



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: 6-20-2024

PROPOSED MAPACHE ESTATES SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: MAPACHE RANCHES LTD.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 21  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 13

FILLING STATIONS: 5

LOCATION DESCRIPTION: SOUTHEAST OF STATE HWY 186 APPROXIMATELY 3.85 MILES EAST OF US EXPRESSWAY 281.

SUBDIVISION LIES WITHIN THE:  RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-10-2024 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO SH 186 ROAD SIDE DITCH.

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6-6-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-6-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: CITY OF EDINBURG LINE SIZE: 8" LOCATION: BUCK FAWN DRIVE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-13-2024 : 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.

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

**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.*

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SUBDIVISION MAP OF  
**MAPACHE ESTATES**

BEING 92.538 ACRES  
OUT OF TRACT 95  
SAN SALVADOR DEL TULE GRANT  
VOLUME 10, PAGE 58-60, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

BEARING BASIS AS PER TEXAS  
COORDINATE SYSTEM OF 1983, TEXAS SOUTH  
ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)

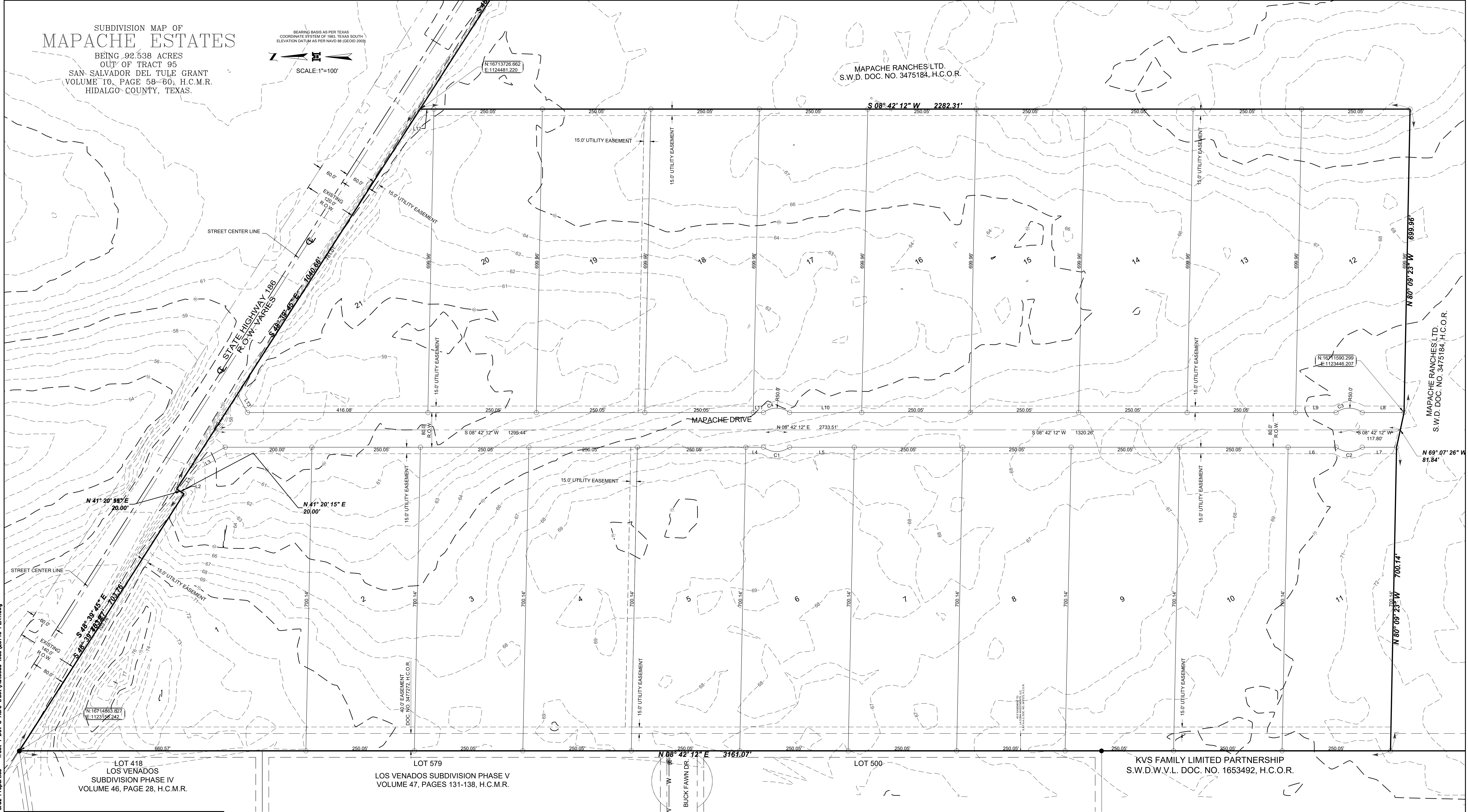
SCALE: 1"=100'

N 167 137 26 662  
E 112 44 81 220

MAPACHE RANCHES LTD.  
S.W.D. DOC. NO. 3475184, H.C.O.R.

N 167 15 90 299  
E 112 34 46 207

MAPACHE RANCHES LTD.  
S.W.D. DOC. NO. 3475184, H.C.O.R.

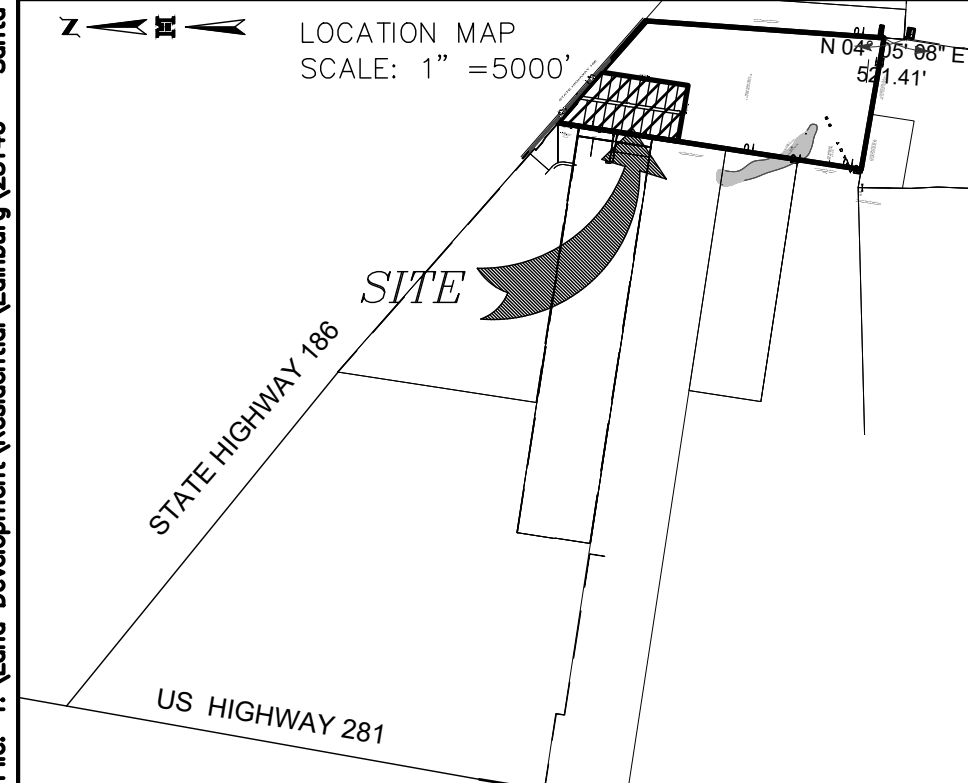


Date: Jun 12, 2024, 11:18am User ID: Cto  
File: Y:\Land Development\Residential\Edinburg\23146 - Santa Cruz Properties - Tract 1 Dev 5 Acre tract\AutoCAD files\23146 PLAT.dwg

LOT 418  
LOS VENADOS  
SUBDIVISION PHASE IV  
VOLUME 46, PAGE 28, H.C.M.R.

LOT 579  
LOS VENADOS SUBDIVISION PHASE V  
VOLUME 47, PAGES 131-138, H.C.M.R.

KVS FAMILY LIMITED PARTNERSHIP  
S.W.D.W.V.L. DOC. NO. 1653492, H.C.O.R.



INDEX TO SHEET OF MAPACHE ESTATES PHASE 1

SHEET 1: HEADING, INDEX; LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; NOTARY; COUNTY CLERK.

SHEET 2: DESCRIPTION (METES AND BOUNDS); OWNER'S DEDICATION, ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; PLAN NOTES AND RESTRICTIONS; CERTIFICATION, ATTESTATION; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, HIDALGO COUNTY JUDGE; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; LOT AREA TABLE; LOT DATA TABLE, CURVE DATA TABLE.

SHEET 3: WATER AND WASTE WATER OSSF LAYOUT.

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNERS CERTIFICATION, CONSTRUCTION DETAILS.

SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

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

MAPACHE ESTATES PHASE 1 IS LOCATED IN THE NORTH PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF STATE HIGHWAY 861 APPROXIMATELY 3.85 MILE EAST OF U.S. EXPRESSWAY 281. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF EDINBURG. MAPACHE ESTATES PHASE 1 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

**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

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SUBBA RAO NAGUBADI	2810 N. CLOSNOR BOULEVARD	EDINBURG, TX 78541	CO(956) 381-0981 CO(956) 381-1839
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS LRLS	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

**LEGEND**

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- DOC. NO. - DOCUMENT NUMBER
- C.W.D. - CASH WARRANTY DEED
- D.W.D. - DEED WITHOUT WARRANTY
- S.W.D. - SPECIAL WARRANTY DEED
- W.D. - WARRANTY DEED
- E.A.F.A.U. - EASEMENT AGREEMENT FOR ACCESS AND UTILITIES
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- TL - LOT LINE
- PL - PROPERTY LINE



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

SUBDIVISION MAP OF  
**MAPACHE ESTATES**  
BEING A RESUBDIVISION OF 92.538 ACRES  
OUT OF TRACT 95  
SAN SALVADOR DEL TULE GRANT  
VOLUME 10, PAGE 58-60, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

**METS AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 92.538 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF TRACT 95, SAN SALVADOR DEL TULE GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, HIDALGO COUNTY MAP RECORDS, WHICH SAID 519.142 ACRES WERE CONVEYED TO MAPACHE RANCHES LTD, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3475184, HIDALGO COUNTY OFFICIAL RECORDS, SAID 519.142 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR SET (NORTHING: 16705849.951, EASTING: 1125332.546) ON THE NORTHWEST CORNER OF TRACT 94, OF SAID SAN SALVADOR DEL TULE GRANT;

THENCE, N 04° 05' 08" E A DISTANCE OF 521.41 FEET TO A NO. 4 REBAR FOUND (NORTHING: 16706370.041, EASTING: 1125369.696) FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE, N 80° 09' 23" W A DISTANCE OF 3,471.96 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N 08° 42' 12" E AT A DISTANCE OF 4,831.18 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 42' 12" E AT A DISTANCE OF 665.81 FEET PASS THE SOUTHEAST CORNER OF LOS VENADOS SUBDIVISION PHASE V, VOLUME 47, PAGES 131-138, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 2,601.04 FEET PASS THE SOUTHEAST CORNER OF LOS VENADOS SUBDIVISION PHASE IV, VOLUME 46, PAGE 28, HIDALGO COUNTY MAP RECORDS, CONTINUING A TOTAL DISTANCE OF 3,161.15 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, S 48° 39' 45" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 186, A DISTANCE OF 703.77 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

3. THENCE, N 41° 20' 15" E ALONG A RIGHT-OF-WAY LINE OF STATE HIGHWAY 186, A DISTANCE OF 20.00 FEET FOR A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, S 48° 39' 45" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 186, A DISTANCE OF 1,040.66 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;

5. THENCE, S 48° 42' 12" W A DISTANCE OF 2,282.31 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, N 80° 09' 23" W A DISTANCE OF 699.96 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, N 69° 07' 26" W A DISTANCE OF 81.84 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

5. THENCE, N 80° 09' 23" W A DISTANCE OF 700.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 92.538 ACRES OF LAND, MORE OR LESS.

Lot #	SQ. FT.	Area
1	311755.04	7.157
2	175034.66	4.018
3	175034.66	4.018
4	175034.66	4.018
5	175034.66	4.018
6	174625.91	4.009
7	175034.66	4.018
8	175034.66	4.018
9	175034.66	4.018
10	175034.66	4.018
11	174625.91	4.009
12	174580.77	4.008
13	174989.53	4.017
14	174989.53	4.017
15	174989.53	4.017
16	174989.53	4.017
17	174580.77	4.008
18	174989.53	4.017
19	174989.53	4.017
20	174989.53	4.017
21	173181.04	3.976

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	073° 44' 23"	50.00'	64.35'	37.50'	60.00'	S 08° 42' 12" W
C2	073° 44' 23"	50.00'	64.35'	37.50'	60.00'	S 08° 42' 12" W
C3	073° 44' 23"	50.00'	64.35'	37.50'	60.00'	N 08° 42' 12" E
C4	073° 44' 23"	50.00'	64.35'	37.50'	60.00'	N 08° 42' 12" E

Line #	Direction	Length
L1	S 48° 39' 45" E	64.65'
L2	N 41° 20' 59" E	20.01'
L3	N 19° 58' 46" W	87.73'
L4	S 08° 42' 12" W	40.86'
L5	S 08° 42' 12" W	149.19'
L6	S 08° 42' 12" W	110.87'
L7	S 08° 42' 12" W	79.18'
L8	S 08° 42' 12" W	96.43'
L9	S 08° 42' 12" W	93.62'
L10	S 08° 42' 12" W	166.45'
L11	S 08° 42' 12" W	23.60'
L12	N 08° 42' 12" E	31.88'

**HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES**

**1. FLOOD ZONE STATEMENT:**

FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334 0225 B EFFECTIVE DATE: JANUARY 2, 1981.

COMMUNITY-PANEL NO. 480334 0225 D EFFECTIVE DATE: JANUARY 2, 1981 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: 40.00 FEET OR EASEMENT WHICH EVER IS GREATER.  
REAR: 15.00 FEET OR EASEMENT WHICH EVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICH EVER 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. 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:**  
--B.M. NO. 1-ELEV. 250.00 N.G.V.D. 29 DESCRIPTIONS: MHI DISK SET IN CONCRETE SLAB LOCATED AT THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION.  
N:16714863.827, E:1123158.242  
--B.M. NO. 2-ELEV. 250.00 N.G.V.D. 29 DESCRIPTIONS: MHI DISK SET IN CONCRETE SLAB SET AT THE NORTHWEST CORNER OF LOT 21 OF THIS SUBDIVISION.  
N:16713726.662, E:1124481.220  
--B.M. NO. 3-ELEV. 250.00 N.G.V.D. 29 DESCRIPTIONS: MHI DISK SET IN CONCRETE SLAB SET AT THE SOUTHWEST CORNER OF LOT 12 OF THIS SUBDIVISION.  
N:16711590.229, E:1123446.207

**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 41,847 CUBIC-FEET 0.961 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS).**

**7. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.**

**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 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 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 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. MAPACHE RANCHES LTD, THE OWNER & SUBDIVIDER OF MAPACHE ESTATES PHASE 1, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.**

**15. LOTS 1 AND 21 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO STATE HIGHWAY 186.**

**16. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.**

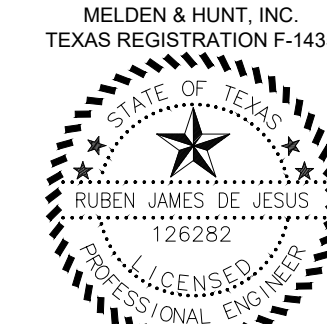
**17. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.**

**18. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THIS DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.**

STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

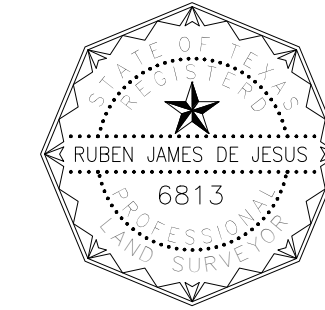
RUBEN JAMES DE JESUS, P.E. # 126282 DATE: 3-21-2024  
DATE SURVEYED: 11-21-23  
ENGINEERING JOB NO. 23146.00



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF MAPACHE ESTATES PHASE 1 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-21-23, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, R.P.L.S. # 6813 DATE: 3-21-2024  
DATE SURVEYED: 11-21-23  
SURVEY JOB NO. 23146.06



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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAPACHE ESTATES PHASE 1 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 MAPACHE ESTATES PHASE 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF HIDALGO

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, MAPACHE RANCHES LTD, AS OWNER OF THE 92.538 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MAPACHE ESTATES PHASE 1, HEREBY SUBDIVIDE 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

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
  - (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
  - (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
  - (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

CRISTEN WEYAND, MANAGING MEMBER DATE: \_\_\_\_\_  
2810 N. CLOSNER BOULEVARD  
EDINBURG, TEXAS 78541

BRANDON WALLACE, MANAGING MEMBER DATE: \_\_\_\_\_  
2810 N. CLOSNER BLVD  
EDINBURG, TEXAS 78541

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CRISTEN WEYAND, 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. I GIVE UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED BRANDON WALLACE, 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. I GIVE UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

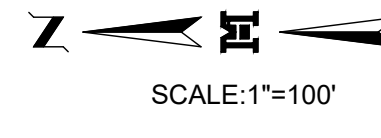




MAP OF TOPOGRAPHY AND DRAINAGE:  
 MAPA DE TOPOGRAFIA Y DESAGUE:  
 SUBDIVISION MAP OF  
**MAPACHE ESTATES**

BEING 92.538 ACRES  
 OUT OF TRACT 95  
 SAN SALVADOR DEL TULE GRANT  
 VOLUME 10, PAGE 58-60, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.

BEARING BASIS AS PER TEXAS  
 COORDINATE SYSTEM OF 1983, TEXAS SOUTH  
 ELEVATION DATUM AS PER NAVD 88 (GEOID 2003)



MAPACHE RANCHES LTD.  
 S.W.D. DOC. NO. 3475184, H.C.O.R.

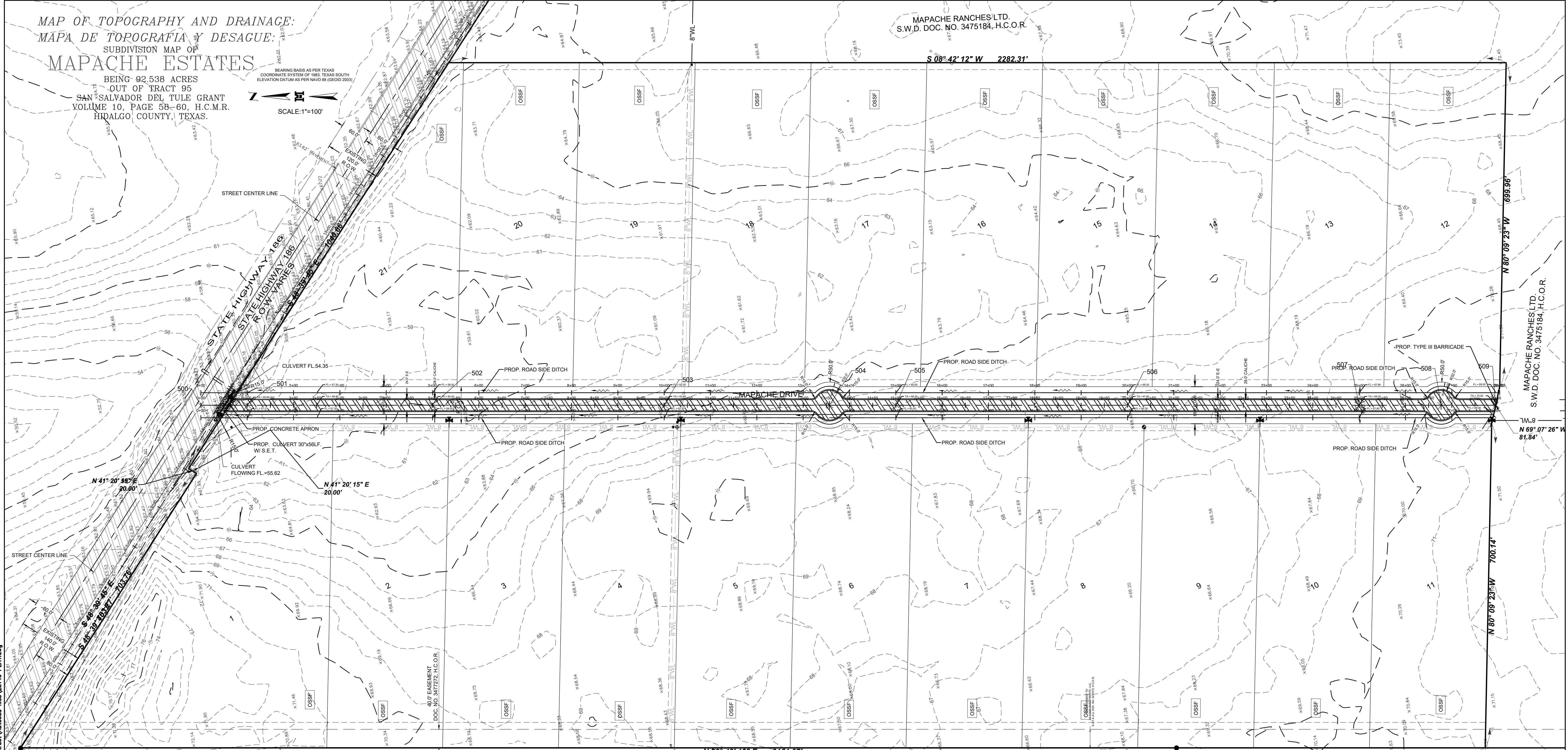
S 08° 42' 12" W 2282.31'

MAPACHE RANCHES LTD.  
 S.W.D. DOC. NO. 3475184, H.C.O.R.

N 69° 07' 26" E 81.84'

N 80° 09' 23" W 700.74'

N 80° 09' 23" W 699.96'

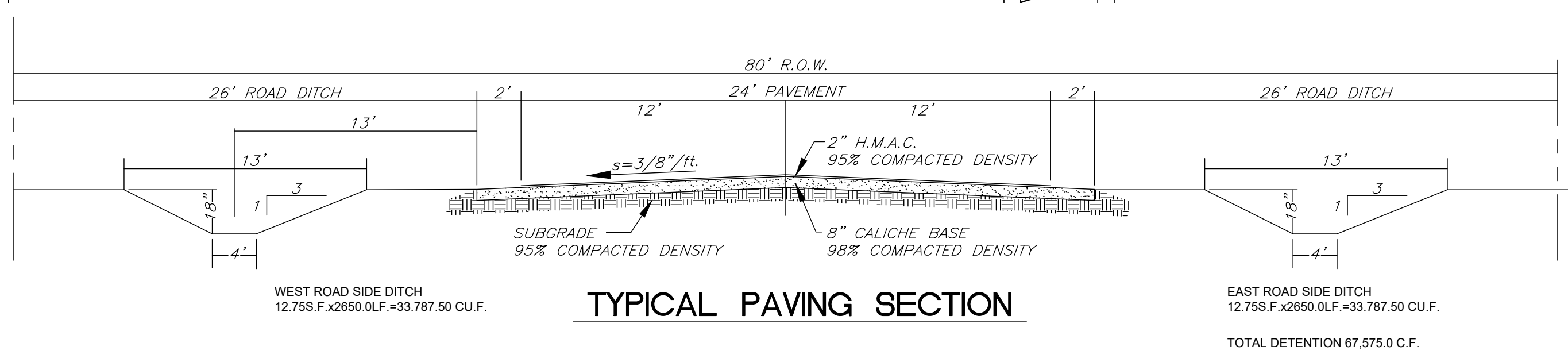
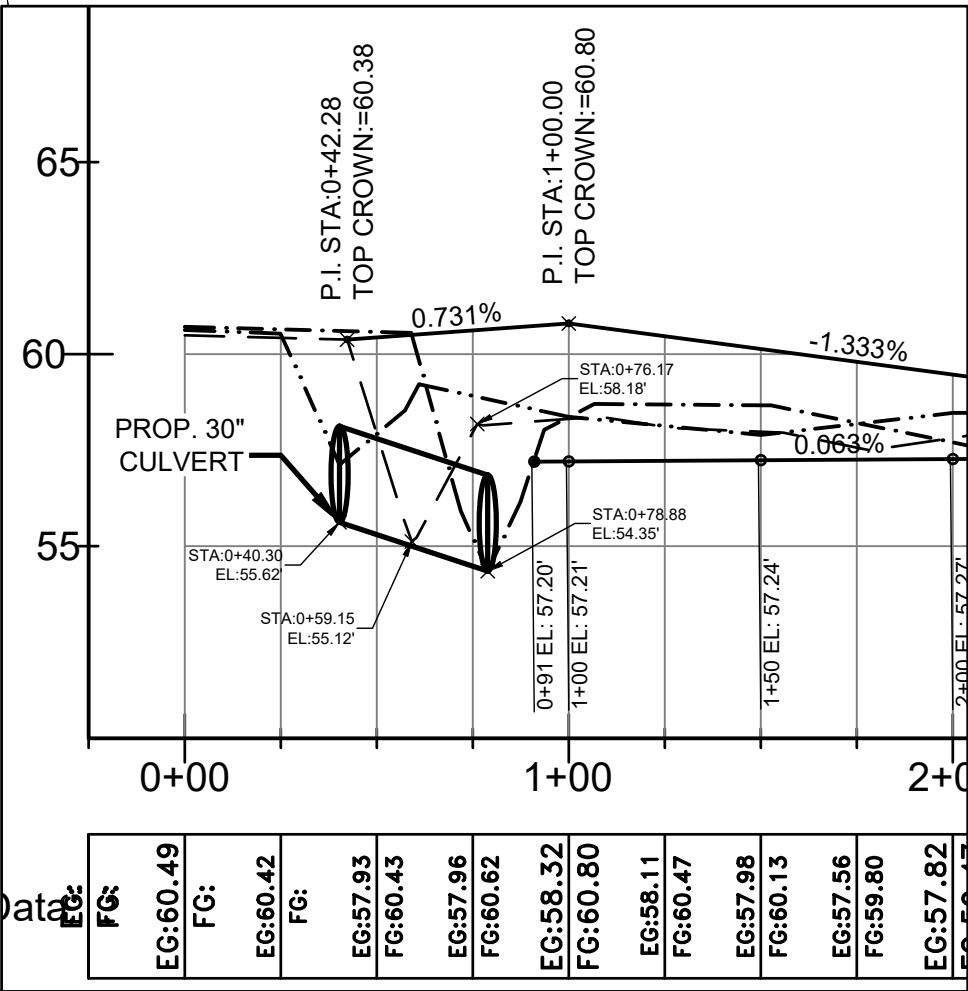


Date: Jun 12, 2024, 11:20am User ID: Cfo  
 File: Y:\Land Development\Residential\Edinburg\23146 - Santa Cruz Properties - Tract 1 Dev 5 Acre tract\outboard files\23146 PLAT.dwg

LOT 418  
 LOS VENADOS  
 SUBDIVISION PHASE IV  
 VOLUME 46, PAGE 28, H.C.M.R.

LOT 579  
 LOS VENADOS SUBDIVISION PHASE V  
 VOLUME 47, PAGES 131-138, H.C.M.R.

KVS FAMILY LIMITED PARTNERSHIP  
 S.W.D.W.V.L. DOC. NO. 1653492, H.C.O.R.



**DRAINAGE STATEMENT**  
 MAPACHE ESTATES PHASE 1

MAPACHE ESTATES PHASE 1 A TRACT OF LAND CONTAINING 92.538 ACRES OUT OF TRACT 95, SAN SALVADOR DEL TULE GRANT, VOLUME 10, PAGES 58-60, H.C.M.R. HIDALGO COUNTY, TEXAS. THIS SUBDIVISION LIES IN ZONE "A", AREA OF 100-YEAR FLOOD; BASE FLOOD ELEVATION AND HAZARD FACTORS NOT DETERMINED. COMMUNITY PANEL NO. 480334 0225 B; MAP REVISED: JANUARY 2, 1981. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF STATE HIGHWAY 186 APPROXIMATELY 3.85 FEET EAST OF U.S. EXPRESSWAY 281. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 21 RESIDENTIAL LOTS, CURRENTLY OUTSIDE RURAL AREA OF HIDALGO COUNTY, TEXAS.

THE SOIL IN THIS AREA IS (3) BRENNAN FINE SANDY LOAM, (25) HIDALGO FINE SANDY LOAM, (26) HIDALGO FINE SANDY LOAM, (48) RACOMBES SANDY CLAY LOAM, (60) RIO CLAY LOAM, WHICH IS IN HYDROLOGIC GROUP "B", C & D. SOIL GROUP "B" & "C" SOIL IS MODERATELY PERVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP "D" IS NOT VERY PERVIOUS AND HAS A HIGH PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"). FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 32.76 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 29.76 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF -3.00 C.F.S.

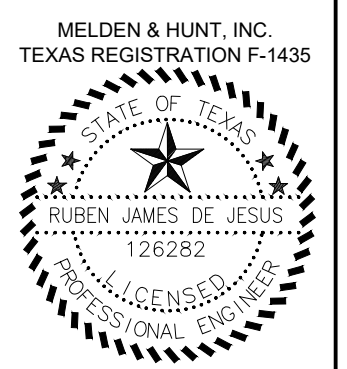
THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED ROAD-SIDE DITCH. THE ROAD-SIDE DITCH FLOWS NORTH DISCHARGING INTO THE EXISTING ROAD-SIDE DITCH ALONG THE SOUTH SIDE OF STATE HIGHWAY 861 THEN FLOWS WEST APPROXIMATELY 1250.0 FEET INTO A BOX CULVERT FLOWING NORTH INTO THE SAL DEL REY. 2-24" CULVERTS SHALL BE INSTALLED UNDER THE ENTRANCE OF THIS SUBDIVISION TO ALLOW ROAD-SIDE DITCH FLOW.

IN ACCORDANCE WITH THE HIDALGO COUNTY'S DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER THE ATTACHED CALCULATIONS THE REQUIRED 15,329 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED WIDENING OF THE EXISTING H.C.D.D. NO. 1 DITCH.

CERTIFICATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0225 B; MAP REVISED: JANUARY 2, 1981.

**MELDEN & HUNT, INC.**  
 TEXAS REGIST. F-1435  
 CONSULTANTS • ENGINEERS • SURVEYORS

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 PH: (956) 381-0981 - FAX: (956) 381-1839  
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RUBEN JAMES DE JESUS, PE # 126282

DATE: