



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: 07-30-2013

PROPOSED RANCHITOS ESCONDIDOS PHASE I SUBDIVISION, PRECINCT No. 4

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: FORREST N. RUNNELS, JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 81 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTION

LOCATION DESCRIPTION: On Cesar Chavez Rd, approximately 1/2 mile North of FM 2812

SUBDIVISION LIES WITHIN THE: The ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 07-05-2013 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Storm drainage will be provided by roadside ditch runoff. Detention will be accomplished by regional detention dedicated to the Hidalgo County Drainage District No. 1

DISTANCE TO DRAIN DITCH 3 miles Northeast of this development

ROAD R.O.W. DEDICATION: Cesar Chavez Right of Way will be dedicated full expansion of 80 feet.

H.C.R.O.W. PRELIMINARY APPROVED DATE: 07-02-2013: By Jesse Ozuna R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 07-01-2013 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: Sunrise Street

H.C.O.E.C. PRELIMINARY APPROVED DATE: 07-09-2013: By Martin Ramirez, Environmental Compliance Coordinator

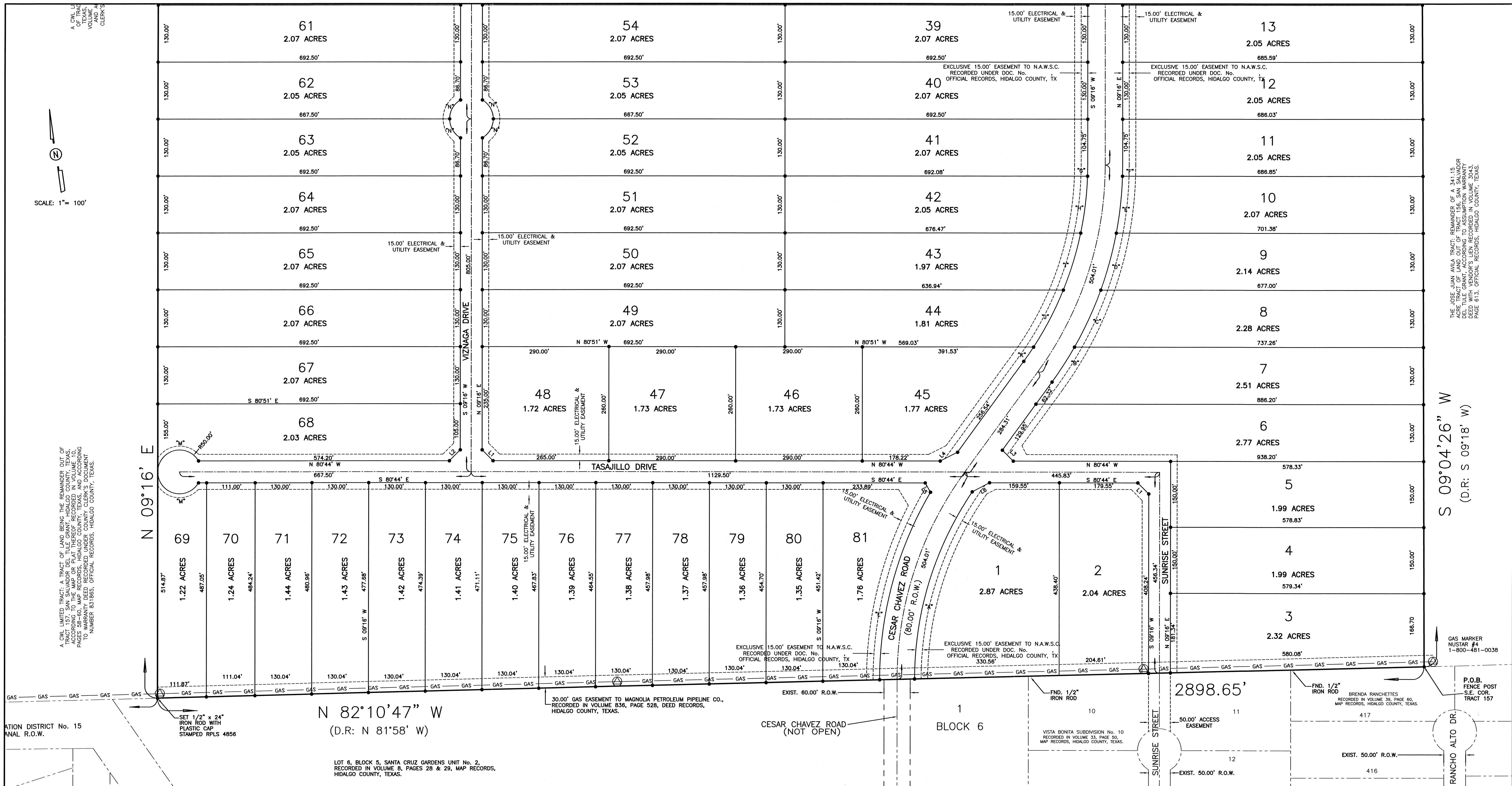
LARGE CONSTRUCTION

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.

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

Final Approval subject to recommendations other departments

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



SUBDIVISION PLAT OF:
RANCHITOS ESCONDIDOS
SUBDIVISION PHASE I

A 178.16 ACRE TRACT OF LAND OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 831865, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	34°06'13"	760.00'	452.37'
"B"	06°28'14"	840.00'	94.86'
"C"	09°46'30"	840.00'	143.31'
"D"	09°12'03"	840.00'	134.89'
"E"	08°55'41"	840.00'	130.89'
"F"	01°43'22"	840.00'	25.26'
"G"	01°54'15"	760.00'	25.26'

CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"H"	09°53'00"	760.00'	131.10'
"I"	10°15'27"	760.00'	136.06'
"J"	11°04'28"	760.00'	146.90'
"K"	02°58'41"	760.00'	39.50'
"L"	30°32'16"	840.00'	447.71'
"M"	150°00'00"	50.00'	130.70'
"N"	60°00'00"	50.00'	52.36'

FILENAME: F:\DATA\SUBDIVS\HIDALGO CO.\RANCHOS ESCONDIDOS\PLAT
 DATE PREPARED: 4-2-13 PREPARED BY: M. GONZALEZ CHECKED BY: APPROVED BY: SHEET NO. 3 OF 6 SHEETS
 DATE REVISED: REVISED BY: CHECKED BY: APPROVED BY:

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. 95534
 7-5-13
 DATE

NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW UNDER THE AUTHORITY OF ALFONSO QUINTANILLA, P.E. TEXAS REGISTRATION No. 95534. THIS DOCUMENT IS INTENDED FOR REVIEW ONLY AND IS NOT INTENDED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES.
 DATE: Jul 05, 2013

STATE OF TEXAS
 COUNTY OF HIDALGO

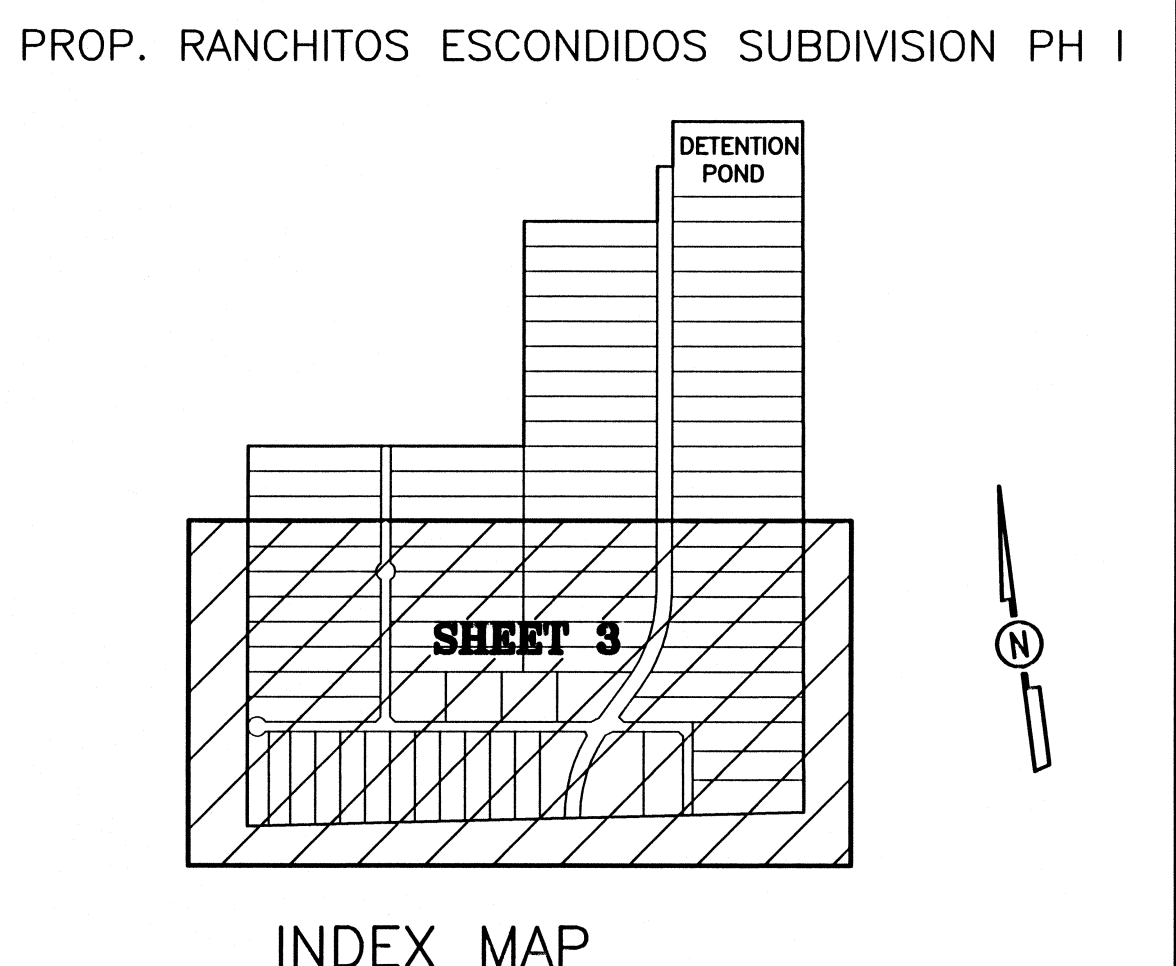
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

Alfonso Quintanilla
 ALFONSO QUINTANILLA
 R.P.L.S. No. 4856
 4-4-13
 DATE

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

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

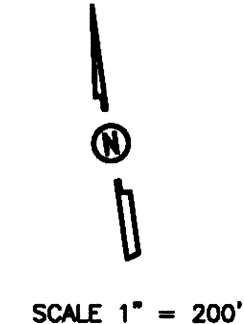
ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY



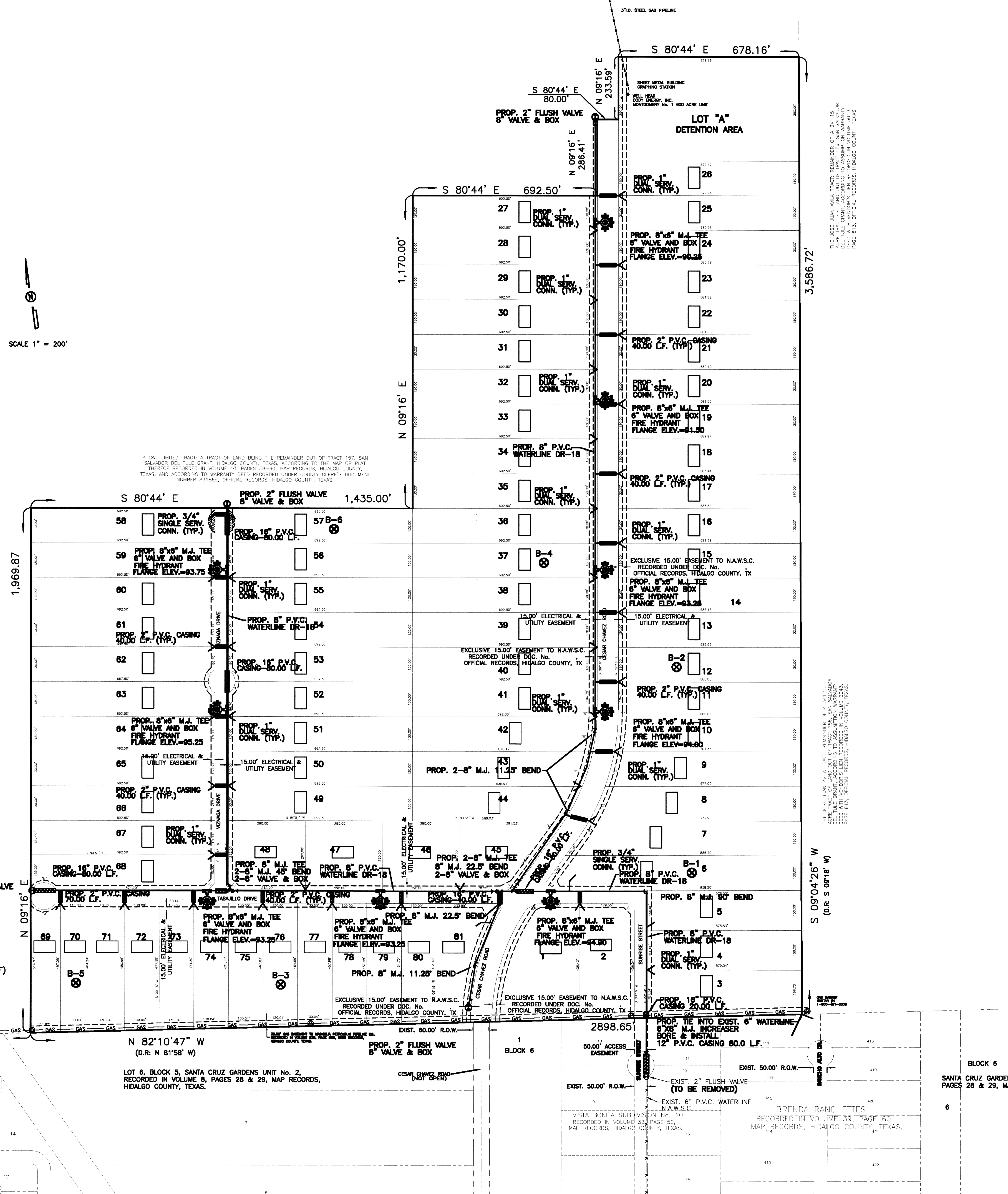
MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

RANCHITOS ESCONDIDOS
SUBDIVISION PHASE I

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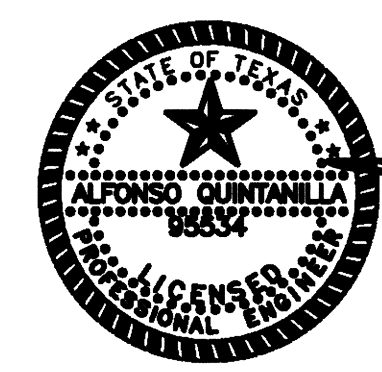


SCALE 1" = 200'



THE JOSE JUAN ANLA TRACT, REMAINDER OF A 341.15 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 831865, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

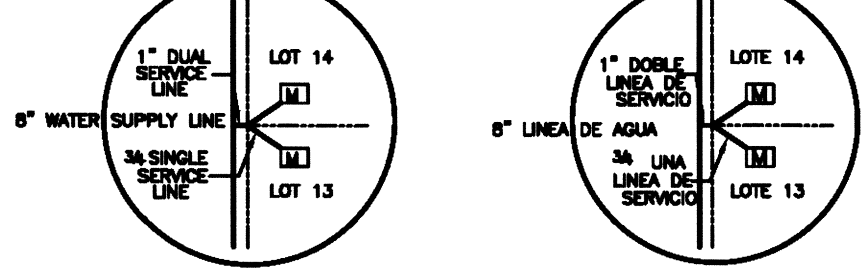
THE JOSE JUAN ANLA TRACT, REMAINDER OF A 341.15 ACRE TRACT OF LAND OUT OF TRACT 156, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 831865, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 7-9-13

COST ESTIMATE

PAVING IMPROVEMENTS (STREETS):	\$
DRAINAGE IMPROVEMENTS:	\$
WATER DISTRIBUTION:	\$
SEPTIC TANKS:	\$



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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

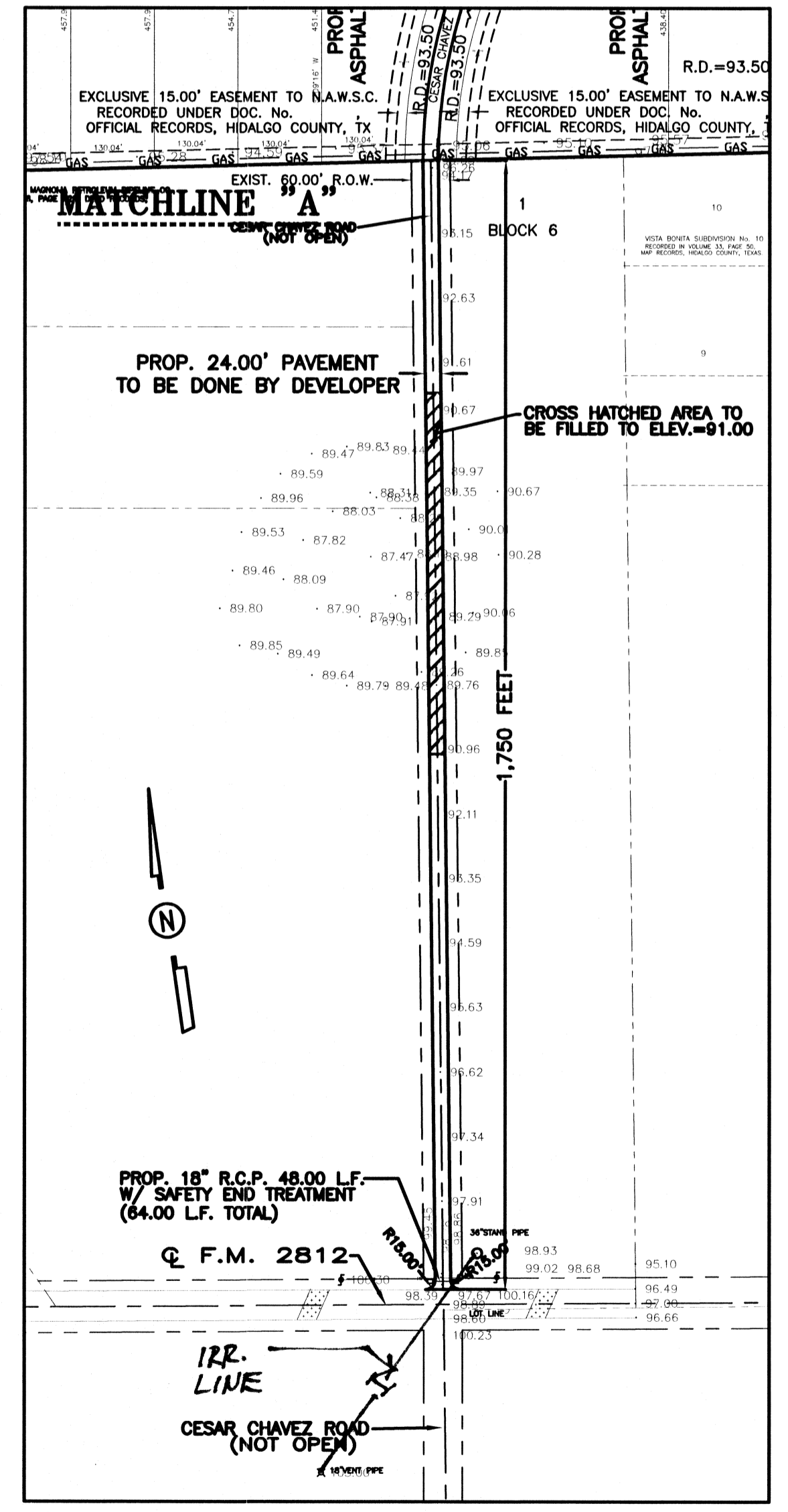
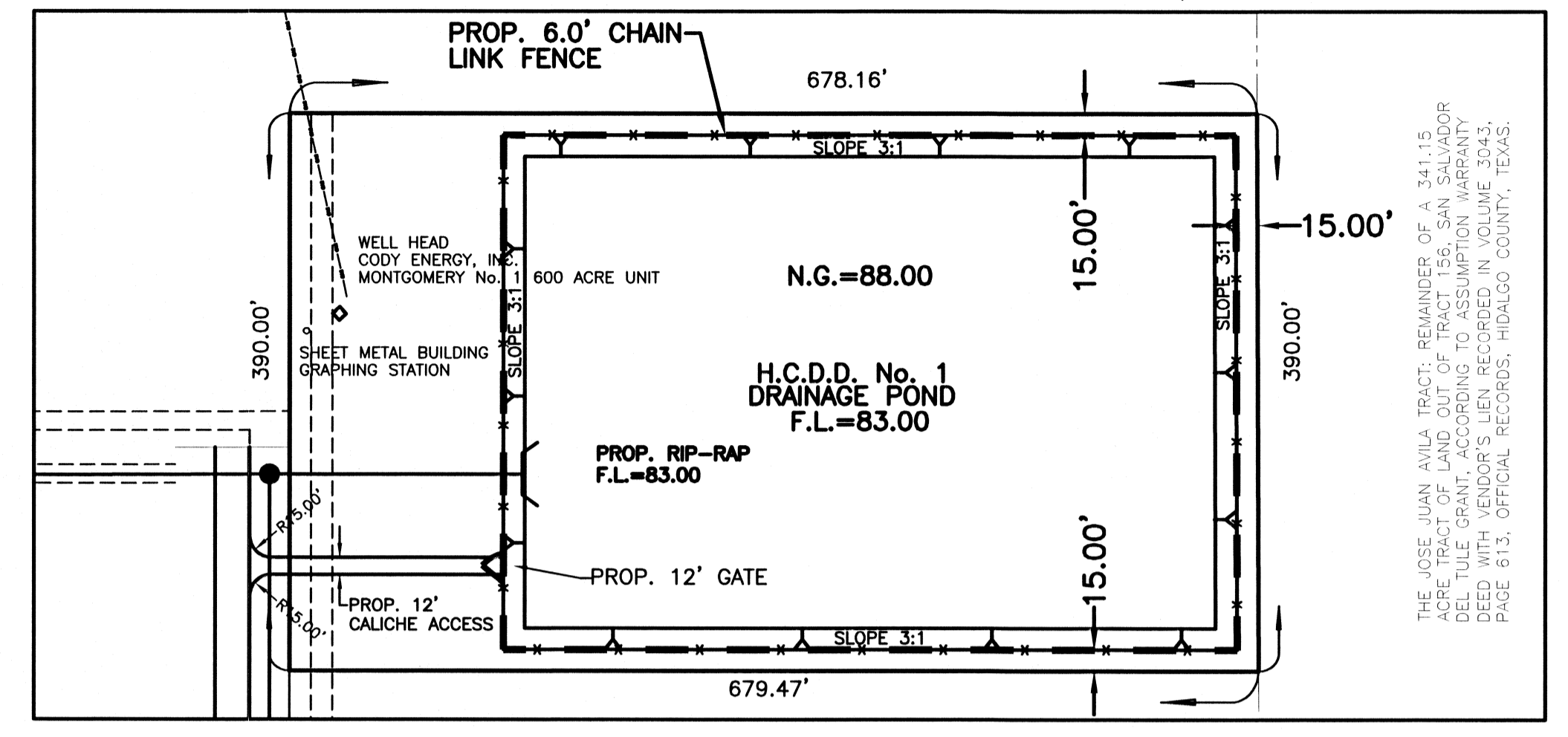
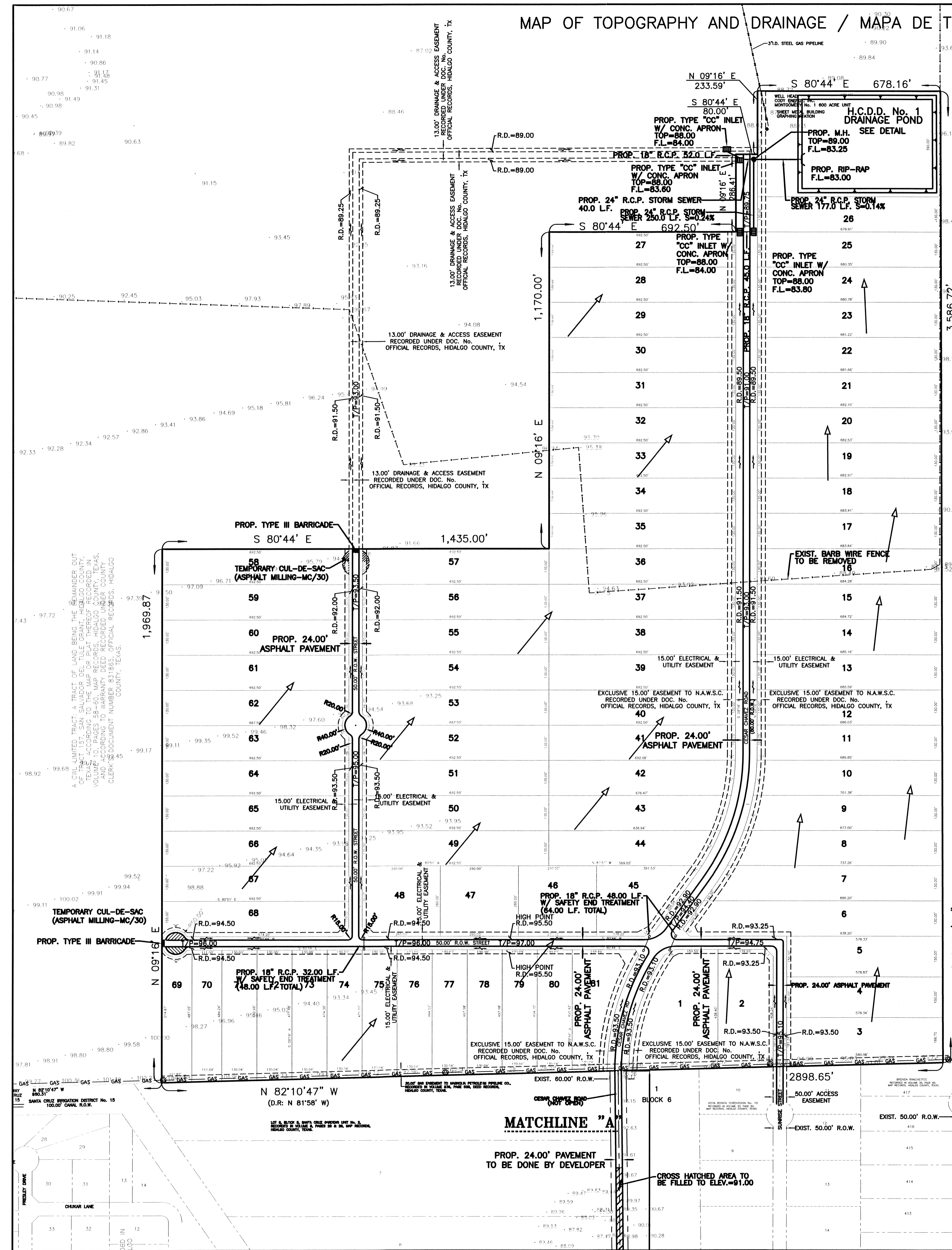
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
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REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 4	FILENAME : P:\DATA\SUB\HIDALGO COUNTY\RANCHITOS ESCONDIDOS\B-PLAT
OF 6 SHEETS	DATE PREPARED : 6-28-13
	PREPARED BY : M. GONZALEZ
	CHECKED BY : _____
	APPROVED BY : _____

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

SUBMISSION PLAT OF:
RANCHITOS ESCONDIDOS
SUBDIVISION PHASE I

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ALFONSO QUINTANILLA
P.E. No. 95534
DATE: **7-5-13**

← FLOW DIRECTION OF WATER

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

COST ESTIMATE

PAVING IMPROVEMENTS (STREETS):	\$
DRAINAGE IMPROVEMENTS:	\$
WATER DISTRIBUTION:	\$
SEPTIC TANKS:	\$

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

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

SHEET NO. 5 OF 6 SHEETS

FILENAME	DATE PREPARED	DATE REVISION	PREPARED BY	REVISION BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD\HIDALGO COUNTY\RANCHITOS ESCONDIDOS\B-PLAT	8-28-13		M. GONZALEZ			

