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 **J&A RANCH SUBDIVISION**, PRECINCT No. **3.**

ENGINEER: ***S2 ENGINEERING PLLC*** DEVELOPER: **ALBERTO DE HOYOS**

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: **N/A**

FILLING STATIONS: **N/A**

LOCATION DESCRIPTION: **WEST OF BRYAN ROAD, APPROXIMATELY ½ OF MILE NORTH OF SH 107.**

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF **MCALLEN**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **5-20-26** PROPERTY LIES WITHIN FLOOD ZONE **"X"** AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO BRYAN ROAD SIDE DITCH.**

SEWER SYSTEM: ☒ OSSF'S

WATER SERVICE PROVIDER: **S.W.S.C.** LINE SIZE: **4"** LOCATION: **BRYAN ROAD.**

STAFF RECOMMENDS:

☒ **Preliminary Approval** *subject to comments and future recommendations by planning, other departments and the approval of the City of* **MCALLEN.**

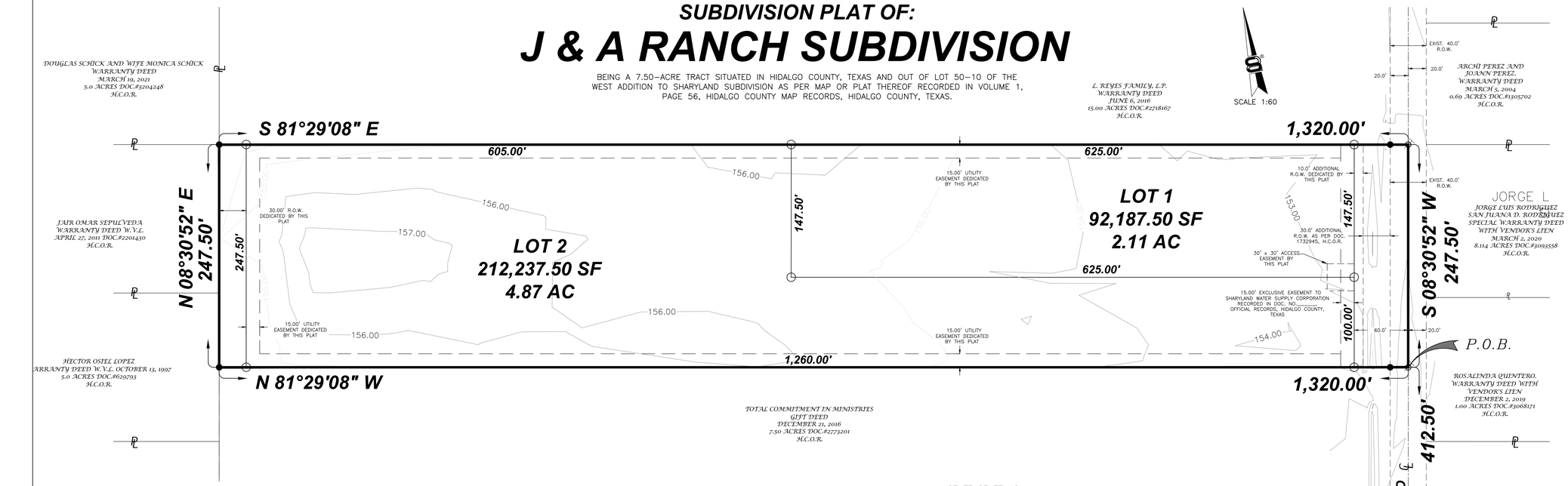
☐ **Final Approval** *subject to recommendations other departments*

* *This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

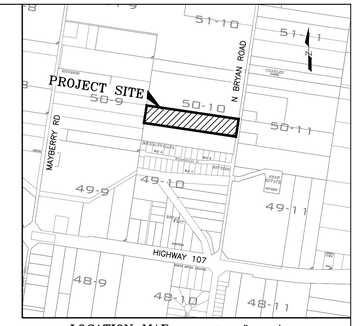
SUBDIVISION PLAT OF:

J & A RANCH SUBDIVISION

BEING A 7.50–ACRE TRACT SITUATED IN HIDALGO COUNTY, TEXAS AND OUT OF LOT 50–10 OF THE WEST ADDITION TO SHARYLAND SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS.



SCALE 1:60



LOCATION MAP SCALE= 1":1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE HIDALGO COUNTY AREA:

J & A RANCH SUBDIVISION IS LOCATED NORTH HIDALGO COUNTY TEXAS, ON THE WEST SIDE OF BRYAN RD. THE NEAREST MUNICIPALITY IS THE CITY OF MCALLEN (POPULATION 41,024 – 2021 CENSUS). THIS SUBDIVISION LIES WITHIN THE CITY'S 2.5 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT NO. 1.

SURVEYING LEGEND

○	SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED S2 F 10104796	L	LOT LINE
⊙	SET MAG NAIL	EXIST.	EXISTING
△	CALCULATED POINT	N.E.C.	NORTHEAST CORNER
●	FOUND 1/2" IRON ROD	S.E.C.	SOUTHEAST CORNER
●	FOUND 1/2" IRON PIPE	S.W.C.	SOUTHWEST CORNER
✪	FOUND COTTON PICKER SPINDLE	N.W.C.	NORTHWEST CORNER
P.O.B.	POINT OF BEGINNING	M.R.H.C.	MAP RECORDS OF HIDALGO COUNTY
P.O.C.	POINT OF COMMENCING	O.R.H.C.	OFFICIAL RECORDS OF HIDALGO COUNTY
℄	PROPERTY LINE	D.R.H.C.	DEED RECORDS OF HIDALGO COUNTY
℄	CENTER LINE	R.O.W.	RIGHT OF WAY
		(N/S/E/W)	RECORD BEARING
		(0.00)	RECORD DISTANCE

PLAT NOTES AND RESTRICTIONS:

1.– FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN. COMMUNITY–PANEL NUMBER: 480334 0295 D . REVISED DATE: NOVEMBER 16, 1982. FLOOD ZONE IS BEING REMOVED CASE NO. 24–06–1884o LOMR–F.

2.– REQUIRED DETENTION FOR STORM SEWER RUNOFF PER THE APPROVED DRAINAGE REPORT: LOT 1 WILL NEED TO RETAIN 4,192 CUBIC FEET (155 CUBIC YARDS) FOR A 50–YEAR STORM EVENT. LOT 2 WILL NEED TO RETAIN 74,236 CUBIC FEET (2,749 CUBIC YARDS) FOR A 50–YEAR STORM EVENT. THE PROPOSED DETENTION POND AREA SHOULD BE DEFINED AND PROVIDED DURING SITE PLAN APPROVAL PROCESS. SAID AREA MUST COMPLY WITH THE VOLUME PROVIDED IN THIS PLAT.

3.– MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT FRONT CENTER OF EACH LOT 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.

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

5.– MINIMUM BUILDING SETBACK LINES:

FRONT	60.00' OR GREATER FOR EASEMENTS
REAR	15.00' OR GREATER FOR EASEMENTS
SIDE	6.00' OR GREATER FOR EASEMENTS
CORNER SIDE	10.00' OR GREATER FOR EASEMENTS
GARAGE	18.00' EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACK APPLIES

6.– 4 FT WIDE MINIMUM SIDEWALK REQUIRED ALONG N BRYAN ROAD

7.– ALL LOT CORNERS SET HALF INCH (1/2) IRON RODS OR AS NOTED.

8.– BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. 1 ELEV. 152.15 AT A 1/2–IRON ROD FOUND NORTHEAST CORNER OF THE SUBDIVISION. NAD88 DATUM BENCHMARK COORDINATES
X = 1052349.3270 Y = 16641353.24

9.– 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.

10.– ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

11.– NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM UNITED IRRIGATION DISTRICT.

12.– NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

13.– NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

14.– EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED BY THIS PLAT.

15.– 6 FT. OPAQUE BUFFER REQUIRED FROM ADJACENT/BETWEEN MULTI–FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES/USES.

16.– 8 FT. MASONRY WALL REQUIRED BETWEEN SINGLE FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL, OR MULTI–FAMILY RESIDENTIAL ZONES/USES.

17.– COMMON AREAS, ANY PRIVATES STREETS/DRIVER, GATE AREAS, ETC. MUST BE MAINTAINED BY LOT OWNER AND NOT THE CITY OF McALLEN.

18.– AN ENGINEERED DRAINAGE DETENTION PLAN, APPROVED BY THE CITY OF MCALLEN ENGINEER DEPARTMENT, SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.

19.– NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1. NO COMMERCIAL USE SHALL BE ALLOWED ON LOT 1. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

20.– ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHAYLAND WATER SUPPLY CORPORATION.

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

STATE OF TEXAS
JOSE N. SALDIVAR
94076
LICENSED PROFESSIONAL ENGINEER

Preliminary

JOSE N. SALDIVAR, P.E. , C.F.M.
LICENSED PROFESSIONAL ENGINEER No. 94076
S2 ENGINEERING, PLLC.
2020 E GRIFFIN PARKWAY
MISSION, TEXAS 78574

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: JORGE ALBERTO DE HOYOS AND ANITA MORENO	1006 PEREGRIN DR	EDINBURG, TEXAS 78542	
ENGINEER: JOSE N. SALDIVAR P.E., C.F.M.	2020 E GRIFFIN PARKWAY	MISSION, TEXAS 78574	(956)403–9787
SURVEYOR: RESTITUTO A. ASCANO III, R.P.L.S.	2020 E GRIFFIN PARKWAY	MISSION, TEXAS 78574	(956)403–9787

20.– GENERAL NOTE FOR COMMERCIAL LOTS:
LOT 2 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

METES AND BOUNDS

BEING A 7.50–ACRE TRACT SITUATED IN HIDALGO COUNTY, TEXAS AND OUT OF LOT 50–10 OF THE WEST ADDITION TO SHARYLAND SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 56, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO JORGE ALBERTO DE HOYOS AND WIFE ANITA MORENO AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED MAY 20, 2024, RECORDED IN DOCUMENT NUMBER 3550540, HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. SAID 7.50–ACRE TRACT BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A COTTON PICKER SPINDLE FOUND AT THE SOUTHEAST CORNER OF LOT 50–10 OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION THENCE, NORTH 08° 30' 52" EAST, ALONG THE CENTERLINE OF BRYAN ROAD, SAME BEING THE EAST SIDE OF LOT 50–10 OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION, AND WITHIN THE BOUNDARIES OF BOUGAINVILLEA SUBDIVISION AS RECORDED IN VOLUME 22, PAGE 31A MAP RECORDS OF HIDALGO COUNTY, TEXAS, A DISTANCE OF 165.0 FEET PASSING NORTHEAST CORNER OF SAID BOUGANVILLEA SUBDIVISION AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO TOTAL COMMITMENT IN MINISTRIES, AS DESCRIBED IN A GIFT DEED, DATED DECEMBER 21, 2016, RECORDED IN DOCUMENT NUMBER 2773201. HIDALGO COUNTY OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 412.50 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO TOTAL COMMITMENT IN MINISTRIES, AND FOR TE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81° 29' 08" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO TOTAL COMMITMENT IN MINISTRIES, AT 20.00 FEET PASS A 1/2 INCH IRON ROD FOUND AT THE WEST RIGHT–OF–WAY LINE OF SAID BRYAN ROAD, AND CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2 INCH IRON ROD FOUND ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO HECTOR OSIEL LOPEZ AND WIFE DOLORES LOPEZ AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED OCTOBER 13, 1997, RECORDED IN DOCUMENT NUMBER 629793, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, FOR THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO TOTAL COMMITMENT IN MINISTRIES, AND ALSO BEING ON THE WEST LINE OF LOT 50–10 OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, NORTH 08° 30' 52" EAST, ALONG THE WEST LINE OF LOT 50–10 OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION, SAME BEING THE EAST LINE OF SAID TRACT OF LAND CONVEYED TO HECTOR OSIEL LOPEZ AND WIFE DOLORES LOPEZ, AND CONTINUING PASSING THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO HECTOR OSIEL LOPEZ AND WIFE DOLORES LOPEZ AND SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JAIR OMAR SEPULVEDA AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN, DATED APRIL 27, 2011, RECORDED IN DOCUMENT NUMBER 2201430. HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, A DISTANCE OF 247.50 FEET TO A 3/8 INCH IRON ROD FOUND ON THE SOUTHWEST CORNER OF A 15.00 ACRE TRACT CONVEYED TO L. REYES FAMILY L.P. AS DESCRIBED IN A WARRANTY DEED, DATED JUNE 6, 2016, RECORDED IN DOCUMENT NUMBER 2718167, HIDALGO COUNTY OFFICIAL RECORDS, TEXAS, NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO JAIR OMAR SEPULVEDA, THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO DOUGLAS SCHICK AND WIFE MONICA SCHICK BY DOCUMENT NUMBER 3204248 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81° 29'08" EAST, ALONG THE SOUTH LINE OF SAID 15.00 ACRE TRACT CONVEYED TO L. REYES FAMILY L.P, AT 1,300.00 FEET PASS A 1/2 INCH IRON ROD FOUND ON THE WEST RIGHT–OF–WAY LINE OF SAID BRYAN ROAD, AND CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A MAG NAIL SET ON THE CENTERLINE OF SAID BRYAN ROAD AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO L. REYES FAMILY LP FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 08° 30' 52" WEST, ALONG THE CENTERLINE OF SAID BRYAN ROAD, SAME BEING THE EAST SIDE OF LOT 50–10 OF SAID WEST ADDITION TO SHARYLAND SUBDIVISION, A DISTANCE OF 247.50 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.50–ACRE TRACT OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE J & A RANCH SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____

STATE OF TEXAS
OSCAR HERNANDEZ
5005
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Preliminary

OSCAR HERNANDEZ, R.P.L.S. DATE
R.P.L.S. No. 5005
S2 ENGINEERING, PLLC.
2020 E GRIFFIN PARKWAY
MISSION, TEXAS 78574

HIDALGO COUNTY UNITED IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE UNITED IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____ 20___.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON UNITED 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.

_____ ATTEST: _____
PRESIDENT SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE)_____, AS OWNER(S) OF THE 7.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J&A RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134–61 (e)(5) OF THE SUBDIVISION ORDINANCE, 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 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.

_____ _____
JORGE ALBERTO DE HOYOS DATE:
1006 PEREGRIN DR
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED_____PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE–CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____ , 20___.

_____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE)_____, AS OWNER(S) OF THE 7.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J&A RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134–61 (e)(5) OF THE SUBDIVISION ORDINANCE, 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 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.

_____ _____
ANITA MORENO DATE:
1006 PEREGRIN DR
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED_____PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE–CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____ , 20___.

_____

STATE OF TEXAS
CITY OF MCALLEN
PLANNING AND ZONING COMMISSION

I THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MCALLEN, HEREBY CERTIFY THIS J & A RANCH SUBDIVISION PLAT WHICH CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED.

DATED THIS_____DAY OF_____ 20___

_____
CHAIRMAN OF PLANNING AND ZONING COMMISSION

STATE OF TEXAS
CITY OF MCALLEN
MAYOR APPROVAL

I, THE UNDERSIGNED MAYOR OF THE CITY OF MCALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

_____ _____
MAYOR, CITY OF MCALLEN DATE

_____ _____
CITY SECRETARY DATE

SHARYLAND WATER SUPPLY CORPORATION CERTIFICATE

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE J&A RANCH SUBDIVISION LOCATED AT THE ETJ OF CITY OF MCALLEN, IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DEVELOPER'S DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

_____ _____
CARLOS LIMA DATE
GENERAL MANAGER

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

INDEX TO SHEETS OF J&A SUBDIVISION

1 OF 2	HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR' S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND HCHD. REVISION NOTES.
2 OF 2	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

THE COUNTY OF HIDALGO 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

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796
2020 E GRIFFIN PKWY, MISSION, TX 78574 956-403-9787
S2ENGINEERINGPLLC.COM

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE)_____, AS OWNER(S) OF THE 7.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J&A RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, 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 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.

_____ _____
JORGE ALBERTO DE HOYOS DATE:
1006 PEREGRIN DR
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED_____ PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE-CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____ , 20____.

_____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE)_____, AS OWNER(S) OF THE 7.5 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED J&A RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND SECTION 134-61 (e)(5) OF THE SUBDIVISION ORDINANCE, 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 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.

_____ _____
ANITA MORENO DATE:
1006 PEREGRIN DR
EDINBURG, TEXAS 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED_____ PROVED TO ME THROUGH HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DE-CLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF_____ , 20____.

WATER SYSTEM, SANITARY SEWER SYSTEM, PAVING AND DRAINAGE LAYOUT :

J & A RANCH SUBDIVISION

COST ESTIMATE

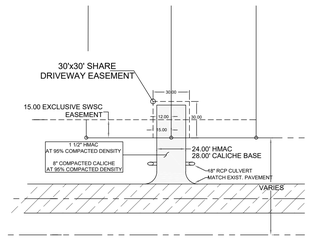
WATER DISTRIBUTION: _____
OSSF IMPROVEMENTS: _____
DRAINAGE IMPROVEMENTS: _____
PAVING IMPROVEMENTS: _____
TOTAL: _____

SURVEYING LEGEND

- SET 1/2" IRON ROD WITH PLASTIC CAP STAMPED S.J.S.-1034756
- SET MAG NAIL
- CALCULATED POINT
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON PIPE
- FOUND COTTON PICKER SPINDLE
- SET SQUARE CUT
- POWER POLE
- LIGHT POLE
- GUY WIRE
- OVERHEAD POWER LINE
- FIBER OPTIC (APPROXIMATE LOCATION)
- SPOTTED GAS LINE (APPROXIMATE LOCATION)
- SPOTTED 8" WATER LINE (APPROXIMATE LOCATION)
- SPOTTED 8" SANITARY SEWER LINE (APPROXIMATE LOCATION)

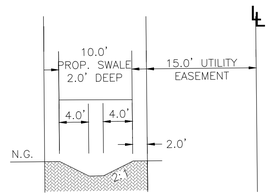
POB POINT OF BEGINNING
POC POINT OF COMMENCING
℄ PROPERTY LINE
℄ CENTER LINE
L LOT LINE
(EXIST.) EXISTING
R.O.W. RIGHT OF WAY
(N72°30'W) RECORD BEARING
(0.00') RECORD DISTANCE

N.E.COR. NORTHEAST CORNER
S.E.C. SOUTHEAST CORNER
S.W.C. SOUTHWEST CORNER
N.W.C. NORTHWEST CORNER
M.R.H.C. MAP RECORDS OF HIDALGO COUNTY
D.R.H.C. DEED RECORDS OF HIDALGO COUNTY
D.R.H.C. DEED RECORDS OF HIDALGO COUNTY
H.C.M.R. HIDALGO COUNTY MAPS RECORDS
H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS

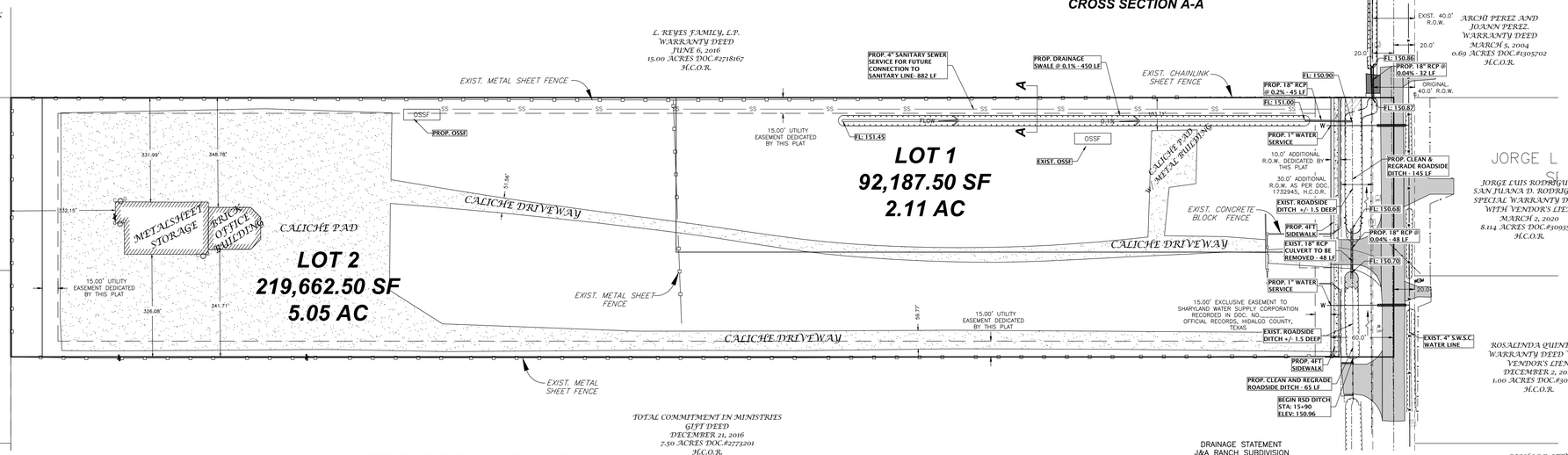


SHARED DRIVEWAY DETAIL

SCALE: NTS



CROSS SECTION A-A



FINAL ENGINEERING REPORT FOR J & A RANCH SUBDIVISION:
BY JOSE N. SALDIVAR, P.E.

WATER SUPPLY: DESCRIPTION AND COSTS.

J & A RANCH SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY, CORP. THE SUBDIVIDER AND THE SHARYLAND WATER SUPPLY CORP. SIGNED A CONTRACT PROVIDING THAT THE SUBDIVISION WILL RECEIVE SUFFICIENT WATER FOR THE NEXT 30 YEARS. SHARYLAND WATER SUPPLY CORP. SUBMITTED SUFFICIENT DOCUMENTATION TO ESTABLISH A LONG-TERM WATER SUPPLY QUANTITY AND QUALITY TO SERVE THE SUBDIVISION'S FUTURE DEVELOPMENT. SHARYLAND WATER SUPPLY CORP. HAS AN EXISTING 4" DIAMETER LINE RUNNING ALONG THE EAST SIDE OF EL N BRYAN ROAD.

THE WATER SYSTEM FOR J & A RANCH SUBDIVISION CONSISTS OF CONNECTING TO THE EXISTING LINE WEST OF BRYAN ROAD WITH A ONE (1) 1" INDIVIDUAL SERVICE BRANCH OFF FROM THE 4" DIAMETER LINE FOR LOT 2, AND AN EXISTING 3/4 METER SERVICE FOR LOT 2. THE WATER SERVICE LINES, AND METER BOXES WERE INSTALLED AT A TOTAL COST OF US $_____ OF WHICH US $ _____ WAS COVERED PER LOT. THE SUBDIVISION OWNER ADDITIONALLY PAID SHARYLAND WATER SUPPLY CORP. THE AMOUNT OF US $_____ OR US $_____ PER LOT ACCORDING TO THE 30-YEAR POTABLE WATER SERVICE CONTRACT AND DOCUMENT COVERING THE WATER METER, (INCLUDING INSTALLATION COSTS FOR EACH METER, CONNECTION FEES, AND MEMBERSHIPS). WHEN THE LAND OWNER REQUESTS A WATER METER, SHARYLAND WATER SUPPLY CORP. WILL INSTALL THE METER AT NO COST TO THE OWNER. THE WATER SYSTEM IS FULLY OPERATING ON OR BEFORE THE DATE THE SUBDIVISION IS RECORDED IN HIDALGO COUNTY.

SANITARY SEWAGE DESCRIPTION AND EXPENSES:

J & A RANCH SUBDIVISION HAS BEEN TREATED BY ON-SITE SEWER FACILITIES.

THE SANITARY SEWAGE SYSTEM OF J & A RANCH SUBDIVISION CONSISTS OF AN EXISTING OSSF FOR LOT 1, AND A PROPOSED OSSF FOR LOT 2.

THE ON-SITE SEWER FACILITIES HAVE BEEN INSTALLED, AT A TOTAL COST OF $_____ OR $_____ PER LOT. IN ADDITION, THE ENTIRE OSSF FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY HIDALGO COUNTY HEALTH DEPARTMENT AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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PRELIMINARY
JOSE N. SALDIVAR, P.E. No. 94076

REPORTE FINAL DE INGENIERIA DE J & A RANCH SUBDIVISION
POR: JOSE N. SALDIVAR, P.E.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD.

LA SUBDIVISION J & A RANCH CUENTA CON SUMINISTRO DE AGUA POTABLE DE SHARYLAND WATER SUPPLY CORP. EL PROMOTOR Y SHARYLAND WATER SUPPLY CORP. FIRMARON UN CONTRATO QUE GARANTIZA EL SUMINISTRO SUFICIENTE DE AGUA A LA URBANIZACIÓN DURANTE LOS PRÓXIMOS 30 AÑOS. SHARYLAND WATER SUPPLY CORP. PRESENTÓ LA DOCUMENTACIÓN NECESARIA PARA ESTABLECER UN SUMINISTRO DE AGUA A LARGO PLAZO, CON LA CANTIDAD Y CALIDAD ADECUADAS PARA EL DESARROLLO FUTURO DE LA URBANIZACIÓN. LA CORPORACIÓN DE ABASTECIMIENTO DE AGUA DE SHARYLAND TIENE UNA TUBERÍA EXISTENTE DE 4" DE DIÁMETRO QUE CORRE A LO LARGO DEL LADO ESTE DE LA CARRETERA EL N BRYAN.

EL SISTEMA DE AGUA PARA LA SUBDIVISIÓN J & A RANCH CONSISTE EN UNA CONEXIÓN A LA TUBERÍA EXISTENTE AL OESTE DE LA CARRETERA BRYAN MEDIANTE UNA DERIVACIÓN INDIVIDUAL DE 1" DESDE LA TUBERÍA DE 4" DE DIÁMETRO PARA EL LOTE 2, Y UN MEDIDOR EXISTENTE DE 3/4" PARA EL LOTE 2. LAS TUBERÍAS DE SERVICIO DE AGUA Y LAS CAJAS DE MEDIDORES SE INSTALARON CON UN COSTO TOTAL DE US$_____ DE LOS CUALES US$_____ FUERON CUBIERTOS POR LOTE. EL PROPIETARIO DE LA SUBDIVISIÓN PAGÓ ADICIONALMENTE A LA CORPORACIÓN DE ABASTECIMIENTO DE AGUA DE SHARYLAND LA CANTIDAD DE US$_____ O US$_____ POR LOTE, SEGÚN EL SERVICIO DE AGUA POTABLE DE 30 AÑOS. CONTRATO Y DOCUMENTACIÓN QUE CUBRE EL MEDIDOR DE AGUA (INCLUYENDO LOS COSTOS DE INSTALACIÓN DE CADA MEDIDOR, LAS TARIFAS DE CONEXIÓN Y LAS MEMBRESÍAS). CUANDO EL PROPIETARIO DEL TERRENO SOLICITE UN MEDIDOR DE AGUA, SHARYLAND WATER SUPPLY CORP. LO INSTALARÁ SIN COSTO ALGUNO PARA EL PROPIETARIO. EL SISTEMA DE AGUA ESTARÁ EN PLENO FUNCIONAMIENTO EN LA FECHA EN QUE SE REGISTRE LA SUBDIVISIÓN EN EL CONDADO DE HIDALGO O ANTES DE ESTA FECHA.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

LA URBANIZACIÓN J & A RANCH CUENTA CON UN SISTEMA DE ALCANTARILLADO PROPIO.

EL SISTEMA DE ALCANTARILLADO SANITARIO DE LA URBANIZACIÓN J & A RANCH CONSTA DE UNA INSTALACIÓN EXISTENTE PARA EL LOTE 1 Y UNA INSTALACIÓN PROYECTADA PARA EL LOTE 2.

LAS INSTALACIONES DE ALCANTARILLADO PROPIO SE HAN INSTALADO CON UN COSTO TOTAL DE $ 0 $ POR LOTE. ADEMÁS, EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA APROBADO Y ACEPTADO LA TOTALIDAD DE LAS INSTALACIONES, Y DICHO SISTEMA DE DISTRIBUCIÓN ESTÁ OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

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DRAINAGE STATEMENT
J&A RANCH SUBDIVISION

I. PROJECT LOCATION

J&A RANCH SUBDIVISION IS A PROPOSED 2-LOT COMMERCIAL AND RESIDENTIAL SUBDIVISION WITHIN THE CITY OF MCALLEN ETJ, LOCATED IN HIDALGO COUNTY, ON THE WEST SIDE OF BRYAN RD AND APPROXIMATELY 1,200 FT NORTH OF SH 107. THE NEARBY MUNICIPALITIES ARE THE CITY OF MCALLEN, BEING A 7.5-ACRE TRACT OF LAND OUT OF LOT 50-10, WEST ADDITION TO SHARYLAND SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS HIDALGO COUNTY, HIDALGO COUNTY, TEXAS.

II. FLOOD PLAIN

THE PROPOSED SUBDIVISION LIES WITHIN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN. ACCORDING TO THE FEMA FIRM COMMUNITY PANEL NO. 480334 0295 D REVISED TO REFLECT LOMR DATED JUNE 6, 2000.

III. SOIL CONDITIONS

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SITE CONSISTS OF HIDALGO FINE SANDY LOAM (25) BEING HYDROLOGIC SOIL GROUP "B". HIDALGO SANDY CLAY LOAM (28), BEING HYDROLOGY SOIL GROUP "B". WEB SOIL SURVEY IS ATTACHED.

IV. EXISTING CONDITIONS

THE EXISTING RUNOFF SHEET FLOWS OVERLAND IN AN EAST DIRECTION TOWARDS BRYAN RD. THERE IS CURRENTLY NO APPARENT DRAINAGE SYSTEM OTHER THAN NATURAL OVERLAND FLOW. BASED ON THE RATIONAL METHOD AND THE ATTACHED CALCULATIONS:

LOT 1: EXISTING 10-YEAR STORM EVENT GENERATES 1.51 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 4.20 CFS FOR A 50-YEAR STORM EVENT. CREATING AN INCREASE OF 2.69 CFS OF STORM RUNOFF.

LOT 2: EXISTING 10-YEAR STORM EVENT GENERATES 2.26 CFS OF RUNOFF. THE PROPOSED RUNOFF AFTER DEVELOPMENT IS 26.19 CFS FOR A 50-YEAR STORM EVENT. CREATING AN INCREASE OF 23.93 CFS OF STORM RUNOFF.

OVERALL, THE PROPOSED PROJECT WILL HAVE AN APPROXIMATE INCREASE OF 26.62 CFS OF STORM RUNOFF FOR A 50-YEAR STORM EVENT.

V. PROPOSED CONDITIONS

IN ACCORDANCE WITH THE COUNTY OF HIDALGO'S DRAINAGE REQUIREMENTS:

LOT 1 WILL NEED TO RETAIN 4,192 CUBIC FEET (155 CUBIC YARDS) FOR A 50-YEAR STORM EVENT.

LOT 2 WILL NEED TO RETAIN 74,236 CUBIC FEET (2,749 CUBIC YARDS) FOR A 50-YEAR STORM EVENT.

BASED ON THE ATTACHED AREA ELEVATION EXHIBIT, THE CURRENT NATURAL RUNOFF FLOWS IN AN EASTERLY DIRECTION. DEVELOPER SHALL RE-GRADE ROADSIDE DITCH AS PER COUNTY STANDARDS. NO ADDITIONAL IMPROVEMENTS WILL BE PROPOSED. ALL EXISTING STRUCTURES WILL REMAIN IN PLACE. IN THE EVENT THAT ANY ADDITIONAL IMPROVEMENTS ARE PROPOSED, THE PROPOSED DETENTION AREA SHOULD BE DEFINED AND PROVIDED DURING SITE PLAN APPROVAL PROCESS. SAID AREA MUST COMPLY WITH THE VOLUME PROVIDED IN THIS DRAINAGE REPORT.

RUNOFF WILL NOT BE INCREASED DURING A 50-YEAR STORM EVENT DUE TO THE PROPOSED SUBDIVISION.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR THE PROPOSED SUBDIVISION IS IN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANNEL NO. 480334 0290 D, MAP REVISED DATED JUNE 2, 2000. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

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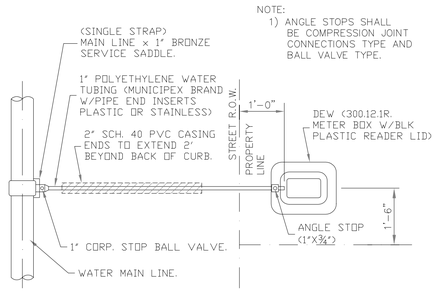
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Preliminary

J & A RANCH SUBDIVISION PAVING & DRAINAGE, WATER SYSTEM, SANITARY SEWER SYSTEM LAYOUT

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22888 TBLS 10194796 956-403-9787
2020 E GRIFFIN PKWY MISSION, TX 78574
SE2ENGINEERINGPLLC.COM



W-1

RESIDENTIAL SINGLE WATER SERVICE CONNECTION

NOTES:

A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").

B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" 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) OR 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 II OR III WITH < 50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX < 7.

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 DIRECTED 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.

GENERAL NOTES:

1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.

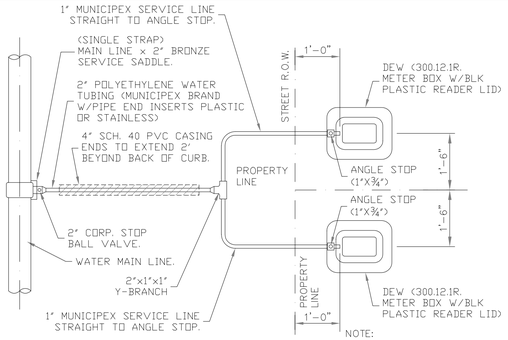
2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.

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.

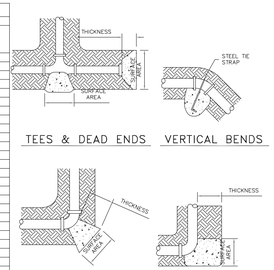


W-2

RESIDENTIAL DUAL WATER SERVICE CONNECTION

THRUST BLOCK SIZE			
HORIZONTAL BENDS			
DIAMETER OF PIPE, IN INCHES	SURFACE AREA, SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
22-1/2° BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,300
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	--
8	4	15	--
10	6	18	--
12	8.5	18	--
14	11.5	24	--
16	15	24	--

NOTE:
ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ./FT. WITH PIPELINE HAVING A MIN. OF 3 FT. OF COVER WITH CURB & GUTTER AND A 5 FT. MIN. WITHOUT CURB & GUTTER

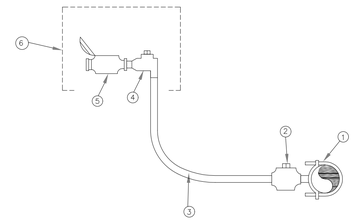


THRUST BLOCKS DETAILS

NOTE: SEE THRUST BLOCK SIZE CHART FOR PROPER THICKNESS AND SURFACE AREAS

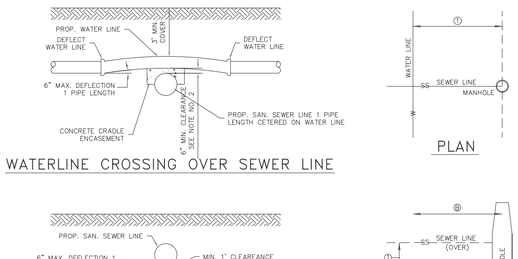
W-3

2" METER SERVICE



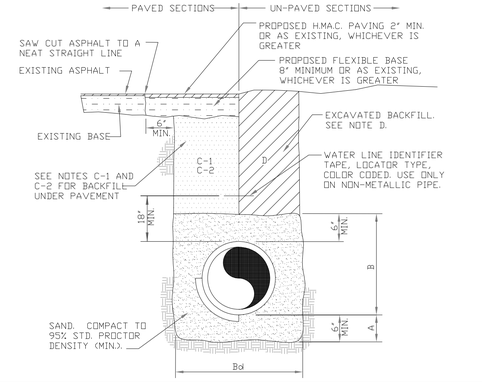
2" METER SERVICE

1.) X" x 2" DOUBLE STRAP BRASS SADDLE
2.) 2" BALL CORP. MIPX C.T.S.
3.) 2" COPPER TUBING TYPE "K" (OPTION 1) OR 2" RIGID PIPE TYPE "K" (OPTION 1) OR POLYETHYLENE TUBING (OPTION 2)
4.) 2" BRASS BALL ANGLE STOP
5.) WATER METER BY S.W.S.C.
6.) LAGE C.I. METER BOX



W-4A

TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 3 CHAPTER 217- DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS

(1) COLLECTION SYSTEM PIPES MUST BE INSTALLED IN TRENCHES SEPARATE FROM WATER SUPPLY TRENCHES.

(2) WHEREVER POSSIBLE, A COLLECTION SYSTEM PIPE MUST BE LOCATED BELOW A WATER SUPPLY PIPE. IF A COLLECTION SYSTEM PIPE CANNOT BE LOCATED BELOW A WATER SUPPLY PIPE, THE OWNER MUST JUSTIFY IN THE ENGINEERING REPORT WHY IT IS NOT POSSIBLE TO LOCATE THE COLLECTION SYSTEM PIPE BELOW THE PUBLIC WATER SUPPLY PIPE.

(3) WHEREVER POSSIBLE, COLLECTION SYSTEM PIPES AND MANHOLES MUST BE LOCATED AT LEAST NINE FEET FROM ALL WATER SUPPLY PIPES. IF A COLLECTION SYSTEM PIPE OR MANHOLE CANNOT BE LOCATED AT LEAST NINE FEET AWAY FROM A WATER SUPPLY PIPE, THE OWNER MUST JUSTIFY IN THE ENGINEERING REPORT WHY IT IS NOT POSSIBLE TO PROVIDE AT LEAST NINE FEET OF SEPARATION. TABLE C.L. IN FIGURE: 30 TAC §217.53(D)(3) PROVIDES A REFERENCE TO PARAGRAPHS IN THIS SUBSECTION THAT APPLY IF A COLLECTION SYSTEM PIPE OR MANHOLE CANNOT BE LOCATED AT LEAST NINE FEET AWAY FROM A WATER SUPPLY PIPETO THE WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST BE ENCASED. THE CASING PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PER SQUARE INCH (PSI) PRESSURE CLASS PIPE THAT:

(A) ENCASES THE ENTIRE LENGTH OF COLLECTION SYSTEM PIPE THAT IS WITHIN NINE FEET OF THE WATER SUPPLY PIPE;
(B) IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;
(C) IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
(D) IS SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASING PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

(5) IF A COLLECTION SYSTEM PIPE CROSSES ABOVE A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH. (A) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT CROSSES ABOVE A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS: (I) SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL; TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 5 CHAPTER 217-DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS (II) AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND (III) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASING PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

(B) A COLLECTION SYSTEM PIPE THAT CROSSES ABOVE A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE AND MUST USE MANUFACTURER-APPROVED ADAPTERS. GASKETED JOINTS, COMPRESSION JOINTS, AND OTHER NON-BONDED JOINTS MUST BE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.

(6) IF A COLLECTION SYSTEM PIPE IS LOCATED BELOW A WATER SUPPLY PIPE AND RUNS PARALLEL TO THE WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH.

W-4B

STANDARD WATER PIPE BEDDING DETAILS

(A) A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL TO AND BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE THAT:

(I) IS LOCATED AT LEAST TWO VERTICAL FEET BELOW THE WATER SUPPLY PIPE;
(II) IS LOCATED AT LEAST FOUR HORIZONTAL FEET AWAY FROM THE WATER SUPPLY PIPE; AND
(III) INCLUDES JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.
(B) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT:
(I) IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;
(II) IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
(III) IS SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASING PIPE AT A MAXIMUM OF :FIVE-FOOT INTERVALS.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 6 CHAPTER 217- DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS

(7) IF A COLLECTION SYSTEM PIPE CROSSES BELOW A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE ENCASED IN CEMENT-STABILIZED SAND ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH, OR MUST BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (C) OF THIS PARAGRAPH. (A) A COLLECTION SYSTEM THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE MUST:

(I) HAVE AT LEAST SIX INCHES OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES;
(II) BE CENTERED ON THE CROSSING; (III) BE AT LEAST 18 FEET LONG; AND
(IV) TERMINATE AT JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.

(B) A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF ANY MATERIAL OTHER THAN AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE MUST:
(I) HAVE AT LEAST TWO FEET OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES; AND
(II) BE ENCASED IN CEMENT-STABILIZED SAND BACKFILL THAT MEETS THE REQUIREMENTS OF SUBPARAGRAPH (D) OF THIS PARAGRAPH.

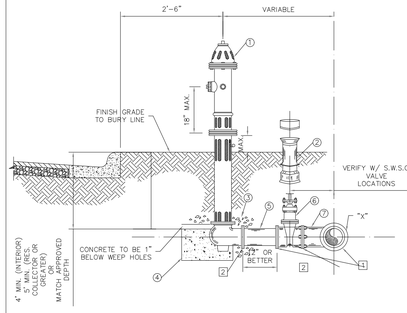
(C) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS:
(I) SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;
(II) AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
(III) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASING PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 7 CHAPTER 217-DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS

(D) CEMENT-STABILIZED SAND FOR ENCASING COLLECTION SYSTEM PIPES MUST:
(I) INCLUDE AT LEAST 160 POUNDS OF CEMENT FOR EVERY CUBIC YARD OF SAND;
(II) BE INSTALLED BEGINNING ONE-QUARTER PIPE DIAMETER BELOW THE CENTERLINE OF THE COLLECTION SYSTEM PIPE;
(III) BE INSTALLED ENDING ONE FULL PIPE DIAMETER ABOVE THE TOP OF THE COLLECTION SYSTEM PIPE, OR 12 INCHES ABOVE THE TOP OF THE COLLECTION SYSTEM PIPE, WHICHEVER IS GREATER.

W-5

THRUST BLOCKS DETAILS



NOTE:

1.) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
2.) PUMPER NOZZLE SHALL FACE ROADWAY. (4 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 LEIU OF A STANDARD TEE. FINAL APPROVAL BY S.W.S.C. REQUIRED.
4.) IF 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 MUST BE APPROVED BY S.W.S.C..

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

FIRE HYDRANT UNIT SHALL INCLUDE:

1.) FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
2.) VALVE BOX (DOMESTIC)
3.) 3 CU. FT. GRAVEL
4.) 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
5.) 1" OR BETTER PVC SPOOLS
6.) 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
7.) X"x6" CAST IRON TEE (FLANGED X M.J.) "x" WATER MAIN DIA.

1 MECHANICAL JOINT
2 FLANGE

STANDARD FIRE HYDRANT INSTALLATION

MULLER(SUPER CENTURION 250 A-423) OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY
NOTE: FIRE HYDRANT TO BE PAINTED RED.

W-6A

WATER / SANITARY SEWER CROSSING DETAILS

W-6B

WATER / SANITARY SEWER CROSSING DETAILS

W-6C

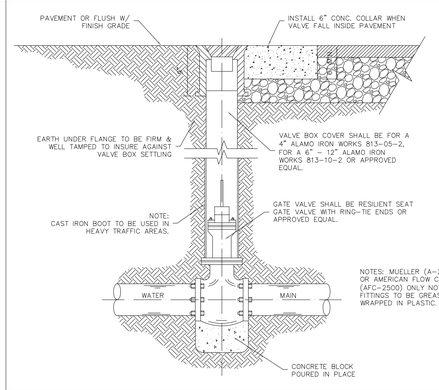
WATER / SANITARY SEWER CROSSING DETAILS

W-7

STANDARD WATER PIPE BEDDING DETAILS

W-8

TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

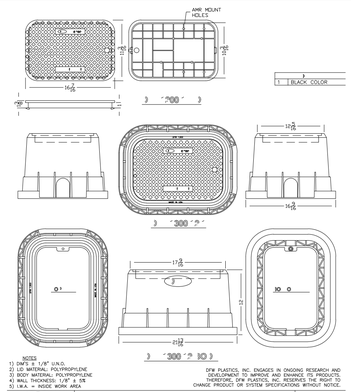


STATE OF TEXAS
JOSE A. SALDIVAR
94076
LICENSED
PROFESSIONAL ENGINEER

Preliminary

J & A RANCH SUBDIVISION
WATER DETAILS

S2 ENGINEERING, PLLC
CIVIL ENGINEERING & LAND SURVEYING
TBPE F-22858 TBLS 10194796 956-403-9787
2020 E GRIFFIN PKWY, MISSION, TX 78574
S2ENGINEERINGPLLC.COM



NOTES
1) DWG ± 1/8" U.N.O.
2) LID MATERIAL: POLYPROPYLENE
3) BODY MATERIAL: POLYPROPYLENE
4) WALL THICKNESS: 1/8" ± 5%
5) I.M.A. = INSIDE MORK AREA

DFW PLASTICS, INC. ENGAGES IN ONGOING RESEARCH AND DEVELOPMENT TO IMPROVE AND ENHANCE ITS PRODUCTS. THEREFORE, DFW PLASTICS, INC. RESERVES THE RIGHT TO CHANGE PRODUCT OR SYSTEM SPECIFICATIONS WITHOUT NOTICE.

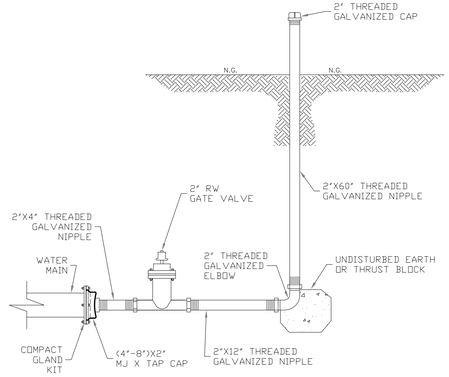
DFW PLASTICS, INC.
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DFW1300.12.1

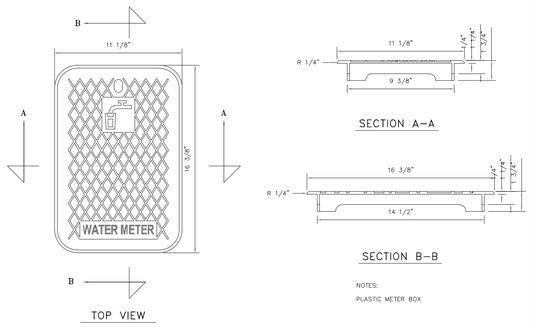
CREATED: 08/19/19
UPDATED: 03/19/19
ACCEPTED: J. B.
DRAWN BY: T. B.
PLOT SCALE: 1" = 1"

THIS DRAWING IS THE PROPERTY OF DFW PLASTICS, INC.

W-10 FLUSH VALVE DETAIL

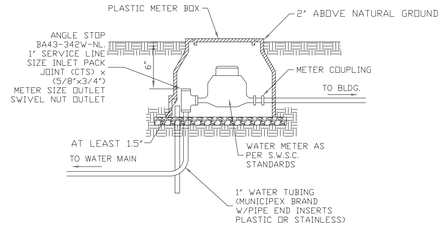


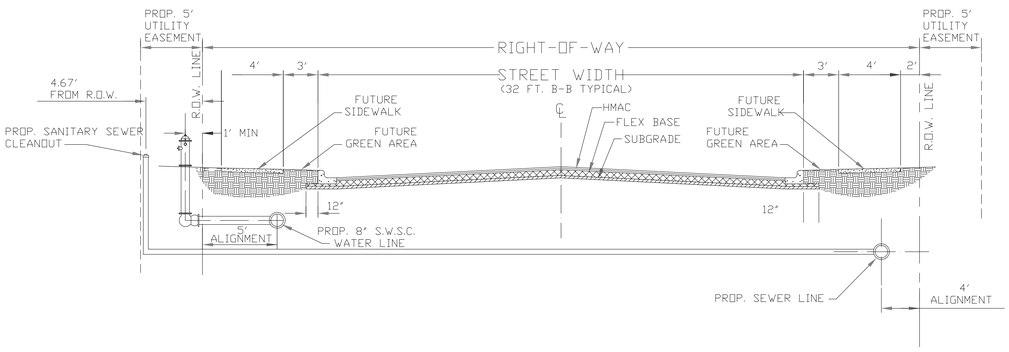
W-11 METER COVER DETAIL



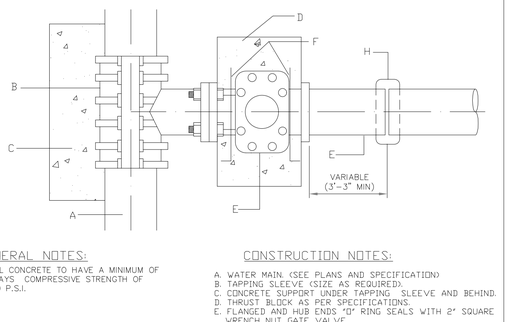
NOTES:
PLASTIC METER BOX

W-12 TYPICAL WATER METER INSTALLATION





W-13 TYPICAL LOCAL STREET SECTION



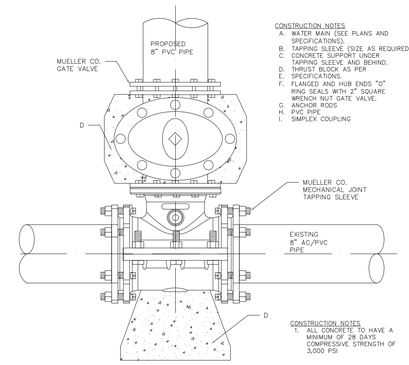
GENERAL NOTES:

1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 P.S.I.

CONSTRUCTION NOTES:

A. WATER MAIN. (SEE PLANS AND SPECIFICATION)
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER SPECIFICATIONS.
E. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
F. ANCHOR RODS.
G. PVC PIPE.
H. SIMPLEX COUPLING.

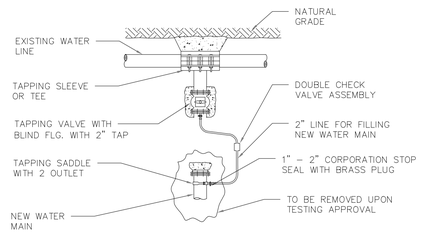
W-14 WATER TAPPING SLEEVE & VALVE INSTALLATION



CONSTRUCTION NOTES
A. WATER MAIN (SEE PLANS AND SPECIFICATIONS).
B. TAPPING SLEEVE (SIZE AS REQUIRED).
C. CONCRETE SUPPORT UNDER TAPPING SLEEVE AND BEHIND.
D. THRUST BLOCK AS PER
E. SPECIFICATIONS.
F. FLANGED AND HUB ENDS "O" RING SEALS WITH 2" SQUARE WRENCH NUT GATE VALVE.
G. ANCHOR RODS.
H. PVC PIPE.
I. SIMPLEX COUPLING

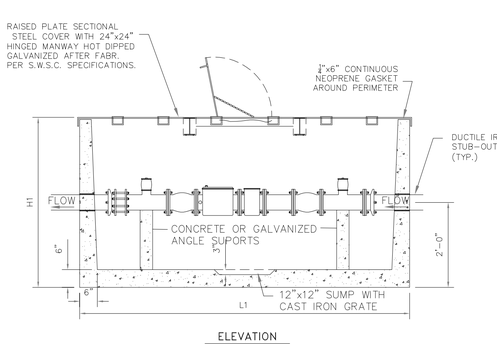
CONSTRUCTION NOTES
1. ALL CONCRETE TO HAVE A MINIMUM OF 28 DAYS COMPRESSIVE STRENGTH OF 3,000 PSI

W-15 SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION



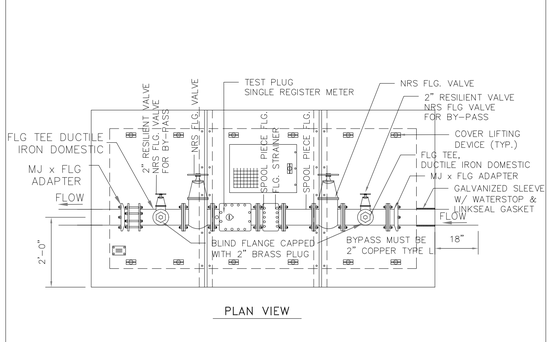
NOTES:
1. THIS METHOD SHALL ALSO BE USED AT A NEW CONNECTION TO AN EXISTING DEAD END LINE.
2. AFTER THE NEW LINE HAS BEEN DISINFECTED AND PRESSURIZED, THE VALVE AT THE CONNECTION TO THE EXISTING LINE SHALL BE OPENED (BY S.W.S.C.) TO FLUSH OUT THE SUPER CHLORINE.
3. 2" TAP DEE NEED TO BE PAID BY DEVELOPER, CONTRACTOR OR CUSTOMER.

W-16 METHOD FOR FILLING NEW WATER LINES PRIOR TO CHLORINATION AND TESTING



ELEVATION

W-17A METER VAULT DETAILS



PLAN VIEW

W-17B METER VAULT DETAILS

SPECIFICATIONS:

CONCRETE: CLASS 1 CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT: GRADE 60 REINFORCED. STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

STEEL COVER: ALL STEEL FABRICATION SHALL BE IN ACCORDANCE TO AWA D1.1. STEEL SHALL BE ASTM A36 CARBON STEEL, AND HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE TO ASTM A 123. STANDARD COVER IS RATED FOR 50 PSF.

ENGINEERING DATA: THE METER ASSEMBLY SHALL BE FACTORY ASSEMBLED IN VAULT & HYDROSTATICALLY TESTED PRIOR TO DELIVERY. FIELD EXCAVATION & PREPARATION SHALL BE COMPLETE PRIOR TO DELIVERY. PIPE, VALVES AND FITTINGS OF THE ASSEMBLY SHALL BE APPROVED BY ONE OR MORE OF THE FOLLOWING ASSOCIATIONS: AMERICAN WATER WORKS ASSOCIATION, UNDERWRITERS LABORATORIES, UNIFORM PLUMBING CODE, AMERICAN SOCIETY OF SANITARY ENGINEERING.

MODEL	SIZE	BY PASS	L1	W1	H1	WEIGHT LBS
DMCCOH3	3"	2"	11'-6"	6'-0"	4'-3"	14,500
DMCCOH4	4"	2"	11'-6"	6'-0"	4'-3"	15,000
DMCCOH6	6"	4"	13'-6"	6'-0"	4'-3"	15,500

W-17C METER VAULT GENERAL NOTES

STATE OF TEXAS
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Preliminary

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WATER DETAILS

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