



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ALDERMEN
SPECIAL MEETING
JULY 8, 2025
5:30 P.M.

NOTICE is hereby given of a SPECIAL MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on JULY 8, 2025, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

This Notice and Meeting Agenda are posted online at: www.ranchoviejotexas.com. The agenda packet will also be posted online no less than 24 hours before the meeting.

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Consideration/Action of Request in ZONING CHANGE by Victor Banuelos, Mejia and Rose, Inc., representative for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property – 0.918 acre tract of land out of El Angel Golf Course Tract adjacent to Lot 1 El Angel Rancho Viejo Subdivision No. 3, recorded in Cabinet 1, Slot 4239 of the Map Records of Cameron County, Texas and Lot 74 Rancho Viejo Subdivision Section 6, recorded in Volume 26 Page 37 of the Map Records of Cameron County, Texas for one single-family lot.
5. Consideration/Action on PRELIMINARY Recommendation to the Board of Aldermen to approve Request for replat by Victor Banuelos, Mejia and Rose, Inc., representative for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - 0.918 acre tract of land out of El Angel Golf Course Tract adjacent to Lot 1 El Angel Rancho Viejo Subdivision No. 3, recorded in Cabinet 1, Slot 4239 of the Map Records of Cameron County, Texas and Lot 74 Rancho Viejo Subdivision Section 6, recorded in Volume 26 Page 37 of the Map Records of Cameron County, Texas, for one single-family lot.
6. Consideration/Action on FINAL Recommendation to the Board of Aldermen to approve Request for replat by Victor Banuelos, Mejia and Rose, Inc., representative for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - 0.918 acre tract of land out of El Angel Golf Course Tract adjacent to Lot 1 El Angel Rancho Viejo Subdivision No. 3, recorded in Cabinet 1, Slot 4239 of the Map Records of Cameron County, Texas and Lot 74 Rancho Viejo Subdivision Section 6, recorded in Volume 26 Page 37 of the Map Records of Cameron County, Texas, for one single-family lot.
7. Consideration/Action of Request in ZONING CHANGE by Robert Anzak, Halff Associates, Inc. representative for Miguel Ortiz, Jr., owner, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property, 4.413 acre tract of land, more or less, situated in the Jose Salvador de la Garza survey, Abstract No. 2, being part of the Potrero del Espiritu Santo Grant of 1781, Cameron County Texas, and being a part of the 70 acres described in Warranty Deed to 85 Jacaranda Limited Partnership as recorded in Volume 11550, Page 255 (1/4 undivided interest), in Volume 11550, Page 261 (1/2 undivided interest), and Volume 11639, Page 175 (1/4 undivided interest) all of the Official Records of Cameron County, Texas (O.R.C.C.T) , said 70 acre tract described by metes and bounds in Warranty Deed to Miguel A. Ortiz and Miguel Ortiz as recorded in Volume 1075, Page 29, O.R.C.C.T, said 70 acre tract being further

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Page 2

described as part of 368.16 acre tract (being part of a larger tract commonly referred to as "Noriega Plantation"), described as "Tract No. 2" in partition deed to Anita F. De Ortiz as recorded in Volume 714, Page 583, in the Deed Records of Cameron County, Texas (D.R.C.C.T.), for five single-family lots.

8. Consideration/Action on PRELIMINARY Recommendation to the Planning and Zoning Commission on Request for replat by Robert Anzak, Halff Associates, Inc. representative for Miguel Ortiz, Jr., owner, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - 4.413 Acre tract of land, more or less, situated in the Jose Salvador de la Garza survey, Abstract No. 2, being part of the Potrero del Espiritu Santo Grant of 1781, Cameron County Texas, and being a part of the 70 acres described in Warranty Deed to 85 Jacaranda Limited Partnership as recorded in Volume 11550, Page 255 (1/4 undivided interest), in Volume 11550, Page 261 (1/2 undivided interest), and Volume 11639, Page 175 (1/4 undivided interest) all of the Official Records of Cameron County, Texas (O.R.C.C.T.) , said 70 acre tract described by metes and bounds in warranty Deed to Miguel A. Ortiz and Miguel Ortiz as recorded in Volume 1075, Page 29, O.R.C.C.T, said 70 acre tract being further described as part of a 368.16 acre tract (being part of a larger tract commonly referred to as "Noriega Plantation"), described as "Tract No. 2" in partition deed to Anita F. De Ortiz as recorded in Volume 714, Page 583, in the Deed Records of Cameron County, Texas (D.R.C.C.T.), for five single-family lots.
9. Consideration/Action on FINAL Recommendation to the Planning and Zoning Commission on Request for replat by Robert Anzak, Halff Associates, Inc. representative for Miguel Ortiz, Jr., owner, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - 4.413 Acre tract of land, more or less, situated in the Jose Salvador de la Garza survey, Abstract No. 2, being part of the Potrero del Espiritu Santo Grant of 1781, Cameron County Texas, and being a part of the 70 acres described in Warranty Deed to 85 Jacaranda Limited Partnership as recorded in Volume 11550, Page 255 (1/4 undivided interest), in Volume 11550, Page 261 (1/2 undivided interest), and Volume 11639, Page 175 (1/4 undivided interest) all of the Official Records of Cameron County, Texas (O.R.C.C.T.) , said 70 acre tract described by metes and bounds in warranty Deed to Miguel A. Ortiz and Miguel Ortiz as recorded in Volume 1075, Page 29, O.R.C.C.T, said 70 acre tract being further described as part of a 368.16 acre tract (being part of a larger tract commonly referred to as "Noriega Plantation"), described as "Tract No. 2" in partition deed to Anita F. De Ortiz as recorded in Volume 714, Page 583, in the Deed Records of Cameron County, Texas (D.R.C.C.T.), for five single-family lots.

10. Adjourn



Isabel Perales, Interim Town Administrator

State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Board of Aldermen of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on June 24, 2025, at 5:00 PM and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST:

Isabel Perales, Interim Town Administrator

February 16, 2025

Town of Rancho Viejo
3301 Carmen Avenue
Rancho Viejo, Texas 78575
Attn: Town Administrator, Fred Blanco

February 16, 2025
Job# 22671

Re: Request for re-zoning of a 0.981 acre tract of land out of El Angel Golf Course Tract adjacent to Lot 1, El Angel Rancho Viejo Subdivision, No. 3, recorded in Cabinet 1, Slot 4239 of the Map Records of Cameron County, Texas and Lot 74, Rancho Viejo Subdivision, Section 6, recorded in Volume 26, Page 37 of the Map Records of Cameron County, Texas.

Dear Mr. Blanco:

I am hereby requesting, on behalf of the owner listed below, re-zoning of the above referenced 0.981 acre tract from golf course to single family residential in preparation for platting of same into a one lot subdivision (El Angel Rancho Viejo Subdivision No.4), We would like to place the rezoning and replatting of the above referenced property for the Town of Rancho Viejo. Our client wants to replat 0.981 acre of the former El Angel Golf Course into one single lot. Please accept the following items from *Mejia & Rose, Inc.* on behalf of our client Golf & Resorts Investments LLC.

1. 2 copies of plat 24x36
2. 14 copies of plat on 11x17
3. Title letter
4. Check #28698 in the amount of \$75.00 (plat admin. fee)
5. Tax Certificates

Please call me if you have any questions or comments.

Owner: Golf & Resorts Investments LLC
1 Rancho Viejo Dr.
Rancho Viejo, Tx. 78575

Sincerely,



Victor Banuelos

Mejia and Rose, Inc.

(956) 544-3022

vbanuelos@cngmail.com

**AUTHORIZATION TO SUBMIT AND REVISE
FINAL PLAT APPLICATION**

I, the undersigned Liliana de la Garza, owner do hereby authorize James E, Rose, Registered Professional Land Surveyor of Mejia & Rose Inc. to act as my agent in the submittal a re-zoning application for EL ANGEL RANCHO VIEJO SUBDIVISION NO.4, a 0.918 Acre Tract of land out of Tract I of the Rancho Viejo El Angel Golf Course in the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumption Warranty Deed recorded in Volume 19067 Page 104 of the Official Records of Cameron County, Texas and do hereby grant Mejia & Rose Inc., the power to act in my behalf by signing and submitting all necessary Final Plat Application Forms.

Date: 2/17/2025

BY: Liliana de la Garza

NAME: Liliana A. de la Garza

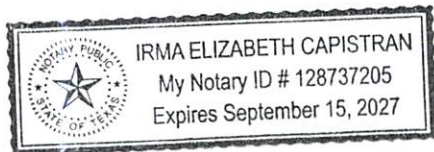
TITLE: Owner

GOLF & RESORTS INVESTMENTS LLC
1 RANCHO VIEJO DR.
RANCHO VIEJO, TEXAS 78575

STATE OF Texas

COUNTY OF Cameron §

This instrument was acknowledged before me on the 17 day of February, 2025
by Liliana Adela Garza.



Notary Public, State of Texas

Name Printed: Irma Elizabeth Capistran

My Commission Expires: September 15, 2027

AUTHORIZATION TO SUBMIT RE-ZONING APPLICATION

I, the undersigned Liliana de la Garza, owner do hereby authorize James E, Rose, Registered Professional Land Surveyor of Mejia & Rose Inc. to act as my agent in the submittal a re-zoning application for a 0.918 Acre Tract of land out of Tract I of the Rancho Viejo El Angel Golf Course in the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumption Warranty Deed recorded in Volume 19067 Page 104 of the Official Records of Cameron County, Texas. and do hereby grant Mejia & Rose Inc., the power to act in my behalf by signing and submitting all necessary Re-zoning Application Forms.

Date: 2/17/2025 BY: Liliana de la Garza

NAME: Liliana de la Garza

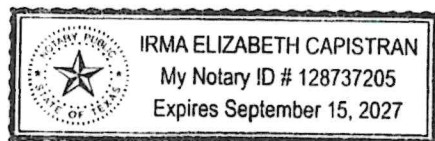
TITLE: Owner

GOLF & RESORTS INVESTMENTS LLC
1 RANCHO VIEJO DR.
RANCHO VIEJO, TEXAS 78575

STATE OF Texas

COUNTY OF Cameron §

This instrument was acknowledged before me on the 17 day of February, 2025
by Liliana A. de la Garza



Notary Public, State of Texas

Name Printed: Irma E Capistran

My Commission Expires: September 15, 2027

Mejia & Rose, Incorporated

Engineering

Surveying

T. B. P. E. & L. S. Reg. No. F-2670

T. B. P. E. & L. S. Reg. No. 10023900

0.918 Acre

January 06, 2025

El Angel Rancho Viejo Subdivision No.4

Job No. 22671

METES AND BOUNDS DESCRIPTION

A 0.918 Acre Tract of land out of Tract I of the Rancho Viejo El Angel Golf Course in the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumption Warranty Deed recorded in Volume 19067 Page 104 of the Official Records of Cameron County, Texas; and said 0.918 Acre Tract being more particularly located and described as follows:

COMMENCING at a steel spindle set on the centerline of Avenida Tesoro for the southernmost corner of lot 74 of Section 6, Rancho Viejo Subdivision (Vol. 26, Pgs 33-43, Cameron County Map Records) for the easternmost corner and **POINT OF BEGINNING** of the tract herein described;

THENCE, in a southwesterly direction, along the centerline of Avenida Tesoro, same being a curve to the left having a radius of 1925.76 feet and a chord bearing South 26 Deg. 17 Min. 50 Sec. West a distance of 172.22 feet, an arc distance of 172.27 feet to a steel spindle set at the easternmost corner of El Angel Rancho Viejo Subdivision No.3 (Cab.1, Slot 4239, Cameron County Map Records) for the southernmost corner of this tract;

THENCE, North 65 Deg. 23 Min. 38 Sec. West, along the northeast line of El Angel Rancho Viejo Subdivision No.3 at a distance of 25.00 feet passing a 1/2 inch iron pin with yellow plastic cap stamped "M&R,INC." found and continuing along the northeast line of El Angel Rancho Viejo Subdivision No.3 a total distance of 219.98 feet to a 1/2 inch iron pin with yellow plastic cap stamped "M&R,INC." set for the westernmost corner of this tract;

THENCE, North 24 Deg. 36 Min. 22 Sec, East, a distance of 188.88 feet to a 1/2 inch iron pin with yellow plastic cap stamped "M&R,INC." set on the northwesterly projection of the southwest line of the above referenced Lot 74 for the northernmost corner of this tract;

THENCE, South 61 Deg. 08 Min. 22 Sec. East, along the northwesterly projection of said Lot 74, at a distance of 79.69 feet passing the Westernmost corner of said Lot 74 and continuing with said lot line a total distance of 225.69 feet to the **POINT OF BEGINNING**.

CONTAINING 0.918 Acre of land, more or less.

James E. Rose

Reg. Prof. Land Surveyor No. 2452





ORIGINAL TAX RECEIPT
CAMERON COUNTY TAX OFFICE
www.cameroncountytax.org

CAMERON COUNTY TAX OFFICE
Edelmiro "Eddie" Garcia, Assessor
835 E. Levee
Brownsville TX 78520
(956) 544-0800
Fax: (956) 544-0808

PROPERTY INFORMATION

Account Number: 52/0050/0050/9010/00
Billing Number: 153693
Alternate Account Number: 000000096109
PID:
Legal Description: RANCHO VIEJO - RANCHO VIEJO EL ANGEL GOLF COURSE
SECTION 5-10 AND RANCHO VIEJO SEC 7 LOT 132, 142.829
AC OUT OF 144.322 AC OUT OF 146.195 AC OUT OF 149.844
AC OF 154.296 ACS
Acres: 18.0000
Business Name: EL ANGEL GOLF COURSE
Owner Name: GOLF & RESORTS INVESTMENTS LLC
Mailing Address: 1 RANCHO VIEJO DR
RANCHO VIEJO, TX 78575-9740

PAYMENT INFORMATION

Receipt Number: 421960
Reference Number: 8455765
Received By: MDE
Batch Number: 25049MDE
Process Type: MPW
Process Date: 02/18/2025
Process Time: 11:51:24
Effective Date: 02/18/2025

PROPERTY LOCATION: ESCANDON/SANTA ANA

Fees		
CERTFEE		10.00
Fees Applied:		10.00
	Total Applied:	10.00
	Total Amount Paid:	10.00

ACCOUNT BALANCE BEFORE PAYMENT:	10.00
AFTER PAYMENT:	0.00

***** ACCOUNT PAID IN FULL *****

PAYMENT TENDER

Tender Type	Tender Reference	Tender Amount	Paid By
Check	28936	10.00	MEJIA & ROSE

TAX INFORMATION

- Original Counter Receipt -

A REFUND RESULTING FROM TAX CODE SECTIONS 25.25, 26.07, 26.075, 26.08, 26.15, 31.072, 31.111 OR CHAPTERS 41, 41A AND 42 FOR PAYMENTS RECEIVED BY CHECK, CASH, MONEY ORDER, CASHIERS CHECK, OR CREDIT CARD WILL BE REFUNDED TO PAYER INFORMATION LISTED ON THIS RECEIPT, UNLESS SPECIFICALLY DIRECTED BY THE AUTHORITY GRANTING THE REFUND: MEJIA & ROSE PO BOX 3761 BROWNSVILLE TX 78523

**PLEASE CHECK RECEIPTS
IMMEDIATELY THE
RECEIPTS WILL BE
CONSIDERED CORRECT
IF NOT REPORTED WITHIN
24 HOURS TO THE
TAX ASSESSOR.**

PAID
FEB 18 2025
CAMERON COUNTY TAX OFFICE
DEPUTY

CAMERON COUNTY TAX OFFICE
Edelmiro "Eddie" Garcia, Assessor
835 E. Levee
Brownsville TX 78520
(956) 544-0800
www.cameroncountytax.org

TAX CERTIFICATE



Account: 52/0050/0050/9010/00 Billing No: 153693 Alt Acct No: 000000096109
Sequence No. 368990 Proc Date: 02/18/2025
Effective Date: 02/18/2025
Acres: 18.0000
Exemption Codes:
Property Owner:
GOLF & RESORTS INVESTMENTS LLC
EL ANGEL GOLF COURSE
1 RANCHO VIEJO DR
RANCHO VIEJO, TX 78575-9740

Legal Desc: RANCHO VIEJO - RANCHO VIEJO EL ANG
EL GOLF COURSE SECTION 5-10 AND RA
NCHO VIEJO SEC 7 LOT 132, 142.829
AC OUT OF 144.322 AC OUT OF 146.19
Property Loc: ESCANDON/SANTA ANA
RANCHO VIEJO TX

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, and interest are due as of: 02/18/2025. Described property of the following tax unit(s):

Entity	Base Tax	Base Tax Paid	Base Due	P & I	Sp. Int.	Att. Fee	Total Due
2024 - 0							
BROWNSVILLE I S D							ALL PAID
SOUTH TEXAS ISD							ALL PAID
CITY OF RANCHO VIEJO							ALL PAID
BROWNSVILLE NAV DISTRICT							ALL PAID
CAMERON COUNTY							ALL PAID
TEXAS SOUTHMOST COLLEGE							ALL PAID
MUNICIPAL DISTRICT #2							ALL PAID
Grand Total as of February, 2025	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grand Total as of February, 2025							\$0.00

All taxes paid in full prior to and including the year 2024 except for unpaid years listed above.

The above described property may be subject to special valuation based on its use and additional rollback taxes may be due(section 23.55, Texas Property Tax Code.) The issuance of this certificate does not preclude a subsequent supplemental assessment on the property above by the Cameron Appraisal District and does not reflect whether or not the taxpayer(s) owes court cost in any delinquent tax collection lawsuits (which must be verified with the delinquent tax collection attorneys) pursuant to section 31.08 of the Texas Property Tax Code, there is a fee on all tax certificates.

Tax certificates are issued with the most current information available. All accounts are subject to change per section 26.15 and 11.43(i) of the Texas Property Code.

Given under my hand and seal of office on this date of: 02/18/2025

FEE PAID \$10.00



CAMERON COUNTY TAX OFFICE
EDELMIRO "EDDIE" GARCIA, ASSESSOR

BY: Cather De Alba Deputy



3111 W. FREDDY GONZALEZ DRIVE, EDINBURG, TX 78539
PHONE: (956)383-4951 FAX: (956)383-5443
titleevidence@edwardsabstract.com

LIEN SEARCH

GF No.: 957748

Effective Date: January 10, 2025

Jim Rose:

Pursuant to your request, we have checked our title plant for documents filed of record against the following described property located in Cameron County, Texas:

A 0.918 acre tract of land, more or less, and out of Tract I of the RANCHO VIEJO EL ANGEL GOLF COURSE, an addition to the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumption Warranty Deed recorded in Volume 19067 Page 104, Official Records of Cameron County, Texas; and said 0.918 Acre Tract being more particularly located and described as follows:

COMMENCING at a steel spindle set on the centerline of Avenida Tesoro for the southernmost corner of lot 74 of Section 6, Rancho Viejo Subdivision (Vol. 26, Pgs 33-43, Cameron County Map Records) for the easternmost corner and POINT OF BEGINNING of the tract herein described;

THENCE, in a southwesterly direction, along the centerline of Avenida Tesoro, same being a curve to the left having a radius of 1925.76 feet and a chord bearing South 26 degrees 17 minutes 50 seconds West, a distance of 172.22 feet, an arc distance of 172.27 feet to a steel spindle set at the easternmost corner of El Angel Rancho Viejo Subdivision No.3 (Cab. I, Slot 4239, Cameron County Map Records) for the southernmost corner of this tract;

THENCE, North 65 degrees 23 minutes 38 seconds West, along the northeast line of El Angel Rancho Viejo Subdivision No. 3, at a distance of 25.00 feet passing a 1/2 inch iron pin with yellow plastic cap stamped "M&R, INC." found and continuing along the northeast line of El Angel Rancho Viejo Subdivision No.3 a total distance of 219.98 feet to a 1/2 inch iron pin with yellow plastic cap stamped "M&R, INC." set for the westernmost corner of this tract;

THENCE, North 24 degrees 36 minutes 22 seconds East, a distance of 188.88 feet to a 1/2 inch iron pin with yellow plastic cap stamped "M&R, INC." set on the northwesterly projection of the southwest line of the above referenced Lot 74 for the northernmost corner of this tract;

THENCE, South 61 degrees 08 minutes 22 seconds East, along the northwesterly projection of said Lot 74, at a distance of 79.69 feet passing the Westernmost corner of said Lot 74 and continuing with said lot line a total distance of 225.69 feet to the POINT OF BEGINNING.

Company does not represent that the acreage and/or square footage calculations are correct.

Record title of the land on the effective date appears to be vested in:

GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY

The only items we find of record as of the effective date are:

Deed of Trust, Security Agreement, Financing Statement and Assignment of Rents dated July 9, 2021, recorded on August 30, 2021, under Clerk's File No. 2021-37656, Official Records, Cameron County, Texas, executed by GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, in favor of Ray A. Gonzales, Trustee, securing the payment of one note in the principal amount of \$2,691,000.00, payable as therein provided to the order of Falcon International Bank. (COVERS MORE)

Security Interest granted to Falcon International Bank, secured party, by GOLF & RESORTS INVESTMENTS, LLC, debtor, as shown by Financing Statement (UCC-1) filed August 30, 2021, under, Clerk's File No. 2021-37657, Official Records, Cameron County, Texas. (COVERS MORE)

EDWARDS ABSTRACT AND TITLE COMPANY searched its title plant for possible involuntary liens recorded against the names, GOLF & RESORTS INVESTMENTS, LLC, A TEXAS LIMITED LIABILITY COMPANY, and found **none**.

[PLEASE CTRL+CLICK HERE TO ACCESS ALL SUPPORTING DOCUMENTS.](#)

This report does not cover and therefore excludes any examination or statement as to taxes, zoning, ordinances, discrepancies as to boundaries, shortages in area, overlapping of improvements, encroachments, protrusions, rights of parties in possession, adverse possession, easements which may be visible and apparent, but unrecorded, and all other matters not of record.

CAUTION: Edwards Abstract and Title Co. assumes no liability for errors or omissions in this report or for verbal statements. This report is furnished solely as an accommodation to the party requesting same, and represents the status of title as found by Edwards Abstract and Title Co. examiner. This report is not intended to be relied upon, and should not be relied upon, as a representation or warranty as to the title to the property described above. None of the information contained herein, or the absence of other information, constitutes a representation to any party as to the status of title to such property. Edwards Abstract and Title Co. assumes no liability whatsoever for the accuracy of this report, and shall under no circumstance be liable hereunder for any omission or error with respect hereto. If a policy of title insurance is subsequently purchased, any liability thereunder shall be determined solely by the terms of such policy. If any encumbrance or title defect should exist which is not disclosed herein, Edwards Abstract and Title Co. shall not be liable to any party for having furnished this report or for any verbal statements related to this report or to the status of title.

By acceptance of this report, the addressee accepts that Edwards Abstract and Title Co. shall be limited in its liability, if any, to the sum charged and paid for this report as liquidated damages. This report is for the sole use of addressee herein above and may not be used or relied upon by anyone other than Addressee.

EDWARDS ABSTRACT AND TITLE CO.



Authorized Countersignature

Edwards Abstract and Title Co.

PRIVACY POLICY NOTICE

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Edwards Abstract and Title Co..

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as on applications or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to nonaffiliated companies that perform services on our behalf.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

A 0.918 Acre Tract of land out of Tract I of the Rancho Viejo El Angel Golf Course in the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumption Warranty Deed recorded in Volume 19067 Page 104 of the Official Records of Cameron County, Texas; and said 0.918 Acre Tract being more particularly located and described as follows:

THENCE, in a southwesterly direction, along the centerline of Avenida Tesoro, same being a curve to the left having a radius of 1925.76 feet and a chord bearing South 26 Deg. 17 Min. 50 Sec. West a distance of 172.22 feet, an arc distance of 172.27 feet to a steel spindle set at the easternmost corner of El Angel Rancho Viejo Subdivision No.3 (Cab. 1, Slot 4239, Cameron County Map Records) for the southernmost corner of this tract;

THENCE, South 61 Deg. 08 Min. 22 Sec. East, along the northwesterly projection of said Lot 74, at a distance of 79.69 feet passing the Westernmost corner of said Lot 74 and continuing with said lot line a total distance of 225.69 feet to the **POINT OF BEGINNING**.

I, JAMES E. ROSE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

THIS PLAT OF "EL ANGEL RANCHO VIEJO SUBDIVISION NO.4" HAS BEEN SUBMITTED TO AND CONSIDERED BY VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 AND IS HEREBY APPROVED BY SUCH DISTRICT.

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARY OF "EL ANGEL RANCHO VIEJO SUBDIVISION NO.4" DEPICTED HEREIN.

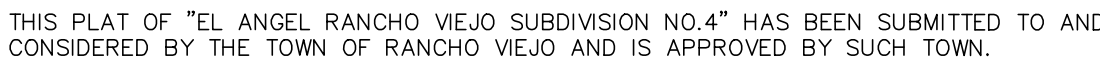
By: _____ Deputy

- THE BEARINGS SHOWN HEREON ARE BASED ON THE MAP OF RANCHO VIEJO SUBDIVISION
RECORDED IN VOL.26, PG 33-43 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.



WE, THE UNDERSIGNED, _____, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "EL ANGEL RANCHO VIEJO SUBDIVISION NO.4", WITHIN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

COUNTY _____

email: mandrinc@cngmail.com

JOB NO. 22671
VICTOR B.

A 0.918 Acre Tract of land out of Tract I of the Rancho Viejo El Angel Golf Course in the Town of Rancho Viejo, Cameron County, Texas; said Tract I being as described in Correction Assumption Warranty Deed recorded in Volume 19067 Page 104 of the Official Records of Cameron County, Texas.

GOLF & RESORTS INVESTMENTS LLC



3301 Carmen Avenue
Rancho Viejo, Texas 78575
Phone (956) 350-4093 Fax (956) 350-4156
Email: townhall@ranchoviejotexas.com

DEVELOPMENT APPLICATION FORM

PLAT TYPE (PRELIMINARY OR FINAL PLAT/ Preliminary plat
ZONING CLASSIFICATION(S):

TYPE OF PROPOSED DEVELOPMENT:
Residential subdivision

NAME OF SUBDIVISION:
The Bend Subdivision Phase 2

SUBDIVISION SIZE:
4.41 Acres

NUMBER OF PROPOSED LOTS: 5 Lots	ARE ALL LOTS GREATER THAN 15,000 S.F.? 17,400 S.F. FOR CORNER LOTS? Yes
------------------------------------	--

SMALLEST & LARGEST LOT SIZE:
Smallest lot: 26,500 SF; Largest lot: 42,137 SF

ARE ANY VARIANCES BEING REQUESTED? (YES/NO)
No

STREET CONSTRUCTION? IF SO, DO YOU MEET
TOWN'S ROW & STREET STANDARDS? No street construction

DEVELOPER/CONSULTING FIRM

Name: Halff Associates, Inc.	Phone# 956-303-7100
---------------------------------	------------------------

Email
address: ranzak@halff.com

Address: 1075 Paredes Line Road, Suite B
Brownsville, Tx 78521

CITY	STATE	ZIP
------	-------	-----

ADDITIONAL CONTACT INFORMATION

Name: Miguel Ortiz, Jr.	Phone# 956-789-8355
----------------------------	------------------------

Email
address: ortizhunts@gmail.com

Address: 187 Resaca Bend
Ranch Viejo, TX, 78575

CITY	STATE	ZIP
------	-------	-----

UTILITIES/Name of Entity and Phone#

Electrical:	AEP	Phone: 877-373-4858
Solid Waste:	Republic Services	Phone: 800-423-7316
Water/Sewer:	Valley Municipal Utility District No. 2	Phone: 956-350-4136
Drainage:	Valley Municipal Utility District No. 2	Phone: 956-350-4136
Irrigation District:	Cameron County Irrigation District N. 6	Phone: 956-399-7186

MINIMUM ITEMS REQUIRED FOR REVIEW: No review will be conducted until all the above is filled out, fees paid and following items are submitted.

- ☒ Authorization Letter with signatures of Owner/Developer and/or Engineer.
- ☒ Copy of the deed records showing the ownership of the land.
- ☒ Drainage Report.
- ☒ PDF of file and all plats
- ☒ Three copies of (preliminary/final) plat 24"x36"
- ☒ Five copies of (preliminary/final) plat 11"x17"
- ☒ Two sets of construction plans with specifications (if construction is required).
- ☒ Location of City Limits and ETJ verification.
- ☐ After final Inspection, copy of recorded Final Plat filed at the Cameron County Clerk's Office.

NOTE: Valley Municipal Utility District#2 Plat Applications are separate from the Town of Rancho Viejo plat review process. It is the responsibility of the Owner/Surveyor/Engineer to comply with their requirements prior to submitting Subdivision Final Plat for approval by the Town of Rancho Viejo.

Owner/Developer/Consulting Firm signature:

Name/Title	Signature	Date
------------	-----------	------

FEES as per Town Ordinance Chapter 54. Subdivisions

Subdivision Administrative Concept Review:

The engineer will provide a quote for engineering services. The town will add a \$50.00 administrative fee. This quote and fee must be approved by the town and the developer prior to review meeting. No action of the board or any other board or agency shall be valid until the fees shall have been paid to the town. These fees shall be charged on all plats, regardless of the action taken by the Board of Aldermen on whether the plat is approved or denied.

☒ **Preliminary Plat:**

The engineer will provide a quote for engineering services. The town will add a \$100.00 administrative fee. This quote and fee must be approved by the town and the developer prior to review meeting. No action of the board or any other board or agency shall be valid until the fees shall have been paid to the town. These fees shall be charged on all plats, regardless of the action taken by the Board of Aldermen whether the plat is approved or denied.

Final Plat:

The engineer will provide a quote for engineering services. The town will add a \$200.00 administrative fee. This quote and fee must be approved by the town and the developer prior to review meeting. No action of the board or any other board or agency shall be valid until the fees shall have been paid to the town. These fees shall be charged on all plats, regardless of the action taken by the Board of Aldermen whether the plat is approved or denied.

Street Installation Request:

Deposit \$750.00 or difference of engineer's costs

Total Development Fees:

FOR OFFICE USE ONLY:

PAID FEES:					PLAT TYPE:					
ARE PLATS LABELED TO VERIFY TYPE OF PLAT:			FOR REVIEW ONLY		PRELIMINARY		FINAL		STREET	
FOR A PRELIMINARY PLAT: ARE ALL LOTS GREATER THAN 15,000 S.F./17,400 S.F. FOR CORNER LOTS?										
ANY VARIANCES REQUESTED:										
IF SO, IS ALL DOCUMENTATION PROVIDED PER TOWN ORD.#										

March 5, 2025

Fred Blanco
Town Administrator
Town of Rancho Viejo, Texas

Dear Mr. Blanco:

I, Miguel Ortiz, Jr., hereby give authorization to Halff Associates, Inc., to submit to the Town of Rancho Viejo a plat application as well as any other necessary documentation for the platting of 4.41 acres out of the following tracts:

- BEING A 4.41 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOSE SALVADOR DE LA GARZA SURVEY, ABSTRACT NO. 2, BEING PART OF THE POTRERO DEL ESPIRITU SANTO GRANT OF 1781, CAMERON COUNTY, TEXAS, AND BEING A PART OF THE CALLED 70 ACRES DESCRIBED IN WARRANTY DEED TO 85 JACARANDA LIMITED PARTNERSHIP AS RECORDED IN VOLUME 11550, PAGE 255 (1/4 UNDIVIDED INTEREST), IN VOLUME 11550, PAGE 261 (1/2 UNDIVIDED INTEREST), AND VOLUME 11639, PAGE 175 (1/4 UNDIVIDED INTEREST) ALL OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS (O.R.C.C.T.), SAID 70 ACRE TRACT DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED TO MIGUEL A. ORTIZ AND MIGUEL ORTIZ AS RECORDED IN VOLUME 1075, PAGE 29, O.R.C.C.T., SAID 70 ACRE TRACT BEING FURTHER DESCRIBED AS PART OF THAT CALLED 368.16 ACRE TRACT (BEING PART OF A LARGER TRACT COMMONLY REFERRED TO AS "NORIEGA PLANTATION"), DESCRIBED AS "TRACT NO. 2" IN PARTITION DEED TO ANITA F. DE ORTIZ AS RECORDED IN VOLUME 714, PAGE 583, IN THE DEED RECORDS OF CAMERON COUNTY, TEXAS (D.R.C.C.T.).

Said tracts conveyed to 85 Jacaranda Limited Partnership.

Should you have any questions regarding this matter, please feel free to contact me at 956-789-8355

Sincerely,


Miguel Ortiz, Jr.

The State of Texas
County of Cameron

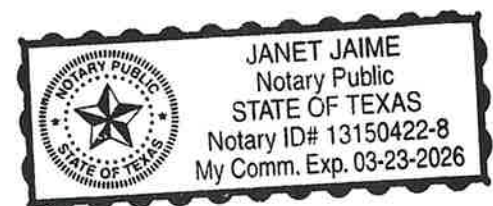
Before me, the undersigned authority, on this day personally appeared Mike Ortiz, Jr., whose names are subscribed above; who by me being duly sworn upon oath says that the statement set forth is true and correct.

Given under my hand and seal of office on this the 5th day March 2025.


Notary Public, in and for Cameron County, Texas

Printed Name: Janet Jaime

My commission expires: 3-23-26



WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS:

If you are a natural person, you may remove or strike any of the following information from the instrument before it is filed for record in the public records: your social security number or your driver's license number

Date: July 12 2005

Grantor: MIGUEL A. ORTIZ, a widower

Grantor's Mailing Address (including county):

85 Calle Jacaranda
Brownsville, Cameron County, Texas 78521

Grantee: 85 JACARANDA LIMITED PARTNERSHIP

Grantee's Mailing Address (including county):

187 Resaca Bend
Rancho Viejo, Cameron County, Texas 78575

Consideration: For the sum of \$10.00 and other good and valuable consideration.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes by this reference.


Reservations from and Exceptions to Conveyance and Warranty:

Any and all restrictions, covenants, conditions, easements, mineral and/or royalty reservations shown of record in Cameron County, Texas, and to all zoning laws, leases, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described Property.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, SELLS, and CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and

exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.


Miguel A. Ortiz

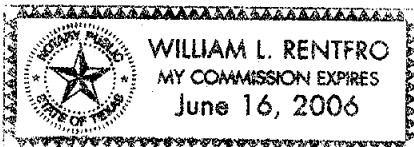
(Acknowledgment)

STATE OF TEXAS

§
§
§

COUNTY OF

This instrument was acknowledged before me on the 12 day of July, 2005 by Miguel A. Ortiz.



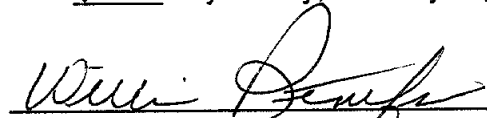

NOTARY PUBLIC, STATE OF TEXAS

EXHIBIT "A"

1. All of Grantor's interest, being a 1/4 undivided interest in the North 70 acres out of a 120.71 acre tract of land, more or less, out of the "NORIEGA PLANTATION", said 120.71 acres being part of the 368.16 acres and the 87 acres partitioned to Anita F. de Ortiz as Tract No. 2 and Tract No. 3, respectively, by partition deed dated June 25, 1961, and recorded in Volume 714, Pages 583-589 of the Deed Records of Cameron County, Texas, said 120.71 acres being the same property conveyed by Ricardo Ortiz and Maria Luz de Ortiz to FirstBank by Warranty Deed dated May 31, 1989.
2. Lot Number Nine (9), in Block Two (2), Rio Viejo Subdivision, City of Brownsville, Cameron County, Texas, according to Map of said subdivision recorded in Volume 13, Page 73, Map Records of Cameron County, Texas, commonly known as 85 Calle Jacaranda, Brownsville, Texas.
3. All of Grantor's interest, being an undivided 7/12 interest in 118.02 acres, more or less, known as "El 803", and being all of Blocks 20 and 21 of the Parker Tract, a subdivision in Cameron County, Texas, according to the map or plat thereof recorded in Vol. 4, Page 40 of the Map Records of Cameron County, Texas.

AFTER RECORDING RETURN TO:

85 Jacaranda Limited Partnership
85 Calle Jacaranda
Brownsville, TX 78521

PREPARED IN THE LAW OFFICE OF:

THE RENTFRO FAULK LAW FIRM, LLP
185 E Ruben M Torres Sr Blvd
Brownsville TX 78520

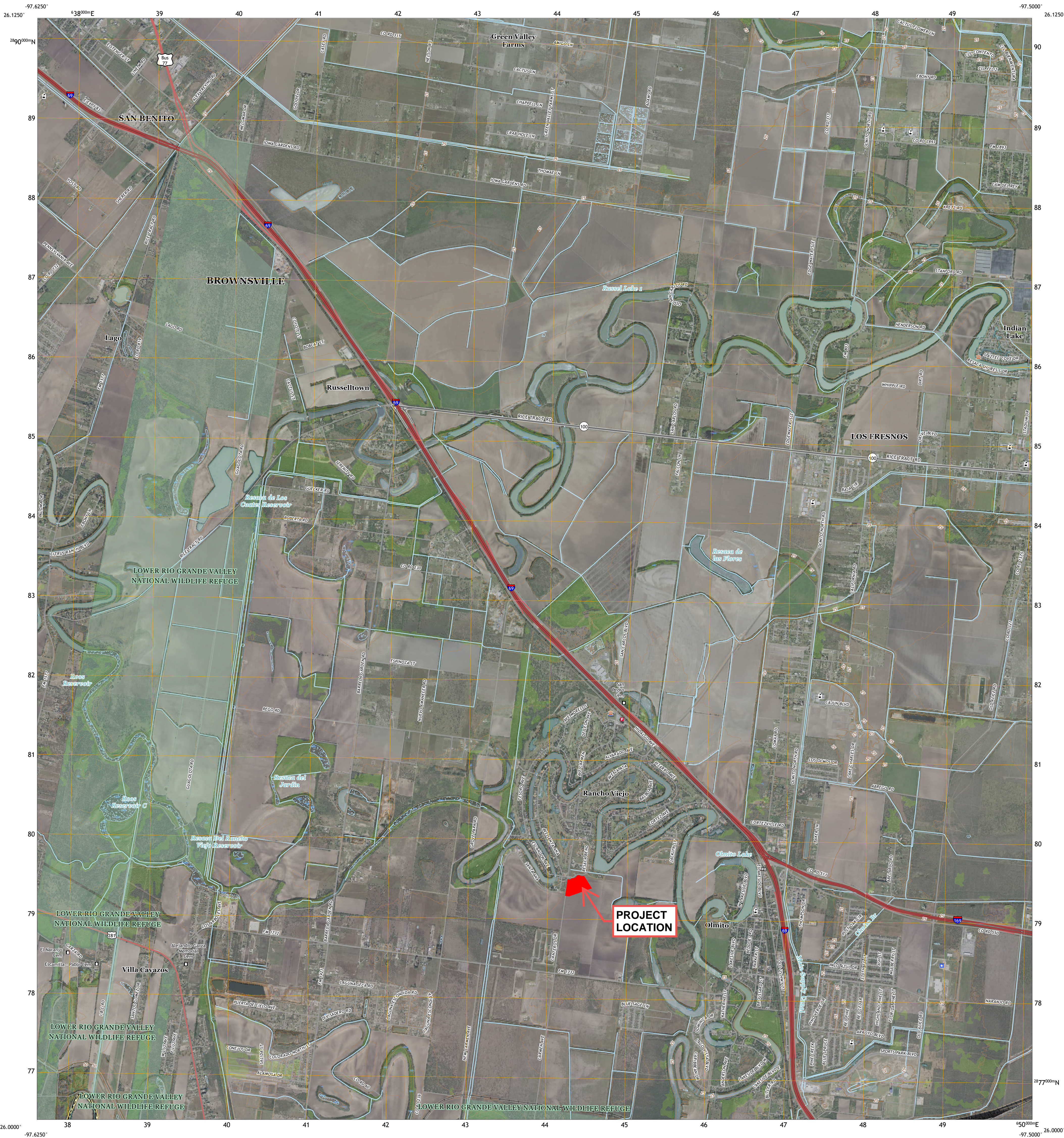
Doc
00040131
BK
OR 11550
Vol
Pg
256

Doc BK Vol Pg
00040131 OR 11550 257

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
On: Jul 14, 2005 at 03:54P

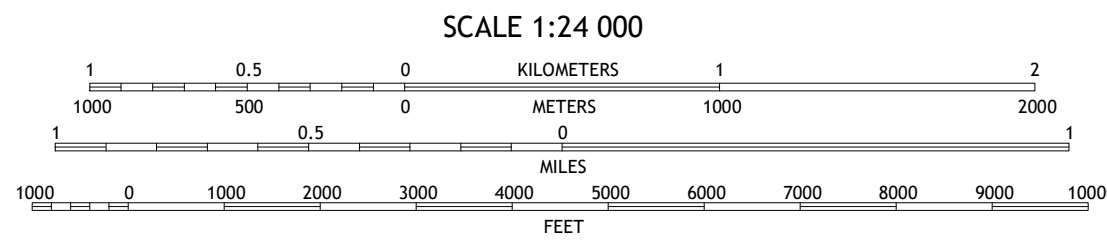
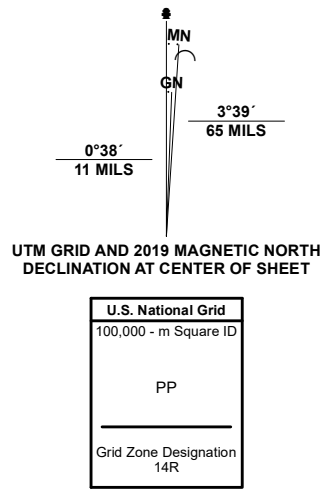
Document Number: 00040131

By
DeAnn Cummins
Joe G Rivera, County Clerk
Cassern County



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 14R.
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NAIP, November 2016 - January 2017
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 1979 - 2022
Hydrography.....National Hydrography Dataset, 2002 - 2018
Contours.....National Elevation Dataset, 2019
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Wetlands.....FWS National Wetlands Inventory Not Available



CONTOUR INTERVAL 5 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard.



1	2	3
4	5	6
7	8	

ADJOINING QUADRANGLES

ROAD CLASSIFICATION		
Expressway	Local Connector	
Secondary Hwy	Local Road	
Ramp	4WD	
Interstate Route	US Route	State Route

OLMITO, TX
2022



National Flood Hazard Layer FIRMMette



97°33'39"W 26°1'49"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
MAP PANELS		Unmapped

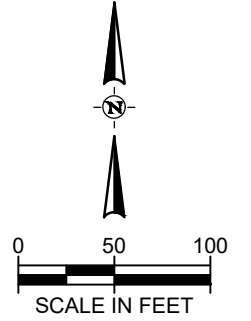
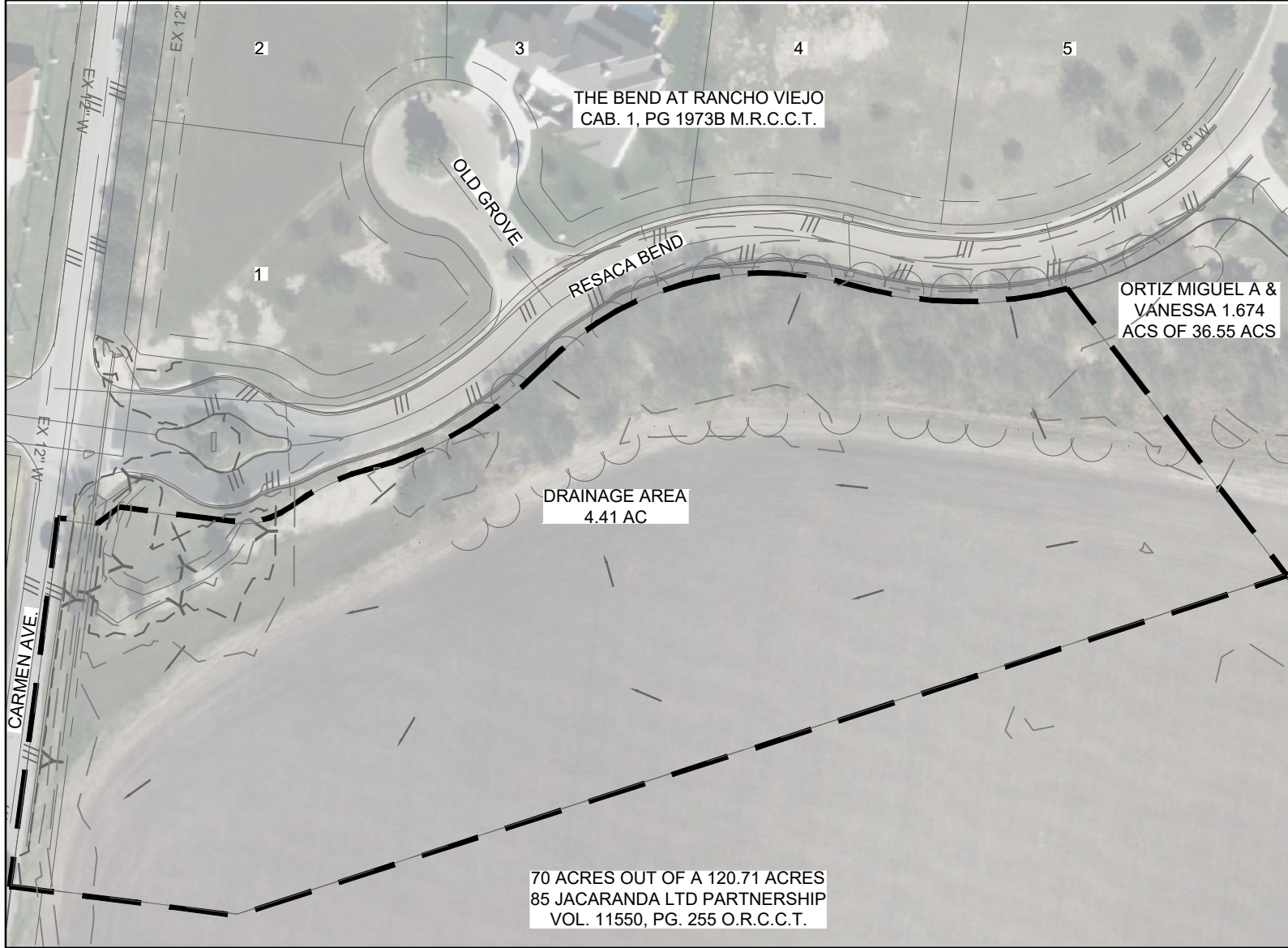


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/4/2025 at 4:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



LEGEND

- EXISTING CONTOURS
- > EXISTING FLOW
- DRAINAGE AREA



1075 PAREDES LINE RD., SUITE B.
BROWNSVILLE, TEXAS 78521-2696
TEL. (956) 303-7100

THE BEND SUBDIVISION PHASE 2
RANCHO VIEJO, TEXAS

PROJECT NO.: 58326.001

ISSUED: 3/4/2025

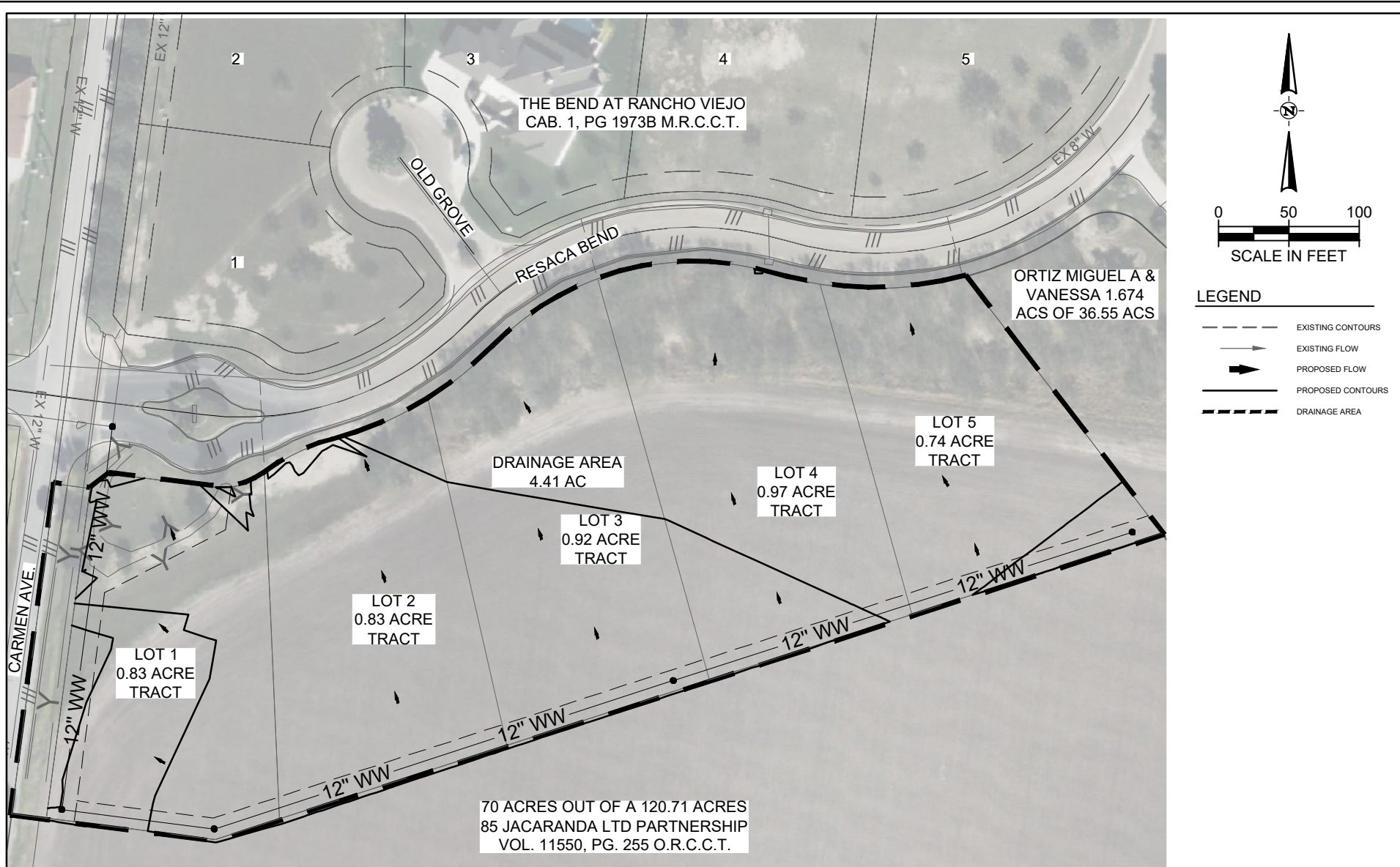
DRAWN BY: AEN

CHECKED BY: NML

SCALE: AS NOTED

SHEET TITLE:

EXISTING DRAINAGE
AREA MAP



halff

1075 PAREDES LINE RD., SUITE B.
BROWNSVILLE, TEXAS 78521-2696
TEL. (956) 303-7100

THE BEND SUBDIVISION PHASE 2 RANCHO VIEJO, TEXAS

PROJECT NO.: 58326.001

ISSUED: 3/4/2025

DRAWN BY: AEN

CHECKED BY: NML

SCALE: AS NOTED

SHEET TITLE:

**PROPOSED DRAINAGE
AREA MAP**

RUNOFF DRAINAGE CALCULATIONS



DRAINAGE ANALYSIS - Pre-Development

Rational Method

Owner: AMPF Development, LLC
Name: The Bend Subdivision Phase 2
Location: Rancho Viejo, Texas
Area: 4.41 Acres

P.E.: Nadia M. Lopez, P.E.
Checked by: Nadia M. Lopez, P.E.
Designed by: Alan Navarrete
Date: 3/7/2025

Weighted Coefficient (Source: Tables 4-10, TxDOT Hydraulic Design Manual):

Pre-Runoff

Sub-area	Area		Surface type	Coeff. (C)	A x C
	ft ²	Acres (A)			
1	192,245	4.41	Undeveloped	0.20	0.88
Total	192,245	4.41			0.88
Weighted Runoff Coefficient (C_w) = $(AxC/A) = 0.20$					

Time of Concentration (Source: TxDOT Hydraulic Design Manual, Ch. 4, Sec. 11, NRCS Method):

Pre-Runoff

Flow type:	Time (min.)
Sheet Flow	6.08
Shallow Concentrated Flow	16.45
$t_c = t_{sh} + t_{sc}$	22.53 min.

Intensity (Source: NOAA's Precipitation Frequency Data Server [PFDS]):

Pre-Runoff

I (in/hr)	10-yr	25 yr	50 yr
	4.74	5.66	6.34

Rational Formula - $Q = C_w I A$

Duration	10-yr	25 yr	50 yr
PRE-Runoff Q (Cfs)	4.18	5.00	5.60



DRAINAGE ANALYSIS - Post-Development

Rational Method

Owner: AMPF Development, LLC
Name: The Bend Subdivision Phase 2
Location: Rancho Viejo, Texas
Area: 4.41 Acres

P.E.: Nadia M. Lopez, P.E.
Checked by: Nadia M. Lopez, P.E.
Designed by: Alan Navarrete
Date: 3/7/2025

Weighted Coefficient (Source: Tables 4-10, TxDOT Hydraulic Design Manual):

Sub-area	Area		Surface type	Coeff. (C)	A x C
	ft ²	Acres (A)			
1	15326	0.35	Undeveloped	0.20	0.07
4	176,919	4.06	Residential Large Lots	0.40	1.62
Total	192,245	4.41			1.69
Weighted Runoff Coefficient (C_w) = (AxC/A) =					0.38

Time of Concentration (Source: TxDOT Hydraulic Design Manual, Ch. 4, Sec. 11, NRCS Method):

Flow type:	Time (min.)
Sheet Flow	2.14
Shallow Concentrated Flow	5.84
$t_c = t_{sh} + t_{sc} + t_{ch}$	7.98 min.

Use 10 mins

Intensity (Source: NOAA's Precipitation Frequency Data Server [PFDS]):

Post Runoff

I (in/hr)	10-yr	25 yr	50 yr
DA	7.93	9.54	10.80

Rational Formula - $Q = C_w I A$

Duration	10-yr	25 yr	50 yr
DA POST-Runoff Q (CFS)	13.30	16.00	18.11

SUPPORTING CALCULATIONS

Existing Overland Flow

$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}(S_{sh})^{0.4}}$		
t_{sh}	Travel Time (hr)	0.101359151
n_{ol}	Roughness Coefficient	0.035
L_{sh}	Length (ft) (100 ft max.)	100
P_2	2-yr, 24-hr rainfall depth (in)	4.14
S_{sh}	Slope (ft/ft)	0.0026

Existing Shallow Concentrated Flow

$t_{sc} = \frac{L_{sc}}{3600 K (S_{sc})^{0.5}}$		
t_{sc}	Time (hr)	0.274219693
L_{sc}	Length (ft)	590
S_{sc}	Slope (ft/ft)	0.001372881
K	Unpaved Surface	16.13

Proposed Overland Flow

$$t_{sh} = \frac{0.007(n_{ol}L_{sh})^{0.8}}{(P_2)^{0.5}(S_{sh})^{0.4}}$$

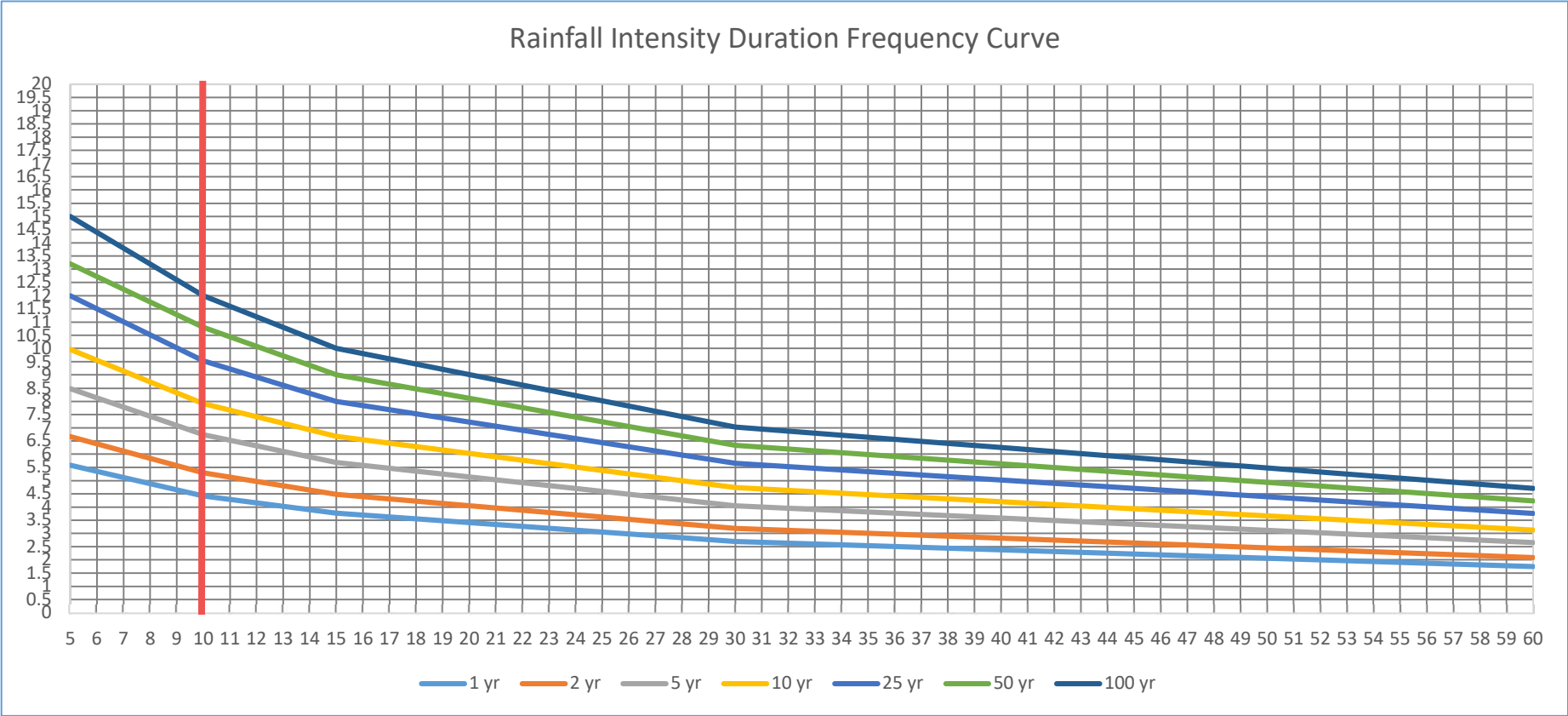
t_{sh}	Travel Time (hr)	0.035652
n_{ol}	Roughness Coefficient	0.011
L_{sh}	Length (ft) (100 ft max.)	100
P_2	2-yr, 24-hr rainfall depth (in)	4.14
S_{sh}	Slope (ft/ft)	0.0035

Proposed Shallow Concentrated Flow

$$t_{sc} = \frac{L_{sc}}{3600 K (S_{sc})^{0.5}}$$

t_{sc}	Time (hr)	0.097318
L_{sc}	Length (ft)	413
S_{sc}	Slope (ft/ft)	0.003366
K	Paved Surface	20.32

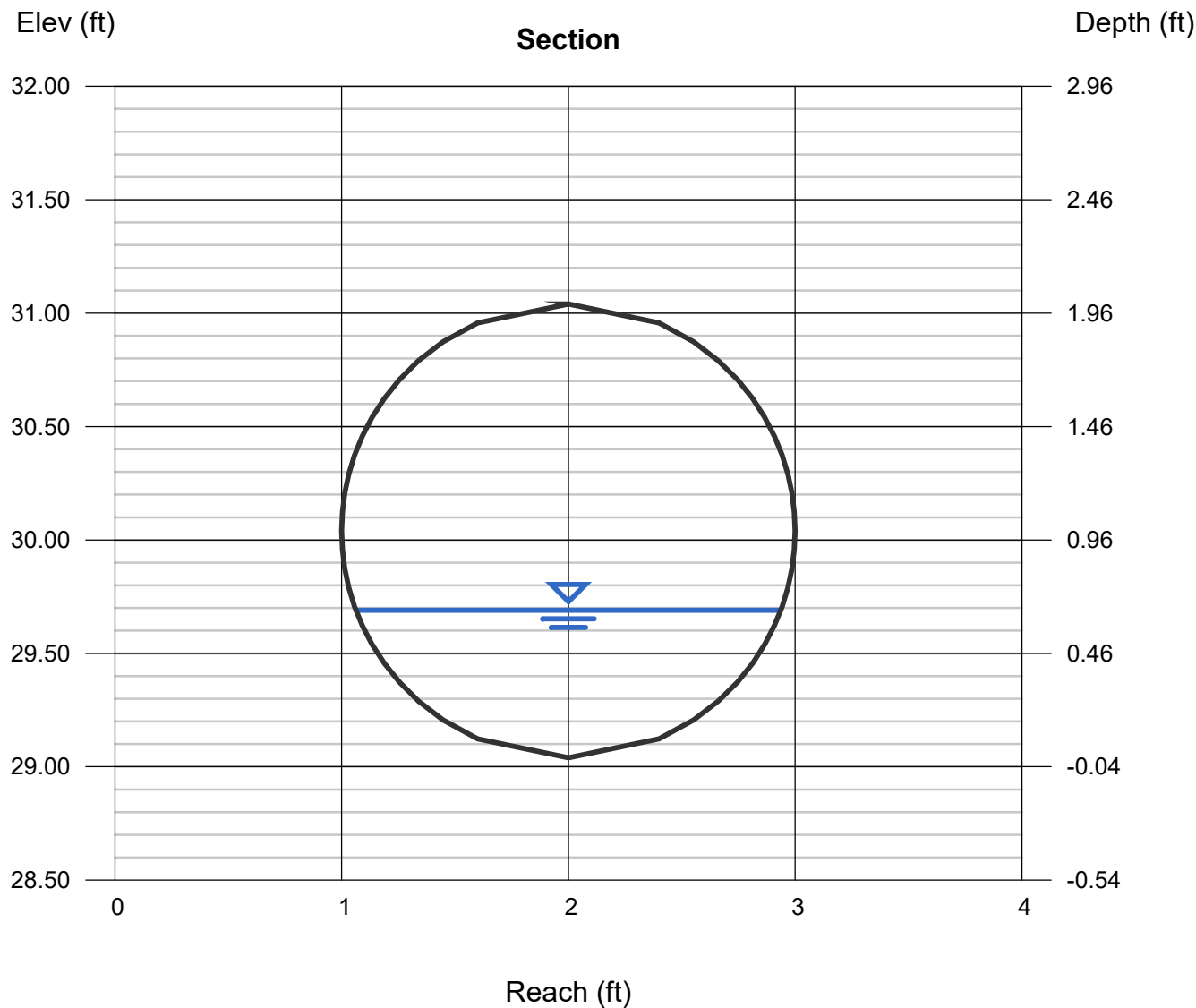
EXISTING AND
PROPOSED
CONDITIONS



Channel Report

Existing 25-YR Storm Analysis

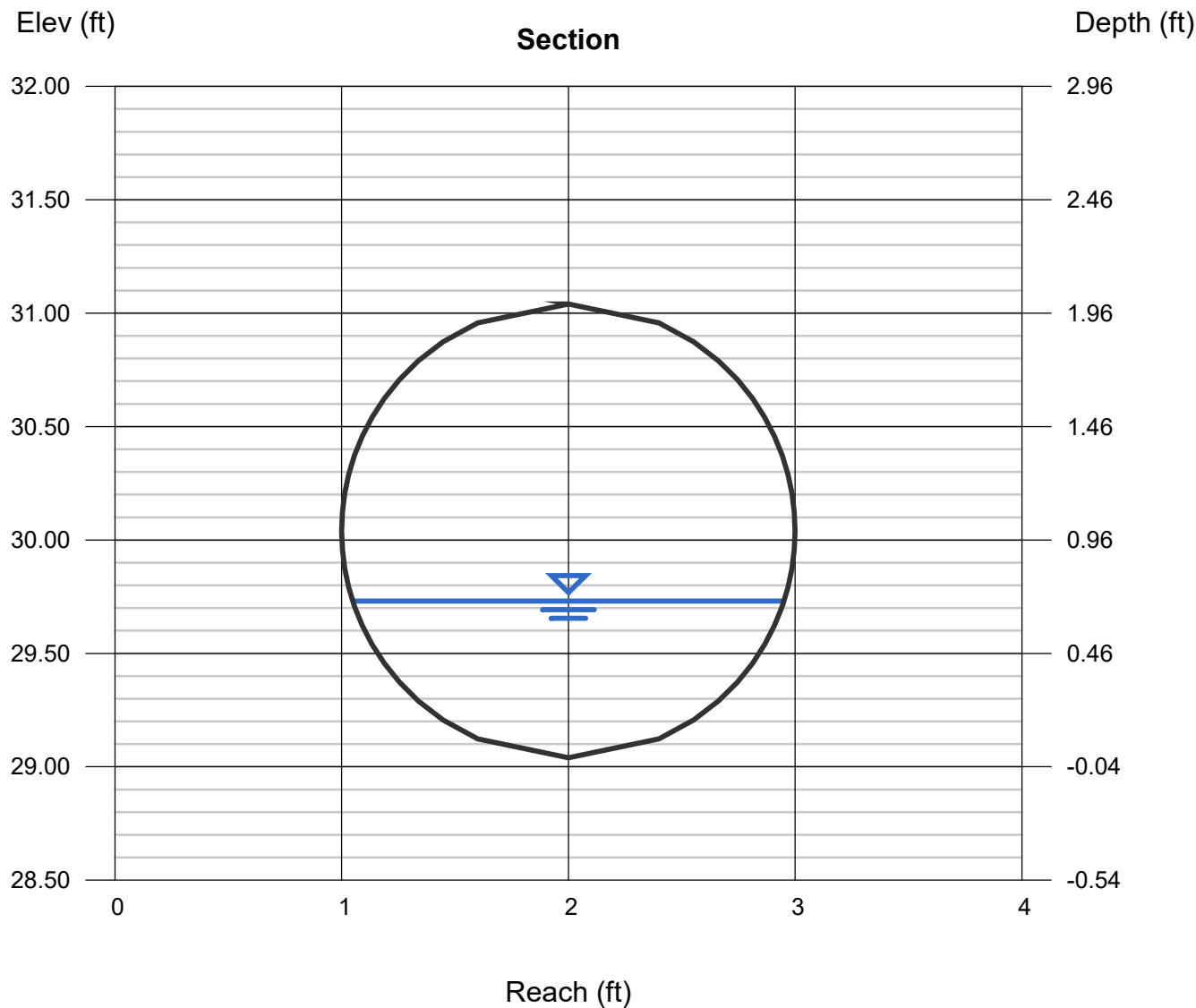
Circular		Highlighted	
Diameter (ft)	= 2.00	Depth (ft)	= 0.65
		Q (cfs)	= 5.000
		Area (sqft)	= 0.89
Invert Elev (ft)	= 29.04	Velocity (ft/s)	= 5.63
Slope (%)	= 0.94	Wetted Perim (ft)	= 2.43
N-Value	= 0.013	Crit Depth, Yc (ft)	= 0.79
		Top Width (ft)	= 1.87
		EGL (ft)	= 1.14
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 5.00		



Channel Report

Existing 50-YR Storm Analysis

Circular		Highlighted	
Diameter (ft)	= 2.00	Depth (ft)	= 0.69
		Q (cfs)	= 5.600
		Area (sqft)	= 0.97
Invert Elev (ft)	= 29.04	Velocity (ft/s)	= 5.78
Slope (%)	= 0.94	Wetted Perim (ft)	= 2.52
N-Value	= 0.013	Crit Depth, Yc (ft)	= 0.84
		Top Width (ft)	= 1.90
		EGL (ft)	= 1.21
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 5.60		



Channel Report

Proposed 25-YR Storm Analysis

Circular

Diameter (ft) = 2.00

Invert Elev (ft) = 29.04

Slope (%) = 0.94

N-Value = 0.013

Calculations

Compute by: Known Q

Known Q (cfs) = 15.15

Highlighted

Depth (ft) = 1.22

Q (cfs) = 15.15

Area (sqft) = 2.01

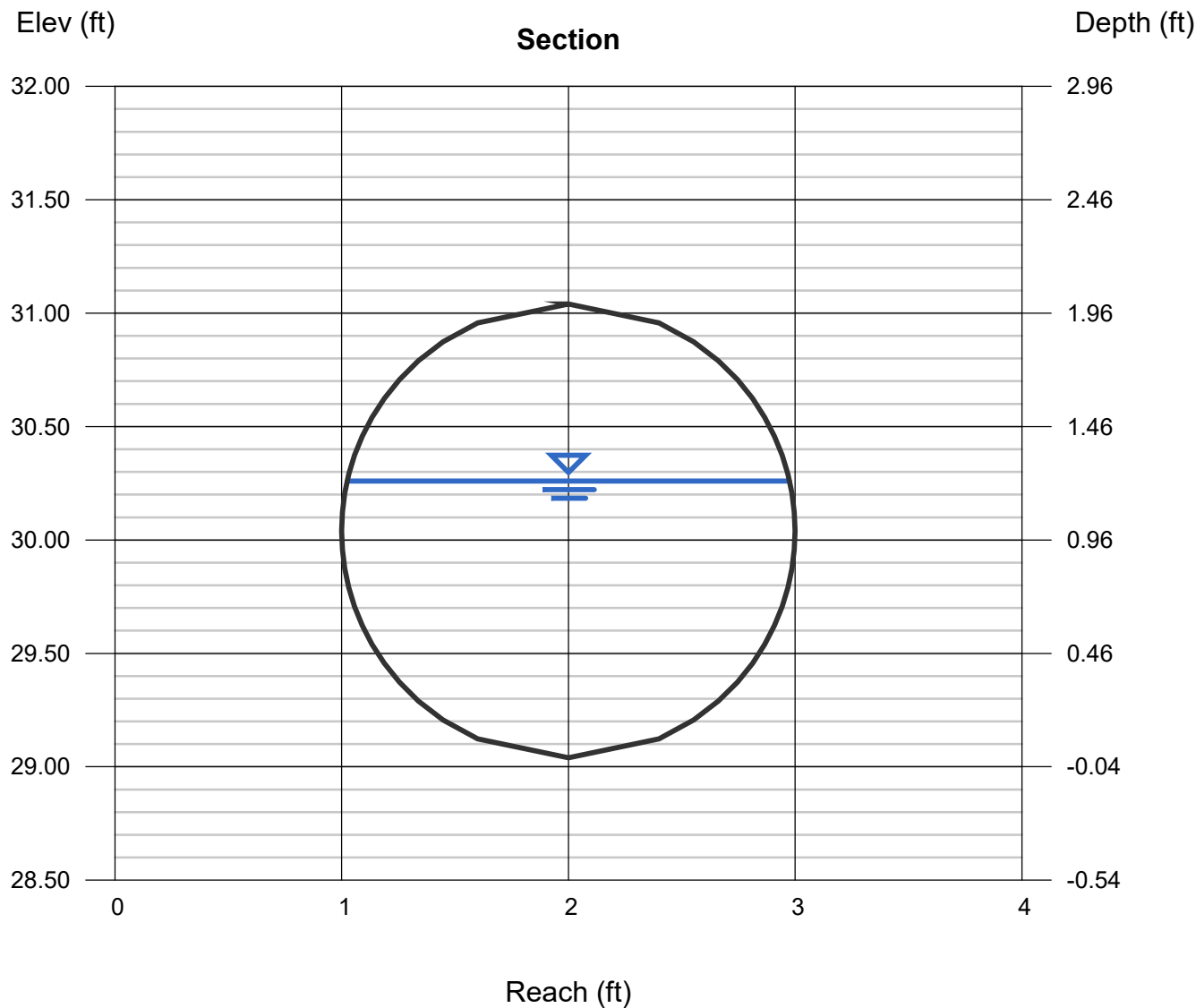
Velocity (ft/s) = 7.53

Wetted Perim (ft) = 3.59

Crit Depth, Yc (ft) = 1.41

Top Width (ft) = 1.95

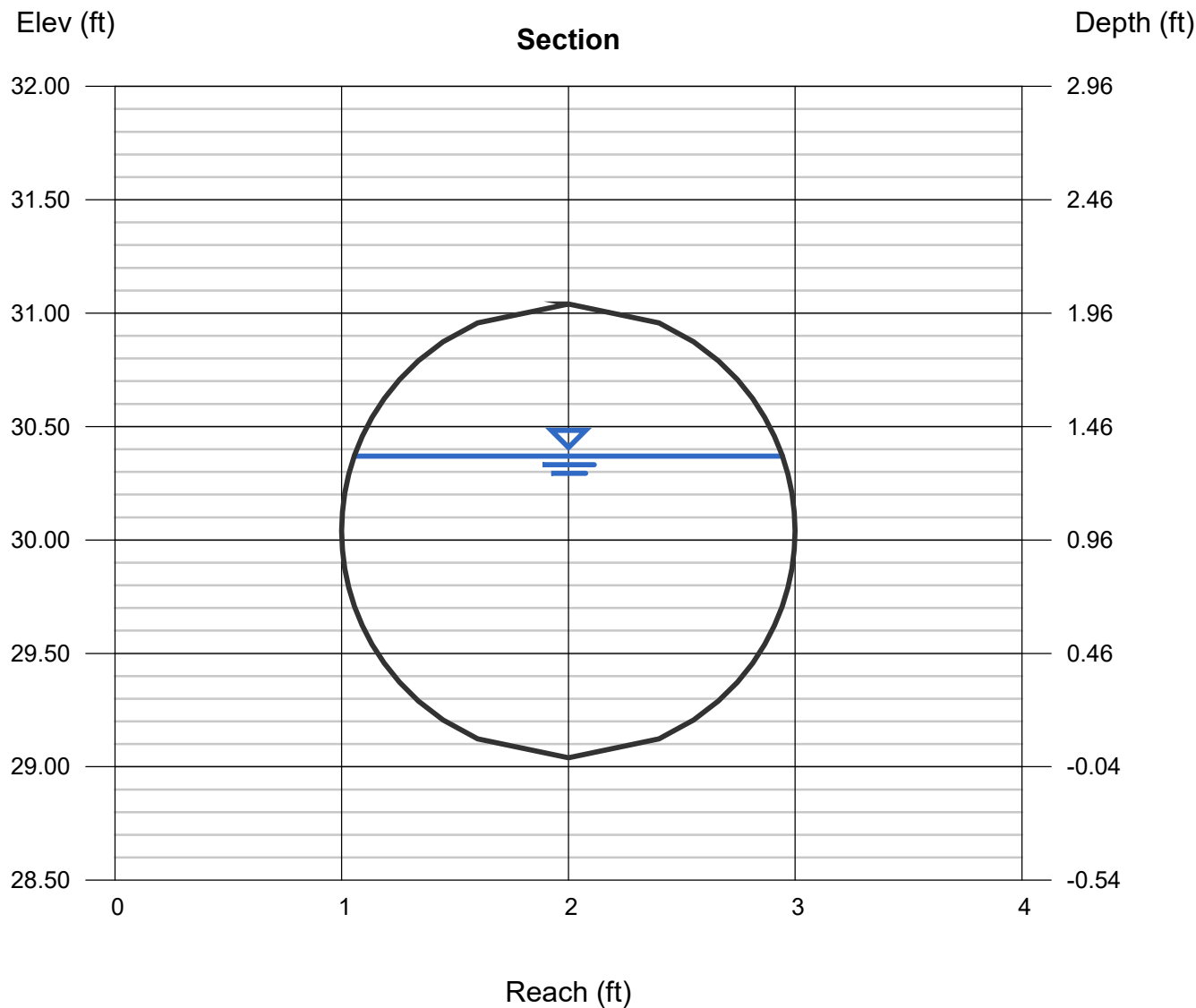
EGL (ft) = 2.10



Channel Report

Proposed 50-YR Storm Analysis

Circular		Highlighted	
Diameter (ft)	= 2.00	Depth (ft)	= 1.33
		Q (cfs)	= 17.15
		Area (sqft)	= 2.22
Invert Elev (ft)	= 29.04	Velocity (ft/s)	= 7.71
Slope (%)	= 0.94	Wetted Perim (ft)	= 3.82
N-Value	= 0.013	Crit Depth, Yc (ft)	= 1.50
		Top Width (ft)	= 1.89
		EGL (ft)	= 2.25
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 17.15		



NRCS SOIL REPORT



United States
Department of
Agriculture

NRCS

Natural
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Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Cameron County, Texas**



March 4, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


Custom Soil Resource Report Soil Map



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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot


 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cameron County, Texas
Survey Area Data: Version 21, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 21, 2021—Mar 2, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HA	Harlingen clay	1.5	34.0%
LC	Laredo silty clay loam, saline	1.0	23.7%
OM	Olmito silty clay	1.9	42.3%
Totals for Area of Interest		4.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Cameron County, Texas

HA—Harlingen clay

Map Unit Setting

National map unit symbol: d6db
Elevation: 20 to 120 feet
Mean annual precipitation: 20 to 25 inches
Mean annual air temperature: 73 degrees F
Frost-free period: 325 to 345 days
Farmland classification: Not prime farmland

Map Unit Composition

Harlingen and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Harlingen

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Calcareous clayey alluvium

Typical profile

H1 - 0 to 11 inches: clay
H2 - 11 to 35 inches: clay
H3 - 35 to 71 inches: clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Slightly saline to strongly saline (4.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 25.0
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Ecological site: R083DY009TX - Clayey Bottomland
Hydric soil rating: No

Minor Components

Harlingen, saline

Percent of map unit: 5 percent

Ecological site: R083DY009TX - Clayey Bottomland

Hydric soil rating: No

Laredo

Percent of map unit: 5 percent

Ecological site: R083BY013TX - Loamy Bottomland

Hydric soil rating: No

Olmito

Percent of map unit: 5 percent

Ecological site: R083DY009TX - Clayey Bottomland

Hydric soil rating: No

LC—Laredo silty clay loam, saline

Map Unit Setting

National map unit symbol: d6dm

Elevation: 10 to 50 feet

Mean annual precipitation: 24 to 27 inches

Mean annual air temperature: 70 to 73 degrees F

Frost-free period: 330 to 350 days

Farmland classification: Not prime farmland

Map Unit Composition

Laredo and similar soils: 95 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Laredo

Setting

Landform: Delta plains

Down-slope shape: Linear

Across-slope shape: Convex

Parent material: Calcareous, saline silty alluvium

Typical profile

H1 - 0 to 18 inches: silt loam

H2 - 18 to 72 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Runoff class: Negligible

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

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Depth to water table: About 30 to 60 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Gypsum, maximum content: 2 percent
Maximum salinity: Moderately saline to strongly saline (8.0 to 32.0 mmhos/cm)
Sodium adsorption ratio, maximum: 16.0
Available water supply, 0 to 60 inches: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: B
Ecological site: R083DY013TX - Loamy Bottomland
Hydric soil rating: No

Minor Components

Chargo

Percent of map unit: 3 percent
Ecological site: R083DY015TX - Saline Clay
Hydric soil rating: No

Reynosa

Percent of map unit: 2 percent
Ecological site: R083BY013TX - Loamy Bottomland
Hydric soil rating: No

OM—Olmito silty clay

Map Unit Setting

National map unit symbol: d6f6
Elevation: 10 to 100 feet
Mean annual precipitation: 25 to 30 inches
Mean annual air temperature: 73 degrees F
Frost-free period: 310 to 340 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Olmito and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Olmito

Setting

Landform: Delta plains
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Calcareous clayey alluvium

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Typical profile

H1 - 0 to 34 inches: silty clay
H2 - 34 to 63 inches: silty clay

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Very slightly saline to strongly saline (2.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 16.0
Available water supply, 0 to 60 inches: Moderate (about 8.5 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 2s
Hydrologic Soil Group: C
Ecological site: R083DY009TX - Clayey Bottomland
Hydric soil rating: No

Minor Components

Cameron

Percent of map unit: 5 percent
Ecological site: R083DY009TX - Clayey Bottomland
Hydric soil rating: No

Harlingen

Percent of map unit: 5 percent
Ecological site: R083DY009TX - Clayey Bottomland
Hydric soil rating: No

Laredo

Percent of map unit: 5 percent
Ecological site: R083BY013TX - Loamy Bottomland
Hydric soil rating: No

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CONSTRUCTION PLANS
FOR
THE BEND SUBDIVISION
PHASE 2

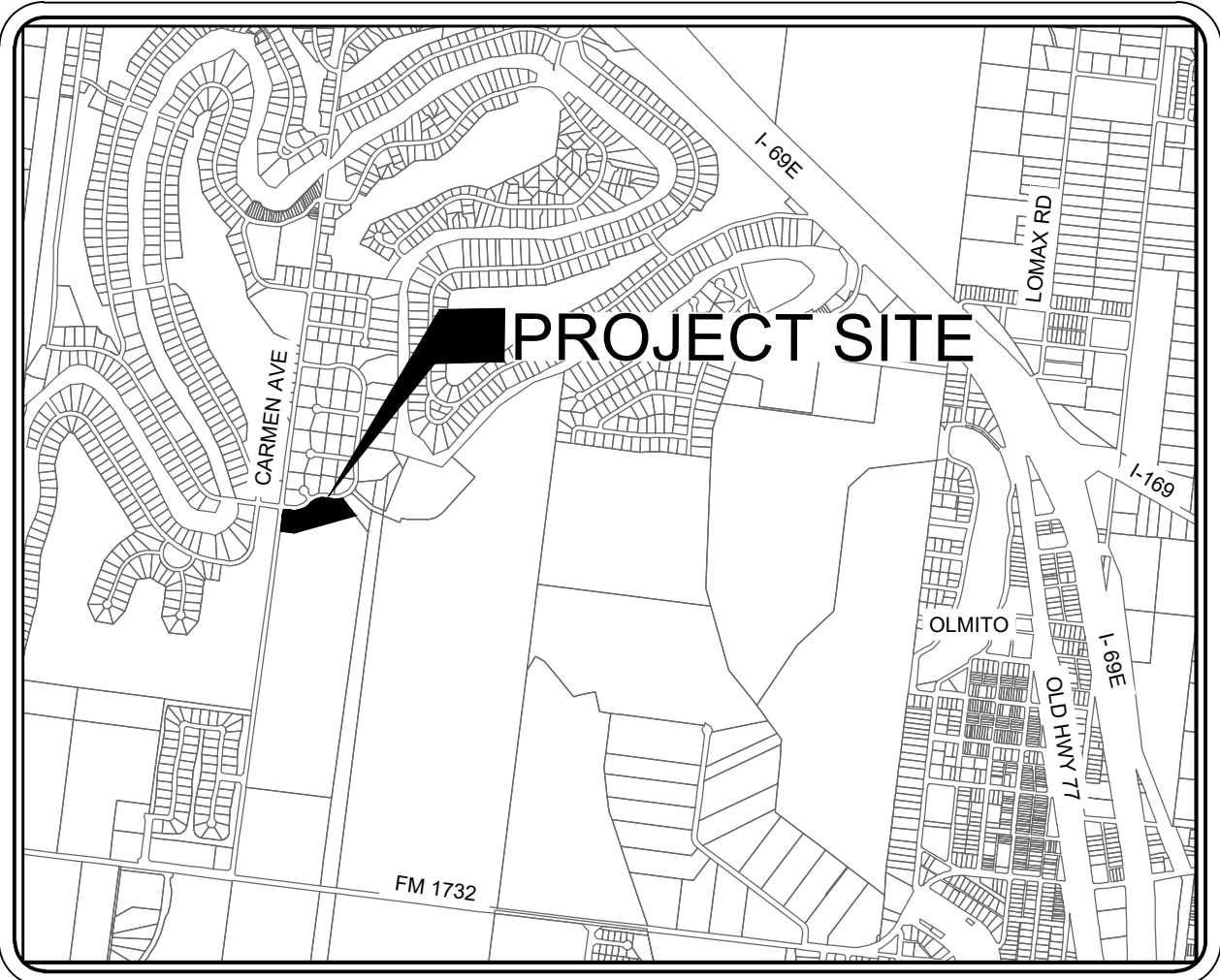
RESACA BEND
RANCHO VIEJO, TEXAS
FEBRUARY 2025

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LOCATION MAP

1" = 2000'

INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
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C202	GRADING PLAN
C301	UTILITY OVERVIEW
C401	SANITARY SEWER PLAN & PROFILE STA. 10+00-13+50
C402	SANITARY SEWER PLAN & PROFILE STA. 13+50-17+00
C403	SANITARY SEWER PLAN & PROFILE STA. 17+00-21+52.06
C501	GENERAL DETAILS
C502	GENERAL DETAILS 2

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IN SEALED BY THE DESIGN ENGINEER.

APPROVED BY:

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DATE

NAME

DATE



OWNERS ACKNOWLEDGMENT

BE IT KNOWN THAT THE BEND SUBDIVISION PHASE 2, BEING A 4.41 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOSE SALVADOR DE LA GARZA SURVEY, ABSTRACT NO. 2, BEING PART OF THE POTRERO DEL ESPIRITU SANTO GRANT OF 1781, CAMERON COUNTY, TEXAS, AND BEING A PART OF THE CALLED 70 ACRES DESCRIBED IN WARRANTY DEED TO 85 JACARANDA LIMITED PARTNERSHIP AS RECORDED IN VOLUME 11550, PAGE 255 (1/4 UNDIVIDED INTEREST), IN VOLUME 11550, PAGE 261 (1/2 UNDIVIDED INTEREST), AND VOLUME 11639, PAGE 175 (1/4 UNDIVIDED INTEREST) ALL OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS (O.R.C.C.T.), SAID 70 ACRE TRACT DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED TO MIGUEL A. ORTIZ AND MIGUEL ORTIZ AS RECORDED IN VOLUME 1075, PAGE 29, O.R.C.C.T., SAID 70 ACRE TRACT BEING FURTHER DESCRIBED AS PART OF THAT CALLED 368.16 ACRE TRACT (BEING PART OF A LARGER TRACT COMMONLY REFERRED TO AS "NORIEGA PLANTATION"), DESCRIBED AS "TRACT NO. 2" IN PARTITION DEED TO ANITA F. DE ORTIZ AS RECORDED IN VOLUME 714, PAGE 583, IN THE DEED RECORDS OF CAMERON COUNTY, TEXAS (D.R.C.C.T.), HAVE CAUSED THE SAME TO BE SUBDIVIDED AS SHOWN HEREON AND HEREBY CONFIRM AND ADOPT THIS PLAT OF THE BEND PHASE 2 AND FURTHER DEDICATE TO THE PUBLIC USE FOREVER STREETS, ALLEYS AND EASEMENTS FOR THE PURPOSE SHOWN HEREON.

OWNER

THE STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

PLANNING AND ZONING COMMISSION CERTIFICATE

I, CRAIG GROVE, CHAIR OF THE PLANNING AND ZONING COMMISSION TO THE TOWN OF RANCHO VIEJO, TEXAS, HEREBY CERTIFY THAT SAID COMMISSION HAS APPROVED THIS VERSION OF THE FINAL PLAT OF THE BEND PHASE 2, WITH SAID PLAT CONSISTING OF 1 SHEET OF WHICH THIS IS SHEET NUMBER ONE, AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE ____ DAY OF _____, 2025.

CRAIG GROVE, CHAIR OF THE PLANNING AND ZONING COMMISSION

ATTEST: CRAIG GROVE
SECRETARY, PLANNING AND ZONING COMMISSION

DATE

CERTIFICATION FOR COUNTY CLERK

RECORDING INFORMATION

THE STATE OF TEXAS
COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE ____ DAY OF _____, 2025 AT ____ O'CLOCK ____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

TAX CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF THE BEND PHASE 2.

WITNESS MY HAND ON THIS ____ DAY OF _____, 2025.

TONY YZAGUIRRE, JR.
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS

BOARD OF ALDERMAN APPROVAL

THE UNDERSIGNED HEREBY CERTIFIES THAT THE BOARD OF ALDERMAN TO THE TOWN OF RANCHO VIEJO, TEXAS, HAS APPROVED THIS VERSION OF THE FINAL PLAT OF THE BEND PHASE 2, WITH SAID PLAT CONSISTING OF A TOTAL OF ONE SHEET OF WHICH THIS IS SHEET NUMBER ONE, AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

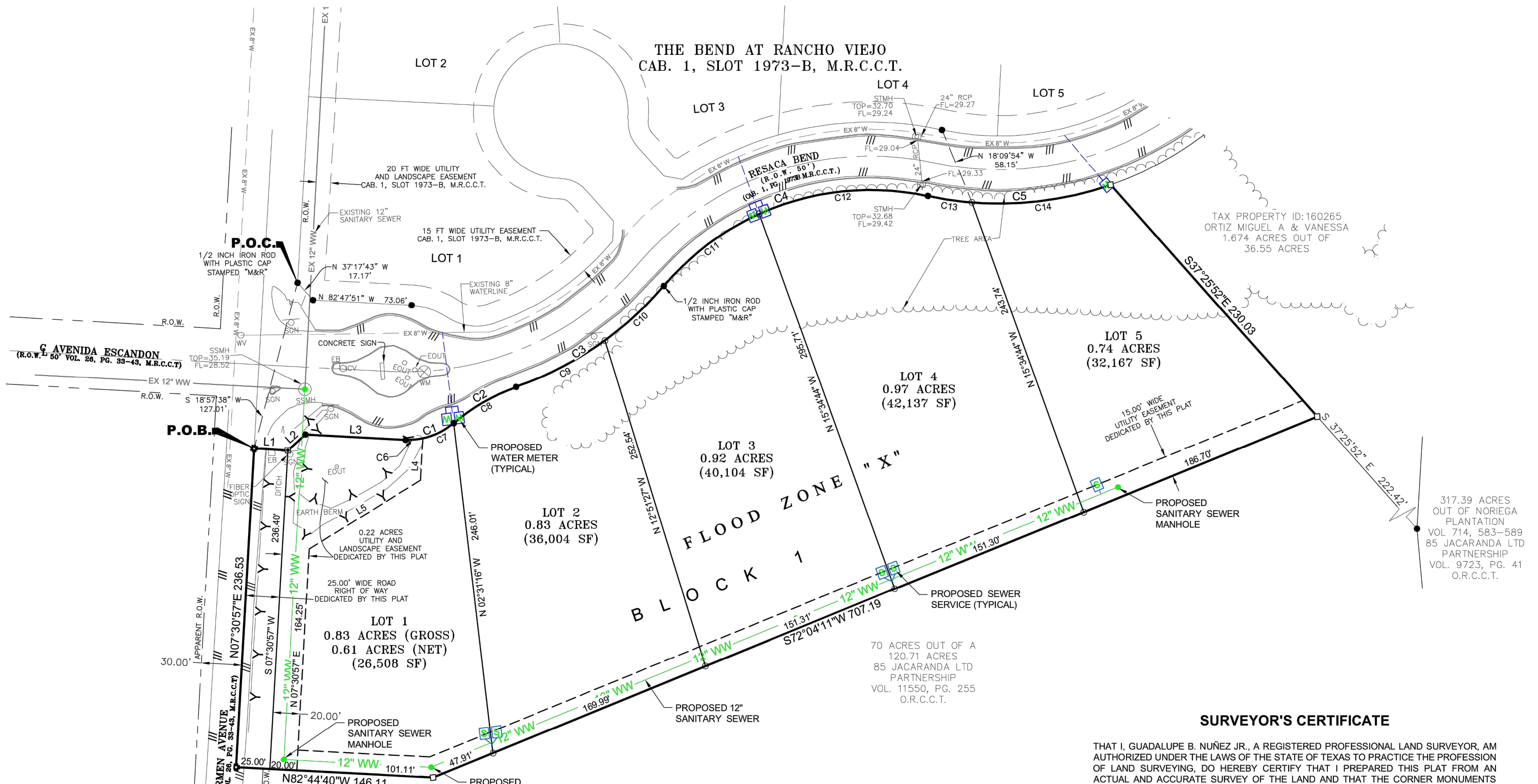
WITNESS MY HAND ON THIS THE ____ DAY OF _____, 2025.

MARIBEL B. GUERRERO, MAYOR

MUNICIPAL UTILITIES DISTRICT APPROVAL

THIS IS TO CERTIFY THAT ALL ARRANGEMENTS NECESSARY PRIOR TO FINAL PLAT APPROVAL FOR THE BEND PHASE 2, HAVE BEEN MADE BETWEEN THE TOWN OF RANCHO VIEJO AND VALLEY MUNICIPAL UTILITIES DISTRICT NO. 2 FOR WATER AND SANITARY SEWER SERVICES TO BE PROVIDED IN CONFORMANCE WITH ALL THE RULES AND POLICIES OF VALLEY MUNICIPAL DISTRICT NO. 2.

SCOTT FRY
GENERAL MANAGER
VALLEY MUNICIPAL DISTRICT NO. 2



SURVEYOR'S CERTIFICATE

THAT I, GUADALUPE B. NUÑEZ JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF RANCHO VIEJO, TEXAS."

GUADALUPE B. NUÑEZ JR.
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5914

DATE

ENGINEER'S CERTIFICATE

I, NADIA M. LOPEZ, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF RANCHO VIEJO, TEXAS."

NADIA M. LOPEZ, P.E.
TEXAS REGISTRATION NO. 111683

DATE

GENERAL NOTES:

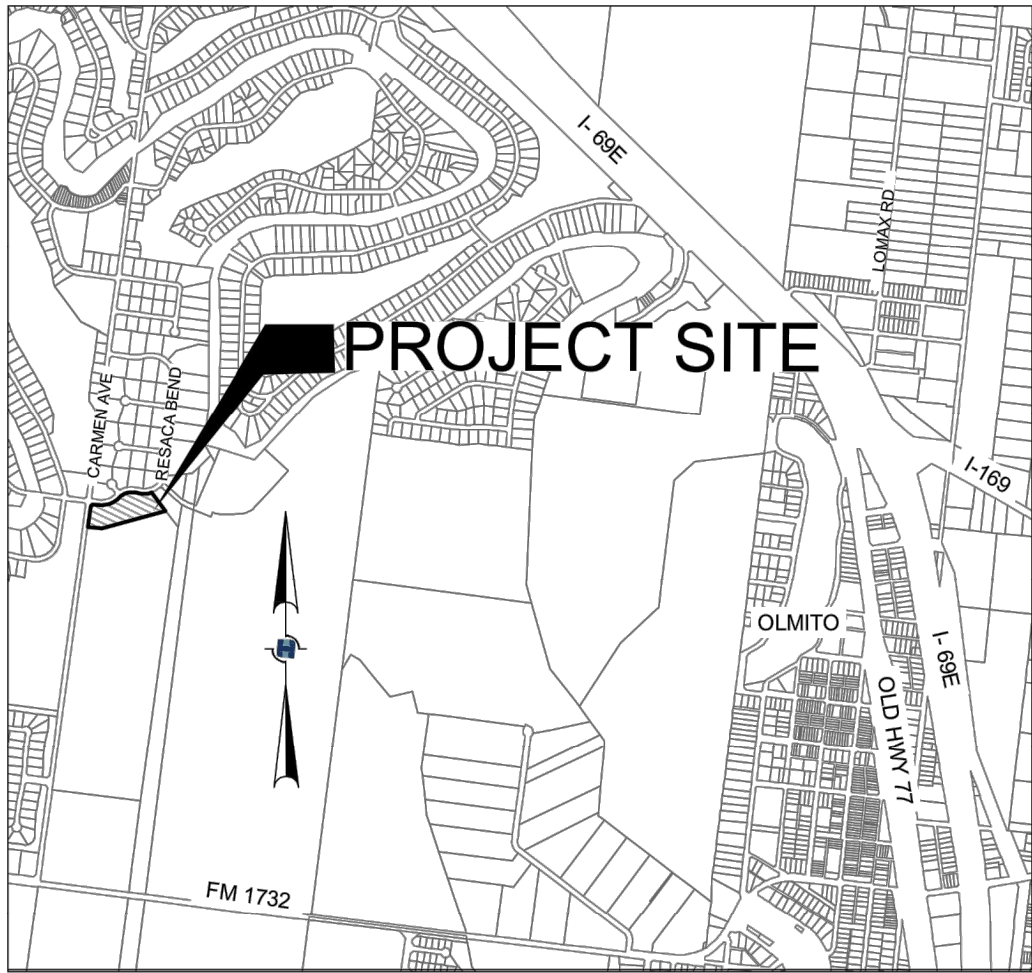
- THE HORIZONTAL DATUM IS THE TEXAS STATE-PLANE COORDINATE SYSTEM (TEXAS SOUTH ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83) 2011 ADJUSTMENT, EPOCH 2010.00. ALL DISTANCES AND/OR COORDINATES SHOWN ARE SURFACE VALUES AND BASED ON U.S. SURVEY FEET AND MAY BE TO CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99996.
- THIS SUBDIVISION LIES IN FLOOD ZONE "X" (UNSHADED) AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 45061C0445F, EFFECTIVE DATE FEBRUARY 16, 2018. FLOOD ZONE "X" IS DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ANY SHOWN FLOOD ZONE LIMITS WERE DIGITIZED ONTO THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF SAID FIRM (S).
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT, OF NO. 202087393, EFFECTIVE DATE: SEPTEMBER 3, 2024, ISSUED SEPTEMBER 17, 2024.
- MONUMENTATION FOUND ALONG NORTH AND SOUTH RIGHT-OF-WAY LINE OF RESACA BEND ROAD, HELD FOR BASIS OF BEARING.

LEGEND

- CAB - CABINET
- IR - IRON ROD
- M.R.C.C.T. - MAP RECORDS OF CAMERON COUNTY, TEXAS
- NO. - NUMBER
- O.R.C.C.T. - OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS
- P.G. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- R.O.W. - RIGHT-OF-WAY
- SSMH - SANITARY SEWER MANHOLE
- STMH - STORM MANHOLE
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- W/ CAP. - WITH CAP
- 1/2" FOUND IRON ROD (AS NOTED)
- SET MAG NAIL W/ HALF" WASHER
- SET 1/2" IRON ROD W/ HALF" CAP IN CONCRETE
- SET 1/2" IRON ROD W/ HALF" CAP
- TRAFFIC SIGN (UNLESS LABELED OTHERWISE)
- ASPHALT
- SUBJECT TRACT PROPERTY LINE
- R.O.W. LINE
- CENTER LINE
- ELECTRIC BOX
- IRRIGATION CONTROL BOX
- WATER VALVE
- WATER METER
- ELECTRIC OUTLET
- REINFORCED CONCRETE PIPE

LINE TABLE				
LINE #	BEARING	DISTANCE		
L1	S 82°24'04"	25.00'		
L2	N 52°28'34"	17.49'		
L3	S 82°44'40"	74.32'		
L4	N 07°32'15"	30.84'		
L5	N 62°30'13"	96.68'		

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	044°10'30"	50.00'	N 79°10'08" E	37.60'	38.55'
C2	022°07'37"	139.00'	S 64°08'41" W	53.35'	53.68'
C3	030°48'27"	250.00'	N 39°48'18" E	132.81'	134.42'
C4	062°39'47"	200.00'	S 78°39'58" W	208.80'	216.99'
C5	031°28'01"	250.00'	S 88°10'12" E	135.58'	137.30'
C6	014°38'30"	50.00'	N 89°56'08" E	12.74'	12.78'
C7	029°32'00"	50.00'	N 67°50'51" E	25.49'	25.77'
C8	022°07'37"	139.00'	S 64°08'41" W	53.35'	53.68'
C9	017°07'31"	250.00'	N 66°38'44" E	74.45'	74.72'
C10	013°40'58"	250.00'	N 51°14'31" E	59.56'	59.70'
C11	029°32'24"	200.00'	S 57°10'15" W	88.41'	89.15'
C12	036°37'23"	200.00'	S 88°15'08" W	125.67'	127.84'
C13	007°35'36"	250.00'	S 77°13'59" E	33.11'	33.13'
C14	023°52'25"	250.00'	N 87°02'00" E	103.42'	104.17'



LOCATION MAP

SCALE: 1"=200'

METES AND BOUNDS DESCRIPTION

BEING A 4.41 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOSE SALVADOR DE LA GARZA SURVEY, ABSTRACT NO. 2, BEING PART OF THE POTRERO DEL ESPIRITU SANTO GRANT OF 1781, CAMERON COUNTY, TEXAS, AND BEING A PART OF THE CALLED 70 ACRES DESCRIBED IN WARRANTY DEED TO 85 JACARANDA LIMITED PARTNERSHIP AS RECORDED IN VOLUME 11550, PAGE 255 (1/4 UNDIVIDED INTEREST), IN VOLUME 11550, PAGE 261 (1/2 UNDIVIDED INTEREST), AND VOLUME 11639, PAGE 175 (1/4 UNDIVIDED INTEREST) ALL OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS (O.R.C.C.T.), SAID 70 ACRE TRACT DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED TO MIGUEL A. ORTIZ AND MIGUEL ORTIZ AS RECORDED IN VOLUME 1075, PAGE 29, O.R.C.C.T., SAID 70 ACRE TRACT BEING FURTHER DESCRIBED AS PART OF THAT CALLED 368.16 ACRE TRACT (BEING PART OF A LARGER TRACT COMMONLY REFERRED TO AS "NORIEGA PLANTATION"), DESCRIBED AS "TRACT NO. 2" IN PARTITION DEED TO ANITA F. DE ORTIZ AS RECORDED IN VOLUME 714, PAGE 583, IN THE DEED RECORDS OF CAMERON COUNTY, TEXAS (D.R.C.C.T.), SAID 4.41 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "M&R" FOUND ON THE EAST RIGHT-OF-WAY LINE OF CARMEN AVENUE (A CALLED 55 FOOT WIDE RIGHT-OF-WAY), BEING THE NORTHWESTERLY END OF A CORNER CLIP LOCATED AT THE INTERSECTION OF THE SAID EAST LINE OF CARMEN AVENUE AND THE NORTHERLY LINE OF RESACA BEND (A VARIABLE WIDTH RIGHT-OF-WAY), SAID RESACA BEND AND EASTERLY 25 FEET OF CARMEN AVENUE DEDICATED BY THE BEND AT RANCHO VIEJO SUBDIVISION AS RECORDED IN CABINET 1, SLOT 1973B, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID POINT ALSO BEING THE WESTERLY-SOUTHWEST CORNER OF LOT 1 OF SAID THE BEND AT RANCHO VIEJO SUBDIVISION.

THENCE SOUTH 18 DEGREES 57 MINUTES 38 SECONDS WEST, CROSSING OVER RESACA DRIVE, A DISTANCE OF 127.01 FEET TO A MAG NAIL WITH "HALF" WASHER SET FOR THE MOST SOUTHWESTERLY CORNER OF SAID THE BEND AT RANCHO VIEJO SUBDIVISION, SAID MAG NAIL BEING ON THE CALLED CENTERLINE OF CARMEN AVENUE, 25 FEET WEST OF THE EAST RIGHT-OF-WAY LINE OF SAID CARMEN AVENUE, HAVING GRID STATE PLANE COORDINATES REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, DISPLAYED IN U.S. SURVEY FEET OF N=16,536,441.79 E=1,293,506.12, AND BEING THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING SAID CENTERLINE OF CARMEN AVENUE, WITH SAID SOUTH LINE OF THE BEND AT RANCHO VIEJO SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF RESACA BEND, THE FOLLOWING CALLS:

SOUTH 82 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 25.00 FEET TO A 1/2 INCH IRON ROD IN CONCRETE FOUND FOR CORNER; NORTH 52 DEGREES 38 MINUTES 34 SECONDS EAST, A DISTANCE OF 17.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

SOUTH 82 DEGREES 44 MINUTES 40 SECONDS EAST, A DISTANCE OF 74.32 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "M&R" FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS NORTH 75 DEGREES 10 MINUTES 06 SECONDS EAST, A DISTANCE OF 37.60 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44 DEGREES 10 MINUTES 30 SECONDS, AN ARC LENGTH OF 38.55 FEET TO A 1/2 INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "M&R" FOR THE BEGINNINGS OF A CURVE TO THE RIGHT HAVING A RADIUS OF 139.00 FEET AND WHOSE CHORD BEARS NORTH 64 DEGREES 08 MINUTES 41 SECONDS EAST, A DISTANCE OF 53.35 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 22 DEGREES 07 MINUTES 37 SECONDS, AN ARC LENGTH OF 53.68 FEET TO A BENT 1/2 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND WHOSE CHORD BEARS NORTH 59 DEGREES 46 MINUTES 16 SECONDS EAST, A DISTANCE OF 132.81 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30 DEGREES 48 MINUTES 27 SECONDS, AN ARC LENGTH OF 134.42 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "M&R" FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND WHOSE CHORD BEARS NORTH 75 DEGREES 23 MINUTES 56 SECONDS EAST, A DISTANCE OF 206.50 FEET;

NORTHEASTERLY WITH SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 62 DEGREES 09 MINUTES 47 SECONDS, AN ARC LENGTH OF 216.99 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "M&R" FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND WHOSE CHORD BEARS SOUTH 89 DEGREES 10 MINUTES 12 SECONDS EAST, A DISTANCE OF 135.58 FEET;

EASTERLY WITH SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 31 DEGREES 28 MINUTES 01 SECOND, AN ARC LENGTH OF 137.30 FEET TO A 1/2 INCH IRON ROD WITH "HALF" YELLOW PLASTIC CAP SET IN CONCRETE ON THE EAST LINE OF SAID 70 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 37 DEGREES 25 MINUTES 52 SECONDS EAST, DEPARTING THE SOUTH LINE OF SAID SUBDIVISION AND SAID SOUTH RIGHT OF WAY OF RESACA BEND AND WITH THE EAST LINE OF SAID 70 ACRE TRACT, A DISTANCE OF 230.03 FEET TO A 1/2 INCH IRON ROD WITH "HALF" YELLOW PLASTIC CAP SET IN CONCRETE BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND AT AN ANGLE POINT IN THE EAST LINE OF SAID 70 ACRE TRACT BEARS SOUTH 37 DEGREES 25 MINUTES 52 SECONDS EAST, A DISTANCE OF 222.42 FEET;

THENCE SOUTH 72 DEGREES 04 MINUTES 11 SECONDS WEST, DEPARTING SAID EAST LINE AND OVER AND ACROSS SAID 70 ACRE TRACT, A DISTANCE OF 707.19 FEET TO A 1/2 INCH IRON ROD WITH "HALF" YELLOW PLASTIC CAP SET IN CONCRETE;

THENCE NORTH 82 DEGREES 44 MINUTES 40 SECONDS WEST, CONTINUING OVER AND ACROSS SAID 70 ACRE TRACT, A DISTANCE OF 146.11 FEET TO A MAG NAIL WITH "HALF" WASHER SET IN THE WEST LINE OF SAID 70 ACRE TRACT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 07 DEGREES 30 MINUTES 57 SECONDS EAST, WITH THE WEST LINE OF SAID 70 ACRE TRACT, A DISTANCE OF 236.53 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.41 ACRES OF LAND, MORE OR LESS.

PLAT NO. XXXX
BLOCK 1, LOTS 1 - 5

PRELIMINARY PLAT
THE BEND SUBDIVISION PHASE 2

BEING A 4.41 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE JOSE SALVADOR DE LA GARZA SURVEY, ABSTRACT NO. 2, BEING PART OF THE POTRERO DEL ESPIRITU SANTO GRANT OF 1781, CAMERON COUNTY, TEXAS, AND BEING A PART OF THE CALLED 70 ACRES DESCRIBED IN WARRANTY DEED TO 85 JACARANDA LIMITED PARTNERSHIP AS RECORDED IN VOLUME 11550, PAGE 255 (1/4 UNDIVIDED INTEREST), IN VOLUME 11550, PAGE 261 (1/2 UNDIVIDED INTEREST), AND VOLUME 11639, PAGE 175 (1/4 UNDIVIDED INTEREST) ALL OF THE OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS (O.R.C.C.T.), SAID 70 ACRE TRACT DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED TO MIGUEL A. ORTIZ AND MIGUEL ORTIZ AS RECORDED IN VOLUME 1075, PAGE 29, O.R.C.C.T., SAID 70 ACRE TRACT BEING FURTHER DESCRIBED AS PART OF THAT CALLED 368.16 ACRE TRACT (BEING PART OF A LARGER TRACT COMMONLY REFERRED TO AS "NORIEGA PLANTATION"), DESCRIBED AS "TRACT NO. 2" IN PARTITION DEED TO ANITA F. DE ORTIZ AS RECORDED IN VOLUME 714, PAGE 583, IN THE DEED RECORDS OF CAMERON COUNTY, TEXAS (D.R.C.C.T.).

PREPARED FOR:
MIGUEL ORTIZ, JR
PREPARED BY:



DRAWN BY: M.G.

JOB NO.: 58326

JANUARY 2025

SHEET 1 OF 1

FILE NAME: A:\58000s\58326\001\10\CADD\Sheets\C-PLAN-COVR-58326.001.dwg DATE: February 18, 2025, TIME: 12:22 PM, USER: ah5292

GENERAL CONSTRUCTION NOTES:

- ALL MATERIALS, WORKMANSHIP AND IMPROVEMENTS SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES, INCLUDING THE STANDARD CONSTRUCTION DETAILS AND TECHNICAL SPECIFICATIONS FROM RANCHO VIEJO, TEXAS DEPARTMENT OF TRANSPORTATION AND ALL OTHER GOVERNING AGENCIES.
- PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE BETWEEN THE CONSULTING ENGINEER, CONTRACTOR, RANCHO VIEJO, VALLEY MUNICIPAL UTILITY DISTRICT 2 AND ALL AFFECTED PARTIES.
- PRE-CONSTRUCTION PHOTOGRAPHS SHALL BE TAKEN ACCORDING TO ALL SPECIFICATIONS - PHOTOGRAPHIC DOCUMENTATION THAT SHOW EXISTING CONDITIONS OF THE SITE AND ADJOINING STRUCTURES TO REMAIN. PHOTOS SHALL INCLUDE DAMAGE TO FINISH SURFACES THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY DEMOLITION OPERATIONS. (NO SEPARATE PAY)
- THE CONTRACTOR SHALL HAVE A PERSON ON CALL 24 HOURS A DAY TO ADDRESS CONSTRUCTION AREA MAINTENANCE ITEMS, TRAFFIC CONTROL, OR OTHER NEEDS NECESSARY FOR PUBLIC SAFETY. THIS PERSON SHALL HAVE AUTHORITY TO ACT ON BEHALF OF THE CONTRACTOR IN EMERGENCY CONDITIONS. THE PERSON SHALL BE STATIONED WITHIN 1/2 HOUR TRAVEL TIME FROM THE PROJECT SITE. THE PERSON SHALL BE IDENTIFIED IN WRITING PRIOR TO START OF CONSTRUCTION. THE ON-SITE REPRESENTATIVE SHALL HAVE ACCESS ALL EQUIPMENT AND MATERIAL AND HAVE FULL AUTHORITY NECESSARY TO CORRECT ANY PROBLEMS, DEFICIENCIES, OR EMERGENCIES WHICH MAY ARISE DURING NON-WORKING HOURS AND DURING THE ABSENCE OF THE SUPERINTENDENT.
- STANDARD WORK HOURS: THE STANDARD WORK HOURS FOR THE OWNER IS 8:00 AM TO 5:00 PM, MONDAY THROUGH FRIDAY. SHOULD THE CONTRACTOR ELECT TO WORK ON SATURDAY, SUNDAYS OR HOLIDAYS, HE SHALL BE RESPONSIBLE FOR PAYING OVERTIME CHARGES FOR THE OWNERS PERSONNEL INVOLVED. THESE CHARGES WILL BE AT COST AND WILL BE CALCULATED EITHER AT TIME AND A HALF OR DOUBLE TIME, AS APPLICABLE TO THE PARTICULAR DAY BEING WORKED. PRE-APPROVAL SHALL BE OBTAINED FROM THE ENGINEER OR ENGINEER'S REPRESENTATIVE BY COMPLETING AND SIGNING A OWNER'S FORM ENTITLED "CONSTRUCTION INSPECTORS OVERTIME COMPENSATION AUTHORIZATION". PRIOR TO COMMENCING ANY OVERTIME WORK, ANY WORK DONE OUTSIDE THE STANDARD WORKDAY, WITHOUT PRIOR AUTHORIZATION, SHALL BE CONSIDERED UNDER UNAUTHORIZED WORK. THE CONTRACTOR IS REQUIRED TO PAY THE OVERTIME WAGES OF THE OWNER INSPECTORS THAT WORK OVERTIME MONDAYS THROUGH FRIDAYS AT TIME IN A HALF. THE CONTRACTOR IS RESPONSIBLE FOR THE OVERTIME WAGES OF THE OWNER INSPECTORS THAT WORK HOLIDAYS AT DOUBLE TIME. MINIMUM HOURS WILL BE BILLED TO CONTRACTOR FOR CALL OUTS OR FOR INSUFFICIENT NOTICE OF TWO (2) HOURS.
- THE CONTRACTOR SHALL VERIFY ALL HORIZONTAL AND VERTICAL DIMENSIONS AND THE LOCATION OF EXISTING AND PROPOSED PROJECT ELEMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN PLAN DIMENSIONS AND ACTUAL FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER. NO CONSTRUCTION ACTIVITY SHALL CONTINUE WITHOUT APPROVAL FROM THE OWNER.
- ALL MATERIALS AND LABOR, WHETHER SPECIFICALLY INDICATED ON PLANS OR NOT, WHICH ARE NECESSARY FOR THE PROPER INSTALLATION AND FUNCTION OF THE SYSTEM SHALL BE FURNISHED BY THIS CONTRACTOR.
- CONTRACTOR SHALL NOT PROCEED WITH ANY WORK INVOLVING A CHANGE IN PROJECT SCOPE, EQUIPMENT, MATERIALS OR COST WITHOUT FIRST HAVING OBTAINED ENGINEERS AND/OR OWNERS APPROVAL IN WRITING. IF APPROVAL HAS NOT BEEN OBTAINED IN WRITING PRIOR TO PROCEEDING WITH ANY CHANGE, CONTRACTOR WILL NOT BE REIMBURSED FOR SUCH CHANGE.
- CONTRACTOR TO PLAN AND PERFORM HIS WORK IN A MANNER THAT WILL PERMIT SAFE PUBLIC TRAFFIC MOVEMENT ON ALL STREETS.
- THE CONTRACTOR SHALL PLAN AND SEQUENCE ALL CONSTRUCTION ACTIVITY IN SUCH A MANNER THAT WILL PERMIT SAFE PEDESTRIAN AND VEHICULAR MOVEMENT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH TXDOT SPECIFICATIONS. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH ALL SPECIFICATIONS FOR APPROVAL BY THE OWNER, PRIOR TO CONSTRUCTION. THE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. ALL TRAFFIC CONTROL / TRAFFIC SAFETY SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) CRITERIA.
- CONTRACTOR SHALL PROVIDE PROTECTIVE DEVICES SUCH AS SIGNS, LIGHTS, SIGNALS, AND OTHER DEVICES, AS NEEDED FOR THE SAFETY OF THE PUBLIC AND WORKERS. (NO SEPARATE PAY)
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SAFETY OF THE WORK SITE, WORKERS, SUBCONTRACTORS, MATERIALS AND EQUIPMENT.
- THE DRAWINGS AND SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURES/DESIGN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES AND MEANS NECESSARY TO PROTECT PERSONS AND STRUCTURES DURING CONSTRUCTION. OBSERVATION BY THE ENGINEER OR THE OWNER DOES NOT INCLUDE REVIEW OF THESE MEASURES.
- THESE PLANS, PREPARED BY HALFF ASSOCIATES, INC., DO NOT EXTEND TO OR INCLUDE DESIGN OF SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF HALFF ASSOCIATES, INC., REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY THE HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE REGULAR SESSION.
- CONTRACTOR SHALL PROVIDE A SEQUENCE OF WORK AND PERFORM ASSOCIATED GRADING THAT PROVIDES POSITIVE OUTFALLS AT ALL TIMES.
- CONSTRUCTION STAKING AND SURVEYING SHALL BE PROVIDED BY THE CONTRACTOR AND AT CONTRACTOR'S EXPENSE. ALL DIMENSIONS ARE TO BACK OF CURB OR, WHERE NO CURB EXISTS, TO EDGE OF PAVEMENT UNLESS SHOWN OTHERWISE. ALL UTILITY DIMENSIONS AND STATIONS/COORDINATES ARE TO CENTER OF THE STRUCTURE UNLESS SHOWN OTHERWISE.
- CONTRACTOR TO COORDINATE WITH THE OWNER ON WORK SCHEDULES, TESTING, GENERAL INSPECTION, AND OPERATION AND LOCATION OF EXISTING LINES.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING ALL CONSTRUCTION MATERIALS TESTING AND GENERAL INSPECTIONS. THE CONTRACTOR SHALL COORDINATE THROUGH THE OWNER'S DESIGNATED FIELD REPRESENTATIVE A MINIMUM OF 24-HOURS PRIOR TO TESTING OR INSPECTION. FAILURE TO BE PREPARED FOR TESTING MAY RESULT IN TRAVEL CHARGES. RE-TESTING WILL BE BORNE BY THE CONTRACTOR.
- MATERIAL TESTING SHALL BE PROVIDED BY THE OWNER. RE-TEST TO BE AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL INSPECT ALL MATERIALS AT DELIVERY AND NOTIFY THE OWNER OF ANY DAMAGED OR QUESTIONABLE MATERIALS. ANY DAMAGED OR QUESTIONABLE MATERIAL INSTALLED WITHOUT PRIOR INSPECTION BY THE OWNER SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL COORDINATE ANY REQUIRED TEMPORARY RELOCATION OF MAILBOXES WITH THE POSTMASTER. FINAL LOCATION SHALL BE IN ACCORDANCE WITH THE LOCAL POST OFFICE REQUIREMENTS AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED. (NO SEPARATE PAY)
- THE CONTRACTOR IS ENCOURAGED TO INSPECT AND DOCUMENT THE PRE-CONSTRUCTION CONDITION OF ALL PRIVATE DRIVEWAYS, MAILBOXES, PAVEMENT AREAS, SIDEWALKS, CURB AND GUTTER, FENCES AND ALL OTHER ITEMS TO BE AFFECTED BY PROPOSED CONSTRUCTION PRIOR TO COMMENCING.
- ANY DAMAGE TO EXISTING PAVEMENT OR EXISTING STRUCTURES SHALL BE REPAIRED TO PRECONSTRUCTION CONDITION OR BETTER AT CONTRACTOR'S EXPENSE. EXISTING STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO INLETS, MANHOLES, POWER POLES, SIDEWALKS, CURB AND GUTTER, FENCES, SPRINKLER SYSTEMS, LAWNS OR PRIVATE PROPERTY IMPROVEMENTS.
- NO TREES SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER OR ENGINEER, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. NOTIFY TEXAS ONE CALL FOR UTILITY LOCATIONS PRIOR TO ANY AND ALL EXCAVATIONS.
- CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING FACILITIES AND/OR UTILITIES. ALL DAMAGE TO BE REPAIRED AT CONTRACTOR'S EXPENSE. ALL COSTS FOR INTERRUPTION OF GAS, ELECTRICAL, COMMUNICATIONS AND/OR WATER SERVICE DUE TO CONTRACTOR'S WORK SHALL BE BORNE BY THE CONTRACTOR.
- INFORMATION ON EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS FROM BEST AVAILABLE INFORMATION OF RECORD AND SPOT FIELD LOCATIONS. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION AND LOCATION OF THESE UNDERGROUND UTILITIES AS REQUIRED AT NO SEPARATE PAY. CONTRACTOR TO COORDINATE WITH ALL UTILITY COMPANIES.
- ALL WORK SHALL BE PERFORMED WITHIN THE OWNER'S RIGHT-OF-WAY, EASEMENTS OR ON PUBLIC-OWNED PROPERTY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION TO USE PRIVATE PROPERTY, IF NECESSARY, FOR THE PURPOSES OF STAGING, STOCKPILE, STORAGE OR REFUSE AREAS. THE CONTRACTOR SHALL PROVIDE WRITTEN EVIDENCE TO THE OWNER PRIOR TO USE.
- THE CONTRACTOR SHALL NOTIFY ALL AFFECTED RESIDENTS OR BUSINESS OWNERS OF CONSTRUCTION ACTIVITY THROUGH THE USE OF BILINGUAL (ENGLISH AND SPANISH) DOOR TAGS, PAMPHLETS OR SIMILAR METHODS. ALL AFFECTED PARTIES MUST BE NOTIFIED A MINIMUM OF 48-HOURS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A SAMPLE OF THE NOTIFICATION TO THE OWNER PRIOR TO IMPLEMENTATION.
- CONTRACTOR TO ENSURE SAME DAY ACCESS TO ALL RESIDENCES AND BUSINESSES ADJACENT TO CONSTRUCTION.
- THE CONTRACTOR SHALL DO ALL NECESSARY CLEARING, EXCAVATION, TRENCHING, SHORING, DE-WATERING, DEMOLITION, GRADING, BACKFILLING, ETC. TO COMPLETE THE PROJECT. ASSOCIATED COSTS SHALL BE SUBSIDIARY TO THE RESPECTIVE BID ITEMS AS IDENTIFIED IN THE CONTRACT UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE A GROUNDWATER CONTROL PLAN FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION. THE PLAN SHALL BE DEVELOPED, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND OUTLINE THE CONTRACTOR'S MEANS AND METHODS FOR CONTROLLING GROUNDWATER INCLUDING THE LOCATION OF ALL PROPOSED GROUNDWATER MONITORING WELLS FOR VERIFICATION PRIOR TO BEGINNING EXCAVATION FOR THE CONTRACTOR'S PROPOSED EXCAVATION SAFETY SYSTEM. ADEQUACY AND IMPLEMENTATION OF THE PLAN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER RESERVES THE RIGHT TO REJECT THE PLAN. THE GROUNDWATER CONTROL PLAN WILL BE MAINTAINED IN THE OWNER'S REPRESENTATIVE FILES FOR REFERENCE PURPOSES ONLY. NO REVIEW WILL BE MADE NOR IS ANY RESPONSIBILITY FOR THE PLAN ASSUMED BY THE OWNER OR THE OWNER'S REPRESENTATIVES. (NO SEPARATE PAY)
- THE CONTRACTOR SHALL PROVIDE AN EMERGENCY PLAN, IN CASE OF A LARGE RAIN EVENT OR OTHER IMPACTFUL EVENT, FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION. THE PLAN SHALL BE DEVELOPED, SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS. ADEQUACY AND IMPLEMENTATION OF THE PLAN IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER RESERVES THE RIGHT TO REJECT THE PLANS. (NO SEPARATE PAY)
- ALL COMPACTION SHALL BE ACHIEVED BY MECHANICAL METHODS. NO WATER JETTING ALLOWED, UNLESS APPROVED BY THE OWNER.
- ALL SPOIL MATERIAL AND DEBRIS SHALL BE DISPOSED OFFSITE BY THE CONTRACTOR IN A LEGAL MANNER, FURNISHING AND TRANSPORTATION OF ALL OFFSITE MATERIAL TO BE AT CONTRACTOR'S EXPENSE.
- DEMOLITION, REMOVAL AND DISPOSAL OF ALL EXCESS CONCRETE, CURBS, RUBBLE, ETC. TO BE DONE IN A LEGAL MANNER AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA AS CLEAN AS POSSIBLE. ALL ASSOCIATED DEBRIS SHALL BE COLLECTED AND PROPERLY DISPOSED OF AT THE END OF EACH WORKDAY.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL RETURN THE SITE TO ORIGINAL CONTOURS UNLESS DIFFERENT FINISHED ELEVATIONS ARE SHOWN ON PLANS. CONTRACTOR TO ENSURE NO AREAS OF PONDING ARE PRESENT.
- CONCRETE NOTES:
 - ALL CONCRETE WORK TO BE FORMED, UNLESS OTHERWISE APPROVED.
 - ALL CONCRETE TO BE 3000-PSI MINIMUM AT 28 DAYS, UNLESS OTHERWISE SHOWN. STRENGTH TO BE DETERMINED BY CYLINDER BREAK TEST.
 - ALL REINFORCING STEEL TO BE ASTM A-615, GRADE 60, UNLESS OTHERWISE SHOWN.
 - ALL EXPOSED CONCRETE WORK TO BE CHAMFERED.
 - ALL CONCRETE USED FOR CURB AND GUTTER, CONCRETE PAVEMENT, DRIVEWAYS, SIDEWALKS AND OTHER FLAT WORK SHALL CONTAIN A MINIMUM OF 1.5 POUNDS OF FIBER MESH PER CUBIC YARD.
 - ALL EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH CURING COMPOUND RESIN BASE ASTM C 309 TYPE 2 WITH PIGMENTED TINT OF FUGITIVE DYE.
 - EXPANSION JOINTS WILL BE PLACED AT CURB RETURNS, INLETS AND AT THE END OF EACH POUR WITH INTERVALS NOT TO EXCEED 40 FT. JOINTS SHALL CONSIST OF 1/2" PRE-MOLDED EXPANSION JOINT MATERIAL WITH 3.36" X 1/2" DOWELS, ONE END GREASED AND WRAPPED. CARE MUST BE TAKEN THAT DOWELS ARE STRAIGHT AND LAID PARALLEL WITH CURB AND NO CONCRETE PLUGS OR OTHER MATERIAL BE ALLOWED THROUGH THE DOWEL HOLES OR EXPANSION MATERIAL WHICH WOULD PREVENT THE JOINT FROM OPERATING AS AN EXPANSION JOINT. EXPANSION JOINT MATERIALS SHALL BE PRE-MOLDED ASPHALT IMPREGNATED EXPANSION JOINT MATERIAL CONFORMING WITH ASTM D 994 (NOT WOOD FIBER TYPE)
 - CONTRACTION (DUMMY, SAWED OR GROVED) JOINTS SHALL BE 2" DEEP AND PLACED AT MAXIMUM OF 10-FOOT INTERVALS.
 - WHEN CONNECTING TO EXISTING CURB AND GUTTER, THE CONTRACTOR SHALL DRILL AND DOWEL TWO #6 X 16" TIE BARS A MINIMUM OF 6-INCHES DEEP INTO THE EXISTING CURB AND GUTTER SECTION.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL FIELD CHANGES AND FURNISHING A LEGIBLE SET OF "AS-BUILT" DRAWINGS TO THE OWNER.
- WHEN INSTALLING ANY MANUFACTURED PRODUCT, THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDED INSTALLATION DIRECTIONS. IF ANY CONFLICTS OR DISCREPANCIES BETWEEN MANUFACTURER'S DIRECTIONS AND THE CONTRACT DOCUMENTS ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING AND SHALL NOT PERFORM ANY WORK ON ANY ITEM UNTIL SUCH CONFLICT HAS BEEN RESOLVED IN WRITING.

UTILITY GENERAL NOTES:

- THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES DEPICTED ON THE CONSTRUCTION PLANS WERE RESEARCHED WITH RESPECT TO THE BEST AVAILABLE DATA AND THEREFORE SHOWN APPROXIMATE. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO ACCURATELY DEPICT ALL UTILITIES, NOT ALL (PUBLIC AND PRIVATE) MAY BE SHOWN. NEITHER THE ENGINEER NOR THE OWNER IS RESPONSIBLE FOR THE ACCURACY OF THE LOCATION OF THE UTILITIES SHOWN ON THE CONSTRUCTION PLANS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES WITH JURISDICTION WITHIN THE LIMITS OF CONSTRUCTION FOR FIELD VERIFICATION AT NO ADDITIONAL EXPENSE TO THE OWNER. UTILITY COMPANIES TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING:

VALLEY MUNICIPAL UTILITY DISTRICT NO 2 (956) 350-4136
TXDOT - BROWNSVILLE OFFICE (956) 542-2260
TEXAS 811
TEXAS GAS SERVICE(800) 959-5325
SPECTRUM/TIME WARNER CABLE (800) 222-5355
AT&T TEXAS(956) 630-8261
AMERICAN ELECTRIC AND POWER (AEP) TEXAS (800) 277-2177
FRONTIER COMMUNICATIONS (800) 921-8101
CHARTER COMMUNICATIONS (866) 874-2389
VERIZON (800) 922-0204
- CONTRACTOR SHALL EXPOSE ANY EXISTING UTILITY THAT MAY BE IN CONFLICT PRIOR TO COMMENCING CONSTRUCTION AND EXCAVATION.
- THE CONTRACTOR SHALL NOTIFY ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS RESPONSIBLE FOR PUBLIC AND PRIVATE UTILITIES AFFECTED BY HIS/HER OPERATIONS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL AT ALL TIMES ALLOW ACCESS TO EXISTING DRIVEWAY OR PROVIDE/MAINTAIN ALTERNATIVE ALL-WEATHER ROUTES.
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- ANY DAMAGES TO FENCES, WALKS, OR PRIVATE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
- ALL CONSTRUCTION MATERIALS TESTING WILL BE COORDINATED THROUGH THE OWNER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL EXCAVATED MATERIAL, EXCESS CONCRETE, AND DEBRIS FROM THE CONSTRUCTION SITE AT NO ADDITIONAL EXPENSE TO THE OWNER.
- IN ACCORDANCE WITH HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE (70 - REGULAR LEGISLATIVE SESSION), THE CONTRACTOR SHALL MEET THE REQUIREMENTS FOR TRENCH SAFETY AS OUTLINED IN THE CURRENT VERSION OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS, 29 CFR, PART 1926, SUBPART P-EXCAVATIONS.
- PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY PLAN. ALL PLANS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS. THE PLAN SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL.
- IN THE EVENT CONDITIONS ENCOUNTERED IN THE FIELD REQUIRE TRENCH SAFETY SYSTEMS OUTSIDE OF THE EXTENTS SUGGESTED TRENCH PROTECTION SHOWN ON THE CONSTRUCTION PLANS, ALL EXCAVATION SHALL CEASE AND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A REVISED TRENCH SAFETY PLAN. NO EXCAVATION SHALL RESUME UNTIL THE REVISED TRENCH SAFETY PLAN HAS BEEN APPROVED. (NO SEPARATE PAY)
- THE CONTRACTOR SHALL ENSURE APPROVED TRENCH SAFETY PLANS ARE IMPLEMENTED. FAILURE TO ADHERE TO THE TRENCH SAFETY PLAN WILL RESULT IN A STOP WORK ORDER. NON-COMPLIANCE INCIDENTS MAY BE REPORTED TO OSHA.
- TRENCHES OR EXCAVATIONS MAY NOT BE LEFT OPEN OVERNIGHT UNLESS AUTHORIZED IN WRITING BY THE OWNER. IN CASES WHERE TRENCHES ARE LEFT OPEN, THE CONTRACTOR MUST PROVIDE TRAFFIC-RATED, ANCHORED STEEL PLATE COVERS APPROVED BY THE OWNER.
- CONTRACTOR SHALL PROTECT AND SUSPEND ALL EXISTING UTILITIES TO REMAIN.
- ALL UTILITIES SHALL REMAIN IN SERVICE AT ALL TIMES. THE PROTECTION, TEMPORARY BYPASS PUMPING, ETC. OF ALL UTILITY LINES SHALL BE INCIDENTAL TO THE INSTALLATION OF THE PROPOSED UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY OWNERS.

UTILITY NOTES

- ALL CONSTRUCTION OPERATIONS TO BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE.
- ELECTRICAL LINES ARE LOCATED IN THE PROJECT AREA. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO STATE LAW (VERNON'S ANNOTATED TEXAS STATUTES, ARTICLE 1436 (C)) CONCERNING CONSTRUCTION OPERATIONS IN THE VICINITY OF ELECTRICAL LINES AND THE NEED FOR EFFECTIVE PRECAUTIONARY MEASURES.
- ANY CHANGES OR REVISIONS TO THE UTILITY DESIGN MUST FIRST BE SUBMITTED TO THE VALLEY MUNICIPAL UTILITY DISTRICT 2 FOR REVIEW AND WRITTEN APPROVAL.
- THE CONTRACTOR SHALL GIVE THE VALLEY MUNICIPAL UTILITY DISTRICT 2 24 HOUR ADVANCE NOTICE PRIOR TO PLACEMENT OF ANY CONCRETE, TO PERMIT THE REVIEW OF FORMS, REINFORCING STEEL PLACEMENT, AND OTHER PREPARATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VALLEY MUNICIPAL UTILITY DISTRICT 2 STANDARD SPECIFICATIONS.
- UNLESS OTHERWISE SPECIFIED BY THE ENGINEER, ALL UTILITY CONCRETE IS TO BE CLASS "K" (4000 PSI-28 DAYS), AND ALL REINFORCING STEEL TO BE ASTM A615 GRADE 60.
- MAXIMUM LENGTH OF OPEN TRENCH TO BE 60', OR AS DIRECTED BY THE OWNER.

WASTEWATER NOTES

- ALL PIPE BEDDING MATERIAL SHALL CONFORM TO DETAILS AND THE MANUFACTURER'S RECOMMENDATION.
- ALL INTERNAL CONCRETE SURFACES FOR WASTEWATER MANHOLES TO BE COATED PER MATERIALS AND PROCEDURES SPECIFIED IN CONTRACT SPECIFICATIONS AND DESIGN PLANS.
- ALL MANHOLE COVERS SHALL BE 32" DIAMETER WATERTIGHT SANITARY SEWER MANHOLE FRAME AND COVER EAST JORDAN IRON WORKS MODEL V-1430A (OR APPROVED EQUAL).
- THE DISTANCE FROM TOP OF SANITARY SEWER MANHOLE CONE TO FINISHED GRADE TO BE 12" MINIMUM OR 18" MAX (AS PER DETAIL), UNLESS NOTED OTHERWISE ON PLANS.
- EXISTING WASTEWATER LINES SHALL BE KEPT IN SERVICE UNTIL PROPOSED WASTEWATER SYSTEM IMPROVEMENTS HAVE BEEN COMPLETED AND APPROVED BY THE OWNER.
- CONTRACTOR TO CONSTRUCT WASTEWATER GRAVITY MAIN FROM DOWNSTREAM END TO UPSTREAM END WITH BELLS FACING UPSTREAM.
- ALL MANHOLES TO BE BENCHED IN THE DIRECTION OF FLOW TO MINIMIZE TURBULENCE.
- ALL SEWER LINES, MANHOLES AND FORCE MAINS SHALL BE TESTED IN ACCORDANCE WITH TCEQ CHAPTER 217.57 REGULATIONS AND SPECIFICATION 33 31 11 - SANITARY SEWER PIPEWORK.

THE OWNER RETAINS THE RIGHTS TO TELEVIEW THE LINE TO DETERMINE THE CONDITION OF THE SEWER LINE PRIOR TO FINAL ACCEPTANCE, IN ACCORDANCE WITH SPECIFICATION 33 31 11 - SANITARY SEWER PIPEWORK.
- THE CONTRACTOR SHALL PERFORM QUALITY TESTING FOR THE WATER AND WASTEWATER SYSTEM INSTALLED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS AT HIS EXPENSE. VALLEY MUNICIPAL UTILITY DISTRICT 2 TO BE GIVEN 48 HRS NOTICE PRIOR TO ALL TESTING AND SHALL BE MONITORED BY VALLEY MUNICIPAL UTILITY DISTRICT 2 PERSONNEL. TESTING IS TO BE DONE IN ACCORDANCE WITH VALLEY MUNICIPAL UTILITY DISTRICT 2 STANDARDS.
- ALL MANHOLES LOCATED WITHIN A ROADSIDE DITCH SHALL HAVE A MINIMUM COVER OF 18" AND HAVE WATERTIGHT COVERS. MANHOLES SHALL BE MARKED WITH MANHOLE MARKERS (USE MARKER DETAIL AS SHOWN IN "TYPICAL SERVICE CONNECTION") LOCATED AT THE RIGHT-OF-WAY. COST SUBSIDIARY TO OTHER ITEMS.
- PROPOSED WATER AND SANITARY SEWER SERVICES ARE SHOWN IN AN APPROXIMATE LOCATION AND SHALL BE VERIFIED IN THE FIELD WITH AN INSPECTOR BASED ON THE LOCATION OF HOMES. SANITARY SEWER SERVICES SHALL BE SINGLE SERVICES UNLESS DECIDED OTHERWISE BY FIELD TECHNICIAN DURING CONSTRUCTION.
- CONTRACTOR SHALL INSTALL ALL PROPOSED SANITARY SEWER SERVICE CONNECTIONS WITH AN ADEQUATE DEPTH TO ACCOMMODATE THE YARD LINE TO HAVE A SLOPE OF 1/4-INCH PER FOOT PLUS 2" FEET MINIMUM COVER AT THE EXISTING HOME. THE CONTRACTOR SHALL VERIFY THAT SERVICE LINE HAS ADEQUATE DEPTH TO REACH THE RESIDENCE'S EXISTING SEWER CONNECTION(S).

EROSION CONTROL NOTES:

- CONTRACTOR SHALL OBTAIN A SWPPP PERMIT AND POST IT AT THE CONSTRUCTION SITE, IN ACCORDANCE WITH SPECIFICATION 01 57 23 TEMPORARY EROSION AND SEDIMENTATION CONTROL AND 01 57 23 - TDPS REQUIREMENTS, PRIOR TO CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING ANY EARTH DISTURBING ACTIVITY.
- ALL EFFORTS SHALL BE MADE TO CONTAIN DISTURBED SOILS WITHIN THE EXTENTS OF PERIMETER EROSION AND SEDIMENT CONTROL MEASURES.
- THE CONTRACTOR SHALL SEQUENCE ALL CONSTRUCTION IN SUCH A MANNER AS TO MINIMIZE THE AMOUNT AND EXTENTS OF DISTURBED EARTH.
- A STABILIZED CONSTRUCTION EXIT IS REQUIRED AT ALL POINTS OF DESIGNATED EGRESS FROM THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION(S) UNLESS OTHERWISE NOTED ON THE PLANS. THE LOCATION(S) OF THE STABILIZED CONSTRUCTION EXIT(S) MAY BE MODIFIED WITH RESPECT TO THE SEQUENCE OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY MAINTAINED DURING THE COURSE OF THEIR INTENDED USE.
- ALL STAGING, MATERIAL STORAGE, STOCKPILE AND REFUSE AREAS SHALL REQUIRE APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES.
- ALL CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN APPROPRIATE RECEPTACLES (ROLL-OFF CONTAINERS, DUMPSTERS, TRASH CANS, WIRE-MESH CAGES, ETC.) AND CONFINED WITHIN PERIMETER EROSION AND SEDIMENT CONTROLS.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE DURING THE COURSE OF EARTH DISTURBING ACTIVITY AND UNTIL FINAL STABILIZATION IS ACHIEVED. STRUCTURAL MEASURES MAY BE REMOVED ONLY UPON FINAL PROJECT ACCEPTANCE BY THE OWNER OR AS DIRECTED BY THE OWNER.
- PERMANENT STABILIZATION SHALL BEGIN AS SOON AS PRACTICABLE OR AS DIRECTED BY THE OWNER.
- DUST CONTROL SHALL BE IMPLEMENTED AS NECESSARY OR AS DIRECTED BY THE OWNER. DUST CONTROL MAY CONSIST OF WATERING OR OTHER METHODS APPROVED BY THE OWNER. DUST CONTROL, AND ASSOCIATED WATERING OR OTHER METHOD SHALL BE SUBSIDIARY TO THE EROSION CONTROL BID ITEM IN THE UNIT PRICE SCHEDULE.
- TRACKED DEBRIS SHALL BE SWEEP AT THE END OF EACH WORKDAY OR AS DIRECTED BY THE OWNER.
- ALL DISCHARGES ASSOCIATED WITH DEWATERING OPERATIONS SHALL IMPLEMENT APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES. MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO SEDIMENTATION BASINS OR FILTER SOCKS.
- CONCRETE WASH-WATER SHALL NOT BE DISCHARGED DIRECTLY INTO A STORM SEWER SYSTEM OR RECEIVING STREAM. ALL WASH ACTIVITIES MUST BE PERFORMED WITHIN THE EXTENTS OF ESTABLISHED EROSION AND SEDIMENT CONTROL MEASURES OR DESIGNATED AREAS APPROVED BY THE OWNER.
- SEDIMENT SHALL BE CLEARED FROM ALL STORM SEWER PIPES, CULVERTS AND APPURTENANCES WITHIN THE LIMITS OF CONSTRUCTION PRIOR TO FINAL PROJECT ACCEPTANCE. SEDIMENT SHALL BE PROPERLY DISPOSED.
- STAGING, STOCKPILE AND EQUIPMENT STORAGE AREAS SHALL NOT BE LOCATED WITHIN THE EXTENTS OF ANY TREE DRUPLINES.

WATERLINE CONSTRUCTION NOTES:

- ALL WATERLINES TO BE C-900 CLASS 150 PVC UNLESS OTHERWISE NOTED.
- DOUBLE CHECK VALVE WILL BE REQUIRED WHEN FILLING NEW WATERLINE FOR PRESSURE TESTING.
- ALL WATER, REUSE (RECLAIMED), & WASTEWATER COLLECTION LINE CROSSINGS TO BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATION, CHAPTER 210, 280 & 217.
- CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING LINES TO BE TIED IN TO NEW MAIN PRIOR TO SETTING LOCATION OF TIE-IN TEE AND VALVE ON MAIN.
- WATERLINE MAINS TO BE HYDROSTATICALLY AND BACTERIOLOGICALLY TESTED PER OWNER'S REQUIREMENTS PRIOR TO TIE-INS. OWNER APPROVAL OF TESTING IS REQUIRED.
- ALL CROSSINGS OF WASTEWATER COLLECTION LINES AND WATERLINES CONSTRUCTED IN ACCORDANCE WITH TCEQ REGULATIONS CHAPTER 290 AND 217. SEPARATION DISTANCES SHALL COMPLY WITH 30 TAC 217.53(D).
- CONTRACTOR SHALL MAINTAIN AS MINIMUMS 10 FEET HORIZONTAL AND 2 FEET VERTICAL SEPARATION BETWEEN WATERLINES AND ANY OTHER SEWER LINES.
- NO WATER JETTING ALLOWED; MECHANICAL COMPACTION REQUIRED.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4FT OF COVER ON ALL WATERLINES, UNLESS OTHERWISE NOTED ON PLANS.
- FITTINGS TO BE USED ON DEFLECTIONS AS NOTED. FITTINGS ARE INCIDENTAL TO THE INSTALLATION OF THE WATERLINE. (NO SEPARATE PAY)
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING VALVES, FITTINGS AND ALL INCIDENTALS AS NEEDED FOR A COMPLETE IN PLACE SYSTEM AND SHALL BE SUBSIDIARY TO PIPE INSTALLATION.
- WATERLINE VALVES SHALL ONLY BE OPERATED BY THE OWNER. CONTRACTOR TO COORDINATE WITH THE OWNER IF WATERLINE VALVE OPERATIONS ARE REQUIRED DURING CONSTRUCTION.
- ALL PIPE TO BE STORED A MINIMUM OF 6 INCHES ABOVE GROUND.

THE BEND SUBDIVISION PHASE 2

RANCHO VIEJO, TEXAS

AMPF DEVELOPMENT, LLC



101 MARKET AVENUE, SUITE 100
RICHARDSON, TX 75081
TEL: (214) 346-6200

REVISION	NO.	DATE	DESCRIPTION						



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2/18/2025
DATE

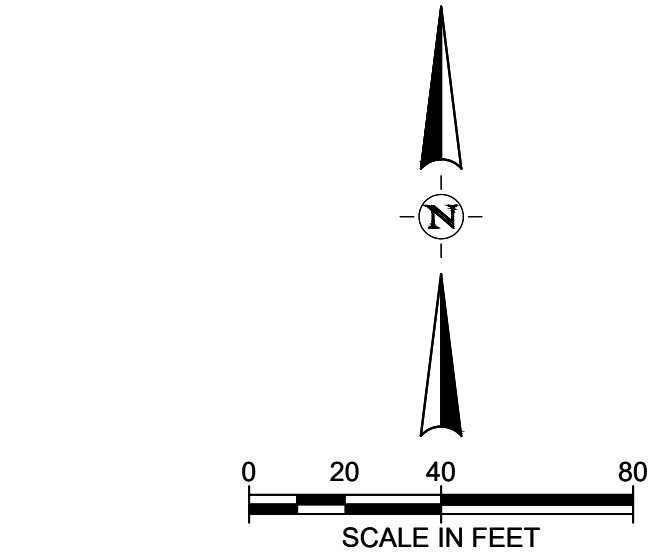
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SCALE: N/A
SHEET TITLE:

GENERAL NOTES

G003



LEGEND:

---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD ELECTRIC LINE
---	SILT FENCE
---	EXISTING 12" SANITARY SEWER LINE
---	PROPOSED 12" SANITARY SEWER LINE
---	EXISTING 8" WATERLINE
---	EXISTING TOP OF BANK LINE
---	VEGETATION/ TREE LINE LIMITS
---	SANITARY SEWER MANHOLE
---	STORM SEWER MANHOLE
---	WATER METER
---	WATER VALVE
---	FIRE HYDRANT
---	POWER POLE
---	EXISTING FLOW
---	PROPOSED FLOW
---	EXIST. ASPHALT PAVEMENT

NOTES:

1. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE & PROPERLY DISPOSED OF (SUBSIDIARY TO OTHER ITEMS)

CONTROL POINTS				
POINT NO.	DESCRIPTION	ELEVATION	NORTHING	EASTING
100	5/8" SIR W/TP CAP	34.52	16537151.18	1293701.74
101	SIRT5	33.50	16537325.65	1294262.47

THE BEND SUBDIVISION PHASE 2

RANCHO VIEJO, TEXAS
AMPF DEVELOPMENT, LLC



101 N. MAIN STREET, SUITE 100
RICHARDSON, TX 75081
TEL (214) 346-6200

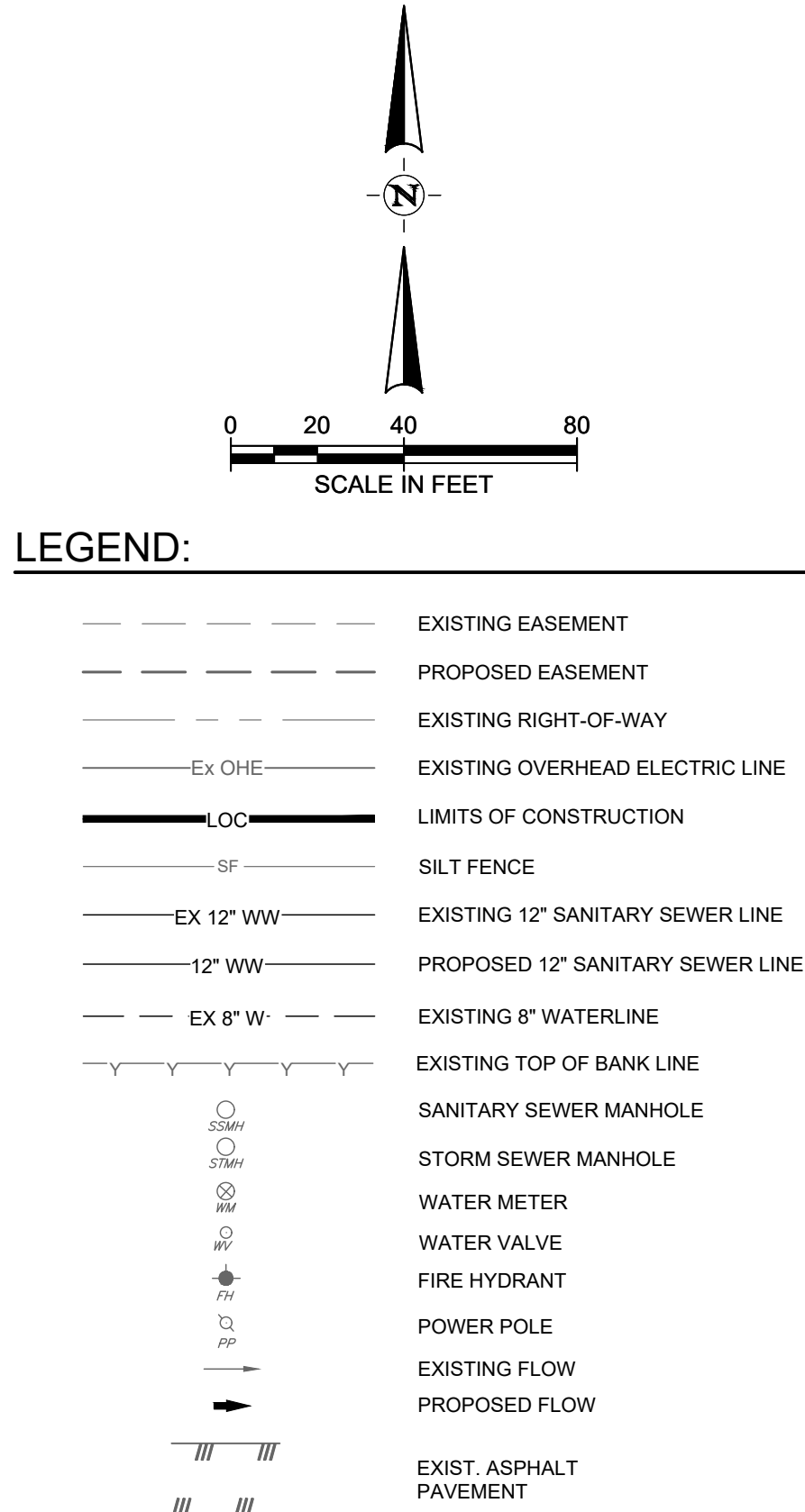
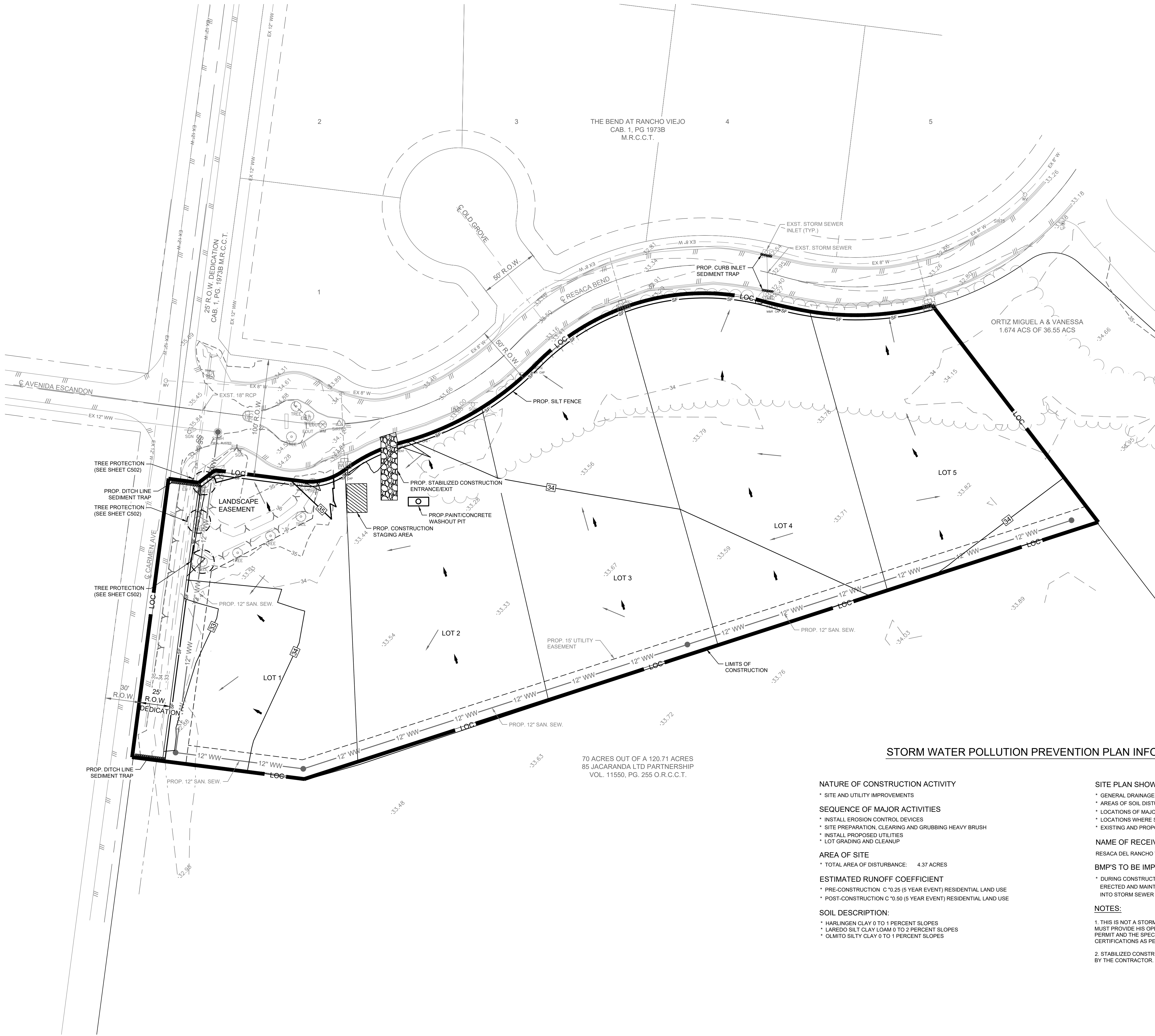
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SHEET TITLE:

EXISTING
CONDITIONS



STORM WATER POLLUTION PREVENTION PLAN INFORMATION

NATURE OF CONSTRUCTION ACTIVITY

- * SITE AND UTILITY IMPROVEMENTS

SEQUENCE OF MAJOR ACTIVITIES

- * INSTALL EROSION CONTROL DEVICES
- * SITE PREPARATION, CLEARING AND GRUBBING HEAVY BRUSH
- * INSTALL PROPOSED UTILITIES
- * LOT GRADING AND CLEANUP

AREA OF SITE

- * TOTAL AREA OF DISTURBANCE: 4.37 ACRES

ESTIMATED RUNOFF COEFFICIENT

- * PRE-CONSTRUCTION C "0.25 (5 YEAR EVENT) RESIDENTIAL LAND USE
- * POST-CONSTRUCTION C "0.50 (5 YEAR EVENT) RESIDENTIAL LAND USE

SOIL DESCRIPTION:

- * HARLINGEN CLAY 0 TO 1 PERCENT SLOPES
- * LAREDO SILT CLAY LOAM 0 TO 2 PERCENT SLOPES
- * OLMITO SILTY CLAY 0 TO 1 PERCENT SLOPES

SITE PLAN SHOWS THE FOLLOWING:

- * GENERAL DRAINAGE PATTERNS (EXISTING AND PROPOSED)
- * AREAS OF SOIL DISTURBANCE
- * LOCATIONS OF MAJOR STRUCTURAL / NON-STRUCTURAL CONTROLS
- * LOCATIONS WHERE STABILIZATION PRACTICES ARE TO OCCUR
- * EXISTING AND PROPOSED FLOW ARROWS

NAME OF RECEIVING WATERS

RESACA DEL RANCHO VIEJO

BMP'S TO BE IMPLEMENTED

- * DURING CONSTRUCTION, TEMPORARY SILT FENCING OR EROSION CONTROL LOGS SHALL BE ERECTED AND MAINTAINED WHERE SHOWN TO MINIMIZE ESCAPE OF SEDIMENT INTO STORM SEWER SYSTEM.

NOTES:

1. THIS IS NOT A STORM WATER POLLUTION PREVENTION PLAN. CONTRACTOR MUST PROVIDE HIS OPERATION'S SPECIFIC INFORMATION AS PER THE TCEQ PERMIT AND THE SPECIFICATIONS. INCLUDE ALL DOCUMENTATION AND CERTIFICATIONS AS PER THE TCEQ PERMIT
2. STABILIZED CONSTRUCTION ENTRANCE/EXIT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR.

THE BEND SUBDIVISION PHASE 2

RANCHO VIEJO, TEXAS

AMPF DEVELOPMENT, LLC



201 NORTH BOWSER RD
RICHARDSON, TX 75081
TEL: (214) 346-6200

[illegible]

THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY:

NADIA M. LOPEZ, P.E.	111683
NAME	P.E. LICENSE NO
2/18/2025	

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PROJECT NO.: 58326.001

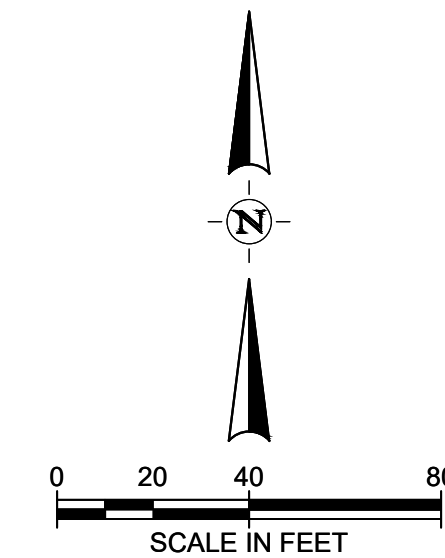
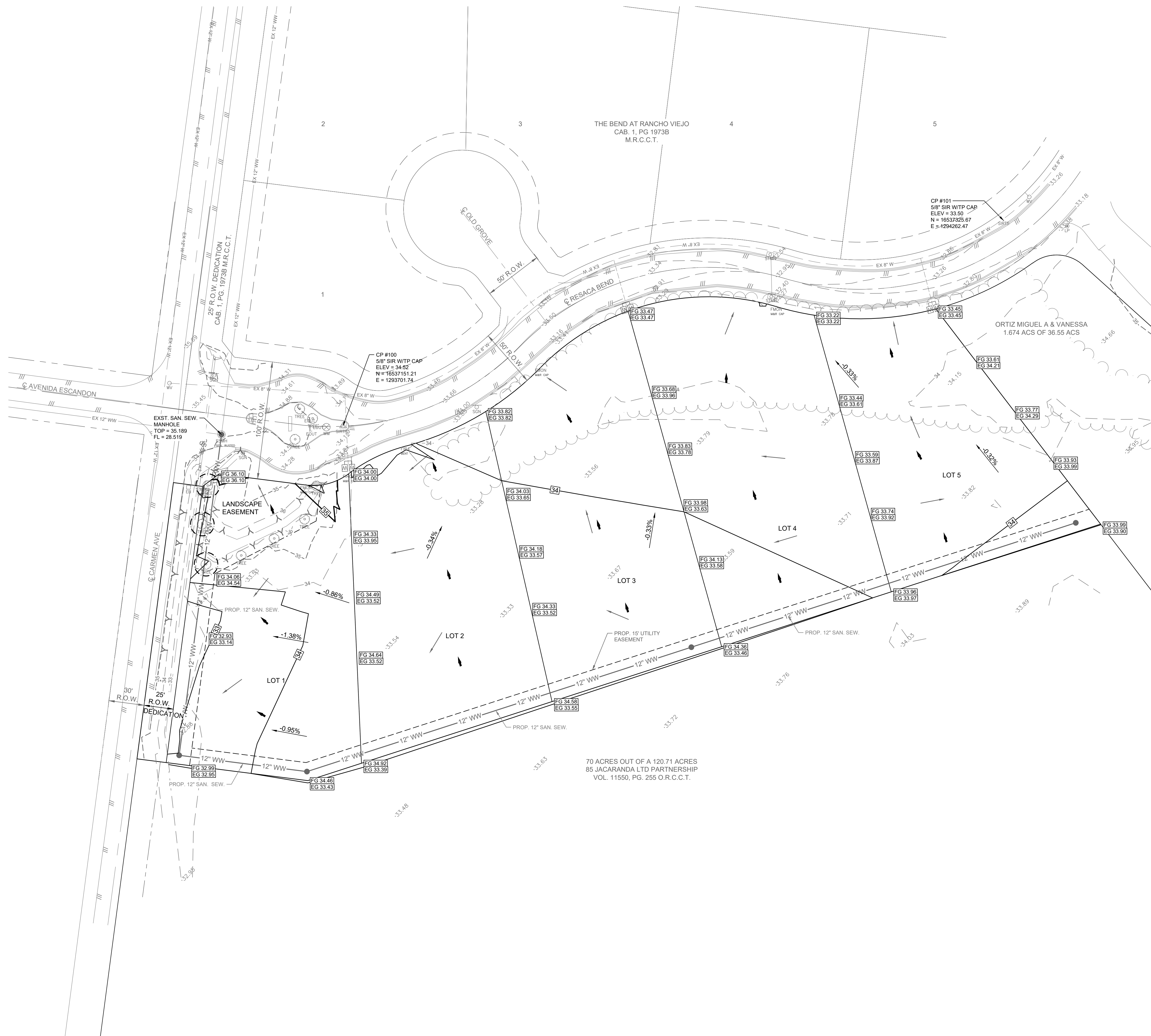
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DRAWN BY: EJ

CHECKED BY: NML
SCALE: AS NOTED

SHEET TITLE:
MINIMUM SUGGESTED
EROSION CONTROL
MEASURES

C201



LEGEND:

- | | |
|--|----------------------------------|
| | EXISTING EASEMENT |
| | PROPOSED EASEMENT |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING OVERHEAD ELECTRIC LINE |
| | LIMITS OF CONSTRUCTION |
| | EXISTING 12" SANITARY SEWER LINE |
| | PROPOSED 12" SANITARY SEWER LINE |
| | EXISTING 8" WATERLINE |
| | EXISTING TOP OF BANK LINE |
| | SANITARY SEWER MANHOLE |
| | STORM SEWER MANHOLE |
| | WATER METER |
| | WATER VALVE |
| | FIRE HYDRANT |
| | POWER POLE |
| | EXISTING FLOW |
| | PROPOSED FLOW |
| | EXIST. ASPHALT PAVEMENT |

THE BEND SUBDIVISION PHASE 2

RANCHO VIEJO, TEXAS

AMPF DEVELOPMENT, LLC



1201 NORTH BOWSER RD.
RICHARDSON, TX 75081
TEL: (214) 346-6200

[illegible]

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PROJECT NO.: 58326.001

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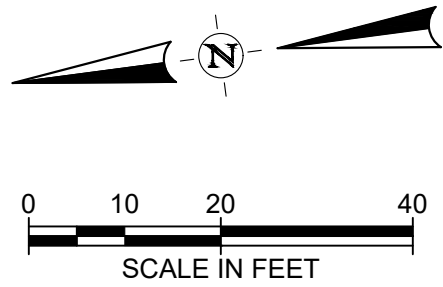
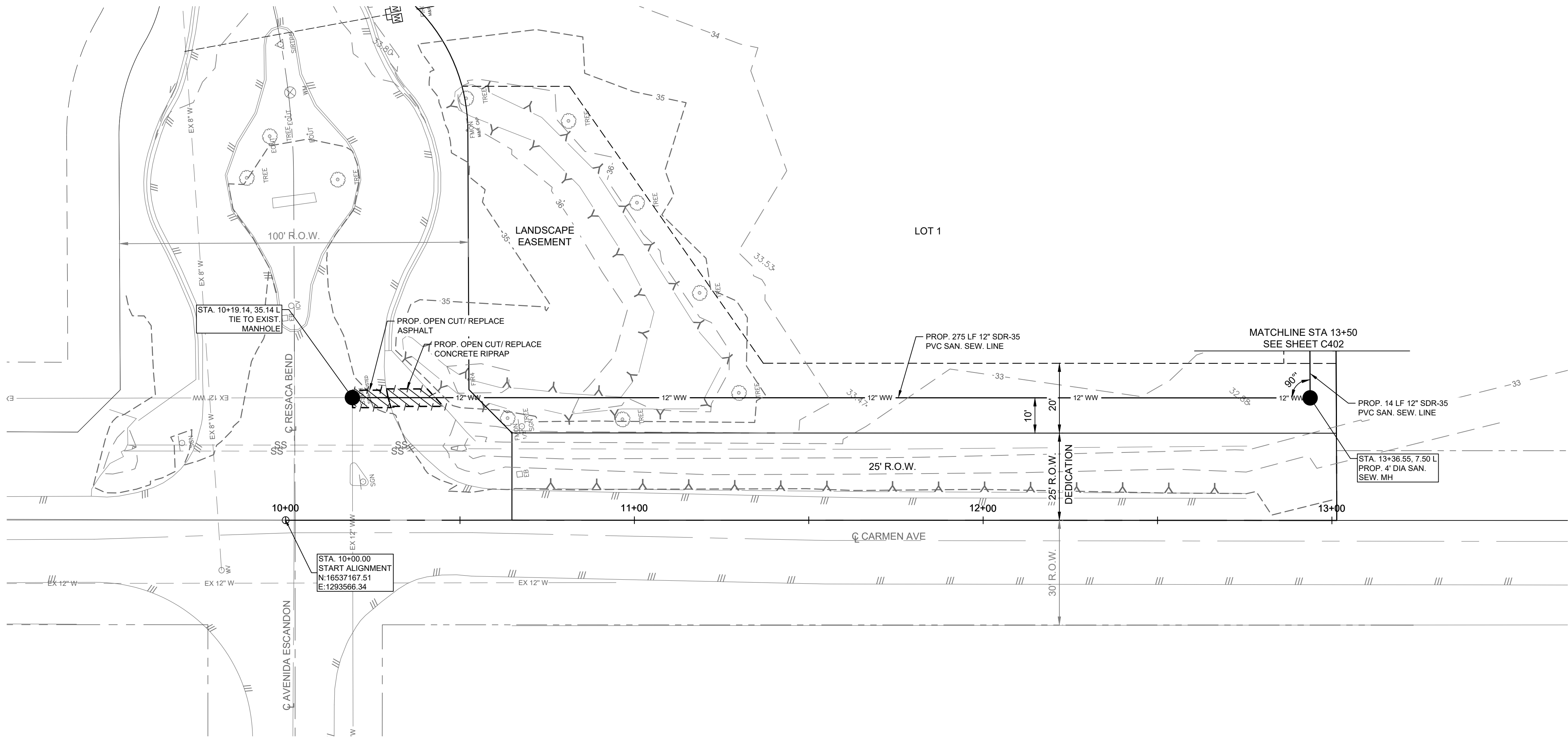
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SCALE:
SHEET TITLE:

GRADING PLAN

C202

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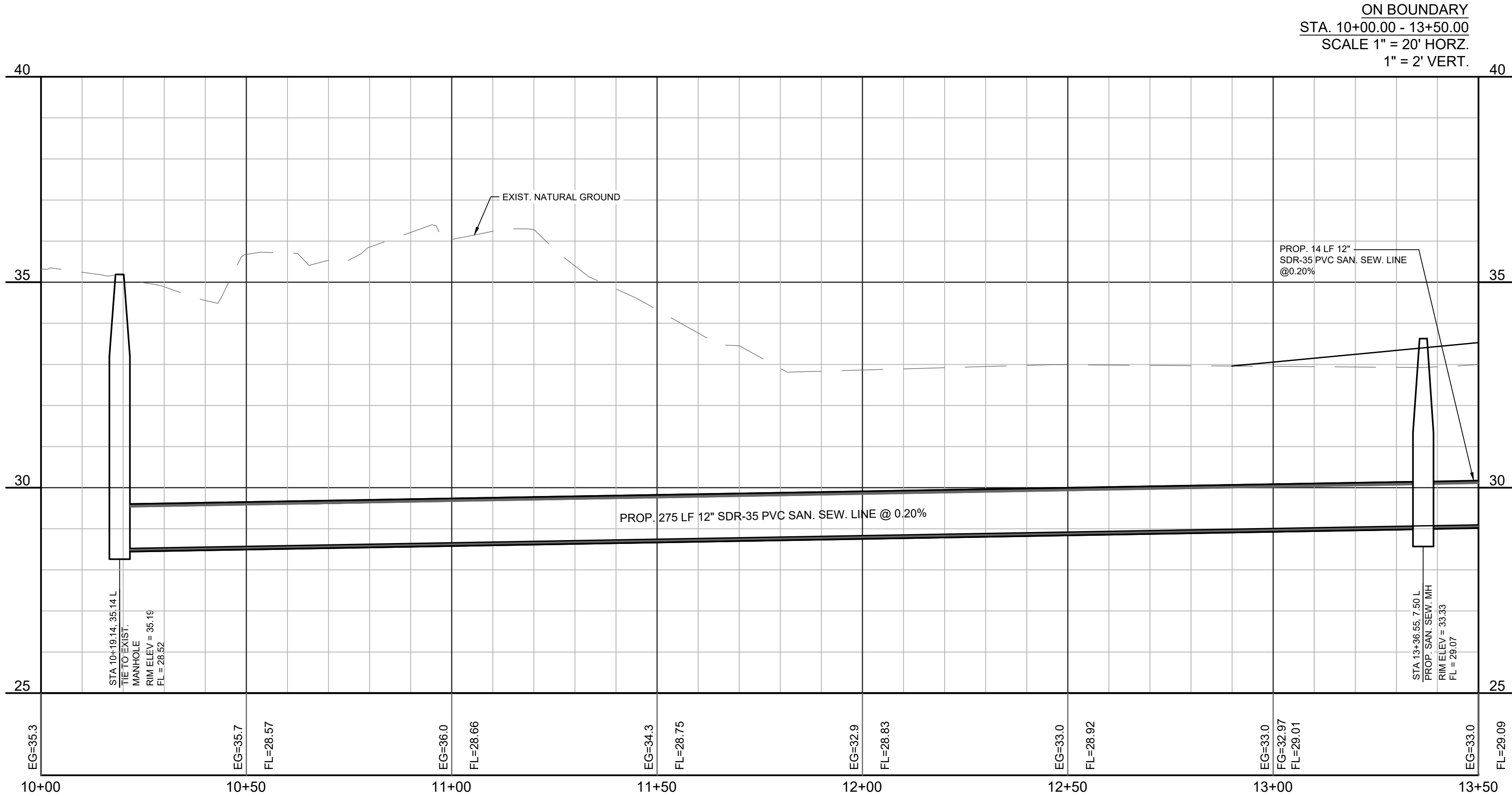


LEGEND:

- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING RIGHT-OF-WAY
- EX OHE
- LOC
- EX 12" WW
- 12" WW
- EX 8" W
- EXISTING TOP OF BANK LINE
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- EXISTING FLOW
- PROPOSED FLOW
- EXIST. ASPHALT PAVEMENT

NOTES:

- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE & PROPERLY DISPOSED OF (SUBSIDIARY TO OTHER ITEMS)
- ALL DIMENSIONS ARE TO CENTER OF UNLESS OTHERWISE NOTED.



THE BEND SUBDIVISION PHASE 2

RANCHO VIEJO, TEXAS
AMPF DEVELOPMENT, LLC



1011 N. W. 10th St., Suite 100
Richardson, TX 75081
TEL: (214) 346-6200

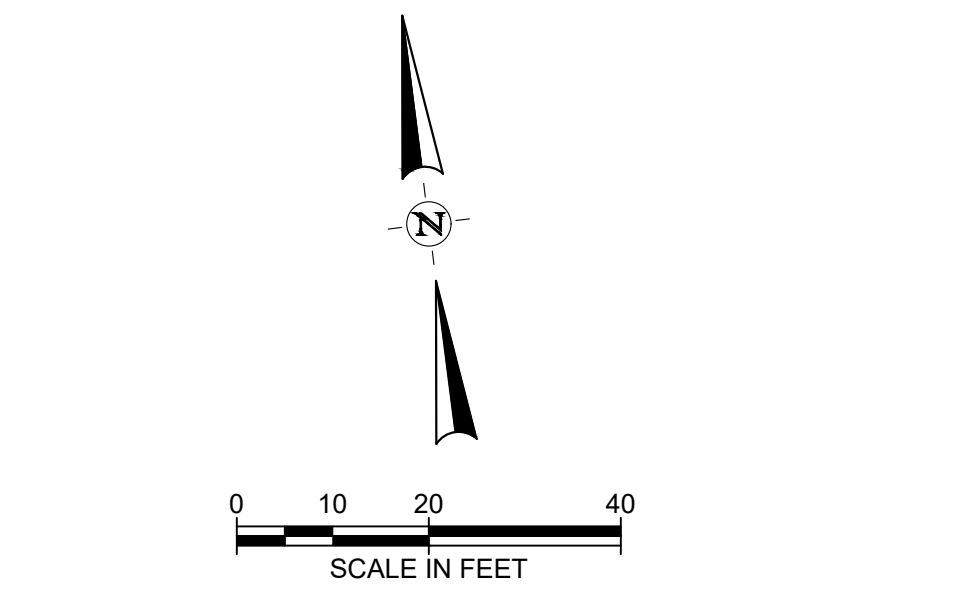
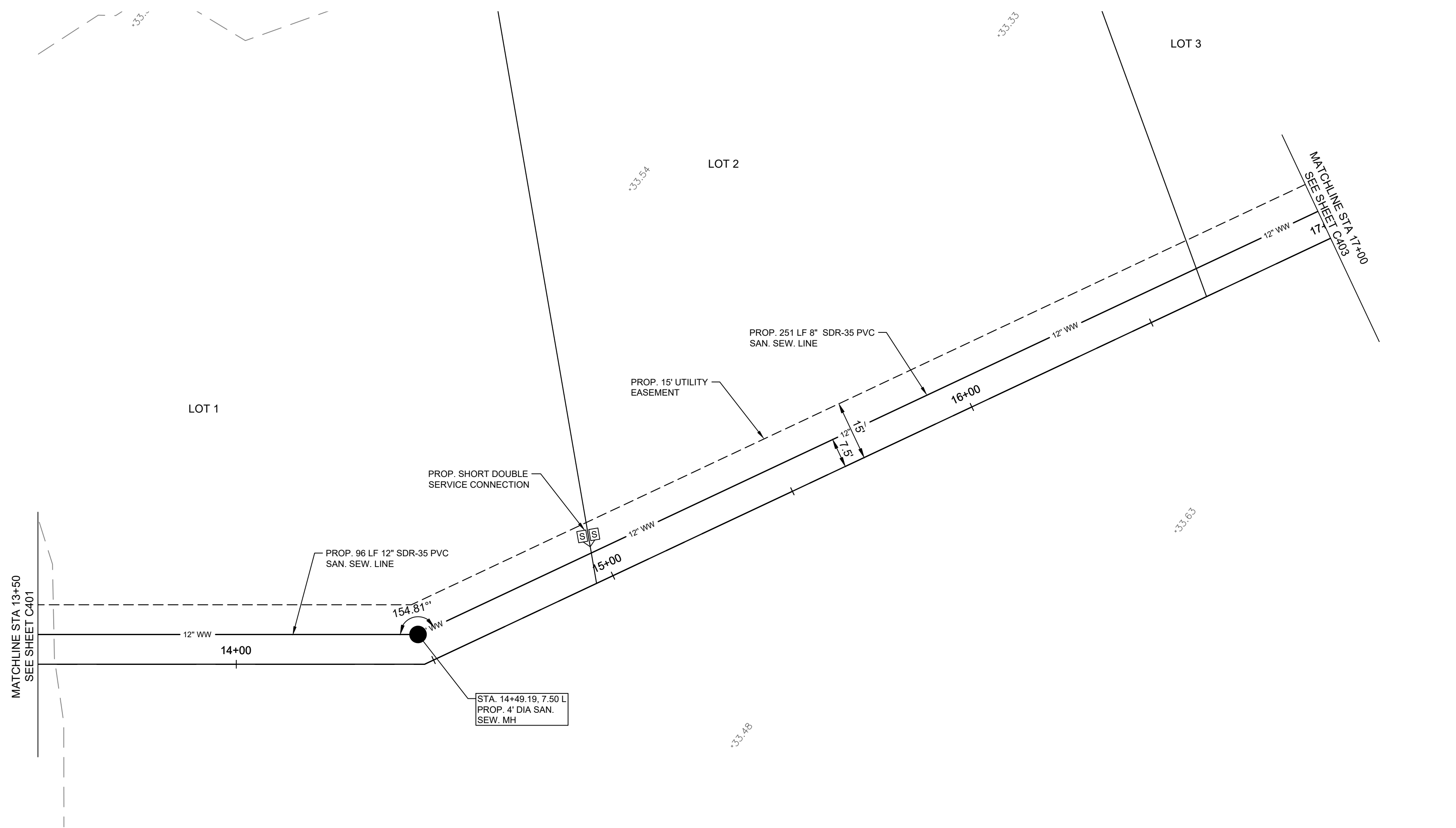
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NAME P.E. LICENSE NO.
DATE 2/18/2025
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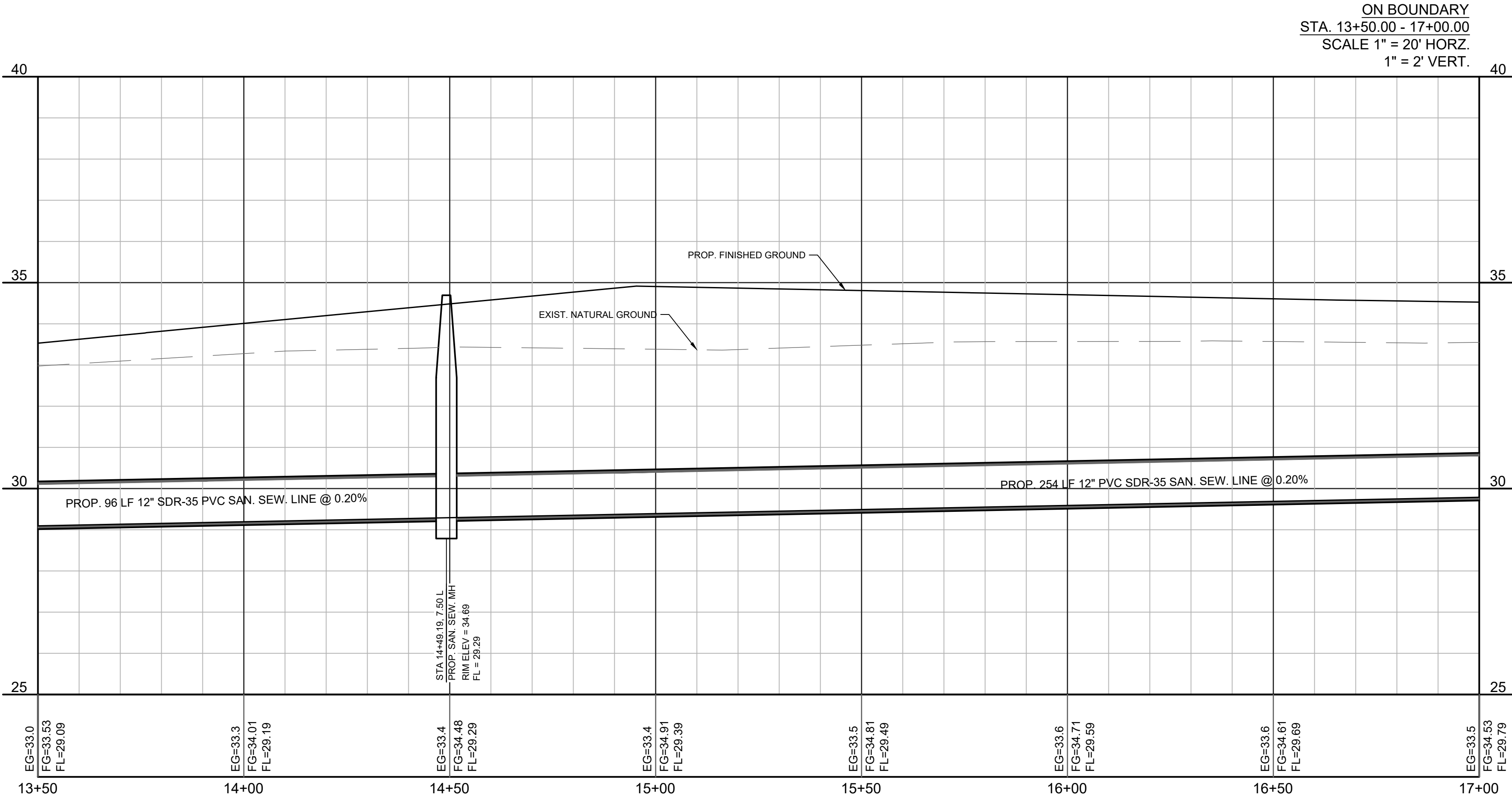
#312 FIRM OR BUSINESS NO. TX STATE

PROJECT NO.: 58326.001
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DRAWN BY: EJ
CHECKED BY: NML
SCALE: 1" = 20'
SHEET TITLE:
SANITARY SEWER
PLAN & PROFILE
STA. 10+00-13+50



LEGEND:	
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EXISTING RIGHT-OF-WAY
---	EXISTING OVERHEAD ELECTRIC LINE
---	LOC
---	LIMITS OF CONSTRUCTION
---	EX 12" WW
---	EXISTING 12" SANITARY SEWER LINE
---	12" WW
---	PROPOSED 12" SANITARY SEWER LINE
---	EX 8" W
---	EXISTING 8" WATERLINE
---	SANITARY SEWER MANHOLE
---	STORM SEWER MANHOLE
---	WATER METER
---	WATER VALVE
---	FIRE HYDRANT
---	POWER POLE
---	EXISTING FLOW
---	PROPOSED FLOW
---	EXIST. ASPHALT PAVEMENT

- NOTES:
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE & PROPERLY DISPOSED OF (SUBSIDIARY TO OTHER ITEMS)
 - ALL DIMENSIONS ARE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.



THE BEND SUBDIVISION PHASE 2

RANCHO VIEJO, TEXAS
AMPF DEVELOPMENT, LLC

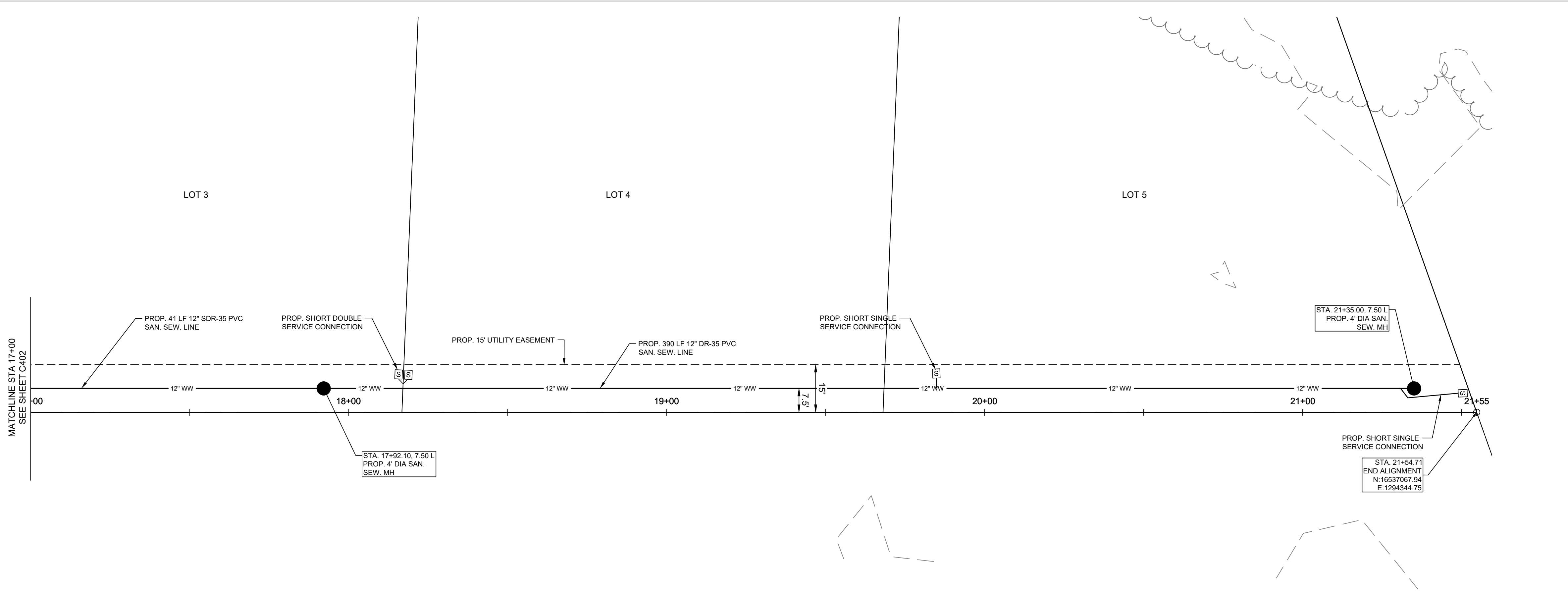


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SCALE: 1" = 20'
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SANITARY SEWER
PLAN & PROFILE
STA. 13+50-17+00

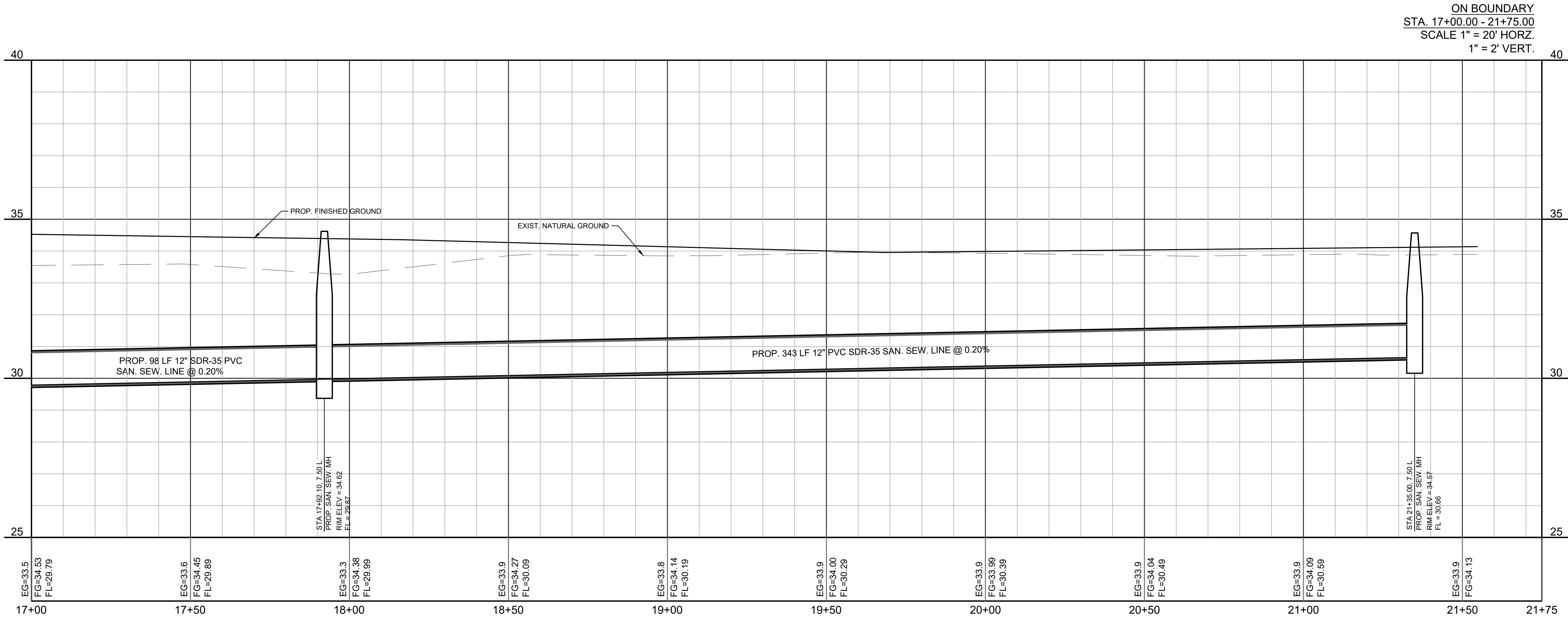


LEGEND:

- EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- - - - - EXISTING RIGHT-OF-WAY
- - - - - EX OHE
- EX OHE
- EX 12\"/>

NOTES:

- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE & PROPERLY DISPOSED OF (SUBSIDIARY TO OTHER ITEMS)
- ALL DIMENSIONS ARE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.



THE BEND SUBDIVISION PHASE 2

--- RANCHO VIEJO, TEXAS
AMPF DEVELOPMENT, LLC



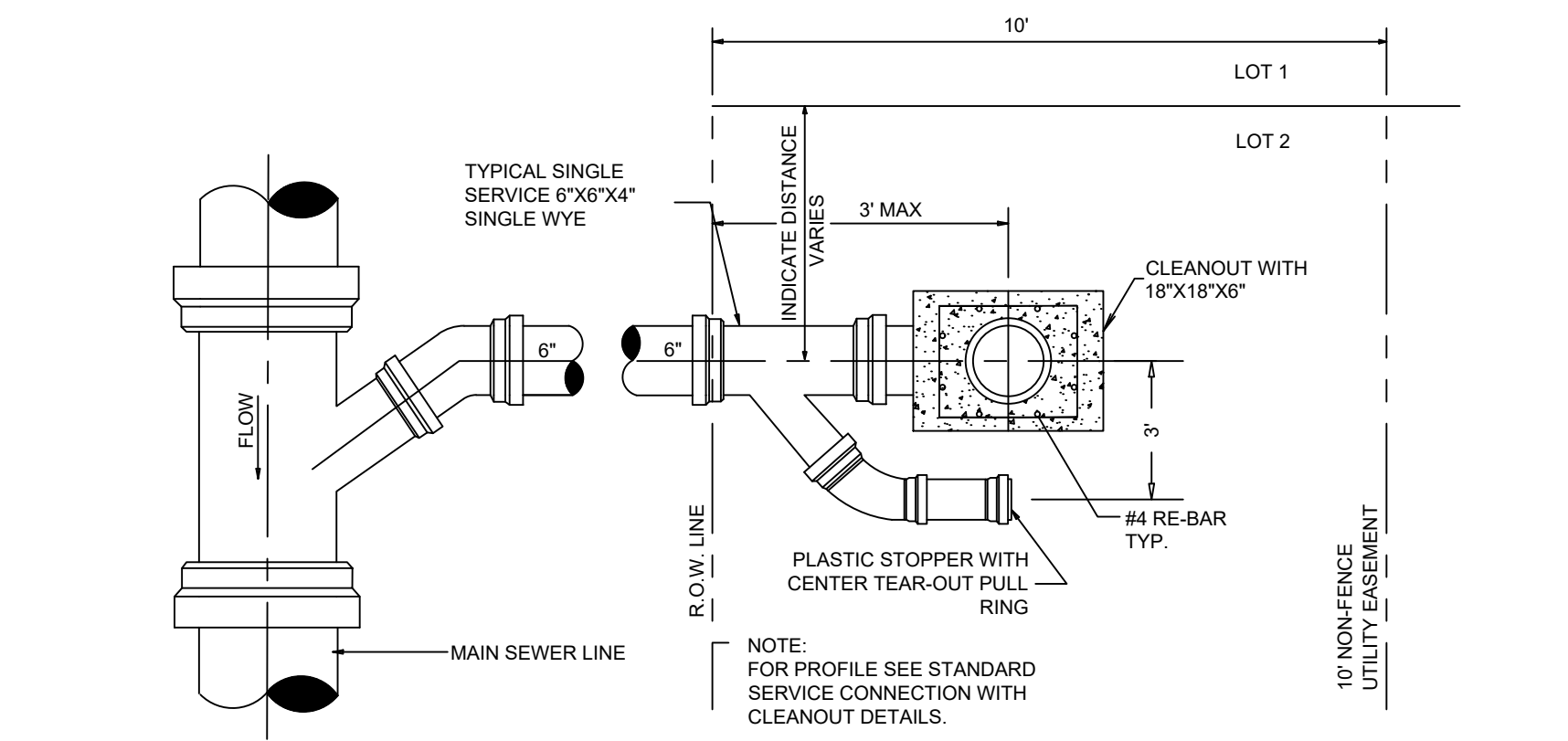
1014 NORTH SHAWNEE RD.
RICHARDSON, TX 75081
TEL (214) 346-6200

REVISION NO.	DATE	DESCRIPTION



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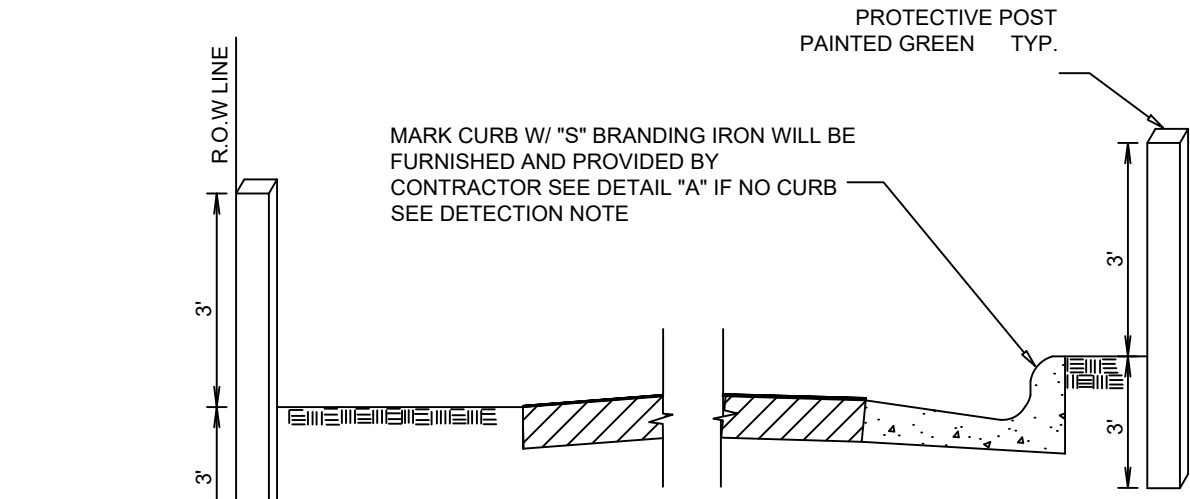
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SANITARY SEWER
PLAN & PROFILE
STA. 17+00-21+52.06



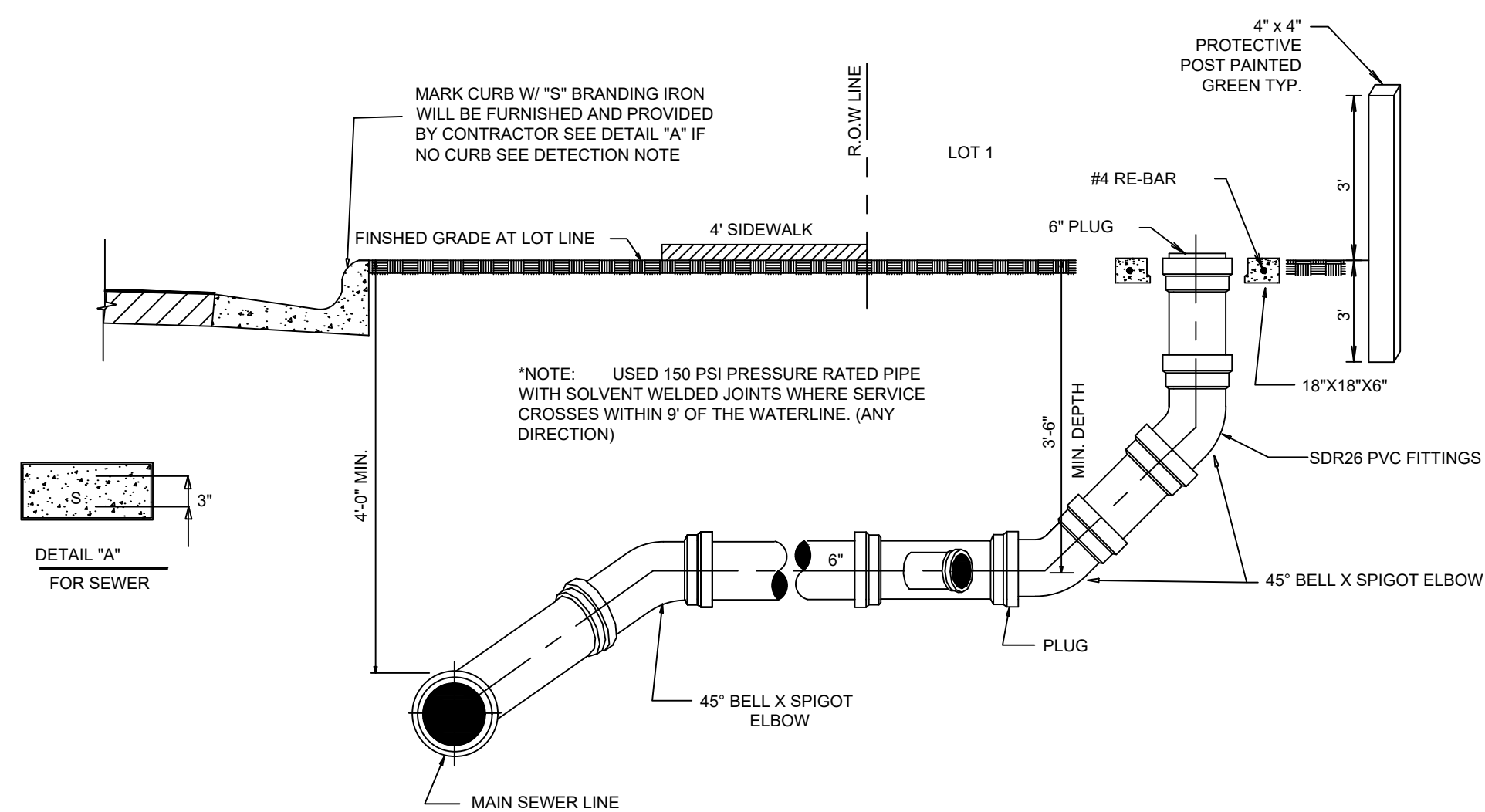
PLAN - SINGLE SERVICE
NOT TO SCALE

NOTE: CONTRACTOR SHALL COORDINATE WITH INSPECTOR ON THE LOCATION OF ALL SERVICE LATERALS.

DETECTION NOTE: A SOUND DETECTION REFLECTOR "STU-DEC-TA-CAL" BY FRIFOLYN, INC. OR AN APPROVED SUBSTITUTE, WILL BE FASTENED TO THE END OF EACH SERVICE CONNECTION AND EXTENDED TO BE VISIBLE ABOVE FINAL GRADE TO FACILITATE LOCATING SERVICE STUBS.

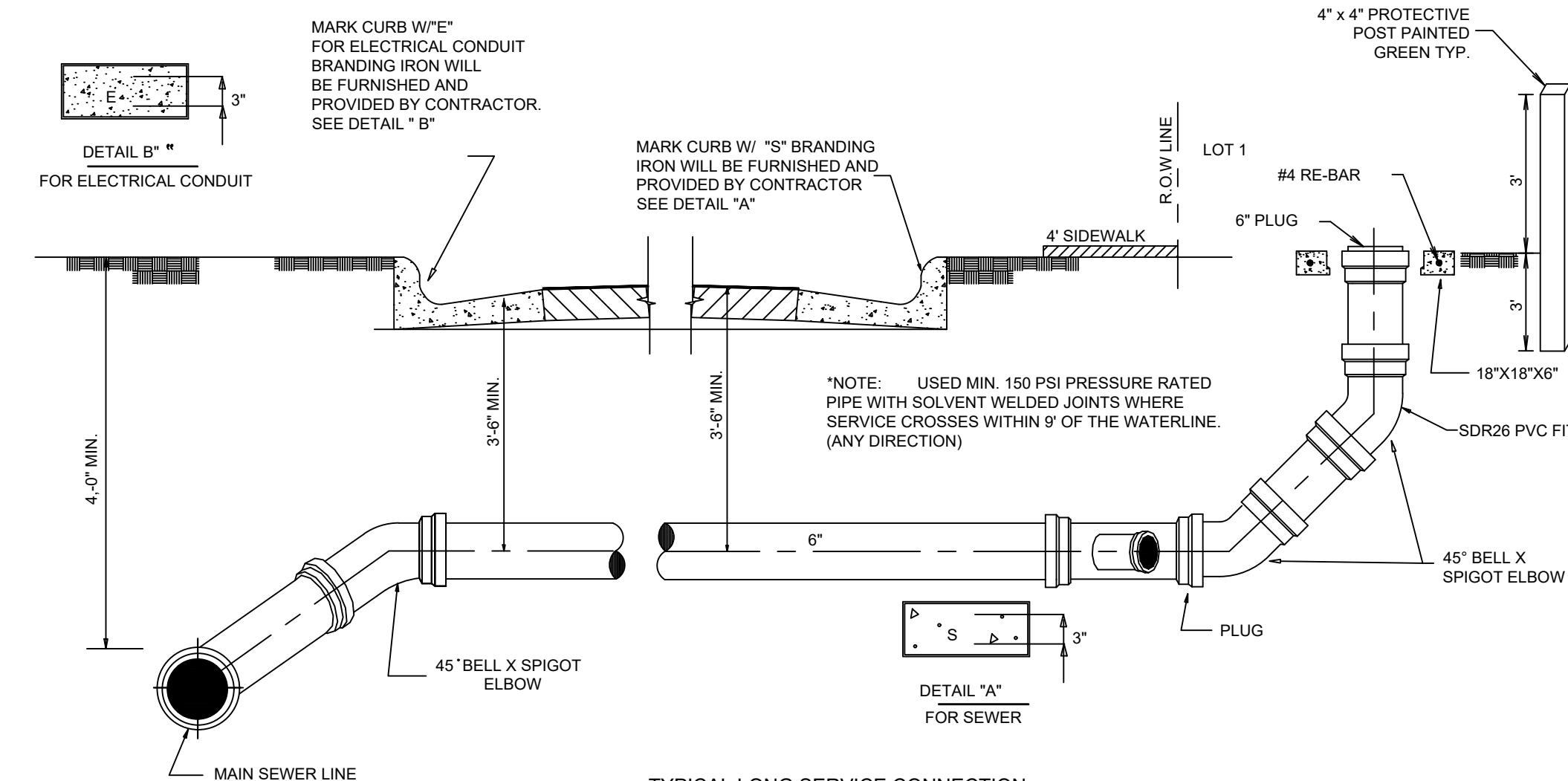


SERVICE MARKING FOR
EXISTING CURB OR NO CURB
NOT TO SCALE

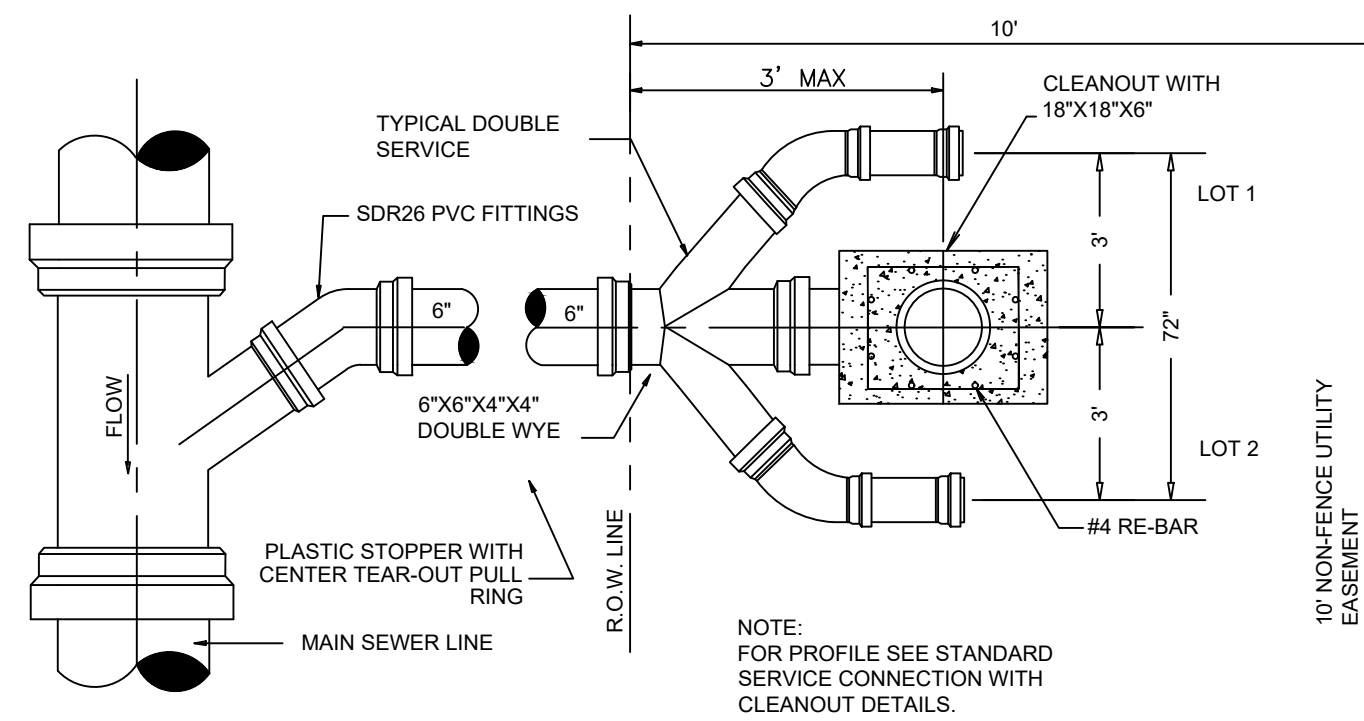


TYPICAL SHORT SERVICE CONNECTION
WITH STANDARD CLEANOUT
NOT TO SCALE

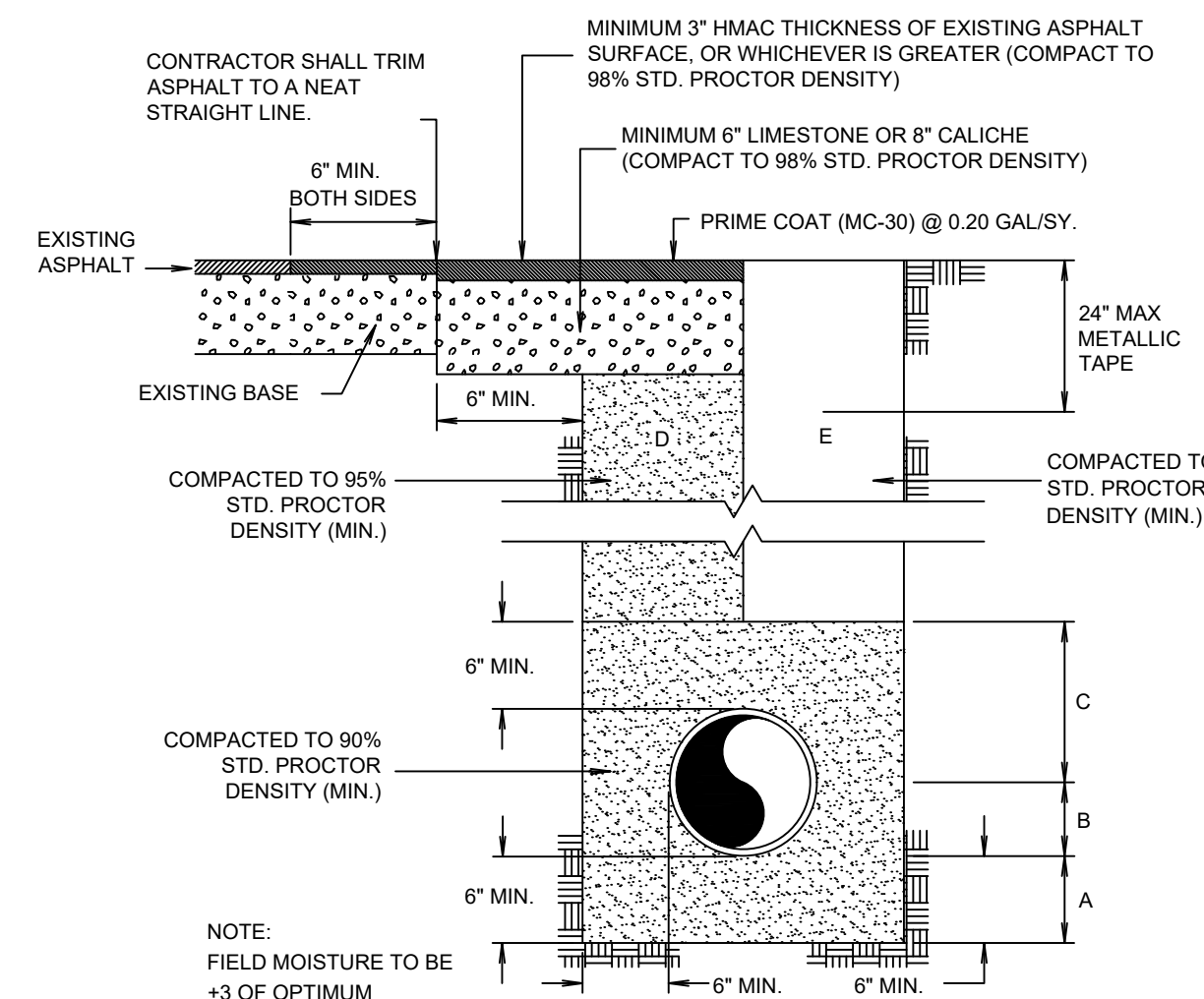
*NOTE: CONTRACTOR SHALL COORDINATE WITH INSPECTOR ON THE LOCATION OF ALL SERVICE LATERALS.



TYPICAL LONG SERVICE CONNECTION
WITH STANDARD CLEANOUT
NOT TO SCALE



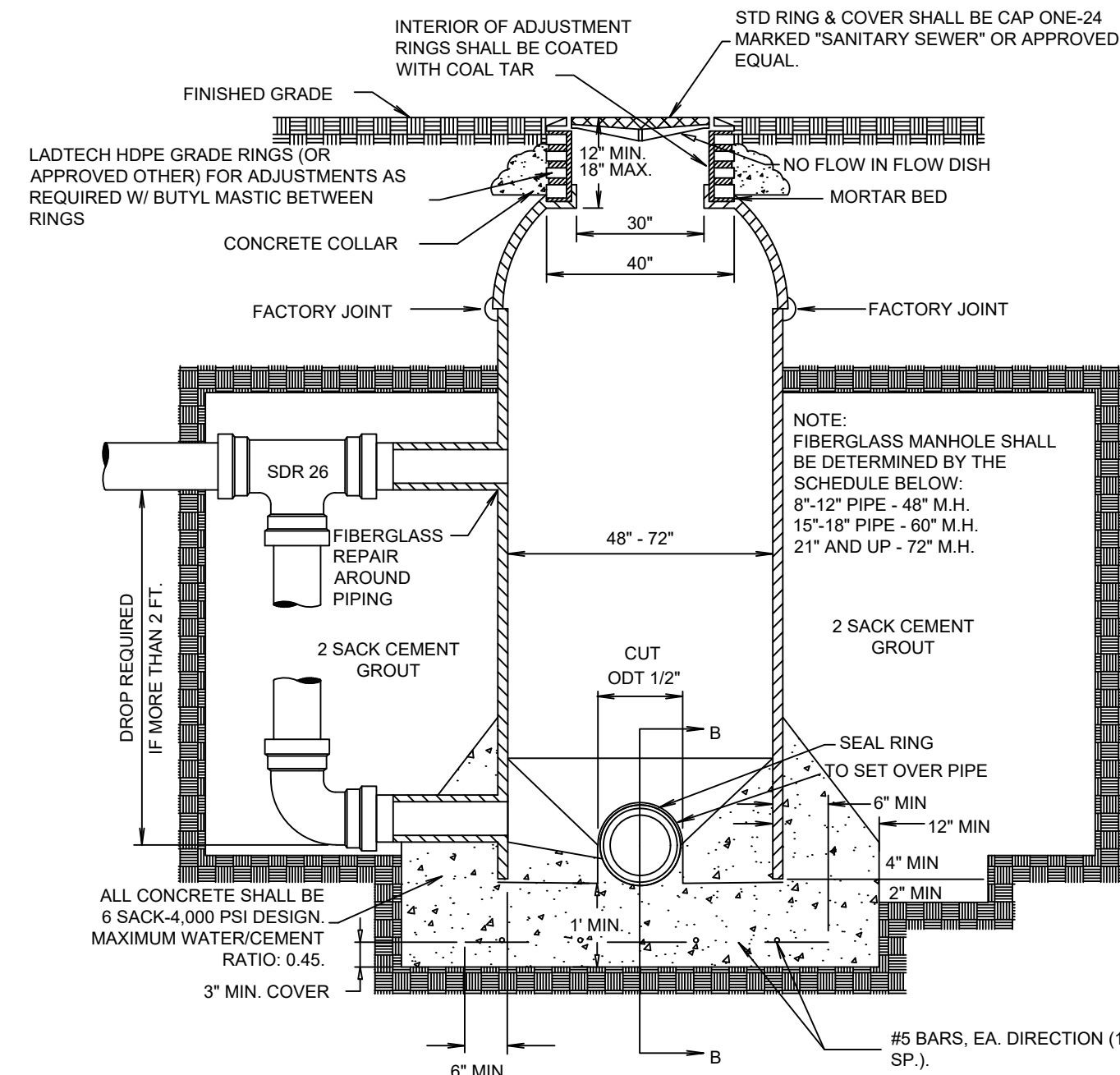
PLAN - DOUBLE SERVICE NEW DEVELOPMENT
NOT TO SCALE



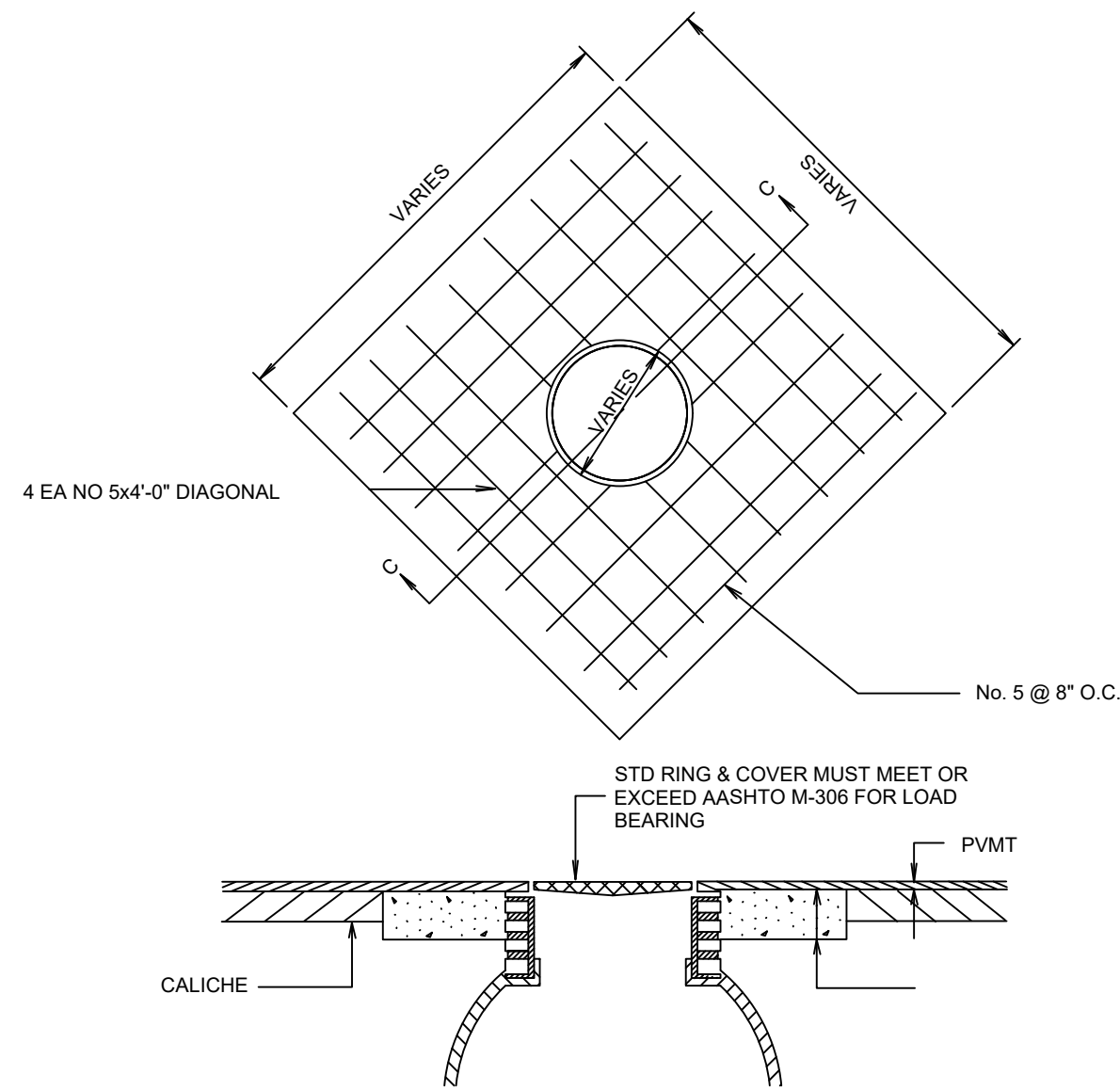
TYPICAL PIPE BEDDING AND
TRENCH BACKFILL DETAIL
NOT TO SCALE

- A BANK RUN SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6").
- B BANK RUN SAND BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" LIFTS, HAND TAMPED).
- C BANK RUN SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (6" LIFTS, HAND TAMPED).
- D BANK RUN SAND BACKFILL, CLASS "A" (6" LIFTS, MECHANICAL COMPACTION).
- E EARTH BACKFILL, CLASS "B" (12" LIFTS, MECHANICAL COMPACTION). FOUNDATION PREPERATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS STABLE.

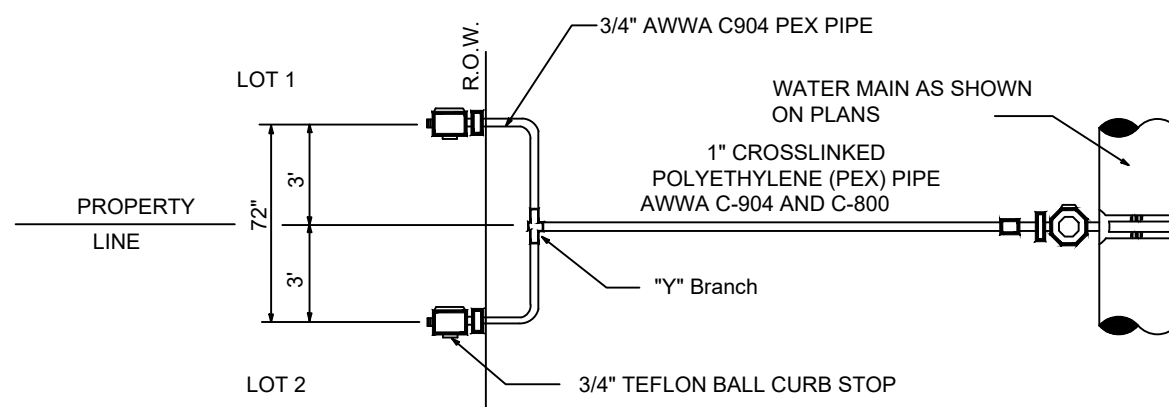
BACKFILL AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STD. PROCTOR DENSITY. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED.



TYPICAL FIBERGLASS MANHOLE
WITH DROP STRUCTURE
SECTION A-A
NOT TO SCALE

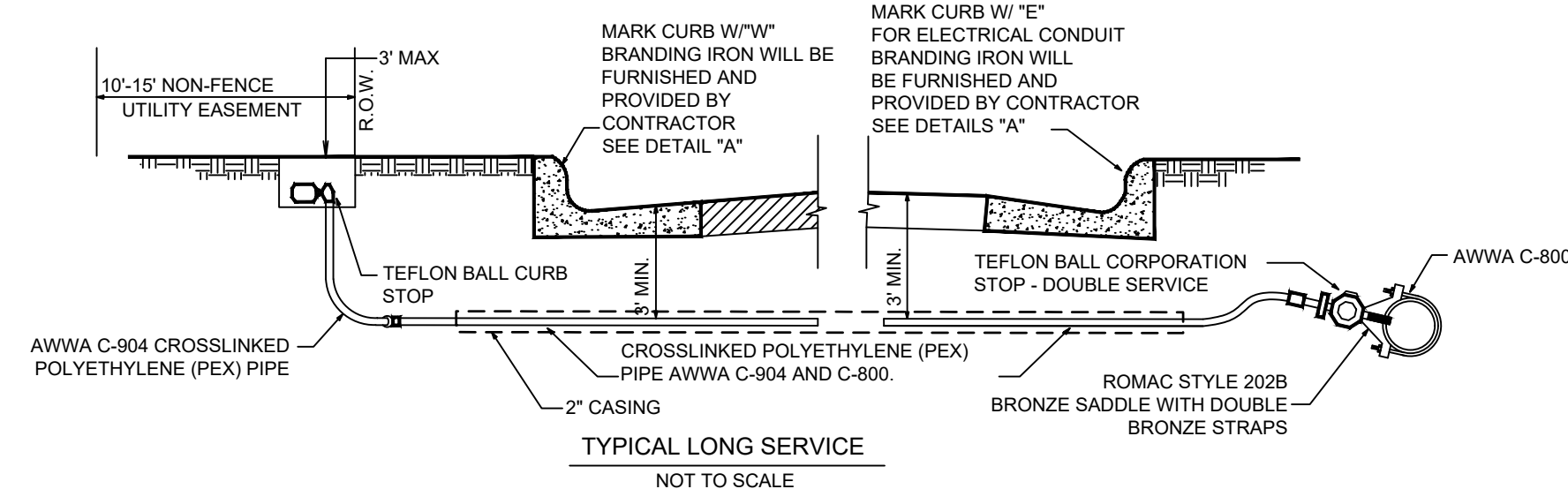


TYPICAL FIBERGLASS MANHOLE IN PAVEMENT
SECTION C-C
NOT TO SCALE

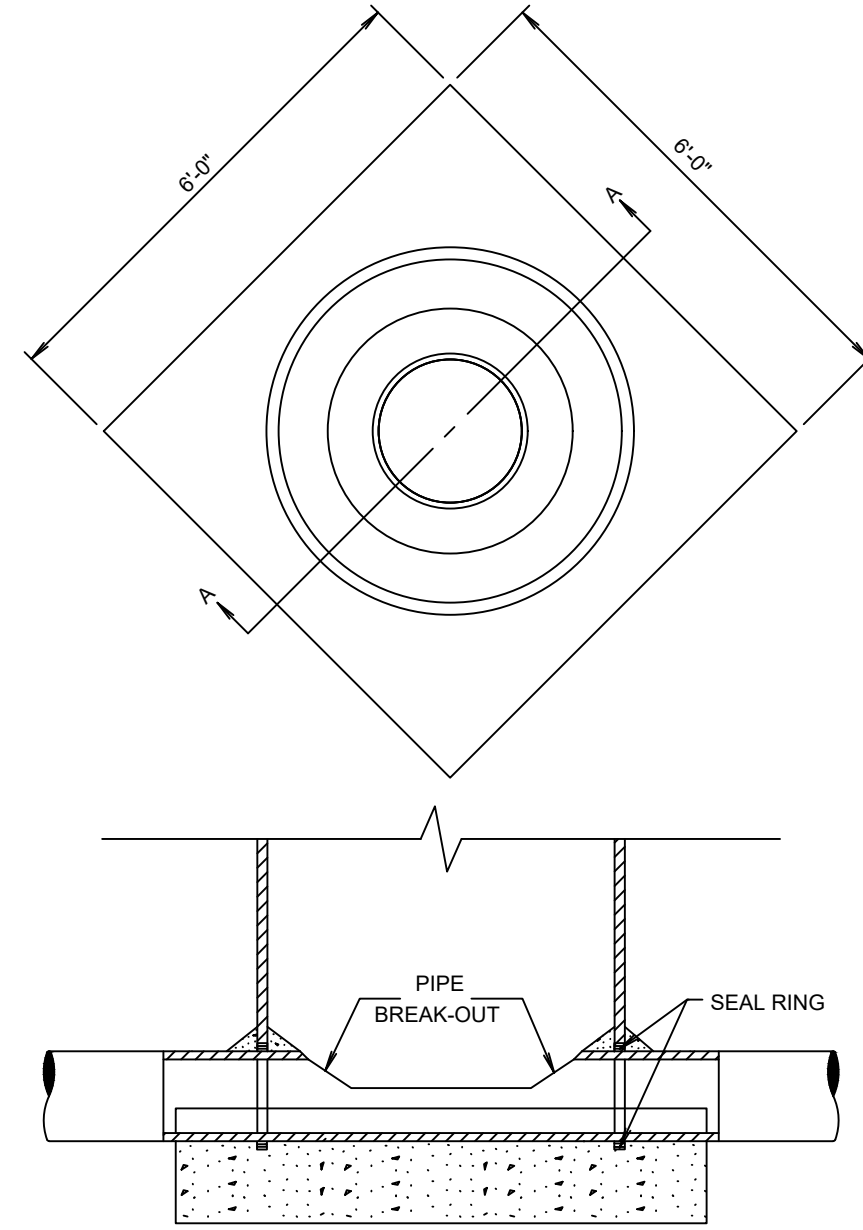


TYPICAL DOUBLE SERVICE CONNECTION
NOT TO SCALE

- NOTE:
1. USE 3/4" PEX PIPE FOR SINGLE SERVICE CONNECTION.
 2. USE SERVICE CLAMP OR FACTORY THREADED COUPLING FOR 1" SERVICE CONNECTIONS.
 3. SERVICES SHALL BE INSTALLED ACCORDING TO STANDARD PIPE BEDDING DETAIL.
 4. APPROVED MATERIAL: REHAU MUNICIPEX WATER SERVICE LINE OR EQUAL.
 5. ALL PIPE AND FITTINGS TO BE LEAD-FREE NSF-FW, NSF/ANSI 61/372 AWWA C-800 AND AWWA C-904.
 6. NSF/ANSI 61-APPROVED PLASTIC INSERT STIFFENER.



TYPICAL LONG SERVICE
NOT TO SCALE



NOTES:
6'X6' - 4' DIA. M.H.
7'X7' - 5' DIA. M.H.
8'X8' - 6' DIA. M.H.

SECTION B-B
NOT TO SCALE

THE BEND SUBDIVISION PHASE 2

RANCHO VIEJO, TEXAS

AMPF DEVELOPMENT, LLC

half

1011 MARKET STREET, SUITE 100
RICHARDSON, TX 75081
TEL (214) 346-6200

REVISION NO.	DATE	DESCRIPTION

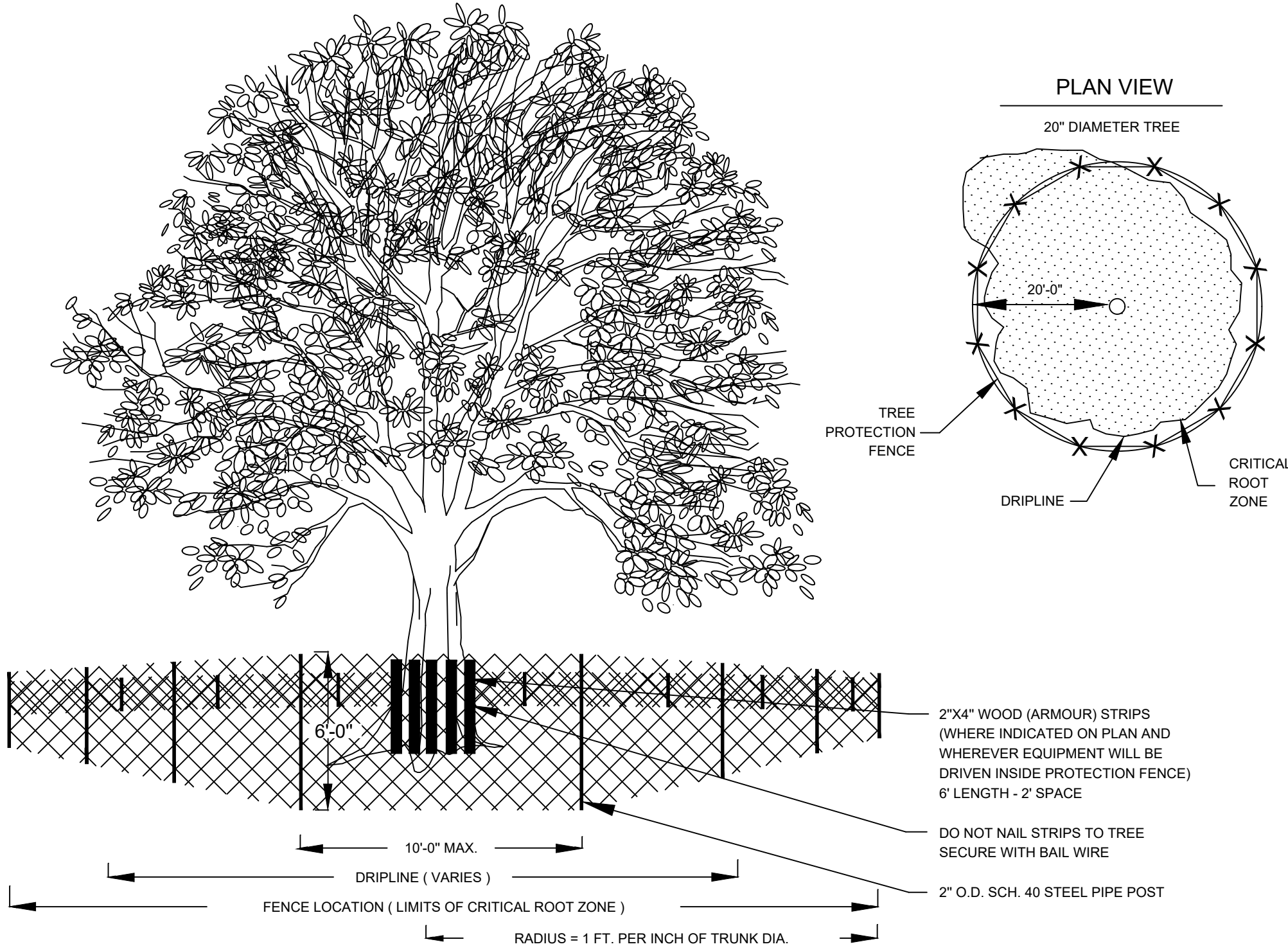


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HALFF ASSOCIATES, INC.
#312 FIRM OR BUSINESS NO. TX STATE

PROJECT NO.: 58326.001
ISSUED: --
DRAWN BY: EJ
CHECKED BY: NML
SCALE: N/A
SHEET TITLE:

GENERAL
DETAILS

C501

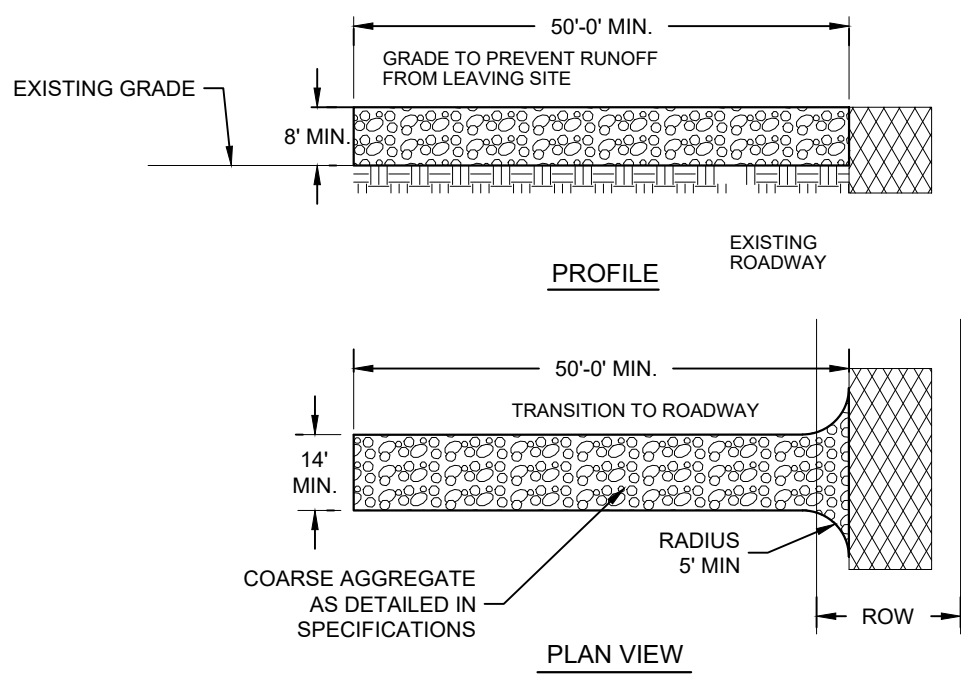


STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION

- ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
 - PROTECTIVE FENCES SHALL BE ERECTED FOR TREE PROTECTION.
 - PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
 - EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
 - PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMITS OF BRANCHES (DRIPLINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
 - WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
 - EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZED ROOT DAMAGE);
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.
- SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULTS IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
 - TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
 - ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
 - ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
 - NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIPLINES OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
 - PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
 - ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
 - DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

TREE PROTECTION

N.T.S.

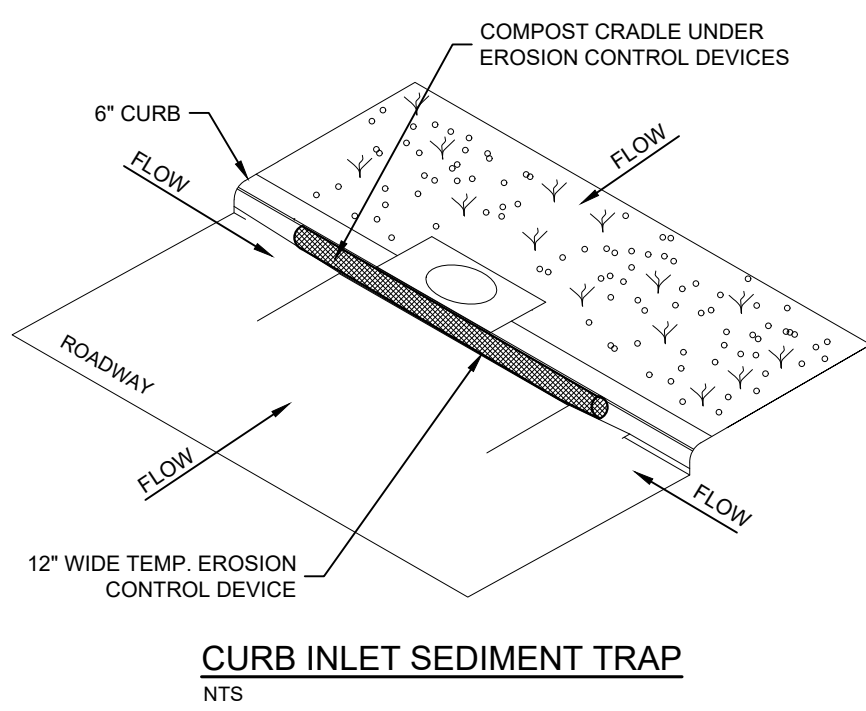
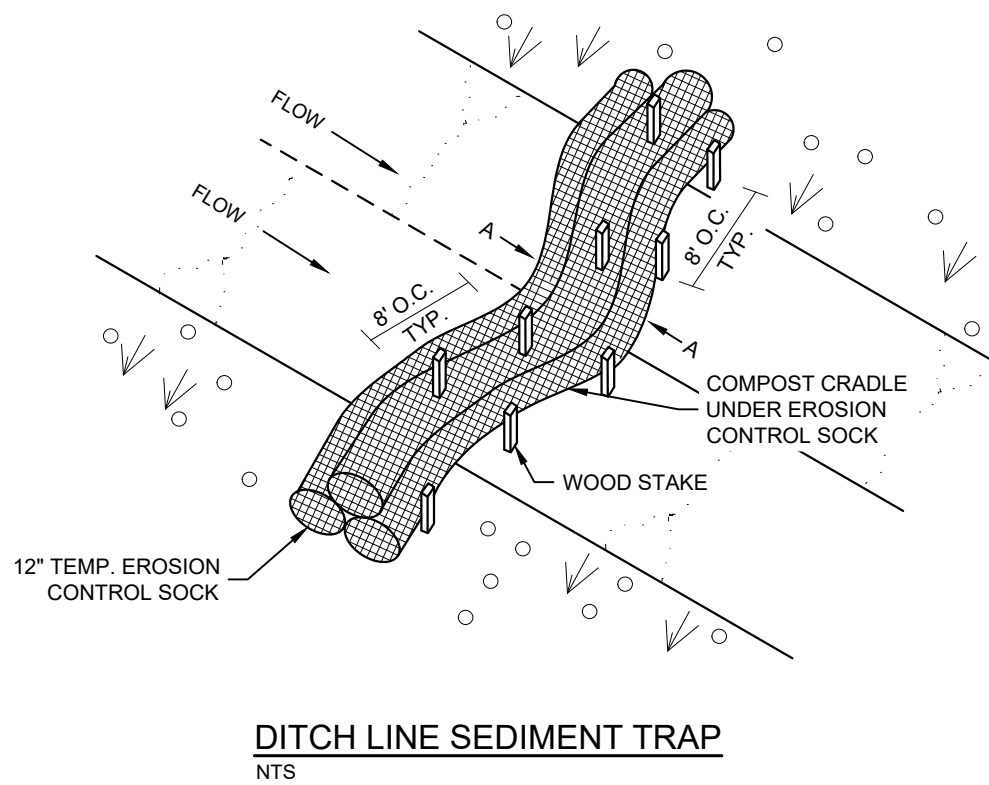
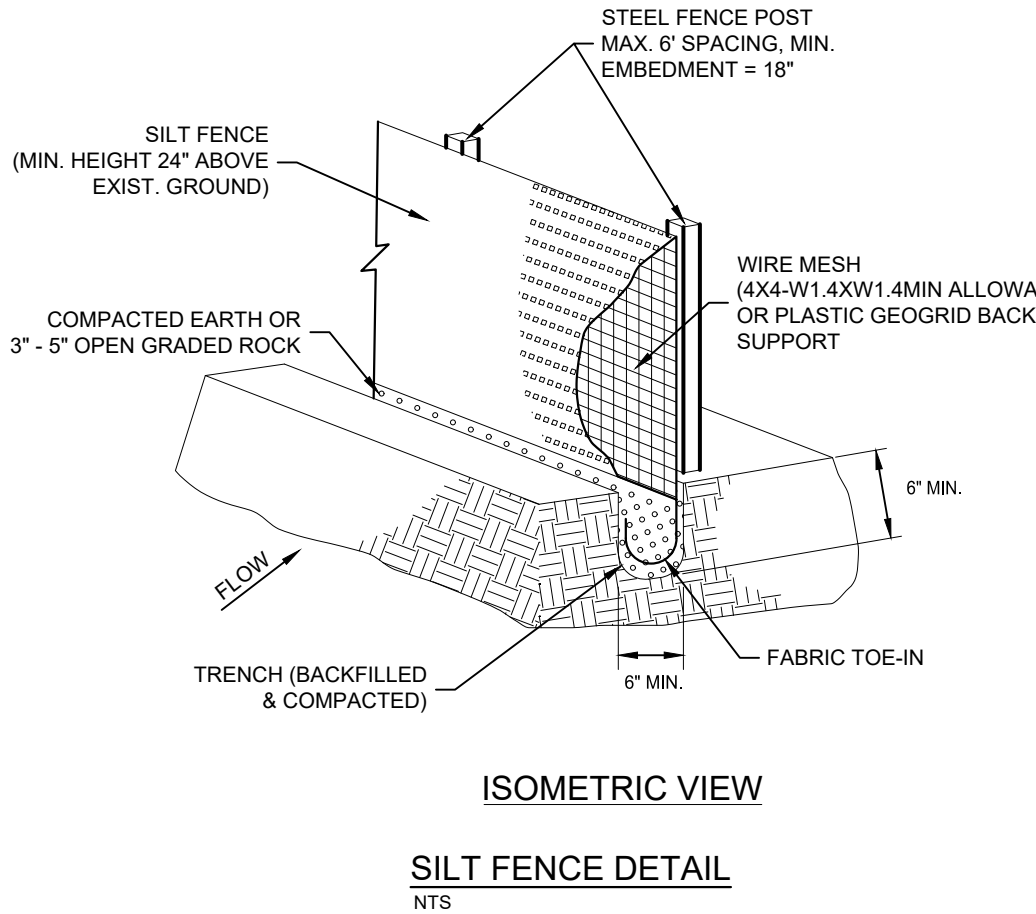
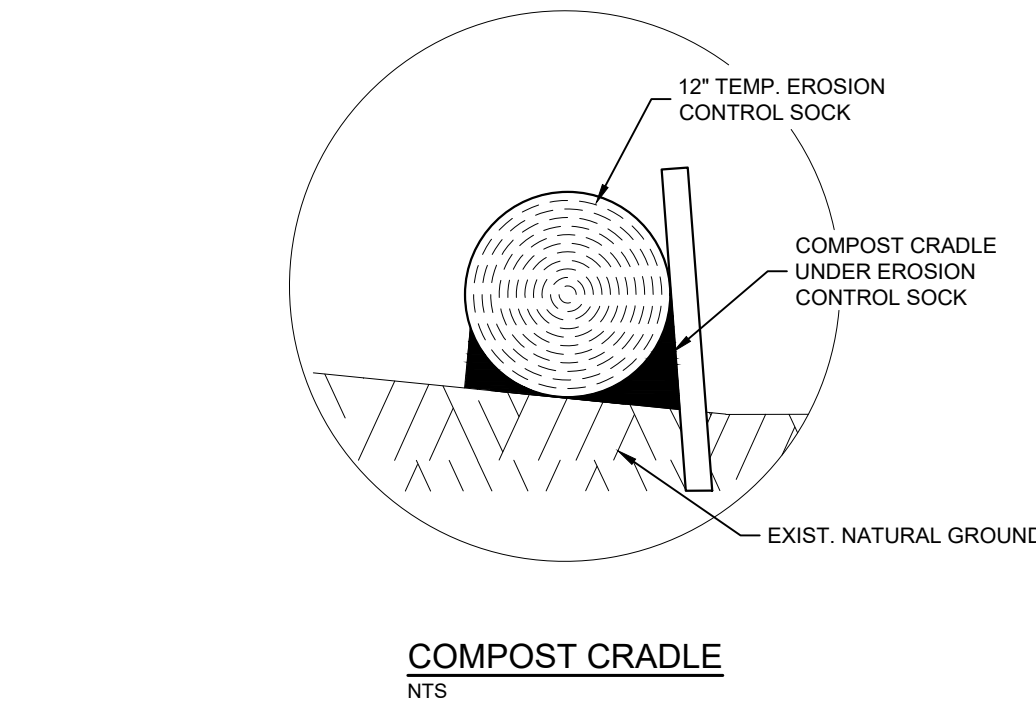


STABILIZED CONSTRUCTION EXIT

N.T.S.

CONSTRUCTION ENTRANCE/EXIT NOTES

- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
- STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED CONCRETE. THICKNESS SHALL NOT BE LESS THAN 8 INCHES.
- WIDTH SHALL NOT BE LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- STABILIZATION FOR OTHER AREAS SHALL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
- STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
- STABILIZED CONSTRUCTION EXIT MUST BE PROPERLY GRADED OR INCORPORATE DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE AND SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE A CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PAVED SURFACES, MUST BE REMOVED IMMEDIATELY.
- STABILIZED CONSTRUCTION EXIT SHALL BE USED FOR SUBGRADE OF THE PROPOSED ACCESS DRIVE. CONTRACTOR TO LEVEL STABILIZED ROCK AND PLACE CRUSHED LIMESTONE AS PER DETAIL.

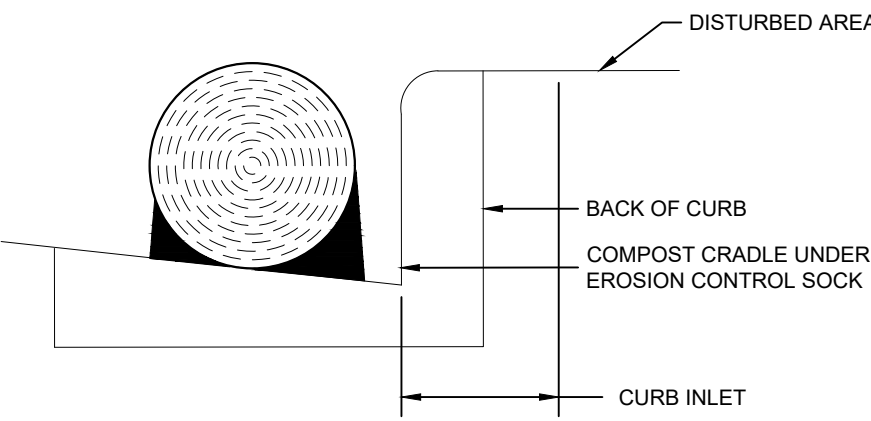
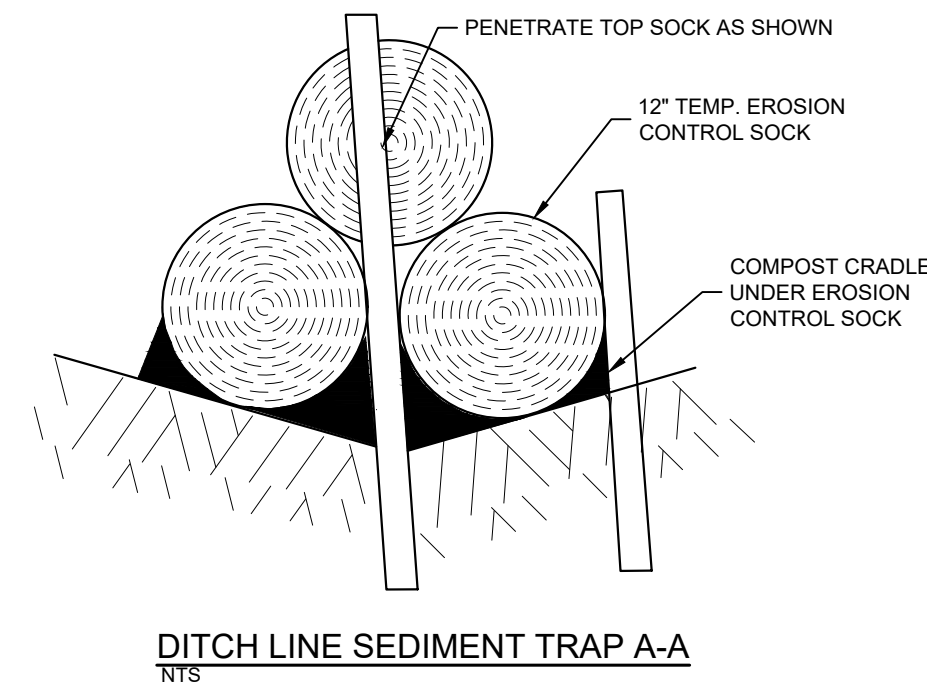


GENERAL NOTES

- LENGTHS OF EROSION CONTROL SOCKS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AS REQUIRED FOR THE PURPOSE INTENDED. MAXIMUM LENGTH OF SOCKS SHALL BE 30' FOR 12" DIAMETER SOCKS.
- UNLESS OTHERWISE DIRECTED, USE BIODEGRADABLE OR PHOTODEGRADABLE CONTAINMENT MESH ONLY WHERE SOCK WILL REMAIN IN PLACE AS PART OF A VEGETATIVE SYSTEM. FOR TEMPORARY INSTALLATIONS, USE RECYCLABLE CONTAINMENT MESH.
- STUFF SOCKS WITH SUFFICIENT FILTER MATERIAL TO ACHIEVE DENSITY THAT WILL HOLD SHAPE WITHOUT EXCESSIVE DEFORMATION.
- STAKES SHALL BE 2" X 2" WOOD 4' LONG, EMBEDDED SUCH THAT 2" PROTRUDES ABOVE SOCK.
- COMPOST CRADLE MATERIAL IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.
- A SEDIMENT TRAP MAY BE USED TO PRECIPITATE SEDIMENT OUT OF RUNOFF DRAINING FROM AN UNSTABILIZED AREA.
- TRAPS: THE DRAINAGE AREA FOR A SEDIMENT TRAP SHOULD NOT EXCEED 5 ACRES. THE TRAP CAPACITY SHOULD BE 1800 CF/ACRE (0.5' OVER THE DRAINAGE AREA).
- SEDIMENT TRAPS SHOULD BE PLACED IN THE FOLLOWING LOCATIONS:
 - IMMEDIATELY PRECEDING DRAIN INLETS.
 - JUST BEFORE THE DRAINAGE ENTERS A WATER COURSE.
 - JUST BEFORE THE DRAINAGE LEAVES THE RIGHT OF WAY.
 - JUST BEFORE THE DRAINAGE LEAVES THE CONSTRUCTION LIMITS WHERE DRAINAGE FLOWS AWAY FROM THE PROJECT.
- THE TRAP SHOULD BE CLEANED WHEN THE CAPACITY HAS BEEN REDUCED BY 1/2 CAPACITY OR THE SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1', WHICHEVER IS LESS. CLEANING AND REMOVAL OF ACCUMULATED SEDIMENT DEPOSITS IS INCIDENTAL AND WILL NOT BE PAID FOR SEPARATELY.

SILT FENCE NOTES

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED WITH A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 18".
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE, AS NECESSARY, TO PREVENT FLOW UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO BACKING SUPPORT, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. FABRIC SHALL OVERLAP AT ABUTTING ENDS A MINIMUM OF 3 FEET AND SHALL BE JOINED SUCH THAT NO BYPASS OR LEAKAGE OCCURS.
- INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
- ALL INLETS SHALL BE ENCIRCLED WITH SILT FENCE OR EROSION CONTROL LOGS.
- IF EROSION CONTROL DEVICES INTERFERE WITH CONSTRUCTION, THEY MAY BE TEMPORARILY REMOVED UNTIL THAT PORTION OF WORK IS COMPLETE. EROSION CONTROL DEVICES MUST BE IN PLACE AT ALL OTHER TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUBMITTAL OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT SUPPLEMENTS THE INFORMATION PROVIDED IN THE DESIGN PLANS. THE SWPPP INFORMATION PROVIDED IN THE DESIGN PLANS DOES NOT MEET THE REQUIREMENTS SET FORTH IN THE TCEQ GENERAL PERMIT. THIS INFORMATION AND DETAILS ARE ONLY FOR INFORMATIONAL PURPOSES ONLY. (REFER TO SPECIFICATION 02370 - TPDES REQUIREMENTS).



THE BEND SUBDIVISION PHASE 2

RANCHO VIEJO, TEXAS
AMPF DEVELOPMENT, LLC



REVISION NO.	DATE	DESCRIPTION



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