



**Hidalgo County  
Planning  
Department**

**T.J. Arredondo, CFM**  
*Director of Planning*

**Main Office**

1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Engineering Projects Office**

902 N. Doolittle Road  
Edinburg, Texas 78542  
Phone (956) 292-7080  
Fax (956) 292-7089

**Precinct No. 1 Substation**

1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Phone (956) 968-4734  
Fax (956) 973-7850

**Precinct No. 3 Substation**

2401 N. Moorefield Road  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

THE STATE OF TEXAS

COUNTY OF HIDALGO

**APPLICATION AND AGREEMENT FOR PIPELINE OR  
UTILITY PERMIT**

Date: 8/14/18

North Alamo Water Supply Corp. (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name and Address of Applicant:  
North Alamo Water Supply Corp.  
420 S. Doolittle Rd.  
Edinburg, TX 78542
2. Name and Address of company or agency owning Pipeline or Utility (please indicate if same as Applicant):  
Same as Applicant
3. Name and Address of operator of Pipeline or Utility (please indicate if same as Applicant):  
Same as Applicant
4. Name and Address of contractor to install Pipeline or Utility:  
Benchmark Utility Contractors, Inc.



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5. Estimated date of installation of Pipeline or Utility:

As soon as permit is approved

6. Location of Pipelines or Utilities (Tract No., Survey, Abstract No.):

A 20.00 Acre Tract of land being all of Lot 1, Block 143, Re-subdivision of Blocks 128, 129, 132, 133, 134, 135, 143, 144 and 145, La Blanca Agricultural Subdivision "B", Hidalgo County, Texas, according to the plat of map thereof recorded in Volume 2, Page 51, Map Records Hidalgo County, Texas, and according to Warranty Deed with Vendor's Lien recorded under County Clerk's Document Number 2888664, Official Records, Hidalgo County, Texas.

7. Hidalgo County road right-of-way, property or property interest to be crossed:

South Side of Mile 14 1/2 North Road, approximately 1,348' east of FM 493.

8. Names and Addresses of fee owners of property involved and copy of Pipeline or Utility easements acquired:

North Alamo Water Supply Corp.

9. Number and size of lines:

1- 8" PVC waterline by boring 16" PVC casing



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10. Pressure (each line):

50 PSI

11. Content (each line):

Water

12. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:

No

13. Does Applicant have the Power of Eminent Domain?

No

14. Will the product be carried for hire or by the owner of the goods?

NAWSC / Bench Mark

15. Where is the origin of the line?

North Side of Mile 14 1/2 North Road

16. Where is the destination of the line?

South Side of Mile 14 1/2 North Road

17. Utility Crossing Coordinate X: 1137163.61 Y: 16621545.93

(NAD 83 Texas South FIPS 4205 feet)



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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

**Contact the Director of Hidalgo County Planning  
Department to discuss the scope of the project**

1. Please return the following for processing (in duplicate)
  - a. Permit application form.
  - b. Locator map.
  - c. Plans/profile of pipe or utility crossing.
  - d. Applicant's insurance certificate (in compliance with Schedule A).
  
2. Check payable to Hidalgo County Planning Department for appropriate fees(s) as required.

Hidalgo County Planning Department will attempt to process permit applications within a minimum of 30 days after receipt of the above required information.

All questions regarding this application should be addressed to the Director of Hidalgo County Planning Department.



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of the Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.



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7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of the Hidalgo County.

It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnity and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of the Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against the Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which the Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land



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upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.

9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.
10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that the Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.



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12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.

All permits fees must be submitted with the application for permit.

Permit fees submitted with this application for which pipeline or utility crossing are not approved by Hidalgo County Commissioners Court will be refunded to Applicant.

Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.



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15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.
18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.
19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.



**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

DATED this 7<sup>th</sup> day of September, 2018.

**Hidalgo County  
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**T.J. Arredondo, CFM**  
*Director of Planning*

Angelica Hinojosa  
(Name of Applicant – Printed or Typed)

By: Angelica Hinojosa  
Signature

Title: New Account Supervisor

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STATE OF TEXAS  
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,  
Angelica Hinojosa, on this 7<sup>th</sup> day of September, 2018,  
to which witness my hand and seal of office.



Susan J. Headley  
Notary Public for the State of Texas

My Commission Expires: 06/26/2021



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**APPROVAL OF APPLICATION BY  
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_. The above and foregoing Application for Pipeline and Utility  
Permit, and after consideration of the same by the Hidalgo County  
Commissioners Court, said Application and Agreement for Pipeline or  
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

\_\_\_\_\_  
Ramon Garcia, County Judge



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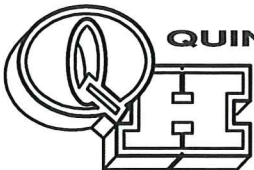
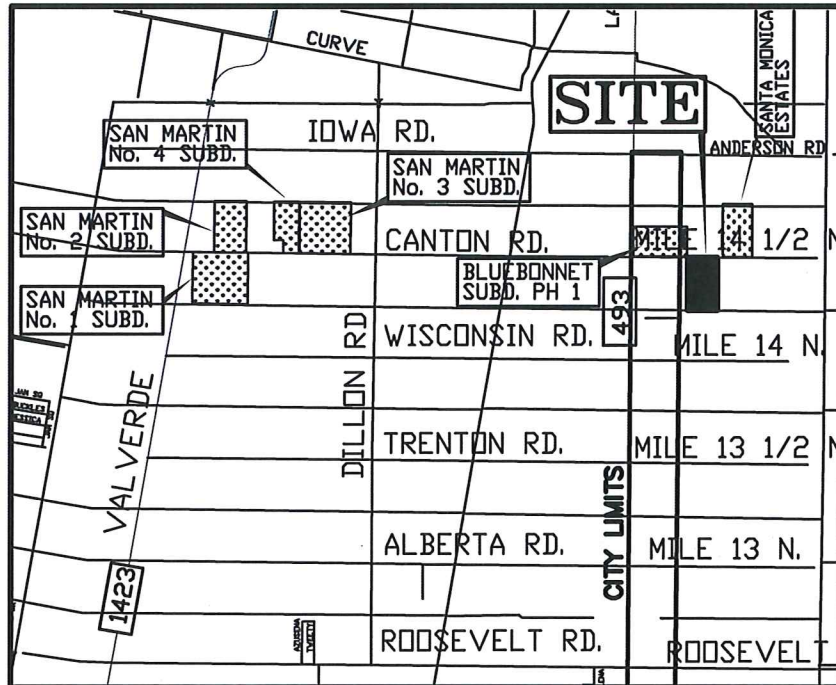
**EXHIBIT A**

(Please insert description of project location and supporting documents for proposed utility work)

# BLANQUITA ESTATES SUBDIVISION

## LOCATION MAP

SCALE: 1" = 3000'



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**CONSULTING ENGINEERS**

124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

**LAND SURVEYORS**

PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSOQ@QHA-ENG.COM



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
05/01/2018

PRODUCER THE KLEMENT AGENCY P.O. BOX 820 PROSPER TX 75078 (972) 562-7455	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.	
	INSURERS AFFORDING COVERAGE	NAIC #
INSURED BENCHMARK UTILITY CONTRACTORS, INC. 24165 W INTERSTATE 10 #217-610 SAN ANTONIO TX 78257	INSURER A: NAUTILUS INSURANCE	
	INSURER B: LIBERTY MUTUAL	23043
	INSURER C: TEXAS MUTUAL INS. CO.	22945
	INSURER D: TRAVELERS	41769
	INSURER E: EVANSTON INSURANCE	35378

### COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

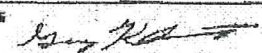
INSR LTR	ADDL INSTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR  GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO- <input type="checkbox"/> IJECT <input type="checkbox"/> LOC	NN916069	04/15/2018	05/15/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/PROP AGG \$ 2,000,000
B		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS  GARAGE LIABILITY <input type="checkbox"/> ANY AUTO	BAS1957185297	04/01/2018	04/01/2019	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
E		EXCESS / UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE  <input type="checkbox"/> DEDUCTIBLE RETENTION \$	AN051152	04/15/2018	04/15/2019	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$ \$
C		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below.	SBP0001304584-2018	04/07/2018	04/07/2019	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D		OTHER EQUIPMENT	660 2F257566	04/01/2018	04/01/2019	SCHEDULED 1,212,855 RENTED 100,000 DEDUCTIBLE 2,500

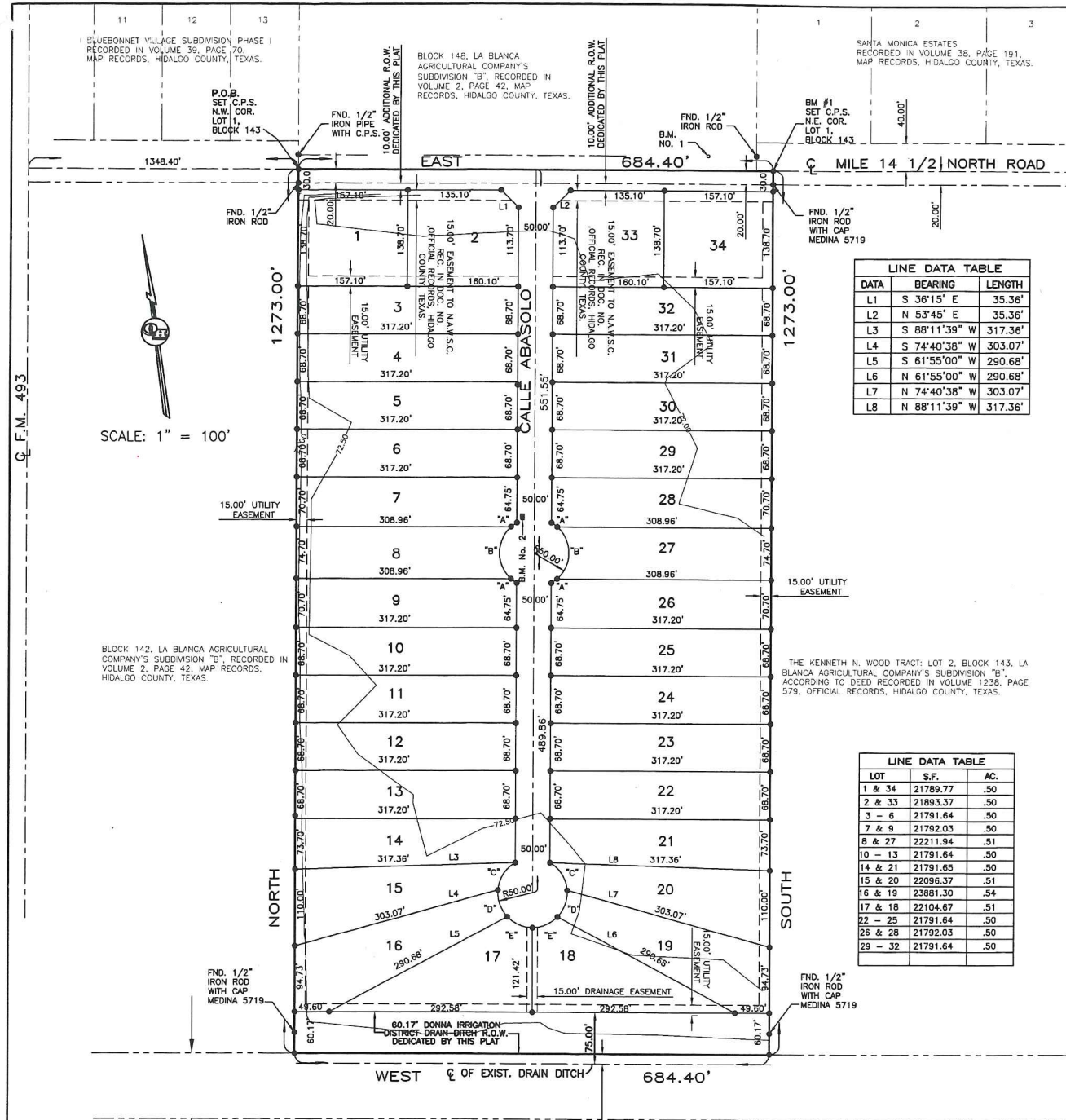
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS  
 CERTIFICATE HOLDER IS LISTED AS ADDITIONAL INSURED.

### CERTIFICATE HOLDER

### CANCELLATION

AI 113935

NORTH ALAMO WATER SUPPLY CORPORATION 420 S DOOLITTLE RD EDINBURG TX 78539	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.
	AUTHORIZED REPRESENTATIVE 



**INDEX OF SHEETS**

SHEET 1 - HEADING INDEX, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CITY OF DONNA MAYOR CERTIFICATION; CITY OF DONNA PLANNING DEPT. CERTIFICATION; HCD NO. 1 CERTIFICATION; NORTH ALAMO WSC STATEMENT; HEALTH DEPARTMENT CERTIFICATION; DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION; REVISION NOTES.

SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVISION CERTIFICATE & STATEMENT.

SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND CONSTRUCTION DETAILS, REVISION NOTES.

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

BLANQUITA ESTATES SUBDIVISION IS LOCATED IN MIDDLE HIDALGO COUNTY ABOUT 1348.40 FEET EAST OF THE INTERSECTION OF F.M. 493 ROAD AND ON THE SOUTH SIDE OF MILE 14 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,478-2015 CENSUS), BLANQUITA ESTATES SUBDIVISION LIES APPROXIMATELY NEXT TO THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER:	PEMBEL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP BY CAYDAN INVESTMENTS, INC., AS GENERAL PARTNER KEVIN CAMPBELL, PRESIDENT	1203 E. TYLER HARLINGEN, TX 78550	(956) 428-6607	(956) 428-6658
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS EDINBURG, TX 78539	(956) 381-6480	(956) 381-0527
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS EDINBURG, TX 78539	(956) 381-6480	(956) 381-0527

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
- LEGEND - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM BUILDING SETBACK LIMITS:  
FRONT 14 1/2 MILE: 30.00'  
FRONT: 25.00'  
REAR: 15.00'  
SIDE: 6.00'  
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
- 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 54,880.00 CUBIC FEET (1.28 ACRES 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.
- 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
B.M. No. 1: ELEV. 73.65 = COTTON PICKER SPINDLE SET IN POWER POLE LOCATION 84.0 FEET WEST AND 20.0 FEET NORTH FROM THE NORTHEAST CORNER OF THIS SUBDIVISION N.A.V.D. 88 DATUM.  
B.M. No. 2: ELEV. 72.15 = LOCATED ON TOP OF INLET LOCATED NEAR THE SOUTHEAST CORNER OF LOT 7 OF THIS SUBDIVISION N.A.V.D. 88 DATUM.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 2.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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.
- PEMBEL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP BY CAYDAN INVESTMENTS, INC., THE OWNER & SUBDIVIDER OF THIS SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCCO AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

**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 lands 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. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

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

IN WITNESS WHEREOF the said Grantor executed this instrument  
this \_\_\_ day of \_\_\_, 20\_\_.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

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

PEMBEL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP BY CAYDAN INVESTMENTS, INC., AS GENERAL PARTNER  
KEVIN CAMPBELL, PRESIDENT  
1203 E. TYLER  
HARLINGEN, TX 78550

ALFONSO QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM

**SUBDIVISION PLAT OF:**  
**BLANQUITA ESTATES**  
**SUBDIVISION**

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 143, RE-SUBDIVISION OF BLOCKS 128, 129, 132, 133, 134, 135, 143, 144, AND 145, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2888664, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 143, RE-SUBDIVISION OF BLOCKS 128, 129, 132, 133, 134, 135, 143, 144, AND 145, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2888664, 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 SET IN THE CENTERLINE OF MILE 14 1/2 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 143, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF LOT 1, BLOCK 143, AND THE CENTERLINE OF MILE 14 1/2 NORTH ROAD, A DISTANCE OF 684.40 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 143, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE EAST LINE OF LOT 1, BLOCK 143, PASSING A 1/2" IRON ROD WITH CAP STAMPED MEDINA 5719 FOUND AT 30.00 FEET FOR THE TOE OF A DRAIN DITCH, CONTAINING A 1/2" IRON ROD FOUND AT 1.253.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 14 1/2 NORTH ROAD, A TOTAL DISTANCE OF 1,273.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 143, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE SOUTH LINE OF LOT 1, BLOCK 143, A DISTANCE OF 684.40 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 143, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE WEST LINE OF LOT 1, BLOCK 143, PASSING A 1/2" IRON ROD WITH CAP STAMPED MEDINA 5719 FOUND AT 30.00 FEET FOR THE TOE OF A DRAIN DITCH, CONTAINING A 1/2" IRON ROD FOUND AT 1.253.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 14 1/2 NORTH ROAD, A TOTAL DISTANCE OF 1,273.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA MONICA ESTATES, RECORDED IN VOLUME 38, PAGE 191, 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: 9-28-2016

**STATE OF TEXAS**  
**COUNTY OF HIDALGO**

CLARISSA ANNETTE QUINTANILLA  
Notary Public  
My Commission Expires  
November 04, 2021

CLARISSA ANNETTE 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 BLANQUITA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE

Hidalgo County Judge \_\_\_\_\_ date  
Hidalgo County Clerk \_\_\_\_\_ date

**CITY OF DONNA, TX**  
**CERTIFICATE OF PLAT APPROVAL**  
**UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE BLANQUITA ESTATES SUBDIVISION WAS RECEIVED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON \_\_\_\_\_ DATE

Mayor of the City of DONNA \_\_\_\_\_ Date  
Secretary of the City of DONNA \_\_\_\_\_ Date

**DONNA IRRIGATION DISTRICT**

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

**APPROVAL OF THE PLANNING COMMISSION OF THE CITY:**

THIS PLAT TROY SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ATTEST: SECRETARY \_\_\_\_\_ BY: CHAIRMAN PLANNING COMMISSION \_\_\_\_\_

**APPROVED BY DRAINAGE DISTRICT:**

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 THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M., GENERAL MANAGER \_\_\_\_\_ 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.

ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE: 9-28-2016

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

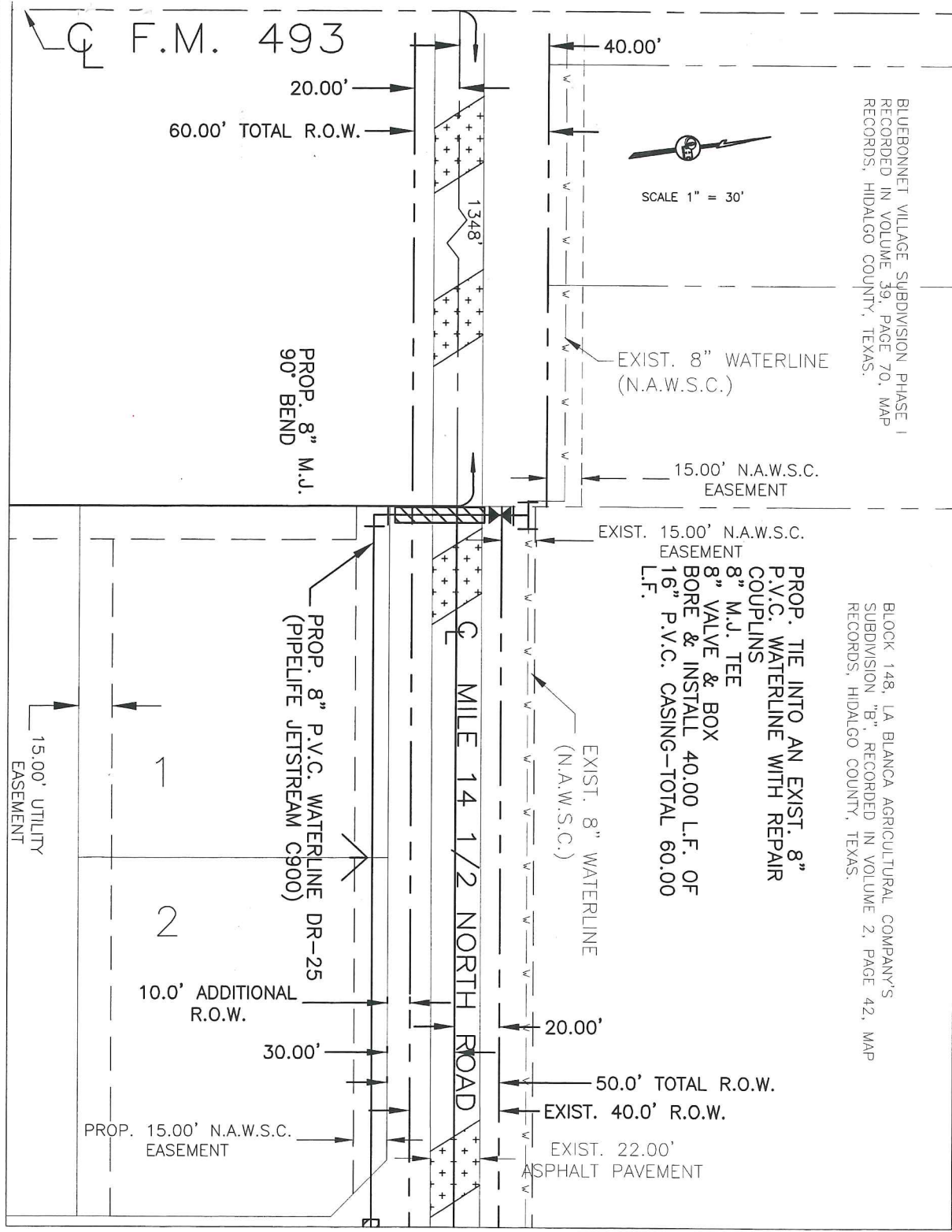
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

DATE OF PREPARATION: APRIL 12, 2016

SHEET NO. 1  
OF 2 SHEETS

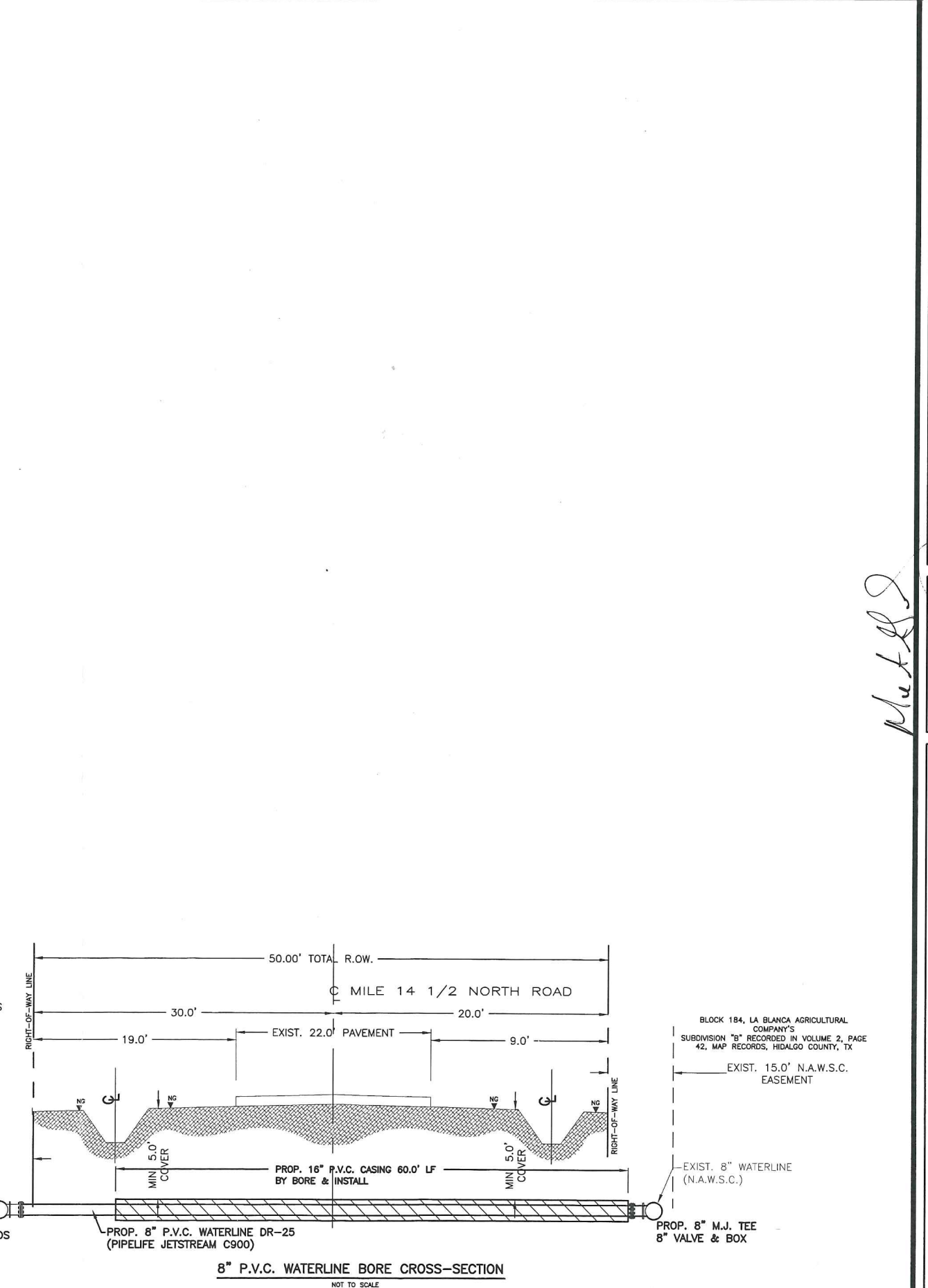
FILED	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	04-12-2016	ALFONSO QUINTANILLA		



BLUEBONNET VILLAGE SUBDIVISION PHASE I  
 RECORDED IN VOLUME 39, PAGE 70, MAP  
 RECORDS, HIDALGO COUNTY, TEXAS.

BLOCK 148, LA BLANCA AGRICULTURAL COMPANY'S  
 SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP  
 RECORDS, HIDALGO COUNTY, TEXAS.

PROF. TIE INTO AN EXIST. 8"  
 P.V.C. WATERLINE WITH REPAIR  
 8" M.J. TEE  
 8" VALVE & BOX  
 BORE & INSTALL 40.00 L.F. OF  
 16" P.V.C. CASING-TOTAL 60.00  
 L.F.

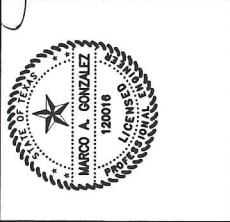


**8" P.V.C. WATERLINE BORE CROSS-SECTION**  
 NOT TO SCALE

F:\DATA\SUBD.\HC\BLANQUITA EST. SUBD.\WATER			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
8-16-18	M. GONZALEZ		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

JOB NO.	8-16-18
DATE	
REVISION	1"=30'
SCALE	
DRAWN BY	MG
SHEET	

**BLANQUITA ESTATES SUBDIVISION  
 WATER CROSSING EXHIBIT**



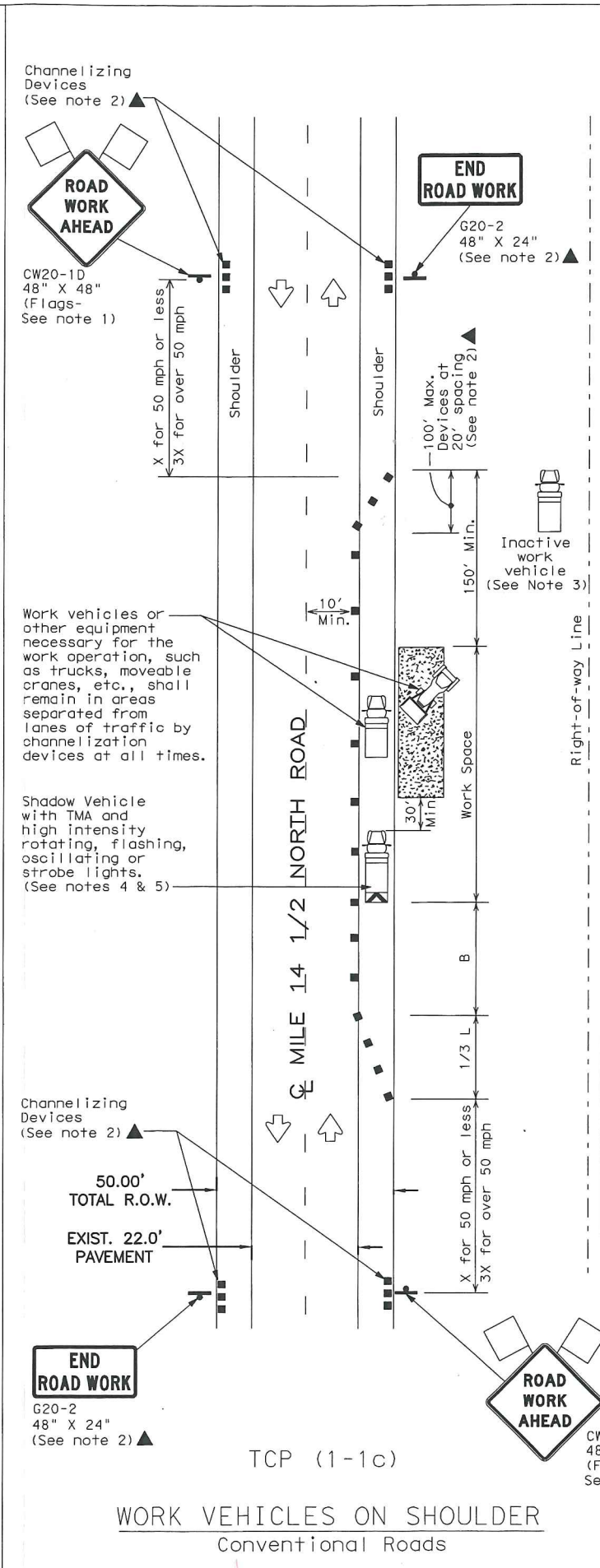
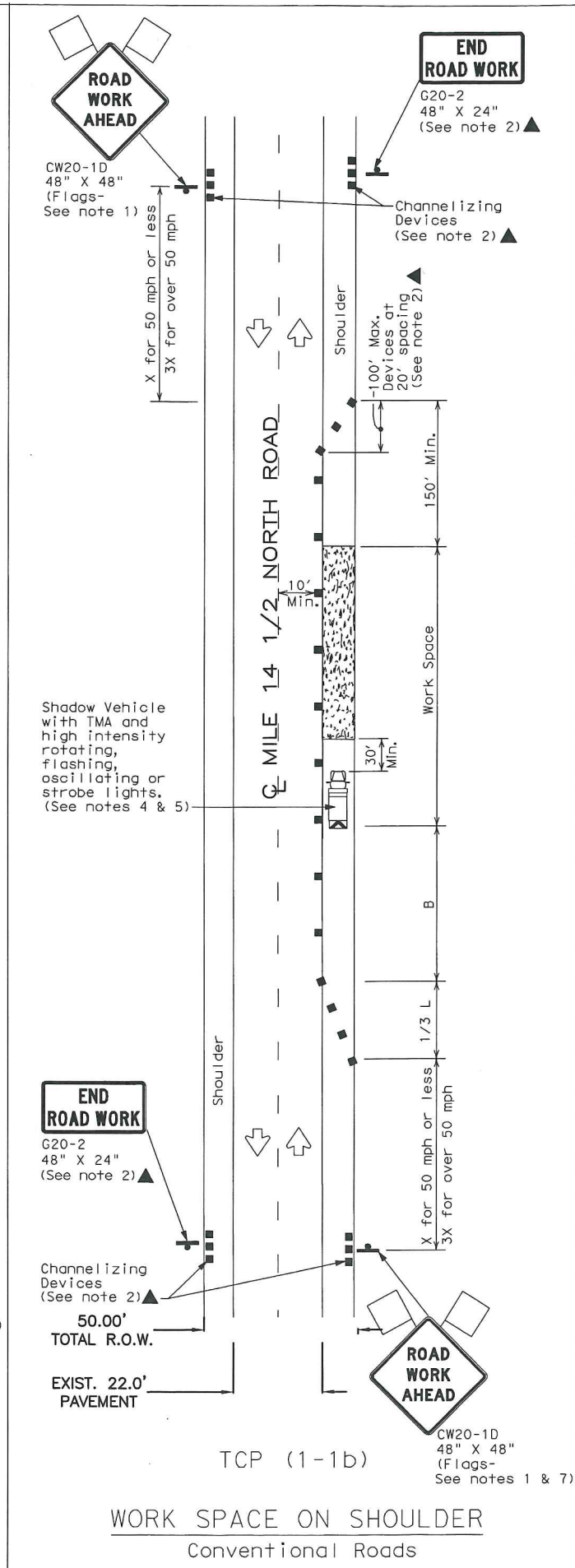
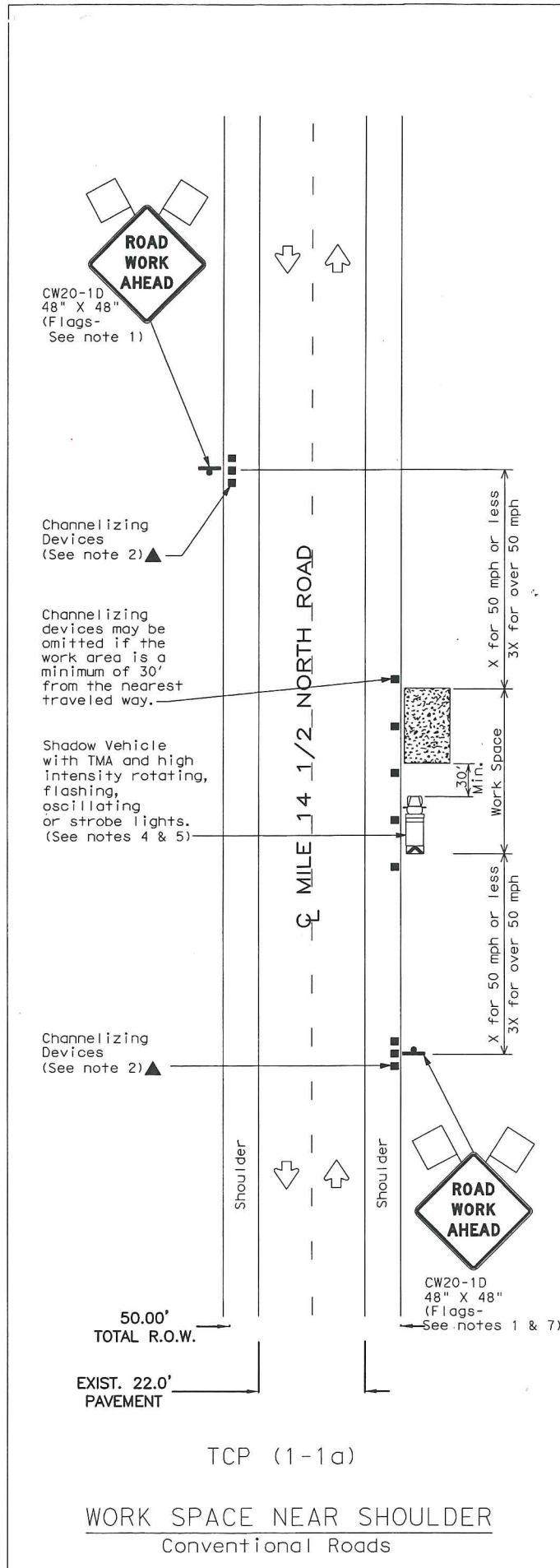
*Marco A. Gonzalez*

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

**LAND SURVEYORS**  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 OFFICE@QHAENGINEERING.COM

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DATE: FILE:



**LEGEND**

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "x" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

\* Conventional Roads Only  
\*\* Taper lengths have been rounded off.  
L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

**TYPICAL USAGE**

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

**GENERAL NOTES**

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
- CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

**Texas Department of Transportation**  
Traffic Operations Division

**TRAFFIC CONTROL PLAN**  
CONVENTIONAL ROAD  
SHOULDER WORK

**TCP (1-1) - 12**

© TxDOT December 1985		DN: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
REVISIONS					
2-94	2-12	CONT	SECT	JOB	HIGHWAY
8-95					
1-97		DIST		COUNTY	SHEET NO.
4-98					
151					