



T.J. Arredondo  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-30-2023

PROPOSED HUERTA SUBDIVISION, PRECINCT No. 4

ENGINEER QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: IGLESIA PENTECOSTES, EL SHADDAI

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 3  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST SIDE OF FM 493 APPROXIMATELY ¼ MILE NORTH OF MILE 17 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-16-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND AND SURFACE RUNOFF WILL DRAIN INTO FM 493 ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO FM 493.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-16-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 3-20-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: FM 493.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 3-10-2023: 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.

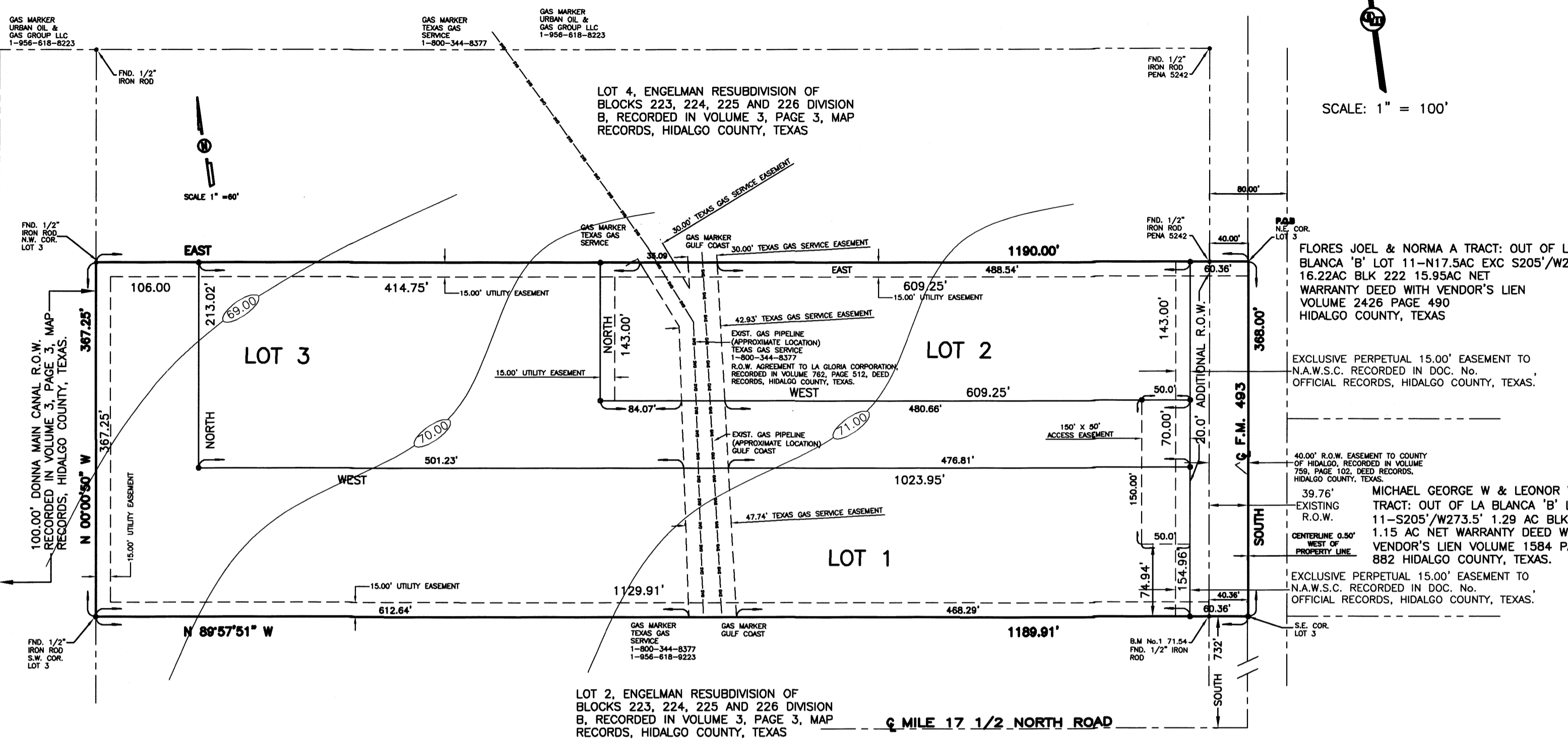
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS:  **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments.*

**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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**SUBDIVISION PLAT OF:  
HUERTA SUBDIVISION**

A 10.04 ACRE TRACT OF LAND (MAP RECORD: 10.06 ACRES) BEING ALL OF LOT 3, ENGELMAN RESUBDIVISION OF BLOCKS 223, 224, 225 AND 226 DIVISION B, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 3, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO PARTITION DEED RECORDED UNDER 3117469, GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3143784, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

LOT	AREA (S.F.)	AC.
LOT 1	197,275.31	4.52
LOT 2	78,313.56	2.00
LOT 3	130,983.37	3.00

METES AND BOUNDS  
A 10.04 ACRE TRACT OF LAND (MAP RECORD: 10.06 ACRES) BEING ALL OF LOT 3, ENGELMAN RESUBDIVISION OF BLOCKS 223, 224, 225 AND 226 DIVISION B, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 3, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO PARTITION DEED RECORDED UNDER 3117469, GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3143784, 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:

BEGINNING AT A POINT IN THE CENTERLINE OF F.M. 493 FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; SOUTH, ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 368.00 FEET (MAP RECORD: 368.40 FEET) TO A POINT FOR THE SOUTHEAST CORNER OF LOT 3 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; N 89°57'51" W, ALONG THE SOUTH LINE OF LOT 3, PASSING A 1/2" IRON ROD FOUND AT 40.36 FEET FOR THE WEST RIGHT OF WAY LINE OF F.M. 493, A TOTAL DISTANCE OF 1,189.91 FEET TO 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°00'50" W, ALONG THE WEST LINE OF LOT 3, A DISTANCE OF 387.25 FEET (MAP RECORD: 368.40 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; EAST, ALONG THE NORTH LINE OF LOT 3, PASSING A 1/2" IRON ROD WITH CAP STAMPED PEN# 5242 FOUND AT 1,150.00 FEET FOR THE WEST RIGHT OF WAY LINE OF F.M. 493, A TOTAL DISTANCE OF 1,190.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.04 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH CAVE SUBDIVISION, RECORDED IN VOLUME 30, PAGE 95B, 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. 8956  
5-2-23  
DATE

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
HUERTA SUBDIVISION IS LOCATED ON THE WEST SIDE OF LA BLANCA ROAD (F.M. 493) APPROXIMATE 732 FEET NORTH OF MILE 17 1/2 NORTH ROAD THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA TX. ACCORDING TO THE OFFICIAL MAP OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 16,821-2021 CENSUS), AND HIDALGO COUNTY PLANNING DEPARTMENT. HUERTA SUBDIVISION LIES IN THE RURAL AREA OF HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE § 42.021. PRECINCT No. 4

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: ANGELITA & JUAN HUERTA	P.O. BOX 949	LA BLANCA, TEXAS 78558	(956) 373-8984	
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956) 381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956) 381-0527

**RIGHT OF WAY EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS,** that the undersigned, owners of the property shown on the 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, an exclusive 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 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. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner 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.

this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

IGLESIA PENTECOSTES EL SHADDAI, A TEXAS CORPORATION  
ANGELITA HUERTA PASTOR  
P.O. BOX 949  
LA BLANCA, TEXAS 78558

JUAN HUERTA JR.  
P.O. BOX 949  
LA BLANCA, TEXAS 78558

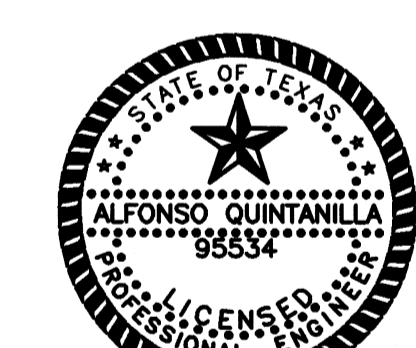
ISMAEL HUERTA  
P.O. BOX 949  
LA BLANCA, TEXAS 78558

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "X"  
AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER 480334 0350 C MAP REVISED: JUNE 6, 2000 (LOMR DATE MAY 17, 2001)
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 1, 2 AND 3 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.
- MINIMUM FINISH FLOOR NOTE:  
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF 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 WITH A PLASTIC CAP 4856 SET UNLESS OTHERWISE NOTED.
- MINIMUM BUILDING SETBACK LINES:  
FRONT .....50.00'  
SIDE .....6.00'  
REAR .....15.00'  
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 31,578.58 CUBIC FEET (0.725 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 2  
LOT 1 WILL BE REQUIRED TO DETAIN 14,216.65 CUBIC FEET (0.327 ACRE FEET)  
LOT 2 WILL BE REQUIRED TO DETAIN 6,290.55 CUBIC FEET (0.145 ACRE FEET)  
LOT 3 WILL BE REQUIRED TO DETAIN 9,435.83 CUBIC FEET (0.217 ACRE FEET)
- 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No. 1 ELEV. 71.54 1/2" IRON ROD FOUND LOCATED 40.36 FEET WEST OF THE SOUTHEAST CORNER OF THIS SAID SUBDIVISION N.A.V.D. 88 DATUM.
- EACH PURCHASE 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.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE.
- IGLESIA PENTECOSTES EL SHADDAI, A TEXAS CORPORATION  
ANGELITA HUERTA PASTOR  
JUAN JR. AND ISMAEL HUERTA  
UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON THIS PLAT.
- 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.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY  
A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER 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.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1, 2 AND 3. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 2 AND 3 TO PROVIDE INGRESS AND EGRESS FOR LOTS 1 THROUGH 3 FROM F.M. 493.
- 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 CLEARANCE 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.

**STATE OF TEXAS  
COUNTY OF HIDALGO**

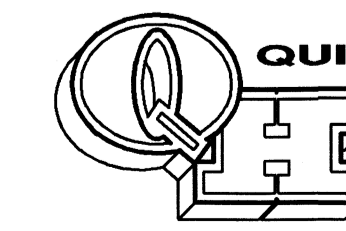
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95834  
5-2-23  
DATE

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved



**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, ANGELITA HUERTA JR. AND ISMAEL HUERTA AS OWNER OF THE 10.04 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HUERTA SUBDIVISION 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:  
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;  
(D) 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.

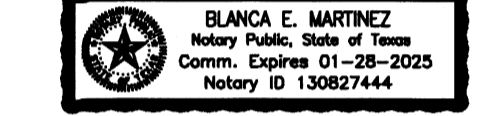
IGLESIA PENTECOSTES EL SHADDAI, A TEXAS CORPORATION  
ANGELITA HUERTA PASTOR  
P.O. BOX 949  
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JUAN HUERTA JR.  
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LA BLANCA, TEXAS 78558

ISMAEL HUERTA  
P.O. BOX 949  
LA BLANCA, TEXAS 78558

**STATE OF TEXAS  
COUNTY OF HIDALGO**  
BEFORE ME, the undersigned notary public, on this day personally appeared ANGELITA HUERTA, JUAN JR. AND ISMAEL HUERTA proved to me through his/hers 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\_\_\_\_.



BLANCA E. MARTINEZ - NOTARY PUBLIC

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL**  
UNDER LOCAL GOVERNMENT CODE § 232.028(a)  
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE HUERTA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ date  
ATTEST:  
Hidalgo County Clerk \_\_\_\_\_ date

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL**  
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF HUERTA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

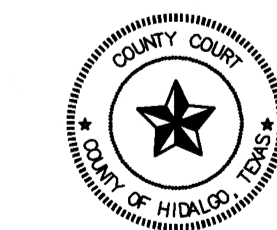
ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

**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. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER



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

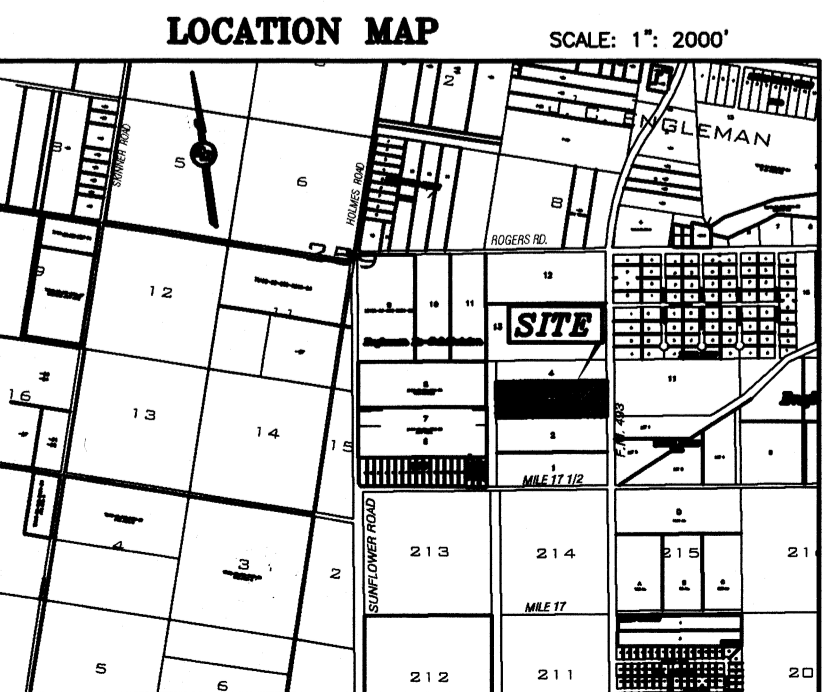
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

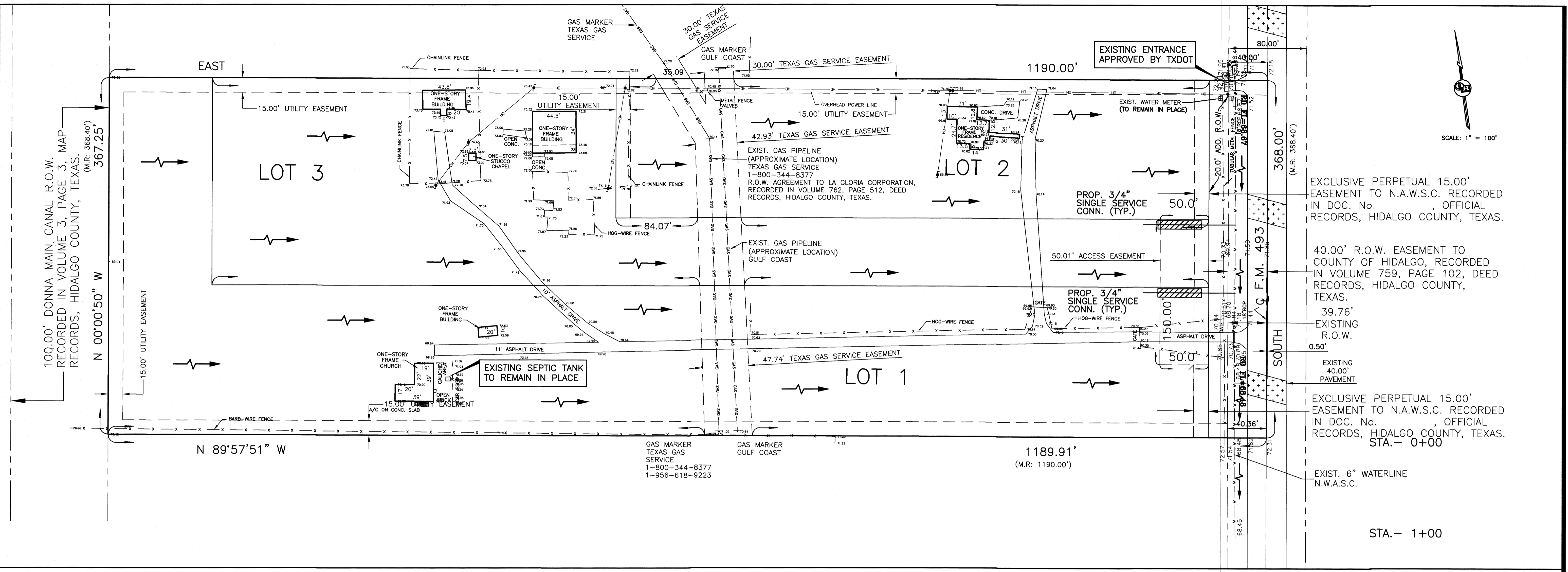
BY: \_\_\_\_\_ DEPUTY

**SHEET NO. 1 OF 2**

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MAY 3, 2023	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION: MAY 3, 2023





JOB NO.	4-28-2023
DATE	1"=50'
REVISION	SCALE
DRAWN BY	JULIUS CVZS
SHEET	

# HUERTA SUBDIVISION UTILITY LAYOUT

EXCLUSIVE PERPETUAL 15.00' EASEMENT TO N.A.W.S.C. RECORDED IN DOC. No. , OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

40.00' R.O.W. EASEMENT TO COUNTY OF HIDALGO, RECORDED IN VOLUME 759, PAGE 102, DEED RECORDS, HIDALGO COUNTY, TEXAS.

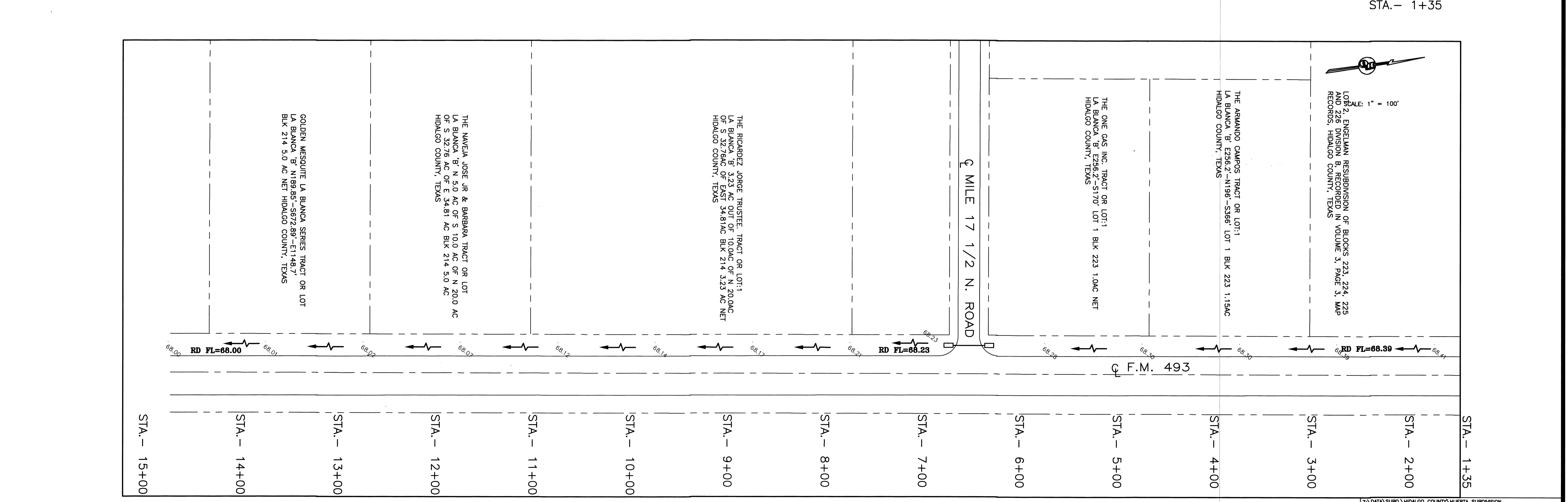
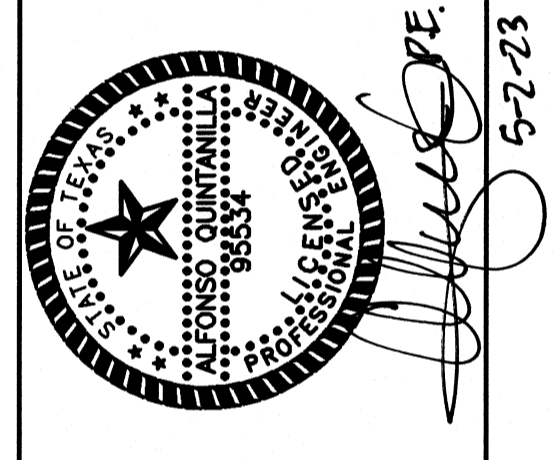
39.76' EXISTING R.O.W.

0.50' EXISTING 40.00' PAVEMENT

EXCLUSIVE PERPETUAL 15.00' EASEMENT TO N.A.W.S.C. RECORDED IN DOC. No. , OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. STA.- 0+00

EXIST. 6" WATERLINE N.W.A.S.C.

STA.- 1+00  
STA.- 1+35



GOLDEN MESQUITE LA BLANCA SERIES TRACT OR LOT LA BLANCA 'B' N189.85-S672.89-E1148.7' BLK 214 5.0 AC NET HIDALGO COUNTY, TEXAS

THE NAVEJA JOSE JR & BARBARA TRACT OR LOT LA BLANCA 'B' N 5.0 AC OF S 10.0 AC OF N 20.0 AC OF S 32.76 AC OF EAST 34.81 AC BLK 214 5.0 AC HIDALGO COUNTY, TEXAS

THE RICARDOZ JOSEF TRUSTEE TRACT OR LOT 1 LA BLANCA 'B' 3.23 AC OF S 10.0 AC OF N 20.0 AC OF S 32.76 AC OF EAST 34.81 AC BLK 214 3.23 AC NET HIDALGO COUNTY, TEXAS

THE ONE GAS INC. TRACT OR LOT 1 LA BLANCA 'B' E256.2'-S170' LOT 1 BLK 223 1.0AC NET HIDALGO COUNTY, TEXAS

THE ARMANDO CAMPOS TRACT OR LOT 1 LA BLANCA 'B' E256.2'-N198-S366 LOT 1 BLK 223 1.15AC HIDALGO COUNTY, TEXAS

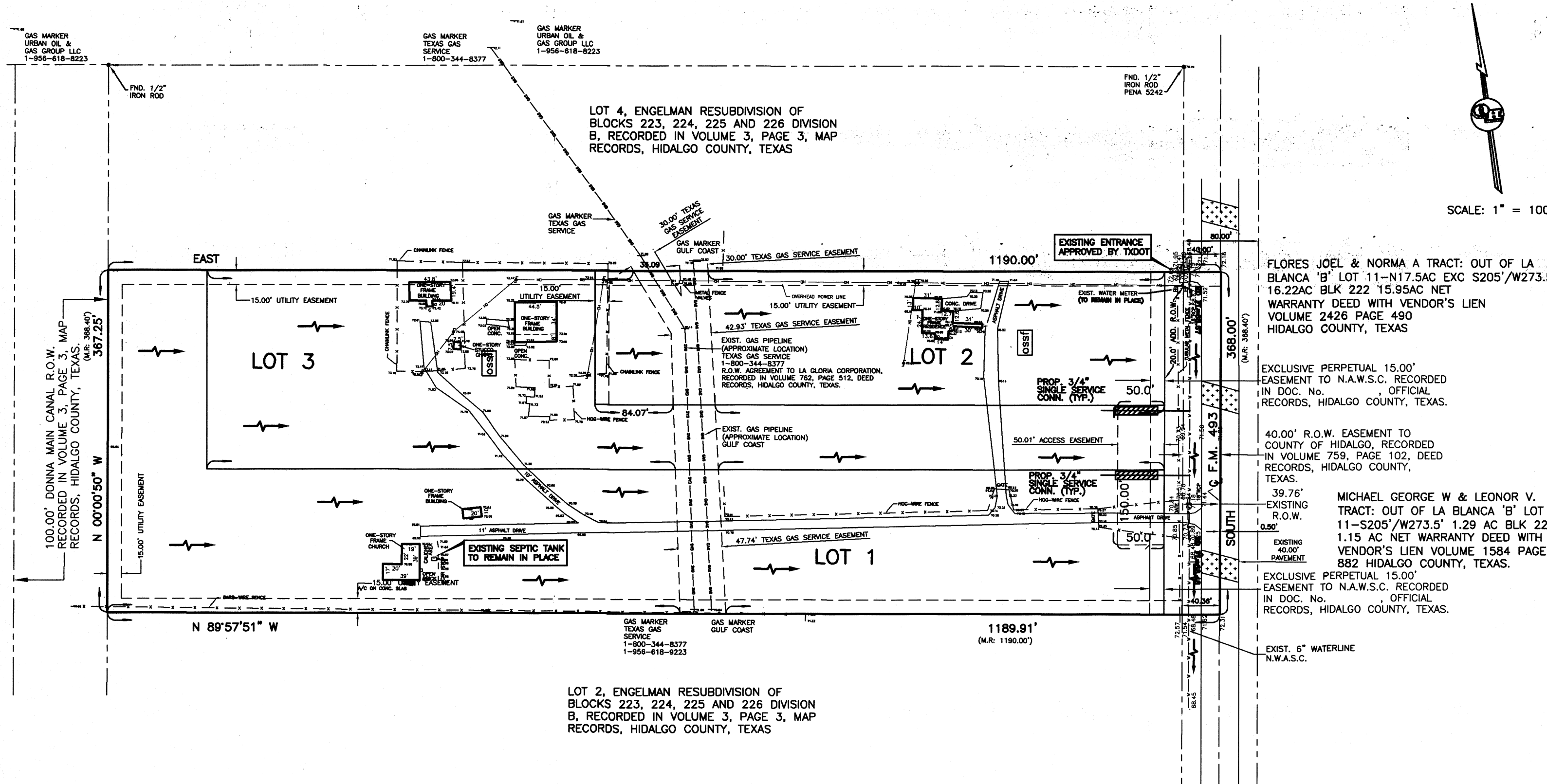
LOT 2, ENGELMAN RESUBDIVISION OF BLOCKS 223, 224, 225 AND 226 DIVISION B, RECORDED IN VOLUME 3, PAGE 3, MAP RECORDS, HIDALGO COUNTY, TEXAS

SCALE: 1" = 100'

Z:\DATA\SUBD\HIDALGO COUNTY\HUERTA SUBDIVISION	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-28-23	JULIUS CVZS			
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78533  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

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



**FINAL ENGINEERING REPORT FOR HUERTA SUBDIVISION**  
**WATER SUPPLY: Description and Costs.**  
 HUERTA SUBDIVISION IS PROVIDED WITH POTABLE WATER BY THE 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. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.  
 N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATERLINE RUNNING NORTH AND SOUTH ALONG THE WEST SIDE OF FM 493. LOT 1 HAS AN EXISTING ACTIVE WATER SERVICE CONNECTION THAT CONNECTS TO THE EXISTING 6" DIAMETER WATERLINE. TWO (2) NEW 3/4" SINGLE SERVICE CONNECTIONS WILL BE INSTALLED ONE IN LOT 2 AND ANOTHER IN LOT 3.  
 THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL BE INSTALLED ONE (1) FIRE HYDRANT AT A UNIT COST OF \$ \_\_\_\_\_ FOR A TOTAL COST OF \$ \_\_\_\_\_. THE ENTIRE WATER FACILITIES ARE 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 HUERTA SUBDIVISION, 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 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:  
 THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ \_\_\_\_\_ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ \_\_\_\_\_. THE HIDALGO COUNTY HEALTH DEPARTMENT WILL INSPECT AND WILL APPROVE THE INSTALLATION OF ALL OSSF BEFORE RECORDING.  
 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 THREE (3) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CORNERS OF LOTS 1 AND 3. (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 EASEMENTS.  
 ALL SEPTIC SYSTEMS HAVE BEEN INSTALLED AS OF \_\_\_\_\_

**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.  
**SEWAGE FACILITIES** - THESE FACILITIES ARE FULLY CONSTRUCTED.



ALFONSO QUINTANILLA  
 P.E. 95534  
 DATE 5-2-23



ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE 5-2-23

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION HUERTA SUBDIVISION:**  
 POR ALFONSO QUINTANILLA, P.E.  
**PROVISION DE AGUA: Descripción y Gastos.**

LA SUBDIVISION HUERTA SUBDIVISION SERA PROVISTA 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. ESTAN COMPROMETIDOS 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 UN LINEA EXISTENTE DE 6" DE DIAMETRO DE AGUA QUE CORRE NORTE Y SUR POR EL LADO OESTE DE LA CALLE FM 493 ROAD. LOTE 1 TIENE UN SERVICIO EXISTENTE DE AGUA ACTIVO QUE CONECTA A LA LINEA EXISTENTE DE 6 PULGADAS DE DIAMETRO. DOS (2) PROPUUESTOS SERVICIOS SENCILLOS DE 3/4" QUE VAN A SER INSTALADOS, UNO EN EL LOTE DOS Y EL SEGUNDO EN EL LOTE TRES.

LOS CONDUCTOS DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$ \_\_\_\_\_ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$ \_\_\_\_\_ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. 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 UNA (1) BOMBAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ \_\_\_\_\_ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ \_\_\_\_\_. 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: Descripción y Gastos.**  
 EL DRENAJE DE HUERTA SUBDIVISION, 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 ENSUECO 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.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ \_\_\_\_\_ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SI INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ \_\_\_\_\_ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y LAS APROBARA LA INSTALACION DE LAS FOSAS SEPTICAS ANTES DE SER GRABADA.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRIO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO TRES (3) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1 Y 3. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARCA DE BARRIO ARENOSO Y MARCA DE BARRIO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJA EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJA LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS DESDE DICIEMBRE.  
**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 TOTAL MENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES  
 DRENAJE: SE ESTIMA DE LAS FOSAS SEPTICAS HA SIDO INSTALADO



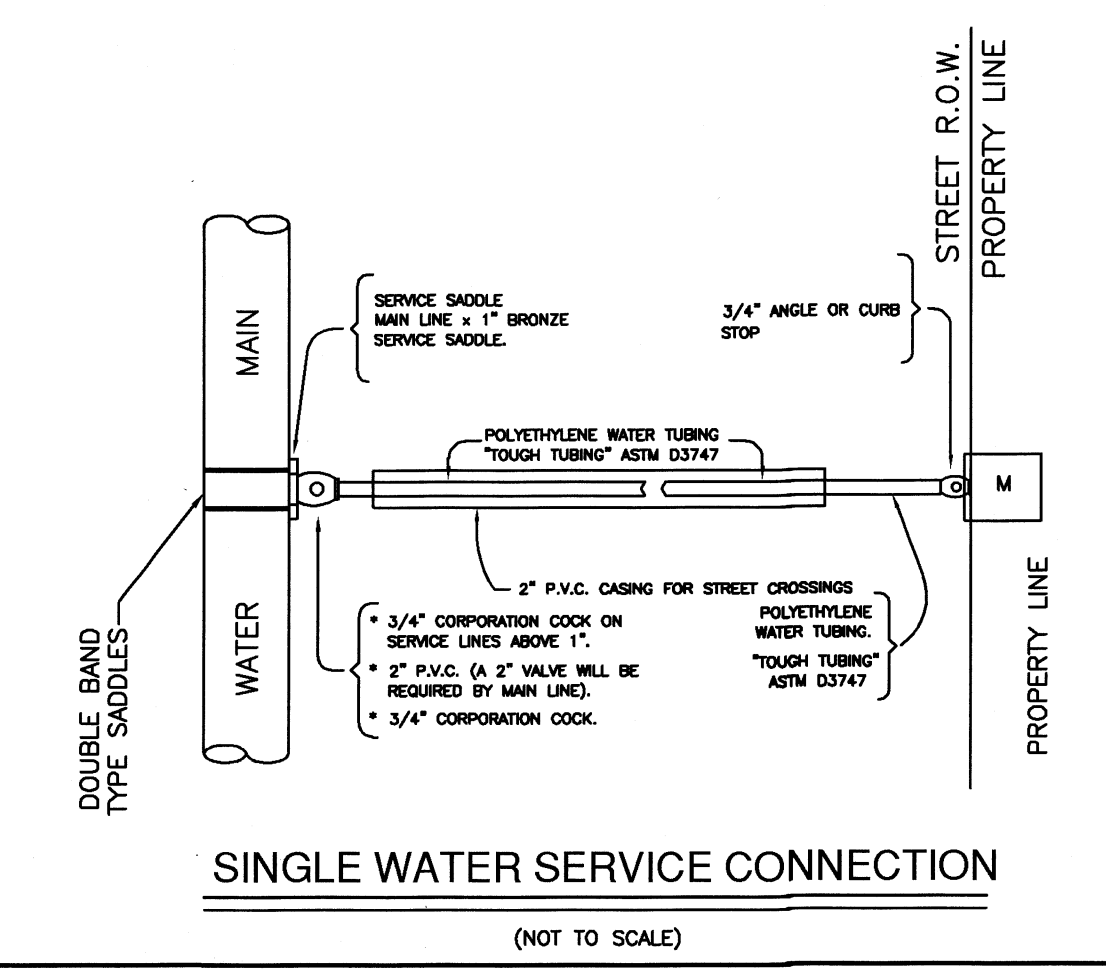
ALFONSO QUINTANILLA  
 P.E. 95534  
 DATE 5-2-23

**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) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.  
**SUBDIVIDER STATEMENT:**  
 ANGELITA HUERTA PASTOR OF IGLESIA PENTECOSTES EL SHADDAI, A TEXAS CORPORATION  
 JUAN JR. HUERTA  
 ISMAEL HUERTA  
 1.- I, (WE), ISMAEL HUERTA, SUBDIVIDER (S) OF HUERTA SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND 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 TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

IGLESIA PENTECOSTES EL SHADDAI, A TEXAS CORPORATION ANGELITA HUERTA PASTOR P.O. BOX 949 LA BLANCA, TEXAS 78558	DATE
JUAN JR. HUERTA P.O. BOX 949 LA BLANCA, TEXAS 78558	DATE
ISMAEL HUERTA P.O. BOX 949 LA BLANCA, TEXAS 78558	DATE

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, the undersigned notary public, on this day personally appeared  
 ANGELITA HUERTA PASTOR OF IGLESIA PENTECOSTES EL SHADDAI, A TEXAS CORPORATION  
 JUAN JR. HUERTA  
 ISMAEL HUERTA  
 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  
 Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CLARISSA QUINTANILLA  
 Notary ID #129615255  
 My Commission Expires November 04, 2025  
 CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



REVISION NOTES			
No.	Sheet	REVISION	Approved

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

**COST ESTIMATE**  
 PAVING IMPROVEMENTS \$ \_\_\_\_\_  
 DRAINAGE IMPROVEMENTS: \$ \_\_\_\_\_  
 WATER DISTRIBUTION: \$ \_\_\_\_\_  
 SEPTIC TANKS: \$ \_\_\_\_\_  
 ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

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

FILENAME: F:\DATA\SUBDIVISION\HUERTA SUBD\B-PLAT  
 SHEET No. 2 OF 2 SHEETS  
 DATE PREPARED 11-15-22 BY J/AC  
 DATE REVISION REVISION BY CHECKED BY APPROVED BY