



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 3-07-2017

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. 83<sup>RD</sup> 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: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE PIPE SYSTEM DISCHARGING TO THE EXISTING DRAIN DITCH SOUTH OF THE PROPERTY LINE. CONSTRUCTION FOR DRAIN DITCH WIDENING HAS BEEN ESCROW IN THE AMOUNT OF \$13,011.50 TO THE HCDD#1.

ROAD R.O.W. DEDICATION: 20.00 FEET ON TO CURRY ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 1-03-2017 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-14-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

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

H.C.O.E.C. FINAL APPROVAL DATE: 11-04-2016 : 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.*

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

FEBRUARY 3, 2016

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

*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 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-5001) & SURVEYOR (10015300))  
 116 NORTH 12TH AVE.  
 EDINBURG, TEXAS 78541 (956) 381-1061  
 EMAIL: REGAASSO@AOL.COM Associates

## PLAT NOTES & RESTRICTIONS:

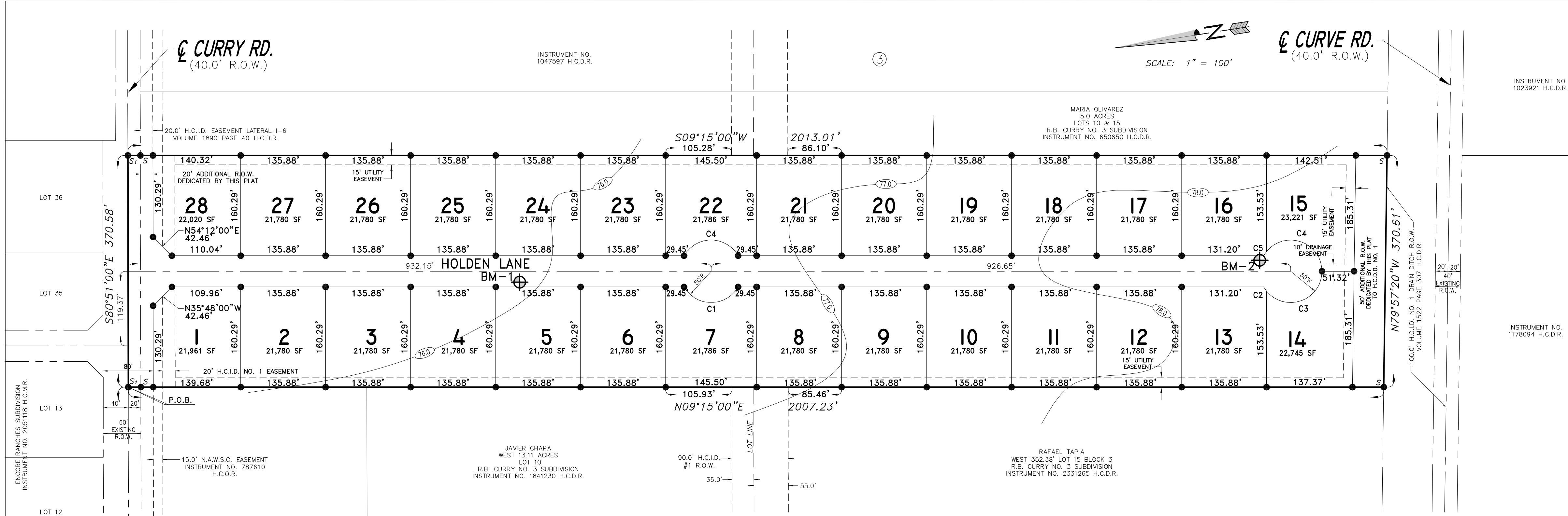
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X SHADED". ZONE "X SHADED" IS DEFINED AS AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- COMMUNITY-PANEL 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.  
 BM-1 TOP OF CURB INLET ELEVATION 75.10 N.G.V.D. 83  
 BM-2 TOP OF CURB INLET ELEVATION 77.50 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 40,502 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.

## LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

RANCHITOS DE SAN CARLOS SUBDIVISION IS LOCATED IN SOUTH CENTRAL HIDALGO COUNTY IN PRECINCT NO. 4. THE CITY OF EDINBURG 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.

## INDEX OF SHEETS

NO.	DESCRIPTION
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	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	MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT



### CURVE DATA

LOT	CURVE	RADIUS	LENGTH	TANGENT	CORD	BEARING	DELTA
7	C1	50.0'	104.72'	86.6'	86.6'	N02°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.

### METES AND BOUNDS DESCRIPTION

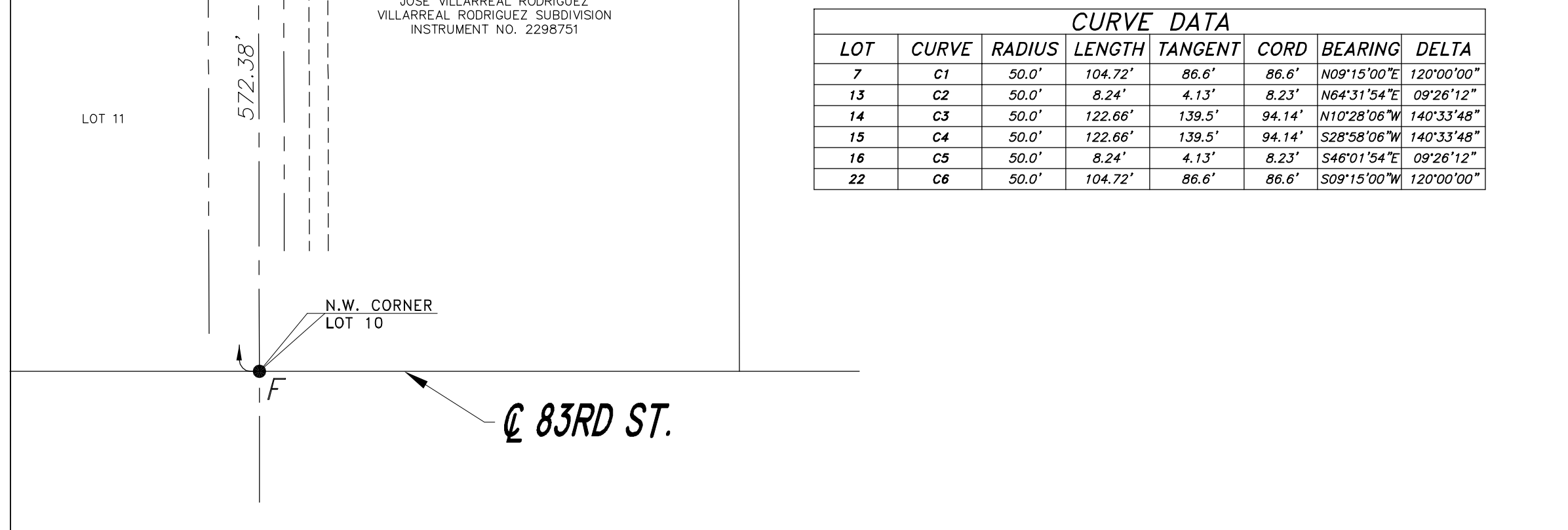
A 17.10 ACRE TRACT OF LAND BEING A PORTION OF LOTS 10 AND 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING THAT CERTAIN TRACT DESCRIBED IN QUITCLAIM DEED RECORDED IN DOCUMENT #1804673, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND 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 FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEARS S 80° 51' 00" E 572.38 FEET FROM A FOUND ONE-HALF INCH IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 10, R. B. CURRY SURVEY SUBDIVISION NO. 3.

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.

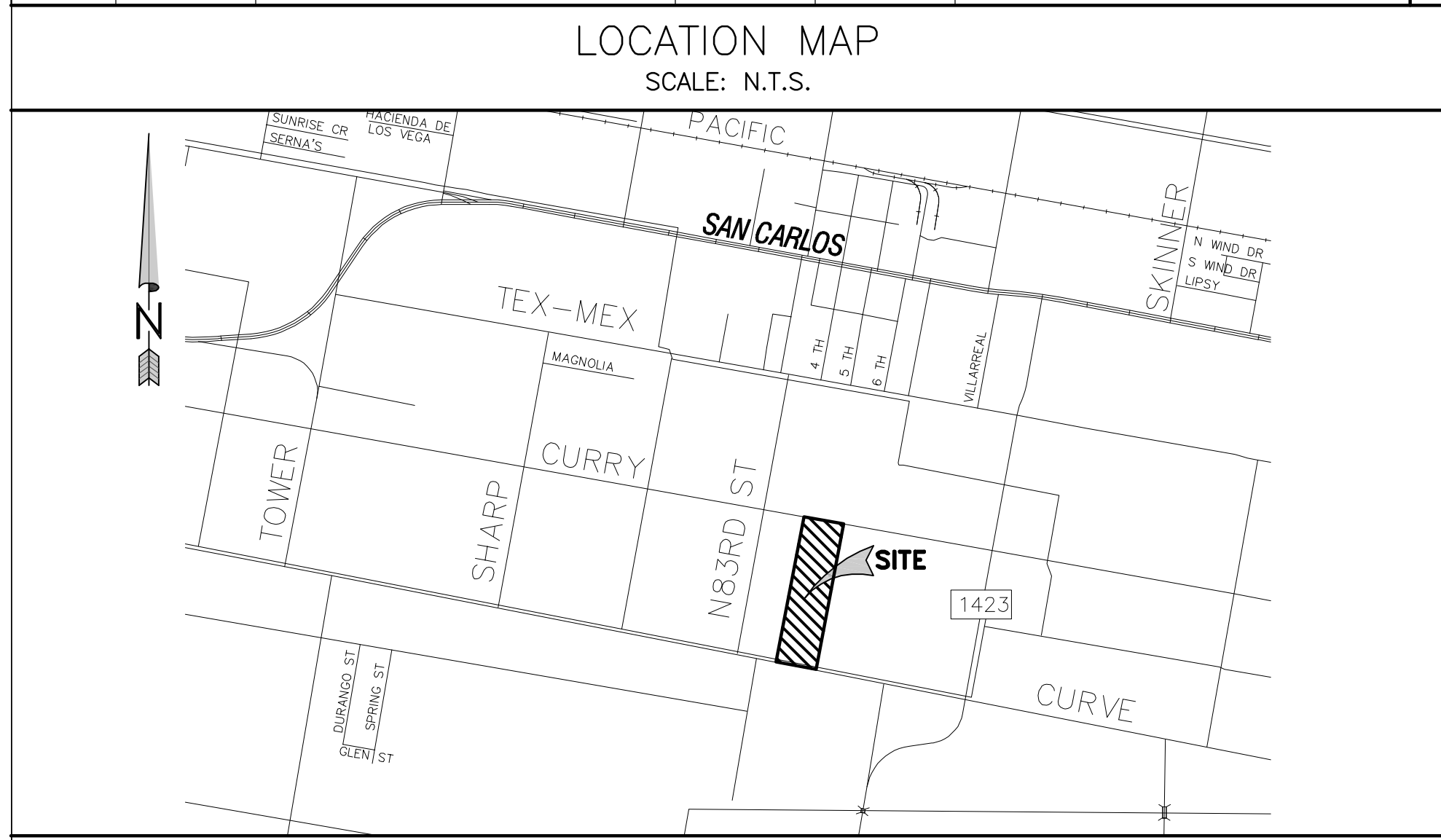


### REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

DANIEL MOFFATT, MANAGER DATE \_\_\_\_\_ H. HOLLIS RANKIN III, MANAGER DATE \_\_\_\_\_  
 916 S. McCOLL EDINBURG, TEXAS 78539 916 S. McCOLL EDINBURG, TEXAS 78539



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

### APPROVAL BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPLY 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 \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

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 OF 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, MAYOR OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG DATE \_\_\_\_\_

CITY SECRETARY DATE \_\_\_\_\_

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING & ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS RANCHITOS DE SAN CARLOS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CHAIRMAN, PLANNING & ZONING COMMISSION DATE \_\_\_\_\_

### THE STATE OF TEXAS COUNTY OF HIDALGO

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

REGISTERED PROFESSIONAL ENGINEER #64790

### 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

### PRINCIPAL CONTACTS:

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

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

**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:**  
 I, 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.H.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 \_\_\_\_\_ H. HOLLIS RANKIN III, MANAGER DATE \_\_\_\_\_  
 916 S. MCCOLL 916 S. MCCOLL  
 EDINBURG, TEXAS 78539 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 \_\_\_\_\_

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

**INFORME FINAL DE INGENIERIA RANCHITOS DE SAN CARLOS SUBDIVISION**  
 by Raul E. Garcia, P.E.  
**AGUA FINAL E INFORME DE INGENIERIA DE ALCANTARILLADO**

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

RANCHITOS DE SAN CARLOS SUBDIVISION SERA PROPORCIONADO CON AGUA POTABLE POR NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.). LA SUBDIVIDER Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HAN ENTRADO EN UN CONTRATO EN EL QUE NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS Y NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) HA PROPORCIONADO DOCUMENTACION SUFICIENTE PARA ESTABLECER A LARGO PLAZO LA CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO PLENO DE ESTA SUBDIVISION.

NORTH ALAMO AGUA SUPPLY CORPORATION (N.A.W.S.C.) TIENE UN DIAMETRO DE 8" DE LA LINEA DE AGUA QUE DISCURRE POR EL LAO SUR DEL DERECHO DE PASO DEL CURRY ROAD. LA SUBDIVIDER AMPLIARA LAS LINEAS DE AGUA DE 8" DE LA LINEA A LO LARGO DE LA CARRETERA DE CURRY PARA SERVIR A LA SUBDIVISION.

PARA LA DISTRIBUCION DE AGUA RANCHITOS DE SAN CARLOS LA SUBDIVISION CONSTA DE 14 - 1" DE DIAMETRO, DOS LINEAS DE SERVICIOS, DICHSO SERVICIOS TERMINAN EN EL MEDIDOR DE AGUA CAJAS PARA EL LOTE. TANTO EL DOBLE DE 1" Y 3/4" DE LOS SERVICIOS INDIVIDUALES Y DE LA CAJA DEL CONTADOR YA SE HAN INSTALADO, POR UN COSTO TOTAL DE \$52,682.95 O \$1,881.53 POR LOTE. ADEMÁS, EL HA PAGADO N.A.W.S.C. SUBDIVIDER LA SUMA DE \$38,600.00, QUE CUBRE EL COSTO DE \$1,378.52 POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTE TOTAL DEL CONTADOR DE AGUA, LA ADQUISICION DE DERECHOS, Y TODOS LOS MIEMBROS HONORARIOS U OTROS CARGOS RELACIONADOS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. A PETICION DEL PROPIETARIO, N.A.W.S.C. MUCHO INSTALAR RAPIDAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. LA TOTALIDAD DE LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DUO QUE EL SISTEMA DE DISTRIBUCION FUNCIONA A PARTIR DE LA FECHA DE LA GRABACION DEL PLAT.

**INSTALACIONES DE ALCANTARILLADO descripción; COSTO y operatividad FECHAS**

LAS AGUAS RESIDUALES DE RANCHITOS DE SAN CARLOS SUBDIVISION SERA TRATADA POR LOS SERVICIOS DE ALCANTARILLADO EN EL SITIO ("OSSF"), COMPUESTO DE UN DISEÑO ESTANDAR DE COMPARTIMIENTOS DOBLE TANQUE SEPTICO Y UN CAMPO DE DRENAJE EN CADA LOTE. LOS TRABAJOS FIRMANTES INGENIERO PROFESIONAL HA EVALUADO LA IDONEIDAD DEL SITIO PARA OSSF COMPARTIMENTADO Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA LA OSSF. EL INFORME FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO. CADA LOTE TIENE UN AREA ADECUADA PARA UN DRAINFIELD REEMPLAZOS.

CADA LOTE EN LA SUBDIVISION PROPUESTA ES AL MENOS DE 1/2 ACRE EN TAMAÑO. EL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICARON UN LIBRO DE ESTUDIO DE SUELOS ARENOSO SUELO FRANCO ARCILLOSO DE LA ZONA. AL MENOS DOS SUELOS SE REALIZARON EXCAVACIONES EN EL SITIO, EN EXTREMOS OPUESTOS DE LA ZONA DE ELIMINACION PROPUESTA. (PERFORACIONES ADICIONALES ERAN NECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE LIMITE DE AREA). EL SUELO ES UNA ARCILLA ARENOSA MARRON GRISACEO OSCURO MARGA EXTENDER HASTA 36" POR DEBAJO DE LA PARTE INFERIOR DE CUALQUIER PROPUESTA DE EXCAVACIONES. NO HAY NINGUNA INDICACION DE LAS AGUAS SUBTERRANEAS O UNA CAPA RESTRICTIVA DENTRO DE 24" DE LA PARTE INFERIOR DEL PROYECTO DE EXCAVACIONES. LA SUBDIVISION DRENA BIEN. EL SUELO ES UNA CLASE III EL SUELO.

EL COSTE DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$1,345.00, INCLUYENDO EL COSTO DE LA LICENCIA Y DEL PERMISO REQUERIDO. TODOS OSSF'S SE HAN INSTALADO A PARTIR DE LA FECHA DE SOLICITUD DE HOMOLOGACION PLAT POR UN COSTO TOTAL DE \$37,660.00 AL DEPARTAMENTO DE SALUD DEL CONDADO HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS OSSF EN AGOSTO DE 2016 POR EL DEPARTAMENTO DE SALUD.

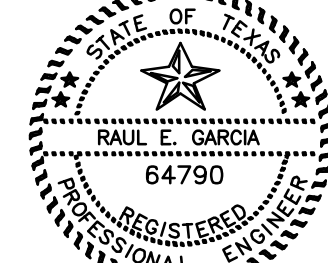
**ENGINEER CERTIFICATION:**

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:

LAS INSTALACIONES DE ABASTECIMIENTO DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRA UN COSTO TOTAL DE \$91,282.95. LO QUE EQUIVALE A \$3,260.10 POR LOTE.

INSTALACIONES DE ALCANTARILLADO - SISTEMA SEPTICO SE ESTIMA QUE COSTARA \$ 1,345.00 POR LOT (TODO INCLUIDO), PARA UN TOTAL DE \$ 37,660.00 PARA LA SUBDIVISION ENTERO.

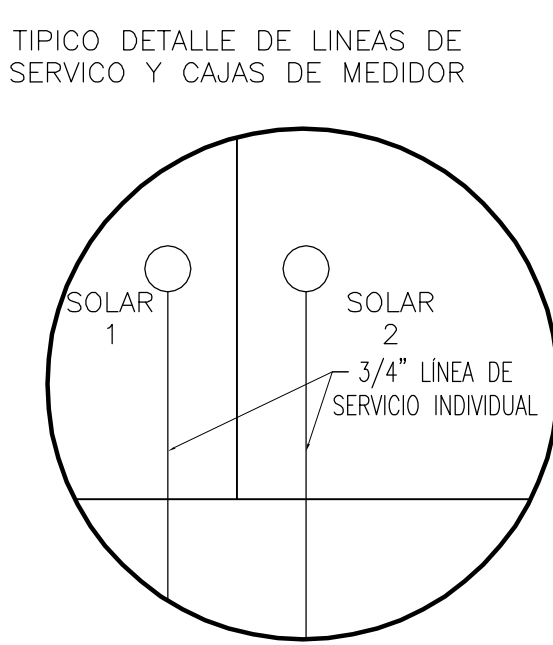
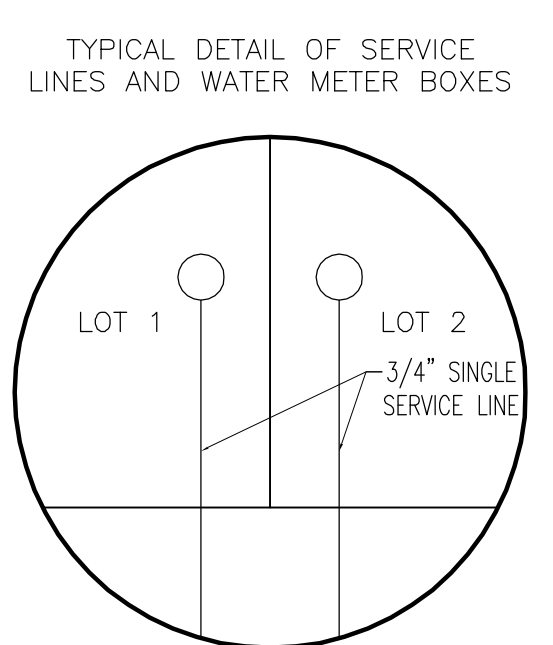
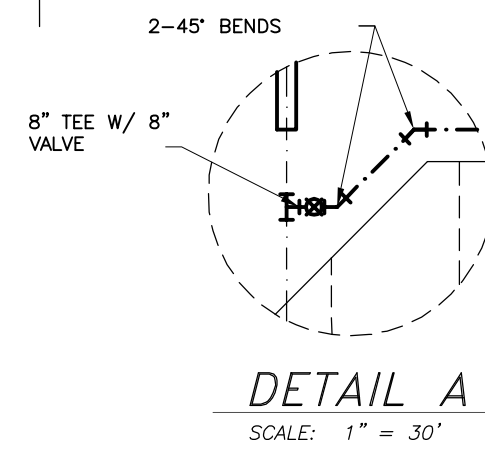
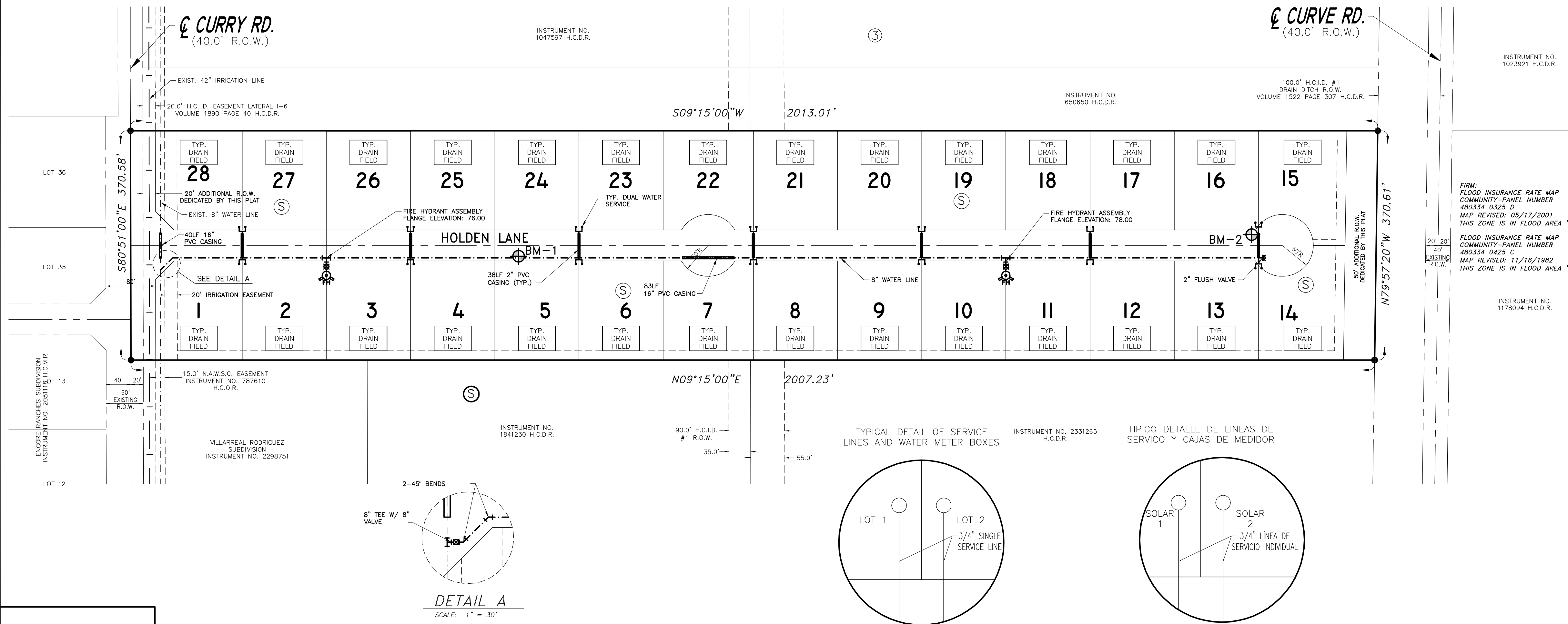
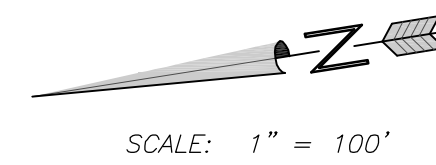
ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**COST ESTIMATE**

WATER	\$ 52,682.95
OSSF	\$ 33,600.00
PAVING	\$202,345.45
DRAINAGE	\$ 77,245.00
<b>TOTAL</b>	<b>\$369,933.40</b>

**LEGEND:**  
 (S) - SOIL BORE SAMPLES



**LEGEND:**  
 ○ - WATER METER BOX

**LEJENDA:**  
 ○ - CAJA DE MEDIDAR DE AGUA

# 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 (F-5501) & SURVEYOR (10015300)  
 116 NORTH 12th AVE.  
 EDINBURG, TEXAS 78541 (956) 381-1061  
 EMAIL: REGAASSOC@AOL.COM

**R. E. Garcia Associates**

JOB#: 2015-035  
 DRAWN BY: D.E.S.

**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 NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAVE ENTERED INTO A CONTRACT IN WHICH NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NORTH ALAMO WATER SUPPLY CORPORATION (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.

NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.) HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF CURRY ROAD. THE SUBDIVIDER WILL EXTEND 8" WATER LINES FROM THE LINE ALONG CURRY ROAD TO SERVE THE SUBDIVISION.

WATER DISTRIBUTION FOR RANCHITOS DE SAN CARLOS SUBDIVISION CONSISTS OF 14 - 1" DIAMETER DUAL SERVICE LINES, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR THE LOT. BOTH THE 1" DUAL AND 3/4" SINGLE SERVICES AND THE METER BOX HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$52,682.95, OR \$1,881.53 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$38,600.00, WHICH COVERS THE \$1,378.52 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, 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 SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**

SEWAGE FROM RANCHITOS DE SAN CARLOS 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.

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 COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,345.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$37,660.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON AUGUST 2016 BY THE HEALTH DEPARTMENT.

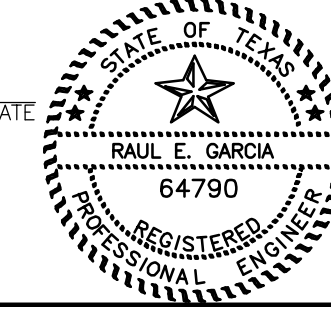
**ENGINEER CERTIFICATION:**

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 \$91,282.95 WHICH EQUALS TO \$3,260.10 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,345.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$37,660.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



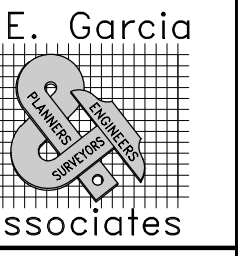
**FIRM:**  
 FLOOD INSURANCE RATE MAP  
 COMMUNITY-PANEL NUMBER  
 480334 0325 D  
 MAP REVISED: 05/17/2001  
 THIS ZONE IS IN FLOOD AREA "X"  
 FLOOD INSURANCE RATE MAP  
 COMMUNITY-PANEL NUMBER  
 480334 0425 C  
 MAP REVISED: 11/16/1982  
 THIS ZONE IS IN FLOOD AREA "B"

# 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  
116 NORTH 12TH AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSOC@AOL.COM



## DRAINAGE STATEMENT FOR RANCHITOS DE SAN CARLOS SUBDIVISION

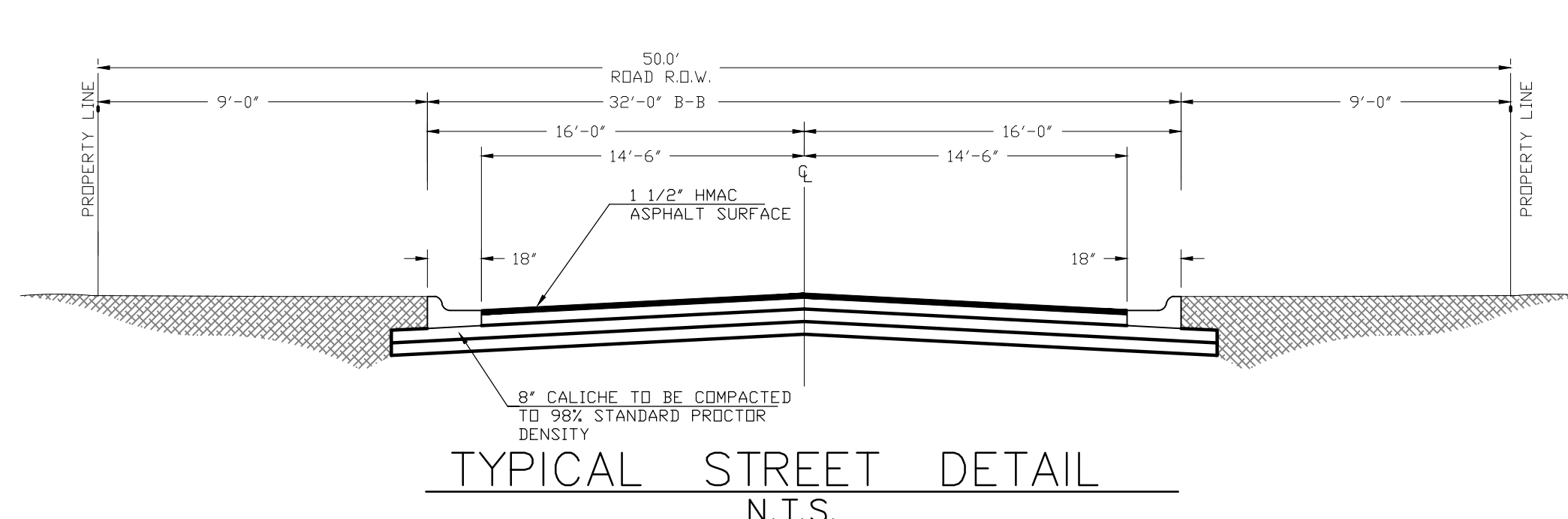
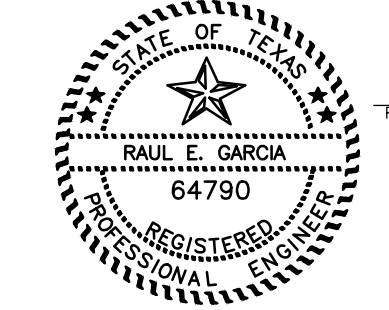
RANCHITOS DE SAN CARLOS SUBDIVISION CONSISTS OF A 17.10 ACRE TRACT OF LAND BEING A PORTION OF LOTS 10 AND 15, R. B. CURRY SURVEY SUBDIVISION NO. 3, AS RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE SOUTH SIDE OF CURRY ROAD APPROXIMATELY 575.00 FEET EAST 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.

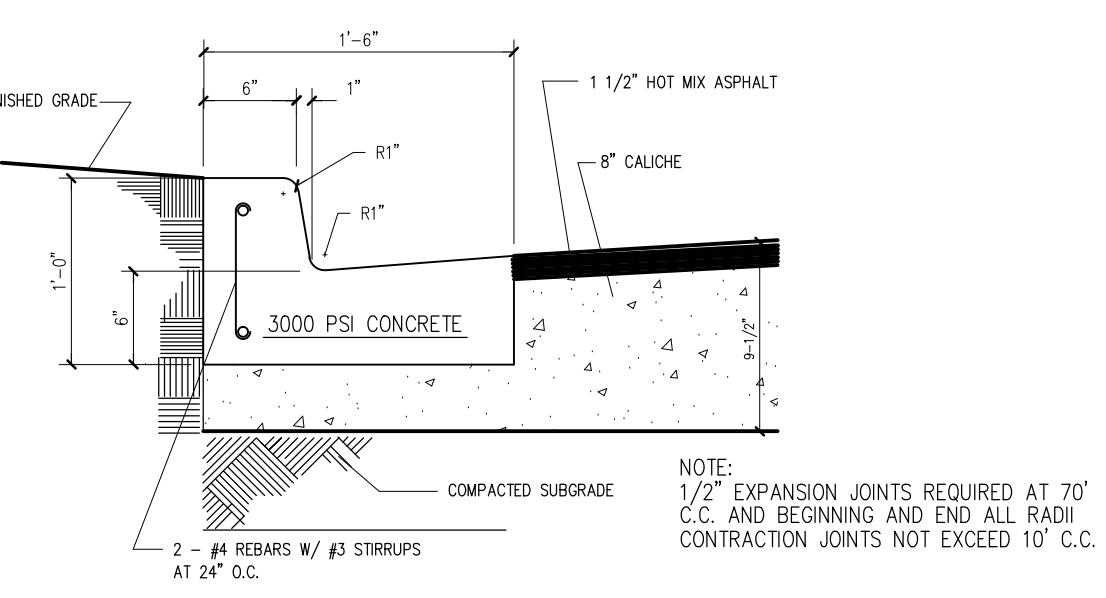
EXISTING RUNOFF IS DIRECTED TOWARDS THE NORTH TO EXISTING ROAD DITCHES ON CURRY ROAD WHICH FLOW SOUTHWEST AND TOWARDS A DRAINAGE DITCH LOCATED IMMEDIATELY SOUTH OF SUBJECT SITE. THE PROPOSED SUBDIVISION WILL BE DRAINED BY A NEW STORM SEWER SYSTEM LOCATED WITHIN THE NEW STREET. THIS NEW SYSTEM WILL DISCHARGE 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.

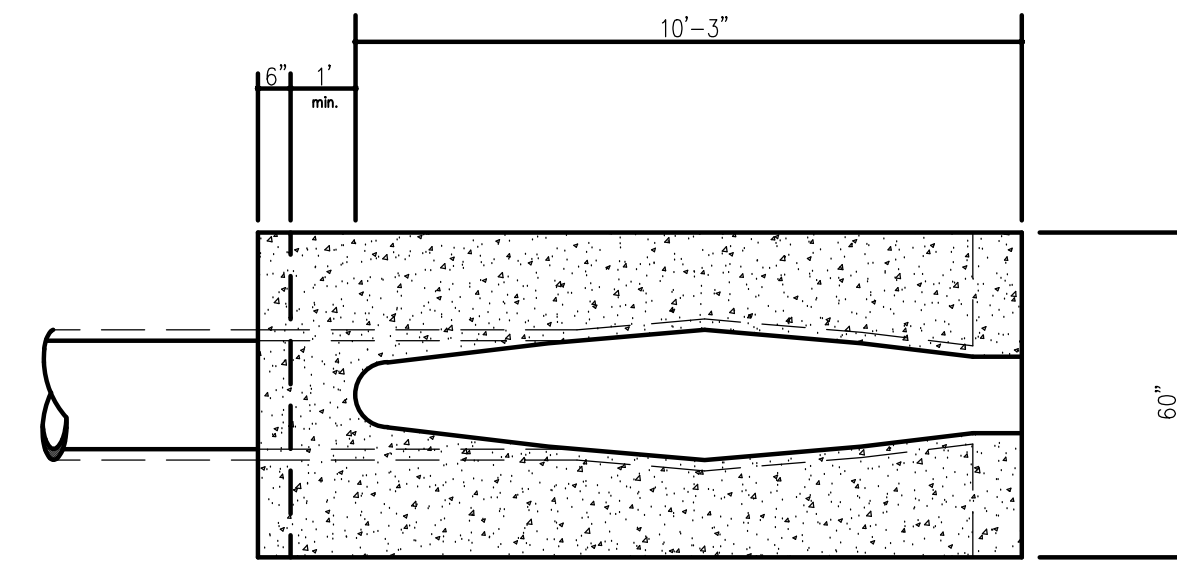
CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X SHADED". AREAS OF THE 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.



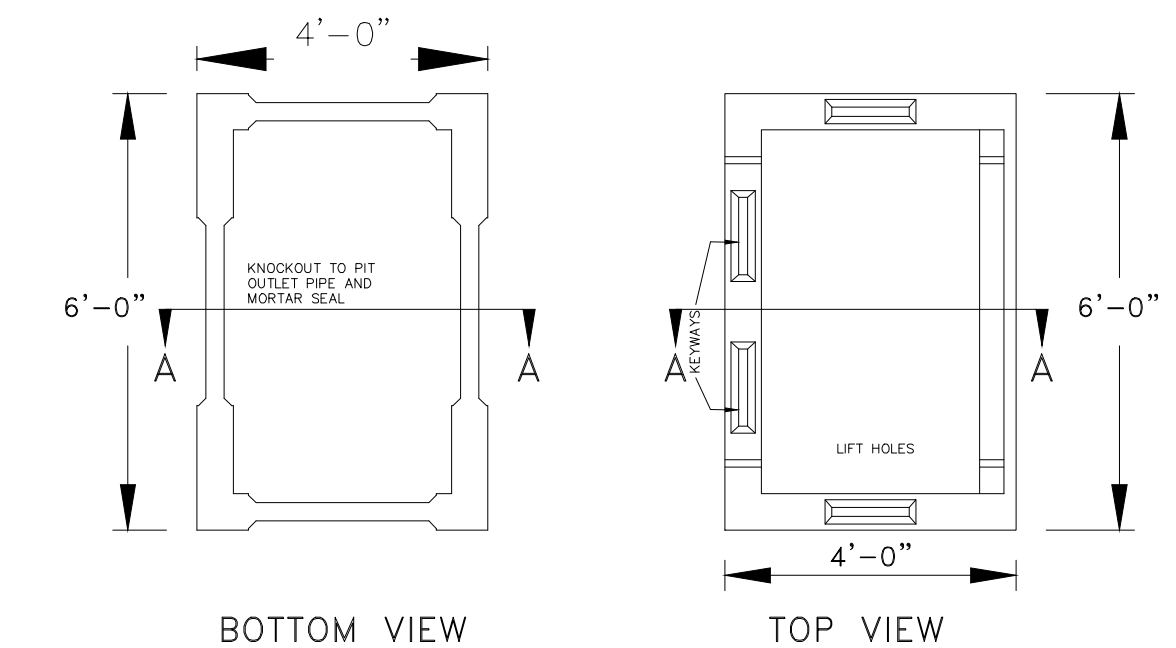
TYPICAL STREET DETAIL N.T.S.



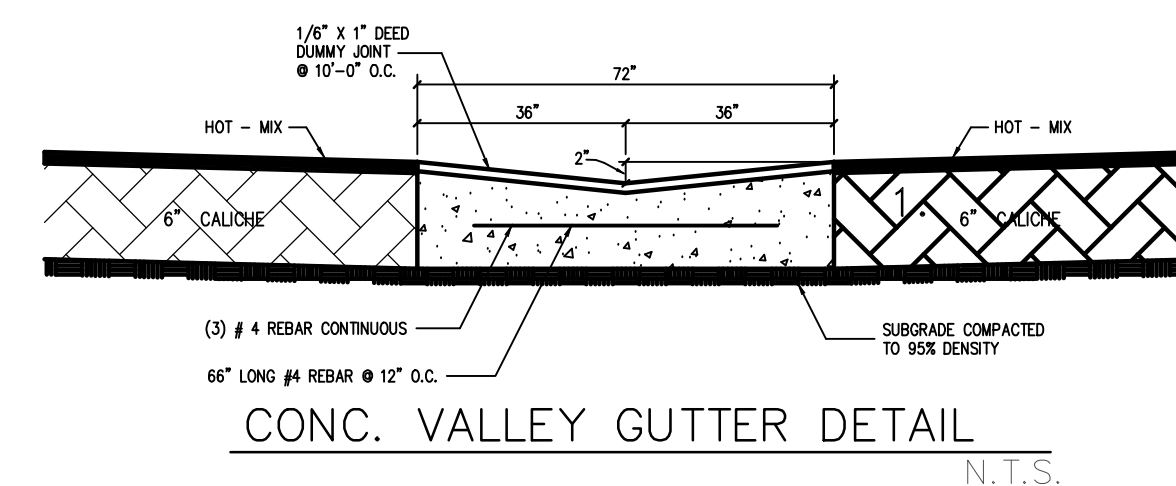
CURB AND GUTTER DETAIL N.T.S.



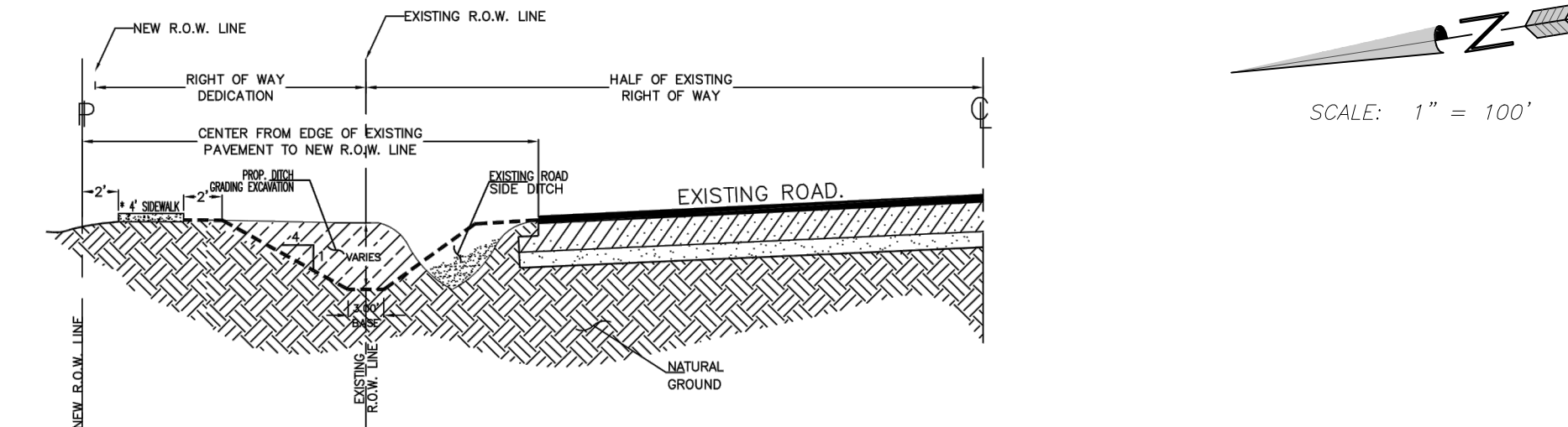
SAFETY END TREATMENT DETAIL N.T.S.



SECTION A-A TOP VIEW PRE-CAST LID  
SCALE: 1" = NONE



CONC. VALLEY GUTTER DETAIL N.T.S.



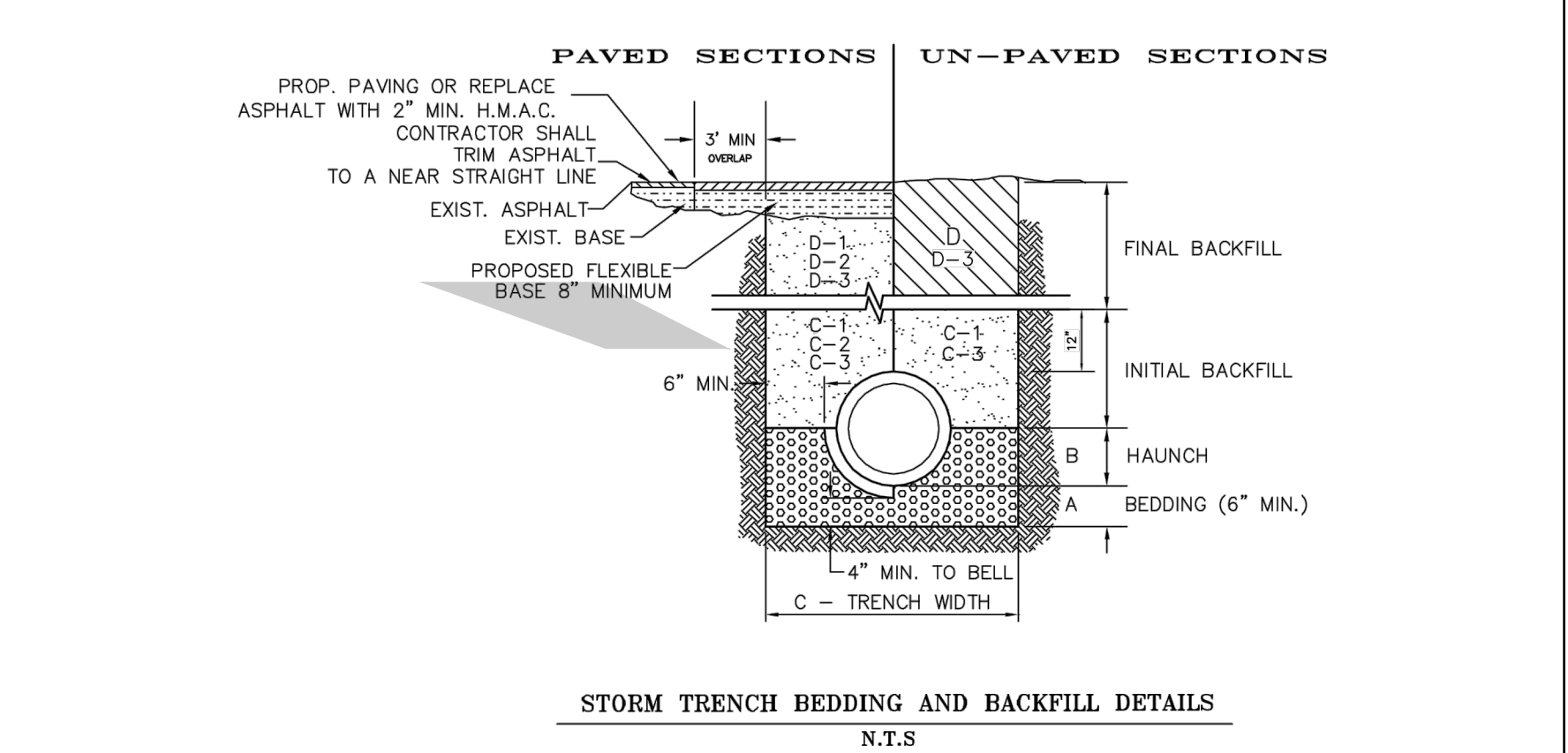
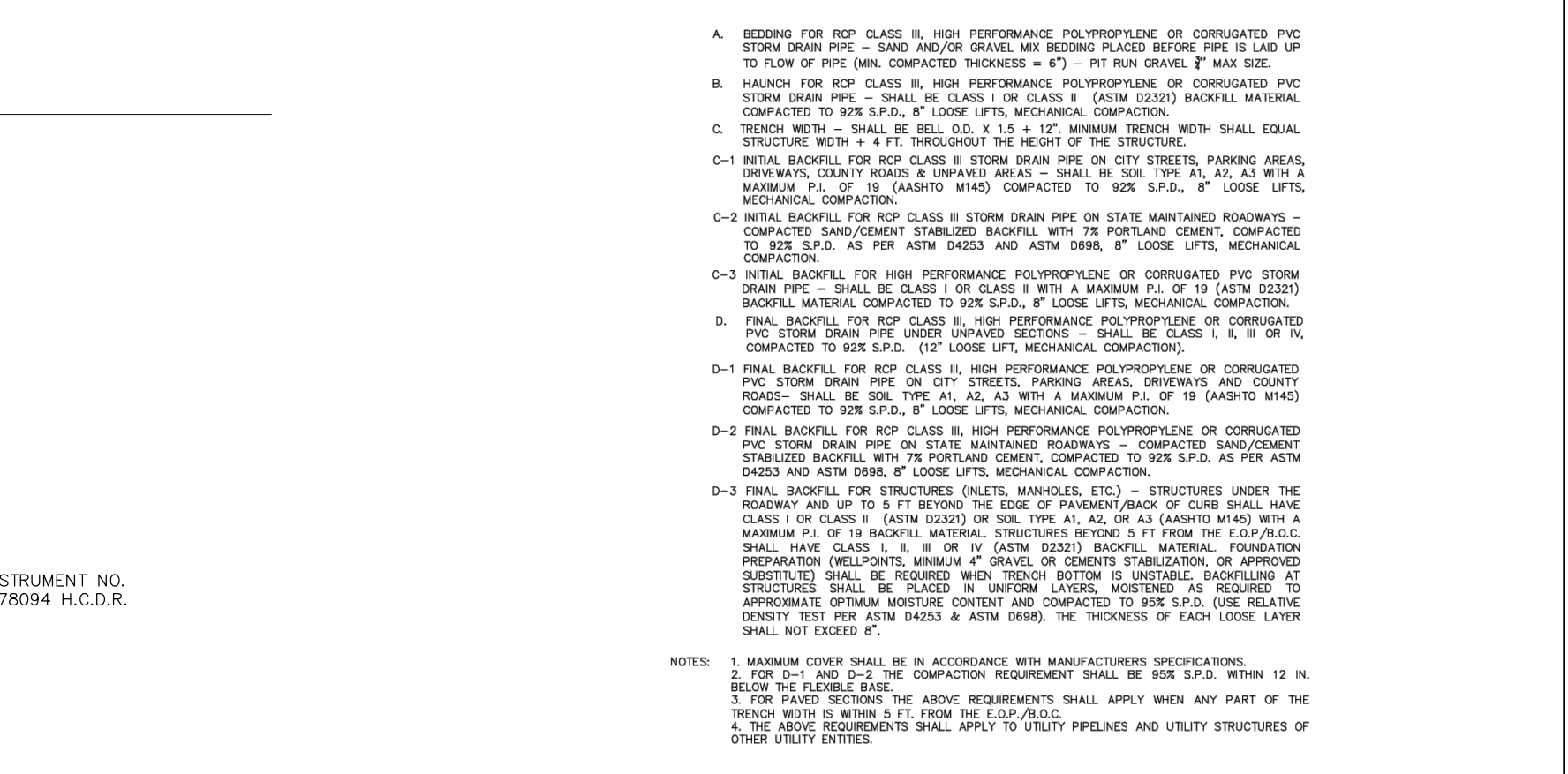
RECONSTRUCTION OF ROAD SIDE DITCH WITH SIDEWALK TO BE LOCATED WHEN REQUIRED.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

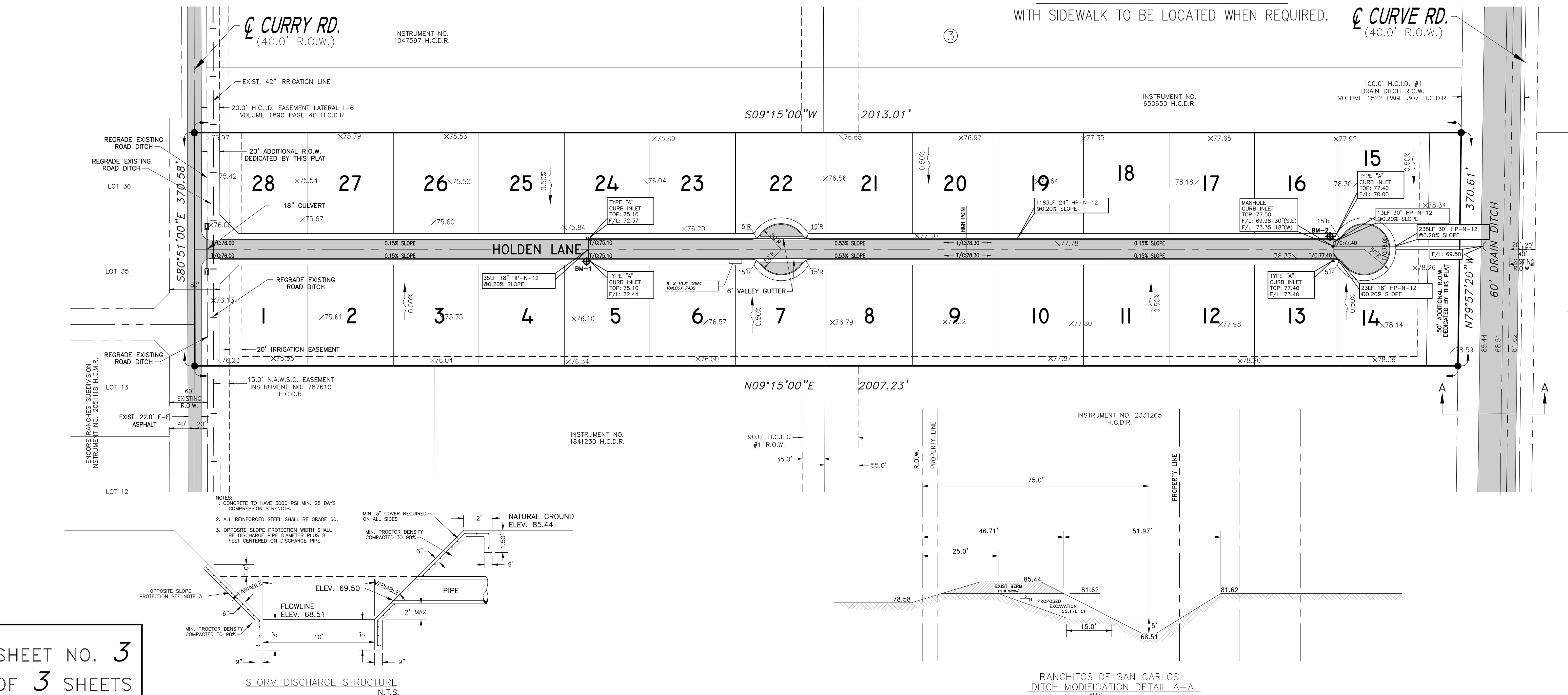
FIRM: FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: 05/17/2001 THIS ZONE IS IN FLOOD AREA "X"  
FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: 11/16/1992 THIS ZONE IS IN FLOOD AREA "B"

INSTRUMENT NO. 1023921 H.C.D.R.

### STORM TRENCH BEDDING AND BACKFILL DETAILS N.T.S.



STORM TRENCH BEDDING AND BACKFILL DETAILS N.T.S.



SHEET NO. 3 OF 3 SHEETS

RANCHITOS DE SAN CARLOS DITCH MODIFICATION DETAIL A-A N.T.S.