



Anthony Uresti  
Assistant Director

# 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: 9-26-2023

PROPOSED GARZA RANCH SUBDIVISION, PRECINCT No. 1.

ENGINEER: ROBLES & ASSOCIATES, PLLC. DEVELOPER: GIL GARZA, JR.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: ON THE NORTH SIDE OF MILE 9 NORTH ROAD APPROXIMATELY ¼ MILE WEST OF MILE 1 EAST ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MERCEDES

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-9-2022 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 9 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 9 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-4-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-15-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 4" LOCATION: MILE 9 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-15-2023: 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.

VARIANCE REQUEST TITTLE B. CHAPTER 3. SECTION E13. ITEM SETBACKS

TITTLE B. CHAPTER 2. SECTION 2.7. ITEM EASEMENTS

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON:

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

**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.*

**CARZA RANCH SUBDIVISION**

BEING A SUBDIVISION OF 5.151 ACRES OF LAND OUT OF LOT 15, BLOCK 63, CAPISALLO DISTRICT SUBDIVISION OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME P, PAGE 226 OF THE HIDALGO COUNTY DEED RECORDS

**METES AND BOUNDS DESCRIPTION**

Being 5.151 acres of land situated in Hidalgo County, Texas and being out of Lot 15, Block 63, Capisallo District Subdivision out of the Llano Grande Grant, as per map recorded in Volume P, Page 226 of the Hidalgo County Deed Records and said 5.151 acre tract being more particularly described by metes and bounds as follows:

COMMENCING for reference at a point for the southwest corner of said Lot 15, Block 63; THENCE, EAST 980.00 feet along the south line of said Lot 15 and the centerline of Mile 9 North Road to a point for the southwest corner of said tract herein described and the POINT OF BEGINNING;

THENCE, NORTH, with the east line of a 5.151 acre tract described in Document #504173 of the Hidalgo County Official Records, passing at a distance of 30.00 feet a 1/2-inch iron rod found for reference on the north right-of-way line of said Mile 9 North Road, and continuing for a total distance of 1320.00 feet to a 1/2-inch iron rod found for the northeast corner of said 5.151 acre tract and the northwest corner of said tract herein described;

THENCE, EAST, 170.00 feet with the south line of said Lot 15 and the south line of Lot 10 to a 1/2-inch iron rod found for the northeast corner of said tract herein described;

THENCE, SOUTH, with the west line of a 5.151 acre tract described in Document #3205016 of the Hidalgo County Official Records, passing at a distance of 1290.00 feet a 1/2-inch iron rod found for reference on the north right-of-way line of said Mile 9 North Road, and continuing for a total distance of 1320.00 feet to a point for the southwest corner of said 5.151 acre tract and the southeast corner of said tract herein described;

THENCE, WEST, 170.00 feet with the south line of said Lot 15, the north line of Lot 5 and the centerline of said Mile 9 North Road to the POINT OF BEGINNING and containing 5.151 acres of land more or less.

STATE OF TEXAS  
HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), GIL GARZA, JR., THE UNDERSIGNED, OWNER(S) OF THE 5.151 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "GARZA RANCH SUBDIVISION" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE THE PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT  
(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS; AND  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I (WE) ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: GIL GARZA, JR. DATE  
ADDRESS: 3300 MILE 9 N RD.  
MERCEDAS, TEXAS 78570

STATE OF TEXAS  
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED GIL GARZA, JR. AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

**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 (HEREIN AFTER 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 (HEREIN AFTER CALL "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, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTERLINE THEREOF BEING THE PIPELINE(S) INSTALLED. IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON PUBLIC ROAD AND THE CITY, COUNTY, OR STATE HEREAFTER WIDENS OR RELOCATED THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATERLINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATERLINE 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 CENTERLINE BEING THE CENTER LINE OF THE PIPELINE AS RELOCATED, THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AND THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE DESCRIBED LANDS AND THAT SAID LAND ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN 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 GRANTOR EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

OWNER: GIL GARZA, JR. DATE  
ADDRESS: 3300 MILE 9 N RD.  
MERCEDAS, TEXAS 78570

| REVISION NOTES: |       |          |      |          |
|-----------------|-------|----------|------|----------|
| NO.             | SHEET | REVISION | DATE | APPROVED |
|                 |       |          |      |          |
|                 |       |          |      |          |
|                 |       |          |      |          |

| NAME                           | ADDRESS                       | PHONE          |
|--------------------------------|-------------------------------|----------------|
| OWNER: GIL GARZA, JR.          | PO BOX 31, MERCEDAS, TX 78570 | (956) 475-5212 |
| SURVEYOR: REYNALDO ROBLES, JR. | PO BOX 476, WESLACO, TX 78599 | (956) 968-2422 |
| ENGINEER: REYNALDO ROBLES, JR. | PO BOX 476, WESLACO, TX 78599 | (956) 968-2422 |

**GENERAL SUBDIVISION PLAT NOTES**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (SHADED), (AREAS OF 500-YEAR FLOOD); AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD); AND FLOOD ZONE DESIGNATION "AH" (58) (FLOOD DEPTHS OF 1 TO 3 FEET USUALLY AREAS OF PONDING; BASE FLOOD ELEVATIONS DETERMINED). COMMUNITY-PANEL NO. 480334 450 C, MAP REVISED TO REFLECT LOMR DATED MAY 30, 2002. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0450 C REVISED MAY 30, 2002 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- 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. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND (MIN. 65.5), WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE 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: ELEV. 66.51 (NAVD 1988); 1/2-INCH IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY OF MILE 9 NORTH ROAD ON THE EAST LINE OF THIS 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 13,672 CUBIC-FEET (0.314 ACRE-FEET) OR 6,836 CUBIC-FEET (0.157 ACRE-FEET) PER LOT OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE DETAINED WITHIN DETENTION AREAS THEN OVERFLOW IN TO THE ROADSIDE DITCH.
- 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 HERB, GROUND COVER, GRASS, 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 DESCRIBING HOW AND 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 OCCUPANCY AN EASEMENT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- 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 INSTALL REINFORCED CONCRETE PIPE DRIVEWAY CULVERT OF NO LESS THAN 15 INCHES IN DIAMETER.
- DETENTION SWALES SHALL BE MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY ARE LOCATED.
- NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED IN AREAS INCLUDED IN FLOOD ZONE "AH" AS INDICATED ON THIS PLAT (ZONE AH), EXCEPT AS PROVIDED HEREIN. FURTHER, EACH OWNER OF A LOT ANY PORTION OF WHICH IS IN ZONE AH SHALL KEEP SUCH PORTION OF THE LOT CLEAR OF ANY STRUCTURES THAT WOULD INTERFERE WITH THE NATURAL PONDING THAT IS INTENDED TO OCCUR WITHIN ZONE AH. IN THE EVENT A LOT OWNER DESIRES TO DEPOSIT FILL OR CONSTRUCT STRUCTURES WITHIN ZONE AH, SUCH LOT OWNER MUST FIRST OBTAIN WRITTEN VERIFICATION FROM HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 THAT SUCH FILL AND/OR STRUCTURES WILL BE FULLY COMPLIANT WITH HIDALGO COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS AND FEMA'S NATIONAL FLOOD INSURANCE PROGRAM.
- CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWERS MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTIRE SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- 5' SIDEWALK REQUIRED ALONG PERIMETER OF SUBDIVISION DURING BUILDING PERMIT STAGE, INCLUDING HANDICAP RAMPS IN COMPLIANCE WITH ADA STANDARDS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS.

**CERTIFICATION BY THE IRRIGATION DISTRICT**

This plat is approved by Hidalgo and Cameron Counties Irrigation District No.9

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

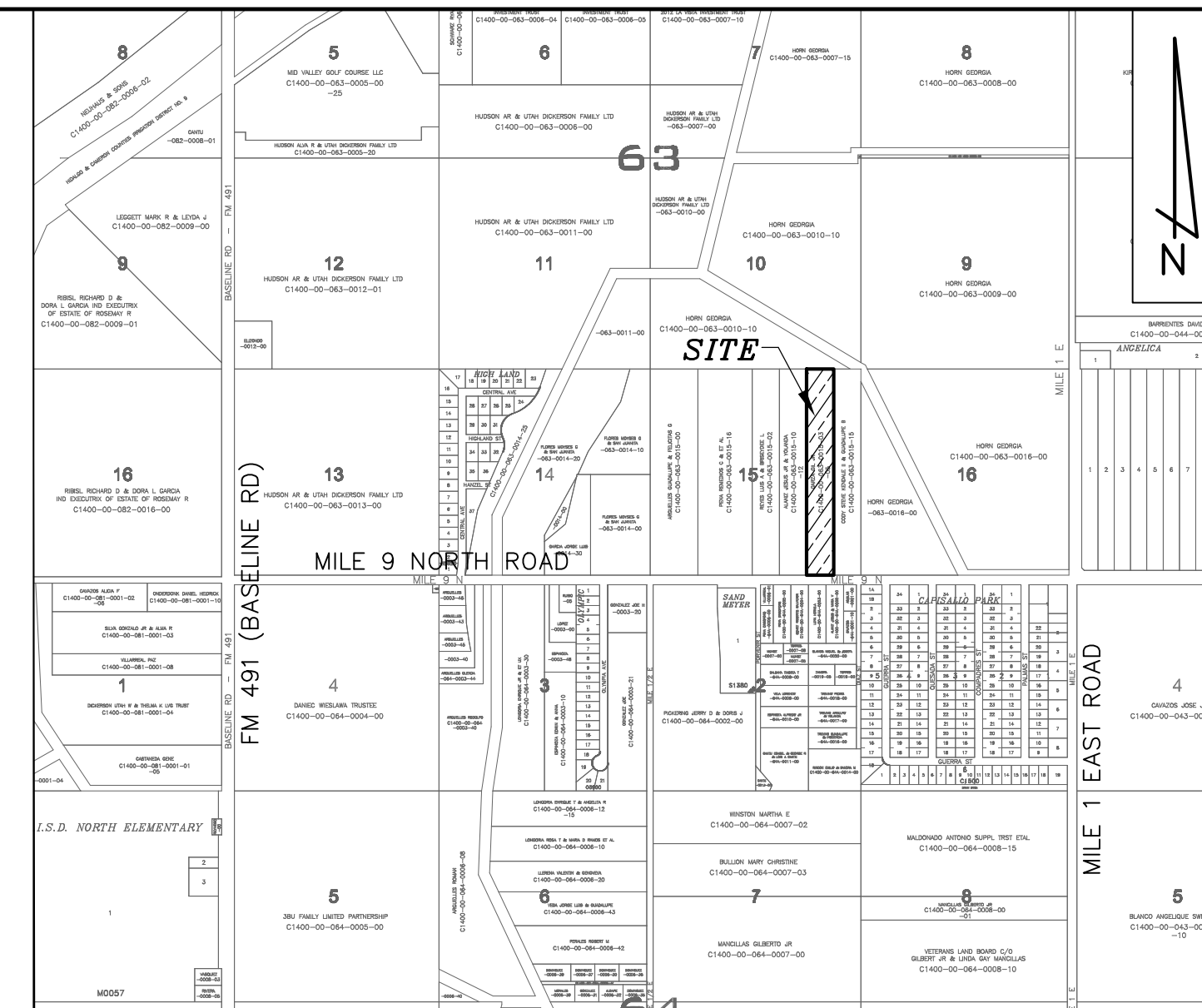
- No improvements of any kind shall be placed upon Hidalgo and Cameron Counties Irrigation District No. 9 Right-of-Ways and/or Easements without the expressed written permission of HCCID #9.
- It is understood that the rate of flow of Storm Water for the development will be no greater than the rate of flow of Storm Water when the land was in agricultural use.
- HCCID #9 will not be responsible for the storm/drainage water system to any lot with in this subdivision. As well, HCCID #9 will not be responsible for the delivery of water to any lot with in this subdivision. If desired, this will NOT be at the Districts Expense.
- 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.
- HCCID#9 Exclusive Easements shall be kept clear of building, sheds, fences, shrubs, trees and other plantings and other obstructions that would interfere with the operations and maintenance of the easement.

General Manager  
Hidalgo & Cameron Counties Irrigation District No. 9

JOB No. 164-22  
DATE: 8-17-22  
DRAWN BY: JR

**ROBLES ENGINEERING, LLC**  
FIRM NO. F-17391  
P.O. BOX 476, WESLACO, TEXAS 78596  
PHONE (956) 968-2422  
FAX (956) 969-2011

**ROBLES & ASSOCIATES, PLLC**  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 476, WESLACO, TEXAS 78596  
PHONE (956) 968-2422  
FAX (956) 969-2011  
FIRM NO. 10066700



**CARZA RANCH SUBDIVISION**

LOCATION MAP  
(SCALE: 1" = 1,000')

**SUBDIVISION LOCATION DESCRIPTION**

CARZA RANCH SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE NORTH SIDE OF MILE 9 NORTH ROAD APPROXIMATELY 1/2 MILE EAST OF MILE 1 EAST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDAS. THIS SUBDIVISION LIES APPROXIMATELY 1/2 OF A MILE EAST OF THE CITY LIMITS OF MERCEDAS AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

**APPROVED BY THE DRAINAGE DISTRICT:**

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODES §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 SESIN, P.E., C.F.M. DATE  
GENERAL MANAGER

STATE OF TEXAS  
HIDALGO COUNTY

I THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

REYNALDO ROBLES DATE  
R.P.L.S.#4032  
PO BOX 476  
WESLACO, TX, 78599

STATE OF TEXAS  
HIDALGO COUNTY

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

REYNALDO ROBLES, JR. DATE  
LICENSED PROFESSIONAL ENGINEER #102357  
PO BOX 476  
WESLACO, TX, 78599

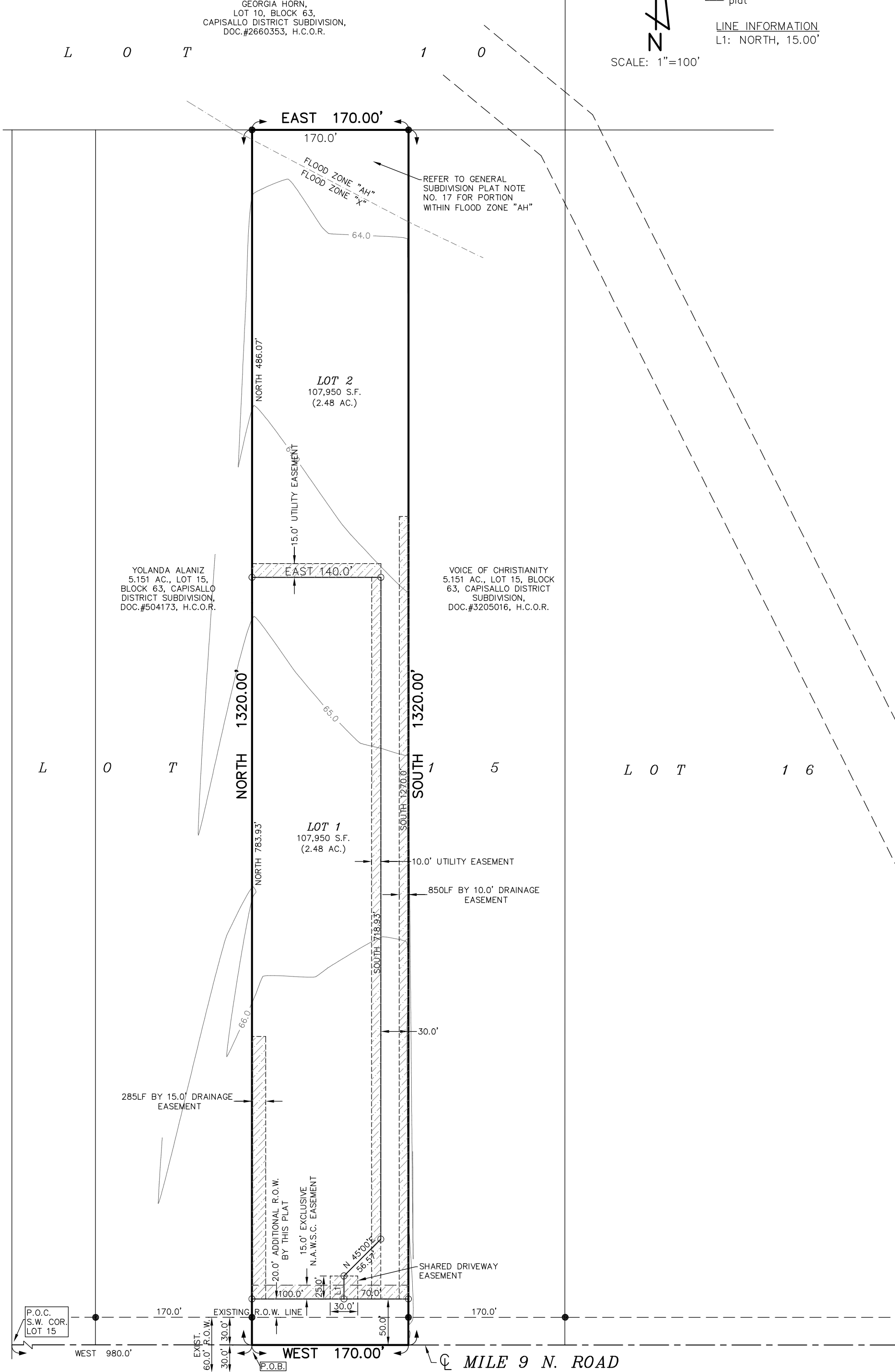


**CARZA RANCH SUBDIVISION**  
TOTAL NON RESIDENTIAL AREA: N/A  
TOTAL RESIDENTIAL AREA: 4.956 ACRES (215,900 S.F.)  
TOTAL LOTS: 2  
MINIMUM LOT SIZE: 2.48 ACRES (107,950 S.F.)

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

**INDEX TO SHEETS OF GARZA RANCH SUBDIVISION**

| SHEET   | DESCRIPTION   |
|---------|---|
| 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; 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. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES. |
| SHEET 2 | WATER DISTRIBUTION AND SANITARY SEWER (OSS) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSS) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, 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  |



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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF GARZA RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE

HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ 20\_\_\_\_

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

**APPROVED BY THE CITY OF MERCEDAS**

SIGNATURE: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
TITLE OF CITY OFFICIAL: \_\_\_\_\_  
DATE: \_\_\_\_\_

CAPISALLO PARK SUBDIVISION  
VOL. 14, PG. 226, H.C.D.R.

LOT 2  
BLOCK 64  
CAPISALLO DISTRICT SUBDIVISION  
VOL. P, PG. 226, H.C.D.R.

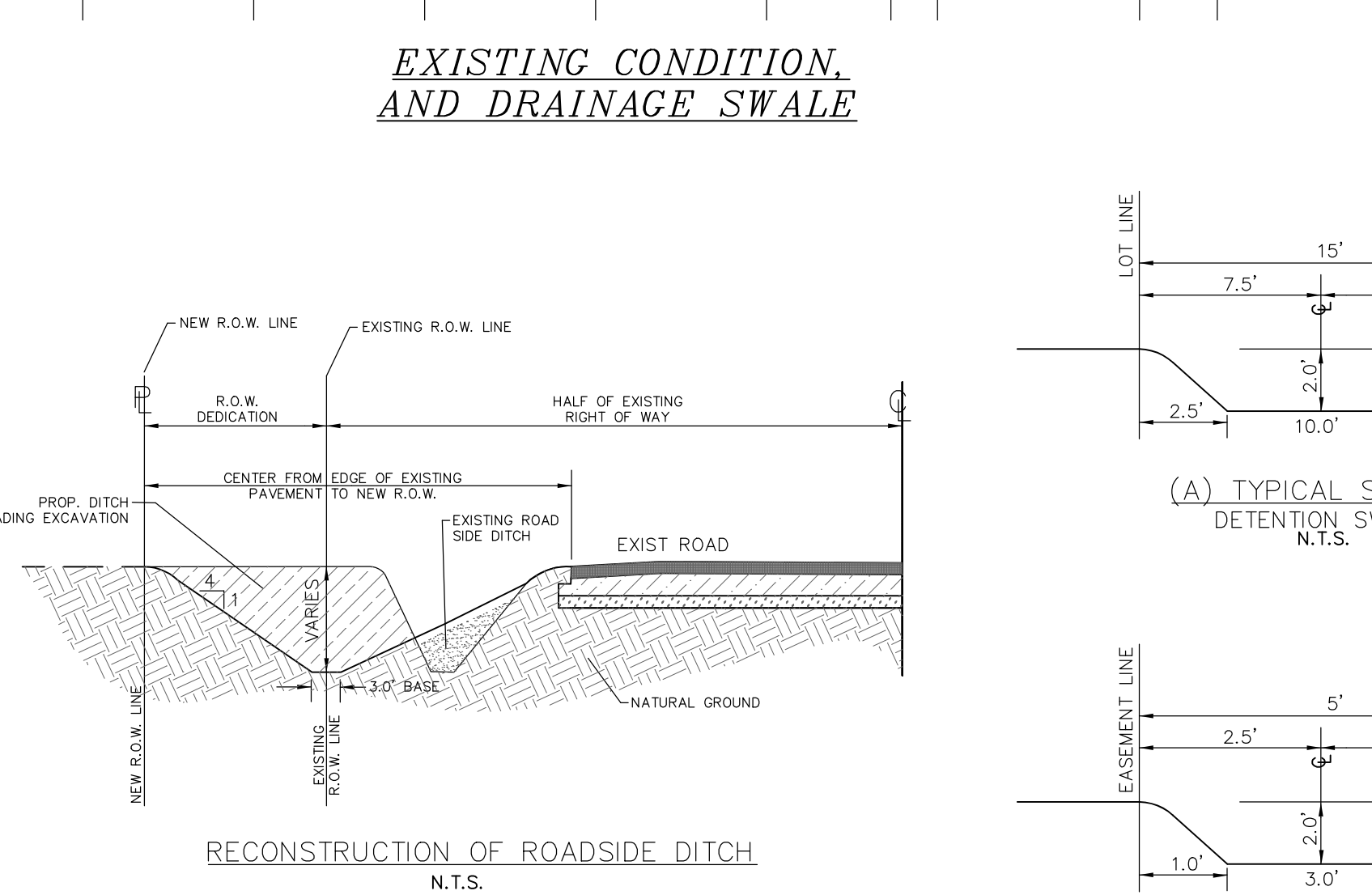
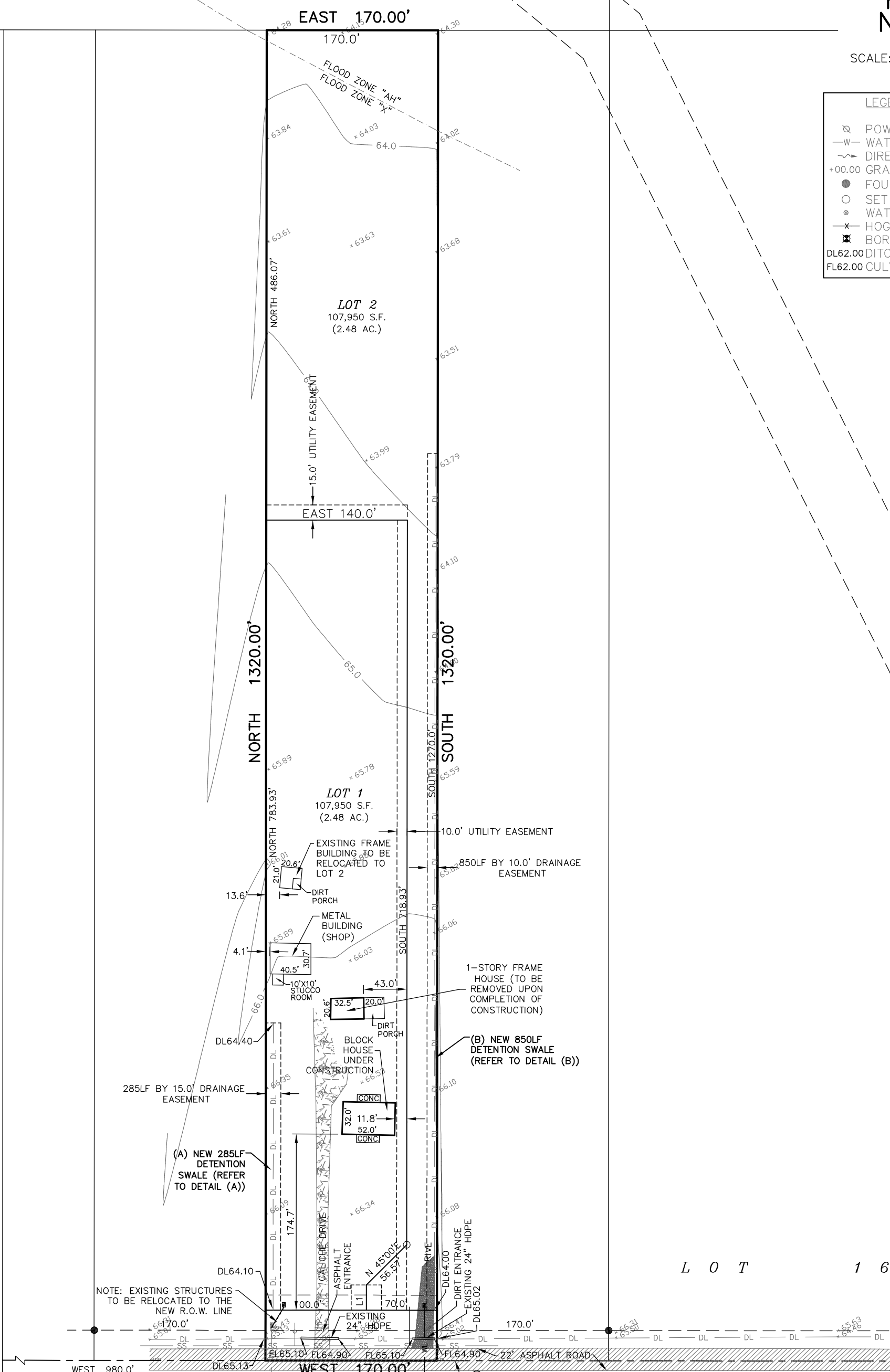
PRELIMINARY-FOR REVIEW ONLY

**GARZA RANCH SUBDIVISION**

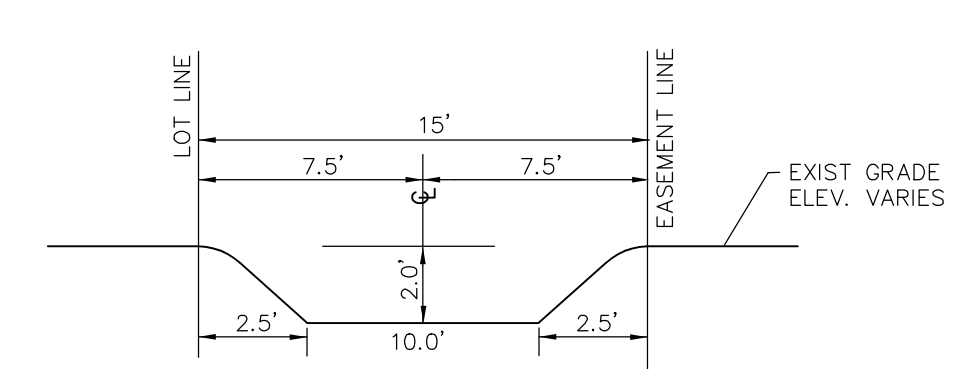
BEING A SUBDIVISION OF 5.151 ACRES OF LAND OUT OF LOT 15, BLOCK 63, CAPISALLO DISTRICT SUBDIVISION OUT OF THE LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME P, PAGE 226 OF THE HIDALGO COUNTY DEED RECORDS

**SUBDIVISION CONSTRUCTION COST:**  
 WATER SERVICE IMPROVEMENTS - \$1,600.00  
 SANITARY SEWER IMPROVEMENTS - \$850.00  
 DRAINAGE IMPROVEMENTS - \$575.00  
 TOTAL COSTS: \$2,425.00

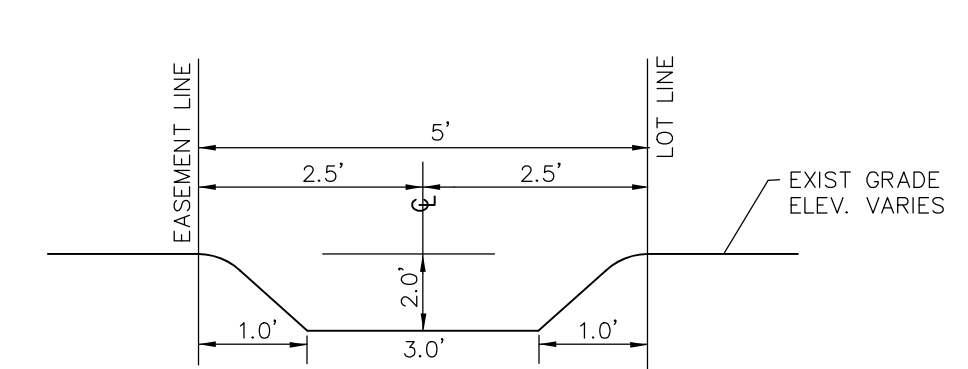
- LEGEND**
- ⊕ POWER POLE
  - WATERLINE
  - DIRECTION OF FLOW
  - GRADE ELEVATION
  - FOUND 1/2" IRON ROD
  - SET 1/2" IRON ROD
  - ⊕ WATERVALVE
  - ⊕ HOGWIRE FENCE LINE
  - ⊕ BORE LOCATION
  - DL62.00 DITCH FLOWLINE ELEVATION
  - FL62.00 CULVERT FLOWLINE ELEVATION



**RECONSTRUCTION OF ROADSIDE DITCH**  
N.T.S.



**(A) TYPICAL SECTION DETENTION SWALE**  
N.T.S.



**(B) TYPICAL SECTION DETENTION SWALE**  
N.T.S.

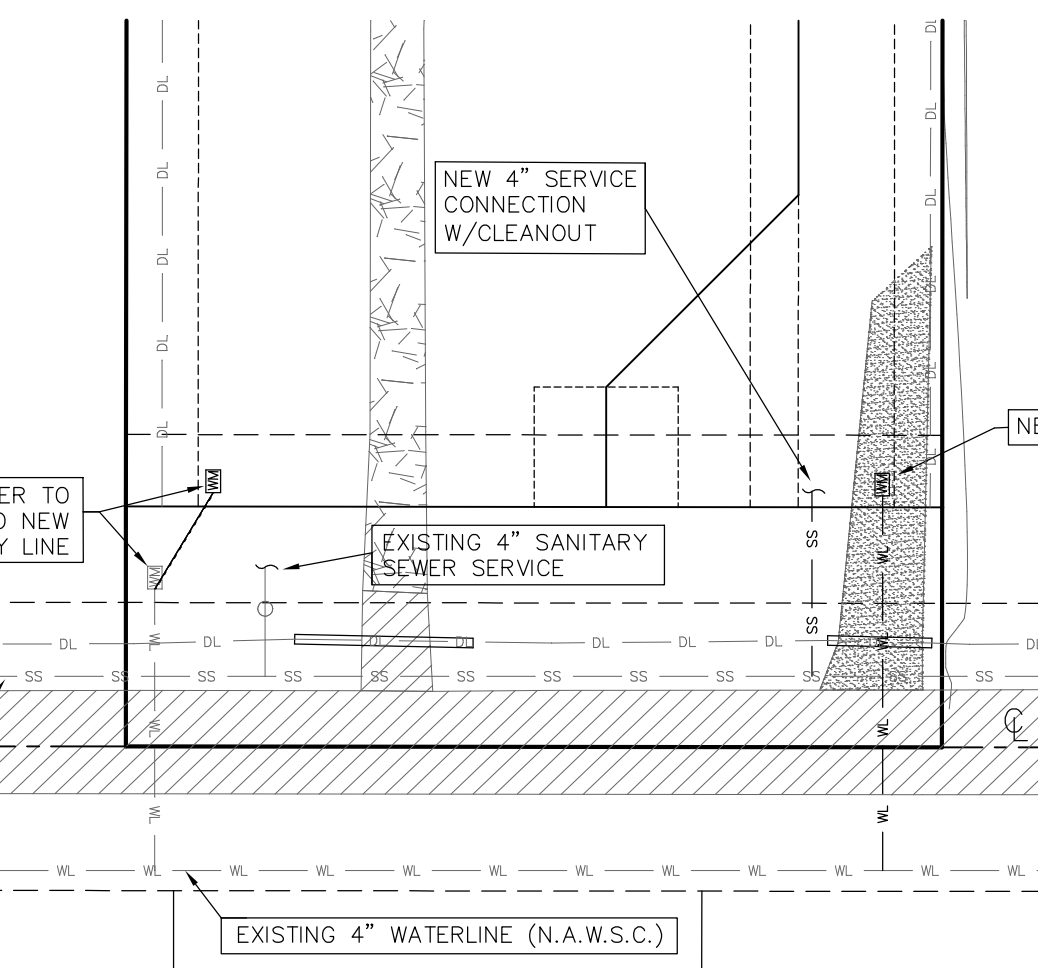
**SUBDIVIDER CERTIFICATION:**

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE 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.

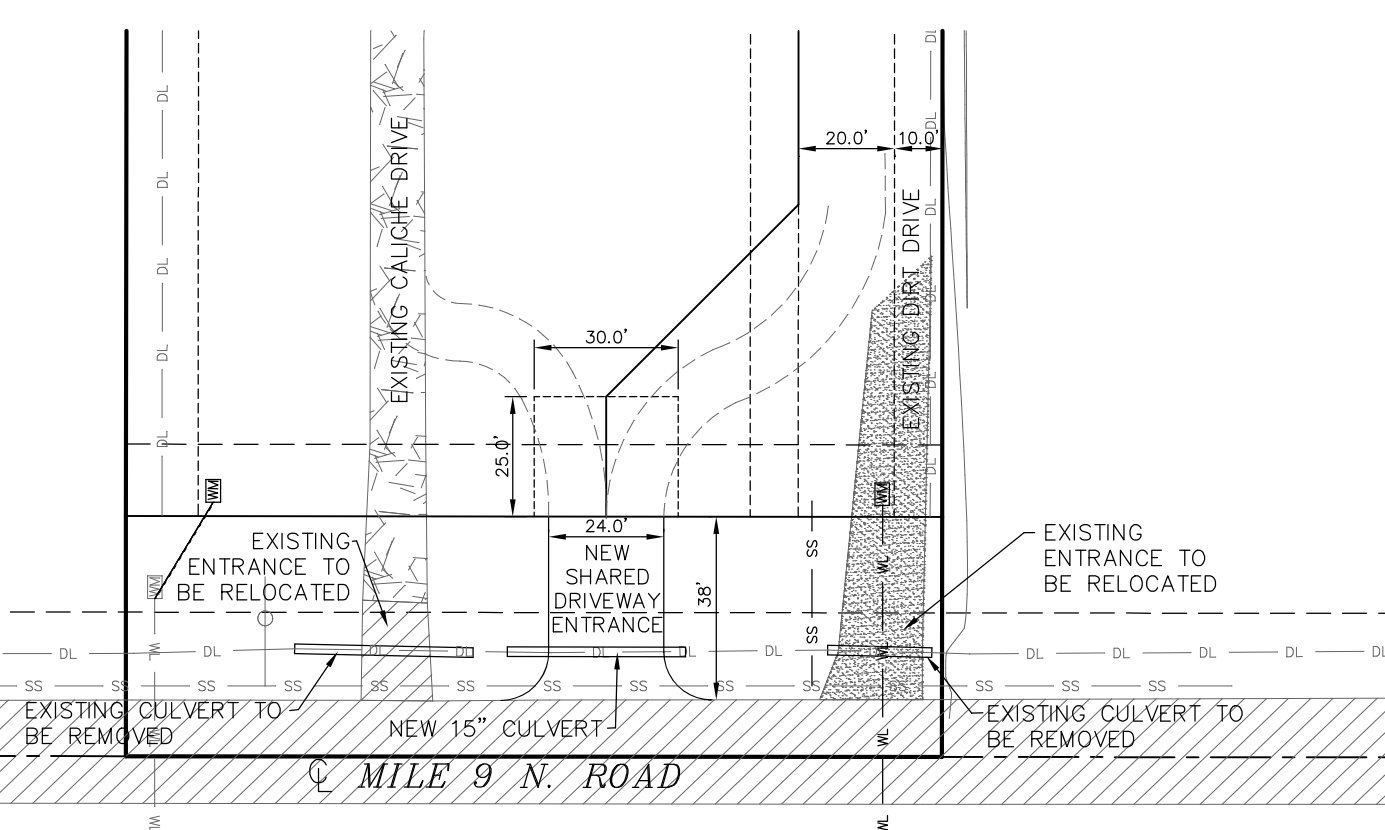
**SUBDIVIDER STATEMENT:**

I (WE), GIL GARZA, JR. THE UNDERSIGNED, SUBDIVIDER(S) OF GARZA RANCH SUBDIVISION, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT 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 AS REQUIRED BY STATE AND COUNTY REGULATIONS.

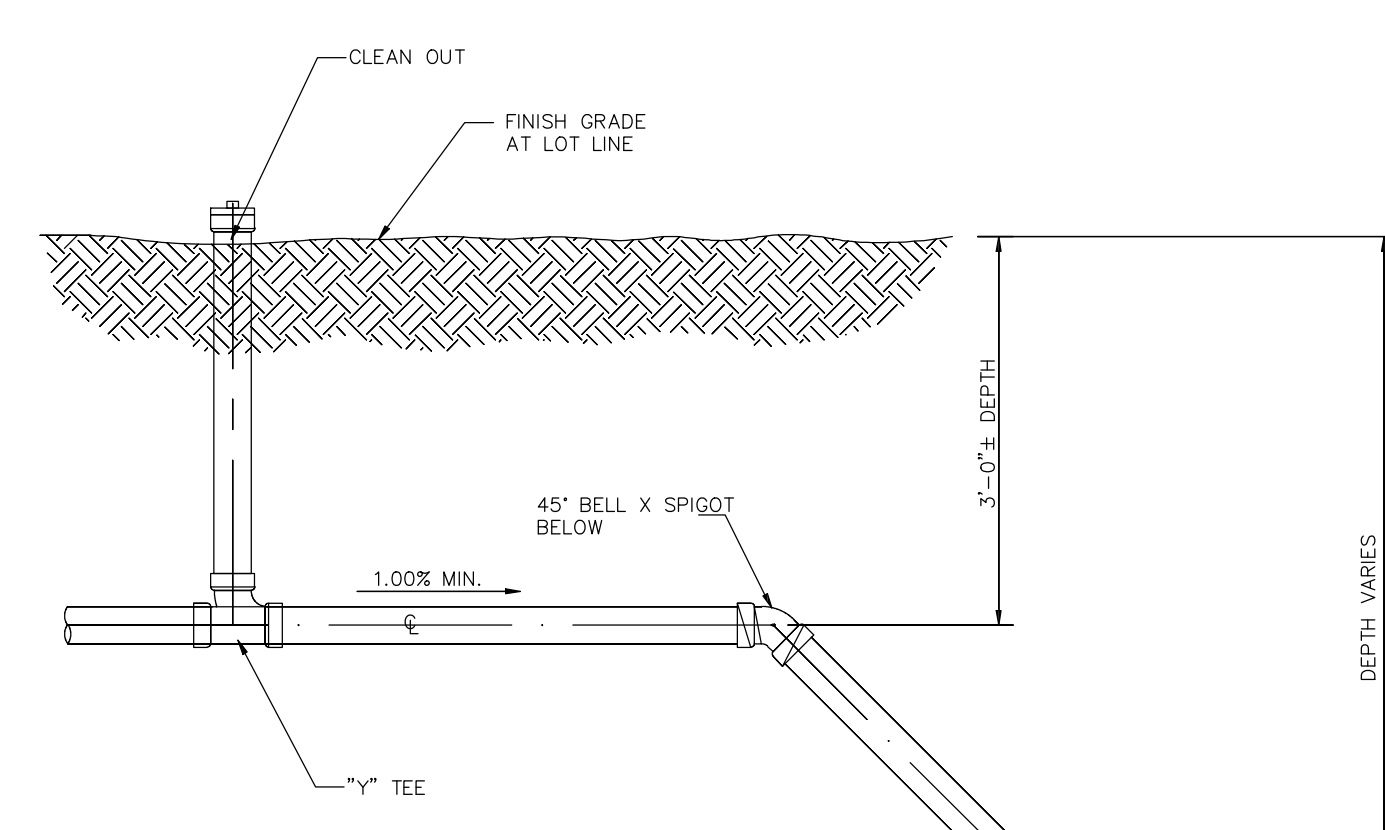
**OWNER:** GIL GARZA, JR.  
**ADDRESS:** 3300 MILE 9 N RD.  
 MERCEDES, TEXAS 78570



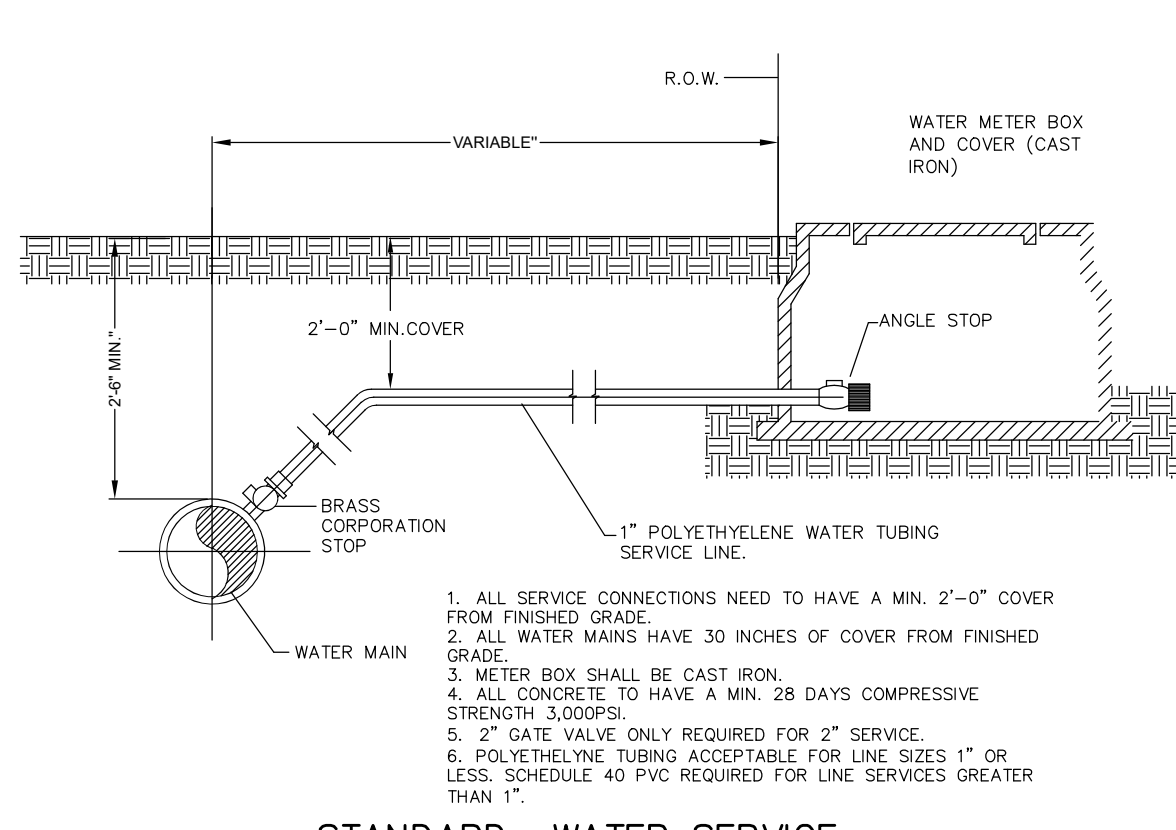
**WATER AND SANITARY SEWER SERVICE LAYOUT**



**SHARED ENTRANCE DRIVEWAY LAYOUT**



**TYPICAL SHALLOW SERVICE CONNECTION**  
N.T.S.



**STANDARD WATER SERVICE CONNECTION**  
N.T.S.

1. ALL SERVICE CONNECTIONS NEED TO HAVE A MIN. 2'-0" COVER FROM FINISHED GRADE.
2. ALL WATER MAINS HAVE 30 INCHES OF COVER FROM FINISHED GRADE.
3. METER BOX SHALL BE CAST IRON.
4. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH 3,000PSI.
5. 2" GATE VALVE ONLY REQUIRED FOR 2" SERVICE.
6. POLYETHYLENE TUBING ACCEPTABLE FOR LINE SIZES 1" OR LESS; SCHEDULE 40 PVC REQUIRED FOR LINE SERVICES GREATER THAN 1".

**OWNER:** GIL GARZA, JR. PO BOX 31, MERCEDES, TX 78570 (956) 475-5212  
**SURVEYOR:** REYNALDO ROBLES PO BOX 476, WESLACO, TX 78599 (956) 968-2422  
**ENGINEER:** REYNALDO ROBLES, JR. PO BOX 476, WESLACO, TX 78599 (956) 968-2422

**ROBLES ENGINEERING, LLC**  
 FIRM NO. F-17391  
 107 W. WILSON ST.  
 WESLACO, TEXAS 78596  
 PHONE (956) 968-2422  
 FAX (956) 969-2011

**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH**  
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO  
 LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWS). EL DUEÑO DE LA SUBDIVISION Y NAWS HAN FIRMANDO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWS HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.  
 EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 4 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DE LA CARRETERA MILE 9 N.  
 DEL CONDUCTO DE 4" SE CONECTARA UN SERVICIO DE 3/4" PARA EL LOTE CON MEDIDOR MECANICO DE AGUA. YA SE HAN INSTALADO. LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$1,600.00. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A NAWS \$ 1,600.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, NAWS LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION.  
 DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE  
 LA SUBDIVISION RECIBIRA SERVICIO DE DRENAJE DE LA CIUDAD DE MERCEDES. LA CIUDAD TIENE UNA LENA DE 12 PULGADAS POR EL LADO NORTE DE LA CALLE MILE 9 NORTH. LOTE 1 TIENE UN SERVICIO DE 4 PULGADAS. PARA LA SUBDIVISION, SE CONECTARA UN SERVICIO DE 4 PULGADAS DE LA LENA DE 12 PULGADAS PARA EL LOTE 1.  
 YA SE HAN INSTALADO LOS SERVICIOS A UN COSTO DE \$850.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA.  
 CERTIFICACION:  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS DE LA CIUDAD DE MERCEDES (LAS REGLAS GOBERNANDAS A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 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 YA HAN INSTALADO Y COMPLETAMENTE CONSTRUIDO CON EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$1,600.00 O \$1,600.00 POR LOTE.  
 DRENAJE: EL SISTEMA DE DRENAJE YA INSTALADO Y CONSTRUIDO A UN COSTO DE \$850.00 O \$850.00 POR LOTE.

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

**FINAL WATER AND SEWER ENGINEERING REPORT**  
 WATER SUPPLY: DESCRIPCION, COST, AND OPERABILITY DATE:  
 THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (NAWS). THE SUBDIVIDER AND NAWS HAVE ENTERED INTO A CONTRACT IN WHICH NAWS WILL PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWS 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.  
 NAWS HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF MILE 9 N. ROAD.  
 LOT 1 HAS AN EXISTING WATER METER AND SERVICE. WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF A 3/4" SERVICE CONNECTION TO THE EXISTING 4" WATERLINE TO SERVICE LOT 2. THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$1,600.00. IN ADDITION, THE SUBDIVIDER HAS PAID NAWS THE SUM OF \$ 1,600.00, WHICH COVERS THE 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. UPON REQUEST BY THE LOT OWNER, NAWS WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWS AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.  
 SEWAGE FACILITIES: DESCRIPCION, COST AND OPERABILITY DATES:  
 SEWAGE FROM THIS SUBDIVISION WILL BE COLLECTED AND TREATED BY THE CITY OF MERCEDES. THE CITY HAS AN EXISTING 12 INCH SANITARY SEWER LINE ALONG THE NORTH SIDE OF MILE 9 NORTH ROAD. LOT 1 HAS AN EXISTING 4 INCH SERVICE CONNECTION. SANITARY SEWER SERVICE FOR THIS SUBDIVISION WILL CONSIST OF ONE NEW 4 INCH SERVICE CONNECTION FROM THE EXISTING 12 INCH SANITARY SEWER LINE TO SERVICE LOT 2.  
 THE COST TO THE SANITARY SEWER SYSTEM AS DESCRIBED ABOVE IS \$850.00. THE ENTIRE SANITARY SEWER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY AND IS OPERABLE AS OF THE DATE OF RECORDING OF THIS PLAT.  
 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 AND THE UNCONSTRUCTED 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 \$1,600.00 WHICH EQUALS TO \$1,600.00 PER LOT.  
 SEWAGE FACILITIES - SANITARY SEWER SERVICE IS ESTIMATED TO COST \$850.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$850.00 FOR THE ENTIRE SUBDIVISION.

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

**DRAINAGE STATEMENT**  
**LOCATION:**  
 Garza Ranch Subdivision is located on the north side of Mile 9 North Road east of Mile 1/2 East Road within the City of Mercedes ETJ, in the County of Hidalgo, Texas and is described as follows: 5.151 acres of land out of Lot 15, Block 63, Capisallo District Subdivision, according to the map or plat thereof recorded in Volume P, Page 226 of the Hidalgo County Deed Records.

**FLOOD ZONE DESIGNATION:**  
 By graphical plotting this property falls in flood zone "X" (shaded), described as areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas of less than one square mile; and areas protected by levees from 100-year flood, and in flood zone "AH" (58) which is described as areas with flood depths of 1 to 3 feet usually areas of ponding; base flood elevations determined, as per F.E.M.A. Flood Insurance Rate Map with Community Panel No. 480334 0450 C, revised to reflect LOMR dated May 30, 2002.

**EXISTING SOILS:**  
 Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Mercedes Clay (39) and Mercedes Clay, saline (40). Hidalgo sandy clay loam is listed in hydrologic soil group B, which consist of well drained soils with a moderate infiltration rate.

**PRE-DEVELOPMENT CONDITIONS:**  
 The land comprising this subdivision consists of open land partly covered by brush and currently in residential use. Review of the topographic information of the site reveals the site is fairly level with a slight slope towards the north. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 3.65 CFS.

**FUTURE CONDITIONS:**  
 Expected future use for this subdivision will be for residential use. The development will consist of two lots for single family home use. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 2.0 CFS, a total maximum volume of additional run-off of 13,672 cubic feet (0.314 acre-ft), and a future peak Q of 11.36 CFS. This additional runoff will be detained within the proposed drainage easement and overflow into the graded roadside ditch along Mile 9 North Road and make its way into the existing drain ditch located 0.15 of a mile east of the site and owned by the Hidalgo and Cameron Counties Irrigation District #9.

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

| INDEX TO SHEETS OF GARZA RANCH SUBDIVISION |   |
|--|---|
| 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; 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.C. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES. |
| SHEET 2                                    | WATER DISTRIBUTION AND SANITARY SEWER (SSS) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUSION DESCRIPTION OF WATER AND WASTE WATER (OWSS) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT, 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   |

PRELIMINARY-FOR REVIEW ONLY