.J; 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; CITY APPROVAL CERTIFICATE; 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. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; OSSF DIVISION CERTIFICATE 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); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3:

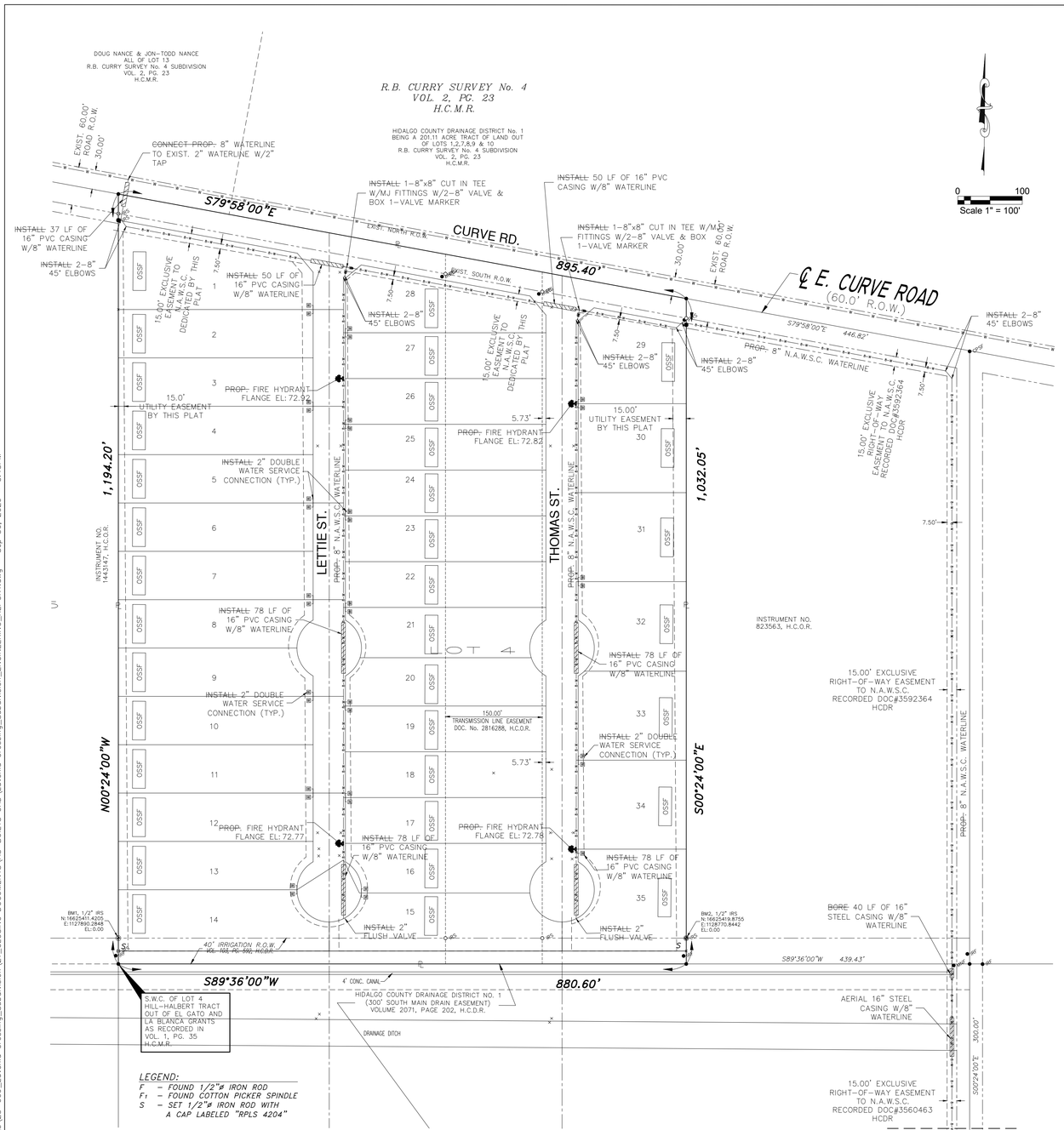
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; ENGINEER'S CERTIFICATION; TYPICAL ROAD SIDE DITCH SECTION. MAP OF TOPOGRAPHY AND EXISTING DRAINAGE.

LINE DATA		
LINE	BEARING	DISTANCE
L1	S40° 11' 00"E	38.42
L2	N49° 49' 00"E	31.99
L3	S40° 11' 00"E	38.42
L4	N49° 49' 00"E	31.99
L5	S0° 24' 00"E	37.98
L6	S0° 24' 00"E	25.42
L7	N0° 24' 00"W	25.98
L8	N0° 24' 00"W	40.42

LINE DATA		
LINE	BEARING	DISTANCE
L9	S0° 24' 00"E	31.70
L10	N0° 24' 00"W	28.70
L11	S0° 24' 00"E	45.00
L12	S0° 24' 00"E	45.00
L13	S0° 24' 00"E	28.70
L14	N0° 24' 00"W	19.70
L15	S0° 24' 00"E	24.24

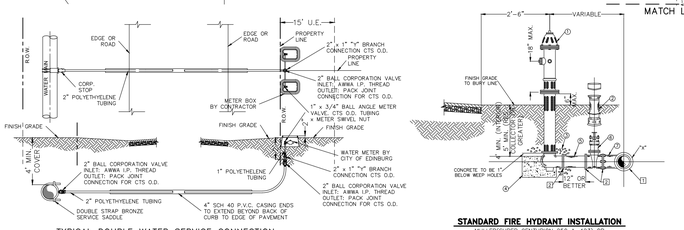
CURVE DATA				
CURVE	RADIUS	ARC LENGHT	CHORD BEARING	CHORD DISTANCE
C1	50.00	45.56	S33° 29' 49"W	44.00
C2	50.00	59.16	S26° 30' 11"E	55.77
C3	50.00	43.60	N34° 37' 16"E	42.23
C4	50.00	61.12	N25° 22' 44"W	57.39
C5	50.00	52.36	S29° 36' 00"W	50.00
C6	50.00	78.54	S45° 24' 00"E	70.71
C7	50.00	73.53	N47° 28' 10"E	67.08
C8	50.00	57.37	N27° 31' 50"W	54.27

CURVE DATA				
CURVE	RADIUS	ARC LENGHT	CHORD BEARING	CHORD DISTANCE
C9	50.00	57.37	S26° 43' 49"W	54.27
C10	50.00	73.53	S48° 16' 11"E	67.08
C11	50.00	130.90	N14° 36' 00"E	96.59
C12	50.00	44.87	S33° 53' 25"W	43.38
C13	50.00	59.85	S26° 06' 35"E	56.34
C14	50.00	38.65	N37° 27' 21"E	37.69
C15	50.00	66.07	N22° 32' 39"W	61.37



LEGEND:

F = FOUND 1/2"ø IRON ROD
F1 = FOUND COTTON PICKER SPINDLE
S = SET 1/2"ø IRON ROD WITH A CAP LABELLED "RPLS 4204"



TYPICAL DOUBLE WATER SERVICE CONNECTION

STANDARD FIRE HYDRANT INSTALLATION

MUELLER/SUPER CENTURION 250 A-423 OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY

NOTE: FIRE HYDRANT TO BE PAINTED RED.

NOTE:

1.) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.

2.) PUMPER NOZZLE SHALL FACE ROADWAY. (5 1/2" N.S.T.)

3.) IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LIEU OF A STANDARD TEE.

4.) 3" AMERICAN DARLING IS USED MODEL B-84-B w/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.

5.) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.

6.) ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.

7.) ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS

FIRE HYDRANT INSTALLATION
CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX

FIRE HYDRANT UNIT SHALL INCLUDE:

7.1.) FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
7.2.) VALVE BOX (DOMESTIC)
7.3.) 3 CU. FT. GRAVEL
7.4.) 4" RESILIENT SEAT VALVE 1" BELOW HYDRANT WEEP HOLES)
7.5.) 1" OR BETTER PVC SPOOLS
7.6.) 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
7.7.) 6"x6" CAST IRON TEE (FLANGED X M.J.) "x" WATER MAIN DIA.

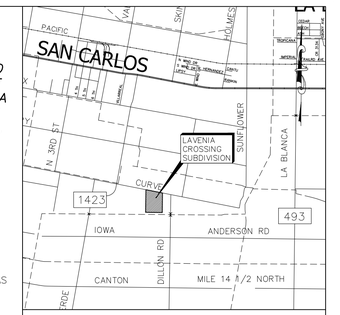
1 MECHANICAL JOINT
2 FLANGE

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.

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



LOCATION MAP
SCALE: 1"= 4000'

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.

FINAL ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LAVENIA CROSSING SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF MILE 15 N RD. AND AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF E CURVE RD. WATER DISTRIBUTION SYSTEM FOR THE LAVENIA CROSSING SUBDIVISION WILL BE PROVIDED BY AN 8" WATERLINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF LETTIE ST. AND THOMAS STREET CONNECTING TO A 8" WATER LINE ALONG THE SOUTH R.O.W. E CURVE ROAD CONTINUING ON DILLON RD. WEST R.O.W. CONNECTING TO A EXISTING 8" WATER LINE ALONG MILE 15 N RD, AND CONNECTING THE EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF E CURVE ROAD.

LAVENIA CROSSING SUBDIVISION CONSISTS OF SEVENTEEN (17) 1" DIAMETER DUAL SERVICE LINES RUNNING IN PAIRS OF LOTS BEFORE SPLITTING INTO ¾" DIAMETER SERVICE LINES AND ONE (1) ¾" DIAMETER SINGLE SERVICE LINES SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND ¾" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF $31,500.00 OR $1,750.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) THE SUM OF $42,675.00, WHICH COVERS THE $1,219.28 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FOUR (4) FIRE HYDRANTS AT A UNIT COST OF $7,500.00 EACH FOR A TOTAL COST OF $30,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES UTILIZING PERSONAL CHECK:

SEWAGE FOR LAVENIA CROSSING SUBDIVISION IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD FOR THE LOT. ISAAC MATA WITH MATA'S SEPTIC TANKS HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THE LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAINFIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM. FOUR (4) SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITS AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $2,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. THIRTY-FIVE (35) SEPTIC TANKS HAVE BEEN INSTALLED FOR A TOTAL AMOUNT OF $87,500.00. WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM FOR THE ENTIRE SUBDIVISION. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE

WATER & SEWAGE ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTIVE WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES – THESE FACILITIES ARE FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS, AT A GRAND TOTAL OF $514,110.00.

SEWAGE FACILITIES – SEPTIC SYSTEMS HAVE BEEN INSTALLED AT A TOTAL COST OF $87,500.00.

ISAEL POSADAS, P.E. — DATE
REGISTERED PROFESSIONAL ENGINEER No. 89435

ISAEL POSADAS 89435 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

FINAL ENGINEERING REPORT (VERSION ESPAÑOL):

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN LAVENIA CROSSING SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y LA COMPAÑÍA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA COMPAÑÍA N.A.W.S.C. TENDRÁ QUE PROPORCIONAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

N.A.W.S.C. CUENTA CON UNA LÍNEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIÁMETRO UBICADA A LO LARGO DEL LADO SUR DEL DERECHO DE VÍA (R.O.W.) DE MILE 15 N RD., ASÍ COMO CON UNA LÍNEA DE AGUA EXISTENTE DE 2 PULGADAS DE DIÁMETRO UBICADA A LO LARGO DEL LADO NORTE DEL DERECHO DE VÍA DE E CURVE RD. EL SISTEMA DE DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISIÓN LAVENIA CROSSING SERÁ SUMINISTRADO MEDIANTE UNA LÍNEA DE AGUA DE 8 PULGADAS QUE SE EXTENDERÁ A LO LARGO DEL LADO ESTE DEL DERECHO DE VÍA DE LETTIE ST. Y THOMAS STREET, CONECTÁNDOSE A UNA LÍNEA DE AGUA DE 8 PULGADAS UBICADA A LO LARGO DEL DERECHO DE VÍA SUR DE E CURVE ROAD. LA LÍNEA CONTINUARÁ POR EL LADO OESTE DEL DERECHO DE VÍA DE DILLON RD., DONDE SE CONECTARÁ A LA LÍNEA DE AGUA EXISTENTE DE 8 PULGADAS UBICADA A LO LARGO DE MILE 15 N RD., Y TAMBIÉN SE CONECTARÁ A LA LÍNEA DE AGUA EXISTENTE DE 2 PULGADAS DE DIÁMETRO UBICADA A LO LARGO DEL LADO NORTE DEL DERECHO DE VÍA DE E CURVE ROAD.

EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN LAVENIA CROSSING SUBDIVISION CONSISTE DE UN DIECISIETE (17) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA LOS LOTES ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE ¾ DE PULGADA DE DIÁMETRO PARA CADA LOTE Y UNO (1) CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA LOS LOTES. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO Y ESTÁN INSTALADOS A UN COSTO TOTAL DE $31,500.00 O $1,750.00 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. LA CANTIDAD DE $42,675.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA QUE REPRESENTA $1,219.28 POR CADA LOTE, ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARÁ SIN ALGÚN GASTO AL DUEÑO.

ADICIONAL EL DUEÑO A INSTALADO CUATRO (4) BOCAS DE RIEGO (FIRE HYDRANT) COSTO DE $7,500.00 QUE SUMAN EL TOTAL DE $30,000.00. SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO DESPUÉS DE LA FECHA DE ARCHIVAMIENTO DE ESTA 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 SETICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. ISAAC MATA DE MATA'S SEPTIC TANKS HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. SE HICIERON CUATRO EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA 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 MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR ES DE $2,500.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSA SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL. A UN COSTO TOTAL DE $87,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS DESDE (FECHA DE INSPECCIÓN).

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $514,110.00.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA $2,500.00 A UN COSTO TOTAL DE $87,500.00 TODA LA SUBDIVISIÓN.

ISAEL POSADAS, P.E. — DATE
REGISTERED PROFESSIONAL ENGINEER No. 89435

ISAEL POSADAS 89435 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

CONSTRUCTION ESTIMATE:

WATER IMPROVEMENTS	$ 471,435.00
SEPTIC TANK (OSSF) IMPROVEMENTS	$ 87,500.00
PAVING IMPROVEMENTS	$ 262,610.98
DRAINAGE IMPROVEMENTS	$ 261,386.00
TOTAL	$ 1,082,931.98

INDEX TO SHEETS

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; CITY APPROVAL CERTIFICATE; 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. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HCHD 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); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3:

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; ENGINEER'S CERTIFICATION; TYPICAL ROAD SIDE DITCH SECTION. MAP OF TOPOGRAPHY AND EXISTING DRAINAGE.

Z:\SDI_Files\SDI_Projects\0-Private_Developments\23-009_Lavenia Crossing_Subdivision\21_CLOSING DOCUMENTS\AS-BUILTS CAD\Lavenia Crossing_Subdivision_ENGINEERING_REPORT.dwg — Sep 30, 2026 — 5:15PM

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.

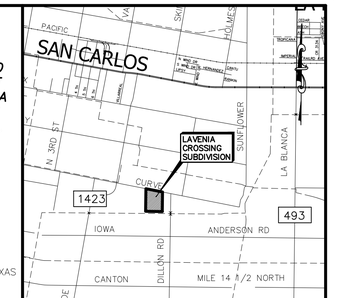
FILED FOR RECORD IN HIDALGO COUNTY, ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LOCATION MAP

SCALE: 1"= 4000'

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.

DRAINAGE STATEMENT FOR LAVENIA CROSSING SUBDIVISION

I. PROJECT LOCATION

LAVENIA CROSSING SUBDIVISION IS A 22.50-ACRE TRACT OF LAND BEING OUT OF LOT 4, HILL-HALBERT TRACT SUBDIVISION, OUT OF EL GATO AND LA BLANCA GRANTS AS RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. PROPOSED DEVELOPMENT WILL CONSIST OF A 35-LOT RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF CURVE ROAD.APPROXIMATELY 440.00 FEET WEST FROM THE INTERSECTION OF DILLON ROAD

II. FLOOD PLAIN

THE SUBJECT TRACT LIES IN 'ZONE C', AREAS OF MINIMUM FLOODING. FLOOD INSURANCE RATE MAP NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

III. SOIL CONDITIONS

A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY SANDY CLAY LOAM (HIDALGO 28) A SOIL THAT IS WELL DRAINED, WITH SURFACE RUNOFF BEING SLOW AND PERMEABILITY IS MODERATE. THIS SOIL HAS A MODERATE SHRINK-SWELLPOTENTIAL..

IV. EXISTING CONDITIONS

THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.10 TO 0.15%. EXISTING RUNOFF IS BY SHEET FLOW GENERALLY TOWARDS THE SOUTHWEST OF THE TRACT, AND NATURALLY DRAINS ONTO SURROUNDING LANDS. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF IS 14.36 CFS

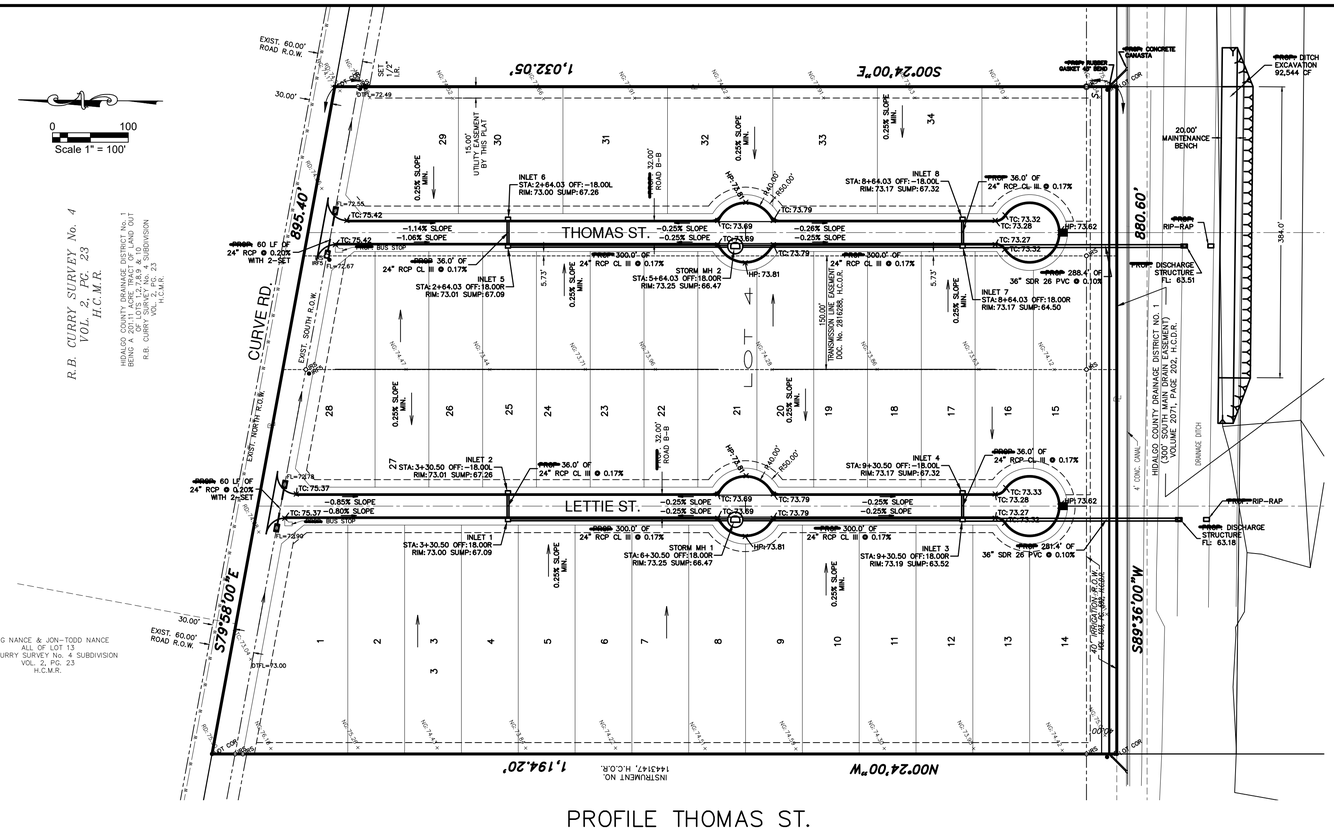
V. PROPOSED CONDITIONS

THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT WILL CONSIST OF A 35-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE DRAINAGE DETENTION OF THIS SUBDIVISION WILL BE 92,314.77 CUBIC FEET (2.119 AC-FT) OF STORM WATER STORAGE FOR A 50 YEAR DESIGN FREQUENCY IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS. THE PROPOSED DETENTION OF THIS SUBDIVISION IS THRU AN EXISTING 300.0 FOOT DRAIN DITCH RIGHT-OF-WAY (HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 – SOUTH MAIN DRAIN I LATERAL) LOCATED ON SOUTH SIDE OF PROPOSED DEVELOPMENT. STREET RUNOFF WILL BE RELEASED VIA TWO PROPOSED 36" STORM SEWER LINE THAT WILL BE LOCATED ALONG THE WEST RIGHT-OF-WAY LINE OF PROPOSED LETTIE ST. & THOMAS ST. (INTERNAL 50.00 FOOT ROAD RIGHT-OF-WAYS). SAID 36" STORM SEWER LINE WILL EVENTUALLY OUTFALL INTO SAID EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 – SOUTH MAIN DRAIN I LATERAL. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASED TO 39.60 CFS.

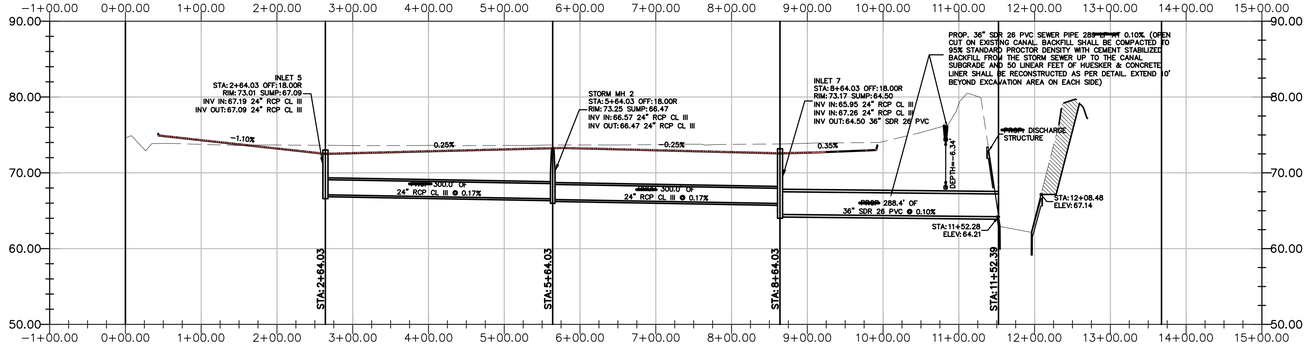
ISAEL POSADAS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 89435

DATE

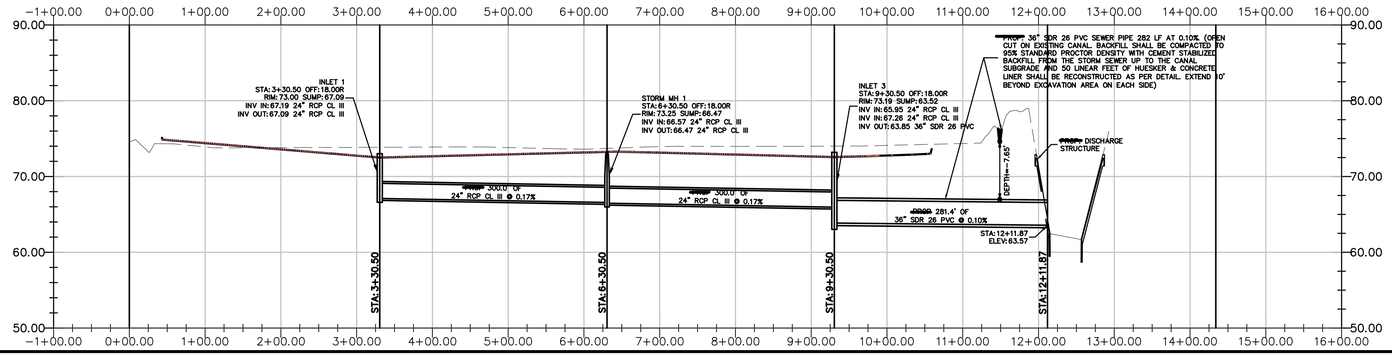
STATE OF TEXAS — ISAEL POSADAS — 89435 — LICENSED PROFESSIONAL ENGINEER



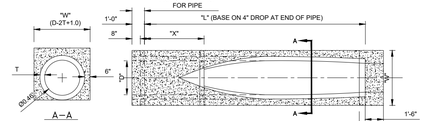
PROFILE THOMAS ST.



PROFILE LETTIE ST.



SAFETY END TREATMENT DETAIL



SAFETY END TREATMENT PIPE LENGTHS

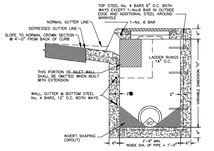
PIPE DIA. (IN.)	L			
	3 : 1	4 : 1	5 : 1	6 : 1
12"	2'-0"	2'-8"	3'-4"	4'-0"
15"	2'-9"	3'-6"	4'-7"	5'-6"
18"	3'-6"	4'-8"	5'-10"	7'-0"
24"	5'-1 1/2"	6'-10"	8'-6 1/2"	10'-3"
30"	6'-9"	9'-0"	11'-3"	13'-6"
36"	8'-6"	11'-4"	14'-2"	17'-0"
42"	10'-1 1/2"	13'-6"	16'-10 1/2"	20'-3"
48"	11'-9"	15'-8"	19'-7"	23'-6"

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"	.98	1.23	1.49	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	2.32	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

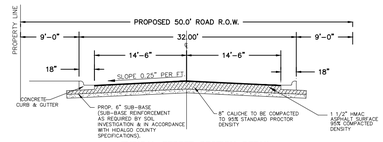
CURB INLET DETAIL

N.T.S

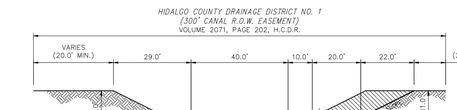


HCDD#1 DISCHARGE STRUCTURE DETAIL

N.T.S.

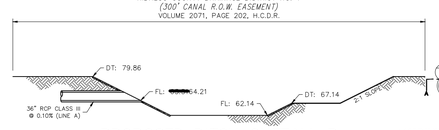


TYPICAL STREET SECTION DETAIL



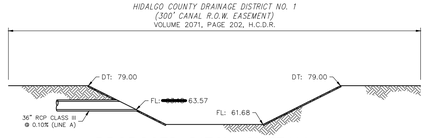
~~PROPOSED~~ DITCH IMPROVEMENTS

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



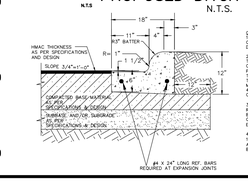
~~PROPOSED~~ DITCH OUTFALL B

N.T.S.



~~PROPOSED~~ DITCH OUTFALL A

N.T.S



INDEX TO SHEETS

SHEET 1:

LOCATION MAP AND ET.; 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; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION;H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD 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); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3:

DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; ENGINEER'S CERTIFICATION; TYPICAL ROAD SIDE DITCH SECTION. MAP OF TOPOGRAPHY AND EXISTING DRAINAGE.

DRAINAGE MANHOLE DETAILS

N.T.S

