



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: 4-30-2024

PROPOSED ZAMORA RANCHETTES ESTATES SUBDIVISION PRECINCT No. 3.

ENGINEER: ROBLES ENGINEERING LLC DEVELOPER: DANIEL ZAMORA.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 7 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: ON MILE 3 LINE ROAD APPROXIMATELY ¼ MILE WEST OF IOWA ROAD.

SUBDIVISION LIES WITHIN THE: ETJ CITY OF PEÑITAS

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-25-23 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 3 LINE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO DEDICATION.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-05-2024 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-05-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD. LINE SIZE: 8" LOCATION: MILE 3 LINE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-04-2024: BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

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

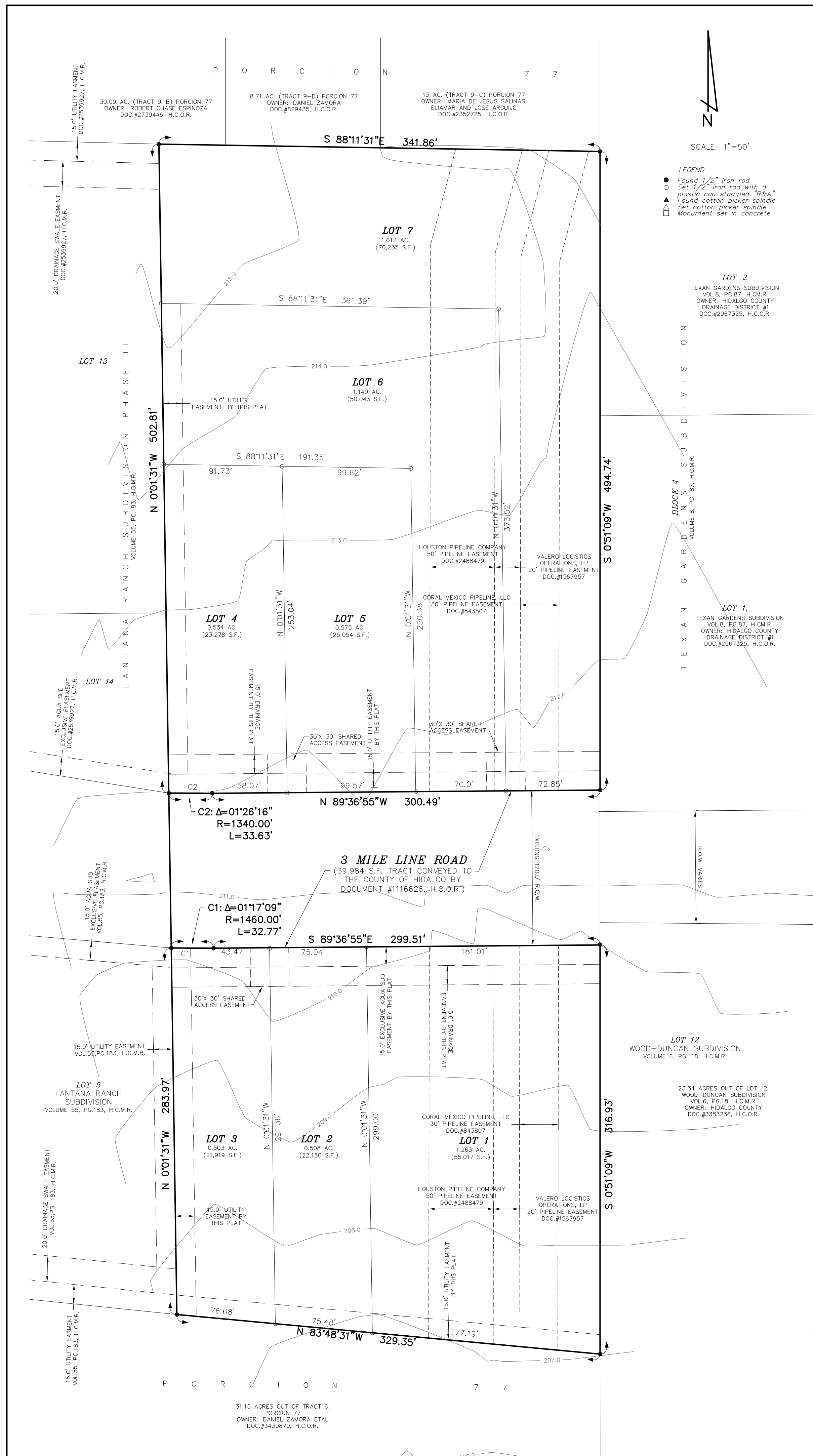
VARIANCE REQUEST TITTLE B CHAPTER 3 SECTION 3.5 ITEM E13-SETBACKS

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

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.



GENERAL SUBDIVISION PLAT NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C". AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334-400-C; MAP REVISED DATE: NOVEMBER 16, 1992. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY PANEL NO.480334 0400 C EFFECTIVE DATE NOVEMBER 16, 1992 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN. ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- SETBACKS: FRONT: 50.00 FEET; REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER; SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (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.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND (MIN.75.7), 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: BENCHMARK: ELEV. 210.86; 1/2-INCH IRON ROD FOUND ON THE SOUTH RIGHT-OF-WAY OF 3 MILE LINE ROAD AND THE EAST LINE OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAINE A TOTAL OF 12,677 CUBIC-FEET (0.291 ACRE-FEET) OF STORM WATER RUNOFF. (LOT 1-2662C.F., LOT 2-1014C.F., LOT 3-1014C.F., LOT 4-1141C.F., LOT 5-1268C.F., LOT 6-2409C.F., LOT 7-3169C.F.) DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE DETAINE WITHIN THE PROPOSED DETENTION EASEMENT.
- 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.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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.
 - AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - AN OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - ANCHORING OF SEPTIC TANK(S)
 - BACK FLOW VALVES
 - SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM 3 MILE LINE ROAD ON TO LOTS 2 THRU 7. A 24' SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 2 AND 3, 4 AND 5, AND 6 AND 7 TO PROVIDE INGRESS AND EGRESS FROM 3 MILE LINE ROAD.
- DANIEL ZAMORA, THE OWNER AND SUBDIVIDER OF ZAMORA RANCHETTE ESTATES, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET 2 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 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5; COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINE AND ACCOMODATING MORE THAN THE DETAINE VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETAINE REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

LEGEND

- Found 1/2" iron rod set 1/2" iron rod with a plastic cap stamped "R&A"
- Found cotton picker spindle
- Set cotton picker spindle
- Monument set in concrete

OWNER: DANIEL ZAMORA
SURVEYOR: JESUS A. GARZA
ENGINEER: REYNALDO ROBLES, JR.

LOT 7
 1.812 AC.
 (70,235 S.F.)

LOT 6
 1.149 AC.
 (50,043 S.F.)

LOT 5
 0.575 AC.
 (25,054 S.F.)

LOT 4
 0.534 AC.
 (23,278 S.F.)

LOT 3
 0.503 AC.
 (21,919 S.F.)

LOT 2
 0.508 AC.
 (22,150 S.F.)

LOT 1
 1.263 AC.
 (55,017 S.F.)

LOT 12
 WOOD-DUNCAN SUBDIVISION
 VOLUME 6, PG. 18, H.C.O.R.

LOT 11
 LANTANA RANCH SUBDIVISION PHASE III
 VOLUME 55, PG. 183, H.C.O.R.

LOT 10
 LANTANA RANCH SUBDIVISION
 VOLUME 55, PG. 183, H.C.O.R.

LOT 9
 LANTANA RANCH SUBDIVISION
 VOLUME 55, PG. 183, H.C.O.R.

LOT 8
 LANTANA RANCH SUBDIVISION
 VOLUME 55, PG. 183, H.C.O.R.

LOT 7
 LANTANA RANCH SUBDIVISION
 VOLUME 55, PG. 183, H.C.O.R.

LOT 6
 LANTANA RANCH SUBDIVISION
 VOLUME 55, PG. 183, H.C.O.R.

LOT 5
 LANTANA RANCH SUBDIVISION
 VOLUME 55, PG. 183, H.C.O.R.

LOT 4
 LANTANA RANCH SUBDIVISION
 VOLUME 55, PG. 183, H.C.O.R.

LOT 3
 LANTANA RANCH SUBDIVISION
 VOLUME 55, PG. 183, H.C.O.R.

LOT 2
 LANTANA RANCH SUBDIVISION
 VOLUME 55, PG. 183, H.C.O.R.

ZAMORA RANCHETTES ESTATES

BEING 6.145 ACRES OF LAND OUT OF PORCION 77, ALSO BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS TRACT NO.8 IN PARTITION DEED TO DANIEL ZAMORA, RECORDED IN VOLUME 2846, PAGE 144, OF THE HIDALGO COUNTY DEED RECORDS;

METES AND BOUNDS DESCRIPTION

BEING 6.145 acres of land situated in Hidalgo County, Texas and being out of Porcion 77, and also being a portion of a 7.08 acre tract of land described as Tract No.8 in the partition deed to Daniel Zamora, recorded in Volume 2846, Page 144 of the Hidalgo County Deed Records, and said 7.08 acre tract being more particularly described by metes and bounds as follows:

BEGINNING AT A 1/2-inch iron rod found for the southwest corner of said Tract No. 8, the southeast corner of Lantana Ranch Subdivision as per map recorded in Volume 55, Page 183 of the Hidalgo County Map Records, and for the southwest corner of said tract herein described and the POINT OF BEGINNING;

THENCE, NORTH 0°1'31" WEST, with the west line of said Tract No.8 and the east line of said Lantana Ranch Subdivision, passing at a distance of 283.97 feet a 1/2-inch iron rod found for the northeast corner of said Lantana Ranch Subdivision and the southwest corner of a 39,984 square foot tract conveyed to the Hidalgo County by Deed recorded in Document No.116626 of the Hidalgo County Official Records, also being the south right-of-way line of 3 Mile Line Road, and continuing with the west line of said with the west line of said 39,984 square foot tract, passing at a distance of 404.03 feet a 1/2-inch iron rod found for the northeast corner of said 39,984 square foot tract, the southeast corner of Lantana Ranch Subdivision Phase II as per map recorded in Document No. 2539927 of the Hidalgo County Official Records, and the north right-of-way line of said 3 Mile Line Road, and continuing with the east line of said Lantana Ranch Subdivision Phase II for a total distance of 906.84 feet to a 1/2-inch iron rod found for the northeast corner of said Tract No.8, and the northeast corner of said tract herein described;

THENCE, SOUTH 88°11'31" EAST, 341.86 feet with the north line of said Tract No.8 to a 1/2-inch iron rod found for the northeast corner of said tract herein described;

THENCE, SOUTH 0°51'09" WEST, with the east line of said Tract No.8, passing at a distance of 494.74 feet a 1/2-inch iron rod found for the northeast corner of said 39,984 square foot tract and the north right-of-way line of said 3 Mile Line Road and continuing with the east line of said 39,984 square foot tract, passing at a distance of 120.00 feet the southeast corner of said 39,984 square foot tract, and continuing for a total distance of 931.67 feet to a 1/2-inch iron rod found for the southeast corner of said 7.08 acre tract and the southeast corner of said tract herein described;

THENCE, NORTH 83°48'31" WEST, 329.35 feet with the south line of said Tract No.8 to the POINT OF BEGINNING and containing 7.08 acres of land more or less; SAVE AND EXCEPT 39,984 square foot tract conveyed by Document No.116626 of the Hidalgo County Official Records, leaving 6.145 acres of land.

STATE OF TEXAS
 HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE), DANIEL ZAMORA, THE UNDERSIGNED, OWNER(S) OF THE 6.145 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "ZAMORA RANCHETTES ESTATES" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE THE PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

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

OWNER: DANIEL ZAMORA
 ADDRESS: PO BOX 112, PENITAS, TX, 78576

STATE OF TEXAS
 HIDALGO COUNTY

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

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION:
 THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF PENITAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION DATE
 CITY OF PENITAS

CERTIFICATION OF THE MAYOR OF THE CITY OF PENITAS:
 I, THE UNDERSIGNED MAYOR OF THE CITY OF PENITAS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

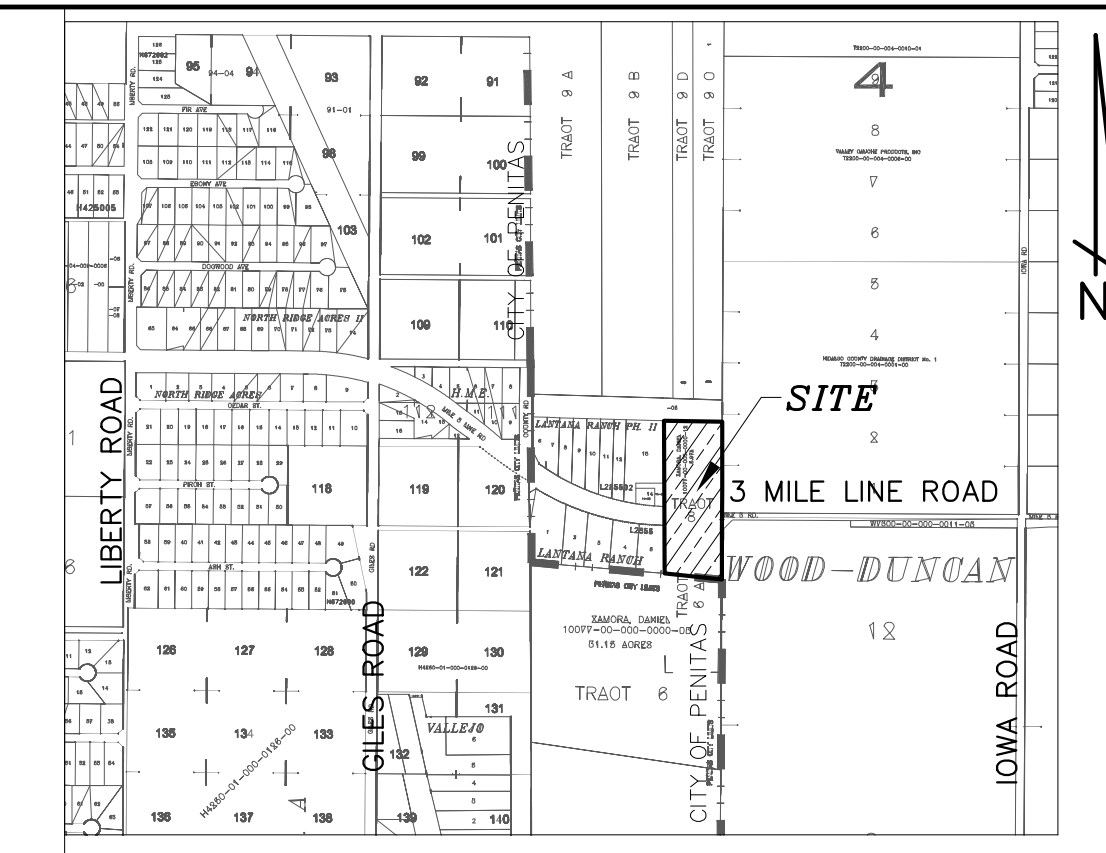
MAYOR RAMIRO LOYA DATE
 CITY OF PENITAS

ATTEST:
 CITY SECRETARY DATE

JOB No. 165-22
 DATE: 6-16-22
 DRAWN BY: JR

ROBLES ENGINEERING, L.L.C.
 FIRM NO. 17391
 PO BOX 476 WESLACO, TEXAS 78596 PHONE (956) 968-2422 FAX (956) 969-2011

J.A. Garza Associates, L.L.C.
 3319 N. Ware Rd. Ste. "A"
 McAllen, Texas 78501
 (956) 687-8677
 (956) 687-8641 fax
 FIRM NO. 10172800



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

SUBDIVISION LOCATION DESCRIPTION
 ZAMORA RANCHETTES ESTATES IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 ON 3 MILE LINE ROAD, BETWEEN GILES ROAD AND IOWA ROAD. ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PENITAS (POPULATION 6,460 / 2020 CENSUS) THIS SUBDIVISION LIES WITHIN THE CITY'S 1 MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(A)
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ZAMORA RANCHETTE ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT _____ 20____

HIDALGO COUNTY JUDGE DATE
 ATTEST: HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
 I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ZAMORA RANCHETTE ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1
 RAUL SESIN, P.E., C.F.M. DATE
 GENERAL MANAGER

STATE OF TEXAS
 HIDALGO COUNTY
 I THE UNDERSIGNED, JESUS A. GARZA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JESUS A. GARZA DATE
 R.P.L.S.#4739
 J.A. GARZA ASSOCIATES, L.L.C.
 3319 N. WARE RD., STE "A"
 McALLEN, TEXAS 78501
 FIRM NO.10172800

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

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



FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK
 ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

INDEX TO SHEETS OF ZAMORA RANCHETTES ESTATES

SHEET	DESCRIPTION
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION 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) TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS

PRELIMINARY-FOR REVIEW ONLY

