



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: 7-11-2023

PROPOSED RANCHO DE ARGUELLES SUBDIVISION, PRECINCT No. 1.

ENGINEER: R.E. GARCIA & ASSOCIATES DEVELOPER: FRANK ARGUELLES

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTH OF MILE 10 NORTH ROAD, APPROXIMATELY ¼ OF A MILE EAST OF MILE 1 WEST ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-31-2023 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 10 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 10 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6-14-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-19-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 2" LOCATION: MILE 10 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-03-2023 : 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.

**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.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

# PLAT OF RANCHO DE ARGUELLES SUBDIVISION

A 1.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 82, CAMPACUAS ADDITION TO THE CAPISSALLO DISTRICT OF THE LANDS OF THE AMERICAN RIO GRANDE LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME "P", PAGE 225-227, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 376667, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: APRIL 26, 2023 SCALE IN FEET  
0 30' 60' 90' SCALE: 1" = 40'

PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
116 NORTH 12TH AVE.  
EDINBURG, TEXAS 78541 (936) 381-1061  
EMAIL: REGASSO@AOL.COM

R.E. Garcia Associates

**THE STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S CERTIFICATION, DEDICATION, & ATTESTATION**

I, **FRANK A. ARGUELLES**, AS OWNERS OF THE 3.69 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **RANCHO DE ARGUELLES SUBDIVISION** HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET 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 WILL MEET THE MINIMUM STANDARDS;
  - (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
  - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS OR SEPTIC TANKS WILL MEET THE MINIMUM STATE STANDARDS;
  - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS WILL MEET THE MINIMUM STATE STANDARDS;
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

FRANK A. ARGUELLES DATE \_\_\_\_\_  
P.O. BOX 761 MERCEDES, TX 78570

**THE STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **FRANK A. ARGUELLES**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE PLAN FOR THIS SUBDIVISION COMPANY 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

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

**APPROVAL BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9:**

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9 DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- 2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- 3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- 4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- 5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHED, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER DATE \_\_\_\_\_  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

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

By: \_\_\_\_\_ DEPUTY

### 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 LAY 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 FOR 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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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

FRANK A. ARGUELLES DATE \_\_\_\_\_  
P.O. BOX 761 MERCEDES, TX 78570

### PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334-0450 C EFFECTIVE DATE: JUNE 6, 2000
- SETBACKS ARE AS FOLLOWS:  
FRONT 50.00' OR EASEMENT, WHICHEVER IS GREATER  
REAR 40.00' OR EASEMENT, WHICHEVER IS GREATER  
SIDE 6.00' OR EASEMENT, WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND OR 64.50, WHICHEVER ELEVATION IS GREATER. ELEVATION CERTIFICATE IS REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
**BM-1: 60 PENNY NAIL SET IN POWER POLE LOCATED NEAR THE SOUTHEAST CORNER OF LOT 1.  
ELEVATION: 00.00 DATUM: N.A.V.D. 1988**
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY A MINIMUM DETENTION VOLUME OF **2.274** OR **0.05** ACRE FEET OF STORM RUNOFF WILL BE DETAINED DURING THE FIFTY YEAR EVENT WITH A MAXIMUM 10 YEAR STORM FLOOD DISCHARGE RATE OF **1.47** CFS DURING SAID EVENT, THE PEAK RATE OF EVENT.
- ALL EASEMENTS ON THIS PLAT ARE DEDICATED BY THIS PLAT UNLESS NOTED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
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 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.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THE OWNER AND SUBDIVIDER OF **RANCHO DE ARGUELLES SUBDIVISION** RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON LOT 1 AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 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.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER 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.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1. THIS MUST BE STIPULATED ON THE DEED AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 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 OCCUPANCY AN EASEMENT.
- ALL CORNERS SET HALF (1/2) INCH IRON ROD WITH PLASTIC CAP STAMPED R.P.L.S. 4204 OR AS NOTED.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- PROPERTY OWNER OF LOT 1 SHALL BE PROHIBITED FROM ALTERING OR COVERING MILE 10 NORTH RD. ROAD-DITCH ADJACENT TO LOT 1, UNLESS DONE OR DEEMED BY HIDALGO COUNTY.

### METES AND BOUNDS DESCRIPTION

A 1.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 82, CAMPACUAS ADDITION TO THE CAPISSALLO DISTRICT OF THE LANDS OF THE AMERICAN RIO GRANDE LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME "P", PAGE 225-227, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 376667, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

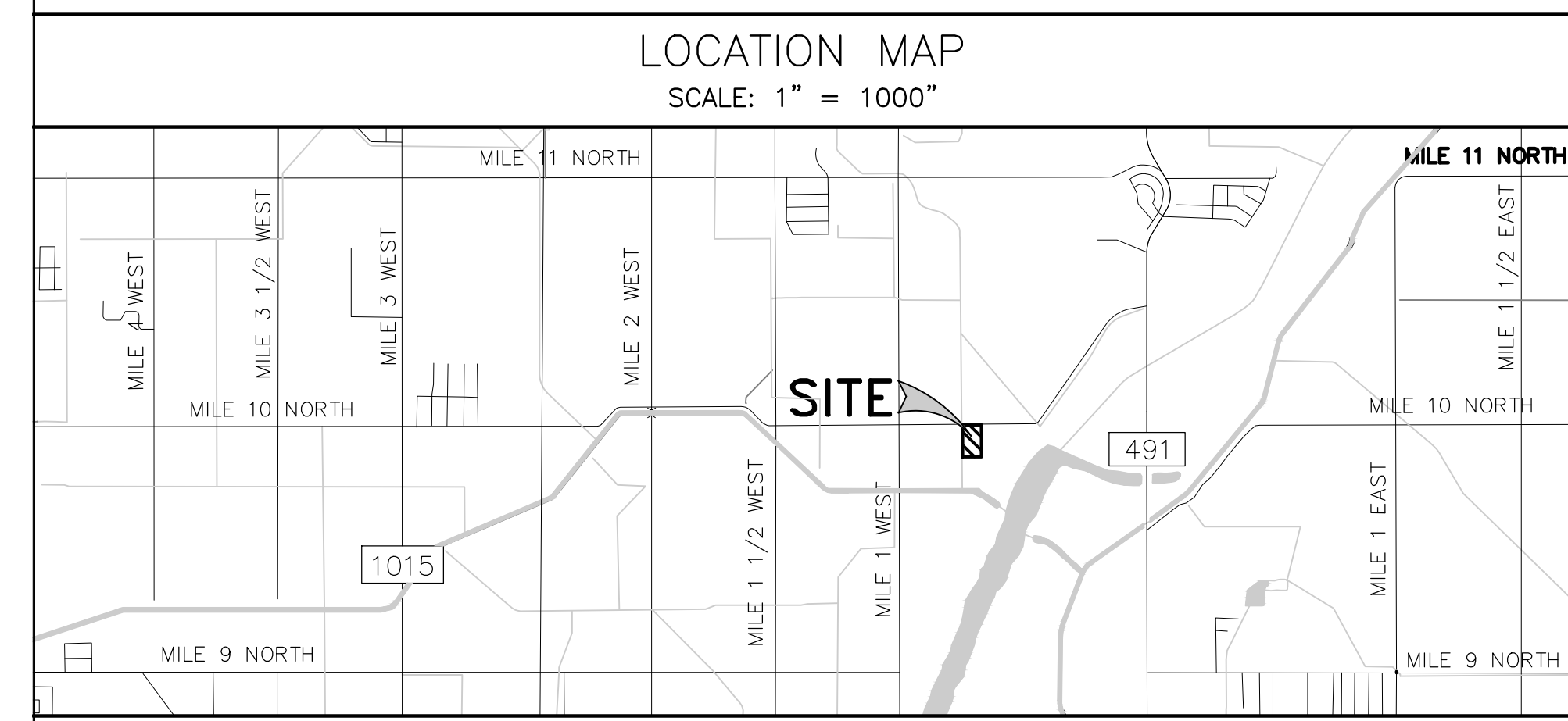
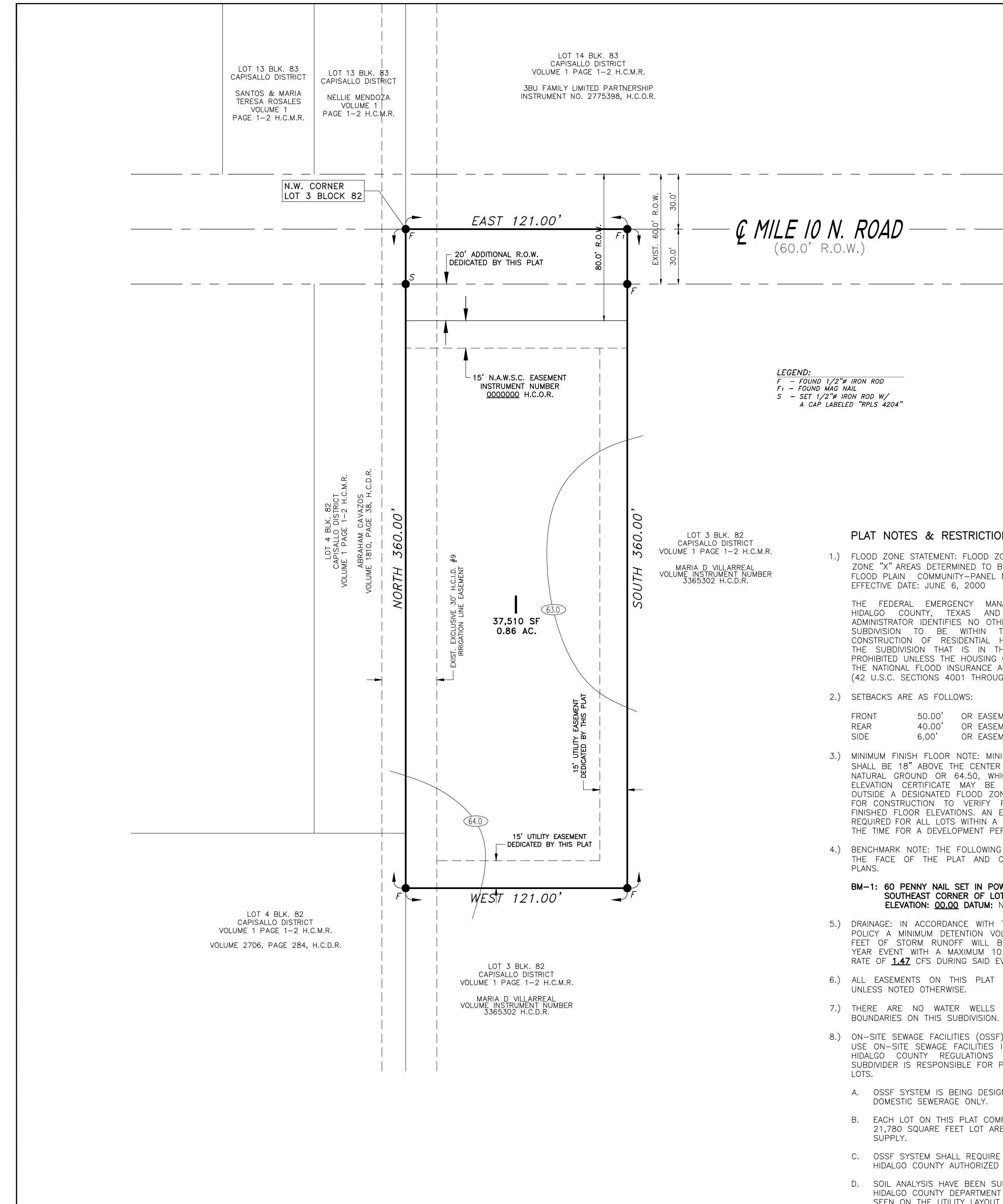
BEGINNING AT A FOUND ONE-HALF INCH IRON ROD ON THE CENTERLINE OF MILE 10 NORTH ROAD BEING THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 82, FOR THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE EAST 121.00 FEET ALONG SAID CENTERLINE OF MILE 10 NORTH ROAD ALSO BEING THE NORTH LINE OF SAID LOT 3, BLOCK 82, TO A FOUND MAG NAIL BEING THE MOST NORTHERLY NORTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED DOCUMENT NUMBER 3365382, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED DOCUMENT NUMBER 3365382, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE WEST LINE OF SAID LOT 3, BLOCK 82, PASS AT 30.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 10 NORTH ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 360.00 FEET TO A FOUND ONE-HALF INCH IRON ROD BEING THE AN INTERIOR CORNER OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED DOCUMENT NUMBER 3365382, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT.

THENCE WEST 121.00 FEET ALONG THE MOST SOUTHERLY NORTH LINE OF SAID TRACT DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED DOCUMENT NUMBER 3365382, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, BEING PARALLEL TO THE NORTH LINE OF SAID LOT 3, BLOCK 82, TO A FOUND ONE-HALF INCH IRON ROD ON THE WEST LINE OF SAID LOT 3, BLOCK 82, FOR THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT.

THENCE NORTH ALONG SAID WEST LINE OF LOT 3, BLOCK 82, PASS AT 330.00 FEET A FOUND ONE-HALF INCH IRON ROD BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 10 NORTH ROAD AND CONTINUING FOR A TOTAL DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRE OF LAND, MORE OR LESS.



### LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

ARGUELLES SUBDIVISION IS LOCATED IN SOUTH EAST HIDALGO COUNTY IN PRECINCT NO. 1 APPROXIMATELY 1,320 FEET EAST OF MILE 1 WEST ROAD ON MILE 10 NORTH ROAD. **RANCHO DE ARGUELLES SUBDIVISION** IS IN A RURAL AREA AND IS NOT WITHIN ANY CITY'S TWO MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

INDEX OF SHEETS	
DESCRIPTION	
HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES & BOUNDS; SURVEYOR'S & ENGINEER'S CERTIFICATION; PLAT NOTES & RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY APPROVAL; DESCRIPTION OF LOCATION WITH RESPECT TO THE ETJ OF A MUNICIPALITY; H.C.O.D. APPROVAL; REVISION NOTES; PLAT WITH LOTS, LOT DIMENSIONS, STREETS AND EASEMENT DESIGNATION	1
WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; PAVING, DRAINAGE AND IRRIGATION SANITARY MAP ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT; MAP OF TOPOGRAPHY & DRAINAGE WITH ENGINEER'S CERTIFICATION, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT	2

**PRINCIPAL CONTACTS:**

OWNER: <b>FRANK A. ARGUELLES</b>	ADDRESS: <b>P.O. BOX 761 116 N. 12TH 116 N. 12TH</b>	CITY, STATE & ZIP: <b>MERCEDES, TX 78570</b>	PHONE NUMBER: <b>(936) 284-2275</b>
ENGINEER: <b>RAUL E. GARCIA</b>		<b>EDINBURG, TX 78539</b>	<b>(936) 381-1061</b>
SURVEYOR: <b>RAUL E. GARCIA</b>		<b>EDINBURG, TX 78539</b>	<b>(936) 381-1061</b>

LOT 13 BLK. 83 CAPISSALLO DISTRICT SANTOS & MARIA TERESA ROSALES VOLUME 1 PAGE 1-2 H.C.M.R.

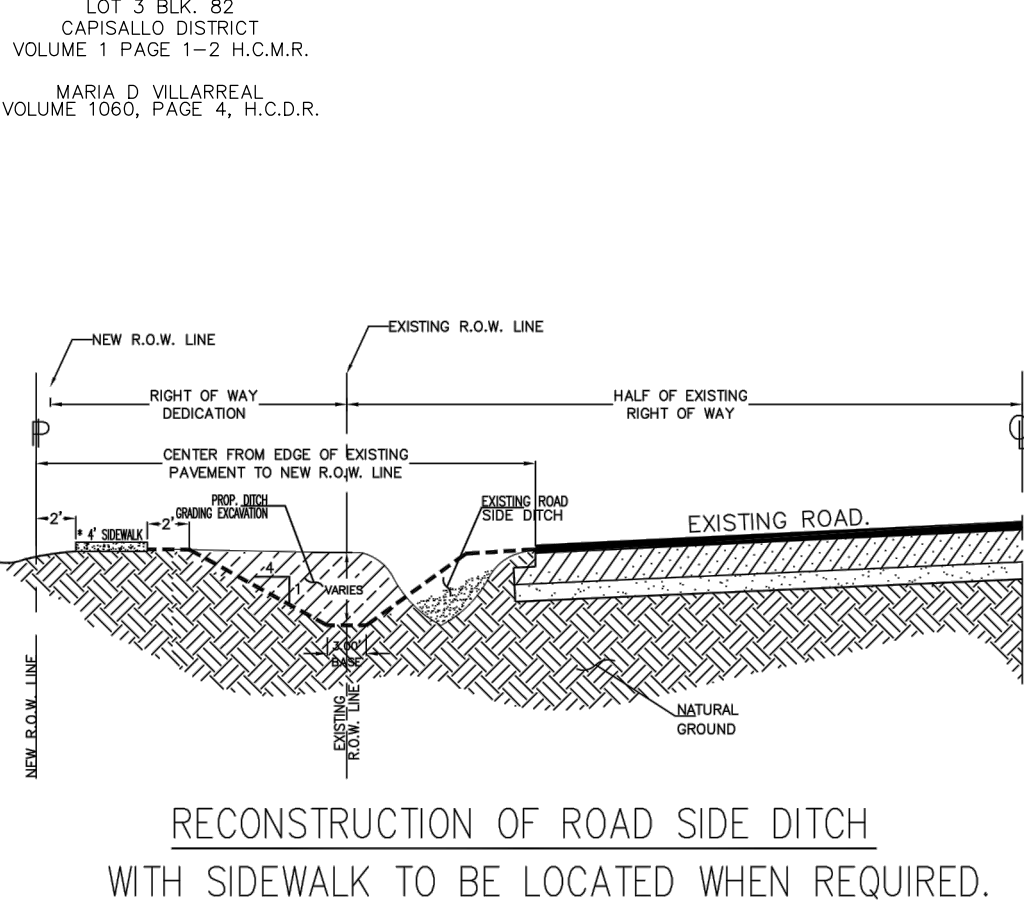
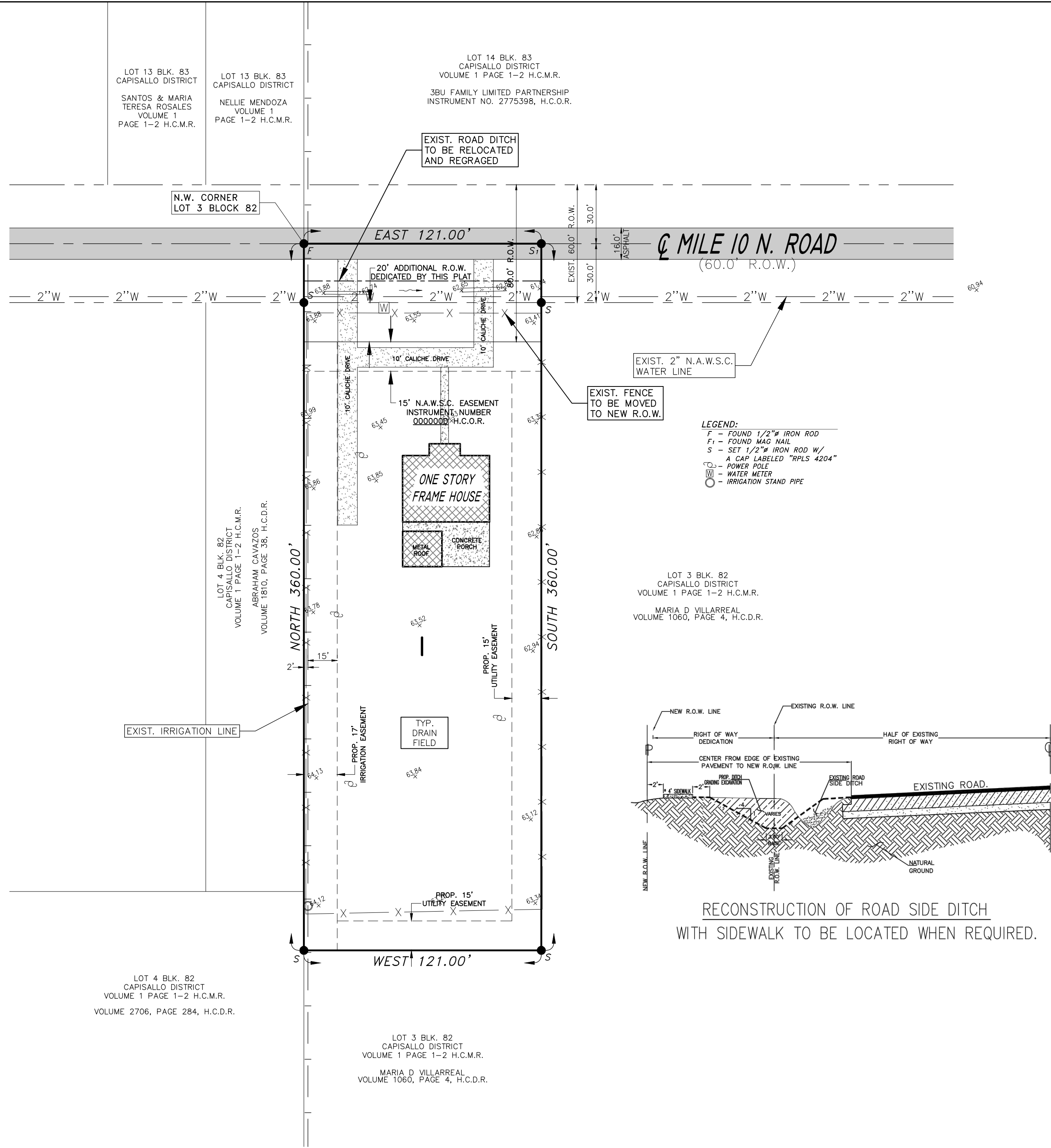
LOT 14 BLK. 83 CAPISSALLO DISTRICT NELLIE MENDOZA VOLUME 1 PAGE 1-2 H.C.M.R.

LOT 14 BLK. 83 CAPISSALLO DISTRICT VOLUME 1 PAGE 1-2 H.C.M.R. 3BU FAMILY LIMITED PARTNERSHIP INSTRUMENT NO. 2775368, H.C.O.R.

LOT 4 BLK. 82 CAPISSALLO DISTRICT VOLUME 1 PAGE 1-2 H.C.M.R. ABRAHAM CAVAZOS VOLUME 1810, PAGE 38, H.C.D.R.

LOT 3 BLK. 82 CAPISSALLO DISTRICT VOLUME 1 PAGE 1-2 H.C.M.R. MARIA D. VILLARREAL VOLUME INSTRUMENT NUMBER 3365302 H.C.D.R.

LOT 3 BLK. 82 CAPISSALLO DISTRICT VOLUME 1 PAGE 1-2 H.C.M.R. MARIA D. VILLARREAL VOLUME INSTRUMENT NUMBER 3365302 H.C.D.R.



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

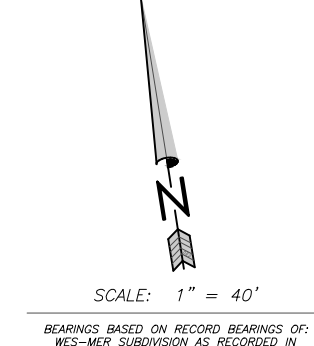
# PLAT OF RANCHO DE ARGUELLES SUBDIVISION

A 1.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 82, CAMPACUAS ADDITION TO THE CAPISSALLO DISTRICT OF THE LANDS OF THE AMERICAN RIO GRANDE LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME "P", PAGE 225-227, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 376667, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DATE: APRIL 26, 2023 SCALE IN FEET  
0 30' 60' 90' SCALE: 1" = 40'

**COST ESTIMATE**

WATER	\$0,000.00
OSSF	\$0,000.00
PAVING	\$00.00
DRAINAGE	\$00.00
TOTAL	\$0,000.00



PREPARED BY: **R. E. GARCIA & ASSOCIATES**  
ENGINEERS, SURVEYORS, PLANNERS  
JOB NO.: 2022-214  
DRAWN BY: D.E.S.

R.E. Garcia  
116 NORTH 12th AVE.  
EDINBURG, TEXAS 78841 (936) 381-1061  
EMAIL: REGAASSOC@AOL.COM

**FINAL ENGINEERING REPORT FOR RANCHO DE ARGUELLES SUBDIVISION**  
BY RAUL E. GARCIA, P.E.  
FINAL WATER AND SEWER ENGINEERING REPORT

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**  
RANCHO DE ARGUELLES 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 2" WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF MILE 10 NORTH ROAD.  
WATER DISTRIBUTION FOR RANCHO DE ARGUELLES SUBDIVISION CONSISTS OF ONE EXISTING 1" DIAMETER SINGLE WATER SERVICE FOR LOT 1.  
**SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES**

SEWAGE FROM RANCHO DE ARGUELLES SUBDIVISION SUBDIVISION, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT 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. LOT 1 HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

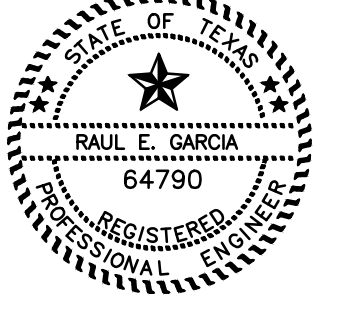
LOT 1 IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM FOR THE AREA. AT LEAST EIGHT SOIL EXCAVATIONS WERE PERFORMED ON THE SITE AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THE LIMIT AREA). THE SOIL IS A DARK GRAYISH BROWN SANDY CLAY 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 THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE SOIL IS A CLASS III SOIL.  
LOT 1 HAS AN EXISTING SEPTIC SYSTEM ALREADY IN PLACE.

THE COST TO INSPECT THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1000.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAS BEEN INSPECTED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$1000.00. THE EXISTING SEPTIC TANK AND DRAIN FIELD FOR LOT 1 WAS UNCOVERED, INSPECTED REPAIRED AND PLACED IN PROPER WORKING ORDER BY JOSE ANGEL GONZALEZ, OSSF LICENSE #0512258 AND APPROVED BY THE HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.

**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 COST 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 \$0,000.00.  
SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$0,000.00 (ALL INCLUSIVE), FOR THE ENTIRE SUBDIVISION.



ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**SUBDIVIDER CERTIFICATION**

1. - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, THE 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 BY THE STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

1.- I, FRANK A. ARGUELLES, SUBDIVIDERS OF RANCHO DE ARGUELLES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE FOR THE H.C.H.D.; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUALITY 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. AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

FRANK A. ARGUELLES \_\_\_\_\_ DATE \_\_\_\_\_  
P.O. BOX 781  
MERCEDOS, TX 78570

**THE STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY APPEARED **FRANK A. ARGUELLES** KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

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

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

**INFORME FINAL DE INGENIERIA PARA LA SUBDIVISION RANCHO DE ARGUELLES**  
POR RAUL E. GARCIA, P.E.  
**INFORME FINAL DE INGENIERIA DE AGUA Y ALcantarillado**  
SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE FUNCIONAMIENTO:

LA SUBDIVISION RANCHO DE ARGUELLES RECIBIRA AGUA POTABLE POR LA CORPORACION DE SUMINISTRO DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO EN EL CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 2" QUE CORREN A LO LARGO DEL LADO SUR DEL DERECHO DE VIA DE LA MILLA 10 DE LA CARRETERA NORTE.  
LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION RANCHO DE ARGUELLES CONSTA DE UN SERVICIO DE AGUA UNICO EXISTENTE DE 1" DE DIAMETRO PARA EL LOTE 1.

**DESCRIPCION DE LAS INSTALACIONES DE ALcantarillado; COSTO Y FECHAS DE OPERACION**

LAS AGUAS RESIDUALES DE LA SUBDIVISION DE RANCHO DE ARGUELLES SERAN TRATADAS MEDIANTE INSTALACIONES DE ALcantarilla INDIVIDUALES EN EL SITIO ("OSSF") QUE CONSISTEN EN UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE ABJO FIRMA HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. EL LOTE 1 TIENE AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

EL LOTE 1 EN LA SUBDIVISION PROPUESTA TIENE AL MENOS 1/2 ACRE DE TAMAÑO. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICABA UNA MARGA ARCILLOSA ARENOSA PARA EL AREA. SE REALIZARON AL MENOS OCHO EXCAVACIONES DE SUELO EN EL SITIO EN LOS EXTREMOS OPUESTOS DEL AREA DE ELIMINACION PROPUESTA. (PERFORACIONES ADICIONALES FUERON INNECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DEL AREA LIMITE). EL SUELO ES UNA MARGA ARCILLOSA ARENOSA DE MARRON GRIS OSCURO QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DESAGUJE BIEN. EL SUELO ES UN SUELO DE CLASE III.

EL LOTE 1 TIENE UN SISTEMA SEPTICO EXISTENTE YA INSTALADO.

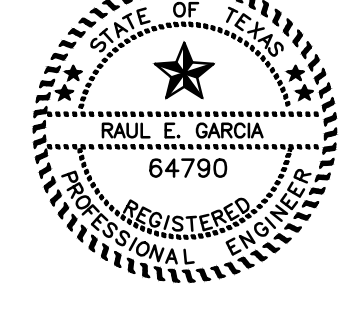
EL COSTO DE LA INSPECCION DEL SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$1000.00, INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. EL OSSF HA SIDO INSPECCIONADO AL MOMENTO DE LA SOLICITUD PARA LA APROBACION FINAL DEL PLATO A UN COSTO TOTAL DE \$1000.00. EL TANQUE SEPTICO Y EL CAMPO DE DRENAJE EXISTENTES PARA EL LOTE 1 FUERON DESCUBIERTOS, INSPECCIONADOS, REPARADOS Y PUESTOS EN BUEN ESTADO DE FUNCIONAMIENTO POR JOSE ANGEL GONZALEZ, LICENCIA OSSF #0512258 Y APROBADOS POR EL DEPARTAMENTO DE SALUD AMBIENTAL DEL CONDADO DE HIDALGO.

**CERTIFICACION DE INGENIERO:**

CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALcantarillado DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE EL COSTO PARA INSTALAR EL SISTEMA DE DISTRIBUCION DE AGUA Y LAS INSTALACIONES DE ALcantarillado EN EL SITIO, MENCIONADO ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE \$0,000.00.

INSTALACIONES DE ALcantarillado - SE HA INSTALADO SISTEMA SEPTICO A UN COSTO TOTAL DE \$0,000.00 (TODO INCLUIDO), PARA TODO EL LOCALIZADO.



FIRMA DEL INGENIERO \_\_\_\_\_ FECHA \_\_\_\_\_

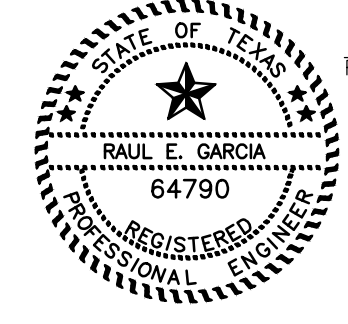
**DRAINAGE STATEMENT FOR RANCHO DE ARGUELLES SUBDIVISION**

RANCHO DE ARGUELLES SUBDIVISION CONSISTS OF A 1.00 ACRE TRACT OF LAND BEING A PORTION OF LOT 3, BLOCK 82, CAMPACUAS ADDITION TO THE CAPISSALLO DISTRICT OF THE LANDS OF THE AMERICAN RIO GRANDE LAND AND IRRIGATION COMPANY SUBDIVISION, AS RECORDED IN VOLUME "P", PAGE 225-227, MAP RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT #376667, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THE SITE IS LOCATED ON THE SOUTH SIDE OF MILE 10 NORTH ROAD APPROXIMATELY 1,360 FEET EAST OF MILE 1 WEST WITHIN THE HIDALGO COUNTY RURAL DEVELOPMENT AREA. THE PROPERTY IS LOCATED WITHIN EXISTING RESIDENTIAL AREA WITH ONE HOME THAT IS WITHIN THE SITE. THE TRACT IS BASICALLY FLAT WITH A SLIGHT SLOPE TO THE NORTH TOWARDS THE ROAD DITCHES ON MILE 10 NORTH ROAD. MILE 10 NORTH ROAD FLOWS EAST AND DISCHARGES INTO HCCD #9 DRAINAGE DITCH #7 WHICH IS MAINTAINED BY HCCD #1. THE PROPOSED SUBDIVISION IS LOCATED WITHIN A ZONE "X" FLOOD HAZARD AREA AS DESIGNATED BY FEMA FIRM COMMUNITY PANEL NUMBER 480334 0450 C DATED JUNE 6, 2000. ZONE "X" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN"

THE PREDOMINATE SOILS ON THIS PROPERTY IS (19) - HARLINGEN CLAY BEING A GRAYISH BROWN CLAY. THIS SOIL IS FOUND TO BE IN THE HYDROLOGIC GROUP "D" AS DETERMINED BY USE OF THE SOIL SURVEY OF HIDALGO COUNTY. (SEE ATTACHMENT). CURRENTLY THE PROPERTY IS USED AS A LARGE RURAL RESIDENTIAL SITE.

THE EXISTING ROADSIDE DITCHES WILL BE RE-GRADED AND RELOCATED AS REQUIRED BY THE HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. PROPERLY SIZED CULVERT PIPES WILL BE INSTALLED ON THE ANY NEW DRIVEWAY AS PER HIDALGO COUNTY SUBDIVISION RULES AND REGULATIONS. THESE DITCHES WILL CONTINUE TO FLOW AND DISCHARGE EAST INTO HCCD #9 DRAINAGE DITCH #7 WHICH IS MAINTAINED BY HCCD #1. THE EXISTING SINGLE FAMILY HOME LOT WILL NOT INCREASE STORM WATER DISCHARGE IN THE AREA IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, A MINIMUM OF 2.274 CF OR 0.05 OF STORM RUNOFF WHICH IS THE DEFERENTIAL VOLUME BETWEEN THE PRE DEVELOPED 10 YEAR EVENT AND THE POST DEVELOPMENT 50 YEAR EVENT (5.36 CFS) WILL BE OBTAINED WITH A MAXIMUM DISCHARGE RATE OF 1.47 CFS. THE PEAK RATE OF RUNOFF WILL NOT BE INCREASED DURING THE 50 YEAR RAINFALL EVENT.

CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN



REGISTERED PROFESSIONAL ENGINEER #64790