



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: 4-23-2019

PROPOSED 6 WESTERN VEGAS SUBDIVISION UNIT II, PRECINCT No. 3.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 5 *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH EAST CORNER OF WESTERN ROAD AND MILE 6 NORTH 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 3-06-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION 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 6 MILE NORTH ROAD AND 20.00 FEET ONTO WESTERN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-01-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3/26/2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: MILE 6 NORTH ROAD AND WEST SIDE OF WESTERN ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-02-2019 : 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.

VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 2 SECTION 2.8 "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 UNIT II

A 4.13 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 854315, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 4.13 ACRE TRACT OF LAND 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 WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 854315, 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 AT THE INTERSECTION OF THE CENTERLINE OF WESTERN ROAD AND MILE 6 NORTH ROAD FOR THE SOUTHWEST CORNER OF BLOCK 16, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°59' E, ALONG THE WEST LINE OF BLOCK 16 AND THE CENTERLINE OF WESTERN ROAD, A DISTANCE OF 449.81 FEET (DEED RECORD: 400.00 FEET) TO A COTTON PICKER SPINDLE FOUND FOR AN EXTERIOR CORNER OF 6 WESTERN VEGAS SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2970069, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°01' E, ALONG THE WEST LINE OF 6 WESTERN VEGAS SUBDIVISION, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF WESTERN ROAD, A TOTAL DISTANCE OF 449.81 FEET (DEED RECORD: 450.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF 6 WESTERN VEGAS SUBDIVISION, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°59' W, ALONG THE WEST LINE OF 6 WESTERN VEGAS SUBDIVISION, INC. TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 370.41 FEET, A TOTAL DISTANCE OF 400.41 FEET (DEED RECORD: 400.00 FEET) TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF BLOCK 16 AND IN THE CENTERLINE OF MILE 6 NORTH ROAD FOR THE SOUTHWEST CORNER OF 6 WESTERN VEGAS SUBDIVISION, AND THE SOUTHWEST 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 449.81 FEET (DEED RECORD: 450.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 4.13 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH CAMPO ALGECRE SUBDIVISION, RECORDED IN VOLUME 44, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SCALE: 1" = 50'

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; HEALTH CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, UNITED IRRIGATION DISTRICT CERTIFICATION, SHEET 2 NOTES.

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.

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

11-02-17
DATE

PLANNING & ZONING COMMISSION CERTIFICATION

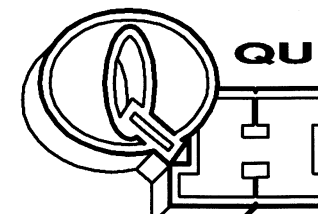
ATTEST: _____ PRESIDENT _____ SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS 6 WESTERN VEGAS SUBDIVISION UNIT II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE _____



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

DATE OF PREPARATION JAN. 3, 2019

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

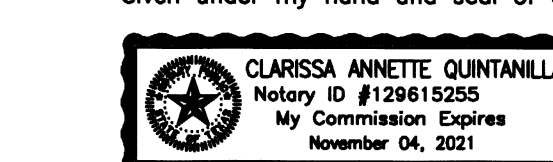
- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE 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 _____ day of _____, 20____.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE
I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPLIED FOR THE POTABLE WATER SUPPLY FOR THE 6 WESTERN VEGAS SUBDIVISION UNIT II, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF CONVENIENCE AND 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. SAENZ
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 UNIT II 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.
GENERAL MANAGER

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.015(B), WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF 6 WESTERN VEGAS SUBDIVISION UNIT II 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.

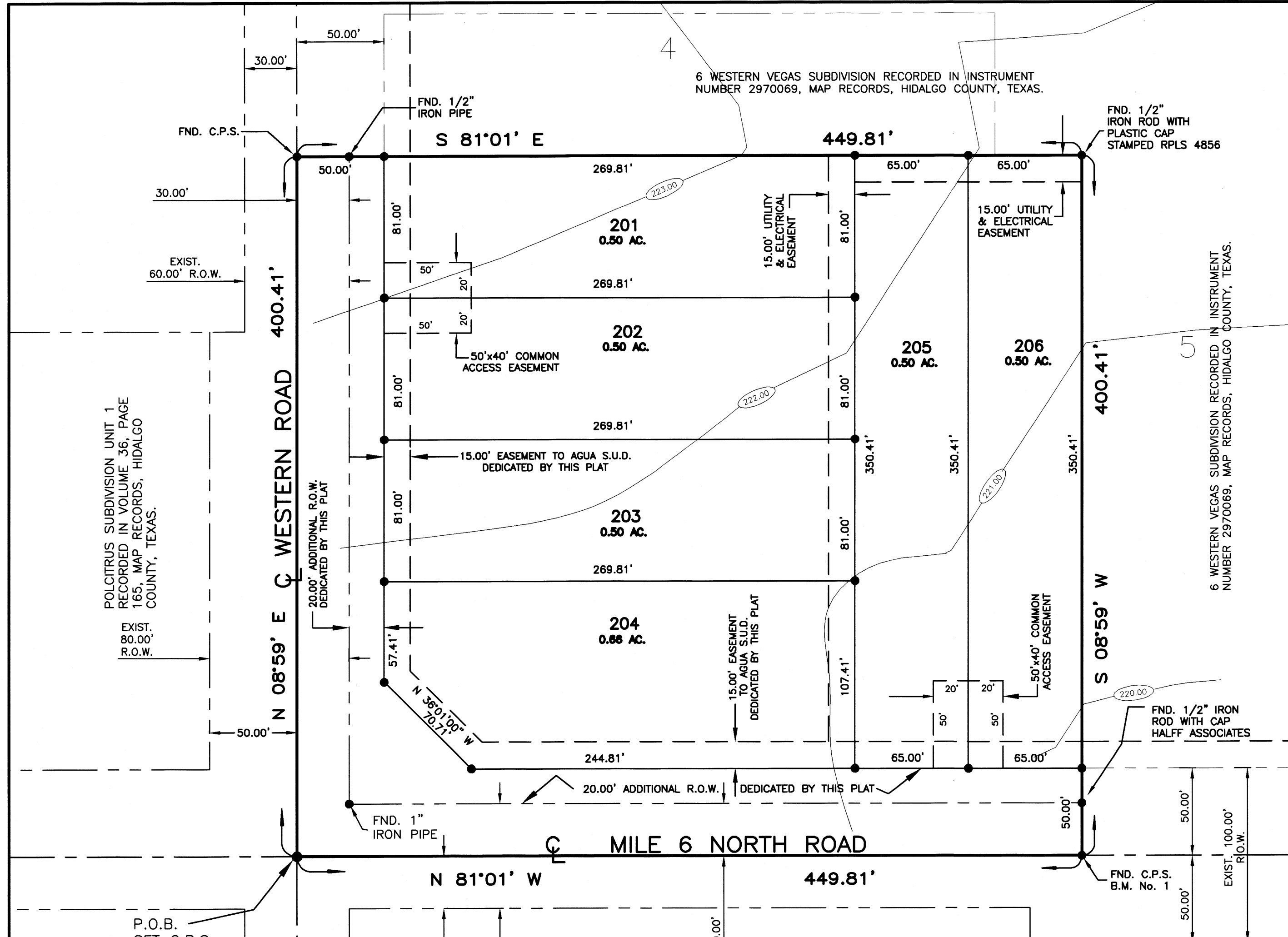
Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 4-4-19

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

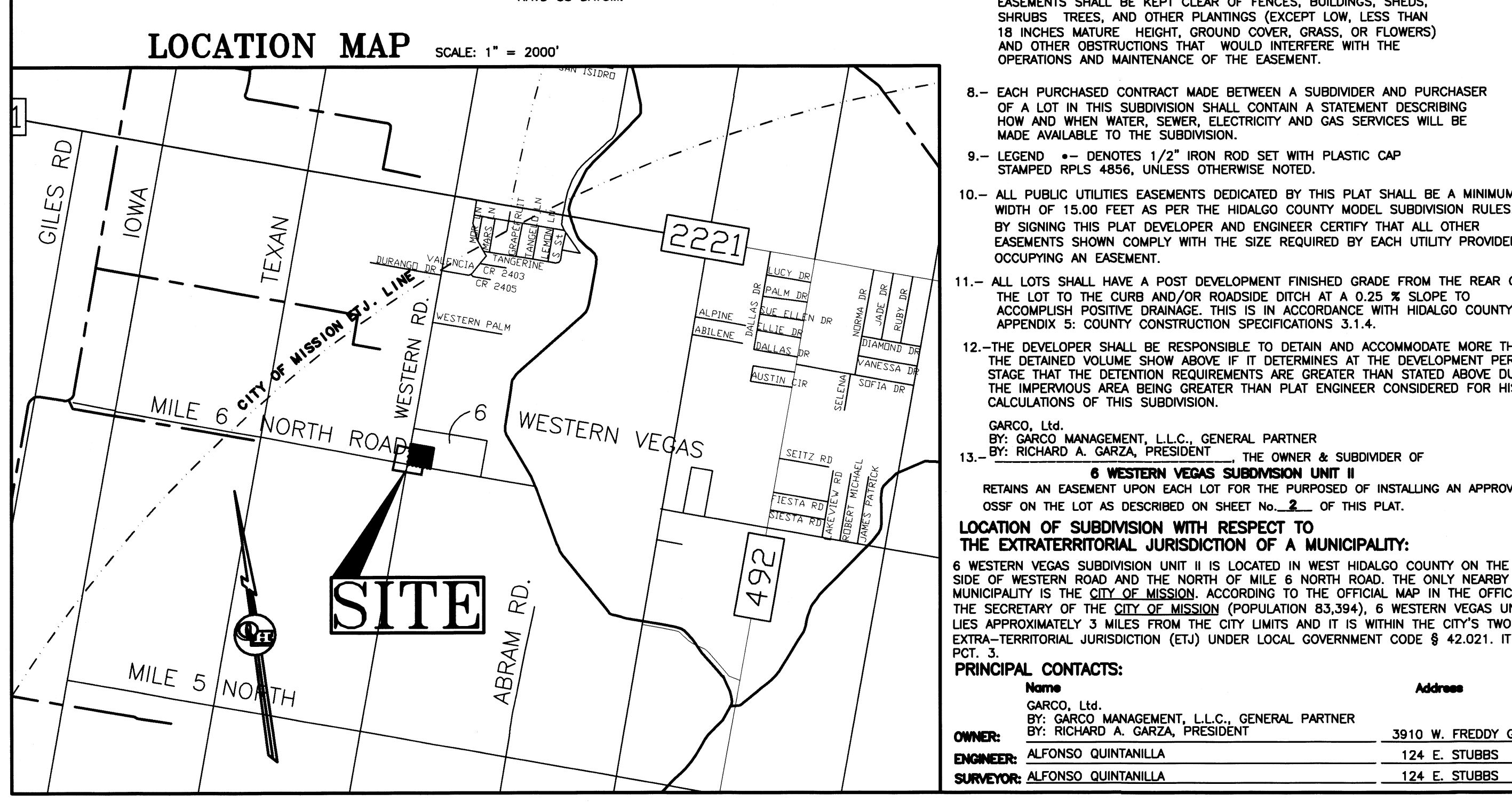
SHEET NO. 1 OF 2 SHEETS	F:\DATA\SUBDIVISION\MISSION\6 WESTERN VEGAS UNIT II\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
		1-3-2019	LE		
		DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



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: 5.00 FEET
CORNER SIDE: 20.00 FEET
OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- 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 FOUND AT THE SOUTHEAST CORNER OF THE SUBDIVISION ON MILE 6 NORTH ROAD. NAVD 88 DATUM.

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



- 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 CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 201 THROUGH 203 AND LOTS 205 THROUGH 206. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, 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 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.
 - 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 **8,416.55** CUBIC FEET **0.19** 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.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - 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.
 - 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 OCCUPYING 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 DETAILED 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.
 - GARCO, Ltd.
By: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER
By: RICHARD A. GARZA, PRESIDENT
RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**
6 WESTERN VEGAS SUBDIVISION UNIT II IS LOCATED IN WEST 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 UNIT II 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. 3.
- PRINCIPAL CONTACTS:**
- | Name | Address | City & Zip | Phone | Fax |
|--|-----------------------------|--------------------|---------------|---------------|
| OWNER: GARCO, Ltd.
By: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER
By: RICHARD A. GARZA, PRESIDENT | 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 |

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

6 WESTERN VEGAS SUBDIVISION UNIT II

A 4.13 ACRE TRACT OF LAND OUT OF BLOCK 18, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2978745, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR 6 WESTERN VEGAS SUBDIVISION UNIT II BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

6 WESTERN VEGAS SUBDIVISION UNIT II 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 AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF MILE 6 NORTH ROAD.

WATER DISTRIBUTION FOR 6 WESTERN VEGAS SUBDIVISION UNIT II CONSISTS OF SIX (6) 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 WILL BE INSTALLED AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY AGUA SUD THE SUM OF \$ OR \$ PER LOT AS STATED IN THE INVESTIGATION REPORT (§), 5% INSPECTION (§), AND 30 YEAR WATER SERVICE AGREEMENT (§), WHICH SLIP 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 OF A LOT, AGUA SUD WILL PROMPTLY INSTALL, NO CHARGE, THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED ONE (1) FIRE HYDRANT AT A UNIT COST OF \$ FOR A TOTAL COST OF \$. 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 UNIT II, 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 THREE (3) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 201, 204 AND 206. (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 WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

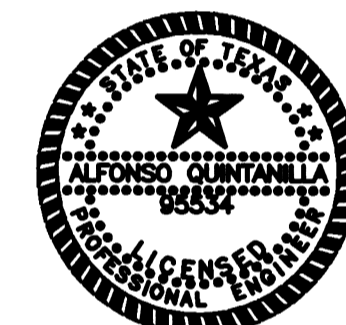
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE 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 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 FULLY CONSTRUCTED WILL COST, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.

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



Alfonso Quintanilla P.E. DATE 4-4-19
ALFONSO QUINTANILLA P.E. 95534

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.

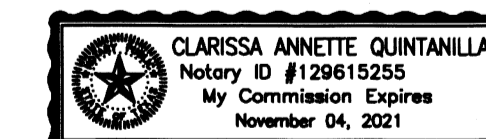
SUBDIVIDER STATEMENT:

1.- I (WE), GARCO, L.L.C. GARCO MANAGEMENT, L.L.C., GENERAL PARTNER BY: RICHARD A. GARZA, PRESIDENT SUBDIVIDERS OF 6 WESTERN VEGAS SUBDIVISION UNIT II 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.

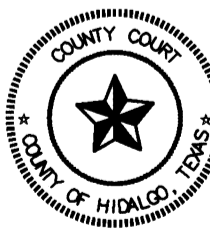
GARCO, Ltd. DATE
BY: GARCO MANAGEMENT, L.L.C., GENERAL PARTNER
BY: RICHARD A. GARZA, PRESIDENT
3910 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS. 78539.

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 _____ day of _____, 20____.

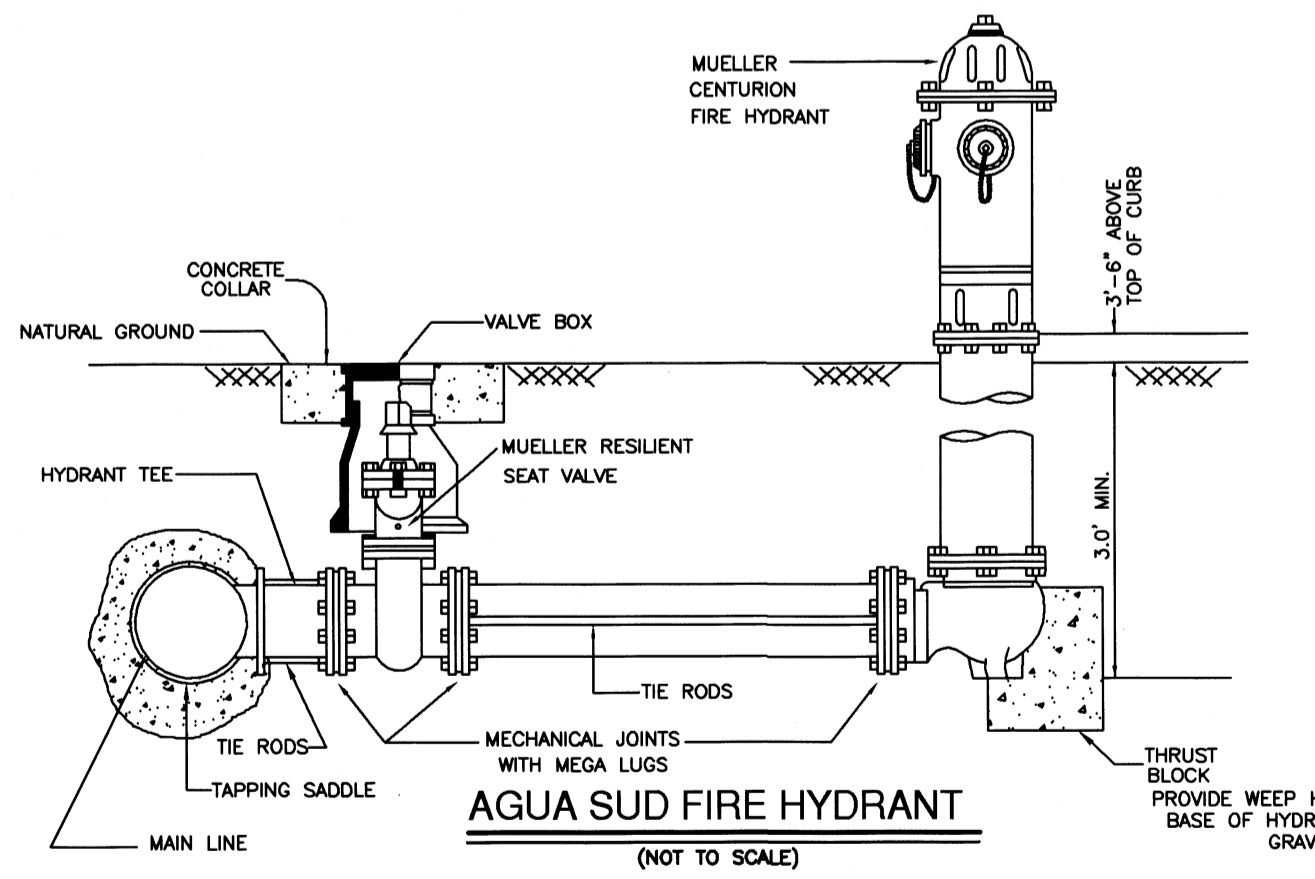
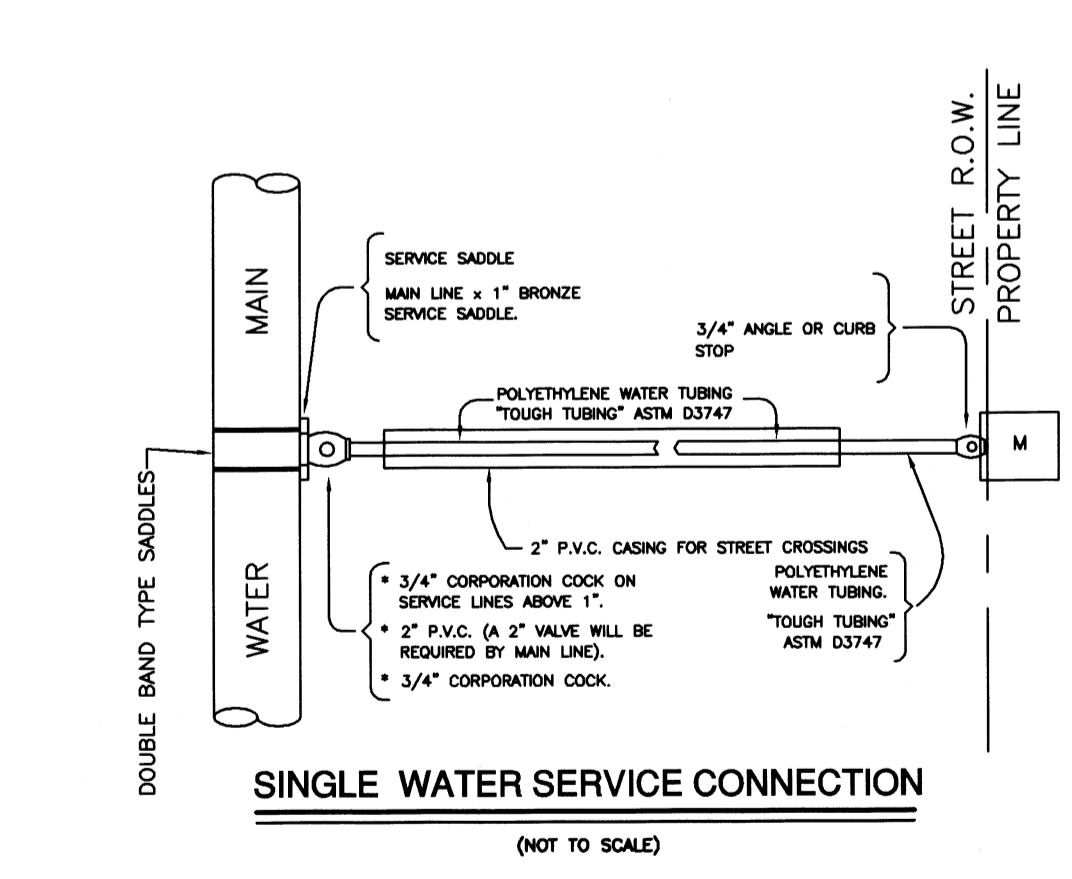
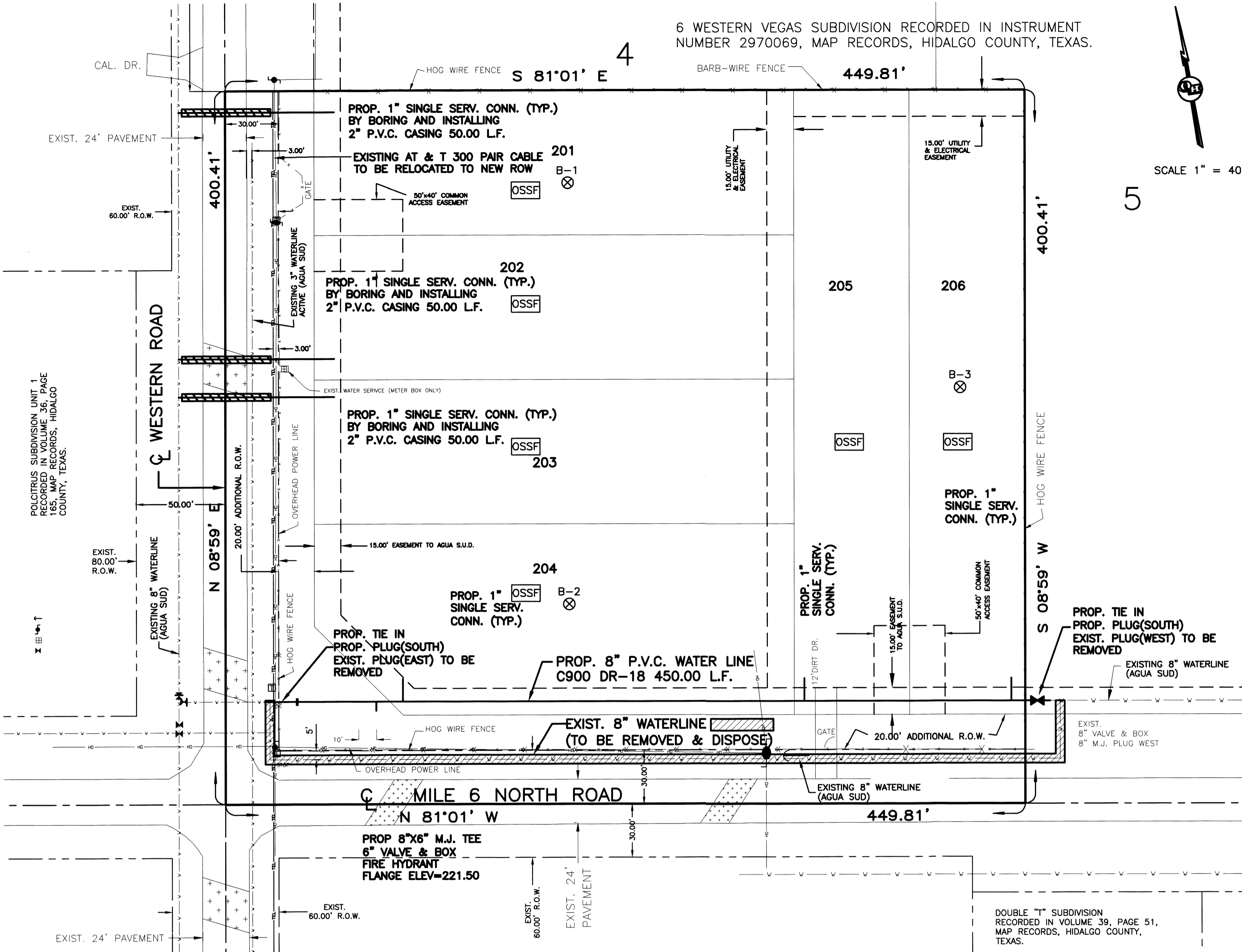


CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



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



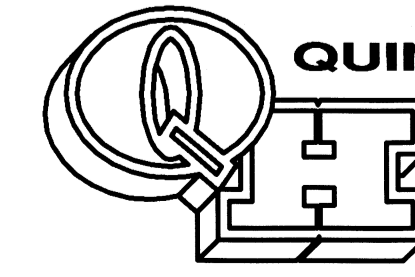
COST ESTIMATE

WATER DISTRIBUTION:	\$
SEPTIC TANK (OSSF):	\$
PAVING IMPROVEMENTS	\$

- ☐ WATER METER BOX
- ☐ CAJA DE MEDIDOR DE AGUA
- 8" WATER SUPPLY LINE
- 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: 3-21-2019	DATE REVISION	DATE REVISION

6 WESTERN VEGAS SUBDIVISION UNIT II

A 4.13 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2978745, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR 6 WESTERN VEGAS SUBDIVISION UNIT II

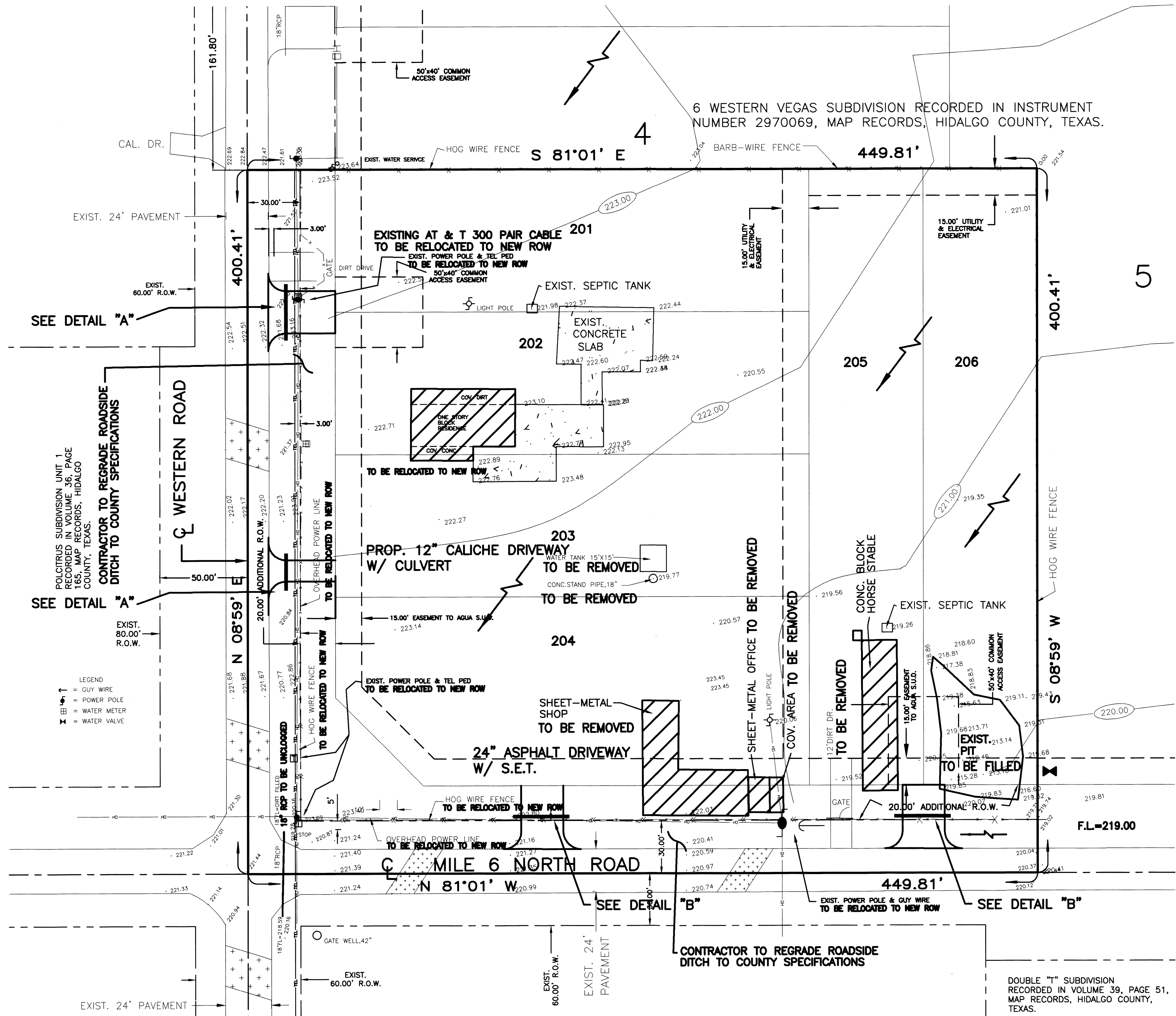
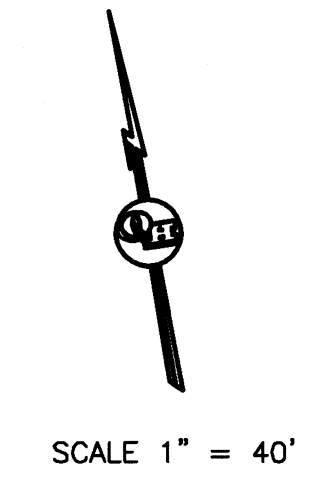
6 Western Vegas Subdivision Unit II is a 4.13 acre tract of land out of Block 16, Texan Gardens Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 8, Pages 57 and 58, Map Records, Hidalgo County, Texas, and according to Special Warranty Deed recorded under County Clerk's Document Number 854315, Official records, Hidalgo County, Texas. This subdivision is located on the northeast corner of the intersection of Mile 6 North Road and Western Road. The proposed subdivision will consist of 6 residential lots.

The tract is Zone "X" (unshaded), areas determined to be outside 500-year flood plain, as per FEMA Flood Insurance Rate Map, Community Panel Number 480334 0290 D, dated June 6, 2000.

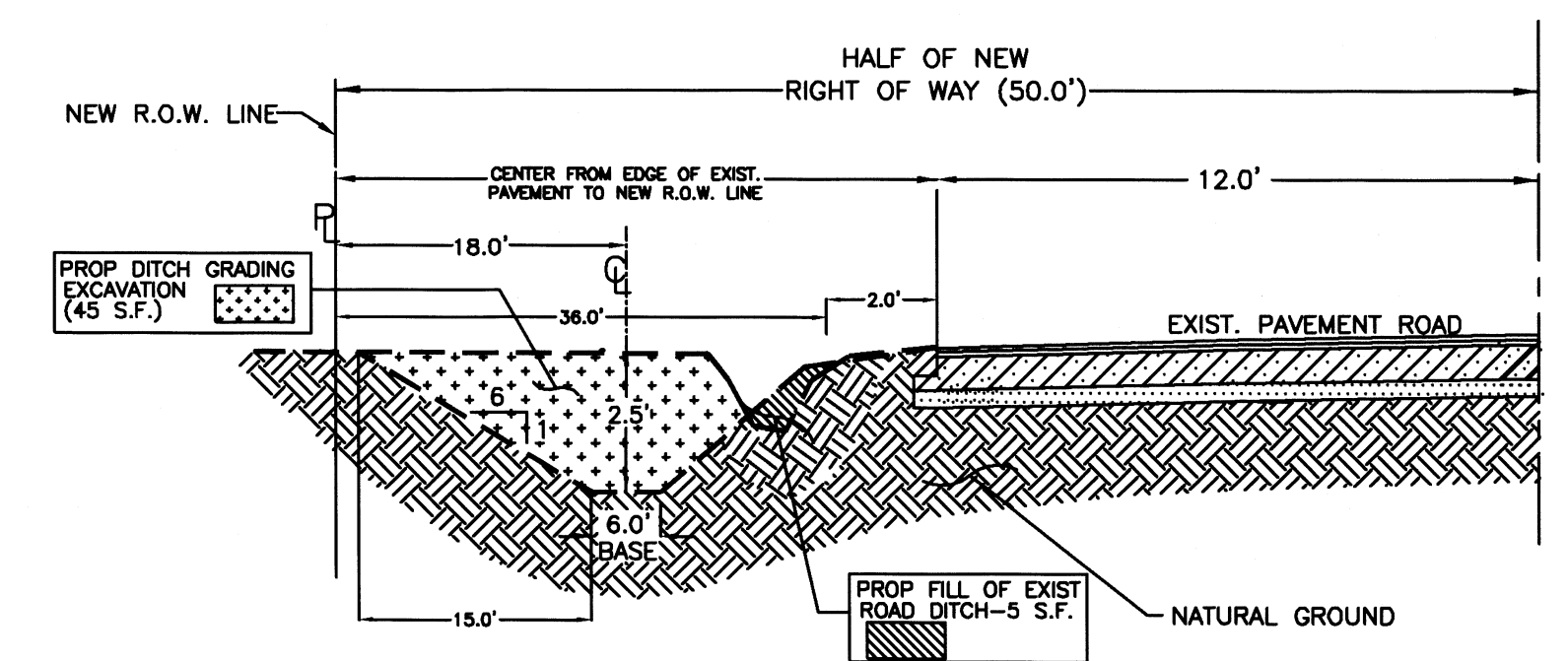
The soil is Brannon (3) and Hidalgo (25) and in soil group "B". It is a mixture of Fine Sandy Loam (SM, SM-SC, SC), Sandy Clay Loam (SC), Loam (CL). This soil is moderately well drained. Surface runoff is slow. Permeability is slow. Plasticity Index has a range of 4-23. See attached Soil Survey of Hidalgo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

Presently, the site has a substantial runoff in a southwesterly direction. The existing runoff for the proposed subdivision is Q = 2.02 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 7.75 cubic feet per second for an increase of Q = 5.73 cubic feet per second. Detention will be 8,416.55 cubic feet (0.19 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).

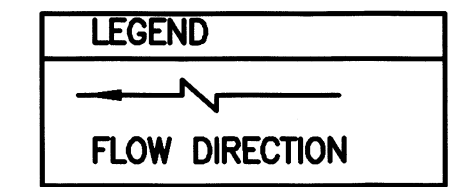
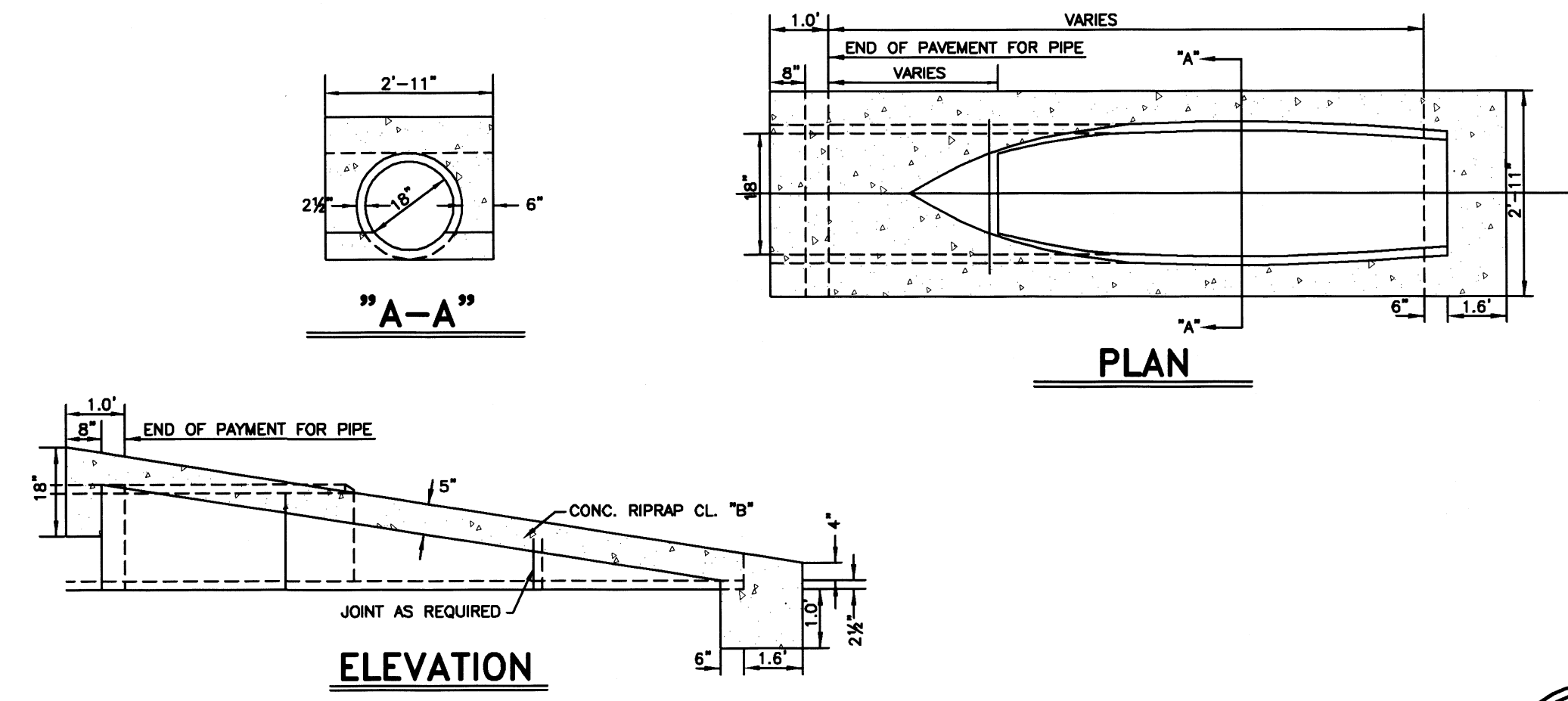
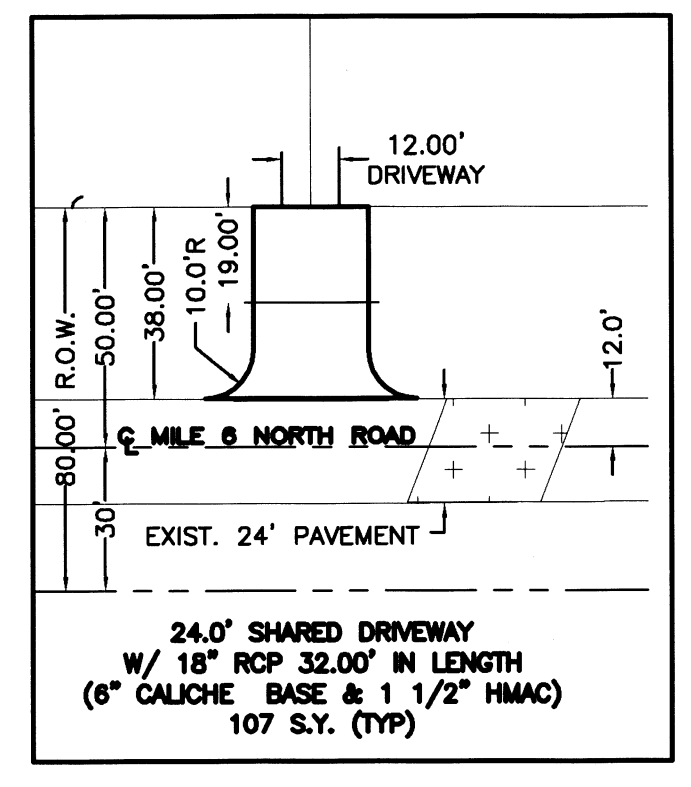
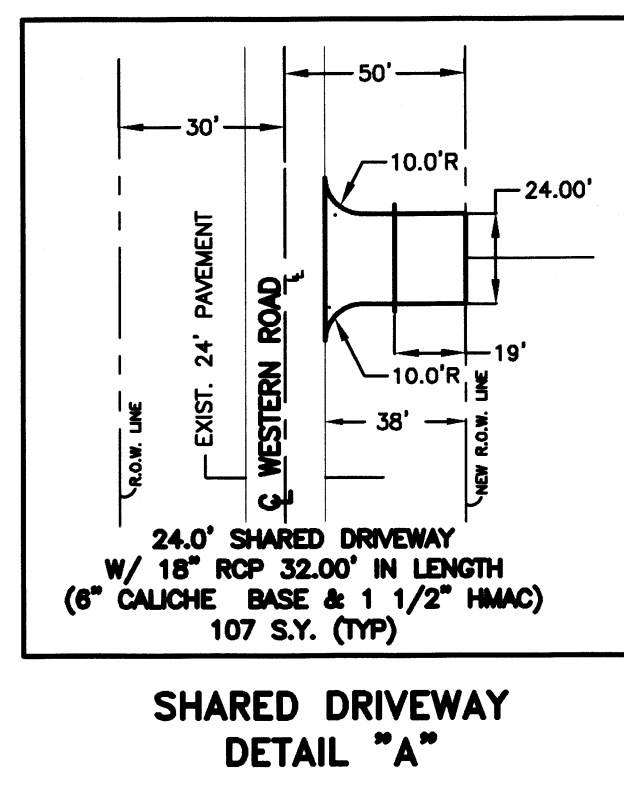


Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. 95534
DATE 4-4-19

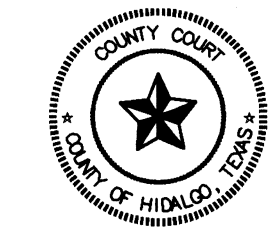


**RECONSTRUCTION OF ROAD SIDE DITCH
ALONG MILE 6 NORTH ROAD (400 LF) & WESTERN ROAD (350 LF)
TO BE USED FOR DETENTION
N.T.S.**

LEGEND	
TOTAL DETENTION REQUIRED -	8,416.55 C.F.
TOTAL DETENTION EXCAVATED -	30,000.00 C.F. (40 S.F. * 750 L.F.)



COST ESTIMATE	
WATER DISTRIBUTION:	\$
SEPTIC TANK (OSSP):	\$
PAVING IMPROVEMENTS:	\$



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

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

SHEET NO. 3 OF 3 SHEETS	FILENAME: F:\DATA\SUBDIVISION\6 WESTERN VEGAS LAYOUT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	3-21-2019	LIG		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY