



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: 7-25-2023

PROPOSED LA RESERVA PHASE II SUBDIVISION PRECINCT No. 4.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES, INC. DEVELOPER 480 RANCH, LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 128 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 42

FILLING STATIONS: 12

LOCATION DESCRIPTION: SOUTH OF FM 2812 APPROXIMATELY 900 FT WEST OF URESTI ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-22-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ADDITIONAL R.O.W. ONTO FM 2812.

H.C.R.O.W. FINAL APPROVAL DATE: 6-7-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-7-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION FM2812.

H.C.E.O.C. FINAL APPROVAL DATE: 6-7-2023 : 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: DECEMBER 20, 2022

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

SUBDIVISION PLAT OF:
LA RESERVA SUBDIVISION PHASE II

AN 81.74 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11 & 12, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3270884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

AN 81.74 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11 AND 12, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3270884, 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 COTTON PICKER SPINDLE FOUND ON THE NORTH LINE OF LOT 3 AND WITHIN THE RIGHT OF WAY OF F.M. 2812 FOR THE NORTHWEST CORNER OF LA RESERVA SUBDIVISION PHASE I-A (RECORDED IN INSTRUMENT NUMBER 3054851, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°00' W, 862.10 FEET FROM THE NORTHEAST CORNER OF LOT 3 AND THE POINT OF COMMENCEMENT.

THENCE, S 09°00' W, ALONG THE WEST LINE OF LA RESERVA SUBDIVISION PHASE I-A, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 60.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF F.M. 2812, PASSING AT 80.00 FEET THE NORTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A TRACT OF LAND OUT OF LOT 3, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3043716, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND CONTINUING ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1, PASSING AT 1,295.14 FEET THE SOUTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF LA RESERVA SUBDIVISION I-A, AND CONTINUING ALONG THE WEST LINE OF LA RESERVA SUBDIVISION I-A, PASSING AT 1,345.14 FEET THE NORTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A TRACT OF LAND OUT OF LOT 6, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3043716, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND CONTINUING ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1, PASSING AT 2,600.28 FEET THE SOUTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF LA RESERVA SUBDIVISION I-A, AND CONTINUING ALONG THE WEST LINE OF LA RESERVA SUBDIVISION I-A, PASSING AT 2,680.28 FEET THE NORTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3043716, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND CONTINUING ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1, A TOTAL DISTANCE OF 3,921.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 81°00' W, A DISTANCE OF 908.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 09°00' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 3,861.28 FEET FOR THE SOUTH RIGHT OF WAY LINE OF F.M. 2812, A TOTAL DISTANCE OF 3,921.28 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 4 AND WITHIN THE RIGHT OF WAY OF F.M. 2812 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S 81°00' E, ALONG THE NORTH LINE OF LOTS 3 AND 4, AND WITHIN THE RIGHT OF WAY OF F.M. 2812, A DISTANCE OF 908.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 81.74 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LA RESERVA SUBDIVISION I-A, RECORDED IN INSTRUMENT NUMBER 3054851, 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
P.L.S. No. 4856

9-23-2021
DATE

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.
- COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR MAP REVISED: MAY 17, 2001
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAN. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: NOVEMBER 18, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" TOP OF CURB 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 SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- SETBACKS:
FRONT 25.00 FEET
REAR 15.00 FEET
SIDE 6.00 FEET
CORNER SIDE 10.00 FEET
CORNER SIDE WHERE ROW IS GREATER THAN 50.0 FEET 20.00 FEET
GARAGE SETBACK 18.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER ON ALL CASES.
- 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.
- 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 375,523.42 CUBIC FEET (8.62 ACRE FEET) OF STORM WATER RUNOFF. REGIONAL DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 6.
- BENCHMARK NOTE:
B.M. No.1 - ELEV=88.00, TOP OF INLET LOCATED NEAR THE SOUTHWEST CORNER OF THE LOT 42 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.
B.M. No.2 - ELEV=85.00, TOP OF INLET LOCATED NEAR THE NORTHEAST CORNER OF THE LOT 34 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 128-189 AND 192-253.
- LOTS 127, 190, 191 & 254 SHALL HAVE ACCESS TO 50' STREET AND WILL NOT BE ALLOWED ACCESS ONTO FM 2812.
- EACH PURCHASED 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.
- 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 ON ALL LOTS.
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 FOOT LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- 100% OF PARKLAND FEE (\$300.00) PER LOT TO BE PAID BY DEVELOPER
- ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- A 5.0' SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF FM 2812 AND ALONG THE NORTH AND SOUTH SIDE OF BENITO RAMIREZ AT SUBDIVISION CONSTRUCTION.
- A FIVE (5.0') FOOT SIDEWALK AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS APPROVED BY THE CITY ENGINEER IS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- 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 CLEARANCES 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.
- LOTS 127, 190, 191 AND 254 ARE UTILIZED FOR COMMERCIAL USE AND HAVE DOUBLE FRONTAGE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS AND ALONG ALL INTERNAL STREETS (SAN DIEGO AVENUE & BENITO RAMIREZ AVENUE) TO DENY ACCESS ONTO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 20 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENTS.
- William Schwarz, President B&MJ, LLC General Partner THE OWNER & SUBDIVIDER OF LA RESERVA SUBDIVISION PHASE II, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LA RESERVA SUBDIVISION PHASE II, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHWEST CORNER OF THE INTERSECTION OF FM 2812 AND URISTI 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 83,970). 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.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
La Reserva Phase II, Ltd. BY: William Schwarz, President B&MJ, LLC General Partner to La Reserva Phase II, Ltd.	900 EAST LAKEVIEW DRIVE	McALLEN, TX 78501	(956)820-9400	
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this 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 the 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.

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ day of _____, 20__.

La Reserva Phase II, Ltd.
BY: William Schwarz, President B&MJ, LLC General Partner
to La Reserva Phase II, Ltd.
900 E. Lakeview Drive
McALLEN, TX 78501

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA RESERVA SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAN IS HEREBY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DISTRICT PRESIDENT	DATE
SECRETARY	DATE

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 _____ DATE _____

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, RIGHT OF WAY DEPARTMENT CERTIFICATE, REVISION NOTES
- SHEET 2.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: ENGINEER'S & SURVEYOR'S CERTIFICATION: REVISION NOTES
- SHEET 3.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS: ENGINEER'S & SURVEYOR'S CERTIFICATION: REVISION NOTES
- SHEET 4.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 5.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 6.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

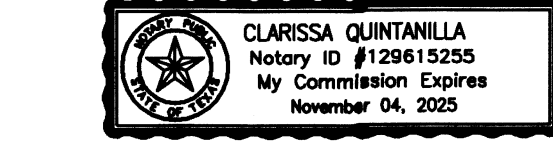
La Reserva Phase II, Ltd.
BY: William Schwarz, President B&MJ, LLC General Partner
AS OWNER OF THE 81.74 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA RESERVA SUBDIVISION PHASE II, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND 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; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

La Reserva Phase II, Ltd.
BY: William Schwarz, President B&MJ, LLC General Partner
to La Reserva Phase II, Ltd.
900 E. Lakeview Drive
McALLEN, TX 78501
DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
BY: William Schwarz, President B&MJ, LLC General Partner to La Reserva Phase II, Ltd.
proved to me through her 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__.



CLARISSA QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA RESERVA SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20__.

Hidalgo County Judge _____ Date _____
Hidalgo County Clerk _____ Date _____

PLANNING & ZONING COMMISSION CERTIFICATION

I, the undersigned, Chairperson of the Planning and Zoning Commission of the City of Edinburg, hereby certify that this subdivision plat known as LA RESERVA SUBDIVISION PHASE II conforms to all requirements of the Subdivision Regulations of this City wherein my approval is required and has been approved for recording on the ____ day of _____, 20__.

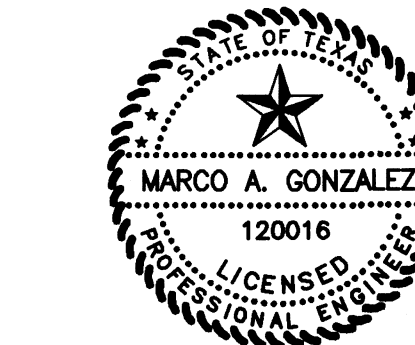
MAYOR'S CERTIFICATION

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

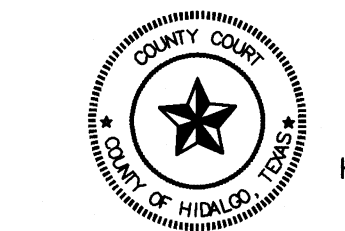
MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

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.

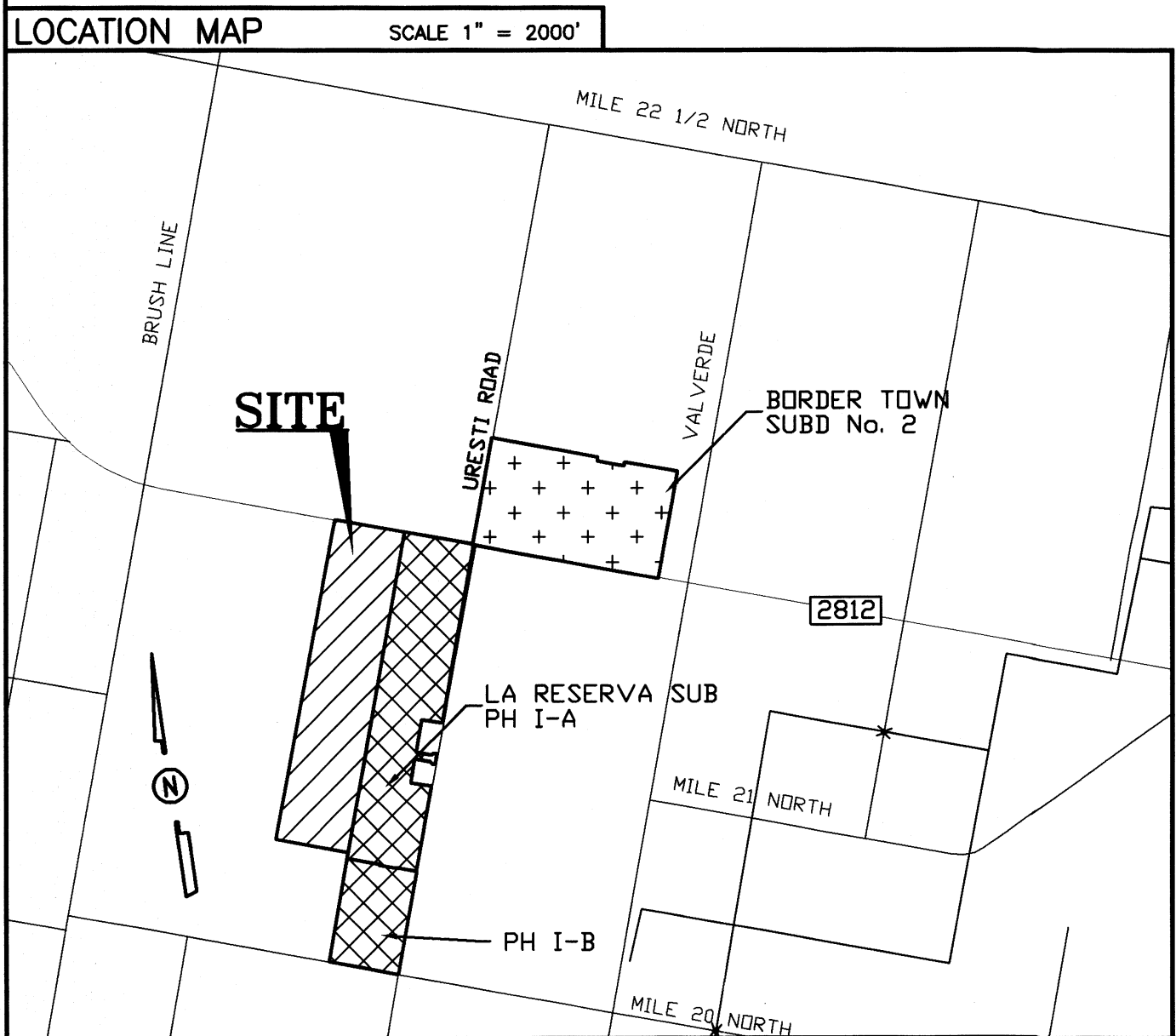


Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016
6-23-23
DATE



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

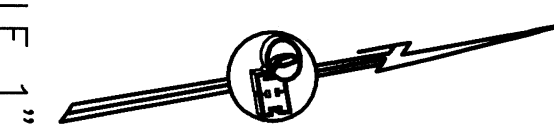
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY



SUBDIVISION PLAT OF:
LA RESERVA SUBDIVISION PHASE II

AN 81.74 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11 & 12, BLOCK 73, ENGLMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3270884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCALE 1" = 100'



THE 480 RANCH LTD TRACT, REMAINDER OF A TRACT OF LAND OUT OF LOTS 1, 8, 9, 16, BLOCK 72, AND LOTS 3, 4, 5, 6, 11, 12, 13, 14, BLOCK 73, ENGLMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

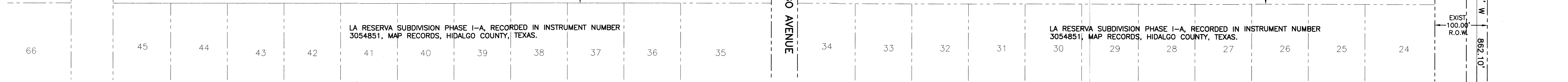
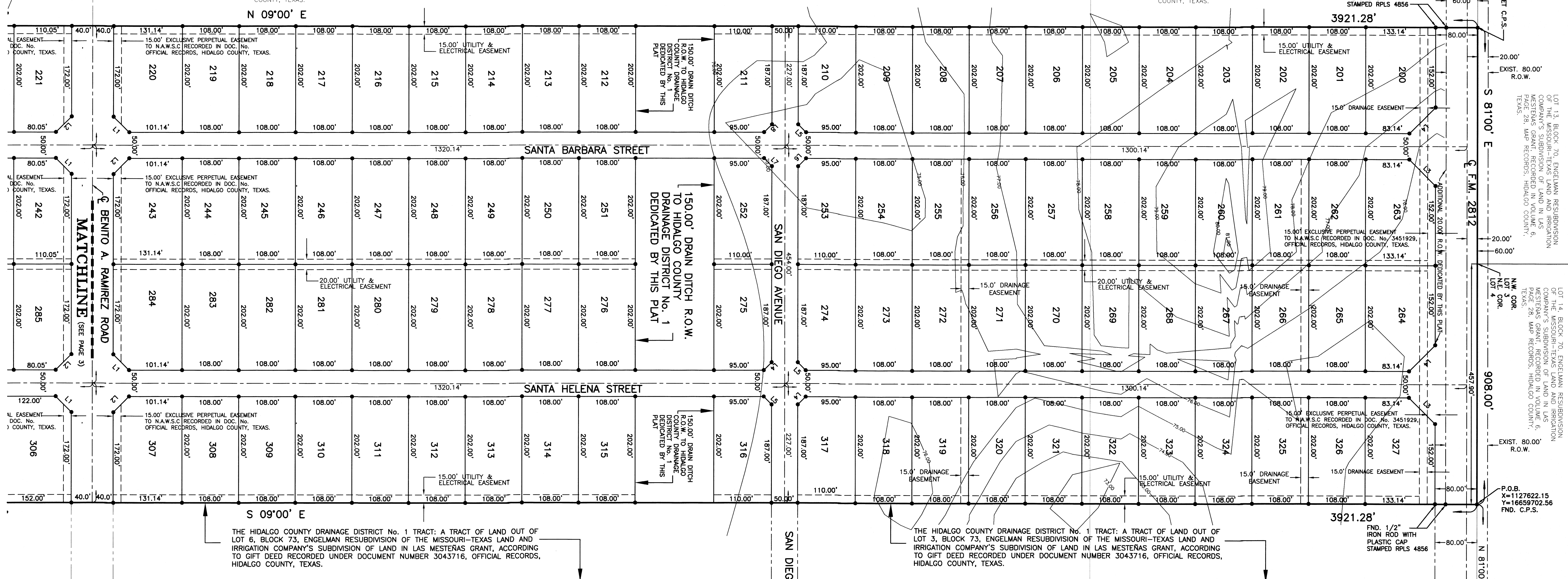
THE 480 RANCH LTD TRACT, REMAINDER OF A TRACT OF LAND OUT OF LOTS 1, 8, 9, 16, BLOCK 72, AND LOTS 3, 4, 5, 6, 11, 12, 13, 14, BLOCK 73, ENGLMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, ACCORDING TO CONTRIBUTIONS SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 54°00'00" W	42.43'
L2	N 36°00'00" W	42.43'
L3	N 54°00'00" E	70.71'
L4	S 36°00'00" E	70.71'
L5	S 54°00'00" W	21.21'
L6	N 36°00'00" W	21.21'
L7	N 54°00'00" E	21.21'
L8	S 36°00'00" E	21.21'

AREA DATA TABLE

LOT	S.F.	AC.
127	25643.79	0.59
128-136	21816.00	0.50
137-138	22107.50	0.51
139-146	21816.00	0.50
147	26177.29	0.60
148	21907.50	0.50
149-157	21816.00	0.50
158-159	21905.50	0.50
160-168	21816.00	0.50
169	21907.50	0.50
170	26177.29	0.60
171-178	21816.00	0.50
179-180	22107.50	0.51
181-189	21816.00	0.50
190-191	25643.79	0.59
192-200	21816.00	0.50
201-202	22107.50	0.51
203-210	21816.00	0.50
211	26177.29	0.60
212	21907.50	0.50
213-221	21816.00	0.50
222	21905.50	0.50
223	23634.00	0.54
224-232	21816.00	0.50
233	30391.50	0.70
234	26177.29	0.60
235-242	21816.00	0.50
243-244	22107.50	0.51
245-253	21816.00	0.50
254	25643.79	0.59



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.

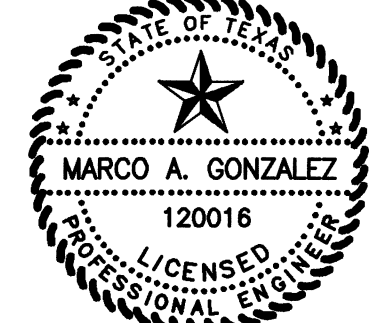


Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

9-23-2021
DATE

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.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. No. 120016

6-23-23
DATE

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

LA RESERVA SUBDIVISION PHASE II, 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 83,970). 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.

PRINCIPAL CONTACTS:

Name: La Reserva Phase II, Ltd.
By: William Schwarz, President
B&M, LLC General Partner
to La Reserva Phase II, Ltd.

Address: 900 EAST LAKEVIEW DRIVE
124 E. STUBBS
124 E. STUBBS

City & Zip: McALLEN, TX 78501
EDINBURG, TX 78539
EDINBURG, TX 78539

Phone: (956)620-9400
(956)381-6480
(956)381-6480

Fax: 381-0527
381-0527
381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

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

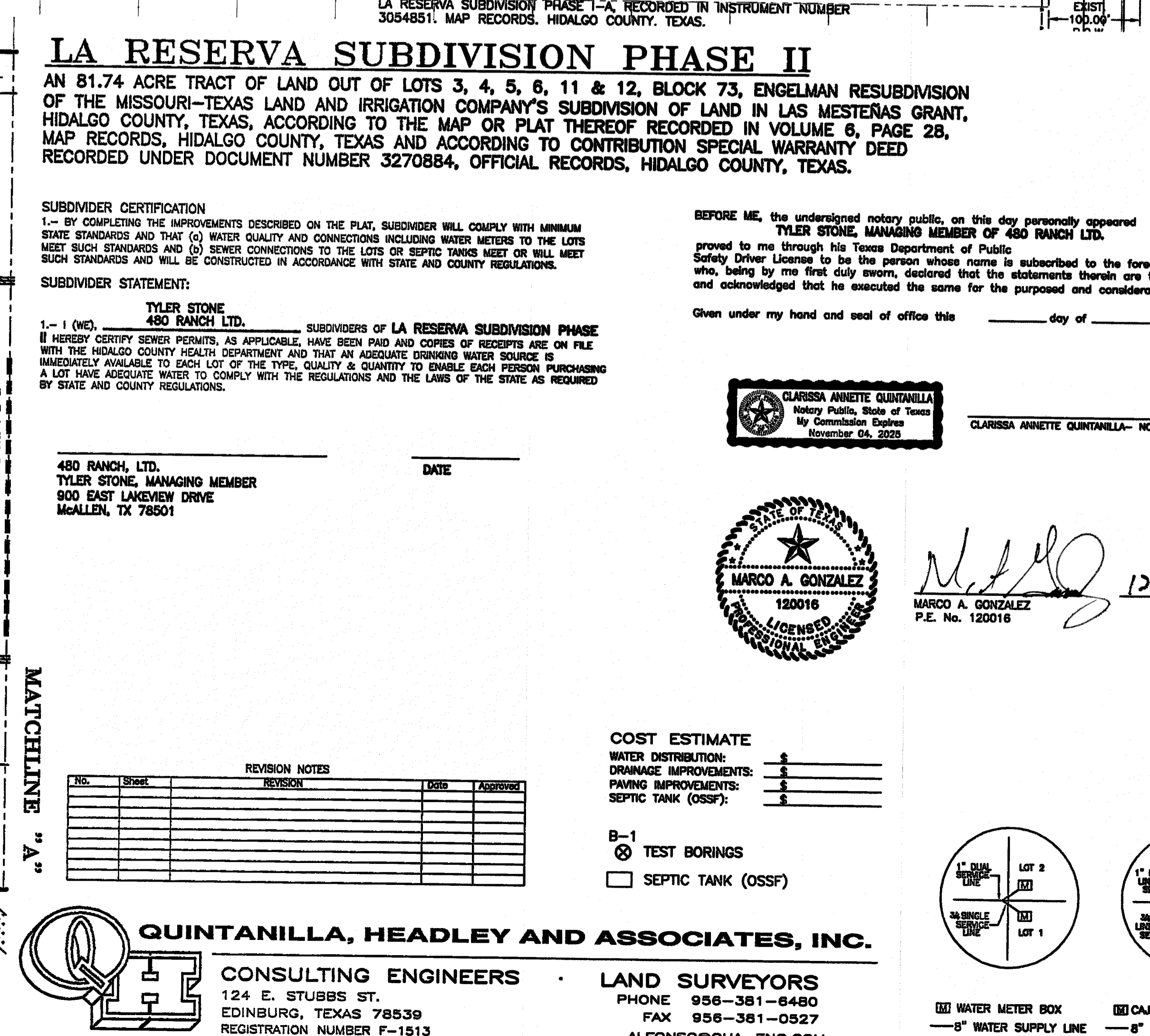
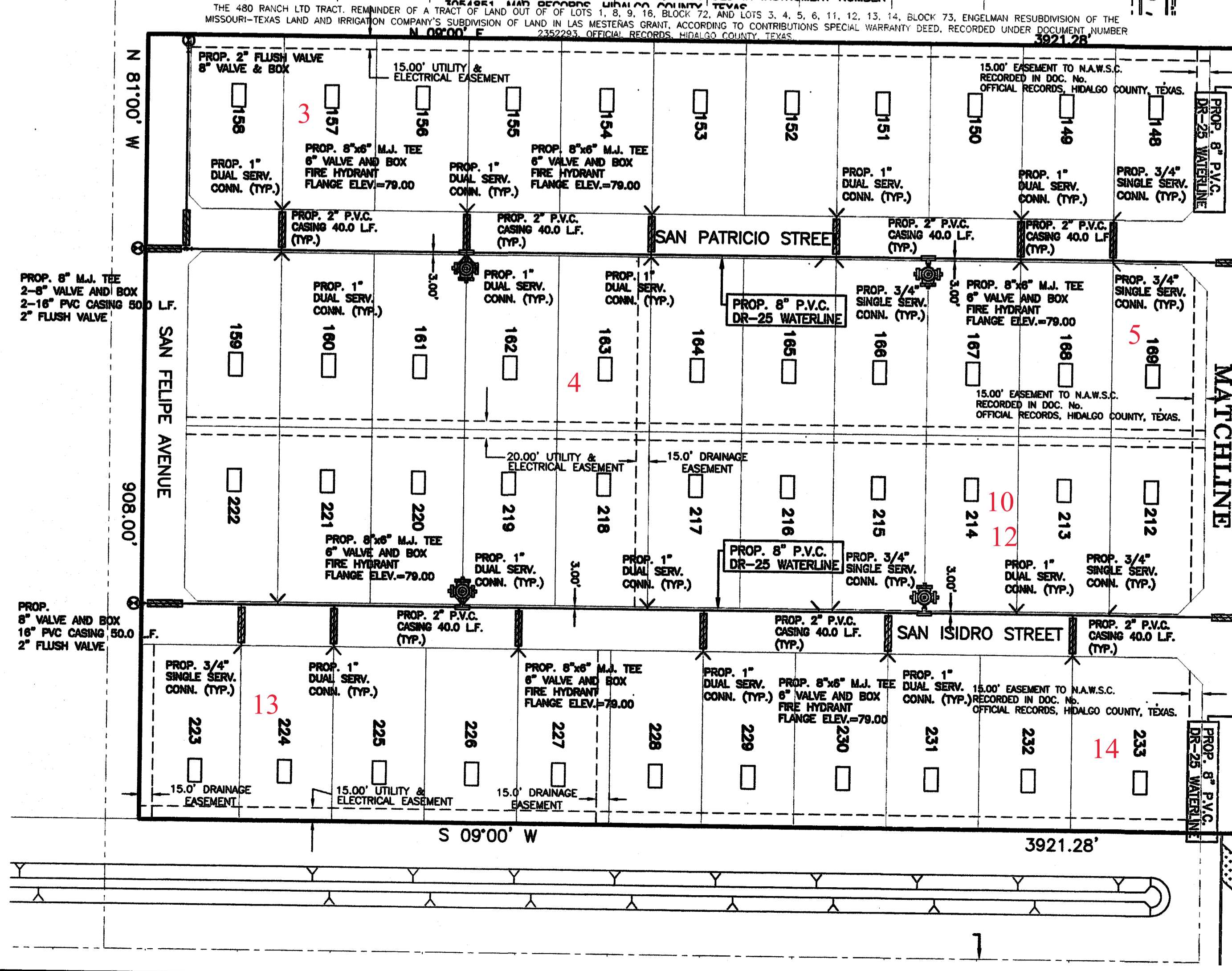
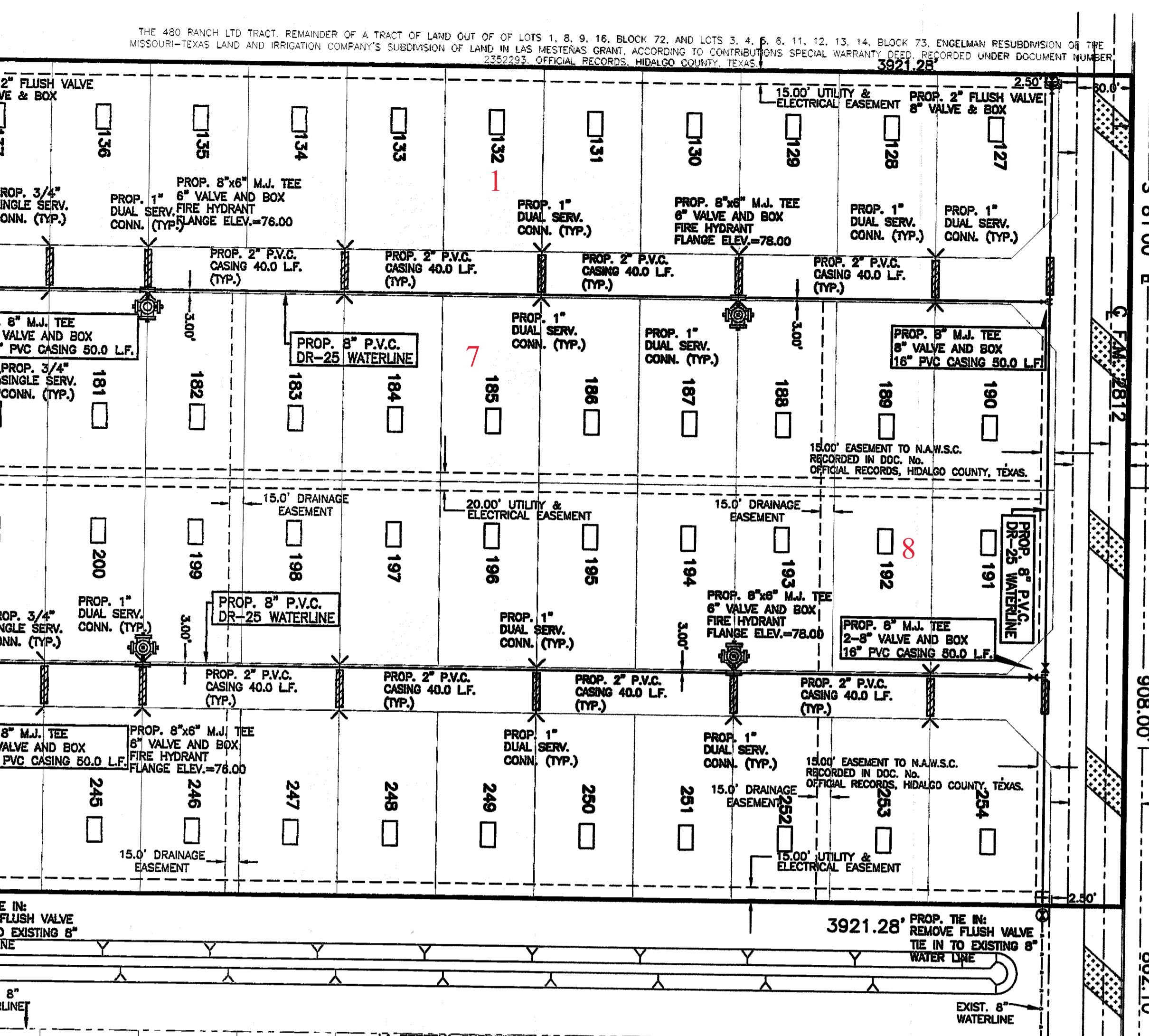
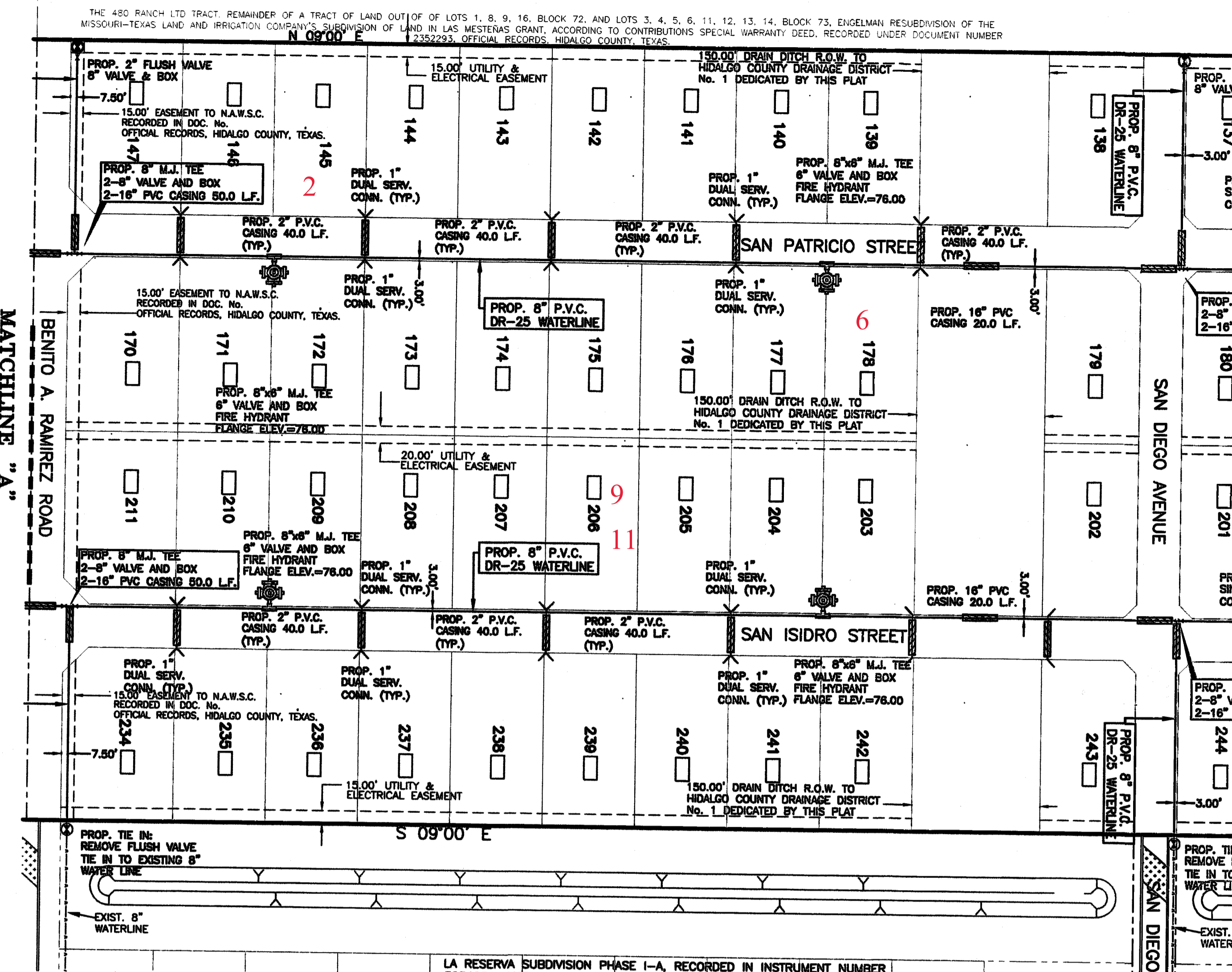
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

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

128 LOTS	FILENAME: F:\DATA\SUBD\EDINBURG\LA RESERVA SUBD PH II\PLAT
DATE PREPARED: 9-23-2021	PREPARED BY: _____
DATE REVISED: 11-11-2021	REVISOR: _____
DATE OF PREPARATION: SEPTEMBER 23, 2021	CHECKED BY: _____
	APPROVED BY: _____



LA RESERVA SUBDIVISION PHASE II

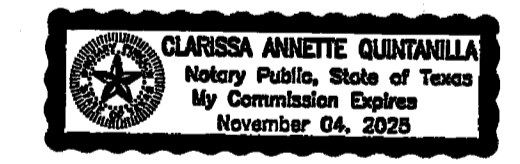
AN 81.74 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11 & 12, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDED UNDER DOCUMENT NUMBER 3270884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

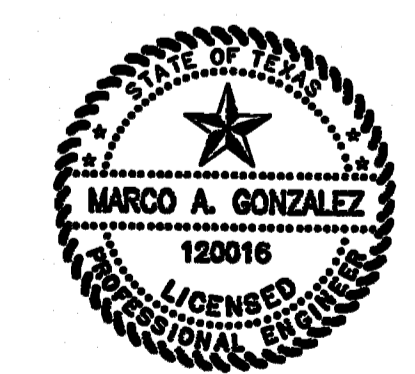
SUBDIVIDER STATEMENT:
 TYLER STONE
 480 RANCH LTD.
 I HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

BEFORE ME, the undersigned notary public, on this day personally appeared
 TYLER STONE, MANAGING MEMBER OF 480 RANCH 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



MARCO A. GONZALEZ
 12-2-22
 DATE
 P.E. No. 120016

COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$

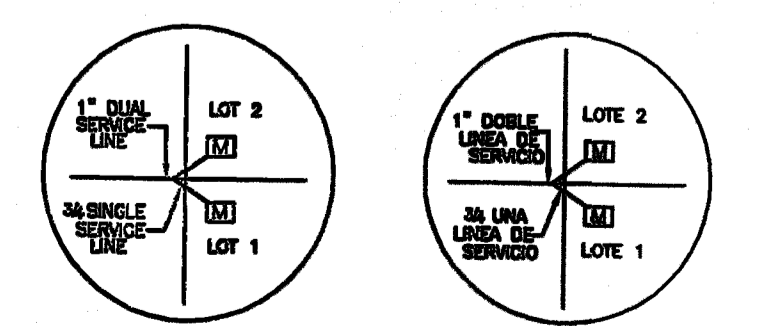
- B-1 TEST BORINGS
- SEPTIC TANK (OSSF)

REVISION NOTES

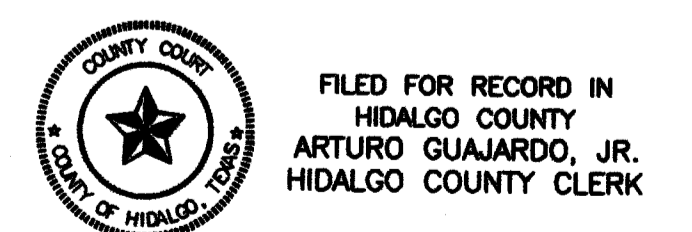
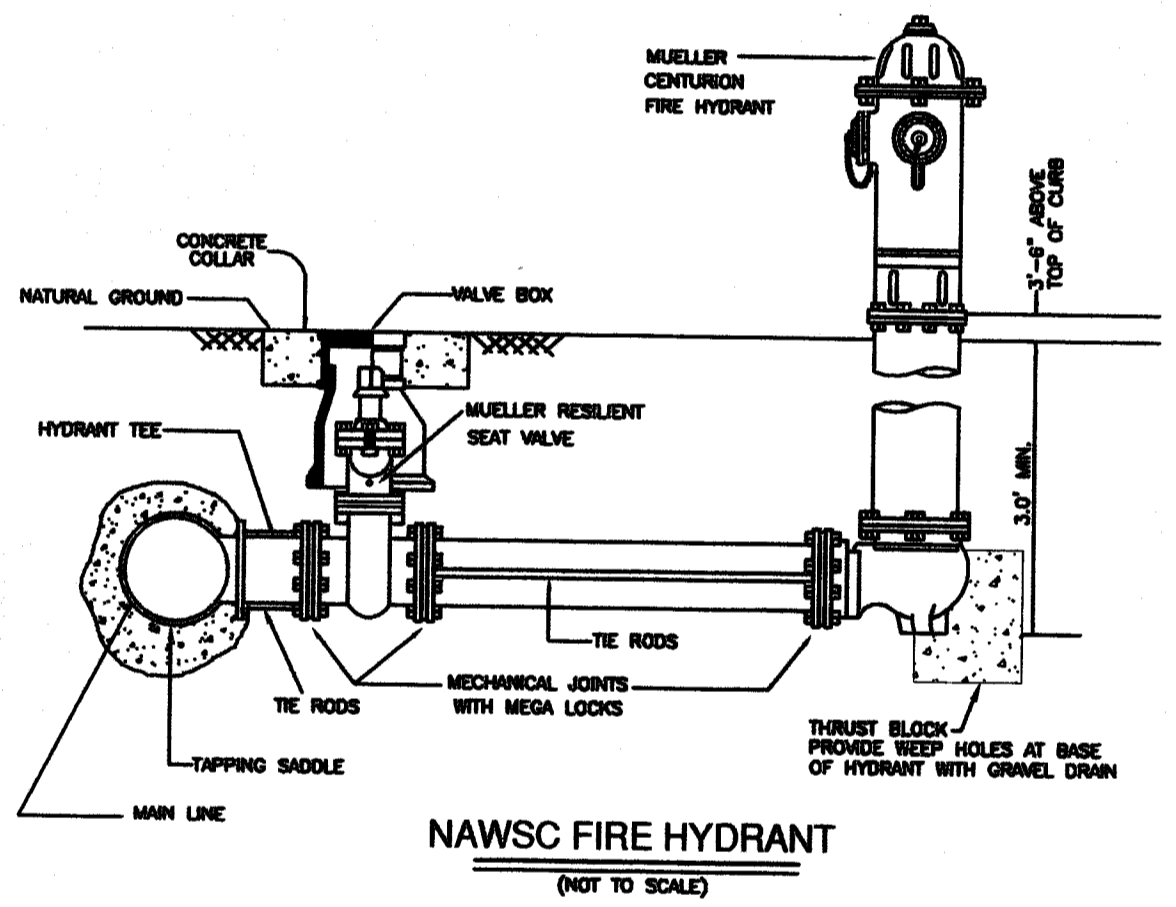
No.	Signal	REVISION	Date	Approved

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

PHONE 956-381-6480
 FAX 956-361-0527
 ALFONSO@QHA-ENG.COM



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



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

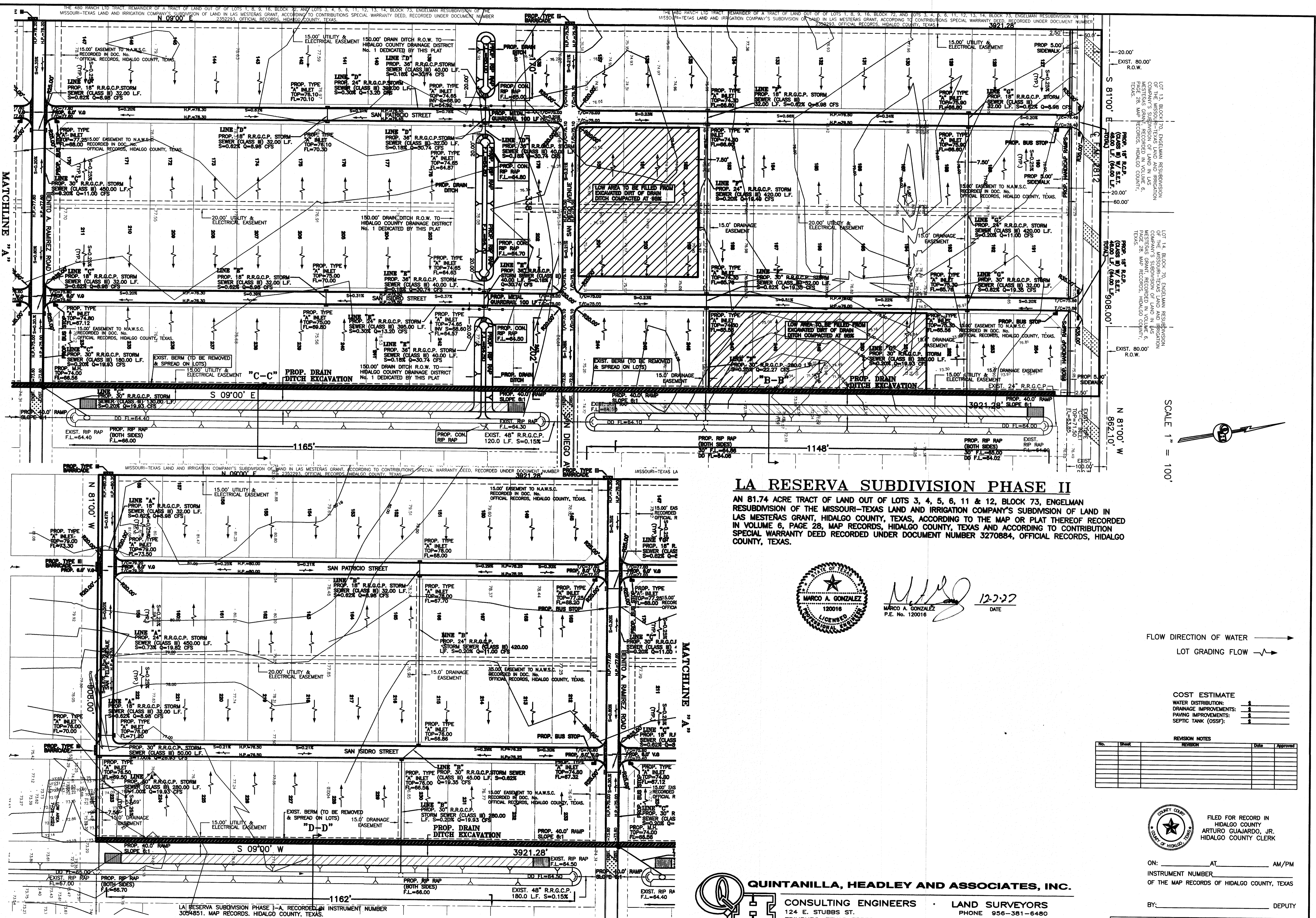
ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 4
 OF 6 SHEETS

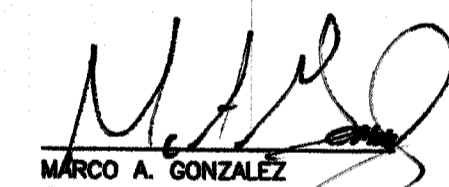
FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\LA RESERVA SUBD. I-A\11-28-22.dwg	11-28-22	M. GONZALEZ		

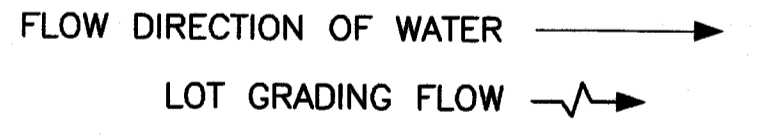
SCALE: 1" = 100'



LA RESERVA SUBDIVISION PHASE II
 AN 81.74 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11 & 12, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3270884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.




 MARCO A. GONZALEZ
 P.E. No. 120016
 12-7-27
 DATE




COST ESTIMATE

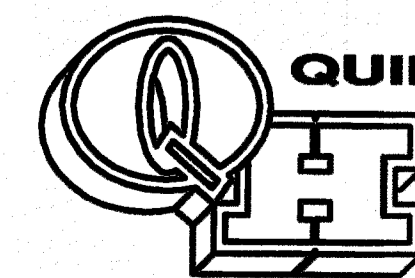
WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSSF):	\$

REVISION NOTES

No.	Sheet	REVISION	Date	Approved


 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


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. EDINBURG, TEXAS 78539
 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00
 PHONE 956-381-6480 FAX 956-381-0527
 OFFICE@QHAENGINEERING.COM

SHEET NO. 5 OF 6 SHEETS

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISIONS\LA RESERVA SUBD.\P\11-28-2022	11-28-2022	M. GONZALEZ	M. GONZALEZ	M. GONZALEZ

LA RESERVA SUBDIVISION PHASE II

AN 81.74 ACRE TRACT OF LAND OUT OF LOTS 3, 4, 5, 6, 11 & 12, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3270884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR LA RESERVA SUBDIVISION PHASE II:
BY MARCO A. GONZALEZ, P.E.

WATER SUPPLY: Description and Costs.

LA RESERVA SUBDIVISION PHASE II 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 A CONTRACT IN WHICH N.A.W.S.C. PROMISES 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 SUPPLY TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE ALONG THE SOUTH SIDE OF F.M. 2812.

THE WATER SYSTEM FOR LA RESERVA SUBDIVISION PHASE II CONSISTS OF 8" DIAMETER WATERLINES THAT RUN INTO THE EXISTING 8" DIAMETER WATERLINE AND RUNS WEST ALONG THE SOUTH SIDE OF F.M. 2812. THE 8" DIAMETER WATERLINE END WITH A 2" FLUSH VALVE LOCATED ON THE NORTHWEST CORNER OF LOT 127.

TWO 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE WEST SIDE OF SAN ISIDRO STREET AND ALONG THE EAST SIDE OF SAN PATRICIO STREET, ENDING WITH A 2" FLUSH VALVE ON THE SOUTH SIDE OF THE SUBDIVISION. ON THE SOUTHWEST CORNER OF LOT 159, AN 8" DIAMETER WATERLINE RUNS WEST ALONG THE NORTH SIDE OF SAN FELIPE AVENUE, ENDING WITH A 2" FLUSH VALVE LOCATED ON THE SOUTHWEST CORNER OF THE SUBDIVISION.

TWO ADDITIONAL 8" DIAMETER WATERLINES RUN ALONG THE NORTH SIDE OF SAN DIEGO AVENUE AND BENITO A. RAMIREZ ROAD AND LOOPS THE TWO PREVIOUS WATERLINES TOGETHER.

FROM THE 8" WATERLINE, FIFTY SIX (56) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND SIXTEEN (16) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ 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 CONSTRUCTING 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. THE SUBDIVIDER HAS INSTALLED TWELVE (12) FIRE HYDRANTS AT A UNIT COST OF \$ PER HYDRANT. THE ENTIRE WATER FACILITIES HAVE BEEN 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 FROM LA RESERVA SUBDIVISION PHASE II 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:

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 () TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS & () 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.

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

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, AT A TOTAL COST OF \$ PER LOT.

SEWAGE FACILITIES- THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ WHICH EQUALS TO \$ PER LOT.

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION LA RESERVA SUBDIVISION PHASE II:
POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Description y Costos.

LA RESERVA SUBDIVISION PHASE II 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. SE HAN COMPROMETIDO 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 UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA POR EL LADO SUR DE LA CALLE FM 2812.

EL SISTEMA DE AGUA PARA LA RESERVA SUBDIVISION PHASE II CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA UN LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA Y CORRE OESTE POR EL LADO SUR DE LA CALLE FM 2812. LA LINEA DE AGUA DE 8" DE DIAMETRO TERMINAN CON UNA VALVULA DE 2" EN EL LA ESQUINA NOROESTE DE LA CALLE FM 2812.

DOS LINEAS DE AGUA DE 8" DE DIAMETRO CORRE SUR POR EL LADO OESTE DE LA CALLE SAN ISIDRO STREET Y POR EL LADO ESTE DE LA CALLE SAN PATRICIO STREET Y TERMINA CON UNA VALVULA DE 2" EN EL LADO SUR DE EL SUBDIVISION. EN LA ESQUINA SUROESTE DE LOTE 159, UNA LINEA DE 8" DE DIAMETRO CORRE OESTE POR EL LADO NORTE DE LA CALLE SAN FELIPE AVENUE Y TERMINAN CON UNA VALVULA DE 2" EN EL LADO SUROESTE DE EL SUBDIVISION.

OTRA DOS LINEAS DE AGUA DE 8" DE DIAMETRO CORRE POR EL LADO NORTE DE LA CALLE SAN DIEGO AVENUE & BENITO A. RAMIREZ ROAD Y CONECTA LAS DOS LINEAS DE AGUA.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CINCUENTA Y SEIS (56) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE PULGADA, Y DIECISEIS (16) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALACION A UN COSTO TOTAL DE US\$ O US\$ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ O US\$ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MANTENIMIENTO. 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 DOCE (12) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ POR CADA UNA CUAL CUESTA UNA CANTIDAD TOTAL US\$ EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONADO DE HIDALGO.

DRENAJE: Description y Costos.

EL DRENAJE DE LA RESERVA SUBDIVISION PHASE II 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 ENSURE 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 CONADO DE HIDALGO.

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 (USSA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO () PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES & () PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA. EL SUELO ES UNA MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIENDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

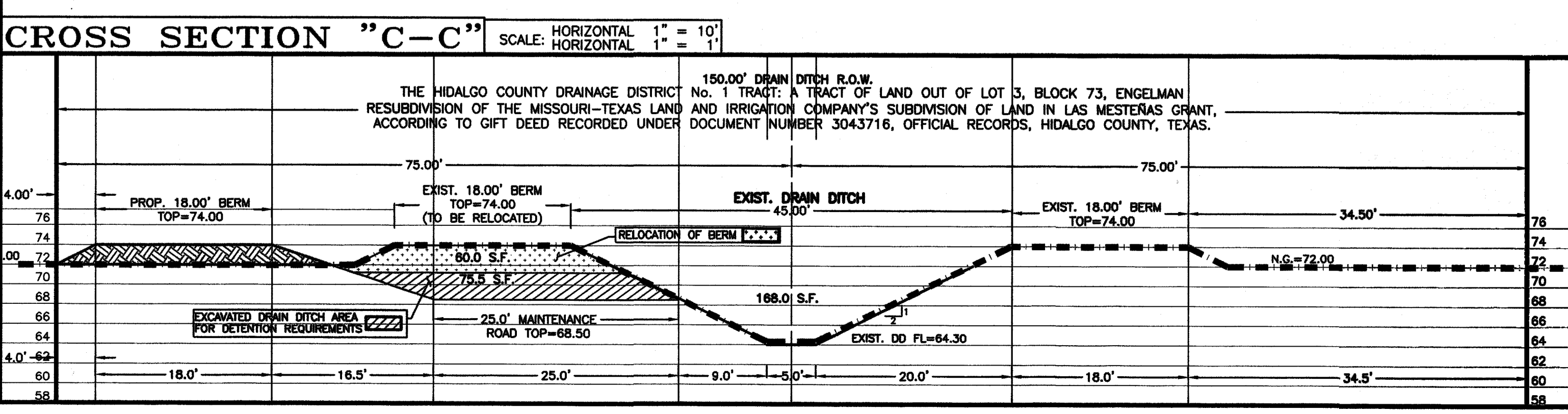
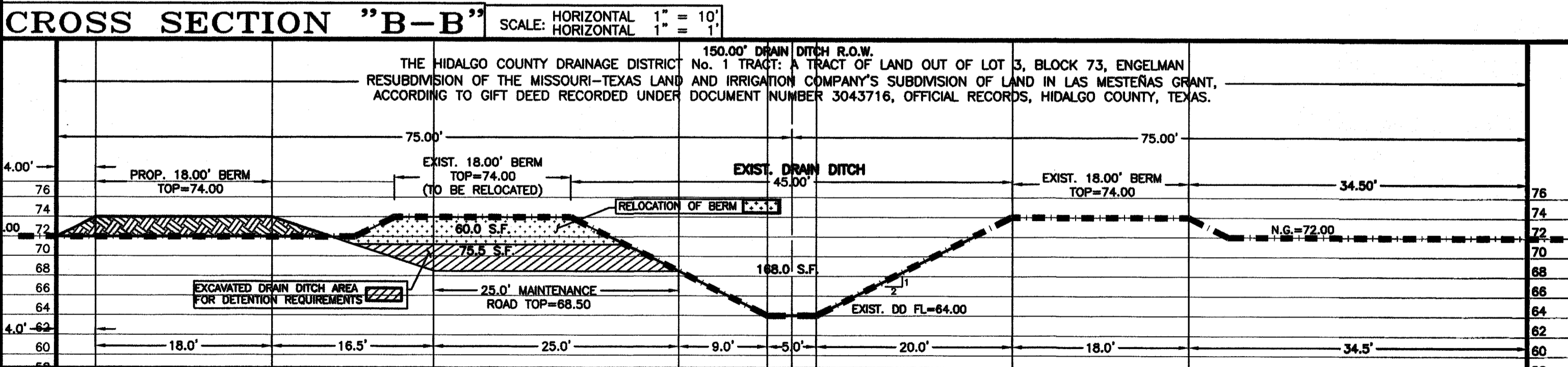
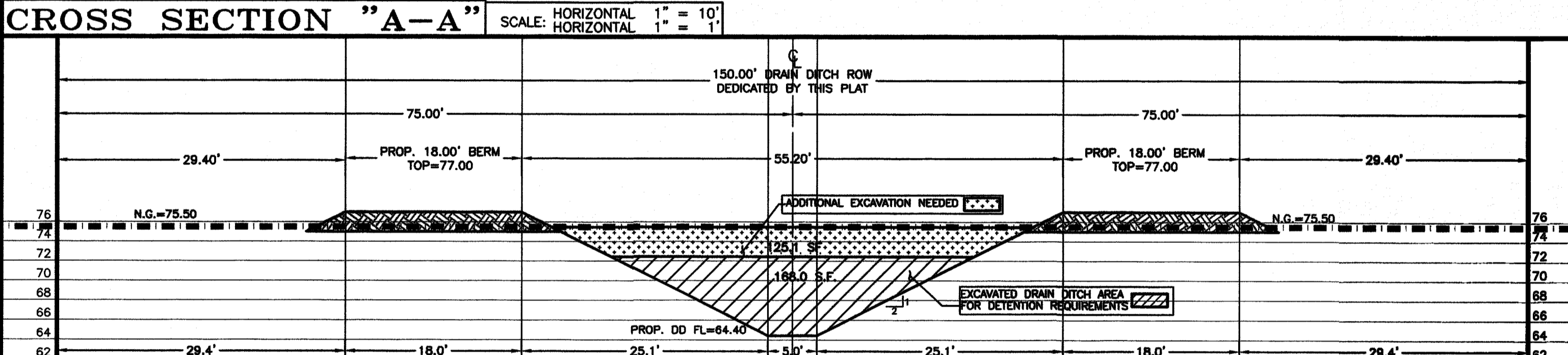
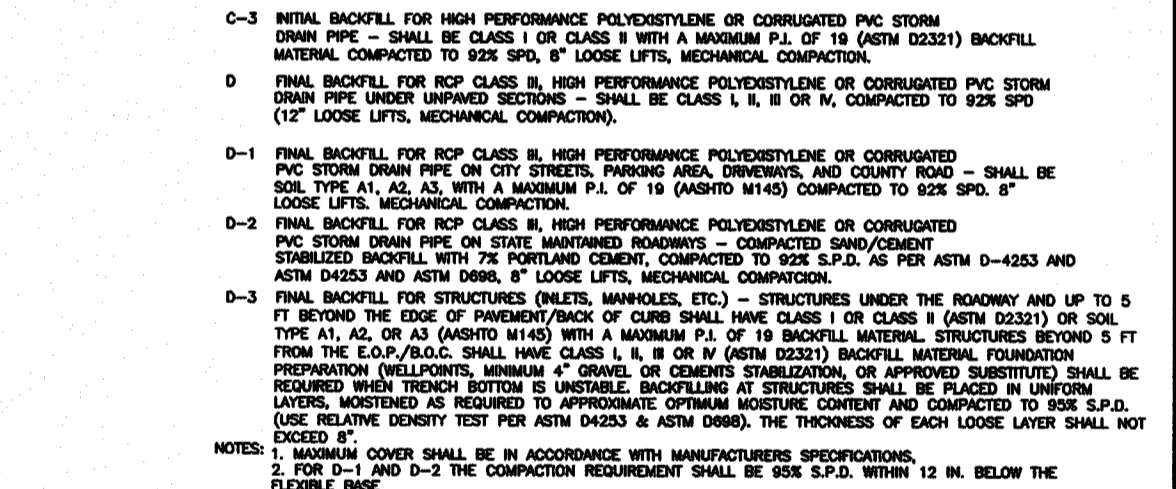
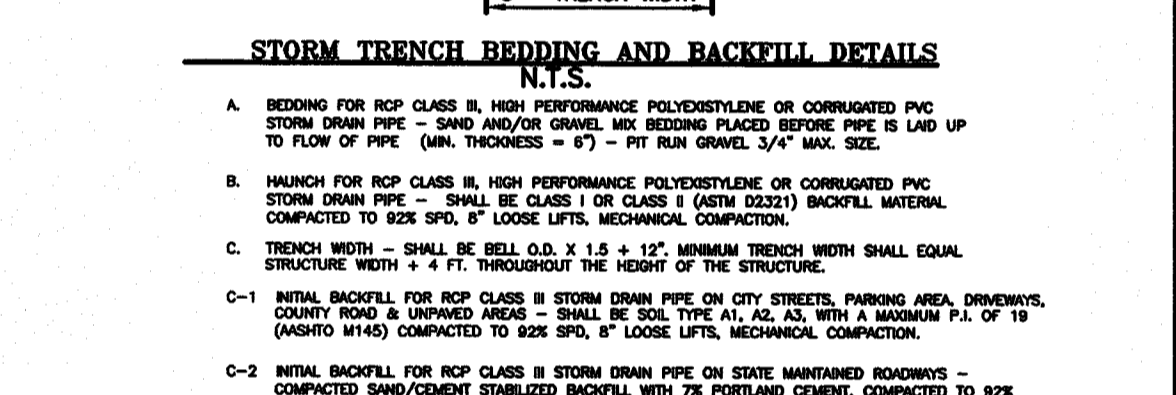
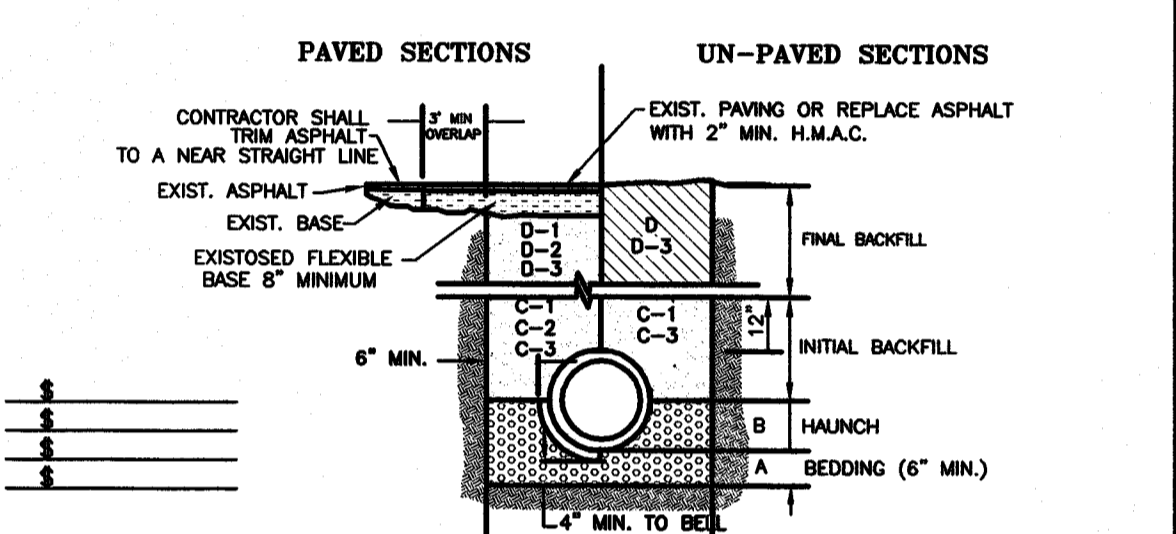
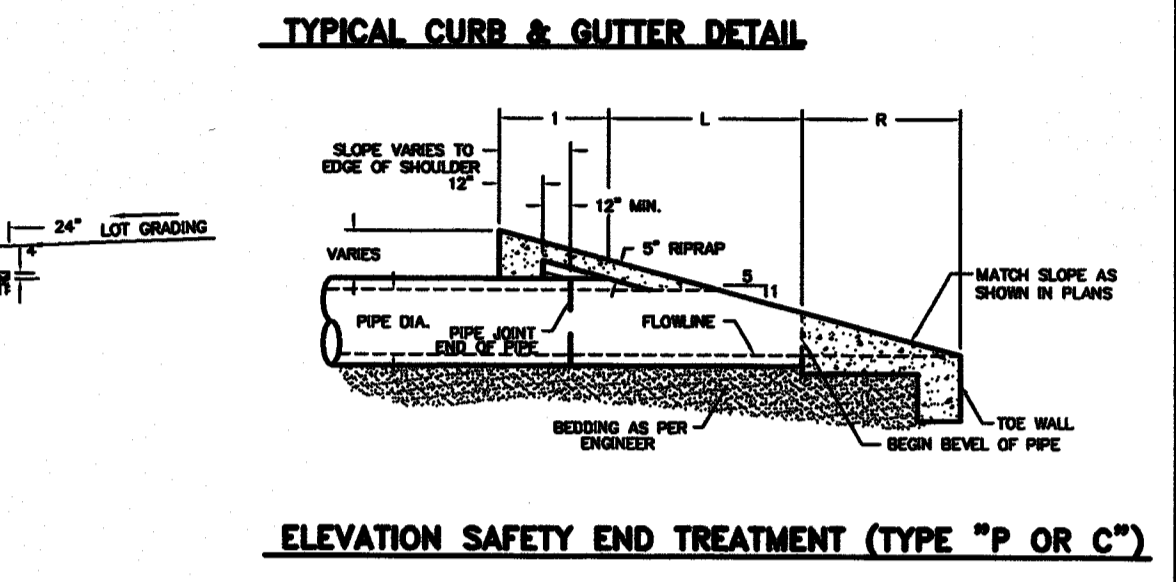
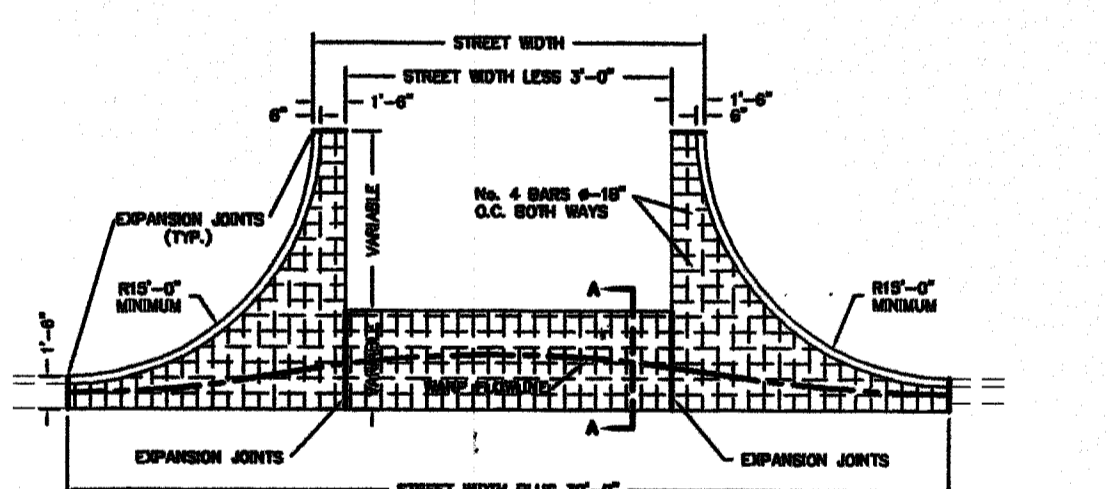
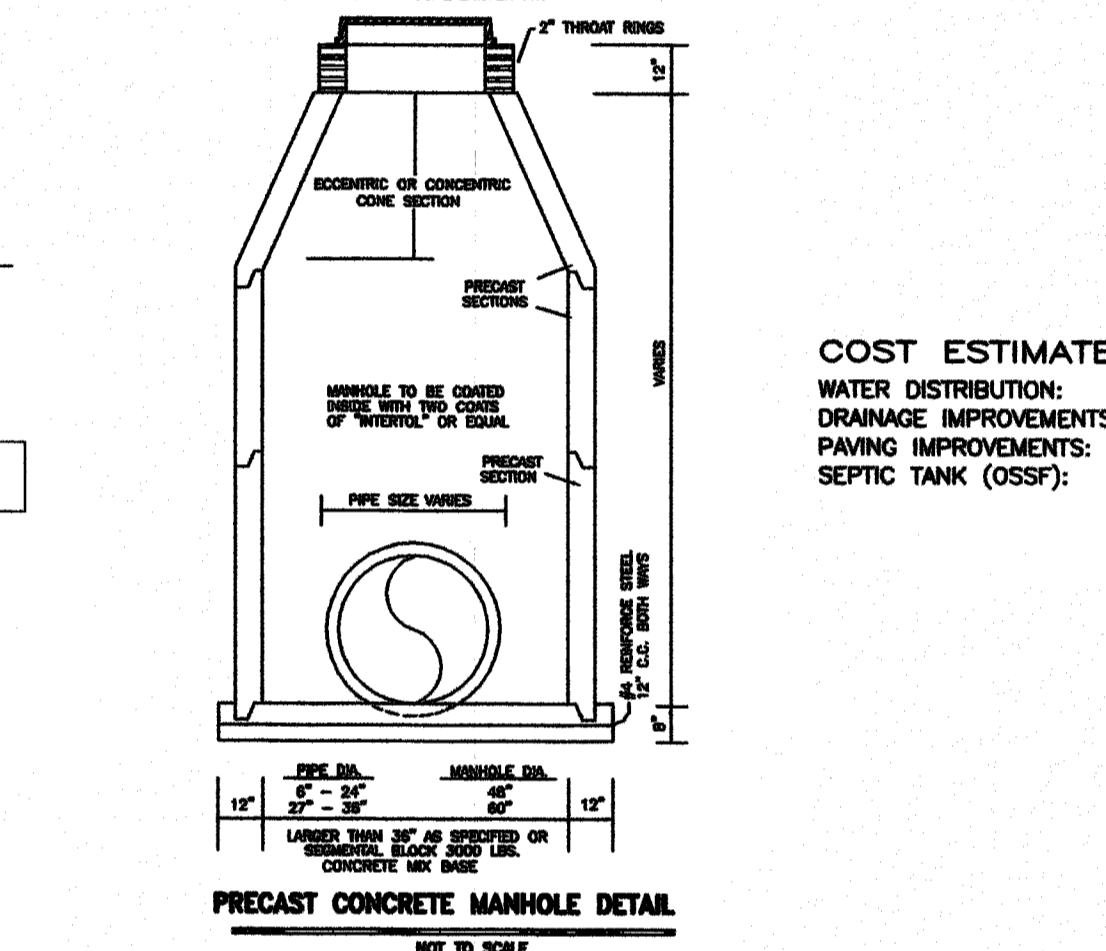
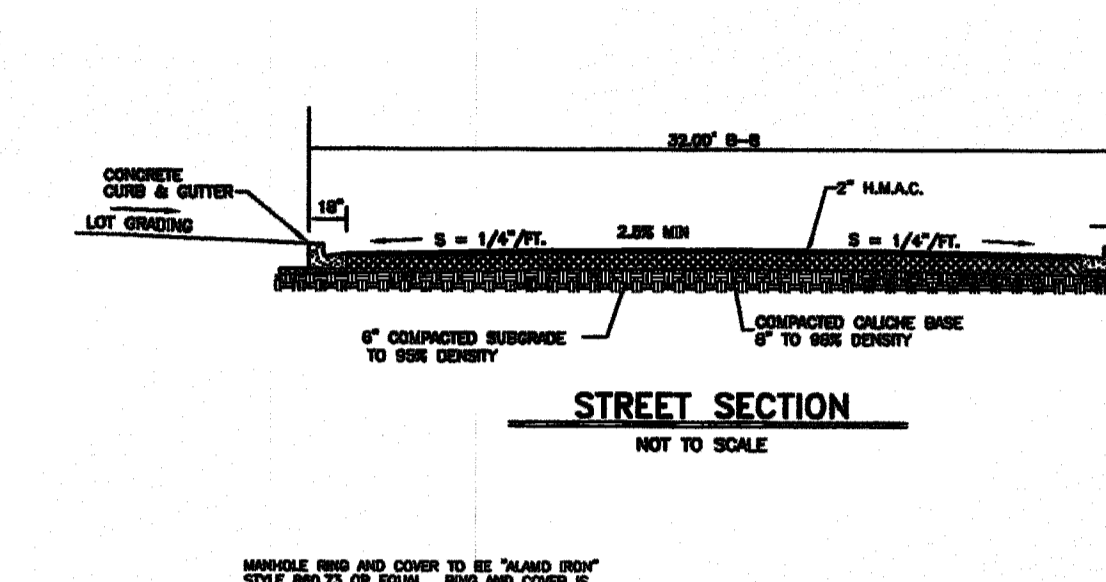
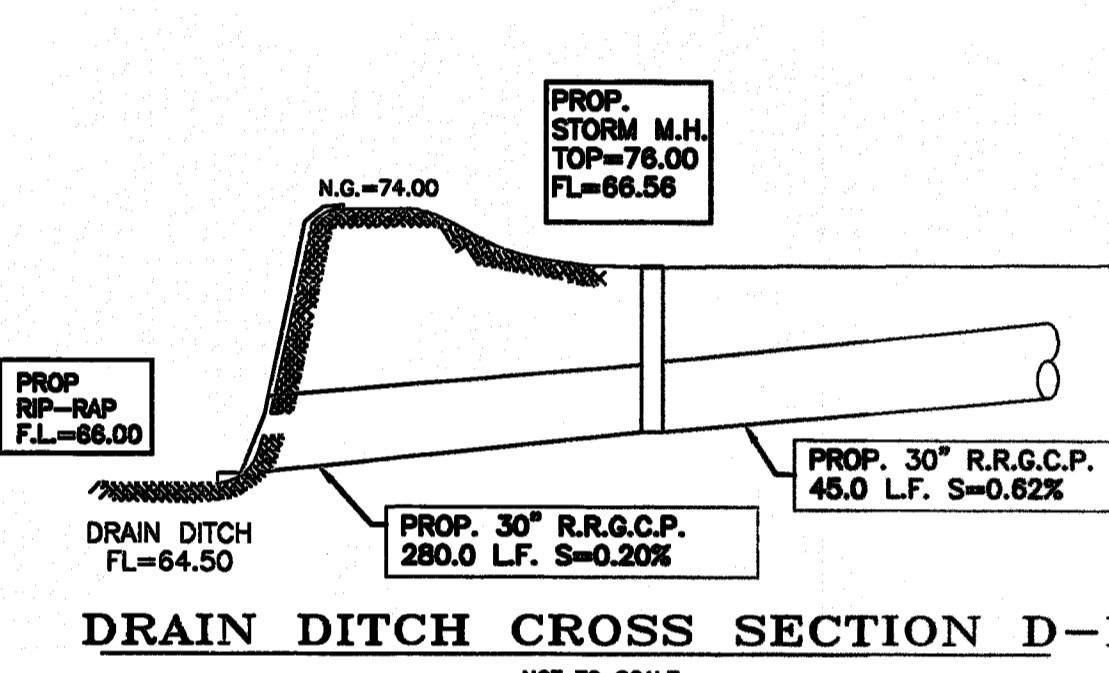
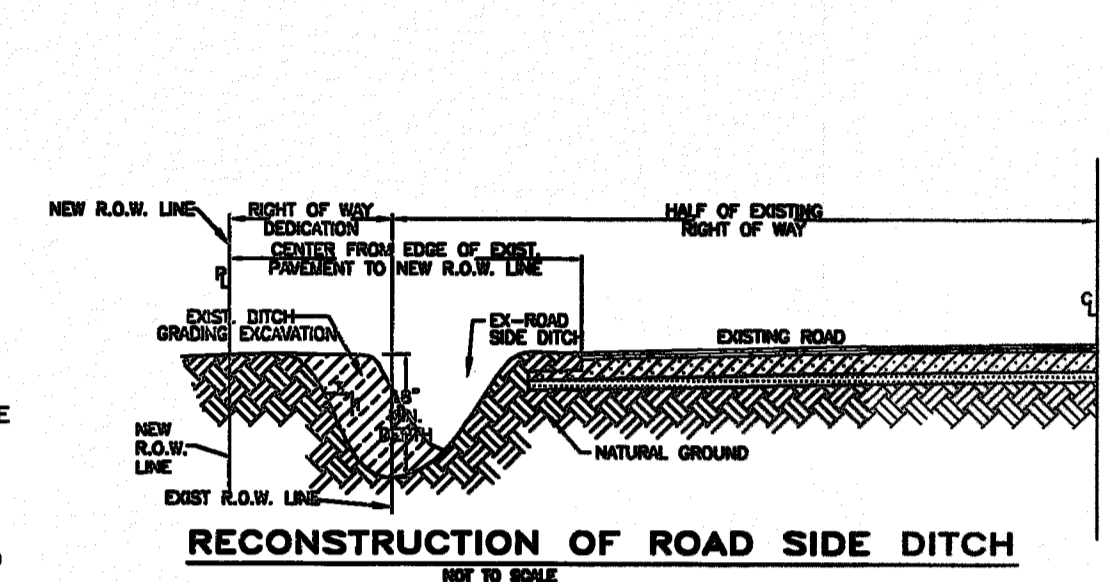
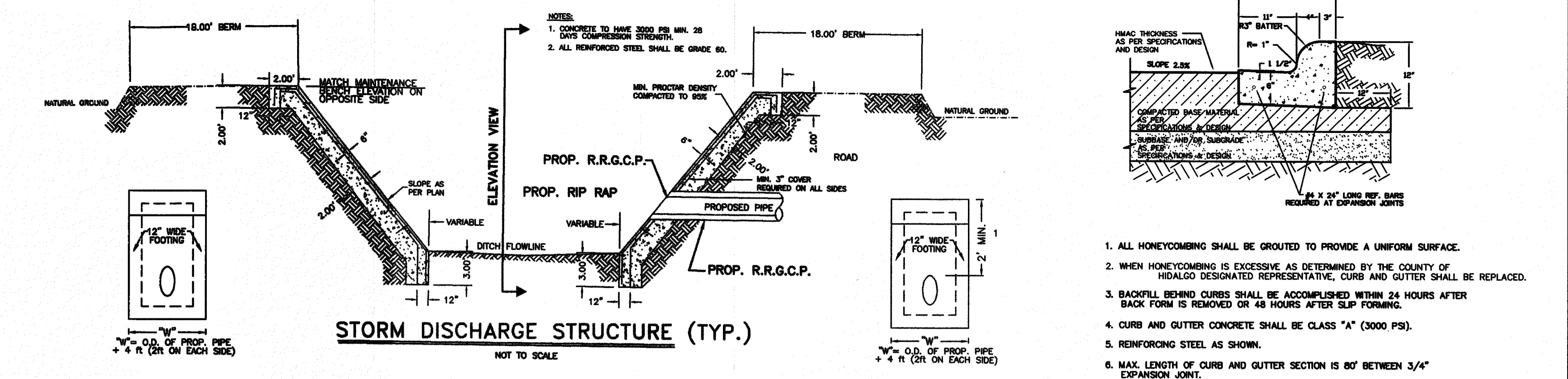
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE US\$ EL DEPARTAMENTO DE SALUBRIDAD DEL CONADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 7 DE

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 (COODGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ O US\$ POR LOTE.

DRENAJE SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ POR LOTE (TODOS INCLUIDO) A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION.



DRAINAGE REPORT FOR LA RESERVA SUBDIVISION PHASE II
BY: MARCO A. GONZALEZ, P.E.

La Reserva Subdivision Phase II is an 81.74 acre tract of land out of Lots 3, 4, 5, 6, 11 & 12, Block 73, Engelman Resubdivision of the Missouri-Texas Land and Irrigation Company's subdivision of land in Las Mesteñas Grant, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 6, page 28, map records, Hidalgo County, Texas and according to contribution special warranty deed recorded under document number 3270884, official records, Hidalgo County, Texas. This property is located on the south side of F.M. 2812, approximately 862 feet west of United Road. The subdivision is located within the ETJ of the City of Edinburg. The proposed site will consist of 128 residential lots.

The tract is Zone "X", area determined to be outside 500-year floodplain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0323 D, dated on June 6, 2000, with a LOMR dated May 17, 2001

The soil is Hargill (18), Rocombe (48), Rio (80), and Wilcox (70 & 71) and in soil group "B" & "D". It is Sandy Clay Loam (SCL), Fine Sandy Loam (FSL), Clay Loam (CL) and Clay (CH). This soil is well drained. Permeability is low. Plasticity Index has a range of 4-32. See attached Soil Survey of Hidalgo County, Texas labels.

Presently, the site has a slow runoff in the northeastern direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is 0= 34.24 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 146.29 cubic feet per second based on a 50-year storm event for an increase of Q= 115.04 cubic feet per second. Detention will be 375,523.42 cubic feet (8.62-acre feet) in accordance with the County's drainage requirements and will be accomplished by excavating the existing H.C.D.D. No. 1-La Reserva Drain Ditch (Recorded under Gift Deed recorded under Document No. 3043716, official records, Hidalgo County, Texas) located on the east side of the property and by excavating the 150.00 feet H.C.D.D. No. 1 Drain Ditch right of way being dedicated by this plat. The street runoff will be collected by a storm sewer system consisting of 18", 24", 30", & 36" storm sewer pipes Type "A" inlets that will discharge into the solid drain ditch.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



MARCO A. GONZALEZ
P.E. No. 120016
DATE: 12-2-27

LEGEND

TOTAL DETENTION REQUIRED	- 375,523.42 C.F.
TOTAL DETENTION PROVIDED	- 383,322.50 C.F.
(710.00 L.F. X 168.0 S.F.) + (1162 L.F. X 75.5 S.F.) + (1148 L.F. X 75.5 S.F.) + (1165 L.F. X 75.5 S.F.)	
TOTAL EXCAVATION	- 679,176.50 C.F.

NOTE:
DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78839
REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

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

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

BY: _____ DEPUTY

SHEET NO. 6 OF 6 SHEETS	FILENAME: F:\DATA\SUB\EDINBURG\LA RESERVA SUB. PL. I\RWING-SPLAT
DATE PREPARED: 11-28-2022	DATE CHECKED: 11-28-2022
PREPARED BY: M. GONZALEZ	CHECKED BY: M. GONZALEZ
DATE REVISED: _____	REVISION BY: _____
APPROVED BY: _____	APPROVED BY: _____