



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 07-02-2013

PROPOSED LE VENDICION RANCH SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: MICHAEL BALDWIN

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: South side of Ingle Rd. approximately 300 feet East of Cesar Chavez Rd.

SUBDIVISION LIES WITHIN THE: The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-02-2011 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage detention will be achieved by on-site detention.

DISTANCE TO A DRAIN DITCH: Approximately 1.3 miles South of the subdivision development.

ROAD R.O.W. DEDICATION: 10 feet on Ingle Road

H.C.R.O.W. FINAL APPROVAL DATE: 05-31-2013 : By, Jesse Ozuna R.O.W. AGENT

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez.
 TWO(2) OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 04-04-2013
 ONE (1) OSSF HAS BEEN ESCROWED WITH HIDALGO COUNTY.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: Ingle Road
H.C.O.E.C. FINAL APPROVAL DATE: 05-31-2012 : By Martin Ramirez

Proposed project was reviewed before Preliminary approval and it was determined that less than one acre of soil disturbance would take place during construction and it was not part of a larger common plan of development coverage under TPDES General Permit for Construction Activities (TXR150000) was not required.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$1,500.00 For: OSSF(S) PAVING DRAINAGE STREET SIGNS
 A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount For: OSSF \$ _____ PAVING \$ _____ Street Testing \$ _____

PRELIMINARY APPROVAL FROM THE HIDALGO
COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS:

March 06, 2012

- Preliminary Approval subject to comments and future recommendations by planning, other departments and the approval of the City of Mission.
- Preliminary Approval subject comments and future recommendations by planning and other Departments
- Final Approval subject to recommendations other departments
- Final Approval with financial guarantee.

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

**PLAT OF
LE VENDICION RANCH
SUBDIVISION**
BEING A RESUBDIVISION OF
10.000 ACRES BEING ALL OF LOT 2, BLOCK 24
SANTA CRUZ GARDENS No. 2
AS RECORDED IN
VOLUME 8, PAGES 28-29,
HIDALGO COUNTY MAP RECORDS,
HIDALGO COUNTY, TEXAS

ENGINEERING REPORT FOR LE VENDICION RANCH SUBDIVISION
BY: FRED L. KURTH, P.E. #54151
WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

REPORTE DE INGENIERIA PARA LE VENDICION RANCH SUBDIVISION
POR: FRED L. KURTH, P.E. #54151
ABASTECIMIENTO DE AGUA, DESCRIPCION, COSTOS, Y FECHA DE OPERABILIDAD

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

LE VENDICION RANCH SUBDIVISION SERA ABASTECIDA CON AGUA POTABLE POR PARTE DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL QUE SUBDIVIDOR Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR CON SERVICIO DE AGUA SUFICIENTE POR LO MENOS DURANTE 30 AÑOS PARA ESTA SUBDIVISION. N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y LA CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DISPONIBLES DE AGUA PARA SERVIR EL COMPLETO DESARROLLO DE ESTA SUBDIVISION.

AN EXISTING 6-INCH WATERLINE RUNS ALONG THE NORTH SIDE OF INGLE ROAD. THE SUBDIVIDER BORED ACROSS INGLE ROAD AND TAPPED A DUAL SERVICE CONNECTION TO THE PREVIOUSLY MENTIONED 6-INCH LINE TO SERVICE LOTS 2 AND 3. AN EXISTING WATER METER LOCATED AT THE NORTHWEST CORNER OF LOT 1 SERVICES SAID LOT.

UNA LINEA EXISTENTE DE 6 PULGADAS CORRE A LO LARGO DEL LADO SUR DE INGLE ROAD. EL QUE SUBDIVIDE TAPÓ Y CONECTARÁ UN SERVICIO DUAL A LA ANTES MENCIONADA LINEA DE 6 PULGADAS PARA PROVEER CON AGUA A LOS LOTES 2 Y 3. UN MEDIDOR YA EXISTENTE LOCALIZADO EN LA ESQUINA NOROESTE DEL LOTE 1 DARÁ SERVICIO A DICHO LOTE.

THE PROPOSED 2-INCH DUAL (ADJACENT) SERVICE LINES THAT SERVICE LOTS 2 AND 3 SPLIT INTO 3/4" SERVICES AFTER CONNECTING INTO THE METER BOX. THE SUBDIVIDER HAS PAID A TOTAL OF \$950.00 FOR THE AFORESAID WATER DISTRIBUTION SYSTEM. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1600.00 WHICH REPRESENTS THE \$800.00 CHARGED PER LOT (2), AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT, SAID AMOUNT COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND WILL BE OPERABLE AS OF THE DATE OF RECORDING OF THIS PLAT. THIS SUBDIVISION DOES NOT HAVE FIRE HYDRANTS.

EL SERVICIO PROPUESTO DE 2 PULGADAS DE DIAMETRO (ADYACENTE) QUE DA SERVICIO A LOS LOTES 2 Y 3 SE DIVIDE EN LINEAS DE 3/4 DE PULGADA DESPUES DE CONECTARSE AL MEDIDOR. EL QUE SUBDIVIDE HA PAGADO LA SUMA DE \$950.00 POR EL REFERIDO SISTEMA DE DISTRIBUCION DE AGUA. ADEMAS, LA PERSONA QUE SUBDIVIDE HA PAGADO A N.A.W.S.C. LA SUMA DE \$1600.00 QUE REPRESENTAN LOS \$800.00 POR LOTE (2) QUE REPRESENTAN LA CUOTA DE ABASTECIMIENTO DE AGUA Y OTRAS CUOTAS ASOCIADAS DE ACUERDO A LO ESTABLECIDO EN EL CONTRATO DE SERVICIO A TREINTA AÑOS. DE ACUERDO AL PEDIDO DE MEDIDORES POR PARTE DE LOS DUEÑOS DE CADA UNO DE LOS LOTES, N.A.W.S.C. INSTALARA PRONTAMENTE Y SIN CARGO ALGUNO EL MEDIDOR RESPECTIVO. TODO EL SISTEMA DE DISTRIBUCION DEL AGUA HA SIDO APROBADO Y ACEPTADO POR N.A.W.S.C. Y ESTARA OPERABLE AL TIEMPO DE LA FECHA DE GRABACION DE LOS PLANOS DE ESTA SUBDIVISION. ESTA SUBDIVISION NO CUENTA CON HIDRANTES DE AGUA CONTRA INCENDIOS.

SUBDIVIDER CERTIFICATION
1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS, AND (b) SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1. WE, MICHAEL J. BALDWIN AND MARIA A. BALDWIN (SUBDIVIDER(S)) OF LE VENDICION RANCH SUBDIVISION, HEREBY CERTIFY THAT SEPTIC TANK PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY. AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

Michael J. Baldwin
OWNER(S)

ENGINEERING REPORT FOR LE VENDICION RANCH SUBDIVISION
BY: FRED L. KURTH, P.E. #54151
SEWAGE FACILITIES, DESCRIPTION, COSTS, AND OPERABILITY DATE

REPORTE DE INGENIERIA DE LE VENDICION RANCH SUBDIVISION
POR: FRED L. KURTH, P.E. #54151
SERVICIO DE DRENAJE SANITARIO, DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

THE SEWAGE FROM LE VENDICION RANCH SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON SITE SEWAGE FACILITIES (OSSF). OSSF WILL CONSIST OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EL DRENAJE SANITARIO PARA LE VENDICION RANCH SUBDIVISION SE TRATA DE MANERA INDIVIDUAL EN CADA UNO DE LOS LOTES POR MEDIO DE TANQUES SEPTICOS (OSSF EN INGLES). EL OSSF CONSISTE DE UN TANQUE SEPTICO DE DISEÑO STANDARD DE DOBLE COMPARTIMIENTO Y UNA AREA DE DRENAJO PARA CADA LOTE. EL INGENIERO, CUYA FIRMA APARECE ABAJO, HA EVALUADO QUE LA LOCALIZACION DE ESTA SUBDIVISION SEA ADECUADA PARA INSTALAR LOS OSSF, Y HA PRESENTADO UN REPORTE EN EL CUAL SE CONCLUYE QUE EL LUGAR ES ADECUADO PARA OSSF. EL REPORTE FUE REVISADO Y APROBADO POR PARTE DEL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE CUENTA CON EL AREA ADECUADA PARA REEMPLAZAR UNA AREA DE DRENAJO.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURC CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A LOAMY FINE SAND AND FINE SANDY LOAM FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA. THE SOIL (CLASS II) IS A UNIFORM LOAMY FINE SAND AND FINE SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

CADA LOTE DE ESTA SUBDIVISION CUENTA AL MENOS CON 1/2 ACRE DE TAMAÑO. EL LIBRO DE LOS TIPOS DE SUELO DEL SERVICIO DE CONSERVACION DE LOS RECURSOS NATURALES INDICA QUE ESTA SUBDIVISION CUENTA CON SUELOS (CLASE II) DE TIPO TIERRA ARENOSA FINA Y TIERRA ARENOSA FINA. AL MENOS DOS EXCAVACIONES FUERON HECHAS EN ESTE SITIO EN LADOS OPUESTOS DEL AREA PROPUESTA PARA EL OSSF. EXCAVACIONES ADICIONALES FUERON NECESARIAS DEBIDO A QUE EL TIPO DE SUELO ES BASTANTE UNIFORME DENTRO DE LOS LIMITES DEL AREA. EL TIPO DE SUELO ES UNIFORMEMENTE TIERRA ARENOSA FINA Y TIERRA FINA ARENOSA, EXTENDIENDOSE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION. NO HAY NINGUNA INDICACION DE AGUA SUBTERRANEA O DE UNA CAPA RESTRICTIVA DENTRO DE 24" DEBAJO DEL FONDO DE CADA EXCAVACION. ESTA SUBDIVISION CUENTA CON BUEN DRENAJE.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN LOT 3 IS \$1,900.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASHIERS CHECK FOR \$1,900.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOT 3. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 1,900.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL JUNTO CON EL PLANO ORIGINAL. EL DUEÑO SOMETERA UNA CARTA DE CREDITO EN LA FORMA DE UN CHEQUE DE BANCO O CHEQUE PERSONAL REPRESENTANDO UN DEPÓSITO DE DINERO EN EFECTIVO O.A. EL CONDADO DE HIDALGO GUARDARA COMO DEPÓSITO DE FIDUCIARIO A UN TOTAL DE 1,900.00 EL COSTO ESTIMADO PARA LA INSTALACION DE LAS FOSAS SEPTICAS EN LOTE 3. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN LA VENTA DEL SOLAR.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER LICENSE.

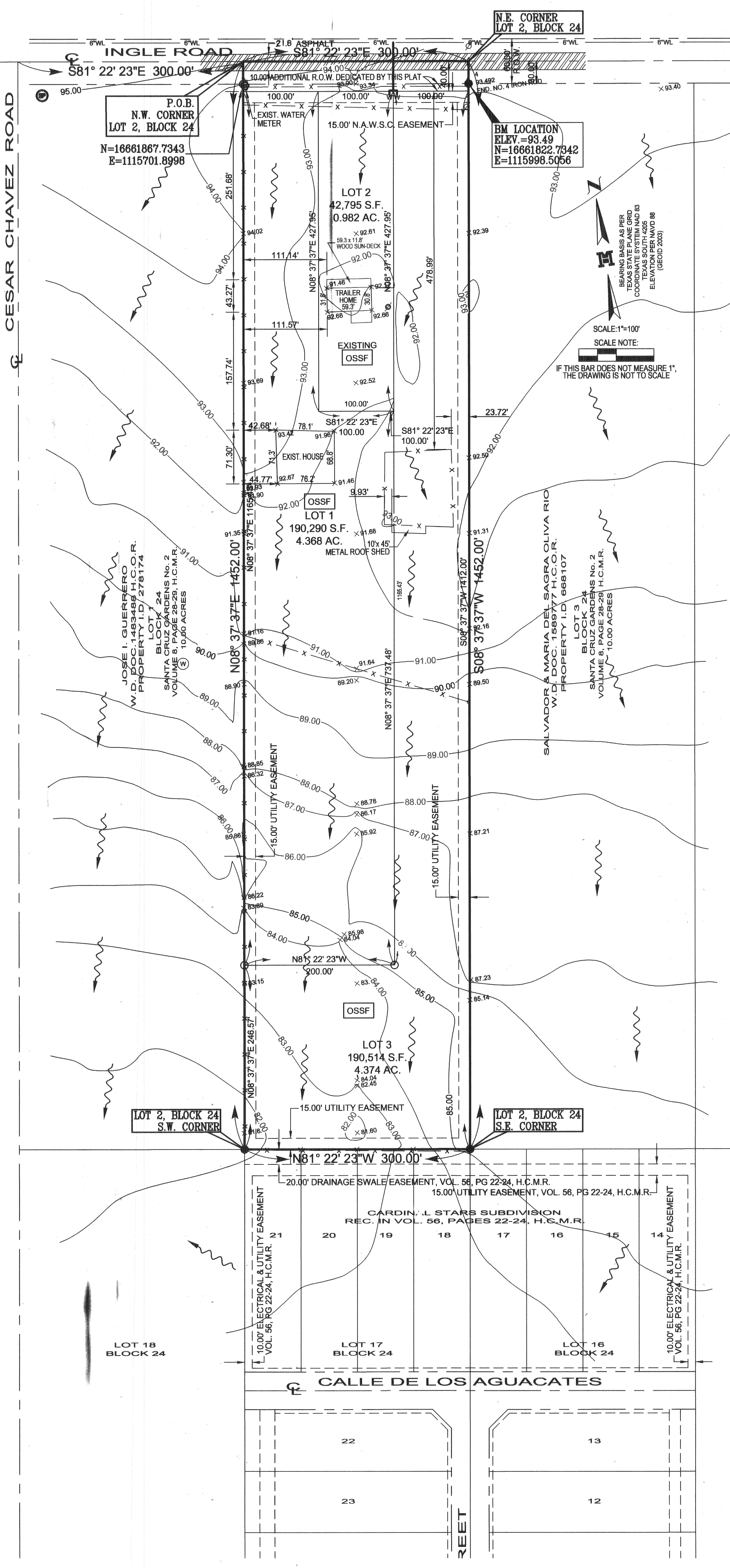
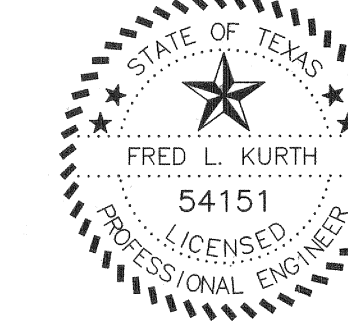
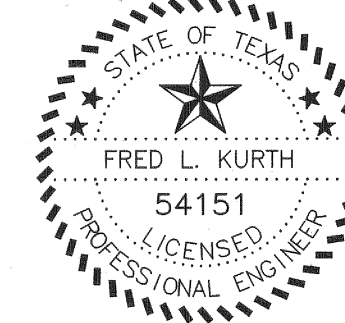
EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR DEBE INICIA LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION O ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUCCION PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$2,950.00 WHICH EQUALS TO \$1,275.00 PER LOT.

OSSF FACILITIES - OSSF FACILITIES ARE ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,900.00 FOR THE ENTIRE SUBDIVISION.

Fred L. Kurth 5-30-13
FRED L. KURTH, P.E. #54151 DATE:



COST ESTIMATES:

| | |
|------------------------|-------------------|
| PAVING IMPROVEMENTS: | \$0.00 |
| DRAINAGE IMPROVEMENTS: | \$0.00 |
| WATER DISTRIBUTION: | \$950.00 |
| O.S.S.F.: | \$2,800.00 |
| TOTAL: | \$3,750.00 |

LE VENDICION RANCH SUBDIVISION
DRAINAGE STATEMENT
JOB NO. 11108 DATE: OCTOBER 19, 2011
REVISED OCTOBER 31, 2011

LE VENDICION RANCH SUBDIVISION IS A PROPOSED 3-LOT RESIDENTIAL SUBDIVISION, BEING A 10.00-ACRE TRACT OF LAND OUT OF ALL OF LOT 2, BLOCK 24, SANTA CRUZ GARDENS NO. 2, RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED APPROXIMATELY 300 FEET EAST OF CESAR CHAVEZ ROAD, ON THE SOUTH SIDE OF INGLE ROAD. SAID PROPERTY IS MOSTLY OPEN LAND, WITH THE EXCEPTION OF AN EXISTING HOUSE AND A TRAILER HOME. THE PROPOSED FUTURE USE FOR THIS SUBDIVISION IS RESIDENTIAL. THIS SUBDIVISION IS IN ZONE "X" (NO SHADING) ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0325 D, MAP REVISED JUNE 8, 2000 REVISED (LWM) DATED MAY 21, 2001, ZONE "X" (NO SHADING) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN. THIS SUBDIVISION DOES NOT FALL WITHIN ANY CITY'S E.T.J.

THE SOILS ARE LOAMY FINE SAND AND FINE SANDY LOAM, WHICH ARE IN HYDROLOGIC GROUPS "A" AND "B". RESPECTIVELY. THESE SOILS HAVE A MODERATE PERVIOUSNESS, AND A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

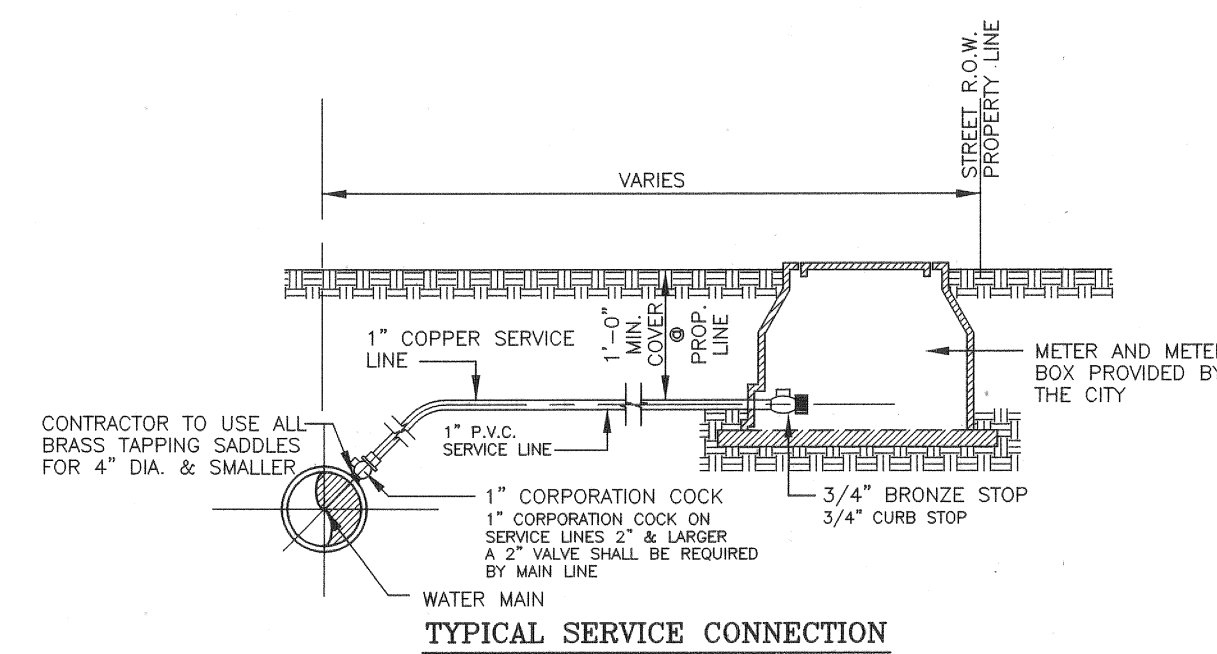
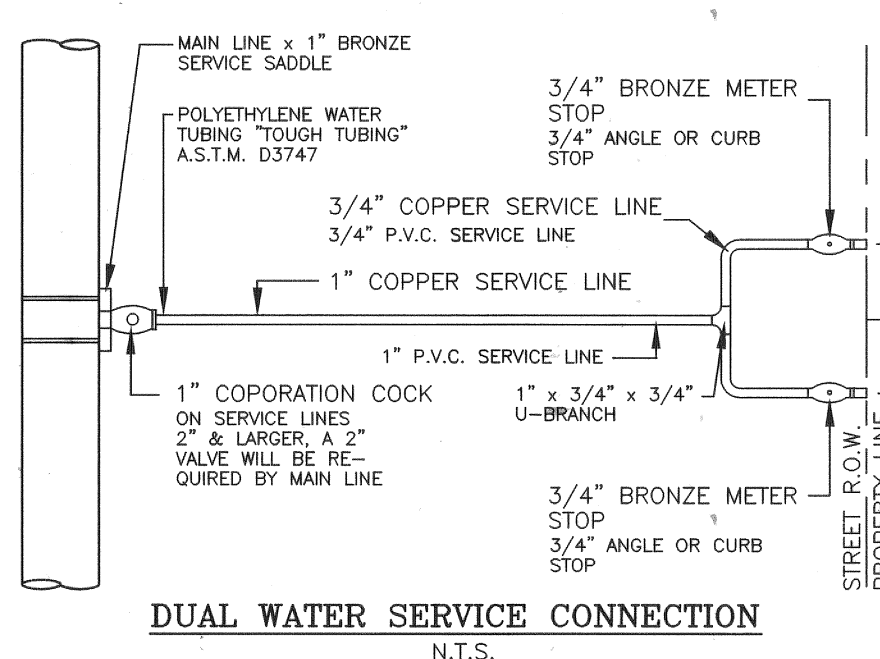
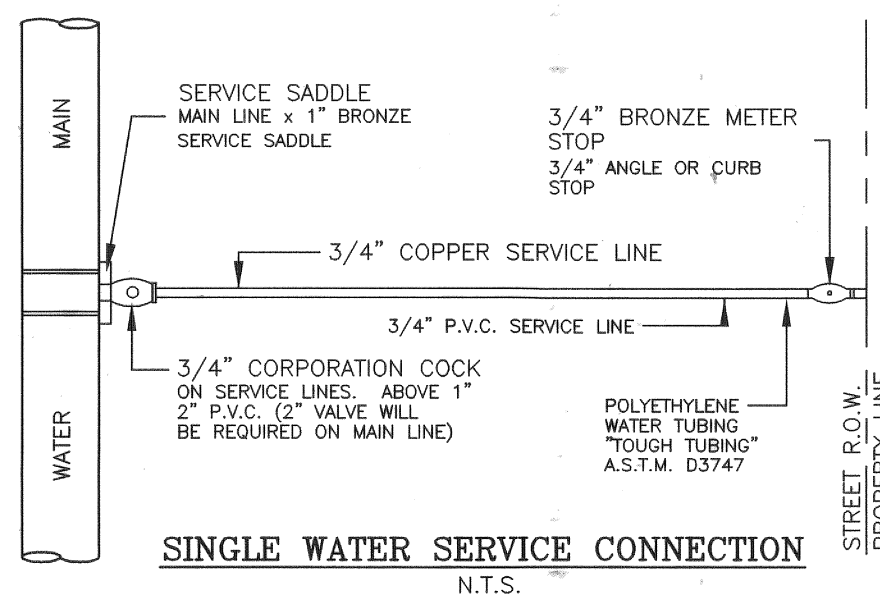
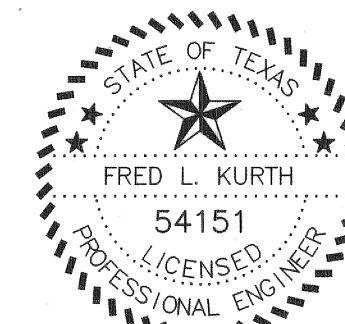
EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION, AND IS OF 2.61 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER ATTACHED CALCULATIONS.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT POLICIES, THE PEAK POST CONSTRUCTION RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 10,674 CUBIC FEET OF DETENTION (0.245 AC-FT.) WILL BE PROVIDED AS PER THE HIDALGO COUNTY APPROVED GRADING PLAN.

THE PROPOSED DRAINAGE FOR LE VENDICION RANCH SUBDIVISION SHALL CONSIST OF ON-SITE RETENTION, DUE TO THE SIZE OF EACH LOT, BEING THE SMALLEST 1.005 ACRES. DETENTION WILL BE HELD WITHIN THE DEPRESSED GREEN AREAS OF EACH LOT.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION IS IN ZONE "X" (NO SHADING). ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.

Fred L. Kurth 5-30-13
FRED L. KURTH, P.E. #54151



REVISION NOTES

| NO. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
| | | | | |

SHEET 2 OF 2

DRAWN BY: JORGE G. DE ZENEA DATE: 02-17-2012
 SURVEY, CHECKED BY: _____ DATE: _____
 FINAL CHECK: _____ DATE: _____

GENERAL NOTES:

- DRAWINGS INDICATE COPPER SERVICE LINES.
- FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
- WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SCHED. CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS
N.T.S.

- LEGENDA**
- SET No. 4 REBAR WITH CAP STAMPED "MELDEN AND HUNT INC."
 - FOUND No. 4 REBAR
 - DUAL WATER SERVICE (PROPOSED)
 - SINGLE WATER SERVICE (PROPOSED)
 - OSSF (PROPOSED)
 - EXISTING OSSF IN LOT 2
 - ⊕ EXISTING POWER POLE
 - ⊗ EXISTING IRRIGATION STAIN PIPE
 - ⊙ EXISTING WATER METER
 - ⊗ EXISTING CHAIN LINK FENCE
- LEYENDA**
- VARILLA DEL No. 4 (PUERTA) CON TAPA MARCADA CON: "MELDEN AND HUNT INC."
 - VARILLA DEL No. 4 (ENCONTRADA)
 - SERVICIO DOBLE DE AGUA (PROPUESTO)
 - SERVICIO INDIVIDUAL DE AGUA (PROPUESTO)
 - TANQUE SEPTICO - OSSF (PROPUESTO)
 - UN OSSF EXISTENTE SE ENCUENTRA EN EL LOTE 2
 - ⊕ POSTE DE SERV. DE ELECTRICIDAD (EXISTENTE)
 - ⊗ TUBERIA DE IRRIGACION (EXISTENTE)
 - ⊙ MEDIDOR DE AGUA (EXISTENTE)
 - ⊗ CERCA DE MALLA CICLONICA (EXISTENTE)

MELDEN & HUNT INC.
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FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

**PLAT OF
LE VENDICION RANCH
SUBDIVISION**
BEING A RESUBDIVISION OF
10.00 ACRES BEING ALL OF LOT 2, BLOCK 24
SANTA CRUZ GARDENS No. 2
AS RECORDED IN
VOLUME 8, PAGES 28-29,
HIDALGO COUNTY MAP RECORDS,
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.00 ACRES SITUATED IN THE HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK 24, SANTA CRUZ GARDENS No. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, SAID 10.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 24, FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT, AND LOCATED WITHIN THE RIGHT-OF-WAY OF INGLE ROAD, SAID CORNER BEARS S 81° 22' 23" E A DISTANCE OF 300.00 FEET FROM THE CENTERLINE OF CESAR CHAVEZ ROAD;

1. THENCE S 81° 22' 23" E, ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 24 AND WITHIN THE RIGHT-OF-WAY OF SAID INGLE ROAD, A DISTANCE OF 300.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 24, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

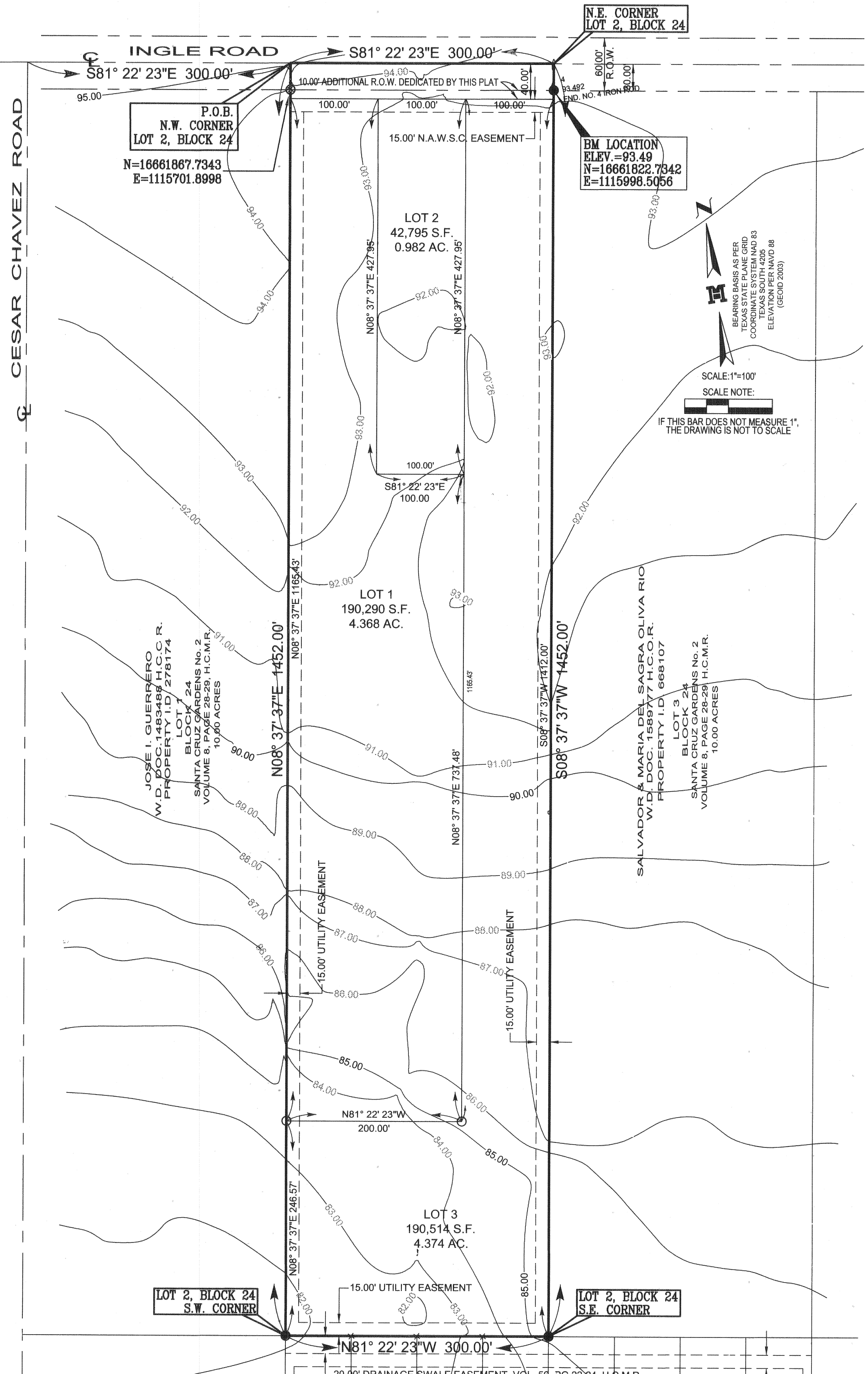
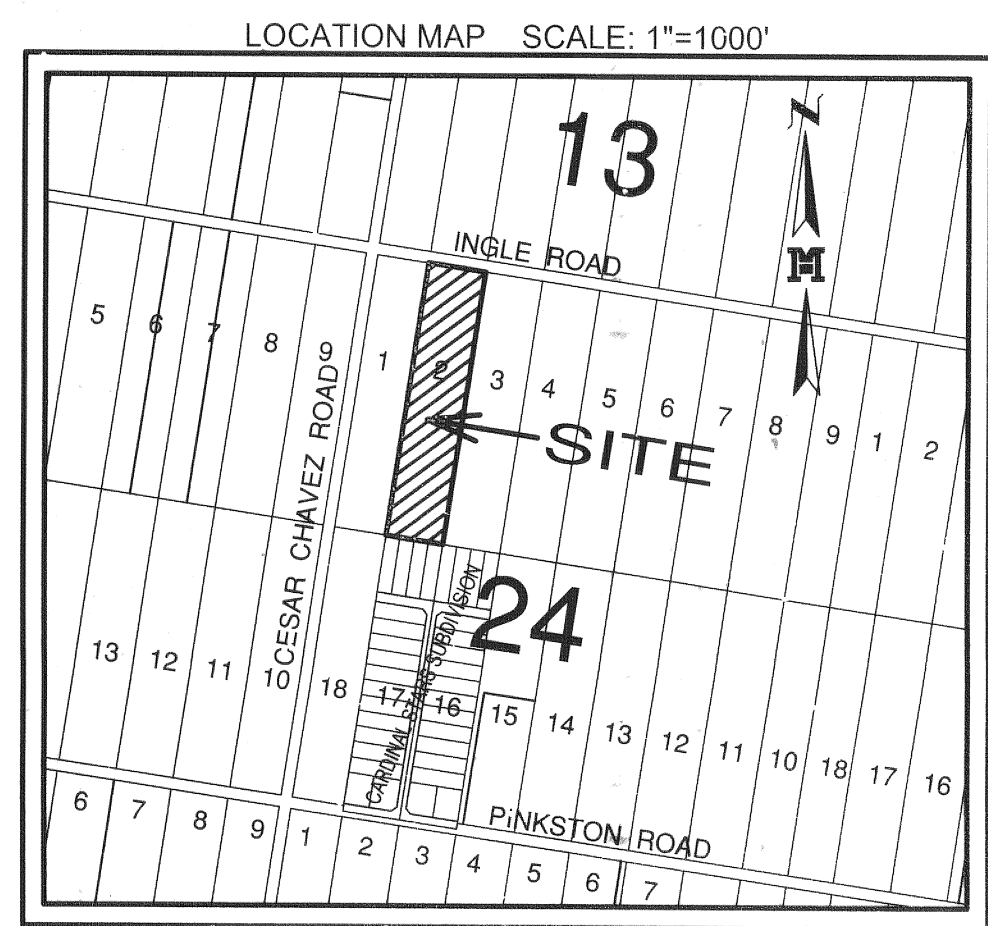
2. THENCE S 08° 37' 37" W, ALONG THE EAST LINE OF SAID LOT 2, BLOCK 24, AT A DISTANCE OF 30.00 FEET PASS A No. 4 REBAR, WITH A NORTHING OF 16661827.7342 AND AN EASTING OF 1115998.5056, FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID INGLE ROAD, CONTINUING A TOTAL DISTANCE OF 1452.00 FEET TO A No. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 24, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

3. THENCE N 81° 22' 23" W, ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 24, A DISTANCE OF 300.00 TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 24, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

4. THENCE N 08° 37' 37" E, ALONG THE WEST LINE OF SAID LOT 2, BLOCK 24, AT A DISTANCE OF 1422.00 FEET PASS A No. 4 REBAR, WITH A NORTHING OF 16661827.7342 AND AN EASTING OF 1115998.5056, SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF SAID INGLE ROAD, CONTINUING A TOTAL DISTANCE OF 1452.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.00 ACRES OF LAND, OF WHICH 0.207 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF INGLE ROAD, LEAVING A NET OF 9.793 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
ZONE "X" (NO SHADING)
ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.
PANEL NO. 480334 0325 D MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT L.O.M.R. 5/17/2001.
- SETBACKS:**
FRONT: 40.00 FEET
REAR: 15.00 FEET OR GREATER FOR EASEMENT
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:**
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF THE STREET, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:**
THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BENCHMARK No. 4 REBAR FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF INGLE ROAD AT THE NORTHEAST CORNER OF THIS SUBDIVISION. ELEVATION: 83.49. N= 16661827.7342. E= 1115998.5056. NAD 83 TEXAS SOUTH 4205.
- DRAINAGE:**
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 10.674 CUBIC FEET (0.245 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: LA VENDICION RANCH SUBDIVISION SHALL CONSIST OF ON-SITE RETENTION. DUE TO THE SIZE OF EACH LOT, BEING THE SMALLEST 1.005 ACRES, DETENTION WILL BE HELD WITHIN THE DEPRESSED GREEN AREAS OF EACH LOT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:**
THIS SUBDIVISION SHALL UTILIZED ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.C. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON EACH LOT.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF THE LOT.
8. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
9. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
10. MICHAEL J. BALDWIN & MARIA A. BALDWIN, THE OWNERS & SUBDIVIDERS OF LE VENDICION RANCH SUBDIVISION, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF.
11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
13. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
14. THIS TRACT OF LAND IS SUBJECT TO BLANKET EASEMENT TO A.E.P. TEXAS CENTRAL COMPANY, DOCUMENT NO. 1349925, H.C.O.R.



RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT SHE IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE 17 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE 18 DAY OF April, 2013.

ACKNOWLEDGMENT
THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MICHAEL J. & MARIA A. BALDWIN KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF April, 2013.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LE VENDICION RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON:

ATTEST: HIDALGO COUNTY JUDGE DATE
HIDALGO COUNTY CLERK DATE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LE VENDICION RANCH SUBDIVISION IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY, APPROXIMATELY 300 FEET EAST OF CESAR CHAVEZ ROAD, ON THE SOUTH SIDE OF INGLE ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 27,100). LA VENDICION RANCH SUBDIVISION DOES NOT LIE WITHIN THE EDINBURG 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

INDEX TO SHEET OF LE VENDICION RANCH SUBDIVISION
SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION CERTIFICATION, ATTESTATION; ENGINEERING & SURVEYORS CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, SANTA CRUZ IRRIGATION DISTRICT No. 15, H.C.D. No. 1, HIDALGO COUNTY-RIGHT-OF-WAY DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, N.A.W.S.C. CERTIFICATION.
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; ENGINEERING CERTIFICATION; MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS

| OWNER: | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|-----------|--------------------|--------------------|--------------------|----------------|----------------|
| OWNER: | MICHAEL J. BALDWIN | 4408 E. INGLE ROAD | EDINBURG, TX 78542 | (956) 207-9322 | |
| ENGINEER: | MARIA A. BALDWIN | 115 W. MCINTYRE | EDINBURG, TX 78541 | (956) 381-0981 | (956) 381-1839 |
| SURVEYOR: | FRED L. KURTH | 115 W. MCINTYRE | EDINBURG, TX 78541 | (956) 381-0981 | (956) 381-1839 |

**STATE OF TEXAS
COUNTY OF HIDALGO:**

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION
WE, MICHAEL J. BALDWIN AND MARIA A. BALDWIN AS OWNERS OF THE 10.00-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LE VENDICION RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEFINED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
- (B) SANITARY SEWER CONNECTIONS TO THE LOT(S) OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT(S) MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

Michael J. Baldwin per POA 18 Apr 2013
MICHAEL J. BALDWIN
4408 E. INGLE ROAD
EDINBURG, TEXAS 78542

Maria A. Baldwin 18 Apr 2013
MARIA A. BALDWIN
4408 E. INGLE ROAD
EDINBURG, TEXAS 78542

**STATE OF TEXAS
COUNTY OF HIDALGO:**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BALDWIN & MARIA A. BALDWIN AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18 DAY OF April, 2013.

CELESTINE STEWART
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: 8-26-2013

STATE OF TEXAS
COUNTY OF HIDALGO:
FRED L. KURTH, L.P.E. # 54151, R.P.L.S. # 4750
DATE SURVEYED: 09-14-2011
DATE PREPARED: 09-19-2011
17-20, PAGES 17 & 18, REF. TO T-703, PG. 48
ENGINEERING JOB No. 11108.00
SURVEYING JOB No. 11108.00

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT UNDER TEX. WATER CODE 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1
BY: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LE VENDICION RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF LE VENDICION RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT

ON _____ DAY OF _____, 20____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

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

ON _____ AT _____ AMPM
DOCUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

M MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE 227 N. F.M. 3167
EDINBURG, TX 78541 RD 806 BOX 071, TX 78562
PH: (956) 381-0981 PH: (956) 487-8256
FAX: (956) 381-1839 FAX: (956) 488-8591
ESTABLISHED 1947 www.meldenandhunt.com

DRAWN BY: J.D.J./R.D.J. DATE: 03-19-2013
SURVEYED, CHECKED DATE: _____
FINAL CHECK DATE: 4-4-13