



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: 02-04-2014

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: 48 *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 and additional 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. FINAL APPROVED DATE: 01-14-2014: By Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 01-14-2014 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez
 OSSF HAVE BEEN ESCROWED WITH THE COUNTY

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

H.C.O.E.C. FINAL APPROVED DATE: 01-14-2014: By Ann Marie De La Fuente, Administrative Assistant

Notice Of Termination (NOT) has been submitted. Final stabilization has been achieved on site.
 SUBDIVISION CONSTRUCTION AGREEMENT (CASH DEPOSIT) ON FILE

REQUEST FOR FINAL APPROVAL WITH: Cash Deposit: Amount:\$ 72,000.00 For: OSSF(S) 48
 Cash Deposit: Amount:\$ 30,965.00 For: POND EXCAVATION

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS' COURT ON: JULY 30, 2013.

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
 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 PLAT OF:
**RANCHITOS ESCONDIDOS
SUBDIVISION PHASE I**

A 109.97 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, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

METES AND BOUNDS
A 109.97 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, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT A FENCE POST FOR THE SOUTHEAST CORNER OF TRACT 157 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 82°10'47" W (DEED RECORD: N 81°58' W), ALONG THE SOUTH LINE OF TRACT 157, A DISTANCE OF 1,375.33 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°16' E, A DISTANCE OF 501.42 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 80°44' E, A DISTANCE OF 89.87 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 09°16' E, A DISTANCE OF 280.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 80°44' W, A DISTANCE OF 177.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, N 09°16' E, A DISTANCE OF 2,340.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 80°44' E, A DISTANCE OF 692.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 09°16' E, A DISTANCE OF 380.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 80°44' E, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 09°16' E, A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 80°44' E, A DISTANCE OF 678.18 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF TRACT 157 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 09°04'26" W (DEED RECORD: S 09°18' W), ALONG THE EAST LINE OF TRACT 157, A DISTANCE OF 3,586.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 109.97 ACRES OF LAND MORE OR LESS.

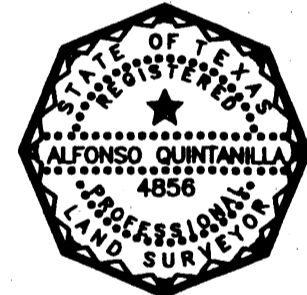
BEARINGS ARE IN ACCORDANCE WITH VISTA BONITA SUBDIVISION No.10, RECORDED IN VOLUME 33, PAGE 50, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 4TH DAY OF APRIL 20 13

Alfonso Quintanilla
REGISTERED PROFESSIONAL SURVEYOR
No. 4858 STATE OF TEXAS



STATE OF TEXAS
COUNTY OF HIDALGO

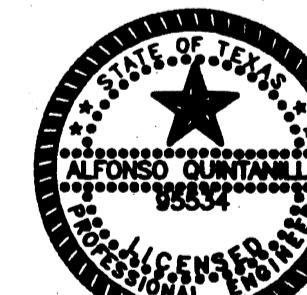
I, THE UNDERSIGNED, A LICENCED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWERAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES HAVE BEEN CONSTRUCTED AT A TOTAL COST OF \$ 109,080.00

SEWERAGE FACILITIES: OSSF'S ARE ESTIMATED TO COST \$ 1,500 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 72,000.00 FOR THE SUBDIVISION.

DATED THIS THE 10TH DAY OF JANUARY 20 14

Alfonso Quintanilla
LICENCED PROFESSIONAL ENGINEER
No. 95534 STATE OF TEXAS



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
COMMUNITY-PANEL No. 480334 0325 D
EFFECTIVE DATE: MAY 17, 2001.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN 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: 25.00 FEET
FRONT (CESAR CHAVEZ RD): 40.00 FEET
FRONT: FOR GARAGE/CARPORT: 18.00 FEET
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
CORNER SIDE: 15.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CENTERLINE OF THE 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= 94.89 TOP OF NORTHEAST BOLT OF FIRE HYDRANT NAVD 88 DATUM.
B.M. No. 2 ELEVATION= 87.11 SQUARE CUT ON SOUTHWEST CORNER OF TYPE "CC" INLET CORNER OF LOT OF THE SUBDIVISION. NAVD 88 DATUM.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT (MASTER PLAN 274,865 ACRES) WILL BE REQUIRED TO DETAIN A TOTAL OF 654,184.56 CUBIC FEET (15.02 ACRE FEET) OF STORM WATER RUNOFF. REGIONAL DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 8.
(109.91 ACRES) PHASE I = 281,730.94 cubic feet (6.01 acre-feet)
(109.91 ACRES) PHASE II = 392,453.62 cubic feet (9.01 acre-feet)
(109.91 ACRES) TOTAL = 654,184.56 cubic feet (15.02 acre-feet)
- 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.
- A FOUR (4.0) FOOT SIDEWALK ON ALL STREETS FIVE (5.0) FEET AWAY FROM STREET PAVEMENT IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS 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.
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 EXCEPTS 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 OCCUPYING A LOT.

CWL LIMITED
BY: THREE LLC
IT'S: GENERAL PARTNER
BY: FORREST N. RUNNELS JR., VICE-PRESIDENT, THE OWNER & SUBDIVIDER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING A: APPRO: D OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 8 OF THIS PLAT.

- THIS SUBDIVISION IS NOT WITHIN AN IRRIGATION DISTRICT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE SUBDIVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS.
- REGIONAL DRAINAGE FACILITY (RDF) FOR THIS DEVELOPMENT SHALL BE DEDICATED TO H.C.D.D. No. 1 AS SHOWN ON THE PLAT. CONSTRUCTION SHALL BE IN ACCORDANCE WITH COUNTY AND H.C.D.D. No. 1 SPECIFICATIONS. H.C.D.D. No. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID RDF. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE RDF EASEMENT.

RIGHT OF WAY EASEMENT

KNOW ALL MEN: 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 Amana Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, do 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 Grantee's adjacent lands for 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 the 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 10th day of January 2014.

Forrest N. Runnels Jr.
CWL LIMITED
BY: THREE LLC
IT'S: GENERAL PARTNER
BY: FORREST N. RUNNELS JR., VICE-PRESIDENT
P.O. BOX 118
EDINBURG, TEXAS. 78540

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

INDEX TO SHEETS

- SHEET 1.- HEADING INDEX: LOCATION MAP AND ETI: PRINCIPAL CONTACTS: DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; CITY APPROVAL CERTIFICATE; MAYOR'S CERTIFICATE; ADMINISTRATOR'S CERTIFICATE; PLANNING & ZONING CERTIFICATE; N.A.S.C. CERTIFICATE; HIDALGO COUNTY R.O.W. CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT No. 15 CERTIFICATION; REVISION NOTES.
- SHEET 2 & 3.- HEADING INDEX: LOT, STREETS AND EASEMENT LAYOUT; ENGINEER'S & SURVEYOR'S CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.
- SHEET 4.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 5.- MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES; COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 6.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE POND, AND ENGINEERING CERTIFICATION; REVISION NOTES; COUNTY CLERK'S RECORDING CERTIFICATE.

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

I, FORREST N. RUNNELS JR., VICE-PRESIDENT, AS OWNER OF THE 109.97 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, HEREBY SUBDIVIDE 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 §232.022 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;
- 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.

Forrest N. Runnels Jr.

1-10-14

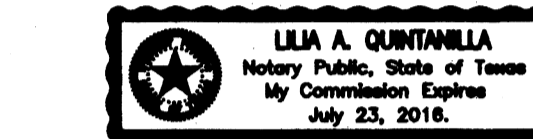
CWL LIMITED
BY: THREE LLC
IT'S: GENERAL PARTNER
BY: FORREST N. RUNNELS JR., VICE-PRESIDENT
P.O. BOX 118
EDINBURG, TEXAS. 78540

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared FORREST N. RUNNELS JR., VICE-PRESIDENT

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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th day of January, 2014.



Lilia A. Quintanilla
LILIA A. QUINTANILLA - NOTARY PUBLIC

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: _____

PLANNING & ZONING
COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as RANCHITOS ESCONDIDOS SUBDIVISION PHASE I conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the 20__ day of ____.

CHAIRPERSON-PLANNING & ZONING COMMISSION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST:

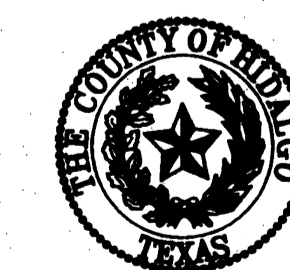
MAYOR'S SIGNATURE DATE CITY SECRETARY DATE

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

Hidalgo County Judge Date

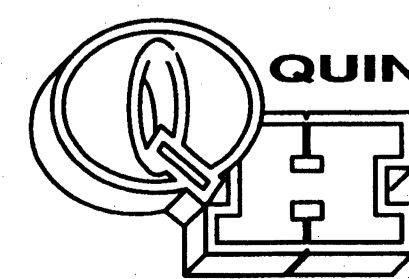
ATTEST: Hidalgo County Clerk Date



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

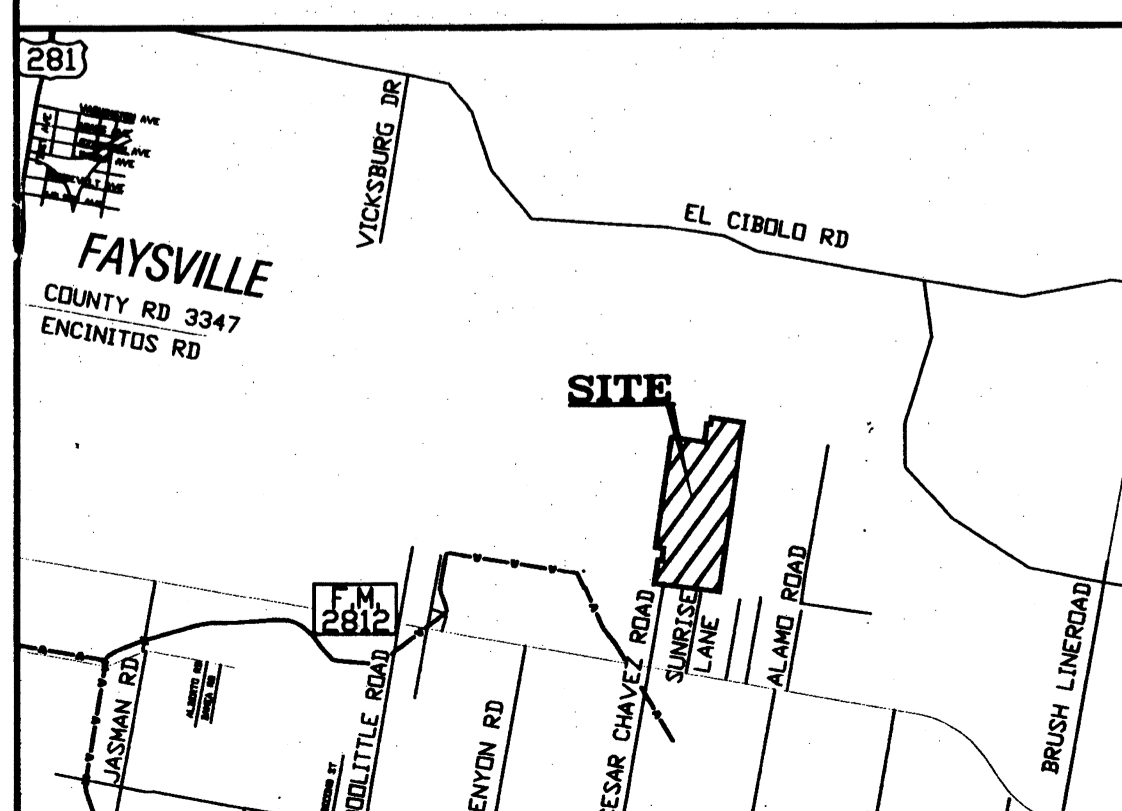
No.	Sheet	Revision	Date	Approved
1	1 OF 6	HIDALGO COUNTY COMMENTS (7-18-13)	1-2-13	Q.H.



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

LOCATION MAP SCALE 1:4000



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
RANCHITOS ESCONDIDOS SUBDIVISION PHASE I IS LOCATED IN MIDDLE HIDALGO COUNTY ON CESAR CHAVEZ ROAD, APPROXIMATELY 1,780.00 FEET NORTH OF F.M. 2812 INTERSECTION WITH CESAR CHAVEZ 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 77,000), RANCHITOS ESCONDIDOS SUBDIVISION PHASE I LIES APPROXIMATELY 2.03 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-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:	FORREST N. RUNNELS JR., VICE-PRESIDENT OF CWL LIMITED	P.O. BOX 118	EDINBURG, TX 78540	(956)383-7032	(956)383-5080
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

SHEET NO. 1 OF 6 SHEETS	FILENAME: F:\DATA\SUBDIVISION\HIDALGO\CO\RANCHITOS ESCONDIDOS\PLAT	DATE PREPARED: 4-1-2013	PREPARED BY: M. ORZUELA	CHECKED BY:	APPROVED BY:

SUBDIVISION PLAT OF:
RANCHITOS ESCONDIDOS
SUBDIVISION PHASE I

A 109.96 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.

STATE OF TEXAS
 COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 4TH DAY OF APRIL 20 13

Alfonso Quintanilla
 REGISTERED PROFESSIONAL SURVEYOR
 No. 4856 STATE OF TEXAS



DATA	BEARING	LENGTH
L1	N 35°44'00" W	35.36'
L2	S 71°34'50" W	44.78'
L3	S 35°44'00" E	35.36'
L4	S 72°18'55" W	44.57'
L5	N 20°29'48" W	24.40'

CURVE	DELTA	RADIUS	LENGTH	CHORD
"A"	34°02'44"	760.00'	451.60'	444.98'
"B"	06°28'14"	840.00'	94.86'	94.81'
"C"	09°46'30"	840.00'	143.31'	143.14'
"D"	09°12'03"	840.00'	134.89'	134.75'
"E"	08°55'41"	840.00'	130.89'	130.76'
"F"	01°43'22"	840.00'	25.26'	25.25'
"G"	01°54'15"	760.00'	25.26'	25.25'
"H"	09°53'00"	760.00'	131.10'	130.93'
"I"	10°15'27"	760.00'	136.06'	135.88'
"J"	11°04'28"	760.00'	146.90'	146.67'
"K"	02°58'41"	760.00'	39.50'	39.50'
"L"	30°32'16"	840.00'	447.71'	442.43'
"M"	36°05'50"	800.00'	504.01'	1264.82'

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENCED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES HAVE BEEN CONSTRUCTED AT A TOTAL COST OF \$ 109,080.00

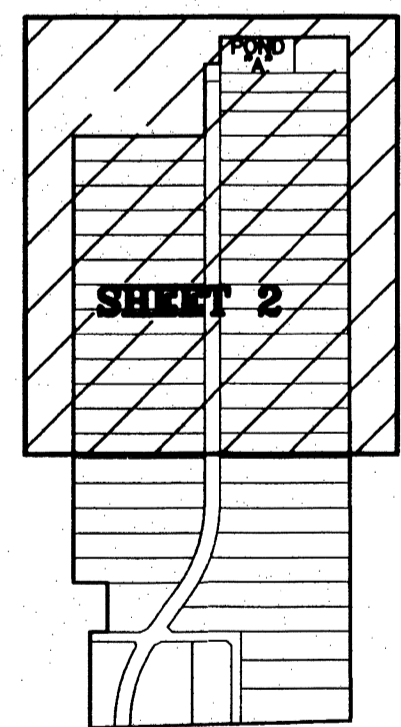
SEWAGE FACILITIES: OSSF'S ARE ESTIMATED TO COST \$ 1,500 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 72,000.00 FOR THE SUBDIVISION.

DATED THIS THE 10TH DAY OF JANUARY 20 14

Alfonso Quintanilla
 LICENCED PROFESSIONAL ENGINEER
 No. 95534 STATE OF TEXAS



PROP. RANCHITOS ESCONDIDOS SUBDIVISION PH I

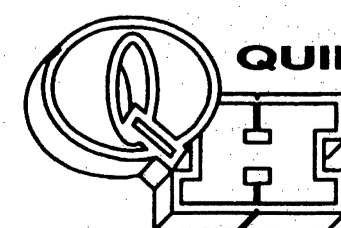


INDEX MAP



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

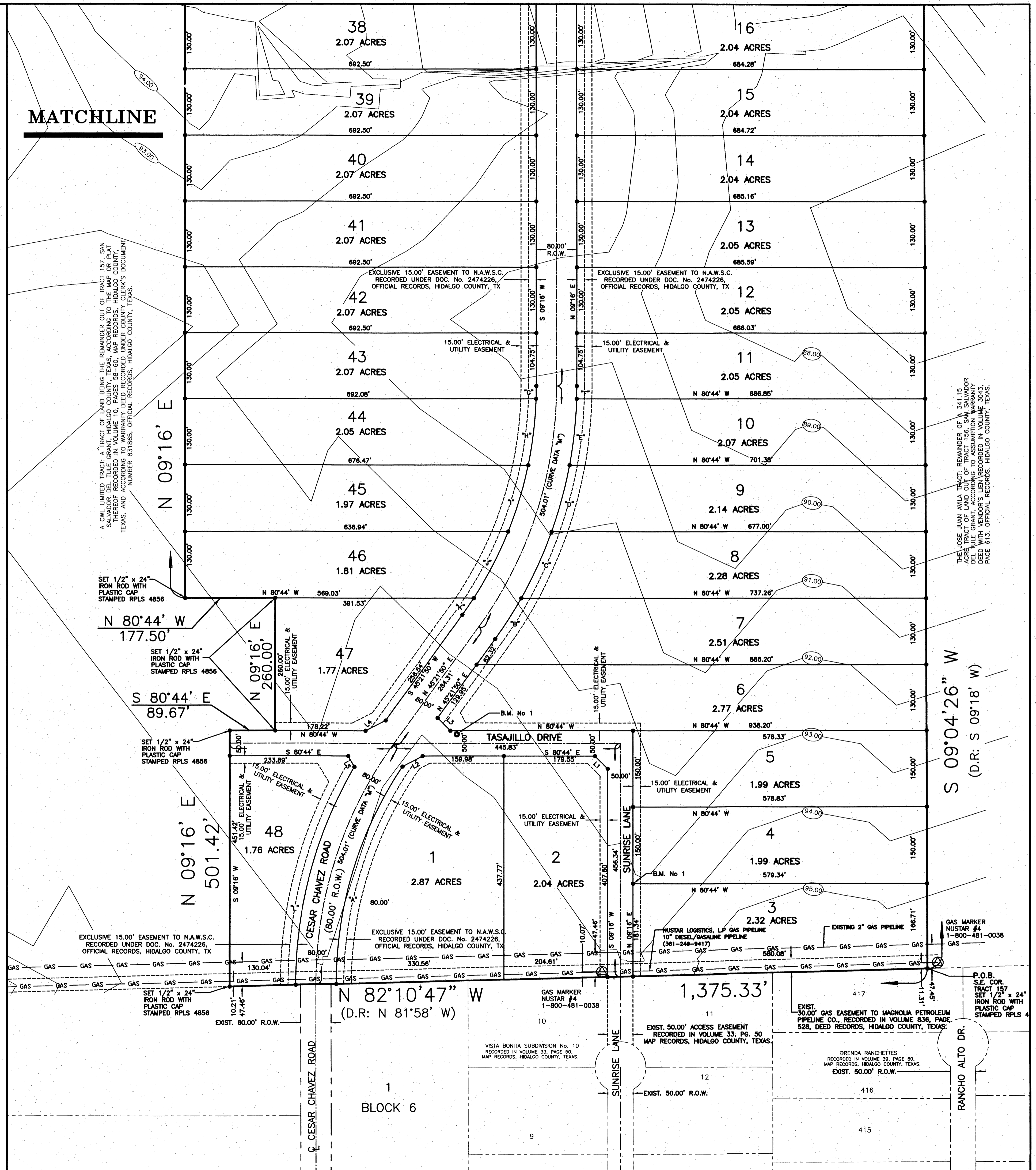
ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

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



THE JOSE JUAN AVILA TRACT, REMAINDER OF A 341.15 ACRE TRACT, SAN SALVADOR DEL TULE GRANT, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 831865, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, PAGE 613.

P.O.B. S.E. COR. TRACT 157 SET 1/2" x 24" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4