



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: 5-27-2025

PROPOSED MACLEO RANCHETTES, PRECINCT No. 4.

ENGINEER: TREVINO ENGINEERING DEVELOPER LEO VILLAREAL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 14 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 5

LOCATION DESCRIPTION: WEST OF JACKSON ROAD APPROXIMATELY 1 MILE NORTH OF MONTE CRISTO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-28-2025 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

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

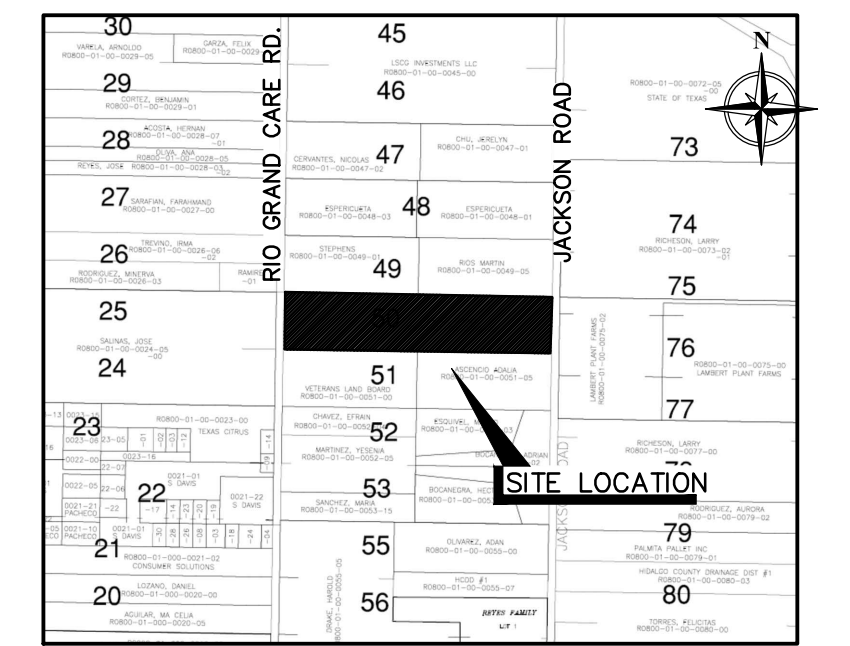
SEWER SYSTEM: OSSP'S

WATER SERVICE PROVIDER: S.W.S.C.

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.



LOCATION MAP
SCALE: 1"=1000'

A 10.00 ACRE (435,600 SQ.FT.) TRACT OF LAND LOCATED APPROXIMATELY 1.35 MILES NORTH FROM THE INTERSECTION OF RIO GRANDE CARE ROAD AND W. MONTE CRISTO ROAD (SH 1925). PROPERTY FRONTS BOTH RIO GRANDE CARE ROAD AND JACKSON ROAD.

MACLEO RANCHETTES SUBDIVISION

A 10.00 ACRE (435,600 SQ.FT.) TRACT OF LAND BEING LOT 50, RAMSEYER GARDENS, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS, B

METES AND BOUNDS

A 10.00 ACRE (435,600 SQ.FT.) TRACT OF LAND BEING LOT 50, RAMSEYER GARDENS, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS, B

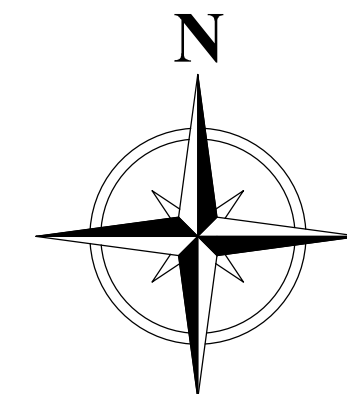
COMMENCING AT A MAG-NAIL FOUND (N-16656812.2885, E-1089338.2082), ON NORTH JACKSON ROAD FOR THE NORTHEAST CORNER OF SAID LOT 50, FOR THE NORTHEAST CORNER THIS TRACT OF LAND, AND THE POINT OF BEGINNING

THENCE SOUTH 09 DEGREES 28 MINUTES 37 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 50 A DISTANCE OF 300.00 FEET TO A MAG-NAIL FOUND FOR THE SOUTH EAST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 80 DEGREES 58 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE, AT A DISTANCE OF 20.00 FEET PASS A HALF (1/2)-INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH JACKSON ROAD, AT A DISTANCE OF 1432.04 FEET PASS A HALF (1/2)-INCH IRON ROD FOUND ON THE EAST RIGHT-OF-WAY LINE OF SAID RIO GRANDE CARE ROAD CONTINUE A TOTAL DISTANCE OF 1,452.04 FEET TO A CALCULATED POINT BEING THE SOUTHWEST CORNER OF SAID LOT 50 AND THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE NORTH 09 DEGREES 28 MINUTES 37 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 50 A DISTANCE OF 300.00 FEET TO CALCULATED POINT BEING THE NORTHWEST CORNER OF THIS TRACT OF LAND;

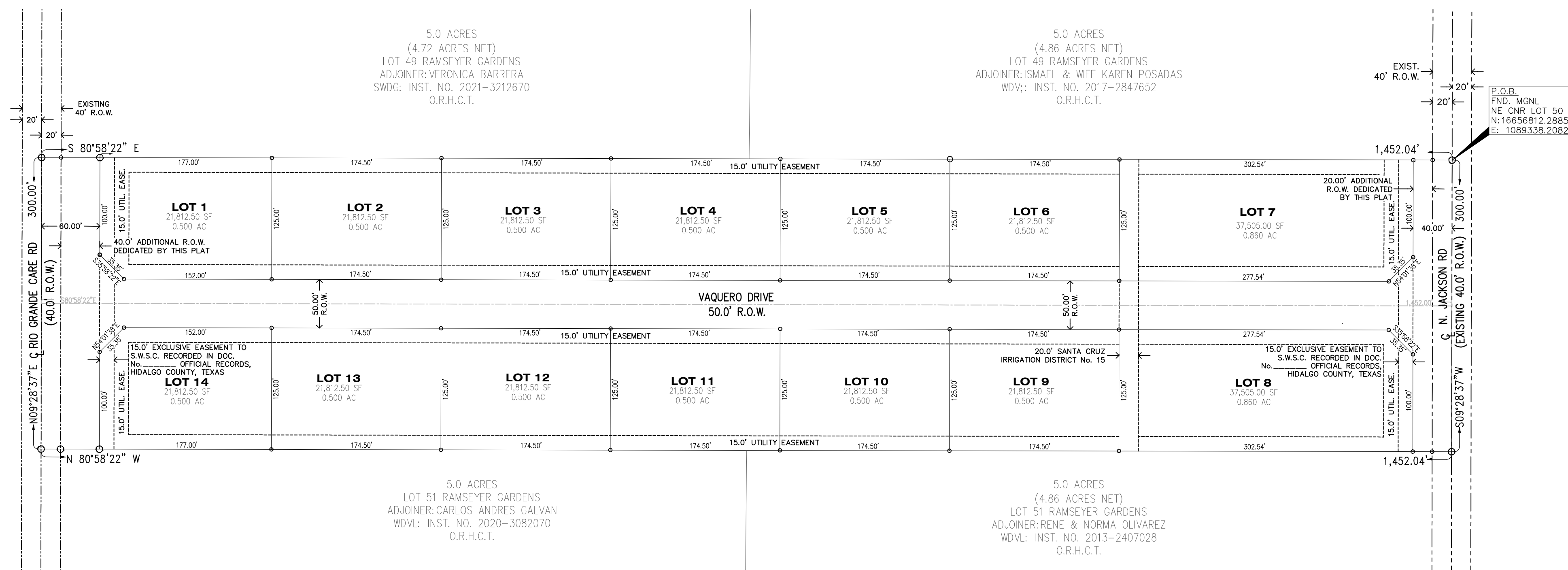
THENCE SOUTH 80 DEGREES 58 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 50, AT A DISTANCE OF 20.00 FEET PASS A HALF (1/2) INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE EAST RIGHT-OF-WAY LINE OF SAID RIO GRANDE CARE ROAD, AT A DISTANCE OF 1432.04 FEET PASS A HALF (1/2) INCH IRON ROD WITH A PINK CAP STAMPED "C.L.S. RPLS #6388" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH JACKSON ROAD, CONTINUE TO A TOTAL DISTANCE OF 1,452.04 FEET TO THE POINT OF BEGINNING, CONTAINING 10.000 ACRE OF LAND MORE OR LESS.



SCALE: 1"=20'

BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205 VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM

LEGEND	
●	-FND. 1/2" IRON ROD OR AS NOTE
○	-FND. 1" IRON PIPE
FND.	-FOUND
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
R.O.W.	-RIGHT OF WAY
⊕	-CENTERLINE



STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

LEO VILLARREAL, AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MACLEO RANCHETTES SUBDIVISION**, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

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

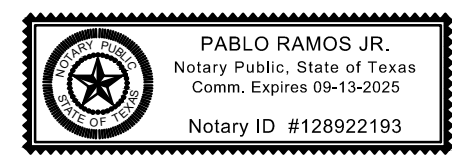
LEO VILLARREAL, OWNER
935 S. MCCOLL RD.
EDINBURG, TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **LEO VILLARREAL**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2025.

NOTARY PUBLIC,
HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES: _____



STATE OF TEXAS 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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER
HIDALGO COUNTY DRAINAGE DISTRICT No.1

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: LEO VILLARREAL	934 S. MCCOLL RD.	EDINBURG, TEXAS 78539	(956) 570-6680
ENGINEER: IDEN I. TREVINO, P.E.	2211 E. GRIFFIN PKWY, SUITE 160	MISSION, TEXAS 78572	(956) 283-8847
SURVEYOR: MANUEL CARRIZALES, RPLS	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(956) 567-2167

PLANNING AND ZONING COMMISSION CERTIFICATION.

ALL PLATS, SHALL INCLUDE THE FOLLOWING CERTIFICATION TO BE EXECUTED BY THE CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION: "I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY, CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS ALBERTA HEIGHTS PHASE II SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 2025.

CHAIRMAN OF PLANNING AND ZONING COMMISSION

HIDALGO COUNTY IRRIGATION DISTRICT No. 15

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 1 ON THIS THE _____ DAY OF _____, 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 1 RIGHTS OF WAY OR EASEMENTS.

PRESIDENT _____ ATTEST: SECRETARY _____

SHARYLAND WATER SUPPLY CORPORATION

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

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

CARLOS LIMA _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MACLEO RANCHETTES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, _____.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MACLEO RANCHETTES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, _____.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR _____ DATE _____



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF MAP RECORDS OF HIDALGO COUNTY TEXAS

BY: _____ DEPUTY

MAYOR'S CERTIFICATION.

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORM TO ALL REQUIREMENTS FOR THE SUBDIVISION REGULATIONS (TITLE 11 OF MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF EDINBURG _____ DATE _____ CITY SECRETARY _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

I, **MANUEL CARRIZALES**, REGISTER 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 THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE _____ DAY OF _____, 2025.

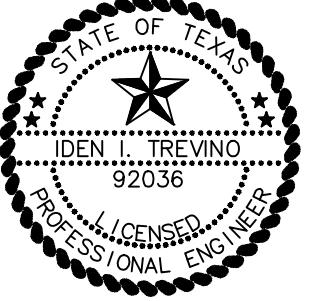
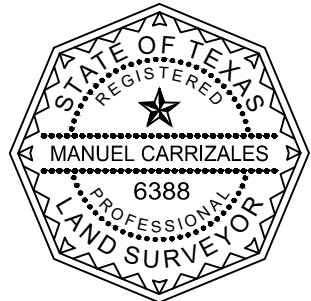
MANUEL CARRIZALES, RPLS _____ No. 6388
TBPLS REG. FIRM No. 101194417

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, **IDEN I. TREVINO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE _____ DAY OF _____, 2025.

IDEN I. TREVINO, PE _____ No. 92036



INDEX TO SHEET OF MACLEO RANCHETTES SUBDIVISION

1	LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATION, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBJECT WITH RESPECT TO THE COUNTY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, H.C.H.D. CERTIFICATION, REVISION NOTES, SHARYLAND WATER SUPPLY CERTIFICATION.
2	GENERAL NOTES & RESTRICTIONS, WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT.
3	STORM DRAIN DISTRIBUTION AND PAVING AND GRADING PLAN, MAP, TYPICAL STORM DETAILS, TYPICAL PAVING DETAILS, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT.

DATE OF PREPARATION: JULY 31, 2024
DATE OF REVISION: MAY 05, 2025



TREVINO ENGINEERING

FIRM No. F-7906
TEL No. (956) 283-8847 2211 E. Griffin Pkwy Ste. 160
Mission, Texas 78572
ident@trevenoengineering.com

HCDD #1 APPROVED DRAINAGE REPORT STATEMENT

INTRODUCTION:

THE PROPOSED MACLEO RANCHETTES SUBDIVISION (INTENDED FOR 14--LOT SINGLE--FAMILY) IS A 10.00--ACRE TRACT OF LAND BEING LOT 50, RAMSEYER GARDENS, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS. REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED BETWEEN N. JACKSON RD. AND RIO GRANDE CARE RD. APPROXIMATELY 450 FEET NORTH OF RIO RED CIR.

THIS PROPERTY IS LOCATED BETWEEN N. JACKSON RD. AND RIO GRANDE CARE RD. APPROXIMATELY 450 FEET NORTH OF RIO RED CIR WITHIN THE HIDALGO COUNTY LIMITS. CURRENTLY, THERE ARE RESIDENCES ON THE NORTH SIDE OF THE PROPERTY. THE EAST SIDE OF THE PROPERTY IS NURSERY. THE SOUTH AND WEST PROPERTIES ARE AGRICULTURE. PLEASE SEE THE ATTACHED LOCATION MAP AND PLAT FOR REFERENCE.

FEMA:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, THE SUBDIVISION IS LOCATED ON "ZONE AE" SHADED COMMUNITY PANEL NUMBER 480334 0325 D MAP EFFECTIVE DATE JUNE 6, 2000, THE BASE FLOODPLAIN WHERE BASE FLOODS ELEVATIONS ARE PROVIDED. AE ZONES ARE NOW USED ON NEW FORMAT FIRMS INSTEAD OF A--A30 ZONES.

SOIL:

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE CONSISTS OF TWO SOIL TYPES: (3)--BRENNAN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES, AND (49)--RACOMBS SANDY CLAY LOAM, SALINE, 0 TO 1 PERCENT SLOPES; GROUP B. SOILS HAVE A MODERATE INFILTRATION RATE. THIS GROUP CONSISTS CHIEFLY OF DEEP WELL DRAINED SOILS WITH A MODERATELY FINE TO MODERATELY COARSE TEXTURED AND A MODERATE RATE OF WATER TRANSMISSION, AND GROUP C. SOILS HAVE A SLOW INFILTRATION RATE. THIS GROUP CONSISTS OF SOILS WITH A LAYER THAT IMPEDES THE DOWNWARD MOVEMENT OF WATER OR FINE TEXTURED SOILS AD A SLOW RATE OF WATER TRANSMISSION. MORE DETAILS MAY BE FOUND IN THE SOIL PROPERTIES PORTION OF THIS DOCUMENT.

EXISTING DRAINAGE CONDITIONS:

EXISTING STORM RUNOFF WITHIN THIS PROPERTY CURRENTLY FLOWS OVERLAND TOWARDS THE WEST. THE PROPERTY DRAINS INTO A NORTH MAIN DRAIN III DRAINAGE SYSTEM, OWN BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1.

DRAINAGE REQUIREMENTS:

THE POST--DEVELOPED STORM RUNOFF IN THE AMOUNT OF 19,600 CUBIC FEET (0.449 ACRE--FT). THE EXISTING PEAK RUNOFF FROM A 10--YEAR STORM DETERMINED USING THE RATIONAL METHOD IS 4.00 CFS FOR A 10--YEAR RETURN FREQUENCY AND THE ANTICIPATED PEAK RUNOFF AFTER DEVELOPMENT IS CALCULATED TO BE 20.01 CFS FOR A 50--YEAR RETURN FREQUENCY.

IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS OF NOT INCREASING THE AMOUNT OF EXISTING RUNOFF, WE HAVE CALCULATED THAT 19,600 CUBIC FEET OF STORM RUNOFF TO BE DETAINED WITHIN ALONG THE NORTH MAIN DRAIN III DITCH, APPROXIMATELY 1,500 FEET TO THE EAST SIDE OF THE PROPOSED PROPERTY.

**STATE OF TEXAS
COUNTY OF HIDALGO**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

LEO VILLARREAL, AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **MACLEO RANCHETTES SUBDIVISION**, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED, TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

LEO VILLARREAL, OWNER
935 S. MCCOLL RD.
EDINBURG, TEXAS 78539

DATE

GENERAL NOTES

- FLOOD INSURANCE RATING ZONE: "AE" ON A FLOOD INSURANCE RATE MAP -- COMMUNITY PANEL NO. 480334 0325D, DATED 06/06/2000.
- BENCHMARK MARKED ON MAG NAIL SET ELEVATION = 88.969 LOCATED ON THE NORTH CORNER. THIS PROPERTY LINE ALONG N. JACKSON RD. BENCHMARK IS LABELED AS "BM" ON THE PLAT. N:16656812.2885 E: 1089338.2082
- MINIMUM BUILDING SETBACKS: (WITH 2--FT. ABOVE BASE FLOOD ELEVATION (BFE)).
FOR SINGLE FAMILY RESIDENTIAL.
FRONT SETBACK: 25 FEET OR 1/2 OF THE ROW NOT TO EXCEED 50 FEET
REAR SETBACK: 15 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE SETBACK: 6 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20 FEET
- NO MORE THAN ONE--SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 14. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF THE STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOR 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 FLOOR ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 19,600 CUBIC FEET (0.449 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. C3 FOR STORM SEWER IMPROVEMENTS.)
- 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 RULES. THE PLAT ENGINEER SHALL BE RESPONSIBLE FOR THE PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AND EASEMENT.
- AN OFF--STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 14. A 25 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 14 TO PROVIDE INGRESS AND EGRESS TO LOTS 1 THROUGH 14 FROM RIO GRANDE CARE RD & N. JACKSON RD.
- CLEARANCES FOR WATER METERS:
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 METERS.
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITIONS OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETSIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
- THE DEVELOPERS SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT 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 FOR THIS SUBDIVISION.
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24 FEET LENGTH.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO A ACCOMPLISH POSITIVE DRAINAGE. THIS IS AN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- ALL LOT CORNER MARKED WITH A 1/2--INCH DIAMETER ROD WITH A PLASTIC CAP.
- LOT 1 AND LOT 14 SHALL NOT HAVE DIRECT ACCESS TO RIO GRANDE CARE RD. LOT 7 AND LOT 8 SHALL NOT HAVE DIRECT ACCESS TO N. JACKSON RD.
- A 5.0' SIDEWALK IS REQUIRED ALONG RIO GRANDE CARE ROAD AND N. JACKSON ROAD AT THE TIME OF SUBDIVISION CONSTRUCTION. SIDEWALK MUST COMPLY WITH T.A.S. AND A.D.A REQUIREMENTS
- SHOULD ANY ENTITIES HAVING AUTHORITY OVER THE RECORDED EASEMENTS DEDICATED HEREIN NEED TO REPAIR, REPLACE, INSTALL, OR IN ANY WAY REQUIRE EXCAVATION ACCESS TO THE LINES THEREIN, THAT ENTITY SHALL HAVE THE RIGHT TO ACCESS THE EASEMENT WHICH MAY CAUSE INCIDENTAL DAMAGE TO PRIVATE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO FENCES, WALLS, SLABS, LANDSCAPING AND PRIVATE IRRIGATION SYSTEMS. OWNER(S) OF PROPERTIES SHALL HOLD HARMLESS AND INDEMNIFY ANY SUCH ENTITY FROM THE DAMAGES AND/OR REPLACEMENT COSTS CAUSED BY NEEDED WORK.
- ALL IRRIGATION DISTRICT EASEMENTS AND RIGHT OF WAY, IF SHOWN, ARE EXCLUSIVE TO SANTA CRUZ IRRIGATION DISTRICT NO. 15, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT IT EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY SANTA CRUZ IRRIGATION DISTRICT NO. 15 EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM SANTA CRUZ IRRIGATION DISTRICT NO. 15.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY SANTA CRUZ IRRIGATION DISTRICT NO. 15 EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY SANTA CRUZ IRRIGATION DISTRICT NO. 15. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATORS EXPENSE.
- NO BUILDING OR BUILDING STRUCTURES SHALL BE CONSTRUCTED OVER ANY EASEMENTS.
- A 8 FOOT BUFFER REQUIRED ALONG ANY OPEN CANAL AND/OR OPEN DITCH.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 1% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT:

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
MACLEO RANCHETTE SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). 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 AND AN EXISTING 4" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT--OF--WAY OF JACKSON ROAD. THE WATER SYSTEM FOR MACLEO RANCHETTES SUBDIVISION CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE ON RIO GRANDE CARE ROAD AND THROUGH MACLEO RANCHETTE SUBDIVISION, AND TIE IN TO CREATE A LOOP ON THE EXISTING 4" WATER LINE ON JACKSON ROAD.

WATER DISTRIBUTION FOR MACLEO RANCHETTES SUBDIVISION CONSISTS OF FOURTEEN 3/4" SINGLE SERVICE, SERVICE LINES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 3/4" SINGLE SERVICES, AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$28,000.00 OR \$2,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$ 11,900.00, WHICH COVERS THE \$ 850.00 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, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVISION HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$ 8,500.00 FOR A TOTAL COST OF \$ 42,500.00. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATE:
SEWAGE FROM MACLEON RANCHETTES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON--SITE SEWAGE FACILITY (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS 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 REPLACEMENTS DRAIN FIELD.

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 BORING 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 PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$4,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE FILING OF THE FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC COST OF \$56,000.00. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

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 METERS, WILL COST A GRAND TOTAL OF \$39,900.00 WHICH EQUALS TO \$2,850.00 PER LOT.
SEWAGE FACILITIES -- THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$56,000.00 WHICH EQUALS TO \$4,000.00 PER LOT.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH

(WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
FORMATO DE INFORME FINAL DE INGENIERIA DE AGUA Y ALCANTARILLADO.

SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE FUNCIONAMIENTO:
LA SUBDIVISION DE MACLEO RANCHETTES RECIBIRA AGUA POTABLE POR LA CORPORACION DE SUMINISTRO DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL SUBDIVISOR Y S.W.S.C. HAN CELEBRADO UN CONTRATO EN EL CUAL S.W.S.C. PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y S.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION. S.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO OESTE DEL DERECHO DE VIA DE RIO GRANDE CARE ROAD Y UNA LINEA DE AGUA EXISTENTE DE 4" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO OESTE DEL DERECHO DE VIA DE JACKSON ROAD. EL SISTEMA DE AGUA PARA LA SUBDIVISION MACLEO RANCHETTES CONSTA DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CONECTA LA LINEA EXISTENTE DE 8" Y CORRE POR LA ESTA SUBDIVISION A SIA AL ESTE Y CONECTA CON LA LINEA DE 4" LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION MACLEO RANCHETTES CONSTA DE CATORCE SERVICIOS SIMPLES DE 3/4". DICHO SERVICIOS TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA PARA CADA LOTE. SE INSTALARÁ LA , LOS SERVICIOS SENCILLOS DE 3/4" Y LAS CAJAS DE MEDIDORES CON UN COSTO TOTAL DE \$ 28,000.00 O \$ 2,000.00 POR LOTE. ADEMAS, EL SUBDIVISOR HA PAGADO S.W.S.C. LA SUMA DE \$ 11,900.00 , QUE CUBRE EL COSTO DE \$ 850.00 POR LOTE SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION DE S.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE. S.W.S.C. INSTALARÁ PRONTO SIN COSTO EL MEDIDOR DE AGUA PARA ESE LOTE. LA SUBDIVISION HA INSTALADO 5 HIDRANTES A UN COSTO UNITARIO DE \$ 8,500.00 POR UN COSTO TOTAL DE \$ 42,500.00. TODAS LAS INSTALACIONES DE AGUA SERAN APROBADAS Y ACEPTADAS POR S.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION SE ENCUENTRA OPERATIVO A PARTIR DE LA INSCRIPCION DEL PLAT.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA SUBDIVISION
MACLEO RANCHETTES SERÁ TRATADA POR UNA FOSA SEPTICA EN CADA SOLAR. 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 EL 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.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICAMENTE 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 DEL LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICA POR SOLAR SON \$4,000.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. EL DUEÑO COMETERA UNA CARTA DE CREDITO JUNTO CON EL PLANO ORIGINAL AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DE \$56,000.00 PARA LA INSTALACION DE TODAS LAS FOSAS SEPTICAS. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN LA VENTA DEL SOLAR.

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 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS PARA LA INSTALACION DE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO MENCIONADOS ANTERIORMENTE SON LOS SIGUIENTES:
INSTALACIONES DE AGUA -- ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRAN UN COSTO GRANDE DE \$ 39,900.00 QUE EQUIVALE A \$ 2,850.00 POR LOTE.
INSTALACIONES DE ALCANTARILLADO -- ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS COSTARAN UN GRAN TOTAL DE \$56,000.00 QUE EQUIVALE A \$4,000.00 POR LOTE.

DATE OF PREPARATION: JULY 31, 2024
DATE OF REVISION: MAY 05, 2025

INDEX TO SHEET OF MACLEO RANCHETTES SUBDIVISION

1	LOCATION MAP, PRINCIPAL CONTACTS, PLAT WITH LOTS, STREETS, AND EASEMENTS DESIGNATION, LEGAL DESCRIPTION (METES AND BOUNDS), SURVEYOR'S AND ENGINEER'S CERTIFICATION, OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE COUNTY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED, H.C.D.D. CERTIFICATION, IRRIGATION DISTRICT CERTIFICATE OF APPROVAL, H.C.H.D. CERTIFICATION, REVISION NOTES, SHARYLAND WATER SUPPLY CERTIFICATION.
2	GENERAL NOTES & RESTRICTIONS, WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT.
3	STORM DRAIN DISTRIBUTION AND PAVING AND GRADING PLAN, MAP, TYPICAL STORM DETAILS, TYPICAL PAVING DETAILS, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	LEO VILLARREAL	934 S. MCCOLL RD.	EDINBURG, TEXAS 78539	(956) 570--6680
ENGINEER:	IDEN I. TREVIÑO, P.E.	2211 E. GRIFFIN PKWY, SUITE 160	MISSION, TEXAS 78572	(956) 283--8847
SURVEYOR:	MANUEL CARRIZALES, RPLS	4807 GONDOLA AVE.	EDINBURG, TEXAS 78542	(956) 567--2167

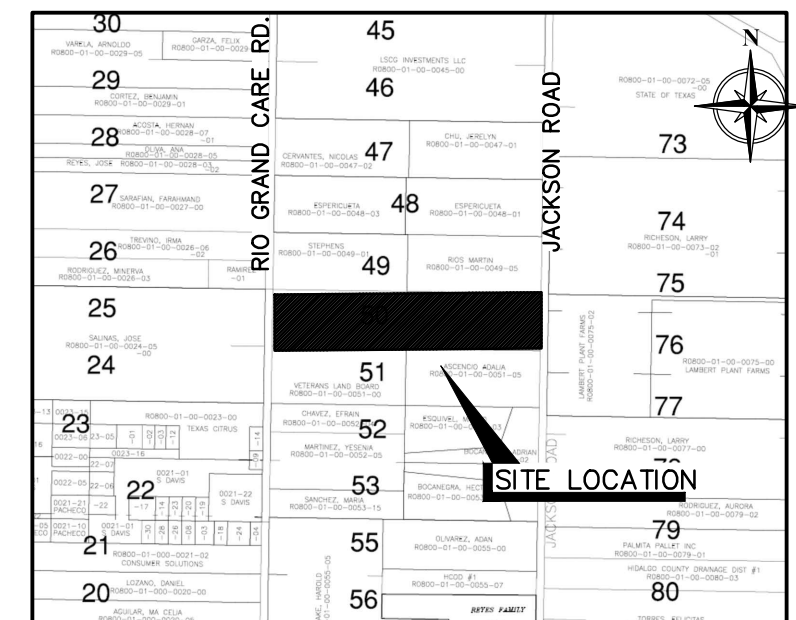
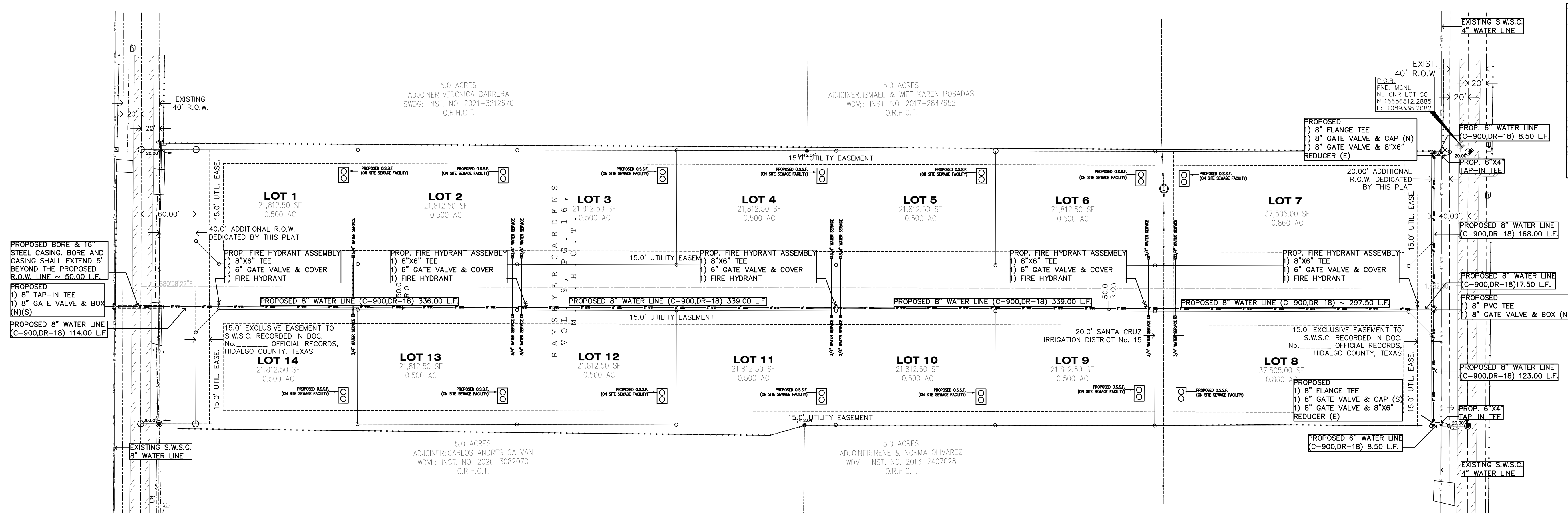
**MACLEO RANCHETTES
SUBDIVISION**

A 10.00 ACRE (435,600 SQ.FT.) TRACT OF LAND BEING LOT 50, RAMSEYER GARDENS, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 16, MAP RECORDS OF HIDALGO COUNTY, TEXAS, B

C2.0 PLAT AND GENERAL NOTES



TREVIÑO ENGINEERING
FIRM No. F-7906
TEL No. (956) 283-8847 2211 E. Griffin Pkwy Ste. 160
Mission, Texas 78572
ident@trevinoengineering.com



BASIS OF BEARINGS: TEXAS STATE PLANE
COORDINATE SYSTEM SOUTH ZONE 4205 VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM

LEGEND	
●	-FND. 1/2" IRON ROD OR AS NOTE
○	-FND. 1" IRON PIPE
○	-FOUND
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
R.O.W.	-RIGHT OF WAY
⊕	-CENTERLINE

MACLEO RANCHETTES COUNTY SUBDIVISION

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C3.0 UTILITIES LAYOUT - WATER & SEWER

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