



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: 10-29-2024

PROPOSED RANCHETTES AT McCOLL SUBDIVISION, PRECINCT No. 4

ENGINEER MELDEN AND HUNT INC. DEVELOPER: SAULS DEVELOPMENT LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 5 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: WEST OF RIO GRANDE CARE ROAD AND 1/2 OF MILE NORTH OF MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE: REMOVED FROM EDINBURG ETJ

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-10-2024 PROPERTY LIES WITHIN FLOOD ZONE: "AE" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO RIO GRANDE CARE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO RIO GRANDE CARE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-25-2024 BY, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-27-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: O.S.S.F.

WATER SERVICE PROVIDER: S.W.S.C. LINE SIZE: 8" LOCATION: RIO GRANDE CARE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-23-2024: 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.

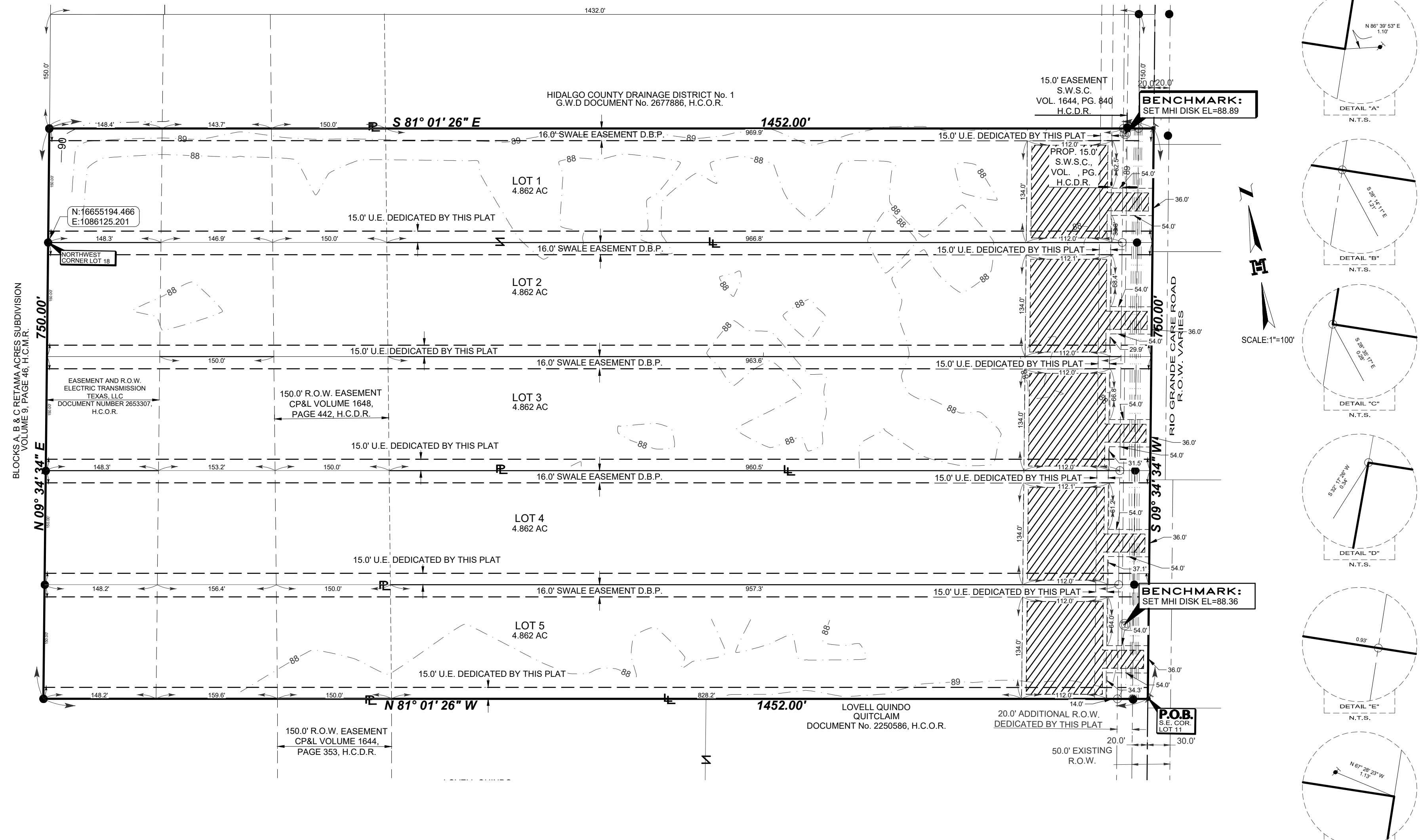
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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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- GENERAL PLAT NOTES & RESTRICTIONS:**
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATION DETERMINED TO BE 89.90. ZONE "AE" COMMUNITY-PANEL NO. 480334 0325 D, MAP REVISED: JUNE 06, 2000. REVISED TO REFLECT LOMR: MAY 17, 2001. FLOOD ZONE REVISED TO ZONE X SHADED AS PER LOMR F, CASE NO. 24-06-2665C.
 - SETBACKS: FRONT: 40.00 FEET. REAR: 30.00 FEET OR EASEMENT WHICHEVER IS GREATER. SIDE: 15.00 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" TOP OF CROWN OF ROAD 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.
 - NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED IN AREAS DESIGNATED AS FLOOD ZONE "AE" BY THIS PLAT. THESE AREAS SHALL BE KEPT CLEAR OF ANY STRUCTURES THAT WOULD INTERFERE WITH THE NATURAL POND THAT OCCURS WITHIN THE ZONE "AE". IF FILL OR STRUCTURES ARE PROPOSED, THEY MUST BE IN COMPLIANCE WITH HIDALGO COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS AND FEMA'S NATIONAL FLOOD INSURANCE PROGRAM.
 - THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. 1 DESCRIPTION : SET BENCHMARK LOCATED IN THE RIGHT-OF-WAY OF LOT 1 THIS SUBDIVISION. N:16655115.118, E:1087546.215, ELEV. 88.89 B.M. 2 DESCRIPTION : SET BENCHMARK LOCATED IN THE RIGHT-OF-WAY OF LOT 5 THIS SUBDIVISION. N:16654510.766, E:1087446.848, ELEV. 88.36
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 40,684 CUBIC-Feet (0.934 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.) LOT DEVELOPER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THEIR DETENTION POND.
 - 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.
 - 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.
 - 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 COMPPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN 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, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
 - 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.
 - OSPF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - OSPF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAYBE 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.
 - APPROVED "OSPF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

- LEGEND**
- FOUND NO.4 REBAR
 - FOUND PK NAIL
 - SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - S.E. COR. - SOUTHEAST CORNER
 - U.E. - UTILITY EASEMENT
 - D.B.P. - DEDICATED BY PLAT
 - LOT LINE
 - PROPERTY LINE
 - SAME OWNER
 - SEE NOTE 1A
 - BENCHMARK

SUBDIVISION MAP OF RANCHETTES AT McCOLL SUBDIVISION

BEING A SUBDIVISION OF 25,000 ACRES OUT OF LOTS 17, 18 AND 19, RAMSEYER GARDENS SUBDIVISION VOLUME 9, PAGE 16, H.C.M.R. HIDALGO COUNTY, TEXAS

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHETTES AT McCOLL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20__

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHETTES AT McCOLL SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____ 20__

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE: _____

STATE OF TEXAS COUNTY OF HIDALGO

APPROVED BY 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 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/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

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

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO.13. ON THIS THE _____ DAY OF _____ 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO.13, RIGHT-OF-WAYS OR EASEMENTS, (UNLESS CONSENT IS OBTAINED).

BY: _____ PRESIDENT

DRAWN BY: A.D. DATE: 06-28-2024
 SURVEYED, CHECKED _____ DATE: _____

STATE OF TEXAS COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____ 20__

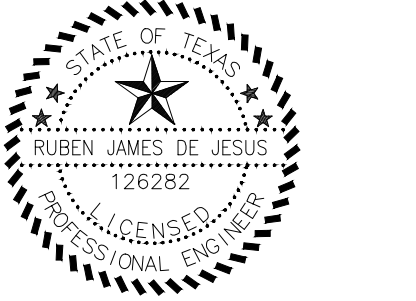
ROBERTO N. TAMEZ, R.P.L.S. No.6238
 STATE OF TEXAS
 DATE SURVEYED: 09-11-2023
 T-1207, PG. 33
 SURVEY JOB # 23078.08



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 PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, PE # 126282
 DATE PREPARED: 09-29-23
 JOB NO. 23078.00



I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE RANCHETTES AT McCOLL SUBDIVISION LOCATED AT EDINBURG IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA
 GENERAL MANAGER
 SHARYLAND WATER SUPPLY CORPORATION

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, SAUL'S DEVELOPMENT LLC AS OWNER OF THE 15.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHETTES AT McCOLL SUBDIVISION, 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

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

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

JOSE S. CANTU MANAGING MEMBER _____ DATE: _____
 1432 N ALAMO ROAD
 ALAMO, TEXAS
 78516

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOSE S. CANTU, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CARLOS ALBERTO RODRIGUEZ AS OWNER OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHETTES AT McCOLL SUBDIVISION, 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

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

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

CARLOS ALBERTO RODRIGUEZ _____ DATE: _____
 219 N 48TH LANE
 MCALLEN, TEXAS
 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CARLOS ALBERTO RODRIGUEZ, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, REYNALDO BUENO FLORES AS OWNER OF THE 5.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHETTES AT McCOLL SUBDIVISION, 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

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

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

REYNALDO BUENO FLORES _____ DATE: _____
 1606 MADISON DR
 MISSION, TEXAS
 78572

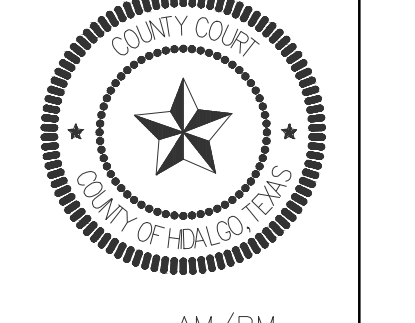
STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED REYNALDO BUENO FLORES, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULLY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

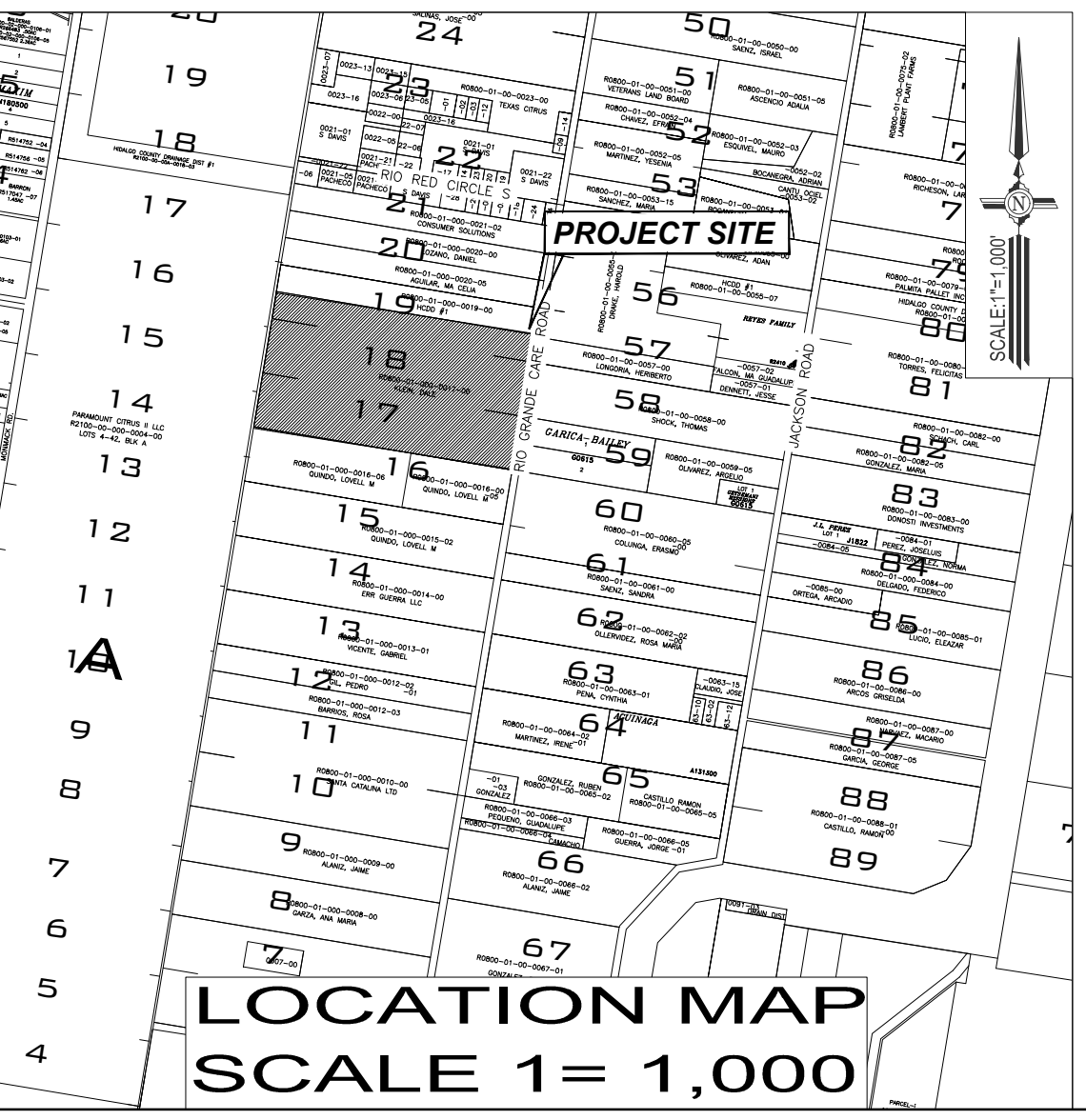
NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

FILED FOR RECORD IN HIDALGO COUNTY ARTHURO GUJARDO, JR. HIDALGO COUNTY CLERK



ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 RANCHETTES AT McCOLL SUBDIVISION IS LOCATED IN THE NORTH WEST PART OF HIDALGO COUNTY LOCATED 4800.00 FEET NORTH FROM THE INTERSECTION OF MONTE CRISTO ROAD AND RIO GRANDE CARE 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 (POPULATION 83,970). RANCHETTES AT McCOLL SUBDIVISION LIES APPROXIMATELY 9.1 MILES NORTHWEST OF THE CITY LIMITS (AND IS WITHIN THE 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE S. CANTU	1432 N. ALAMO ROAD	ALAMO, TEXAS 78516	(956)607-7118	C/O (956) 381-1839
OWNER:	CARLOS RODRIGUEZ	2119 N. 48TH LANE	MCALLEN, TEXAS 78501	C/O (956) 381-0981	C/O (956) 381-1839
OWNER:	REYNALDO BUENO FLORES	1606 MADISON DR	MISSION, TEXAS 78572	C/O (956) 381-0981	C/O (956) 381-1839
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. MINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. MINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
RANCHETTES AT McCOLL SUBDIVISION

BEING A SUBDIVISION OF 25.000 ACRES
 OUT OF LOTS 17, 18 AND 19,
 RAMSEYER GARDENS SUBDIVISION
 VOLUME 9, PAGE 16, H.C.M.R.
 HIDALGO COUNTY, TEXAS

COST ESTIMATE:
 WATER DISTRIBUTION: \$ 7,500.00
 SANITARY SEWER: \$ 12,500.00
 IMPROVEMENTS / OSSF: \$ -----
 DRAINAGE IMPROVEMENTS: \$ -----

ESTIMACION DE COSTOS:
 SERVICIO DE AGUA POTABLE: \$ 7,500.00
 SERVICIO DE DRENAJE SANITARIO \$ 12,500.00
 DRENAJE PLUVIAL: \$ -----

SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

WE, SAUL'S DEVELOPMENT LLC SUBDIVIDERS OF RANCHETTES AT McCOLL SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JOSE S. CANTU MANAGING MEMBER DATE
 1432 N ALAMO ROAD
 ALAMO, TEXAS 78516

STATE OF TEXAS §
 COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE S. CANTU, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

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

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

SUBDIVIDER CERTIFICATION:

BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, CARLOS ALBERTO RODRIGUEZ SUBDIVIDERS OF RANCHETTES AT McCOLL SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

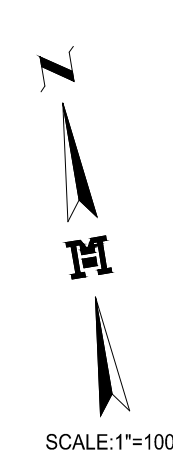
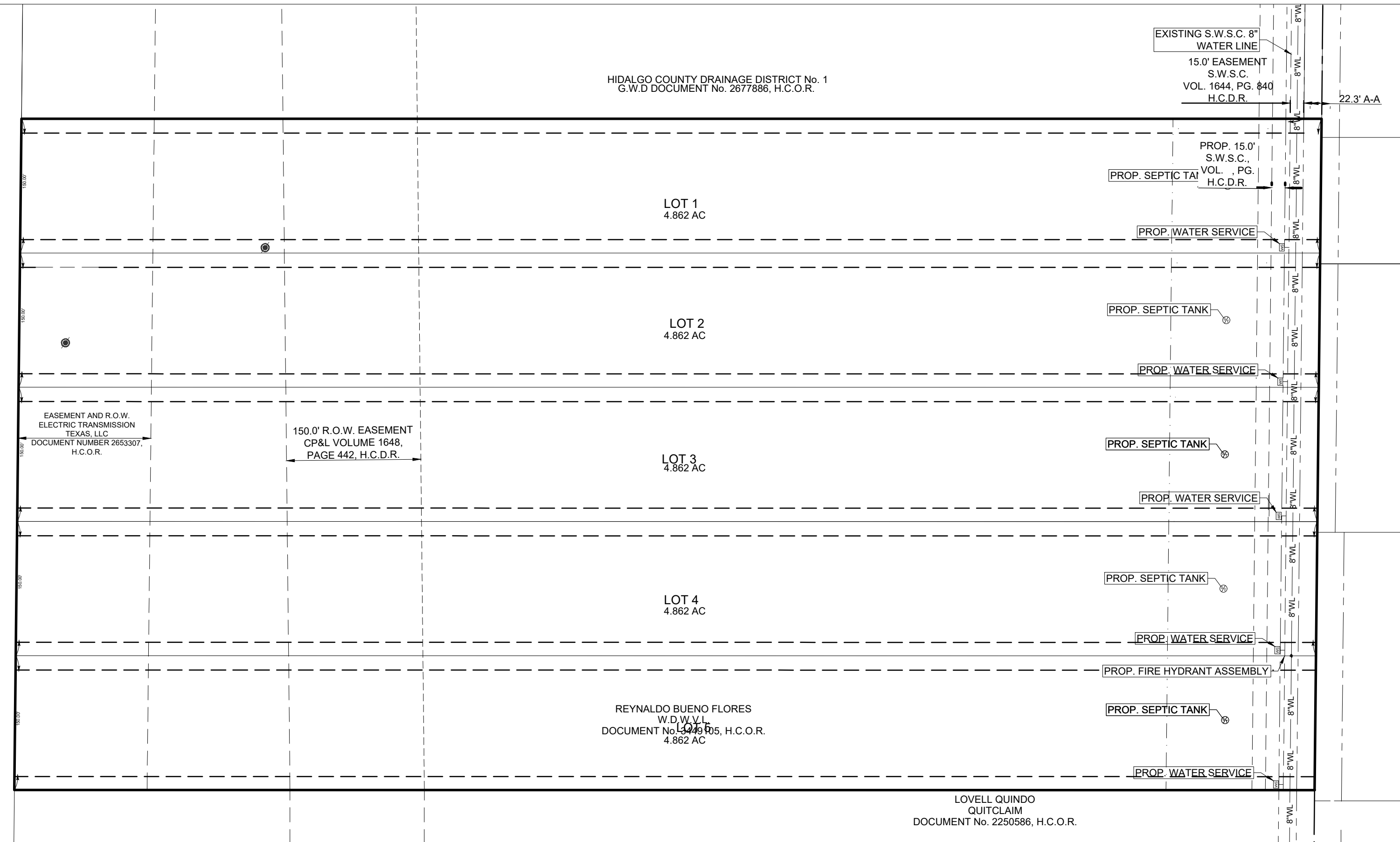
CARLOS ALBERTO RODRIGUEZ DATE:
 219 N. 48TH LANE
 MCALLEN, TEXAS
 78501

STATE OF TEXAS §
 COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS ALBERTO RODRIGUEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

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

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



FINAL WATER AND SEWER ENGINEERING REPORT FORMAT
 WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

RANCHETTES AT McCOLL SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.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.

S.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF RIO GRANDE CARE ROAD. THE WATER SYSTEM FOR RANCHETTES AT McCOLL SUBDIVISION CONSISTS OF FIVE PROPOSED SERVICE LINES THAT CONNECT TO THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED WITHIN THE RANCHETTES AT McCOLL SUBDIVISION.

WATER DISTRIBUTION FOR THE RANCHETTES AT McCOLL SUBDIVISION CONSISTS OF FIVE (5) 1" DIAMETER SINGLE SERVICE LINES THAT TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 1" SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$7,500.00, OR \$1,500.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$ _____, WHICH COVERS THE \$ _____ 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 LOT IN THIS SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:

SEWAGE FROM RANCHETTES AT McCOLL SUBDIVISION IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD. THE PROFESSIONAL ENGINEER NO. 126282, 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 LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

THE LOTS IN THE PROPOSED SUBDIVISION ARE AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED AN BRENNAN FINE SANDY LOAM AND HIDALGO SANDY CLAY LOAM. THE SOIL IS A UNIFORM FINE SANDY LOAM EXTENDING UP TO 12" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 2,500.00 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 \$ 12,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____.

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 WATER AND 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 \$ 7,500.00 _____.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 2,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 12,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION RANCHETTES AT McCOLL SUBDIVISION RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPANIA SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. S.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO FUTURO DE LA SUBDIVISION.

S.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL DERECHO DE VIA OESTE DE RIO GRANDE CARE ROAD. EL SISTEMA DE AGUA PARA RANCHETTES AT McCOLL SUBDIVISION CONSTA DE CINCO LINEAS DE SERVICIO DE AGUA PROPUESTAS QUE SE CONECTAN A LA LINEA DE AGUA DE 5" EXISTENTE MENCIONADA ANTERIORMENTE.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION RANCHETTES AT McCOLL SUBDIVISION CONSTA DE CINCO (5) LINEAS DE SERVICIO UNICAS DE 1" DE DIAMETRO QUE TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA PARA CADA LOTE. LAS LINEAS DE 1" SERVICIOS UNICOS Y LAS CAJAS DE MEDIDOR YA SE HAN INSTALADO A UN COSTO TOTAL DE \$ 7,500.00, O \$ 1,500.00 POR LOTE. ADEMAS, EL SUBDIVISIONADOR HA PAGADO A S.W.S.C. LA SUMA DE \$ _____, QUE CUBRE EL COSTO DE \$ _____ POR LOTE COMO SE INDICA EN EL ADUERDO DE SERVICIO DE AGUA DE 30 ANOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DE MEDIDOR DE AGUA, TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DEL LOTE INDIVIDUAL EN ESTA SUBDIVISION A S.W.S.C. A SOLICITUD DEL PROPIETARIO, S.W.S.C. INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR S.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE EN LA SUBDIVISION

EL SISTEMA DE FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO SEGUN EL REPORTE.

LOS LOTES DE LA SUBDIVISION PROPUESTA TIENEN UN TAMAÑO MÍNIMO DE 1/2 ACRE. EL LIBRO DE ESTUDIO DE SUELO DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICA UN SUELO FRANCO ARENOSO FINO DE BRENNAN Y FRANCO ARCILLOSO ARENOSO DE HIDALGO. EL SUELO ES UN FRANCO ARENOSO FINO UNIFORME QUE SE EXTIENDE HASTA 12" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 80" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN.

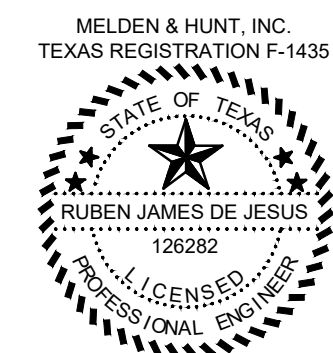
EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$ 2,500.00 INCLUYENDO EL COSTO PARA EL PERMISO Y LICENCIA REQUERIDOS TODOS LOS OSSFS HAN SIDO INSTALADOS AL MOMENTO DE LA APLICACION PARA LA APROBACION FINAL DEL PLANO A UN COSTO TOTAL DE \$ 12,500.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EN _____.

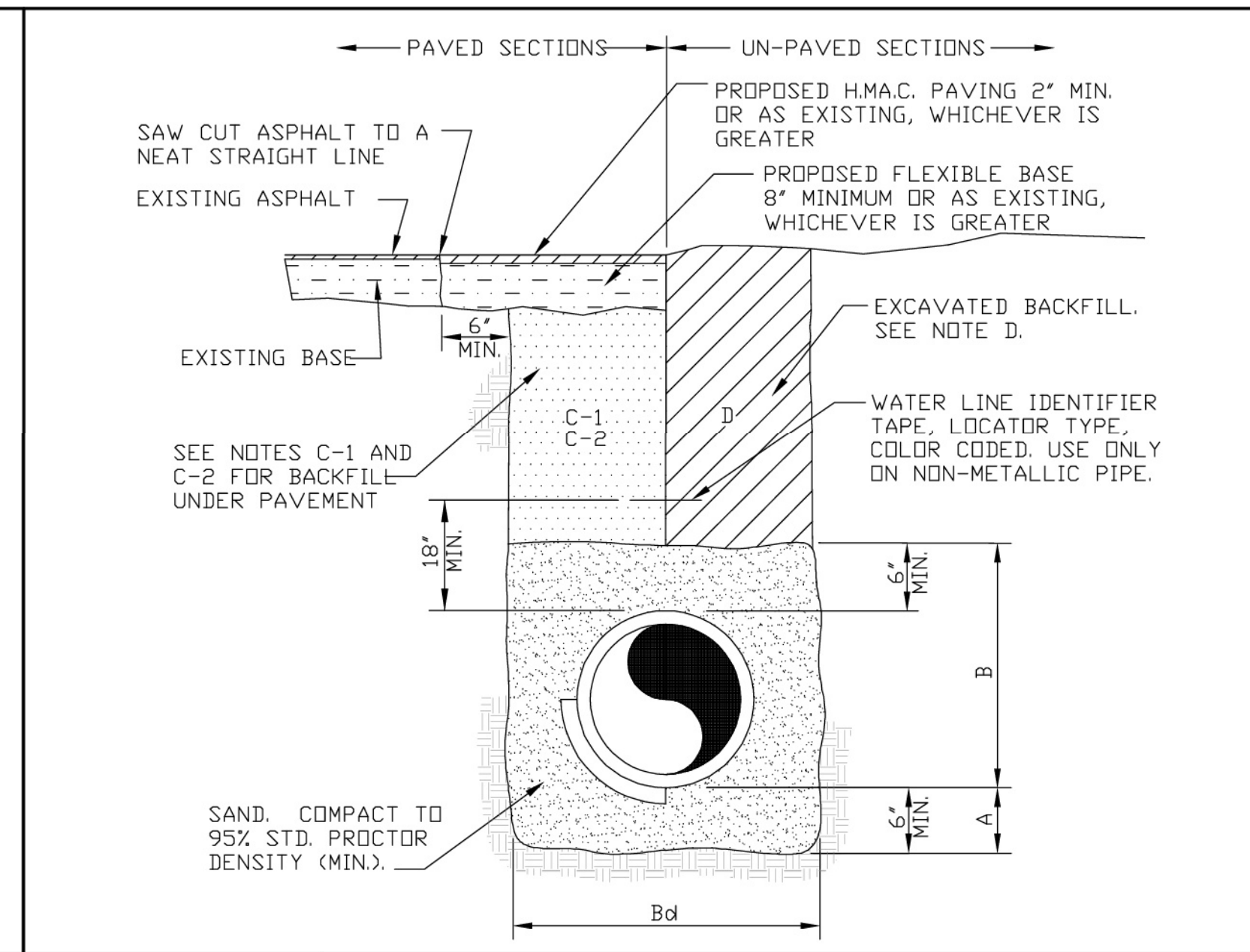
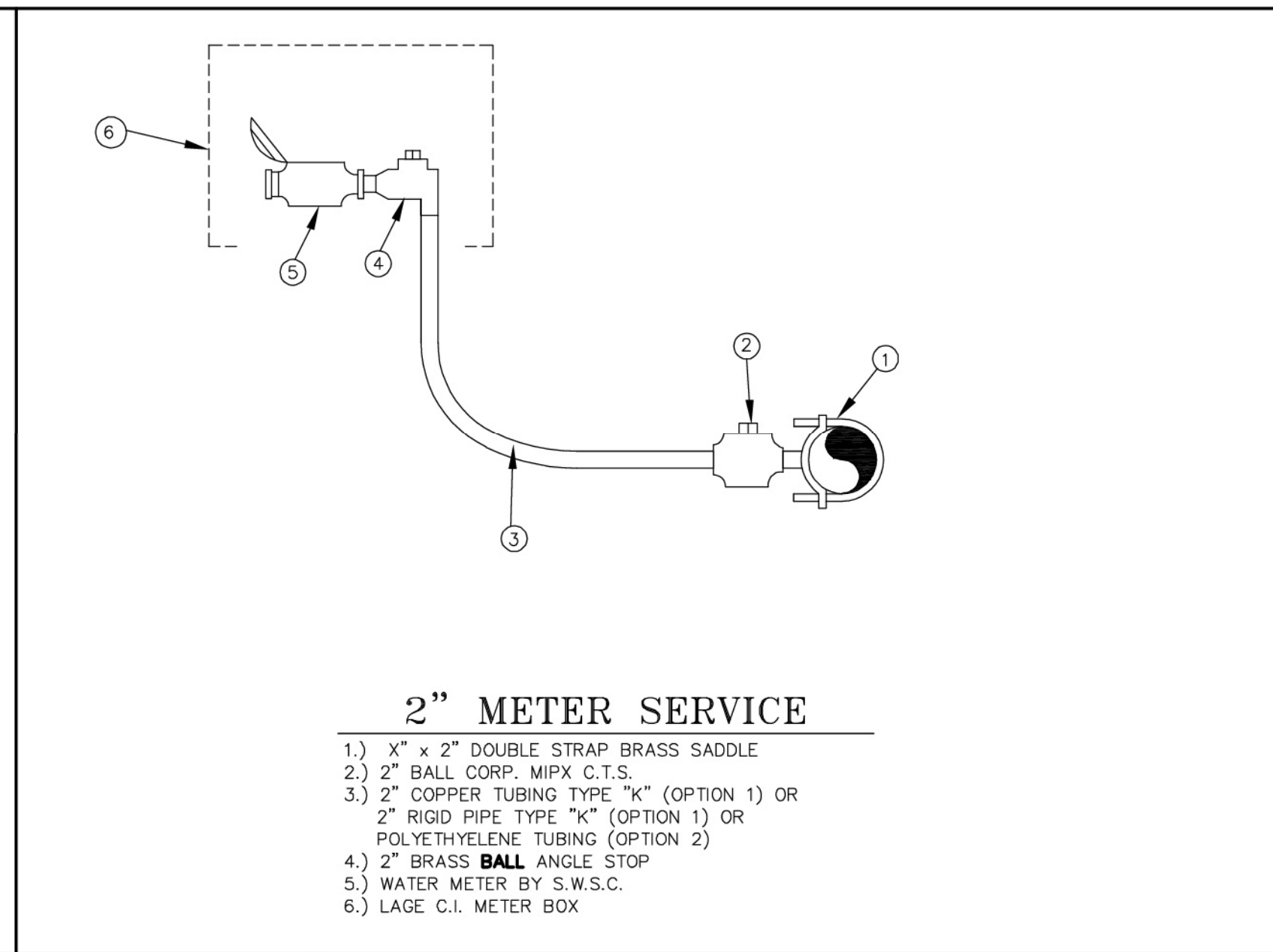
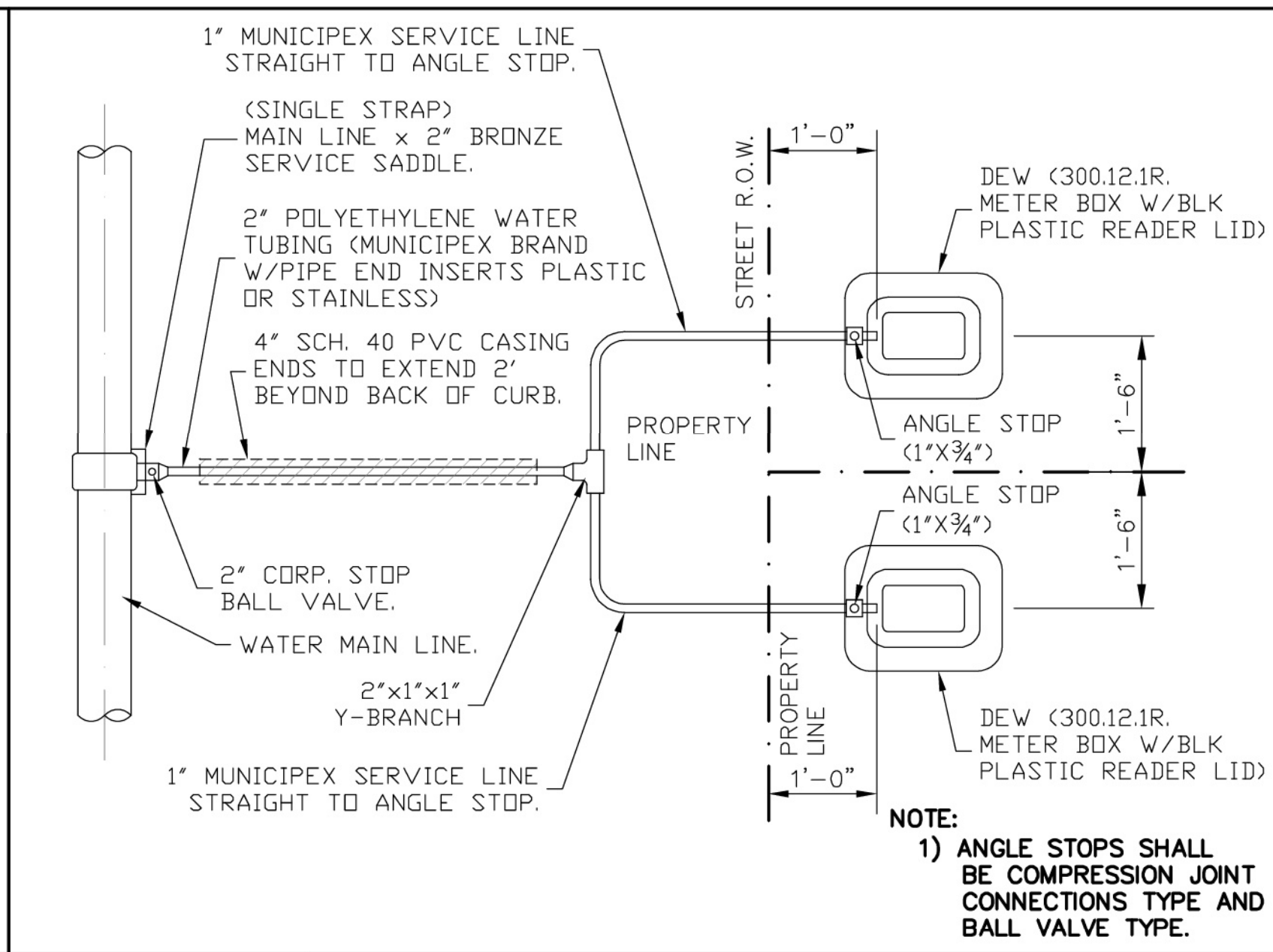
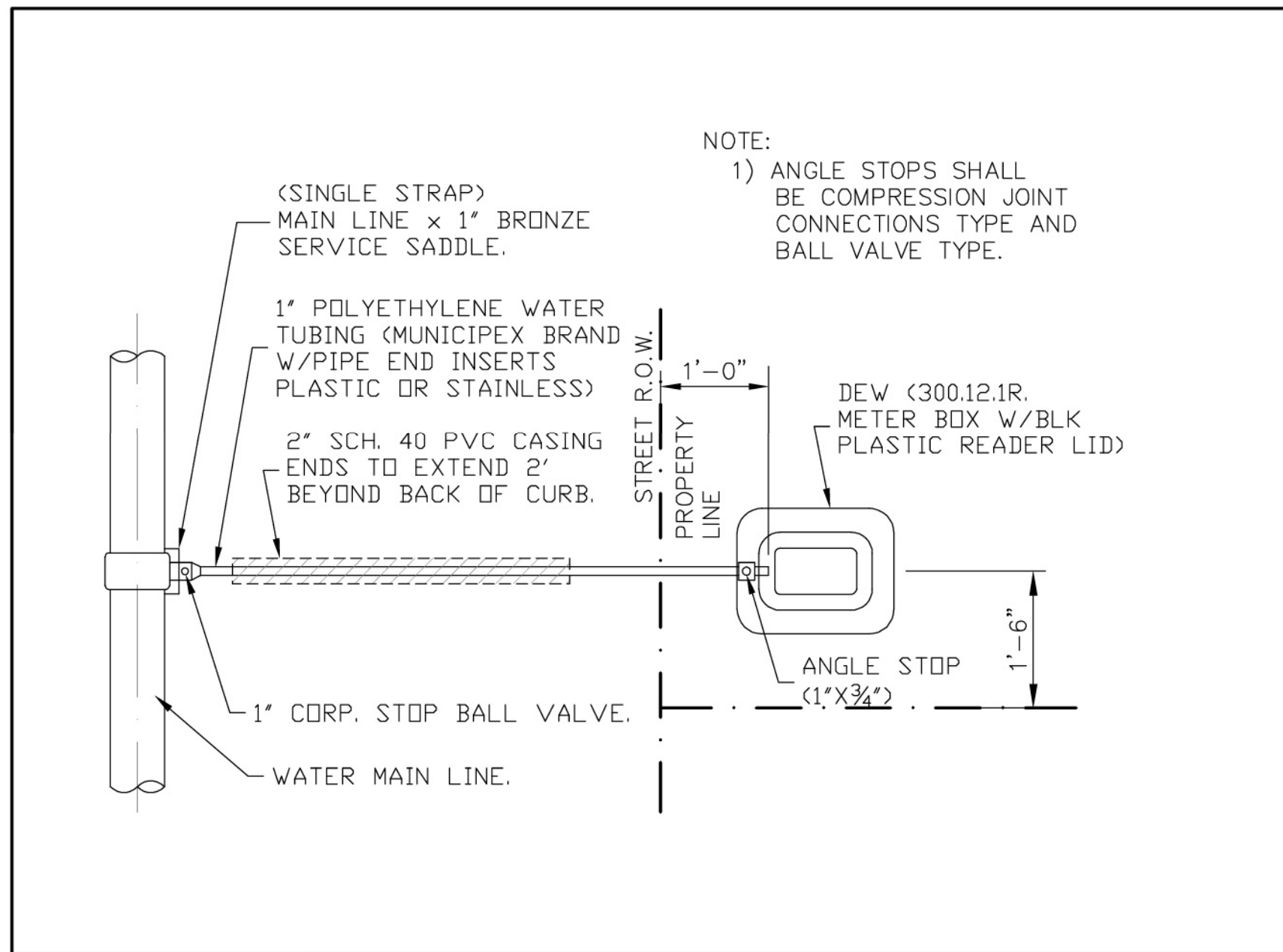
CERTIFICACION DEL INGENIERO:
 CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTES DE INSTALACION DE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN TOTAL DE \$ 7,500.00 _____.

INSTALACIONES DE ALCANTARILLADO - EL SISTEMA SEPTICO SE ESTIMA QUE COSTARA \$ 2,500.00 POR LOTE (TODO INCLUIDO), POR UN TOTAL DE \$ 12,500.00 PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO _____ FECHA _____





W-1 RESIDENTIAL SINGLE WATER SERVICE CONNECTION

W-2 RESIDENTIAL DUAL WATER SERVICE CONNECTION

W-3 2" METER SERVICE

W-4A TYPICAL WATER LINE AND SEWER FORCEMAIN BEDDING DETAIL

NOTES:
 A. SAND BEDDING PLACED, HAND LEVELED, AND COMPACTED BEFORE PIPE IS LAID, UP TO BOTTOM OF PIPE (MIN. THICKNESS = 6").
 B. SAND BACKFILL PLACED AND COMPACTED AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO 6" ABOVE THE TOP OF PIPE. WORK IN UNDER PIPE HAUNCHES AND COMPACT BY HAND TO SPRING LINE. USE VIBRATORY-TYPE COMPACTORS FOR LIFTS ABOVE THE SPRING LINE. MAXIMUM 6" LIFTS.
 B4. MINIMUM TRENCH WIDTH: PIPE O.D. + 16" (FOR 16" PIPE AND SMALLER) OR PIPE O.D. X 1.25 + 12" (FOR 18" PIPE AND LARGER)
 C-1. (CITY STREETS, PARKING AREA, AND DRIVEWAYS) SELECT EXCAVATED BACKFILL MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 8" MAX. LIFTS.
 C-2. (STATE MAINTAINED ROADWAY) SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 D. EXCAVATED EARTH BACKFILL MECHANICALLY COMPACTED IN 12" MAX. LIFTS. MINIMUM STANDARD PROCTOR DENSITY: 90% OUTSIDE RIGHT OF WAY, 95% INSIDE RIGHT OF WAY.
 EMBEDMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 2321. EMBEDMENT MATERIAL SHALL BE CLASS II OR III WITH < 50% PASSING A No. 200 SIEVE AND PLASTICITY INDEX < 7.
 WHERE THIS STANDARD CONFLICTS WITH THE RECOMMENDATION OF ANY GEOTECHNICAL REPORT, OBTAIN WRITTEN CLARIFICATION FROM THE UTILITY ENGINEER PRIOR TO CONSTRUCTION.
 FOUNDATION PREPARATION USING COBBLES, GRAVEL, CEMENT STABILIZATION, OR OTHER METHODS AS DIRECTED BY THE ENGINEER SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE.
 BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" MAXIMUM LIFTS. STRUCTURE BACKFILL MATERIAL SHALL BE SAND.
 GENERAL NOTES:
 1.) THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN CONSTRUCTION AREA.
 2.) ALL EXIST. UTILITIES ARE AT APPROXIMATE LOCATIONS.
 3.) THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE BASED ON OBSERVATION OF ABOVEGROUND STRUCTURES, LINES SPOTTED BY THE OWNER, AND UTILITY SPOTTING. ACTUAL LOCATION OF THESE UTILITIES MAY VARY, AND ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED UPON EXCAVATION.
 4.) BEFORE BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CALL FOR UTILITY SPOTTING BY THE APPROPRIATE AGENCY AND VERIFY THE LOCATION OF THESE UTILITIES TO HIS SATISFACTION.
 5.) ANY DAMAGE CAUSED TO EXISTING STRUCTURES AND/OR UTILITIES BY THE CONTRACTOR SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.
 6.) ANY DAMAGE TO PROPERTY, OUTSIDE THE CONSTRUCTION ZONE, CAUSED BY THE CONTRACTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT HIS EXPENSE.

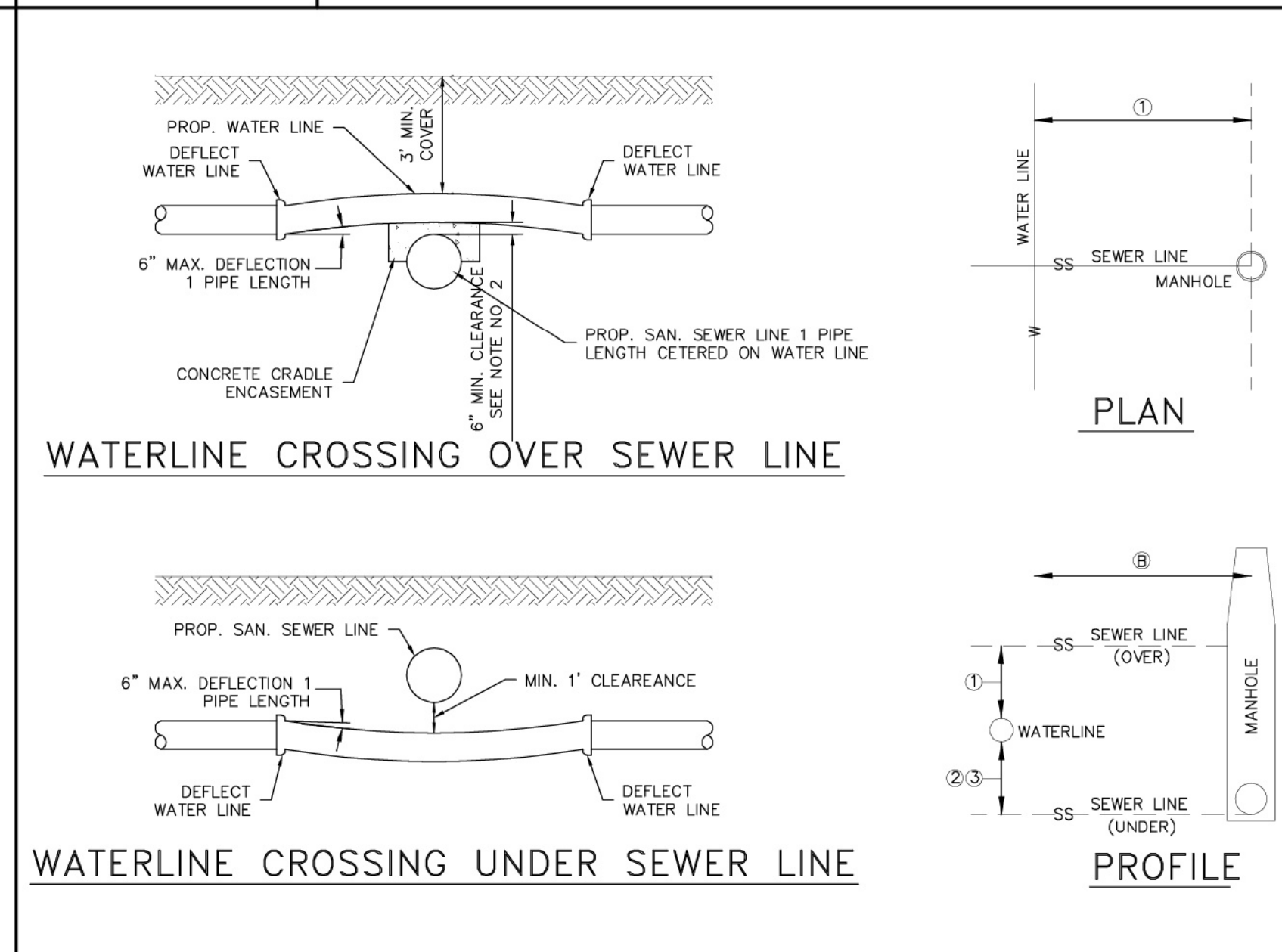
THRUST BLOCK SIZE			
HORIZONTAL BENDS			
DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
22-1/2" BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,600
14	5	18	9,000
16	6	18	11,800
45° BEND			
6 OR LESS	4	12	3,200
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90° BEND			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	16	24	32,600
16	21	24	42,700

TEES & DEAD ENDS

DIAMETER OF PIPE IN INCHES	SURFACE AREA SQ. FT.	THICKNESS IN INCHES	WEIGHT AT VERTICAL BENDS-LBS.
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
16	15	24	---

THRUST BLOCKS DETAILS

NOTE: ALL VALUES SHOWN ARE MIN. FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS. PER SQ. FT. WITH PIPELINE HAVING A MIN. 5' 3" FT. OF COVER WITH CURB & GUTTER AND A 5' FT. MIN. WITHOUT CURB & GUTTER.



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 3 CHAPTER 217- DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS
 (1) COLLECTION SYSTEM PIPES MUST BE INSTALLED IN TRENCHES SEPARATE FROM WATER SUPPLY TRENCHES.
 (2) WHEREVER POSSIBLE, A COLLECTION SYSTEM PIPE MUST BE LOCATED BELOW A WATER SUPPLY PIPE. IF A COLLECTION SYSTEM PIPE CANNOT BE LOCATED BELOW A WATER SUPPLY PIPE, THE OWNER MUST JUSTIFY IN THE ENGINEERING REPORT WHY IT IS NOT POSSIBLE TO LOCATE THE COLLECTION SYSTEM PIPE BELOW THE PUBLIC WATER SUPPLY PIPE.
 (3) WHEREVER POSSIBLE, COLLECTION SYSTEM PIPES AND MANHOLES MUST BE LOCATED AT LEAST NINE FEET FROM ALL WATER SUPPLY PIPES. IF A COLLECTION SYSTEM PIPE OR MANHOLE CANNOT BE LOCATED AT LEAST NINE FEET AWAY FROM A WATER SUPPLY PIPE, THE OWNER MUST JUSTIFY IN THE ENGINEERING REPORT WHY IT IS NOT POSSIBLE TO PROVIDE AT LEAST NINE FEET OF SEPARATION. TABLE C.L. IN FIGURE 30 TAC §217.53(D)(3) PROVIDES A REFERENCE TO PARAGRAPHS IN THIS SUBSECTION THAT APPLY IF A COLLECTION SYSTEM PIPE OR MANHOLE CANNOT BE LOCATED AT LEAST NINE FEET AWAY FROM A WATER SUPPLY PIPE TO THE WATER SUPPLY PIPE. EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST BE ENCASED. THE CASING PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PER SQUARE INCH (PSI) PRESSURE CLASS PIPE THAT:
 (A) ENCASES THE ENTIRE LENGTH OF COLLECTION SYSTEM PIPE THAT IS WITHIN NINE FEET OF THE WATER SUPPLY PIPE;
 (B) IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;
 (C) IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
 (D) IS SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.
 (5) IF A COLLECTION SYSTEM PIPE CROSSES ABOVE A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH. (A) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT CROSSES ABOVE A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS: (I) SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL; TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 5 CHAPTER 217-DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS (1) AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND (II) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.
 (6) A COLLECTION SYSTEM PIPE THAT CROSSES ABOVE A WATER SUPPLY PIPE MUST BE CONSTRUCTED AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE AND MUST USE MANUFACTURER-APPROVED ADAPTERS, GASKETED JOINTS, COMPRESSION JOINTS, AND OTHER NON-BONDED JOINTS MUST BE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.
 (7) IF A COLLECTION SYSTEM PIPE IS LOCATED BELOW A WATER SUPPLY PIPE AND RUNS PARALLEL TO THE WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH.

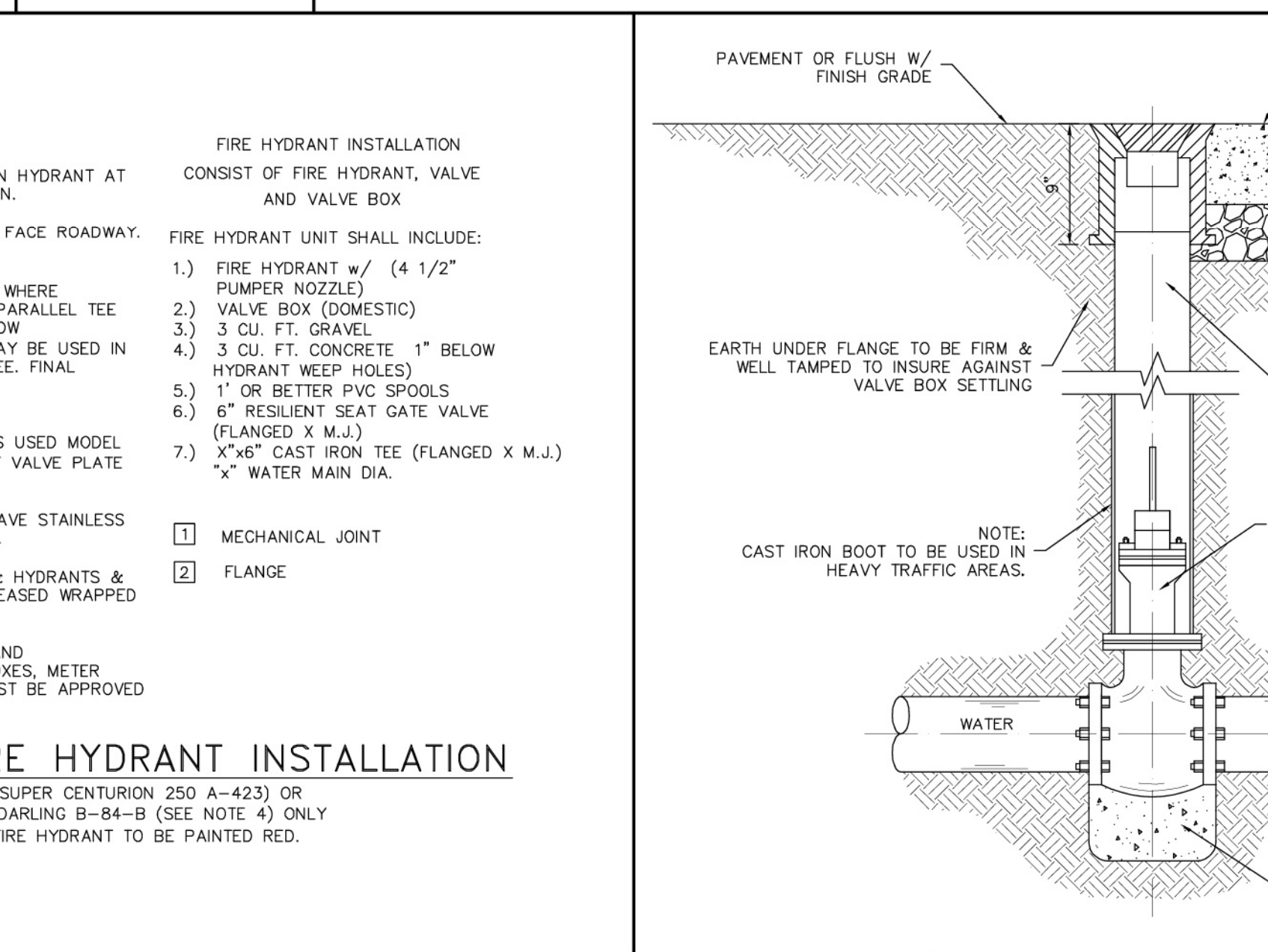
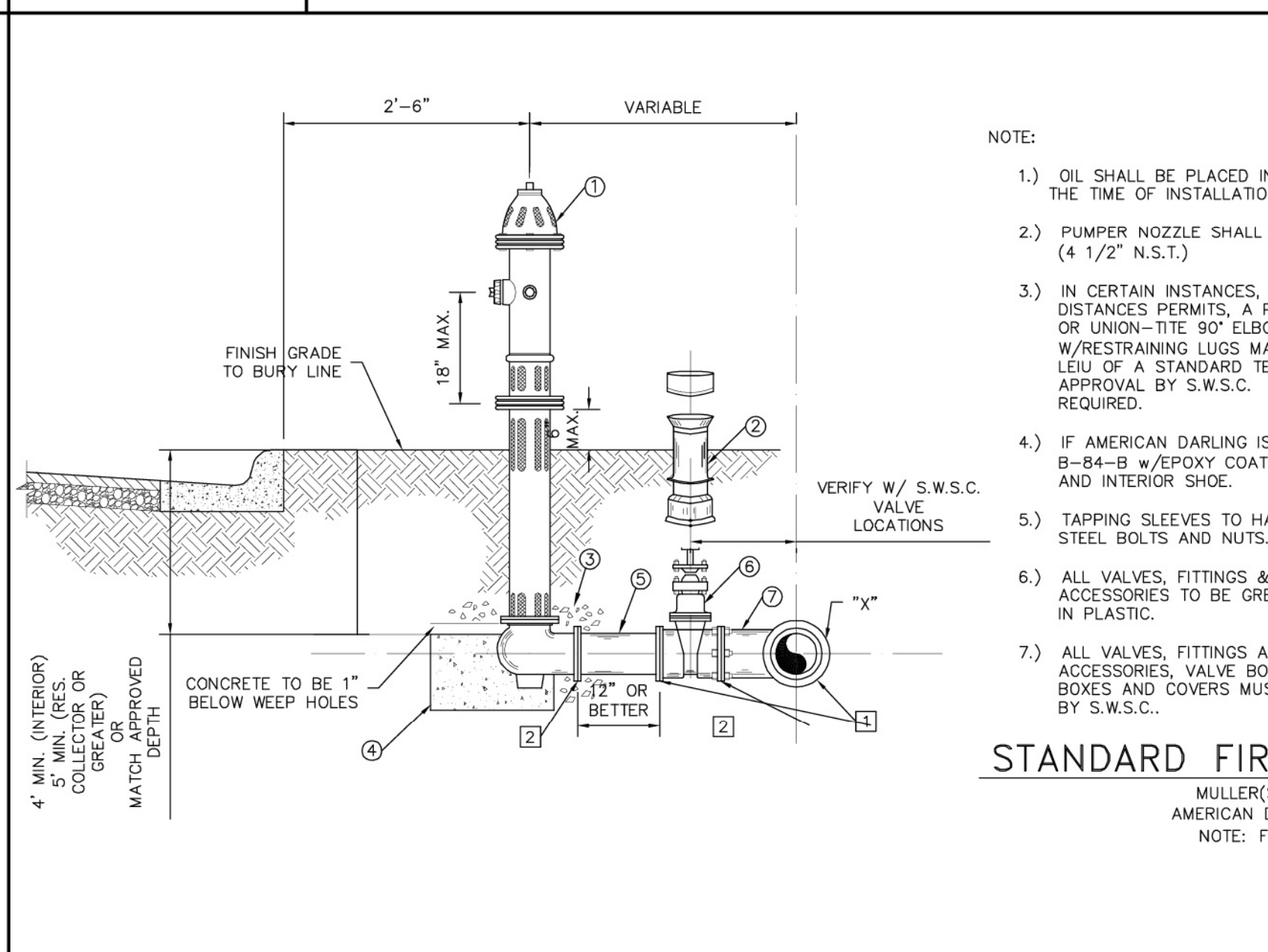
W-4B STANDARD WATER PIPE BEDDING DETAILS

W-5 THRUST BLOCKS DETAILS

W-6A WATER / SANITARY SEWER CROSSING DETAILS

W-6B WATER / SANITARY SEWER CROSSING DETAILS

(A) A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL TO AND BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE THAT:
 (I) IS LOCATED AT LEAST TWO VERTICAL FEET BELOW THE WATER SUPPLY PIPE;
 (II) IS LOCATED AT LEAST FOUR HORIZONTAL FEET AWAY FROM THE WATER SUPPLY PIPE; AND
 (III) INCLUDES JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.
 (B) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT:
 (I) IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;
 (II) IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
 (III) IS SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.
 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 6 CHAPTER 217- DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS
 (7) IF A COLLECTION SYSTEM PIPE CROSSES BELOW A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE ENCASED IN CEMENT-STABILIZED SAND ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH, OR MUST BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (C) OF THIS PARAGRAPH. (A) A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE MUST:
 (I) HAVE AT LEAST SIX INCHES OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES;
 (II) BE CENTERED ON THE CROSSING; (III) BE AT LEAST 18 FEET LONG; AND
 (IV) TERMINATE AT JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.
 (B) A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF ANY MATERIAL OTHER THAN AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE MUST:
 (I) HAVE AT LEAST TWO FEET OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES; AND
 (II) BE ENCASED IN CEMENT-STABILIZED SAND BACKFILL THAT MEETS THE REQUIREMENTS OF SUBPARAGRAPH (D) OF THIS PARAGRAPH.
 (C) A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS:
 (I) SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;
 (II) AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
 (III) SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASED PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.
 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY PAGE 7 CHAPTER 217-DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS
 (D) CEMENT-STABILIZED SAND FOR ENCASED COLLECTION SYSTEM PIPES MUST:
 (I) INCLUDE AT LEAST 150 POUNDS OF CEMENT FOR EVERY CUBIC YARD OF SAND;
 (II) BE INSTALLED BEGINNING ONE-QUARTER PIPE DIAMETER BELOW THE CENTERLINE OF THE COLLECTION SYSTEM PIPE;
 (III) BE INSTALLED ENDING ONE FULL PIPE DIAMETER ABOVE THE TOP OF THE COLLECTION SYSTEM PIPE, OR 12 INCHES ABOVE THE TOP OF THE COLLECTION SYSTEM PIPE, WHICHEVER IS GREATER.



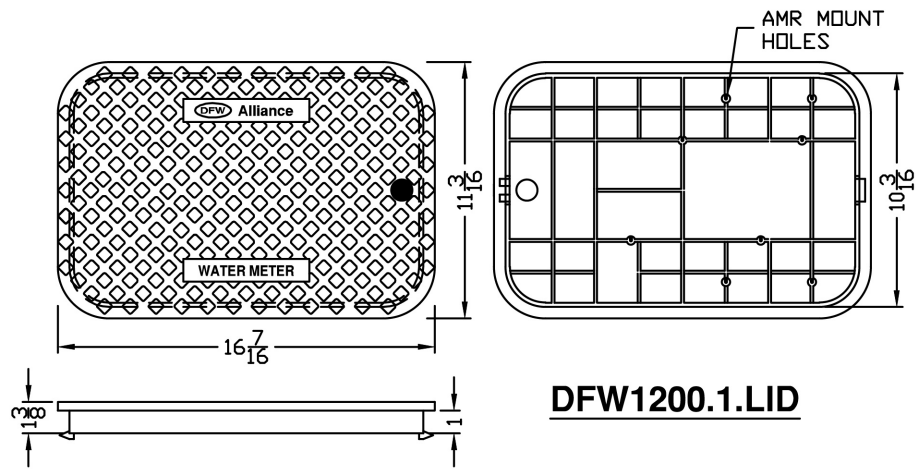
NOTE:
 1.) OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
 2.) PUMPER NOZZLE SHALL FACE ROADWAY. (4 1/2" N.S.T.)
 3.) IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TIE 90° ELBOW W/RESTRAINING LUGS MAY BE USED IN LIEU OF A STANDARD TEE. FINAL APPROVAL BY S.W.S.C. REQUIRED.
 4.) IF AMERICAN DARLING IS USED MODEL B-84-B W/EPOXY COAT VALVE PLATE AND INTERIOR SHOE.
 5.) TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS.
 6.) ALL VALVES, FITTINGS & HYDRANTS & ACCESSORIES TO BE GREASED WRAPPED IN PLASTIC.
 7.) ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY S.W.S.C.
 FIRE HYDRANT INSTALLATION
 CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX
 FIRE HYDRANT UNIT SHALL INCLUDE:
 1.) FIRE HYDRANT w/ (4 1/2" PUMPER NOZZLE)
 2.) VALVE BOX (DOMESTIC)
 3.) 3 CU. FT. GRAVEL
 4.) 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEEP HOLES
 5.) 1" OR BETTER PVC SPOOLS
 6.) 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
 7.) X"6" CAST IRON TEE (FLANGED X M.J.)
 "X" WATER MAIN DIA.
 1 MECHANICAL JOINT
 2 FLANGE
 NOTES: MUELLER (A-2360 SERIES) OR AMERICAN FLOW CONTROL (AFG-2500) ONLY NOTE: ALL FITTINGS TO BE GREASED AND WRAPPED IN PLASTIC.
 REV. DATE: 4/8/20
Sharyland
 WATER SUPPLY CORPORATION

W-6C WATER / SANITARY SEWER CROSSING DETAILS

W-7 STANDARD WATER PIPE BEDDING DETAILS

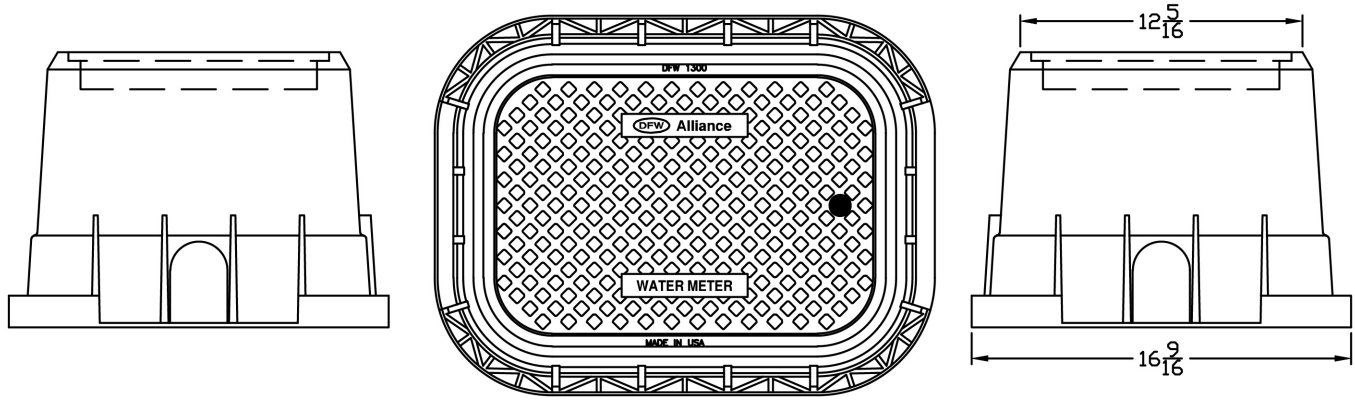
W-8 TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

W-8 TYPICAL VALVE AND VALVE BOX INSTALLATION ON MAIN LINE

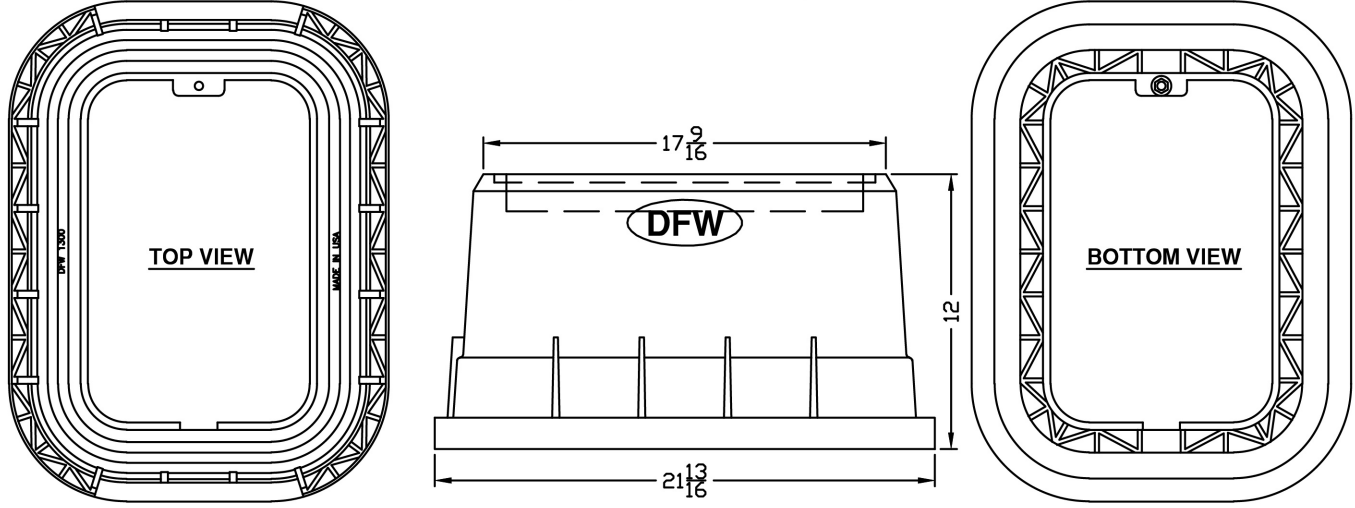


LID KEY	
1	BLUE COLOR

DFW1200.1.LID



DFW1300.12.1



DFW1300.12.BODY

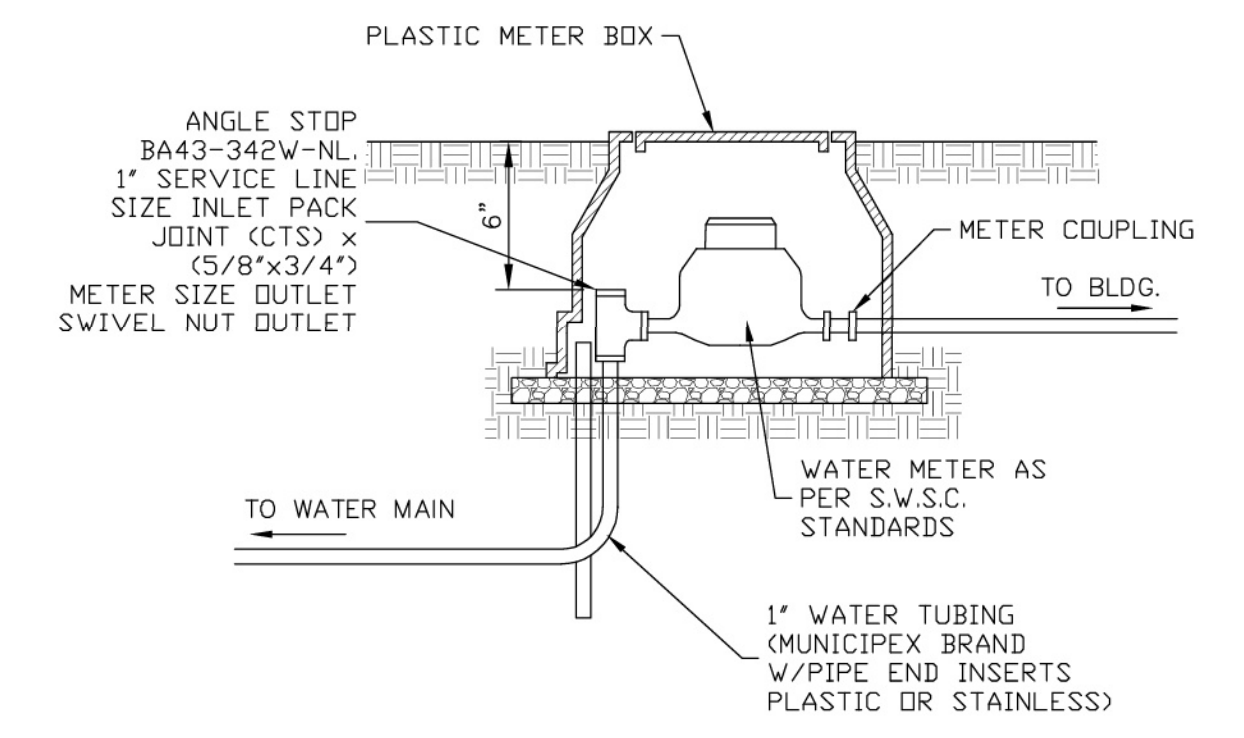
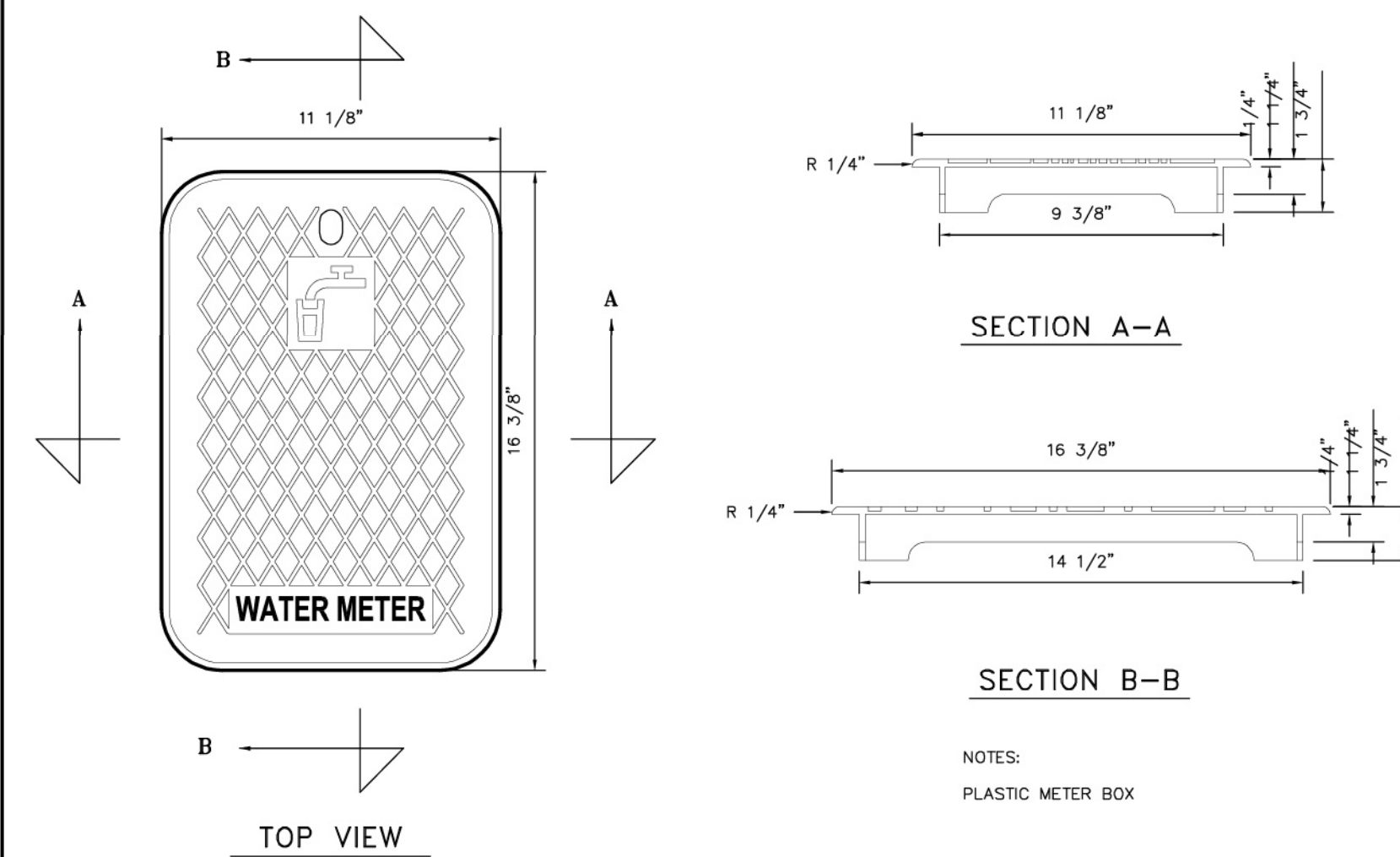
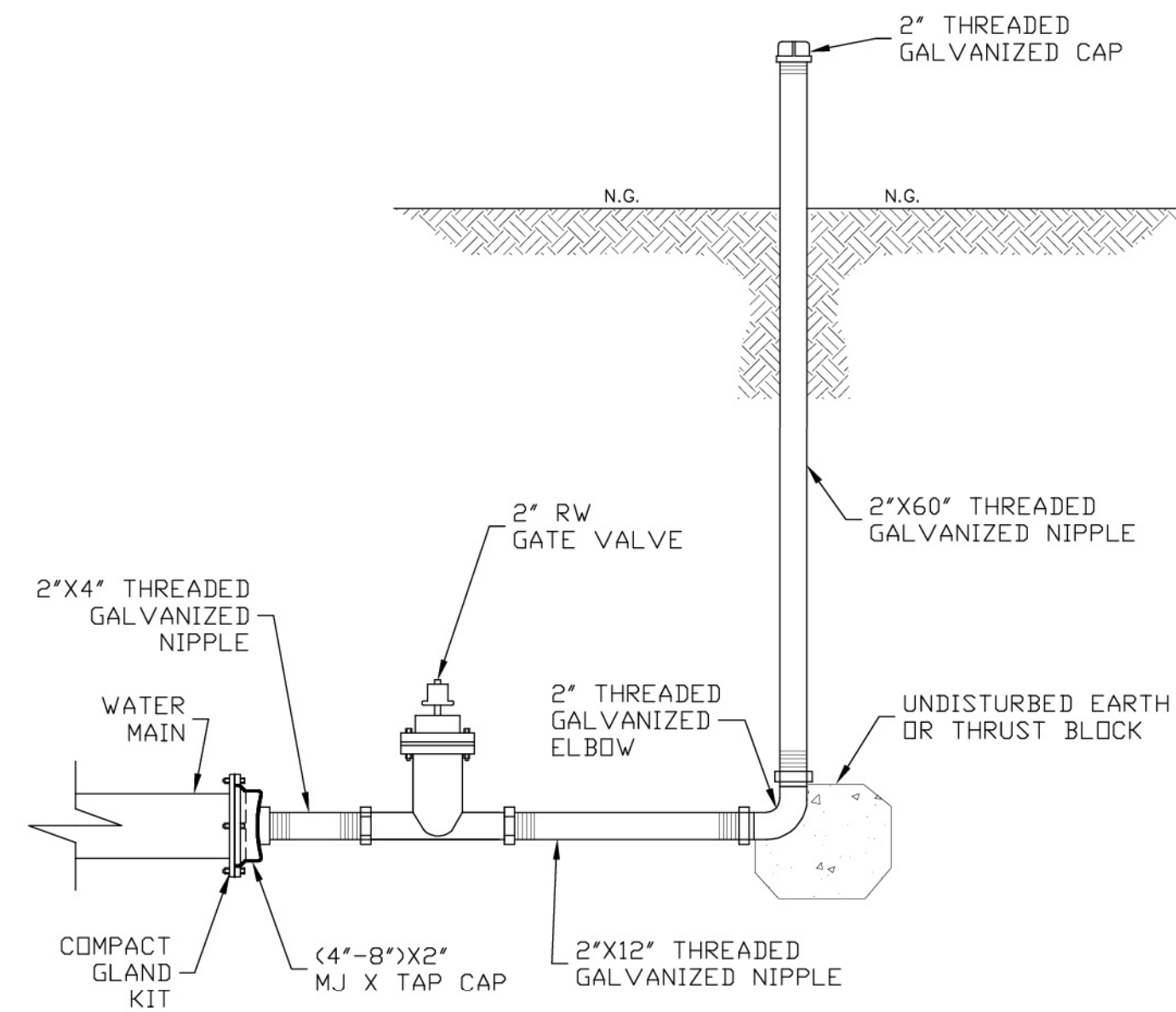
- NOTES**
- 1) DIM'S ± 1/8" U.N.O.
 - 2) LID MATERIAL: POLYPROPYLENE
 - 3) BODY MATERIAL: POLYPROPYLENE
 - 4) WALL THICKNESS: 1/8" ± 5%
 - 5) I.W.A. = INSIDE WORK AREA

DFW PLASTICS, INC. ENGAGES IN ONGOING RESEARCH AND DEVELOPMENT TO IMPROVE AND ENHANCE ITS PRODUCTS. THEREFORE, DFW PLASTICS, INC. RESERVES THE RIGHT TO CHANGE PRODUCT OR SYSTEM SPECIFICATIONS WITHOUT NOTICE.

DFW
 DFW PLASTICS, INC.
 PO BOX 648
 BEDFORD, TEXAS 76095
 (817) 439-3600
 (817) 439-3700 (f)
 www.dfwplasticsinc.com

DFW1300.12.1

CREATED: 09/12/2013
UPDATED: 03/20/2014
ACCEPTED: JMc
DRAWN BY: RMc
PLOT SCALE: 1:8

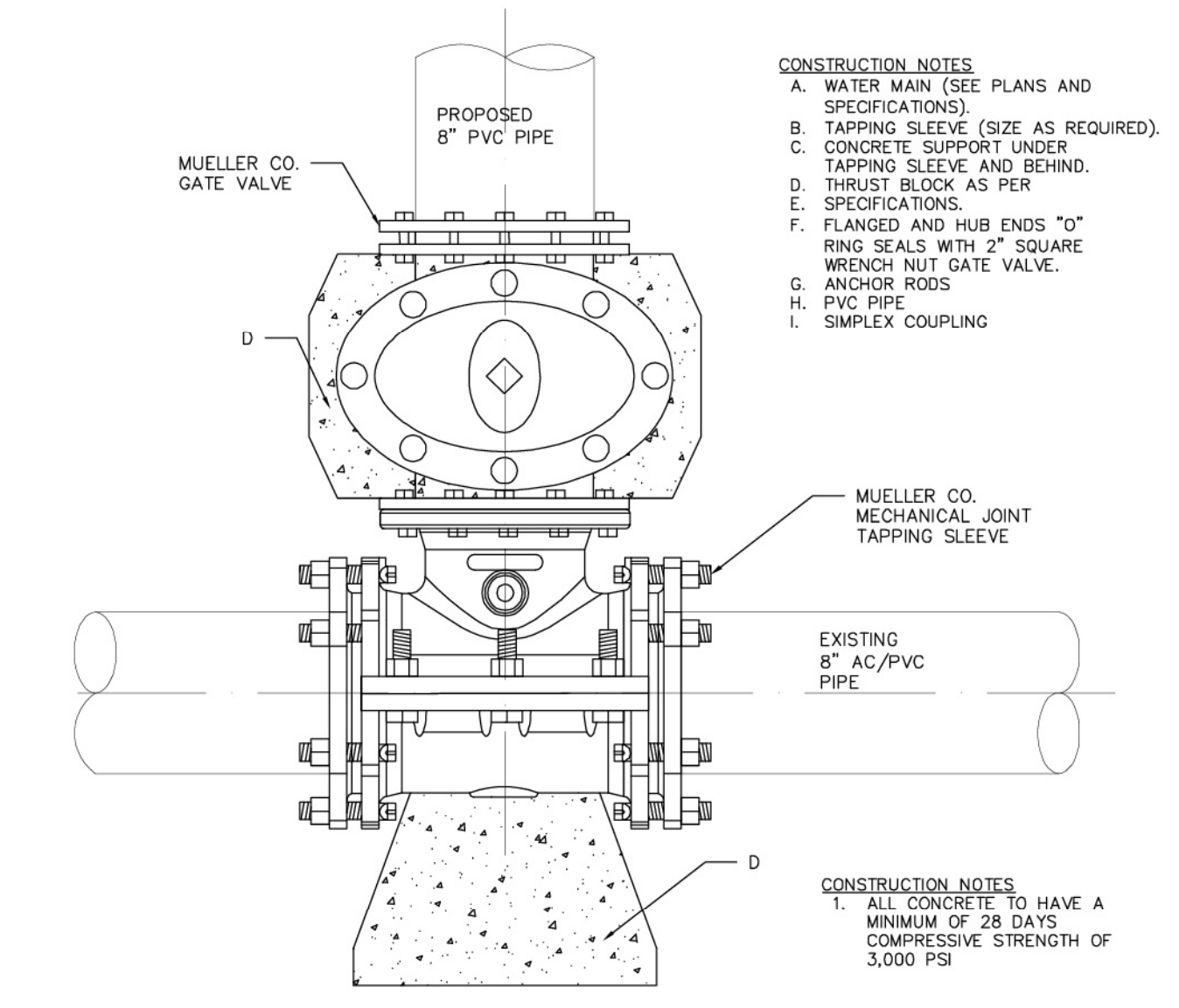
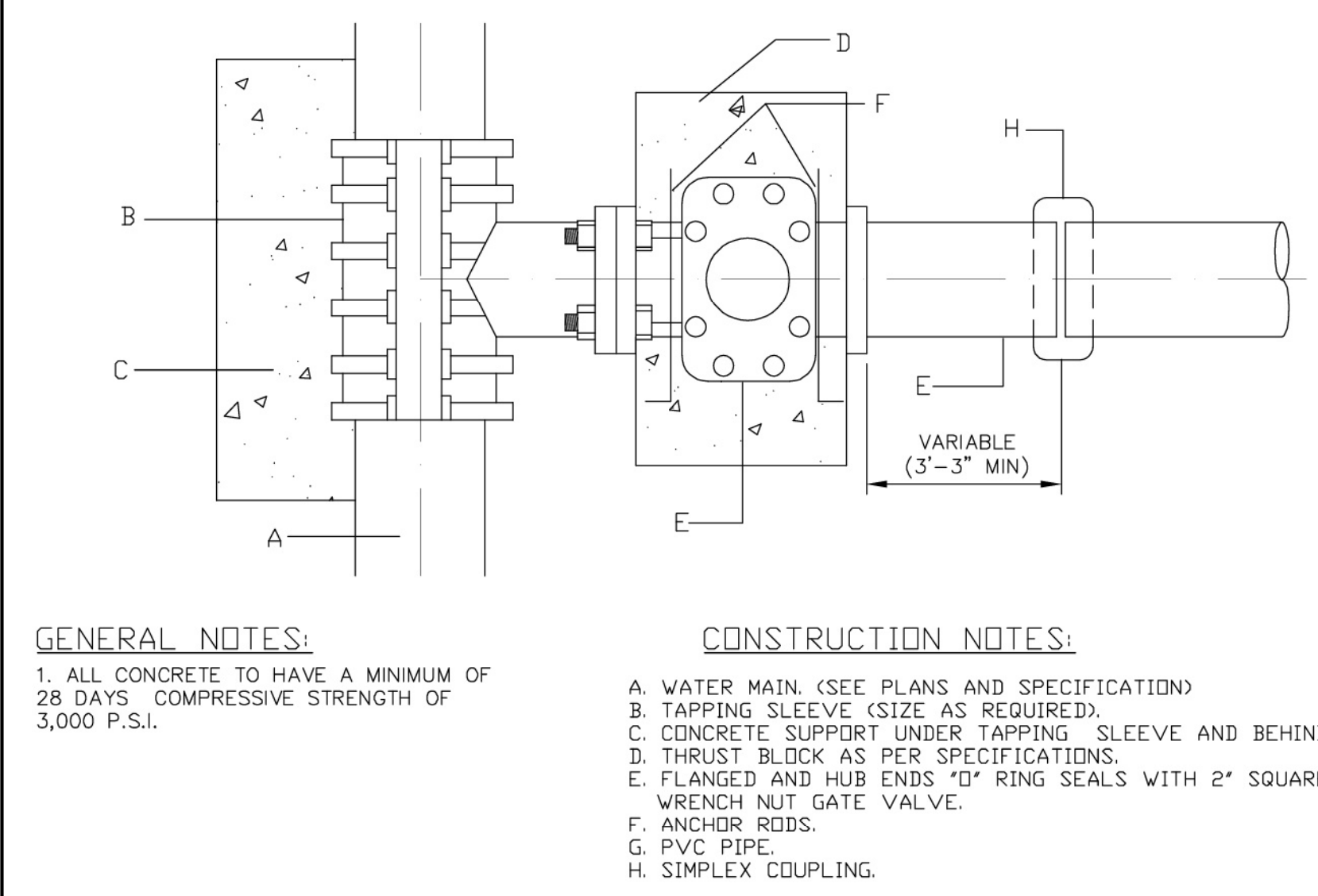
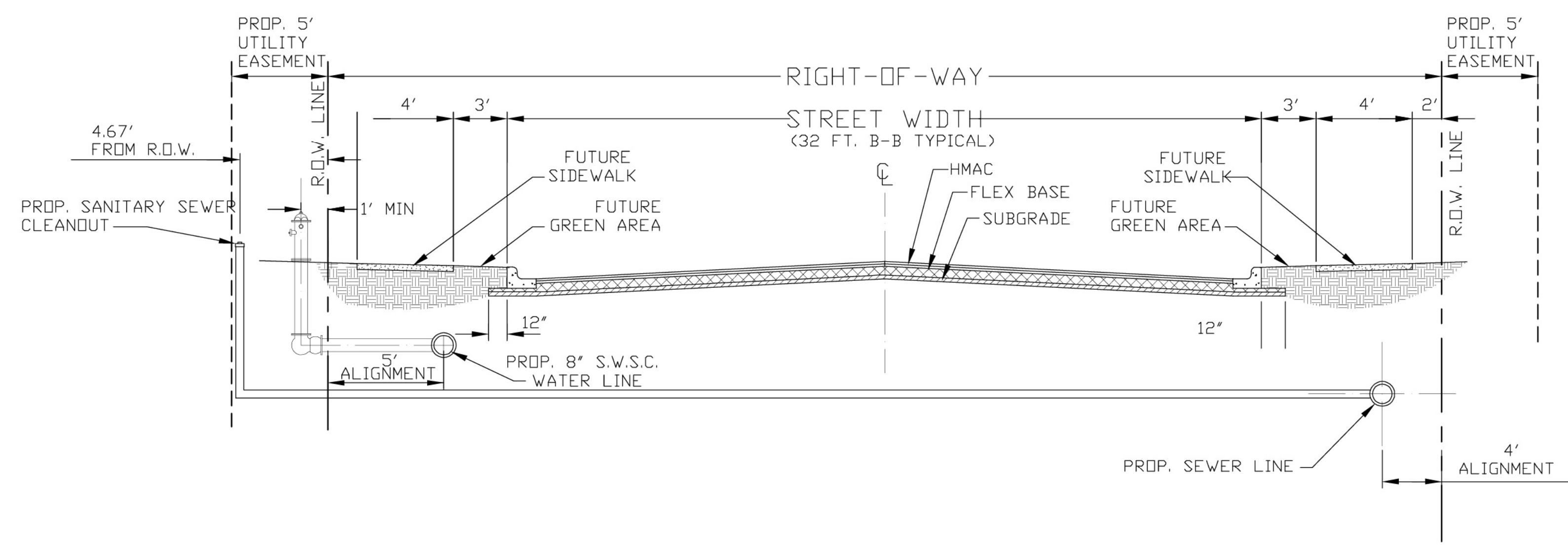


W-9 OMIT (FUTURE DETAIL USE)

W-10 FLUSH VALVE DETAIL

W-11 METER COVER DETAIL

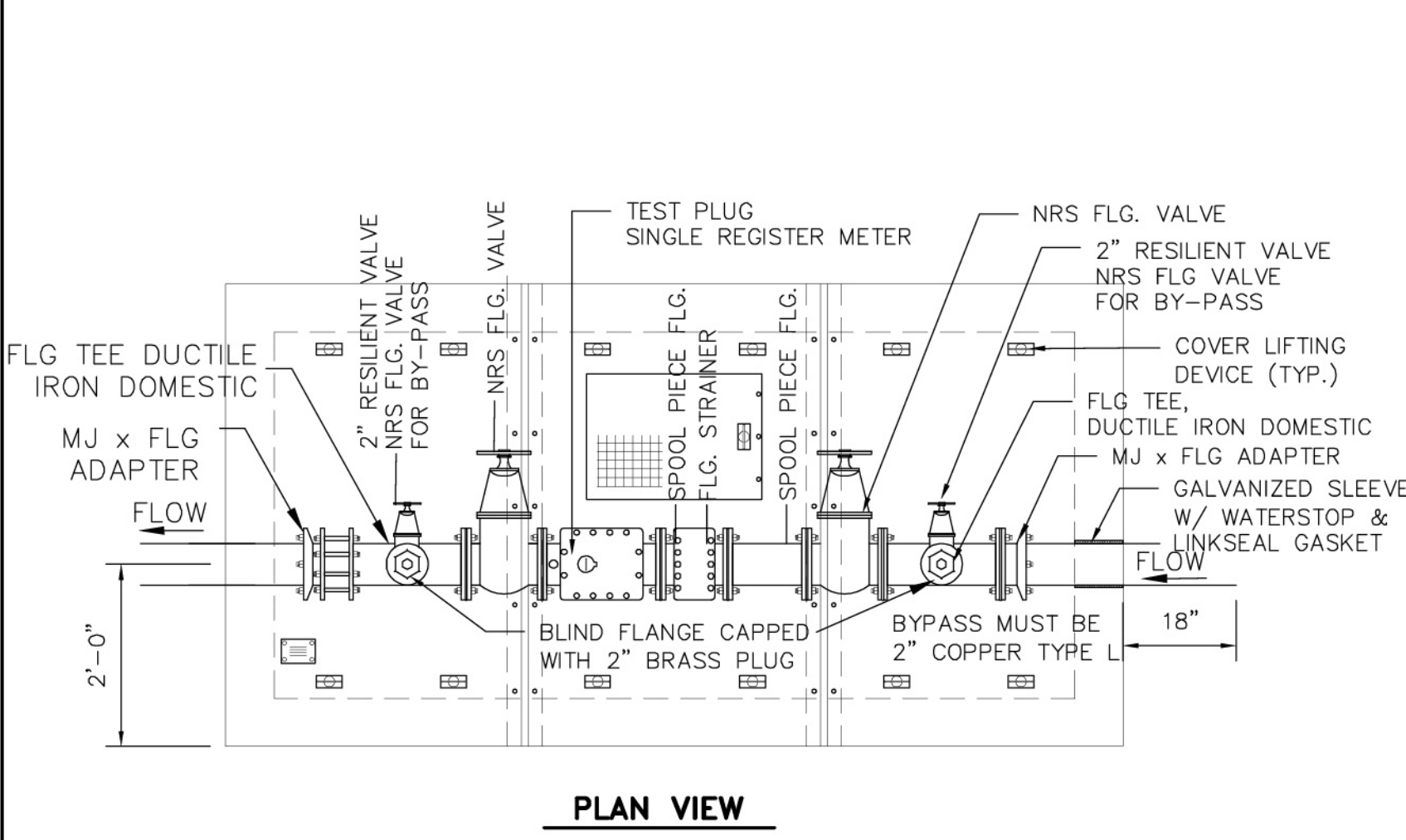
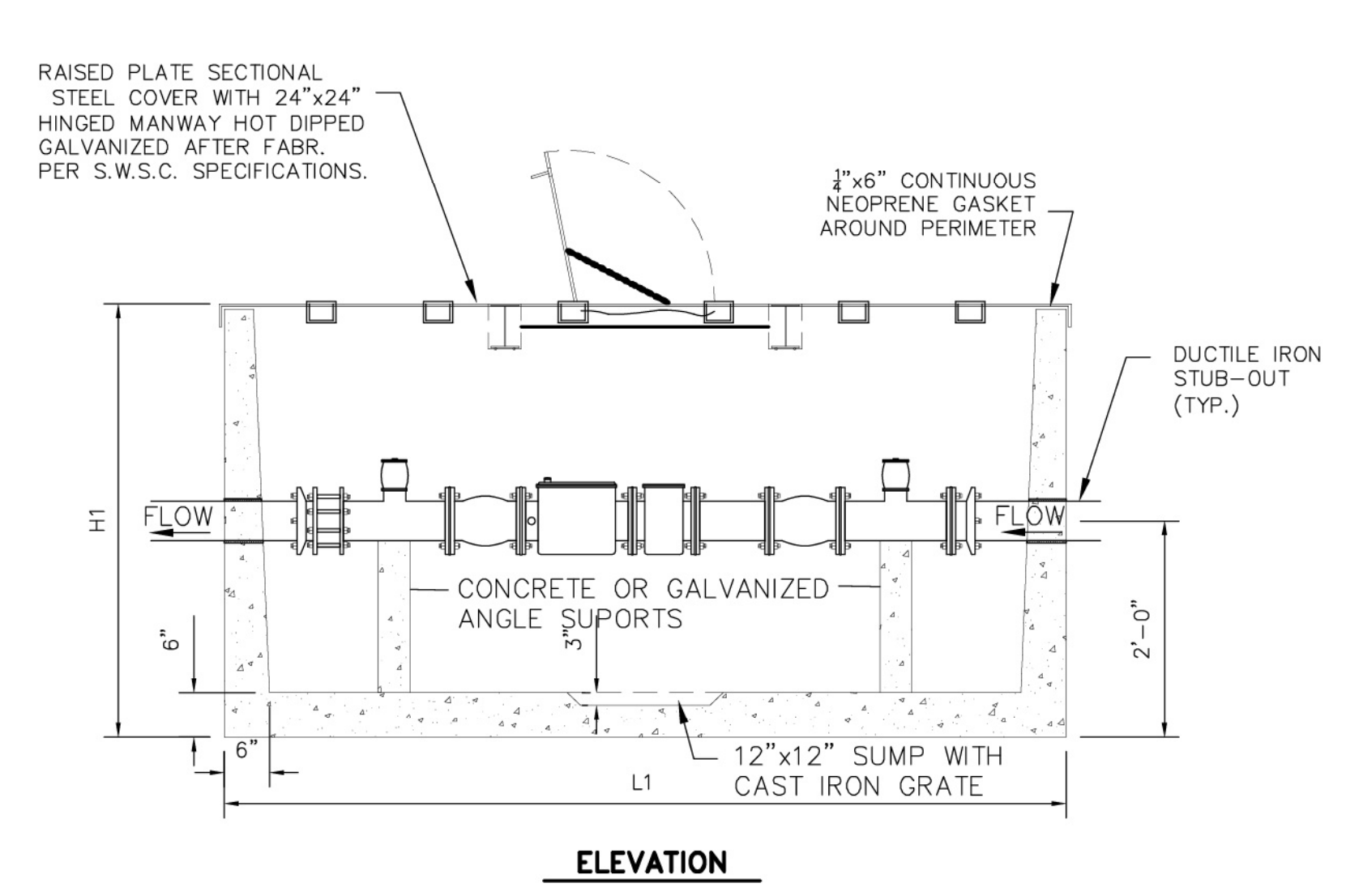
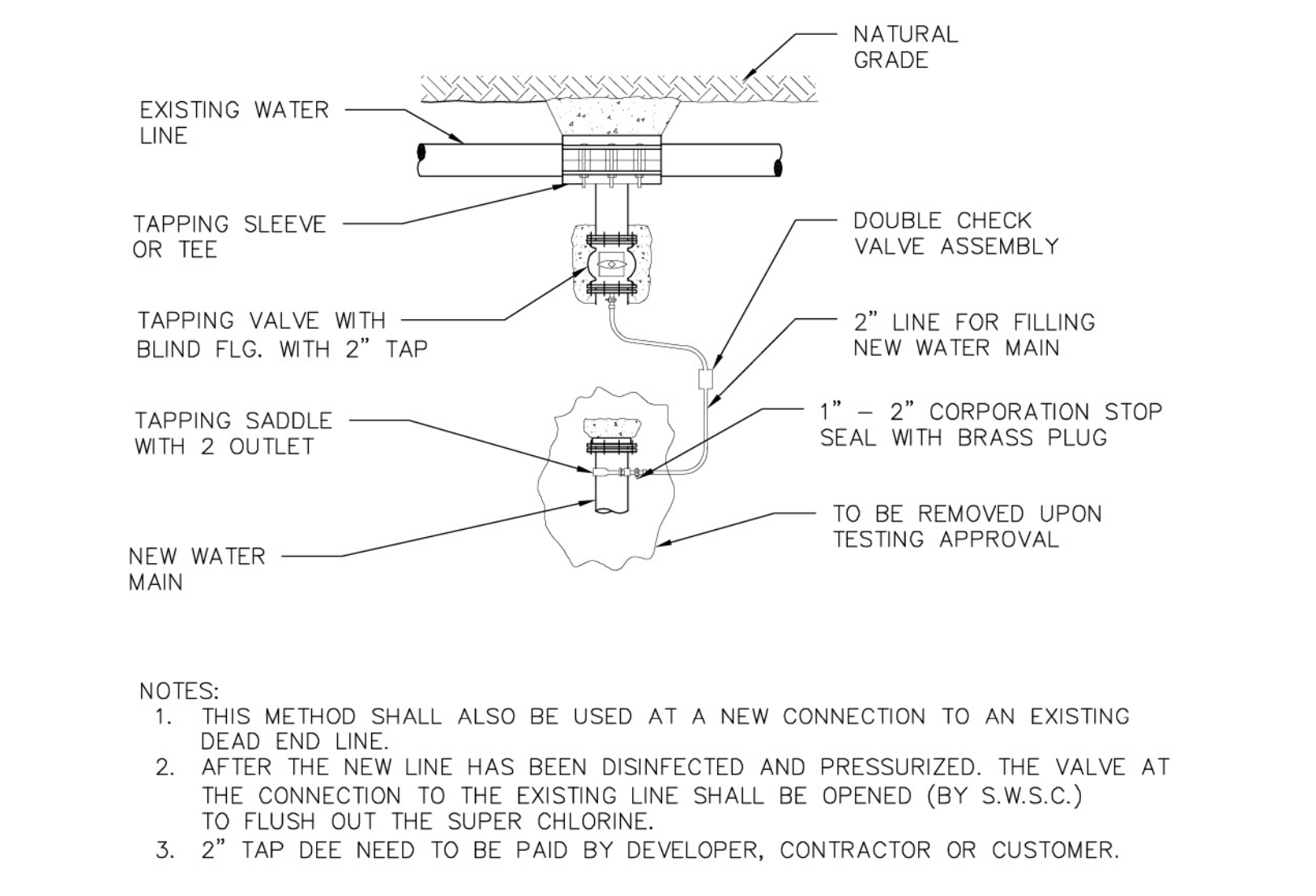
W-12 TYPICAL WATER METER INSTALLATION



W-13 TYPICAL LOCAL STREET SECTION

W-14 WATER TAPPING SLEEVE & VALVE INSTALLATION

W-15 SAME SIZE WATER TAPPING SLEEVE AND VALVE INSTALLATION



SPECIFICATIONS:

CONCRETE: CLASS 1 CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT: GRADE 60 REINFORCED. STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

STEEL COVER: ALL STEEL FABRICATION SHALL BE IN ACCORDANCE TO AWA D1.1. STEEL SHALL BE ASTM A36 CARBON STEEL, AND HOT DIPPED GALVANIZED AFTER FABRICATION IN ACCORDANCE TO ASTM A 123. STANDARD COVER IS RATED FOR 50 PSF.

ENGINEERING DATA: THE METER ASSEMBLY SHALL BE FACTORY ASSEMBLED IN VAULT & HYDROSTATICALLY TESTED PRIOR TO DELIVERY. FIELD EXCAVATION & PREPARATION SHALL BE COMPLETE PRIOR TO DELIVERY. PIPE, VALVES AND FITTINGS OF THE ASSEMBLY SHALL BE APPROVED BY ONE OR MORE OF THE FOLLOWING ASSOCIATIONS: AMERICAN WATER WORKS ASSOCIATION, UNDERWRITERS LABORATORIES, UNIFORM PLUMBING CODE, AMERICAN SOCIETY OF SANITARY ENGINEERING.

MODEL	SIZE	BY PASS	L1	W1	H1	WEIGHT LBS.
DMCCH3	3"	2"	11'-6"	6'-0"	4'-3"	14,500
DMCCH4	4"	2"	11'-6"	6'-0"	4'-3"	15,000
DMCCH6	6"	4"	13'-6"	6'-0"	4'-3"	15,500

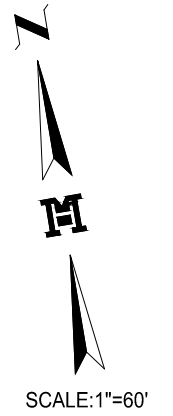
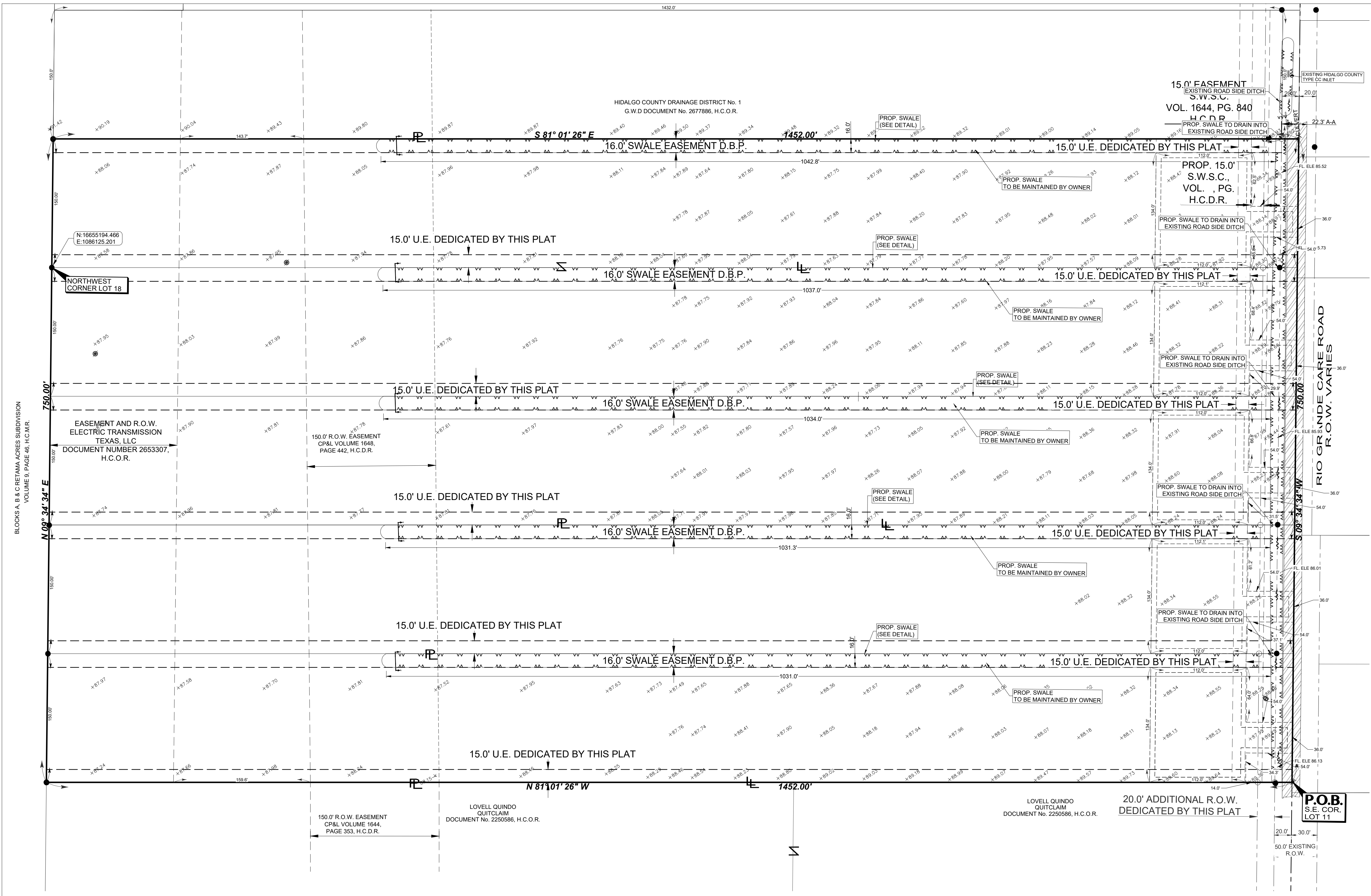
W-16 METHOD FOR FILLING NEW WATER LINES PRIOR TO CHLORINATION AND TESTING

W-17A METER VAULT DETAILS

W-17B METER VAULT DETAILS

W-17C METER VAULT GENERAL NOTES





**SUBDIVISION MAP OF
RANCHETTES AT MCCOLL
SUBDIVISION**

BEING A SUBDIVISION OF 25,000 ACRES
OUT OF LOTS 17, 18 AND 19,
RAMSEYER GARDENS SUBDIVISION
VOLUME 9, PAGE 16, H.C.M.R.
HIDALGO COUNTY, TEXAS

**MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE**

RANCHETTES AT MCCOLL SUBDIVISION IS TRACT OF LAND CONTAINING 25,000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 17 AND 18, AND A PART OR PORTION OF LOT 19, RAMSEYER GARDENS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11, PAGE 22, HIDALGO COUNTY MAP RECORDS, WHICH SAID 25,000 ACRES BEING A PART OR PORTION OUT OF A CERTAIN TRACT CONVEYED TO SAUL DEVELOPMENT, LLC BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3379246, AND CARLOS RODRIGUEZ AKA CARLOS ALBERTO RODRIGUEZ BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3399217, BOTH IN HIDALGO COUNTY OFFICIAL RECORDS. THIS SUBDIVISION FALLS IN ZONE "AE" ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 06, 2000. REVISED TO REFLECT LOMR: MAY 17, 2001. ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED. BASE FLOOD ELEVATION DETERMINED TO BE 89.90. THE PROPERTY IS LOCATED 4,800.00 FEET NORTH FROM THE INTERSECTION OF MONTE CRISTO ROAD AND RIO GRANDE CARE ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 5 RESIDENTIAL LOTS IN HIDALGO COUNTY, TEXAS.

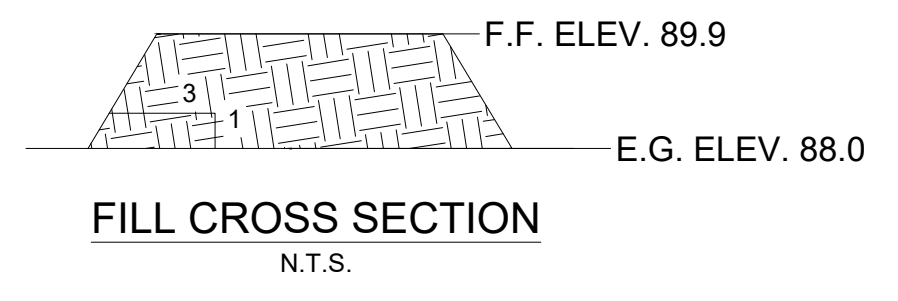
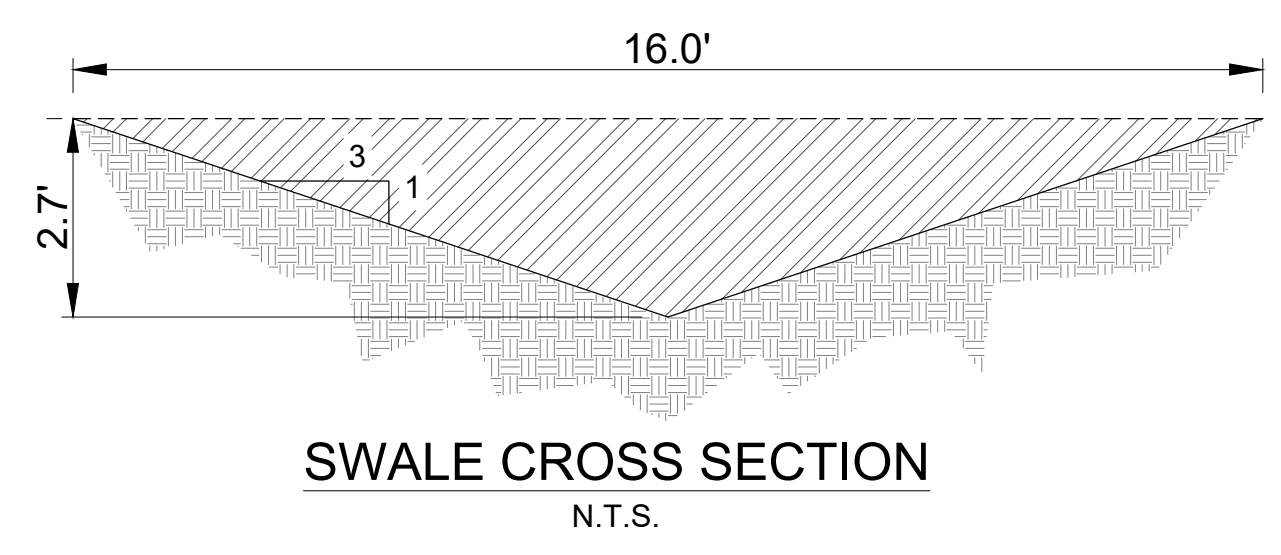
THE SOILS IN THIS AREA ARE (3) BRENNAN FINE SANDY LOAM, WHICH IS IN HYDROLOGIC GROUP "B", AND (28) HIDALGO SANDY CLAY LOAM, WHICH IS IN HYDROLOGIC GROUP "B". THESE SOILS HAVING A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS IN A SOUTHWESTERLY DIRECTION, WITH A RUNOFF OF 11.29 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 15.18 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 3.89 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO PROPOSED SWALES ON EACH LOT WHICH WILL DRAIN INTO THE EXISTING ROADSIDE DITCH THAT RUNS ALONG THE WEST SIDE OF RIO GRANDE CARE ROAD WHICH FLOWS NORTH AND DRAINS INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TYPE "C" INLET AND WILL ULTIMATELY DISCHARGE INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH LOCATED ADJACENT TO THE NORTH BOUNDARY OF THIS PROPOSED PROPERTY.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. EACH LOT WILL HAVE A BUILDING AREA WITH A CLOMR BASED ON FILL. THEREFORE, AS PER ATTACHED CALCULATIONS, 42,628 CUBIC FEET OF DETENTION WILL BE REQUIRED AS PER HIDALGO COUNTY DRAINAGE DISTRICT REQUIREMENTS AND WILL BE ACHIEVED BY THE PROPOSED SWALES ON EACH LOT WHICH WILL ATTAIN A TOTAL OF 42,635.6 CUBIC FEET OF AVAILABLE STORAGE.

CERTIFICATION,
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D MAP REVISED: JUNE 06, 2000 IS CONTAINED WITHIN THE POND WITHIN THIS SUBDIVISION.
BY: RUBEN JAMES DE JESUS P.E., #126282 DATE: _____



STORM STORAGE VOLUMES:	
TOTAL REQUIRED:	SUBD. REQ. 23,204 C.F. + PAD FILL 87,262 C.F. = 110,466 C.F.
TOTAL PROVIDED:	111,805 C.F.

