



# HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-11-2024

PROPOSED E6 RANCH SUBDIVISION PRECINCT No. 1.

ENGINEER: GUZMAN & MUNOS ENGINEERING AND SURVEYING DEVELOPER: ANTONIO GARCIA JR.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 1  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: EAST OF MILE 5 WEST ROAD APPROXIMATELY 1/2 MILE NORTH OF MILE 10 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF WESLACO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-27-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 5 WEST ROADSIDE DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO MILE 5 WEST ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 04-08-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 05-10-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF HAS BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 4" LOCATION: MILE 4 WEST ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 05-16-2024 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

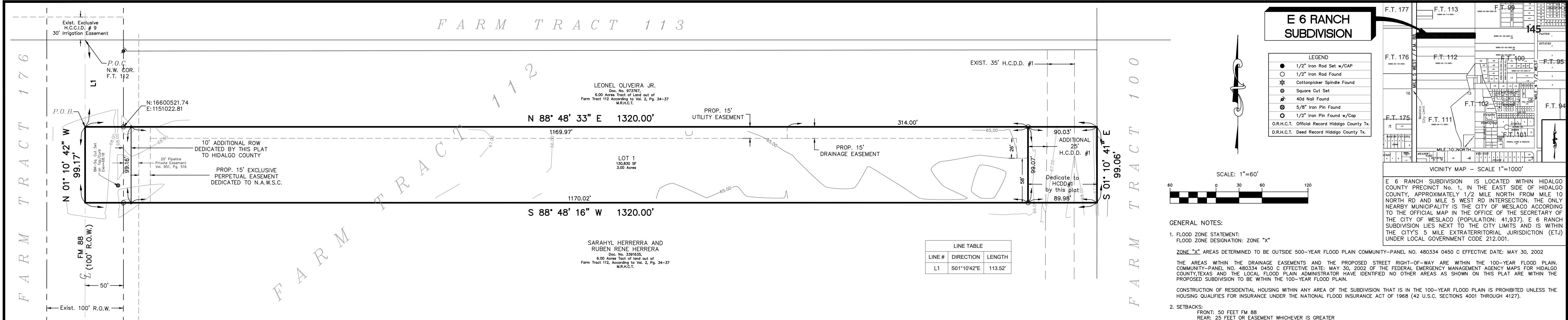
The applicant has submitted the required small construction site notice as per Part II, Section E Of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: APRIL 30, 2024

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

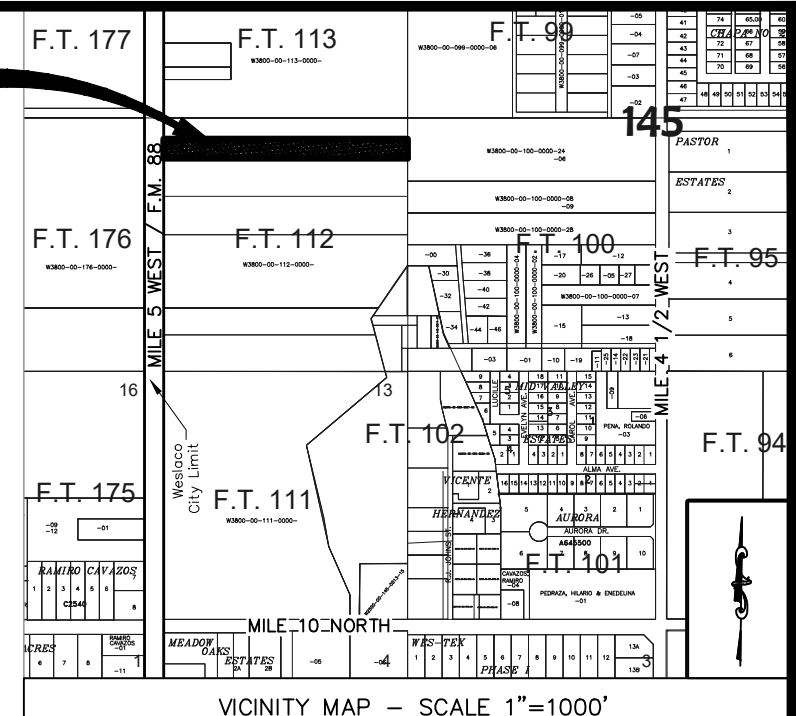
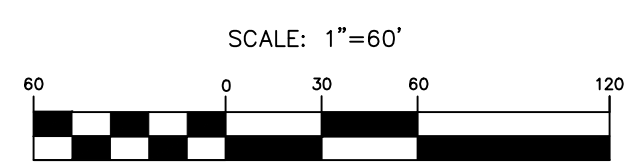
**Final Approval** subject to recommendations other departments

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.



**E 6 RANCH SUBDIVISION**

- LEGEND**
- 1/2" Iron Rod Set w/CAP
  - 1/2" Iron Rod Found
  - ★ Cottonpicker Spindle Found
  - ⊗ Square Cut Set
  - ⊙ 40d Nail Found
  - ⊙ 5/8" Iron Pin Found
  - ⊙ 1/2" Iron Pin Found w/Cap
  - R.H.C.T. Official Record Hidalgo County Tx.
  - D.R.H.C.T. Deed Record Hidalgo County Tx.



E 6 RANCH SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1, IN THE EAST SIDE OF HIDALGO COUNTY, APPROXIMATELY 1/2 MILE NORTH FROM MILE 10 NORTH RD AND MILE 5 WEST RD INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION: 41,937). E 6 RANCH SUBDIVISION LIES NEXT TO THE CITY LIMITS AND IS WITHIN THE CITY'S 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT ZONE 212.001.

**GENERAL NOTES:**

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X"  
**ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: MAY 30, 2002**  
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: MAY 30, 2002. 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: 50 FEET FM 88  
REAR: 25 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6 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 OCCUPANCY OF 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. MIN FFE= 70.28"
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. ---38.M. 11-ELEV. 68.18 SQUARE CUT ON TOP OF CURB UPON THE EASTERLY ROW OF F.M. 88 AVE. AND APPROXIMATELY 23.70 FEET FROM A 1/2-INCH IRON ROD FOUND AT THE SOUTHWEST OF THIS TRACT. [NORTHING: 16600445.0340', EASTING: 1151017.2870"]
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND CITY OF WESLACO REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 2,878 CUBIC FEET (0.066 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS 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 IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
7. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
8. 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.
9. 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.
10. 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.  
B. EACH LOT ON THIS PLAT COMPLETES 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.  
F. THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.  
G. 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:  
1. ANCHORING OF SEPTIC TANK(S)  
2. BACK FLOW VALVES  
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
11. STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
12. A 5 FEET SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

**METES & BOUNDS DESCRIPTION**

BEING A 3.00 ACRE TRACT OF LAND BEING SITUATED IN, HIDALGO COUNTY TEXAS, BEING PORTIONS OUT OF FARM TRACT 112, THE WEST & ADAMS TRACTS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS, (M.R.H.C.T.), CONVEYED TO ANTONIO GARCIA, JR. AND WIFE, ERICA RODRIGUEZ, AS RECORDED IN UNDER DOCUMENT NUMBER 3404088, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, (O.R.H.C.T.), SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID FARM TRACT 112, SAID CORNER BEING ON THE CENTER LINE OF F.M. 88 (100' R.O.W.), THENCE, S 01° 10' 42" E, ALONG THE COMMON LINE OF SAID WEST LINE OF FARM TRACT 112 AND THE CENTER LINE OF SAID F.M. 88 A DISTANCE OF 113.52 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;  
THENCE, N 88° 48' 33" E, LEAVING THE CENTER LINE OF SAID F.M. 88 AND ALONG THE NORTH LINE OF SAID 3.00 ACRE TRACT, AT A DISTANCE OF 50.00 FEET PASS A 1/2 INCH IRON ROD FOUND (N: 16600521.74, E: 1151022.81), AT A DISTANCE OF 60.00 FEET PASS A 1/2 INCH IRON ROD SET W/CAP "GMES 10087700" FOR THE 10' ADDITIONAL RIGHT-OF-WAY, AT A DISTANCE OF 1229.97 FEET PASS A 1/2 INCH IRON ROD FOUND, AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A POINT ON THE EAST LINE OF SAID FARM TRACT 112, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;  
THENCE, S 01° 10' 41" E, ALONG THE EAST LINE OF SAID FARM TRACT 112, A DISTANCE OF 99.06 FEET TO A POINT ON THE EAST LINE OF SAID FARM TRACT 112, FOR THE SOUTH EAST CORNER OF THIS HEREIN DESCRIBED TRACT;  
THENCE, S 88° 48' 16" W, ALONG COMMON LINE OF SAID 3.00 ACRE TRACT, AND CERTAIN 6.00 ACRE TRACT CONVEYED TO SARAHYL HERRERA AND RUBEN RENE HERRERA, AS RECORDED UNDER DOCUMENT NUMBER 3391635, (O.R.H.C.T.) AT A DISTANCE OF 89.98 FEET PASS A 1/2 INCH IRON ROD FOUND, AT A DISTANCE OF 1260.00 FEET PASS A 1/2 INCH IRON ROD SET W/CAP "GMES 10087700" FOR THE 10' ADDITIONAL RIGHT-OF-WAY, AT A DISTANCE OF 1270.00 FEET PASS A 1/2 INCH IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 88, AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO CENTER LINE OF SAID F.M. 88, FOR THE SOUTH WEST CORNER OF THIS HEREIN DESCRIBED TRACT;  
THENCE, N 01° 10' 42" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID F.M. 88, A DISTANCE OF 99.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.00ACRES OF LAND (GROSS ACREAGE), MORE OR LESS, WHERE 0.11 AC (4,958 SF) OF LAND FALLS WITHIN THE EXISTING R.O.W. OF F.M. 88, 0.02 AC (992 SF) OF LAND FALLS WITHIN THE ADDITIONAL 10' R.O.W., & 0.20 AC (8,916 SF) OF LAND FALLS WITHIN THE DEDICATION OF H.C.D.D.#1.

**FINAL PLAT OF E 6 RANCH SUBDIVISION**

BEING A 3.00 ACRE TRACT OF LAND BEING SITUATED IN, HIDALGO COUNTY TEXAS, BEING PORTIONS OUT OF FARM TRACT 112, THE WEST & ADAMS TRACTS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS, (M.R.H.C.T.), CONVEYED TO ANTONIO GARCIA, JR. AND WIFE, ERICA RODRIGUEZ, AS RECORDED IN UNDER DOCUMENT NUMBER 3404088, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS



2020 E. Expressway 83 Mercedes, Texas 78570 Phone: (956) 565-4637 Fax: (956) 565-4636

TEXAS REGISTERED ENGINEERING FIRM F-8017 SHEET: 1 OF 2 TBPLS FIRM REGISTRATION NO. 10087700 JOB NO. P-976

**CERTIFICATION OF PLAT APPROVAL**  
HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

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 HCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCID #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. HCID #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. HCID #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 EASEMENTS.

GENERAL MANAGER  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

STATE OF TEXAS  
COUNTY OF HIDALGO

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

MAYOR, CITY OF WESLACO \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

THIS PLAT OF E 6 RANCH SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_DAY OF \_\_\_\_\_ 2024.

ATTEST: SECRETARY, CITY OF WESLACO \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISIONS REGULATIONS OF THE CITY OF WESLACO WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

NORTH ALAMO WATER SUPPLY CORP:  
RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN ON THE PLAT, THEIRS 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 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 MENTION 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 ROADS 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 OF 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 PIPELINES AS RELOCATED.

THE GRANTEE IS REQUESTED HEREIN SHALL CONSTITUTE PAYMENTS 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 SUCCESSOR, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LAND 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 \_\_\_\_\_ 2024.

**SURVEYOR'S CERTIFICATION:**

I, CARLOS C. AGUILAR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, SURVEYOR FOR GUZMAN & MUÑOZ ENGINEERING AND SURVEYING, DO HEREBY STATE THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, TO THE BEST OF MY KNOWLEDGE.

CARLOS C. AGUILAR, R.P.L.S. \_\_\_\_\_ DATE SIGNED \_\_\_\_\_  
REG. NO. 4997



DATE OF PREPARATION \_\_\_\_\_

**ENGINEER'S CERTIFICATION**

I, JOSE LUIS MUÑOZ, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

JOSE LUIS MUÑOZ, P.E. \_\_\_\_\_ DATE \_\_\_\_\_



STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO GARCIA JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.

NOTARY PUBLIC  
MY COM \_\_\_\_\_ EXPIRES \_\_\_\_\_

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 STRUCTURE DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
RAUL SESIN, P.E., CFM  
GENERAL MANAGER

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, ANTONIO GARCIA JR, AS OWNER (S) OF THE 3.00 ACRE (GROSS ACREAGE) TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED E 6 RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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 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, 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.

ANTONIO GARCIA, JR \_\_\_\_\_ DATE \_\_\_\_\_  
4412 RENEE WAY  
WESLACO TX. 78599

NOTARY PUBLIC'S CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO GARCIA, JR., 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 CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC \_\_\_\_\_

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE E 6 RANCH SUBDIVISION, WAS RECEIVED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

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

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATION OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF E 6 RANCH SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 2024.

ENVIRONMENTAL HEALTH DIVISION 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

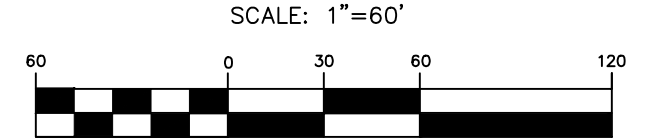
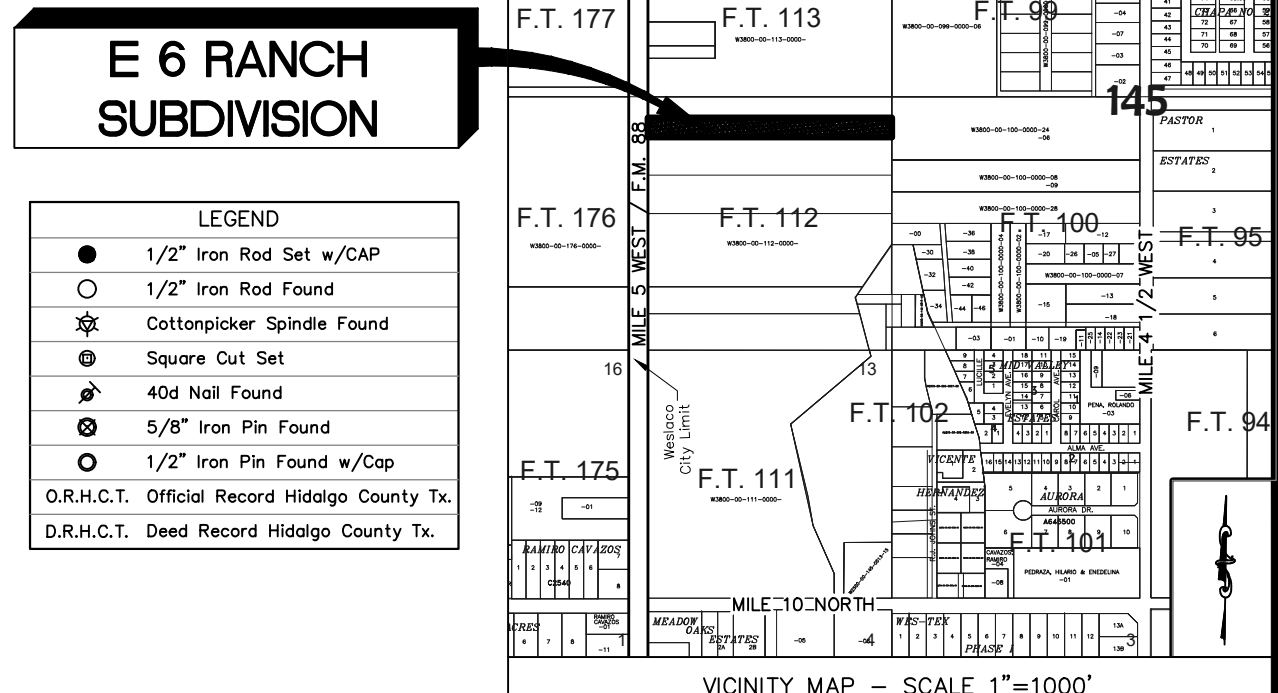
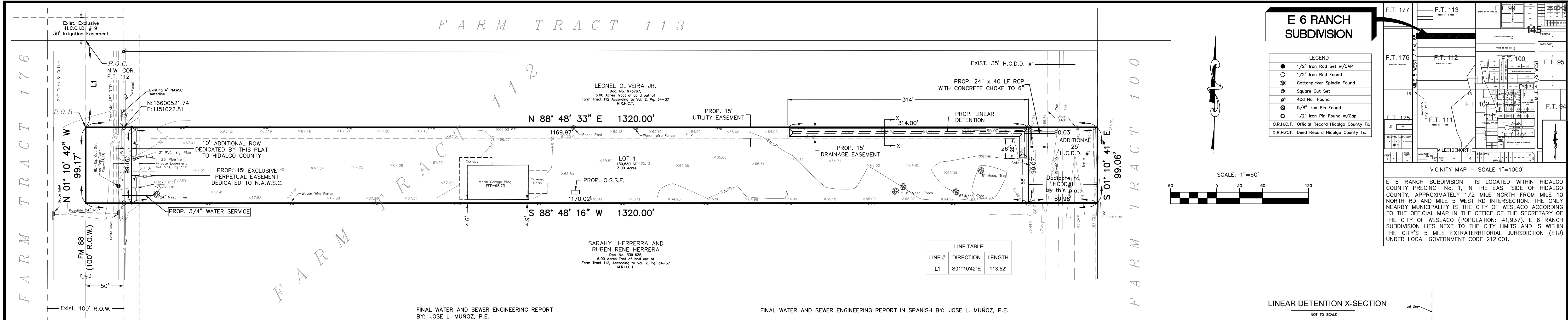
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2. ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION: REVISION NOTES.

No.	Sheet	Revision	Date	Approved

NAME	ADDRESS	CITY & ZIP CODE	PHONE	FAX
OWNERS: ENGINEER: SURVEYOR:	ANTONIO GARCIA JR. 4412 RENEE WAY JOSE LUIS MUÑOZ, P.E. 220 E. EXPRESSWAY 83 CARLOS C. AGUILAR, R.P.L.S. 220 E. EXPRESSWAY 83	WESLACO, TEXAS. 78599 MERCEDES, TEXAS. 78570 MERCEDES, TEXAS. 78570	(956) 463-6645 (956) 565-4637 (956) 565-4637	 (956) 565-4636 (956) 565-4636

FILE NAME: Z:\GMS-2023\ENGINEERING\HID\WESLACO\1976 E 6 RANCH SUBDIVISION\DWG - PLOT DATE: January 22, 2024



LINE #	DIRECTION	LENGTH
L1	S01°10'42\"/>	

**DRAINAGE REPORT FOR E 6 RANCH SUBDIVISION**

**I. PROJECT LOCATION**  
 THE PROJECT, E 6 RANCH SUBDIVISION, IS A 2.89-ACRE TRACT OF LAND OUT OF FARM TRACT 112, THE WEST & ADAMS TRACTS SUBDIVISION. THE SITE IS LOCATED APPROXIMATELY 2,550 FT NORTH OF THE INTERSECTION OF MILE 10 N. RD AND MILE 5 W. RD (F.M. 88), ALONG MILE 5 W. RD. THE PROPERTY LIES WITHIN THE CITY OF WESLACO EXTRATERRITORIAL JURISDICTION WITHIN HIDALGO COUNTY, TEXAS.

**II. PROJECT DESCRIPTION**  
 THE PROJECT SITE IS 2.89-ACRES OF PRIMARILY UNDEVELOPED LAND. THE PROPERTY DEVELOPER INTENDS TO PLAT THE PROPERTY AS ONE LOT FOR RESIDENTIAL USE. THE INTENT IS TO DEVELOP A SMALL (METAL TYPE) BUILDING AND LEAVE THE REMAINING PROPERTY AS UNDEVELOPED PROPERTY.

**III. FLOOD ZONE**  
 THE PROJECT SITE IS SITUATED INSIDE FLOOD ZONE 'X' AS DEPICTED ON THE HIDALGO COUNTY, FEMA FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 480334 0450 C, EFFECTIVE DATE MAY 30, 2002. FLOOD ZONE 'X' IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YR FLOODPLAIN.

**IV. SOIL CONDITIONS**  
 BASED ON THE NRCS CUSTOM SOIL RESOURCE REPORT FOR HIDALGO COUNTY, TEXAS, THE PROJECT CONSISTS ROUGHLY 75% OF HIDALGO FINE SANDY LOAM WITH RANGING SLOPES OF 0 TO 1 PERCENT (MAP UNIT SYMBOL 25) AS WELL AS 25% HIDALGO SANDY CLAY WITH RANGING SLOPES OF 0 TO 1 PERCENT (MAP UNIT SYMBOL 28). HIDALGO FINE SANDY LOAM SOIL TYPE FALLS INTO THE SCS HYDROLOGIC SOIL GROUP B, INDICATING MODERATELY LOW RUNOFF POTENTIAL WHEN THOROUGHLY WET. HIDALGO SANDY CLAY TYPE FALLS INTO THE SCS HYDROLOGIC SOIL GROUP B, INDICATING LOW RUNOFF POTENTIAL, WHEN THOROUGHLY WET.

**V. EXISTING CONDITIONS**  
 THE 2.89-ACRE TRACT IS CURRENTLY UNDEVELOPED AND WAS PREVIOUSLY USED FOR AGRICULTURAL PURPOSES. THE GROUND COVER IS MOSTLY SHORT GRASS WITH LIGHT BRUSHES ON THE EAST END OF THE PROPERTY. NATURAL GROUND ELEVATIONS ARE MAINLY FLAT WITH HIGHER ELEVATIONS ON THE WEST SIDE OF THE PROPERTY AND LOWER ELEVATIONS TO THE FAR EAST, WITH AN AVERAGE 0.23% SLOPE ACROSS THE TRACT. THE OVERALL DRAINAGE PATTERN SHALL REMAIN. THE EXISTING DRAINAGE IS PROVIDED BY A DRAINAGE DITCH LABELED BY HCDD#1 AS UID 0412.

**VI. PROPOSED IMPROVEMENTS**  
 OUT OF THE 125,888 SQUARE FEET AVAILABLE, 9,478 SQUARE FEET WILL BE DEVELOPED, WITH THE REMAINING 116,410 SQUARE FEET OF PROPERTY REMAINING UNDEVELOPED/NATURAL GREEN SPACE. THE PROPOSED DEVELOPMENT OF 9,478 SQUARE FEET SHALL INCLUDE CALICHE DRIVEWAY SURFACE AND BUILDING ROOF COVER. USING THE RATIONAL METHOD, THE TOTAL DEVELOPED RUNOFF FOR THIS SUBDIVISION WAS CALCULATED TO BE APPROXIMATELY 2.89 CUBIC FEET PER SECOND FOR A 50-YEAR STORM. THE PRE-DEVELOPED RUNOFF WITH RESPECT TO A 10-YEAR STORM WAS CALCULATED TO BE 1.35, RESULTING IN AN INCREASED RUNOFF OF 1.54 CUBIC FEET PER SECOND. THE INCREASE IN RUNOFF RESULTS IN AN INCREASED REQUIRED DETENTION VOLUME OF APPROXIMATELY 2,879 CUBIC FEET OF CAPACITY.

THE DETENTION VOLUME SHALL BE DETAINED VIA A PROPOSED ONSITE LINEAR SWALE DETENTION, APPROXIMATELY 305 LINEAR FEET IN LENGTH 10 FEET WIDE LOCATED AT THE REAR OF THE TRACT. THE DISCHARGE WILL BE TO DRAINAGE DITCH UID 0401 VIA A 24-INCH REINFORCED CONCRETE PIPE WITH A CONCRETE CHOKO TO 6-INCH DISCHARGE.

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A: ZONE 'X' AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. THE FLOOD ZONE DETERMINATION IS SHOWN IN COMMUNITY PANEL 480334 0450 C, EFFECTIVE DATE: JUNE 6, 2000. LOMAR MAY 30, 2002.

FINAL WATER AND SEWER ENGINEERING REPORT BY: JOSE L. MUÑOZ, P.E.

**WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**  
 E 6 RANCH SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC 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.

NAWSC HAS AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF FM 88 ROAD. THE WATER SYSTEM FOR E 6 RANCH SUBDIVISION CONSISTS OF A 3/4" WATER SERVICE THAT TAPS INTO THE EXISTING 4" LINE AND RUNS TO THE WATER METER AT THE LOT.

WATER DISTRIBUTION FOR THE E 6 RANCH CONSISTS OF THIRTY - ONE (31) DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOX FOR THE LOT. THE 1/2" SINGLE SERVICE, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$2,200.00. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$750.00, WHICH COVERS THE \$400.00 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 NAWSC UPON REQUEST BY THE LOT OWNER. NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC 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 E 6 RANCH SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL-COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED 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.

**SOIL EVALUATION REPORT:**  
 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 SOIL FOR THE AREA. AT LEAST TWO 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 LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 34" 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.

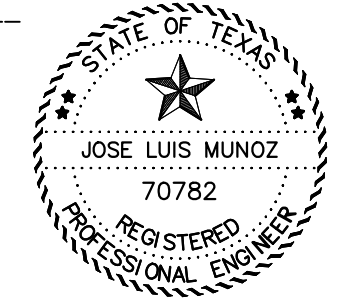
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$12,000.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$12,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON XX-XX-XXXX.

**ENGINEER CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$2,200.00 WHICH EQUALS TO \$2,200.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$12,000.00 PER LOT (ALL INCLUSIVE).

JOSE L. MUÑOZ  
 P.E. NO. 70782



DATE

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH BY: JOSE L. MUÑOZ, P.E.

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

LA SUBDIVISION NAWSC RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA NAWSC). EL DUEÑO DE LA SUBDIVISION Y NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. NAWSC HA PRESENTADO 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 NAWSC CONSISTE DE UN CONDUCTO DE AGUA DE 4" PULGADAS DE DIÁMETRO QUE PASA POR EL LADO ESTE DEL DERECHO DE VÍA (RIGHT-OF-WAY) DE LA CARRETERA FM 88. EL SISTEMA DE AGUA PARA LA SUBDIVISION DE E 6 RANCH CONSISTE EN UN SERVICIO DE 3/4" DE PULGADA QUE CONECTA CON LA LINEA EXISTENTE DE 4 PULGADAS Y CORRE AL MEDIDOR DEL LOTE.

DEL CONDUCTO DE AGUA DE 4" PULGADAS SE PRODUCEN UN CONDUCTOS INDIVIDUALES DE AGUA DE 1/2" DE DIÁMETRO PARA EL LOTE. YA SE HAN INSTALADO EL CONDUCTO DE 1/2" DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$ 2,200.00 POR EL LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA COMPAÑÍA NAWSC \$ 750.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA EL LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA NAWSC LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**  
 SE INSTALARA 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. EL INGENIERO AUTOR DE ESTE DOCUMENTO 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. EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARDILLOSO 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 AREA FLUYE BIEN.

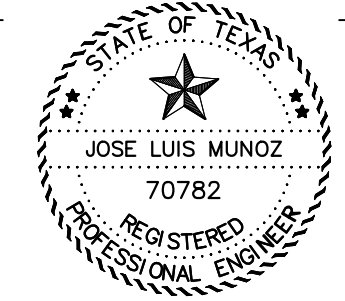
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON 12,000.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$ 12,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SÉPTICAS DESDE (FECHA DE INSPECCION).

**CERTIFICACION:**  
 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). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE \$ 2,200.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA \$12,000.00.

JOSE L. MUÑOZ  
 P.E. NO. 70782



DATE

STATE OF TEXAS  
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, ANTONIO GARCIA JR. AS OWNER (S) OF THE 3.00 ACRE (GROSS ACREAGE) TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED E 6 RANCH SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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 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, 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.

ANTONIO GARCIA, JR  
 4412 RENEW WAY  
 WESLACO TX. 78599

DATE

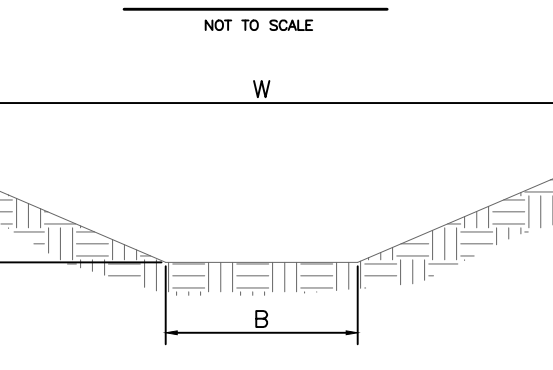
NOTARY PUBLIC'S CERTIFICATION

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO GARCIA, JR., 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 CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

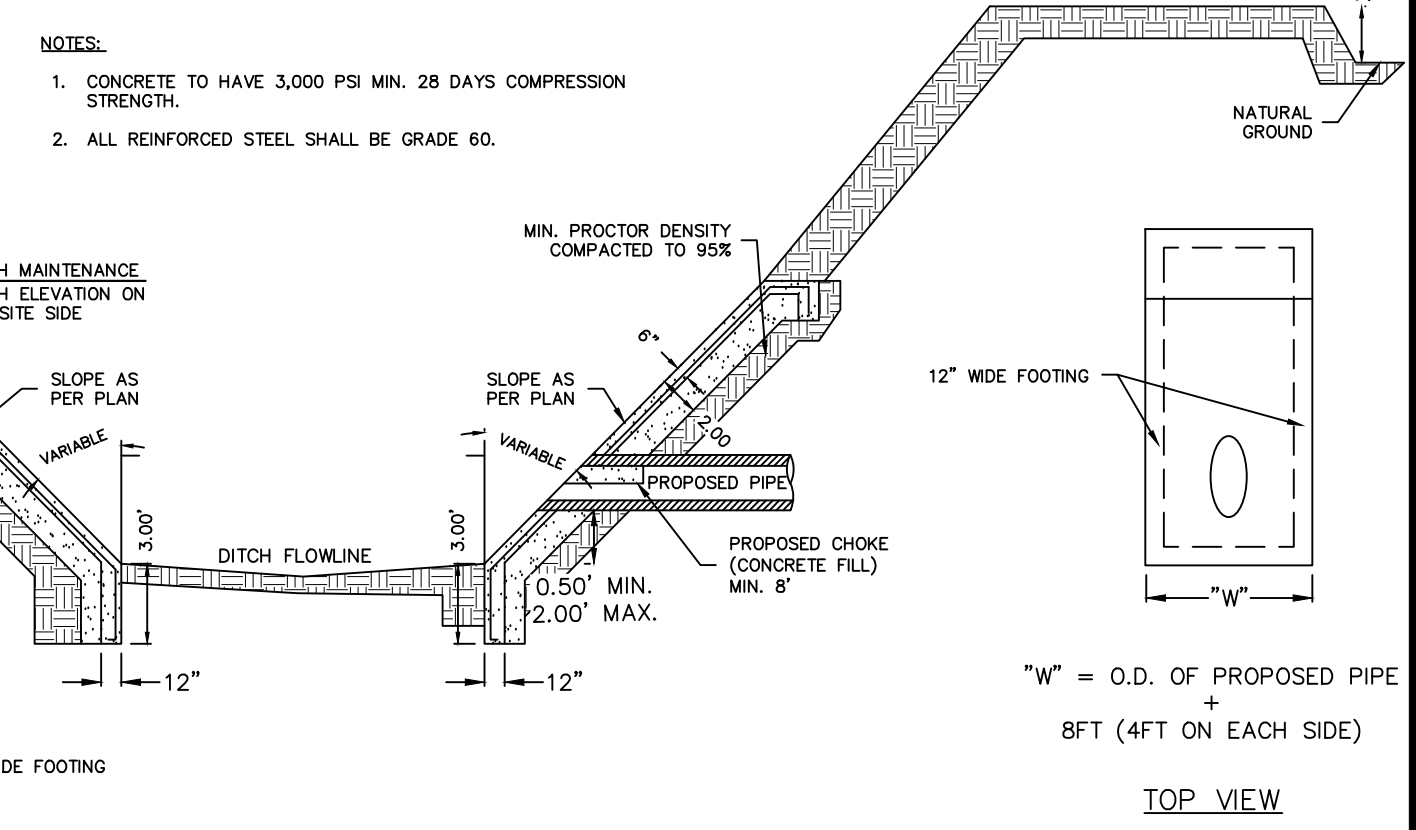
NOTARY PUBLIC

**LINEAR DETENTION X-SECTION**



**VOLUME CALCULATION**

W = 10'  
 B = 2'  
 H = 1.5'  
 VOLUME = 2374 CF  
 MIN. LENGTH = 305'



"W" = O.D. OF PROPOSED PIPE + 8FT (4FT ON EACH SIDE)

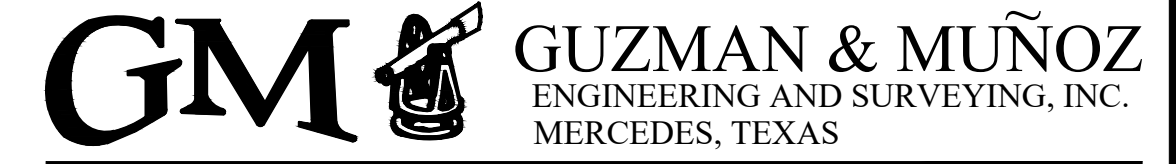
**DISCHARGE STRUCTURE DETAIL**

NOT TO SCALE

- INDEX TO SHEET**
- HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACT; MAP; TRACT; HIGHWAY, AND EASEMENT DESIGNATIONS; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; ADMINISTRATOR'S COUNTY CERTIFICATE; PLANNING & ZONING CERTIFICATE; N.A.W.S.C. CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. NO. 1 CERTIFICATION; CITY APPROVAL CERTIFICATE, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATED THE PRECINCT THE PROJECT IS SITUATED, HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 CERTIFICATION, REVISION NOTES.
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**WATER, SEWER, DRAINAGE AND TOPOGRAPHY LAYOUT E 6 RANCH SUBDIVISION**

BEING A 3.00 ACRE TRACT OF LAND BEING SITUATED IN, HIDALGO COUNTY TEXAS, BEING PORTIONS OUT OF FARM TRACT 112, THE WEST & ADAMS TRACTS SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 34, MAP RECORDS OF HIDALGO COUNTY, TEXAS, (M.R.H.C.T.), CONVEYED TO ANTONIO GARCIA, JR. AND WIFE, ERICA RODRIGUEZ, AS RECORDED IN UNDER DOCUMENT NUMBER 3404088, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS



2020 E. Expressway 83 Mercedes, Texas 78570 Phone: (956) 565-4637 Fax: (956) 565-4636

TEXAS REGISTERED ENGINEERING FIRM F-8017 SHEET: 2 OF 2 TBPLS FIRM REGISTRATION NO. 10087700 JOB NO. P-976

FILE NAME: Z:\OMES-2023\ENGINEERING\HID\WESLACO\P976 E 6 RANCH SUBDIVISION\CAD\DWG\976 E 6 RANCH SUBDIVISION.DWG PLOT DATE: January 22, 2024