



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: 6-23-2020

PROPOSED RANCHETTES ON MONTE CRISTO SUBDIVISION PRECINCT No. 1

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: VICTOR J. DANIEC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

STREETLIGHTS: 6

FILLING STATIONS: 2

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. FINAL APPROVAL DATE: 6-03-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-30-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED

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

H.C.E.O.C. FINAL APPROVAL DATE: 4-28-2020 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ 15,000.00 For: (10) OSSF'S

Cash Deposit: Amount: \$ 9,000.00 For: (2) FILLING STATIONS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JANUARY 28, 2020

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

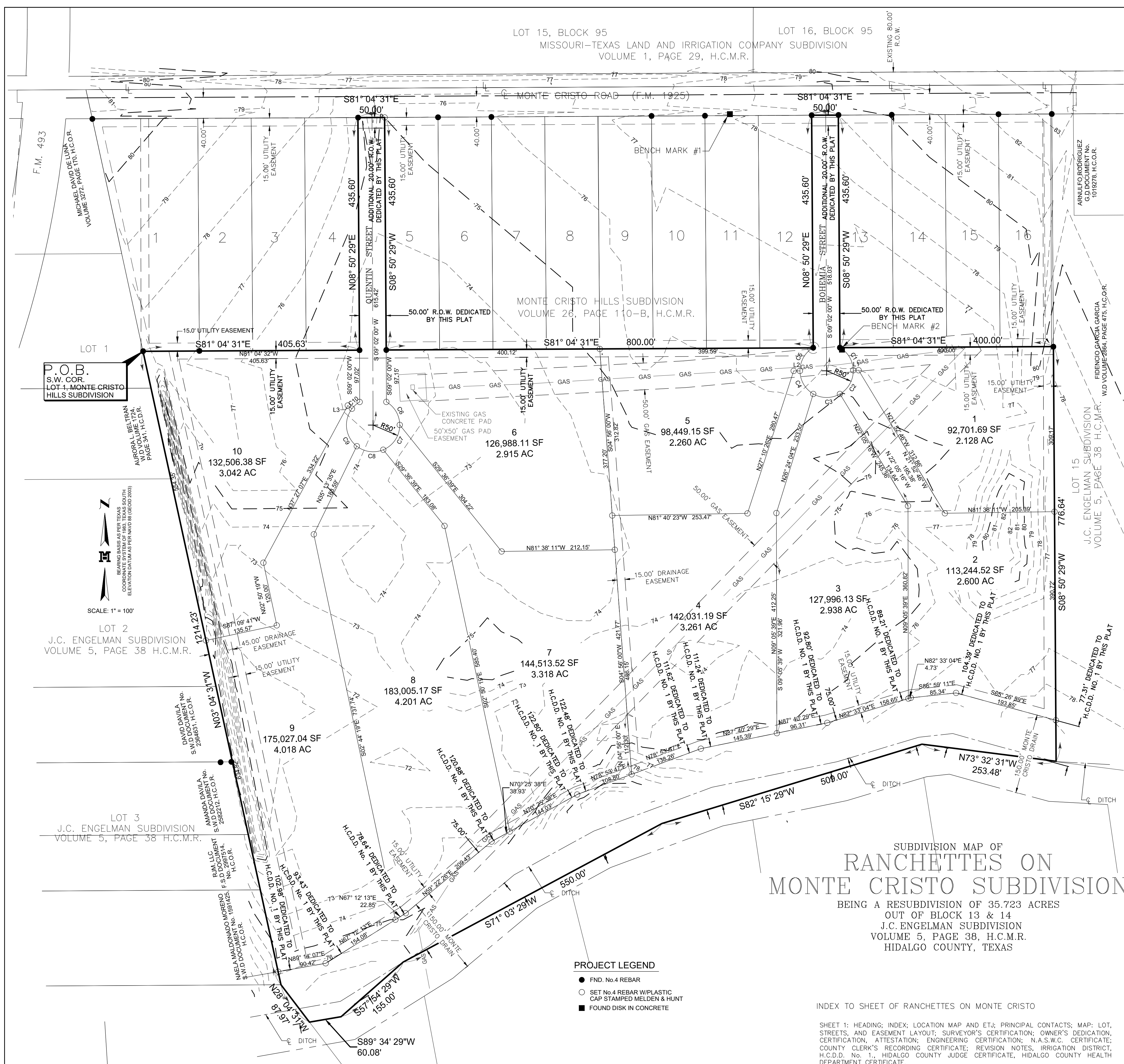
Final Approval with financial guarantee.

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 ETC; 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 OSSF 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.

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:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 2020.

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS &
COUNTY OF HIDALGO &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VICTOR DANIEC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHETTES ON MONTE CRISTO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT
ON _____ DAY OF _____, 2020.

ENVIRONMENTAL HEALTH DIVISION MANAGER

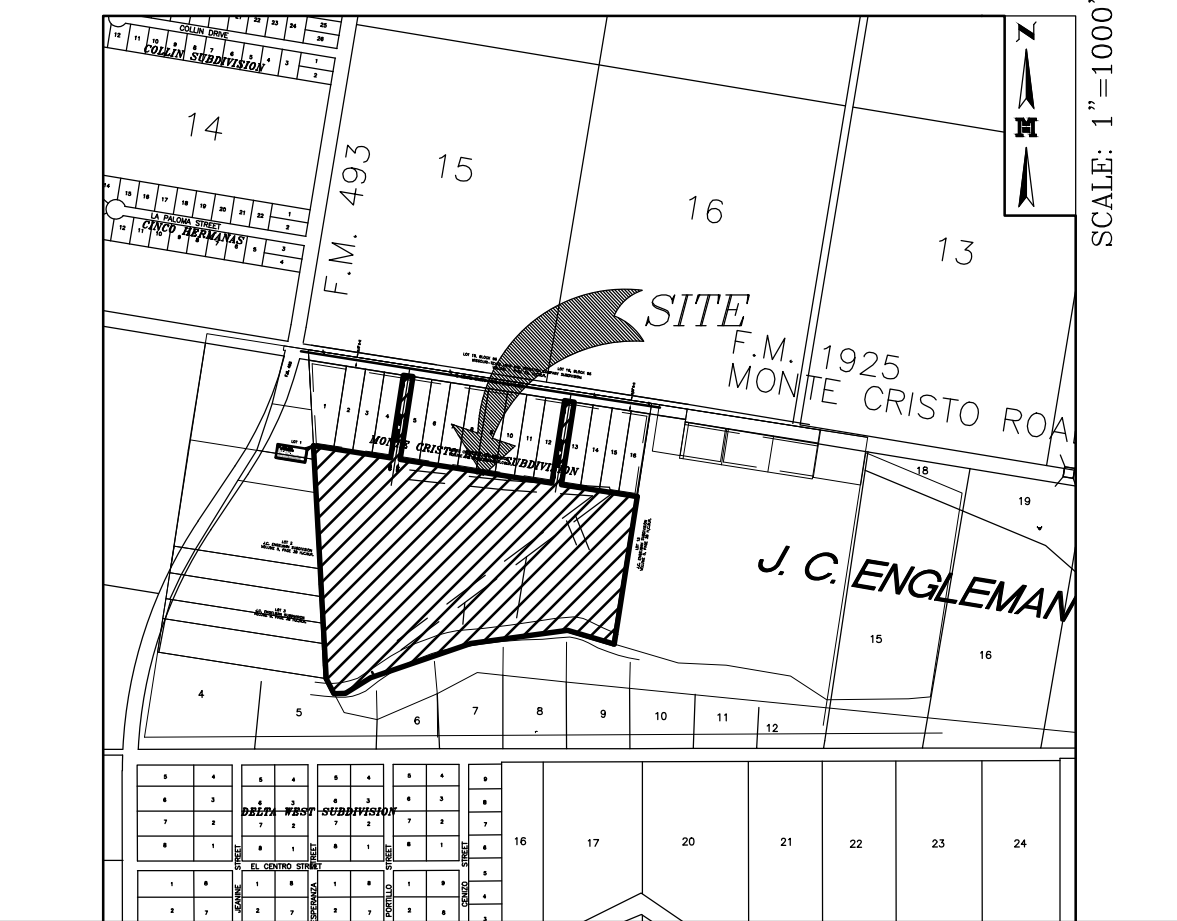
**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHETTES ON MONTE CRISTO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 2020.

HIDALGO COUNTY JUDGE _____ DATE: _____
ATTEST: HIDALGO COUNTY CLERK _____ DATE: _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

RANCHETTES ON MONTE CRISTO SUBDIVISION IS LOCATED IN THE CENTRAL EAST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF MONTE CRISTO ROAD, APPROXIMATELY 685 FEET EAST OF ITS INTERSECTION WITH MONTE CRISTO ROAD AND F.M. 493. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ELSA. (POPULATION 2,578). RANCHETTES ON MONTE CRISTO SUBDIVISION LIES APPROXIMATELY 0.25 MILES FROM THE CITY LIMITS. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.



STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, VICTOR DANIEC, PRESIDENT OF EL POLAKO INVESTMENTS LLC, 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:

- (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 _____ DATE: _____
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
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS 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 EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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.

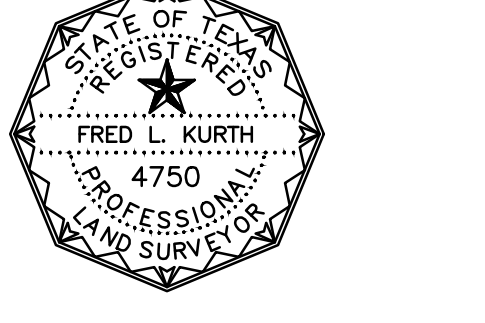
MARIO A. REYNA, PE # 117368
DATE SURVEYED: 11-6-19
DATE PREPARED: 10-6-19
T- PG
SURVEY JOB NO. 19191.00



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 FOR A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 10/20/XX BY ME OR UNDER MY SUPERVISION.

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



**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
ENGLERMAN
IRRIGATION DISTRICT**

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY RANCHETTES ON MONTE CRISTO SUBDIVISION IRRIGATION DISTRICT, DATED
THIS THE _____ DAY OF _____, 2020.

PRESIDENT _____
ATTEST: SECRETARY _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY 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 TEXAS WATER CODE 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P.E., C.F.M. _____ DATE: _____
GENERAL MANAGER



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

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

SHEET 1 OF 5 SHEETS

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

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



MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 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

COST ESTIMATE:
 PAVING IMPROVEMENTS: \$ 162,426.42
 DRAINAGE IMPROVEMENTS: \$ 119,613.00
 WATER DISTRIBUTION: \$ 65,862.64
 SANITARY SEWER IMPROVEMENTS / OSSF: \$ 15,000.00

ESTIMACION DE COSTOS:
 PAVIMENTACION DE CALLES: \$ 162,426.42
 DREAJE: \$ 119,613.00
 SERVICIO DE AGUA POTABLE: \$ 65,862.64
 SERVICIO DE DRENAJE SANITARIO \$ 15,000.00

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
 RANCHETTES ON MONTE CRISTO SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. 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.

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
 LA SUBDIVISION RANCHETTES ON MONTE CRISTO RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA (N.A.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MONTE CRISTO ROAD. THE WATER SYSTEM FOR RANCHETTES ON MONTE CRISTO SUBDIVISION CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE CROSSING MONTE CRISTO WITH AN 18" BORE RUNNING SOUTH ALONG THE EAST RIGHT-OF-WAY OF QUENTIN STREET ENDING WITH A FLUSH VALVE AT THE SOUTHEAST CORNER OF LOT 10. ANOTHER 8" LINE CROSSING MONTE CRISTO ROAD WITH A 16" STEEL CASING BORE RUNS SOUTH ALONG THE EAST SIDE OF BOHEMIA STREET RIGHT-OF-WAY ENDING WITH A 2" FLUSH VALVE AT THE NORTHWEST CORNER OF LOT 1 TO SERVE THIS SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION RANCHETTES ON MONTE CRISTO CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MONTE CRISTO ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION RANCHETTES ON MONTE CRISTO CONSISTE DE DOS CONDUCTOS DE AGUA DE 8" PULGADAS QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8" ESTA LINEA DE 8" CRUSA A MONTE CRISTO ROAD CON UN CONDUCTO DE DIAMETRO DE 16" Y SIGUE HACIA EL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE QUENTIN STREET, TERMINARA CON UNA VALVULA DE PRESION DE 2" LOCALIZADA AL NORESTE DE LOTE 10. OTRO CONDUCTO DE AGUA DE 8" CRUSA A MONTE CRISTO ROAD CON UN CONDUCTO DE FIERRO DE 16" Y SIGUE HACIA EL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE BOHEMIA STREET, TERMINARA CON UNA VALVULA DE PRESION DE 2" LOCALIZADA AL NROESTE DE LOTE 1 PARA SERVIR ESTA SUBDIVISION.

WATER DISTRIBUTION FOR THE RANCHETTES ON MONTE CRISTO SUBDIVISION 2 CONSISTS OF FOUR -1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND TWO -1/2" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINES, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$65,862.64, OR \$6,586.26 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.E.W.S.C. THE SUM OF \$10,185.90, WHICH COVERS THE \$1,018.59 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE, THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$9,320.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN CUATRO DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2" PULGADA DE DIAMETRO PARA CADA LOTE Y DOS CONDUCTOS INDIVIDUALES DE AGUA DE 1/2" PULGADA DE DIAMETRO PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2" PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 65,862.64 O \$ 6,586.26 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 10,185.90, QUE COBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$1,018.59. 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 COMPANIA N.A.W.S.C. 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 \$ 4,660.00 POR CADA UNO CUAL GUSTA UNA CANTIDAD TOTAL \$9,320.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES
 SEWAGE FROM RANCHETTES ON MONTE CRISTO 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 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. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARA UNA FOSA SETICA EN CADA SOLAR. ESTA FOSA SETICA CONSIERE 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 ESSAS FOSAS SETICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

SOIL EVALUATION REPORT:
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO FINE SANDY LOAM. RACOMES SANDY CLAY LOAM AND WILLACY FINE SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL LIBRO DE RECURSOS DE CONSERVACION DE ESTUDIOS DE TIERRAS INDECA TIERRA DE HIDALGO FINA ARENOSA, RACOMES ARENOSA ALCOMAR Y WILLACY ARENOSA FINA SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$15,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 06-02-2020.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SETICAS POR SOLAR ES \$ 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SETICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$15,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SETICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SETICAS DESDE (FECHA DE INSPECCION).

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:

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$60,862.64 WHICH EQUALS TO \$6,086.26 PER LOT.

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 80,862.64 O \$ 8,086.26 POR LOTE

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$15,000.00 FOR THE ENTIRE SUBDIVISION.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$15,000.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE: _____ DATE: _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

ENGINEER'S SIGNATURE: _____ DATE: _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

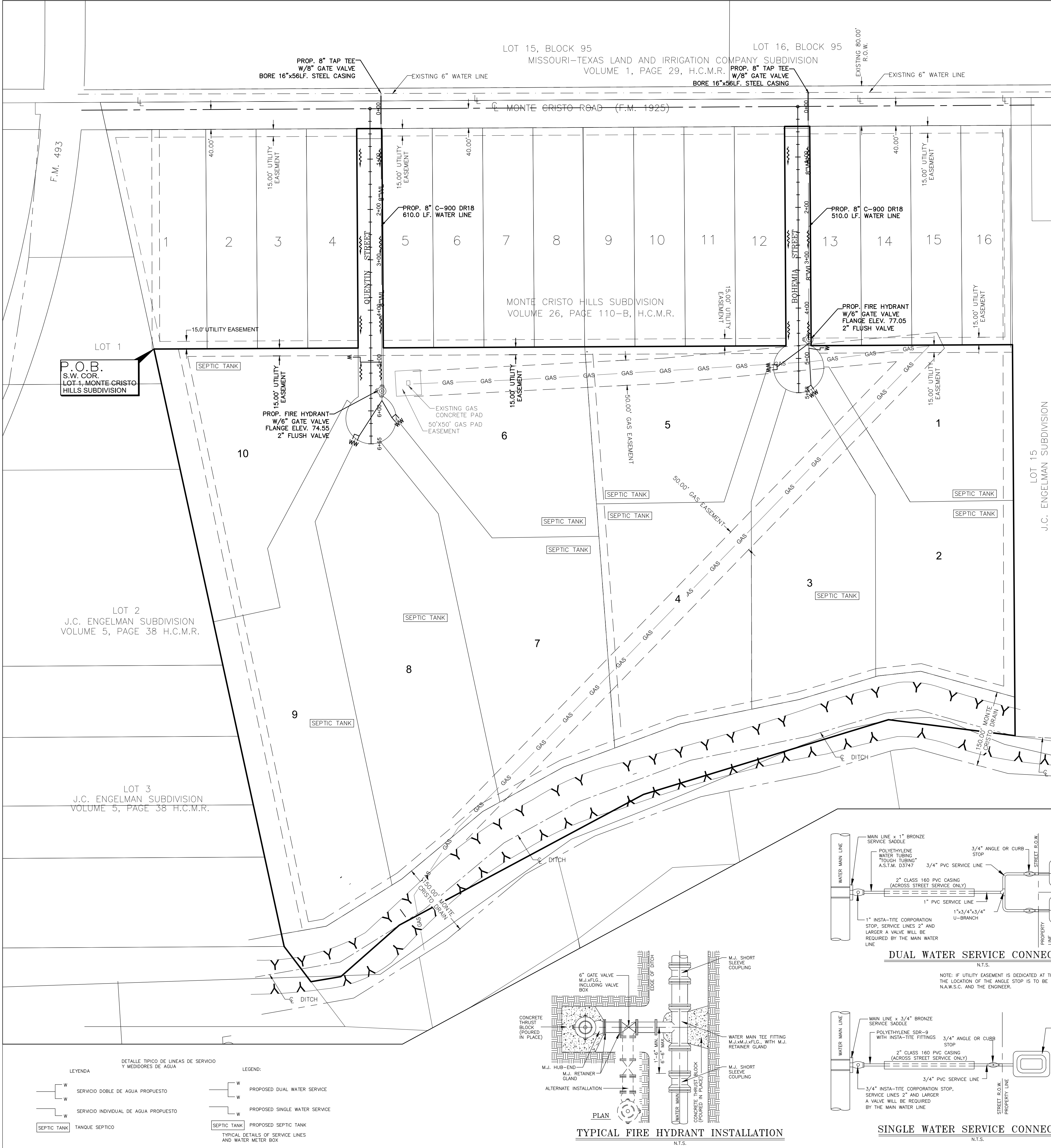
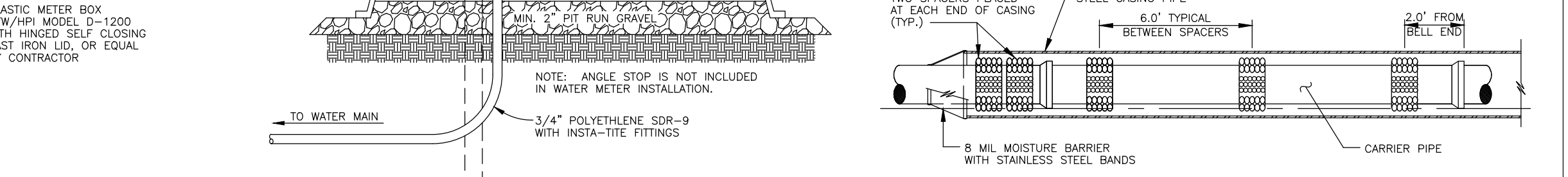
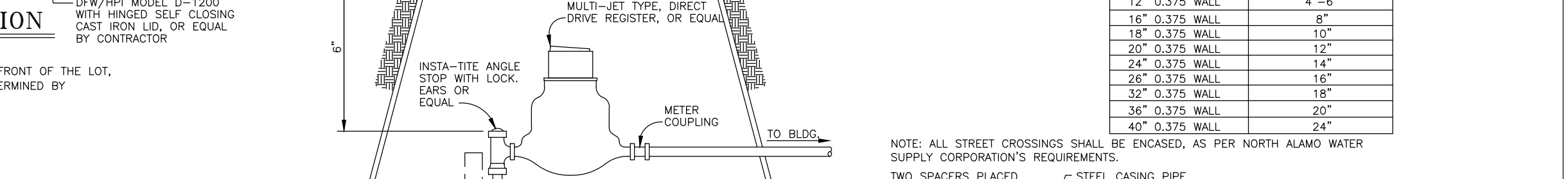
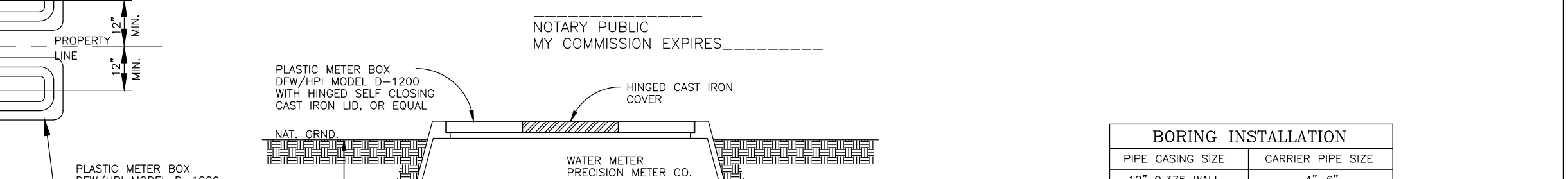
SUBDIVIDER CERTIFICATION
 1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
 1. I, EL POLAKO INVESTMENTS LLC, SUBDIVIDER OF RANCHETTES ON MONTE CRISTO SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

VICTOR DANIAC
 STATE OF TEXAS
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICTOR DANIAC, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL.

OF OFFICE THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____



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

