



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-D 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: NORTH WEST CORNER OF MILE 20 NORTH ROAD AND URESTI ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-16-2021 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: 40.00 FEET ONTO MILE 20 NORTH ROAD AND 10.00 FEET ONTO URESTI ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-07-22 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 AND SAN MIGUEL STREET.

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

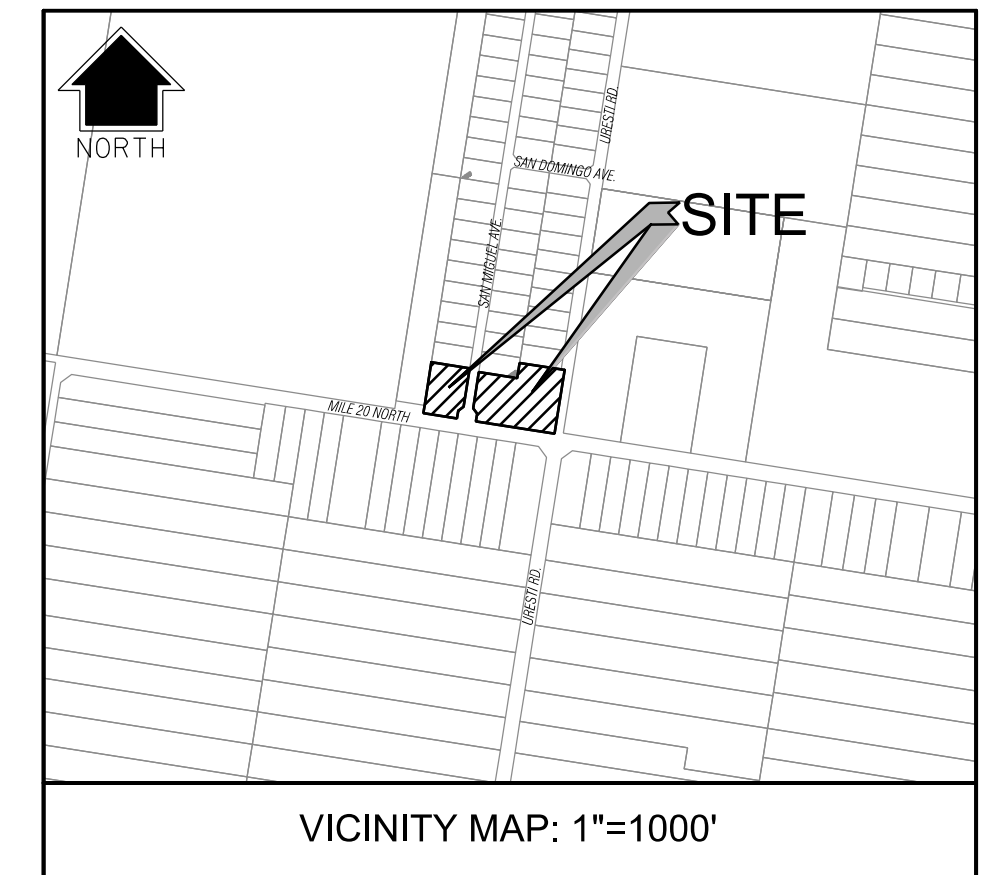
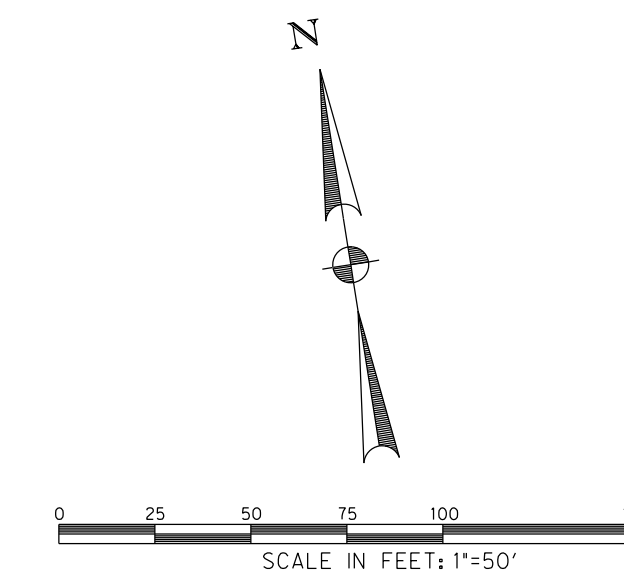
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of EDINBURG

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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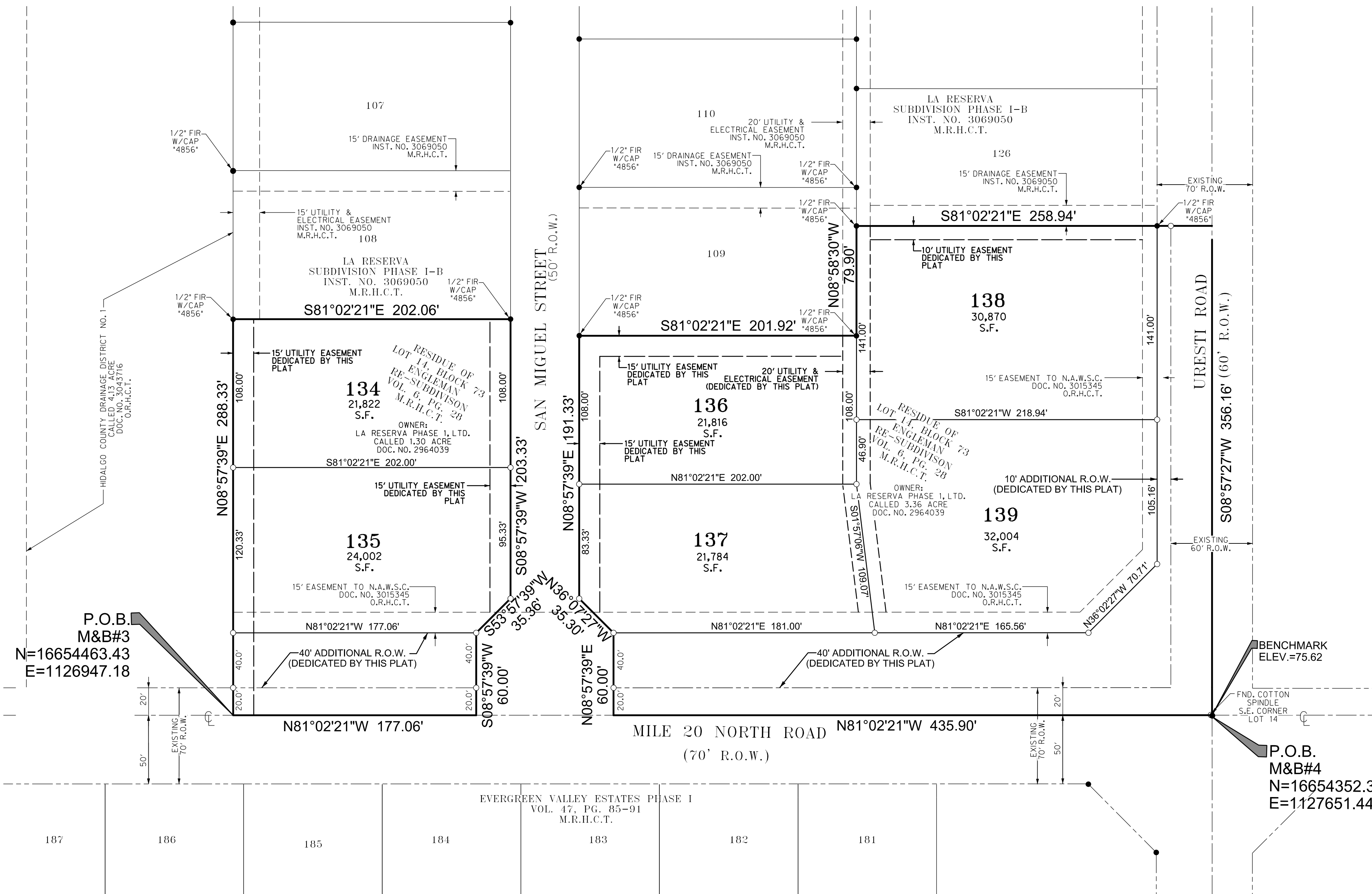
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LEGEND

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.
134	21,822	0.50
135	24,002	0.55
136	21,816	0.50
137	21,784	0.50
138	30,870	0.71
139	32,004	0.73

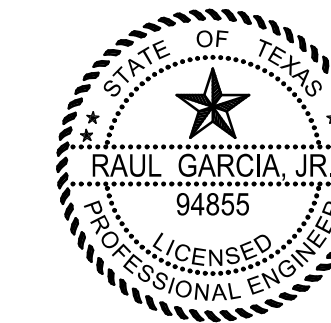


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 LA RESERVA SUBDIVISION PHASE I-C IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHWEST CORNER OF THE INTERSECTION OF FM 2812 AND URESTI ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 63,970). LA RESERVA SUBDIVISION PHASE II 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.

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.

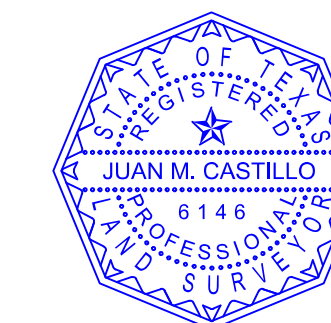
RAUL GARCIA, JR.
 LICENSED PROFESSIONAL ENGINEER
 P.E. REGISTRATION NO. 94855



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 GUAJARDO, 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-D

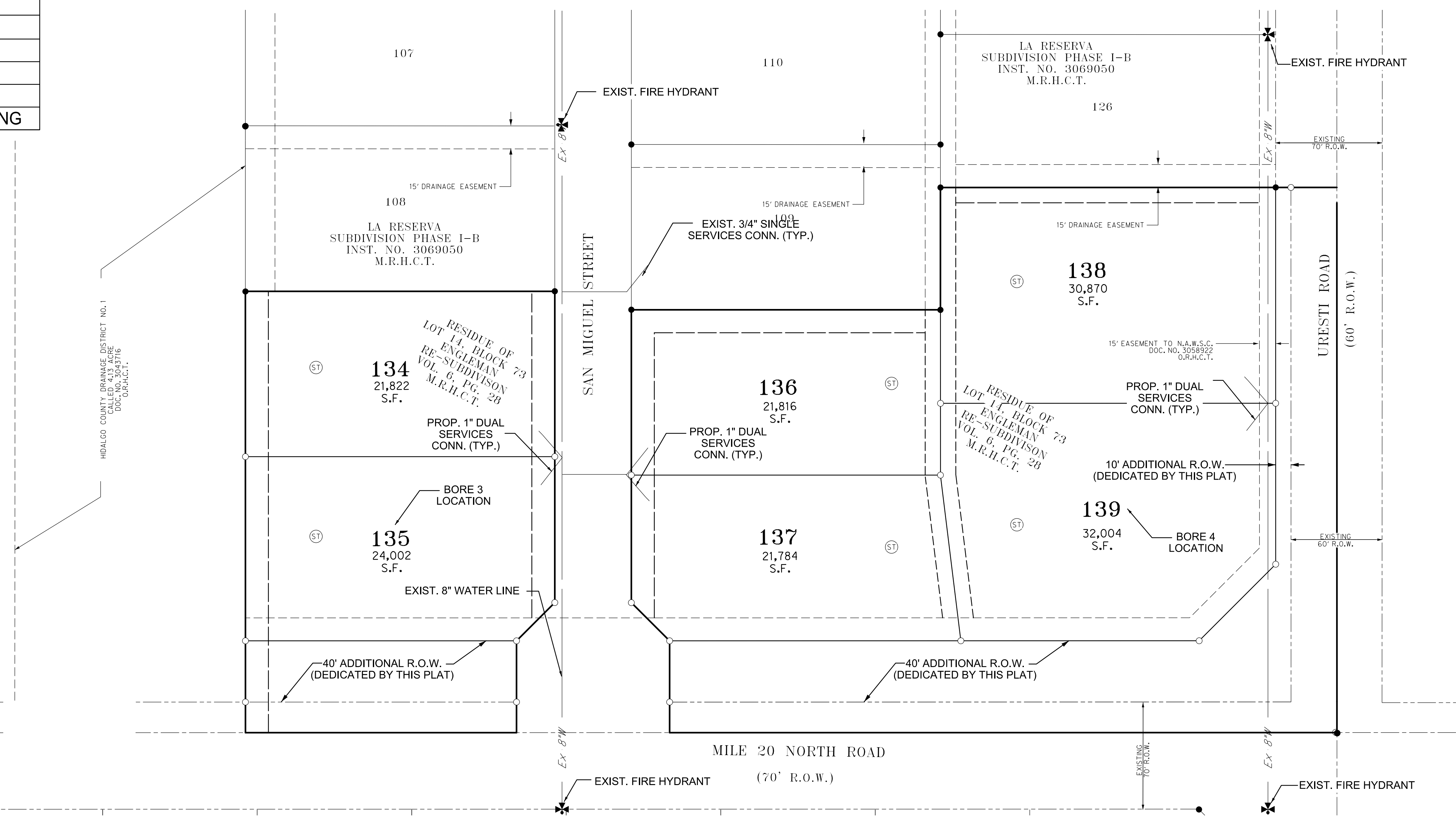
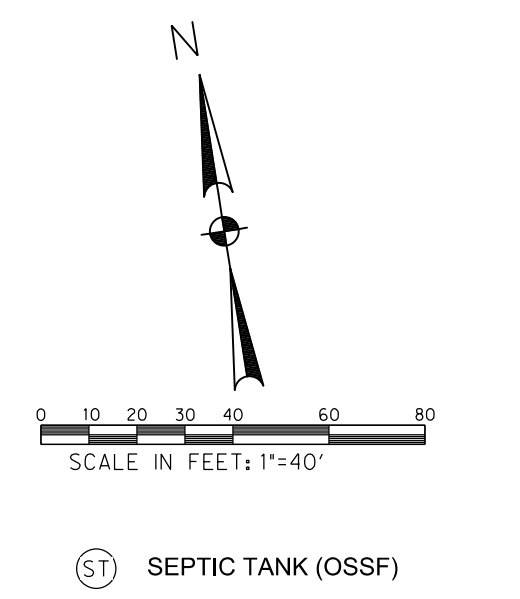
**OUT OF LOT 14, BLOCK 73
 ENGELMAN RESUBDIVISION
 OF THE MISSOURI-TEXAS AND IRRIGATION
 COMPANY'S SUBDIVISION
 IN LAS MESTEÑAS GRANT**

HIDALGO COUNTY, TEXAS
 DATE OF PREPARATION: \$DATES

PRINCIPAL CONTACTS
 OWNER: LA RESERVA PHASE I, LTD.
 WILLIAM A. SCHWARZ 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

HALFF
 5000 WEST MILITARY, SUITE 100
 McALLEN, TX 78503
 (956) 664-0286
 TBPELS SURVEYING FIRM NO. 10194444

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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 SHWARTZ SUBDIVIDERS OF LA RESERVA PHASE 1-D 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.

Given under my hand and seal of office this _____ day of _____, 20__.

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 GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

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 SUBDIVIDER 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.

THE WATER SYSTEM FOR LA RESERVA SUBDIVISION CONSISTS OF AN 8" DIAMETER WATERLINE THAT TIE INTO THE EXISTING 10" DIAMETER WATERLINE AND RUNS SOUTH ALONG THE WEST SIDE OF SAN MIGUEL STREET.

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 SERA 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 COMPROMIETO 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 LA CALLE SAN MIGUEL.

DESARROLLADOR PROPONE CONECTAR SEIS (6) LOTES A LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO. LAS LINEAS DE SERVICIO 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 SERVICIO 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 CONECTANDO LOS LOTES INDIVIDUALES EN LA SUBDIVISION A N.A.W.S.C. SOBRESOLICITUD DEL PROPIETARIO DEL LOTE N.A.W.S.C. SE INSTALARA PRONTO EN NINGUN CARGAR 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 AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE 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 134, AND 139. (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 TENDRA FOSAS SEPTICAS INDIVIDUALES ("OSSF") QUE CONSISTEN EN UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTÁNDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL EVALUADOR DEL SITIO (NÚMERO DE LICENCIA OS 12258) HA EVALUADO LA SOSTENIBILIDAD 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 124, Y 139. (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 DRENAJE.

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.

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

LA RESERVA SUBDIVISION PHASE 1-D, 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.

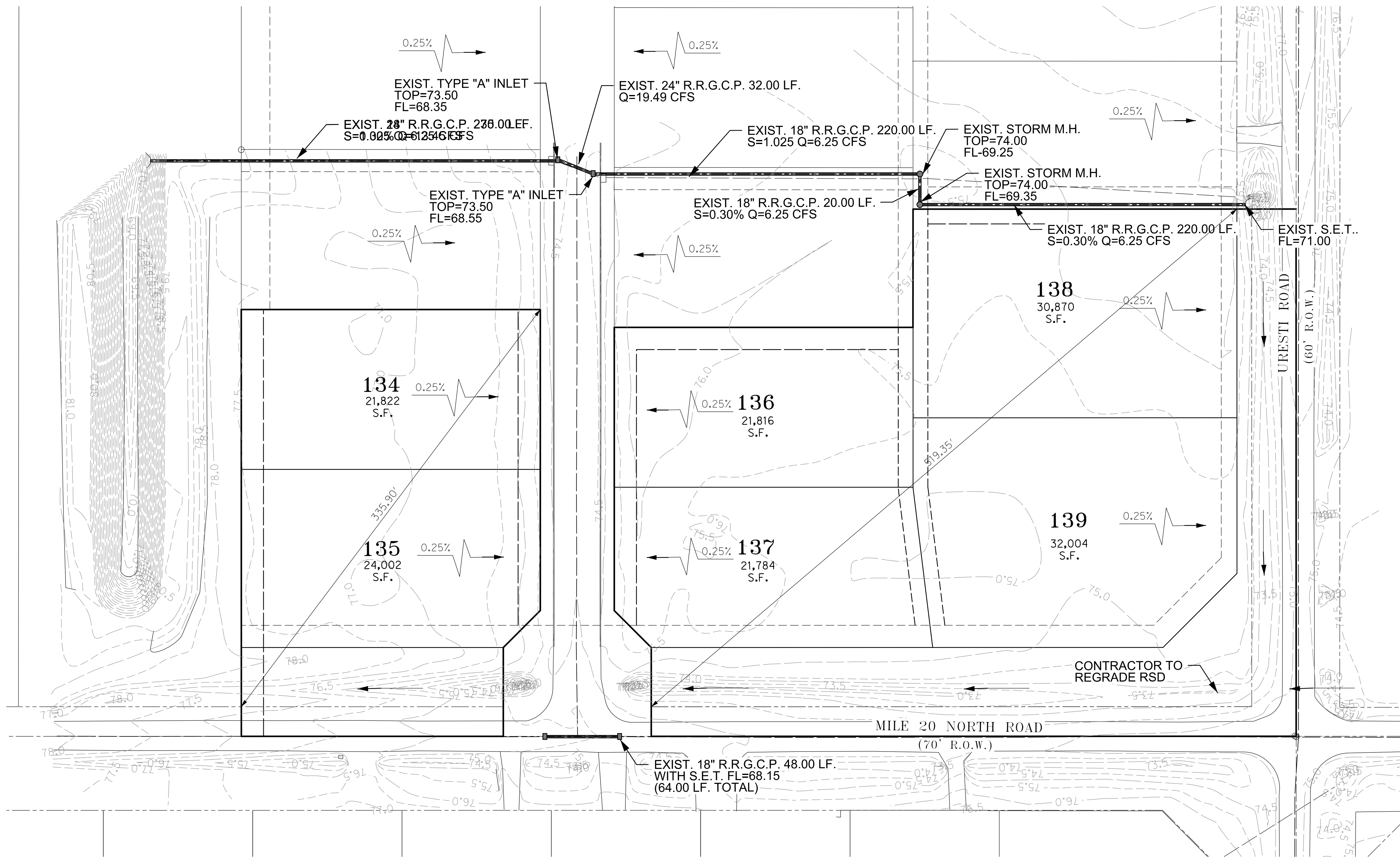
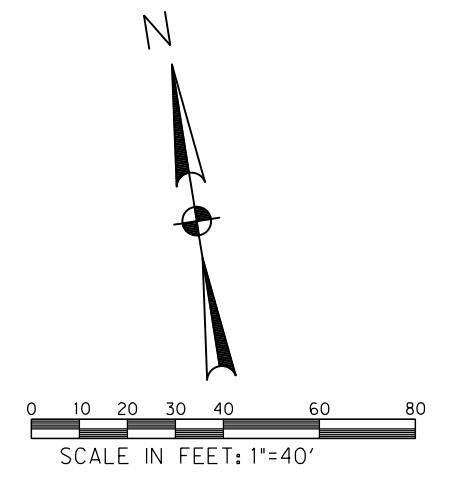
PRINCIPAL CONTACTS			
OWNER: LA RESERVA PHASE I LTD.	5711 N 10TH STREET	MCALLEN, TX	78504 (956) 682-4128
WILLIAM A. SCHWARZ	5000 W. MILITARY STE. 100	MCALLEN, TX	78503 (956) 664-0286
ENGINEER: HALFF ASSOCIATES, INC.	5000 W. MILITARY STE. 100	MCALLEN, TX	78503 (956) 664-0286
SURVEYOR: HALFF ASSOCIATES,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

PRELIMINARY PLAT
LA RESERVA SUBDIVISION PHASE I-D
 OUT OF LOT 14, BLOCK 73
 ENGELMAN RESUBDIVISION
 WATER DISTRIBUTION
 HIDALGO COUNTY, TEXAS
 DATE OF PREPARATION: \$DATE\$

5000 WEST MILITARY, SUITE 100
 MCALLEN, TX 78503
 (957) 664-0286
 TPELS SURVEYING FIRM NO. 10194444

SHEET NO.
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DRAINAGE STATEMENT

LA RESERVA SUBDIVISION PHASE I-D IS COMPOSED OF TWO DIFFERENT TRACTS. THE TRACTS HAVE A TOTAL AREA OF 3.507-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 "X" UNSHADED AND FLOOD ZONE "A" 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 "A". ALL TRACTS ARE NOW LOCATED IN AN "X" UNSHADED FLOOD ZONE. THE FLOOD ZONE "X" 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."

THE TRACTS ARE 3.507 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 COMPRISED OF (48) RACOMBS SANDY CLAY LOAM, (70) WILLACY FINE SANDY LOAM AND (3) BRENNAN FINE SANDY LOAM. THESE SOILS HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WETTED AND CONSISTING CHIEFLY 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-D WILL BE COMPRISED OF SIX (6) 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 "A" & TYPE "C-C" INLETS THAT DISCHARGE INTO THE EXISTING DRAIN DITCH. A 24" BLEEDER WAS ALSO INSTALLED DURING LA RESERVA SUBDIVISION PHASE I-A 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 18,976 CF OF DETENTION REQUIRED FOR THE TWO 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 PHASE 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 GUAJARDO, 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-D
OUT OF LOT 14, BLOCK 73
ENGELMAN RESUBDIVISION
TOPOGRAPHY AND DRAINAGE**

HIDALGO COUNTY, TEXAS
DATE OF PREPARATION: \$DATES

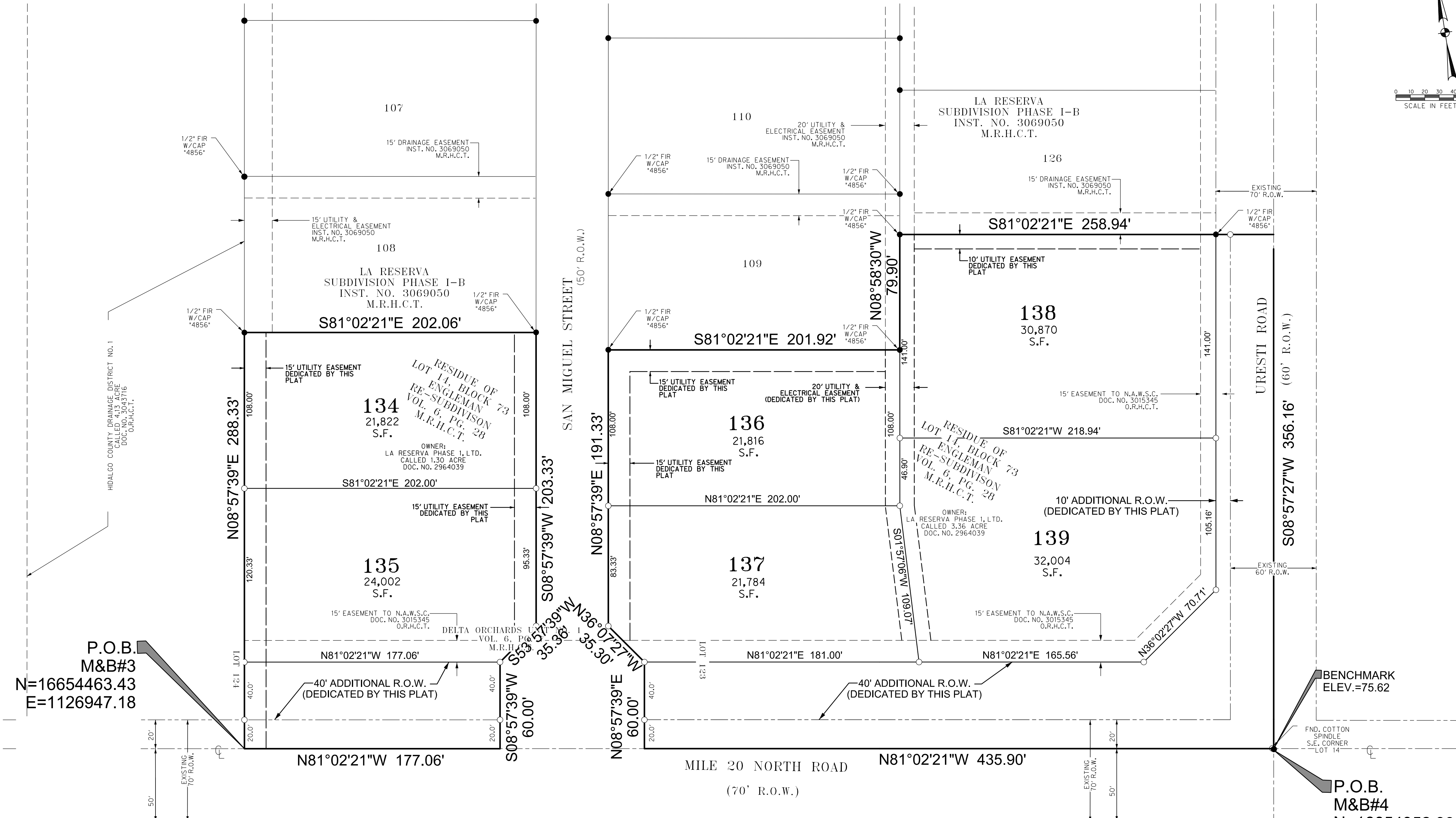
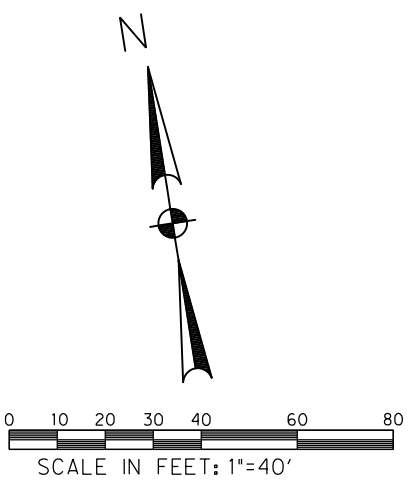


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

LA RESERVA SUBDIVISION PHASE I-D, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTHWEST CORNER OF THE INTERSECTION OF MILE 20 NORTH 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-D 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, 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

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-D 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 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:

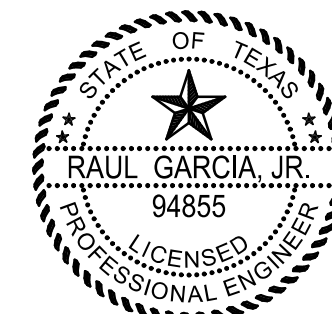
INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARAN UN GRAN TOTAL DE \$5,100.00, QUE ES IGUAL A \$850.00 POR LOTE.

INSTALACIONES DE AGUAS RESIDUALES: EL SISTEMA SEPTICO SE ESTIMA EN UN COSTO DE \$2,700.00 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



PRINCIPAL CONTACTS			
OWNER: LA RESERVA PHASE I, LTD.	5711 N 10TH STREET	McALLEN, TX 78504	(956) 682-4128
WILLIAM A. SCHWARZ	5000 W. MILITARY STE. 100	McALLEN, TX 78503	(956) 684-0286
ENGINEER: HALFF ASSOCIATES, INC.	5000 W. MILITARY STE. 100	McALLEN, TX 78503	(956) 684-0286
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P.O.B.
M&B#3
N=16654463.43
E=1126947.18

BENCHMARK
ELEV.=75.62

P.O.B.
M&B#4
N=16654352.38
E=1127651.44

FILE 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

**PRELIMINARY PLAT
LA RESERVA SUBDIVISION PHASE I-D
OUT OF LOT LOT 14, BLOCK 73
ENGLERMAN RESUBDIVISION
ENGINEERING REPORT**

HIDALGO COUNTY, TEXAS
DATE OF PREPARATION: \$DATES



5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503
(956) 684-0286
TPELS SURVEYING FIRM NO. 10194444