



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: 10-31-2023

PROPOSED 3-R RANCH SUBDIVISION PRECINCT No. 1.

ENGINEER: SAM ENGINEERING & SERVICES DEVELOPER: RODOLFO RODRIGUEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST OF MEL C. GRAY ROAD APPROXIMATELY 300 FEET NORTH OF MILE 12 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-08-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITHIN THE PROPOSED LOT AND SURFACE RUNOFF WILL DRAIN INTO MEL C. GRAY ROAD.

ROAD R.O.W. DEDICATION: N/A - NO ROAD ROW DEDICATION IS REQUIRED FOR MEL C. GRAY.

H.C.R.O.W. FINAL APPROVAL DATE: 08-08-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 05-17-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 4" LOCATION: MEL C. GRAY ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 09-20-2023: BY 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.

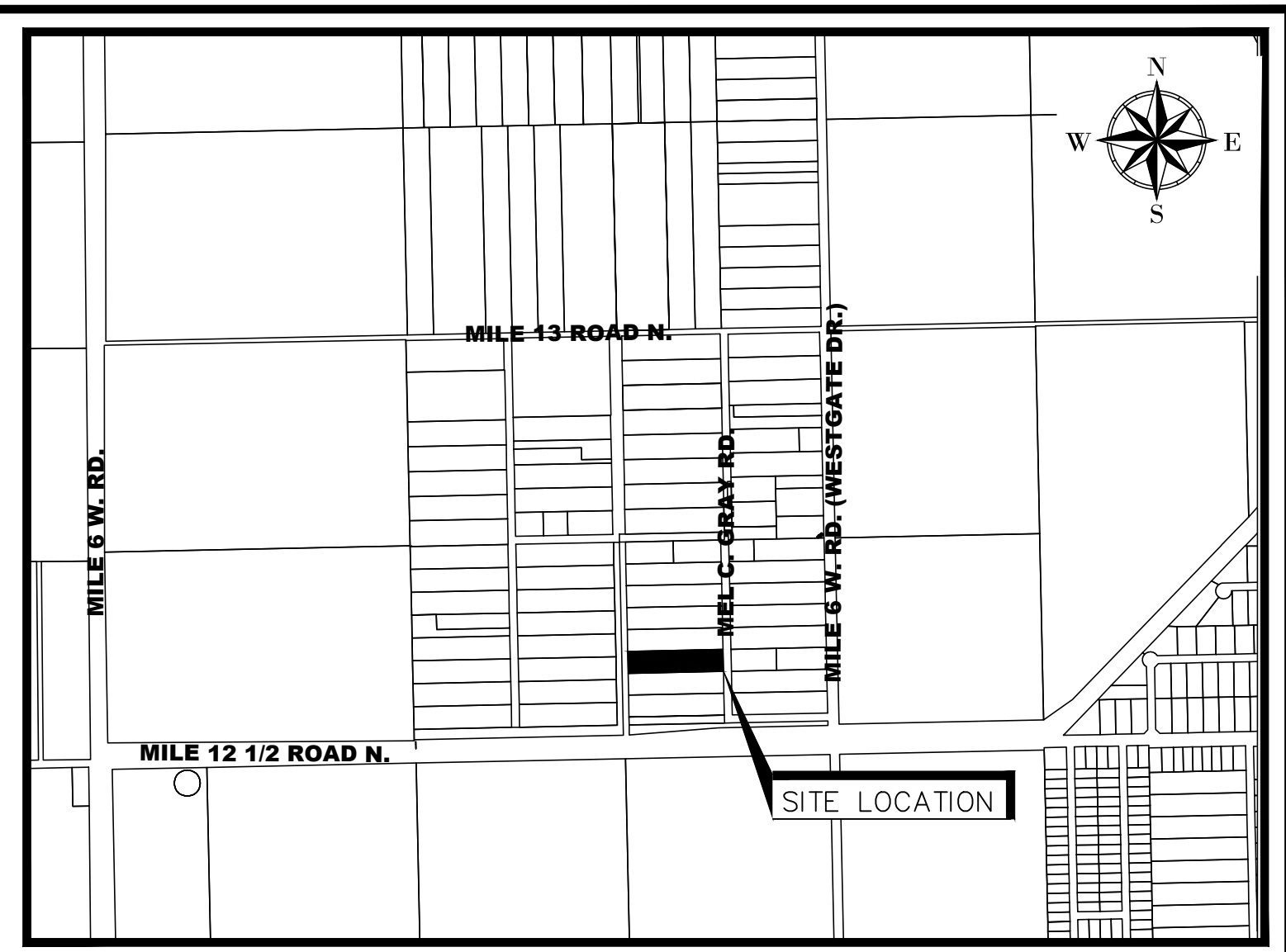
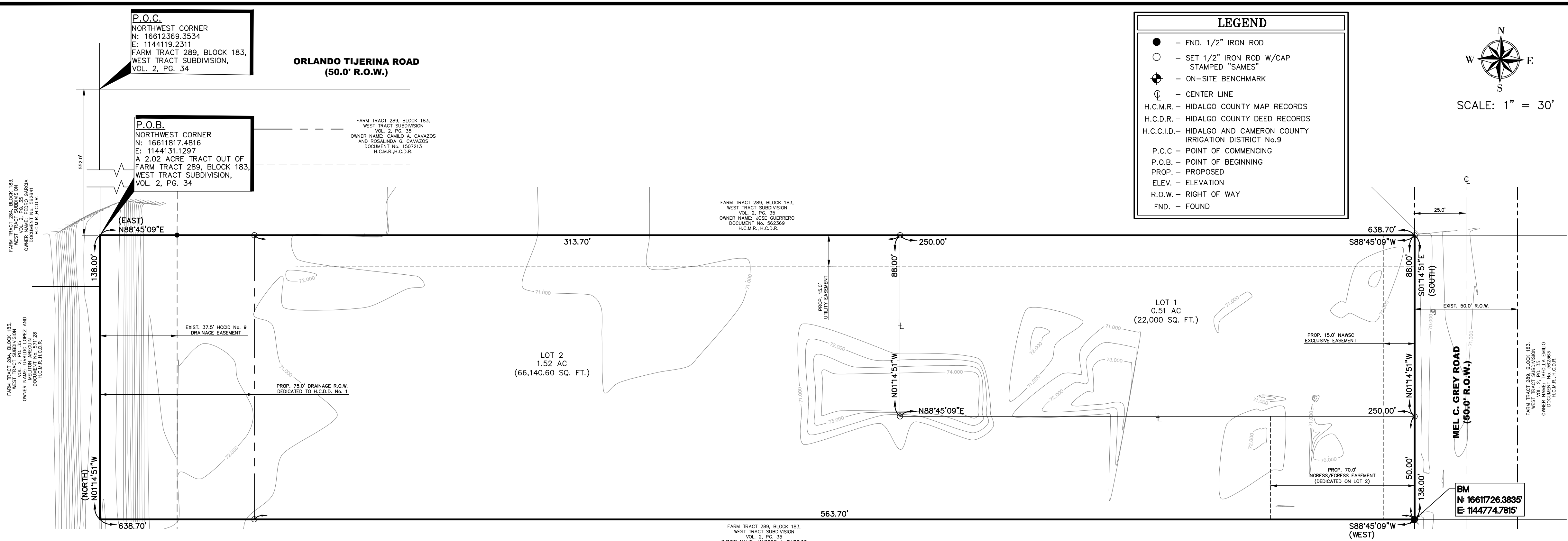
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 4-06-2021

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

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.



LOCATION MAP
SCALE: 1"=1000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF MUNICIPALITY:
3-R RANCH SUBDIVISION IS LOCATED APPROXIMATELY 630.00 FEET WEST OF MILE 6 WEST RD. (WESTGATE DR.) ON THE EAST SIDE OF MEL C. GREY ROAD, WITHIN EXTRATERRITORIAL JURISDICTION OF THE CITY OF WESLACO (POPULATION 39,328) ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF HIDALGO COUNTY PLANNING AND ZONING DEPARTMENT. LOCAL GOVERNMENT CODE 212.001 PRECINCT No. 1.

3-R RANCH SUBDIVISION

STATE OF TEXAS
COUNTY OF HIDALGO

RODOLFO RODRIGUEZ AS OWNER OF THE 2.02 ACRES (88,140.60 SQ.FT.) TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED 3-R RANCH SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, 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 CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RODOLFO RODRIGUEZ, 8303 MEL C. GREY ROAD, WESLACO, TEXAS, 78559

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODOLFO RODRIGUEZ, 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, EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

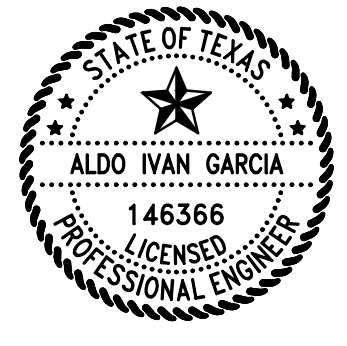
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF 3-R RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

ALDO I. GARCIA, PE NO. 146366 DATE _____



INDEX TO SHEETS OF 3-R RANCH SUBDIVISION	
SHEET 1	HEADING, INDEX, LOCATION MAP AND ET.J. PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (NETS AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION; CITY APPROVAL CERTIFICATION; CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. No. 1 CERTIFICATION; H.C. IRRIGATION DISTRICT #9 CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; H.C.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
SHEET 3 & 4	DRAINAGE LAYOUT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

STATE OF TEXAS
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 HOCD #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL NOT BE GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HOCD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HOCD #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. HOCD #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. HOCD #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, 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

STATE OF TEXAS
COUNTY OF HIDALGO

I, _____ ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF WESLACO, TEXAS DO HEREBY CERTIFY THIS MINOR PLAT KNOW AS 3-R RANCH SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE ____ DAY OF _____, 2023 WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

CITY MANAGER DATE _____

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 CERTIFICATION
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 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 THE 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. GENERAL MANAGER DATE _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF 3-R RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____, 20____.

ATTEST: HIDALGO COUNTY JUDGE _____ DATE _____
HIDALGO COUNTY CLERK _____ DATE _____

FILED FOR RECORD IN HIDALGO COUNTY
ARTURO GUJARDO JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

RIGHT-OF-WAY EASEMENT
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCES, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT 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 HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____, 20____.

RODOLFO RODRIGUEZ
OWNER

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: "ZONE X" - AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF 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 0450 C
MAP REVISED: JUNE 08, 2000
2. MINIMUM SETBACK LINES SHALL BE AS FOLLOWS:
FRONT: 25.00 FEET
REAR: 20% OF LOT DEPTH NEED NOT EXCEED 25' SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
3. 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE.
5. STREETLIGHT MUST BE LOCATED EVERY 300 FEET.
6. A 4 FT SIDEWALK IS REQUIRED ALONG ALL EXTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT.
7. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
8. ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLINGS ON BOTH LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDING ON THIS PLAT.
9. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
10. MINIMUM FINISH FLOOR ELEVATION SHALL BE 71.5 FEET OR 18 INCHES ABOVE THE CENTERLINE OF STREET, 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 FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
11. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BENCHMARK: ELEV. 70.60 FEET; 1/2 INCH ROD LOCATED ON THE SOUTHEAST CORNER OF A 2.02 ACRE TRACT OF LAND OUT OF FARM TRACT 289, BLOCK 183, WEST TRACT SUBDIVISION.
12. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,937 CUBIC-FEET (0.044 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REGULATIONS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPROVED AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR THEIR CALCULATION OF THIS SUBDIVISION. (SEE SHEETS No. 3 AND 4 FOR STORM SEWER IMPROVEMENTS.)
13. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY ROAD SIDE DITCH. EACH ROAD SIDE DITCH SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE.
14. 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.
15. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
16. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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.
17. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
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 STANDARDS SEPTIC AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
F. THERE ARE NO KNOWN WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITH IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
18. INGRESS/EGRESS EASEMENT IS FOR USE OF LOT 1 AND 2 AS SHARED ACCESS.
19. RODOLFO RODRIGUEZ, THE OWNER AND SUBDIVIDER OF 3-R RANCH SUBDIVISION, RETAIN A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

PRINCIPAL CONTACTS:

NAME _____ ADDRESS _____ CITY & ZIP _____ PHONE _____ FAX _____
OWNER: RODOLFO RODRIGUEZ 8303 MEL C. GREY ROAD WESLACO TEXAS, 78559 (956) 373-2333 NONE
ENGINEER: ALDO I. GARCIA, P.E. 200 S. 10TH ST, STE. 1500 McALLEN, TEXAS 78501 (956) 702-8880 (956) 702-8883
SURVEYOR: LEO L. RODRIGUEZ, JR., RPLS 200 S. 10TH ST, STE. 1500 McALLEN, TEXAS 78501 (956) 702-8880 (956) 702-8883

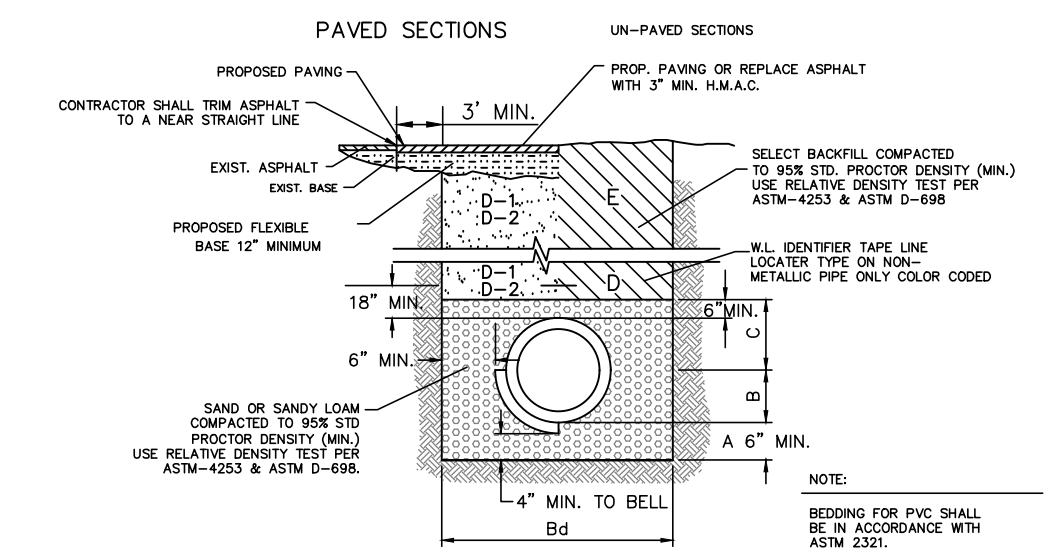
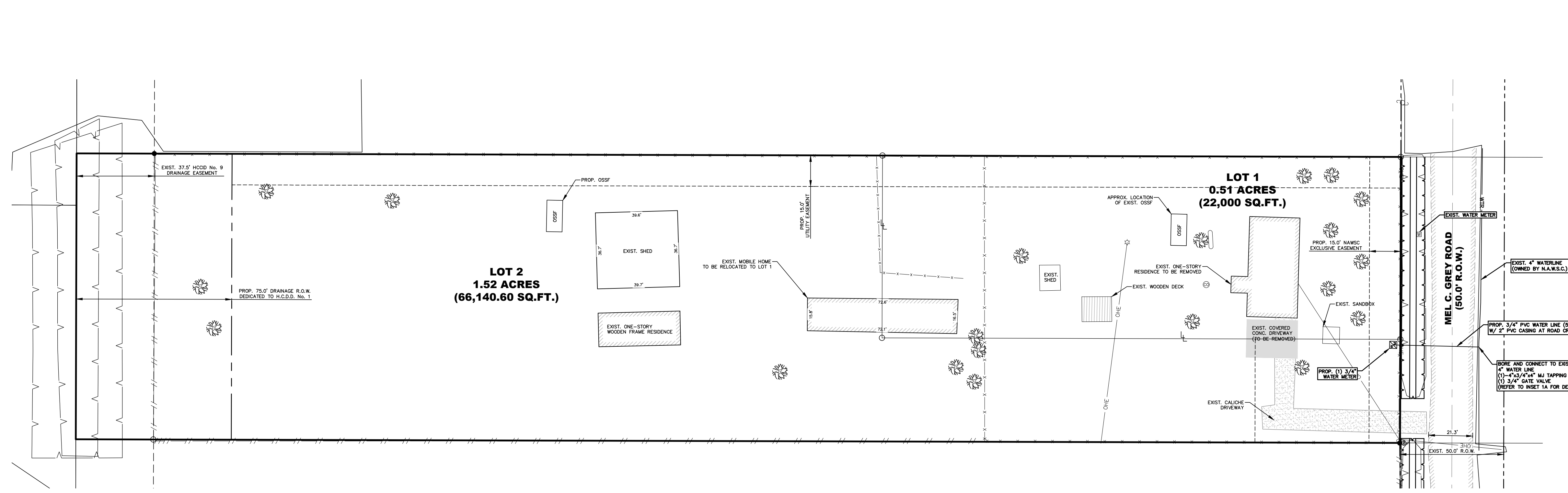
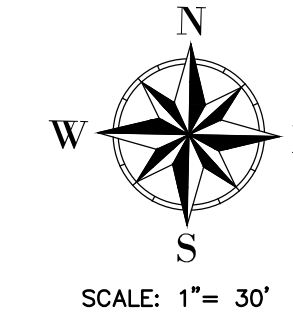
DATE OF PREPARATION: JUNE 2021 REGISTRATION # F-10602

SAMES SAM Engineering & Surveying

200 S. 10th St, Ste. 1500 McAllen, TEXAS 78501 TEL: (956) 702-8880 FAX: (956) 702-8883

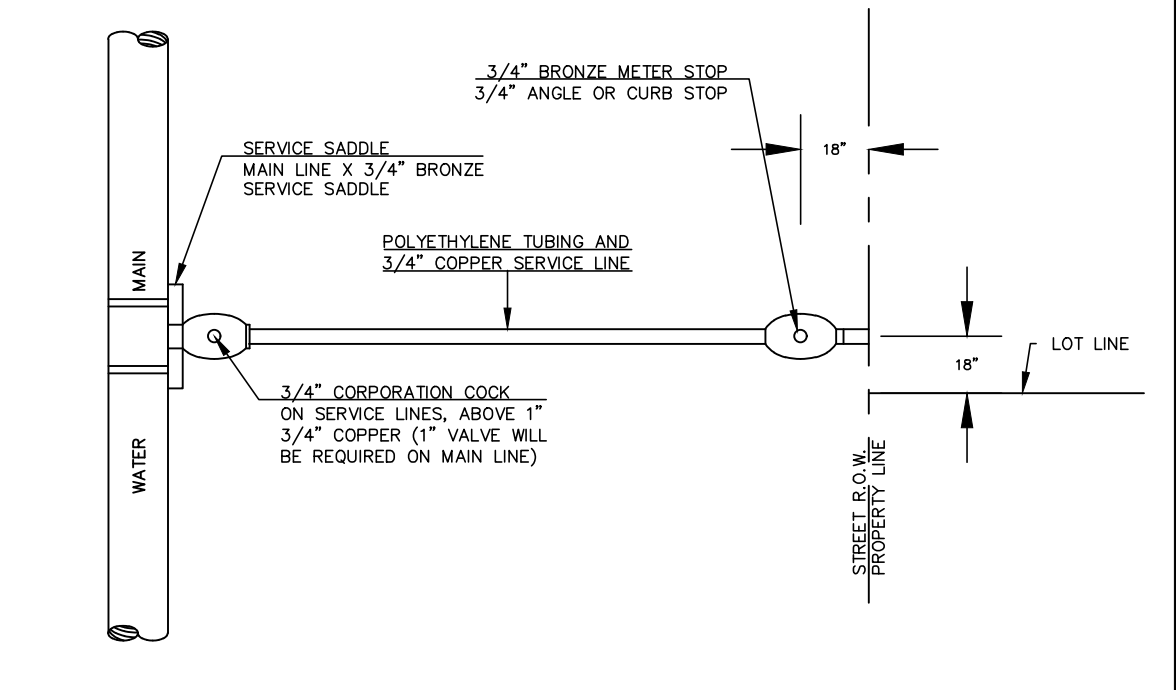


3-R RANCH SUBDIVISION UTILITY LAYOUT



- A. SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=6")
- B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) B4 TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
- C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% SPD. (8" LIFTS, MECHANICAL COMPACTION)
- D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- E. SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPONTS, 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 APPROPRIATE 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 (WATER) DETAIL



FINAL ENGINEERING REPORT:

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
3-R RANCH 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, FOR THE DEVELOPER 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 4" WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY (R.O.W.) OF MEL C. GRAY RD. THERE IS AN EXISTING WATER SERVICE AND METER THAT WILL SERVE LOT 1. FOR LOT 2, THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ON THE EAST R.O.W. OF MEL C. GRAY RD. THE NEW SERVICE LINE WILL CONSIST OF APPROXIMATELY 41 LF OF A SINGLE 3/4" DIAMETER POLYETHYLENE AND A NEW METER BOX. THE SUBDIVIDER HAS PAID A TOTAL OF \$3,400.00 FOR THE AFORESAID WATER IMPROVEMENTS. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$500.00 FOR LOT 2 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 METERS 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 3-R RANCH 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 UNDERGROUND 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 0.50 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED THAT 100% OF SITE IS COMPOSED OF HIDALGO SANDY CLAY LOAM. (28) WITH 0 TO 1 PERCENT SLOPES, WELL DRAINED, AND HAS A MODERATE AVAILABLE WATER CAPACITY (ABOUT 7.8 INCHES). THE HIDALGO SANDY CLAY LOAM EXTENDS UP TO 80 INCHES BELOW NATURAL GROUND WITH SANDY CLAY LOAM EXTENDING UP TO 28 INCHES AND FROM 28 TO 80 INCHES AS CLAY LOAM. THE NATURAL DRAINAGE CLASS SPECIFIED FOR THIS PROPERTY IS "WELL DRAINED" WITH A NOTED RESTRICTIVE DEPTH 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 \$2,000.00 EACH, 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 \$2,000.00 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 \$3,400.00 WHICH EQUALS TO \$3,400.00 FOR LOT 2.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$2,000.00 (ALL INCLUSIVE), FOR A TOTAL OF \$2,000.00 FOR LOT 2.

FINAL ENGINEERING REPORT:

SUMINISTRO DE AGUA, DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD:
3-R RANCH SUBDIVISION, SE PRESTARÁ CON AGUA POTABLE POR SUMINISTRO DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVIDOR 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 SUFFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS. ABASTECIMIENTO DE AGUA DE N.A.W.S.C. HA PROPORCIONADO SUFFICIENTE DOCUMENTACION PARA ESTABLECER LA CANTIDAD LARGO PLAZO Y LA CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLE PARA SERVIR TODO DESARROLLO DE ESTA SUBDIVISION.

CUANDO LA CONSTRUCCION SE HAYA COMPLETADO, SE REQUERRA QUE EL DESARROLLADOR LE PROPORCIONE A N.A.W.S.C. LOS DERECHOS DE AGUA MUNICIPALES NECESARIOS PARA PROPORCIONAR LOS SERVICIOS DE AGUA A LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 4 PULGADAS CORRIENDO EN EL LADO ESTE DEL DERECHO DE PASO DE MEL C. GRAY RD. HAY UN SERVICIO Y UN MEDIDOR DE AGUA EXISTENTE QUE SERVIRÁ AL LOTE 1. PARA EL LOTE 2, EL DESARROLLADOR SE CONECTARÁ A LA LINEA DE AGUA EXISTENTE UBICADA EN EL LADO ESTE DEL DERECHO DE PASO DE MEL C. GRAY RD. LA NUEVA LINEA DE SERVICIO CONSISTIRÁ DE APROXIMADAMENTE 41 PIES LINEALES DE UNA LINEA DE 3/4 DE PULGADA DE DIAMETRO DE POLIETILENO Y UN MEDIDOR DE AGUA NUEVO. EL SUBDIVIDOR HA PAGADO UN TOTAL DE \$3,400.00 POR LAS MEJORAS DE SERVICIOS DE AGUA MENCIONADAS ANTERIORMENTE. ADICIONALMENTE, EL SUBDIVIDOR LE HA PAGADO A N.A.W.S.C. UNA SUMA DE \$500.00 POR LOTE 2 COMO HA SIDO ESTABLECIDO EN EL ACUERDO DE SERVICIOS DE AGUA DE 30 AÑOS QUE COBRE EL MEDIDOR DE AGUA, LA GAJA DE MEDIDOR, UNA TARIFA DE SUMINISTRO DE AGUA, Y OTRAS TARIFAS ASOCIADAS CON EL SUMINISTRO DE AGUA. A PETICION DEL DUEÑO DEL LOTE, N.A.W.S.C. INSTALARÁ SIN CARGOS EL MEDIDOR DE AGUA PARA ESE LOTE. EL SUBDIVIDOR NO INSTALARÁ NINGUN HIDRANTE. TODAS LAS INSTALACIONES HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y EL SISTEMA DE DISTRIBUCION SERÁ OPERABLE EN LA FECHA DEL REGISTRO DE ESTE PLANO.

DRENAJE, DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD
EL DRENAJE SANITARIO DE 3-R RANCH SUBDIVISION, SERÁ TRATADO CON SERVICIOS LOCALES ("OSSF") CONSISTIENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DE COMPARTAMENTO DOBLE Y AREA DE DRENAJE 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 REEMPLAZAR EL CAMPO DE DRENAJE.

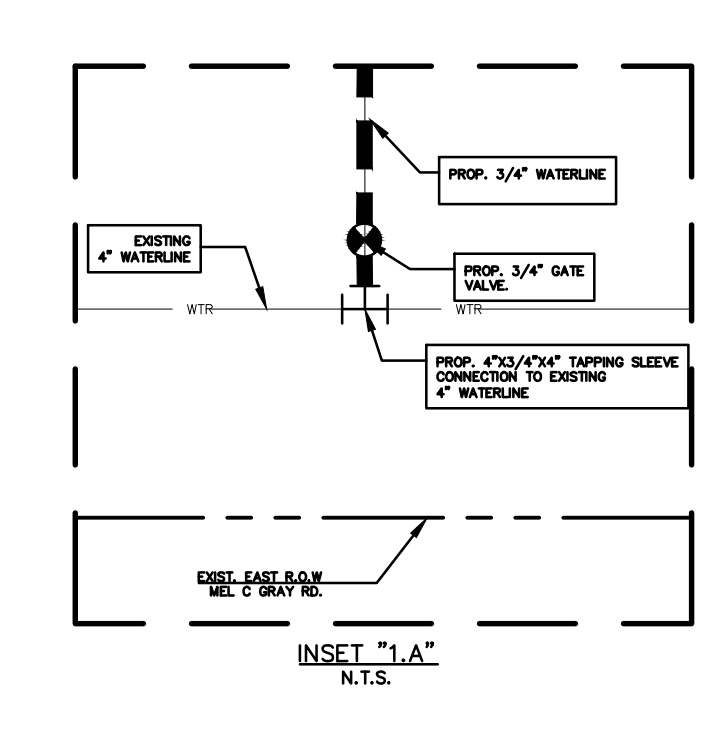
CADA LOTE EN LA SUBDIVISION PROPUESTA ES DE POR LO MENOS 0.50 ACRE. EL LIBRO DE LA CONSERVACION DE LOS RECURSOS NATURALES INDICA QUE 100% DEL SITO ESTA COMPUESTO DE HIDALGO ARENA FINA MARCA ARCILLOSA (28) CON 0 A 1 PORCIENTO DE PENDIENTES, BIEN DRENADA, Y UNA ALTA PERMEABILIDAD. EL SUELO DE HIDALGO ARENA FINA ARCILLOSA SE EXTIENEN HASTA 17 PULGADAS DEBAJO DEL TERRENO NATURAL CON ARENA FINA MARCA ARCILLOSA EXTENDIENDOSE ENTRE LA PROFUNDIDAD DE 17 - 28 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 DE LA PROPUESTA EXCAVACIONES. EL COSTO ESTIMADO PARA INSTALAR UNA SISTEMA DE FOSA SEPTICA EN UN TERRENO INDIVIDUAL ES DE \$2,000.00, INCLUYENDO EL COSTO PARA EL PERMISO Y LA LICENCIA REQUERIDA. OSSF HA SIDO INSTALADA PARA LA APROBACION FINAL DE LA SUBDIVISION CON UN COSTO TOTAL DE SISTEMA DE FOSA SEPTICA DE \$2,000.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO HEALTH DEPARTMENT) AH 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:

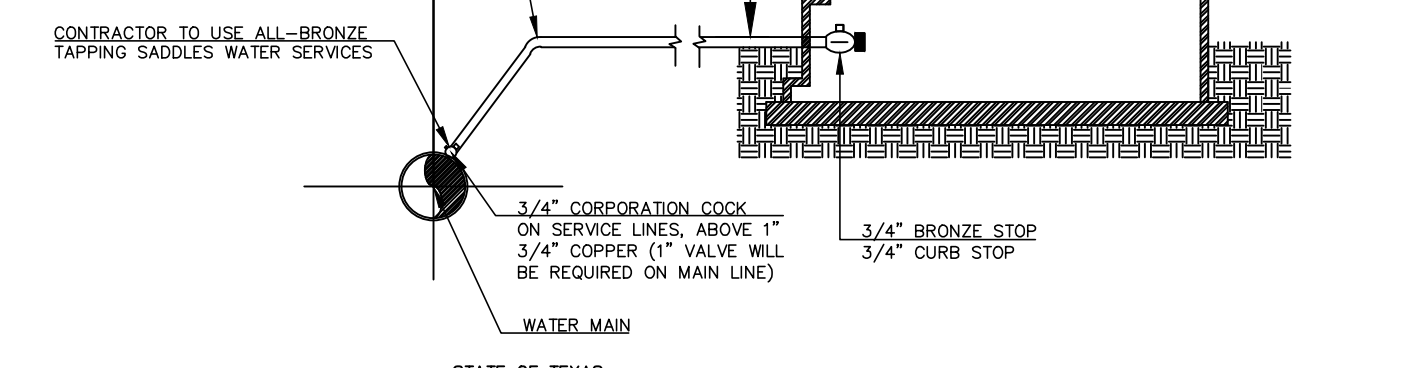
SERVICIOS DE AGUA - LOS SERVICIOS DE AGUA SERAN COMPLETAMENTE CONSTRUIDOS, E INSTALADOS CON MEDIDORES DE AGUA, CON UN COSTO TOTAL DE \$3,400.00, CUAL ES IGUAL A \$3,400.00 POR LOTE 2.

SERVICIOS DE DRENAJE SANITARIO - SISTEMA SEPTICO A SIDO INSTALADO CON UN COSTO TOTAL DE \$2,000.00 (TODOS INCLUSIVOS), CON UN TOTAL DE \$2,000.00 POR LOTE 2.

SINGLE WATER SERVICE CONNECTION



- NOTES:**
- METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
 - WATER METER TO BE PROVIDED BY THE NORTH ALAMO WATER SUPPLY CORPORATION.
 - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.
 - CROSSING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT OF WAY.
- COST ESTIMATE:**
- | | |
|------------------------|------------|
| DRAINAGE IMPROVEMENTS: | \$1,153.48 |
| WATER DISTRIBUTION: | \$2,286.00 |
| OSSF: | \$2,000.00 |



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, RODOLFO RODRIGUEZ, SUBDIVIDER OF 3-R RANCH 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 REQUIRING BY STATE AND COUNTY REGULATIONS.

OWNER: RODOLFO RODRIGUEZ

DATE OF PREPARATION: JUNE 2021

REGISTRATION # F-10602

INDEX TO SHEETS OF 3-R RANCH SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING, INDEX, LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOT AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION (METS 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 CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. No. 1 CERTIFICATION, H.C.C.IRRIGATION DISTRICT #9, 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 VERSIONS), OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, WATER DISTRIBUTION AND SANITARY SEWER MAP, TYPICAL WATER SERVICE CONNECTION.
SHEET 3 & 4	DRAINAGE LAYOUT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

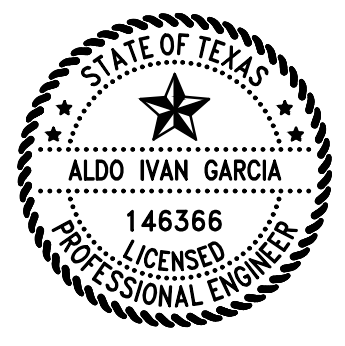
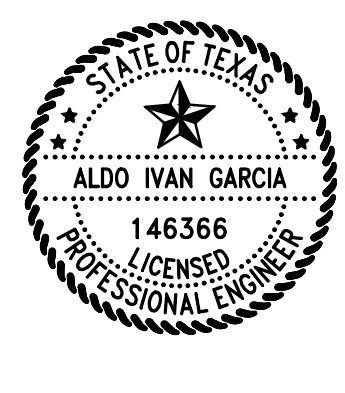
NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RODOLFO RODRIGUEZ	8303 MEL C. GREY ROAD	WESLACO TEXAS, 78599	(956) 373-2333	NONE
ENGINEER:	ALDO I. GARCIA, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
SURVEYOR:	LEO L. RODRIGUEZ, JR., RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883

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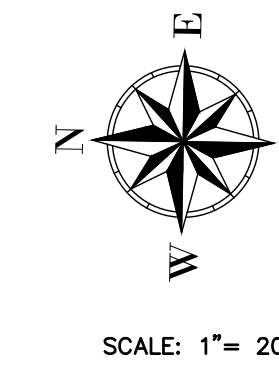


ALDO I. GARCIA, P.E. DATE

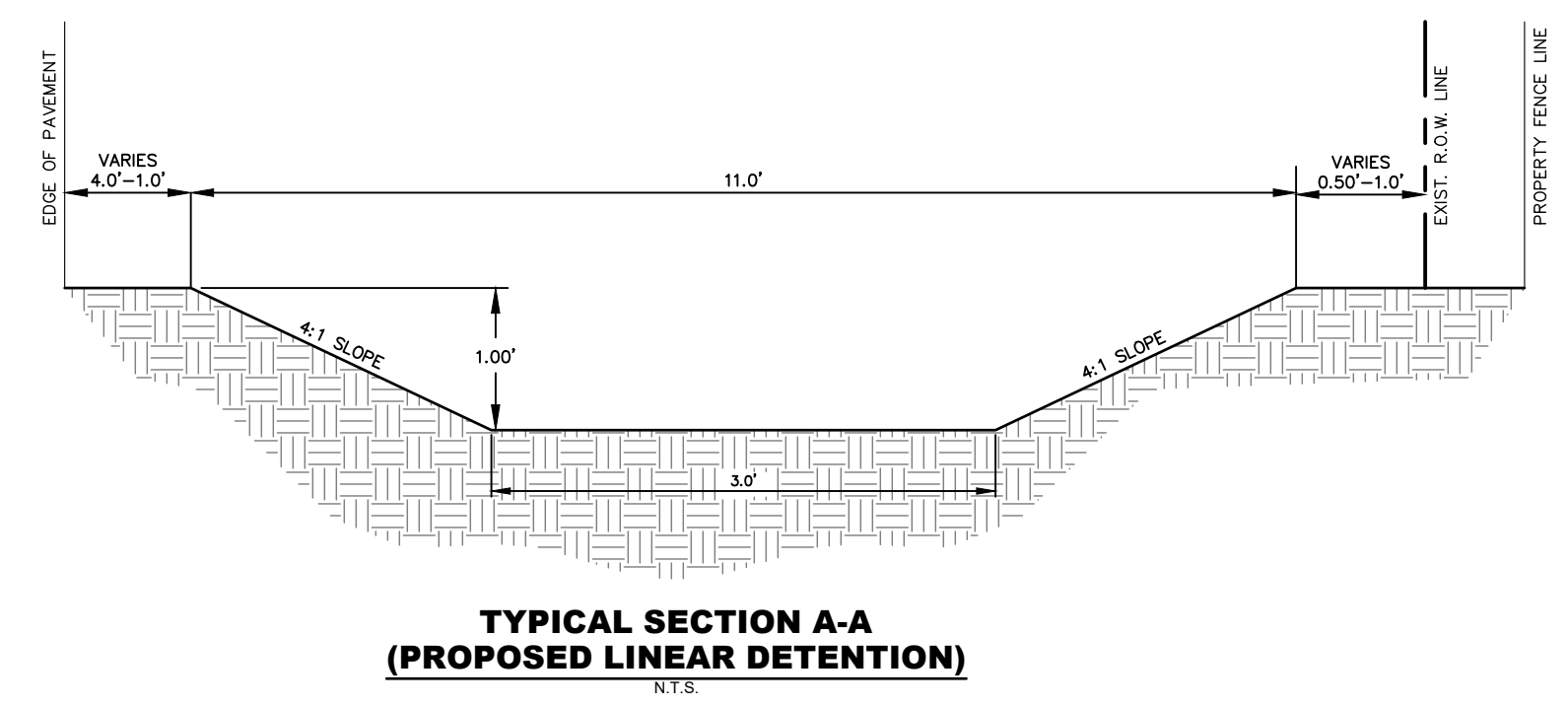
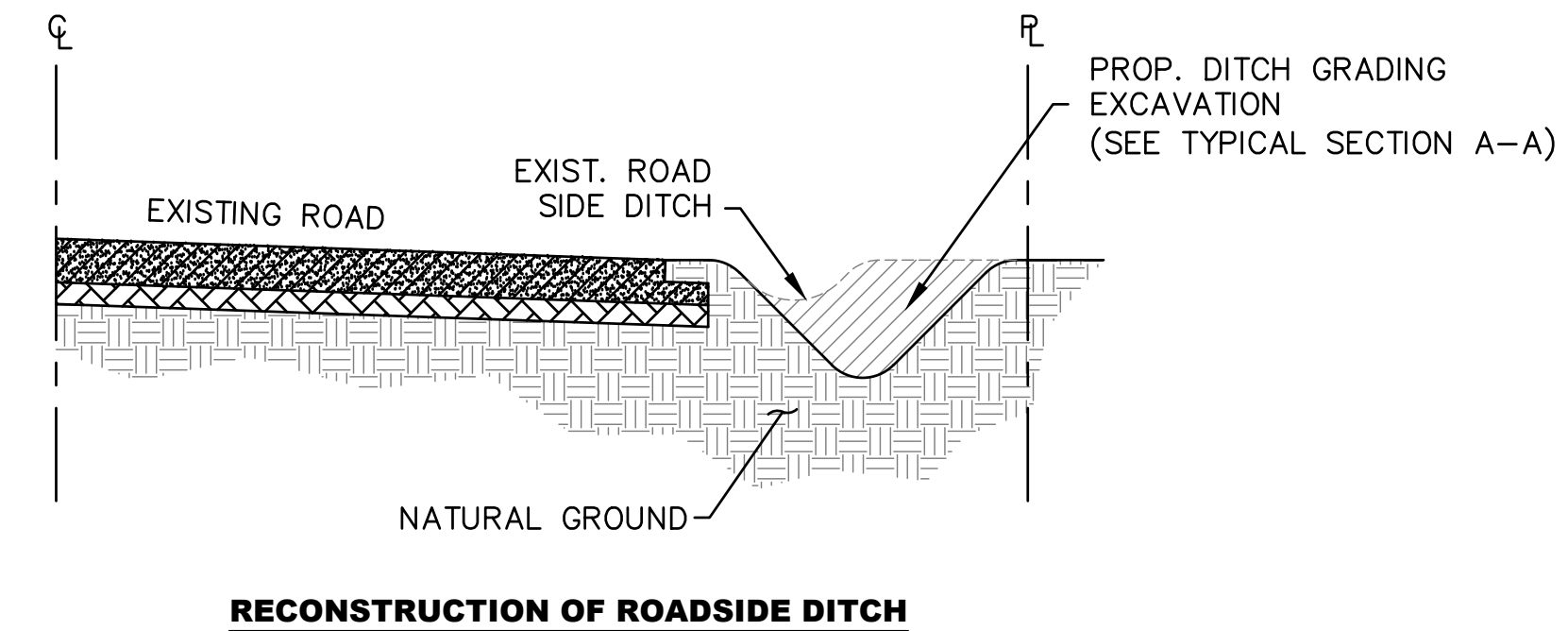
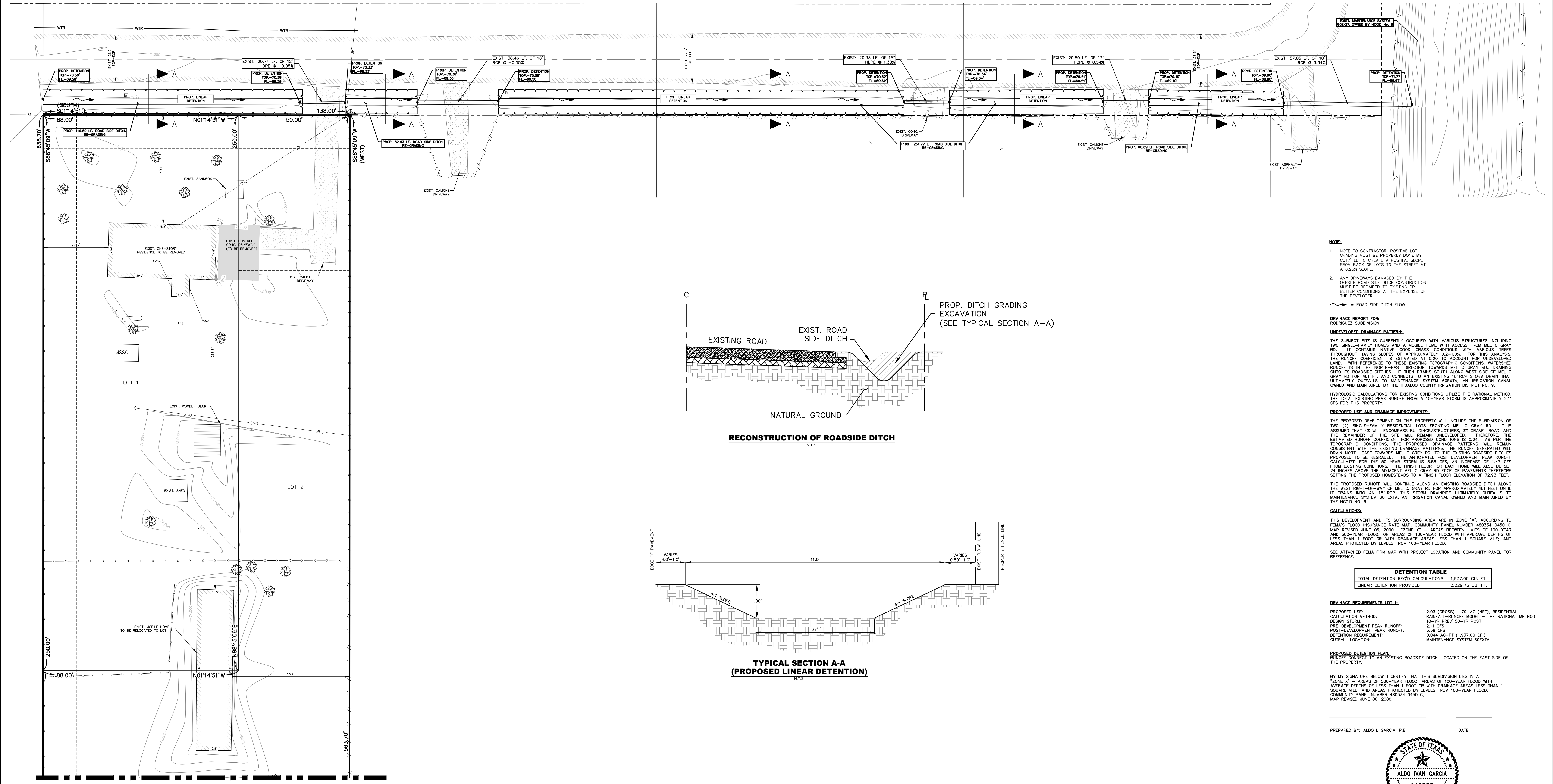
ALDO I. GARCIA, P.E. DATE

STATE OF TEXAS COUNTY OF HIDALGO. BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RODOLFO RODRIGUEZ, KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



3-R RANCH SUBDIVISION DRAINAGE LAYOUT



NOTE:

- 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.
- ANY DRIVEWAYS DAMAGED BY THE OPPOSITE ROAD SIDE DITCH CONSTRUCTION MUST BE REPAIRED TO EXISTING OR BETTER CONDITIONS AT THE EXPENSE OF THE DEVELOPER.

→ ROAD SIDE DITCH FLOW

DRAINAGE REPORT FOR:
RODRIGUEZ SUBDIVISION

UNDEVELOPED DRAINAGE PATTERN:

THE SUBJECT SITE IS CURRENTLY OCCUPIED WITH VARIOUS STRUCTURES INCLUDING TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS FRONTING MEL C GRAY RD. IT CONTAINS NATIVE GOOD GRASSES WITH VARIOUS TREES THROUGHOUT HAVING SLOPES OF APPROXIMATELY 0.2-1.0%. FOR THIS ANALYSIS, THE RUNOFF COEFFICIENT IS ESTIMATED AT 0.20 TO UNDEVELOPED LAND, WITH REFERENCE TO THESE EXISTING TOPOGRAPHIC CONDITIONS, WATERSHED RUNOFF IS IN THE NORTH-EAST DIRECTION TOWARDS MEL C GRAY RD. DRAINING ONTO ITS ROADSIDE DITCHES. IT THEN DRAINS SOUTH ALONG WEST SIDE OF MEL C GRAY RD FOR 461 FT. AND CONNECTS TO AN EXISTING 18" RCP STORM DRAIN THAT ULTIMATELY OUTFALLS TO MAINTENANCE SYSTEM 60 EXTA, AN IRRIGATION CANAL OWNED AND MAINTAINED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 9.

HYDROLOGIC CALCULATIONS FOR EXISTING CONDITIONS UTILIZE THE RATIONAL METHOD, THE TOTAL EXISTING PEAK RUNOFF FROM A 10-YEAR STORM IS APPROXIMATELY 2.11 CFS FOR THIS PROPERTY.

PROPOSED USE AND DRAINAGE IMPROVEMENTS:

THE PROPOSED DEVELOPMENT ON THIS PROPERTY WILL INCLUDE THE SUBDIVISION OF TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS FRONTING MEL C GRAY RD. IT IS ASSUMED THAT 4X WILL ENCOMPASS BUILDINGS/STRUCTURES, 3% GRAVEL ROAD, AND THE REMAINDER OF THE SITE WILL REMAIN UNDEVELOPED. THEREFORE, THE ESTIMATED RUNOFF COEFFICIENT FOR PROPOSED CONDITIONS IS 0.24. AS PER THE TOPOGRAPHIC CONDITIONS, THE PROPOSED DRAINAGE PATTERNS WILL REMAIN CONSISTENT WITH THE EXISTING DRAINAGE PATTERNS, THE RUNOFF GENERATED WILL DRAIN NORTH-EAST TOWARDS MEL C GRAY RD. TO THE EXISTING ROADSIDE DITCHES PROPOSED TO BE REGRADED. THE ANTICIPATED POST DEVELOPMENT PEAK RUNOFF CALCULATED FOR THE 50-YEAR STORM IS 3.58 CFS, AN INCREASE OF 1.47 CFS FROM EXISTING CONDITIONS. THE FINISH FLOOR FOR EACH HOME WILL ALSO BE SET 24 INCHES ABOVE THE ADJACENT MEL C GRAY RD EDGE OF PAVEMENTS THEREFORE SETTING THE PROPOSED HOMESTEADS TO A FINISH FLOOR ELEVATION OF 72.83 FEET.

THE PROPOSED RUNOFF WILL CONTINUE ALONG AN EXISTING ROADSIDE DITCH ALONG THE WEST RIGHT-OF-WAY OF MEL C GRAY RD FOR APPROXIMATELY 461 FEET UNTIL IT DRAINS INTO AN 18" RCP. THIS STORM DRAINPIPE ULTIMATELY OUTFALLS TO MAINTENANCE SYSTEM 60 EXTA, AN IRRIGATION CANAL OWNED AND MAINTAINED BY THE HCCD NO. 9.

CALCULATIONS:

THIS DEVELOPMENT AND ITS SURROUNDING AREA ARE IN ZONE "X", ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480334 0450 C, MAP REVISED JUNE 06, 2000. "ZONE X" = AREAS BETWEEN LIMITS OF 100-YEAR AND 500-YEAR FLOOD; OR AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

SEE ATTACHED FEMA FIRM MAP WITH PROJECT LOCATION AND COMMUNITY PANEL FOR REFERENCE.

DETENTION TABLE	
TOTAL DETENTION REQ'D CALCULATIONS	1,937.00 CU. FT.
LINEAR DETENTION PROVIDED	3,229.73 CU. FT.

DRAINAGE REQUIREMENTS LOT 1:

PROPOSED USE: 2.03 (GROSS), 1.79-AC (NET), RESIDENTIAL
 CALCULATION METHOD: RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD
 DESIGN STORM: 10-YR PRE / 50-YR POST
 POST-DEVELOPMENT PEAK RUNOFF: 2.11 CFS
 DETENTION REQUIREMENT: 0.044 AC-FT (1,937.00 CF)
 OUTFALL LOCATION: MAINTENANCE SYSTEM 60EXTA

PROPOSED DETENTION PLAN:
 RUNOFF CONNECT TO AN EXISTING ROADSIDE DITCH, LOCATED ON THE EAST SIDE OF THE PROPERTY.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A "ZONE X" - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
 MAP REVISED JUNE 06, 2000

PREPARED BY: ALDO I. GARCIA, P.E. DATE: _____



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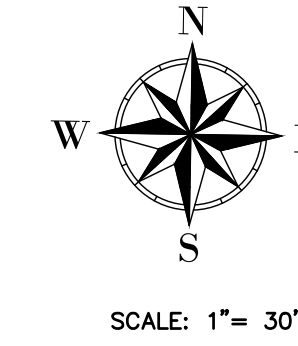
NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

OWNER:	NAME: RODOLFO RODRIGUEZ	ADDRESS: 8303 MEL C. GRAY ROAD	CITY & ZIP: WESLACO TEXAS, 78599	PHONE: (956) 373-2333	FAX: NONE
ENGINEER:	ALDO I. GARCIA, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8883
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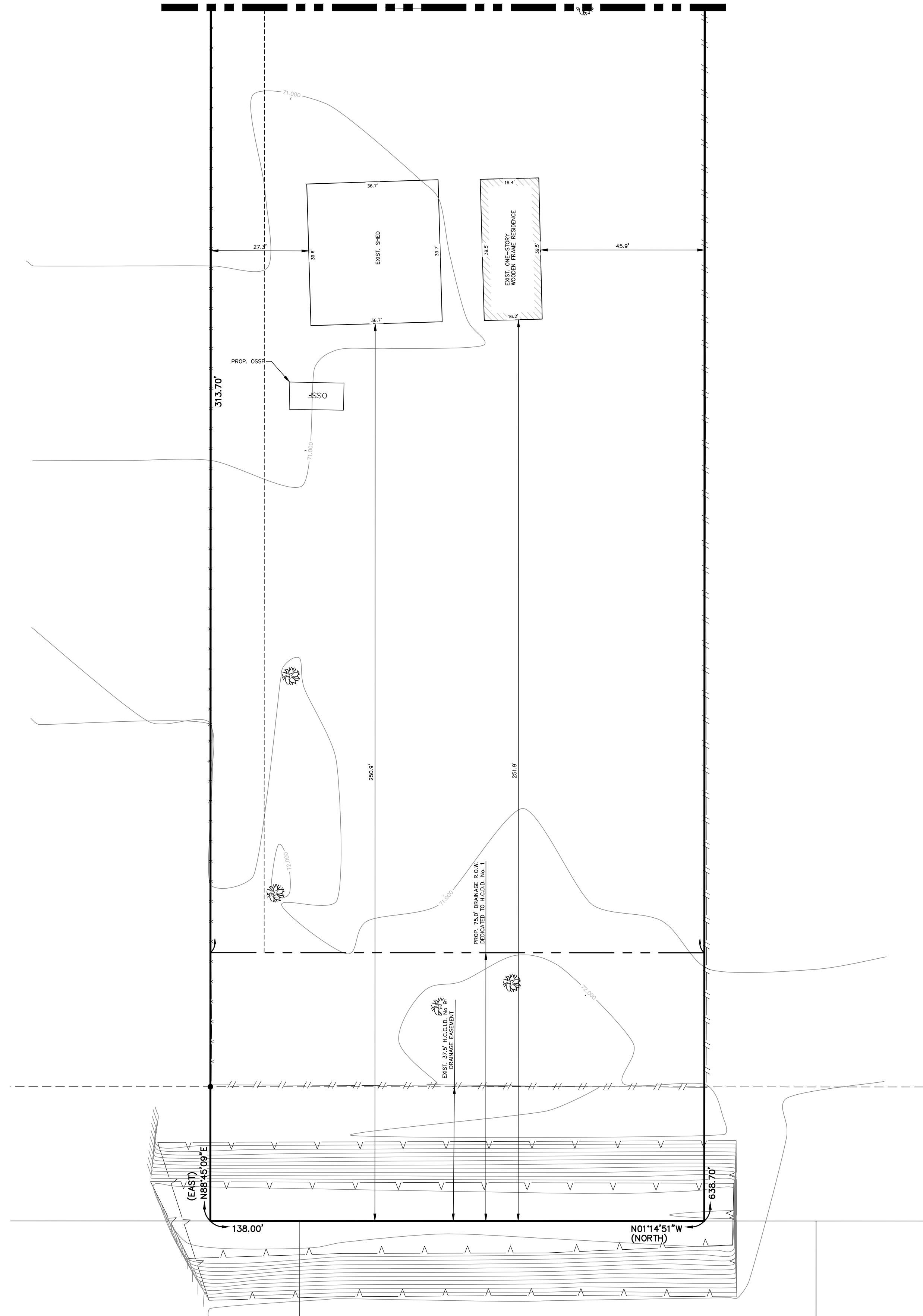
DATE OF PREPARATION: JUNE 2021 REGISTRATION # F-10602

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 McALLEN, TEXAS 78501 FAX: (956) 702-8883



3-R RANCH SUBDIVISION DRAINAGE LAYOUT

MATCH LINE "A-A"



INDEX TO SHEETS OF RODRIGUEZ SUBDIVISION

SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP AND ET; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C.C.IRRIGATION DISTRICT #9 CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; H.C.H.D. CERTIFICATION; 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 & 4	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.

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
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ENGINEER: ALDO I. GARCIA, P.E.	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880
SURVEYOR: LEO L. RODRIGUEZ, JR., RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880

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DATE OF PREPARATION: JUNE 2021

REGISTRATION # F-10602

SHEET 4 OF 4

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