



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 LA VILLITA RANCHES PHASE I SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: RICHARD GARZA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 18 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Southwest corner of Mile 17 North Road and Mile 2 West Road

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 05-09-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Detention will be provided within the depressed area of each lot and by re-construction of Mile 2 West and Mile 17 North roadside ditches providing positive flow East discharging into and Hidalgo County Irrigation District No. 9 ditch.

DISTANCE TO A DRAIN DITCH Approximately ¼ mile East of the Development

ROAD R.O.W. DEDICATION: 20 feet on Mile 17 Road and 30 feet on Mile 2 West Road

H.C.R.O.W. FINAL APPROVED DATE: 12-03-14 : By, Roy Gonzalez PCT 1 R.O.W. AGENT

SEWER SYSTEM: SANITARY SEWER BY: N.A.W.S.C. LINE SIZE: 12" LOCATION: Manhole on Mile 17 N Rd.

WATER SERVICE PROVIDER: N.A. W.S.C. LINE SIZE: 16" LOCATION: Mile 2 West Road

H.C.O.E.C. FINAL APPROVED DATE: 12-02-14 : By Ann De La Fuente, Administrative Assistant

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 27, 2014

STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning, other department and the approval from the City of La Villa.

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:

LA VILLITA RANCHES SUBDIVISION PHASE I

A 26.42 ACRE TRACT OF LAND OUT OF FARM TRACTS 2165, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2549536, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 26.42 ACRE TRACT OF LAND OUT OF FARM TRACT 2165, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2549536, 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 FOUND AT THE INTERSECTION OF THE CENTERLINES OF MILE 2 WEST ROAD AND MILE 17 NORTH ROAD FOR THE NORTHWEST CORNER OF FARM TRACT 2165 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: EAST, ALONG THE NORTH LINE OF FARM TRACTS 2165, AND THE CENTERLINE OF MILE 17 NORTH ROAD, A DISTANCE OF 911.50 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: SOUTH, PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FROM THE SOUTH RIGHT OF WAY LINE OF MILE 17 NORTH ROAD, A DISTANCE OF 720.00 TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: WEST, A DISTANCE OF 105.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: SOUTH, A DISTANCE OF 500.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: EAST, A DISTANCE OF 105.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: SOUTH, A DISTANCE OF 100.10 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF FARM TRACT 2165 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: S 89°59'28" W (MAP RECORD: WEST), ALONG THE SOUTH LINE OF FARM TRACT 2165, PASSING A 1/2" IRON ROD FOUND AT 890.07 FEET FOR THE EAST RIGHT OF WAY LINE OF MILE 2 WEST ROAD, A TOTAL DISTANCE OF 910.07 FEET TO A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF MILE 2 WEST ROAD FOR THE SOUTHWEST CORNER OF FARM TRACT 2165 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 00°03'46" W (MAP RECORD: NORTH), ALONG THE WEST LINE OF FARM TRACT 2165 AND THE CENTERLINE OF MILE 2 WEST ROAD, A DISTANCE OF 1,320.24 FEET (MAP RECORD: 1,320.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 26.42 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LA VILLITA MEADOWS PHASE II, RECORDED IN VOLUME 44, PAGE 86, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

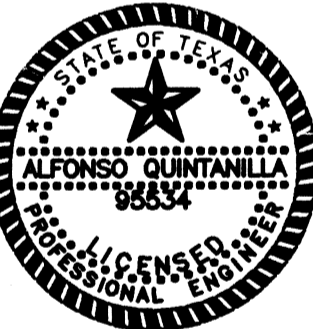


Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

6-6-13
DATE

STATE OF TEXAS COUNTY OF HIDALGO

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



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534

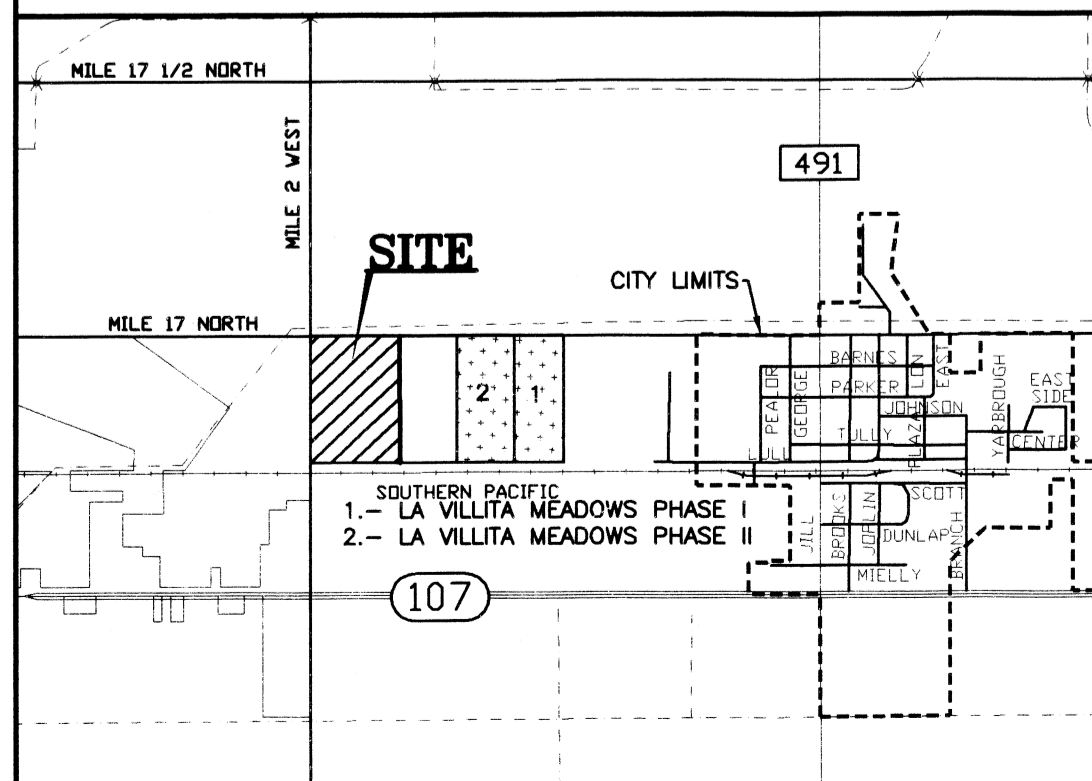
12-1-14
DATE

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D. No. 1 CERTIFICATION, N.A.V.D. S.C. CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, CITY OF LA VILLA CERTIFICATE, HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATION: REVISION NOTES
- SHEET 2.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: ENGINEER'S & SURVEYOR'S CERTIFICATION: REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 3.- MAP OF WATER DISTRIBUTION SYSTEM, COUNTY CLERK'S RECORDING CERTIFICATE, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.
- SHEET 4.- MAP OF TOPOGRAPHY AND DRAINAGE, COUNTY CLERK'S RECORDING CERTIFICATE, CONSTRUCTION DETAILS, REVISION NOTES

LOCATION MAP

SCALE 1:2000



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

LA VILLITA RANCHES SUBDIVISION PHASE I, IS LOCATED IN EAST HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 17 NORTH ROAD AND EAST SIDE OF MILE 2 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA VILLA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF LA VILLA (POPULATION 1,305). LA VILLITA RANCHES SUBDIVISION PHASE I LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PRECINCT 1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
GARCO, Ltd. BY: GARCÓ MANAGEMENT, L.L.C., GENERAL PARTNER BY: RICHARD A. GARZA, PRESIDENT	3910 W. FREDDY GONZALEZ DRIVE	EDINBURG, TX. 78539	383-6295	383-1633
OWNER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	381-6480	381-0527

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X"
AREA OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
C.P.N. 480334 0325 D MAP REVISED: JUNE 6, 2000. (L.O.M.R. MAY 17, 2001).
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
- LEGEND * - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS:
FRONT ALONG MILE 17 NORTH ROAD 40.00 FEET
FRONT ALONG MILE 2 WEST ROAD 50.00 FEET
REAR 15.00 FEET
SIDE 6.00 FEET
CORNER SIDE 20.00 FEET
OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT 303 THROUGH 318 THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No.1- 58.58 COTTON PICKER SPINDLE FOUND ON THE SOUTHWEST CORNER OF PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM.
B.M. No.2- 55.13 COTTON PICKER SPINDLE FOUND ON THE SOUTHWEST CORNER OF PROPOSED SUBDIVISION. N.A.V.D. 88 DATUM.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 45,456.16 CUBIC FEET (1.04 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET NO. 3.
- 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 TO THE OPERATION AND MAINTENANCE OF THE EASEMENT.
- 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.
- ALL LOTS WILL HAVE PUBLIC SANITARY SEWER CONNECTION SERVICE FROM THE CITY OF LA VILLA.
- CLEARANCES FOR WATER METERS:
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- LOTS 301 AND 302 CAN BE RESIDENTIAL OR COMMERCIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. IF LOTS ARE FOR COMMERCIAL USE, A BUFFER FENCE IS REQUIRED FOR COMMERCIAL LOTS TO BE INSTALLED BY LOT OWNER ALONG ALL ADJUTING RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL AREA REQUIRED PRIOR TO OCCUPYING THE LOT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL AND INDUSTRIAL 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

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 Home 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 consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ day of _____, 20____.

GARCO, Ltd.
BY: GARCÓ MANAGEMENT, L.L.C., GENERAL PARTNER
BY: RICHARD A. GARZA, PRESIDENT
3910 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS. 78539.

NOTE:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE NO. 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

BY: _____

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

I, GARCO, Ltd., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, GARCÓ MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING BY ITS PRESIDENT, RICHARD A. GARZA, AS OWNER OF THE 26.42 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA VILLITA RANCHES SUBDIVISION PHASE I, HEREBY SUBMIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

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

GARCO, Ltd.
BY: GARCÓ MANAGEMENT, L.L.C., GENERAL PARTNER
BY: RICHARD A. GARZA, PRESIDENT
3910 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS. 78539.

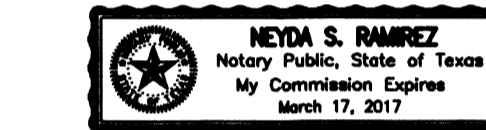
DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared

RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, L.L.C., GENERAL PARTNER OF GARCO, LTD., A TEXAS LIMITED PARTNERSHIP

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 he executed the same for the purposes and consideration thereby expressed. Given under my hand and seal of office this ____ day of _____, 20____.



NEYSA S. RAMIREZ - NOTARY PUBLIC

HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT # 9, DATED THIS ____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCOID #9 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

GENERAL MANAGER

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

WE THE UNDERSIGNED CERTIFY that this plat of the LA VILLITA RANCHES SUBDIVISION PHASE I was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ Date _____
ATTEST: Hidalgo County Clerk _____ Date _____

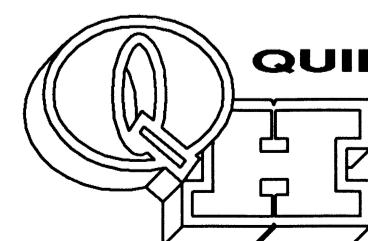
I, THE UNDERSIGNED, MAYOR OF THE CITY OF LA VILLA, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR _____ DATE _____

CITY SECRETARY _____ DATE _____

REVISION NOTES

No.	Sheet	REVISION	Date	Approved
	1	HIDALGO COUNTY NOTES	9-9-14	A.G.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-361-0527
OFFICE@QHAENGINEERING.COM



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

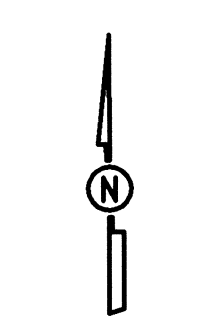
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

DATE OF PREPARATION: JULY 9, 2013

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JULY 9, 2013	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SHEET NO. 1
OF 4 SHEETS

FILENAME: F:\DATA\SUBDIV\LA VILLITA VILLA SUBDIV\LA VILLITA-PLAT

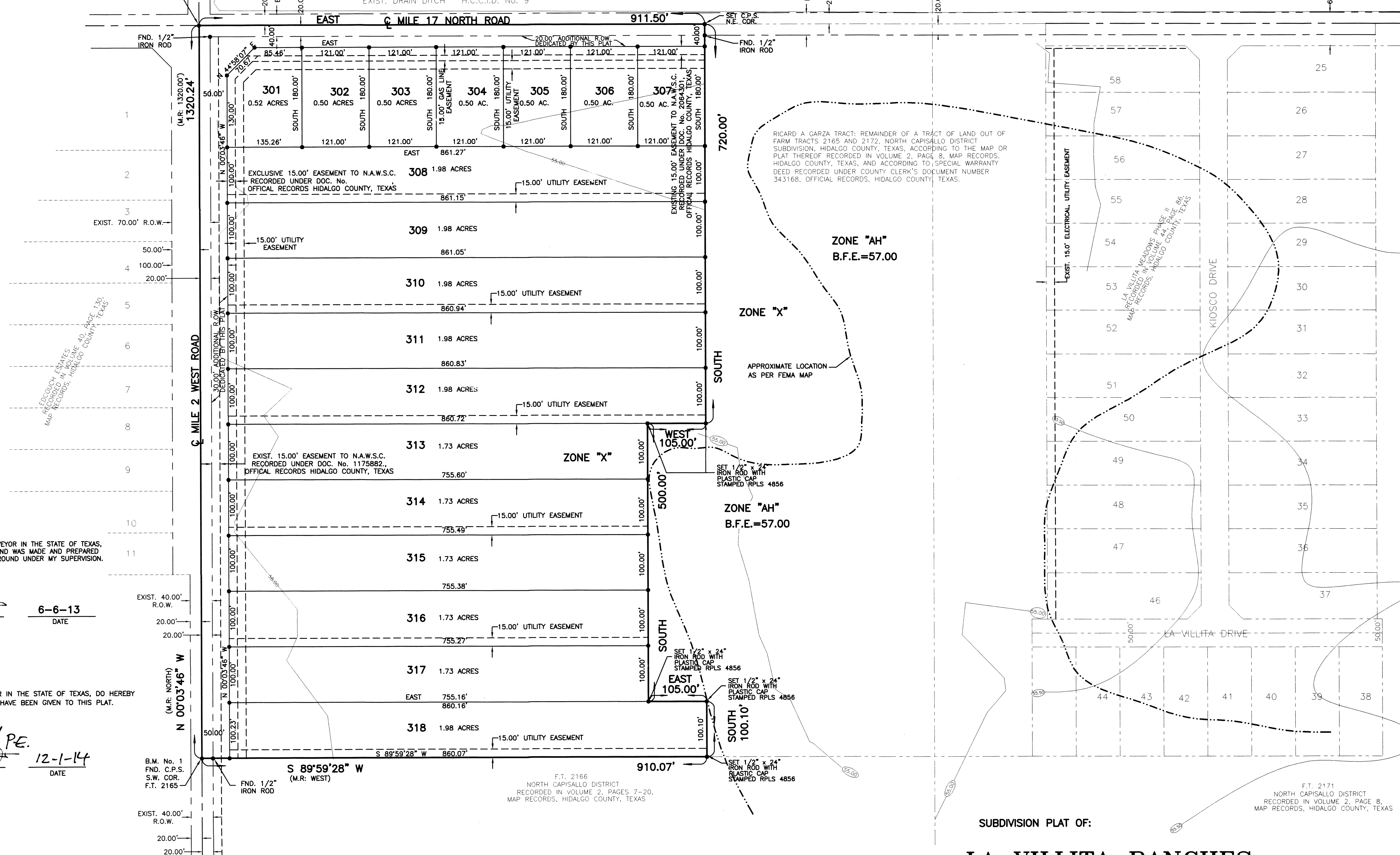


P.O.B.
FND. 1/2"
IRON ROD
N.W. COR.
F.T. 2165

F.T. 2207
NORTH CAPISALLO DISTRICT
RECORDED IN VOLUME 2, PAGES 7-20,
MAP RECORDS, HIDALGO COUNTY, TEXAS

F.T. 2216
NORTH CAPISALLO DISTRICT
RECORDED IN VOLUME 2, PAGE 8,
MAP RECORDS, HIDALGO COUNTY, TEXAS

SCALE: 1"=100'



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

6-6-13
DATE

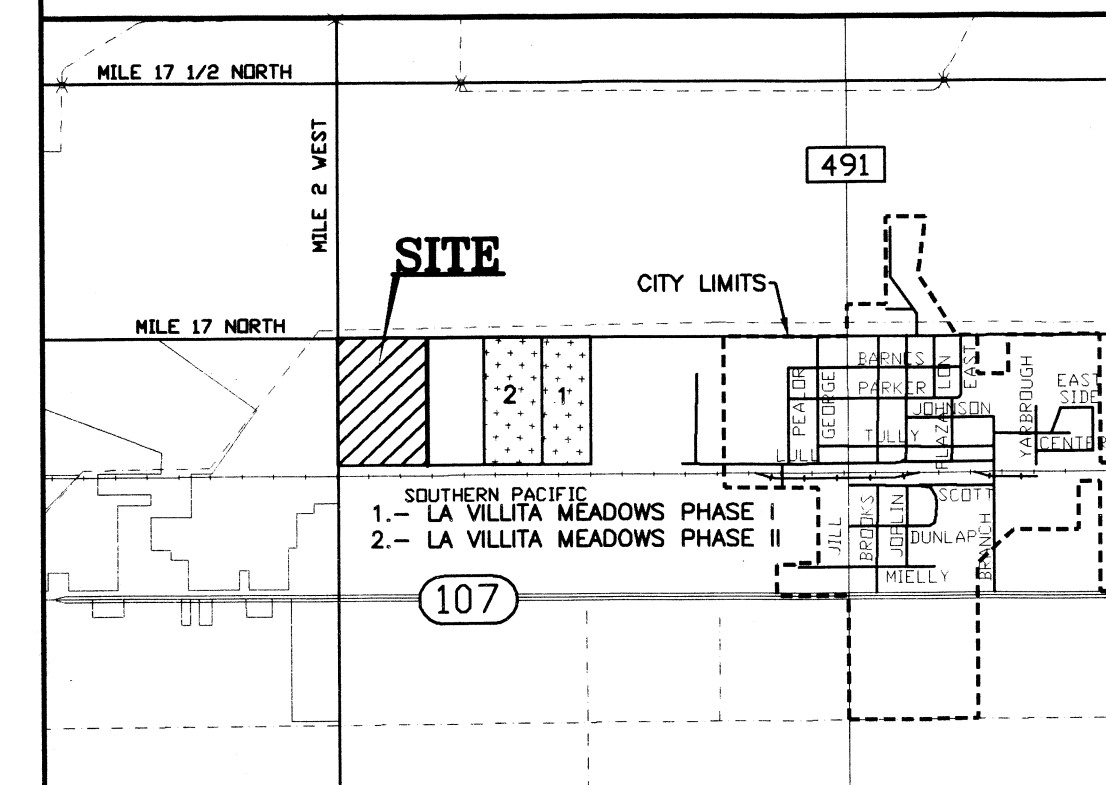
STATE OF TEXAS
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA
P.E. No. 95534

12-1-14
DATE

LOCATION MAP SCALE 1:2000



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LA VILLITA RANCHES SUBDIVISION PHASE I, IS LOCATED IN EAST HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 17 NORTH ROAD AND EAST SIDE OF MILE 2 WEST ROAD; THE ONLY NEARBY MUNICIPALITY IS THE CITY OF LA VILLA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF LA VILLA (POPULATION 1,305). LA VILLITA RANCHES SUBDIVISION PHASE I LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PRECINCT 1.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER:	GARCO, Ltd. By: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER By: RICHARD A. GARZA, PRESIDENT	3910 W. FREDDY GONZALEZ DRIVE EDINBURG, TX 78539	383-6295	383-1633
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS EDINBURG, TX 78539	381-6480	381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS EDINBURG, TX 78539	381-6480	381-0527

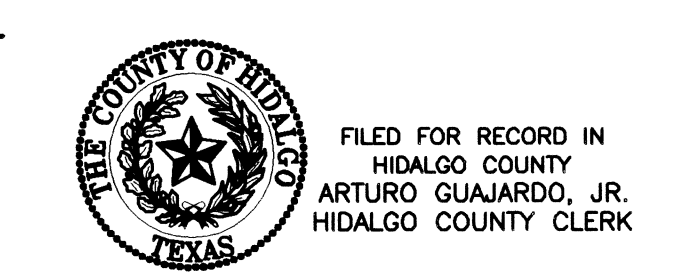
REVISION NOTES

No.	Sheet	REVISION	Date	Approved
	2	HIDALGO COUNTY NOTES	9-9-14	A.G.

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

SUBDIVISION PLAT OF:
**LA VILLITA RANCHES
SUBDIVISION PHASE I**

A 26.42 ACRE TRACT OF LAND OUT OF FARM TRACTS 2165, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2549536, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



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

SHEET NO. 2 OF 4 SHEETS

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
JULY 9, 2013	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

LA VILLITA RANCHES SUBDIVISION PHASE I

A 26.42 ACRE TRACT OF LAND OUT OF FARM TRACTS 2165, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2549536, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR LA VILLITA RANCHES SUBDIVISION:

WATER SUPPLY: Description and Costs.
 LA VILLITA RANCHES SUBDIVISION 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 16" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF MILE 2 WEST AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MILE 17 NORTH ROAD.
 THE WATER SYSTEM FOR LA VILLITA RANCHES SUBDIVISION CONSISTS OF EIGHT (8) 1" DUAL SERVICE LINES AND TWO (2) 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT.

SEWAGE FACILITIES: Description and Costs.

LA VILLITA RANCHES SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF LA VILLA, TX. THE SUBDIVIDER AND CITY HAVE ENTERED INTO A CONTRACT IN WHICH CITY PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND CITY HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION.
 LA VILLA TX HAS AN EXISTING 12" SANITARY SEWER LOCATED ON THE SOUTH SIDE OF MILE 17 NORTH ROAD AND ENDING WITH MANHOLE LOCATED ON THE NORTHWEST CORNER OF LOT 58 OF LA VILLITA MEADOWS PHASE II.
 THE SANITARY SEWER SYSTEM CONSISTS OF A 12" DIAMETER SEWER LINE THAT TIES IN TO THE EXISTING MANHOLE ON MILE 17 NORTH. IT THEN RUNS WEST FOR A DISTANCE OF 1460.00 FEET ALONG THE SOUTH SIDE OF MILE 17 NORTH ROAD. THE 12" DIAMETER SEWER LINE TURNS SOUTH AND RUNS FOR 1230 FEET ALONG THE EAST SIDE OF MILE 2 WEST ROAD.
 FROM THESE 12" SANITARY SEWER SERVICE LINES, EIGHTEEN (18) 4" SANITARY SEWER LINES WILL BE EXTENDED TO EACH LOT.

THE 12" LINE, 4" SERVICE LINE AND SIX (6) SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$72,900 OR \$4,050 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF LA VILLA TX THE SUM OF \$ PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF LA VILLA TX. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF LA VILLA AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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 WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, HAVE COST A GRAND TOTAL OF \$26,060 WHICH EQUALS TO \$1,447.78 PER LOT. DEVELOPER HAS PAID N.A.W.S.C. FEES OF \$15,800.
 SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED HAVE COST A GRAND TOTAL OF \$72,900 WHICH EQUALS TO \$4,050 PER LOT. DEVELOPER HAS PAID CITY OF LA VILLA TX FEES OF \$



Alfonso Quintanilla PE.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 12-3-14
 DATE

PROVISION FINAL DE INGENIERIA PARA LA VILLITA RANCHES SUBDIVISION:

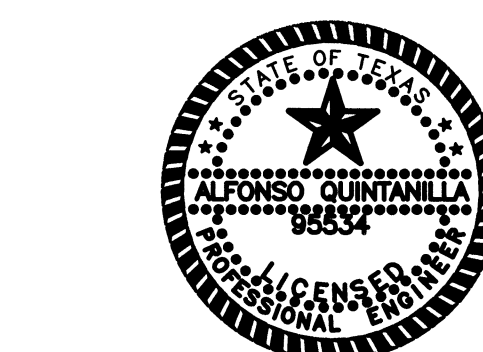
PROVISION DE AGUA: Description y Costos.
 LA VILLITA RANCHES SUBDIVISION HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.
 N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA EXISTENTE DE 16" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE MILE 2 WEST ROAD Y UNA LINEA DE AGUA DE 8" PULGADAS DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MILE 17 NORTH ROAD.
 EL SISTEMA DE AGUA PARA LA VILLITA RANCHES SUBDIVISION CONSISTE DE OCHO (8) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO Y DOS (2) CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.
 LOS DOBLE-CONDUCTOS DE AGUA DE 1" DE DIAMETRO, EL CONDUCTO DE 3/4" DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$26,060 O US\$1,447.78 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$15,800. 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 ALCUNA GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

SERVICIO DE DRENAJE: Description y Costos.

LA SUBDIVISION LA VILLITA RANCHES SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE CITY OF LA VILLA, TX. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD A PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
 LA VILLA TX TIENE UNA LINEA DE DRENAJE SANITARIO EXISTENTE DE 12" LOCALIZADA EN EL LADO SUR DE LA CALLE MILE 17 NORTH ROAD Y TERMINA CON UNA ALcantarilla LOCALIZADA EN LA ESQUINA NORESTE DE EL LOTE 58 DE LA VILLITA MEADOWS PHASE II.
 EL SISTEMA DE DRENAJE SANITARIO PARA LA VILLITA RANCHES SUBDIVISION CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 12" DE DIAMETRO QUE SE CONECTA CON LA ALcantarilla Y CORRE 1460.00 PIES AL OESTE POR EL LADO SUR DE LA CALLE MILE 17 NORTH ROAD. LA LINEA DE DRENAJE SANITARIO DE 12" VOLTEA SUR Y CORRE POR 1230 PIES POR EL LADO ESTE DE MILE 2 WEST ROAD.
 DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS DIECIOCHO (18) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS A CADA LOTE.
 LAS LINEAS DE 8 PULGADAS, DE 4 PULGADAS Y ALcantarillas HAN SIDO INSTALADAS, A UN COSTO TOTAL DE US\$72,600 O US\$4,050 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE A PAGADO A LA CIUDAD DE LA VILLA TX UN COSTO TOTAL DE US\$ PER LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

CERTIFICATION:

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 DE 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 CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$15,800 O US\$1,447.78 POR LOTE. EL DUEÑO A PAGADO UN COSTO DE \$15,800 A N.A.W.S.C.
 DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$72,900 O US\$4,050 POR LOTE. EL DUEÑO A PAGADO A LA CIUDAD DE LA VILLA TX UN COSTO DE \$

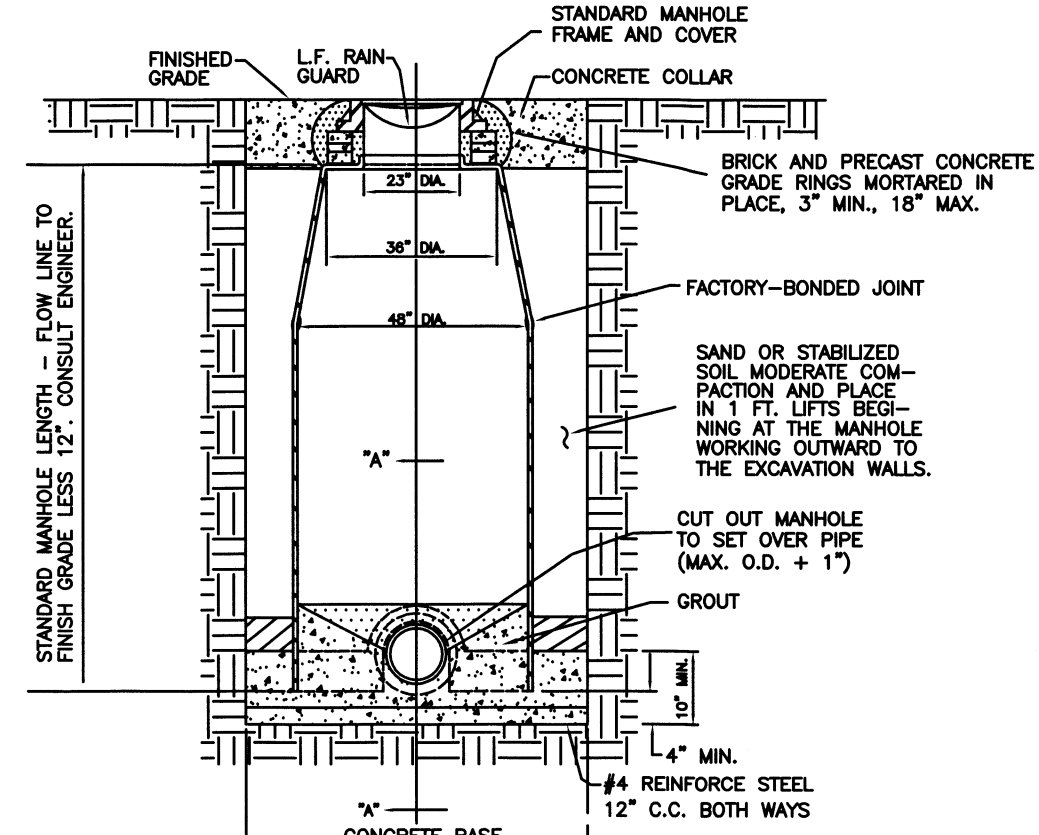
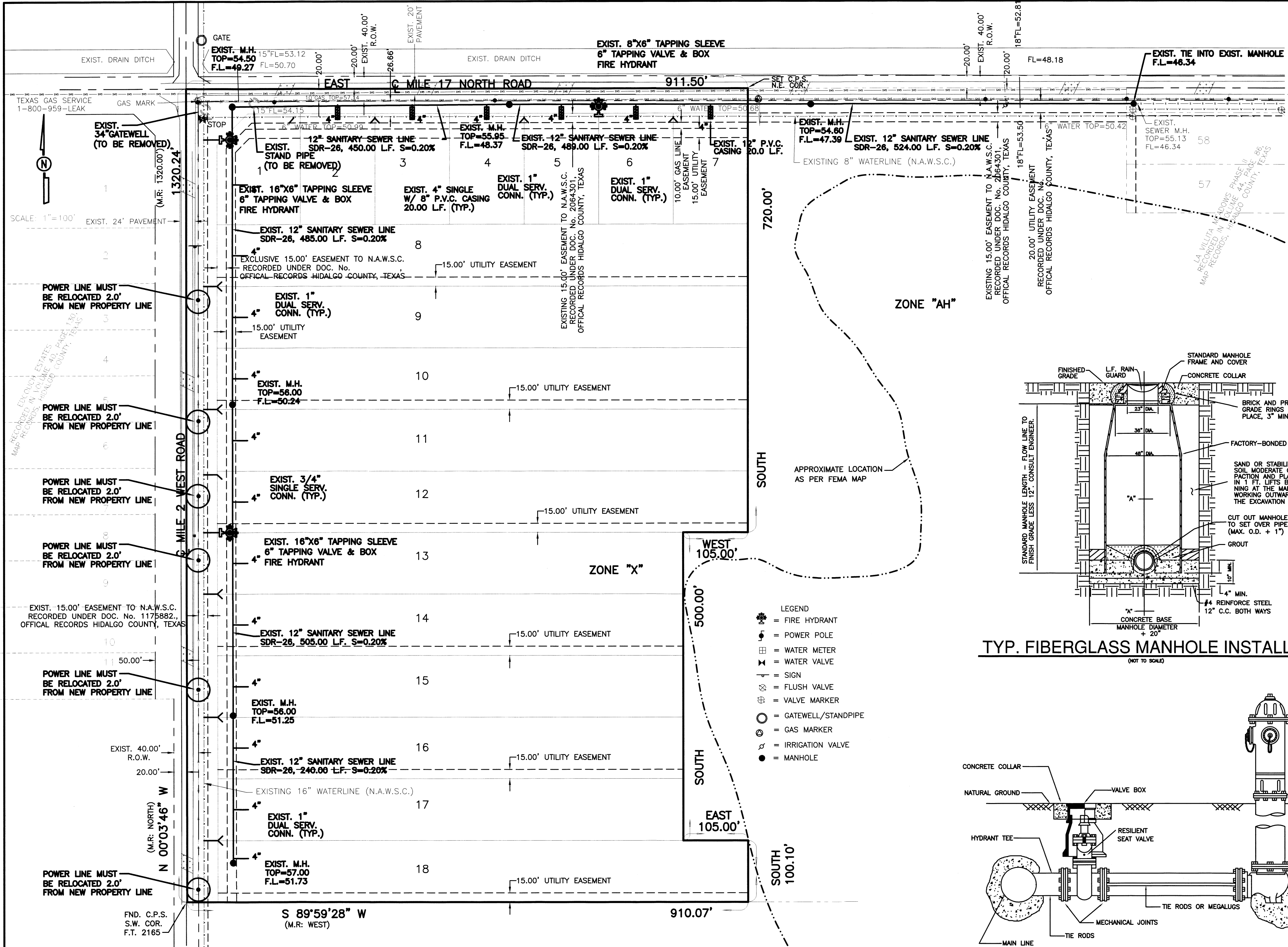


Alfonso Quintanilla PE.
 ALFONSO QUINTANILLA
 P.E. No. 95534
 12-3-14
 DATE

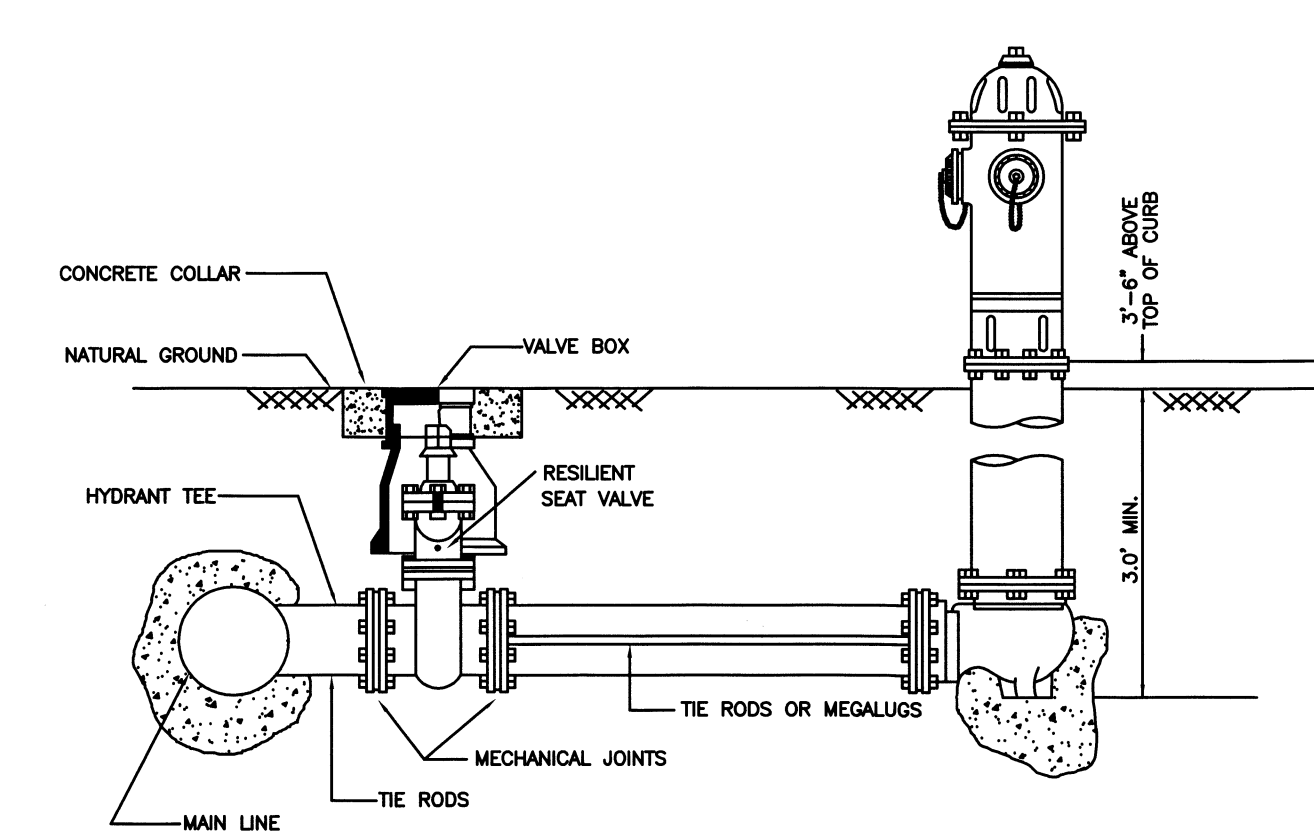


FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK

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



TYP. FIBERGLASS MANHOLE INSTALLATION (NOT TO SCALE)



FIRE HYDRANT (NOT TO SCALE)

- LEGEND
- = FIRE HYDRANT
 - = POWER POLE
 - = WATER METER
 - ⊕ = WATER VALVE
 - ⊖ = SIGN
 - ⊙ = FLUSH VALVE
 - ⊗ = VALVE MARKER
 - ⊘ = GATEWELL/STANDPIPE
 - ⊙ = GAS MARKER
 - ⊙ = IRRIGATION VALVE
 - = MANHOLE

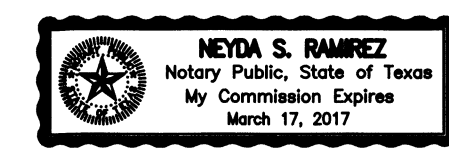
MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA & MAP OF SANITARY SEWER SYSTEM/ MAPA DE SISTEMA DE DRENAJE

COST ESTIMATE

WATER DISTRIBUTION:	\$ 26,060.00
DRAINAGE IMPROVEMENTS:	\$ 3,345.00
PAVING IMPROVEMENTS:	\$ 0.00
SANITARY SEWER:	\$ 72,900.00

SUBDIVIDER CERTIFICATION
 I, _____, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.
SUBDIVIDER STATEMENT:
 I, _____, GENERAL PARTNER OF GARCO, LTD., A TEXAS LIMITED PARTNERSHIP, SUBDIVIDERS OF LA VILLITA RANCHES HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT AND 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.

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared
RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT, L.L.C., GENERAL PARTNER OF GARCO, LTD., A TEXAS LIMITED PARTNERSHIP
 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 he executed the same for the purposes and consideration thereby expressed.
 Given under my hand and seal of office this _____ day of _____, 20____.



NEYDA S. RAMIREZ - NOTARY PUBLIC

GARCO, Ltd.
 BY: RICHARD A. GARZA, PRESIDENT
 3810 W. FREDDY GONZALEZ DR.
 EDINBURG, TEXAS, 78539.
 DATE _____

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

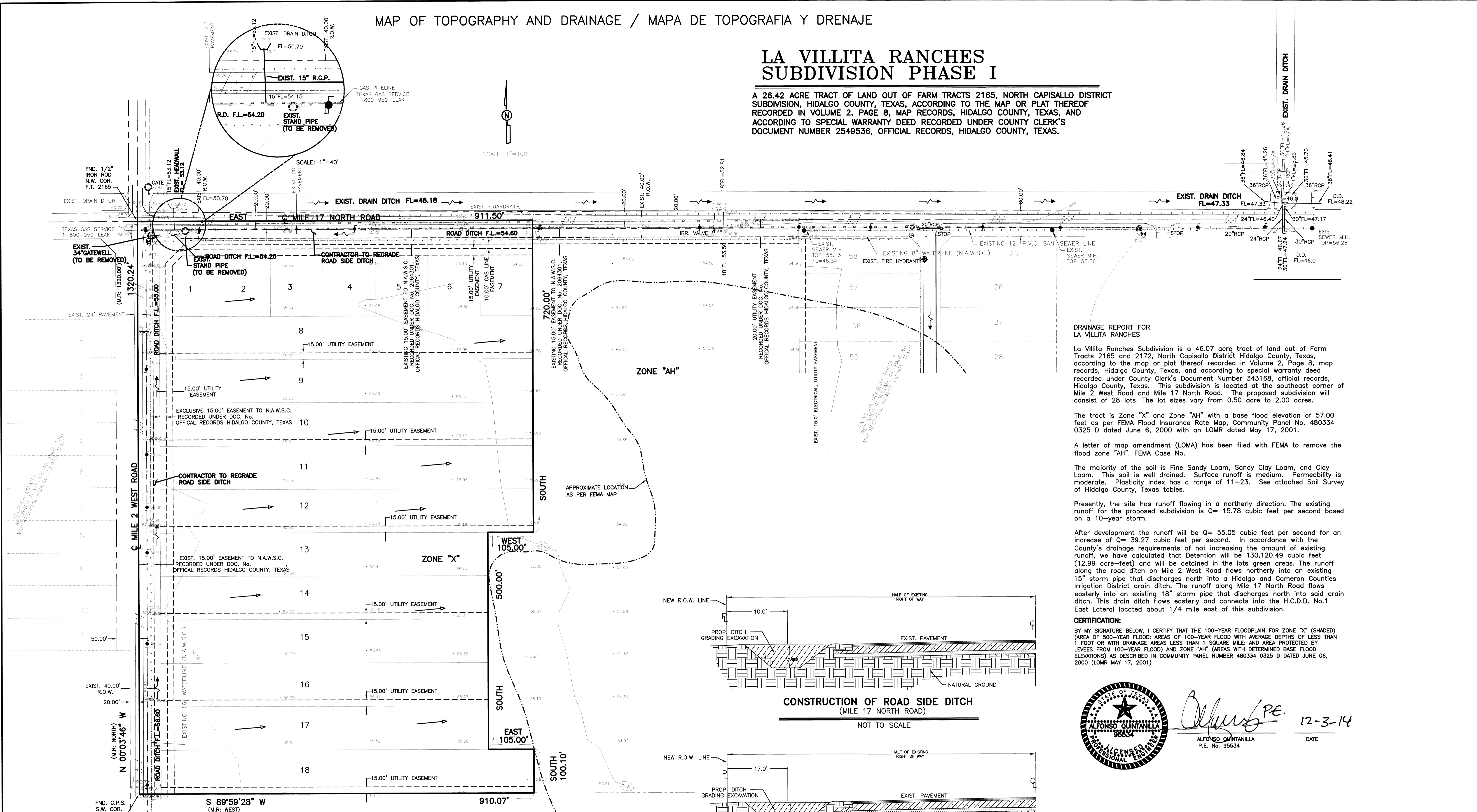
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 3 OF 4 SHEETS

FILENAME: F:\DATA\SUBDIVISION\LA VILLITA RANCHES SUBD.\B-PLAT	DATE PREPARED: 7-24-2013	PREPARED BY: A.G.	CHECKED BY:	APPROVED BY:
DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:	

LA VILLITA RANCHES SUBDIVISION PHASE I

A 26.42 ACRE TRACT OF LAND OUT OF FARM TRACTS 2165, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 8, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2549536, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



DRAINAGE REPORT FOR LA VILLITA RANCHES

La Villita Ranches Subdivision is a 46.07 acre tract of land out of Farm Tracts 2165 and 2172, North Capisallo District Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 8, map records, Hidalgo County, Texas, and according to special warranty deed recorded under County Clerk's Document Number 343168, official records, Hidalgo County, Texas. This subdivision is located at the southeast corner of Mile 2 West Road and Mile 17 North Road. The proposed subdivision will consist of 28 lots. The lot sizes vary from 0.50 acre to 2.00 acres.

The tract is Zone "X" and Zone "AH" with a base flood elevation of 57.00 feet as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D dated June 6, 2000 with an LOMR dated May 17, 2001.

A letter of map amendment (LOMA) has been filed with FEMA to remove the flood zone "AH". FEMA Case No.

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 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has runoff flowing in a northerly direction. The existing runoff for the proposed subdivision is Q= 15.78 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 55.05 cubic feet per second for an increase of Q= 39.27 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 130,120.49 cubic feet (12.99 acre-feet) and will be detained in the lots green areas. The runoff along the road ditch on Mile 2 West Road flows northerly into an existing 15" storm pipe that discharges north into a Hidalgo and Cameron Counties Irrigation District drain ditch. The runoff along Mile 17 North Road flows easterly into an existing 18" storm pipe that discharges north into said drain ditch. This drain ditch flows easterly and connects into the H.C.D.D. No.1 East Lateral located about 1/4 mile east of this subdivision.

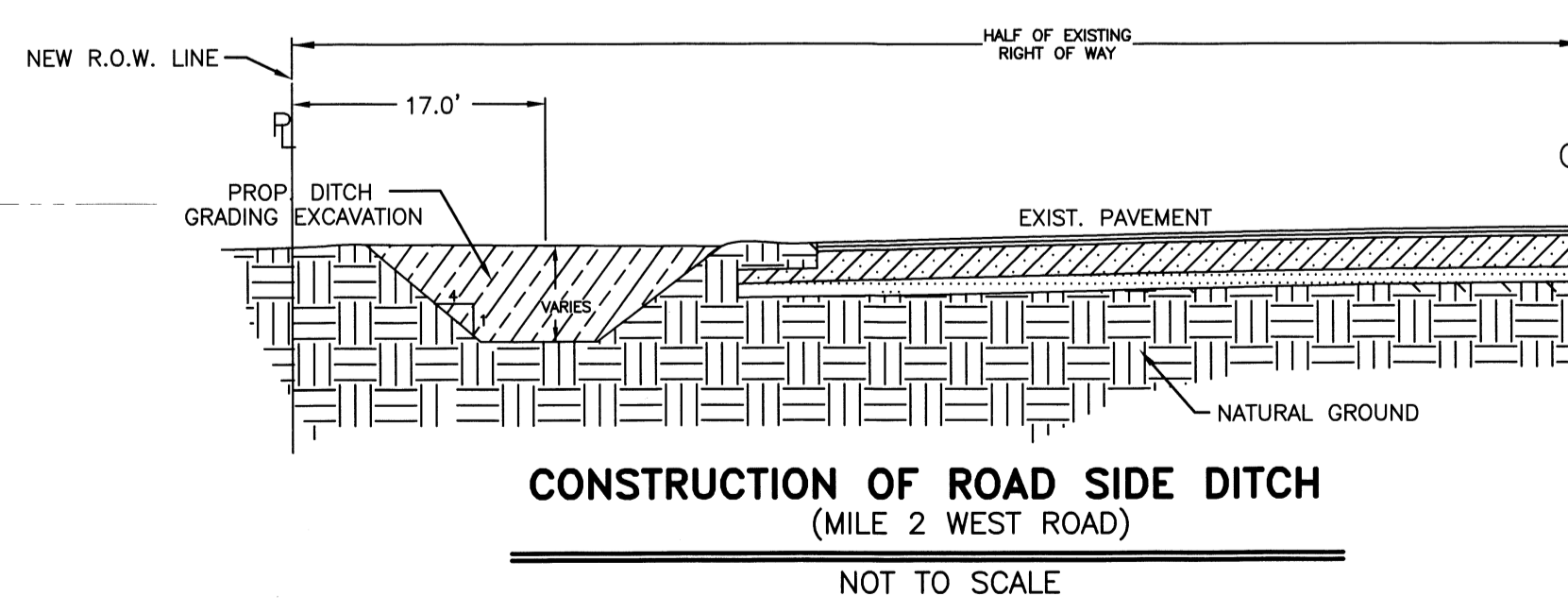
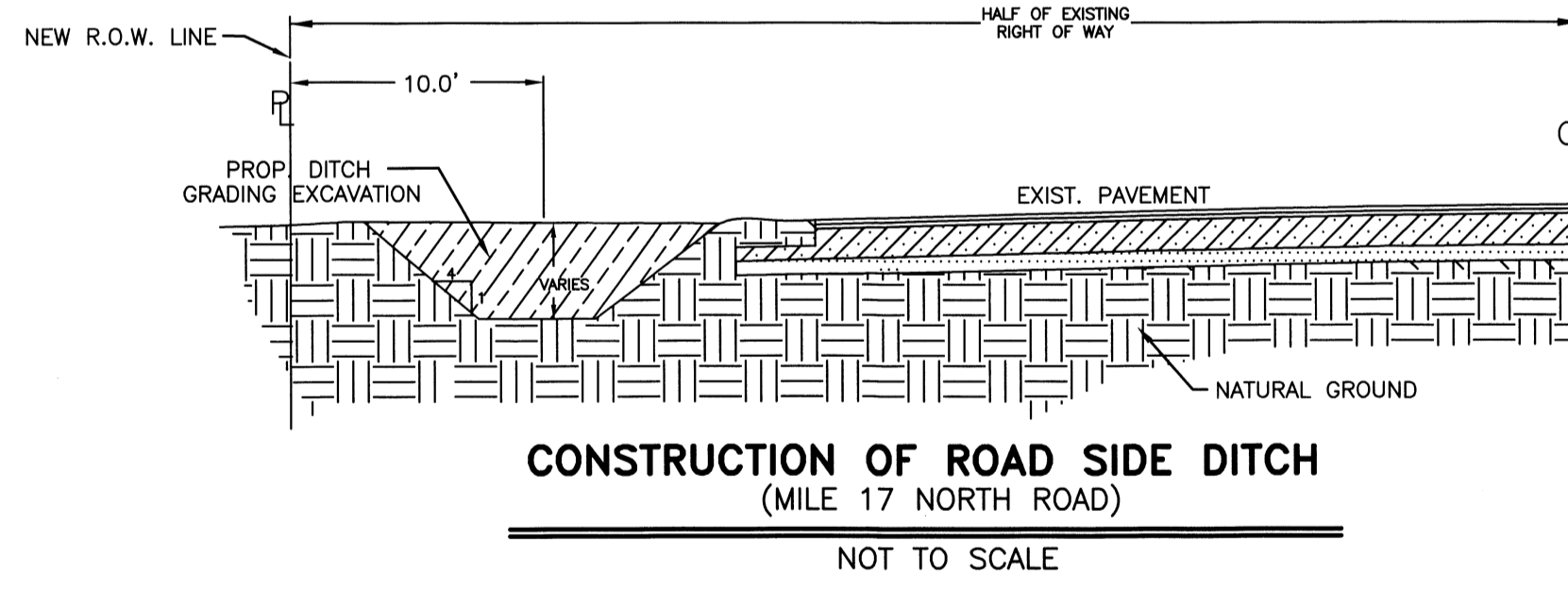
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (SHADED) (AREA OF 500-YEAR FLOOD: AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD) AND ZONE "AH" (AREAS WITH DETERMINED BASE FLOOD ELEVATIONS) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 06, 2000 (LOMR MAY 17, 2001)



Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534

12-3-14
DATE



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

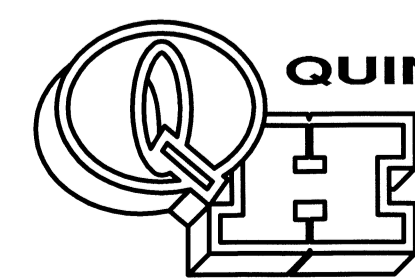
REVISION NOTES

No.	Sheet	REVISION	Date	Approved

← FLOW DIRECTION OF WATER

COST ESTIMATE

WATER DISTRIBUTION: \$ _____
DRAINAGE IMPROVEMENTS: \$ _____
PAVING IMPROVEMENTS: \$ _____
SANITARY SEWER: \$ _____



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

SHEET NO. 4 OF 4 SHEETS

FILENAME: F:\DATA\SUBDIV\LA VILLITA VILLITA RANCHES SUBD\B-PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7-24-2013	A.G.			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	