



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 **LEAL RANCH SUBDIVISION**, PRECINCT No. **4**.

ENGINEER: **MELDEN & HUNT INC.** DEVELOPER: **OSCAR LEAL**

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: **15** *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: **5**

FILLING STATIONS: **3**

LOCATION DESCRIPTION: **NORTHEAST CORNER OF MILE 20 NORTH ROAD AND VAL VERDE ROAD.**

SUBDIVISION LIES WITHIN THE: **RURAL AREA OF THE COUNTY.**

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **12-20-2022** PROPERTY LIES WITHIN FLOOD ZONE "**X**" AS PER FEMA.

DRAINAGE DESIGN: **DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN INTO VALVERDE ROAD SIDE DITCH & MILE 20 NORTH ROAD SIDE DITCH. DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.**

ROAD R.O.W. DEDICATION: **30.0 FEET ONTO MILE 20 NORTH ROAD AND 20.0 FEET ONTO VAL VERDE ROAD.**

H.C.R.O.W. FINAL APPROVAL DATE: **8-24-2023** BY, **PRECINCT 4** R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: **9-19-2023** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: **NAWSC.** LINE SIZE: **6"** LOCATION: **VAL VERDE ROAD**

H.C.E.O.C. FINAL APPROVAL DATE: **8-24-2023** : BY **MARTIN RAMIREZ** ENVIRONMENTAL COMPLIANCE COORDINATOR
 LARGE CONSTRUCTION

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

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$10,918.00 For: (DRAINAGE IMPROVEMENTS)**
 CASH DEPOSIT: Amount: \$8,400.00 For: (3 FIREHYDRANTS)

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: **FEBRUARY 02, 2023**

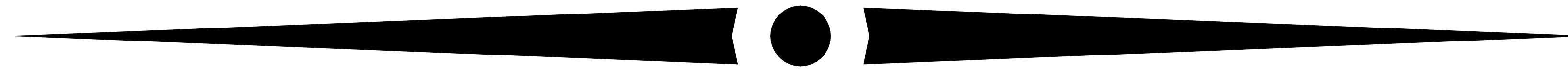
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

Final Approval with financial guarantee.

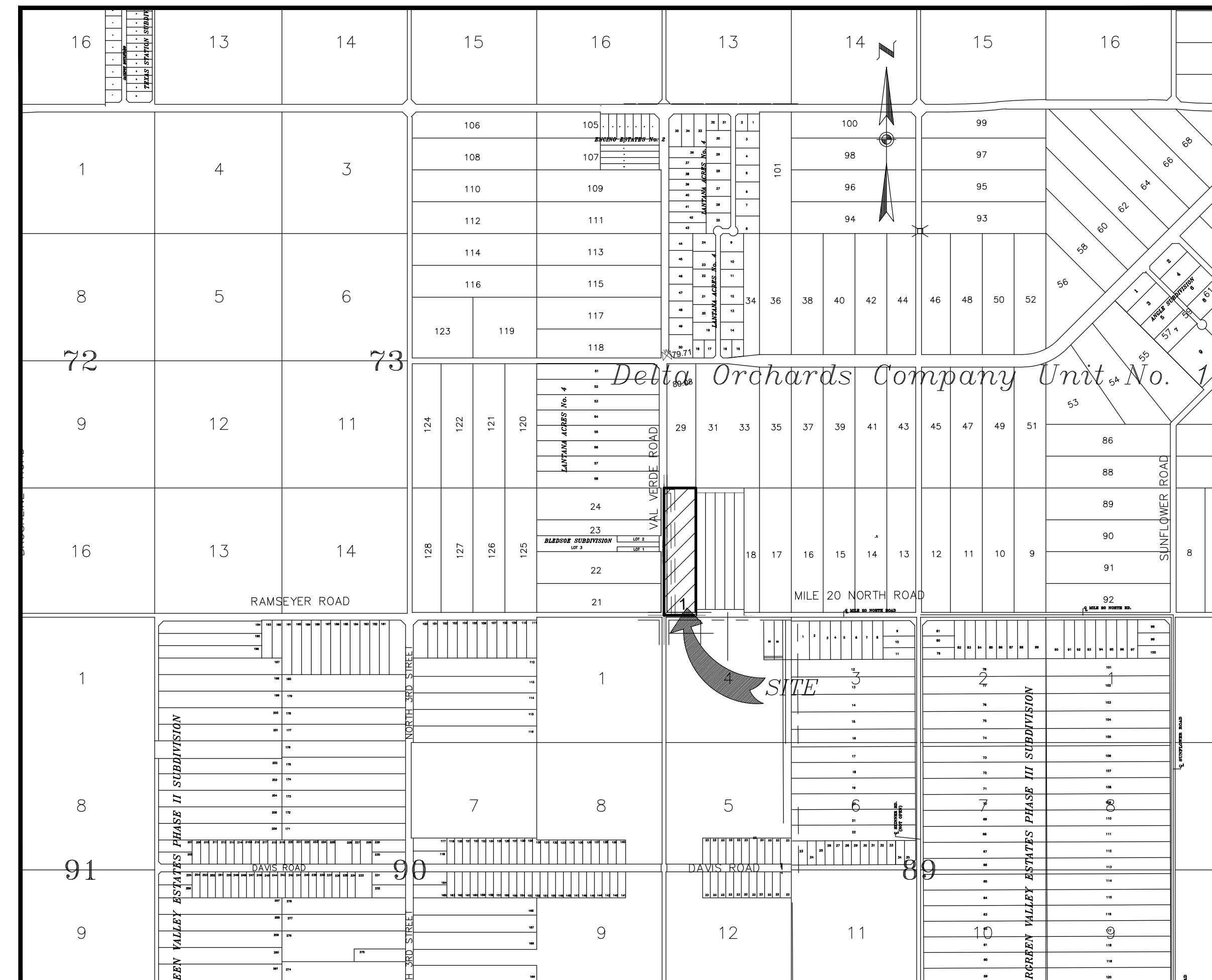
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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LEAL RANCH SUBDIVISION PROPOSED WATER LINE, AND STORM DRAINAGE IMPROVEMENTS



HIDALGO COUNTY, TEXAS



INDEX

SHEET	No.	DESCRIPTION
1		COVER SHEET
2		TOPOGRAPHICAL LAYOUT
3		PLAT
4		EROSION PLAN
5		WATER LAYOUT & DETAILS
6		DRAINAGE LAYOUT & DETAILS
7		STREET LIGHTS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E., 117368 ON FEB. 16, 2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

M

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

LOCATION MAP

Scale : 1" = 1000'

2023

BENCH MARK: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

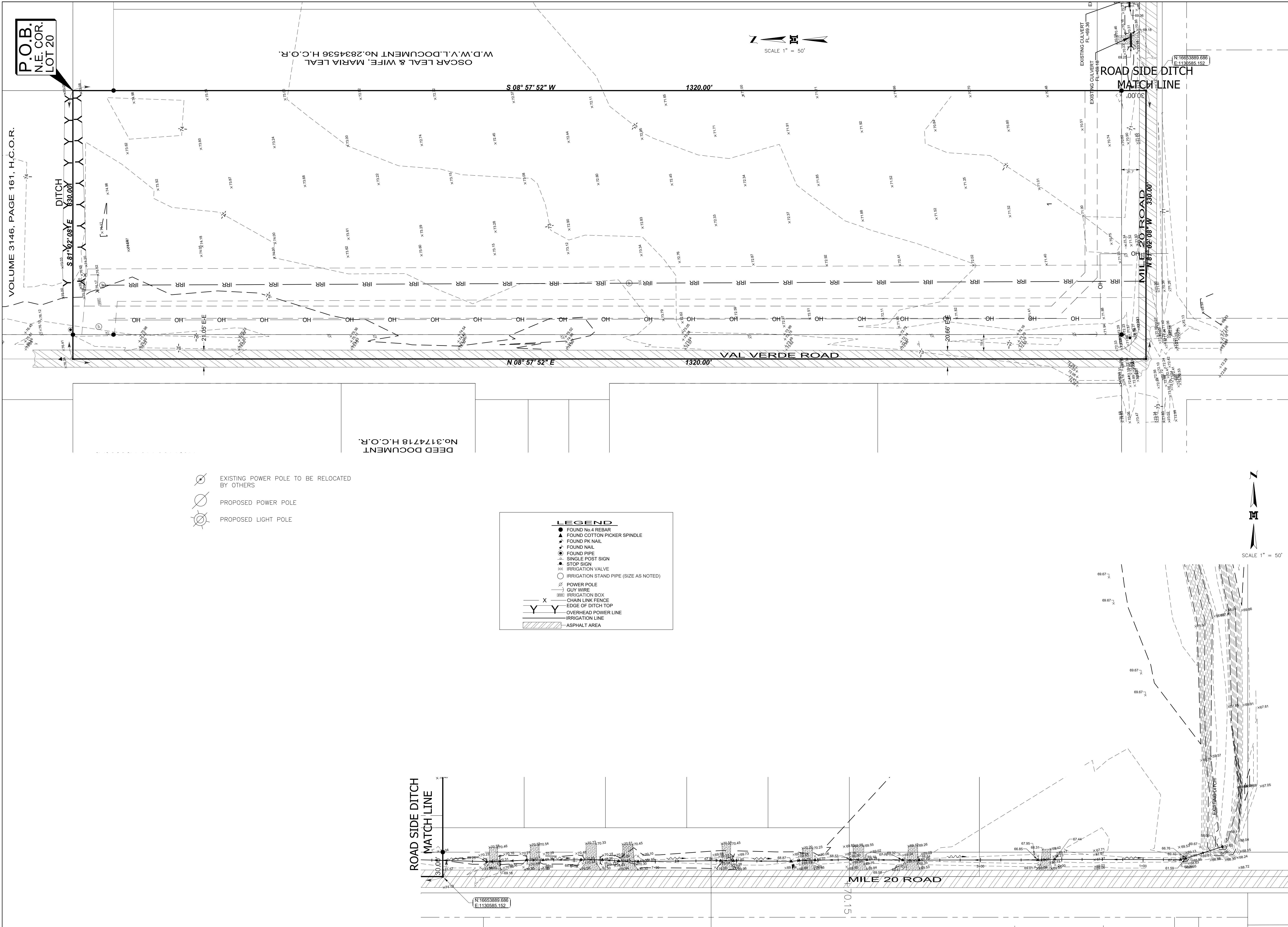
-->B.M. NO. 1--ELEV. 70.65 N.G.V.D. 29 DESCRIPTIONS: MHI MONUMENT SET IN 2'x2' CONCRETE SLAB AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N:16653948.95, E:1130594.50.

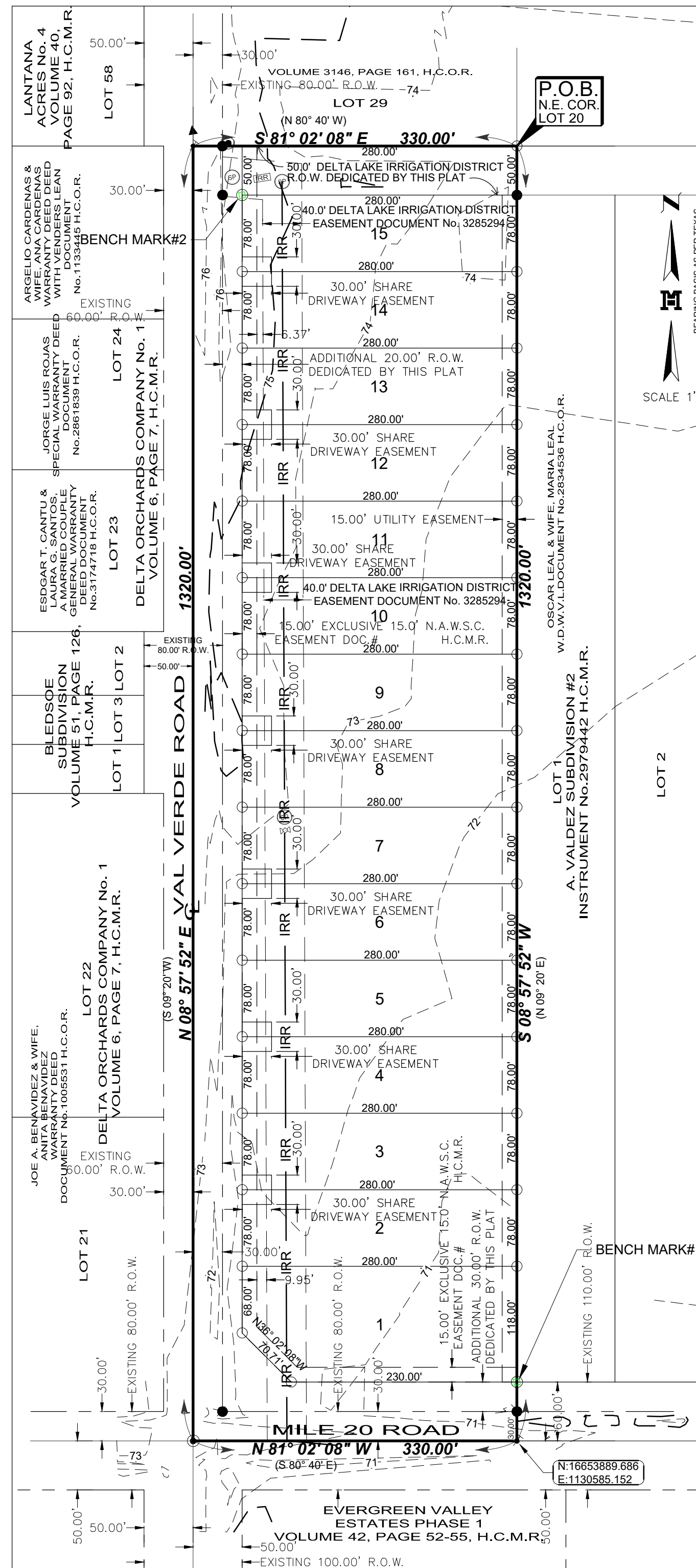
-->B.M. NO. 2--ELEV. 77.75 N.G.V.D. 29 DESCRIPTIONS: MHI MONUMENT SET IN 2'x2' CONCRETE SLAB AT THE NORTHWEST CORNER OF LOT 15 OF THIS SUBDIVISION. N:16655187.82, E:1130506.47.

JOB No. **22064.01**

SHEET **1** OF **7**

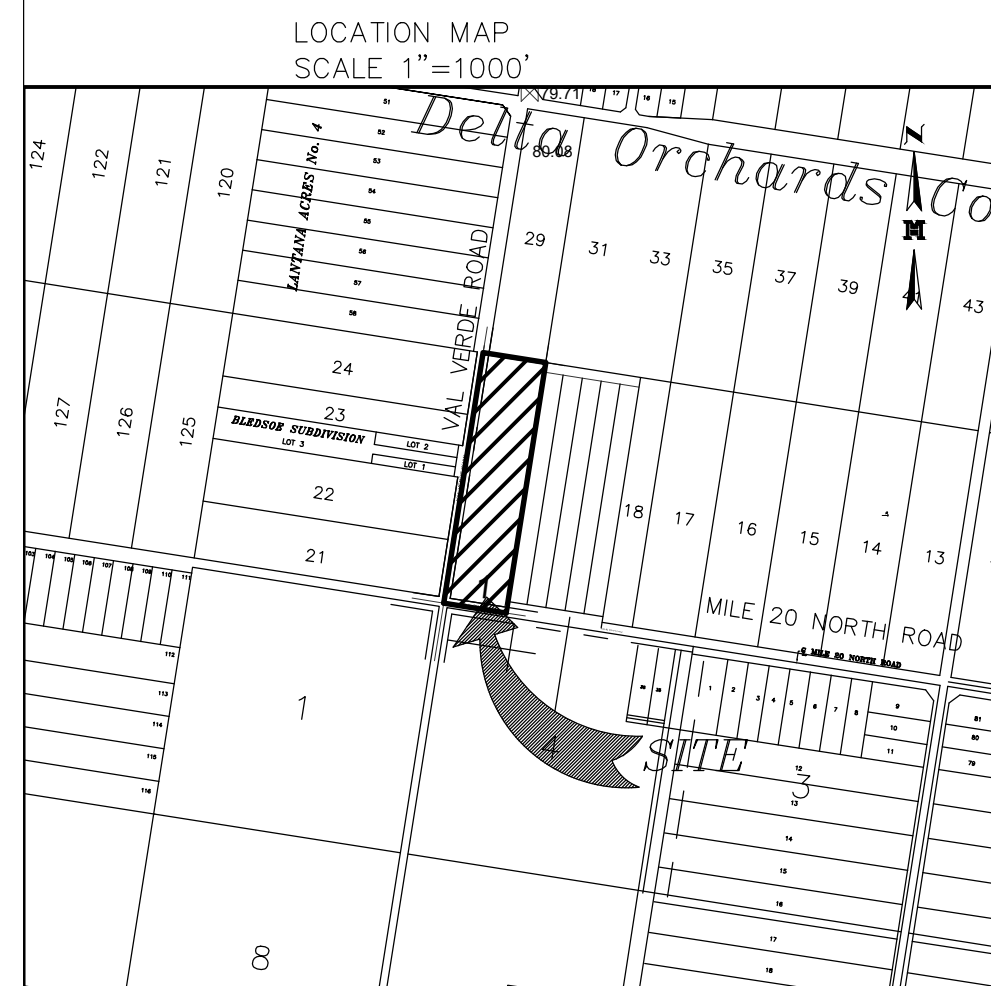
SET No. _____





LEAL RANCH SUBDIVISION

BEING A RESUBDIVISION OF 10.000 ACRES
OUT OF LOT 20
DELTA ORCHARDS COMPANY No. 1
VOLUME 6, PAGE 7, H.C.M.R.
HIDALGO COUNTY, TEXAS.



LOCATION MAP
SCALE 1"=1000'

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

LEAL RANCH SUBDIVISION IS LOCATED IN THE CENTRAL EAST PART OF HIDALGO COUNTY ON THE NORTHEAST CORNER OF VAL VERDE ROAD & MILE 20 ROAD. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF EDINBURG. LEAL RANCH SUBDIVISION FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

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PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	OSCAR LEAL	22611 N. SKINNER ROAD	EDCOUCH, TX 78538	(956) 221-1121	C/O(956) 381-1839
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

RIGHT OF WAY EASEMENT

KNOWN 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, A 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 OF 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, GRANTOR 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 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. 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 THE 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 HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____ 20____

OSCAR LEAL
22611 N. SKINNER ROAD
EDCOUCH, TEXAS 78538

ACKNOWLEDGMENT

THE 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 OSCAR LEAL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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: _____

DESCRIPTION OF LEAL RANCH SUBDIVISION METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 10.000 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, COMPRISED OF ALL OF LOT 20 OUT OF DELTA ORCHARDS COMPANY No. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 7, HIDALGO COUNTY MAP RECORDS, SAID 10.000 ACRES, WHICH SAID 10.000 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO OSCAR LEAL, WIFE, MARIA LEAL, WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER DOCUMENT NUMBER 2834536, HIDALGO COUNTY OFFICIAL RECORDS, SAID 10.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING AT A NAIL FOUND FOR THE NORTHWEST CORNER OF SAID LOT 20 FOR THE NORTHWEST CORNER OF THIS TRACT:

- THENCE, S 81° 02' 08" W ALONG THE NORTH LINE OF SAID LOT 20, AT A DISTANCE OF 30.00 FEET PASS THE EAST RIGHT-OF-WAY OF VAL VERDE ROAD AND CONTINUING A TOTAL DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 20 FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 57' 52" W ALONG THE EAST LINE OF SAID LOT 20 A DISTANCE OF 1290.00 FEET PASS AN IRON ROD FOUND FOR THE NORTH RIGHT-OF-WAY LINE OF MILE 20 ROAD, AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A NEAL FOUND ON THE SOUTHEAST CORNER OF LOT 20, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 02' 08" W ALONG THE SOUTH LINE OF SAID LOT 20 & WITHIN THE MILE 20 ROAD RIGHT-OF-WAY, A DISTANCE OF 330.00 FEET TO AN PIPE FOUND ON THE SOUTHWEST CORNER OF SAID LOT 20, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 57' 52" E ALONG THE WEST LINE OF SAID LOT 20 & WITHIN THE VAL VERDE ROAD RIGHT-OF-WAY, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.000 ACRES OF LAND, MORE OR LESS.

- ### LEGEND
- FOUND No. 4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - ▲ FOUND PK NAIL
 - ▲ FOUND NAIL
 - FOUND PIPE
 - SET MH MONUMENT ON CONCRETE
 - IRRIGATION VALVE
 - IRRIGATION STAND PIPE (SIZE AS NOTED)
 - A-A - EDGE OF ASPHALT TO EDGE OF ASPHALT
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - D.L.D. - DELTA LAKE IRRIGATION DISTRICT
 - W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
 - D.W.W. - DEED WITHOUT WARRANTY
 - (-)- RECORDED PLAT CALLS

INDEX TO SHEET OF LEAL RANCH SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, DELTA LAKE IRRIGATION DISTRICT, H.C.D.D. No. 1; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; COUNTY JUDGE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS);

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

GENERAL PLAT NOTES & RESTRICTIONS: HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:

FLOOD ZONE DESIGNATION: ZONE "X"(SHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000

COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 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. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
FRONT: 63.00 FEET, ALONG VAL VERDE ROAD
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 20.00 FEET

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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE 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.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--BM NO. 1--ELEV. 70.65 N.G.V.D. 29 DESCRIPTIONS: MH MONUMENT SET IN 2'X2' CONCRETE SLAB AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N:16653948.95, E:1130594.50.
--BM NO. 2--ELEV. 77.75 N.G.V.D. 29 DESCRIPTIONS: MH MONUMENT SET IN 2'X2' CONCRETE SLAB AT THE NORTHWEST CORNER OF LOT 15 OF THIS SUBDIVISION. N:16655187.82, E:1130506.47.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 24,568 CUBIC-FEET 0.56 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.)

7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT 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.

8. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

9. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. 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.

11. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

12. 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 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 HAS 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 OCCUPYING A LOT.

13. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

14. OSCAR LEAL, THE OWNER & SUBDIVIDER OF LEAL RANCH SUBDIVISION, RETAINS 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.

15. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (VAL VERDE ROAD) FORM LOTS 2 THROUGH 15. A 24-FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 2 & 3, 4 & 5, 6 & 7, 8 & 9, 10 & 11, 12 & 13, 14 & 15, TO PROVIDE INGRESS AND EGRESS FROM (VAL VERDE ROAD).

16. NO ACCESS OR DRIVEWAY SHALL BE PERMITTED ONTO MILE 20 ROAD FROM LOT 1.

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LEAL RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____.

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LEAL RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____ 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____

STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED OWNER OF LAND SHOWN ON THIS PLAT, FOR THE CONSIDERATION OF DELTA LAKE IRRIGATION DISTRICT (WILCAY AND HIDALGO COUNTY) APPROVING THIS PLAT, ASSUME ALL RESPONSIBILITY FOR THE DRAINAGE OF THE LAND COVERED HEREBY AND WE, OUR HEIRS AND ASSIGNS, ASSUME ANY COSTS IN CONNECTION WITH ANY DRAINAGE NEEDED NOW OR AT ANY TIME IN THE FUTURE.

DECISIONS UNLIMITED, L.L.C.

OSCAR LEAL
22611 N. SKINNER ROAD
EDCOUCH, TEXAS 78538

THE STATE OF TEXAS)
COUNTY OF HIDALGO)

THIS PLAT, LEAL RANCH SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERATION BY THE DELTA LAKE IRRIGATION DISTRICT OF HIDALGO COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH DISTRICT. "ALL RIGHTS, RULES AND REGULATIONS OF THE DELTA LAKE IRRIGATION DISTRICT EXISTING PRIOR TO THE SUBMISSION OF THIS PLAT ARE NOT ABRIDGED BY THE SUBSEQUENT APPROVAL OF THIS PLAT BY THE SAID DISTRICT. NOTWITHSTANDING ANY PROVISION OR NOTATION OTHERWISE IN THIS PLAT." (THIS REQUIREMENT WILL BE INAPPLICABLE IF ANY RIGHTS, RULES OR REGULATIONS OF THE DISTRICT ARE INTENDED BY THE DISTRICT TO BE ABRIDGED.) DELTA LAKE IRRIGATION DISTRICT WILL NOT ALLOW ANY STRUCTURES 15' FROM THE CENTER LINE OF A PIPELINE OR 25' FROM THE INSIDE TOE OF ANY MAIN OR LATERAL CANAL OR DRAINAGE DITCH, AND THAT NO FENCING BE WILL INSTALLED OR REMAIN ON ANY DISTRICTS EASEMENT OR RIGHT-OF-WAY LESS APPROVED BY THE DISTRICT MANAGEMENT. ALL APPROVED FENCING WILL BE REQUIRED TO HAVE AVAILABLE ONLY AT EXISTING IRRIGATION OUTLETS. ANY MODIFICATION, CHANGE, OR ADDITIONAL OUTLETS MUST BE APPROVED BY THE DISTRICT, AND BE AT EXPENSE OF THE OWNER.

ANY FAILURE TO RECORD THIS PLAT IN THE OFFICE OF THE COUNTY CLERK'S OFFICE ON WILCAY OR HIDALGO COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

GIVEN UNDER BY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2022.

APPROVED BY: _____
PRESIDENT: DALE MURDEN

ATTEST BY: _____
SECRETARY: NEAL GALLOWAY

Lot #	SQ. FT.	Area
1	31790.00	0.730
2	21840.00	0.501
3	21840.00	0.501
4	21840.00	0.501
5	21840.00	0.501
6	21840.00	0.501
7	21840.00	0.501
8	21840.00	0.501
9	21840.00	0.501
10	21840.00	0.501
11	21840.00	0.501
12	21840.00	0.501
13	21840.00	0.501
14	21840.00	0.501
15	21840.00	0.501

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, OSCAR LEAL, AS OWNER OF THE 10,000-ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LEAL RANCH SUBDIVISION, HEREBY SUBSIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

OSCAR LEAL
22611 N. SKINNER ROAD
EDCOUCH, TEXAS 78538

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED OSCAR LEAL

PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2022.

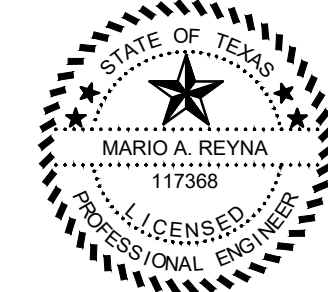
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREOF DESCRIBED.

MARIO A. REYNA, P.E. #117368
DATE PREPARED: 1-27-21
JOB NO. 22064.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREOF, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE _____ DAY OF _____ 20____



ROBERTO N. TAMEZ, R.P.L.S. No. 6238
STATE OF TEXAS
DATE SURVEYED: 3-19-2021
T-1101; PG. 74
SURVEY JOB # 21402.08

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:



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

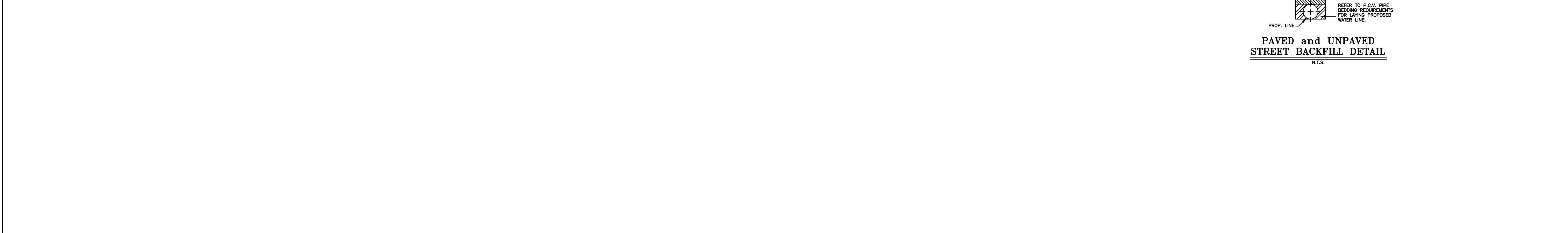
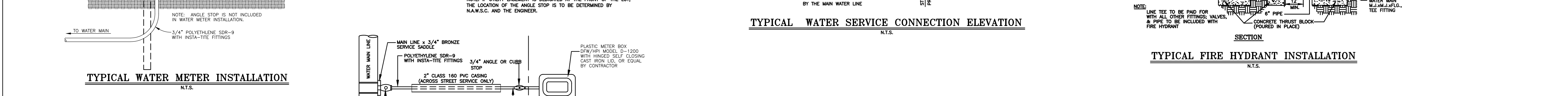
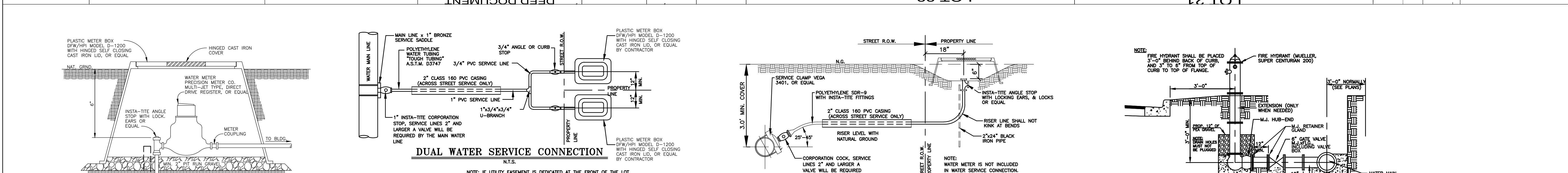
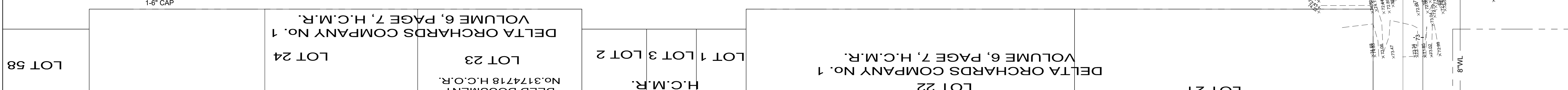
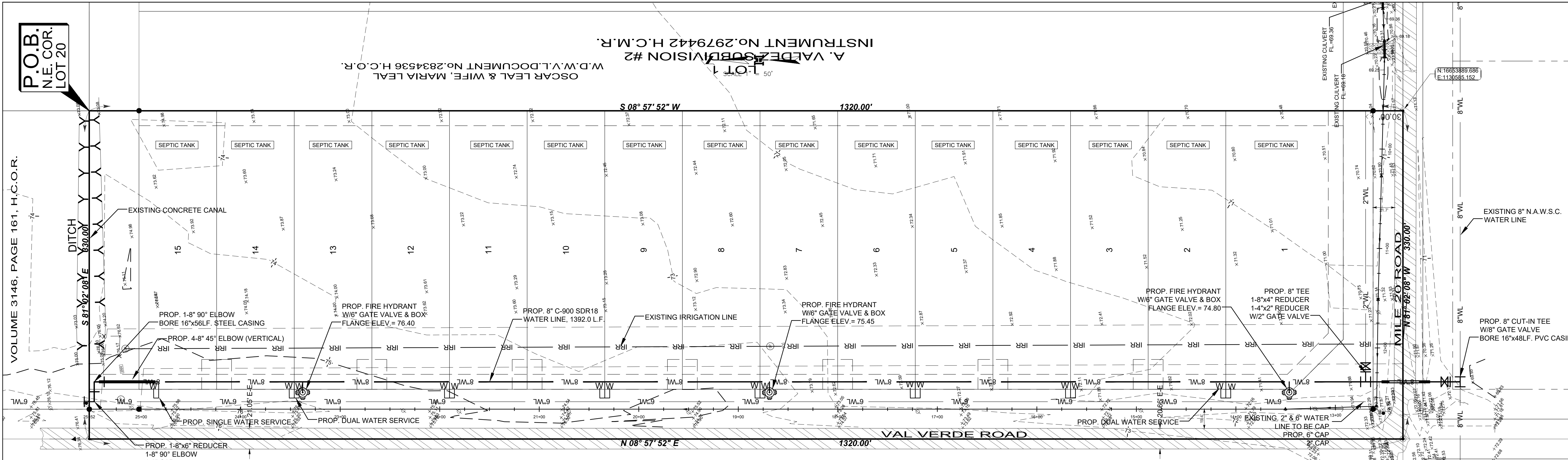
ON: _____ AT _____ AM/PM

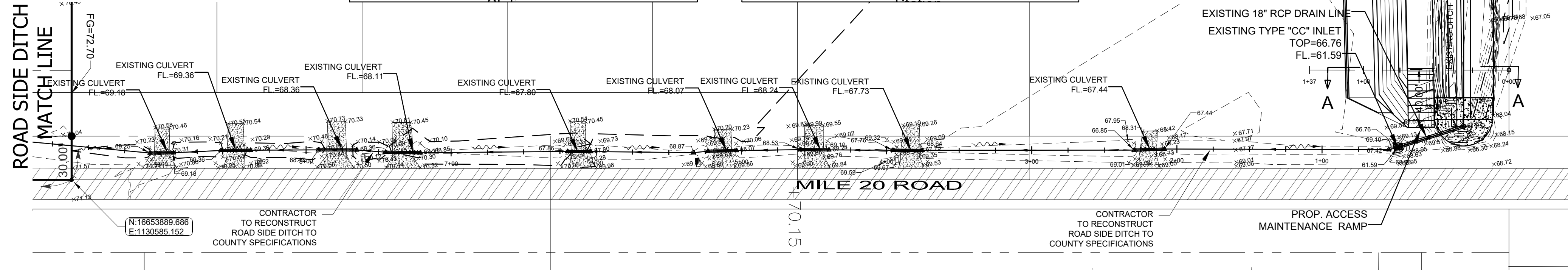
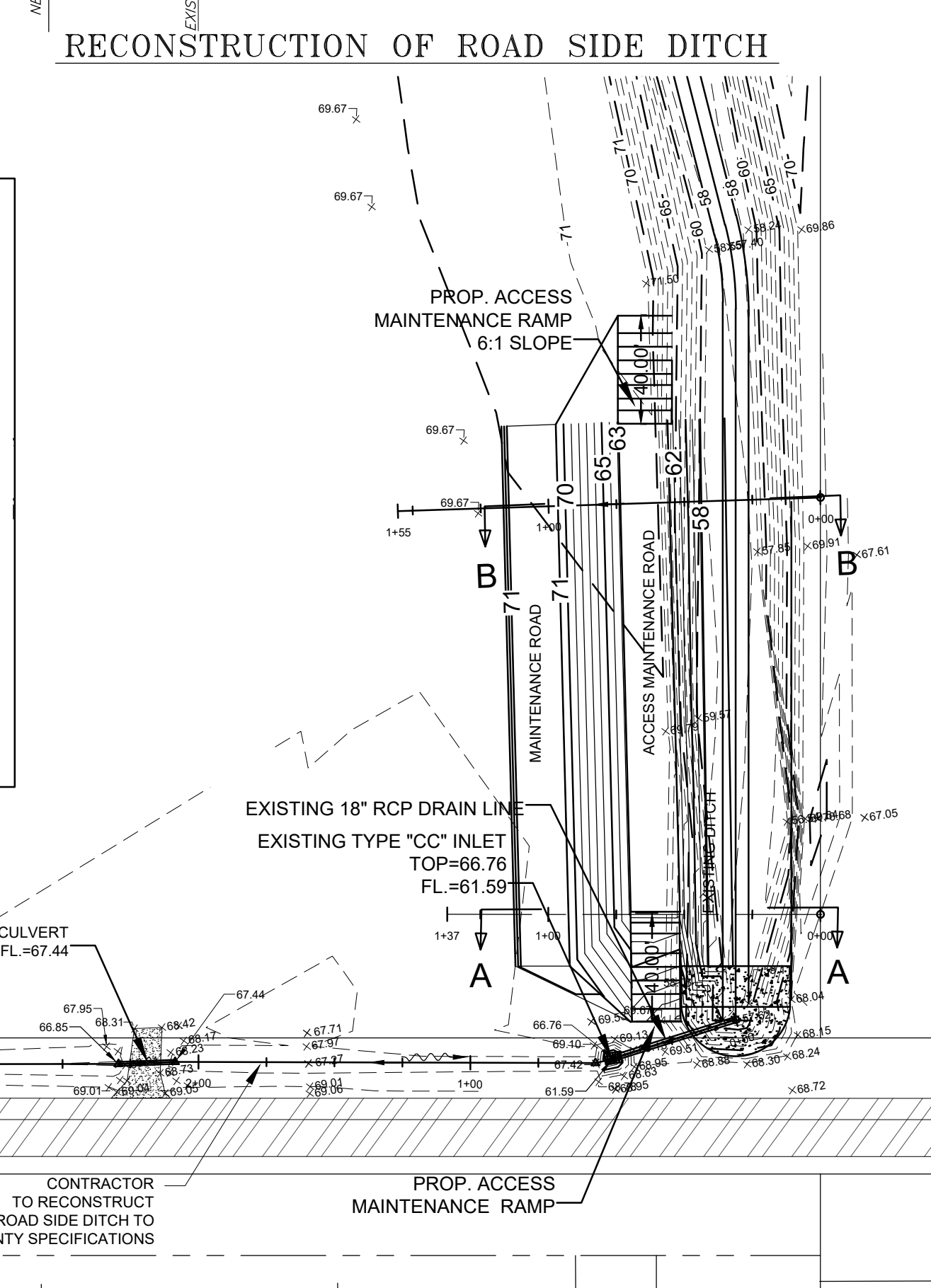
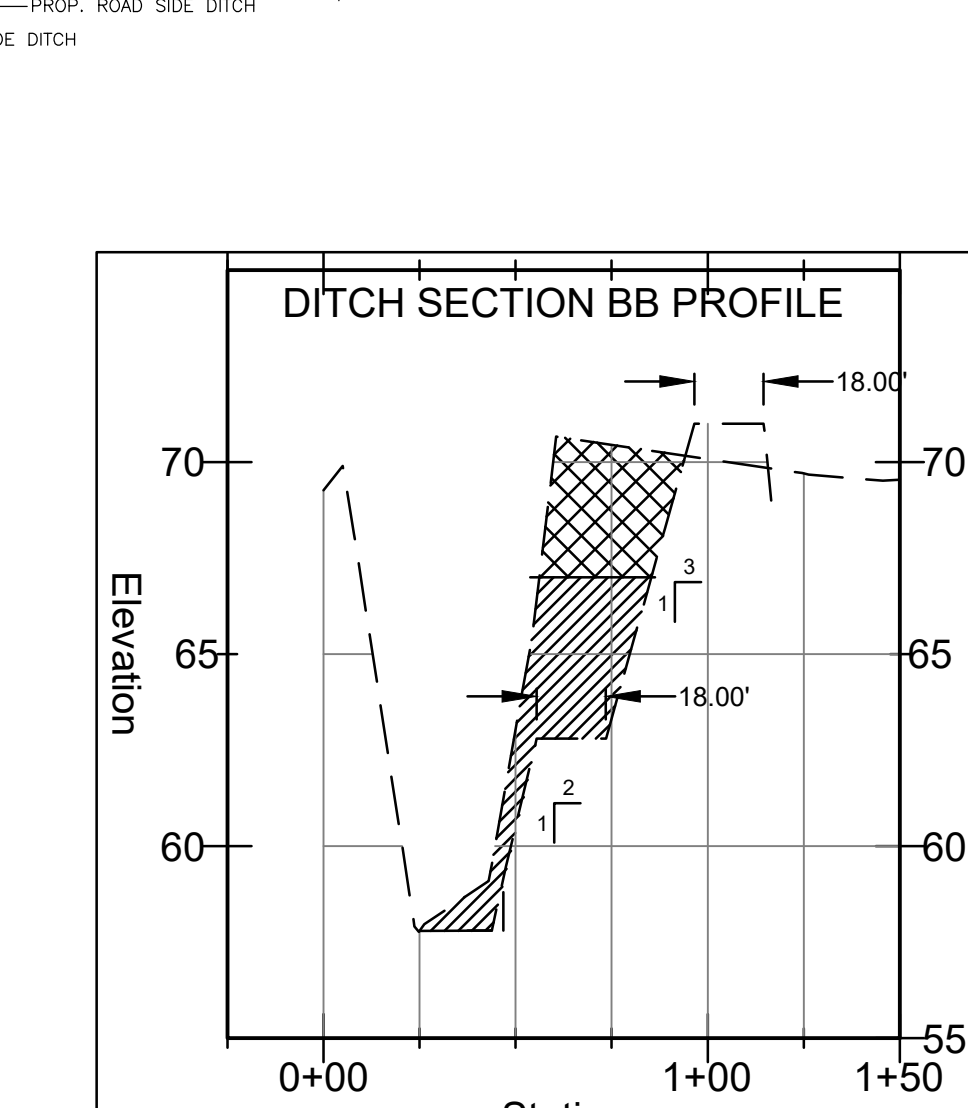
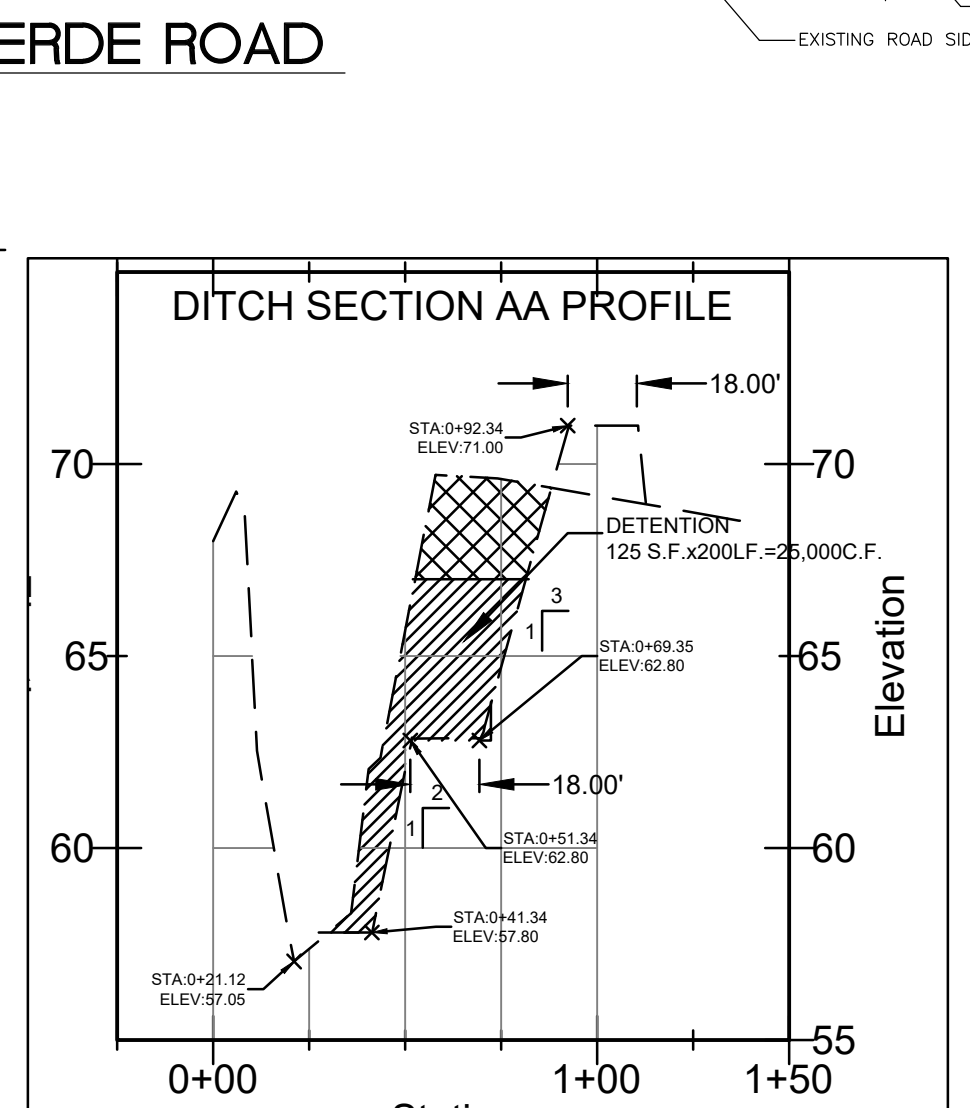
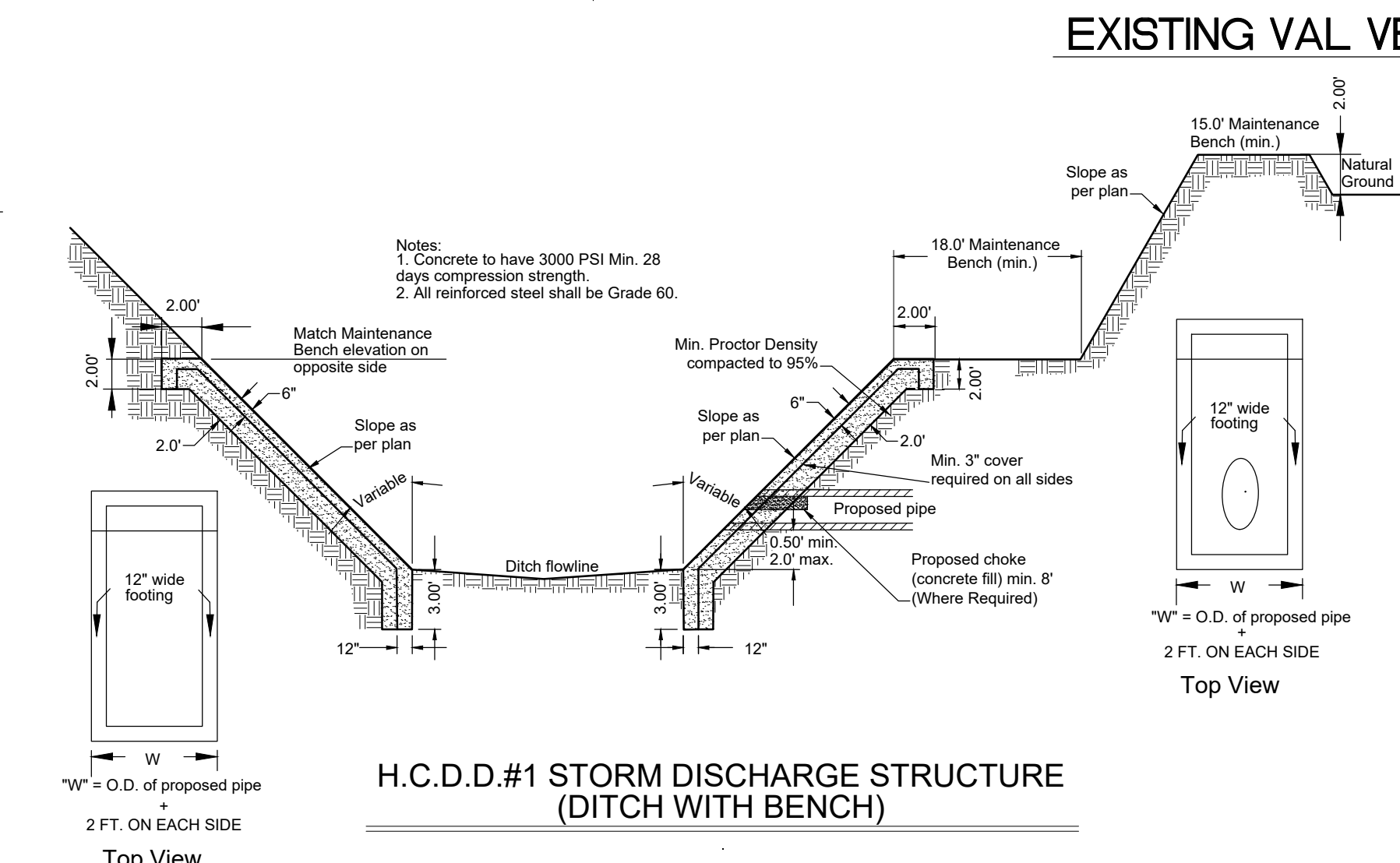
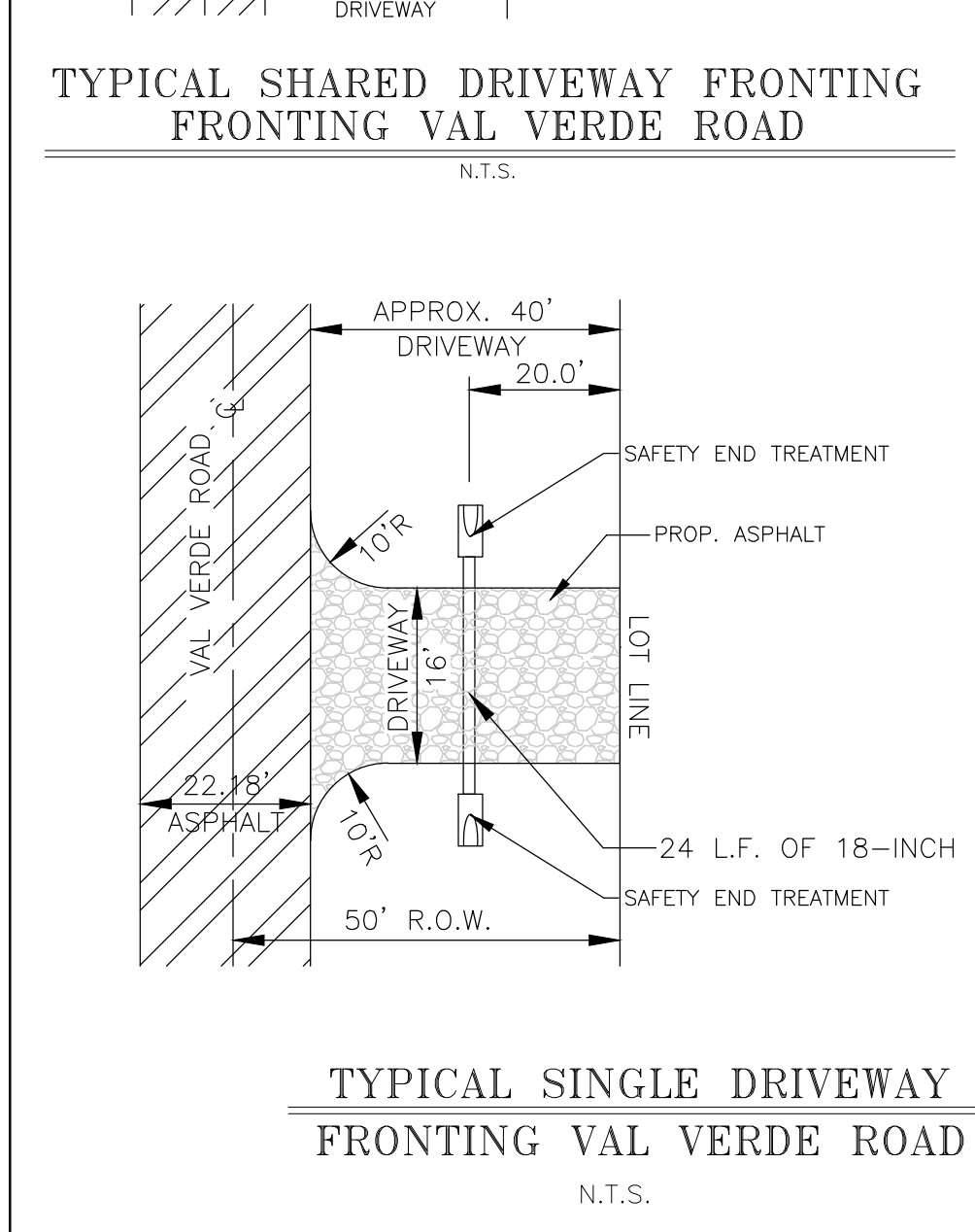
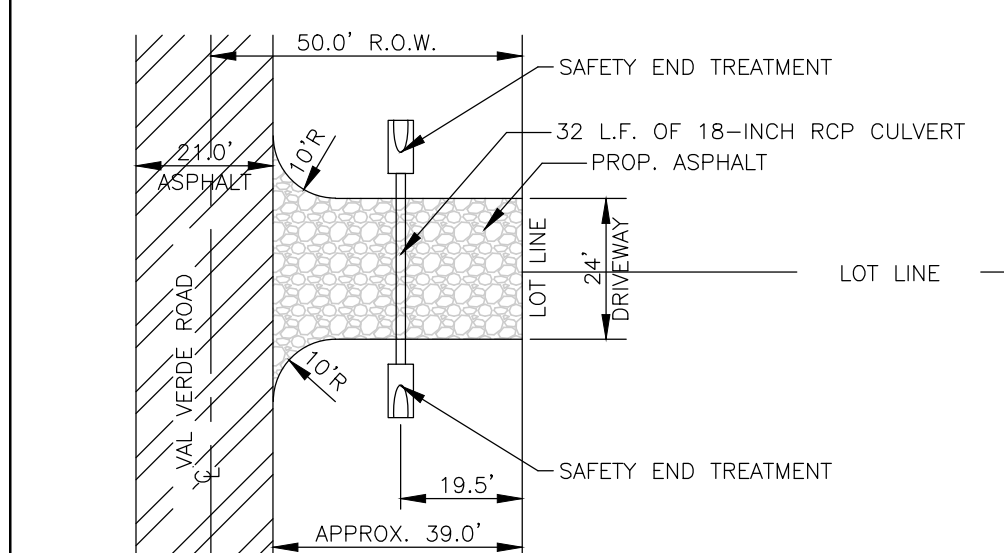
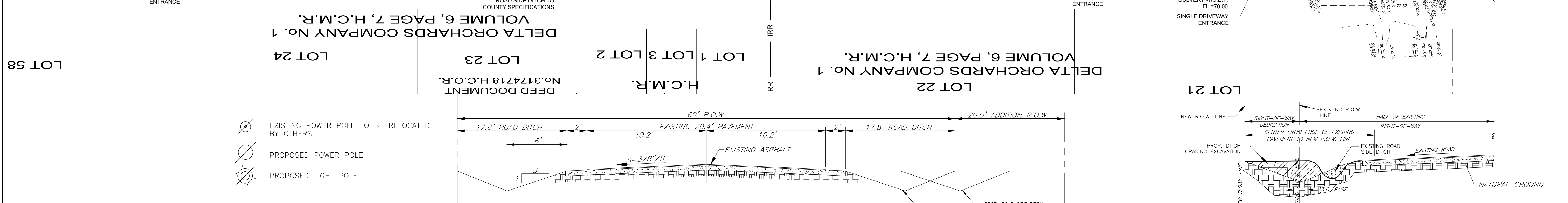
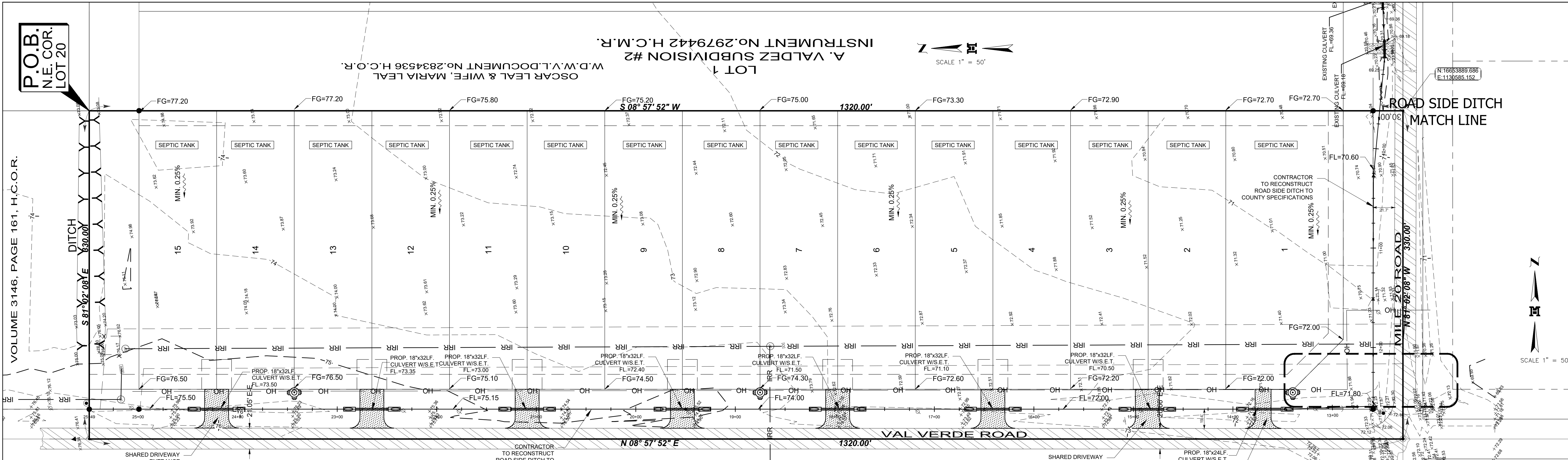
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

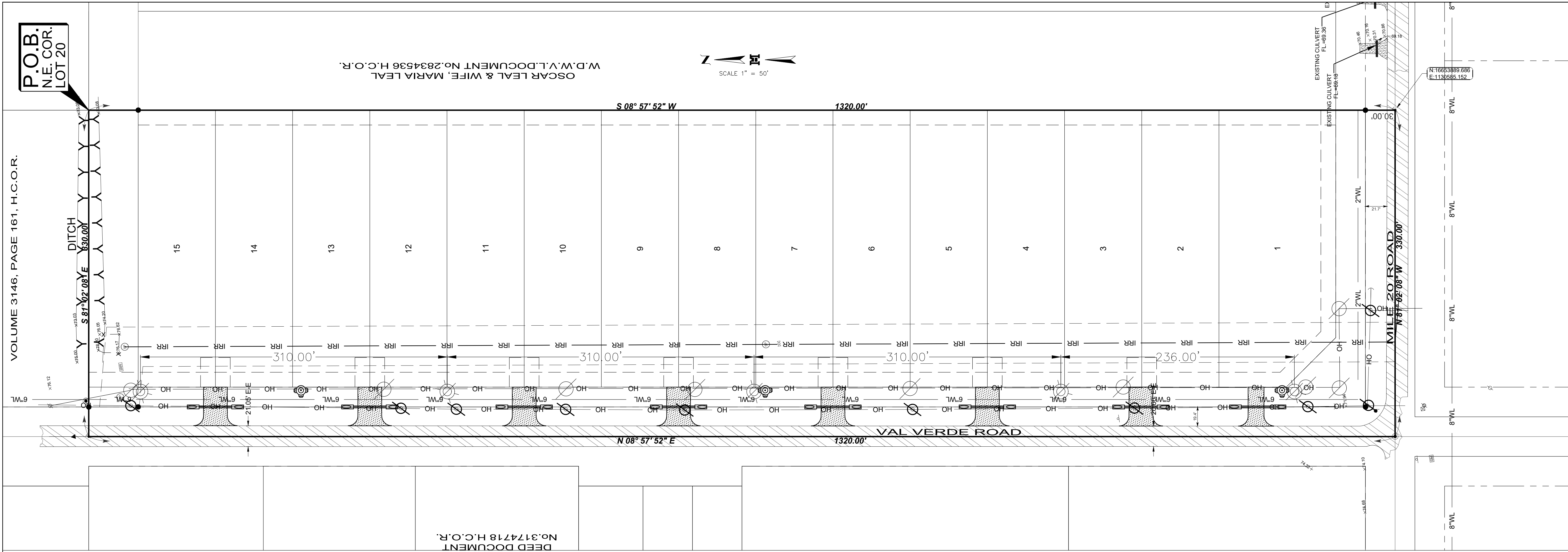
BY: _____ DEPUTY

DRAWN BY: CIRO _____ DATE: _____
SURVEYED, CHECKED BY: _____ DATE: _____

SHEET 3 OF 7 SHEETS

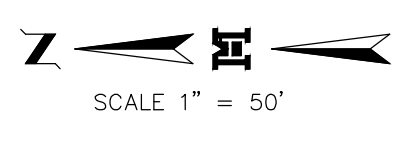






P.O.B.
N.E. COR.
LOT 20

OSCAR LEAL & WIFE, MARIA LEAL
W.D.W.V.L.DOCUMENT No.2834536 H.C.O.R.



VOLUME 3146, PAGE 161, H.C.O.R.

DEED DOCUMENT
No.3174718 H.C.O.R.

- EXISTING POWER POLE TO BE RELOCATED BY OTHERS
- PROPOSED POWER POLE
- PROPOSED LIGHT POLE

JOB No.		22064.01	
BY	DATE	REVISION	
MELDEN & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS 115 W. MCINTYRE - EDINBURG, TX 78541 PH: (936) 351-0981 - FAX: (936) 351-1839 ESTABLISHED 1947 - www.meldenandhunt.com			
ENG. TECH. CIRO	PROJECT ENG.	T-BOOK .JPG.	SCALE: 1" = 50'
1. RELEASE DATE:	2. RELEASE DATE:	3. RELEASE DATE:	
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117368 ON JULY 07, 2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.			

LEAR RANCH SUBDIVISION
HIDALGO COUNTY, TEXAS

POWER POLE RELOCATED & PROPOSED LIGHT POLE