



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-01-2019

PROPOSED LA RESERVA PHASE 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 SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY AN EXISTING 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. FINAL APPROVAL DATE: 6-06-2019 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-07-19 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF's HAVE BEEN INSTALLED

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

H.C.E.O.C. FINAL APPROVAL DATE: 6-18-2019 : 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: JULY 3, 2018

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

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 62.51 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 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 CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2964039, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

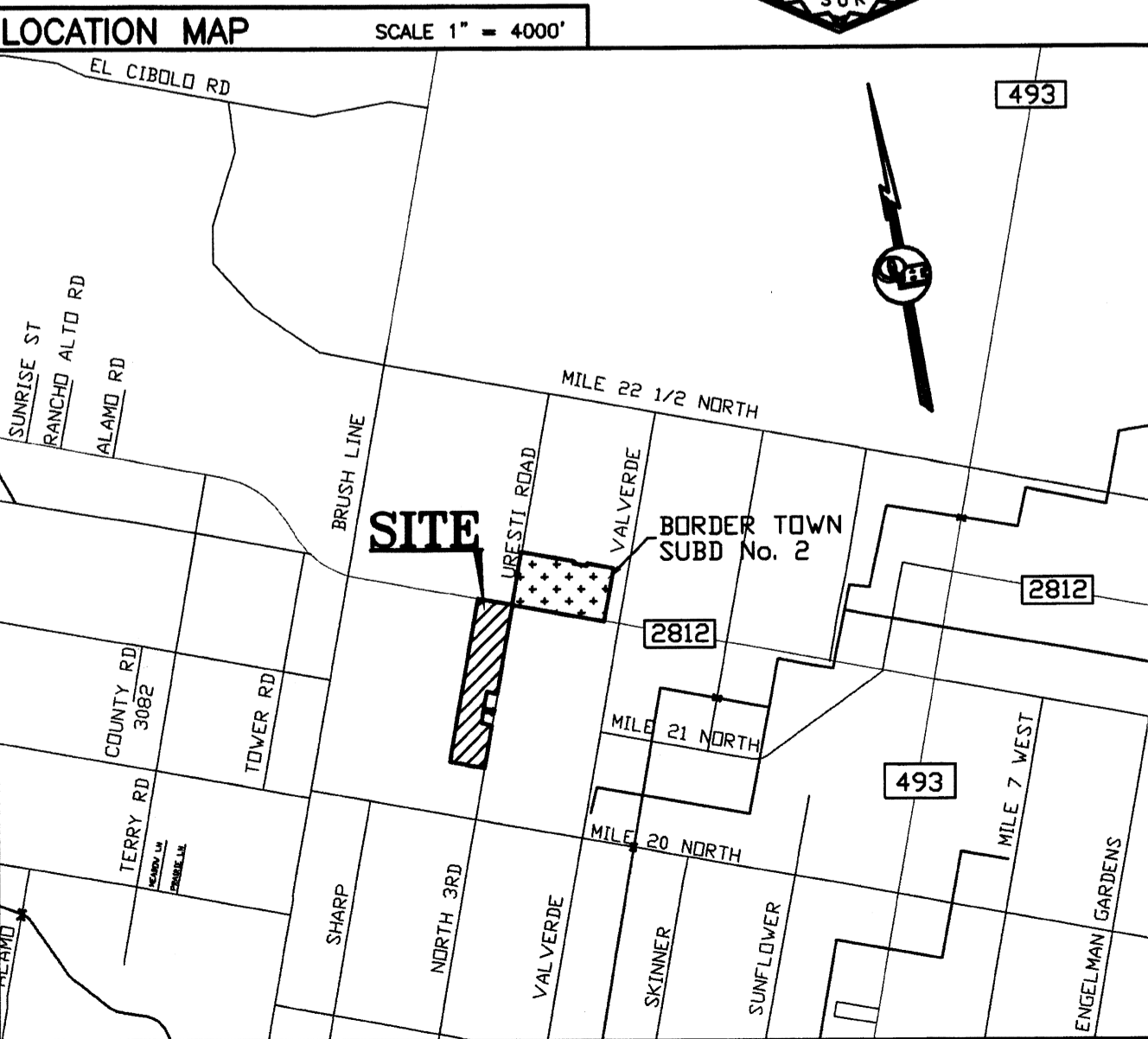
METES AND BOUNDS

A 62.51 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 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 CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2964039, 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 2,198.26 FEET TO A COTTON PICKER SPINDLE SET FOR AN EXTERIOR CORNER OF THIS TRACT.

STATE OF TEXAS COUNTY OF HIDALGO

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE 2nd DAY OF MARCH, 2017.



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: LA RESERVA PHASE I, LTD. Address: 2912 S. JACKSON RD. City & Zip: MCALLEN, TX 78503. Phone: (956)620-9400. Fax: (956)620-9400.

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. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN COMMUNITY PANEL NO. 480334 0325 D EFFECTIVE DATE: NOVEMBER 16, 1982. THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 2.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE 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.
- 3.- LEGEND: - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 4.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 5.- SETBACKS: FRONT ..... 25.00 FEET FRONT (LOTS 1-12, 58-65, & 89-98) ..... 50.00 FEET REAR ..... 15.00 FEET SIDE ..... 5.00 FEET CORNER SIDE ..... 10.00 FEET CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET ..... 20.00 FEET GARAGE SETBACK ..... 18.00 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOG, 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.
- 7.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT (MASTER PLAN 79.65 ACRES) WILL BE REQUIRED TO DETAIN A TOTAL OF 282,061.07 CUBIC FEET ( 6.48 ACRE FEET) OF STORM WATER RUNOFF. REGIONAL DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SET DRAINAGE RETENTION ON SHEET No. 6. (75.63 ACRES) PHASE I-A - 287,825.22 cubic feet (6.15 acre-feet) (4.02 ACRES) PHASE II - 14,235.85 cubic feet (0.33 acre-feet) (79.65 ACRES) TOTAL= 282,061.07 cubic feet (6.48 acre-feet)
- 8.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. No. 1 - ELEV=72.72, TOP OF COTTON PICKER SPINDLE FOUND ON THE SOUTHEAST CORNER OF THE SUBDIVISION, N.A.V.D. 88 DATUM. B.M. No. 2 - ELEV=72.75, TOP OF INLET FOUND ON THE NORTHWEST CORNER OF LOT 20 OF THE SUBDIVISION, N.A.V.D. 88 DATUM. B.M. No. 3 - ELEV=72.50, TOP OF INLET FOUND ON THE NORTHWEST CORNER OF LOT 49 OF THE SUBDIVISION, N.A.V.D. 88 DATUM.
- 9.- 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.
- 10.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 13 THROUGH 57 AND LOTS 68 THROUGH 88.
- 11.- DRIVEWAY FOR LOT 1 SHALL BE CONSTRUCTED ON THE SOUTHEAST CORNER OF LOT 1. LOT 1 SHALL HAVE ACCESS TO URESTI ROAD AND WILL NOT BE ALLOWED ACCESS ONTO FM 2812.
- 12.- 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.
- 13.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. B. EACH LOT ON THIS PLAT COMPLEX WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 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 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- 15.- NO ACCESS SHALL BE PERMITTED FOR LOTS 1, 23, & 24 ON TO FM 2812
- 16.- 100% OF PARKLAND FEE (\$300.00) PER LOT HAS BEEN PAID BY DEVELOPER
- 17.- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- 18.- A 5.0' SIDEWALK IS REQUIRED ON ALL INTERIOR STREETS AS PER CITY OF EDINBURG CONSTRUCTION STANDARDS MANUAL LATEST EDITION OR AS PER CITY ENGINEER AT BUILDING PERMIT STAGE
- 19.- THE PURCHASER OF EACH LOT ALONG URESTI ROAD (LOTS 1-12, 58-65, & 89-98) SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH
- 20.- LOTS 1-12, 58-65, & 89-98 CAN BE USED FOR COMMERCIAL OR RESIDENTIAL
- 21.- A FIVE (5.0') FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- 22.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 23.- LOTS 12, 58, 97, & 98 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO URESTI ROAD UNLESS UTILIZED FOR COMMERCIAL USE. IF THE ABOVE LOTS ARE UTILIZED FOR COMMERCIAL USE AND HAVE DOUBLE FRONTAGE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS AND ALONG ALL INTERNAL STREETS (SAN DIEGO AVENUE & SAN DOMINGO AVENUE) TO DENY ACCESS ONTO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 21 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENTS.

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 Aramo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, on 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 center line thereof being the pipeline installed, 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. 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 2th day of JUNE 2019.

LA RESERVA PHASE I, LTD BY: WILLIAM A. SCHWARZ 2912 S. JACKSON RD. MCALLEN, TX 78503

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...

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

INDEX OF SHEETS

Table with 4 columns: SHEET, 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, H.C.D.D. No. 1 CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, RIGHT OF WAY DEPARTMENT CERTIFICATE, REVISION NOTES. Rows 1-6.

REVISION NOTES table with columns: No., Sheet, REVISION, Date, Approved.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 REGISTRATION NUMBER F-1513 PHONE 956-381-6480 FAX 956-381-0527 ALFONSO@QHA-ENG.COM

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

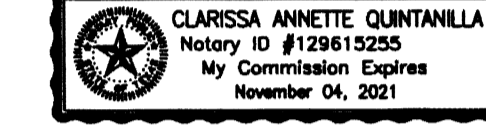
WE, WILLIAM A. SCHWARZ, LA RESERVA PHASE I, LTD, AS OWNER OF THE 62.51 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA RESERVA SUBDIVISION PHASE I-A, HEREBY SUBDUOME THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT: (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

LA RESERVA PHASE I, LTD BY: WILLIAM A. SCHWARZ, MEMBER ADDRESS: 2912 S. JACKSON RD. MCALLEN, TX 78503

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared WILLIAM A. SCHWARZ, LA RESERVA PHASE I, LTD proved to me through her 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 purposes and consideration thereby expressed.

Given under my hand and seal of office this 5th day of JUNE, 2019.



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 20th day of JUNE, 2019.

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.

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



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

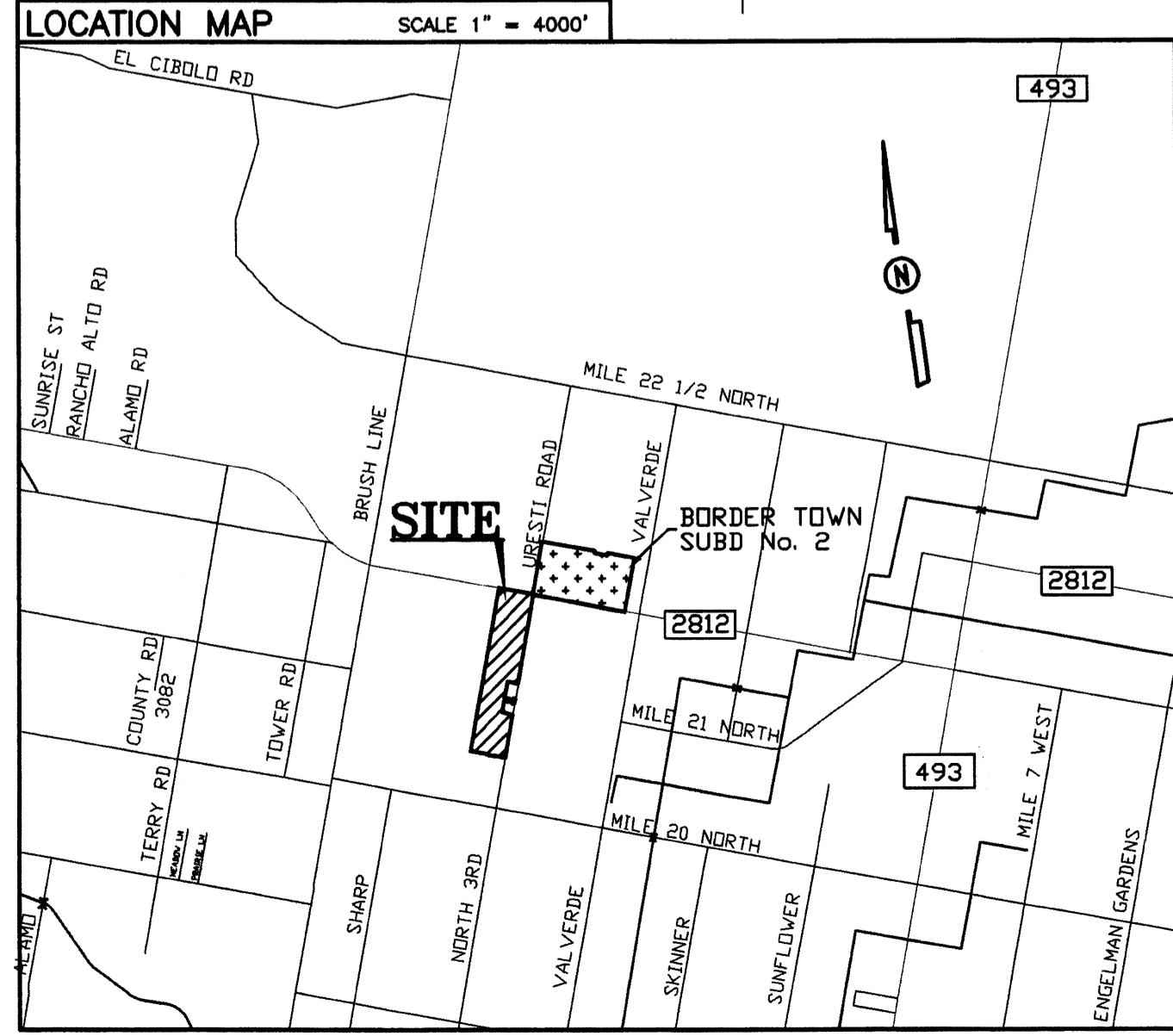
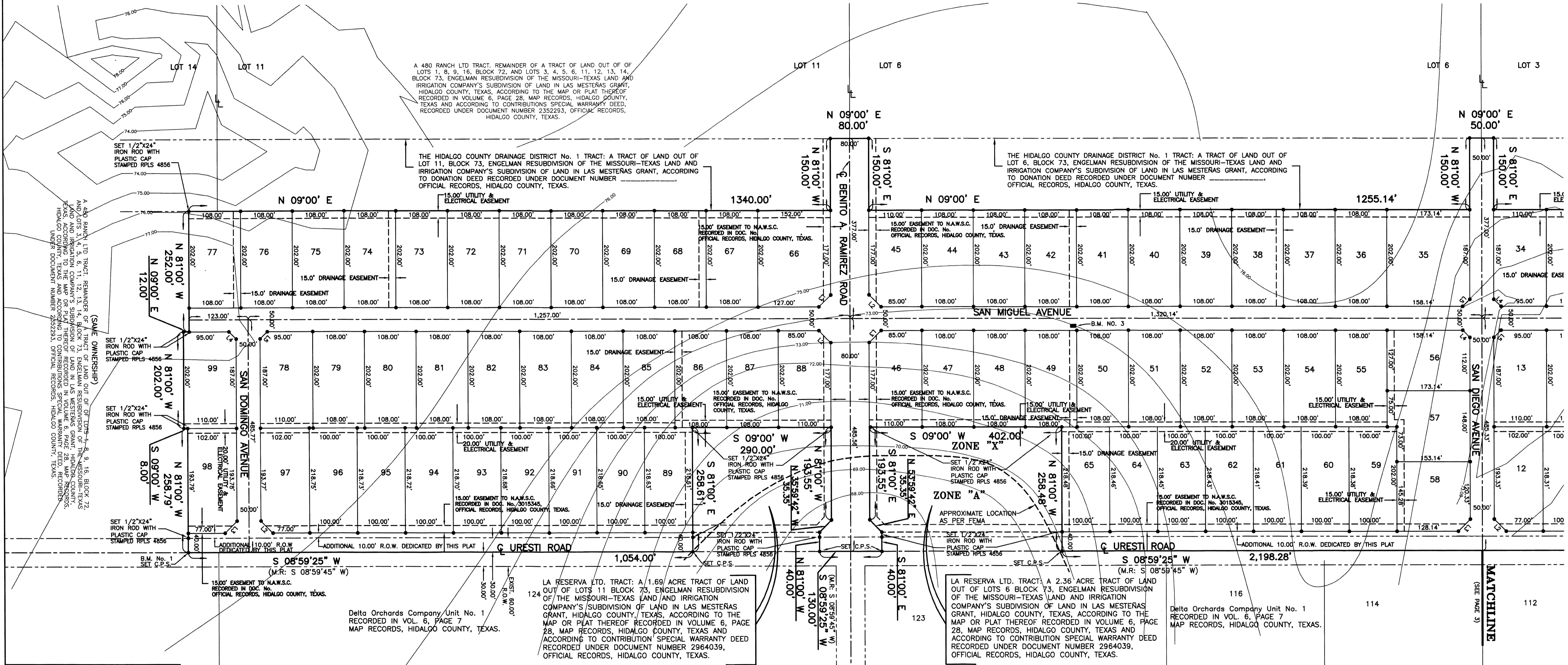
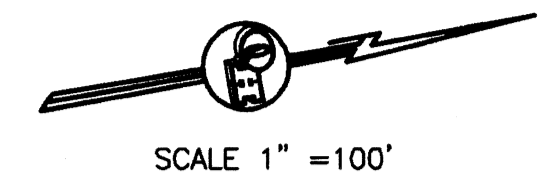
ON: AT AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS BY: DEPUTY

FILENAME: F:\DATA\SUBD\EDINBURG\LA RESERVA SUBD\PLAT DATE PREPARED: MARCH 2, 2017 PREPARED BY: M. GONZALEZ CHECKED BY: APPROVED BY: DATE REVISED: REVISED BY: CHECKED BY: APPROVED BY: SHEET NO. 1 of 6

DATE OF PREPARATION: MARCH 2, 2017

SUBDIVISION PLAT OF:  
**LA RESERVA SUBDIVISION PHASE I-A**

A 62.51 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 CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2964039, 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  
DATE 3-2-17

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 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: TYLER STONE, MANAGING MEMBER	900 EAST LAKEVIEW DRIVE	MOULLEN, TX 78051	(956)620-9400	
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 LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO



*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE 6-5-19

**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 P-1513 OFFICE@QHAENGINEERING.COM

AREA DATA TABLE

LOT	S.F.	AC.
1	23428.22	0.54
2	21814.41	0.50
3	21816.13	0.50
4	21817.85	0.50
5	21819.57	0.50
6	21821.29	0.50
7	21823.01	0.50
8	21824.73	0.50
9	21826.45	0.50
10	21828.17	0.50
11	21829.89	0.50
12	21955.76	0.50
13	22107.50	0.51
14-22	21816.00	0.50
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25-33	21816.00	0.50
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AREA DATA TABLE

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66	30391.50	0.70
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79-87	21816.00	0.50
88	21907.50	0.50
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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
98	22003.62	0.51
99	22107.50	0.51

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 38°00'18" E	70.72'
L2	N 54°00'00" E	35.36'
L3	N 38°00'00" W	35.36'
L4	N 54°00'00" W	21.21'
L5	N 38°00'00" W	21.21'

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

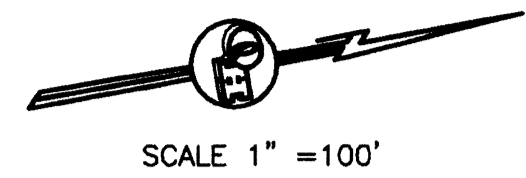
FILENAME: F:\DATA\SUBD\EDINBURG\LA RESERVA SUBD\PLAT

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 2, 2017	M. GONZALEZ		
DATE REVIEWED	REVIEWED BY	CHECKED BY	APPROVED BY
08-14-18	JULIUS CYRUS		

SHEET NO.  
2 of 6

SUBDIVISION PLAT OF:  
**LA RESERVA SUBDIVISION PHASE I-A**

A 62.51 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 CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2964039, 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.

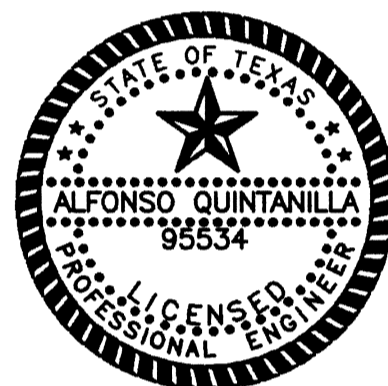


*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

3-2-17  
DATE

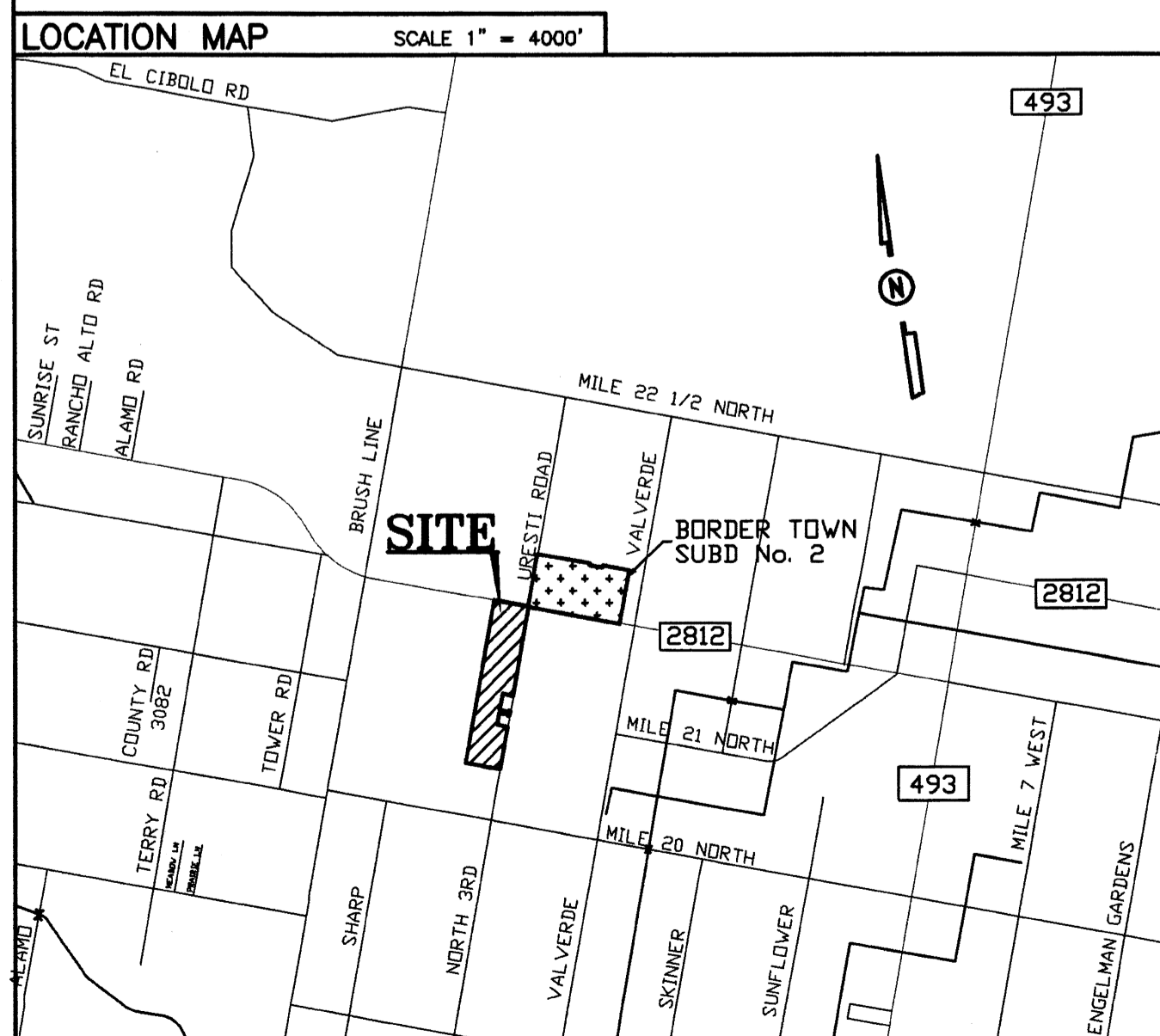
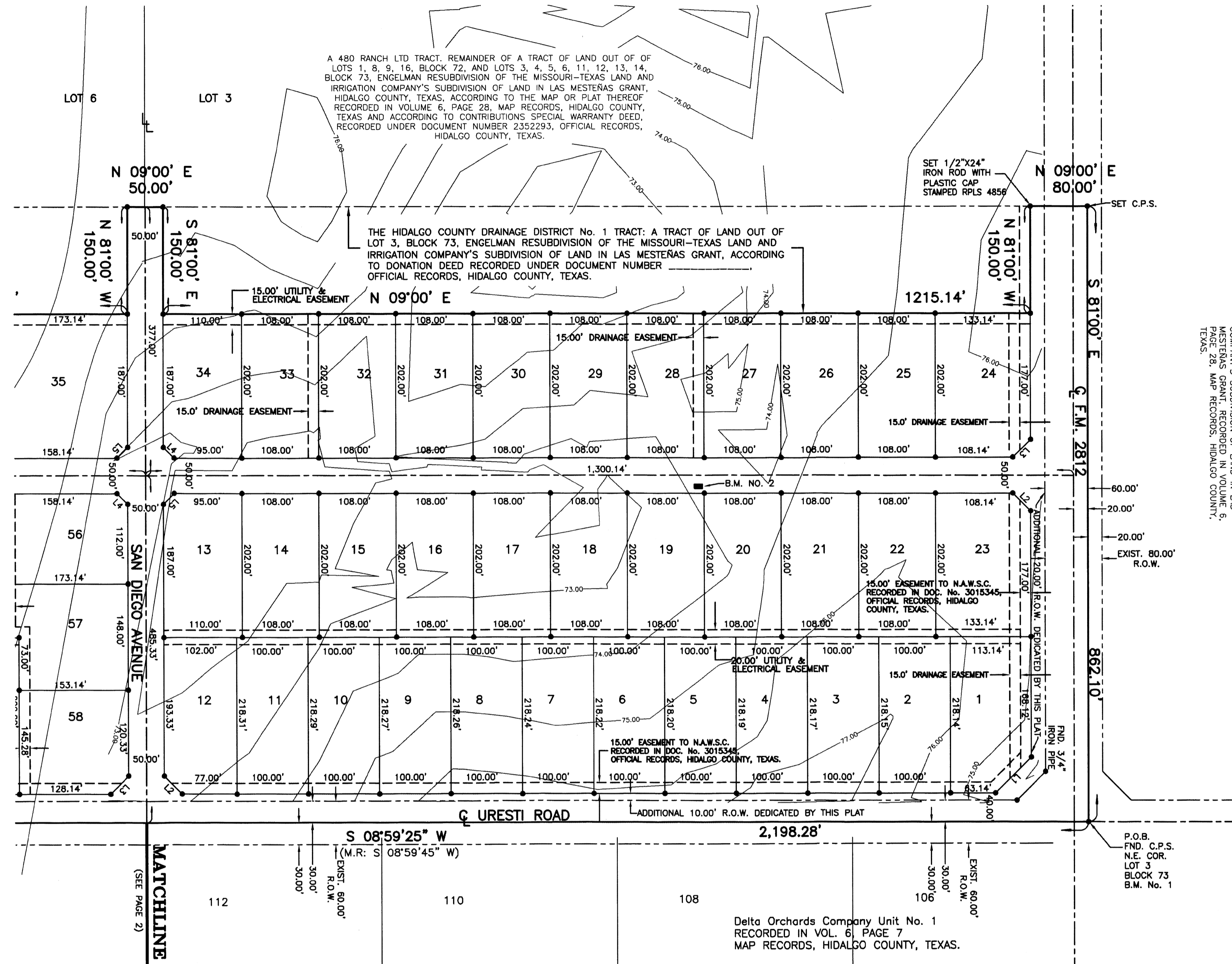
STATE OF TEXAS  
COUNTY OF HIDALGO

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



*Alfonso Quintanilla P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 95534

6-5-19  
DATE



**JURISDICTION 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: TYLER STONE, MANAGING MEMBER	900 EAST LAKEVIEW DRIVE	McAllen, TX 78501	(956)620-9400	
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

**AREA DATA TABLE**

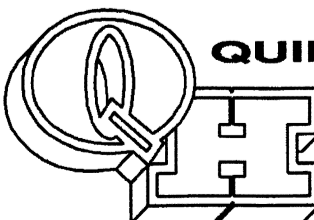
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**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. EDINBURG, TEXAS 78539  
REGISTRATION NUMBER F-1513

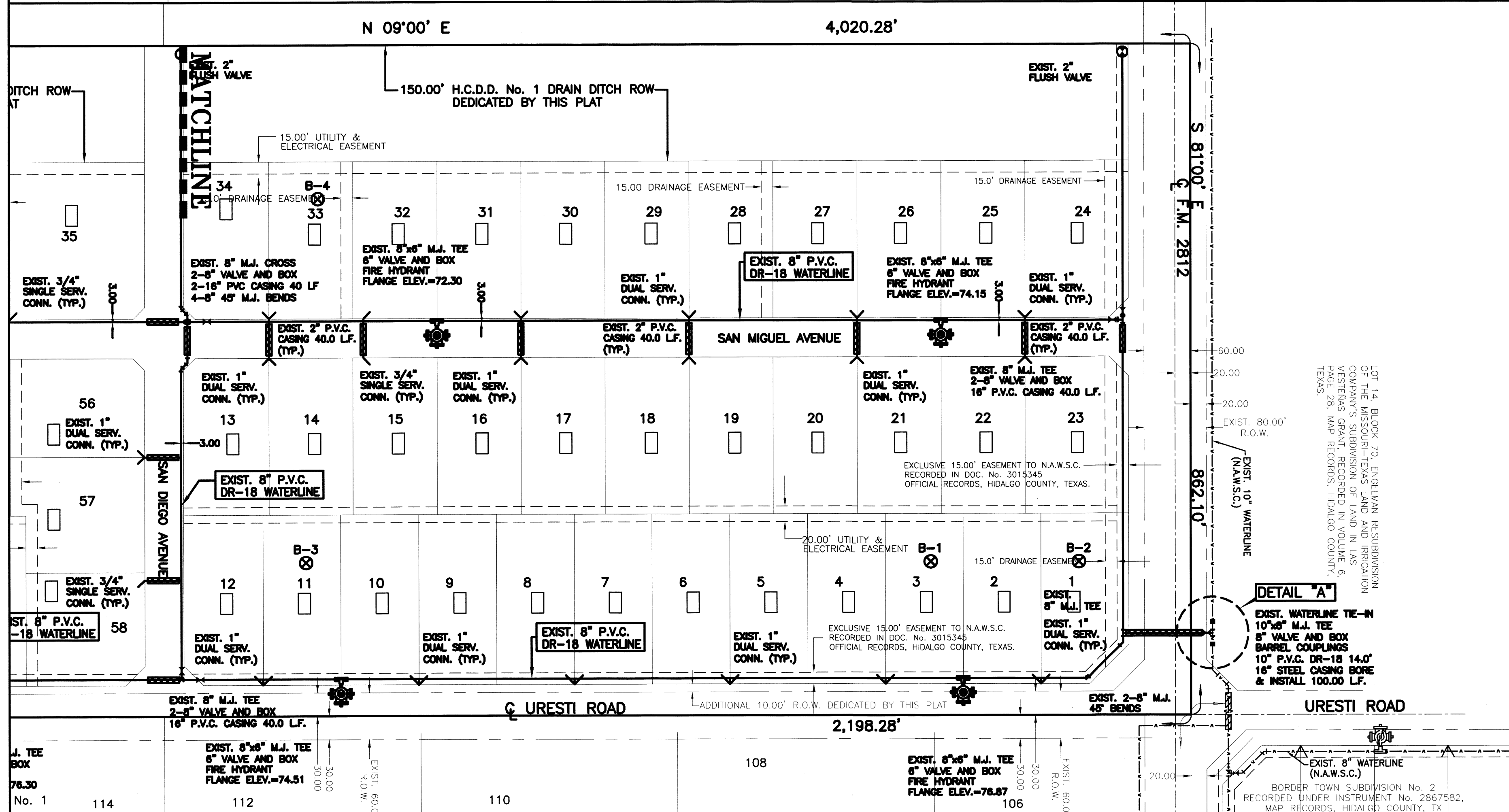
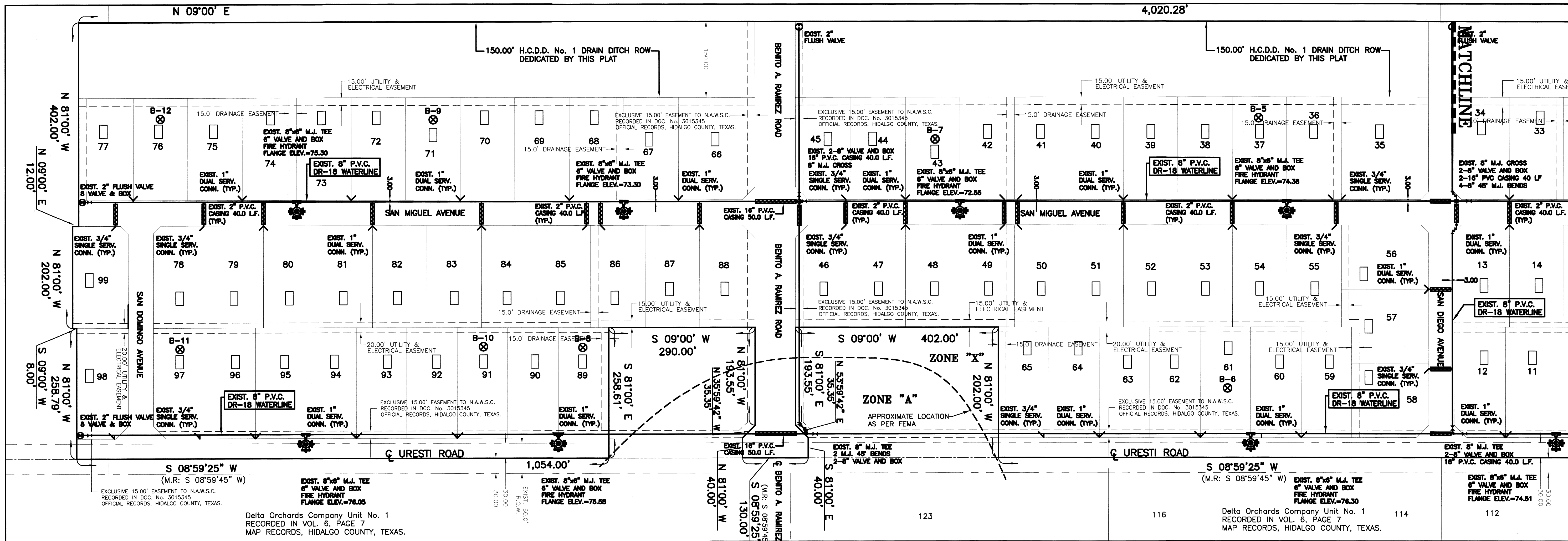
DATE OF PREPARATION: MARCH 2, 2017

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

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

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBD_EDINBURG\LA RESERVA SUBD\PLAT	MARCH 2, 2017	M. GONZALEZ		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

**SHEET NO.**  
3 of 6



### 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.

**SUBDIVIDER CERTIFICATION**  
 I, by completing the improvements described on the plat, subdivider will comply with minimum state standards and that (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

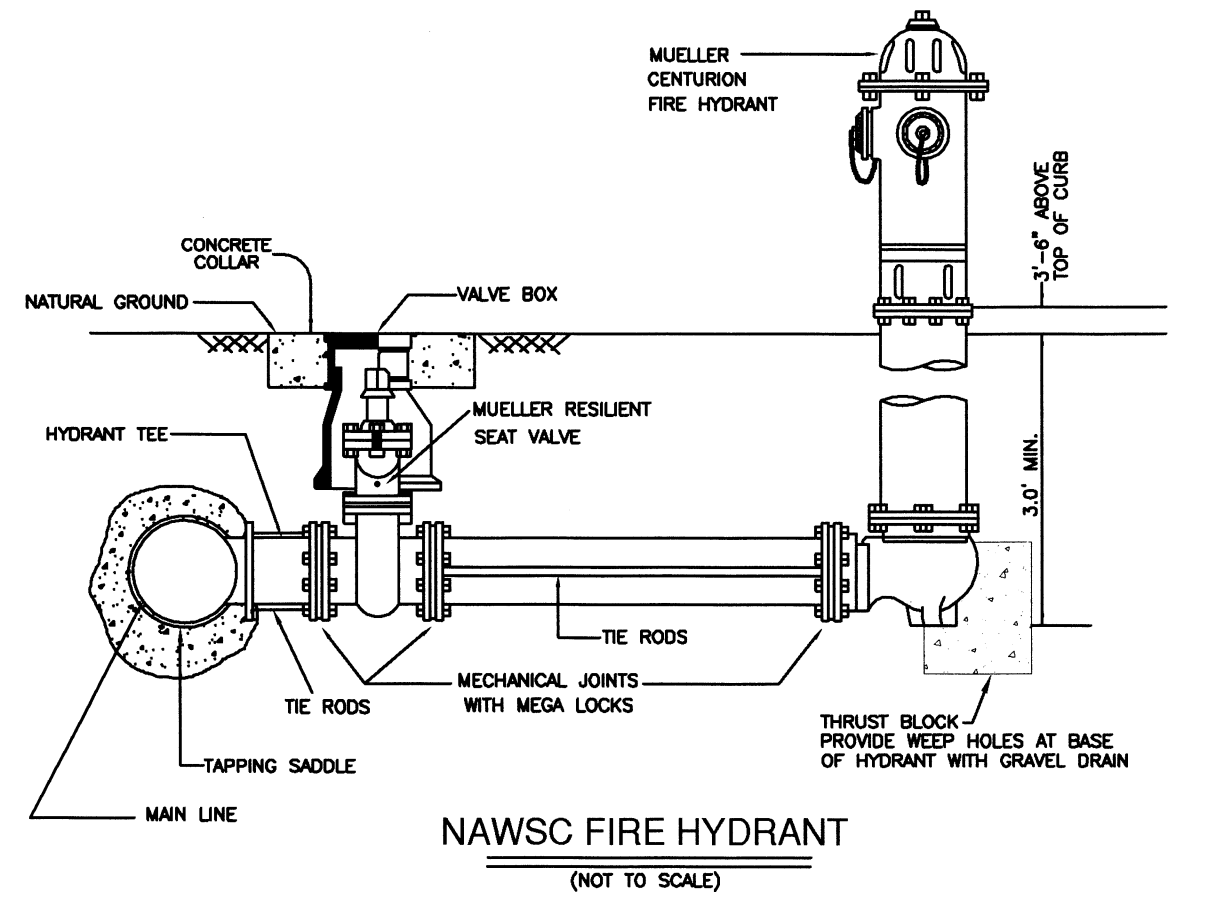
**SUBDIVIDER STATEMENT:**  
 I, (WE), **WILLIAM A. SCHWARZ, LA RESERVA PHASE I, LTD** SUBDIVIDERS OF LA RESERVA SUBDIVISION PHASE I-A HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING 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.

**BEFORE ME,** the undersigned notary public, on this day personally appeared **WILLIAM A. SCHWARZ, LA RESERVA PHASE I, 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 6-5-19 day of JUNE, 2019.

**CLARISSA ANNETTE QUINTANILLA**  
 Notary ID #128618255  
 My Commission Expires November 04, 2021

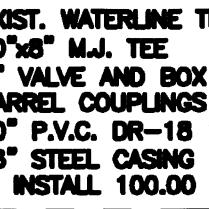
**CLARISSA ANNETTE QUINTANILLA**  
 Notary Public

**ALFONSO QUINTANILLA**  
 P.E. 95534



NAWSC FIRE HYDRANT (NOT TO SCALE)

#### DETAIL "A"



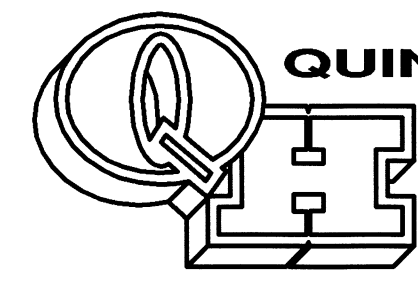
DETAIL "A"

LOT 14, BLOCK 70, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTENAS GRANT, RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**COST ESTIMATE**

WATER DISTRIBUTION:	\$315,400.00
DRAINAGE IMPROVEMENTS:	\$605.00.00
PAVING IMPROVEMENTS:	\$666,190.00
SEPTIC TANK (OSSF):	\$143,550.00

**B-1 TEST BORINGS**  
 SEPTIC TANK (OSSF)



### QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

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

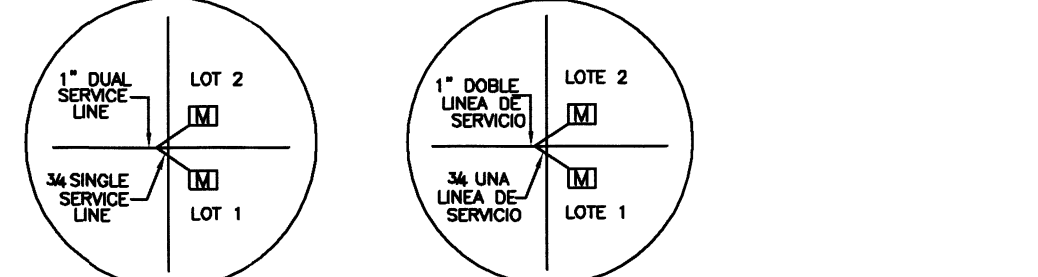
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

**REVISION NOTES**

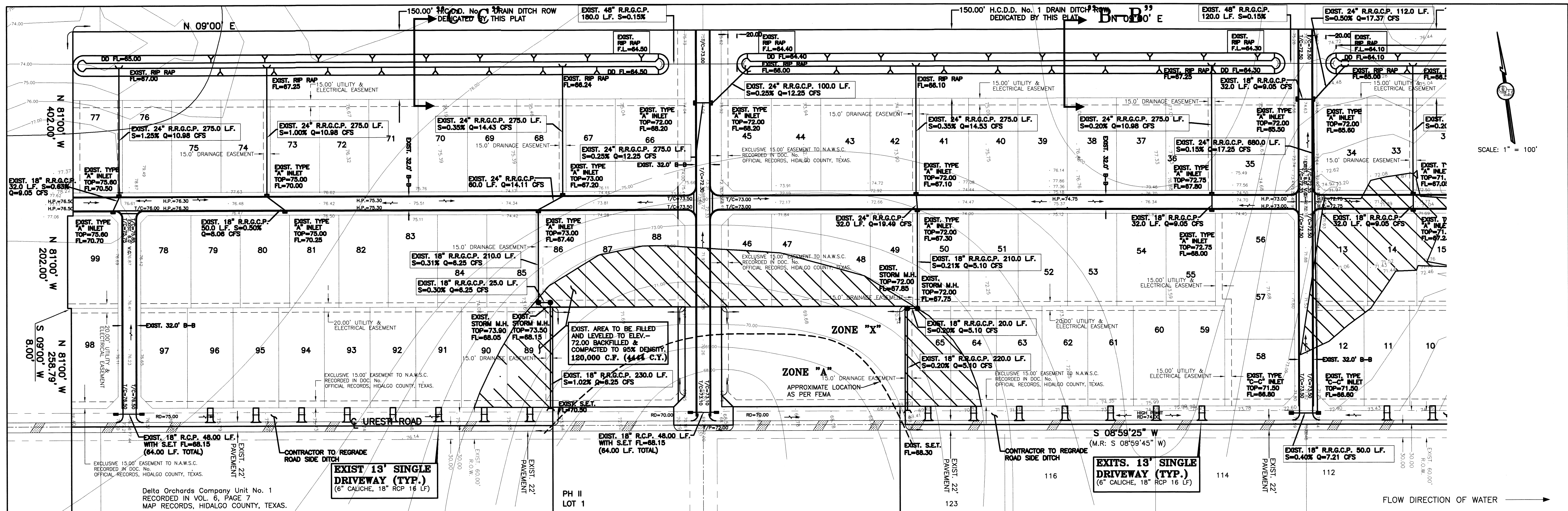
No.	Revised	Description	Date	Approved
1		HIDALGO COUNTY COMMENTS (12-19-13)	12-19-13	

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



**SHEET NO. 4 OF 6 SHEETS**

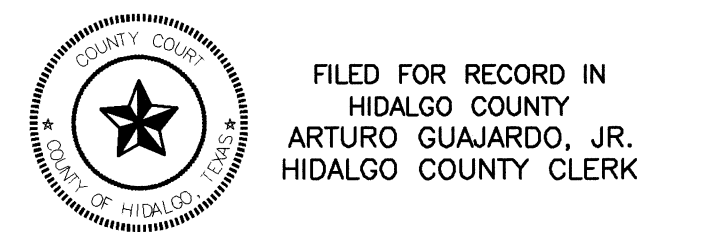
FILENAME: F:\DATA\SUB\EDINBURG\LA RESERVA SUBD. I-A\WATER-PLAT	DATE PREPARED: 6-12-2017	PREPARED BY: M. GONZALEZ	CHECKED BY:	APPROVED BY:
DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:	



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 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.



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

### QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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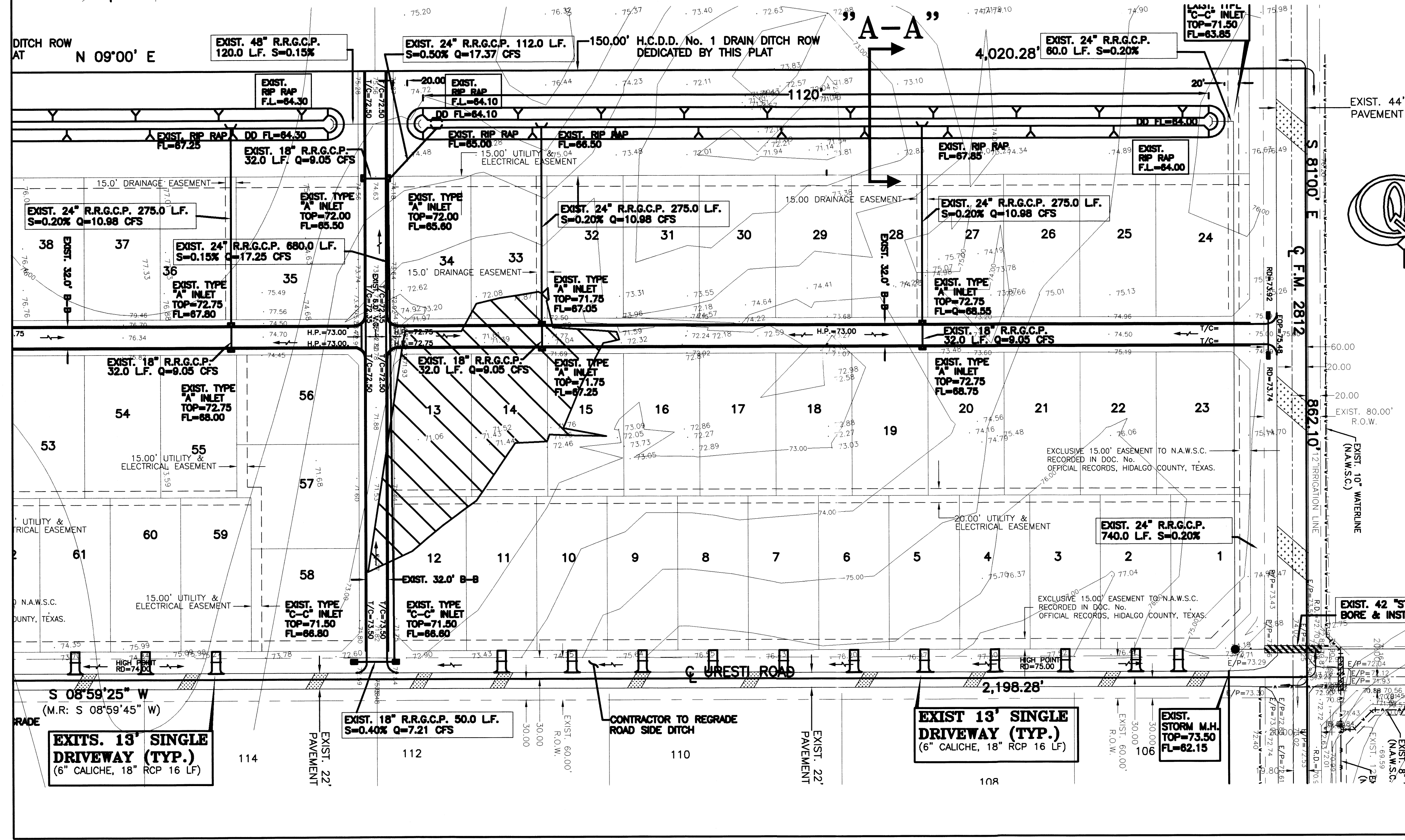
*Alfonso Quintanilla* P.E. 6-5-19  
 ALFONSO QUINTANILLA DATE  
 P.E. 9553

**COST ESTIMATE**

WATER DISTRIBUTION:	\$315,400.00
DRAINAGE IMPROVEMENTS:	\$605,000.00
PAVING IMPROVEMENTS:	\$666,150.00
SEPTIC TANK (OSSF):	\$143,550.00

**REVISION NOTES**

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



# 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.

## 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 RUNS 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 \$315,400.00 OR \$3,185.85 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$127,350.00 OR \$1,298.36 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C., UPON REQUEST BY THE LOT OWNER. IF A LOT OWNER WILL AT NO CHARGE TO THE WATER METER FOR THAT LOT, THE SUBDIVIDER HAS INSTALLED ELEVEN (11) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ 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 A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER 0512258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER 0512258) 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 0512258) 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 STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,450.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFs HAVE BEEN INSTALLED AS THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$143,550.00. 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 \$315,400.00 OR \$3,185.85 PER LOT.

**SEWAGE FACILITIES** - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$143,550.00 WHICH EQUALS TO \$1,450.00 PER LOT.

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

POR MARCO A. GONZALEZ, P.E.  
**PROVISION 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 SUFICIENTE 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 UNA 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.

DE 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 INSTALACION A UN COSTO TOTAL DE US\$315,400.00 O US\$3,185.85 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$127,350.00 O US\$1,298.36 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 MEMBRANAS. 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\$ PARA CADA UNO 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 Description and Costs.

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 ENSUCHE 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 TAMARCO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO DOCE (12) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1, 3, 11, 33, 37, 43, 61, 71, 76, 89, 91 & 97. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

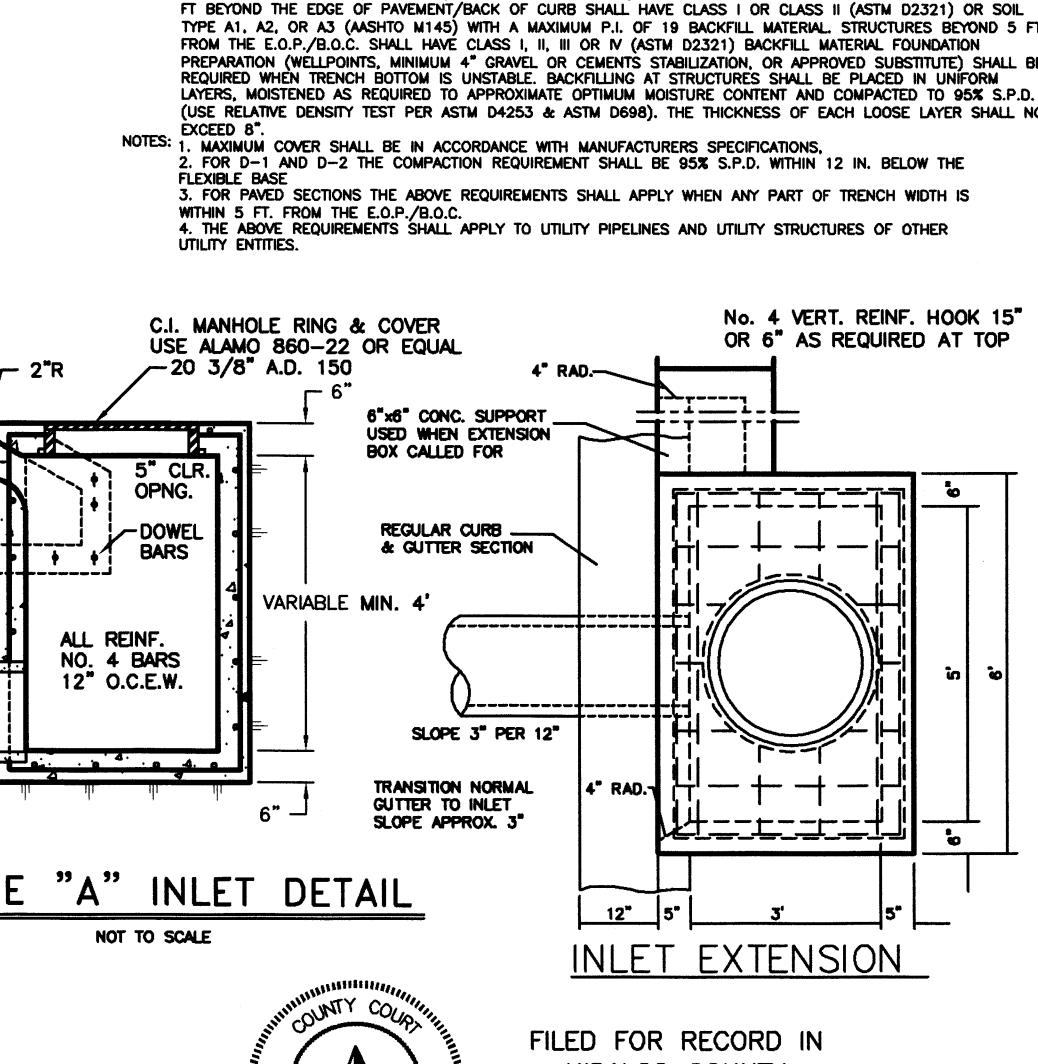
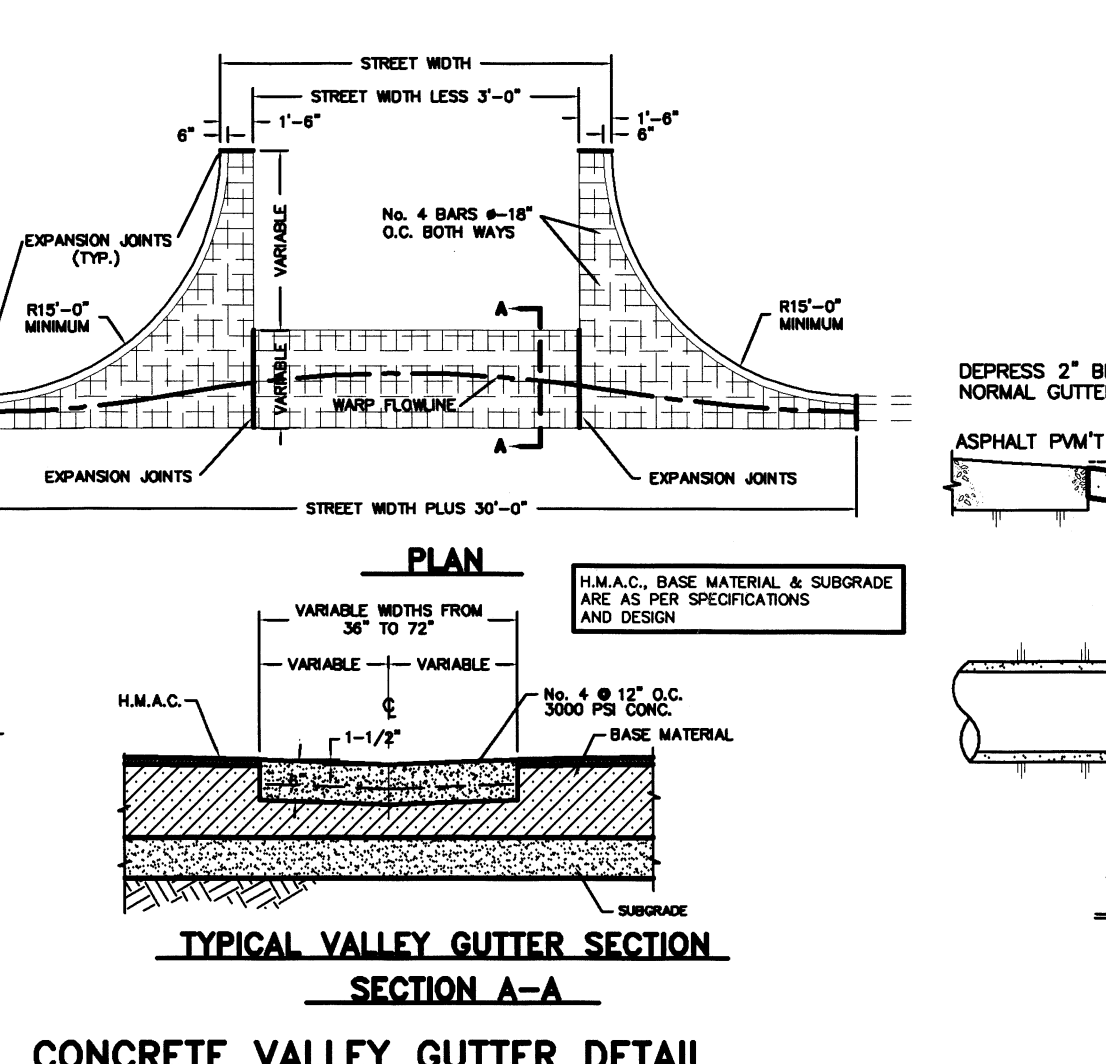
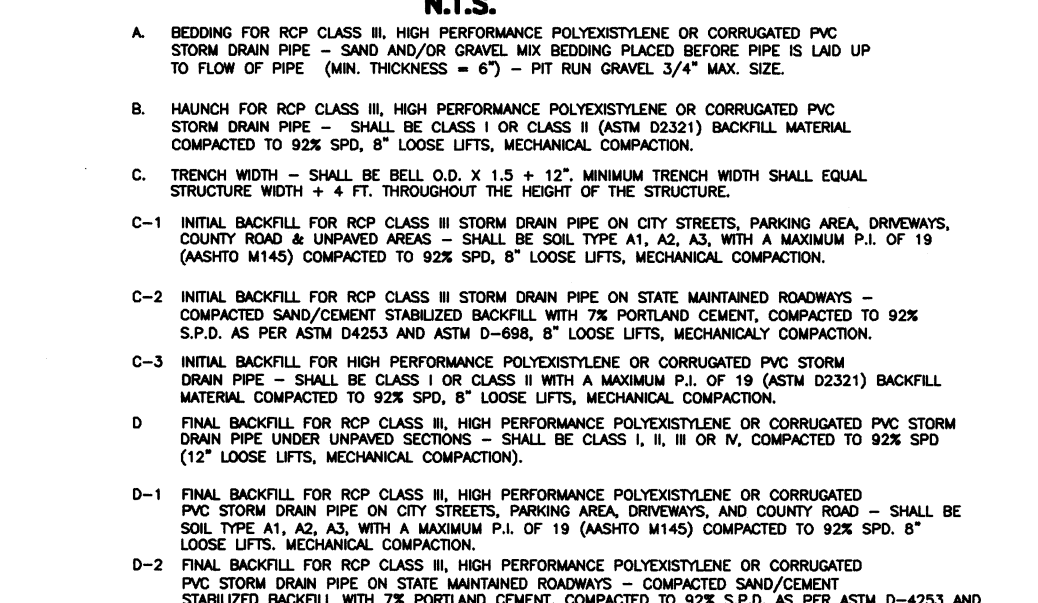
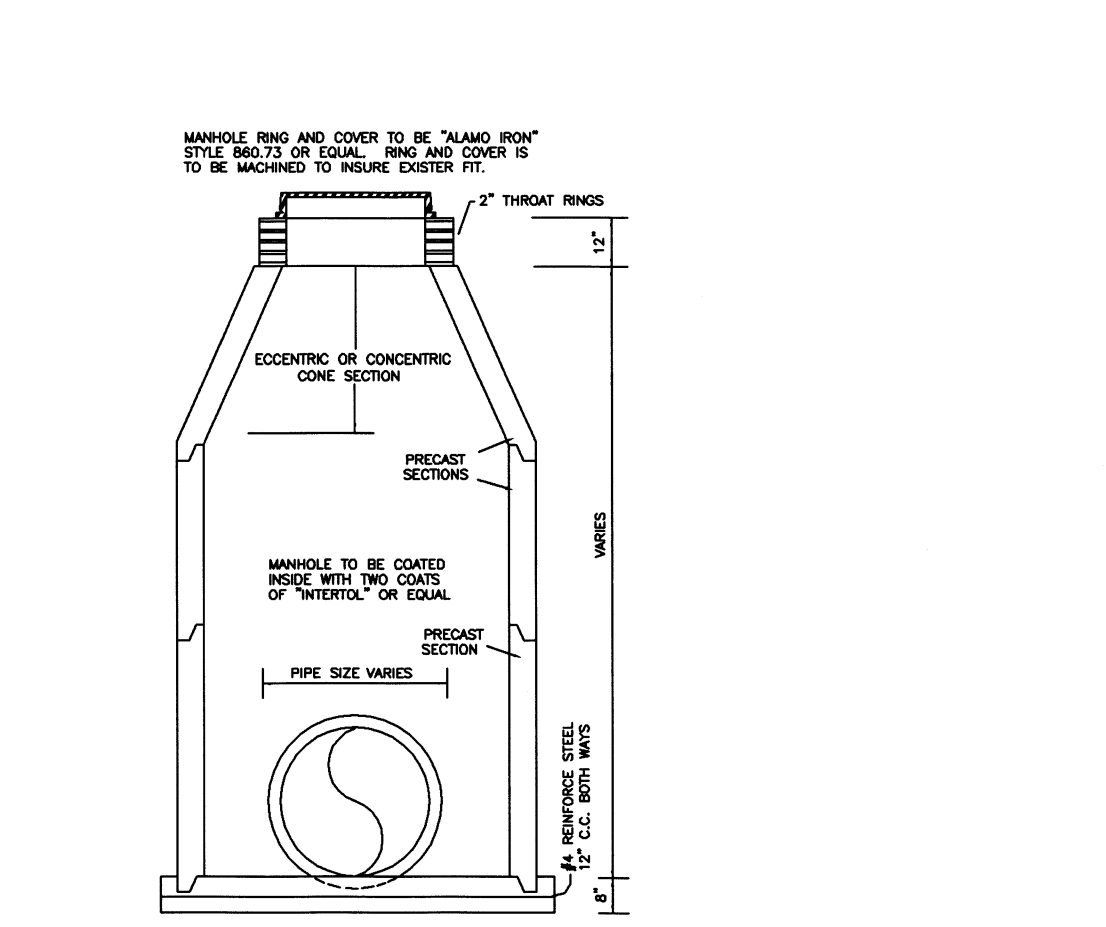
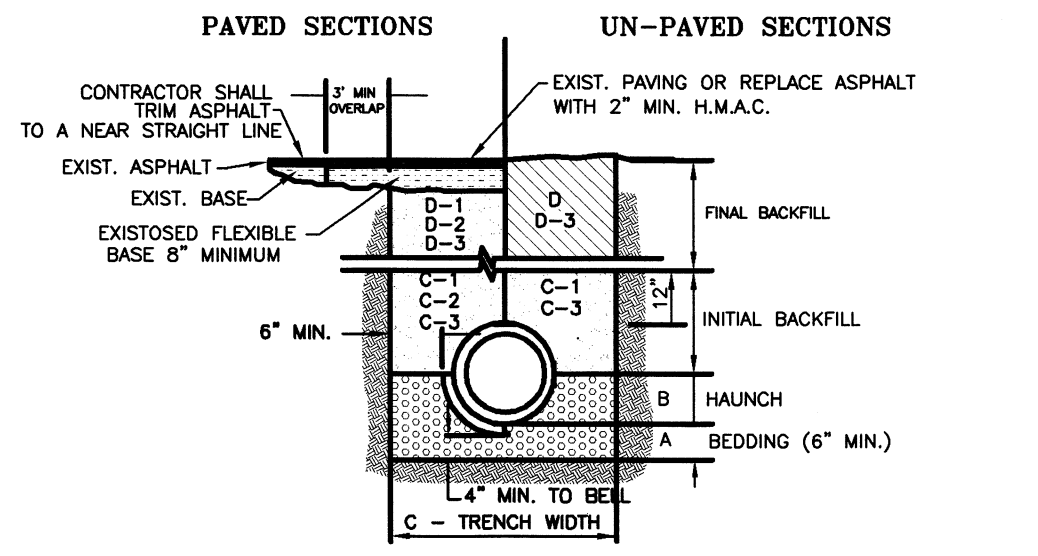
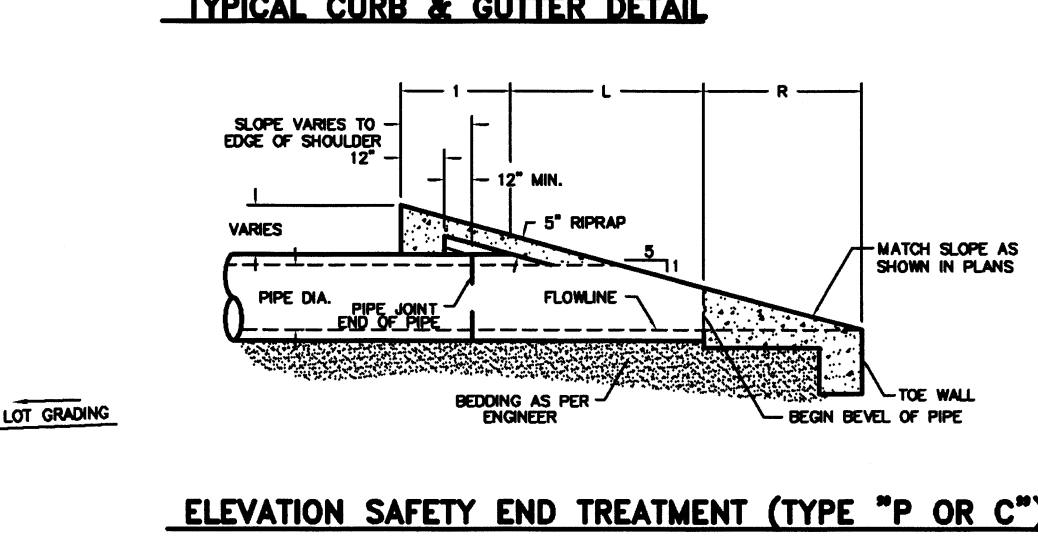
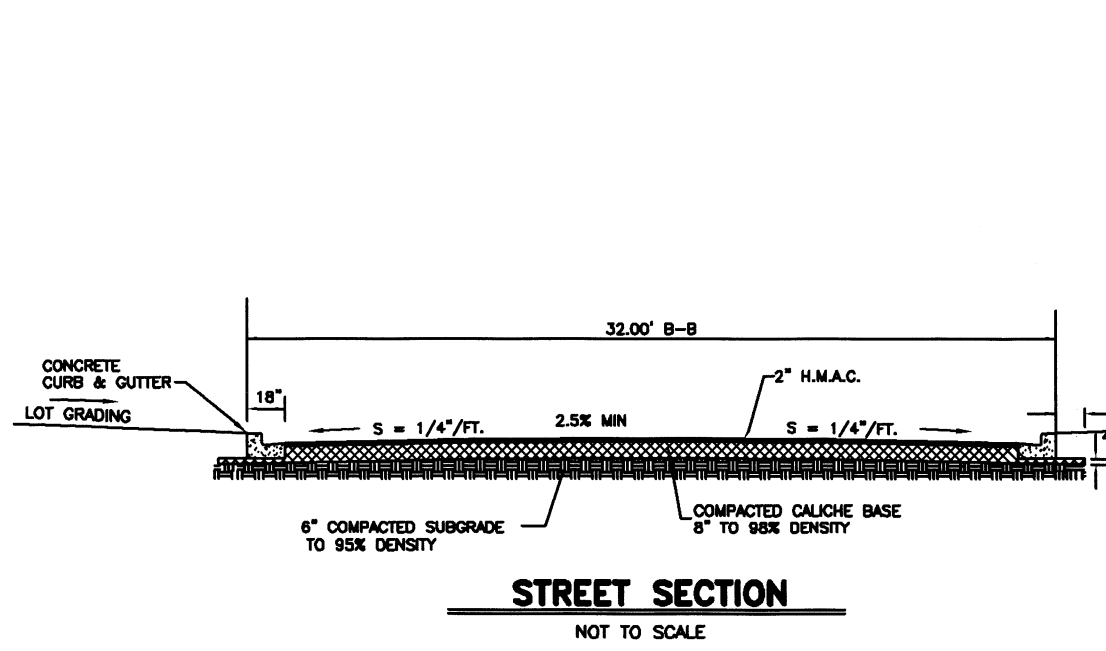
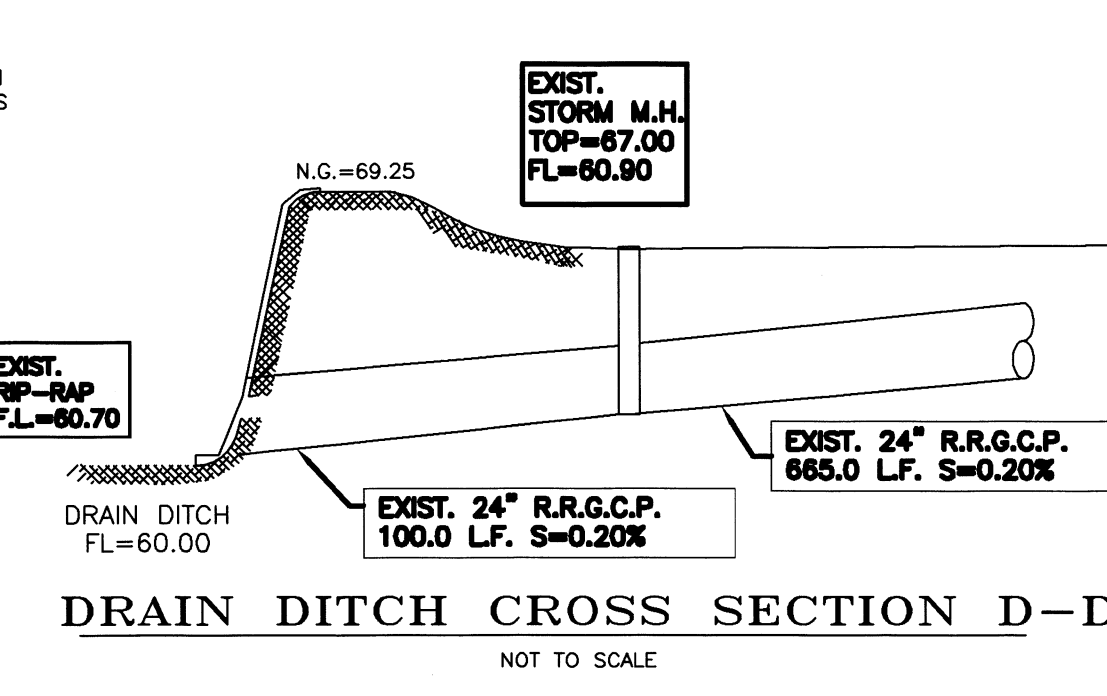
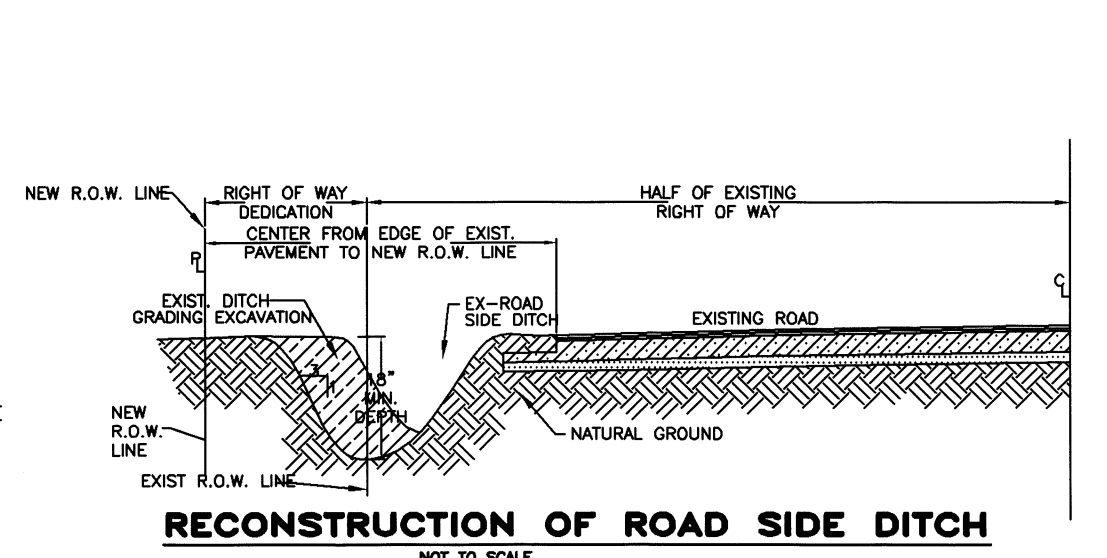
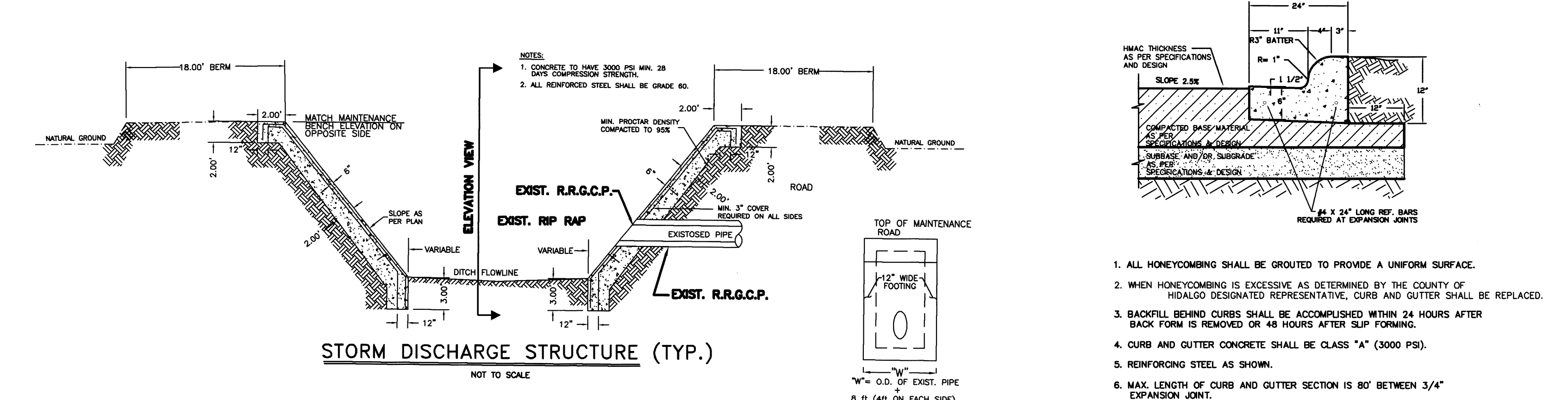
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$1,450.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$143,550.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL

## 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 LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

**AGUA:** EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$315,400.00 O US\$3,185.85 POR LOTE.

**DRENAJE:** SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$1,450.00 POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$143,550.00 PARA TODA LA SUBDIVISION.



**CROSS SECTION "A-A"** SCALE: 1"=10'  
 150.00' DRAIN DITCH ROW DEDICATED BY THIS PLAT  
 75.00' 75.00'  
 34.50' 45.00' 45.00' 34.50'  
 76' 74' 72' 70' 68' 66' 64' 62'  
 N.G.=72.00  
 EXIST. 18.00' BERM TOP=74.00  
 EXIST. DRAIN DITCH EXCAVATION  
 EXIST. DD FL=64.00  
 5.00'

**CROSS SECTION "B-B"** SCALE: 1"=10'  
 150.00' DRAIN DITCH ROW DEDICATED BY THIS PLAT  
 75.00' 75.00'  
 34.50' 45.00' 45.00' 34.50'  
 76' 74' 72' 70' 68' 66' 64' 62'  
 N.G.=72.45  
 EXIST. 18.00' BERM TOP=74.40  
 EXIST. DRAIN DITCH EXCAVATION  
 EXIST. DD FL=64.40  
 5.00'

**CROSS SECTION "C-C"** SCALE: 1"=10'  
 150.00' DRAIN DITCH ROW DEDICATED BY THIS PLAT  
 75.00' 75.00'  
 34.50' 45.00' 45.00' 34.50'  
 76' 74' 72' 70' 68' 66' 64' 62'  
 N.G.=72.80  
 EXIST. 18.00' BERM TOP=74.80  
 EXIST. DRAIN DITCH EXCAVATION  
 EXIST. DD FL=64.80  
 5.00'

**CROSS SECTION "D-D"** SCALE: 1"=10'  
 150.00' DRAIN DITCH ROW DEDICATED BY THIS PLAT  
 75.00' 75.00'  
 34.50' 45.00' 45.00' 34.50'  
 76' 74' 72' 70' 68' 66' 64' 62'  
 N.G.=72.00  
 EXIST. 18.00' BERM TOP=74.00  
 EXIST. DRAIN DITCH EXCAVATION  
 EXIST. DD FL=64.00  
 5.00'

## DRAINAGE REPORT FOR LA RESERVA SUBDIVISION PHASE I-A

BY: ALFONSO QUINTANILLA 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 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. 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 existing 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 EXISTed Conditional Letter of Map Revision Based on Fill (CLOMR-F) is being EXISTed 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 Phase II.

The majority of the soil is Fine Sandy Loom, Sandy Clay Loom, and Clay Loom. 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 EXISTed subdivision is Q= 9.08 cubic feet per second based on a 10-year storm.

After developing the runoff will be Q= 37.95 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). Detention will be determined 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 EXISTed 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 "C"-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.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "C"-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: \$315,400.00  
 DRAINAGE IMPROVEMENTS: \$625,000.00  
 SEPTIC TANK (OSSF): \$143,550.00

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

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

DATE PREPARED: 6-5-19  
 DATE CHECKED: 6-5-19  
 DATE REVISION: 6-5-19

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

**ALFONSO QUINTANILLA P.E. 6-5-19**  
 ALFONSO QUINTANILLA P.E. 95534

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