



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

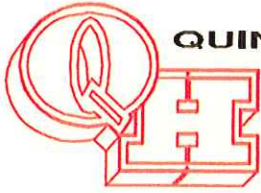
HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 06-11-2013

PROPOSED MIRAGE RANCHES SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES, INC. DEVELOPER: RICHARD. A GARZA

<input checked="" type="checkbox"/>	PRELIMINARY APPROVAL	<input type="checkbox"/>	FINAL APPROVAL	<input type="checkbox"/>	FINAL APPROVAL WITH FINANCIAL GUARANTEE	<input checked="" type="checkbox"/>	WITH VARIANCE
NUMBER OF LOTS:		<u>25</u> <input checked="" type="checkbox"/> *SINGLE FAMILY <input type="checkbox"/> *MULTI-FAMILY <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> INSTITUTIONAL					
LOCATION DESCRIPTION:		<u>North Side of Curry Rd, Approximately ¼ mile West of Val Verde Rd.</u>					
SUBDIVISION LIES WITHIN THE:		<input checked="" type="checkbox"/> The rural area of the County. <input type="checkbox"/> ETJ of _____ and was approved administratively by said City. <input type="checkbox"/> ETJ of _____ and was approved by the P & Z and City Commission of said City					
DRAINAGE REPORT WAS APPROVED BY HCDD#1:		ON <u>05/22/13</u> PROPERTY LIES WITHIN FLOOD ZONE: <u>"X"</u> AS PER FEMA.					
DRAINAGE DESIGN:		<u>Drainage will be accomplished by inlets discharging to the existing drainage ditch located north of the proposed subdivision.</u>					
DISTANCE TO A DRAIN DITCH:		<u>Abutting North of proposed subdivision.</u>					
ROAD R.O.W. DEDICATION:		<u>20 Feet North side of Curry Rd.</u>					
H.C.R.O.W. PRELIMINARY APPROVAL DATE:		<u>05/24/13</u> : By, <u>Jose Ochoa</u> R.O.W. AGENT					
H.C.H.D. PRELIMINARY APPROVAL DATE:		<u>04/11/13</u> BY <u>Elizardo "Chardo" Ramos</u> Environmental Health Division Manager					
SEWER SYSTEM:		<input checked="" type="checkbox"/> OSSF & SOIL ANALYSIS WERE CONDUCTED BY: <u>Jose Gonzalez</u> <input type="checkbox"/> OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____ <input type="checkbox"/> SANITARY SEWER BY: _____ LINE SIZE: <u>"</u> LOCATION: <u>_____</u> .					
WATER SERVICE PROVIDER:		<u>N.A.W.S</u> LINE SIZE: <u>6"</u> LOCATION: <u>South of Curry Rd.</u>					
H.C.O.E.C. PRELIMINARY APPROVAL DATE:		<u>04/09/13</u> : By <u>Martin Ramirez</u> , Environmental Compliance Coordinator <input checked="" type="checkbox"/> LARGE CONSTRUCTION <i>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.</i>					
REQUEST FOR FINAL APPROVAL WITH:		<input type="checkbox"/> Cash Deposit : Amount: \$ _____ For: <input type="checkbox"/> OSSF(S) <input type="checkbox"/> PAVING <input type="checkbox"/> DRAINAGE <input type="checkbox"/> STREET SIGNS <input type="checkbox"/> A Letter of Credit Financial Institution: _____ L.O.C No. _____ Amount: \$ _____ For: <input type="checkbox"/> OSSF(S) <input type="checkbox"/> PAVING <input type="checkbox"/> DRAINAGE <input type="checkbox"/> STREET SIGNS					
HIDALGO COUNTY SUBDIVISION ADVISORY BOARD RECOMMENDS		<input checked="" type="checkbox"/> Preliminary Approval with Variance Request subject comments and future recommendations by planning and other departments VARIANCE REQUEST TO HIDALGO COUNTY SUBDIVISION RULE, TITLE B CHAPTER 2.8 BLOCK AND LOTS SECTION B <input type="checkbox"/> Final Approval subject to recommendations other departments <input type="checkbox"/> Final Approval with financial guarantee.					
		* <u>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.</u>					



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E., R.P.L.S. Eulalio Ramirez, P.E.
Engineering Firm Registration No. F-1513
Surveying Firm Registration No. 100411-00
Municipal & County Projects ★ Subdivisions ★ Surveys

May 23, 2013

Mr. Raul Sesin, P.E.
Planning Administrator
County of Hidalgo
1304 S. 25TH St.
Edinburg, Texas 78539

Re: MIRAGE RANCHES SUBDIVISION

Dear Mr. Sesin:

On behalf of the developer, I am requesting the following variance from the Hidalgo County Subdivision Model Rules:

- Title B Section 2.8B Minimum lot width for residential lots are 50.0 feet with 90 degree angles measured at property line for lots 6 thru 18.

Please present this request to the County Subdivision Advisory Committee and 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.
President



Hidalgo County Planning Department

Raul E. Sesin, PE, CFM
Planning Administrator

Main Office

1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Engineering Projects Office

301 E. State Street
Pharr, Texas 78577
Phone (956) 318-2840
Fax (956) 318-2844

Precinct No. 1 Substation

1902 Joe Stephens Ave.
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Rd.
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

Subdivision Review Comments for:

MIRAGE RANCHES 1st review comments

Plat is subject to additional comments from Planning, Office of Environmental Compliance, Right of Way, Health and HCDD No. 1 prior to consideration for final approval.

By: Jose R. Tovar, Engineering Tech III

Date: 04-29-2013

1ST SHEET COMMENTS:

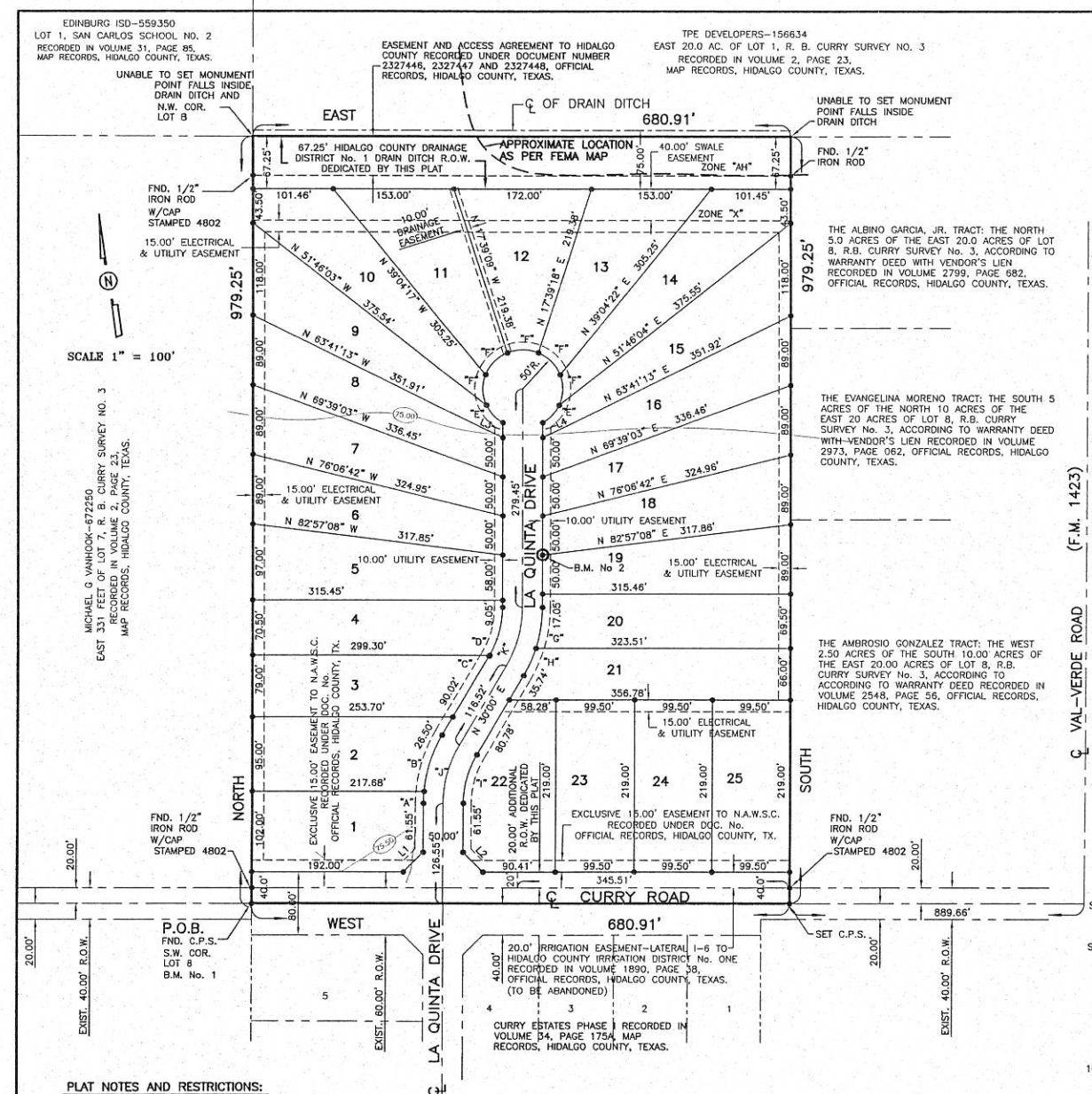
- 1) Tile B Section 2.8 B mentions that minimum lot widths for residential lots are 50 feet with 90 degree angles measured at the property line. Propose a new lot distribution design that complies with the subdivision model rules.

2nd SHEET COMMENTS:

- 18) Make sure Water Supply & Sewage Facilities **Description, costs & operability date** coincide with the Spanish translation before final.

3rd SHEET COMMENTS:

- 19) Illustrate existing drain ditch R.O.W., Canal R.O.W. or easement, Label & dimension
- 22) Confirm with H.C.R.O.W that water BIBB's remain on R.O.W. or need to be moved.



LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 45°00' W	35.36'
L2	N 45°00' W	35.36'
L3	NORTH	19.10'
L4	SOUTH	19.10'

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	21824.96	0.501
2	21966.08	0.504
3	21843.69	0.502
4	21917.48	0.503
5	24447.27	0.561
6-8	21923.58	0.503
9	22519.47	0.517
10	23919.11	0.549
11	21790.76	0.500
12	21844.94	0.504
13	21790.89	0.500
14	23918.80	0.549
15	22518.23	0.517
16-18	21924.47	0.503
19	21924.47	0.503
20	22063.82	0.506
21	22347.66	0.513
22	22039.23	0.506
23-25	21790.50	0.500

CURVE DATA

CURVE	Δ	RADIUS	LENGTH
"A"	05°03'57"	175.00'	15.47'
"B"	24°56'03"	175.00'	76.16'
"C"	00°33'10"	125.00'	1.21'
"D"	28°26'50"	50.00'	84.24'
"E"	35°24'28"	50.00'	30.90'
"F"	45°50'13"	50.00'	40.00'
"G"	17°26'29"	175.00'	53.27'
"H"	12°33'31"	175.00'	36.36'
"I"	30°00'00"	125.00'	65.45'
"J"	30°00'00"	150.00'	78.54'
"K"	30°00'00"	150.00'	78.54'

INDEX TO SHEETS

- SHEET 1.- HEADING INDEX; LOCATION MAP AND E.T.J.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; N.A.W.S.C. CERTIFICATE, HIDALGO COUNTY R.O.W. AND HEALTH DEPT. CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, HIDALGO COUNTY IRRIGATION DISTRICT No. 1 CERTIFICATION, HIDALGO COUNTY JUDGE CERTIFICATION; REVISION NOTES.
- SHEET 2.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE
- SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE

SUBDIVISION PLAT OF: MIRAGE RANCHES SUBDIVISION

A 15.30 ACRE TRACT OF LAND BEING THE WEST 15.30 ACRES OF LOT 8, R.B. CURRY SURVEY No.3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1659098, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 15.30 ACRE TRACT OF LAND BEING THE WEST 15.30 ACRES OF LOT 8, R.B. CURRY SURVEY No.3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1659098, 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 COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF CURRY ROAD FOR THE SOUTHWEST CORNER OF LOT 8 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE WEST LINE OF LOT 8, PASSING A 1/2" IRON ROD WITH CAP STAMPED 4802 FOUND AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF CURRY ROAD, PASSING A 1/2" IRON ROD WITH CAP STAMPED 4856 SET AT 912.00 FEET FOR THE SOUTH LINE OF A DRAIN DITCH RIGHT OF WAY, A TOTAL DISTANCE OF 979.25 FEET TO A POINT FOR THE NORTHWEST CORNER OF LOT 8 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF LOT 8 AND WITHIN SAID DRAIN DITCH RIGHT OF WAY, A DISTANCE OF 680.91 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE ALBINO GARCIA, JR. TRACT (THE NORTH 5.0 ACRES OF THE EAST 20.0 ACRES OF LOT 8, R.B. CURRY SURVEY No.3, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2799, PAGE 682, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE WEST LINE OF THE ALBINO GARCIA, JR. TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 67.25 FEET FOR THE SOUTH LINE OF SAID DRAIN DITCH RIGHT OF WAY, AND CONTINUING ALONG THE WEST LINE OF SAID ALBINO GARCIA, JR. TRACT, THE WEST LINE OF THE EVANGELINA MORENO TRACT (THE SOUTH 5.0 ACRES OF THE NORTH 10.0 ACRES OF THE EAST 20.0 ACRES OF LOT 8, R.B. CURRY SURVEY No.3, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2973, PAGE 062, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE WEST LINE OF THE AMBROSIO GONZALEZ TRACT (THE WEST 2.50 ACRES OF THE SOUTH 10.0 ACRES OF THE EAST 20.0 ACRES OF LOT 8, R.B. CURRY SURVEY No.3, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2548, PAGE 56, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD WITH CAP STAMPED 4802 FOUND AT 959.25 FEET FOR THE NORTH RIGHT OF WAY LINE OF CURRY ROAD, A TOTAL DISTANCE OF 979.25 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 8 AND IN THE CENTERLINE OF CURRY ROAD FOR THE SOUTHWEST CORNER OF THE AMBROSIO GONZALEZ TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE SOUTH LINE OF LOT 8 AND THE CENTERLINE OF CURRY ROAD, A DISTANCE OF 680.91 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.30 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH CURRY ESTATES PHASE 1, RECORDED IN VOLUME 34, PAGE 175A, 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. No. 4856
 DATE 3-19-13

- 10.- 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.
- 11.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE 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 A LOT.
- 12.- RICHARD A. GARZA, PRESIDENT OF BIC DEVELOPMENT CORP., THE OWNER & SUBDIVIDER OF MIRAGE RANCHES SUBDIVISION, RETAINS AN BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2, OF THIS PLAT.
- 13.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 14.- THERE IS A 4.00' SWALE EASEMENT ALONG THE NORTH SIDE OF LOTS 10 THROUGH 14. NO CONSTRUCTION WILL BE ALLOWED WITHIN THIS EASEMENT.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

In WITNESS WHEREOF the said Grantor executed this instrument this ___ day of _____ 20__.

RICHARD A. GARZA
 PRESIDENT OF BIC DEVELOPMENT CORP.
 3910 W. FREDDY GONZALEZ DR.
 EDINBURG, TEXAS. 78539.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 124 E. STUBBS ST. EDINBURG, TEXAS 78539
 PHONE 956-381-6480 FAX 956-381-0527 OFFICE@QHAENGINEERS.COM
 ENGINEERING REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-03

REVISION NOTES

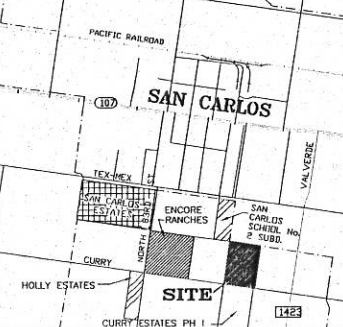
No.	Sheet	REVISION	Date	Approved

- 3.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 1 THROUGH 25. NO COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY THE LOT.
- 4.- MINIMUM FINISH FLOOR ELEVATION: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE 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.
- 5.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1 ELEVATION = 76.60 LOCATED ON COTTON PICKER SPINDLE FOUND 20.0' AT THE SOUTHWEST CORNER OF THIS SUBDIVISION, NAVD 88 DATUM. B.M. No. 2 ELEVATION = 74.05 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE NORTHWEST CORNER OF LOT 19, N.A.V.D. 88 DATUM.
- 6.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 41,854.48 CUBIC FEET (0.98 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3.
- 7.- LEGEND * - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 8.- 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.
- 9.- 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 OCCUPANCY AN EASEMENT.

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "AH" FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF FLOODING); BASE FLOOD ELEVATIONS DETERMINED. (BASE FLOOD ELEVATIONS-75) & FLOOD ZONE DESIGNATION: ZONE "X" (SHADDED) AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER 480334 0325 D MAP REVISED: MAY 17, 2001 (LOMR) THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. C.P.S. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 (LOMR), OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA 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 FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 2.- MINIMUM BUILDING SETBACK LINES: FRONT: 25.00 FEET FRONT: 40.00 FEET FOR LOTS FRONTING CURRY ROAD. REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER CORNER SIDE: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER

LOCATION MAP SCALE 1"=2000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: MIRAGE RANCHES SUBDIVISION, IS LOCATED IN MIDDLE OF HIDALGO COUNTY ABOUT 899.66 FEET WEST OF VAL VERDE ROAD AND NORTH SIDE OF CURRY 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 77,100), MIRAGE RANCHES SUBDIVISION, LIES APPROXIMATELY 3.35 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETA) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: RICHARD A. GARZA, PRESIDENT OF BIC DEVELOPMENT CORP.	3910 W. FREDDY GONZALEZ DR.	EDINBURG, TX 78539	(956)383-6295	(956)381-9221
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

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

I, RICHARD A. GARZA, PRESIDENT OF BIC DEVELOPMENT CORP. AS OWNER OF THE 15.30 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MIRAGE RANCHES SUBDIVISION, HEREBY SUBDUDE 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.

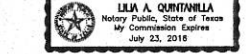
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RICHARD A. GARZA, PRESIDENT OF BIC DEVELOPMENT CORP.
 3910 W. FREDDY GONZALEZ DR.
 EDINBURG, TEXAS. 78539.

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared RICHARD A. GARZA, PRESIDENT OF BIC DEVELOPMENT CORP., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.

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



LILIA A. QUINTANILLA - NOTARY PUBLIC

THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE ___ DAY OF _____, 20__.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1 RIGHT-OF-WAY AND/OR EASEMENTS.

PRESIDENT SECRETARY

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

WE, THE UNDERSIGNED CERTIFY that this plat of the MIRAGE RANCHES SUBDIVISION, was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ Date _____
 Hidalgo County Clerk _____ Date _____

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 CODE No. 49.21(1c). 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: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF (SUBDIVISION) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

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. 98834
 DATE 5-22-13

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

SHEET NO. 1 OF 3 SHEETS

FILED IN	DATE PREPARED	DATE REVISION	PREPARED BY	REVISION BY	CHECKED BY	APPROVED BY
PLAT	5-22-13					

MIRAGE RANCHES SUBDIVISION

FINAL ENGINEERING REPORT FOR MIRAGE RANCHES SUBDIVISION
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description, Costs, and Operability date
BY ALFONSO QUINTANILLA, P.E.

MIRAGE RANCHES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION "N.A.W.S.C." THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATERLINE RUNNING ON THE SOUTH SIDE OF CURRY ROAD.

THE WATER SYSTEM FOR MIRAGE RANCHES SUBDIVISION CONSISTS OF EXISTING 6" DIAMETER WATERLINE AND A PROPOSED 8" DIAMETER WATERLINE THAT TAPS INTO THE SAID EXISTING 6" WATERLINE. THE PROPOSED 8" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF PROPOSED AVENUE ENDING WITH A 2" FLUSH VALVE NEAR LOT 9.

FROM THE EXISTING 6" WATERLINE AND THE PROPOSED 8" WATERLINES TWELVE (12) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO TWO (2) 1" DIAMETER SINGLE SERVICES AND ONE (1) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ 0.00, OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 0.00, WHICH COVERS THE \$ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, WATER 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, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description, Costs, and Operability Date

SEWAGE FROM MIRAGE RANCHES SUBDIVISION, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) 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: AND THE DRAINAGE EASEMENTS.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD FOUR TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 10, 17 AND 24. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA. THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A UNIFORM SANDY CLAY LOAM (WITH TEXTURE CLASS III) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR FLOODPLAIN BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$0.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$0.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES—THESE FACILITIES HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 0.00 WHICH EQUALS TO \$ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID A TOTAL OF \$ 0.00 TO N.A.W.S.C.

SEWAGE FACILITIES—SEPTIC SYSTEM IS ESTIMATED TO COST \$ 0.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 0.00 FOR THE ENTIRE SUBDIVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 5-23-13

SUBDIVIDER CERTIFICATION

I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUANTITY 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, I (WE), **RICHARD A. GARZA** SUBDIVIDERS OF **MIRAGE RANCHES SUBDIVISION** HEREBY CERTIFY SEWER PERMITS WILL BE PAID AND COPIES OF RECEIPTS WILL BE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RICHARD A. GARZA
PRESIDENT OF BIC DEVELOPMENT CORP.
3910 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS, 78539.

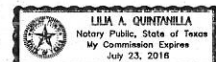
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

RICHARD A. GARZA
PRESIDENT OF BIC DEVELOPMENT CORP.

BEFORE ME, the undersigned notary public, on this day personally appeared **RICHARD A. GARZA** 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____.



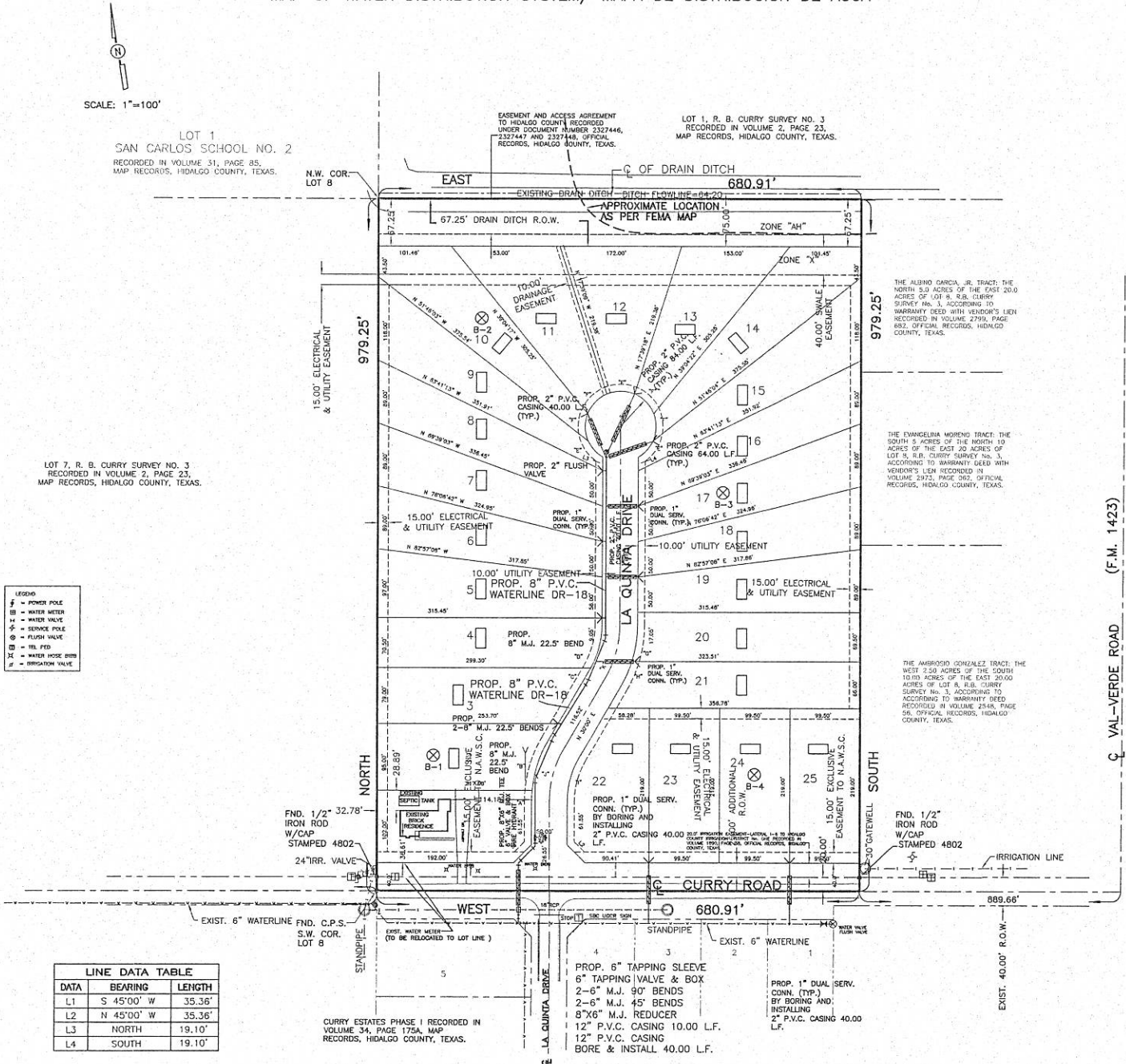
LILIA A. QUINTANILLA—NOTARY PUBLIC

COST ESTIMATE

WATER DISTRIBUTION: \$
PAVING IMPROVEMENTS: \$
DRAINAGE IMPROVEMENTS: \$
SEPTIC TANK (OSSF): \$

A 15.30 ACRE TRACT OF LAND BEING THE WEST 15.30 ACRES OF LOT 8, R.B. CURRY SURVEY No.3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1659098, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA



LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 45°00' W	35.36'
L2	N 45°00' W	35.36'
L3	NORTH	19.10'
L4	SOUTH	19.10'

CURVE DATA

CURVE	Δ	RADIUS	LENGTH
A	05°03'57"	175.00'	15.47'
B	24°56'03"	175.00'	76.16'
C	00°33'10"	125.00'	1.21'
D	29°26'50"	125.00'	64.24'
E	35°24'28"	50.00'	30.90'
F	45°50'13"	50.00'	40.00'
G	17°26'20"	175.00'	53.27'
H	12°33'31"	175.00'	38.36'
I	30°00'00"	125.00'	65.45'
J	30°00'00"	150.00'	78.54'
K	30°00'00"	150.00'	78.54'

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DE MIRAGE RANCHES SUBDIVISION:
BY ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripcion, Gastos, y Fecha de Inicio

LA SUBDIVISION MIRAGE RANCHES SUBDIVISION, RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA DE NORTH ALAMO) ("N.A.W.S.C."). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. TENDRA QUE REPRESENTAR DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 6 PULGADAS DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE CURRY ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA LA MIRAGE RANCHES SUBDIVISION CONSISTE DE UNA LINEA EXISTENTE DE 6 PULGADAS DE DIAMETRO Y UNA LINEA PROPUESTA DE 8 PULGADAS DE DIAMETRO. LA LINEA PROPUESTA DE 8 PULGADAS DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE LA CALLE PROPUESTA AVENUE TERMINANDO CON UNA VULVA DE 2 PULGADAS CERCA DE LOTE 9.

DE LAS LINEAS EXISTENTE 6 PULGADAS Y PROPUESTA DE 8 PULGADAS DE DIAMETRO DOCE (12) CONDUCTOS DOBLES DE 1 PULGADA DE DIAMETRO, QUE SE DIVIDEN EN DOS LINEAS DE 1 PULGADA Y UNO (1) LINEAS DE 3/4 DE PULGADA QUE CORREN HACIA LOS MEDIORES DE AGUA DE LOS LOTES.

LA LINEA PROPUESTA DE 8 PULGADAS, LOS SERVICIOS DOBLES DE 1 PULGADA Y LOS SERVICIOS SIMPLES HAN SIDO INSTALADOS A UN COSTO TOTAL DE US\$ 0 US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$ 0 US\$ POR LOTE A N.A.W.S.C. EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

DRENAJE: Descripcion, Gastos y Fecha de Inicio

EL DRENAJE DE MIRAGE RANCHES SUBDIVISION, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDOMIO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2, 10, 17 Y 24 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNIFORME, DE BARRO ARENOSO (CON TEXTURA CLASE III) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 0.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDOMIO DE HIDALGO EN LA CANTIDAD DE US\$ 0.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDOMIO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDOMIO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION

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

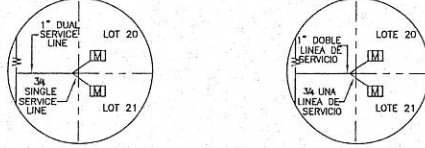
AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ 0.00 LO CUAL EQUIVALE A US\$ PER LOTE. EL DUEÑO DE LA SUBDIVISION HA TAMBIEN PAGADO \$ 0.00 A N.A.W.S.C.

DRENAJE: SE ESTIMA QUE LA FOSAS SEPTICAS COSTARAN US\$ 0.00 A UN COSTO TOTAL DE US\$ 0.00 PARA TODA LA SUBDIVISION.



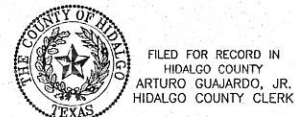
Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 5-23-13

- B-5 BORINGS
- SEPTIC TANK
- WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES
- B-5 POZOS
- FOSAS SEPTICAS
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS



REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

SHEET NO. 2
OF 3 SHEETS
FILENAME: F:\DATA\SUBDIVISIONS\CONDOMIO RANCHES SUBDIVISION-0121
DATE PREPARED: 4-2-2013
PREPARED BY: LG
CHECKED BY: _____
APPROVED BY: _____

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

DRAINAGE REPORT
FOR
MIRAGE RANCHES SUBDIVISION

MIRAGE RANCHES SUBDIVISION

A 15.30 ACRE TRACT OF LAND BEING THE WEST 15.30 ACRES OF LOT 8, R.B. CURRY SURVEY No.3, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1659098, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Mirage Ranches Subdivision is a 15.30 acre tract of land being the west 15.30 acres of lot 8, R.B. Curry Survey No. 3, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 23, Map Records, Hidalgo County, Texas and Warranty Deed with Vendor's Lien recorded under County Clerk's Document number 1659098, Official Records, Hidalgo County, Texas. This property is outside of the E.D. limits of Edinburg, TX and within Precinct No. 4 limits. This subdivision is located approximately 2,700 feet south of S.H. 107 and about 889.66 feet west of Val Verde Road on the north side of Curry Road. The site is currently open agricultural land. The proposed subdivision will consist of 25 residential lots.

The tract is Zone "X" (shaded) and "AH" (The BFE determined by FEMA of 75.00) as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 and L.O.M.R. May 17, 2001. A letter of map revision based on fill (LOMR-F) will be submitted to FEMA for removal from zone "AH".

The majority of the soil is Sandy Clay Loam and Clay Loam. This soil is well drained. Surface runoff is medium. Permeability is moderate. Priority index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has minimal runoff. The existing runoff for the proposed subdivision is Q= 5.62 cubic feet per second. The runoff calculation is based on 15.30 acres.

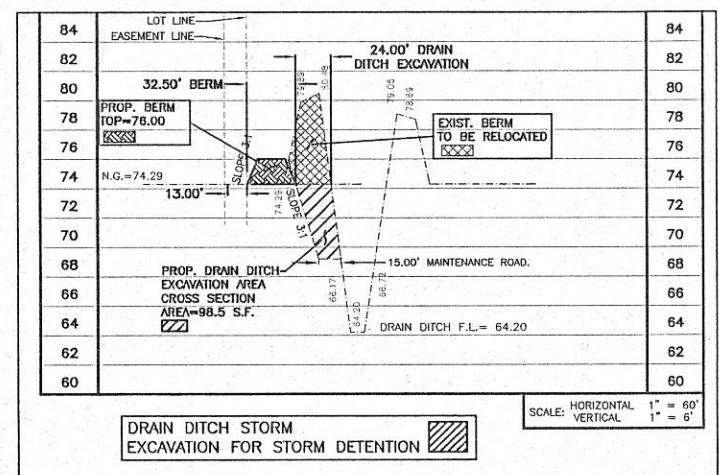
After development the runoff will be Q= 19.47 cubic feet per second based on a 10-year storm for an increase of Q= 13.85 cubic feet per second. Detention will be 41,854.46 cubic feet (0.96 acre feet) in accordance with the County's drainage requirements. Excess runoff and runoff created by this new development will be directed onto a proposed storm sewer system consisting of 18" RCP pipes and Type "A" inlets. The existing drainage ditch located on the north side of the development will be excavated (widened) as proposed by HCCO #1 plans, however, in addition the developer will also widen the ditch to accommodate more than the required calculated detention.

THE COUNTY DRAINAGE DITCH FLOWS EASTERLY. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAGUNA MADRE. THE 10 YEAR FLOOD IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AND CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA.

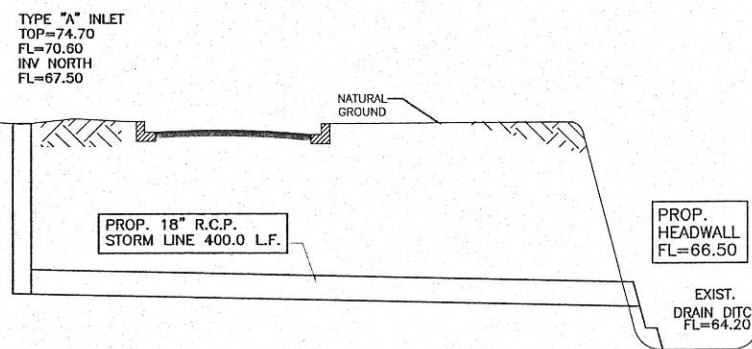
THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREA OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 06, 2000 (LOMR MAY 17, 2001)

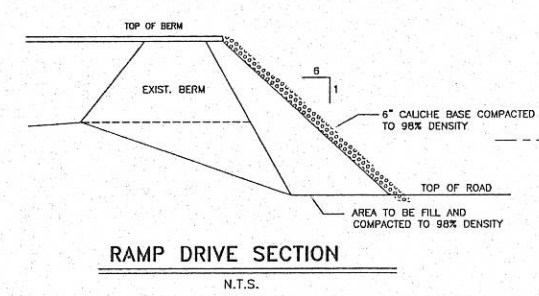
Professional Engineer Seal for Alfonso Quintanilla, P.E. No. 65634, State of Texas. Signature of Alfonso Quintanilla dated 5-22-13.



CROSS SECTION A-A DETAIL



DRAIN DITCH CROSS SECTION "A-A"



RAMP DRIVE SECTION

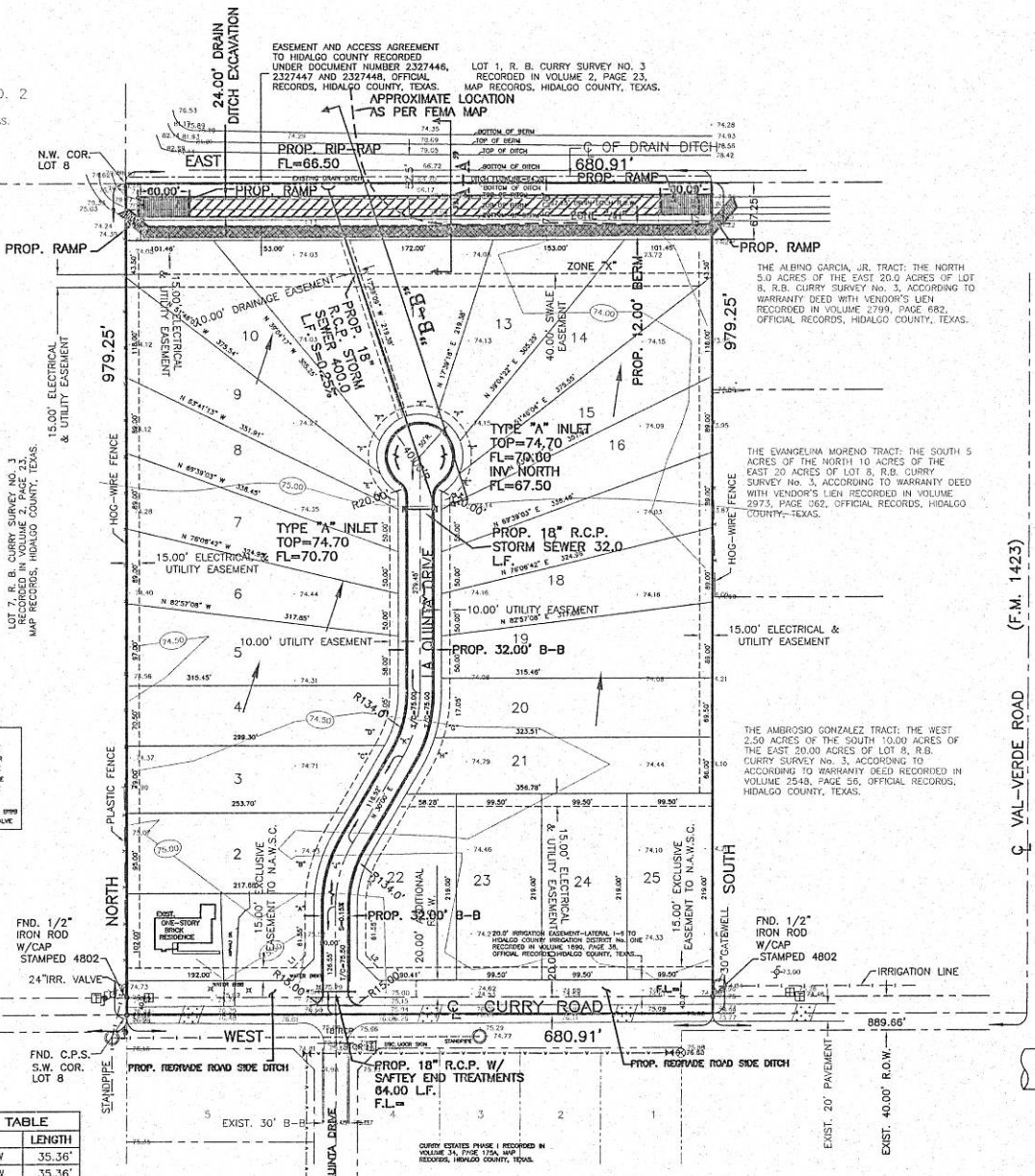
LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 45°00' W	35.36'
L2	N 45°00' W	35.36'
L3	NORTH	19.10'
L4	SOUTH	19.10'

CURVE DATA

CURVE	Δ	RADIUS	LENGTH
"A"	05°03'57"	175.00'	15.47'
"B"	24°56'03"	175.00'	76.16'
"C"	00°33'10"	125.00'	1.21'
"D"	29°26'50"	125.00'	64.24'
"E"	35°24'28"	50.00'	30.90'
"F"	4°55'01"33"	50.00'	40.00'
"G"	17°26'29"	175.00'	53.27'
"H"	12°33'31"	175.00'	38.36'
"I"	30°00'00"	125.00'	65.45'
"J"	30°00'00"	150.00'	78.54'
"K"	30°00'00"	150.00'	78.54'

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

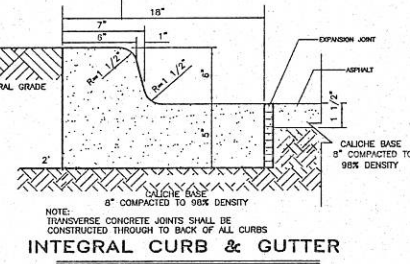


LINE DATA TABLE

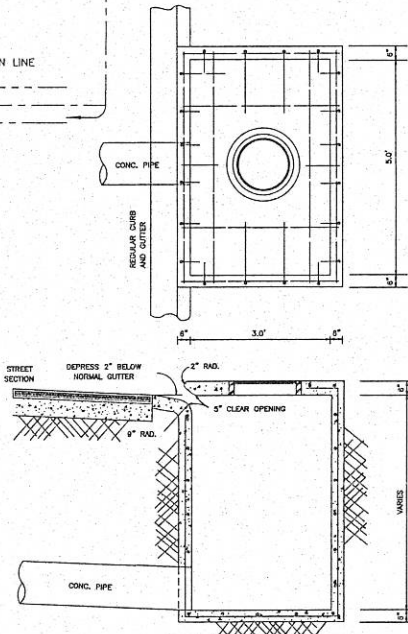
DATA	BEARING	LENGTH
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L2	N 45°00' W	35.36'
L3	NORTH	19.10'
L4	SOUTH	19.10'

CURVE DATA

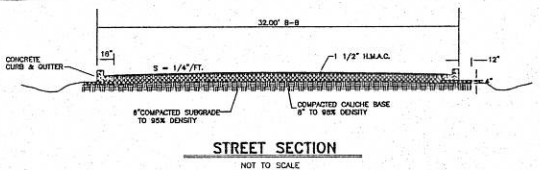
CURVE	Δ	RADIUS	LENGTH
"A"	05°03'57"	175.00'	15.47'
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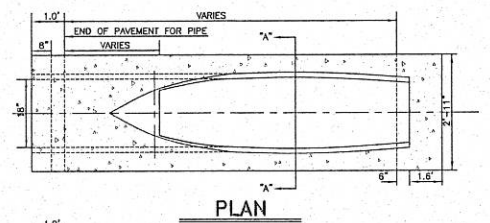
INTEGRAL CURB & GUTTER



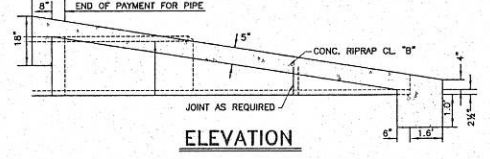
TYPE "A" INLET DETAIL



STREET SECTION

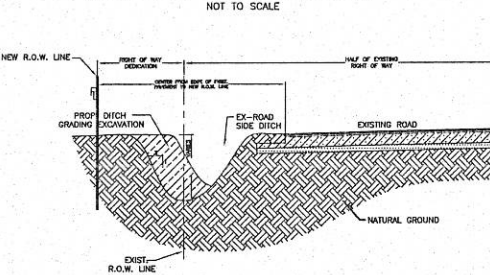


PLAN



ELEVATION

SAFETY END TREATMENT



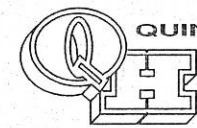
RECONSTRUCTION OF ROAD SIDE DITCH

COST ESTIMATE
WATER DISTRIBUTION: \$
PAVING IMPROVEMENTS: \$
DRAINAGE IMPROVEMENTS: \$
SEPTIC TANK (OSSF): \$

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

ALL REINFORCING TO BE NO. 4 REBAR 12" O.C. EACH WAY
RING AND COVER TO BE ALUMINUM 880-22 OR EQUAL (20 3/8" A.D. 150)

SHEET NO. 3 OF 3 SHEETS

FILENAME: F:\DATA\SUB\HIDALGO\COVIRAGE RANCHES SURVIVANCE-01\PLATS	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-1-2013	LG			
DATE REVISED		CHECKED BY		APPROVED BY