



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-06-2019

PROPOSED NORTH VALLEY RANCHETTES SUBDIVISION, PRECINCT No. 1

ENGINEER: HLG PLAN REVIEW SERVICE DEVELOPER: PREMIER EQUITY INVESTMENTS, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

LOCATION DESCRIPTION: NORTH OF MILE 12 NORTH ROAD APPROXIMATELY 850 FEET WEST OF MILE 4 WEST ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-01-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: STORM DRAINAGE WILL BE PROVIDED THROUGH A PROPOSED REGIONAL DETENTION FACILITY DEDICATED TO HCDD#1 WITH AN OUTFALL STRUCTURE DISCHARGING TO AN EXISTING DRAIN DITCH SOUTH OF MILE 12 NORTH ROAD.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 12 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 4-25-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-24-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF's FOR LOTS 1-11 HAVE BEEN INSTALLED. LOT 12 HAS BEEN ESCROWED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 16" LOCATION: MILE 12 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 4-19-2019 : 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: \$1,500.00 For:  OSSF 1 SINGLE FAMILY.**

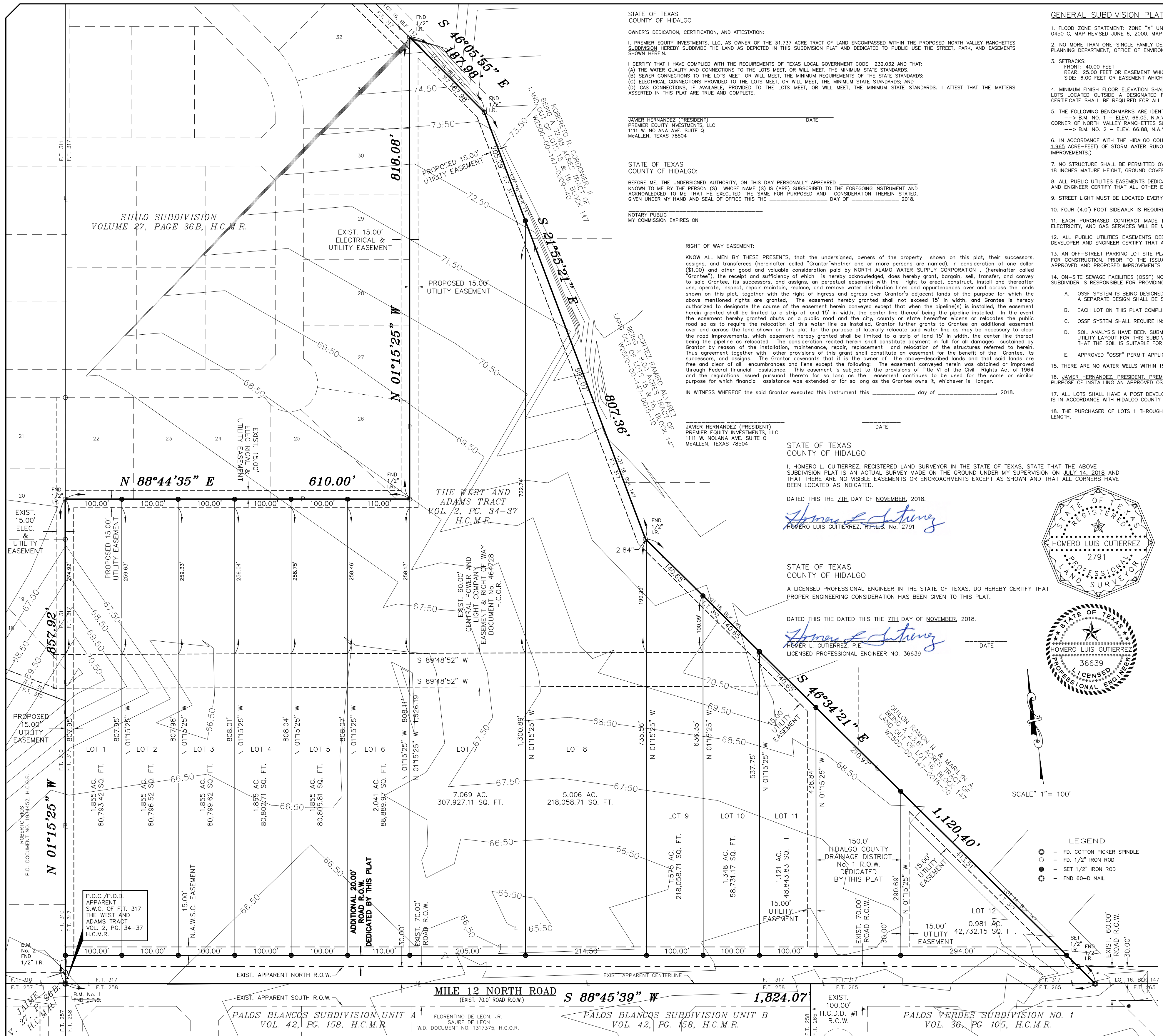
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 18, 2018

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

**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.



STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, PREMIER EQUITY INVESTMENTS, LLC, AS OWNER OF THE 31.737 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED NORTH VALLEY RANCHETTES SUBDIVISION HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.022 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 MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS 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.

JAVIER HERNANDEZ (PRESIDENT) DATE  
PREMIER EQUITY INVESTMENTS, LLC  
1111 W. NOLANA AVE. SUITE 5  
MCALLEN, TEXAS 78504

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ WHOSE NAME(S) IS (ARE) \_\_\_\_\_ AND ACKNOWLEDGED TO ME THAT HE (SHE) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_

RIGHT OF WAY EASEMENT:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by NORTH ALAMO WATER SUPPLY CORPORATION, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. This easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of the easement, the Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement, and relocation of the structure referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following. The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantor owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

JAVIER HERNANDEZ (PRESIDENT) DATE  
PREMIER EQUITY INVESTMENTS, LLC  
1111 W. NOLANA AVE. SUITE 5  
MCALLEN, TEXAS 78504

STATE OF TEXAS  
COUNTY OF HIDALGO

I, HOMERO L. GUTIERREZ, REGISTERED LAND SURVEYOR IN THE STATE OF TEXAS, STATE THAT THE ABOVE SUBDIVISION PLAT IS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON JULY 14, 2018 AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN AND THAT ALL CORNERS HAVE BEEN LOCATED AS INDICATED.

DATED THIS 27TH DAY OF NOVEMBER, 2018.

*Homero L. Gutierrez*  
HOMERO LUIS GUTIERREZ, P.E., No. 2791

STATE OF TEXAS  
COUNTY OF HIDALGO

A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE 27TH DAY OF NOVEMBER, 2018.

*Homero L. Gutierrez*  
HOMER L. GUTIERREZ, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 36639

- GENERAL SUBDIVISION PLAT NOTES
- FLOOD ZONE STATEMENT: ZONE "C" UNSHADED. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, COMMUNITY PANEL IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NO. 480334 0450 C, MAP REVISED JUNE 6, 2000, MAP REVISED TO REFLECT LOWR: MAY 30, 2002.
  - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - SETBACKS:  
FRONT: 40.00 FEET  
REAR: 25.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF 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.
  - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
-> B.M. NO. 1 - ELEV. 66.05, N.A.V.D. 88 DATUM, DESCRIPTION: FOUND C.P.S. (COTTON PIKER SPINDLE) FOR THE SOUTHWEST CORNER OF FARM TRACT 317 AND FOR THE SOUTHWEST CORNER OF NORTH VALLEY RANCHETTES SUBDIVISION  
-> B.M. NO. 2 - ELEV. 66.88, N.A.V.D. 88 DATUM, DESCRIPTION: FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF LOT 1 NORTH VALLEY ESTATES SUBDIVISION.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 85,588.23 CUBIC- FEET 1.882 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).
  - 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.
  - ALL PUBLIC UTILITIES EASEMENTS DEICATED 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.
  - STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
  - FOUR (4) FT SIDEWALK IS REQUIRED ALONG MILE 12 NORTH ROAD UPON ISSUANCE OF A BUILDING PERMIT.
  - EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - ALL PUBLIC UTILITIES EASEMENTS DEICATED 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.
  - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION. PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT, NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH THE COUNTY AND STATE STANDARDS.
  - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEO 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 21,780 SQUARE FOOT 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 EXCERPTS 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.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
  - JAVIER HERNANDEZ, PRESIDENT, PREMIER EQUITY INVESTMENTS, LLC, THE OWNER & SUBDIVIDER OF NORTH VALLEY RANCHETTES 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.
  - 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 PURCHASER OF LOTS 1 THROUGH 12 SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CURB/REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24" FEET IN LENGTH.

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE S 232.028(A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF NORTH VALLEY RANCHETTES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSION ON \_\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, MAYOR OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY WHEREIN MY APPROVAL IS REQUIRED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAYOR, CITY OF WESLACO \_\_\_\_\_ DATE \_\_\_\_\_ CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

THE SUBDIVISION PLAT OF PROFESSIONAL & MEDICAL COMPLEX SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018, A.D.

CHAIRPERSON, PLANNING & ZONING COMMISSION

APPROVED BY DRAINAGE DISTRICT NO. 1

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 ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF DEVELOPER OF THE SUBDIVISION AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

STATE OF TEXAS  
COUNTY OF HIDALGO

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

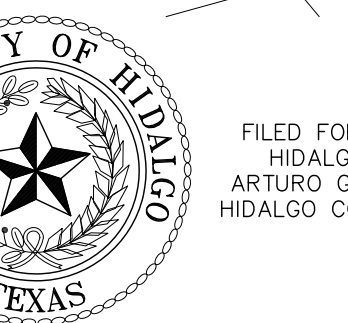
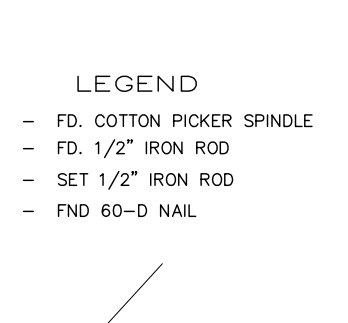
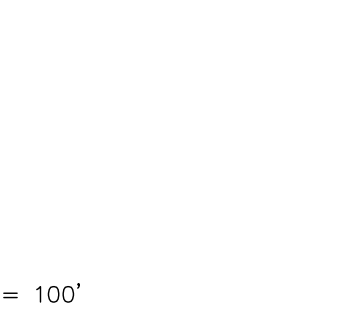
1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF H.C.C.I.D. NO. 9

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. H.C.C.I.D. NO. 9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION, AS WELL, H.C.C.I.D. NO. 9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION, IF DESCRIBED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.

4. H.C.C.I.D. NO. 9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

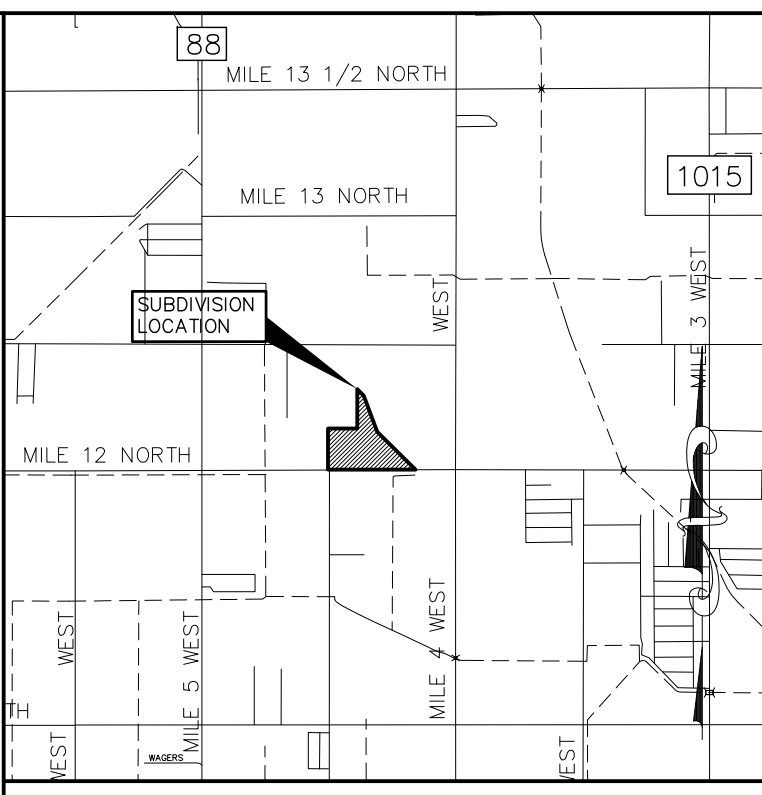
GENERAL MANAGER  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9



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

ON: \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
RECORDED IN VOL. \_\_\_\_\_ PAGE \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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



LOCATION MAP  
SCALE: 1" = 4000'

PREPARED BY:  
H.L.G. PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. BOX 548  
MCALLEN, TEXAS 78505

DATE PREPARED: JUNE 17, 2018  
DATE SURVEYED: JUNE 14, 2018

NORTH VALLEY RANCHETTES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE NORTH SIDE OF MILE 12 NORTH ROAD, APPROXIMATELY 860 FEET WEST FROM THE INTERSECTION OF MILE 4 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO, THE POPULATION IS 40,033. NORTH VALLEY RANCHETTES SUBDIVISION LIES APPROXIMATELY 2.0 MILE NORTH FROM THE CITY LIMITS, AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

## SUBDIVISION PLAT OF NORTH VALLEY RANCHETTES SUBDIVISION

BEING A RESUBDIVISION OF 31.737 ACRES  
OF LAND OUT OF FARM TRACT 317, THE  
WEST & ADAMS TRACT, AS PER MAP  
RECORDED IN VOLUME 2, PAGES 34-37, MAP  
RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION

BEING A 31.737 ACRES (CALCULATED) TRACT OF LAND OUT OF FARM TRACT 317, THE WEST & ADAMS TRACT AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, (REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES), SAID 31.737 ACRES (CALCULATED) OF LAND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A C.P.S. (COTTON PIKER SPINDLE) FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID FARM TRACT 317, THE WEST & ADAMS TRACT, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS AND ALSO BEING SOUTHWEST CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED FOR THE POINT OF BEGINNING OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED:

THENCE, NORTH 01°15'25" WEST, WITH THE APPARENT WEST LINE OF SAID FARM TRACT 317, A DISTANCE OF 20.00 FEET TO A 1/2" IRON ROD FOUND FOR THE APPARENT EXISTING NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 857.92 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01°15'25" WEST, A DISTANCE OF 818.08 FEET TO A 1/2" IRON ROD FOUND FOR THE APPARENT NORTHWEST CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 46°05'55" EAST, A DISTANCE OF 187.98 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 21°55'21" EAST, A DISTANCE OF 807.36 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 46°34'21" EAST, A DISTANCE OF 1,077.72 FEET TO A 1/2" IRON ROD FOUND FOR THE APPARENT EXISTING NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, CONTINUING ON THE SAME BEARING FOR A TOTAL DISTANCE OF 1,120.40 FEET TO A C.P.S. (COTTON PIKER SPINDLE) FOUND FOR THE SOUTHWEST CORNER OF SAID FARM TRACT 317 AND ALSO BEING THE SOUTHWEST CORNER OF SAID 31.737 ACRES OF LAND HEREIN DESCRIBED;

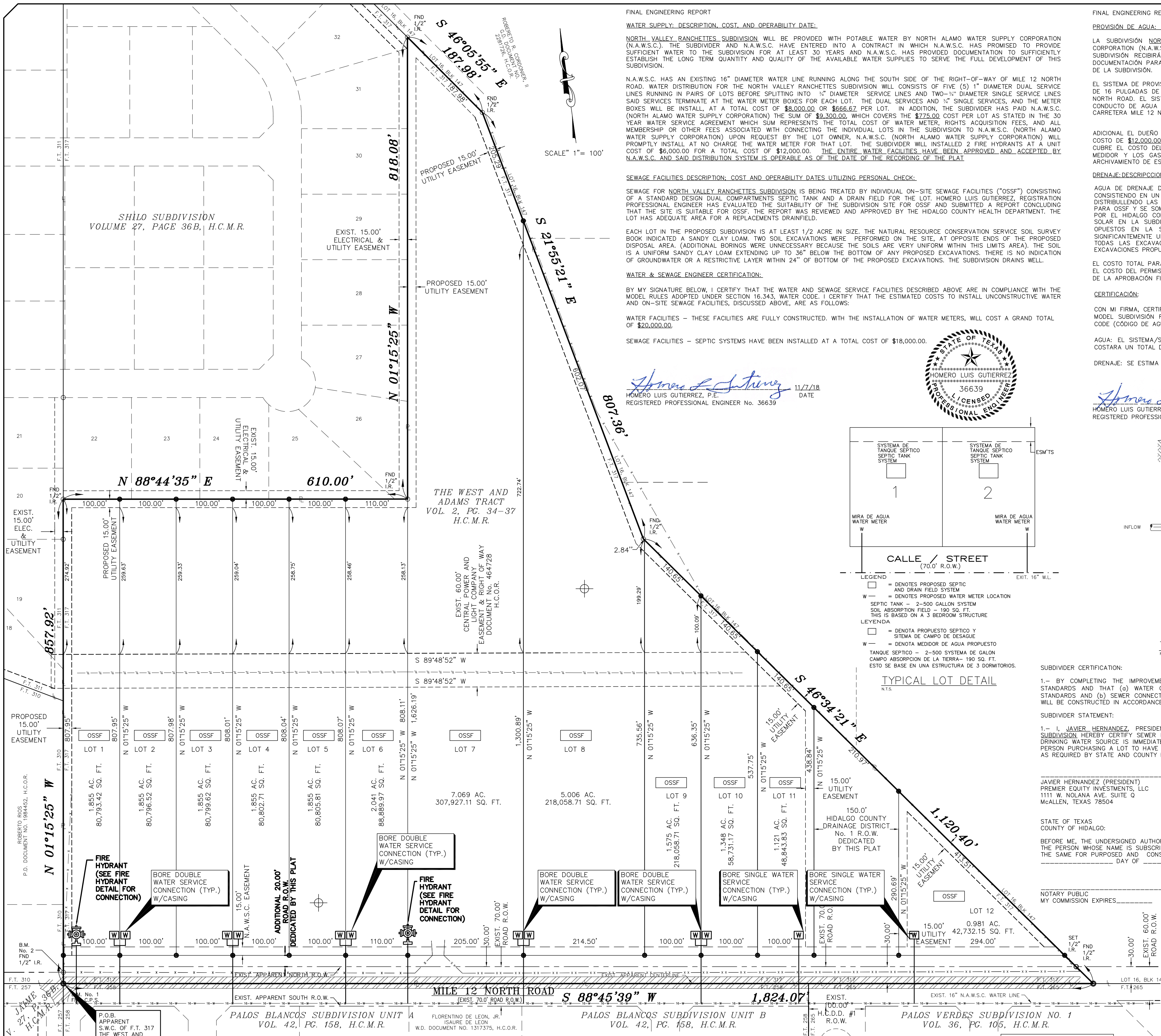
THENCE, SOUTH 88°45'39" WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID FARM TRACT 317 A DISTANCE OF 1,824.07 FEET TO THE POINT OF BEGINNING, CONTAINING A GROSS OF 31.737 ACRES (CALCULATED) TRACT OF LAND, MORE OR LESS.

## INDEX TO SHEET FOR NORTH VALLEY RANCHETTES SUBDIVISION

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.C.I.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT.
3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROAD SIDE DITCH SECTION.

HLG PLAN REVIEW SERVICES  
HOMERO L. GUTIERREZ, P.E., OWNER  
P.O. Box 548, McAllen, Texas 78505  
Tel: 956-369-0988 • TBPE Firm Licensed No. F-10426

NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER: PREMIER EQUITY INVESTMENTS, LLC	1111 W. NOLANA AVE. SUITE Q MCALLEN, TEXAS 78504	(956) 222-6488	N/A
ENGINEER: HOMERO L. GUTIERREZ, P.E.	P.O. BOX 548, MCALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697
SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S.	P.O. BOX 548, MCALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697



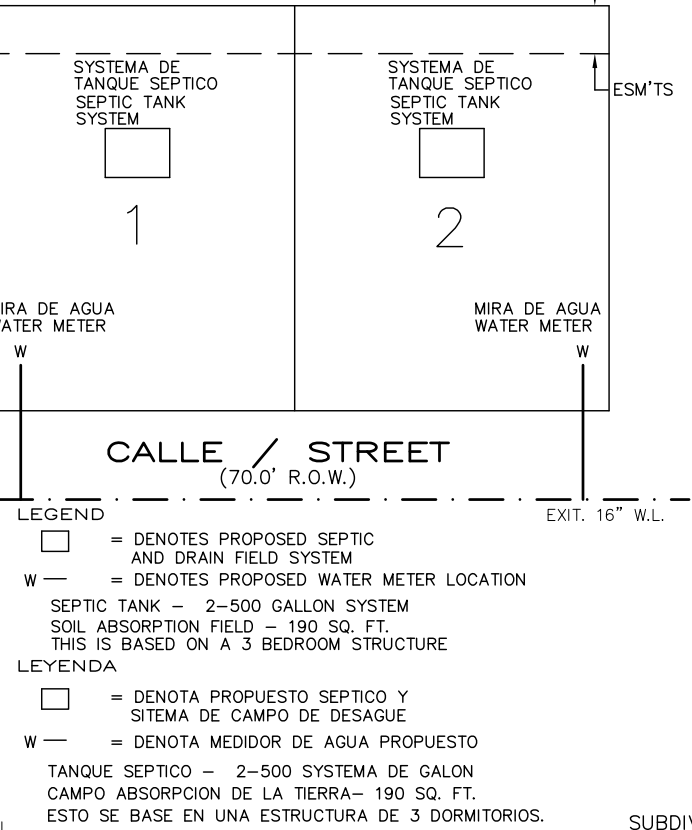
**FINAL ENGINEERING REPORT**  
**WATER SUPPLY DESCRIPTION, COST, AND OPERABILITY DATE:**  
 NORTH VALLEY RANCHETTES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.  
 N.A.W.S.C. HAS AN EXISTING 16" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF MILE 12 NORTH ROAD. WATER DISTRIBUTION FOR THE NORTH VALLEY RANCHETTES SUBDIVISION WILL CONSIST OF FIVE (5) 1" DIAMETER DUAL SERVICE LINES RUNNING IN PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND TWO-1/2" DIAMETER SINGLE SERVICE LINES SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$8,000.00 OR \$666.67 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) THE SUM OF \$9,300.00, WHICH COVERS THE \$775.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT 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 N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. (NORTH ALAMO WATER SUPPLY CORPORATION) WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$6,000.00 FOR A TOTAL COST OF \$12,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES UTILIZING PERSONAL CHECK:**  
 SEWAGE FOR NORTH VALLEY RANCHETTES SUBDIVISION IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD FOR THE LOT. HOMERO LUIS GUTIERREZ, REGISTRATION PROFESSIONAL ENGINEER 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. THE LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAINFIELD.  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM. TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITS AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

**WATER & SEWAGE ENGINEER 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 UNCONSTRUCTIVE WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
 WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$20,000.00.  
 SEWAGE FACILITIES - SEPTIC SYSTEMS HAVE BEEN INSTALLED AT A TOTAL COST OF \$18,000.00.

**WATER FACILITIES -** THESE FACILITIES ARE FULLY CONSTRUCTED. WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$20,000.00.  
**SEWAGE FACILITIES -** SEPTIC SYSTEMS HAVE BEEN INSTALLED AT A TOTAL COST OF \$18,000.00.

*Homero L. Gutierrez* 11/7/18  
 HOMERO LUIS GUTIERREZ, P.E.  
 REGISTERED PROFESSIONAL ENGINEER No. 36639  
 DATE

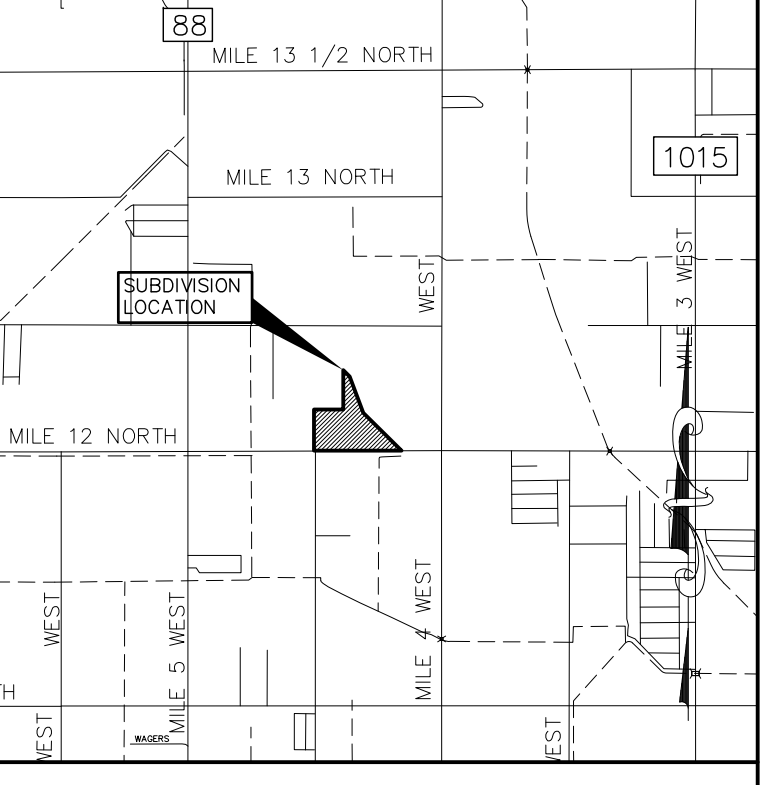
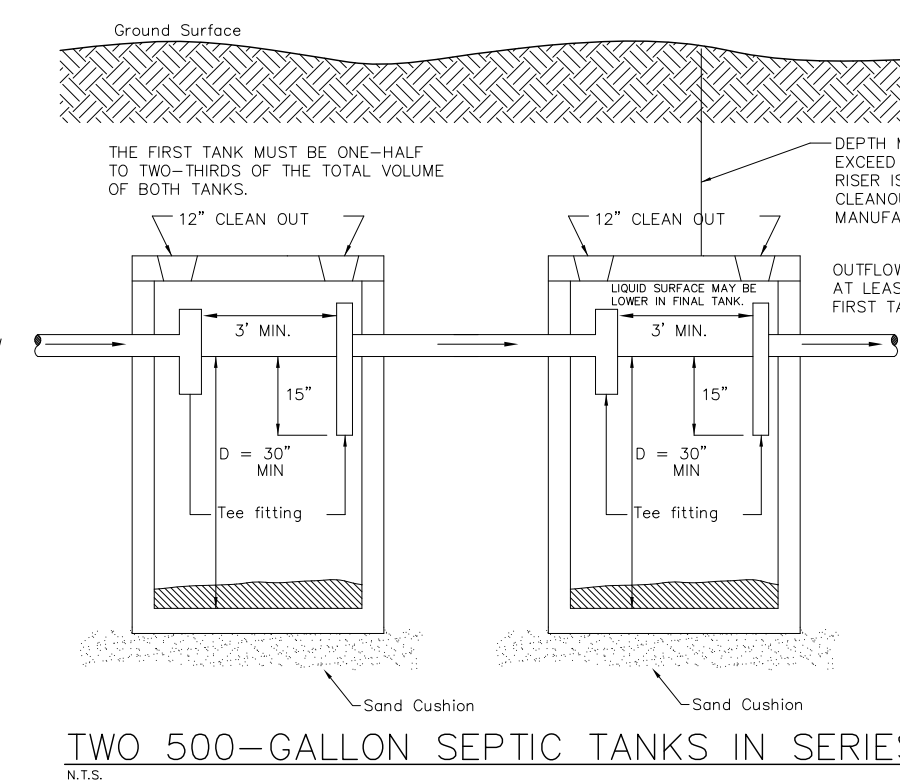
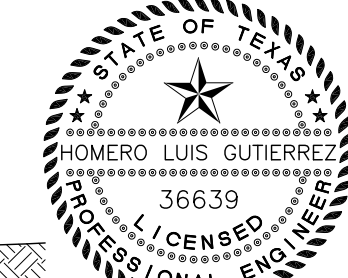


**FINAL ENGINEERING REPORT (VERSION ESPAÑOL):**  
**PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO**  
 LA SUBDIVISION NORTH VALLEY RANCHETTES SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. LA COMPAÑIA N.A.W.S.C. TENDRÁ QUE PRESENTAR DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.  
 EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION NORTH VALLEY RANCHETTES SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 16 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 12 NORTH ROAD. EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION NORTH VALLEY RANCHETTES SUBDIVISION CONSISTIRÁ DE UN CONDUCTO DE AGUA DE 16 PULGADAS DE DIÁMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 12 NORTH ROAD.

ADICIONAL, EL DUEÑO INSTALARÁ DOS (2) BOCAS DE RIEGO (FIRE HYDRANT) AL LADO NORTE DE LA CALLE MILE 12 NORTH ROAD EN UN COSTO DE \$12,000.00. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. LA CANTIDAD \$9,300.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA LOS SERVICIOS. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE EL MEDIDOR Y LOS GASTOS DE CONEXIÓN. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO DESPUÉS DE LA FECHA DE ARCHIVAMIENTO DE ESTA SUBDIVISION.  
**DRENAJE-DESCRIPCIÓN, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**  
 AGUA DE DRENAJE DE LA SUBDIVISION NORTH VALLEY RANCHETTES SUBDIVISION ES TRATADA POR SISTEMA INDIVIDUAL DE UTILIDADES CONSISTIENDO EN UN DISEÑO ESTANDAR DE FOSA SEPTICA DOBLE DE COMPARTIMIENTOS Y UN DESAGUADERO POR EL DISEÑO DE TUBERIA DISTRIBUIDO LAS AGUAS DE DRENAJE. HOMERO LUIS GUTIERREZ, P.E. HA EVALUADO LA OPORTUNIDAD DEL SITIO DE LA SUBDIVISION PARA OSSF Y SE SOMETIÓ UN INFORME QUE CONCLUYE QUE EL SITIO ES PROPIO DE OSSF. EL INFORME FUE REVISADO Y FUE APROBADO POR EL HIDALGO CONDADO SALUD DEPARTAMENTO. CADA TERRENO TIENE AREA ADECUADA PARA UN REPLAZOS DRAINFIELD. CADA SOLAR EN LA SUBDIVISION MIDE MAS DEL MEDIO ACRE REQUERIDO. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOS Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500.0 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL. A UN COSTO TOTAL DE \$18,000.00.  
**CERTIFICACIÓN:**  
 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 SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:  
 AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$20,000.00.  
 DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARÁ \$1,500.0 A UN COSTO TOTAL DE \$18,000.0 TODA LA SUBDIVISION.

*Homero L. Gutierrez* 11/7/18  
 HOMERO LUIS GUTIERREZ, P.E.  
 REGISTERED PROFESSIONAL ENGINEER No. 36639  
 DATE



**PREPARED BY:**  
 H.L.G. PLAN REVIEW SERVICES  
 HOMERO L. GUTIERREZ, P.E., OWNER  
 P.O. BOX 548  
 McALLEN, TEXAS 78505  
**DATE PREPARED:** JUNE 17, 2018  
**DATE SURVEYED:** JUNE 14, 2018

NORTH VALLEY RANCHETTES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 1 IN THE CENTRAL AREA OF HIDALGO COUNTY, ON THE NORTH SIDE OF MILE 12 NORTH ROAD, APPROXIMATELY 860 FEET WEST FROM THE INTERSECTION OF MILE 4 WEST ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO, THE POPULATION IS 40,033. NORTH VALLEY RANCHETTES SUBDIVISION LIES APPROXIMATELY 2.0 MILES NORTH FROM THE CITY, AND IS INSIDE THE FIVE (5) MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

**SUBDIVISION PLAT OF NORTH VALLEY RANCHETTES SUBDIVISION**

BEING A RESUBDIVISION OF 31.737 ACRES OF LAND OUT OF FARM TRACT 317, THE WEST & ADAMS TRACT, AS PER MAP RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**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, JAVIER HERNANDEZ, PRESIDENT, PREMIER EQUITY INVESTMENTS, LLC OWNER OF NORTH VALLEY RANCHETTES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JAVIER HERNANDEZ (PRESIDENT)  
 PREMIER EQUITY INVESTMENTS, LLC  
 1111 W. NOLANA AVE. SUITE Q  
 McALLEN, TEXAS 78504

STATE OF TEXAS  
 COUNTY OF HIDALGO:  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_



FILED FOR RECORD IN HIDALGO COUNTY ATARIO GUERRERO, JR., HIDALGO COUNTY CLERKS

ON \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 RECORDED IN VOL \_\_\_\_\_ PAGE \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

- LEGEND**
- - FD. COTTON PICKER SPINDLE
  - - FD. 1/2" IRON ROD
  - - SET 1/2" IRON ROD
  - - FND 60-D NAIL
  - - EXIST. WATER METER
  - - POWER POLE
  - - PROP. OSS LOCATION
  - - SOL BORING LOCATIONS
  - - EXIST. CONCRETE

**OWNER:** PREMIER EQUITY INVESTMENTS, LLC  
**ENGINEER:** HOMERO L. GUTIERREZ, P.E.  
**SURVEYOR:** HOMERO L. GUTIERREZ, R.P.L.S.

**ADDRESS:** 1111 W. NOLANA AVE. SUITE Q McALLEN, TEXAS 78504  
 P.O. BOX 548, McALLEN, TEXAS 78505  
 P.O. BOX 548, McALLEN, TEXAS 78505

**PHONE NUMBER:** (956) 222-6488  
**FAX NUMBER:** N/A

**TEL:** 956-369-0988 • TBPE Firm Licensed No. F-10426

**SOIL EVALUATION REPORT INFORMATION BORES 01**

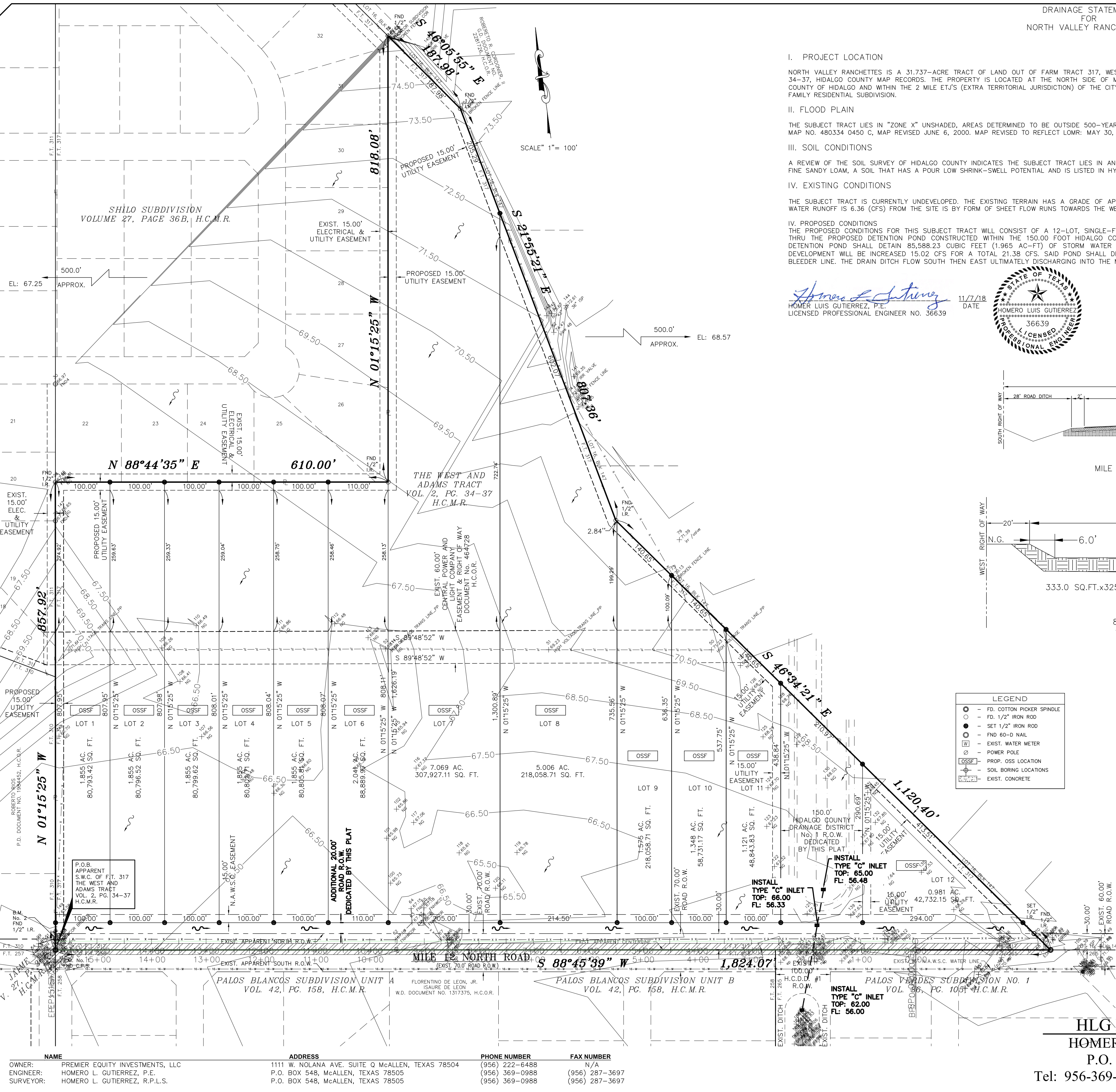
DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS III BLOCKY, PLATY OR MASSIVE)	DRAINAGE (MOTTLES/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
0						
1	III	SANDY CLAY LOAM	N/A	N/A	NONE	SOIL IS SUITABLE FOR OSSF
2	III	SANDY CLAY LOAM				
3	III	CLAY LOAM				
4						
5						

**SOIL EVALUATION REPORT INFORMATION BORES 02**

DEPTH (FEET)	TEXTURE CLASS	SOIL TEXTURE	STRUCTURE (FOR CLASS III BLOCKY, PLATY OR MASSIVE)	DRAINAGE (MOTTLES/ WATER TABLE)	RESTRICTIVE HORIZON	OBSERVATIONS
0						
1	II	FINE SANDY LOAM				SOIL IS SUITABLE FOR OSSF
2	III	SANDY CLAY LOAM	N/A	NONE	NONE	
3	III	SANDY CLAY LOAM				
4	III	SANDY CLAY LOAM				
5						

**INDEX TO SHEET FOR NORTH VALLEY RANCHETTES SUBDIVISION**

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; RIGHT OF WAY CERTIFICATION; HCHD CERTIFICATION; REVISION NOTES.
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3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROAD SIDE DITCH SECTION.



**DRAINAGE STATEMENT FOR NORTH VALLEY RANCHETTES**

**I. PROJECT LOCATION**  
 NORTH VALLEY RANCHETTES IS A 31,737-ACRE TRACT OF LAND OUT OF FARM TRACT 317, WEST AND ADAMS TRACT, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGE 34-37, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED AT THE NORTH SIDE OF MILE 12 NORTH ROAD AND 1/2 MILE EAST OF F.M. 88 AND IS LOCATED IN THE COUNTY OF HIDALGO AND WITHIN THE 2 MILE ETJ'S (EXTRA TERRITORIAL JURISDICTION) OF THE CITY OF WESLACO. PROPOSED DEVELOPMENT WILL CONSIST OF A 12-LOTS, SINGLE FAMILY RESIDENTIAL SUBDIVISION.

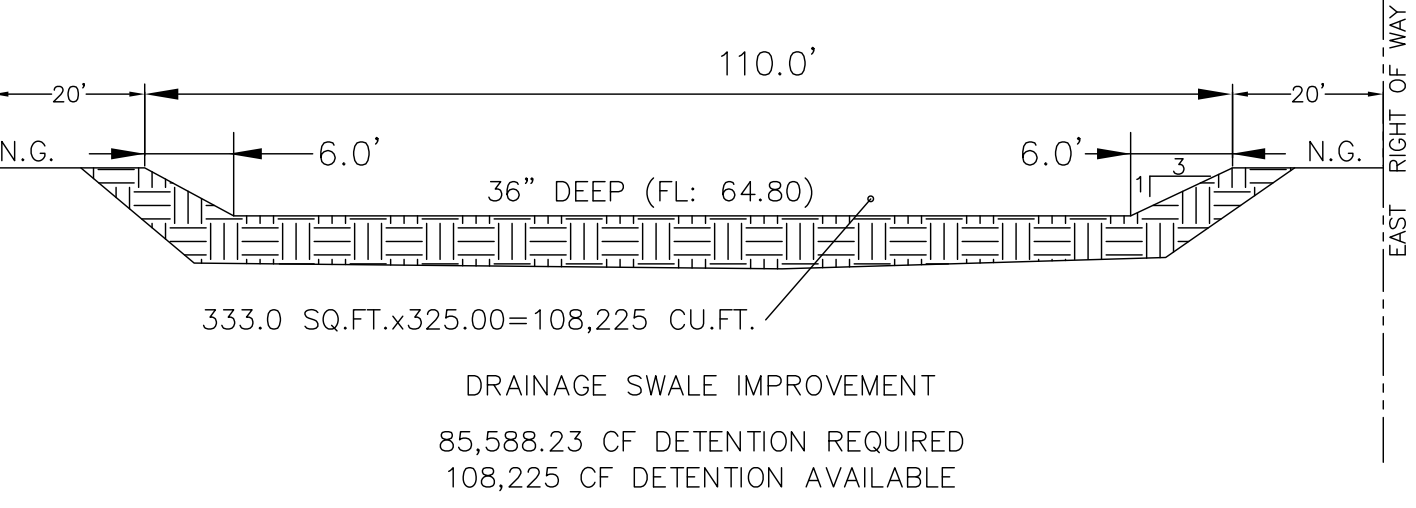
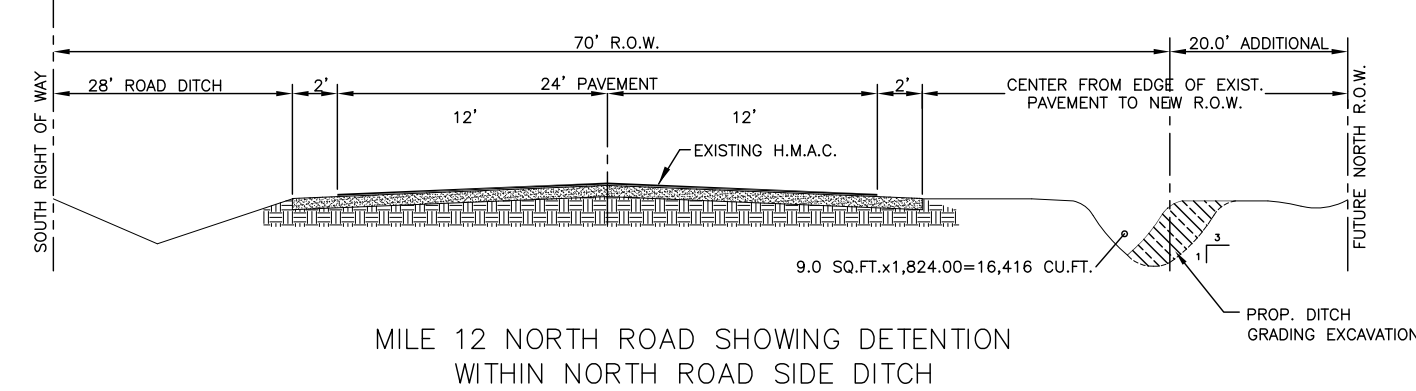
**II. FLOOD PLAIN**  
 THE SUBJECT TRACT LIES IN "ZONE X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, COMMUNITY PANEL IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP NO. 480334 0450 C, MAP REVISED JUNE 6, 2000. MAP REVISED TO REFLECT LOMR: MAY 30, 2002.

**III. SOIL CONDITIONS**  
 A REVIEW OF THE SOIL SURVEY OF HIDALGO COUNTY INDICATES THE SUBJECT TRACT LIES IN AN AREA OF PREDOMINANTLY HIDALGO (28) (30) SANDY CLAY LOAM (WILLACY) (70) FINE SANDY LOAM, A SOIL THAT HAS A FOUR LOW SHRINK-SWELL POTENTIAL AND IS LISTED IN HYDROLOGICAL GROUP B. SOIL B HAS A MODERATE RATE OF WATER TRANSMISSION.

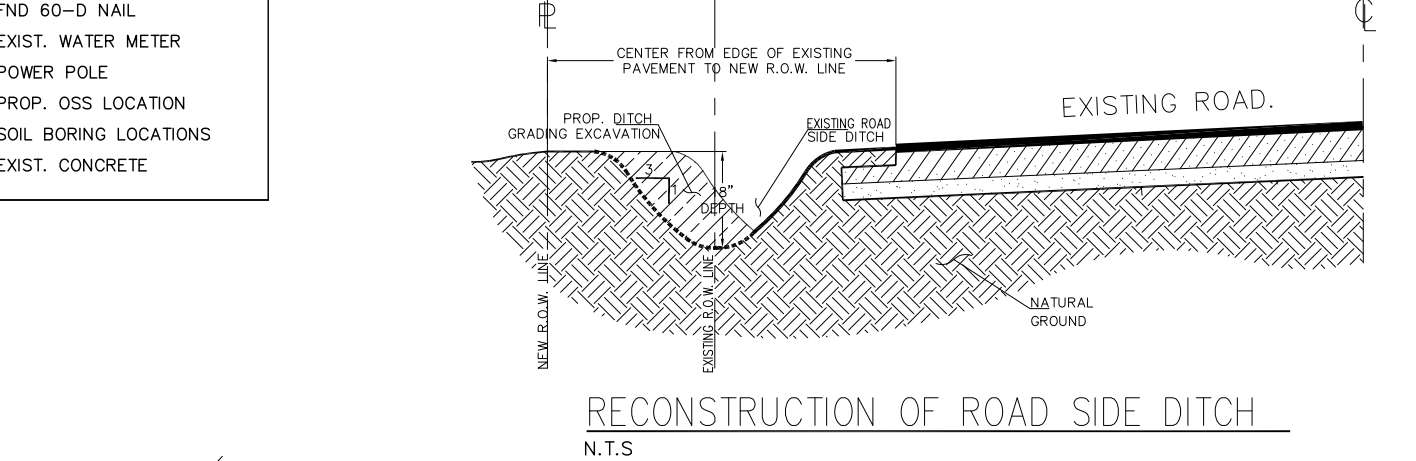
**IV. EXISTING CONDITIONS**  
 THE SUBJECT TRACT IS CURRENTLY UNDEVELOPED. THE EXISTING TERRAIN HAS A GRADE OF APPROXIMATELY 1% TO 1-1/2%. THE EXISTING TOTAL CONTRIBUTING 10-YEAR STORM WATER RUNOFF IS 6.36 (CFS) FROM THE SITE IS BY FORM OF SHEET FLOW RUNS TOWARDS THE WEST SIDE OF THIS TRACT.

**IV. PROPOSED CONDITIONS**  
 THE PROPOSED CONDITIONS FOR THIS SUBJECT TRACT WILL CONSIST OF A 12-LOT, SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE DETENTION OF THIS SUBDIVISION WILL BE THRU THE PROPOSED DETENTION POND CONSTRUCTED WITHIN THE 150.00 FOOT HIDALGO COUNTY DITCH RIGHT-OF-WAY DEDICATED BY THIS SUBDIVISION. THE DETENTION POND SHALL DETAIN 85,588.23 CUBIC FEET (1,965 AC-FT) OF STORM WATER STORAGE FOR A 25 YEAR DESIGN FREQUENCY. THE STORM RUNOFF AFTER DEVELOPMENT WILL BE INCREASED 15.02 CFS FOR A TOTAL 21.38 CFS. SAID POND SHALL DISCHARGE SOUTH INTO AN EXISTING HIDALGO COUNTY DRAIN DITCH VIA AN 8" BLEEDER LINE. THE DRAIN DITCH FLOW SOUTH THEN EAST ULTIMATELY DISCHARGING INTO THE MERCEDES LATERAL.

*Homero L. Gutierrez*  
 HOMERO LUIS GUTIERREZ, P.E.  
 LICENSED PROFESSIONAL ENGINEER NO. 36639  
 DATE: 11/7/18



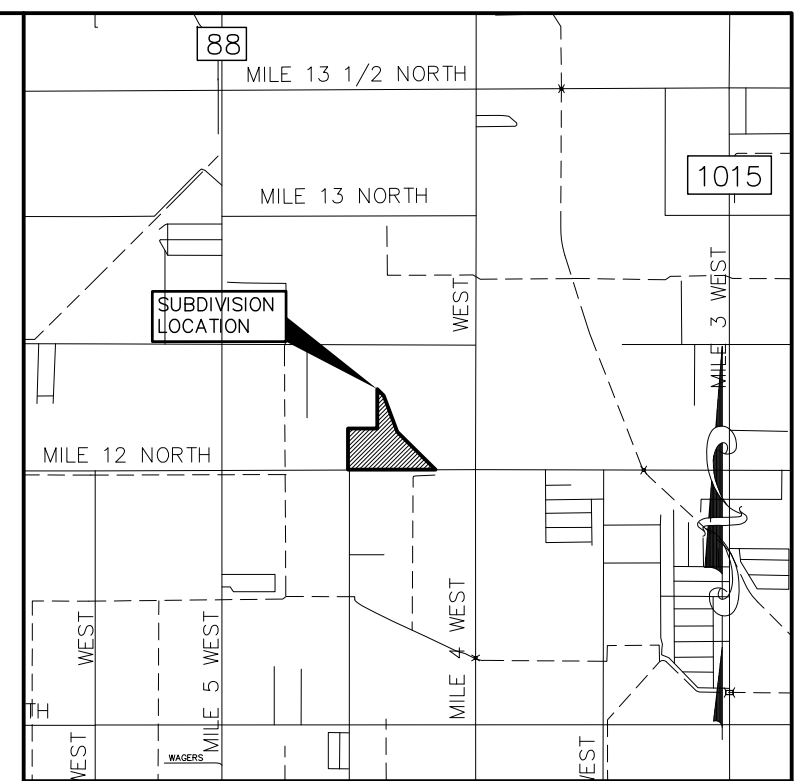
**SHOWING DETENTION WITHIN 150.00 FOOT HIDALGO COUNTY DITCH R.O.W.**



ON: \_\_\_\_\_ AM/PM  
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BY: \_\_\_\_\_ DEPUTY

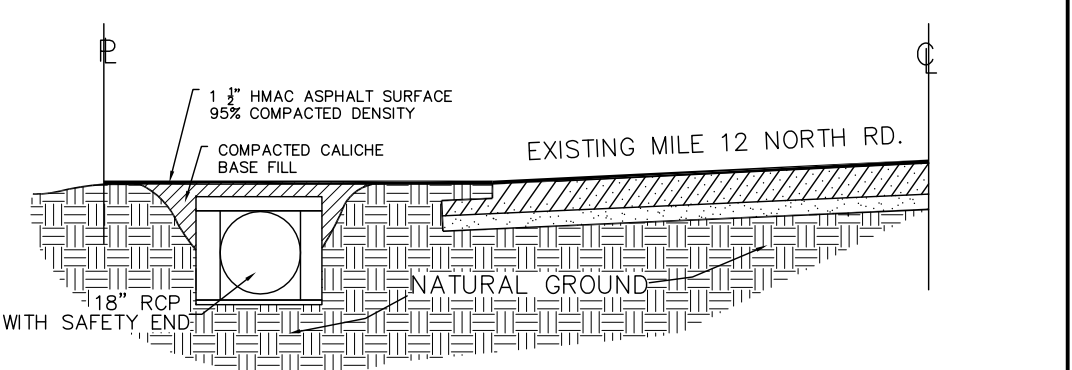
**HLG PLAN REVIEW SERVICES**  
**HOMERO L. GUTIERREZ, P.E., OWNER**  
 P.O. Box 548, McAllen, Texas 78505  
 Tel: 956-369-0988 • TBPE Firm Licensed No. F-10426



PREPARED BY:  
 H.L.G. PLAN REVIEW SERVICES  
 HOMERO L. GUTIERREZ, P.E., OWNER  
 P.O. BOX 548  
 McALLEN, TEXAS 78505

DATE PREPARED: JUNE 17, 2018  
 DATE SURVEYED: JUNE 14, 2018

**SUBDIVISION PLAT OF NORTH VALLEY RANCHETTES SUBDIVISION**  
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NAME	ADDRESS	PHONE NUMBER	FAX NUMBER
OWNER: PREMIER EQUITY INVESTMENTS, LLC	1111 W. NOLANA AVE. SUITE Q McALLEN, TEXAS 78504	(956) 222-6488	N/A
ENGINEER: HOMERO L. GUTIERREZ, P.E.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697
SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S.	P.O. BOX 548, McALLEN, TEXAS 78505	(956) 369-0988	(956) 287-3697