



# HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 06-02-2015

PROPOSED VASQUEZ ACRES SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: ENRIQUE VASQUEZ

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS: 2  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF ALBERTA ROAD APPROXIMATELY ¼ MILE EAST OF TOWER ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-14-2015 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DETENTION WILL BE ACCOMPLISHED IN FRONT OF THE GREEN AREA OF THE LOTS.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION IS REQUIRED. ALBERTA ROAD COMPLIES WITH M.P.O.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-01-2015 By, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-28-2015 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE A. GONZALEZ

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: ALBERTA ROAD AND COLE DRIVE.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 4-30-2015 : By MARTIN RAMIREZ Environmental Compliance Coordinator

**SMALL CONSTRUCTION**

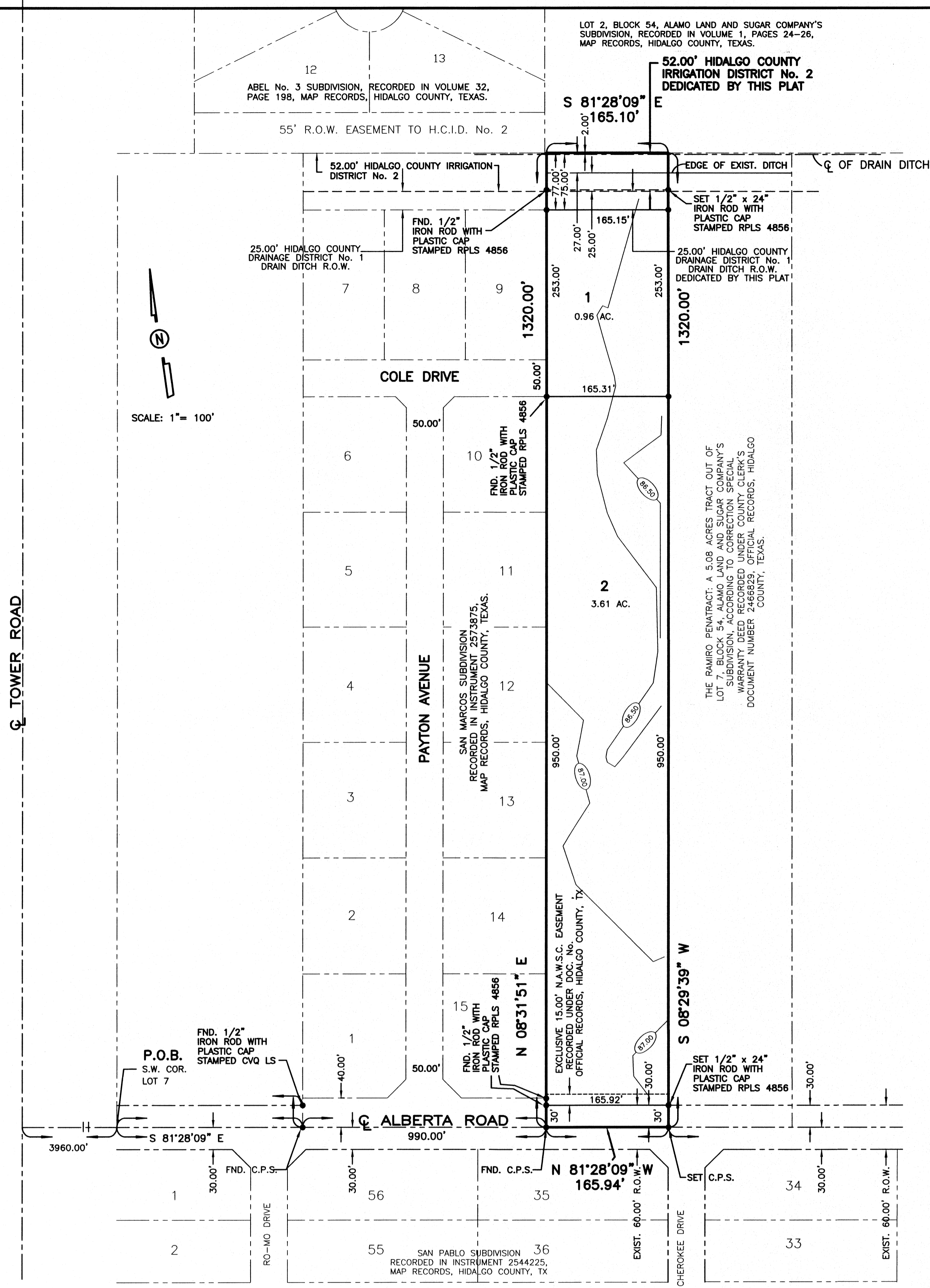
*The applicant has submitted the required small construction site notice as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

REQUEST FOR PRELIMINARY APPROVAL WITH:  **Cash Deposit:** Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS  
 **A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_  
Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

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

STAFF RECOMMENDS:  **Preliminary Approval** subject comments and future recommendations by planning and other Departments,  
 **Final Approval** subject to recommendations other departments  
 **Final Approval** with financial guarantee.

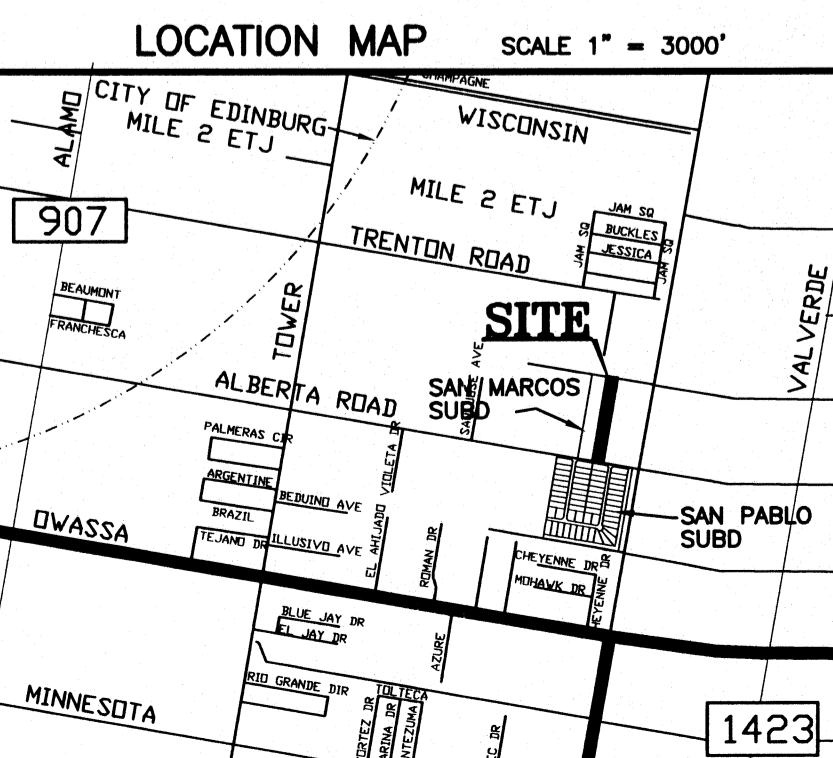
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE STATEMENT:**  
FLOOD ZONE DESIGNATION: ZONE "C"  
AREAS OF MINIMAL FLOODING. (NO SHADING)  
COMMUNITY-PANEL NUMBER 480334 0425 C  
MAP REVISED: NOVEMBER 16, 1982  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
  - LEGEND** ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
  - SETBACKS:**  
FRONT ..... 25.00 FEET  
REAR ..... 15.00 FEET  
SIDE ..... 6.00 FEET  
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:**  
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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.  
(ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE AND FIRE MARSHALL APPROVAL). 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 CURB 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: ELEV. = 88.14 FND. C.P.S. AT THE SOUTHWEST CORNER OF THIS PROP. SUBD. NAVD 88 DATUM.  
B.M. No.2: ELEV. = 90.53 SQUARE CUT MADE AT SOUTH SIDE OF HIGH POWER TRANSMISSION POLE CONCRETE BASE LOCATED 39.33 FEET SOUTH AND 474.5 FEET EAST FROM SOUTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 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 3104.82 CUBIC FEET ACRE FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
SEE DRAINAGE REPORT ON SHEET No. 2.  
Lot 1 = 620.0 c.f. Lot 2 = 2,484.93 c.f.
  - 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 OPERATION AND MAINTENANCE OF THE EASEMENT.
  - 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.** ENVIRONMENTAL COMPLIANCE AND FIRE MARSHALL APPROVAL. CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
  - 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 SEPARATED 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 EXCEPT 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.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.**
  - AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL & 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.**

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved



**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
VASQUEZ ACRES SUBDIVISION, IS LOCATED IN EAST HIDALGO COUNTY ON THE NORTH SIDE OF ALBERTA ROAD AND 4950 FEET EAST SIDE OF TOWER 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 81,029). VASQUEZ ACRES SUBDIVISION LIES APPROXIMATELY 1,900.00 FEET FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PRECINCT 4.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: ENRIQUE VASQUEZ	8235 E. ALBERTA RD.	EDINBURG, TEXAS 78542		
OWNER: CYNTHIA EDITH MONTEMAYOR	412 LUCAS COURT	ALAMO, TX 78516		
OWNER: HILDA VAZQUEZ	8235 E. ALBERTA RD.	EDINBURG, TEXAS 78542		
OWNER: ENRIQUE VASQUEZ GONZALEZ	5017 S. TOWER RD.	EDINBURG, TX 78542		
OWNER: ENRIQUE VASQUEZ GONZALEZ	8235 E. ALBERTA RD.	EDINBURG, TX 78542		
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	381-6480	381-0527

MINOR PLAT OF:  
**VASQUEZ ACRES SUBDIVISION**

A 5.02 ACRE TRACT OF LAND (DEED RECORD: 5.08 ACRES) OUT OF LOT 7, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2429443, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**  
A 5.02 ACRE TRACT OF LAND (DEED RECORD: 5.08 ACRES) OUT OF LOT 7, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2429443, 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 COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 7 AND WITHIN THE RIGHT OF WAY OF ALBERTA ROAD FOR THE SOUTHWEST CORNER OF SAN MARCOS SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2573875, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, S/D SPINDLE BEARS S 81°28'09" E, 990.00 FEET FROM THE SOUTHWEST CORNER OF LOT 7.  
THENCE: N 08°31'51" E, ALONG THE EAST LINE OF SAN MARCOS SUBDIVISION, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 30.00 FEET FROM THE NORTH RIGHT OF WAY LINE OF ALBERTA ROAD, PASSING A 1/2" IRON ROD WITH CAP STAMPED 4856 FOUND AT 1,270.00 FEET FROM THE SOUTH LINE OF AN EASEMENT TO HIDALGO COUNTY IRRIGATION DISTRICT No.2, A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT ON THE NORTH LINE OF LOT 7 FOR THE NORTHEAST CORNER OF SAN MARCOS SUBDIVISION AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE NORTH LINE OF LOT 7, A DISTANCE OF 165.10 FEET TO A POINT FOR THE NORTHWEST CORNER OF THE RAMIRO PENA TRACT (A 5.08 ACRE TRACT OUT OF LOT 7, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2468829, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.  
THENCE: S 08°29'39" W, ALONG THE WEST LINE OF THE RAMIRO PENA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 50.00 FEET FOR THE SOUTH LINE OF SAID EASEMENT TO HIDALGO COUNTY IRRIGATION DISTRICT No.2, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,290.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 7 AND WITHIN THE RIGHT OF WAY OF ALBERTA ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°28'09" W, ALONG THE SOUTH LINE OF LOT 7 AND WITHIN THE RIGHT OF WAY OF ALBERTA ROAD, A DISTANCE OF 165.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.02 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN MARCOS SUBDIVISION, RECORDED IN INSTRUMENT 2573875, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

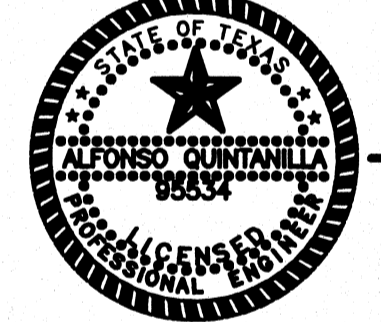
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DATE: 3-12-2015

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. 8554  
DATE: 3-23-15

**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, an exclusive perpetual easement with the right to install and operate, 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 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, Grantor 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 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 purposes 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ENRIQUE VASQUEZ  
8235 E. ALBERTA RD.  
EDINBURG, TEXAS 78542

HILDA VAZQUEZ  
8235 E. ALBERTA RD.  
EDINBURG, TEXAS 78542

CYNTHIA EDITH MONTEMAYOR  
412 LUCAS COURT  
ALAMO, TX 78516

ENRIQUE VASQUEZ GONZALEZ  
5017 S. TOWER RD.  
EDINBURG, TX 78542

ERIK VASQUEZ GONZALEZ  
8235 E. ALBERTA RD.  
EDINBURG, TX 78542

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

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

ENRIQUE VASQUEZ, HILDA VAZQUEZ, CYNTHIA EDITH MONTEMAYOR, ENRIQUE VASQUEZ GONZALEZ AND ERIC VASQUEZ GONZALEZ, AS OWNERS OF THE 5.02 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VASQUEZ 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:

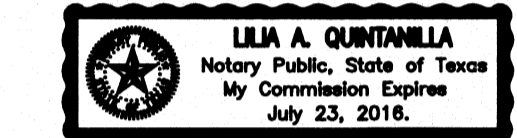
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

NAME	DATE	NAME	DATE
ENRIQUE VASQUEZ 8235 E. ALBERTA RD. EDINBURG, TEXAS 78542		HILDA VAZQUEZ 8235 E. ALBERTA RD. EDINBURG, TEXAS 78542	
CYNTHIA EDITH MONTEMAYOR 412 LUCAS COURT ALAMO, TX 78516		ENRIQUE VASQUEZ GONZALEZ 5017 S. TOWER RD. EDINBURG, TX 78542	
		ERIK VASQUEZ GONZALEZ 8235 E. ALBERTA RD. EDINBURG, TX 78542	

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ENRIQUE VASQUEZ, HILDA VAZQUEZ, CYNTHIA EDITH MONTEMAYOR, ENRIQUE VASQUEZ GONZALEZ AND ERIC VASQUEZ GONZALEZ proved to me through their Texas Department of Public Safety Driver License to be the persons whose names is subscribed to the foregoing instrument, who, being by first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.



LILIA 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 VASQUEZ ACRES SUBDIVISION, was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON \_\_\_\_\_, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST: \_\_\_\_\_ SECRETARY

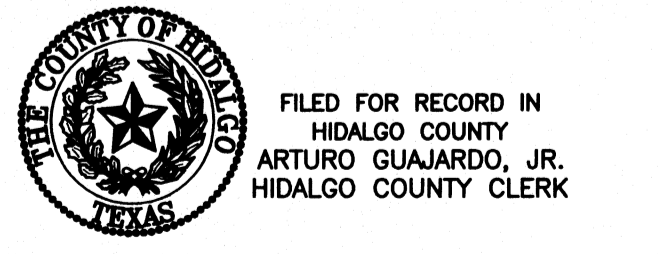
HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF VASQUEZ ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: 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 CODE NO. 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 GENERAL ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1  
By: \_\_\_\_\_



FILED FOR RECORD IN HIDALGO COUNTY BY 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\SUBDIVS\HIDALGO CO\VASQUEZ ACRES SUBDIVISION\PLAT
DATE PREPARED: 03-20-15	DATE PREPARED BY: JULIUS CYZS
DATE REVISED: _____	DATE REVISED BY: _____
CHECKED BY: _____	CHECKED BY: _____
APPROVED BY: _____	APPROVED BY: _____

# VASQUEZ ACRES SUBDIVISION

A 5.02 ACRE TRACT OF LAND (DEED RECORD: 5.08 ACRES) OUT OF LOT 7, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2429443, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

## 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 BY STATE AND COUNTY REGULATIONS.

## SUBDIVIDER STATEMENT:

ENRIQUE VAZQUEZ, HILDA VAZQUEZ, CYNTHIA EDITH MONTEYAYOR, ENRIQUE VAZQUEZ GONZALEZ AND ERIK VAZQUEZ GONZALEZ, SUBDIVIDERS OF VASQUEZ ACRES SUBDIVISION HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED ON THE PLAT HAVE BEEN FULLY CONSTRUCTED AND THAT THE SUBDIVISION IS READY TO BE OFFERED FOR SALE. THE SUBDIVISION IS BEING OFFERED FOR SALE IN ACCORDANCE WITH THE REGULATIONS AND LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ENRIQUE VAZQUEZ 8235 E. ALBERTA RD. EDINBURG, TEXAS 785242 DATE HILDA VAZQUEZ 8235 E. ALBERTA RD. EDINBURG, TEXAS 785242 DATE

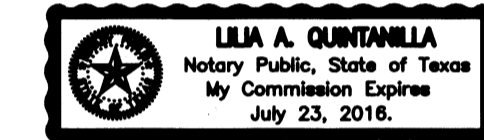
CYNTHIA EDITH MONTEYAYOR 412 LUCAS COURT ALAMO, TX 78516 DATE ENRIQUE VAZQUEZ GONZALEZ 5017 S. TOWER RD. EDINBURG, TX 78542 DATE

ERIK VAZQUEZ GONZALEZ 8235 E. ALBERTA RD. EDINBURG, TX 78542 DATE

## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ENRIQUE VAZQUEZ, HILDA VAZQUEZ, CYNTHIA EDITH MONTEYAYOR, ENRIQUE VAZQUEZ GONZALEZ AND ERIK VAZQUEZ GONZALEZ, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that they executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



LILIA A. QUINTANILLA - NOTARY PUBLIC

## FINAL ENGINEERING REPORT FOR VASQUEZ ACRES SUBDIVISION :

BY: ALFONSO QUINTANILLA, P.E.

## WATER SUPPLY: Description and Costs.

VASQUEZ ACRES 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. PROMISED TO PROVIDE SUFFICIENT 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 HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

FROM THE SAID 8" DIAMETER WATERLINE, ONE (1) 3/4" DIAMETER SINGLE SERVICES LINE RUNNING TO THE WATER METER BOX FOR THE LOT. THERE IS AN EXISTING WATER METER CURRENTLY SERVING FOR LOT 2.

## SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM VASQUEZ ACRES SUBDIVISION, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE SOIL EVALUATOR (LIC. # SE: 08122558) 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 PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL SURVEY BOOK OF HIDALGO COUNTY, TEXAS INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM, AND ONE (1) TEST BORINGS WERE MADE ON THE SUBDIVISION-THE CENTER OF LOT 2. (ADDITIONAL TEST BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM CLAY LOAM EXTENDING MORE THAN 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24 INCHES OF THE BOTTOM OF THE PROPOSED EXCAVATIONS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ \_\_\_\_\_ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF DATE OF APPLICATION FOR FINAL PLAT APPROVAL. AT A TOTAL COST OF \$ \_\_\_\_\_ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON \_\_\_\_\_ LOT 2 IS CURRENTLY BEING SERVED BY EXISTING OSSF.

## 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 UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES HAVE BEEN FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, AND WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_ PER LOT. THERE IS AN EXISTING WATER METER CURRENTLY SERVING LOT 2.

SEWAGE FACILITIES- OSSF SYSTEM COST \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE ENTIRE SUBDIVISION. LOT 2 IS CURRENTLY BEING SERVED BY EXISTING OSSF.



ALFONSO QUINTANILLA, P.E. 5-20-15 DATE

## REPORTE FINAL DE INGENIERIA PARA VASQUEZ ACRES SUBDIVISION

POR: ALFONSO QUINTANILLA, P.E.

## PROVISION DE AGUA: Description, y Gastos.

VASQUEZ 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 PARA CADA LOTE POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA 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 SUR DE LA CALLE COBY DRIVE.

DE LA LINEA EXISTENTE DE 8" DE DIAMETRO, HAY UN (1) SERVICIO SENCILLO DE 3/4" DIAMETRO QUE CORRE A UN MEDIDOR. HAY UN SERVICIO DE CONNECTION EXISTENTE DE AGUA SERVICIANDO LOT 2.

LA LINEA DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES DE AGUA SERAN INSTALAR A UN COSTO TOTAL DE \$ \_\_\_\_\_. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ \_\_\_\_\_ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONNECTION. 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: Description y Gastos.

EL DRENAJE DE LA SUBDIVISION VASQUEZ ACRES SUBDIVISION TIENEN FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISERNO 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 1/2 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 AGUAS EN EL SUBDIVISION EN EL LOTE 2 (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\$ \_\_\_\_\_, 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\$ \_\_\_\_\_. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL \_\_\_\_\_. HAY UNA (1) FOSA SEPTICA EXISTENTE PARA LOT 2.

## CERTIFICACION

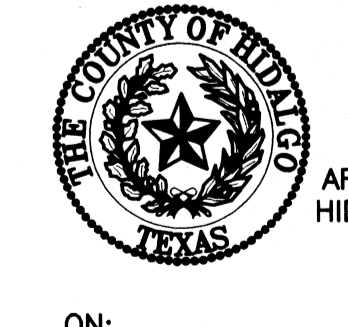
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR 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 \$ \_\_\_\_\_ LO CUAL EQUIVALE A \$ \_\_\_\_\_ POR LOTE. HAY UN SERVICIO DE CONNECTION EXISTENTE DE AGUA SERVICIANDO LOT 2.

DRENAJE: LAS FOSAS SEPTICAS COSTARAN US\$ \_\_\_\_\_ A UN COSTO TOTAL DE US\$ \_\_\_\_\_ PARA TODA LA SUBDIVISION. HAY UNA (1) FOSA SEPTICA EXISTENTE PARA LOT 2.



ALFONSO QUINTANILLA, P.E. 5-20-15 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

## DRAINAGE REPORT FOR VASQUEZ ACRES SUBDIVISION

Vasquez Acres Subdivision is a 5.02 acre tract out of Lot 7, Block 54, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Pages 24-26, map records, Hidalgo County, Texas, and according to correction warranty deed recorded in Document Number 2429443, official records, Hidalgo County, Texas. This subdivision is located on the north side of Alberta Road approximately 4,620.00 feet east of Tower Road. The proposed subdivision will consist of 2 residential lots.

The tract is Zone "C" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on November 16, 1982.

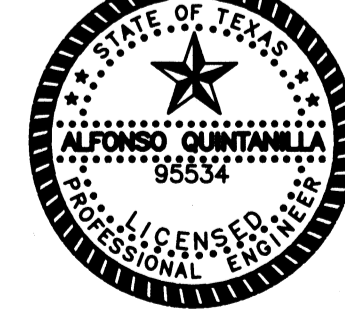
This soil is sandy clay loam, clay, and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q= 4.97 cubic feet per second based on a 10-year storm.

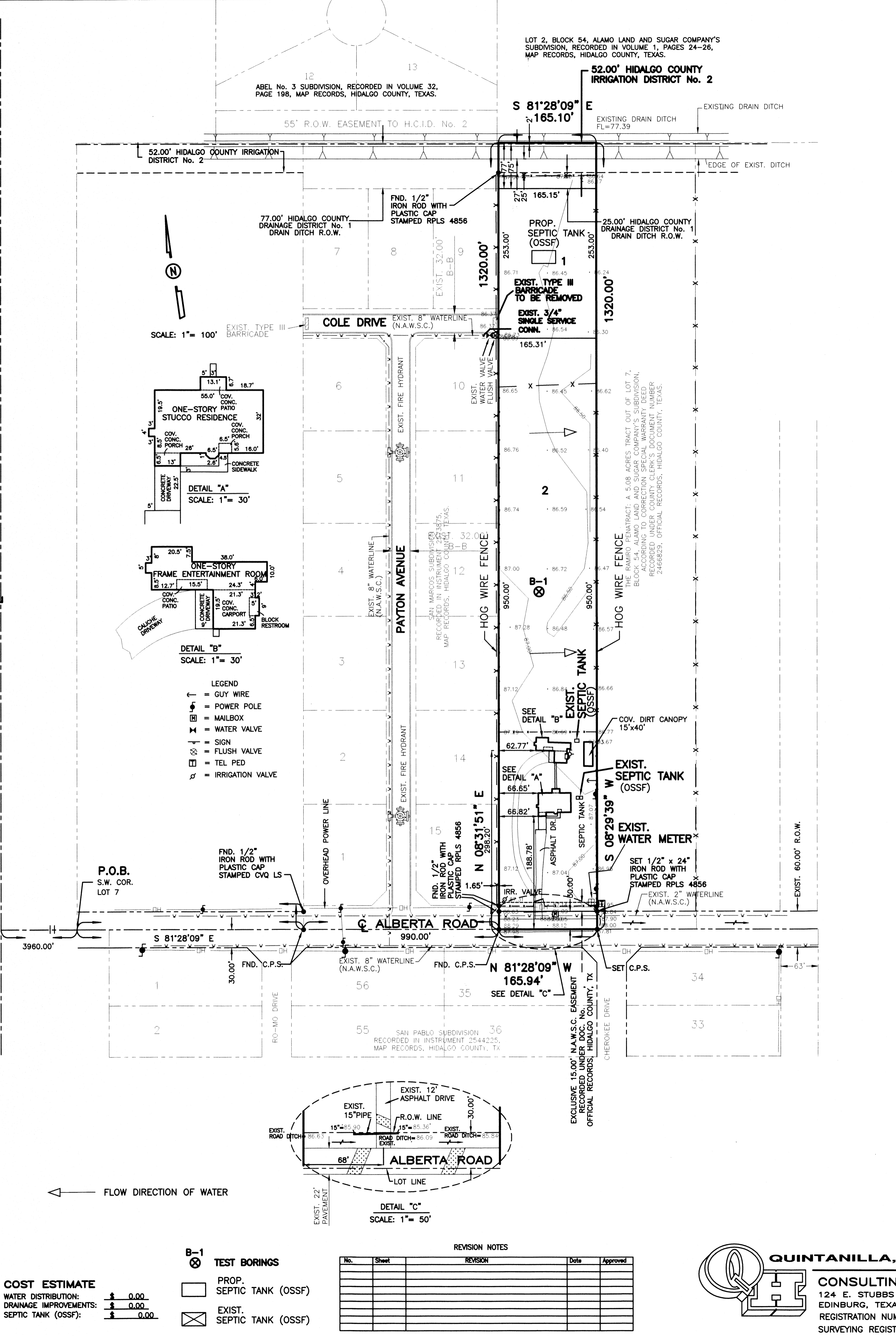
After development the runoff will be Q= 11.58 cubic feet per second for an increase of Q= 6.61 cubic feet per second. Detention will be 3,104.93 cubic feet (0.07 acre feet). The proposed detention will be obtained in the green area at the front of the lots. An engineered detention plan showing detention of 620.0 cubic feet for Lot 1 and 2,484.93 cubic feet for Lot 2 will be submitted to the Hidalgo County Planning Department at the time of building permit. Runoff will flow into the road ditch on the north side of Alberta Road, and it will flow easterly to outfall into the Hidalgo County Drainage District No.1 Alamo Lateral located about 360.00 feet east of this subdivision.

## CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN FOR ZONE "C" AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C (JUNE 6, 2000) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



ALFONSO QUINTANILLA, P.E. 5-20-15 DATE



No.	Sheet	REVISION	Date	Approved

**COST ESTIMATE**  
 WATER DISTRIBUTION: \$ 0.00  
 DRAINAGE IMPROVEMENTS: \$ 0.00  
 SEPTIC TANK (OSSF): \$ 0.00

**TEST BORINGS**  
 PROP. SEPTIC TANK (OSSF)  
 EXIST. SEPTIC TANK (OSSF)

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

SHEET NO.	FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2 OF 2	F:\DATA\SUBDIVISION\HIDALGO CO.\VASQUEZ ACRES SUBDIVISION\PLAT	3-20-15	LD		