



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: 3-06-2018

PROPOSED RANCHO EL POTRERO SUBDIVISION, PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: PENA-CHAPA DEVELOPMENT

☐ 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 INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REGIONAL DETENTION FACILITY.

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

H.C.R.O.W. FINAL APPROVAL DATE: 2-09-2018 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-09-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

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

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

H.C.E.O.C. FINAL APPROVAL DATE: 2-12-2018 : 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: 6-27-2017

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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RANCHO EL POTRERO SUBDIVISION

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,
TEXAS GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 58
OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT	SQUARE FT.	ACRES
1	21782	0.50
2	21785	0.50
3	21785	0.50
4	21785	0.50
5	21785	0.50
6	21785	0.50
7	21785	0.50
8	21785	0.50
9	21785	0.50
10	21785	0.50
11	22256	0.51
12	22062	0.51
13	22770	0.52
14	26946	0.62
15	33535	0.77
16	26757	0.61
17	23631	0.54
18	23631	0.54
19	23631	0.54
20	23631	0.54
21	23631	0.54
22	23631	0.54
23	29494	0.68
24	21778	0.50
25	21778	0.50
26	21789	0.50
27	21789	0.50
28	21789	0.50
29	21789	0.50
30	21903	0.50
31	22305	0.51
32	21886	0.50
33	22659	0.52
34	21886	0.50
35	22305	0.51
36	21903	0.50
37	21781	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	LENTH	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	102.00'	50.00'	79°11'01"	85.21'	N03°05'13"W
C4	69.10'	50.00'	79°11'01"	63.73'	S85°03'09"E
C5	53.14'	125.00'	24°21'24"	52.74'	N86°43'03"E
C6	27.31'	50.00'	19°48'15"	26.98'	S54°32'45"W
C7	40.58'	50.00'	26°41'35"	39.47'	N86°33'20"W
C8	40.37'	50.00'	72°57'22"	39.28'	N40°10'32"W
C9	45.29'	50.00'	55°08'35"	43.76'	N08°54'23"E
C10	40.36'	50.00'	08°53'25"	39.28'	N57°59'00"E
C11	40.57'	50.00'	37°35'59"	39.47'	S75°38'73"E
C12	27.31'	50.00'	68°53'45"	26.97'	N36°45'08"W
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°53'45"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

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.

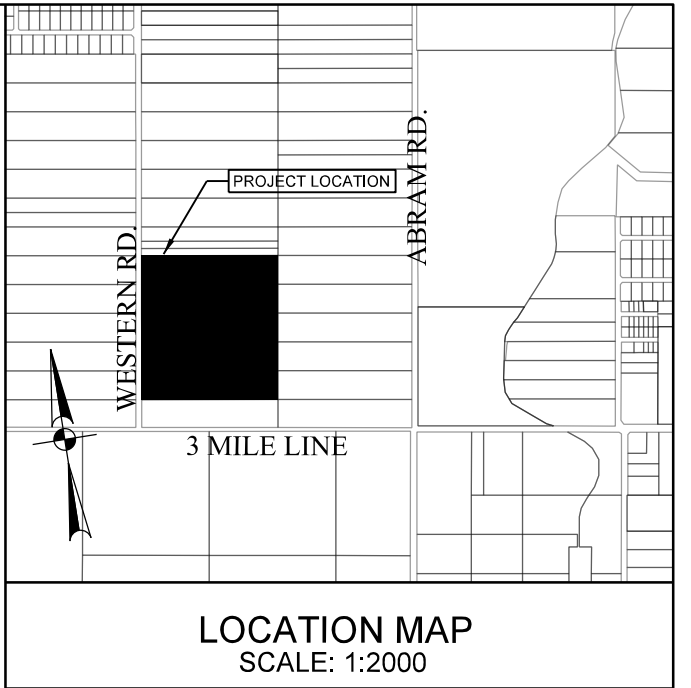
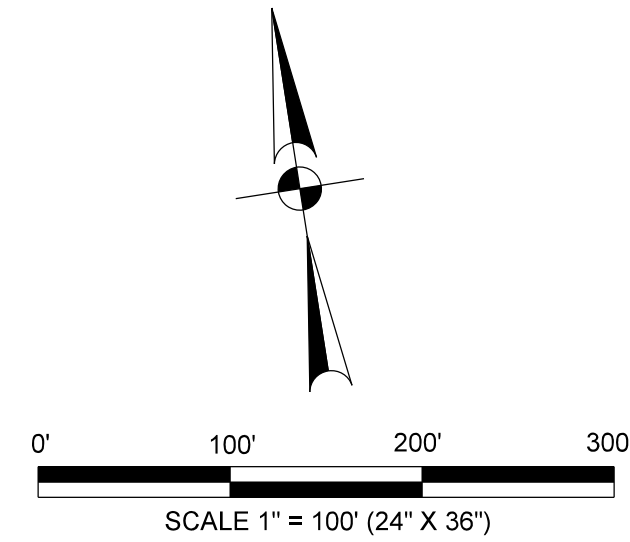
JULIO C. CERDA, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 90524

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 # 10193886
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572



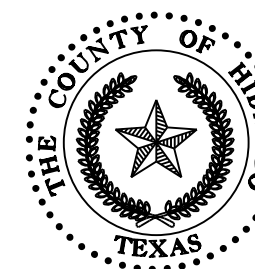
LOCATION DESCRIPTION:

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 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.

LEGEND:

SET # 5/8" IRON ROD
WITH PLASTIC CAP STAMPED
"ROW'S PROP. COR."
UNLESS OTHERWISE NOTED

FOUND 1/2" IRON PIN



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

- SHEET 1. HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 2. PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, UNITED IRRIGATION DISTRICT CERTIFICATE, ENGINEERS AND SURVEYORS CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, AGUA SUD CERTIFICATE.
- SHEET 3. WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.
- SHEET 4. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

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. # 15000



RANCHO EL POTRERO SUBDIVISION

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,
TEXAS GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 58
OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

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.
PO BOX 1958
MISSION TX 78572

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC

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 #10163886
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 RESPONSIBILITY 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

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

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

ATTEST: _____
HIDALGO COUNTY CLERK

DATE

I, JOSE E. SAENZ, P.E. HERBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR RANCHO EL POTRERO SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE ESTATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

ATTEST: _____
JOSE E. SAENZ, P.E.
INTERIM GENERAL MANAGER

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: 6.00 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. 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 DEVELOPMENT PERMIT APPLICATION.

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= 16624746.254

E= 1016577.867

ELEV = 209.23

BM-2 SCRIBED "X" AT CONC. FOOTING OF EXISTING IRRIGATION STAND PIPE, SOUTH SIDE.

ON WEST SIDE OF LOT 60.

N= 16624704.250

E= 1016641.876

ELEV = 209.19

BM-3 IS A SET 5/8" IRON PIN WITH PLASTIC CAP "ROWSS CONTROL" ON LOT 17.

N= 16624742.875

E= 1017518.547

ELEV = 210.04

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 EXCPERTS 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.

GENERAL NOTES:

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 SUBJECTED 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 ELISA ST. NO ACCESS SHALL BE ALLOWED THRU WESTERN RD.

19. LOTS 1 THROUGH 4, AND LOTS 54 THROUGH 63 WILL HAVE SHARE DRIVEWAYS ALONG WESTERN RD.

20. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTION SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

21. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

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 2786905 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, DOCUMENT NUMBER 2806462 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 A MAGNAIL SET FOR 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 8, 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;

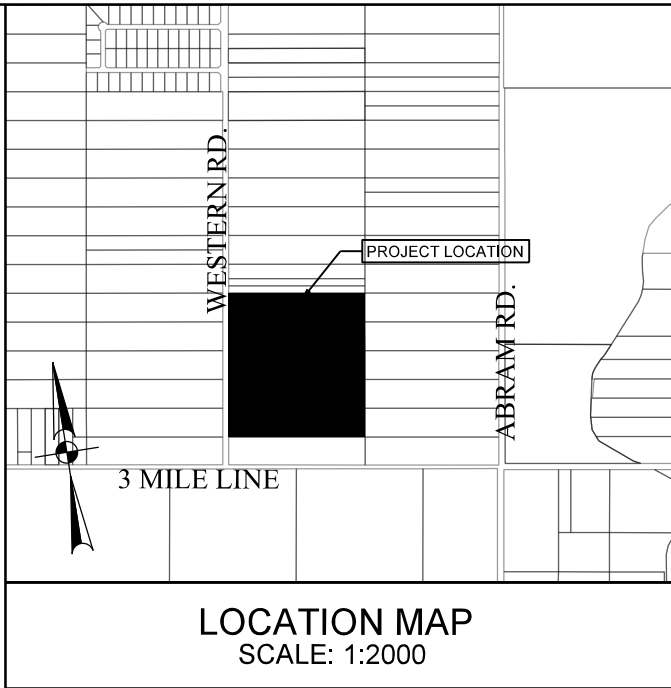
THENCE CONTINUING WITH THE NORTH LINE OF MERCADO'S TRACT OF LAND, N 81°08'15" W, AT A DISTANCE OF 1402.00 FEET PASSING A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP. COR." SET IN THE PROPOSED EAST LINE OF WESTERN ROAD, AT A DISTANCE OF 1422.00 FEET PASSING THE EXISTING EAST RIGHT OF WAY LINE 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.

INDEX OF SHEETS

- SHEET 1- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEER'S AND SURVEYOR'S CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 2- PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S AKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, UNITED IRRIGATION DISTRICT CERTIFICATE, ENGINEERS AND SURVEYORS CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, AGUA SUD CERTIFICATE.
- SHEET 3- WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATMENT.
- SHEET 4- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.



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 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.



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

SUBDIVISION PLAT NOTES

SHEET 2 OF 4



SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 583-7116
TBPE REG. # 15000

PRINCIPAL CONTACTS:

	NAME	ADRESS	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

WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):

RANCHO EL POTRERO SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTIMATE THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.

RANCHO EL POTRERO ONLY HAS 74 LOTS. AGUA SUD HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF WESTERN RD. RUNNING ALONG THE NORTHWEST LINE OF THE SUBDIVISION. THE WATER SYSTEM FOR RANCHO EL POTRERO CONSISTS OF AN 8" DIAMETER LINE LOCATED ON WESTERN RD. THEN EAST INTO THE SUBDIVISION ALONG THE PROPOSED MANUEL STREET. AND THEN SOUTH ALONG THE PROPOSED ESTELA STREET. THEN WEST ALONG THE PROPOSED ELISA STREET WHERE FINALLY TAPS INTO THE PREVIOUSLY MENTIONED 8" DIAMETER LINE LOCATED ON THE EAST RIGHT-OF-WAY LINE OF WESTERN RD.

WATER DISTRIBUTION FOR RANCHO EL POTRERO CONSISTS OF SEVENTY FOUR (74) 1" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE LOTS. THE 8" LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL OF \$ 161,696.48 OR \$2.185.59 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$ 188,330.00, WHICH COVERS THE \$ 2,545.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHT'S ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD UNDER REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED NINE (9) FIRE HYDRANTS AT A UNIT COST OF \$ 4,500.00 FOR A TOTAL COST OF \$ 40,500.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SUD DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES (DESCRIPTION, COSTS, AND OPERABILITY DATE)

SEWAGE FROM RANCHO EL POTRERO SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 TO 74. THE UNDERGROUND PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING 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 REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 3 ACRES IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE AREAS OF THE SUBDIVISION. A TOTAL OF 14 SOIL BORING EXCAVATIONS WERE PERFORMED. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS UNIT AREA. THE SOIL IS A UNIFORM SANDY 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 COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST \$ 111,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ONE OSSF ON D108216.

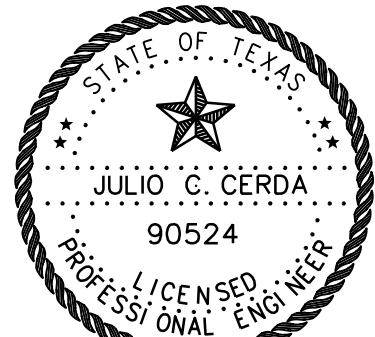
ENGINEER CERTIFICATION:

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 COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 360,526.48
SEWAGE FACILITIES: SEPTIC SYSTEM ESTIMATED TO COST \$ 111,000.00

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

01/22/2018



REPORT DE INGENIERIA DE AGUA Y DRENAJE

WATER SUPPLY (DESCRIPCION, GASTOS Y FECHA DE INICIO):

LA SUBDIVISION RANCHO EL POTRERO RECIBIRA SU PROVISION DE AGUA POR AGUA SPECIAL UTILITY DISTRICT (AGUA SUD), EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA SUBDIVISION RANCHO EL POTRERO TIENE 74 LOTES. AGUA SUD TIENE UN EXISTENTE CONDUCTO DE AGUA DE 8" DE DIAMETRO CORRIENDO SOBRE EL LADO ESTE DEL DERECHO DE VÍA (R.O.W.) OF HWY 17 DE LA CARRETERA WESTERN, CORRIENDO SOBRE LA LINEA NOROCCIDENTE DE LA SUBDIVISION. EL SISTEMA DE AGUA DE RANCHO EL POTRERO CONSISTE EN UNA LINEA DE 8" DE DIAMETRO QUE SE CONECTA A LA YA MENCIONADA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE ENCUENTRA EN EL LADO ESTE DE LA CARRETERA WESTERN, LUEGO HACIA EL ESTE ENTRANDO A LA SUBDIVISION LO LARGO DE LA CALLE PROPUSTA MANUEL. DESPUES HACIA EL SUR LO LARGO DE LA CALLE PROPUSTA ESTELA, DESPUES HACIA EL NOROCCIDENTE HACIA EL NOROCCIDENTE HACIA LA YA MENCIONADA LINEA DE 8" DE DIAMETRO DE LA CARRETERA WESTERN.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION RANCHO EL POTRERO CONSISTE EN SETENTA Y CUATRO (74) SERVICIOS SENCILLOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES. SE HAN INSTALADO YA LA LINEA DE 8" LOS SERVICIOS DE 1" LA LINEA DE 8" DE DIAMETRO PARA LOTES 1-74. EL DUEÑO REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$ 188,330.00 QUE CUBRE EL COSTO DE LOS MEDIDORES DE 3/4" 2.545.00 POR CADA LOTE. ESTE PRECIO INCLUDE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES QUIERA CONECTAR AGUA. AGUA SUD LO LARGO DE LA CARRETERA WESTERN, CORRIENDO SOBRE LA LINEA NOROCCIDENTE DE LA SUBDIVISION HA INSTALADO UN CONDUCTO DE 8" DE DIAMETRO A UN COSTO DE \$ 4,500.00 POR CADA LOTE. LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ 40,500.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

DRENAJE (DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION)

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 ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDOMIO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

REPORT DE EVALUACION DE SUELO:

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MAS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGAR OPUESTOS EN UN TOTAL DE 14 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME, TERRENO ARENOSO Y SUELO FRANCO Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA ES DE \$ 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA INSTALACION FINAL A UN COSTO TOTAL DE \$ 111,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDOMIO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE 01/08/2018.

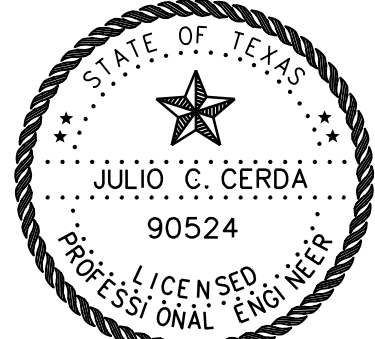
CERTIFICACION:

CON LA FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODES (CONDUCTO DE AGUA DE 8" DIAMETRO). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON: AGUA, EL SISTEMA/SERVICIO DE AGUA SERAN/INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ 360,526.48.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 111,000.00

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

01/22/2018



SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STANDARDS AND THAT (a) WATER QUALITY AND CONNECTION INCLUDING WATER METER TO THE LOT MEET SUCH STANDARDS AND (b) SEPTIC TANK MEET OR EXCEED SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, PENA CHAPA DEVELOPMENT, SUBDIVIDER OF RANCHO EL POTRERO, SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY 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.

PENA CHAPA DEVELOPMENT

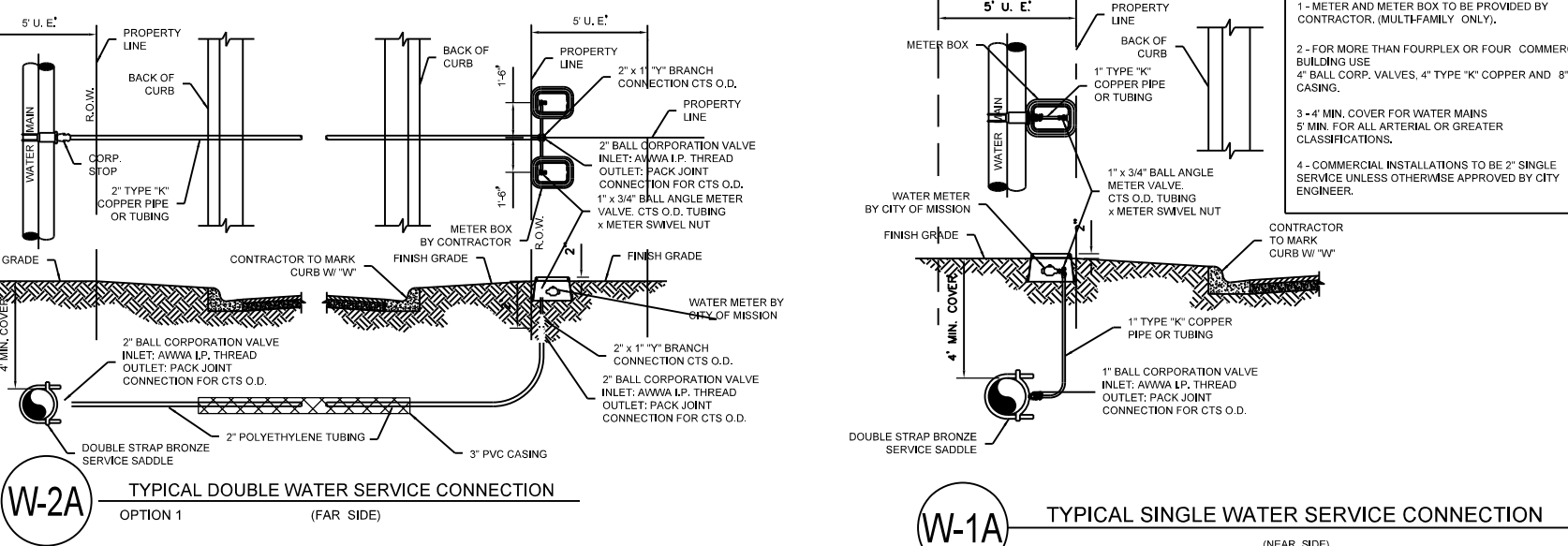
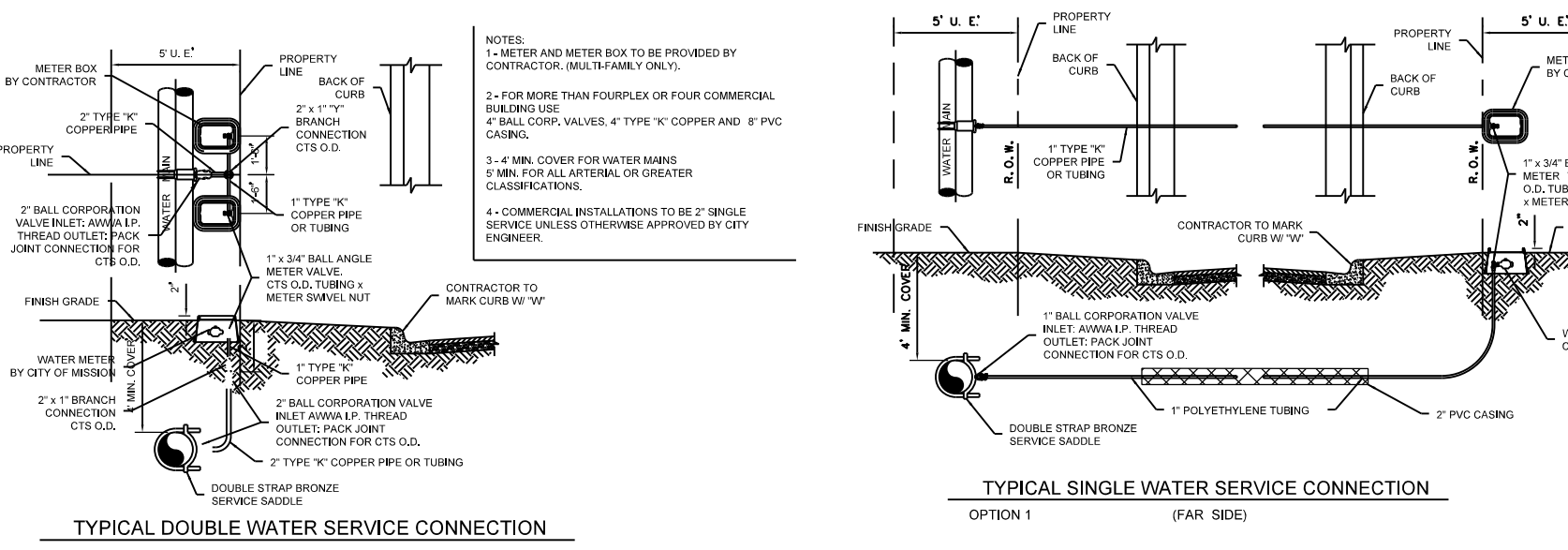
STATE OF TEXAS

COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PENA CHAPA DEVELOPMENT, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1ST DAY OF 20.

NOTARY PUBLIC

MY COMMISSION EXPIRES: DATE



COST ESTIMATE
WATER DISTRIBUTION: \$161,696.48
DRENAJE PLUVIAL: \$197,145.54
PAVIMENTACION DE CALLES: \$436,123.94
SEPTIC TANK (OSSF): \$111,000.00

ESTIMACION DE COSTOS
SERVICIO DE AGUA POTABLE: \$161,696.48
DRENAJE PLUVIAL: \$197,145.54
PAVIMENTACION DE CALLES: \$436,123.94
SERVICIO DE DRENAJE SANITARIO: \$111,000.00

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
TBP REG. # 15000



LEGEND:

CHAIN LINK FENCE

SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWNS PROP. COR."

FOUND 1/2" IRON PIN

WOOD FENCE

PROPOSED WATER METER

OVERHEAD ELECTRIC

SING

ON-SITE SEWAGE FACILITY

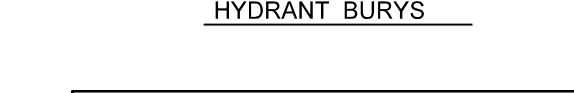
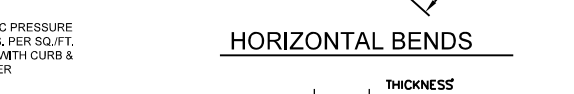
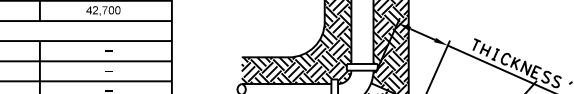
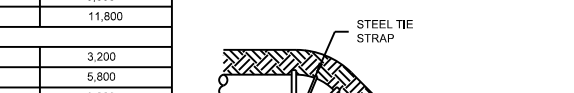
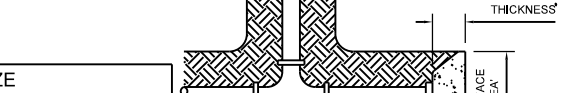
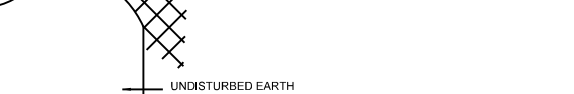
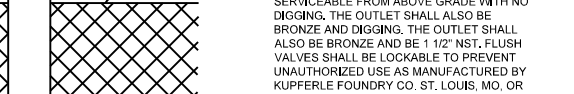
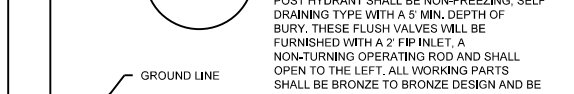
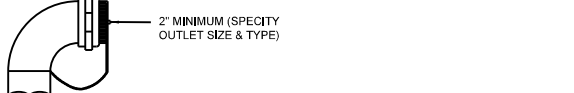
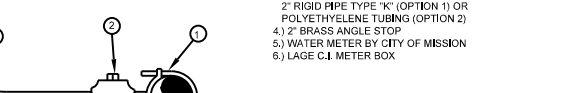
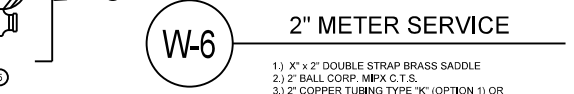
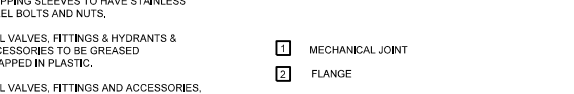
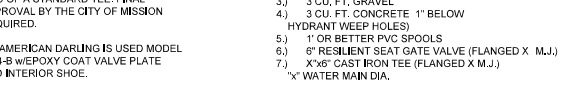
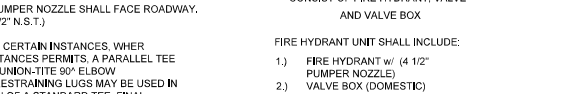
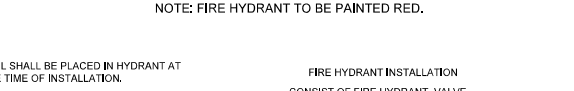
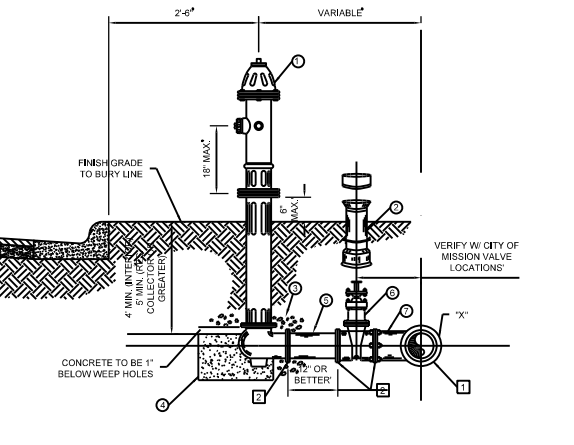
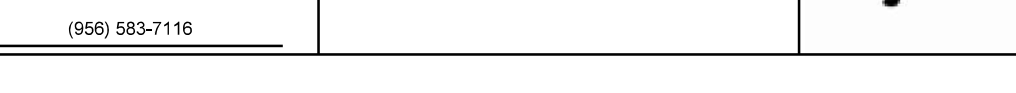
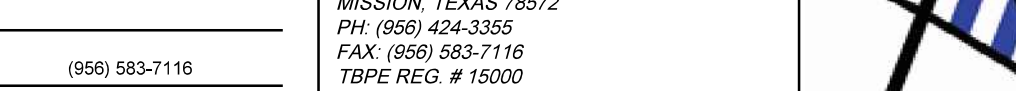
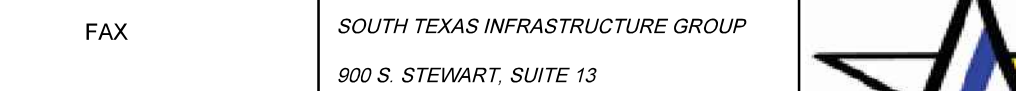
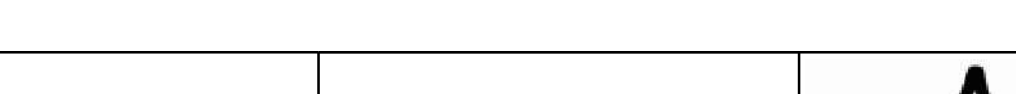
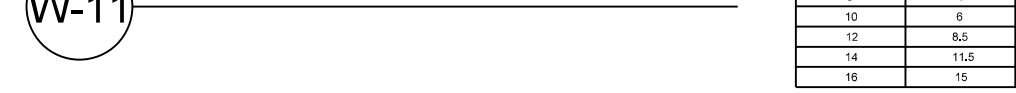
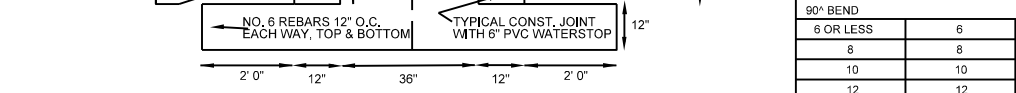
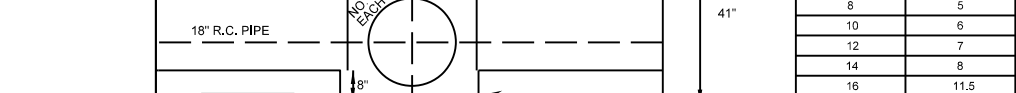
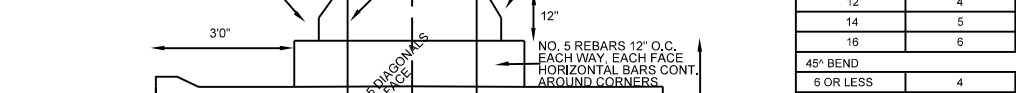
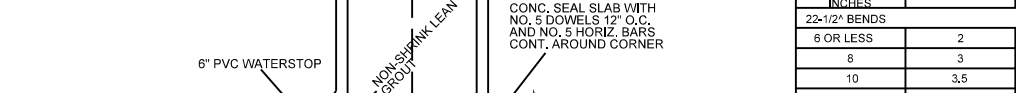
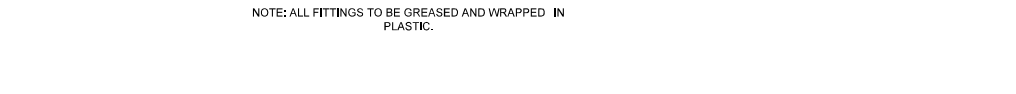
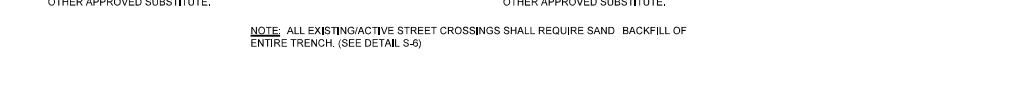
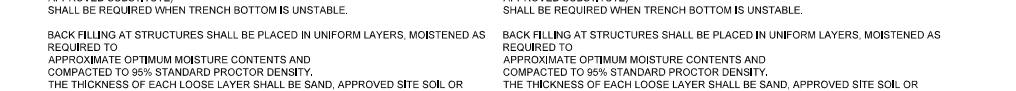
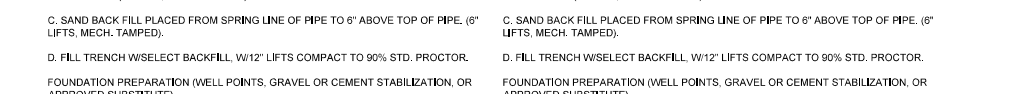
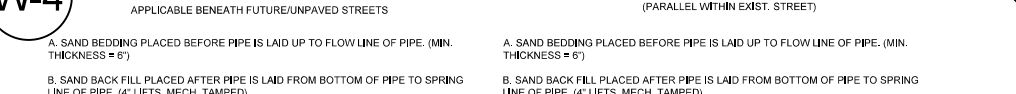
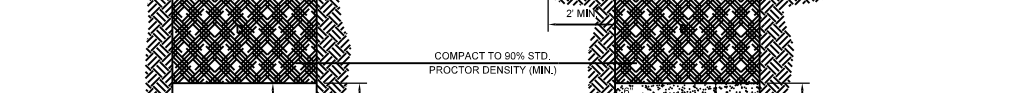
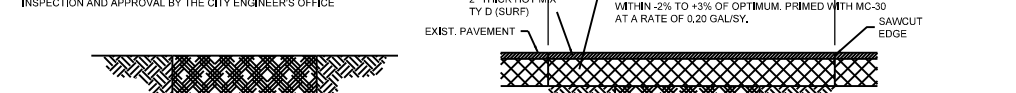
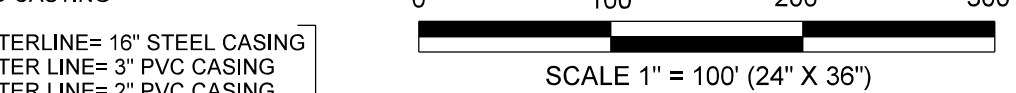
PROPOSED CASTING

FOR 8" WATERLINE= 16" STEEL CASING

FOR 2" WATER LINE= 3" PVC CASING

PROPOSED STREET LIGHT

SOIL BORING LOCATION



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, 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 PLAIN
THE PROPERTY IS IN ZONE C, AREAS OF MINIMAL FLOODING, AS PER COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.

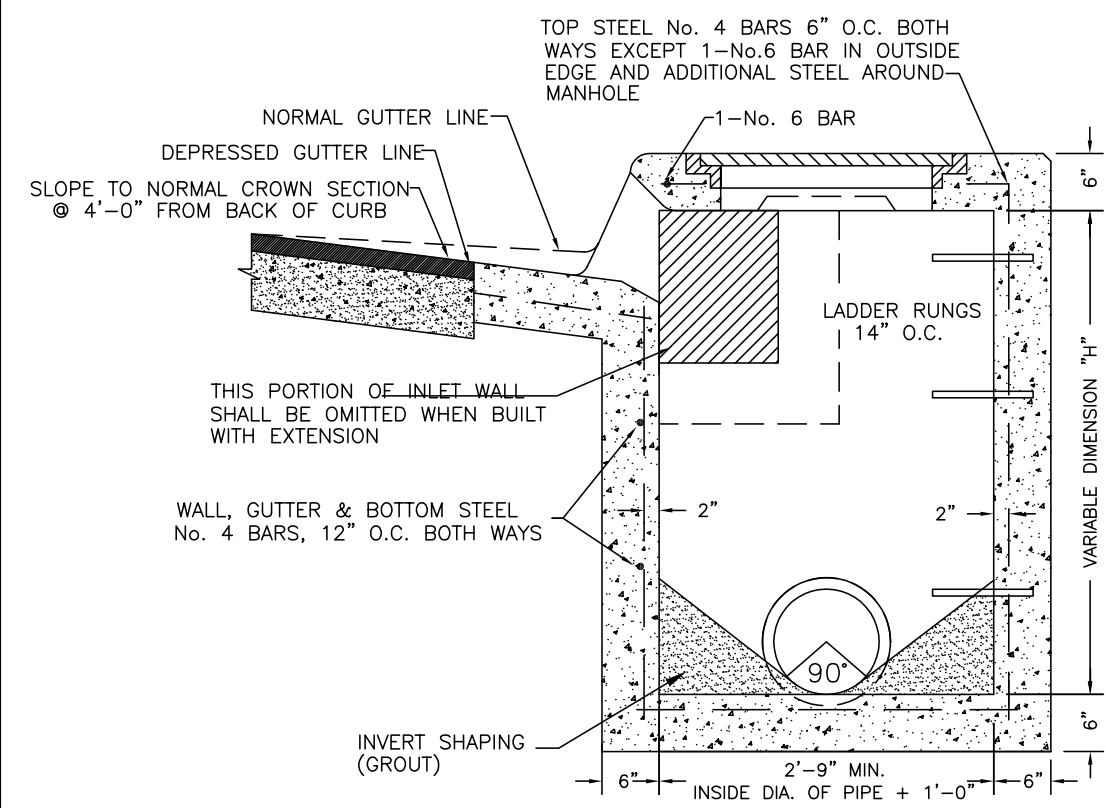
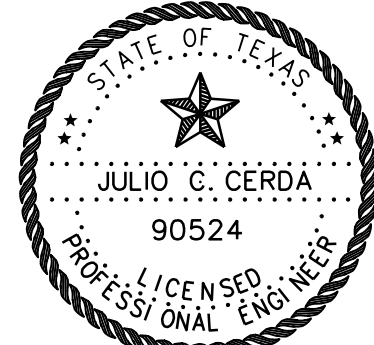
SOIL CONDITIONS
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 53.2% OF BRENNAN FINE SANDY LOAM (3), WITH 0 TO 1 PERCENT SLOPES, 33.2% OF HIDALGO FINE SANDY LOAM (25), WITH 0 TO 1 PERCENT SLOPES, AND 13.6% OF CUERTAS-RANDADO 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 28.60 CFS.

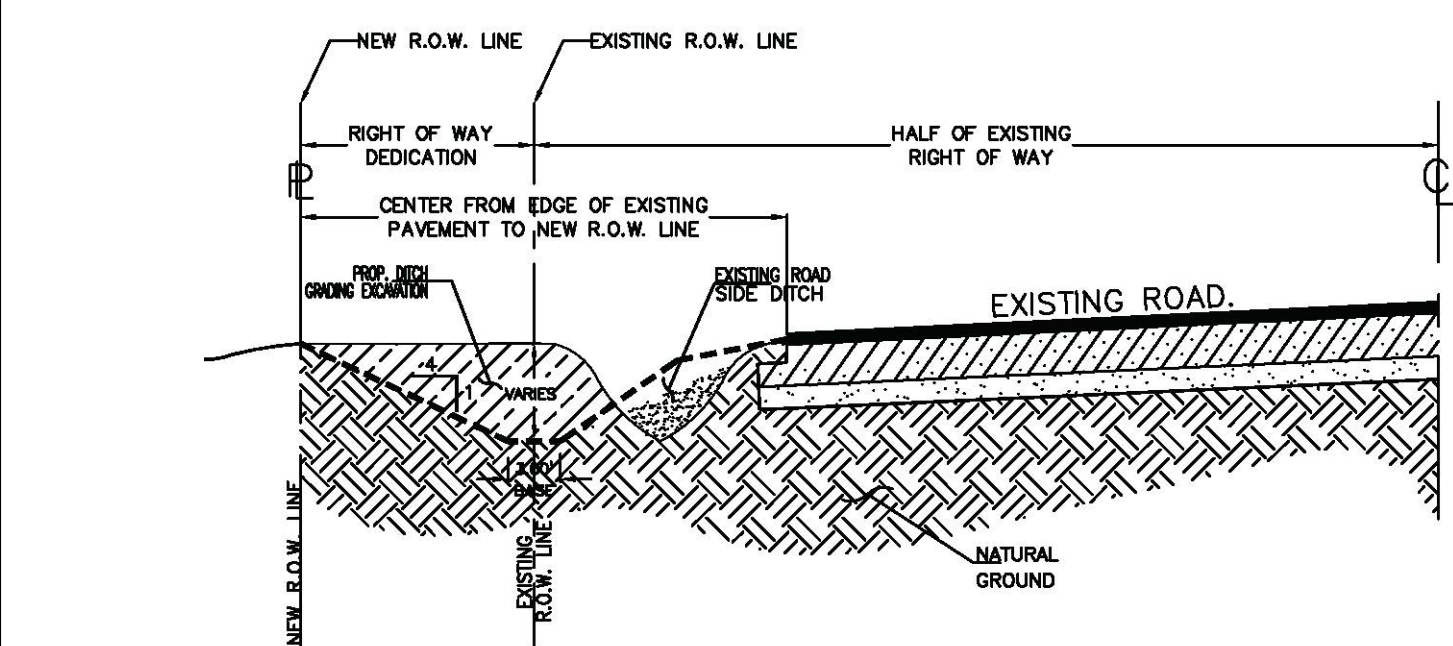
PROPOSED CONDITIONS
THE PROPOSED DRAINAGE SYSTEM SHALL CONSIST ON THE INSTALLATION OF AN INTERNAL STORM SEWER SYSTEM WITH INLETS IN THE STREET TO COLLECT SURFACE RUNOFF FROM LOTS AND STREET. THIS SYSTEM WILL HAVE PIPES SIZE OF 24" AND WILL ONLY HAVE ONE OUTFALL LOCATED IN LOTS 30, 31, 32, 33, AND 34, 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 55.31 CFS WHICH WILL GIVE US A NET INCREASE OF 56.71 CFS. A TOTAL OF 98,664 CUBIC-Feet, OR 2.27 ACRE-Feet OF STORM WATER RUNOFF WILL BE REQUIRED TO BE OBTAINED. CAMINO DE ABRAM SUBDIVISION DRAINAGE REPORT, DESCRIBES A 6.054 ACRE-FT. REQUIRED TO BE OBTAINED FOR THIS SUBDIVISION. A TOTAL OF 6.14 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 (130.47 AC) AND FOR FUTURE DEVELOPMENT AROUND THE AREA FOR UP TO 80 ACRES MORE.

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

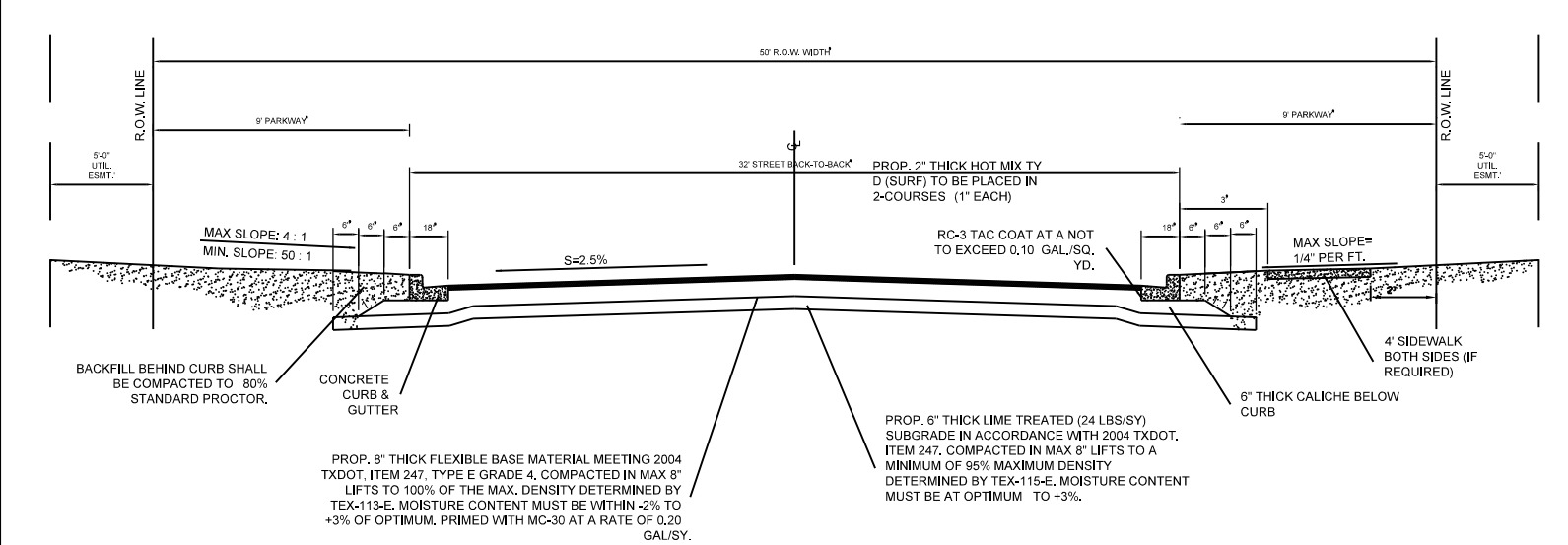
01/22/2018
DATE



D-1 STANDARD CURB INLET SECTION

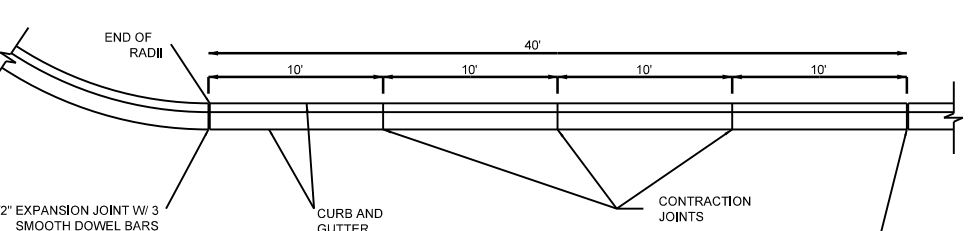


RECONSTRUCTION OF ROAD SIDE DITCH



P-1

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



P-2

TYPICAL JOINTS

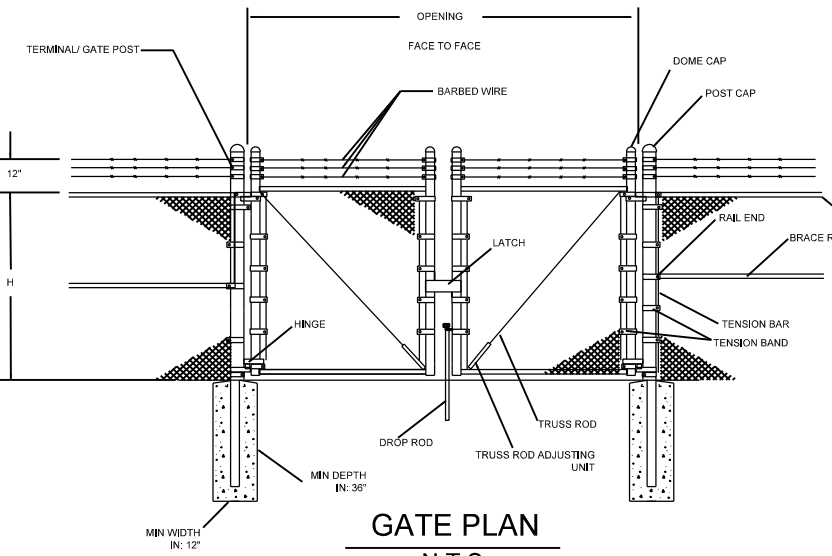
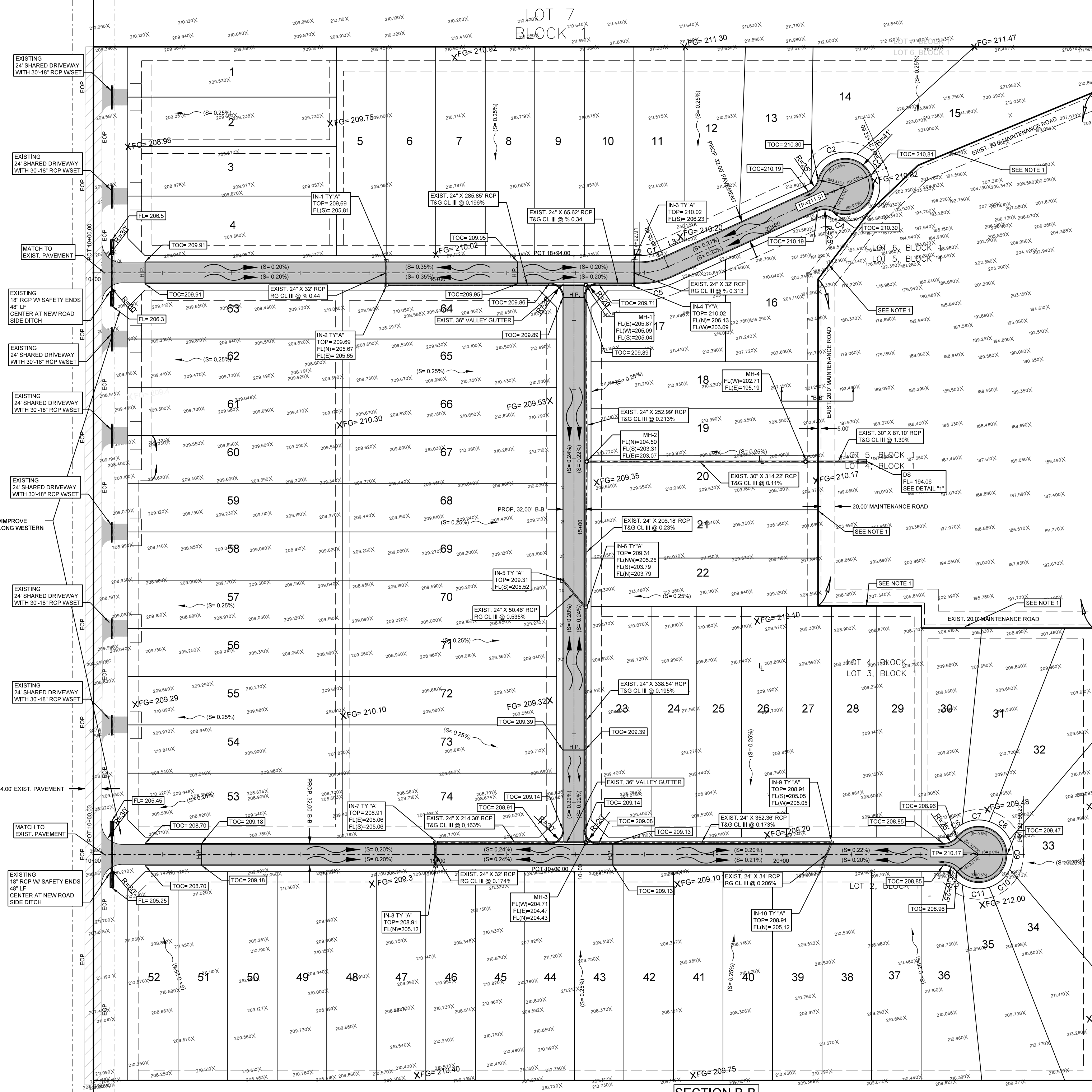
RANCHO EL POTRERO SUBDIVISION

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,
TEXAS GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 58
OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

LEGEND:

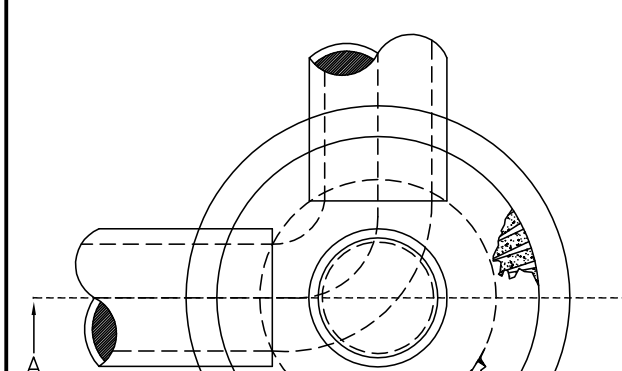
- PROP. CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND IRON ROD
- PROPOSED PAVEMENT
- PROPOSED WATER METER
- OVERHEAD ELECTRIC

0' 100' 200' 300'
SCALE 1" = 100' (24" X 36")



**GATE PLAN
N.T.S.**

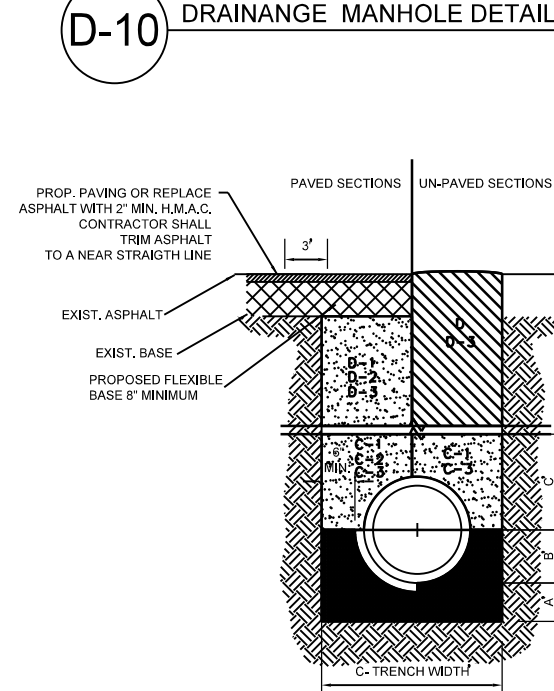
**CHAIN LINK SECURITY FENCE
N.T.S.**



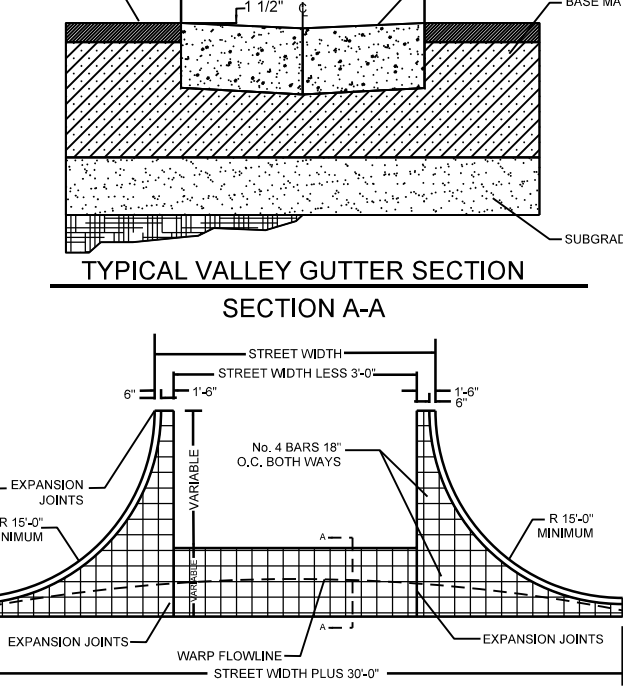
TYPICAL CURB AND GUTTER DETAIL

NOT TO SCALE

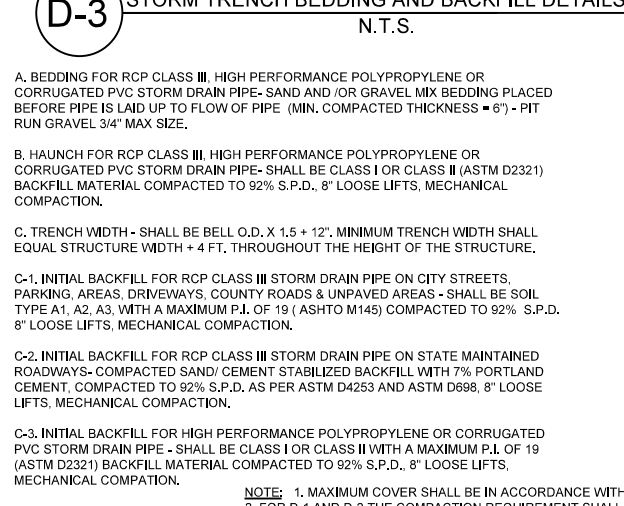
D-10 DRAINAGE MANHOLE DETAILS



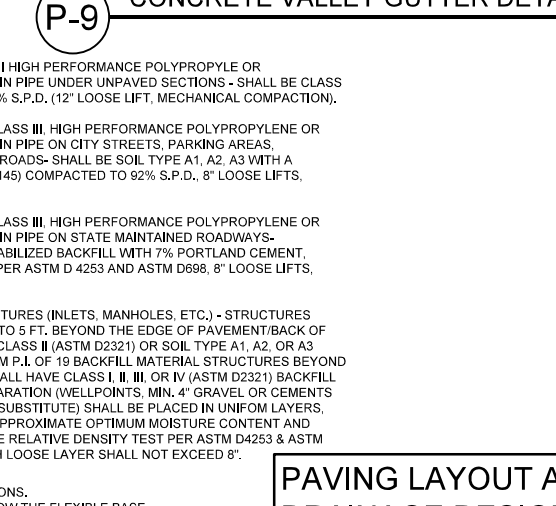
**TYPICAL VALLEY GUTTER SECTION
SECTION A-A**



D-3 STORM TRENCH BEDDING AND BACKFILL DETAILS



P-9 CONCRETE VALLEY GUTTER DETAIL



AS-BUILT

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	PEÑA 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

GENERAL NOTES
THE DRAINAGE SYSTEM IS A SUGGESTION
ONLY AND MAY BE MODIFIED BY THE ENGINEER.

SOUTH TEXAS INFRASTRUCTURE GROUP

900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 583-7116
TXBP REG. # 10000



PAVING LAYOUT AND DRAINAGE DESIGN

SHEET 4 OF 4