



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH 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: 10-25-2016

PROPOSED RANCHO SARITA SUBDIVISION, PRECINCT No. 3.

ENGINEER: ARTURO GARCIA ENGINEERING DEVELOPER: CESAR FLORES

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY ___ *MULTI-FAMILY ___ COMMERCIAL ___ INSTITUTIONAL

LOCATION DESCRIPTION: WEST OF MOOREFIELD ROAD, APPROXIMATELY ½ MILE NORTH OF MILE 5 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ of MISSION and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-01-2010 PROPERTY LIES WITHIN FLOOD ZONE: " X " AS PER FEMA.

DISTANCE TO A DRAIN DITCH: APPROXIMATELY 1 ½ MILE EAST OF THE DEVELOPMENT.

ROAD R.O.W. DEDICATION: 15.00 FEET ONTO MOOREFIELD ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-06-2016 By, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-13-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: 1 OSSF HAS BEEN INSTALLED AND INSPECTED BY HCHD FOR LOT 2. LOT 1 HAS AN EXISTING OSSF.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 4" LOCATION: MOOREFIELD ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 10-13-2016: By MARTIN RAMIREZ Environmental Compliance Coordinator

SMALL CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

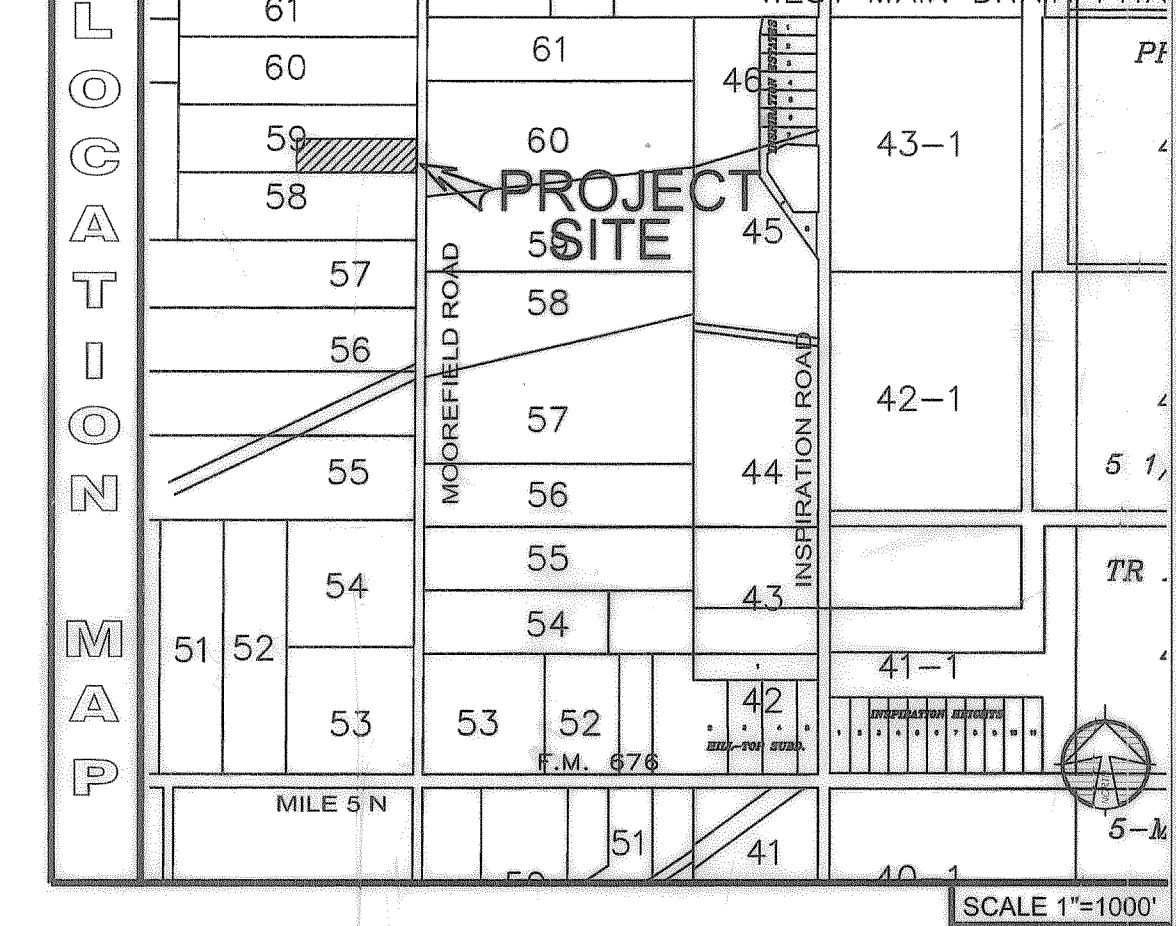
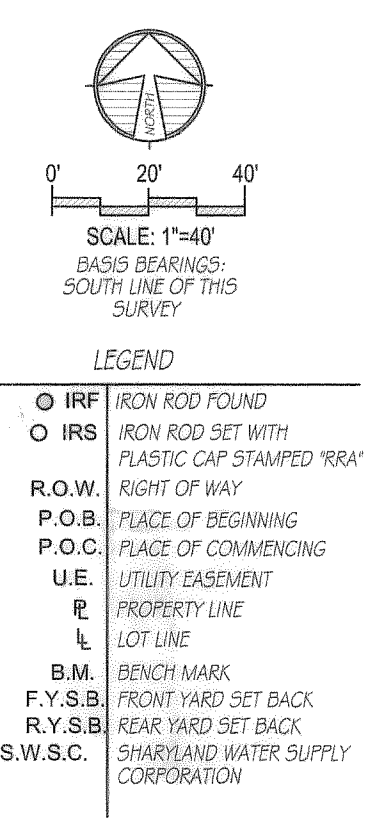
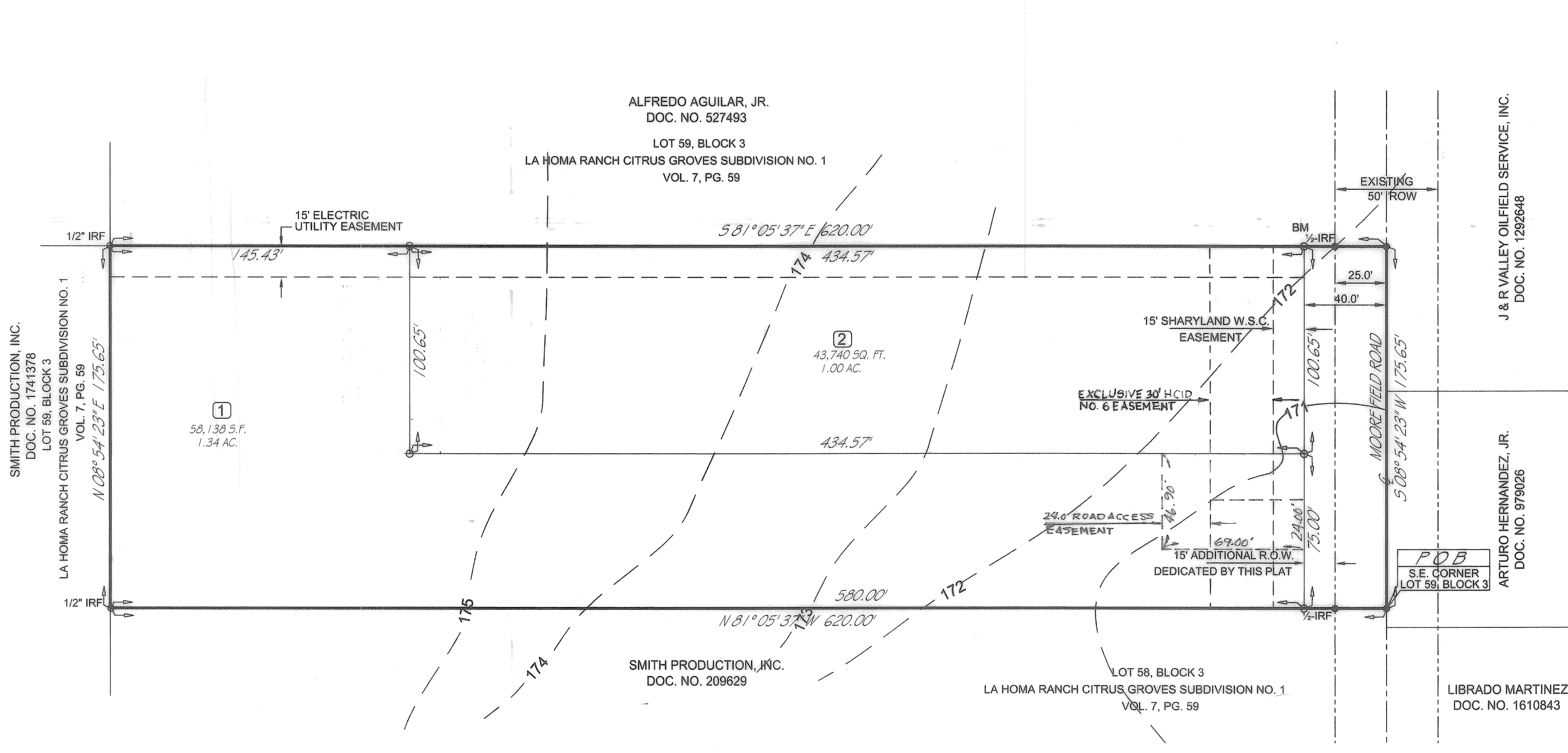
04/02/2013

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

Final Approval subject to recommendations other departments

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

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GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) DEFINED AS AREAS OUTSIDE OF THE 500-YR FLOOD PLAIN BASED ON COMMUNITY-PANEL NUMBER 480334 0290 D MAP REVISED, JUNE 6, 2000, FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR INCORPORATED AREAS OF HIDALGO COUNTY, TEXAS.
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).
- SETBACKS:**
FRONT: 40.00 FEET.
REAR: 15.00 FEET, OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
SIDE: 6.00 FEET, OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:** NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND ALL CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:** MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF STREET, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL 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 OF DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:** NAIL SET IN POWER POLE LOCATED AT NORTHEAST CORNER OF SAID PROPERTY ON WEST RIGHT-OF-WAY. ELEVATION 165.0 (N.G.V.D. 1929)
- DRAINAGE:** IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,194 CUBIC FEET, 0.0733 ACRE-FEET (LOT 1: 1,294 C.F. AND LOT 2: 1,900 C.F.) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: BY DEPRESSED YARD AREAS IN SWALES PARALLEL TO THE PROPERTY LINES IN ACCORDANCE WITH HIDALGO COUNTY CRITERIA.
- ROAD ACCESS EASEMENT NOTE:** SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:** THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A-OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B-EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 0.50 ACRE 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 ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM BASED ON SITE VISITS AND SOIL REPORT INFORMATION DATE: SEPTEMBER 7, 2007.
E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICAL AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- CESAR FLORES & MARIA TERESA FLORES:** THE OWNERS & SUBDIVIDERS OF RANCHO SARITA SUBDIVISION. RETAIN AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No.2 OF THIS PLAT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- NO PERMANENT 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 NATURE HEIGHT, GRASS, GROUND COVER OR FLOWERS) AND OTHERS OBSTRUCTIONS AFFECTING THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.0 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. AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- NO INDIVIDUAL DRIVEWAY ACCESS ALLOWED FROM (MOOREFIELD ROAD) ONTO LOTS 1 AND 2. A 24-FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 AND 2 TO PROVIDE INGRESS AND EGRESS FROM (MOOREFIELD ROAD).
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 2 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND 1/4" ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX: COUNTY CONSTRUCTION SPECIFICATION 3.1.A.

LEGAL DESCRIPTION
A 2.50 acre tract of land out of the East 2.50 acres out of the South 5.00 acres of Lot 59, Block 3, LA HOMA RANCH CITRUS GROVES SUBDIVISION NO. 1, Hidalgo County, Texas, as per map thereof recorded in Volume 7, Page 59, of the Map Records of said County; said 2.50 acres being more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Lot 59, for the Southeast corner hereof;
THENCE with the South of said Lot, NORTH 81° 05' 37" WEST, at 25.00 feet found a one-half (1/2) inch diameter iron rod at the existing West Right of Way of Moorefield Road, at 40.00 feet set a one-half (1/2) inch diameter iron rod at the Proposed West Right of Way of Moorefield Road, at 620.00 feet in all to a one-half (1/2) inch diameter iron rod found for the Southwest corner hereof;
THENCE with the East line of Smith Production's Inc. Tract described in Document Number 1741378 Official Records, NORTH 08° 54' 23" EAST 175.65 feet to a one-half (1/2) inch diameter iron rod found for the Northwest corner hereof;
THENCE with the South line of Alfredo Aguilar Jr.'s Tract described in Document Number 527493 Official Records, SOUTH 81° 05' 37" EAST, at 590.00 feet set a one-half (1/2) inch diameter iron rod at the proposed West Right of Way of said Road, at 595.00 feet found a one-half (1/2) inch diameter iron rod at the existing West Right of Way of said Road, at 620.00 feet in all to the Northeast corner hereof;
THENCE with the East line of said Lot, the centerline of Moorefield Road, SOUTH 08° 54' 23" WEST 175.65 feet to the PLACE OF BEGINNING, containing Two and fifty hundredths (2.50) acres, more or less, of which 0.16 acre lies in Road Right of Way leaving 2.34 acres net.

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
WE, **CESAR FLORES AND MARIA TERESA FLORES**, AS OWNERS OF THE 2.50 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RANCHO SARITA SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE 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.

Cesar Flores DATE 6-5-15
Maria Teresa Flores DATE 6-5-15
CESAR FLORES 2013 RICHMOND STREET MISSION, TEXAS 78574
MARIA TERESA FLORES 2013 RICHMOND STREET MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, **CESAR FLORES & MARIA TERESA FLORES** PERSONALLY APPEARED AND PROVED, THROUGH HER DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE, TO BE THE PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT. FURTHERMORE, AFTER BEING DULY SWORN BY ME, THEY DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED. I RECEIVED UNDER MY HAND AND SEAL OF OFFICE DATED THIS 5th DAY OF June, 2015.

Rosilde Flores
NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 02-29-2019

STATE OF TEXAS
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE §232.028(a)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHO SARITA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS THE 3rd DAY OF September, 2015.

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

COUNTY CLERK'S RECORDING CERTIFICATE
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK
ON: _____ AT _____ AM / PM
INSTRUMENT NUMBER: _____
OF MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

STATE OF TEXAS
HIDALGO COUNTY
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NUMBER 6, ON THIS THE 26th DAY OF August, 2015.
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATIONS TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON THE 0.16 ACRE RIGHT-OF-WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.
ATTEST: *Xenia Caballero*
BOARD OF DIRECTORS BOARD OF DIRECTORS
DATE: 8-26-15 DATE: 8/26/15

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
RANCHO SARITA SUBDIVISION IS LOCATED IN WEST HIDALGO COUNTY AT 3,125 FEET NORTH OF MILE 5 NORTH ROAD WEST SIDE OF MOORE FIELD ROAD. THE NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 68,990). RANCHO SARITA SUBDIVISION, LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS. THIS SUBDIVISION DOES FALLS WITHIN ANY EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY AND LIES IN PRECINCT NO. 3.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, **ARTURO GARCIA JR.**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AS HEREIN SHOWN.

Arturo Garcia Jr.
ARTURO GARCIA JR., PE # 69356
TEXAS REGISTERED ENGINEERING FIRM F-5914
ARTURO GARCIA ENGINEERING SERVICES, PLLC
DATE: 6-10-15
P.O. BOX 4526
MCCALLEN, TEXAS 78502
PHONE (956) 630-3340



STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, **PABLO PEÑA III**, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

Pablo Peña III
PABLO PEÑA III RPLS #5242
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE SURVEYED: 11-2-15
1001 WEST WHITTEWING - P.O. BOX 4320
MCCALLEN, TEXAS 78501
(956) 682-8812 Firm No. 10087200



CITY OF MISSION
CERTIFICATE OF APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF RANCHO SARITA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

Salvador 9/1/15
MAYOR OF CITY OF MISSION DATE
Ana Carriello 9/1/15
ATTEST: CITY SECRETARY DATE

THIS PLAT OF RANCHO SARITA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 3rd DAY OF September, 2015.
Sue Oshack
CHAIRMAN

STATE OF TEXAS
COUNTY OF HIDALGO
HIDALGO COUNTY DRAINAGE DISTRICT No.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 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: _____ DATE _____
RAUL E. SESIN, P.E., C.E.M.

Rancho Sarita Subdivision
HIDALGO COUNTY, TEXAS

2.50 ACRE TRACT OF LAND OUT OF LOT 59, BLOCK 3, LA HOMA RANCH CITRUS GROVES SUBDIVISION NO. 1, HIDALGO COUNTY, TEXAS, RECORDED IN VOL. 7, PG. 59, MAP RECORDS HIDALGO COUNTY.

PROJECT NAME:	RANCHO SARITA SUBDIVISION	
PROJECT LOCATION:	HIDALGO COUNTY, TEXAS	
PLANS FOR:	SUBDIVISION PLAT	
REVISIONS:		
DRAWN BY:	CHECKED BY:	
APPROVED:	PROJECT NO:	
DATE PREPARED:	APRIL 27, 2007	
T.B.P.E. F-5914 P.O. BOX 4526 MCCALLEN, TEXAS 78502	PH (956) 630-3340 AGES-PLLC@RRV.COM	SHEET: 1 OF 2

SHEET 1 INDEX-Date-North arrow-Map Scale-Heading-Legal description-Location Map and E.T.J-Principal contacts
Plan & Plat Subdivision Layout-Metes & Bounds-Notes-Owner dedication, certification, and attestation
Health department certification-Notary public-P & Z Commission-Survey certificate-Engineer certificate
Drainage dedication-irrigation-dedication-County certificate-County clerk's recording certificate-Revision Notes

SHEET 2 Final Engineering Record, including Description of Water and Sanitary Sewer (English-Spanish Versions), Legend, Description of Drainage and Drainage easements, Map of Topography and Engineering Flood Certification, Soil Evaluation, Subdivider certificate & statement, Revision Notes-Prepared by Arturo Garcia Engineering PLLC-Sheet Number

PRINCIPAL CONTACTS					
OWNER(S)	NAME	ADDRESS	CITY, STATE, & ZIP CODE	PHONE	FAX
	CESAR FLORES	2013 RICHMOND STREET	MISSION, TEXAS 78574	(956) 581-5158	
	ARTURO GARCIA, JR.	P.O. BOX 4526	MCCALLEN, TEXAS 78502	(956) 630-3340	
	PABLO PEÑA III	1001 WEST WHITTEWING	MCCALLEN, TEXAS 78501	(956) 682-8812	(956) 631-7362

FINAL ENGINEERING REPORT FOR RANCHO SARITA SUBDIVISION

RANCHO SARITA SUBDIVISION 14 PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION THE SUBDIVIDER AND SHARYLAND WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT IN WHICH SHARYLAND WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND SHARYLAND WATER SUPPLY CORPORATION 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. SHARYLAND WATER SUPPLY CORPORATION HAS A 4" WATER LINE RUNNING ALONG ON THE WEST RIGHT-OF-WAY LINE OF MOOREFIELD ROAD.

THE WATER SERVICE FOR RANCHO SARITA SUBDIVISION CONSISTS IN (1) 1" DIAMETER DUAL SERVICE LINE SPLITTING INTO 2 - 3/8" SERVICES CONNECTING INTO THE METER BOX.

THE SUBDIVIDER HAS PAID A TOTAL OF \$1,200.00 FOR FOREMENTIONED WATER DISTRIBUTION SYSTEM. IN ADDITION, THE SUBDIVIDER HAS PAID SHARYLAND WATER SUPPLY CORPORATION THE SUM OF \$1,200.00 OR \$600.00 PER LOT FOR THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEES AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE OWNER, SHARYLAND WATER SUPPLY CORPORATION WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY SHARYLAND WATER SUPPLY CORPORATION AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES:
SEWAGE FROM RANCHO SARITA SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANKS AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR SEWAGE 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 PROPOSED SUBDIVISION IS AT LEAST 0.50 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE SOIL SURVEY INDICATES A HIDALGO SANDY CLAY LOAM, AND TWO (2) TEST BORINGS WERE MADE AT OPPOSITE AREAS OF THE SUBDIVISION. (ADDITIONAL BORING WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM HIDALGO FINE SANDY LOAM EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS ON AN INDIVIDUAL LOT IS \$1,100.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. IF NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL.

THE SUBDIVIDER HAS SEPTIC TANKS AND DRAINFIELDS INSTALLED IN EACH LOT IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE TO SALE PRICE OF THE LOT.

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 UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED AT A COST OF \$1,200.00 EXCEPT FOR INSTALLATION OF WATER METER, WHICH COST \$600.00 THE SUBDIVIDER HAS PAID A TOTAL OF \$1,200.00 TO COVER THE COSTS OF METER INSTALLATION WITH MEMBERSHIP FEES.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,100.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$2,200.00 FOR THE ENTIRE SUBDIVISION.

DRAINAGE STATEMENT
For RANCHO SARITA SUBDIVISION
Being a tract of land containing 2.50 acres, situated in Hidalgo County, Texas and also being part or portion of Lot 59, Block 3, LA HOMA RANCH CITRUS GROVES SUBDIVISION, map reference: Volume 1, Page 35, H.C.M.R., Hidalgo County, Texas.

This subdivision, a two (2) lot residential and commercial subdivision, comprising 2.50 acres is located on the west side of Moorefield Drive, and is 2.6 miles north of the City of Mission City Limits and is within Mission, Texas E.T.J.

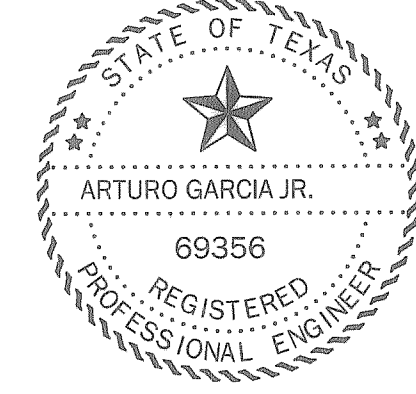
The property falls within Zone "X" of the Flood Insurance Rate Map, Community Panel No. 480334-0290 D. Map revised June 6, 2006. Topographic maps of the general area indicate the natural ground slope to the northeast. Ninety-six percent (96%) of this site predominantly falls within areas of soils designated as Hidalgo Fine Sandy Loam comprised of sandy loam soils (Map Symbol 25, 28 & 30) and are within Hydrologic Group "B" and are well drained, moderately permeable and have slow runoff, the remaining four percent (4%), southeastern portion fall within areas of soils designated as Rio Fine Sandy Loam and Rio Clay Loam are sandy clay loam soils (Map Symbol 58 & 60 respectively) and are within Hydrologic Group "D" and are poorly drained, slowly permeable and subject to ponding with all soils having ground slopes between 0 to 1 percent in accordance with the Soil Survey of Hidalgo County, Texas as published by the United States Department of Agriculture. Soil Conservation Service in cooperation with the Texas Agricultural Experiment Station.

Presently the site has a mobile home, sand and gravel business with native mesquite trees and natural valley grasses. Existing runoff from the site is via overland flow in a north and easterly direction into the existing roadside ditch within Moorefield Drive and ultimately discharges into the West Main Drain II, maintained by Hidalgo County Drainage District No. 1. Depressed yard areas provide detention for the property before discharging into the existing roadside ditch within Moorefield Drive.

New improvements of a residential home, paved driveway, and landscaped yard improvements are planned thus an increase in impervious cover being considered at this time. The runoff tabulated for existing conditions will generate a flow of 1.77 cubic feet per second for a 10-year return frequency. The runoff tabulated for future conditions will generate a flow of 2.61 cubic feet per second for a 10-year return frequency. Maintaining the original runoff of the area tabulates a required detention of 0.0733 acre-feet for this subdivision. The detention will be detained in accordance with City of Mission and Hidalgo County policy. The detention will be accomplished within dedicated drainage swales and landscaped areas. No new drainage improvements proposed for this subdivision. New structures set in this subdivision will have finished floors set above the 100-year flood level.

By my signature below, I certify that this subdivision lies in a Zone "X". Defined as Areas of minimal flooding based on Community Panel No. 480334-0290 D Map Revised: June 6, 2006) based on graphical representation on date signed.

ARTURO GARCIA, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 69356
TEXAS REGISTERED ENGINEERING FIRM F-5914
DATE: 10-24-14
ARTURO GARCIA ENGINEERING SERVICES, PLLC
P.O. BOX 4526
MCALLEN, TEXAS, 78502
PHONE (956)830-3340



REPORTE FINAL DE INGENIERIA PARA EL DESARROLLO RANCHO SARITA

EL DESARROLLO RANCHO SARITA RECIBIRA SU PROVISION DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION. LA COMPAÑIA DE SHARYLAND WATER SUPPLY CORPORATION Y EL DUEÑO DEL DESARROLLO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS Y SHARYLAND WATER SUPPLY CORPORATION TENDRA QUE PRESENTAR LA DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. SHARYLAND WATER SUPPLY CORPORATION TIENE UNA LINEA DE AGUA DE 4" QUE CORRE EN EL LADO OESTE DEL "DERECHO-DE-VIA" DE LA CALLE MOOREFIELD ROAD.

EL SERVICIO DE AGUA PARA EL DESARROLLO RANCHO SARITA CONSISTE EN UN (1) SERVICIOS DE AGUA DOBLE DE 1" QUE CORRE AL SOLAR PARA REDUCIRSE EN SERVICIO DE AGUA DE 3/8" DE DIAMETRO TERMINANDO EN LAS CAJAS DE MEDIDOR.

EL DESARROLLADOR HA PAGADO UN TOTAL DE \$1,200.00 POR EL YA DESCRITO SISTEMA DE DISTRIBUCION DE AGUA. EN ADICION EL DESARROLLADOR LE PAGARA A SHARYLAND WATER SUPPLY CORPORATION LA CANTIDAD DE \$1,200.00 O \$600.00 POR SOLAR PARA EL ACUERDO DE 30 AÑOS DE SERVICIO QUE CUBRE EL MEDIDOR DE AGUA, COSTOS DE INSTALACION, GASTOS DE CONECCION, & COSTOS DE MEMEBRIA). 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.

DRENAJE, DESCRIPCION, GASTOS Y FECHA DE INICIO DE OPERABILIDAD DEL DRENAJE
EL DRENAJE PARA DESARROLLO BLEDOS ESTARAS SERA TRATADO COMO UN INDIVIDUAL "ON-SITE SEWAGE FACILITY" ("OSSF") CONSISTENDO DE UN DISEÑO STANDARD. SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DOBLE Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT).

PUNTOS PRINCIPALES DEL REPORTE:
CADA SOLAR EN LA SUBDIVISION PROPUESTA DEBE SER, AL MENOS DE 0.50 ACRE DE TAMAÑO. EL SERVICIO Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. SE REALIZARON DOS (2) PRUEBAS CON AGUJEROS EN AREAS DISTINTAS DE LA SUBDIVISION EN LOS LOTES (NO FUERON NECESARIAS PRUEBAS ADICIONALES PORQUE EL SUELO ES UNIFORME EL AREA DELIMITADA EL SUELO ES UNIFORME, DE MARGA ARENA FINA DE HIDALGO EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION, NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES. EL COSTO ESTIMADO PARA INSTALAR EL SISTEMA SEPTICO EN UN SOLAR ES \$1,100.00 INCLUYENDO EL COSTO DE LA LICENCIA Y EL PERMISO. SI NINGUNA FOSA SEPTICA HA SIDO INSTALADA AL MOMENTO DE LA APLICACION FINAL DEL PLAT EL DUEÑO DEL DESARROLLO PONDRÁ UN CARTA DE CREDITO CUANDO SE REGISTRE EL DOCUMENTO FINAL DEL DESARROLLO AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL PARA EL SISTEMA SEPTICO DE \$1,100.00. EL DUEÑO DE LA SUBDIVISION INCLUIRA LA FOSA COSTO DEL SISTEMA SEPTICO EN PRECIO DE VENTA DEL SOLAR. EL DUEÑO CON EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO PARA OBTENER EL PERMISO DE CONSTRUIR LA FOSA SEPTICA.

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:
FACILIDADES DE AGUA: EL SISTEMA / SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO A UN COSTO DE \$1,200.00, MENOS LOS MEDIDORES DE AGUA MECANICOS QUE COSTARAN \$600.00 POR LOTE.
FACILIDADES DE DRENAJE SEPTICO: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$1,100.00 POR LOTE (TODO INCLUSO) A UN COSTO TOTAL DE \$2,200.00 PARA LA SUBDIVISION.

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 BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
1 - WE CESAR FLORES & MARIA TERESA FLORES SUBDIVIDERS OF RANCHO SARITA SUBDIVISION HEREBY CERTIFY AN ADEQUATE SEWER FACILITY IS AVAILABLE ON ANY LOT. THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

Cesar Flores
MARIA TERESA FLORES

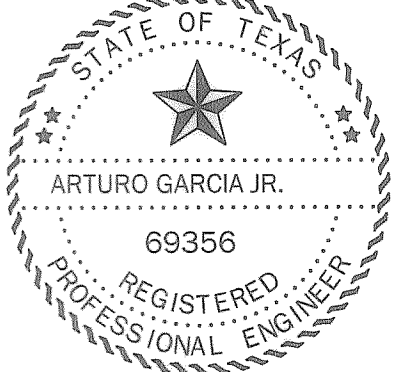
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CESAR FLORES & MARIA TERESA FLORES PROVED TO ME THROUGH HIS OR HER 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 STATEMENT THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS 24th DAY OF 10/24/2014.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 03/29/2015

BENILDE FLORES
My Commission Expires
March 29, 2015

WATER/OSSF DESIGN, TOPOGRAPHY & DRAINAGE LAYOUT
MAPA TOPOGRAFICO, DRENAJE Y DISEÑO DE AGUA/OSSF
RANCHO SARITA SUBDIVISION
HIDALGO COUNTY, TEXAS
2.50 ACRE TRACT OF LAND OUT OF LOT 59, BLOCK 3, LA HOMA RANCHO CITRUS GROVES SUBDIVISION NO. 1 HIDALGO COUNTY, TEXAS, RECORDED IN VOL. 7, PG. 59, MAP RECORDS HIDALGO COUNTY.

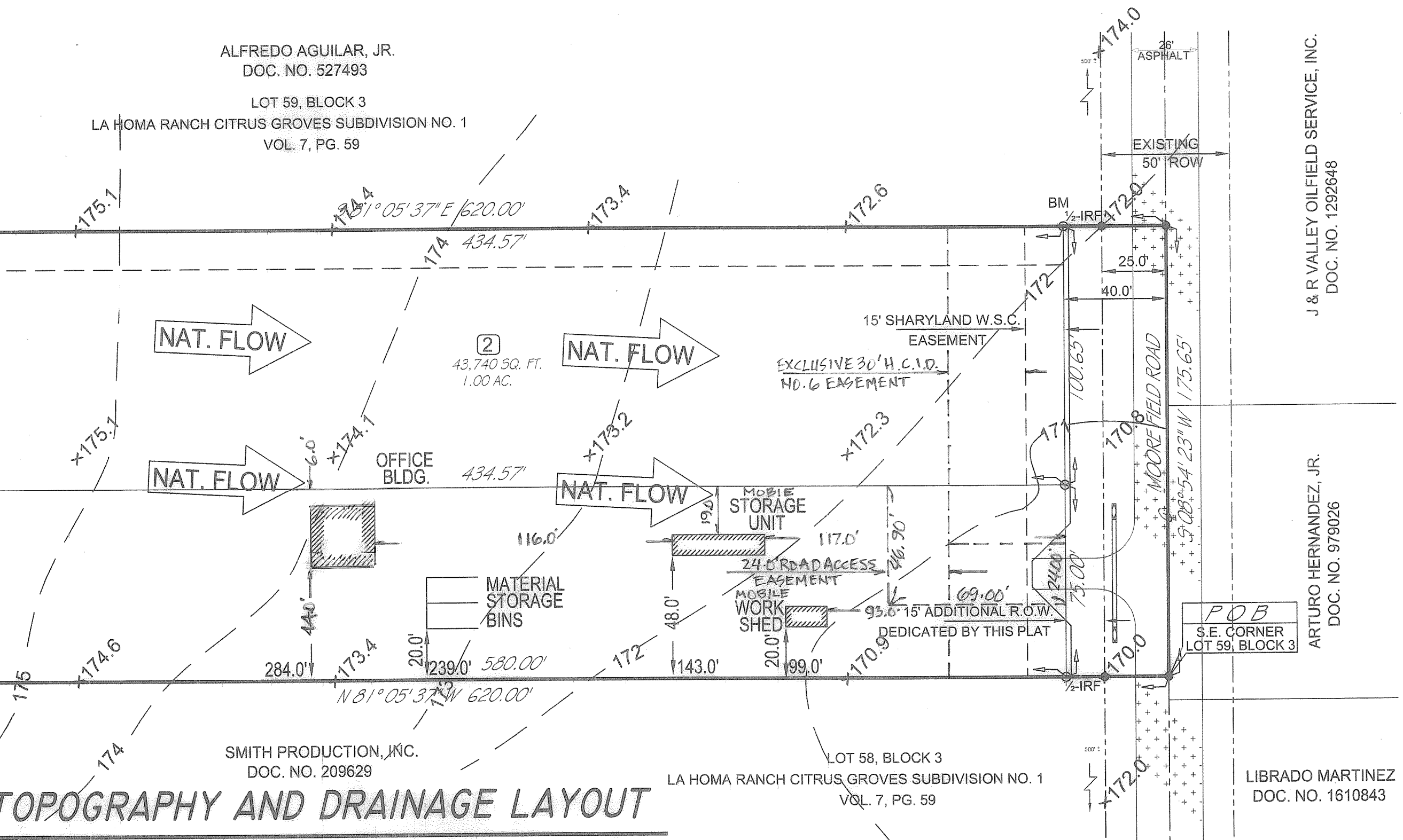
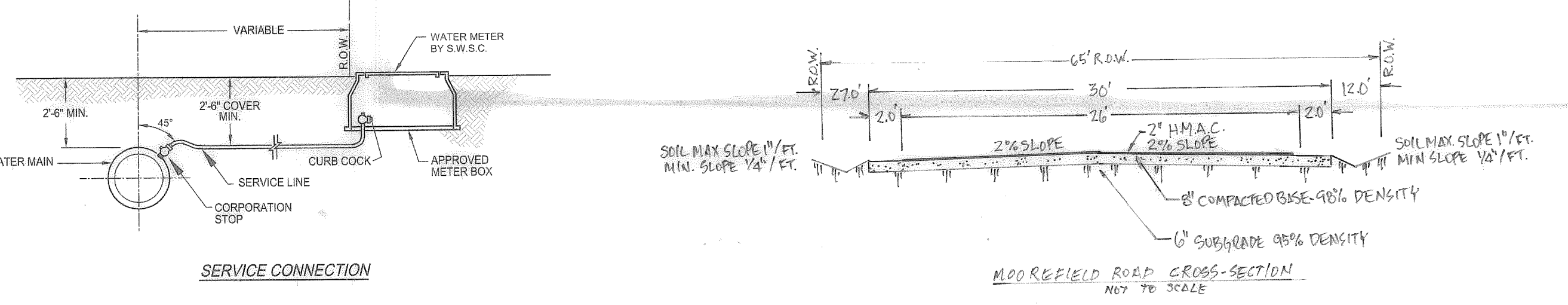
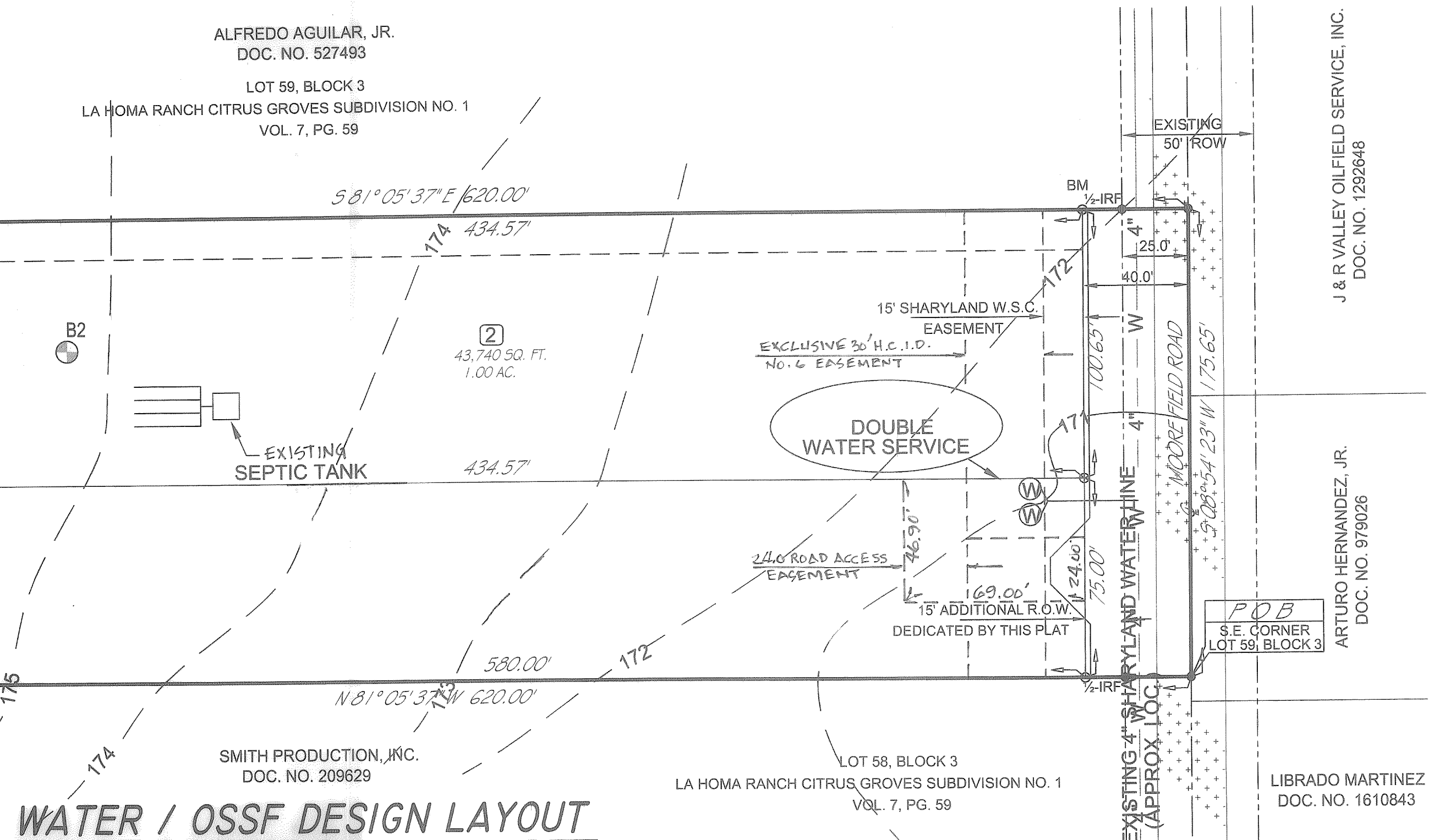


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COST ESTIMATE

WATER SUPPLY SYSTEM:	\$1,200.00
SEPTIC TANK SYSTEM:	\$2,200.00
DRAINAGE SYSTEM:	\$500.00

PROJECT NAME:	RANCHO SARITA SUBDIVISION
PROJECT LOCATION:	HIDALGO COUNTY, TEXAS
PLANS FOR:	SUBDIVISION PLAT
REVISIONS:	
DRAWN BY:	AG
CHECKED BY:	AG
APPROVED:	AG
PROJECT NO.:	FLORES
SHEET:	2 OF 2



SHEET 1 INDEX: Date-North arrow-Main Scale-Heading-Legal description-Location Map and ET-IP-Principal contacts
Plan & artist Subdivision Layout-Meets & Boundaries-Notes-Owner dedication, certification, and attestation
Health department certification-Notary public & E-Commission-Survey certificate-Engineer certificate
Drainage dedication-Map record-County certificate-County clerk's recording certificate-Revision Notes

SHEET 2 Final Engineering Report, including Description of Water and Sanitary Sewer (English-Spanish Versions), Legend, Description of Drainage and Drainage swales, Map of Topography and Engineering Flood Certification, Soil Evaluation, Subdivider certificate & statement, Revision Notes-Prepared by Arturo Garcia Engineering PLLC-Sheet Number