



**Hidalgo County  
Planning  
Department**

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

**Main Office**

2818 S. Business 281  
Edinburg, Texas 78539  
Phone (956) 318-2840  
Fax (956) 318-2844

**Precinct No. 1 Substation**

1900 Joe Stephens Ave. Ste. A  
Weslaco, Texas 78596  
Phone (956) 968-4734  
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**Precinct No. 3 Substation**

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

**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 2

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

Date: 9/12/2022

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

Information required:

1. Name, Address and Phone number of Applicant:  
AVIG, LLC - Enrque Castellanos  
12619 N. Mayberry Road, Mission, TX 78573 Ph: (956) 252-0610
2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):  
City of San Juan - Storm Line  
709 S Nebraska Avenue, San Juan TX 78589 Ph (956) 223-2220
3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):  
City of San Juan - Storm Line  
709 S Nebraska Avenue, San Juan TX 78589 Ph (956) 223-2220
4. Name, Address and Phone number of contractor to install Pipeline or Utility:  
AVIG, LLC - Enrque Castellanos  
12619 N. Mayberry Road, Mission, TX 78573 Ph: (956) 252-0610



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5. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:  
No  
\_\_\_\_\_  
\_\_\_\_\_
6. Does Applicant have the Power of Eminent Domain?  
N/A  
\_\_\_\_\_
7. Will the product be carried for hire or by the owner of the goods?  
N/A  
\_\_\_\_\_
8. Name and Legal description of property owner requesting utility services if applicable:  
DM & DG Development, LLC - Proposed Plantation Heights  
\_\_\_\_\_  
21.68 Acre tract out of Lot 1, Block 14, John Closser ET AL Subdivision,  
Hidalgo County, Texas
9. Type of utility work within county road right-of-way:  
 Bore Crossing     Line Extension Along R.O.W.     Other \_\_\_\_\_
10. Where is the origin of the line?  
East side of "I" Road (Veterans Road)  
\_\_\_\_\_  
North side of E. Javeline Drive - Storm Line  
\_\_\_\_\_
11. Where is the destination of the line?  
West side of "I" Road (Veterans Road)  
\_\_\_\_\_  
South side of E. Javeline Drive - Storm Line  
\_\_\_\_\_



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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

12. Utility Crossing Coordinate X: 1090930.41 Y: 16582468.37  
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:  
1 - 18" R.C.P. Storm Line
14. Pressure (each line):  
0 PSI
15. Content (each line):  
Storm Water
16. Estimated date of installation of Pipeline or Utility:  
As soon as permit is approved



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## **PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

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

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

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

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

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

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which it has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

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



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

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

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

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 9th day of September, 2022.

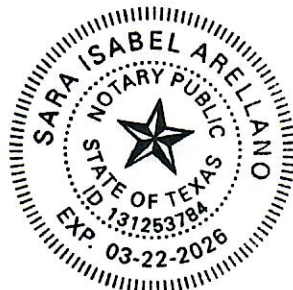
Enrique J. Castellanos  
(Name of Applicant - Printed or Typed)

By: [Signature]  
Signature

Title: OWNER

STATE OF TEXAS  
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,  
Enrique Castellanos on this 9th day of September, 2022,  
to which witness my hand and seal of office.



[Signature]  
Notary Public for the State of Texas

My Commission Expires: 03-22-26



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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

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

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

HIDALGO COUNTY:

\_\_\_\_\_  
Richard F. Cortez, County Judge



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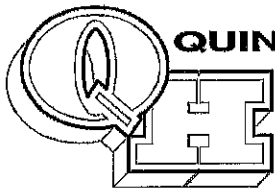
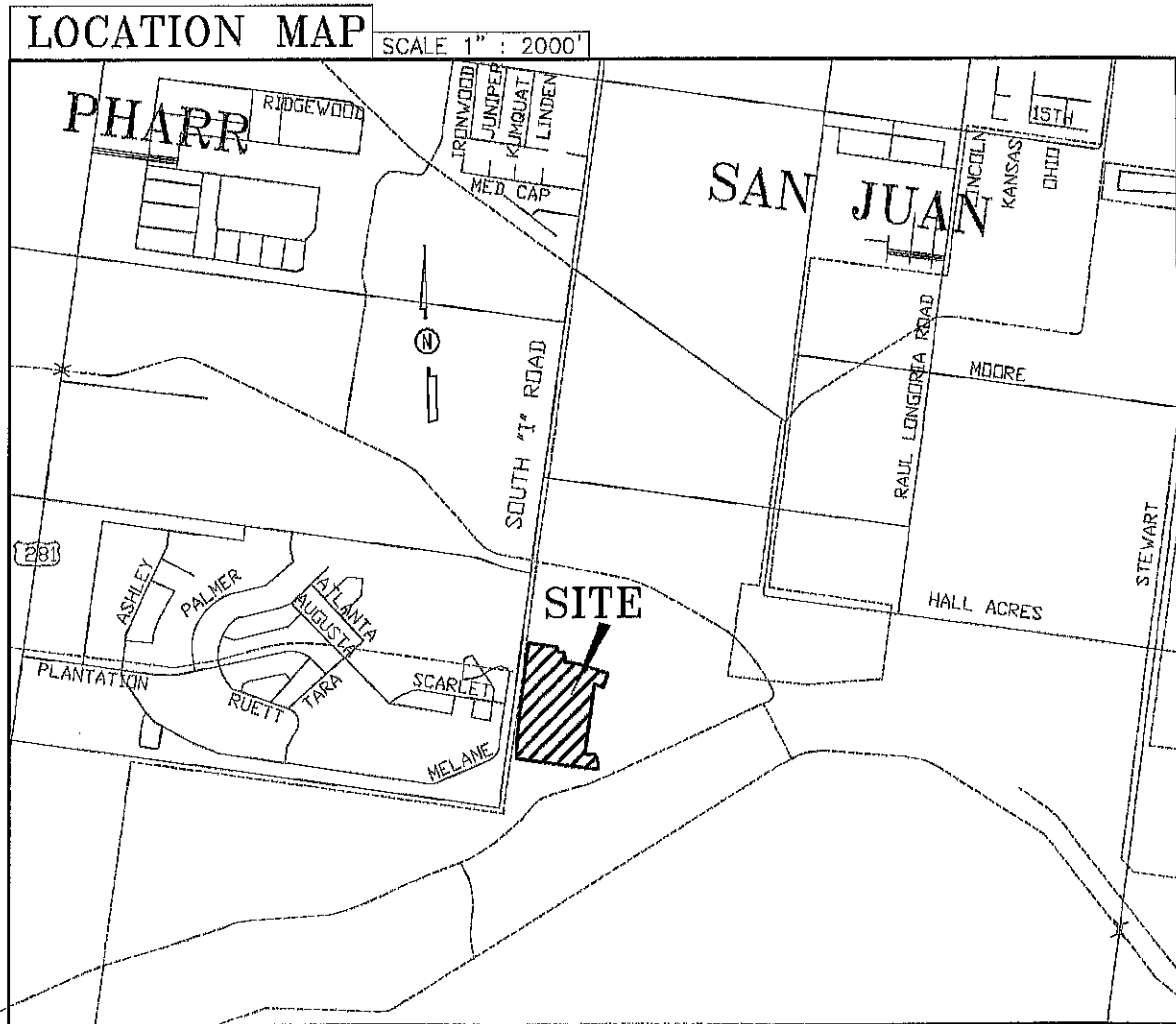
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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

**EXHIBIT A**

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

# PLANTATION HEIGHTS



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

CONSULTING ENGINEERS

124 E. STUBBS ST.

EDINBURG, TEXAS 78539

ENGINEERING REGISTRATION NUMBER F-1513

SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

PHONE 956-381-6480

FAX 956-381-0527

ALFONSOQ@QHA-ENG.COM



THE KARINA LUGO AND ROSA LINDA FLORES TRACT A 2.868 ACRES OF AN ACRES TRACT OF AND OUT OF LOT 1, BLOCK 14, HUNDEE ESTATES UNIT 116, 400' SOUTH OF 200' BLOCK 14, JOHN CLOSNER SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2979049, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

HUNDEE DRIVE

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 53°36'15" W	21.21'
L2	N 36°27'12" W	21.21'
L3	N 53°32'48" E	21.21'
L4	S 36°27'12" E	21.21'
L5	N 53°31'05" E	21.23'
L6	N 59°16'27" E	18.99'
L7	S 30°43'33" E	23.22'

AREA TABLE

LOT	AREA (S.F.)	AREA (AC.)
1	7498.04	0.17
2	7498.20	0.17
3	7501.76	0.17
4	8616.21	0.20
5	9054.59	0.21
6	7516.77	0.17
7	7520.33	0.17
8	7523.82	0.17
9	7517.57	0.17
10	7484.34	0.17
11	7422.64	0.17
12	7332.47	0.17
13	7213.80	0.17
14	7066.62	0.16
15	6890.89	0.16
16	6686.59	0.15
17	7810.44	0.18
18	7248.08	0.17
19-29	6000.00	0.14
30-31	7248.08	0.17
32-42	6000.00	0.14
43-44	7248.08	0.17
45-55	6000.00	0.14
56	7247.62	0.17
57	6817.79	0.16
58-68	6000.00	0.14
69	7248.77	0.17
70-75	6006.35	0.14
76	6006.40	0.14
77	6842.63	0.16
78	7588.25	0.17
79	7230.02	0.17
80-89	6200.00	0.14
90	7918.73	0.18
91	6005.03	0.14
92-95	6000.00	0.14
96	6531.26	0.15
97	6007.33	0.14
98	6008.28	0.14
99-101	6000.00	0.14
102	6387.50	0.15
103	8220.56	0.19
104	8340.77	0.19
105	7504.58	0.17
POND	34617.92	0.79

PLANTATION HEIGHTS

A 21.70 ACRE TRACT OF LAND (DEED RECORD: 21.68 ACRES) OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 0, PAGES 4 AND 5, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3231108, 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:

METES AND BOUNDS

A 21.70 ACRE TRACT OF LAND (DEED RECORD: 21.68 ACRES) OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 0, PAGES 4 AND 5, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3231108, 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:

COMMENCING FOR REFERENCE AT A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE SOUTH VETERANS BOULEVARD AND THE SOUTH RIGHT OF WAY LINE OF HUNDEE DRIVE AS DEPICTED ON THE PLAT OF DOMINION PLACE SUBDIVISION PHASE I, AS RECORDED IN VOLUME 43, PAGE 184, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THENCE: S 08°24'21" W, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 200.01 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THE KARINA LUGO AND ROSA LINDA FLORES TRACT (A 0.868 OF AN ACRE TRACT OF LAND OUT OF LOT 14, SAN JUAN HACIENDA ESTATES UNIT No.1, AND JOHN CLOSNER SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2979049, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTHWEST CORNER OF THIS TRACT AND THE POINT OF BEGINNING.

THENCE: S 81°30'54" E (DEED RECORD: S 81°31'50" E), ALONG THE SOUTH LINE OF THE KARINA LUGO AND ROSA LINDA FLORES TRACT AND THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 312.39 FEET (DEED RECORD: 312.12 FEET) TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 11°57'05", RADIUS = 228.40 FEET), A DISTANCE OF 47.64 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 03°47'18", RADIUS = 178.35 FEET), A DISTANCE OF 11.79 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 80°02'07" E (MAP RECORD: S 81°26'09" E), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 57.69 FEET (MAP RECORD: 57.41 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 25°34'01", RADIUS = 228.35 FEET), A DISTANCE OF 101.90 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°26'09" E, A DISTANCE OF 149.04 FEET (MAP RECORD: 149.09 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 70°00'09" E, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 341.20 FEET (MAP RECORD: 341.25 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 20°04'40" W, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 149.97 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 69°59'58" W (MAP RECORD: N 70°01'09" W), ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 105.78 FEET (MAP RECORD: 105.80 FEET) TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°33'04" W, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 763.62 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 13°08'22", RADIUS = 375.00 FEET), A DISTANCE OF 86.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 35°00'00" E, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 56.38 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 08°27'35" E, ALONG THE WEST LINE OF DOMINION PLACE SUBDIVISION PHASE I, A DISTANCE OF 107.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF THE NORTH FLOODWAY LEVEE RIGHT OF WAY (RECORDED IN VOLUME 383, PAGE 508, VOLUME 467, PAGE 124, VOLUME 461, PAGE 187, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF DOMINION PLACE SUBDIVISION PHASE I AND THE MOST EASTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 73°54'19" W, ALONG THE NORTH LINE OF THE NORTH FLOODWAY LEVEE RIGHT OF WAY, A DISTANCE OF 39.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF THE MMGJ SAN JUAN LLC TRACT (A 1.19 ACRE TRACT OUT OF LOT 1, BLOCK 14, JOHN CLOSNER SUBDIVISION, ACCORDING TO DEED OF CONVEYANCE ASSIGNMENT AND BILL OF SALE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2812871, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE WESTERLY SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°27'27" W, ALONG THE NORTH LINE OF THE MMGJ SAN JUAN LLC TRACT, A DISTANCE OF 872.31 FEET (DEED RECORD: 872.10 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 01°18'16" W, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 48.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: ALONG THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 05°01'48", RADIUS = 7,590.42 FEET), A DISTANCE OF 666.15 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°36'28" E, ALONG THE EAST RIGHT OF WAY LINE OF SOUTH VETERANS BOULEVARD, A DISTANCE OF 543.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 21.70 OF AN ACRE OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH DOMINION PLACE SUBDIVISION PHASE I, RECORDED IN VOLUME 43, PAGE 184, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
DATE: SEPTEMBER 23, 2021

5.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

6.- DRAINAGE DETENTION REQUIRED FOR THE ENTIRE SUBDIVISION IS 1.80,810.64 C.F. (4.15 ACRE- FEET), AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA EXCAVATION BUILDING DURING THE SUBDIVISION CONSTRUCTION LOCATED SOUTHEAST OF THIS SUBDIVISION.

7.- BENCH MARK = ELEV. 100.76 TOP OF INLET LOCATED NORTHEAST CORNER OF LOT 34 OF THIS SUBDIVISION. NAVD. 88 DATUM.

8.- A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE. A 5.00 FOOT SIDEWALK WITH ADA RAMPS ALONG THE EAST SIDE OF SOUTH "I" ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.

9.- THERE SHALL BE NO ACCESS ALLOWED TO SOUTH "I" ROAD FROM LOTS 1 THRU 17.

10.- E.E. DENOTES ELECTRICAL EASEMENT. U.E. DENOTES UTILITY EASEMENT.

11.- SANITARY SEWER IS PROVIDED BY CITY OF SAN JUAN FOR THIS SUBDIVISION.

12.- DETENTION POND AREA MAINTENANCE TO BE MAINTAINED BY HOME OWNER ASSOCIATION

13.- OWNERS TO MAINTAIN R.O.W AND PERIMETER OF SUBDIVISION.

13.- EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) CONSTRUCTION GENERAL PERMIT.

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

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

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

I, (WE) THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PLANTATION HEIGHTS SUBDIVISION TO THE CITY OF SAN JUAN, TEXAS, AND WHOSE NAME(S) IS (ARE) SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, EASEMENTS, DRAINS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

VILLARREAL NELSON DEVELOPMENT, LTD.  
ELIUD VILLARREAL NELSON, PRESIDENT  
43125, K CENTER STREET  
MCALLEN, TX 78501

Approved For Construction *[Signature]* Date *8-25-22*

Planning Department *[Signature]*  
Utilities Department *[Signature]*  
Public Works Department *[Signature]*

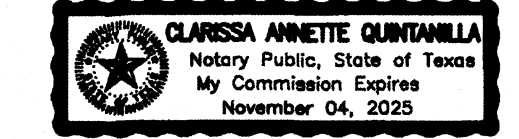
Fire Department *[Signature]*  
City Engineer *[Signature]*  
Project Engineer *[Signature]*  
Utilities Contractor *[Signature]*

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared ELIUD VILLARREAL NELSON, PRESIDENT OF VILLARREAL NELSON DEVELOPMENT, LTD.

proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first, duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS), SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST: PRESIDENT SECRETARY

CITY OF SAN JUAN PLANNING & ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN JUAN, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE \_\_\_\_\_ CHAIRMAN PLANNING COMMISSION

CITY OF SAN JUAN MAYOR CERTIFICATION

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

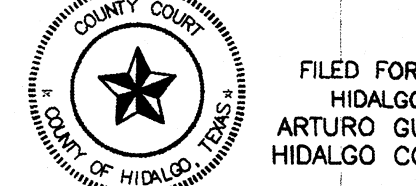
DATE \_\_\_\_\_ CHAIRMAN PLANNING COMMISSION

STATE OF TEXAS COUNTY OF HIDALGO

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



*Eulalio Ramirez*  
EULALIO RAMIREZ  
P.E. No. 77062  
DATE: 8-4-22



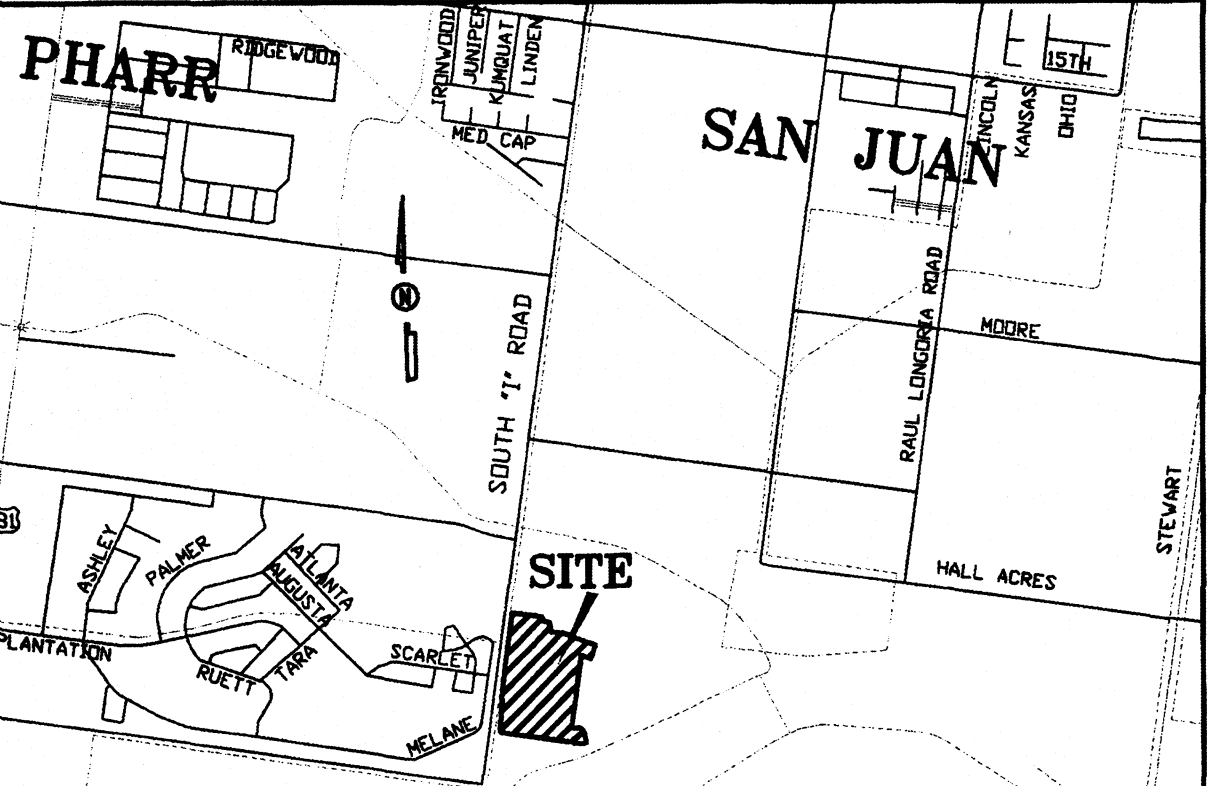
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

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

CURVE DATA

CURVE	LENGTH	RADIUS	DELTA
C1	47.84'	228.40'	11°57'05"
C2	11.79'	178.35'	03°47'18"
C3	101.90'	228.35'	25°34'01"
C4	86.00'	375.00'	13°08'22"
C5	666.36'	7590.42'	05°01'48"

LOCATION MAP



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
- MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE THE TOP OF CURB AT CENTER OF LOT.
- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:  
FRONT.....20.00'  
GARAGE.....18.00'  
REAR.....10.00'  
CORNER.....10.00'  
SIDE.....5.00'  
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- DRAINAGE DETENTION REQUIRED FOR THE ENTIRE SUBDIVISION IS 1.80,810.64 C.F. (4.15 ACRE- FEET), AS PER APPROVED DRAINAGE REPORT, DETENTION FOR ALL LOTS IS BEING PROVIDED BY THE DETENTION AREA EXCAVATION BUILDING DURING THE SUBDIVISION CONSTRUCTION LOCATED SOUTHEAST OF THIS SUBDIVISION.
- BENCH MARK = ELEV. 100.76 TOP OF INLET LOCATED NORTHEAST CORNER OF LOT 34 OF THIS SUBDIVISION. NAVD. 88 DATUM.
- A 4.00 FOOT SIDEWALK WILL BE REQUIRED TO BE CONSTRUCTED ON BOTH SIDES OF INTERIOR STREETS AT BUILDING PERMIT STAGE. A 5.00 FOOT SIDEWALK WITH ADA RAMPS ALONG THE EAST SIDE OF SOUTH "I" ROAD WILL BE CONSTRUCTED DURING SUBDIVISION CONSTRUCTION.
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DATE OF PREPARATION: NOVEMBER 15, 2021

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-15-2021	LG		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
02-09-2022	G.CANTU		

