



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-27-2017

PROPOSED RANCHO EL POTRERO SUBDIVISION, PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: MANUEL CHAPA (PENA-CHAPA DEV.)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 74 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: EAST OF WESTERN ROAD APPROXIMATELY 300 FEET NORTH OF MILE 3 NORTH ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-20-2017 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE CONSISTS OF STORM SEWER SYSTEM DISCHARGING TO AN EXISTING DRAINAGE BASIN OWNED BY THE HCDD#1.

ROAD R.O.W. DEDICATION: 20.00 FEET ADDITIONAL R.O.W. ONTO WESTERN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6-09-2017 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-09-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: A. IZAGUIRRE

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: WESTERN ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-09-2017 : 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: _____, __

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MISSION.

Final Approval subject to recommendations other departments

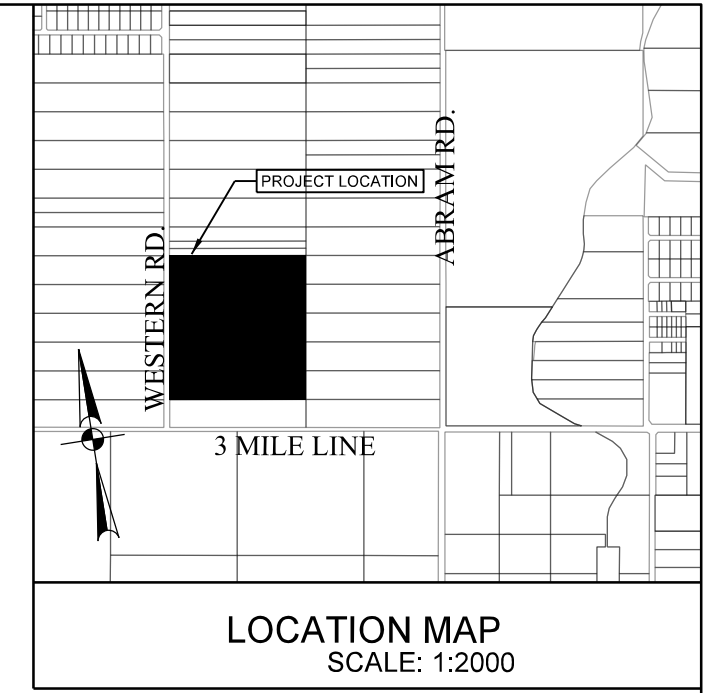
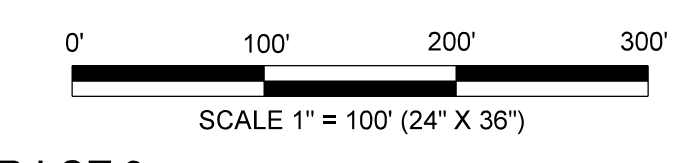
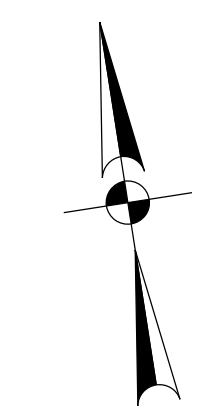
Final Approval with financial guarantee.

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.

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RANCHO EL POTRERO SUBDIVISION

BEING A 50.00 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING ALL OUT OF LOT 2, LOT 3, LOT 4, LOT 5, AND LOT 6, OUT OF BLOCK 1, TEXAS GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 58 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

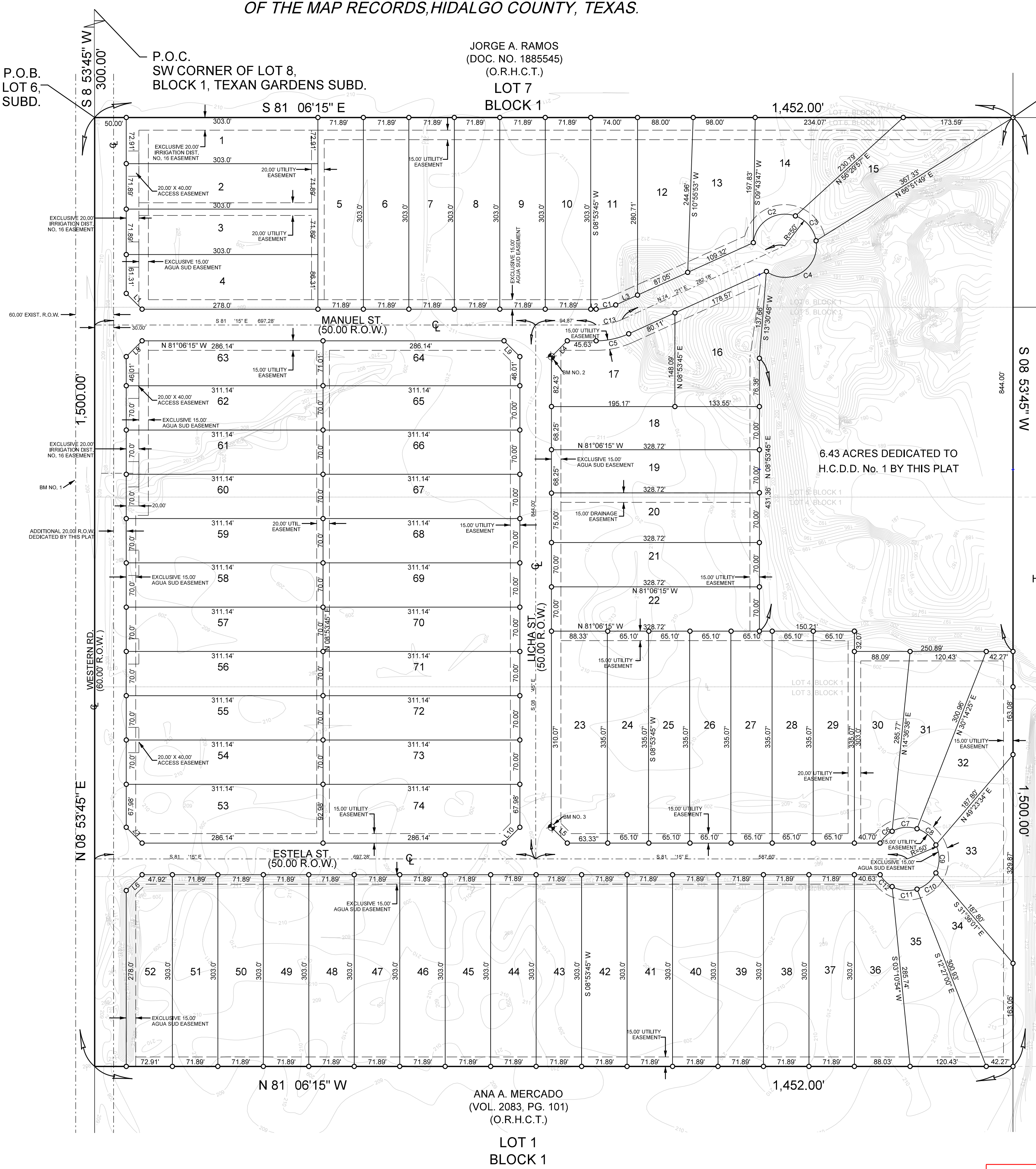


LOT	SQUARE FT.	ACRES
1	22092	0.50
2	21783	0.50
3	21783	0.50
4	25839	0.50
5	21783	0.50
6	21783	0.50
7	21783	0.50
8	21783	0.50
9	21783	0.50
10	21783	0.50
11	21855	0.50
12	21902	0.50
13	21781	0.50
14	24091	0.55
15	22549	0.52
16	24549	0.60
17	22176	0.53
18	22435	0.53
19	22435	0.53
20	25804	0.53
21	23010	0.53
22	23010	0.53
23	29284	0.68
24	21813	0.50
25	21813	0.50
26	21813	0.50
27	21813	0.50
28	21813	0.50
29	21813	0.50
30	21906	0.50
31	22307	0.51
32	21888	0.50
33	22659	0.52
34	21886	0.50
35	22305	0.51
36	21889	0.50
37	21783	0.50

LOT	SQUARE FT.	ACRES
38	21783	0.50
39	21783	0.50
40	21783	0.50
41	21783	0.50
42	21783	0.50
43	21783	0.50
44	21783	0.50
45	21783	0.50
46	21783	0.50
47	21783	0.50
48	21783	0.50
49	21783	0.50
50	21783	0.50
51	21781	0.50
52	21781	0.50
53	28617	0.66
54	21780	0.50
55	21780	0.50
56	21780	0.50
57	21780	0.50
58	21780	0.50
59	21780	0.50
60	21780	0.50
61	21780	0.50
62	21780	0.50
63	21780	0.50
64	21780	0.50
65	21780	0.50
66	21780	0.50
67	21780	0.50
68	21780	0.50
69	21780	0.50
70	21780	0.50
71	21780	0.50
72	21780	0.50
73	21780	0.50
74	28617	0.66

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	31.88'	75.00'	24°21'15"	31.64'	S86°43'03"W
C2	90.70'	50.00'	103°55'52"	78.76'	S66°30'17"W
C3	53.53'	50.00'	61°20'41"	51.01'	N30°51'27"W
C4	108.51'	50.00'	124°20'58"	88.44'	N61°59'23"E
C5	53.14'	125.00'	24°21'24"	52.74'	N86°43'03"E
C6	26.58'	50.00'	29°09'06"	26.58'	S54°19'44"W
C7	40.66'	50.00'	46°35'44"	39.55'	N86°57'27"W
C8	40.40'	50.00'	46°17'46"	39.31'	N40°30'40"W
C9	45.83'	50.00'	52°30'46"	44.24'	N08°53'45"E
C10	40.40'	50.00'	46°17'46"	39.31'	N58°18'10"E
C11	40.66'	50.00'	46°35'44"	39.55'	S75°15'03"E
C12	26.92'	50.00'	30°50'44"	26.61'	S36°31'11"E
C13	42.51'	100.00'	24°21'24"	42.19'	N77°49'18"E

LINE	LENGTH	BEARING
L1	35.35'	N36°06'15"W
L2	8.57'	N81°06'15"W
L3	37.87'	S74°32'21"W
L4	35.35'	N53°53'45"E
L5	35.35'	N36°06'15"W
L6	35.35'	N53°55'45"E
L7	35.35'	N36°06'15"W
L8	35.35'	N53°53'45"E
L9	35.35'	S36°06'15"E
L10	35.35'	S53°53'45"W



JAMES J. SHROEDER
(DOC. NO. 2575759)
(O.R.H.C.T.)
LOT 29
BLOCK 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
(DOC. NO. 2779801)
(O.R.H.C.T.)

TEXAS GARDEN
VOL. 8, PG. 58, M.R.H.C.

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JULIO C. CERDA, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 90524, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

JULIO C. CERDA, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 90524

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

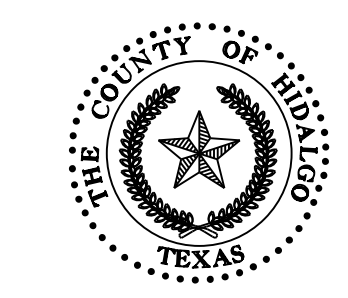
I, KURT SCHUMACHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.

KURT SCHUMACHER, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6333
FIRM #
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572

JORGE A. RAMOS
(DOC. NO. 1885545)
(O.R.H.C.T.)
LOT 7
BLOCK 1

ANA A. MERCADO
(VOL. 2083, PG. 101)
(O.R.H.C.T.)
LOT 1
BLOCK 1

LOCATION DESCRIPTION
RANCHO EL POTRERO SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATE 308 FT NORTH OF THE INTERSECTION OF MILE 3 (FM 1924) AND WESTERN RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 83,394, 2015 CENSUS.). RANCHO EL POTRERO SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

- INDEX OF SHEETS
- 1- LOT LAYOUT
 - 2- NOTES PAGE
 - 3- UTILITY LAYOUT AND ENGINEERING REPORT
 - 4- PAVING LAYOUT AND DRAINAGE DESIGN

No.	SHEET	REVISION NOTES		
		REVISION	DATE	APPROVED

PRELIMINARY REVIEW

SUBDIVISION PLAT
SHEET 1 OF 4

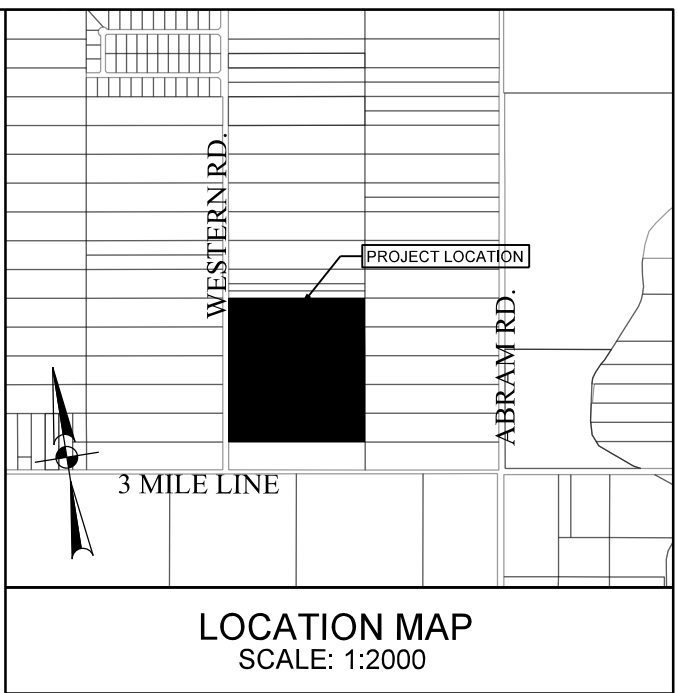
PRINCIPAL CONTACTS:					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	MISSION, TEXAS 78572	(956) 581-3918	
ENGINEER:	JULIO C. CERDA, P.E.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 583-7116
TBPE REG # 1500



RANCHO EL POTRERO SUBDIVISION

BEING A 50.00 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING ALL OUT OF LOT 2, LOT 3, LOT 4, LOT 5, AND LOT 6, OUT OF BLOCK 1, TEXAS GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 58 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.



LOCATION DESCRIPTION

RANCHO EL POTRERO SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATE 308 FT NORTH OF THE INTERSECTION OF MILE 3 (FM 1924) AND WESTERN RD, THE ONLY NEARBY MUNICIPALITY IS THE CITY MISSION, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 83,394, 2015 CENSUS.). RANCHO EL POTRERO SUBDIVISION LIES APPROXIMATELY 2½ MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3½ MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

PENA CHAPA DEVELOPMENT, AS OWNER OF THE 50.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHO EL POTRERO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

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

PENA CHAPA DEVELOPMENT, INC. DATE
PO BOX 1958
MISSION TX 78572

THIS PLAT OF RANCHO EL POTRERO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

CHAIRMAN

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHO EL POTRERO SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION DATE

ATTEST: CITY SECRETARY DATE

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JULIO C. CERDA, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 90524, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

JULIO C. CERDA, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 90524

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, KURT SCHUMACHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.

KURT SCHUMACHER, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 6333
FIRM #10193896
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572

APPROVED BY DRAINAGE DISTRICT:

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 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 RESPONSABILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. DATE

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHO EL POTRERO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHO EL POTRERO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

HIDALGO COUNTY JUDGE DATE

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 16 ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 16 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____
PRESIDENT

SECRETARY

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C- AREAS OF MINIMAL FLOODING, AS PER COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.

2. MINIMUM BUILDING SETBACK LINES:

FRONT SETBACK: 25 FEET OR EASEMENT WHICHEVER IS GREATER

50 FEET FOR LOTS FRONTING WESTERN ROAD

SIDE SETBACK: INTERNAL LOT: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER

EXTERNAL LOT: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

REAR SETBACK: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

BM-1 IS A SET 5/8" IRON PIN WITH PLASTIC CAP "ROWSS CONTROL" ALONG THE WESTERN RD.

N= 18625411.2979

E= 1016618.5531

ELEV.= 209.23

BM-2 IS A SET 5/8" IRON PIN WITH PLASTIC CAP "ROWSS CONTROL" ON NW CORNER OF LOT 17.

N=

E=

ELEV.=

BM-3 IS A SET 5/8" IRON PIN WITH PLASTIC CAP "ROWSS CONTROL" ON SW CORNER OF LOT 23.

N=

E=

ELEV.=

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 98,664 CUBIC FEET, 2.27 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. EACH PURCHASE 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.

9. 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 OCCUPYING AN EASEMENT.

10. 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 LOT.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

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 DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

12. MANUEL CHAPA, THE OWNER & SUBDIVIDER OF RANCHO EL POTRERO SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.

13. ALL RIGHTS EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT No. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

14. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT No. 16.

15. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

17. LOT 16 AND LOT 17 WILL ONLY HAVE ACCESS THROUGH MANUEL STREET.

18. LOT 53 WILL ONLY HAVE ACCESS THROUGH ESTELA ST. NO ACCESS SHALL BE ALLOWED THRU WESTERN RD.

METES AND BOUNDS

BEING A 50.00 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING ALL OF LOT 2, LOT 3, LOT 4, LOT 5, AND LOT 6, OUT OF BLOCK 1, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID LOTS CONVEYED TO PENA CHAPA DEVELOPMENT, INC. AS DESCRIBED IN DOCUMENT NUMBER 2796995 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, DOCUMENT NUMBER 2805462 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND DOCUMENT NUMBER 27529040, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 50.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL FOUND IN THE CENTERLINE OF WESTERN ROAD, A CALLED 60.00 FOOT RIGHT OF WAY, AS SHOWN BY MAP OF TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 58, OF THE MAP RECORDS, OF HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF LOT 8, CONVEYED BY WARRANTY DEED TO CARKRIS, L.P., TEXAS LIMITED PARTNERSHIP, AS DESCRIBED IN DOCUMENT NUMBER 2803191, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE CONTINUING WITH THE WEST LINE OF SAID LOT 8, BEING THE CENTERLINE OF SAID WESTERN ROAD, A 60.00 FOOT RIGHT OF WAY, S 08°53'45" W, A DISTANCE OF 300.00 FEET TO THE NORTHWEST CORNER OF LOT 6, BEING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE CENTERLINE LINE OF WESTERN ROAD, A 60.00 FOOT RIGHT OF WAY, WITH THE NORTH LINE OF SAID CHAPA'S TRACT OF LAND, S 81°08'15"E, A DISTANCE OF 30.00 FEET TO A 1/2" IRON PIN FOUND IN THE EXISTING EAST RIGHT OF WAY LINE OF WESTERN ROAD, AT A DISTANCE OF 50.00 FEET PASSING A 5/8" IRON PIN SET IN THE PROPOSED EAST RIGHT OF WAY LINE OF WESTERN ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A 1/2" IRON PIN FOUND ON THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE NORTH LINE OF SAID CHAPA'S TRACT OF LAND, WITH THE EAST LINE OF SAID LOT 6, S 08°53'45"W, A DISTANCE OF 1500.00 FEET TO THE NORTH LINE OF LOT 1, CONVEYED BY WARRANTY DEED TO ANA MERCADO, AS DESCRIBED IN VOLUME 2083, PAGE 101, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE NORTH LINE OF MERCADO'S TRACT OF LAND, N 81°08'15" W, AT A DISTANCE OF 1402.00 FEET PASSING A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP. COR." SET IN THE PROPOSED EAST LINE OF WESTERN ROAD, AT A DISTANCE OF 1422.00 FEET PASSING THE EXISTING EAST RIGHT OF WAY LINE OF WESTERN ROAD, A 60.00 FOOT RIGHT OF WAY, CONTINUING A TOTAL DISTANCE OF 1,452.00 FEET TO A MAG NAIL SET FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE CENTERLINE OF SAID WESTERN ROAD, THE WEST LINE OF SAID MERCADO'S TRACT OF LAND, N 08°53'45"E A DISTANCE OF 1,500.00 FEET TO THE POINT OF BEGINNING AND BEING A 50.00 OF AN ACRE TRACT OF LAND.

BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.



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

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

INDEX OF SHEETS

- 1- LOT LAYOUT
- 2- NOTES PAGE
- 3- UTILITY LAYOUT AND ENGINEERING REPORT
- 4- PAVING LAYOUT AND DRAINAGE DESIGN

PRELIMINARY REVIEW

SUBDIVISION PLAT NOTES

SHEET 2 OF 4

PRINCIPAL CONTACTS:					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PENA CHAPA DEVELOPMENT	P.O. BOX 1958	MISSION, TEXAS 78572	(956) 581-3918	
ENGINEER:	JULIO C. CERDA, P.E.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	900 S. STEWART, STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 583-7116
TBPE REG. # 1500



DRAINAGE REPORT RANCHO EL POTRERO

PROJECT LOCATION

RANCHO EL POTRERO IS A PROPOSED 74 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION BEING 50.00 ACRE TRACT OF LAND SITUATED IN THE CITY OF MISSION ETJ, HIDALGO COUNTY, TEXAS, AND BEING ALL OUT OF LOT 2, LOT 3, LOT 4, LOT 5, AND LOT 6, OUT OF BLOCK 1, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS. SAID LOTS CONVEYED TO THE PEÑA CHAPA DEVELOPMENT, INC. AS DESCRIBED IN DOCUMENT NUMBER 2796095, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, DOCUMENT NUMBER 2805462, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND IN DOCUMENT NUMBER 27529040, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

FLOOD PLAN

THE PROPERTY IS IN ZONE C, AREAS OF MINIMAL FLOODING, AS PER COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1992.

SOIL CONDITIONS

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 53.2% OF BRENNAN FINE SANDY LOAM (3), WITH 0 TO 1 PERCENT SLOPES, 33.2% OF HIDALGO FINE SANDY LOAM (25), WITH 0 TO 1 PERCENT SLOPES, AND 13.6% OF CUERTAS-RANDADO COMPLEX (51), WITH 0 TO 3 PERCENT SLOPES. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THIS SOIL IS LISTED IN HYDROLOGIC GROUP B. SEE APPENDIX C.

EXISTING CONDITIONS

THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A VERY SLIGHT GRADE APPROXIMATELY (0-0.7%). IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF MISSION AND COUNTY OF HIDALGO, THE RATIONALE METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE EXISTING STORM WATER RUNOFF FOR THIS SITE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 28,650 CFS.

PROPOSED CONDITIONS

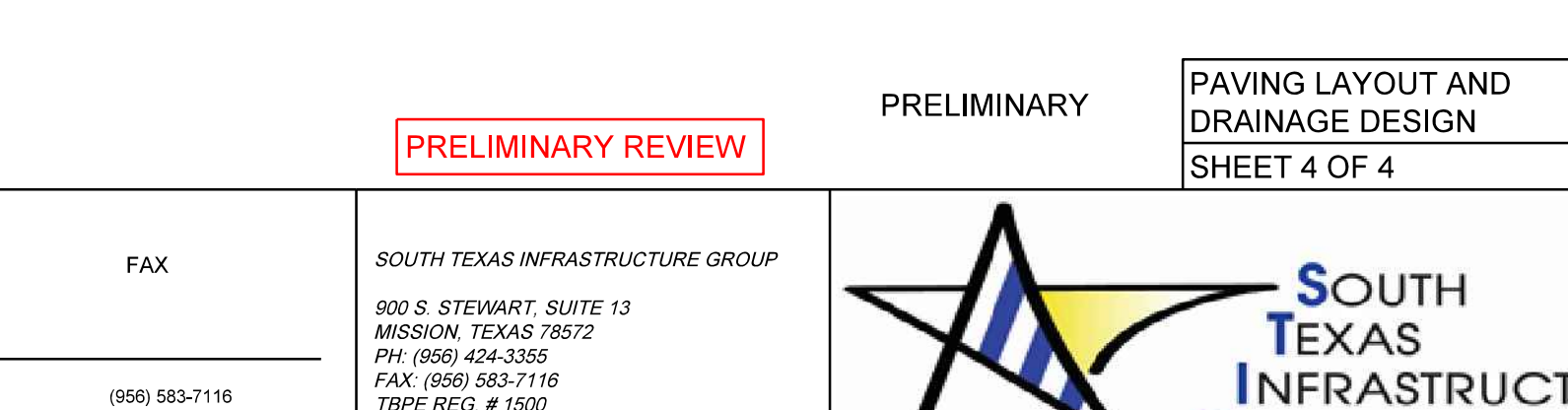
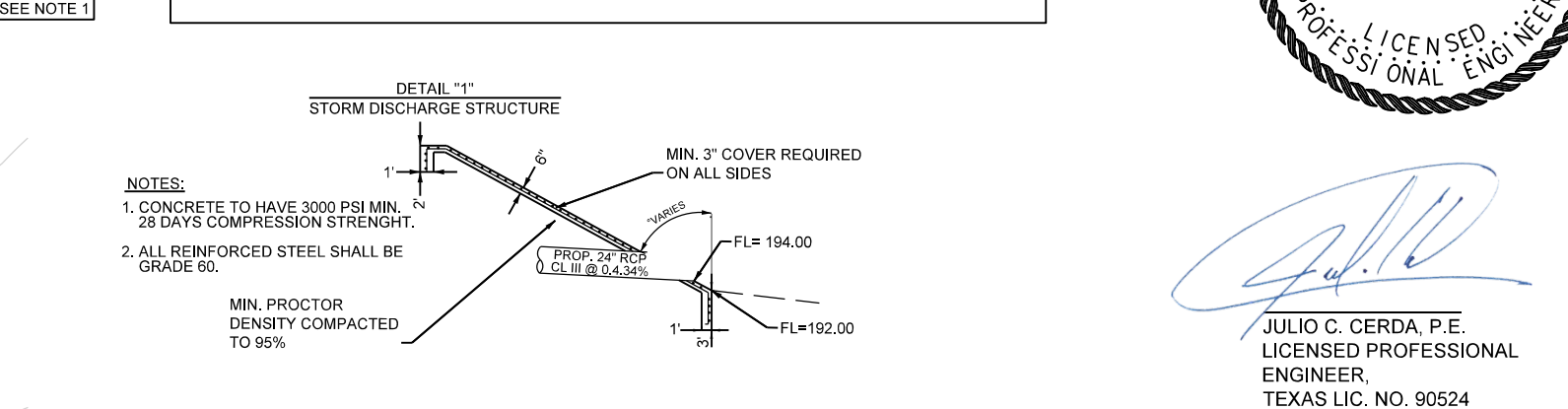
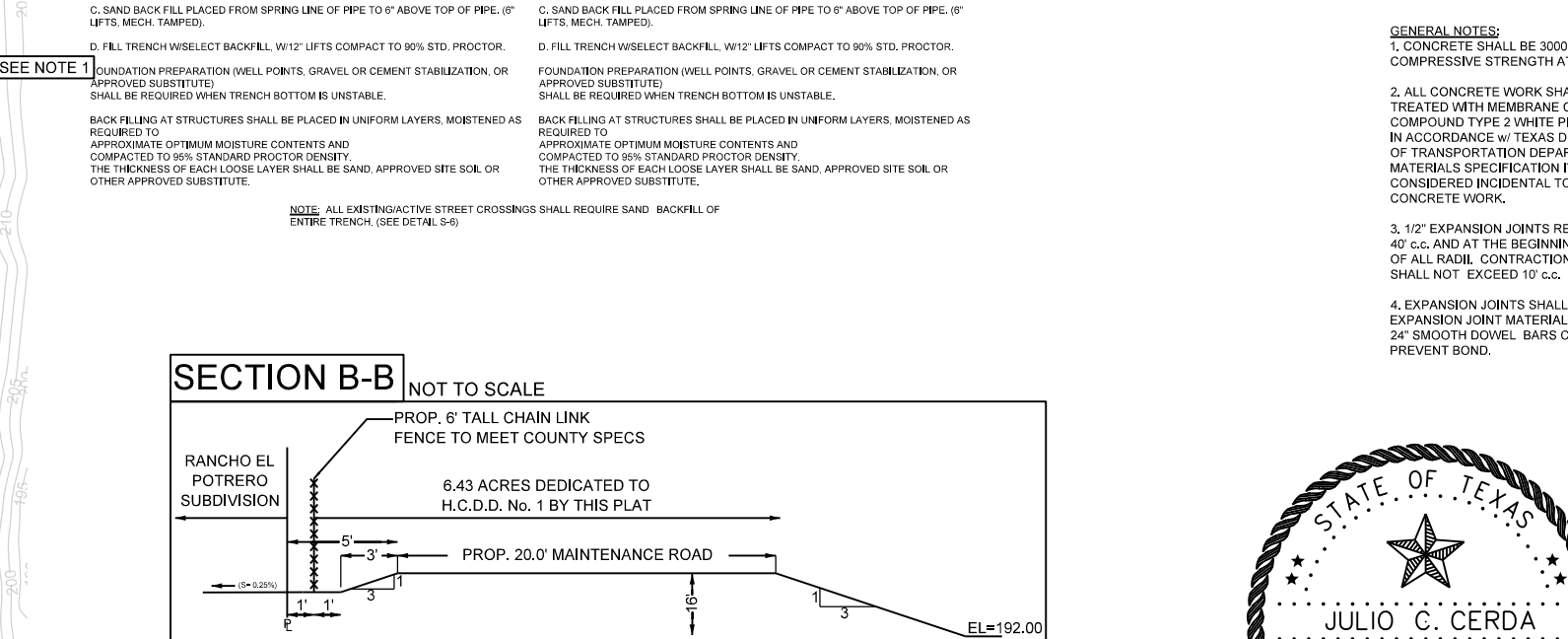
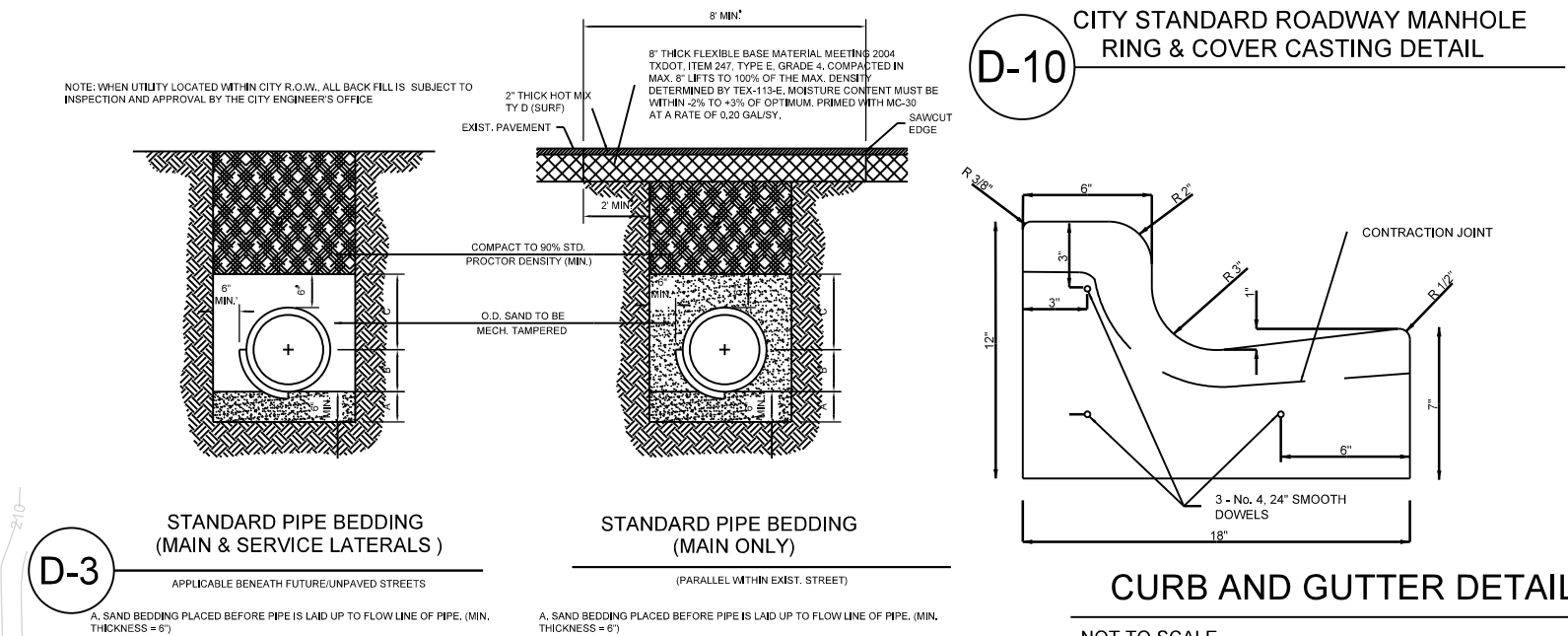
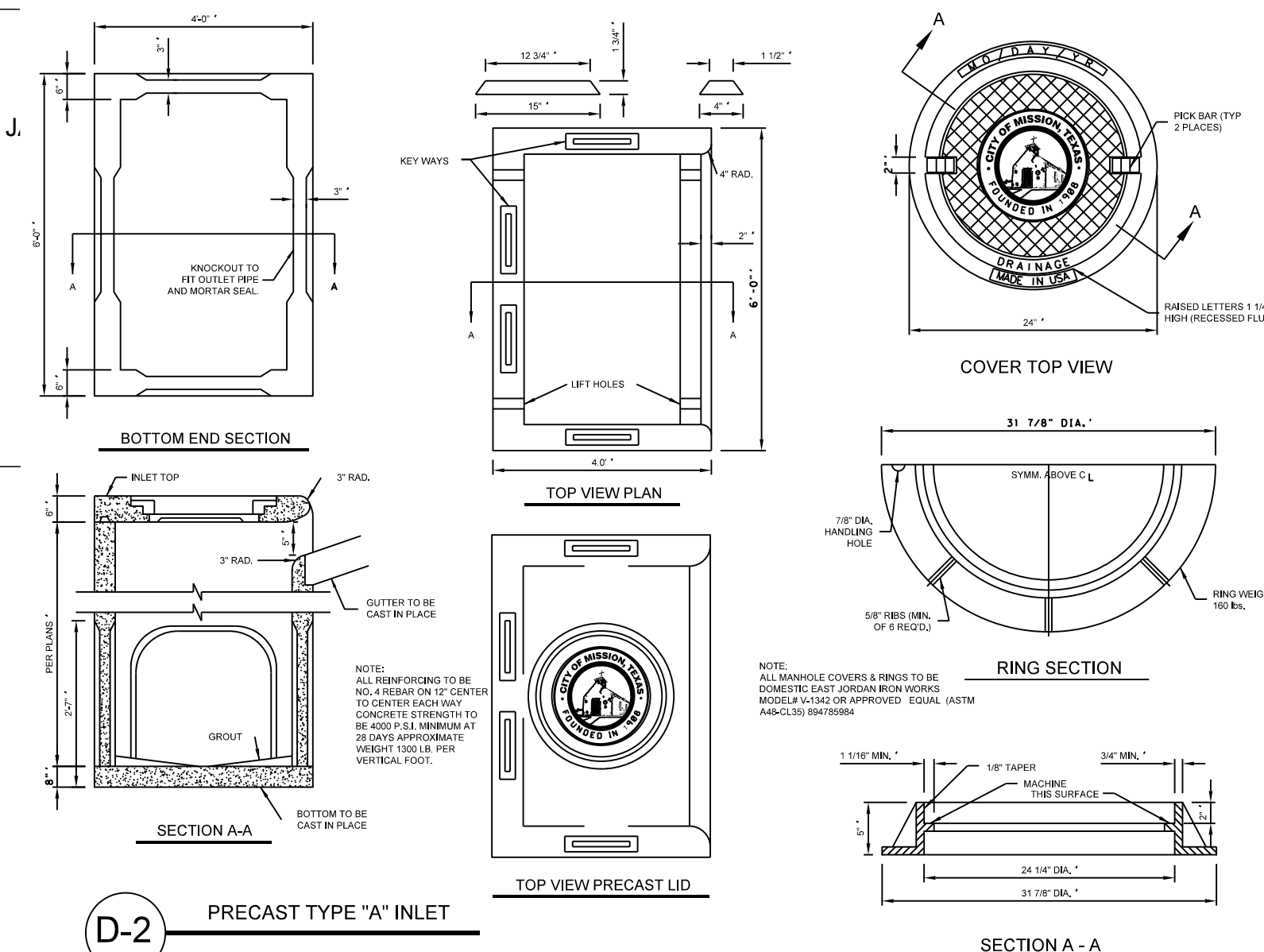
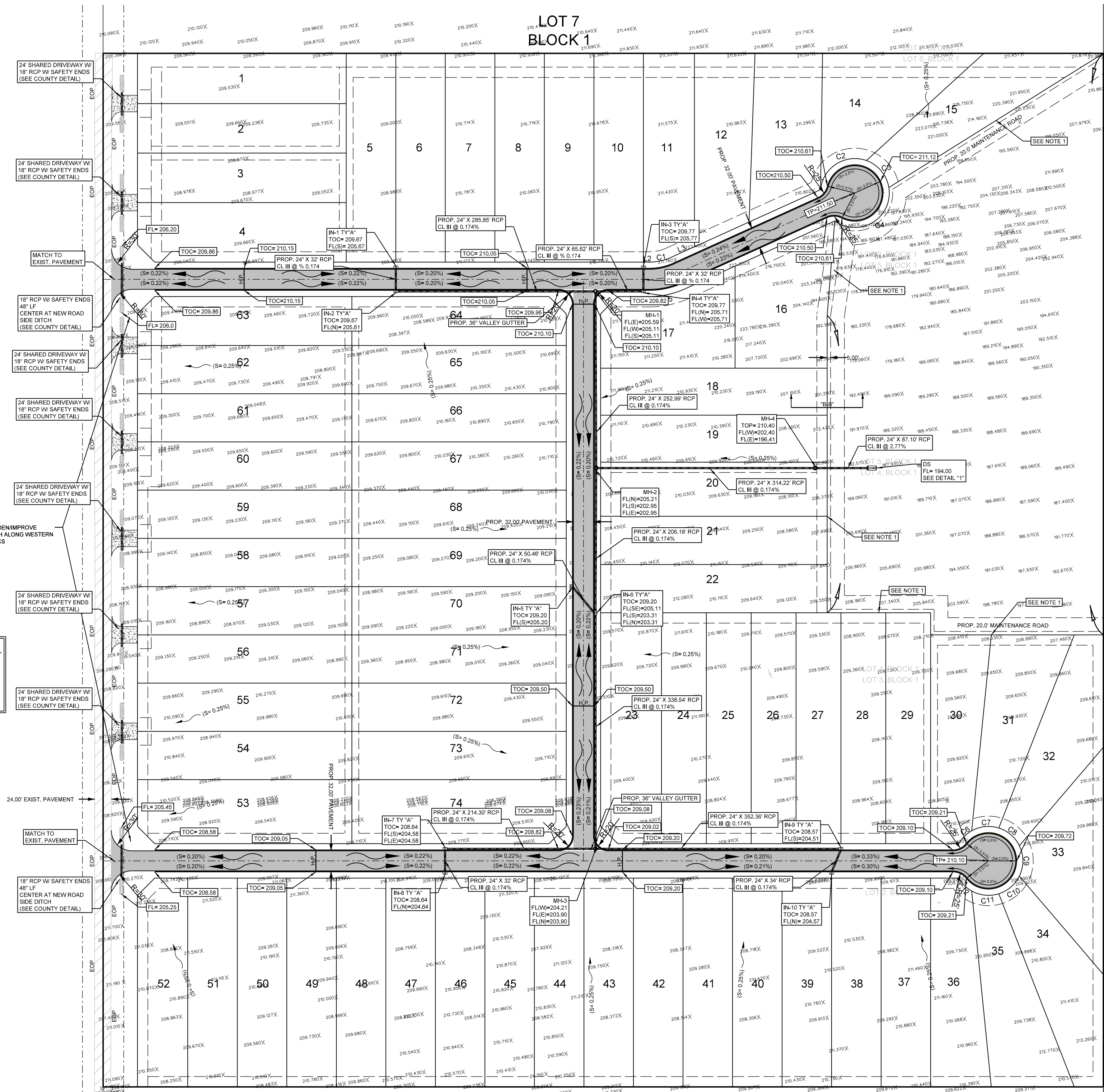
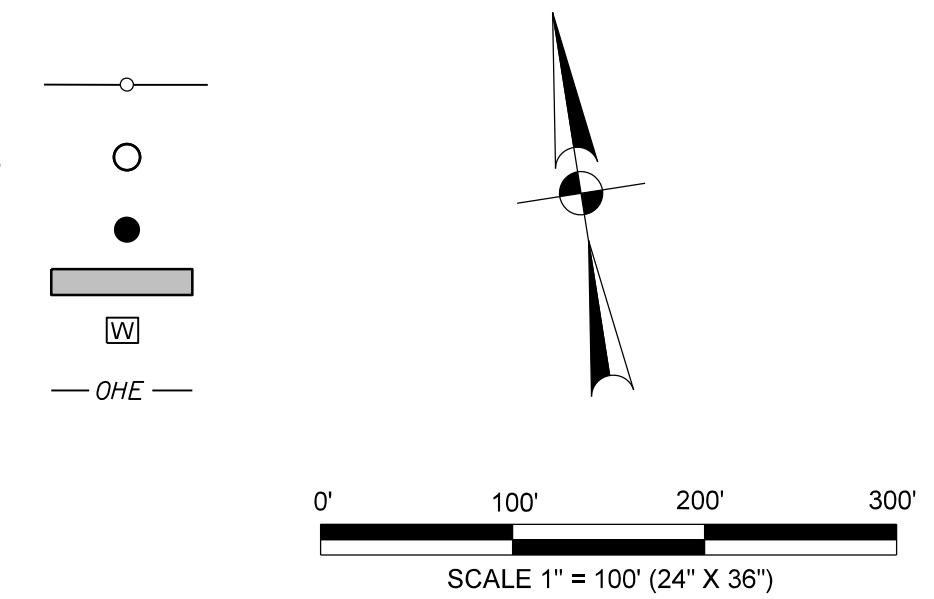
THE PROPOSED DRAINAGE SYSTEM SHALL CONSIST OF THE INSTALLATION OF AN INTERNAL STORM SEWER SYSTEM WITH INLETS IN THE STREET TO COLLECT SURFACE RUNOFF FROM LOTS AND STREET. THIS SYSTEM WILL HAVE PIPES SIZE OF 24" AND WILL ONLY HAVE ONE OUTFALL LOCATED IN LOTS 30, 31, 32, 33, AND 34, OF BLOCK 1, TEXAN GARDENS SUBDIVISION. IN ACCORDANCE WITH THE CITY OF MISSION AND COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE MITIGATED TO THE EXISTING 10-YEAR STORM WATER RUNOFF. THE PEAK RATE WILL BE 85.31 CFS WHICH WILL GIVE US A NET INCREASE OF 56.71 CFS. A TOTAL OF 98,564 CUBIC FEET OR 2.27 ACRES FEET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED. CAMINO DE ABRAM SUBDIVISION DRAINAGE REPORT, DESCRIBES A 6.054 ACRE-FT. REQUIRED TO BE DETAINED FOR THIS SUBDIVISION. A TOTAL OF 6.43 ACRES WILL BE DONATED BY THE OWNER OF RANCHO EL POTRERO SUBDIVISION TO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 FOR DRAINAGE DETENTION PURPOSES. THIS DRAINAGE BASIN, WITH AN AVERAGE DEPTH OF 16 FT. WILL PROVIDE A TOTAL CAPACITY OF 80 ACRE-FT., EXCEEDING THE DETENTION CAPACITY REQUIRED FOR BOTH SUBDIVISIONS. RANCHO EL POTRERO SUBDIVISION (50.00 AC), CAMINO DE ABRAM SUBDIVISION (33.07 AC) AND FOR FUTURE DEVELOPMENT AROUND THE AREA FOR UP TO 80 ACRES MORE.

RANCHO EL POTRERO SUBDIVISION

BEING A 50.00 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING ALL OUT OF LOT 2, LOT 3, LOT 4, LOT 5, AND LOT 6, OUT OF BLOCK 1, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 58 OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND:

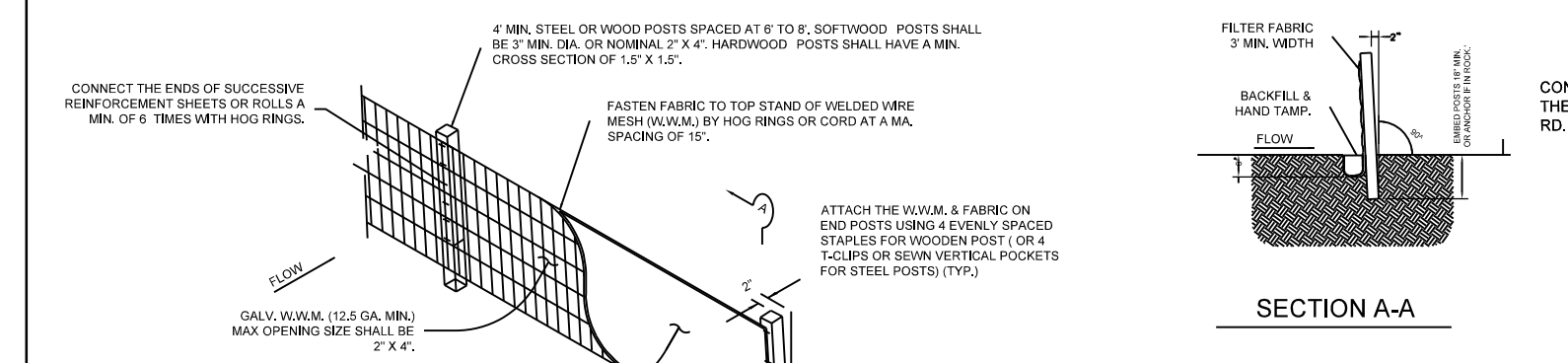
- CHAIN LINK FENCE
- SET # 5" IRON ROD WITH PLASTIC CAP STAMPED "RWSWS PROP. COR."
- FOUND IRON ROD
- EXISTING PAVEMENT
- PROPOSED WATER METER
- OVERHEAD ELECTRIC



JULIO C. CERDA, P.E. DATE

GENERAL NOTES

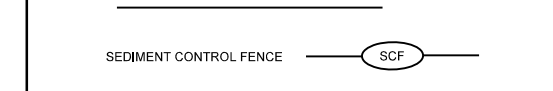
1. THE SUBDIVISION BOUNDARIES ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



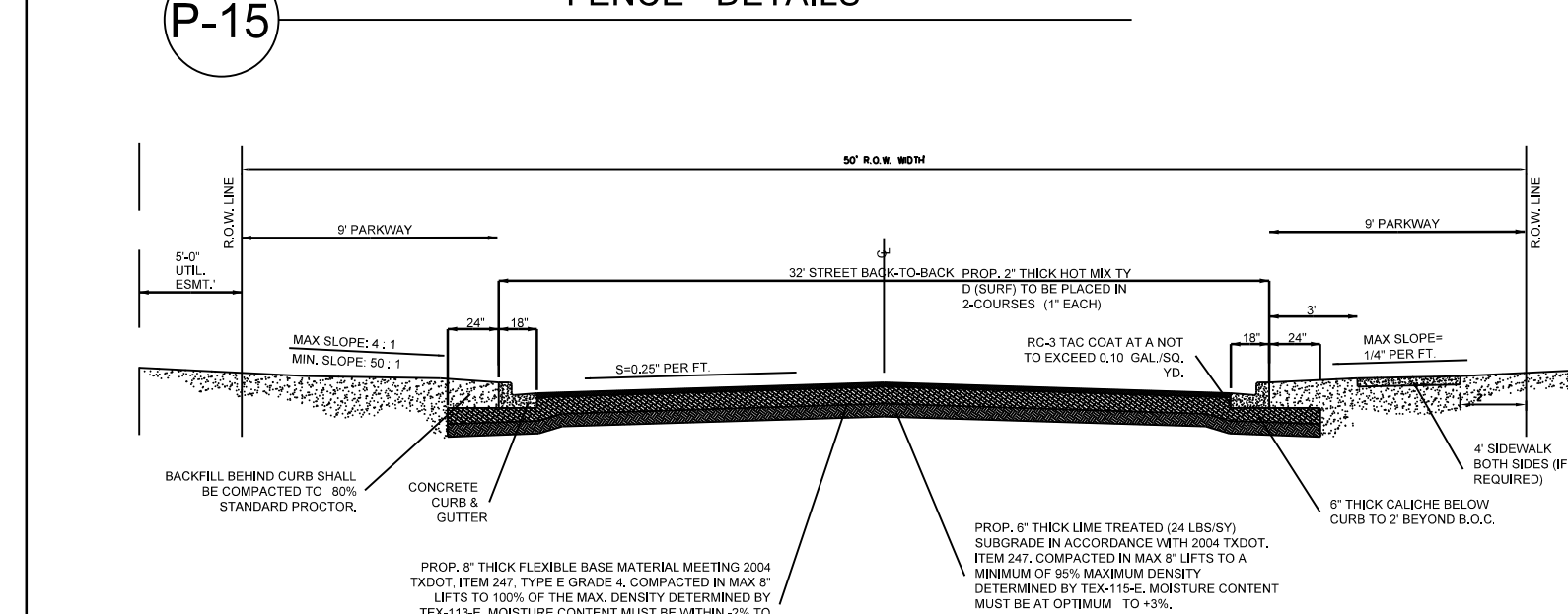
SEDIMENT CONTROL FENCE USAGE GUIDELINES

1. SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO PREVENT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.
2. SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 CFS/FT. OF FENCE. (SEE NOTE 1 FOR FURTHER INFORMATION.)
3. SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 CFS/FT. OF FENCE. (SEE NOTE 1 FOR FURTHER INFORMATION.)

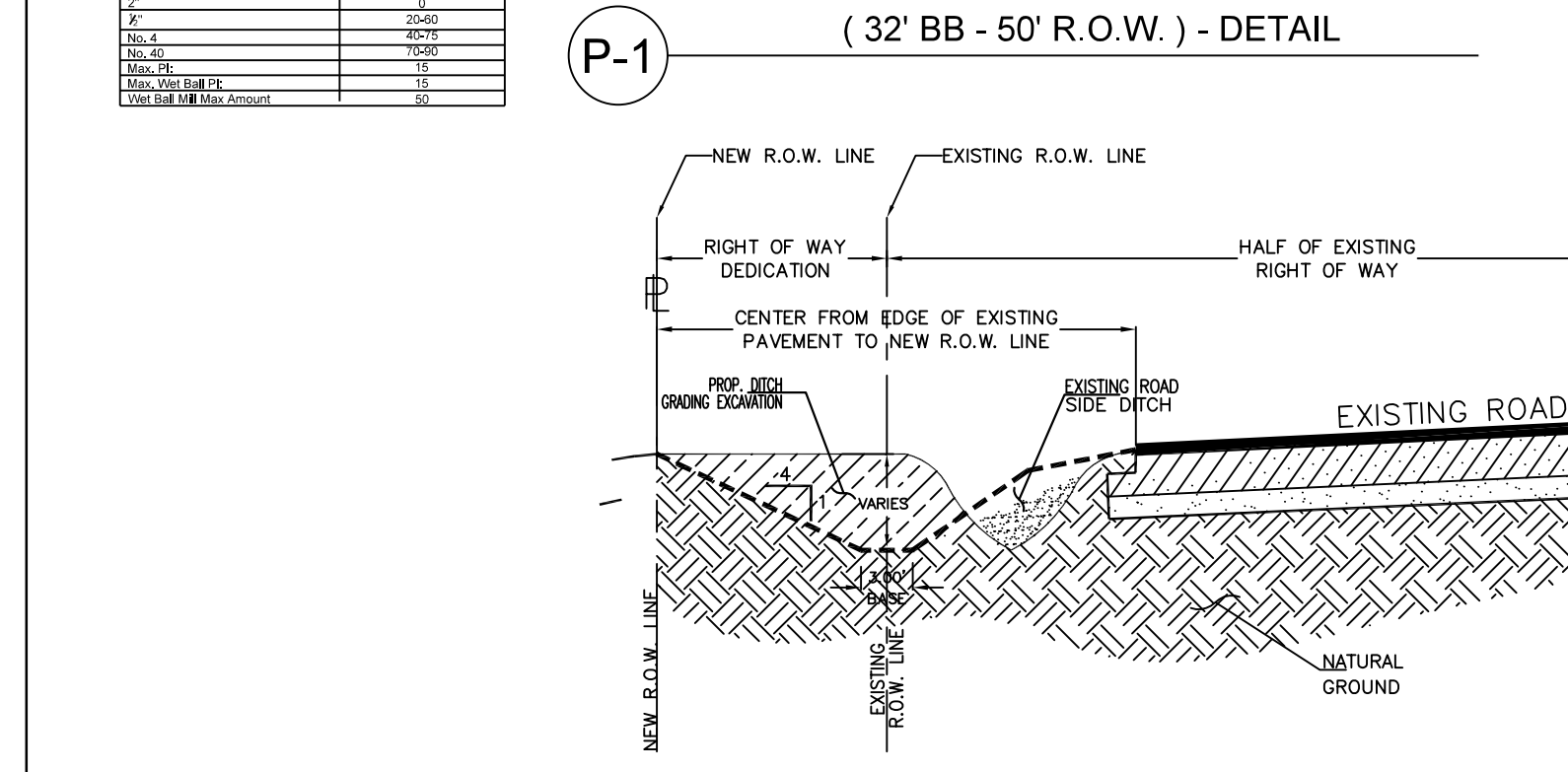
PLAN SHEET LEGEND



TEMPORARY SEDIMENT CONTROL FENCE - DETAILS

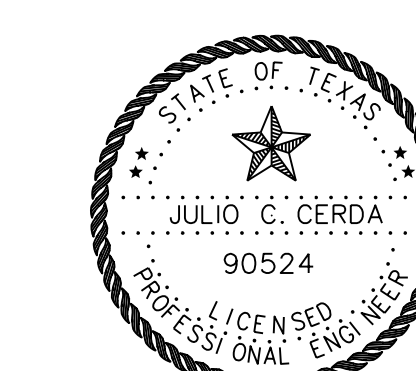


MINOR RESIDENTIAL STREET SECTION (32' BB - 50' R.O.W.) - DETAIL



TYPICAL JOINTS

NOT TO SCALE



JULIO C. CERDA, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LIC. NO. 90524

PRELIMINARY REVIEW

PRELIMINARY PAVING LAYOUT AND DRAINAGE DESIGN SHEET 4 OF 4

PRINCIPAL CONTACTS:					
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
	PEÑA CHAPA DEVELOPMENT	P.O. BOX 1958	MISSION, TEXAS 78752	(956) 581-3918	
ENGINEER:	JULIO C. CERDA, P.E.	900 S. STEWART, STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 583-7116
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