



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: 11-20-2018

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 WITHIN THE PROPOSED LOTS AND SURFACE RUNOFF WILL DRAIN INTO MILE 6 NORTH ROAD AND WESTERN ROAD SIDE DITCHES.

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. FINAL APPROVAL DATE: 10-01-2018 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-10-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's (12) HAVE BEEN ESCROWED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 9-26-2018 : 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.

REQUEST FOR FINAL APPROVAL WITH:: **Cash Deposit:** Amount: \$18,000.00 For: OSSF 12 SINGLE FAMILY.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 3, 2018

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

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

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

GARCO, Ltd.
BY: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER
BY: RICHARD A. GARZA, PRESIDENT
I, THE UNDERSIGNED, 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.

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

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

GARCO, Ltd.
BY: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER
BY: RICHARD A. GARZA, PRESIDENT

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 17th day of September, 2018.

CLARISSA ANNETTE QUINTANILLA
Notary ID #129819255
My Commission Expires November 04, 2021

Clarissa Quintanilla
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE

I, JOSE E. SAEZ, 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 CONVENIENCE AND NO NECESSITY 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.

Jose E. Saez
JOSE E. SAEZ
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 _____
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.

Anna Camille
MAYOR OF CITY OF MISSION
ATTEST: *Anna Camille*
CITY SECRETARY
DATE 10/8/18

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

Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 9-17-18

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	DATE PREPARED
OF 3 SHEETS	DATE REVISION
DATE PREPARED NOV. 2 2017	DATE REVISION

A 20.00 ACRE TRACT OF LAND OUT OF THE SOUTH 724.00 FEET OF THE WEST 1,452.00 FEET OF THE SOUTH 81°01' E 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 81°01' E 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, 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 ACRES 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 81°01' E 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 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 FOR 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 CONTROL AND IMPROVEMENT DISTRICT NO. 6 MAIN CANAL OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2578431, 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 69.00 FEET, A TOTAL DISTANCE OF 724.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET 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 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 FOR 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 418.81 FEET FOR 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 ALLEGRE 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
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE 11-02-17

HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 CERTIFICATION
THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 ON THIS _____ DAY OF _____, 2018.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ PRESIDENT _____ SECRETARY

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 Planning Regulations of this City wherein my approval is required and has been approved for recording on the _____ day of _____, 2018."

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

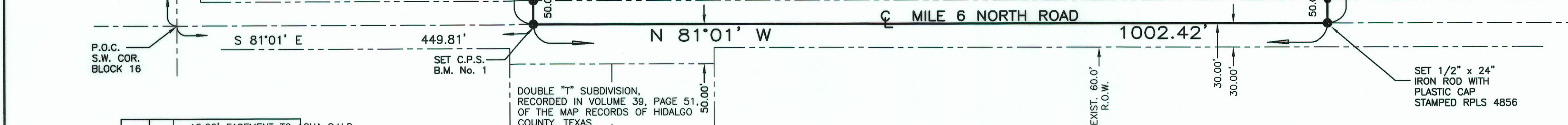
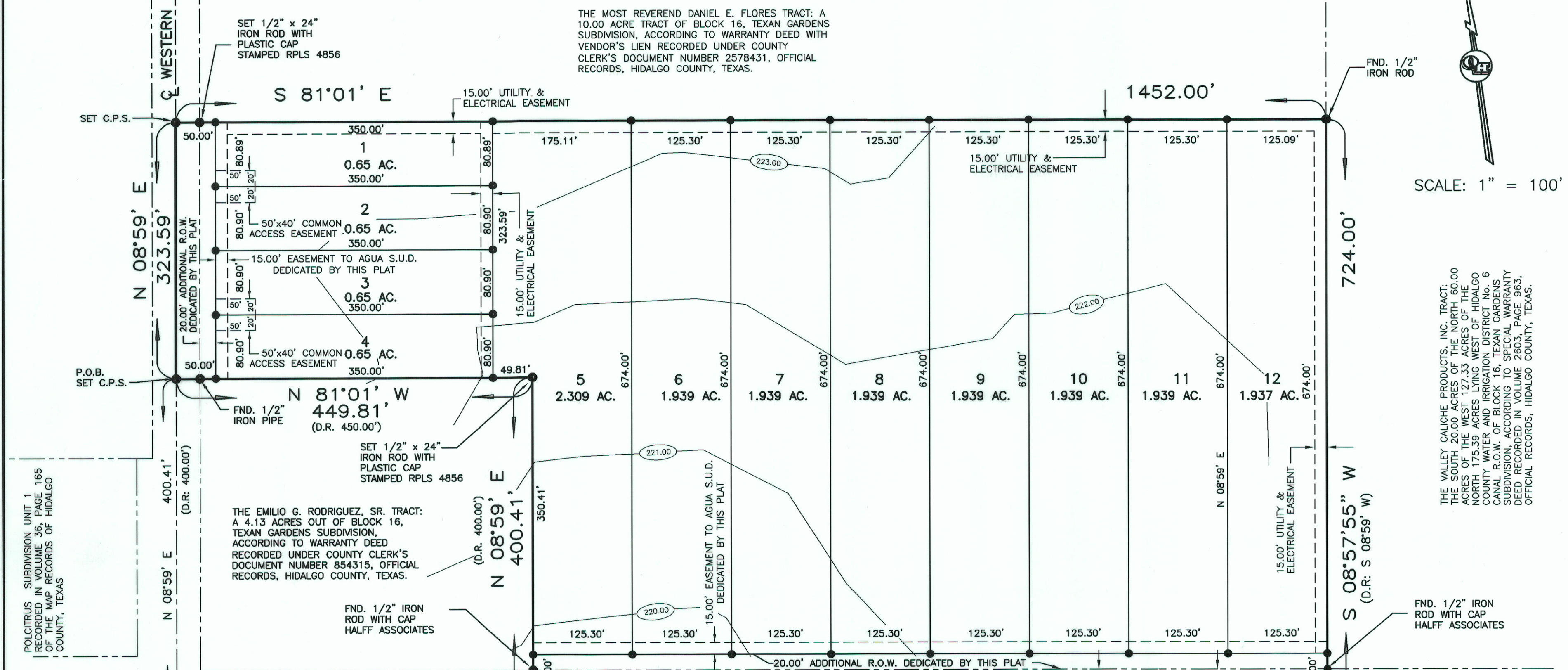
HEADING INDEX: LOCATION MAP AND ETU: PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION METES AND BOUNDS; ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; CITY APPROVAL CERTIFICATE; MAYOR'S CERTIFICATE; ADMINISTRATOR'S CERTIFICATE; COUNTY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

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

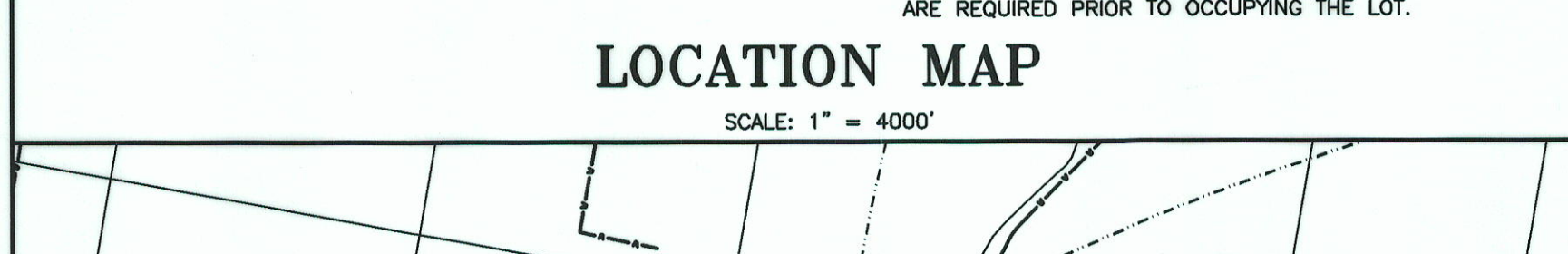
SHEET 3.
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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



- 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 ALLOWED ON ANY OF THE LOT APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- 4.- 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.
- 5.- BENCHMARK NOTE:**
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 - ELEV = 220.40 COTTON PICKER SPINDLE SET AT THE SOUTHWEST CORNER OF THE SUBDIVISION ON MILE 6 NORTH ROAD, NAVD 88 DATUM.
- 6.- 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.
- 7.- THE PURCHASER FOR LOTS 5 THROUGH 12 SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY WITH CURB OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH**
- 8.- 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.**
- 9.- 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.**
- 10.- LEGEND - - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.**
- 11.- 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.**
- 12.- 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.**
- 13.- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN 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.**



DATE OF PREPARATION NOV. 2 2017

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA 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 SOUTH 127.33 ACRES OF THE SOUTH 175.39 ACRES LYING WEST OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 8 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.

FINAL ENGINEERING REPORT FOR 6 WESTERN VEGAS:
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

6 WESTERN VEGAS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. AGUA SUD HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF WESTERN ROAD.

THE WATER SYSTEM FOR 6 WESTERN VEGAS SUBDIVISION CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE. IT RUNS EAST ALONG THE NORTH SIDE OF MILE 6 NORTH ROAD AND ENDS WITH A 2" FLUSH VALVE LOCATED ON THE SOUTHEAST CORNER OF LOT 12.

WATER DISTRIBUTION FOR 6 WESTERN VEGAS SUBDIVISION CONSISTS OF 12-1" DIAMETER SINGLE SERVICE LINES RUN TO EACH LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" SINGLE SERVICE LINES AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 59,849.00 OR \$ 4,987.42 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY AGUA SUD THE SUM OF \$ 33,567.00 OR \$ 2,797.25 PER LOT AS PROVIDED IN THE INVESTIGATION REPORT (\$ 1,500.00), ONE INSPECTION (\$ 1,527.00), AND 30 YEAR WATER SERVICE AGREEMENT (\$ 30,540.00), WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD. UPON REQUEST BY THE LOT OWNER, THE SUBDIVIDER WILL PROMPTLY INSTALL AT NO CHARGE, THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED TWO (2) FIRE HYDRANTS AT A UNIT COST OF \$ 3,400.00 FOR A TOTAL COST OF \$ 6,800.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM 6 WESTERN VEGAS SUBDIVISION, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") 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 OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD FOUR (4) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 4, 7, 10. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WEST. THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE AMOUNT OF \$ 18,000.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK IN THE SALES 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 CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES—THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ 93,416.80 OR \$ 7,784.72 PER LOT.

SEWAGE FACILITIES—THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 18,000.00 WHICH EQUALS TO \$ 1,500.00 PER LOT.



Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. 95534
10-3-18
DATE



Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. 95534
10-3-18
DATE

SUBDIVIDER CERTIFICATION

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

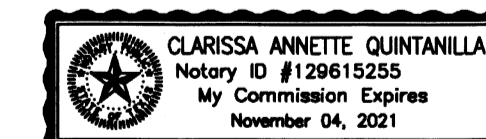
SUBDIVIDER STATEMENT:

1. I (WE), GARCO L.M. GARCO MANAGEMENT, L.L.C. GENERAL PARTNER BY RICHARD A. GARZA, PRESIDENT SUBDIVIDERS OF 6 WESTERN VEGAS HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

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

BEFORE ME, the undersigned notary public, on this day personally appeared GARCO, Ltd. BY: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER BY: RICHARD A. GARZA, PRESIDENT 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 purpose and consideration thereby expressed.

Given under my hand and seal of office this 3rd day of October, 2018.

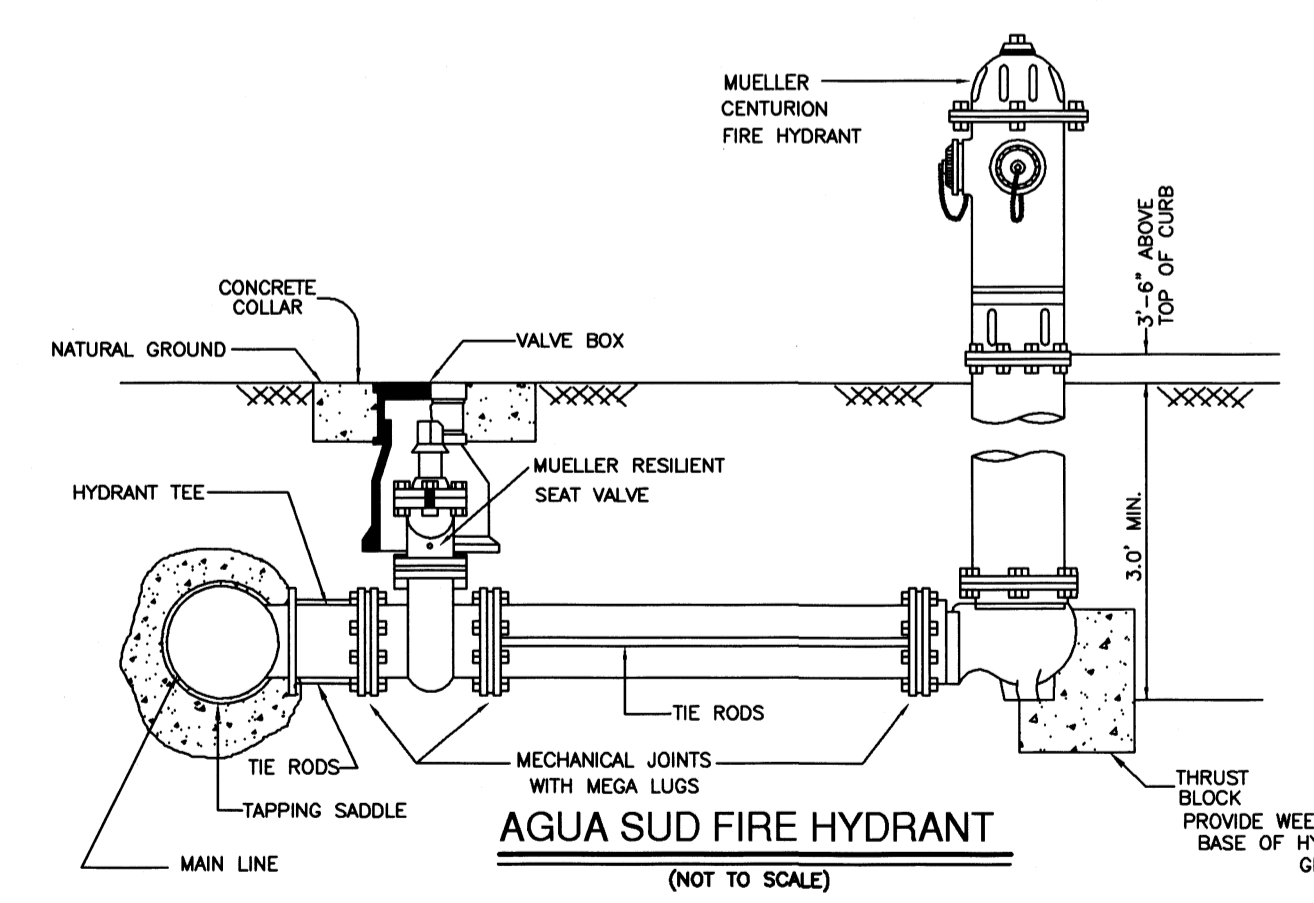
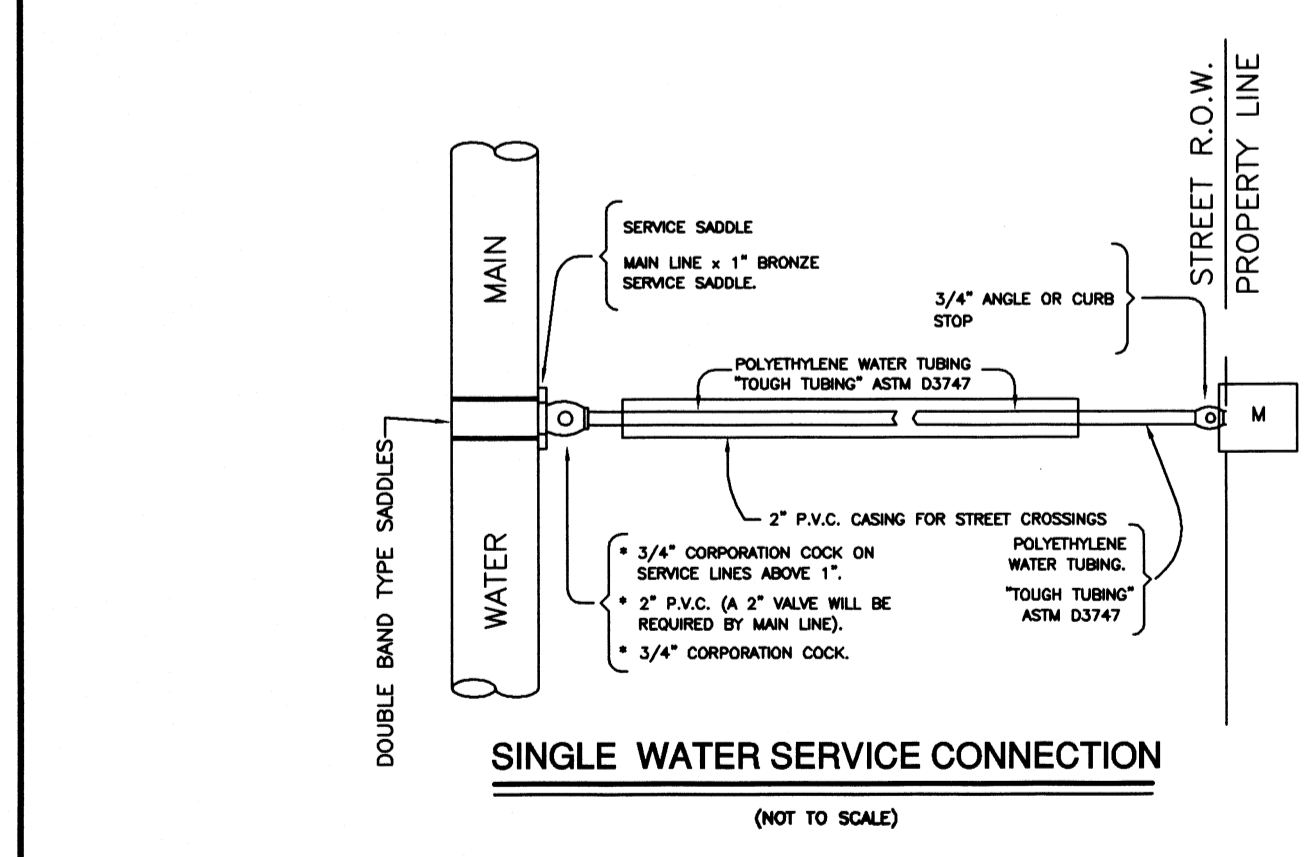
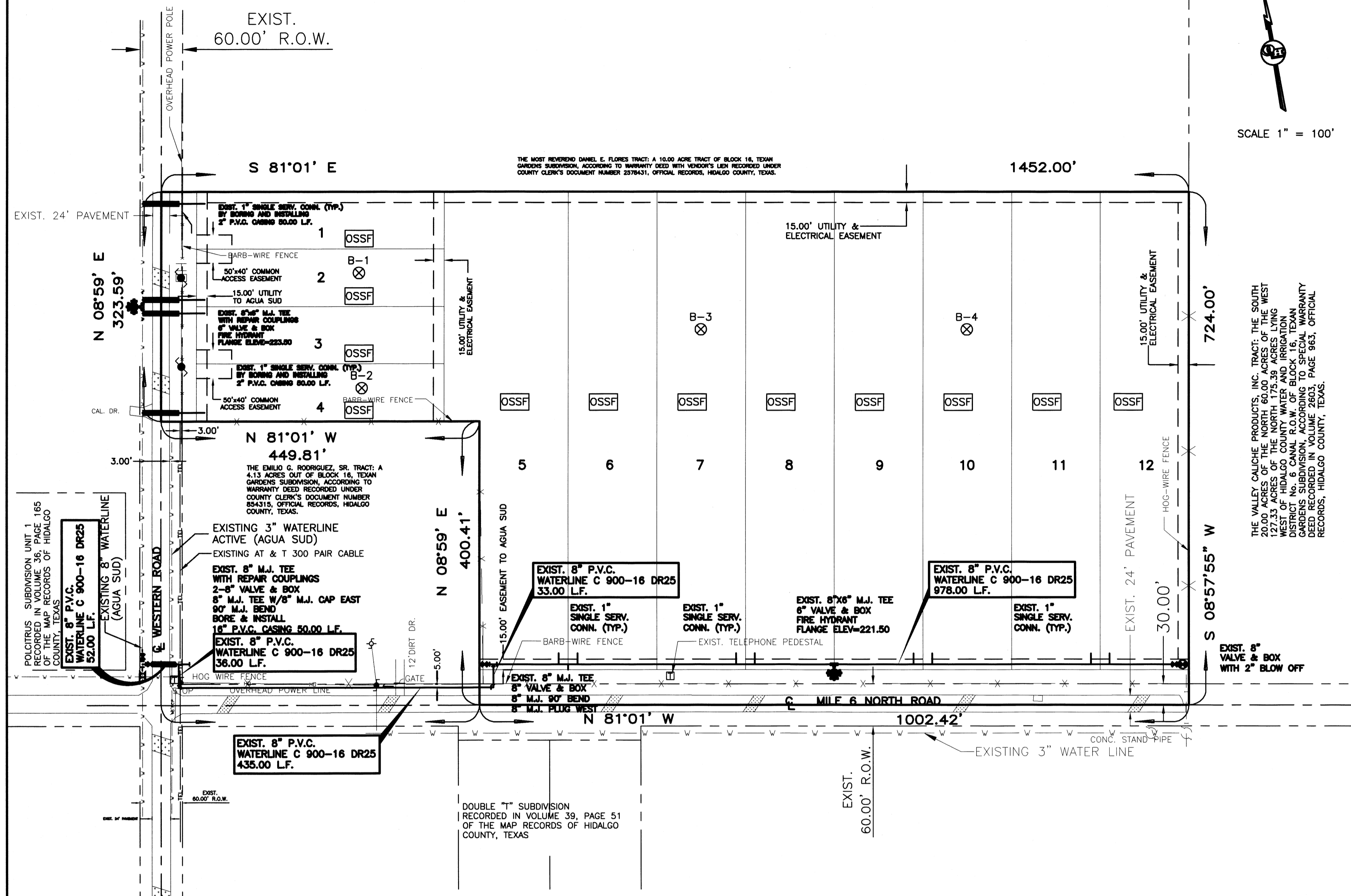


Clarissa Annette Quintanilla
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



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



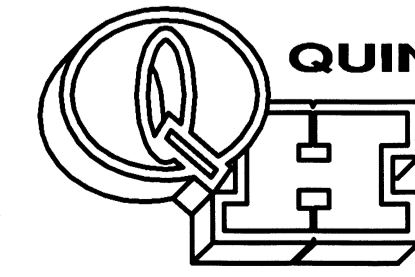
COST ESTIMATE

WATER DISTRIBUTION:	\$ 59,849.00
SEPTIC TANK (OSSF):	\$ 18,000.00
PAVING IMPROVEMENTS:	\$ 11,800.00

- WATER METER BOX □ CAJA DE MEDIDOR DE AGUA
- 8" WATER SUPPLY LINE — 8" LINEA DE AGUA
- SERVICE LINES — LINEAS DE SERVICIOS
- ⊗ B-1 ⊗ B-2 TEST BORINGS
- OSSF SEPTIC TANK (OSSF)

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

SHEET NO. 2 OF 3 SHEETS

FILENAME: F:\DATA\SUBD\HIDALGO CO\6 WESTERN VEGAS\PLAT	CHECKED BY	APPROVED BY
DATE PREPARED: 05-01-18	ELIUS CANAVOS	
DATE REVISED: 09-28-18	REVISOR: ELIUS CANAVOS	

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.

DRAINAGE REPORT FOR 6 WESTERN VEGAS

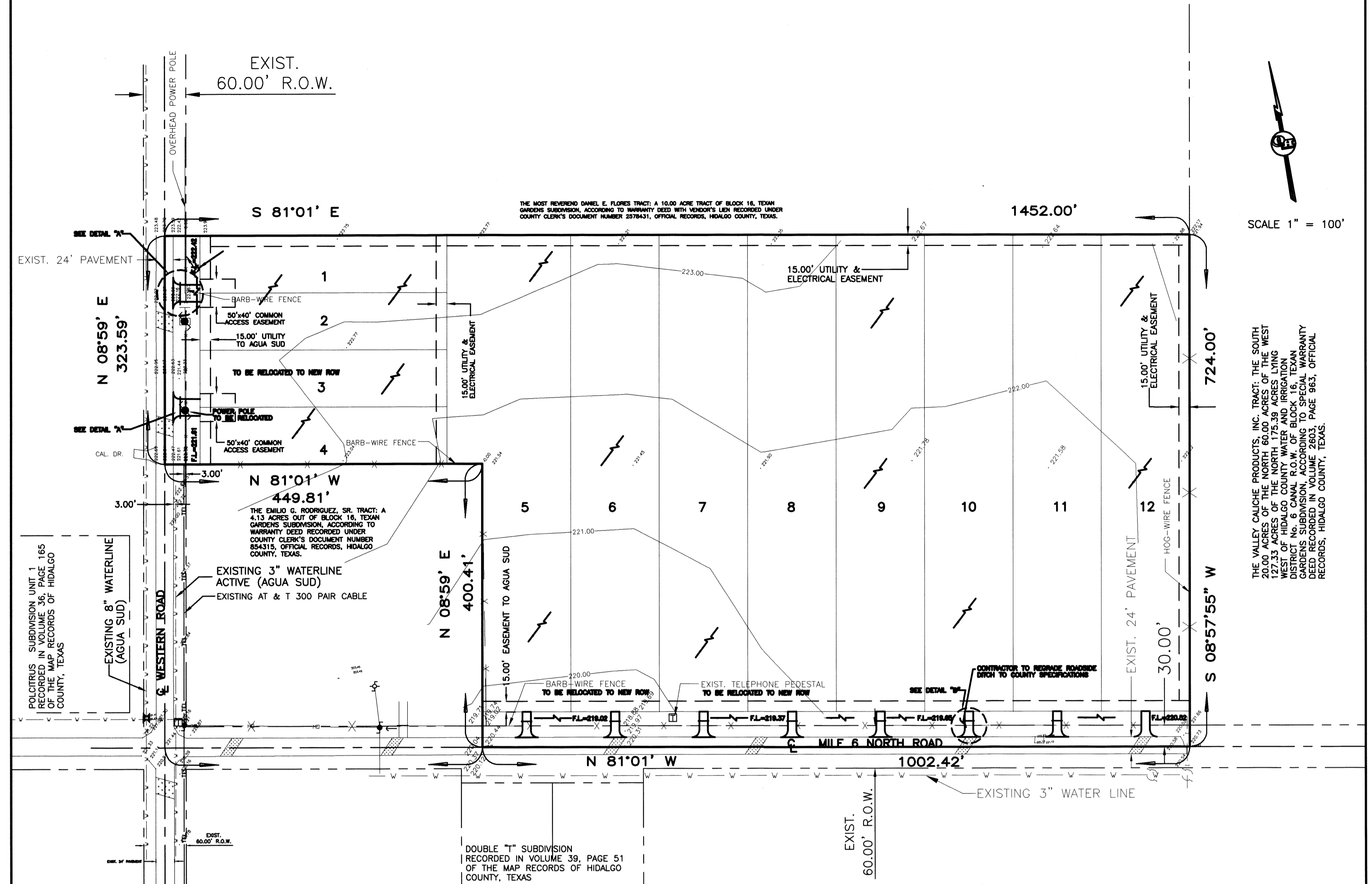
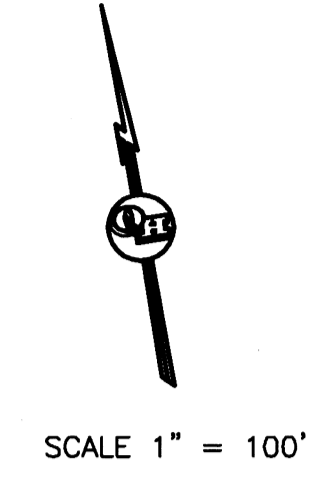
6 Western Vegas Subdivision is a 20.00 acre tract of land out of the South 724.00 feet of the West 1,452.00 feet of the South 67.33 Acres of the West 127.33 Acres of the South 175.39 Acres lying west of Hidalgo County Water Control and Improvement District No.6 Main Canal out of Block 16, Texan Gardens 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.

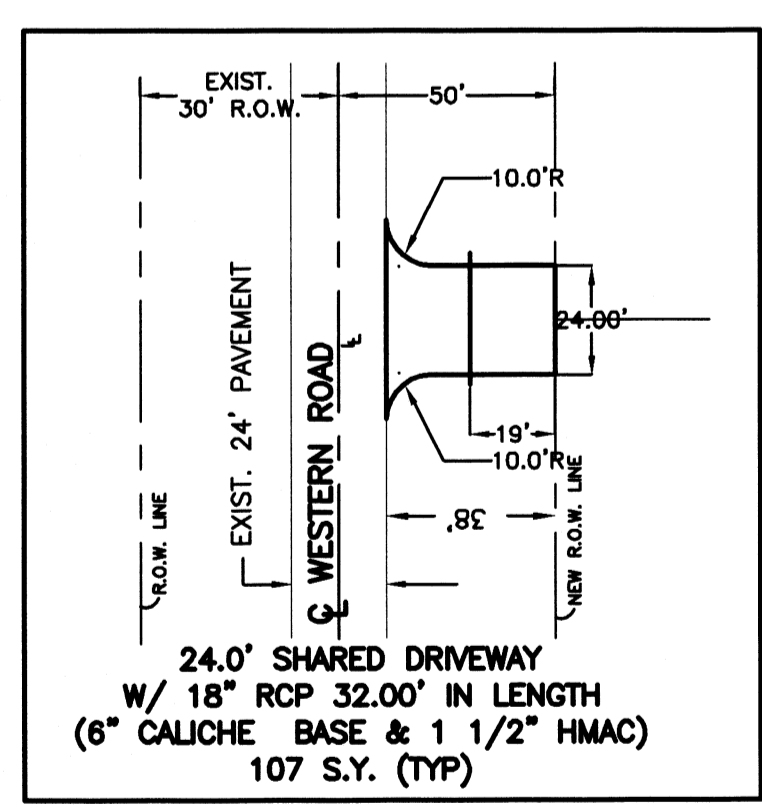
The soil is Brennan (3) and Hidalgo (25). It is a mixture of Fine Sandy Loam (SM, SM-SC, SC), Sandy Clay Loam (SC), Loam (CL). This soil is moderately well drained. Surface runoff is slow. Permeability is slow. Plasticity Index has a range of 4-23. See attached Soil Survey of Hidalgo County, Texas tables.

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.

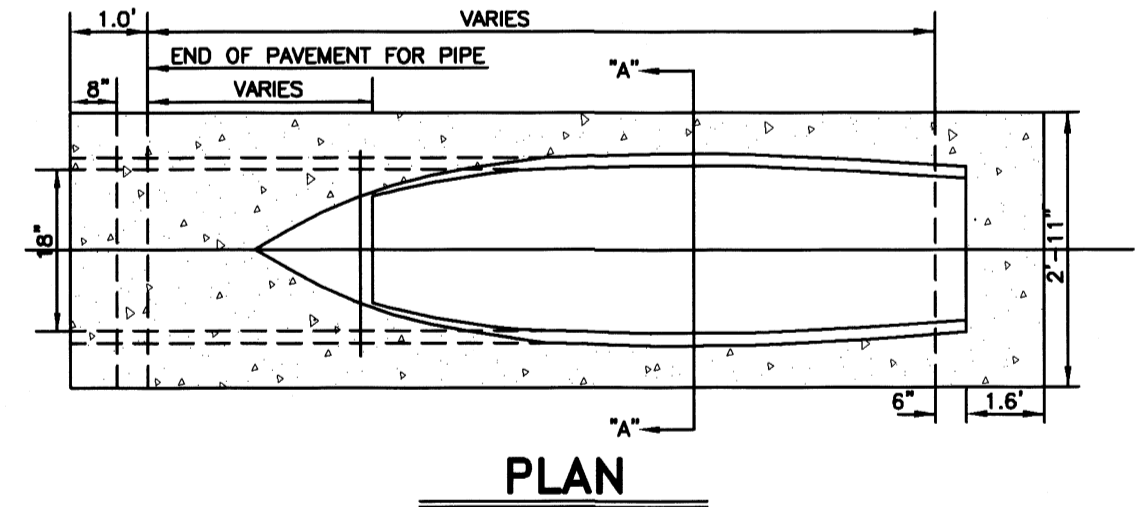
After development the runoff will be Q= 19.24 cubic feet per second for an increase of Q= 13.37 cubic feet per second. Detention will be 46,203.66 cubic feet (1.06 acre feet) in accordance with the County's drainage requirements and will be obtained by regrading the roadside ditch along the east side 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).



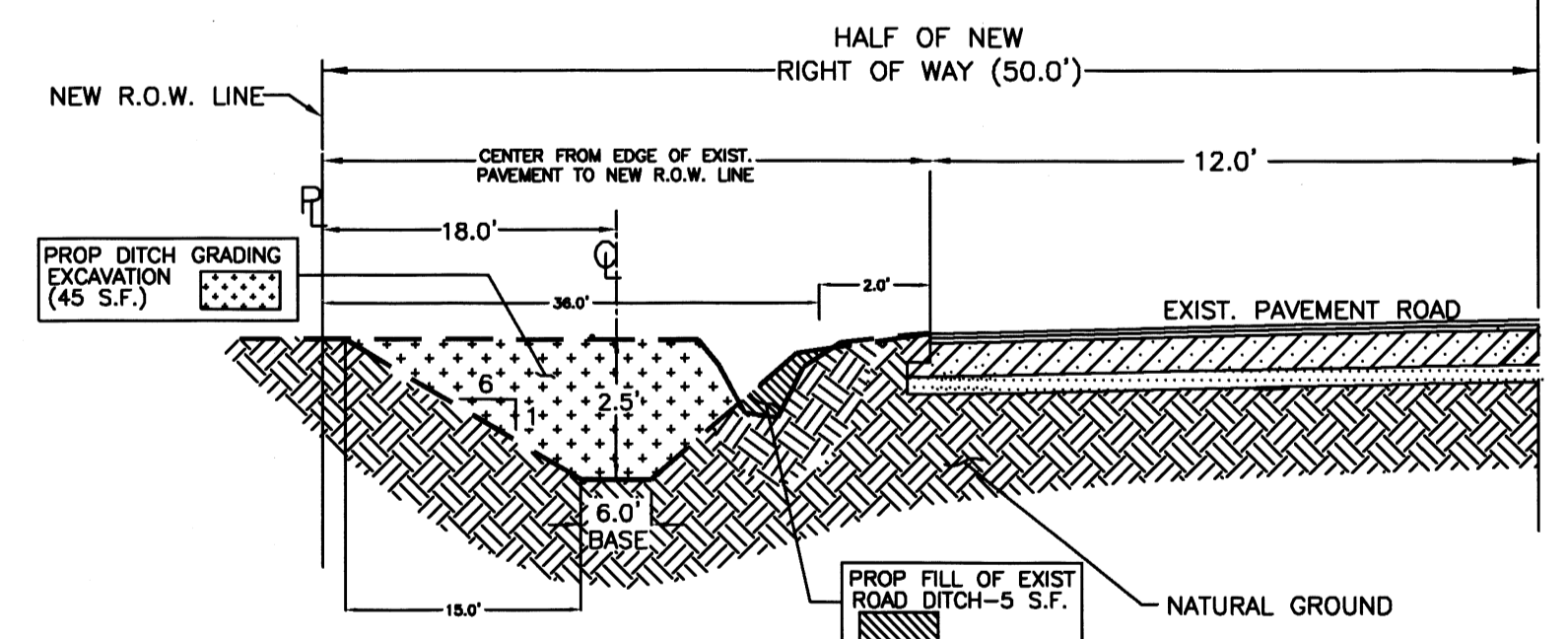
Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. 95534
 DATE 10-3-18



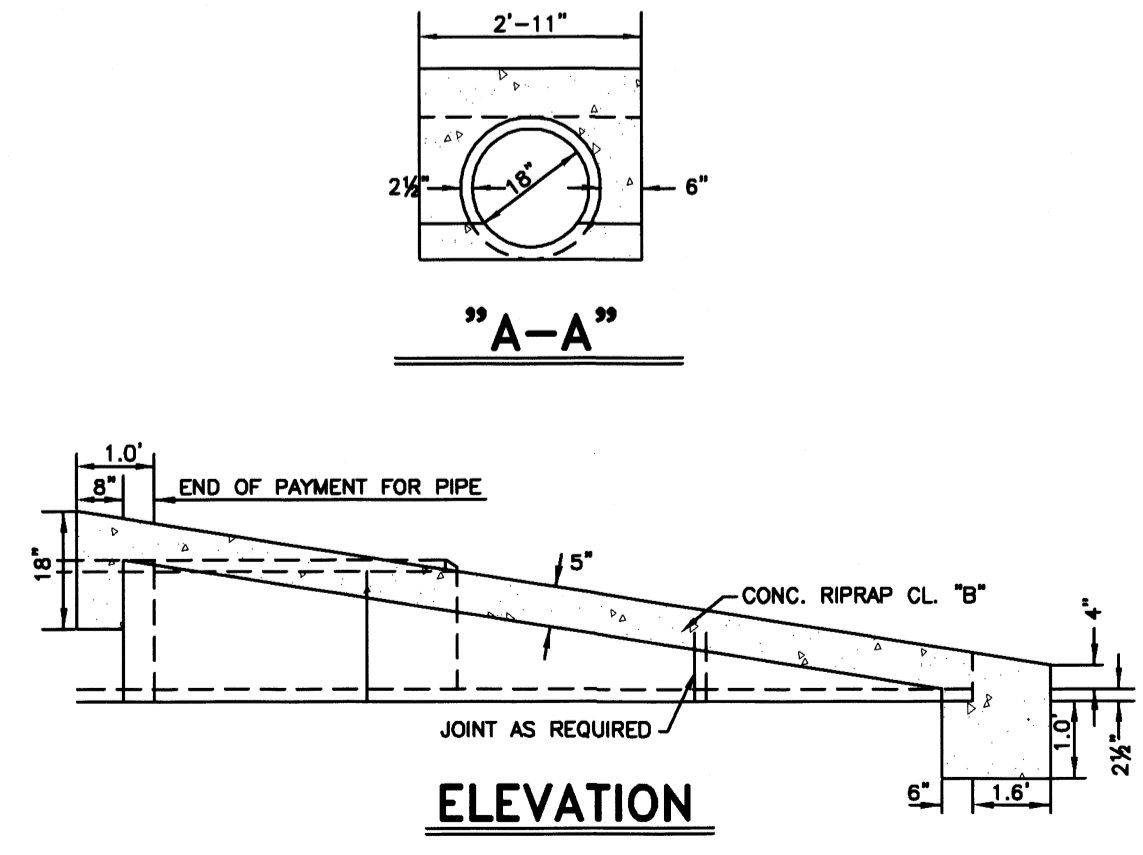
SHARED DRIVEWAY
 DETAIL "A"



PLAN

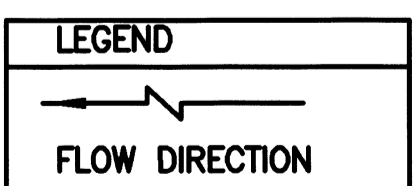


RECONSTRUCTION OF ROAD SIDE DITCH
 ALONG MILE 6 NORTH ROAD (1002 LF) & WESTERN ROAD (323 LF)
 TO BE USED FOR DETENTION
 N.T.S.



ELEVATION

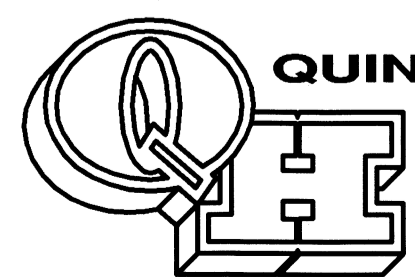
SAFETY END TREATMENT
 NOT TO SCALE



LEGEND
 FLOW DIRECTION

COST ESTIMATE

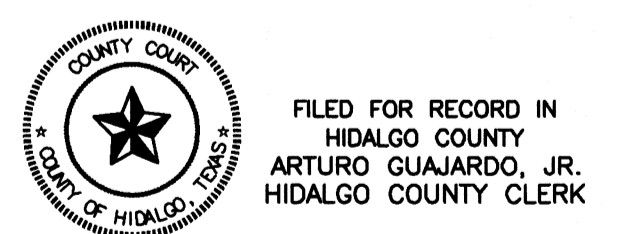
WATER DISTRIBUTION:	\$ 59,849.60
SEPTIC TANK (OSSF):	\$ 18,000.00
PAVING IMPROVEMENTS	\$ 11,800.00



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

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



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. 3 OF 3 SHEETS	FILENAME: F:\DATA\SUBDIVISION\6 WESTERN VEGAS LAYOUT
	DATE PREPARED: 04-30-18 PREPARED BY: HLUIS CAVAZOS
	DATE REVISION: 09-28-18 REVISION BY: HLUIS CAVAZOS
	CHECKED BY: _____ APPROVED BY: _____