





SCALE: 1"=50'

TEXAS HIGHWAY 100

BLOCK 177 FRESNOS LAND IRRIGATION COMPANY SUBDIVISION

EXIST. FIRE HYDRANT

EXIST. 6" OLMITO W.S.C. SANITARY SEWER FORCE MAIN

EXIST. 8" OLMITO W.S.C. WATER LINE

P.O.C. NORTHWEST CORNER OF

S84°55'00"E

480.92'

N84°55'00"W

105.43'

410.00'

129.64'

139.94'

211.34'

S35°25'20"E

64.08'

LOT 1

MANSFIELD PARK SECTION 2 SUBDIVISION  
CABINET 1, SLOTS 1437-B AND 1438-A,  
M.R.C.C., TX.

LOT 1  
BLOCK 1  
0.86 AC  
37,595.64 SF

LOT 2  
BLOCK 1  
0.93 AC  
40,582.64 SF

LOT 3  
BLOCK 1  
1.55 AC  
67,566.74 SF

EXISTING 10.0' TEXAS GAS SERVICES EASEMENT  
DOCUMENT No. 2024-30293 O.R.C.C., TX.

EXISTING 1.5' CENTRAL  
POWER AND LIGHT  
COMPANY EASEMENT  
VOL. 700, PG. 81  
D.R.C.C., TX.

10.00' PRIVATE  
DRAINAGE ESMT.

OLD ALICE ROAD

- LEGEND**
- G- GAS LINE
  - S- SEWER LINE
  - OH- OVERHEAD LINE
  - W- WATER LINE
  - WM WATER METER
  - WV WATER VALVE
  - WB WATER BIBB
  - PP POWER POLE
  - TPB TELEPHONE PEDESTAL
  - SG SIGN
  - GM GAS MARKER
  - ↓ DOWN GUY
  - IV IRRIGATION VALVE
  - FOM FIBER OPTIC MARKER
  - GI GRATED INLET
  - EB ELECTRIC BOX
  - WF WOOD FENCE
  - FP FLOW PATH
  - LV LANDSCAPE VEGETATION

N04°59'55"E

S84°55'00"E

EXISTING C.C.I.D. No. 6 120' IRRIGATION CANAL EASEMENT

1.00' C.C.I.D. No. 6 NON-ACCESS  
EASEMENT DEDICATED BY THIS PLAT

Da: 00°57'42"  
R: 1,864.77'  
AL: 31.30'  
T: 15.65'  
CL: 31.30'  
CB: S16°32'06"W

LOT 1  
MANSFIELD PARK  
SECTION 2 SUBDIVISION  
CABINET 1, SLOTS 1437-B AND 1438-A,  
M.R.C.C., TX.

BLOCK 177  
FRESNOS LAND AND IRRIGATION COMPANY SUBDIVISION  
VOL. 3, PG. 9 AND 9A,  
M.R.C.C., TX.

OWNER:  
GRANDESCO HOLDINGS, LLC, A NEVADA LIMITED  
LIABILITY COMPANY  
GENERAL WARRANTY DEED  
DOCUMENT No. 2022-10940 & 2022-10941,  
O.R.C.C., TEXAS

Professional Engineers & Land Surveyors  
R. Gutierrez  
Engineering Corporation  
130 E. PARK AVENUE • PHARR, TEXAS 78577  
(TEL) 956 782-2557 • (FAX) 956 782-2558  
FIRM No. 668

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by, or under the supervision of:  
RAMIRO GUTIERREZ 65948 PE# Date

COASTAL KING — LOS FRESNOS  
SUBDIVISION  
TOPOGRAPHY MAP

SCALE: AS SHOWN	DATE:	DATE	REVISION	BY

SHEET  
2



SCALE: 1"=30'

STA 0+14.44  
PROP. SANITARY SEWER MANHOLE  
(SECTION E-E)  
RIM: 26.61  
SUMP: 8.32  
INV IN: 8.32 (8" PVC)  
INV OUT: 8.32 (8" PVC)

PROP. 600 LF OF 8" PVC SDR-26 SAN.  
SEWER PIPE @ 0.40%

STA 6+14.00  
PROP. SANITARY SEWER MANHOLE  
(SECTION E-E)  
RIM: 27.16  
SUMP: 10.72  
INV IN: 10.72 (8" PVC)  
INV OUT: 10.72 (8" PVC)

STA 0+00.00  
EXIST. SANITARY SEWER MANHOLE  
(SECTION E-E)  
RIM: 26.12  
SUMP: 8.25  
INV OUT: 8.25 (PROP. 8" PVC)

PROP. 14 LF OF  
8" PVC SDR-26  
SAN. SEWER  
PIPE @ 0.50%

TEXAS HIGHWAY 100

STA: 12+44.44  
PROP. SANITARY SEWER MANHOLE  
(SECTION E-E)  
RIM: 28.03  
SUMP: 13.12  
INV IN: 13.12 (8" PVC)

PROP. STORM SEWER  
MANHOLE  
(SECTION D-D)

BLOCK 177 FRESNOS LAND IRRIGATION  
NORTHWEST CORNER OF  
SUBDIVISION

PROP. 600 LF OF 8" PVC SDR-26 SAN.  
SEWER PIPE @ 0.40%

PROP. MUELLER CO. FIRE  
HYDRANT W/ ASSEMBLY

EXIST. FIRE HYDRANT

PROP. 6" S.S.  
SERVICE CONNECTION

PROP. CLEANOUT

PROP. 1" IRRIGATION  
METER

PROP. 2-2" SINGLE  
WATER SERVICE CONNECTION

PROP. 6" S.S.  
SERVICE CONNECTION

PROP. 6" S.S.  
SERVICE CONNECTION

PROP. CLEANOUT

PROP. 2" SINGLE  
WATER SERVICE CONNECTION

PROP. 1" IRRIGATION  
METER

PROP. STORM SEWER  
MANHOLE (SECTION D-D)

PROP. 18" RCP (CL III)

PROP. 10" PVC  
BLEEDER LINE

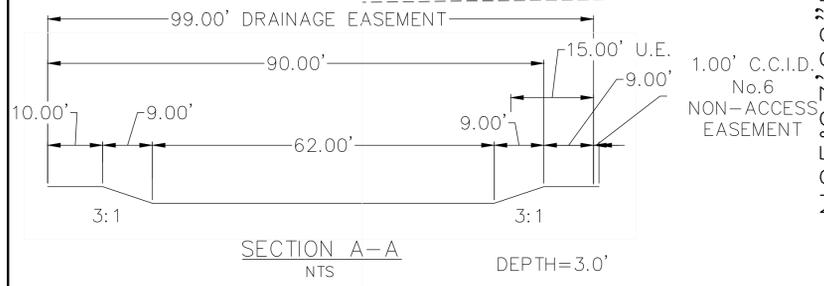
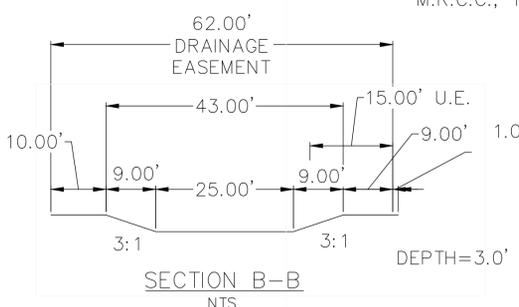
PROP. 18" RCP (CL III)  
!!CAUTION  
EXISTING UTILITY LINES!!

LOT 1  
MANSFIELD PARK  
SECTION 2 SUBDIVISION  
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37,595.64 SF

LOT 2  
BLOCK 1  
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LOT 3  
BLOCK 1  
1.55 AC  
67,566.74 SF



10.00'  
D  
0+00.00

10.00'  
D  
0+00.00

410.00'  
-290.00'  
290.00'  
290.00'  
290.00'

S84°55'00"E

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S35°31'00"E  
64.68'

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M.R.C.C., TX.

LOT 1  
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COMPANY SUBDIVISION  
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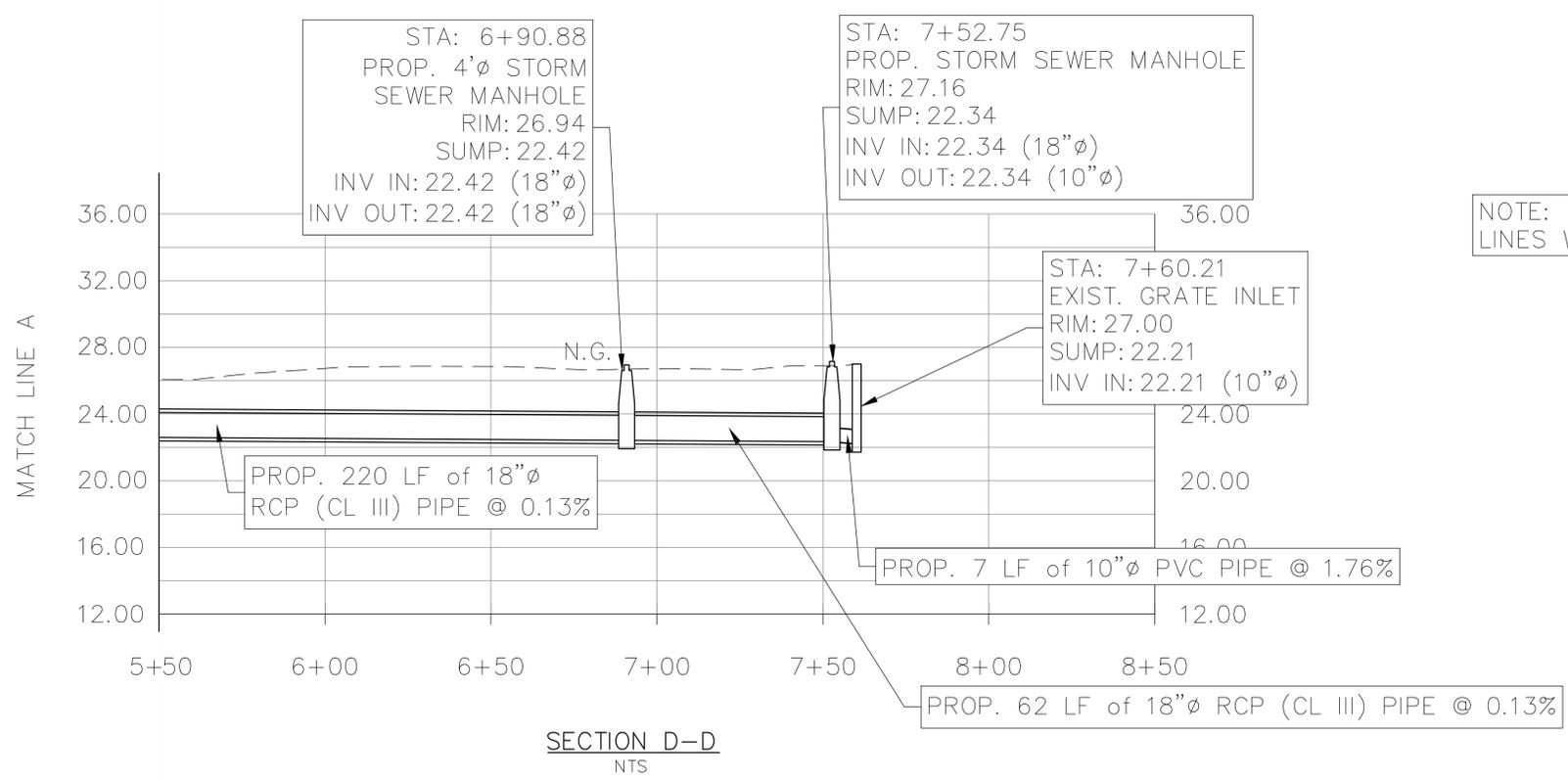
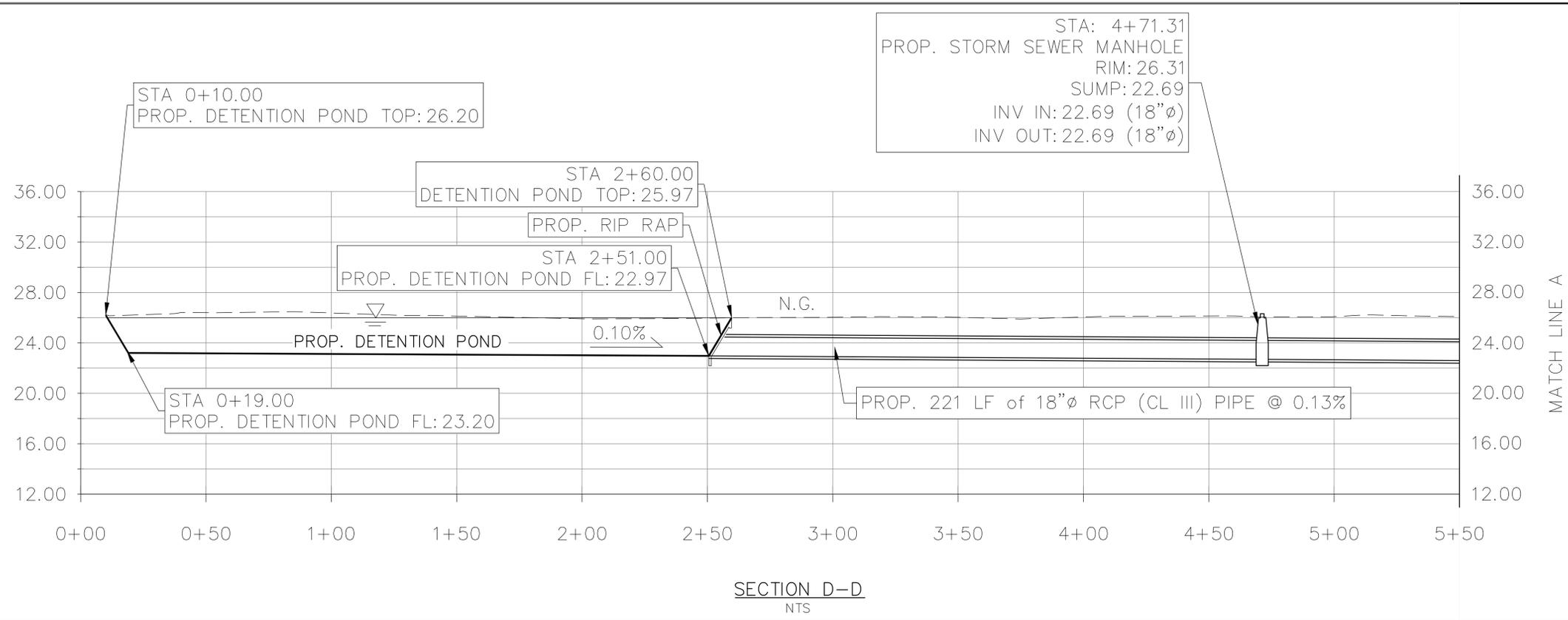
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Date

COASTAL KING - LOS FRESNOS  
SUBDIVISION  
DRAINAGE & UTILITY LAYOUT

SCALE: AS SHOWN	DATE:	FB. No.:	SURVEY BY:	DRAWN BY: D.C.	PREPARED BY:	CHECKED BY: R.C.	REVISION	DATE	BY

SHEET  
3



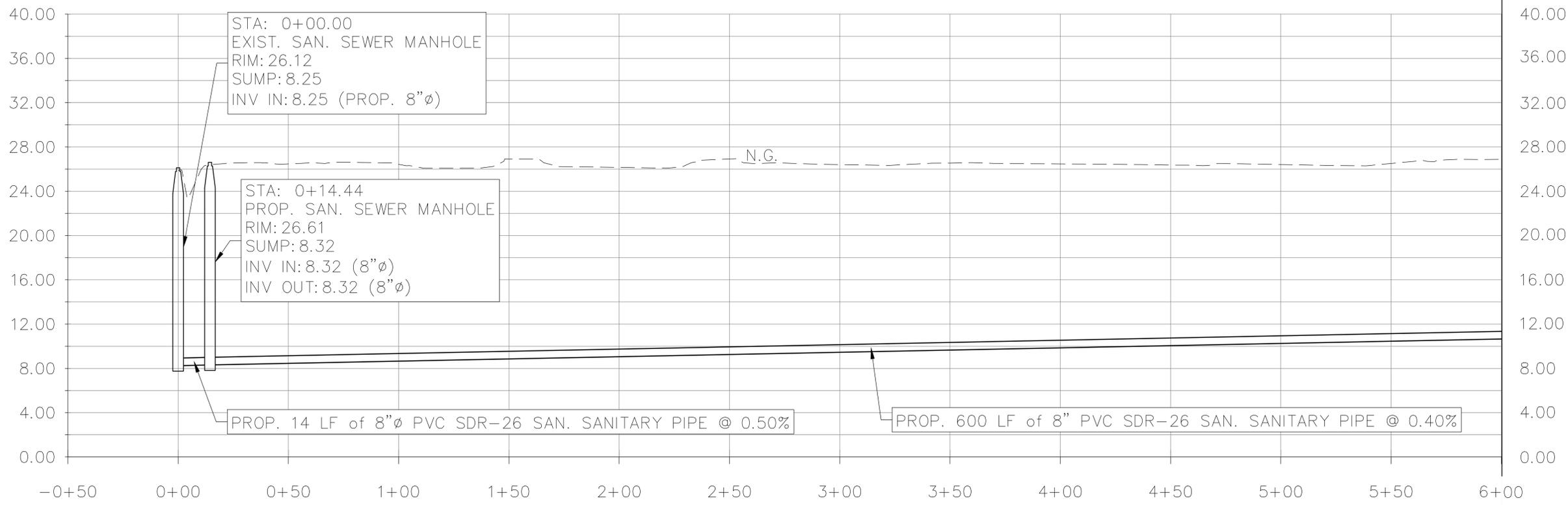
NOTE: CAUTION EXISTING UTILITY LINES WITHIN OLD ALICE ROAD R.O.W.



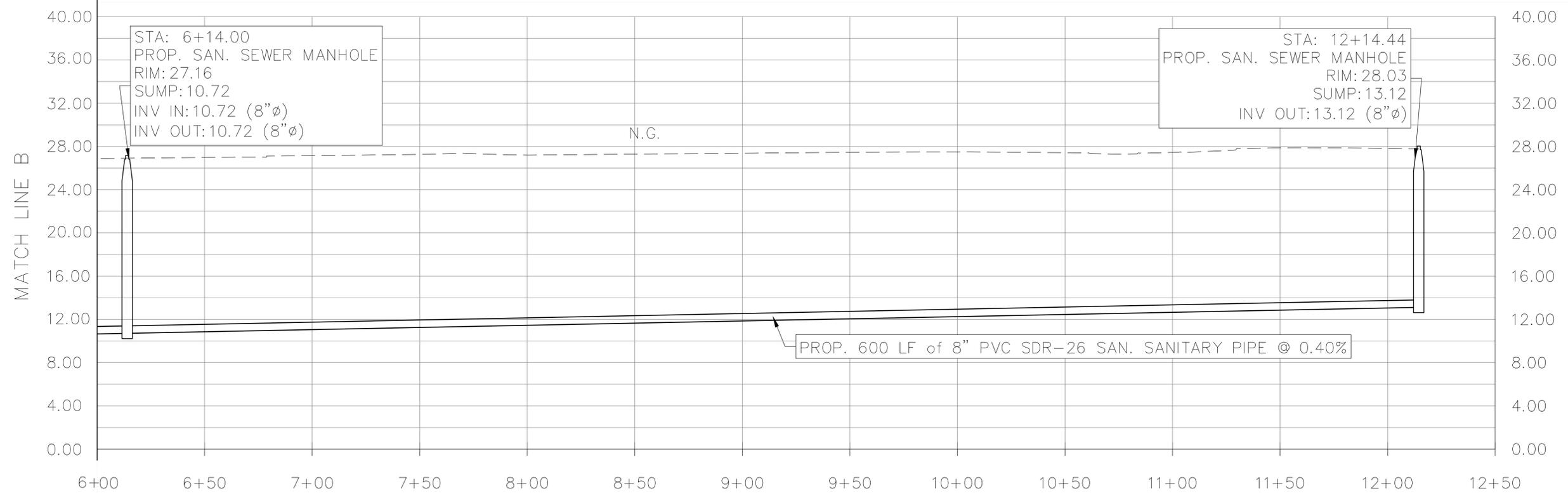
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 RAMIRO GUTIERREZ - 65948 PE# \_\_\_\_\_ Date \_\_\_\_\_  
 Print Name PE#

COASTAL KING — LOS FRESNOS SUBDIVISION  
 DRAINAGE DETAILS

SCALE: AS SHOWN	DATE:	BY:
DATE:		
SURVEY BY:		
DRAWN BY: D.C.		
PREPARED BY:		
CHECKED BY: R.C.		
	REVISION	DATE
		BY



SECTION A-A  
NTS



SECTION A-A  
NTS



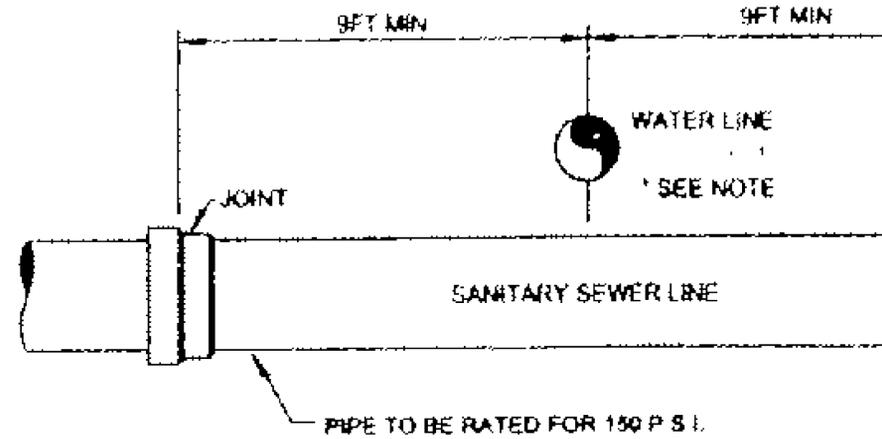
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COASTAL KING — LOS FRESNOS  
SUBDIVISION

UTILITY DETAILS

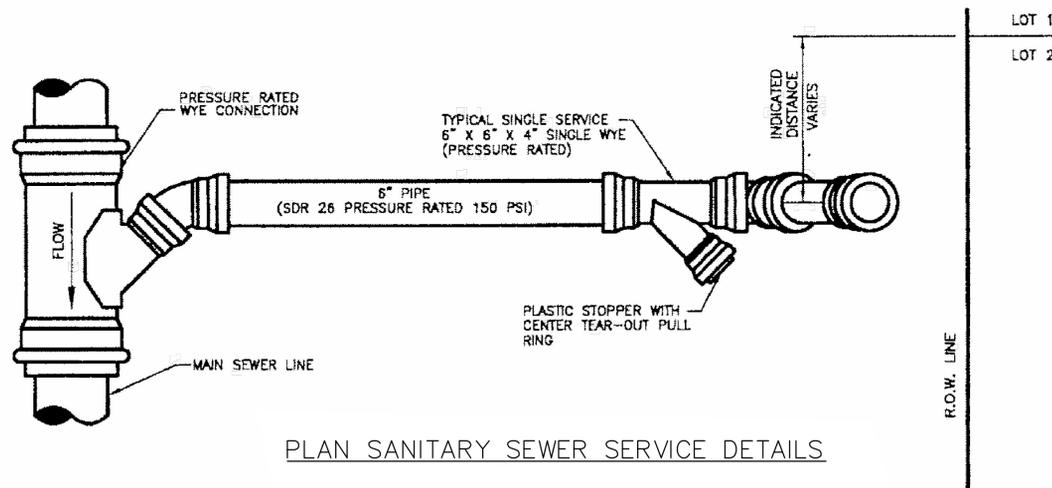
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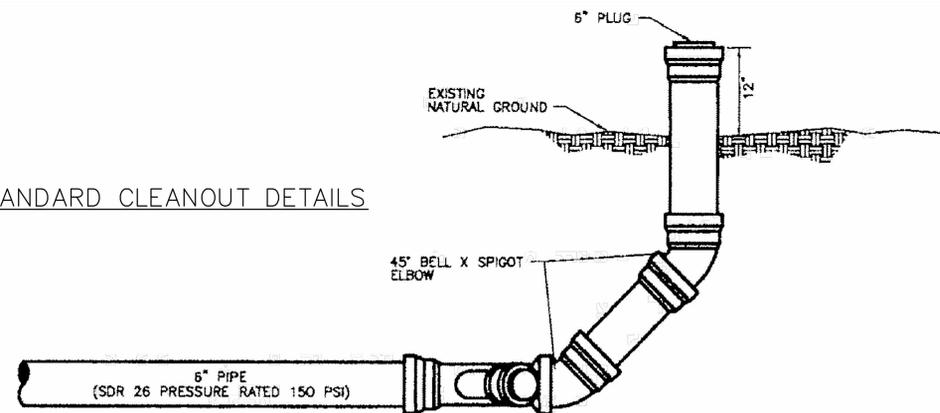
\*NOTE  
1 FT MIN. ELEVATION SEPERATION BETWEEN WATER AND SEWER MAINS IF UNABLE ENCASEMENT REQUIREMENT ENCASEMENT CAN BE STEEL CASING OR CONCRETE.

WATER & SANITARY SEWER LINE DETAILS

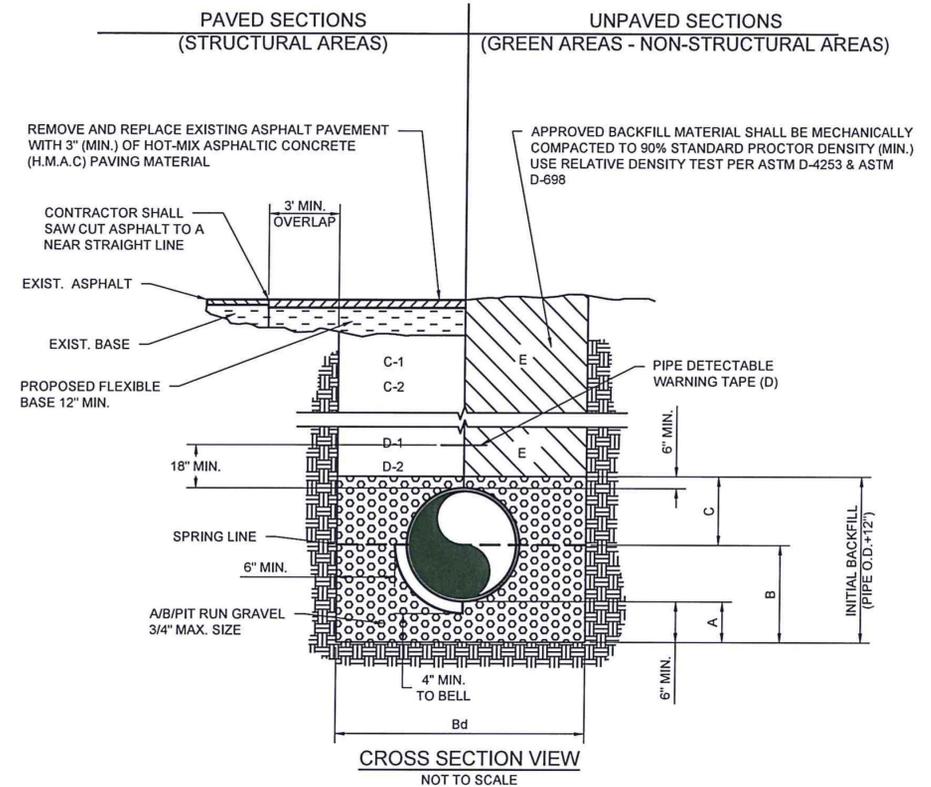


NOTE:  
A SOUND DETECTION REFLECTOR "STUB-DEC-TA-CAL" BY GRIFFOLYN, INC., OR AN APPROVED SUBSTITUTE, WILL BE FASTENED TO THE END OF EACH SERVICE CONNECTION STUB TO FACILITATE LOCATING SERVICE STUBS.

PLAN SANITARY SEWER SERVICE DETAILS



STANDARD CLEANOUT DETAILS



- GENERAL NOTES:
- GRAVEL BEDDING SHALL BE PLACED, BEFORE PIPE IS LAID, UP TO FLOW LINE OF PIPE. (MIN. BEDDING THICKNESS SHALL BE 6").
  - GRAVEL BACKFILL SHALL BE PLACED, AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE TOP OF PIPE. PIT RUN GRAVEL  $\frac{3}{4}$ " MAX SIZE.
  - TRENCH WIDTH SHALL BE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
  - (CITY STREETS, PARKING AREA, DRIVEWAYS), APPROVED AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) 6" LIFTS.
  - (STATE MAINTAINED ROADWAYS) CEMENT STABILIZED SAND BACKFILL MATERIAL, COMPOSED OF 7% PORTLAND CEMENT, SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) USE RELATIVE DENSITY TEST AS PER ASTM D-4253.
  - PIPE DETECTABLE WARNING TAPE SHALL BE 18 INCHES ABOVE THE PIPE, 6 INCHES DIAMETER AND LARGER. WARNING TAPE SHALL BE METALLIC "TERRA TAPE SENTRY LINE 620" AS MANUFACTURED BY REEF INDUSTRIES, OR APPROVED EQUAL. THE WARNING TAPE SHALL BE "GREEN", 3 INCHES WIDE, 6 MILS THICK, WITH "BLACK" CONTINUOUS LETTERING THAT READS "CAUTION SANITARY SEWER LINE BURIED BELOW" OR OTHER WORDING APPROVED BY OWNER.
  - APPROVED SELECT BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 90% STANDARD PROCTOR DENSITY (MIN.) IN 12 LIFTS (GREEN AREA NON-STRUCTURAL). FOUNDATION PREPARATION (WELLPOINTS, GRAVEL, CEMENT-STABILIZED SAND, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LIFTS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 AND ASTM D-698). THE THICKNESS OF EACH LOOSE LIFT SHALL NOT EXCEED 6". APPROVED STRUCTURAL BACKFILL MATERIAL SHALL BE SAND, CEMENT-STABILIZED SAND, SELECTED SOIL, SITE SOIL, OR OTHER APPROVED SUBSTITUTE.
  - BEFORE ATTEMPTING TO INSTALL GRAVITY SEWER PIP IN PLACE, BE SURE THAT THE TRENCH EXCAVATION HAS BEEN BENCHED, SLOPED, OR SHORED PROPERLY IN ACCORDANCE TO OSHA REQUIREMENTS AND STANDARDS. HOWEVER, WHEN BENCHING, SLOPING, OR SHORING IS RESTRICTED DUE TO LIMITED WORKING AREA OR SPACE, TRENCH SHIELDS (TRENCH BOXES) CAN BE USED IN ACCORDANCE TO OSHA REQUIREMENTS AND STANDARDS.
  - BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM2321.

TRENCH BEDDING AND BACKFILL FOR CIRCULAR PIPE (GRAVITY SANITARY SEWER)

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SHEET  
7