



# 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: 3-06-2018

PROPOSED RANCHITO MIO SUBDIVISION, PRECINCT No. 3.

ENGINEER: PABLO SOTO, JR. P.E. DEVELOPER: HECTOR RODRIGUEZ

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS: 2  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH SIDE OF LUCKY "I" STREET APPROXIMATELY 600.00 FEET EAST OF MOOREFIELD ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MISSION AND WAS APPROVED ADMINISTRATIVELY BY SAID CITY.

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

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY REGRADING THE ROAD SIDE DITCH FRONTING THE SUBDIVISION.

ROAD R.O.W. DEDICATION: NO DEDICATION OF R.O.W. IS REQUIRED BY THIS PLAT.

H.C.R.O.W. FINAL APPROVAL DATE: 2-20-2018 By, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-30-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER  
SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 8" LOCATION: NORTH SIDE OF LUCKY "I" STREET

H.C.E.O.C. FINAL APPROVAL DATE: 1-24-2018 : By MARTIN RAMIREZ Environmental Compliance Coordinator  
 **SMALL CONSTRUCTION**

*The applicant has submitted the required small construction site notice 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.*

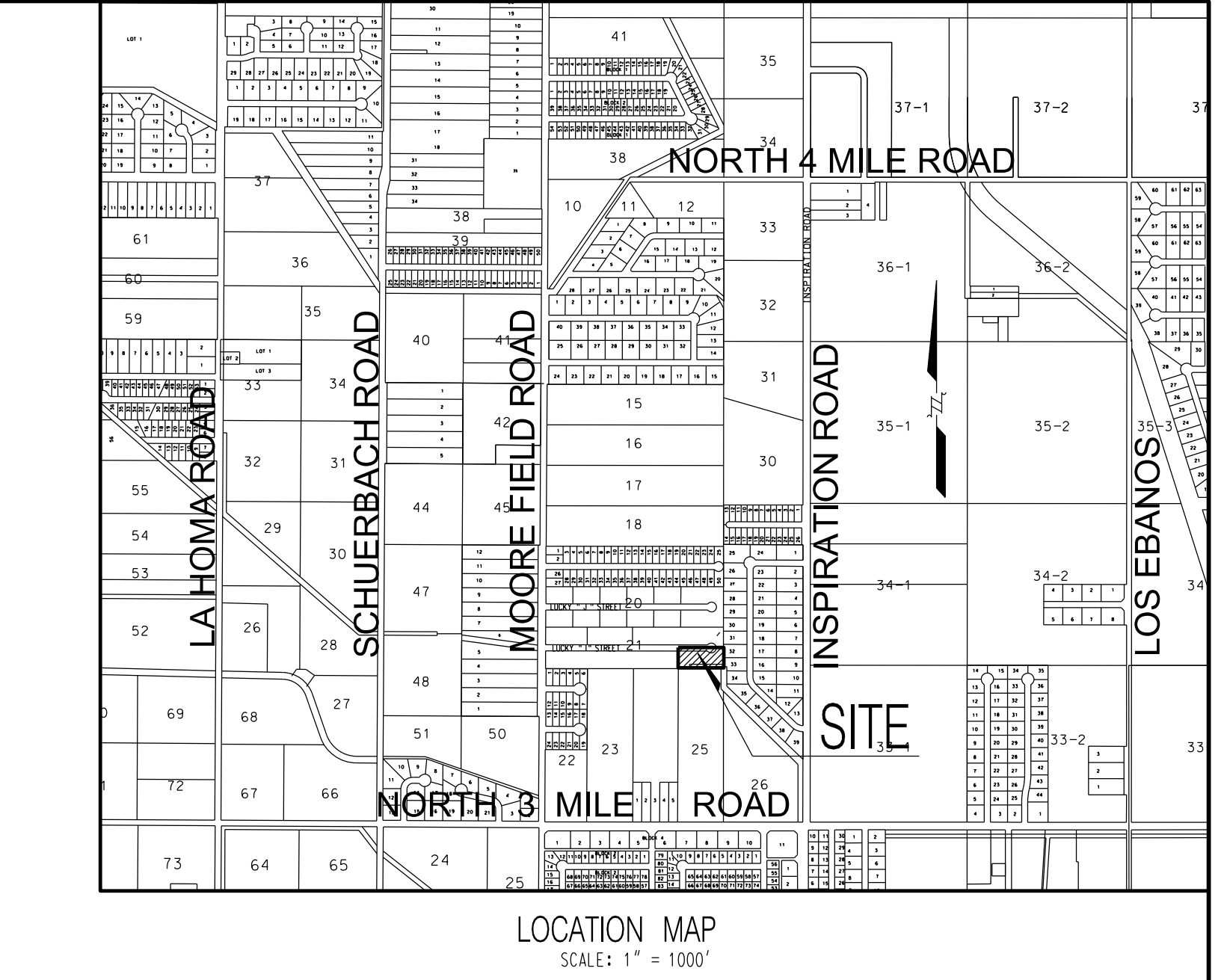
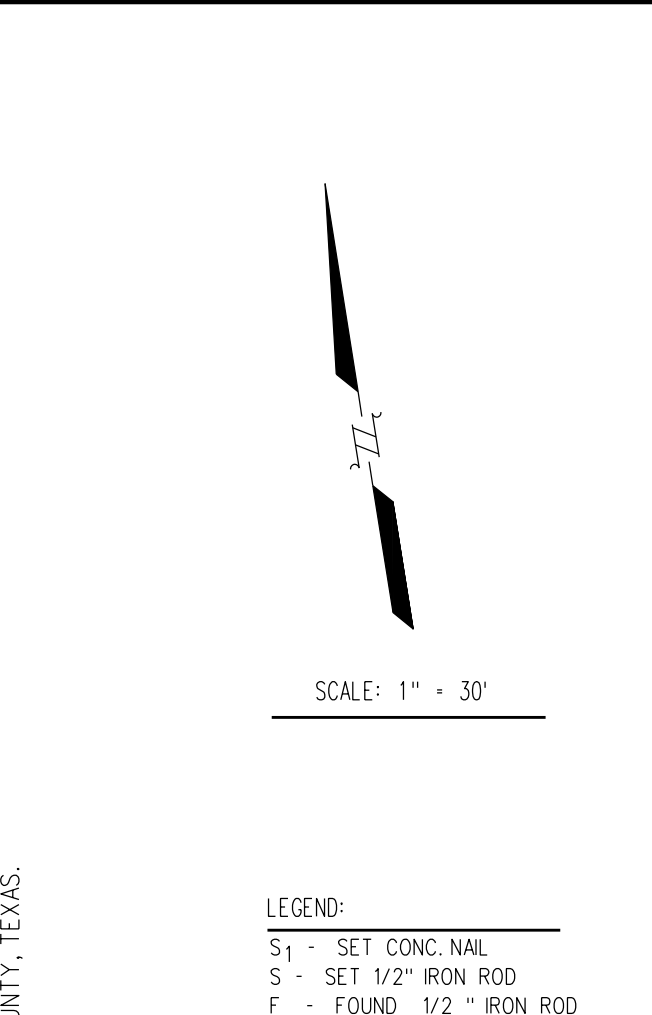
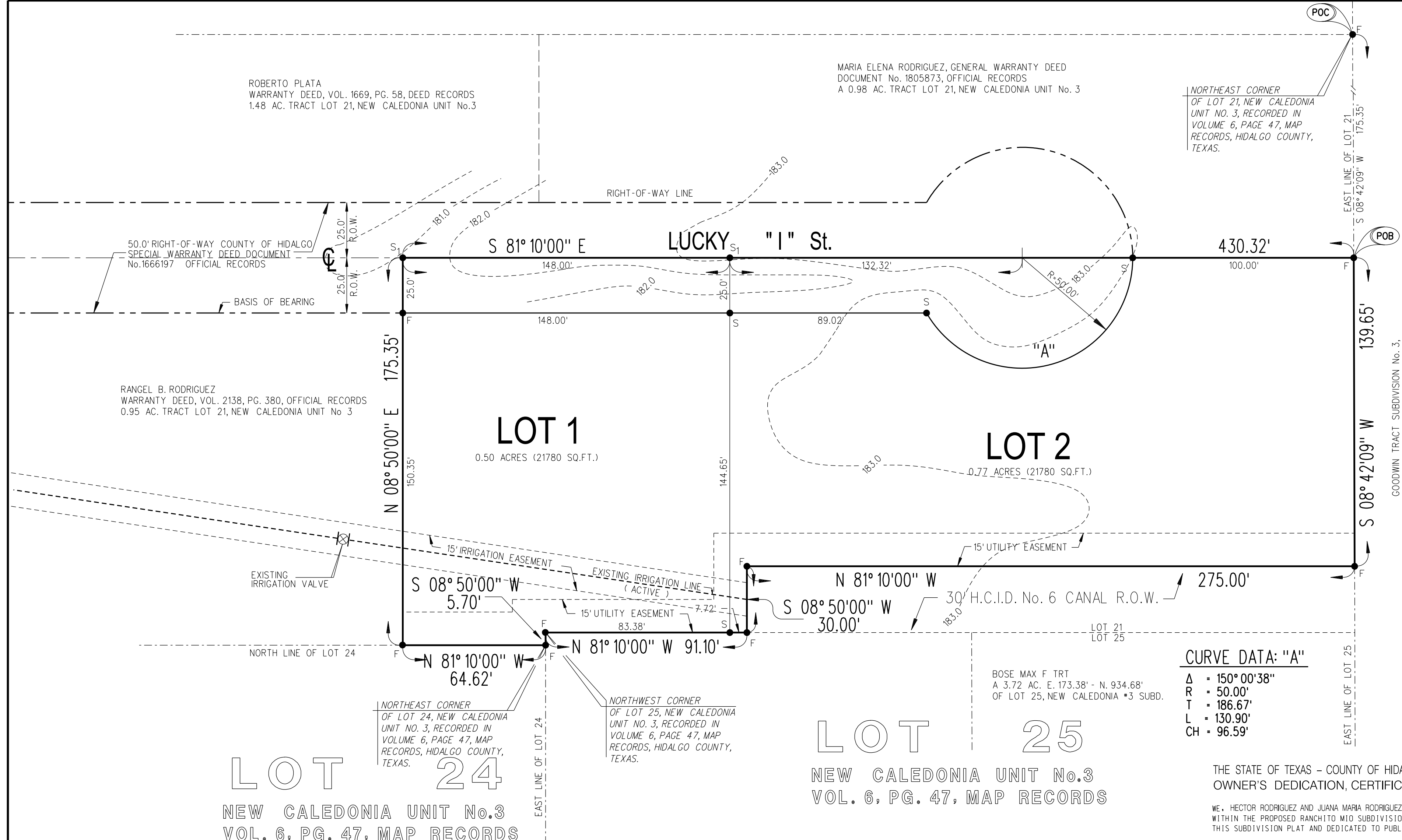
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: 5-16-2017

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

*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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- GENERAL SUBDIVISION PLAT NOTES:**
- FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION: ZONE "C".  
AREAS OF MINIMAL FLOODING  
COMMUNITY-PANEL NO. 480334 0400C  
MAP REVISED: NOVEMBER 16, 1982  
THE AREAS WITHIN THE DRAINAGE EASEMENT AND THE STREET RIGHT-OF-WAY ARE OUT OF THE 100-YEAR FLOOD PLAIN.  
COMMUNITY-PANEL NO. 480334 0400C MAP REVISED: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD-PLAIN ADMINISTRATOR IDENTIFIES NO AREAS WITHIN THE RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTION 4001 THROUGH 4127).
  - SETBACK:**  
FRONT: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER OR AS NOTED  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER OR AS NOTED
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:**  
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF ASPHALT OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.  
AN 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 FINISH FLOOR ELEVATION AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - BENCHMARKS (B.M.):** THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. NO. 1: ELEVATION=181.82', N.A.M.D. 83' DESCRIPTION SANITARY SEWER MANHOLE TOP OF RIM FOUND AT THE NORTHEAST CORNER OF MOOREFIELD ROAD & LUCKY "I" STREET INTERSECTION.
  - DRAINAGE:**  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF 864 CUBIC-Feet OR 0.02 ACRE-Feet OF STORM WATER RUNOFF, PER LOT RETENTION.
  - DRAINAGE SWALE EASEMENTS NOTE:**  
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
  - 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 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 HEALTH DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - HECTOR RODRIGUEZ AND JUANA MARIA RODRIGUEZ, OWNERS & SUBDIVIDERS OF RANCHITO MIO SUBDIVISION, RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - EACH PURCHASED 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.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WITH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT CONTRACTOR AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH OCCUPYING EASEMENT.
  - ALL LOT CORNERS ARE SET 1/2 INCH IRON RODS, OR AS NOTED.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS REQUIRED BY TCEQ.

**METES AND BOUNDS DESCRIPTION**

A 1.50 ACRE TRACT OF LAND OUT OF THE SOUTH HALF (1/2) OF LOT TWENTY-ONE (21), NEW CALEDONIA UNIT NO. 3, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAID 1.50 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A HALF (1/2) INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 21, NEW CALEDONIA UNIT NO. 3, THENCE SOUTH 08°42'09" WEST, WITH THE EAST LINE OF LOT 21, A DISTANCE OF 175.35 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THIS TRACT OF LAND;

THENCE CONTINUING SOUTH 08°42'09" WEST, WITH THE EAST LINE OF SAID LOT 21, A DISTANCE OF 139.65 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE MOST NORTHERLY SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°10'00" WEST, 275.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°50'00" WEST, 30.00 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°10'00" WEST, 91.10 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08°50'00" WEST, 5.70 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 81°10'00" WEST, 64.62 FEET TO A HALF (1/2) INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 08°50'00" EAST, 175.35 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81°10'00" EAST, 430.32 FEET TO THE POINT OF BEGINNING, CONTAINING 1.50 ACRES, MORE OR LESS.

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: HECTOR RODRIGUEZ JUANA MARIA RODRIGUEZ	RT. 15 BOX 6024 MISSION, TX, 78572	(956) 219-3603
ENGINEER: PABLO SOTO JR., P.E.	1208 S. IRONWOOD PHARR, TX, 78577	(956) 460-1605
SURVEYOR: PABLO SOTO JR., R.P.L.S.	1208 S. IRONWOOD PHARR, TX, 78577	(956) 460-1605

INDEX OF SHEETS:

SHEET 1	SUBDIVISION PLAT
SHEET 2	UTILITY PLAN & DRAINAGE PLAN
SHEET 3	PLAN & PROFILE OF EXISTING HAPPY "I" STREET
SHEET 4	PLAN & PROFILE OF EXISTING HAPPY "I" STREET

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
RANCHITO MIO SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 ON THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 1/4 MILE NORTH OF THE INTERSECTION OF MILE 3 NORTH (F.M. 1924) AND MOOREFIELD ROAD AND 1/4 MILE EAST ON SOUTH SIDE OF LUCKY "I" STREET. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE U.S. CENSUS BUREAU, THE 2015 POPULATION ESTIMATE IS 83,394. RANCHITO MIO SUBDIVISION FALLS OUTSIDE MISSION'S 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42-021:

PLAT OF  
**RANCHITO MIO SUBDIVISION**

A 1.50 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH HALF (1/2) OF LOT TWENTY-ONE (21), NEW CALEDONIA UNIT NO. 3, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY IRRIGATION No.6 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT DISTRICT EXPENSE.  
THIS PLAT APPROVED BY HIDALGO COUNTY DISTRICT No.6 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017.

ATTEST: \_\_\_\_\_ SECRETARY \_\_\_\_\_ PRESIDENT

THE STATE OF TEXAS - COUNTY OF HIDALGO  
**PLAT APPROVAL CERTIFICATE UNDER LOCAL GOVERNMENT CODE 232.028(a)**

WE THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RANCHITO MIO SUBDIVISION WAS REVISED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.  
ON \_\_\_\_\_, 2016.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_ ATTEST: \_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
**DRAINAGE DISTRICT No.1 CERTIFICATE**

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEXAS WATER CODE SECTION 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. ONE \_\_\_\_\_ DATE \_\_\_\_\_ RAUL SESIN, P.E., C.F.M. (GENERAL MANAGER)

THE STATE OF TEXAS - COUNTY OF HIDALGO  
**COUNTY CLERK'S RECORDING CERTIFICATE**

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

**CURVE DATA: "A"**  
Δ = 150°00'38"  
R = 50.00'  
T = 186.67'  
L = 130.90'  
CH = 96.59'

THE STATE OF TEXAS - COUNTY OF HIDALGO  
**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:**

WE, HECTOR RODRIGUEZ AND JUANA MARIA RODRIGUEZ AS OWNERS OF THE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHITO MIO SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE 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 STATES STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS

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

HECTOR RODRIGUEZ \_\_\_\_\_ DATE \_\_\_\_\_ JUANA MARIA RODRIGUEZ \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS - COUNTY OF HIDALGO  
**PUBLIC NOTARY CERTIFICATE**

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

\_\_\_\_\_  
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

THE STATE OF TEXAS  
**COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY STATE THAT PROPER ENGINEERING CONSIDERATIONS HAVE GIVEN TO THIS PLAT.

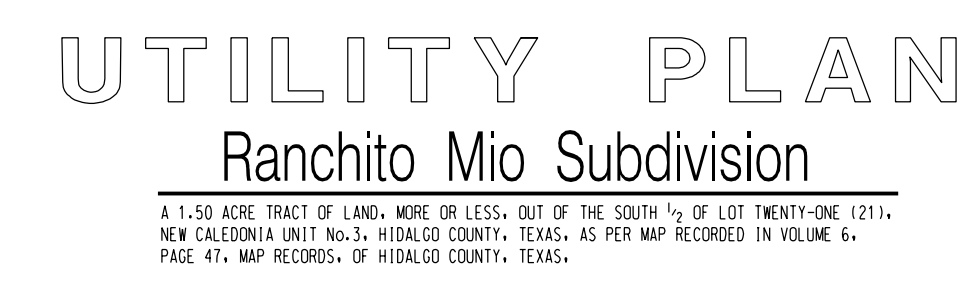
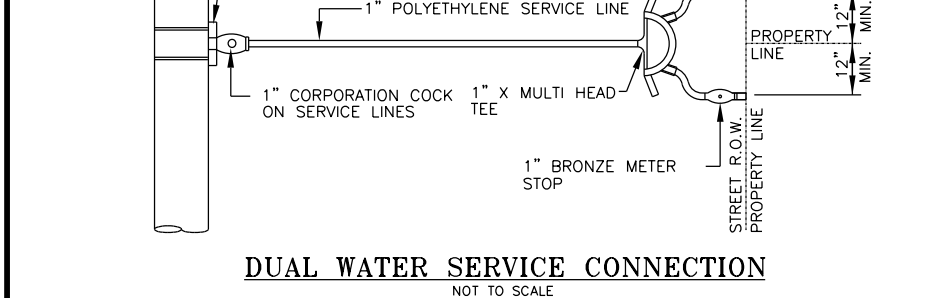
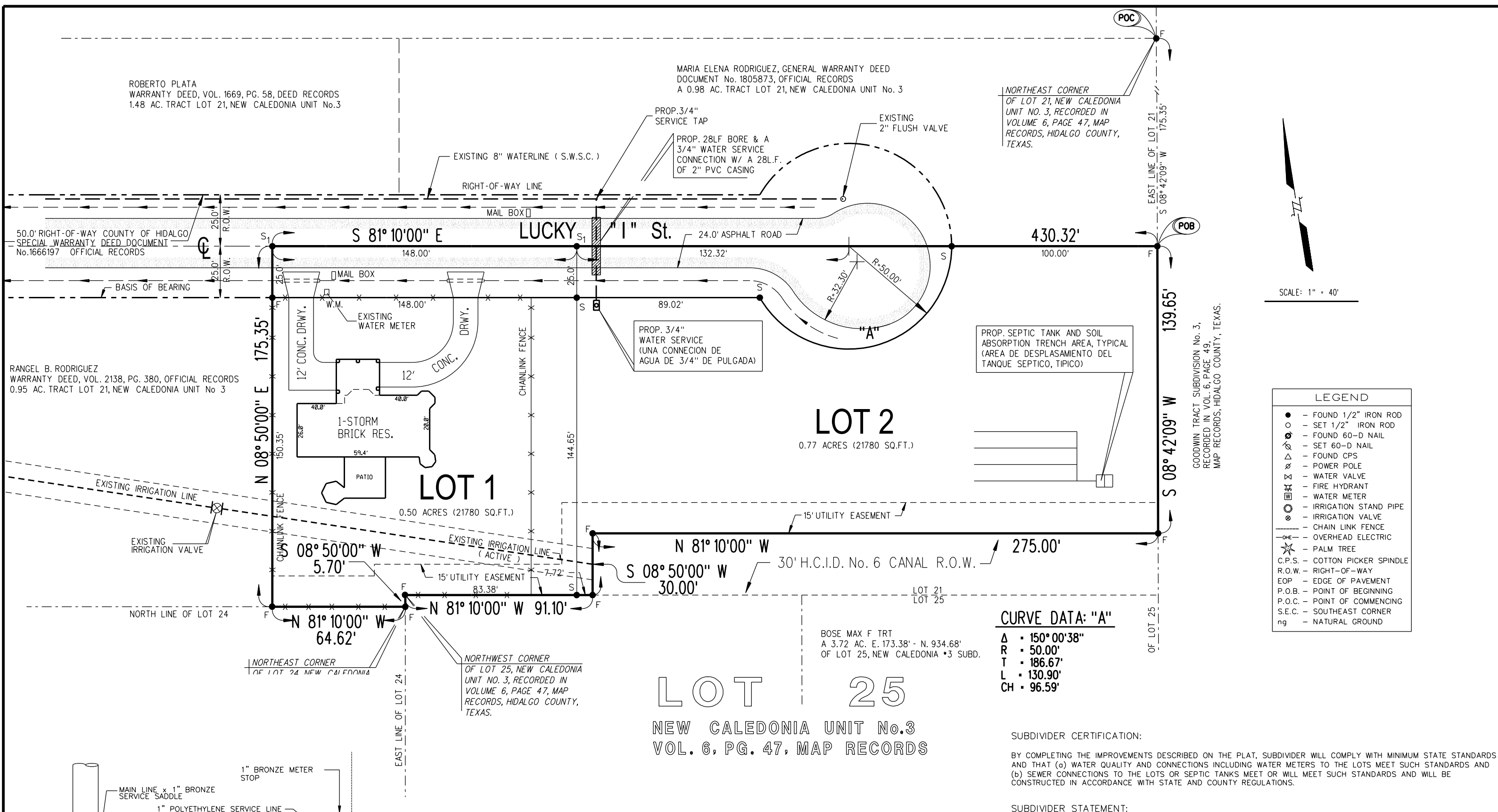
PABLO SOTO, JR., P.E., REG. PROFESSIONAL ENGINEER No. 68278 \_\_\_\_\_ DATE \_\_\_\_\_

THE STATE OF TEXAS  
**COUNTY OF HIDALGO**

I, THE UNDERSIGNED, STATE THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

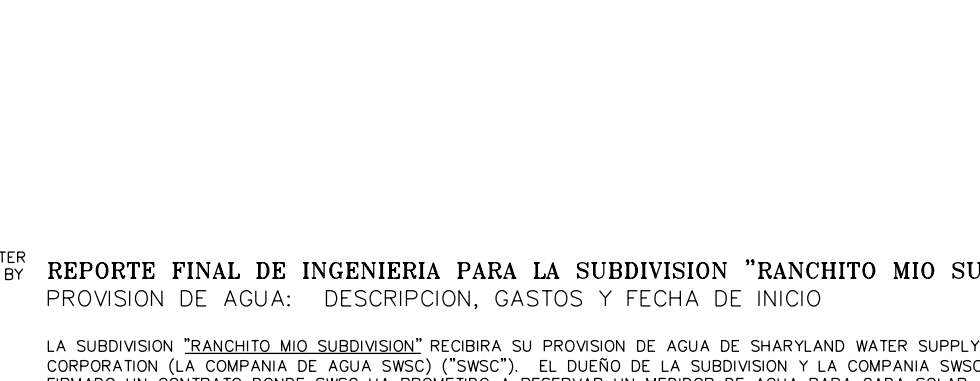
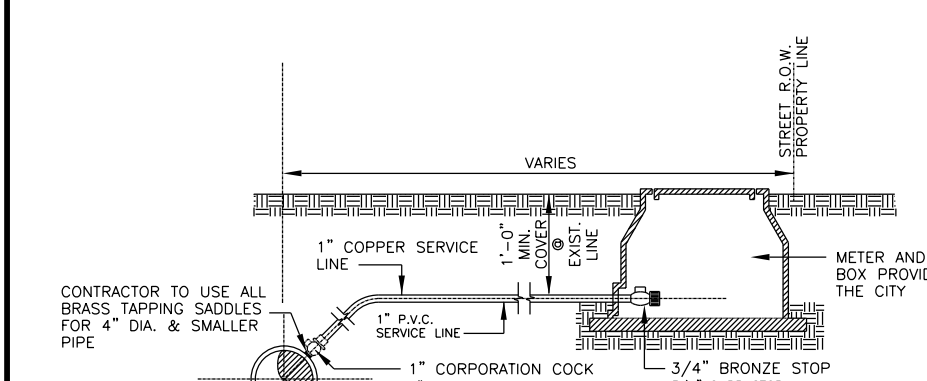
PABLO SOTO, JR., P.E., REG. PROFESSIONAL LAND SURVEYOR No. 4541 \_\_\_\_\_ DATE \_\_\_\_\_

**PABLO SOTO JR. P.E.**  
1208 S. IRONWOOD STREET PHARR, TEXAS 78577 TEL: (956) 460-1605



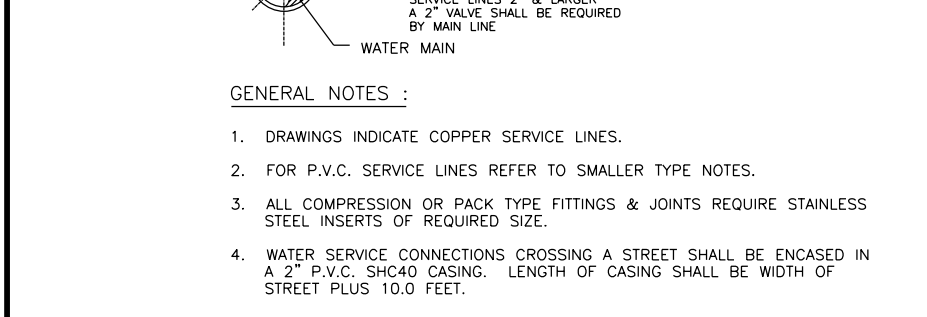
**LEGEND**

- - FOUND 1/2" IRON ROD
- - SET 1/2" IRON ROD
- - FOUND 60-D NAIL
- - SET 60-D NAIL
- - FOUND CPS
- - POWER POLE
- - WATER VALVE
- - FIRE HYDRANT
- - WATER METER
- - IRRIGATION STAND PIPE
- - IRRIGATION VALVE
- - CHAIN LINK FENCE
- - OVERHEAD ELECTRIC
- - PALM TREE
- - C.P.S. - COTTON PICKER SPINDLE
- - R.O.W. - RIGHT-OF-WAY
- - EOP - EDGE OF PAVEMENT
- - P.O.B. - POINT OF BEGINNING
- - P.O.C. - POINT OF COMMENCING
- - S.E.C. - SOUTHEAST CORNER
- - NATURAL GROUND



**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION "RANCHITO MIO SUBDIVISION".**  
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

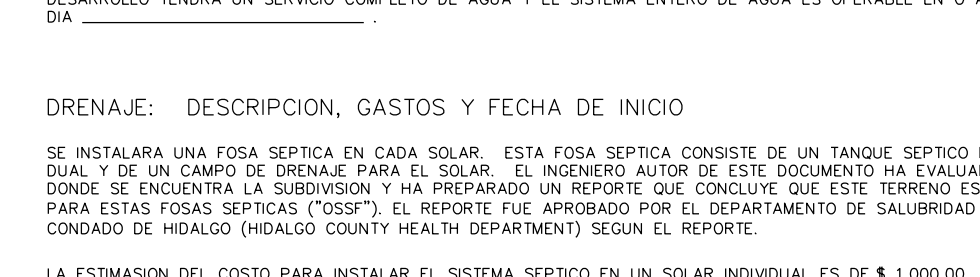
LA SUBDIVISION "RANCHITO MIO SUBDIVISION" RECIBIRA SU PROVISION DE AGUA DE SHARPLAND WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA "SWSC") (SWSC) EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA SWSC HAN FIRMADO UN CONTRATO DONDE SWSC HA PROMETIDO A RESERVAR UN MEDIDOR DE AGUA PARA CADA SOLAR, POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. SWSC HA PRESENTADO DOCUMENTACION DEMONSTRANDO A LAJARDERA LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE RANCHITO MIO SUBDIVISION. SWSC TIENE UNA LINEA DE AGUA DE 8" (PULGADAS) DE DIAMETRO EN EL LADO NORTE DE LA CALLE DE LUCKY "I" STREET. LOS SOLARES SERAN SERVIDOS POR (1) SERVIDO DOBLE DE 1" (PULGADA) DE DIAMETRO QUE SE SEPARAN A SERVIDOS SINGULARES DE 1" (PULGADA) DE DIAMETRO CONECTANDO AL CAJA DEL MEDIDOR, CON UN TOTAL DE 2 MEDIDORES. EL COSTO ESTIMADO DE LA CONSTRUCCION PARA TODOS LOS SERVIDOS DE AGUA ES DE \$1,000.00 POR SOLAR. NO HAY SERVIDO DE AGUA EN ESTE MOMENTO. EL SERVIDO DE AGUA HA SIDO INSTALADO AL TIEMPO DE APLICACION PARA APROBACION FINAL. EL SUBDIVIDOR SOMETERA UNA CARTA DE CREDITO PARA EL ARCHIVO DEL PLANO (PLAT) FINAL A LA COMPANIA SHARPLAND WATER SUPPLY CORPORATION (S.W.S.C.) PARA CUBRIR EL COSTO TOTAL DEL SISTEMA DE SERVIDOS DE AGUA DE \$1,000.00. EL SUBDIVIDOR TAMBIEN HA PAGADO HA "SWSC" UNA SUMA DE \$1,000.00 POR SOLAR, COMO LO INDICA EL CONTRATO DE GARANTIA DE SERVIDO DE AGUA POR 30 AÑOS DE SWSC, QUE INCLUYE LOS COSTOS DE DERECHOS DE AGUA, LOS MEDIDORES DE AGUA, LAS Cajas PARA LOS MEDIDORES, CUOTAS DE SERVIDO DE AGUA, Y CUALQUIER OTRO TIPO DE CUOTAS RELACIONADAS CON EL SERVIDO DE AGUA. SOBRE EL PRECIO ESCRITO POR EL DUEÑO DE MUCHO, "SWSC" INSTALARA INMEDIATAMENTE UN MEDIDOR DE AGUA PARA CADA SOLAR A NINGUN COSTO AL DUEÑO DEL SOLAR. "SWSC" INSTALARA UN MEDIDOR A CADA SOLAR PARA QUE CADA SOLAR EN ESTE DESARROLLO TENDRA UN SERVIDO COMPLETO DE AGUA Y EL SISTEMA ENTERO DE AGUA ES OPERABLE EN 0 ANTES DEL DIA.



**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION "RANCHITO MIO SUBDIVISION".**  
 DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSP"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

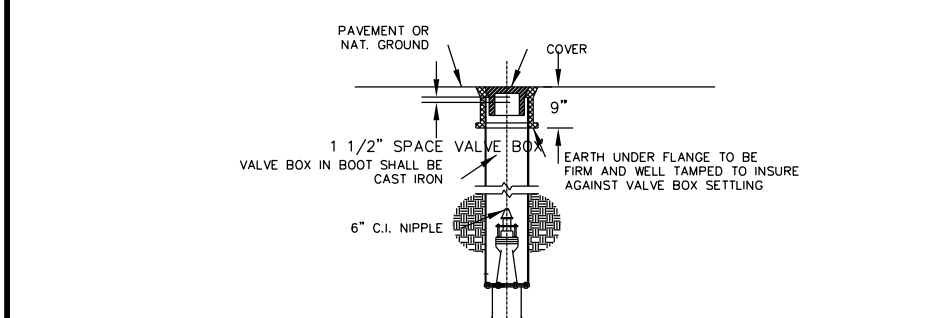
LA ESTIMACION DEL COSTO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR INDIVIDUAL ES DE \$1,000.00 INCLUYENDO EL PERMISO REQUERIDO DE LA LICENCIA. NINGUN SISTEMA SEPTICO HA SIDO INSTALADO EN ESTE MOMENTO DE APLICACION PARA APROBACION FINAL. EL SUBDIVIDOR SOMETERA UNA CARTA DE CREDITO PARA EL ARCHIVO DEL PLANO (PLAT) FINAL PARA CUBRIR EL COSTO TOTAL DE \$2,000.00 DEL SISTEMA SEPTICO EN CADA SOLAR. EL SUBDIVIDOR INCLUIRA EL COSTO DEL SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL SOLAR. A CUALQUIER MOMENTO ANTES QUE UN SOLAR SE VENDIENDO, EL COMPRADOR PODRA INSTALAR EL SISTEMA SEPTICO POR MEDIO DE MANDANDO UNA CARTA O UNA LLAMADA AL SUBDIVIDOR O AL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA EL PERMISO DE LA CONSTRUCCION DEL SISTEMA SEPTICO. SI EN DADO CASO QUE EL SUBDIVIDOR NO HA INSTALADO EL SISTEMA SEPTICO EN CADA SOLAR ANTES DEL DIA, SI EL SOLAR PERTENECE A ALGUIEN MAS QUE EL SUBDIVIDOR Y NINGUN SISTEMA SEPTICO HAYO INSTALADO PARA EL DIA, ENTONCES EL SUBDIVIDOR OBTENDRA UN PERMISO EN INSTALAR EL SISTEMA PARA EL DIA. SI EL SOLAR PERTENECE A ALGUIEN MAS QUE EL SUBDIVIDOR Y NINGUN SISTEMA SEPTICO HAYO INSTALADO PARA EL DIA, ENTONCES EL SUBDIVIDOR LE RECORDARA AL DUEÑO DEL SOLAR COMO PRIMER AVISO QUE LA DISPOSICION DEL SISTEMA SEPTICO, ALMENDO QUE EL DUEÑO DEL SOLAR NOTIFIQUE AL SUBDIVIDOR Y ARCHIVANDO UNA APLICACION DE PERMISO PARA CONSTRUCCION DE SISTEMA. EL SUBDIVIDOR LEJERERA SU DERECHO LEGAL DE ENTRADA Y OBTENER LA LEGACION DEL PODER QUE EL PUEDA INSTALAR EL SISTEMA SEPTICO. DE CUALQUIER MODO O EVENTO EL SISTEMA SEPTICO SERA INSTALADO EN CADA SOLAR PARA EL DIA.



**SEWER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE**

SEWAGE FROM RANCHITO MIO SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITY ("OSSP") CONSISTING OF STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND A DRAIN FIELDS ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSP AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSP. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDOR AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM IF ON A LOT BELONGING TO THE SUBDIVIDOR NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF THE DATE OF THE APPLICATION. IF ON A LOT BELONGING TO SOMEONE OTHER THAN THE SUBDIVIDOR NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF THE DATE OF THE APPLICATION, THE SUBDIVIDOR WILL FIRST REMIND THE LOT OWNER OF THE AVAILABILITY OF THE SEPTIC SYSTEM. UNLESS THE LOT OWNER THEN PROMPTLY INITIATES THE INSTALLATION OF THE SEPTIC SYSTEM BY NOTIFYING THE SUBDIVIDOR AND FILING AN APPLICATION FOR A PERMIT TO CONSTRUCT THE SYSTEM, THE SUBDIVIDOR WILL EXERCISE HIS RETAINED RIGHT OF ENTRY AND HIS OBTAINED POWER OF ATTORNEY SO THAT HE MAY INSTALL THE SEPTIC SYSTEM. IN ANY EVENT, THE SEPTIC SYSTEM WILL BE INSTALLED ON THE LOT BY:



**CERTIFICACION:**

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO, INCLUYENDO LA INSTALACION DEL MEDIDOR DE AGUA POR UN GRAN TOTAL DE \$1,000.00 PARA TODA LA SUBDIVISION, QUE ES IGUAL HA \$1,000.00 POR LOTE.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN UN GRAN TOTAL DE \$2,000.00 PARA TODA LA SUBDIVISION, QUE ES IGUAL A \$1,000.00 POR LOTE (TODO INCLUCO).

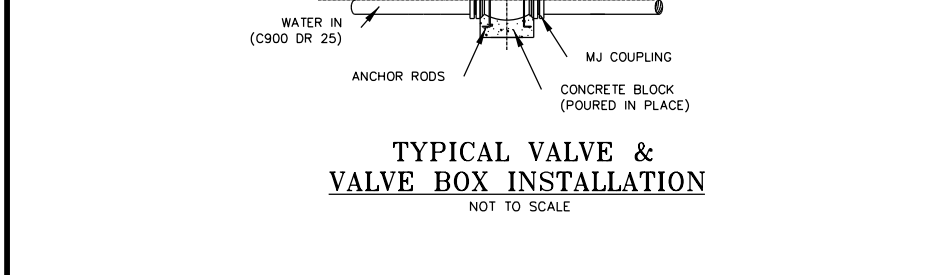
**CERTIFICACION:**

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 FACILITY: THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,000.00 FOR THE ENTIRE SUBDIVISION, WHICH EQUALS \$1,000.00 PER LOT.

SEWAGE FACILITY: SEPTIC SYSTEM IS ESTIMATED TO COST A GRAND TOTAL OF \$2,000.00 FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$1,000.00 PER LOT (ALL INCLUSIVE).



**COST ESTIMATE OF PROPOSED IMPROVEMENTS**

S.W.S.C. WATER SUPPLY FEES	\$
WATER SERVICE INSTALLATION	\$ 2,000.00
SEPTIC TANK SYSTEM	\$
<b>TOTAL</b>	<b>\$ 2,000.00</b>

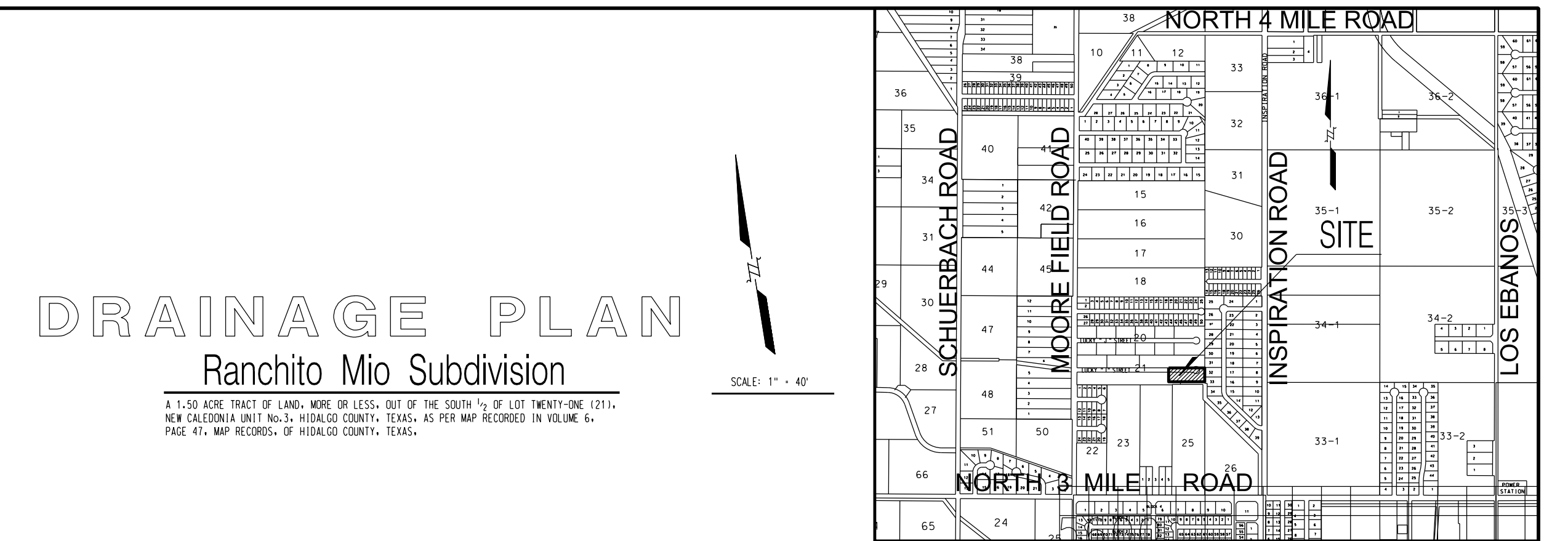
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PABLO SOTO JR. P.E.  
 1208 S. HAWWOOD STREET  
 PEARL, TEXAS 76167

PABLO SOTO JR.  
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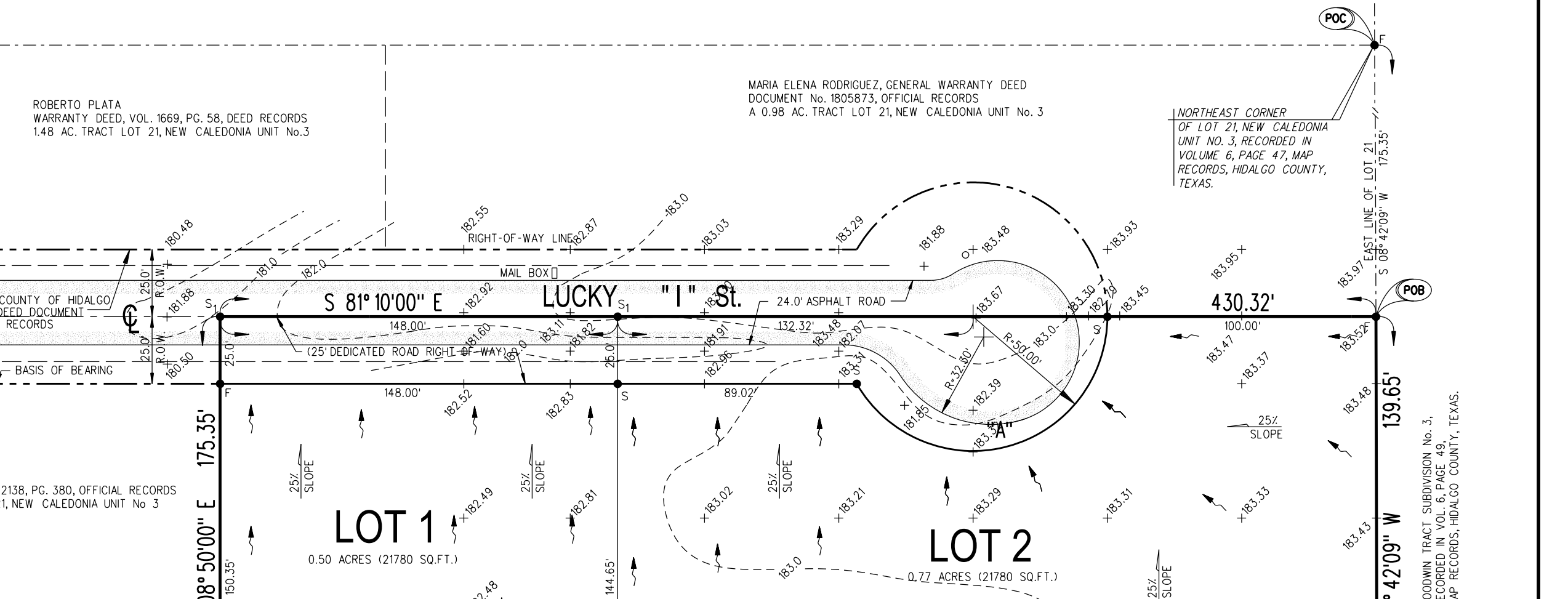
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# DRAINAGE PLAN

## Ranchito Mio Subdivision

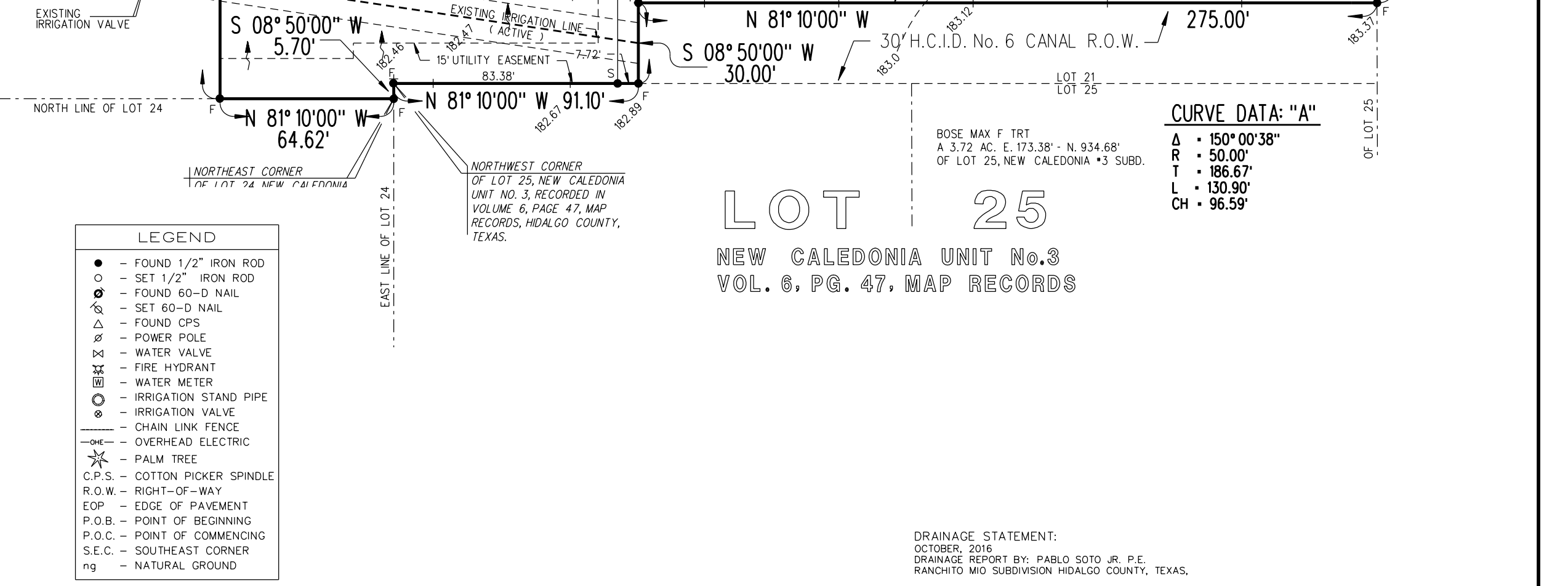
A 1.50 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTH 1/2 OF LOT TWENTY-ONE (21), NEW CALEDONIA UNIT No. 3, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 6, PAGE 47, MAP RECORDS, OF HIDALGO COUNTY, TEXAS.



# DRAINAGE PLAN

## Ranchito Mio Subdivision

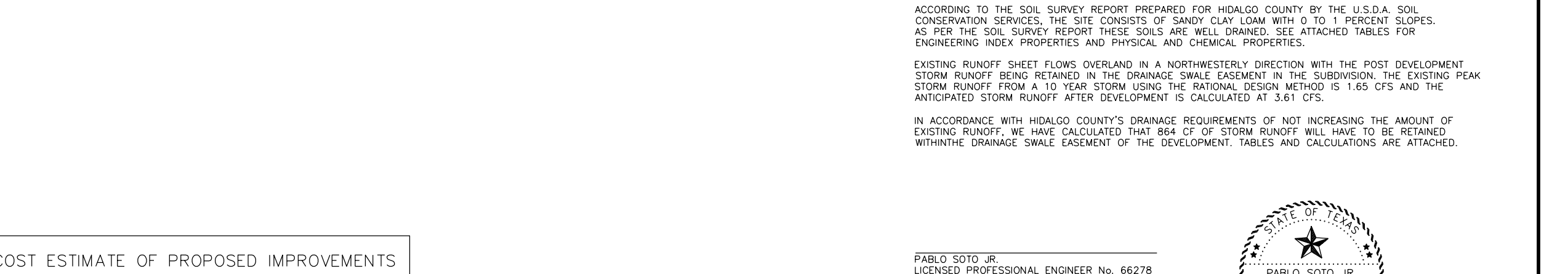
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