



T.J. Arredondo  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-18-2023

PROPOSED RICDEZ ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: SAM ENGINEERING & SURVEYING DEVELOPER: RICARDO RESENDEZ

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 5  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: NORTHWEST CORNER OF ALAMO ROAD (FM907) AND MILE 17 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-03-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 17 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO ALAMO ROAD AND 30 FEET ONTO CHAPIN STREET.

H.C.R.O.W. FINAL APPROVAL DATE: 9-20-2022 BY, JOE OCHOA, PCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-17-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER  
SEWER SYSTEM:  OSSF'S HAVE BEEN ESCROWED. OSSF FOR LOT 5 IS INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 17 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 9-20-2022 : 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.

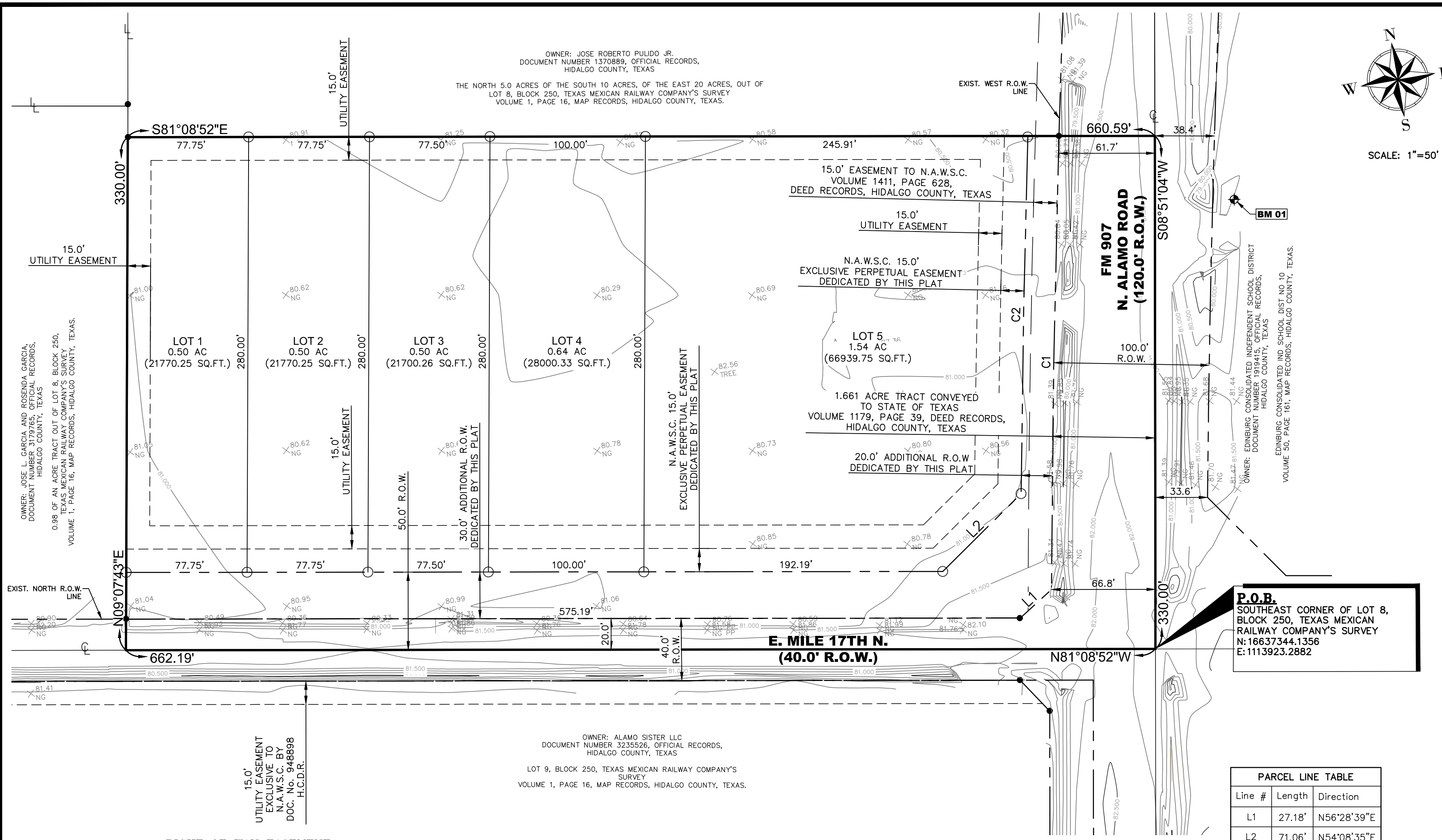
REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT: Amount: \$6,000.00 For: (4) OSSF'S.**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: 3/22/2022

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

**Final Approval** with financial guarantee.

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

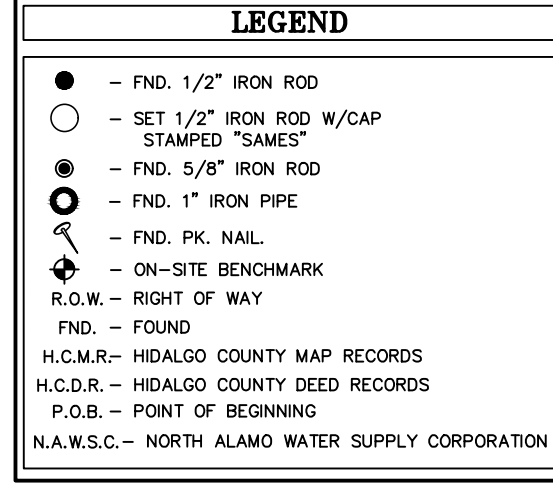


**PARCEL LINE TABLE**

Line #	Length	Direction
L1	27.18'	N56°28'39"E
L2	71.06'	N54°08'35"E

**CURVE DATA TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	291.73'	11,499.18'	172°10'	N09°51'40"E	291.73'
C2	230.05'	11,573.02'	108°20'	N09°59'18"E	230.05'



**SURVEY NOTES:**

- BEARINGS SHOWN BASED ON TEXAS-MEXICAN RAILWAY COMPANY SURVEY SUBDIVISION, AS PER MAP RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS.
- ALL BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83) 2011 ADJUSTMENT, TEXAS STATE PLANES, SOUTH ZONE (4205), US SURVEY FEET, GRID BEARINGS AND DISTANCES IN PARENTHESIS ARE BASED ON RECORDED DOCUMENT.
- ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
- ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

**COUNTY CLERK'S RECORDING CERTIFICATE:**

I, \_\_\_\_\_, COUNTY CLERK HIDALGO, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_ AND WAS RECORDED IN BOOK \_\_\_\_\_ SHEET(S) \_\_\_\_\_ THE PLAT RECORDS OF HIDALGO COUNTY AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ ON \_\_\_\_\_

**HIDALGO COUNTY CERTIFICATE**

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RICDEZ ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

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

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

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RICARDO RESENDEZ	204 E CANO ST	EDINBURG, TX 78539	(956) 735-6624	NONE
ENGINEER: JESSICA M. MALDONADO, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: OSCAR HERNANDEZ, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

- GENERAL NOTES:**
- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" & "X"(SHADED)  
ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001  
ZONE "X" (SHADED) COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001  
FLOOD ZONE "AH" HAS BEEN REMOVED AS A SPECIAL FLOOD HAZARD AREA DETERMINED BY LETTER OF MAP REVISION BASED ON FILL CASE NUMBER 08-07-3402A AUGUST 8, 2007  
THE AREAS WITHIN THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN 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: 50.00 FEET.  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1 THROUGH 5. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
  - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE DESIGNATED FLOOD PLANE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
BM NO. 1—ELEV. 81.955 N.G.V.D. 29 DESCRIPTION: TOP OF STORM SEWER MANHOLE LOCATED ON THE EAST RIGHT OF WAY LINE OF N. ALAMO ROAD (FM. 907), APPROXIMATELY 193.0 FEET NORTH FROM THE NORTH CORNER CLIP CORNER OF CHAPIN STREET, HAVING A GRID COORDINATE OF N:16637621.9900, E:1114018.9610 AND ELEV. OF 81.955.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, THIS DEVELOPMENT WILL BE REQUIRED TO DETAINE A TOTAL OF 7,323 CUBIC-FEET (0.168 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS.)
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, CLOVER, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT OF WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - 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.
  - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
A. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
  - 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  
A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC TANK(S) BACK FLOW VALVES, SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
  - RICDEZ ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF AS DESCRIBED ON SHEET NO. 2.
  - 1x20 DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT(S) 5, PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE TO FM 907 (N. ALAMO ROAD). 1x20 ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
  - ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 5 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
  - LOTS SHALL HAVE A POST DEVELOPMENT FINISH 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.
  - 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.

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, RICARDO RESENDEZ, AS OWNER (S) OF THE 5.0 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RICDEZ ESTATES 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:
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
  - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
  - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
  - 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.

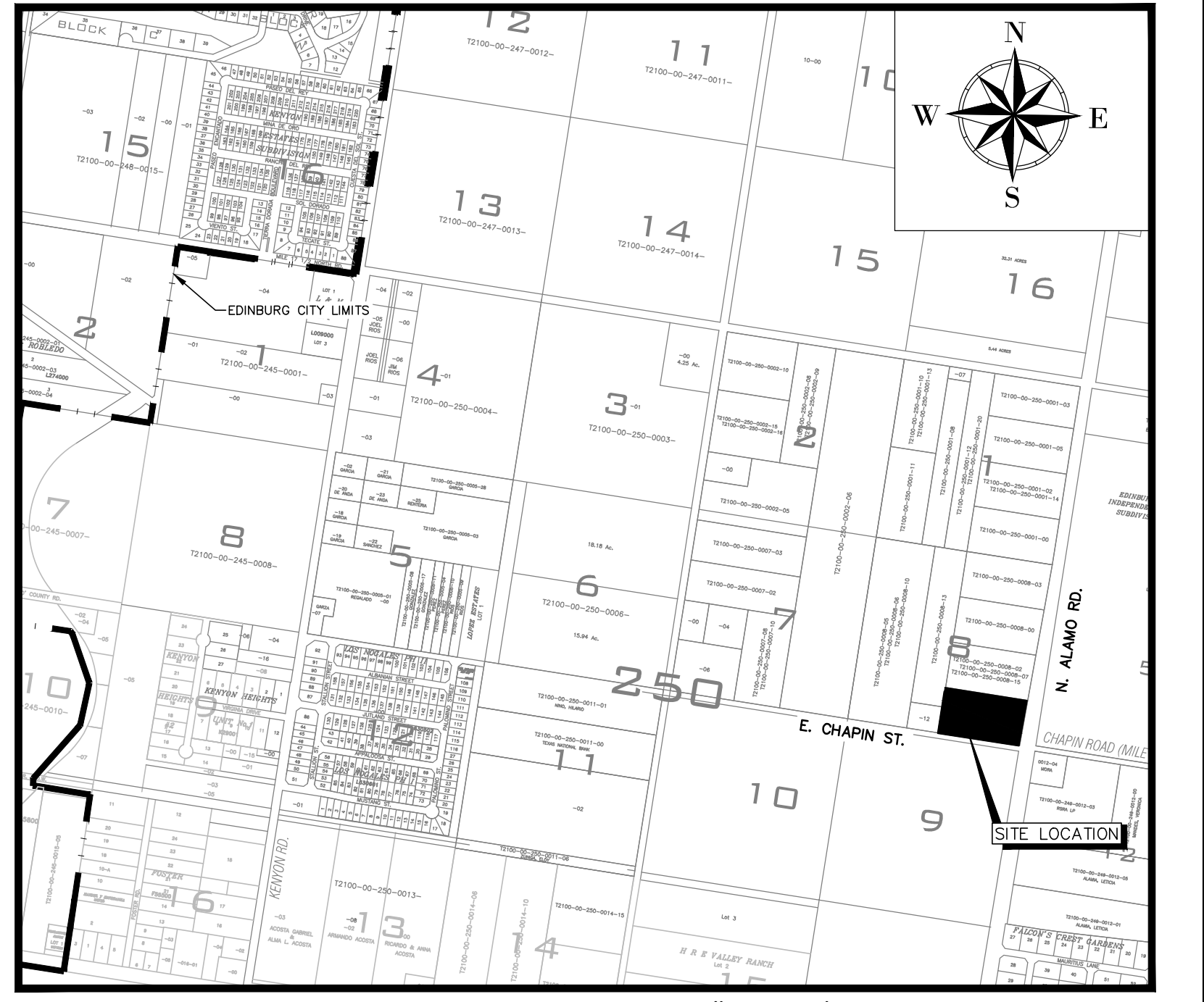
RICARDO RESENDEZ \_\_\_\_\_ DATE \_\_\_\_\_  
204 E CANO STREET,  
EDINBURG, TX, 78539

**STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, RICARDO RESENDEZ, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS



**RICDEZ ESTATES  
SUBDIVISION**

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL RICDEZ ESTATES SUBDIVISION IS LOCATED APPROXIMATELY 260 FEET WEST OF N. ALAMO ROAD ON THE NORTH SIDE OF E. CHAPIN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG (POP. 18,493), ACCORDING TO THE OFFICIAL MAP OF THE SECRETARY OF THE CITY OF EDINBURG IN HIDALGO COUNTY PLANNING AND DEPARTMENT. THIS SUBDIVISION LIES WITHIN 1 MILE EXTRAJURISDICTION (E.T.J.) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 212.001 PRECINCT NO. 4.

**METES AND BOUNDS**

- ALL BEING OUT OF LOT 8, SECTION TWO HUNDRED FIFTY (250), TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 5.0 ACRES (217,800 SQUARE FEET) OF LAND BEING MORE OR LESS DESCRIBED AS FOLLOWS:
- COMMENCING AT THE COMMON CORNER FOR LOTS 8, AND 9, SECTION 250, OF SAID TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NUMBER 1919415, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING AT THE CENTERLINE OF CHAPIN ROAD (HAVING A 40.0 FT. RIGHT OF WAY) FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HERIN DESCRIBED; (HAVING A STATE PLANE COORDINATE OF X=1113924.0772 Y=16637344.3195)
- THENCE, NORTH 81 DEG. 08 MIN. 52 SEC. WEST, (WEST-PLAT) ALONG THE COMMON LINE FOR LOTS 8, AND 9, SECTION 250, OF SAID TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, AND THE CENTERLINE OF SAID CHAPIN ROAD, AT A DISTANCE OF 87.00 FEET PASS THE WEST LINE OF A RIGHT OF WAY EASEMENT CONVEYED TO STATE OF TEXAS, RECORDED IN VOLUME 1179, PAGE 39, DEED RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING AT A DISTANCE OF 297.00 FEET PASS THE EAST LINE OF SAID 0.98 ACRE TRACT CONVEYED TO RICDEZ PROPERTIES, LLC, CONTINUING AT A TOTAL DISTANCE OF 662.19 FEET TO A POINT FOR THE COMMON CORNER OF SAID FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO RESENDEZ, AND A 0.98 ACRE TRACT CONVEYED TO JOSE L. GARCIA AND ROSENDA GARCIA RECORDED IN DOCUMENT NUMBER 3179765, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE TRACT HERIN DESCRIBED;
  - THENCE, NORTH 09 DEG. 07 MIN. 43 SEC. EAST, (NORTH-PLAT) ALONG THE COMMON LINE OF SAID FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO RESENDEZ, AND A 0.98 ACRE TRACT CONVEYED TO JOSE L. GARCIA AND ROSENDA GARCIA, AT A DISTANCE OF 20.0 FEET PASS A FOUND 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES" FOR THE NORTH RIGHT OF WAY LINE SAID CHAPIN ROAD, CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO A FOUND 1/2 INCH IRON ROD ON THE COMMON CORNER OF SAID FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO RESENDEZ, AND A 5.0 ACRE TRACT CONVEYED TO JOSE ROBERTO PULIDO JR. RECORDED IN DOCUMENT NUMBER 1370889, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE TRACT HERIN DESCRIBED;
  - THENCE, NORTH 81 DEG. 08 MIN. 52 SEC. WEST, (EAST-PLAT) ALONG THE COMMON LINE OF SAID FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO RESENDEZ, AND A 5.0 ACRE TRACT CONVEYED TO JOSE ROBERTO PULIDO JR. AT A DISTANCE OF 233.50 FEET PASS THE WEST LINE OF SAID 0.98 ACRE TRACT CONVEYED TO RICDEZ PROPERTIES, LLC, CONTINUING AT A DISTANCE OF 364.80 FEET PASS THE WEST RIGHT OF WAY LINE OF SAID RIGHT OF WAY EASEMENT CONVEYED TO STATE OF TEXAS, CONTINUING A TOTAL DISTANCE OF 660.59 FEET TO A POINT FOR THE WEST LINE OF SAID EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SUBDIVISION AND THE EAST LINE OF LOT 8, SECTION 250, OF SAID TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, FOR THE NORTHEAST CORNER OF THE TRACT HERIN DESCRIBED;
  - THENCE, SOUTH 08 DEG. 51 MIN. 04 SEC. WEST, (SOUTH-PLAT) ALONG THE COMMON LINE OF SAID FIVE (5) ACRES OF THE EAST TWENTY (20) ACRES CONVEYED TO RICARDO RESENDEZ, AND OF SAID EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SUBDIVISION AND THE EAST LINE OF LOT 8, SECTION 250, OF SAID TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, A DISTANCE OF 330.00 FEET, TO THE POINT OF BEGINNING; CONTAINING 5.0 ACRES (217,800 SQUARE FEET) OF LAND WITHIN THIS METES AND BOUNDS DESCRIPTION.

**STATE OF TEXAS  
COUNTY OF HIDALGO**

I, OSCAR HERNANDEZ, 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, OR OVERLAPPING OF 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

REGISTERED PROFESSIONAL SURVEYOR (SIGNATURE) \_\_\_\_\_ DATE \_\_\_\_\_  
NO. 5005 STATE OF TEXAS

**STATE OF TEXAS  
COUNTY OF HIDALGO**

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

JESSICA M. MALDONADO, PE \_\_\_\_\_ NO. 111579 \_\_\_\_\_ DATE \_\_\_\_\_

DATE OF PREPARATION: April 2023

**SAMES SAM Engineering & Surveying**

200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880  
McALLEN, TEXAS 78501 FAX: (956) 702-8883

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (HEREIN CALLED "GRANTOR" WHETHER ON 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' 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 HERIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

**APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1:**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER

**PLANNING & ZONING COMMISSION CERTIFICATION**

THIS PLAT OF RICDEZ ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

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

CHAIRPERSON-PLANNING AND ZONING COMMISSION \_\_\_\_\_

**MAYOR'S CERTIFICATION**

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

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

**HIDALGO COUNTY IRRIGATION DISTRICT No. 1**

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

HIDALGO COUNTY IRRIGATION DISTRICT NO. ONE 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.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE WRITTEN PERMISSION OF HDI#1.

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

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RICDEZ ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

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

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

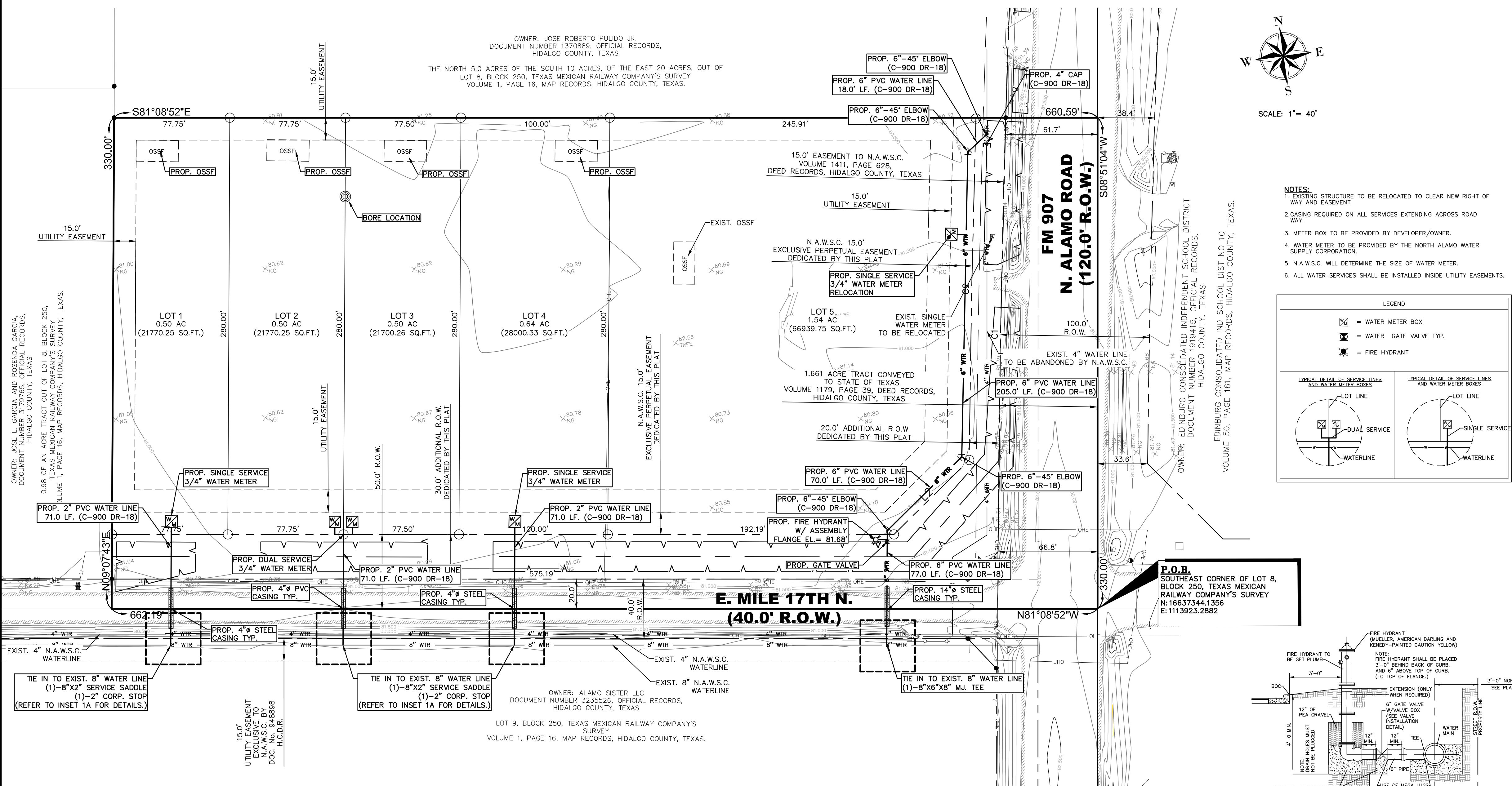
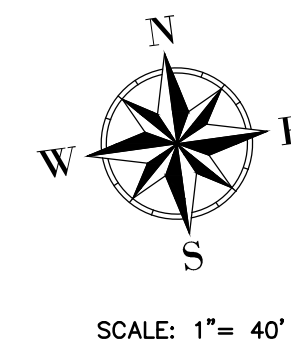
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF RICDEZ ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY RIGHT OF WAY DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

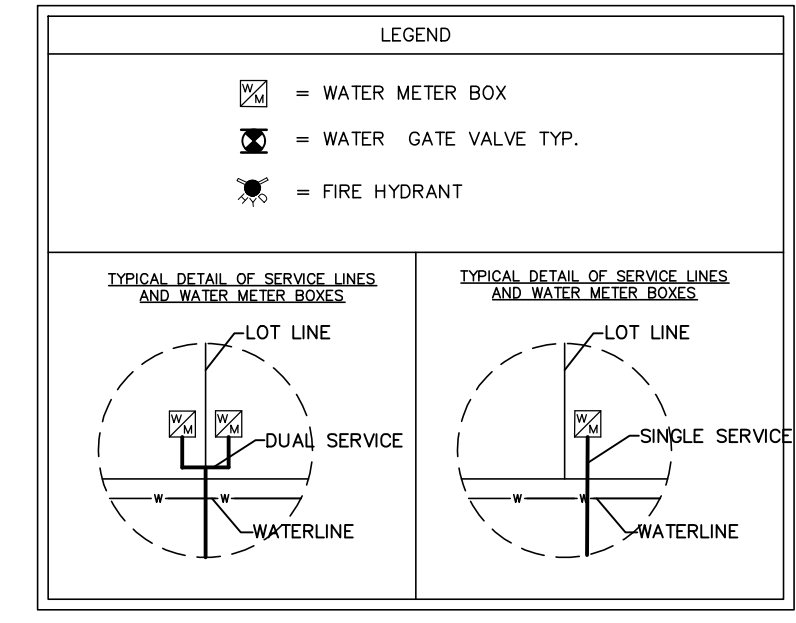
**INDEX TO SHEETS OF RICDEZ ESTATES SUBDIVISION**

SHEET	DESCRIPTION
SHEET 1	HEADINGS, INDEX, LOCATION MAP, AND E.T.J. PRINCIPAL CONTACTS; PLAT WITH LOT 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 OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE'S CERTIFICATION OF LOCATION OF SUBDIVISION WITH RESPECT TO A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT #1, AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

# RICDEZ ESTATES SUBDIVISION UTILITY LAYOUT



- NOTES:**
- EXISTING STRUCTURE TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND EASEMENT.
  - CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS ROAD WAY.
  - METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
  - WATER METERS TO BE PROVIDED BY DEVELOPER/OWNER WATER SUPPLY CORPORATION.
  - N.A.W.S.C. WILL DETERMINE THE SIZE OF WATER METER.
  - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.



**FINAL ENGINEERING REPORT:**

**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**

RICDEZ ESTATES SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE DEVELOPMENT WILL REQUIRE AT FULL BUILD OUT, THE DEVELOPER HAS TO PROVIDE N.A.W.S.C. WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. N.A.W.S.C. HAS A 8" WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY LINE OF E. MILE 17TH N. AND EXTEND NORTH A TOTAL OF (3) NEW 2" WATERLINES APPROXIMATELY 71.0 LF EACH AND (1) NEW 6" WATERLINE APPROXIMATELY 370.0 LF. WATER SERVICES LINE FOR RICDEZ ESTATES SUBDIVISION, WILL CONSIST OF CONNECTING (1) FIRE HYDRANT WITH ASSEMBLY, (1) DUAL WATER SERVICES, (2) SINGLE WATER SERVICES, AND RELOCATING (1) EXISTING SINGLE WATER SERVICES OF 3/4" DIAMETER POLYETHYLENE WATER TUBING GOING INTO THE METER BOX AND TO BE WITHIN N.A.W.S.C. PROPOSED EASEMENT AS SHOWN IN THIS PLAT. THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$6,916.00 FOR ALL LOTS AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL NO FIRE HYDRANT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES**

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

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.5 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED THAT 76.4% OF SITE COMPOSED OF HIDALGO FINE SANDY LOAM, (25) WITH 0 TO 1 PERCENT SLOPES, MODERATELY WELL DRAINAGE AND HIGH PERMEABILITY. THE SOUTHEAST CORNER OF THE PROPERTY, 23.6% OF SITE, CONSISTS OF HIDALGO SANDY CLAY LOAM (28) WITH 0 TO 1 PERCENT SLOPES MODERATELY WELL DRAINED, AND HIGH PERMEABILITY. BOTH SOILS, HIDALGO FINE SANDY LOAM AND HIDALGO SANDY CLAY LOAM EXTEND UP TO 28 INCHES BELOW NATURAL GROUND WITH CLAY LOAM EXTENDING TO DEPTHS OF 28 - 80 INCHES. THE NATURAL DRAINAGE CLASS SPECIFIED FOR THIS PROPERTY IS "WELL DRAINED" WITH A NOTED RESTRICTIVE LAYER TO BE MORE THAN 80 INCHES BELOW NATURAL GROUND. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM, ON AN INDIVIDUAL LOT EA. \$1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$4,500.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

**ENGINEER CERTIFICATION:**

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$6,916.00 WHICH EQUALS TO \$34,580.00 FOR THE ENTIRE SUBDIVISION.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$4,500.00 FOR THE ENTIRE SUBDIVISION.

**FINAL ENGINEERING REPORT:**

**SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD:**

RICDEZ ESTATES SUBDIVISION, FINCAS SE PRESTARÁN CON AGUA POTABLE POR SUMINISTRO DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVIDER Y EL SUMINISTRO DE AGUA DE N.A.W.S.C. HAN ENTRADO EN UN CONTRATO DE ABASTECIMIENTO DE AGUA. N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DE AL MENOS 30 AÑOS. ABASTECIMIENTO DE AGUA DE N.A.W.S.C. HA PROPORCIONADO SUFICIENTE DOCUMENTACIÓN PARA ESTABLECER LA CANTIDAD LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLE PARA SERVIR EL PLENO DESARROLLO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8" PULGADAS QUE CORRE A LO LARGO DE LA VÍA DEL SUR DE E. MILE 17TH N. UBICADA AL SUR DEL DESARROLLO. EL DESARROLLADOR CONECTARÁ UN TOTAL DE (3) CONEXIONES DE AGUA DE APROXIMADAMENTE 71.0 PIES LINEALES DE 2" DE LINEA DE AGUA HASTA UN PUNTO AL SUR DEL DESARROLLO Y (1) CONEXIONES DE AGUA DE APROXIMADAMENTE 370.0 PIES LINEALES DE 6" DE LINEA DE AGUA. EL SERVICIO DE AGUA DE FINCAS DE RICDEZ ESTATES SUBDIVISION CONSISTIRÁ DE (1) CONEXIONES DE HIDRANTES DE AGUA CON ASSEMBLADO, (1) CONEXIONES DE AGUA DE 2" PULGADAS DE DIÁMETRO PROPUESTA PARA UN DOBLE SERVICIO, (2) CONEXIONES DE AGUA DE 2" PULGADAS DE DIÁMETRO PROPUESTA PARA UN SOLO SERVICIO Y (1) REUBICACIÓN DE CONEXIÓN DE AGUA DE 2" PULGADAS DE DIÁMETRO PROPUESTA PARA UN SOLO SERVICIO QUE MIDE 3/4" DE DIÁMETRO TIPO POLIETILENO INCLUYENDO 1 LINEAS DE SERVICIO A LA CAJA DEL MEDIDOR. EL SUBDIVIDER HA PAGADO UN TOTAL DE \$6,916.00 DÓLARES PARA LAS MEJORAS DE AGUA MENCIONADAS. PARA LOS LOTES COMO DECLARÓ EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE CUBRE EL CONTADOR DE AGUAMETROS CUADROS, PAGO DE ABASTECIMIENTO DE AGUA Y TODOS LOS OTROS GASTOS RELACIONADOS CON EL ABASTECIMIENTO DE AGUA, A PETICIÓN DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARÁ RÁPIDAMENTE SIN COSTO ALGUNO EL CONTADOR DE AGUA PARA ESE LOTE. EL NUEVO SISTEMA DE DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISION RICDEZ ESTATES NO INCLUYE SISTEMA DE DISTRIBUCIÓN DE AGUA ADICIONAL. EL DUEÑO NO INSTALARÁ NINGUNO HIDRANTE. EL SISTEMA DE AGUA SERÁ OPERABLE DESDE LA FECHA MARCADA Y APROBADA EN ESTE PLAT.

**DRENAJE: DESCRIPCIÓN, COSTO, Y FECHA DE OPERABILIDAD**

EL DRENAJE SANITARIO DE LA SUBDIVISION RICDEZ ESTATES, SERÁ TRATADO CON SERVICIOS LOCALES ("OSSF") CONSISTIENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTIMIENTO DOBLE Y AREA DE DRENAJO INDIVIDUAL EN EL LOTE. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTE TIPO DE FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE TIENE EL AREA ADECUADA PARA REPLAZAR EL CAMPO DE DRENAJO.

LOS LOTES EN LA SUBDIVISION PROPUESTA SON POR LO MENOS DE 1/4 ACRE. EL LIBRO DE LA CONSERVACION DE LOS RECURSOS NATURALES INDICA QUE 76.4% DEL SUELO COMPUESTO DE HIDALGO ARENA FINA ARCILLOSA (25) CON 0 A 1 PORCIENTO DE PENDIENTES DRENAJO MODERADAMENTE Y UNA ALTA PERMEABILIDAD. LA ESQUINA NOROCCIDENTE DE LA PROPIEDAD 23.6% DEL SUELO, CONSISTE DE HIDALGO ARENA MARGA ARCILLOSA (28) CON 0 A 1 PORCIENTO DE PENDIENTES DRENAJO MODERADAMENTE Y UNA ALTA PERMEABILIDAD. LOS DOS SUELOS Y HIDALGO ARENA FINA ARCILLOSA Y HIDALGO ARENA MARGA ARCILLOSA SE EXTIENDEN A 28 PULGADAS DEBAJO DEL TERRENO NATURAL CON MARGA ARCILLOSA EXTENDIENDOSE ENTRE LA PROFUNDIDAD DE 28 - 80 PULGADAS. LA CLASE NATURAL DEL DRENAJE ESPECIFICADA PARA ESTA PROPIEDAD SERA "BIEN DRENADA" CON UNA NOTA RESTRICTIVA DE PROFUNDIDAD QUE SEA MAS DE 80 PULGADAS POR DEBAJO DEL SUELO NATURAL. NO HAY NINGUNA INDICACION DE AGUA SUBTERRANEA O UN CAPA RESTRICTIVA DENTRO DE 24" POR DEBAJO DELA PROPUESTA EXCAVACIONES. EL COSTO ESTIMADO PARA INSTALAR UNA SISTEMA DE FOSA SEPTICA EN UN TERRENO INDIVIDUAL ES DE \$1,500.00, INCLUYENDO EL COSTO PARA EL PERMISO Y LA LICENCIA REQUERIDOS. OSSF FUE INSTALADO AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE LA SUBDIVISION CON UN COSTO TOTAL DE SISTEMA DE FOSA SEPTICA DE \$4,500.00 EL CONDADO DE DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO HEALTH DEPARTMENT) HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS SISTEMAS SEPTICOS.

**ENGINEER CERTIFICATION:**

BAJO MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS NORMAS DEL PROCESO DE SUBDIVISION, ADOPTADAS EN LA SECCION 16.343 DEL "TEXAS WATER CODE" (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

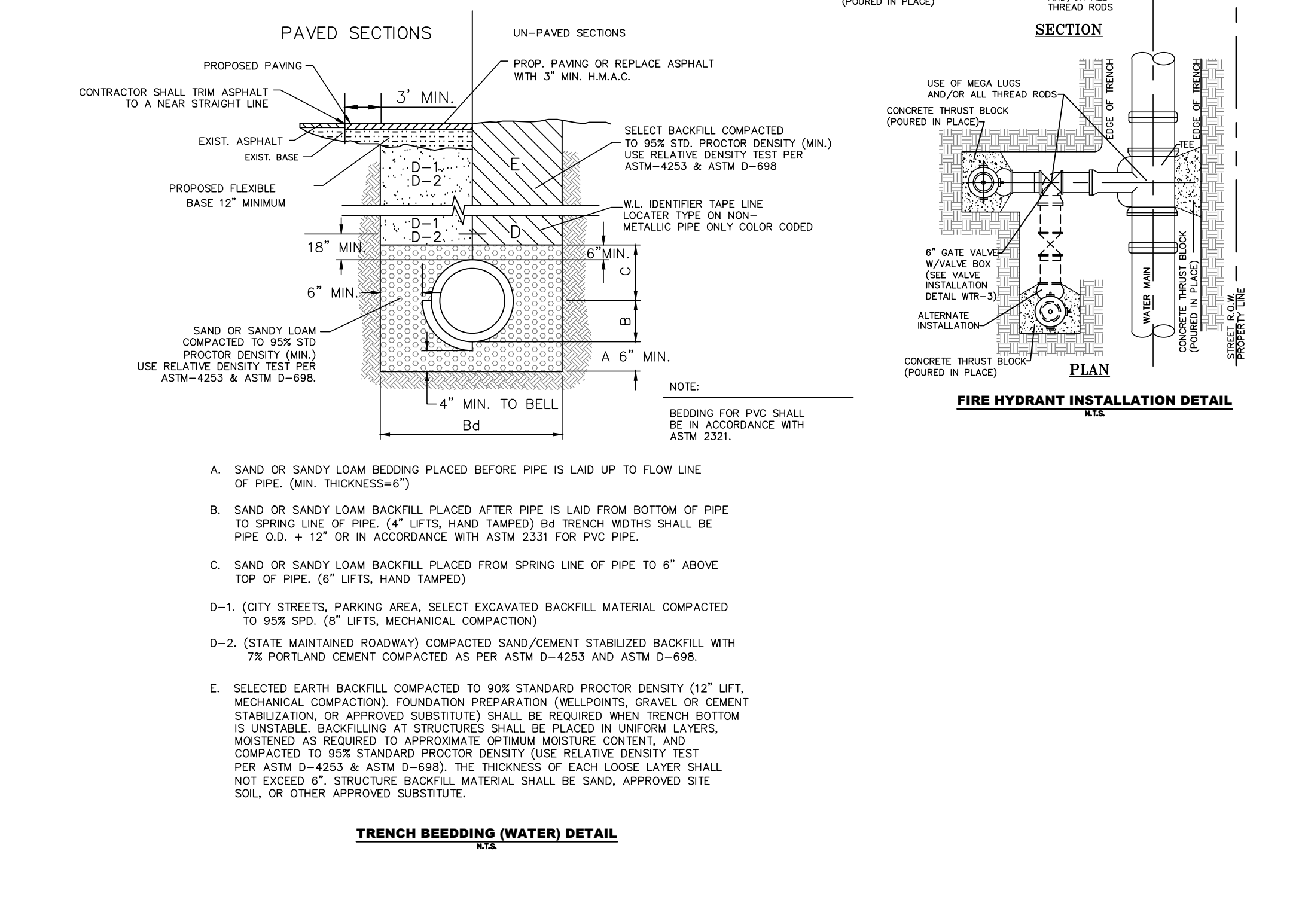
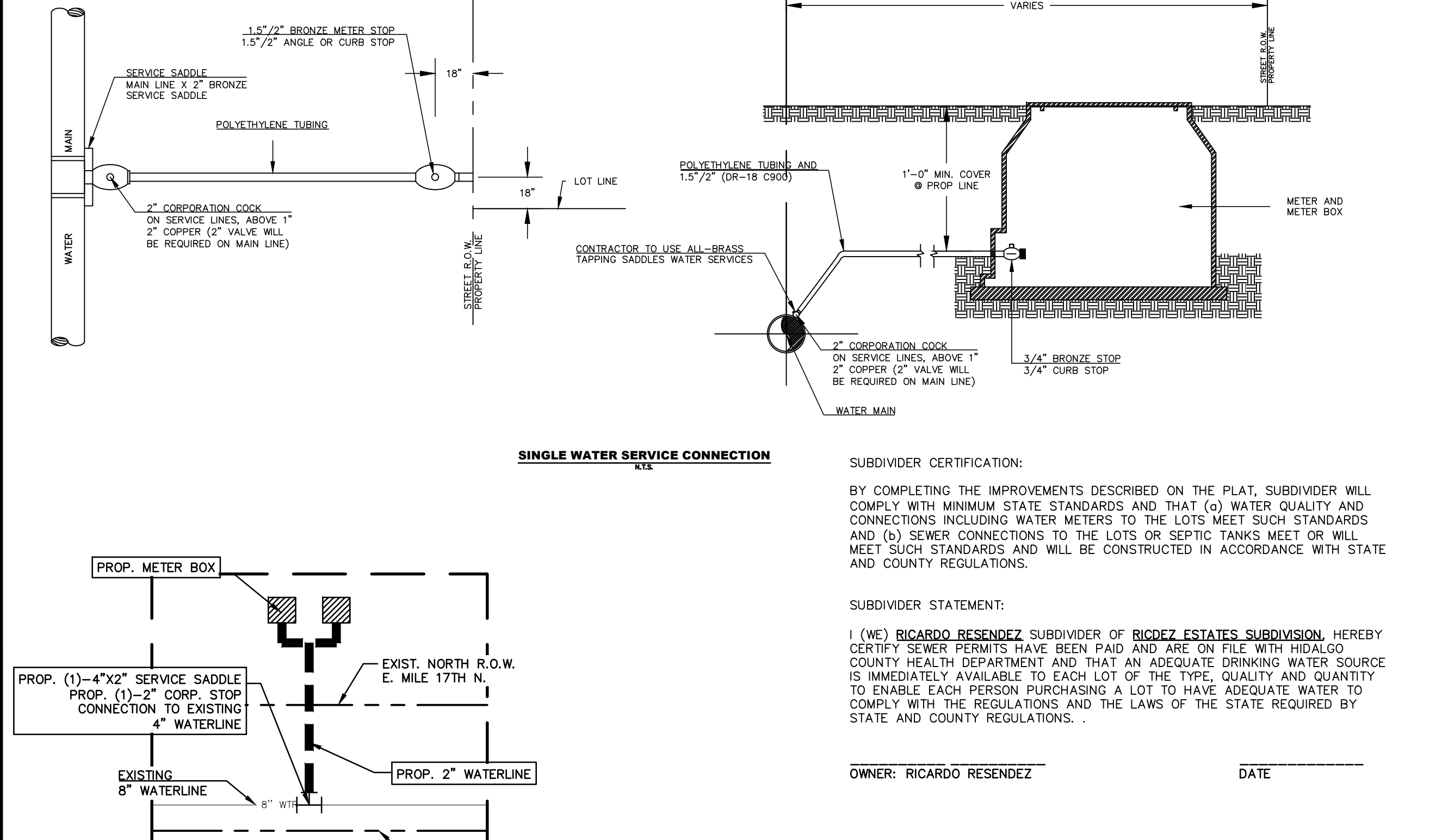
SERVICIOS DE AGUA- LOS SERVICIOS DE AGUA SERAN COMPLETAMENTE CONSTRUIDOS, Y INSTALADOS CON MEDIDORES DE AGUA, CON UN COSTO TOTAL DE \$6,916.00, CUAL ES IGUAL A \$34,580.00 PARA TODA LA SUBDIVISION.

SERVICIOS DE DRENAJE SANITARIO- SISTEMA SEPTICO A SIDO INSTALADO CON UN COSTO TOTAL DE \$1,500.00 POR LOTE (TODOS INCLUSIVOS), CON UN TOTAL DE \$4,500.00 PARA TODA LA SUBDIVISION.

JESSICA M. MALDONADO, P.E. DATE

DATE OF PREPARATION: April 2023

SHEET 2 OF 3  
REGISTRATION # F-10602



OWNER: RICARDO RESENDEZ DATE

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) RICARDO RESENDEZ SUBDIVIDER OF RICDEZ ESTATES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

NO.	SHEET	REVISION	DATE	APPROVED

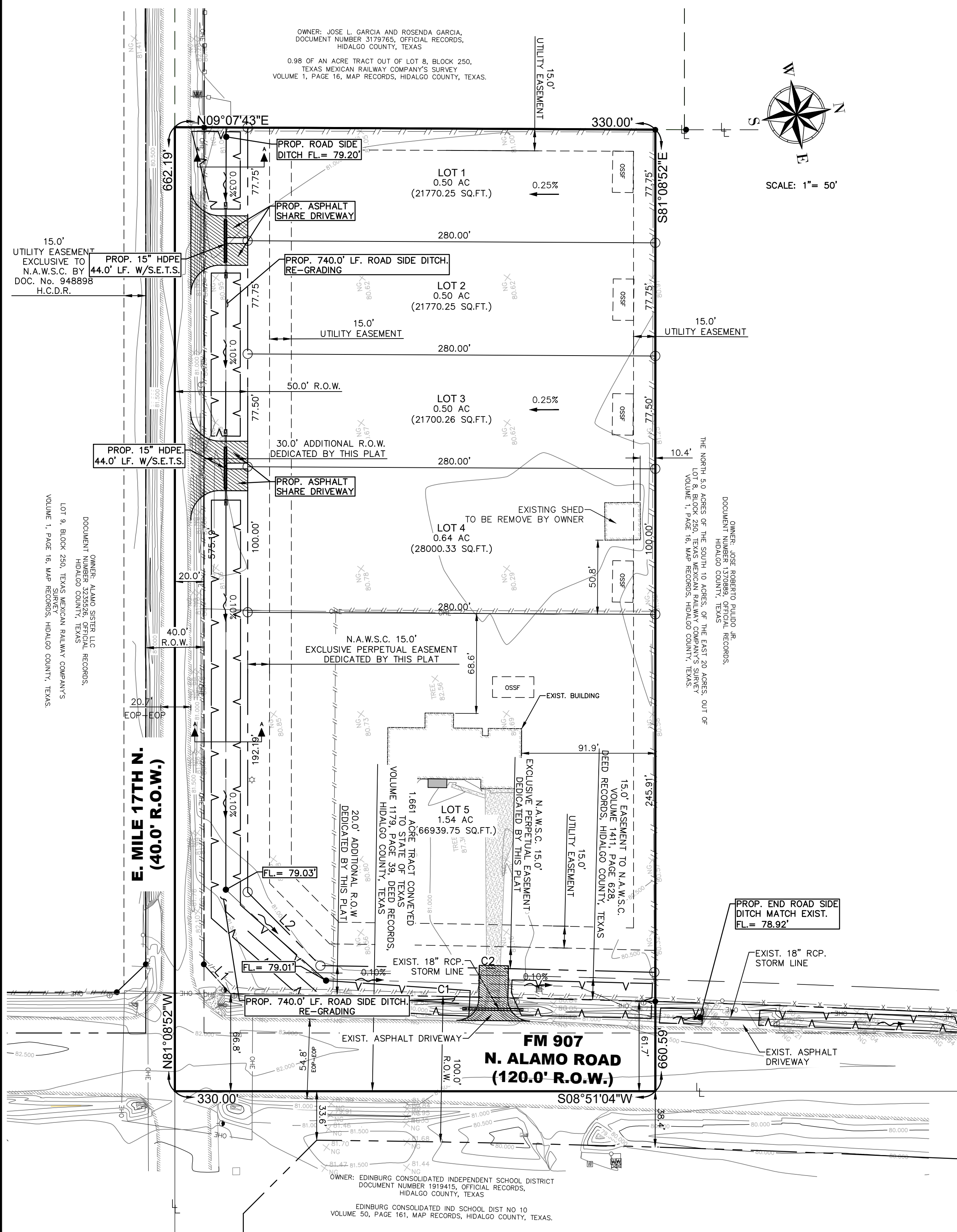
PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RICARDO RESENDEZ	204 E. CANO STREET	EDINBURG, TX, 78539	(956) 735-6624	NONE
ENGINEER: JESSICA M. MALDONADO	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: SAMUEL MALDONADO, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

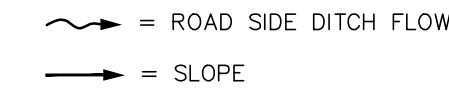
**SAMES** SAM Engineering & Surveying

200 S. 10TH ST. SUITE 1500. TEL: (956) 702-8880  
McALLEN, TEXAS 78501 FAX: (956) 702-8883

# RICDEZ ESTATES SUBDIVISION DRAINAGE LAYOUT



- NOTE:**
- EXISTING STRUCTURES TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
  - NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM BACK OF LOTS TO THE STREET AT A 0.25% SLOPE.



REVISED 12-22-2021  
DRAINAGE REPORT FOR:  
RICDEZ ESTATES SUBDIVISION

**UNDEVELOPED DRAINAGE PATTERN:**

WITH REFERENCE TO USGS TOPOGRAPHIC MAP AND FIELD OBTAINED TOPOGRAPHIC SURVEY, THE SITE EXISTING WATERSHED RUNOFF TRAVELS FROM THE NORTHWEST OF THE PROPERTY OVERLAND APPROXIMATELY 100 FEET, CONTINUING AS CONCENTRATED FLOW FOR APPROXIMATELY 523 FEET EAST UNTIL REACHING AN ELEVATION OF 78.50 FEET. ACCORDING TO THE CALCULATIONS, UTILIZING THE RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD, THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM EVENT IS APPROXIMATELY 3.49 CFS FOR THIS PROPERTY AS UNDEVELOPED. THERE IS AN EXISTING RESIDENTIAL HOME OF APPROXIMATELY 3,800 SQ.FT. AND DRIVEWAY HOWEVER WAS NOT CONSIDERED FOR THE PRE-DEVELOPMENT DRAINAGE CALCULATIONS.

**PROPOSED USE AND DRAINAGE IMPROVEMENTS:**

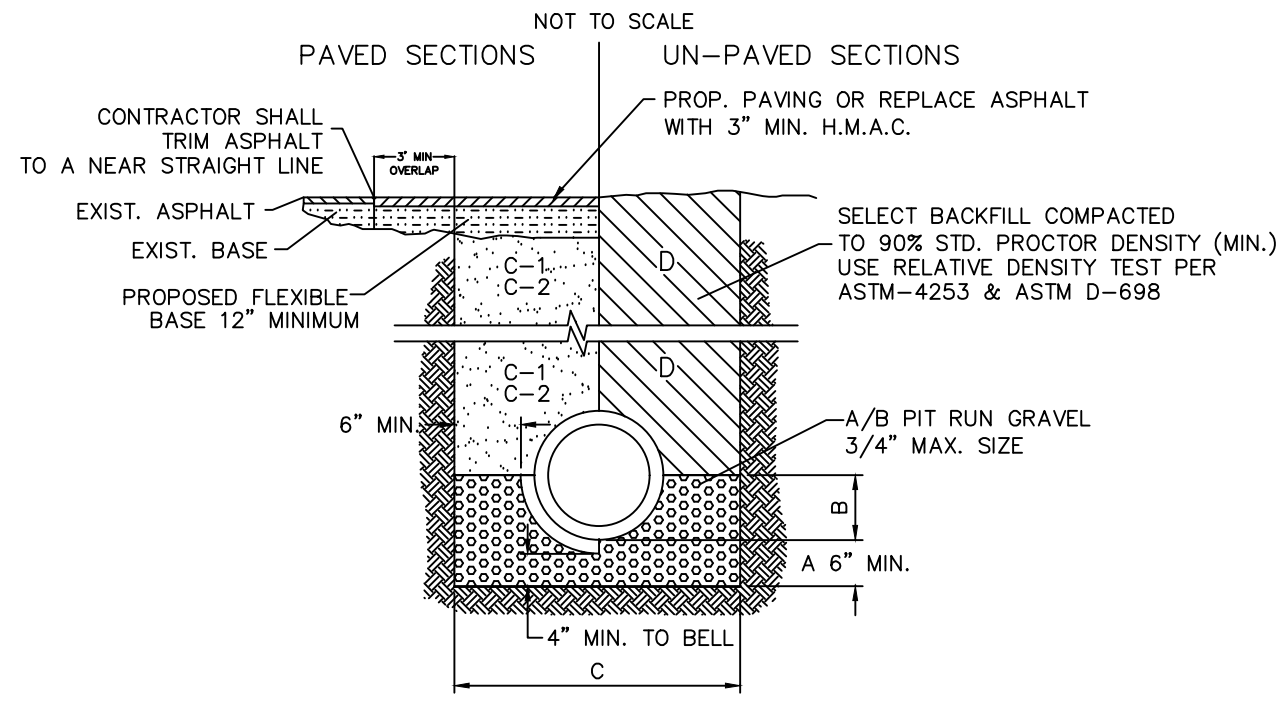
THE PROPOSED DEVELOPMENT ANTICIPATES THAT THIS PROPERTY WILL CONSIST OF TOTAL OF 5 SINGLE-FAMILY RESIDENTIAL HOMES WITH ASSOCIATED ENTRANCE DRIVES FROM E. CHAPIN RD AND ALAMO ROAD. THE REQUIRED BUILDINGS FINISH FLOOR ELEVATION IS 18 INCHES ABOVE ADJACENT ROADWAY HIGHEST CROWN ELEVATION OF APPROXIMATELY 82.50 FEET. POST DEVELOPMENT RUNOFF EVALUATION ANTICIPATES OVERLAND FLOW FROM ROOFS AND SHALLOW CONCENTRATED FROM GRASS AREAS AND PAVEMENT GRADED TO ROADWAY RIGHT-OF-WAY WHICH ULTIMATELY OUTFALLS TO A PROPOSED ROADSIDE DITCH REGRADED ALONG THE NORTH RIGHT OF WAY LINE OF E. CHAPIN RD, AND CONTINUING TO FLOW ALONG THE WEST RIGHT OF WAY LINE OF N. ALAMO RD. (FM 907). THE ANTICIPATED INCREASE IN POST-DEVELOPMENT RUNOFF IS CALCULATED TO BE 5.13 CFS, WITH THE PEAK RUNOFF CALCULATED TO BE 8.62 CFS FOR A 50-YEAR STORM EVENT.

**CALCULATIONS:**

THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED FOR A 50-YEAR STORM EVENT IS 8.62 CFS, AN INCREASE OF 5.13 CFS. FROM THE EXISTING 10-YR STORM RUNOFF CONDITIONS.

THE REQUIRED DETENTION WILL BE ACCOMPLISHED BY DETAINING RUNOFF WITHIN A PROPOSED ROADSIDE DITCH LOCATED WITHIN THE ADDITIONAL 20.0 FT OF RIGHT-OF-WAY DEDICATION PROPOSED WITH THIS SUBDIVISION. THE PROPOSED ROADSIDE DITCH REGRADED THAT WILL BE CONSISTING OF (APPROXIMATELY 860 LINEAR FEET) AROUNDING THE SOUTH AND THE EAST SIDES OF THE PROPOSED DEVELOPMENT. THAT WILL ULTIMATELY HAVE A CAPACITY OF 7,420.00 CF. (SEE ATTACHED DRAINAGE LAYOUT AND TYPICAL CROSS-SECTION FOR DETAILS). STORM RUNOFF WILL CONTINUE NORTH WITHIN THE EXISTING ALAMO ROAD WEST RIGHT-OF-WAY DITCH FOR APPROXIMATELY 2,480 LINEAR FEET UNTIL ULTIMATELY REACHING AN 18" RCP SAFETY END TREATMENT WHICH OUTFALLS IN NORTH BRANCH DRAIN NORTH OF MILE 17 1/2 N. THE DITCH HAS A FLOW LINE ELEVATION OF APPROXIMATELY 67.77 FT.

DETENTION TABLE	
TOTAL DETENTION REQ'D CALCULATIONS	7,323.00 CU.FT.
TOTAL DETENTION PROVIDED	7,420.00 CU.FT.



- GRAVEL BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- GRAVEL PLACED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. PIT RUN GRAVEL 3/4" MAX. SIZE.
- TRENCH WIDTHS SHALL BE BELL O.D. + 12".
- C-1 (CITY STREETS, PARKING AREA, DRIVEWAYS) SELECT EXCAVATED BACK FILL COMPACTED TO 95% SPD, 8" LIFTS, MECHANICAL COMPACTION.
- C-2 (STATE MAINTAINED ROADWAYS) COMPACTED SAND/CEMENT STABILIZED BACK FILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

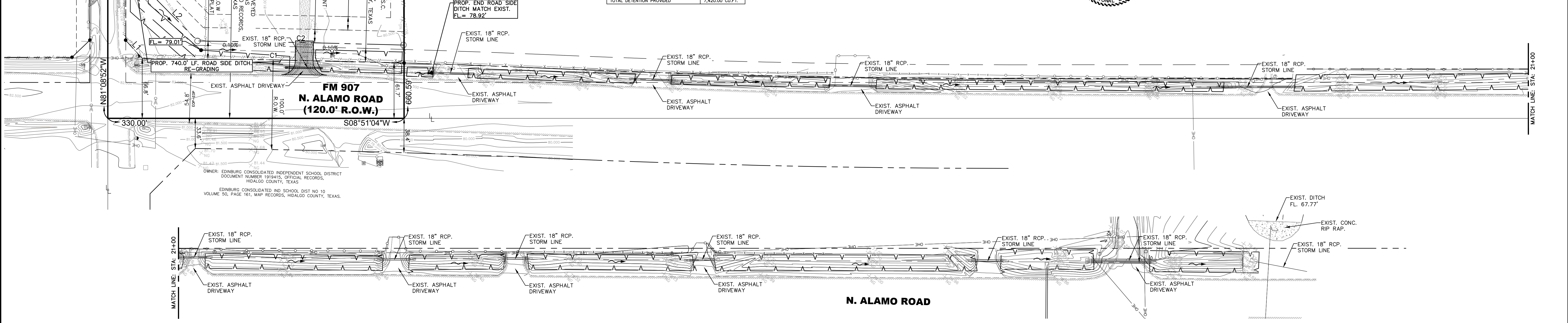
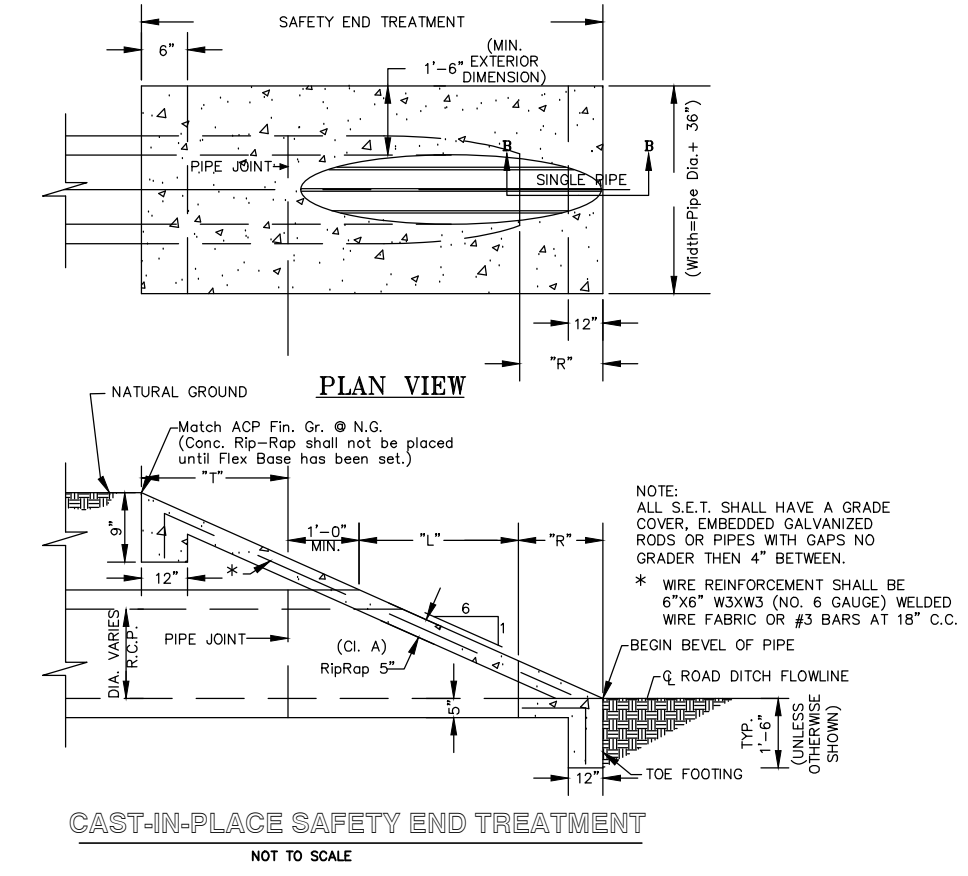
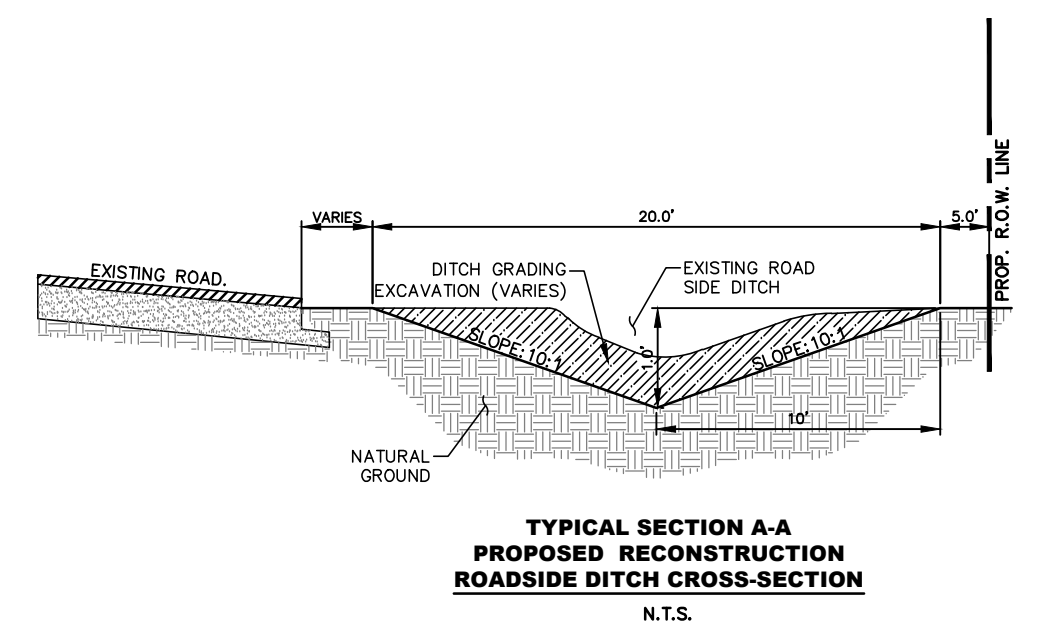
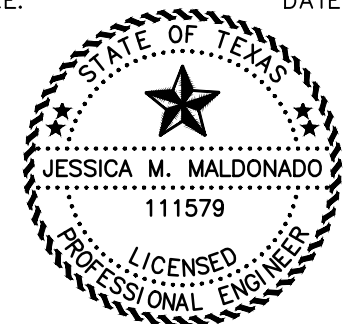
**TRENCH BEDDING CIRCULAR PIPE (STORM)**

**DRAINAGE REQUIREMENTS LOT 1:**

PROPOSED USE: 5.00-AC (GROSS), 3.67-AC (NET), SINGLE FAMILY.  
CALCULATION METHOD: RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD  
DESIGN STORM: 10-YR PRE / 50-YR POST  
PRE-DEVELOPMENT PEAK RUNOFF: 3.49 CFS  
POST-DEVELOPMENT PEAK RUNOFF: 5.13 CFS  
DETENTION REQUIREMENT: 0.168 AC-FT (7,323.00 CF.)  
OUTFALL LOCATION: 18" RCP, STORM LINE

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A ZONE "X" AREAS BETWEEN LIMITS OF 100-YEAR AND 500 YEAR FLOOD; OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS FF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.  
COMMUNITY PANEL NUMBER 480334 0325 D.  
MAP REVISED JUNE 6, 2000.

PREPARED BY: JESSICA M. MALDONADO, P.E.



NO.	SHEET	REVISION	DATE	APPROVED

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: RICARDO RESENDEZ	204 E. CANO STREET	EDINBURG, TX, 78539	(956) 735-6624	NONE
ENGINEER: JESSICA M. MALDONADO	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR: OSCAR HERNANDEZ, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

DATE OF PREPARATION: April 2023

SHEET 3 OF 3  
REGISTRATION # F-10602

**SAMES** SAM Engineering & Surveying  
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