



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-07-2023

PROPOSED COLE CROSSING SUBDIVISION, PRECINCT No. 4.

ENGINEER SDI ENGINEERING, LLC DEVELOPER: CASCABEL ESTATES INC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 30  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTH OF RAMSEYER ROAD APPROXIMATELY 1/2 A MILE WEST FROM DOOLITTLE ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF CITY OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-22-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO RAMSEYER ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-27-2021 BY, JOE OCHOA, PCT.4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-8-2021 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" & 6" LOCATION: RAMSEYER ROAD & HADDONFIELD STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-23-2023 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

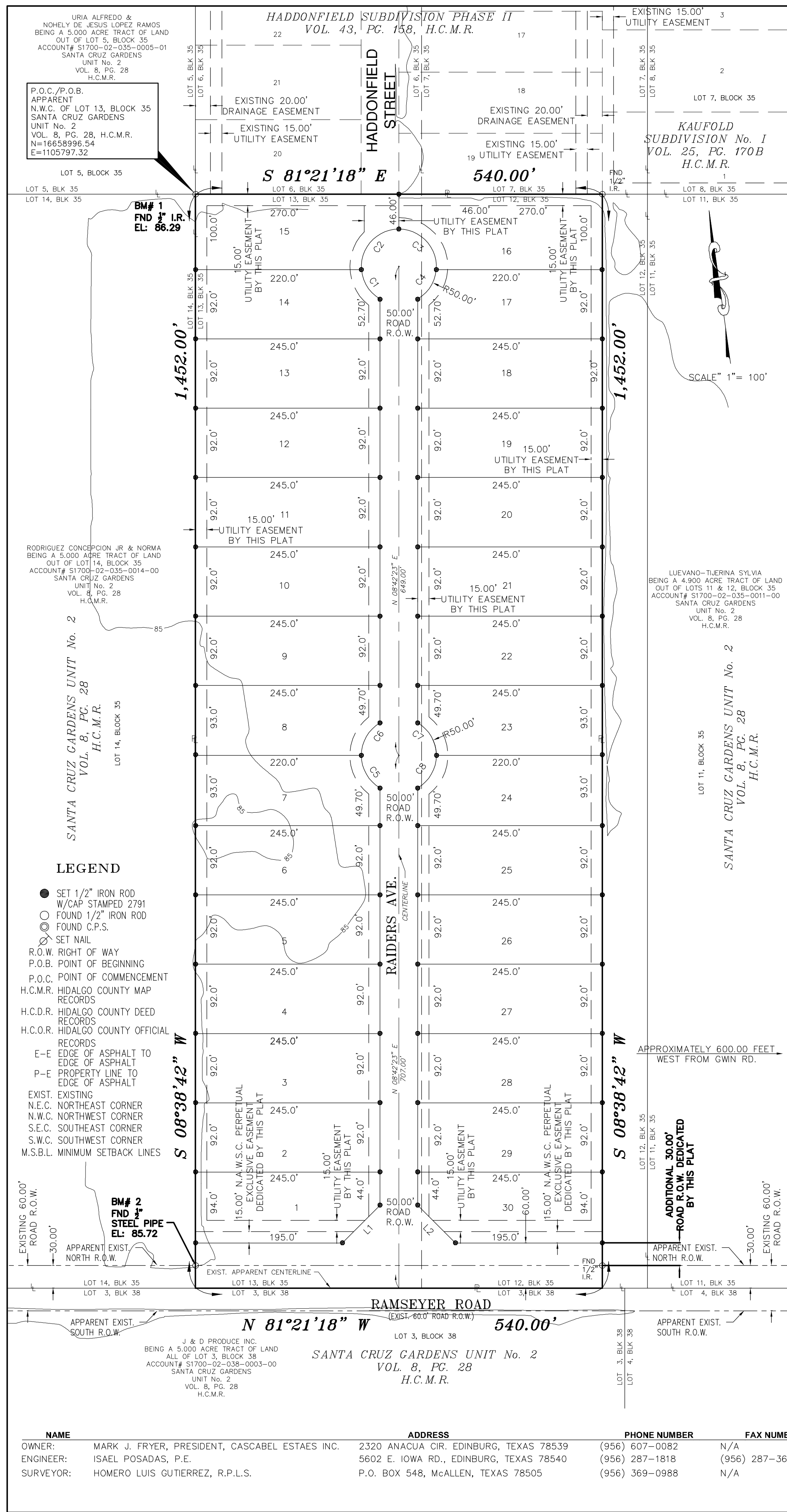
N/A

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.



STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, MARK J. FRYER, PRESIDENT, CASCABEL ESTATES INC., AS OWNER OF THE 18,000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED COLE CROSSING SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, 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 MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE 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.

MARK J. FRYER, PRESIDENT  
CASCABEL ESTATES, INC.  
2320 ANACUA CIRCLE  
EDINBURG, TEXAS 78539

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) \_\_\_\_\_ SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

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

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF \_\_\_\_\_ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 2023.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:  
HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

MAYOR, CITY OF EDINBURG \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

THE SUBDIVISION PLAT OF COLE CROSSING SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022. A.D.

CHAIRPERSON, PLANNING & ZONING COMMISSION \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

DATE \_\_\_\_\_

SANTA CRUZ IRRIGATION DISTRICT No. 15

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023 SUBJECT TO THE FOLLOWING: 1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY, AND EASEMENTS OF DISTRICT, AND 4) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

HIDALGO COUNTY DRAINAGE DISTRICT No. 15

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, ISABEL POSADAS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

ISABEL POSADAS, P.E.  
LICENSED PROFESSIONAL ENGINEER No. 89435

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON \_\_\_\_\_ AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791 \_\_\_\_\_ DATE \_\_\_\_\_

MARK J. FRYER, PRESIDENT  
2320 ANACUA CIRCLE  
EDINBURG, TEXAS 78539

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF COLE CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 2023.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR \_\_\_\_\_ DATE \_\_\_\_\_

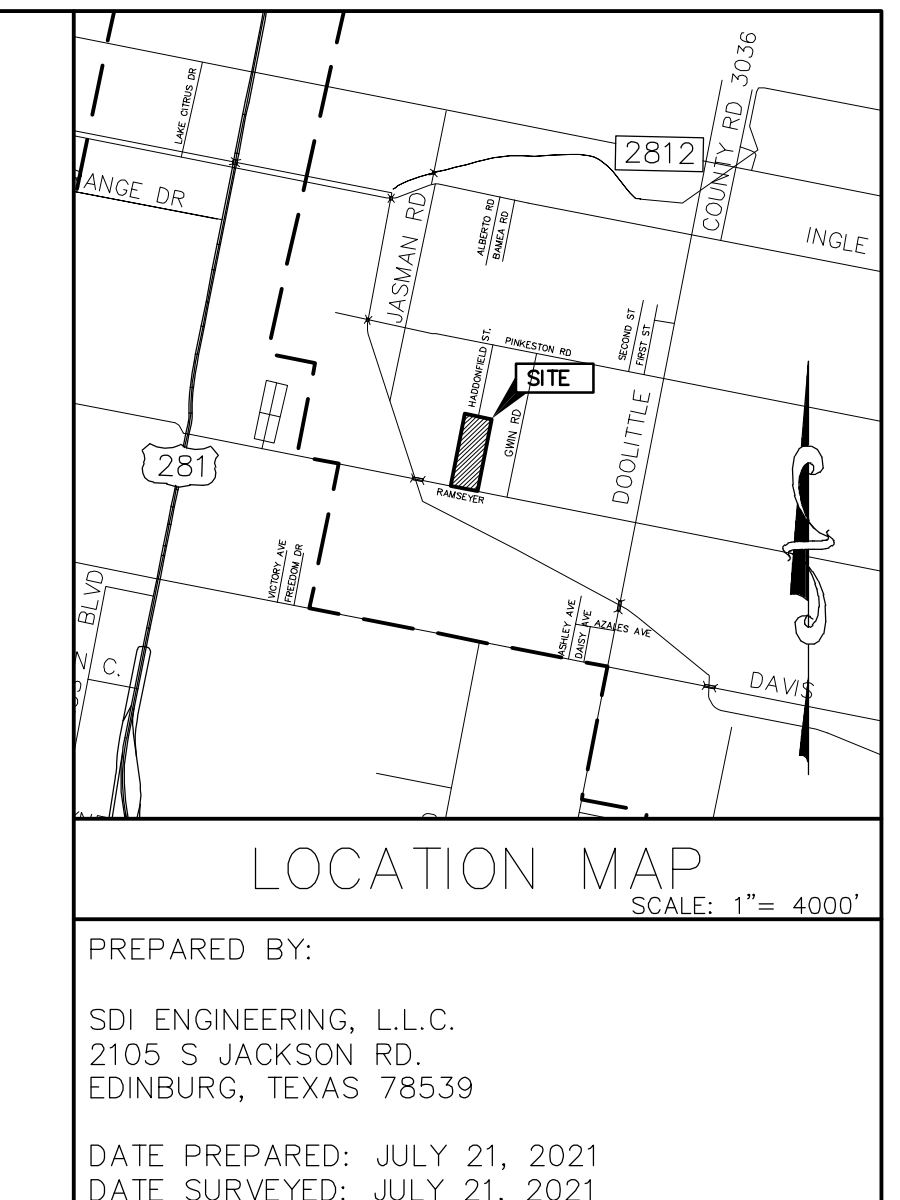
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERKS

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

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

GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, COMMUNITY PANEL IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NO. 480334 0325 D, MAP REVISED JUNE 6, 2000. MAP REVISED TO REFLECT LOMR: MAY 17, 2001.
- 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 FOR LOTS 2 THRU 29 ONLY.
- SETBACKS:  
FRONT: 25.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB 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.
- MINIMUM BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
--> B.M. NO. 1 - ELEV. 86.29, N.A.V.D. 88 DATUM. DESCRIPTION: FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF LOT 15, COLE CROSSING SUBDIVISION.  
--> B.M. NO. 2 - ELEV. 85.72, N.A.V.D. 88 DATUM. DESCRIPTION: FOUND 1/2" PIPE FOR THE SOUTHWEST CORNER OF LOT 1, COLE CROSSING 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 1,574 CUBIC-FEET (88,565.43 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS.)
- 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.
- 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.
- FIVE (5.0) FOOT SIDEWALK IS REQUIRED ALONG INTERNAL STREET UPON ISSUANCE OF A BUILDING PERMIT AS REQUIRED BY THE CITY OF EDINBURG.
- 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH 1600 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.
  - 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 TANK AND ABSORPTIVE DRAIN FIELD 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 OF THIS SUBDIVISION.
- MARK J. FRYER, PRESIDENT, CASCABEL ESTATES INC., THE OWNER & SUBDIVIDER OF COLE CROSSING SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- NO ACCESS ONTO RAMSEYER RD. FROM LOTS 1 & 30.
- FIVE (5.0) FOOT SIDEWALK IS REQUIRED ALONG RAMSEYER ROAD DURING SUBDIVISION CONSTRUCTION AS REQUIRED BY THE CITY OF EDINBURG.



COLE CROSSING SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE NORTH SIDE OF RAMSEYER ROAD, APPROXIMATELY 900.00 FEET WEST FROM THE INTERSECTION OF GWIN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG, THE POPULATION IS 71,000. COLE CROSSING SUBDIVISION LIES APPROXIMATELY 2.0 MILES NORTH FROM THE CITY LIMITS. AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

## COLE CROSSING SUBDIVISION

BEING A 18,000 ACRE TRACT OF LAND OUT OF LOTS 12 & 13, BLOCK 35, SANTA CRUZ GARDENS UNIT No. 2, AS PER MAP RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES & BOUNDS

AN 18,000-ACRE TRACT OF LAND, OUT OF LOTS 12 & 13, BLOCK 35, SANTA CRUZ GARDENS UNIT No. 2, AS PER MAP OR PLAT RECORDED IN VOLUME 8, PAGE 28, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS PER WARRANTY DEED RECORDED IN DOCUMENT NO. 1144712, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, (REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES) LOCATED IN THE COUNTY OF HIDALGO ON THE NORTH SIDE OF RAMSEYER ROAD, APPROXIMATELY 600 FEET WEST FROM THE APPARENT INTERSECTION OF GWIN ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE AND THE EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID RAMSEYER ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A HALF-INCH IRON ROD FOUND (N-16658996.54, E: 1105797.32) FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 12, BLOCK 35, AND OF SAID 18,000-ACRE, AND ALSO BEING THE POINT OF BEGINNING OF SAID 18,000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°21'18" E, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 12, BLOCK 35, AND OF SAID 18,000-ACRE TRACT, A DISTANCE OF 540.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 18,000-ACRE ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°38'42" W, WITH THE APPARENT EAST LOT LINE OF SAID 18,000-ACRE TRACT, A DISTANCE OF 1,392.00 FEET PAST A HALF-INCH IRON SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF SAID RAMSEYER ROAD VIA THIS PLAT, THENCE ANOTHER 30.00 FEET PAST A HALF-INCH IRON ROD FOUND ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID RAMSEYER ROAD, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A POINT ON THE SAID RAMSEYER ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHEAST CORNER OF SAID 18,000-ACRE ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 81°21'18" W, WITH THE SAID RAMSEYER ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE, A DISTANCE OF 540.00 FEET TO SAID LOT 12, BLOCK 35, AND OF SAID 18,000-ACRE TRACT, A DISTANCE OF 540.00 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 12, BLOCK 35, AND OF SAID 18,000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°38'42" E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 12, BLOCK 35, AND OF SAID 18,000-ACRE TRACT, A DISTANCE OF 30.00 FEET PAST A HALF-INCH PIPE FOUND ON THE SAID RAMSEYER ROAD EXISTING NORTH RIGHT-OF-WAY LINE, THENCE ANOTHER 30.00 FEET PAST A HALF-INCH IRON SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID RAMSEYER ROAD PROPOSED NORTH RIGHT-OF-WAY LINE, CONTINUING WITH SAID LOT 12 AND 18,000-ACRE TRACT WEST LOT LINE FOR A TOTAL DISTANCE OF 1,452.00 FEET TO THE SAID HALF-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 18,000-ACRE TRACT OF LAND, AND FOR THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 18,000 ACRES OF LAND, OF WHICH 0.372 OF AN ACRE (16,200.00 SQUARE FEET) LIES IN EXISTING ROAD RIGHT-OF-WAY AND 0.372 OF AN ACRE (16,200.00 SQUARE FEET) BEING AN ADDITIONAL DEDICATED ROAD RIGHT-OF-WAY VIA THIS PLAT, FOR A NET OF 17,256 ACRES OF LAND, MORE OR LESS.

INDEX TO SHEETS

SHEET 1:  
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 THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.B. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATE; HOLD CERTIFICATION; REVISION NOTES.

SHEET 2:  
WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3:  
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; ENGINEER'S CERTIFICATION; TYPICAL ROAD SIDE DITCH SECTION, MAP OF TOPOGRAPHY AND EXISTING DRAINAGE.

LOT AREAS		
LOT	SQ. FT.	AC.
1,30	21,780.00	0.500
14,17	21,872.06	0.502
15,16	24,836.72	0.570
2-6,9-13	22,540.00	0.517
18-22,25-29	22,540.00	0.517
7,8,23,24	22,017.27	0.505

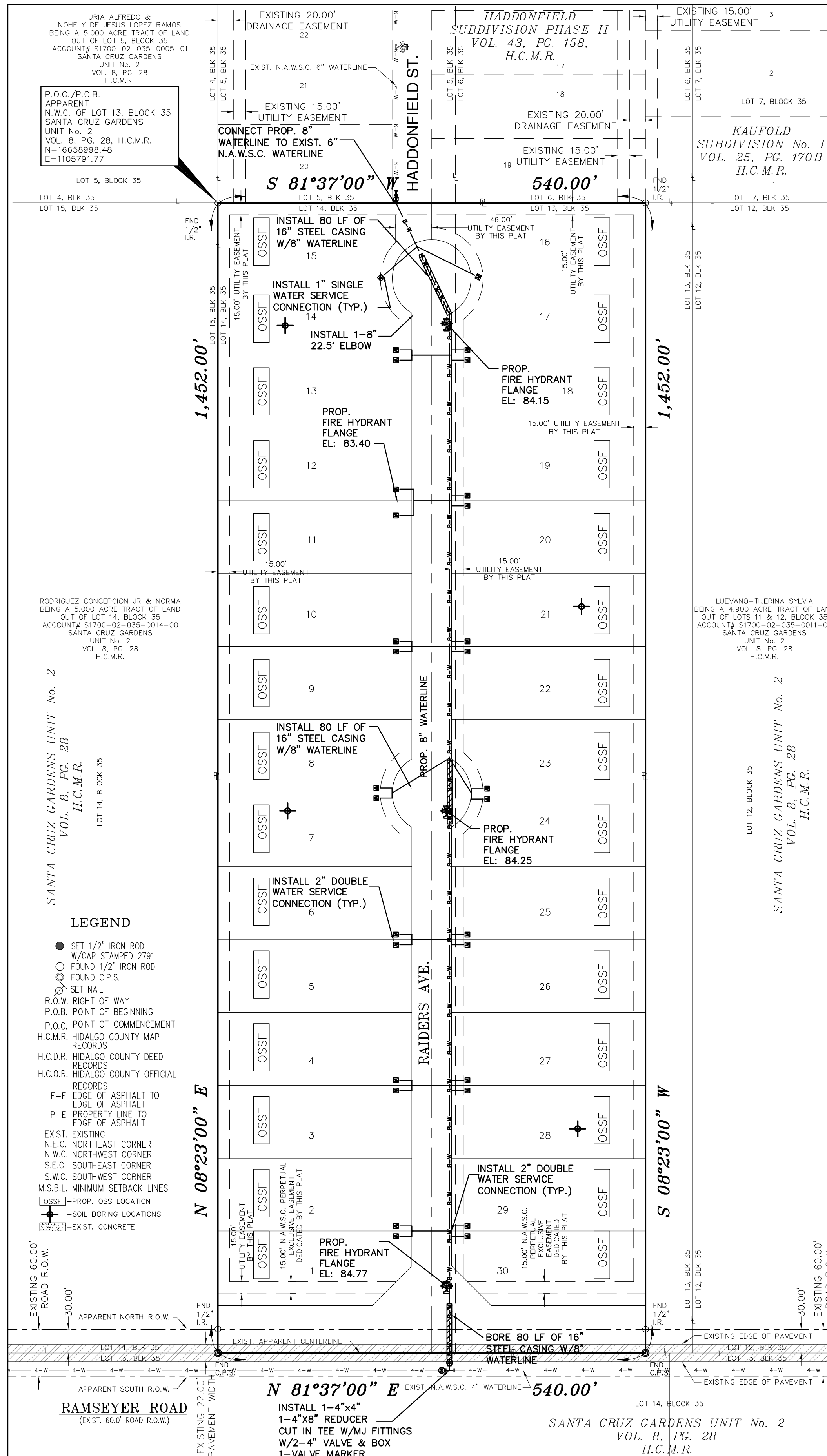
  

CURVE DATA TABLE							
LINE DATA		CHORD BEARING		CHORD DISTANCE		CURVE DATA TABLE	
LINE	BEARING	C1	CHORD BEARING	C2	CHORD DISTANCE	CURVE	RADIUS
L1	S 53°38'42" W	70.71'	C3	50.00'	52.36'	N 21°21'18" W	50.00'
L2	N 36°21'18" W	70.71'	C4	50.00'	52.36'	S 38°38'42" W	50.00'

**SDI ENGINEERING, LLC**

CIVIL • TRANSPORTATION • PLANNING • STORMWATER

2105 S JACKSON RD., EDINBURG, TEXAS 78539  
(956) 287-1818 PH. (956) 287-3697 FAX  
INFO@SDI-ENGINEERING.COM  
TBPE REG. NO. F-13016



FINAL ENGINEERING REPORT  
 WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:  
 COLE CROSSING SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF HADDONFIELD ST. AND AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF RAMSEYER ROAD. WATER DISTRIBUTION SYSTEM FOR THE COLE CROSSING SUBDIVISION WILL BE PROVIDED BY AN 8" WATERLINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF RAIDERS AVENUE AND CONNECTING TO SAID 6" WATER LINE ALONG THE NORTH SIDE AND CONNECTING TO EXISTING 4" WATER LINE ALONG RAMSEYER ROAD.

COLE CROSSING SUBDIVISION WILL CONSIST OF THIRTEEN (13) 1" DIAMETER DUAL SERVICE LINES RUNNING IN PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND FOUR (4) 1/2" DIAMETER SINGLE SERVICE LINES SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$2,000.00 OR \$300.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) THE SUM OF \$1,000.00, WHICH COVERS THE \$100.00 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. (NORTH ALAMO WATER SUPPLY CORPORATION) UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$2,750.00 FOR A TOTAL COST OF \$17,250.00. 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.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES UTILIZING PERSONAL CHECK:  
 SEWAGE FOR COLE CROSSING SUBDIVISION IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD FOR THE LOT. ISAAC MATA WITH MATA'S SEPTIC TANKS 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. THE LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAINFIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM. FOUR (4) 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 SANDY LOAM 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.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,200.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. THIRTY (30) SEPTIC TANKS HAVE BEEN INSTALLED FOR A TOTAL AMOUNT OF (\$66,000.00), WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM FOR THE ENTIRE SUBDIVISION. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

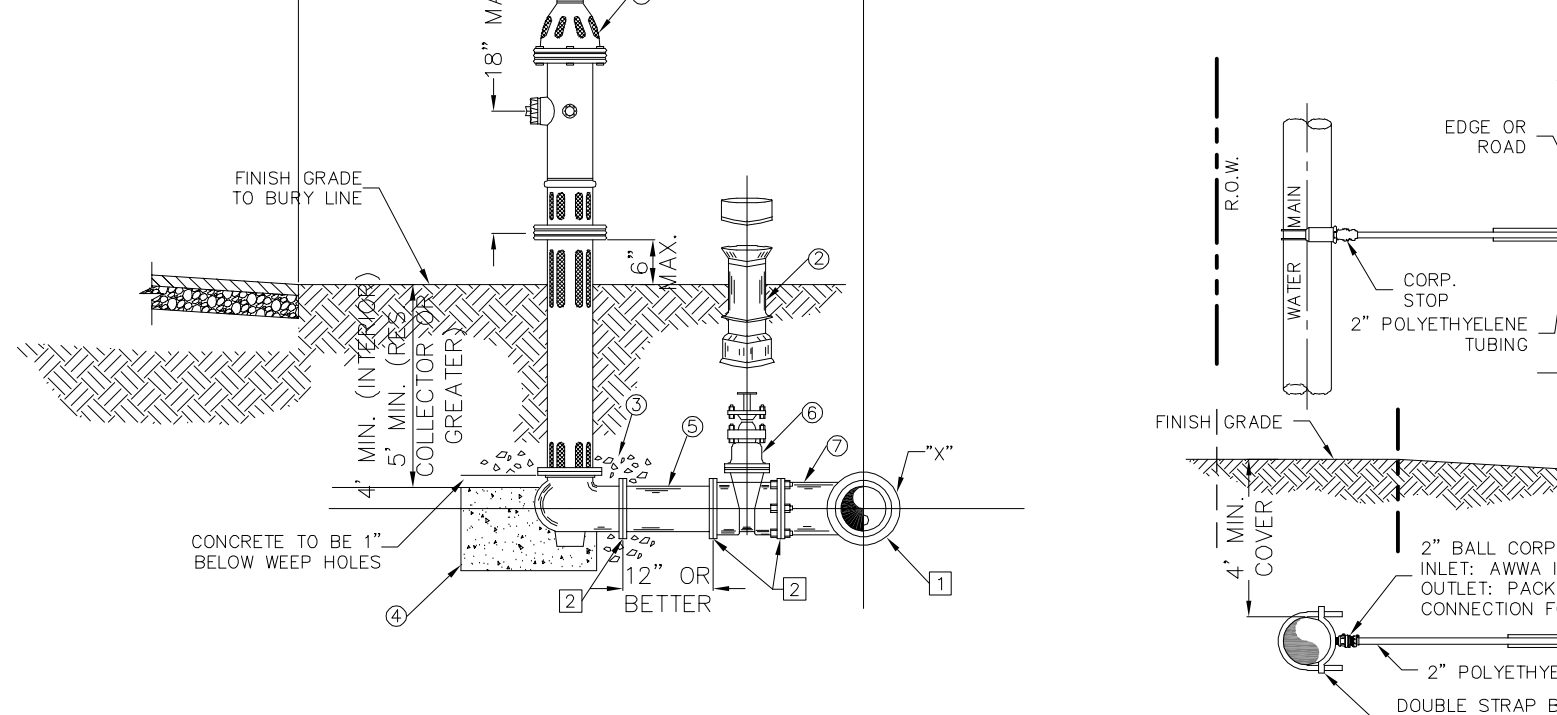
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LOT AND WATER CLEARANCE.

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$12,000.00.

SEWAGE FACILITIES - SEPTIC SYSTEMS HAVE BEEN INSTALLED AT A TOTAL COST OF \$66,000.00.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTIVE WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

ISRAEL POSADAS, P.E.  
 REGISTERED PROFESSIONAL ENGINEER No. 89435



STANDARD FIRE HYDRANT INSTALLATION  
 MULLER(SUPER CENTURIUM 250 A-423) OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY  
 NOTE: FIRE HYDRANT TO BE PAINTED RED.

- NOTE:
- OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
  - PUMPER NOZZLE SHALL FACE ROADWAY. (5 1/2" N.S.T.)
  - IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TITE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LEU OF A STANDARD TEE. FINAL APPROVAL BY THE CITY OF WESLACO REQUIRED.
  - IF AMERICAN DARLING IS USED MODEL B-84-B W/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
  - TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
  - ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
  - ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY THE CITY OF WESLACO.
- FIRE HYDRANT INSTALLATION CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX.
- FIRE HYDRANT UNIT SHALL INCLUDE:
- FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
  - VALVE BOX (DOMESTIC)
  - 3 CU. FT. GRAVEL
  - 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES)
  - 1" OR BETTER PVC SPOOLS
  - 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
  - X\*6" CAST IRON TEE (FLANGED X M.J.)
  - 4" WATER MAIN DIA.
  - MECHANICAL JOINT
  - FLANGE

FINAL ENGINEERING REPORT (VERSION ESPAÑOL):  
 PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO  
 LA SUBDIVISION COLE CROSSING SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA COMPAÑIA N.A.W.S.C. TENDRÁ QUE PRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION COLE CROSSING SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE N.A.W.S.C. DE OCHO (8) PULGADAS DE DIÁMETRO QUE PASA POR EL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CALLE RAIDERS AVENUE QUE SE CONECTA A UNA LÍNEA DE SES (6) PULGADAS, HUBICADA AL LADO OESTE DE HADDONFIELD STREET Y UNA LÍNEA DE AGUA DE CUATRO (4) PULGADAS DE DIÁMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CALLE RAMSEYER RD.

EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION COLE CROSSING SUBDIVISION CONSISTE DE UN TRECE (13) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA LOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIÁMETRO PARA CADA LOTE Y CUATRO (4) CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA LOS LOTES. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO Y LOS CUATRO (4) MEDIDORES MECÁNICOS DE AGUA ESTÁN INSTALADOS A UN COSTO TOTAL DE \$2,000.00 O \$300.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. LA CANTIDAD DE \$1,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA QUE REPRESENTA \$100.00 POR CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARÁ SIN ALGUN GASTO AL DUEÑO.

ADICIONAL EL DUEÑO A INSTALADO DOS (2) BOCAS DE RIEGO (FIRE HYDRANT) AL LADO OESTE DE LA CALLE COLE AVENUE EN UN COSTO DE \$17,250.00 QUE SUMAN EL TOTAL DE \$17,250.00. SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO DESPUÉS DE LA FECHA DE ARCHIVAMIENTO DE ESTA SUBDIVISION.

DRENAJE: DESCRIPCIÓN, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION  
 SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. ISAAC MATA DE MATA'S SEPTIC TANKS HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON CUATRO EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO AROLLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

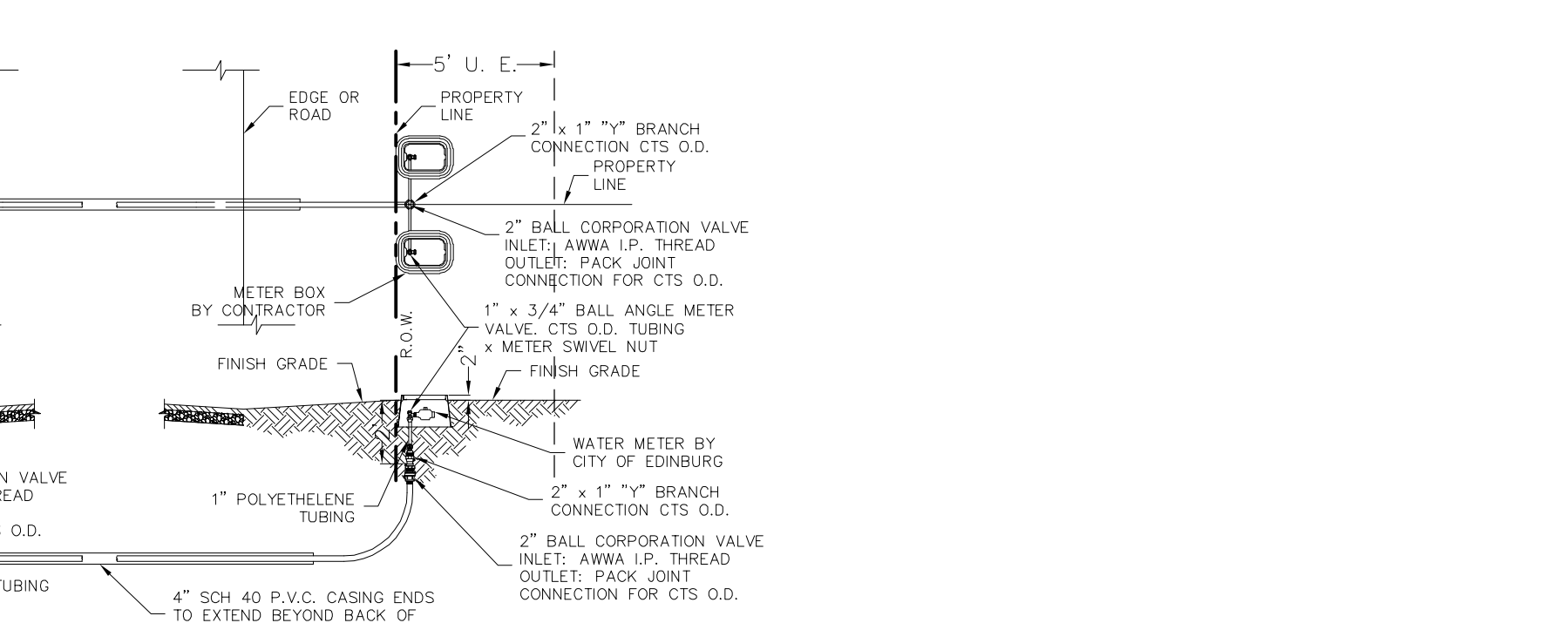
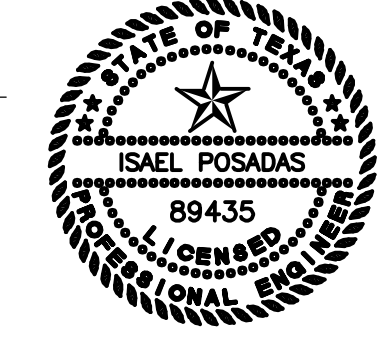
EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR ES DE \$2,200.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS. EN EL PROCESO DE LA APROBACIÓN FINAL, A UN COSTO TOTAL DE \$66,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS DESDE (FECHA DE INSPECCIÓN).

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 SECCIÓN 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:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$12,000.00.

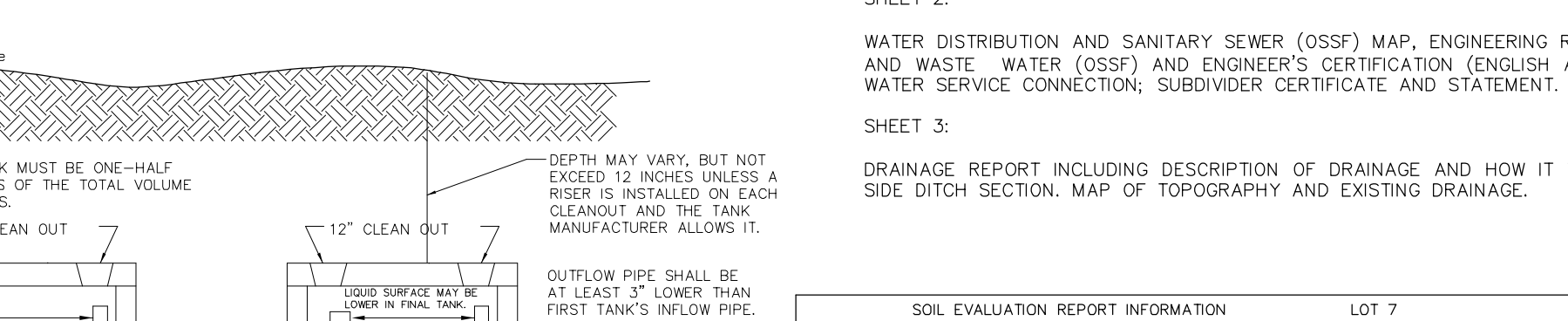
DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$22,000.00 A UN COSTO TOTAL DE \$66,000.00 TODA LA SUBDIVISION.

ISRAEL POSADAS, P.E.  
 REGISTERED PROFESSIONAL ENGINEER No. 89435

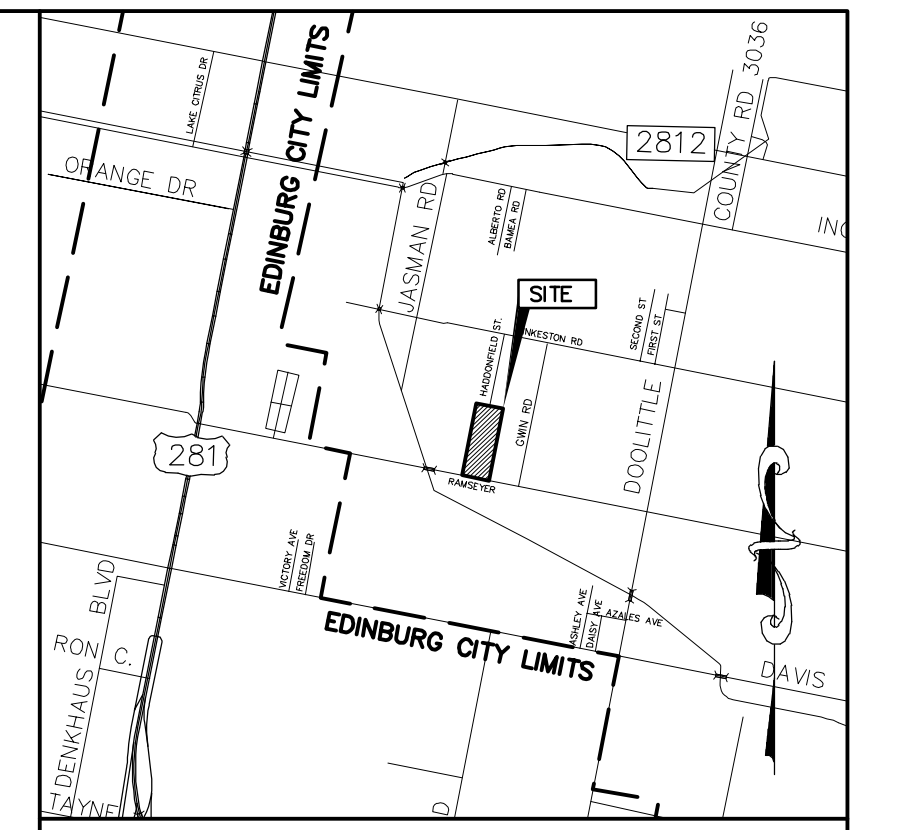


TYPICAL DOUBLE WATER SERVICE CONNECTION

- NOTE:
- THE FIRST TANK MUST BE ONE-HALF TO TWO-THIRDS OF THE TOTAL VOLUME OF BOTH TANKS.
  - DEPTH MAY VARY, BUT NOT EXCEED 12 INCHES UNLESS A RISER IS INSTALLED ON EACH CLEANOUT AND THE TANK MANUFACTURER ALLOWS IT.
  - OUTFLOW PIPE SHALL BE AT LEAST 3" LOWER THAN FIRST TANK'S INFLOW PIPE.



TWO 500-GALLON SEPTIC TANKS IN SERIES



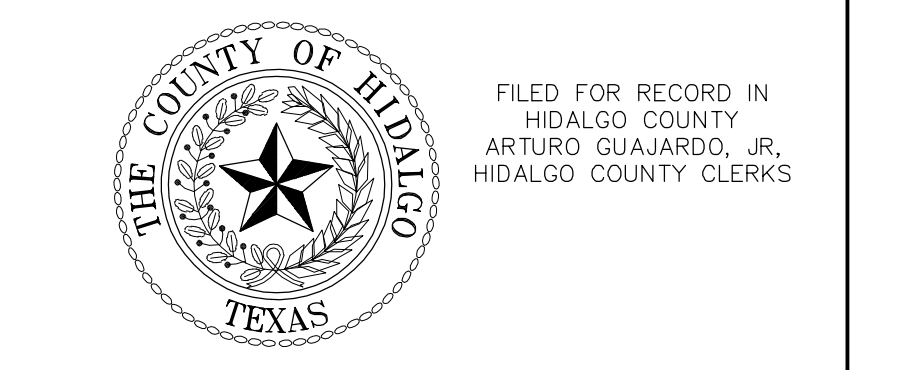
LOCATION MAP  
 SCALE: 1" = 400'

PREPARED BY:  
 SDI ENGINEERING, L.L.C.  
 5602 E. IOWA RD.  
 EDINBURG, TEXAS 78540  
 DATE PREPARED: JULY 21, 2021  
 DATE SURVEYED: JULY 21, 2021

COLE CROSSING SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE NORTH SIDE OF RAMSEYER ROAD, APPROXIMATELY 900.00 FEET WEST FROM THE INTERSECTION OF GWIN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG, THE POPULATION IS 71,000. COLE CROSSING SUBDIVISION LIES APPROXIMATELY 2.0 MILES NORTH FROM THE CITY LIMITS, AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

# COLE CROSSING SUBDIVISION

BEING A 18.000 ACRE TRACT OF LAND OUT OF LOTS 12 & 13, BLOCK 35, SANTA CRUZ GARDENS UNIT No. 2, AS PER MAP RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.



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

ON: \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 RECORDED IN VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

INDEX TO SHEETS

SHEET 1:  
 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 THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.

SHEET 2:  
 WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3:  
 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; ENGINEER'S CERTIFICATION; TYPICAL ROAD SIDE DITCH SECTION. MAP OF TOPOGRAPHY AND EXISTING DRAINAGE.

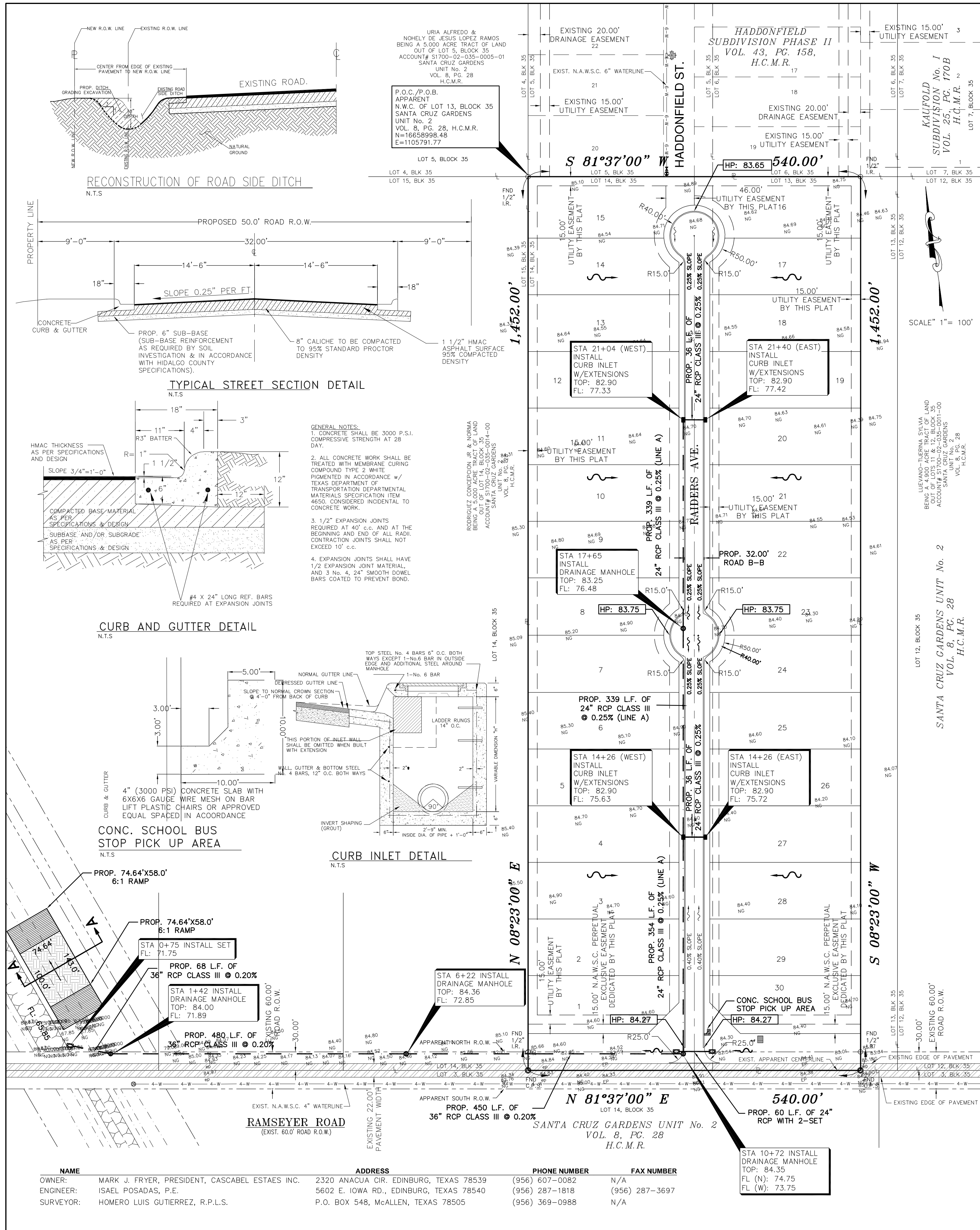
NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER:	MARK J. FRYER, PRESIDENT, CASCABEL ESTAES INC. 2320 ANACUA CIR. EDINBURG, TEXAS 78539	(956) 607-0082	N/A
ENGINEER:	ISRAEL POSADAS, P.E. 5602 E. IOWA RD., EDINBURG, TEXAS 78540	(956) 287-1818	(956) 287-3697
SURVEYOR:	HOMERO LUIS GUTIERREZ, R.P.L.S. P.O. BOX 548, MCALEN, TEXAS 78505	(956) 369-0988	N/A

# SDI ENGINEERING, LLC

CIVIL • TRANSPORTATION • PLANNING • STORMWATER

5602 E. IOWA RD. • EDINBURG, TEXAS 78542  
 (956) 287-1818 PH. (956) 287-3697 FAX  
 INFO@SDI-ENGINEERING.COM  
 TPE REG. NO. F-13016

SOIL EVALUATION REPORT INFORMATION LOT 7						SOIL EVALUATION REPORT INFORMATION LOT 21					
SOIL BORING NUMBER 001	STRUCTURE (FOR CLASS II BLOCK, PLATE OR MASSIVE)	DRAINAGE (W/UTILEZ/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS	SOIL TEXTURE	SOIL BORING NUMBER 002	STRUCTURE (FOR CLASS II BLOCK, PLATE OR MASSIVE)	DRAINAGE (W/UTILEZ/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS	SOIL TEXTURE
DEPTH (FEET)	SOIL TEXTURE					DEPTH (FEET)	SOIL TEXTURE				
0	II SANDY LOAM	N/A	NONE	SOIL IS SUITABLE FOR OSSF	II SANDY LOAM	0	II SANDY LOAM	N/A	NONE	SOIL IS SUITABLE FOR OSSF	II SANDY LOAM
1	II SANDY LOAM	N/A	NONE		II SANDY LOAM	1	II SANDY LOAM	N/A	NONE		II SANDY LOAM
2	II SANDY LOAM	N/A	NONE		II SANDY LOAM	2	II SANDY LOAM	N/A	NONE		II SANDY LOAM
3	II SANDY LOAM	N/A	NONE		II SANDY LOAM	3	II SANDY LOAM	N/A	NONE		II SANDY LOAM
4	II SANDY LOAM	N/A	NONE		II SANDY LOAM	4	II SANDY LOAM	N/A	NONE		II SANDY LOAM
5	II SANDY LOAM	N/A	NONE		II SANDY LOAM	5	II SANDY LOAM	N/A	NONE		II SANDY LOAM



**DRAINAGE STATEMENT FOR COLE CROSSING SUBDIVISION**

I. PROJECT LOCATION  
COLE CROSSING SUBDIVISION IS A 18.000-ACRE TRACT OF LAND BEING OUT OF LOTS 12 & 13, BLOCK 35, SANTA CRUZ GARDENS UNIT No. 2 SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 28, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. PROPOSED DEVELOPMENT WILL CONSIST OF A 30-LOT RESIDENTIAL SUBDIVISION. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF RAMSEYER ROAD APPROXIMATELY 900.00 FEET WEST FROM THE INTERSECTION OF GWIN ROAD AND IS WITHIN CITY OF EDINBURG (ETJ EXTRA TERRITORIAL JURISDICTION). (REFER TO EXHIBIT A).

II. FLOOD PLAIN  
THE SUBJECT TRACT LIES IN "ZONE X", SHADE, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FLOOD INSURANCE RATE MAP NO. 480334 0325 D, MAP REVISED JUNE 6, 2000, MAP REVISED TO REFLECT LOMR MAY 17, 2001. (REFER TO EXHIBIT B).

III. SOIL CONDITIONS  
A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY (REFER TO EXHIBIT C) INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY SANDY CLAY LOAM (HIDALGO 28) & FINE SANDY LOAM (HIDALGO 25) A SOIL THAT IS WELL DRAINED, WITH SURFACE RUNOFF BEING SLOW AND PERMEABILITY IS MODERATE. THIS SOIL HAS A MODERATE SHRINK-SWELL POTENTIAL.

IV. EXISTING CONDITIONS  
THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 0.10 TO 0.15%. EXISTING RUNOFF IS BY SHEET FLOW GENERALLY TOWARDS THE SOUTHWEST OF THE TRACT, AND NATURALLY DRAINS ONTO SURROUNDING LANDS. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF IS 2.30 CFS (REFER TO EXHIBIT D).

V. PROPOSED CONDITIONS  
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT WILL CONSIST OF A 30-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE DRAINAGE DETENTION OF THIS SUBDIVISION WILL BE 68,856.43 CUBIC FEET (1,574 AC.-FT.) OF STORM WATER STORAGE FOR A 50 YEAR DESIGN FREQUENCY IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS. THE PROPOSED DETENTION OF THIS SUBDIVISION IS THRU AN EXISTING 200.0 FOOT DRAIN DITCH RIGHT-OF-WAY (HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 - NORTH MAIN DRAIN (LATERAL) LOCATED APPROXIMATELY 1,000.00 FEET WEST OF PROPOSED DEVELOPMENT. STREET RUNOFF WILL BE RELEASED VIA A PROPOSED 24" STORM SEWER LINE THAT WILL BE LOCATED ALONG THE WEST RIGHT-OF-WAY LINE OF PROPOSED RAMSEYER AVE. (AN INTERNAL 20.00 FOOT ROAD RIGHT-OF-WAY). SAID 24" STORM SEWER LINE WILL EVENTUALLY TURN WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF RAMSEYER ROAD AND OUTFALL INTO SAID EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 - NORTH MAIN DRAIN (LATERAL). THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASED TO 22.54 CFS. (REFER TO EXHIBIT D).

ISRAEL POSADAS, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 89435

DATE: \_\_\_\_\_

**ISRAEL POSADAS**  
89435  
REGISTERED PROFESSIONAL ENGINEER

**MARK J. FRYER, PRESIDENT**  
CASCABEL ESTAES, INC.  
2320 ANACUA CIR.  
EDINBURG, TEXAS 78539

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **MARK J. FRYER, PRESIDENT, CASCABEL ESTAES, INC.** KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

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

**SAFETY END TREATMENT PIPE LENGTHS**

PIPE DIA. (IN.)	L				ESTIMATED RIPRAP CL "A" VOLUME (CY)			
	3:1	4:1	5:1	6:1	3:1	4:1	5:1	6:1
12"	2'-0"	2'-8"	3'-4"	4'-0"	1.27	1.11	1.34	1.57
15"	2'-9"	3'-6"	4'-7"	5'-6"	1.97	1.23	1.49	1.75
18"	3'-6"	4'-8"	5'-10"	7'-0"	1.87	1.08	1.36	1.64
24"	5'-1 1/2"	6'-10"	8'-6 1/2"	10'-3"	2.47	1.29	1.63	1.97
30"	6'-9"	9'-0"	11'-3"	13'-6"	3.07	1.50	1.91	2.32
36"	8'-6"	11'-4"	14'-2"	17'-0"	3.67	1.73	2.21	2.69
42"	10'-1 1/2"	13'-6"	16'-10 1/2"	20'-3"	4.27	1.95	2.50	3.05
48"	11'-9"	15'-8"	19'-7"	23'-6"	4.87	2.18	2.80	3.42

**DRAINAGE MANHOLE DETAILS**  
N.T.S.

**PROP. DRAIN DITCH WIDENING FOR DETENTION VOLUME & MAINTENANCE RAMPS**

**CONCRETE SLOPED-END TREATMENT**  
N.T.S.

**GENERAL NOTES:**

- CONCRETE TO HAVE 3000 P.S.I. MIN. AT 28 DAY COMPRESSIVE STRENGTH.
- ALL STEEL TO BE GRADE 60.
- MIN. 90% COMPACTION STD. PROCTOR DENSITY.
- STANDARD DETAIL FOR CITY OF McALLEN DITCHES.

**OWNER:** MARK J. FRYER, PRESIDENT, CASCABEL ESTAES INC. 2320 ANACUA CIR. EDINBURG, TEXAS 78539 (956) 607-0082 N/A

**ENGINEER:** ISRAEL POSADAS, P.E. 5602 E. IOWA RD., EDINBURG, TEXAS 78540 (956) 287-1818 (956) 287-3697

**SURVEYOR:** HOMERO LUIS GUTIERREZ, R.P.L.S. P.O. BOX 548, McALLEN, TEXAS 78505 (956) 369-0988 N/A

**LOCATION MAP**  
SCALE: 1" = 400'

PREPARED BY:  
SDI ENGINEERING, L.L.C.  
5602 E. IOWA RD.  
EDINBURG, TEXAS 78540

DATE PREPARED: JULY 21, 2021  
DATE SURVEYED: JULY 21, 2021

COLE CROSSING SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE NORTH SIDE OF RAMSEYER ROAD, APPROXIMATELY 900.00 FEET WEST FROM THE INTERSECTION OF GWIN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG, THE POPULATION IS 71,000. COLE CROSSING SUBDIVISION LIES APPROXIMATELY 2.0 MILES NORTH FROM THE CITY LIMITS, AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

**COLE CROSSING SUBDIVISION**  
BEING A 18.000 ACRE TRACT OF LAND OUT OF LOTS 12 & 13, BLOCK 35, SANTA CRUZ GARDENS UNIT No. 2, AS PER MAP RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

ON: \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_ PAGE \_\_\_\_\_  
RECORDED IN VOL. \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

**SDI ENGINEERING, LLC**  
CIVIL • TRANSPORTATION • PLANNING • STORMWATER  
5602 E. IOWA RD., EDINBURG, TEXAS 78542  
(956) 287-1818 PH. (956) 287-3697 FAX  
INFO@SDI-ENGINEERING.COM  
TBPE REG. NO. F-13016

**THE COUNTY OF HIDALGO TEXAS**

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

**PROP. DRAIN DITCH WIDENING FOR DETENTION VOLUME & MAINTENANCE RAMPS**

DETENTION AREA REQUIRED: 68,856.43 CF.  
DETENTION AREA PROVIDED: 74,192.16 CF.

**SAFETY END TREATMENT DETAIL**  
N.T.S.

SHEET 1: 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 THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PRECINCT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HOCD CERTIFICATION; REVISION NOTES.

SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.

SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; ENGINEER'S CERTIFICATION; TYPICAL ROAD SIDE DITCH SECTION, MAP OF TOPOGRAPHY AND EXISTING DRAINAGE.