



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 12-20-2013

PROPOSED MYSTICAL STAR SUBDIVISION, PRECINCT No. 4.

ENGINEER FIRM: MELDEN & HUNT, INC. DEVELOPER: HERMINA E. CUEVAS

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS:  \*SINGLE FAMILY 1  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: Approximately ¼ mile East of Kenyon, South of F.M. 2812

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10/5/12 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: On-Site detention area.

DISTANCE TO A DRAIN DITCH: 2 miles South of proposed subdivision.

ROAD R.O.W. DEDICATION: 20 ft addition R.O.W. to FM 2812

H.C.R.O.W. FINAL APPROVAL DATE: 11-25-2013 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 04-09-2013 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 08/16/12

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: North R.O.W. of FM 2812.

H.C.O.E.C. FINAL APPROVAL DATE: 11-26-2013 By, Martin Ramirez, Environmental Compliance Coordinator

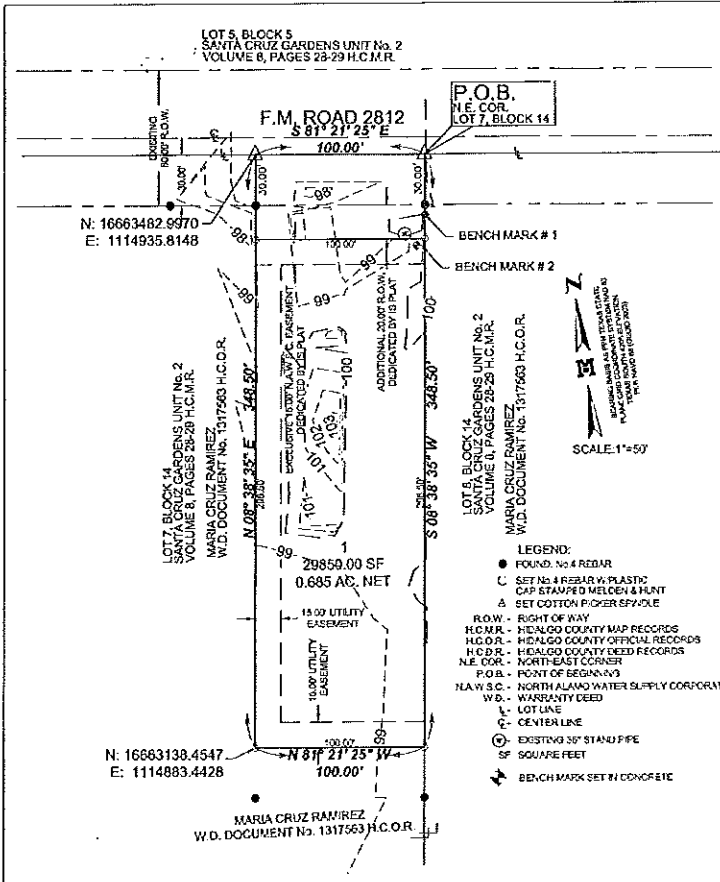
**CONSTRUCTION GENERAL PERMIT NOT REQUIRED**

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONER COURT ON: APRIL 30, 2013

STAFF RECOMMENDS:  **Final Approval** subject to recommendations other departments  
 **Final Approval** with financial guarantee.

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



**SUBDIVISION MAP OF  
MYSTICAL STAR SUBDIVISION**  
BEING A RESUBDIVISION OF 0.80 OF ONE ACRE (34,850 SQ. FT.)  
OUT OF LOT 7, BLOCK 14  
SANTA CRUZ GARDENS UNIT No. 2  
VOLUME 8, PAGES 28-29, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

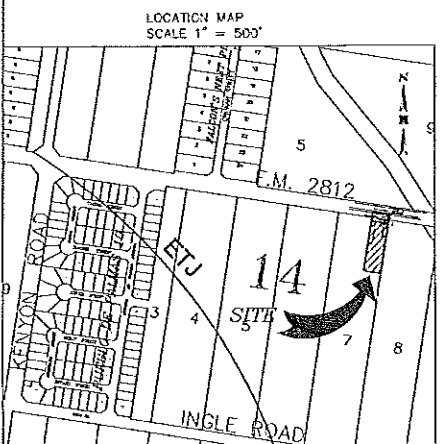
**INDEX TO SHEET OF MYSTICAL STAR SUBDIVISION**

SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, FLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, COUNTY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES, IRRIGATION DISTRICT, H.C.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.

SHEET 2: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY:

MYSTICAL STAR SUBDIVISION IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF F.M. 2812, APPROXIMATELY 1912 FEET EAST OF ITS INTERSECTION WITH BENCH ROAD AND F.M. 2812 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 72,100). MYSTICAL STAR SUBDIVISION LIES APPROXIMATELY 2.3 MILES FROM THE CITY LIMITS (AND IS NOT WITHIN THE 2 MILE EXTRAJURISDICTIONAL JURISDICTION (EJ) UNDER LOCAL GOVERNMENT CODE § 42.001. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



DRAWN BY: CSD DATE: 10-01-12  
 IRRIGATION CHECKED: DATE:  
 SURVEYED, CHECKED: DATE:  
 FINAL CHECK: DATE: 11-11-13

**MELDEN & HUNT INC.**  
 CONSULTANTS ENGINEERS SURVEYORS  
 115 W. WATKINS DR. (562) 301-0581  
 EDINBURG, TX 78841 (562) 301-1579  
 227 N. FA 1117 (562) 427-8558  
 800 DRAKE CIRCLE, TX 78822 (562) 428-2311  
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

FOR NOTARIAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	HERMINIA E. CUEVAS	710 E. UNIVERSITY OF TEXAS	EDINBURG, TX 78839	(562)
ENGINEER:	FRED L. KURTH	115 W. WATKINS	EDINBURG, TX 78841	(562) 301-0581 (562) 301-1579
SURVEYOR:	FRED L. KURTH	115 W. WATKINS	EDINBURG, TX 78841	(562) 301-0581 (562) 301-1579

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDEVELOPED OWNERS OF THE PROPERTY SHOWN ON THIS FLAT, 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, ASSIGN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REPAIR, WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS FLAT, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT BE EXPOSED BY 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 COUNTY OR STATE HEREAFTER ACQUIRES OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING 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 RECEIVED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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 THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THEREIN FOR SO LONG AS THE EASEMENT IS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE DAY OF November, 2013.

*Herminia E. Cuevas*  
 (GRANTEE'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS &  
 COUNTY OF HIDALGO &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED HERMINIA E. CUEVAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF November, 2013.

*Judith Stone*  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES:

**DESCRIPTION OF MYSTICAL SUBDIVISION**  
 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 0.80 OF ONE ACRE (34,850 SQUARE FEET) SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 7, BLOCK 14, SANTA CRUZ GARDENS UNIT NO. 2, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28-29, HIDALGO COUNTY MAP RECORDS, SAID 0.80 OF ONE ACRE (34,850 SQUARE FEET) ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET AT THE NORTH-EAST CORNER OF SAID LOT 7, BLOCK 14, AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF F.M. 2812, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE S 03°36'33" W ALONG THE EAST LINE OF SAID LOT 7, BLOCK 14, AT A DISTANCE OF 21.90 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 30.00 FEET PASS THE EXISTING SOUTH RIGHT-OF-WAY LINE OF F.M. 2812, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET FOR THE HEREBY PROPOSED SOUTH RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 348.53 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE N 81°12'08" W IN A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR SET (NORTHING: 1668432.4517, EASTING: 1114823.4425) FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE N 03°36'33" E AT A DISTANCE OF 258.50 FEET PASS A NO. 4 REBAR SET FOR THE HEREBY PROPOSED SOUTH RIGHT-OF-WAY LINE, AT A DISTANCE OF 318.50 FEET PASS THE EXISTING SOUTH RIGHT-OF-WAY LINE OF F.M. 2812, AT A DISTANCE OF 318.50 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 348.50 FEET TO A COTTON PICKER SPINDLE SET (NORTHING: 1668432.3773, EASTING: 1114823.8145) ON THE NORTHLINE OF SAID LOT 7, BLOCK 14, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE S 91°21'25" E ALONG THE NORTH LINE OF SAID LOT 7, BLOCK 14, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.80 OF ONE ACRE (34,850 SQUARE FEET), OF LAND, MORE OR LESS.

**GENERAL FLAT NOTES & RESTRICTIONS**  
 HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "A" (UNSHADED)  
 ZONE "A" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 48334-0325 D MAP REVISED: JUNE 6, 2000. FURTHER REVISED TO REFLECT LOUW DATE MAY 17, 2001
- ZONE "A" (UNSHADED) COMMUNITY-PANEL NO. 48334-0325 D EFFECTIVE DATE: JUNE 6, 2000 FURTHER REVISED TO REFLECT LOUW MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN
- SETBACKS:  
 FRONT: 50.00 FEET  
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- THIS SUBDIVISION IS A MULTI-FAMILY DETACHED DWELLING. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY THIS SUBDIVISION.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 12" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY FEE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 --BM 1, NO. 1, ELEV. 101.27 N.G.V.D. 29 DESCRIPTIONS: COTTON PICKER SPINDLE AT SOUTHWEST CORNER LOCATED 15 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION  
 --BM 2, NO. 2, ELEV. 99.95 N.G.V.D. 23 DESCRIPTIONS: ALLUMINUM BUSH SET IN CONCRETE CLOSE TO THE NORTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,378 CUBIC-FEET 0.03 ACRES-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM RUNOFF REQUIREMENTS)
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES AND OTHER PLANTINGS (EXCEPT LAW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, NO COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEICATED 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR MULTI-FAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION. PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT, NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- INDIVIDUAL LOT ACCESS SHALL BE ALLOWED FOR THIS SUBDIVISION. A 24 FOOT DRIVEWAY DISTANCE SHALL BE CONSTRUCTED BY DEVELOPER FOR THIS SUBDIVISION TO PROVIDE ACCESS AND EGRESS FROM FM 2812.
- EXISTING ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION HAS ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH CODE AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.
  - OSPF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
  - EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,750 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSPF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
  - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
  - APPROVED "OSPF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
- HERMINIA E. CUEVAS, THE OWNER & SUBDIVIDER OF MYSTICAL STAR SUBDIVISION, RETAINS A EASEMENT UPON THIS LOT FOR THE EXISTING OSSP ON THESE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT
- NO RECORDED EASEMENT WAS FOUND FOR THE EXISTING POWER POLES AND OVERHEAD LINE ON SUBJECT TRACT, SHOWN ON SURVEY.
- NO RECORDED EASEMENT WAS FOUND FOR THE SPOTTED TELEPHONE LINE ON SUBJECT TRACT SHOWN ON SURVEY.
- EXISTING 36" STANCHION ON SUBJECT TRACT APPEARS TO BE PRIVATE. IRRIGATION DISTRICT NO. 15 DOES NOT CLAIM ANY PIPELINES WITHIN SUBJECT TRACT.

**APPROVED BY IRRIGATION DISTRICT**

THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT NO. 15 ON THIS 14th DAY OF November, 2013 SUBJECT TO THE FOLLOWING:

- NO ELEVATIONS ALLEGED ON TOP OF AN IRRIGATION LINE; 2) FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL; 3) ALL LOTS SUBJECT TO RULES, REGULATIONS, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND 4) IF SUBDIVISION IS NOT COLLECTED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DISTRICT DELIVERY POINT SHALL BE PROVIDED, THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

*Donald*  
 SECRETARY

*Judith Stone*  
 ASSENT

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF MYSTICAL STAR SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY DEPT. OF ENVIRONMENTAL COMPLIANCE \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY DEPT. OF HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, HERMINIA E. CUEVAS, AS OWNER OF THE 0.80 OF ONE ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MYSTICAL STAR SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GIS 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.

*Herminia E. Cuevas* 11-14-13  
 HERMINIA E. CUEVAS DATE:  
 710 E. UNIVERSITY DRIVE  
 EDINBURG, TEXAS

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED HERMINIA E. CUEVAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HER EXECUTION OF THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF November, 2013.

*Judith Stone*  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES:

STATE OF TEXAS  
 COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE MYSTICAL STAR SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-05-12 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

*Fred L. Kurth* 11-15-13  
 FRED L. KURTH, P.E. & S.D. 101 R.P.S. & 4750  
 DATE SURVEYED: 9-24-12  
 DATE PREPARED: 9-27-12  
 T-940 PAGES: 6 & 39 SURVEY NO. 12104.03  
 SURVEY '09 NO. 12104.03

STATE OF TEXAS  
 COUNTY OF HIDALGO

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ACCEPTED UNDER TEX. WATER CODE § 49.211 (6). THE SYSTEM HAS NOT BEEN 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: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

REGISTERED PROFESSIONAL ENGINEER  
 FRED L. KURTH  
 64151  
 LICENSED PROFESSIONAL SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR  
 FRED L. KURTH  
 4750

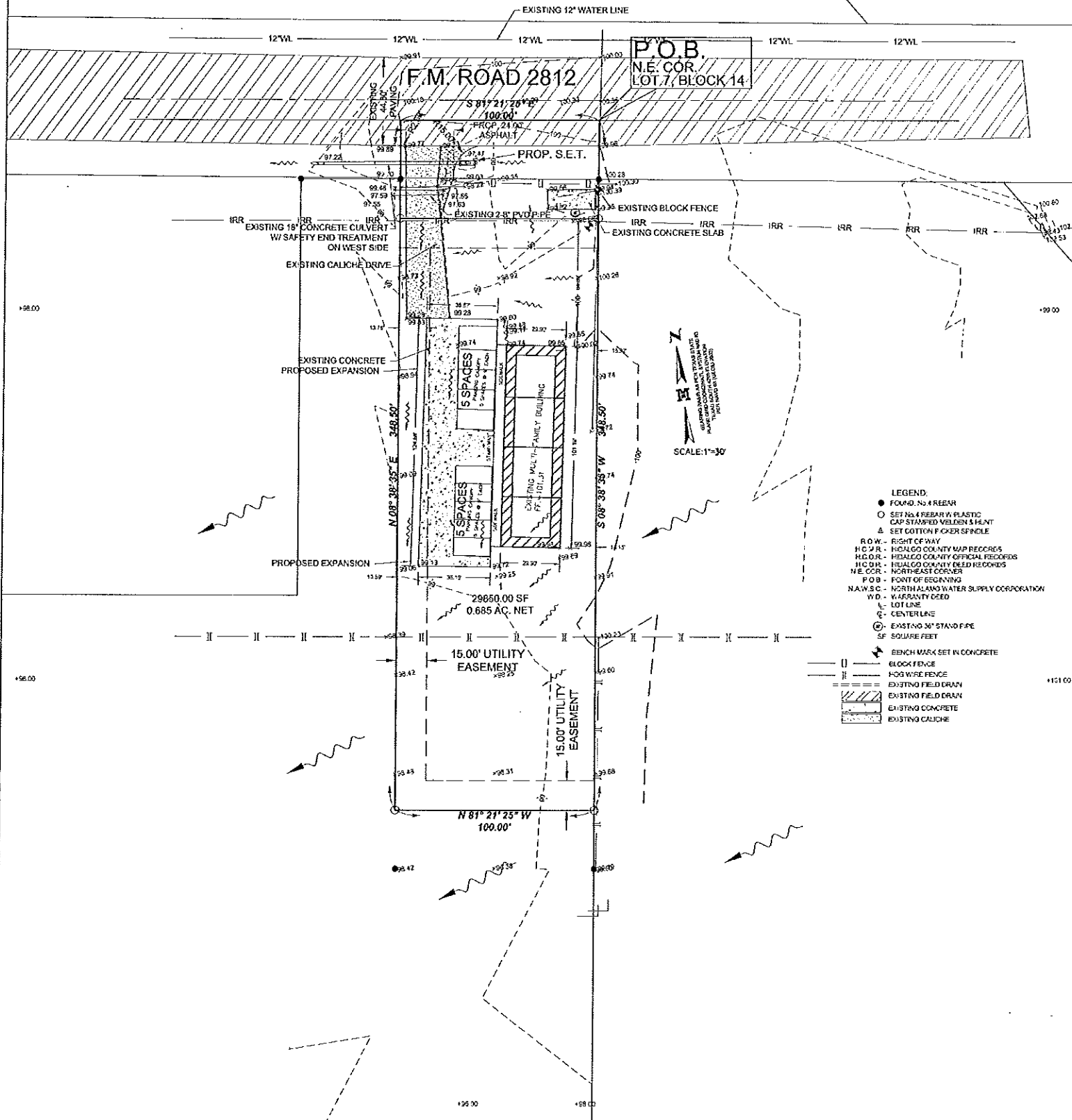
HIDALGO COUNTY CLERK  
 ARTURO GUJARDO, JR.  
 HIDALGO COUNTY CLERK

ON \_\_\_\_\_ AT \_\_\_\_\_ A.M./P.M.  
 DOCUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ CLERK



2

MAP OF TOPOGRAPHY AND DRAINAGE:  
 MAPA DE TOPOGRAFIA Y DESAGUE:  
 SUBDIVISION MAP OF  
**MYSTICAL STAR SUBDIVISION**  
 BEING A RESUBDIVISION OF 0.80 OF ONE ACRE  
 OUT OF LOT 7, BLOCK 14  
 SANTA CRUZ GARDENS 2  
 VOL. 8, PG. 28-29, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.



- LEGEND:**
- FOUND, NO. 4 REBAR
  - SET NO. 4 REBAR W/ PLASTIC CAP STAMPED W/ ELEV. & DATE
  - ▲ SET COTTON F. OVER SPINDLE
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - N.E. COR. - NORTHEAST CORNER
  - P.O.B. - POINT OF BEGINNING
  - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
  - W.D. - WATERWAY CENTER
  - LOT LINE
  - CENTER LINE
  - ⊙ EXISTING 30" STAND PIPE
  - SF - SQUARE FEET
  - BENCH MARK SET IN CONCRETE
  - BLOCK FENCE
  - HOG WIRE FENCE
  - EXISTING FIELD DRAIN
  - EXISTING CONCRETE
  - EXISTING CALICHE



**DRAINAGE STATEMENT**  
 MYSTICAL STAR SUBDIVISION

MYSTICAL SUBDIVISION IS A 0.80 OF ONE ACRE TRACT OF LAND OUT OF LOT 7, BLOCK 14, SANTA CRUZ GARDENS 2, HIDALGO COUNTY, TEXAS, AS RECORDED IN VOLUME 8, PAGE 28-29, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF F.M. 2812 AND APPROXIMATELY 194.00 FEET EAST OF KENYON ROAD. THE PROPERTY IS CURRENTLY A MULTI-FAMILY AND IS LOCATED IN ZONE B' SHOWN IN TEXAS FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48034-0325 D, MAP REVISED JUNE 6, 2000, FURTHER REVISED TO REFLECT LOSS DATE MAY 17, 2001. ZONE 'X' UNSHADED IS DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.'

THE SOILS ARE FINE SANDY LOAM, WHICH IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP 'B' (SEE EXCERPTS FROM SOIL SURVEY OF HIDALGO COUNTY, TEXAS).

EXISTING RUNOFF IS BY SURFACE FLOW IN AN SOUTHERLY DIRECTION AND HAS A RUNOFF OF 0.71 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

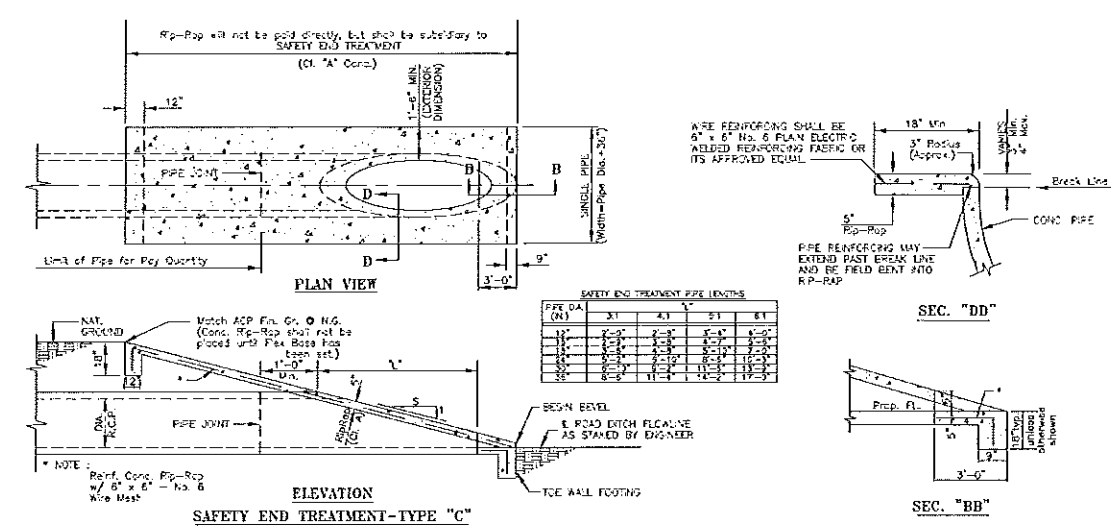
THE PROPOSED DRAINAGE FOR MYSTICAL STAR SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOT INTO THE EXPRESSED GREEN AREA AT THE REAR OF THE LOT. RUNOFF SHALL EVAPORATE AND PERCOLATE INTO THE SOIL.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 1,375 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE GREEN AREA AND LOW AREA IN THIS SUBDIVISION.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 48034-0325 D, REVISED JUNE 6, 2000, FURTHER REVISED TO REFLECT LOSS DATE MAY 17, 2001, IS CONTAINED WITHIN THE DRAINAGE SHOALS ALONG THE REAR OF LOT OF THE SUBDIVISION.

*Fred L. Kurth*  
 FRED L. KURTH, P.E. # 54151      DATE: 11-15-13



**SAFETY END TREATMENT - (Type "C") DETAILS**  
 N.T.S.

**MELDEN & HUNT, INC.**  
 TEXAS REGISTRY: F-1435

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