



Anthony Uresti  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-05-2024

PROPOSED COLE CROSSING SUBDIVISION, PRECINCT No. 4.

ENGINEER SDI ENGINEERING, LLC DEVELOPER: CASCABEL ESTATES INC.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 30  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTH OF RAMSEYER ROAD APPROXIMATELY 1/2 A MILE WEST FROM DOOLITTLE ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ CITY OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-22-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO RAMSEYER ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 8-14-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-24-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER  
SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" & 6" LOCATION: RAMSEYER ROAD & HADDONFIELD STREET.

H.C.E.O.C. FINAL APPROVAL DATE: 1-24-2024 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**LARGE CONSTRUCTION**

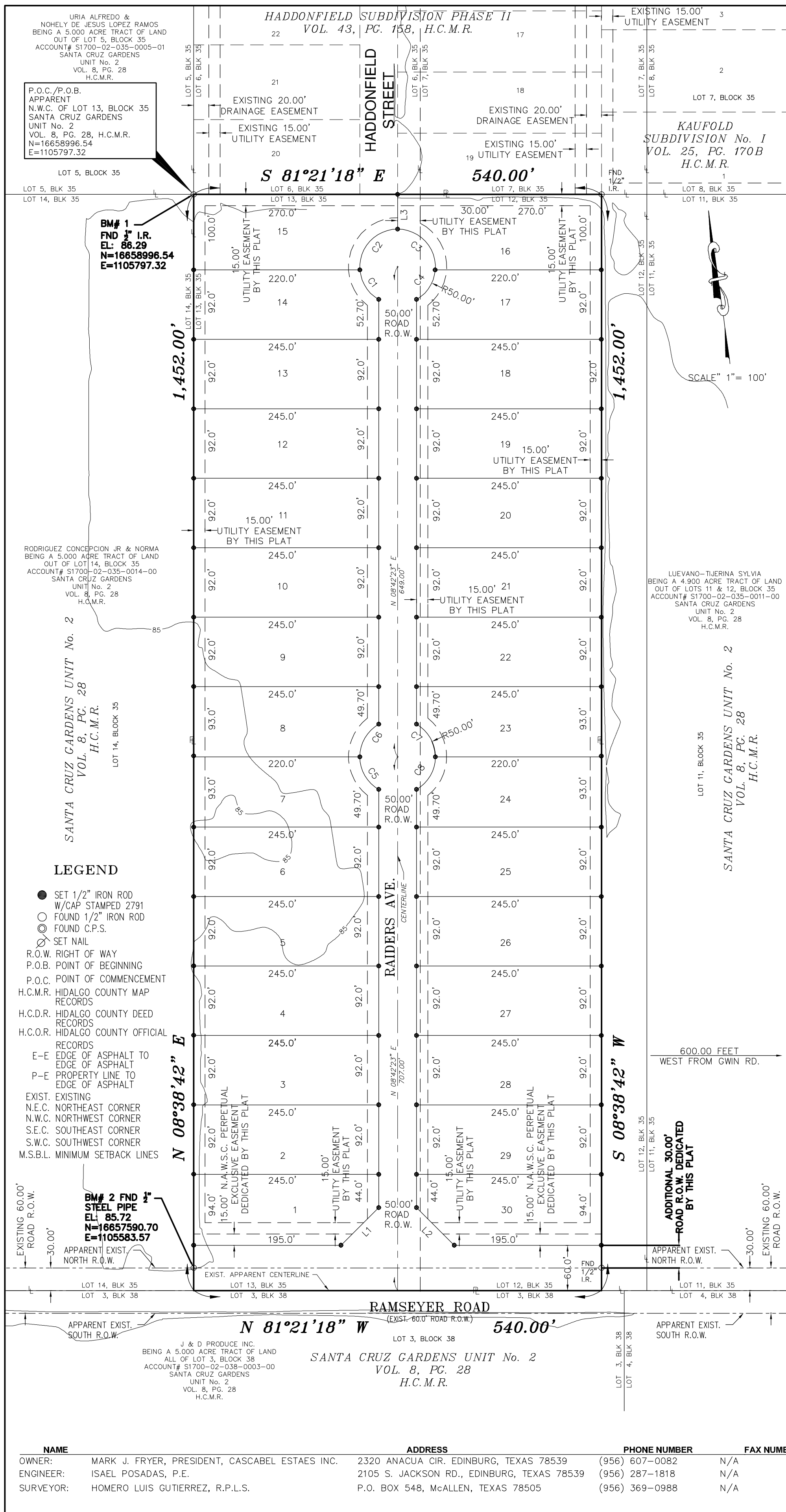
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 07, 2023

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

**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.*



STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, MARK J. FRYER, PRESIDENT, CASCABEL ESTATES INC., AS OWNER OF THE 18,000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED COLE CROSSING SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE, 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE 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.

MARK J. FRYER, PRESIDENT  
CASCABEL ESTATES, INC.  
2320 ANACUA CIR.  
EDINBURG, TEXAS 78539

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023.

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_

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

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

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

ATTEST: \_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, \_\_\_\_\_ THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

STATE OF TEXAS  
COUNTY OF HIDALGO

THE SUBDIVISION PLAT OF COLE CROSSING SUBDIVISION HAS BEEN SUBMITTED TO AND REVIEWED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ A.D.

CHAIRPERSON, PLANNING & ZONING COMMISSION \_\_\_\_\_

APPROVED BY 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 DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

SANTA CRUZ IRRIGATION DISTRICT No. 15

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ SUBJECT TO THE FOLLOWING:

1) NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE; 2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND 4) IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, WITH THE LOT OWNER BEING RESPONSIBLE TO INSTALL SUCH NECESSARY FACILITIES.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

ISABEL POSADAS, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 89435 \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON \_\_\_\_\_ AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

HOMERO LUIS GUTIERREZ, R.P.L.S. No. 2791 \_\_\_\_\_ DATE \_\_\_\_\_

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

ON: \_\_\_\_\_ AM/PM  
RECORDED IN VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

**GENERAL SUBDIVISION PLAT NOTES**

- FLOOD ZONE STATEMENT: ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN. COMMUNITY PANEL IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NO. 480334 0325 D, MAP REVISED JUNE 6, 2000, MAP REVISED TO REFLECT LOMR: MAY 17, 2001.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS FOR LOTS 2 THRU 29 ONLY.
- SETBACKS:  
FRONT: 25.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER: 20.00 FEET OR EASEMENT WHICHEVER IS GREATER
- MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
--> B.M. NO. 1 - ELEV. 86.29, N.A.V.D. 88 DATUM. DESCRIPTION: FOUND 1/2" IRON ROD FOR THE NORTHWEST CORNER OF LOT 15, COLE CROSSING SUBDIVISION.  
--> B.M. NO. 2 - ELEV. 85.72, N.A.V.D. 88 DATUM. DESCRIPTION: FOUND 1/2" PIPE FOR THE SOUTHWEST CORNER OF LOT 1, COLE CROSSING 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 1.574 CUBIC-FEET (68,565.43 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY UTILITY LAYOUT FOR THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG. THE POPULATION IS 71,000. COLE CROSSING SUBDIVISION LIES APPROXIMATELY 2.0 MILES NORTH FROM THE CITY LIMITS AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.
- 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.  
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 SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- MARK J. FRYER, PRESIDENT, CASCABEL ESTATES INC., THE OWNER & SUBDIVIDER OF COLE CROSSING SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- NO ACCESS ONTO RAMSEYER RD. FROM LOTS 1 & 30.
- FIVE (5.0') FOOT SIDEWALK IS REQUIRED ALONG RAMSEYER ROAD DURING SUBDIVISION CONSTRUCTION AS REQUIRED BY THE CITY OF EDINBURG.

**LOCATION MAP**  
SCALE: 1" = 4000'

PREPARED BY:  
SDI ENGINEERING, L.L.C.  
2105 S JACKSON RD.  
EDINBURG, TEXAS 78539

DATE PREPARED: SEPTEMBER 27, 2023  
DATE SURVEYED: JULY 21, 2021

**COLE CROSSING SUBDIVISION**

BEING A 18,000 ACRE TRACT OF LAND OUT OF LOTS 12 & 13, BLOCK 35, SANTA CRUZ GARDENS UNIT No. 2, AS PER MAP RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

METES & BOUNDS

AN 18,000-ACRE TRACT OF LAND, OUT OF LOTS 12 & 13, BLOCK 35, SANTA CRUZ GARDENS UNIT NO. 2, AS PER MAP OR PLAT RECORDED IN VOLUME 8, PAGE 28, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, AND AS PER WARRANTY DEED RECORDED IN DOCUMENT NO. 114472, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, (REFERENCES TO WHICH ARE HERE MADE FOR ALL PURPOSES), LOCATED IN THE COUNTY OF HIDALGO ON THE NORTH SIDE OF RAMSEYER ROAD, APPROXIMATELY 600 FEET WEST FROM THE APPARENT INTERSECTION OF OWN ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE AND THE EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID RAMSEYER ROAD, IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING A HALF-INCH IRON ROD FOUND (N-16658996.54, E: 1105797.32) FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 12, BLOCK 35, AND OF SAID 18,000-ACRE TRACT, A DISTANCE OF 540.00 FEET TO A HALF INCH IRON ROD FOUND FOR THE APPARENT NORTHEAST CORNER OF SAID 18,000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 81°21'18" E, WITH THE APPARENT NORTH LOT LINE OF SAID LOT 12, BLOCK 35, AND OF SAID 18,000-ACRE TRACT, A DISTANCE OF 540.00 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 12, BLOCK 35, AND OF SAID 18,000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, S 08°38'42" W, WITH THE APPARENT EAST LOT LINE OF SAID 18,000-ACRE TRACT, A DISTANCE OF 1,452.00 FEET PAST A HALF-INCH IRON SET WITH PLASTIC CAP STAMPED 2791 ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF SAID RAMSEYER ROAD VIA THIS PLAT, THENCE ANOTHER 30.00 FEET PAST A HALF-INCH IRON ROD FOUND ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID RAMSEYER ROAD, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A POINT ON THE SAID RAMSEYER ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE FOR THE APPARENT SOUTHEAST CORNER OF SAID 18,000-ACRE TRACT OF LAND HEREIN DESCRIBED;

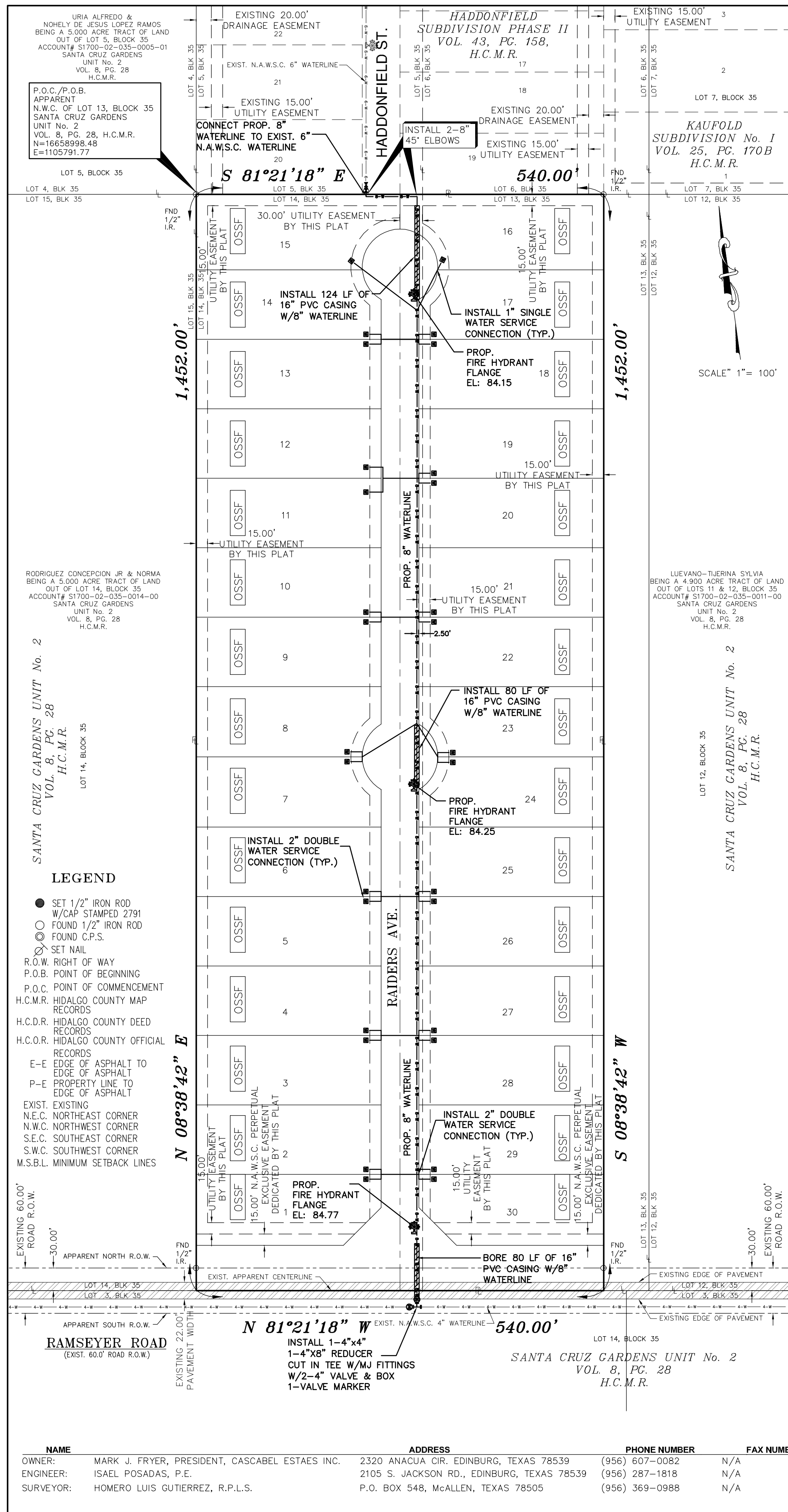
THENCE, N 81°21'18" W, WITH THE SAID RAMSEYER ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE, AND THE APPARENT SOUTH LOT LINE OF SAID LOT 12, BLOCK 35, AND OF SAID 18,000-ACRE TRACT, A DISTANCE OF 540.00 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 12, BLOCK 35, AND OF SAID 18,000-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, N 08°38'42" E, WITH THE APPARENT WEST LOT LINE OF SAID LOT 12, BLOCK 35, AND OF SAID 18,000-ACRE TRACT, A DISTANCE OF 30.00 FEET PAST A HALF-INCH IRON SET WITH PLASTIC CAP STAMPED 2791 ON THE SAID RAMSEYER ROAD PROPOSED NORTH RIGHT-OF-WAY LINE, CONTINUING WITH SAID LOT 12 AND 18,000-ACRE TRACT WEST LOT LINE FOR A TOTAL DISTANCE OF 1,452.00 FEET TO THE SAID HALF-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 18,000-ACRE TRACT OF LAND, AND FOR THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 18,000 ACRES OF LAND, OF WHICH 0.372 OF AN ACRE (16,200.00 SQUARE FEET) LIES IN EXISTING ROAD RIGHT-OF-WAY AND 0.372 OF AN ACRE (16,200.00 SQUARE FEET) BEING AN ADDITIONAL DEDICATED ROAD RIGHT-OF-WAY VIA THIS PLAT, FOR A NET OF 17,256 ACRES OF LAND, MORE OR LESS.

**SDI ENGINEERING, LLC**

CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT

2105 S. JACKSON RD., EDINBURG, TEXAS (956) 287-1818 PH.  
TBPE REG. NO. F-13016



**FINAL ENGINEERING REPORT**  
**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**  
 COLE CROSSING 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.

N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF HADDONFIELD ST. AND AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF RAMSEYER ROAD. WATER DISTRIBUTION SYSTEM FOR THE COLE CROSSING SUBDIVISION WILL BE PROVIDED BY AN 8" WATERLINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF RAIDERS AVENUE AND CONNECTING TO SAID 6" WATER LINE ALONG THE NORTH SIDE AND CONNECTING TO EXISTING 4" WATER LINE ALONG RAMSEYER ROAD.

COLE CROSSING SUBDIVISION CONSISTS OF FOURTEEN (14) 1" DIAMETER DUAL SERVICE LINES RUNNING IN PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND TWO (2) 1/2" DIAMETER SINGLE SERVICE LINES SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$34,000.00 OR \$1,800.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) THE SUM OF \$28,600.00, WHICH COVERS THE \$953.33 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 TO N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) UNDER REQUEST BY THE LOT OWNER, N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$7,500.00 EACH FOR A TOTAL COST OF \$22,500.00. 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 UTILIZING PERSONAL CHECK:**  
 SEWAGE FOR COLE CROSSING SUBDIVISION IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD FOR THE LOT. ISAAC MATA WITH MATA'S SEPTIC TANKS 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. THE LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAINFIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM FOUR (4) SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITS AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,800.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. THIRTY (30) SEPTIC TANKS HAVE BEEN INSTALLED FOR A TOTAL AMOUNT OF \$84,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM FOR THE ENTIRE SUBDIVISION. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

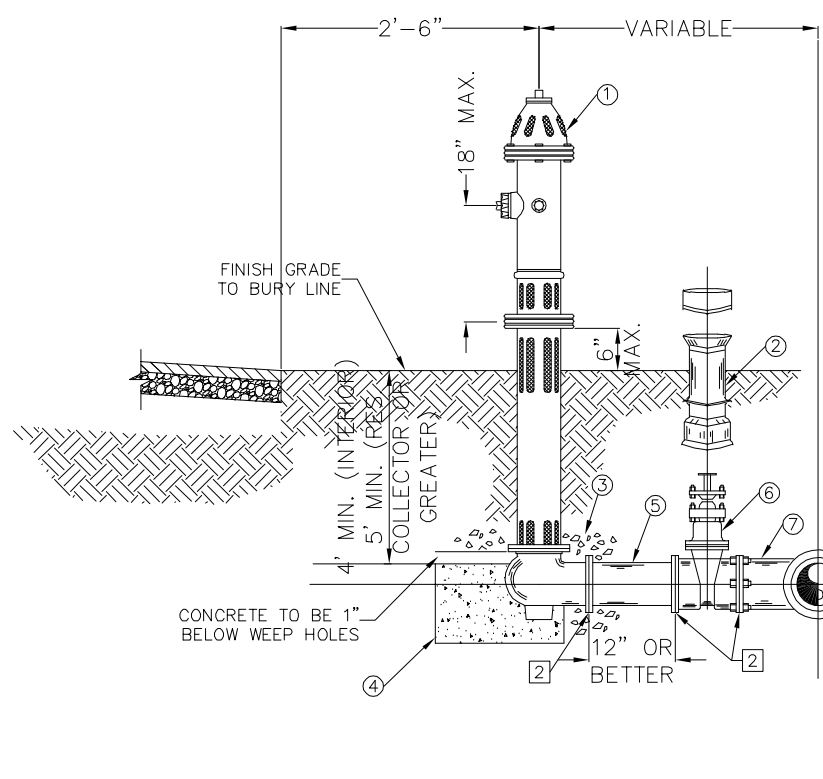
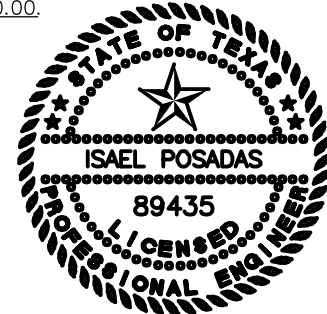
**WATER & SEWAGE ENGINEER CERTIFICATION.**

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTIVE WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, AT A GRAND TOTAL OF \$201,211.00.

SEWAGE FACILITIES - SEPTIC SYSTEMS HAVE BEEN INSTALLED AT A TOTAL COST OF \$84,000.00.

ISABEL POSADAS, P.E.  
 REGISTERED PROFESSIONAL ENGINEER No. 89435



**STANDARD FIRE HYDRANT INSTALLATION**  
 MULLER(SUPER CENTURION 250 A-423) OR AMERICAN DARLING B-84-B (SEE NOTE 4) ONLY

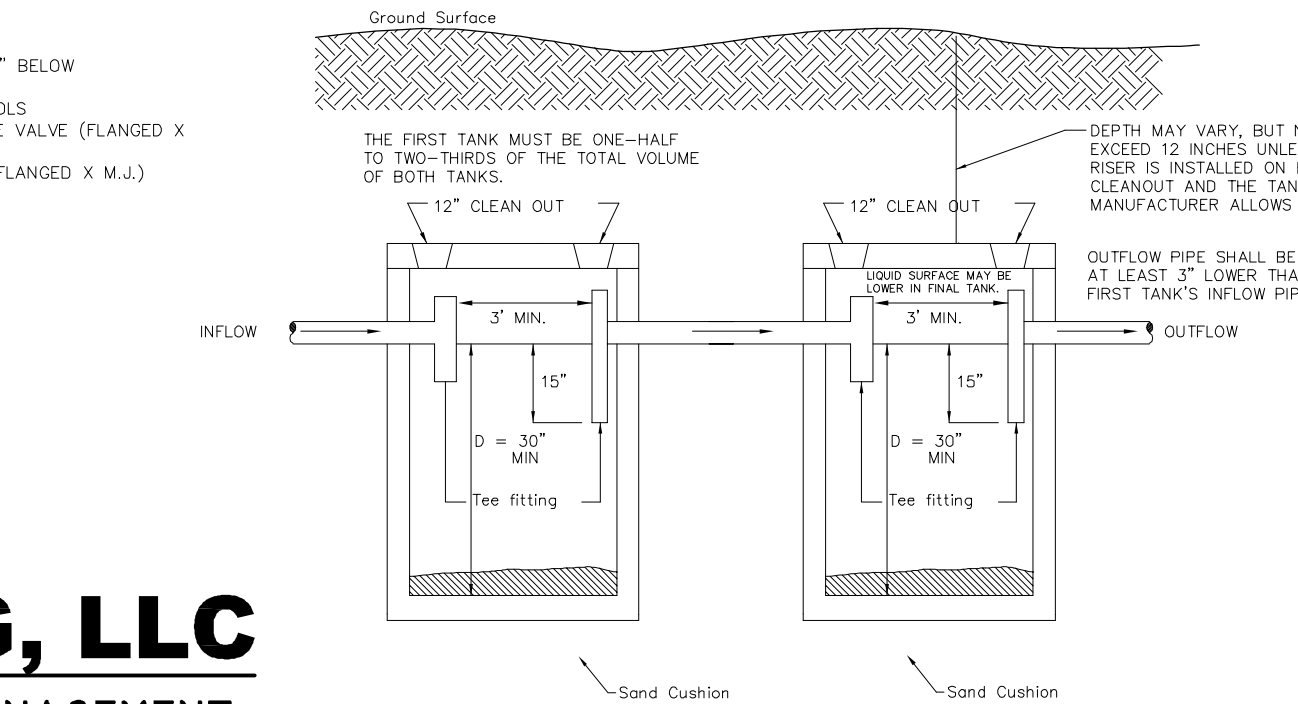
NOTE: FIRE HYDRANT TO BE PAINTED RED.

- NOTE:
- OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
  - PUMPER NOZZLE SHALL FACE ROADWAY. (5 1/2" N.S.T.)
  - IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TIE 30' BELOW W/RESTRANING LUGS MAY BE USED IN LIEU OF A STANDARD TEE. FINAL APPROVAL BY THE CITY OF MESLACO REQUIRED.
  - IF AMERICAN DARLING IS USED MODEL B-84-B W/EPPOXY COAT VALVE PLATE AND INTERIOR SHOE.
  - TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
  - ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
  - ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY THE CITY OF MESLACO.

FIRE HYDRANT INSTALLATION CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX

FIRE HYDRANT UNIT SHALL INCLUDE:

- FIRE HYDRANT w/ (4 1/2") PUMPER NOZZLE
- VALVE BOX (DOMESTIC)
- 3' SOI. FT. GRAVEL
- 3' SOI. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES
- 1" OR BETTER PVC SPOOLS
- 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
- X"6" CAST IRON TEE (FLANGED X M.J.)
- "X" WATER MAIN DIA.
- MECHANICAL JOINT
- FLANGE



**TYPICAL DOUBLE WATER SERVICE CONNECTION**

**FINAL ENGINEERING REPORT (VERSION ESPAÑOL)**

**PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO**

LA SUBDIVISION COLE CROSSING SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA COMPAÑIA N.A.W.S.C. TENDRÁ QUE PRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION COLE CROSSING SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE N.A.W.S.C. DE OCHO (8) PULGADAS DE DIÁMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CALLE RAIDERS AVENUE QUE SE CONECTA A UNA LÍNEA DE SEIS (6) PULGADAS, HUBICADA AL LADO OESTE DE HADDONFIELD STREET Y UNA LÍNEA DE AGUA DE CUATRO (4) PULGADAS DE DIÁMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CALLE RAMSEYER RD.

EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION COLE CROSSING SUBDIVISION CONSISTE DE UN CATORCE (14) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA LOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIÁMETRO PARA CADA LOTE Y DOS (2) CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA LOS LOTES. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO Y LOS CUATRO (4) MEDIDORES MECÁNICOS DE AGUA ESTÁN INSTALADOS A UN COSTO TOTAL DE \$24,000.00 O \$1,800.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. LA CANTIDAD DE \$28,600.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA QUE REPRESENTA \$953.33 POR CADA LOTE, ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARÁ SIN ALGÚN GASTO AL DUEÑO.

ADICIONAL EL DUEÑO A INSTALADO TRES (3) BOCAS DE RIEGO (FIRE HYDRANT) AL LADO ESTE DE LA CALLE RAIDERS AVENUE EN UN COSTO DE \$22,500.00 QUE SUMAN EL TOTAL DE \$22,500.00. SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO DESPUÉS DE LA FECHA DE ARCHIVAMIENTO DE ESTA SUBDIVISION.

**DRENAJE: DESCRIPCIÓN, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**

SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. ISAAC MATA DE MATA'S SEPTIC TANKS HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON CUATRO EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR ES DE \$2,800.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL. A UN COSTO TOTAL DE \$84,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACIÓN DE LAS FOSAS SÉPTICAS DESDE (FECHA DE INSPECCIÓN).

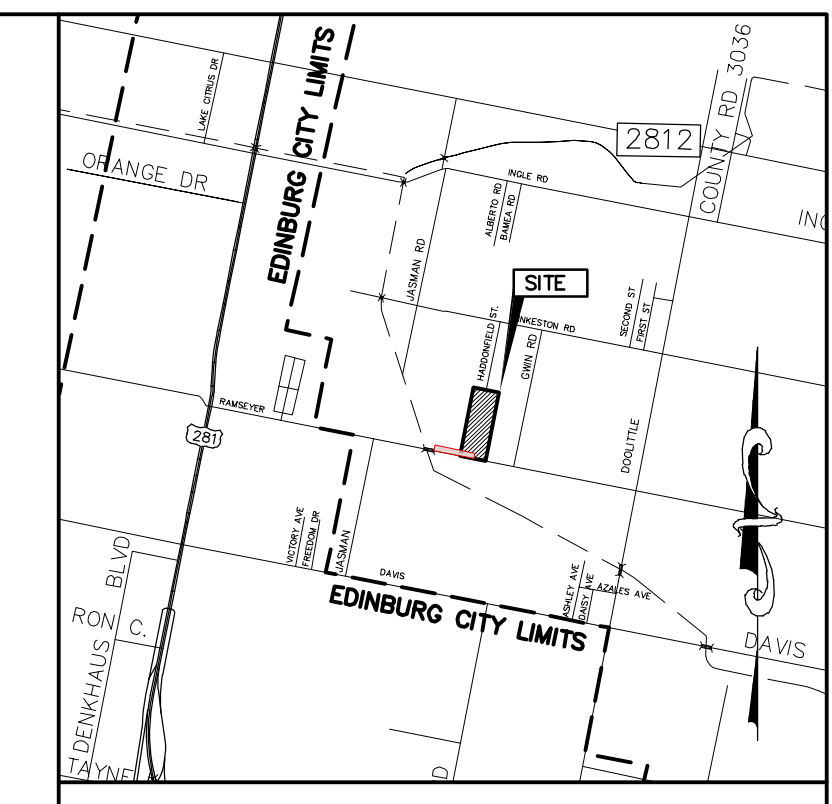
**CERTIFICACIÓN:**

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS), CUALQUIER QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTÁ INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$201,211.00.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$2,800.00 A UN COSTO TOTAL DE \$84,000.00 TODA LA SUBDIVISION.

ISABEL POSADAS, P.E.  
 REGISTERED PROFESSIONAL ENGINEER No. 89435



**LOCATION MAP**  
 SCALE: 1" = 400'

PREPARED BY:  
 SDI ENGINEERING, L.L.C.  
 2105 S JACKSON RD,  
 EDINBURG, TEXAS 78539

DATE PREPARED: JULY 21, 2021  
 DATE SURVEYED: JULY 21, 2021

COLE CROSSING SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE NORTH SIDE OF RAMSEYER ROAD, APPROXIMATELY 900.00 FEET WEST FROM THE INTERSECTION OF CHIN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG. THE POPULATION IS 71,000. COLE CROSSING SUBDIVISION LIES APPROXIMATELY 2.0 MILES NORTH FROM THE CITY LIMITS, AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

**COLE CROSSING SUBDIVISION**  
 BEING A 18.000 ACRE TRACT OF LAND OUT OF LOTS 12 & 13, BLOCK 35, SANTA CRUZ GARDENS UNIT No. 2, AS PER MAP RECORDED IN VOLUME 8, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.



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

ON: \_\_\_\_\_ INSTRUMENT NUMBER \_\_\_\_\_ AM/PM  
 RECORDED IN VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

- SHEET 1: INDEX TO SHEETS
- 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; CITY APPROVAL CERTIFICATE; 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 PRECINCT IS SITUATED; H.C.D.O. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HOCD CERTIFICATION; PRECISION NOTES
- SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
- SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; ENGINEER'S CERTIFICATION; TYPICAL ROAD SIDE DITCH SECTION. MAP OF TOPOGRAPHY AND EXISTING DRAINAGE.

SOIL BORING REPORT INFORMATION LOT 7						SOIL BORING REPORT INFORMATION LOT 21											
SOIL BORING NUMBER	DOBT	DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS IN BLOCK, PLAT OR MASSSET)	DRAINAGE (WATERS/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS	SOIL BORING NUMBER	DOBT	DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS IN BLOCK, PLAT OR MASSSET)	DRAINAGE (WATERS/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
0		0							0		0						
1		1	SANDY LOAM		N/A	N/A	NONE	SOIL IS SUITABLE FOR OSSF	1		1	SANDY LOAM		N/A	NONE	NONE	SOIL IS SUITABLE FOR OSSF
2		2	SANDY LOAM						2		2	SANDY LOAM					
3		3	SANDY LOAM						3		3	SANDY LOAM					
4		4	SANDY LOAM						4		4	SANDY LOAM					
5		5							5		5						

**SDI ENGINEERING, LLC**  
 CIVIL • UTILITY SYSTEMS • PROJECT MANAGEMENT  
 2105 S. JACKSON RD., EDINBURG, TEXAS (956) 287-1818 FH.  
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**TWO 500-GALLON SEPTIC TANKS IN SERIES**  
 N.T.S.

