



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-03-2018

PROPOSED 6 WESTERN VEGAS SUBDIVISION, PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: RICHARD A. GARZA (GARCO LTD.)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 12 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTHEAST CORNER OF MILE 6 NORTH ROAD AND WESTERN ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-14-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION WITH IN THE PROPOSED LOTS AND SURFACE RUNOFF WILL BE DRAIN INTO MILE 6 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO WESTERN ROAD AND 20.00 FEET ONTO MILE 6 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-10-2018 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-23-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: WESTERN ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-08-2018 : 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.

VARIANCE REQUEST: VARIANCE REQUEST FROM THE HIDALGO COUNTY SUBDIVISION RULES, TITLE "B", CHAPTER 2, SECTION 8 "BLOCKS & LOTS"

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 MISSION.

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.*

6 WESTERN VEGAS SUBDIVISION

A 20.00 ACRE TRACT OF LAND OUT OF THE SOUTH 724.00 FEET OF THE WEST 1,452.00 FEET OF THE SOUTH 67.33 ACRES OF THE WEST 127.33 ACRES OF THE SOUTH 175.39 ACRES LYING WEST OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 MAIN CANAL OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2868871, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 20.00 ACRE TRACT OF LAND OUT OF THE SOUTH 724.00 FEET OF THE WEST 1,452.00 FEET OF THE SOUTH 67.33 ACRES OF THE SOUTH 127.33 ACRES LYING WEST OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 MAIN CANAL OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2868871, 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 SET ON THE WEST LINE OF BLOCK 16 AND IN THE CENTERLINE OF WESTERN ROAD FOR THE NORTHWEST CORNER OF THE EMILIO G. RODRIGUEZ, SR. TRACT (A 4.13 ACRE TRACT OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 854315, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 08°59' E, 400.41 FEET (DEED RECORD: 400.00 FEET) FROM THE SOUTHWEST CORNER OF BLOCK 16.

THENCE, N 08°59' E, ALONG THE WEST LINE OF BLOCK 16 AND THE CENTERLINE OF WESTERN ROAD, A DISTANCE OF 323.59 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE MOST REVEREND DANIEL E. FLORES TRACT (THE SOUTH 10.00 ACRES OF THE NORTH 20.00 ACRES OF THE SOUTH 44.13 ACRES OF THE SOUTH 67.33 ACRES OF THE SOUTH 127.33 ACRES OF THE SOUTH 175.39 ACRES LYING WEST OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 MAIN CANAL, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2578431, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S 81°01' E, ALONG THE SOUTH LINE OF THE MOST REVEREND DANIEL E. FLORES TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FROM THE EAST RIGHT OF WAY LINE OF WESTERN ROAD, A TOTAL DISTANCE OF 1,452.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST LINE OF THE VALLEY CALICHE PRODUCTS, INC. TRACT (THE SOUTH 20.00 ACRES OF THE NORTH 60.00 ACRES OF THE WEST 127.33 ACRES OF THE SOUTH 175.39 ACRES LYING WEST OF HIDALGO COUNTY WATER AND IRRIGATION DISTRICT NO. 6 MAIN CANAL, ACCORDING TO SPECIAL WARRANTY DEED RECORDED IN VOLUME 2603, PAGE 983, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 08°57'55" W (DEED RECORD: S 08°59' W), ALONG THE WEST LINE OF THE VALLEY CALICHE PRODUCTS, INC. TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED HALF ASSOCIATES FOUND AT 694.00 FEET, A TOTAL DISTANCE OF 724.00 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF BLOCK 16 AND IN THE CENTERLINE OF MILE 6 NORTH ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 81°01' W, ALONG THE SOUTH LINE OF BLOCK 16 AND THE CENTERLINE OF MILE 6 NORTH ROAD, A DISTANCE OF 1,002.42 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THE EMILIO G. RODRIGUEZ, SR. TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 08°59' E, ALONG THE EAST LINE OF THE EMILIO G. RODRIGUEZ, SR. TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED HALF ASSOCIATES FOUND AT 30.00 FEET FROM THE NORTH RIGHT OF WAY LINE OF MILE 6 NORTH ROAD, A TOTAL DISTANCE OF 400.41 FEET (DEED RECORD: 400.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 81°01' W, ALONG THE NORTH LINE OF THE EMILIO G. RODRIGUEZ, SR. TRACT, PASSING A 1/2" IRON PIPE FOUND AT 419.81 FEET FROM THE EAST RIGHT OF WAY LINE OF WESTERN ROAD, A TOTAL DISTANCE OF 449.81 FEET (DEED RECORD: 450.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH CAMPO ALREO SUBDIVISION, RECORDED IN VOLUME 44, PAGE 29, 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.



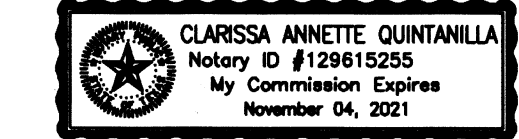
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: 11-02-17

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, RICHARD A. GARZA MANAGING MEMBER OF GARCO LTD., AS OWNER OF THE 20.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED 6 WESTERN VEGAS SUBDIVISION, 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.

RICHARD A. GARZA MANAGING MEMBER OF GARCO LTD. DATE
3910 W. FREDDY GONZALEZ DR. EDINBURG TX 78539

BEFORE ME, the undersigned notary public, on this day personally appeared Richard A. Garza Managing Member 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 she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE
I, RICHARD LEFEBRE, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE 6 WESTERN VEGAS SUBDIVISION HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION

RICHARD LEFEBRE, P.E. DATE
INTERIM GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE 6 WESTERN VEGAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

Hidalgo County Judge _____ DATE
ATTEST: Hidalgo County Clerk _____ DATE

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

CITY OF MISSION CERTIFICATE OF APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF 6 WESTERN VEGAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION _____ DATE
ATTEST: CITY SECRETARY _____ DATE

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

ALFONSO QUINTANILLA P.E. No. 95534 DATE: 5-24-18

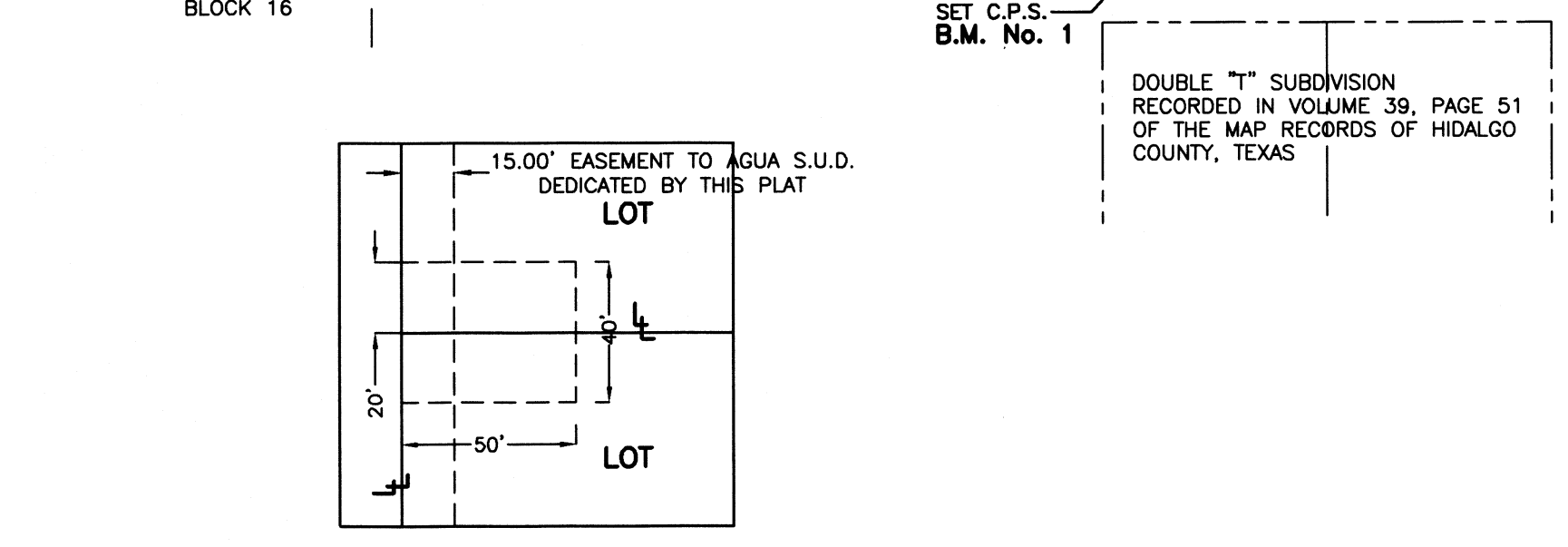
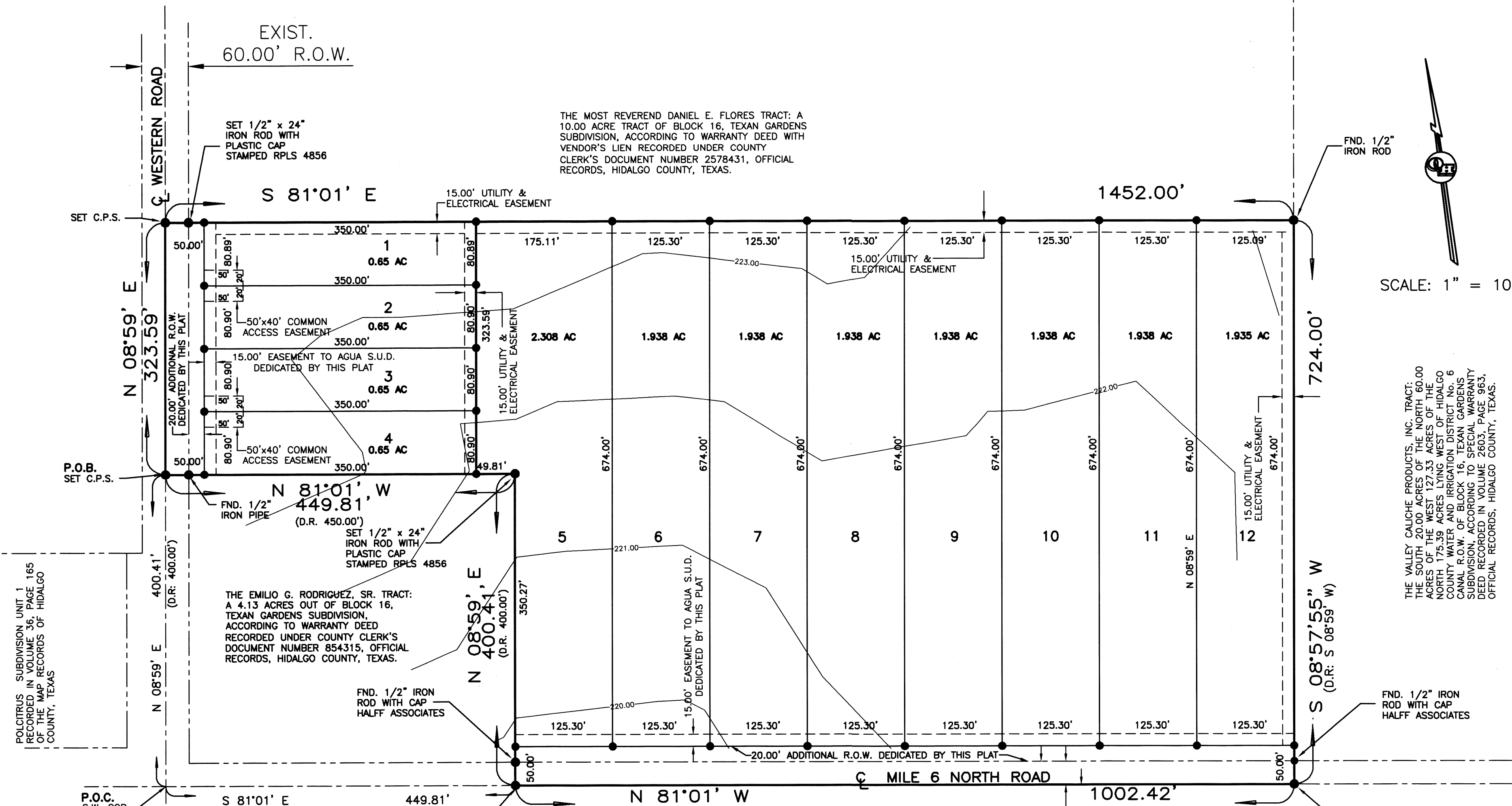
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

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

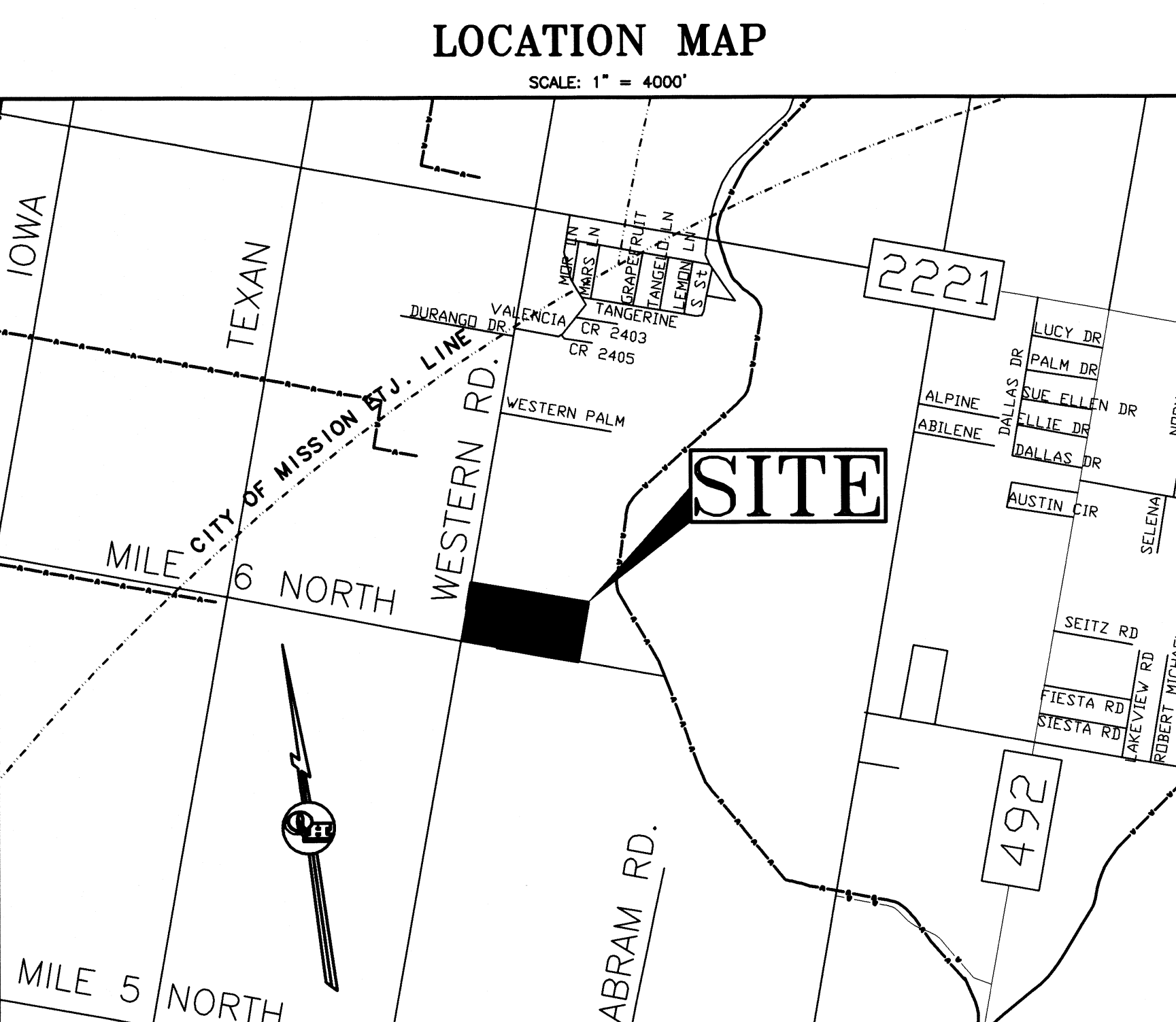
BY: _____ DEPUTY

SHEET NO. 1 OF 3 SHEETS	DATE PREPARED 11-02-17	PREPARED BY JUSIS GAZOZ	CHECKED BY N. GONZALEZ	APPROVED BY
	DATE REVISION 5-23-18			

DATE OF PREPARATION NOV. 2 2017



50' X 40' ACCESS EASEMENT DETAIL
SCALE: 1" = 50'



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D MAP REVISED: JUNE 6, 2000
- MINIMUM BUILDING SETBACKS:
FRONT: 50.00 FEET
REAR: 15.00 FEET
SIDE: 6.00 FEET
OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENTIAL: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ANY OF THE LOT APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION. TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No. 1 - ELEV= 220.44 COTTON PICKER SPINDLE FOUND AT THE SOUTHWEST CORNER OF THE SUBDIVISION. NAVD 88 DATUM.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 46,203.66 CUBIC FEET (1.06 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.
- THE PURCHASER FOR LOTS 5 THROUGH 12 SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY WITH CURB AND REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH
- 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.

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

6 WESTERN VEGAS SUBDIVISION IS LOCATED IN SOUTHWEST HIDALGO COUNTY ON THE EAST SIDE OF WESTERN ROAD, AND THE NORTH OF MILE 6 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,394), 6 WESTERN VEGAS LIES APPROXIMATELY 3 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.

- 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.
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 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 OCCUPANCY AN 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 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 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
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 EXCEPT 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 OCCUPANCY A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- RICHARD A. GARZA MANAGING MEMBER OF GARCO LTD., THE OWNER & SUBDIVIDER OF 6 WESTERN VEGAS SUBDIVISION, RETAINS 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.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM WESTERN ROAD TO LOTS 1 THROUGH 4. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOTS 1 & 2 AND BETWEEN LOTS 3 & 4 TO PROVIDE INGRESS AND EGRESS FROM WESTERN ROAD.
- ACCESS EASEMENT 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.

11-12-17

ATTEST: SECRETARY _____ PRESIDENT _____

PLANNING & ZONING COMMISSION CERTIFICATION

"I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Mission, hereby certify that this subdivision plat known as 6 WESTERN VEGAS SUBDIVISION conforms to all requirements of the Municipal Ordinance of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 20____.

CHAIRPERSON-PLANNING & ZONING COMMISSION

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS 6 WESTERN VEGAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE

INDEX TO SHEETS
SHEET 1

HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; CITY APPROVAL, CERTIFICATE; MAYOR'S CERTIFICATE; ADMINISTRATOR'S CERTIFICATE; COUNTY JUDGE SIGNATURE, PLANNING & ZONING CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, UNITED IRRIGATION DISTRICT CERTIFICATION, REVISION NOTES.

SHEET 2.
ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 3.
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION: REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE.

Principal Contacts:	Name	Address	City & Zip	Phone	Fax
OWNER:	RICHARD A GARZA MANAGING MEMBER OF GARCO LTD.	3910 W FREDDY GONZALEZ DR.	EDINBURG, TX 78539	(956)383-6265	(956)381-9221
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

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-10

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QQA-ENG.COM

DATE OF PREPARATION NOV. 2 2017

6 WESTERN VEGAS

A 20.00 ACRE TRACT OF LAND OUT OF THE SOUTH 724.00 FEET OF THE WEST 1,452.00 FEET OF THE SOUTH 67.33 ACRES OF THE WEST 127.33 ACRES OF THE SOUTH 175.39 ACRES LYING WEST OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO.6 MAIN CANAL OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2868871, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR 6 WESTERN VEGAS

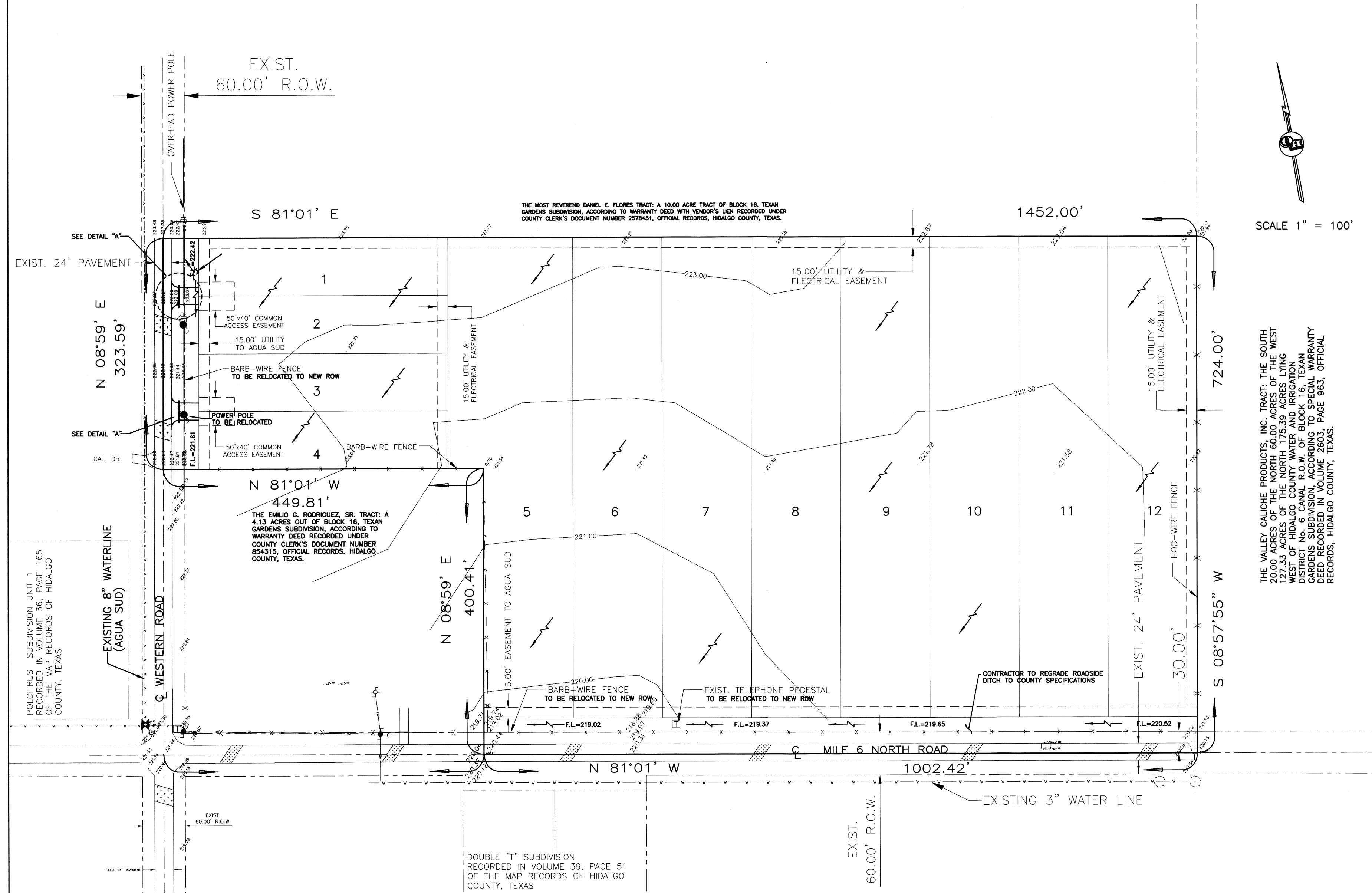
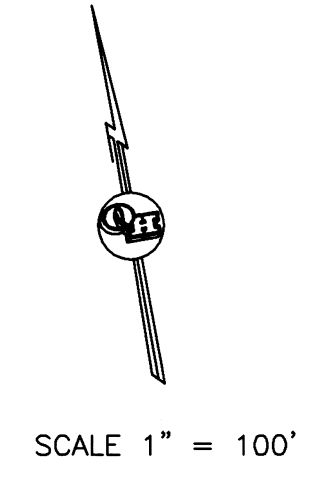
6 Western Vegas Subdivision is a 20.00 acre tract of land out of the South 724.00 feet of the West 1,452.00 feet of the South 67.33 Acres of the West 127.33 Acres of the South 175.39 Acres lying west of Hidalgo County Water Control and Improvement District No.6 Main Canal out of Block 16, Texan Gardens Subdivision, according to the plat or map thereof recorded in Volume 8, Pages 57 and 58, Map Records, Hidalgo County, Texas, and according to Special Warranty Deed recorded under County Clerk's Document Number 2868871, Official records, Hidalgo County, Texas. This subdivision is located on the east side of Western Road and north side of Mile 6 north Road and it's in the City of Mission ETJ. The site is currently open land. The proposed subdivision will consist of 12 residential lots.

The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel Number 480334 0290 C, dated June 6, 2000.

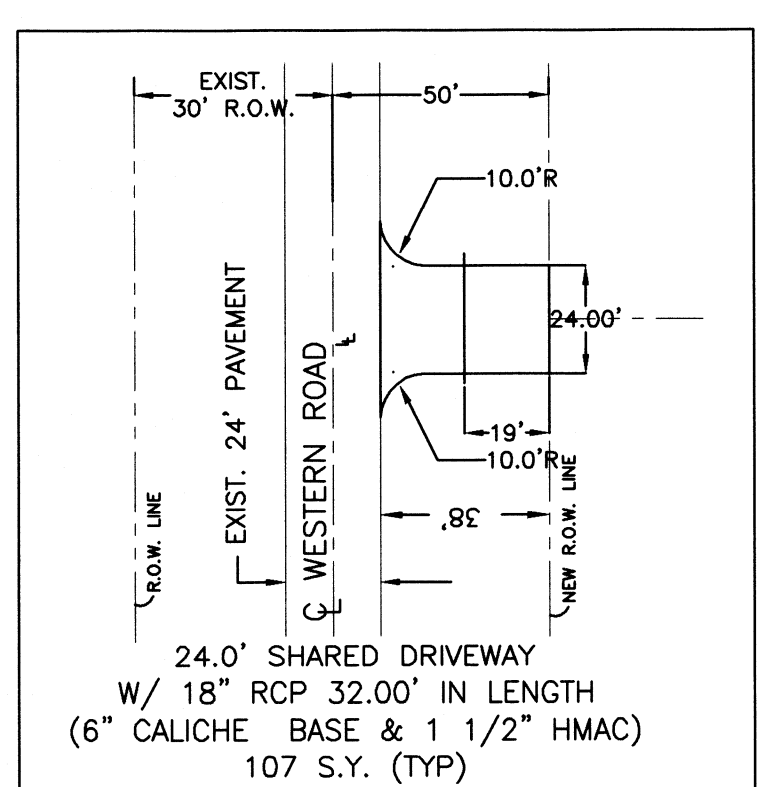
The soil is Brennan (3) and Hidalgo (25). It is a mixture of Fine Sandy Loam (SM, SM-SC, SC), Sandy Clay Loam (SC), Loam (CL). This soil is moderately well drained. Surface runoff is slow. Permeability is slow. Plasticity Index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has a substantial runoff in a southwesterly direction. The existing runoff for the proposed subdivision is Q= 5.87 cubic feet per second based on a 10-year storm.

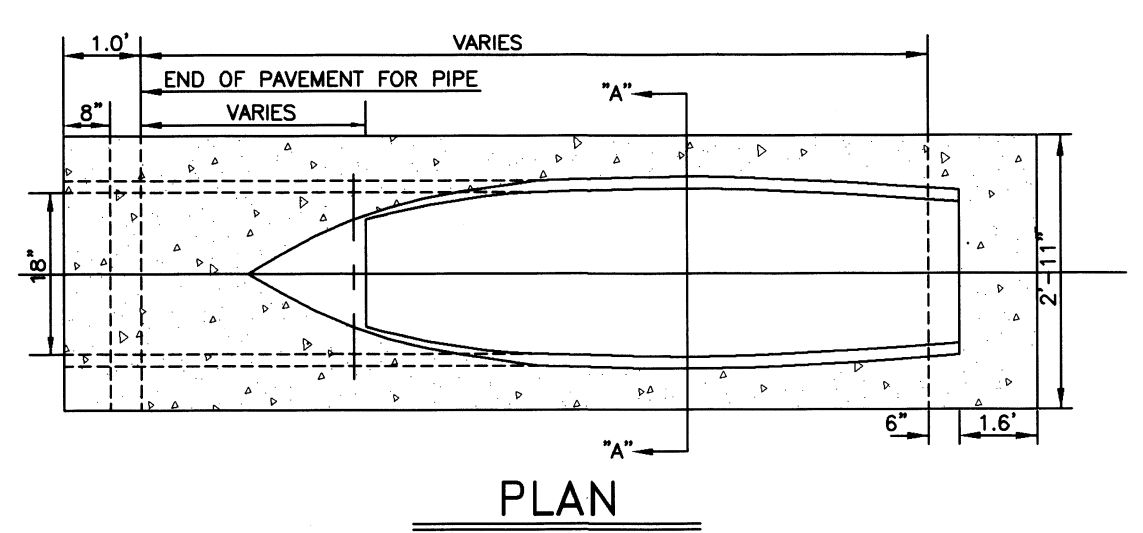
After development the runoff will be Q= 19.24 cubic feet per second for an increase of Q= 13.37 cubic feet per second. Detention will be 46,203.66 cubic feet (1.06 acre feet) in accordance with the County's drainage requirements and will be obtained by regrading the roadside ditch along the east side of Western Road and north side of Mile 6 North Road. The roadside ditch along the east side of Western Road flows southerly and the roadside ditch along the north side of Mile 6 North Road flows westerly. There is an existing 18" culvert across Mile 6 North Road on the east side of Western Road. The roadside ditch flows southerly for a distance of 1,500.00 feet (see attached road ditch layout).



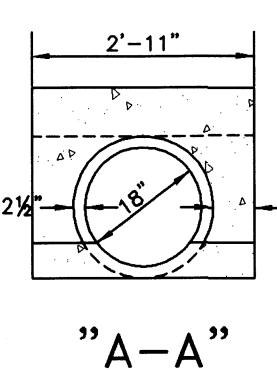
Alfonso Quintanilla
 ALFONSO QUINTANILLA DATE 5-24-18
 P.E. 95534



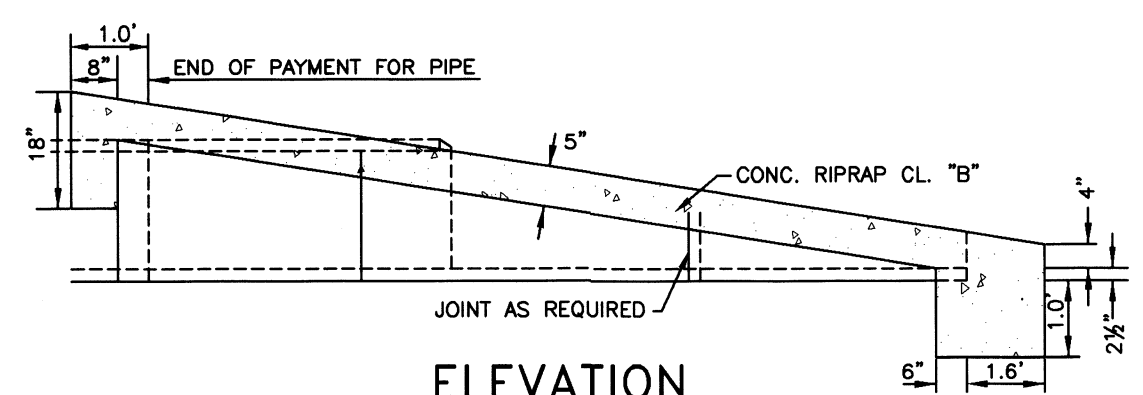
SHARED DRIVEWAY
 DETAIL "A"



PLAN



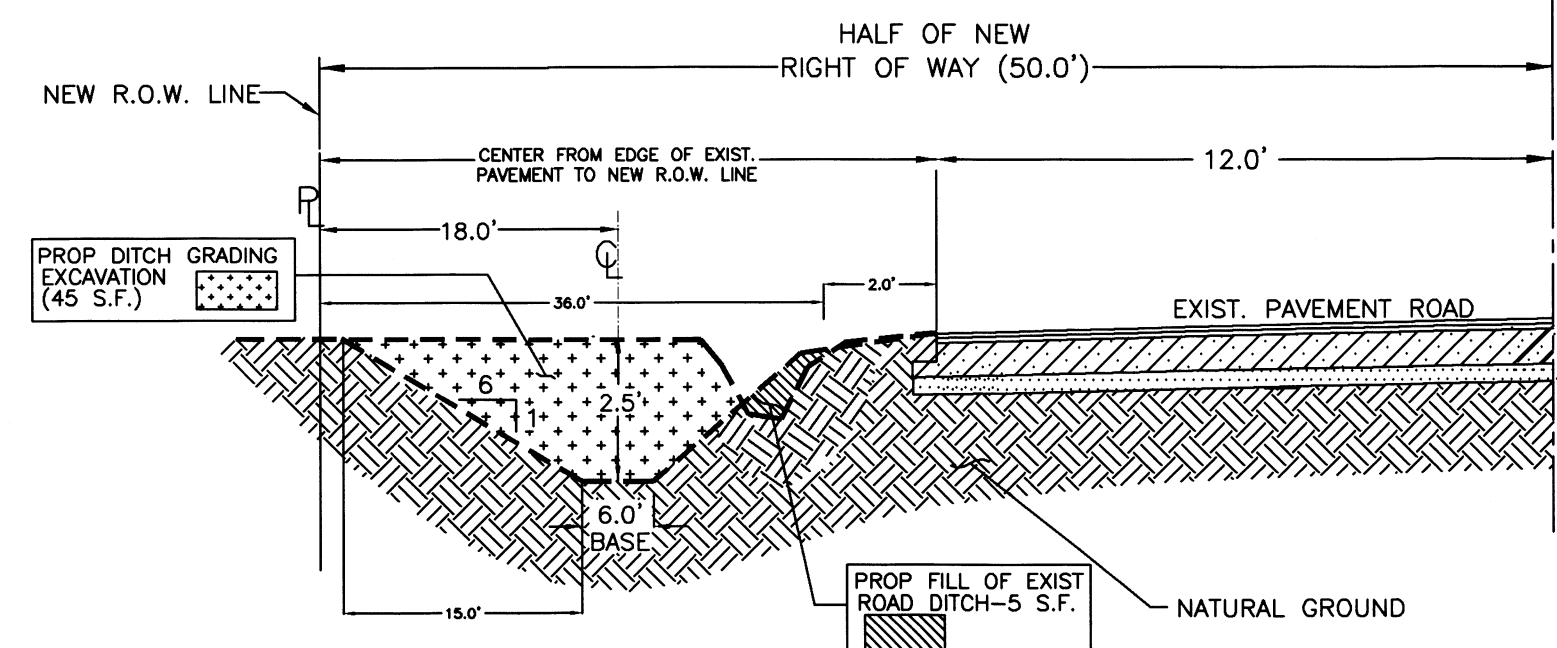
"A-A"



ELEVATION

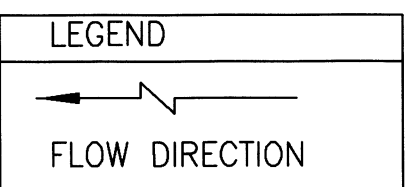
SAFETY END TREATMENT

NOT TO SCALE



RECONSTRUCTION OF ROAD SIDE DITCH
 ALONG MILE 6 NORTH ROAD (1002 LF) & WESTERN ROAD (323 LF)

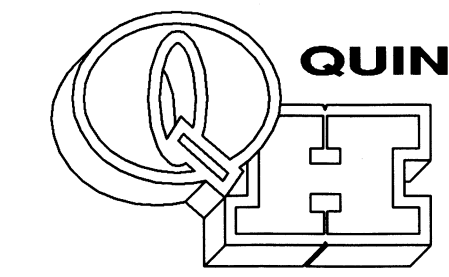
TO BE USED FOR DETENTION
 N.T.S.



LEGEND

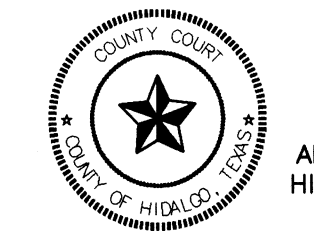
FLOW DIRECTION

COST ESTIMATE
 WATER DISTRIBUTION: \$
 SEPTIC TANK (OSSF): \$ 18,000.00



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 ALFONSOQ@QHA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00



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

SHEET NO. 3 OF 3 SHEETS	FILENAME: F:\DATA\SUBD\MISSION\6 WESTERN VEGAS LAYOUT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	