



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: 3-23-2021

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

NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 4

LOCATION DESCRIPTION: SOUT SIDE OF CAMINO REAL VIEJO ROAD APPROXIMATELY ¼ MILE 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 AN EXISTING DRAIN DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 2-16-2021 BY, DANIEL GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL 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: CAMINO REAL VIEJO ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 3-16-2021: 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 22, 2020

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 PHASE II

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 WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3048141, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
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 WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3048141, 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 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 3108623, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF 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°09" 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: 331.50 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 SOUTHWEST 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 590.63 FEET TO A POINT FOR THE SOUTHWEST 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.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

11-12-19



STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

11-12-19

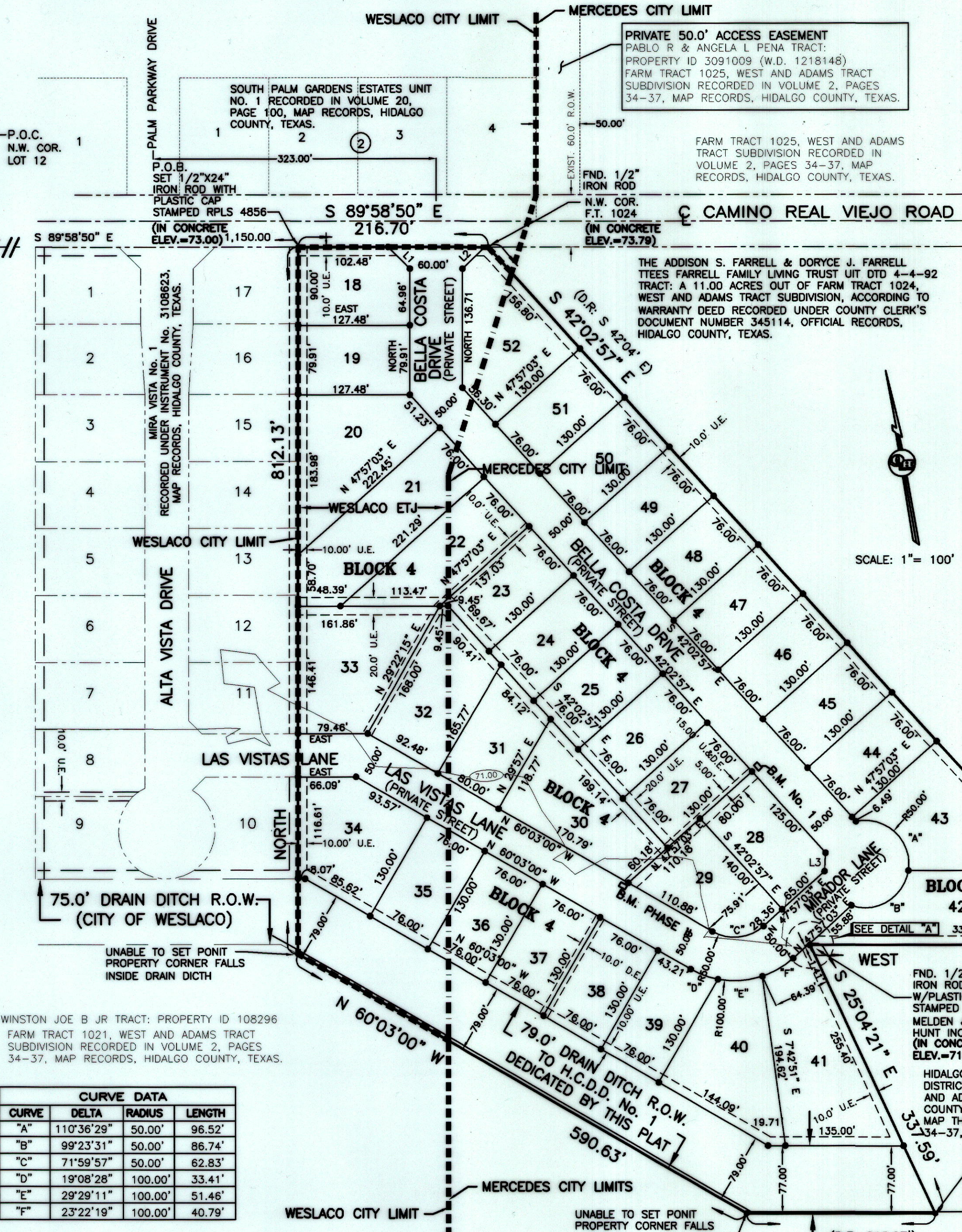
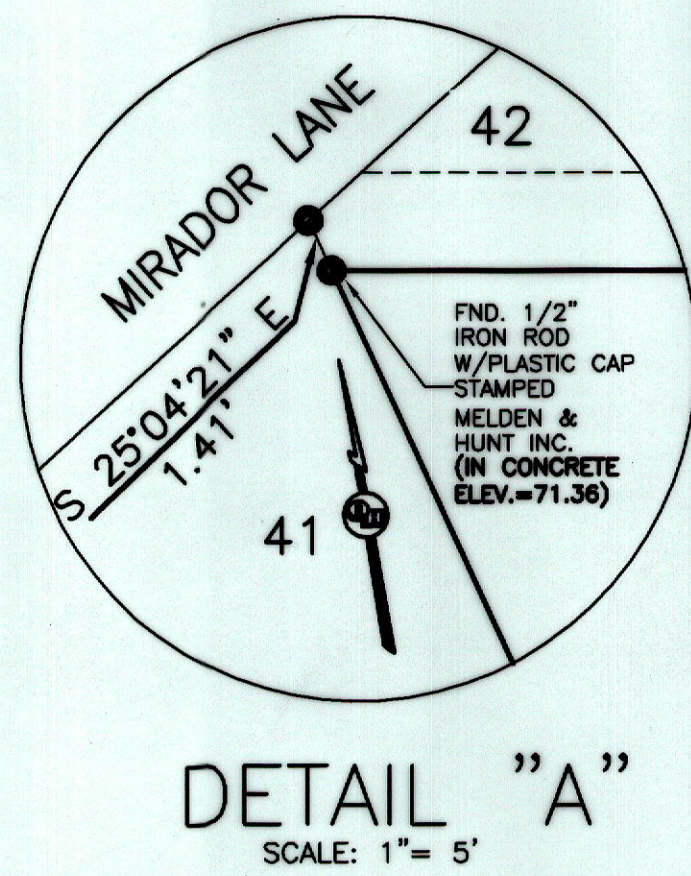
SUBDIVISION AREA
PORTION INSIDE OF CITY OF WESLACO E.T.J. 3.63 AC.
PORTION INSIDE CITY OF MERCEDES 9.86 AC.

----- WESLACO CITY LIMITS LINE AND MERCEDES CITY LIMIT

----- WESLACO E.T.J. LINE AND MERCEDES CITY LIMIT

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	21109.84	0.485
43	18629.85	0.386
44-51	9880.00	0.227
52	15901.43	0.365



CURVE DATA

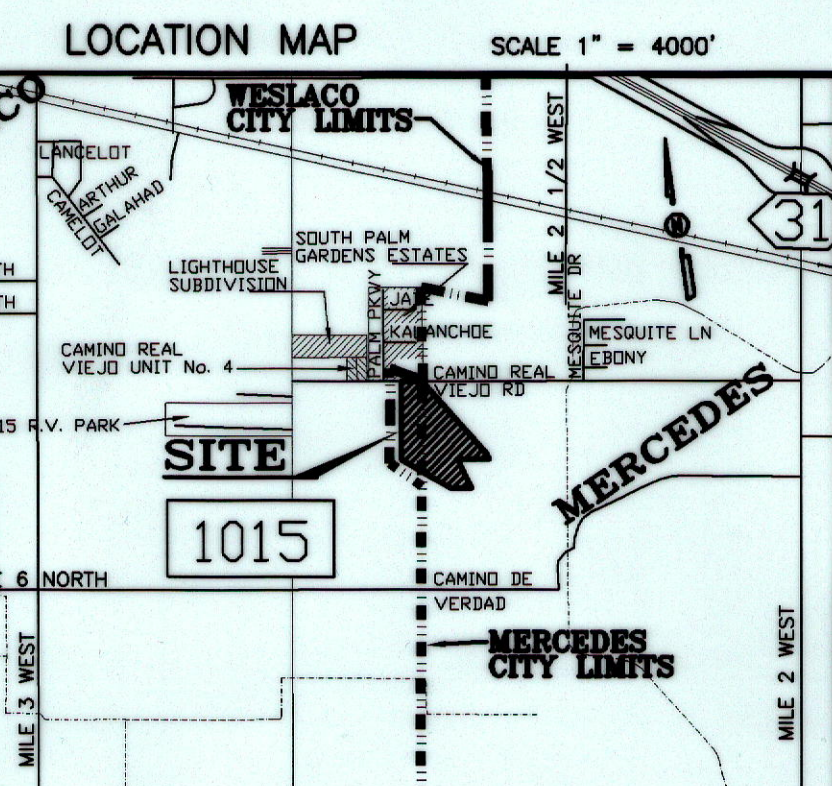
CURVE	DELTA	RADIUS	LENGTH
"A"	110°36'29"	50.00'	96.52'
"B"	99°23'31"	50.00'	86.74'
"C"	71°59'57"	50.00'	62.83'
"D"	19°08'28"	100.00'	33.41'
"E"	29°29'11"	100.00'	51.46'
"F"	23°22'19"	100.00'	40.79'

LEGEND

- = CONCRETE STAND PIPE
- = GATEWELL
- = 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED

REVISION NOTES

No.	Sheet	REVISION	Date	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

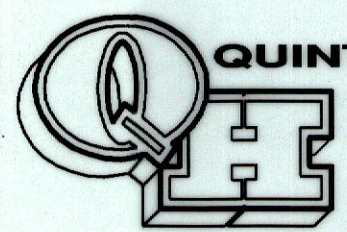
2-10-21



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MIRA VISTA PHASE II IS LOCATED SOUTHEAST HIDALGO COUNTY ON THE SOUTHSIDE OF CAMINO REAL VIEJO ROAD, APPROXIMATELY 1,150 FEET EAST OF F.M. 1015. THE NEARBY MUNICIPALITY IS THE CITY OF WESLACO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797). MIRA VISTA PHASE II, LIES PARTLY OUTSIDE THE CITY OF WESLACO AND WITHIN THE THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. AND IT IS PARTLY WITHIN THE CITY OF MERCEDES. IT LIES IN PCT. 1

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: MANUEL N. CANTU, JR., MANAGER	2912 S. JACKSON ROAD	MCALLEN, 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



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

PLAT NOTES AND RESTRICTIONS:

- 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
- LEGEND ● - DENOTES 1/2" x 24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS:
FRONT 25.00 FEET
FRONT-OUT-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
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB AT CENTER OF LOT, OR MINIMUM FINISH FLOOR = 70.75, 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 PERMITS AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:
B.M. No. 1 ELEV.=69.70 TOP OF TYPE "A" INLET LOCATED ON THE NORTH CORNER OF LOT 28. N.A.V.D. 89 DATUM.
B.M. PHASE II ELEV.=69.00 TOP OF TYPE "A" INLET LOCATED ON THE SOUTH CORNER OF LOT 30. N.A.V.D. 89 DATUM.
- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 100,696.47 CUBIC FEET (2.31 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.
- 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.
- 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, COVER CONSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT).
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS FOR 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 AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- A 6.00 FOOT BUFFER FENCE ON DRAIN DITCH SIDE SHALL BE CONSTRUCTED AT TIME OF EACH LOT BUILDING PERMIT
- A 4.00 FOOT SIDEWALK IS REQUIRED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE. A 5.00 FOOT SIDEWALK ALONG CAMINO REAL VIEJO ROAD SHALL BE CONSTRUCTED AT SUBDIVISION STAGE.
- U.A.D.E. DENOTES UTILITY & DRAINAGE EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
- THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION. STREETLIGHT MUST BE EVERY 300 FEET.
- 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 ADJUTING RESIDENTIAL LOTS AND ALONG ALONG CAMINO REAL VIEJO ROAD TO DENY ACCESS ONTO LOT.
- 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.
- THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY/COUNTY AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.
- AS PER CITY, 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 THE DAMAGE.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED QUANTITY OF WATER 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 THAT PLANNED ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS, AND INDEMNIFY COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS, AND PRIVATE STREETLIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.

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

WE THE UNDERSIGNED CERTIFY that this plat of the MIRA VISTA PHASE II, was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ Date _____
Attest: 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 CERTIFICATE; HIDALGO COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATION; NAWSC CERTIFICATION; REVISION NOTES.

SHEET 2
WATER DISTRIBUTION AND SANITARY SEWER MAP.

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

DATE OF PREPARATION: Nov. 12th 2019

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, MANUEL N. CANTU, JR., MANAGER OWNER OF THE 13.49 ACRES OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MIRA VISTA PHASE II GRANTS AN EASEMENT TO THE COUNTY OF HIDALGO, AFFILIATED CITIES, AND THOSE WHO MAY NOW OR HEREAFTER HOLD RIGHTS ESTABLISHED BY THE COUNTY OF HIDALGO, AFFILIATED CITIES, AND STATE OF TEXAS. THE STREETS HAVE NOT BEEN DEDICATED TO THE PUBLIC FOR PUBLIC ACCESS NOR BEEN ACCEPTED BY THE COUNTY AS PUBLIC IMPROVEMENTS, AND THE STREET SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION WITHIN THE SUBDIVISION. THE STREET SHALL ALWAYS BE OPEN TO EMERGENCY VEHICLES, PUBLIC AND PRIVATE UTILITY SERVICE PERSONNEL, THE U.S. SERVICE AND GOVERNMENTAL EMPLOYEES IN PURSUIT OF THEIR OFFICIAL DUTIES. THE USE OF THE STREETS, AND EASEMENTS HEREON SHOWN, IS RESTRICTED TO THE EMPLOYEES OR AGENTS OF THE COUNTY OF HIDALGO OR AFFILIATED CITIES, EMPLOYEES OF UTILITIES OPERATING UNDER FRANCHISE TO THE COUNTY OF HIDALGO OR AFFILIATED CITIES, AND OR THE STATE OF TEXAS AND RESIDENTS OF THE SUBDIVISION AND THEIR GUESTS. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF THE 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.

MANUEL N. CANTU, JR., MANAGER

2/9/21

RED ROCK REAL ESTATE DEVELOPMENT GROUP LTD., A TEXAS LIMITED PARTNERSHIP
OF RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
DATE: 2/9/21
ITS: GENERAL PARTNER
BY: MANUEL N. CANTU, JR., MANAGER
2912 S. JACKSON ROAD
MCALLEN, 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 9th day of February, 2021.



Daniela Quintanilla
DANIELA QUINTANILLA - NOTARY PUBLIC

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.

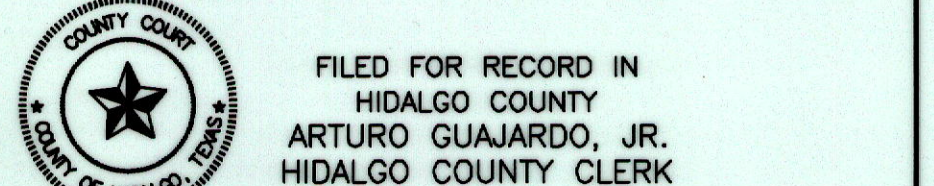
CHAIRMAN PLANNING COMMISSION
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9, DATED THIS 20th DAY OF Feb. 2021.
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 HCID #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. HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCID #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
HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9
DATE: 2/20/2021

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 48.211(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
DATE _____



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

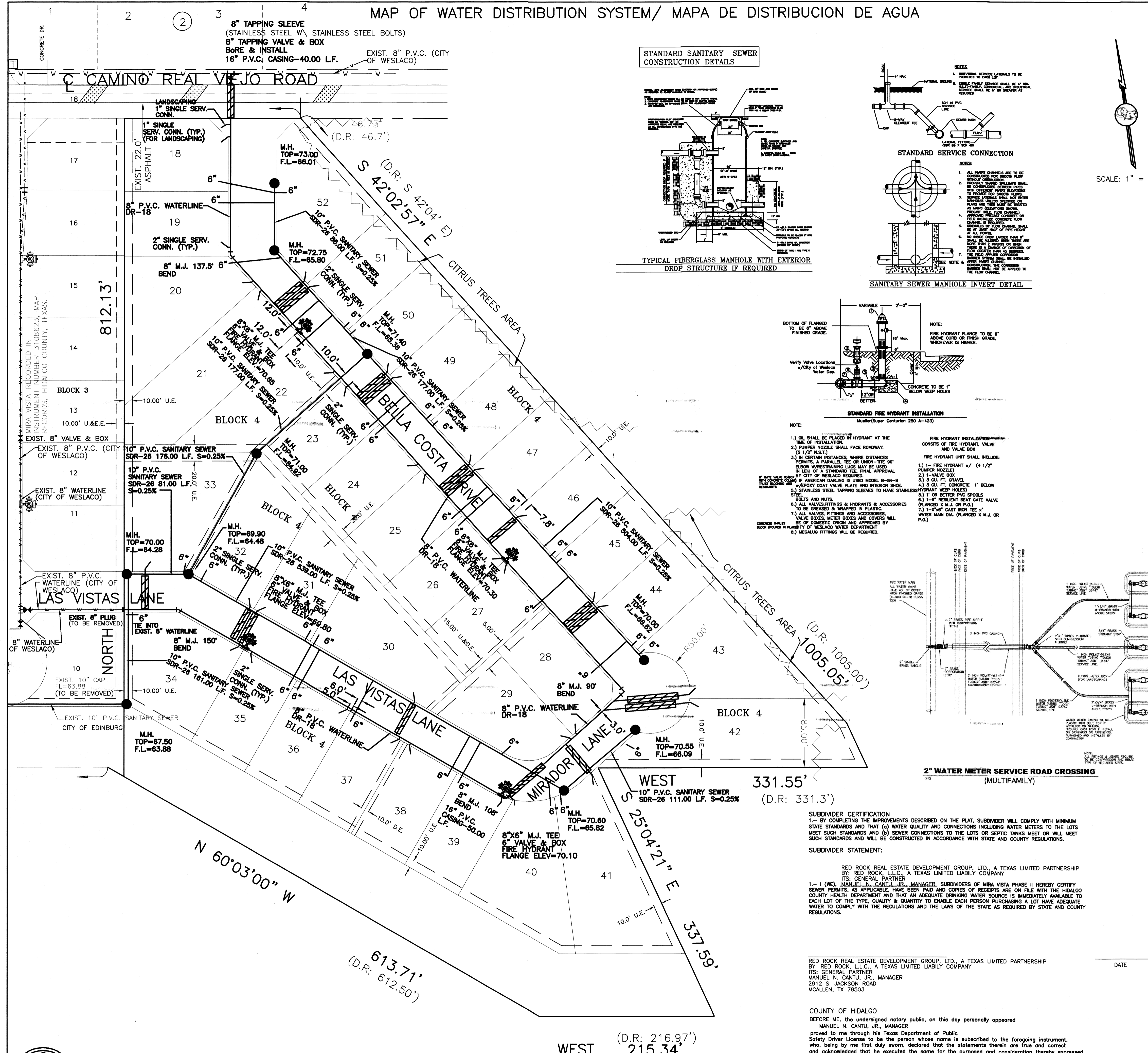
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

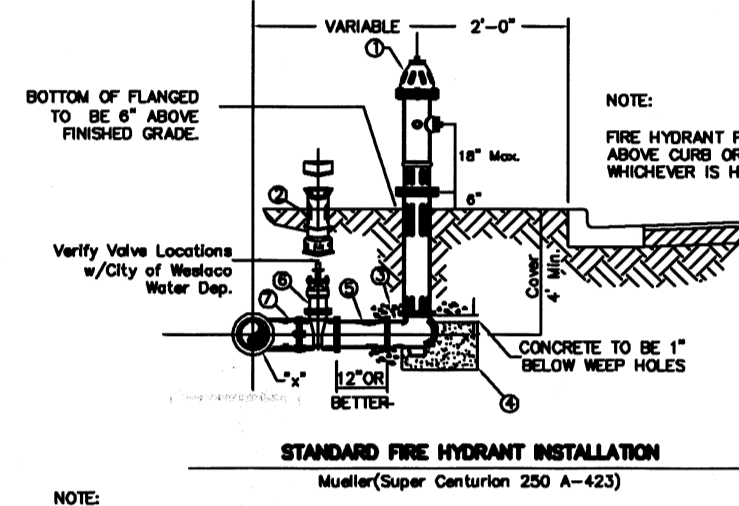
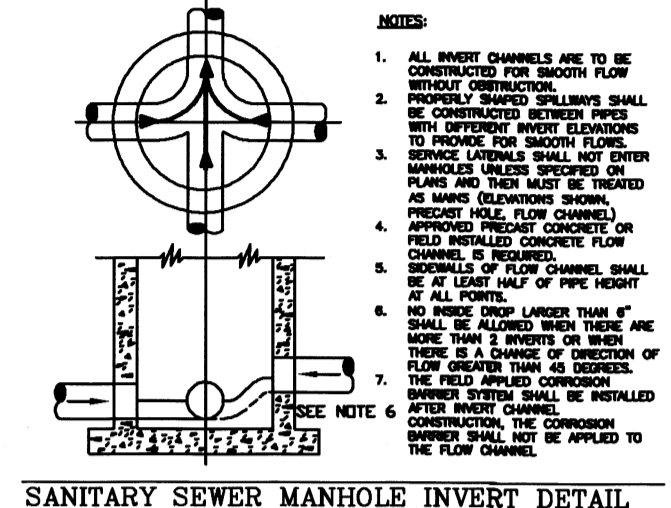
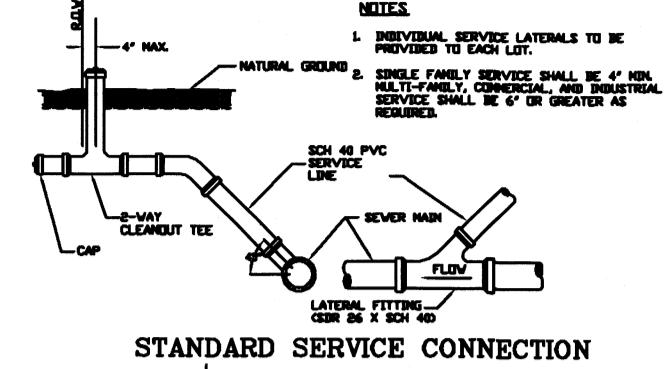
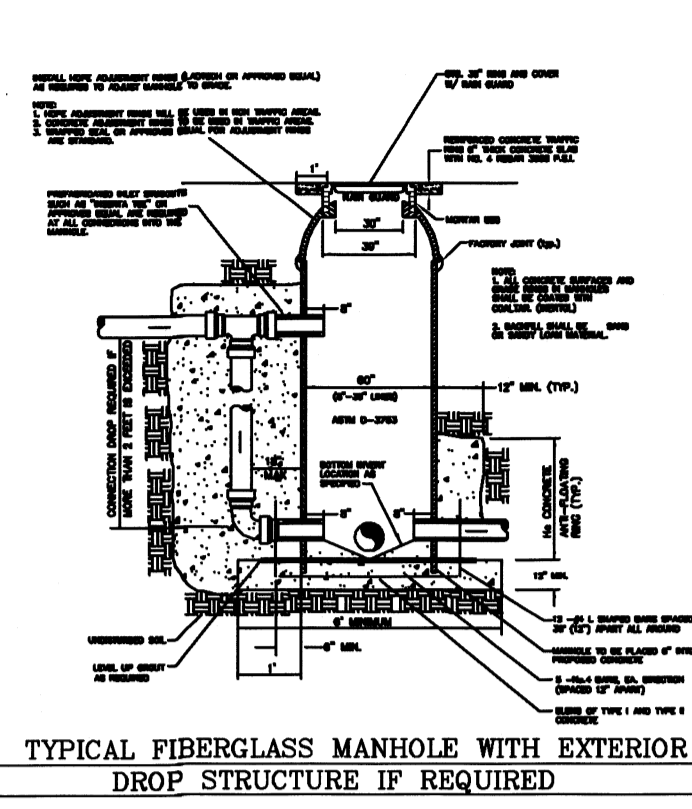
FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\WESLACO\MIRA VISTA PHASE II\PLAT	11-12-19	M.G.		
	DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
	02-08-21	JG		

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

MIRA VISTA PHASE II



STANDARD SANITARY SEWER CONSTRUCTION DETAILS



NOTE:
 1. OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION.
 2. PUMPER NOZZLE SHALL FACE ROADWAY. (1 1/2" N.P.S.)
 3. IN CERTAIN INSTANCES, WHERE DISTANCES EXCEED 100 FEET, THE HYDRANT SHALL BE INSTALLED AT A STANDARD 100' INTERVAL, APPROVED BY THE CITY OF WESLACO.
 4. HYDRANT SHALL BE INSTALLED ON THE SIDE OF THE ROADWAY.
 5. HYDRANT SHALL BE INSTALLED ON A CONCRETE PAD.
 6. HYDRANT SHALL BE INSTALLED ON A CONCRETE PAD.
 7. HYDRANT SHALL BE INSTALLED ON A CONCRETE PAD.
 8. HYDRANT SHALL BE INSTALLED ON A CONCRETE PAD.

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 WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3048141, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR MIRA VISTA PHASE II BY MARCO A. GONZALEZ, P.E.

WATER SUPPLY: Description and Costs.
 MIRA VISTA PHASE II WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF WESLACO. THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF WESLACO PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. THE CITY OF WESLACO HAS AN EXISTING 8" DIAMETER WATERLINE ALONG THE NORTH SIDE OF CAMINO REAL VIEJO ROAD AND ANOTHER EXISTING 8" DIAMETER WATERLINE ON THE SOUTH SIDE OF LAS VISTAS LANE.

THE WATER SYSTEM FOR MIRA VISTA PHASE II WILL CONSIST OF A 8" DIAMETER WATERLINE THAT CONNECTS TO THE EXISTING 8" WATERLINE ON NORTH SIDE OF CAMINO REAL VIEJO ROAD. THE 8" DIAMETER WATERLINE RUNS SOUTH ON THE WEST SIDE OF BELLA COSTA DRIVE, AND THE NORTHWEST AND NORTH SIDE OF MIRADOR LANE. IT LOOPS BACK WITH THE EXISTING 8" DIAMETER WATERLINE ON THE SOUTH SIDE OF LAS VISTAS LANE.

FROM THE 8" DIAMETER WATERLINE, THIRTY-FIVE (35) 2" DIAMETER SINGLE SERVICE LINES RUN TO EACH LOT BEFORE SPLITTING INTO FIVE (5) 3/4" SERVICES (4 APARTMENTS AND 1 LANDSCAPING).

THE 8" DIAMETER WATERLINE, THE 2" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 127,566.00 OR \$ 3,644.74 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY THE CITY OF WESLACO THE SUM OF \$ 127,566.00 OR \$ 3,644.74 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 MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF WESLACO. UPON REQUEST BY THE LOT OWNER OF A LOT, THE CITY OF WESLACO WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER BOXES FOR THAT LOT. THE SUBDIVIDER WILL INSTALL FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ 3,000.00 FOR A TOTAL COST OF \$ 12,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.
 MIRA VISTA PHASE II IS TREATED BY WASTEWATER SERVICE FROM THE CITY OF WESLACO. THE SUBDIVIDER AND THE CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF WESLACO PROMISED TO TREAT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. THE CITY OF WESLACO HAS AN EXISTING 10" DIAMETER SANITARY SEWER LINE LOCATED NEAR THE SOUTHWEST CORNER OF THIS SUBDIVISION.

THE SANITARY SEWER SYSTEM FOR MIRA VISTA PHASE II CONSISTS OF TEN (10) MANHOLES AND A 10" DIAMETER SANITARY SEWER LINE THAT TIES IN TO THE EXISTING 10" DIAMETER SANITARY SEWER LINE. THE 10" DIAMETER SANITARY SEWER LINE RUNS NORTH ALONG THE WEST SIDE OF LOT 34. IT CONTINUES EAST ALONG THE NORTH SIDE AND EAST SIDE OF MIRADOR LANE, ENDING WITH A MANHOLE IN FRONT OF LOT 42.

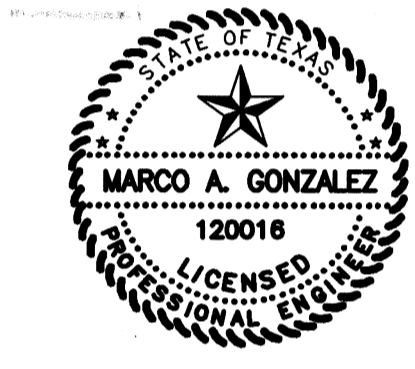
ANOTHER 10" DIAMETER SEWER LINE RUNS NORTH BETWEEN LOTS 32 AND 33, AND LOTS 22 AND 23 TO A MANHOLE LOCATED IN FRONT OF LOT 50. THE 10" DIAMETER SANITARY SEWER LINE RUNS EAST AND WEST ALONG THE NORTH SIDE OF BELLA COSTA DRIVE, ENDING WITH A MANHOLE LOCATED ON WEST SIDE OF LOTS 52 AND 43.

FROM THE 10" DIAMETER SANITARY SEWER LINE, THIRTY-FIVE (35) 6" DIAMETER SEWER SERVICE LINES RUN TO EACH LOT.

THE 10" DIAMETER SANITARY SEWER LINE, THE 6" SERVICE LINES AND THE NINE (9) SANITARY SEWER MANHOLES WILL BE INSTALLED AT A TOTAL COST OF \$ 121,925.00 OR \$ 3,483.57 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF WESLACO THE SUM OF \$ 121,925.00 OR \$ 3,483.57 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF WESLACO. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF WESLACO AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SANITARY SEWER DISTRIBUTION SYSTEM DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.243, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND SANITARY SEWER DISTRIBUTION SYSTEM, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ 127,566.00 OR \$ 3,644.74 PER LOT.
 SEWAGE FACILITIES- SANITARY SEWER DISTRIBUTION SYSTEM WILL BE CONSTRUCTED AT A COST OF \$ 121,925.00 WHICH EQUALS TO \$ 3,483.57 PER LOT.



MARCO A. GONZALEZ
 P.E. 120016
 DATE 3-2-21

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION MIRA VISTA PHASE II POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Description y Costos.
 MIRA VISTA PHASE II SERA PROVISTA DE AGUA POTABLE POR PARTE DE LA CIUDAD DE WESLACO, EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO SE HAN COMPROMETIDO A PROVEER DE AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA CIUDAD DE WESLACO HA PRESENTADO LA DOCUMENTACION NECESARIA PARA LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. LA CIUDAD DE WESLACO TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NOROCCIDENTE DE LA CALLE CAMINO REAL VIEJO ROAD Y UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL SUR DE LA CALLE LAS VISTAS LANE.

EL SISTEMA DE AGUA PARA MIRA VISTA PHASE II CONSTITUIRA UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA A LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO EN EL NORTE DE LA CALLE CAMINO REAL VIEJO ROAD. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE AL SUR EN EL LADO OESTE DE BELLA COSTA DRIVE, Y AL LADO NOROCCIDENTE Y NORTE DE MIRADOR LANE. VUELVE A CONECTARSE CON LA EXISTENTE LINEA DE AGUA DE 8" DIAMETROS EN EL LADO SUR DE LA CALLE LAS VISTAS LANE.

DE LA LINEA DE AGUA DE 8" DE DIAMETRO, SE DESPRENDEN TREINTA Y CINCO (35) SERVICIOS INDIVIDUALES DE 2" DE DIAMETRO QUE CORREN HACIA LOS LOTES ANTES DE DIVIDIR EN CINCO (5) SERVICIOS DE 3/4" DE DIAMETRO (4 APARTAMENTOS Y 1 SISTEMA DE RIEGO).

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 2" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA SERAN INSTALADOS A UN COSTO TOTAL DE US\$ 127,566.00 O US\$ 3,644.74 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A LA CIUDAD DE WESLACO, LA CANTIDAD DE US\$ 127,566.00 O US\$ 3,644.74 POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRERIAS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA CIUDAD DE WESLACO LE INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN INSTALARA CUATRO (4) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ 3,000.00 POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL DE US\$ 12,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

DRENAJE: Description y Costos.
 LA SUBDIVISION MIRA VISTA PHASE II RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO CUENTA CON UNA LINEA DE DRENAJE DE 10" PULGADAS DE DIAMETRO QUE CORRE AL LADO SUROESTE DE ESTA SUBDIVISION. EL SISTEMA DE DRENAJE SANITARIO PARA MIRA VISTA PHASE II CONSTITUIRA CON DIEZ (10) ALICANTARILLAS Y UNA LINEA DE DRENAJE SANITARIO DE 10" PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 10" PULGADAS DE DIAMETRO Y CORRE AL NORTE A LO LARGO DEL OESTE DEL LOTE 34, CONTINUANDO AL ESTE A LO LARGO DEL NORTE Y LADO ESTE DE LA CALLE MIRADOR LANE CON UNA ALICANTARILLA EN LA ESQUINA NOROCCIDENTE DEL LOTE 41. OTRA LINEA DE DRENAJE SANITARIO DE 10" PULGADAS DE DIAMETRO CORRE POR EL LADO SUR DE LA CALLE MIRADOR LANE, TERMINANDO CON UNA ALICANTARILLA ADELANTE DEL LOTE 42. OTRA LINEA DE DRENAJE SANITARIO DE 10" PULGADAS DE DIAMETRO CORRE AL NORTE ENTRE LOS LOTES 32 Y 33, Y LOS LOTES 22 Y 23, A UNA ALICANTARILLA UBICADA AL FRENTE DEL LOTE 50. OTRA LINEA DE DRENAJE SANITARIO CORRE AL ESTE Y AL OESTE SOBRE EL LADO NORTE DE LA CALLE BELLA COSTA DRIVE, TERMINANDO CON UNA ALICANTARILLA EN EL LADO OESTE DE LOS LOTES 52 Y 43.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 10" PULGADAS DE DIAMETRO, TREINTA Y CINCO (35) LINEAS DE SERVICIO DE 6" PULGADAS DE DIAMETRO SERAN EXTENDIDAS HACIA CADA LOTE.

LA LINEAS DE DRENAJE SANITARIO DE 10" PULGADAS DE DIAMETRO, LAS LINEAS DE 6" PULGADAS DE DIAMETRO Y LAS NUEVE (9) ALICANTARILLAS SERAN INSTALADAS, HA UN COSTO TOTAL DE US\$ 121,925.00 O US\$ 3,483.57 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE WESLACO UN COSTO TOTAL DE US\$ 121,925.00 O US\$ 3,483.57 POR LOTE. ESTABLECIDO EN EL ACUERDO DE SERVICIO DE AGUA RESIDUAL DE 30 AÑOS QUE SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y CUOTAS DE ADQUISICION, Y TODAS LAS MEMBRERIAS U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A LA CIUDAD DE WESLACO. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN LAS MODEL, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA DE AGUA SERA CONSTRUICHO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL ES DE US\$ 127,566.00 O \$ 3,644.74 POR LOTE.
 DRENAJE: SE ESTIMA QUE TODO EL SISTEMA DE DRENAJE SANITARIO SERA INSTALADO Y COSTARAN US\$ 121,925.00 POR TODO(TODO INCLUIDO) A UN COSTO DE US\$ 3,483.57 POR LOTE.

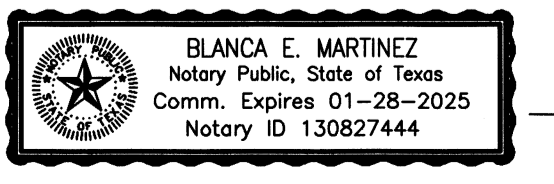


MARCO A. GONZALEZ
 P.E. 120016
 DATE 3-2-21

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:
 RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP
 BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
 ITS: GENERAL PARTNER
 MANUEL N. CANTU, JR., MANAGER
 2912 S. JACKSON ROAD
 MCALLEN, TX 78503

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP
 BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
 ITS: GENERAL PARTNER
 MANUEL N. CANTU, JR., MANAGER
 2912 S. JACKSON ROAD
 MCALLEN, TX 78503

COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared
 MANUEL N. CANTU, JR., MANAGER
 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 he executed the same for the purposes and consideration thereby expressed.
 Given under my hand and seal of office this _____ day of _____, 20____.



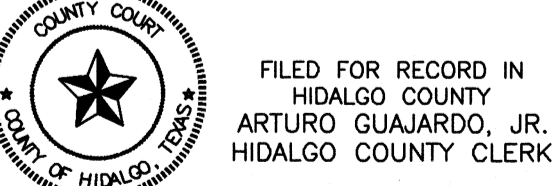
BLANCA E. MARTINEZ - NOTARY PUBLIC

COST ESTIMATE

WATER DISTRIBUTION:	\$ 127,566.00
DRAINAGE IMPROVEMENTS:	\$ 115,815.00
FIRE HYDRANT IMPROVEMENTS:	\$ 222,375.00
SANITARY SEWER IMPROVEMENTS:	\$ 121,925.00

FILENAME :	F:\DATA\SUBDIVS\WESLACO\MIRA VISTA PHASE II\WATER
DATE PREPARED :	07-20-2020
PREPARED BY :	G. CANTU
CHECKED BY :	G. CANTU
APPROVED BY :	G. CANTU
DATE REVISED :	07-22-2020
REVISED BY :	G. CANTU
CHECKED BY :	G. CANTU
APPROVED BY :	G. CANTU

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. EDINBURG, TEXAS 78539
 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-100
 PHONE 956-381-6480 FAX 956-381-0527
 ALFONSO@QHA-ENG.COM



FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK
 ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

MAP OF TOPOGRAPHY AND DRAINAGE/ MAPA DE TOPOGRAFIA Y DRENAJE

MIRA VISTA PHASE II

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 WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3048141, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR: MIRA VISTA PHASE II
BY: MARCO A. GONZALEZ P.E.

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 with vendor's lien recorded under county clerk's document number 3048141, official records, 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 E.U. 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 Raycombes (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. Fertility 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 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.

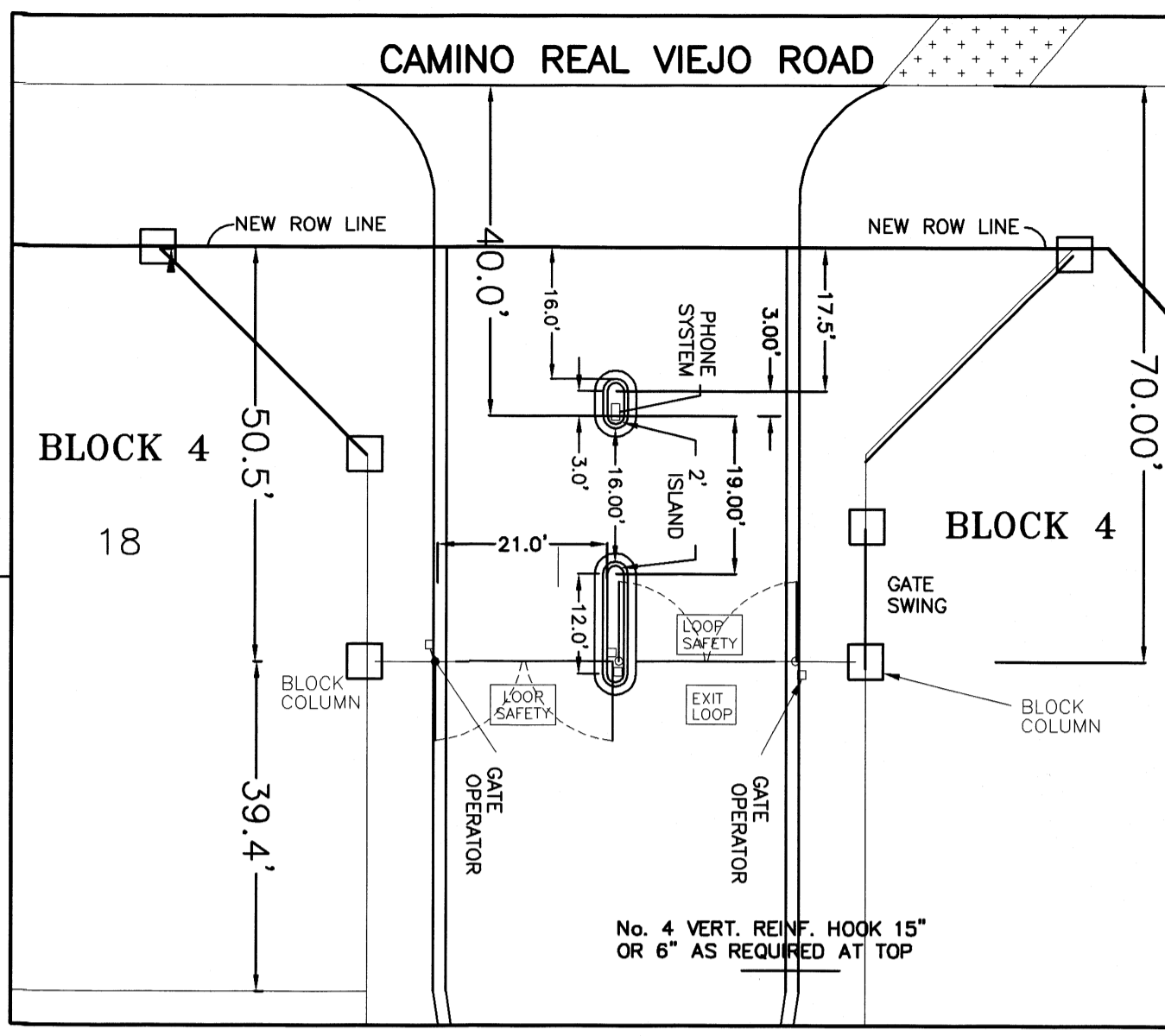
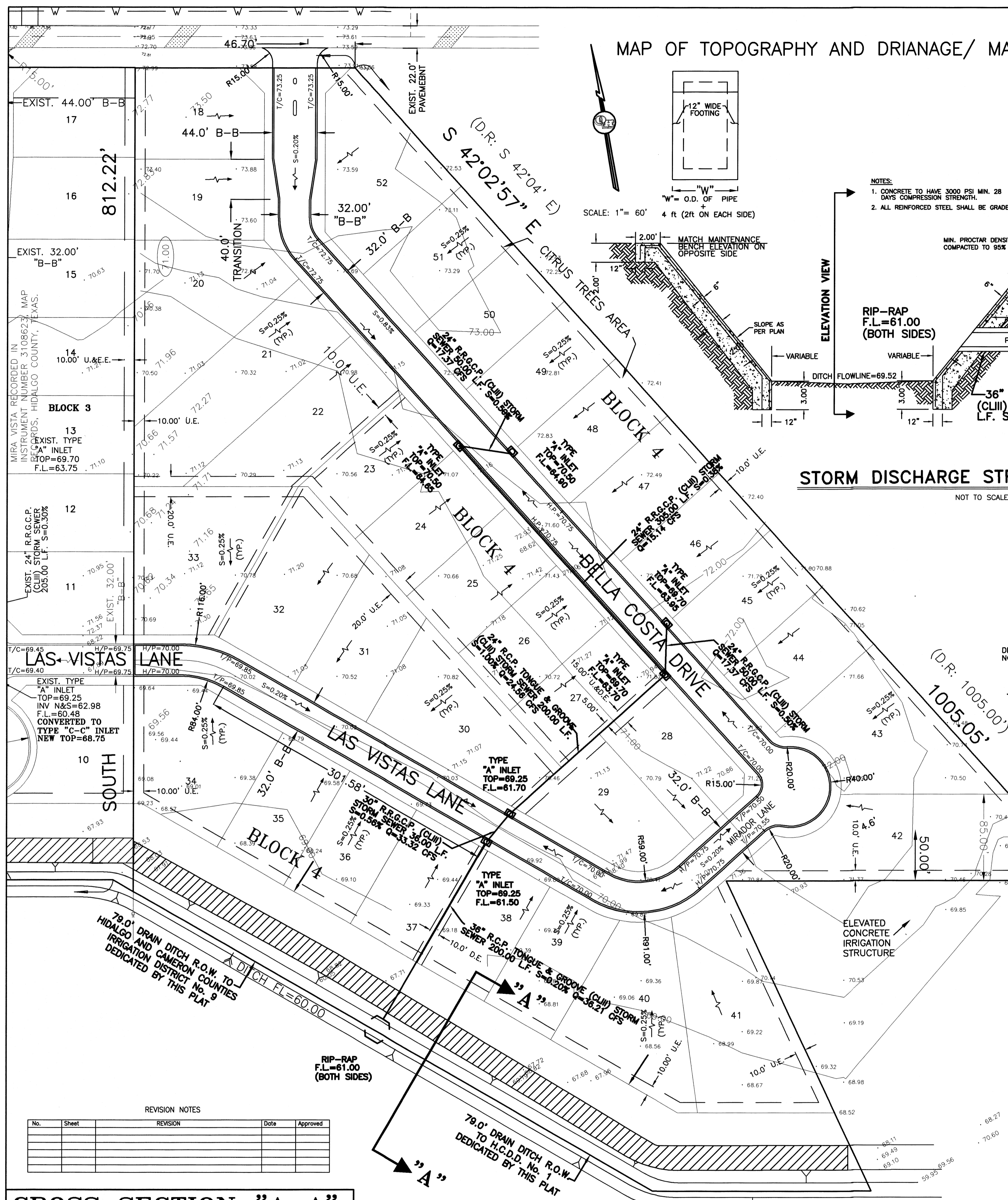
CERTIFICATION:

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.

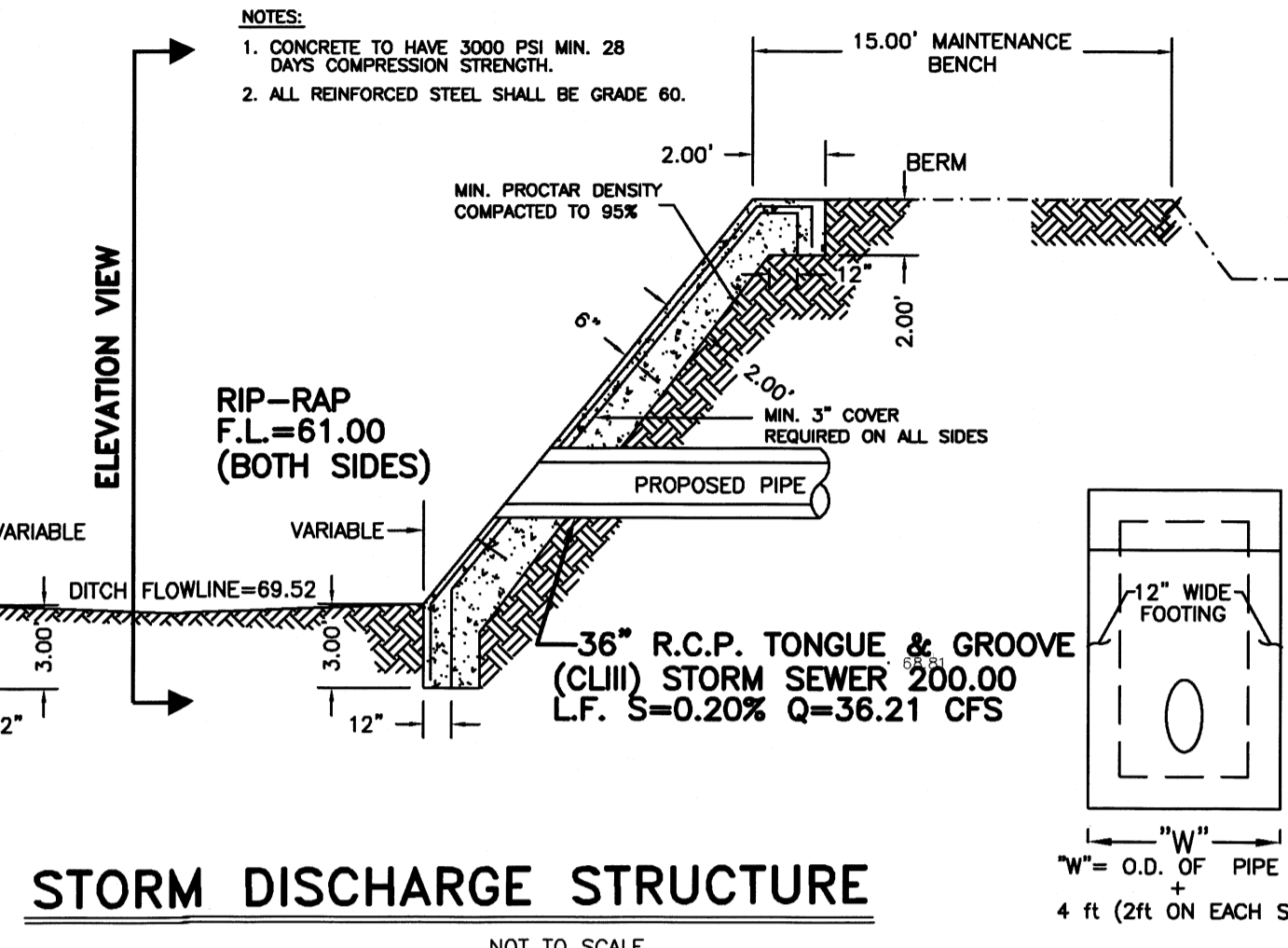


Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. 120016

3-2-21
DATE

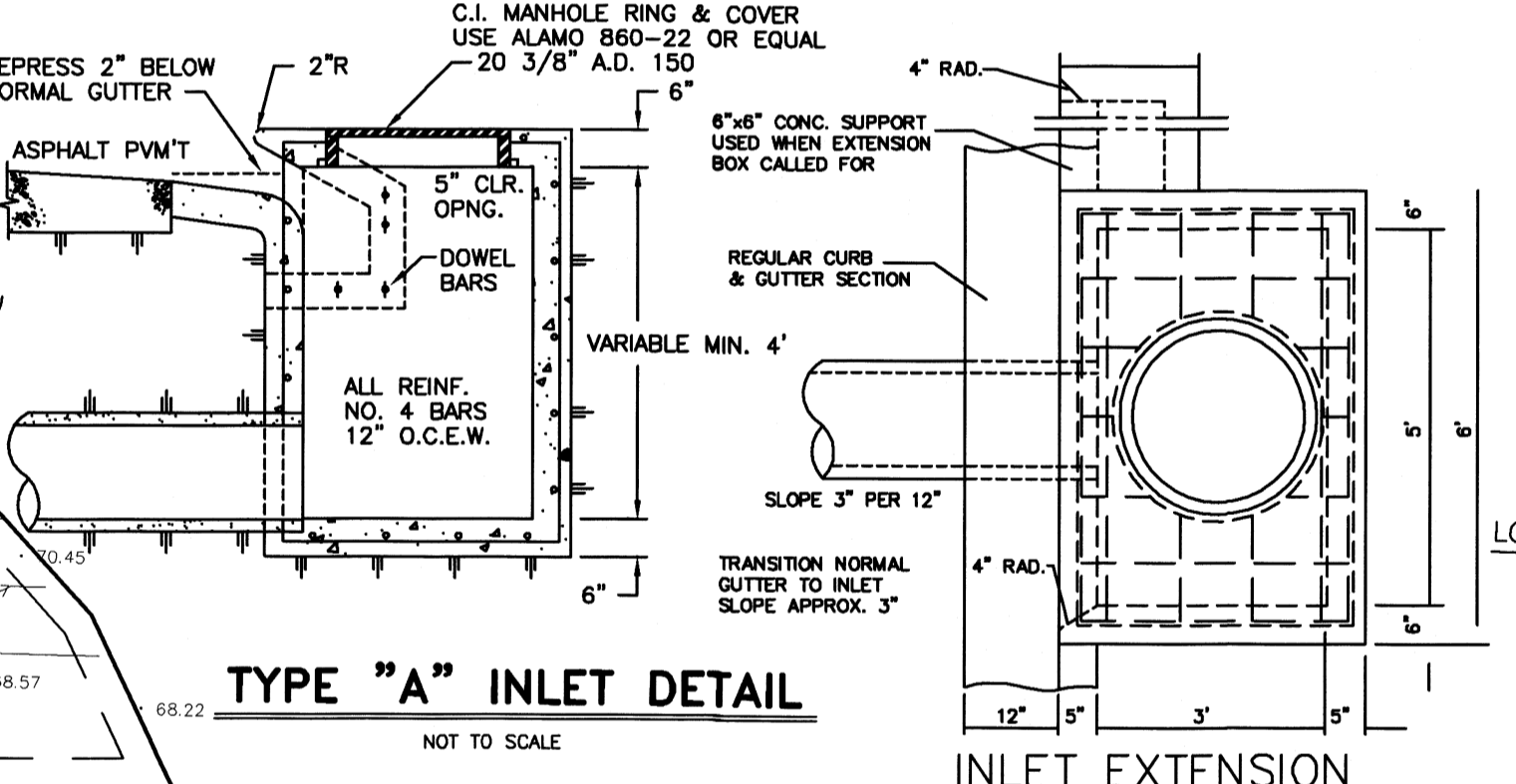


GATE ENTRANCE DETAIL

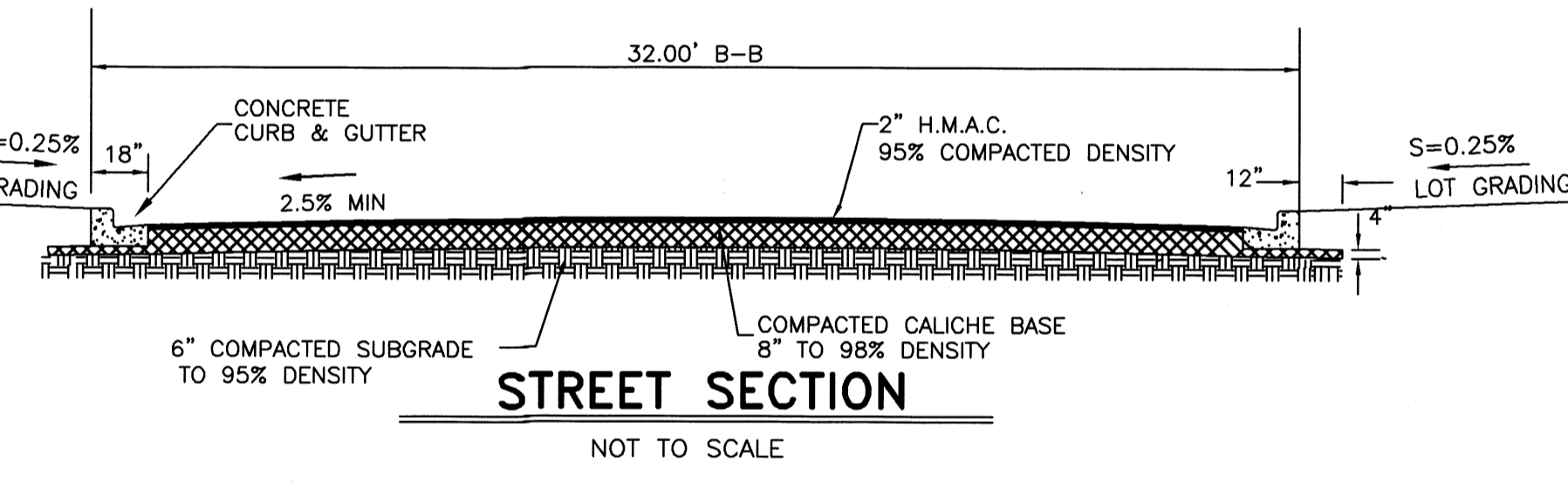


STORM DISCHARGE STRUCTURE

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

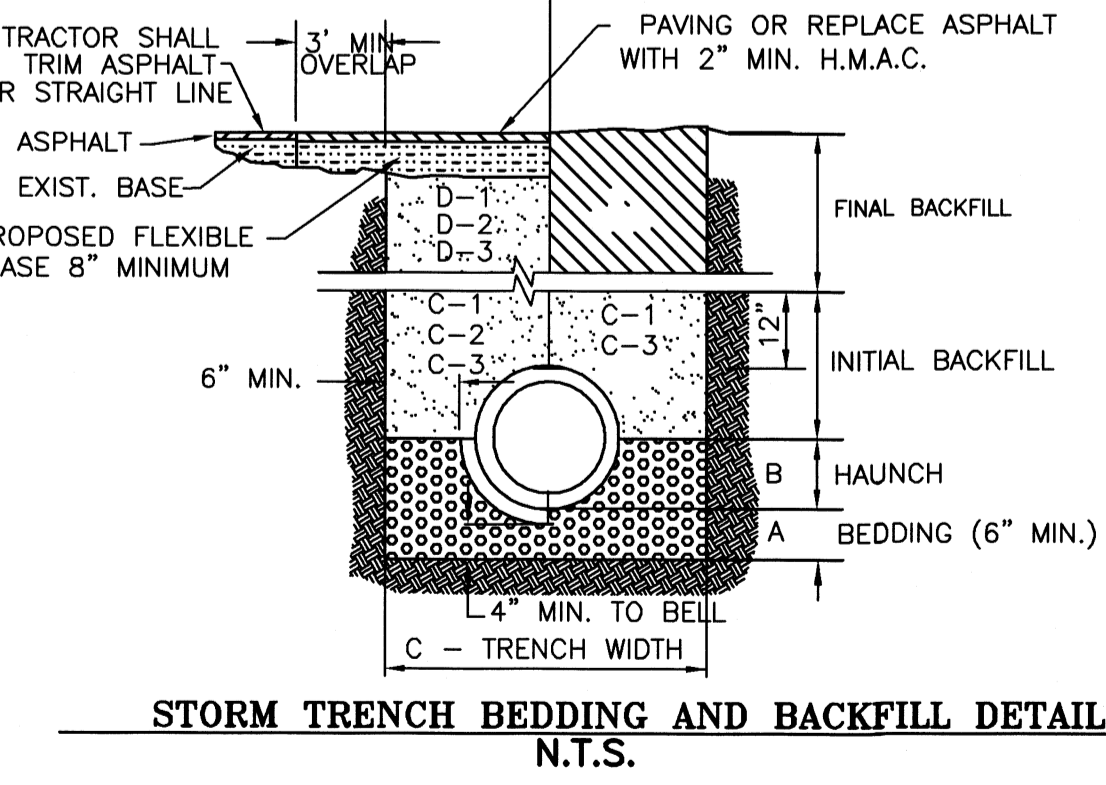


STREET SECTION

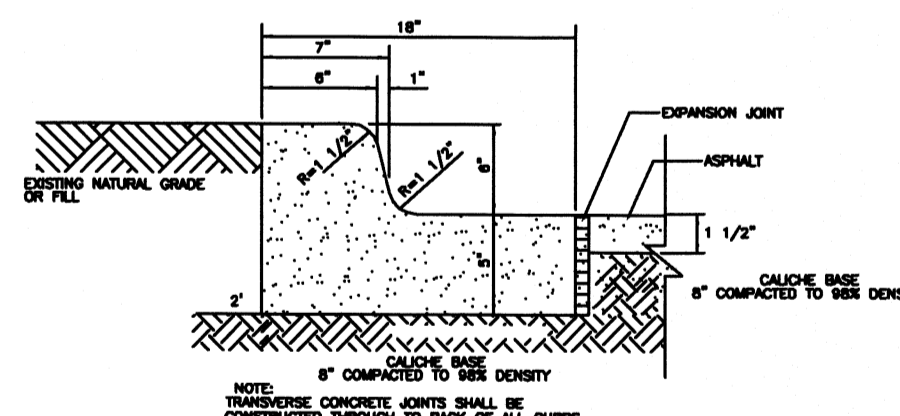
- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 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 (ASTM M145) COMPACTED TO 92% S.P.D., 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% S.P.D., 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% S.P.D. (12" 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 (ASTM M145) COMPACTED TO 92% S.P.D., 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 D-4253 AND 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 (ASTM 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 (WELLPOINTS, 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".

- NOTES:
- 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS 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.

PAVED SECTIONS UN-PAVED SECTIONS



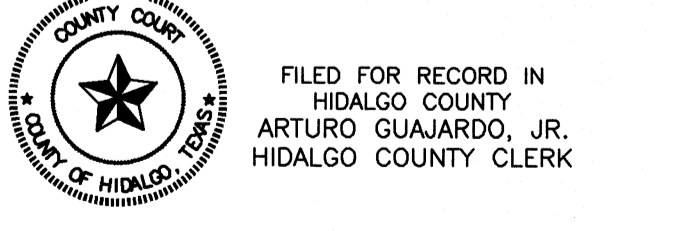
STORM TRENCH BEDDING AND BACKFILL DETAILS



INTEGRAL CURB & GUTTER

COST ESTIMATE

WATER DISTRIBUTION:	\$ 127,566.00
DRAINAGE IMPROVEMENTS:	\$ 115,615.00
PAVING IMPROVEMENTS:	\$ 227,375.00
SANITARY SEWER IMPROVEMENTS:	\$ 121,925.00



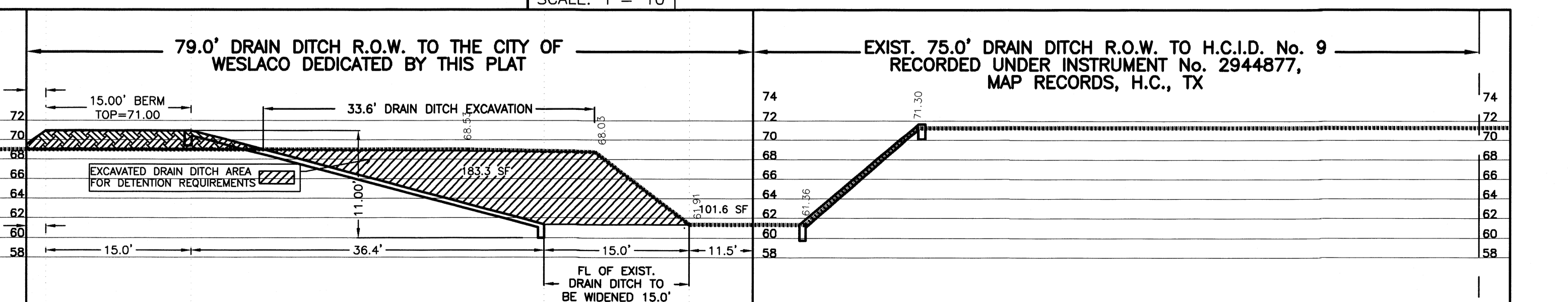
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

CROSS SECTION "A-A"



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
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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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
08-13-2019	G. CANTU		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
03-02-2021	JULIS CYZS	M.G.	