



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-02-2016

PROPOSED RANCHITOS DE SAN CARLOS SUBDIVISION, PRECINCT No. 4.

ENGINEER: R.E. GARCIA ENGINEERING DEVELOPER: GRACIELA ESTATES LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 28 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH OF CURRY ROAD APPROXIMATELY 600 FEET EAST OF N. 83RD STREET.

SUBDIVISION LIES WITHIN THE: ETJ of EDINBURG and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-17-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: STORM DRAINAGE SYSTEM BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20 FEET ON TO CURRY ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-21-2015 By, JESSE OZUNA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-25-2015 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: RAUL GARCIA

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: NORTH OF CURRY ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 10-16-2015 : By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

VARIANCE REQUEST: **VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE B, CHAPTER 2.4 SECTION D. "STREETS AND ALLEYS"**

STAFF RECOMMENDS: **Preliminary Approval** with variance request subject to comments and future recommendations by planning,

other departments and the approval of the City of EDINBURG.

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 RANCHITOS DE SAN CARLOS SUBDIVISION

A 17.10 ACRE TRACT OF LAND BEING A PORTION OF LOTS 10 AND 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN QUILCLAIM DEED RECORDED IN DOCUMENT #1804673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

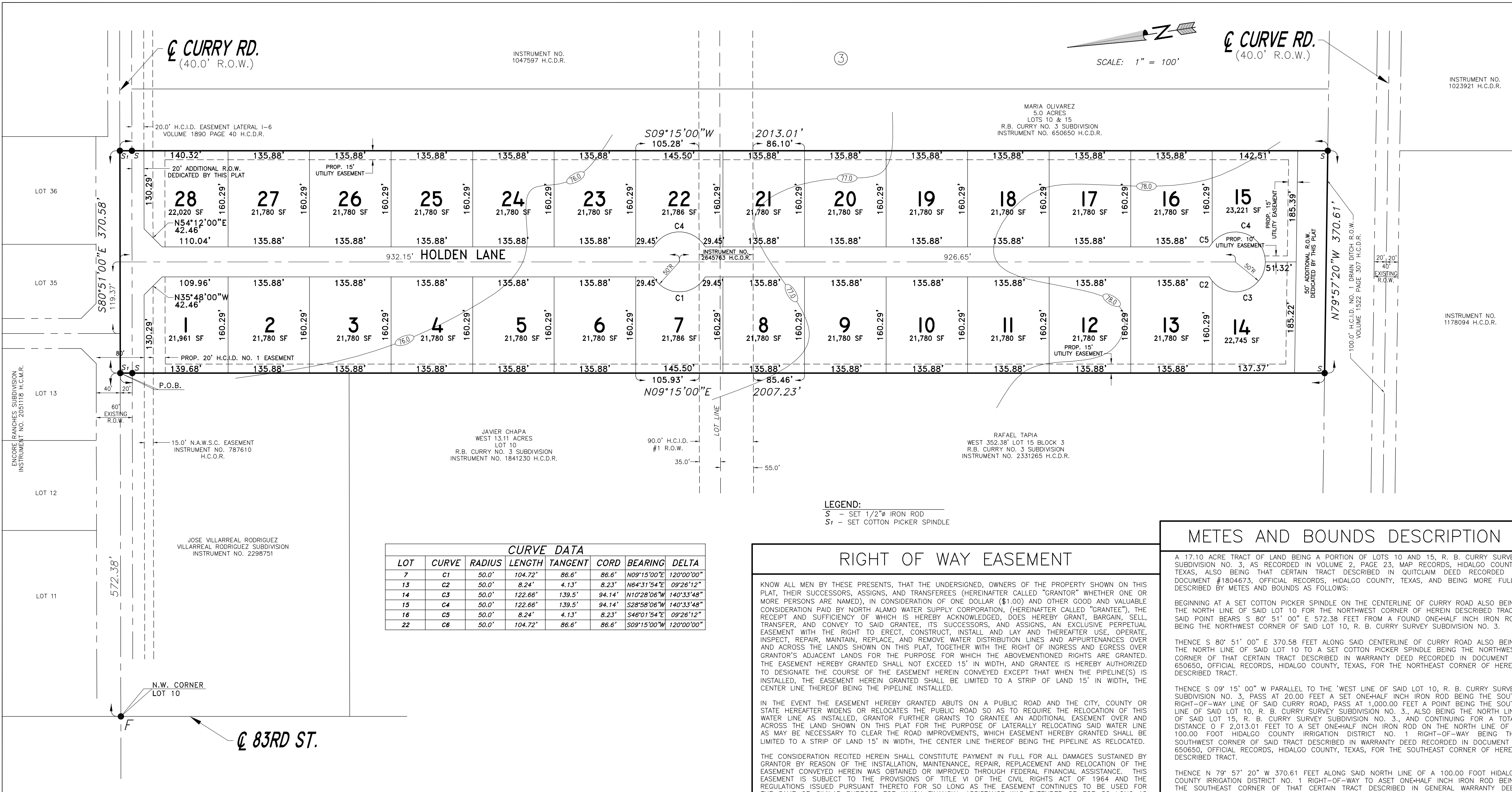
DATE: MARCH 30, 2015 SCALE IN FEET SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 116 NORTH 12TH AVE.
 EDINBURG, TEXAS 78541 (956) 381-1061
 EMAIL: REGAASSOC@AOL.COM

PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X SHADED". ZONE "X SHADED" IS DEFINED AS AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- COMMUNITY-PANEL NO. 480334 0325 B EFFECTIVE DATE: 05/17/2001. AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- SETBACKS:
 FRONT: 25.00 FEET
 REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 08.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 GARAGE: 18.00 FEET
 CORNER SIDE: 15.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS RESTRICTION SHALL BE PLACED IN ALL DEEDS AND CONTRACTS FOR DEEDS FOR REAL ESTATE SOLD WITHIN THE SUBDIVISION. (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 FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" 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.
 B.M.-1 ELEV. N.G.V.D. 83
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 40,000 CUBIC-Feet (0.929 acre-feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY UTILIZING PROPERLY GRADED LANDSCAPED AREAS.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO ALCOHOLIC BEVERAGES FOR ON PREMISE CONSUMPTION MAY BE SOLD WITHIN THIS SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT & OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL INDUSTRIAL 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.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:		INDEX OF SHEETS	
		DESCRIPTION	
1	RANCHITOS DE SAN CARLOS SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP LOCATED IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG POPULATION 81,029. RANCHITOS DE SAN CARLOS PROPERTY SUBDIVISION LIES 572.38 FEET EAST OF 83RD STREET ON CURRY ROAD APPROXIMATELY 3.5 MILE FROM THE CITY LIMITS AND IS NOT INSIDE THE CITY'S ETJ ACCORDING TO LOCAL GOVERNMENT CODE SECTION #42.021.	1	HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS AND EASEMENT DESIGNATION, METES & BOUNDS, SURVEYOR'S & ENGINEER'S CERTIFICATION, PLAT NOTES & RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.D.D. APPROVAL; REVISION NOTES
2		2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
3		3	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT



LOT	CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
7	C1	50.0'	104.72'	86.6'	86.6'	N09°15'00"E	120°00'00"
13	C2	50.0'	8.24'	4.13'	8.23'	N64°31'54"E	09°26'12"
14	C3	50.0'	122.66'	139.5'	94.14'	N10°28'06"W	140°33'48"
15	C4	50.0'	122.66'	139.5'	94.14'	S28°58'06"W	140°33'48"
16	C5	50.0'	8.24'	4.13'	8.23'	S46°01'54"E	09°26'12"
22	C6	50.0'	104.72'	86.6'	86.6'	S09°15'00"W	120°00'00"

RIGHT OF WAY EASEMENT

KNOW 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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND HEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE, FOR WHICH THE ABOVEMENTIONED 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 ADJUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI 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 GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2015.

DANIEL MOFFATT, MANAGER DATE 916 S. McCOLL EDINBURG, TEXAS 78539

H. HOLLIS RANKIN III, MANAGER DATE 916 S. McCOLL EDINBURG, TEXAS 78539

METES AND BOUNDS DESCRIPTION

A 17.10 ACRE TRACT OF LAND BEING A PORTION OF LOTS 10 AND 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN QUILCLAIM DEED RECORDED IN DOCUMENT #1804673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET COTTON PICKER SPINDLE ON THE CENTERLINE OF CURRY ROAD ALSO BEING THE NORTH LINE OF SAID LOT 10, R. B. CURRY SURVEY SUBDIVISION NO. 3, ALSO BEING THE NORTH LINE OF SAID LOT 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, AND CONTINUING FOR A TOTAL DISTANCE OF 2,013.01 FEET TO A SET ONE-HALF INCH IRON ROD ON THE NORTH LINE OF A 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAY BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT # 650650, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE S 80° 51' 00" E 370.58 FEET ALONG SAID CENTERLINE OF CURRY ROAD ALSO BEING THE NORTH LINE OF SAID LOT 10 TO A SET COTTON PICKER SPINDLE BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT # 650650, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

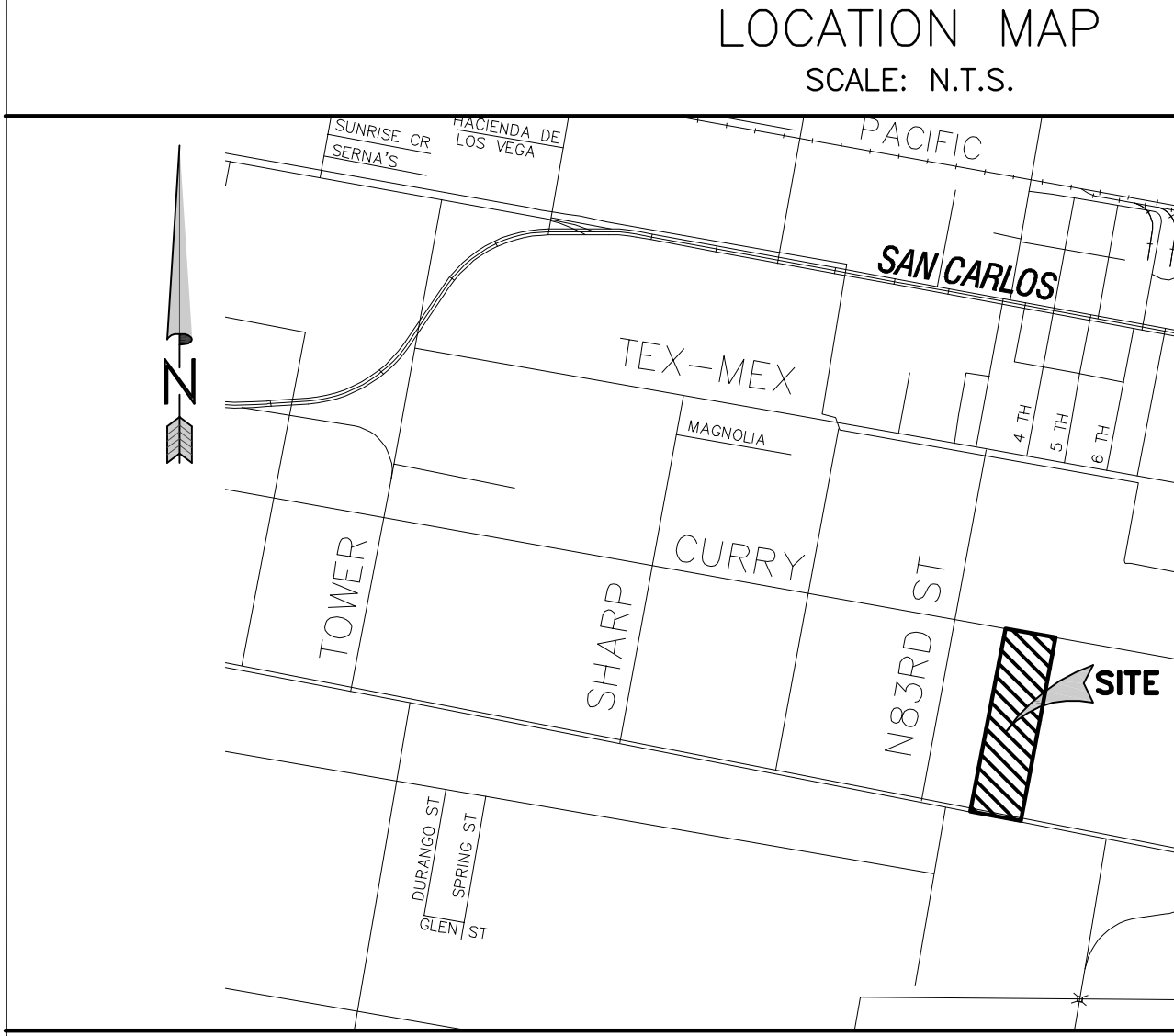
THENCE S 09° 15' 00" W PARALLEL TO THE WEST LINE OF SAID LOT 10, R. B. CURRY SURVEY SUBDIVISION NO. 3, PASS AT 20.00 FEET A SET ONE-HALF INCH IRON ROD BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID CURRY ROAD, PASS AT 1,000.00 FEET A POINT BEING THE SOUTH LINE OF SAID LOT 10, R. B. CURRY SURVEY SUBDIVISION NO. 3, ALSO BEING THE NORTH LINE OF SAID LOT 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, AND CONTINUING FOR A TOTAL DISTANCE OF 2,013.01 FEET TO A SET ONE-HALF INCH IRON ROD ON THE NORTH LINE OF A 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAY BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT # 650650, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE N 79° 57' 20" W 370.61 FEET ALONG SAID NORTH LINE OF A 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAY TO A SET ONE-HALF INCH IRON ROD BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT #2331265, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 1,987.23 FEET A SET ONE-HALF INCH IRON ROD BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID CURRY ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 2,007.23 TO THE POINT OF BEGINNING AND CONTAINING 17.10 ACRES OF LAND, MORE OR LESS.

THENCE N 09° 15' 00" E PARALLEL TO THE WEST LINE OF SAID LOT 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, PASS AT 1,007.23 FEET A POINT BEING THE NORTH LINE OF SAID LOT 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, ALSO BEING THE SOUTH LINE OF SAID LOT 10, R. B. CURRY SURVEY SUBDIVISION NO. 3, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT #2331265, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PASS AT 1,987.23 FEET A SET ONE-HALF INCH IRON ROD BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID CURRY ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 2,007.23 TO THE POINT OF BEGINNING AND CONTAINING 17.10 ACRES OF LAND, MORE OR LESS.

NO.	SHEET	REVISION	DATE	APPROVED

SHEET NO. 1 OF 3 SHEETS



PRINCIPAL CONTACTS:

NAME: DANIEL MOFFATT, MANAGER	ADDRESS: 916 S. McCOLL	CITY, STATE & ZIP: EDINBURG, TX. 78539	PHONE #/ FAX #: (956) 239-1888/(956) 287-8403
OWNER: H. HOLLIS RANKIN III, MANAGER	ADDRESS: 916 S. McCOLL	CITY, STATE & ZIP: EDINBURG, TX. 78539	PHONE #/ FAX #: (956) 287-8400/(956) 287-8403
ENGINEER: RAUL E. GARCIA	ADDRESS: 116 N. 12TH	CITY, STATE & ZIP: EDINBURG, TX. 78541	PHONE #/ FAX #: (956) 381-1061/(956) 381-1280
SURVEYOR: RAUL E. GARCIA	ADDRESS: 116 N. 12TH	CITY, STATE & ZIP: EDINBURG, TX. 78541	PHONE #/ FAX #: (956) 381-1061/(956) 381-1280

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

WE, GRACIELA ESTATES, LTD. AS OWNER OF THE 17.10 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

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

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

DANIEL MOFFATT, MANAGER DATE 916 S. McCOLL EDINBURG, TEXAS 78539

H. HOLLIS RANKIN III, MANAGER DATE 916 S. McCOLL EDINBURG, TEXAS 78539

THE STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED DANIEL MOFFATT AND H. HOLLIS RANKIN III, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

APPROVAL BY IRRIGATION DISTRICT NO. 1: THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, SUBJECT TO THE CONDITION THAT IF THE EXISTING IRRIGATION LINE IS REQUIRED TO RELOCATE DUE TO THE WIDENING OF CURRY RD, IT WILL BE DONE SO AT NO COST TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS DAY OF _____, A.D., 20____.

SECRETARY _____ CHARMAN _____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS), SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHTS OF WAYS OR EASEMENTS.

COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHITOS DE SAN CARLOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

THE STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CLERK THAT THIS PLAT OF RANCHITOS DE SAN CARLOS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

COUNTY CLERK'S RECORDING CERTIFICATE

I, _____, COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK _____ M., ON _____, 20____, AND WAS RECORDED IN INSTRUMENT # _____ OF THE MAP RECORDS OF HIDALGO COUNTY.

HIDALGO COUNTY CLERK _____

THE STATE OF TEXAS COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER #64790

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

THE STATE OF TEXAS COUNTY OF HIDALGO

I, RAUL GARCIA, 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 THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

REGISTERED PROFESSIONAL LAND SURVEYOR #4204

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

SUBDIVIDER CERTIFICATION

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- WE, GRACIELA ESTATES, LTD. SUBDIVIDERS OF RANCHITOS DE SAN CARLOS SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY TO 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. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

DANIEL MOFFATT, MANAGER DATE
916 S. McCOLL
EDINBURG, TEXAS 78539

H. HOLLIS RANKIN III, MANAGER DATE
916 S. McCOLL
EDINBURG, TEXAS 78539

**THE STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED GRACIELA ESTATES, LTD., KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS _____

LEGEND:

Ⓢ - SOIL BORE SAMPLES

**PLAT OF
RANCHITOS DE SAN CARLOS
SUBDIVISION**

A 17.10 ACRE TRACT OF LAND BEING A PORTION OF LOTS 10 AND 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 233, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN QUITCLAIM DEED RECORDED IN DOCUMENT #1804673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

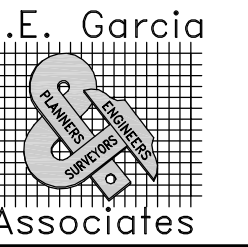
DATE: MARCH 30, 2015



SCALE: 1" = 100'

PREPARED BY:

R. E. GARCIA & ASSOCIATES
ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)



JOB#: 2015-035
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**FINAL ENGINEERING REPORT FOR RANCHITOS DE SAN CARLOS SUBDIVISION
by Raul E. Garcia, P.E.
FINAL WATER AND SEWER ENGINEERING REPORT**

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

RANCHITOS DE SAN CARLOS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF _____(city)_____. THE SUBDIVIDER AND _____(city)_____ HAVE ENTERED INTO A CONTRACT IN WHICH _____(city)_____ HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND _____(city)_____ 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.

_____ (city) _____ HAS AN EXISTING 2" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF _____(road)_____ ROAD. THE WATER SYSTEM FOR _____ SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER WATER SERVICE LINE THAT TAPS INTO THE EXISTING 2" LINE. THIS 5/8" SERVICE LINE THEN RUNS NORTH INTO THE LOTS AND ENDING IN A WATER METER.

WATER DISTRIBUTION FOR THE _____ SUBDIVISION CONSISTS OF A SINGLE 5/8" DIAMETER SERVICE LINE. SAID SERVICE TERMINATE AT THE WATER METER BOXES FOR THE LOT. THE 5/8" SINGLE SERVICE AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____. UPON REQUEST BY THE LOT OWNER, THE CITY OF _____(city)_____ WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF _____(city)_____ AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM _____ SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A 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 REPLACEMENTS DRAINFIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL 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 IS A DARK GRAYISH BROWN SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.

THE EXISTING SEPTIC TANKS AND DRAIN FIELDS FOR LOTS 1 AND 2 WERE UNCOVERED, INSPECTED, REPAIRED AND PLACED IN PROPER WORKING ORDER BY MR. JOSE ANGELO GONZALEZ, OSSF LICENSE #1350 AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE 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 ON-SITE 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 \$_____.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$0.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

**INFORME FINAL DE INGENIERIA _____ SUBDIVISION
by Raul E. Garcia, P.E.
AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO**

SUMINISTRO DE AGUA: Descripción, costo, y FECHA OPERABILIDAD:

_____ SUBDIVISION SE ENTREGA CON AGUA POTABLE POR LA CIUDAD DE _____(CIUDAD)_____. LA FRACCIONAN TERRENOS _____(CIUDAD)_____ HAN FIRMADO UN CONTRATO EN EL QUE _____(CIUDAD)_____ HA PROMETIDO PROVEER SUFICIENTE AGUA PARA LA SUBDIVISION POR LO MENOS 30 AÑOS Y _____(CIUDAD)_____ HA DOCUMENTACION FACILITADA A ESTABLECIDO SUFICIENTEMENTE EL CANTIDAD LARGO PLAZO Y LA CALIDAD DE LA SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISION.

_____ (CIUDAD) _____ TIENE UNA EXISTENTE "LINEA DE AGUA CORRIENTE DIAMETRO POR EL LADO SUR DE LA MANERA CORRECTA DE LA DE _____(CARRETERA)_____ ROAD. EL SISTEMA DE AGUA PARA _____ SUBDIVISION CONSISTE EN UN SOLO 5/8" 2 SERVICIO DE AGUA DIAMETRO LINEA QUE EVOKA A LAS EXISTENTE 2" LINE. ESTA 5/8" LINE SERVICIO LUEGO CORRE HACIA EL NORTE EN LOS LOTES Y QUE TERMINA EN UN CONTADOR DE AGUA.

DISTRIBUCION DE AGUA PARA EL SUBDIVISION _____ CONSTA DE UN SOLO 5/8" LINE SERVICIO DE DIAMETRO. SERVICIO DE DICHO TERMINAN EN EL CAJAS DE AGUA PARA METER LA LOT. EL 5/8" SERVICIO SIMPLE Y LA CAJA DE METRO YA HAN SIDO INSTALADO, A UN COSTO TOTAL DE \$_____ A PEDIDO POR EL PROPIETARIO LOT. LA CIUDAD DE _____(CIUDAD)_____ INMEDIATAMENTE SE INSTALE SIN CARGO EL MEDIDOR DE AGUA PARA QUE MUCHO. LAS INSTALACIONES DE AGUA ENTEROS SE HAN APROBADO Y ACEPTADO POR LA CIUDAD DE _____(CIUDAD)_____ Y DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA DE LA GRABACION DEL PLAT.

INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS

ALCANTARILLADO DE _____ SUBDIVISION SERA TRATADA POR ALCANTARILLADO INDIVIDUAL EN SITIO ("OSSF"), CONSISTENTE EN UN ESTANDAR DE DISEÑO DUAL COMPARTIMENTOS SEPTIC TANQUE Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO QUE FIRMA PROFESIONAL HA EVALUADO LA CONVENIENCIA DEL SITIO PARA FRACCIONAMIENTO OSSF Y PRESENTADO A FINALES INFORME QUE EL SITIO ES APTO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD CONDADO DE HIDALGO. CADA LOTE TIENE ESPACIO ADECUADO PARA UN SUSTITUCIONES CAMPO DE DRENAJE.

SUELO INFORME DE EVALUACION:

CADA LOTE EN LA SUBDIVISION PROPUESTA ES POR LO MENOS MEDIO ACRE DE TAMAÑO. RECURSO NATURAL SERVICIO DE CONSERVACION DE SUELOS ENCUESTA DE LIBRO INDICADO UN SUELO ARENOSO FRANCO ARCILLOSO PARA LA ZONA. AL MENOS DOS EXCAVACIONES DE SUELOS SE REALIZARON EN EL SITIO, EN LOS EXTREMOS OPUESTOS DEL AREA DE DISPOSICION PROPUESTO. (BORINGS ADICIONALES ERAN INNECESARIOS PORQUE LOS SUELOS SON UNIFORMES MUY DENTRO DE ESTA ZONA LIMITE). EL SUELO ES UNA MARGA OSCURO MARRON GRISACEO SANDY ARCILLA QUE EXISTE HASTA 16" DEBajo DE LA PARTE INFERIOR DE CUALQUIER EXCAVACIONES PROPUESTAS. HAY INDICACION DE AGUAS SUBTERRANEAS O UNA CAPA RESTRICTIVO EN UN PLAZO DE 24" DE FONDO DE LAS EXCAVACIONES PROPUESTAS. LOS DRENAJES COMPARTIMENTADO BIEN. EL SUELO ES UNA CLASE III DEL SUELO.

ENGINEER CERTIFICATION:

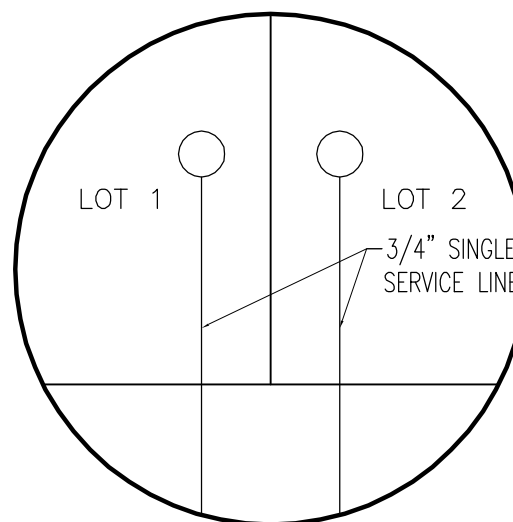
CON MI FIRMA, CERTIFICO QUE LAS FACILIDADES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORES CUMPLEN CON LAS REGLAS MODELO ADOPTADO BAJO LA SECCION 16.343, CODIGO DE AGUAS. CERTIFICO QUE LOS GASTOS ESTIMADOS PARA INSTALAR EL AGUA Y EN SITIO ALCANTARILLADO SIN CONSTRUIR, MENCIONADO MAS ARRIBA, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRA UN COSTO TOTAL GRAND DE \$_____.

INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMA QUE COSTARA \$_____ POR LOT (TODO INCLUIDO), PARA UN TOTAL DE \$_____ PARA LA SUBDIVISION ENTERO.

ENGINEER'S SIGNATURE _____ DATE _____

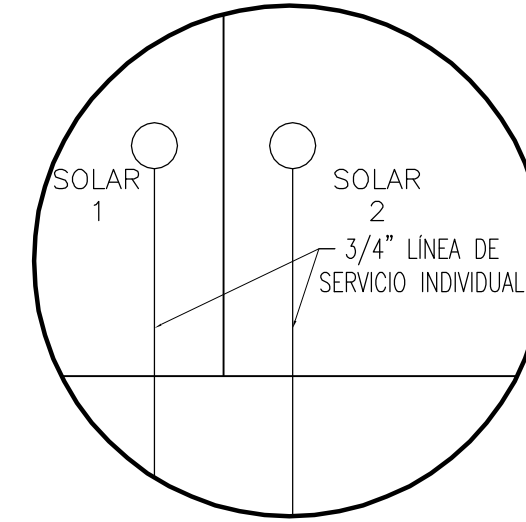
TYPICAL DETAIL OF SERVICE LINES AND WATER METER BOXES



LEGEND:

○ - WATER METER BOX

TIPICO DETALLE DE LINEAS DE SERVICIO Y CAJAS DE MEDIDOR

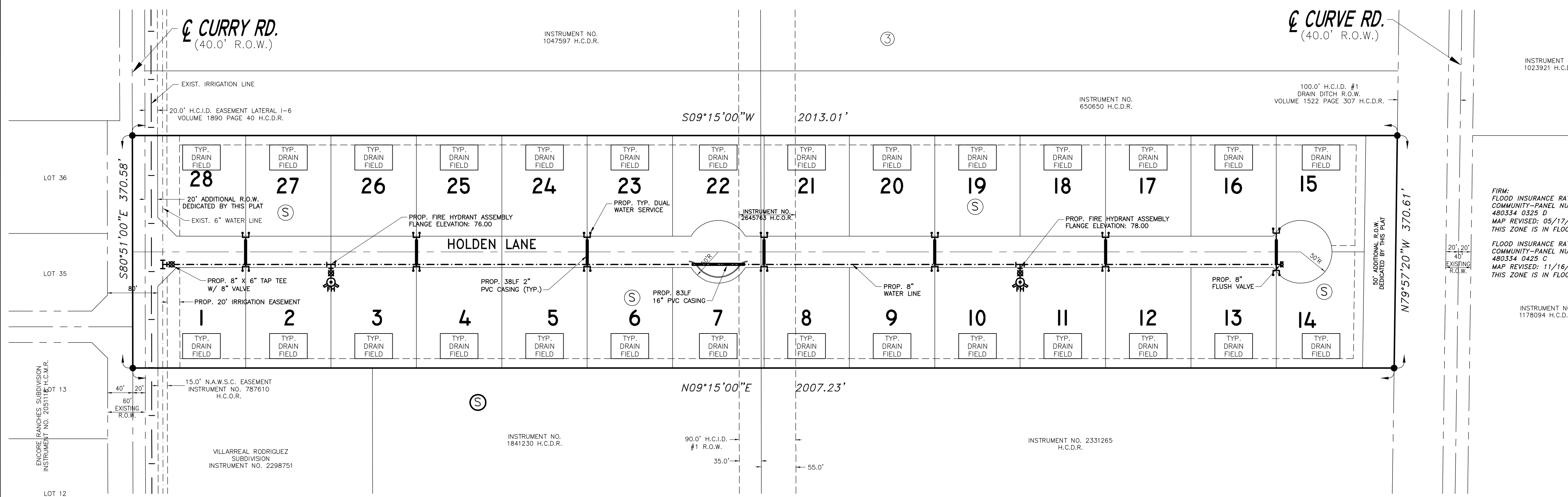


LEJENDA:

○ - CAJA DE MEDIDAR DE AGUA



SCALE: 1" = 100'



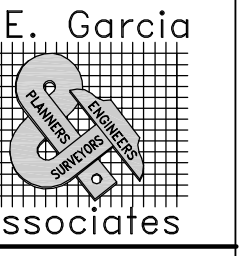
FIRM: FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: 05/17/2001 THIS ZONE IS IN FLOOD AREA
FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: 11/16/1982 THIS ZONE IS IN FLOOD AREA

PLAT OF RANCHITOS DE SAN CARLOS SUBDIVISION

A 17.10 ACRE TRACT OF LAND BEING A PORTION OF LOTS 10 AND 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN QUITCLAIM DEED RECORDED IN DOCUMENT #1804673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: MARCH 30, 2015 SCALE IN FEET SCALE: 1" = 100'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**
 ENGINEERS, SURVEYORS, PLANNERS
 ENGINEER (P-5501) & SURVEYOR (10015300)
 116 NORTH 12th AVE.
 EDINBURG, TEXAS 78541 (956) 381-1061
 EMAIL: REGAASSOC@AOL.COM



DRAINAGE STATEMENT FOR RANCHITOS DE SAN CARLOS SUBDIVISION

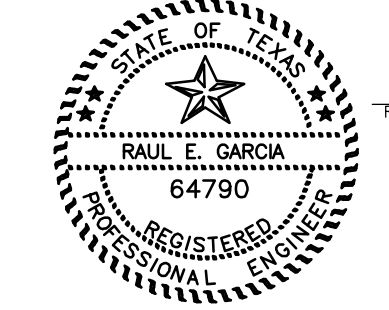
RANCHITOS DE SAN CARLOS SUBDIVISION CONSISTS OF A 17.10 ACRE TRACT OF LAND BEING A PORTION OF LOTS 10 AND 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE SOUTH SIDE OF CURRY ROAD APPROXIMATELY 575.00 FEET EAST OF 83 SUBDIVIDED INTO 28 LARGE SINGLE FAMILY LOTS. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO NORTH TOWARDS ROAD DITCHES ON CURRY ROAD. CURRY ROAD FLOWS WEST AND EVENTUALLY FLOWS INTO A HIDALGO COUNTY IRRIGATION DISTRICT #1 DRAINAGE DITCH LOCATED IMMEDIATELY SOUTH OF THE SUBJECT SITE. THE PROPOSED SUBDIVISION IS LOCATED IN A ZONE "X SHADED" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 AND REVISED TO REFLECT LOMR DATED MAY 17, 2001. ZONE "X SHADED" IS DEFINED AS "AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD".

THE SOIL FOR THIS PROPERTY IS A DARK GRAYISH BROWN FINE SANDY CLAY LOAM WHICH IS MODERATELY PREVIOUS. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "B" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED FOR AGRICULTURAL PURPOSES.

EXISTING RUNOFF IS DIRECTED TOWARDS THE NORTH TO EXISTING ROAD DITCHES ON CURRY ROAD WHICH FLOW SOUTHWEST AND TOWARDS A DRAINAGE DITCH LOCATED IMMEDIATELY SOUTH OF SUBJECT SITE. THE PROPOSED SUBDIVISION WILL BE DRAINED BY A NEW STORM SEWER SYSTEM LOCATED WITHIN THE NEW STREET. THIS NEW SYSTEM WILL DISCHARGE INTO THE UNNAMED HIDALGO COUNTY IRRIGATION DISTRICT #1 DRAINAGE DITCH ADJACENT TO THE SOUTH SIDE OF THE SUBDIVISION. THE SECTION OF THE EXISTING DITCH WILL BE MODIFIED TO ALLOW FOR THE REQUIRED DETENTION TO BE HELD WITHIN THE MODIFIED DRAINAGE DITCH. THE DISCHARGE POINT INTO THE DRAINAGE DITCH WILL BE APPROVED AND PERMITTED BY HIDALGO COUNTY DRAINAGE DISTRICT #1.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 40,502 CUBIC FEET OF STORM RUNOFF WILL BE DETAINED WITH A MAXIMUM DISCHARGE RATE OF 5.77 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 10 YEAR RAINFALL EVENT.

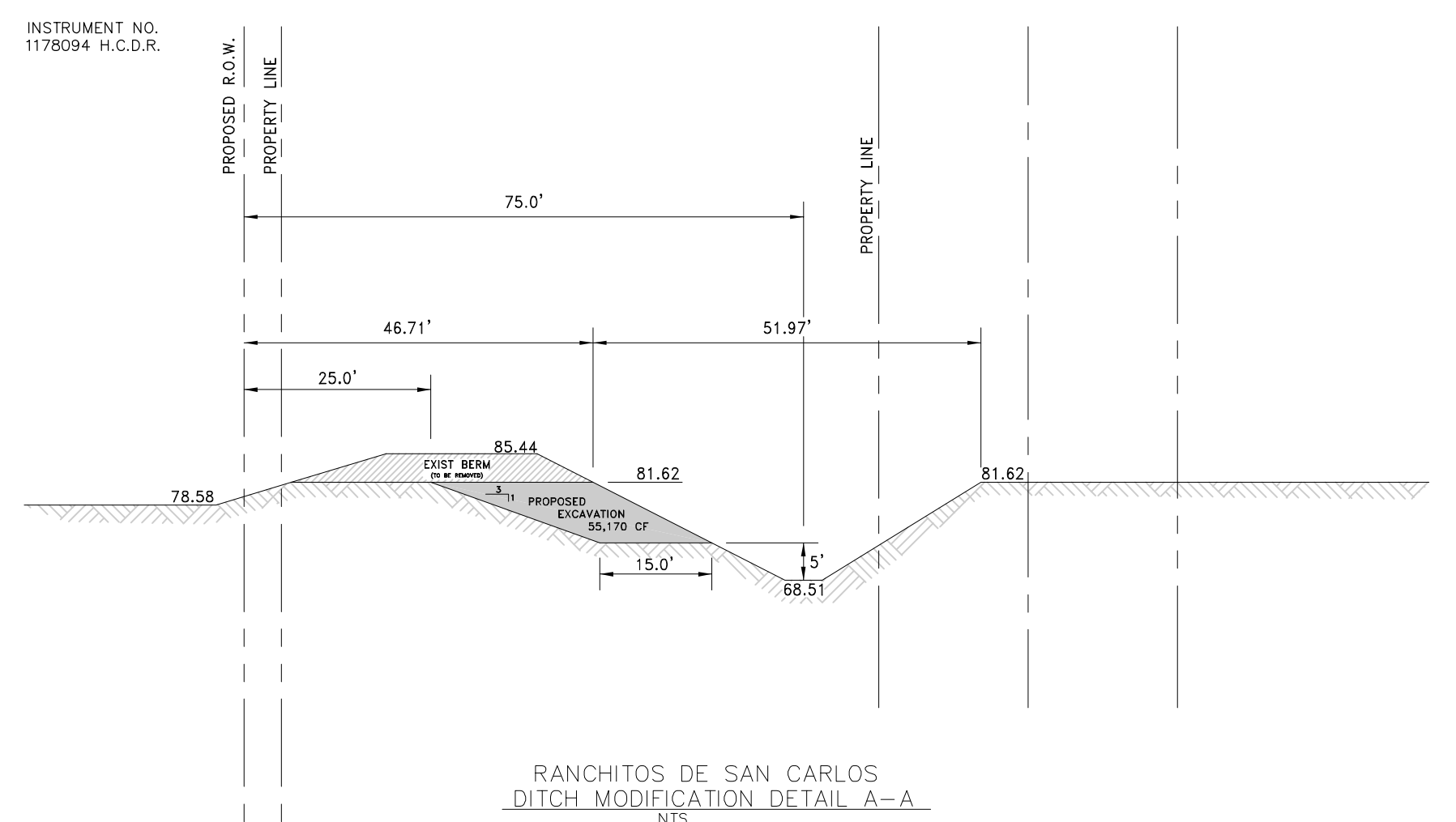
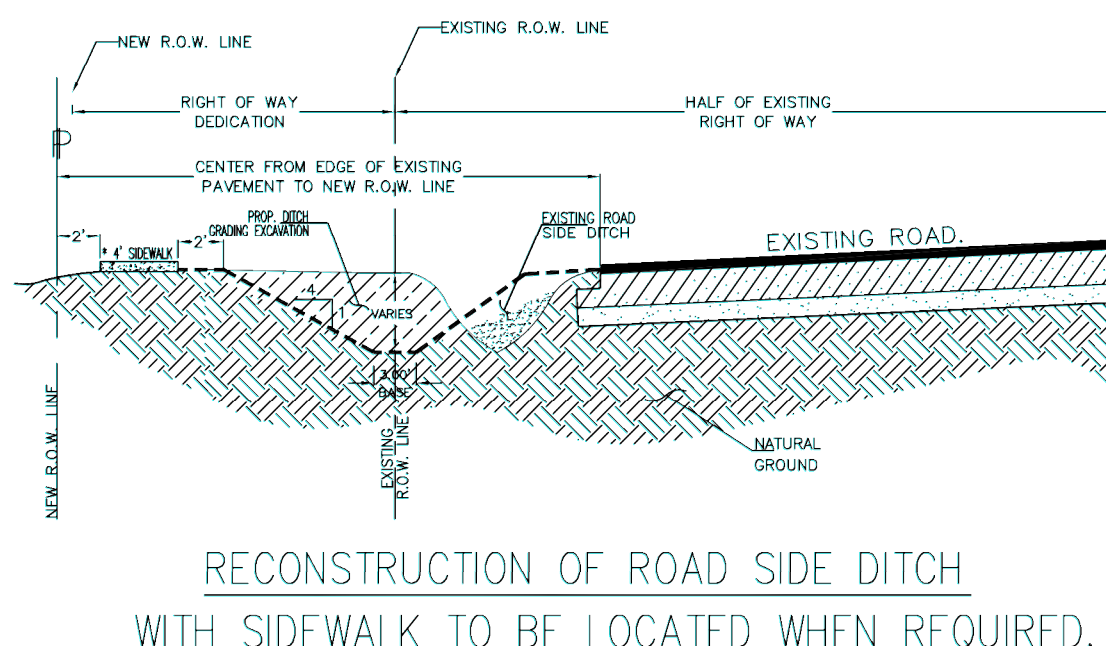
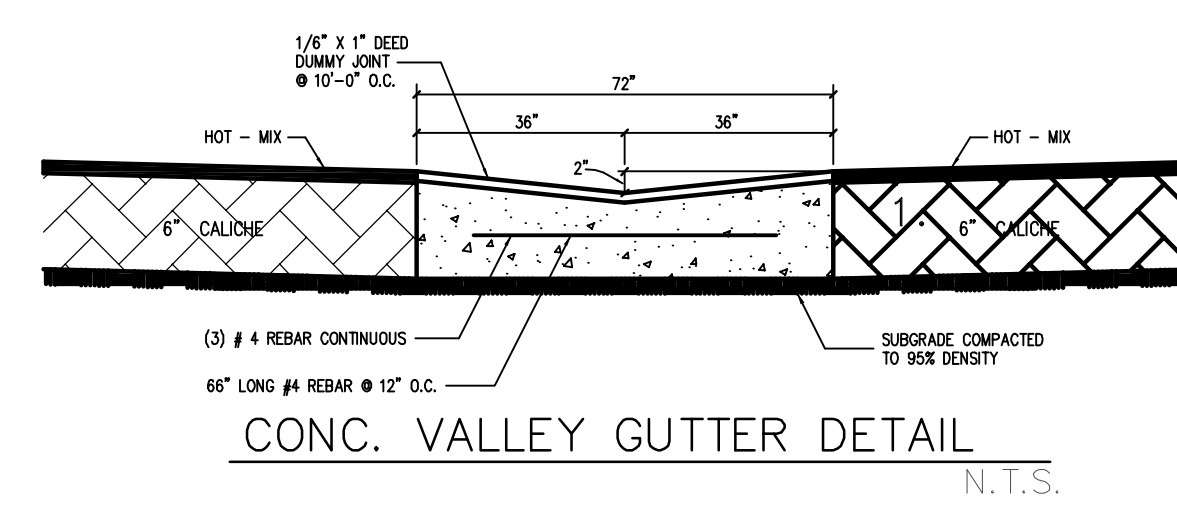
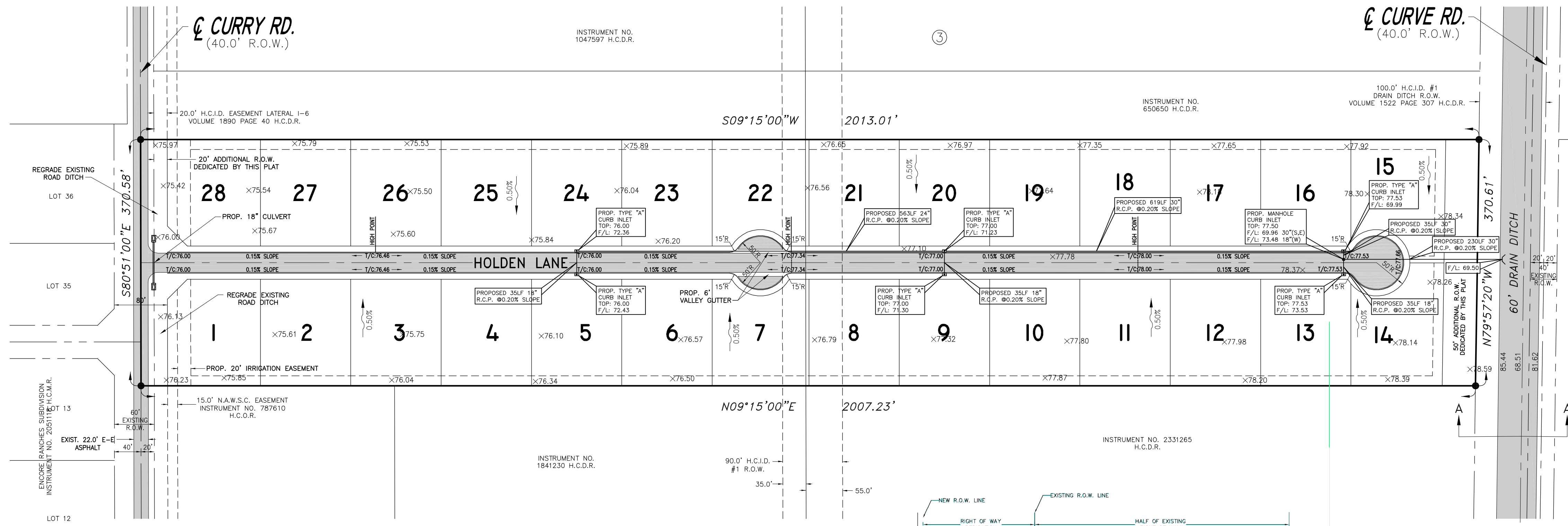
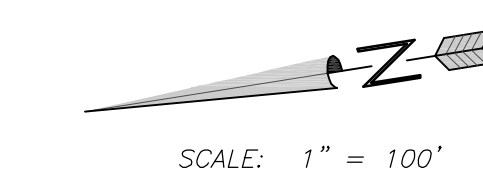
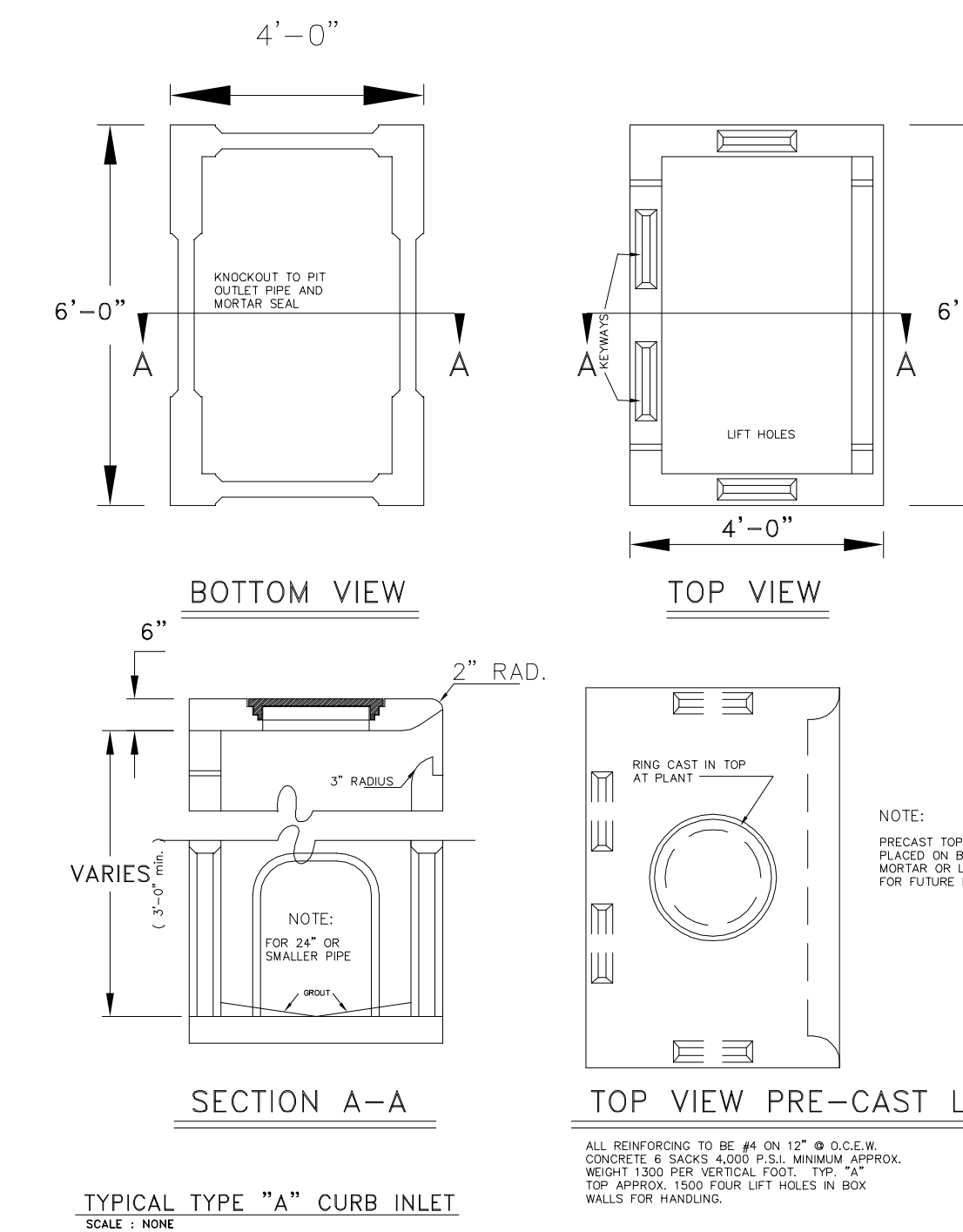
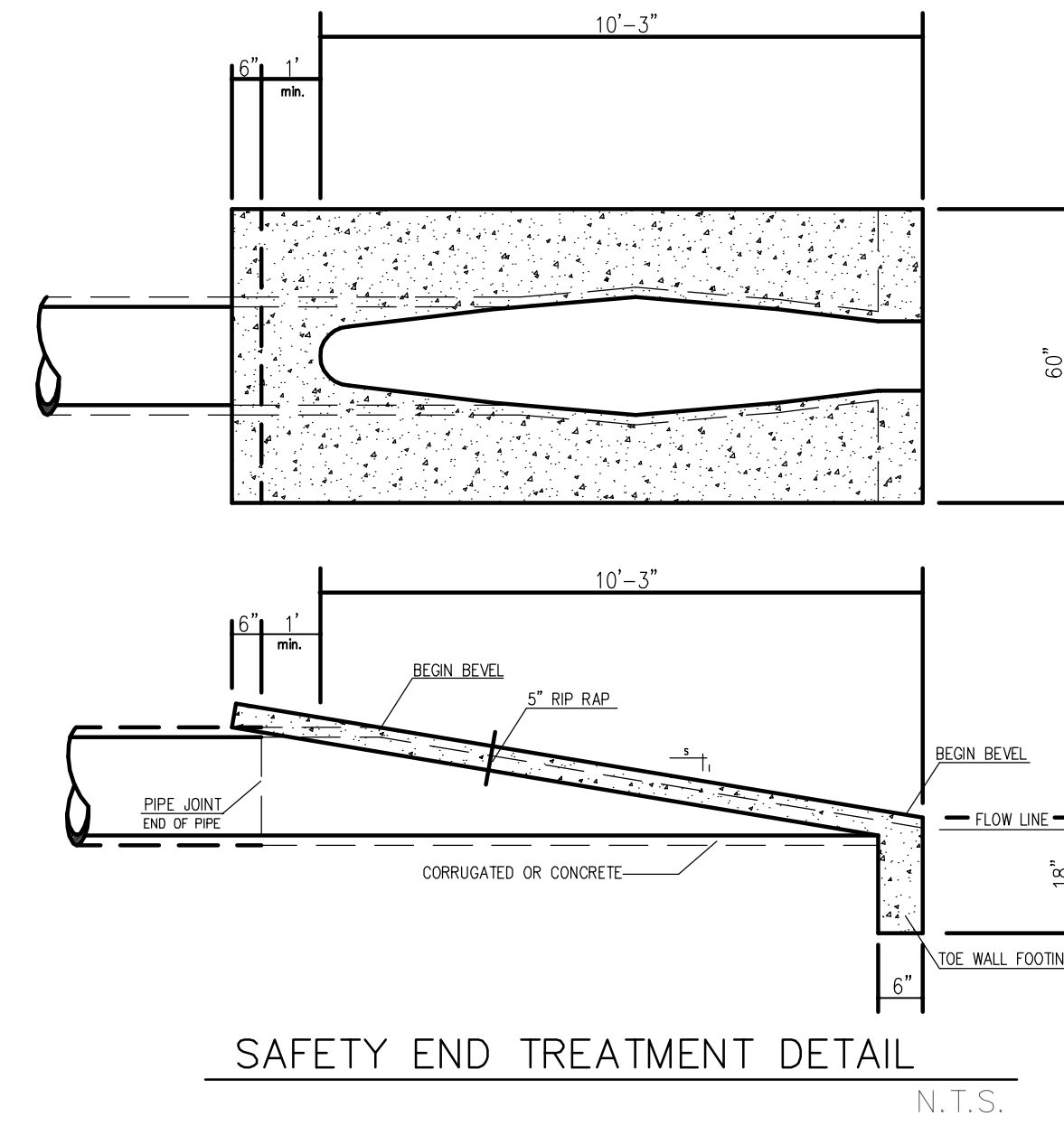
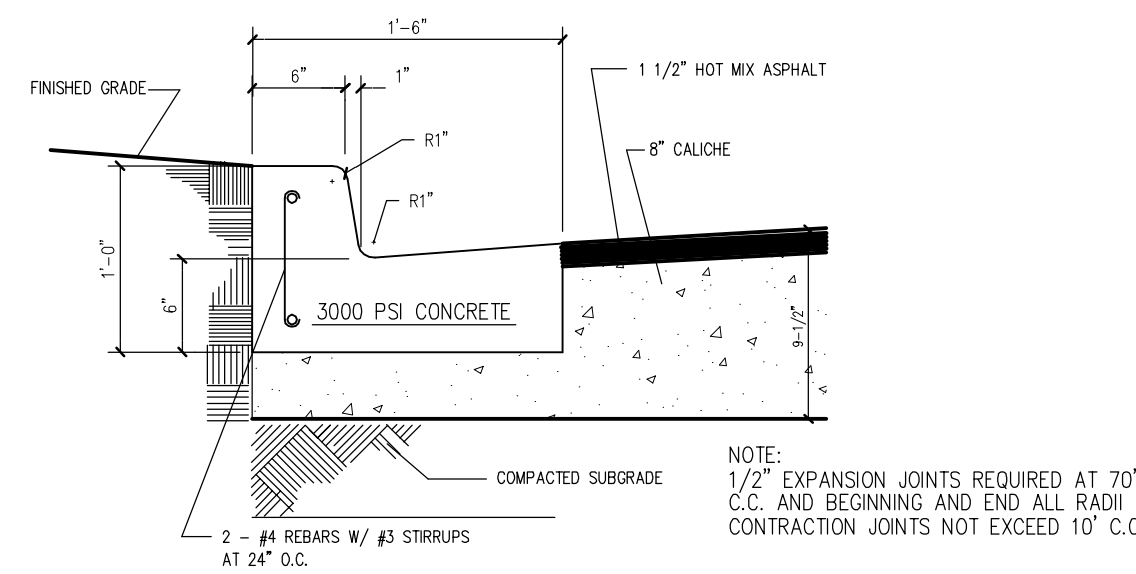
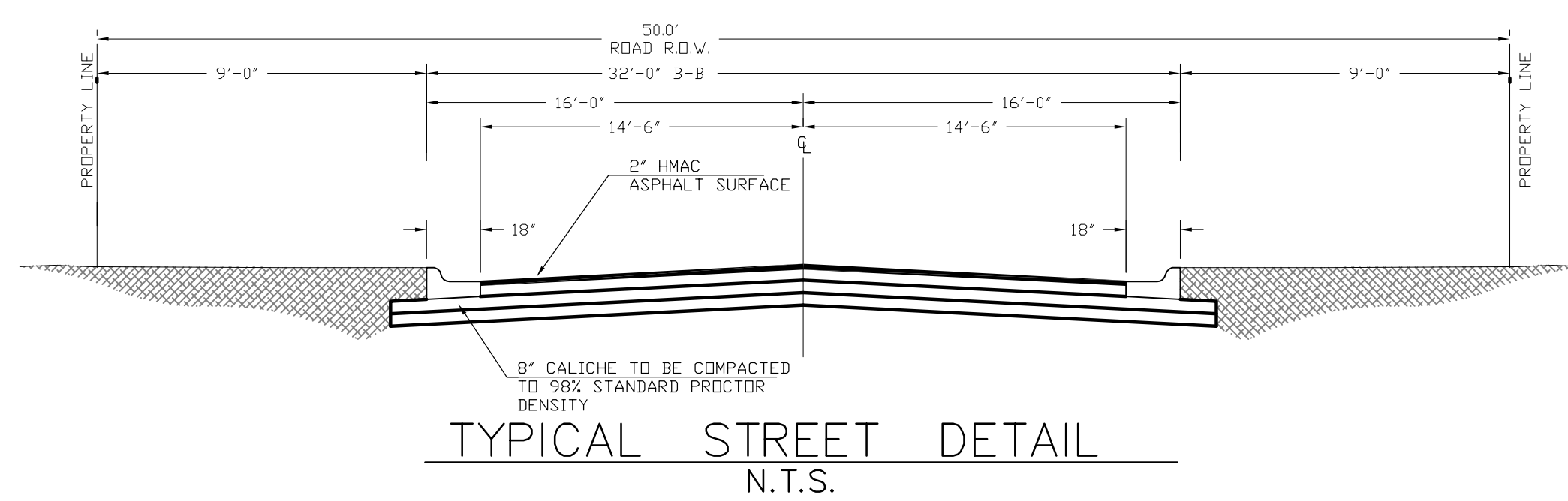
CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X SHADED". AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.



REGISTERED PROFESSIONAL ENGINEER #64790

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED



SHEET NO. 3 OF 3 SHEETS