



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-06-2021

PROPOSED 3-R RANCH SUBDIVISION PRECINCT No. 1.

ENGINEER: SAM ENGINEERING & SERVICES DEVELOPER: RODOLFO RODRIGUEZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 2  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF MEL C. GRAY ROAD APPROXIMATELY 300 FEET NORTH OF MILE 12 ½ NORTH ROAD.

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 02-08-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOT AND SURFACE RUNOFF WILL DRAIN INTO MEL C. GRAY ROAD.

ROAD R.O.W. DEDICATION: N/A - NO ROAD ROW DEDICATION IS REQUIRED FOR MEL C. GRAY.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 01-07-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 03-30-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 4" LOCATION: MEL C. GRAY ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 01-07-2021: BY 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.

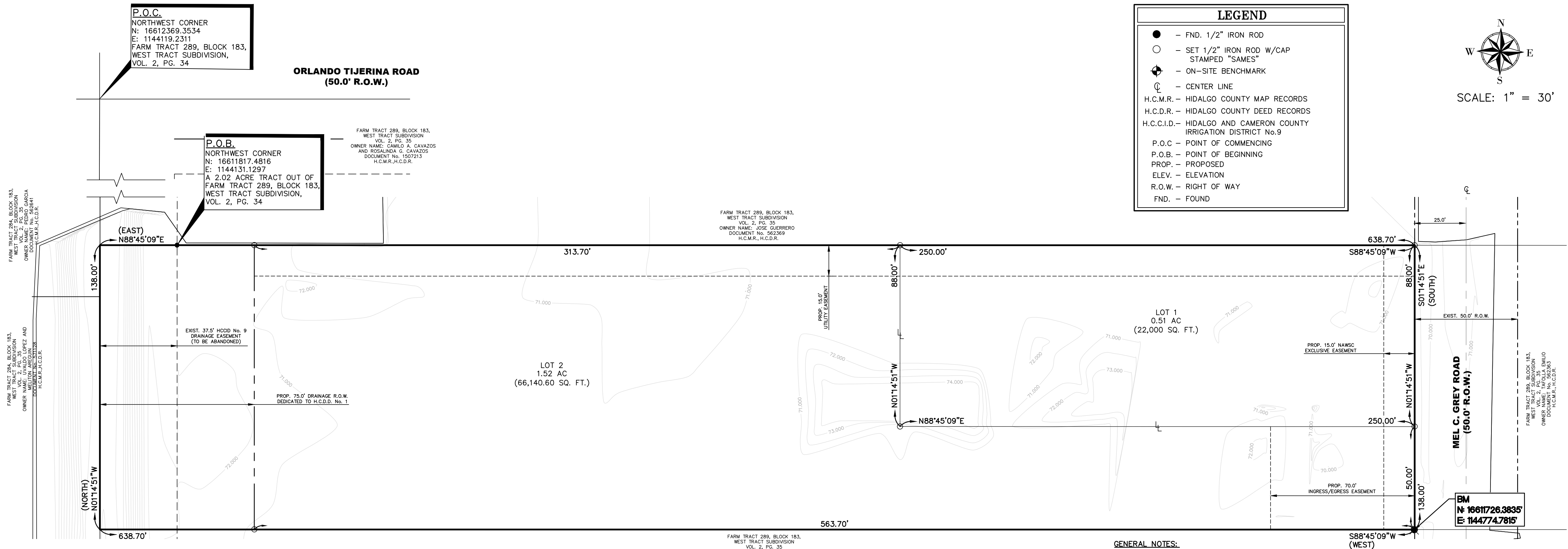
VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 2 SECTION 2.8 "LOTS & BLOCKS".

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

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

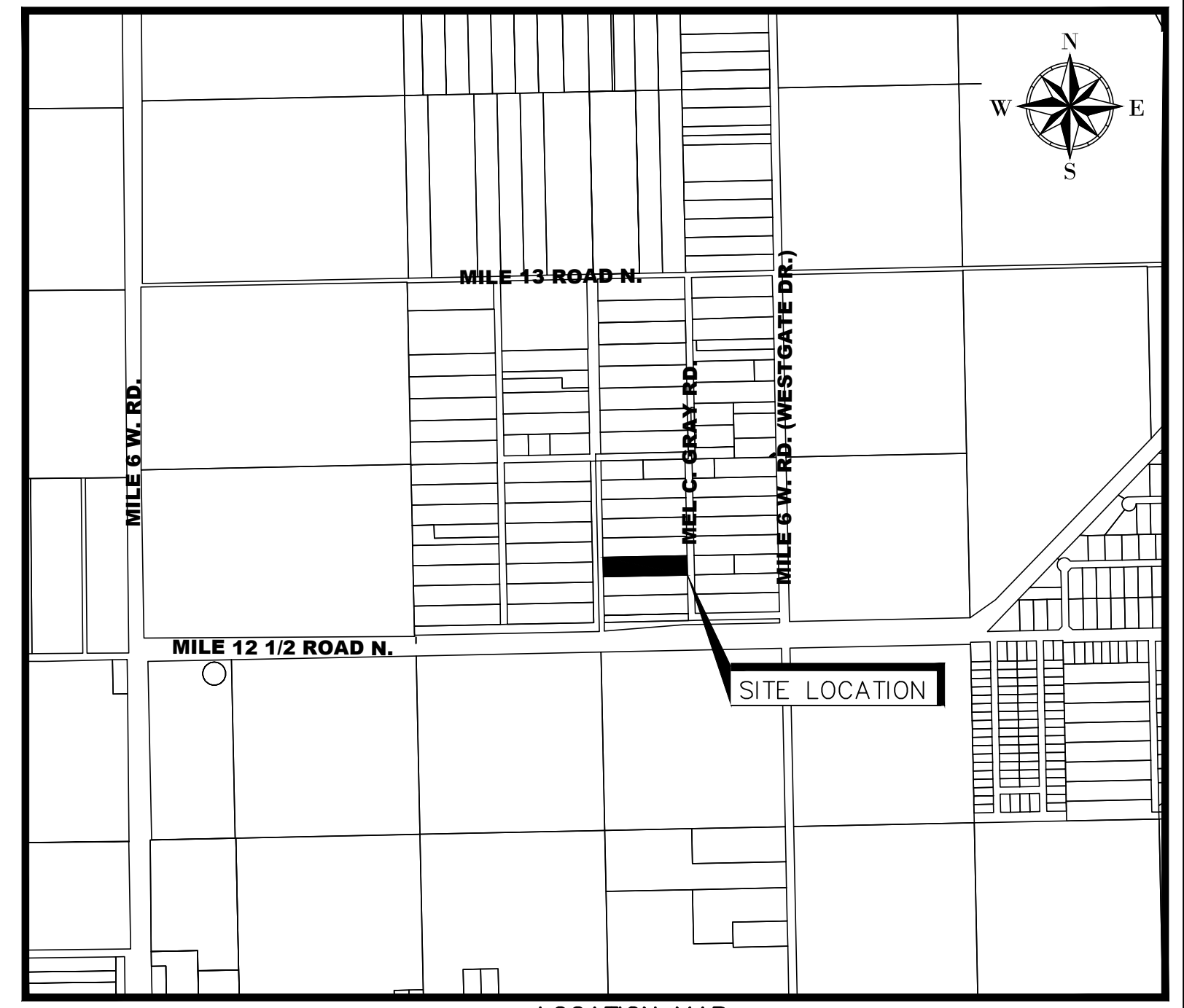
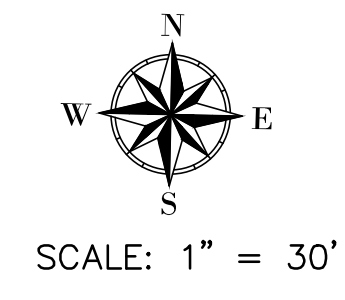
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



**LEGEND**

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ⊕ - ON-SITE BENCHMARK
- C — CENTER LINE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.C.I.D. - HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No.9
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- PROP. - PROPOSED
- ELEV. - ELEVATION
- R.O.W. - RIGHT OF WAY
- FND. - FOUND



**LOCATION MAP**  
SCALE: 1"=1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:  
3-R RANCH SUBDIVISION IS LOCATED APPROXIMATELY 630.00 FEET WEST OF MILE 6 WEST RD. (WESTGATE DR.) ON THE EAST SIDE OF MEL C. GRAY ROAD, WITHIN EXTRATERRITORIAL JURISDICTION OF THE CITY OF WESLACO (POPULATION 39,328) ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF HIDALGO COUNTY PLANNING AND ZONING DEPARTMENT. LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 1.

# 3-R RANCH SUBDIVISION

STATE OF TEXAS  
COUNTY OF HIDALGO

RODOLFO RODRIGUEZ, AS OWNER OF THE 2.02 ACRES (88,140.60 SQ.FT) TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED 3-R RANCH SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE 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.

STATE OF TEXAS  
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

- GENERAL NOTES:**
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: "ZONE X" - AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR 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.
  - MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT: 25.00 FEET  
REAR: 20% OF LOT DEPTH NEED NOT EXCEED 25'  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE.
  - STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
  - A 4 FT SIDEWALK IS REQUIRED ALONG ALL EXTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT.
  - ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
  - ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT \_\_\_ MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
  - ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 71.5 FEET OR 18 INCHES ABOVE THE CENTERLINE OF STREET, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
BENCHMARK: ELEV. FEET, 1/2 INCH ROD LOCATED ON THE SOUTHEAST CORNER OF A 2.02 ACRE TRACT OF LAND OUT OF FARM TRACT 289, BLOCK 183, WEST TRACT SUBDIVISION.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,937 CUBIC- FEET (0.044 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR THEIR CALCULATION OF THIS SUBDIVISION. (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.)
  - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE EASEMENT. EACH DRAINAGE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.
  - EACH PURCHASED 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.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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.
  - 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.
    - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
    - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    - 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 AND ABSORPTIVE DRAINFIELD SYSTEM.
    - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
    - THERE ARE NO KNOWN WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
    - A 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
  - RODOLFO RODRIGUEZ, THE OWNER AND SUBDIVIDER OF 3-R RANCH SUBDIVISION, RETAIN 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.

RODOLFO RODRIGUEZ  
8303 MEL C. GREY ROAD,  
WESLACO, TEXAS, 78559

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RODOLFO RODRIGUEZ**, AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

GENERAL MANAGER  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

STATE OF TEXAS  
COUNTY OF HIDALGO

CERTIFICATION OF THE MAYOR OF THE CITY OF WESLACO:

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

MAYOR DAVID SUAREZ  
CITY OF WESLACO

DATE \_\_\_\_\_

ATTEST:  
CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION  
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON THE 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 SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE \_\_\_\_\_

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF 3-R RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON \_\_\_\_\_, 20\_\_\_\_.

ATTEST: HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM.

INSTRUMENT NUMBER \_\_\_\_\_  
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

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

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RODOLFO RODRIGUEZ	8303 MEL C. GREY ROAD	WESLACO TEXAS, 78559	(956) 373-2333	NONE
ENGINEER: NADIA M. LOPEZ, P.E.	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST, STE. 1500	McALLEN, TEXAS 78501	(956) 702-8880	(956) 702-8883

BEING A 2.02 ACRES (88,140.60 SQ.FT.) GROSS, 1.79 ACRES (77,789.38 SQ.FT.) NET, TRACT OF LAND OUT OF FARM TRACT 289, BLOCK 183, WEST TRACT SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

## METES AND BOUNDS

A 2.02 ACRE TRACT (88,140.60 SQ. FT.) GROSS, 1.79 ACRES (77,789.38 SQ.FT.) NET, TRACT OF LAND, MORE OR LESS BEING PART OF FARM TRACT 289, BLOCK 183, WEST TRACT SUBDIVISION, THEREOF CONVEYED TO RODOLFO RODRIGUEZ, RECORDED IN DOCUMENT NUMBER 562369, DEED RECORDS OF HIDALGO COUNTY, TEXAS, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 35, MAP RECORDS, HIDALGO COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT THE NORTHWEST CORNER OF FARM TRACT 289, BLOCK 183, WEST TRACT SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, BEING ALSO THE CENTER LINE OF A DRAINAGE DITCH BELONGING TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9, THENCE; SOUTH 01°14'51" EAST, ALONG THE WEST LINE OF FARM TRACT 289, BLOCK 183, OF SAID SUBDIVISION, A DISTANCE OF 552.00 FEET, TO A POINT LYING ON THE EAST LINE OF SAID TRACT, AND BEING THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF N=16611817.4816, E=1144131.1297, AND BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 88°45'09" EAST (EAST), ALONG THE SOUTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO JOSE GUERRERO, AS RECORDED IN DOCUMENT NUMBER 562369, AT A DISTANCE OF 37.5 FEET PASS A FOUND 1/2 INCH IRON ROD, A TOTAL DISTANCE OF 638.70 FEET, TO A POINT LYING ON THE EAST LINE OF SAID TRACT, AND BEING THE POINT OF BEGINNING, HAVING A GRID COORDINATE OF N=16611817.4816, E=1144131.1297, AND BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 01°14'51" EAST (SOUTH), ALONG THE WEST RIGHT OF WAY LINE OF MEL C. GRAY ROAD, A DISTANCE OF 138.00 FEET, TO A FOUND 1/2 INCH IRON ROD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: SOUTH 88°45'09" WEST (WEST), ALONG THE NORTH LINE OF A TRACT OF LAND THEREOF CONVEYED TO MARCOS A. BARRIOS AND JUANA M. BARRIOS, AS RECORDED IN DOCUMENT NUMBER 2411680, AT A DISTANCE OF 601.2 FEET PASS A SET 1/2 INCH IRON ROD STAMPED "SAMES", A TOTAL DISTANCE OF 638.70 FEET, TO A POINT LYING ON THE CENTER LINE OF A DRAINAGE DITCH BELONGING TO HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE: NORTH 01°14'51" WEST (NORTH), ALONG THE WEST LINE OF FARM TRACT 289, BLOCK 156, WEST TRACT SUBDIVISION, BEING ALSO THE CENTERLINE OF SAID DRAINAGE DITCH, TO A POINT, BEING THE POINT OF BEGINNING, CONTAINING A 2.02 ACRE TRACT (88,140.60 SQ. FT.) GROSS, 1.90 ACRE (82,965.60 SQ.FT.) NET, TRACT OF LAND, MORE OR LESS.

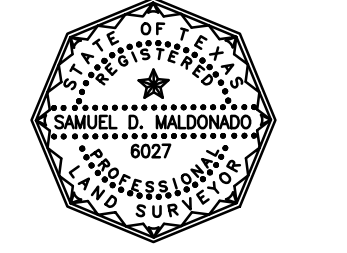
## SURVEY NOTES:

- BASIS OF BEARING: NORTH LINE FARM TRACT 289, BLOCK 183, WEST TRACT SUBDIVISION, AS PER MAP RECORDED IN VOLUME 2, PAGE 35, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83), TEXAS STATE PLANES, SOUTH ZONE, US SURVEY FEET, GRID. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
- ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:  
I, THE UNDERSIGNED, SAMUEL D. MALDONADO, A REGISTERED PROFESSIONAL ENGINEER AND 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 ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SAMUEL D. MALDONADO, RPLS  
NO. 6027  
DATE \_\_\_\_\_



DATE OF PREPARATION: MARCH 2021  
REGISTRATION # F-10602

**SAMES** SAM Engineering & Surveying, Inc.

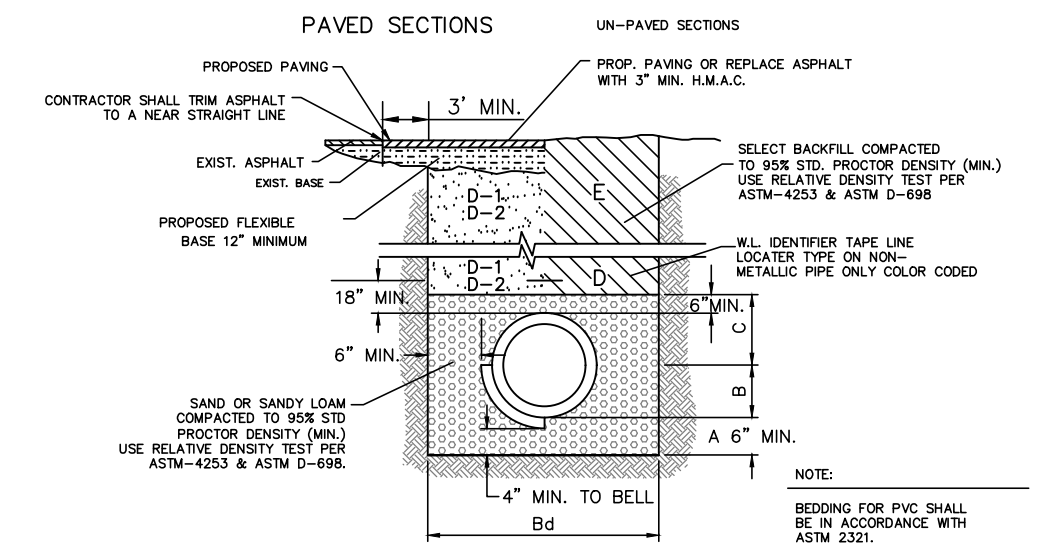
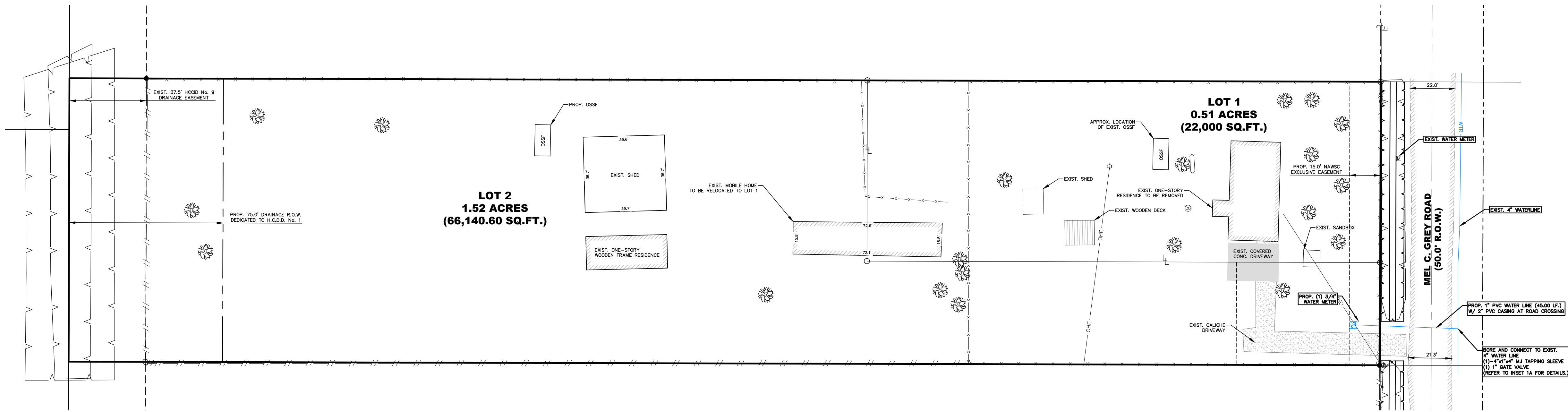
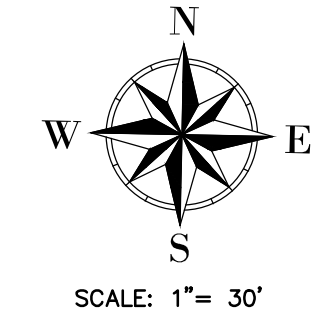
200 S. 10th St, Ste. 1500  
McAllen, TEXAS 78501

TEL: (956) 702-8880  
FAX: (956) 702-8883

INDEX TO SHEETS OF 3-R RANCH SUBDIVISION

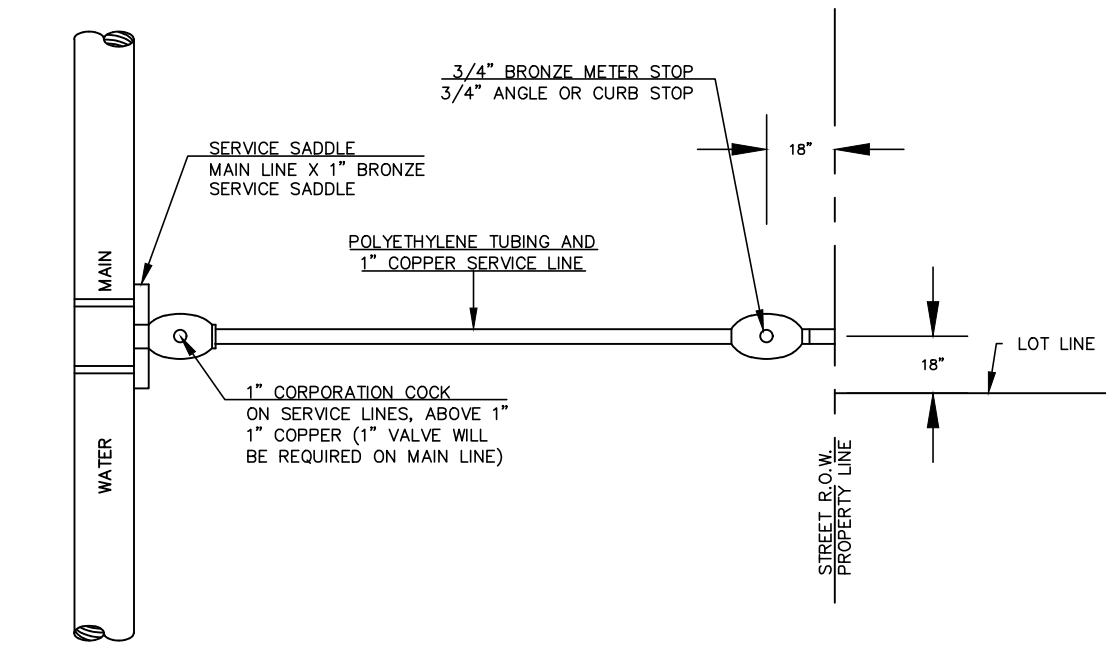
SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. No. 1 CERTIFICATION; H.C.C.I.R. DISTRICT #9 CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; H.C.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS); INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
SHEET 3 & 4	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

# 3-R RANCH SUBDIVISION UTILITY LAYOUT



- A. SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=6")
- B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) B4 TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
- C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% SPD. (8" LIFTS, MECHANICAL COMPACTION)
- D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- E. SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

### TRENCH BEDDING (WATER) DETAIL



**FINAL ENGINEERING REPORT:**

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
3-R RANCH SUBDIVISION HAS BEEN 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.

THE DEVELOPMENT WILL REQUIRE AT FULL BUILD OUT, THE DEVELOPER HAS TO PROVIDE N.A.W.S.C. WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. N.A.W.S.C. HAS A 4" WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY (R.O.W.) OF MEL C. GRAY RD. THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ON THE EAST R.O.W. OF MEL C. GRAY RD. THE MAIN SERVICE WATER LINE FOR RODRIGUEZ SUBDIVISION, WILL CONSIST OF CONNECTING A SINGLE WATER SERVICE OF 1" DIAMETER POLYETHYLENE WATER LINE FROM THE EXISTING WATERLINE GOING INTO THE METER BOX. THIS WATER SERVICE WILL BE OF APPROXIMATELY 45.00 LF. THE SUBDIVIDER HAS PAID A TOTAL OF \$1,200.00 FOR THE AFOREMENTIONED WATER IMPROVEMENTS. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$500.00 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. 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 WILL INSTALL NO FIRE HYDRANT, 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 THIS PLAN.

**SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES**  
SEWAGE FROM 3-R RANCH SUBDIVISION WILL BE TREATED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED THAT 100% OF SITE IS COMPOSED OF HIDALGO SANDY CLAY LOAM (28) WITH 0 TO 1 PERCENT SLOPES, WELL DRAINED, AND HAS A MODERATE AVAILABLE WATER CAPACITY (ABOUT 7.8 INCHES). THE HIDALGO SANDY CLAY LOAM EXTENDS UP TO 80 INCHES BELOW NATURAL GROUND WITH SANDY CLAY LOAM EXTENDING UP TO 28 INCHES AND FROM 28 TO 80 INCHES IS CLAY LOAM. THE NATURAL DRAINAGE CLASS SPECIFIED FOR THIS PROPERTY IS "WELL DRAINED" WITH A NOTED RESTRICTIVE DEPTH TO BE MORE THAN 80 INCHES BELOW NATURAL GROUND. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM, ON AN INDIVIDUAL LOT \$2,000.00 EACH, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$2,000.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

**ENGINEER CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER DISTRIBUTION SYSTEM AND 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 \$1,700.00 WHICH EQUALS TO \$1,700.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$2,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,000.00 FOR THE ENTIRE SUBDIVISION.

**FINAL ENGINEERING REPORT:**

**SUMINISTRO DE AGUA: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD:**  
3-R RANCH SUBDIVISION, SE PRESTARÁ CON AGUA POTABLE POR SUMINISTRO DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVIDOR Y EL SUMINISTRO DE AGUA DE N.A.W.S.C. HAN ENTRADO EN UN CONTRATO DE ABASTECIMIENTO DE AGUA. N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DE AL MENOS 30 AÑOS. ABASTECIMIENTO DE AGUA DE N.A.W.S.C. HA PROPORCIONADO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER LA CANTIDAD LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLE PARA SERVIR EL PLENO DESARROLLO DE ESTA SUBDIVISION.

ABASTECIMIENTO DE AGUA DE N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 4" CORRIENDO A LO LARGO DE LA VÍA DEL ESTE DE MEL C. GRAY ROAD AL ESTE DE ESTE DESARROLLO, EL DESARROLLO DE CONECTAR A ESTA LINEA. EL SERVICIO DE LA LINEA PRINCIPAL DE AGUA DE RODRIGUEZ SUBDIVISION CONSISTE DE 1" CONEXION DE LINEA DE AGUA DE 1" PULGADAS DE DIAMETRO ENTRANDO A LA CAJA DEL MEDIDOR. ESTE SERVICIO SERA DE APROXIMADAMENTE 45.00 PIES LINEALES. EL SUBDIVIDOR HA PAGADO UN TOTAL DE \$1,200.00 DOLÁRES PARA LAS MEJORAS DE AGUA MENCIONADAS. ADAMÁS, EL SUBDIVIDOR HA PAGADO HA N.A.W.S.C. LA SUMA DE \$500.00 POR LOTE COMO HA SIDO DECLARADO EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE CUBRE EL MEDIDOR DE AGUA, LA CAJA DEL MEDIDOR, PAGO DE ABASTECIMIENTO DE AGUA Y TODOS LOS OTROS GASTOS RELACIONADOS CON EL ABASTECIMIENTO DE AGUA. A PETICION DEL PROPIETARIO, N.A.W.S.C. INSTALARA RAPIDAMENTE Y SIN COSTO ALGUNO EL MEDIDOR DE AGUA PARA EL LOTE. EL QUERO NO INSTALARA NINGUN HERRANTE. EL NUEVO SISTEMA DE DISTRIBUCION DE AGUA HA SIDO APROBADO Y ACEPTADO POR N.A.W.S.C. Y EL SISTEMA ESTARA EN OPERACION A PARTIR DE LA FECHA EN QUE ESTE PLANO QUEDA REGISTRADO.

**DRENAJE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD**  
EL DRENAJE SANITARIO DE 3-R RANCH SUBDIVISION, SERA TRATADO CON SERVICIOS LOCALES ("OSSF") CONSISTENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTAMENTO DOBLE Y AREA DE DRENAJO INDIVIDUAL EN EL LOTE. 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 ESTE TIPO DE FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE TIENE EL AREA ADECUADA PARA REPLAZAR EL CAMPO DE DRENAJO.

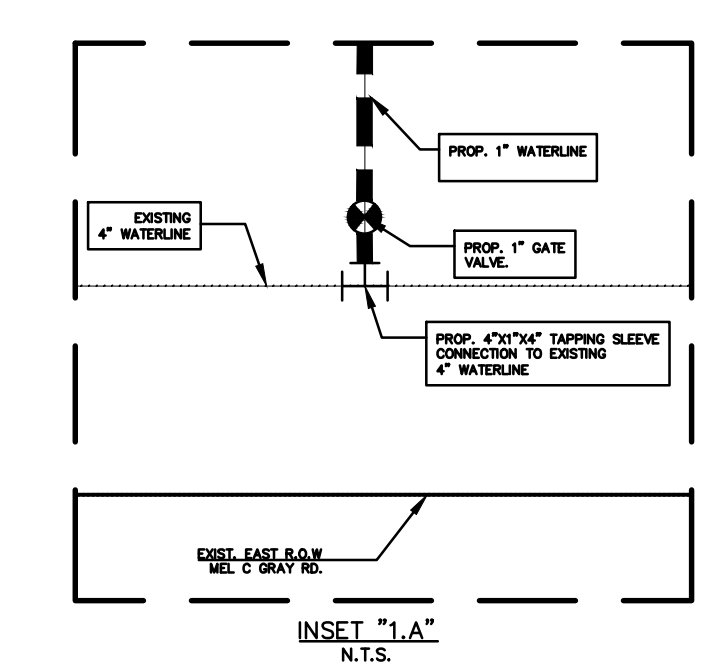
CADA LOTE EN LA SUBDIVISION PROPUESTA ES DE POR LO MENOS 0.50 ACRE. EL LIBRO DE LA CONSERVACION DE LOS RECURSOS NATURALES INDICA QUE 100% DEL SITEO ESTA COMPUESTO DE HIDALGO ARENA FINA MARGA ARCILLOSA (28) CON 0 A 1 PORCIENTO DE PENDIENTES, BIEN DRENADA, Y UNA ALTA PERMEABILIDAD. EL SUELO DE HIDALGO ARENA FINA ARCILLOSA SE EXTIENDE HASTA 17 PULGADAS DEBAJO DEL TERRENO NATURAL, CON ARENA FINA MARGA ARCILLOSA EXTENDIENDOSE ENTRE LA PROFUNDIDAD DE 17 - 28 PULGADAS. LA CLASE NATURAL DEL DRENAJE ESPECIFICADA PARA ESTA PROPIEDAD SERA "BIEN DRENADA" CON UNA NOTA RESTRICTIVA DE PROFUNDIDAD QUE SEA MAS DE 80 PULGADAS POR DEBAJO DEL SUELO NATURAL, NO HAY NINGUNA INDICACION DE AGUA SUBTERRANEA O UN CAPA RESTRICTIVA DENTRO DE 24" POR DEBAJO DELA PROPUESTA. EXCAVACIONES EL COSTO ESTIMADO PARA INSTALAR UNA SISTEMA DE FOSA SEPTICA EN UN TERRENO INDIVIDUAL ES DE \$2,000.00, INCLUYENDO EL COSTO PARA EL PERMISO Y LA LICENCIA REQUERIDA. OSSF HA SIDO INSTALADA PARA LA APROBACION FINAL DE LA SUBDIVISION CON UN COSTO TOTAL DE SISTEMA DE FOSA SEPTICA DE \$2,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO HEALTH DEPARTMENT) AH INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS SISTEMAS SEPTICOS.

**ENGINEER CERTIFICATION:**  
BAJO MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS NORMAS DEL PROCESO DE SUBDIVISION, 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:

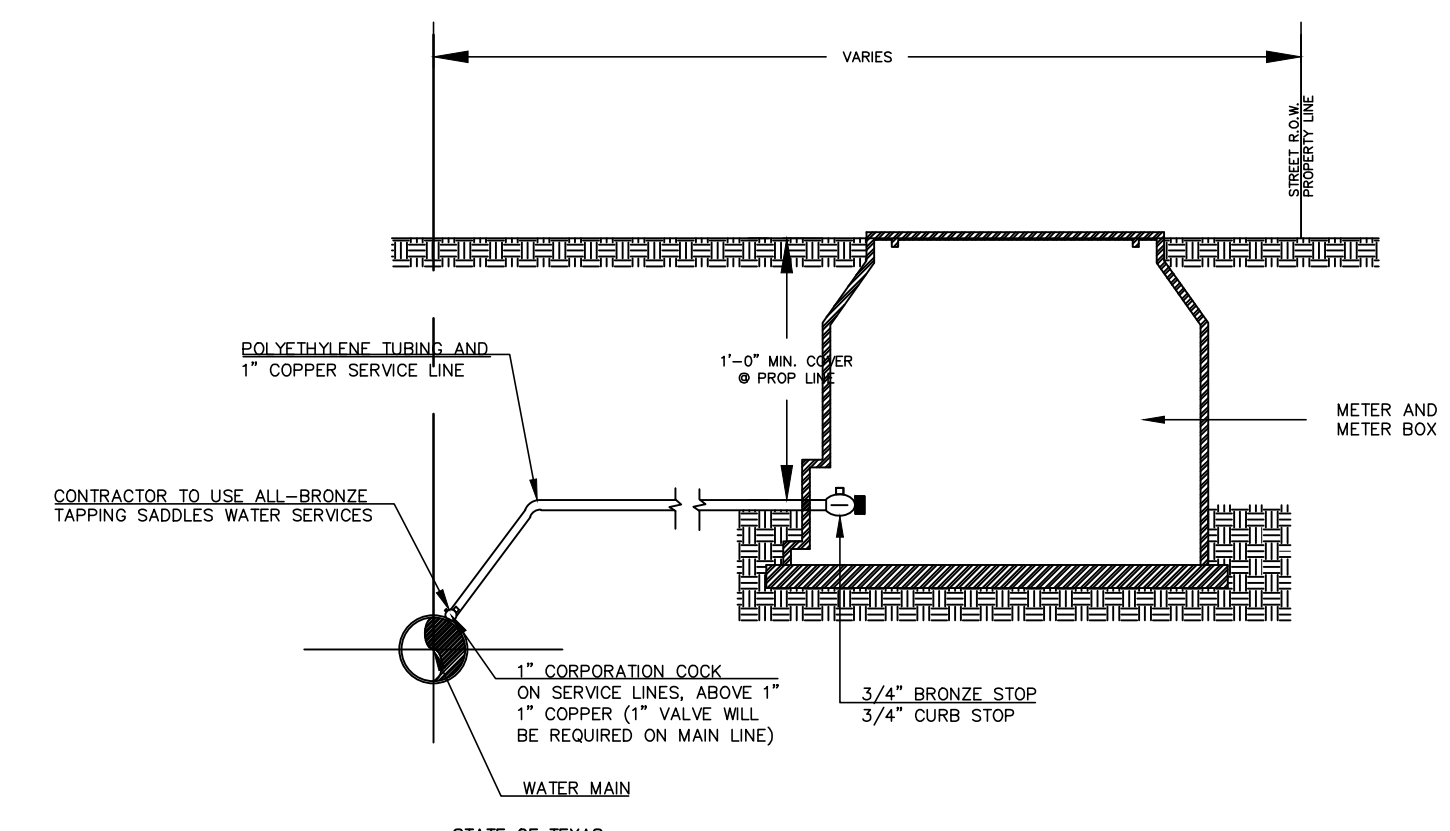
SERVICIOS DE AGUA - LOS SERVICIOS DE AGUA SERAN COMPLETAMENTE CONSTRUIDOS, E INSTALADOS CON MEDIDORES DE AGUA, CON UN COSTO TOTAL DE \$1,700.00, CUAL ES IGUAL A \$1,700.00 POR LOTE.

SERVICIOS DE DRENAJE - SISTEMA SEPTICO A SIDO INSTALADO CON UN COSTO TOTAL DE \$2,000.00 POR LOTE (TODOS INCLUSIVE), CON UN TOTAL DE \$2,000.00 PARA TODA LA SUBDIVISION.

### SINGLE WATER SERVICE CONNECTION



- NOTES:**
- METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
  - WATER METER TO BE PROVIDED BY THE NORTH ALAMO WATER SUPPLY CORPORATION.
  - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.
  - CROSSING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT OF WAY.
- COST ESTIMATE:**
- DRAINAGE IMPROVEMENTS: \$ 1  
WATER DISTRIBUTION: \$ 1  
OSSF: \$ 2,000.00



NADIA M. LOPEZ, P.E. DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE SIGNATURE OF NADIA M. LOPEZ P.E. ON 02/10/2021 IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

NADIA M. LOPEZ, P.E. DATE

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**SUBDIVIDER CERTIFICATION:**

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (S) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (S) 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:**

I, RODOLFO RODRIGUEZ, SUBDIVIDER OF 3-R RANCH SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: RODOLFO RODRIGUEZ

DATE OF PREPARATION: FEBRUARY 2021

REGISTRATION # F-10602

INDEX TO SHEETS OF 3-R RANCH SUBDIVISION	
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAN WITH LOT AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAN NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, CITY OF APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. No. 1 CERTIFICATION, H.C.C. IRRIGATION DISTRICT #9, AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION, REVISION NOTES, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

NO.	SHEET	REVISION	DATE	APPROVED

**PRINCIPAL CONTACTS:**

OWNER: NAME RODOLFO RODRIGUEZ ADDRESS 8303 MEL C. GREY ROAD CITY & ZIP WESLACO TEXAS, 78599 PHONE (956) 373-2333 FAX NONE

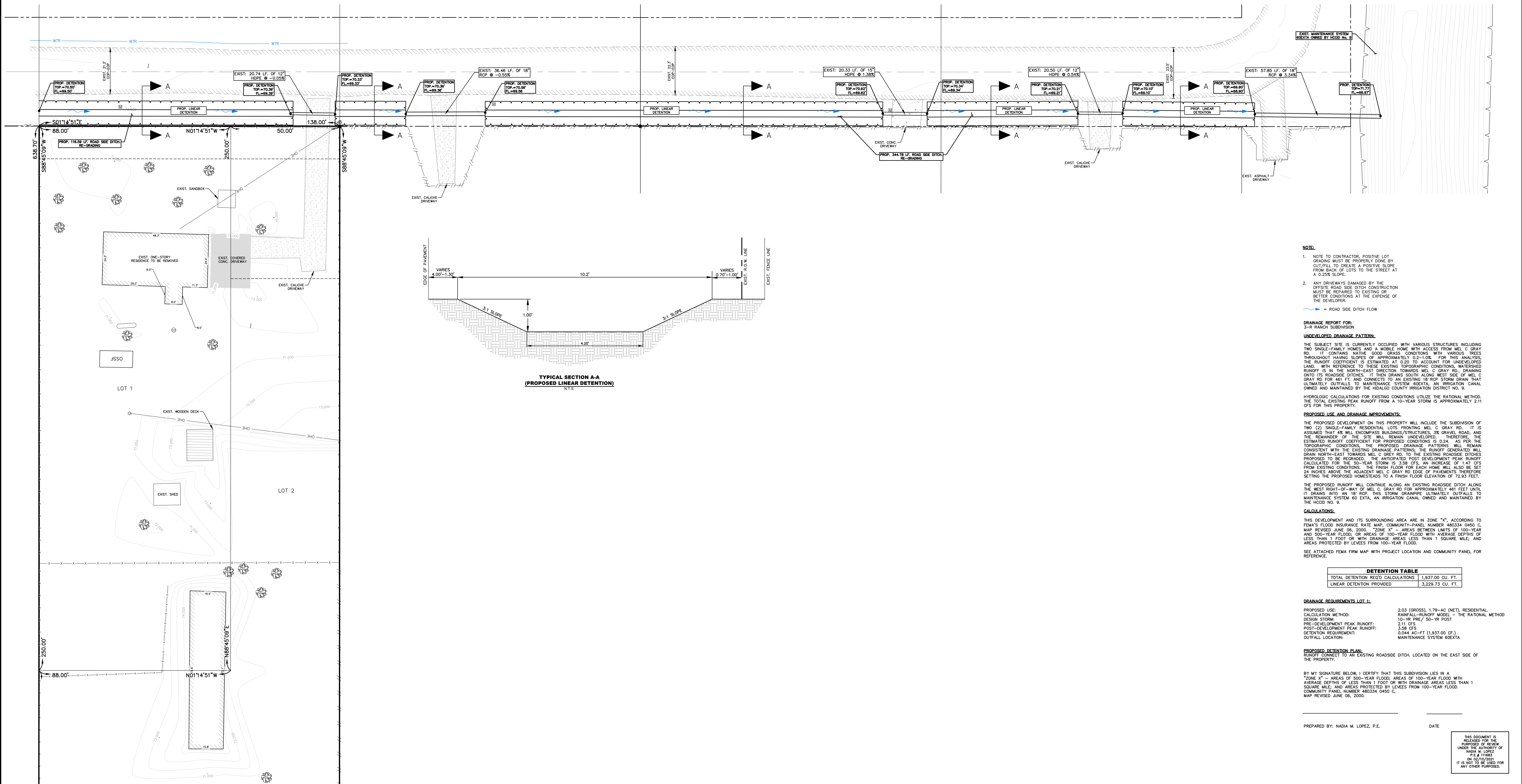
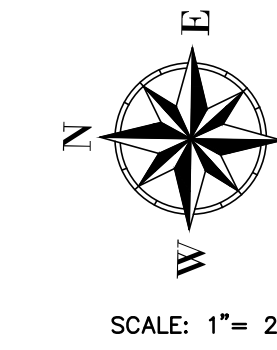
ENGINEER: NADIA M. LOPEZ, P.E. 200 S. 10TH ST., SUITE 1500 McALLEN, TX 78501 (956) 702-8880 (956) 702-8883

SURVEYOR: SAMUEL D. MALDONADO, RPLS 200 S. 10TH ST., SUITE 1500 McALLEN, TX 78501 (956) 702-8880 (956) 702-8883

**SAMES** SAM Engineering & Surveying, Inc.

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# 3-R RANCH SUBDIVISION DRAINAGE LAYOUT



**NOTE:**

- NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM BACK OF LOTS TO THE STREET AT A 0.25% SLOPE.
- ANY DRIVEWAYS DAMAGED BY THE EXISTING ROAD SIDE DITCH CONSTRUCTION MUST BE REPAIRED TO EXISTING OR BETTER CONDITIONS AT THE EXPENSE OF THE DEVELOPER.

→ ROAD SIDE DITCH FLOW

**DRAINAGE REPORT FOR:**  
3-R RANCH SUBDIVISION

**UNDEVELOPED DRAINAGE PATTERN:**

THE SUBJECT SITE IS CURRENTLY OCCUPIED WITH VARIOUS STRUCTURES INCLUDING TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS FRONTING MEL C GRAY RD. IT CONTAINS NATIVE GOOD GRASS CONDITIONS WITH VARIOUS TREES THROUGHOUT HAVING SLOPES OF APPROXIMATELY 0.2-1.0%. FOR THIS ANALYSIS, THE RUNOFF COEFFICIENT IS ESTIMATED AT 0.20 TO ACCOUNT FOR UNDEVELOPED LAND. WITH REFERENCE TO THESE EXISTING TOPOGRAPHIC CONDITIONS, WATERSHED RUNOFF IS IN THE NORTH-EAST DIRECTION TOWARDS MEL C GRAY RD, DRAINING ONTO ITS ROADSIDE DITCHES. IT THEN DRAINS SOUTH ALONG WEST SIDE OF MEL C GRAY RD FOR 461 FT. AND CONNECTS TO AN EXISTING 18\"/>

**PROPOSED USE AND DRAINAGE IMPROVEMENTS:**

THE PROPOSED DEVELOPMENT ON THIS PROPERTY WILL INCLUDE THE SUBDIVISION OF TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS FRONTING MEL C GRAY RD. IT IS ASSUMED THAT 4X WILL ENCOMPASS BUILDINGS/STRUCTURES, 3X GRAVEL ROAD, AND THE REMAINDER OF THE SITE WILL REMAIN UNDEVELOPED. THEREFORE, THE ESTIMATED RUNOFF COEFFICIENT FOR PROPOSED CONDITIONS IS 0.24. AS PER THE TOPOGRAPHIC CONDITIONS, THE PROPOSED DRAINAGE PATTERNS WILL REMAIN CONSISTENT WITH THE EXISTING DRAINAGE PATTERNS. THE RUNOFF GENERATED WILL DRAIN NORTH-EAST TOWARDS MEL C GRAY RD. TO THE EXISTING ROADSIDE DITCHES PROPOSED TO BE REGRADED. THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED FOR THE 50-YEAR STORM IS 3.58 CFS, AN INCREASE OF 1.47 CFS FROM EXISTING CONDITIONS. THE FINISH FLOOR FOR EACH HOME WILL ALSO BE SET 24 INCHES ABOVE THE ADJACENT MEL C GRAY RD EDGE OF PAVEMENTS THEREFORE SETTING THE PROPOSED HOMESTEADS TO A FINISH FLOOR ELEVATION OF 72.83 FEET.

**CALCULATIONS:**

THIS DEVELOPMENT AND ITS SURROUNDING AREA ARE IN ZONE "X", ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480334 0450 C, MAP REVISED JUNE 06, 2000. "ZONE X" - AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR 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.

SEE ATTACHED FEMA FIRM MAP WITH PROJECT LOCATION AND COMMUNITY PANEL FOR REFERENCE.

DETENTION TABLE	
TOTAL DETENTION REQ'D CALCULATIONS	1,937.00 CU. FT.
LINEAR DETENTION PROVIDED	3,229.73 CU. FT.

**DRAINAGE REQUIREMENTS LOT 1:**

PROPOSED USE: 2.03 (GROSS), 1.79 (NET), RESIDENTIAL  
 CALCULATION METHOD: RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD  
 DESIGN STORM: 10-YR PRE / 50-YR POST  
 PRE-DEVELOPMENT PEAK RUNOFF: 2.11 CFS  
 POST-DEVELOPMENT PEAK RUNOFF: 3.58 CFS  
 DETENTION REQUIREMENT: 0.044 AC-FT (1,937.00 CF.)  
 OUTFALL LOCATION: MAINTENANCE SYSTEM 60EXTA

**PROPOSED DETENTION PLAN:**  
 RUNOFF CONNECT TO AN EXISTING ROADSIDE DITCH, LOCATED ON THE EAST SIDE OF THE PROPERTY.

BY MY SIGNATURE BELOW I CERTIFY THAT THIS SUBDIVISION LIES IN A "ZONE X" - 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.  
 MAP REVISED JUNE 06, 2000

PREPARED BY: NADIA M. LOPEZ, P.E. DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF NADIA M. LOPEZ, P.E. ON 02/10/2021. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES.

INDEX TO SHEETS OF 3-R RANCH SUBDIVISION

SHEET	DESCRIPTION
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NO.	SHEET	REVISION	DATE	APPROVED

**PRINCIPAL CONTACTS:**

OWNER:	NAME: RODOLFO RODRIGUEZ	ADDRESS: 8303 MEL C, GREY ROAD	CITY & ZIP: WESLACO TEXAS, 78599	PHONE: (956) 373-2333	FAX: NONE
ENGINEER:	NADIA M. LOPEZ, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: FEBRUARY 2021 REGISTRATION # F-10602

**SAMES** SAM Engineering & Surveying, Inc.

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