



HIDALGO COUNTY PLANNING DEPARTMENT

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Director of Planning

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EDINBURG TEXAS 78539
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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-08-2019

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

STREETLIGHTS: 21

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 THE NEWLY CONSTRUCTED DRAINAGE 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 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:

BEING 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°58'23" W (MAP RECORD: S 08°58'45" 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 INTERIOR CORNER OF THIS TRACT.

THENCE S 81°00' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE WEST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 238.48 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

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

THENCE S 81°00' E, ALONG THE NORTH RIGHT OF WAY LINE OF PROPOSED BENTO A. RAMIREZ ROAD, A DISTANCE OF 183.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 53°58'42" E, ALONG THE NORTH RIGHT OF WAY OF PROPOSED BENTO A. RAMIREZ ROAD, A DISTANCE OF 35.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 81°00' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 10.00 FEET FOR THE WEST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 40.00 FEET TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 6 AND IN THE CENTERLINE OF URESTI ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 08°58'23" W (MAP RECORD: S 08°58'45" W), ALONG THE EAST LINE OF LOT 6 AND 11, AND THE CENTERLINE OF URESTI ROAD, A DISTANCE OF 130.00 FEET TO A COTTON PICKER SPINDLE SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 81°00' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE WEST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 35°58'42" W, A DISTANCE OF 35.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH RIGHT OF WAY LINE OF PROPOSED BENTO A. RAMIREZ ROAD FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 81°00' W, ALONG THE SOUTH RIGHT OF WAY LINE OF PROPOSED BENTO A. RAMIREZ ROAD, A DISTANCE OF 183.55 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 09°00' W, A DISTANCE OF 280.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE S 81°00' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 228.81 FEET FOR THE WEST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 228.81 FEET TO A COTTON PICKER SPINDLE SET ON THE EAST LINE OF LOT 11 AND IN THE CENTERLINE OF URESTI ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 08°58'23" W (MAP RECORD: S 08°58'45" W), ALONG THE EAST LINE OF LOTS 11 AND 14, AND THE CENTERLINE OF URESTI ROAD, A DISTANCE OF 1,054.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE N 81°00' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE WEST RIGHT OF WAY LINE OF URESTI ROAD, A TOTAL DISTANCE OF 238.74 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

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

THENCE N 81°00' W, A DISTANCE OF 302.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°00' E, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE N 81°00' W, A DISTANCE OF 232.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT (A TRACT OF LAND OUT OF LOTS 3, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO CITY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3343718, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS).

THENCE N 09°00' E, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT, A DISTANCE OF 1,340.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE N 01°00' W, ALONG THE NORTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT, AND THE PROPOSED SOUTH RIGHT OF WAY LINE OF BENTO A. RAMIREZ ROAD, A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE 480 RANCH, LTD. TRACT, TRACT (REMAINDER OF A TRACT OF LAND OUT OF LOTS 1, 8, 9 AND 16, BLOCK 72, AND LOTS 3, 4, 5, 8, 11, 12, 13 AND 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2352283, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), FOR THE NORTHWEST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°00' E, ALONG THE EAST LINE OF THE 480 RANCH, LTD. TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT (A TRACT OF LAND OUT OF LOT 3, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO CITY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3043716, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE PROPOSED NORTH RIGHT OF WAY LINE OF BENTO A. RAMIREZ ROAD, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE S 81°00' E, ALONG THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT, AND THE PROPOSED NORTH RIGHT OF WAY LINE OF BENTO A. RAMIREZ ROAD, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE N 09°00' E, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT, A DISTANCE OF 1,255.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE N 81°00' W, ALONG THE NORTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE 480 RANCH, LTD. TRACT, FOR THE NORTHWEST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°00' E, ALONG THE EAST LINE OF THE 480 RANCH, LTD. TRACT, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT (A TRACT OF LAND OUT OF LOT 3, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO CITY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3043716, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE S 81°00' E, ALONG THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE N 09°00' E, ALONG THE EAST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT, A DISTANCE OF 1,215.14 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE N 81°00' W, ALONG THE NORTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 TRACT, A DISTANCE OF 150.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF THE 480 RANCH, LTD. TRACT, FOR THE NORTHWEST CORNER OF SAID TRACT, AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE N 09°00' E, ALONG THE EAST LINE OF THE 480 RANCH, LTD. TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF F.M. 2812, PASSING AT 80.00 FEET THE CENTERLINE OF F.M. 2812, A TOTAL DISTANCE OF 80.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 3 AND WITHIN THE RIGHT OF WAY OF F.M. 2812 FOR THE NORTHEAST CORNER OF SAID TRACT, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 81°00' E, ALONG THE NORTH LINE OF LOT 3 AND WITHIN THE RIGHT OF WAY OF F.M. 2812, A DISTANCE OF 82.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 62.51 ACRES OF LAND MORE OR LESS.

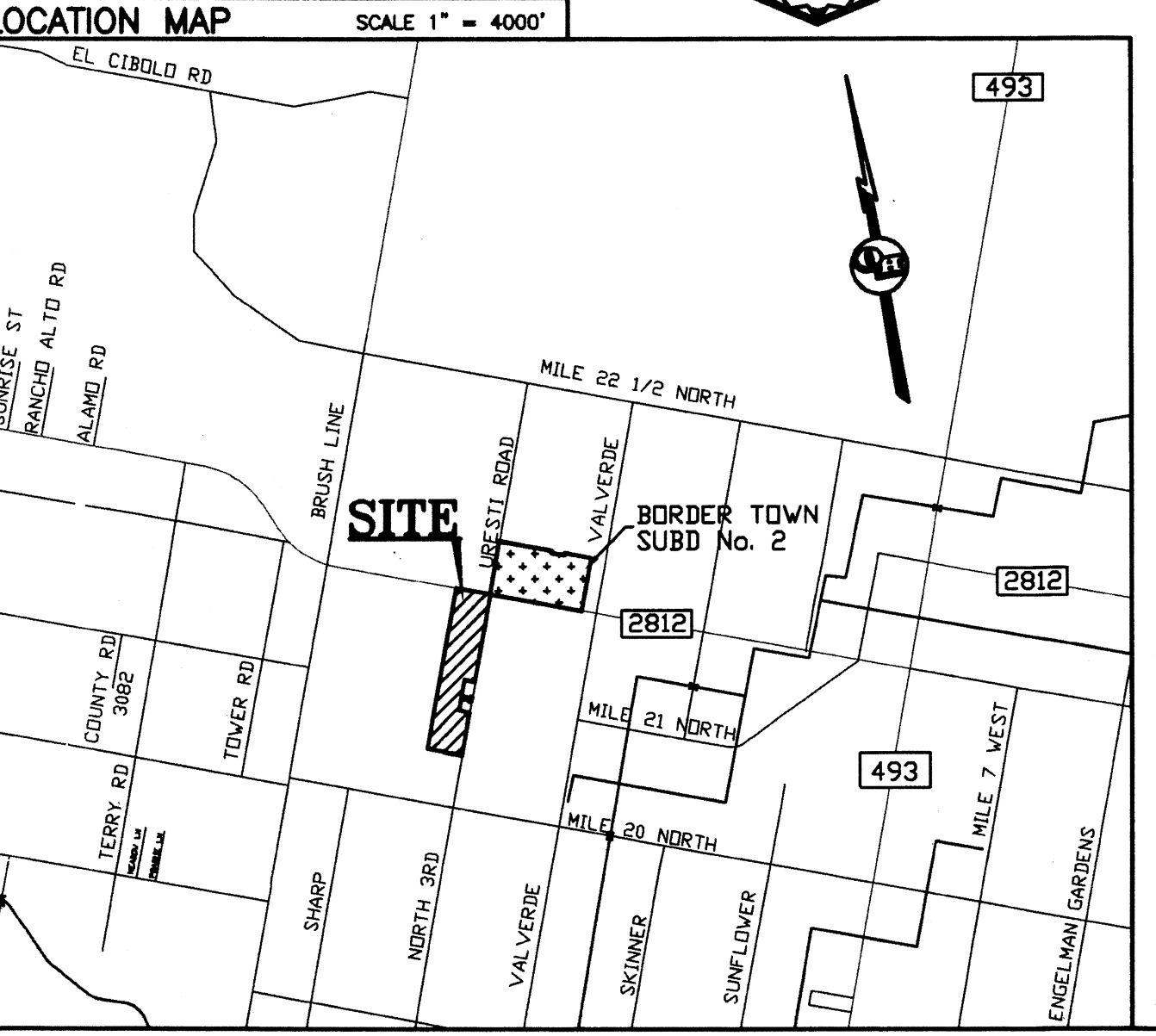
BEARINGS ARE IN ACCORDANCE WITH TEXAS STATION SUBDIVISION PHASE II, RECORDED IN VOLUME 54, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, 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 20th DAY OF MARCH, 2017.

Alfonso Quintanilla
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4856 STATE OF TEXAS



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 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: LA RESERVA PHASE I, LTD WILLIAM A. SCHWARZ, MEMBER	900 EAST LAKEVIEW DRIVE	McALLEN, TX 78501	(956)820-9400	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78839	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78839	(956)381-6480	381-0527

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.
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. EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 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.
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:
FRONT 25.00 FEET
FRONT (LOTS 1-12, 58-65, & 89-98) 50.00 FEET
REAR 15.00 FEET
SIDE 8.00 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.
- 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 MAJORITY HEIGHT, ROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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 ACRES) OF STORM WATER RUNOFF. REGIONAL DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 6.
(78.63 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)
- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
B.M. No. 1 - ELEV=73.22, 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.
- 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.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY ATTACHED 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 86 THROUGH 88.
- DRIVEWAY FOR LOT 1 SHALL BE CONSTRUCTED ON THE SOUTHWEST CORNER OF LOT 1. LOT 1 SHALL HAVE ACCESS TO URESTI ROAD AND WILL NOT BE ALLOWED ACCESS ONTO FM 2812.
- 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.
- 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 COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 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.
- NO ACCESS SHALL BE PERMITTED FOR LOTS 1, 23, & 24 ON TO FM 2812
- 100% OF PARKLAND FEE (\$300.00) PER LOT HAS BEEN PAID BY DEVELOPER
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- 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
- 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
- LOTS 1-12, 58-65, & 89-98 CAN BE USED FOR COMMERCIAL OR RESIDENTIAL
- 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.
- 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.
- LOTS 12, 58, 87, & 98 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO URESTI ROAD UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFOREMENTIONED 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 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, 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 easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the 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 20th day of JUNE, 2017.

LA RESERVA PHASE I, LTD
BY: WILLIAM A. SCHWARZ
DATE: 6-5-19

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL**

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

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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 DESCRIBE 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

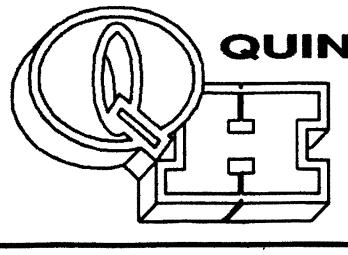
RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE: 07/26/19

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, RIGHT OF WAY DEPARTMENT CERTIFICATE, REVISION NOTES
- SHEET 2.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; ENGINEER'S & SURVEYOR'S CERTIFICATION; REVISION NOTES
- SHEET 3.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; ENGINEER'S & SURVEYOR'S CERTIFICATION; REVISION NOTES
- SHEET 4.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 5.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 6.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

DATE OF PREPARATION: MARCH 2, 2017

**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 SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

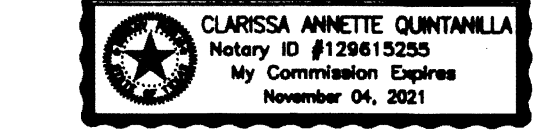
- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - 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: 900 E. LAKEVIEW DRIVE
MCALLEN, TX 78501

**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.



Clarissa Annette Quintanilla
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 LA RESERVA SUBDIVISION PHASE I-A WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

Hidalgo County Judge _____ Date _____
Attest: Hidalgo County Clerk _____ Date _____

**PLANNING & ZONING
COMMISSION CERTIFICATION**

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

CHAIRPERSON-PLANNING & ZONING COMMISSION _____

MAYOR'S CERTIFICATION

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

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



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

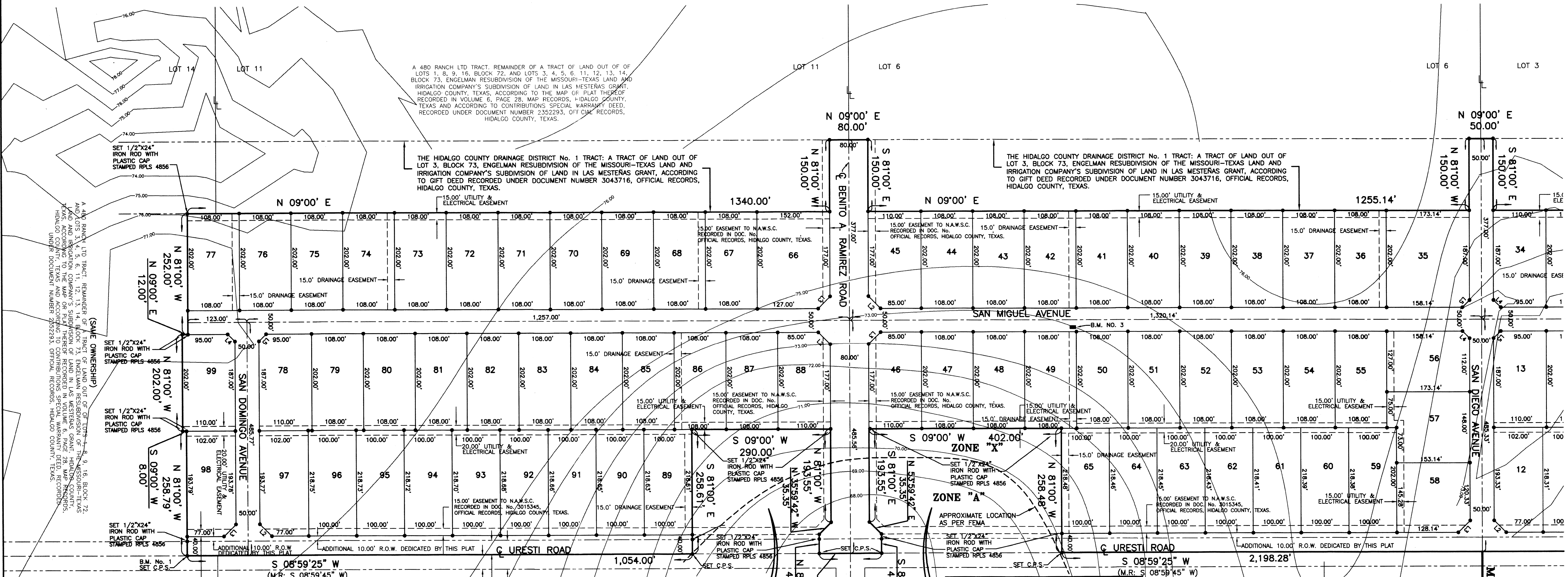
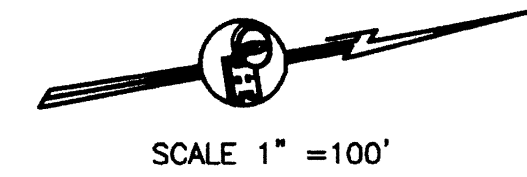
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

FILENAME: F:\DATA\SUBD\EDINBURG\LA RESERVA SUBD\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY
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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.



LOCATION MAP SCALE 1" = 4000'



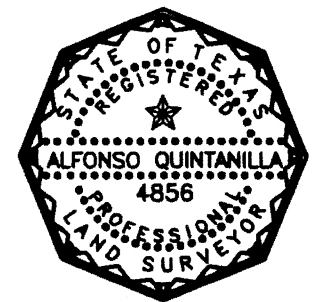
Delta Orchards Company Unit No. 1 RECORDED IN VOL. 6, PAGE 7 MAP RECORDS, HIDALGO COUNTY, TEXAS.

FUTURE PHASE II
LA RESERVA LTD. TRACT: A 1.69 ACRE TRACT OF LAND OUT OF LOTS 11, 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.

FUTURE PHASE II
LA RESERVA LTD. TRACT: A 2.36 ACRE TRACT OF LAND OUT OF LOTS 6, 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

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LA RESERVA SUBDIVISION PHASE I-A, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHWEST CORNER OF THE INTERSECTION OF FM 2812 AND URESTI ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). LA RESERVA SUBDIVISION PHASE I-A, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	FAX
OWNER:	LA RESERVA PHASE I, LTD	124 E. STUBBS DRIVE	McALLEN, TX 78501	(956)820-9400
ENGINEER:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480

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
9-3-19
DATE

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
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
23-24	26581.29	0.61
25-33	21816.00	0.50
34	22107.50	0.51
35	34861.29	0.80
36-44	21816.00	0.50
45-46	21907.50	0.50
47-55	21816.00	0.50
56	21875.97	0.50
57	24184.72	0.55

AREA DATA TABLE

LOT	S.F.	AC.
58	21945.55	0.50
59	21836.85	0.50
60	21838.57	0.50
61	21840.29	0.50
62	21842.01	0.50
63	21843.73	0.50
64	21845.45	0.50
65	21847.17	0.50
66	30391.50	0.70
67-77	21816.00	0.50
78	22107.50	0.51
79-87	21816.00	0.50
88	21907.50	0.50
89	21862.17	0.50
90	21863.88	0.50
91	21865.60	0.50
92	21867.32	0.50
93	21869.04	0.50
94	21870.76	0.50
95	21872.48	0.50
96	21874.20	0.50
97	22000.96	0.51
98	22003.62	0.51
99	22107.50	0.51

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 36°00'18" E	70.72
L2	N 54°00'00" E	35.36
L3	N 36°00'00" W	35.36
L4	N 54°00'00" E	21.21
L5	N 36°00'00" W	21.21



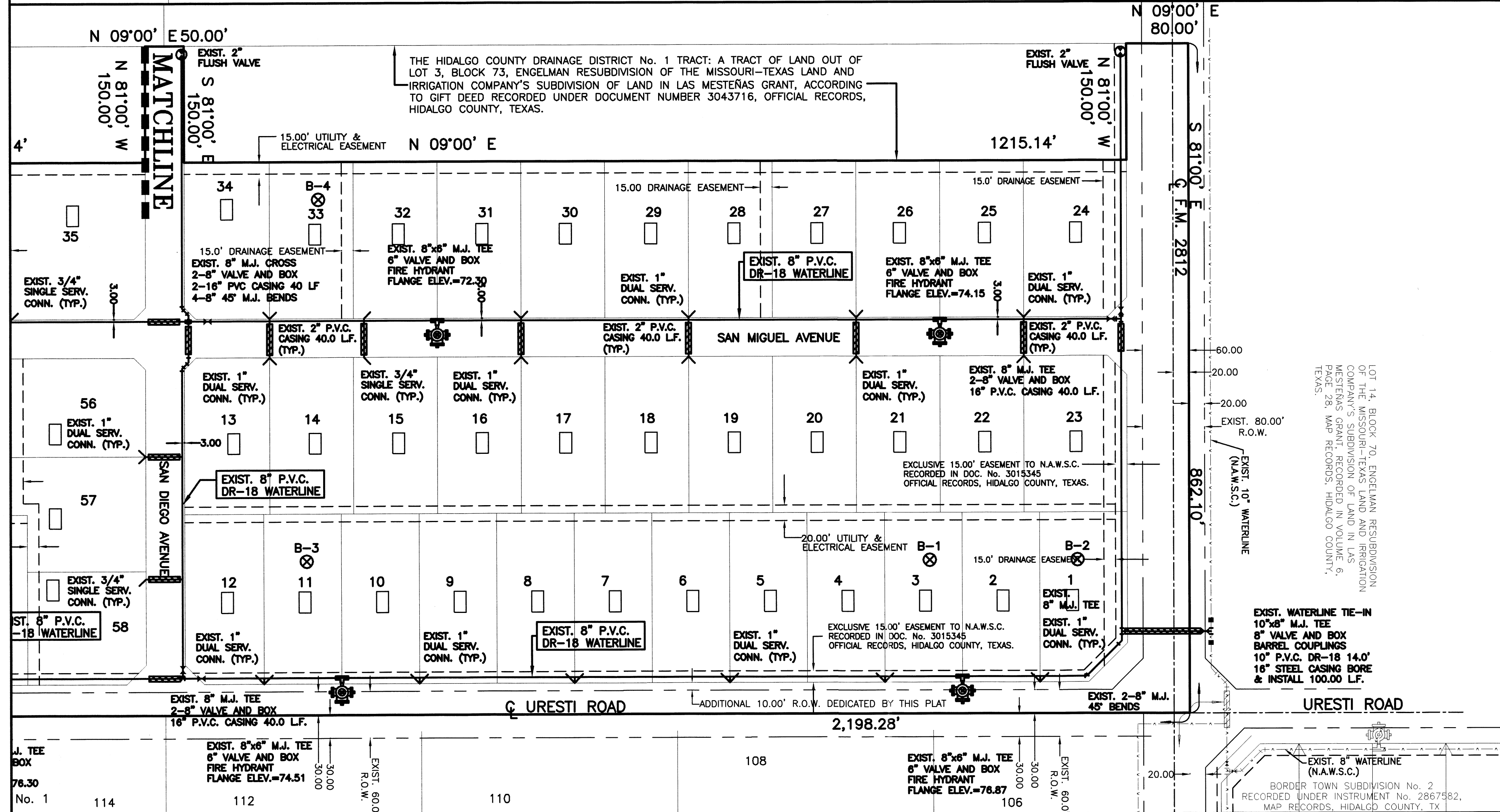
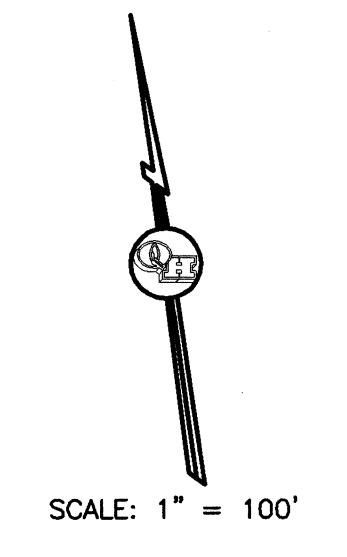
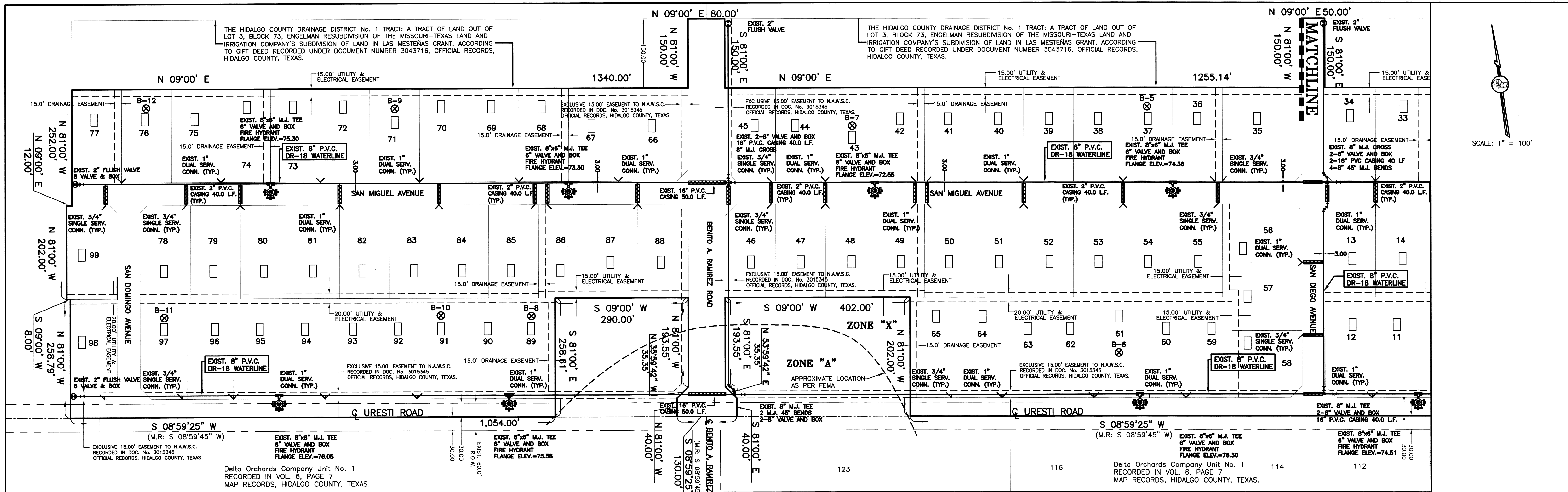
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

DATE OF PREPARATION: MARCH 2, 2017

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MARCH 2, 2017	M. GONZALEZ		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
08-14-18	ALB. OJES		

SHEET NO.
2 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 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.

SUBDIVIDER CERTIFICATION
 1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) WATER 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:
 1.- 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.

LA RESERVA PHASE I, LTD
 BY: **WILLIAM A. SCHWARZ, MEMBER**
 900 E. LAKEVIEW DRIVE
 MCALLEN, TX 78501

DATE: 9-3-19

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 3RD day of SEPTEMBER, 2019.

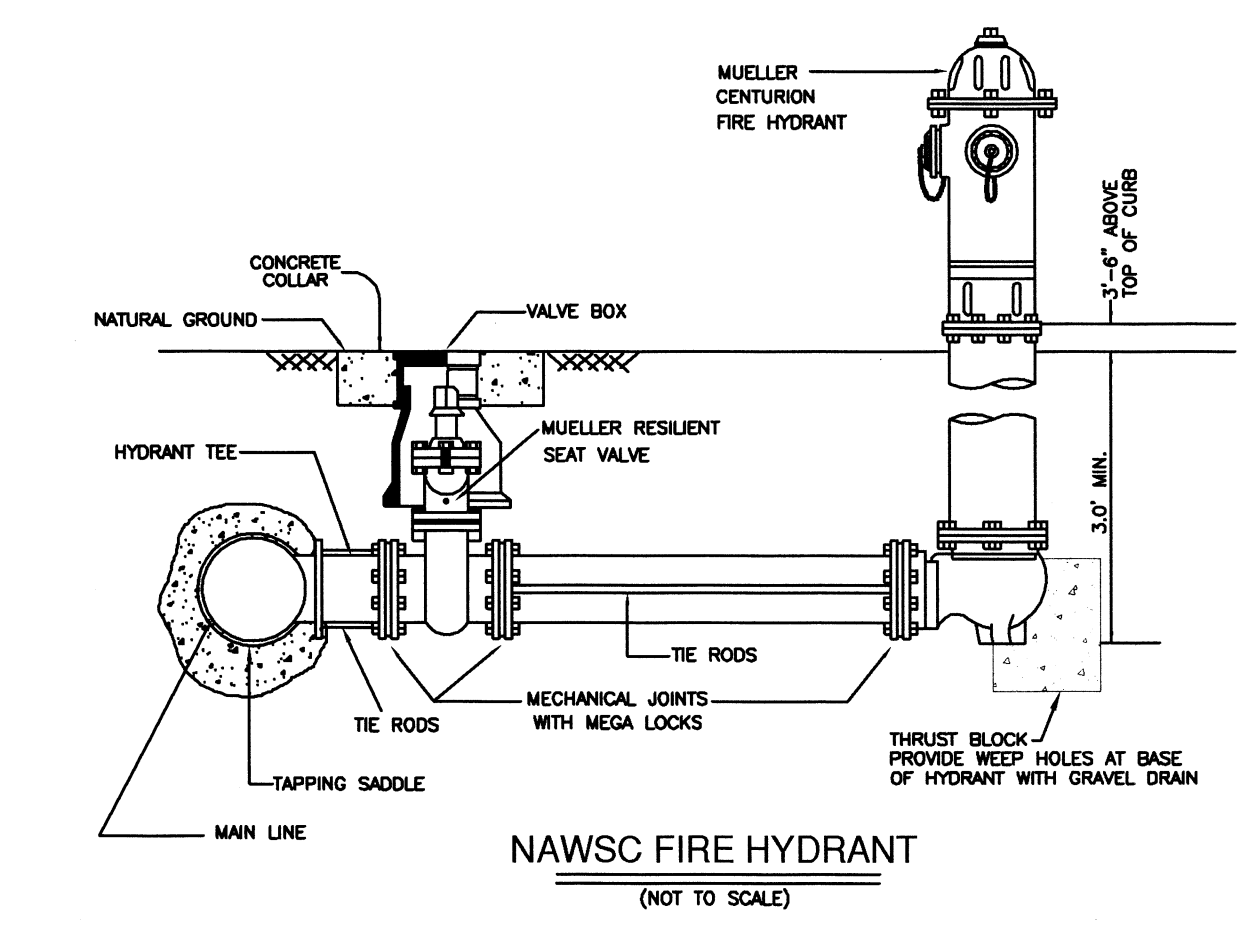
CLARISSA ANNETTE QUINTANILLA
 Notary ID #128615233
 My Commission Expires November 04, 2021

Clarissa Annette Quintanilla
 CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. 95534

DATE: 9-3-19



COST ESTIMATE

WATER DISTRIBUTION:	\$ 315,400.00
DRAINAGE IMPROVEMENTS:	\$ 605,003.00
PAVING IMPROVEMENTS:	\$ 686,130.00
SEPTIC TANK (OSSF):	\$ 143,550.00

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

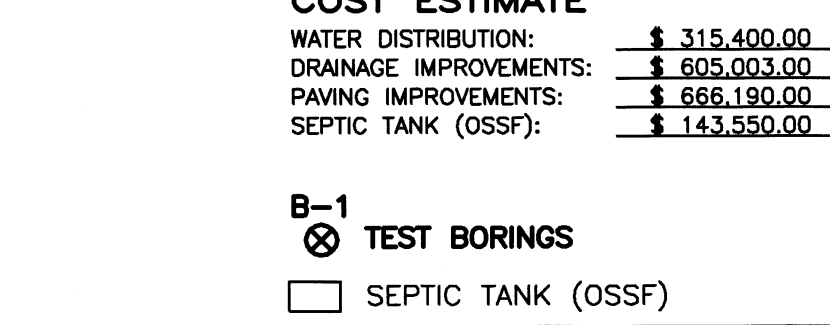
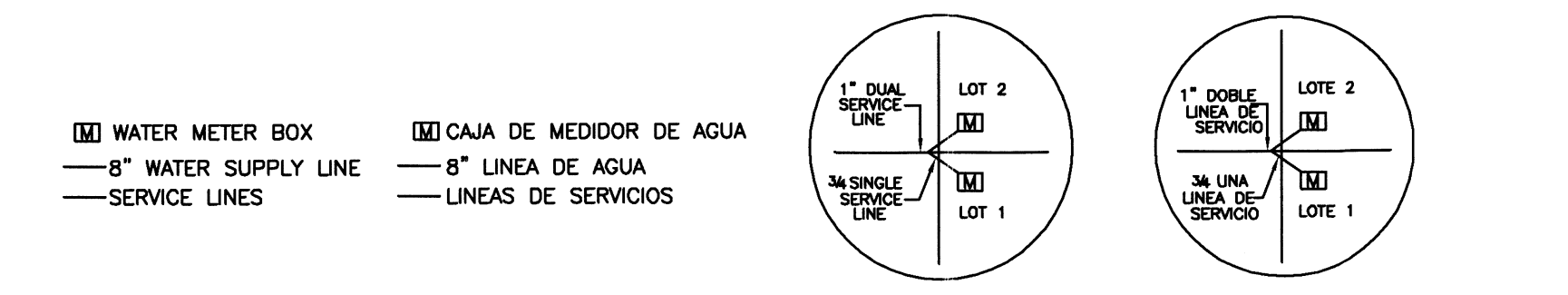
FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

REVISION NOTES

No.	Sheet	Revised	Date	Approved
1	1 of 6	HIDALGO COUNTY COMMENTS (12-19-13)	1-2-13	Q.M.



LA RESERVA SUBDIVISION PHASE I-A

A 62.51 ACRE TRACT OF LAND OUT OF LOTS 3, 6, 11, & 14, BLOCK 73, ENGLMAN RESUBDIVISION OF THE MISSOURI-Texas LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2964039, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR LA RESERVA SUBDIVISION PHASE I-A
BY ALFONSO QUINTANILLA, 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 AN 8" DIAMETER WATERLINES THAT TIE INTO THE EXISTING 10" DIAMETER WATERLINE AND RUNS SOUTH ALONG THE WEST SIDE OF URESTI ROAD. THE 8" DIAMETER WATERLINE END WITH A 2" FLUSH VALVE LOCATED ON THE SOUTH SIDE OF THE SUBDIVISION.

AN ADDITIONAL 8" DIAMETER WATERLINE RUNS ALONG THE SOUTH SIDE OF F.M. 2812, ENDING WITH A 2" FLUSH VALVE ON THE WEST SIDE OF THE SUBDIVISION. ON THE NORTHEAST CORNER OF LOT 24, AN 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE WEST SIDE OF SAN MIGUEL AVENUE, ENDING WITH A 2" FLUSH VALVE LOCATED ON THE SOUTH SIDE OF THE SUBDIVISION.

TWO ADDITIONAL 8" DIAMETER WATER LINES RUN ALONG THE NORTH SIDE OF SAN DIEGO AVENUE AND BENITO A. RAMIREZ ROAD AND LOOPS THE TWO PREVIOUS WATERLINES TOGETHER.

FROM THE 8" WATERLINE, FORTY FOUR (44) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND ELEVEN (11) 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 \$ 3,154.00 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$1,286.36 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHOSE SUMMARY REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED ELEVEN (11) FIRE HYDRANTS AT A UNIT COST OF \$ 3,200.00 FOR A TOTAL COST OF \$ 35,200.00. 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 OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TWELVE (12) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 3, 11, 33, 37, 43, 61, 71, 76, 89, 91 & 97. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A CLAY LOAM AND SANDY CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE CASEMENTS.

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 OF 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 MARCH 7, 2019.

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 \$ 442,750.00 OR \$ 4,427.22 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.

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION LA RESERVA SUBDIVISION PHASE I-A
POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Description y Costos.

LA RESERVA SUBDIVISION PHASE I-A SERA PROVISITA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRIA 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 NOROESTE DE LA CALLE FM 2812.

EL SISTEMA DE AGUA PARA LA RESERVA SUBDIVISION PHASE I-A CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE SUR POR EL LADO OESTE DE LA CALLE URESTI ROAD. LA LINEA 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 SUR DE F.M. 2812 Y TERMINA CON UNA VALVULA DE 2" EN EL LADO OESTE DE EL SUBDIVISION. EN LA ESQUINA NOROESTE DE LOTE 24, UNA LINEA DE 8" DE DIAMETRO CORRE SUR POR EL LADO OESTE DE LA CALLE SAN MIGUEL AVENUE Y TERMINAN CON UNA VALVULA DE 2" EN EL LADO SUR DE EL SUBDIVISION.

DOS LINEAS DE AGUA DE 8" DE DIAMETRO CORRE POR EL LADO NORTE DE LA CALLE SAN DIEGO AVENUE & BENITO A. RAMIREZ ROAD Y CONECTA LAS DOS LINEAS DE AGUA.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CUARENTA Y CUATRO (44) 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 DIOS Y ONCE (11) SERVICIOS SENCILLOS DE 3/4" VAN HACIA LOS MEDIDORES DE CADA LOTE.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLES DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALARON A UN COSTO TOTAL DE US\$ 315,400.00 O US\$ 3,154.00 POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ 1,286.36 POR SOLAR POR SERVICIO DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRASIAS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA 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\$ 3,200.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ 35,200.00 EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Description y Costos.

EL DRENAJE DE LA RESERVA SUBDIVISION PHASE I-A, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE 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 TAMARO. 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 AGUIJEROS 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 MARCA DE BARRO (CON TEXTURA CLASE II) EXTENDIENDO 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.

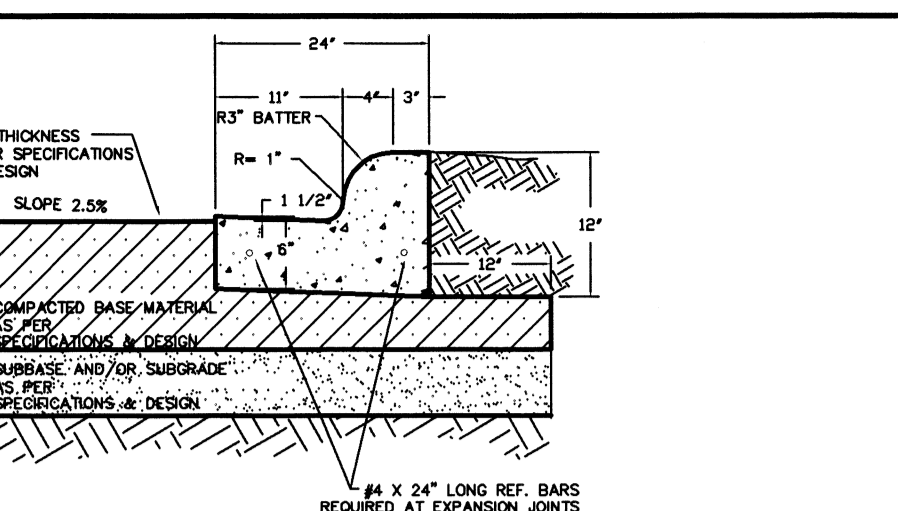
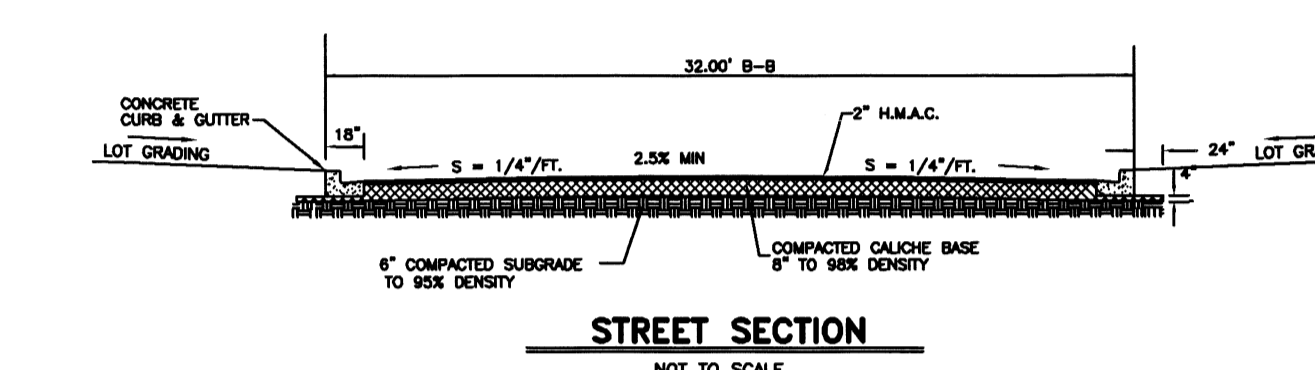
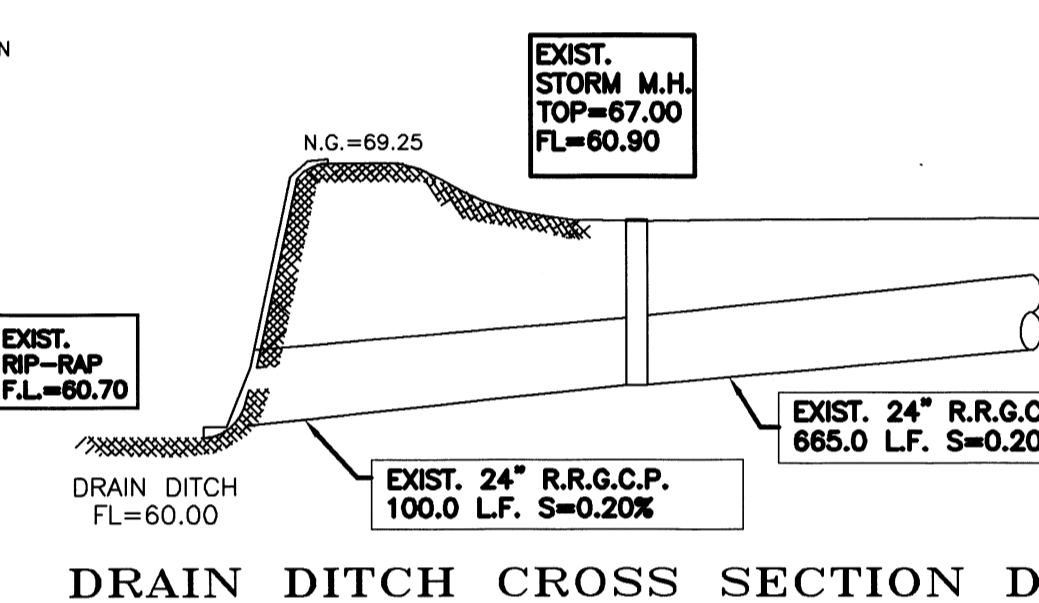
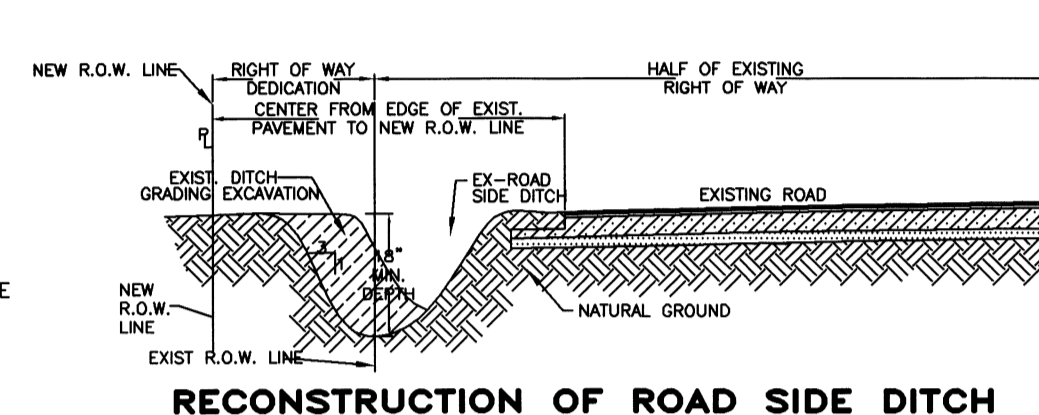
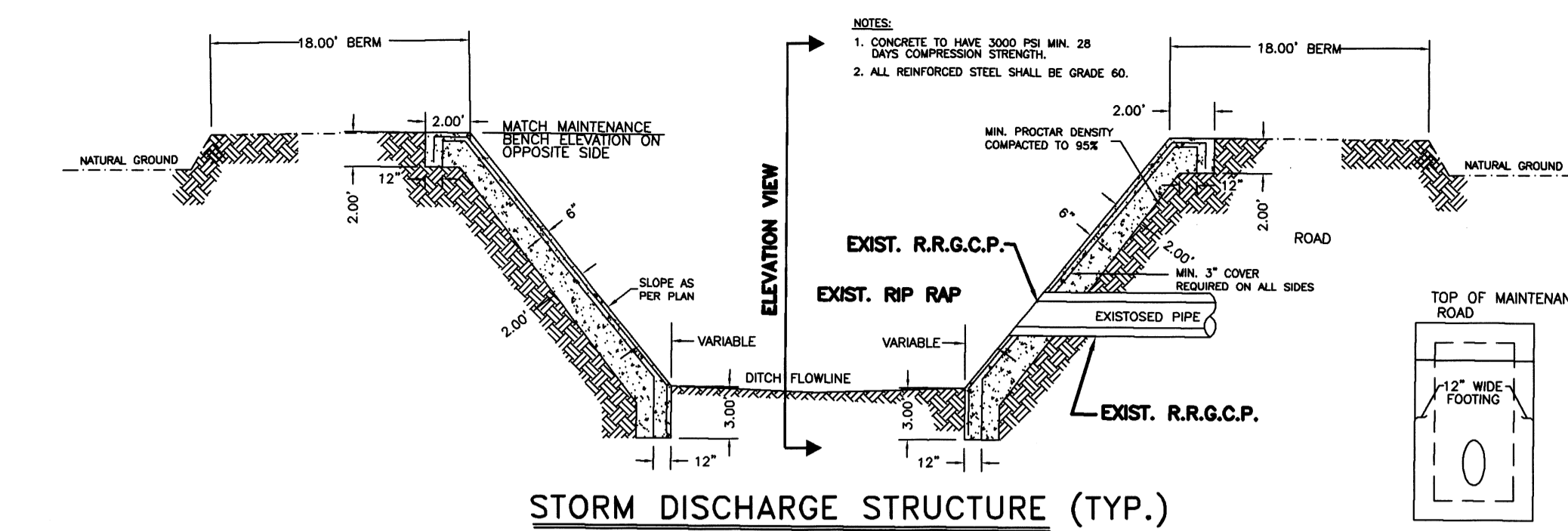
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,450.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSA SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 143,550.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 7 DE MARZO DE 2019.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

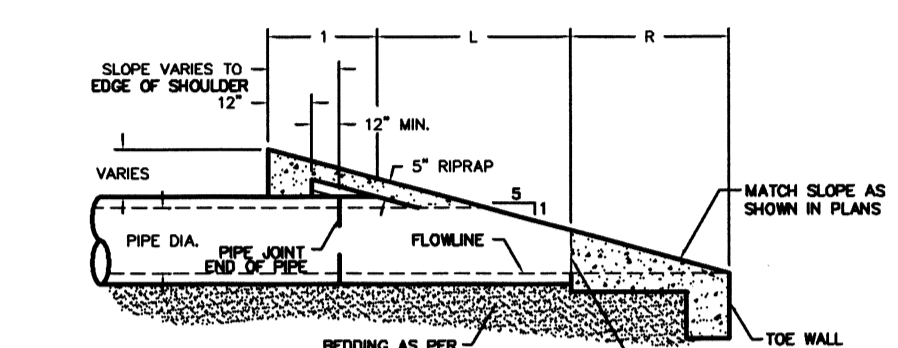
AGUA EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ 442,750.00 O US\$ 4,427.22 POR LOTE.

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

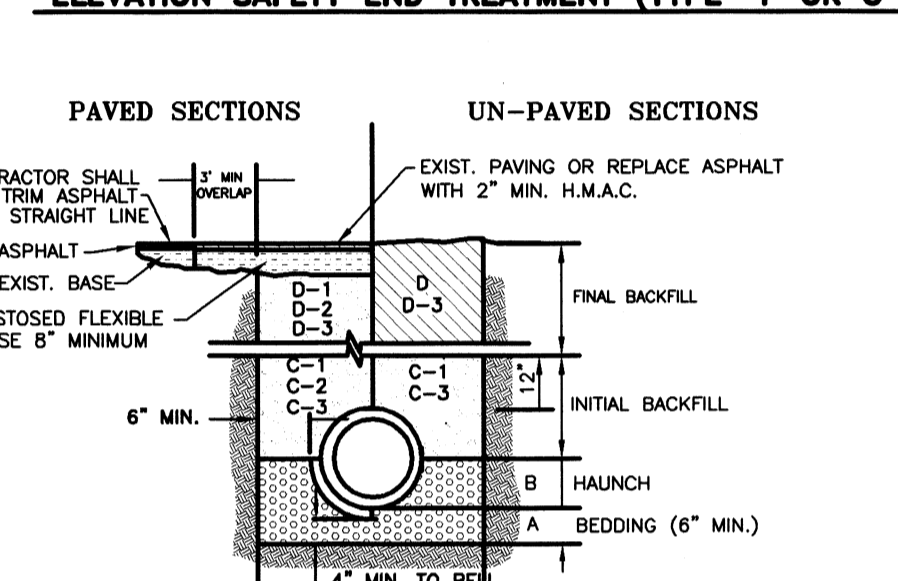


1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS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

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

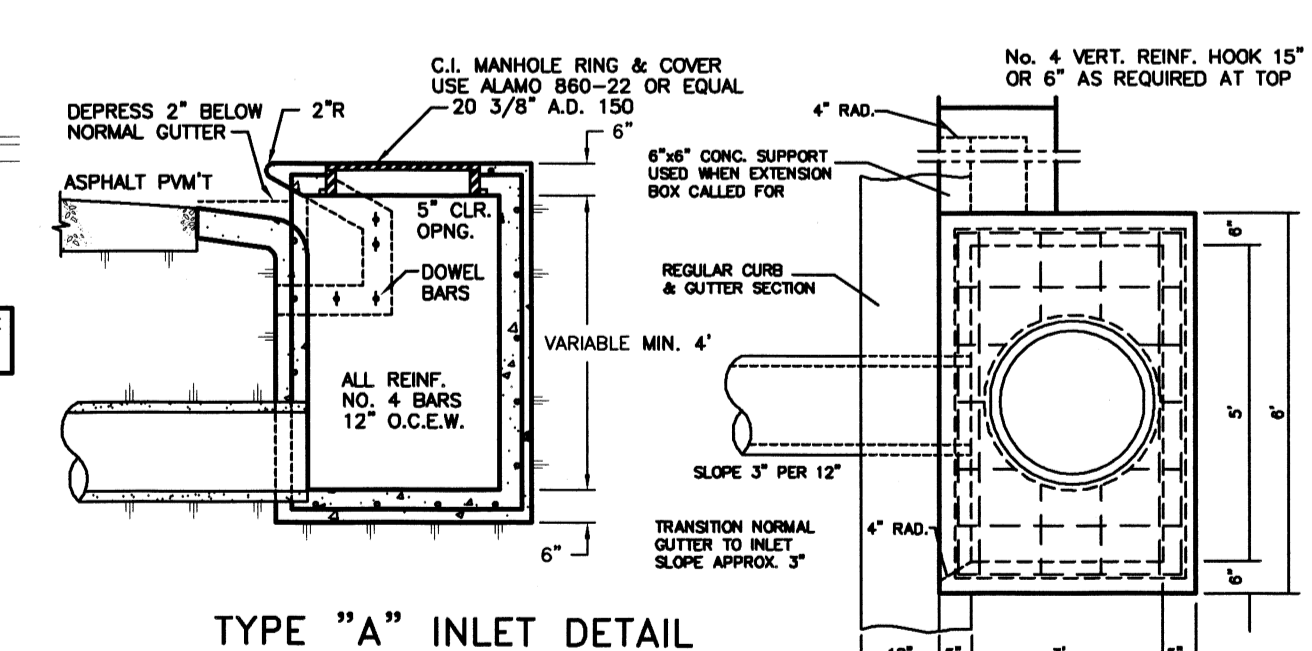
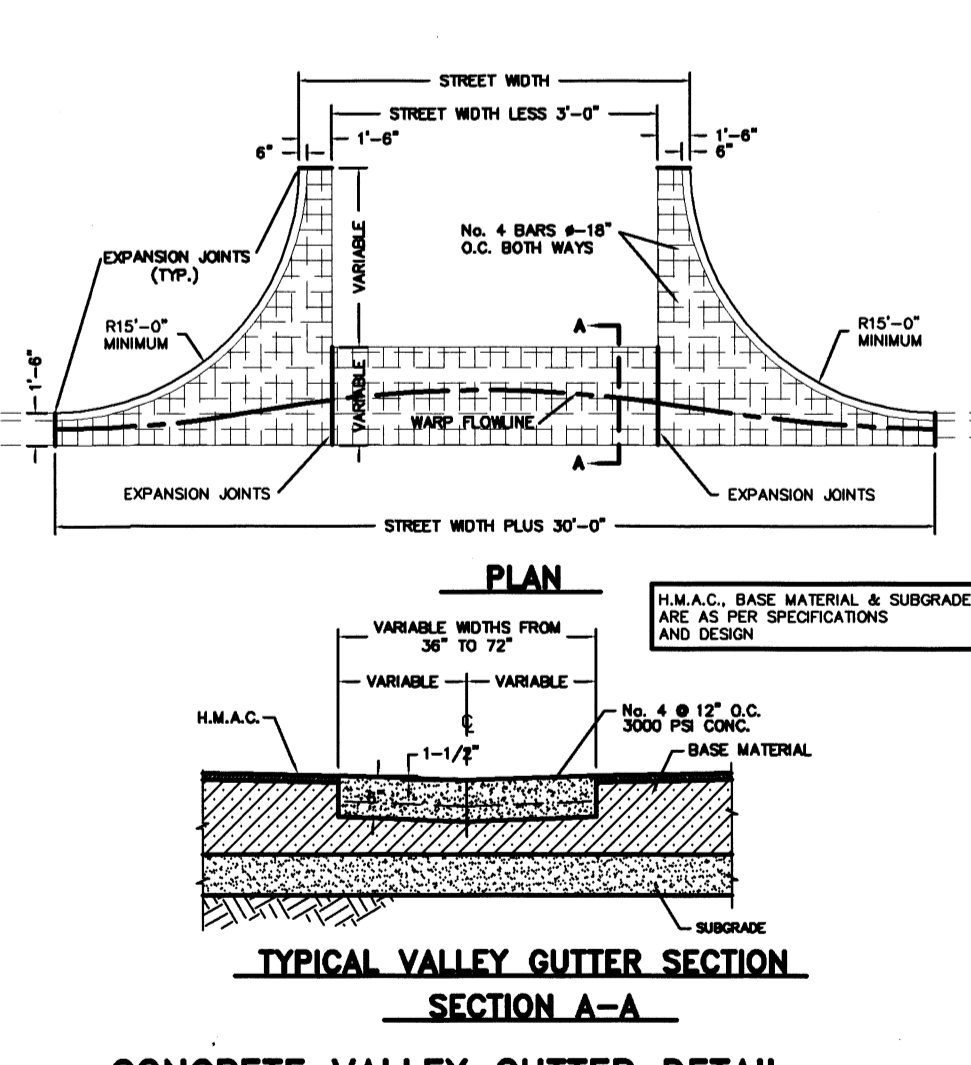
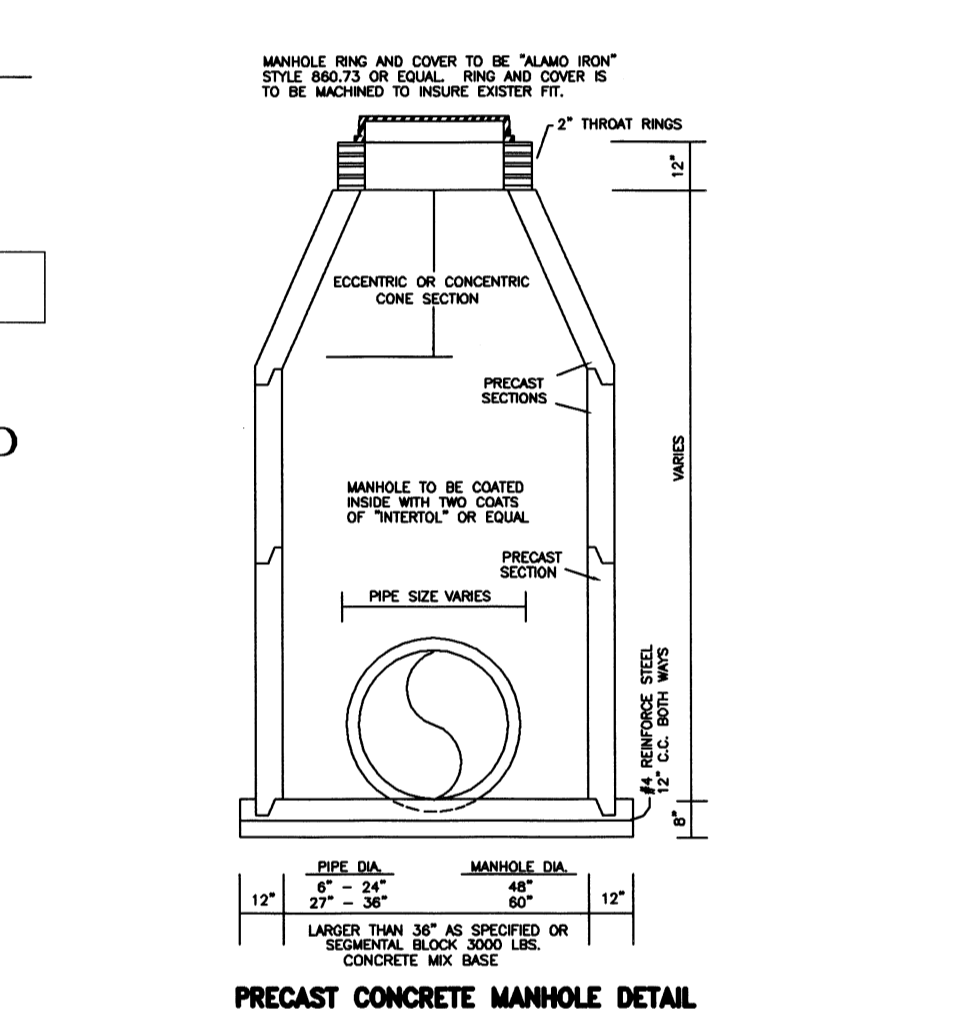


PAVED SECTIONS UN-PAVED SECTIONS



STORM TRENCH BEDDING AND BACKFILL DETAILS

- A. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOOR OF PIPE (MIN. THICKNESS = 4") - PER ROW GRAVEL, 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D3212) BACKFILL MATERIAL COMPACTED TO 95% OF LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE 18" MIN. TO 24" MIN. MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4" THROUGHOUT THE LENGTH OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, GREENWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM 1145) COMPACTED TO 92% S.P.D. @ 12" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND D-8. USE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D3212) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. @ 12" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER HIGHWAY - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. @ 12" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, GREENWAYS AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM 1145) COMPACTED TO 92% S.P.D. @ 12" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-8 AND D-823 AND ASTM D4253 AND D-8. USE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BELOW THE TOP OF FINISHED GRADE SHALL HAVE CLASS I OR CLASS II (ASTM D3212) OR SOIL TYPE A1, A2, OR A3 (ASTM 1145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE ROADWAY SHALL HAVE CLASS I, II OR IV (ASTM D3212) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLSHOTS, MINIMUM 4" GRAVEL, OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILL AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, WORKED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE COMPACTION TEST FOR NEW DATA). THE THICKNESS OF EACH LAYER SHALL NOT EXCEED 8".
- NOTES:
 1. CURB COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 90% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 3. FOR ALL BACKFILLING THE WORK REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE LEAD/LOOSE LIFTS.
 4. THE WORK REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



INLET EXTENSION

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

SHEET NO. 8 OF 6 SHEETS

FILENAME: F:\DATA\SUBDIVISIONS\LA RESERVA SUBD. PH. I-A\DWGING-BLWT

DATE PREPARED: 9-12-2017 CHECKED BY: M. GONZALEZ APPROVED BY: _____

DATE REVISED: _____ CHECKED BY: _____ APPROVED BY: _____

ALFONSO QUINTANILLA P.E. 95534

9-3-19 DATE

ALFONSO QUINTANILLA P.E. 95534

9-3-19 DATE

DRAINAGE REPORT FOR: LA RESERVA SUBDIVISION PHASE I-A

BY: ALFONSO QUINTANILLA P.E.

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 Mestefas 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 2964039, official records, Hidalgo County, Texas. This subdivision is located on the southwest corner of the intersection of FM 2812 and Uresti Road and in the City of Edinburg, E.T.I. The EXISTED subdivision will consist of 93 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 (LOMR-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 Loam, Sandy Clay Loam, and Clay Loam. This soil is well drained. Surface runoff is medium. Permeability is moderate. Plasticity Index has a range of 4-32. See attached Soil Survey of Hidalgo County, Texas tables.

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

After development the runoff will be Q = 37.96 cubic feet per second for an increase of Q = 28.88 cubic feet per second. Detention will be 282,061.07 cubic feet (6.28 acre feet). Drainage will be detained 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 "X"-UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN) 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:	\$ 655,000.00
PAVING IMPROVEMENTS:	\$ 686,190.00
SEPTIC TANK (OSSF):	\$ 143,550.00

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS

124 E. STUBBS ST. PHONE 956-381-6480

EDINBURG, TEXAS 78539 FAX 956-381-0527

REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

SURVEYING REGISTRATION NUMBER 100411-00

