



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 1-28-2025

PROPOSED RANCHITOS ON SEMINARY SUBDIVISION, PRECINCT No. 4.

ENGINEER MELDEN & HUNT DEVELOPER: JOHN A. RIGNEY

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 24 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 4

LOCATION DESCRIPTION: 311.0 FEET NORTH OF AURORA ROAD.

SUBDIVISION LIES WITHIN THE: RELEASE FROM ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-1-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AND "AH" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 50.0 FT ONTO SEMINARY ROAD AND 10 FEET ONTO BARB MAR LANE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-7-24 BY, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 2-6-24 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: CITY OF EDINBURG. LINE SIZE: 8" LOCATION: SEMINARY ROAD

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-30-24: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

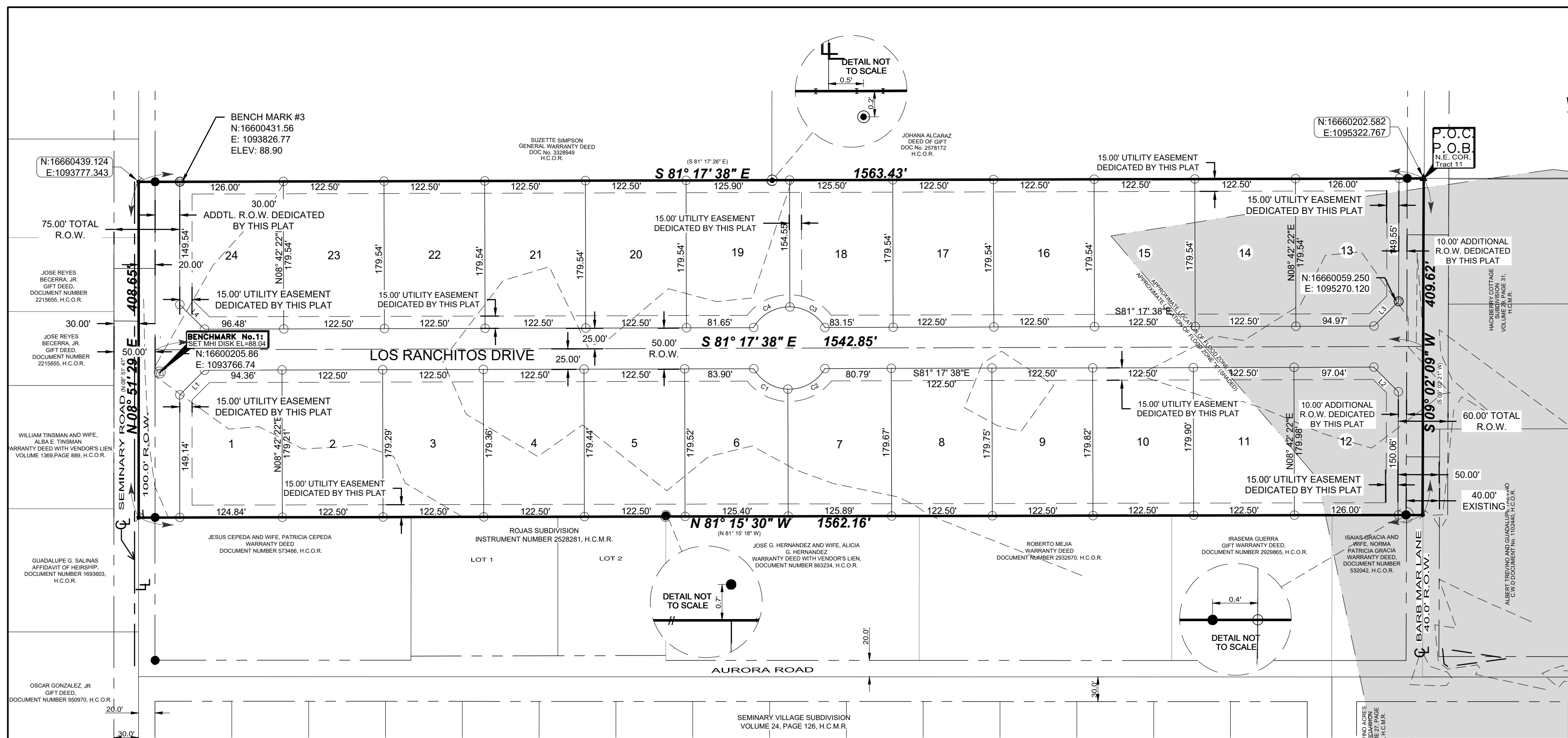
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

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, and the approval of the City of EDINBURG.

Final Approval subject to recommendations other departments

* This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



SUBDIVISION MAP OF RANCHITOS ON SEMINARY SUBDIVISION

BEING A SUBDIVISION OF 14.768 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF TRACTS 11 AND 12, WHITTENBURG-LOONEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 42, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 14.768 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF TRACTS 11 AND 12, WHITTENBURG-LOONEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 42, HIDALGO COUNTY MAP RECORDS, SAID 14.678 ACRES WERE CONVEYED TO JOHN A. RIGNEY, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 310910, HIDALGO COUNTY OFFICIAL RECORDS, SAID 14.678 ACRES ARE ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF COMMENCEMENT & POINT OF BEGINNING ON A COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF SAID TRACT 11 FOR THE NORTHEAST CORNER OF THIS TRACT:

- THENCE, S 09° 02' 09" W (S 09° 02' 21" W, DEED CALL) ALONG THE EAST LINE OF SAT TRACT 11 AND WITHIN THE EXISTING RIGHT-OF-WAY OF BARB MAR LANE, A DISTANCE OF 409.62 FEET TO A PK NAIL FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 15' 30" W (N 81° 15' 18" W, DEED CALL) AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BARB MAR LANE, AT A DISTANCE OF 20.44 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 792.70 FEET PASS THE WEST LINE OF SAID TRACT 11 AND THE EAST LINE OF SAID TRACT 12, AT A DISTANCE OF 1,542.16 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SEMINARY ROAD, CONTINUING A TOTAL DISTANCE OF 1,562.16 FEET TO A PK NAIL FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 09° 51' 29" E (N 81° 51' 41" E, DEED CALL) ALONG THE WEST LINE OF SAID TRACT 12 AND WITHIN THE EXISTING RIGHT-OF-WAY OF SEMINARY ROAD, A DISTANCE OF 408.65 FEET TO A PK NAIL FOUND [NORTHING: 16660439.124, EASTING: 1093777.343] FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 17' 38" E (S 81° 17' 28" E, DEED CALL) AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING EAST RIGHT-OF-WAY LINE OF SEMINARY ROAD, AT A DISTANCE OF 770.28 FEET PASS THE NORTHEAST CORNER OF SAID TRACT 12 AND THE NORTHWEST CORNER OF SAID TRACT 11, AT A DISTANCE OF 1,543.43 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF BARB MAR LANE, CONTINUING A TOTAL DISTANCE OF 1,563.43 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.678 ACRES, OF WHICH 0.188 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BARB MAR LANE AND 0.188 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SEMINARY ROAD, LEAVING A NET OF 14.302 ACRES OF LAND, MORE OR LESS.



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

OWNER: JOHN A. RIGNEY
ENGINEER: MARIO A. REYNA, P.E.
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S.

7011 N. SEMINARY RD. EDINBURG, TX 78541
115 W. MCINTYRE EDINBURG, TX 78541
115 W. MCINTYRE EDINBURG, TX 78541

CITY & ZIP PHONE FAX
EDINBURG, TX 78541 C/0956-381-0981 C/0956-381-1839
EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839
EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE "X" (SHADED) & ZONE "AH". ZONE "X" (SHADED) ARE AREAS OF 500-YEAR FLOOD; AREAS OF 10-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AH" ARE AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET. BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 88, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

COMMUNITY-PANEL NUMBER: 480334 0325 D, MAP REVISED: JUNE 6, 2000
REVISED TO REFLECT LOMR: MAY 17, 2001

LOTS 11-15 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED DECEMBER 2, 2024 FEMA CASE NO. 24-06-2922A

- SETBACKS:
FRONT: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 20.00' OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE STREET: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER

- 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 WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 83 (GEOID 2008):

BENCHMARK NO. 1- DISK SET ALONG THE EAST SIDE OF SEMINARY ROAD, N.16600205.86, E: 1093766.74, ELEVATION: 88.04.
BENCHMARK NO. 2- DISK SET IN CONCRETE AT THE NORTH CLIP AT THE SOUTHEAST CORNER OF LOT 13 OF THIS SUBDIVISION, N:16660059.25, E:1095270.12, ELEV =86.00.
BENCHMARK NO. 3 DISK SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 24 OF THIS SUBDIVISION, N:16660431.56, E:1093826.77 ELE = 88.50.

- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 67,599 CUBIC-FEET (1,552 ACRE-FEET) OF STORM WATER RUNOFF.

- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.

- A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG THE EAST R.O.W. OF SEMINARY RD & THE WEST R.O.W. OF BARB MAR LANE BY DEVELOPER DURING SUBDIVISION CONSTRUCTION PHASE. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.

- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- 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.

- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% 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.

- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

- NO ACCESS SHALL BE PERMITTED FROM LOTS 1 & 24 ONTO SEMINARY ROAD & FROM LOTS 12 & 13 ONTO BARB-MAR LANE.

- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

LEGEND

- FOUNDED REBAR
- FOUNDED COTTON PICKER SPINDLE
- FOUNDED PK NAIL
- FOUNDED PIPE
- SET NEW DISK
- SET REBAR WITH PLASTIC CAP STAMPED WITH DESIGNER'S NAME
- SET 100 MM

INDEX TO SHEET OF RANCHITOS ON SEMINARY

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; CITY; APPROVAL CERTIFICATE, PLANNING & ZONING CERTIFICATION, MAYOR CERTIFICATION; COUNTY JUDGE CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER & WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S WASTE WATER CERTIFICATION; DETAILS.
- SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DETENTION, ENGINEERING CERTIFICATION; DETAILS.

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

RANCHITOS ON SEMINARY SUBDIVISION IS LOCATED IN THE NORTHEAST PART OF HIDALGO COUNTY ON THE EAST SIDE OF SEMINARY ROAD, APPROXIMATELY 311 FEET NORTHEAST OF ITS INTERSECTION WITH AURORA ROAD AND SEMINARY 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), RANCHITOS ON SEMINARY SUBDIVISION LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

LOT AREA TABLE

LOT #	SQ. FT.	AREA
1	21,874.68	0.502
2	21,958.61	0.504
3	21,968.11	0.504
4	21,977.42	0.505
5	21,986.73	0.505
6	21,994.07	0.505
7	21,802.00	0.501
8	22,015.15	0.505
9	22,024.37	0.506
10	22,033.87	0.506
11	22,043.09	0.506
12	22,325.14	0.513
13	22,079.20	0.507
14	21,994.22	0.505
15	21,994.22	0.505
16	21,994.22	0.505
17	21,994.22	0.505
18	21,788.91	0.500
19	21,813.12	0.501
20	21,994.22	0.505

LOT AREA TABLE

LOT #	SQ. FT.	AREA
21	21,994.22	0.505
22	21,994.22	0.505
23	21,994.03	0.505
24	22,215.54	0.510

LOT LINE TABLE

LINE #	LENGTH	DIRECTION
L1	42.48'	N53° 46' 55"E
L2	42.30'	S36° 07' 45"E
L3	42.53'	N53° 52' 15"E
L4	42.37'	S36° 13' 05"E

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THE MINOR SUBDIVISION PLAT KNOWN AS RANCHITOS ON SEMINARY SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE ____ DAY OF _____, 2024.

CHAIRPERSON PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, 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 EDINBURG DATE

CITY SECRETARY DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHITOS ON SEMINARY 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 RANCHITOS ON SEMINARY WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ____ DAY OF _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER

GENERAL PLAT NOTES & RESTRICTIONS:

- 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
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.
- 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.
- JOHN A. RIGNEY, THE OWNER & SUBDIVIDER OF RANCHITOS ON SEMINARY SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JOHN A. RIGNEY AS OWNER OF THE 14.768 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHITOS ON SEMINARY 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:

(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.

JOHN A. RIGNEY, OWNER DATE:
7011 N SEMINARY RD
EDINBURG, TX 78541

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOHN A. RIGNEY, 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.

GIVEN 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

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 §48.214 (G). 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

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, MARIO A. REYNA, 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.

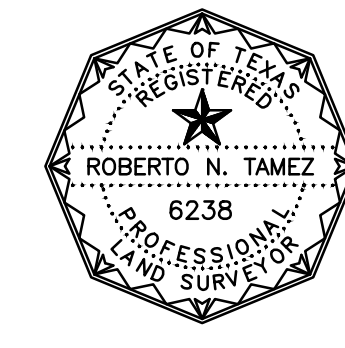
MARIO A. REYNA, PE # 117368 DATE PREPARED: 08-05-21 DATE:
JOB NO. 21120.00



STATE OF TEXAS COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

DATED THIS THE ____ DAY OF _____, 20__.

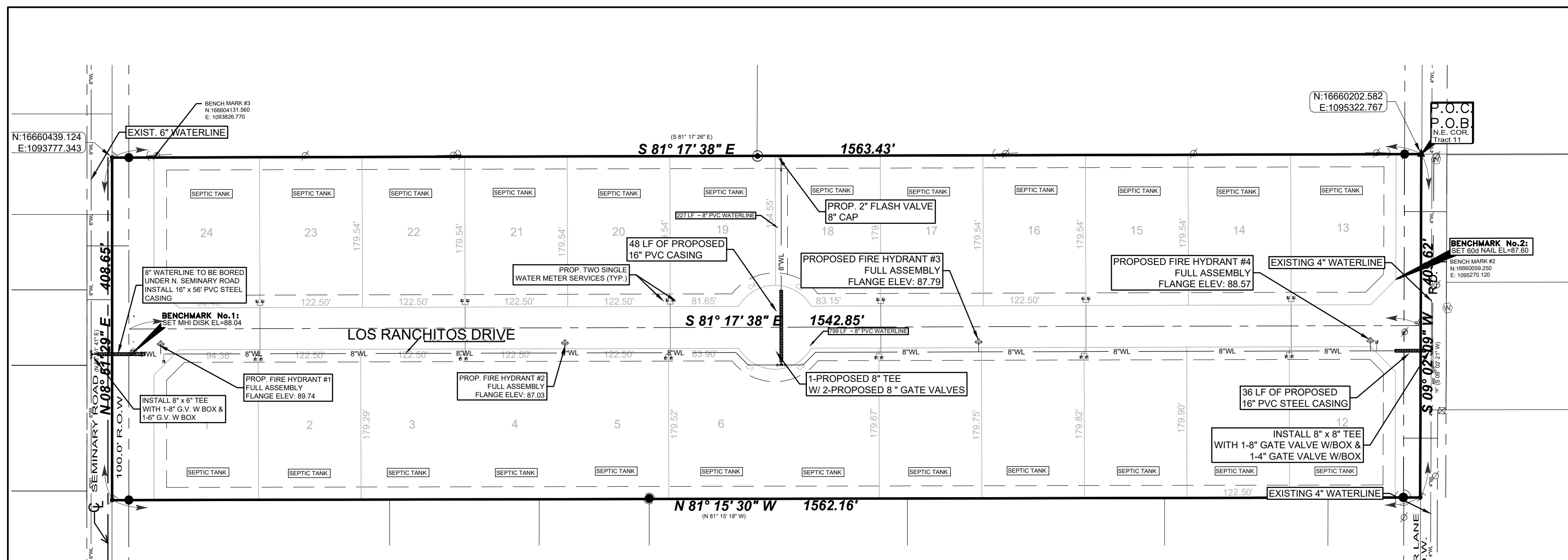


ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR NO. 6238
STATE OF TEXAS
DATE SURVEYED: 06/23/2021
T-1111, PGS. 18-21
SURVEY JOB # 21531.08



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

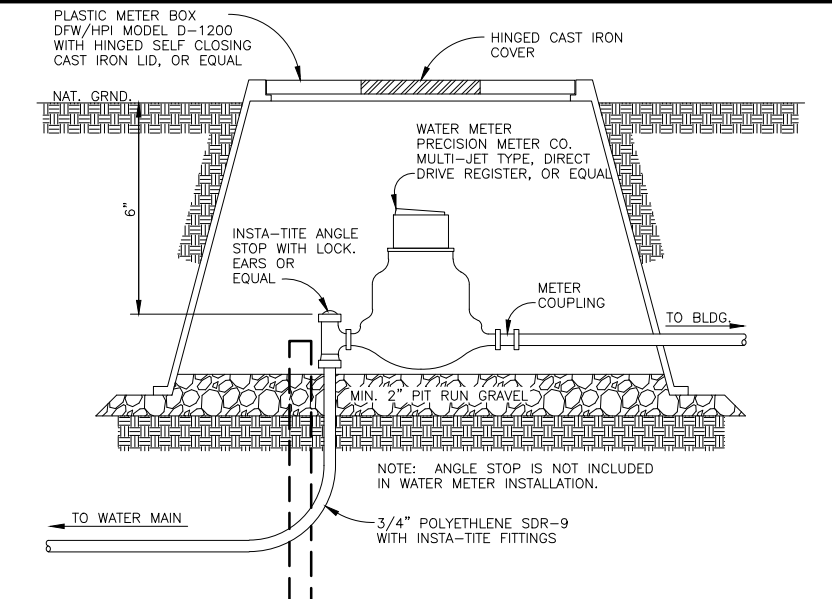
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



MAP OF WATER DISTRIBUTION SYSTEM MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

SUBDIVISION MAP OF RANCHITOS ON SEMINARY SUBDIVISION

BEING A SUBDIVISION OF 14.768 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF TRACTS 11 AND 12, WHITTENBURG-LOONEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 42, HIDALGO COUNTY MAP RECORDS



TYPICAL WATER METER INSTALLATION
N.T.S.

FORMATO DE INFORME FINAL DE INGENIERÍA DE AGUA Y ALCANTARILLADO SUMINISTRO DE AGUA: DESCRIPCIÓN, COSTO Y FECHA DE FUNCIONAMIENTO:

RANCHITOS ON SEMINARY SERÁ PROPORCIONADO CON AGUA POTABLE POR LA CIUDAD DE EDINBURG. EL LOCALIZADOR Y LA CIUDAD DE EDINBURG HAN CELEBRADO UN CONTRATO EN EL QUE LA CIUDAD DE EDINBURG SE HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE EDINBURG HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA SERVIR A TODO DESARROLLO DE ESTA SUBDIVISION.

LA CIUDAD DE EDINBURG TIENE UNA LINEA DE AGUA EXISTENTE DE 6" QUE CORRE A LO LARGO DEL LADO OESTE DEL DERECHO DE VIAL DE SEMINARY ROAD Y UNA LINEA DE FLOTACION EXISTENTE DE 4" QUE CORRE A LO LARGO DEL LADO ESTE DEL DERECHO DE PASO DE BARB MAR LANE. EL SISTEMA DE AGUA PARA RANCHITOS EN LA SUBDIVISION DE SEMINARY CONSTA DE UNA LINEA DE AGUA DE 8" QUE CONECTA LA LINEA EXISTENTE DE 6" EN EL LADO OESTE DE SEMINARY ROAD Y SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VIAL DE RANCHITO ROAD Y SE CONECTA LA LINEA DE AGUA DE 4" EN EL LADO ESTE DE LA SUBDIVISION. OTRA LINEA DE 8" SE CONECTA AL CONDUCTO DE 8" PREVIAMENTE MENSIONADA EN EL LADO NOROESTE DE LOTE 7 Y CRUSA A RANCHITO ROAD Y SIGUE AL NORTE POR EL LADO OESTE DE LOTE 18 TERMINANDO EN EL LADO NORESTE DE LOTE 19 PARA SERVIR ESTA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LOS RANCHITOS EN LA SUBDIVISION SEMINARY CONSTA DE DIEZ (10) LINEAS DE SERVICIO DOBLE DE 1" QUE CORREN A PARES DE LOTES ANTES DE DIVIDIRSE EN LINEAS DE SERVICIO DE 1/2" QUE DAN SERVICIO A 20 LOTES Y CUATRO (4) LINEAS DE SERVICIO SIMPLE DE 1/2" QUE DAN SERVICIO A 4 LOTES. DICHS SERVICIOS TERMINAN EN LAS CAJAS DE CONTADORES DE AGUA PARA CADA LOTE. DICHS SERVICIOS TERMINAN EN LAS CAJAS DE CONTADORES DE AGUA PARA CADA LOTE. LAS LINEAS DE 10" Y 8" LOS SERVICIOS UNICOS DE 1/2" Y LAS CAJAS DE CONTADORES YA HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$186,676.00 O \$7,778.17 POR LOTE. ADEMÁS, EL LOTEADOR HA PAGADO A NAWSC LA SUMA DE \$30,000.00 QUE COBRE EL COSTO DE \$1,000.00 POR LOTE COMO SE ESTABLECE EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA. LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A NAWSC A SOLICITUD DEL LOTE EL PROPIETARIO, NAWSC INSTALARA PRONTO Y SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. EL SUBDIVISOR HA INSTALADO 4 HIDRANTES A UN COSTO UNITARIO DE \$4,500.00 POR UN COSTO TOTAL DE \$18,000.00. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR NAWSC Y DICHA DISTRIBUCION DEL SISTEMA ESTÁ OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DE LA PLACA.

DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO, COSTO Y FECHAS DE OPERACION

LAS AGUAS RESIDUALES DE RANCHITOS EN SEMINARY SERÁN TRATADAS MEDIANTE INSTALACIONES INDIVIDUALES DE ALCANTARILLADO IN SITU ("OSSF") QUE CONSISTEN EN UN TANQUE SÉPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTÁNDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE ABAJO FIRMA HA EVALUADO LA IDONEIDAD DEL SITIO DE SUBDIVISION PARA OSSF Y PRESENTADO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA LOTE TIENE UN ÁREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

INFORME DE EVALUACION DEL SUELO

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE POR LO MENOS 1/2 ACRE DE TAMAÑO. EL LIBRO DE ESTUDIO DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICABA UN SUELO FRIGORIFICO ARENOSO PARA EL ÁREA. SE REALIZAN AL MENOS DOS EXCAVACIONES DE SUELO EN EL SITIO, EN EXTREMOS OPUESTOS DEL ÁREA DE ELIMINACION PROPUESTA. (PERFORACIONES ADICIONALES FUERON INNECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTE AREA LIMITE). EL SUELO ES UNA MARGA ARENOSA UNIFORME QUE SE EXTIENDE HASTA 36" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 24" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN.

EL COSTO DE INSTALAR UN SISTEMA SÉPTICO EN UN LOTE INDIVIDUAL ES DE 1,500.00, INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS. TODOS LOS OSSF HAN SIDO INSTALADOS AL MOMENTO DE LA SOLICITUD PARA LA APROBACION FINAL DE LA PLACA A UN COSTO TOTAL DE \$36,000.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EL 00-00-0000.

CERTIFICACION DE 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 80.043, CÓDIGO DE AGUA. CERTIFICO QUE LOS COSTOS PARA INSTALAR EL AGUA Y LAS INSTALACIONES DE ALCANTARILLADO IN SITU NO CONSTRUIDAS, MENCIONADOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRÁN UN COSTO GRANDE DE \$216,676.00 QUE EQUIVALE A \$9,028.17 POR LOTE.

INSTALACIONES DE ALCANTARILLADO - EL SISTEMA SÉPTICO SE ESTIMÓ EN \$1,500.00 POR LOTE (TODO INCLUIDO), PARA UN TOTAL DE \$36,000.00 PARA TODA LA SUBDIVISION.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

FIRMA DEL INGENIERO _____ FECHA _____



SUBDIVIDER CERTIFICATION

1. 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:

1. I, JOHN A. RIGNEY, SUBDIVIDER(S) OF RANCHITOS ON SEMINARY 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.

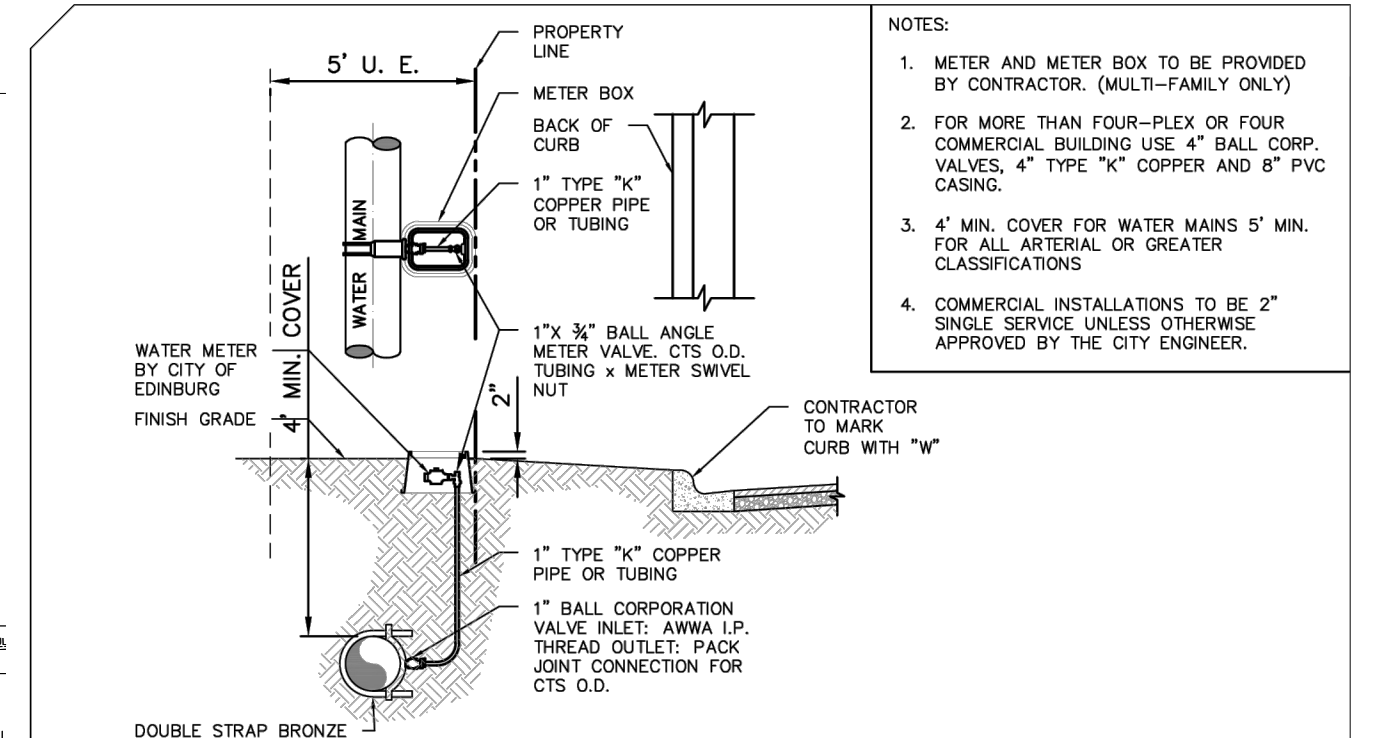
JOHN A. RIGNEY
7011 N. SEMINARY ROAD
EDINBURG, TEXAS 78541

STATE OF TEXAS
COUNTY OF HIDALGO:

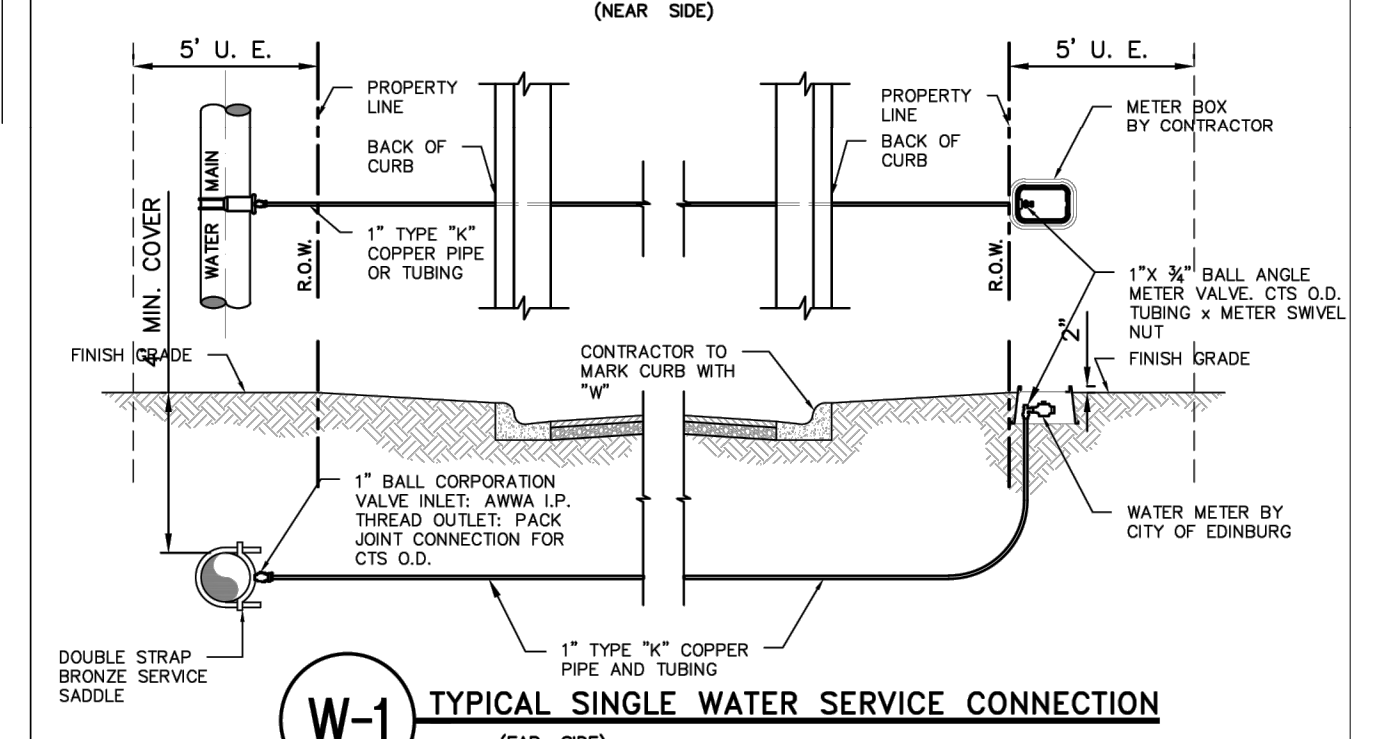
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN A. RIGNEY, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 20____

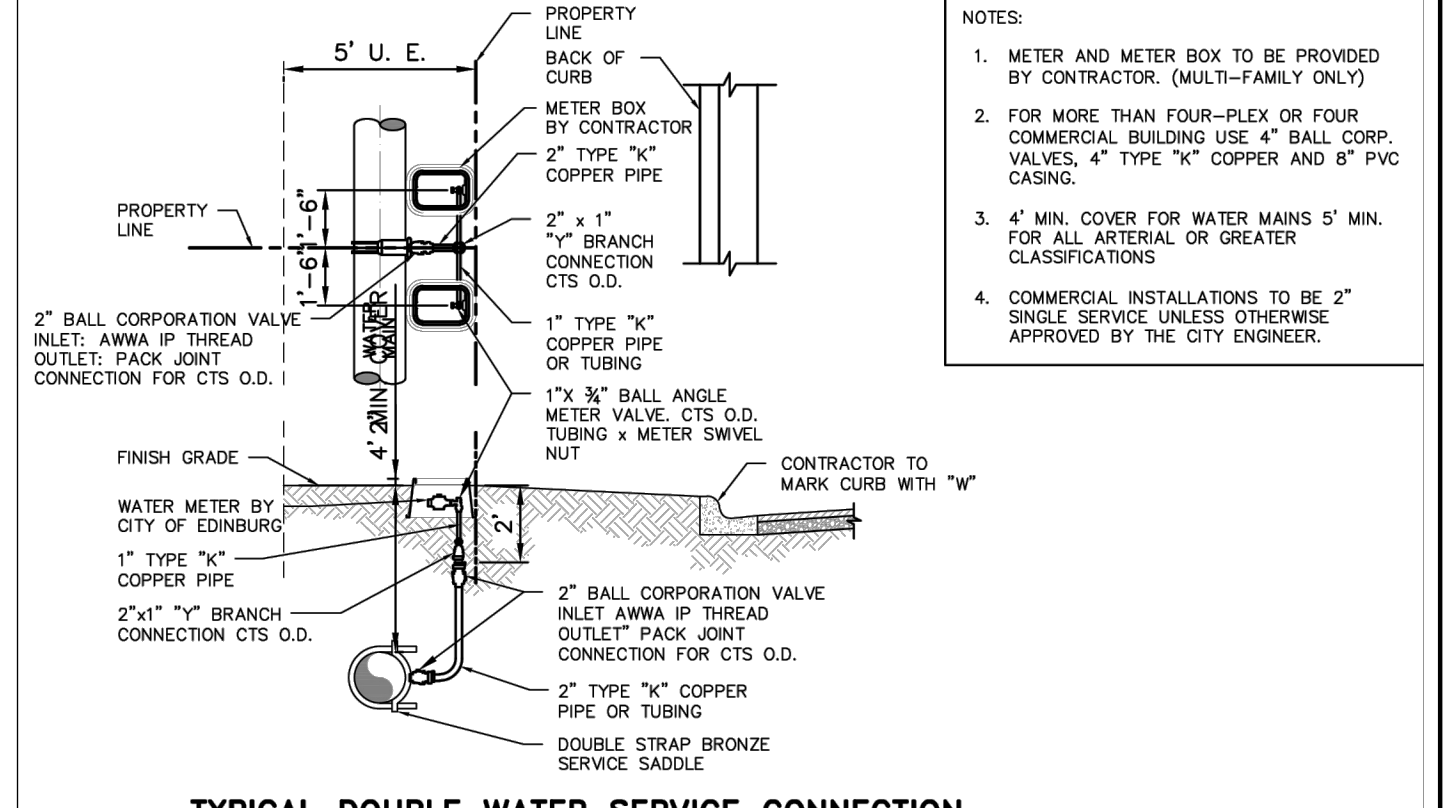
NOTARY PUBLIC
MY COMMISSION EXPIRES _____



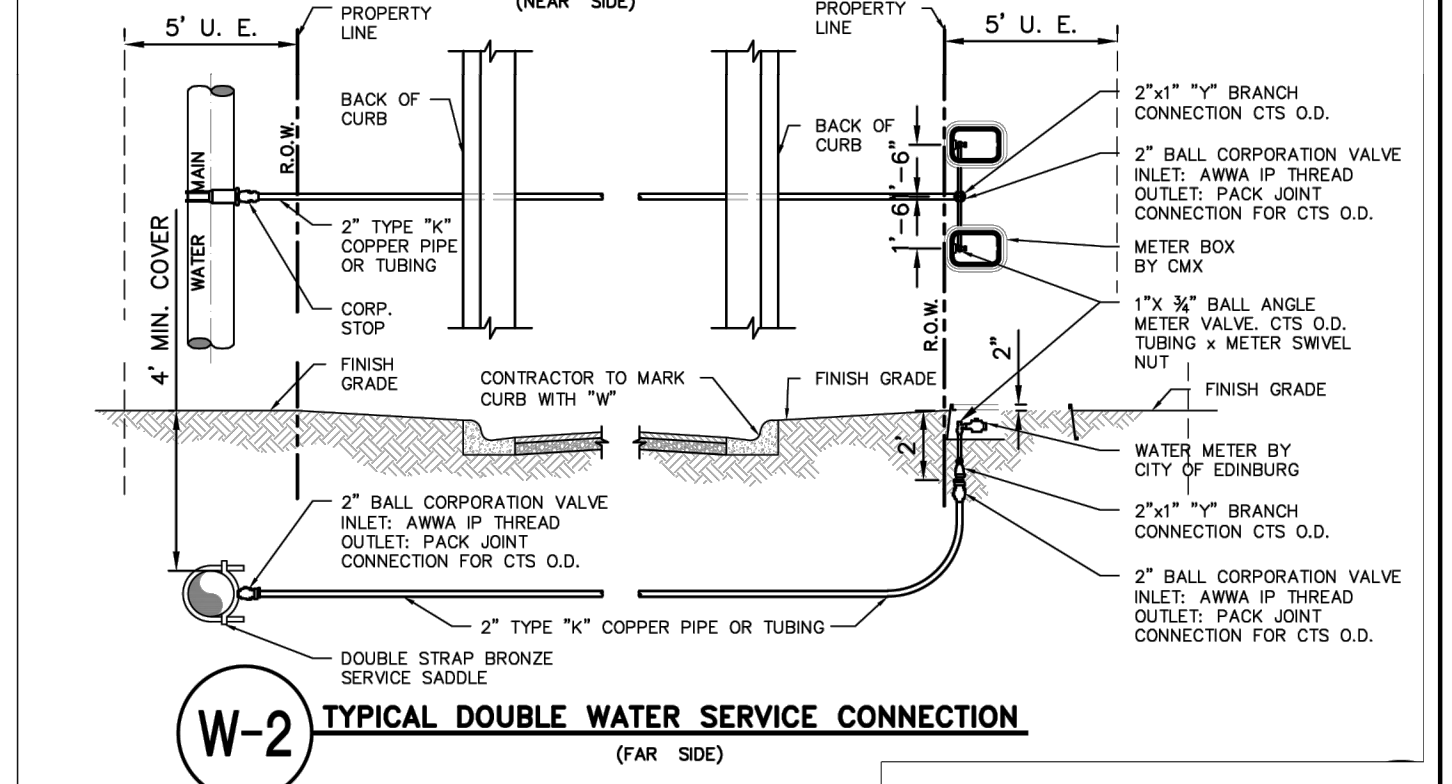
TYPICAL SINGLE WATER SERVICE CONNECTION
(NEAR SIDE)



W-1 TYPICAL SINGLE WATER SERVICE CONNECTION
(FAR SIDE)



TYPICAL DOUBLE WATER SERVICE CONNECTION
(NEAR SIDE)



W-2 TYPICAL DOUBLE WATER SERVICE CONNECTION
(FAR SIDE)

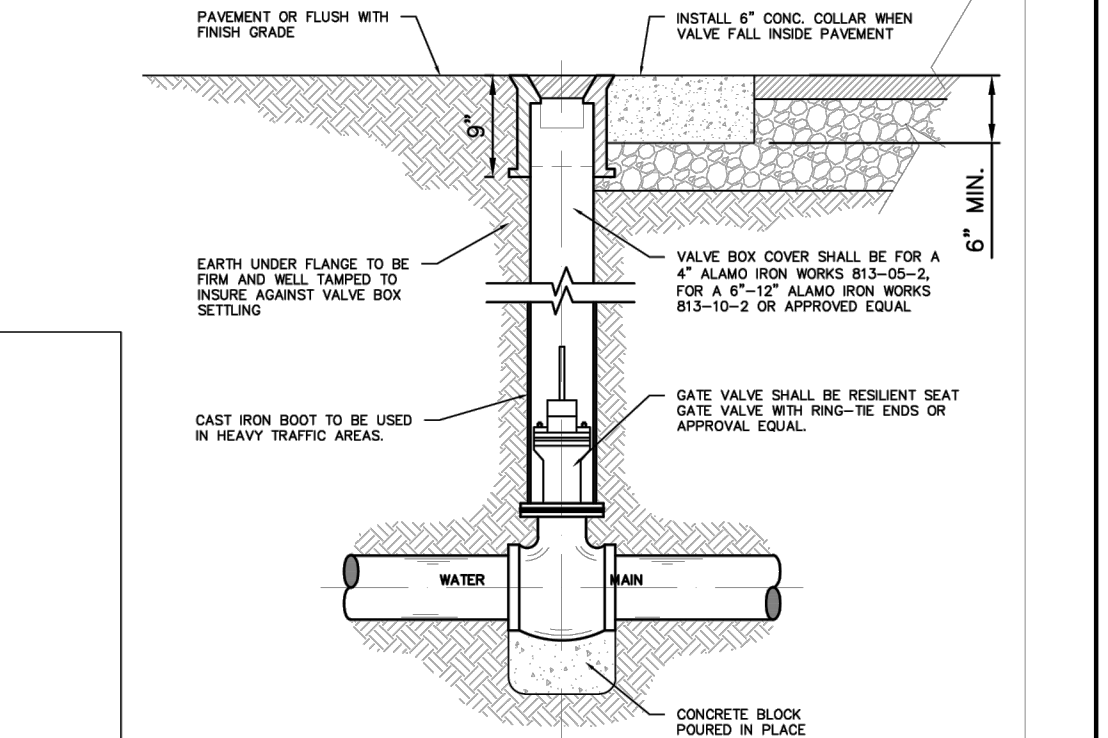
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX
- DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA
- SERVICIO INDIVIDUAL DE AGUA PROPUESTO
- SERVICIO DE AGUA DOBLE PROPUESTO

COST ESTIMATE:

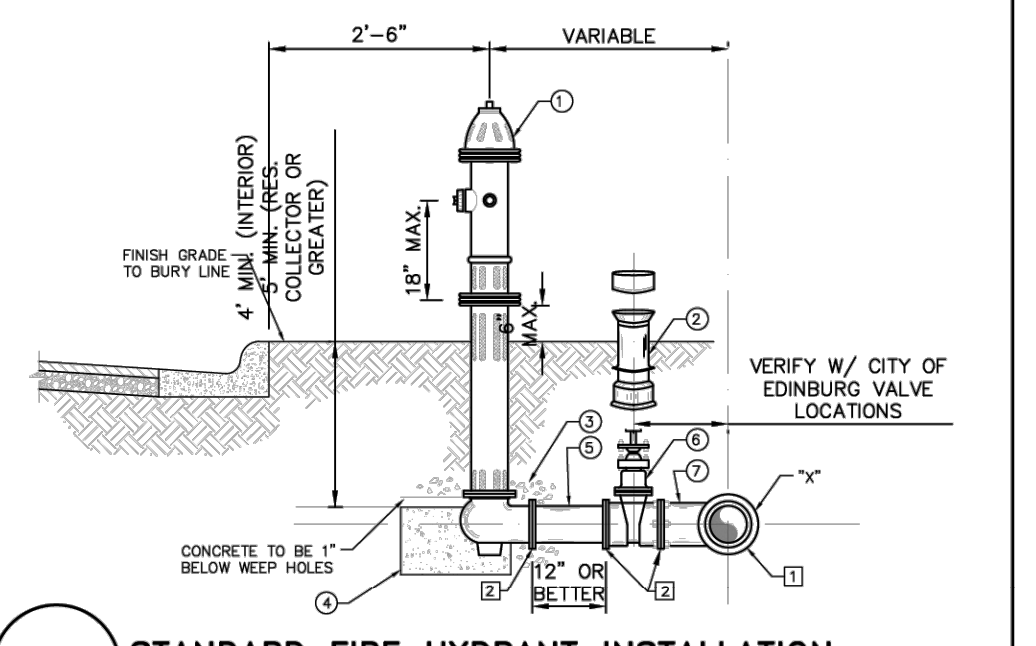
PAVING IMPROVEMENTS:	\$ 269,150.00
DRAINAGE IMPROVEMENTS:	\$ 332,355.00
WATER DISTRIBUTION:	\$ 186,676.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 132,000.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 269,150.00
DREAJE PLUVIAL:	\$ 332,355.00
SERVICIO DE AGUA POTABLE:	\$ 186,676.00
SERVICIO DE DRENAJE SANITARIO	\$ 132,000.00



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



W-7 STANDARD FIRE HYDRANT INSTALLATION

- NOTE:
- DR SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION
 - POWER NOZZLE SHALL FACE ROADWAY. (30" N.T.S.)
 - IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TIE OR UNDER TIE BY BOX WITH STRAINING LUGS MAY BE USED IN LIEU OF STANDARD TIE. FINAL APPROVAL BY THE CITY OF EDINBURG.
 - IF AMERICAN DRAINING IS USED MODEL B-84-B WITH 1/2" OR BETTER
 - TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS
 - ALL VALVES, FITTINGS AND HYDRANTS AND ACCESSORIES TO BE APPROVED BY THE CITY OF EDINBURG.
- FIRE HYDRANT INSTALLATION CONSIST OF FIRE HYDRANT, VALVE AND VALVE BOX
- FIRE HYDRANT UNIT SHALL INCLUDE:
- FIRE HYDRANT WITH CAP (POWER NOZZLE)
 - VALVE BOX (DOMESTIC)
 - 3.3 CU. FT. GRADE
 - 3 CU. FT. CONCRETE 1" BELOW HYDRANT WEETHOLE
 - 6" RESILIENT SEAT GATE VALVE (FLANGED X M.J.)
 - 5/8" CAST IRON TIE (FLANGED X M.J.)
 - WATER MAIN DIA.
- REFER TO P.C.V. PIPE BEDDING REQUIREMENTS FOR LAYING PROPOSED WATER LINE.
- REFER TO P.C.V. PIPE BEDDING REQUIREMENTS FOR LAYING PROPOSED WATER LINE.

PAVED AND UNPAVED STREET BACKFILL DETAIL

N.T.S.

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

RANCHITOS ON SEMINARY SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF EDINBURG. THE SUBDIVIDER AND THE CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG 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.

CITY OF EDINBURG HAS AN EXISTING 6" WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF SEMINARY ROAD & AN EXISTING 4" WATERLINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF BARB MAR LANE. THE WATER SYSTEM FOR RANCHITOS ON SEMINARY SUBDIVISION CONSISTS OF AN 8" WATERLINE THAT TAPS INTO THE EXISTING 6" LINE ALONG THE WEST SIDE OF SEMINARY ROAD AND TAPS INTO THE 4" WATERLINE ON THE EASTERN SIDE OF THE SUBDIVISION. AN OTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 7 THEN RUNS NORTH CROSSING RANCHITOS ROAD CONTINUING ALONG THE WEST LINE OF LOT 18 ENDING AT THE NORTHWEST CORNER OF LOT 18 WITH A 2" FLUSH VALVE TO SERVICE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE RANCHITOS ON SEMINARY SUBDIVISION CONSISTS OF TEN (10) 1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" SERVICE LINES SERVING 20 LOTS AND FOUR (4) 1/2" SINGLE SERVICE LINES SERVING 4 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 10" & 8" LINES, THE 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$186,676.00 OR \$7,778.17 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$30,000.00, WHICH COVERS THE \$1,000.00 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 4 FIRE HYDRANTS AT A UNIT COST OF \$4,500.00 FOR A TOTAL COST OF \$18,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES

SEWAGE FROM RANCHITOS ON SEMINARY 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 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$36,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 00-00-0000.

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 80.043, WATER AND SEWER 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 \$216,676.00 WHICH EQUALS TO \$9,028.17 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$36,000.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



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

SUBDIVISION MAP OF RANCHITOS ON SEMINARY SUBDIVISION

BEING A SUBDIVISION OF 14.768 ACRES SITUATED IN THE
COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT
OF TRACTS 11 AND 12, WHITTENBURG-LOONEY SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8,
PAGE 42, HIDALGO COUNTY MAP RECORDS

RANCHITOS ON SEMINARY SUBDIVISION IS A TRACT OF LAND CONTAINING 14.768 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF TRACTS 11 AND 12, WHITTENBURG-LOONEY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGE 42, HIDALGO COUNTY MAP RECORDS. SAID 14.678 ACRES WERE CONVEYED TO JOHN A. RIGNEY, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3109010, HIDALGO COUNTY OFFICIAL RECORDS. THIS SUBDIVISION LIES IN ZONE "X" (SHADED) & ZONE "AH". ZONE "X" (SHADED) ARE AREAS OF 500-YEAR FLOOD; AREAS OF 10-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ZONE "AH" ARE AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE(1) AND THREE(3) FEET; BASE FLOOD ELEVATION HAS BEEN DETERMINED TO BE 88. BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. COMMUNITY PANEL NO. 480334 0325 D MAP REVISED: JUNE 6, 2000; REVISED TO REFLECT LOMR: MAY 17, 2001. THE PROPERTY IS LOCATED 300' NORTHEAST FROM THE INTERSECTION OF AURORA ROAD & SEMINARY ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 24 RESIDENTIAL LOTS, CURRENTLY OUTSIDE THE CITY OF EDINBURGS CITY LIMITS, WITH IN THE 2 MILE ETJ.

THE SOILS IN THIS AREA (3) BRENNAN FINE SANDY LOAM AND (28) HIDALGO SANDY CLAY, WHICH ARE IN HYDROLOGIC GROUP "B". THESE SOILS ARE MODERATELY PEROVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 9.34 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 19.79 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 10.45 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 36". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO AN EXISTING H.C.D.D. #1 DRAIN DITCH (LULL DRAIN), THAT WILL BE WIDEN TO ACCOMMODATE REQUIRED DETENTION.

IN ACCORDANCE WITH THE CITY OF EDINBURG 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 ATTACHED CALCULATIONS THE REQUIRED 51,822 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF H.C.D.D. #1 DRAIN DITCH (LULL DRAIN), ON THE EAST SIDE OF THIS SUBDIVISION, WHICH ULTIMATELY DISCHARGES TO THE NORTH MAIN DRAIN III.

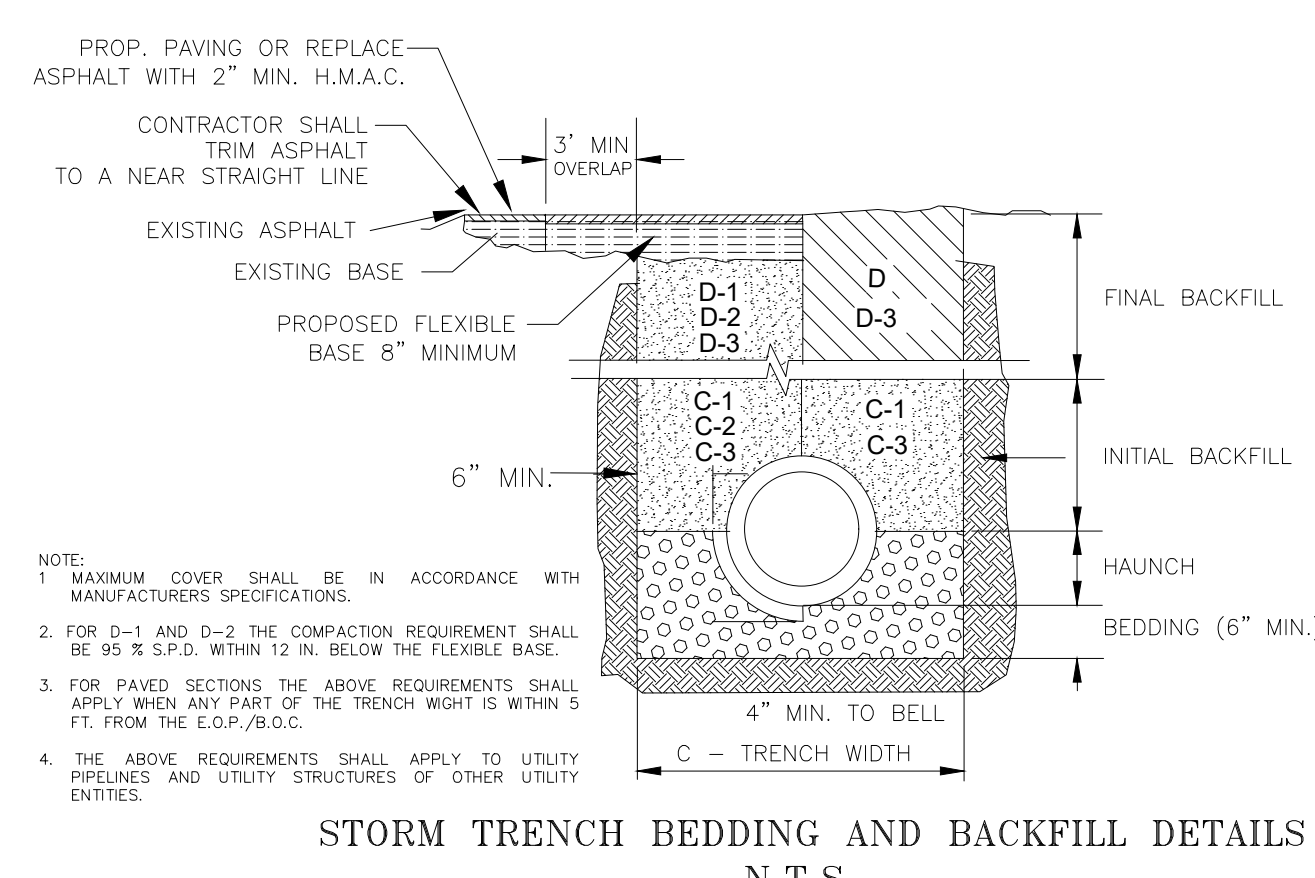
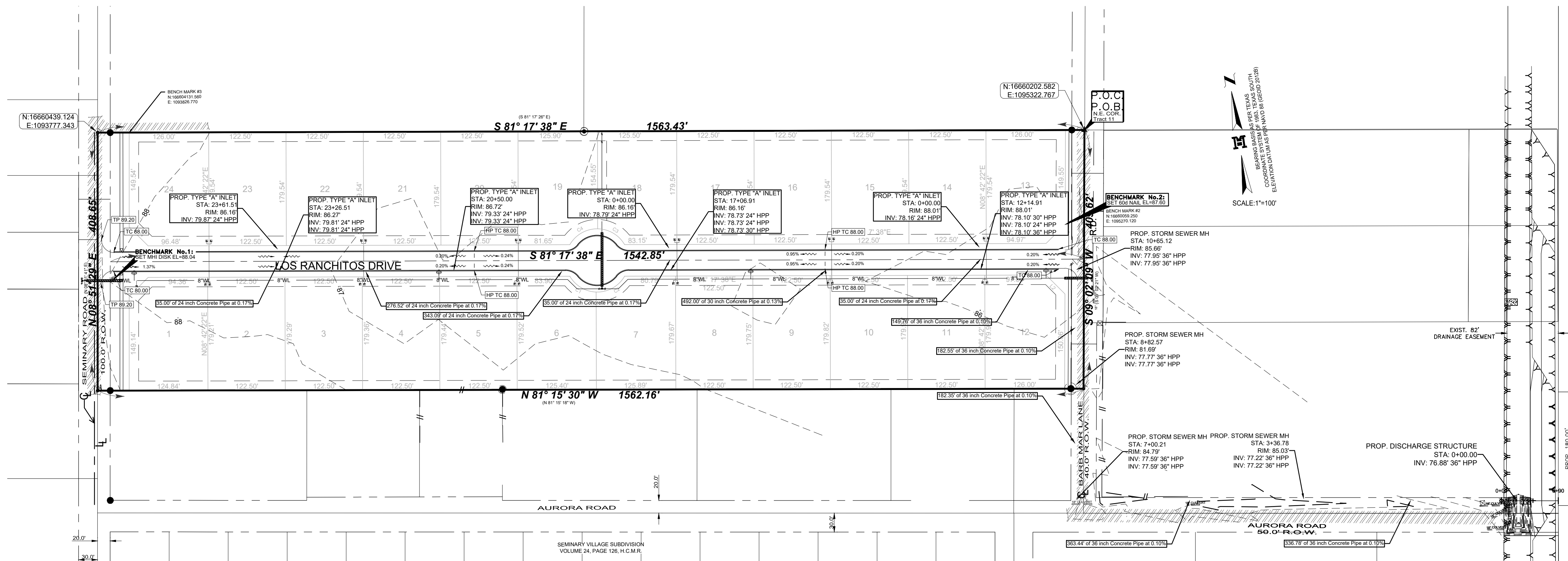
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D, REVISED JUNE 6, 2000; (REVISED TO REFLECT LOMR: MAY 17, 2001 IS CONTAINED WITHIN THE WIDEN OF H.C.D.D. #1 DRAIN DITCH (LULL DRAIN).

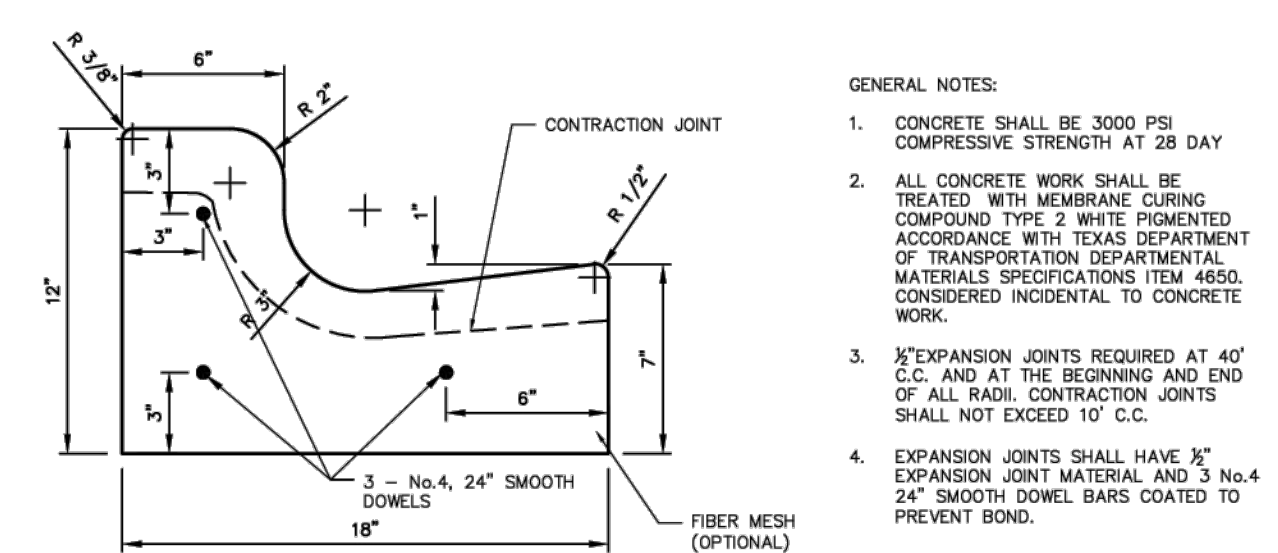
MARIO A REYNA, PE #117368

DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



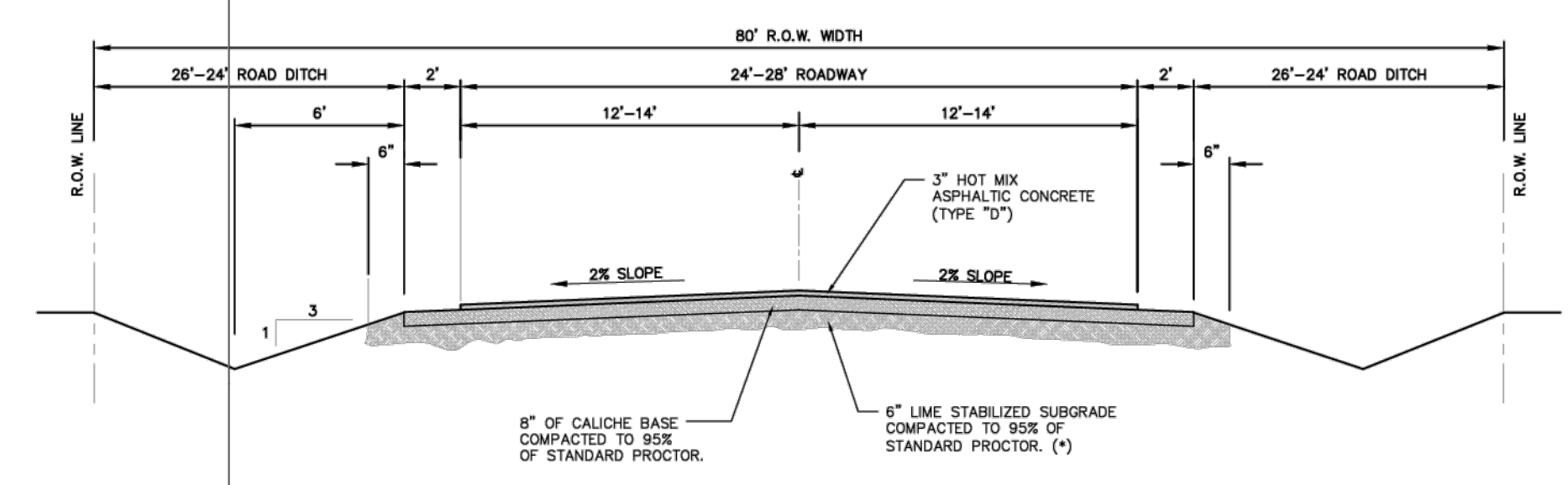
- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6\"/>
- B. HAUNCH FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8\"/>
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12\"/>
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL, TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D., 8\"/>
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8\"/>
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8\"/>
- D. FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12\"/>
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL, TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D., 8\"/>
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8\"/>
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOL, TYPE IA, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (W/POINTS, MINIMUM 4\"/>



CURB AND GUTTER DETAIL

NOT TO SCALE

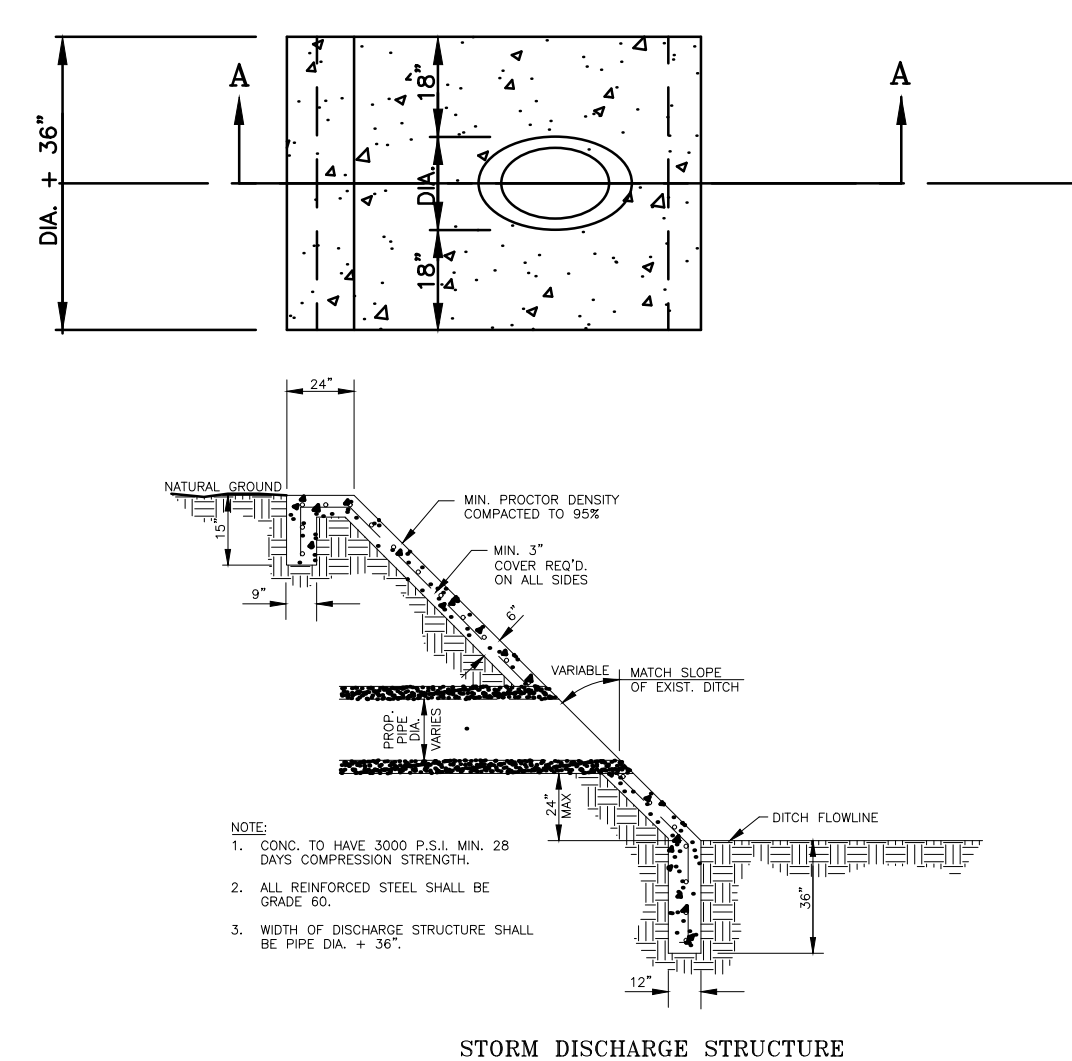
- GENERAL NOTES:
1. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAY
 2. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATIONS ITEM 4650, CONSIDERED INCIDENTAL TO CONCRETE WORK.
 3. EXPANSION JOINTS REQUIRED AT 40' C.C. AND AT THE BEGINNING AND END OF ALL RADI. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.
 4. EXPANSION JOINTS SHALL HAVE 3\"/>



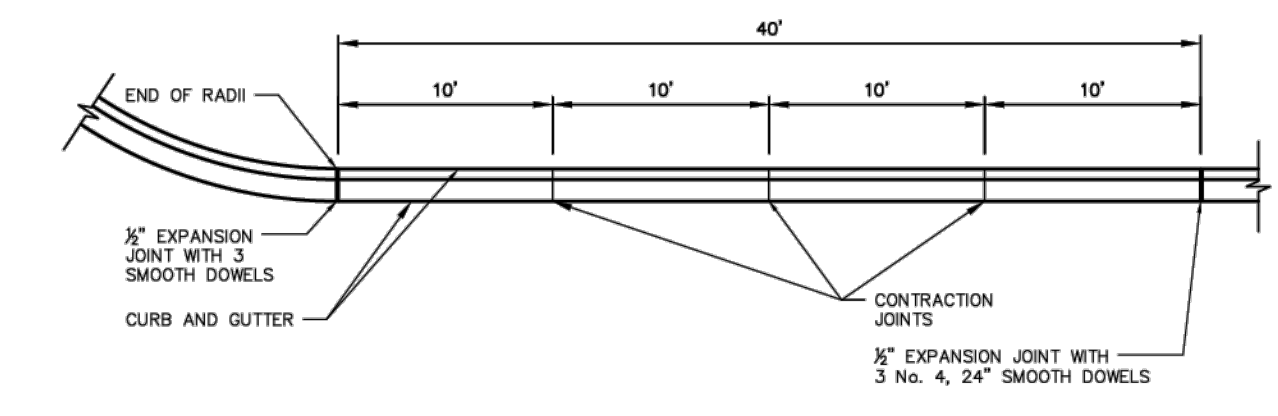
RURAL PAVING STREET SECTION DETAIL

NOT TO SCALE

- (*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
- NOTE:
1. SOIL TO HAVE 3000 P.S.I. MIN. 28 DAY COMPRESSIVE STRENGTH.
 2. ALL REINFORCED STEEL SHALL BE GRADE 60.
 3. WIDTH OF DISCHARGE STRUCTURE SHALL BE PIPE O.D. + 36\"/>

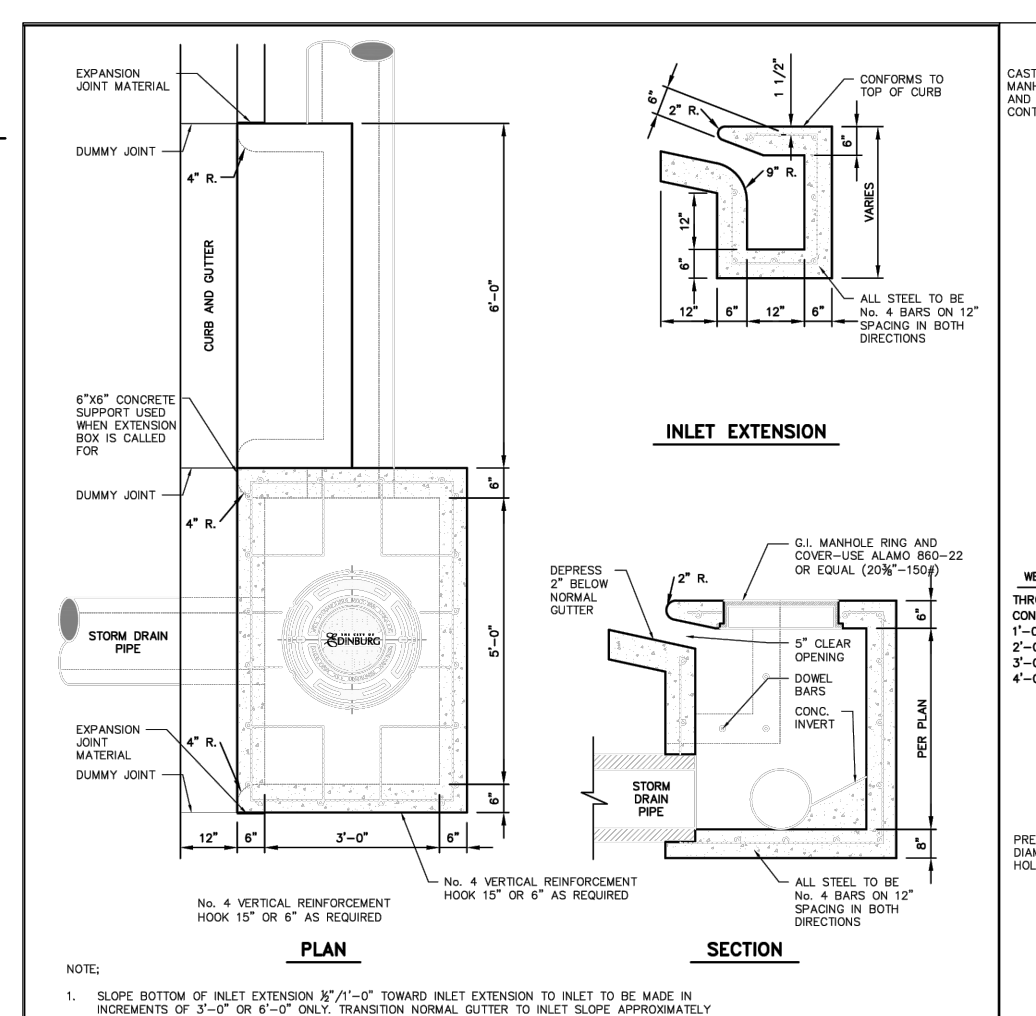


H.C.D.D.#1 STORM DISCHARGE STRUCTURE

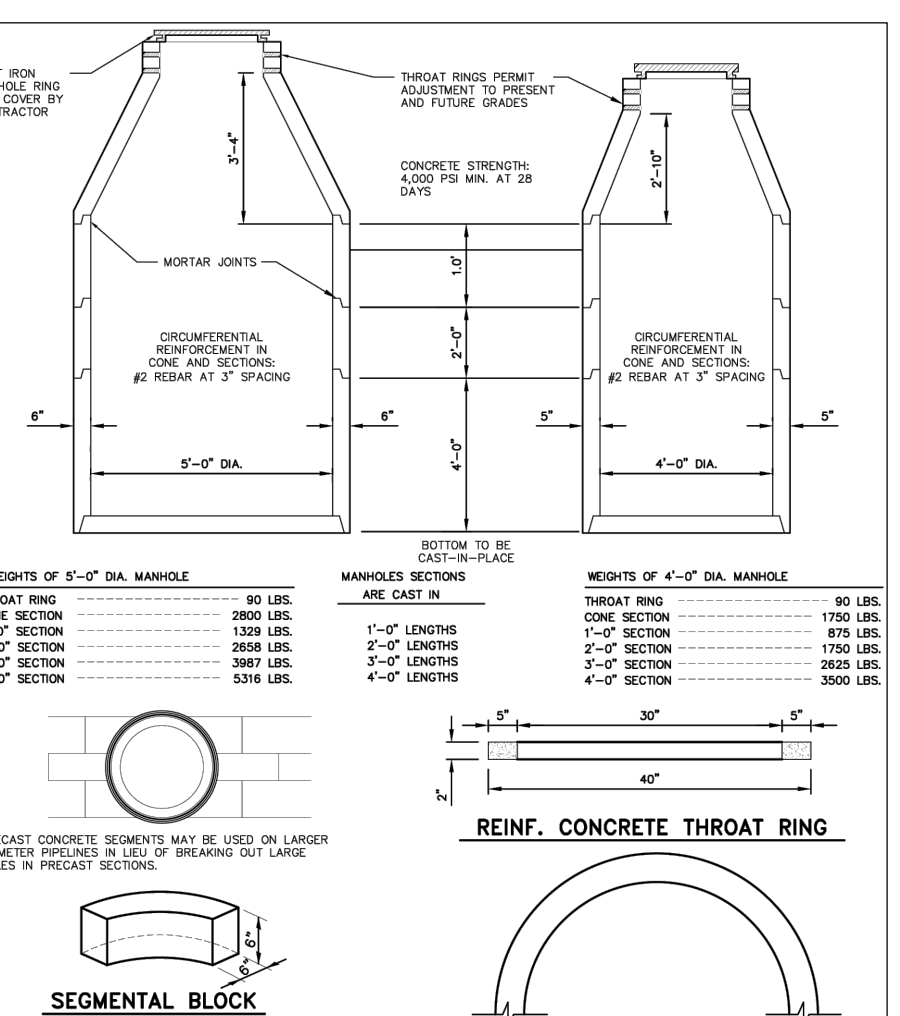


TYPICAL JOINTS

NOT TO SCALE



TYPE "A" INLET WITH EXTENSION - DETAILS



PRECAST CONCRETE MANHOLES - DETAILS

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