



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-04-2025

PROPOSED MILE 2 WEST RANCHES, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: SAH-SANTA ANA DEVELOPMENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 11 *SINGLE FAMILY *MULTI-FAMILY 2 COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 4

LOCATION DESCRIPTION: ON THE INTERSECTION OF MILE 13 NORTH & MILE 2 WEST ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-7-2025 PROPERTY LIES WITHIN FLOOD ZONE "AE" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 2 WEST ROAD

SEWER SYSTEM: OSSF'S

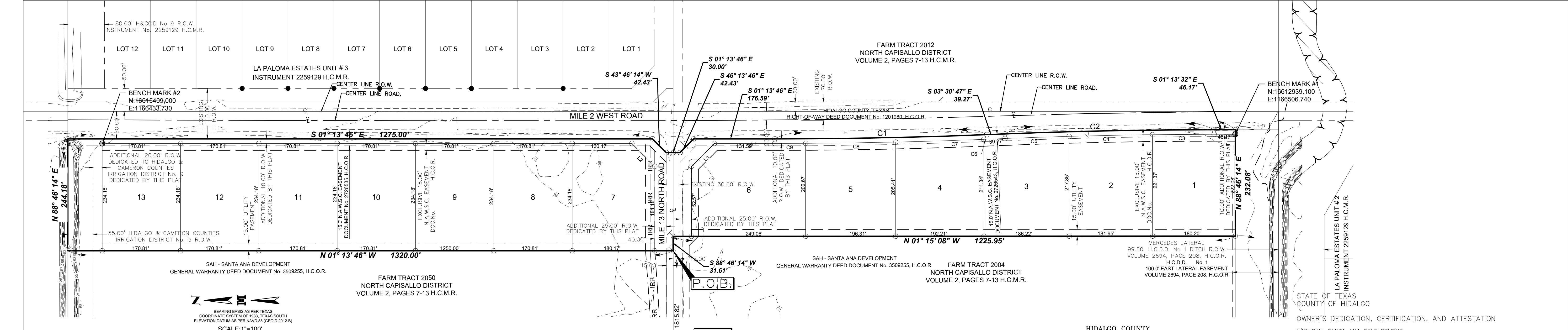
WATER SERVICE PROVIDER: NAWSC.

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

Final Approval subject to recommendations other departments

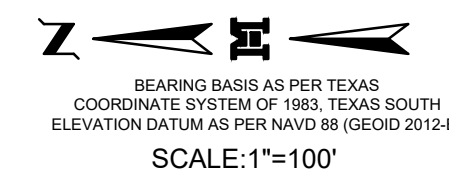
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

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



MILE 2 WEST RANCHES SUBDIVISION

13.575 ACRES BEING OUT OF FARM TRACT 2004 & 2050 NORTH CAPISALLO DISTRICT VOLUME 2, PAGES 7-13, H.C.M.R. HIDALGO COUNTY, TEXAS



LEGEND

- FOUND No. 4 REBAR
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- ⊕ SET NAIL
- ⊙ BENCH MARK
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- DOC. No. - DOCUMENT NUMBER
- H.C.C.I.D. - HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT
- SF - SQUARE FEET
- AC - ACRE
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- W.D. - WARRANTY DEED

RIGHT OF WAY EASEMENT

KNOWN 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 EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY 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 FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE 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 THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES 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 GRANTEE 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 THE 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 GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE ___ DAY OF _____, 20__.

SAH-SANTA ANA DEVELOPMENT
COURTNEY FORTHUBER, MANAGER
P.O. BOX 730
MCALLEN, TEXAS 78505

ACKNOWLEDGMENT

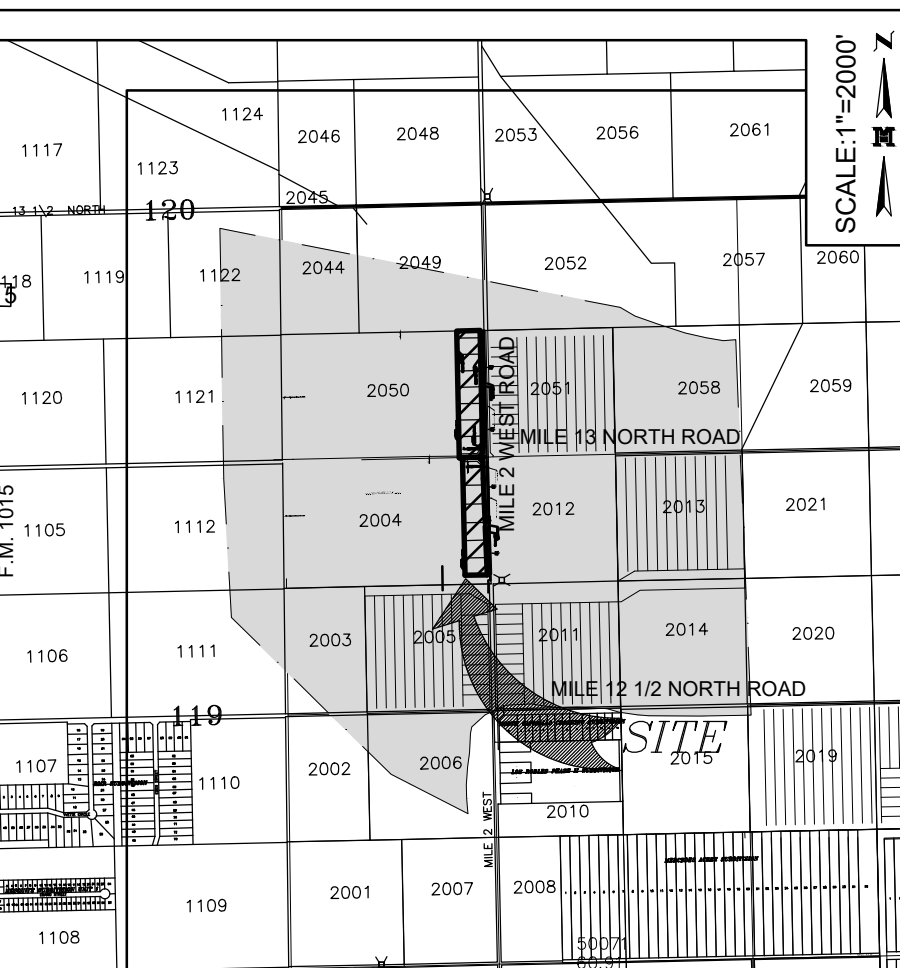
THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED COURTNEY FORTHUBER 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 THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

MELDEN & HUNT, INC. TEXAS REGIST F-1435
MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

MILE 2 WEST RANCHES SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE NORTHWEST AND SOUTHWEST INTERSECTION OF MILE 13 NORTH ROAD & MILE 2 WEST ROAD, THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF MERCEDES, MILE 2 WEST RANCHES SUBDIVISION FALLS IN THE RURAL AREA OF THE COUNTY, THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

INDEX TO SHEET OF MILE 2 WEST RANCHES SUBDIVISION

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ET; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, REVISION NOTES; PLAT NOTES AND RESTRICTIONS; ATTESTATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION, LOT TABLE, CURVE TABLE, LINE TABLE.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNERS CERTIFICATION, DETAILS; DESCRIPTION (METES AND BOUNDS).
- SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS; REVISION NOTES.
- SHEET 4: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE DITCH, ENGINEERING CERTIFICATION; DITCH CROSS SECTIONS.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	SANTA ANA DEVELOPMENT				
OWNER:	COURTNEY FORTHUBER	P.O. BOX 730	McALLEN TX, 78505	C/O (956) 381-0981	C/O(956) 381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY 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 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 E. SESIN P. E., C. F. M.
GENERAL MANAGER

DATE:

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MILE 2 WEST RANCHES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ___ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE _____ DATE: _____
ATTEST: HIDALGO COUNTY CLERK _____ DATE: _____

ENVIRONMENTAL HEALTH DIVISION MANAGER

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9.

DATED THIS ___ DAY OF _____, 2024.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #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. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID #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.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHERS OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I/WE SAH-SANTA ANA DEVELOPMENT AS OWNER OF THE 13.575 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MILE 2 WEST RANCHES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

SANTA ANA HOLDINGS, LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY DATE:
COURTNEY FORTHUBER, MANAGER
P. O. BOX 730
MCALLEN, TEXAS 78505

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED COURTNEY FORTHUBER PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS 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 _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

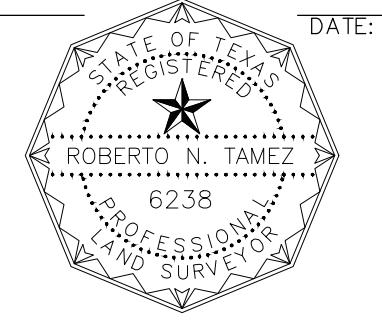
MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435
MARIO A. REYNA, P.E. # 117368 DATE: _____
DATE PREPARED: 9-13-2024
ENGINEERING JOB No. 24070.00



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF MILE 2 WEST RANCHES SUBDIVISION WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07-27-23, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE SURVEYED: 07-27-23 SURVEY JOB No. 23669.08



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

Dater: Feb 14, 2025, 4:37pm User ID: cto File: Y:\Land Development\Residential\Hidalgo County\24070.00 - Mile 2 West & Mile 13 North\Autocad files\24070 MILE 2 WEST RANCHES.dwg

SUBDIVISION PLAT OF
MILE 2 WEST RANCHES
 SUBDIVISION
 13.575 ACRES BEING OUT OF
 FARM TRACT 2004 & 2050
 NORTH CAPISALLO DISTRICT
 VOLUME 2, PAGES 7-13, H.C.M.R.
 HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 13.575 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF FARM TRACT 2004 & 2050 NORTH CAPISALLO DISTRICT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 7-13, HIDALGO COUNTY MAP RECORDS, SAID 13.575 ACRES WERE CONVEYED TO SAH - SANTA ANA DEVELOPMENT, BY VIRTUE OF A GENERAL WARRANTY DEED DOCUMENT NUMBER 3509255, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.575 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF FARM TRACT 2004;

THENCE, N 88° 46' 14" E ALONG THE NORTH LINE OF SAID FARM TRACT 2004 AND THE SOUTH LINE OF SAID FARM TRACT 2050, AND WITHIN MILE 13 NORTH ROAD RIGHT-OF-WAY, A DISTANCE OF 1,815.82 FEET TO A NAIL SET FOR AN THE POINT OF BEGINNING;

1. THENCE, N 01° 13' 46" W AT A DISTANCE OF 15.00 FEET PASS THE NORTH RIGHT-OF-WAY OF MILE 13 NORTH ROAD, AT A DISTANCE OF 1,265.00 FEET PASS THE SOUTH RIGHT-OF-WAY OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE NORTH SIDE OF SAID FARM TRACT 2050 FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, N 89° 46' 14" E ALONG THE NORTH LOT LINE OF SAID FARM TRACT 2050 AND WITHIN HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH A DISTANCE OF 244.18 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
3. THENCE, S 01° 13' 46" E ALONG A WEST RIGHT-OF-WAY LINE OF MILE 2 WEST ROAD, SAID RIGHT-OF-WAY TO HIDALGO COUNTY, TEXAS, A DISTANCE OF 1,275.00 FEET TO A NO. 4 REBAR SET FOR A CORNER CLIP FOR AN OUTSIDE CORNER OF THIS TRACT;
4. THENCE, S 43° 46' 14" E ALONG THE CORNER CLIP OF SAID RIGHT-OF-WAY TO HIDALGO COUNTY, TEXAS, A DISTANCE OF 42.43 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
5. THENCE, S 01° 13' 46" E ALONG A RIGHT-OF-WAY LINE TO HIDALGO COUNTY, TEXAS BY VIRTUE OF A RIGHT-OF-WAY DEED RECORDED UNDER DOCUMENT NUMBER 1201980, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 30.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 46° 13' 46" E ALONG A CORNER CLIP OF SAID RIGHT-OF-WAY TO HIDALGO COUNTY, TEXAS, A DISTANCE 42.43 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 01° 13' 46" E ALONG A WEST RIGHT-OF-WAY LINE OF MILE 2 WEST, SAID RIGHT-OF-WAY TO HIDALGO COUNTY, TEXAS, A DISTANCE OF 176.59 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT AND ALONG A WEST RIGHT-OF-WAY LINE OF MILE 2 WEST, SAID RIGHT-OF-WAY TO HIDALGO COUNTY, TEXAS, WITH A CENTRAL ANGLE OF 02° 18' 21", A RADIUS OF 11,499.00 FEET, AN ARC LENGTH 462.77 FEET, A TANGENT OF 231.42 FEET AND A CHORD THAT BEARS S 02° 22' 56" E, A DISTANCE OF 462.74 FEET TO A NO. 4 REBAR SET AT AN ANGLE POINT OF THIS TRACT;
9. THENCE, S 03° 30' 47" E ALONG A WEST RIGHT-OF-WAY LINE OF MILE 2 WEST, SAID RIGHT-OF-WAY TO HIDALGO COUNTY, TEXAS, A DISTANCE OF 39.27 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
10. THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT AND ALONG A WEST RIGHT-OF-WAY LINE OF MILE 2 WEST, SAID RIGHT-OF-WAY TO HIDALGO COUNTY, TEXAS, WITH A CENTRAL ANGLE OF 02° 17' 25", A RADIUS OF 11,419.00 FEET, AN ARC LENGTH 456.43 FEET, A TANGENT OF 228.24 FEET AND A CHORD THAT BEARS S 02° 22' 28" E, A DISTANCE OF 456.40 FEET TO A NO. 4 REBAR SET AT AN ANGLE POINT OF THIS TRACT;
11. THENCE, S 01° 13' 32" E ALONG A WEST RIGHT-OF-WAY LINE OF MILE 2 WEST, SAID RIGHT-OF-WAY TO HIDALGO COUNTY, TEXAS, A DISTANCE OF 46.17 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
12. THENCE, S 88° 46' 14" W A DISTANCE OF 232.08 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
13. THENCE, N 01° 15' 08" W AT A DISTANCE OF 1,210.95 FEET PASS THE SOUTH RIGHT-OF-WAY OF MILE 13 NORTH ROAD CONTINUING A DISTANCE OF 1,225.95 FEET TO A NAIL SET ON THE NORTH LINE OF SAID FARM TRACT 2004 AN WITHIN THE RIGHT-OF-WAY OF MILE 13 NORTH ROAD FOR AN INSIDE CORNER OF THIS TRACT;
14. THENCE, S 88° 46' 14" W ALONG THE NORTH LINE OF SAID FARM TRACT 2004 AND WITHIN THE RIGHT-OF-WAY OF MILE 13 NORTH ROAD A DISTANCE OF 31.61 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.575 ACRES GROSS, OF WHICH 0.137 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 13 N ROAD, AND 0.308 ACRES LIES WITHIN THE EXISTING DITCH RIGHT-OF-WAY OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT, LEAVING A NET OF 13.130 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE STATEMENT: ZONE "AE" - ZONE "AE" BASE FLOOD ELEVATION DETERMINED TO BE 59.90. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000. PROPERTY IS BEING REMOVED FROM FLOOD ZONE AS PER LOMR F CASE NO. _____

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
 FRONT ALONG MILE 2 WEST ROAD: 50.00 FEET
 REAR: 15.00 FEET, OR GREATER FOR EASEMENT.
 SIDE: 6.00 FEET, OR GREATER FOR EASEMENT.
 CORNER SIDE ALONG MILE 11 NORTH ROAD: 20.00 FEET.

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 1 THROUGH 5 AND LOTS 8 THROUGH 13. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. GENERAL NOTE FOR COMMERCIAL LOTS:
 LOTS 6 AND 7 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 6 AND 7 IS FOR NONRESIDENTIAL USE. 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. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET AT THE CENTER OF EACH LOT, OR 18" ABOVE FINISH GRADE ELEVATION OF 59.90, 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.

6. BENCHMARK NOTE:
 BM # 1: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED AT SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION AND ON THE WEST SIDE OF MILE 2 WEST ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2012-B) N= 16612939.1000 E= 1166506.7400 ELEV.=59.90.

BM # 2: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED AT THE NORTHEAST CORNER OF LOT 13 OF THIS SUBDIVISION. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2012-B) N= 16615409.0000 E= 1166433.7300 ELEV.=59.90.

7. DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 133,836 CUBIC FEET (3.068 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED IN THE DRAINAGE REPORT.

8. 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.

9. 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 TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. 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.

11. SANTA ANA HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY OWNER AND SUBDIVIDER OF MILE 2 WEST RANCHES SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS INDICATED ON SHEET NO. 2 OF THIS PLAT.

12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.C. 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.
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- D. SOIL ANALYSIS HAS 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 OCCUPYING A LOT.

13. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 1. ANCHORING OF SEPTIC TANK(S)
 2. BACK FLOW VALVES
 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

14. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

15. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL HAVE A MINIMUM WIDTH OF 15.00 FEET, AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.

16. 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 CONSTRUCTION SPECIFICATIONS 3.1.4

17. THE DEVELOPER SHALL BE REQUIRED TO INSTALL A 6 FOOT BUFFER FENCE ALONG THE REAR OF ALL LOTS AND ALONG THE SOUTH SIDE OF LOT 1 AND THE NORTH SIDE OF LOT 13 DURING CONSTRUCTION. ALL FENCES ABUTTING DRAIN DITCH R.O.W. SHALL BE PLACE WITHIN INDIVIDUALS LOTS AS TO NOT IMPEDE WITH MAINTENANCE OF DITCH.

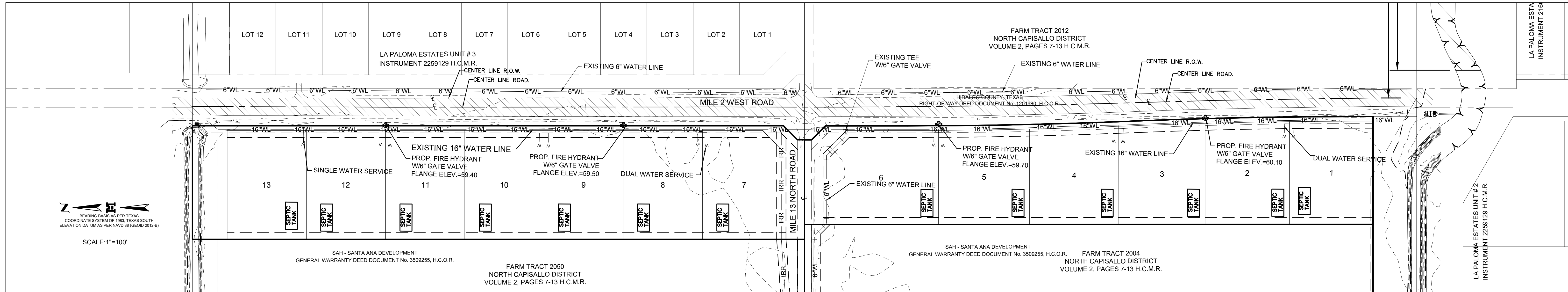
17. LOT 1 THROUGH 13 SHALL HAVE INDIVIDUAL DRIVEWAYS ONTO MILE 2 WEST ROAD.

18. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL 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 AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

Lot Area Table		
Lot #	SQ. FT.	Area
1	40001.59	0.918
2	40002.15	0.918
3	40002.06	0.918
4	40000.85	0.918
5	40000.34	0.918
6	49186.16	1.129
7	40942.16	0.940
8	40000.06	0.918
9	40000.06	0.918
10	40000.06	0.918
11	40000.06	0.918
12	40000.06	0.918
13	40000.06	0.918

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	462.77'	11,499.00'	002° 18' 21"	S2° 22' 56"E	462.74'	231.42
C2	456.43'	11,419.00'	002° 17' 25"	N2° 22' 28"W	456.40'	228.24
C3	134.13'	11,409.00'	000° 40' 25"	N1° 34' 00"W	134.12'	67.06
C4	181.99'	11,409.00'	000° 54' 50"	N2° 21' 37"W	181.98'	90.99
C5	139.92'	11,409.00'	000° 42' 10"	N3° 10' 07"W	139.91'	69.96
C6	7.15'	11,509.01'	000° 02' 08"	S3° 31' 03"E	7.15'	3.57
C7	192.30'	11,509.01'	000° 57' 26"	S3° 01' 15"E	192.30'	96.15
C8	196.33'	11,509.01'	000° 58' 39"	S2° 03' 13"E	196.33'	98.17
C9	67.38'	11,509.01'	000° 20' 08"	S1° 23' 50"E	67.38'	33.69

Line Table		
Line #	Direction	Length
L1	N 46° 13' 46" W	70.71'
L2	N 43° 46' 14" E	70.71'



**MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA**

**SUBDIVISION PLAT OF
MILE 2 WEST RANCHES
SUBDIVISION**

13.575 ACRES BEING OUT OF
FARM TRACT 2004 & 2050
NORTH CAPISALLO DISTRICT
VOLUME 2, PAGES 7-13, H.C.M.R.
HIDALGO COUNTY, TEXAS

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

MILE 2 WEST RANCHES 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\"/>

WATER DISTRIBUTION FOR THE MILE 2 WEST RANCHES SUBDIVISION CONSISTS OF (6) SIX ONE-1\"/>

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM MILE 2 WEST RANCHES SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (\"/>

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO FINE SANDY LOAM, RACOMES SANDY CLAY LOAM AND WILLACY FINE SANDY LOAM SOIL FOR THE AREA. AT LEAST 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 LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36\"/>

THE SUBDIVISION DRAINS WELL. THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE, IN THE FORM OF A CASHIER'S CHECK OR PERSONAL CHECK REPRESENTING A CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN THE AMOUNT OF \$19,500.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:

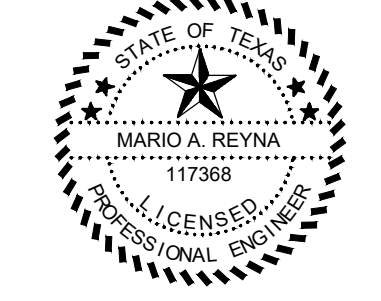
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$32,193.46 WHICH EQUALS TO \$2,476.42 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$19,500.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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. WE, SAH-SANTA ANA DEVELOPMENT SUBDIVIDER OF MILE 2 WEST RANCHES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT, THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OR THAT THE TYPE, QUALITY & QUANTITY OF EACH PERSON PURCHASING A LOT HAD ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

COURTNEY FORTHUBER, MANAGER
P.O. BOX 730
MCELLEN, TEXAS 78505

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED COURTNEY FORTHUBER, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION MILE 2 WEST RANCHES SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA (N.A.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION MILE 2 WEST RANCHES SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 16\"/>

DEL CONDUCTO DE AGUA DE 8\"/>

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE MILE 2 WEST RANCHES SUBDIVISION. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL LIBRO DE RECURSOS DE CONSERVACION DE ESTUDIOS DE TIERRAS INDICA TIERRA DE HIDALGO FINA ARENOSA, RACOMES ARENOSO ALCIAR Y WILLACY ARENOSO FINA. 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 ARCILLOSO 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 ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL, CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE DE CAJEROS O CHEQUE PERSONAL REPRESENTANDO UN \"DEPOSITO EN EFECTIVO\" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$19,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

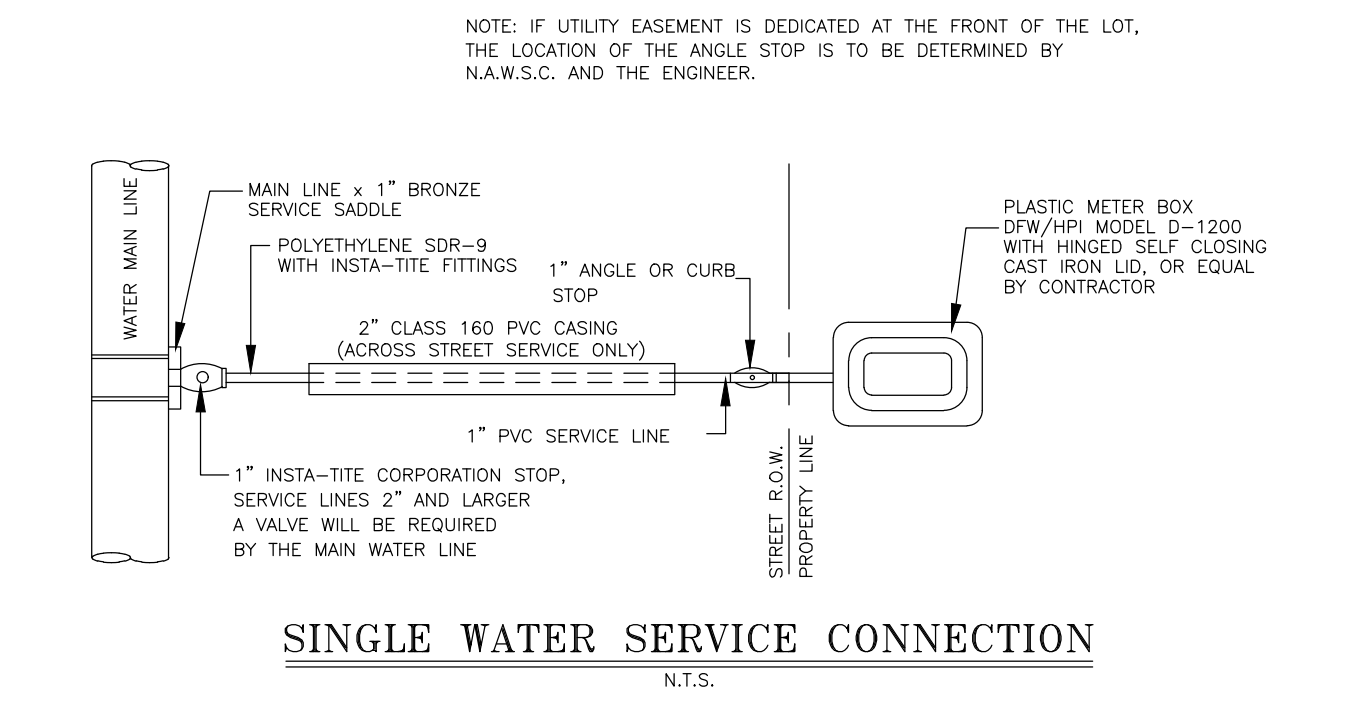
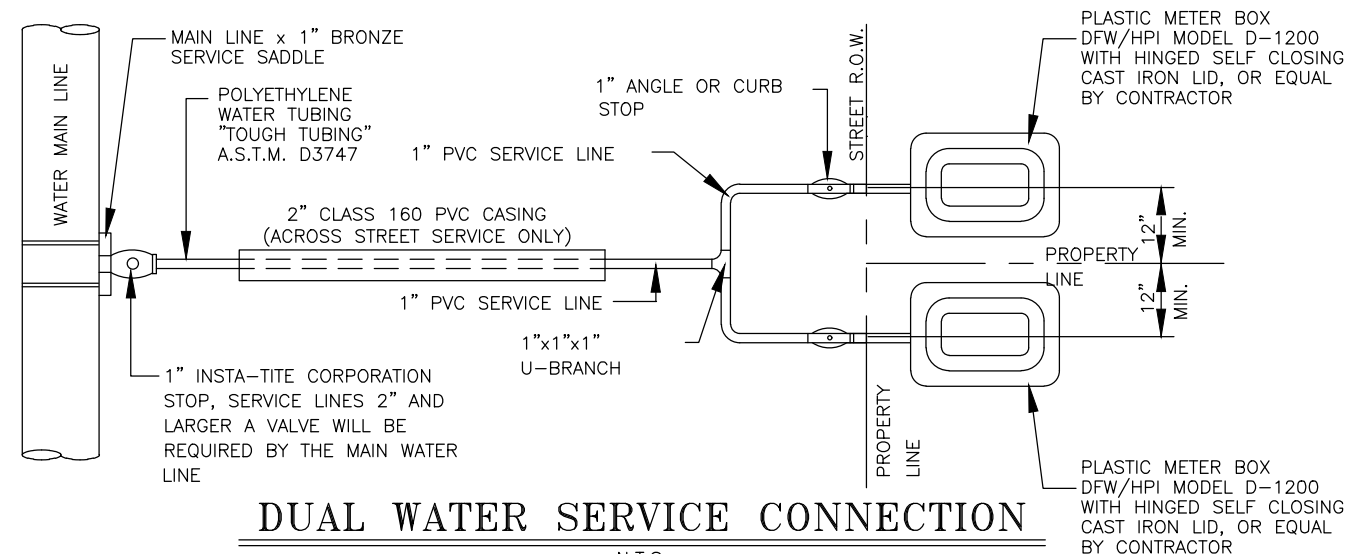
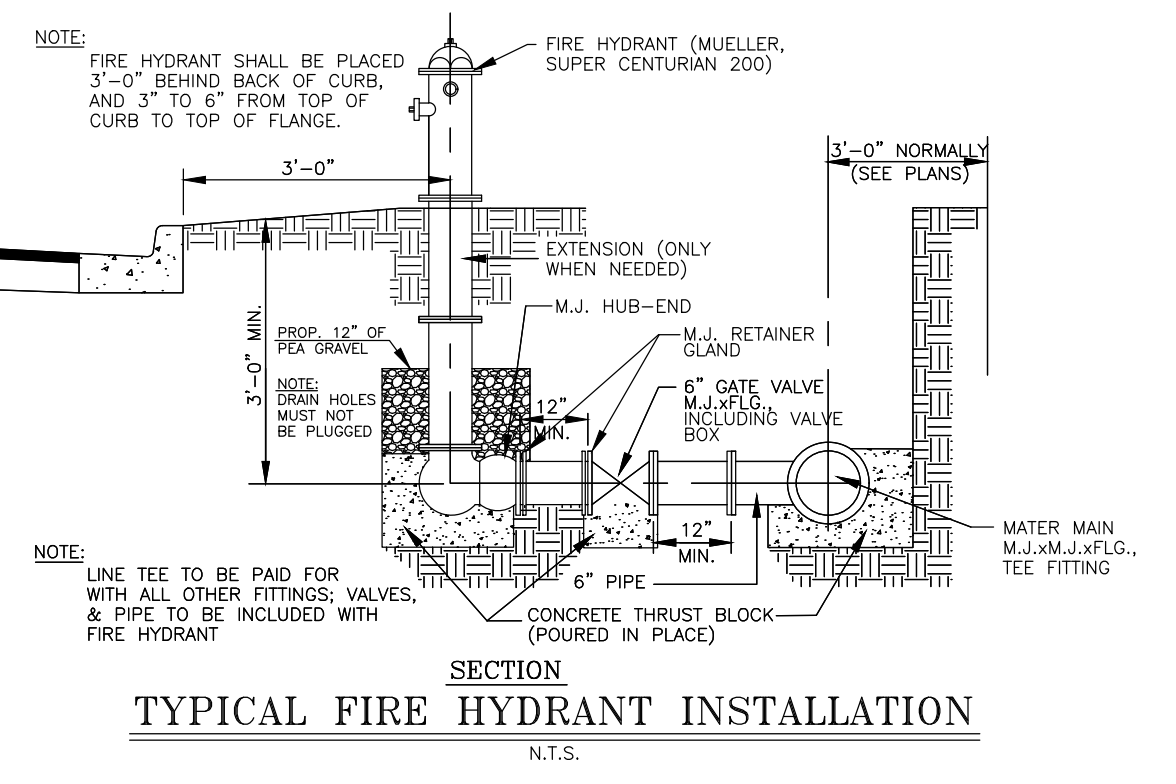
CERTIFICACION:

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 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/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 32,193.46 O \$ 2,476.42 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$19,500.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



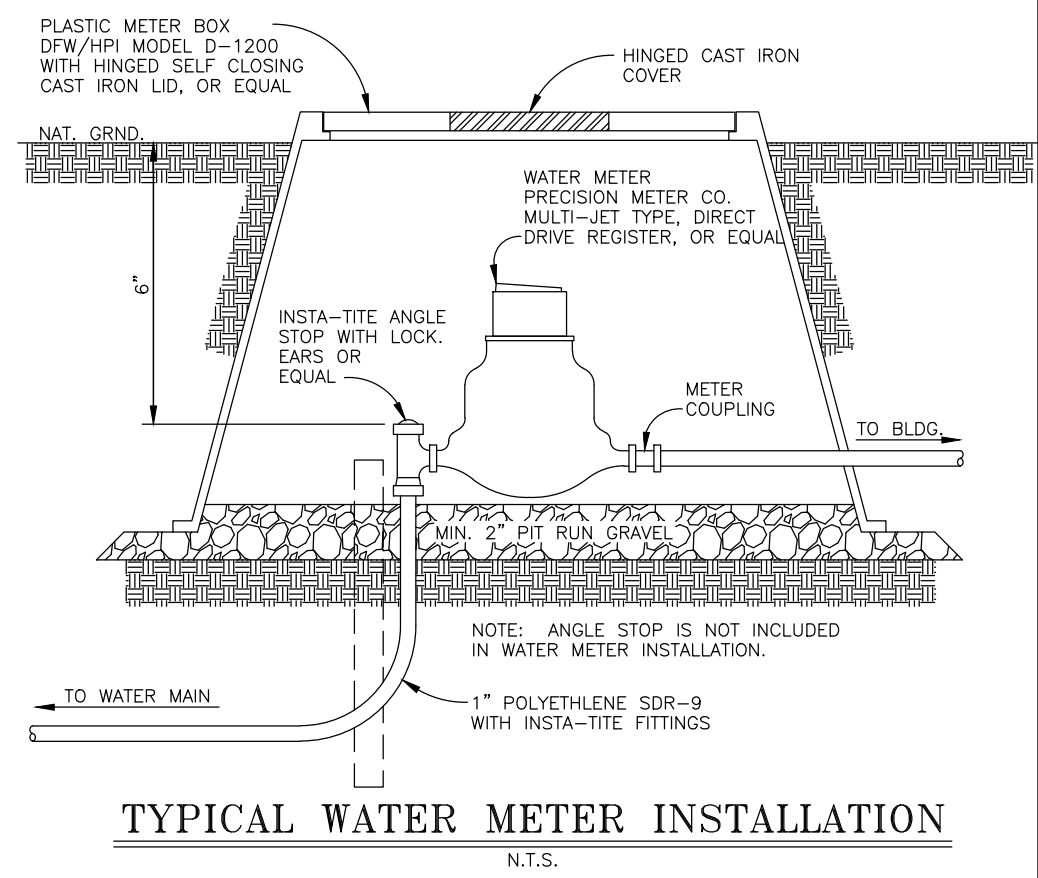
COST ESTIMATE:

WATER DISTRIBUTION:	\$ 11,393.46
SEPTIC TANK	\$ 19,500.00
IMPROVEMTNS / OSSF:	\$ 000,000.00
DRAINAGE IMPROVEMENTS:	\$ 000,000.00
PAVING IMPROVEMENTS:	\$ 29,235.13

ESTIMACION DE COSTOS:

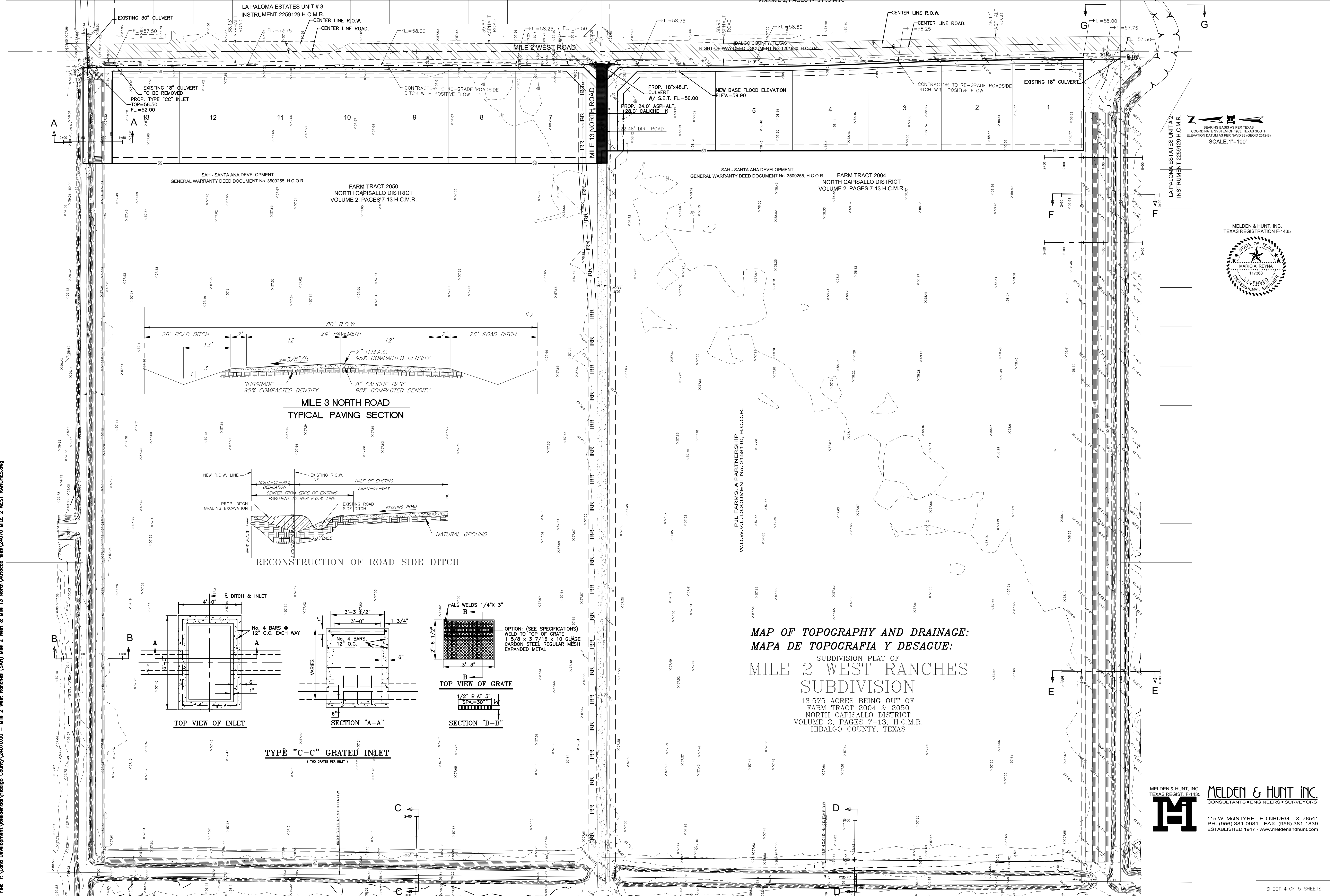
SERVICIO DE AGUA POTABLE:	\$ 11,393.46
SERVICIO DE DRENAJE SANITARIO	\$ 19,500.00
DREAJE PLUVIAL:	\$ 000,000.00
PAVIMENTACION DE CALLES:	\$ 29,235.13

MELDEN & HUNT, INC. TEXAS REGIST F-1435
MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



TYPICAL WATER METER INSTALLATION
N.T.S.

Date: Feb 14, 2025, 12:05pm User: dr_elo File: Y:\Land Development\Residential\Hidalgo County\24070.00 - Mile 2 West Ranches (SAH) Mile 2 West & Mile 13 North\Autocad Files\24070 MILE 2 WEST RANCHES.dwg



BEARING BASIS AS PER TEXAS
 COORDINATE SYSTEM OF 1983, TEXAS SOUTH
 ELEVATION DATUM AS PER NAVD 83 (GEOID 2012-8)
 SCALE: 1"=100'



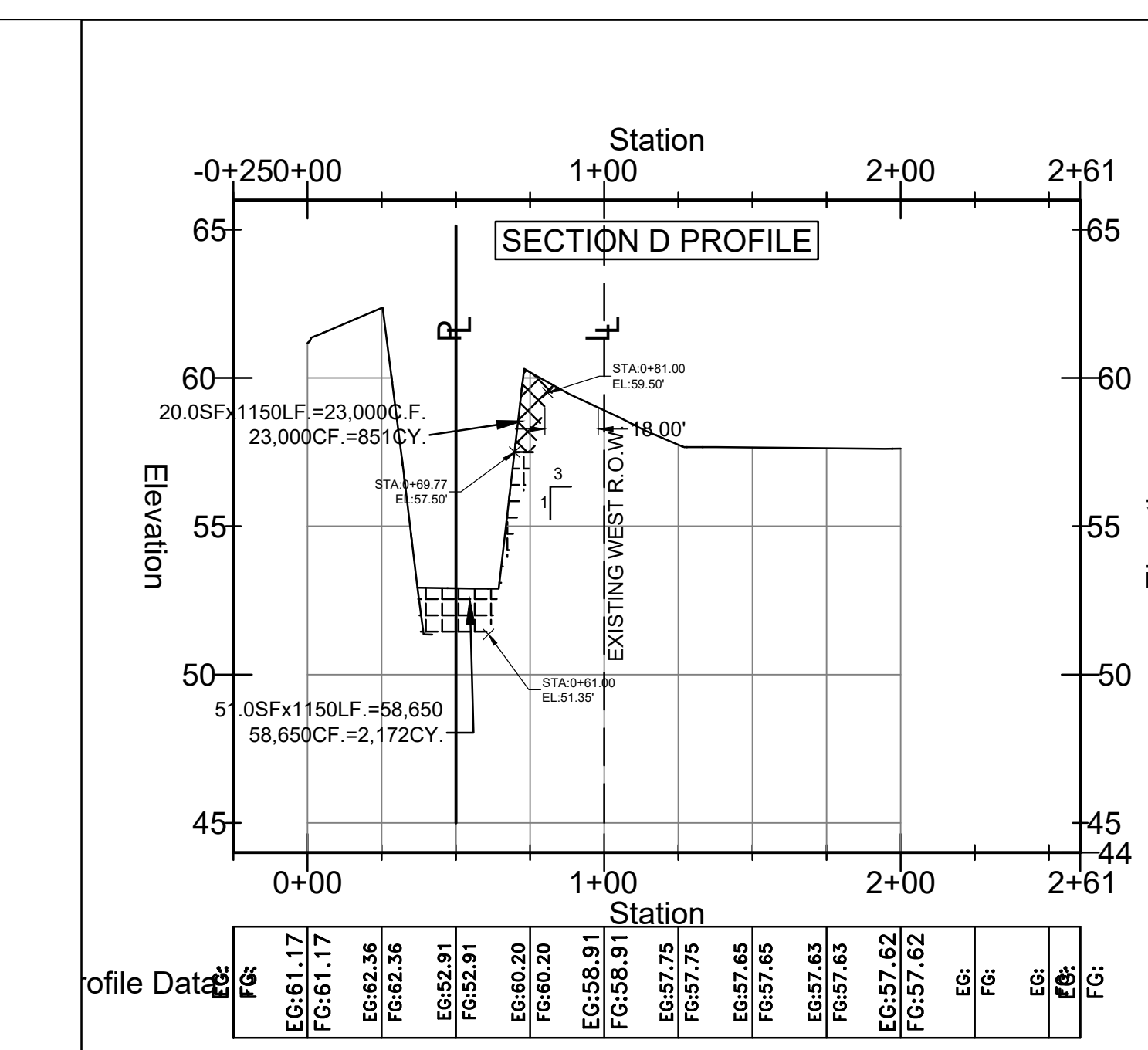
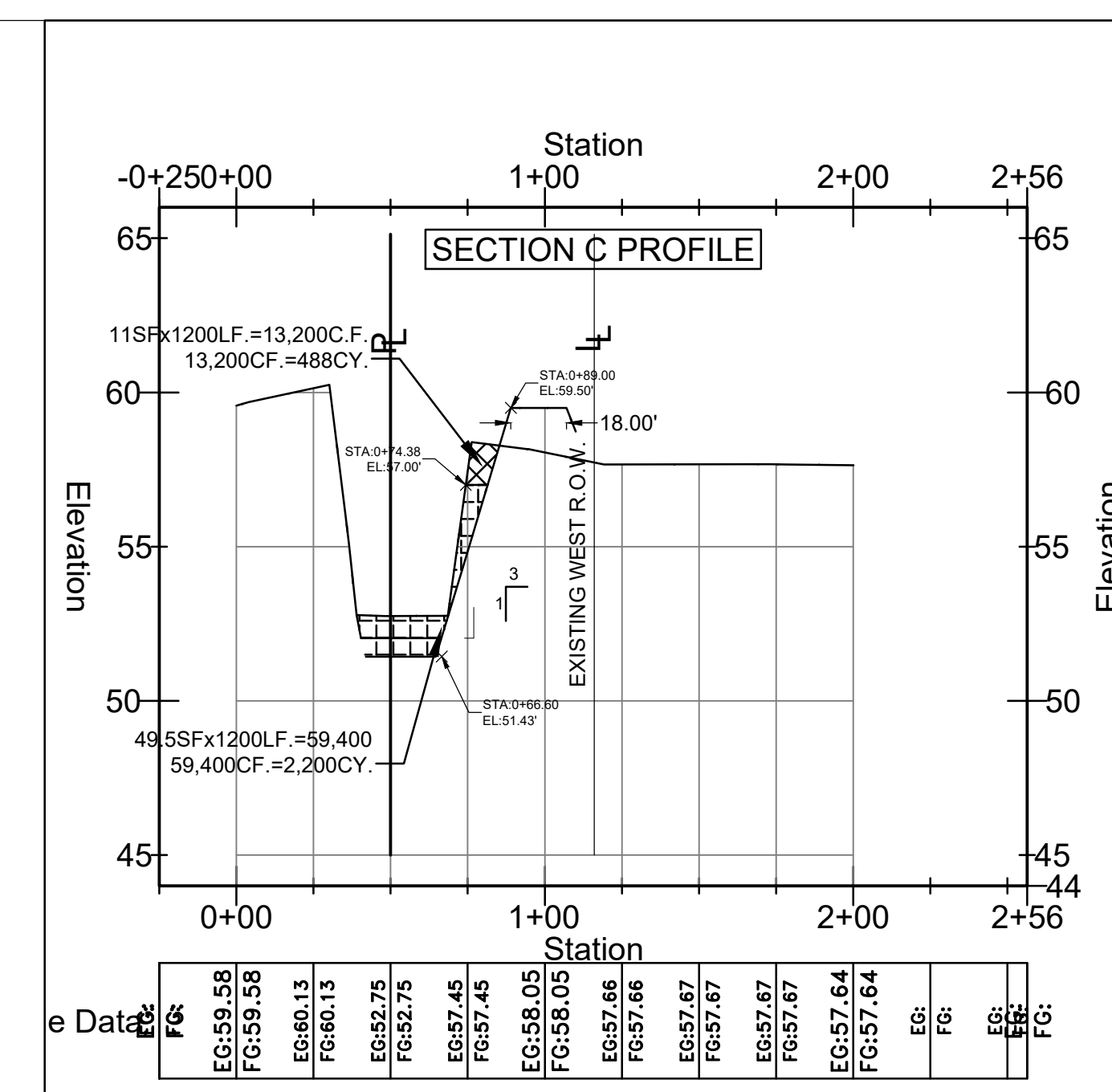
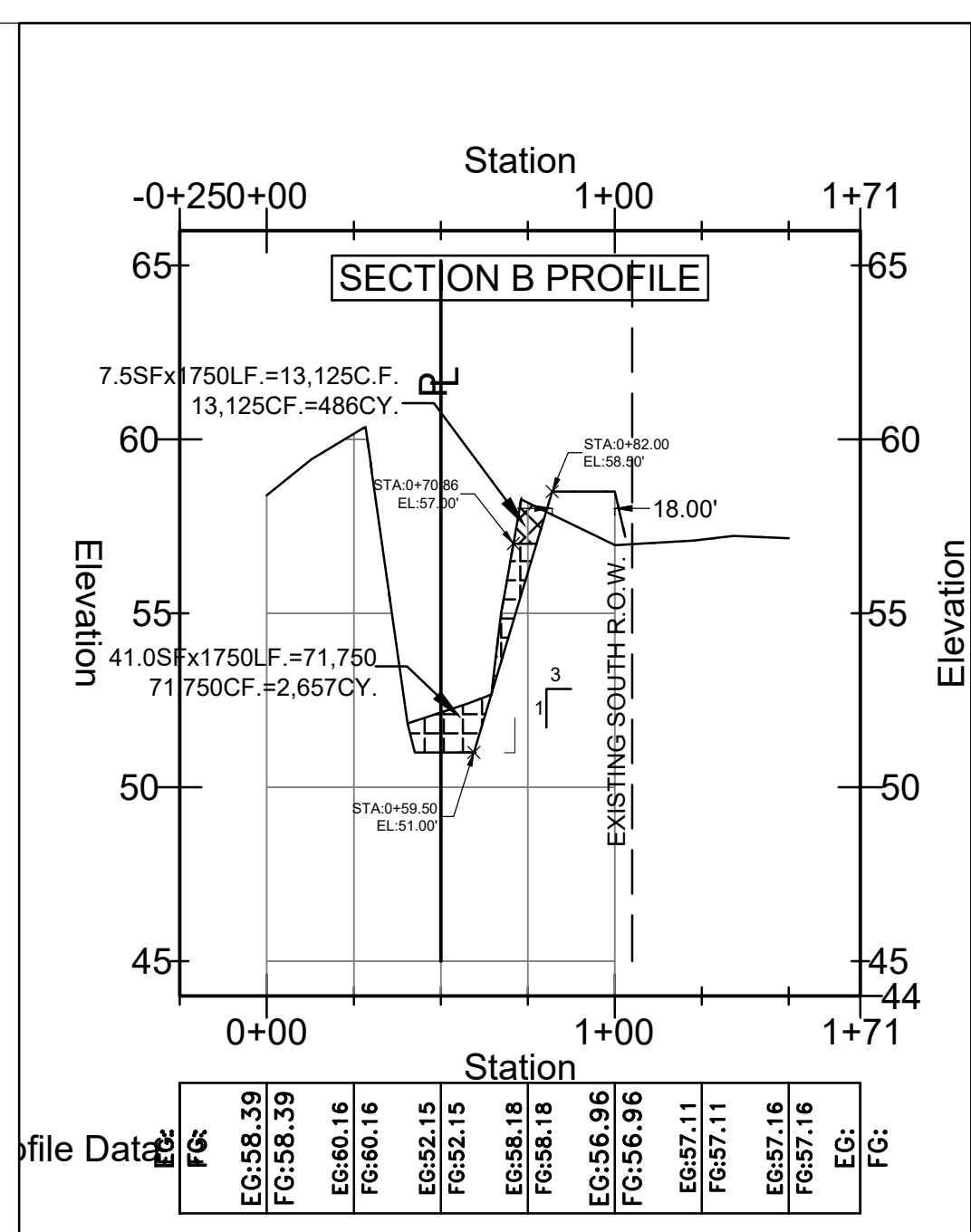
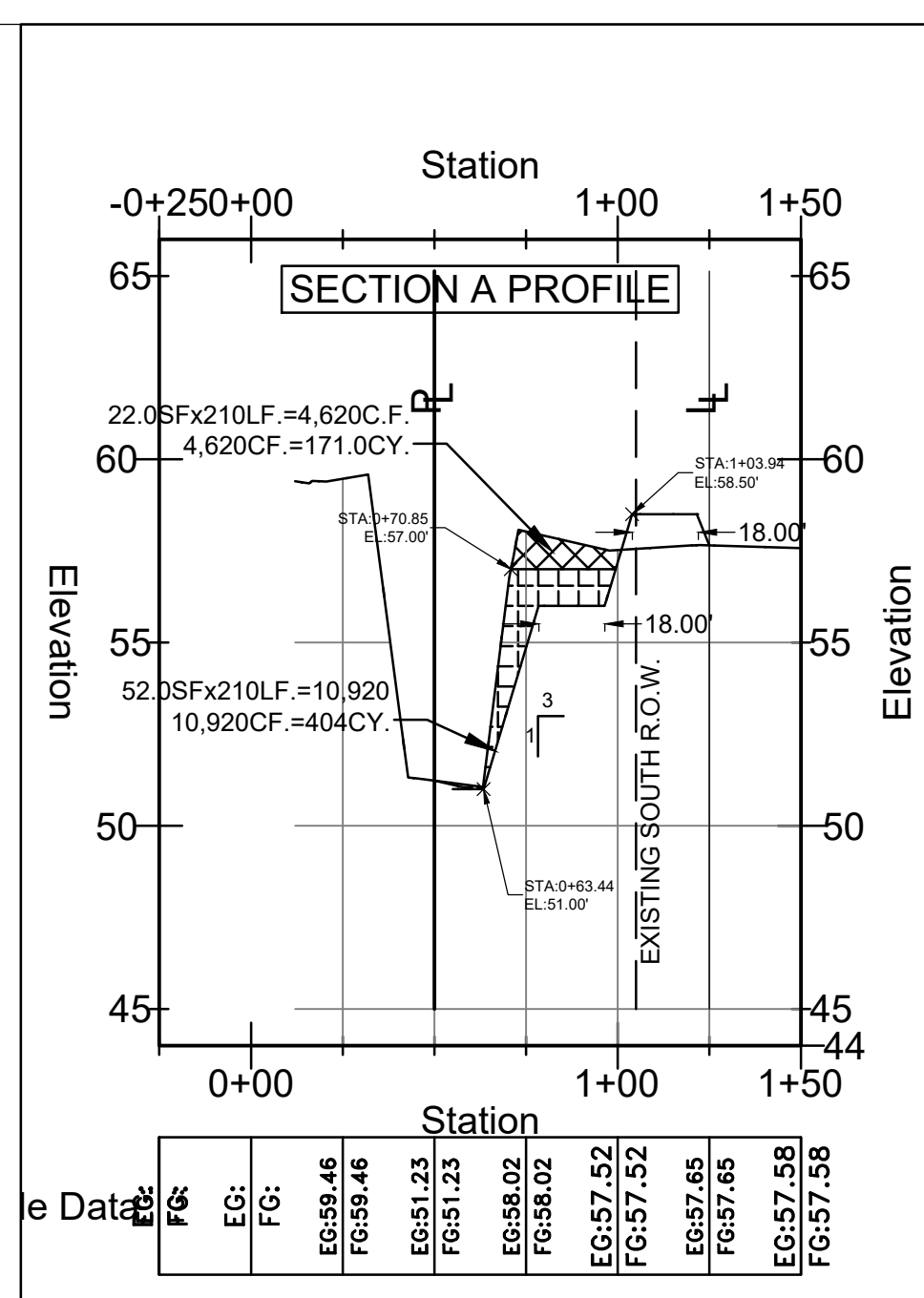
MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION PLAT OF
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SUBDIVISION
 13.575 ACRES BEING OUT OF
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 NORTH CAPISALLO DISTRICT
 VOLUME 2, PAGES 7-13, H.C.M.R.
 HIDALGO COUNTY, TEXAS

MELDEN & HUNT, INC.
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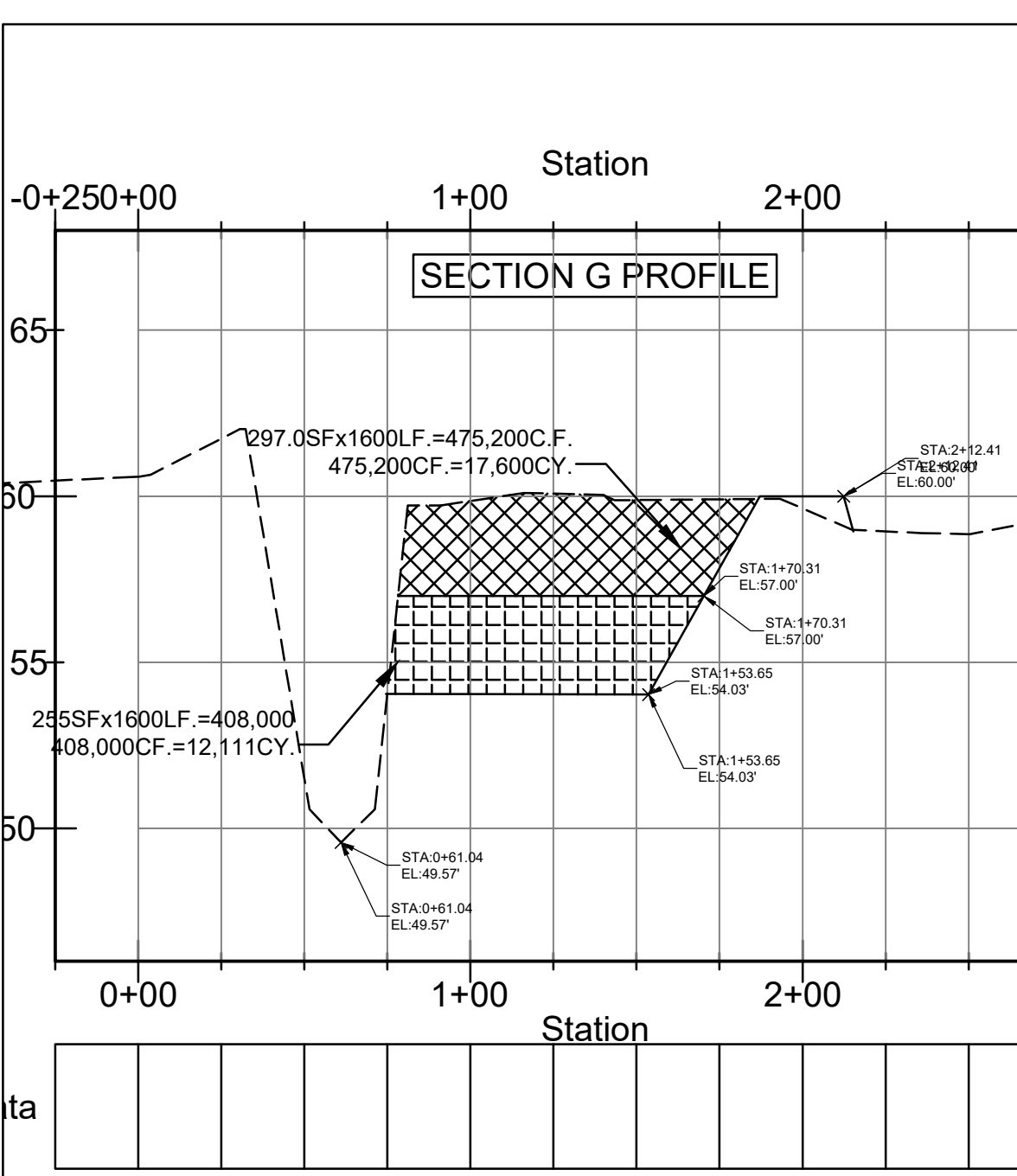
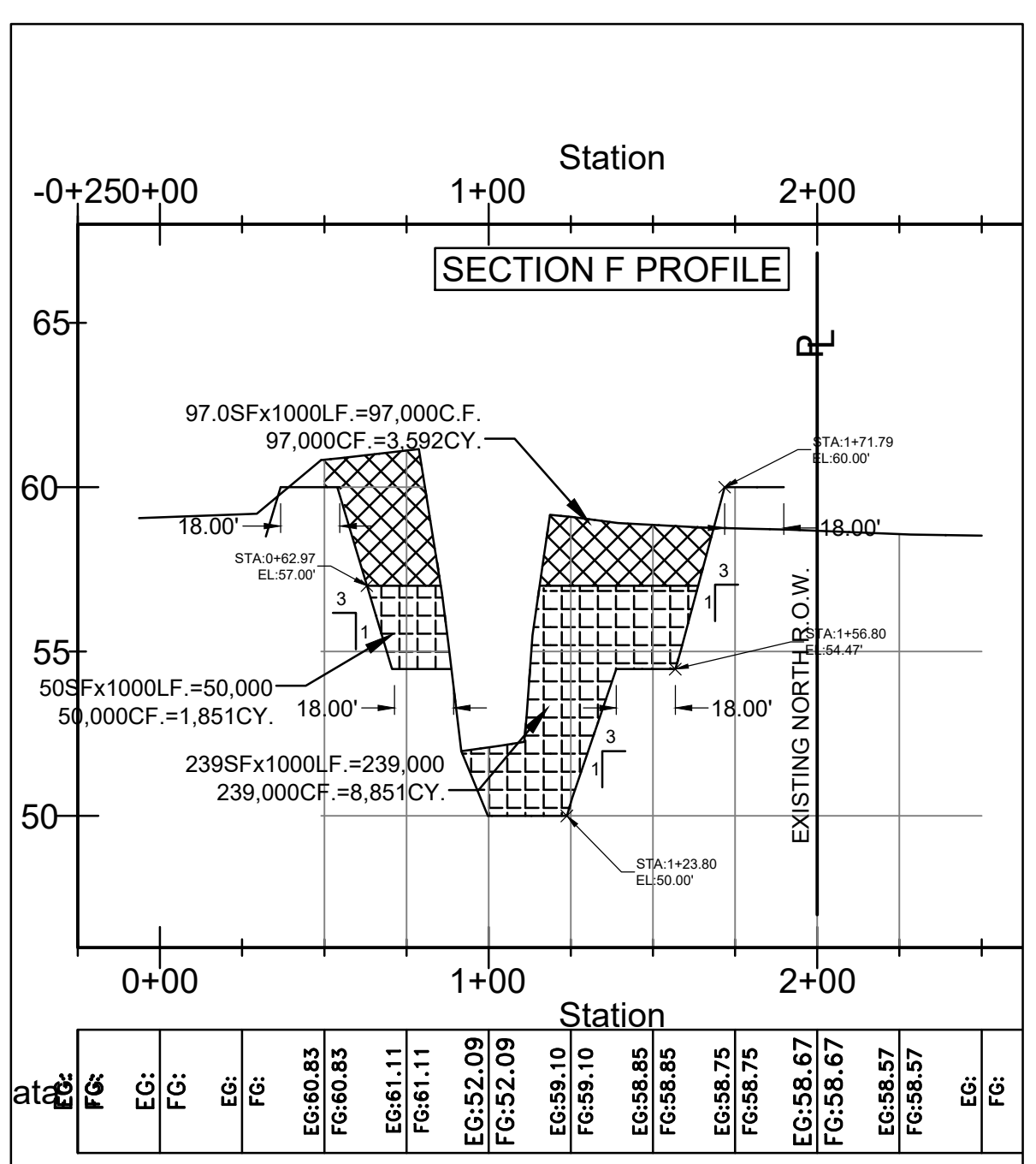
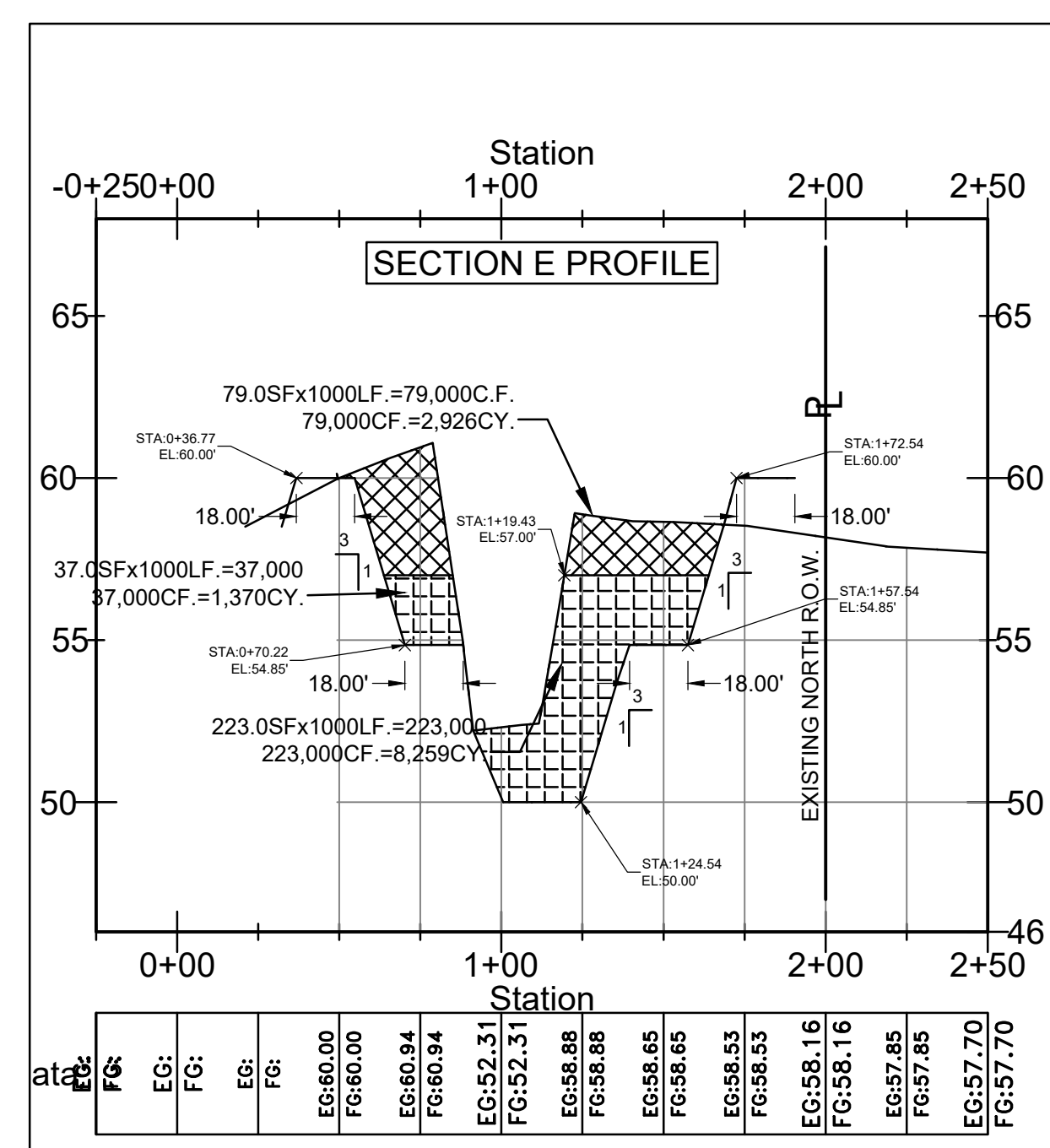
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 PH: (936) 381-0961 - FAX: (936) 381-1839
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Date: Feb 14, 2025, 12:05pm User ID: cfo
 File: Y:\Land Development\Residential\Hidalgo County\24070.00 - Mile 2 West Ranches (SAH) Mile 2 West & Mile 13 North\Autocad Files\24070 MILE 2 WEST RANCHES.dwg

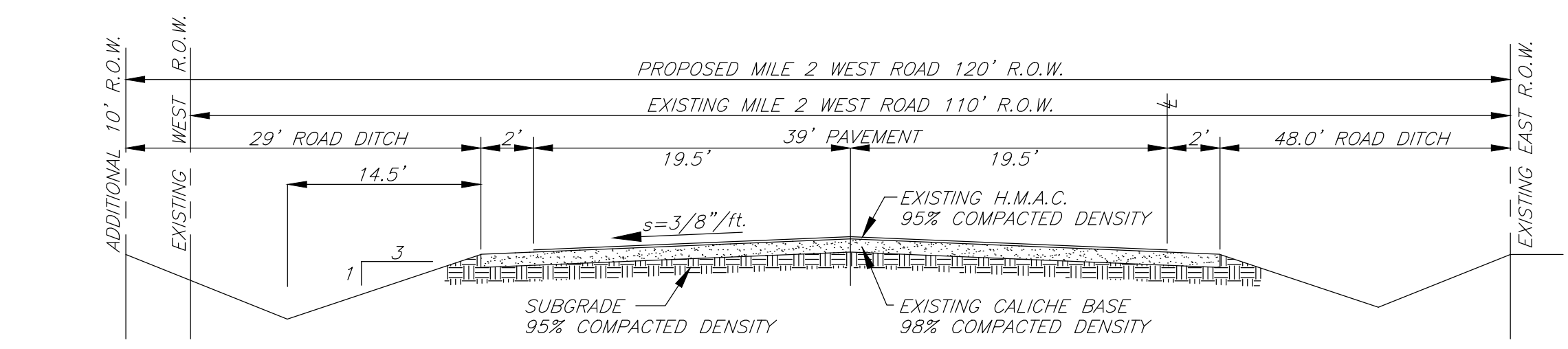
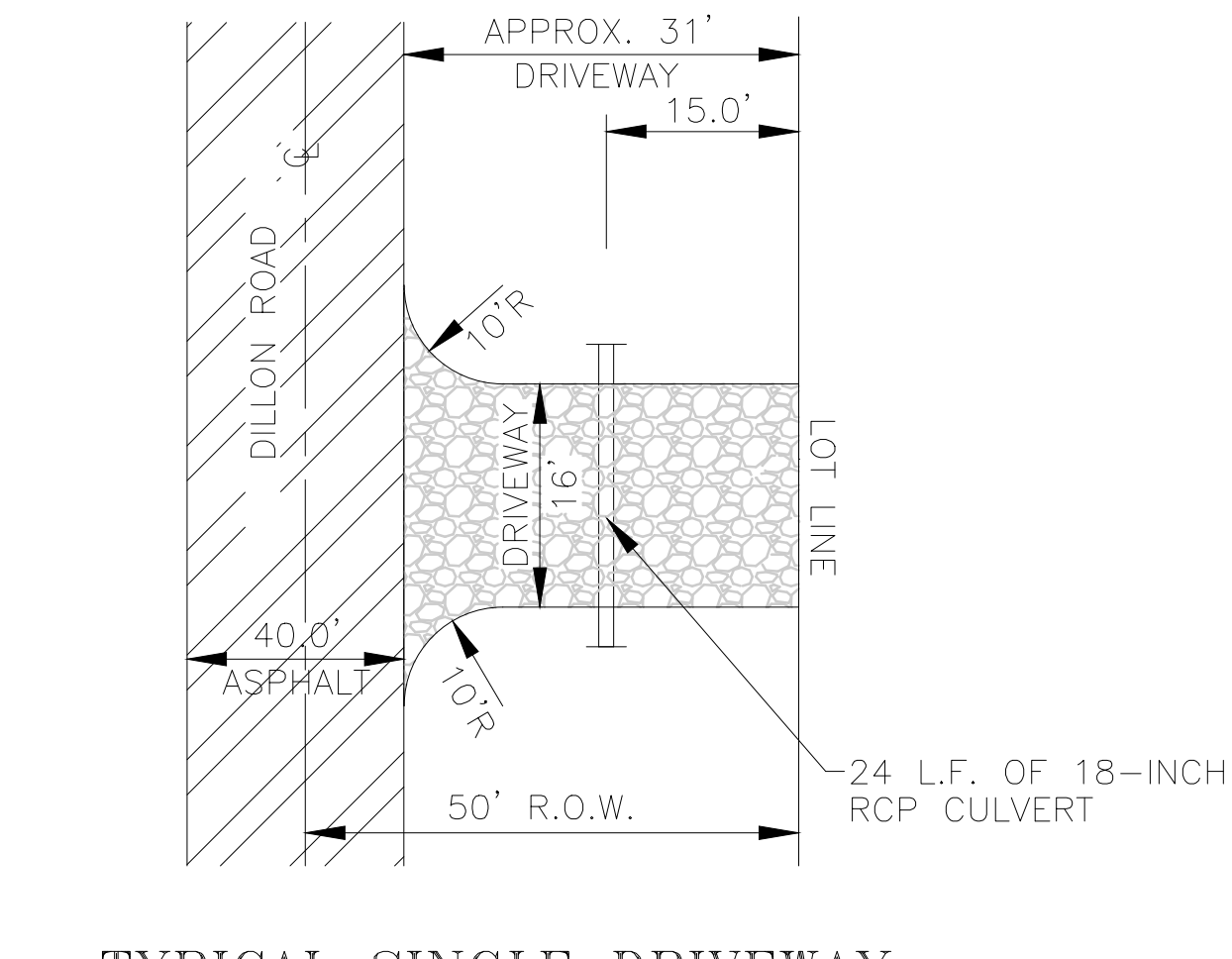
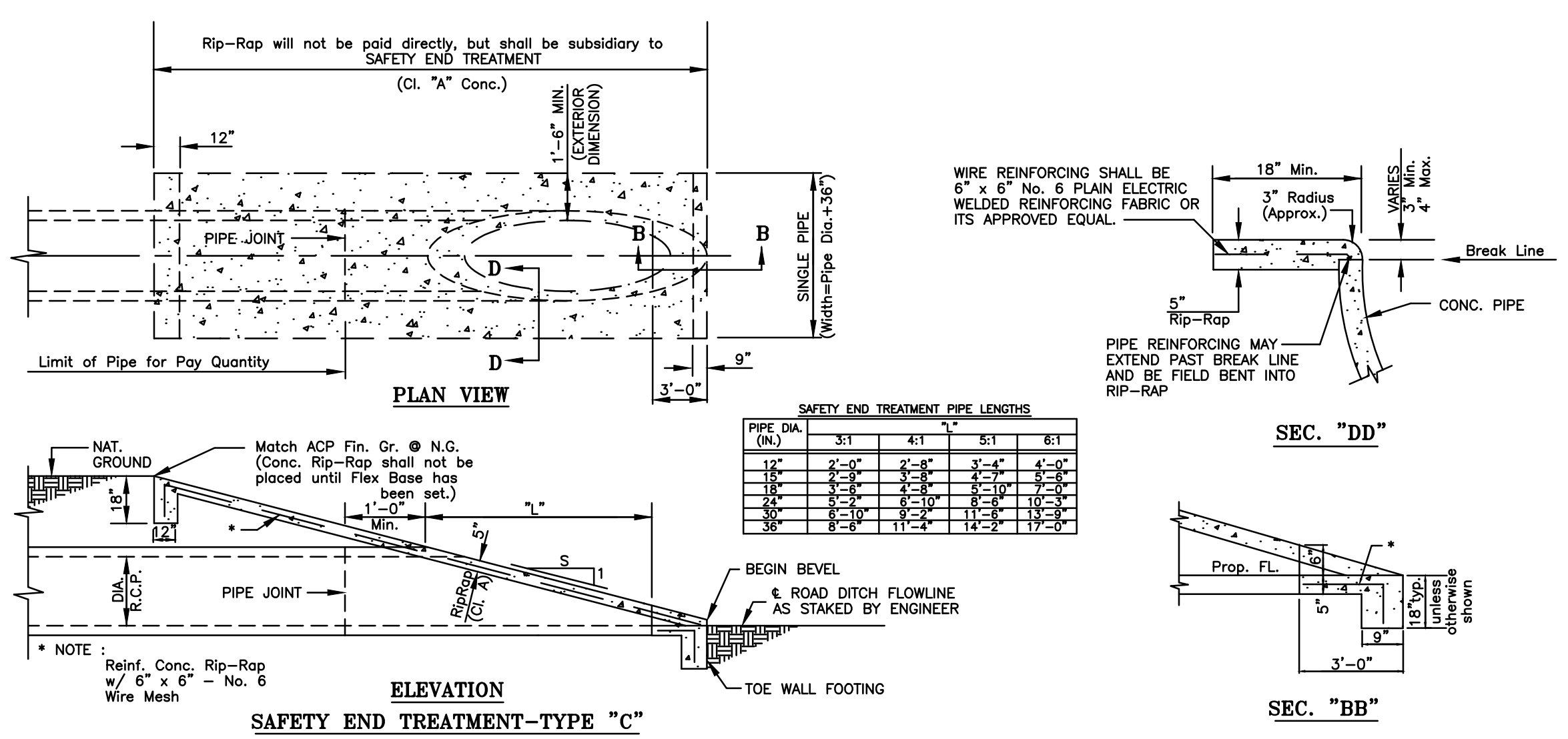


MAP OF TOPOGRAPHY AND DRAINAGE:
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 NORTH CAPISALLO DISTRICT
 VOLUME 2, PAGES 7-13, H.C.M.R.
 HIDALGO COUNTY, TEXAS



DRAINAGE STATEMENT
 MILE 2 WEST RANCHES SUBDIVISION IS A RESUBDIVISION OF 13.575 ACRES BEING OUT OF LOTS 2050 AND 2004, NORTH CAPISALLO DISTRICT AS RECORDED IN VOLUME 2, PAGES 7-13, HIDALGO COUNTY MAP RECORDS. THIS PROPERTY IS LOCATED AT THE NORTHWEST & SOUTHWEST INTERSECTION OF MILE 13 N. ROAD AND MILE 2 WEST ROAD. THIS SUBDIVISION FALLS IN THE RURAL AREA OF HIDALGO COUNTY. THE PROPERTY IS CURRENTLY OPEN & AGRICULTURAL LAND WITH A PROPOSED 13-COMMERCIAL LOT USE. THIS PROPERTY IS LOCATED IN ZONE "AE-1" ZONE IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, MAP DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATE MAY 30, 2002. ZONE "AE" BASE FLOOD ELEVATIONS DETERMINED TO BE 59.00. LOMR F CASE No. _____
 THE SOILS ARE (39) MERCEDES CLAY & (52) RAYMONDVILLE CLAY LOAM. SOIL GROUP "C" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP "D" IS NOT VERY PERVIOUS AND HAS A HIGH PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS", FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "D", THE MOST COMMON SOIL ON THE SITE.
 EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 6.34 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 14.17 C.F.S. DURING THE 50-YEAR STORM FREQUENCY PER THE ATTACHED CALCULATION WHICH IS AN INCREASE OF 7.83 C.F.S.
 THE PROPOSED DRAINAGE FOR MILE 2 WEST RANCHES SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE EXISTING ROADSIDE DITCH ALONG THE WEST SIDE OF MILE 2 WEST ROAD. THE RUNOFF FROM THE ROADSIDE DITCH SHALL FLOW NORTH & SOUTH DRAINING INTO THE EXISTING HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH VIA EXISTING CULVERTS. THIS EXISTING HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH FLOWS EAST ULTIMATELY DISCHARGE INTO THE MERCEDES LATERAL THEN FLOWS EAST, ULTIMATELY DRAINING INTO THE NORTH I.B.W.C. FLOODWAY.
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 86,544 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DITCH WIDENING OF H.C.I.D. NO. 9 ALONG THE NORTH AND SOUTH BOUNDARY OF THIS SUBDIVISION.
CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, MAP DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATE MAY 30, 2002 IS CONTAINED WITHIN THE WIDEN DITCH ALONG THE NORTH AND THE SOUTH OF THE SUBDIVISION.

BY: MARIO A REYNA, P.E. # 1117368 PRESIDENT
 DATE: _____



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SAFETY END TREATMENT - (Type "C") DETAILS
 N.T.S.

TYPICAL SINGLE DRIVEWAY FRONTING MILE 2 WEST ROAD
 N.T.S.

TYPICAL PAVING SECTION