



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

2818 S. BUSINESS 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: GARZA-GARZA CONSULTING ENGINEERS DEVELOPER: MARCOS RIVERA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: WEST OF CALLE PARIS APPROXIMATELY 500 FEET NORTH OF MILE 22 1/2 N ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-10-22 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO CALLE PARIS ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO DEDICATION

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-1-2022 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-8-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: CALLE PARIS.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-16-2022 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

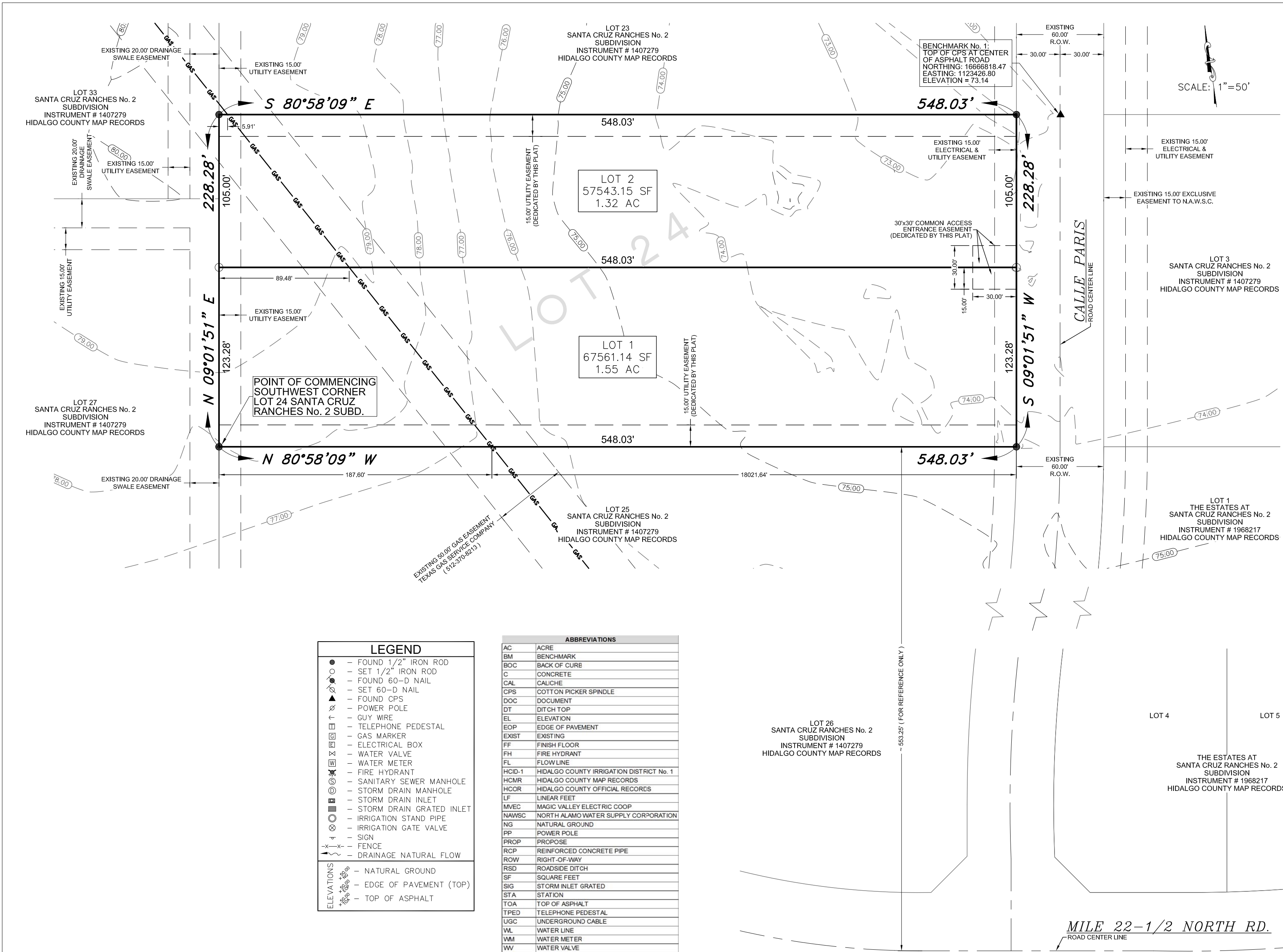
The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

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

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND 60-D NAIL
- SET 60-D NAIL
- ▲ FOUND C.P.S.
- ▲ 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
CL	COLCHIE
CPS	COTTON PICKER SPINDLE
DOC	DOCUMENT
DT	DITCH TOP
EL	ELEVATION
EOP	EDGE OF PAVEMENT
EXIST	EXISTING
FF	FINISH FLOOR
FW	FIRE HYDRANT
FL	FLOWLINE
HCD-1	HIDALGO COUNTY IRRIGATION DISTRICT No. 1
HOUR	HIDALGO COUNTY MAP RECORDS
HOCOR	HIDALGO COUNTY OFFICIAL RECORDS
LF	LINEAR FEET
MVEC	MADRID VALLEY ELECTRIC COOP
NAVASC	NORTH ALAMO WATER SUPPLY CORPORATION
NG	NATURAL GROUND
PP	POWER POLE
PROP	PROPOSED
RCF	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RSD	ROADSIDE DITCH
SF	SQUARE FEET
SG	STORM INLET GRATED
STA	STATION
TOPA	TOP OF ASPHALT
TRPD	TELEPHONE PEDESTAL
UGC	UNDERGROUND CABLE
WL	WATER LINE
WM	WATER METER
WW	WATER VALVE

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D, MAP REVISED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE NO. 01-06-1095P).
- 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: 30.00 FEET REAR: 15.00 FEET SIDES: 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF 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=73.14, N.A.V.D. 83; DESCRIPTION: TOP OF COTTON PICKER SPINDLE (CPS) SET AT CENTER OF ASPHALT ROAD, 30.00' EAST FROM NORTHEAST CORNER OF LOT 24.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 2213 CUBIC-FEET OR 0.051 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS, PLEASE SEE DRAINAGE REPORT. PER LOT DETENTION AS FOLLOWS:
LOT 1: 1195 CF OR 0.027 AC-FT
LOT 2: 1018 CF OR 0.023 AC-FT
- 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 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 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.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED, INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF 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: MVEC
WATER: NORTH ALAMO WATER SUPPLY CORP. (N.A.W.S.C.)
SEWER: ON-SITE SEWER FACILITY (O.S.S.F.)

**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 HEREIN 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, 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 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 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 TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTAINS 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___.

MARCOS RIVERA
9825 CALLE PARIS
EDINBURG, TX 78542

OLIVAMA RIVERA
9825 CALLE PARIS
EDINBURG, TX 78542

INDEX OF SHEETS

SHEET 1	PLAT WITH LOT, EXISTING STREETS, EXISTING 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, H.C.D.D. No. 1, SURVEYOR'S, ENGINEER'S, AND CITY OF EDINBURG PLANNING & ZONING.
SHEET 2	UTILITIES: WATER DISTRIBUTION AND SANITARY SEWER SYSTEM PLAN & DETAILS, ENGINEER REPORTS AND CERTIFICATIONS, SUBDIVIDER CERTIFICATION AND STATEMENT DRAINAGE: TOPOGRAPHY & DRAINAGE PLAN & DETAILS, DRAINAGE REPORT; ENGINEER'S CERTIFICATION; EXISTING ROADSIDE DITCH DETAIL.

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE(S)
OWNER: MARCOS RIVERA AND OLIVAMA RIVERA	9825 CALLE PARIS - EDINBURG, TX 78542	(956) 295-7482
ENGINEER: INEZ B. GARZA JR.	P.O. BOX 1011 SAN FELIPE ST. - SAN JUAN, TX 78589	(956) 491-5229 (956) 905-3260
SURVEYOR: JOSE MARIO GONZALEZ	R.P.L.S. 24593 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156

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

I, (WE), MARCOS RIVERA AND OLIVAMA RIVERA, AS OWNERS OF THE 2.87 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 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.

MARCOS RIVERA
9825 CALLE PARIS
EDINBURG, TX 78542

OLIVAMA RIVERA
9825 CALLE PARIS
EDINBURG, TX 78542

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARCOS RIVERA AND OLIVAMA RIVERA, 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 _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 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 THE REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

STATE OF TEXAS - CITY OF EDINBURG
PLAT APPROVAL CERTIFICATE

I, KIMBERLY A. MENDOZA, ADMINISTRATOR / DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS, DO HEREBY CERTIFY THIS MINOR PLAT KNOWN AS REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS _____ DAY OF _____, 20___ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / DIRECTOR OF THE PLANNING AND ZONING DEPARTMENT



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

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY _____ DEPUTY

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

JOB NUMBER: RIO 21 312 DATE SURVEYED: 12/03/21

SURVEYOR CERTIFICATE

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OR IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____, 20___

REGISTERED PROFESSIONAL SURVEYOR
NO. 5571 STATE OF TEXAS

ENGINEER CERTIFICATE

I, INEZ B. GARZA JR., THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWERAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

SEWAGE FACILITIES: SEWER SERVICE CONNECTION IS ESTIMATED TO COST \$ 2,000.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 2,000.00 FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$ 2,000.00 TO COVER THE COST OF SEWER SERVICE CONNECTION.

DATED THIS THE _____ DAY OF _____, 20___

REGISTERED PROFESSIONAL ENGINEER
NO. 60824 STATE OF TEXAS

METES AND BOUNDS DESCRIPTION

A 2.87 ACRE TRACT OF LAND, BEING ALL OF LOT 24, SANTA CRUZ RANCHES No. 2 HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN DOCUMENT NO. 1407279 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS; SAID 2.87 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

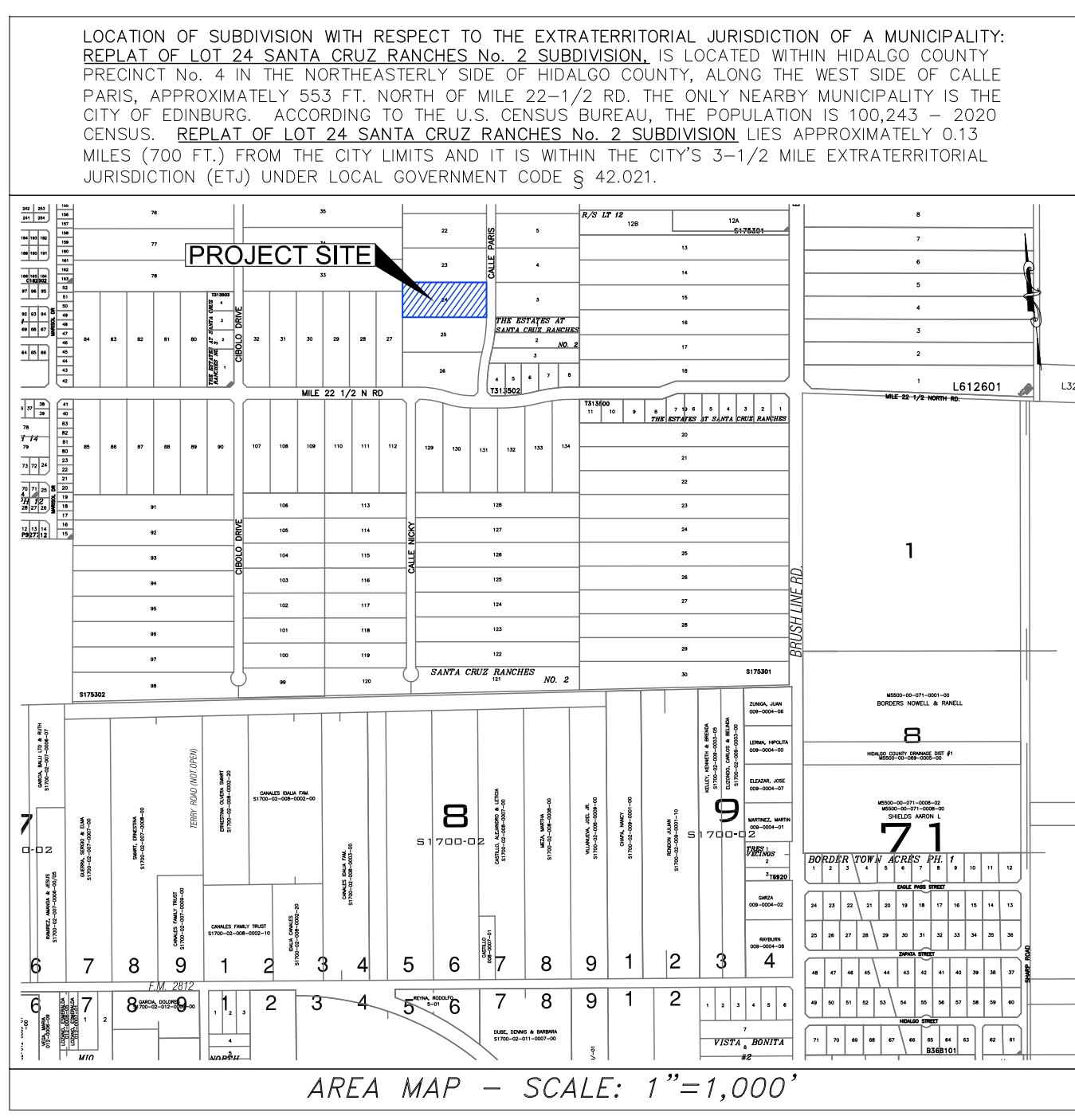
COMMENCING AT A 1/2' ROD FOUND AT THE SOUTHWEST CORNER OF LOT 24, SANTA CRUZ RANCHES No. 2 FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 09°01'51" E, WITH THE WEST LINE OF SAID LOT 24, A DISTANCE OF 228.28' TO A 1/2" ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 24 FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 80°58'09" E, WITH THE NORTH LINE OF SAID LOT 24, A DISTANCE OF 548.03' TO A 1/2" ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 24 FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 09°01'51" W, WITH THE EAST LINE OF SAID LOT 24, SAME BEING THE WEST LINE OF CALLE PARIS, A DISTANCE OF 228.28' TO A 1/2" ROD WITH CAP SET AT THE SOUTHEAST CORNER OF SAID LOT 24 FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 80°58'09" W, WITH THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 548.03' TO THE POINT OF BEGINNING, CONTAINING 2.87 ACRES OF AND, MORE OR LESS.



**SUBDIVISION PLAT OF:
REPLAT OF LOT 24
SANTA CRUZ RANCHES No. 2**

A 2.87 ACRE TRACT OF LAND, BEING ALL OF LOT 24, SANTA CRUZ RANCHES No. 2 HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN DOCUMENT NO. 1407279 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

DATE OF PREPARATION: APRIL 5, 2022

GARZA-GARZA CONSULTING ENGINEERS
FIRM REGISTRATION NO. F-004983
3011 SAN FELIPE ST. - SAN JUAN, TX 78589
OFFICE: (956) 905-2360
CELL: (956) 451-4729

CITY OF EDINBURG ETJ - HIDALGO COUNTY PAGE: 1 OF 2

**FINAL ENGINEERING REPORT FOR
REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 SUBDIVISION**
WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("NAWSC"). THE SUBDIVIDER, AND NAWSC HAS 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 SUPPLIES TO SERVE THE FULL DEVELOPMENT OF REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 6" (INCH) WATER LINE ON THE EAST SIDE OF CALLE PARIS. THIS PROPERTY HAS (1) 3/4" (INCH) DIAMETER SERVICE LINE THAT WILL REMAIN TO SERVICE LOT 1. LOT 2 WILL BE SERVICED BY (1) 3/4" (INCH) DIAMETER SINGLE SERVICE LINE GOING INTO THE METER BOX, TOTALING (2) METERS. THE SUBDIVIDER HAS PAID A TOTAL OF \$ 1,500.00 OR \$ 1,500.00 PER LOT FOR THE CONSTRUCTION OF THE AFORESAIDED WATER DISTRIBUTION SYSTEM, WHICH IT HAS BEEN INSTALLED. IN ADDITION, THE SUBDIVIDER HAS PAID "N.A.W.S.C." THE SUM OF \$ 1,375.00, WHICH COVERS THE \$ 1,375.00 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 ONE FIRE HYDRANT AT A TOTAL COST OF \$ 6,000.00. 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.

SEWER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWER FOR REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITY ("OSSF") CONSISTING OF STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND DRAIN FIELDS ON THIS 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. THESE LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAINFIELDS.

THE SEPTIC TANK SYSTEMS FOR ALL LOTS HAD BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER HAS PAID A TOTAL OF \$ 2,500.00, OR \$ 2,500.00 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 METERS AND WATER METER BOXES. THE TOTAL COST FOR THIS WATER SYSTEM INCLUDING ALL N.A.W.S.C. FEES WAS \$ 8,875.00, FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ 8,875.00 PER LOT.

SEWAGE FACILITIES: SEPTIC TANK SYSTEM ARE FULLY CONSTRUCTED AND THE TOTAL COST WAS \$ 2,500.00 FOR THE ENTIRE SUBDIVISION, WHICH EQUALS TO \$ 2,500.00 PER LOT (ALL INCLUSIVE).

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION
REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 SUBDIVISION**
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION "REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 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 AVISABLE PARA SERVIR EN EL FUTURO A ESTE DESARROLLO DE REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 6" (PULGADAS) DE DIAMETRO EN EL LADO ESTE DE LA CALLE "PARIS". ESTA PROPIEDAD TIENE (1) SERVICIO DE AGUA DE 3/4" (PULGADA) DE DIAMETRO QUE SERVIRA A EL SOLAR 1. EL SOLAR 2 SERA SERVIDO POR (1) SERVICIO SINGULARES DE 3/4" (PULGADA) DE DIAMETRO CONECTANDO ALA CAJA DEL MEDIDOR, CON UN TOTAL DE 2 MEDIDORES. EL SUBDIVIDOR A PAGADO UNA CANTIDAD TOTAL DE \$ 1,500.00 O \$ 1,500.00 POR SOLAR, PARA LA CONSTRUCCION DE TODO EL SISTEMA DE AGUA YA MENCIONADO. EL SERVICIO DE AGUA CON LAS CAJAS DE MEDIDOR YA HAN SIDO INSTALADAS. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A "NAWSC" UNA SUMA DE \$ 1,375.00, QUE CUBRE EL COSTO DE \$ 1,375.00 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 CONECTAR EL SERVICIO DE AGUA DE CADA SOLAR A NAWSC. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA DE NAWSC LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO UNA BOCA DE RIEGO (FIRE HYDRANT) A UN COSTO TOTAL DE \$ 6,000.00. 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 REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 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 ESTE 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 UN SISTEMA DE FOSAS SEPTICAS. EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE ESTE SOLAR TIENE SUFICIENTE AREA PARA REPLACAMIENTO DEL CAMPO DE DRENAJE.

EL SISTEMA SEPTICO PARA TODOS LOS SOLARES HAN SIDO INSTALADOS ANTES DEL TIEMPO DE APLICACION PARA APROBACION FINAL DEL "PLAT". EL SUBDIVIDOR A PAGADO UNA CANTIDAD TOTAL DE \$ 2,500.00, POR CADA SOLAR PARA LA INSTALACION DEL 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.

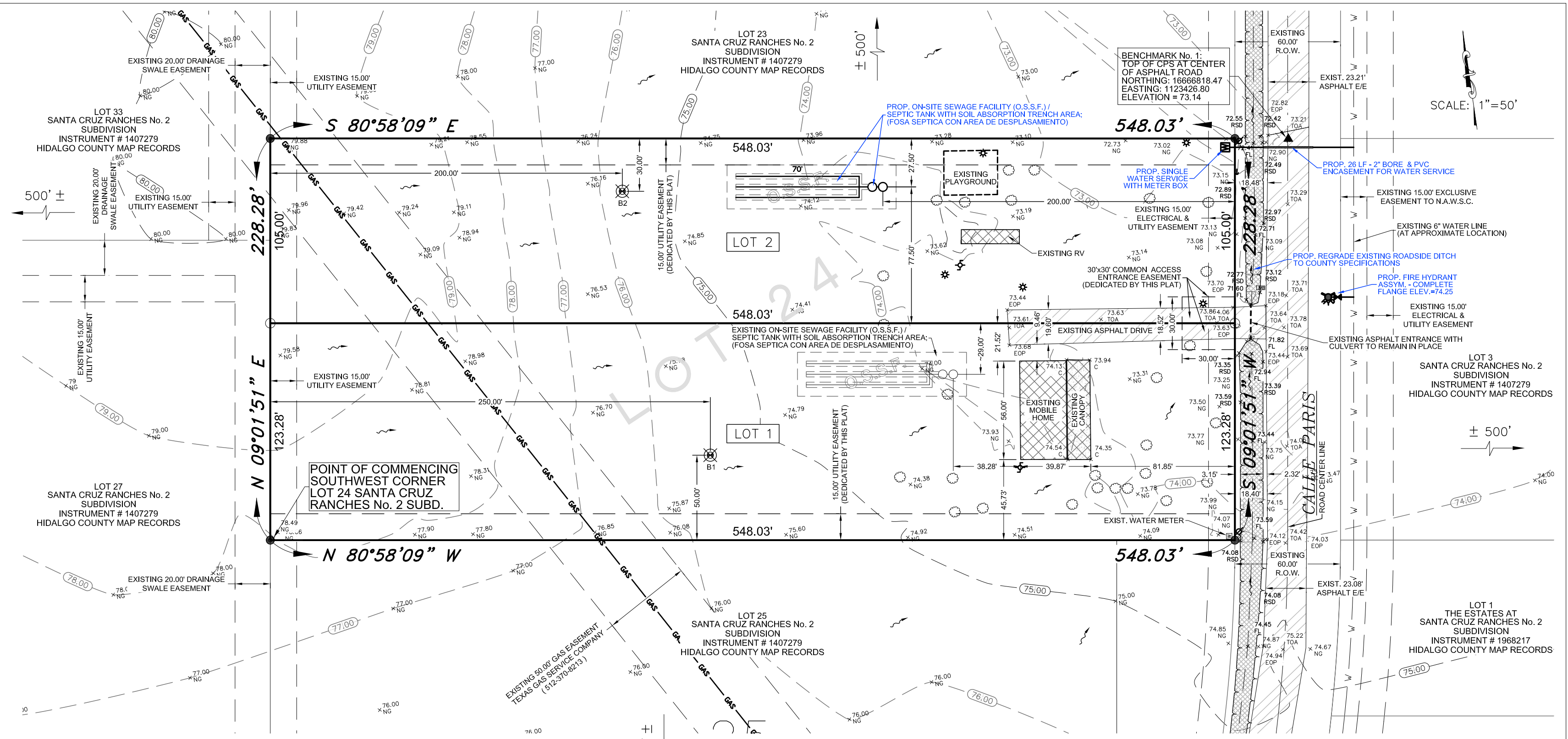
CERTIFICACION:

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:

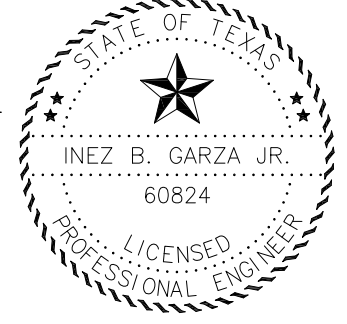
AGUA: EL SISTEMA/SERVICIO DE AGUA FUE INSTALADO Y COMPLETAMENTE CONSTRUIDO, INCLUYENDO LA INSTALACION DEL MEDIDOR DE AGUA CON CAJA. EL COSTO PARA ESTE SISTEMA INCLUYENDO TODAS LAS CUOTAS DE N.A.W.S.C. FUE UN TOTAL DE \$ 8,875.00 PARA TODA LA SUBDIVISION, QUE ES IGUAL HA \$ 8,875.00 POR SOLAR.

DRENAJE: LOS SISTEMAS DE LAS FOSAS SEPTICAS TAMBIEN HAN SIDO INSTALADAS Y COMPLETAMENTE CONSTRUIDAS CON UN TOTAL DE \$ 2,500.00 PARA TODA LA SUBDIVISION, QUE ES IGUAL A \$ 2,500.00 POR SOLAR (TODO INCLUSO).



PRELIMINARY ONLY

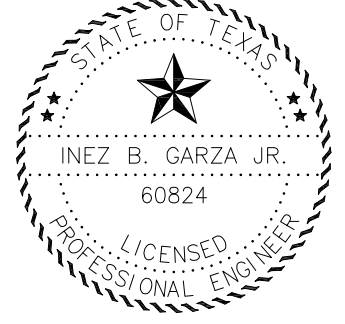
INEZ B. GARZA JR., P.E.
REG. PROFESSIONAL ENGINEER NO. 60824



COST OF IMPROVEMENTS	
ROADSIDE DITCH REGRADING	\$ 500.00
WATER DISTRIBUTION SYSTEM W/FEES	\$ 8,875.00
SEPTIC TANK SYSTEM	\$ 2,500.00
TOTAL	\$ 11,875.00

PRELIMINARY ONLY

INEZ B. GARZA JR., P.E.
REG. PROFESSIONAL ENGINEER NO. 60824



SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND (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), MARCOS RIVERA AND OLIVAMA RIVERA, SUBDIVIDER(S) OF REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND/OR CITY OF MERCEDOS 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.

MARCOS RIVERA
9825 CALLE PARIS
EDINBURG, TX 78542

OLIVAMA RIVERA
9825 CALLE PARIS
EDINBURG, TX 78542

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MARCOS RIVERA AND OLIVAMA RIVERA, 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/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 _____

SOIL EVALUATION REPORT INFORMATION						
SOIL BORING NUMBER: 1 (B1)						
DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS III OR MASSIVE)	DRAINAGE (W/UTILES/ 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 EVALUATION REPORT INFORMATION						
SOIL BORING NUMBER: 2 (B2)						
DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS III OR MASSIVE)	DRAINAGE (W/UTILES/ 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.

THESE LOTS IN THIS PROPOSED SUBDIVISION ARE AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A CLAY LOAM SOIL. 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 LIMITS AREA). THE SOIL IS A UNIFORM SAND EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. CADA SOLAR MIDE POR LO MENOS MEDIO ACRE. SE HICIERON POR LO MENOS DOS ESCAVACIONES EN LUGARES OPUESTOS EN LA SUBDIVISION (ESCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOS Y SUELOS LABRADOS) 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.

PRINCIPAL CONTACTS:

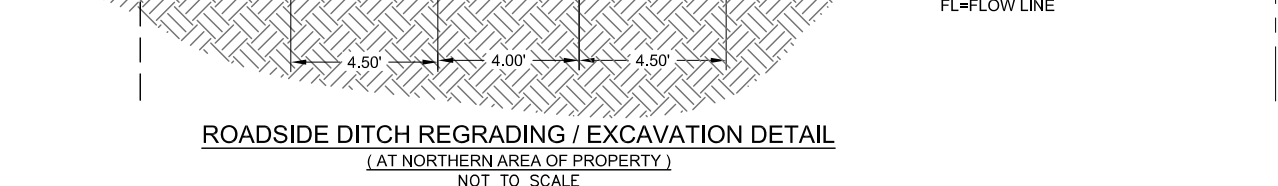
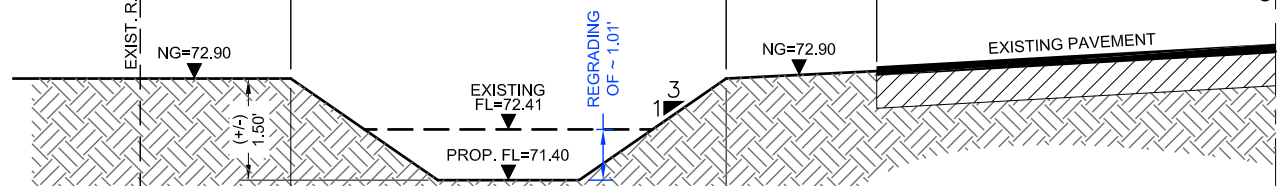
OWNER	ADDRESS	PHONE(S)
MARCOS RIVERA AND OLIVAMA RIVERA	9825 CALLE PARIS - EDINBURG, TX 78542	(956) 776-0754
ENGINEER: INEZ B. GARZA JR.	3011 SAN FELIPE ST. - SAN JUAN, TX 78589	(956) 451-4729 (956) 905-2360
SURVEYOR: JOSE MARIO GONZALEZ	24593 FM 88 - MONTE ALTO, TX 78538	(956) 380-5154 (956) 380-5156

LEGEND

- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- FOUND 60-D NAIL
- SET 60-D NAIL
- ▲ FOUND CPS
- ▲ POWER POLE
- ▲ GUY WIRE
- ▲ TELEPHONE PEDESTAL
- ▲ GAS MARKER
- ▲ ELECTRICAL BOX
- ▲ FIRE HYDRANT
- ▲ WATER METER
- ▲ FIRE HYDRANT
- ▲ WATER VALVE
- ▲ EXISTING
- ▲ FINISH FLOOR
- ▲ FIRE HYDRANT
- ▲ FLOW LINE
- ▲ HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
- ▲ HIDALGO COUNTY MAP RECORDS
- ▲ HIDALGO COUNTY OFFICIAL RECORDS
- ▲ LINEAR FEET
- ▲ 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
CON	CONCRETE
CAL	CALCHE
CPS	COTTON PICKER SPINDLE
DOC	DOCUMENT
DT	DITCH TOP
EL	ELEVATION
EOP	EDGE OF PAVEMENT
EXST	EXISTING
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
HCOI	HIDALGO COUNTY IRRIGATION DISTRICT NO. 1
HCOH	HIDALGO COUNTY MAP RECORDS
HCOO	HIDALGO COUNTY OFFICIAL RECORDS
LF	LINEAR FEET
MVEC	MAGIC VALLEY ELECTRIC COOP
NAWSC	NORTH ALAMO WATER SUPPLY CORPORATION
NG	NATURAL GROUND
NP	POWER POLE
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RSD	ROADSIDE DITCH
SF	SQUARE FEET
SP	STORM INLET GRATED
STA	STATION
TGA	TOP OF ASPHALT
TPED	TELEPHONE PEDESTAL
UGC	UNDERGROUND CABLE
WL	WATER LINE
WM	WATER METER
WV	WATER VALVE



DRAINAGE STATEMENT
DATE: JANUARY 30, 2022
PREPARED BY: INEZ B. GARZA JR., P.E.
REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 SUBDIVISION
CITY OF EDINBURG, (ETJ)
HIDALGO COUNTY, TEXAS

REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2 SUBDIVISION IS A (2) TWO LOT SUBDIVISION LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4, IN THE NORTHEASTERLY SIDE OF HIDALGO COUNTY, ALONG THE WEST SIDE OF CALLE PARIS, APPROXIMATELY 55.3 FEET NORTH OF MILE 22-1/2 RD. PROPERTY IS OUTSIDE EDINBURG CITY LIMITS, IS CURRENTLY OCCUPIED BY A SINGLE FAMILY RESIDENCE, AND THE PROPOSED USE IS FOR SINGLE FAMILY USE ONLY.

LEGAL DESCRIPTION CONSISTS OF A 2.87 ACRE TRACT OF LAND, BEING ALL OF LOT 24, SANTA CRUZ RANCHES No. 2 HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN DOCUMENT NO. 1407279 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

THE SUBDIVISION IS IN ZONE "X" (NO SHADE), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D, MAP DATED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE No. 01-06-1095P).

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF BRENNAN FINE SANDY LOAM (3), HYDROLOGIC SOIL GROUP "B", WITH 0 TO 1 % SLOPES. THIS SOIL IS WELL-DRAINED, SURFACE RUNOFF IS MEDIUM, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS MODERATE.

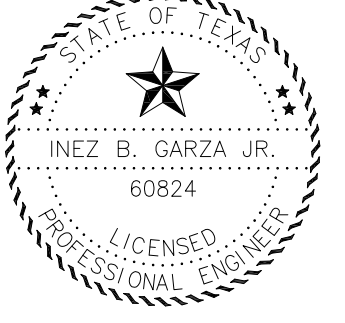
EXISTING DRAINAGE RUNOFF SHEET FLOWS OVERLAND AND WITHIN ROADSIDE DITCHES IN A NORTHEASTERLY DIRECTION TO LOS FELIZ DETENTION POND (DTP-31), HIDALGO COUNTY DRAINAGE SYSTEM, APPROXIMATELY 0.62 MILES NORTHEAST OF THIS DEVELOPMENT.

USING THE RATIONAL METHOD, WE HAVE DETERMINED THAT A 10-YEAR RAINFALL EVENT WILL GENERATE APPROXIMATELY 3.64 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 5.56 CFS OF RUNOFF FOR A 50-YEAR RAINFALL EVENT, AN INCREASE OF 1.92 CFS. THE FACT THAT THIS SUBDIVISION CONSISTS OF TWO LARGE LOTS, THAT THERE IS AN EXISTING RESIDENCE AND BY SUBDIVIDING WILL BE ADDING A SECOND SINGLE-FAMILY RESIDENCE, THIS DEVELOPMENT WILL NOT SIGNIFICANTLY IMPACT THE RUNOFF FROM THE EXISTING SITE.

IN ACCORDANCE WITH HIDALGO COUNTY PLANNING DEPARTMENT, HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND CITY OF EDINBURG DRAINAGE REQUIREMENTS, BY USING THE MODIFIED RATIONAL METHOD (MRM), WE HAVE CALCULATED THAT APPROXIMATELY 2,213 CF OR 0.051 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 THE WEST SIDE OF CALLE PARIS TO CITY 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" (NO SHADE), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN, ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480334 0325 D, MAP DATED JUNE 6, 2000. (REVISED TO REFLECT LOMR DATED MAY 17, 2001 CASE No. 01-06-1095P).

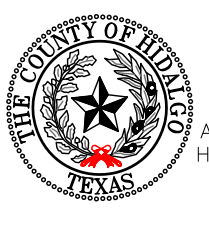
PRELIMINARY ONLY
INEZ B. GARZA JR., P.E.
REG. PROFESSIONAL ENGINEER NO. 60824



MAP OF WATER DISTRIBUTION, SANITARY SEWER SYSTEM, TOPOGRAPHY LAYOUT, & DRAINAGE PLAN FOR:

REPLAT OF LOT 24 SANTA CRUZ RANCHES No. 2

A 2.87 ACRE TRACT OF LAND, BEING ALL OF LOT 24, SANTA CRUZ RANCHES No. 2 HIDALGO COUNTY TEXAS AS PER MAP RECORDED IN DOCUMENT NO. 1407279 OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.



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

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

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

JOB NUMBER: RIO 21 312 DATE SURVEYED: 12/03/21

DATE OF PREPARATION: APRIL 5, 2022
GARZA-GARZA CONSULTING ENGINEERS
FIRM REGISTRATION NO. F-004983
3011 SAN FELIPE ST. - SAN JUAN, TX 78589
OFFICE: (956) 905-2360
CELL: (956) 451-4729