



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-26-2019

PROPOSED LA RESERVA PHASE 1-B SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: WILLIAM A. SCHWARZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 27 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

STREETLIGHTS: 6

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 20 NORTH ROAD 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: "X & A" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE HAS BEEN PROVIDED BY STORM SEWER SYSTEM AND DETENTION HAS BEEN PROVIDED ON THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO URESTI ROAD AND 40.00 FEET ONTO MILE 20 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-2-2019 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-2-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 20 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-2-2019 : 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.

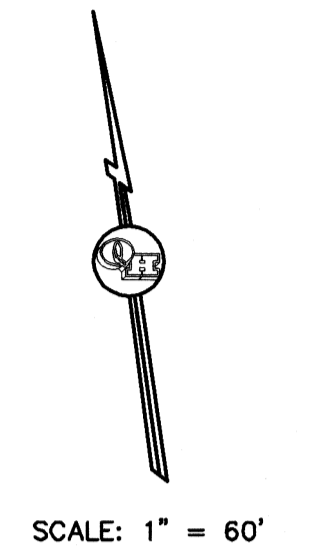
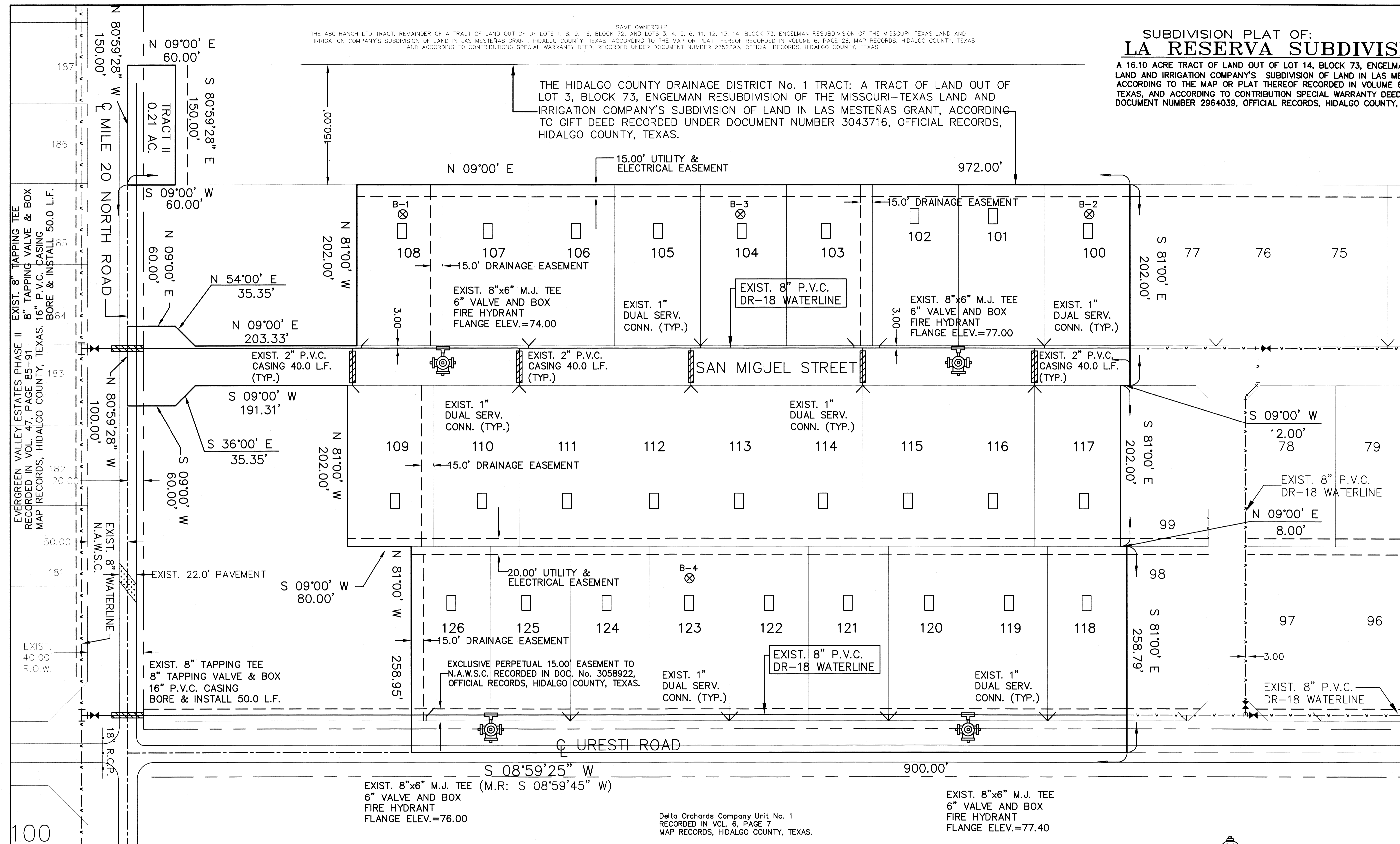
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THE 480 RANCH LTD TRACT, REMAINDER OF A TRACT OF LAND OUT OF OF LOTS 1, 8, 9, 16, BLOCK 72, AND LOTS 3, 4, 5, 6, 11, 12, 13, 14, BLOCK 73, ENGLMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTEÑAS 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.

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

A 16.10 ACRE TRACT OF LAND OUT OF LOT 14, BLOCK 73, ENGLMAN 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.

THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT: A TRACT OF LAND OUT OF LOT 3, BLOCK 73, ENGLMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTEÑAS GRANT, ACCORDING TO GIFT DEED RECORDED UNDER DOCUMENT NUMBER 3043716, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



EVERGREEN VALLEY ESTATES PHASE II
RECORDED IN VOL. 47, PAGE 85-91
MAP RECORDS, HIDALGO COUNTY, TEXAS.
EXIST. 8" TAPPING TEE
8" TAPPING VALVE & BOX
16" P.V.C. CASING
BORE & INSTALL 50.0 L.F.

EXIST. 40.00' R.O.W.

100

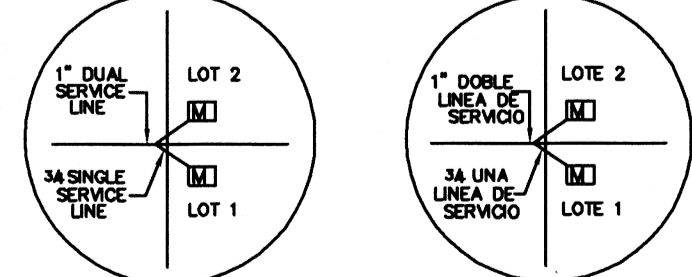
EXIST. 8"x6" M.J. TEE (M.R: S 08'59'45" W)
6" VALVE AND BOX
FIRE HYDRANT
FLANGE ELEV.=76.00

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

EXIST. 8"x6" M.J. TEE
6" VALVE AND BOX
FIRE HYDRANT
FLANGE ELEV.=77.40

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

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

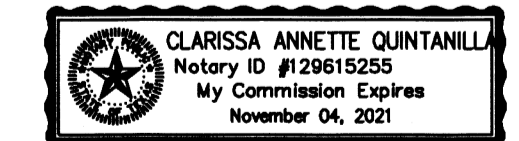


SUBDIVIDER CERTIFICATION
I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
LA RESERVA PHASE I, LTD BY: WILLIAM A. SCHWARZ SUBDIVIDERS OF LA RESERVA SUBDIVISION PHASE I-B 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
LA RESERVA PHASE I, LTD BY: WILLIAM A. SCHWARZ,
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 4th day of NOVEMBER, 2019.



Clarissa Annette Quintanilla
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

LA RESERVA PHASE I, LTD
BY: WILLIAM A. SCHWARZ
900 E. LAKEVIEW DRIVE
MCALLEN, TX 78801

11-4-19
DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

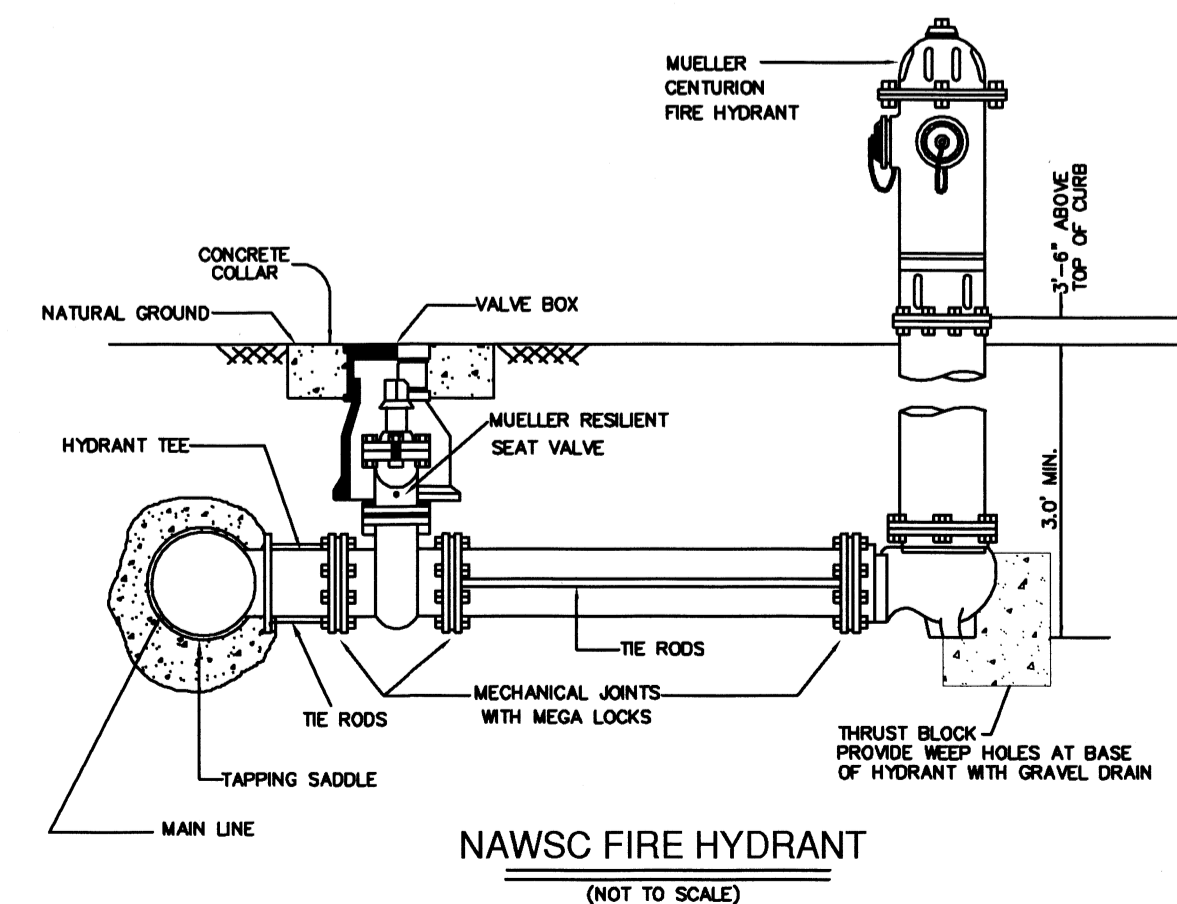
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

COST ESTIMATE

WATER DISTRIBUTION:	\$ 92,485.00
DRAINAGE IMPROVEMENTS:	\$ 105,265.50
PAVING IMPROVEMENTS:	\$ 162,385.00
SEPTIC TANK (OSSF):	\$ 39,150.00

REVISION NOTES

No.	Sheet	REVISION	Date	Approved
1	1 OF 8	HIDALGO COUNTY COMMENTS (12-19-13)	1-2-13	GH



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
DATE 11-5-19



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\SUB\EDINBURG\LA RESERVA SUBD. I-B\WATER-BPLAT	DATE PREPARED: 9-18-2017	PREPARED BY: M. GONZALEZ	CHECKED BY:	APPROVED BY:
SHEET NO. 2	DATE REWSED:	REWSED BY:	CHECKED BY:	APPROVED BY:
OF 3 SHEETS				

