



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 6-11-2024

PROPOSED TIERRA ROOSEVELT SUBDIVISION, PRECINCT No. 1.

ENGINEER QUINTANILLA HEADLEY & ASSOCIATES, INC. DEVELOPER: C&N FARMS, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 25 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTH OF ROOSEVELT ROAD APPROXIMATELY 1/2 MILE WEST OF LA BLANCA ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-01-2023 PROPERTY LIES WITHIN FLOOD ZONE: "C" 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: 25.00 FEET ONTO ROOSEVELT ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 05-07-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 04-26-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: ROOSEVELT ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 05-07-2024 : 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.

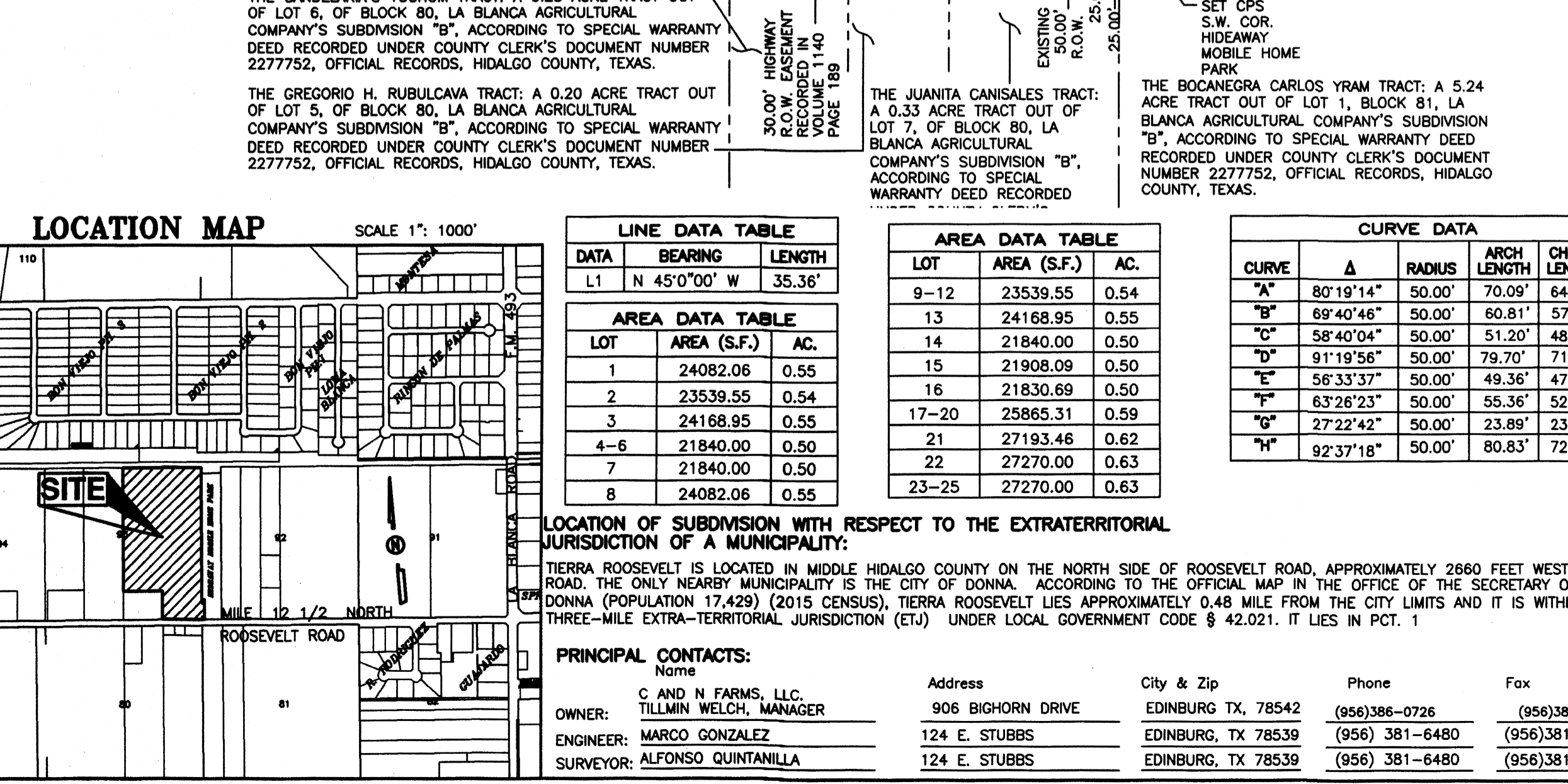
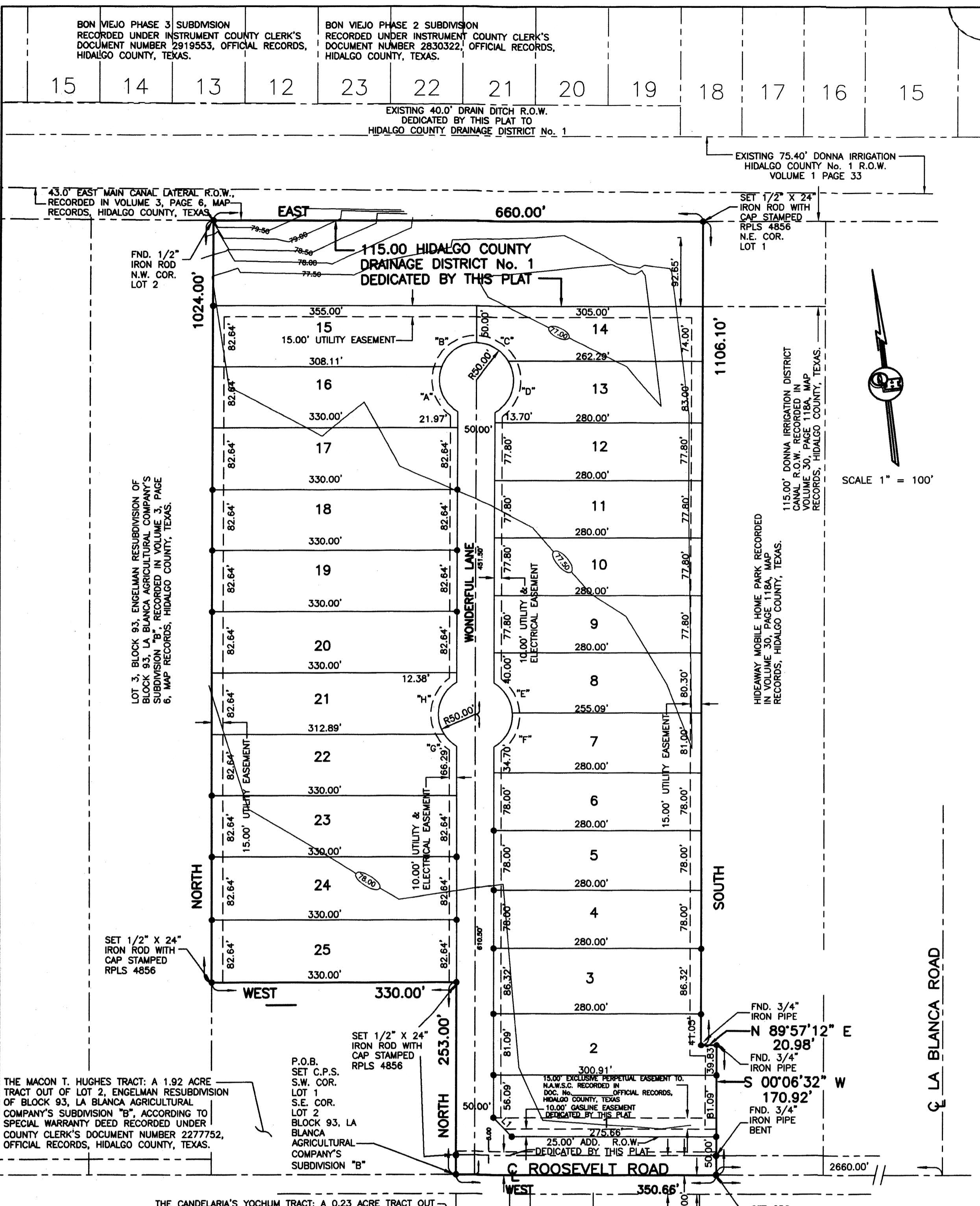
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

DECEMBER 12, 2023

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

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.



LINE DATA TABLE			AREA DATA TABLE			CURVE DATA				
DATA	BEARING	LENGTH	LOT	AREA (S.F.)	AC.	CURVE	Δ	RADIUS	ARCH LENGTH	CHORD LENGTH
L1	N 45°00'00" W	35.36'	9-12	23539.55	0.54	"A"	80°19'14"	50.00'	70.09'	64.49'
			13	24168.95	0.55	"B"	69°40'46"	50.00'	60.81'	57.13'
			14	21840.00	0.50	"C"	58°40'04"	50.00'	51.20'	48.99'
			15	21908.09	0.50	"D"	91°19'56"	50.00'	79.70'	71.53'
			16	21830.69	0.50	"E"	56°33'37"	50.00'	49.36'	47.38'
			17-20	25865.31	0.59	"F"	63°26'23"	50.00'	55.36'	52.58'
			21	27193.46	0.62	"G"	27°22'42"	50.00'	23.89'	23.67'
			22	27270.00	0.63	"H"	92°37'18"	50.00'	80.83'	72.31'
			23-25	27270.00	0.63					

AREA DATA TABLE		CURVE DATA	
LOT	AREA (S.F.)	CURVE	Δ
1	24082.06	"A"	80°19'14"
2	23539.55	"B"	69°40'46"
3	24168.95	"C"	58°40'04"
4-6	21840.00	"D"	91°19'56"
7	21840.00	"E"	56°33'37"
8	24082.06	"F"	63°26'23"

PRINCIPAL CONTACTS:	
Name	Address
OWNER: C AND N FARMS, LLC. TILLMIN WELCH, MANAGER	906 BIGHORN DRIVE, EDINBURG, TX 78542
ENGINEER: MARCO GONZALEZ	124 E. STUBBS, EDINBURG, TX 78539
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS, EDINBURG, TX 78539

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1985. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LEGEND ● DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
- 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. NO COMMERCIAL USE SHALL BE ALLOWED.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 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.
- MINIMUM BUILDING SETBACK LINES: FRONT: 25.00', FRONT CUL-DE-SAC: 15.00', FRONT GARAGE: 18.00', REAR: 15.00', SIDE: 6.00', CORNER SIDE: 20.00' OR TO EASEMENT LINE WHICHEVER IS GREATER IN 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 76,845.46 CUBIC FEET (1.76 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. 3.
- 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. = 77.00 ON THE NORTHEAST CORNER OF LOT 17 OF THIS SUBDIVISION N.A.V.D. 88 DATUM. B.M. NO. 2 ELEV. = 77.00 ON THE SOUTHEAST CORNER OF LOT 21 OF THIS SUBDIVISION N.A.V.D. 88 DATUM.
- 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.
- 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- C AND N FARMS, LLC. TILLMIN WELCH, MANAGER THE OWNER & SUBDIVIDER OF TIERRA ROOSEVELT RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF 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 ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. B. EACH LOT ON THIS PLAT COMPLIES 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 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 OCCUPANCY 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 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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 SHOWN ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

INDEX OF SHEETS

SHEET 1 - HEADING INDEX: LOCATION MAP AND E.T.; PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION; CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CITY OF DONNA MAYOR CERTIFICATION, CITY OF DONNA PLANNING DEPT. CERTIFICATION, HCCD NO. 1 CERTIFICATION; NORTH ALAMO WSO STATEMENT, HEALTH DEPARTMENT CERTIFICATION, DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.

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

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

SUBDIVISION PLAT OF:
TIERRA ROOSEVELT

A 17.51 ACRE TRACT OF LAND BEING A PART OR PORTION OF BLOCK 92, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "Y", PAGES 469-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOT 1 AND A PART OR PORTION OF LOT 2, ENGELMAN RESUBDIVISION OF BLOCK 93, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 6, MAP RECORDS, HIDALGO COUNTY, TEXAS AND GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3503014, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 17.51 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND OUT OF LOTS 1 AND 2 OF ENGELMAN RESUBDIVISION OF BLOCK 93, LA BLANCA AGRICULTURAL CO. SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3503014, 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 SET IN THE CENTERLINE OF ROOSEVELT ROAD FOR THE SOUTHWEST CORNER OF LOT 1, THE SOUTHWEST CORNER OF LOT 2, THE SOUTHWEST CORNER OF THE MACON T. HUGHES TRACT (A 1.92 ACRE TRACT OUT OF LOT 2, ENGELMAN RESUBDIVISION OF BLOCK 93, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2277752, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE WEST LINE OF LOT 1, THE EAST LINE OF LOT 2 AND THE EAST LINE OF THE MACON T. HUGHES TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 25.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, A TOTAL DISTANCE OF 253.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE NORTH LINE OF THE MACON T. HUGHES TRACT, A DISTANCE OF 330.00 FEET TO A 1/2" IRON SET ON THE WEST LINE OF LOT 2 FOR THE NORTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE WEST LINE OF LOT 2, A DISTANCE OF 1,024.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF LOTS 1 AND 2, A DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF HIDEAWAY MOBILE HOME PARK (RECORDED IN VOLUME 30, PAGE 118A, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE EAST LINE OF LOT 1, THE WEST LINE OF HIDEAWAY MOBILE HOME PARK, A DISTANCE OF 1,106.10 FEET TO A 3/4" IRON PIPE FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE, N 89°57'12" E, ALONG THE WEST LINE OF HIDEAWAY MOBILE HOME PARK, A DISTANCE OF 20.98 FEET (MAP RECORD: 21.00 FEET) TO A 3/4" IRON PIPE FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE, S 00°06'32" W (MAP RECORD: SOUTH), ALONG THE WEST LINE OF HIDEAWAY MOBILE HOME PARK, PASSING A 3/4" IRON PIPE FOUND AT 145.92 FEET FOR THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, A TOTAL DISTANCE OF 170.92 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF BLOCK 92 AND IN THE CENTERLINE OF ROOSEVELT ROAD FOR THE SOUTHWEST CORNER OF HIDEAWAY MOBILE HOME PARK AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE SOUTH LINE OF BLOCK 92, THE SOUTH LINE OF LOTS 1 AND 2, AND THE CENTERLINE OF ROOSEVELT ROAD, A DISTANCE OF 350.66 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.51 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH HIDEAWAY MOBILE HOME PARK, RECORDED IN VOLUME 30, PAGE 118A, 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
R.P.L.S. No. 4856
OCTOBER 2, 2023

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. Thus 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 has executed this instrument this ____ day of _____, 20__.

C AND N FARMS, LLC. TILLMIN WELCH, MANAGER 906 BIGHORN DRIVE, EDINBURG TX, 78542

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TIERRA ROOSEVELT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

DATE OF PREPARATION: OCTOBER 2, 2023

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

TILLMIN WELCH, MANAGER AS OWNER OF THE 17.51 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TIERRA ROOSEVELT, HEREBY SUBDIVIDE THE LAND AS DESCRIBED 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.

C AND N FARMS, LLC. TILLMIN WELCH, MANAGER 906 BIGHORN DRIVE, EDINBURG TX, 78542

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TILLMIN WELCH, MANAGER, who being duly sworn, declared to me through the Texas Department of Public Safety Driver License to be the person whose name is subscribed in 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, State of Texas
Comm. Expires 01-28-2025
Notary ID: 130827444

BLANCA E. MARTINEZ - NOTARY PUBLIC

CITY OF DONNA, TX CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TIERRA ROOSEVELT WAS RECEIVED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON _____, 20__.

Mayor of the City of DONNA _____ Date _____

ATTEST: _____ Secretary of the City of DONNA _____ Date _____

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:

THIS PLAT TIERRA ROOSEVELT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 20__.

ATTEST: _____ SECRETARY _____ CHAIRMAN PLANNING COMMISSION

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TIERRA ROOSEVELT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20__.

ATTEST: _____ Hidalgo County Clerk _____ date _____ Hidalgo County Judge _____ 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 49.21(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 _____

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
120018
LICENSED PROFESSIONAL ENGINEER

MARCO A. GONZALEZ
P.E. 120018
4-9-24
DATE

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

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

BY: _____ DEPUTY

FILENAME: F:\DATA\SUB\DONNA\TIERRA ROOSEVELT\PLAT
DATE PREPARED: 10-2-2023 PREPARED BY: JULIUS CVZS M.G. A.O.
DATE REVISION: 10-2-2023 REVISION BY: JULIUS CVZS M.G. A.O.

Tierra Roosevelt

A 17.51 ACRE TRACT OF LAND BEING A PART OR PORTION OF BLOCK 92, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "C", PAGES 469-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOT 1 AND A PART OR PORTION OF LOT 2, ENGELMAN RESUBDIVISION OF BLOCK 93, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 6, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2432276, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR TIERRA ROOSEVELT
BY MARCO A. GONZALEZ, P.E.

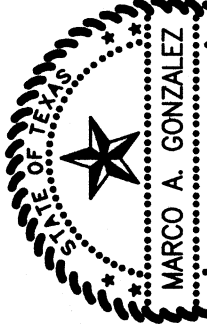
WATER SUPPLY: Description and Costs.
TIERRA ROOSEVELT WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR THE NEXT 25 YEARS. N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY OF WATER AVAILABLE FOR THE SUBDIVISION. THE WATER MAINS ARE LOCATED ALONG THE SOUTH SIDE OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF ROOSEVELT ROAD.

WATER SYSTEM FOR TIERRA ROOSEVELT: CONSIDERS OF A 6" DIAMETER WATERLINE THAT CONNECTS INTO THE EXISTING 6" DIAMETER WATERLINE ON THE SOUTHWEST CORNER OF THE SUBDIVISION AND THE LINE RUNS NORTH, ALONG THE EAST SIDE OF WONDERFUL LANE, ENDING WITH A 2" FLUSH VALVE LOCATED ON THE NORTH SIDE OF SUBDIVISION.
FROM THE 6" DIAMETER WATERLINE, TWELVE (12) 1" DIAMETER SERVICE LINES AND ONE (1) 3/4" SINGLE SERVICE LINE RUNNINGS TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT.

THE 6" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE, AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$26,800.00 OR \$1,433.33 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 20,222.00 FOR THE 6" WATERLINE AND \$ 4,500.00 FOR THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE, AND THE METER BOXES. THE SUBDIVIDER WILL BE RESPONSIBLE FOR THE COSTS OF INSTALLING THE WATER METER BOXES, THE WATER METER, AND THE 3/4" SINGLE SERVICE LINES. THE SUBDIVIDER WILL BE RESPONSIBLE FOR THE COSTS OF INSTALLING THE WATER METER BOXES, THE WATER METER, AND THE 3/4" SINGLE SERVICE LINES. THE SUBDIVIDER WILL BE RESPONSIBLE FOR THE COSTS OF INSTALLING THE WATER METER BOXES, THE WATER METER, AND THE 3/4" SINGLE SERVICE LINES.

SEWAGE FACILITIES: Description and Costs.
SEWAGE FROM THE TIERRA ROOSEVELT 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 05 12298) 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. EACH LOT HAS ADEQUATE AREA FOR A REPAIRMENT DRAIN FIELD.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE REQUIREMENTS OF THE TEXAS WATER AND SEWAGE FACILITIES ACT AND THE RULES AND REGULATIONS OF THE TEXAS HEALTH DEPARTMENT. THESE FACILITIES WILL BE CONSTRUCTED WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$4,500.00, WHICH EQUALS TO \$1,433.33 PER LOT.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$37,500.00 FOR THE ENTIRE SUBDIVISION.



[Signature]
MARCO A. GONZALEZ
P.E. No. 120016
DATE 5-10-24

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION TIERRA ROOSEVELT POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Descripción y Gastos.
LA SUBDIVISION TIERRA ROOSEVELT HA SIDO PROMOSTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA 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 DE AGUA EXISTENTE DE 6" DE DIAMETRO DEL LADO SUR DE LA CALLE ROOSEVELT ROAD.

EL SISTEMA DE AGUA DE TIERRA ROOSEVELT CONSISTE DE UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE CONECTA CON LA LINEA DE AGUA DE 6" DE DIAMETRO EN LA ESQUINA DEL LADO SURGESTE DE LA SUBDIVISION. ESTA LINEA DE AGUA DE 6" CORRE NORTE POR EL LADO ESTE DE LA CALLE WONDERFUL LANE.
EL CONDUCTO DE AGUA DE 6" PULGADAS SE PRODUCEN DOSE (12) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA UNO DE LOS LOTES, Y UNA (1) DE CONDUCTO SENCILLO DE 3/4" DE DIAMETRO. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LA LINEA DE AGUA DE 6 PULGADAS, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO SENCILLO DE 3/4" DE DIAMETRO, LOS MEDIDORES DE AGUA, UN COSTO TOTAL DE US\$ 26,800.00 O US\$ 1,433.33 POR LOTE. EL DUEÑO DE LA SUBDIVISION HA PAGADO LA SUMA DE \$ 20,222.00 POR LA LINEA DE AGUA DE 6 PULGADAS, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO SENCILLO DE 3/4" DE DIAMETRO, LOS MEDIDORES DE AGUA, UN COSTO TOTAL DE US\$ 26,800.00 O US\$ 1,433.33 POR LOTE. EL DUEÑO DE LA SUBDIVISION HA PAGADO LA SUMA DE \$ 20,222.00 POR LA LINEA DE AGUA DE 6 PULGADAS, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO SENCILLO DE 3/4" DE DIAMETRO, LOS MEDIDORES DE AGUA, UN COSTO TOTAL DE US\$ 26,800.00 O US\$ 1,433.33 POR LOTE.

DRENAJE: Descripción y Gastos.
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION TIERRA ROOSEVELT. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# 05 12298) AUTOR DE ESTE DOCUMENTO HA EVALUADO LAS CONDICIONES DEL TERRENO PARA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS. ESTE REPORTE HA SIDO APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# 05 12298) HIZO (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES. EL SISTEMA DE AGUA DE TIERRA ROOSEVELT CONSISTE DE UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE CONECTA CON LA LINEA DE AGUA DE 6" DE DIAMETRO EN LA ESQUINA DEL LADO SURGESTE DE LA SUBDIVISION. ESTA LINEA DE AGUA DE 6" CORRE NORTE POR EL LADO ESTE DE LA CALLE WONDERFUL LANE.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$1,500.00, 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\$ 37,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 28 DE ABRIL DE 2024.

CERTIFICACION
CON MI FIRMA CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS DE LA COMISION DE AGUA DE TEXAS, CERTIFICADO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA SERVICIOS DE AGUA ESTA TITULARMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ 26,800.00, LO CUAL EQUIVALE A US\$ 1,433.33 POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$ 37,500.00 PARA LA SUBDIVISION.



[Signature]
MARCO A. GONZALEZ
P.E. No. 120016
DATE 5-10-24

COST ESTIMATE
WATER DISTRIBUTION: \$ 26,800.00
SEWERAGE: \$ 1,500.00
TOTAL: \$ 37,500.00

SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (G) WATER MAINS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

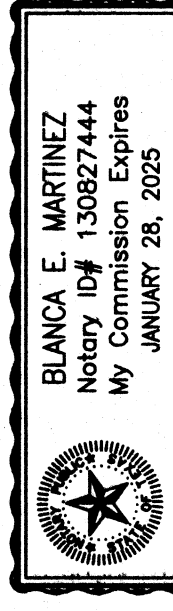
1.- I, (WE), TILLMAN WELCH, MANAGER, SUBDIVIDERS OF TIERRA ROOSEVELT SUBDIVISION HEREBY CERTIFY SENIOR PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF 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.

C AND N FARMS, LLC
TILLMAN WELCH, MANAGER
1000 BIRCHWOOD DRIVE
EDINBURG, TX, 78542

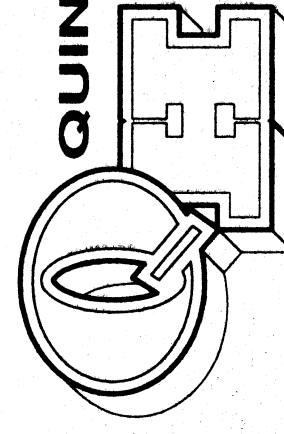
STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TILLMAN WELCH, MANAGER, who 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 therein expressed.

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



BLANCA E. MARTINEZ - NOTARY PUBLIC

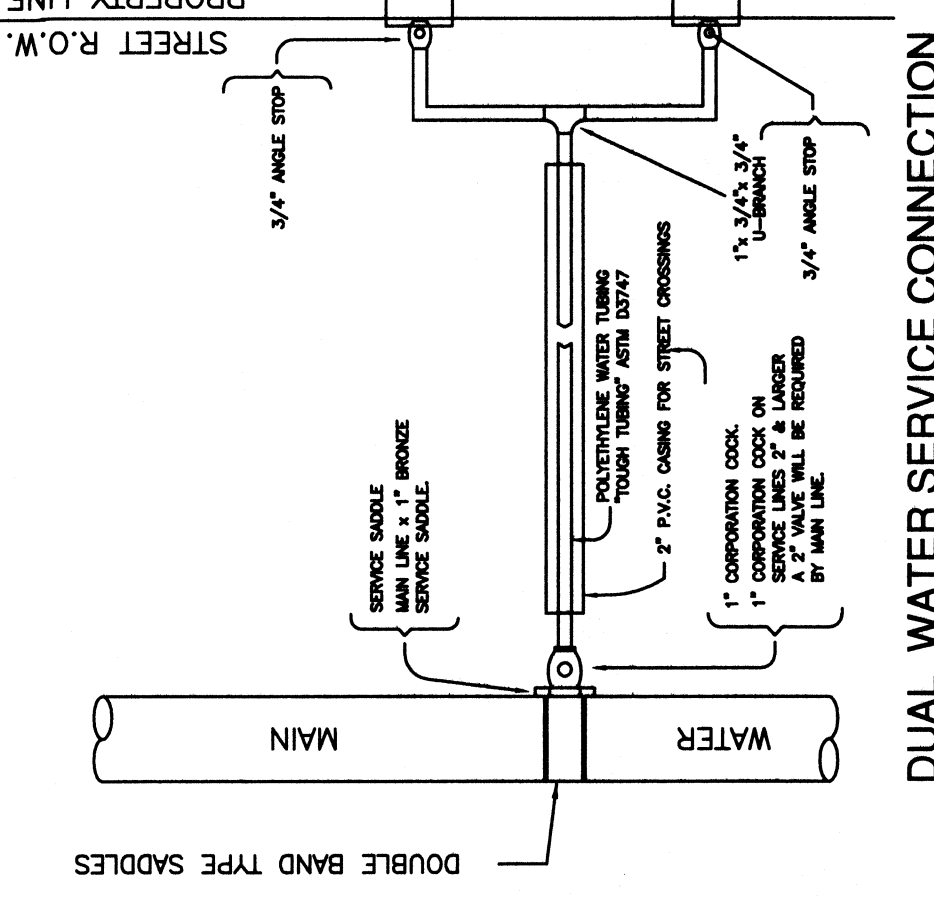
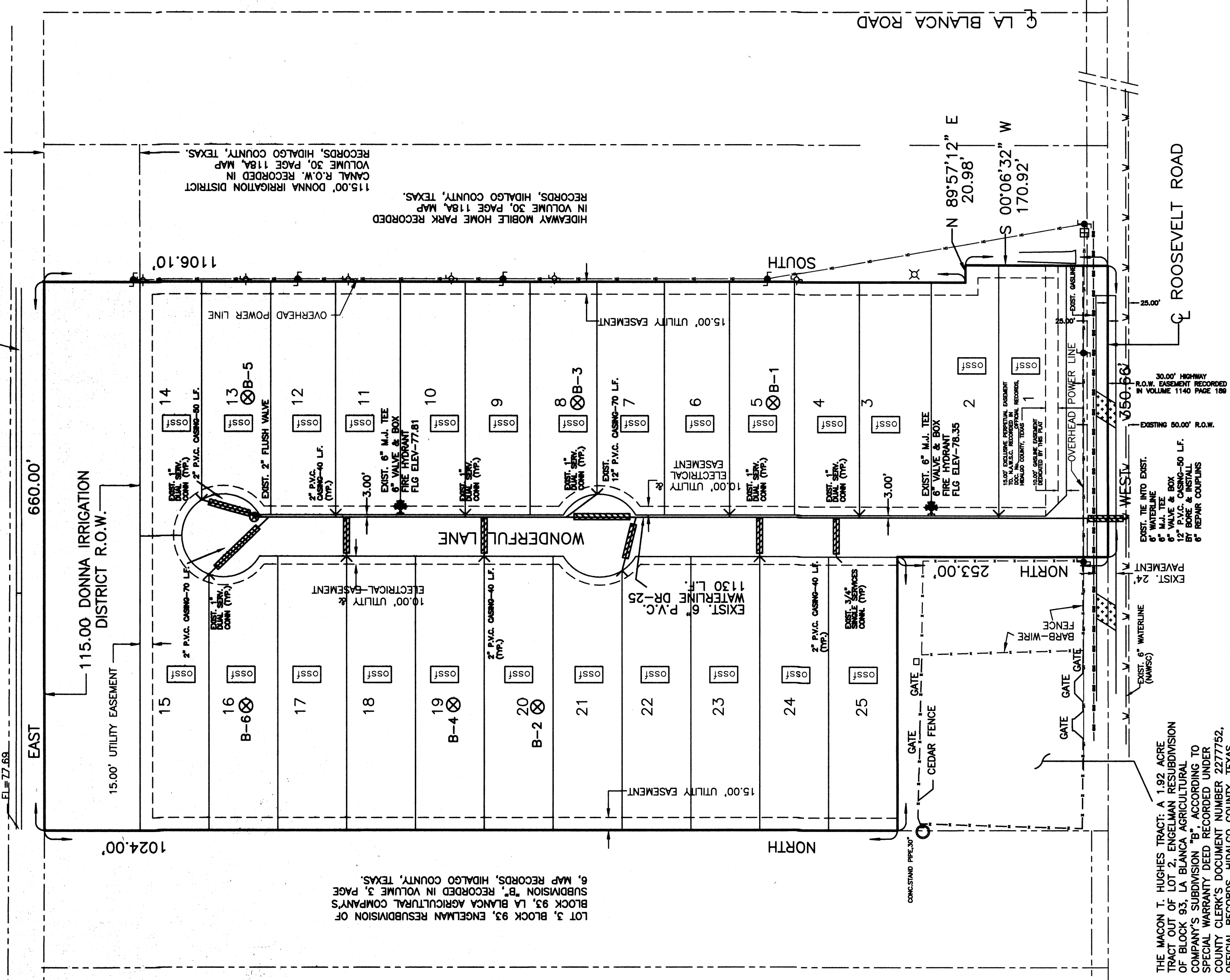


CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

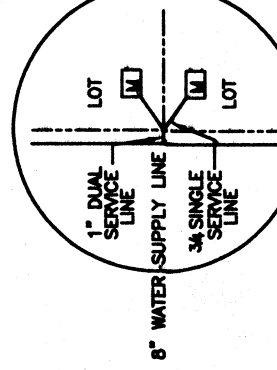
LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

SCALE 1" = 100'

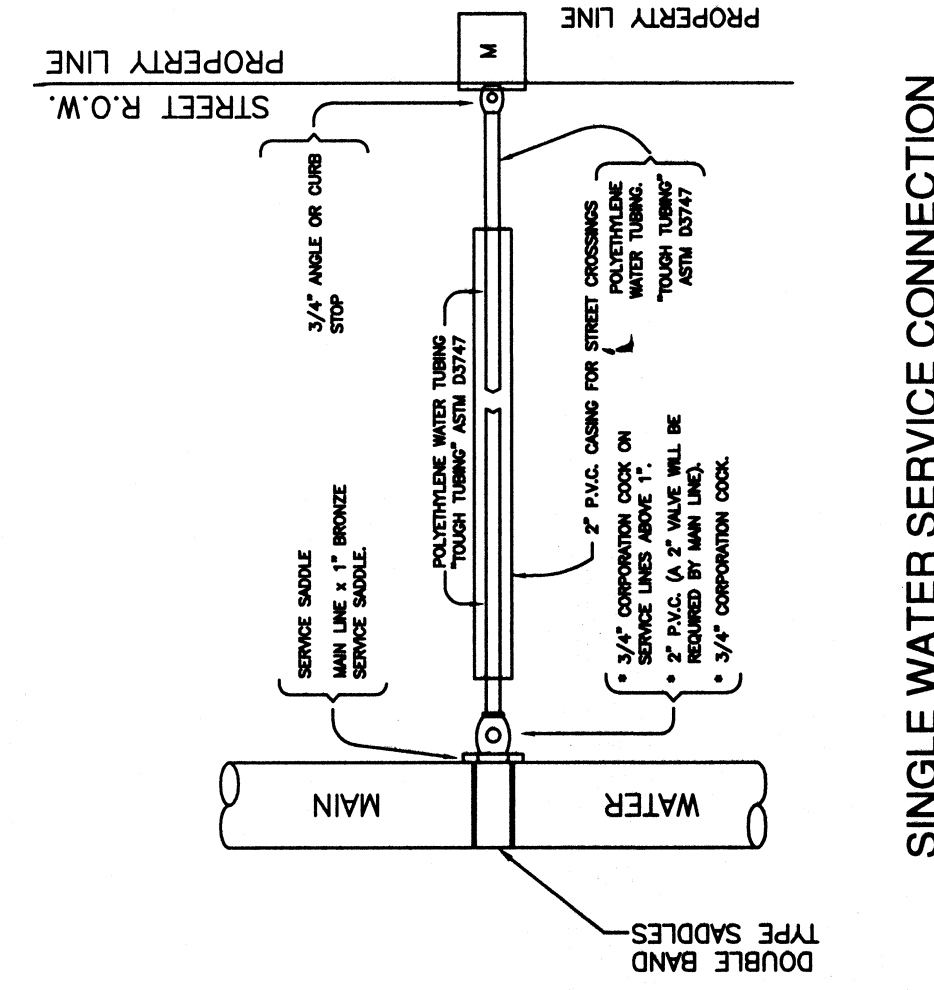
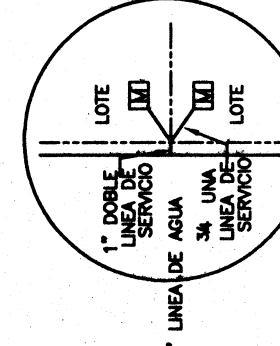


DUAL WATER SERVICE CONNECTION

- B-1 TEST BORINGS
- SSSF SEPTIC TANK (OSSF)
- WATER METER BOX
- WATER SUPPLY LINE
- SERVICE LINES

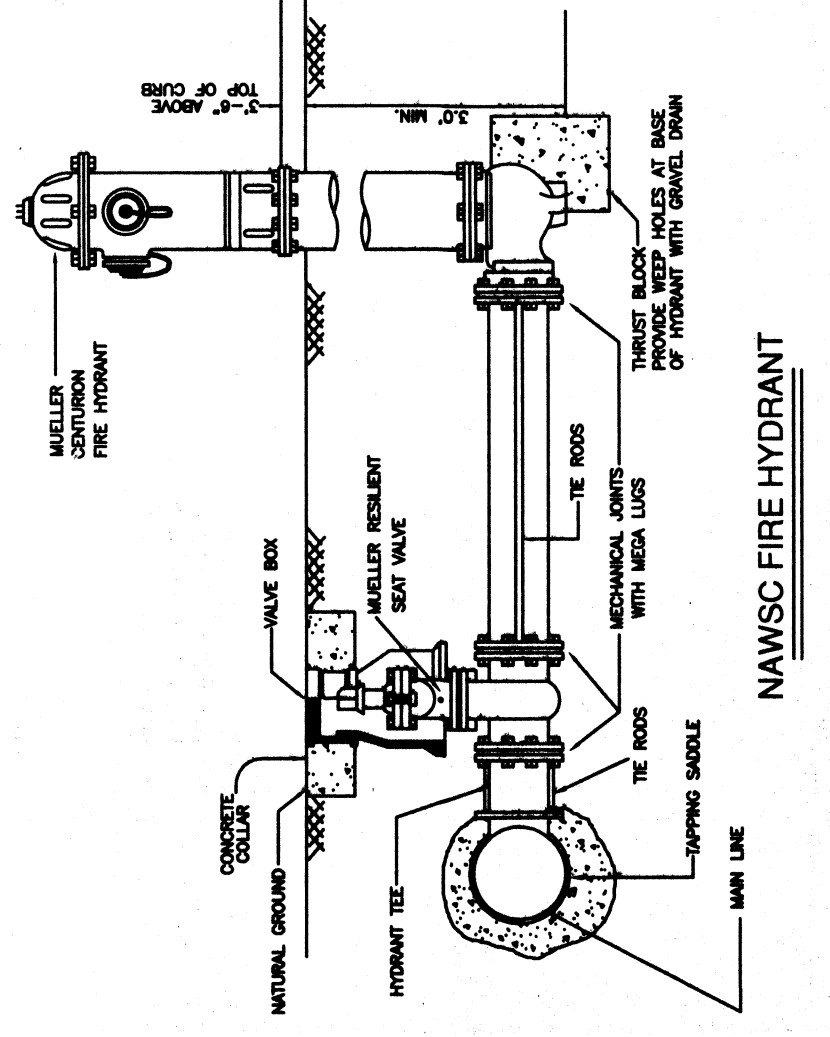


- B-1 PRUEBA DE PERFORACION
- TANQUE SEPTICO (OSSF)
- CAJA DE MEDIDOR DE AGUA
- LINEA DE AGUA
- LINEAS DE SERVICIOS

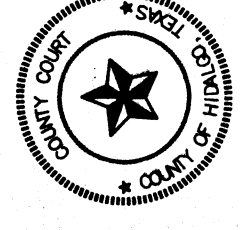


SINGLE WATER SERVICE CONNECTION

(NOT TO SCALE)



NAWSC FIRE HYDRANT



FILED FOR RECORD IN
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

FILENAME : F:\DATA\SUBD\DONNA\TIERRA ROOSEVELT\WATER\BPLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
SHEET NO. 2	10-5-2023	SC	MG	MG
OF 3 SHEETS	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
	4-15-2024	ALEX Q	G.C.	G.C.

