



# 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, CFM  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-26-2016

PROPOSED RANCHITOS ESCONDIDOS PH. 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: CWL LIMITED, BY THREE, L.L.C.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 44  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF CESAR CHAVEZ ROAD APPROXIMATELY 1/2 MILE NORTH OF FM 2812.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-12-2015 PROPERTY LIES WITHIN FLOOD ZONE: " X " AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ROAD SIDE DITCH STORM DRAINAGE SYSTEM AND DETENTION BY REGIONAL DETENTION POND.

ROAD R.O.W. DEDICATION: NO ROW DEDICATION IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 2-19-2016 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3-03-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ANGEL GONZALEZ

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: CESAR CHAVEZ ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 3-01-2016 : By MARTIN RAMIREZ Environmental Compliance Coordinator

**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.*

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

**A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_

Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, \_\_\_\_\_

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

**Final Approval** subject to recommendations other departments

**Final Approval** with financial guarantee.

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

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

A 94.47 ACRE TRACT OF LAND OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836 AND 2590791, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 94.47 ACRE TRACT OF LAND OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836 AND 2590791, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST LINE OF TRACT 157 FOR THE NORTHEAST CORNER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER 2487603, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT, SAID ROD BEARS N 09°04'26" E (DEED RECORD: N 09°16' E), 3,586.72 FEET FROM THE SOUTHEAST CORNER OF TRACT 157.

THENCE; N 80°44' W, ALONG THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A DISTANCE OF 678.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE II AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°16' W, ALONG THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°44' W, ALONG THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE II AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°16' W, ALONG THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A DISTANCE OF 123.59 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 80°44' W, ALONG THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I AND THE NORTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A 0.43 OF AN ACRE OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 692.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE; S 09°16' W, ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1, PASSING AT 1/2" IRON ROD WITH CAP STAMPED RPLS FOUND AT 255.00 FEET FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A TOTAL DISTANCE OF 1,425.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A (RECORDED IN INSTRUMENT NUMBER 2603420, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 80°44' W, ALONG THE NORTH LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A, A DISTANCE OF 1,435.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST LINE OF THE EDINBURG ECONOMIC DEVELOPMENT CORPORATION TRACT (A 92.265 ACRE TRACT OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2456392, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°16' E, ALONG THE EAST LINE OF THE EDINBURG ECONOMIC DEVELOPMENT CORPORATION TRACT, A DISTANCE OF 2,205.50 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF THE MATIAS PENA, JR. TRACT (A 259.88 ACRE TRACT OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 158358, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THE EDINBURG ECONOMIC DEVELOPMENT CORPORATION TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°51' E (DEED RECORD: S 80°42' E), ALONG THE SOUTH LINE OF THE MATIAS PENA, JR. TRACT, AND THE SOUTH LINE OF THE RAYMOND LEE JENKINS TRACT (A 135.34 ACRE TRACT OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 880823, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 2,883.81 FEET TO A 5/8" IRON ROD PIPE FOUND ON THE EAST LINE OF TRACT 157 FOR THE SOUTHEAST CORNER OF THE RAYMOND LEE JENKINS TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°04'26" W (DEED RECORD: S 09°18' W), ALONG THE EAST LINE OF TRACT 157, A DISTANCE OF 521.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 94.47 ACRES OF LAND MORE OR LESS.

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

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

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

DATED THIS 22nd DAY OF OCTOBER, 2015.

*Alfonso Quintanilla*  
 REGISTERED PROFESSIONAL SURVEYOR  
 No. 4856 STATE OF TEXAS



**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT:**  
 FLOOD ZONE DESIGNATION: ZONE "X"  
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN  
 COMMUNITY-PANEL No. 480334 0325 D  
 EFFECTIVE DATE: MAY 17, 2001.  
 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM BUILDING SETBACK LINES:**  
 FRONT:.....85.00 FEET  
 REAR:.....30.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
 SIDE:.....15.00 FEET OR EASEMENT, WHICHEVER IS GREATER  
 CORNER SIDE:.....30.00 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:**  
 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:**  
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE 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= NAVD 88 DATUM  
 B.M. No. 2 ELEVATION= 87.11 SQUARE CUT ON SOUTHWEST CORNER OF TYPE "CC" INLET NORTHEAST CORNER OF LOT 26 OF THE SUBDIVISION. NAVD 88 DATUM.
- DRAINAGE:**  
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT (MASTER PLAN 274.885 ACRES) WILL BE REQUIRED TO DETAIN A TOTAL OF 172,800 GALLONS OF WATER AND CONTAINING ALONG THE WEST LINE OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I, A TOTAL DISTANCE OF 1,425.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A (RECORDED IN INSTRUMENT NUMBER 2603420, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.
- LEGEND + - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.**
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.**
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.**
- THIS SUBDIVISION IS NOT WITHIN AN IRRIGATION DISTRICT.**
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.**

THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.  
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORBENT DRAINFIELD SYSTEM.  
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

CWL LIMITED  
 BY: THREE LLC  
 IT'S: GENERAL PARTNER  
 BY: FORREST N. RANNELS JR., VICE-PRESIDENT THE OWNER & SUBDIVIDER OF RANCHITOS ESCONDIDOS SUBDIVISION PHASE II  
 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 5 OF THIS PLAT.

- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE SUBDIVISION.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- REGIONAL DRAINAGE FACILITY (RDF) FOR THIS DEVELOPMENT SHALL BE DEDICATED TO H.C.D.D. No. 1 AS SHOWN ON THE PLAT. CONSTRUCTION SHALL BE IN ACCORDANCE WITH COUNTY AND H.C.D.D. No. 1 SPECIFICATIONS. H.C.D.D. No. 1 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID RDF. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN THE RDF EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POST DEVELOPMENT DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of the water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

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

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

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

**HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL**

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

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**INDEX TO SHEETS**

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

**APPROVED BY DRAINAGE DISTRICT:**

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 THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_  
 GENERAL MANAGER

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

I, FORREST N. RANNELS JR., VICE-PRESIDENT, AS OWNER OF THE 94.47 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHITOS ESCONDIDOS SUBDIVISION PHASE II, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

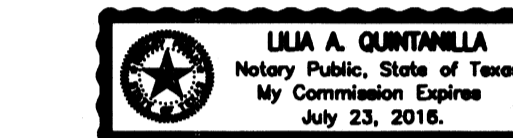
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:  
 (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND  
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

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

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared FORREST N. RANNELS JR., VICE-PRESIDENT, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



LILIA A. QUINTANILLA - NOTARY PUBLIC

**PLANNING & ZONING  
 COMMISSION CERTIFICATION**

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

CHAIRPERSON-PLANNING & ZONING COMMISSION

**MAYOR'S CERTIFICATION**

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

ATTEST:

MAYOR'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

ATTEST: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

**STATE OF TEXAS  
 COUNTY OF HIDALGO**

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

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

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

DATED THIS THE 6TH DAY OF APRIL, 2016

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



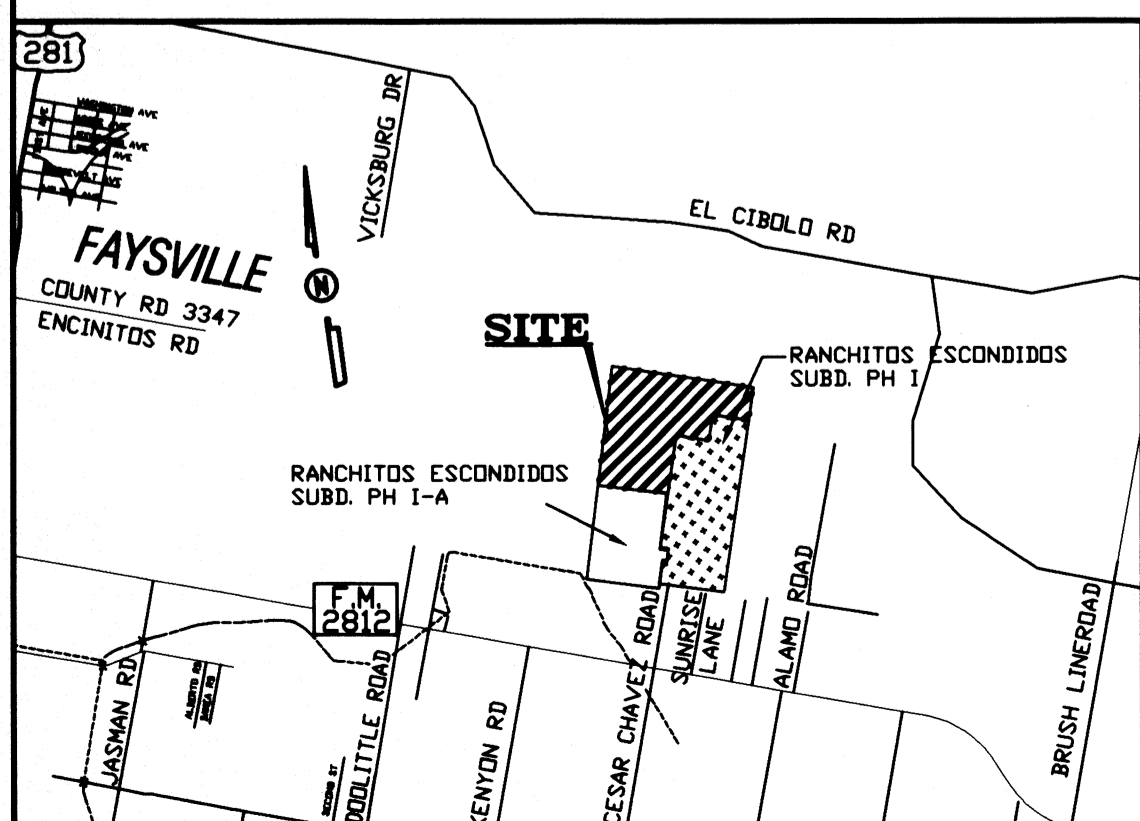
FILED FOR RECORD IN  
 HIDALGO COUNTY  
 ARTURO GUAJARDO, JR.  
 HIDALGO COUNTY CLERK

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

INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

**LOCATION MAP** SCALE 1:4000



**REVISION NOTES**

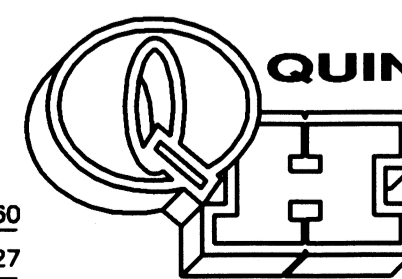
No.	Sheet	REVISION NOTES	Date	Approved

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

RANCHITOS ESCONDIDOS SUBDIVISION PHASE II, IS LOCATED IN MIDDLE HIDALGO COUNTY ON CESAR CHAVEZ ROAD, APPROXIMATELY 1/2 MILE NORTH OF F.M. 2812. 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 71,000), RANCHITOS ESCONDIDOS SUBDIVISION PHASE II, LIES APPROXIMATELY 2.03 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
CWL LIMITED BY: THREE LLC IT'S: GENERAL PARTNER BY: FORREST N. RANNELS JR., VICE-PRESIDENT	P.O. BOX 118	EDINBURG, TX 78539	(956)383-7032	(956)383-5060
OWNER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

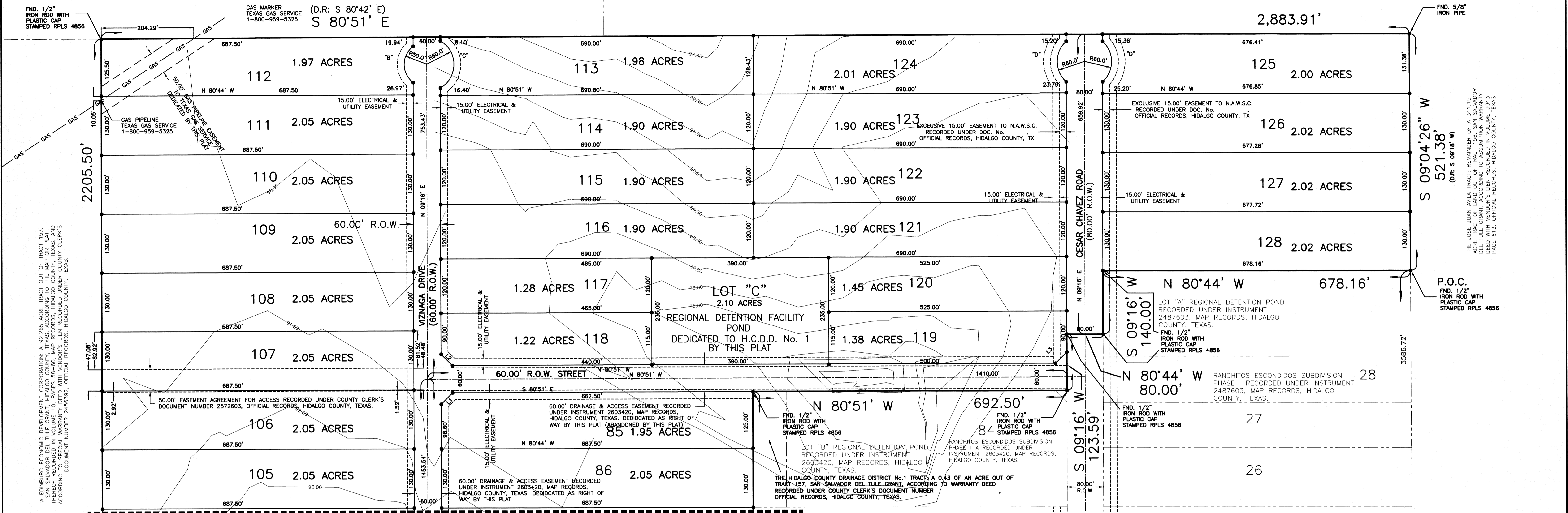
CONSULTING ENGINEERS LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1513 office@qhengineering.com  
 SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 1 OF 5 SHEETS	DATE PREPARED: OCTOBER 22, 2015				DATE REVISION: _____			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY

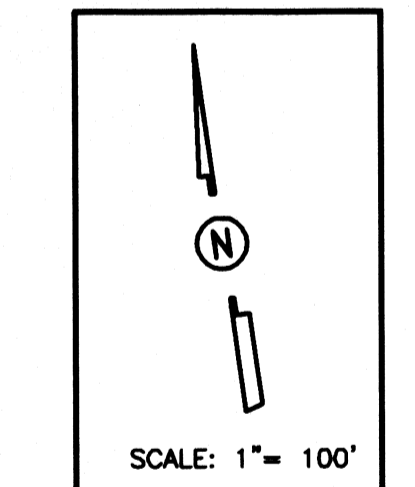
DATE OF PREPARATION: OCTOBER 22, 2015

THE MATIAS PEÑA, JR. TRACT: A 259.88 ACRE TRACT OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 158358, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE RAYMOND LEE JENKINS TRACT: A 135.34 ACRE TRACT OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 880623, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



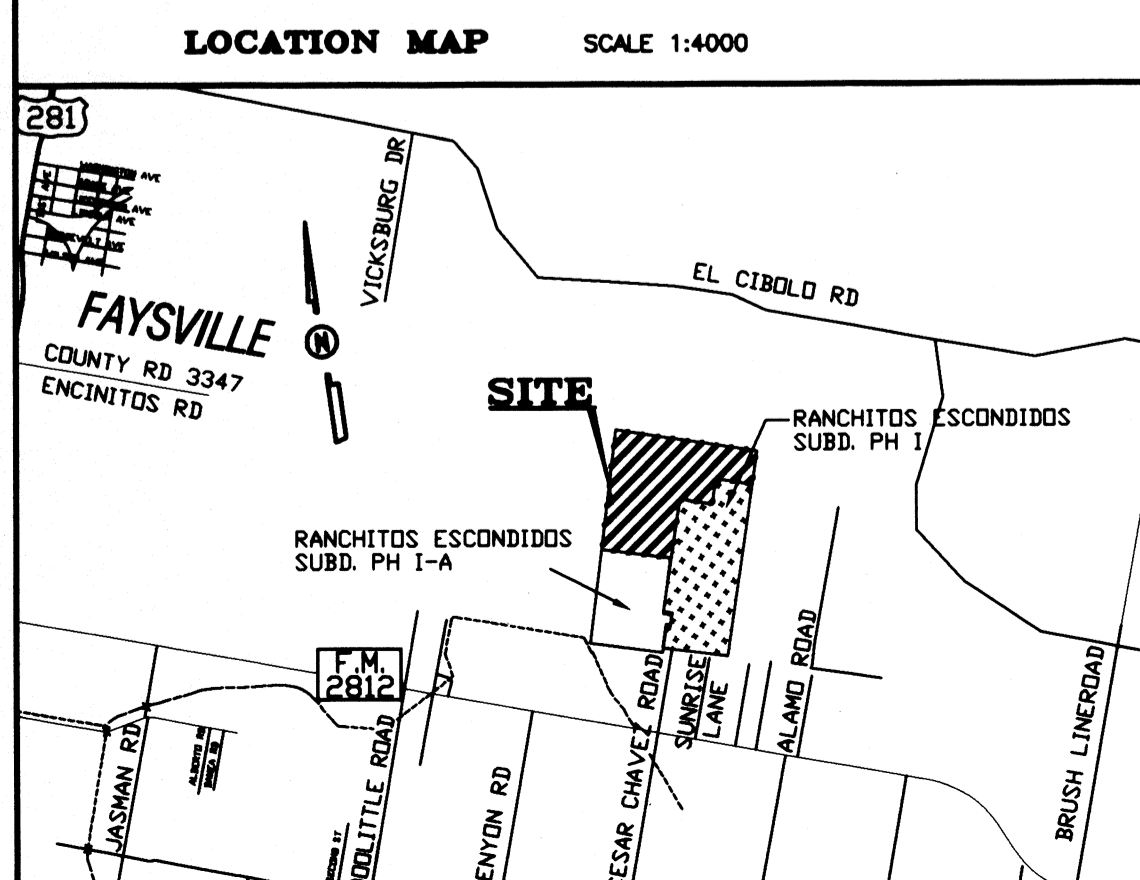
MATCHLINE



DATA	BEARING	LENGTH
L1	N 54°12'30" E	35.39'
L2	N 35°47'30" W	35.32'
L3	S 54°12'30" W	35.39'

CURVE	DELTA	RADIUS	LENGTH
"A"	03°33'26"	60.00'	3.73'
"B"	106°15'37"	50.00'	92.73'
"C"	120°00'00"	60.00'	125.66'
"D"	96°22'46"	60.00'	100.93'

LOT	AREA (S.F.)	AC.
85	85143.76	1.95
86-94	89375.00	2.05
95	89371.82	2.05
96-111	89375.00	2.05
112	85647.61	1.97
113	86402.69	1.98
114-116	82800.17	1.90
117	55800.12	1.28
118	53162.61	1.22
119	60062.63	1.38
120	63000.13	1.45
121-123	82800.17	1.90
124	87374.76	2.01
125	87188.41	2.00
126	88018.44	2.02
127	88075.30	2.02
128	88132.17	2.02



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

A 94.47 ACRE TRACT OF LAND OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836 AND 2590791, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

DATED THIS THE 22nd DAY OF OCTOBER 2015

*Alfonso Quintanilla*  
 REGISTERED PROFESSIONAL SURVEYOR  
 No. 4856 STATE OF TEXAS



STATE OF TEXAS  
 COUNTY OF HIDALGO

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

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

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

DATED THIS THE 6th DAY OF APRIL 2016

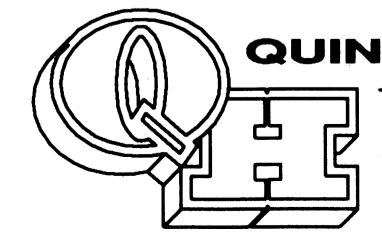
*Alfonso Quintanilla P.E.*  
 LICENCED PROFESSIONAL ENGINEER  
 No. 95534 STATE OF TEXAS



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

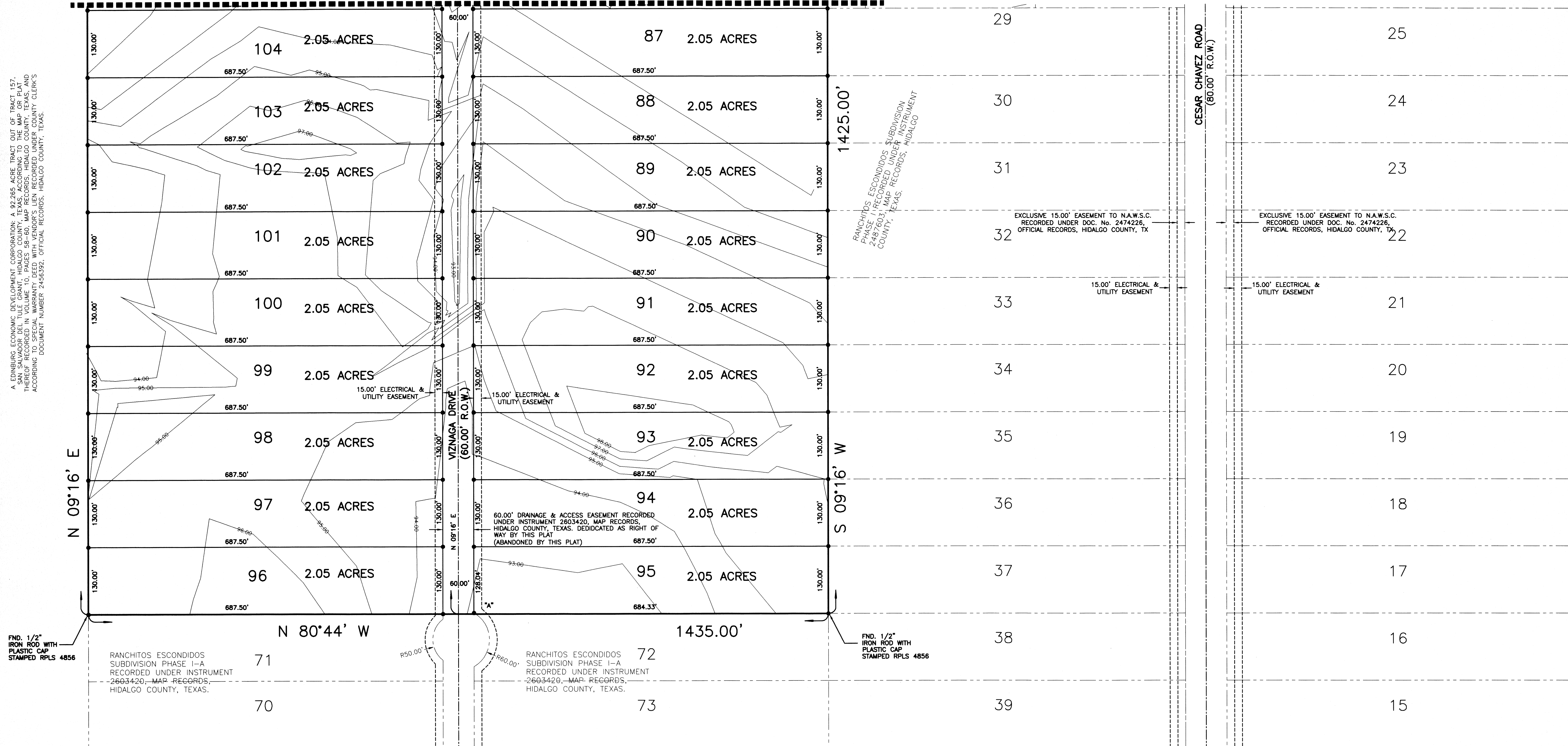
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	SHEET NO. 2
OCTOBER 22, 2015	LG	AG	AG	OF 5 SHEETS
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	



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

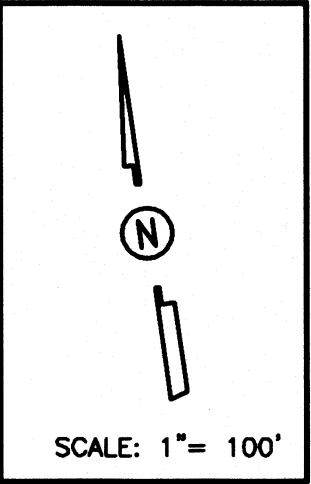
DATE OF PREPARATION: OCTOBER 22, 2015

MATCHLINE



A FENNBURG ECONOMIC DEVELOPMENT CORPORATION, A 92.265 ACRE TRACT OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, DOCUMENT NUMBER 245836.

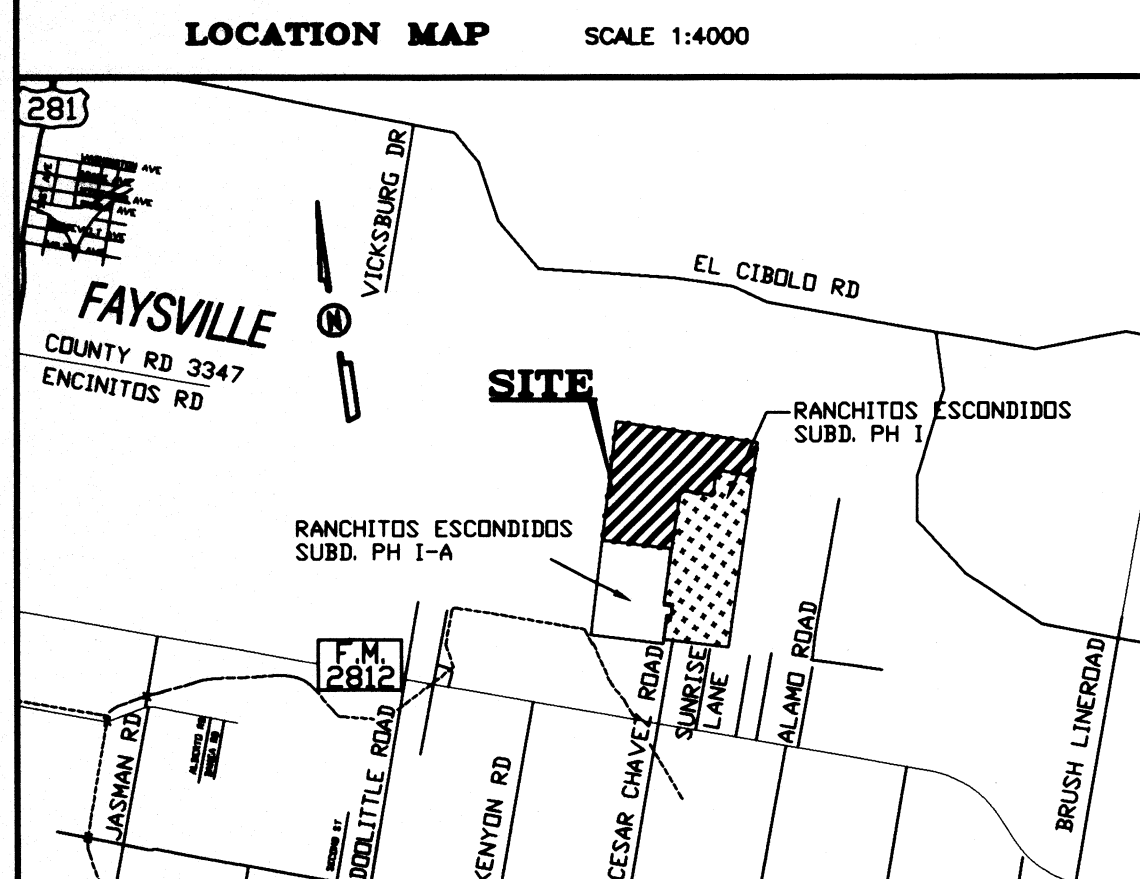
THE JOSE JUAN AVILA TRACT, REMINDER OF A 341.15 ACRE TRACT OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, DOCUMENT NUMBER 245836.



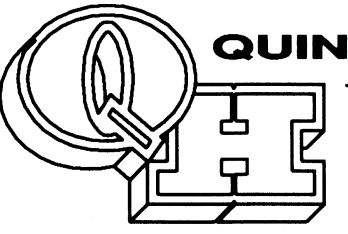
CURVE	DELTA	RADIUS	LENGTH
"A"	0°33'26"	60.00'	3.73'
"B"	106°15'37"	50.00'	92.73'
"C"	120°00'00"	60.00'	125.66'
"D"	96°22'46"	60.00'	100.93'

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

A 94.47 ACRE TRACT OF LAND OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836 AND 2590791, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



FILENAME : F:\DATA\SUBDIVS\HIDALGO CO.\RANCHITOS ESCONDIDOS PH II\PLAT	
DATE PREPARED	PREPARED BY
OCTOBER 22, 2015	LG
DATE REVISED	REVISED BY



**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

STATE OF TEXAS  
COUNTY OF HIDALGO

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

DATED THIS THE 22nd DAY OF OCTOBER 2015  
*Alfonso Quintanilla*  
REGISTERED PROFESSIONAL SURVEYOR  
No. 4856 STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF HIDALGO

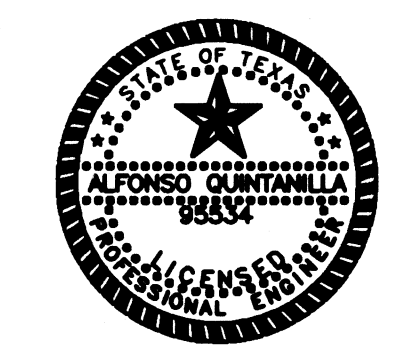
I, THE UNDERSIGNED, A LICENCED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

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

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

DATED THIS THE 6th DAY OF APRIL 2016

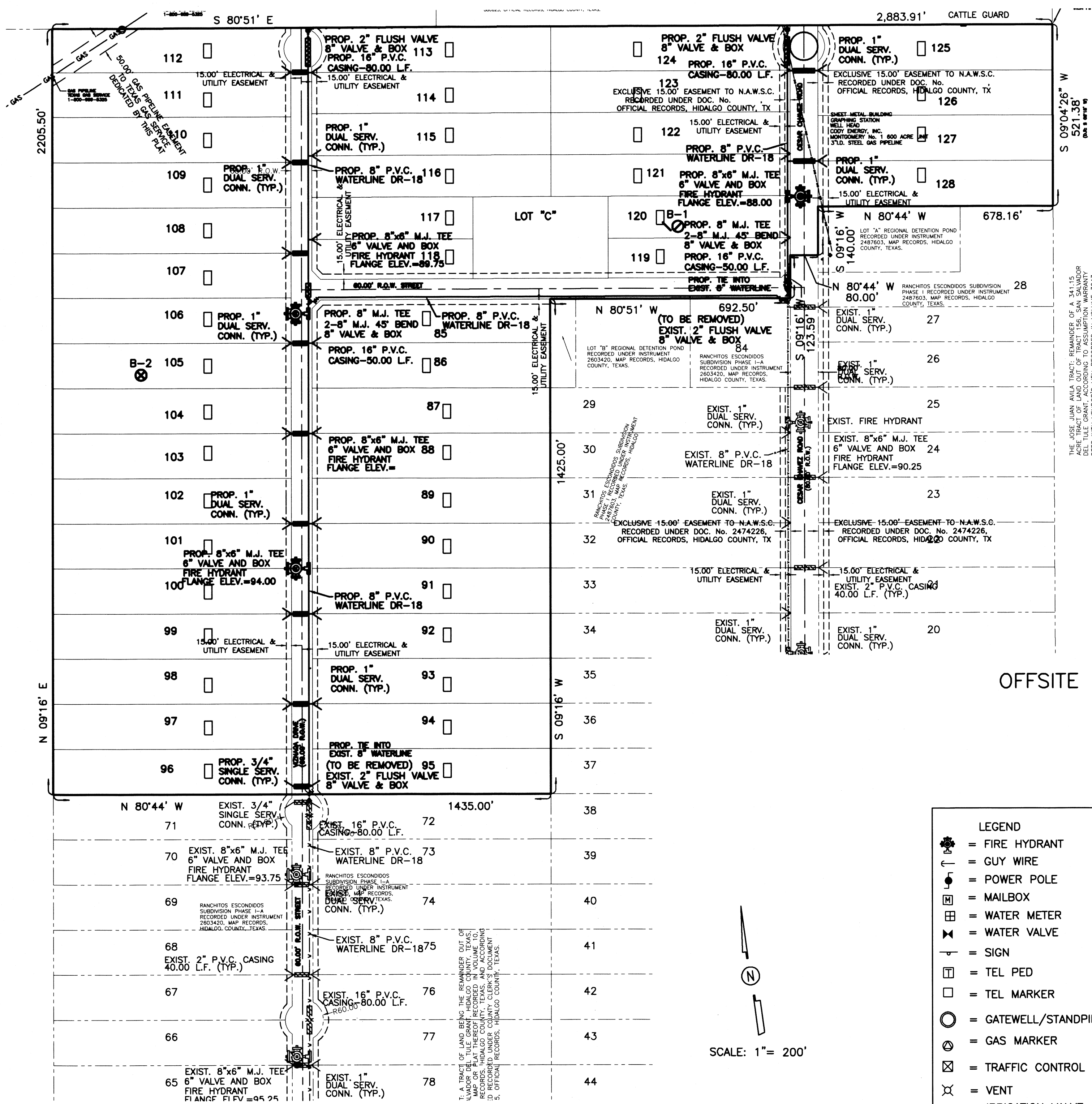
*Alfonso Quintanilla* P.E.  
LICENCED PROFESSIONAL ENGINEER  
No. 95534 STATE OF TEXAS



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

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA



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

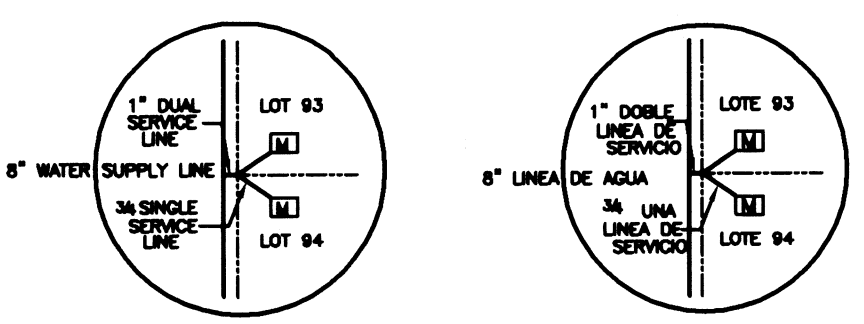
- B-1 TEST BORINGS
- PROP. SEPTIC TANK (OSSF)

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



*Alfonso Quintanilla* P.E.  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE 4-6-16

- WATER METER BOX
- 8" WATER SUPPLY LINE
- SERVICE LINES
- CAJA DE MEDIDOR DE AGUA
- 8" LINEA DE AGUA
- LINEAS DE SERVICIOS



**COST ESTIMATE**

PAVING IMPROVEMENTS	\$ 239,140.00
DRAINAGE IMPROVEMENTS	\$ 91,040.00
WATER DISTRIBUTION	\$ 141,500.00
SEPTIC TANKS	\$ 66,000.00

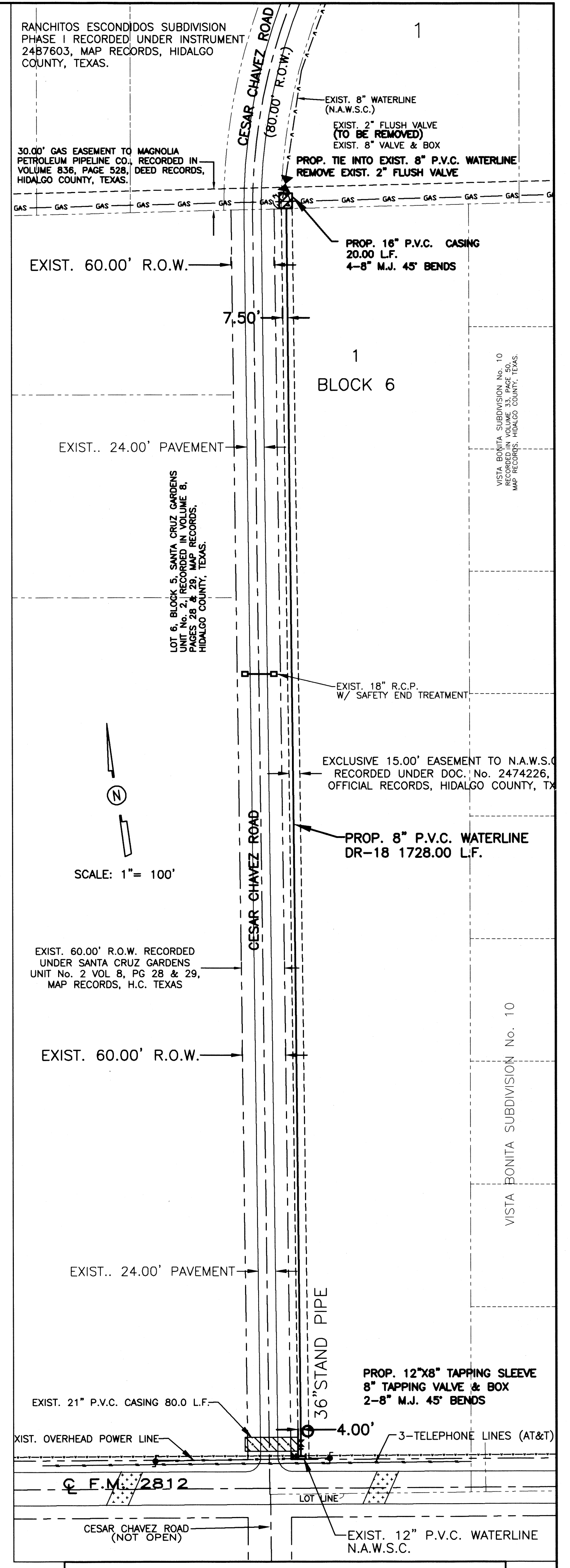
**REVISION NOTES**

No.	Revised	Revision	Date	Approved

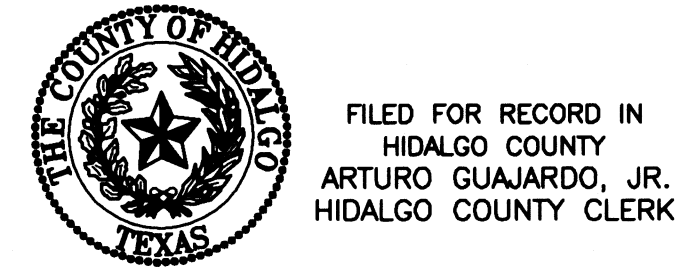
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. EDINBURG, TEXAS 78539  
REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00  
PHONE 956-381-6480 FAX 956-381-0527  
OFFICE@QHAENGINEERING.COM

**RANCHITOS ESCONDIDOS SUBDIVISION PHASE II**

A 94.47 ACRE TRACT OF LAND OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836 AND 2590791, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



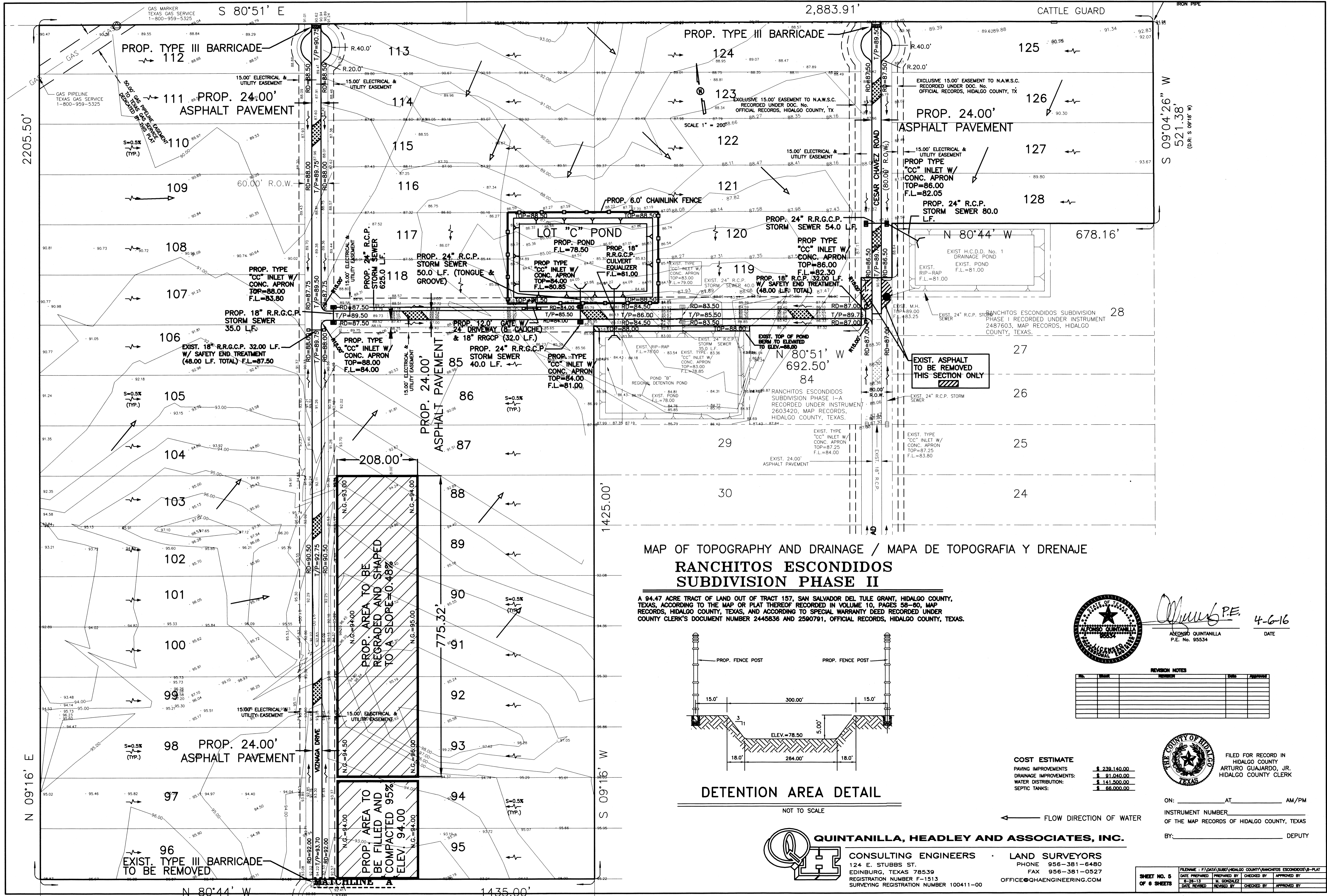
**OFFSITE WATER LAYOUT**



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. 4 OF 6 SHEETS**

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2-28-2016	LG		
DATE REVISION	REVISION	CHECKED BY	APPROVED BY



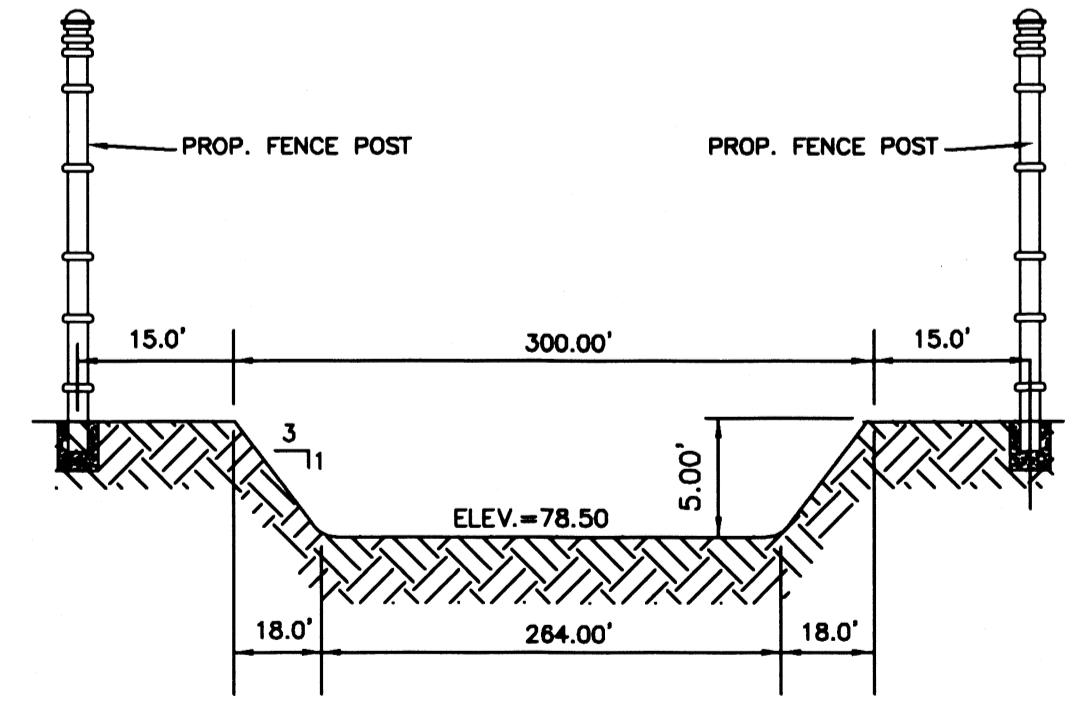
MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE  
**RANCHITOS ESCONDIDOS SUBDIVISION PHASE II**

A 94.47 ACRE TRACT OF LAND OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836 AND 2509791, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.


 P.E.  
 ALFONSO QUINTANILLA  
 P.E. No. 95334  
 DATE: 4-6-16

**COST ESTIMATE**


PAVING IMPROVEMENTS	\$ 238,140.00
DRAINAGE IMPROVEMENTS:	\$ 91,040.00
WATER DISTRIBUTION:	\$ 141,500.00
SEPTIC TANKS:	\$ 66,000.00



**DETENTION AREA DETAIL**  
NOT TO SCALE

**REVISION NOTES**

NO.	DATE	REVISION	BY	APPROVED


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

**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. 5 OF 6 SHEETS**

FILENAME: F:\DATA\SUB\HIDALGO COUNTY\RANCHITOS ESCONDIDOS\B-PLAT	DATE PREPARED: 4-28-13	PREPARED BY: J. COVARRUBIA	CHECKED BY: _____	APPROVED BY: _____
DATE REVISED: _____	REVISED BY: _____	CHECKED BY: _____	APPROVED BY: _____	

**FINAL ENGINEERING REPORT FOR RANCHITOS ESCONDIDOS SUBDIVISION PHASE II:**

**WATER SUPPLY: Description and Costs.**

RANCHITOS ESCONDIDOS SUBDIVISION PHASE II WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING NORTH ALONG THE EAST SIDE OF VIZNAGA DRIVE. IT ENDS WITH AN EXISTING PLUG NEAR THE NORTHWEST CORNER OF LOT 72. RANCHITOS ESCONDIDOS SUBDIVISION PHASE I-A, N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING NORTH ALONG THE WEST SIDE OF CESAR CHAVEZ ROAD. IT ENDS WITH AN EXISTING PLUG NEAR THE NORTHEAST CORNER OF LOT 84. RANCHITOS ESCONDIDOS SUBDIVISION PHASE I.

THE WATER SYSTEM FOR RANCHITOS ESCONDIDOS SUBDIVISION PHASE II CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE 8" WATERLINE ON VIZNAGA DRIVE. THE PROPOSED 8" WATERLINE RUNS NORTH ALONG THE EAST SIDE OF VIZNAGA DRIVE, ENDING WITH A 2" FLUSH VALVE ON THE NORTHWEST CORNER OF LOT 113. ON THE NORTHWEST CORNER OF LOT 85, THE PROPOSED 8" DIAMETER WATERLINE TURNS EAST AND RUNS ALONG THE SOUTH SIDE OF 60 FOOT STREET, TIE-IN INTO THE EXISTING 8" WATERLINE ON THE WEST SIDE OF CESAR CHAVEZ ROAD. FROM THE NORTHEAST CORNER OF LOT 84, A PROPOSED 8" DIAMETER WATERLINE TAPS INTO THE EXISTING 8" WATERLINE ON CESAR CHAVEZ ROAD RUNS NORTH AND ENDING A 2" FLUSH VALVE NEAR THE NORTHEAST CORNER OF LOT 124.

FROM THE 8" DIAMETER WATERLINE, THERE ARE TWENTY-ONE (21) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE TWO (2) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL BE INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$ \_\_\_\_\_ FOR A TOTAL COST OF \$ \_\_\_\_\_. THE ENTIRE WATER FACILITIES WILL BE 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 THE RANCHITOS ESCONDIDOS SUBDIVISION PHASE II, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSS") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSS AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSS. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

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

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ \_\_\_\_\_, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSS'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 GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ \_\_\_\_\_, 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 OSS SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDERS SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSS. THE OSS SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

**CERTIFICATION:**

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

WATER FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.

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



ALFONSO QUINTANILLA  
P.E. No. 95534

DATE

**REPORTE FINAL DE INGENIERIA PARA RANCHITOS ESCONDIDOS SUBDIVISION PHASE II:**

**PROVISION DE AGUA: Description y Gastos.**

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

EL SISTEMA DE AGUA PARA RANCHITOS ESCONDIDOS SUBDIVISION PHASE II CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" EN LA CALLE VIZNAGA DRIVE. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE LA CALLE, TERMINANDO CON UNA VALVULA DE 2" EN LA ESQUINA NOROCCIDENTE DE LOT 113. EN LA ESQUINA DE LOTE 85, LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE Y EN EL LADO SUR DE LA CALLE 60 FOOT STREET Y SE CONECTA CON UNA LINEA DE AGUA EXISTENTE DE 8" DIAMETRO EN LA CALLE CESAR CHAVEZ ROAD. DE LA ESQUINA NOROCCIDENTE DE LOTE 84, LA LINEA DE AGUA DE 8" DE DIAMETRO SE CONECTA UNA LINEA DE AGUA EXISTENTE DE 8" DIAMETRO EN LA CALLE CESAR CHAVEZ ROAD Y CORRE NORTE TERMINANDO CON UNA VALVULA DE 2" EN LA ESQUINA NOROCCIDENTE DE LOT 124.

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

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VEINTIUNO (21) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ADICIONALMENTE HAY DOS (2) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ \_\_\_\_\_ O US\$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ \_\_\_\_\_, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. US\$ \_\_\_\_\_ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONSTRUCCION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO TRES (3) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ \_\_\_\_\_ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ \_\_\_\_\_. 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 Gastos.**

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION RANCHITOS ESCONDIDOS SUBDIVISION PHASE II. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSS). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO DOS (2) PRUEBAS CON ALQUEROS EN EL CENTRO DE LOS LOTES Y (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJA TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJA DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ \_\_\_\_\_, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE US\$ \_\_\_\_\_, 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.

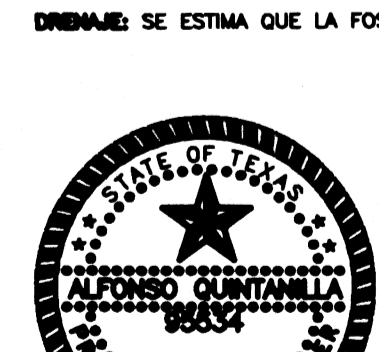
EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIA LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA 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/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ \_\_\_\_\_ LO CUAL EQUIVALE A US\$ \_\_\_\_\_ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ \_\_\_\_\_ A UN COSTO TOTAL DE \$ \_\_\_\_\_ TODA LA SUBDIVISION.



ALFONSO QUINTANILLA  
P.E. No. 95534

DATE

**QHA**  
**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  
SURVEYING REGISTRATION NUMBER 100411-00

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**RANCHITOS ESCONDIDOS SUBDIVISION PHASE II**

A 94.47 ACRE TRACT OF LAND OUT OF TRACT 157, SAN SALVADOR DEL TULE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGES 58-60, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2445836 AND 2590791, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

109.980 ACRES)	PHASE I - 281,730.94 cubic feet (6.01 acre-foot)
(70.00' ACRES)	PHASE I-A - 166,601.49 cubic feet (3.83 acre-foot)
(96.585 ACRES)	PHASE II - 225,852.13 cubic feet (5.18 acre-foot)
(274.865 ACRES)	TOTAL = 654,184.56 cubic feet (18.02 acre-foot)

Ranchitos Escondidos is a 274.865 acre tract of land out of Tract 157, San Salvador Del Tule Grant Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 10, Pages 58-60, map records, Hidalgo County, Texas, and according to warranty deed recorded under County Clerk's Document Number 81865, official records, Hidalgo County, Texas. This subdivision is located 1,770.00 feet north of F.M. 2812 at Cesar Chavez Road. The site is currently open land and brush area. The proposed subdivision will consist of 125 residential lots. (48 lots Phase I, 36 lots Phase I-A and 41 lots Phase II)

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

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

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

After development the runoff will be Q = 74.47 cubic feet per second for an increase of Q = 44.74 cubic feet per second. In accordance with the County's drainage requirements of not increasing the amount of existing runoff, we have calculated that detention will be 654,184.56 cubic feet (15.02 acre-foot) and will be detained in two proposed Regional Detention Ponds, one at the northeast area of the Phase I of the subdivision, and the other one in Phase I-A, that are being dedicated as Lot "A" and Lot "B" of the Hidalgo County Drainage District No. 1. The soil type at the location for the pond is fine sandy loam and sandy clay loam. The size of the ponds is 1.28 acre and 1.41 acre and will provide 698,825.00 c.f. of detention storage. Runoff from the streets will flow via roadside ditch that will be collected by a storm sewer system consisting of 18" and 24" pipes and Type "CC" inlets that will discharge into the proposed detention pond. The access to the proposed detention ponds will be via Cesar Chavez Road and a subdivision street being public roads (24.0 feet pavement) being dedicated by the plat. The detention pond will be constructed in accordance with the requirements of the Hidalgo County Drainage District No. 1.

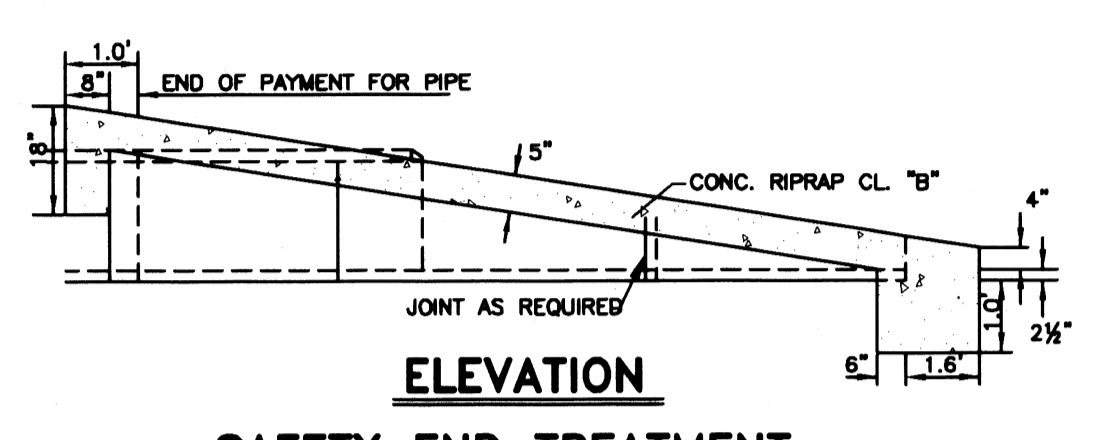
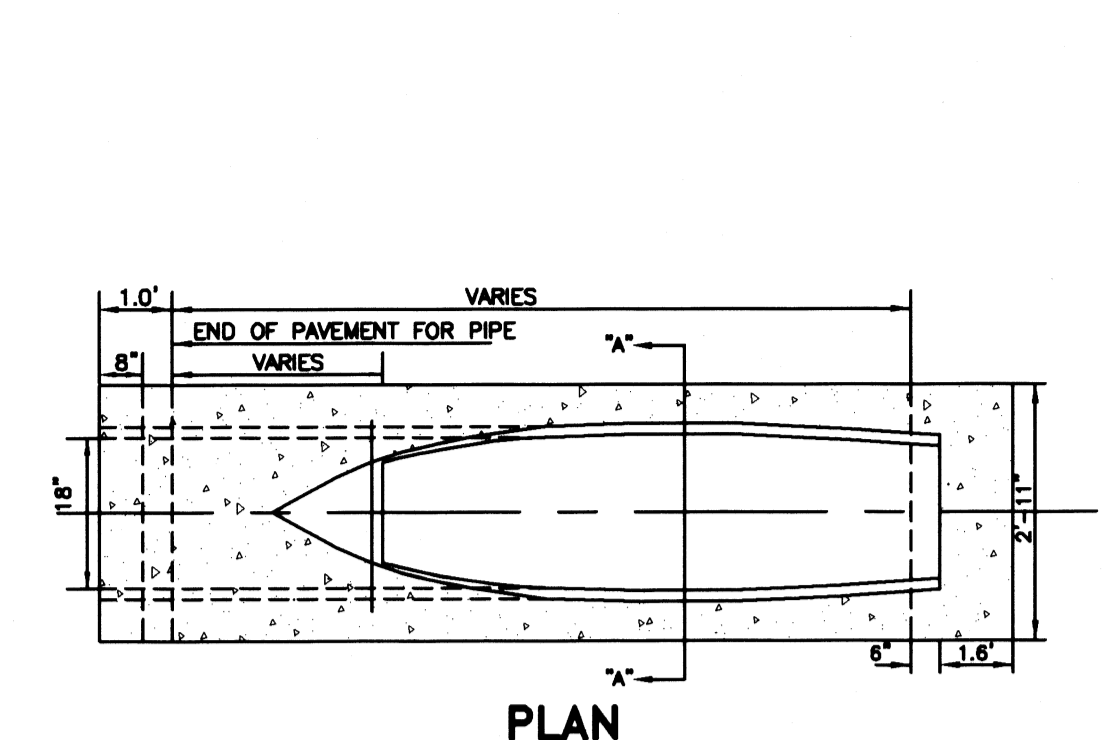
**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 (LOMR MAY 17, 2001)



ALFONSO QUINTANILLA  
P.E. No. 95534

4-6-16

DATE



**SAFETY END TREATMENT**  
NOT TO SCALE

No.	Revised	REVISION NOTES	Date	Approved

**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.

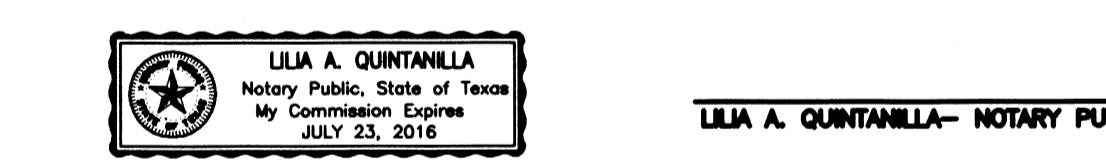
**SUBDIVIDER STATEMENT:**

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

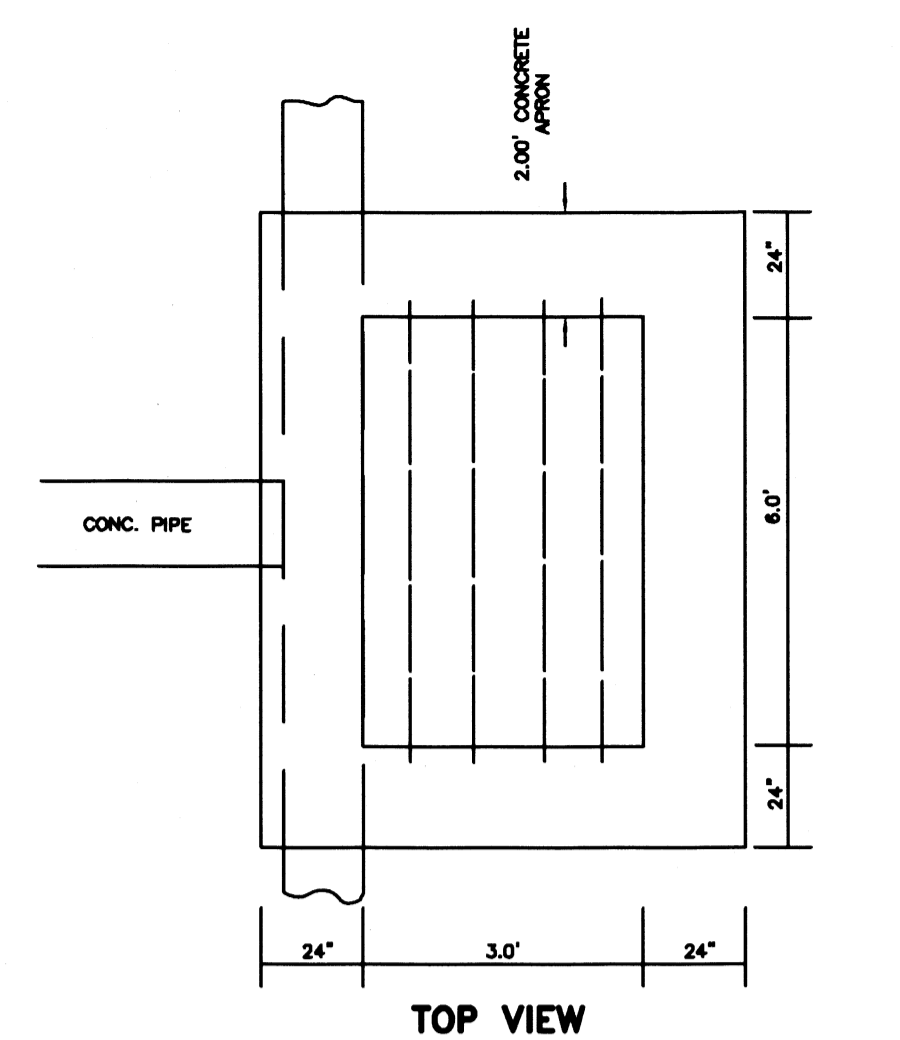
CWL LIMITED  
BY: THREE LLC  
ITS: GENERAL PARTNER  
BY: FORREST N. RUNNELS JR., VICE-PRESIDENT  
P.O. BOX 118  
EDINBURG, TEXAS, 78540

**STATE OF TEXAS COUNTY OF HIDALGO**

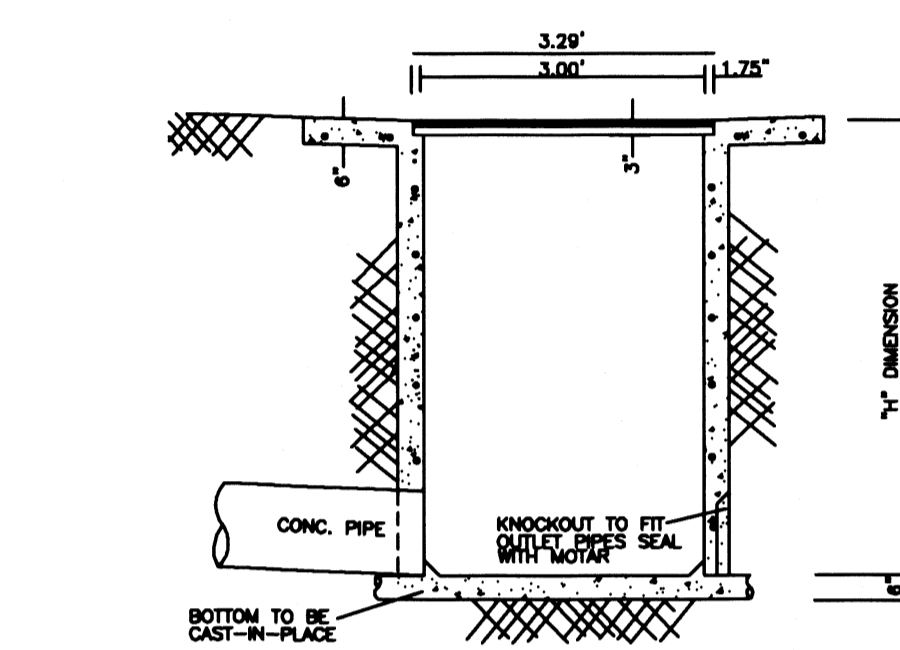
BEFORE ME, the undersigned notary public, on this day personally appeared FORREST N. RUNNELS JR., VICE-PRESIDENT Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



LILIA A. QUINTANILLA - NOTARY PUBLIC

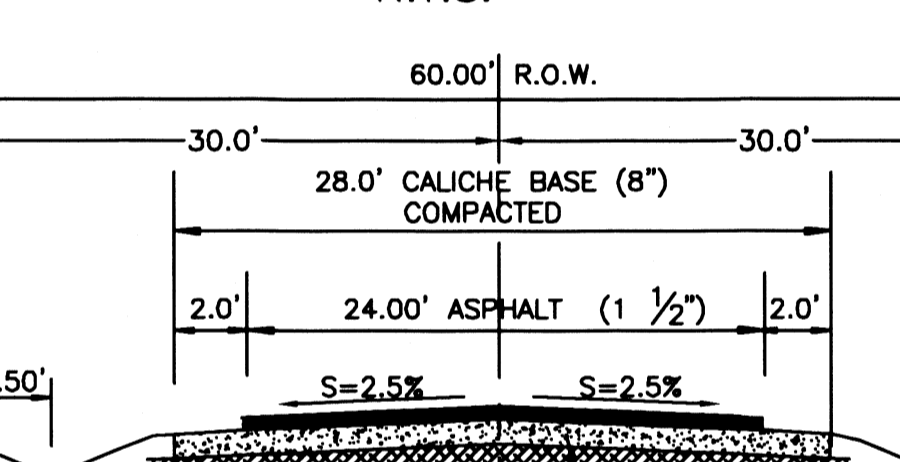


**TOP VIEW**



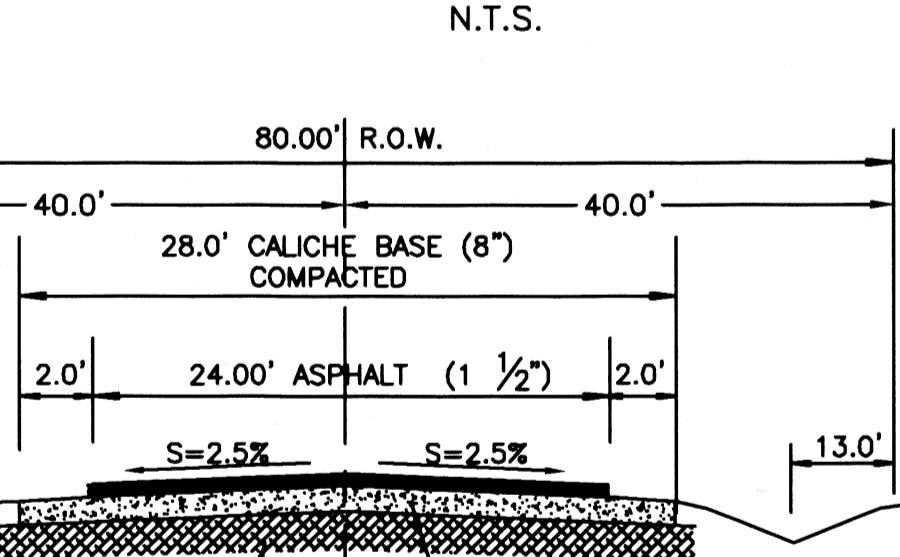
**TYPE "C-C" INLET**  
N.T.S.

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



**STREET SECTION**  
CESAR CHAVEZ ROAD  
N.T.S.

**STREET SECTION**  
CESAR CHAVEZ ROAD  
N.T.S.

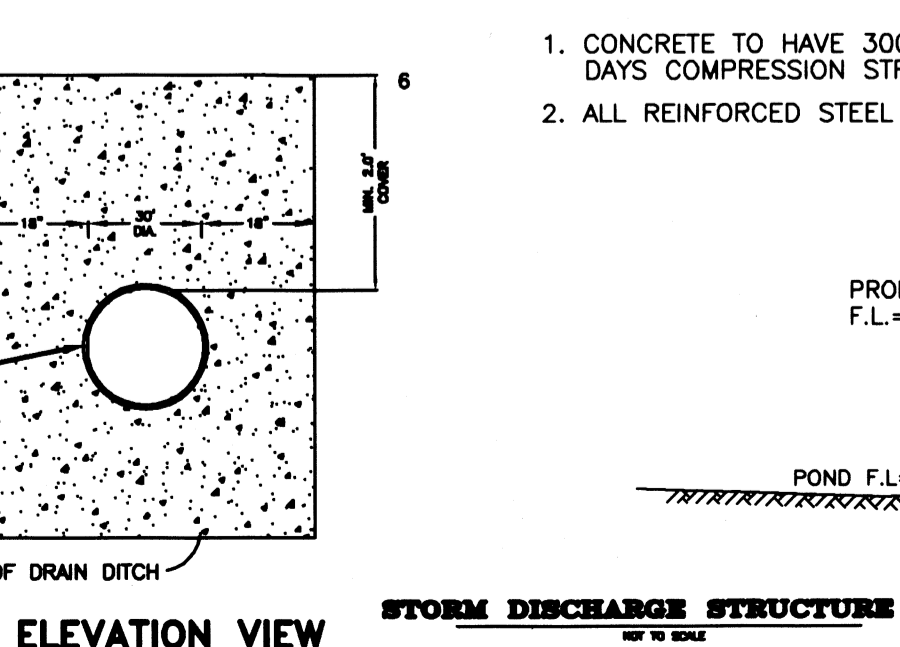


**STREET SECTION**  
CESAR CHAVEZ ROAD  
N.T.S.

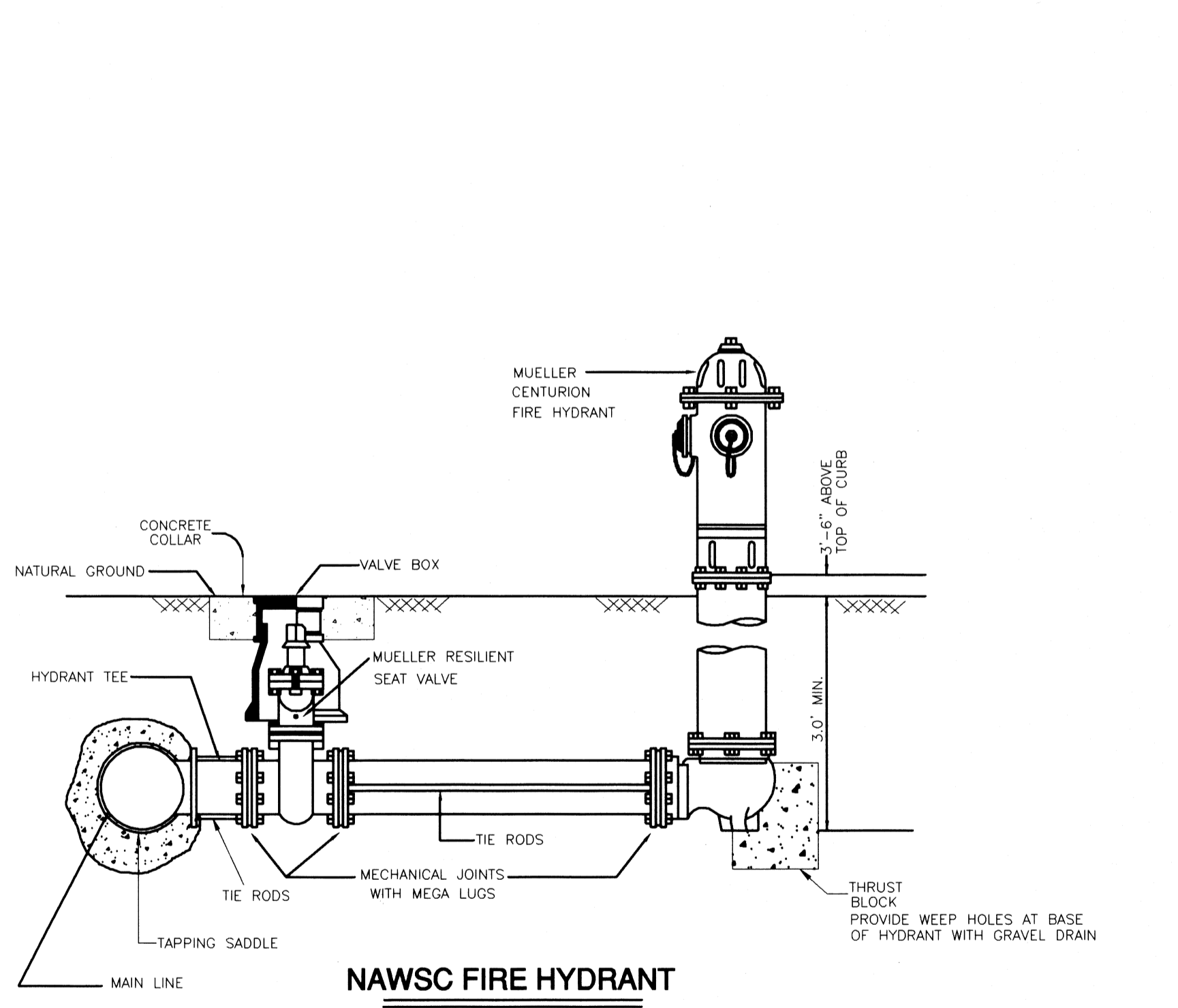
**STREET SECTION**  
CESAR CHAVEZ ROAD  
N.T.S.



**ELEVATION VIEW**  
STORM DISCHARGE STRUCTURE  
NOT TO SCALE



**ELEVATION VIEW**  
STORM DISCHARGE STRUCTURE  
NOT TO SCALE



**NAWSC FIRE HYDRANT**  
(NOT TO SCALE)

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

FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO COUNTY\RANCHITOS ESCONDIDOS\B-PLAT	DATE PREPARED: _____	PREPARED BY: _____	CHECKED BY: _____	APPROVED BY: _____
SHEET NO. 6 OF 6 SHEETS	DATE REVISION: _____	REVISION BY: _____	CHECKED BY: _____	APPROVED BY: _____