



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 12-20-2013

PROPOSED VAQUERO ESTATES PHASE 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: NORBERTO SALINAS

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 64  \*SINGLE FAMILY  \*MULTI-FAMILY 11  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: East of FM 1015 approximately ¼ mile South of Mile 11 North Road.

SUBDIVISION LIES WITHIN THE:  ETJ of Weslaco and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 01-08-13 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: On site storm drainage pipe system. Detention will be accomplished by widening the existing drain ditch on the East property line.

ROAD R.O.W. DEDICATION: No dedication is required by this plat. FM 88 complies with MPO

H.C.R.O.W. FINAL APPROVAL DATE: 10-23-13 By, Roy Gonzalez PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-27-13 By, Ruben Hernandez, Health Inspector II

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Isaac Mata  
 58 OF 75 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 11-27-2013,  
The developer has escrowed the remaining 17 lots in form of a Cash Deposit.

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 8" LOCATION: FM 1015

H.C.O.E.C. FINAL APPROVAL DATE: 12-04-2013 By, Ann De La Fuente  
 Notice Of Termination (NOT) has been submitted. Final stabilization has been achieved on site.

REQUEST FOR FINAL APPROVAL WITH:  Cash Deposit: Amount: \$ 25,500.00 For:  OSSF(S) 17

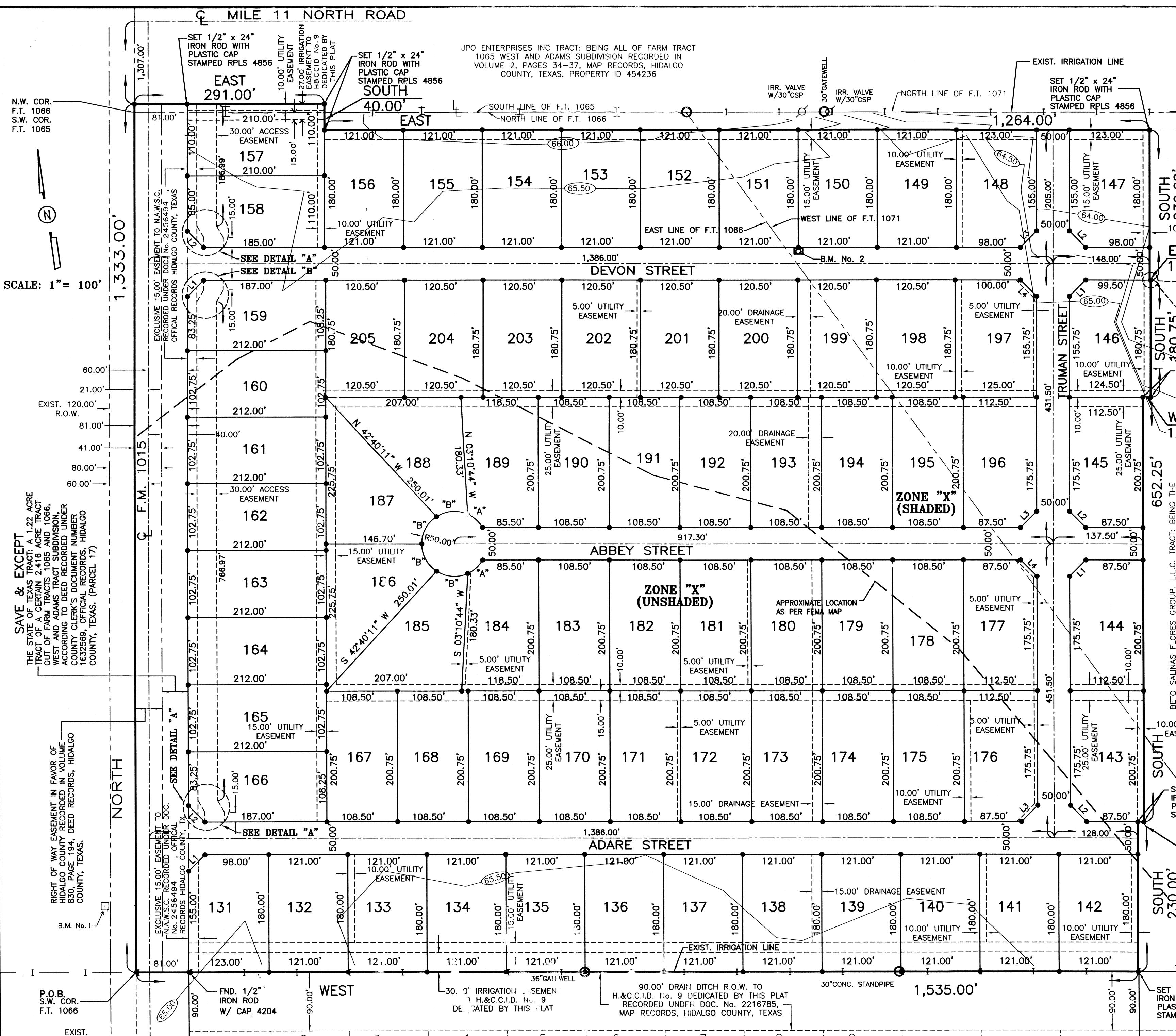
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: April 02, 2013

STAFF RECOMMENDS:  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.

VAQUERO ESTATES PHASE III

A 46.17 ACRE TRACT OF LAND OUT OF FARM TRACTS 1065, 1066 AND 1071, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF...



METES AND BOUNDS: A 46.17 ACRE TRACT OF LAND OUT OF FARM TRACTS 1065, 1066 AND 1071, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF...



Alfonso Quintanilla, R.P.L.S. No. 4856, dated 9-24-12.

Table with columns: LOT, AREA (S.F.), AREA (AC), CURVE DATA, DELTA, RADIUS, LENGTH. Lists lots 131-144 and their respective areas and curve data.

RIGHT OF WAY EASEMENT: KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors and assigns, and transferees (hereinafter called 'Grantor')...

PLAT NOTES AND RESTRICTIONS: 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE 'X' (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD-PLAIN. 2. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION. 3. SETBACKS: FRONT: LOTS 131, 151-166 TO F.M. 1015... 4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 16' ABOVE CENTER LINE OF STREET OR 18' ABOVE NATURAL GROUND, WHICHEVER IS GREATER...

15. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. 16. THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION AS REQUIRED BY THE CITY OF WESLACO. 17. 4.0' SIDEWALKS ALONG F.M. 1015 AND 4.0' SIDEWALKS ALONG INTERIOR STREETS ARE REQUIRED AT TIME OF BUILDING PERMIT. 18. A BUFFER FENCE WILL BE REQUIRED TO BE INSTALLED BY DEVELOPER ALONG THE REAR LOT LINES OF LOTS 157 THROUGH 166 AND ALONG THE EAST LOT LINE OF LOT 131. 19. EXISTING IRRIGATION LINE WILL BE ABANDONED IN PLACE AND LOT OWNERS WILL BE ABLE TO BUILD OVER THAT LINE. 20. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT OCCURS AT THE DEVELOPMENT PERMIT STAGE THAT THE DETAINED VOLUME IS GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT PLANNED FOR HIS CALCULATIONS OF THIS SUBDIVISION. 21. 30 FOOT ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION. 22. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE CITY OF WESLACO 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 2,178.00 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED PERSONNEL. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL ANALYST 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 OF A LOT.

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION I, BETO SALINAS FLORES GROUP, L.L.C. NORBERTO SALINAS, PRESIDENT, AS OWNER OF THE 46.17 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VAQUERO ESTATES PHASE III, 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 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; (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. 08/13 DATE

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, the undersigned notary public, on this day personally appeared BETO SALINAS FLORES GROUP, L.L.C. NORBERTO SALINAS, PRESIDENT, 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 purpose and consideration therein expressed. Given under my hand and seal of office this 8th day of August, 2013.

LILIA A. QUINTANILLA Notary Public, State of Texas My Commission Expires July 23, 2016. Lilia A. Quintanilla, Notary Public.

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VAQUERO ESTATES PHASE III, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO ON MARCH 20, 2013.

STATE OF TEXAS COUNTY OF HIDALGO CERTIFICATE OF PLANNING AND ZONING APPROVAL I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VAQUERO ESTATES PHASE III, WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING OF THE CITY OF WESLACO ON...

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(b) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE VAQUERO ESTATES PHASE III, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON...

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT # 9, DATED THIS 2nd DAY OF August, 2013. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HCCID #9 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9. NOTE: IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

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. 95334, dated 8-7-13. General Manager.

INDEX OF SHEETS, FILED FOR RECORD IN HIDALGO COUNTY, TEXAS, ARTURO GUJARDO, JR., HIDALGO COUNTY CLERK. SHEET NO. 1 OF 3 SHEETS. FILENAME: F:\DATA\SUBDIVS\WESLACO\VAQUERO ESTATES PHASE III\PLAT DATE PREPARED: SEPT. 24, 2012. PREPARED BY: M.G. CHECKED BY: DATE REVISED: REVISED BY: APPROVED BY: APPROVED BY:

# VAQUERO ESTATES PHASE III

A 46.17 ACRE TRACT OF LAND OUT OF FARM TRACTS 1065, 1066 AND 1071, WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT 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 2370630, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT A 1.22 ACRE TRACT OUT OF THE STATE OF TEXAS 2.416 ACRE TRACT OUT OF FARM TRACTS 1065 AND 1066, WEST AND ADAMS TRACTS SUBDIVISION, ACCORDING TO DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1632569, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

**FINAL ENGINEERING REPORT FOR VAQUERO ESTATES PHASE III:**  
BY: ALFONSO QUINTANILLA, P.E.  
WATER SUPPLY: Description and Costs.

VAQUERO ESTATES PHASE III 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. PROMISES TO PROVIDE SURFACE WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF F.M. 1015.

THE WATER SYSTEM FOR VAQUERO ESTATES PHASE III CONSIST OF AN 8" DIAMETER WATERLINE THAT CONNECTS TO THE SAID 8" WATERLINE ON F.M. 1015 AND RUNS EAST ON THE NORTH SIDE OF ADARE STREET, ENDING WITH A 2" FLUSH VALVE IN FRONT OF LOT 143. FROM THIS 8" DIAMETER WATERLINE, ANOTHER 8" DIAMETER WATERLINE CONNECTS TO IT NEAR THE SOUTHEAST CORNER OF LOT 176 AND RUNS NORTH ALONG THE WEST SIDE OF TRUMAN STREET, ENDING WITH A 2" FLUSH VALVE NEAR THE NORTHEAST CORNER OF LOT 148. AT THE NORTHEAST CORNER OF LOT 177, ANOTHER 8" DIAMETER WATERLINE RUNS EAST AND WEST ON THE SOUTH SIDE OF ABBEY STREET, ENDING WITH A 2" FLUSH VALVE IN FRONT OF LOTS 144 AND 184.

AN 8" DIAMETER WATERLINE CONNECTS TO THE EXISTING 8" WATERLINE ON F.M. 1015 AND RUNS EAST ALONG THE SOUTH SIDE OF DEVON STREET, ENDING WITH A 2" FLUSH VALVE IN FRONT OF LOT 146. THIS 8" DIAMETER WATERLINE LOOPS BACK WITH THE PREVIOUS WATERLINE ON TRUMAN STREET.

ADDITIONALLY, ANOTHER 8" DIAMETER WATERLINE RUNS ON THE EAST SIDE OF F.M. 1015 IN FRONT OF LOTS 159 THROUGH 168 INSIDE A 15.00 FOOT EASEMENT TO N.A.W.S.C.

FROM THE 8" WATERLINE, THIRTY ONE (31) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS AND THIRTEEN (13) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT. THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 218,558.25 OR \$ 2,914.11 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ 42,725.00 OR \$ 569.67 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AND MAINTAIN THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED NINE (9) FIRE HYDRANTS AT A UNIT COST OF \$ 3,592.05 FOR A TOTAL COST OF \$ 32,058.45. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES: Description and Costs.**  
SEWAGE FROM VAQUERO ESTATES PHASE III IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR LICENSE NUMBER OS 001121 HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 001121) HAD SEVEN (7) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 131, 137, 142, 145, 149, 153, 158, 161, 167, 171, 176, 183, 189, 192, 198, 201 AND 204. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 001121) INDICATES A CLAY LOAM AND SANDY CLAY LOAM (WITH TEXTURE CLASS I) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,150.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. 58 OSSF (LOTS 131 THRU 135 AND LOTS 143 THRU 156 AND LOTS 167 THRU 205) HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A COST OF \$ 66,700.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF OSSF AS OF NOVEMBER 27, 2013.

IN ADDITION, 17 OSSF FACILITIES FOR LOTS 136 THRU 142 AND LOTS 157 THRU 166 HAVE BEEN ESCROWED. 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. THESE OSSF'S HAVE NOT BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL WITH THE FILING OF THIS PLAT. THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$25,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON LOTS 136 THRU 142 AND LOTS 157 THRU 166. 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 THESE LOTS PRIOR TO THE COUNTY ISSUING A FINAL LIT AND WATER CLEARANCE.

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

**WATER FACILITIES:** THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ 249,463.25 OR \$ 3,326.18 PER LOT.  
**SEWAGE FACILITIES:** 58 OSSF'S WERE CONSTRUCTED AT A COST OF \$ 66,700.00 WHICH EQUALS TO \$ 1,150.00 PER LOT FOR LOTS 131 THRU 135 AND LOTS 143 THRU 156 AND LOTS 167 THRU 205. 17 OSSF FACILITIES WERE ESCROWED.

THE COUNTY OF HIDALGO FOR A TOTAL OF \$ 25,000.00 OR \$1,500.00 PER LOT FOR LOTS 136 THRU 142 AND LOTS 157 THRU 166. THE TOTAL COST FOR THE SEPTIC SYSTEM FOR THE SUBDIVISION IS \$ 93,950.00 OR \$ 1,252.67 PER LOT.



ALFONSO QUINTANILLA  
P.E. 95534

12-2-13  
DATE

**REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION VAQUERO ESTATES PHASE III:**  
POR ALFONSO QUINTANILLA, P.E.

**PROVISION DE AGUA: Description y Costos.**  
VAQUERO ESTATES PHASE III SERA PROVISITA 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 UN COSTO DE US\$ 218,558.25 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 SERA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO OESTE DE F.M. 1015.

EL SISTEMA DE AGUA PARA VAQUERO ESTATES PHASE III CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO Y CORRE POR EL LADO NORTE DE LA ADARE STREET, TERMINANDO CON UNA VALVULA DE 2" EN FRENTE DE LOT 143. DE ESTA LINEA DE AGUA DE 8" DE DIAMETRO, OTRA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA EN LA ESQUINA SUESTE DE LOTE 176 Y CORRE NORTE POR EL LADO OESTE DE LA CALLE EL TRUMAN STREET, TERMINANDO CON UNA VALVULA DE 2" EN LA ESQUINA NORESTE DE LOTE 148. EN LA ESQUINA NORESTE DE LOTE 177, OTRA LINEA DE 8" DE DIAMETRO CORRE ESTE Y OESTE POR EL LADO SUR DE LA CALLE ABBEY STREET, TERMINANDO CON VALVULAS DE 2" EN FRENTE DE LOTES 144 Y 184.

UNA LINEA DE AGUA DE 8" DE DIAMETRO SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO Y CORRE POR EL LADO SUR DE LA DEVON STREET, TERMINANDO CON UNA VALVULA DE 2" EN FRENTE DE LOT 146. ESTA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE EL TRUMAN STREET.

TAMBIEN EN FRENTE DE LOTES 159 POR 166, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ADETRÁS DE UNA EASEMENT DE N.A.W.S.A DE 15' POR EL LADO ESTE DE CALLE F.M. 1015.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN TREINTA UNO (31) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES, Y TRECE (13) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALADOS A UN COSTO TOTAL DE US\$ 218,558.25 O US\$ 2,914.11 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ 42,725.00 O US\$ 569.67 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 COMPANIA N.A.W.S.C. LO INSTALARA SIN AGUNA GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO NUEVE (9) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ 3,592.05 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ 32,058.45. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

**DRENAJE: Description y Costos.**  
EL DRENAJE DE VAQUERO ESTATES PHASE III, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 001121) HIZO DIECISIETE (17) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 131, 137, 142, 145, 149, 153, 158, 161, 167, 171, 176, 183, 189, 192, 198, 201 Y 204. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 001121). 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\$ 1,150.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS 58 DE LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO DE US\$ 66,700.00. PARA LOTES 131 A 135, LOTES 143 A 156 Y LOTES 167 A 205, EL DUEÑO DE LA SUBDIVISION HA INSTALADO UN SISTEMA DE FOSAS SEPTICAS EN EL PROCESO DE LA APROBACION FINAL.

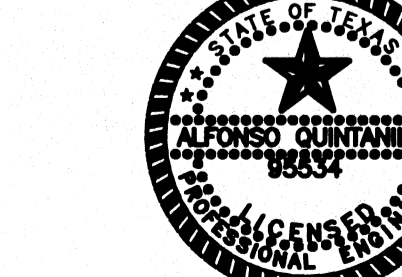
EN ADICION, 17 OSSF'S PARA LOTE 136 A 142 Y LOTES 157 A 166 SERAN PAGADAS AL CONDOMIO DE HIDALGO EN DEPÓSITO DE DINERO. EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS LOS FOSA SEPTICA LOTE 136 A 142 Y LOTES 158 A 166 NO 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 PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDOMIO DE HIDALGO EN LA CANTIDAD DE US\$ 25,000.00, 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 CONDOMIO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICA. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDOMIO 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 GOBERNANDAS) 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 FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL ES DE US\$ 249,463.25 O \$ 3,326.18 POR LOTE.  
DRENAJE: SE ESTIMA QUE 58 FOSAS SEPTICAS FUERON INSTALADAS Y COSTARON US\$ 1,150.00 POR LOTE (TODO INCLUIDO) A UN COSTO DE US\$ 66,700.00 PARA LOTES 131 A 135, LOTES 143 A 156 Y LOTES 167 A 205. 17 FOSAS SEPTICAS SERAN PAGADAS AL CONDOMIO DE HIDALGO EN DEPÓSITO DE DINERO A UN COSTO DE \$25,000.00 O \$1,500.00 POR LOTE PARA EL RESTO DE LA SUBDIVISION.  
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS LOS FOSA SEPTICA LOTE 136 A 142 Y LOTES 158 A 166 NO HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.



ALFONSO QUINTANILLA  
P.E. 95534

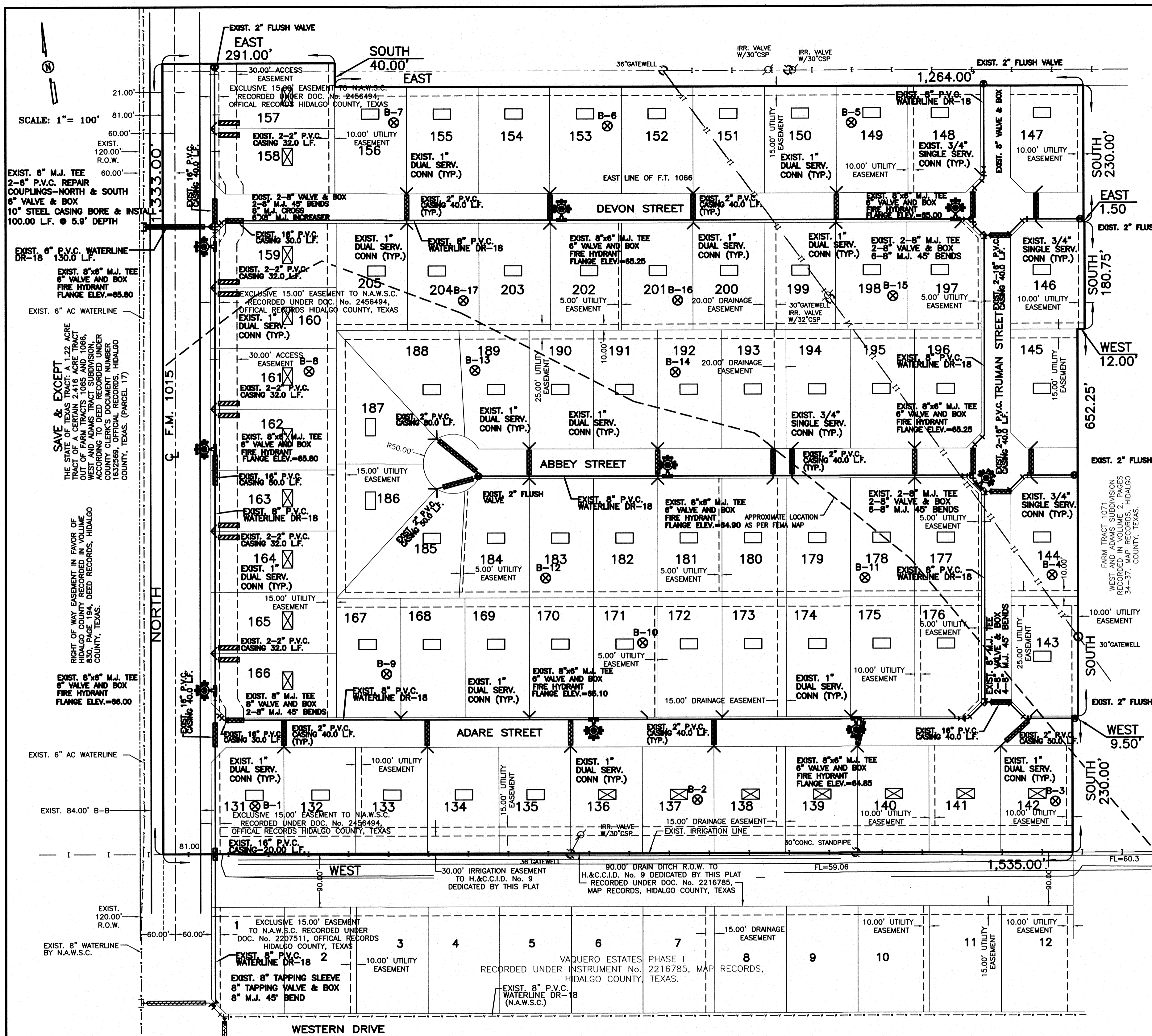
12-2-13  
DATE

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

No.	Sheet	REVISION	Soled	Approved

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7-27-2011	M. GONZALEZ		



**SUBDIVIDER CERTIFICATION**  
I, 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:**  
BETO SALINAS FLORES GROUP, L.L.C.  
NORBERTO SALINAS, PRESIDENT  
I, (we) NORBERTO SALINAS, PRESIDENT SUBDIVIDERS OF VAQUERO ESTATES PHASE III HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN 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 OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

**COST ESTIMATE**  
WATER DISTRIBUTION: \$ 218,558.25  
DRAINAGE IMPROVEMENTS: \$ 67,317.25  
PAVING IMPROVEMENTS: \$ 458,053.00  
SEPTIC TANK (OSSF): \$ 66,700.00  
SEPTIC TANK (CASH DEPOSIT): \$ 25,500.00

**LEGEND**  
WATER METER BOX  
8" WATER SUPPLY LINE  
SERVICE LINES  
CAJA DE MEDIDOR DE AGUA  
LINEA DE AGUA  
LINEAS DE SERVICIOS

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS · LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURGH TEXAS 78539 FAX 956-381-0527  
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 100411-00

**STATE OF TEXAS COUNTY OF HIDALGO**  
BEFORE ME, the undersigned notary public, on this day personally appeared NORBERTO SALINAS, PRESIDENT OF BETO SALINAS FLORES GROUP, L.L.C. 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 2nd day of December, 2013.

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

