



# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-27-2022

PROPOSED LA RESERVA SUBDIVISION PHASE I-C PRECINCT No. 4.

ENGINEER: HALFF ASSOCIATES, INC DEVELOPER: LA RESERVA PH I, LTD

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 6  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 1

LOCATION DESCRIPTION: WEST OF THE INTERSECTION OF BENITO RAMIREZ ROAD AND URESTI ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-8-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY AN EXISTING STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO URESTI ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-07-2022 BY, JOE OCHOA, PCT.4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-13-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 9-26-2022 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

The applicant has submitted the required small construction site notice 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: AUGUST 18, 2022

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

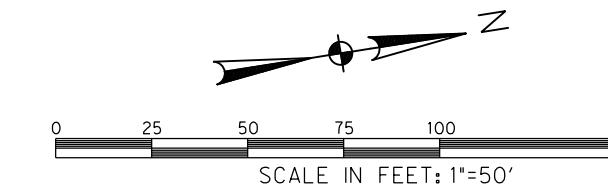
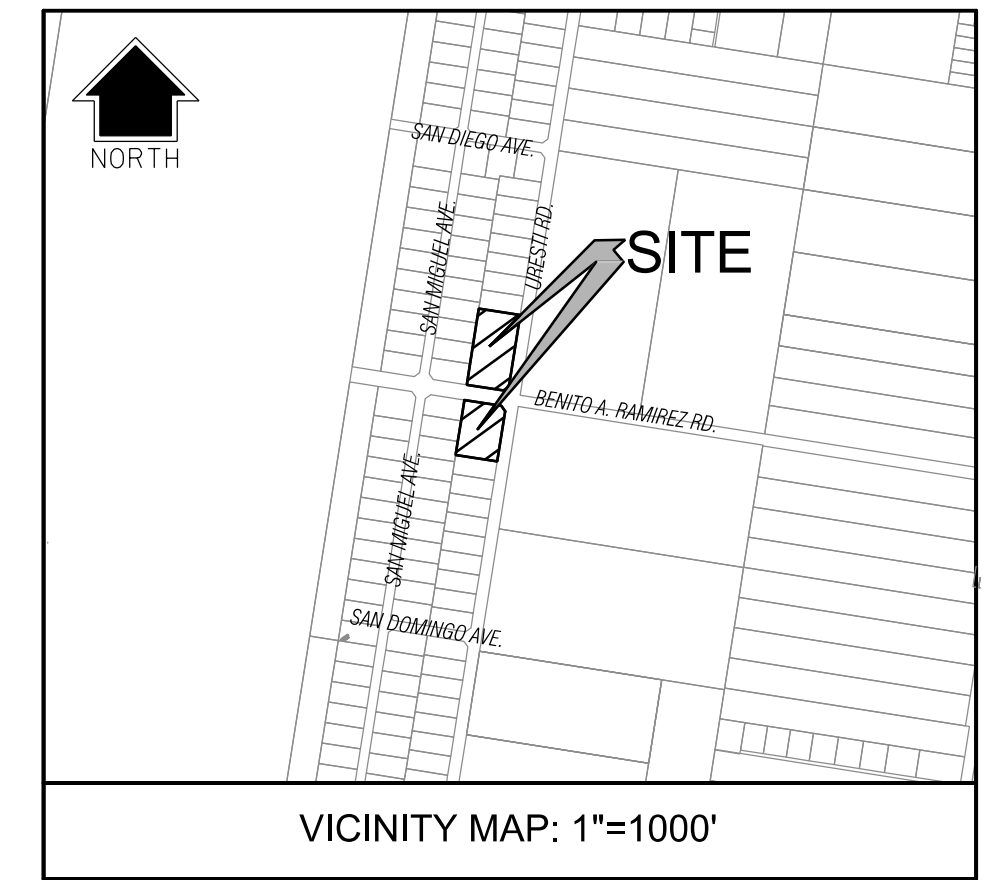
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

\*

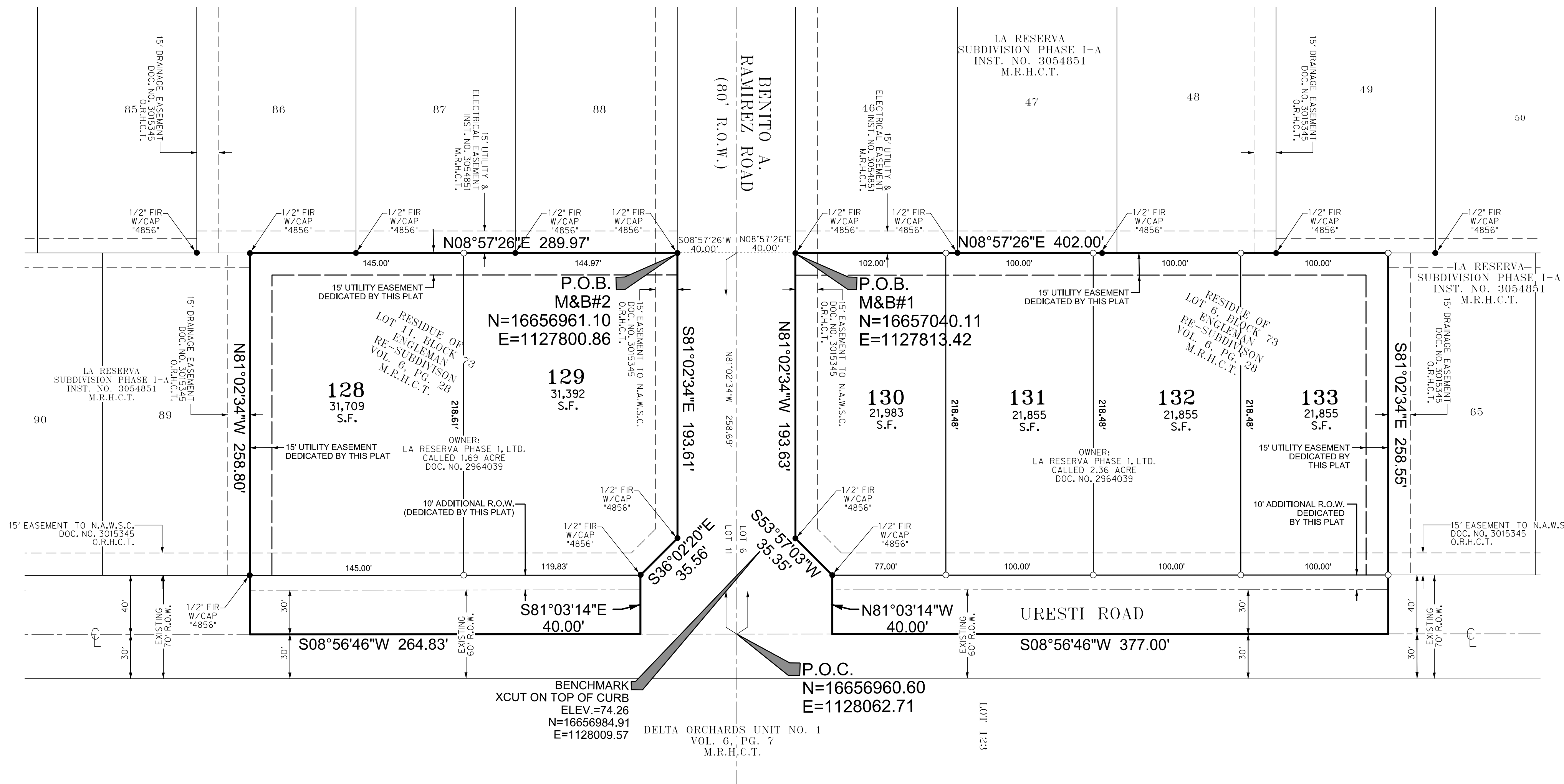


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**LEGEND**  
 1/2" FIR - 1/2-INCH FOUND IRON ROD  
 ○ - 1/2-INCH SET IRON ROD  
 WITH CAP STAMPED "HALFF"  
 M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY TEXAS  
 D.R.H.C.T. - DEED RECORDS HIDALGO COUNTY TEXAS  
 VOL. - VOLUME  
 PG. - PAGE  
 S.F. - SQUARE FEET  
 R.O.W. - RIGHT-OF-WAY  
 (C.M.) - CONTROL MONUMENT  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCING  
 T.B.M. - TEMPORARY BENCHMARK

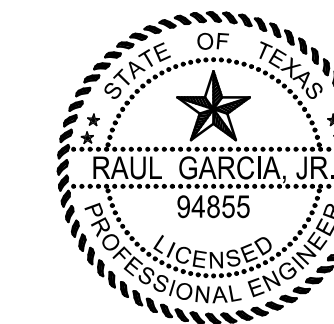


AREA TABLE		
LOT	S.F.	AC.
128	31,709	0.73
129	31,392	0.72
130	21,983	0.50
131	21,855	0.50
132	21,855	0.50
133	21,855	0.50



STATE OF TEXAS:  
 COUNTY OF HIDALGO:  
 I, RAUL GARCIA, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RAUL GARCIA, JR.  
 LICENSED PROFESSIONAL ENGINEER  
 P.E. REGISTRATION NO. 94855



STATE OF TEXAS:  
 COUNTY OF HIDALGO:  
 I, JUAN M. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JUAN M. CASTILLO  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS NO. 6146



FILE 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

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 LA RESERVA SUBDIVISION PHASE I-C, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHWEST CORNER AND NORTHWEST CORNER OF THE INTERSECTION OF BENITO A. RAMIREZ ROAD 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 63,970). LA RESERVA SUBDIVISION PHASE I-C 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  
 OWNER: LA RESERVA PHASE I, L.T.O.  
 WILLIAM A. SCHWARZ  
 ENGINEER: HALFF ASSOCIATES, INC.  
 SURVEYOR: HALFF ASSOCIATES, INC.

5711 N 10TH STREET  
 5000 W. MILITARY STE. 100  
 5000 W. MILITARY STE. 100

McALLEN, TX 78504  
 McALLEN, TX 78503  
 McALLEN, TX 78503

(956) 682-4128  
 (956) 684-0286  
 (956) 684-0286

PRELIMINARY PLAT

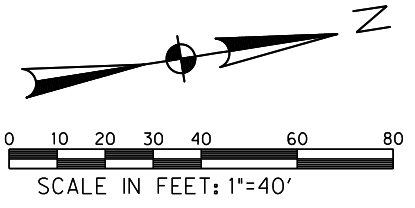
LA RESERVA SUBDIVISION PHASE I-C

OUT OF LOTS 6 AND 11, BLOCK 73  
 ENGELMAN RESUBDIVISION  
 OF THE MISSOURI-TEXAS AND IRRIGATION  
 COMPANY'S SUBDIVISION  
 IN LAS MESTEÑAS GRANT

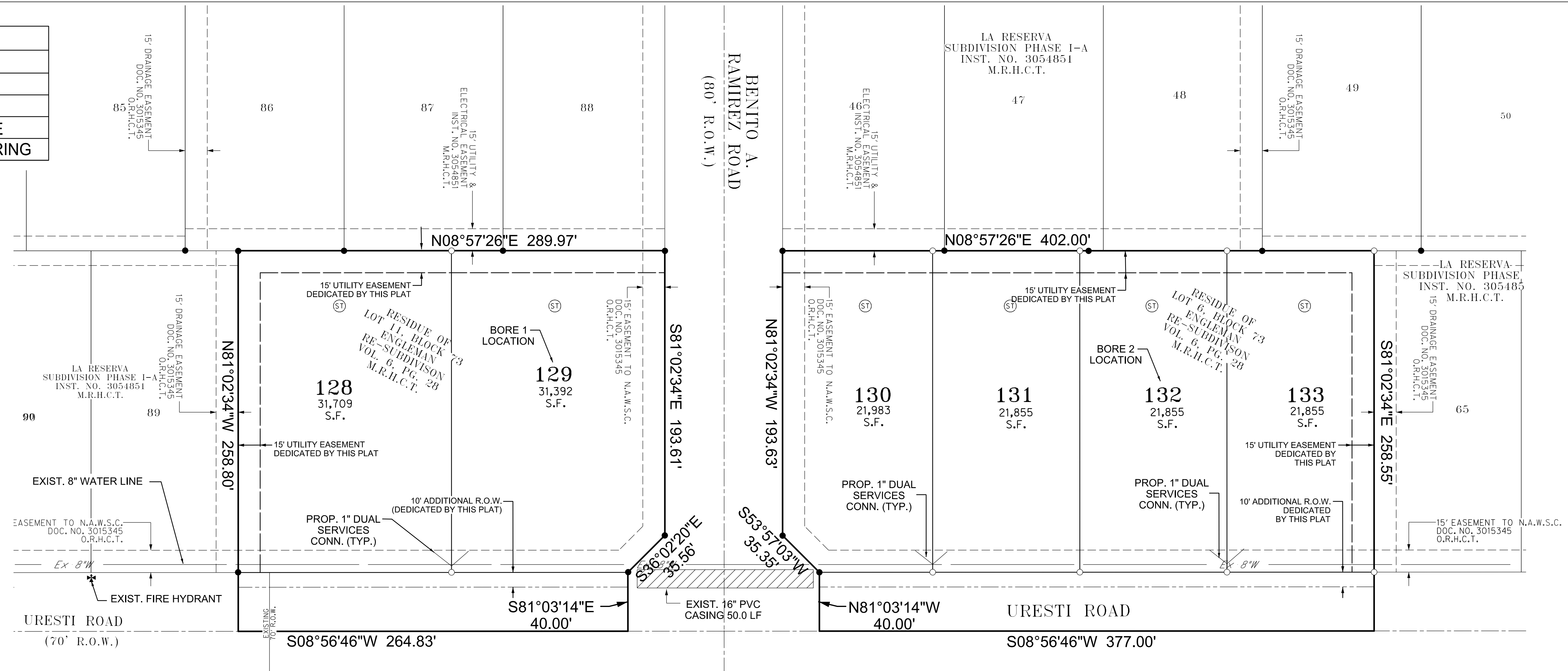
HIDALGO COUNTY, TEXAS  
 DATE OF PREPARATION: \$DATES



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ST SEPTIC TANK (OSSF)



DELTA ORCHARDS UNIT NO. 1  
VOL. 6, PG. 7  
M.R.H.C.T.

ENGINEERING REPORT  
WATER SUPPLY: Description and Costs.

LA RESERVA SUBDIVISION PHASE 1-C WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C.") THE SUBDIVISION AND N.A.W.S.C. HAVE ENTERED INTO CONTRACT IN WHICH N.A.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG-TERM QUANTITY 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.

DEVELOPER PROPOSES TO CONNECT SIX (6) LOTS TO THE EXISTING 8" DIAMETER WATERLINE. THE 1/2" SINGLE SERVICE LINES AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ 5,100.00 OR \$850 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$600.00 OR \$100.00 PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT.

SUMINISTRO DE AGUA: Descripción y Costos.

LA SUBDIVISION LA RESERVA FASE 1-C SERÁ PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C.") EL SUBDIVISOR Y N.A.W.S.C. HAN REALIZADO UN CONTRATO EN EL CUAL N.A.W.S.C. SE COMPROMETIO A PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS. N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 10" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO NORTE DE LA CALLE F.M. 2812.

EL SISTEMA DE AGUA PARA LA SUBDIVISION DE LA RESERVA CONSTA DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE ENCUENTRA CON LA LINEA DE AGUA DE DIAMETRO EXISTENTE DE 10" Y CORRIDA HACIA EL SUR POR EL LADO OESTE DE URESTI ROAD.

DESARROLLADOR PROPONE CONECTAR SEIS (6) LOTES A LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO. LAS LINEAS DE SERVIDIO SIMPLE DE 1/2" Y LA LINEA DE AGUA SE INSTALARAN CAJAS DE MEDIDORES A UN COSTO TOTAL DE \$ 5,100.00 O \$850 POR LOTE. ADEMÁS, EL APARTAMENTADOR PAGARÁ A N.A.W.S.C. LA SUMA DE \$600.00 O \$100.00 POR LOTE COMO SE ESTABLECE EN EL ACUERDO DE SERVIDIO DE AGUA DE 30 AÑOS CUYA SUMA REPRESENTA EL COSTO TOTAL DE MEDIDOR DE AGUA, DERECHOS CUOTAS DE ADQUISICION Y TODAS LAS MEMBRESIAS U OTRAS CUOTAS ASOCIADAS CONCONECTANDO LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. SOBRESOLICITUD DEL PROPIETARIO DEL LOTE N.A.W.S.C. SE INSTALARÁ PRONTO EN NINGUNACARGAR EL MEDIDOR DE AGUA PARA ESE LOTE.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM LAS RESERVA RE-SUBDIVISION PHASE 1-C 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 SUSTAINABILITY OF THE SUBDIVISION SITE FOR OSSF THE REPORT REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT, HIGHLIGHTS OF THE REPORT AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/4 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER 12258) HAD TWO (2) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 129, AND 132. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA) THE SOIL REPORT AS PREPARED BY SITE EVALUATOR INDICATES A CLAY LOAM AND SANDY CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,700.00 INCLUDING THE COST FOR REQUIRED PERMIT AND LICENSE ALL OSSFS HAVE BEEN INSTALLED AS OF THE APPLICATION FOR FINAL PLAT APPROVAL. AT A TOTAL COST OF \$16,200.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON (DATE).

DRENAGE AGUAS RESIDUALES: Descripción y Costos.

EL DRENAGE DE LAS AGUAS RESIDUALES DE LA SUBDIVISION DE "LA RESERVA" FASE 1-C TENDRÁ FOSAS SEPTICAS INDIVIDUALES ("OSSF") QUE CONSISTEN EN UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y UN CAMPO DE DRENADAJE EN CADA LOTE. EL EVALUADOR DEL SITIO (NÚMERO DE LICENCIA OS 12258) HA EVALUADO LA SUSTAINABILIDAD DEL SITIO DE LA SUBDIVISION PARA OSSF Y ENVIO UN INFORME CONCLUYENDO QUE EL SITIO ES ADECUADO PARA OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE LA SALUD DEL CONDADO DE HIDALGO.

CADA LOTE EN LA SUBDIVISION TIENE POR LO MENOS 1/4 ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA MEZCLA DE BARRO ARENOSO. EL EVALUADOR DEL SITIO (NÚMERO DE LICENCIA 12258) TENIA DOS (2) PERFORACIONES DE PRUEBA REALIZADAS EN AREAS OPUESTAS DE LA SUBDIVISION. ESPECIFICAMENTE EN EL CENTRO DE LOS LOTES 129, Y 132. (PERFORACIONES ADICIONALES NO FUERON NECESARIAS PORQUE LOS SUELOS SON MUY UNIFORMES DENTRO DE ESTA AREA LIMITADA) EL INFORME DE SUELO PREPARADO POR EL EVALUADOR DEL SITIO INDICA UNA MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) QUE SE EXTIENDE MAS DE 24" POR DEBAJO DE LA EXCAVACION. LA SUBDIVISION DRENA BIEN LA TORMENTA DE 10 AÑOS. LA CUAL ESTÁ CONTENIDA DENTRO DE LA CALLE Y LAS LIENAS DE DRENADAJE.

EL COSTO DE INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$ 2,700 INCLUYENDO EL COSTO DEL PERMISO Y LICENCIA REQUERIDOS TODOS LOS OSSFS SE HAN INSTALADO A PARTIR DE LA SOLICITUD DE APROBACION DE PLACA FINAL. A UN COSTO TOTAL DE \$16,200 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF DESDE EL 7 DE MARZO DE 2019.

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared WILLIAM A. SCHWARZ, LA RESERVA PHASE 1, LTD proved to me through their 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SUBDIVIDER CERTIFICATION:  
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 THAT (b) SEWER CONNECTIONS INCLUDING TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:  
I (WE), WILLIAM SCHWARZ SUBDIVIDERS OF LA RESERVA PHASE 1-C 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.

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

LA RESERVA SUBDIVISION PHASE 1-C, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHWEST CORNER AND NORTHWEST CORNER OF THE INTERSECTION OF BENITO A. RAMIREZ ROAD 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 63,970). LA RESERVA SUBDIVISION PHASE 1-C LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S 3 1/2 MILE EXACT TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PRECINCT NO. 4.

PRINCIPAL CONTACTS			
OWNER: LA RESERVA PHASE 1, LTD.	5711 N 10TH STREET	MCALLEN, TX 78504	(956) 682-4128
ENGINEER: HALFF ASSOCIATES, INC.	5000 W. MILITARY STE. 100	MCALLEN, TX 78503	(956) 664-0286
SURVEYOR: HALFF ASSOCIATES, INC.	5000 W. MILITARY STE. 100	MCALLEN, TX 78503	(956) 664-0286

LA RESERVA PHASE 1, LTD  
BY: WILLIAM A. SCHWARZ, MEMBER  
900 E. LAKEVIEW DRIVE  
MCALLEN, TX 78501

STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, RAUL GARCIA, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RAUL GARCIA, JR.  
LICENSED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 94855



STATE OF TEXAS:  
COUNTY OF HIDALGO:

I, JUAN M. CASTILLO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

JUAN M. CASTILLO  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF TEXAS NO. 6500



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

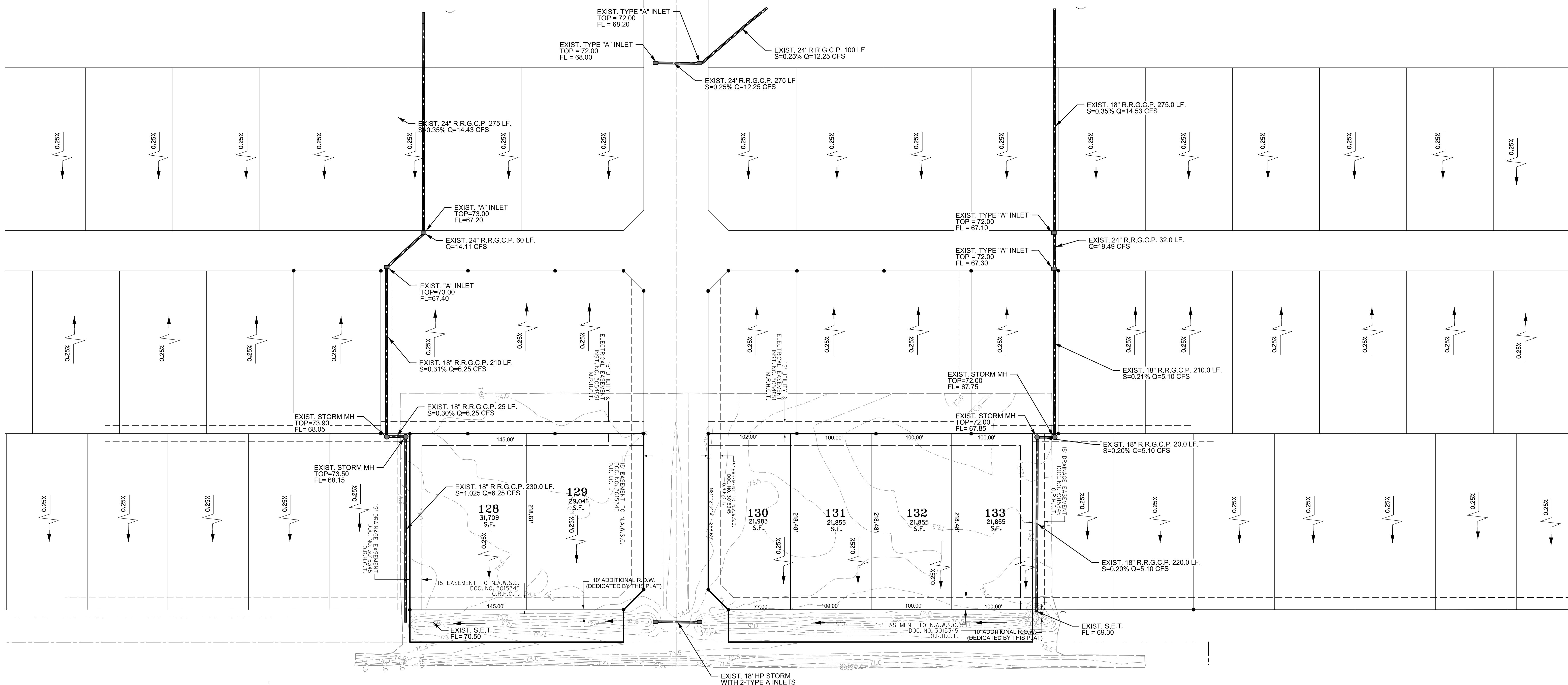
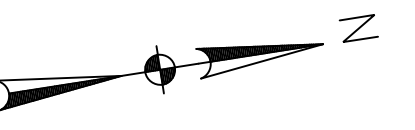
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

PRELIMINARY PLAT  
LA RESERVA SUBDIVISION PHASE 1-C  
OUT OF LOTS 6 AND 11 BLOCK 73  
ENGELMAN RE-SUBDIVISION  
WATER DISTRIBUTION

HIDALGO COUNTY, TEXAS  
DATE OF PREPARATION: \$DATES



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**DRAINAGE STATEMENT**

LA RESERVA SUBDIVISION PHASE I-C IS COMPOSED OF FOUR DIFFERENT TRACTS, THE NORTH TRACTS HAVE A TOTAL AREA OF 3.45-ACRE OUT OF LOT 11 BLOCK 73, ENGELMAN RE-SUBDIVISION OF THE MISSOURI TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION IN LAS MESTENAS GRANT (VOL. 4, PG. 28) AS RECORDED IN OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS (O.R.H.C.T.). THESE TRACTS ARE LOCATED AT THE NORTHWEST CORNER AND SOUTH WEST CORNER OF THE INTERSECTION OF BENITO A, RAMIREZ RD AND URESTI RD. THE SOUTH TRACTS HAVE A TOTAL AREA OF 4.66-ACRE OUT OF LOT 14, BLOCK 73, ENGELMAN RE-SUBDIVISION OF THE MISSOURI TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION IN LAS MESTENAS GRANT (VOL. 6, PG. 28) AS RECORDED IN OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS (O.R.H.C.T.). THESE TRACTS ARE LOCATED AT THE NORTHWEST CORNER AND NORTHEAST CORNER OF THE INTERSECTION OF SAN MIGUEL ST AND MILE 20 RD, THIS SITE IS WITHIN THE CITY OF EDINBURG EXTRA TERRITORIAL JURISDICTION.

THE PROPOSED DEVELOPMENT WAS ORIGINALLY SITUATED IN FLOOD ZONE =XM UNSHADED AND FLOOD ZONE =AM AND FALLS IN THE HIDALGO COUNTY FEMA FLOOD INSURANCE RATE MAPS (FIRM) PANEL NO. 480334 0325 D, DATED JUNE 6, 2000. A LETTER OF MAP REVISION (LOMR-F) HAS BEEN APPROVED BY FEMA AND THE TRACTS HAVE BEEN REMOVED FROM FLOOD ZONE =AM, ALL TRACTS ARE NOW LOCATED IN AN =XM UNSHADED FLOOD ZONE, THE FLOOD ZONE =XM UNSHADED IS DEFINED AS =AREA OF MINIMAL FLOOD HAZARD THAT IS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND HIGHER THAN THE ELEVATION OF THE 0.2-PERCENT-ANNUAL-CHANCE (OR 500-YEAR) FLOOD.M.

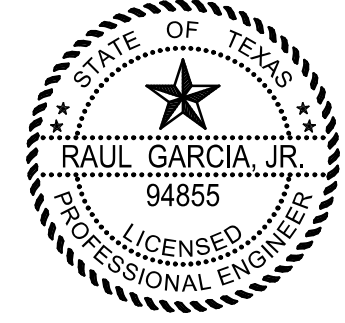
THE TRACTS ARE 6.96 ACRES CURRENTLY UNDEVELOPED AND ARE RELATIVELY FLAT, THE EXISTING PEAK FLOW VALUE BASED ON A 10-YEAR EVENT FOR THE OVERALL SITE IS APPROXIMATELY 3.67 CFS, ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY FOR HIDALGO COUNTY, THE EXISTING SITE MATERIAL IS COMPOSED OF (1) RACOMBS SANDY CLAY LOAM, (2) WILLYCAY FINE SANDY LOAM AND (3) BRENNAN FINE SANDY LOAM, THESE SOILS HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WETTED AND CONSISTING CHEFLY OF MODERATELY WELL DRAINED SOILS WITH MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE, SEE ATTACHED SOIL SURVEYS OF THE HIDALGO COUNTY, TEXAS TABLES.

LA RESERVA PHASE I-C WILL BE COMPRISED OF TWELVE (12) LOTS THAT WILL BE UTILIZED FOR RESIDENTIAL DEVELOPMENT, AFTER DEVELOPMENT THE RUNOFF WILL BE 12.80 CFS, THE BUILDING FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18" ABOVE THE TOP OF CURB, DRAINAGE WILL BE DETAILED BY THE EXISTING 150' HIDALGO COUNTY DRAINAGE DISTRICT NO.1 DRAIN DITCH RIGHT OF WAY DEDICATED BY PHASE I-B OF THIS SUBDIVISION, THE STREET RUNOFF WILL BE COLLECTED BY A STORM SEWER SYSTEM CONSISTING OF 18" AND 24" PIPES AND TYPE =AM & TYPE =C-CM INLETS THAT DISCHARGE INTO THE EXISTING DRAIN DITCH, A 24" BLEEDER WAS ALSO INSTALLED DURING LA RESERVA SUBDIVISION PHASE IA TO OUTFALL INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO.1 NORTH MAIN DRAIN LATERAL LOCATED NORTH OF THE SUBDIVISION.

AS PER HIDALGO COUNTY DRAINAGE POLICY, THE DEVELOPER WILL DETAIN THE VOLUME DIFFERENCE CALCULATED BETWEEN A 10-YEAR STORM AT EXISTING CONDITIONS AND A 50-YEAR STORM AT DEVELOPED CONDITIONS, THIS AMOUNTS TO A TOTAL 37,683 CF OF DETENTION REQUIRED FOR THE FOUR TRACTS, NO ONSITE DETENTION WILL BE REQUIRED FOR THE SUBJECT SITE, THE REQUIRED DETENTION WAS PROVIDED BY EXISTING HIDALGO COUNTY DRAINAGE DITCH LOCATED WEST OF THE SUBDIVISION, ALL SITE DRAINAGE IMPROVEMENTS AND DETENTION FOR THIS SITE CONFORM TO CURRENT CITY AND COUNTY ORDINANCES AND DRAINAGE POLICIES, DRAINAGE PLAN WAS APPROVED AT THE TIME OF ISSUANCE OF BUILDING PERMIT ON PHASES I-A AND I-B

STATE OF TEXAS:  
COUNTY OF HIDALGO:  
I, RAUL GARCIA, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RAUL GARCIA, JR.  
LICENSED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 94855



FILE 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

**PRELIMINARY PLAT**  
**LA RESERVA SUBDIVISION PHASE I-C**  
**OUT OF LOTS 6 & 11, BLOCK 73**  
**ENGELMAN RESUBDIVISION**  
**TOPOGRAPHY AND DRAINAGE**  
HIDALGO COUNTY, TEXAS  
DATE OF PREPARATION: \$DATES



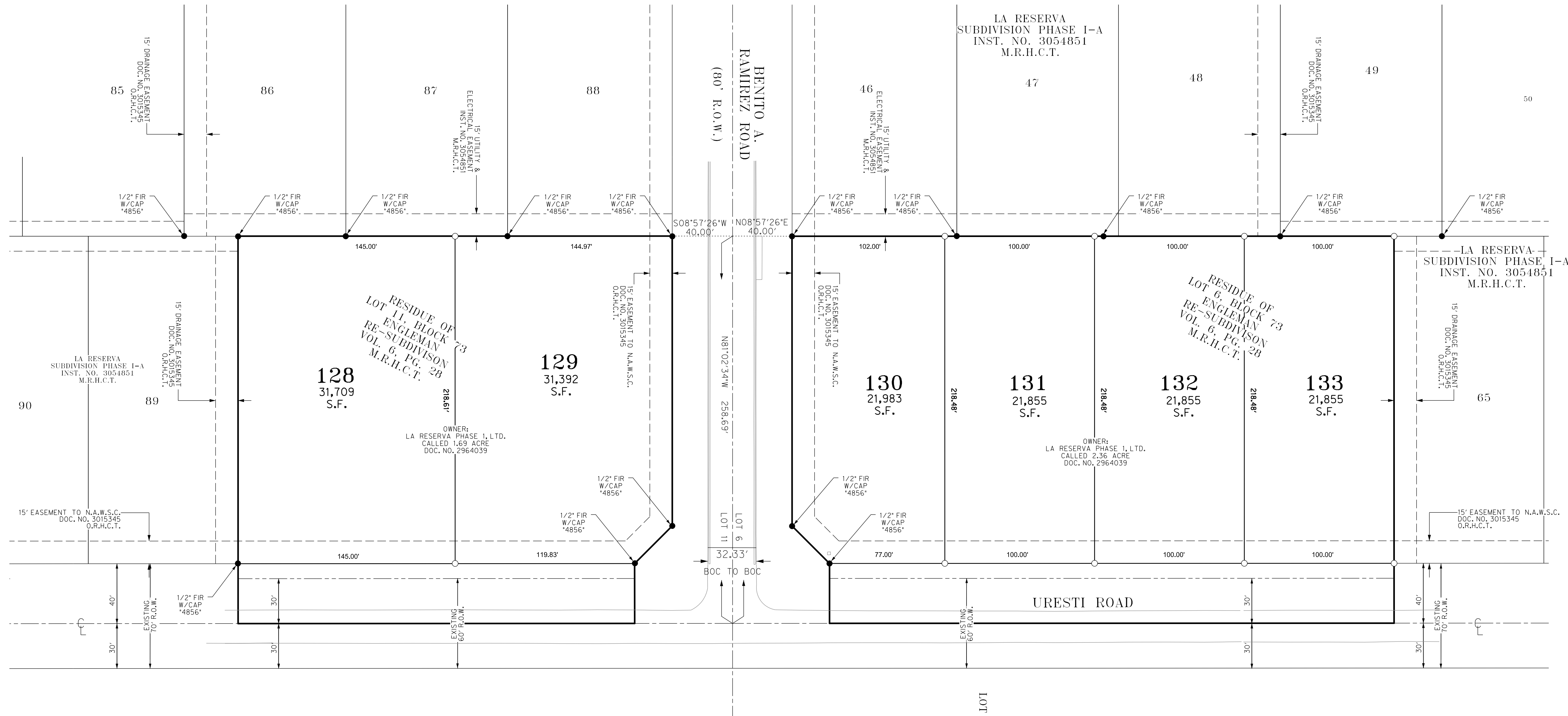
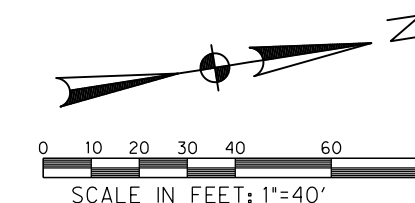
5000 WEST MILITARY, SUITE 100  
MCALLEN, TX 78503  
(956) 664-4286  
TBPPELS SURVEYING FIRM NO. 10194444

SHEET NO.  
4 OF 5

PRINCIPAL CONTACTS  
OWNER: LA RESERVA PHASE I LTD.  
WILLIAM A. SCHWARZ  
ENGINEER: HALFF ASSOCIATES, INC.  
SURVEYOR: HALFF ASSOCIATES, INC.  
5711 N. 10TH STREET  
8000 W. MILITARY STE. 100  
8000 W. MILITARY STE. 100  
MCALLEN, TX 78504  
MCALLEN, TX 78503  
MCALLEN, TX 78503  
(956) 664-4128  
(956) 664-0286  
(956) 664-0286

DATE PLOTTED: 08/11/2023 10:00 AM  
SCALE: AS SHOWN  
DRAWN BY: RGA  
CHECKED BY: RGA  
DATE: 08/11/2023 10:00 AM

PAGE INDEX	
1	NOTES
2	PLAT
3	WATER
4	DRAINAGE
5	ENGINEERING



**SUBDIVIDER CERTIFICATION:**

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 THAT (b) SEWER CONNECTIONS INCLUDING TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

I (WE), WILLIAM SCHWARZ SUBDIVIDERS OF LA RESERVA PHASE 1-C 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

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 their 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.

**ENGINEER 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 COSTS TO INSTALL THE WATER AND CONSTRUCTED ON-SITE SEWAGE FACILITIES DISCUSSED ABOVE ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$5,100.00 WHICH EQUALS: \$850.00 PER LOT.  
SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$2,700.00 PER LOT, (ALL INCLUSIVE) FOR A TOTAL OF \$16,200.00 FOR THE ENTIRE SUBDIVISION.

**CERTIFICACION DE INGENIERO**

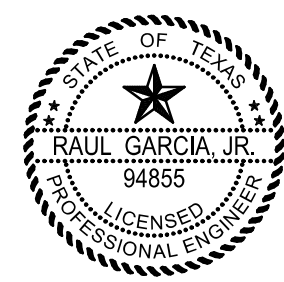
CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y AGUAS RESIDUALES DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS DE INSTALAR EL AGUA Y LAS INSTALACIONES CONSTRUIDAS EN EL LUGAR DE AGUAS RESIDUALES ANTERIORES SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE \$5,100.00 QUE ES IGUAL A \$850.00 POR LOTE.  
INSTALACIONES DE AGUAS RESIDUALES: EL SISTEMA SEPTICO SE ESTIMA EN UN COSTO DE \$2,700 POR LOTE (TODO INCLUIDO) PARA UN TOTAL DE \$16,200.00 PARA LA SUBDIVISION ENTERA.

STATE OF TEXAS  
COUNTY OF HIDALGO:

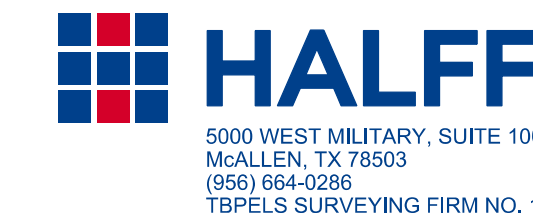
I, RAUL GARCIA, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RAUL GARCIA, JR.  
LICENSED PROFESSIONAL ENGINEER  
P.E. REGISTRATION NO. 94855



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

**PRELIMINARY PLAT  
LA RESERVA SUBDIVISION PHASE I-C  
OUT OF LOTS 6 AND 11 BLOCK 73  
ENGELMAN RESUBDIVISION  
ENGINEERING REPORT**  
HIDALGO COUNTY, TEXAS  
DATE OF PREPARATION: \$DATES



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

LA RESERVA SUBDIVISION PHASE I-C, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHWEST CORNER AND NORTHWEST CORNER OF THE INTERSECTION OF BENITO A. RAMIREZ ROAD 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 63,970). LA RESERVA SUBDIVISION PHASE 1-C 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  
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