



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: 1-28-2020

PROPOSED RANCHETTES ON MONTE CRISTO SUBDIVISION PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: VICTOR DANIEC, PRESIDENT POLAKO INVESTMENTS, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 10 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 4

LOCATION DESCRIPTION: SOUTH EAST CORNER OF MONTE CRISTO ROAD AND F.M. 493.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-07-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MONTE CRISTO ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-17-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-17-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: MONTE CRISTO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-18-2019 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

THE APPLICANT HAS SUBMITTED THE REQUIRED NOI AS PER PART II, SECTION E OF THE TPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (TXR150000) ALONG WITH A COPY OF THE EROSION CONTROL PLAN FOR THE PROPOSED PROJECT.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning and other departments.

Final Approval subject to recommendations other departments

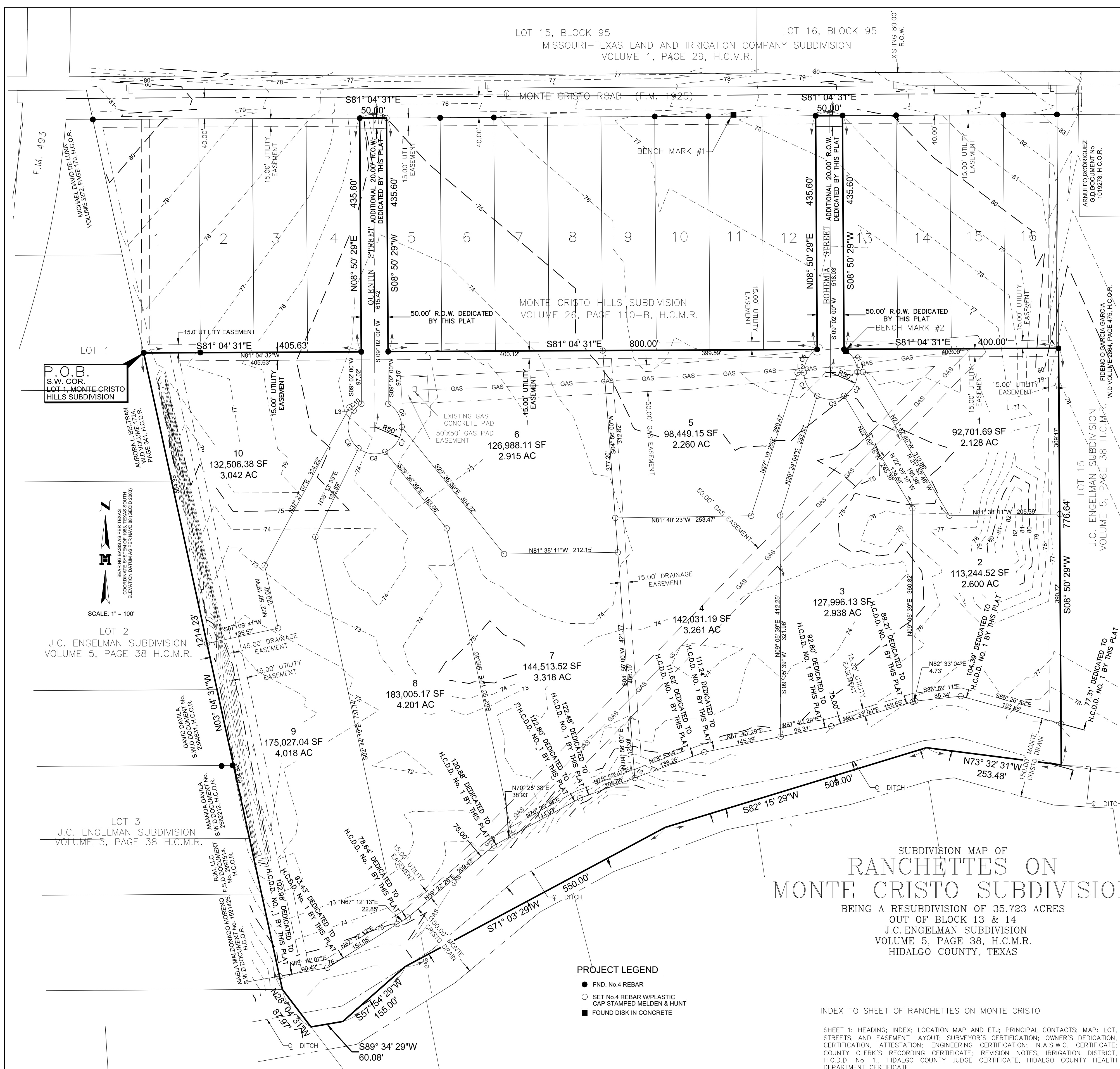
Final Approval with financial guarantee.

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.*

LOT 15, BLOCK 95
MISSOURI-Texas LAND AND IRRIGATION COMPANY SUBDIVISION
VOLUME 1, PAGE 29, H.C.M.R.

LOT 16, BLOCK 95



SUBDIVISION MAP OF
RANCHETTES ON MONTE CRISTO SUBDIVISION
BEING A RESUBDIVISION OF 35.723 ACRES
OUT OF BLOCK 13 & 14
J.C. ENGLMAN SUBDIVISION
VOLUME 5, PAGE 38, H.C.M.R.
HIDALGO COUNTY, TEXAS

- PROJECT LEGEND**
- FND No.4 REBAR
 - SET No.4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
 - FOUND DISK IN CONCRETE

- INDEX TO SHEET OF RANCHETTES ON MONTE CRISTO**
- SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T.A.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; N.A.S.W.C. CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. No. 1; HIDALGO COUNTY JUDGE CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
 - SHEET 2: HEADING; INDEX; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION.
 - SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER LOSS AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); REVISION NOTES, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.
 - SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE;
 - SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING, ENGINEERING CERTIFICATION; DITCH SECTION AND CONSTRUCTION DETAILS.

DRAWN BY: CIBRO H.		DATE:
SURVEYED, CHECKED BY:		DATE:
FINAL CHECK:		DATE:

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

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

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

EL POLAKO INVESTMENTS LLC, VICTOR DANIEC, PRESIDENT
P.O. BOX 2604
EDINBURG, TEXAS 78540

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED VICTOR DANIEC, AS OWNER OF THE 35.723 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHETTES ON MONTE CRISTO SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

STATE OF TEXAS
COUNTY OF HIDALGO

I, MARIO A. REYNA A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF RANCHETTES ON MONTE CRISTO SUBDIVISION WERE PREPARED FOR A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-6-19 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE RANCHETTES ON MONTE CRISTO SUBDIVISION WAS PREPARED FOR A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 10/20/XX BY ME OR UNDER MY SUPERVISION.

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH, RPLS # 4750
SURVEY JOB No. 19191.08

STATE OF TEXAS
COUNTY OF HIDALGO

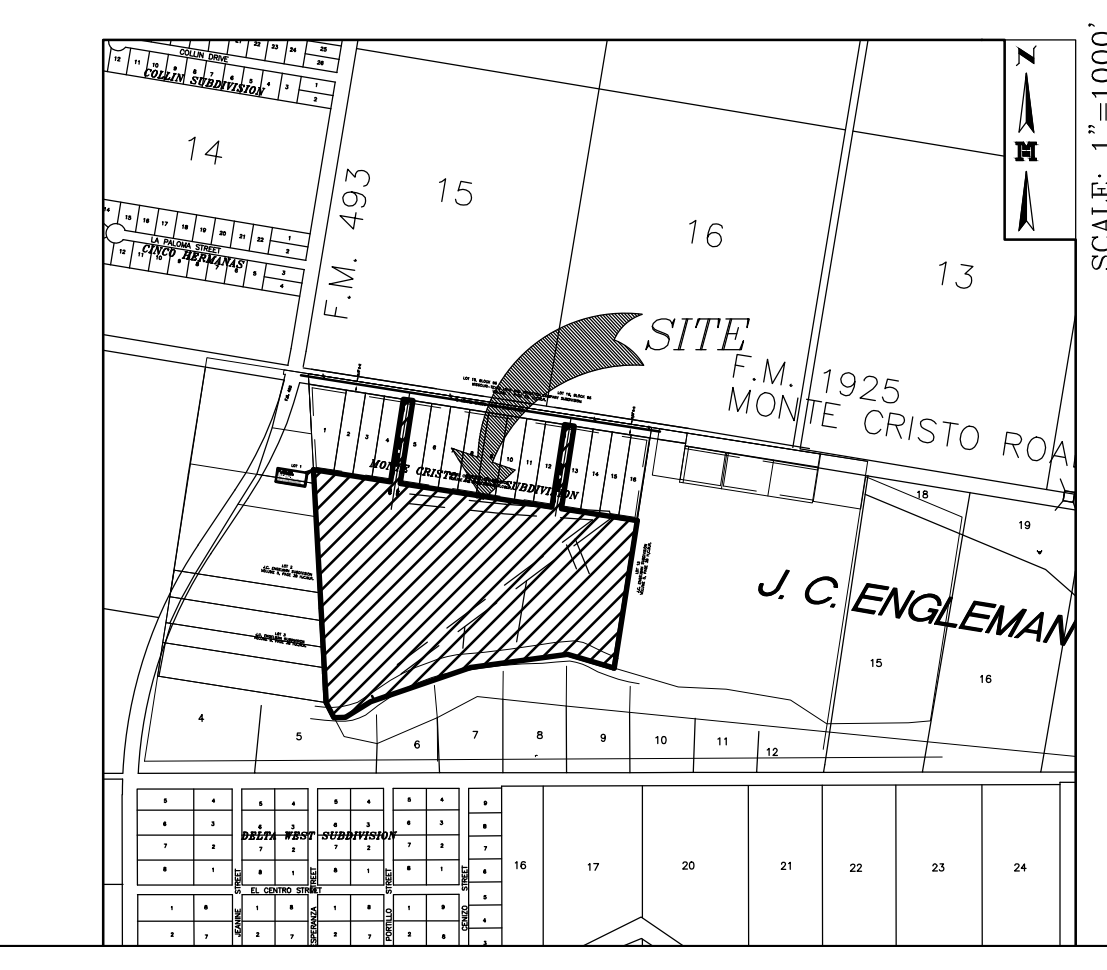
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MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	VICTOR DANIEC, PRESIDENT	P.O. BOX 2604	EDINBURG, TX 78540	956-821-7108	FAX
ENGINEER:	MARIO A. REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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

DESCRIPTION OF RANCHETTES ON MONTE CRISTO SUBDIVISION
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 35.723 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF BLOCKS 13 AND 14, J.C. ENGELMAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 38, HIDALGO COUNTY MAP RECORDS, WHICH SAID 35.723-ACRE TRACT WAS CONVEYED TO EL POLAKO INVESTMENTS, LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3044498, HIDALGO COUNTY OFFICIAL RECORDS, SAID 35.723 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND [NORTHING: 16641317.954, EASTING: 1136554.069] ON THE SOUTHWEST CORNER OF LOT 1, MONTE CRISTO HILLS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 110, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;

1. THENCE, S 81° 04' 31" E (S 80° 53' E DEED CALL) ALONG A SOUTH LINE OF SAID MONTE CRISTO HILL SUBDIVISION, A DISTANCE OF 405.63 FEET (405.71 FEET DEED CALL) TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 4, OF SAID MONTE CRISTO HILLS SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, N 08° 50' 29" E (N 09° 02' E DEED CALL) ALONG THE EAST LINE OF SAID LOT 4, MONTE CRISTO HILLS SUBDIVISION, A DISTANCE OF 435.60 FEET TO A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF SAID LOT 4, MONTE CRISTO HILLS SUBDIVISION AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 04' 31" E (S 81° 04' 31" E DEED CALL) ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD, A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF LOT 5, OF SAID MONTE CRISTO HILLS SUBDIVISION, FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 08° 50' 29" W (S 09° 02' W DEED CALL) ALONG THE WEST LINE OF SAID LOT 5, MONTE CRISTO HILLS SUBDIVISION, A DISTANCE OF 435.60 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 5, MONTE CRISTO HILLS SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 81° 04' 31" E (S 80° 53' E DEED CALL) ALONG A SOUTH LINE OF SAID MONTE CRISTO HILLS SUBDIVISION, A DISTANCE OF 800.00 FEET (799.90 FEET DEED CALL) TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 12, OF SAID MONTE CRISTO HILLS SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 08° 50' 29" E (N 09° 02' E DEED CALL) ALONG THE EAST LINE OF SAID LOT 12, MONTE CRISTO HILLS SUBDIVISION, A DISTANCE OF 435.60 FEET TO A NO. 4 REBAR FOUND ON THE NORTHEAST CORNER OF SAID LOT 12, MONTE CRISTO HILLS SUBDIVISION AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD, FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 81° 04' 31" E (S 80° 53' E DEED CALL) ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MONTE CRISTO ROAD, A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR FOUND ON THE NORTHWEST CORNER OF LOT 13, OF SAID MONTE CRISTO HILLS SUBDIVISION, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
8. THENCE, S 08° 50' 29" W (S 09° 02' W DEED CALL) ALONG THE WEST LINE OF SAID LOT 13, MONTE CRISTO HILLS SUBDIVISION, A DISTANCE OF 435.60 FEET TO A NO. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 13, MONTE CRISTO HILLS SUBDIVISION, FOR AN INSIDE CORNER OF THIS TRACT;
9. THENCE, S 81° 04' 31" E (S 80° 53' E DEED CALL) ALONG THE SOUTH LINE OF SAID MONTE CRISTO HILLS SUBDIVISION, A DISTANCE OF 400.00 FEET (399.80 FEET DEED CALL) TO A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF LOT 16, OF SAID MONTE CRISTO HILLS SUBDIVISION, FOR THE SOUTHERNMOST NORTHEAST CORNER OF THIS TRACT;
10. THENCE, S 08° 50' 29" W (S 09° 05' 39" W DEED CALL) A DISTANCE OF 776.64 FEET (776.49 FEET DEED CALL) TO THE SOUTHEAST CORNER OF THIS TRACT;
11. THENCE, N 73° 32' 31" W (N 73° 21' W DEED CALL) A DISTANCE OF 253.48 FEET (252.35 FEET DEED CALL) TO AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 82° 15' 29" W (S 82° 27' W DEED CALL) A DISTANCE OF 509.00 FEET TO AN ANGLE POINT OF THIS TRACT;
13. THENCE, S 71° 03' 29" W (S 71° 15' W DEED CALL) A DISTANCE OF 550.00 FEET TO AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 57° 54' 29" W (S 58° 06' W DEED CALL) A DISTANCE OF 155.00 FEET TO AN OUTSIDE CORNER OF THIS TRACT;
15. THENCE, S 89° 34' 29" W (S 89° 46' W DEED CALL) A DISTANCE OF 60.08 FEET (59.6 FEET DEED CALL) TO THE SOUTHWEST CORNER OF THIS TRACT;
16. THENCE, N 28° 04' 31" W (N 27° 48' 46" W DEED CALL) A DISTANCE OF 87.97 FEET (91.78 FEET DEED CALL) TO A NO. 4 REBAR SET, FOR AN OUTSIDE CORNER OF THIS TRACT;
17. THENCE, N 03° 04' 31" W (N 02° 50' 19" W DEED CALL) A DISTANCE OF 1,214.23 FEET (1,210.77 FEET DEED CALL) TO THE POINT OF BEGINNING AND CONTAINING 35.723 ACRES OF LAND, MORE OR LESS.

SUBDIVISION MAP OF
**RANCHETTES ON
MONTE CRISTO SUBDIVISION**
BEING A RESUBDIVISION OF 35.73 ACRES
OUT OF BLOCK 13 & 14
J.C. ENGELMAN SUBDIVISION
VOLUME 5, PAGE 38, H.C.M.R.
HIDALGO COUNTY, TEXAS.

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	51.38'	50.00'	058° 52' 40"	N21° 26' 40" W	49.15'	28.22
C2	53.52'	50.00'	061° 19' 29"	N38° 39' 25" E	51.00'	29.64
C3	52.34'	50.00'	059° 58' 58"	S80° 41' 22" E	49.99'	28.86
C4	52.16'	50.00'	059° 46' 07"	S20° 48' 50" E	49.83'	28.73
C5	52.06'	50.00'	059° 39' 36"	S38° 54' 02" W	49.74'	28.67
C6	52.24'	50.00'	059° 51' 26"	N21° 00' 02" W	49.89'	28.78
C7	59.23'	50.00'	067° 52' 15"	N42° 51' 49" E	55.83'	33.64
C8	52.35'	50.00'	059° 59' 19"	S73° 12' 24" E	49.99'	28.86
C9	78.69'	50.00'	090° 10' 25"	S1° 52' 29" W	70.82'	50.15
C10	19.29'	50.00'	022° 06' 34"	S58° 00' 58" W	19.17'	9.77

Lot Line Table		
Line #	Length	Direction
L1	10.00'	S80° 46' 50" E
L2	11.67'	S80° 53' 00" E
L3	9.92'	S43° 08' 31" E

GENERAL PLAT NOTES & RESTRICTIONS:
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "X"(SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-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. PLAIN COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: JUNE 6, 2000.

ZONE "X" (SHADED) COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: JUNE 6, 2000. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:

FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE ELEV.=80.50. 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 A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO. 1--ELEV. 78.42 N.G.V.D. 29 DESCRIPTIONS: DISK FOUND IN CONCRETE SLAB ALONG THE SOUTH SIDE OF MONTE CRISTO ROAD APPROXIMATELY 155.00 FEET WEST OF THE EAST ENTRANCE OF THIS SUBDIVISION. N: 1664490.1820, E: 1137710.4880.
-->B.M. NO. 2--ELEV. 77.00 N.G.V.D. 29 DESCRIPTIONS: DISK FOUND IN CONCRETE SLAB AT THE NORTHWEST CORNER OF LOT 1. N: 1664111.16, E: 1137847.15.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 95,834 CUBIC-Feet (2.20 ACRE-Feet) OF STORM WATER RUNOFF; DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT. IF IT IS DETERMINED, AT THE DEVELOPMENT 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 CALCULATION 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 ALL LOTS.

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

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

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

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

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

13. EL POLAKO INVESTMENTS LLC, THE OWNER & SUBDIVIDER OF RANCHETTES ON MONTE CRISTO 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.

14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FOR 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.

STATE OF TEXAS
COUNTY OF HIDALGO

I, MARIO A. REYNA A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF RANCHETTES ON MONTE CRISTO SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-6-19 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

MARIO A REYNA, PE # 117368
DATE SURVEYED: 11-6-19
DATE PREPARED: 11-6-19
T- PG.
SURVEY JOB NO: 19191.00



STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE RANCHETTES ON MONTE CRISTO SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 11/6/19 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, RPLS # 4750
SURVEY JOB NO. 19191.08



LOT 15, BLOCK 95
MISSOURI-TEXAS LAND AND IRRIGATION COMPANY SUBDIVISION
VOLUME 1, PAGE 29, H.C.M.R.

LOT 16, BLOCK 95

FIDENCIO GARCIA
ESTATES SUBDIVISION,
INSTRUMENT No.
2554388, H.C.M.R.

MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF
**RANCHETTES ON
MONTE CRISTO SUBDIVISION**
BEING A RESUBDIVISION OF 35.723 ACRES
OUT OF BLOCK 13 & 14
J.C. ENGELMAN SUBDIVISION
VOLUME 5, PAGE 38, H.C.M.R.
HIDALGO COUNTY, TEXAS

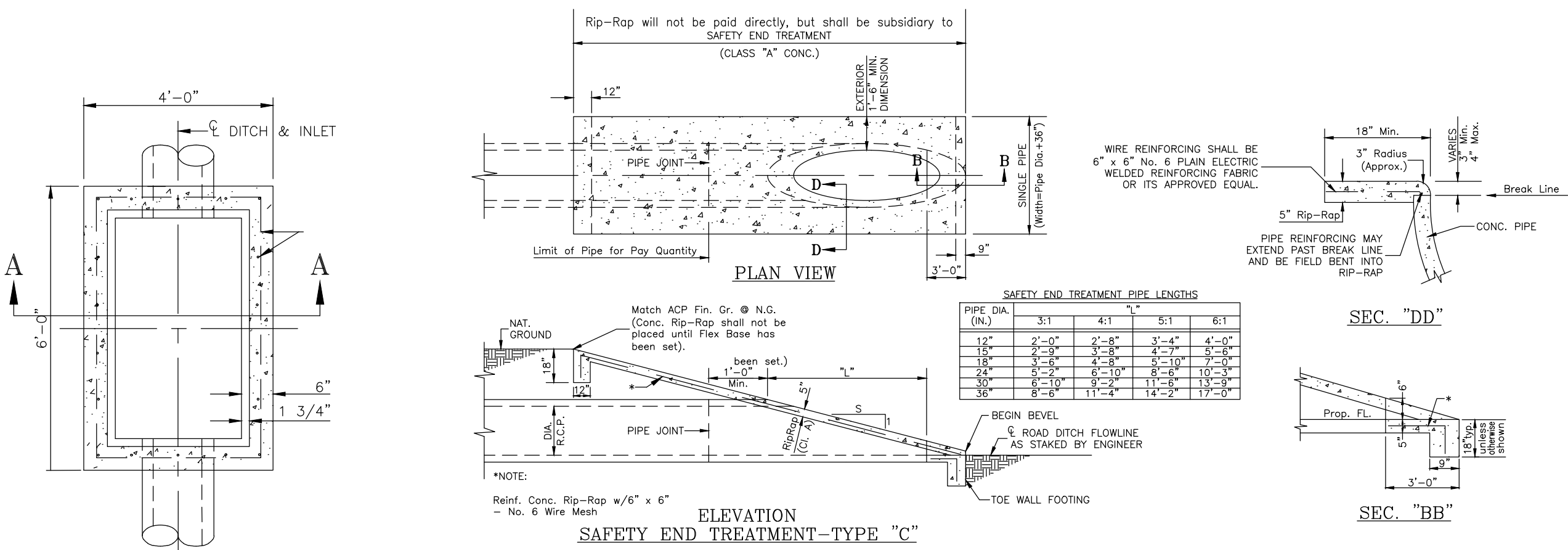
P.O.B.
S.W. COR.
LOT 1, MONTE CRISTO
HILLS SUBDIVISION

LOT 2
J.C. ENGELMAN SUBDIVISION
VOLUME 5, PAGE 38 H.C.M.R.

LOT 3
J.C. ENGELMAN SUBDIVISION
VOLUME 5, PAGE 38 H.C.M.R.

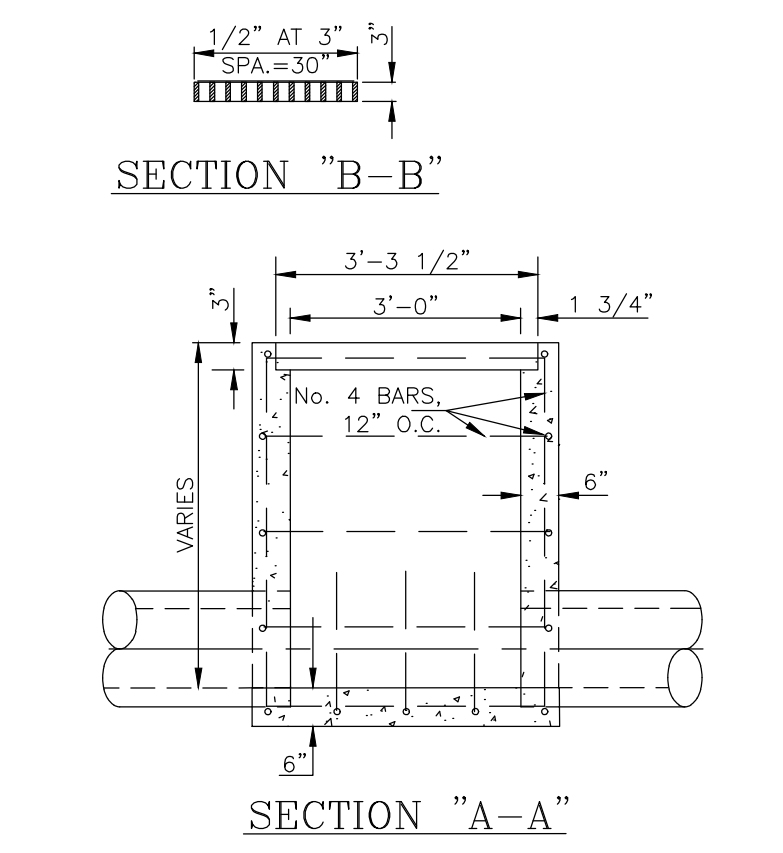
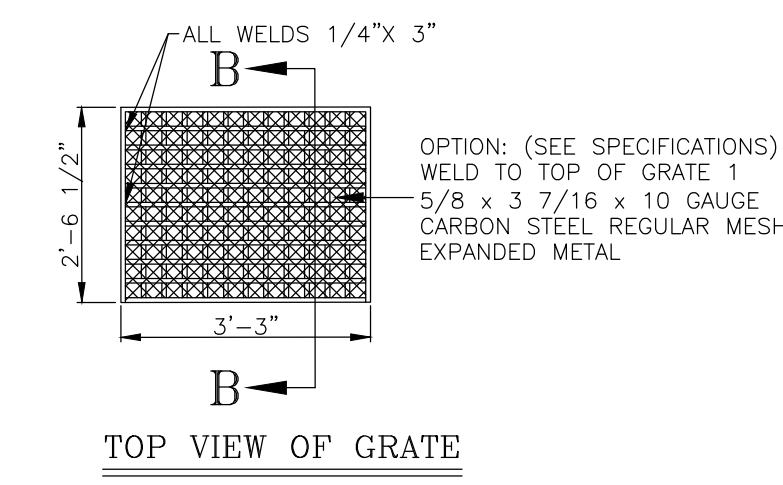
X FG=77.00 - FINISH GRADE
+ 78.00 - NATURAL GROUND

MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
RANCHETTES ON MONTE CRISTO SUBDIVISION
 BEING A RESUBDIVISION OF 35.723 ACRES
 OUT OF BLOCK 13 & 14
 J.C. ENGELMAN SUBDIVISION
 VOLUME 5, PAGE 38, H.C.M.R.
 HIDALGO COUNTY, TEXAS

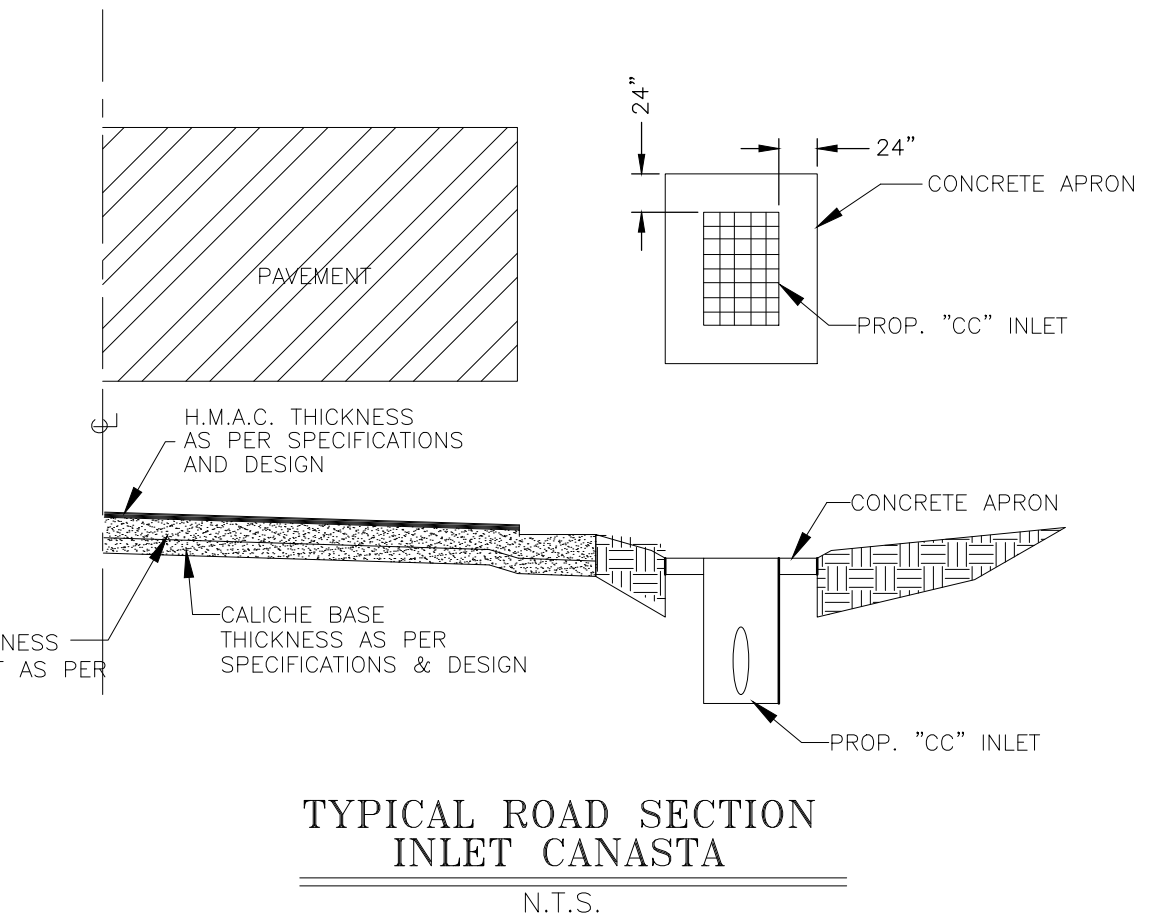


TOP VIEW OF INLET

SAFETY END TREATMENT - (Type "C") DETAILS



TYPE "C-C" GRATED INLET
 (TWO GRATES PER INLET)
 N.T.S.



TYPICAL ROAD SECTION INLET CANASTA
 N.T.S.

DRAINAGE STATEMENT
 RANCHETTES ON MONTE CRISTO SUBDIVISION
 NOVEMBER 18, 2019; REVISED DATE: DECEMBER 2, 2019

RANCHETTES ON MONTE CRISTO SUBDIVISION IS A 35.723 ACRES TRACT OF LAND OUT OF BLOCKS 13 AND 14 J.C. ENGELMAN SUBDIVISION, HIDALGO COUNTY TEXAS AS RECORDED IN VOLUME 5, PAGE 38, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF MONTE CRISTO ROAD AND APPROXIMATELY 685 FEET EAST OF F.M. 493. THE PROPERTY IS CURRENTLY OPEN WITH 10 PROPOSED RESIDENTIAL LOTS AND IS LOCATED IN ZONE "X" SHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED JUNE 6, 2000. ZONE "X" SHADING IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-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".

THE SOILS ARE (25) HIDALGO FINE SANDY LOAM, (26) HIDALGO FINE SANDY LOAM, (48) RACOMBES SANDY CLAY LOAM, (70) WILLACY FINE SANDY LOAM AND (71) WILLACY FINE SANDY LOAM WHICH IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN A WESTERLY DIRECTION AND HAS A RUNOFF OF 10.55 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 26.25 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 15.70 C.F.S.

THE EXISTING DRAINAGE FOR RANCHETTES ON MONTE CRISTO SUBDIVISION CONSISTS OF SURFACE RUNOFF FLOWING WESTWARD. THE PROPOSED STREET ENTRANCES SHALL HAVE TYPE "CC" INLET COLLECTING RUNOFF THEN FLOWING SOUTH WESTWARD. THE PROPOSED 24" STORM SEWER SYSTEM THEN FLOWING SOUTH DISCHARGING INTO THE MONTE CRISTO DRAIN DITCH. THE EASTERN PORTION OF THIS SUBDIVISION SHALL FLOW WESTWARD DIRECTING FLOW INTO TYPE "CC" INLET WHICH CONNECT RUNOFF TO THE PROPOSED STORM SEWER SYSTEM. THE WESTERN PORTION OF THIS SUBDIVISION SHALL FLOW WESTWARD INTO THE EXISTING LOW-LYING AREA. RUNOFF WILL FLOW SOUTH INTO THE MONTE CRISTO DITCH VIA A PROPOSED 24" DRAINAGE LINE.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 95,834 CUBIC FEET OF DETENTION WILL BE PROVIDED BY EXPANSION OF THE MONTE CRISTO DITCH.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, MAP REVISED JUNE 6, 2000 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

MARIO A. REYNA, PE # 117368
 DATE: _____
 MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

 MARIO A. REYNA
 117368
 LICENSED PROFESSIONAL ENGINEER

