



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: 08-12-2014

PROPOSED LANTANA RANCH PHASE 2 SUBDIVISION, PRECINCT No. 3.

ENGINEER: NAIN ENGINEERING DEVELOPER: HECTOR CORTEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 9 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North of 3 Mile Line approximately 300 feet West of Giles Road.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-03-12 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: On-site Drainage detention swales along the rear of all lots.

DISTANCE TO A DRAIN DITCH: Subdivision is not within the 1 mile radius to the closest drain ditch

ROAD R.O.W. DEDICATION: No Right of Way dedication is required, 3 Mile Line complies with MPO

H.C.R.O.W. FINAL APPROVAL DATE: 07-11-2014: By Victor Gallardo Pct 3 R.O.W. AGENT

H.C.H.D FINAL APPROVAL DATE: 07-08-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: July 08, 2014

WATER SERVICE PROVIDER: AGUA S.U.D. LINE SIZE: 8" LOCATION: on 3 Mile Line Rd.

H.C.O.E.C. FINAL APPROVAL DATE: 07-28-2014 : By Ann Marie De La Fuente, Administrative Asst.

Proposed project was reviewed before preliminary approval and it was determined that less than one acre of soil disturbance would take place during construction and it was not part of a larger common plan of development Coverage under TPDES General Permit for Construction Activities (TXR150000) Construction Site Monitoring Program.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

MARCH 05, 2013

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

Preliminary Approval subject comments and future recommendations by planning and other Departments

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.

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LANTANA RANCH SUBDIVISION PHASE II

A TRACT OF LAND CONTAINING 7.53 ACRES, BEING A PART OR PORTION OF PORTION 77 AND OUT TRACT NO. 7 DESCRIBED IN A DEED RECORDED IN VOLUME 2689, PAGE 594, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF HOMEVILLE SUBDIVISION "A", RECORDED IN VOLUME 0, PAGES 23-25, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT A 2.41 ACRES OF LAND DEDICATED TO THE STATE OF TEXAS DESCRIBED IN DOCUMENT NO. 1130461, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

SCALE: 1" = 100'

A TRACT OF LAND CONTAINING 7.53 ACRES, BEING A PART OR PORTION OF PORTION 77 AND OUT TRACT NO. 7 DESCRIBED IN A DEED RECORDED IN VOLUME 2689, PAGE 594, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF HOMEVILLE SUBDIVISION "A", RECORDED IN VOLUME 0, PAGES 23-25, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING AT A 2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF TRACT 7 AND THE NORTHWEST CORNER OF THIS TRACT,

THENCE, S 79° 39' 00" E, A DISTANCE OF 783.20 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT,

THENCE, S 08° 31' 15" W, A DISTANCE OF 503.43 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH R.O.W. LINE OF MILE 3 NORTH ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT,

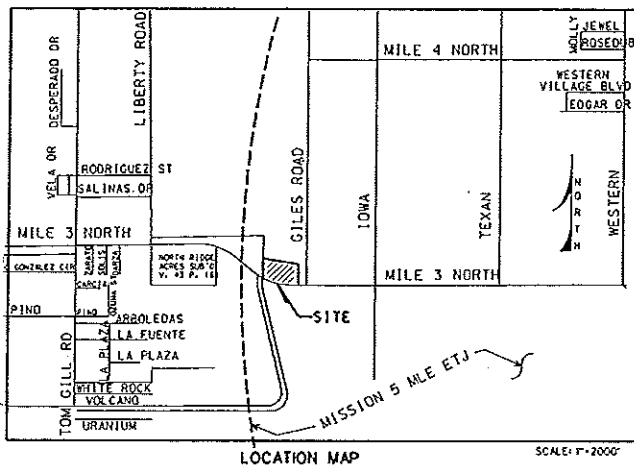
THENCE WITH A CURVE CONVEX TO THE RIGHT, HAVING A RADIUS OF 1340.00 FEET, A LENGTH OF 847.91 FEET, WITH AN ANGLE OF 35° 15' 15" TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT,

THENCE, S 08° 14' 45" E, A DISTANCE OF 238.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 7.53 ACRES OF LAND MORE OR LESS.

GENERAL NOTES:

- MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT: 50.00 FEET
SIDE: 5.0 FEET OR EASEMENT WHICHEVER IS GREATER
REAR: 30.00 FEET
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER OF PAVEMENT 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
ELEVATION CERTIFICATE MAY BE REQUIRED IF FOUND 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.
- Ø - DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
○ - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
- BM 1 - BENCHMARK ELEVATION 2101.11 N.G.V.D. '29. A 60-D NAIL IN BASE OF POWER POLE LOCATED 470 FEET WEST AND 43.30 FEET NORTH FROM THE NORTHEAST CORNER OF LOT 5 OF SUBJECT PROPERTY OF LANTANA RANCH SUBDIVISION.
BM 2 - BENCHMARK ELEVATION 213.89 N.G.V.D. '29. CONCRETE NAIL AT THE SOUTHWEST CORNER OF LIBERTY BOULEVARD AND NORTH 3 MILE LINE ROAD OF NORTH RIDGE ACRES RECORDED IN VOLUME 43 P. 161 M.R.
- FLOOD ZONE DESIGNATION: ZONE "C" COMMUNITY PANEL NUMBER 480334 0400 C MAP REVISED: NOVEMBER 16, 1992
ZONE "C" - AREAS OF MINIMAL FLOODING (NO SHADING)
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 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 12,222 CUBIC FEET 3.07 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITH DETENTION AREA ON THE EAST SIDE OF THIS PROPERTY.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT, OFFICE OF ENVIRONMENTAL AND FIRE MARSHAL APPROVALS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- DRAINAGE SWALE EASEMENTS NOTE:
NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.

- THIS SUBDIVISION HAS A 15' WIDE PUBLIC UTILITY AND ELECTRICAL EASEMENT ALONG THE WEST AND NORTH SIDES OF THIS SUBDIVISION AND A 20' DRAINAGE EASEMENT RUNNING ALONG THE REAR OF EACH LOT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,768 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.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
1. ANCHORING OF SEPTIC TANK(S)
2. BACK FLOW VALVES
3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- THERE IS A WATER WELL WITHIN THE BOUNDARIES OF THIS SUBDIVISION.
- HECTOR CORTEZ, THE OWNER & SUBDIVIDER OF LANTANA RANCH SUBDIVISION PHASE II RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 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 OCCUPANCY AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
- IF THE PURCHASER(S) OF A LOT REQUIRES A COMMERCIAL LOT & SUBSEQUENTLY DETERMINE THAT A LARGER WATER IS REQUIRED, THEN THE LUE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE CORPORATION PRIOR TO THE INSTITUTION OF SERVICE ON SUCH LARGER METERS. THE DEVELOPER WILL NEED TO ADVISE PURCHASERS OF THIS OBLIGATION.
- ALL LOTS IN LANTANA RANCH SUBDIVISION PHASE II ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN LANTANA RANCH SUBDIVISION PHASE II TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNER OF LANTANA RANCH SUBDIVISION PHASE II (THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1, MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND/OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND/OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING LANTANA RANCH SUBDIVISION PHASE II BECAUSE AN ALTERNATIVE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATIONS IS FULLY OPERATIONAL AND ACTUALLY SERVING ALL THE LOTS IN LANTANA RANCH SUBDIVISION PHASE II, THE COUNTY AND THE DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AN INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 3 NORTH ROAD ON LOTS 6 THROUGH 13. A 30.00 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 6 AND 7, 8 AND 9, 10 AND 11 AND 12 AND 13 TO PROVIDE PRESS AND EGRESS FROM MILE 3 NORTH ROAD.
- NO SIDEWALK IS REQUIRED ALONG MILE 3 NORTH ROAD.
- NO ACCESS TO LOT 6 FROM COUNTY ROAD

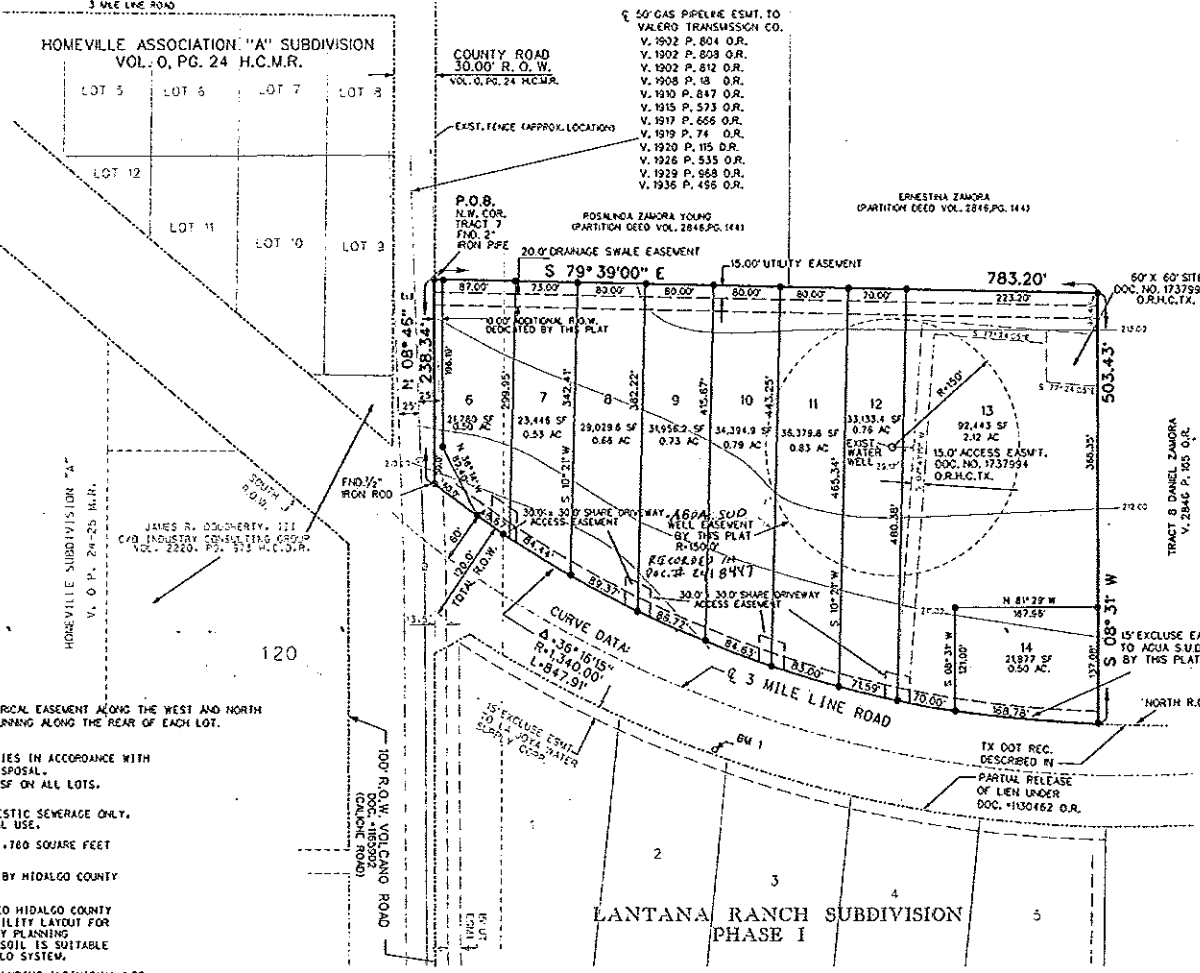


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY

LANTANA RANCH SUBDIVISION PHASE II IS WITHIN HIDALGO COUNTY PRECINCT NO. 3 AND IS LOCATED WESTERLY HIDALGO COUNTY, IN TRACT 7 IN PORTION 77, OUT OF THAT HECTOR CORTEZ TRACT, PART OF WEST OF HOWA ROAD, ON THE NORTH SIDE OF MILE 3 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION WITH A POPULATION OF 77,268 - 2010 CENSUS. LANTANA RANCH SUBDIVISION PHASE II IS WITHIN THE 5 MILE EXTRAJURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 212.001.

NO.	SHEET	REVISION NOTES	DATE	APPROVED

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: HECTOR CORTEZ	P.O. BOX 2592	MISSION, TX 78573	956-514-5086
ENGINEER: GUILLEMO A. ARRATIA, P.E.	526 N. 5TH ST	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ	2600 SAN DEGO	MISSION, TEXAS 78572	(956) 583-5479



COUNTY OF HIDALGO
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LANTANA RANCH SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.028(A)
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LANTANA RANCH SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE _____ DATE _____
ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

I, FRANCISCO FLORES, HEREBY CERTIFY THAT THE AQUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER POTABLE WATER SUPPLY FOR THE LANTANA RANCH SUBDIVISION PHASE II. HIDALGO COUNTY, TEXAS, THE AQUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THE SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AQUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET, WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

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

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

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET
DONNA, TEXAS 78537
FAX NO. F-9050
PH (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, HECTOR CORTEZ AND VIRGINIA O. CORTEZ OWNERS OF THE 7.53 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "LANTANA RANCH SUBDIVISION PHASE II", HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.
I, THE WATER UTILITY AND CONNECTION TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
I, SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
I, ELECTRICAL CONNECTION PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS AND
I, GAS CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

Hector Cortez 6-4-13 DATE
Virginia O. Cortez 6-4-13 DATE
John Lopez 6-4-13 DATE
Misson, TX 78573
Misson, TX 78573
Misson, TX 78573

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, HECTOR CORTEZ, VIRGINIA CORTEZ AND JOHN LOPEZ, ON THIS DAY PERSONALLY APPEARED KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2013.
Gaw Cuata
NOTARY PUBLIC FOR THE STATE OF TEXAS

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 TEX. WATER CODE § 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.

THIS PLAT OF LANTANA RANCH SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____, 2014

CITY OF MISSION
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009 (c) AND § 212.0115(d)
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LANTANA RANCH SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON _____ DATE _____

ATTEST: _____ DATE _____
SECRETARY OF THE CITY OF MISSION

STATE OF TEXAS
COUNTY OF HIDALGO
I, HOMERO LUS GUTIERREZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

Homero Lus Gutierrez, PLS 6/26/14
MAYOR OF THE CITY OF MISSION
ATTEST: _____ DATE _____
SECRETARY OF THE CITY OF MISSION

STATE OF TEXAS
COUNTY OF HIDALGO
I, GUILLEMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
Guillermo A. Arratia, P.E. 6/4/13
LICENSED PROFESSIONAL ENGINEER No. 94001
526 N. 5TH STREET
DONNA, TEXAS 78537

SHEET 1 OF 3 DATE OF PREPARATION: SEPTEMBER 2012

SHEET	INDEX TO SHEET OF LANTANA RANCH SUBDIVISION PHASE II
SHEET 1	HEADING SHEET LOCATION MAP AND EITJ PRINCIPAL CONTACTS PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION LIMITS RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION COUNTY APPROVAL CERTIFICATE COUNTY CLERK'S RECORDING CERTIFICATE HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE EITJ OF A MUNICIPALITY AND DESIGNATION OF THE PROJECT'S STATUS H.C.O.D. CERTIFICATION H.C. PRACTITIONER DISTRICT NO. 6 CERTIFICATE OF APPROVAL REVISION NOTES H.C.M.D. AND H.C.R.O.W. WATER DISTRIBUTION AND DESIGNATED SERVICE ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS) WATER DISTRIBUTION AND DESIGNATED SERVICE ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS) AND ATTESTATION
SHEET 2	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS

MAP OF WATER DISTRIBUTION SYSTEM MAPA DE DISTRIBUCION DE AGUA

LANTANA RANCH SUBDIVISION PHASE II

FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY DESCRIPTION, COST, AND OPERABILITY DATE:
LANTANA RANCH SUBDIVISION PHASE II WILL BE PROVIDED WITH POTABLE WATER BY THE AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D.). THE SUBDIVIDER AND AGUA S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH AGUA S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA S.U.D. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

AGUA S.U.D. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF MILE 3 NORTH ROAD.

WATER DISTRIBUTION FOR LANTANA RANCH SUBDIVISION PHASE II CONSIST OF AN EXISTING FOUR-1" DIAMETER DUAL SERVICE LINES RUN TO PARS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICES LINES, AND PROPOSED 1/2" WATER SERVICE VIA BORE AND CASING FOR LOT 14. SAO SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.

THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$3,600.00 OR \$450.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA S.U.D. THE SUM OF \$15,200.00, WHICH COVERS THE \$1500.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA S.U.D. UPON REQUEST BY THE LOT OWNER, AGUA S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA S.U.D., AND SAO DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:

SEWAGE FROM LANTANA RANCH SUBDIVISION PHASE II WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATION JOSE A. GONZALEZ REG. # 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/4 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE SOIL IS A TEXTURE CLASS #SANDY LOAM BLOCKY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

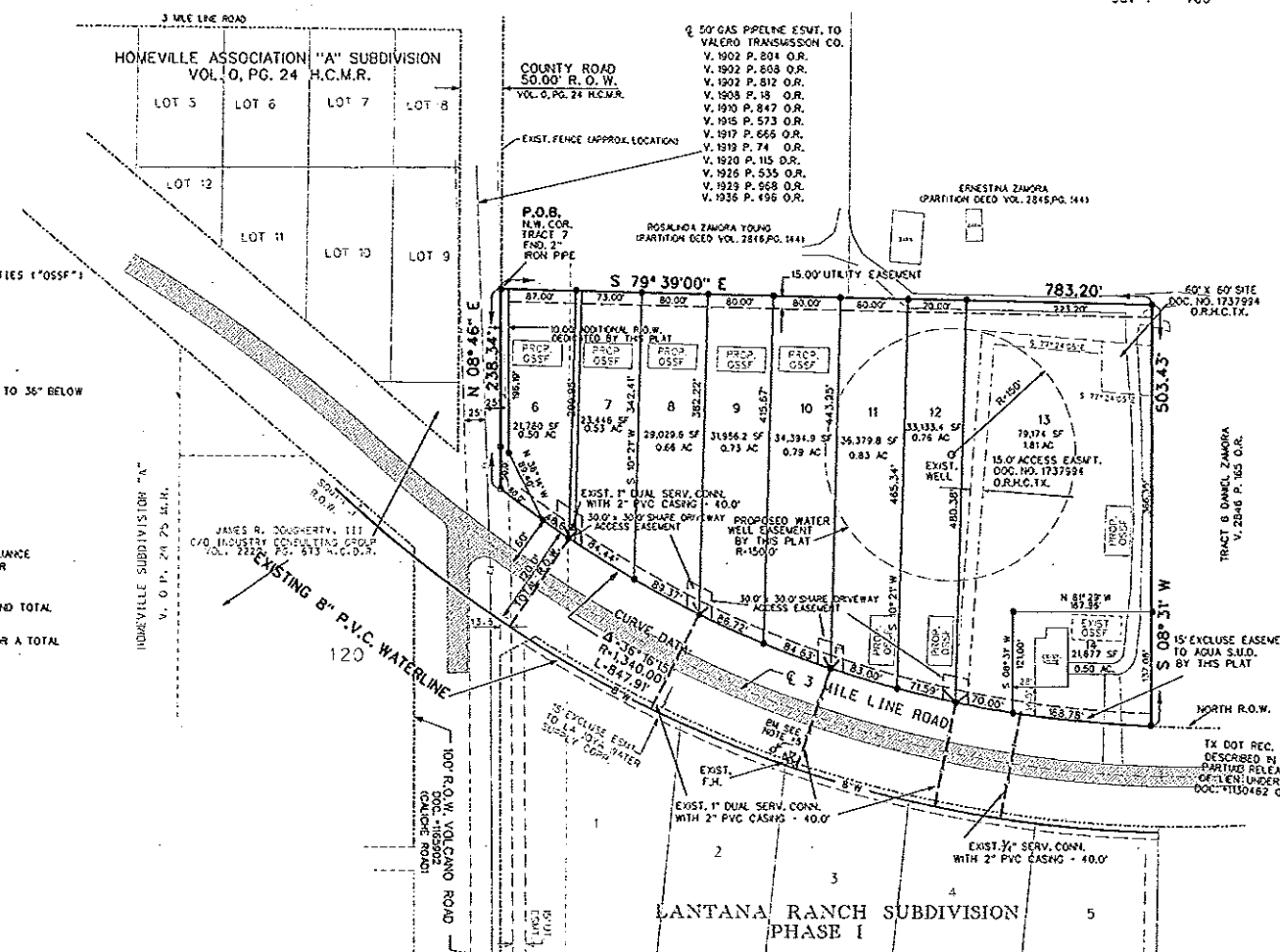
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT AT TOTAL COST OF \$9,600.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON JUNE 10, 2013. THERE IS AN EXISTING SEPTIC TANK SYSTEM ON LOT 14.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$18,800.00 WHICH EQUALS TO \$2,350.00 PER LOT.
SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$9,600.00 FOR THE ENTIRE SUBDIVISION.

A TRACT OF LAND CONTAINING 7.53 ACRES, BEING A PART OR PORTION OF PORTION 77 AND OUT TRACT No. 7 DESCRIBED IN A DEED RECORDED IN VOLUME 2689, PAGE 594, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF HOMEVILLE SUBDIVISION "A" RECORDED IN VOLUME 0, PAGES 23-25, MAP RECORDS, HIDALGO COUNTY, TEXAS. SAVE AND EXCEPT A 2.341 ACRES OF LAND DEDICATED TO THE STATE OF TEXAS DESCRIBED IN DOCUMENT NO. H130461, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1" = 100'



FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
PROVISION DE AGUA DESCRIPCION, GASTOS Y FECHA DE INICIO
LA SUBDIVISION LANTANA RANCH SUBDIVISION PHASE II RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT. EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA AGUA S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. AGUA S.U.D. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
EL SISTEMA DE AGUA DE PROVISION DE AGUA PARA LA SUBDIVISION DE LANTANA RANCH SUBDIVISION PHASE II CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 3 NORTH ROAD. DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUATRO DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. Y PARA EL LOTE 14 SE INSTALARA UN SERVIDO DE 3/4 PULGADA POR ABAJO DE LA CARRETERA MILE 3 NORTH ROAD. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE Y SE HAN INSTALADO LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$3,600.00 O \$450.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A AGUA S.U.D. \$15,200.00 O \$1,500.00 POR LOTE, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$1,475.00 ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA LA COMPANIA AGUA S.U.D. LO INSTALARA SIN COSTO ALGUNO AL DUEÑO DE LA SUBDIVISION. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES ORQUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SUFFICIENTEMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,200.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$9,600.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE JUNIO 10, 2013 PARA EL LOTE 14 YA EXISTE UN SISTEMA SEPTICO.

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

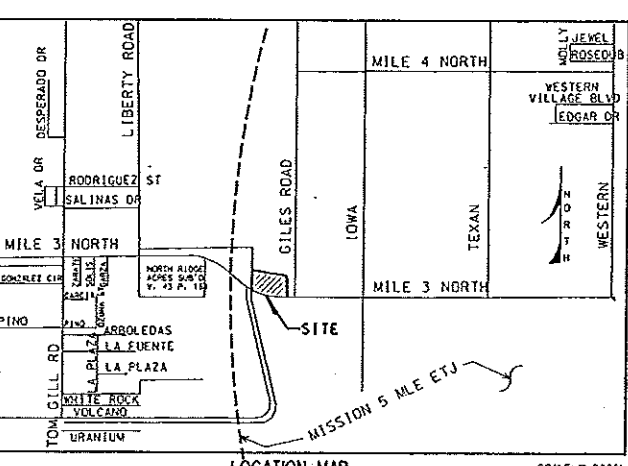
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUICO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$18,800.00 O \$2,350.00 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,200.00 A UN COSTO TOTAL DE \$9,600.00 TODA LA SUBDIVISION.

Guillermo A. Arratia
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DALLAS, TEXAS 75237



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LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
LANTANA RANCH SUBDIVISION PHASE II IS WITHIN HIDALGO COUNTY PRECINCT No. 3 AND IS LOCATED WESTERLY HIDALGO COUNTY, IN TRACT 7 IN PORTION 77, OUT OF THAT HECTOR CORTEZ TRACT, 1/4 MILE WEST OF IOWA ROAD, ON THE NORTH SIDE OF MILE 3 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION (POPULATION OF 77,058 - 2010 CENSUS). LANTANA RANCH SUBDIVISION PHASE II LIES WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 212.001.

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS:
NAME ADDRESS CITY & ZIP PHONE
OWNER: HECTOR CORTEZ P.O. BOX 2592 MISSION, TX 75703 956-514-5085
ENGINEER: GUILLERMO A. ARRATIA, P.E. 526 N. 5TH ST. DALLAS, TEXAS 75237 (956) 784-0228
SURVEYOR: HONORO L. GUTIERREZ 2600 SAN DIEGO MISSION, TEXAS 75702 (956) 583-5179

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
526 N. 5TH STREET FIRM NO. F-9050 PH. (956) 784-0218
DALLAS, TEXAS 75237 E-MAIL: NAINENGINEERING@YAHOO.COM

COST ESTIMATE	
WATER SUPPLY SYSTEM	\$18,800.00
SEPTIC TANK SYSTEM	\$9,600.00
DRAINAGE	

IF THE PURCHASERS OF A LOT REQUIRES A COMMERCIAL LOT AND SUBSEQUENTLY DETERMINES THAT A LARGE METER IS REQUIRED, THEN THE LUE WILL NEED TO BE CALCULATED AND APPROPRIATE FEES ON THE UPGRADE MUST BE PAID TO THE AGUA S.U.D. PRIOR TO THE INITIATION OF SERVICE ON SUCH LARGER METERS.
IF 1/2" HYDRANTS INSTALLED WITHIN THE AGUA S.U.D.'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE AGUA S.U.D. AND DO NOT APPLY ANY RESPONSIBILITY ON THE PART OF THE AGUA S.U.D. TO MEET FEE FLOW REQUIREMENTS.

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 LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1. - I, HECTOR CORTEZ VIRGINIA O. CORTEZ, AND JOHN LOPEZ SUBDIVIDERS OF LANTANA RANCH SUBDIVISION PHASE II HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH 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.

Hector Cortez
HECTOR CORTEZ
P.O. BOX 2592
MISSION, TX 75703

Virginia O. Cortez
VIRGINIA O. CORTEZ
P.O. BOX 2592
MISSION, TX 75703

John Lopez
JOHN LOPEZ
2502 PEBBLE
MISSION, TEXAS 75702

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, HECTOR CORTEZ, VIRGINIA CORTEZ AND JOHN LOPEZ, ON THIS DAY PERSONALLY APPEARED KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS SHOWN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 28th DAY OF JULY, 2014.

Guillermo A. Arratia
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DALLAS, TEXAS 75237



DATE OF PREPARATION: JULY 07, 2014
DATE OF PREPARATION: SEPTIEMBRE, 2014

INDEX TO SHEET OF LANTANA RANCH SUBDIVISION PHASE II	
SHEET 1	HEADINGS, INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS
SHEET 2	PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS, LEGAL DESCRIPTION, LIMITS AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATIONS, COUNTY APPROVAL, CERTIFICATE COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED
SHEET 3	H.C.O.D. CERTIFICATION OF APPROVAL, REVISION NOTES, H.C.O.D. AND H.C.R.O.W. WATER DISTRIBUTION AND ON-SITE SERVICE FACILITIES, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 4	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION, REVISION NOTES, CONSTRUCTION DETAILS

LANTANA RANCH SUBDIVISION PHASE II

A TRACT OF LAND CONTAINING 7.53 ACRES, BEING A PART OR PORTION OF PORTION 77 AND OUT TRACT NO. 7 DESCRIBED IN A DEED RECORDED IN VOLUME 2689, PAGE 594, DEED RECORDS, HODALGO COUNTY, TEXAS, AND ALSO BEING A PART OR PORTION OF HOMEVILLE SUBDIVISION "A", RECORDED IN VOLUME 0, PAGES 23-25, MAP RECORDS, HODALGO COUNTY, TEXAS, SAVE AND EXCEPT A 2.341 ACRES OF LAND DEDICATED TO THE STATE OF TEXAS DESCRIBED IN DOCUMENT NO. 1130461, OFFICIAL RECORDS, HODALGO COUNTY, TEXAS.

MAP OF TOPOGRAPHY AND DRAINAGE MAPA DE TOPOGRAFIA Y DRENAJE

DRAINAGE REPORT:

SEPTEMBER 30, 2012
DRAINAGE REPORT:
BY: GUILLERMO A. ARRATIA, P.E.
LANTANA RANCH SUBDIVISION PHASE II
HODALGO COUNTY, TEXAS

PROJECT LOCATION:
THE PROPERTY IS LOCATED ON THE NORTH SIDE MILE 3 NORTH ROAD, INTERSECTION WITH VOLCANO ROAD

FLOOD PLAIN:
THE SUBJECT TRACT LIES IN ZONE "C"
AREAS OF ANNUAL FLOODING,
IN ACCORDANCE WITH FEMA FIRM MA P NO. 480334 0100 C,
MAP REVISED: NOVEMBER 16, 1982.

SOIL CONDITIONS:
A REVIEW OF THE SOIL SURVEY OF HODALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HOALGO SANDY CALY LOAM SOIL THAT HAS A MODERATE SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B.

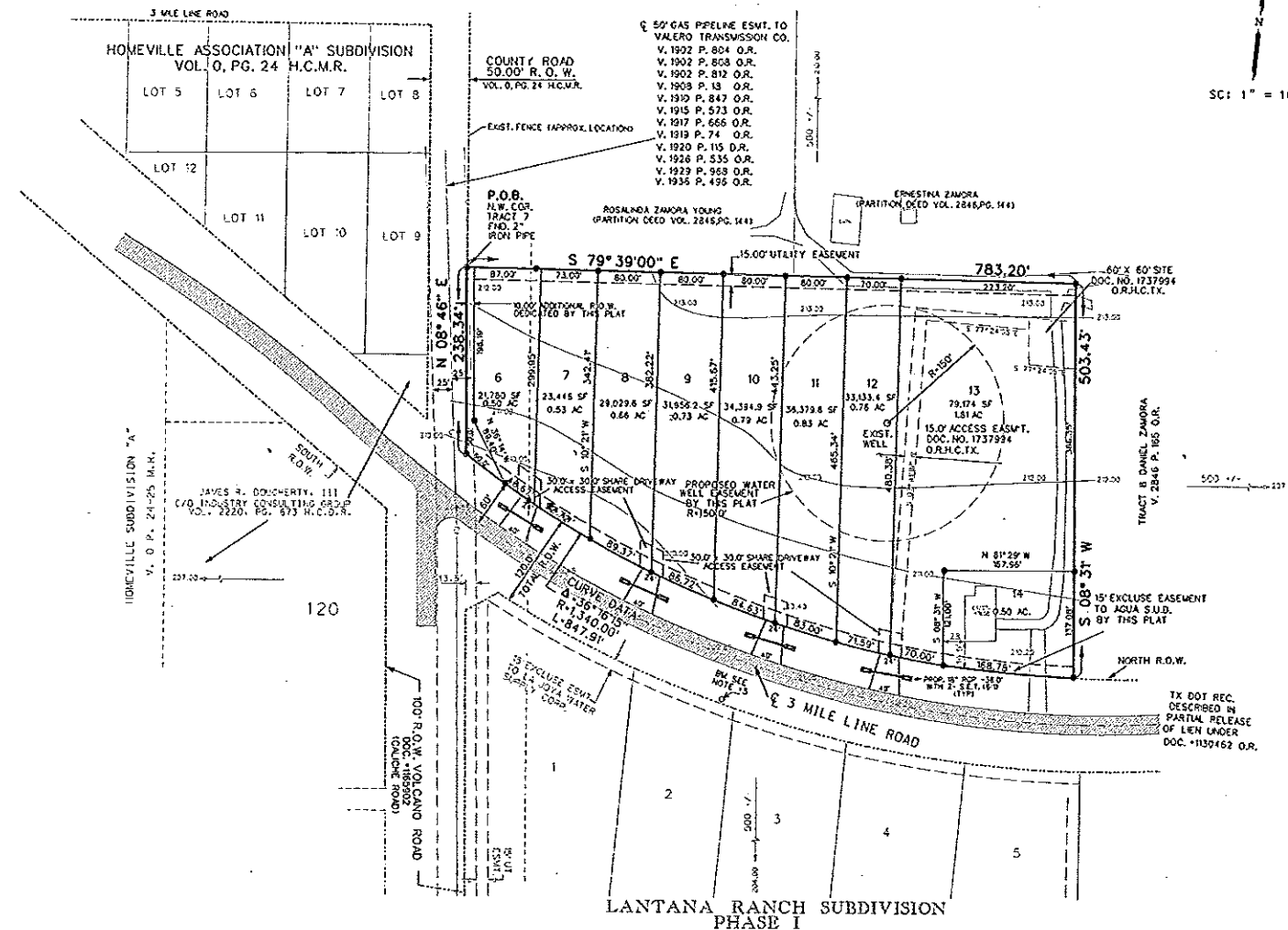
EXISTING CONDITIONS:
THE TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 12. EXISTING RUNOFF 3.07 CFS FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE SOUTH SIDE OF THE TRACT.

PROPOSED CONDITIONS:
THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT WILL CONSIST OF A PROPOSED SUBDIVISION OF 3 LOTS, THE STORM RUNOFF AFTER DEVELOPMENT TO BE 5.5 CFS. I HAVE CALCULATED THAT A TOTAL OF 12,822 CF OF STORM RUNOFF FOR A 10 YEAR DESIGN FREQUENCY AND WILL BE DETAINED WITHIN THE PROPERTY BY EXISTING NATURAL LOW AREAS AND OUTFALLING INTO THE RE-GRADED ROAD SIDE DITCH. DRAINAGE PLAN TO BE APPROVED BY THE COUNTY OF HODALGO AT THE TIME OF ISSUANCE OF BUILDING PERMIT.

CERTIFICATION:

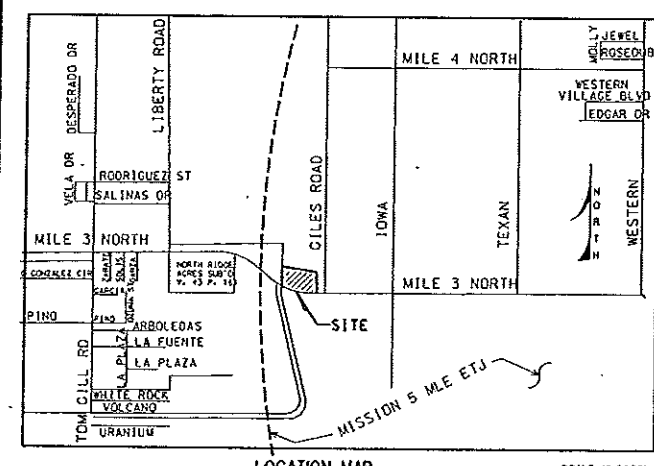
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A
THE SUBJECT TRACT LIES IN ZONE "C"
AREAS OF ANNUAL FLOODING,
IN ACCORDANCE WITH FEMA FIRM MA P NO. 480334 0100 C,
MAP REVISED: NOVEMBER 16, 1982,
BASED ON GRAPHICAL REPRESENTATION ON DATE SIGN.

Guillermo A. Arratia, P.E.
GUILLERMO A. ARRATIA
LICENSED PROFESSIONAL ENGINEER NO. 94001
526 N. 5TH ST.
DONNA, TEXAS, 78537



COST ESTIMATE:

WATER SUPPLY SYSTEM	\$18,800.00
SEPTIC TANK SYSTEM	\$9,600.00
DRAINAGE	\$4,800.00



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTION OF A MUNICIPALITY:
LANTANA RANCH SUBDIVISION PHASE II IS WITHIN HODALGO COUNTY PRECINCT NO. 3 AND IS LOCATED WESTERLY HODALGO COUNTY, IN TRACT 7 IN PORTION 77, OUT OF THAT HECTOR CORTEZ TRACT, 1/2 MILE WEST OF IOWA ROAD, ON THE NORTH SIDE OF MILE 3 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION (POPULATION OF 77,059 - 2010 CENSUS). LANTANA RANCH SUBDIVISION PHASE II LIES WITHIN THE 5 MILE EXTRAJURISDICTION OF CITY OF MISSION UNDER LOCAL GOVERNMENT CODE § 212.001.

REVISION NOTES

NO.	SHEET	REVISION	DATE APPROVED

PRINCIPAL CONTACTS:
NAME: HECTOR CORTEZ, ADDRESS: P.O. BOX 2592, MISSION, TX 78573, PHONE: 556-514-5086
ENGINEER: GUILLERMO A. ARRATIA, P.E., ADDRESS: 526 N. 5TH ST., DONNA, TEXAS 78537, PHONE: 556-514-5179
SURVEYOR: HOMERO L. QUIROGA, ADDRESS: 2800 SAN DEGO, MISSION, TEXAS 78572, PHONE: 556-514-5179

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SHEET 1 OF 3 DATE OF PREPARATION: SEPTEMBER, 2012

INDEX TO SHEET OF LANTANA RANCH SUBDIVISION PHASE II

SHEET	DESCRIPTION
SHEET 1	HEADINGS, INDEX, LOCATION MAP AND E.T.I. PRINCIPAL CONTACTS
SHEET 1	PLAT WITH LOTS, STREETS, AND EASEMENTS, LEGAL DESCRIPTION, LINES AND BOUNDS, SURVEYOR'S AND ENGINEER'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, COUNTY APPROVAL
SHEET 1	CERTIFICATE OF CORRECT RECORDING, CERTIFICATE OF HODALGO COUNTY CERTIFICATE OF PLAT APPROVAL, DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.I. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED
SHEET 1	H.C.O.D. CERTIFICATION
SHEET 1	APPROVAL, REVISION NOTES, H.C.H.D., WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY, ENGINEERING REPORT
SHEET 2	ENGLISH AND SPANISH VERSIONS, INCLUDING DESCRIPTION OF WATER AND WASTE WATER, AND ENGINEER'S CERTIFICATION, ENGLISH AND SPANISH VERSIONS, TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
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