



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 01-29-2013

PROPOSED SALIDA DEL SOL ESTATES PHASE VI SUBDIVISION, PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: MARIO FLORES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 20 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Mile 5 1/2 North Road (Circle 6 Rd) and 1/4 mile West of Washington Palms Rd.

SUBDIVISION LIES WITHIN THE: The rural area of the County.
 ETJ of _____ and was approved administratively by said City.
 ETJ of _____ and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-25-12 PROPERTY LIES WITHIN FLOOD ZONE: "C & A" AS PER FEMA.

DRAINAGE DESIGN: On Site Detention Swales with Storm Drainage

DISTANCE TO A DRAIN DITCH: Adjacent to the subdivision East property line.

ROAD R.O.W. DEDICATION: 26.20 feet on Mile 5 1/2 Road (Circle 6 Road).

H.C.R.O.W. APPROVED DATE: 10-16-2012; By, Victor Gallardo R.O.W. AGENT

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Aniceto Izaguirre
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____
 SANITARY SEWER BY: _____ LINE SIZE: _____ LOCATION: _____.

WATER SERVICE PROVIDER: AGUA S.U.D. LINE SIZE: 8" LOCATION: North of Mile 5 1/2 Rd.

H.C.O.E.C. APPROVED DATE: 10-18-2012; By Martin Ramirez, Director of Office of Environmental Compliance

SMALL CONSTRUCTION

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

LARGE CONSTRUCTION

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

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON: _____

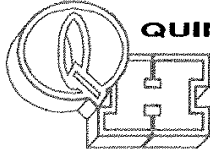
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of _____.

Preliminary Approval subject comments and future recommendations by planning and other Departments

Final Approval subject to recommendations other departments

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.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eutalio Ramirez, P.E.

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Municipal & County Projects ★ Subdivisions ★ Surveys

November 26, 2012

Mr. Raul Sesin, P.E.
Planning Administrator
Hidalgo County Planning Department
1304 South 25th Street
Edinburg, Texas 78542

Re: SALIDA DEL SOL ESTATES PHASE VI

Dear Mr. Sesin:

On behalf of the developer 3F Developers, I am requesting to the Hidalgo County Commissioners' Court consideration for the paving standard of Mile 5 1/2 North Road to be as follows:

- 1 1/2" Hot Mix Asphalt – 24.0 feet wide (Required is 36.0 feet)
- 8" Caliche Base – 28.0 feet wide (Required is 40.0 feet)

The existing paving section of this road to the east is 24.0 feet wide. Attached are our engineers cost estimates for both scenarios.

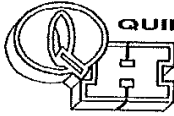
The developer will be responsible for the installation of the Type "CC" Inlet, the 18-inch storm sewer pipe and the Rip-Rap as required by the County and as shown on our construction plans.

Please present this request to the Hidalgo County Commissioners' Court for their consideration.

Should you have any questions or need additional information, please feel free to call me at 381-6480.

Respectfully,

Alfonso Quintanilla, P.E., R.P.L.S.
President



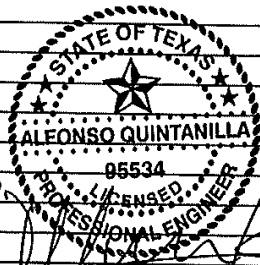
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors
 Engineering Firm Registration No. F-1613
 Surveying Firm Registration No. 100411-00
 124 E. Stubbs St. Edinburg, Texas 78659
 Phone: (956) 381-6480 Fax (956) 381-0527

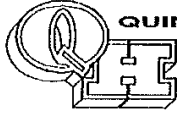
Construction Cost Estimate

Date Prepared: November 26, 2012	Sheet 1 of 1
Project: Salida Del Sol Estates Phase VI	BASIS OF ESTIMATE <input type="checkbox"/> No Design Complete <input type="checkbox"/> Preliminary Design <input checked="" type="checkbox"/> Final Design
Number of Lots: 20 Acres: 34.42	
Location: Mile 5½ North Road west of Salida Del Sol Dr.	
Owner: 3F Developers, LLC.	
Type of Estimate: Paving Escrow	
Estimator: Alfonso Quintanilla, P.E.	

Item	Description	Unit	Quantity	Unit Cost	Total
	Mile 5½ North Road (1/3 Escrow Paving Escrow)				
	(24.0' Asphalt - 28' Caliche Base)				
	L=1,620.0 L.F.				
I.	Paving Improvements				
	1½" Hot Mix	SY	4,680	8.25	38,610.00
	8" Caliche Base	SY	5,460	6.75	36,855.00
	Subgrade	SY	5,850	1.00	5,850.00
	Re-grade Existing Roadside Ditch	LF	3,240	1.25	4,050.00
	Striping	LF	1620	0.50	810.00
	Testing (3%)	LS	1	2,585.25	2,585.25
	Type III Barricade	EA	1	644.00	644.00
				Total:	\$89,404.25
				1/3 Paving Escrow:	\$29,801.42



[Handwritten Signature] P.E.
 11-26-12



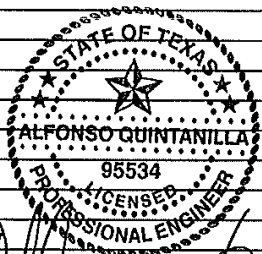
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers * Land Surveyors
 Engineering Firm Registration No. F-1613
 Surveying Firm Registration No. 100411-00
 124 E. Glubbs St. Edinburg, Texas 78539
 Phone: (956) 381-4480 Fax (956) 381-0527

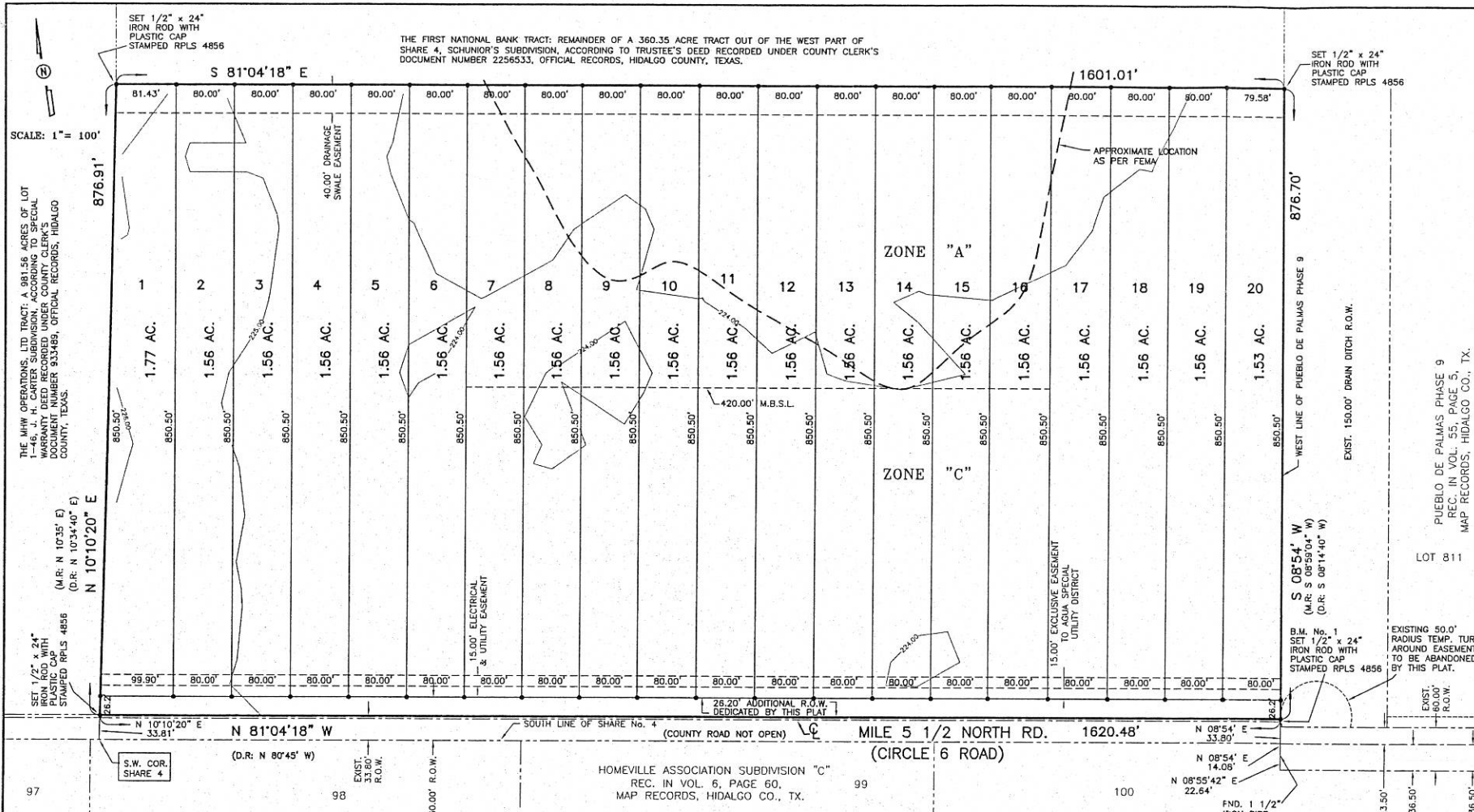
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Item	Description	Unit	Quantity	Unit Cost	Total
	Mile 5½ North Road (1/3 Escrow Paving Escrow) (36.0' Asphalt - 40.0' Caliche Base) L=1,620.0 L.F.				
I.	Paving Improvements				
	1½" Hot Mix	SY	6,480	8.25	53,460.00
	8" Caliche Base	SY	7,200	6.75	48,600.00
	Subgrade	SY	8,280	1.00	8,280.00
	Re-grade Existing Roadside Ditch	LF	3,240	1.25	4,050.00
	Striping	LF	1620	0.50	810.00
	Testing (3%)	LS	1	3,456.00	3,456.00
	Type III Barricade	EA	1	644.00	644.00
				Total:	\$119,300.00
				1/3 Paving Escrow:	\$39,766.67



Alfonso Quintanilla
 P.E.
 11-26-12

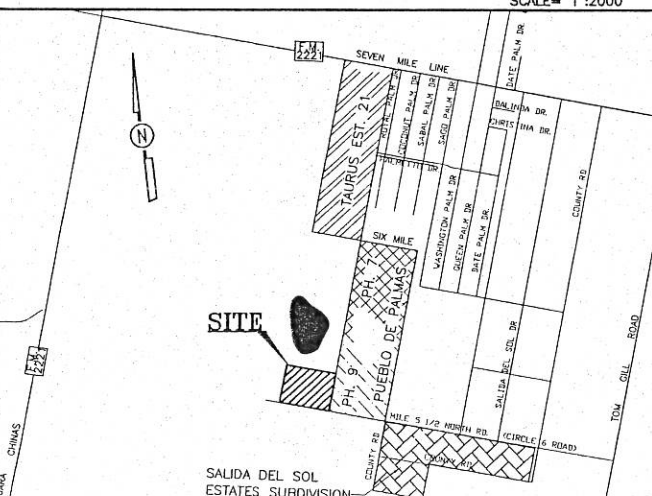


PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "A"
AREAS OF 100-YEAR FLOOD, BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS ARE NOT DETERMINED.
&
FLOOD ZONE DESIGNATION: ZONE "C"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN.
COMMUNITY-PANEL NUMBER 480334 0275 B
EFFECTIVE DATE: JANUARY 2, 1981
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0275 B EFFECTIVE DATE: JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE**
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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHES FLOOR NOTE:** MINIMUM FINISH 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- LEGEND** - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.

- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:**
FRONT: 50.00'
SIDE: 5.00'
REAR (LOTS 1-6 & 17-20): 20.00'
REAR (LOTS 7-16): 420.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER
- EACH PURCHASED 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.
- DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 86,748.58 CUBIC-Feet (1.99 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.)
- DRAINAGE SWALE EASEMENTS NOTE:**
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- BENCH MARK No. 1** ELEV.=226.50 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET LOCATED AT SOUTHEAST CORNER OF PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM
- 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 STRUCTURE SHALL BE PERMITTED** OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.
- 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FOOT 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 EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- ALL LOTS IN SALIDA DEL SOL ESTATES PHASE VI** ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN SALIDA DEL SOL ESTATES PHASE VI TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF SALIDA DEL SOL ESTATES PHASE VI THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS ("COUNTY"), AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 ("DRAINAGE DISTRICT") MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING SALIDA DEL SOL ESTATES PHASE VI BECAUSE OF AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATION, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN SALIDA DEL SOL ESTATES PHASE VI, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND THE AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN SALIDA DEL SOL ESTATES PHASE VI ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY) TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AND INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- MARIO FLORES**, THE OWNER & SUBDIVIDER OF SALIDA DEL SOL ESTATES PHASE VI RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED IN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
4. RISER
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL & MULTIFAMILY 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 CONSTRUCTION OF ANY KIND SHALL BE ALLOWED** WITHIN FLOOD ZONE "A".

LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
SALIDA DEL SOL ESTATES PHASE VI, IS LOCATED IN WEST HIDALGO COUNTY NORTH SIDE OF MILE 5 1/2 NORTH ROAD (CIRCEL 6 ROAD) 3,850.0 FEET WEST OF SALIDA DEL SOL DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 77,098). SALIDA DEL SOL ESTATES PHASE VI LIES APPROXIMATELY 7.7 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 5-MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. IT LIES IN PRECINCT NO. 3.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: MARIO FLORES	5114 N. INSPIRATION RD.	MISSION, TX 78572	(956)585-3477	(956)585-2928
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

**SUBDIVISION PLAT OF
SALIDA DEL SOL ESTATES
PHASE VI**

A 34.42 ACRE TRACT OF LAND OUT OF SHARE No.4, SCHUNIOR'S SUBDIVISION OF PORCIONES 73, 74 AND 75, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1086344, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 34.42 ACRE TRACT OF LAND OUT OF SHARE No.4, SCHUNIOR'S SUBDIVISION OF PORCIONES 73, 74 AND 75, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1086344, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF SHARE No.4 AND ON THE NORTH LINE OF MILE 5 1/2 NORTH ROAD (CIRCEL 6 ROAD) FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 10°10'20" E (MAP RECORD: N 10°35' E), 33.81 FEET FROM THE SOUTHWEST CORNER OF SHARE No.4.

THENCE: N 10°10'20" E (MAP RECORD: N 10°35' E), A DISTANCE OF 876.91 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF THE FIRST NATIONAL BANK TRACT (REMAINDER OF A 360.35 ACRE TRACT OUT OF THE WEST PART OF SHARE 4, SCHUNIOR'S SUBDIVISION, ACCORDING TO TRUSTEE'S DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2256533, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°04'18" E, ALONG THE SOUTH LINE OF THE FIRST NATIONAL BANK TRACT, A DISTANCE OF 1,601.01 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF PUEBLO DE PALMAS PHASE 9 (RECORDED IN VOLUME 55, PAGE 5, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°54' W (MAP RECORD: S 08°59'04" W); ALONG THE WEST LINE OF PUEBLO DE PALMAS PHASE 9, A DISTANCE OF 876.70 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF A MILE 5 1/2 NORTH ROAD (CIRCEL 6 ROAD) FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°04'18" W, ALONG THE NORTH LINE OF SAID MILE 5 1/2 NORTH ROAD, A DISTANCE OF 1,620.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.42 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH AMENDED SALIDA DEL SOL ESTATES PHASE III, RECORDED IN VOLUME 41, PAGE 199, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: 9-21-12



**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SALIDA DEL SOL ESTATES PHASE VI WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 9-21-12.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SALIDA DEL SOL ESTATES PHASE VI WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON 9-21-12.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

INDEX OF SHEETS

SHEET 1- HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP OF TOPOGRAPHY OF DRAINAGE, AND ENGINEERING (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; R.O.W. AND HIDALGO COUNTY HEALTH DEPT. CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; COUNTY JUDGE CERTIFICATION; AGUA S.U.D. CERTIFICATE, H.C.D.D. No. 1 CERTIFICATE, REVISION NOTES

SHEET 2- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY OF DRAINAGE, AND ENGINEERING (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; R.O.W. AND HIDALGO COUNTY HEALTH DEPT. CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; COUNTY JUDGE CERTIFICATION; AGUA S.U.D. CERTIFICATE, H.C.D.D. No. 1 CERTIFICATE, REVISION NOTES

SHEET 3- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF ENGINEER'S CERTIFICATION AND STATEMENT; REVISION NOTES.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

**STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, **MARIO FLORES**, AS OWNER OF THE 34.42 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SALIDA DEL SOL ESTATES PHASE VI, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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 STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(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.

MARIO FLORES _____ DATE _____
3F DEVELOPERS, L.L.C.
5114 N. INSPIRATION RD.
MISSION TX, 78572

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared **MARIO FLORES**, who proved to me through his Texas Department of Public Safety Driver 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 she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

LILIA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires July 23, 2016

LILIA A. QUINTANILLA-- NOTARY PUBLIC

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

WE, THE UNDERSIGNED CERTIFY that this plat of the SALIDA DEL SOL ESTATES PHASE VI was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ date _____
ATTEST: Hidalgo County Clerk _____ date _____

I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE SALIDA DEL SOL ESTATES PHASE VI, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

MR. FRANCISCO FLORES
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

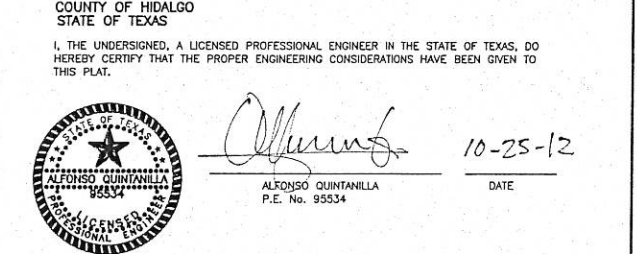
NOTE:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE 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
By: _____

**COUNTY OF HIDALGO
STATE OF TEXAS**

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 10-25-12



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

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

By: _____ DEPUTY

FILE NAME	DATE PREPARED	DATE REVISION	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\MISSON\SALIDA DEL SOL ESTATES PHASE VI SUBD\PLAT	9-21-12		M. FLORES		

SHEET NO. 1 OF 3 SHEETS

DATE OF PREPARATION: SEPT 21, 2012