



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-03-2018

PROPOSED LA RESERVA PH. 1-A SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: TYLER STONE (480 RANCH LTD.)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 99 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTHWEST CORNER OF F.M. 2812 AND URESTI ROAD INTERSECTION.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-06-2017 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE PIPE SYSTEM AND DETENTION WILL BE PROVIDED ON PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO URESTI ROAD AND 20.00 FEET ONTO F.M. 2812.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-14-2018 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-08-18 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 10" LOCATION: F.M. 2812.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-08-2018 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG.

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.*

SUBDIVISION PLAT OF:

LA RESERVA SUBDIVISION PHASE I-A

A 75.63 ACRE TRACT OF LAND OUT OF LOTS 3, 6, 11, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 75.63 ACRE TRACT OF LAND OUT OF LOTS 3, 6, 11 AND 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2352293, 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 WITHIN THE RIGHT OF WAY OF F.M. 2812 AND IN THE CENTERLINE OF URESTI ROAD FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°59'25" W (MAP RECORD: S 08°59'45" W), ALONG THE EAST LINE OF LOTS 3 AND 6, AND THE CENTERLINE OF URESTI ROAD, A DISTANCE OF 2,198.28 FEET TO A COTTON PICKER SPINDLE SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 81°00' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 202.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°00' W, A DISTANCE OF 402.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH RIGHT OF WAY OF PROPOSED BENITO RAMIREZ ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°00' E, ALONG THE NORTH RIGHT OF WAY LINE OF PROPOSED BENITO RAMIREZ ROAD, A DISTANCE OF 193.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 53°59'42" E, ALONG THE NORTH RIGHT OF WAY OF PROPOSED BENITO RAMIREZ ROAD, A DISTANCE OF 35.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 81°00' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 40.00 FEET TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 6 AND IN THE CENTERLINE OF URESTI ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°59'25" W (MAP RECORD: S 08°59'45" W), ALONG THE EAST LINE OF LOT 6 AND 11, AND THE CENTERLINE OF URESTI ROAD, A DISTANCE OF 130.00 FEET TO A COTTON PICKER SPINDLE SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 81°00' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 35°59'42" W, A DISTANCE OF 35.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF PROPOSED BENITO RAMIREZ ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 81°00' W, ALONG THE SOUTH RIGHT OF WAY LINE OF PROPOSED BENITO RAMIREZ ROAD, A DISTANCE OF 193.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°00' W, A DISTANCE OF 290.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°00' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 238.61 FEET FOR THE WEST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 258.61 FEET TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 11 AND IN THE CENTERLINE OF URESTI ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°59'25" W, ALONG THE EAST LINE OF LOTS 11 AND 14, AND THE CENTERLINE OF URESTI ROAD, A DISTANCE OF 1,054.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°00' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 258.79 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°00' W, A DISTANCE OF 8.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 81°00' W, A DISTANCE OF 202.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09°00' E, A DISTANCE OF 12.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 81°00' W, A DISTANCE OF 402.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°00' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 3,940.28 FEET FOR THE SOUTH RIGHT OF WAY LINE OF F.M. 2812, PASSING AT 4,000.28 FEET THE CENTERLINE OF F.M. 2812, A TOTAL DISTANCE OF 4,020.28 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 3 AND WITHIN THE RIGHT OF WAY OF F.M. 2812 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°00' E, ALONG THE NORTH LINE OF LOT 3 AND WITHIN THE RIGHT OF WAY OF F.M. 2812, A DISTANCE OF 862.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 75.63 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TEXAS STATION SUBDIVISION PHASE II, RECORDED IN VOLUME 54, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS.

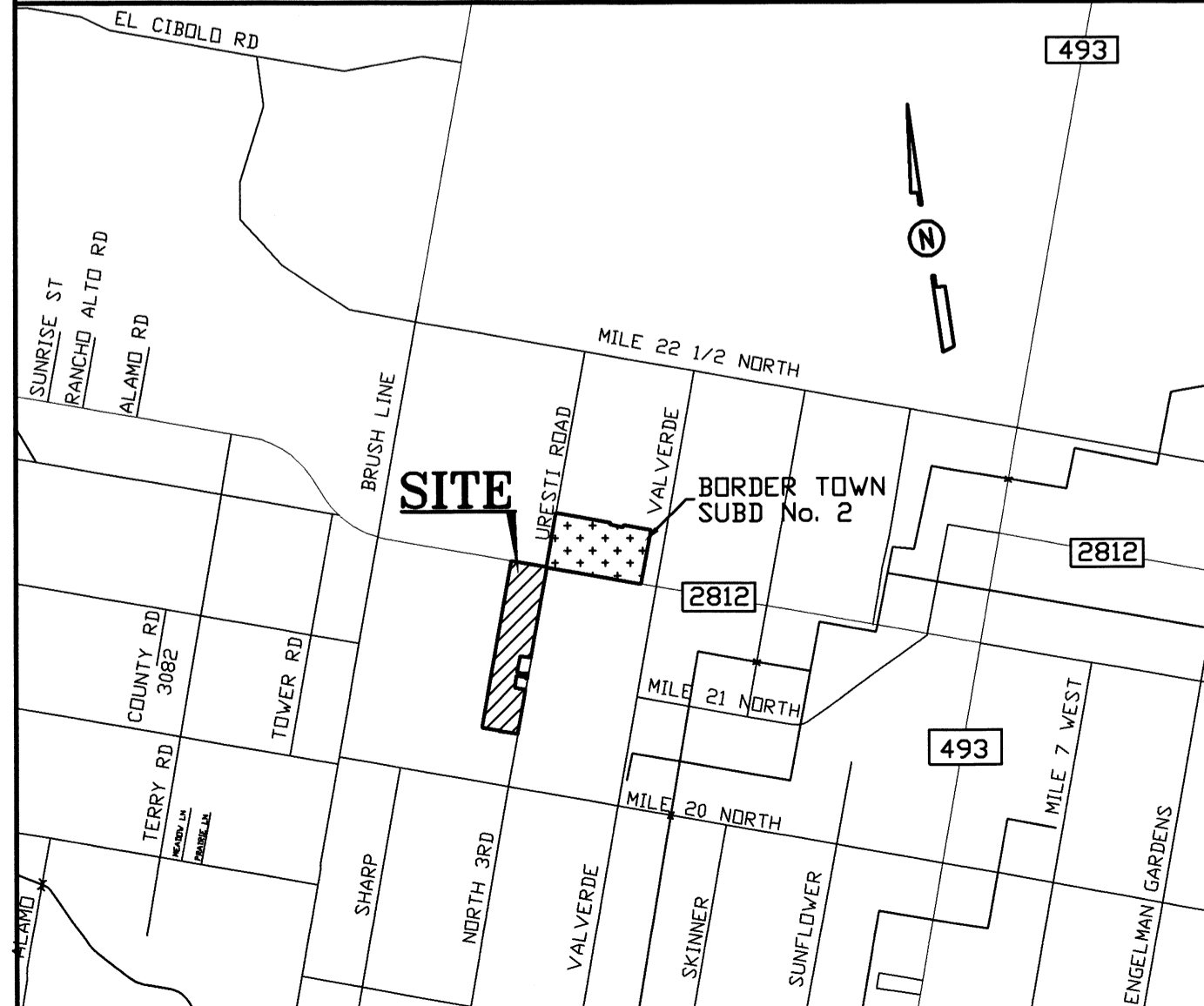
STATE OF TEXAS COUNTY OF HIDALGO

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 3-2-17 DATE

LOCATION MAP SCALE 1" = 4000'



PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FLOOD ZONE DESIGNATION: ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED. COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR MAP REVISED: MAY 17, 2001... 14.- 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 COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

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 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 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 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 for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, thus 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 ___ day of _____ 20___

480 RANCH, LTD. TYLER STONE 900 EAST LAKEVIEW DRIVE McALLEN, TX 78501

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA RESERVA SUBDIVISION PHASE I-A WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20___

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAN IS HEREBY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DISTRICT PRESIDENT DATE

SECRETARY DATE

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, ENGELMAN IRRIGATION DISTRICT CERTIFICATION, H.C.D.D. No. 1 CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, RIGHT OF WAY DEPARTMENT CERTIFICATE, REVISION NOTES... SHEET 6.- 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 WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

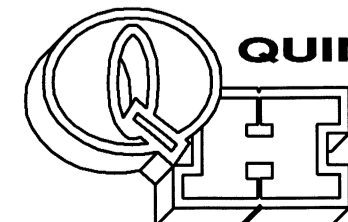
Table with 4 columns: No., Sheet, REVISION, Date, Approved. Contains one row with a blank revision entry.

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

LA RESERVA SUBDIVISION PHASE I-A, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHWEST CORNER OF THE INTERSECTION OF FM 2812 AND URISTI 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). LA RESERVA SUBDIVISION PHASE I-A, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

Table with 5 columns: Name, Address, City & Zip, Phone, Fax. Lists contact information for Owner (Tyler Stone), Engineer (Marco A. Gonzalez), and Surveyor (Alfonso Quintanilla).



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

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

TYLER STONE, 480 RANCH LTD. AS OWNER OF THE 69.62 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA RESERVA SUBDIVISION PHASE I-A, HEREBY SUBMITS 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; 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.

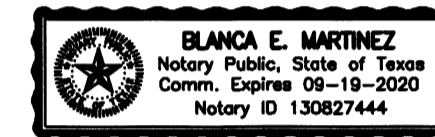
480 RANCH, LTD. TYLER STONE 900 EAST LAKEVIEW DRIVE McALLEN, TX 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TYLER STONE, 480 RANCH LTD.

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 she executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this ___ day of _____, 20___



BLANCA E. MARTINEZ - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the LA RESERVA SUBDIVISION PHASE I-A was reviewed and approved by the Hidalgo County Commissioners Court on _____ 20___

Hidalgo County Judge DATE

ATTEST: Hidalgo County Clerk DATE

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as LA RESERVA SUBDIVISION PHASE I-A conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the ___ day of _____, 20___.

CHAIRPERSON-PLANNING & ZONING COMMISSION

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

ATTEST:

MAYOR'S SIGNATURE DATE CITY SECRETARY DATE

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.



Handwritten signature and date 3-12-17. MARCO A. GONZALEZ DATE P.E. No. 120016



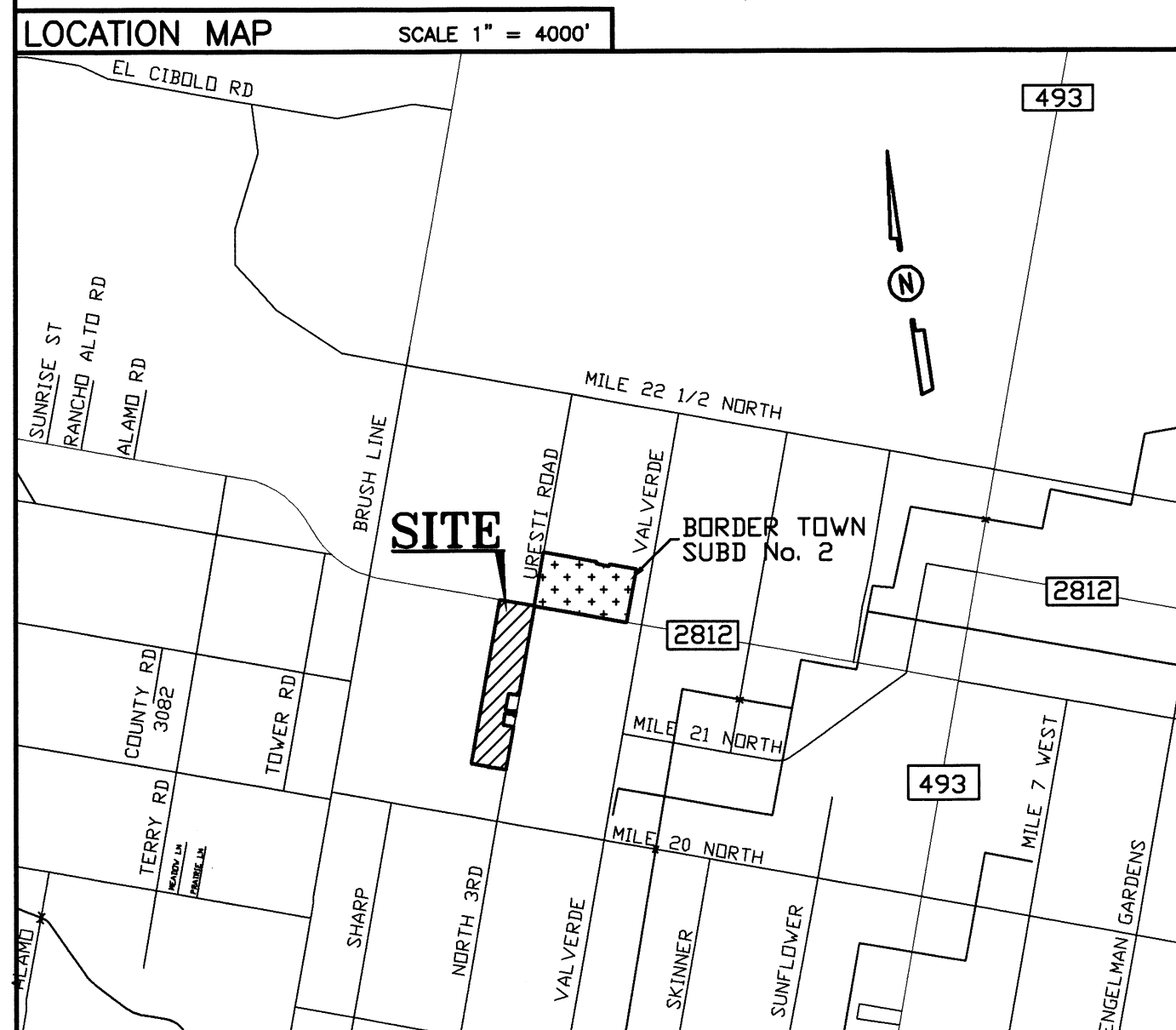
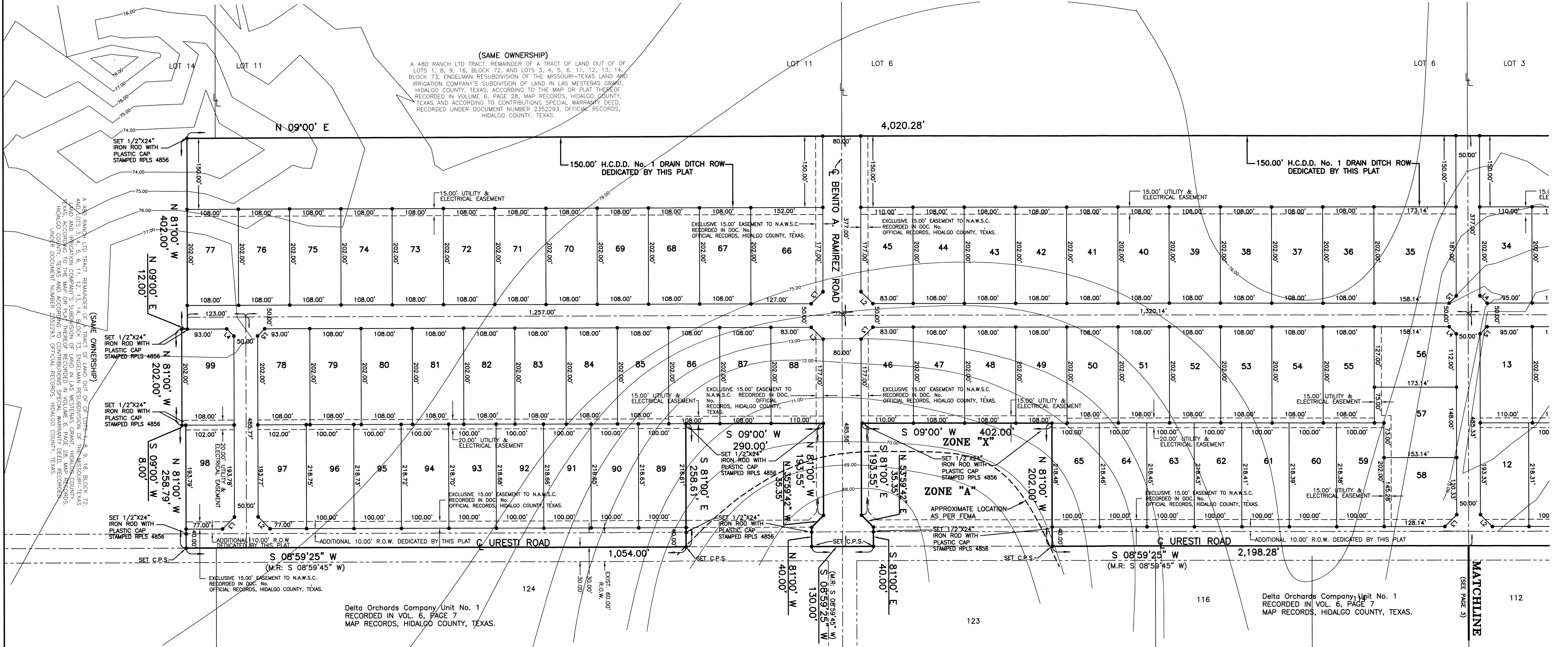
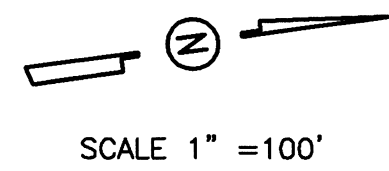
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

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

Table with 4 columns: FILENAME, DATE PREPARED, DATE REVISED, CHECKED BY, APPROVED BY. Includes date of preparation: MARCH 2, 2017.

SUBDIVISION PLAT OF:
LA RESERVA SUBDIVISION PHASE I-A

A 75.63 ACRE TRACT OF LAND OUT OF LOTS 3, 6, 11, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL 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

3-2-17
 DATE



MARCO A. GONZALEZ
 P.E. No. 120016

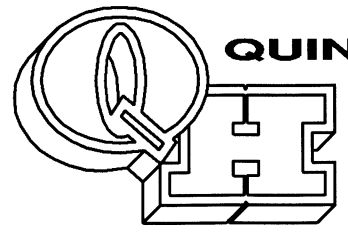
Handwritten signature and date 3-2-17

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

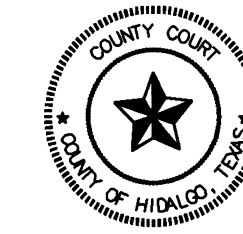
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PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: LA RESERVA SUBDIVISION, LTD. TYLER STONE	900 EAST LAKEVIEW DRIVE	McALLEN, TX 78501		
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527



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

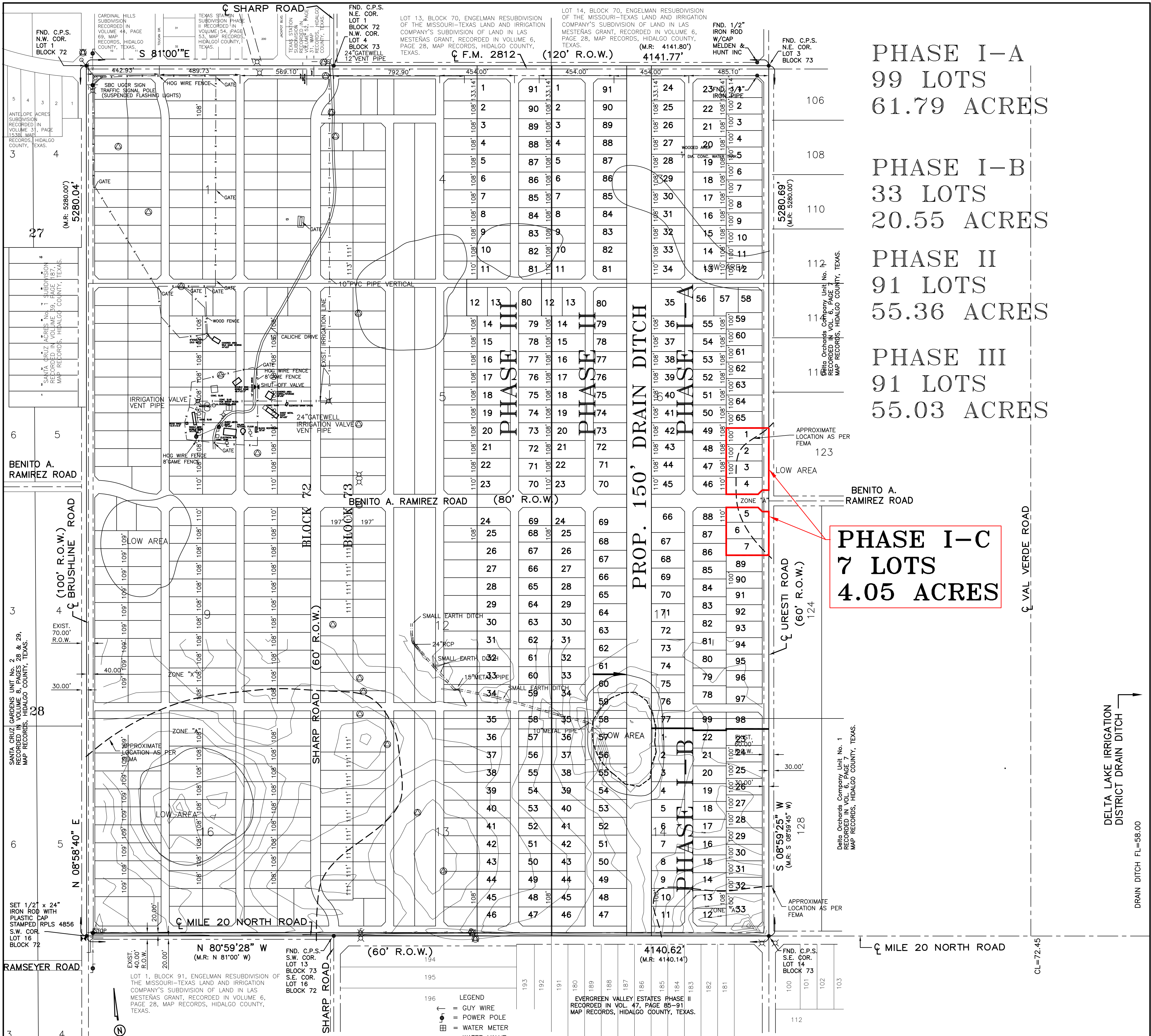


FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 2, 2017	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION: MARCH 2, 2017



PHASE I-A
 99 LOTS
 61.79 ACRES

PHASE I-B
 33 LOTS
 20.55 ACRES

PHASE II
 91 LOTS
 55.36 ACRES

PHASE III
 91 LOTS
 55.03 ACRES

PHASE I-C
 7 LOTS
 4.05 ACRES

FLOOD ZONE DESIGNATION: ZONE "A"
 NO BASE FLOOD ELEVATIONS DETERMINED.
 &
 FLOOD ZONE DESIGNATION: ZONE "X"
 AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
 COMMUNITY-PANEL NUMBER 480334 0325 D
 MAP REVISED: MAY 17, 2001

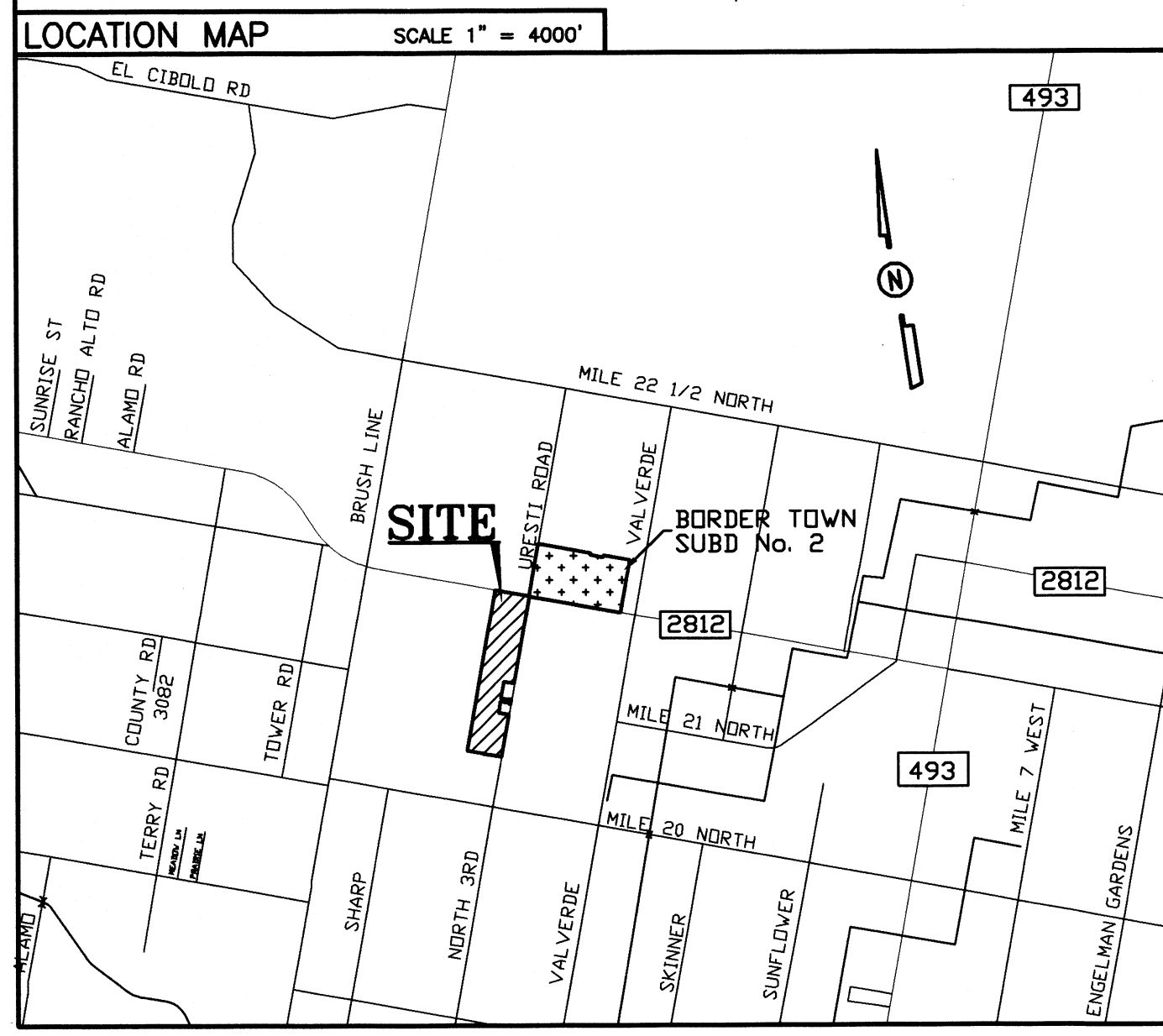
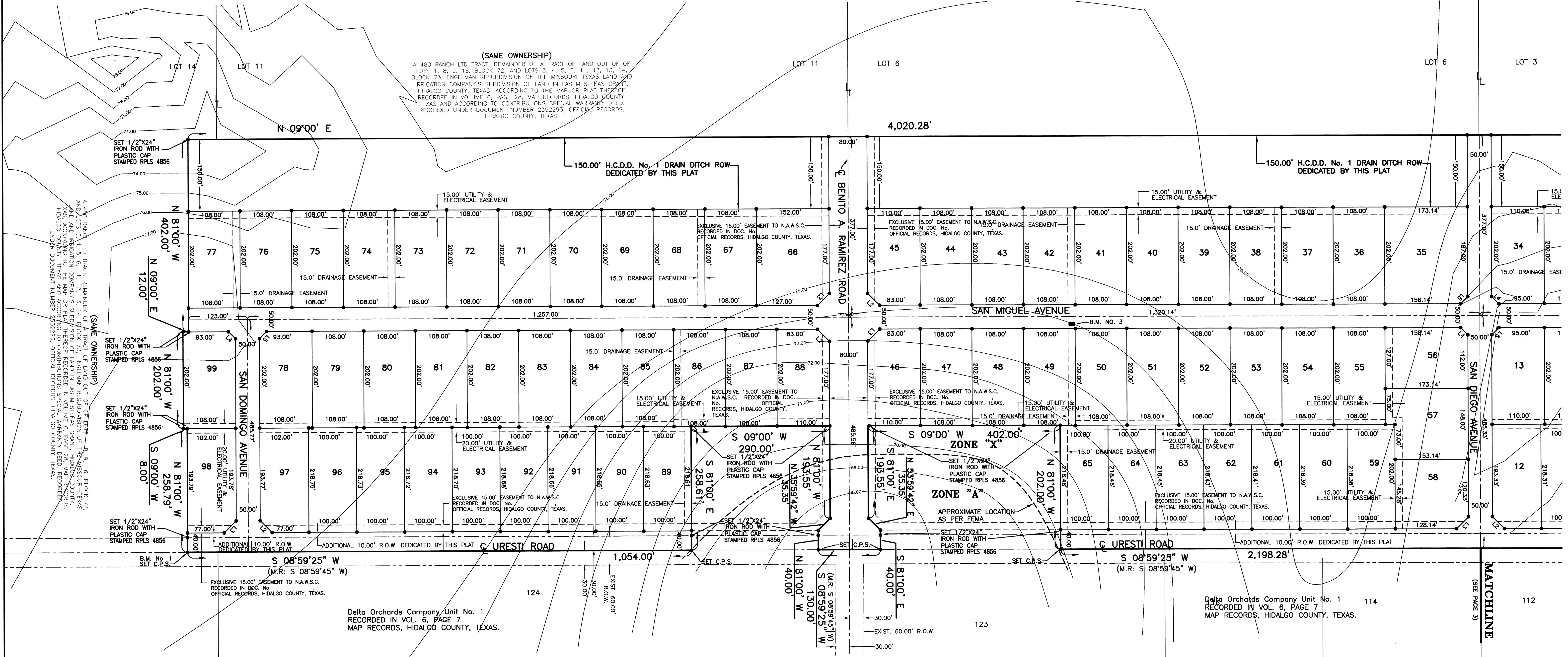
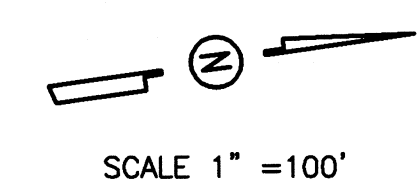
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00 OFFICE@QHAENGINEERING.COM

LA RESERVA SUBDIVISION MASTER PLAN
 1/2 ACRE LOTS
 PRELIMINARY LAYOUT-FOR REVIEW PURPOSES ONLY

SUBDIVISION PLAT OF:

LA RESERVA SUBDIVISION PHASE I-A

A 75.63 ACRE TRACT OF LAND OUT OF LOTS 3, 6, 11, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL 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

3-2-17 DATE

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

LA RESERVA SUBDIVISION PHASE I-A, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHWEST CORNER OF THE INTERSECTION OF FM 2812 AND URESTI 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 83,970). LA RESERVA SUBDIVISION PHASE I-A, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: 480 RANCH, LTD.	900 EAST LAKEVIEW DRIVE	MCALLEN, TX 78501	(956)620-9400	
TYLER STONE, MANAGING MEMBER	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

STATE OF TEXAS
COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS:
WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

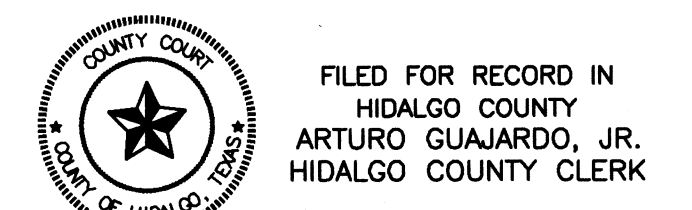
SEWAGE FACILITIES: INSTALLATION OF SEPTIC SYSTEMS ARE ESTIMATED TO COST \$_____ PER LOT (ALL INCLUDES), FOR A TOTAL OF \$_____ FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$_____ TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.

DATE THIS THE 30th DAY OF May, 2018

MARCO A. GONZALEZ
P.E. No. 120016

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

AREA DATA TABLE			AREA DATA TABLE			LINE DATA TABLE		
LOT	S.F.	AC.	LOT	S.F.	AC.	DATA	BEARING	LENGTH
1	23428.22	0.54	58	21945.55	0.50	L1	S 36°00'18" E	70.72'
2	21814.41	0.50	59	21836.85	0.50	L2	N 54°00'00" W	35.36'
3	21816.13	0.50	60	21838.57	0.50	L3	N 36°00'00" W	35.36'
4	21817.85	0.50	61	21840.29	0.50	L4	N 54°00'00" E	21.21'
5	21819.57	0.50	62	21842.01	0.50	L5	S 36°00'00" W	21.21'
6	21821.29	0.50	63	21843.73	0.50			
7	21823.01	0.50	64	21845.45	0.50			
8	21824.73	0.50	65	21847.17	0.50			
9	21826.45	0.50	66	21848.89	0.50			
10	21828.17	0.50	67-77	21816.00	0.50			
11	21829.89	0.50	78	22107.50	0.51			
12	21955.76	0.50	79-87	21816.00	0.50			
13	22107.50	0.51	88	21907.50	0.50			
14-22	21816.00	0.50	89	21862.17	0.50			
23-24	26581.29	0.61	90	21863.88	0.50			
25-33	21816.00	0.50	91	21865.60	0.50			
34	22107.50	0.51	92	21867.32	0.50			
35	34861.29	0.80	93	21869.04	0.50			
36-44	21816.00	0.50	94	21870.76	0.50			
45-46	21907.50	0.50	95	21872.48	0.50			
47-55	21816.00	0.50	96	21874.20	0.50			
56	21875.97	0.50	97	22000.96	0.51			
57	24164.72	0.55	98	22003.62	0.51			



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

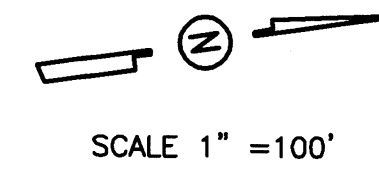
BY: _____ DEPUTY

FILENAME : F:\DATA\SUBD\EDINBURG\LA RESERVA SUBD\PLAT	SHEET NO.
DATE PREPARED : MARCH 2, 2017	2 of 6
PREPARED BY : M. GONZALEZ	
CHECKED BY : _____	
DATE REVISED : _____	
CHECKED BY : _____	
APPROVED BY : _____	

DATE OF PREPERATION: MARCH 2, 2017

SUBDIVISION PLAT OF:
LA RESERVA SUBDIVISION PHASE I-A

A 75.63 ACRE TRACT OF LAND OUT OF LOTS 3, 6, 11, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL 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
 ALFONSO QUINTANILLA
 R.P.L.S. No. 4856

3-2-17
 DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

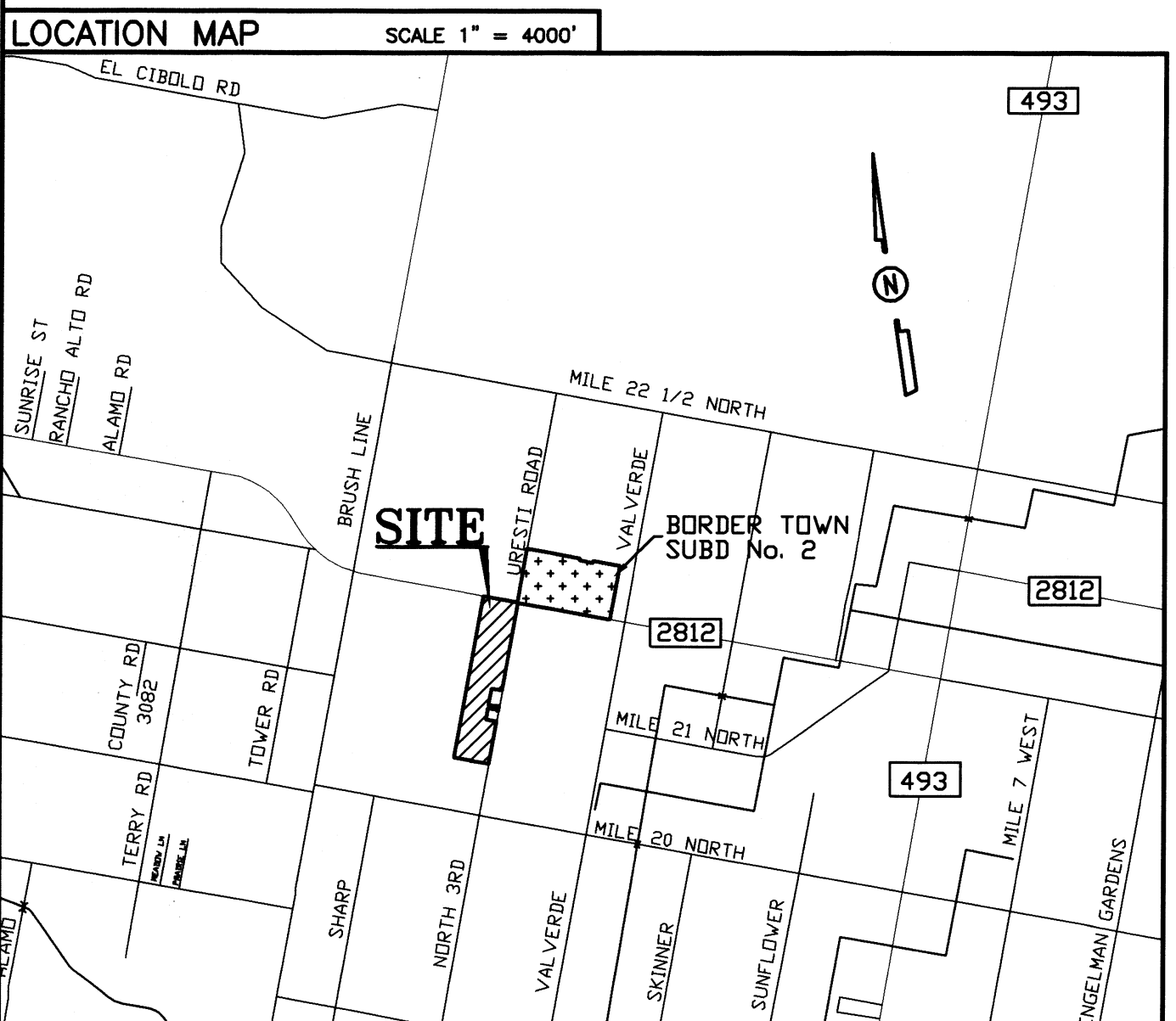
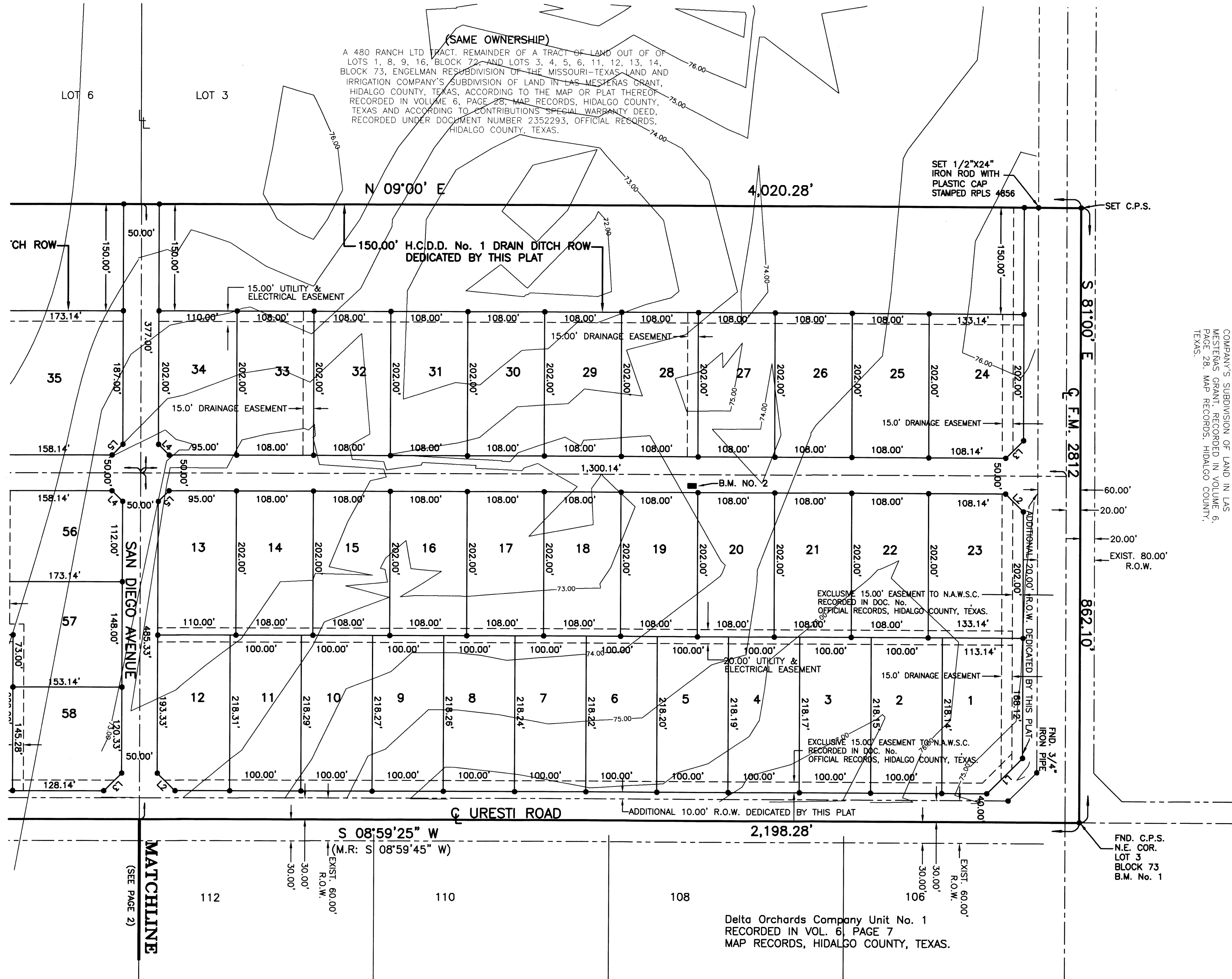
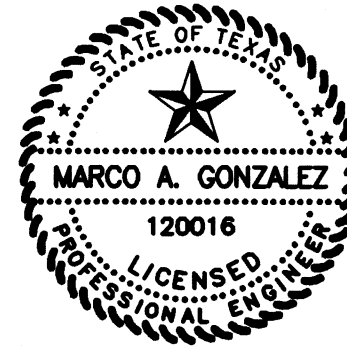
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

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SEWAGE FACILITIES: INSTALLATION OF SEPTIC SYSTEMS ARE ESTIMATED TO COST \$_____ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$_____ FOR THE SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$_____ TO COVER THE COST OF INSTALLATION OF SEPTIC SYSTEMS.

DATED THIS 30th DAY OF May 2016

Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120016



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10	21828.17	0.50
11	21829.89	0.50
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13	22107.50	0.51
14-22	21816.00	0.50
23-24	26581.29	0.61
25-33	21816.00	0.50
34	22107.50	0.51
35	34861.29	0.80
36-44	21816.00	0.50
45-46	21907.50	0.50
47-55	21816.00	0.50
56	21875.97	0.50
57	24164.72	0.55

LOT	S.F.	AC.
58	21945.55	0.50
59	21836.85	0.50
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61	21840.29	0.50
62	21842.01	0.50
63	21843.73	0.50
64	21845.45	0.50
65	21847.17	0.50
66	30391.50	0.70
67-77	21816.00	0.50
78	22107.50	0.51
79-87	21816.00	0.50
88	21907.50	0.50
89	21862.17	0.50
90	21863.88	0.50
91	21865.60	0.50
92	21867.32	0.50
93	21869.04	0.50
94	21870.76	0.50
95	21872.48	0.50
96	21874.20	0.50
97	22000.96	0.51
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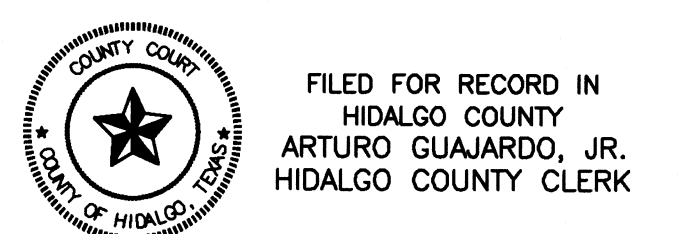
DATA	BEARING	LENGTH
L1	S 36°00'18" E	70.72'
L2	N 54°00'00" E	35.36'
L3	S 36°00'00" W	35.36'
L4	N 54°00'00" E	21.21'
L5	N 36°00'00" W	21.21'

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

Name	Address	City & Zip	Phone	Fax
OWNER: 480 RANCH, LTD.	900 EAST LAKEVIEW DRIVE	McALLEN, TX 78501	(956)620-9400	
OWNER: TYLER STONE, MANAGING MEMBER	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA				

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



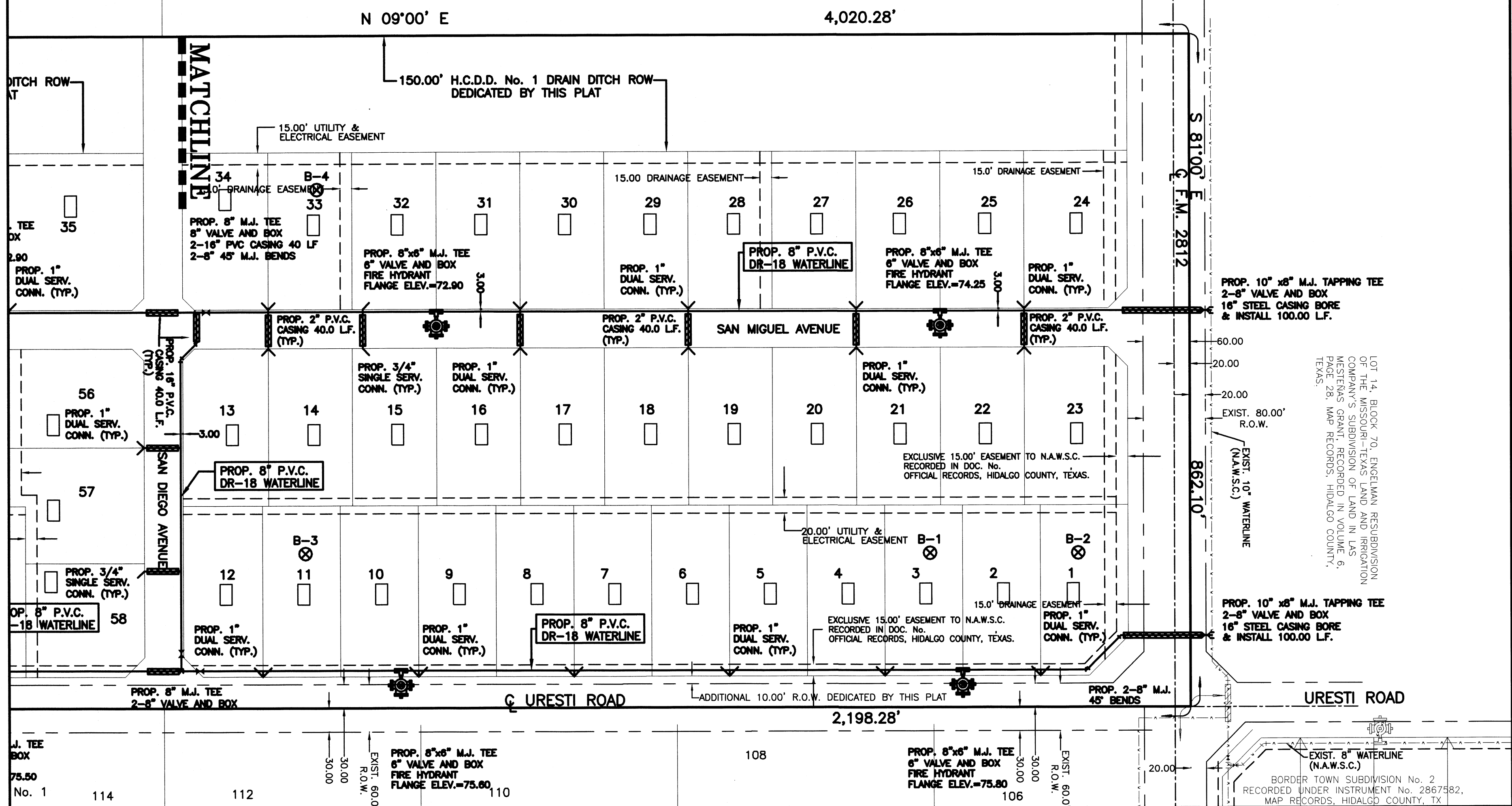
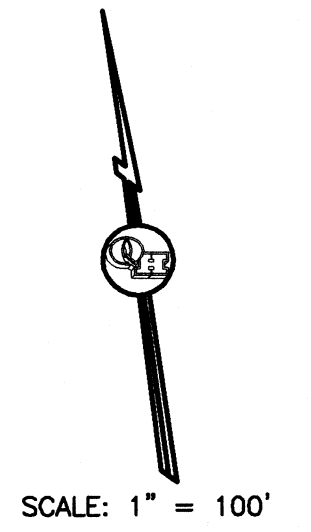
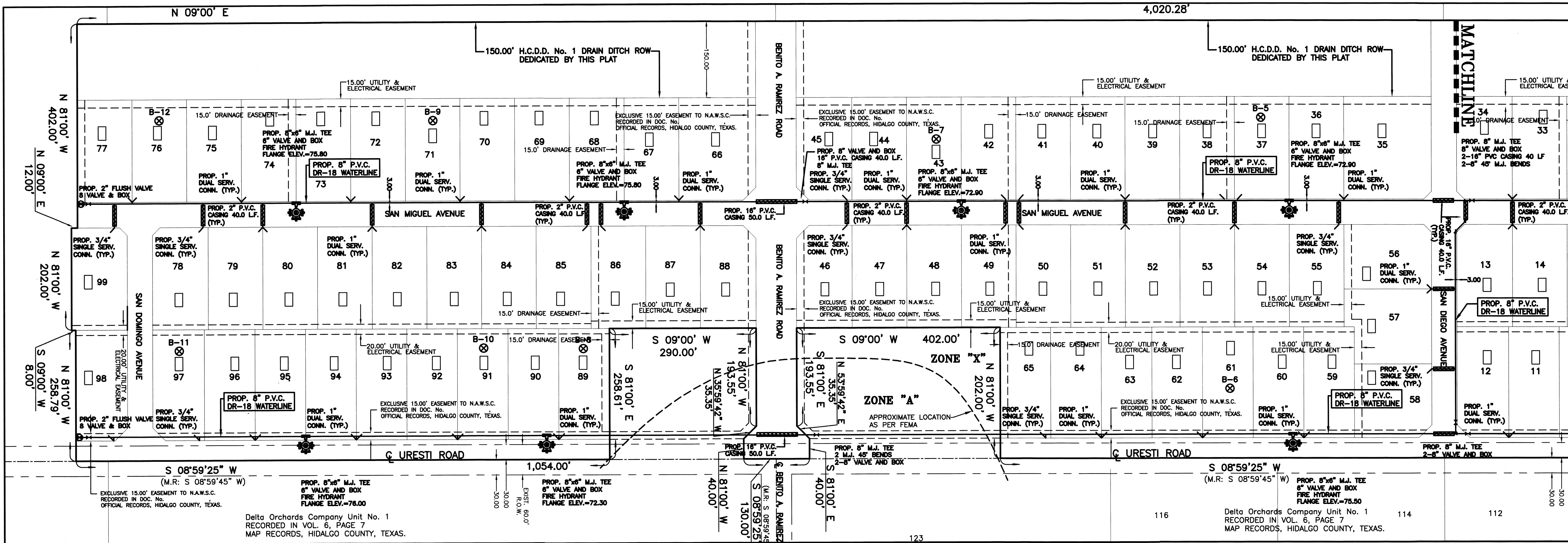
FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

DATE OF PREPARATION: MARCH 2, 2017

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 2, 2017	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



LA RESERVA SUBDIVISION PHASE I-A

A 75.63 ACRE TRACT OF LAND OUT OF LOTS 3, 6, 11, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

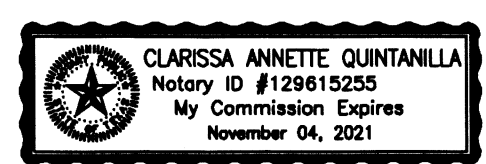
SUBDIVIDER CERTIFICATION
 I, the undersigned, being duly qualified, do hereby certify that the above described improvements described on the plat, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (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:
 I, (WE), TYLER STONE, 480 RANCH LTD., SUBDIVIDERS OF LA RESERVA SUBDIVISION PHASE I-A 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.

480 RANCH, LTD. DATE
 TYLER STONE, MANAGING MEMBER
 900 EAST LAKEVIEW DRIVE
 McALLEN, TX 78501

BEFORE ME, the undersigned notary public, on this day personally appeared TYLER STONE, 480 RANCH LTD. proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

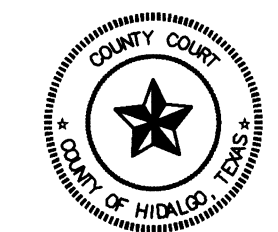
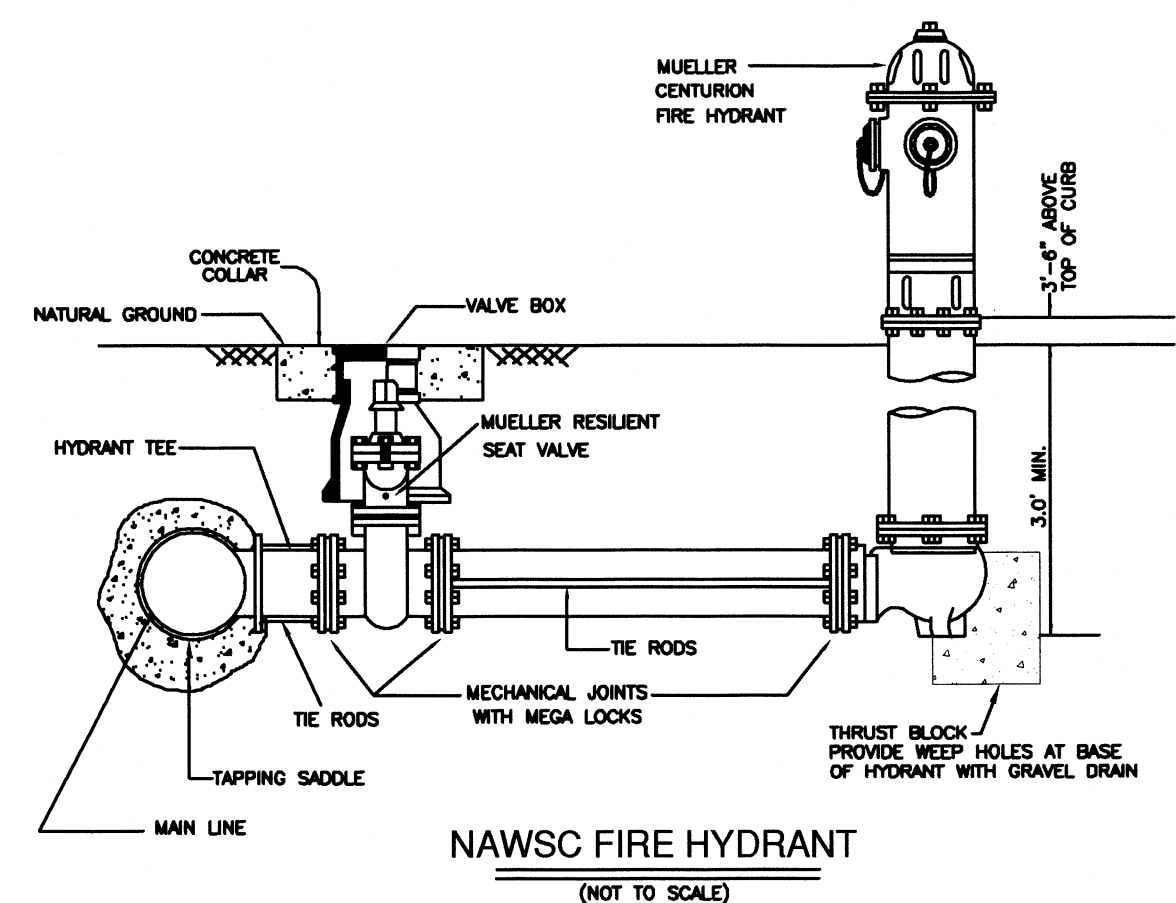
Given under my hand and seal of office this _____ day of _____, 20____.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



Marco A. Gonzalez DATE 5-20-18
 MARCO A. GONZALEZ P.E. No. 120016

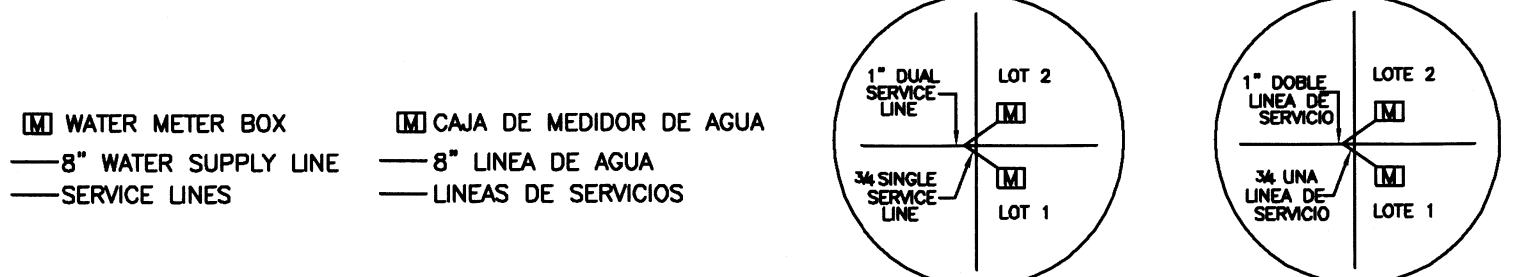


FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK

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

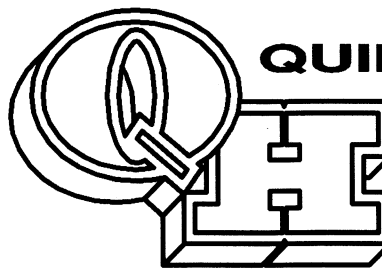
REVISION NOTES

No.	Revised	Date	Approved
1	OF 6	HIDALGO COUNTY COMMENTS (12-19-13)	1-2-13 O.H.



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

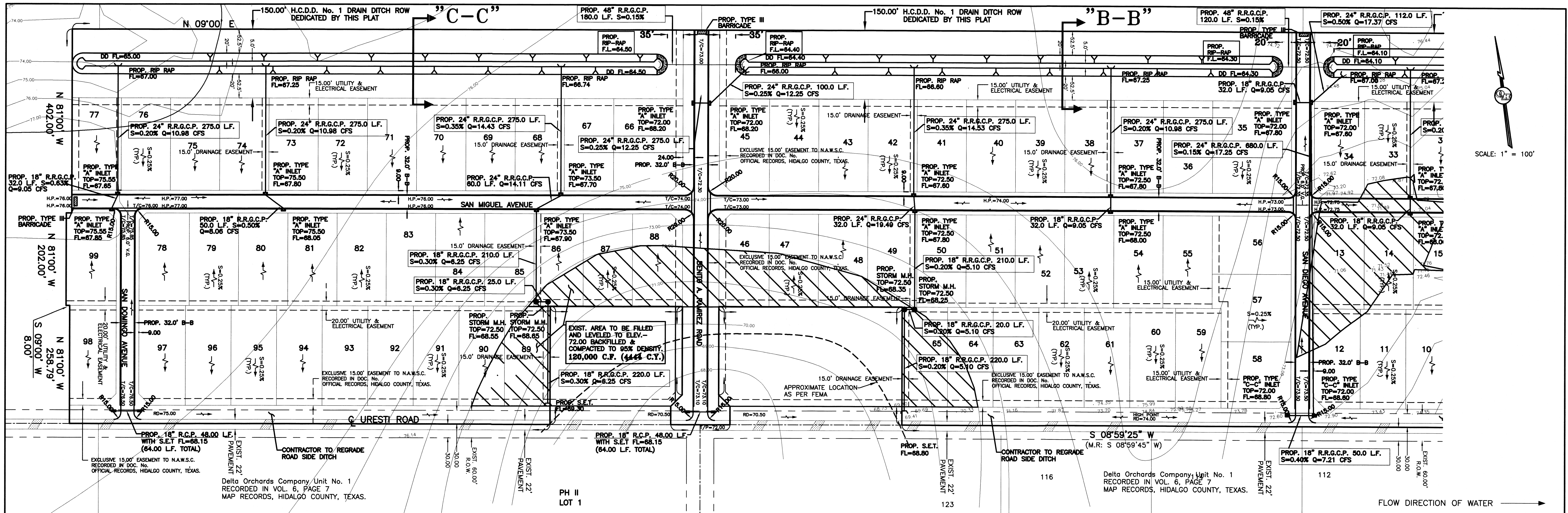
TEST BORINGS
 SEPTIC TANK (OSSF)



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78839 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 4 OF 6 SHEETS

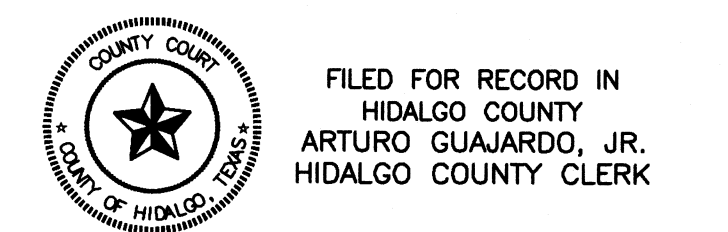
FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUB\CONTRUB\LA RESERVA SUBD. I-A\WATER-PLAT	5-12-2017	M. GONZALEZ		



SCALE: 1" = 100'

LA RESERVA SUBDIVISION PHASE I-A

A 75.63 ACRE TRACT OF LAND OUT OF LOTS 3, 6, 11, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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



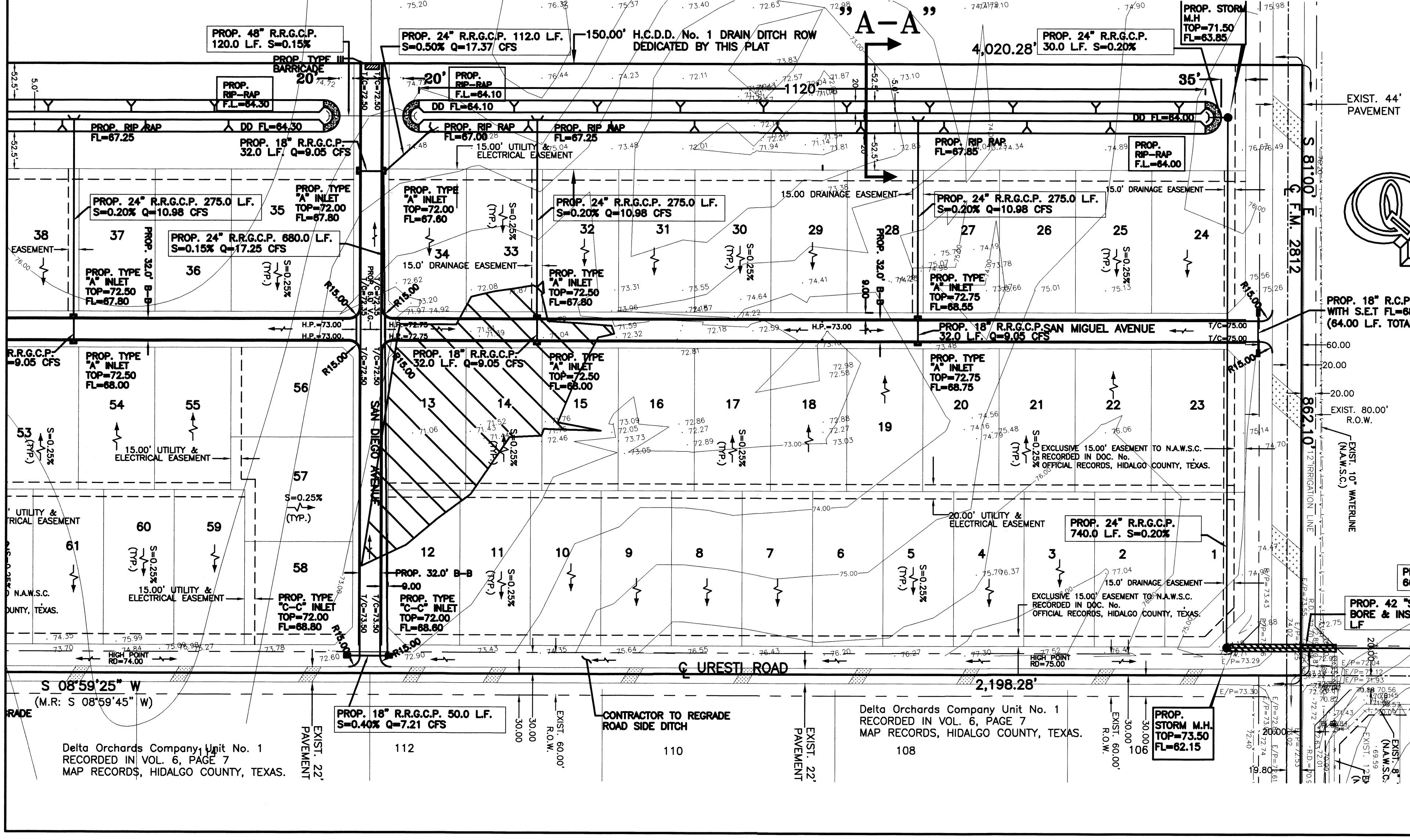
Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. No. 120016
 DATE 5-30-18

COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (GSSF):	\$

REVISION NOTES

No.	Date	By	Approved
1	12-19-13	OK	
2	1-2-13	OK	



LA RESERVA SUBDIVISION PHASE I-A

A 75.63 ACRE TRACT OF LAND OUT OF LOTS 3, 6, 11, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR LA RESERVA SUBDIVISION PHASE I-A

BY MARCO A. GONZALEZ P.E.
WATER SUPPLY: Description and Costs.
 LA RESERVA SUBDIVISION PHASE I-A 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 FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 10" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF F.M. 2812.

THE WATER SYSTEM FOR LA RESERVA SUBDIVISION PHASE I-A CONSISTS OF 2-8" DIAMETER WATERLINES THAT TIE INTO THE EXISTING 10" DIAMETER WATERLINE AND RUN SOUTH ALONG THE WEST SIDE OF URESTIE ROAD AND SAN MIGUEL AVENUE. THE 2-8" DIAMETER WATERLINES END WITH A 2" FLUSH VALVE LOCATED ON THE SOUTH SIDE OF THE SUBDIVISION.

ANOTHER 8" DIAMETER WATER LINE RUNS ALONG THE NORTH SIDE OF SAN DIEGO AVENUE AND LOOPS THE TWO PREVIOUS WATERLINES TOGETHER.

FROM THE 8" WATERLINE, FORTY (40) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND NINETEEN (19) 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 \$ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ OR \$ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH 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 AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED ELEVEN (11) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ FOR 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 LA RESERVA SUBDIVISION PHASE I-A IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) 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 AT FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TWELVE (12) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 3, 11, 33, 37, 43, 61, 71, 76, 89, 91 & 97. 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 12258) INDICATES A CLAY LOAM AND SANDY CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE 10-YEAR STORM BEING CONTAINED WITHIN THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME 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

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 \$ OR \$ PER LOT.

SEWAGE FACILITIES— THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION LA RESERVA SUBDIVISION PHASE I-A

POR MARCO A. GONZALEZ, P.E.

PROYECTO DE AGUA: Descripción y Costos.

LA RESERVA SUBDIVISION PHASE I-A SERA PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN LINEA EXISTENTE DE 10" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO NORTE DE LA CALLE FM 2812.

EL SISTEMA DE AGUA PARA LA RESERVA SUBDIVISION PHASE I-A CONSISTE DE DOS LINEAS DE AGUA DE 8" DE DIAMETRO QUE CORRE SUR EL LADO OESTE DE LAS CALLES URESTIE ROAD Y SAN MIGUEL AVENUE. LAS DOS LINEAS DE AGUA DE 8" DE DIAMETRO TERMINAN CON UNA VALVULA DE 2" EN EL LADO SUR DE EL SUBDIVISION.

OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE POR EL LADO NORTE DE LA CALLE SAN DIEGO AVENUE Y CONECTA LAS DOS LINEAS DE AGUA.

LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CUARENTA (40) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE PULGADA, Y DIEZ Y NUEVE(19) 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 INSTALARON A UN COSTO TOTAL DE US\$ O US\$ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ O US\$ 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 MEMBRASIAS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO ONCE (11) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL US\$. 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 RESERVA SUBDIVISION PHASE I-A, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSURE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL DUEÑO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 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 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CULPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

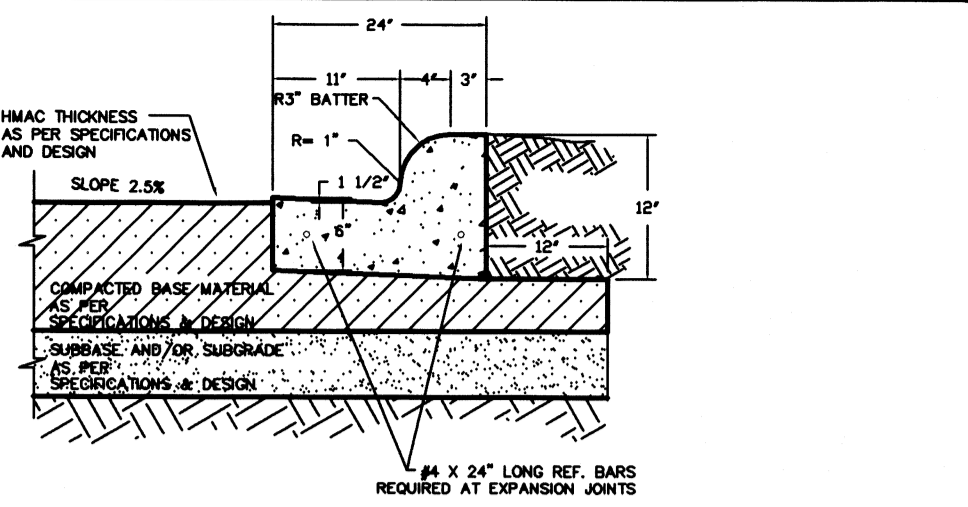
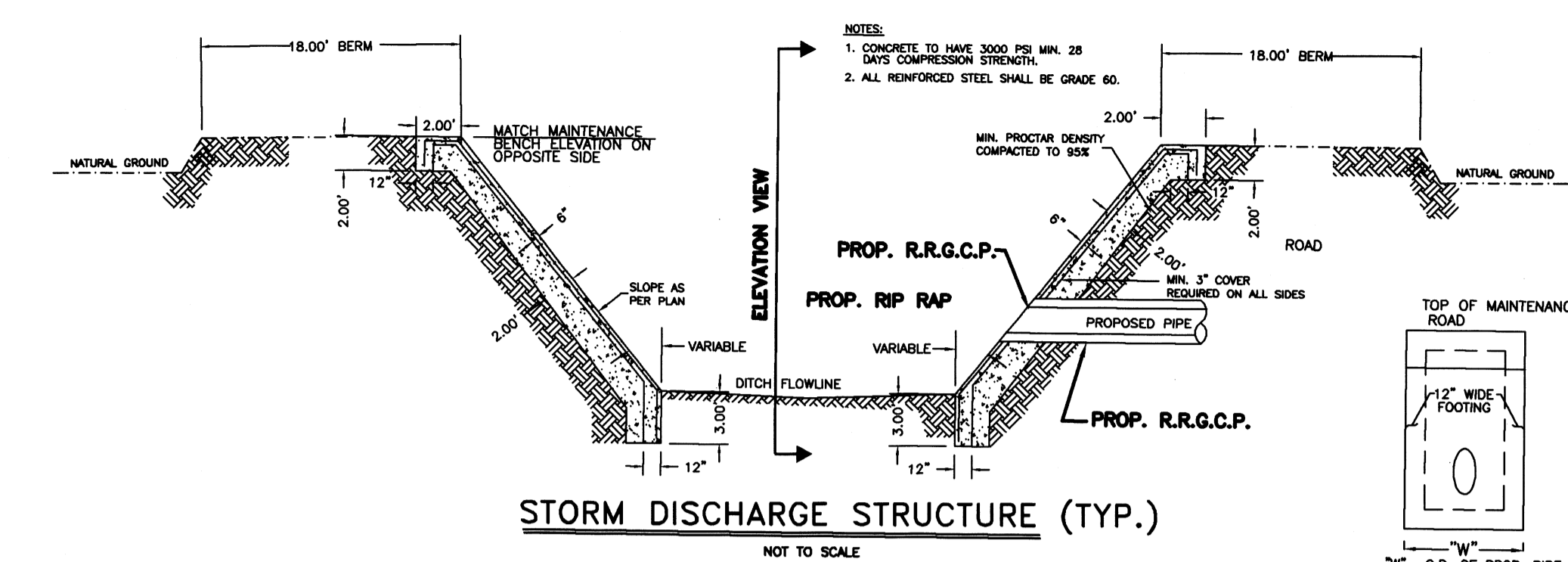
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$. EL DEPARTAMENTO DE SALUBRIDAD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

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:

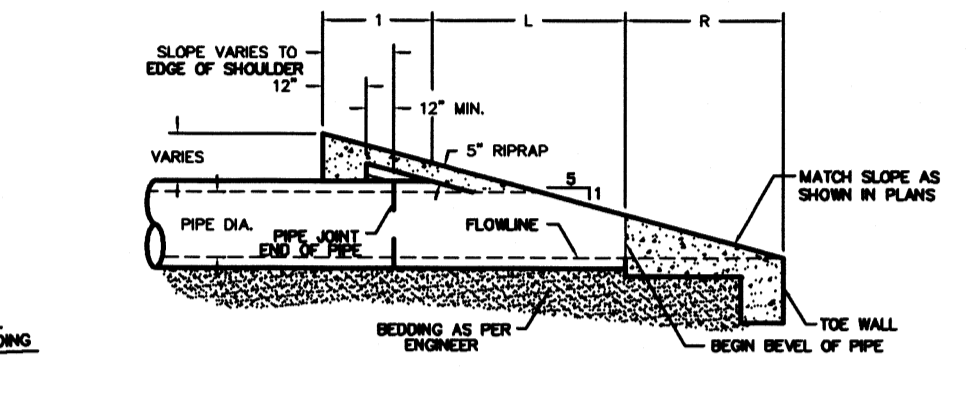
AGUA: EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL DE US\$ O US\$ POR LOTE.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ POR LOTE (TODOS INCLUSO) A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION.



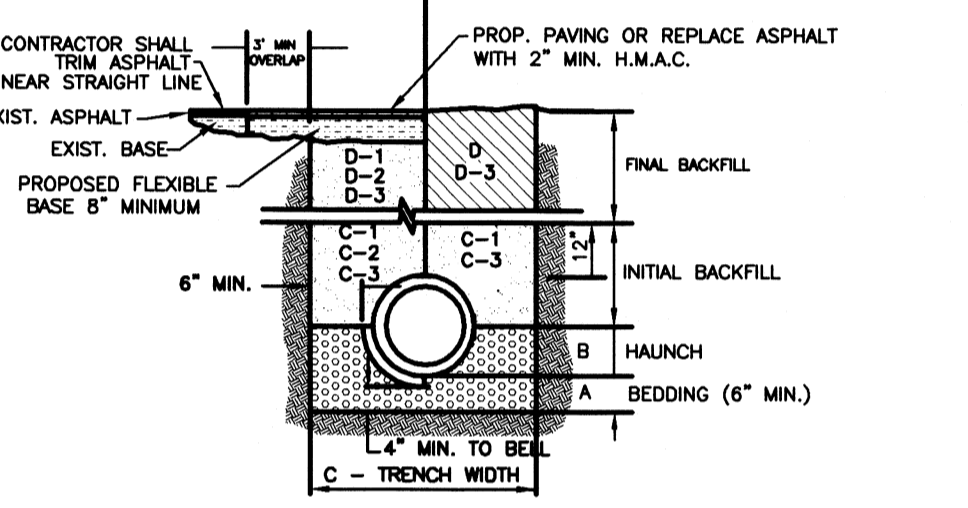
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURBS AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

TYPICAL CURB & GUTTER DETAIL



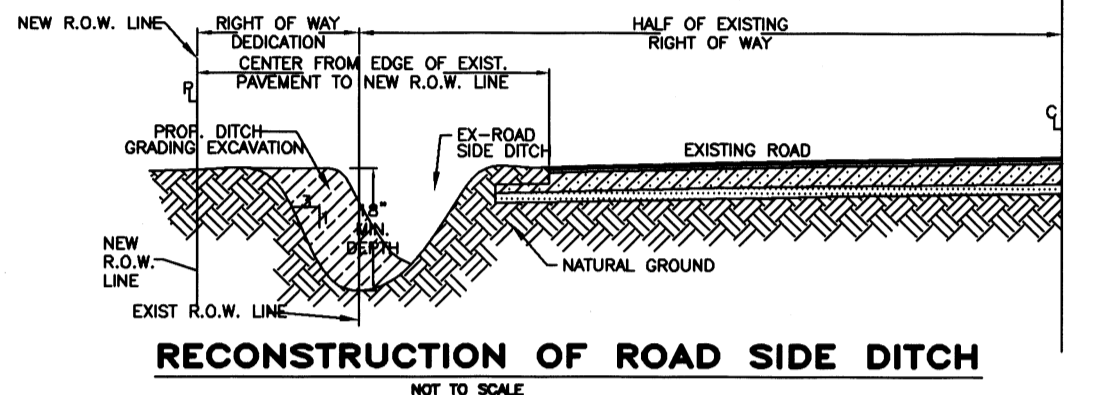
ELEVATION SAFETY END TREATMENT (TYPE "P OR C")

PAVED SECTIONS UN-PAVED SECTIONS

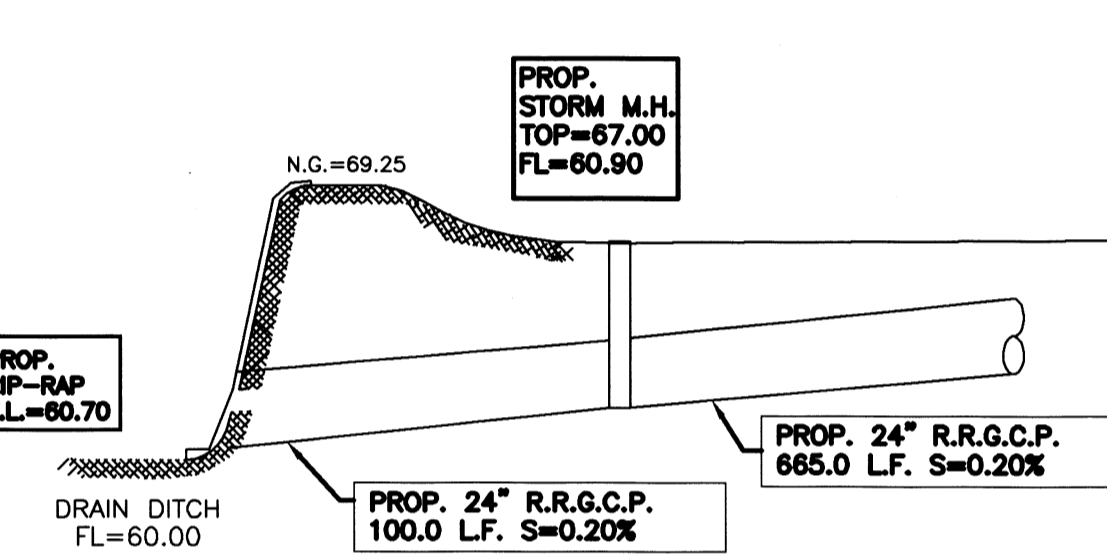


STORM TRENCH BEDDING AND BACKFILL DETAILS

- A. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL BEDDING PLACED BEFORE PIPE IS Laid UP TO FLOW OF PIPE. (MIN. THICKNESS = 4") - PER BEAM GRADE. 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I (ASTM D2231) BACKFILL MATERIAL COMPACTED TO 95% S.P.D. 8" TO 12" DEPTH. MECHANICALLY COMPACTED.
- C. TRENCH WIDTH SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4" FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- D. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & COMPACTED AREAS - SHALL BE SOE TYPE A1, A2, A3, WITH A MAXIMUM #10 (ASTM #140) (M40) COMPACTED TO 92% S.P.D. 8" TO 12" DEPTH. MECHANICALLY COMPACTED.
- E. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD - SHALL BE SOE TYPE A1, A2, A3, WITH A MAXIMUM #10 (ASTM #140) COMPACTED TO 92% S.P.D. 8" TO 12" DEPTH. MECHANICALLY COMPACTED.
- F. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED HIGHWAYS - SHALL BE SOE TYPE A1, A2, A3, WITH A MAXIMUM #10 (ASTM #140) COMPACTED TO 92% S.P.D. 8" TO 12" DEPTH. MECHANICALLY COMPACTED.
- G. INITIAL BACKFILL FOR STRUCTURES (CULVERTS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 3 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2231) OR SOE TYPE A1, A2, A3, WITH A MAXIMUM #10 (ASTM #140) OF 18" BACKFILL MATERIAL STRUCTURES BEYOND 3 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2231) BACKFILL MATERIAL FOUNDATION PREPARATION, DIMENSIONS, WEIGHT OF CURBS OR CONCRETE STRUCTURES, OR APPROVED SUBSTITUTES SHALL BE REQUIRED. MATERIALS AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (17" LOOSE LIFTS, MECHANICAL COMPACTOR).
- H. INITIAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (17" LOOSE LIFTS, MECHANICAL COMPACTOR).
- I. INITIAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOE TYPE A1, A2, A3, WITH A MAXIMUM #10 (ASTM #140) COMPACTED TO 92% S.P.D. 8" TO 12" DEPTH. MECHANICALLY COMPACTED.
- J. INITIAL BACKFILL FOR STRUCTURES (CULVERTS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 3 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2231) OR SOE TYPE A1, A2, A3, WITH A MAXIMUM #10 (ASTM #140) OF 18" BACKFILL MATERIAL STRUCTURES BEYOND 3 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2231) BACKFILL MATERIAL FOUNDATION PREPARATION, DIMENSIONS, WEIGHT OF CURBS OR CONCRETE STRUCTURES, OR APPROVED SUBSTITUTES SHALL BE REQUIRED. MATERIALS AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (17" LOOSE LIFTS, MECHANICAL COMPACTOR).
- K. INITIAL BACKFILL FOR STRUCTURES (CULVERTS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 3 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2231) OR SOE TYPE A1, A2, A3, WITH A MAXIMUM #10 (ASTM #140) OF 18" BACKFILL MATERIAL STRUCTURES BEYOND 3 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2231) BACKFILL MATERIAL FOUNDATION PREPARATION, DIMENSIONS, WEIGHT OF CURBS OR CONCRETE STRUCTURES, OR APPROVED SUBSTITUTES SHALL BE REQUIRED. MATERIALS AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (17" LOOSE LIFTS, MECHANICAL COMPACTOR).



RECONSTRUCTION OF ROAD SIDE DITCH



DRAIN DITCH CROSS SECTION D-D

DRAINAGE REPORT FOR LA RESERVA SUBDIVISION PHASE I-A

BY MARCO A. GONZALEZ P.E.
 A 75.63 acre tract of land out of lots 3, 6, 11, & 14, block 73, Engelman Resubdivision of the Missouri-Texas Land and Irrigation Company's Subdivision of land in Las Mesteñas Grant, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 6, page 28, map records, Hidalgo County, Texas and according to contributions special warranty deed, recorded under document number 2352293, official records, Hidalgo County, Texas. This subdivision is located on the southwest corner of the intersection of FM 2812 and Urestie Road and in the City of Edinburg, T.X. The proposed subdivision will consist of 99 residential lots for Phase I-A and 6 residential lots for Phase II.

The tract is Zone "C" and Zone "A" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000, with a LOMR dated May 17, 2001. A proposed Conditional Letter of Map Revision Based on Fill (CLMR-F) is being proposed with a Base Flood Elevation (BFE) of 72.00 feet to remove those areas from the Flood Zone "A" except for the road right of way. A letter of map revision based on fill (LOMR-F) must be approved by FEMA prior to recording of this plat.

The majority of the soil is Fine Sandy Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Surface runoff is medium. Permeability is moderate. Plasticity index has a range of 4-32. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q = 9.08 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 37.96 cubic feet per second for an increase of Q = 28.88 cubic feet per second. Detention will be 282,061.07 cubic feet (6.28 acre feet). Drainage will be obtained by excavating the 150.00' Hidalgo County Drainage District No.1 Drain Ditch right of way being dedicated by this plat. The street runoff will be collected by a storm sewer system consisting of 18", 24", & 30" pipes and Type "A" & Type "C-C" inlets that will discharge into the proposed drain ditch. A 24" bleeder line will be installed to outfall into the Hidalgo County Drainage District No.1 North Main Drain Lateral located north of the subdivision.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

NOTE:
 DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER

LEGEND
TOTAL DETENTION REQUIRED - 282,061.07 C.F.
TOTAL DETENTION EXCAVATED - 594,720.00 C.F.
 (168.0 S.F. X 3,540.00 L.F.)

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

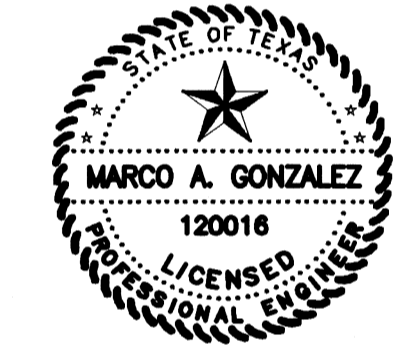
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

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

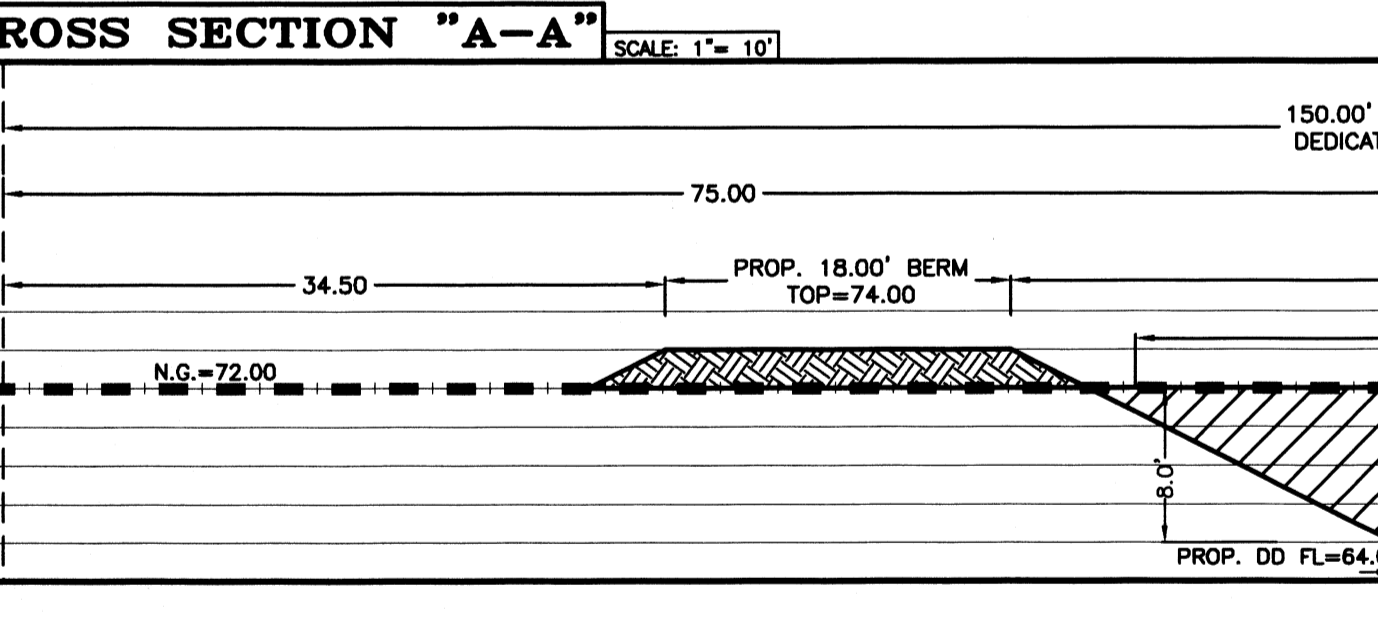
ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

SHEET NO. 6 OF 6 SHEETS
 FILENAME: F:\DATA\SUB\EDINBURG\LA RESERVA SUB. PH. I-A\PAVING-BLAT
 DATE PREPARED: 12-20-17 BY: M. GONZALEZ
 DATE REVIEWED: _____ BY: _____
 CHECKED BY: _____ APPROVED BY: _____

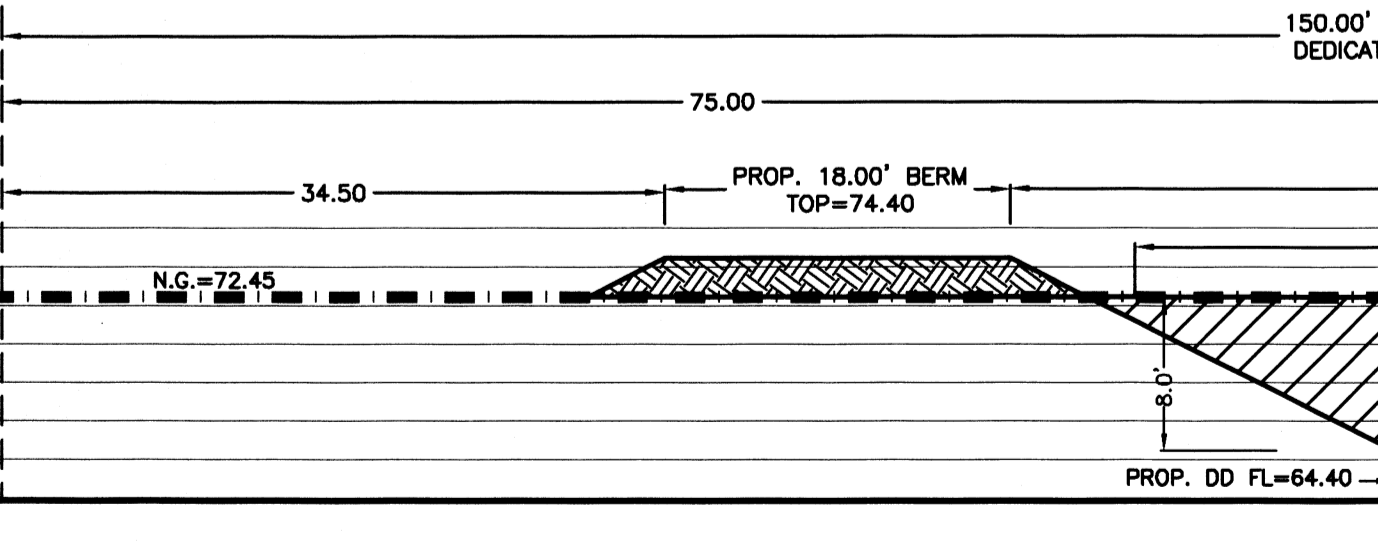
MARCO A. GONZALEZ
 P.E. No. 120016
 DATE: 5-30-18



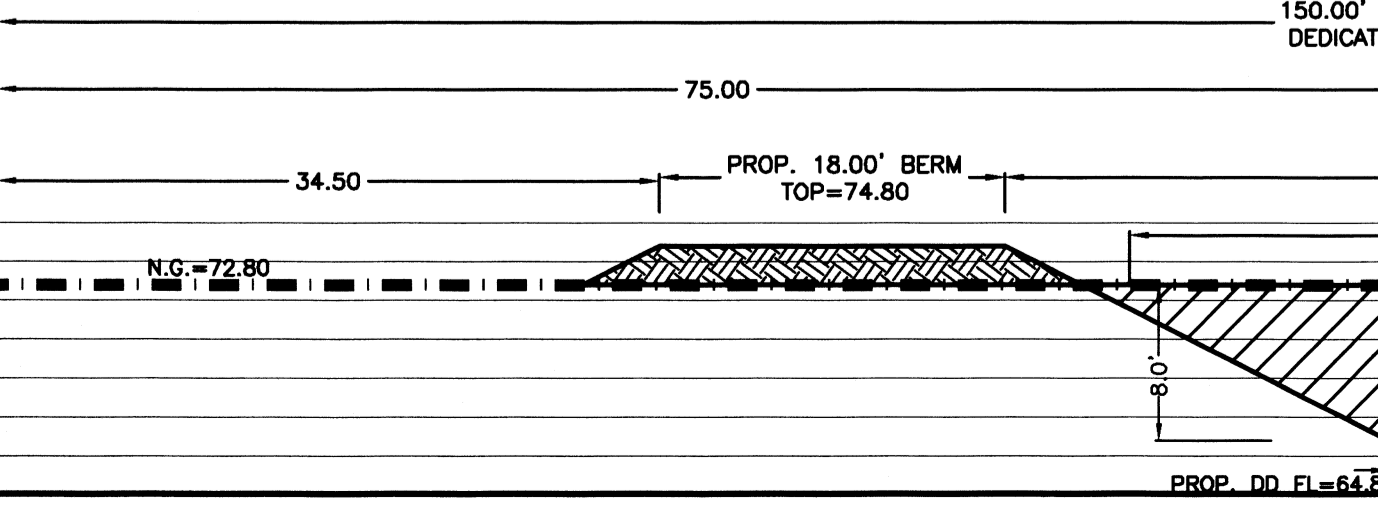
MARCO A. GONZALEZ
 P.E. No. 120016
 DATE: 5-30-18



CROSS SECTION "A-A"



CROSS SECTION "B-B"



CROSS SECTION "C-C"