



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: 12-03-2013

PROPOSED MIRAGE RANCHES SUBDIVISION, PRECINCT No. 4.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 25 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North Side of Curry Rd, Approximately ¼ mile West of Val Verde Rd.

SUBDIVISION LIES WITHIN THE: *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 05/22/13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by inlets and storm drainage pipes discharging to the existing drainage ditch located north of the proposed subdivision.

DISTANCE TO A DRAIN DITCH: Abutting North of proposed subdivision.

ROAD R.O.W. DEDICATION: 20 Feet North side of Curry Rd.

H.C.R.O.W. FINAL APPROVAL DATE: 11/05/13: By, Jose Ochoa PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11/08/13 BY Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Gonzalez
 OSSF have been escrow to the Hidalgo County

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: South of Curry Rd.

H.C.O.E.C. FINAL APPROVAL DATE: 04/09/13: By Martin Ramirez, Environmental Compliance Coordinator

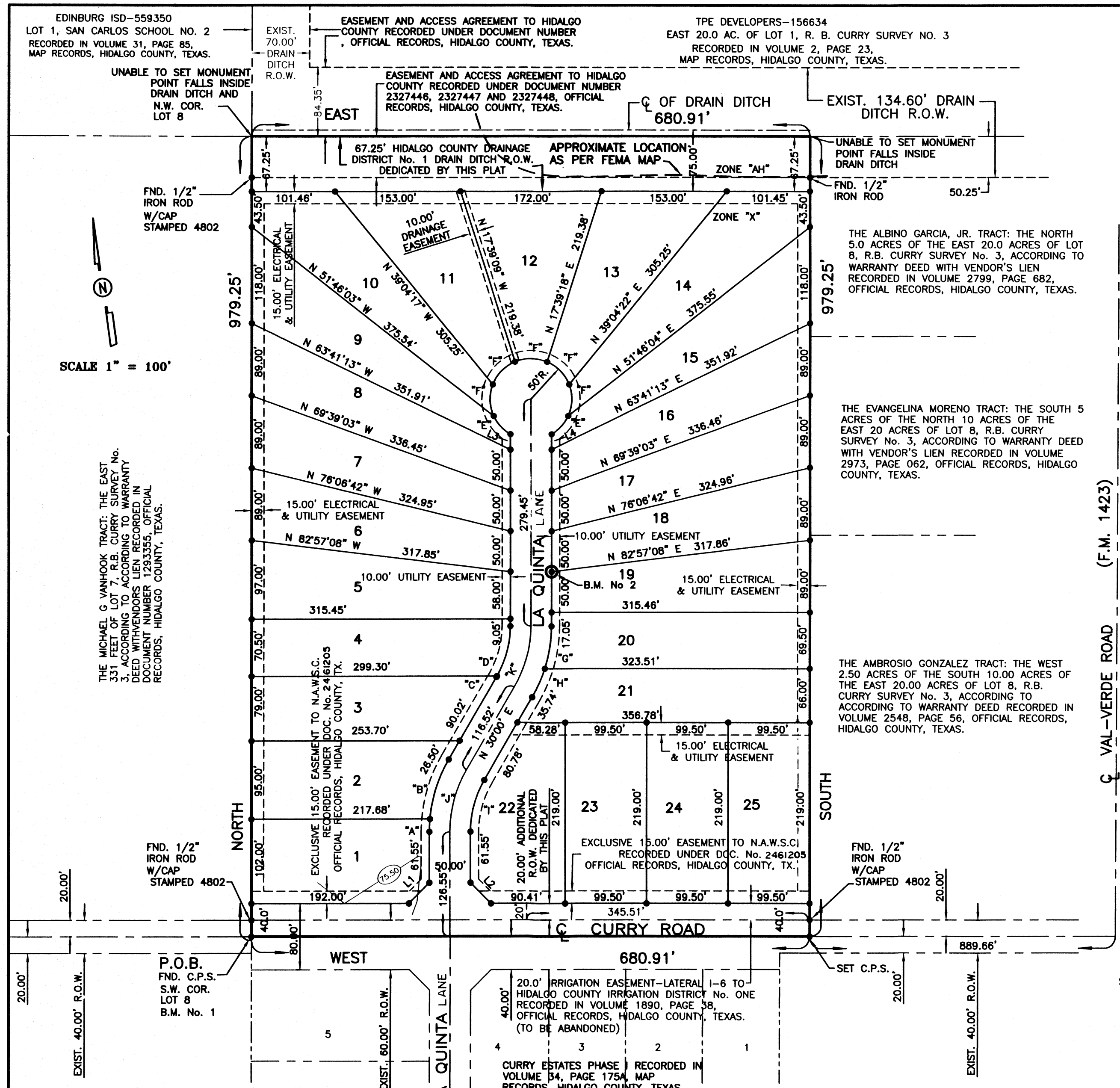
The applicant has submitted the required Notice of Termination (NOT) as per Part II, Section F of the TPDES General Permit for Construction Activities (TXR150000) indicating that final stabilization had been achieved at the construction site.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit: Amount: \$ 36,000.00 For: 24 OSSF(S)**

PRELIMINARY APPROVAL FROM THE HIDALGO
COUNTY COMMISSIONERS COURT ON: July 11, 2013

STAFF RECOMMENDS: **Final Approval with financial guarantee 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.*



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	22515.47	0.517
10	23919.11	0.549
11	21790.76	0.500
12	21944.94	0.504
13	21790.89	0.500
14	23918.80	0.549
15	22516.23	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	LENGTH
"A"	05°03'57"	175.00'
"B"	24°56'03"	175.00'
"C"	00°33'10"	125.00'
"D"	29°28'50"	125.00'
"E"	35°24'28"	50.00'
"F"	45°50'13"	50.00'
"G"	17°26'29"	175.00'
"H"	12°33'31"	175.00'
"I"	30°00'00"	125.00'
"J"	30°00'00"	150.00'
"K"	30°00'00"	150.00'

INDEX TO SHEETS

- SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ: 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 2419697, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
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 2419697, 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 682, 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 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 SOUTHWEST 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 I, 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
P.L.S. No. 4856
DATE 3-19-13

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

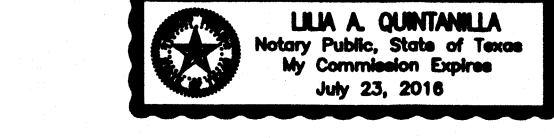
I, RICHARD A. GARZA, PRESIDENT OF BIC DEVELOPMENT CORP., AS OWNER OF THE 15.30 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MIRAGE RANCHES SUBDIVISION, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY 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; AND 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
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 9th day of October, 2013.



Lilia A. Quintanilla
LILIA A. QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. ON THIS THE 12th DAY OF October, 2013, THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, ON THIS THE 12th DAY OF October, 2013. 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.

Ricardo Lopez PRESIDENT
Alfonso Quintanilla 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 _____
Attest: 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. 49.211(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: _____

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 _____

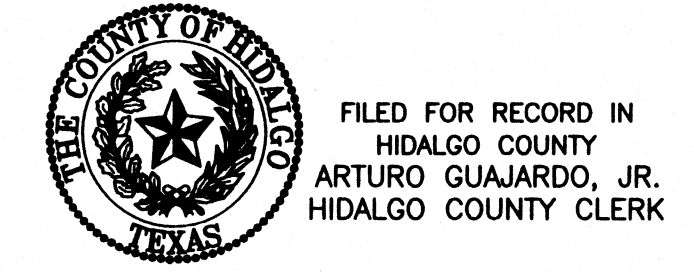
ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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. 95534
DATE 9-30-13



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

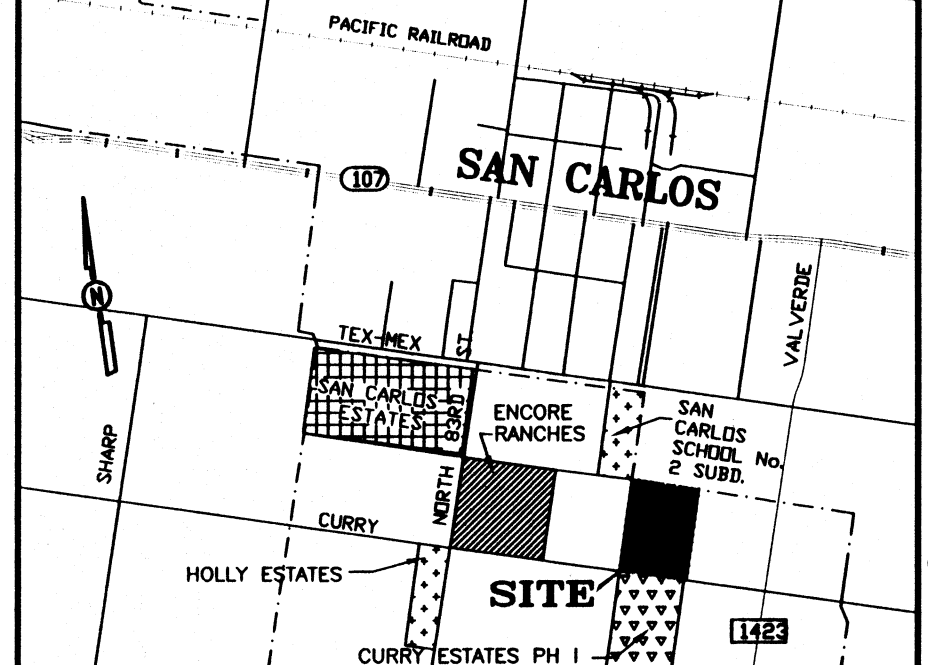
BY: _____ DEPUTY

SHEET NO. 1 OF 3 SHEETS	DATE PREPARED				DATE REVISION			
	DATE	PREPARED BY	CHECKED BY	APPROVED BY	DATE	REVISION BY	CHECKED BY	APPROVED BY
	MARCH 18, 2013	LG						

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "AH"
FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED. (BASE FLOOD ELEVATIONS=75.00)
&
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
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.N. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 (LOMR) OF THE FEDERAL EASEMENT 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).
- MINIMUM BUILDING SETBACK LINES:
FRONT (LOTS 1-4, 20 & 21): 25.00 FEET
FRONT (LOTS 5-19): 35.00 FEET
FRONT (LOTS 22-25): 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
- 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 OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:
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.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 ELEVATION = 76.80 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
- 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.
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 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.
- 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.

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 889.66 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 71,100), 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 (ETJ) 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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

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.

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

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 PARS OF LOTS BEFORE SPLITTING INTO TWO (2) 1" DIAMETER SINGLE SERVICES. LOT 1 IS SERVED BY AN EXISTING NAWSC WATER METER.

THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ 43,580.00 OR \$ 1,743.20 PER LOT, IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 23,150.00 OR \$ 926.00 PER LOT, 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 II) 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 \$ 1,500.00, 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 \$ 36,000.00, 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.

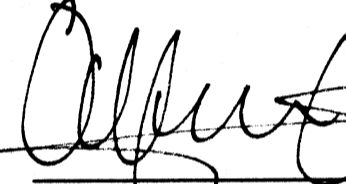
AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR 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 16.543, WATER CODE, I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

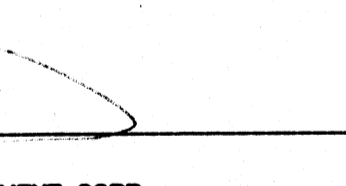
WATER FACILITIES— THESE FACILITIES HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 86,730.00 WHICH EQUALS TO \$ 2,689.20 PER LOT.

SEWAGE FACILITIES— SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 36,000.00 FOR THE ENTIRE SUBDIVISION. LOT 1 IS SERVED BY AN EXISTING SEPTIC TANK

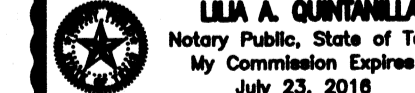

ALFONSO QUINTANILLA
P.E. No. 95534
DATE 11-5-13

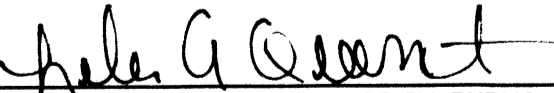
SUBDIVIDER CERTIFICATION
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1.- I (WE), **ALFONSO QUINTANILLA** 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, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

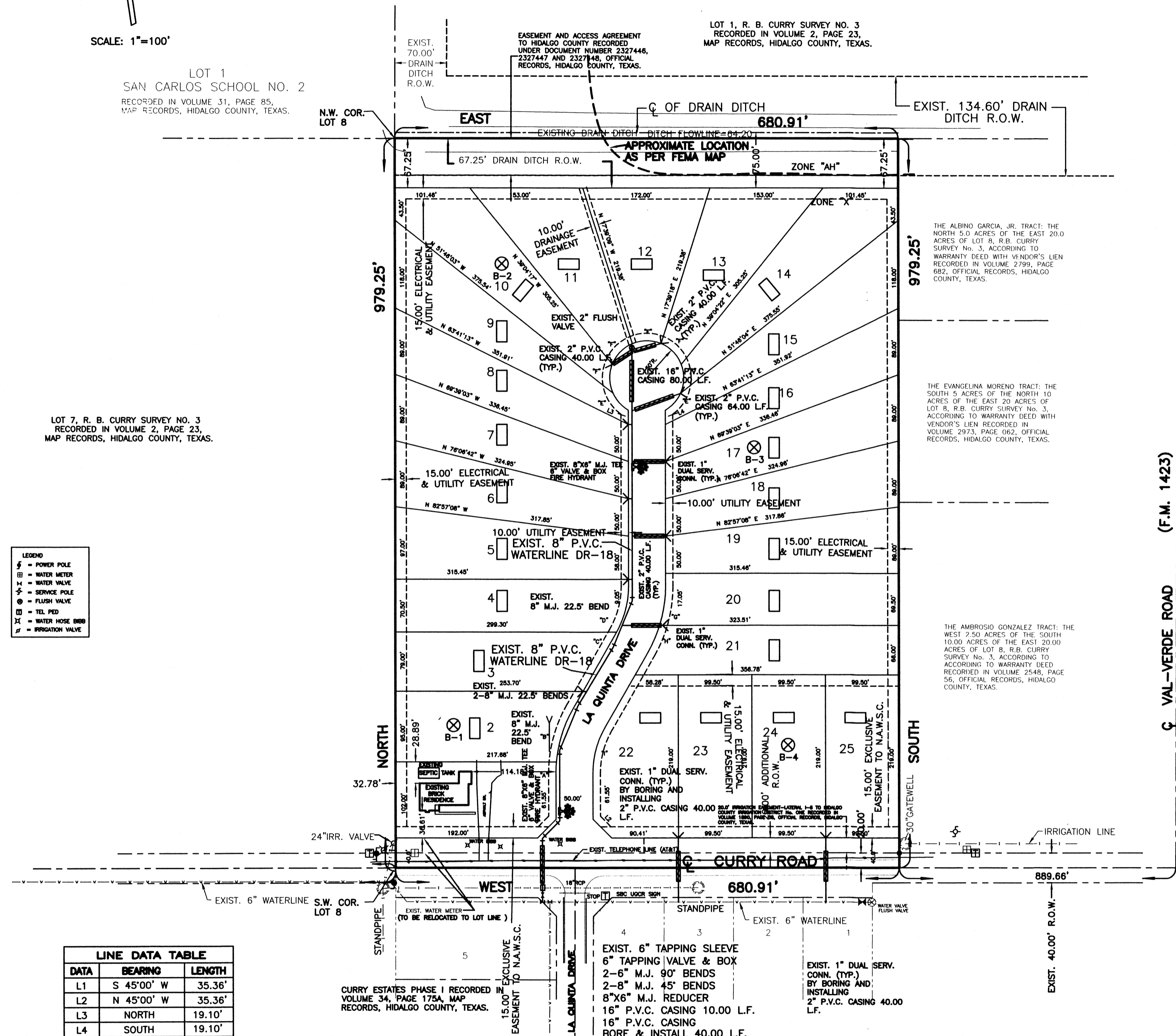
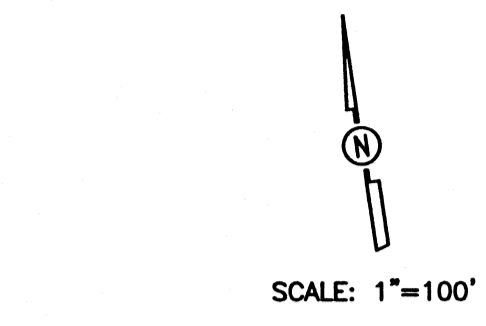

RICHARD A. GARZA
PRESIDENT OF BIC DEVELOPMENT CORP.
3010 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS. 78839.
DATE 11-5-13

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
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, de-
clared 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 5th day of November, 2013


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

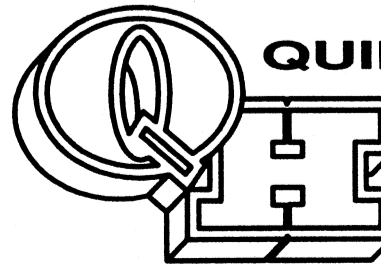

LILIA A. QUINTANILLA - NOTARY PUBLIC

COST ESTIMATE
WATER DISTRIBUTION: \$ 43,580.00
PAYING IMPROVEMENTS: \$ 37,100.00
DRAINAGE IMPROVEMENTS: \$ 62,055.00
SEPTIC TANK (OSSF): \$ 36,000.00



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	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°26'29"	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'


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78839 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

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

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

LA SUBDIVISION MIRAGE RANCHES SUBDIVISION, RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA DE NORTH ALAMO) ("N.A.W.S.C."). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA 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 ADECUADA 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 LINEA DE 2 PULGADAS CERCA DE LOTE 9.

DE LAS LINEAS EXISTENTE 6 PULGADAS Y PROPUESTA DE 8 PULGADAS DE DIAMETRO DOBLE (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\$ 43,580.00 O US\$ 1,743.20 POR LOTE. EL DUEÑO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$ 23,150.00 O US\$ 926.00 POR LOTE A N.A.W.S.C. DEL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALCAN 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 CONDADO DE HIDALGO. LOTE 1 ESTA SERVIDO POR UN MEDIDOR EXISTENTE.

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

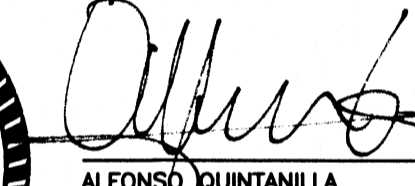
CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2, 10, 17 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 II) 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.

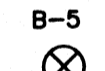
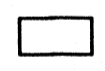
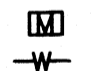

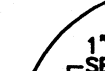
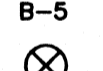
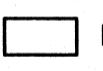
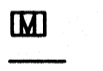

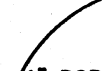
EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

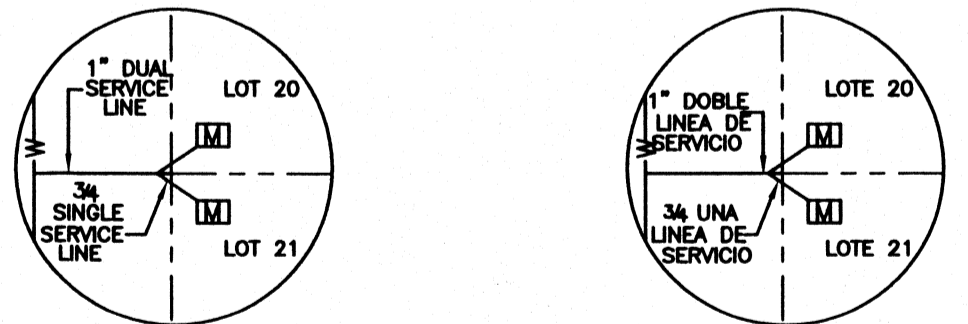
CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPENO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE US\$ 36,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA 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 CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA. LOTE 1 ESTA SERVIDO POR UNA OSSF EXISTENTE.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ 1,500.00 A UN COSTO TOTAL DE US\$ 36,000.00 PARA TODA LA SUBDIVISION. LOTE 1 ESTA SERVIDO POR UNA OSSF EXISTENTE


ALFONSO QUINTANILLA
P.E. No. 95534
DATE 11-5-13

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



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

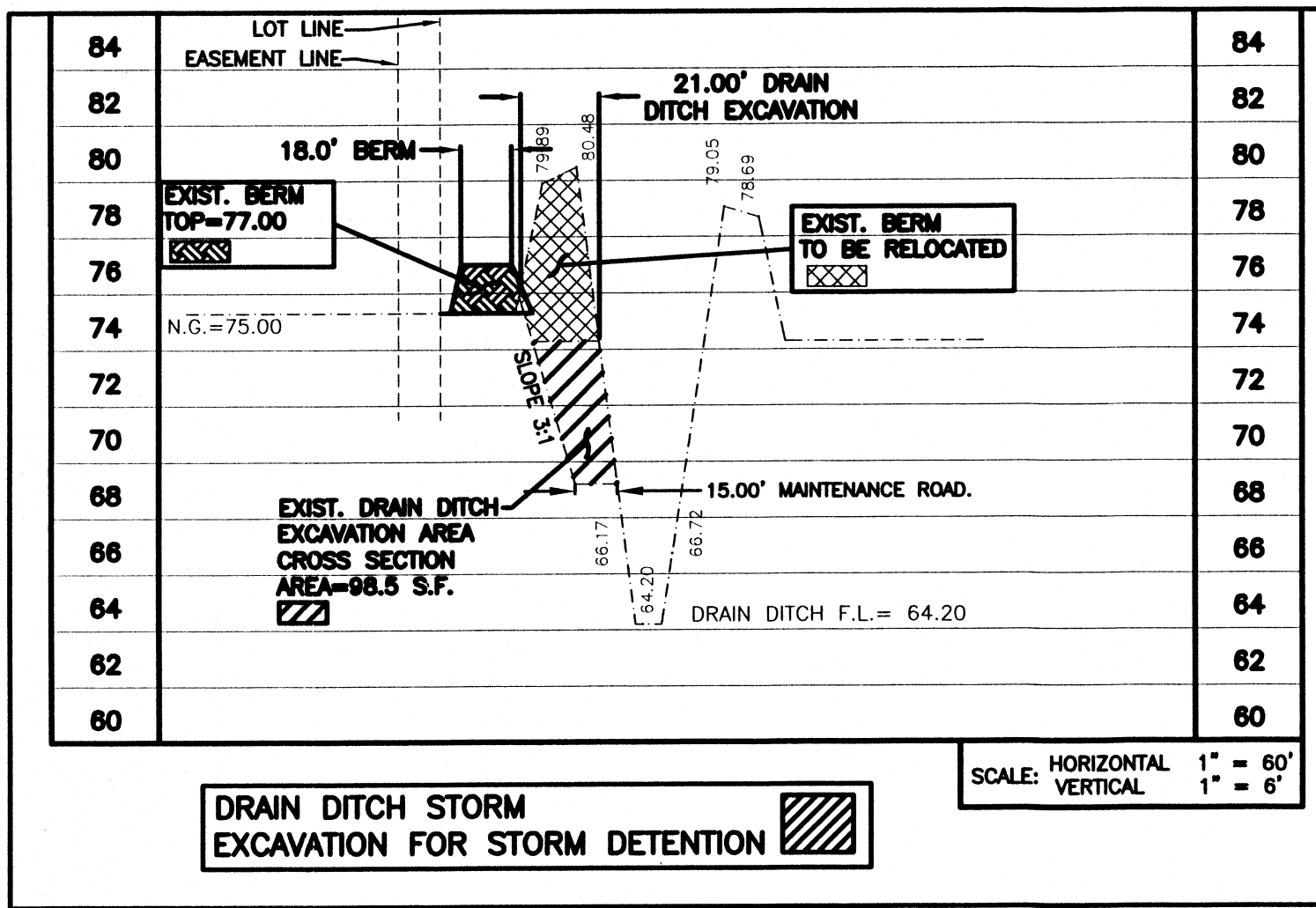
SHEET NO. 2 OF 3 SHEETS

FILENAME: F:\DATA\SUB\HIDALGO\CO\MIRAGE RANCHES SUB\MIRAGE-PLATS	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-5-2013	AL	AL	AL	AL
DATE REVISION	REVISION	CHECKED BY	APPROVED BY	

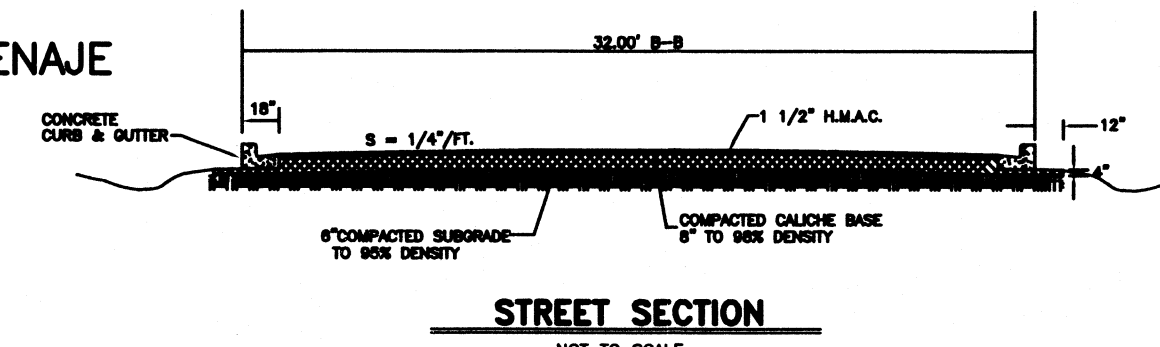
MIRAGE RANCHES SUBDIVISION

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.

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAGE



LEGEND
= POWER POLE
= WATER METER
= WATER VALVE
= SERVICE POLE
= FLUSH VALVE
= TRIP ROD
= WATER HOSE BIBB
= IRRIGATION VALVE



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 ETJ 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. Plasticity 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 = 5.82 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 = 13.65 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 HCCD #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 EASTWARD. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAJUNA WARE. 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, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA.

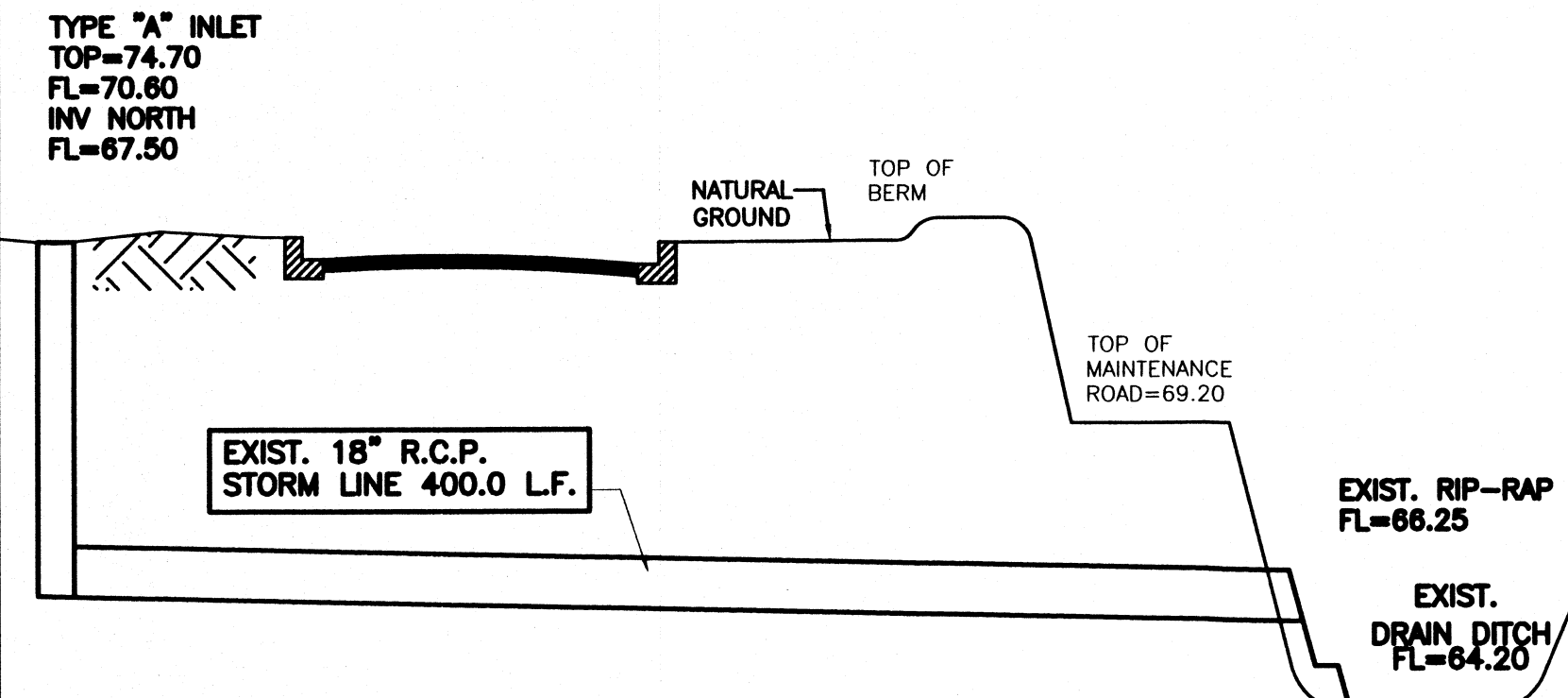
THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

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) AND FLOOD ZONE DESIGNATION: ZONE "AH" FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED, AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 06, 2000 (LOMR MAY 17, 2001)

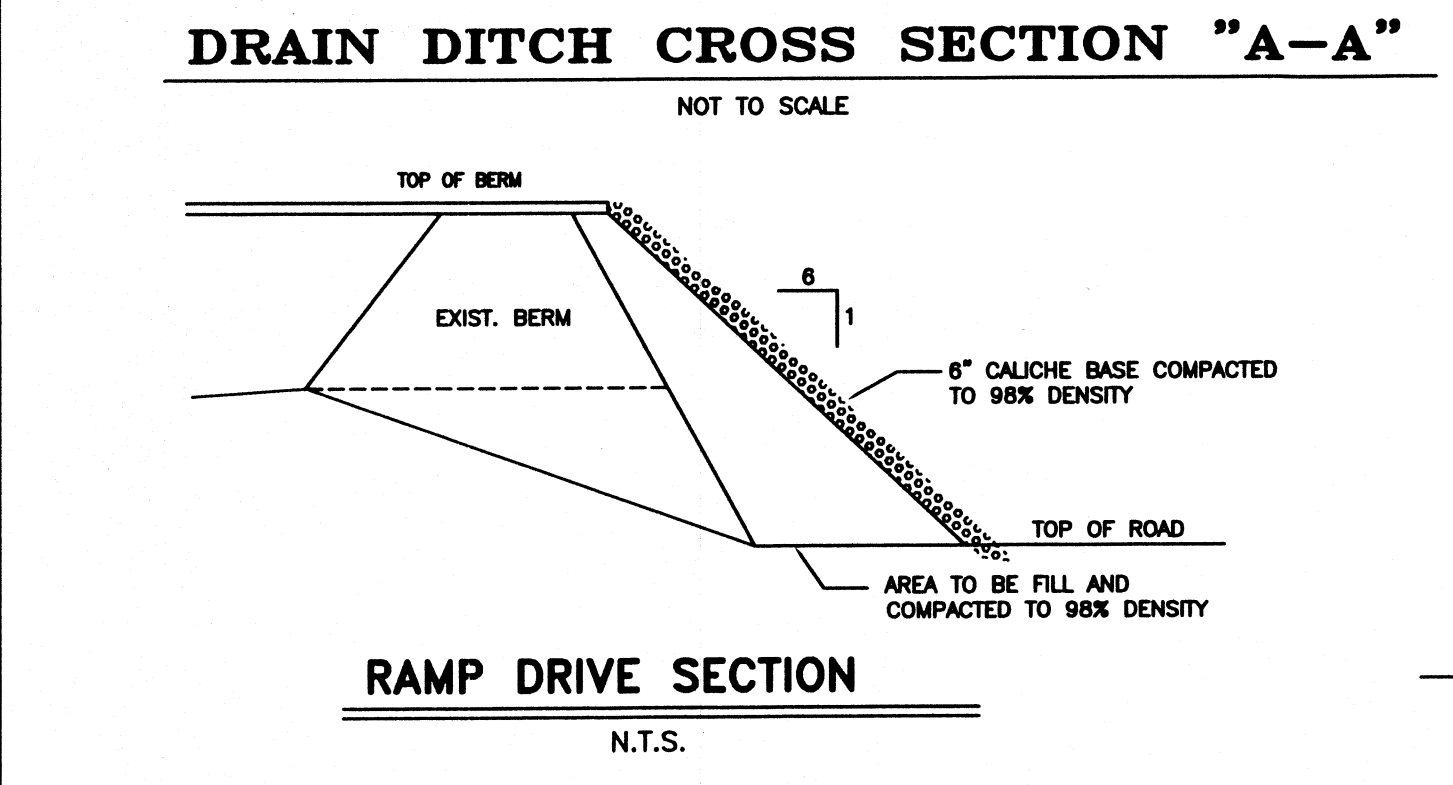
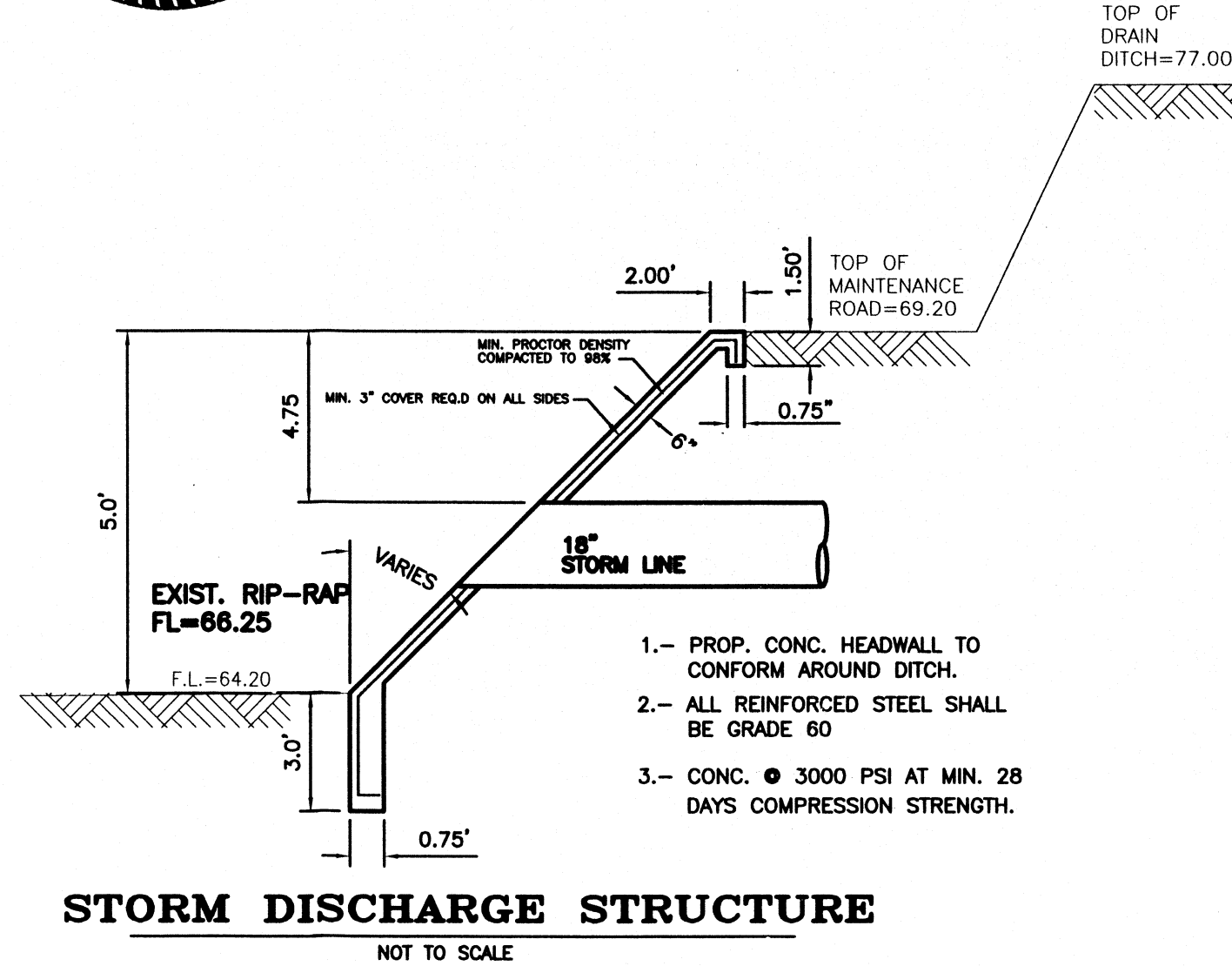
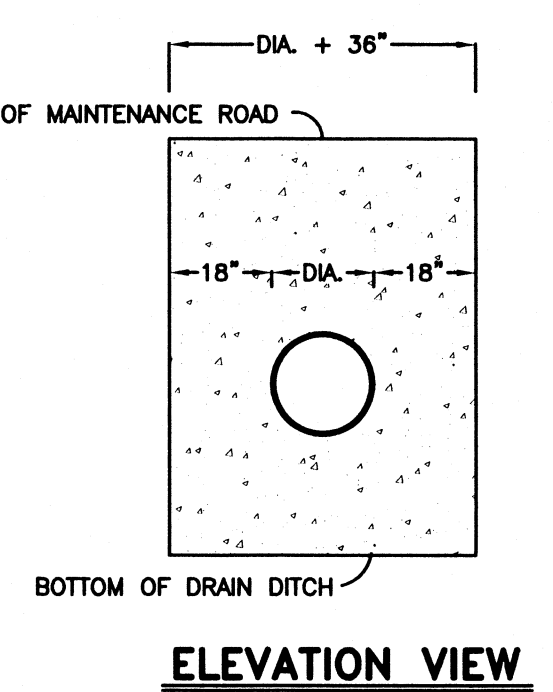
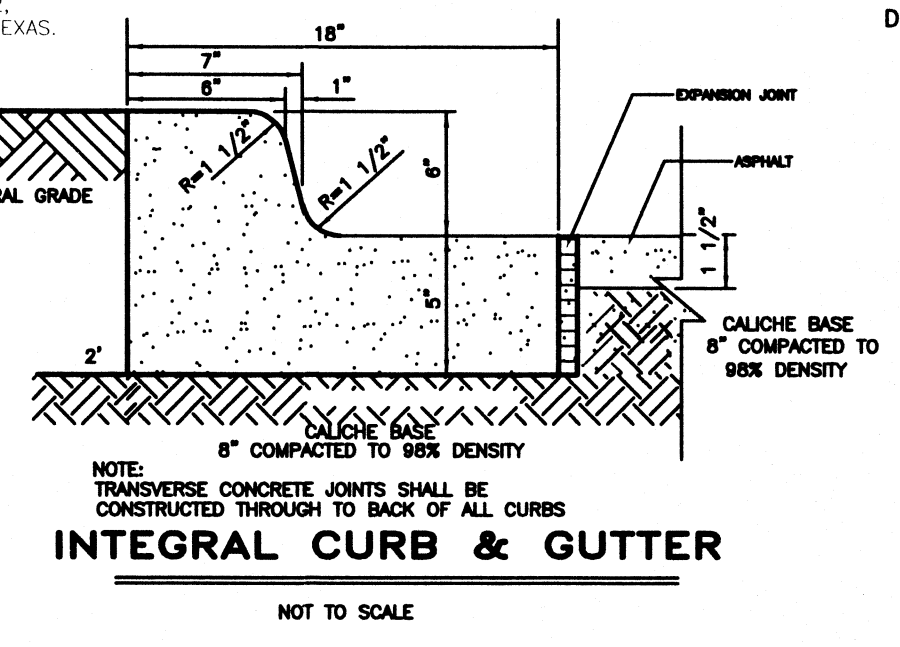
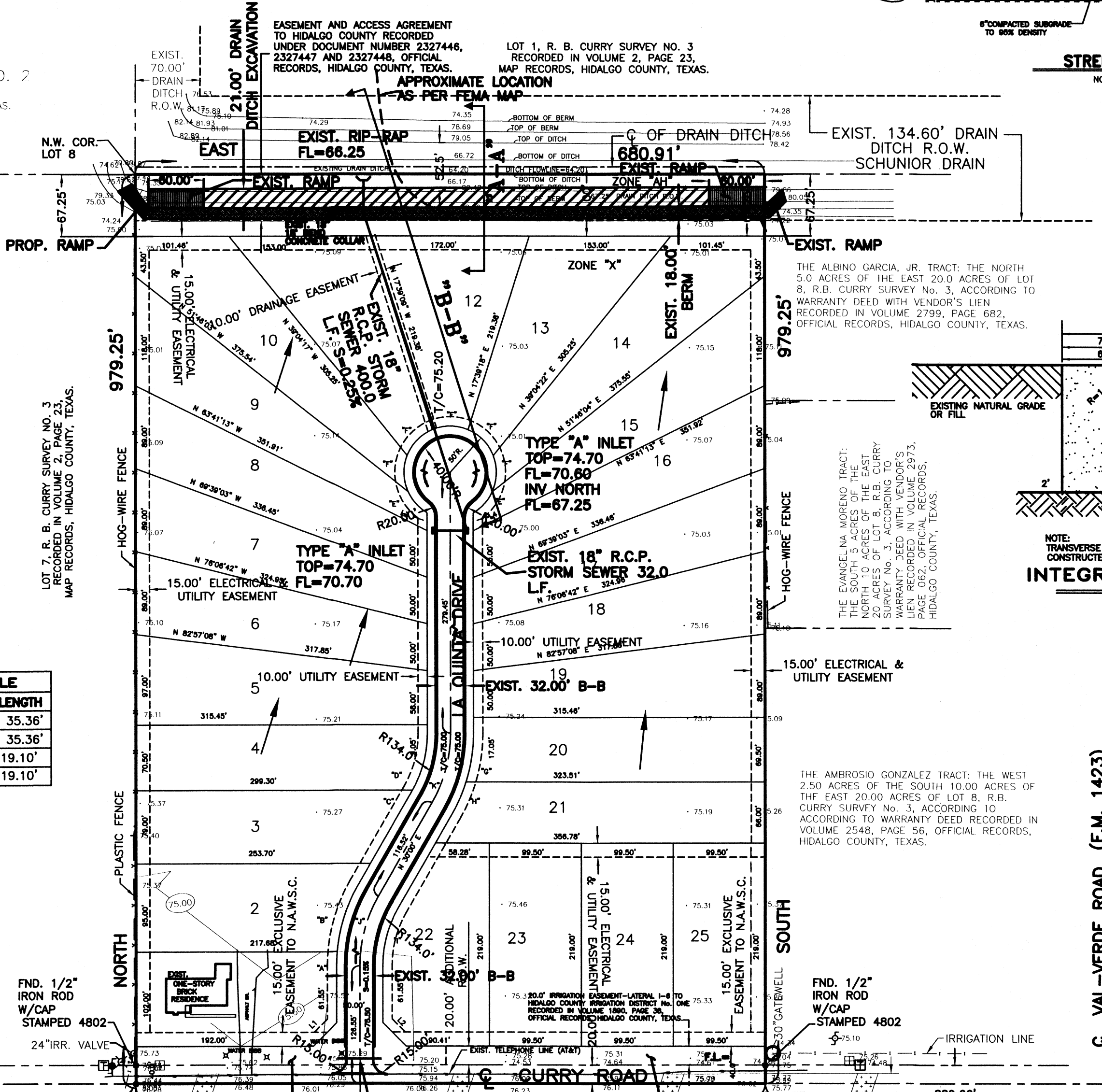


Signature of Alfonso Quintanilla
DATE 11-5-13
ALFONSO QUINTANILLA
P.E. No. 95534

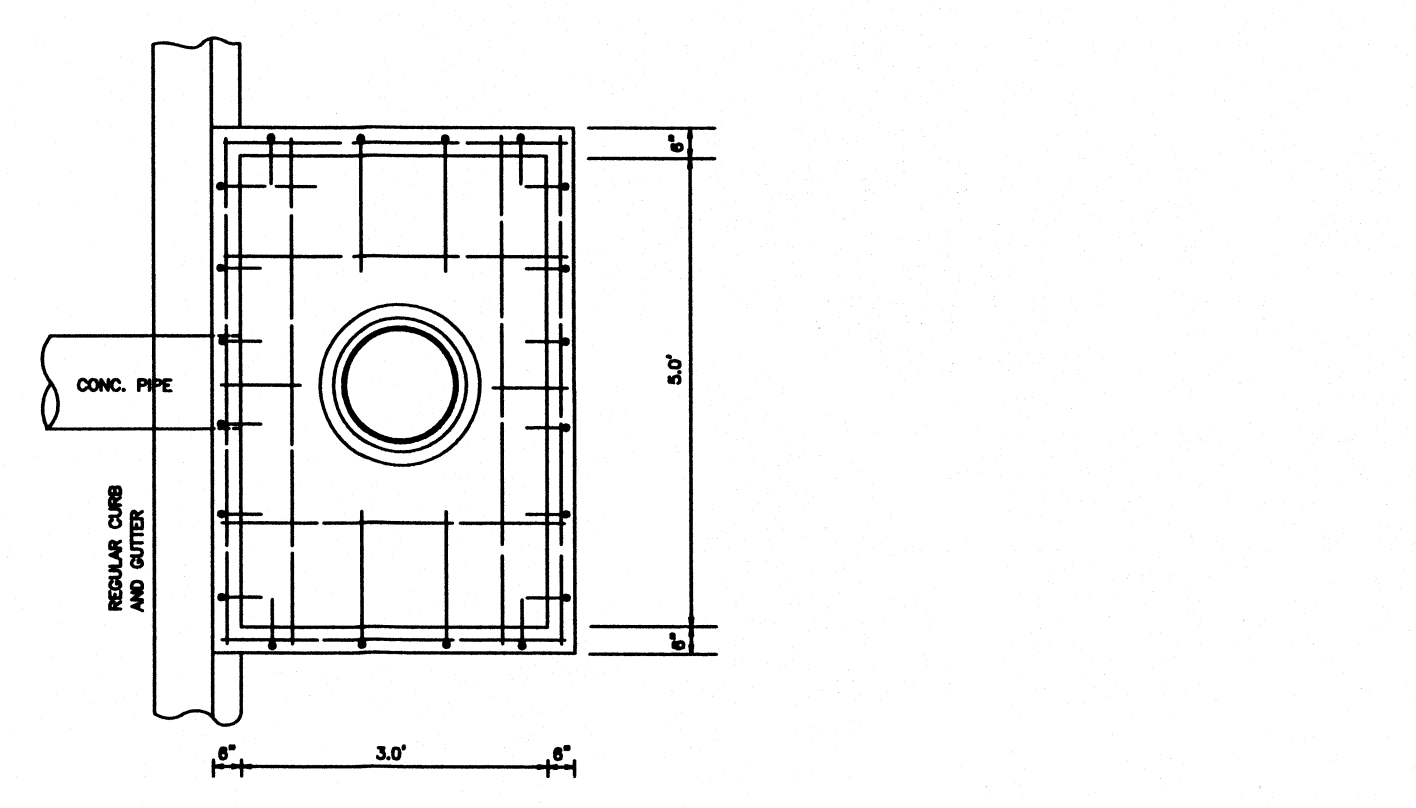
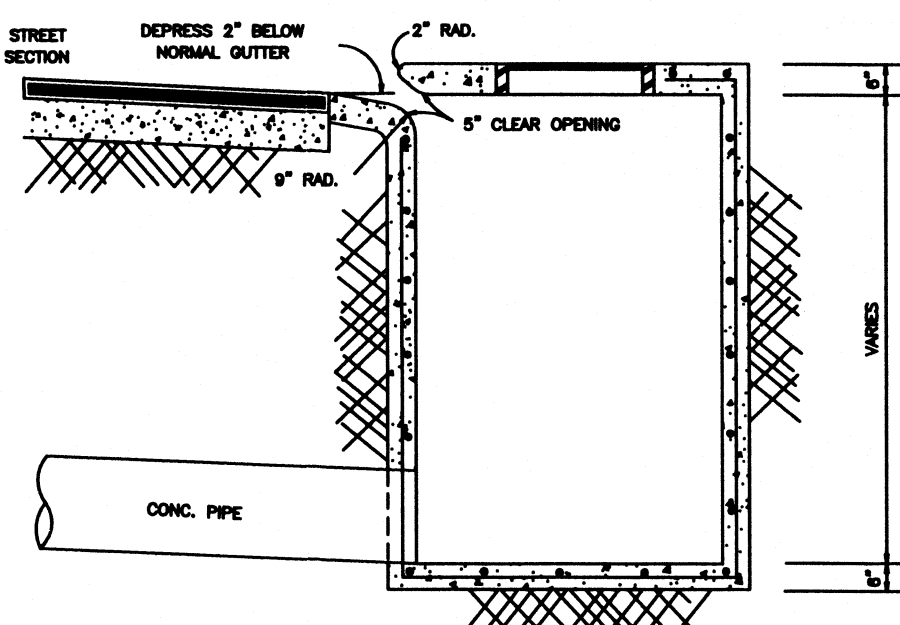
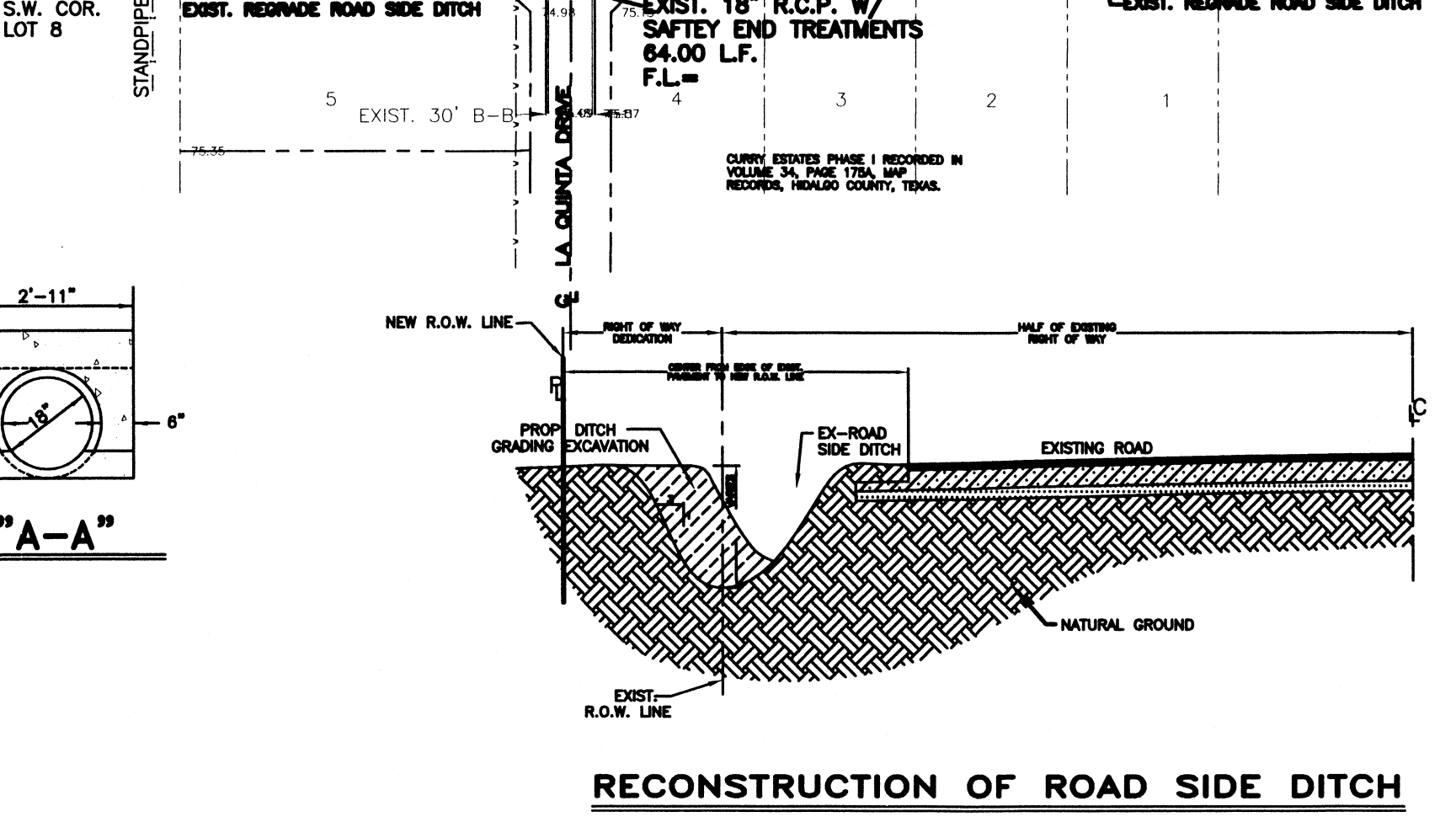
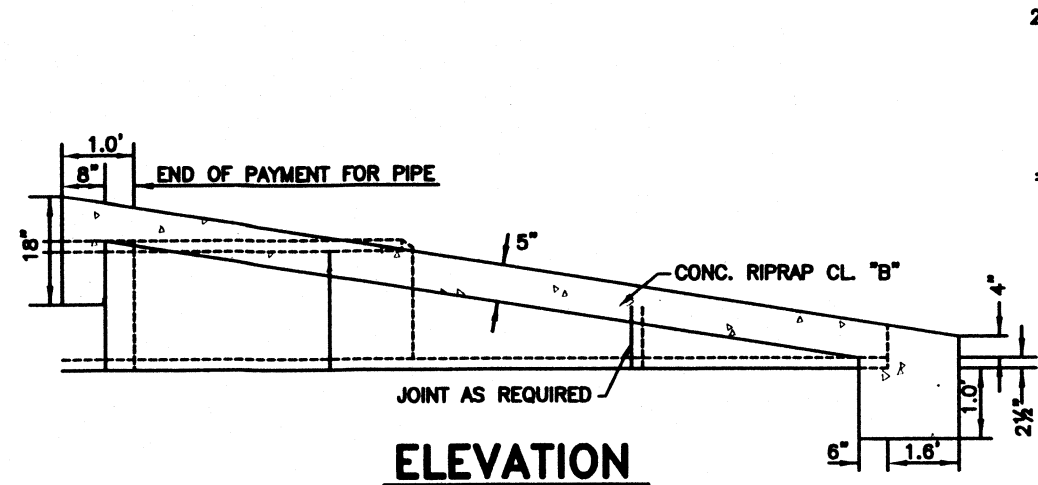
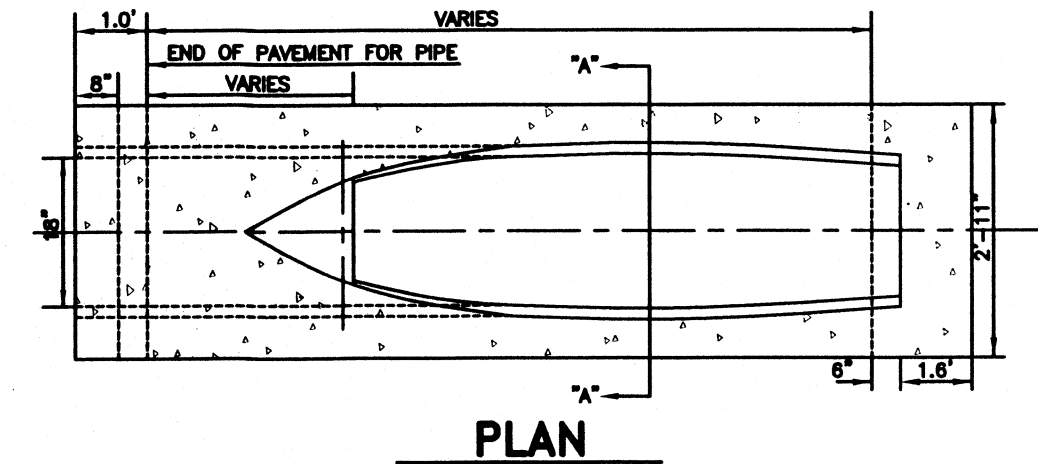


LINE DATA TABLE
DATA BEARING LENGTH
L1 S 45°00' W 35.36'
L2 N 45°00' W 35.36'
L3 NORTH 19.10'
L4 SOUTH 19.10'

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°26'29" 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'



COST ESTIMATE
WATER DISTRIBUTION: \$ 43,580.00
PAVING IMPROVEMENTS: \$ 37,100.00
DRAINAGE IMPROVEMENTS: \$ 62,055.00
SEPTIC TANK (OSSF): \$ 38,000.00



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

REVISION NOTES table with columns for No., Sheet, REVISION, Date, and Approved.

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