



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-28-2021

PROPOSED RANCHITO CORTINA SUBDIVISION PRECINCT No. 1.

ENGINEER: CSJ GROUP DEVELOPER: JOSE & ALEJANDRA CORTINA

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 1  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF MILE 7 WEST ROAD APPROXIMATELY 1/2 OF MILE SOUTH OF MILE 21 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-05-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO MILE 7 WEST ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 7 WEST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-18-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-02-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 4" LOCATION: MILE 7 WEST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-14-2021: 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.

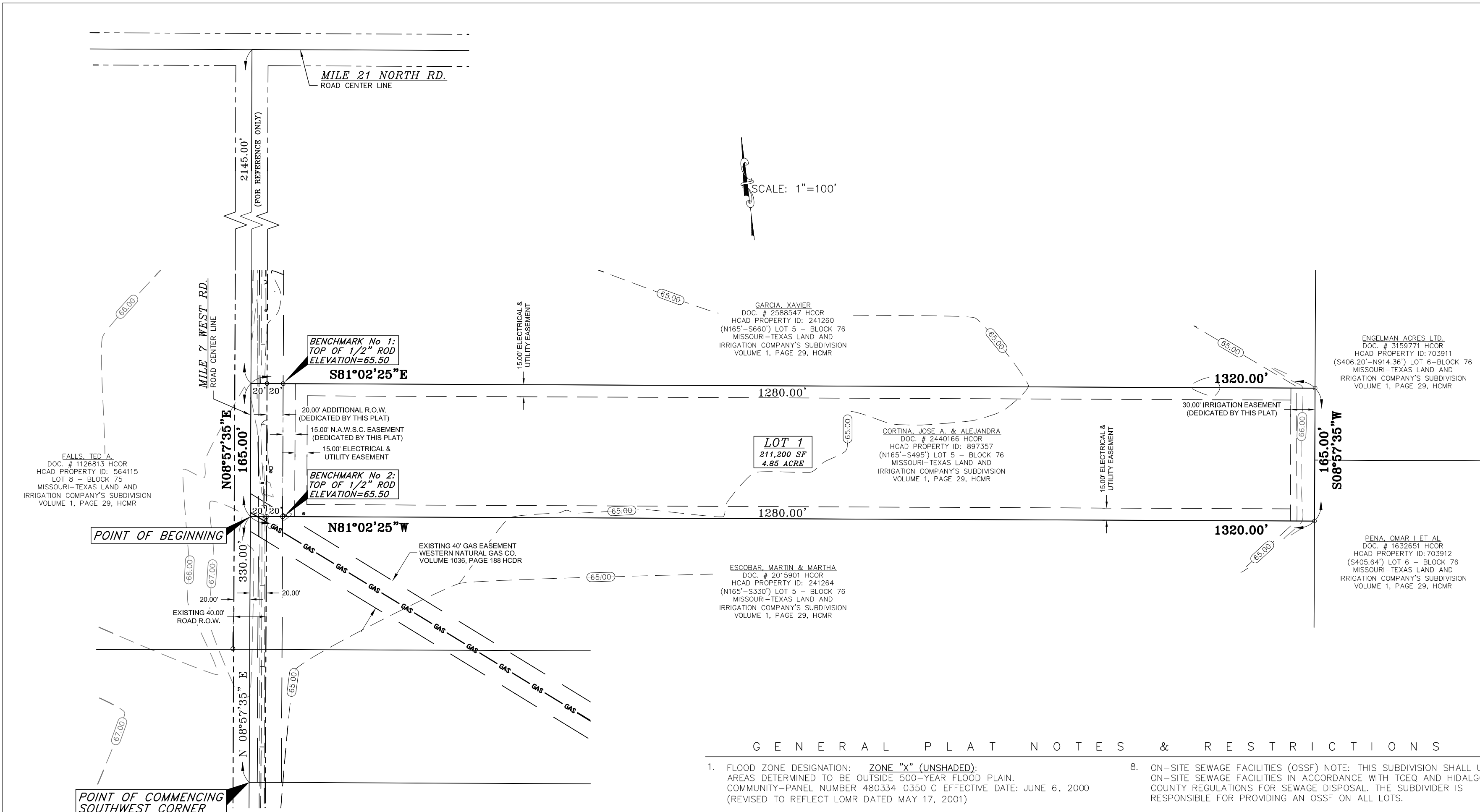
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, \_\_

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

**Final Approval** subject to recommendations other departments

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.



STATE OF TEXAS – COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I (WE), **JOSE A. CORTINA AND ALEJANDRA CORTINA**, AS OWNERS OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **RANCHITO CORTINA SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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.

**JOSE A. CORTINA**  
P.O. BOX 1319  
EDDOUCH, TX 78538

**ALEJANDRA CORTINA**  
P.O. BOX 1319  
EDDOUCH, TX 78538

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED **JOSE A. CORTINA AND ALEJANDRA CORTINA**, PROVIDED TO ME THROUGH HIS/HER/THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE/HEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS – COUNTY OF HIDALGO  
PLAT APPROVAL CERTIFICATE  
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE RANCHITO CORTINA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHITO CORTINA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY HEALTH DEPARTMENT  
ENVIRONMENTAL DIVISION MANAGER

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 NO. 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

**RAUL E. SESIN, P.E., C.F.M.** DATE \_\_\_\_\_  
GENERAL MANAGER

IRRIGATION DISTRICT CERTIFICATE  
THIS PLAT APPROVED BY ENGLEMAN IRRIGATION DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

ENGLEMAN IRRIGATION DISTRICT WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON THE DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

PRESIDENT \_\_\_\_\_ SECRETARY \_\_\_\_\_

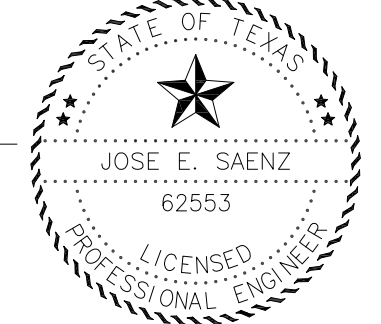
SURVEYOR CERTIFICATE  
I, THE UNDERSIGNED, CERTIFY THAT THE ABOVE PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

**JOSE MARIO GONZALEZ** DATE \_\_\_\_\_  
REG. PROFESSIONAL LAND SURVEYOR NO. 5571



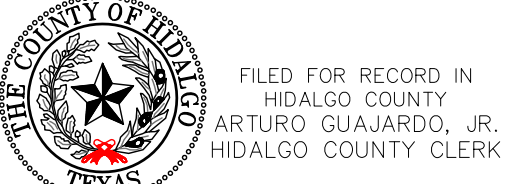
ENGINEER CERTIFICATE  
I, THE UNDERSIGNED, A REGISTERED ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

**JOSE E. SAENZ, P.E.** DATE \_\_\_\_\_  
REG. PROFESSIONAL ENGINEER NO. 62553



**GENERAL PLAT NOTES & RESTRICTIONS**

- FLOOD ZONE DESIGNATION: **ZONE "X" (UNSHADED)**. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0350 C EFFECTIVE DATE: JUNE 6, 2000 (REVISED TO REFLECT LOMR DATED MAY 17, 2001).  
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 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).
- SETBACKS:  
FRONT: 40.00 FEET  
REAR: 30.00 FEET  
SIDE: 6.00 FEET  
(OR TO EASEMENT, WHICHEVER IS GREATER)
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. (ANY OTHER NON-RESIDENTIAL USE SHALL REQUIRE PLANNING DEPARTMENT, THE OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.  
MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF ROAD OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR 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.
- BENCHMARKS (B.M.): THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. NO. 1: ELEVATION=65.50, N.A.V.D. 83; DESCRIPTION: TOP OF 1/2" IRON ROD AT THE NEW RIGHT-OF-WAY LINE AND THE NORTH PROPERTY LINE; 40' EAST FROM MILE 7 WEST RD. CENTERLINE.  
B.M. NO. 2: ELEVATION=65.50, N.A.V.D. 83; DESCRIPTION: TOP OF 1/2" IRON ROD AT THE NEW RIGHT-OF-WAY LINE AND THE SOUTH PROPERTY LINE; 40' EAST FROM MILE 7 WEST RD. CENTERLINE.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 6,374 CUBIC-FEET OR 0.15 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE IMPROVEMENTS TO ACCOMMODATE ADDITIONAL RUNOFF CONSIST OF WIDENING / REGRADEING THE EXISTING ROADSIDE DITCH ALONG MILE 7 WEST ROAD TO COUNTY SPECIFICATIONS.
- 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.
- 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 SEWAGE 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 HEALTH 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 DRAINFIELD SYSTEM.  
APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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 LOT CORNERS ARE SET 1/2 INCH IRON RODS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS REQUIRED BY TCEQ.
- UTILITY PROVIDERS:  
POWER: AEP  
WATER: NORTH ALAMO WATER SUPPLY CORP. (NAWSC)  
SEWER: ON-SITE SEWAGE FACILITIES (OSSF)
- JOSE A. CORTINA AND ALEJANDRA CORTINA** THE OWNER(S) & SUBDIVIDER(S) OF RANCHITO CORTINA SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED O.S.S.F. ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- 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 CALCULATIONS FOR THIS SUBDIVISION.



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

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

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE(S)
OWNER: JOSE A. CORTINA AND ALEJANDRA CORTINA	P.O. BOX 1319 – EDDOUCOCH, TX 78538	(956) 342-8339
ENGINEER: JOSE E. SAENZ	P.O. BOX 3666 – EDINBURG, TX 78540	(956) 239-2984
SURVEYOR: JOSE MARIO GONZALEZ	R.P.L.S. 24593 FM 88 – MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156

**METES AND BOUNDS DESCRIPTION**  
A 5.0 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 76 MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 29 MAP RECORDS SAID 5.0 ACRE TRACT OF LAND BEING THE SAME LAND DESCRIBED IN DOC # 2440166 OFFICIAL RECORDS AND IS ALSO BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

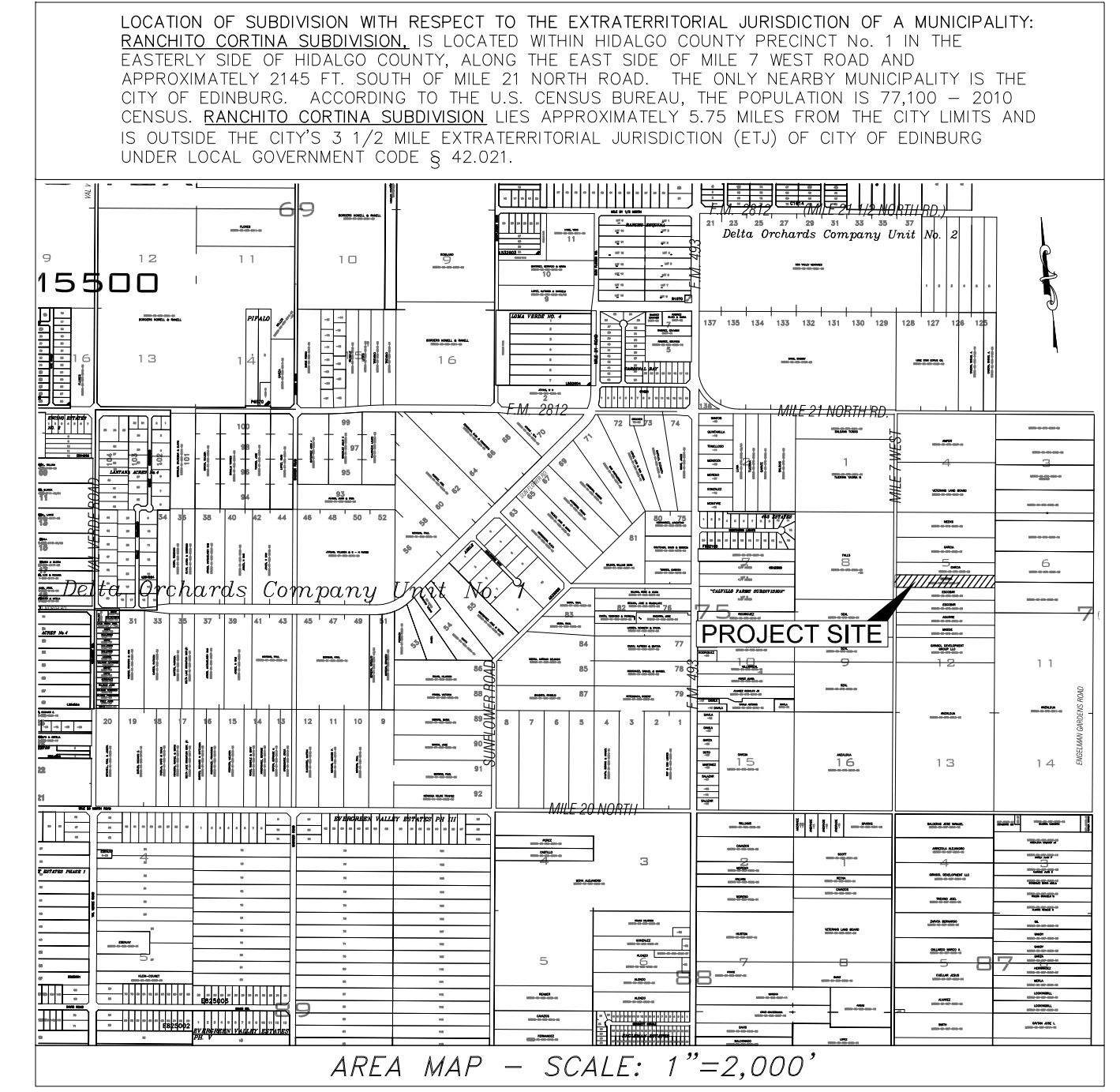
COMMENCING AT THE SOUTHWEST CORNER OF LOT 5, BLOCK 76 MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION; THENCE N 08°57'35" E, WITH THE WEST LINE OF SAID LOT 5, SAME BEING THE CENTERLINE OF MILE 7 WEST ROAD, A DISTANCE OF 330.00' TO THE NORTHWEST CORNER OF THE ESCOBAR TRACT RECORDED IN DOC # 2015901 OFFICIAL RECORDS FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 08°57'35" E, CONTINUING WITH THE WEST LINE OF SAID LOT 5, SAME BEING THE CENTERLINE OF SAID MILE 7 WEST ROAD, A DISTANCE OF 165.00' TO THE SOUTHWEST CORNER OF THE GARCIA TRACT RECORDED IN DOC # 288547 O.R. FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°02'25" E, WITH THE SOUTH LINE OF SAID GARCIA TRACT, AT 20.00' PASS A 1/2" ROD WITH CAP SET AT THE EAST RIGHT OF WAY LINE OF MILE 7 WEST ROAD, AT 1300.00' PASS A 1/2" ROD WITH CAP SET FOR REFERENCE, AT 1320.00' IN ALL TO THE EAST LINE OF SAID LOT 5 FOR THE SOUTHEAST CORNER OF SAID GARCIA TRACT AND THE NORTHEAST CORNER OF THIS TRACT OF LAND; SAID NORTHEAST CORNER BEING WITHIN A CONCRETE LINED CANAL.

THENCE S 08°57'35" W, WITH THE EAST LINE OF SAID LOT 5, AND BEING WITHIN SAID CONCRETE LINED CANAL, A DISTANCE OF 165.00' TO THE NORTHEAST CORNER OF THE SAID ESCOBAR TRACT FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°02'25" W, WITH THE NORTH LINE OF THE SAID ESCOBAR TRACT, AT 20.00' PASS A 1/2" ROD WITH CAP SET FOR REFERENCE, AT 1300.00' PASS A 1/2" ROD WITH CAP SET AT THE EAST RIGHT OF WAY LINE OF SAID MILE 7 WEST ROAD, AT 1320.00' IN ALL TO THE POINT OF BEGINNING, CONTAINING 5.0 ACRES OF LAND, MORE OR LESS.



SUBDIVISION PLAT OF:  
**RANCHITO CORTINA**  
A 5.0 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 76 MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 29 MAP RECORDS HIDALGO COUNTY, TEXAS.

**NORTH ALAMO WATER SUPPLY CORPORATION  
RIGHT OF WAY EASEMENT:**

KNOW 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, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL 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 OF 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, GRANTOR FURTHER GRANTS TO GRANTEE AND ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS 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 GRANTOR 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 GRANTOR 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 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 LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTOR EXECUTED THIS INSTRUMENT  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

INDEX OF SHEETS

SHEET	DESCRIPTION
SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING & PROP. R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT; N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, COUNTY HEALTH DEPARTMENT, H.C.D.D. No. 1, ENGLEMAN IRRIGATION DISTRICT, SURVEYOR'S, ENGINEER'S.
SHEET 2	UTILITIES: WATER DISTRIBUTION AND SANITARY SEWER SYSTEM PLAN & DETAILS, ENGINEER REPORTS AND CERTIFICATIONS, SUBDIVIDER CERTIFICATION AND STATEMENT.
SHEET 3	DRAINAGE: TOPOGRAPHY & DRAINAGE PLAN & DETAILS, DRAINAGE REPORT, ENGINEER'S CERTIFICATION; EXISTING ROADSIDE DITCH PLAN & CROSS-SECTION DETAIL.

**RIO DELTA SURVEYING**  
24593 FM 88, MONTE ALTO, TX 78538  
(TEL) 956-380-5154 (FAX) 956-380-5156  
EMAIL: MARIO@RIODELTASURVEYING.COM  
T.B.F.L.S. FIRM # 10013900

JOB NUMBER: RIO 21 119 DATE SURVEYED: 4/19/21

DATE OF PREPARATION: DECEMBER 7, 2021

**C S J GROUP**  
ENGINEERS • CONSULTANTS • MANAGERS

825 E. ALBERTA RD. | EDINBURG TX 78539  
956.239.2984 | edl@csjgroup.com  
FIRM REGISTRATION # 1-17262 (TEXAS)

HIDALGO COUNTY – TEXAS PAGE: 1 OF 3

**FINAL ENGINEERING REPORT FOR RANCHITO CORTINA SUBDIVISION**  
WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

RANCHITO CORTINA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("NAWSC"). THE SUBDIVIDER, AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO RESERVE A WATER METER FOR EACH OF THESE LOTS AND TO PROVIDE SUFFICIENT WATER TO THIS SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF RANCHITO CORTINA SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 4" (INCH) WATER LINE ALONG THE EAST SIDE OF MILE 7 WEST ROAD. WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF 120.00 LINEAR FEET 4" (INCH) PVC WATER LINE EXTENSION, AND ONE 3/4" (INCH) DIAMETER SINGLE SERVICE LINE. SAID SERVICE(S) TERMINATE AT THE WATER METER BOX(ES) FOR EACH LOT, TOTALING (1) METER(S). THE 3/4" SINGLE SERVICE(S), INCLUDING THE METER BOX(ES) HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 0.0000, WHICH EQUALS TO \$ 0.0000 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID "N.A.W.S.C." A TOTAL OF \$ 0.0000 OR \$ 0.0000 PER LOT, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT, WHICH COVERS THE COSTS OF WATER RIGHTS, WATER METER(S), METER BOX(ES), WATER SUPPLY FEES, AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. 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.

**SEWER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE**

SEWAGE FOR RANCHITO CORTINA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITY ("OSSF") CONSISTING OF STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND DRAIN FIELDS ON THESE LOTS. 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. THESE LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAINFIELD.

THE SEPTIC TANK SYSTEMS FOR ALL LOTS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER HAS PAID A TOTAL OF \$ 0.0000 OR \$ 0.0000 PER LOT FOR THE SEPTIC TANK SYSTEM. THE PRICE IS INCLUDING THE COSTS FOR THE REQUIRED PERMITS AND LICENSES. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE ACTUAL COSTS FOR THE INSTALLED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITY: THESE FACILITIES ARE FULLY CONSTRUCTED, INCLUDING WATER METER(S) AND WATER METER BOX(ES). THE TOTAL COST FOR THIS WATER SYSTEM INCLUDING ALL N.A.W.S.C. FEES WAS \$ 0.0000, FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ 0.0000 PER LOT.

SEWAGE FACILITIES: SEPTIC TANK SYSTEM ARE FULLY CONSTRUCTED AND THE TOTAL COST WAS \$ 0.0000 FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ 0.0000 PER LOT (ALL INCLUSIVE).

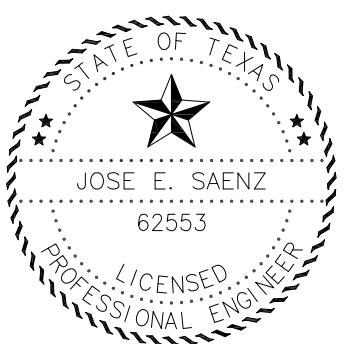
JOSE E. SAENZ, P.E.  
REG. PROFESSIONAL ENGINEER NO. 62553

DATE



JOSE E. SAENZ, P.E.  
REG. PROFESSIONAL ENGINEER NO. 62553

DATE



COST OF IMPROVEMENTS	
DRAINAGE SYSTEM	\$ 000.00
WATER SERVICE SYSTEM W/FEES	\$ 000.00
SEPTIC TANK SYSTEM	\$ 000.00
<b>TOTAL</b>	<b>\$ 000.00</b>

**SUBDIVIDER CERTIFICATION:**

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 TO THE LOTS 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:**

I (WE), JOSE A. CORTINA AND ALEJANDRA CORTINA SUBDIVIDER(S) OF RANCHITO CORTINA SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JOSE A. CORTINA  
P.O. BOX 1319  
EDCOUCH, TX 78538

ALEJANDRA CORTINA  
P.O. BOX 1319  
EDCOUCH, TX 78538

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE A. CORTINA AND ALEJANDRA CORTINA, PROVED TO ME THROUGH HIS/HER/ THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE(S) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE/ THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC MY COMMISSION EXPIRES

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION RANCHITO CORTINA SUBDIVISION**

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION "RANCHITO CORTINA SUBDIVISION" RECIBIRA SU PROVISION DE AGUA DE "NORTH ALAMO WATER SUPPLY CORPORATION" (LA COMPANIA DE AGUA NAWSC). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA NAWSC HAN FIRMADO UN CONTRATO DONDE NAWSC HA PROMETIDO A RESERVAR UN MEDIDOR DE AGUA PARA CADA SOLAR, POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACION DEMONSTRANDO A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EN EL FUTURO A ESTE DESARROLLO DE RANCHITO CORTINA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 4" (PULGADAS) DE DIAMETRO EN EL LADO ESTE DE LA CALLE "MILE 7 WEST ROAD". EL SISTEMA DE DISTRIBUCION DE AGUA PARA ESTA SUBDIVISION CONSISTE DE UNA EXTENSION DE 120.00 PIES LINEALES DE LA LINEA DE AGUA DE PVC DE 4" (PULGADAS) DE DIAMETRO Y UN SERVICIO(S) SINGULAR(ES) DE 3/4" (PULGADAS) DE DIAMETRO CONECTANDO ALA CAJA DEL MEDIDOR, CON UN TOTAL DE UN MEDIDOR(ES). EL/LOS SERVICIO(S) SINGULAR DE 3/4" DE (PULGADA) DE DIAMETRO CON EL/LOS MEDIDOR(ES) YA SE HAN INSTALADO A UN COSTO TOTAL DE \$0000 QUE ES IGUAL A \$0000 POR LOTE. EL SUBDIVIDOR TAMBIEN HA PAGADO HA "NAWSC" UNA SUMA DE \$0000 TOTAL, \$0000 POR SOLAR, COMO LO INDICA EL CONTRATO DE GARANTIA DE SERVICIO DE AGUA POR 30 AÑOS DE NAWSC, QUE INCLUYE LOS COSTOS DE DERECHOS DE AGUA, LOS MEDIDORES DE AGUA, LAS CAJAS PARA LOS MEDIDORES, CUOTAS DE SERVICIO DE AGUA, Y CUALQUIER OTRO TIPO DE CUOTAS RELACIONADAS CON EL SERVICIO DE AGUA. TODO EL SISTEMA DE SERVICIO DE AGUA HA SIDO APROBADO Y ACEPTADO POR "NAWSC" Y TAMBIEN, EL SISTEMA DE DISTRIBUCION DE AGUA ESTA FUNCIONANDO DESDE LA FECHA QUE ESTE MAPA O "PLAT" FUE REGISTRADO.

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO**

EL SISTEMA DE DRENAJE PARA RANCHITO CORTINA SUBDIVISION ES DE FOSAS SEPTICAS EN CADA SOLAR. CADA SISTEMA DE FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA CADA 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 ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE ESTOS SOLARES TIENEN SUFICIENTE AREA PARA REPLAZAMIENTO DEL CAMPO DE DRENAJE.

EL SISTEMA SEPTICO PARA TODOS LOS SOLARES HAN SIDO INSTALADOS ANTES DEL TIEMPO DE APLICACION PARA APPROVATION FINAL DEL "PLAT". EL SUBDIVIDOR A PAGADO UNA CANTIDAD TOTAL DE \$0000 O \$0000 POR CADA SOLAR PARA LA INSTALACION DE EL SISTEMA SEPTICO. ESTE PRECIO YA INCLUYE LOS PERMISOS REQUERIDOS Y LICENCIAS. EL SUBDIVIDOR INCLUIRA EL COSTO DEL SISTEMA DE FOSA SEPTICA EN EL PRECIO DE VENTA DEL SOLAR.

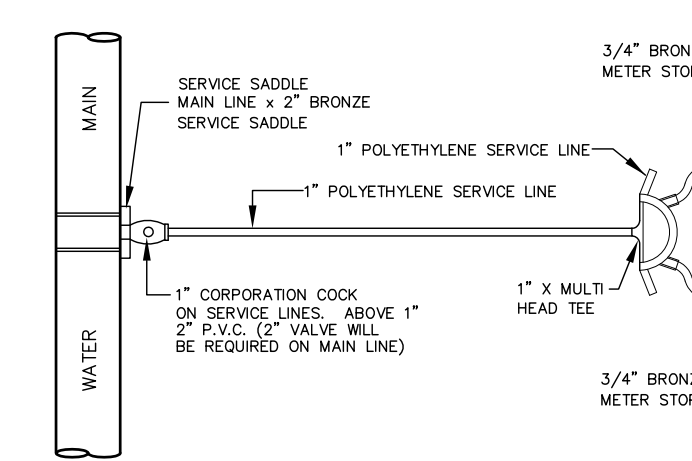
**CERTIFICACION:**

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 (CODIGO DE AGUA DE TEXAS).

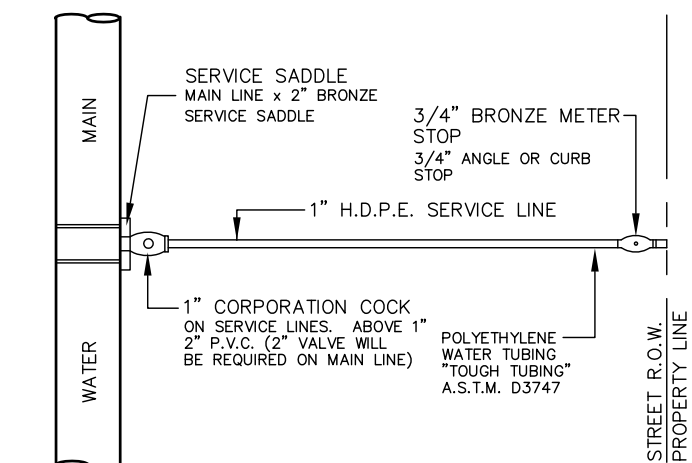
CERTIFICO QUE LOS GASTOS DE INSTALACION DE LOS SISTEMAS DE AGUA Y DE DRENAJE FUERON:

AGUA: EL SISTEMA/SERVICIOS DE AGUA FUERON INSTALADOS Y COMPLETAMENTE CONSTRUIDOS, INCLUYENDO LA INSTALACION DEL MEDIDOR DE AGUA CON CAJA. EL COSTO PARA ESTE SISTEMA INCLUYENDO TODAS LAS CUOTAS DE N.A.W.S.C. FUE UN TOTAL DE \$0000 PARA TODA LA SUBDIVISION, QUE ES IGUAL HA \$0000 POR SOLAR.

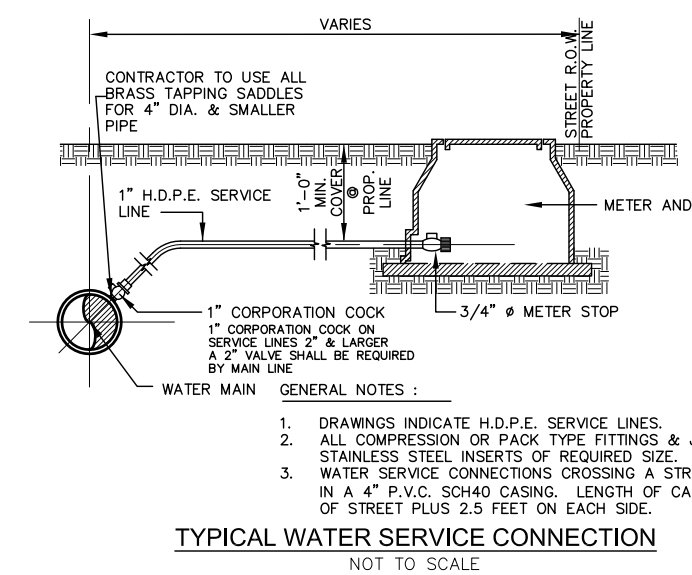
DRENAJE: LOS SISTEMAS DE LAS FOSAS SEPTICAS TAMBIEN HAN SIDO INSTALADAS Y COMPLETAMENTE CONSTRUIDAS CON UN TOTAL DE \$0000 PARA TODA LA SUBDIVISION, QUE ES IGUAL A \$0000 POR SOLAR (TODO INCLUSO).



TYPICAL DUAL WATER SERVICE CONNECTION NOT TO SCALE



TYPICAL SINGLE WATER SERVICE CONNECTION NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION NOT TO SCALE



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

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

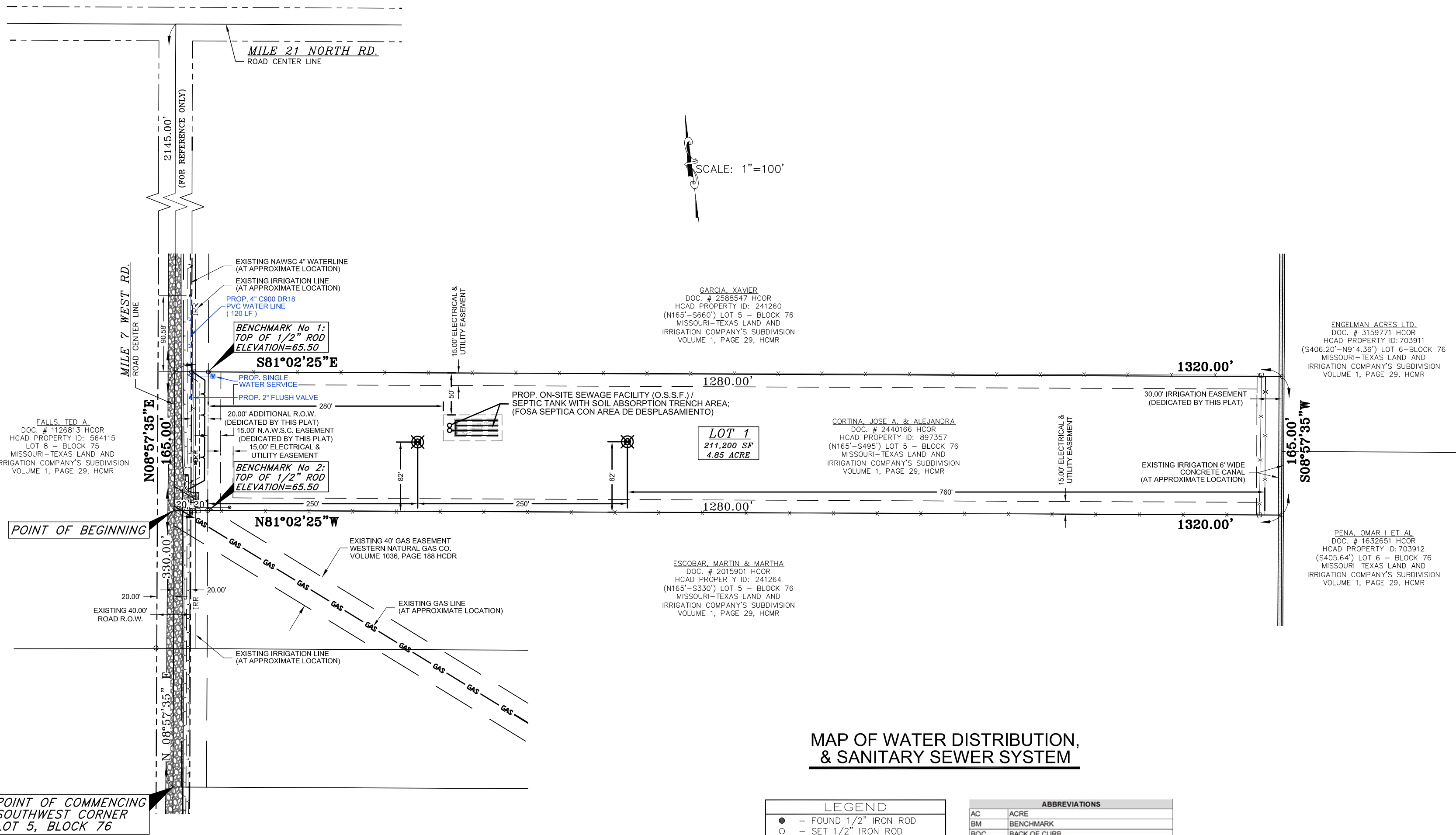
INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

**PRINCIPAL CONTACTS:**

OWNER:	NAME	ADDRESS	PHONE(S)
OWNER:	JOSE A. CORTINA AND ALEJANDRA CORTINA	P.O. BOX 1319 - EDCOUCH, TX 78538	(956) 342-8339
ENGINEER:	JOSE E. SAENZ	P.E. P.O. BOX 3666 - EDINBURG, TX 78540	(956) 239-2984
SURVEYOR:	JOSE MARIO GONZALEZ	R.P.L.S. 24593 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156



**MAP OF WATER DISTRIBUTION, & SANITARY SEWER SYSTEM**

LEGEND	
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD
○	FOUND 60-D NAIL
○	SET 60-D NAIL
▲	FOUND OPS
○	POWER POLE
○	GUY WIRE
○	TELEPHONE PEDESTAL
○	GAS MARKER
○	ELECTRICAL BOX
○	WATER VALVE
○	FIRE HYDRANT
○	WATER METER
○	FIRE HYDRANT
○	SANITARY SEWER MANHOLE
○	STORM DRAIN MANHOLE
○	STORM DRAIN INLET
○	IRRIGATION STAND PIPE
○	IRRIGATION GATE VALVE
○	SIGN
○	FENCE
○	DRAINAGE NATURAL FLOW
○	NATURAL GROUND
○	EDGE OF PAVEMENT (TOP)
○	TOP OF ASPHALT

ABBREVIATIONS	
AC	ACRE
BM	BENCHMARK
B/C	BACK OF CURB
C	CONCRETE
CALL	CALLOUT
CPS	COTTON PICKER SPINDLE
DOC	DOCUMENT
DT	DITCH TOP
EL	ELEVATION
EDP	EDGE OF PAVEMENT
EXIST	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
HCD-1	HIDALGO COUNTY IRRIGATION DISTRICT No. 1
HCD-2	HIDALGO COUNTY IRRIGATION DISTRICT No. 2
HCD-3	HIDALGO COUNTY IRRIGATION DISTRICT No. 3
HCD-4	HIDALGO COUNTY IRRIGATION DISTRICT No. 4
HCD-5	HIDALGO COUNTY IRRIGATION DISTRICT No. 5
HCD-6	HIDALGO COUNTY IRRIGATION DISTRICT No. 6
HCD-7	HIDALGO COUNTY IRRIGATION DISTRICT No. 7
HCD-8	HIDALGO COUNTY IRRIGATION DISTRICT No. 8
HCD-9	HIDALGO COUNTY IRRIGATION DISTRICT No. 9
HCD-10	HIDALGO COUNTY IRRIGATION DISTRICT No. 10
HCD-11	HIDALGO COUNTY IRRIGATION DISTRICT No. 11
HCD-12	HIDALGO COUNTY IRRIGATION DISTRICT No. 12
HCD-13	HIDALGO COUNTY IRRIGATION DISTRICT No. 13
HCD-14	HIDALGO COUNTY IRRIGATION DISTRICT No. 14
HCD-15	HIDALGO COUNTY IRRIGATION DISTRICT No. 15
HCD-16	HIDALGO COUNTY IRRIGATION DISTRICT No. 16
HCD-17	HIDALGO COUNTY IRRIGATION DISTRICT No. 17
HCD-18	HIDALGO COUNTY IRRIGATION DISTRICT No. 18
HCD-19	HIDALGO COUNTY IRRIGATION DISTRICT No. 19
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HCD-97	HIDALGO COUNTY IRRIGATION DISTRICT No. 97
HCD-98	HIDALGO COUNTY IRRIGATION DISTRICT No. 98
HCD-99	HIDALGO COUNTY IRRIGATION DISTRICT No. 99
HCD-100	HIDALGO COUNTY IRRIGATION DISTRICT No. 100

**SOIL BORING NUMBER: 1 SOIL EVALUATION REPORT INFORMATION**

DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS II BLOCKY, PLATY OR MASSIVE)	DRAINAGE (NOTES/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
1	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
2	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
3	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
4	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
5	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.

**SOIL BORING NUMBER: 2 SOIL EVALUATION REPORT INFORMATION**

DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS II BLOCKY, PLATY OR MASSIVE)	DRAINAGE (NOTES/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
1	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
2	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
3	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
4	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.
5	II	SANDY LOAM	N/A	NONE	NONE	SOIL SUITABLE FOR O.S.S.F.

**MAP OF WATER DISTRIBUTION & SANITARY SEWER SYSTEM FOR:**

**RANCHITO CORTINA**

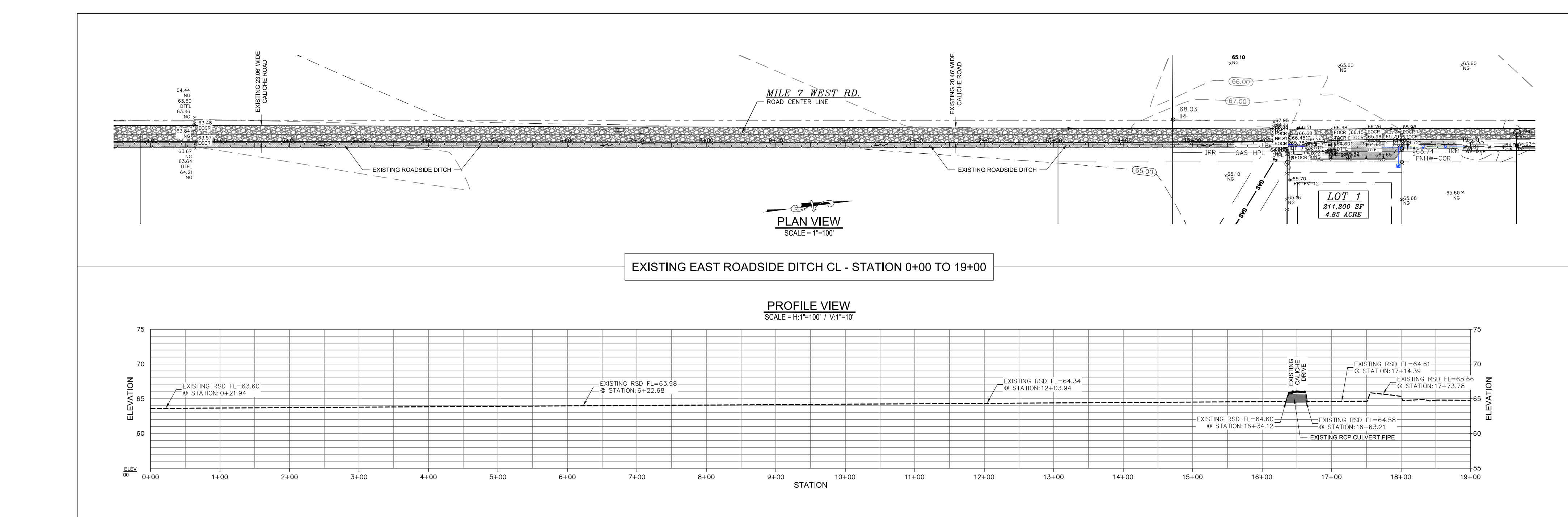
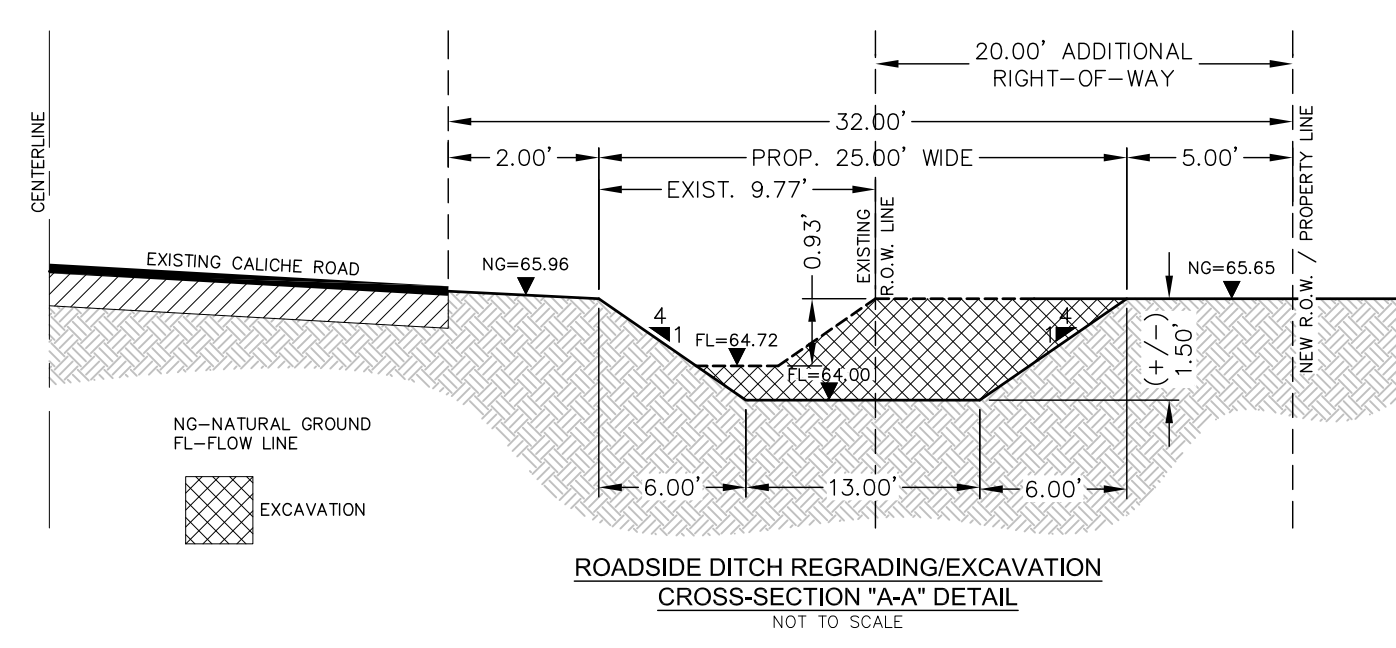
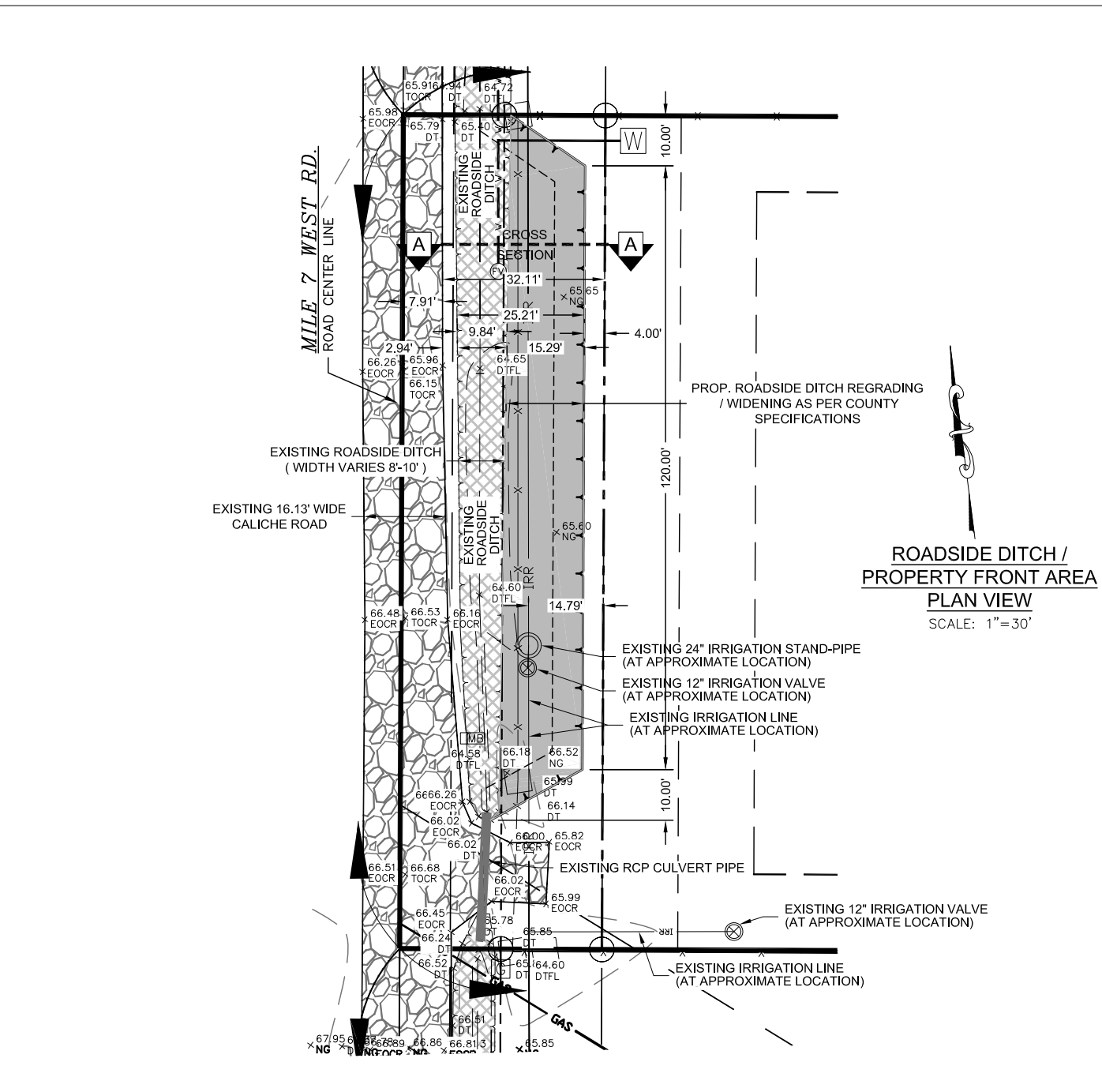
A 5.0 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 76, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 29 MAP RECORDS HIDALGO COUNTY, TEXAS.

**RIO DELTA SURVEYING**  
24593 FM 88, MONTE ALTO, TX 78538  
(TEL) 956-380-5154 (FAX) 956-380-5156  
EMAIL: MARIO@RIODELTASURVEYING.COM  
T.B.L.S. FIRM # 10013900  
JOB NUMBER: RIO 21 119 DATE SURVEYED: 4/19/21

DATE OF PREPARATION: DECEMBER 7, 2021

**C S J GROUP**  
ENGINEERS • CONSULTANTS • MANAGERS

825 E. ALBERTA RD. 1 EDINBURG TX 78539  
956.239.2984 | eddie@csjgroup.com  
FIRM REGISTRATION # 11-17262 (TEXAS)



INDEX OF SHEETS

SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING & PROP. R.O.W.; AREA MAP; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND PRECINCT; PRINCIPAL CONTACTS; HEADING; LEGAL DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; OWNERS' ACKNOWLEDGMENT, N.A.W.S.C. EASEMENT; AND THE FOLLOWING CERTIFICATES: PUBLIC NOTARY, COUNTY PLAT APPROVAL, COUNTY HEALTH DEPARTMENT, H.C.D.D. No. 1, ENGLEMAN IRRIGATION DISTRICT, SURVEYOR'S, ENGINEER'S.
SHEET 2	UTILITIES: WATER DISTRIBUTION AND SANITARY SEWER SYSTEM PLAN & DETAILS, ENGINEER REPORTS AND CERTIFICATIONS, SUBDIVIDER CERTIFICATION AND STATEMENT.
SHEET 3	DRAINAGE: TOPOGRAPHY & DRAINAGE PLAN & DETAILS, DRAINAGE REPORT, ENGINEER'S CERTIFICATION; EXISTING ROADSIDE DITCH PLAN & CROSS-SECTION DETAIL.

**DRAINAGE STATEMENT**  
 REVISED DATE: NOVEMBER 5, 2021  
 PREPARED BY: JOSE E. SAENZ, P.E.  
 RANCHITO CORTINA SUBDIVISION  
 HIDALGO COUNTY, TEXAS

RANCHITO CORTINA SUBDIVISION IS A (1) ONE LOT SUBDIVISION LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1, IN THE EASTERLY SIDE OF HIDALGO COUNTY, ALONG THE EAST SIDE OF MILE 7 WEST ROAD AND APPROXIMATELY 2,145 FT. SOUTH OF MILE 21 NORTH ROAD. DEVELOPMENT IS APPROXIMATELY 5.75 MILES FROM EDINBURG CITY LIMITS AND IS OUTSIDE THE CITY'S 3-1/2 E.T.J. PROPERTY IS CURRENTLY VACANT AND THE PROPOSED USE IS FOR SINGLE-FAMILY RESIDENTIAL ONLY.

PROPERTY LEGAL DESCRIPTION CONSISTS OF A 5.0 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 76 MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 29 MAP RECORDS HIDALGO COUNTY, TEXAS.

THE SUBDIVISION IS IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0350 C, MAP REVISED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001)

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF HIDALGO FINE SANDY LOAM (25), SOIL GROUP "B" AND HIDALGO SANDY CLAY LOAM (28), SOIL GROUP "B"; WITH 0 TO 1 % SLOPES. THESE SOILS ARE WELL-DRAINED, SURFACE RUNOFF IS MEDIUM, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE.

EXISTING DRAINAGE RUNOFF SHEET FLOWS OVERLAND AND WITHIN ROADSIDE DITCHES IN A SOUTHERLY DIRECTION TO THE NORTH MAIN DRAIN DITCH, HIDALGO COUNTY DRAINAGE SYSTEM, APPROXIMATELY 1.3 MILES SOUTH OF THIS DEVELOPMENT.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY 3.42 CFS OF STORM RUNOFF FOR THE EXISTING CONDITIONS OF THIS PROPERTY. WE HAVE ALSO USED THE RATIONAL METHOD TO DETERMINE THAT THE IMPROVED SUBDIVISION AFTER DEVELOPMENT WILL GENERATE AN ESTIMATED 6.17 CFS OF RUNOFF FOR A 50-YEAR RAINFALL EVENT, AN INCREASE OF 2.75 CFS. THE FACT THAT THIS SUBDIVISION CONSISTS OF ONE LARGE (5 ACRE) SINGLE LOT AND THAT IT WILL BE USED FOR ONE SINGLE-FAMILY RESIDENCE, THIS DEVELOPMENT WILL NOT SIGNIFICANTLY IMPACT THE RUNOFF FROM THE EXISTING SITE.

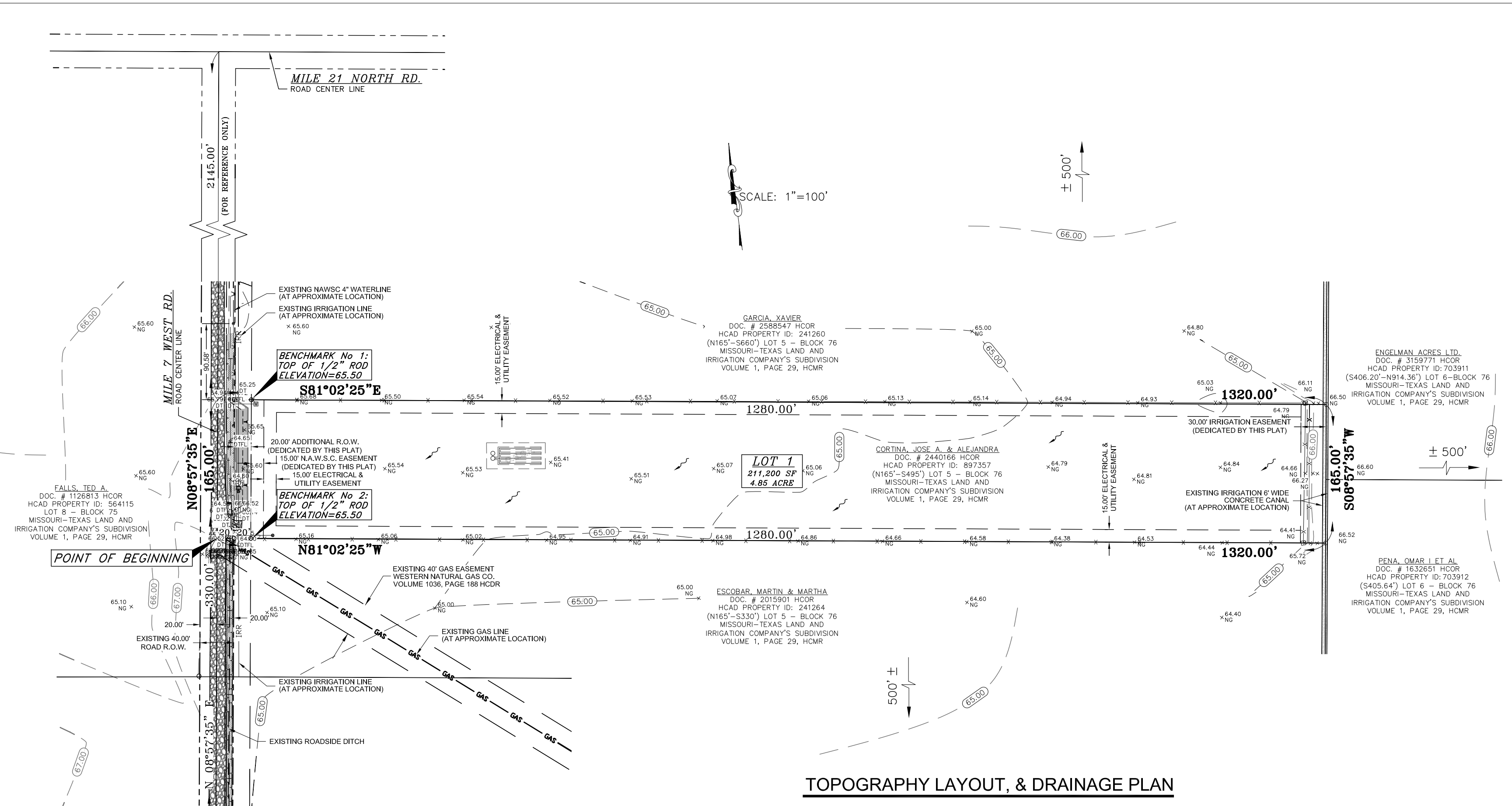
IN ACCORDANCE WITH HIDALGO COUNTY'S DRAINAGE REQUIREMENTS, WE HAVE CALCULATED THAT 6,374 CF OR 0.15 AC-FT OF STORM RUNOFF WILL NEED TO BE DETAINED. DRAINAGE IMPROVEMENTS TO ACCOMMODATE ADDITIONAL RUNOFF CONSIST OF WIDENING / REGRADING THE EXISTING ROADSIDE DITCH ALONG MILE 7 WEST ROAD TO COUNTY SPECIFICATIONS. RUNOFF THEN WILL FOLLOW THE NATURAL DRAINAGE PATTERNS OF THE AREA.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0350 C, MAP REVISED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001)

JOSE E. SAENZ, P.E.  
 REG. PROFESSIONAL ENGINEER NO. 62553

DATE \_\_\_\_\_

JOSE E. SAENZ  
 LICENSED PROFESSIONAL ENGINEER  
 62553

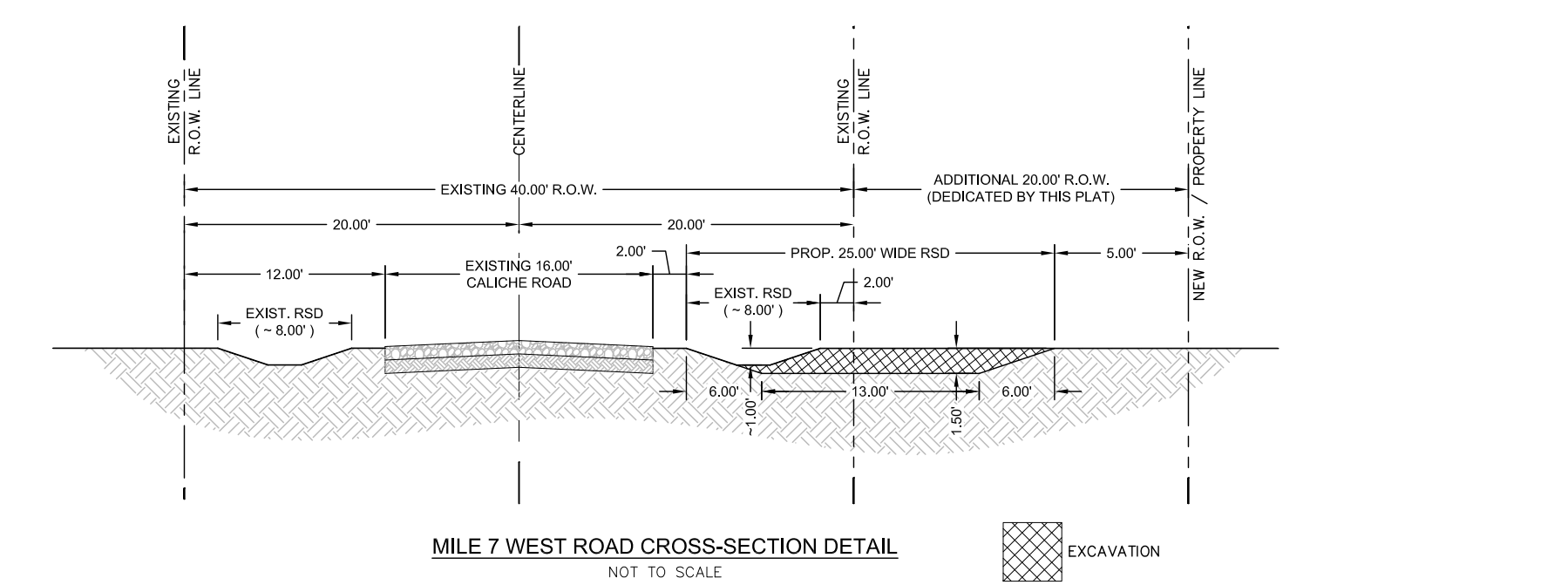


**LEGEND**

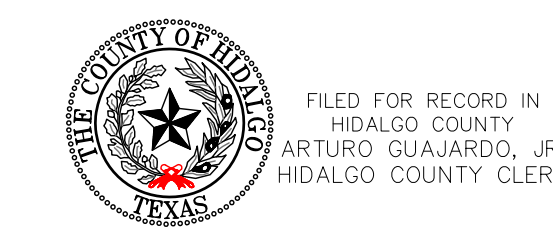
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND 60-D NAIL
- SET 60-D NAIL
- ▲ FOUND C/P
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- GAS MARKER
- ELECTRICAL BOX
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- STORM DRAIN GRATED INLET
- IRRIGATION STAND PIPE
- IRRIGATION GATE VALVE
- SIGN
- FENCE
- DRAINAGE NATURAL FLOW
- NATURAL GROUND
- EDGE OF PAVEMENT (TOP)
- TOP OF ASPHALT

**ABBREVIATIONS**

AC	ACRE
BM	BENCHMARK
BOC	BACK OF CURB
C	CONCRETE
CAL	CALICHE
CPS	COTTON PICKER SPINDLE
DOC	DOCUMENT
DT	DITCH TOP
EL	ELEVATION
EDP	EDGE OF PAVEMENT
EXIST	EXISTING
FF	FRESH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
HCD-1	HIDALGO COUNTY IRRIGATION DISTRICT No. 1
HCCR	HIDALGO COUNTY MAP RECORDS
HCCR	HIDALGO COUNTY OFFICIAL RECORDS
LF	LINEAR FEET
MVCC	MISSOURI VALLEY ELECTRIC COOP
NWASC	NORTH ALAMO WATER SUPPLY CORPORATION
NG	NATURAL GROUND
PP	POWER POLE
PROP	PROPOSE
RCP	REINFORCED CONCRETE PIPE
R.O.W.	RIGHT OF WAY
RSD	ROADSIDE DITCH
SF	SQUARE FEET
SIG	STORM INLET GRATED
STA	STATION
TOA	TOP OF ASPHALT
TPED	TELEPHONE PEDESTAL
UGC	UNDERGROUND CABLE
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE



TOPOGRAPHY LAYOUT & DRAINAGE PLAN FOR:  
**RANCHITO CORTINA**  
 A 5.0 ACRE TRACT OF LAND OUT OF LOT 5, BLOCK 76 MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS AS PER MAP RECORDED IN VOLUME 1 PAGE 29 MAP RECORDS HIDALGO COUNTY, TEXAS.



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

PRINCIPAL CONTACTS:

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 T.B.S.L.S. FIRM # 10013900

JOB NUMBER: RIO 21 119 DATE SURVEYED: 4/19/21

DATE OF PREPARATION: DECEMBER 7, 2021

**C S J GROUP**  
 ENGINEERS • CONSULTANTS • MANAGERS

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 FIRM REGISTRATION # 1-17262 (TEXAS)

HIDALGO COUNTY - TEXAS PAGE: 3 OF 3