



HIDALGO COUNTY PLANNING DEPARTMENT

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

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 07-30-2013

PROPOSED NORTH TOWER ACRES SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: JOSE QUIROGA

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: East side of Tower Rd, approximately 872 feet North of Ramseyer Rd.

SUBDIVISION LIES WITHIN THE: *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-09-2013 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Detention will be detained in swales parallel to the East side of the property.

DISTANCE TO A DRAIN DITCH: Approximate 1 ½ miles Southwest of subdivision development.

ROAD R.O.W. DEDICATION: 10 feet on Tower Rd

H.C.R.O.W. FINAL APPROVAL DATE: 07-13-13 : By, Jesse Ozuna R.O.W. AGENT

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 06-20-13

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Along the East side of Tower Rd.

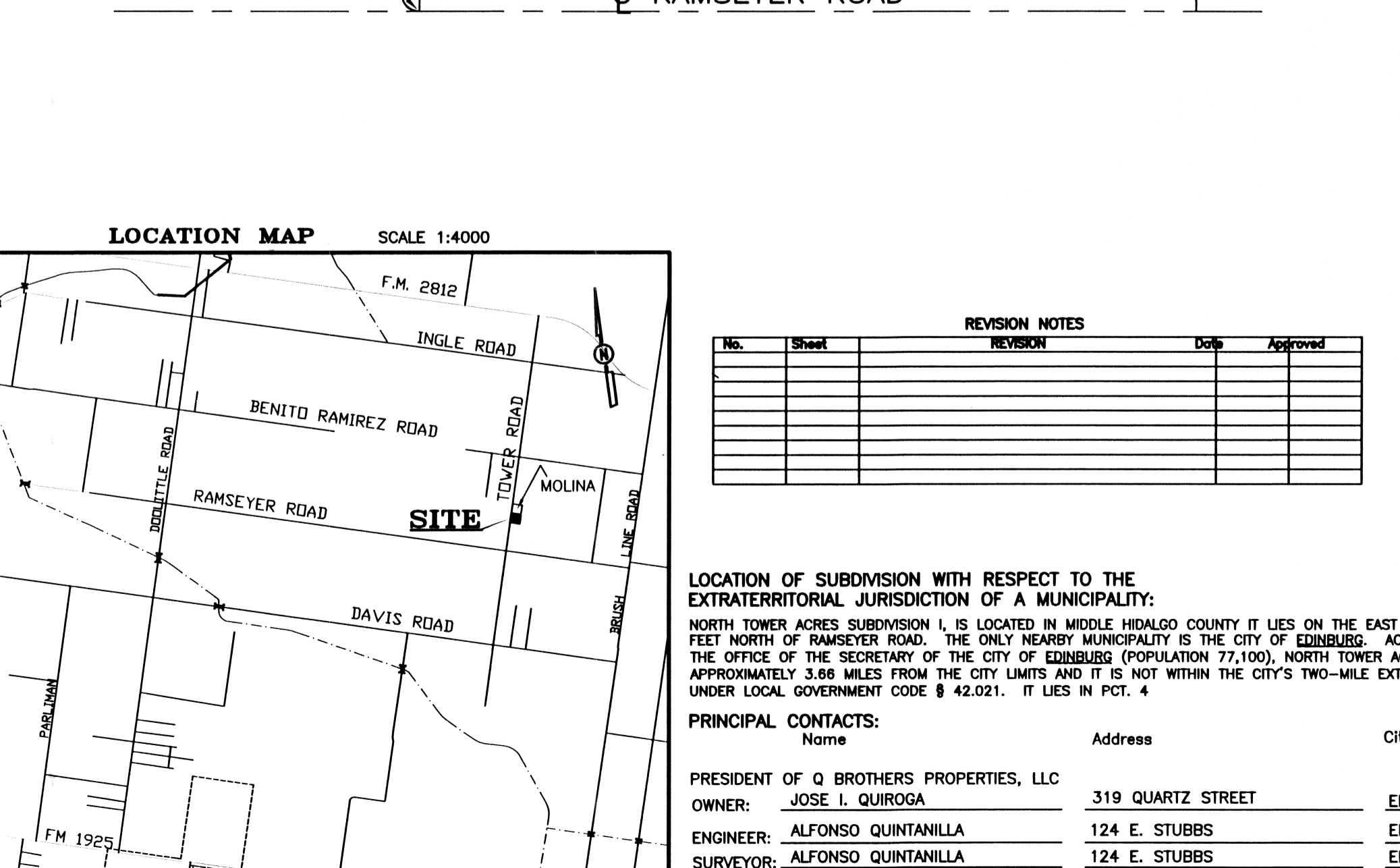
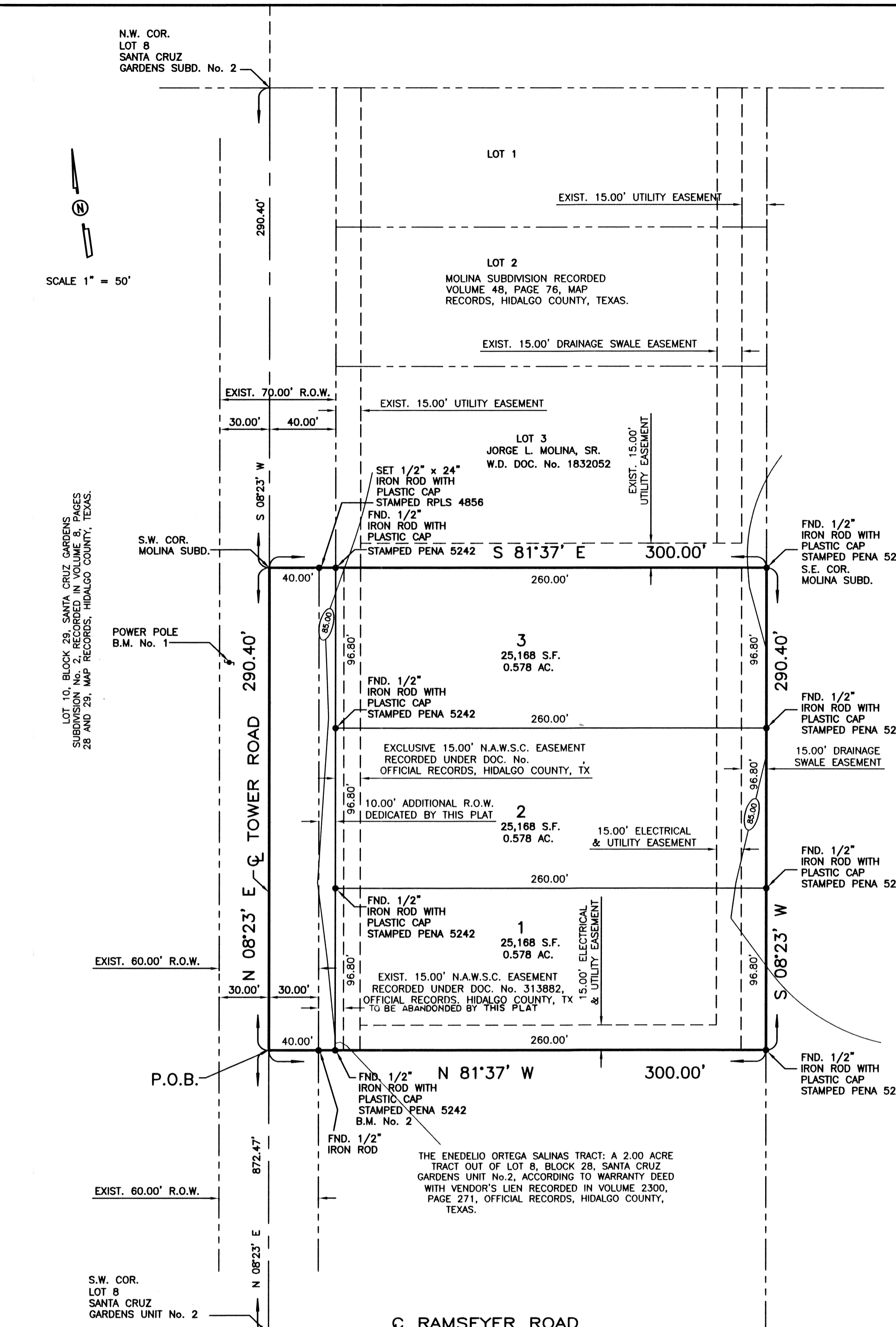
H.C.O.E.C. FINAL APPROVAL DATE: 07-11-2013 : By Martin Ramirez, Environmental Compliance Coordinator

North Tower Acres was submitted prior to the existence of the Office of Environmental Compliance. E.O.C. has cleared the subdivision to proceed for Final Approval.

Final Approval *subject to recommendations other departments*

Final Approval *with financial guarantee.*

* This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



REVISION NOTES

| No. | Sheet | REVISION | Date | Approved |
|-----|-------|----------|------|----------|
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LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 NORTH TOWER ACRES SUBDIVISION IS LOCATED IN MIDDLE HIDALGO COUNTY IT LIES ON THE EAST SIDE OF TOWER ROAD AND 872.47 FEET NORTH OF RAMSEYER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100), NORTH TOWER ACRES SUBDIVISION, LIES APPROXIMATELY 3.66 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 4

PRINCIPAL CONTACTS:

| Name | Address | City & Zip | Phone | Fax |
|---|-------------------|--------------------|----------------|----------------|
| PRESIDENT OF Q BROTHERS PROPERTIES, LLC | 319 QUARTZ STREET | EDINBURG, TX 78542 | (956) 212-1600 | |
| OWNER: JOSE L. QUIROGA | | | | |
| ENGINEER: ALFONSO QUINTANILLA | 124 E. STUBBS | EDINBURG, TX 78539 | (956) 381-6480 | (956) 381-0527 |
| SURVEYOR: ALFONSO QUINTANILLA | 124 E. STUBBS | EDINBURG, TX 78539 | (956) 381-6480 | (956) 381-0527 |

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN
COMMUNITY-PANEL No. 480334 0325 D
EFFECTIVE DATE: MAY 17, 2001 LOMR
- MINIMUM BUILDING SETBACK LINES:**
FRONT: 40.00 FEET
REAR: 30.00 FEET OR EASEMENT, WHICHEVER IS GREATER
SIDE: 8.00 FEET OR EASEMENT, WHICHEVER IS GREATER
OR EASEMENT, WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCE:**
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL THE LOTS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE:**
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CENTERLINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION. TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:**
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 ELEVATION= 85.22 C.P.S. SET ON POWER POLE LOCATED 57.13 FEET SOUTH AND 24.20 FEET WEST OF THE NORTHWEST CORNER OF THIS SUBDIVISION. NAVD 88 DATUM.
B.M. No. 2 ELEVATION= 84.67 1/2" IRON ROD WITH CAP STAMPED PEN# 5242 FOUND AT THE SOUTHWEST CORNER OF LOT 1 OF THE SUBDIVISION. NAVD 88 DATUM.
- 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 2,206.10 CUBIC FEET (0.05 AC-FEET) FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 2.
- LEGEND:** - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.**
- 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 OCCUPANCY AN EASEMENT.**
- 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 COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.**
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.**
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.**
- JOSE L. QUIROGA PRESIDENT OF Q BROTHERS PROPERTIES, LLC THE OWNER & SUBDIVIDER OF NORTH TOWER ACRES SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.**
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE:**
THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- DRAINAGE SWALE EASEMENTS NOTE:** NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE EASEMENT. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- ALL LOTS IN NORTH TOWER ACRES SUBDIVISION ARE HEREBY GRANTED A "DRAINAGE SWALE EASEMENT" WITH RESPECT TO SURFACE WATER RUN-OFF FROM ALL LOTS IN NORTH TOWER ACRES SUBDIVISION TO THE AREA DEPICTED ON THE SUBDIVISION PLAT AS THE "DRAINAGE SWALE" AREAS. LOT OWNERS OF NORTH TOWER ACRES SUBDIVISION THEIR ASSIGNS AND ANY SUBSEQUENT OWNER OF THE REAL PROPERTY DESIGNATED ON THE SUBDIVISION PLAT ARE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE SWALES. THE COUNTY OF HIDALGO, TEXAS (COUNTY) AND THE HIDALGO COUNTY DRAINAGE DISTRICT NUMBER 1 (DRAINAGE DISTRICT) MAY ENFORCE THIS PLAT NOTE BY INJUNCTION OR ANY OTHER REMEDY PROVIDED BY LAW, AND THE COUNTY AND / OR THE DRAINAGE DISTRICT ARE ALSO ENTITLED TO RECOVER ALL ENFORCEMENT COSTS AND / OR MAINTENANCE COSTS FROM THE LOT OWNERS IN VIOLATION. IN THE EVENT THE DRAINAGE SWALES DEPICTED ON THE SUBDIVISION PLAT ARE NO LONGER NECESSARY FOR DRAINAGE OF THE LOTS COMPRISING NORTH TOWER ACRES SUBDIVISION BECAUSE OF AN ALTERNATE DRAINAGE SYSTEM, CONSTRUCTED AND MAINTAINED BY A POLITICAL SUBDIVISION IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS AND REGULATION, IS FULLY OPERATIONAL AND ACTUALLY SERVICING ALL THE LOTS IN NORTH TOWER ACRES SUBDIVISION, THE COUNTY AND DRAINAGE DISTRICT ARE HEREBY GRANTED THE RIGHT AND AUTHORITY AND EACH LOT OWNER, BY THE ACCEPTANCE OF A DEED TO LOT IN NORTH TOWER ACRES SUBDIVISION ACKNOWLEDGES AND AGREES THAT THE COUNTY AND THE DRAINAGE DISTRICT HAS THE RIGHT AND AUTHORITY, TO RELEASE THE DRAINAGE EASEMENT BURDENING THE DRAINAGE SWALES PURSUANT TO THIS PLAT NOTE, BY AND INSTRUMENT IN WRITING RECORDED IN THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.**

**SUBDIVISION PLAT OF:
NORTH TOWER ACRES SUBDIVISION**

A 2.00 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 28, SANTA CRUZ GARDENS UNIT No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2033548, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 2.00 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 28, SANTA CRUZ GARDENS UNIT No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2033548, 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 POINT ON THE WEST LINE OF LOT 8 AND IN THE CENTERLINE OF TOWER ROAD FOR THE NORTHWEST CORNER OF THE ENEDELO ORTEGA SALINAS TRACT (A 2.00 ACRE TRACT OUT OF LOT 8, BLOCK 28, SANTA CRUZ GARDENS UNIT No.2, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 2300, PAGE 271, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID POINT BEARS N 08°23' E, 872.47 FEET FROM THE SOUTHWEST CORNER OF LOT 8.

THENCE: N 08°23' E, ALONG THE WEST LINE OF LOT 8 AND THE CENTERLINE OF TOWER ROAD, A DISTANCE OF 290.40 FEET TO A POINT FOR THE SOUTHWEST CORNER OF MOLINA SUBDIVISION (RECORDED IN VOLUME 48, PAGE 76, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°37' E, ALONG THE SOUTH LINE OF MOLINA SUBDIVISION, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF TOWER ROAD, A TOTAL DISTANCE OF 300.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PEN# 5242 FOUND ON THE EAST LINE OF LOT 8 FOR THE SOUTHWEST CORNER OF MOLINA SUBDIVISION AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°23' W, ALONG THE EAST LINE OF LOT 8, A DISTANCE OF 290.40 FEET TO A 1/2" IRON ROD WITH CAP STAMPED PEN# 5242 FOUND FOR THE NORTHEAST CORNER OF THE ENEDELO ORTEGA TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°37' W, ALONG THE NORTH LINE OF THE ENEDELO ORTEGA SALINAS TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED PEN# 5242 FOUND FOR THE EAST RIGHT OF WAY LINE OF TOWER ROAD, A TOTAL DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH MOLINA SUBDIVISION, RECORDED IN VOLUME 48, PAGE 76, 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
6-12-2013
DATE

JOSE L. QUIROGA
PRESIDENT OF Q BROTHERS PROPERTIES, LLC
6-24-13
DATE

ALFONSO QUINTANILLA
R.P.L.S. No. 4856
6-12-2013
DATE

JOSE L. QUIROGA
PRESIDENT OF Q BROTHERS PROPERTIES, LLC
6-24-13
DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, on exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantor 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 as relocated.

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, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full of all damages sustained by Grantor 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 Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this 24th day of

INDEX TO SHEETS

SHEET 1.- HEADING INDEX: LOCATION MAP AND E.T.; PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; COUNTY R.O.W. AND RESTRICTIONS; OWNER'S ACKNOWLEDGEMENT; N.A.W.S.C. RIGHT OF WAY EASEMENT CERTIFICATE; HIDALGO COUNTY R.O.W. CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; SANTA CRUZ IRRIGATION DISTRICT No. 15 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 DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE; AND COUNTY CLERK'S RECORDING CERTIFICATE AND ENGINEERING CERTIFICATION, REVISION NOTES.

**STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, JOSE L. QUIROGA, PRESIDENT OF Q BROTHERS PROPERTIES, LLC, AS OWNER OF THE 2.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED NORTH TOWER ACRES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE REQUIREMENTS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM 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.

6/24/13
DATE

JOSE L. QUIROGA
PRESIDENT OF Q BROTHERS PROPERTIES, LLC
319 QUARTZ STREET
EDINBURG, TEXAS, 78542

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned authority, on this day personally appeared JOSE L. QUIROGA, PRESIDENT OF Q BROTHERS PROPERTIES, LLC, known to me to be the person whose NINJA RANCH 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 24th day of JUNE, 2013

LEILA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires July 23, 2016

LEILA A. QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE NORTH TOWER ACRES SUBDIVISION, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

ATTEST: _____
Hidalgo County Judge Date
Hidalgo County Clerk Date

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF NORTH TOWER ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF NORTH TOWER ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

BY: _____

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT

ALFONSO QUINTANILLA
P.E. No. 95534
6-24-13
DATE

**FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK**

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

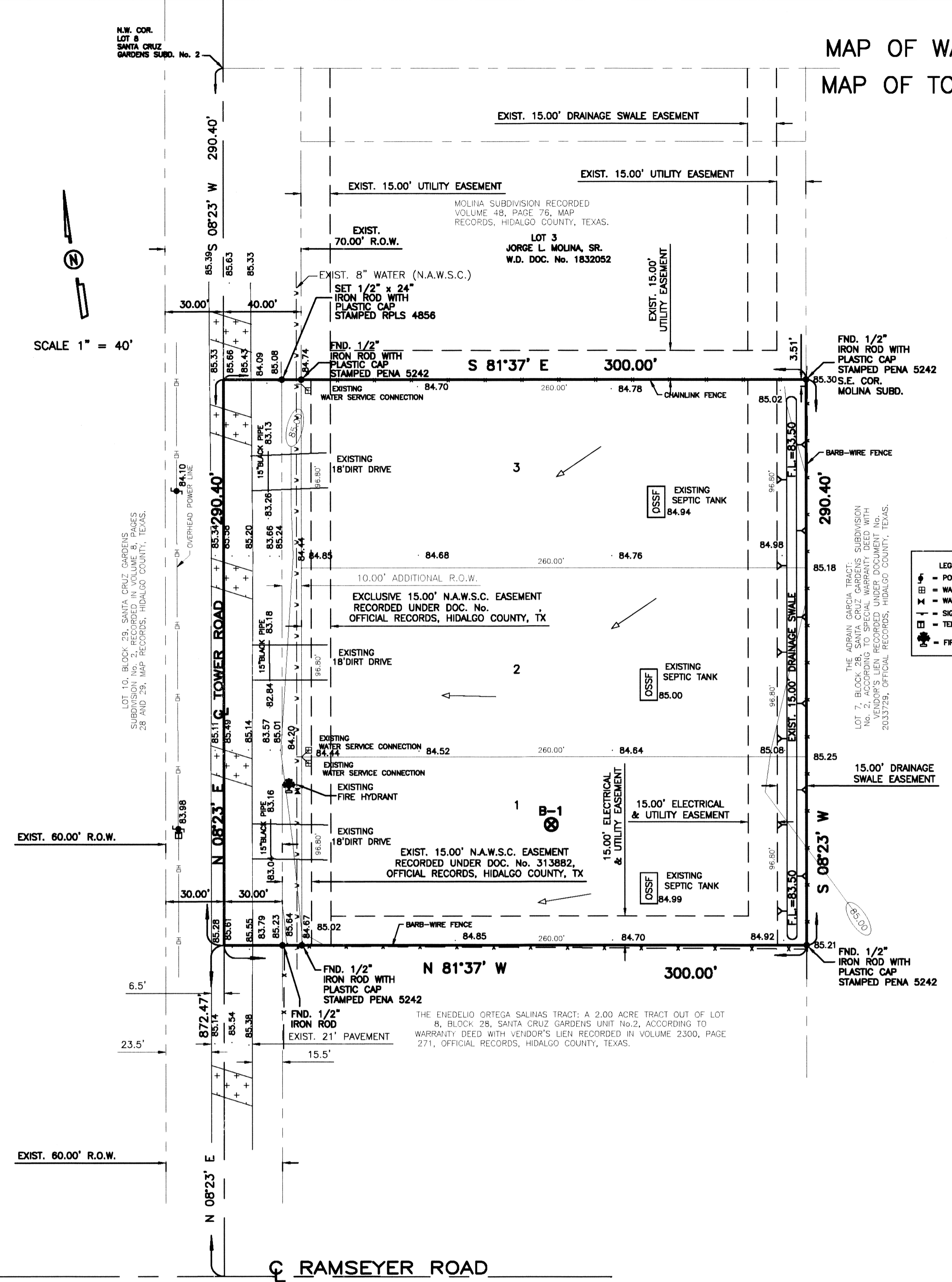
**SHEET NO. 1
OF 2 SHEETS**

| FILENAME: F:\DATA\SUBDIVISIONS\NORTH TOWER ACRES SUBDIVISION | DATE PREPARED | PREPARED BY | CHECKED BY | APPROVED BY |
|--|---------------|-------------|------------|-------------|
| | JUNE 12, 2013 | LG | | |
| | DATE REVISION | REVISION BY | CHECKED BY | APPROVED BY |

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA &
MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

NORTH TOWER ACRES SUBDIVISION

A 2.00 ACRE TRACT OF LAND OUT OF LOT 8, BLOCK 28, SANTA CRUZ GARDENS UNIT No.2, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 28 AND 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2033548, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



DRAINAGE REPORT FOR NORTH TOWER ACRES SUBDIVISION

North Tower Acres Subdivision is a 2.00 acre tract of land out of Lot 8, Block 28, Santa Cruz Gardens Unit No. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 28 and 29, map records Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under County Clerk's Document Number 2033548, Official Records, Hidalgo County, Texas. This subdivision is located on the east side of Tower Road approximately 872.47' north of Ramseyer Road. This subdivision is located outside of the City of Edinburg 2-mile ETJ. The site is well drained.

The tract is Zone "X" (un-shaded) as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 with LOMR dated May 17, 2001.

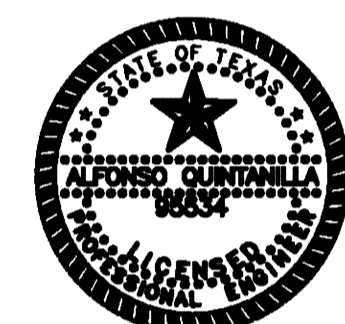
The majority of the soil is fine sandy loam, sandy clay loam, and clay loam. This soil is well drained. Permeability is moderate. Plasticity index has a range of NP-22. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a southeasterly direction. The existing runoff for the proposed subdivision is Q = 1.63 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 2.43 cubic feet per second for an increase of Q = 0.83 cubic feet per second. Detention will be 2,206.10 cubic feet (0.05 acre feet) in accordance with the County's drainage requirements. Detention will be detained in swales parallel to the property lines in accordance with Hidalgo County criteria.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN FOR ZONE "X" (UN-SHADING-AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D (L.O.M.R.: MAY 17, 2001) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 7-10-13



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 7-10-13

SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND (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 BY STATE AND COUNTY REGULATIONS.

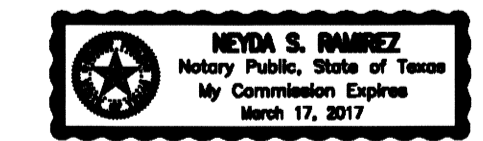
SUBDIVIDER STATEMENT:

1.- I (WE), JOSE I. QUIROGA SUBDIVIDERS OF NORTH TOWER ACRES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE IN FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

Jose I. Quiroga
JOSE I. QUIROGA
PRESIDENT OF Q BROTHERS PROPERTIES, LLC
319 QUARTZ STREET
EDINBURG, TEXAS. 78542
DATE 7-10-13

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared BROTHERS PROPERTIES, LLC, 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 10th day of July, 2013.



Neida Ramirez
NEIDA S. RAMIREZ - NOTARY PUBLIC

REPORTE FINAL DE INGENIERIA PARA NORTH TOWER ACRES SUBDIVISION

POR: ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción, y Costos.

NORTH TOWER ACRES SUBDIVISION ESTARA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. LA COMPANIA DE AGUA N.A.W.S.C. CUENTA CON UNA LINEA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE TOWER ROAD.

DE LA LINEA EXISTENTE DE 8" DE DIAMETRO, HAY UNO (1) DOBLE-CONDUCTO DE AGUA DE 1 PULGADA DE DIAMETRO Y UNO (1) CONDUCTO DE 3/4" DE PULGADA DE DIAMETRO QUE CORRE A UN MEDIDOR. HAY UN SERVICIO DE CONEXION EXISTENTE DE AGUA SERVICIADO LOTE 1, 2 Y 3.

EL DOBLE-CONDUCTO DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA SERAN INSTALAR A UN COSTO TOTAL DE \$ 1500.00 EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 1850.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ 950.00 ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción y Costos.

EL DRENAJE DE LA SUBDIVISION ANDY SUBDIVISION TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL INGENIERO HA INSPECCIONADO, EVALUADO, Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS. EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. CADA SOLAR EN LA SUBDIVISION QUE SE PROPONE DEBE SER, AL MENOS DE 1/4 ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACIONES DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. SE REALIZARON UNA (1) PRUEBAS CON AGUJEROS EN EL SUBDIVISION EN EL LOTE 1 (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES UNIFORME EN EL AREA DELIMITADA) EL SUELO ES UNIFORME, DE BARRO ARENOSO, EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION. NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,250.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL, A UN COSTO TOTAL DE US\$ 3,750.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 20 DE JUNIO DE 2013.

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 ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE \$ 3,150.00 LO CUAL EQUIVALE A \$ 1,050.00 POR LOTE.

DRENAJE: LAS FOSAS SEPTICAS COSTARAN US\$ 1,250.00 A UN COSTO TOTAL DE US\$ 3,750.00 PARA TODA LA SUBDIVISION.



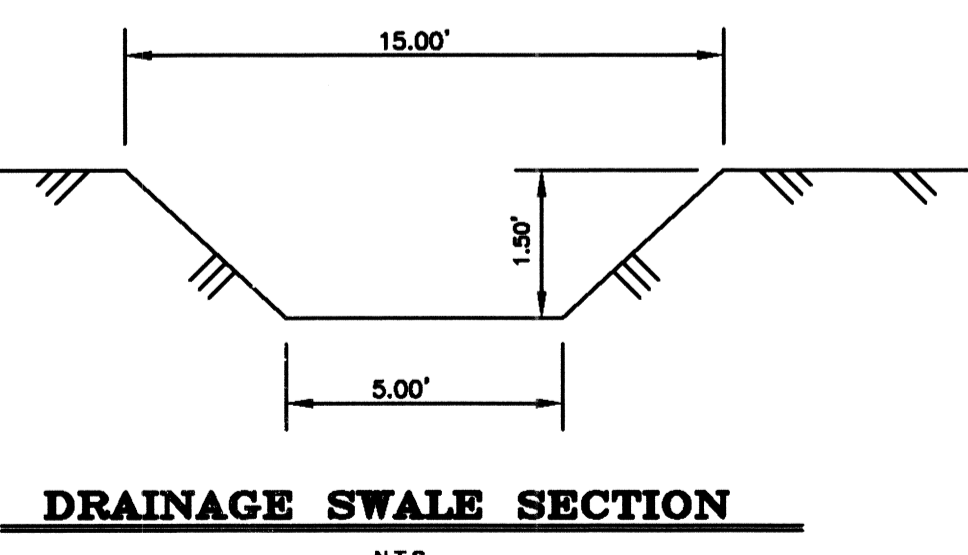
Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 7-10-13



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

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

BY: _____ DEPUTY



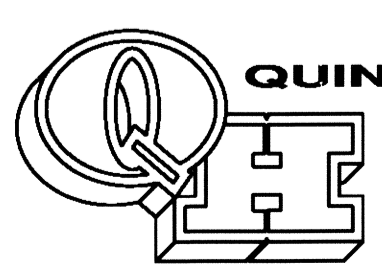
TEST BORINGS EXIST. SEPTIC TANK (OSSF)

COST ESTIMATE

| | |
|------------------------|-------------|
| WATER DISTRIBUTION | \$ 3,150.00 |
| DRAINAGE IMPROVEMENTS: | \$ 480.80 |
| SEPTIC TANK (OSSF): | \$ 3,750.00 |

REVISION NOTES

| No. | Sheet | REVISION | Date | Approved |
|-----|-------|----------|------|----------|
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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 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

| | |
|------------------------------|--|
| SHEET NO. 2 OF 2 | FILENAME: F:\DATA\SUBDIVISIONS\HIDALGO CO\NORTH TOWER ACRES SUBDIVISION\PLAT |
| DATE PREPARED: JUNE 12, 2013 | LO |
| DATE REVISION: | REVISION BY: CHECKED BY: APPROVED BY: |