



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 05-05-2015

PROPOSED VEGAS TOWER RANCHES SUBDIVISION, PRECINCT No. 4

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: RICHARD A. GARZA

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS: 68  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTION

LOCATION DESCRIPTION: WEST OF TOWER RD, APPROXIMATELY 300 FEET NORTH OF ALBERTA RD

SUBDIVISION LIES WITHIN THE:  *The Rural Area of the County*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 05-08-2014 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE PIPE NETWORK  
DISCHARGING INTO THE COUNTY'S "TRENTON DRAIN DITCH"

ROAD R.O.W. DEDICATION: 20 FEET TO TOWER RD

H.C.R.O.W. FINAL APPROVED DATE: 03-09-2015: By JESSE OZUNA PCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: ISAAC MATA  
 OSSF HAS BEEN ESCROWED WITH HIDALGO COUNTY

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: TOWER RD

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit: Amount: \$ 102,000.00 For:  OSSF(S) 68  PAVING  DRAINAGE  STREET SIGNS**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: JUNE 30, 2014

STAFF RECOMMENDS:  **Preliminary Approval** *subject comments and future recommendations by planning and 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:  
**VEGAS TOWER RANCHES**

A 39.99 ACRE TRACT OF LAND OUT OF LOTS 1, 2 AND 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2526718 AND 2526719, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

**METES AND BOUNDS**

A 39.99 ACRE TRACT OF LAND OUT OF LOTS 1, 2 AND 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2526718 AND 2526719, 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 COTTON PICKER SPINDLE FOUND ON THE EAST LINE OF LOT 2 AND IN THE CENTERLINE OF TOWER ROAD FOR THE SOUTHEAST CORNER OF TOWER-NORTH SUBDIVISION (RECORDED IN VOLUME 23, PAGE 169A, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 08°31'51" W, 99C.14 FEET FROM THE NORTHEAST CORNER OF LOT 2.

THENCE: S 08°31'51" W, ALONG THE EAST LINE OF LOT 2 AND THE CENTERLINE OF TOWER ROAD, PASSING A COTTON PICKER SPINDLE FOUND AT 330.00 FEET FOR THE SOUTHWEST CORNER OF LOT 2 AND THE NORTHEAST CORNER OF LOT 7, AND CONTINUING ALONG THE EAST LINE OF LOT 7 AND THE CENTERLINE OF TOWER ROAD, A TOTAL DISTANCE OF 939.75 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF THE NORTH ALAMO WATER SUPPLY CORPORATION TRACT (A 0.115 OF AN ACRE TRACT OUT OF LOT 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2511181, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 81°28'09" W, ALONG THE NORTH LINE OF THE NORTH ALAMO WATER SUPPLY CORPORATION TRACT, PASSING AT 30.00 FEET THE WEST RIGHT OF WAY LINE OF TOWER ROAD, A TOTAL DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°31'51" W, ALONG THE WEST LINE OF THE NORTH ALAMO WATER SUPPLY CORPORATION TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH LINE OF THE NORTH ALAMO WATER SUPPLY CORPORATION TRACT, PASSING AT 70.00 FEET THE WEST RIGHT OF WAY LINE OF TOWER ROAD, A TOTAL DISTANCE OF 100.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE EAST LINE OF LOT 7 AND IN THE CENTERLINE OF TOWER ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°31'51" W, ALONG THE EAST LINE OF LOT 7 AND THE CENTERLINE OF TOWER ROAD, A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF ALBERTA TERRACE (RECORDED IN VOLUME 27, PAGE 67A, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°28'09" W, ALONG THE NORTH LINE OF ALBERTA TERRACE, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE WEST RIGHT OF WAY LINE OF TOWER ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 7 AND ON THE EAST RIGHT OF WAY LINE OF HELEN ROAD FOR THE NORTHWEST CORNER OF ALBERTA TERRACE AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°31'51" E, ALONG THE WEST LINE OF LOT 7 AND THE EAST RIGHT OF WAY LINE OF HELEN ROAD, A DISTANCE OF 824.75 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE COUNTY OF HIDALGO TRACT (A 4.89 ACRE TRACT OUT OF LOT 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2285944, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT, A DISTANCE OF 1,280.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF TOWER ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°31'51" E, ALONG THE EAST LINE OF THE COUNTY OF HIDALGO TRACT AND THE WEST RIGHT OF WAY LINE OF TOWER ROAD, A DISTANCE OF 185.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 7 FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 81°28'09" W, ALONG THE NORTH LINE OF LOT 7 AND NORTH THE NORTH LINE OF THE COUNTY OF HIDALGO TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 1,280.00 FEET FOR THE SOUTHWEST CORNER OF LOT 1, THE SOUTHWEST CORNER OF LOT 2, THE NORTHWEST CORNER OF LOT 7, THE NORTHWEST CORNER OF THE COUNTY OF HIDALGO TRACT, AND CONTINUING ALONG THE SOUTH LINE OF LOT 1, A TOTAL DISTANCE OF 1,620.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF THE EUGENIO PEREZ TRACT (THE WEST HALF OF THE EAST HALF OF LOT 1, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO AFFIDAVIT OF HEIRSHIP RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1849960, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°31'51" E, ALONG THE EAST LINE OF THE EUGENIO PEREZ TRACT, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF THE ALONZO JAVIER CHAVEZ TRACT (THE NORTH 5.0 ACRES OF THE EAST 10.0 ACRES OF THE EAST HALF OF LOT 1, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GIFT DEED WITH LIFE ESTATE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2050857, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH LINE OF THE ALONZO JAVIER CHAVEZ TRACT, A DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF TOWER-NORTH SUBDIVISION FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°31'51" W, ALONG THE EAST LINE OF LOT 1, THE WEST LINE OF LOT 2, AND THE WEST LINE OF TOWER-NORTH SUBDIVISION, A DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF TOWER-NORTH SUBDIVISION AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH LINE OF TOWER-NORTH SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF WEST DRIVE, PASSING A 1/2" IRON ROD FOUND AT 1,290.00 FEET FOR THE WEST RIGHT OF WAY LINE OF TOWER ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.99 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ALAMO ESTATES UNIT No.2, RECORDED IN VOLUME 30, PAGE 153, 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  
P.L.S. No. 4856  
DATE: APRIL 9, 2014

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "B"  
AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREAS ARE LESS THAN ONE (1) SQUARE MILE, OR ARE PROTECTED BY LEVEES FROM THE BASE FLOOD.  
COMMUNITY-PANEL NUMBER 480334 0425 C  
MAP REVISED: NOVEMBER 16, 1992  
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 LIMITS:  
FRONT - TOWER ROAD 50.00 FEET  
FRONT 25.00 FEET  
REAR 15.00 FEET  
SIDE 6.00 FEET  
CORNER SIDE 20.00 FEET  
OR EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- TWO EXISTING WET WELLS LOCATED WITHIN THE SUBDIVISION WERE PLUGGED DURING THE CONSTRUCTION OF THE SUBDIVISION.
- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE 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 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= 93.46 SQUARE CUT ON TOP OF CONCRETE MADE LOCATED 469.46' SOUTH AND 121.65' WEST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION. NAVD 88 DATUM.  
B.M. No. 2 ELEVATION= 92.45 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE SOUTHWEST CORNER OF LOT 43. 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 DETAIL A TOTAL OF 69,437.58 CUBIC FEET (1.59 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.
- 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.
- 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:  
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TECO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL.  
THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY 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 EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- GARCO, Ltd.  
BY: RICHARD A. GARZA, PRESIDENT, THE OWNER & SUBDIVIDER OF VEGAS TOWER RANCHES  
RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 OF THIS PLAT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING ON LOTS 1-25 AND 32-63.  
NO COMMERCIAL USE SHALL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE 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 MULTIFAMILY 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.
- LOTS 26-31 AND 64-67 CAN BE RESIDENTIAL, COMMERCIAL OR MULTIFAMILY USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED FOR COMMERCIAL OR MULTIFAMILY LOTS TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL AREA REQUIRED PRIOR TO OCCUPYING THE LOT.
- LOT 68 CAN BE RESIDENTIAL OR MULTIFAMILY USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED FOR COMMERCIAL OR MULTIFAMILY LOTS TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL AREA REQUIRED PRIOR TO OCCUPYING THE LOT.

**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 Grantor 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 9th day of

March 2015

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

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VEGAS TOWER RANCHES 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 ETJ; PRINCIPAL CONTACTS; LOT, DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; N.A.M.S.C. CERTIFICATE; HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT No. 2 CERTIFICATION; HIDALGO COUNTY JUDGE CERTIFICATION; REVISION NOTES.
- SHEET 2.- HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.
- SHEET 3.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE
- SHEET 4.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES; COUNTY CLERK'S RECORDING CERTIFICATE

No.	Sheet	REVISION NOTES	Date	Approved

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0927  
ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 100411-00

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

I, RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT LLC, PARTNER OF GARCO, Ltd., AS OWNER OF THE 39.99 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VEGAS TOWER RANCHES, 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:
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
  - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
- I ATTEST THAT THE MATTER ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

*Richard A. Garza*

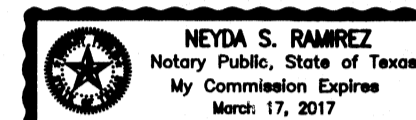
3-5-15  
DATE

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

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD A. GARZA, PRESIDENT OF GARCO MANAGEMENT LLC, PARTNER OF GARCO, Ltd., 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 5th day of March, 2015



*Neida Ramirez*  
NEYDA S. RAMIREZ - NOTARY PUBLIC

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(a)  
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VEGAS TOWER RANCHES, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS), SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST: \_\_\_\_\_  
PRESIDENT SECRETARY

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
BY: \_\_\_\_\_

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. 93534  
DATE: 12-29-14



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

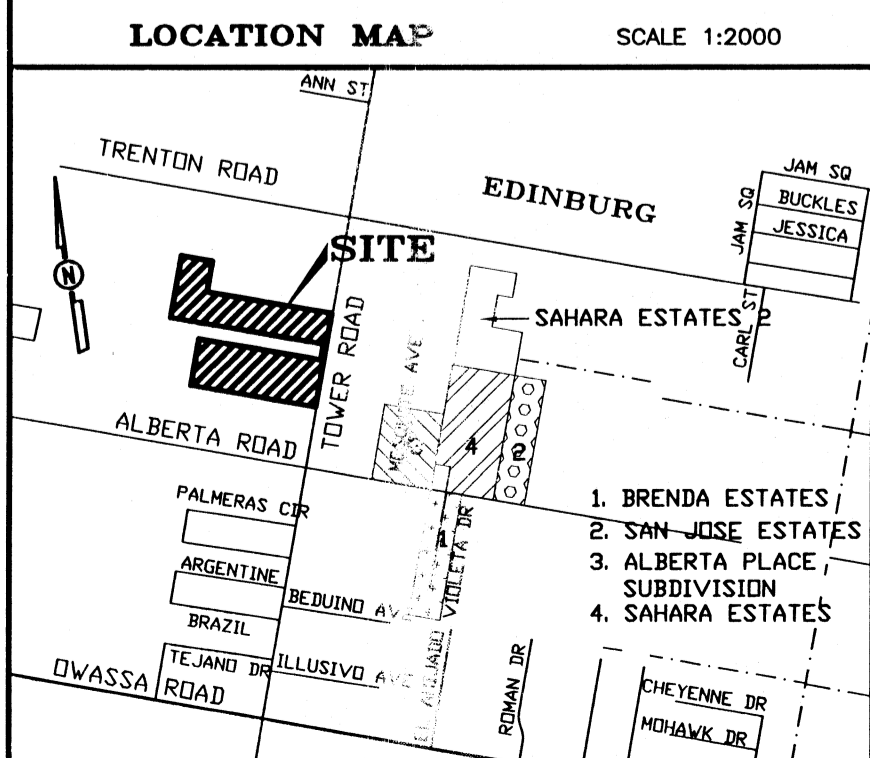
INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

SHEET NO.	FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
1	F:\DATA\SUBDIVISIONS\HIDALGO CO\VEGAS TOWER RANCHES\PLAT	APRIL 9, 2014	LG	A	A
4		12-29-14	PL	A	A

DATE OF PREPARATION: APRIL 9, 2014



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
VEGAS TOWER RANCHES, IS LOCATED IN MIDDLE OF HIDALGO COUNTY ON THE NORTH SIDE OF ALBERTA ROAD AND WEST SIDE OF TOWER ROAD, APPROXIMATELY 330.00 FEET NORTH OF SAID INTERSECTION. 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), VEGAS TOWER RANCHES, LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
GARCO, Ltd. BY: RICHARD A. GARZA, GENERAL PARTNER	3910 W. FREDDY GONZALEZ DR.	EDINBURG, TX 78539	(956)383-6295	(956)381-9221
OWNER:	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
ENGINEER:	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR:	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

TRENTON ROAD

SUBDIVISION PLAT OF:

VEGAS TOWER RANCHES

A 39.99 ACRE TRACT OF LAND OUT OF LOTS 1, 2 AND 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2526718 AND 2526719, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 39.99 ACRE TRACT OF LAND OUT OF LOTS 1, 2 AND 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2526718 AND 2526719, 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 COTTON PICKER SPINDLE FOUND ON THE EAST LINE OF LOT 2 AND IN THE CENTERLINE OF TOWER ROAD FOR THE SOUTHWEST CORNER OF TOWER-NORTH SUBDIVISION (RECORDED IN VOLUME 23, PAGE 169A, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 08°31'51" W, 990.14 FEET FROM THE NORTHEAST CORNER OF LOT 2.

THENCE: S 08°31'51" W, ALONG THE EAST LINE OF LOT 2 AND THE CENTERLINE OF TOWER ROAD, PASSING A COTTON PICKER SPINDLE FOUND AT 330.00 FEET FOR THE SOUTHWEST CORNER OF LOT 2 AND THE CENTERLINE OF TOWER ROAD, A TOTAL DISTANCE OF 939.75 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF THE NORTH ALAMO WATER SUPPLY CORPORATION TRACT (A 0.115 OF AN ACRE TRACT OUT OF LOT 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2511181, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE NORTH LINE OF THE NORTH ALAMO WATER SUPPLY CORPORATION SUPPLY TRACT, PASSING AT 30.00 FEET THE WEST RIGHT OF WAY LINE OF TOWER ROAD, A TOTAL DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°31'51" W, ALONG THE WEST LINE OF THE NORTH ALAMO WATER SUPPLY CORPORATION TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH LINE OF THE NORTH ALAMO WATER SUPPLY CORPORATION TRACT, PASSING AT 70.00 FEET THE WEST RIGHT OF WAY LINE OF TOWER ROAD, A TOTAL DISTANCE OF 100.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE EAST LINE OF LOT 7 AND IN THE CENTERLINE OF TOWER ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°31'51" W, ALONG THE EAST LINE OF LOT 7 AND THE CENTERLINE OF TOWER ROAD, A DISTANCE OF 330.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF ALBERTA TERRACE (RECORDED IN VOLUME 27, PAGE 67A, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: S 81°28'09" W, ALONG THE NORTH LINE OF ALBERTA TERRACE, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE WEST RIGHT OF WAY LINE OF TOWER ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF LOT 7 AND ON THE EAST RIGHT OF WAY LINE OF HELEN ROAD FOR THE NORTHWEST CORNER OF ALBERTA TERRACE AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: S 08°31'51" E, ALONG THE WEST LINE OF LOT 7 AND THE EAST RIGHT OF WAY LINE OF HELEN ROAD, A DISTANCE OF 824.75 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE COUNTY OF HIDALGO TRACT (A 4.89 ACRE TRACT OUT OF LOT 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO RIGHT OF WAY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2285944, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT, A DISTANCE OF 1,290.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT OF WAY LINE OF TOWER ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°31'51" E, ALONG THE EAST LINE OF THE COUNTY OF HIDALGO TRACT AND THE WEST RIGHT OF WAY LINE OF TOWER ROAD, A DISTANCE OF 165.00 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 7 FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°28'09" W, ALONG THE NORTH LINE OF LOT 7 AND NORTH THE NORTH LINE OF THE COUNTY OF HIDALGO TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 1,290.00 FEET FOR THE SOUTHWEST CORNER OF LOT 1, THE SOUTHWEST CORNER OF LOT 2, THE NORTHWEST CORNER OF LOT 7, THE NORTHWEST CORNER OF THE COUNTY OF HIDALGO TRACT, AND CONTINUING ALONG THE SOUTH LINE OF LOT 1, A TOTAL DISTANCE OF 1,820.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF THE EUGENIO PEREZ TRACT (THE WEST HALF OF THE EAST HALF OF LOT 1, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO AFFIDAVIT OF HEIRSHIP RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1849960, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°31'51" E, ALONG THE EAST LINE OF THE EUGENIO PEREZ TRACT, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF THE ALONZO JAVIER CHAVEZ TRACT (THE NORTH 5.0 ACRES OF THE EAST 10.0 ACRES OF THE EAST HALF OF LOT 1, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO GIFT DEED WITH LIFE ESTATE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2050857, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH LINE OF THE ALONZO JAVIER CHAVEZ TRACT, A DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST LINE OF LOT 1 AND THE WEST LINE OF LOT 2 FOR THE SOUTHWEST CORNER OF SAID TRACT, THE NORTHWEST CORNER OF TOWER-NORTH SUBDIVISION FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°31'51" W, ALONG THE EAST LINE OF LOT 1, THE WEST LINE OF LOT 2, AND THE WEST LINE OF TOWER-NORTH SUBDIVISION, A DISTANCE OF 330.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF TOWER-NORTH SUBDIVISION AND AN INTERIOR CORNER OF THIS TRACT.

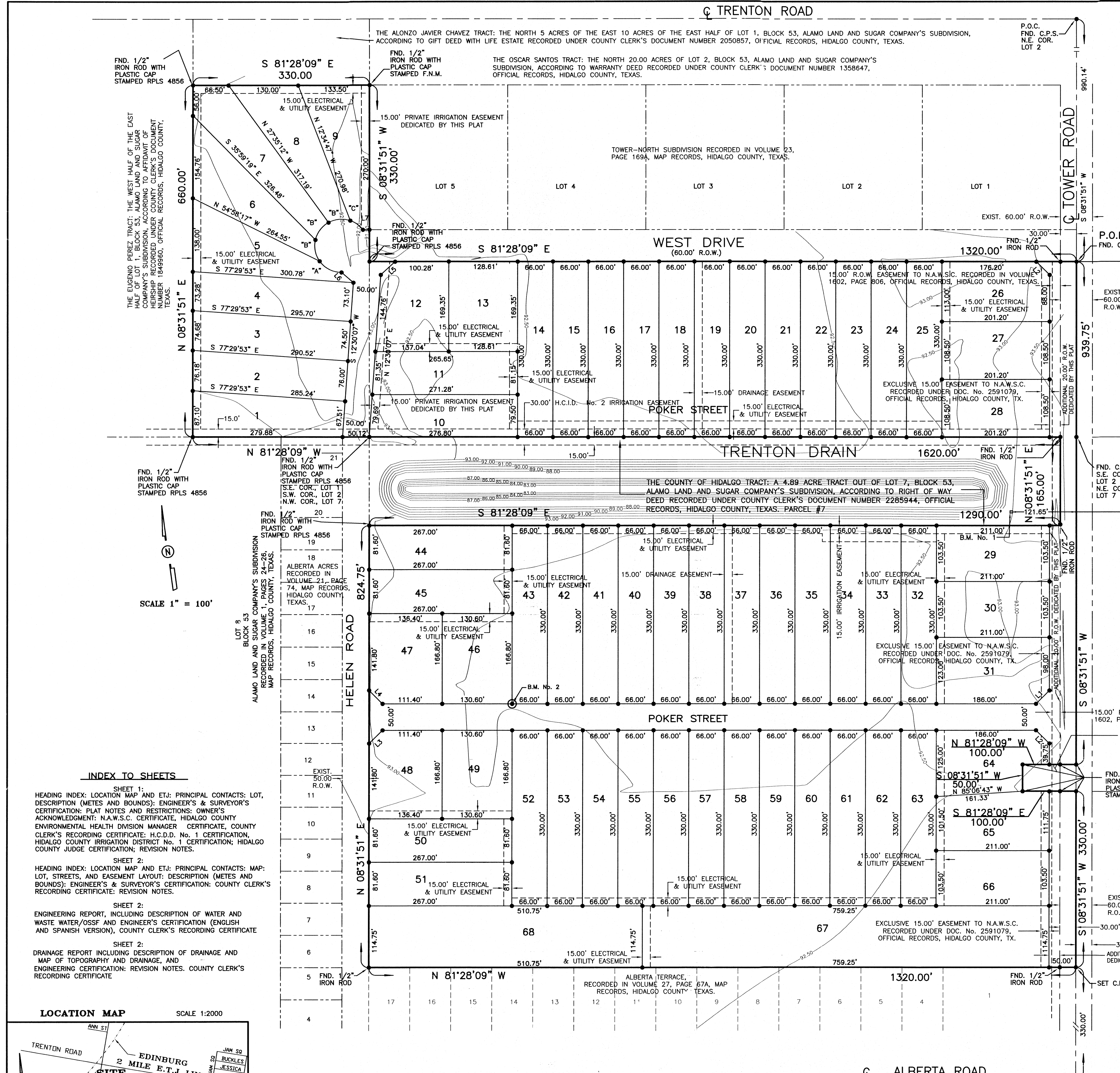
THENCE: S 81°28'09" E, ALONG THE SOUTH LINE OF TOWER-NORTH SUBDIVISION AND THE SOUTH RIGHT OF WAY LINE OF WEST DRIVE, PASSING A 1/2" IRON ROD FOUND AT 1,290.00 FEET FOR THE WEST RIGHT OF WAY LINE OF TOWER ROAD, A TOTAL DISTANCE OF 1,323.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.99 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ALAMO ESTATES UNIT No.2, RECORDED IN VOLUME 30, PAGE 153, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LINE DATA TABLE with columns: DATA, BEARING, LENGTH. Rows L1 through L7.

CURVE DATA TABLE with columns: CURVE, Δ, RADIUS, LENGTH. Rows A, B, C.

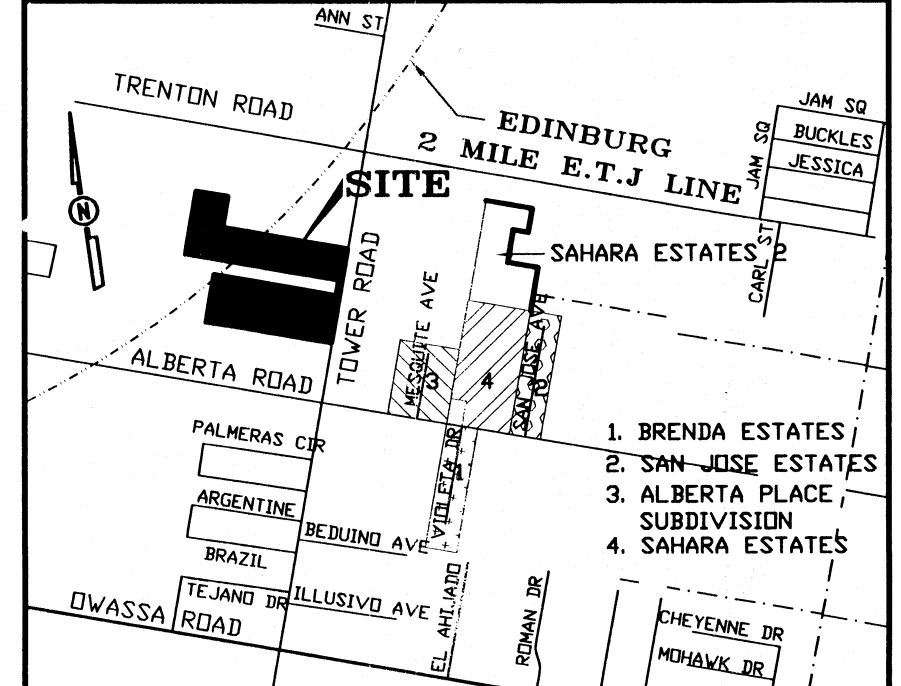
AREA DATA TABLE with columns: LOT, AREA (S.F.), AC. Rows 1 through 68.



INDEX TO SHEETS

HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: LOT, DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; N.A.W.S.C. CERTIFICATE; HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT No. 1 CERTIFICATION; HIDALGO COUNTY JUDGE CERTIFICATION; REVISION NOTES.

LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: VEGAS TOWER RANCHES, IS LOCATED IN MIDDLE OF HIDALGO COUNTY ON THE NORTH SIDE OF ALBERTA ROAD AND WEST SIDE OF TOWER ROAD, APPROXIMATELY 330.00 FEET NORTH OF SAID INTERSECTION. 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), VEGAS TOWER RANCHES, LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4.

PRINCIPAL CONTACTS table with columns: Name, Address, City & Zip, Phone, Fax. Lists Garco, Ltd., Garco Management, L.L.C., and Alfonso Quintanilla.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS. 124 E. STUBBS ST. EDINBURG, TEXAS 78539.

STATE OF TEXAS COUNTY OF HIDALGO

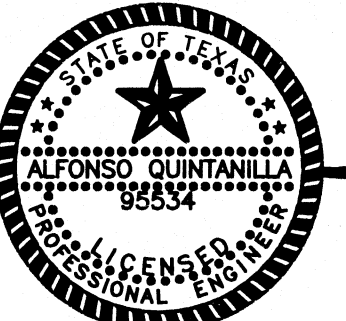
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



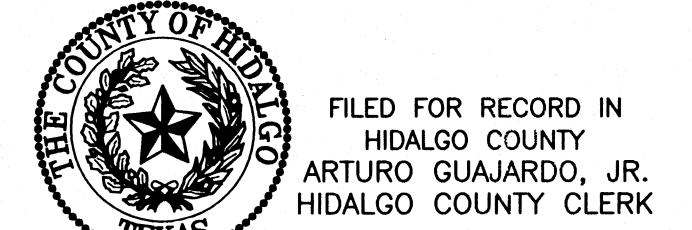
Signature of Alfonso Quintanilla, APRIL 9, 2014, DATE. R.P.L.S. No. 4856.

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.



Signature of Alfonso Quintanilla, 3-5-15, DATE. P.E. No. 95534.



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

Metadata table with columns: SHEET NO. 2 OF 4 SHEETS, FILENAME, DATE PREPARED, DATE REVISION, CHECKED BY, APPROVED BY.

# VEGAS TOWER RANCHES

A 40.11 ACRE TRACT OF LAND OUT OF LOTS 1, 2 AND 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 440340 AND 537347, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

## FINAL ENGINEERING REPORT FOR VEGAS TOWER RANCHES:

BY ALFONSO QUINTANILLA, P.E.

**WATER SUPPLY: Description and Costs.**  
VEGAS TOWER RANCHES WILL BE PROVIDED WITH POTABLE WATER BY 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. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE AND EXISTING 3" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF TOWER ROAD.

**THE WATER SYSTEM FOR VEGAS TOWER RANCHES** CONSIST OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE SAID EXISTING 12" WATERLINE ON TOWER ROAD ON THE INTERSECTION OF WEST DRIVE AND TOWER ROAD. THE 8" DIAMETER WATERLINE RUNS WEST ALONG THE SOUTH SIDE OF WEST DRIVE, ON THE NORTHWEST CORNER OF LOT 10, THE 8" DIAMETER WATERLINE TURNS SOUTH AND RUNS ALONG THE EAST SIDE OF HELEN ROAD, ON THE SOUTHWEST CORNER OF LOT 47, THE 8" WATERLINE TURNS EAST AND RUNS ALONG THE NORTH SIDE OF STREET 01, ON THE SOUTHEAST CORNER OF LOT 30, THE 8" DIAMETER WATERLINE THEN LOOPS BACK WITH THE EXISTING 12" DIAMETER WATERLINE ON TOWER ROAD.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 117,851.20 OR \$ 1,733.11 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ 40,900.00 OR \$ 600.00 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES INSTALLED AT NO CHARGE TO THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ 2,780.00 FOR TWO FIRE HYDRANT AND \$ 600.00 FOR TWO FIRE HYDRANT. IT WAS A TOTAL COST OF \$ 6,760.00. 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 PLAT.

## SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM VEGAS TOWER RANCHES, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRINKING ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 001121) 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. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 001121) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 11, 24, 31, 38, 45 AND 54. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 001121) INDICATES A CLAY LOAM AND SANDY CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BENCH CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

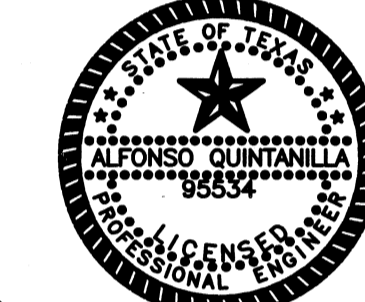
THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEE 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 \$ 102,000.00, 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. SUBDIVIDER SHALL BE RESPONSIBLE FOR THE COST OF THE 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 ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

**WATER FACILITIES**— THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ 158,751.20 OR \$ 2,334.58 PER LOT.  
**SEWAGE FACILITIES**— SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 102,000.00 FOR THE ENTIRE SUBDIVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. 95534  
3-5-15  
DATE

## REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION VEGAS TOWER RANCHES:

POR ALFONSO QUINTANILLA, P.E.

**PROVISION DE AGUA: Description y Costos.**  
VEGAS TOWER RANCHES SERA PROVISITA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 ANOS. LA COMPANIA DE AGUA N.A.W.S.C. PRESENTARA 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. TIENE UNA LINEA EXISTENTE DE 12" DE DIAMETRO DE AGUA Y UNA LINEA EXISTENTE DE 3" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO OESTE DE TOWER ROAD.

EL SISTEMA DE AGUA PARA VEGAS TOWER RANCHES CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 12" DE DIAMETRO Y CORRE OESTE POR EL LADO SUR DE LA CALLE WEST DRIVE, EN LA ESQUINA NOROCCIDENTE DE LOTE 10, LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA SUR Y CORRE POR EL LADO ESTE DE LA CALLE HELEN ROAD, EN LA ESQUINA SURESTE DE LOTE 47, LA LINEA DE 8" DE AGUA VOLTEA ESTE Y CORRE POR EL LADO NORTE DE LA CALLE STREET 01, EN LA ESQUINA SURESTE DE LOTE 30, LA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA ON LA LINEA EXISTENTE DE 12" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO OESTE DE TOWER ROAD.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN TREINTA Y UNO (31) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES, Y SEIS (6) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA SE HAN INSTALADO A UN COSTO TOTAL DE US\$ 117,851.20 O US\$ 1,733.11 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ 40,900.00 POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 ANOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBERSHIP. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. INSTALARA SIN CARGO AL DUEÑO, EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUATRO (4) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE US\$ 2,780.00 POR DOS BOCAS DE REGO Y US\$ 600.00 PARA DOS BOCAS DE REGO. ES UN COSTO TOTAL US\$ 6,760.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

EL DRENAJE DE VEGAS TOWER RANCHES, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 001121) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 001121) HIZO SEIS (6) PRUEBAS CON AGUIEROS EN EL CENTRO DE LOS LOTES 11, 24, 31, 38, 45, 45 Y 54. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 001121). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

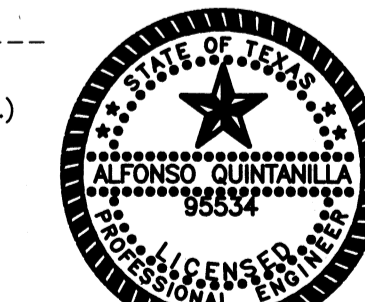
EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA CON EL ARCHIVAMIENTO DEL PLAN FINAL. EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE US\$ 102,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA 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 CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

## CERTIFICACION:

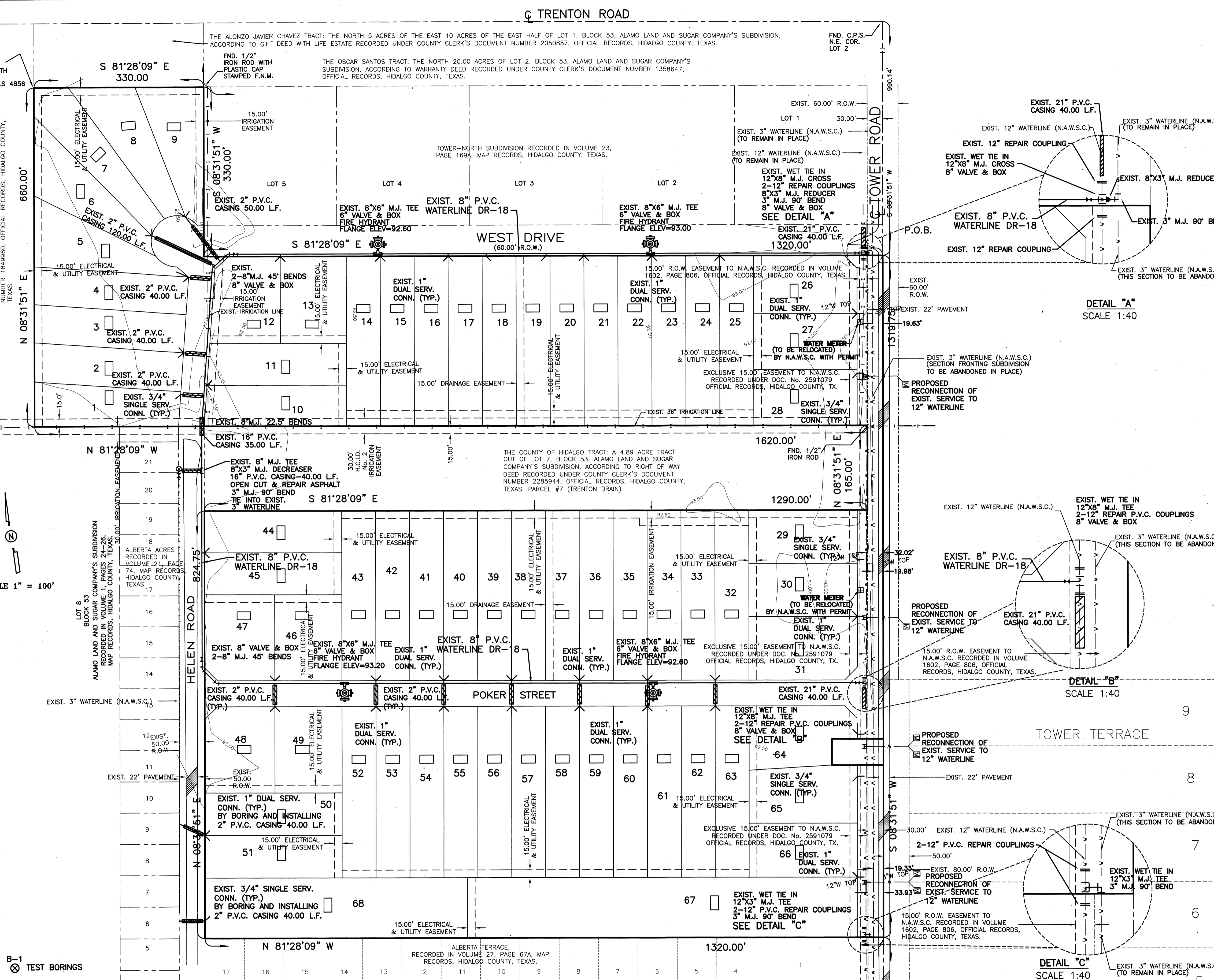
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR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

**AGUA:** EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ 158,751.20 O \$ 2,334.58 POR LOTE.  
**DRENAJE:** SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$ 102,000.00 TODA LA SUBDIVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. 95534  
3-5-15  
DATE

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



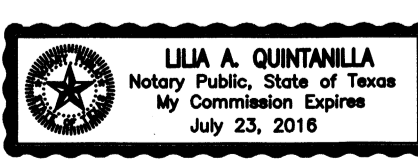
**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 117,851.26
DRAINAGE IMPROVEMENTS:	\$ 66,014.00
PAVING IMPROVEMENTS:	\$ 206,515.16
SEPTIC TANK (OSSF):	\$ 102,000.00

**SUBDIVIDER CERTIFICATION**  
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
RICHARD A. GARZA  
BY: GARCO MANAGEMENT, L.L.C., SUBDIVIDER OF VEGAS TOWER RANCHES  
HEREBY CERTIFY THAT THE STATEMENTS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT. THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE DECIDED TO COMPLY WITH THE REGULATIONS AND THE LAWS OF 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.,  
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 the 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 5th day of March, 2015.



*Lilia A. Quintanilla*  
LILIA A. QUINTANILLA - NOTARY PUBLIC

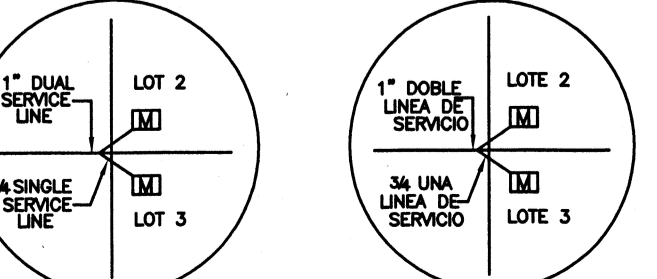
**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
PHONE 956-381-8480  
FAX 956-381-0527  
OFFICE@QHAENGINEERING.COM

**LAND SURVEYORS**

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
3-5-15	M. GONZALEZ		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY



# VEGAS TOWER RANCHES

A 40.11 ACRE TRACT OF LAND OUT OF LOTS 1, 2 AND 7, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 440340 AND 537347, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Vegas Tower Ranches is a 40.11 acre tract of land out of Lots 1, 2 and 7, Block 53, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, map records, Hidalgo County, Texas, and according to warranty deeds recorded in Document Numbers 440340 and 537347, official records, Hidalgo County, Texas. This subdivision is located on the west side of Tower Road 330.00 feet north of Alberta Road. The proposed subdivision will consist of 68 residential lots.

The tract is Zone "B" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on November 16, 1982.

This soil is sandy clay loam and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q = 10.42 cubic feet per second based on a 10-year storm.

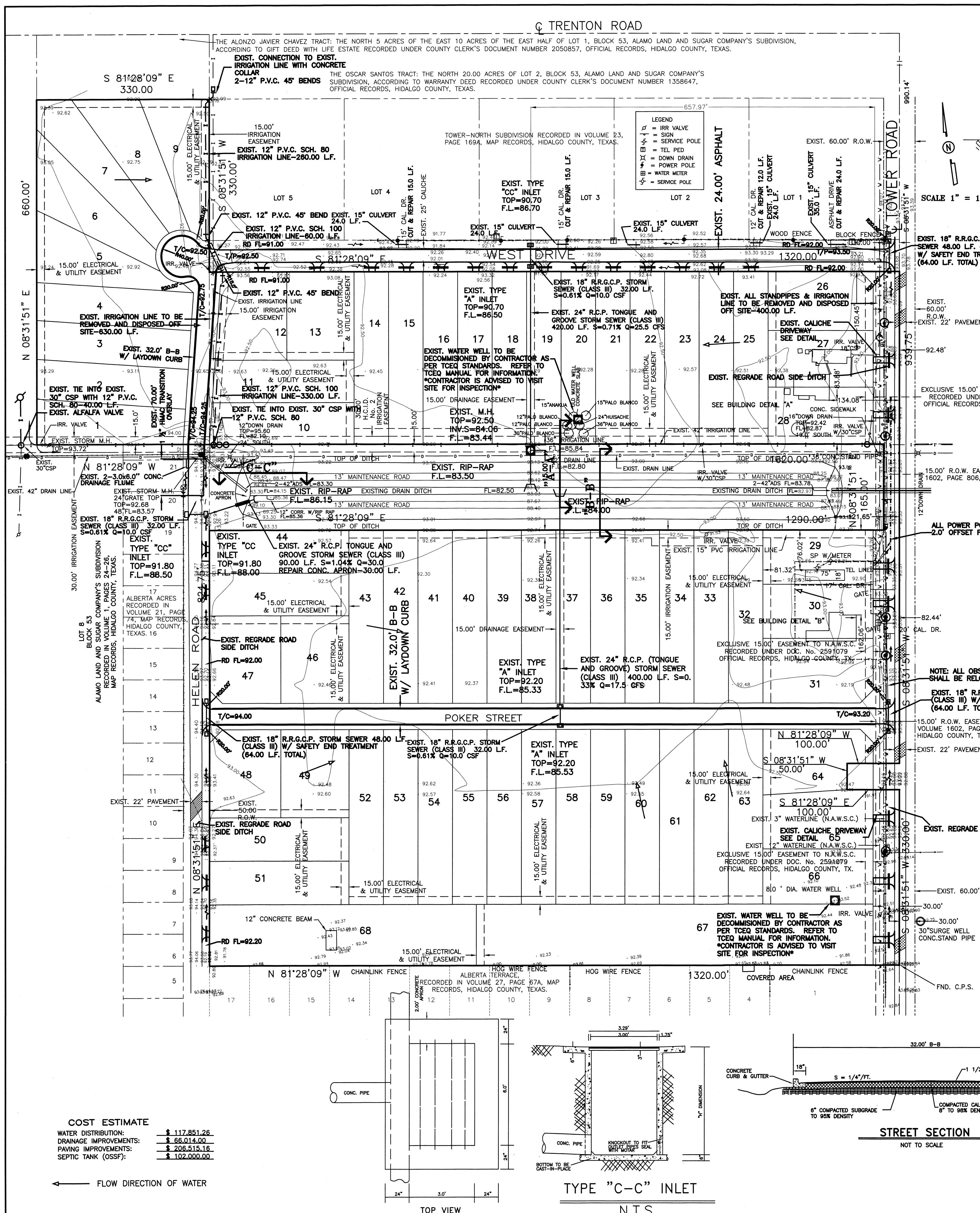
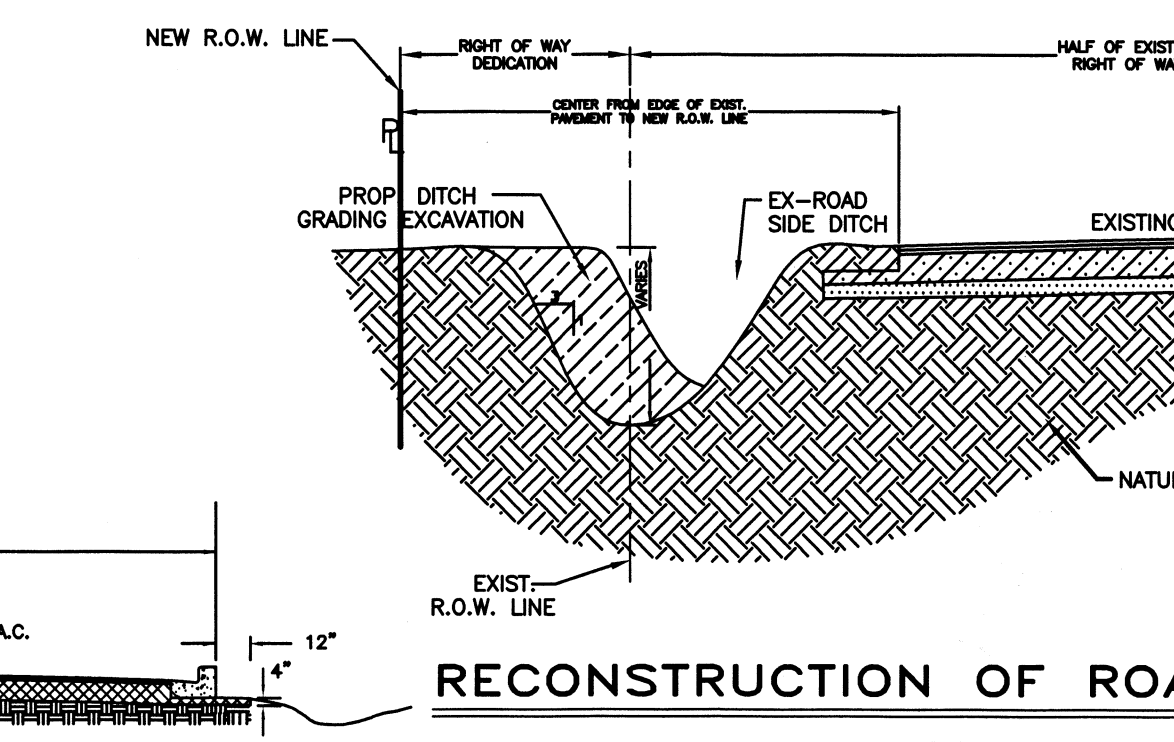
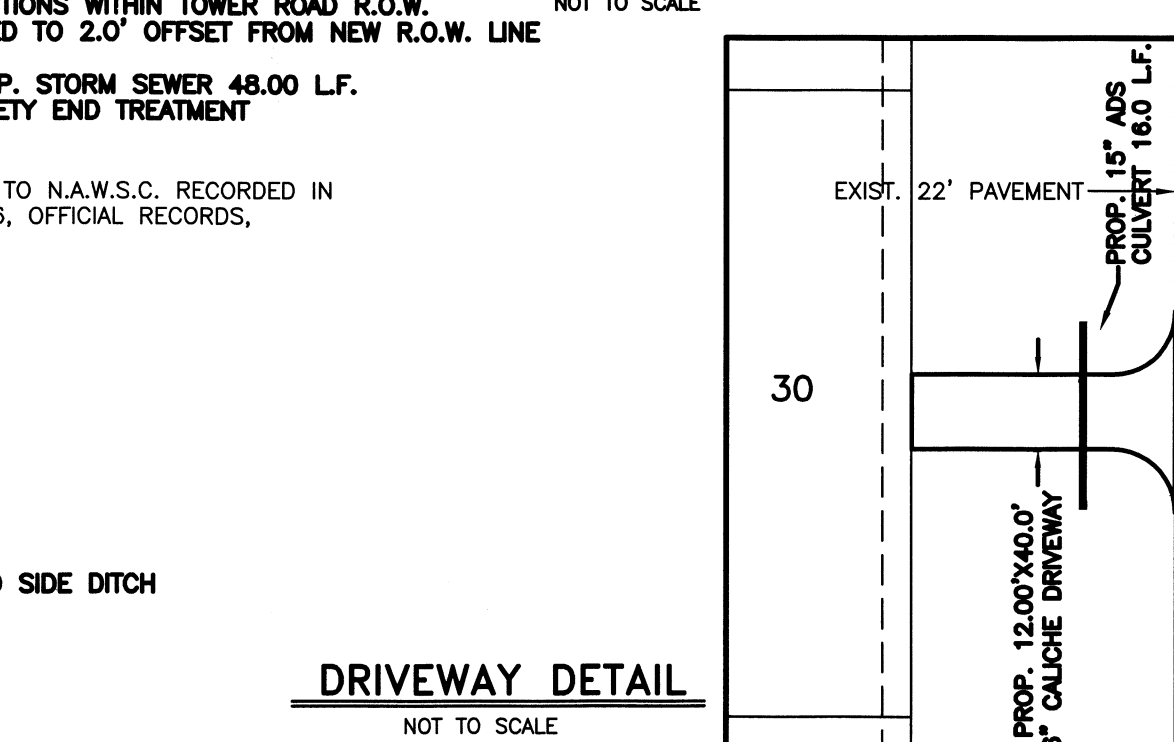
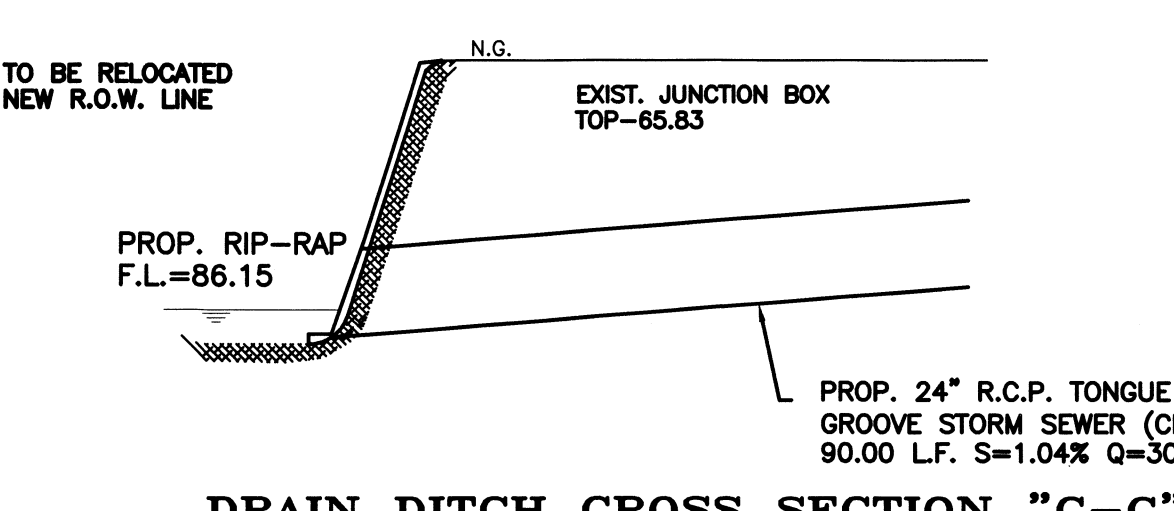
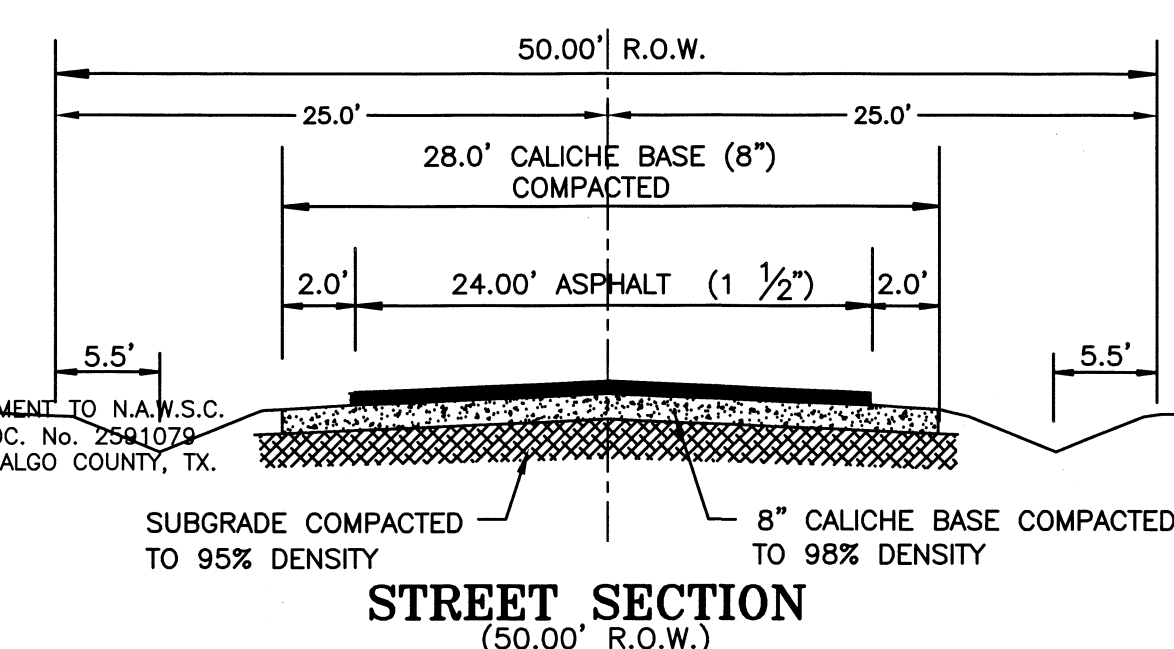
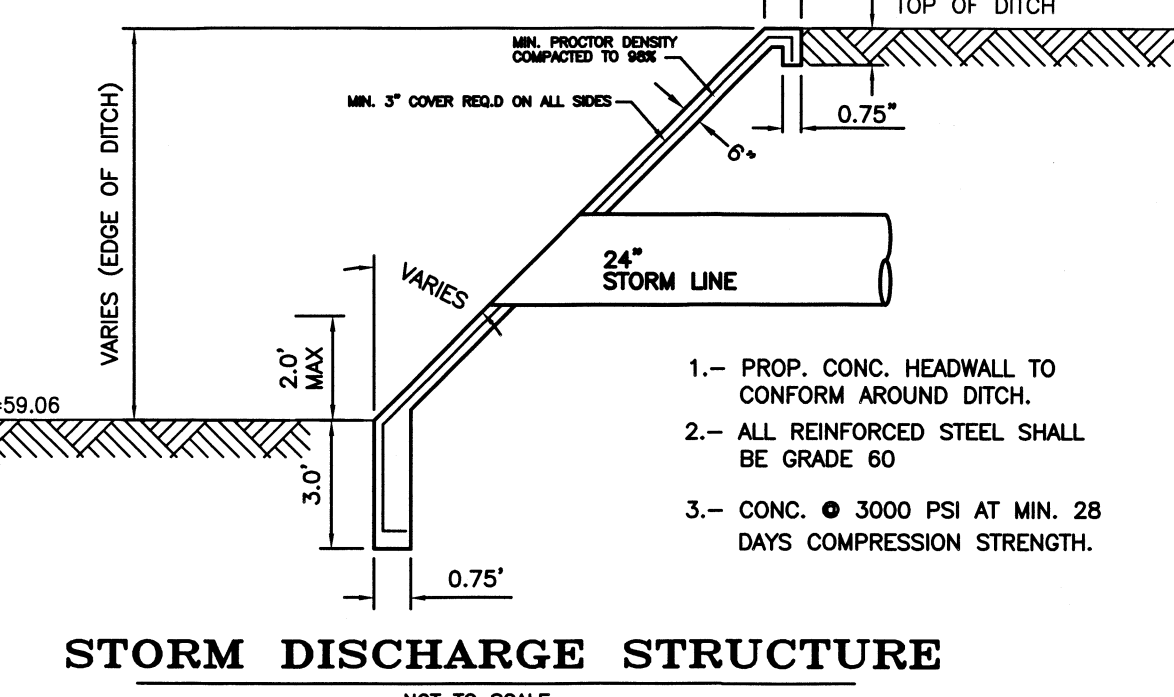
After development the runoff will be Q = 31.82 cubic feet per second for an increase of Q = 21.40 cubic feet per second. Detention will be 69,437.58 cubic feet (1.59 acre feet) and will be accomplished in the County of Hidalgo Trenton Drain Street runoff will flow into proposed type "A" inlets that drain into three proposed storm sewer systems consisting of 18 inch and 24 inch drain lines. The proposed drain lines will outfall into the existing County of Hidalgo Trenton Drain.

### CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X"-SHADED (AREAS 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 LEVES FROM 100-YEAR FLOOD) AND ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480344 0450 C (L.O.M.R.: MAY 30, 2002) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



*Alfonso Quintanilla* PE  
**ALFONSO QUINTANILLA**  
 P.E. 95534  
 DATE **3-5-15**



**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 117,851.26
DRAINAGE IMPROVEMENTS:	\$ 68,014.00
PAVING IMPROVEMENTS:	\$ 206,515.16
SEPTIC TANK (OSSF):	\$ 102,000.00

← FLOW DIRECTION OF WATER

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\SUBD\WESLACO\WAGNER ESTATES PHASE II-B-PLAT
DATE PREPARED :	7-27-2011
PREPARED BY :	M. GONZALEZ
DATE REVISION :	
REVISION BY :	
CHECKED BY :	
APPROVED BY :	

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. EDINBURG, TEXAS 77539  
 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00  
 PHONE 956-381-6480 FAX 956-381-0527  
 OFFICE@QHAENGINEERING.COM

