



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-09-2018

PROPOSED R & E RANCH SUBDIVISION, PRECINCT No. 1.

ENGINEER: MOORE LAND SURVEYING, LLC. DEVELOPER: YOANNA MALDONADO

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 6  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILANOS STREET AND WEST 18<sup>TH</sup> STREET INTERSECTION.

SUBDIVISION LIES WITHIN THE:  ETJ OF WESLACO AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-6-2018 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL BE DRAIN INTO MILANOS STREET AND WEST 18<sup>TH</sup> STREET ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 25.00 FEET ONTO MILANOS STREET AND 20.00 FEET ONTO WEST 18<sup>TH</sup> STREET.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-6-2018 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-13-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: M.H.W.S.C. LINE SIZE: 6" LOCATION: WEST 18<sup>TH</sup> STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-13-2018 : 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: \_\_\_\_\_

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

**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.

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, YOANNA MALDONADO, AS OWNER OF THE 6.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "R&E RANCH SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS 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 CONNECTION 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 REQUIREMENT OF STATE STANDARDS.
(C) ELECTRIC CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(D) GAS CONNECTION, 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.

YOANNA MALDONADO DATE
PO BOX 738
WESLACO, TX 78599

STATE OF TEXAS COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED YOANNA MALDONADO, 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 HE/SHE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 WILL NOT BE RESPONSIBLE FOR STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED THIS WILL NOT BE AT THE DISTRICT'S EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DRAINAGE DISTRICT NO. 1

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 TEX. WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEERS TO MAKE THESE DETERMINATIONS.

RAUL E. SESIN, PE, CFM DATE
GENERAL MANAGER

CITY OF WESLACO

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

HIDALGO COUNTY JUDGE DATE

MAYOR, CITY OF WESLACO, TEXAS DATE

SECRETARY, CITY OF WESLACO, TEXAS DATE

STATE OF TEXAS COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF "R&E SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018

CHAIRMAN

BENCHMARK

NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION G1422/PID AB1305 ELEV. 52.49' (DATUM IS NAVD 88) A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.65 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESTLAWN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

SURVEYORS CERTIFICATE

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



CODY MICHAEL MOORE, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6370

DATE

ENGINEERS CERTIFICATE

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT. THE DESIGN FOR WATER AND SANITARY SEWER MEETS MINIMUM STATE STANDARDS.



DUSTIN MOORE, P.E. TEXAS REGISTRATION NO. 119107

DATE

STATE OF TEXAS COUNTY OF HIDALGO



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

ON: \_\_\_\_ AT \_\_\_\_ AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_ DEPUTY

MILITARY HIGHWAY WATER SUPPLY CORPORATION

THIS PLAT OF "R&E RANCH SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY MILITARY HIGHWAY WATER SUPPLY CORPORATION OF CAMERON COUNTY, AND IS HEREBY APPROVED BY SUCH WATER SUPPLY CORPORATION AND WE HEREBY CERTIFY THAT POTABLE WATER IS AVAILABLE UPON REQUEST TO "R&E RANCH SUBDIVISION".

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2018

APPROVED BY: AMADO SALINAS

HIDALGO COUNTY HEALTH DEPARTMENT

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF "R&E SUBDIVISION" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2018.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE S232.028(A)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF "R&E SUBDIVISION" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE DATE

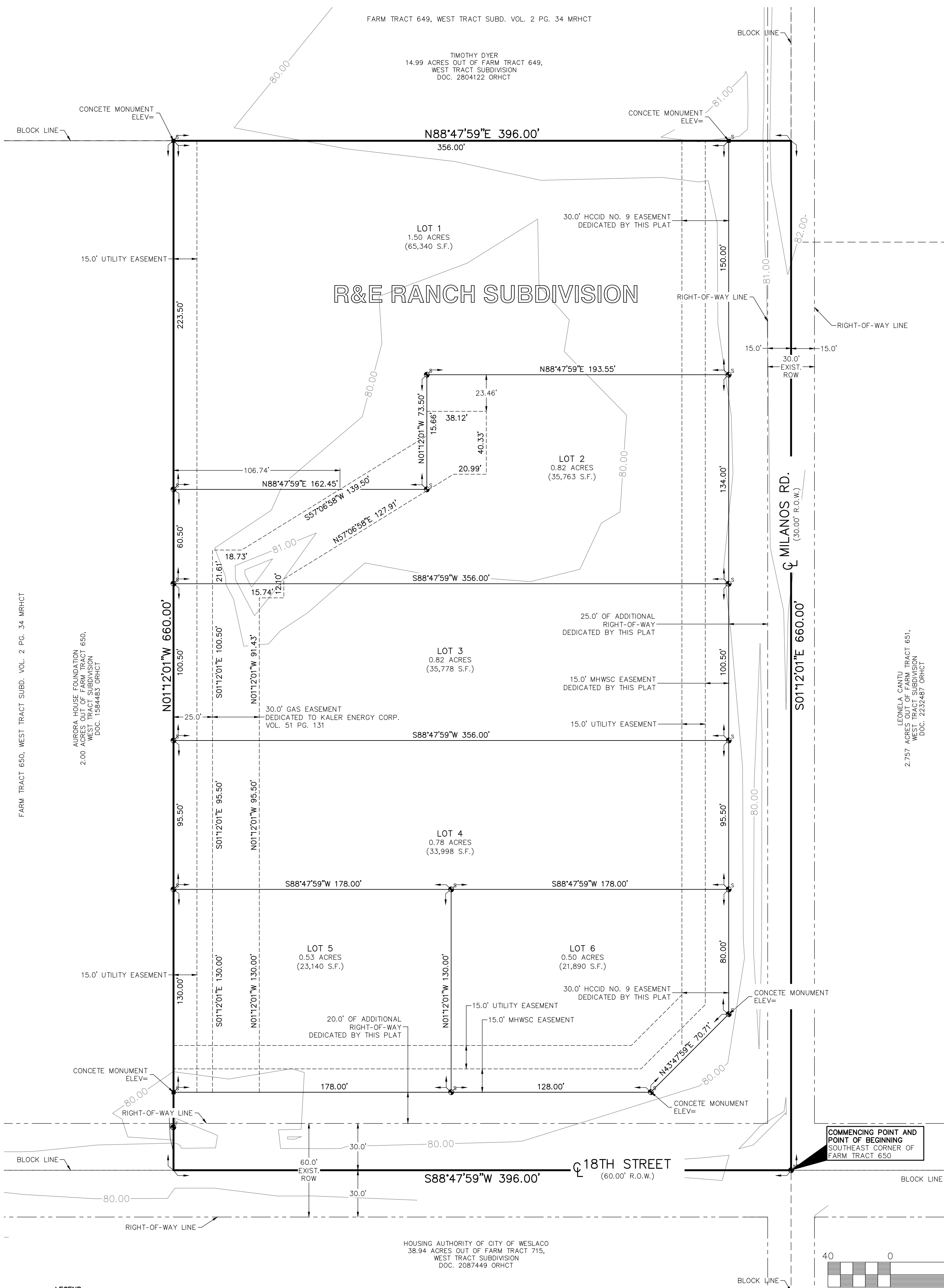
HIDALGO COUNTY CLERK DATE

METES AND BOUNDS DESCRIPTION

BEING 6.00 ACRES OF LAND, OUT OF FARM TRACT 650, OF WEST TRACT SUBDIVISION OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2827276, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 6.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A NAIL AT THE INTERSECTION OF 18TH STREET AND MILANO'S ROAD BEING THE SOUTHEAST CORNER OF FARM TRACT 650, FOR THE POINT OF BEGINNING AND A CORNER OF THE TRACT HEREIN DESCRIBED;

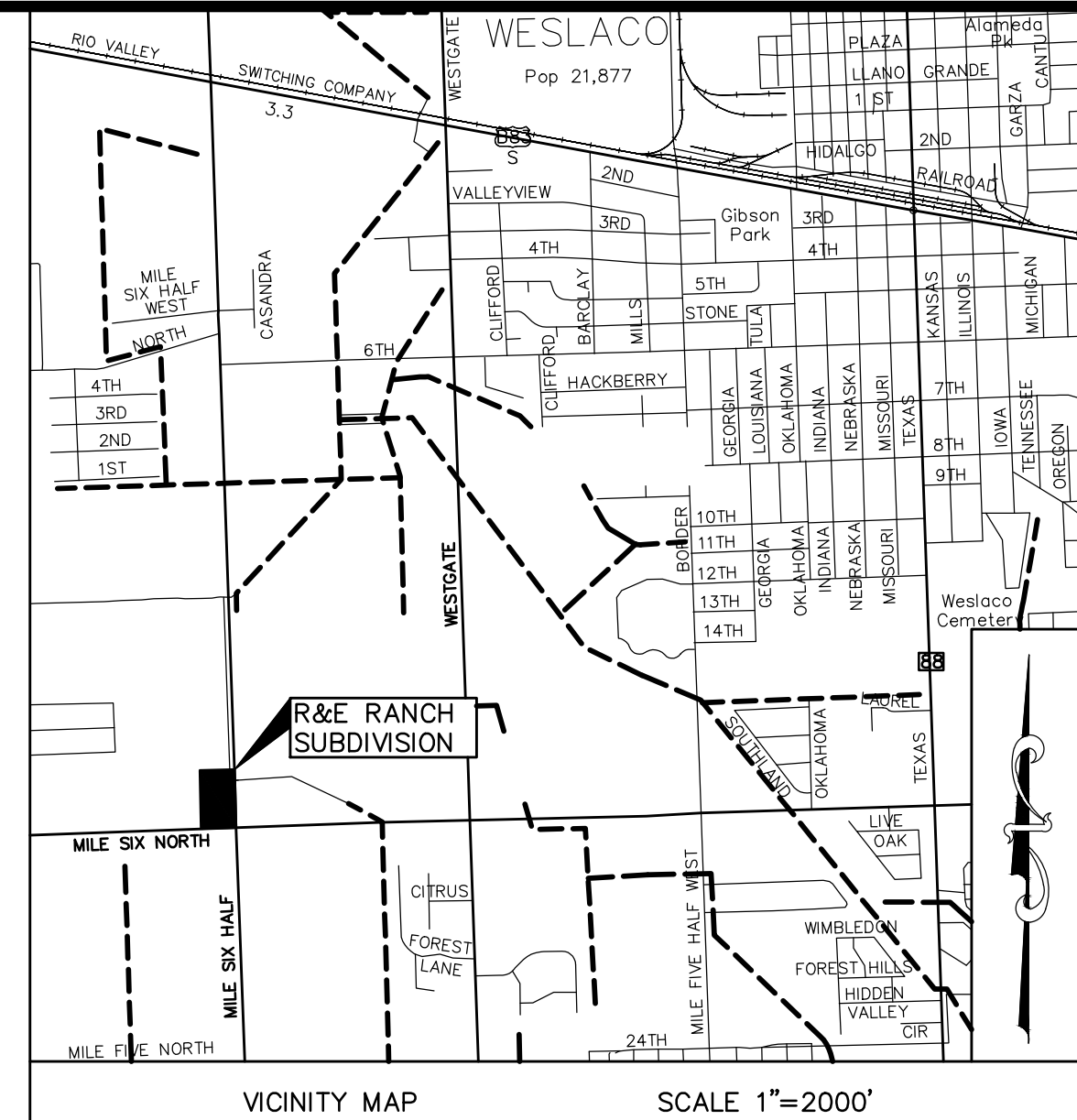
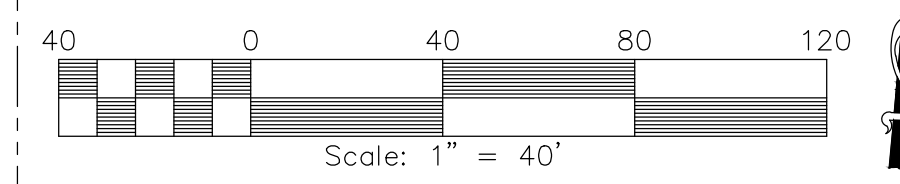
- 1) THENCE SOUTH 88°47'59" WEST A DISTANCE OF 396.00 FEET TO A NAIL SET IN THE CENTERLINE OF 18TH STREET FOR THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
2) THENCE NORTH 01°12'01" WEST AT A DISTANCE OF 50.00 FEET PASS A CONCRETE MONUMENT MARKED "MOORE 6370" A TOTAL DISTANCE OF 660.00 FEET TO A CONCRETE MONUMENT MARKED "MOORE 6370" FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
3) THENCE NORTH 88°47'59" EAST AT A DISTANCE OF 356.00 FEET PASS A CONCRETE MONUMENT MARKED "MOORE 6370" A TOTAL DISTANCE OF 396.00 FEET TO A NAIL IN THE CENTERLINE OF MILANO'S ROAD FOR THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
4) THENCE SOUTH 01°12'01" EAST A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; CONTAINING 6.00 ACRES OF LAND WITHIN THESE METES AND BOUNDS.



LEGEND table with symbols for IRON ROD FOUND, CONC. MONUMENT FOUND, CONC. MONUMENT SET, NAIL FOUND, NAIL SET, IRON ROD SET WITH CAP, STAMPED 'MOORE-6370'

PRINCIPAL CONTACTS table with columns for NAME, ADDRESS, CITY & ZIP, PHONE. Lists contact info for Yoanna Maldonado, Dustin Moore, and Cody Moore.

SHEET INDEX table showing SHEET 1 OF 3: FINAL BOUNDARY PLAT, SHEET 2 OF 3: UTILITY PLAT, SHEET 3 OF 3: DRAINAGE PLAT



R&E RANCH SUBDIVISION IS LOCATED IN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTH EAST SIDE OF HIDALGO COUNTY AT THE NORTHWEST INTERSECTION OF 18TH STREET AND MILANO'S ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797). R&E RANCH SUBDIVISION LIES APPROXIMATELY 0.30 MILES FROM THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

NOTES

- 1. FLOOD ZONE CLASSIFICATION THIS SUBDIVISION LIES IN ZONE "B" PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480334. PANEL NUMBER 0828. REVISED JANUARY 2, 1981.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 82.00 FEET MSL OR 24 INCHES ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
3. BASIS OF BEARINGS: AS PER STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
4. SETBACKS A) FRONT = 50 FEET ALONG 18TH ST & 40 FEET ALONG MILANOS RD B) SIDE = 6 FEET C) REAR = 15 FEET COMPLY WITH SETBACKS OR EASEMENTS WHICHEVER IS GREATER.
5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STANDARDS.
6. WASTEWATER SERVICE WILL BE PROVIDED BY: OHSS
7. GARBAGE WASTE WILL BE DISPOSED OF BY PRIVATE CONTRACTOR.
8. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370.
9. NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE AND HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
10. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
11. THIS TRACT LIES WITHIN THE ETJ OF THE CITY OF WESLACO.
12. THIS SUBDIVISION REQUIRES 9,965 OF STORMWATER DETENTION, AND IS PROVIDED WITH 13,365 OF DETENTION AT 95-80.00' WITHIN THE BORROW DITCH FRONTING THE PROPERTY. THIS VOLUME ASSUMES SINGLE FAMILY RESIDENTIAL DEVELOPMENT. IF A LOT IS DEVELOPED AS COMMERCIAL ADDITIONAL DETENTION WILL BE REQUIRED AS PER NOTE 11.
13. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
14. A 4' WIDE SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A BUILDING PERMIT.
15. A STREETLIGHT IS REQUIRED TO BE LOCATED EVERY 300 FEET.
16. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THIS PLAT AND ON THE ATTACHED ENGINEERING PLANS.
17. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING AN OSSP ON ALL LOTS.
18. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
19. PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT (REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 INCHES IN LENGTH).
20. THE SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ ADN HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSP ON ALL LOTS.
21. A OSSP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
22. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
23. OSSP SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
24. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY ALSO BE 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
25. APPROVED "OSSP" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY LOT.
26. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
27. SPECIAL DESIGN IS REQUIRED FOR ALL OSSP SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
-ANCHORING OF SEPTIC TANK(S).
-SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
28. 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 SERVICE WILL BE MADE AVAILABLE TO THE SUBDIVISION.
29. 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 OCCUPANCY AN EASEMENT.
30. YOANNA MALDONADO, THE OWNER & SUBDIVIDER OF R&E RANCH SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSP ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
31. 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.

FINAL PLAT OF: R&E RANCH SUBDIVISION 6.00 ACRES OUT OF FARM TRACT 650 WEST TRACT SUBDIVISION OF LLANO GRANDE GRANT HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2827276, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

DEVELOPER/OWNER: YOANNA MALDONADO PO BOX 738 WESLACO, TX 78599 (956) 684-4556
PLAT DATE: 17 MAY 2018 JOB NO: 59013
ENGINEER/SURVEYOR: Moore Land Surveying, LLC
2308 Lakeshore Drive, Harlingen, TX 78552 (956)245-0988 TBP'S Firm No. 10194186 (956)245-4651 TBP'S Firm No. 19190

FINAL ENGINEERING REPORT: R&E RANCH SUBDIVISION  
**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
 R&E RANCH SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY MILITARY HIGHWAY WATER SUPPLY CORPORATION (MHWSC). THE SUBDIVIDER AND MHWSC HAVE ENTERED INTO A CONTRACT IN WHICH MHWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND MHWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.  
 MHWSC HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF 18TH STREET. THE WATER SYSTEM FOR R&E RANCH SUBDIVISION CONSISTS OF A 6" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 6" LINE. THIS 6" LINE THEN RUNS NORTH ALONG THE WEST SIDE OF MILANOS ROAD RIGHT-OF-WAY ENDING WITH A FIRE HYDRANT/FLUSH VALVE ON THE NORTH EAST CORNER OF LOT 1.  
 WATER DISTRIBUTION FOR R&E RANCH SUBDIVISION CONSISTS OF SIX 1/2" DIAMETER SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 6" LINE AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$26,218.50, OR \$4,369.75 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID MHWSC THE SUM OF \$7,188.60, WHICH COVERS THE \$1,198.10 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH REPRESENTS THE TOTAL COST OF WATER METER RIGHTS, ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO MHWSC. UPON REQUEST BY THE LOT OWNER, MHWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$3,500.00 FOR A TOTAL COST OF \$7,000.00. THE EXISTING WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY MHWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATE:**  
 SEWAGE FROM R&E RANCH SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THIS REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.  
 SOIL EVALUATION REPORT:  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE SURVEY AND SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. AT LEAST FOUR SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA FOR EACH SOIL TYPE. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM ON THE NORTH HALF OF THE PROPERTY AND CLAY LOAM ON THE SOUTH HALF EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS FOR EACH TYPE. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 2' OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.  
 THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIER'S CHECK OR PERSONAL CHECK) REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$12,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.  
 AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE 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 ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$83,650.00 WHICH EQUALS TO \$1,327.77 PER LOT.  
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$2,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$12,000.00 FOR THE ENTIRE SUBDIVISION.

**CERTIFICATION:**  
 CON M 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 MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 83,650 O \$ 1,327.77 POR LOTE.  
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$2,000.00 A UN COSTO TOTAL DE \$12,000.00 TODA LA SUBDIVISION.

**PROVISION DE AGUA-DESCRIPCION GASTOS Y FECHAS DE INICIO:**  
 LA SUBDIVISION R&E RANCH ESTARA RECIBIENDO PROVISION DE AGUA DE MILITARY HIGHWAY WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA MHWSC). EL DUEÑO DE LA SUBDIVISION Y MHWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. MHWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.  
 EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION R&E RANCH SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 6 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 6 PULGADAS. ESTA LINEA DE 6 PULGADAS CUAL SIGUE HACIA EL NORTE POR EL LADO OESTE DE LA CALLE MILANOS ROAD, TERMINARA CON UNA BOCA DE RIEGO LOCALIZADA AL NORESTE DE LOTE 1.  
 DEL CONDUCTO DE AGUA DE 6 PULGADAS SE PRODUCEN SEIS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 6 PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$26,218.50 O \$4,369.75 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA MHWSC \$ 7,188.60, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$1,198.10. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA SUBDIVISION LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 2 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,500.00 POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL \$7,000.00. EL SISTEMA DE AGUA ESTARAN 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 INGENERO 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.  
 CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON CUATRO ES EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION POR CADA CLASE DE SUELOS (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLA ARENOSA MARGA EN EL NORTE Y ARCILLA MARGA EN EL SUR) 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 ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$2,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.  
 CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESMORNO EN FORMA DE CHEQUE DE CAJERO O CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDOMIO DE HIDALGO EN LA CANTIDAD DE (\$12,000), QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.  
 EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SAUO DEL CONDOMIO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDOMIO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

**CON M 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:**  
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 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$2,000.00 A UN COSTO TOTAL DE \$12,000.00 TODA LA SUBDIVISION.

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE 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 ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
 WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$83,650.00 WHICH EQUALS TO \$1,327.77 PER LOT.  
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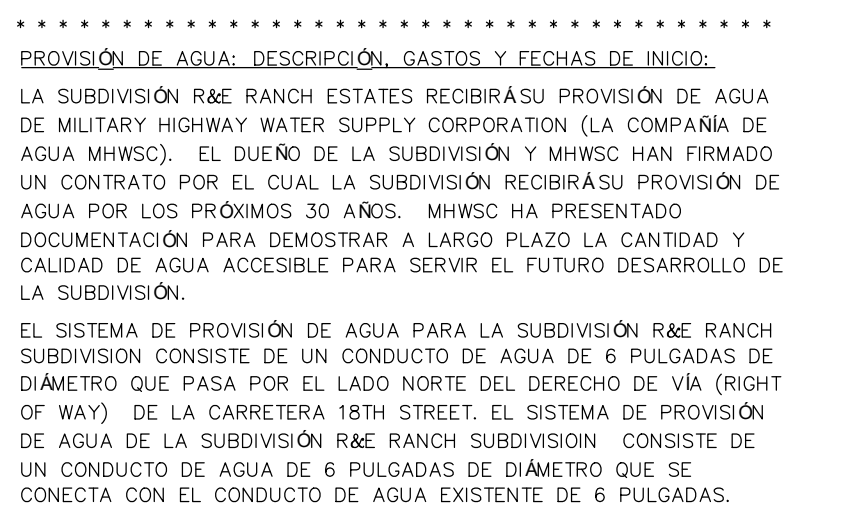
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PRINCIPAL CONTACTS:		ADDRESS:		CITY & ZIP:		PHONE:		SHEET INDEX:	
OWNER:	YOUNNA MALDONADO	P.O. BOX 738	WESLACO, TX 78599	(956) 684-4556	SHEET 1 OF 3: FINAL BOUNDARY PLAT				
ENGINEER:	DUSTIN MOORE, P.E.	2309 LAKE SHORE DR	HARLINGEN, TX 78552	(956) 245-4651	SHEET 2 OF 3: UTILITY PLAT				
SURVEYOR:	CODY MOORE, R.P.L.S.	2309 LAKE SHORE DR	HARLINGEN, TX 78552	(956) 245-4651	SHEET 3 OF 3: DRAINAGE PLAT				

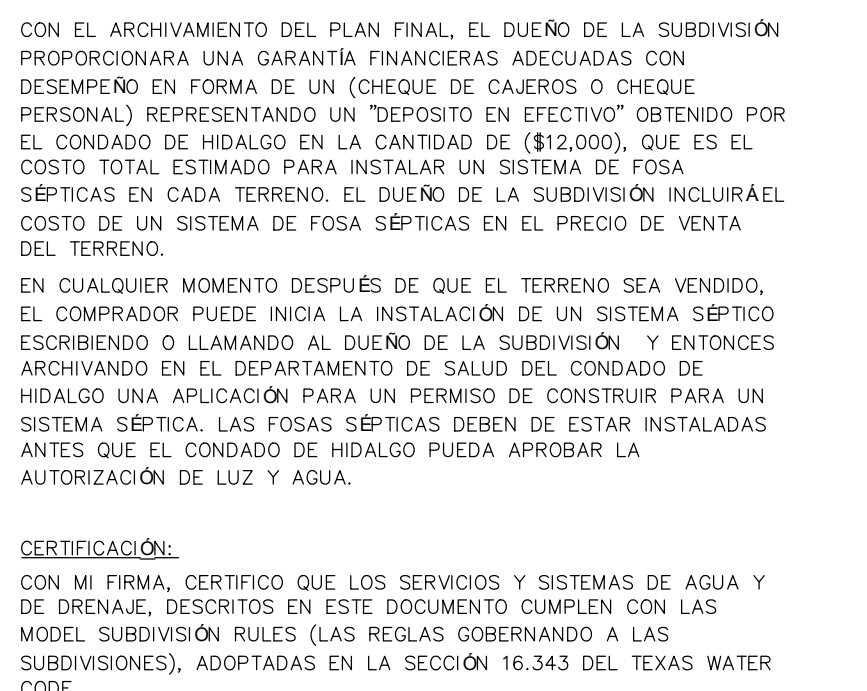
LEGEND			
	IRON ROD FOUND		FIRE HYDRANT
	CONC. MONUMENT FOUND		WATER VALVE
	NAIL FOUND		GAS METER
	X-MARK FOUND		GAS VALVE
	IRON ROD SET WITH CAP		ELECTRIC JUNCTION BOX
	STAMPED "MOORE-6370"		STORM INLET
	TREE		SIGN
	WATER METER		LIGHT POST
	TRANSFORMER		MANHOLE
	CABLE PEDESTAL		IRRIGATION VALVE
	A/C UNIT		IRRIGATION STANDPIPE
	MAILBOX		SEPTIC TANK
	CLEANOUT		POST
	POWER POLE		GATE INLET
	GUY WIRE ANCHOR		EXIST. IRRIG. LINE
	EXIST. RIGHT-OF-WAY		EXIST. CENTERLINE
	PROP. 6" WATERLINE		EXIST. GRADE BREAK
	EXISTING OVHD. ELEC.		EXIST. FENCE
	EXIST. HMAC		EXIST. CALICHE



- NOTE:
- 1.) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
  - 2.) PUMPER NOZZLE SHALL FACE ROADWAY.
  - 3.) IN CERTAIN INSTANCES, WHERE DISTANCE PERMITS, A PARALLEL TEE OR UNION-TYPE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LIEU OF A STANDARD TEE.
  - 4.) IF AMERICAN DARLING IS USED MODEL B-84-B W/EPoxy COAT VALVE FLATE AND INTERIOR COSE.
  - 5.) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
  - 6.) ALL VALVES/FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED & WRAPPED IN PLASTIC.
  - 7.) ALL VALVES/FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS WILL BE OF DOMESTIC ORIGIN.

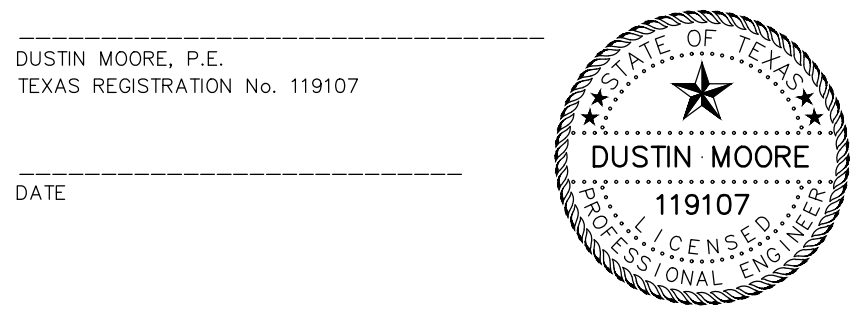
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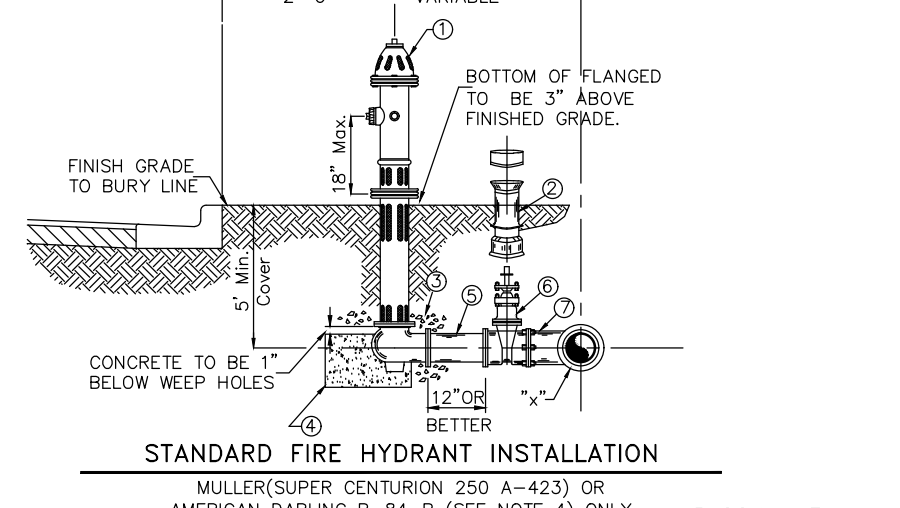
**TYPICAL SHORT SERVICE**  
 NOT TO SCALE

- A SAND BEDDING PLACED BEFORE PIPE IS Laid UP TO FLOW LINE OF PIPE (MIN. THICKNESS = 6").  
 B SAND BACKFILL PLACED AFTER PIPE IS Laid FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE (4" SAND TAMPED).  
 C SAND BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE (4" LIFTS, HAND TAMPED).  
 D SAND BACKFILL, CLASS "A" (6" LIFTS, MECHANICAL COMPACTION).  
 E EARTH BACKFILL, CLASS "B" (12" LIFTS, MECHANICAL COMPACTION).  
 FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS STABIL.



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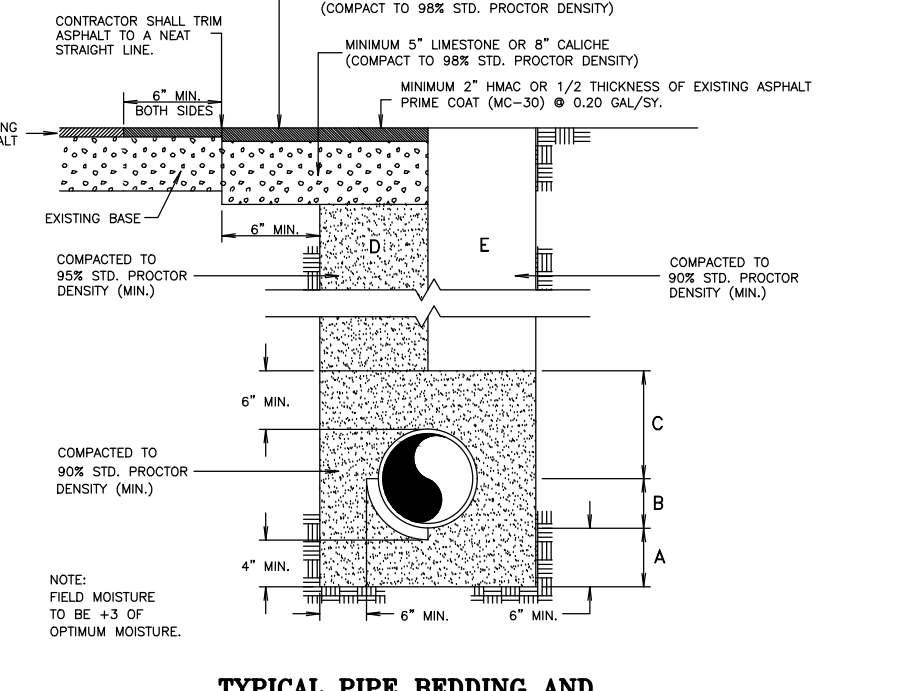
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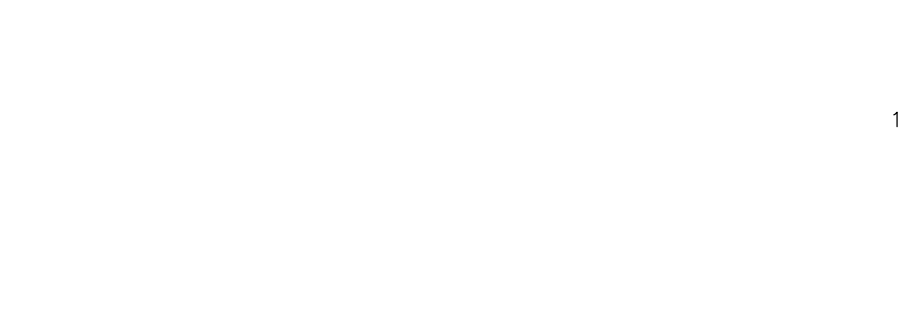
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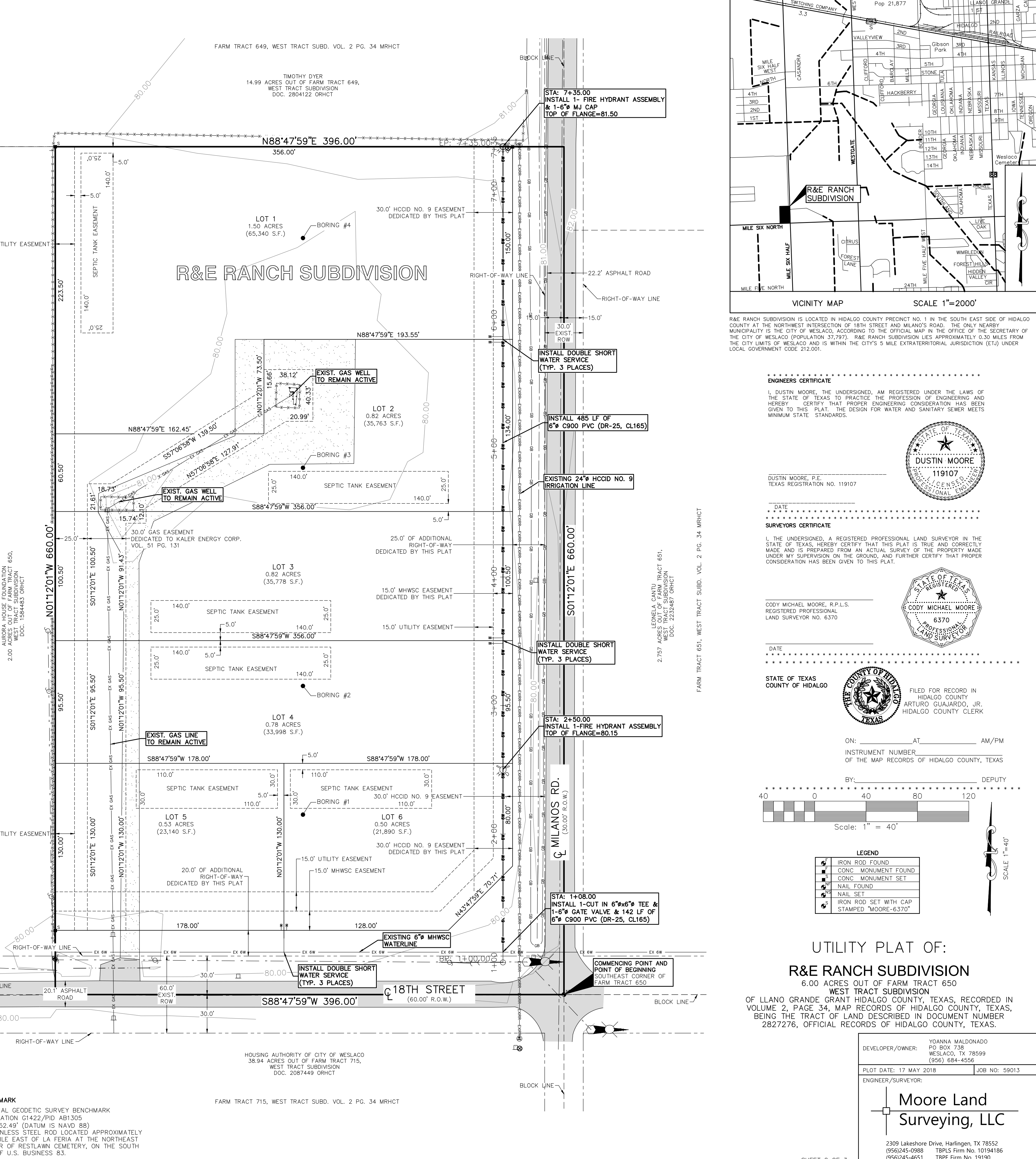
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**RAINAGE REPORT FOR "R&E RANCH SUBDIVISION":**

R&E RANCH SUBDIVISION IS A 6.00 AC. TRACT OF LAND INSIDE THE ETJ OF THE CITY OF WESLACO. THE PROPERTY IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF MILANOS RD. AND 18TH STREET. THE PROPERTY IS BEING DEVELOPED INTO SIX (6) LOTS TO BE DEVELOPED INTO EITHER SINGLE FAMILY RESIDENTIAL LOTS OR COMMERCIAL LOTS RANGING FROM 0.50 AC. TO 1.50 AC. THE PROPERTY CURRENTLY IS UNDEVELOPED AND IS IN ROW CROP PRODUCTION, HOWEVER THE TIME OF CONCENTRATION WAS CALCULATED USING THE VELOCITY FOR TALLOW OR MINIMUM TALLOW CULTIVATION AS IT PRODUCES A MORE CONSERVATIVE DETENTION VOLUME. THE SUBDIVISION LIES IN ZONE "B" ACCORDING TO TEXAS FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0525 B, REVISED JANUARY 2, 1981. ZONE "B" IS AN "AREA BETWEEN THE LIMITS OF THE 100 AND 500-YEAR FLOOD PLAIN WITH DEPTHS LESS THAN ONE FOOT". THE PLAT WILL CALL FOR THE HOME'S FINISHED FLOOR ELEVATION TO BE AT ELEVATION 80.00 FT. OR 24" ABOVE NATURAL GROUND WHICHEVER IS HIGHER IN ORDER TO ENSURE THE FINISHED FLOOR ELEVATION IS ABOVE THE 100-YEAR FLOOD PLAIN IN ORDER TO MITIGATE FLOOD DAMAGE.

THE SOILS ARE 51% HIDALGO SANDY CLAY LOAM (28) WHICH IS IN HYDROLOGIC SOIL GROUP "C" WITH MODERATE INFILTRATION AND 49% RAYMONDVILLE CLAY LOAM (52) WHICH IS IN HYDROLOGIC SOIL GROUP "C" WITH SLOW INFILTRATION (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF OF THE LAND IS BY SURFACE FLOW IN A NORTHEASTERLY DIRECTION INTO THE BORROW DITCH ALONG MILANOS RD., WHERE IT FLOWS NORTH ALONG MILANOS RD. FOR 961' NORTH OF THE PROPERTY, THENCE THROUGH A 24" RCP CULVERT INTO A TYPE "C" INLET WHICH FLOWS INTO A 24" RCP CULVERT WHICH FLOWS UNDERNEATH MILANOS RD., THENCE INTO A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DITCH, THENCE SOUTH TO THE ARROYO COLORADO, THENCE TO THE LAGUNA MADRE. IT HAS AN EXISTING RUNOFF OF 3.48 CFS DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE PROPOSED DRAINAGE FOR R&E RANCH SUBDIVISION SHALL CONSIST OF ALLOWING RUNOFF TO CONTINUE TO SURFACE FLOW FROM THE REAR OF THE LOTS TO THE FRONT OF THE LOTS IN A NORTHEASTERLY DIRECTION AND INTO THE RE-GRADED BORROW DITCH ALONG 18TH STREET AND MILANOS ROAD WHERE IT FLOWS NORTH ALONG MILANOS RD. FOR 961' NORTH OF THE PROPERTY, THENCE THROUGH A 24" RCP CULVERT INTO A TYPE "C" INLET WHICH FLOWS INTO A 24" RCP CULVERT WHICH FLOWS UNDERNEATH MILANOS RD., THENCE INTO A HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DITCH, THENCE SOUTH TO THE ARROYO COLORADO, THENCE TO THE LAGUNA MADRE. PER THE CITY OF WESLACO DRAINAGE POLICY, STORAGE LARGE ENOUGH TO DETAIN THE POST DEVELOPED 25-YEAR EVENT RUNOFF (6.97 CFS) WHILE DISCHARGING THE PRE-DEVELOPED 10-YEAR EVENT (3.48 CFS) IS REQUIRED.

**CONTINUED: DRAINAGE REPORT FOR "R&E RANCH SUBDIVISION":**

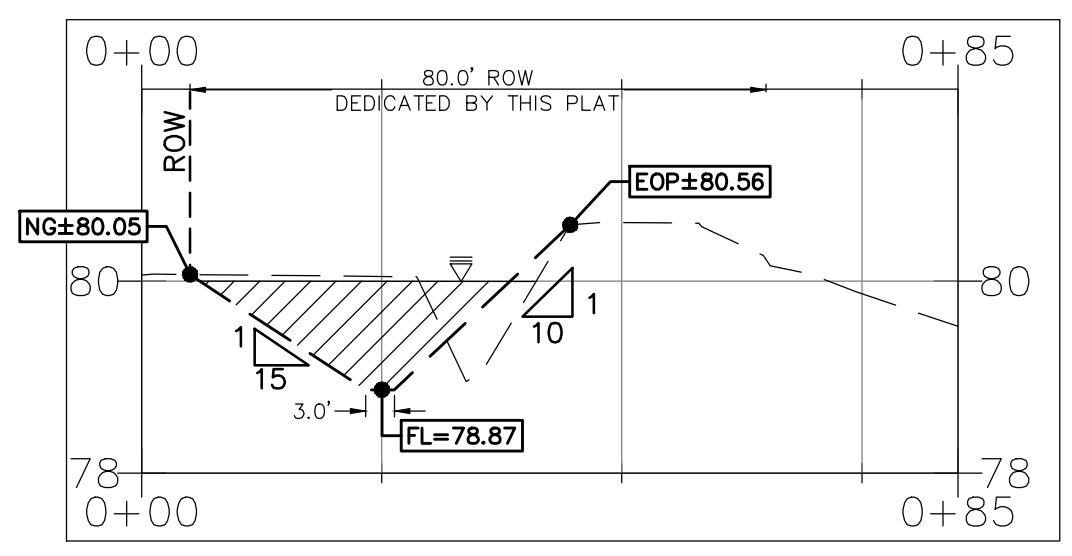
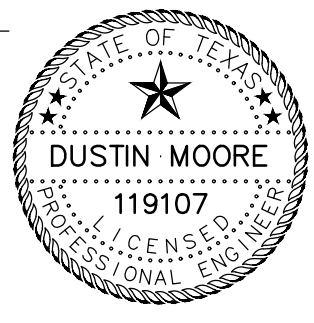
FOR THIS SITE, THE EVENT THAT REQUIRES THE LARGEST VOLUME TO BE DETAINED IS THE 30 MIN STORM EVENT AND THE RUNOFF IS DETAINED AT A RATE OF 5.49 CFS. BASED ON THE ATTACHED CALCULATIONS, THE EXISTING BORROW DITCH ALONG MILANOS RD. WILL BE RE-GRADED AND WIDENED WHICH WILL PROVIDE 13,365 CF OF DETENTION WHICH IS MORE THAN THE 9,665 CF OF DETENTION THAT IS REQUIRED AS PER THE ATTACHED CALCULATIONS. THE VOLUME OF WATER DETAINED WAS CALCULATED ASSUMING A WATER SURFACE ELEVATION OF 80.00', WHICH IS ASSUMING THAT THE DITCH IS FLOWING FULL BUT OVERTOPPING THE ROADWAY, WHICH IT DID NOT IN THE STORM EVENT OF 6/26/18 WHICH WAS AN EVENT LARGER THAN THE 100-YEAR RAINFALL EVENT. RUN-OFF AND DETENTION WERE CALCULATED ASSUMING EACH LOT WOULD BE SINGLE FAMILY RESIDENTIAL. IF THE SITE IS DEVELOPED AS COMMERCIAL AS ALLOWED BY THIS PLAT, THEN ADDITIONAL ON-SITE DETENTION WILL BE REQUIRED PRIOR TO LOT DEVELOPMENT AND WILL BE DESIGNED BY A LICENSED ENGINEER AND BE COMPLETED PER CITY AND COUNTY REQUIREMENTS AT TIME OF PERMITTING.

**CERTIFICATION**

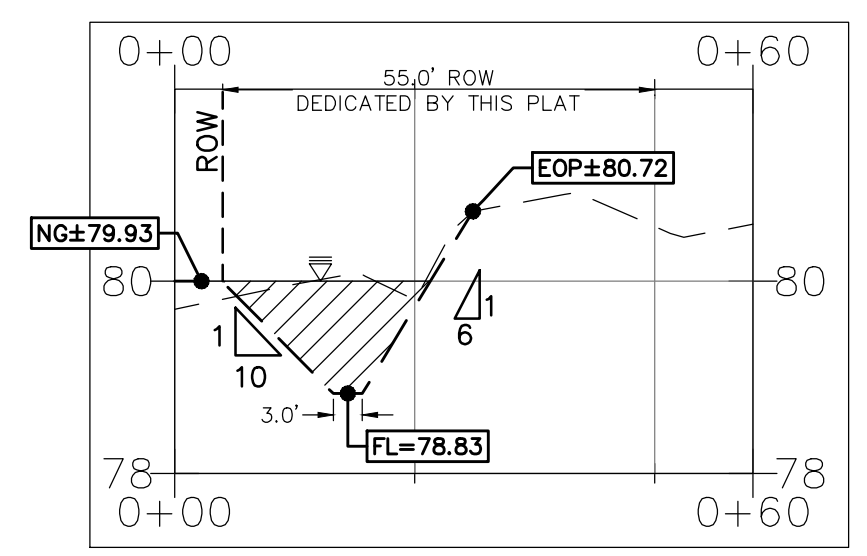
BY MY SIGNATURE BELOW I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "B" AREAS OF 500-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY NUMBER 480334 PANEL NUMBER 0525-SUPTRM B EFFECTIVE DATE: JANUARY 02, 1981.

DUSTIN MOORE, P.E.  
TEXAS REGISTRATION NO. 119107

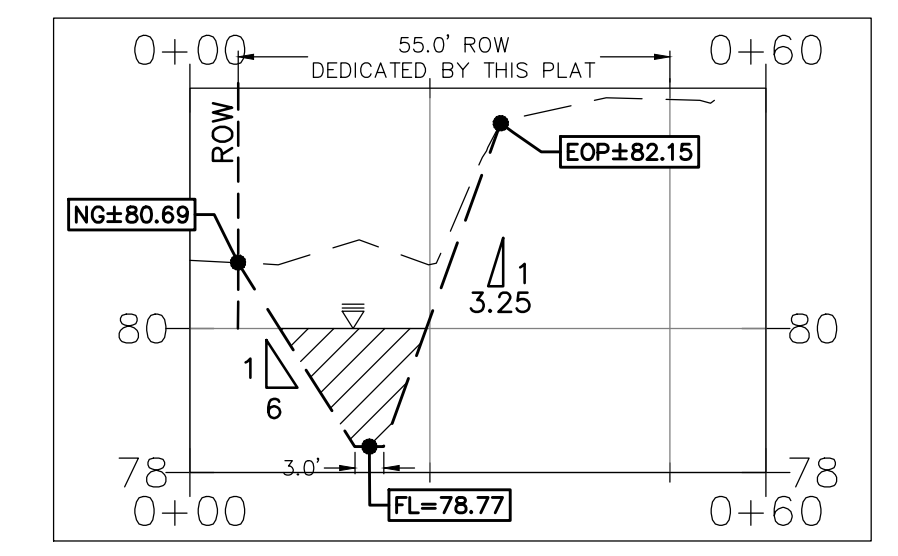
DATE: \_\_\_\_\_



X-SECTION-1: STA: 1+77.34  
AREA OF DETENTION @ WS 80.00 = 19.94 SF  
LENGTH OF EXCAVATION=923 LF  
TOTAL VOLUME OF DETENTION @ WS 80.00 =13,365 CF



X-SECTION-2: STA: 6+00  
AREA OF DETENTION @ WS 80.00 = 14.05 SF  
LENGTH OF EXCAVATION=923 LF  
TOTAL VOLUME OF DETENTION @ WS 80.00 =13,365 CF



X-SECTION-3: STA: 11+00  
AREA OF DETENTION @ WS 80.00 = 10.68 SF  
LENGTH OF EXCAVATION=923 LF  
TOTAL VOLUME OF DETENTION @ WS 80.00 =13,365 CF

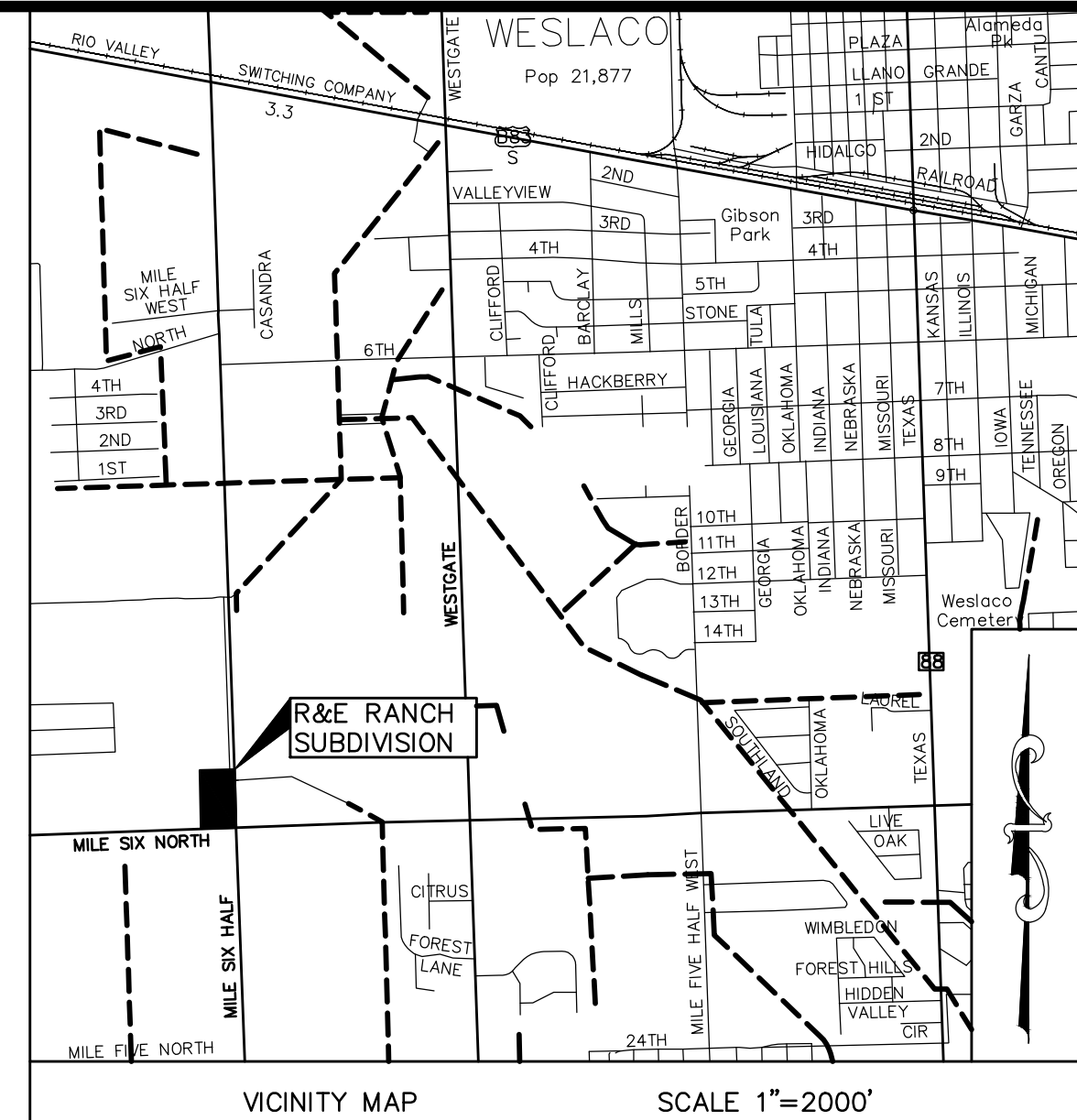
TOTAL VOLUME OF DETENTION IN BORROW DITCH=10,090 CF @ WS ELEV=80.00'  
(((19.94+14.05)/2)\*(6+00-1+77.34)) + (((14.05+10.68)/2)\*(11+00-6+00))=13,365 CF

**PRINCIPAL CONTACTS:**

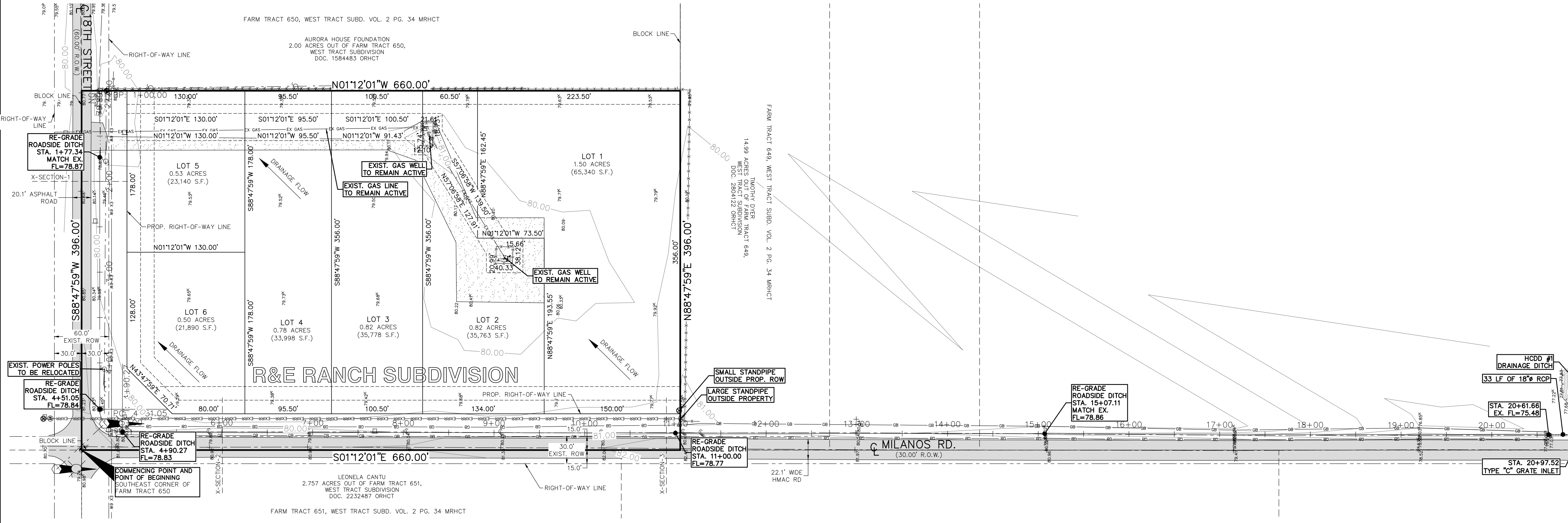
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: YOANNA MALDONADO	PO BOX 738	WESLACO, TX 78599	(956) 684-4556
ENGINEER: DUSTIN MOORE, P.E.	2309 LAKE SHORE DR	HARLINGEN, TX 78552	(956) 245-4651
SURVEYOR: CODY MOORE, RPLS	2309 LAKE SHORE DR	HARLINGEN, TX 78552	(956) 245-4651

**SHEET INDEX:**

SHEET 1 OF 3: FINAL BOUNDARY PLAT  
SHEET 2 OF 3: UTILITY PLAT  
SHEET 3 OF 3: DRAINAGE PLAT

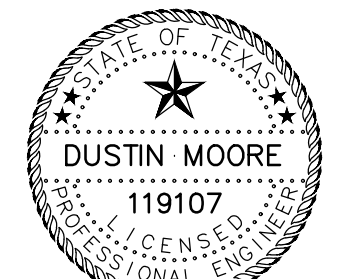


R&E RANCH SUBDIVISION IS LOCATED IN HIDALGO COUNTY PRECINCT NO. 1 IN THE SOUTH EAST SIDE OF HIDALGO COUNTY AT THE NORTHWEST INTERSECTION OF 18TH STREET AND MILANOS ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797). R&E RANCH SUBDIVISION LIES APPROXIMATELY 0.30 MILES FROM THE CITY LIMITS OF WESLACO AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.



**ENGINEER'S CERTIFICATE**

I, DUSTIN MOORE, THE UNDERSIGNED, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



DUSTIN MOORE, P.E.  
TEXAS REGISTRATION NO. 119107

DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

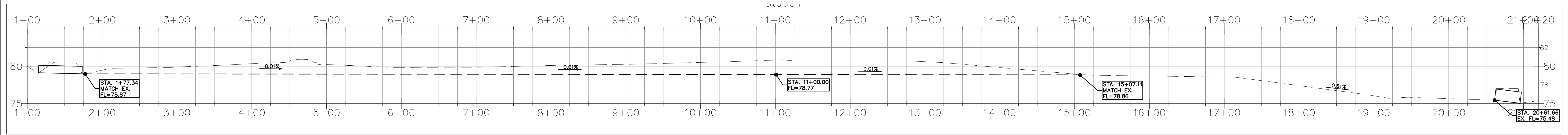
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



CODY MICHAEL MOORE, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6370

DATE: \_\_\_\_\_

**DRAINAGE PLAT OF:**  
**R&E RANCH SUBDIVISION**  
6.00 ACRES OUT OF FARM TRACT 650  
WEST TRACT SUBDIVISION  
OF LLANO GRANDE GRANT HIDALGO COUNTY,  
TEXAS, RECORDED IN VOLUME 2, PAGE 34, MAP  
RECORDS OF HIDALGO COUNTY, TEXAS, BEING  
TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER  
2827276, OFFICIAL RECORDS OF HIDALGO COUNTY,  
TEXAS.



**BENCHMARK**

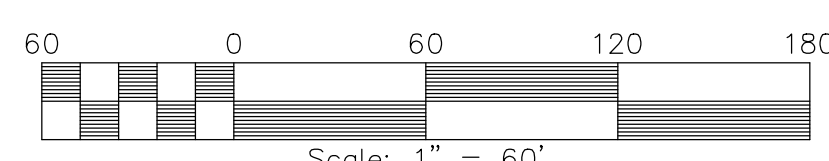
NATIONAL GEODETIC SURVEY BENCHMARK  
DESIGNATION: C1422 (PID) AB1305  
ELEV. 52.49' (DATUM IS NAVD 88)  
A STAINLESS STEEL ROD LOCATED APPROXIMATELY  
1.85 MILE EAST OF LA FERIA AT THE NORTHEAST  
CORNER OF RESTLAIN CEMETERY, ON THE SOUTH  
SIDE OF U.S. BUSINESS 83.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



**LEGEND**

IRON ROD FOUND	FIRE HYDRANT	EXIST. IRRIG. LINE	EXIST. RIGHT-OF-WAY
CONC. MONUMENT FOUND	WATER VALVE	EXIST. 6" WATERLINE	EXIST. CENTERLINE
NAIL FOUND	GAS METER	PROP. 6" WATERLINE	EXIST. GRADE BREAK
"X" MARK FOUND	GAS VALVE	EXISTING OVHD. ELEC.	EXIST. FENCE
IRON ROD SET WITH CAP	ELECTRIC JUNCTION BOX	EXIST. HMAC	EXIST. CALICHE
STAMPED "MOORE-6370"	TELEPHONE PEDestal		
TREE	STORM INLET		
WATER METER	SIGN		
TRANSFORMER	LIGHT POST		
CABLE PEDestal	MANHOLE		
A/C UNIT	IRRIGATION VALVE		
MAILBOX	IRRIGATION STANDPIPE		
CLEANOUT	SEPTIC TANK		
POWER POLE	POST		
GUY WIRE ANCHOR	GRATE INLET		

DEVELOPER/OWNER: YOANNA MALDONADO  
PO BOX 738  
WESLACO, TX 78599  
(956) 684-4556

PLAT DATE: 17 MAY 2018 JOB NO: 59013

ENGINEER/SURVEYOR: Moore Land Surveying, LLC

2309 Lakeshore Drive, Harlingen, TX 78552  
(956)245-0988 TBP'S Firm No. 10194186  
(956)245-4651 TBP'S Firm No. 19190

SHEET 3 OF 3