



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: 04-02-2013

PROPOSED RANCHO SARITA SUBDIVISION SUBDIVISION, PRECINCT No. 3.

ENGINEER: ARTURO GARCIA ENGINEERING DEVELOPER: CESAR FLORES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: West of Moorefield Rd. approximately 1/2 mile North of Mile 5 North Rd.

The rural area of the County.

SUBDIVISION LIES WITHIN THE: ETJ of Mission 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 12-01-10 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: On-site detention swales

DISTANCE TO A DRAIN DITCH: East of the development approximately 1 1/2 miles

ROAD R.O.W. DEDICATION: 25 feet on Moorefield Rd.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-07-12 By, Roy Gonzalez R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-29-12 By, Chardo Ramos

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Isidoro Gomez

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

SANITARY SEWER BY: _____ LINE SIZE: _____ LOCATION: _____.

WATER SERVICE PROVIDER: Sharyland Water Supply Corp LINE SIZE: 4" LOCATION: Moorefield Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 11-20-12 : By Martin Ramirez

CONSTRUCTION GENERAL PERMIT NOT REQUIRED

Total project size is less than 1 acres, less than 1 acre of soil disturbance will take place during construction. No further submittals will be required. This approval will also cover the final subdivision approval. Since no Construction General Permit (C.G.P.) coverage is required.

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.

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 Mission.

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.

LOG OF ITEMS LACKING DURING SUBDIVISION REVIEW

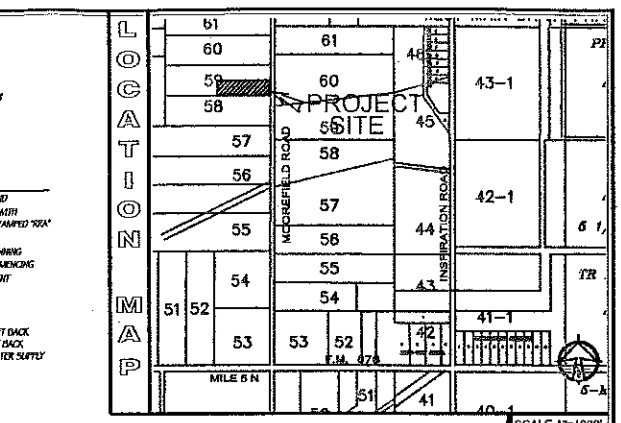
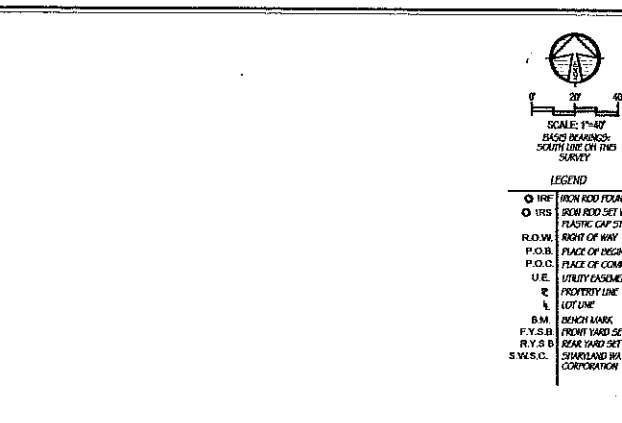
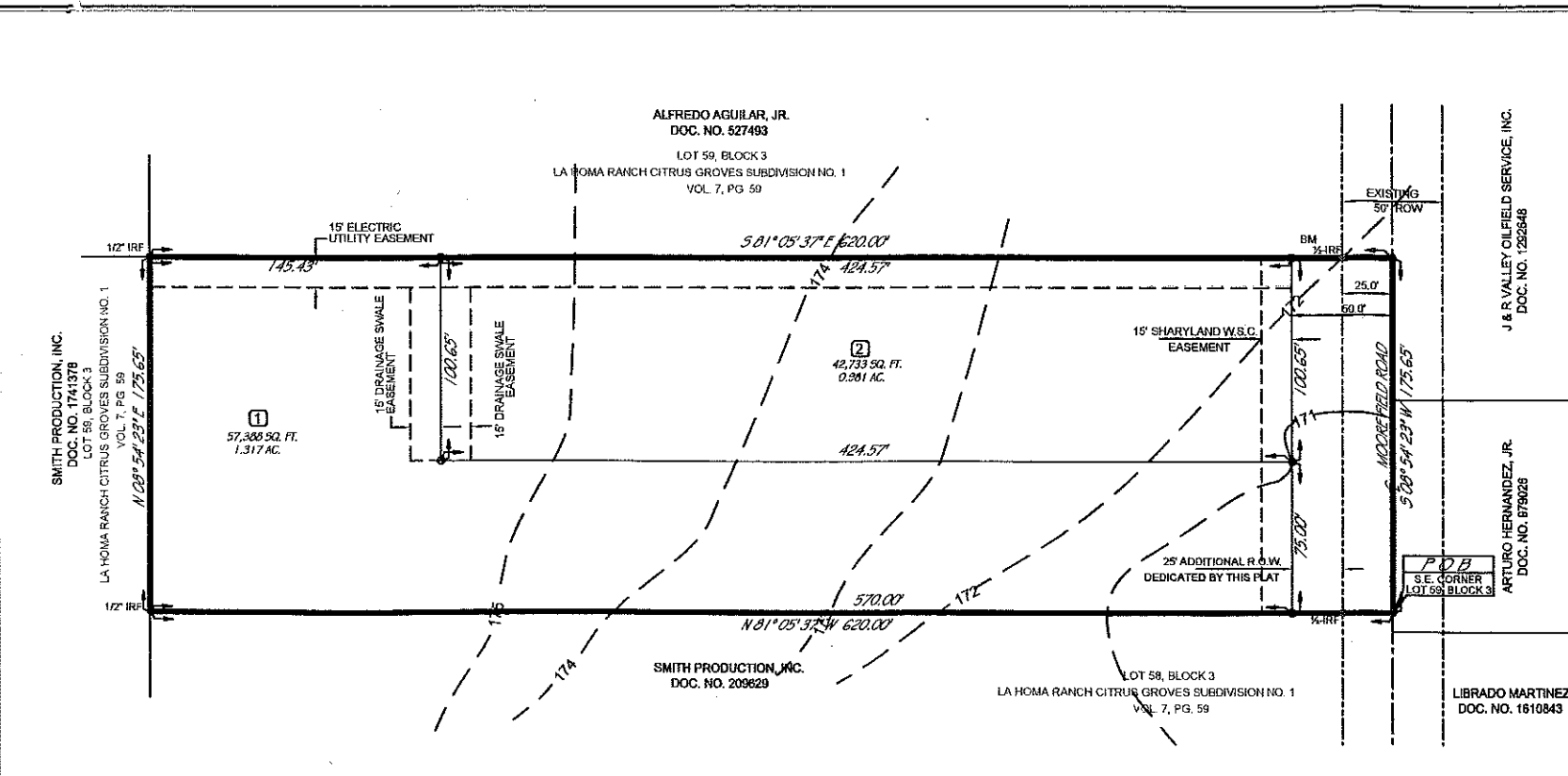
Name of Subdivision:

Rancho Sarita 4th Review

Page

1 of 1

Item Log	<p align="center"><u>Rancho Sarita 3RD Review</u> Additional plat notes</p>	Date	Initials
27	<p><u>2ND SHEET COMMENTS:</u> Office building needs to be adjusted to respect the minimum 6 feet side setback. Make sure structure is moved before final inspection.</p>	03-14-2013	JRT
28	Make sure all amounts on the water engineering report coincide with the 30 year letter and final construction cost estimate.		
30	Make sure all correction on engineering reports are reflected on the Spanish engineering version.		



GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION, ZONE "X" DEFINED AS AREAS OF 500-YR FLOOD; AREAS OF 100-YR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 4-FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YR FLOOD BASED ON COMMUNITY-PANEL NUMBER 480334 0290 D MAP REVISED: JUNE 6, 2000, FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR INCORPORATED AREAS OF HIDALGO COUNTY, TEXAS.
- SETBACKS:** FRONT: 50.00 FEET; REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES; SIDE: 10.00 FEET, OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL 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 FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL 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 OF DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:** NAIL SET IN POWER POLE LOCATED AT NORTHEAST CORNER OF SAID PROPERTY ON WEST RIGHT-OF-WAY. ELEVATION 165.0 (N.G.V.D. 1929).
- 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 3.194 CUBIC FEET, 0.0733 ACRE-FEET (LOT 1: 1,294 C.F. AND LOT 2: 1,900 C.F.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY DEPRESSED YARD AREAS IN SWALES PARALLEL TO THE PROPERTY LINES IN ACCORDANCE WITH HIDALGO COUNTY CRITERIA.
- DRAINAGE SWALE EASEMENTS NOTE:** NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY SWALES OR UTILITY EASEMENTS. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION AND MAINTENANCE OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- 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.
 - OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 0.50 ACRE LOT AREA WITH POTABLE WATER SUPPLY.
 - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - 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 BASED ON SITE VISITS AND SOIL REPORT INFORMATION DATE SEPTEMBER 7, 2007.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- 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, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- CEESAR FLORES & MARIA TERESA FLORES, THE OWNERS & SUBDIVIDERS OF RANCHO SARITA SUBDIVISION, RETAIN 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- NO PERMANENT 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 NATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHER OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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 OCCUPANCY AN EASEMENT, AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- SIDEWALKS ALONG MOOREFIELD ROAD ARE NOT REQUIRED.
- NO INDIVIDUAL DRIVEWAY ACCESS ALLOWED FROM (MOOREFIELD ROAD) ONTO LOTS 1 AND 2. A 24-FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS FROM (MOOREFIELD ROAD).
- DRAINAGE DETENTION POND SHALL CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PLAT PROJECT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT AND WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY THE OWNER AND INSPECTED BY THE COUNTY.
- THE HOMEOWNER'S ASSOCIATION AND / OR LOT OWNERS SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREET LIGHTS. ANY REQUEST FOR DEDICATION OF PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
- ALL LOTS IN RANCHO SARITA SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUNOFF FROM ALL LOTS IN RANCHO SARITA SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS A "DRAINAGE SWALE EASEMENT" AREAS. LOT OWNERS OF RANCHO SARITA SUBDIVISION 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 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 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 RANCHO SARITA SUBDIVISION BECAUSE AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN RANCHO SARITA SUBDIVISION, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY (AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO A LOT IN RANCHO SARITA SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY), TO RELEASE THE DRAINAGE SWALE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 WE, CESAR FLORES AND MARIA TERESA FLORES, AS OWNERS OF THE 2.50 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHO SARITA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE, 222.032 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.

METES AND BOUNDS
 Being the East 2.50 acres out of the South 5.00 acres of Lot 59, Block 3, LA HOMA RANCH CITRUS GROVES SUBDIVISION NO. 1, Hidalgo County, Texas, as per Map recorded in Volume 7, Page 59, Map Records, Hidalgo County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of said Lot 59, same being the centerline of 50-foot Moorefield Road, said point being the PLACE OF BEGINNING and the Southeast corner of this tract;
 THENCE, NORTH 81° 05' 37" WEST, along the South line of Lot 59, at 25.00 feet a 1/4-inch iron rod found in the West right-of-way line of said Moorefield Road, continuing for a total distance of 620.00 feet to the Southwest corner of this tract;
 THENCE, NORTH 08° 54' 23" EAST, parallel to the West line of Lot 59, a distance of 175.65 feet to a 1/2-inch iron rod found, said point being the Northwest corner of this tract;
 THENCE, SOUTH 81° 05' 37" EAST, parallel to the North line of Lot 59, at 25.00 feet a 1/4-inch iron rod found in the West right-of-way line of said Moorefield Road, continuing for a total distance of 620.00 feet to a 1/2-inch iron rod found, for the Northeast corner of this tract;
 THENCE, SOUTH 08° 54' 23" WEST, along to the centerline of said Moorefield Road, a distance of 175.65 feet to a 1/2-inch iron rod found, to PLACE OF BEGINNING and containing 2.50 acres of land more or less.

NOTARY PUBLIC FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES ON _____

STATE OF TEXAS HIDALGO COUNTY
CERTIFICATE OF PLAY APPROVAL UNDER LOCAL GOVERNMENT CODE §232.026(b)
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHO SARITA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY _____, 2012.

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

COUNTY CLERK'S RECORDING CERTIFICATE
 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

STATE OF TEXAS HIDALGO COUNTY
 THIS PLAT APPROVED BY UNITED IRRIGATION DISTRICT THIS THE DAY _____ OF _____, 2012. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON UNITED IRRIGATION DISTRICT RIGHT-OF-WAYS OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE UNITED IRRIGATION DISTRICT; PROVIDED, HOWEVER, THAT THE DEVELOPER AGREES TO BE RESPONSIBLE FOR COMPLYING WITH ANY AND ALL PERMITTING REQUIREMENTS REQUIRED BY THE STATE OF TEXAS AND/OR THE TCEQ RELATING TO DRAINAGE.

DISTRICT PRESIDENT _____ ATTEST: SECRETARY _____
 DATE: _____ DATE: _____

STATE OF TEXAS COUNTY OF HIDALGO
 I, THE UNDERSIGNED, ARTURO GARCIA, JR., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

ARTURO GARCIA, JR., PE #69356
 TEXAS REGISTERED ENGINEERING FIRM F-5914
 ARTURO GARCIA ENGINEERING SERVICES, PLLC
 DATE: _____
 P.O. BOX 4526
 McALLEN, TEXAS 78502
 PHONE (958) 630-3340
 FAX (958) 630-3888

STATE OF TEXAS COUNTY OF HIDALGO
 I, THE UNDERSIGNED, PABLO PEÑA III, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

PABLO PEÑA III RPLS #6242
 REGISTERED PROFESSIONAL LAND SURVEYOR
 DATE SURVEYED: _____
 1001 WEST WHITEMING - P.O. BOX 4320
 McALLEN, TEXAS 78501
 (958) 682-8812

CITY OF MISSION
CERTIFICATE OF APPROVAL
 UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHO SARITA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION _____ DATE _____
 ATTEST: CITY SECRETARY _____ DATE _____

THIS PLAT OF RANCHO SARITA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS _____ DAY OF _____, 2012.

CHAIRMAN _____
 STATE OF TEXAS COUNTY OF HIDALGO
 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No.1 BY: _____

RANCHO SARITA SUBDIVISION
 HIDALGO COUNTY, TEXAS

2.50 ACRE TRACT OF LAND OUT OF LOT 59, BLOCK 3, LA HOMA RANCHO CITRUS GROVES SUBDIVISION NO. 1 HIDALGO COUNTY, TEXAS, RECORDED IN VOL. 7, PG. 59, MAP RECORDS HIDALGO COUNTY.

PROJECT NAME: RANCHO SARITA SUBDIVISION	
PROJECT LOCATION: HIDALGO COUNTY, TEXAS	
PLANS FOR: SUBDIVISION PLAT	
DATE: _____	BY: _____
SCALE: 1" = 40'	DATE: _____
DATE: _____	DATE: _____

1. TCEQ-Civil-Stormwater-Non-Point-Source-Management-Plan-and-619-Permit-Process
 2. Final Engineering Report, including Description of Work and Sanitary Sewer Single-Span (Vertical), Legend, Description of Drainage and Drainage Swales, Map of Topography and Engineering Flood Control, Soil Evaluation, Subdivisor Certificate of Approval, Revision Notes Prepared by Arturo Garcia Engineering PLLC, Sheet Number

PRINCIPAL CONTACTS					
OWNER/S	NAME	ADDRESS	CITY, STATE & ZIP CODE	PHONE	FAX
	CESAR FLORES	2013 RICHMOND STREET	MISSION, TEXAS 78574	(956) 581-5150	
ENGINEER:	ARTURO GARCIA, JR.	P.O. BOX 4526	McALLEN, TEXAS 78502	(956) 630-3340	(956) 287-4634
SURVEYOR:	PABLO PEÑA III	1001 WEST WHITEMING	McALLEN, TEXAS 78501	(956) 682-8812	(956) 631-7362

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 RANCHO SARITA SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY AT 3.125 FEET NORTH OF MILE 5 NORTH ROAD WEST SIDE OF MOOREFIELD ROAD. THE NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 68,900). RANCHO SARITA SUBDIVISION LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS. THIS SUBDIVISION DOES FALL WITHIN ANY EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY AND LIES IN PRECEDENT NO. 3.

FINAL ENGINEERING REPORT FOR RANCHO SARITA SUBDIVISION

RANCHO SARITA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION. THE SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION HAS PROVIDED DOCUMENTATION TO SUBSTANTIATE THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. SHARYLAND WATER SUPPLY CORPORATION HAS A 4" WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY LINE OF MOOREFIELD ROAD.

THE WATER SERVICE FOR RANCHO SARITA SUBDIVISION WILL CONSIST IN (1) 1" DIAMETER DUAL SERVICE LINE SPLITTING INTO 2 - 5/8" SERVICES CONNECTING INTO THE METER BOX.

THE SUBDIVIDER HAS PAID A TOTAL OF \$1,200.00 FOR AN APPROPRIATED WATER DISTRIBUTION SYSTEM. IN ADDITION, THE SUBDIVIDER HAS PAID SHARYLAND WATER SUPPLY CORPORATION THE SUM OF \$1,200.00 OR \$600.00 PER LOT FOR THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE OWNER, SHARYLAND WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT THE CHARGE OF THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY SHARYLAND WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES: SEWAGE FROM RANCHO SARITA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND A DRAIN FIELD ON EACH LOT. THE UNDERGROUND 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.

HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS: EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, SURVEY INDICATES A HIDALGO SANDY CLAY LOAM AND TWO (2) TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM HIDALGO FINE SANDY LOAM EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,100.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. IF NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

THE SUBDIVIDER WILL HAVE SEPTIC TANKS AND DRAINFIELDS INSTALLED IN EACH LOT IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE TOTAL SALE PRICE OF THE LOT.

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 16.3A WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DESCRIBED ABOVE, ARE AS FOLLOWS: WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED AT A COST OF \$1,200.00 EXCEPT FOR INSTALLATION OF WATER METER, WHICH COST \$600.00. THE SUBDIVIDER HAS PAID A TOTAL OF \$1,200.00 TO COVER THE COSTS OF METER INSTALLATION AND MEMBERSHIP FEES. SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,100.00 PER LOT (ALL INCLUDING), FOR A TOTAL OF \$2,200.00 FOR THE ENTIRE SUBDIVISION.

ARTURO GARCIA, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER No. 69356
TEXAS REGISTERED ENGINEERING FIRM F-5914
DATE: _____
ARTURO GARCIA ENGINEERING SERVICES, PLLC
P.O. BOX 4526
MULLEN, TEXAS, 78032
PHONE (569)30-3340



REPORTE FINAL DE INGENIERIA PARA EL DESARROLLO RANCHO SARITA

EL DESARROLLO RANCHO SARITA RECIBIRA SU PROVISION DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION. LA COMPANIA DE SHARYLAND WATER SUPPLY CORPORATION Y EL DUEÑO DEL DESARROLLO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS Y SHARYLAND WATER SUPPLY CORPORATION TENDRA QUE PRESENTAR LA DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. SHARYLAND WATER SUPPLY CORPORATION TIENE UNA LINEA DE AGUA DE 4" QUE CORRE EN EL LAZO OESTE DEL TERRENO DE LA CALLE MOOREFIELD ROAD.

EL SERVICIO DE AGUA PARA EL DESARROLLO RANCHO SARITA CONSISTE EN UN (1) SERVICIO DE AGUA DOBLE DE 1" QUE CORRE AL SOLAR PARA RECORRER EN SERVICIO DE AGUA DE 5/8" DE DIAMETRO TERMINANDO EN LAS CAJAS DE MEDIDOR.

EL DESARROLLADOR HA PAGADO UN TOTAL DE \$1,200.00 POR EL YA DESCRITO SISTEMA DE DISTRIBUCION DE AGUA. EN ADICION EL DESARROLLADOR LE PAGARA A SHARYLAND WATER SUPPLY CORPORATION LA CANTIDAD DE \$1,200.00 O \$600.00 POR SOLAR PARA EL ACUERDO DE 30 AÑOS DE SERVICIO QUE CUBRE EL MEDIDOR DE AGUA, COSTOS DE INSTALACION, GASTOS DE CONEXION, Y COSTOS DE MEMEBRIA. 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.

DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERABILIDAD DEL DRENAJE: EL DRENAJE PARA DESARROLLO BLOQUES ESTADOS SERA TRATADO COMO UN INDIVIDUAL "ON-SITE SEWAGE FACILITY" (OSSF) CONSISTENDO DE UN DISEÑO STANDARD. SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO ASISTOR 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 ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HIDALGO COUNTY HEALTH DEPARTMENT.

PUNTOS PRINCIPALES DEL REPORTE: CADA SOLAR EN LA SUBDIVISION PROPUESTA DEBE SER, AL MENOS DE 0.50 ACRE DE TAMAÑO. EL SERVICIO Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. SE REALIZARON DOS (2) PRUEBAS CON AGUJEROS EN AREAS DISTINTAS DE LA SUBDIVISION EN LOS LOTES (NO FUERON NECESARIAS PRUEBAS ADICIONALES PORQUE EL SUELO ES UNIFORME. EL AREA DELIMITADA DEL SUELO ES UNIFORME, DE MARCA ARENA FINA DE HIDALGO EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION, NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR ES \$1,100.00 INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO. SI NINGUNA FOSA SEPTICA HA SIDO INSTALADA AL MOMENTO DE LA APLICACION FINAL DEL PLAT EL DUEÑO DEL DESARROLLO PONDRÁ UN CARTA DE CREDITO CUANDO SE REGISTRE EL DOCUMENTO FINAL DEL DESARROLLO AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL PARA EL SISTEMA SEPTICO DE \$1,100.00. EL DUEÑO DE LA SUBDIVISION INCLUIRA LA FOSA COSTO DEL SISTEMA SEPTICO EN PRECIO DE VENTA DEL SOLAR. EL DUEÑO CON EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO PARA OBTENER EL PERMISO DE CONSTRUCCION FOSA SEPTICA.

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 16.341 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON: FACILIDADES DE AGUA: EL SISTEMA / SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO A UN COSTO DE \$1,200.00, MENOS LOS MEDIDORES DE AGUA MECANICOS QUE COSTARAN \$600.00 POR LOTE. FACILIDADES DE DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$1,100.00 POR LOTE (TODOS INCLUIDO) A UN COSTO TOTAL DE \$2,200.00 PARA LA SUBDIVISION.

SUBDIVIDER CERTIFICATION: I, 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 TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT: I, WE CESAR FLORES & MARIA TERESA FLORES SUBDIVIDERS OF RANCHO SARITA SUBDIVISION HEREBY CERTIFY AN ADEQUATE SEWER FACILITY IS AVAILABLE ON ANY LOT, THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS OF THE STATE AS RECORDED BY STATE AND COUNTY REGULATIONS.

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CESAR FLORES & MARIA TERESA FLORES PROVED TO ME THROUGH HIS OR HER 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, THEREIN AFFIRMED THAT THE STATEMENT THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON: _____

DRAINAGE STATEMENT
For
RANCHO SARITA SUBDIVISION
Being a tract of land containing 2.50 acres, situated in Hidalgo County, Texas and also being part or portion of LOT 59, BLOCK 3, LA HOMA RANCHO CITRUS GROVES SUBDIVISION, map reference: Volume 1, Page 35, H.C.M.R., Hidalgo County, Texas.

This subdivision, a two (2) lot residential and commercial subdivision, comprising 2.50 acres is located on the west side of Moorefield Drive, and 3,150 feet north of Mile 8 North Road (7th St), with the intersection of the centerline of Moorefield Drive and 2.50 miles north of the City of Mission City Limits and is within Mission, Texas E.T.J.

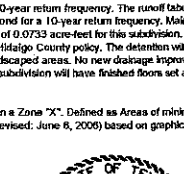
The property falls within Zone "X" of the Flood Insurance Rate Map, Community Panel No. 480334 0299 D, Map revised June 8, 2000. Topographic maps of the general area indicate the natural ground slope to the northeast. Ninety-six percent (96%) of this site predominantly falls within areas of soils designated as Hidalgo Fine Sandy loam comprised of sandy loam soils (Map Symbol 25, 28 & 30) and are within Hydrologic Group "B" and are well drained, moderately permeable and have slow runoff, the remaining four percent (4%) southeastern portion fall within areas of soils designated as Rio Fine Sandy loam and Rio Clay loam are sandy clay loam soils (Map Symbol 5B & 60 respectively) and are within Hydrologic Group "D" and are poorly drained, slowly permeable and subject to ponding with all soils having ground slopes between 0 to 1 percent in accordance with the Soil Survey of Hidalgo County, Texas as published by the United States Department of Agriculture, Soil Conservation Service in cooperation with the Texas Agricultural Experiment Station.

Presently the site has a mobile home, sand and gravel business with native mesquite trees and natural valley grasses. Existing runoff from the site is via overland flow in a north and easterly direction into the existing roadside ditch within Moorefield Drive and ultimately discharges into the West Main Drain II, maintained by Hidalgo County Drainage District No. 1. Degraded yard areas provide detention for the property before discharging into the existing roadside ditch within Moorefield Drive.

New improvements of a residential home, paved driveway, and landscaped yard improvements planned that an increase in impervious cover being considered at this time. The runoff tabulated for existing conditions will generate a flow of 1.77 cubic feet per second for a 10-year return frequency. Maintaining the original runoff of the area tabulates a required detention of 0.0733 acre-feet for this subdivision. The detention will be detained in accordance with City of Mission and Hidalgo County policy. The detention will be accomplished within dedicated drainage swales and landscaped areas. No new drainage improvements proposed for this subdivision. New structures set in this subdivision will have finished floors set above the 100-year flood level.

By my signature below, I certify that this subdivision lies in a "Zone X". Defined as Areas of minimal flooding based on (Community Panel No. 480334 0299 D Map Revised: June 8, 2000) based on graphical representation on date signed.

ARTURO GARCIA, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER No. 69356
TEXAS REGISTERED ENGINEERING FIRM F-5914
DATE: _____
ARTURO GARCIA ENGINEERING SERVICES, PLLC
P.O. BOX 4526
MULLEN, TEXAS, 78032
PHONE (569)30-3340



WATER/OSSF DESIGN, TOPOGRAPHY & DRAINAGE LAYOUT
MAPA TOPOGRAFICO, DRENAJE Y DISEÑO DE AGUA/OSSF
Rancho Sarita Subdivision
HIDALGO COUNTY, TEXAS
2.50 ACRE TRACT OF LAND OUT OF LOT 59, BLOCK 3, LA HOMA RANCHO CITRUS GROVES SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, RECORDED IN VOL. 7, PG. 59, MAP RECORDS HIDALGO COUNTY.

PROJECT NAME	RANCHO SARITA SUBDIVISION
PROJECT LOCATION	HIDALGO COUNTY, TEXAS
PLANS FOR	SUBDIVISION PLAT
DATE	
BY	ARTURO GARCIA, JR.
CHECKED BY	FLORES
DATE	APR 27, 2007

COST ESTIMATE	
WATER SUPPLY SYSTEM:	\$1,200.00
SEPTIC TANK SYSTEM:	\$2,200.00
DRAINAGE SYSTEM:	\$500.00

