



**Planning
Department**

Anthony Uresti
Director of Planning

Main Office

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

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, TX 78596
Phone (956) 968-4734

Precinct No. 3 Substation

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

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 1

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

Date: 3/7/24

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

Information required:

1. Name, Address and Phone number of Applicant:

North Alamo Water Supply Corporation CHRISTIAN SANCHEZ
420 S DOOLITTLE RD EDINBURG, TX 78542 956-383-1618

2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):

SAME

3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):

SAME

4. Name, Address and Phone number of contractor to install Pipeline or Utility:

TIGRES CONSTRUCTION LLC 956-227-3503
2005 S 42ND ST MCALLEN, TX 78501



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5. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:

NO

6. Does Applicant have the Power of Eminent Domain?

N/A

7. Will the product be carried for hire or by the owner of the goods?

N/A

8. Name and Legal description of property owner requesting utility services if applicable:

SAN JACINTO ENTERPRISES LLC- PROPOSED SAN JACINTO ESTATES NO15

25.04 AC TRACT OUT OF LOT 12, BLK 99, CAMPACUAS ADDITION SUBDIVISION OF
LLANO GRANDE GRANT, HIDALGO COUNTY, TX

9. Type of utility work within county road right-of-way:

Bore Crossing Line Extension Along R.O.W. Other CUT & REPAIR MILE2
WEST ROAD

10. Where is the origin of the line?

1) East side of Mile 2 West Rd

2) East side of Mile 2 West Rd & North & South of subdivision

11. Where is the destination of the line?

1/4 of mile North of Mile 11 N Rd



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1. X:1166742.74 Y:16605005.53 4. X:1166740.67 Y: 16605426.03 6. X 1166740.68 Y: 16605687.20
2. x: 1166740.66 Y: 16605119.55 5. X 1166740.68 Y: 16605676.04 7. X 1166740.69 Y: 16605895.95
3. X 1166740.67 Y: 16605412.52

12. Utility Crossing Coordinate X: (North)1166743.14 Y: 16605907.28
(NAD 83 Texas South FIPS 4205 feet)
(south) X:1166752.51 Y: 16605001.87
13. Number and size of lines:
7- 3/4" water services with 2" pvc casing 10 LF Each.
2- 8" Waterline Connections North & South of subdivision
14. Pressure (each line):
35 psi- water services
50 psi- waterline
15. Content (each line):
POTABLE WATER
16. Estimated date of installation of Pipeline or Utility:
AS SOON AS PERMIT GETS APPROVED BY H.C. COMMISSIONERS COURT



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

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



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

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

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

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



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

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



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

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

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

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



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

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

DATED this 7th day of March, 2024.

CHRISTIAN SANCHEZ

(Name of Applicant – Printed or Typed)

By: *Christian Sanchez*
Signature

Title: NEW ACCOUNTS SUPERVISOR

STATE OF TEXAS
COUNTY OF HIDALGO



SUBSCRIBED AND SWORN TO before me the Applicant,
CHRISTIAN SANCHEZ, on this 7th day of March, 2024,
to which witness my hand and seal of office.

Juan Elizondo
Notary Public for the State of Texas
My Commission Expires: 7-5-27



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

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

HIDALGO COUNTY:

Richard F. Cortez, County Judge



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EXHIBIT A

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/12/24

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER VCM INSURANCE 506 West University Drive Edinburg, TX 78539 License #: License#: 691729	CONTACT NAME: Felipe Farias PHONE (A/C, No, Ext): (956) 330-4396 E-MAIL ADDRESS: felipe@vcminsurance.com	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
INSURED TIGRES CONSTRUCTION LLC 2005 S 42ND ST. MCALLEN, TX 78503	INSURER A: TEXAS MUTUAL INSURANCE COMPANY	NAIC # 011453
	INSURER B: MAXUM INDEMNITY COMPANY	
	INSURER C: GREAT AMERICAN INSURANCE COMPANY	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR (NSD, WYD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		BDG3069212-01	07/17/23	07/17/24	EACH OCCURRENCE \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
						MED EXP (Any one person) \$ 5,000
						PERSONAL & ADV INJURY \$ 1,000,000
						GENERAL AGGREGATE \$ 2,000,000
						PRODUCTS - COMP/OP AGG \$ 2,000,000
						\$
	AUTOMOBILE LIABILITY ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$
						BODILY INJURY (Per person) \$
						BODILY INJURY (Per accident) \$
						PROPERTY DAMAGE (Per accident) \$
						\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$
						AGGREGATE \$
						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y N/A	0002098819	08/30/23	08/30/24	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
						E.L. EACH ACCIDENT \$ 1,000,000
						E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
						E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	CONTRACTORS EQUIPMENT RENRED OR LEASED EQUIPMENT		IMPF055427-00	07/10/23	07/10/24	\$1,759,058.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Underground Utilities (Water Mains, Sanitary Sewer, Storm Sewer and Fire lines)

Hidalgo County 100 N. Closner Edinburg, Tx 78539 as An Additional insured with regards to the General Liability

CERTIFICATE HOLDER

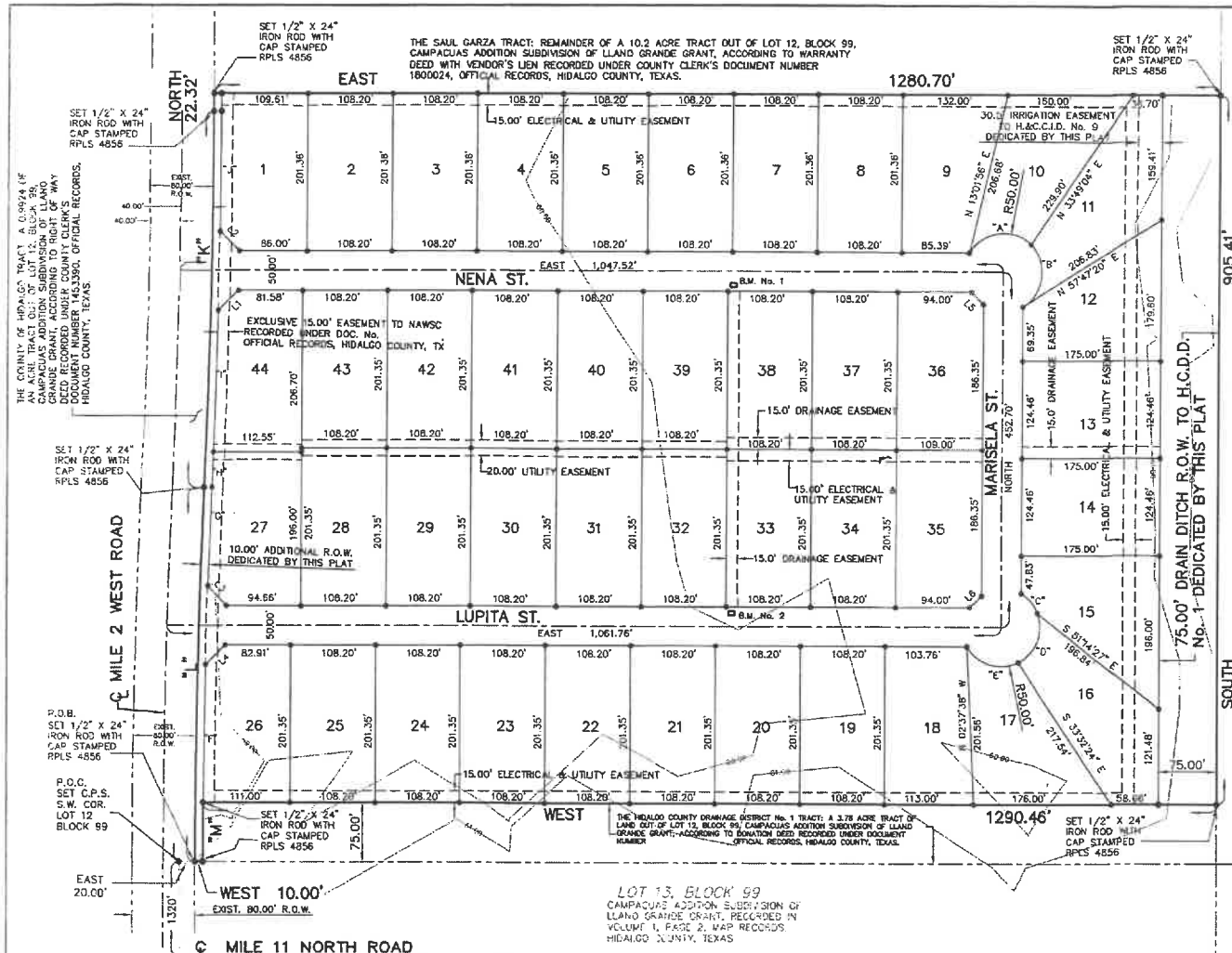
Hidalgo County Planning Department
 2818 S/ Bus Hwy 281
 Edinburg, Tx 78539

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Roland Villarreal



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 construct, build 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 Grantor is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline is installed, the easement herein granted shall be limited to a strip of 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 on 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 give the road improvements, which easement hereby granted shall be limited to a strip of 15' in width, the center line thereof being the pipeline as relocated.

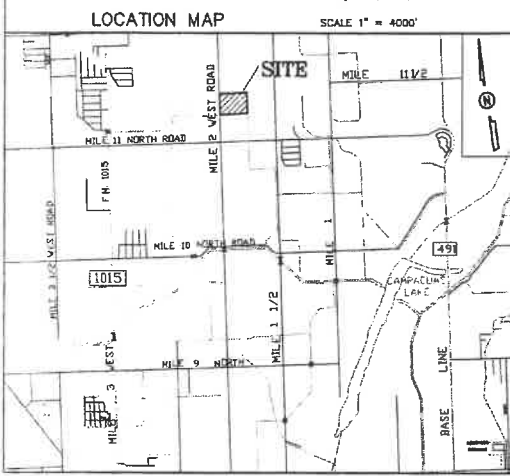
The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the relocation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an agreement for the benefit of the Grantee, its successors, and assigns, and 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 W 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.

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

LOT	AREA (S.F.)	AREA (A.C.)
1	21,878.78	0.50
2-8	21,786.68	0.50
9	21,866.81	0.50
10	21,874.35	0.50
11	21,855.47	0.50
12	21,782.92	0.50
13-14	21,780.50	0.50
15	21,822.29	0.50
16	21,857.70	0.50
17	21,787.37	0.50
18	21,822.40	0.50
19-25	21,786.07	0.50
26	21,786.28	0.50
27	22,454.86	0.52
28-34	21,786.07	0.50
35-36	21,834.65	0.50
37-43	21,786.07	0.50
44	22,271.48	0.51

CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD
A	105°0'31"	50.00'	91.64'	79.34'
B	105°0'31"	50.00'	91.64'	79.34'
C	38°27'09"	50.00'	33.56'	32.93'
D	74°50'24"	50.00'	74.84'	68.05'
E	74°50'24"	50.00'	74.84'	68.05'
F	00°53'09"	11,409.00'	176.38'	176.37'
G	00°38'06"	11,409.00'	126.47'	126.47'
H	00°13'20"	11,505.00'	44.66'	44.66'
I	00°54'18"	11,505.00'	181.79'	181.79'
J	00°48'01"	11,505.00'	154.04'	154.04'
K	02°23'44"	11,498.00'	453.78'	480.79'
L	02°23'47"	11,418.00'	477.58'	501.11'
M	00°22'36"	11,409.00'	75.00'	75.00'



INDEX OF SHEETS

SHEET 1
 HEADING INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; DESCRIPTION (METES AND BOUNDS); LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; CITY MAYOR'S APPROVAL; CERTIFICATE OF PLANNING CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; HIDALGO COUNTY RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; REVISION NOTES; COUNTY JUDGE CERTIFICATE; REVISION NOTES

SHEET 2
 CONSTRUCTION DETAILS WATER DISTRIBUTION AND SANITARY SEWER (OSSP) MAP; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSP AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS) SUBMITTER CERTIFICATE & STATEMENT

SHEET 3
 CONSTRUCTION DETAILS DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 SAN JACINTO ESTATES No. 15 IS LOCATED IN SOUTHEAST HIDALGO COUNTY ON THE NORTH SIDE OF MILE 11 NORTH ROAD, APPROXIMATELY 13500 FEET EAST OF MILE 2 WEST ROAD. THE ONLY RELEVANT MUNICIPALITY IS THE CITY OF MESQUADO ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MESQUADO (POPULATION 37,797). SAN JACINTO ESTATES No. 15 LIES APPROXIMATELY 0.75 MILE FROM THE CITY LIMITS AND FALLS IN THE 3 MILE ETU OF THE CITY. IT LIES IN PARCELS No. 1

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: SAN JACINTO ENTERPRISES, L.L.C.	2100 W. EXPRESSWAY 83	MERCEDES, TX 78570	(956)565-9913	565-5018
OWNER: JACINTO GARZA, PRESIDENT	2100 W. EXPRESSWAY 83	MERCEDES, TX 78570	(956)565-9913	565-5018
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78549	(956)381-6480	381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78549	(956)381-6480	381-0527

SUBDIVISION PLAT OF:
SAN JACINTO ESTATES No. 15

A 26.82 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 99, CAMPACUAS ADDITION SUBDIVISION OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3367597, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 26.82 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 99, CAMPACUAS ADDITION SUBDIVISION OF LLANO GRANDE GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3367597, 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON SOUTH LINE OF LOT 12 AND ON THE EAST RIGHT OF WAY LINE OF MILE 2 WEST ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS EAST, 20.00 FROM THE SOUTHWEST CORNER OF LOT 12.

THENCE, ALONG THE EAST RIGHT OF WAY LINE OF MILE 2 WEST ROAD AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA = 02°23'47", RADIUS = 11,418.00 FEET), A DISTANCE OF 477.58 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, ALONG THE EAST RIGHT OF WAY LINE OF MILE 2 WEST ROAD AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 02°23'44", RADIUS = 11,498.00 FEET), A DISTANCE OF 480.78 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE EAST RIGHT OF WAY LINE OF MILE 2 WEST ROAD, A DISTANCE OF 22.32 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE EAST RIGHT OF WAY LINE OF MILE 2 WEST ROAD, A DISTANCE OF 99.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE SOUTH LINE OF THE SAUL GARZA TRACT, A DISTANCE OF 1,280.20 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 12 FOR THE SOUTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, A DISTANCE OF 905.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, WEST, A DISTANCE OF 1,290.46 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 00°22'36", RADIUS = 11,409.00 FEET), A DISTANCE OF 75.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 12 FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE SOUTH LINE OF LOT 12, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.82 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH COMANCHE ESTATES SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2341279, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF HIDALGO

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

Alfonso Quintanilla
 ALFONSO QUINTANILLA
 R.P.L.S. No. 4856
 11/15/2022
 DATE

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
 FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) 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 AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
 COMMUNITY-PANEL NUMBER 480334 0450 C
 REVISED DATE: MAY 30, 2002 LDMR
- SETBACKS:**
 FRONT: 25.00 FEET
 REAR: 25.00 FEET
 SIDE: 8.00 FEET
 CORNER: 10.00 FEET
 ON EASEMENT WHOEVER IS GREATER IN ALL CASES.
- MINIMUM FINISH FLOOR NOTE:**
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE THE NATURAL GROUND OR AT FINISH FLOOR ELEVATION OF LOT, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO IDENTIFY SET AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE:**
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 BENCHMARK No. 1: TOP OF INLET ELEV. = 60.50 SET LOCATED NEAR THE NORTHWEST CORNER LOT 38, N.A.V.D. 88 DATUM
 BENCHMARK No. 2: TOP OF INLET ELEV. = 60.50 SET LOCATED NEAR THE SOUTHWEST CORNER LOT 33, N.A.V.D. 88 DATUM
- DRAINAGE:**
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REGULATIONS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 225,885.00 CUBIC FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
 SEE DRAINAGE REPORT ON SHEET No. 4
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- LEGEND -- INDOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED, RPLS 4856 SET IN CONCRETE, UNLESS OTHERWISE NOTED.
- 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, GRASS, COVER, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.

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

I, JACINTO GARZA, PRESIDENT, AS OWNER OF THE 26.82 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JACINTO ESTATES No. 15, 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- 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.

SAN JACINTO ENTERPRISES, L.L.C.
 JACINTO GARZA, PRESIDENT
 2100 W. EXPRESSWAY 83
 MERCEDES, TEXAS 78570

DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements herein 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, State of Texas
 My Commission Expires November 04, 2025
 Notary ID: 129915255

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN JACINTO ESTATES No. 15, WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____.

Hidalgo County Judge _____ Date _____
 Attest: Hidalgo County Clerk _____ 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 48.211(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 _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN JACINTO ESTATES No. 15 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9, DATED THIS _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCD #9.

IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

HCCD #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL AS HCCD #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.

HCCD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

ON-SITE SEWAGE FACILITIES (OSSF) NOTE:
 THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH THE 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 SEWAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLES WITH THE MINIMUM 21,780 SQUARE FEET 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 ASSORTIVE DRAINFIELD SYSTEM.

E. APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

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
 11-6-23
 DATE

SAN JACINTO ENTERPRISES, L.L.C.
 BY: JACINTO GARZA, PRESIDENT THE OWNER & SUBDIVIDER OF SAN JACINTO ESTATES No. 15

RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THIS LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.

THE DEVELOPER SHALL BE RESPONSIBLE FOR DETERMINING 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 IMPROVED AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATION FOR THIS SUBDIVISION.

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@QQA-ENG.COM

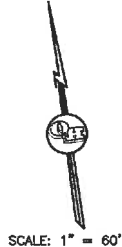
REVISION NOTES

No.	Revised	By	Approved

TOTAL OF LOTS: 44
DATE OF PREPARATION NOVEMBER 15, 2022

SHEET No. 1
OF 4 SHEETS

FILENAME IF DATA/SUBDIVISION/COV/SAN JACINTO ESTATES No. 15/PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-15-2022	LO			
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY	
11-22-2022	G.CANTU			



SCALE: 1" = 60'

THIS SECTION OF 6" WATERLINE TO BE ABANDONED IN PLACE
ALL EXISTING WATER SERVICES CONNECTED TO EXISTING 6" WATER LINE TO BE RECONNECT TO 8" WATER LINE

EXIST. WATER SERVICE TO BE EXTENDED (41.0L.F.) TO NEW WATERLINE
PROP. 2" P.V.C. CASING 10.0 L.F.
PROP. COUPLING
CUT & REPAIR ASPHALT 18 S.F.

EXIST. POWER POLE TO BE RELOCATED (2.0' FROM NEW ROW LINE)
EXISTING 40' PAVEMENT

EXIST. WATER SERVICE TO BE EXTENDED (41.0L.F.) TO NEW WATERLINE
PROP. 2" P.V.C. CASING 10.0 L.F.
PROP. COUPLING
CUT & REPAIR ASPHALT 18 S.F.

EXIST. POWER POLE TO BE RELOCATED (2.0' FROM NEW ROW LINE)

EXIST. WATER SERVICE TO BE EXTENDED (41.0L.F.) TO NEW WATERLINE
PROP. 2" P.V.C. CASING 10.0 L.F.
PROP. COUPLING
CUT & REPAIR ASPHALT 18 S.F.

EXIST. POWER POLE TO BE RELOCATED (2.0' FROM NEW ROW LINE)

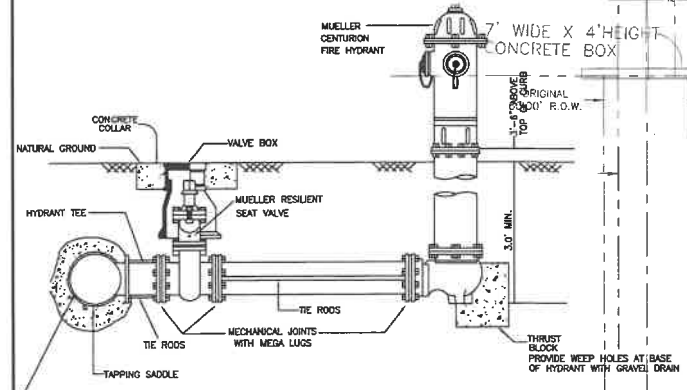
EXIST. WATER SERVICE TO BE EXTENDED (41.0L.F.) TO NEW WATERLINE
PROP. 2" P.V.C. CASING 10.0 L.F.
PROP. COUPLING
CUT & REPAIR ASPHALT 18 S.F.

EXIST. POWER POLE TO BE RELOCATED (2.0' FROM NEW ROW LINE)

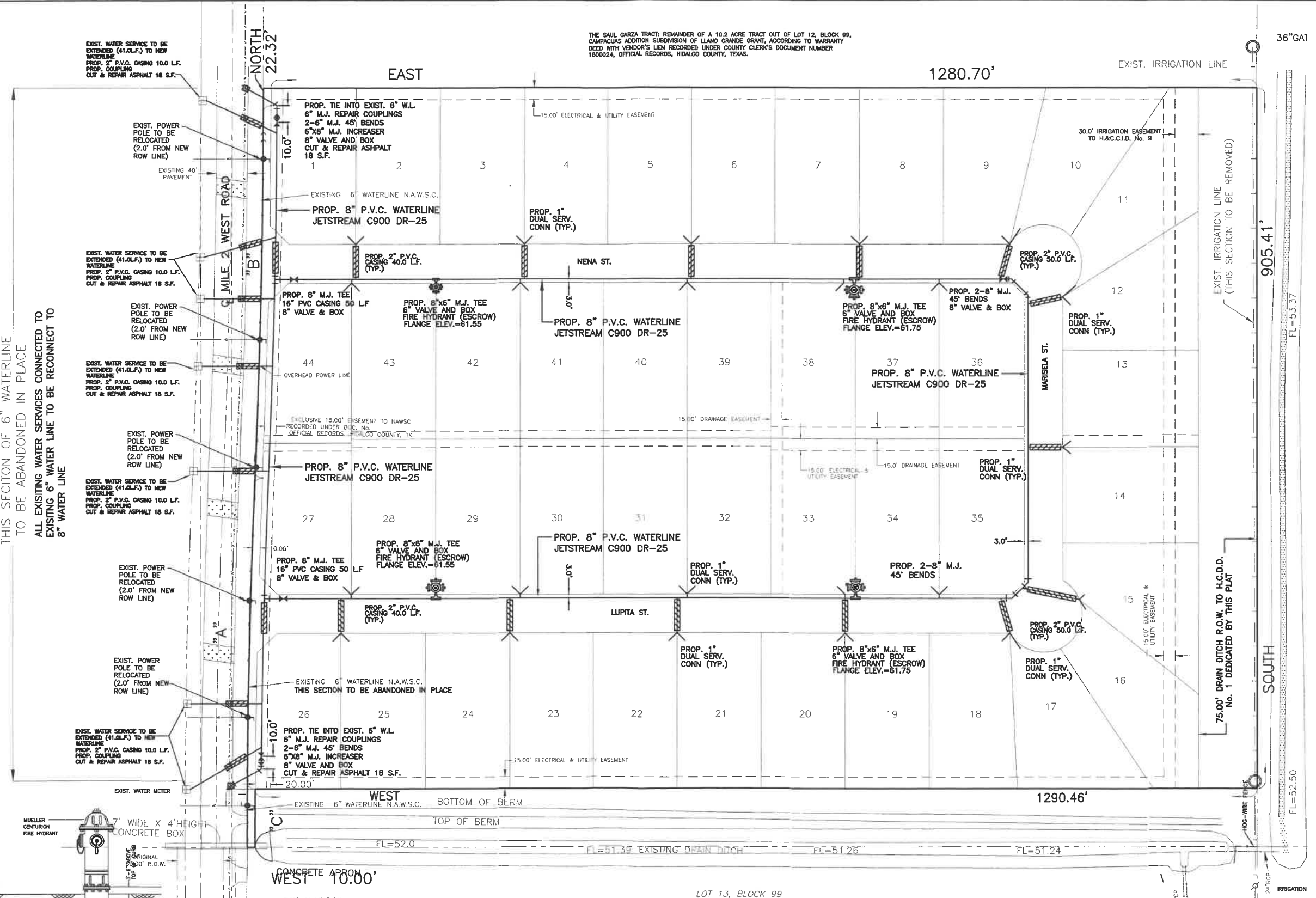
EXIST. POWER POLE TO BE RELOCATED (2.0' FROM NEW ROW LINE)

EXIST. WATER SERVICE TO BE EXTENDED (41.0L.F.) TO NEW WATERLINE
PROP. 2" P.V.C. CASING 10.0 L.F.
PROP. COUPLING
CUT & REPAIR ASPHALT 18 S.F.

EXIST. WATER METER



NAWSC FIRE HYDRANT
(NOT TO SCALE)



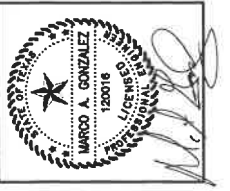
THE SAUL GARZA TRACT, REMINDER OF A 10.2 ACRE TRACT OUT OF LOT 12, BLOCK 99, CAMPACUAS ADDITION SUBDIVISION OF LLANO GRANDE GRANT, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1800024, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT 13, BLOCK 99
CAMPACUAS ADDITION SUBDIVISION OF LLANO GRANDE GRANT, RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS.

JOB NO.	11-15-2022
DATE	12-07-2022 B.C.
REVISION	1"=60'
SCALE	LG
DRAWN BY	LG
SHEET	

SAN JACINTO ESTATES No. 15 WATER DISTRIBUTION SYSTEM LAYOUT

2-26-24



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 956-381-8480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

F:\DATA\SUBD\HIDALGO CO\SAN JACINTO EST NO 15\WATER PAVING				
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	
11-15-2022	LG			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	
12-07-2022	LG			