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 **PLAYA SOLA SUBDIVISION**, PRECINCT No. **3.**

ENGINEER: **BENAVIDES ENGINEERING LLC** DEVELOPER **1960 INVESTMENT COMPANY LLC**

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

NUMBER OF LOTS: **13** ☒*SINGLE FAMILY ___☐*MULTI-FAMILY ___☐COMMERCIAL __☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: **3**

FILLING STATIONS: **1**

LOCATION DESCRIPTION: **EAST OF LA GALLINA ROAD, APPROXIMATELY ¼ OF A MILE SOUTH OF MILE 7 NORTH ROAD.**

SUBDIVISION LIES WITHIN THE: ☒RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON**10-5-26**PROPERTY LIES WITHIN FLOOD ZONE **"X"**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

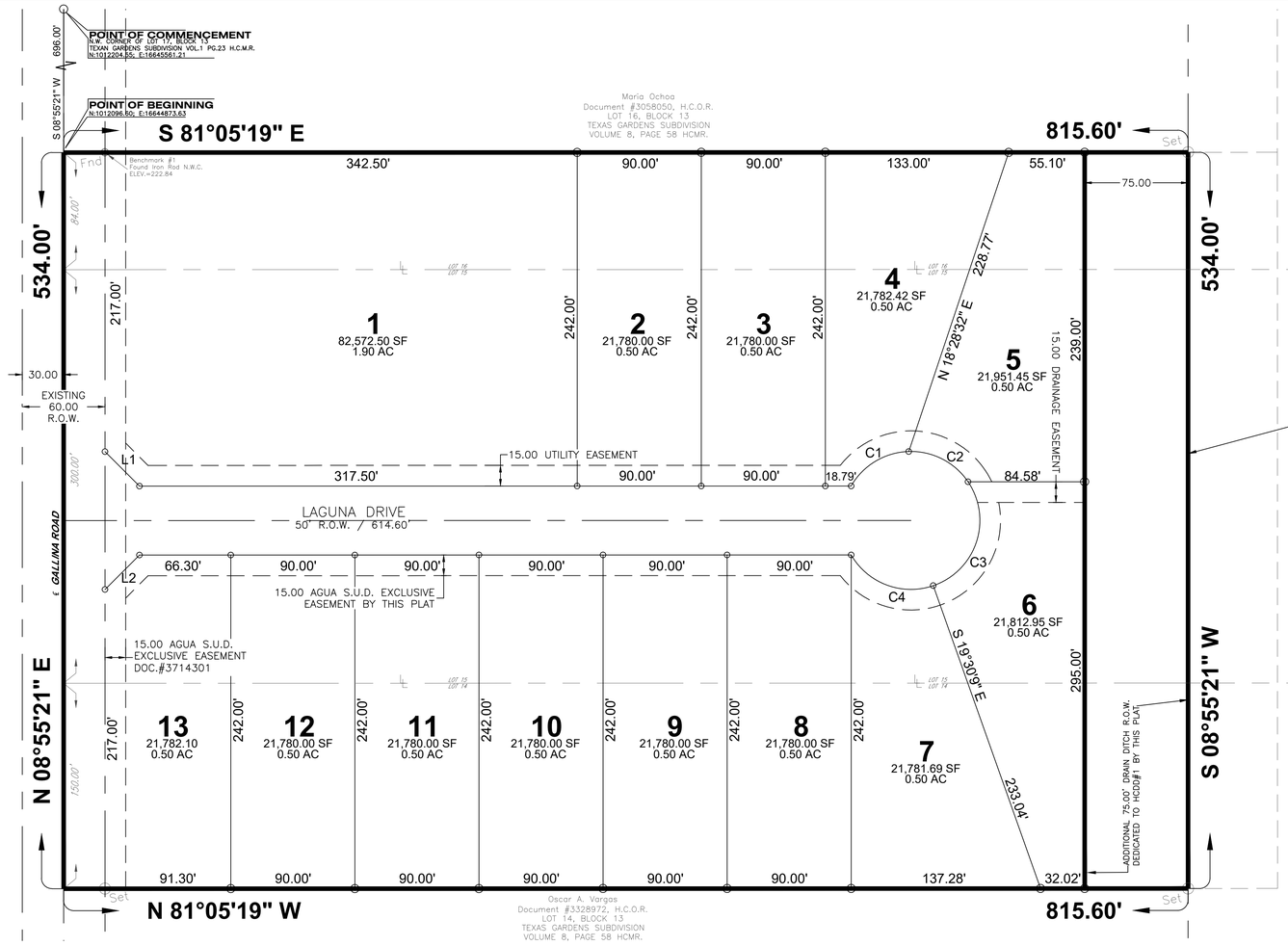
WATER SERVICE PROVIDER: **AGUA SUD** LINE SIZE: **8"** LOCATION: **GALLINA ROAD**

STAFF RECOMMENDS:

☒ **Preliminary Approval** *subject to comments and future recommendations by planning, other departmentS.*

☐ **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.*



GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE CURB & GUTTER WHEN MEASURED AT THE CENTER FRONT OF ALL THE LOTS. 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 ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

2. THIS SUBDIVISION IS LOCATED IN: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOOD PLAIN. COMMUNITY–PANEL NUMBER 480334 0290 D, MAP REVISED: JUNE 6, 2000.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100–YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

3. SETBACKS:

FRONT SIDE:	25.00 FEET AND 50.00 FEET FOR LOT 1 FRONTING LA GALLINA ROAD
REAR SETBACK:	15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE SETBACK:	6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE:	10.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. NO MORE THAN ONE–SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY OF THE LOTS 1 – 13

5. CORNER MARKERS, CONSISTING OF A ONE–HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

-->B.M. NO. 1–ELEV. 222.81 FOUND IRON ROD ON THE N.W. CORNER OF THE PROPERTY AT THE EXISTING CENTER LINES ON LA GALLINA ROAD.
(NAVD1988) COORDINATE: X=1012126.24 Y=16644868.98

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO RETAIN A TOTAL OF 23,780.00 CUBIC–FEET (0.55) ACRE–FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY STORM SEWER SYSTEM, LINEAR DETENTION EXCAVATION ALONG THE EXISTING DRAIN DITCH (SEE SHEET No.3 FOR STORM DRAINAGE IMPROVEMENTS, CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCDD#1.)

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. 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.

10. 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.

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 ON THIS SUBDIVISION

13. 1960 INVESTMENT COMPANY, LLC THE SUBDIVIDER OF PLAYA SOLA SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

16. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

17. NO ACCESS SHALL BE ALLOWED FROM LA GALLINA ROAD FOR LOT 13

18. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL

19. 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 HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.

20. 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.

21. 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.

AGUA SPECIAL UTILITY DISTRICT CERTIFICATE

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE PLAYA SOLA SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

ROBERTO J. SALINAS, P.E. _____ DATE _____
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

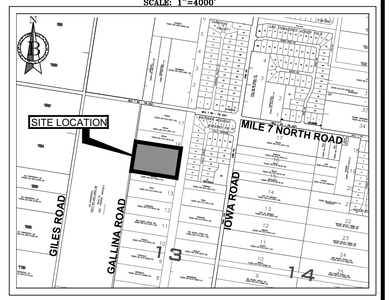
STATE OF TEXAS
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.16 ON THIS THE DAY OF _____, 20___.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON THE HIDALGO COUNTY IRRIGATION DISTRICT NO.16 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

LOCATION MAP
SCALE: 1"=4000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

PLAYA SOLA SUBDIVISION IS LOCATED ON THE EAST SIDE OF LA GALLINA ROAD APPROXIMATE 600 FEET SOUTH OF MILE 7 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA JOYA ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF LA JOYA POPULATION 40,000 – 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 3.

METES AND BOUNDS

A 10.00–ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST PART OF LOTS 14, 15 AND 16, BLOCK 13, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID 10.00–ACRE TRACT HEREIN DESCRIBED RECORDED IN VOLUME 8, PAGES 57–58 , MAP RECORDS, HIDALGO COUNTY, TEXAS, LOCATED ON THE EAST SIDE OF LA GALLINA ROAD , AND APPROXIMATELY 696 FEET SOUTH OF FM 2221, SAID 10.00–ACRE TRACT OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A POINT FOR THE NORTHWEST CORNER OF LOT 17, BLOCK 13, OF SAID TEXAN GARDENS SUBDIVISION; THENCE, SOUTH 08 DEGREES 55 MINUTES 21 SECONDS WEST, WITH THE WEST LINE OF LOT 17, AND LOT 16, BLOCK 13, OF SAID TEXAN GARDENS A DISTANCE OF 696.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 16, BLOCK 13, OF SAID TEXAN GARDENS FOR THE SOUTHWEST CORNER OF A 5.0–ACRE TRACT VESTED IN MARIA OCHOA (DOCUMENT #3058050, OFFICIAL RECORDS , HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF SAID 10.00–ACRE TRACT HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING.

THENCE, SOUTH 81 DEGREES 05 MINUTES 19 DEGREES EAST, PARALLEL TO THE NORTH LINE OF SAID LOT 16, BLOCK 13, OF SAID TEXAN GARDENS AND WITH THE SOUTH LINE OF SAID 5.0–ACRE TRACT VESTED IN MARIA OCHOA, 30.00 FEET PASS A NO. 4 REBAR FOUND ON THE EAST RIGHT –OF –WAY LINE OF SAID GALLINA ROAD , CONTINUING FOR A TOTAL DISTANCE OF 815.60 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 5005, ON THE WEST LINE OF A 150.00–FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 CANAL RIGHT–OF–WAY, FOR THE SOUTHEAST CORNER OF SAID 5.0–ACRE TRACT VESTED IN MARIA OCHOA, AND THE NORTHEAST CORNER OF SAID 10.00–ACRE TRACT HEREIN DESCRIBED;

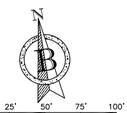
THENCE, SOUTH 08 DEGREES 55 MINUTES 21 DEGREES WEST, PARALLEL TO THE WEST LINE OF SAID LOT 16, BLOCK 13, OF SAID TEXAN GARDENS AND WITH THE WEST BOUNDARY OF SAID 150.00–FOOT CANAL RIGHT–OF–WAY, 84.00 PASS THE SOUTH LINE OF SAID LOT 16, BLOCK 13, AND THE NORTH LINE OF SAID LOT 15, BLOCK 13, OF SAID TEXAN GARDENS CONTINUING A DISTANCE OF 384.00 FEET PASS THE SOUTH LINE OF SAID LOT 15, BLOCK 13, AND THE NORTH LINE OF SAID LOT 14, BLOCK 13, OF SAID TEXAN GARDENS CONTINUING FOR A TOTAL DISTANCE OF 468.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 5005, FOR THE NORTHEAST CORNER OF A 2.81–ACRE TRACT VESTED IN OSCAR A. VARGAS (DOCUMENT #3328972, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHEAST CORNER OF SAID 10.00–ACRE TRACT HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 05 MINUTES 19 SECONDS WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 14, BLOCK 13, OF SAID TEXAN GARDENS AND THE NORTH LINE OF SAID 2.81–ACRE TRACT VESTED IN OSCAR A. VARGAS, 785.60 FEET PASS A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 5005 ON THE EAST RIGHT–OF–WAY LINE OF SAID GALLINA ROAD , CONTINUING FOR A TOTAL DISTANCE OF 815.60 FEET TO A POINT ON THE WEST BOUNDARY OF LOT 14, BLOCK 13, OF SAID TEXAN GARDENS FOR THE NORTHWEST CORNER OF SAID 2.81–ACRE TRACT VESTED IN OSCAR A. VARGAS, AND THE SOUTHWEST CORNER OF SAID 10.00–ACRE TRACT HEREIN DESCRIBED;

THENCE, NORTH OR DEGREES 55 MINUTES 21 DEGREES EAST, WITH THE WEST LINE OF SAID LOT 16, BLOCK 13, 150.00 PASS THE NORTH LINE OF SAID LOT 14, BLOCK 13, AND THE SOUTH LINE OF SAID LOT 15 , BLOCK 13, CONTINUING A DISTANCE OF 384.00 FEET PASS THE NORTH LINE OF SAID LOT 15, BLOCK 13, AND THE SOUTH LINE OF SAID LOT 16, BLOCK 13, OF SAID TEXAN GARDEN S CONTINUING FOR A TOTAL DISTANCE OF 534.00 FEET TO THE POINT OF BEGINNING, CONTAINING, 10.00–ACRE TRACT , OF WHICH 0.37–ACRES LIES IN EXISTING ROAD RIGHT–OF–WAY , LEAVING A NET OF 9.63–ACRES OF LAND , MORE OR LESS.

LINE DATA TABLE		
LINE	LENGTH	BEARING
L1	35.36'	N 46°11'51" W
L2	35.36'	N 43°48'09" E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	52.36'	50.00	S 58°48'09" W	50.00'
C2	52.36'	50.00'	N 61°11'51" W	50.00'
C3	104.72'	50.00'	S 88°48'09" W	86.60'
C4	104.72'	50.00'	N 88°48'09" E	86.60'



BEARING BASIS AS PER NAD 1983 STATE PLAN TEXAS SOUTH FIPS 4205 FEET

PLAT LEGEND
- ● FD. 1/2" IRON ROD
- △ FD. C.P.S.
- (R) FD. ½" IRON ROD
- ○ SET No. 4 REBAR w/ CAP 5005
- R.O.W. RIGHT OF WAY
- H.C.O.R. HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. HIDALGO COUNTY DEED RECORDS

PLAT OF PLAYA SOLA SUBDIVISION

A 10.00-ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WEST PART OF LOTS 14, 15 AND 16, BLOCK 13, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID 10.00-ACRE TRACT HEREIN DESCRIBED RECORDED IN VOLUME 8, PAGES 57-58 , MAP RECORDS, HIDALGO COUNTY, TEXAS

PROJECT NUMBER 2026.042

DATE PREPARED 06/10/2026 DATE REVISED 09/17/2026

INDEX TO SHEETS OF PLAYA SOLA SUBDIVISION

SHEET 1	HEADING; INDEX; LOCATION MAP; AND ET.; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR' S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT No.2 REVISION NOTES.
SHEET 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
SHEET 3	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.

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

1960 INVESTMENT COMPANY, LLC AS OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PLAYA SOLA SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

ERIC NORDHAUSEN – MANAGING MEMBER _____ DATE _____
1960 INVESTMENT COMPANY, LLC
36970 W. MILE 7 ROAD
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ERIC NORDHAUSEN KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT. AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE_____DAY OF_____20____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARIANA TREVINO
Notary Public, State of Texas
Comm. Expires 02-26-2028
Notary ID 12381503

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____ 20____

PRELIMINARY
GERARDO BENAVIDES, P.E. 140950
LICENSED PROFESSIONAL ENGINEER
P.O. BOX 832
ALAMO, TEXAS 78516
956-310-8373

STATE OF TEXAS
GERARDO BENAVIDES
140950
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

I, OSCAR HERNANDEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 03/17/2025 UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____ 20___

PRELIMINARY
OSCAR HERNANDEZ, RPLS 5005
REGISTERED PROFESSIONAL LAND SURVEYOR
3007 S. TUCKER ROAD
HARLINGEN TEXAS, 78574
956-357-2185

STATE OF TEXAS
OSCAR HERNANDEZ
5005
PROFESSIONAL
LAND SURVEYOR

HIDALGO COUNTY CLERK

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

STATE OF TEXAS
COUNTY OF HIDALGO

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 TEX. 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 THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE PLAYA SOLA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20___

_____ _____
HIDALGO COUNTY JUDGE DATE

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE

STATE OF TEXAS
HIDALGO COUNTY

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PLAYA SOLA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT THE _____ DAY OF _____ 20____

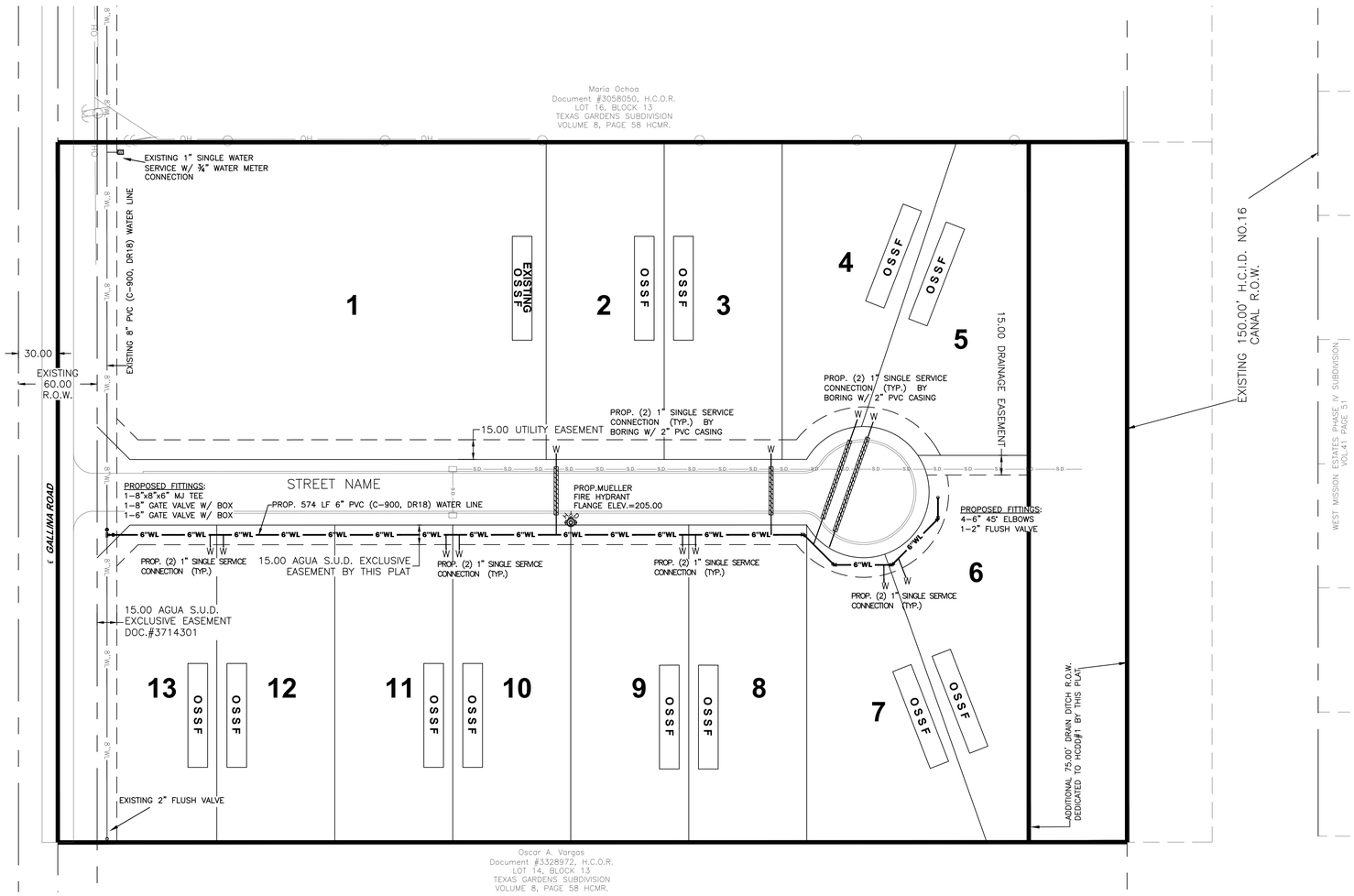
_____ _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE

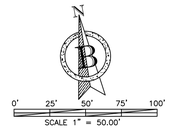
BENAVIDES ENGINEERING

TEXAS REGISTRATION F-22855
P.O. Box 832 Alamo, TX 78516
jerry@benavideseng.com
956.310.8373

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ERIC NORDHAUSEN – MANAGING MEMBER OF 1960 INVESTMENT COMPANY, LLC	36970 W. MILE 7 ROAD	MISSION, TEXAS 78574	(956) 432–1336
ENGINEER: GERARDO BENAVIDES, P.E.	P.O. BOX 832	ALAMO, TEXAS 78516	(956) 310–8373
SURVEYOR: OSCAR HERNANDEZ R.P.L.S.	3007 S. TUCKER RD	HARLINGEN, TEXAS 78574	(956) 357–2185





Notes:

REVISION	DATE	DESCRIPTION	BY

STATE OF TEXAS
GERARDO BENAVIDES
140950
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GERARDO BENAVIDES, P.E. 140950, 07/14/2026

CONSTRUCTION SET FOR REVIEW ONLY

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

BENAVIDES ENGINEERING
TEXAS REGISTRATION F-23855
P.O. Box 51 ALAMO, TX 78516
jerry@benavidesengr.com
956.310-8373

CLIENT:
1960 INVESTMENT COMPANY, LLC
36970 W. MILE 7 ROAD
MISSION, TEXAS 78574

PROJECT ADDRESS:
EAST OF LA GALLINA ROAD
APPROX. ¾ MILE SOUTH OF MILE 7 NORTH ROAD, HIDALGO COUNTY, TEXAS, PRECINCT 3

PREPARED DATE 06/10/2026

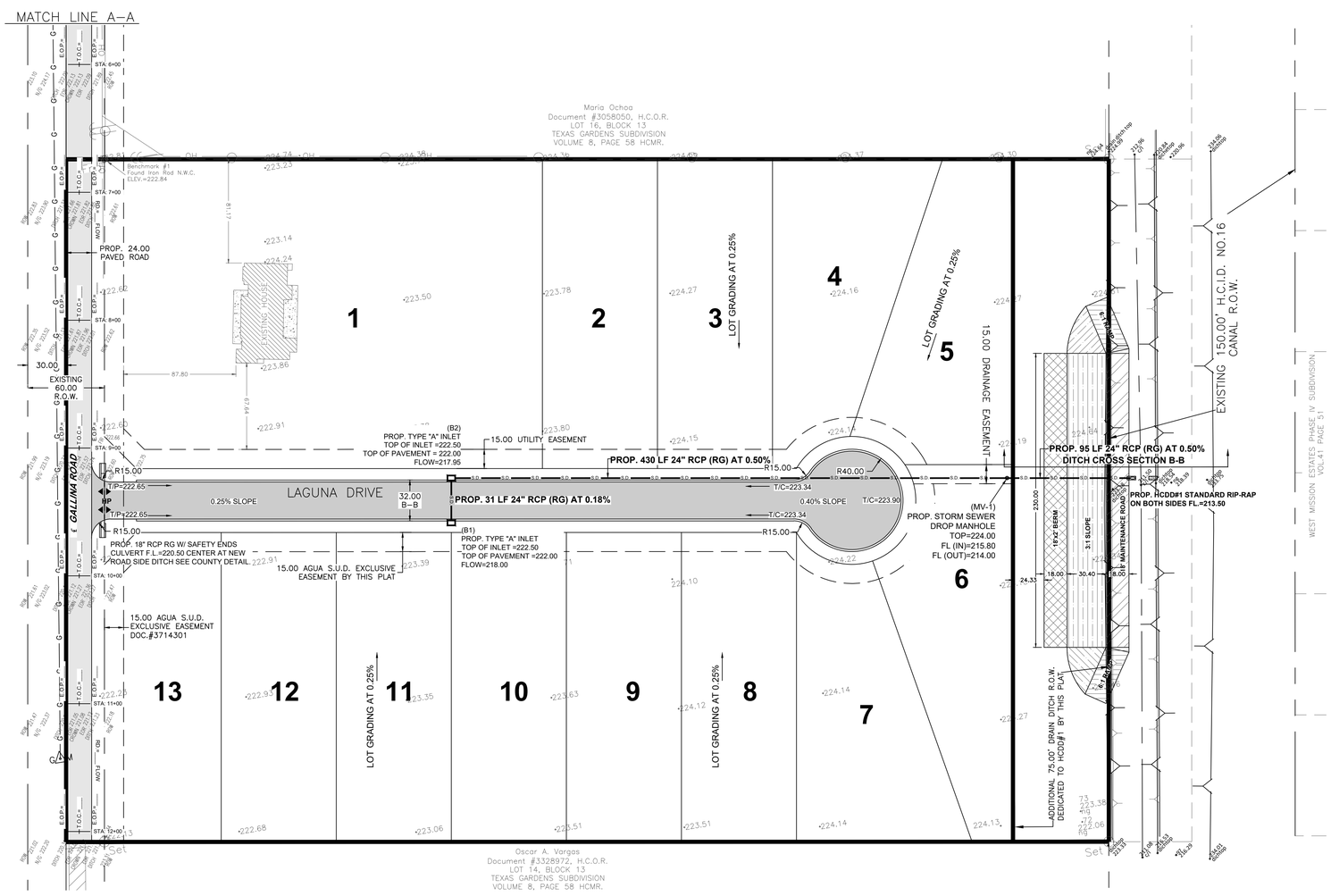
DRAWN BY: G.BENAVIDES, P.E.

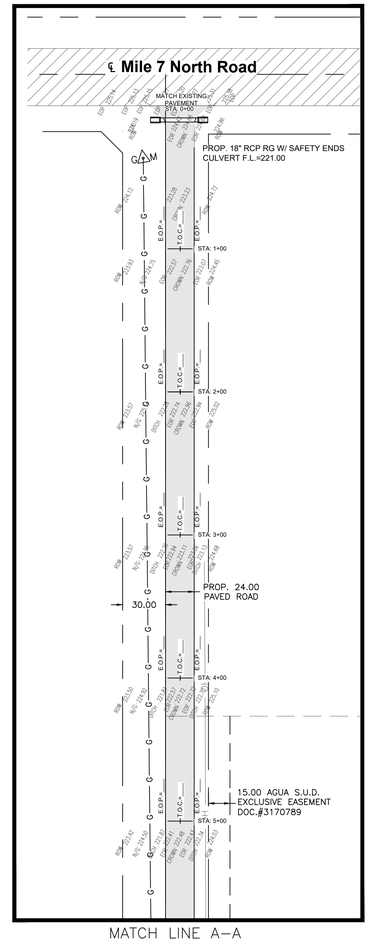
CHECKED BY: G.BENAVIDES, P.E.

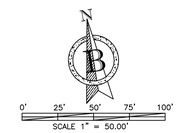
PROJECT No. 2025.018

PAGE TITLE
WATER IMPROVEMENTS LAYOUT

SHEET NUMBER







Notes:

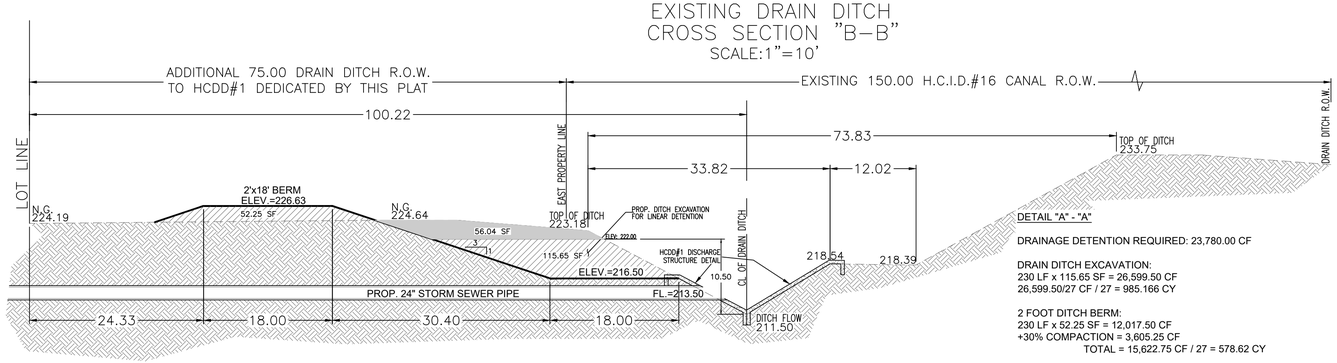
REVISION	DATE	DESCRIPTION	BY
1	9/17/26	DRAIN DITCH DESIGN AND CALCULATIONS	GB

STATE OF TEXAS
GERARDO BENAVIDES
140950
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GERARDO BENAVIDES, P.E. 140950, 09/17/2026

CONSTRUCTION SET
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EXISTING DRAIN DITCH CROSS SECTION "B–B"
SCALE:1"=10'



DETAIL "A" - "A"

DRAINAGE DETENTION REQUIRED: 23,780.00 CF

DRAIN DITCH EXCAVATION:
230 LF x 115.65 SF = 26,599.50 CF
26,599.50/27 CF / 27 = 985.166 CY

2 FOOT DITCH BERM:
230 LF x 52.25 SF = 12,017.50 CF
+30% COMPACTION = 3,605.25 CF
TOTAL = 15,622.75 CF / 27 = 578.62 CY

BENAVIDES ENGINEERING
TEXAS REGISTRATION F-22855
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36970 W. MILE 7 ROAD
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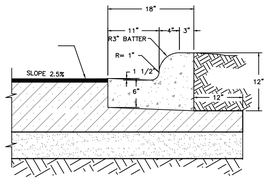
PROJECT ADDRESS:
EAST OF LA GALLINA ROAD
APPROX. ¼ MILE SOUTH OF MILE 7 NORTH ROAD, HIDALGO COUNTY, TEXAS, PRECINCT 3

PREPARED DATE 06/10/2026
DRAWN BY: G.BENAVIDES, P.E.
CHECKED BY: G.BENAVIDES, P.E.
PROJECT No. 2025.018

PAGE TITLE
PAVING, GRADING and DRAINAGE LAYOUT

SHEET NUMBER

TYPICAL CURB & GUTTER DETAIL

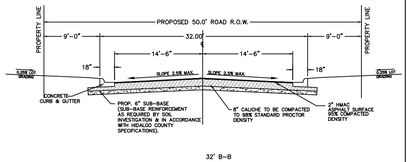


1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

TYPICAL CURB & GUTTER DETAIL	
SCALE: N.T.S.	
DATE: 11-28-2016	
CHECKED BY: T.J.	
DRAWN BY: J.TOVAR	PLATE No. : 9.14

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

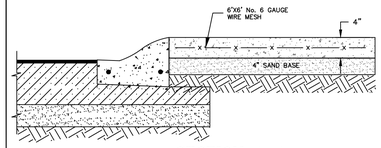


32' B-B

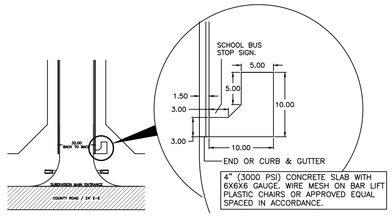
HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

MINOR RESIDENTIAL STREET SECTION	
SCALE: N.T.S.	
DATE: 11-28-2016	
CHECKED BY: T.J.	
DRAWN BY: J.TOVAR	PLATE No. : 9.5

CONCRETE SCHOOL BUS STOP PICKUP AREA



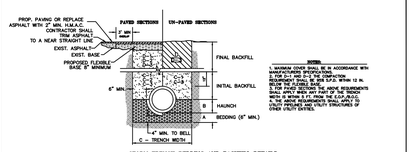
SECTION A-A



PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA

HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH. STREET
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TEL: (956) 318-2840 FAX: (956) 318-2844

SCHOOL BUS STUDENTS PICKUP AREA	
SCALE: N.T.S.	
DATE: 09-12-2018	
CHECKED BY: T.J.	
DRAWN BY: J.TOVAR	PLATE No. : 9.18



STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S

A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE :- SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO SPRING LINE OF PIPE AND COMPACTED TO 90% S.P.D., IF LOOSE LIFTS, MECHANICAL COMPACTION.

B. HI-FLOW (RIP RAP) CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE :- SHALL BE CLASS I OR CLASS II (WITH SELECT BACKFILL MATERIAL COMPACTED TO 95% S.P.D., IF LOOSE LIFTS, MECHANICAL COMPACTION.

C. TRENCH WIDTH :- SHALL BE (ALL CLS.) 1.2 x O.D. SPRING TRENCH WIDTH SHALL EQUAL O.D. + 12" MIN. TRENCH WIDTH SHALL NOT EXCEED O.D. + 24" MAX.

C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE (IN CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & GRAVELED AREAS) :- SHALL BE SAN. TYP. A, A3, A3 WITH 6% CEMENT AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE (IN STATE AND OWNED ROADWAYS) :- SHALL BE CLASS C FLEX BASE OR SAN. TYP. A, A3, A3 WITH 6% CEMENT AND COMPACTED TO 95% S.P.D. AS PER ASTM D1557 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE :- SHALL BE CLASS I OR CLASS II WITH A MINIMUM P.I. OF 14 (WITH 2%CEM) BACKFILL MATERIAL COMPACTED TO 95% S.P.D., IF LOOSE LIFTS, MECHANICAL COMPACTION.

D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE (IN CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS) :- SHALL BE SAN. TYP. A, A3, A3 WITH 6% CEMENT AND COMPACTED TO 95% S.P.D., IF LOOSE LIFTS, MECHANICAL COMPACTION.

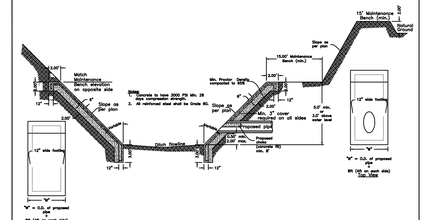
D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE (IN STATE AND OWNED ROADWAYS) :- SHALL BE CLASS C FLEX BASE OR SAN. TYP. A, A3, A3 WITH 6% CEMENT AND COMPACTED TO 95% S.P.D. AS PER ASTM D1557 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-3 FINAL BACKFILL FOR STRUCTURES (VALVES, MANHOLES, ETC.) :- STRUCTURES UNDER THE PAVEMENT SHALL BE BACKFILLED WITH SAN. TYP. A, A3, A3 WITH 6% CEMENT AND COMPACTED TO CLASS I OR CLASS II WITH A MINIMUM P.I. OF 14 (WITH 2%CEM) OR AS CLASSIFIED ABOVE WITH A MAXIMUM P.I. OF 20 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE EDGE BACK OF CURB SHALL BE BACKFILLED WITH SAN. TYP. A, A3, A3 WITH 6% CEMENT AND COMPACTED TO 95% S.P.D. AS PER ASTM D1557 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION. AREAS NOT UNDER PAVEMENT SHALL BE PREPARED (INCLUDING MINIMUM 4" GRAVEL OR CEMENT STABILIZATION) TO APPROVED SUBGRADE. ALL STRUCTURES SHALL BE PLACED ON UNDISTURBED SOIL. BACKFILL AROUND STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 12" AND COMPACTED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST) AND (IF SOILS EXCEED 8 WITH SWAM), THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

STORM TRENCH BEDDING AND BACKFILL DETAIL	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.36

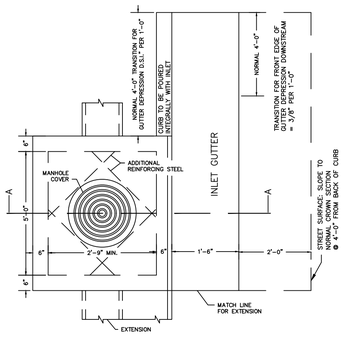
HCDD#1 DISCHARGE STRUCTURE DETAIL



HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

HCDD#1 DISCHARGE STRUCTURE DETAIL	
SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S	
DRAWN BY: J.TOVAR	PLATE No. : 9.38

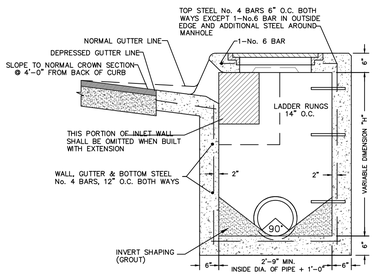
STANDARD CURB INLET DETAIL



HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

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

STANDARD CURB INLET SECTION

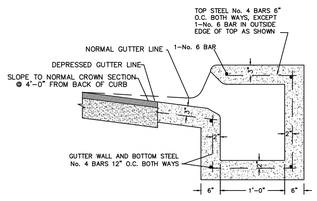


SECTION A-A

HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

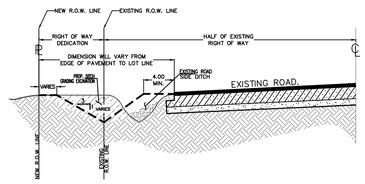
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SCALE: N.T.S.	
DATE: 10-09-2018	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.23

CURB INLET DETAIL
SIDE SECTION



HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

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

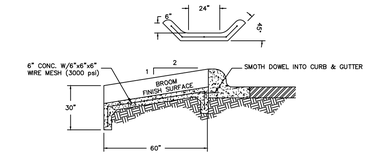


RECONSTRUCTION OF ROAD SIDE DITCH

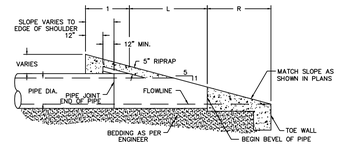
HIDALGO COUNTY
PLANNING DEPARTMENT
2818 S. BUSS HWY 281
EDINBURG TX. 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

RE CONSTRUCTION OF COUNTY ROAD SIDE DITCH	
SCALE: N.T.S.	
DATE: 04-29-2026	
CHECKED BY: R.E.S.	
DRAWN BY: J.TOVAR	PLATE No. : 9.37

TYPICAL ENDWALL/CONCRETE APRON DETAIL



CONCRETE APRON DETAIL



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

HIDALGO COUNTY
PLANNING DEPARTMENT
1304 S. 25 TH. STREET
EDINBURG TX. 78539
TEL: (956) 318-2840 FAX: (956) 318-2844

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

Notes:

REVISION	DATE	DESCRIPTION	BY

STATE OF TEXAS
GERARDO BENAVIDES
140950
LICENSED PROFESSIONAL ENGINEER

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CONSTRUCTION SET FOR REVIEW ONLY
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MISSION, TEXAS 78572
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956.310.8373

CLIENT:
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PROJECT ADDRESS:
EAST OF LA GALLINA ROAD APPROX. ¼ MILE SOUTH OF MILE 7 NORTH ROAD, HIDALGO COUNTY, TEXAS, PRECINCT 3

PREPARED DATE

DRAWN BY: G.BENAVIDES, P.E.

CHECKED BY: G.BENAVIDES, P.E.

PROJECT No. 2025.018

PAGE TITLE
PAVING, STREET AND DRAINAGE TYP. DETAIL (HIDALGO COUNTY)

SHEET NUMBER