



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 03-31-2015

PROPOSED RANCHITOS ESCONDIDOS PHASE I-A SUBDIVISION, PRECINCT No. 4.

ENGINEER FIRM: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: FORREST RUNNELS, JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 36 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: West of Cesar Chavez Rd, approximately 1/4 mile North of FM 2812
SUBDIVISION LIES WITHIN THE: ETJ of Edinburg and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-25-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be provided by road side runoff and regional detention pond.

ROAD R.O.W. DEDICATION: No Right of Way will be required

H.C.R.O.W. FINAL APPROVAL DATE: 03-09-15 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-13-14 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ANGEL GONZALEZ
 OSSF HAVE BEEN ESCROWED WITH HIDALGO COUNTY

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: Cesar Chavez Road

H.C.O.E.C. FINAL APPROVAL DATE: 03-12-15 ; 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

DECEMBER 02, 2014

REQUEST FOR FINAL APPROVAL WITH:

Cash Deposit: Amount:\$ 54,000.00 For: OSSF(S) 36 PAVING DRAINAGE STREET SIGNS
 Cash Deposit: Amount:\$ 61,288.00 For: POND

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 PLAT OF:
RANCHITOS ESCONDIDOS
SUBDIVISION PHASE I-A

A 70.00 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 SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836 AND 2590791, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

TRACT I

A 66.36 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 SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836, 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 FOUND ON THE SOUTH LINE OF TRACT 157 FOR THE SOUTHWEST CORNER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER 2487603, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 82°10'47" W (DEED RECORD: N 81°58' W), 1,375.33 FEET FROM THE SOUTHEAST CORNER OF TRACT 157.

THENCE; N 82°10'47" W (DEED RECORD: N 81°58' W), ALONG THE SOUTH LINE OF TRACT 157, A DISTANCE OF 1,523.32 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHEAST CORNER OF THE EDINBURG ECONOMIC DEVELOPMENT CORPORATION TRACT (A 92.265 ACRE TRACT OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2458392, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°16' E, ALONG THE EAST LINE OF THE EDINBURG ECONOMIC DEVELOPMENT CORPORATION TRACT, A DISTANCE OF 1,969.87 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°44' E, A DISTANCE OF 1,435.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°16' W, ALONG THE WEST LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A DISTANCE OF 1,170.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 80°44' E, ALONG THE WEST LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A DISTANCE OF 177.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 09°16' W, ALONG THE WEST LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A DISTANCE OF 255.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°44' W, ALONG THE WEST LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A DISTANCE OF 89.67 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°16' W, ALONG THE WEST LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A DISTANCE OF 506.42 FEET TO THE POINT OF BEGINNING AND CONTAINING 66.36 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH RANCHITOS ESCONDIDOS SUBDIVISION PHASE I RECORDED IN INSTRUMENT NUMBER 2487603, MAP RECORDS, HIDALGO COUNTY, TEXAS.

TRACT II

A 3.64 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 SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2590791, 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 FOUND ON THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER 2487603, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 09°04'20" E, 3,066.71 FEET AND N 80°44' W, 759.91 FEET FROM THE SOUTHEAST CORNER OF TRACT 157.

THENCE; N 80°44' W, ALONG THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A DISTANCE OF 619.12 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 225.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°51' E, A DISTANCE OF 619.12 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I AND ON THE WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°16' W, ALONG THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I AND THE WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD, A DISTANCE OF 256.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.64 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH RANCHITOS ESCONDIDOS SUBDIVISION PHASE I RECORDED IN INSTRUMENT NUMBER 2487603, MAP RECORDS, HIDALGO COUNTY, TEXAS.

TRACT III

60.00 FOOT DRAINAGE AND ACCESS EASEMENT TO HIDALGO COUNTY

A 3.94 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 SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836 AND 2590791, 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 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 82°10'47" E, 1,648.03 AND N 09°16' E, 1,952.51 FEET FROM THE SOUTHWEST CORNER OF TRACT 157.

THENCE; N 09°16' E, A DISTANCE OF 1,483.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°51' E, A DISTANCE OF 1,440.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER 2487603, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND ON THE WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°16' W, ALONG THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I AND THE WEST RIGHT OF WAY LINE OF CESAR CHAVEZ ROAD, A DISTANCE OF 60.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE; N 80°51' W, A DISTANCE OF 1,380.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°16' W, A DISTANCE OF 1,423.60 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°44' W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.94 ACRES OF LAND MORE OR LESS.

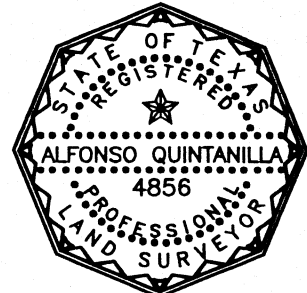
BEARINGS ARE IN ACCORDANCE WITH RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, RECORDED UNDER INSTRUMENT NO. 2487603, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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, 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 9th DAY OF OCTOBER 20 14

Alfonso Quintanilla
 REGISTERED PROFESSIONAL SURVEYOR
 No. 4856 STATE OF TEXAS



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
 FLOOD ZONE DESIGNATION: ZONE " X " AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN 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:.....85.00 FEET
 REAR:.....30.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 SIDE:.....15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 CORNER SIDE:.....30.00 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 18" 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 NORTHEAST CORNER OF LOT 26 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 OBTAIN 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. 6.
 (109.980 ACRES) PHASE I - 261,730.94 cubic feet (6.01 acre-feet)
 (70.00' ACRES) PHASE I-A - 166,601.49 cubic feet (3.83 acre-feet)
 (96.585 ACRES) PHASE II - 225,852.13 cubic feet (5.18 acre-feet)
 (274.865 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.
- THIS SUBDIVISION IS NOT WITHIN AN IRRIGATION DISTRICT.
- 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.

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 AND MULTIFAMILY USE.
 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 ABSORTIVE 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-A.

RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 6 OF THIS PLAT.

No.	Sheet	REVISION	Date	Approved
1	1 OF 8	HIDALGO COUNTY COMMENTS (7-18-13)	7-18-13	Q.H.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A, 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 77,100), 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
FORREST N. RUNNELS JR. VICE-PRESIDENT OF CWL LIMITED	124 E. STUBBS	EDINBURG, TX 78540	(956)383-7032	(956)383-5060
OWNER: GENERAL PARTNER OF THREE LLC.	P.O. BOX 118	EDINBURG, TX 78540	(956)381-6480	(956)381-0527
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

RIGHT OF WAY EASEMENT
 KNOW ALL MEN BY 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 Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does 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 Grantor's adjacent lands of 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 this 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 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 purposes 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 5th day of March 20 15.

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-A 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.W.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.- HEADING INDEX: LOT, STREETS, AND EASEMENT LAYOUT: : ENGINEER'S & SURVEYOR'S CERTIFICATION: COUNTY CLERK'S RECORDING CERTIFICATE: REVISION NOTES.
- SHEET 3.- HEADING INDEX: LOT, STREETS, AND EASEMENT LAYOUT: : ENGINEER'S & SURVEYOR'S CERTIFICATION: COUNTY CLERK'S RECORDING CERTIFICATE: REVISION NOTES.
- SHEET 4.- MAP OF WATER DISTRIBUTION SYSTEM, AND ENGINEERING CERTIFICATION: REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 5.- MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION: REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 6.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), 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

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.

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 \$ 75,580.00
 SEWAGE FACILITIES: OSSF'S ARE ESTIMATED TO COST \$ 1,500 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$54,000.00 FOR THE SUBDIVISION.

DATED THIS THE 5TH DAY OF MARCH 20 15

Alfonso Quintanilla RE
 LICENSED PROFESSIONAL ENGINEER
 No. 95534 STATE OF TEXAS

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

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

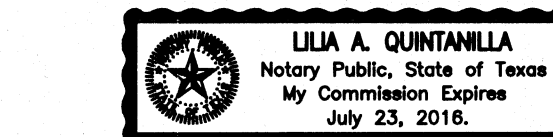
I, FORREST N. RUNNELS JR., VICE-PRESIDENT, AS OWNER OF THE 70.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 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;
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE 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.
 3-5-15
 DATE
 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, who 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 thereby expressed.

Given under my hand and seal of office this 5th day of March 20 15



Lilia A. Quintanilla
 LILIA A. QUINTANILLA - NOTARY PUBLIC

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-A conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 20____.

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-A, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

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-A, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, _____.

Hidalgo County Judge _____ Date _____

ATTEST: Hidalgo County Clerk _____ Date _____

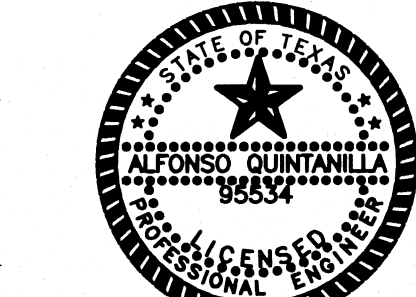
STATE OF TEXAS
 COUNTY OF HIDALGO

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.

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 \$ 75,580.00
 SEWAGE FACILITIES: OSSF'S ARE ESTIMATED TO COST \$ 1,500 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$54,000.00 FOR THE SUBDIVISION.

DATED THIS THE 5TH DAY OF MARCH 20 15

Alfonso Quintanilla RE
 LICENSED PROFESSIONAL ENGINEER
 No. 95534 STATE OF TEXAS

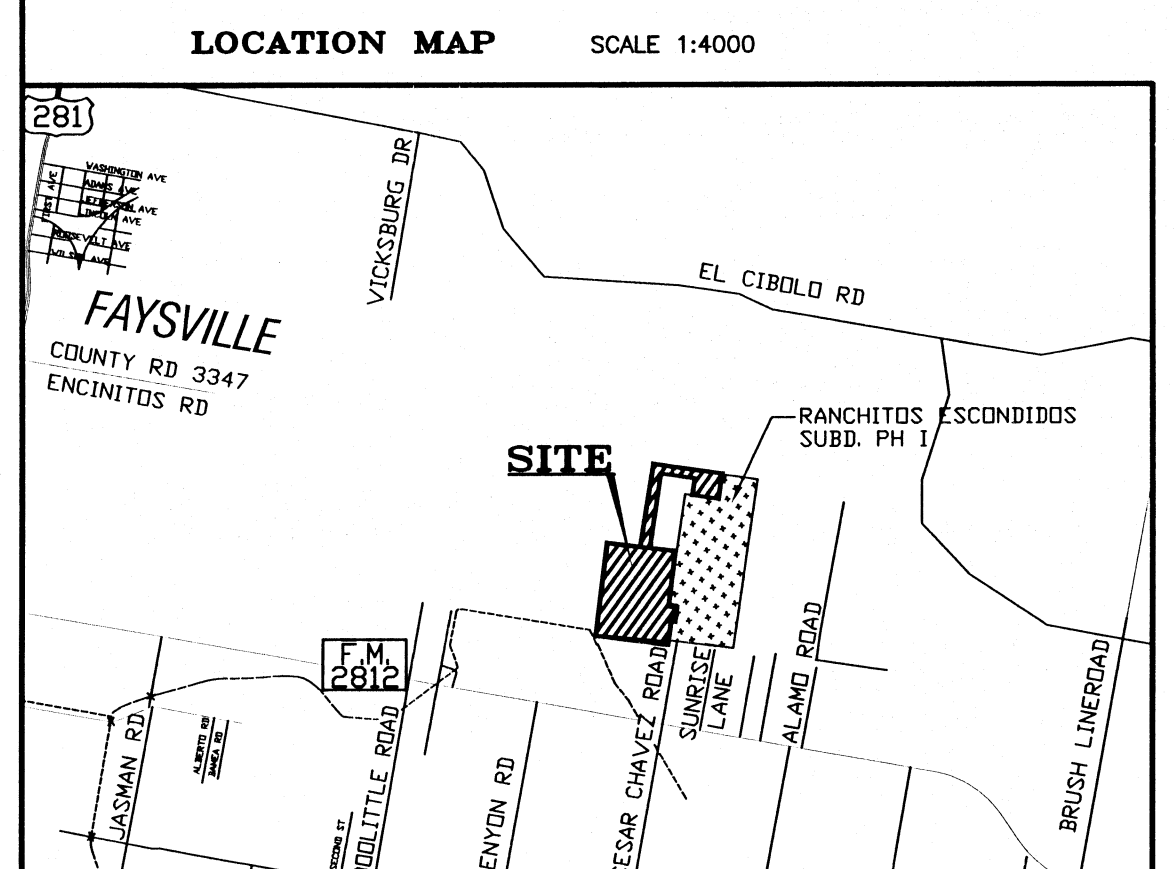


FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



REVISION NOTES

No.	Sheet	REVISION	Date	Approved
1	1 OF 8	HIDALGO COUNTY COMMENTS (7-18-13)	7-18-13	Q.H.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A, 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 77,100), RANCH

SUBDIVISION PLAT OF:
RANCHITOS ESCONDIDOS
SUBDIVISION PHASE I-A

A 70.00 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 SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836 AND 2590791, 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 9th DAY OF OCTOBER 2014.

Alfonso Quintanilla
 REGISTERED PROFESSIONAL SURVEYOR
 No. 4856 STATE OF TEXAS



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.

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 \$ 75,580.00

SEWAGE FACILITIES: OSSP'S ARE ESTIMATED TO COST \$ 1,500 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$54,000.00 FOR THE SUBDIVISION.

DATED THIS THE 5th DAY OF MARCH 2015

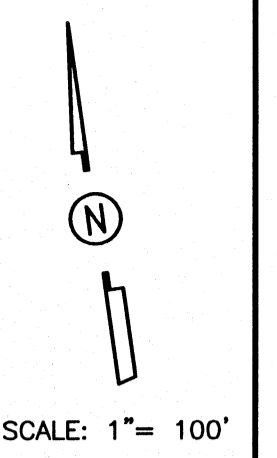
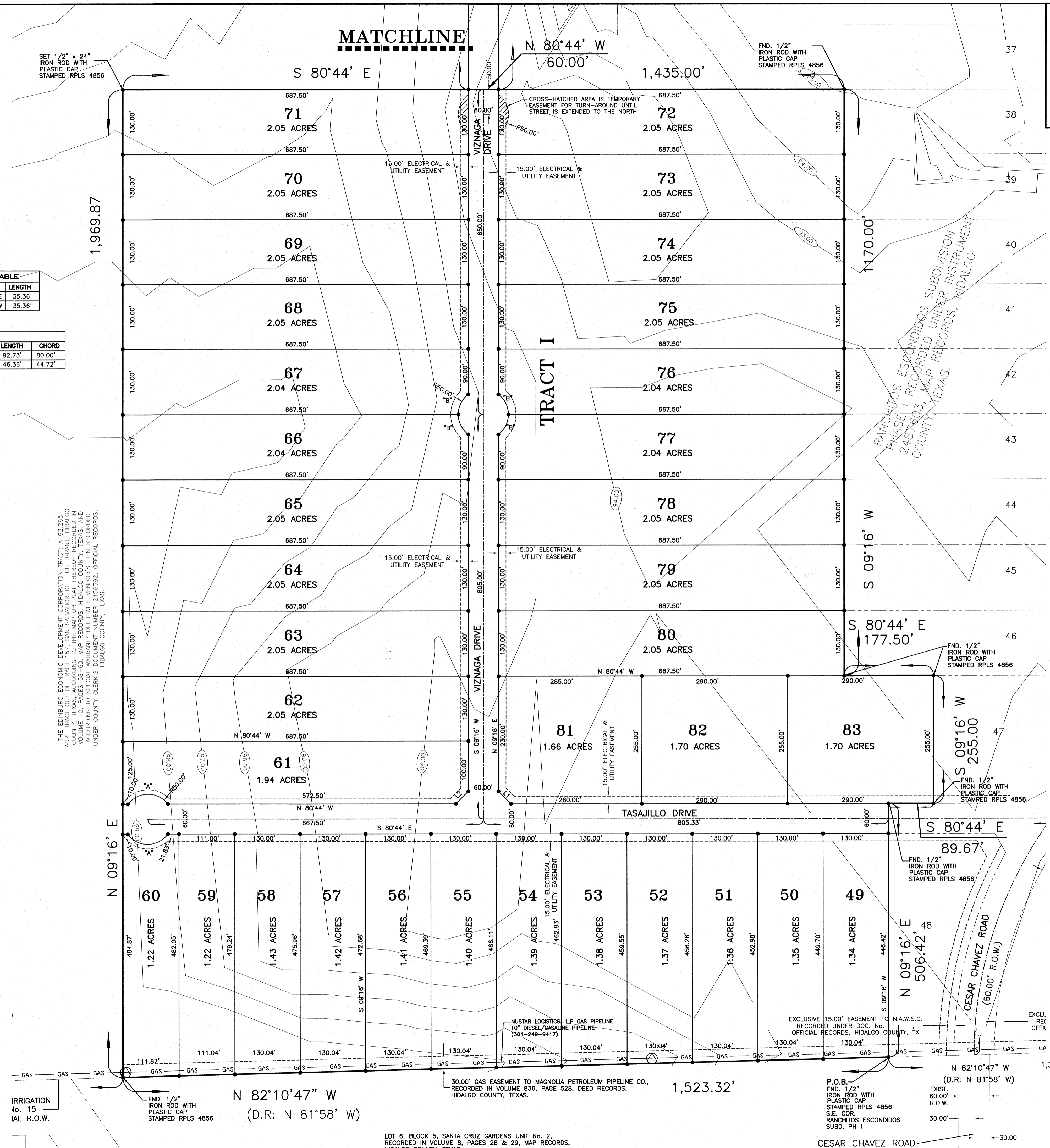
Alfonso Quintanilla P.E.
 LICENSED PROFESSIONAL ENGINEER
 No. 95534 STATE OF TEXAS



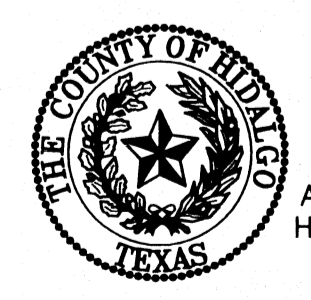
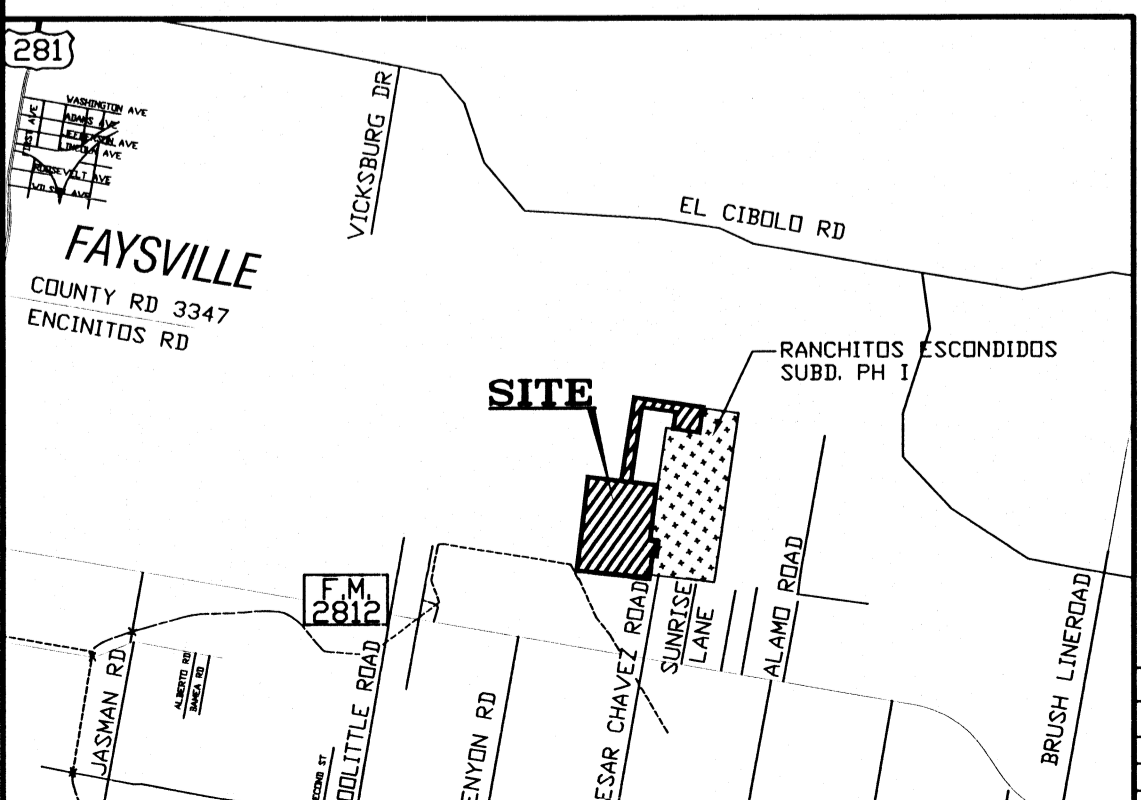
LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 35°44'00" E	35.36'
L2	S 54°16'00" W	35.36'

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD
"A"	106°15'37"	50.00'	92.73'	80.00'
"B"	53°07'48"	50.00'	46.36'	44.72'

THE EDINBURG ECONOMIC DEVELOPMENT CORPORATION TRACT: A 92.265 ACRE TRACT 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836 AND 2590791, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



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
 SCALE 1:4000



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

FILENAME : F:\DATA\SUBDIVS\HIDALGO CO\RANCHOS ESCONDIDOS\PLAT 1-A	SHEET NO. 2
DATE PREPARED 10-9-2014	PREPARED BY M. GONZALEZ
DATE REVISED	REVISOR
CHECKED BY	APPROVED BY
CHECKED BY	APPROVED BY

LOT 6, BLOCK 5, SANTA CRUZ GARDENS UNIT No. 2,
 RECORDED IN VOLUME 8, PAGES 28 & 29, MAP RECORDS,
 HIDALGO COUNTY, TEXAS.

P.O.B. S.E. COR. 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.

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

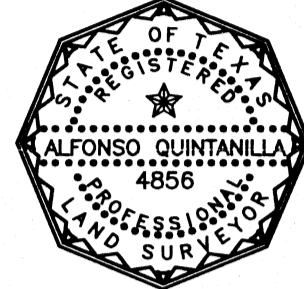
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STATE OF TEXAS
 COUNTY OF HIDALGO

I, **ALONSO 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 9th DAY OF OCTOBER 2014.

Alonso Quintanilla
 REGISTERED PROFESSIONAL SURVEYOR
 No. 4856 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.

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DATED THIS THE 5TH DAY OF MARCH 2015

Alonso Quintanilla P.E.
 LICENCED PROFESSIONAL ENGINEER
 No. 95534 STATE OF TEXAS

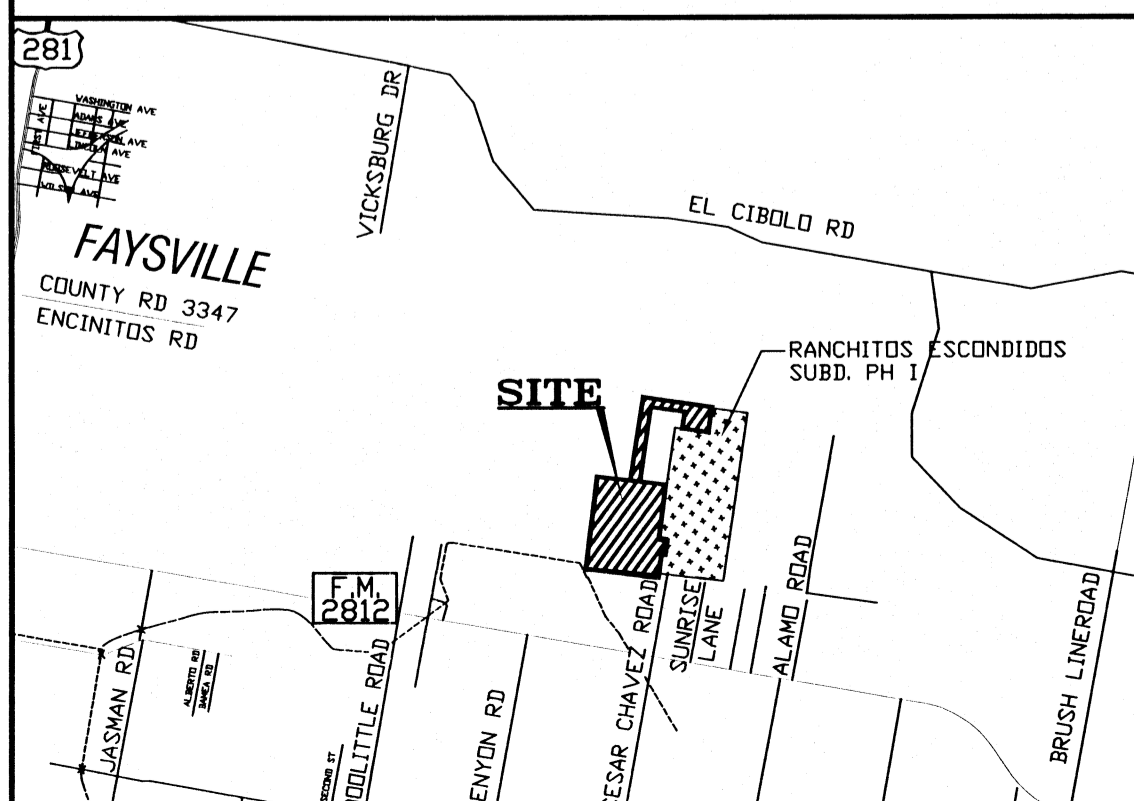


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 REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

LOCATION MAP SCALE 1:4000



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

FILENAME : F:\DATA\SUBDIVISIONS\HIDALGO CO.\RANCHITOS ESCONDIDOS\PLAT 1-A			
DATE PREPARED 10-9-2014	PREPARED BY M. GONZALEZ	CHECKED BY _____	APPROVED BY _____
DATE REVISED _____	REVISED BY _____	CHECKED BY _____	APPROVED BY _____

SHEET NO. 3
 OF 6 SHEETS

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71
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MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

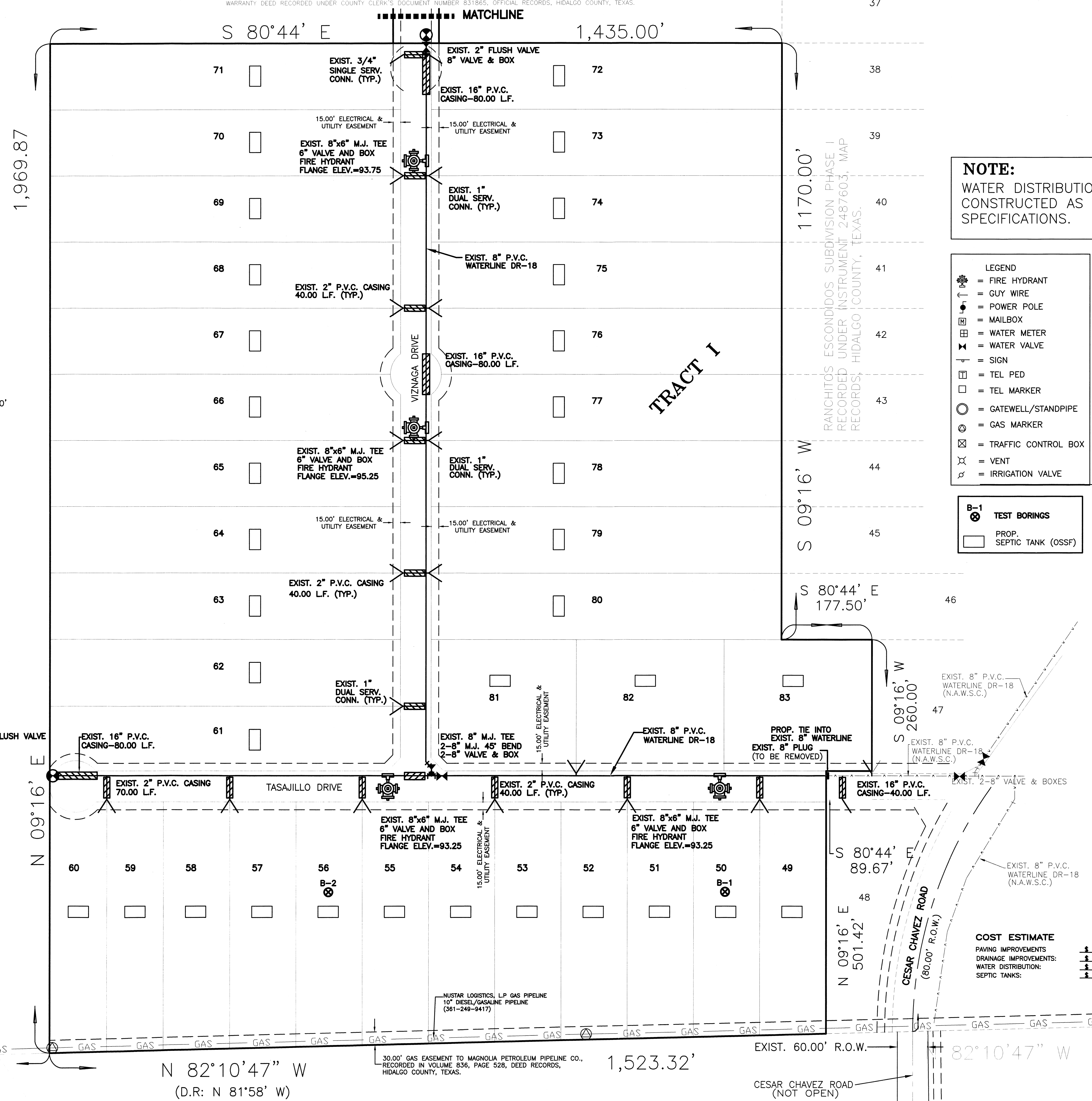
A C.W. LIMITED TRACT A TRACT OF LAND BEING THE REMAINDER OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT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

RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A

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SCALE: 1" = 100'



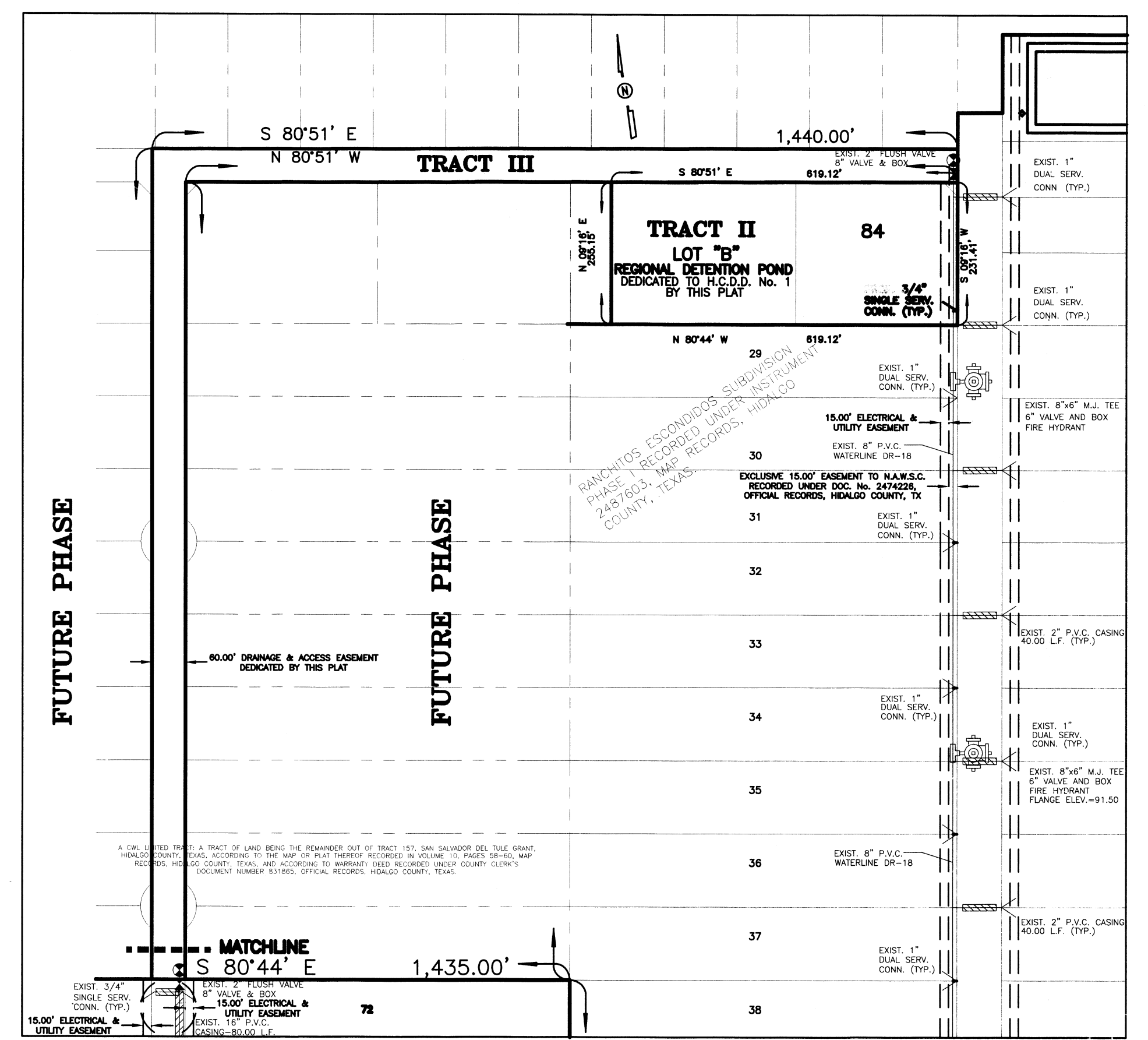
NOTE:
WATER DISTRIBUTION SYSTEM WAS CONSTRUCTED AS PER N.A.W.S.C. SPECIFICATIONS.

- LEGEND**
- = FIRE HYDRANT
 - = GUY WIRE
 - = POWER POLE
 - = MAILBOX
 - = WATER METER
 - = WATER VALVE
 - = SIGN
 - = TEL PED
 - = TEL MARKER
 - = GATEWELL/STANDPIPE
 - = GAS MARKER
 - = TRAFFIC CONTROL BOX
 - = VENT
 - = IRRIGATION VALVE

- TEST BORINGS**
- = TEST BORING
 - = PROP. SEPTIC TANK (OSSF)

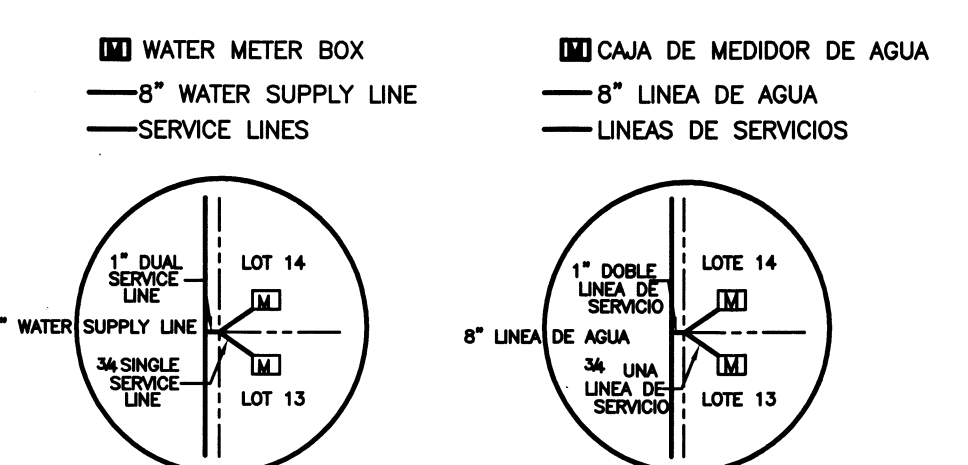


ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 3-4-15



PROP. LOT 84

SCALE 1" = 200'

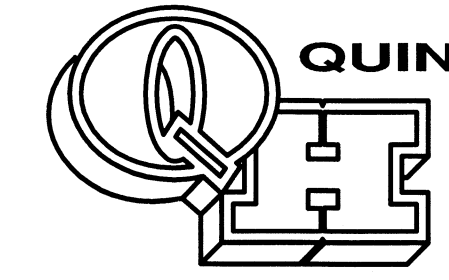


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

COST ESTIMATE

PAVING IMPROVEMENTS	\$ 193,924.00
DRAINAGE IMPROVEMENTS:	\$ 68,420.00
WATER DISTRIBUTION:	\$ 72,580.00
SEPTIC TANKS:	\$ 54,000.00



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

SHEET NO. 4 OF 6 SHEETS

FILENAME: F:\DATA\SUB\HIDALGO COUNTY\RANCHITOS ESCONDIDOS\B-PLAT			
DATE PREPARED: 6-28-13	PREPARED BY: M. GONZALEZ	CHECKED BY:	APPROVED BY:
DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:

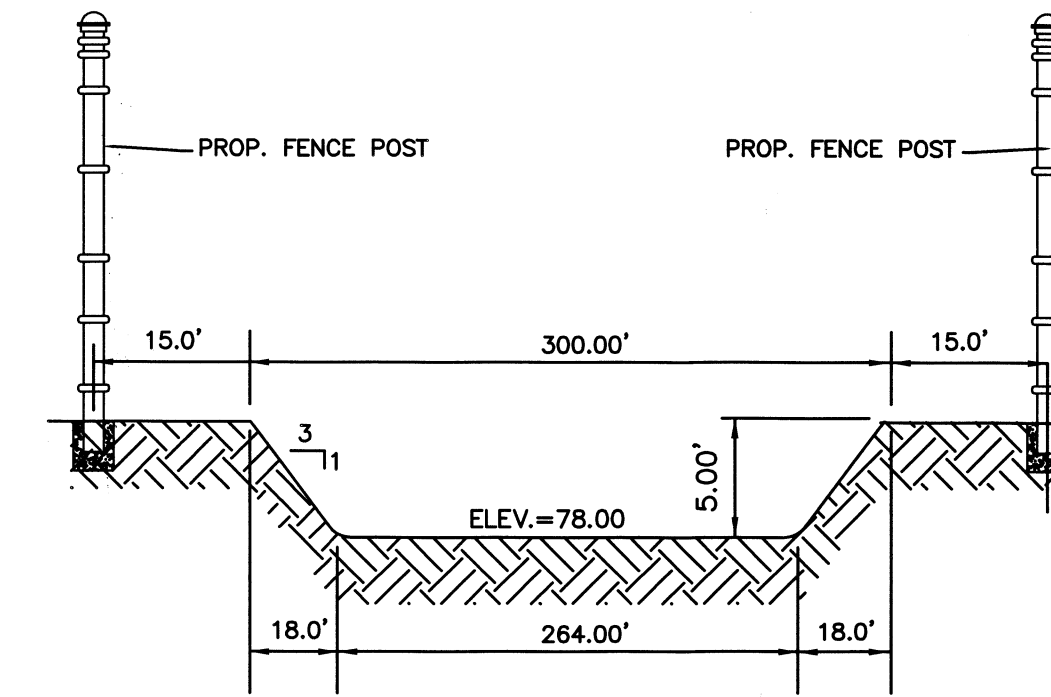
LOT 6, BLOCK 5, SANTA CRUZ GARDENS UNIT No. 2,
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HIDALGO COUNTY, TEXAS.

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

**RANCHITOS ESCONDIDOS
SUBDIVISION PHASE I-A**

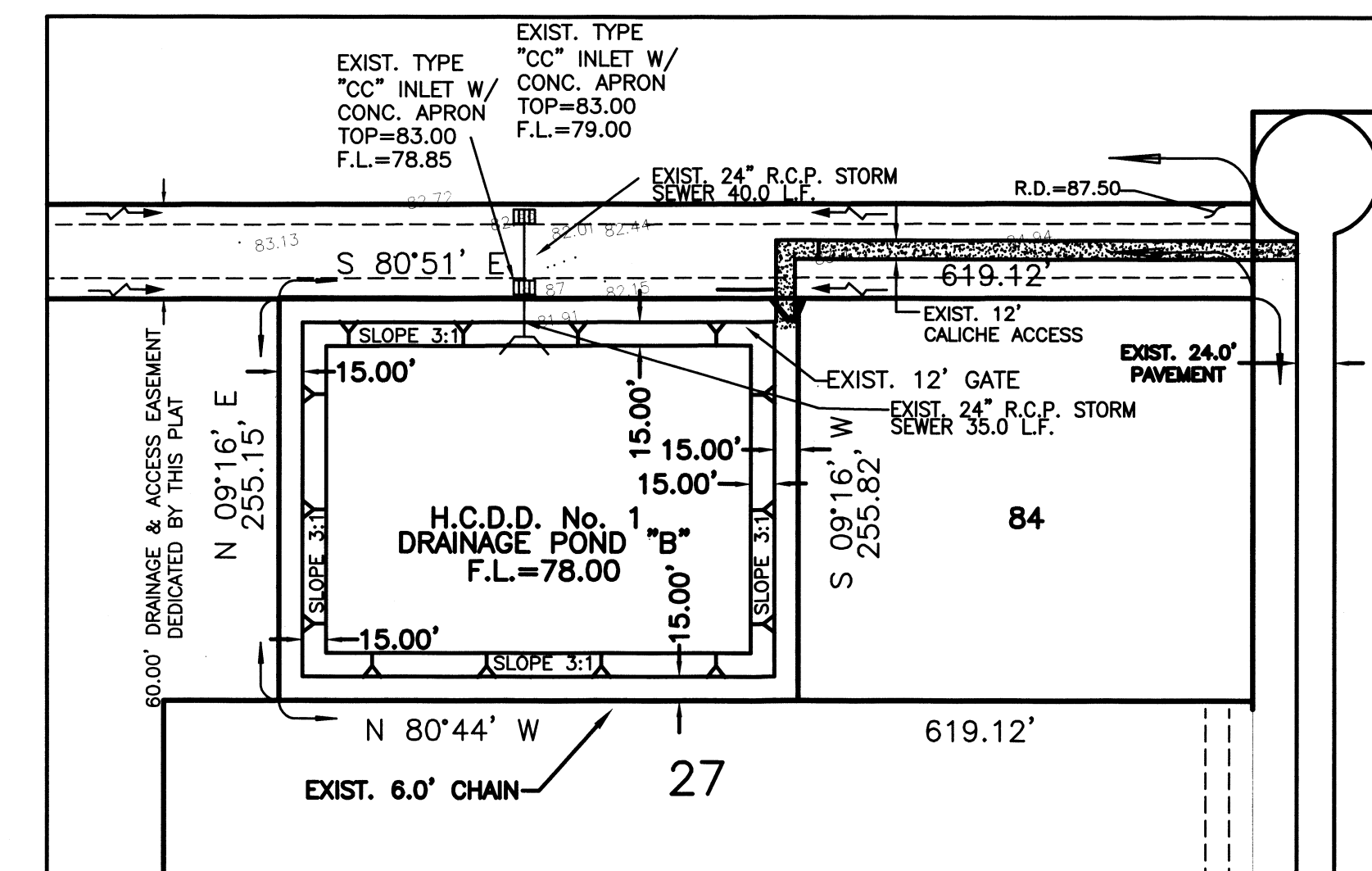
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SCALE 1" = 200'



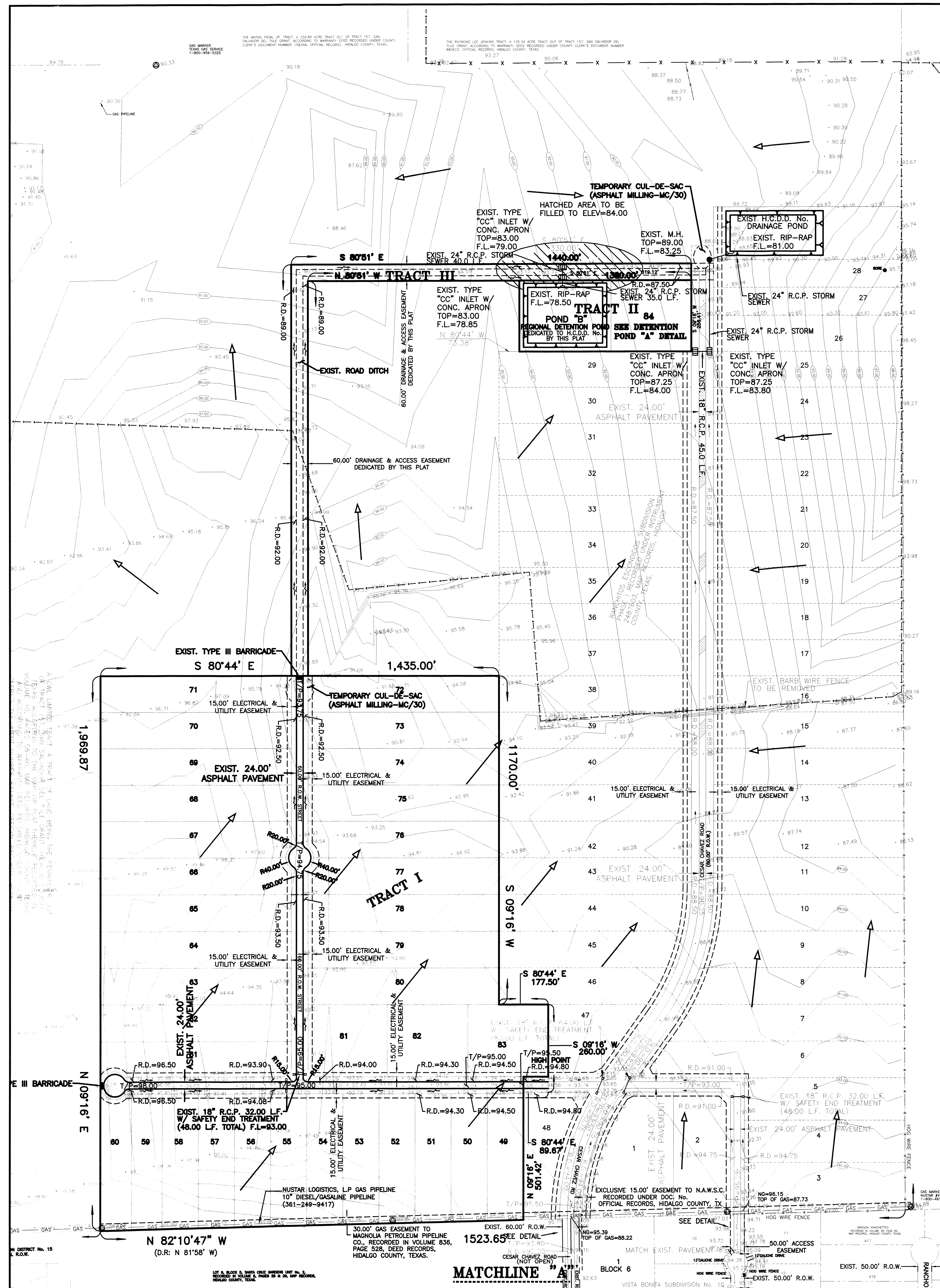
DETENTION AREA DETAIL

NOT TO SCALE



DETENTION POND "B" DETAIL

SCALE: 1" = 100'



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

REVISION NOTES			
No.	Sheet	REVISION	DATE

ALFONSO QUINTANILLA
REGISTERED PROFESSIONAL SURVEYOR
No. 1513
DATE: 3-4-15

COST ESTIMATE

PAVING IMPROVEMENTS	\$ 193,924.00
DRAINAGE IMPROVEMENTS:	\$ 66,420.00
WATER DISTRIBUTION:	\$ 72,580.00
SEPTIC TANKS:	\$ 54,000.00

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

← FLOW DIRECTION OF WATER

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

SHEET NO. 5 OF 6 SHEETS	FILENAME: F:\DATA\SUBD\HIDALGO COUNTY\RANCHITOS ESCONDIDOS\B-PLAT
	DATE PREPARED: 3-4-15 PREPARED BY: M. GONZALEZ CHECKED BY: APPROVED BY:
DATE REVISION: NONE REVISION: NONE	DATE REVISION: NONE REVISION: NONE

FINAL ENGINEERING REPORT FOR RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A:
WATER SUPPLY: Description and Costs.

RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A HAS BEEN 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 SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF TASILLO DRIVE. IT ENDS WITH AN EXISTING PLUG NEAR THE SOUTHWEST CORNER OF LOT 47, RANCHITOS ESCONDIDOS SUBDIVISION PHASE I.

THE WATER SYSTEM FOR RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE 8" WATERLINE ON TASILLO DRIVE. THE 8" WATERLINE RUNS WEST ALONG THE NORTH SIDE OF TASILLO DRIVE, ENDING WITH A 2" FLUSH VALVE ON THE SOUTHWEST CORNER OF LOT 61. ON THE SOUTHWEST CORNER OF LOT 81, THE 8" DIAMETER WATERLINE TURNS NORTH AND RUNS ALONG THE EAST SIDE OF VIZNAGA DRIVE, ENDING A 2" FLUSH VALVE NEAR THE NORTHWEST CORNER OF LOT 72.

FROM THE 8" DIAMETER WATERLINE, THERE ARE SIXTEEN (16) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE THREE (3) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 72,580.00 OR \$ 2,016.11 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 47,100.00 OR \$ 1,308.33 PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER HAS INSTALLED FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ 2,500.00 FOR A TOTAL COST OF \$10,000.00. 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 PLAN.

SEWAGE FACILITIES: Description and Costs.
 SEWAGE FROM THE RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A, IS 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 50 & 56 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA) THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

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'S HAVE BEEN INSTALLED AS OF THE TIME OF THE FILING OF THIS FINAL PLAN. 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 \$ 54,000.00, 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 AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDERS SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM 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 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES ARE FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ 119,680.00 WHICH EQUALS TO \$ 3,324.44 PER LOT.

SEWAGE FACILITIES: SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 52,500.00 FOR THE ENTIRE SUBDIVISION.



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 3-5-15

REPORTE FINAL DE INGENIERIA PARA RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A:

PROVISION DE AGUA: Descripción y Gastos.

LA SUBDIVISION RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO EN EL LADO NORTE DE LA CALLE TASILLO DRIVE. LA LINEA DE AGUA TERMINA CON UNA TAPON EXISTENTE.

EL SISTEMA DE AGUA PARA RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CONECTAN CON LA LINEA DE AGUA EXISTENTE DE 8" EN LA CALLE TASILLO DRIVE. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OESTE POR EL LADO NORTE DE LA CALLE, TERMINANDO CON UNA VALVULA DE 2" EN LA ESQUINA SUROESTE DE LOT 61.

EN LA ESQUINA SUROESTE DE LOTE 81, UNA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE POR LA TASILLO DRIVE Y CORRE NORTE POR EL LADO ESTE DE LA CALLE VIZNAGA DRIVE. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE LA CALLE, TERMINANDO CON UNA VALVULA DE 2" EN LA ESQUINA NOROESTE DE LOTE 72.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN DIEZ Y SEIS (16) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE, ADICIONALMENTE HAY TRES (3) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ 72,580.00 O US\$ 2,016.11 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$ 47,100.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. US\$ 1,308.33 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 N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUATRO (4) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 2,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 10,000.00. 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.

SERVICIO DE DRENAJE: Descripción y Costos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) 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 CONDOMIO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 50 Y 56 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) 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 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 DESEMPEÑO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDOMIO DE HIDALGO EN LA CANTIDAD DE US\$ 52,500.00, 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 FOSA 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 CONDOMIO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDOMIO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION

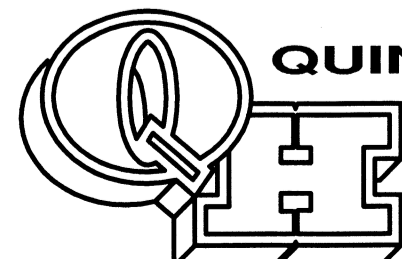
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (COODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR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

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ 119,680.00 LO CUAL EQUIVALE A US\$ 3,324.44 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$ 54,000.00 TODA LA SUBDIVISION.



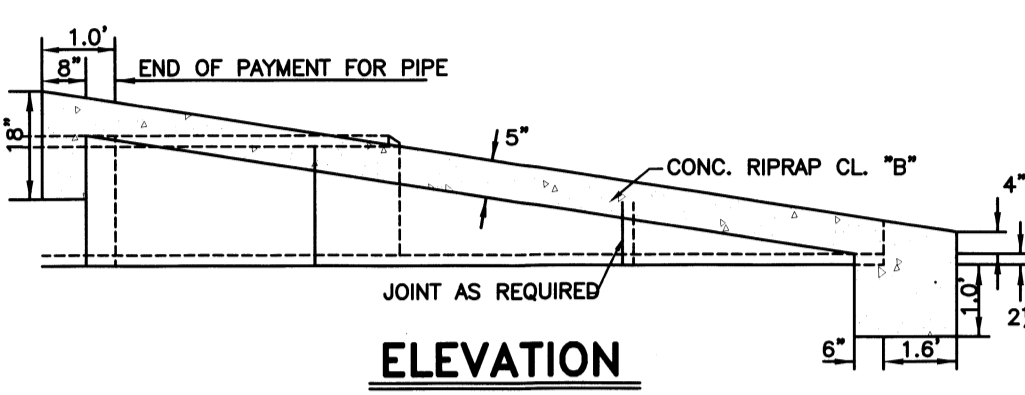
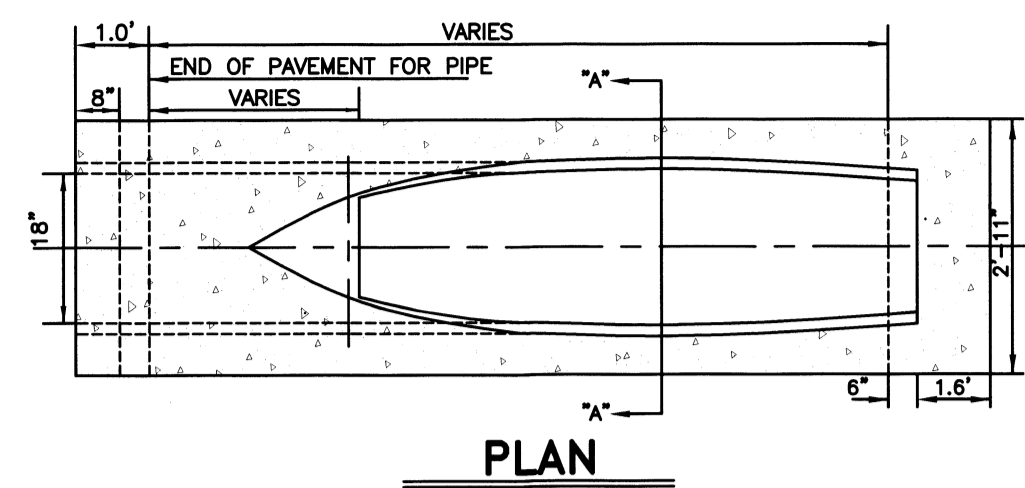
Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 3-5-15



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
 SURVEYING REGISTRATION NUMBER 100411-00

No.	Sheet	REVISION NOTES	Date	Approved



SAFETY END TREATMENT
 NOT TO SCALE

SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, 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.

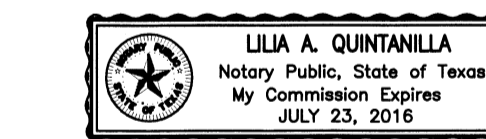
SUBDIVIDER STATEMENT:

1.- I (WE), FORREST N. RUNNELS JR., VICE-PRESIDENT SUBDIVIDER (S) OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

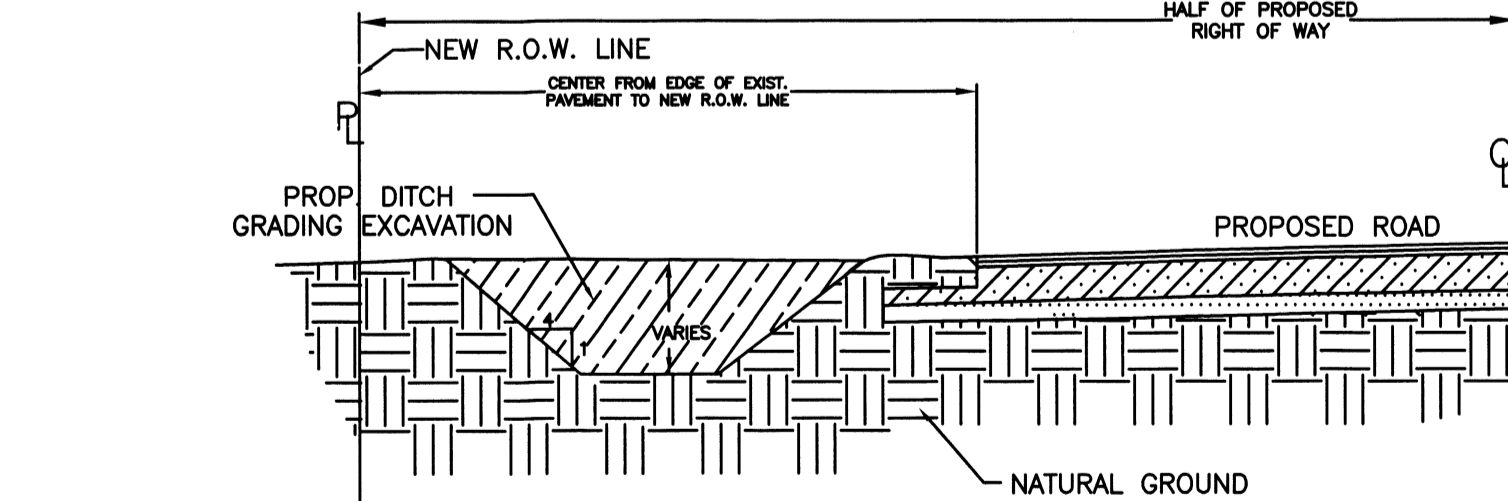
Forrest N. Runnels Jr.
 FORREST N. RUNNELS JR., VICE-PRESIDENT
 IT'S: GENERAL PARTNER
 BY: FORREST N. RUNNELS JR., VICE-PRESIDENT
 P.O. BOX 118
 EDINBURG, TEXAS, 78540
 DATE 3-5-15

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared

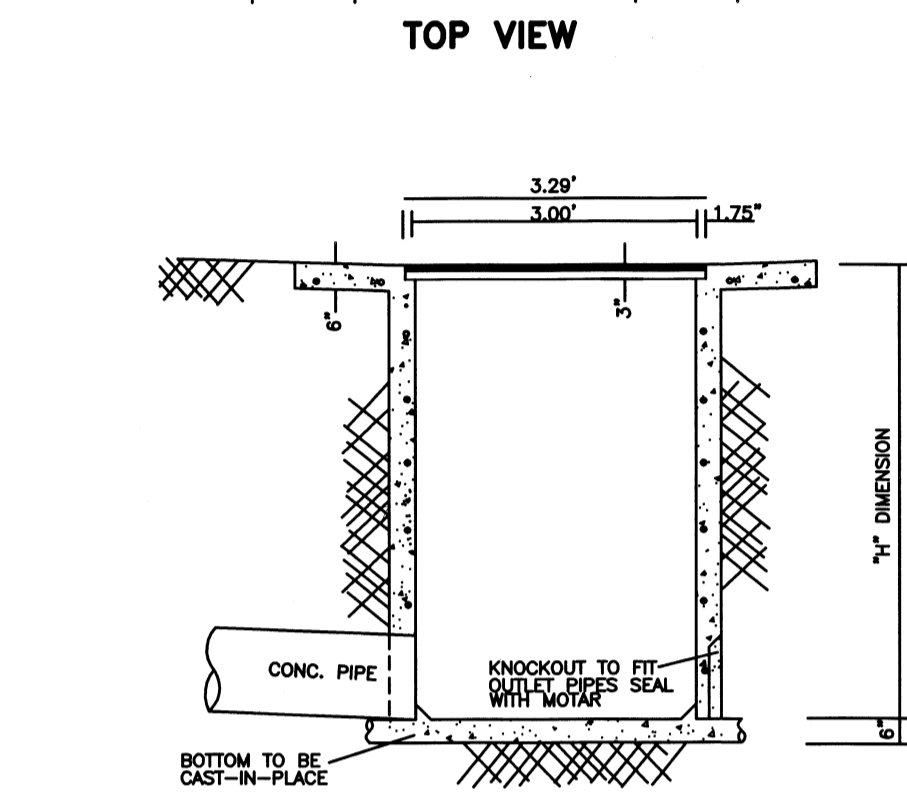
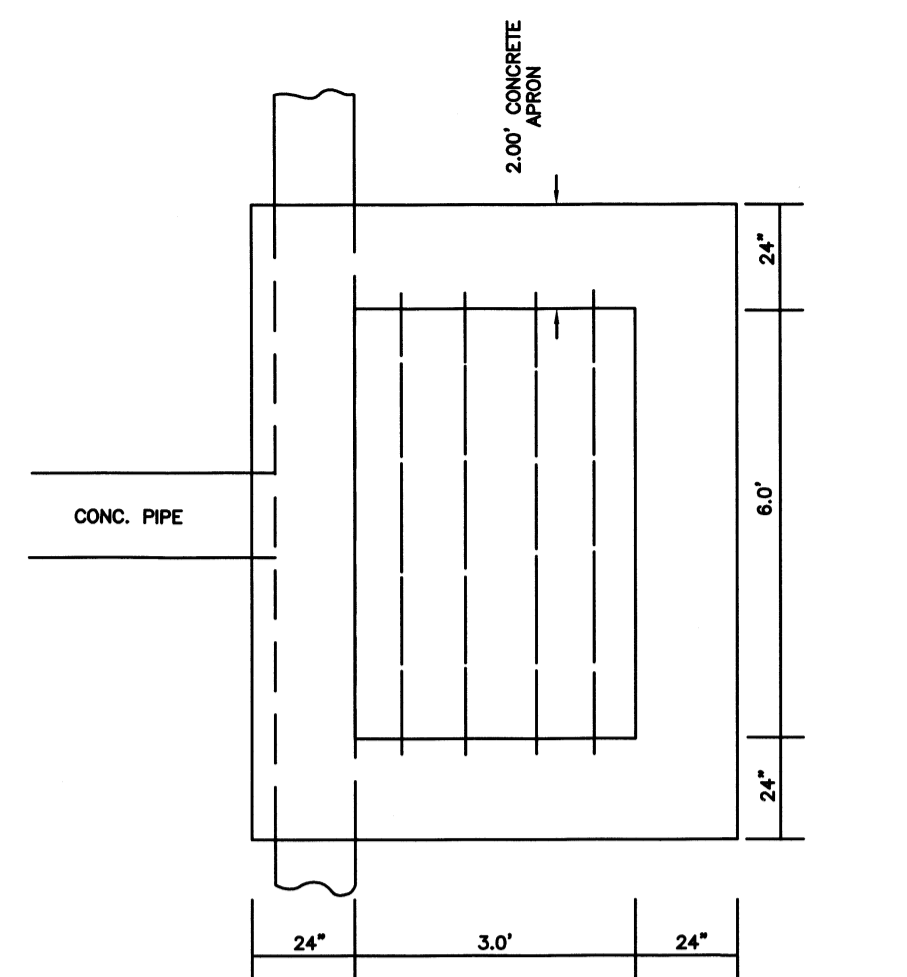
FORREST N. RUNNELS JR., VICE-PRESIDENT
 Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct
 Given under my hand and seal of office this 5th day of March, 2015.



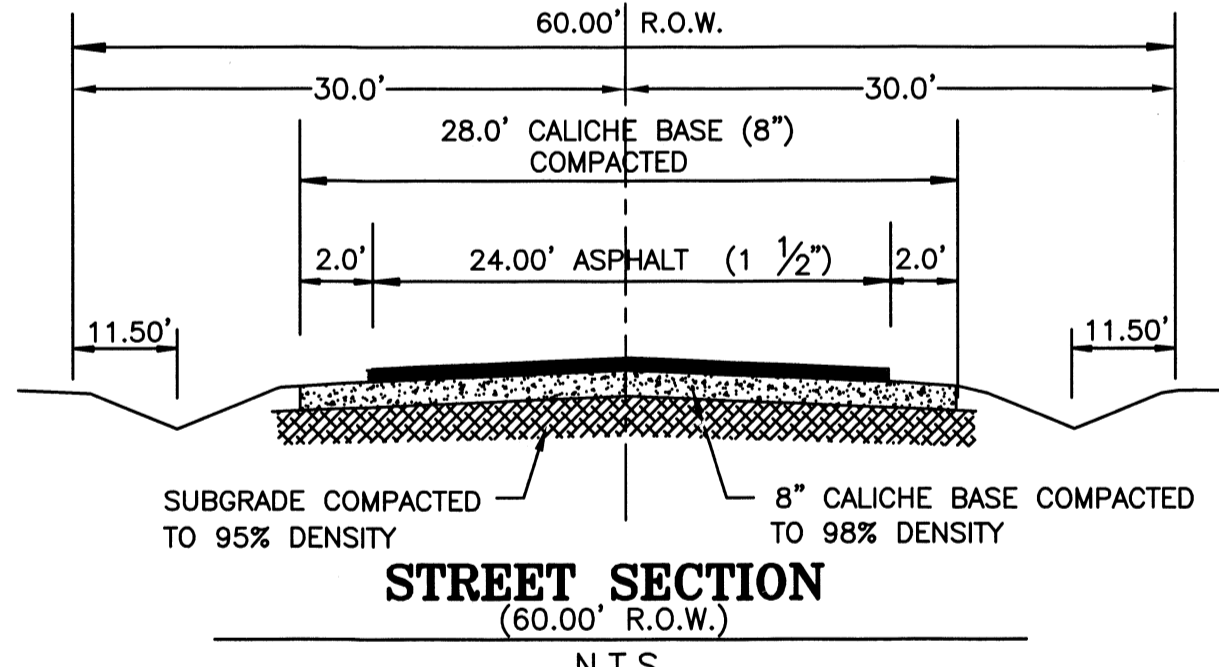
Lila A. Quintanilla
 LILA A. QUINTANILLA - NOTARY PUBLIC



CONSTRUCTION OF ROAD SIDE DITCH
 NOT TO SCALE



TYPE \"C-C\" INLET
 N.T.S.



STREET SECTION
 (60.00' R.O.W.)
 N.T.S.

SUBDIVISION PLAT OF:
RANCHITOS ESCONDIDOS
SUBDIVISION PHASE I-A

A 70.00 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.

(109.980 ACRES)	PHASE I - 261,730.84 cubic feet (6.01 acre-foot)
(70.00 ACRES)	PHASE I-A - 166,601.49 cubic feet (3.83 acre-foot)
(96.585 ACRES)	PHASE II - 225,852.13 cubic feet (5.18 acre-foot)
(274.865 ACRES)	TOTAL = 654,184.56 cubic feet (15.02 acre-foot)

Ranchitos Escondidos is a 274.865 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 81865, official records, Hidalgo County, Texas. This subdivision is located 1,770.00 feet north of F.M. 2812 at Cesar Chavez Road. The site is currently open land and brush area. The proposed subdivision will consist of 125 residential lots. (48 lots Phase I, 36 lots Phase I-A and 41 lots Phase II)

The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D dated June 6, 2000 with an LOMR dated May 17, 2001.

The majority of the soil is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Surface runoff is medium. Permeability is moderate. Plasticity index has a range of 3-32. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has runoff flowing in a northeasterly direction. The existing runoff for the proposed subdivision is Q = 29.73 cubic feet per second based on a 25-year storm.

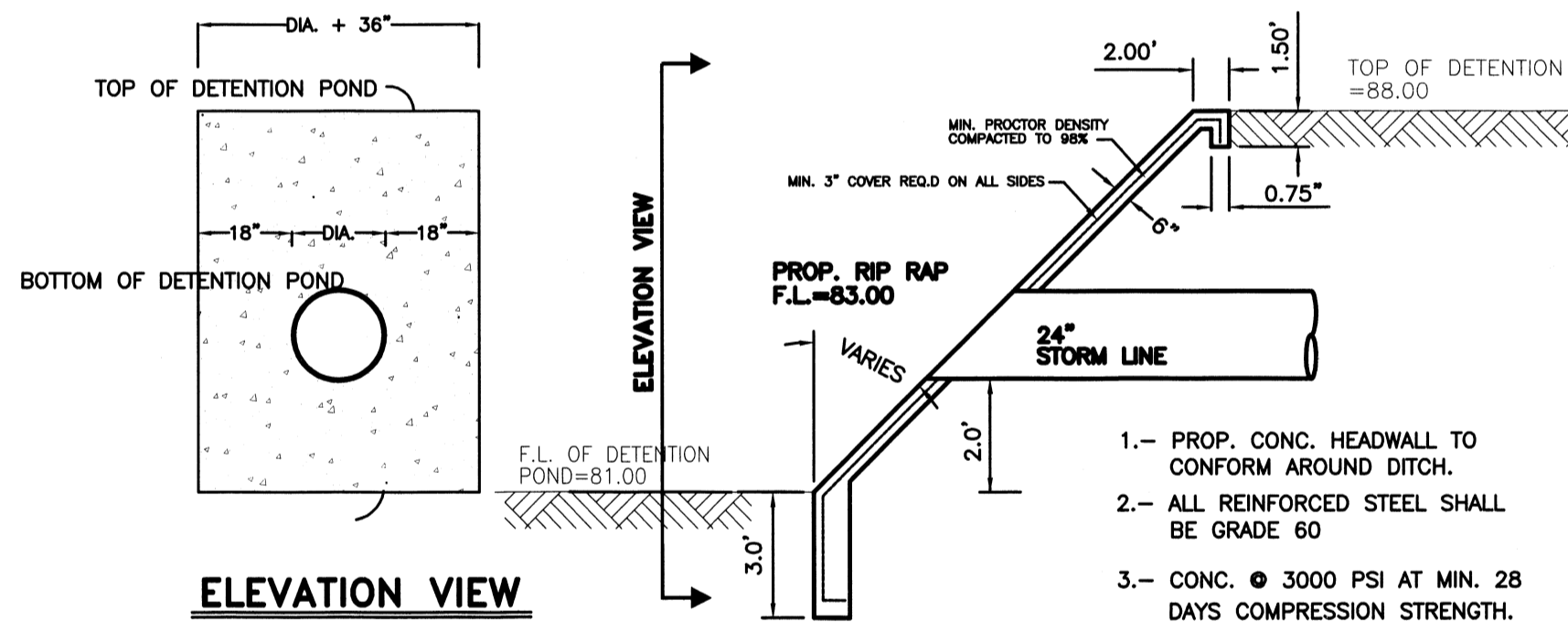
After development the runoff will be Q = 74.47 cubic feet per second for an increase of Q = 44.74 cubic feet per second. In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated that Detention will be 654,184.56 cubic feet (15.02 acre-foot) and will be detained in two proposed Regional Detention Ponds, one at the northeast area of the Phase I of the subdivision, and the other one in Phase I-A that are being dedicated as Lot "A" and Lot "B" to the Hidalgo County Drainage District No.1. The soil type at the location for the pond is fine sandy loam and sandy clay loam. The size of the ponds is 1.28 acres and 1.41 acres and will provide 698,625.00 c.f. of detention storage. Runoff from the streets will flow via roadside ditch that will be collected by a storm sewer system consisting of 18" and 24" pipes and Type "CC" inlets that will discharge into the proposed detention pond. The access to the proposed detention ponds will be via Cesar Chavez Road and a subdivision street being public roads (24.0 feet pavement) being dedicated by the plots. The detention pond will be constructed in accordance with the requirements of the Hidalgo County Drainage District No.1.

CERTIFICATION:

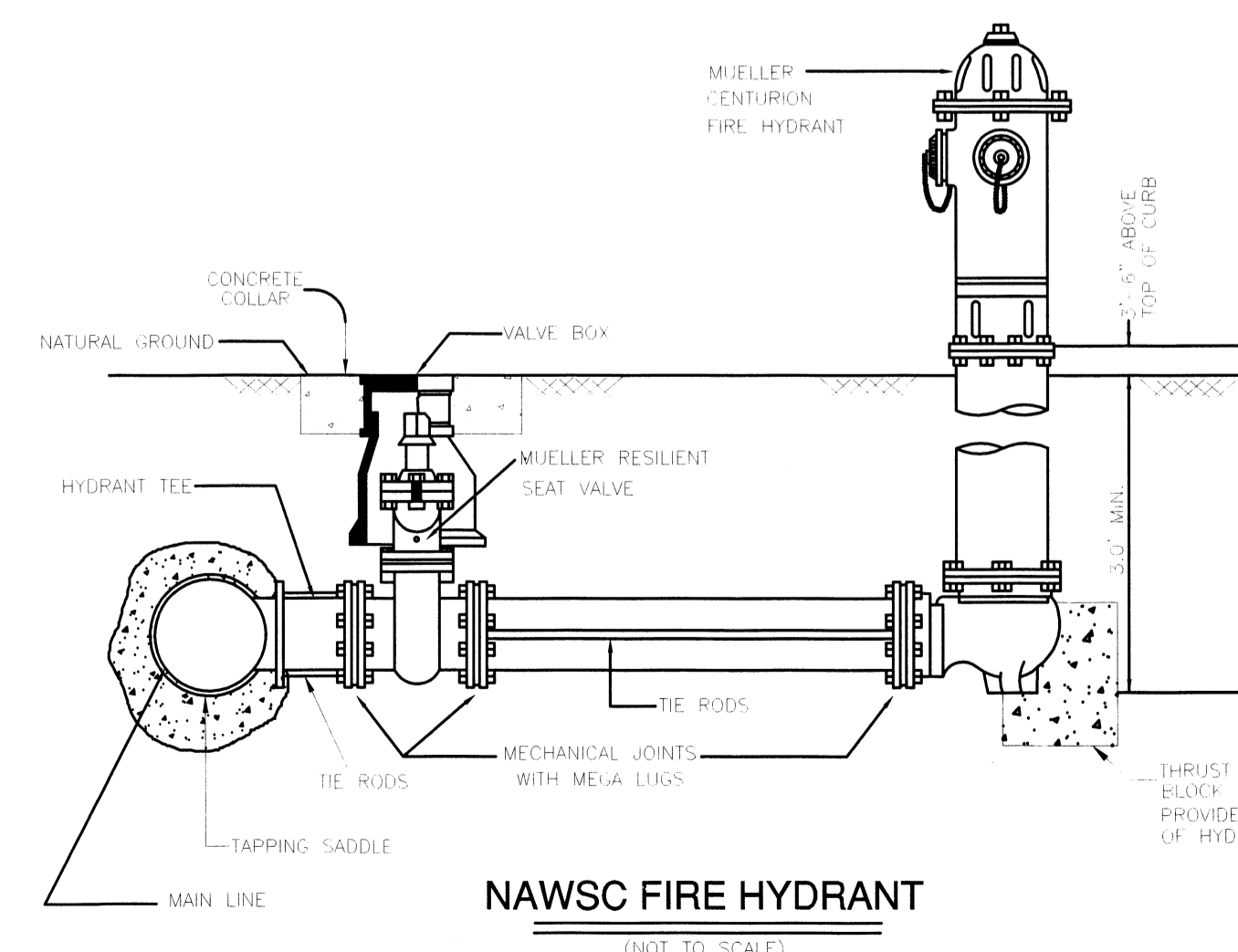
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 (LOMR MAY 17, 2001)



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 3-5-15



STORM DISCHARGE STRUCTURE
 NOT TO SCALE



NAWSC FIRE HYDRANT
 (NOT TO SCALE)



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

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