



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: 7-07-2026

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

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 4

LOCATION DESCRIPTION: BETWEEN SEMINARY ROAD AND BARB-MAR LANE APPROXIMATELY 311.0 FEET NORTH OF AURORA ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

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

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

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

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

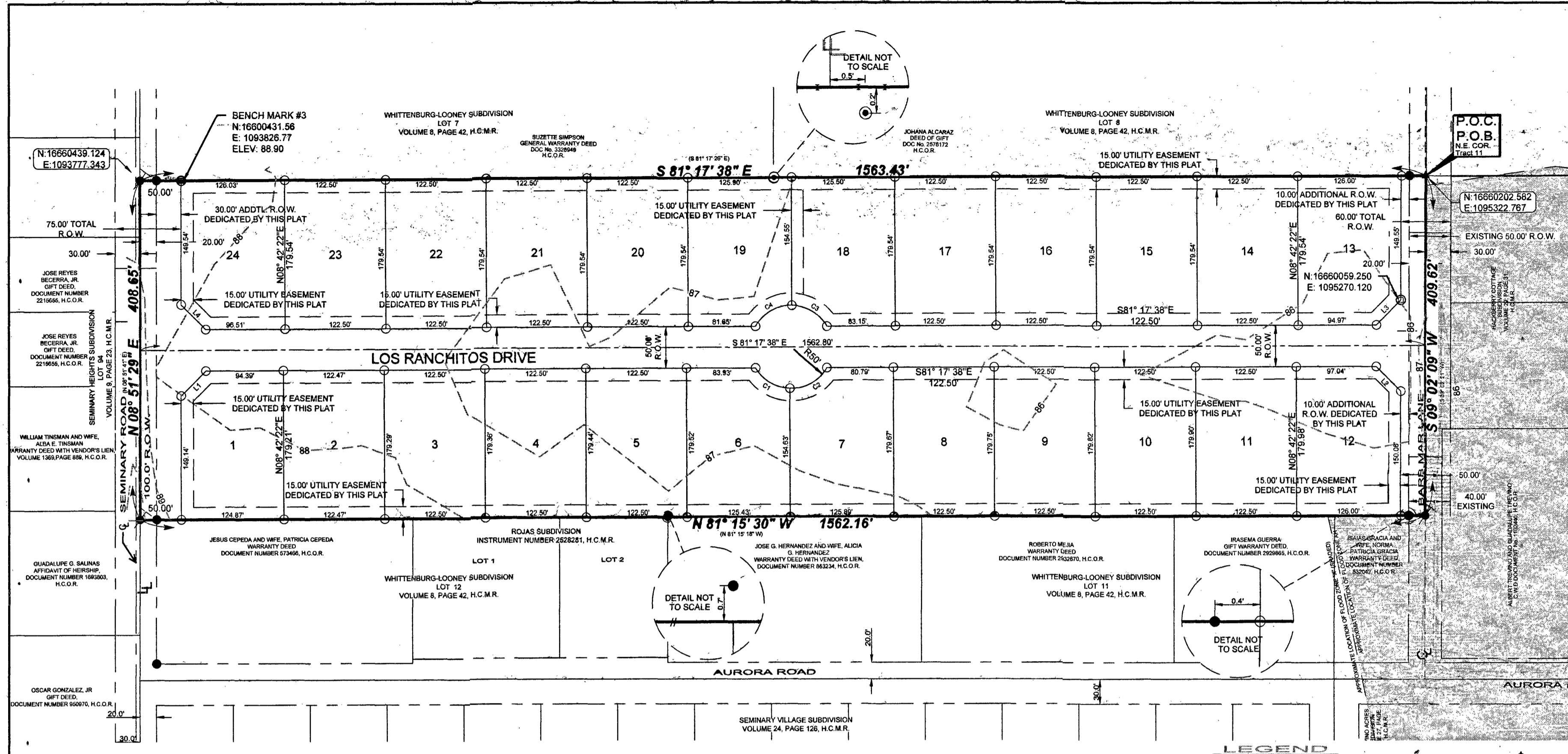
REQUEST FOR FINAL APPROVAL WITH: **LETTER OF CREDIT 250314:** Amount: **\$84,000.00** For: (24 OSSF'S)
 CASH DEPOSIT: Amount: **\$49,312.00** For: (DRAINAGE & PAVING IMPROVEMENTS)

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, Other departments, and the approval of the City of **EDINBURG.**

Final Approval with financial guarantee

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

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SUBDIVISION MAP OF 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

Lot #	Area	Lot #	Area
1	21890.05	13	22079.20
2	21953.23	14	21994.22
3	21968.11	15	21994.22
4	21977.42	16	21994.22
5	21986.73	17	21994.22
6	21996.04	18	21989.91
7	21802.00	19	21813.12
8	22015.15	20	21994.22
9	22024.37	21	21994.22
10	22033.87	22	21994.22
11	22043.09	23	21994.03
12	22325.14	24	22220.92

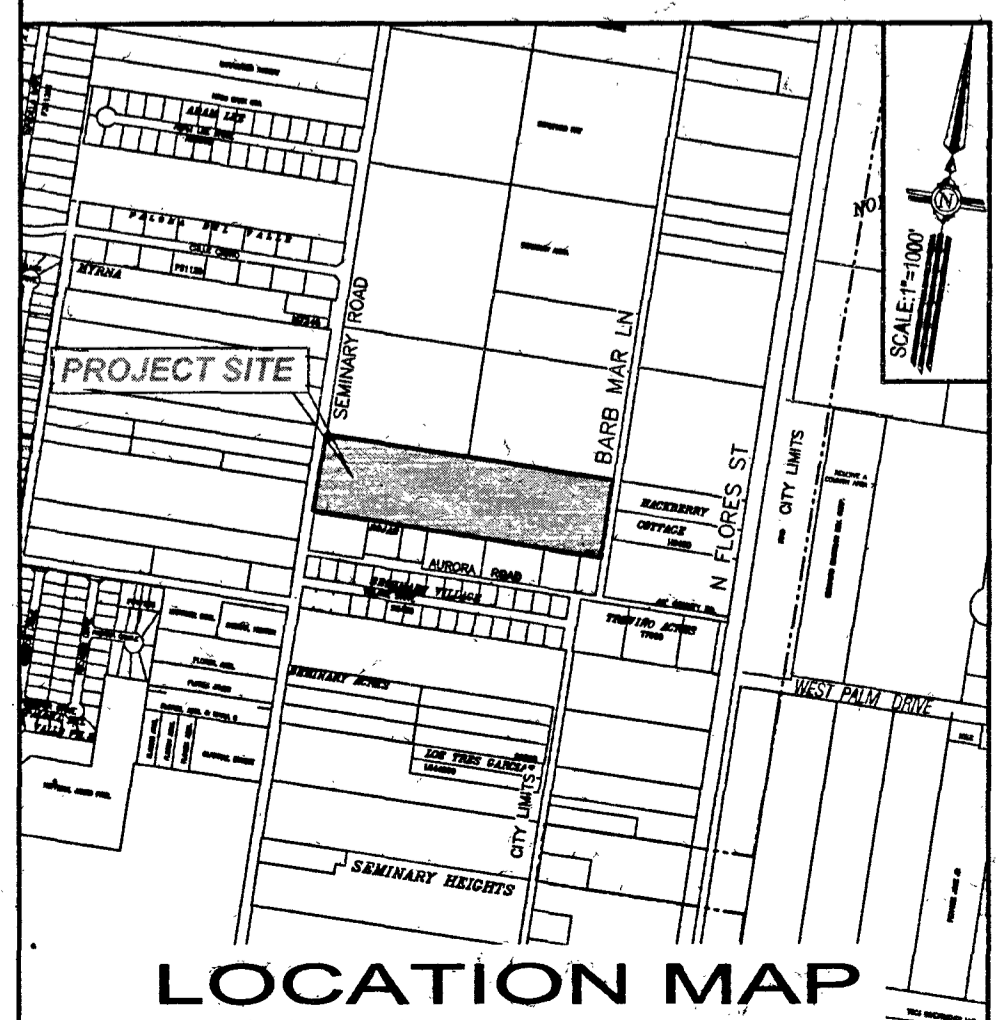
METES AND BOUNDS DESCRIPTION:

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 14.876 ACRES WERE CONVEYED TO JOHN A. RIGNEY, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 31095014, HIDALGO COUNTY OFFICIAL RECORDS, SAID 14.876 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 HEREIN DESCRIBED TRACT.

- THENCE, S 09° 02' 09" W (S 09° 02' 21" W, DEED CALL) ALONG THE EAST LINE OF SAID 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 SOUTHWEST 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 79.70 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 08° 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 408.85 FEET TO A PK NAIL FOUND [NORTHING: 16650439.124, EASTING: 1093777.343] FOR THE NORTHWEST CORNER OF THIS TRACT.
- THENCE, S 81° 17' 38" E (S 81° 17' 26" 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 14.768 ACRES, OF WHICH 0.189 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF BARB MAR LANE AND 0.168 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF SEMINARY ROAD, LEAVING A NET OF 14.392 ACRES OF LAND, MORE OR LESS.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	80.86	50.00	50° 57' 50" 20"	S50° 15' 49" E	48.43	27.68
C2	54.16	80.00	90° 02' 40"	N89° 44' 12" E	51.59	30.08
C3	51.41	80.00	90° 54' 31"	N20° 44' 54" W	49.17	28.24
C4	83.31	50.00	90° 02' 20"	S89° 15' 06" W	50.92	29.51



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 NORTHWEST 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 83,570). RANCHITOS ON SEMINARY SUBDIVISION LIES APPROXIMATELY 2.9 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

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 AND ZONING CERTIFICATION, MAYOR CERTIFICATION, COUNTY JUDGE CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, IRRIGATION DISTRICT, H.C.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), OWNERS WASTE WATER CERTIFICATION, DETAILS.
- SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DETENTION, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

DRAWN BY: OG CIRIO DATE: 01-06-26
 SURVEYED, CHECKED WM DATE: 1-12-26
 FINAL CHECKED 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

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOHN A. RIGNEY	7011 N. SEMINARY ROAD	EDINBURG, TX 78541	C/0956-381-0981	C/0956-381-1839
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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: _____
 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:

- 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. 24-06-2522A.
- SETBACKS:
 FRONT: 25.00'
 REAR: 15.00'
 SIDE: 6.00'
 SIDE STREET: 20.00' CORNER SETBACK 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 WITHIN 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 88 [GEOID 2003]:
 BENCH MARK NO. 1- DISK SET ALONG THE EAST SIDE OF SEMINARY ROAD, N 16600205.86, E: 1093766.74, ELEVATION: 88.04.
 BENCH MARK NO. 2- DISK SET IN CONCRETE AT THE NORTH CLIP AT THE SOUTHWEST CORNER OF LOT 13 OF THIS SUBDIVISION, N 16600205.25, E: 1095270.12, ELEV: 88.00.
 BENCH MARK NO. 3 DISK SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 24 OF THIS SUBDIVISION, N 16650431.50, E: 1093826.77 ELEV: 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, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS)
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAINING AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT 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 OF THIS SUBDIVISION.
- A 5 FOOT SIDEWALK WITH ADA RAMP 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 RAMP 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. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 24. 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 0.2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATION 3.1.4.
- 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 16 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
 F. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
 G. 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:
 ANCHORING OF SEPTIC TANK(S)
 BACK FLOW VALVE
 SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- JOHN A. RIGNEY, THE OWNER & SUBDIVIDER OF RANCHITOS ON SEMINARY SUBDIVISION, RETAINS A BLANKET EASEMENT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

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.
 _____ 1/27/26
 JOHN A. RIGNEY, OWNER
 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 _____, 2026.

 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____
 LYDIA FLORES
 Notary Public, State of Texas
 Comm. Expires 06/20/2026
 Notary ID 1123602-8

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 § 482.111 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

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

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.
 _____ 1-12-26
 MARIO A. REYNA, PE # 117368
 DATE PREPARED: 08-05-21
 JOB NO: 21120-00

 STATE OF TEXAS
 COUNTY OF HIDALGO
 PROFESSIONAL ENGINEER

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 12th DAY OF January, 2026

 ROBERTO N. TAMEZ, PROFESSIONAL LAND SURVEYOR NO. 6238
 STATE OF TEXAS
 DATE SURVEYED: 06/23/2021
 T-1111, PG. 19-21
 SURVEY JOB # 21531.08

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 13 ON THIS, THE 11th DAY OF February, 2026.

NO IMPROVEMENT OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #13 RIGHTS OF WAY OR EASEMENTS.

 PRESIDENT

 SECRETARY

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

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

DRAINAGE STATEMENT RANCHITOS ON SEMINARY SUBDIVISION

RANCHITOS ON SEMINARY SUBDIVISION 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 14.768 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 8, 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 EDINBURG 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 PEROUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

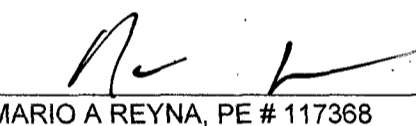
EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 9.34 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 19.79 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 10.45 C.F.S.

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.#1 DRAIN DITCH (LULL DRAIN), THAT WILL BE WIDEN TO ACCOMMODATE REQUIRED DETENTION.

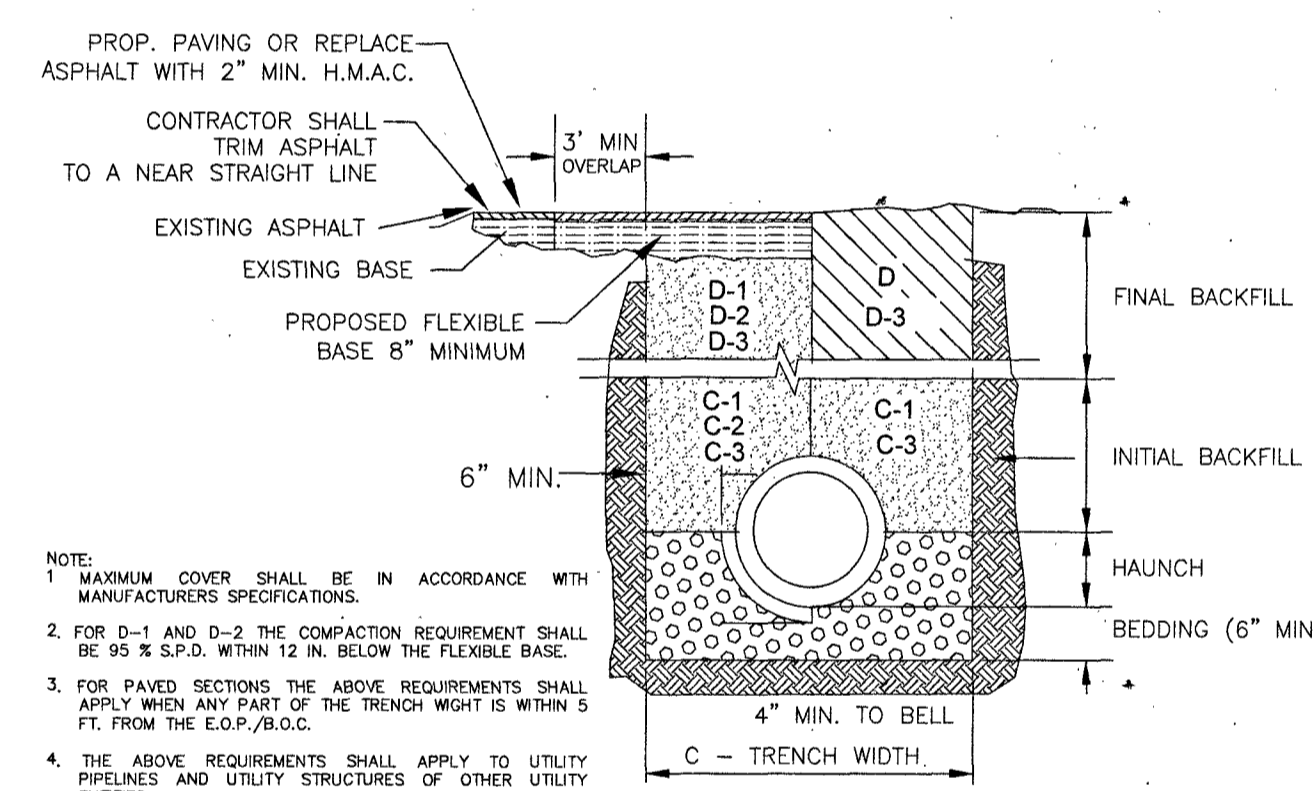
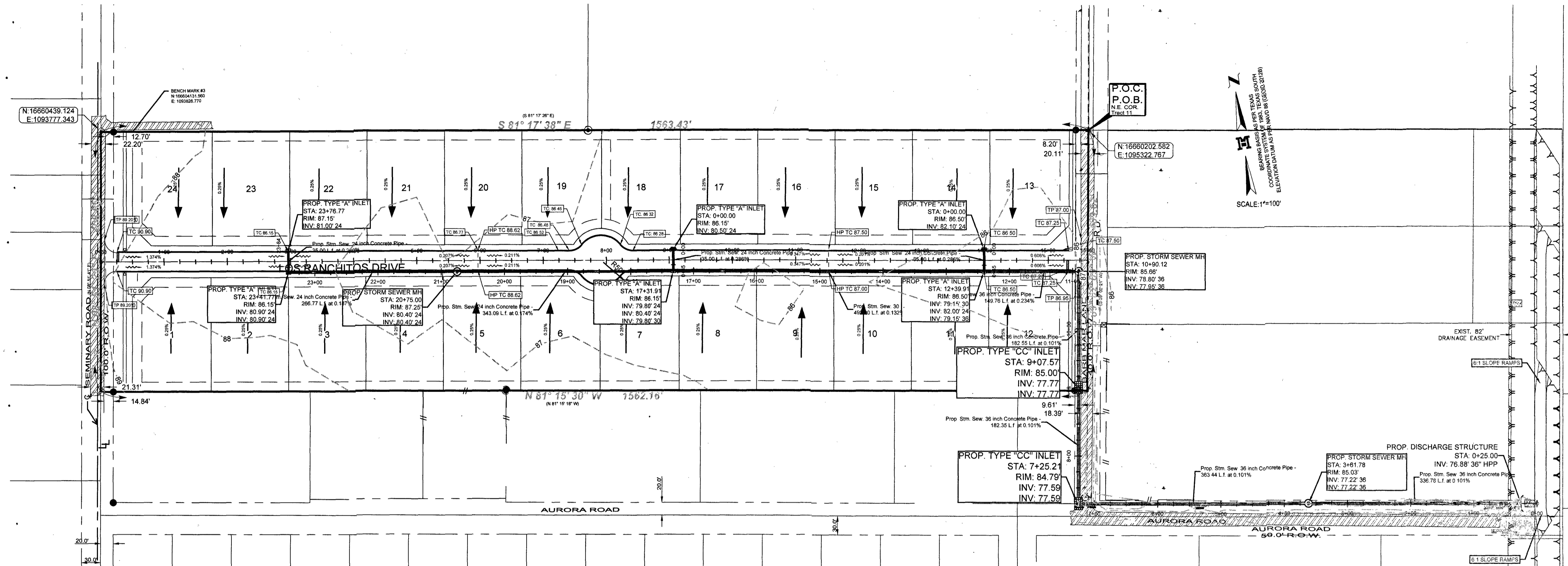
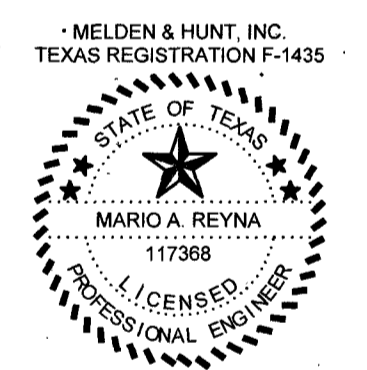
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 51,822 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF H.C.D.#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 8, 2000; REVISED TO REFLECT LOMR, MAY 17, 2001 IS CONTAINED WITHIN THE WIDEN OF H.C.D.#1 DRAIN DITCH (LULL DRAIN).

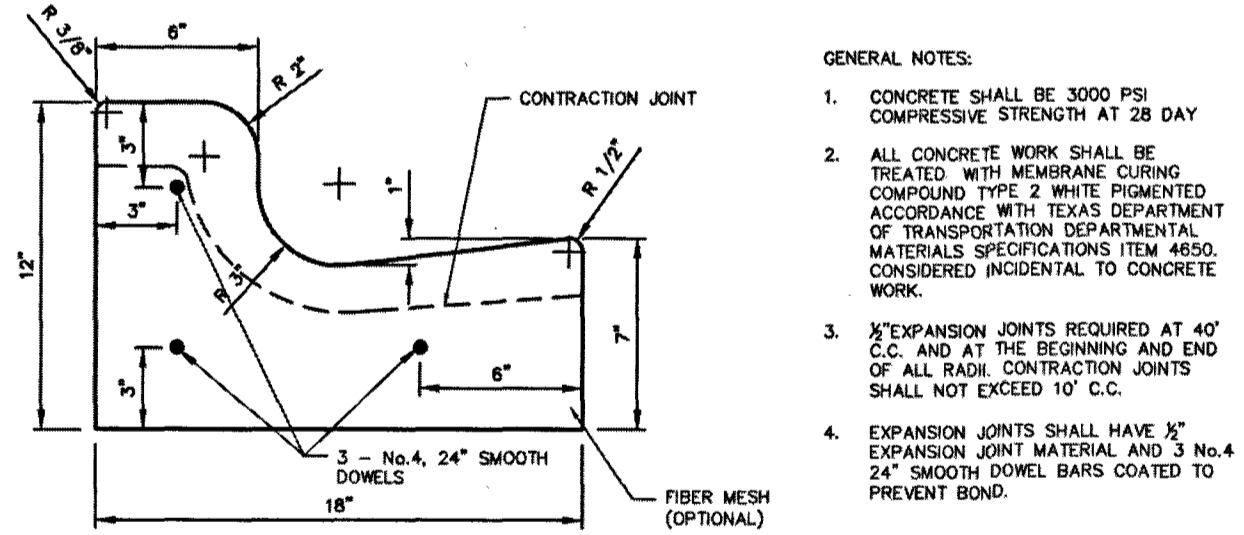

1-20-20
DATE:

MARIO A REYNA, PE # 117368



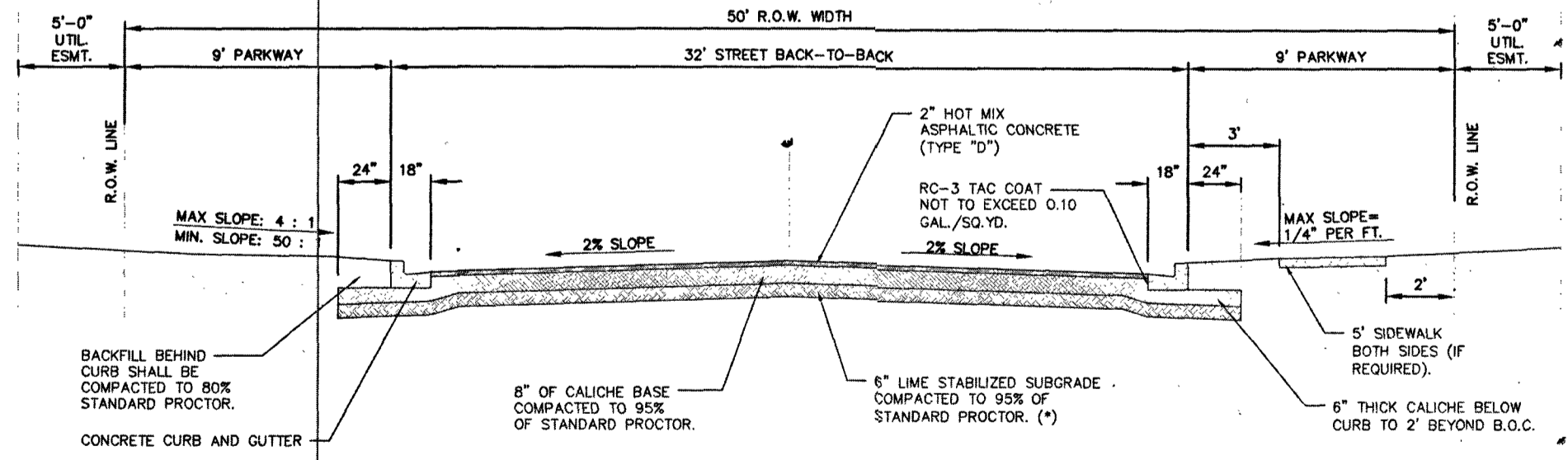
STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

- 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") - FIT RUN GRAVEL 7" MIX SIZE.
- 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" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II 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 (ASHSTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II 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" LOOSE LIFTS, MECHANICAL COMPACTION.
- 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" LOOSE LIFTS, MECHANICAL COMPACTION.
- 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" LOOSE LIFTS, MECHANICAL COMPACTION).
- 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 (ASHSTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- 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" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR 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 SOIL TYPE A1, A2, OR A3 (ASHSTO 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" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



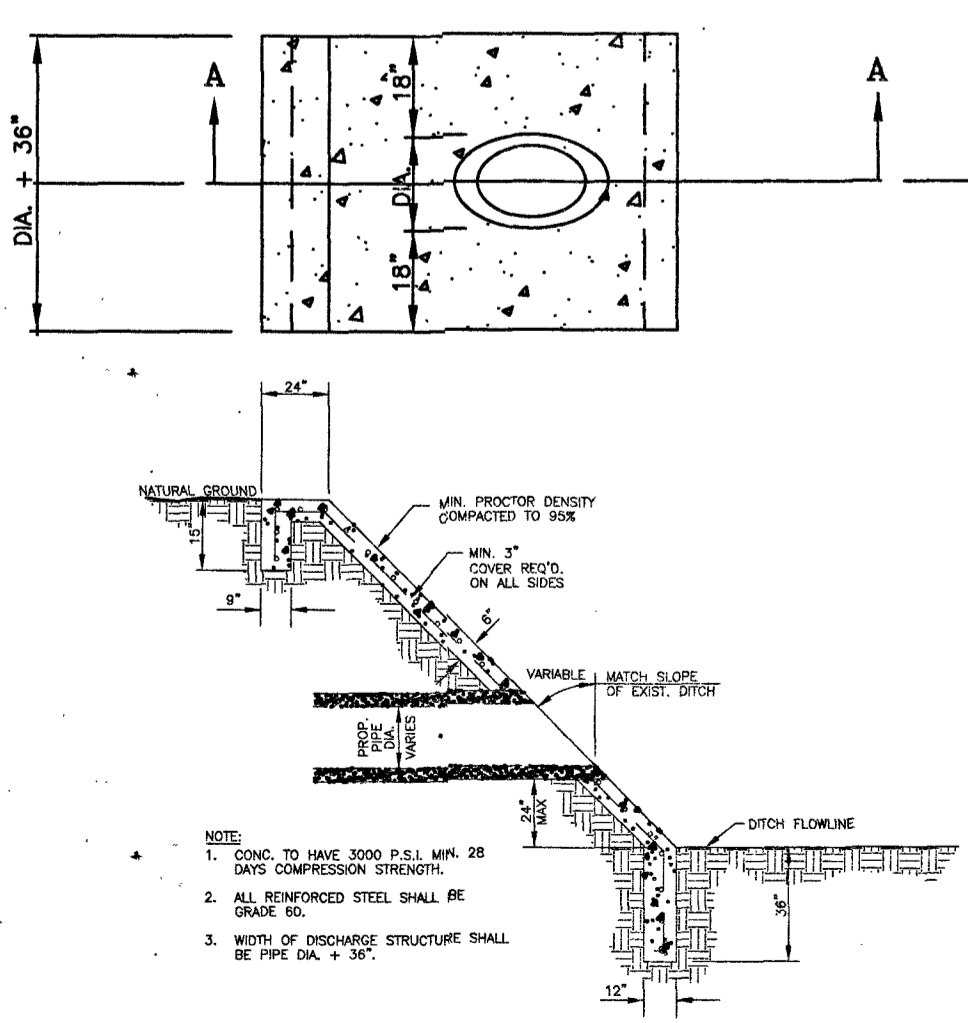
CURB AND GUTTER DETAIL
NOT TO SCALE

- 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 ROAD CONSTRUCTION JOINTS SHALL NOT EXCEED 10' C.C.
 4. EXPANSION JOINTS SHALL HAVE 3" EXPANSION JOINT MATERIAL AND 3 No. 4 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.

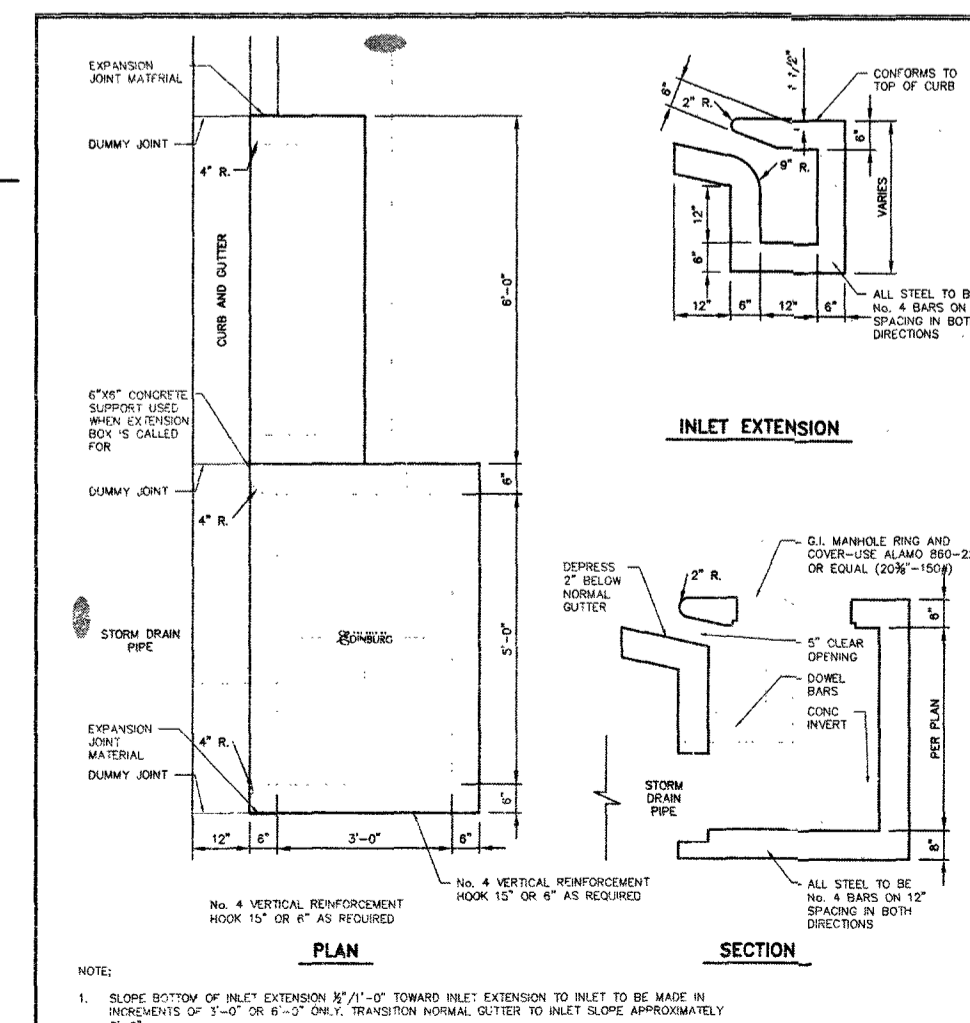


**MINOR RESIDENTIAL STREET SECTION
(32' BB - 50' R.O.W.) - DETAIL**

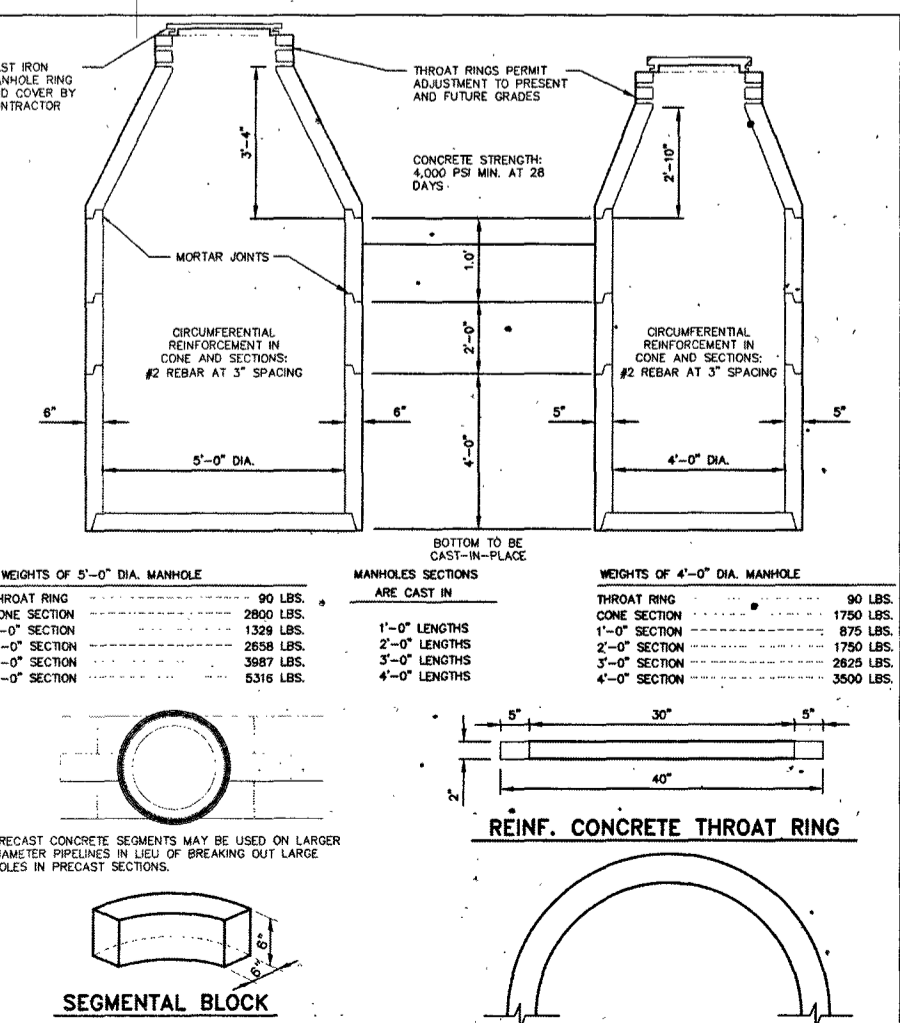
- (*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
- NOTES:**
1. IF AN ALTERNATIVE PAVEMENT SECTION IS REQUESTED, A PAVEMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
 2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS).
- | Retained on Sq. Yards | Percent Required |
|---------------------------|------------------|
| No. 1 | 20 |
| No. 2 | 30 |
| No. 3 | 40 |
| No. 4 | 50 |
| No. 5 | 60 |
| No. 6 | 70 |
| No. 7 | 80 |
| No. 8 | 90 |
| No. 9 | 100 |
| Max. Wet Bulb Bul. Pt. | 15 |
| Max. Wet Bulb Max. Amount | 30 |



H.C.D.#1 STORM DISCHARGE STRUCTURE



TYPE "A" INLET WITH EXTENSION - DETAILS



PRECAST CONCRETE MANHOLES - DETAILS