



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-29-2025

PROPOSED MAPACHE ESTATES SUBDIVISION PRECINCT No. 4.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 5

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

SUBDIVISION LIES WITHIN THE: RURAL AREA

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

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

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

STAFF RECOMMENDS: **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.

*

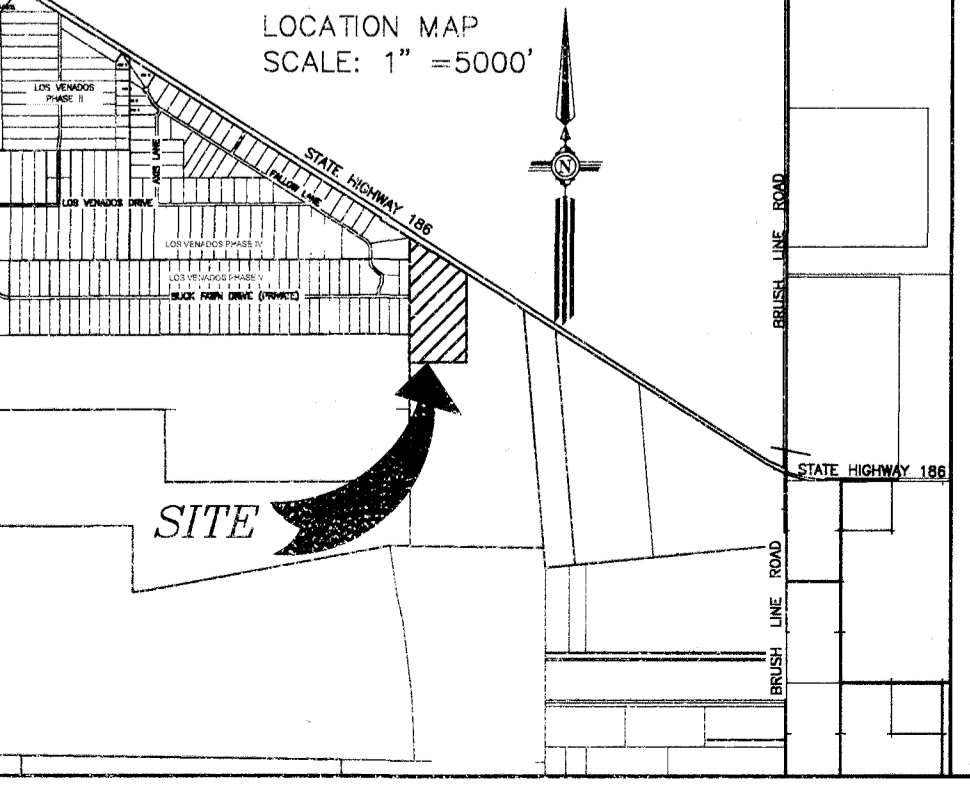
SUBDIVISION MAP OF
MAPACHE ESTATES
PHASE I
 BEING 93.575 ACRES
 OUT OF TRACT 95
 SAN SALVADOR DEL TULE GRANT
 VOLUME 10, PAGE 58-60, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

BEARING BASIS AS PER TEXAS
 COORDINATE SYSTEM OF 1983, TEXAS SOUTH
 ELEVATION DATUM AS PER NAVD 83 (GEOID 2003)
 SCALE: 1"=100'

P.O.C.
 N.W. COR.
 TRACT 95
 SAN SALVADOR
 DEL TULE GRANT
 N 16705849.951
 E 1125332.546



Date: Mar 31, 2025, 4:13pm User ID: hermandez
 File: Y:\Land Development\Hidalgo\Edinburg_V23146 - Santa Cruz Properties - Mapache Estates Phase I\Autocad files\23146 PLAT-AA-03-25-2025.dwg



LEGEND

- FOUND No 4 REBAR
- SET No 4 REBAR WITH PLUNG
- CAP STAMPED MELDEN & HUNT, INC
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- DOC. NO. - DOCUMENT NUMBER
- S.W.D. - SPECIAL WARRANTY DEED
- W.D. - WARRANTY DEED
- E.A.F.A.U. - EASEMENT AGREEMENT FOR ACCESS AND UTILITIES
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- CL - CENTER LINE

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
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

PROF. ENGINEER
 RUBEN JAMES DE JESUS
 126282
 LICENSED PROFESSIONAL ENGINEER

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 MAPACHE ESTATES PHASE I IS LOCATED IN THE NORTH PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF STATE HIGHWAY 861 APPROXIMATELY 3.85 MILE EAST OF U.S. EXPRESSWAY 287. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF EDINBURG. MAPACHE ESTATES PHASE I FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

INDEX TO SHEET OF MAPACHE ESTATES PHASE I

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

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

SHEET 3: WATER AND WASTE WATER OSSF LAYOUT.

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

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

PRINCIPAL CONTACTS

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

DRAWN BY: EDWARDLH DATE: 03-31-2025
REVISED BY: L.H. DATE: 03-31-2025
SURVEYED, CHECKED: DATE: _____
FINAL CHECK: DATE: _____

INDEX TO SHEET OF MAPACHE ESTATES PHASE I

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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

COUNTY CLERK
 COUNTY OF HIDALGO, TEXAS

SHEET 1 OF 5 SHEETS

SUBDIVISION MAP OF
MAPACHE ESTATES
PHASE I
 BEING 93.575 ACRES
 OUT OF TRACT 95
 SAN SALVADOR DEL TULE GRANT
 VOLUME 10, PAGE 58-60, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 93.575 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF TRACT 95, SAN SALVADOR DEL TULE GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, HIDALGO COUNTY MAP RECORDS, WHICH SAID 93.575 ACRES WERE CONVEYED TO MAPACHE RANCHES LTD, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3475184, HIDALGO COUNTY OFFICIAL RECORDS, SAID 93.575 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE, N 81° 17' 48" W A DISTANCE OF 2,033.25 FEET;

THENCE, N 08° 42' 12" E A DISTANCE OF 5,373.33 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 17' 48" W A DISTANCE OF 700.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, S 89° 59' 26" W A DISTANCE OF 80.93 FEET TO A NO. 4 SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 81° 17' 48" W A DISTANCE OF 700.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 42' 12" E AT A DISTANCE OF 724.74 FEET PASS THE SOUTHEAST CORNER OF LOS VENADOS SUBDIVISION PHASE V, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47, PAGES 131-136, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 2,659.97 FEET PASS THE SOUTHEAST CORNER OF LOS VENADOS SUBDIVISION PHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 46, PAGE 28, HIDALGO COUNTY MAP RECORDS, CONTINUING A TOTAL DISTANCE OF 3,220.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
5. THENCE, S 48° 39' 45" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 186, A DISTANCE OF 703.77 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, N 41° 20' 59" E ALONG A RIGHT-OF-WAY LINE OF STATE HIGHWAY 186, A DISTANCE OF 20.00 FEET FOR A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 48° 39' 45" E ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 186, A DISTANCE OF 1,040.87 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
8. THENCE, S 08° 42' 12" W A DISTANCE OF 2,283.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 93.575 ACRES OF LAND, MORE OR LESS.

Lot #	SQ. FT.	Area
1	180709.92	4.149
2	179173.66	4.113
3	177421.65	4.073
4	175000.00	4.017
5	174993.17	4.017
6	174598.08	4.008
7	175000.00	4.017
8	175000.00	4.017
9	175000.00	4.017
10	175000.00	4.017
11	174591.25	4.008
12	174591.25	4.008
13	175000.00	4.017
14	175000.00	4.017
15	175000.00	4.017
16	175000.00	4.017
17	174591.25	4.008
18	175000.00	4.017
19	175000.00	4.017
20	178390.80	4.095
21	307597.08	7.061

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	019° 29' 34"	320.00'	108.87'	54.96'	108.34'	S 31° 36' 12" W
C2	068° 18' 41"	320.00'	381.52'	217.11'	359.32'	S 12° 17' 55" E
C4	048° 59' 11"	240.00'	205.19'	109.34'	199.00'	N 15° 47' 25" W
C5	006° 06' 57"	50.00'	5.34'	2.67'	5.33'	S 42° 30' 55" W
C6	067° 37' 26"	50.00'	59.01'	33.49'	55.65'	S 05° 38' 44" W
C7	073° 44' 23"	50.00'	64.35'	37.50'	60.00'	S 08° 42' 12" W
C8	073° 44' 23"	50.00'	64.35'	37.50'	60.00'	N 08° 42' 12" E
C9	073° 44' 23"	50.00'	64.35'	37.50'	60.00'	N 08° 42' 12" E
C10	034° 57' 30"	320.00'	195.24'	100.77'	192.23'	N 08° 46' 33" W
C11	020° 11' 58"	320.00'	112.81'	57.00'	112.23'	N 36° 21' 17" W
C12	087° 48' 14"	240.00'	367.79'	230.97'	332.85'	S 02° 33' 09" E
C13	087° 48' 15"	280.00'	429.09'	269.47'	388.32'	S 02° 33' 08" E
C14	055° 09' 28"	280.00'	269.55'	146.25'	259.26'	N 18° 52' 32" W

Line Table		
Line #	Direction	Length
L1	S 89° 59' 26" W	80.93'
L2	S 03° 39' 45" E	31.14'
L3	N 41° 20' 59" E	127.25'
L4	N 08° 42' 12" E	7.83'
L5	N 41° 20' 59" E	127.25'
L6	N 86° 20' 37" E	45.30'
L7	N 08° 42' 12" E	21.87'

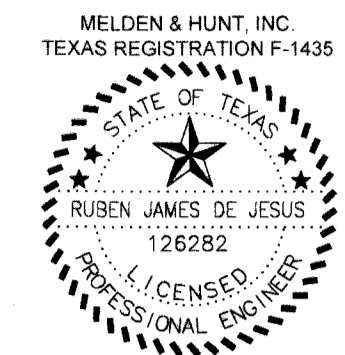
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334 0225 B EFFECTIVE DATE: JANUARY 2, 1981.
2. SETBACKS:
 FRONT: 40.00 FEET OR EASEMENT WHICH EVER IS GREATER.
 REAR: 15.00 FEET OR EASEMENT WHICH EVER IS GREATER.
 SIDE: 6.00 FEET OR EASEMENT WHICH EVER IS GREATER
3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 41,847 CUBIC-Feet (0.961 Acre-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS.)
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
7. 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.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. 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.
10. 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.
11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - 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.
12. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
13. MAPACHE RANCHES LTD, THE OWNER & SUBDIVIDER OF MAPACHE ESTATES PHASE I, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.
14. LOTS 1 AND 21 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO STATE HIGHWAY 186.
15. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
16. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
17. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FORM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THIS DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

STATE OF TEXAS
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
 DATE THIS THE 4th DAY OF April, 2025.

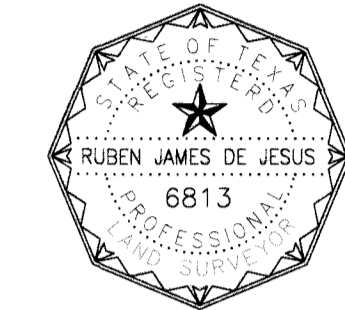
RUBEN JAMES DE JESUS, P.E. # 126282
 STATE OF TEXAS
 DATE PREPARED: 3-31-2025
 DATE REVISED: 3-31-2025
 ENGINEERING JOB No. 23146.00



STATE OF TEXAS
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF MAPACHE ESTATES PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-21-23 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.
 DATE THIS THE 4th DAY OF April, 2025.

RUBEN JAMES DE JESUS, R.P.L.S. # 6813
 STATE OF TEXAS
 DATE SURVEYED: 11-21-23
 SURVEY JOB No. 23146.08



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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAPACHE ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

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

**HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAPACHE ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____

**HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P.E., C.F.M. _____ DATE: _____
 GENERAL MANAGER

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, MAPACHE RANCHES LTD AS OWNER OF THE 93.575 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MAPACHE ESTATES PHASE I 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.

MAPACHE RANCHES, LTD LIMITED LIABILITY COMPANY
 BY: MAPACHE RANCHES GP, LLC A LIMITED LIABILITY COMPANY
 2810 N. CLOISNER BOULEVARD
 EDINBURG, TEXAS 78541

Cristen Weyand _____ DATE: 4/4/25
 CRISTEN WEYAND, PRESIDENT

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CRISTEN WEYAND, PROVED TO ME THROUGH HIS/HER 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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4th DAY OF April, 2025.

Corina Willard _____
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES:



Date: Apr 01, 2025, 8:14am User ID: rmondoz File: Y:\Land Development\Residential\Edinburg\23146 - Santa Cruz Properties - Mapache Estates Phase I\Outboard files\23146 PLAT-1A-03-25-2025.dwg

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

SUBDIVISION MAP OF
MAPACHE ESTATES
PHASE I
BEING 93.575 ACRES
OUT OF TRACT 95
SAN SALVADOR DEL TULE GRANT
VOLUME 10, PAGE 58-60, H.C.M.R.
HIDALGO COUNTY, TEXAS.

COST ESTIMATE:
WATER DISTRIBUTION: \$ 213,815.85
SANITARY SEWER: \$ 31,500.00
IMPROVEMENTS / OSSF: \$ 23,825.00
DRAINAGE IMPROVEMENTS: \$ 23,825.00
PAVING IMPROVEMENTS: \$ 382,339.69

ESTIMACION DE COSTOS:
SERVICIO DE AGUA POTABLE: \$ 213,815.85
SERVICIO DE DRENAJE SANITARIO: \$ 31,500.00
DREAJE PLUVIAL: \$ 23,825.00
PAVIMENTACION DE CALLES: \$ 382,339.69

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

MAPACHE ESTATES PHASE I WILL BE PROVIDED WITH POTABLE WATER BY CITY OF EDINBURG. THE SUBDIVIDER AND 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 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.

THE CITY OF EDINBURG HAS AN EXISTING 8" WATER LINE RUNNING ALONG THE NORTH SIDE RIGHT-OF-WAY OF BUCK FAWN DRIVE. THE WATER SYSTEM FOR MAPACHE ESTATES PHASE I CONSISTS OF A 8" WATER LINE THAT TAP INTO THE EXISTING 8" LINE. THIS 8" LINE CONNECT TO THE EXISTING 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 579 OF LOS VENADO SUBDIVISION PHASE V, VOLUME 47, PAGES 131-138, H.C.M.R. THEN RUNS NORTH WITHIN A 15.0' UTILITY EASEMENT (DEDICATED BY THIS PLAT) THEN RUNS EAST WITHIN A 15.0 FOOT UTILITY EASEMENT (DEDICATED BY THIS PLAT) ALONG THE SOUTH LINE OF LOT 4 OF THIS SUBDIVISION AND CONTINUING NORTH WITHIN A 15.0 FOOT UTILITY EASEMENT (DEDICATED BY THIS PLAT) AT THE CORNER OF LOT 1 AND TURNING EAST WITHIN A 15.0 FOOT UTILITY EASEMENT (DEDICATED BY THIS PLAT) ALONG THE SOUTH LINE ENDING AT THE CORNER OF LOT 5 WITH A 8" GATE VALVE & A FLUSH VALVE. ANOTHER 8" WATER LINE BEGINS AT THE NORTHEAST CORNER OF LOT 5 OF THIS SUBDIVISION THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF MAPACHE DRIVE AND CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE AND CONTINUING SOUTH ENDING AT THE SOUTHWEST CORNER OF LOT 11 WITH A 8" GATE VALVE & 2" FLUSH VALVE TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE MAPACHE ESTATES PHASE I CONSISTS OF NINE (9) "1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND THREE (3) "1/2" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINES, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$213,815.85, OR \$10,181.71 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$18,401.04, WHICH COVERS THE \$876.42 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 MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF EDINBURG UPON REQUEST BY THE LOT OWNER. THE CITY OF EDINBURG WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL ESCROW FOR 5 FILLING STATION (FIRE HYDRANTS) AT A UNIT COST OF \$5800.00 FOR A TOTAL COST OF \$29,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG 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 MAPACHE ESTATES PHASE I 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 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 HIDALGO FINE SANDY LOAM, RACOMBES SANDY CLAY LOAM AND WILLACY FINE 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 GROUND WATER 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 OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. AT A TOTAL COST OF \$31,500. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 06-02-2025.

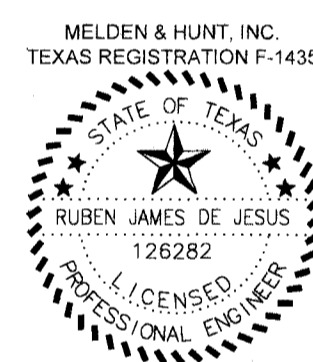
ENGINEER CERTIFICATION:

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$213,815.85 WHICH EQUALS TO \$10,181.71 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$31,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE: *[Signature]* DATE: 4.2.2025



PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION MAPACHE PHASE I RECIBIRA SU PROVISION DE AGUA POTABLE DE LA CIUDAD DE EDINBURG. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE EDINBURG HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE EDINBURG HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE EDINBURG TIENE UNA LINEA EXISTENTE DE 8" ALO LARGO DEL DERECHO DE PASO A LADO NORTE DE LA CALLE BUCK FAWN. EL SISTEMA DE PROVISION DE AGUA DE MAPACHE ESTATES FASE I CONSISTE EN UNA LINEA DE 8" QUE SE CONECTARA A LA LINEA DE 8" EXISTENTE. ESTA LINEA DE 8" SE CONECTARA A LA LINEA DE 8" DE AGUA EN LA ESQUINA SURESTE DEL SOLAR 579 DE LOS VENADO SUBDIVISION FASE V, VOLUMEN 47, PAGINAS 131-138, H.C.M.R. Y SIGUE AL ESTE DENTRO DE UNA CONCESION DE 15' A LO LARGO DE LA LINEA SUR DEL SOLAR 4 DE ESTA SUBDIVISION Y CONTINUA LADO NORTE DENTRO DE LA CONCESION ALO LARGO DEL LINEA Y TERMINA EN LA ESQUINA SURESTE DEL SOLAR 1 Y CONTINUA AL LADO ESTE DENTRO DE LA CONCESION ALO LARGO DEL LADO SUR DE LA CALLE SH186 TERMINANDO EN LA ESQUINA DEL LOTE 20. UNA LINEA DE AGUA DE 8" COMIENZA EN LA ESQUINA NORESTE DEL SOLAR 5 DE ESTA SUBDIVISION Y CORRE ALO LARGO DEL LADO SUR CON DIRECCION OESTE DEL DERECHO DE PASO DE LA CALLE MAPACHE Y SE CONECTA A LA LINEA DE AGUA DE 8" PREVIAMENTE MENCIONADA Y CONTINUA AL SUR TERMINA EN LA ESQUINA SURESTE DEL SOLAR 11 CON UNA VALVULA DE 8" Y UNA VALVULA DE DESCARGA DE 2" PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN TREINTA DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE. Y DIOS CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 213,815.85 O \$ 10,181.71 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 18,401.04, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$876.42. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA CIUDAD DE EDINBURG LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION ASIGNA POR 5 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 5,800.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$29,000.00. EL SISTEMA DE AGUA 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

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE EL MAPACHE ESTATES. ESTA 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 EN ESTA AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

REPORTE DE EVALUACION DE TIERRA

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL LIBRO DE RECURSOS DE CONVERSACION DE ESTUDIOS DE TIERRAS INDICA TIERRA DE HIDALGO FINA ARENOSA, RACOMBES ARENOSO ALCAMAR Y WILLACY ARENOSO FINA. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$31,500. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (06-02-2025).

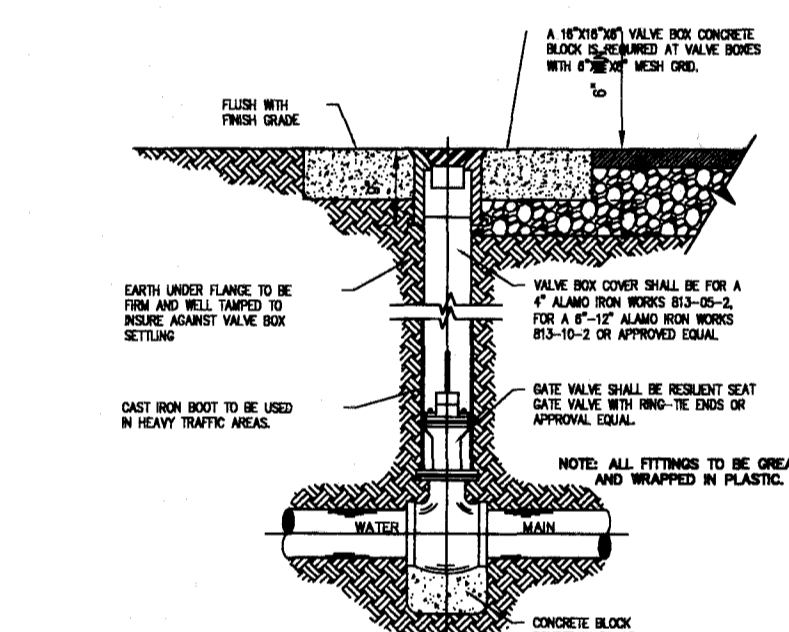
CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

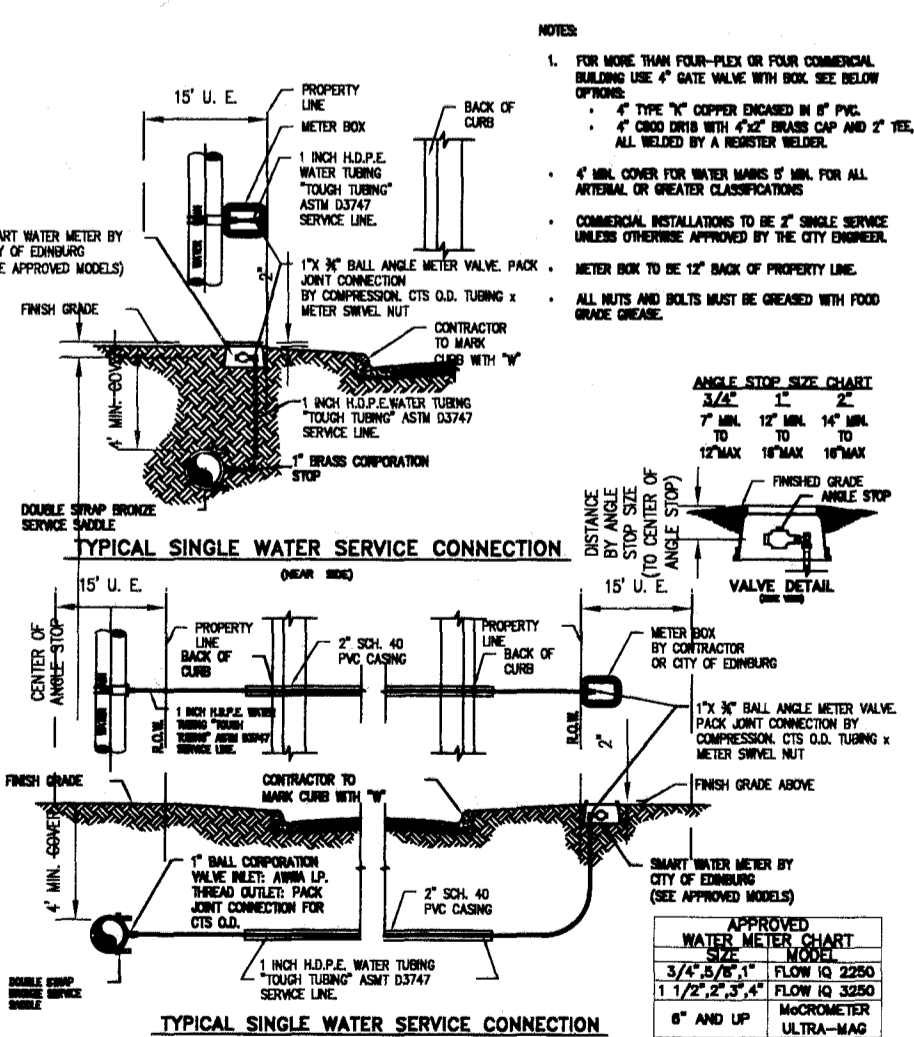
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 213,815.85 O \$ 10,181.71 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500 A UN COSTO TOTAL DE \$31,500 TODA LA SUBDIVISION.

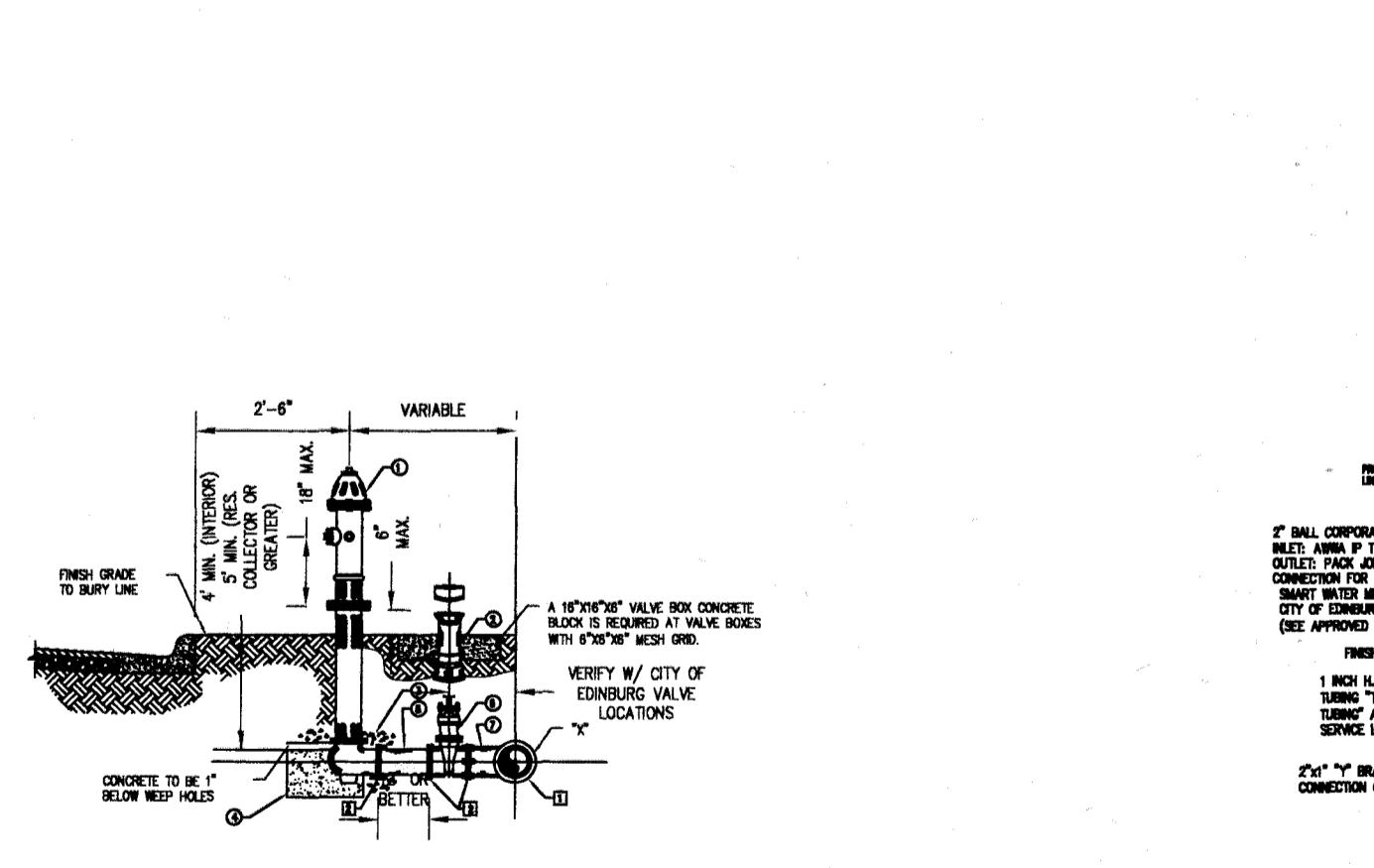
ENGINEER'S SIGNATURE: *[Signature]* DATE: 4.2.2025



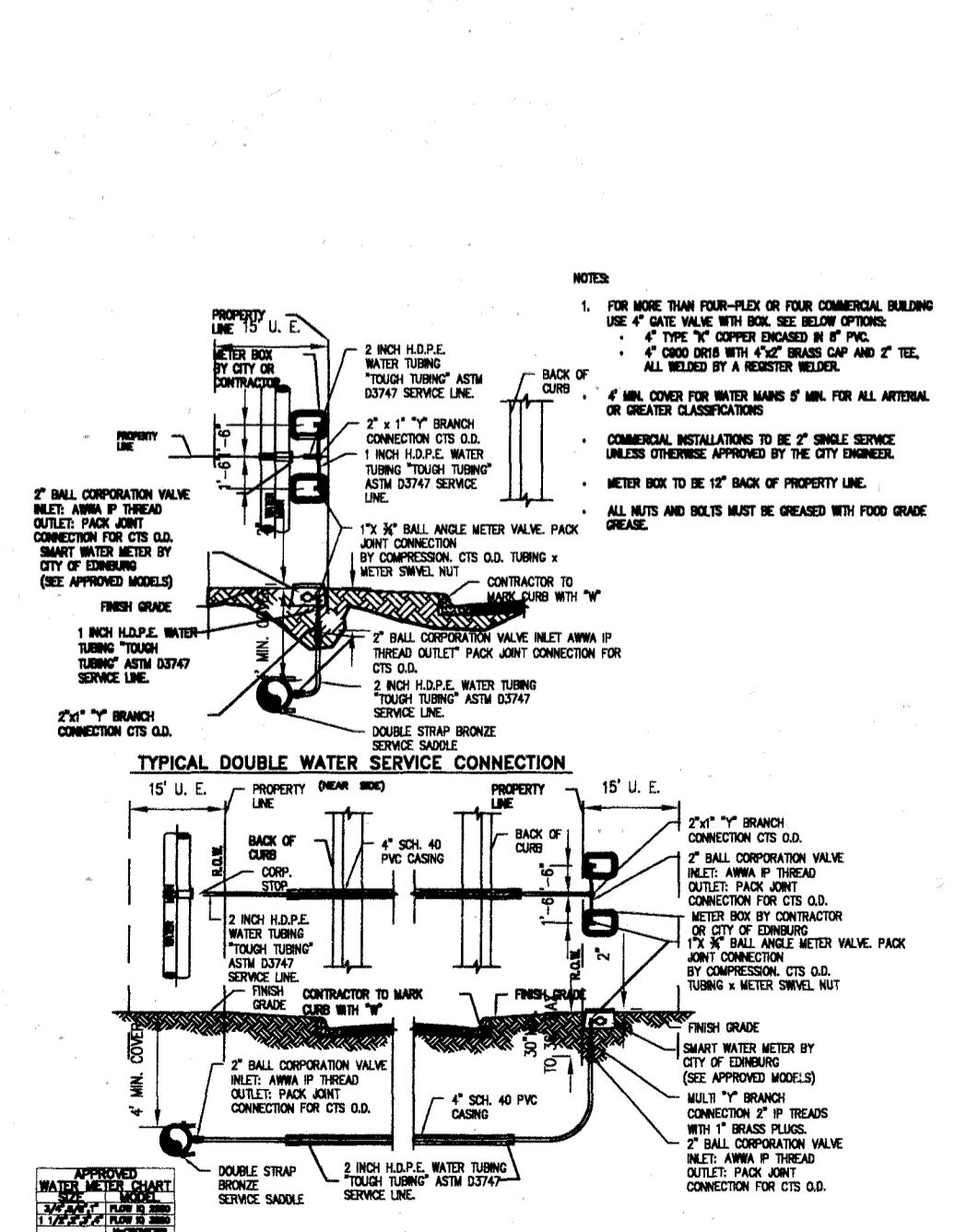
W-8
VALVE AND VALVE BOX INSTALLATION
MELLER (A-2300 SERIES) OR AMERICAN FLOW CONTROL (AFV-2300) ONLY



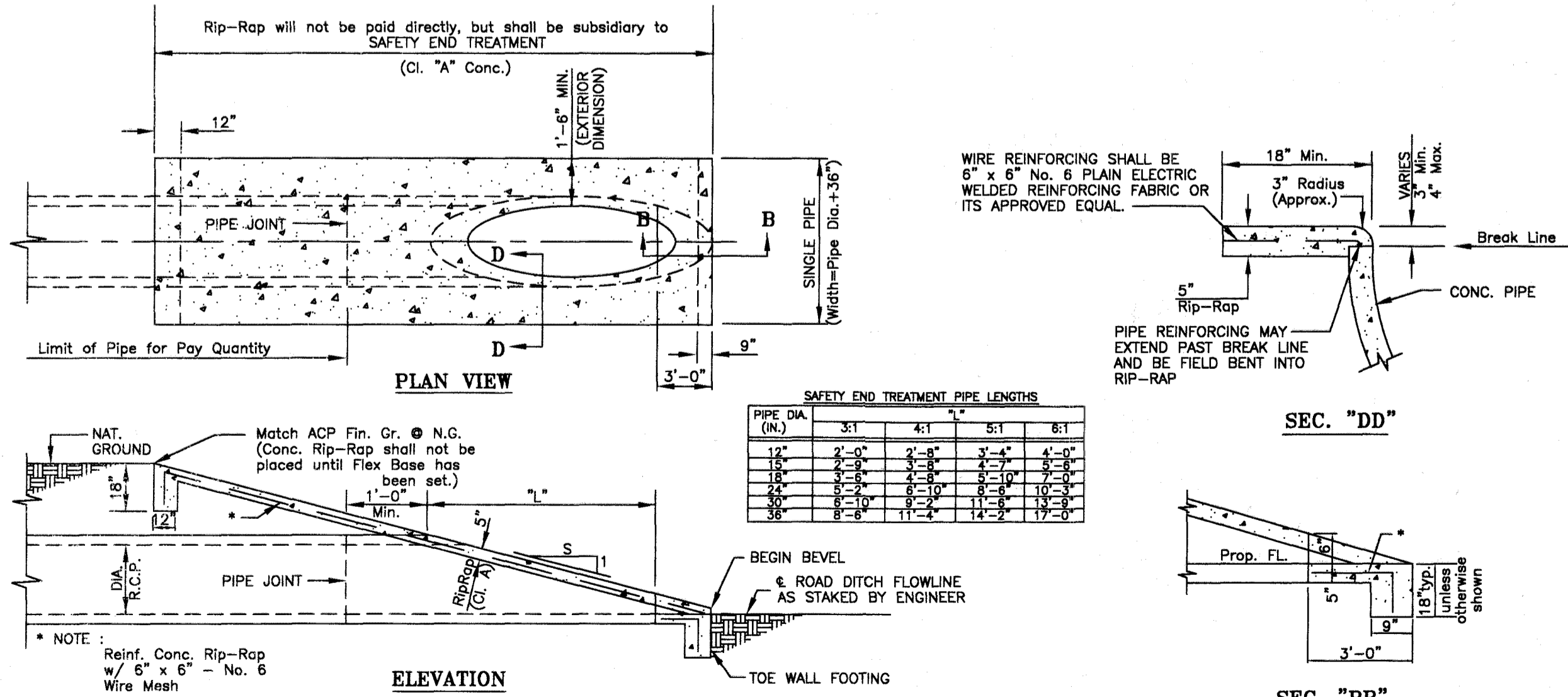
W-1A
SINGLE WATER SERVICE CONNECTION



W-7
FIRE HYDRANT INSTALLATION



W-2A
DOUBLE WATER SERVICE CONNECTION



W-2B
SAFETY END TREATMENT - (Type "C") DETAILS

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 TO THE SUBDIVISION FOR AT LEAST 30 YEARS 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, M/E, MAPACHE RANCHES, LTD SUBDIVIDER OF MAPACHE ESTATES PHASE I, HERE BY 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.

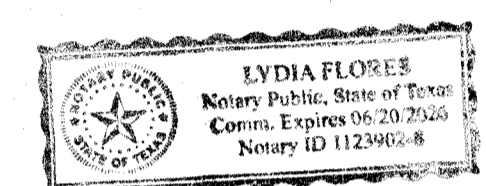
MAPACHE RANCHES, LTD
LIMITED LIABILITY COMPANY
BY: MAPACHE RANCHES GP, LLC
A LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER
2810 N. GLOSER BOULEVARD
EDINBURG, TEXAS 78541

CRISTEN WEYAND, PRESIDENT

STATE OF TEXAS
COUNTY OF HIDALGO:

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

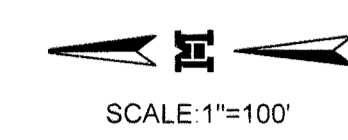
THIS THE 4th DAY OF April, 2025
[Signature]
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 12/31/2026



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

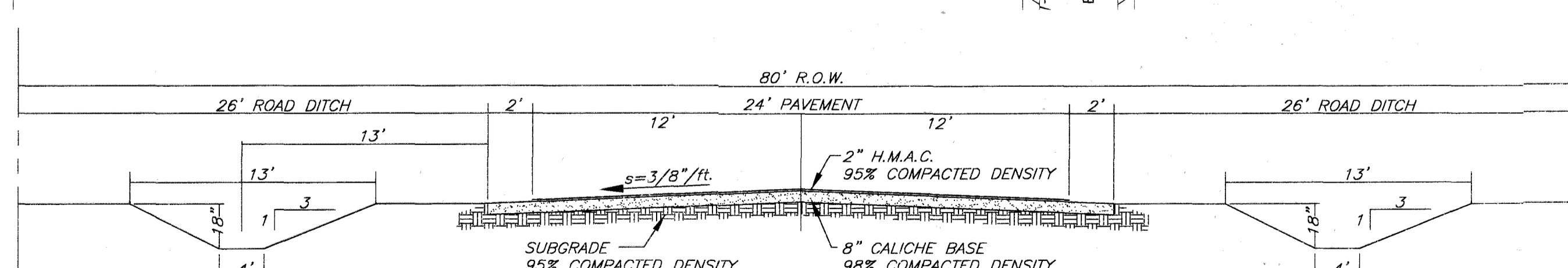
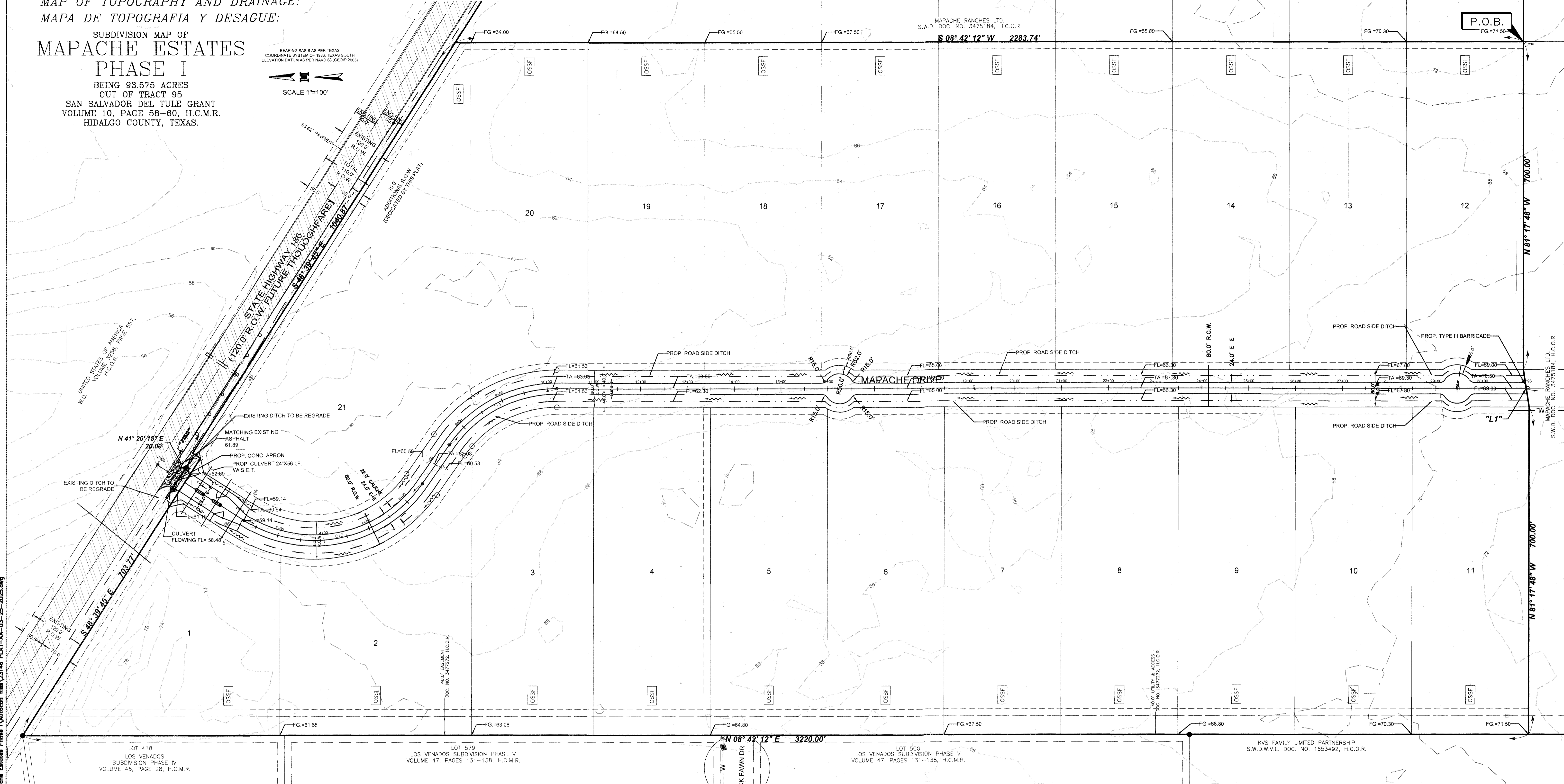
SUBDIVISION MAP OF
MAPACHE ESTATES
PHASE I
BEING 93.575 ACRES
OUT OF TRACT 95
SAN SALVADOR DEL TULE GRANT
VOLUME 10, PAGE 58-60, H.C.M.R.
HIDALGO COUNTY, TEXAS.

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



MAPACHE RANCHES LTD.
S.W.D. DOC. NO. 3475184, H.C.O.R.
S 08° 42' 12" W 2283.74'

P.O.B.
FG=71.50



TYPICAL PAVING SECTION

DRAINAGE STATEMENT
MAPACHE ESTATES PHASE I

MAPACHE ESTATES PHASE I A TRACT OF LAND CONTAINING 93.575 ACRES OUT OF TRACT 95, SAN SALVADOR DEL TULE GRANT, VOLUME 10, PAGES 58-60, H.C.M.R. HIDALGO COUNTY, TEXAS. THIS SUBDIVISION LIES IN ZONE "A", AREA OF 100-YEAR FLOOD, BASE FLOOD ELEVATION AND HAZARD FACTORS NOT DETERMINED, COMMUNITY PANEL NO. 480334 0225 B; MAP REVISED: JANUARY 2, 1981. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF STATE HIGHWAY 186 APPROXIMATELY 3.85 MILES EAST OF U.S. EXPRESSWAY 281. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 21 RESIDENTIAL LOTS, CURRENTLY OUTSIDE RURAL AREA OF HIDALGO COUNTY, TEXAS.

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

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 27.64 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 26.67 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 0.97 C.F.S.

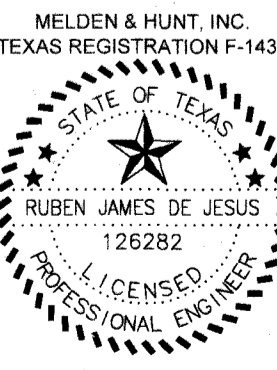
THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED ROAD-SIDE DITCH. THE ROAD-SIDE DITCH FLOWS NORTH DISCHARGING INTO THE EXISTING ROAD-SIDE DITCH ALONG THE SOUTH SIDE OF STATE HIGHWAY 186 THEN FLOWS WEST APPROXIMATELY 1250.0 FEET INTO A BOX CULVERT FLOWING NORTH INTO THE SAL DEL REY. 2-24' CULVERTS SHALL BE INSTALLED UNDER THE ENTRANCE OF THIS SUBDIVISION TO ALLOW ROAD-SIDE DITCH FLOW.

IN ACCORDANCE WITH THE HIDALGO COUNTY'S DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER THE ATTACHED CALCULATIONS THE REQUIRED 41,847 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE ROADSIDE DITCH OF THIS SUBDIVISION. THE ROADSIDE DITCH HAS A CAPACITY OF 67,575 CUBIC FEET.

CERTIFICATION:

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

Ruben James de Jesus
RUBEN JAMES DE JESUS, PE # 126282
DATE: 2/3/2025



MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
M
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
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Date: Apr 01, 2025, 8:40am User ID: ihernandez
File: \\Lund Development\Residential\Edinburg\23146 - Santa Cruz Properties - Mapache Estates Phase I\Autocad files\23146 PLAT-AA-03-25-2025.dwg