



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 04-29-2014

PROPOSED EL RAMADERO SUBDIVISION, PRECINCT No. 4.

ENGINEER FIRM: NAIN ENGINEERING DEVELOPER: O.S. WYATT, JR

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

LOCATION DESCRIPTION: South of FM 2128 approximately 839 feet West of Cesar Chavez Rd.  
SUBDIVISION LIES WITHIN THE:  ETJ of EDINBURG and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-12-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.  
Storm Water runoff will be detained within the large depressed areas of the large lots  
DRAINAGE DESIGN: lots

ROAD R.O.W. DEDICATION: 10 feet on FM 2128  
H.C.R.O.W. FINAL APPROVAL DATE: 04-11-14 By, Joe Ochoa Pct 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 04-11-14 By, Elizardo Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez  
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: \_\_\_\_\_

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 2" LOCATION: FM 2128 (Richardson Rd)  
H.C.O.E.C. FINAL APPROVAL DATE: 04-10-2014 ; By Martin Ramirez, Environmental Compliance Coordinator  
 Since it is a small construction, NOT is not needed

REQUEST FOR FINAL APPROVAL WITH:  Cash Deposit: Amount: \$4,500.00 For:  OSSF(S) 3

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: FEBRUARY 11, 2014  
STAFF RECOMMENDS:

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.*

# MINOR PLAT OF EL RAMADERO SUBDIVISION

A 5.82 ACRE TRACT OF LAND OUT OF A CERTAIN 38.74 ACRE TRACT OUT OF LOTS 2 AND 3, SECTION 16, T12N, R10E, HALL COUNTY, TEXAS, BEING PART OF THE SURVEY ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.

A 5.82 ACRE TRACT OF LAND OUT OF LOTS 2 AND 3, SECTION 16, T12N, R10E, HALL COUNTY, TEXAS, BEING PART OF THE SURVEY ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 78862, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF LOT 2 AND IN THE CENTERLINE OF E. RICHARDSON BLVD. FM 2128 FOR THE NORTHEAST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF LOT 3; THENCE SOUTH, PASSING A 1/2" IRON ROD SET WITH A PLASTIC CAP STAMPED "18A" AT 50.00 FEET FROM THE SOUTH R.O.W. LINE OF E. RICHARDSON BLVD. FM 2128, A TOTAL DISTANCE OF 47.42 FEET TO A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "18A" FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE S 89°48' E, ALONG THE SOUTH R.O.W. LINE OF E. RICHARDSON BLVD. FM 2128, A DISTANCE OF 154.74 FEET TO A POINT FOR THE EAST CORNER OF THIS TRACT;

THENCE NORTH, 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 2 AND IN THE CENTERLINE OF E. RICHARDSON BLVD. FM 2128 TO A POINT FOR THE MOST NORTHEAST CORNER OF THIS TRACT;

THENCE S 89°48' E, ALONG THE SOUTH R.O.W. LINE OF E. RICHARDSON BLVD. FM 2128, A DISTANCE OF 154.74 FEET TO A POINT FOR THE EAST CORNER OF THIS TRACT;

THENCE NORTH, 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 2 AND IN THE CENTERLINE OF E. RICHARDSON BLVD. FM 2128 TO A POINT FOR THE MOST WESTERN, NORTHWEST CORNER OF THIS TRACT;

THENCE S 89°48' E, ALONG THE SOUTH R.O.W. LINE OF E. RICHARDSON BLVD. FM 2128, A DISTANCE OF 154.74 FEET TO A POINT FOR THE EAST CORNER OF THIS TRACT;

THENCE NORTH, 50.00 FEET TO A POINT ON THE NORTH LINE OF LOT 2 AND IN THE CENTERLINE OF E. RICHARDSON BLVD. FM 2128 TO A POINT FOR THE MOST WESTERN, NORTHWEST CORNER OF THIS TRACT;

THENCE S 89°48' E, ALONG THE SOUTH R.O.W. LINE OF E. RICHARDSON BLVD. FM 2128, A DISTANCE OF 154.74 FEET TO A POINT FOR THE EAST CORNER OF THIS TRACT;

OWNERS' DEDICATION, CERTIFICATION, AND ATTESTATION

I, G.S. WYATT, JR., OWNER OF THE 5.82 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "EL RAMADERO SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 243.002 AND THAT:

- (A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS;
- (D) GAS CONNECTION IS AVAILABLE PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

G.S. WYATT, JR.  
ADDRESS: 4202 E. RICHARDSON BLVD.  
DORNING, TEXAS, 75842

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED G.S. WYATT, JR. WHOSE NAME IS PRINTED ON THIS INSTRUMENT, AND HE HAS DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC FOR THE STATE OF TEXAS

THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 DOES NOT BE RESPONSIBLE FOR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION ALSO THERE WILL NOT ALLOWED ANY STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED SPON THE HCD - 1 RIGHT-OF-WAY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE HCD - 1.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE § 48.114. 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 HAVE THESE DETERMINATIONS.

STATE OF TEXAS  
COUNTY OF HIDALGO

I, RICHARD B. ROBERTS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF BOUNDARIES, VISIBLE TO THE EYE OR BY MEANS OF INSTRUMENTS OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO HAVE THESE DETERMINATIONS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RETALDO ROGERS  
REGISTERED PROFESSIONAL LAND SURVEYOR - #4032  
P.O. BOX 410  
807 N. HASKINS ST.  
WESLACO, TEXAS, 75696  
PH: 956-909-2422

STATE OF TEXAS  
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR THE LOTS IDENTIFIED FOR RESIDENTIAL, COMMERCIAL, PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, AS ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWERAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: \$ \_\_\_\_\_ PER LOT.

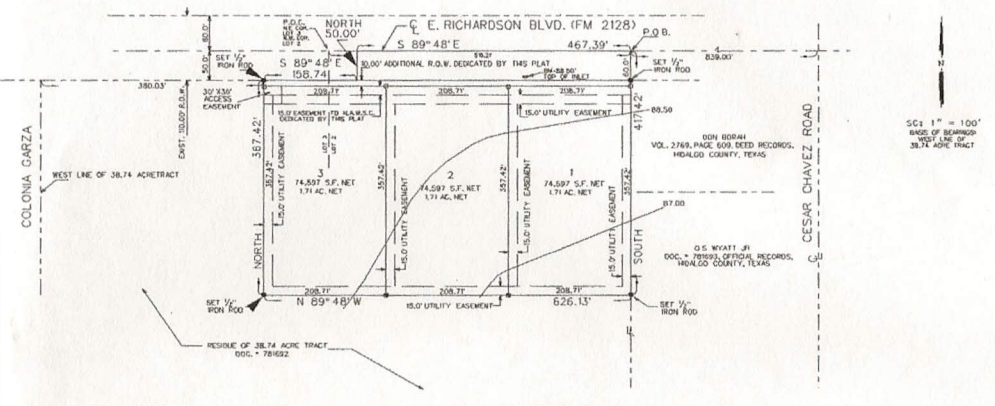
SEWERAGE FACILITIES INSTALLATION OF SEPTIC TANKS ARE ESTIMATED TO COST \$ 1500.00 PER LOT. FOR A TOTAL OF \$ 4500.00 FOR THE SUBDIVISION. THE SUBDIVISION HAS PAID A TOTAL OF \$ 4,000.00 TO THE CONTRACTOR TO COVER THE COST OF THE INSTALLATION OF THE SEPTIC TANKS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

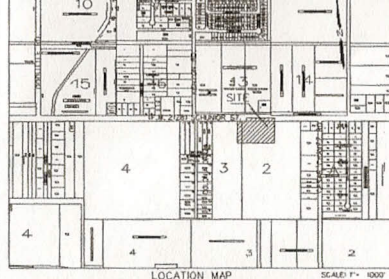
GUILFORD A. ARRIETA  
LICENSED PROFESSIONAL ENGINEER NO. 94001  
526 N. 5TH STREET  
DORNA, TEXAS, 75837

INDEX TO SHEET OF EL RAMADERO SUBDIVISION

SHEET	INDEX TO SHEET OF EL RAMADERO SUBDIVISION
SHEET 1	INDEX TO SHEET OF EL RAMADERO SUBDIVISION
SHEET 2	INDEX TO SHEET OF EL RAMADERO SUBDIVISION



8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
9. ON-SITE SEWAGE FACILITIES (OSSF) NOTE:  
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
10. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
11. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,100 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.
12. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY SANITATION DEPARTMENT.
13. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE GRASS TIE SYSTEM.
14. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
15. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:  
1. LANDING OF SEPTIC TANK  
2. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
16. THERE ARE NO WATER MAINS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.
17. G.S. WYATT, JR., THE OWNER & SUBDIVIDER OF EL RAMADERO SUBDIVISION HEREBY WARRANTS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
18. EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
19. 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.
20. AN OFF-STREET PARKING LOT, SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, SHALL BE REQUIRED FOR COMMERCIAL AND RESIDENTIAL USE. AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT, NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
21. FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT HAVE ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
22. IF THE PURCHASERS OF A LOT REQUIRES A COMMERCIAL LOT, SUBSEQUENTLY DETERMINE THAT A LARGER METER IS REQUIRED, THEN THE USE WILL BE RECALCULATED AND APPROPRIATE FEES ON THE LIENS MUST BE PAID TO THE CORPORATION PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METERS. THE DEVELOPER WILL NEED TO ADVISE PURCHASER OF THIS OBLIGATION.
23. 5.0 FT. WIDE MINIMUM SIDEWALK IS REQUIRED ALONG E. RICHARDSON BLVD. FM 2128 AT THE TIME OF BUILDING PERMIT.
24. AN ENGINEERED DETENTION PLAN APPROVED BY THE HIDALGO COUNTY IS REQUIRED AT BUILDING PERMIT STAGE.
25. TYPED DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON E. RICHARDSON BLVD. FM 2128 8.0" VALLEY GUTTER/EDGE APPROX NEEDED AT ENTRANCES.
26. PARKING AND EDUCATION FEES OWED AT BUILDING PERMIT STAGE.
27. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
28. FIRE HYDRANTS MAY BE REQUIRED AT BUILDING PERMIT STAGE INCLUDING NECESSARY EASEMENTS.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY.

EL RAMADERO SUBDIVISION IS WITHIN HIDALGO COUNTY PRECINCT NO. 4 AND IS LOCATED EASTERLY HIDALGO COUNTY ON THE SOUTH SIDE OF E. RICHARDSON BLVD. FM 2128, 839.00 FEET WEST OF CESAR CHAVEZ ROAD, THE ONLY HIGHWAY WARDENSHIP IS THE CITY OF DORNA, A POPULATION OF 77,900 2010 CENSUS. E. RICHARDSON BLVD. FM 2128 IS THE 2 MILE EXTRAJURISDICTIONAL JURISDICTION OF CITY OF DORNA UNDER LOCAL GOVERNMENT CODE § 210.004.

NO.	SHEET	REVISION	DATE APPROVED

FILED FOR RECORD IN HIDALGO COUNTY CLERK'S OFFICE

DATE: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER: \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS



HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 222.02(2)(1)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE EL RAMADERO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2014.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER

526 N. 5TH STREET  
DORNA, TEXAS, 75837

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E-MAIL: NAINENGINEERING@AOL.COM

