



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-26-2019

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 18TH 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 DRAIN INTO MILANOS STREET AND WEST 18TH STREET ROAD SIDE DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 2-15-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 12-19-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

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

H.C.E.O.C. FINAL APPROVAL DATE: 2-12-2019 : 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: OCTOBER 9, 2018

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

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.*

OWNERS 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 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; AND
(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
PO BOX 738
WESLACO, TX 78599
DATE

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 PURPOSES 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 _____, 2019.

- 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 49.21(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 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.

MAYOR, CITY OF WESLACO, TEXAS DATE

SECRETARY, CITY OF WESLACO, TEXAS DATE

STATE OF TEXAS COUNTY OF HIDALGO

THIS SUBDIVISION PLAT OF "R&E RANCH 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. 2019

CHAIRMAN

BENCHMARK NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION G1422/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.

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 OLAJARDO, 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 AND WE HEREBY CERTIFY THAT POTABLE WATER IS AVAILABLE UPON REQUEST TO "R&E RANCH SUBDIVISION".

DATED THIS ____ DAY OF _____, A.D. 2019

APPROVED BY: AMAGO SALINAS

HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF "R&E RANCH SUBDIVISION" WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON

DATED THIS ____ DAY OF _____, 2019.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE 5232.028(A)

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

HIDALGO COUNTY JUDGE DATE

HIDALGO COUNTY CLERK DATE

METES AND BOUNDS DESCRIPTION

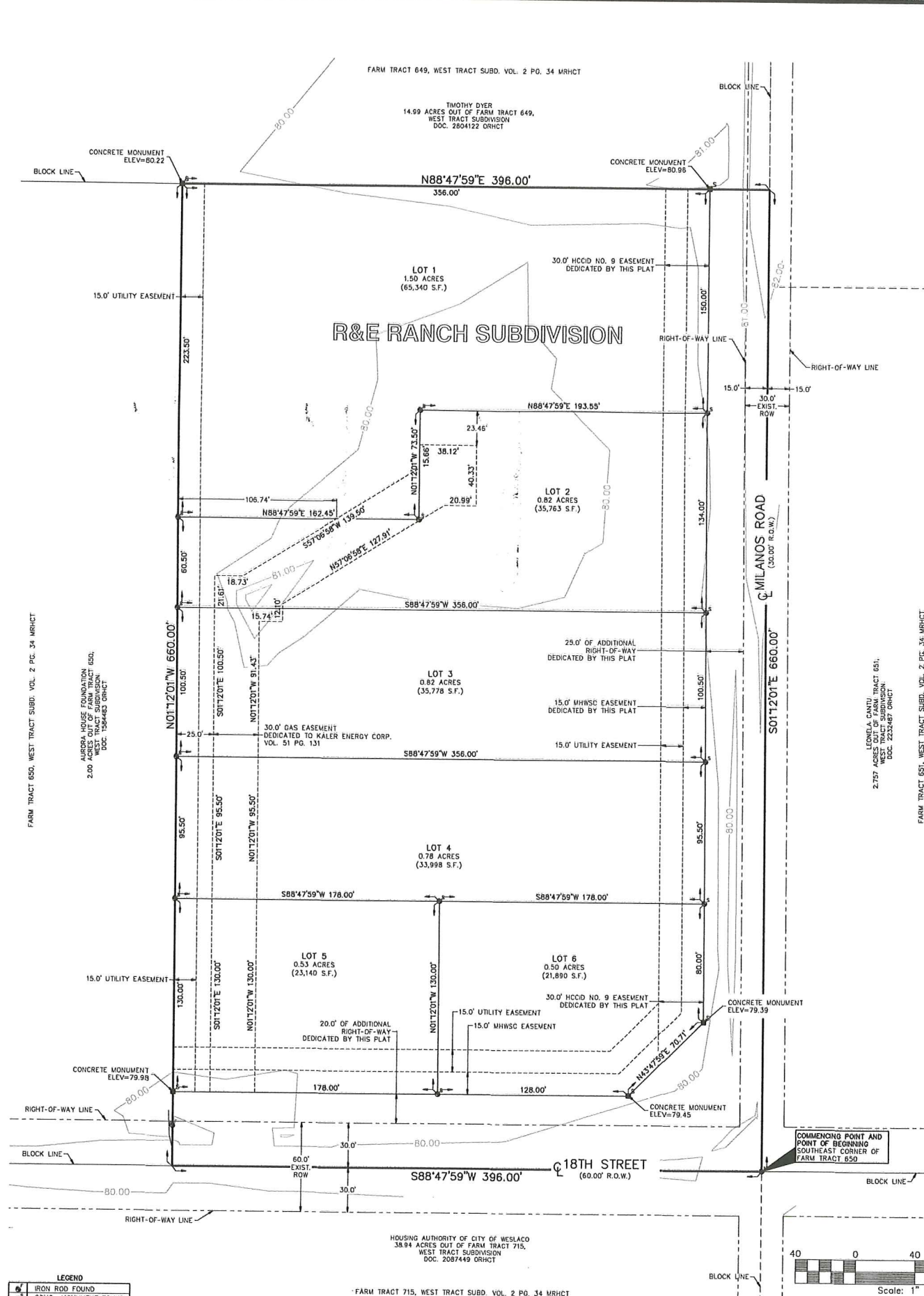
BEING 6.00 ACRES OF LAND, OUT OF FARM TRACT 650, OF WEST TRACT SUBDIVISION OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2827276, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 6.00 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 SOUTHWEST CORNER OF FARM TRACT 650, FOR THE POINT OF BEGINNING; AND THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;

- 1) THENCE SOUTH 88°47'59" WEST A DISTANCE OF 396.00 FEET TO A POINT 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 POINT 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.



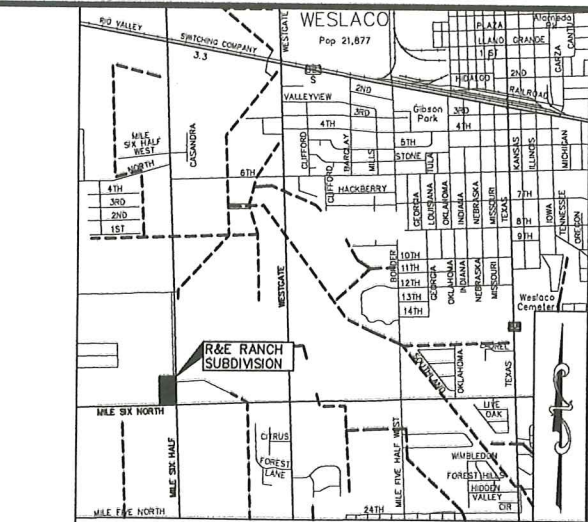
LEGEND

- 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: NAME, ADDRESS, CITY & ZIP, PHONE. Lists contact information for Yoanna Maldonado, Dustin Moore, and Cody Moore.

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 INTERSECTION OF 18TH STREET AND MILANO'S ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797). R&E RANCH SUBDIVISION LIES APPROXIMATELY 0.50 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" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 48034, PANEL NUMBER 0554, SUFFIX "A", REVISED JANUARY 2, 1981.
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 82.00 FEET WSL OR 24 INCHES ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
3. BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
4. SETBACKS A) FRONT = 50 FEET ALONG 18TH ST & 40 FEET ALONG MILANOS RD B) SIDE = 8 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. ELECTRICAL WILL BE PROVIDED BY: MHWS
7. WASTEWATER SERVICE WILL BE PROVIDED BY: MHWS
8. CARBAGE WASTE WILL BE DISPOSED OF BY PRIVATE CONTRACTOR.
9. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370
10. NO MORE THAN ONE SINGLE FAMILY RESIDENTIAL DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS DEVELOPMENT IS NOT TO BE USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
11. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
12. THIS TRACT LIES WITHIN THE ETJ OF THE CITY OF WESLACO.
13. THIS SUBDIVISION REQUIRES 8.85 CF OF STORMWATER DETENTION, AND IS PROVIDED WITH 13,365 CF OF DETENTION AT 105-60.00 WITHIN THE BURROW BITCH 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.
14. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DISCRETION OF THE CITY OF WESLACO, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT PLAT ENGINEER CONSIDERED IN THE HYDROLOGICAL CALCULATIONS OF THIS SUBDIVISION.
15. A 4' WIDE SIDEWALK IS REQUIRED ALONG EXTERIOR PERMETER UPON THE ISSUANCE OF A BUILDING PERMIT.
16. A STREETLIGHT IS REQUIRED TO BE LOCATED EVERY 300 FEET.
17. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THIS PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BM NO. 1-ELEV 80.22 NVD 88 CONCRETE MONUMENT SET ON NORTHEAST CORNER OF SUBDIVISION.
BM NO. 2-ELEV 80.99 NVD 88 CONCRETE MONUMENT SET ON NORTHEAST CORNER OF SUBDIVISION.
BM NO. 3-ELEV 79.39 NVD 88 CONCRETE MONUMENT SET ON NORTHERN CORNER CLIP CORNER OF SUBDIVISION.
BM NO. 4-ELEV 79.45 NVD 88 CONCRETE MONUMENT SET ON SOUTHERN CORNER CLIP CORNER OF SUBDIVISION.
BM NO. 5-ELEV 79.98 NVD 88 CONCRETE MONUMENT SET ON SOUTHWEST CORNER OF SUBDIVISION.
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 CURBLET (REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 INCHES IN LENGTH).
20. LOT 8 MAY BE ACCESSED FROM MILANOS ROAD OR 18TH STREET BUT MAY NOT BE ACCESSED THROUGH CORNER CLIP.
21. THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
22. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE. ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
23. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,760 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
24. SEWER SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORITY DEPARTMENT.
25. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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.
26. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY LOT.
27. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
28. SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
-ANCHORING OF SEPTIC TANK(S)
-BACK FLOW VALVES
-SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
29. 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.
30. 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.
31. YOANNA MALDONADO, THE OWNER & SUBDIVIDER OF R&E RANCH SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
32. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2:25 SLOPE TO ACCOMMODATE PRIORITARY 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 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2827276, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. Includes developer information, plot date, and Moore Land Surveying, LLC logo.

FINAL ENGINEERING REPORT: R&E RANCH SUBDIVISION
WATER SUPPLY, DESCRIPTION, COST AND OPERABILITY DATA:
 R&E RANCH SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY MILITARY HIGHWAY WATER SUPPLY CORPORATION (MHWSC). THE SUBDIVISION 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 SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
 MHWSC HAS AN EXISTING 8" 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 8" LINE. THIS 6" LINE THEN RUNS NORTH ALONG THE WEST SIDE OF MILANOS ROAD RIGHT-OF-WAY ENDING WITH A FIRE HYDRANT/TURN 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 SUBDIVISION 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 SUM REPRESENTS THE TOTAL COST OF WATER METER RIGHTS, ACCESSORY 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 SUBDIVISION HAS INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$3,500.00 FOR A TOTAL COST OF \$7,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN DESIGNED AND ACCEPTED BY MHWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

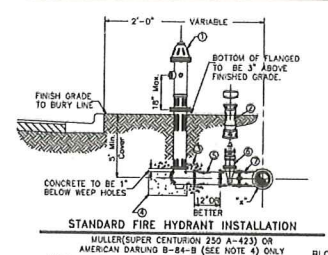
SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATA:
 SEWAGE FROM R&E RANCH SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERGROUND PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.
SOL EVALUATION REPORT:
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOL 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 LOT 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 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.
 THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A COST OF \$12,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 12/19/18.

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 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 \$40,407.10 WHICH EQUALS TO \$6,734.52 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.

PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO:
 LA SUBDIVISION R&E RANCH ESTARÁ 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 PROVISION DE AGUA POR LOS PRÓXIMOS 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 PASA POR EL LADO NOROCCIDENTAL DEL DERECHO DE VÍA (RIGHT DIAMETRO QUE PASA POR EL LADO NOROCCIDENTAL DEL DERECHO DE VÍA) DE LA CARRETERA 18TH STREET. EL SISTEMA DE PROVISION DE AGUA DE 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 8 PULGADAS. ESTA LINEA DE 6 PULGADAS CUAL SIGUE HACIA EL NOROCCIDENTE 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. LOS SEIS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$26,218.50 O \$4,369.75 POR LOTE. EN ADICION, LA SUBDIVISION HA PAGADO A LA COMPAÑIA MHWSC \$7,188.60, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA (FIRE HYDRANT) A UN COSTO DE \$3,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL DE \$7,000.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES DE LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

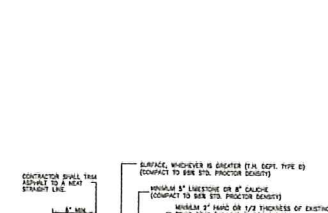
PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO:
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.
 CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON CUATRO EXCAVACIONES DE EVALUACION EN LUGARES DIFERENTES 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 ARECLA ARENOSA BARBA EN EL NOROCCIDENTE Y CLAY LOAM 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 TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$2,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REGULATORIO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HA SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$12,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE 12/19/18.
 CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESPUNTO EN FORMA DE UN (CHEQUE DE CAEROS O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE (\$12,000.00). EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO, EL DUEÑO DE LA SUBDIVISION INCLUIRÁ EL COSTO DE UN SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL TERRENO.
 EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO DESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUCCION PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

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 GOBERNANDAS 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 \$40,407.10 O \$ 6,734.52 POR LOTE.
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$2,000.00 A UN COSTO TOTAL DE \$12,000.00 TODA LA SUBDIVISION.

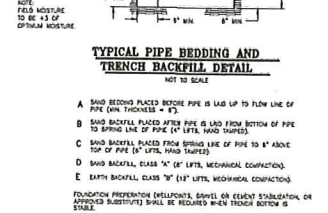


STANDARD FIRE HYDRANT INSTALLATION
 MALLEABLE CAST IRON 2 1/2" x 4 1/2" OR AMERICAN DARTMOUTH 2 1/2" x 4 1/2" ONLY
 NOTE: HYDRANT TO BE FACTORY PAINTED "CAUTION YELLOW"
 NOTE:
 1.) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
 2.) PUMPER NOZZLE SHALL FACE ROADWAY. (5 1/2" N.S.T.)
 3.) IN CERTAIN SITUATIONS, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° FLOW W/STAINLESS STEEL WELDS MAY BE USED IN LIEU OF A STANDARD TEE.
 4.) IF AMERICAN DARTMOUTH IS USED MODEL B-84-B, W/POPOY COAT VALVE PLATE AND INTERIOR SHOE.
 5.) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
 6.) ALL VALVES/FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED & WIPED IN PLACE.
 7.) ALL VALVES/FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS WILL BE OF DOMESTIC ORIGIN.

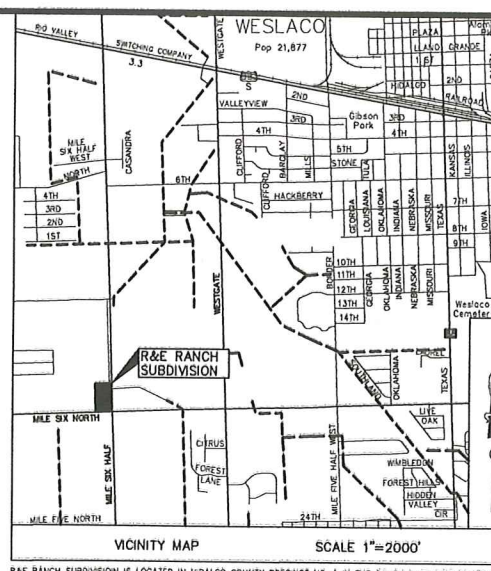
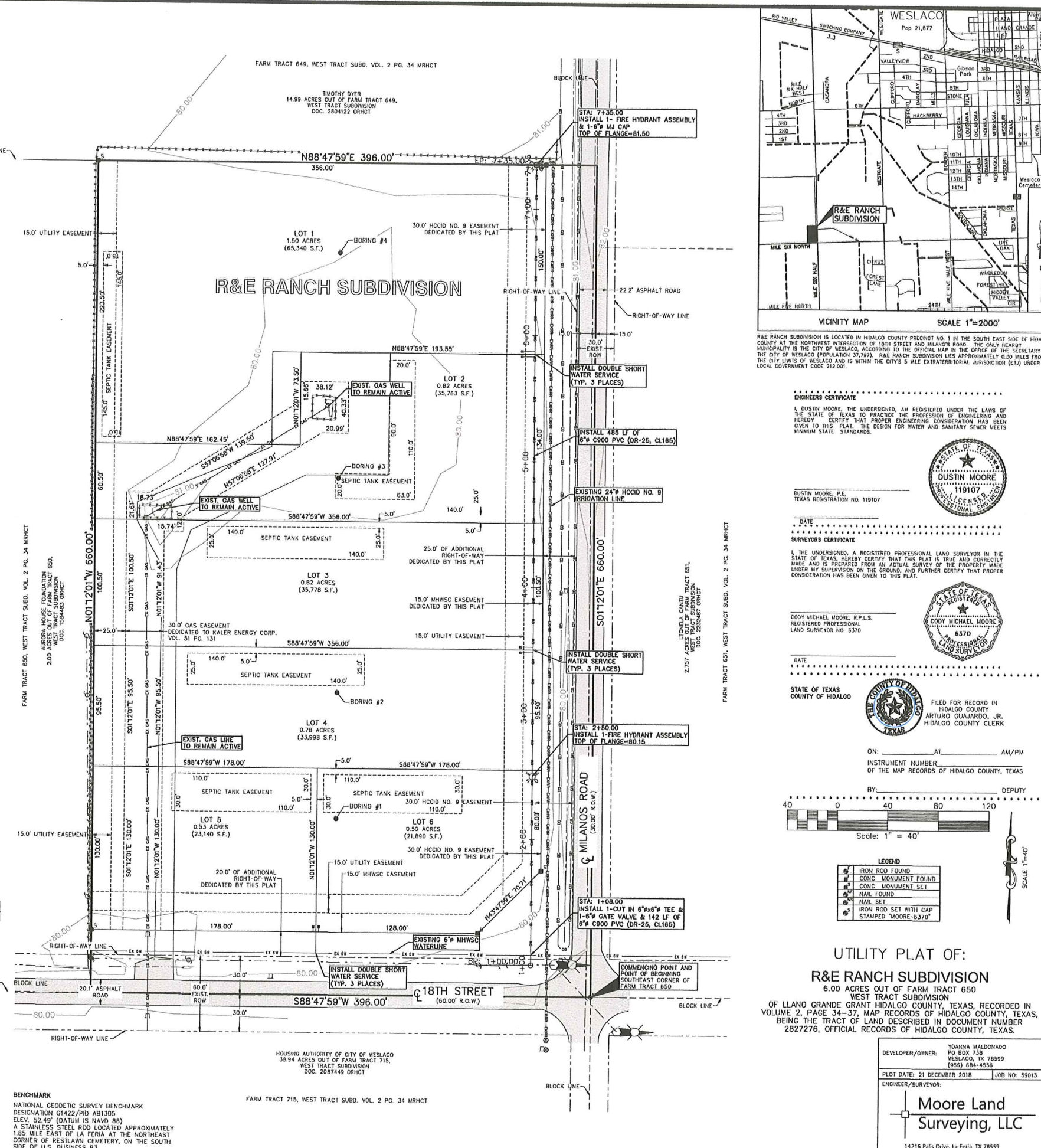
FIRE HYDRANT INSTALLATION
 CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX
 FIRE HYDRANT UNIT SHALL INCLUDE:
 1.) 1- FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
 2.) 1- VALVE BOX (DOMESTIC)
 3.) 3 CU. FT. CONCRETE 1" BELOW HYDRANT KEEF HOLES
 4.) 1" OR BETTER PVC SPOOLS
 5.) 1-4" RESILIENT SEAT GATE VALVE
 6.) 1-4" x 1/2" CAST IRON TEE
 7.) 1-4" x 1/2" CAST IRON TEE x 1" WATER MAIN DIA. (FLANGED X M.J.)



TYPICAL PIPE BEDDING AND TRENCH BACKFILL DETAIL
 NOT TO SCALE
 A SAND BEDDING PLACED UNDER PIPE IS LAG UP TO FULL LINE OF PIPE UNLESS OTHERWISE NOTED.
 B SAND BACKFILL PLACED AFTER PIPE IS LAG FROM BOTTOM OF PIPE TO BRING LINE OF PIPE TO 18" SAND THICKNESS.
 C SAND BACKFILL PLACED FROM BRIDGES END OF PIPE TO 18" ANGLE OF PIPE TO UTIL. HOLE THREATS.
 D SAND BACKFILL CLASS "N" (1/2" UP TO MECHANICAL CONNECTION).
 E SAND BACKFILL CLASS "N" (1/2" UP TO MECHANICAL CONNECTION).
 FOUNDATION PREPARATION (ENLARGEMENT, SLOTTES OR CLEAN) OR EXISTING FOUNDATION SHALL BE REQUIRED WHEN TRENCH BOTTOM IS BELOW EXISTING FOUNDATION.

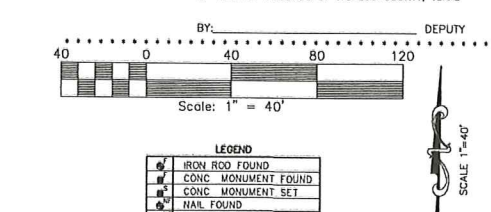


TYPICAL SHORT SERVICE
 NOT TO SCALE
 NOTE: 1" DIA. 1/2" NIPER PIPE FOR WHOLE BORE CONNECTION



ENGINEER 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: _____
SURVEYOR 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: _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 FILED FOR RECORD IN HIDALGO COUNTY
 ARTURO GUARDADO, JR.
 HIDALGO COUNTY CLERK
 ON: _____ AM/PM
 INSTRUMENT NUMBER
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY
 SCALE: 1" = 40'



UTILITY 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 34-37, MAP RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2827276, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

DEVELOPER/OWNER: YANINA MALDONADO
 PO BOX 738
 WESLACO, TX 78599
 (955) 684-4558
 PLOT DATE: 21 DECEMBER 2018 JOB NO: 59013
 ENGINEER/SURVEYOR:
Moore Land Surveying, LLC
 14216 Palls Drive, La Feria, TX 78559
 (956)245-0988 T&E Firm No. 10194186
 (956)245-4651 T&E Firm No. 19190
 SHEET 2 OF 3

..... DRAINAGE REPORT FOR "R&E RANCH SUBDIVISION"

THE 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 NORTHEAST 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 PREC. HOWEVER THE TIME OF CONSTRUCTION OF THE SUBDIVISION IS IN ZONE B ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0525 B, REVISED JANUARY 2, 1998. ZONE B IS AN AREA BETWEEN THE LIMITS OF THE 100 AND 500-YEAR FLOOD PLANS WITH DEPTHS LESS THAN ONE FOOT. THE PLAT WILL CALL FOR THE HIGHER FLOOR ELEVATION TO BE AT ELEVATION 82.00 FT. OR 24" ABOVE NATURAL GROUND WHICHEVER IS HIGHER IN ORDER TO ENSURE THE FLOORED FLOOR ELEVATION IS ABOVE THE 100-YEAR FLOOD PLAN IN ORDER TO MITIGATE FLOOD DAMAGE.

THE SOILS ARE SIX HIDALGO SANDY CLAY LOAM (28) WHICH IS IN HYDROLOGIC SOIL GROUP "B" WITH MODERATE INFILTRATION AND 418 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 NORTHEASTELY DIRECTION INTO THE BORROW DITCH ALONG MILANOS RD. WHERE IT FLOWS NORTH ALONG MILANOS RD. FOR 861' NORTH OF THE PROPERTY, THENCE THROUGH A 24" RCP CULVERT INTO A TYPE "C" INLET WHICH FLIES INTO A 24" RCP CULVERT WHICH FLOWS UNDERNEATH MILANOS RD. THENCE INTO A HOLELO COUNTY DRAINAGE DISTRICT NO. 1 DITCH, THENCE SOUTH TO THE ARROYO COLORADO, THENCE TO THE LAJUNA MARSH. IT HAS AN EXISTING RUNOFF OF 3.48 CFS DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATION.

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 NORTHEASTELY DIRECTION AND INTO THE RE-GRADED BORROW DITCH ALONG 18TH STREET AND MILANOS ROAD WHERE IT FLOWS NORTH ALONG MILANOS RD. FOR 861' NORTH OF THE PROPERTY, THENCE THROUGH A 24" RCP CULVERT INTO A TYPE "C" INLET WHICH FLIES INTO A 24" RCP CULVERT WHICH FLOWS UNDERNEATH MILANOS RD. THENCE INTO HOLELO COUNTY DRAINAGE DISTRICT NO. 1 DITCH, THENCE SOUTH TO THE ARROYO COLORADO, THENCE TO THE LAJUNA MARSH. PER THE CITY OF WESLACO DRAINAGE POLICY, STORAGE LARGE ENOUGH TO DETAIN THE POST DEVELOPMENT 25-YEAR EVENT RUNOFF (8.97 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 5.45 CFS. BASED ON THE ATTACHED CALCULATIONS, THE EXISTING BORROW DITCH ALONG MILANOS RD. IS RE-GRADED AND WIDENED WHICH WOULD PROVIDE 13,365 CF OF DETENTION WHICH IS MORE THAN THE 9,965 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 DOES NOT IN THE STORM EVENT OF 6.27 CFS WHICH WAS AN EVENT LARGER THAN THE 10-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 DESIGNATED 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 SUFFIX B EFFECTIVE DATE: JANUARY 02, 1981.

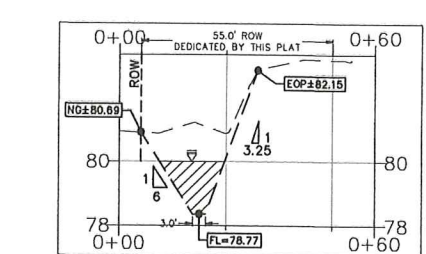
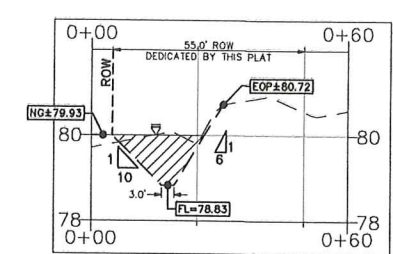
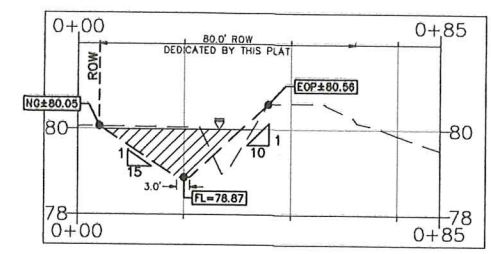
DUSTIN MOORE, P.E.
TEXAS REGISTRATION No. 119107

DATE: _____

PRINCIPAL CONTACTS:

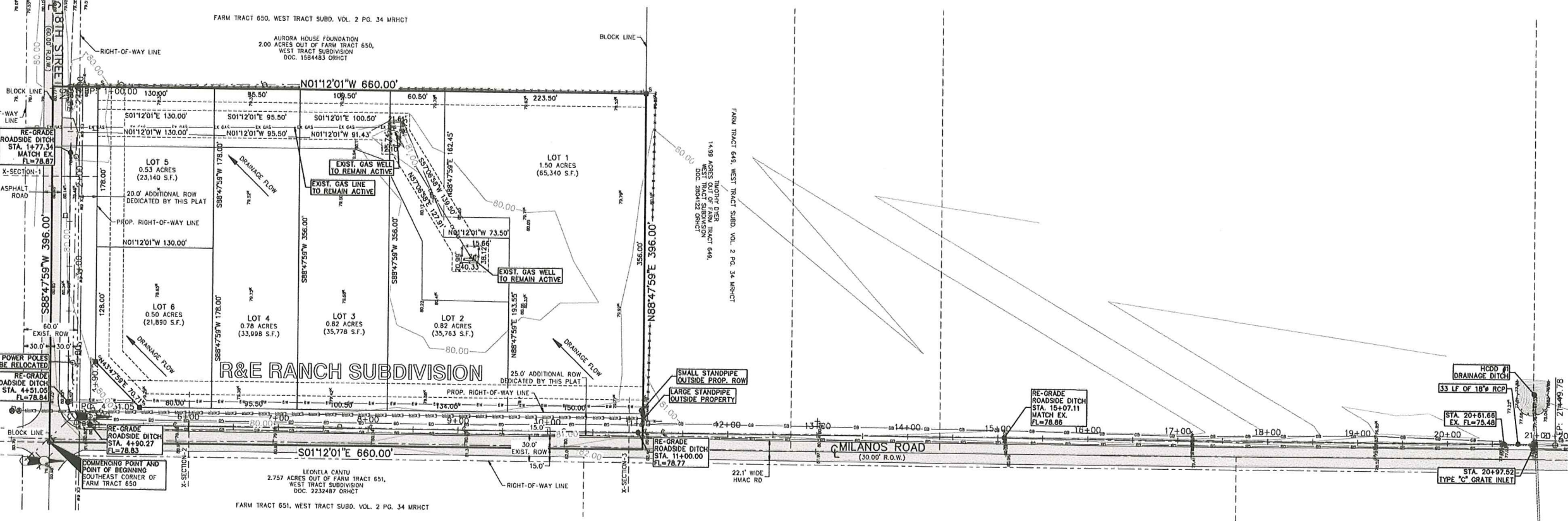
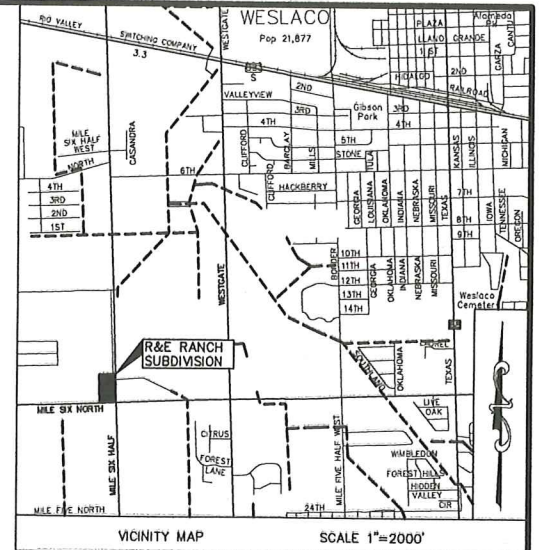
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: YOANNA MALDONADO	PO BOX 738	WESLACO, TX 78599	(956) 884-4556
ENGINEER: DUSTIN MOORE, P.E.	14216 PALIS DR	LA FERIA, TX 78559	(956) 245-4651
SURVEYOR: CODY MOORE, R.P.L.S.	14216 PALIS DR	LA FERIA, TX 78559	(956) 245-4651

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



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

SCALE
HORIZONTAL: 1"=20'
VERTICAL: 1"=2'



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: _____

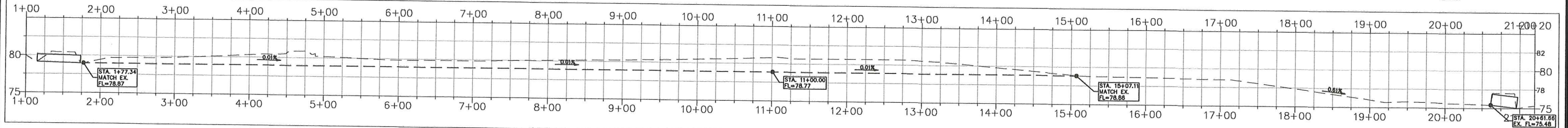
SURVEYORS CERTIFICATE

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: _____

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 34-37, MAP
 RECORDS OF HIDALGO COUNTY, TEXAS, BEING THE
 TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER
 2827276, OFFICIAL RECORDS OF HIDALGO COUNTY,
 TEXAS.



BENCHMARK
 NATIONAL GEODETIC SURVEY BENCHMARK
 DESIGNATION: 61422/PID 481308
 ELEV. 52.49' (DATUM IS NAVD 83)
 A STAINLESS STEEL ROD LOCATED APPROXIMATELY 1.85 MILE EAST OF LA FERIA AT THE NORTHEAST CORNER OF RESTLAWN CEMETERY, ON THE SOUTH SIDE OF U.S. BUSINESS 83.

STATE OF TEXAS
 COUNTY OF HIDALGO
 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

Scale: 1" = 60'

LEGEND

IRON ROD FOUND	CONC. MONUMENT FOUND	NAIL FOUND	"X" MARK FOUND	IRON ROD SET WITH CAP STAMPED "MOORE-6370"	TREE	WATER METER	TRANSFORMER	CABLE PEDESTAL	A/C UNIT	MAILBOX	CLEANOUT	POWER POLE	GUY WIRE ANCHOR	FIRE HYDRANT	WATER VALVE	GAS METER	GAS VALVE	ELECTRIC JUNCTION BOX	TELEPHONE PEDESTAL	STORM INLET	SIGN	LIGHT POST	MANHOLE	IRRIGATION VALVE	IRRIGATION STANDPIPE	SEPTIC TANK	POST	GRATE INLET	EXIST. IRRIG. LINE	EXIST. 6" WATERLINE	PROP. 6" WATERLINE	EXISTING OVHD. ELEC.	EXIST. HMAC	EXIST. RIGHT-OF-WAY	EXIST. CENTERLINE	EXIST. GRADE BREAK	EXIST. FENCE	EXIST. GALICHE
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DEVELOPER/OWNER: YOANNA MALDONADO
 PO BOX 738
 WESLACO, TX 78599
 (956) 884-4556

PLOT DATE: 21 DECEMBER 2018
 JOB NO: 59013

ENGINEER/SURVEYOR:
Moore Land Surveying, LLC
 14216 Palis Drive, La Feria, TX 78559
 (956) 245-0908 TPLS Form No. 10194186
 (956) 245-4651 TPLS Form No. 19190

SHEET 3 OF 3