



# 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: 9-22-2020

PROPOSED MIRA VISTA NO. 2 SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: RED ROCK REAL ESTATES DEV.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY    35  \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 4

LOCATION DESCRIPTION: SOUTH SIDE OF CAMINO REAL VIEJO ROAD APPROXIMATELY 1,150.00 FEET EAST OF F.M. 1015.

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 4-29-2020 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: NO R.O.W. IS REQUIRED.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: N/A BY, DANIEL GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: CITY OF WESLACO LINE SIZE: 10" LOCATION: SOUTHEAST CORNER OF LOT 34 OF MIRA VISTA NO. 1 SUBDIVISION.

WATER SERVICE PROVIDER: CITY OF WESLACO EXISTING LINE SIZE: 8" LOCATION: NORTH SIDE OF CAMINO REAL VIEJO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-15-2020: BY 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.

**HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 3 SECTION 3.5 ITEM 13 "SETBACKS".**

VARIANCE REQUEST FROM: **HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 2 SECTION 2.7 ITEM A "EASEMENT FOR UTILITIES".**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

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

**Final Approval** subject to recommendations other departments

**This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,**

**\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.**

# MIRA VISTA No. 2

A 13.49 ACRE TRACT OF LAND OUT OF FARM TRACT 1020, AND OUT OF LOTS 11 AND 12, BLOCK 113, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1631125 AND CORRECTED WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1817664, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 13.49 ACRE TRACT OF LAND OUT OF FARM TRACT 1020, AND OUT OF LOTS 11 AND 12, BLOCK 113, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1631125 AND CORRECTED WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1817664, 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH RIGHT OF WAY LINE OF CAMINO REAL VIEJO ROAD FOR THE NORTHEAST CORNER OF MIRA VISTA SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 0000000, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER THIS TRACT, SAID ROD BEARS SOUTH, 519.00 FEET AND S 89°58'50" E, 1,150.00 FEET FROM THE NORTHWEST CORNER OF LOT 12.

THENCE: S 89°58'50" E, ALONG THE SOUTH RIGHT OF WAY LINE OF CAMINO REAL VIEJO ROAD, A DISTANCE OF 216.70 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF FARM TRACT 1024.

THENCE: S 42°02'57" E (DEED RECORD: S 42°04' E), ALONG THE WEST LINE OF FARM TRACT 1024, A DISTANCE OF 1,005.05 FEET (DEED RECORD: 1,005.00 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 25°08'57" E (DEED RECORD: S 25°06' E), ALONG THE WEST LINE OF FARM TRACT 1024, A DISTANCE OF 60.57 FEET (DEED RECORD: 60.60 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE SOUTH LINE OF LOT 11 AND THE NORTH LINE OF LOT 14 FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: WEST, ALONG THE SOUTH LINE OF LOT 11 AND THE NORTH LINE OF LOT 14, A DISTANCE OF 331.55 FEET (DEED RECORD: 331.30 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND ON THE EAST LINE OF FARM TRACT 1020 FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 25°04'21" E, ALONG THE EAST LINE OF FARM TRACT 1020, A DISTANCE OF 337.59 FEET TO A POINT FOR THE SOUTHEAST CORNER OF FARM TRACT 1020 FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: WEST, ALONG THE SOUTH LINE OF FARM TRACT 1020, A DISTANCE OF 215.34 FEET (DEED RECORD: 216.97 FEET) TO A POINT FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 60°03'00" W, ALONG THE SOUTH LINE OF FARM TRACT 1020, A DISTANCE OF 613.71 FEET (DEED RECORD: 612.50 FEET) TO A POINT FOR THE SOUTHEAST CORNER OF MIRA VISTA SUBDIVISION AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: NORTH, ALONG THE EAST LINE OF MIRA VISTA SUBDIVISION, A DISTANCE OF 812.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.49 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SOUTH PALM GARDENS ESTATES UNIT No. 1, RECORDED IN VOLUME 20, PAGE 100, 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.

**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.

**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.

## PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER 480334 0525 B MAP REVISED: JANUARY 2, 1981
- 2.- LEGEND ● - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 3.- SETBACKS:  
FRONT ..... 25.00 FEET  
FRONT-CUL-DE-SAC ..... 20.00 FEET  
REAR ..... 10.00 FEET  
SIDE ..... 5.00 FEET  
SIDE CORNER ..... 10.00 FEET  
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

- 4.- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTER LINE OF STREET, TOP OF CURB, 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:  
B.M. No. 1 ELEV.=69.70' TOP OF TYPE "A" INLET LOCATED ON THE NORTH CORNER OF LOT 28. N.A.V.D. 88 DATUM.  
B.M. No. 2 ELEV.=69.00' TOP OF TYPE "A" INLET LOCATED ON THE SOUTH CORNER OF LOT 30. N.A.V.D. 88 DATUM.

- 6.- DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF 100,650.00 CUBIC FEET (2.31 ACRES) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
SEE DRAINAGE REPORT ON SHEET No. 5.

- 7.- NO ACCESS SHALL BE PERMITTED ONTO CAMINO REAL VIEJO ROAD FOR LOTS 18 & 52. DEVELOPER SHALL PROVIDE LOTS WITH BUFFER FENCE ABUTTING CAMINO REAL VIEJO TO DENY ACCESS ONTO THE LOTS.

- 8.- NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTING. THERE SHALL BE NO MORE THAN 18 INCHES MAINTENANCE FREE GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE MAINTENANCE OF THE EASEMENT AND THE SUBDIVISION.

- 9.- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

- 10.- 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.

- 11.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

- 12.- A 6.00 FOOT BUFFER FENCE ABIDING TO CITY ORDINANCES, ON DRAIN DITCH SIDE SHALL BE CONSTRUCTED AT TIME OF SUBDIVISION CONSTRUCTION.
- 13.- A 4.00 FOOT SIDEWALK ABIDING TO CITY ORDINANCES, IS REQUIRED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE, AS PER CITY OF WESLACO. A 5.00 FOOT SIDEWALK ALONG CAMINO REAL VIEJO ROAD SHALL BE CONSTRUCTED AT SUBDIVISION STAGE.

- 14.- U.&D.E. DENOTES UTILITY & DRAINAGE EASEMENT
- 15.- THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION. STREETLIGHT MUST BE EVERY 300 FEET.

- 16.- GENERAL NOTE FOR MULTIFAMILY:  
ALL LOTS SHALL BE FOR MULTIFAMILY USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN MULTIFAMILY. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS AND ALONG CAMINO REAL VIEJO ROAD TO DENY ACCESS ONTO LOT. FOR LOTS LOCATED IN THE ETJ, APPLICATIONS FOR CONSTRUCTION APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT, HIDALGO COUNTY HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

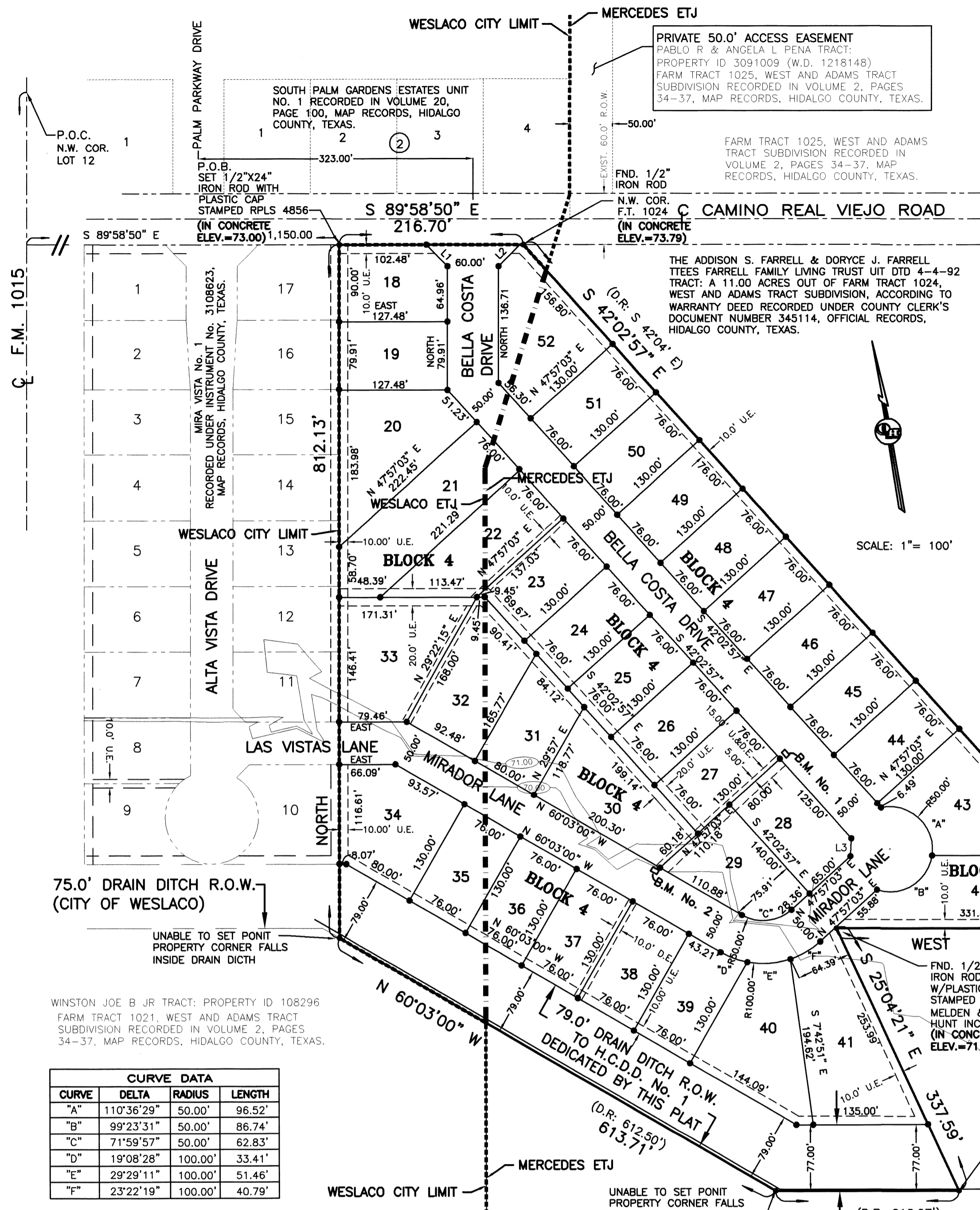
- 17.- FOR LOTS LOCATED INSIDE THE ETJ, AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, AND DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

- 18.- ALL PRIVATE STREETS, INCLUSIVE OF MEDIAN ISLANDS AND ANY SENTRY SHELTERS, PLUS ANY ACCOMPANYING STORM DRAINAGE, STREET LIGHTING AND/OR SIDEWALKS, SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ALSO, ALL PERIMETER WALLS AND FENCES SHALL BE UNDER THE OWNERSHIP AND THE EXCLUSIVE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSES OF ENCLOSED PRIVACY, SECURITY AND REPAIR.

- 19.- THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF WESLACO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.

- 20.- AS PER CITY OF WESLACO, A 6.0' BUFFER FENCE IS REQUIRED ALONG THE NORTH SIDE THE H.C.D.D. No. 1 DRAIN DITCH R.O.W. BY LOT OWNER. THE FENCE SHALL BE REQUIRED ALONG THE SOUTH SIDE OF LOTS 34-41 PRIOR TO THE LOT'S OCCUPANCY. REMOVAL OR DAMAGE TO THESE FENCES WILL SUBJECT THE OWNER OF THE LOT ADJACENT TO THE BUFFER FENCE TO FINES AND/OR REPLACEMENT/REPAIR OF THE FENCE AT THE LOT OWNER'S EXPENSE OR THE PERSON CAUSING THIS DAMAGE.

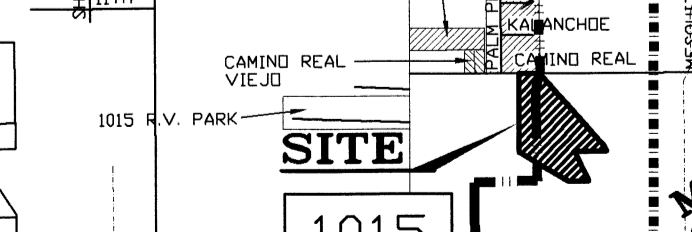
- 21.- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.



CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
"A"	110°36'29"	50.00'	96.52'
"B"	99°23'31"	50.00'	86.74'
"C"	71°59'57"	50.00'	62.83'
"D"	19°08'28"	100.00'	33.41'
"E"	29°29'11"	100.00'	51.46'
"F"	23°22'19"	100.00'	40.79'

DIMENSIONS DATA			
DATA	BEARING	LENGTH	
L1	N 45°00'00" W	35.36'	
L2	S 45°00'00" W	35.36'	
L3	N 25°03'03" E	21.21'	

REVISION NOTES			
No.	Sheet	REVISION	Approved



**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.



MARCO A. GONZALEZ  
P.E. 120016  
8-25-20  
DATE

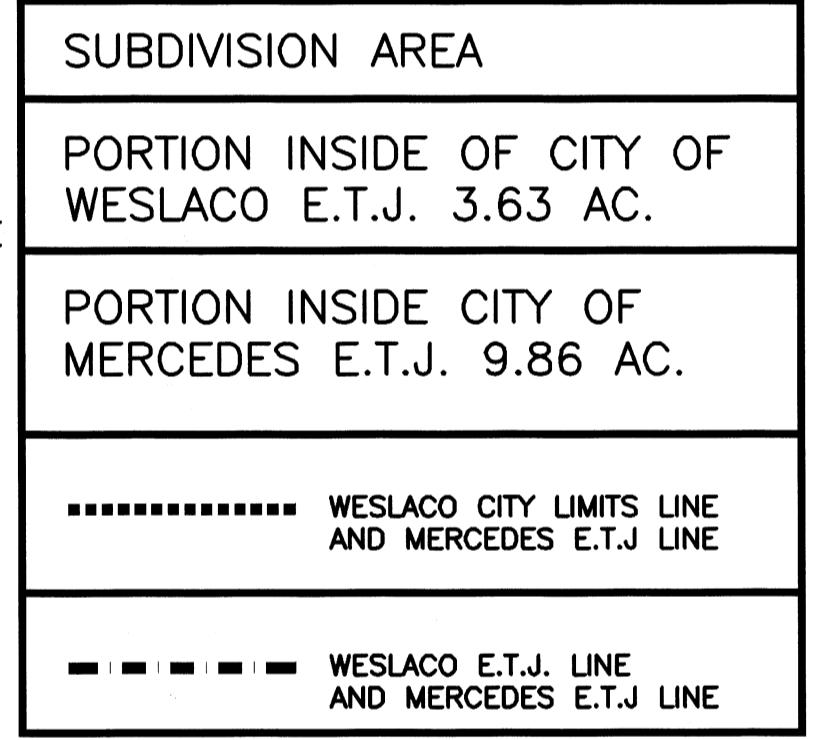
**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
MIRA VISTA No. 2 IS LOCATED SOUTHWEST HIDALGO COUNTY ON THE SOUTHWEST SIDE OF CAMINO REAL VIEJO ROAD, APPROXIMATELY 1.150 FEET EAST OF F.M. 1015. THE NEAREST MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,787). MIRA VISTA No. 2, LIES PARTLY INSIDE THE CITY OF WESLACO THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) AND IT IS PARTLY WITHIN THE CITY OF MERCEDES THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: MANUEL N. CANTU, JR., MANAGER	2912 S. JACKSON ROAD	MCCALLEN, TX 78503	(956)821-8180	
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

**BLOCK 4  
MULTI-FAMILY  
LOT DATA**

LOT	AREA (S.F.)	AREA (AC.)
18	11158.21	0.256
19	10186.99	0.234
20	17308.82	0.397
21	18108.53	0.416
22	13615.06	0.313
23	9902.19	0.227
24-27	9880.00	0.227
28	11087.50	0.255
29	11995.13	0.275
30	16134.94	0.370
31	10541.67	0.242
32	14901.77	0.342
33	17665.57	0.406
34	15970.78	0.367
35-38	9880.00	0.227
39	9939.74	0.228
40	16460.76	0.378
41	21014.43	0.482
42	21109.94	0.485
43	16829.85	0.386
44-51	9880.00	0.227
52	15901.43	0.365



**ALFONSO QUINTANILLA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
No. 4856**

DATE: 11-12-19

**STATE OF TEXAS  
COUNTY OF HIDALGO**  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE  
**MIRA VISTA No. 2**  
DO HEREBY GRANT AN EASEMENT TO THE CITY AND COUNTY AND THOSE WHO MAY NOW OR HEREAFTER HOLD FRANCHISE UNDER SAID CITY, THE USE OF THE STREETS, ALLEYS AND EASEMENTS THEREON SHOWN ON THE PLAT TO THE EMPLOYEES OR AGENTS OF THE CITY OR COUNTY, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE CITY OF WESLACO, RESIDENTS OF THE SUBDIVISION, AND THEIR GUESTS.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP  
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY DATE  
ITS: GENERAL PARTNER  
BY: MANUEL N. CANTU, JR., MANAGER  
2912 S. JACKSON ROAD  
MCCALLEN, TEXAS 78503  
PH. (956) 821-8180

**STATE OF TEXAS  
COUNTY OF HIDALGO**  
BEFORE ME, the undersigned authority, on this day personally appeared  
**MANUEL N. CANTU, JR., MANAGER**  
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**CLARISSA ANNETTE QUINTANILLA**  
Notary Public, State of Texas  
My Commission Expires  
November 04, 2021  
NOTARY ID: 129612525

**STATE OF TEXAS  
CITY OF WESLACO**  
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 THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST: CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS  
CITY OF WESLACO**  
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION \_\_\_\_\_  
DATE \_\_\_\_\_

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 EXPRESSED WRITTEN PERMISSION OF HCOD #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. HCOD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCOD #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCOD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS 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 \_\_\_\_\_ DATE \_\_\_\_\_  
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9

**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

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

WE THE UNDERSIGNED CERTIFY that this plat of the MIRA VISTA No. 2, was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

**INDEX OF SHEETS**  
SHEET 1  
HEADING INDEX: LOCATION MAP; PRINCIPAL CONTACTS: LOTS, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY MAYOR'S APPROVAL CERTIFICATE, CITY PLANNING CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; HIDALGO COUNTY RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATION; NAWSC CERTIFICATION; REVISION NOTES.

SHEET 2  
WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT

SHEET 3  
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION: CONSTRUCTION DETAILS: REVISION NOTES.

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

**DATE OF PREPARATION: Nov. 12th 2019**

DATE OF PREPARATION: Nov. 12th 2019			
FILENAME: F:\DATA\SUBDIVS\WESLACO\MIRA VISTA\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY
	11-12-19	M.G.	
	DATE REVISED	REVISED BY	CHECKED BY

SHEET NO. 1  
OF 3 SHEETS

APPROVED BY \_\_\_\_\_



MAP OF TOPOGRAPHY AND DRAINAGE/ MAPA DE TOPOGRAFIA Y DRENAJE

MIRA VISTA NO. 2

A 13.49 ACRE TRACT OF LAND OUT OF FARM TRACT 1020, AND OUT OF LOTS 11 AND 12, BLOCK 113, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGES 34-37, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1631125 AND CORRECTED WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1817664, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.  
 DRAINAGE REPORT FOR: MIRA VISTA NO. 2  
 BY: MARCO A. GONZALEZ P.E.

DRAINAGE REPORT FOR MIRA VISTA NO. 2  
 A 13.49 acre tract of land out of Farm Tract 1020, and out of Lots 11 and 12, Block 113, West and Adams Tracts Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 2, pages 34-37, map records Hidalgo County, Texas, and according to warranty deed recorded under county clerk's document number 1631125 and corrected warranty deed recorded under county clerk's document number 1817664, official records of Hidalgo County, Texas. This subdivision is located on the south side of Camino Real Viejo Road, approximately 1,150.00 feet east of F.M. 1015 Road. The site is currently open land. This subdivision is located in the City of Weslaco city limit and City of Mercedes ETJ. The proposed subdivision will consist 35 multi-family lots.

The tract is Zone "B", areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood (Medium Shading), as per FEMA Flood Insurance Rate Map Community Panel No. 480334 0525 B dated January 2, 1981.  
 The majority of the soil is Hidalgo (25 & 28), and Racombes (48), & Rio (60) and is in soil group "B" and "D". It is Fine Sandy Loam (SM-SC), Sandy Clay Loam (SC), and Clay Loam (CL). This soil is well drained. Permeability is moderate. Plasticity index has a range of 4-32. See attached Soil Survey of Hidalgo County, Texas tables.

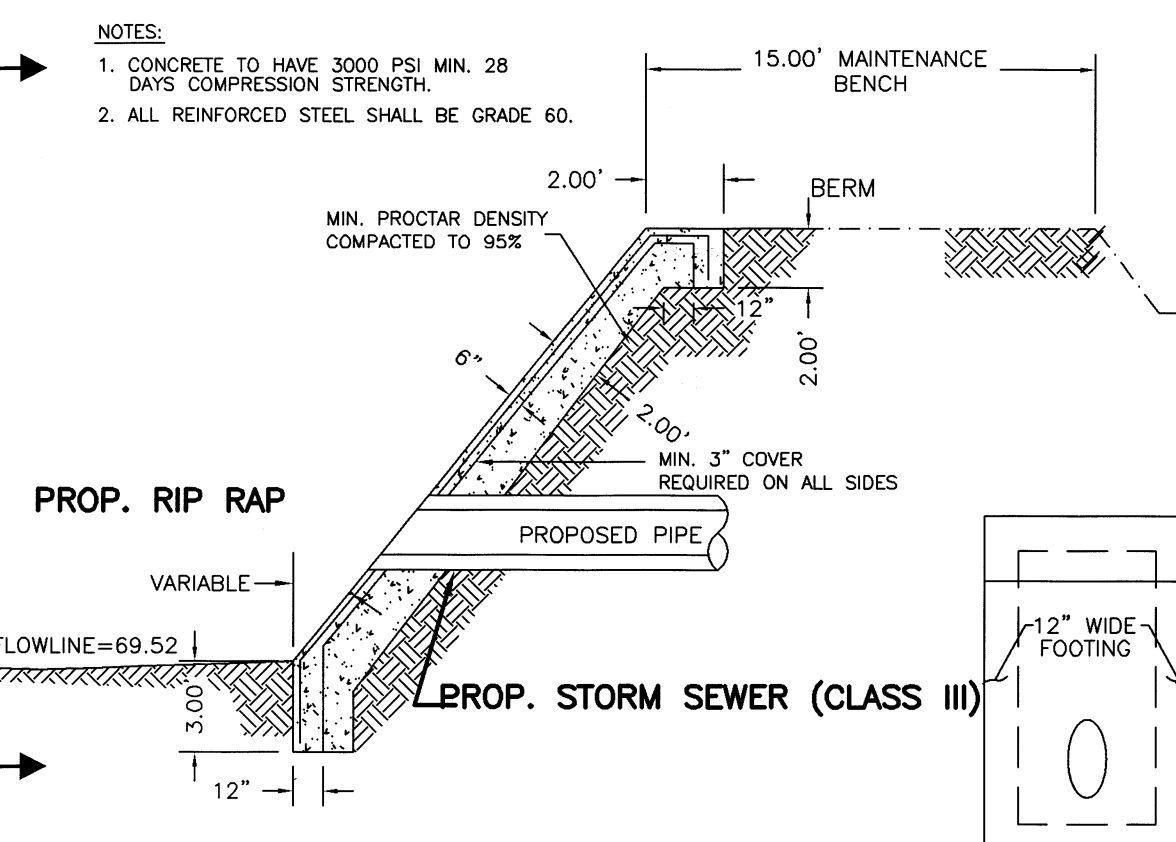
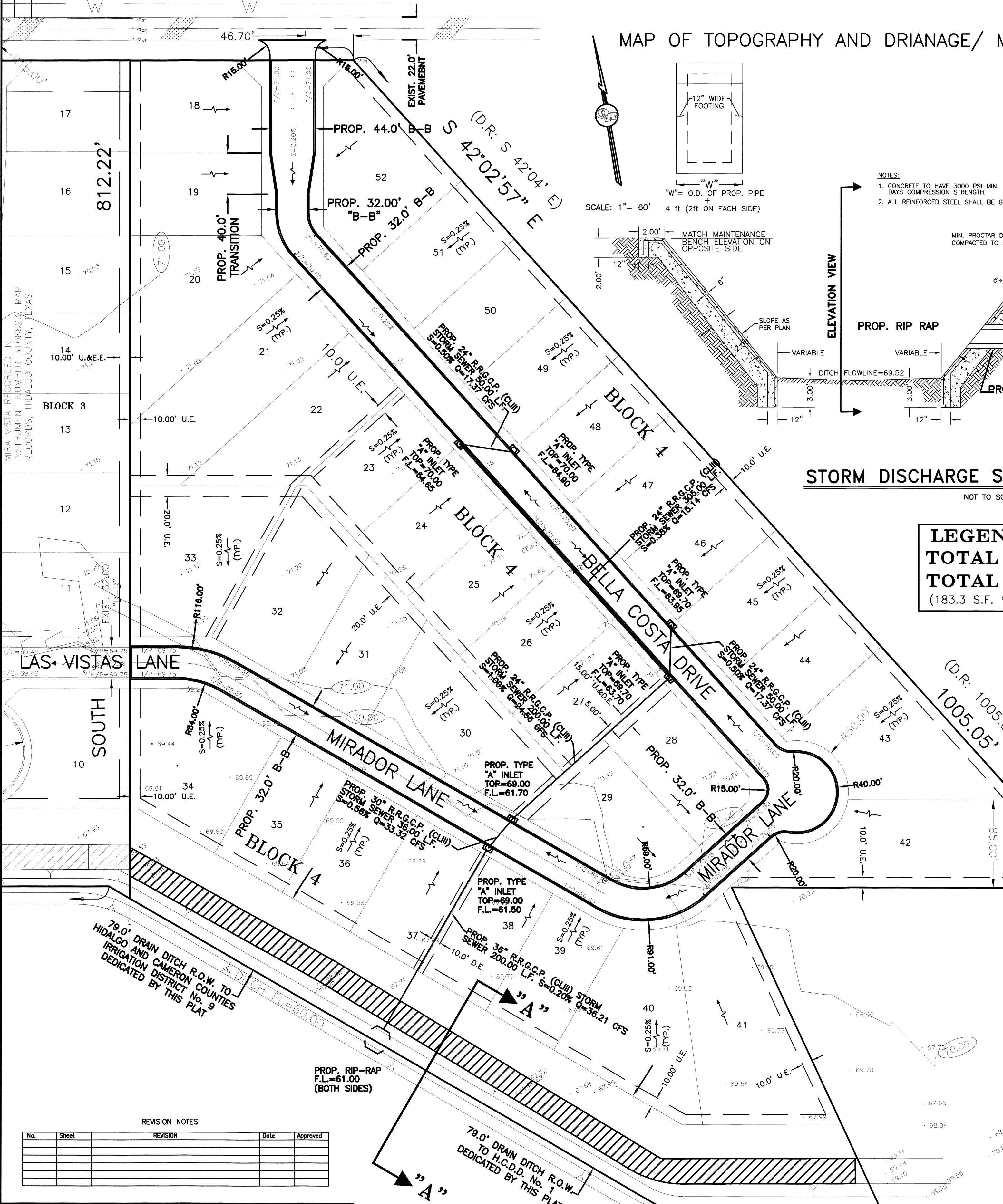
Presently, the site has very minimal runoff in a southerly direction with an approximate 1% slope. The existing runoff for the proposed subdivision is Q=5.28 cubic feet per second based on a 10-year storm and flows into the existing Hidalgo & Cameron Counties Irrigation District No. 9 Drain Ditch located on the south side of the property.

After development the runoff will be Q=36.50 cubic feet per second for an increase of Q=31.22 cubic feet per second (50 year storm). Detention will be 100,696.47 cubic feet (2.31 acre feet) and will be accomplished by excavating the existing City of Weslaco Drain Ditch located on the south side of the subdivision. In addition, the developer is proposing to install a storm sewer system consisting of 24", 30", and 36" storm pipes and type "A" inlets that will collect the runoff from the roads and will outfall in the existing drain ditch, 77.00 to 79.00 feet of Drain Ditch Right of Way to Hidalgo & Cameron Counties Irrigation District No. 9 and Hidalgo County Drainage District No. 1 is being dedicated by this plat. Drainage calculations are attached.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN ZONE "B", AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING), AS PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0525 B DATED JANUARY 2, 1981.

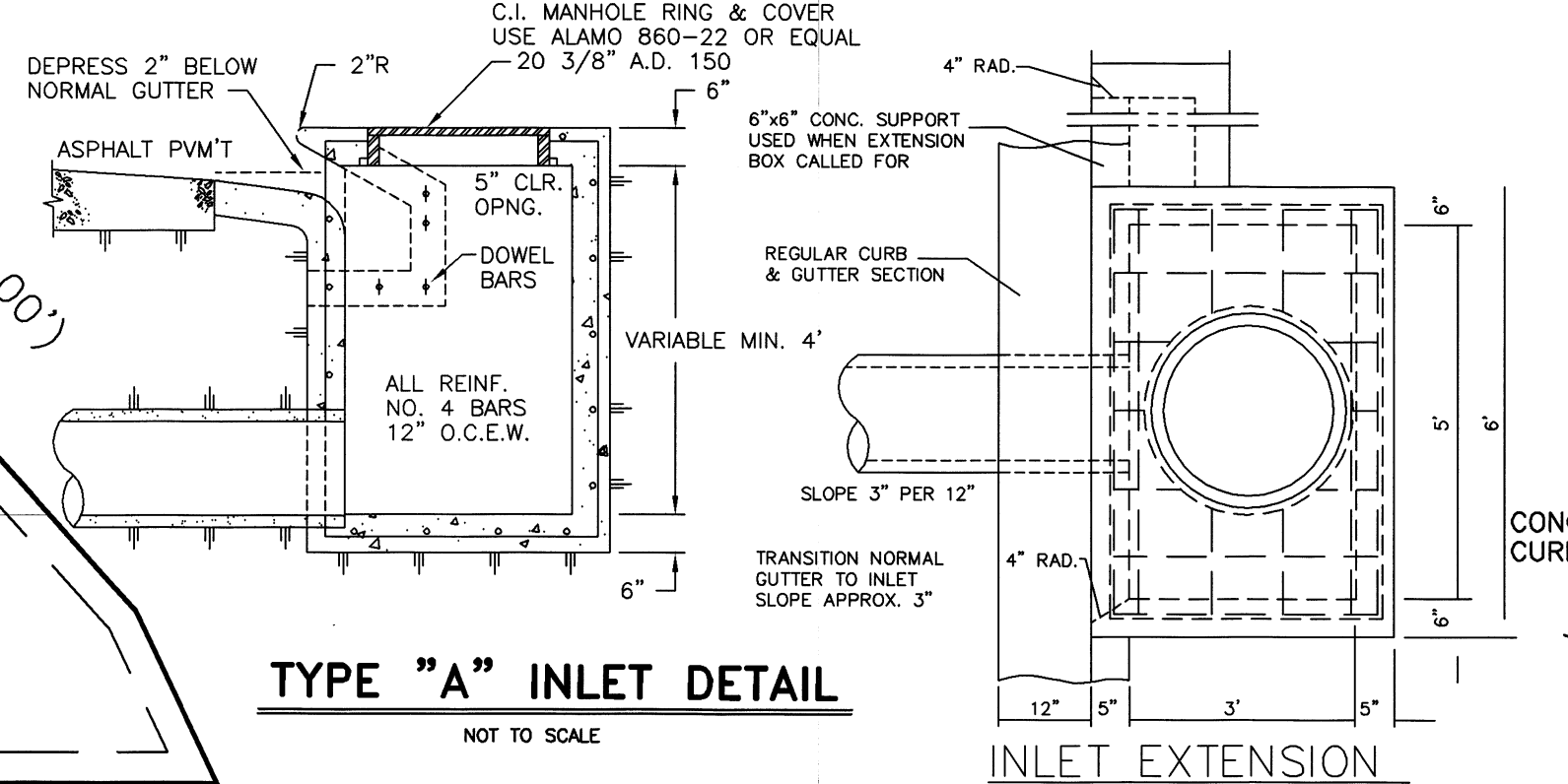


*Marco A. Gonzalez*  
 MARCO A. GONZALEZ  
 P.E. 120016  
 DATE 02-25-20

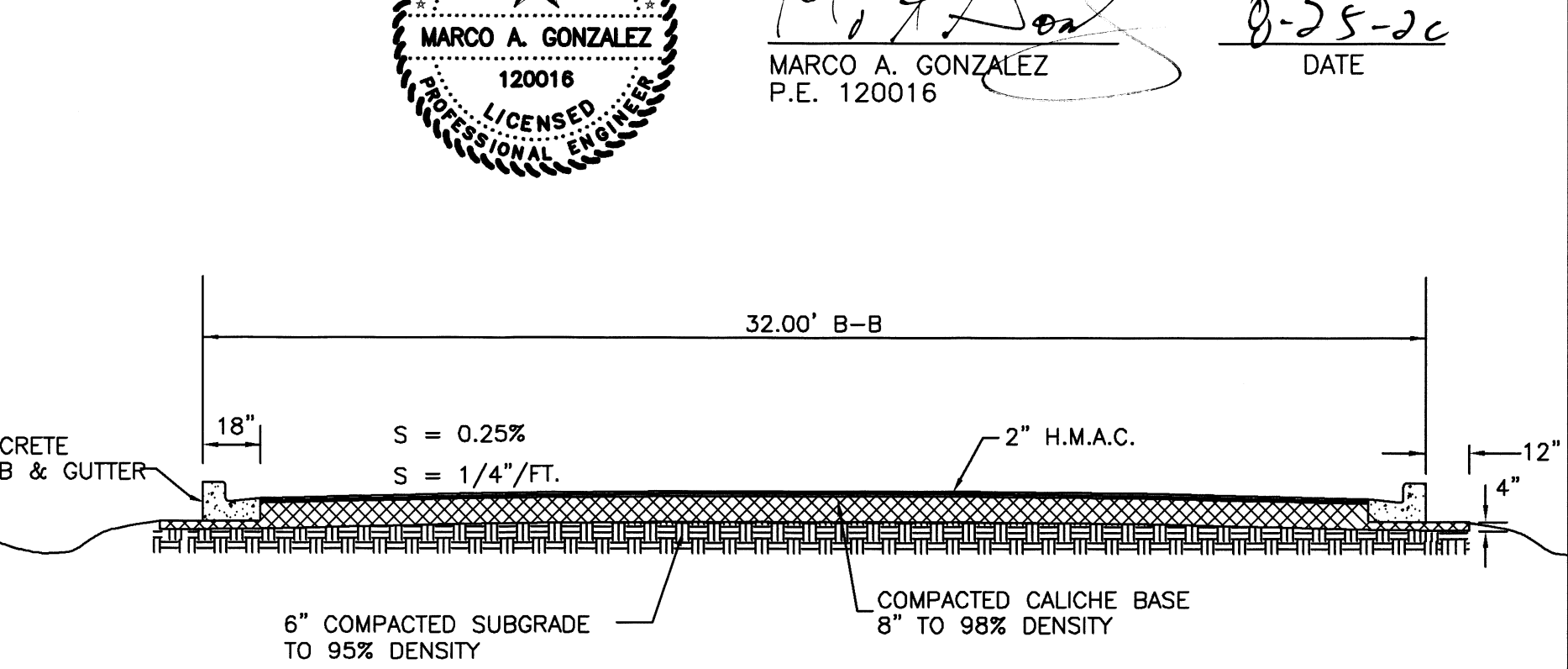


STORM DISCHARGE STRUCTURE  
 NOT TO SCALE

**LEGEND**  
 TOTAL DETENTION REQUIRED = 100,696.47 C.F.  
 TOTAL DETENTION PROVIDED = 142,974.00 C.F.  
 (183.3 S.F. \* 780.0 L.F)



TYPE "A" INLET DETAIL  
 NOT TO SCALE

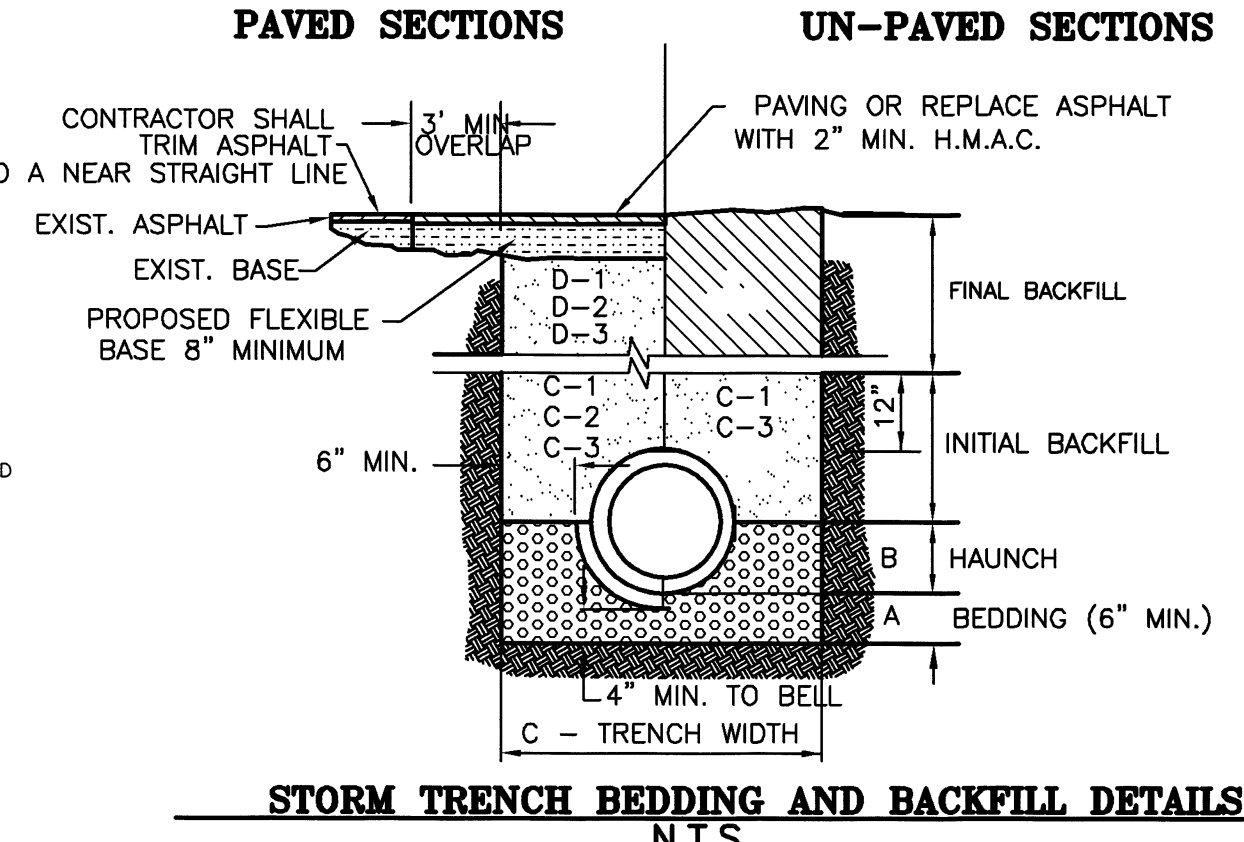


INLET EXTENSION

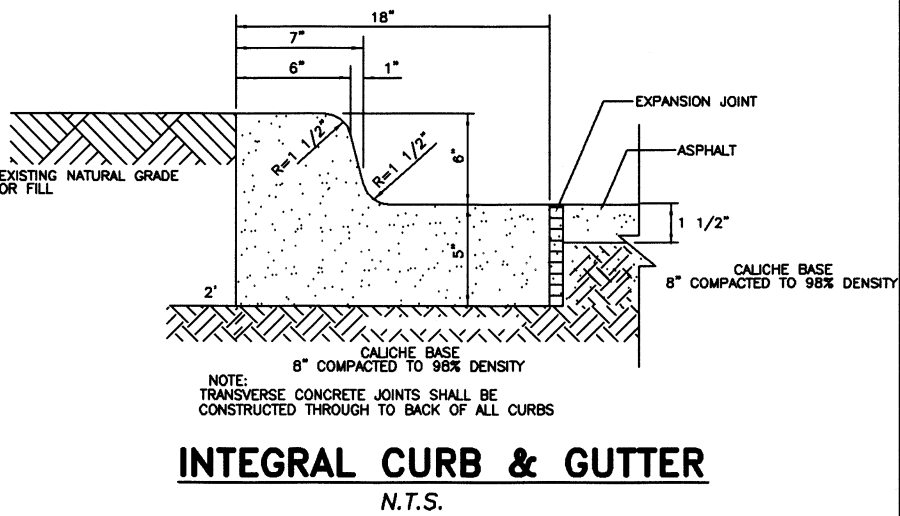


STREET SECTION  
 NOT TO SCALE

- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 X 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (1" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



STORM TRENCH BEDDING AND BACKFILL DETAILS  
 N.T.S.



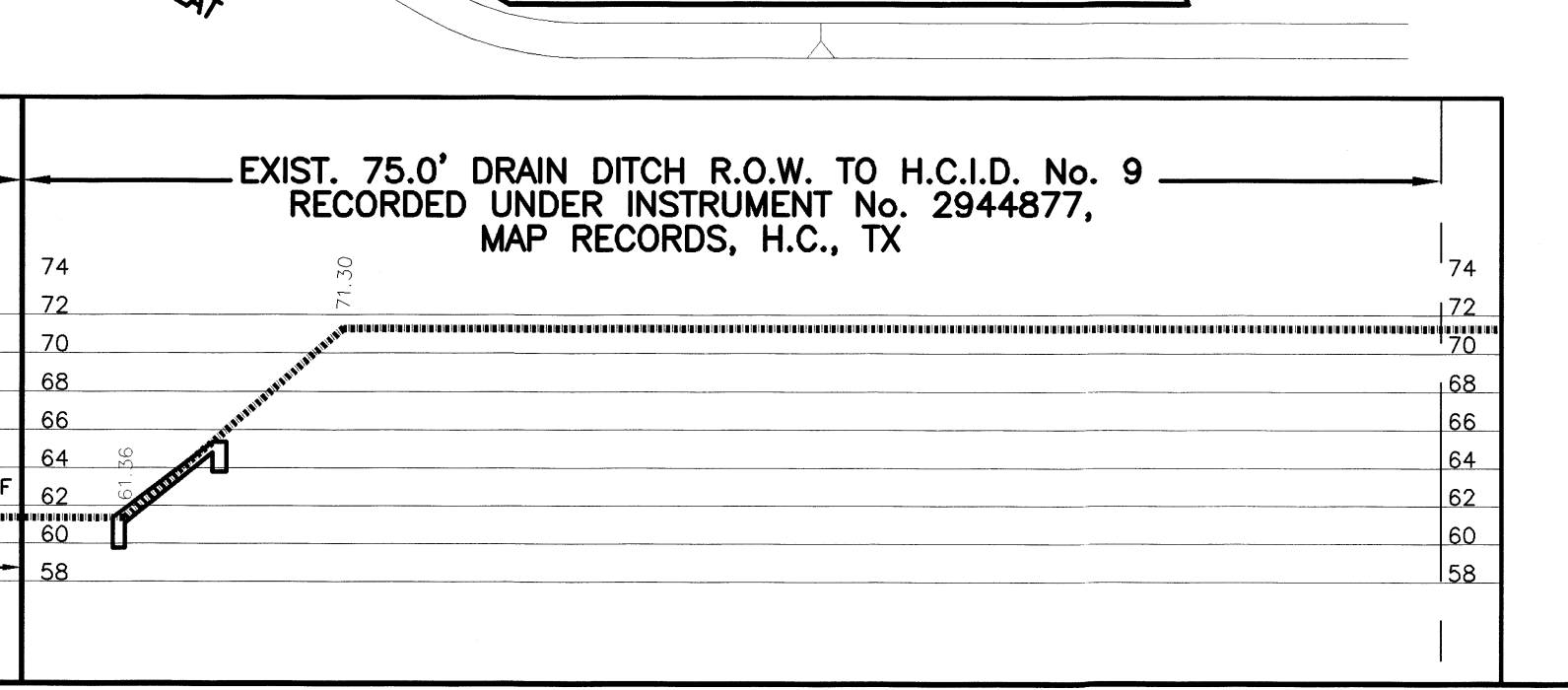
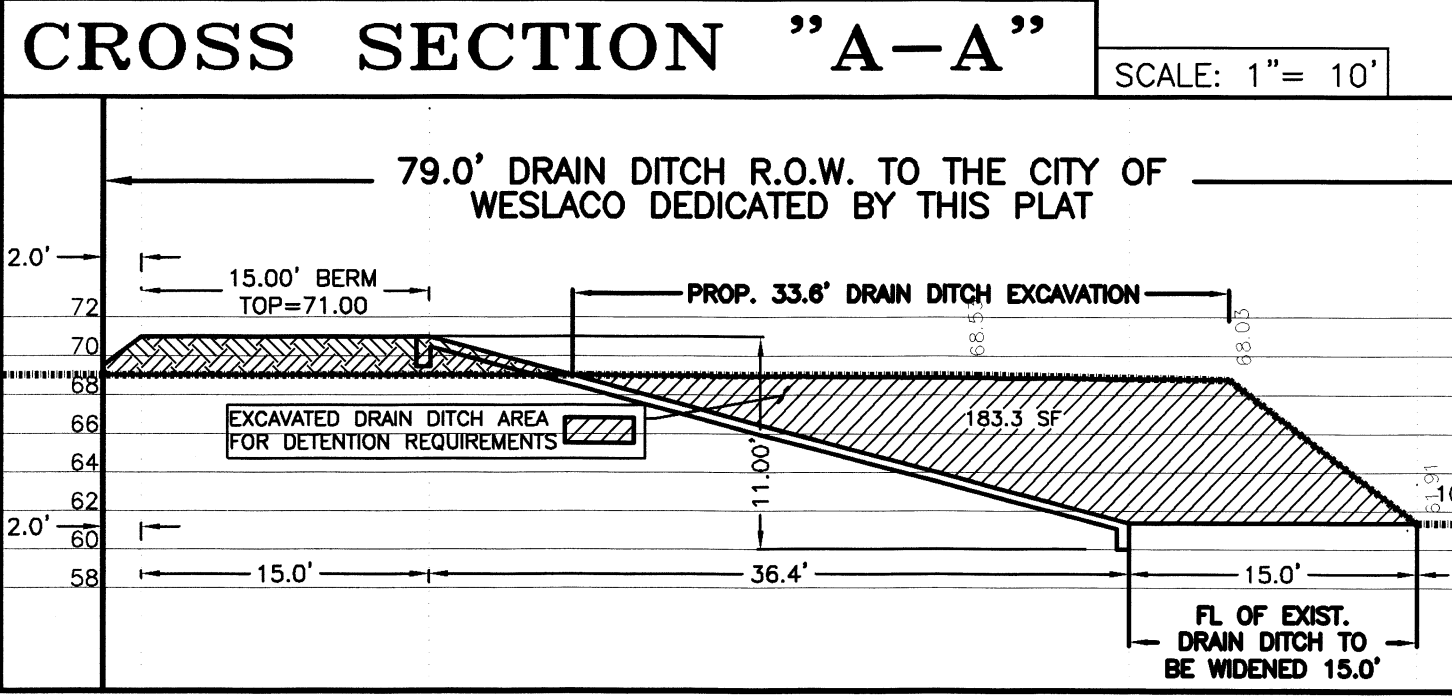
INTEGRAL CURB & GUTTER  
 N.T.S.

**COST ESTIMATE**

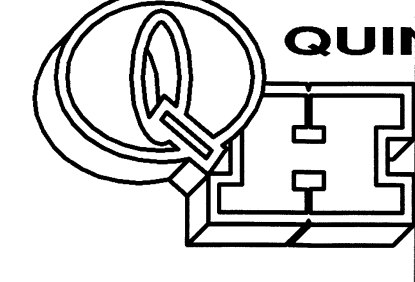
WATER DISTRIBUTION	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SANITARY SEWER IMPROVEMENTS:	\$

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved



- NOTES: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
- 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT FROM THE E.O.P./B.O.C.
- 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



**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. 3 OF 3 SHEETS**

FILENAME: F:\DATA\SUBDIVS\WESLACO\SAN JACINTO ESTATES No. 10 PHASE 1\WATER			
DATE PREPARED: 09-13-2019	PREPARED BY: G. GANTU	CHECKED BY: G. GANTU	APPROVED BY: G. GANTU
DATE REVISED: 07-22-2020	REVISED BY: G. GANTU	CHECKED BY: G. GANTU	APPROVED BY: G. GANTU

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