



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-28-2025

PROPOSED MINNESOTA VEGAS RANCHES PH II, PRECINCT No. 2.

ENGINEER QUINTANILLA, HEADLEY. DEVELOPER: GARCO LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 44 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTH OF MINNESOTA ROAD AND 1/2 OF MILE EAST OF RAUL LONGORIA.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF SAN JUAN

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-23-25 PROPERTY LIES WITHIN FLOOD ZONE: "AH" 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: NO RIGHT OF WAY DEDICATION

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-21-25 BY, PCT. 2 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-16-24 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY CITY OF SAN JUAN LINE SIZE: 8" LOCATION: MOUNTAIN DRIVE

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: MOUNTAIN DRIVE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-12-24: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

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

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

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.

THE COUNTY OF HIDALGO TRACT: A TRACT OUT OF THE EAST HALF OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2355877, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE COUNTY OF HIDALGO TRACT: A TRACT OUT OF THE EAST HALF OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2569974, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. (H.C.D. No. 1-MINNESOTA DRAIN DITCH)

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:**
FLOOD ZONE DESIGNATION: ZONE "AH"
BASE FLOOD ELEVATION=100.00

AREAS OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN (1) AND THREE (3) FEET, BASE FLOOD ELEVATIONS ARE SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED. COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982
- MINIMUM BUILDING SETBACK LINES:**
FRONT.....20.00 FEET
REAR.....15.00 FEET
SIDE.....6.00 FEET
CORNER SIDE.....10.00 FEET
CORNER GARAGE SIDE.....18.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- 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:**
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.
- BENCHMARK NOTE:**
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 - 98.00 TOP ON INLET FOUND NEAR THE NORTHWEST CORNER OF LOT 72 OF MINNESOTA VEGAS SUBDIVISION PHASE II, N.A.V.D. 88 DATUM.
B.M. No. 2 - 87.61 TOP ON INLET FOUND NEAR THE SOUTHEAST CORNER OF LOT 7 OF MINNESOTA VEGAS SUBDIVISION PHASE I, N.A.V.D. 88 DATUM.
- 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 58,858.11 CUBIC FEET (1.58 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.
- LEGEND:**
- DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- E.E. DENOTES ELECTRICAL EASEMENT.
- 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, AND ELECTRICAL 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.**
- 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.**
- 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.**

**SUBDIVISION PLAT OF
MINNESOTA VEGAS RANCHES
PHASE II**

A 10.07 ACRE TRACT OF LAND OUT OF THE WEST HALF OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2835655, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 10.07 ACRE TRACT OF LAND OUT OF THE WEST HALF OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2835655, 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 FOUND ON THE WEST LINE OF LOT 7, THE EAST LINE OF PRIMavera SUBDIVISION (RECORDED IN VOLUME 24, PAGE 102-B, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF MINNESOTA VEGAS RANCHES PHASE I (RECORDED IN INSTRUMENT NUMBER 2957049, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 08°36'04" E, 303.50 FEET, N 08°34'56" E, 175.00 FEET, AND N 08°27'05" E, 116.41 FEET FROM THE SOUTHWEST CORNER OF LOT 7.

THENCE: N 08°29'59" E (MAP RECORD: N 08°31'51" E), ALONG THE WEST LINE OF LOT 7, THE EAST LINE OF PRIMavera SUBDIVISION (RECORDED IN VOLUME 24, PAGE 102-B, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF MINNESOTA VEGAS RANCHES PHASE I (RECORDED IN INSTRUMENT NUMBER 2957049, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS N 08°36'04" E, 303.50 FEET, N 08°34'56" E, 175.00 FEET, AND N 08°27'05" E, 116.41 FEET FROM THE SOUTHWEST CORNER OF LOT 7.

THENCE: S 75°33'53" E, ALONG THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT, A DISTANCE OF 301.35 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°28'09" E, ALONG THE SOUTH LINE OF THE COUNTY OF HIDALGO TRACT, A DISTANCE OF 360.25 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF THE LAURA LILIA LUBIN TRACT (AN 18.864 TRACT OF LAND OUT OF THE EAST HALF OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2634188, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°51' W, ALONG THE WEST LINE OF THE LAURA LILIA LUBIN TRACT, A DISTANCE OF 650.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF MINNESOTA VEGAS RANCHES PHASE I AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°28'09" W, ALONG THE NORTH LINE OF MINNESOTA VEGAS RANCHES PHASE I, A DISTANCE OF 160.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°31'51" W, ALONG THE NORTH LINE OF MINNESOTA VEGAS RANCHES PHASE I, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 81°28'09" W, ALONG THE NORTH LINE OF MINNESOTA VEGAS RANCHES PHASE I, A DISTANCE OF 340.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.


THENCE: N 08°31'51" E, ALONG THE NORTH LINE OF MINNESOTA VEGAS RANCHES PHASE I, A DISTANCE OF 15.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 81°28'09" W, ALONG THE NORTH LINE OF MINNESOTA VEGAS RANCHES PHASE I, A DISTANCE OF 159.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.07 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH MINNESOTA VEGAS RANCHES PHASE I, RECORDED IN INSTRUMENT NUMBER 2957049, 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
DECEMBER 5, 2016
DATE

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 Grantee'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 V 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__.

GARCO, LTD.
RICHARD A. GARZA, PRESIDENT
3910 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS. 78539.

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

**COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

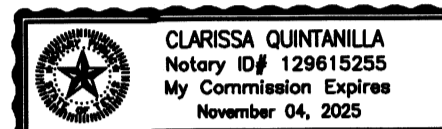
RICHARD A. GARZA, PRESIDENT
AS OWNER OF THE
10.07 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TIERRA ROOSEVELT, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

GARCO, LTD.
RICHARD A. GARZA, PRESIDENT
3910 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS. 78539.

**STATE OF TEXAS
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared RICHARD A. GARZA, PRESIDENT GARCO, 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 purpose and consideration thereby expressed.

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


CLARISSA QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE ____ DAY OF _____, 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST: _____
PRESIDENT SECRETARY

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MINNESOTA VEGAS RANCHES PHASE II was reviewed and approved by the Hidalgo County Commissioners Court on _____.

ATTEST: _____
Hidalgo County Clerk date Hidalgo County Judge date

APPROVED BY DRAINAGE DISTRICT:

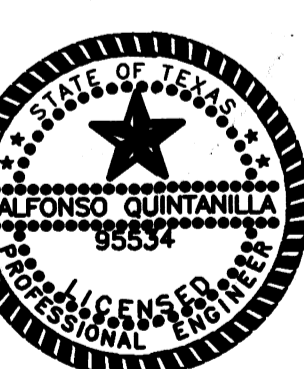
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.21(C-3). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE 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

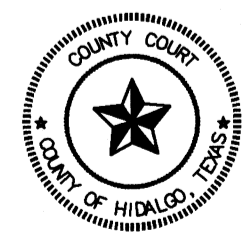
RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER DATE

**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.


ALFONSO QUINTANILLA
P.E. No. 95534

DATE 6-20-24


COUNTY CLERK

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

FILED IN: 2:24 (SUBDIVISIONS) San Juan MINNESOTA VEGAS RANCHES PHASE II (PLAT)	DATE PREPARED: FEBRUARY 2, 2017	PREPARED BY: LG	CHECKED BY:	APPROVED BY:
DATE RECEIVED:	REVISOR:	CHECKED BY:	APPROVED BY:	

DATE OF PREPARATION: FEBRUARY 2, 2017

SCALE 1" = 100'

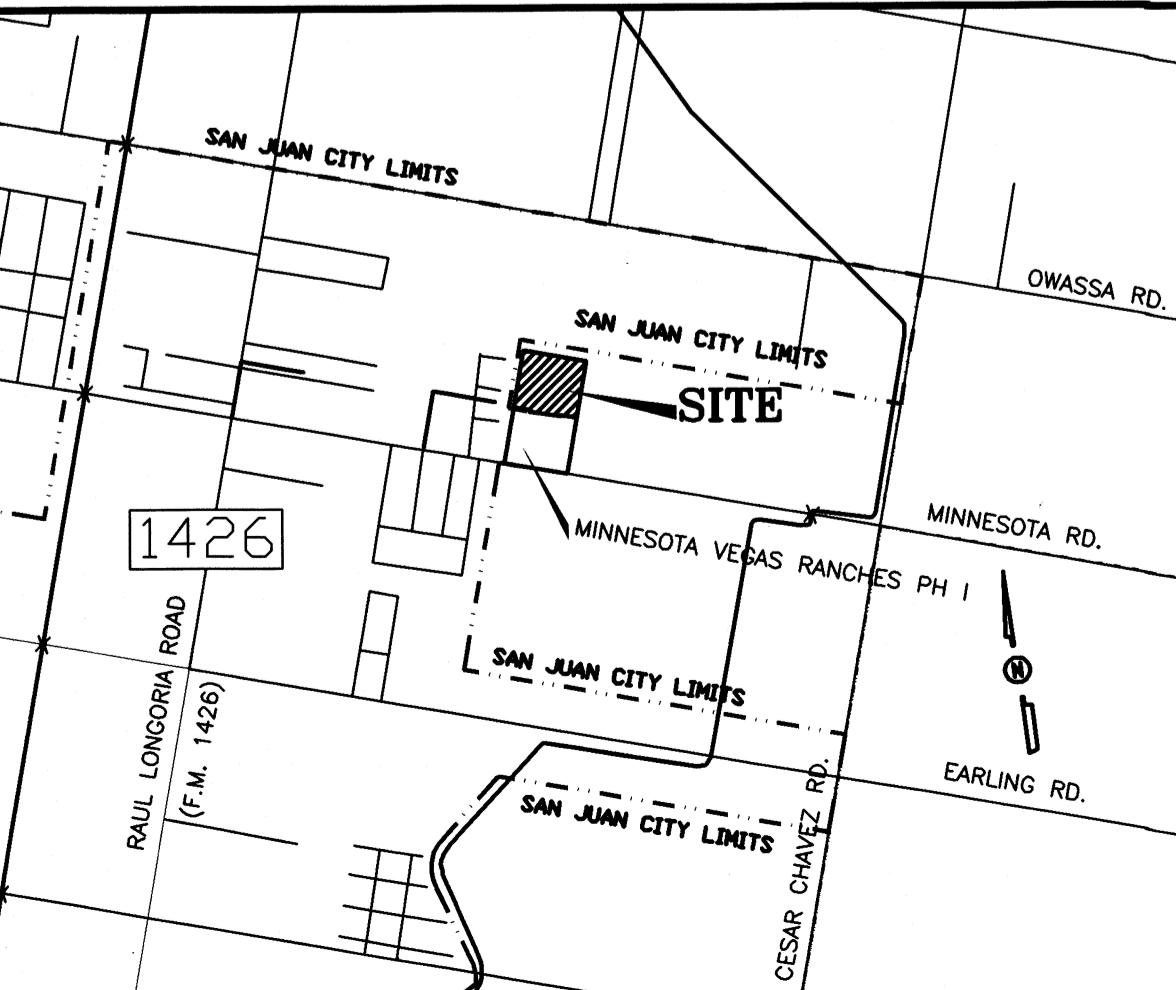
LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 10, BLOCK 47, ALAMO LAND & SUGAR COMPANY, RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOCATION MAP SCALE 1" = 2000'



INDEX OF SHEETS

SHEET 1 - HEADING INDEX, LOCATION MAP AND ETJ; 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; HCDD NO. 1 CERTIFICATION, NORTH ALAMO WSC 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, OSSP 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.

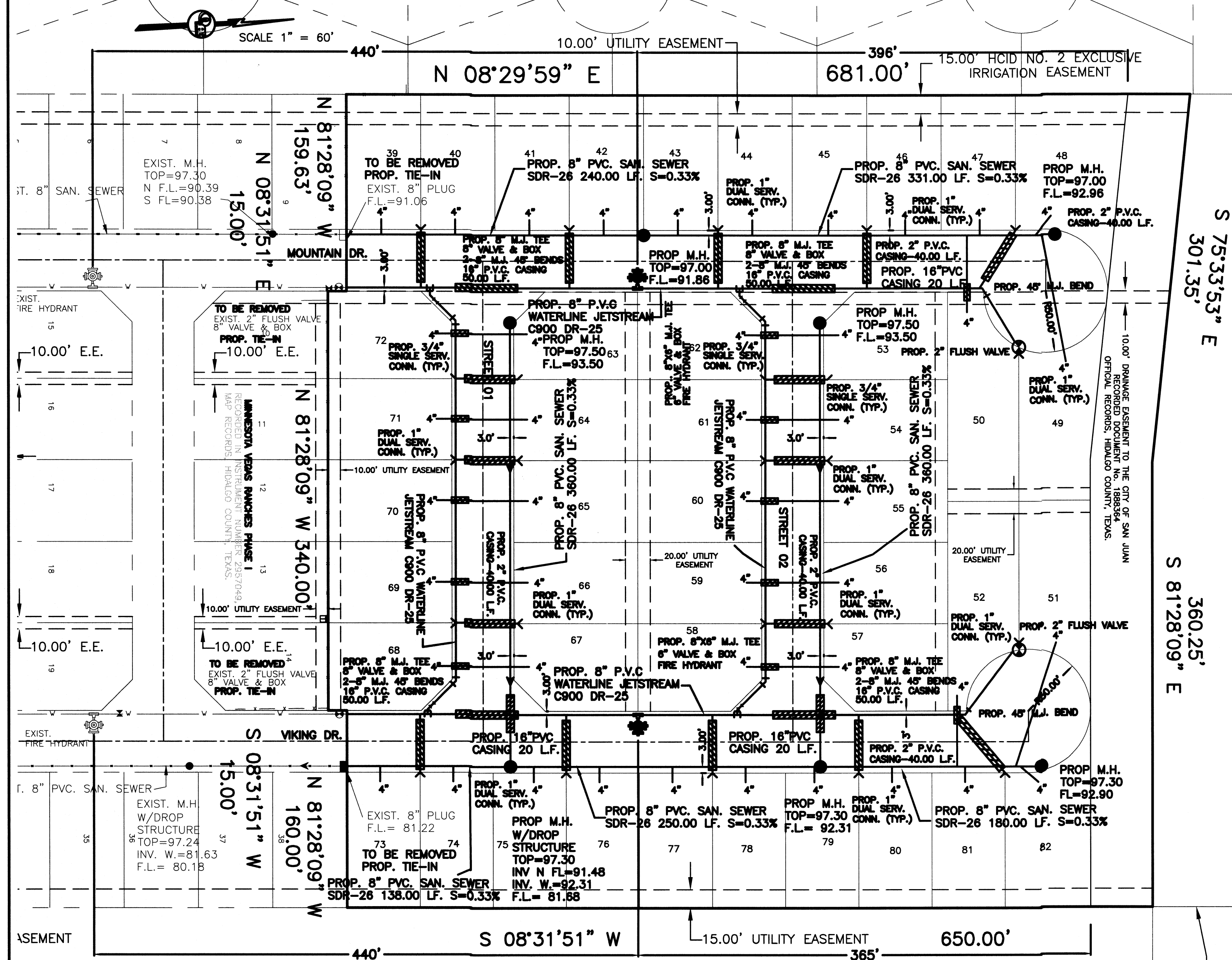
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

TIERRA ROOSEVELT IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE NORTH SIDE OF ROOSEVELT ROAD, APPROXIMATELY 2660 FEET EAST OF RAUL LONGORIA ROAD (F.M. 1426). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF SAN JUAN ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF SAN JUAN (POPULATION 17,429) (2015 CENSUS), MINNESOTA VEGAS RANCHES LIES NEXT TO THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 2

PRINCIPAL CONTACTS:

OWNER:	Address	City & Zip	Phone	Fax
GARCO, LTD. RICHARD A. GARZA, PRESIDENT	3910 W. FREDDY GONZALEZ DR.	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA



MINNESOTA VEGAS RANCHES PHASE II

A 10.07 ACRE TRACT OF LAND OUT OF THE WEST HALF OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2835655, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR MINNESOTA VEGAS RANCHES PHASE II
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.
MINNESOTA VEGAS RANCHES 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. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE ALONG THE EAST SIDE OF MOUNTAIN DRIVE AND ALONG THE WEST SIDE OF VIKING DRIVE.

THE WATER SYSTEM FOR MINNESOTA VEGAS RANCHES PHASE II WILL CONSIST OF AN 8" DIAMETER WATERLINE THAT CONNECTS TO THE SAID 8" WATERLINE. THE 8" DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF MOUNTAIN DRIVE, ENDING AT A FLUSH VALVE. THE 8" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF VIKING DRIVE, ENDING AT A FLUSH VALVE.

FROM THE NORTHWEST CORNER OF LOT 72, THE 8" DIAMETER WATERLINE RUNS EAST ALONG THE SOUTH SIDE OF STREET ONE AND CONNECTS AT THE NORTHEAST CORNER OF LOT 68. FROM THE NORTHWEST CORNER OF LOT 82, THE 8" DIAMETER WATERLINE RUNS EAST ALONG THE SOUTH SIDE OF STREET TWO AND CONNECTS AT THE NORTHEAST CORNER OF LOT 58. THE SYSTEM LOOPS TOGETHER AT EACH INTERSECTION.

FROM THE 8" WATERLINE, TWENTY (20) 1" DUAL SERVICE LINES, TWO (2) 3/4" DIAMETER FIRE HYDRANTS WILL BE INSTALLED. SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT, AND TWO (2) 3/4" DIAMETER FIRE HYDRANTS WILL BE INSTALLED.

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 \$ [blank] PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SAID COST AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL TWO (2) FIRE HYDRANTS AT A UNIT COST OF \$ [blank] FOR A TOTAL COST OF \$ [blank]. 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.

SEWER FACILITIES: Description and Costs.
MINNESOTA VEGAS RANCHES PHASE II IS SERVED BY WASTEWATER SERVICE FROM THE CITY OF SAN JUAN. THE SUBDIVIDER AND THE CITY OF SAN JUAN HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF SAN JUAN PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND THE CITY OF SAN JUAN HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISHED THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO TREAT THE FULL DEVELOPMENT OF THE SUBDIVISION. THE CITY OF SAN JUAN HAS AN 8" DIAMETER SEWER LINE ON THE WEST SIDE OF MOUNTAIN DRIVE AND ON THE EAST SIDE OF VIKING DRIVE.

MINNESOTA VEGAS RANCHES PHASE II SANITARY SEWER LAYOUT CONSIST OF AN 8" P.V.C. SEWER LINE THAT CONNECTS TO THE EXISTING 8" P.V.C. SEWER LINE. THE SANITARY SEWER SYSTEM FOR MINNESOTA VEGAS RANCHES PHASE II CONSIST OF SEVEN (7) MANHOLES AND A LINE 8" DIAMETER SEWER LINE THAT TIES IN TO THE EXISTING 8" P.V.C. SEWER LINE.

FROM THE SAID 8" P.V.C. SEWER LINE, THE 8" DIAMETER SANITARY SEWER LINE RUNS NORTH ALONG THE WEST SIDE OF MOUNTAIN DRIVE, ENDING WITH MANHOLE LOCATED IN FRONT OF LOT 48. THE 8" DIAMETER SANITARY SEWER LINE RUNS NORTH ALONG THE EAST SIDE OF VIKING DRIVE, ENDING WITH MANHOLE LOCATED IN FRONT OF LOT 82.

THERE ARE 2" DIAMETER SEWER LINE THAT CONNECT TO SAID 8" DIAMETER SEWERLINE ON THE EAST SIDE OF VIKING DRIVE. THE FIRST LINE RUNS WEST ALONG THE NORTH SIDE OF STREET ONE. THE SECOND LINE RUNS WEST ALONG THE NORTH SIDE OF STREET TWO, ALL ENDING WITH MANHOLES.

FROM THE 8" LINE, FORTY-FOUR (44) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" LINE, THE 4" SERVICE LINE AND THE SEVEN (7) SANITARY SEWER MANHOLES WILL BE INSTALLED AT A TOTAL COST OF \$ [blank] PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF SAN JUAN \$ [blank] PER LOT FOR THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF SAN JUAN AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT. THE TOTAL COST OF THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF SAN JUAN AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SANITARY SEWER DISTRIBUTION SYSTEM 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 SANITARY SEWER DISTRIBUTION SYSTEM, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES: THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ [blank] OR \$ [blank] PER LOT.

SEWER FACILITIES: SANITARY SEWER DISTRIBUTION SYSTEM WILL BE CONSTRUCTED AT A COST OF \$ [blank] WHICH EQUALS TO \$ [blank] PER LOT.

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

SUBDIVIDER STATEMENT:
1.- I (WE), RICHARD A. GARZA, PRESIDENT GARCO, LTD., SUBDIVIDERS OF MINNESOTA VEGAS RANCHES PHASE II 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.

GARCO, LTD.
RICHARD A. GARZA, PRESIDENT
3910 W. FREDDY GONZALEZ DR.
EDINBURG, TEXAS, 78539.

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared
RICHARD A. GARZA, PRESIDENT GARCO, 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 QUINTANILLA
Notary ID #129815255
My Commission Expires
November 04, 2025

CLARISSA QUINTANILLA—NOTARY PUBLIC

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

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

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION MINNESOTA VEGAS RANCHES PHASE II:
POR FONDO QUINTANILLA P.E.
PROVISION DE AGUA: Description y Costos.

MINNESOTA VEGAS RANCHES 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 SUFFICIENTE 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 SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO ESTE DE LA CALLE MOUNTAIN DRIVE Y TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO OESTE DE LA CALLE VIKING DRIVE.

EL SISTEMA DE AGUA PARA MINNESOTA VEGAS RANCHES PHASE II CONSISTIRA DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE LA CALLE MOUNTAIN DRIVE. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE LA CALLE VIKING DRIVE.

DE LA ESQUINA NOROESTE DE LOTE 72, LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE STREET ONE Y SE CONECTA EN LA ESQUINA NOROESTE DE LOTE 68. DE LA ESQUINA NOROESTE DE LOTE 82, LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE STREET TWO Y SE CONECTA EN LA ESQUINA NOROESTE DE LOTE 58. EL SISTEMA DE AGUA SE BUCE EN CADA INTERSECCION.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN VEINTE (20) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES, CUATRO (4) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE Y DOS (2) BOCAS DE RIEGO (FIRE HYDRANT).

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 CALAS DE LOS MEDIDORES DE AGUA SERAN INSTALADOS A UN COSTO TOTAL DE US \$ [blank] POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US \$ [blank] 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 MEMBRASIAS. 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 INSTALARA DOS (2) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US \$ [blank] POR CADA CUAL CUAL EQUIVALE A UNA CANTIDAD TOTAL US \$ [blank]. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Description y Costos.
LA SUBDIVISION MINNESOTA VEGAS RANCHES PHASE II RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE SAN JUAN. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE SAN JUAN, HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE SAN JUAN, HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE DRENAJE SANITARIO PARA MINNESOTA VEGAS RANCHES PHASE II CONSISTIRA CON SIETE (7) ALCANTRILLAS Y CON UNA LINEA DE DRENAJE SANITARIO DE 8" PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" PULGADAS DE DIAMETRO.

DE LA LINEA EXISTENTE DE 8" PULGADAS DE DIAMETRO, LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE LA CALLE MOUNTAIN DRIVE Y TERMINA CON ALCANTRILLAS ENFRENTA DE LOTE 48. LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE LA CALLE VIKING DRIVE Y TERMINA CON ALCANTRILLAS ENFRENTA DE LOTE 82.

DOS LINEAS DE DRENAJE DE 8" DE DIAMETRO SE CONECTA CON LA LINEA DE DRENAJE DE 8" DE DIAMETRO POR EL LADO ESTE DE LA CALLE VIKING DRIVE. LA PRIMERA CORRE OESTE POR EL LADO NORTE DE LA CALLE STREET ONE. LA SEGUNDA CORRE OESTE POR EL LADO NORTE DE LA CALLE STREET TWO, Y TERMINA CON ALCANTRILLAS.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS CUARENTA Y CUATRO (44) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 8 PULGADAS, LA LINEA 4 Y LAS ALCANTRILLAS SERAN INSTALADAS, HA UN COSTO TOTAL DE US \$ [blank] POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE SAN JUAN US \$ [blank] POR LOTE. COSTO ADICIONAL POR LOS SERVICIOS Y ADQUISICION Y TODAS LAS MEMBRASIAS Y OTROS COSTOS ASOCIADOS CON CONECTAR LOS LOTES INDIVIDUALES Y EL COMPLETO SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA DE AGUA SERA CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL COSTO TOTAL ES DE US \$ [blank] POR LOTE.

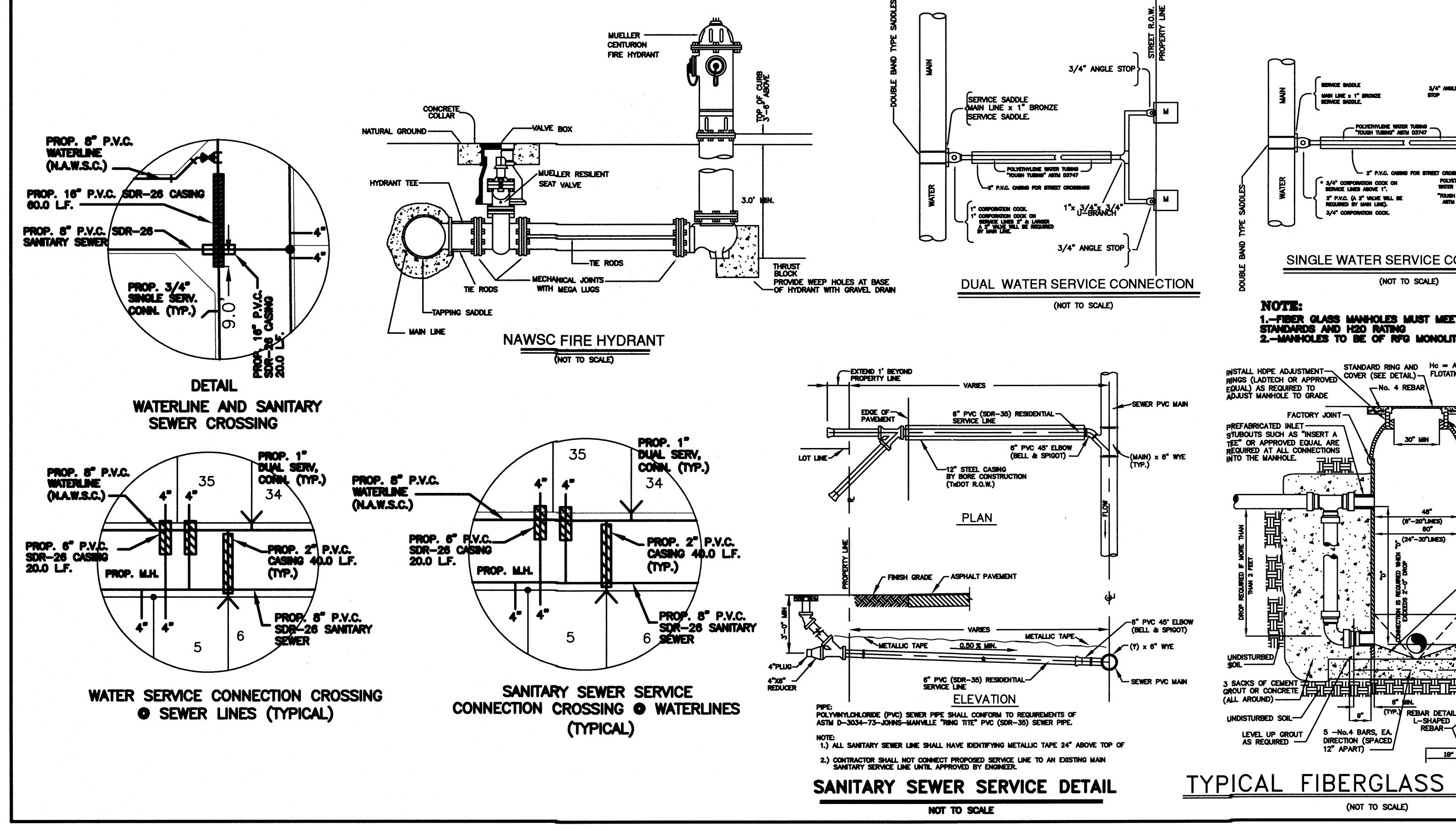
DRENAJE: SE ESTIMA QUE TODO EL SISTEMA DE DRENAJE SANITARIO SERA INSTALADO Y COSTARAN US \$ [blank] POR TODO(TODO INCLUIDO) A UN COSTO DE US \$ [blank] PARA LOTE.

ALFONSO QUINTANILLA
P.E. 95534
12-19-24
DATE

COST ESTIMATE
WATER DISTRIBUTION: \$ [blank]
DRAINAGE IMPROVEMENTS: \$ [blank]
PAVING IMPROVEMENTS: \$ [blank]
SANITARY SEWER IMPROVEMENTS: \$ [blank]

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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

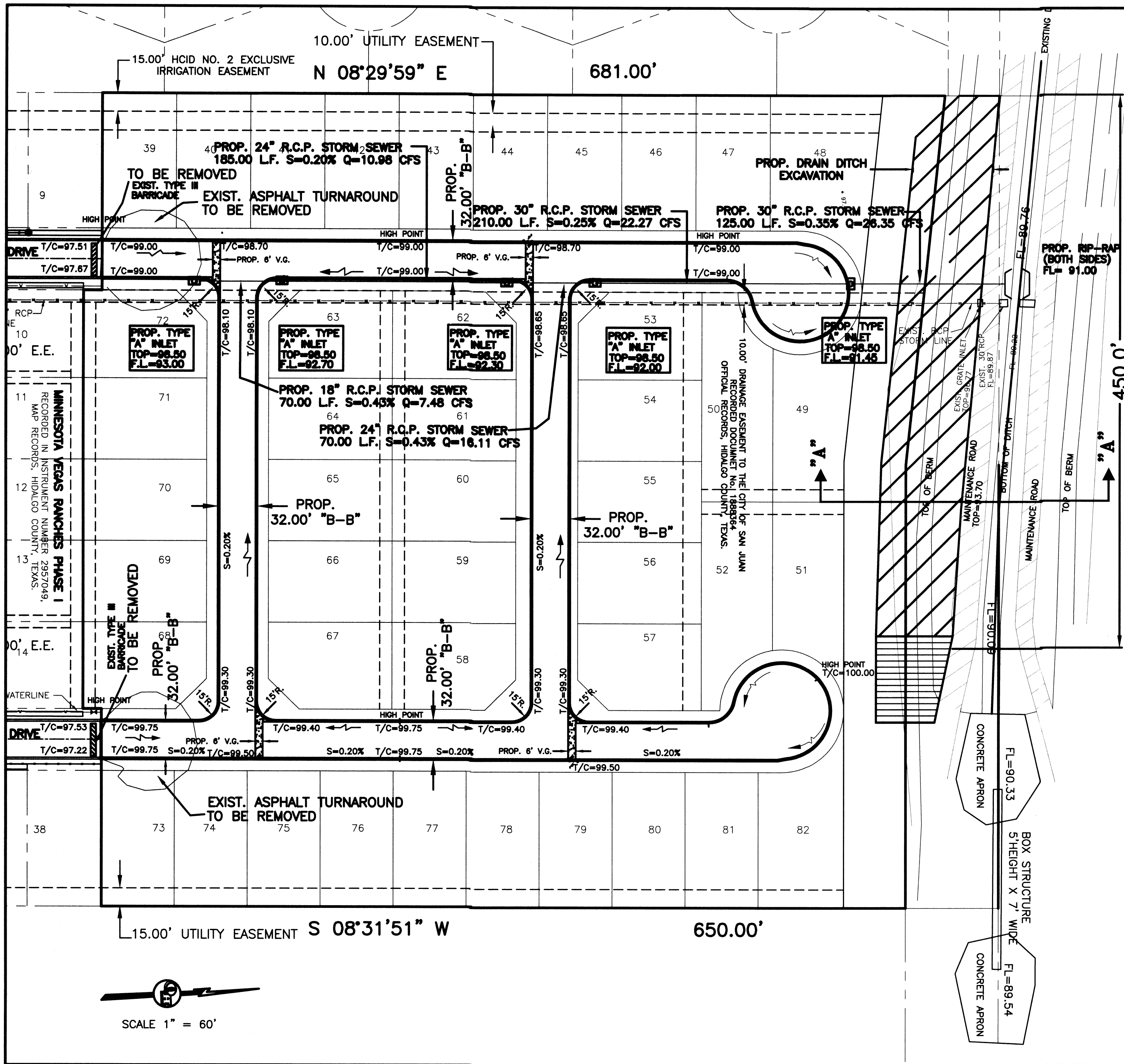
CLARISSA QUINTANILLA
Notary ID #129815255
My Commission Expires
November 04, 2025

CLARISSA QUINTANILLA—NOTARY PUBLIC

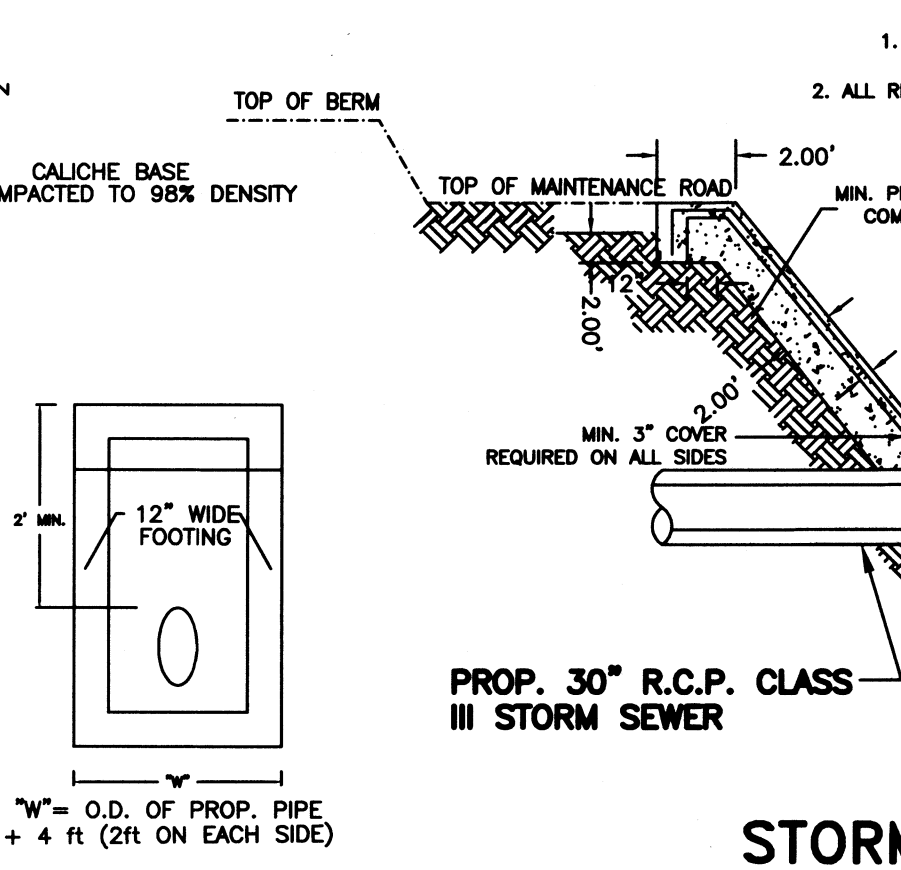
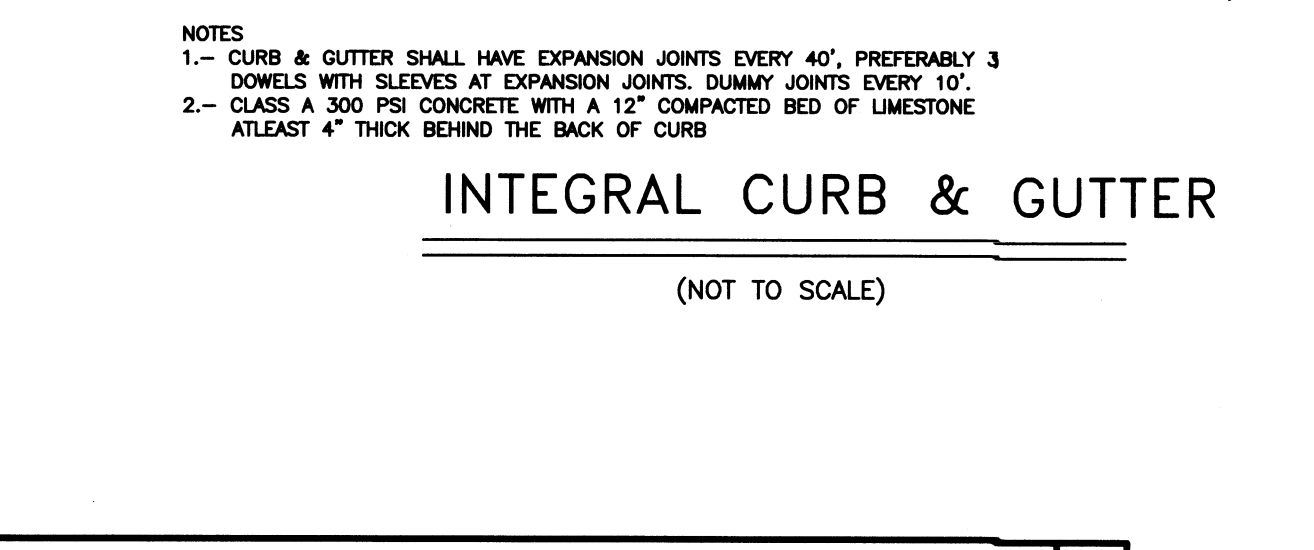
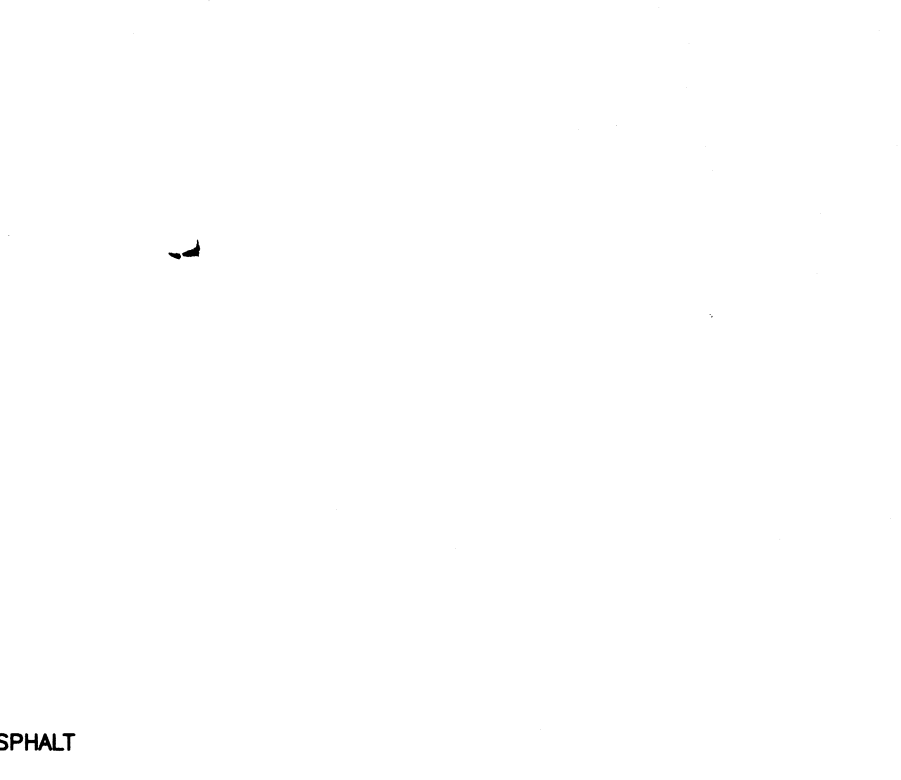
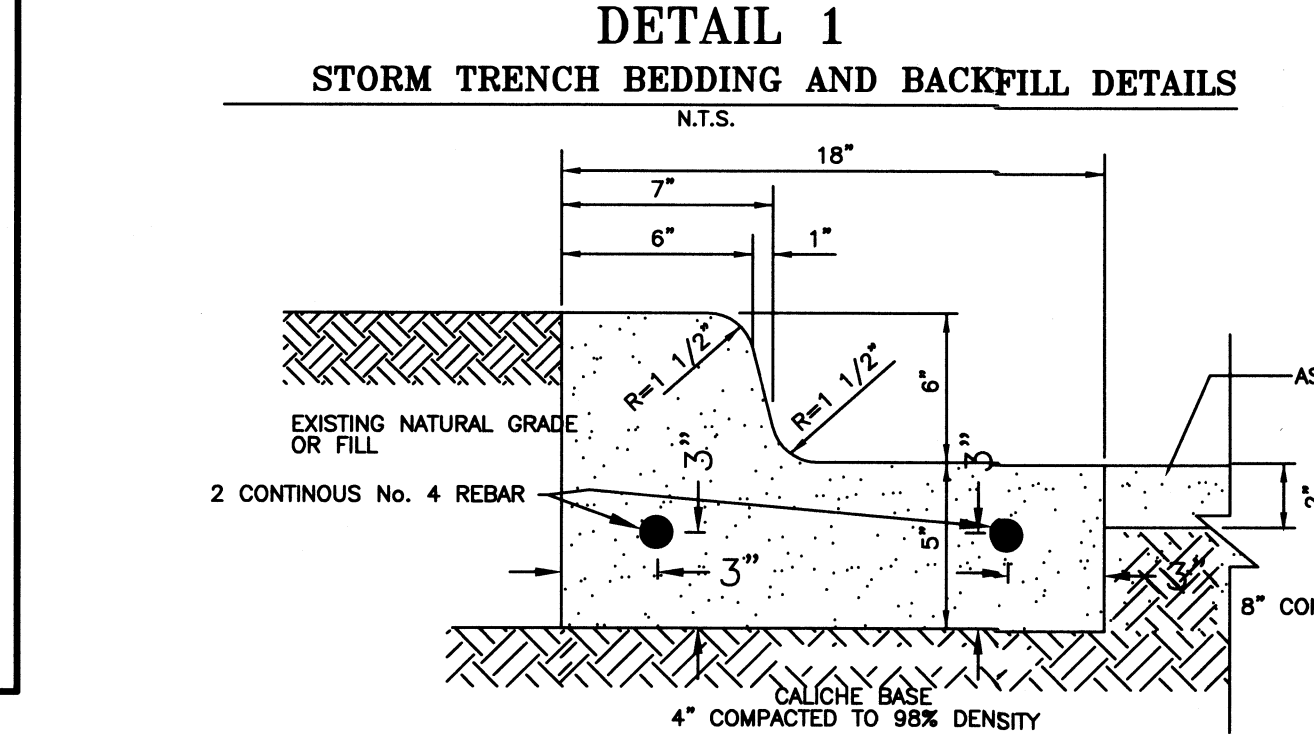
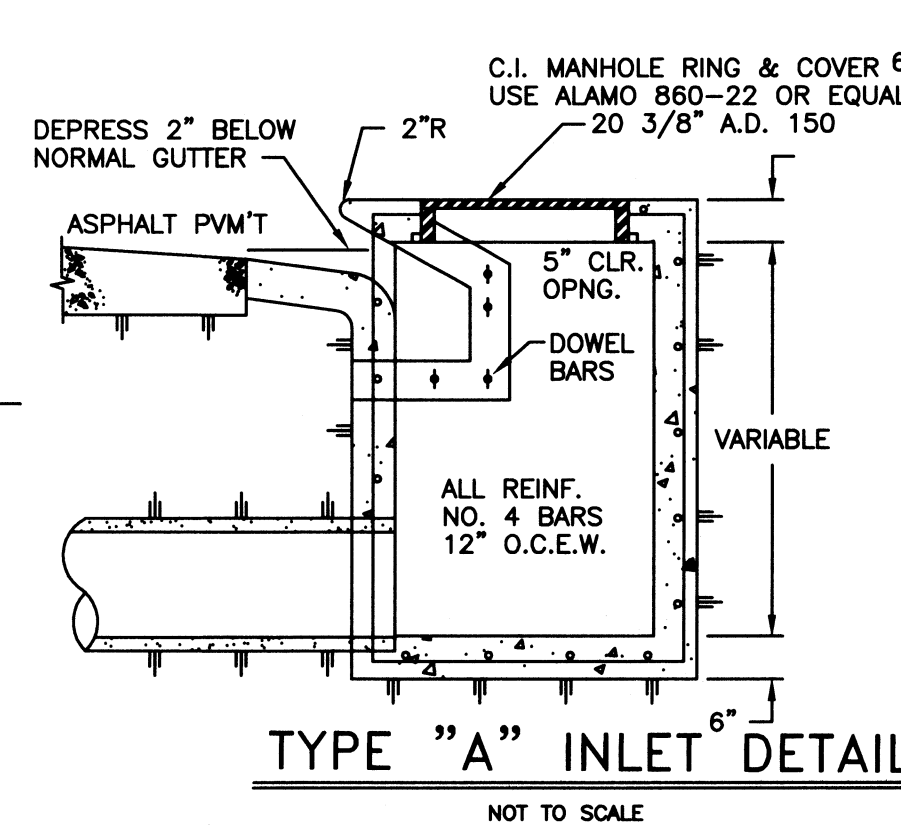
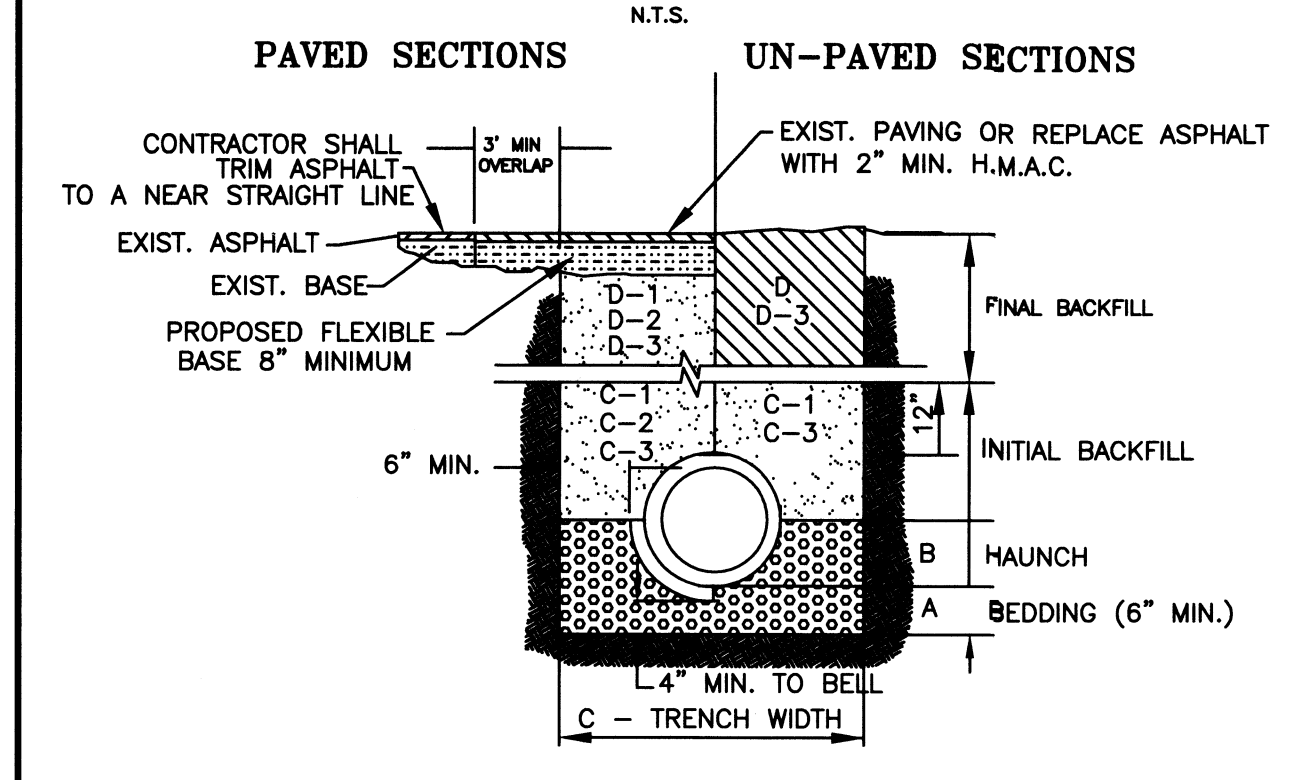
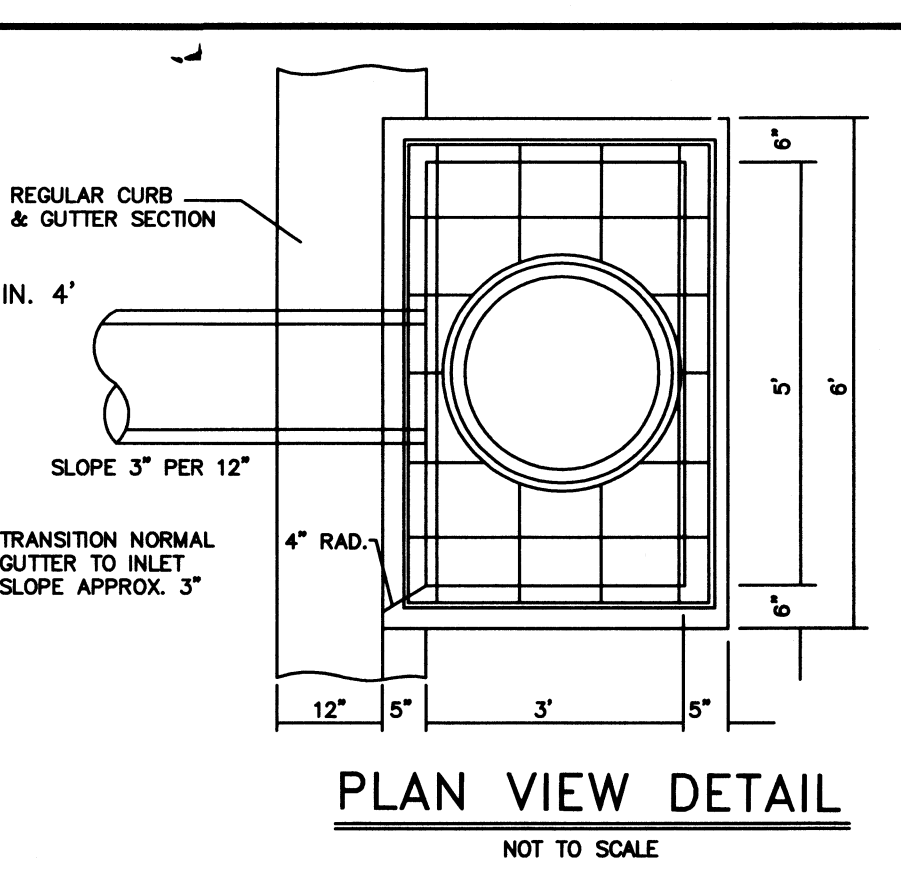
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 ALFONSO@QQA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 2
OF 3 SHEETS

FILENAME: F:\DATA\SUB\SAN JUAN, MINNESOTA VEGAS RANCHES PHASE II	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-1-2024	LG			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	



- STORM TRENCH BEDDING AND BACKFILL NOTES**
- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
 - HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
 - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICALLY COMPACTION.
 - INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL, COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) BACKFILL MATERIAL, COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASTM M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILL AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
 - MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 - FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
 - FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 - THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



MINNESOTA VEGAS RANCHES PHASE II

A 10.07 ACRE TRACT OF LAND OUT OF THE WEST HALF OF LOT 7, BLOCK 47, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2835655, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAWING REPORT FOR: MINNESOTA VEGAS RANCHES PHASE II
BY: ALFONSO QUINTANILLA, P.E.

Minnesota Vegas Ranches Phase II is a 10.07-acre tract of land out of the west half of Lot 7, Block 47, Alamo Land and Sugar Company's Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 1, pages 24-26, map records, Hidalgo County, Texas, and according to special warranty deed recorded under county clerk's document number 2835655, official records, Hidalgo County, Texas. The site is currently vacant. The proposed subdivision will consist of 44 single family lots. This property has opted out of the ETJ of the City of San Juan and is located in rural Hidalgo County.

The tract is in Flood Zone "AH" with a Base Flood Elevation of 100.00 as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on November 16, 1982.

A Conditional Letter of Map Revision Base d on Fill (CLMR-F) has been submitted to the Federal Emergency Management Agency for the removal of the lots from Flood Zone "AH".

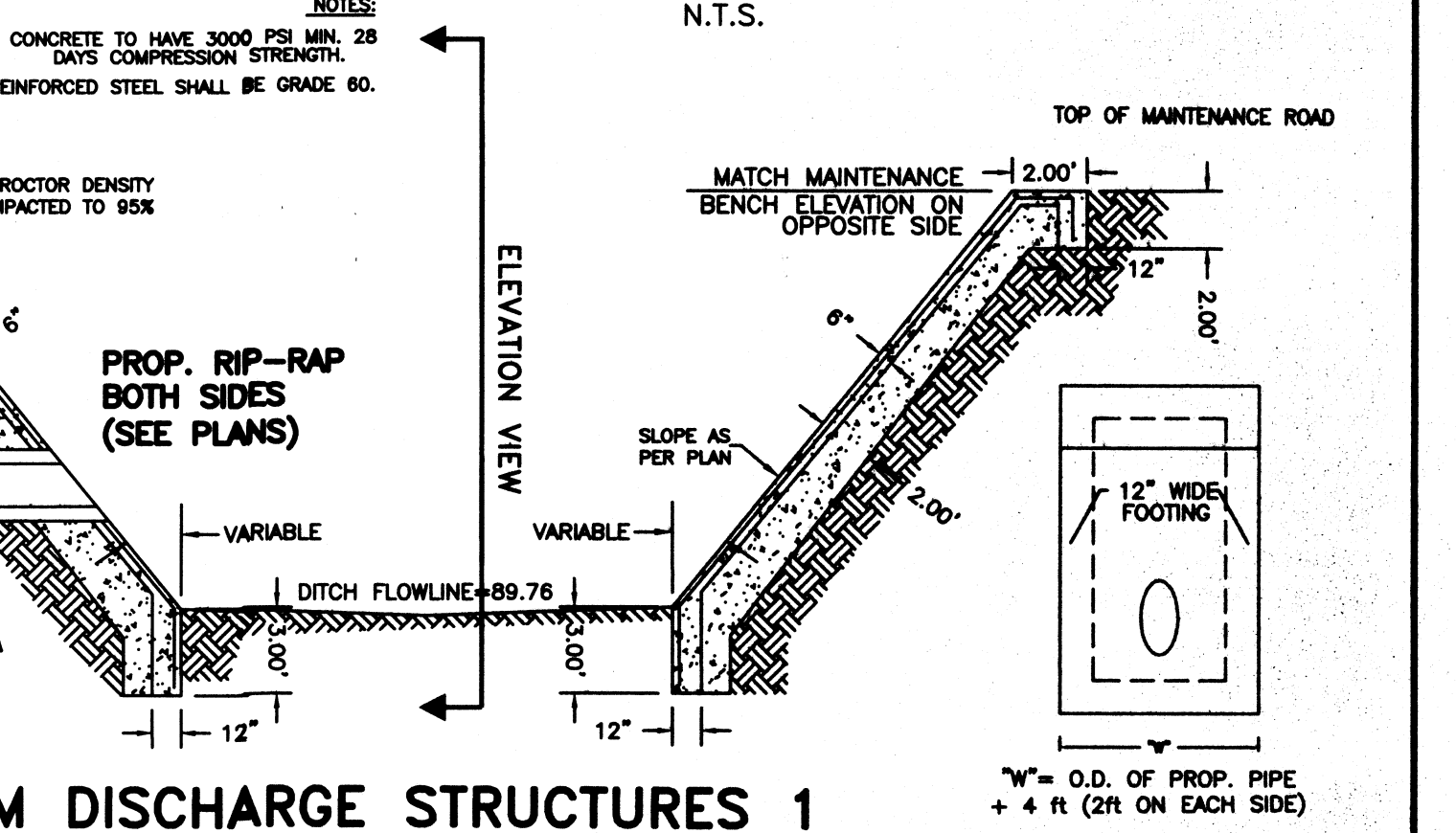
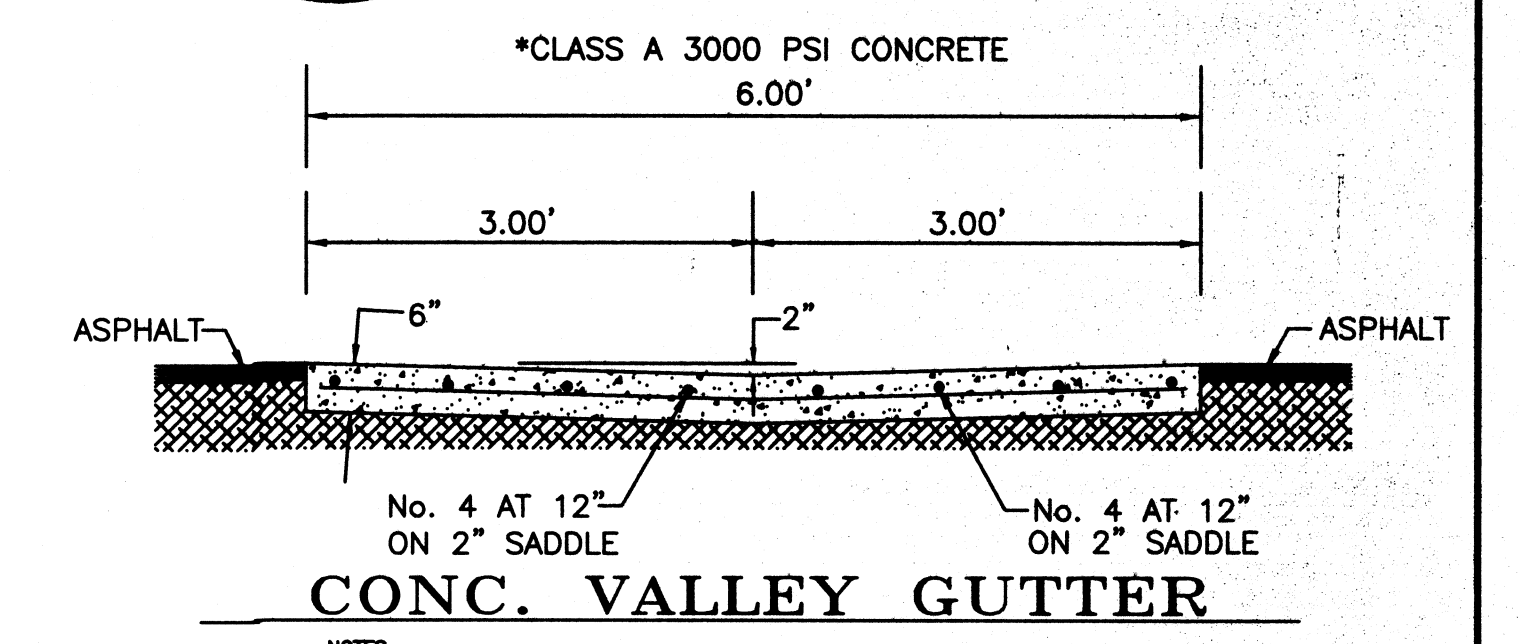
The soil symbol and name are (52) Raymondville which consists of Clay Loam, and Clay (CL, CH). This soil is in Hydrologic Group "D" and is well drained. Surface runoff is medium. Permeability is moderate. Plasticity Index has a range of 18-30. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has minimal runoff. The existing runoff for the proposed subdivision is Q = 5.35 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 33.93 cubic feet per second for an increase of Q = 28.58 cubic feet per second. Detention will be 68,958.11 cubic feet (1.58-acre feet) based on a 50-year storm and in accordance with the County's drainage requirements. Detention will be provided by excavating the existing drain ditch located along the north side of the subdivision. The street runoff will be collected by a storm sewer system consisting of 18", 24", and 30" storm pipes and Type "A" inlets that will discharge into the existing Hidalgo County Drainage District No. 1 Ditch-Minnesota Drain Ditch (K-08-01 Drain). 50.00 feet of additional drain ditch right of way is being dedicated by the plat.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "AH" (areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, DATED ON NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

CERTIFICATION:
ALFONSO QUINTANILLA, P.E. 12-19-24
DATE



COST ESTIMATE

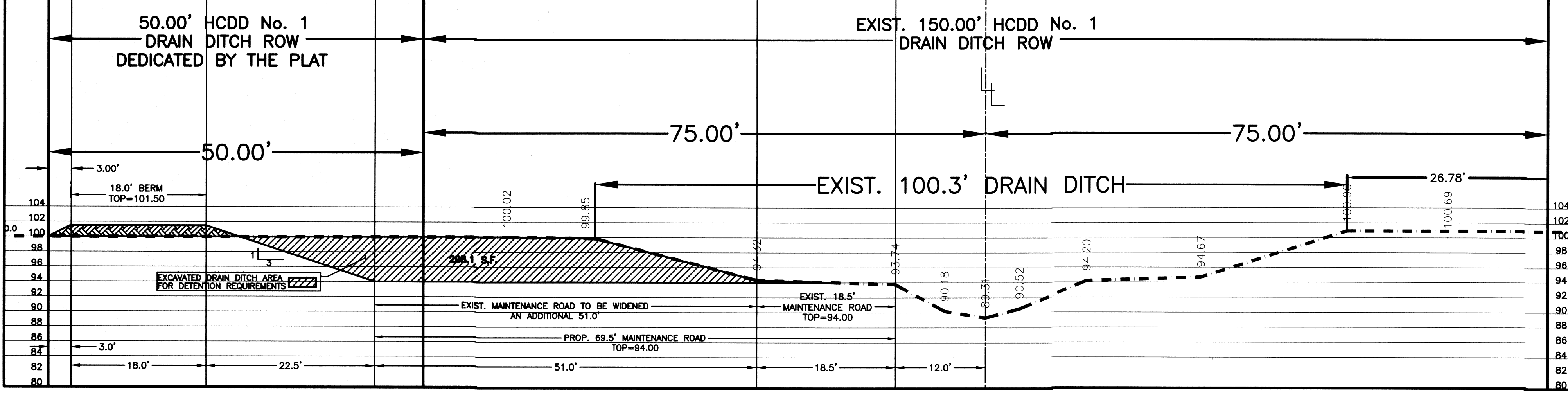
WATER DISTRIBUTION:	_____
DRAINAGE IMPROVEMENTS:	_____
PAVING IMPROVEMENTS:	_____
SANITARY SEWER IMPROVEMENTS:	_____

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

LEGEND
TOTAL DETENTION REQUIRED - 64,893.63 C.F.
TOTAL DETENTION PROVIDED - 134,145.00 C.F.
(298.1 S.F. * 450 L.F.)

CROSS SECTION "A-A" SCALE: HORIZONTAL 1" = 10', VERTICAL 1" = 10'



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

SHEET NO. 3 OF 3 SHEETS

FILENAME: F:\DATA\SUBD\HIDALGO CO\MINNESOTA VEGAS RANCHES PH\PAVING	DATE PREPARED: 11-4-2024	PREPARED BY: LG	CHECKED BY:	APPROVED BY:
DATE REVISED:	REVISED BY:	CHECKED BY:	APPROVED BY:	