



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 ROOSEVELT ESTATES, PRECINCT No. 1.

ENGINEER QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: C&F FARMS, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 47 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 4

LOCATION DESCRIPTION: SOUTH OF ROOSEVELT ROAD APPROXIMATELY ¼ OF A MILE WEST OF OLD LA BLANCA ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-9-25 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: 25.0 FEET ONTO ROOSEVELT ROAD

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-26-24 BY, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-16-24 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-21-24: 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 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.

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ROOSEVELT ESTATES

(47 LOTS)

A 29.49 ACRE TRACT OF LAND BEING A PART OR PORTION OF BLOCK 81, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF...

METES AND BOUNDS

A 29.49 ACRE TRACT OF LAND BEING A PART OR PORTION OF BLOCK 81, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF...

BEGINNING AT A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF ROOSEVELT ROAD FOR THE NORTHEAST CORNER OF BLOCK 81 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 00°29'21" E, ALONG THE EAST LINE OF BLOCK 81, PASSING A 3/4" IRON PIPE FOUND AT 25.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, A TOTAL DISTANCE OF 1,320.15 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF BLOCK 81 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 89°31'50" W, ALONG THE SOUTH LINE OF BLOCK 81, A DISTANCE OF 972.83 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE SAN JUANITA CARLOS TRACT (THE EAST 5.24 ACRES OF THE WEST 10.48 ACRES OF BLOCK 81, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2415979, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

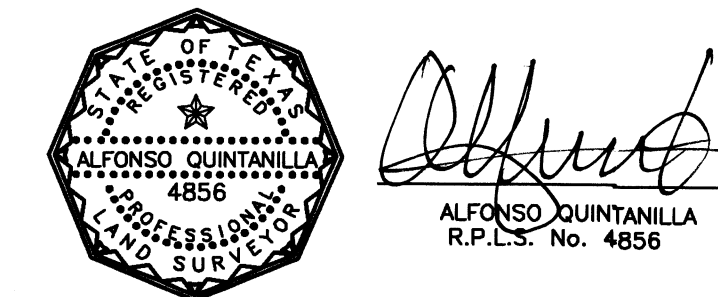
THENCE: N 00°29'38" W, ALONG THE EAST LINE OF THE SAN JUANITA CARLOS TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,295.15 FEET FOR THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF BLOCK 81 AND IN THE CENTERLINE OF ROOSEVELT ROAD FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 89°31'50" E, ALONG THE NORTH LINE OF BLOCK 81 AND THE CENTERLINE OF ROOSEVELT ROAD, A DISTANCE OF 972.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 29.49 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH CASABEL ESTATES PHASE III, RECORDED IN VOLUME 47, PAGE 199, OFFICIAL 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.



MAY 20, 2024 DATE

BLOCK 82

AREA DATA TABLE with columns: LOT, AREA (S.F.), AC. Lists lots 1 through 47 with their respective areas.

PLAT NOTES AND RESTRICTIONS:

- 1.- AREAS OF MINIMAL FLOODING... 2.- LEGEND... 3.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 4.- MINIMUM FINISH FLOOR NOTES... 5.- MINIMUM BUILDING SETBACK LINES... 6.- DRAINAGE... 7.- NO STRUCTURE SHALL BE PERMITTED... 8.- BENCHMARK NOTE... 9.- EACH PURCHASED CONTRACT... 10.- ALL PUBLIC UTILITIES EASEMENTS... 11.- THIS SUBDIVISION WILL BE PROVIDED BY SANITARY SEWER... 12.- CLEARANCES FOR WATER METERS... 13.- THERE SHALL BE NO ACCESS... 14.- THE MINIMUM ALLOWED RESIDENTIAL DWELLING... 15.- THE DEVELOPER SHALL BE RESPONSIBLE... 16.- THE DEVELOPER IS REQUIRED TO PROVIDE A BUFFER FENCE...

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")...

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...

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...

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...

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

C & N FARMS, L.L.C. TILLMIM WELCH, MANAGER 902 BIGHORN DRIVE EDINBURG TX, 78542

DATE

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION I, TILLMIM WELCH, MANAGER OF C & N FARMS, L.L.C., AS OWNER OF THE 29.49 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ROOSEVELT ESTATES, HEREBY SUBDUDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

C & N FARMS, L.L.C. TILLMIM WELCH, MANAGER 902 BIGHORN DRIVE EDINBURG TX, 78542

STATE OF TEXAS COUNTY OF HIDALGO BEFORE ME, the undersigned notary public, on this day personally appeared TILLMIM WELCH, MANAGER OF C & N FARMS, L.L.C. 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.

CLARISSA QUINTANILLA Notary Public 120615255 My Commission Expires November 04, 2025

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 the ROOSEVELT ESTATES was received and approved by the City Council of the City of DONNA, TX on ____ day of _____, 20__.

APPROVAL OF THE PLANNING COMMISSION OF THE CITY: THIS PLAT ROOSEVELT ESTATES 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__ SECRETARY CHAIRMAN PLANNING COMMISSION

CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a) WE THE UNDERSIGNED CERTIFY that this plat of the ROOSEVELT ESTATES was reviewed and approved by the Hidalgo County Commissioners Court on ____ day of _____, 20__.

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 49.211(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.

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. 95534 DATE 11-8-24

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

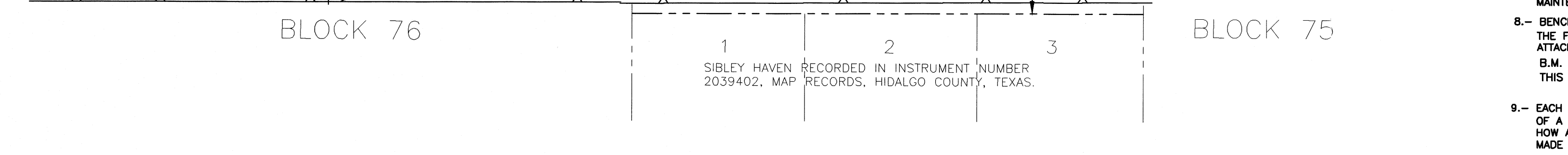
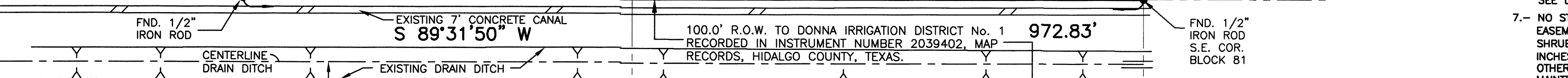
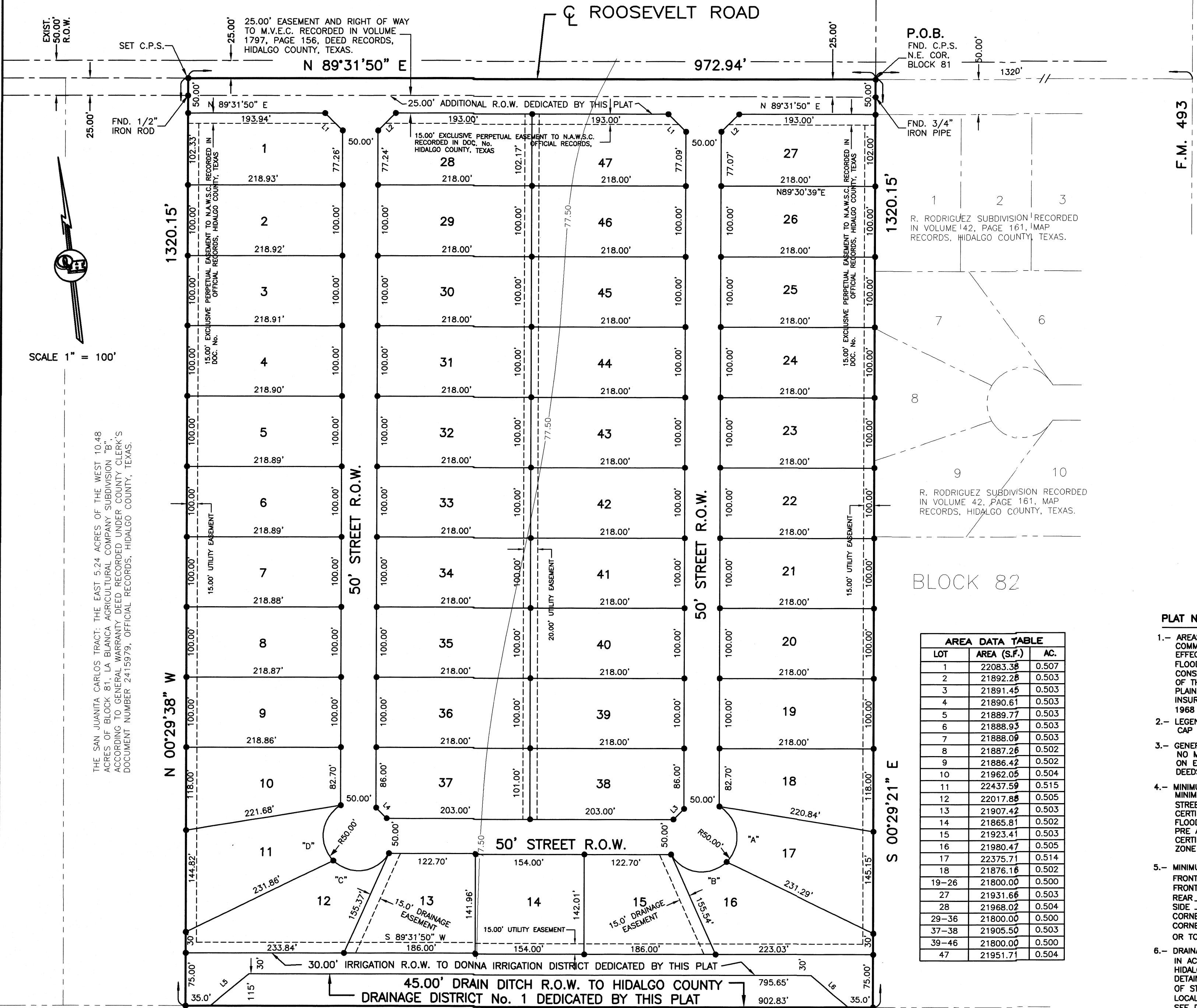
ON: ____ AT ____ AM/PM INSTRUMENT NUMBER ____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: ____ DEPUTY

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 78539

DATE OF PREPARATION: SEPT. 19, 2024

Table with columns: SHEET NO. 1 OF 5 SHEETS, F. DATA SUB/DONNA/ROOSEVELT ESTATES/PLAT, DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY, DATE REVISED, REVISED BY, CHECKED BY, APPROVED BY.



REVISION NOTES table with columns: No., Sheet, Revision, Date, Approved.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: ROOSEVELT ESTATES IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF ROOSEVELT ROAD AND APPROXIMATELY 1320 FEET WEST OF F.M. 493. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429) (2015 CENSUS), ROOSEVELT ESTATES LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1

PRINCIPAL CONTACTS: C & N FARMS, L.L.C. TILLMIM WELCH, MANAGER 902 BIGHORN DRIVE EDINBURG, TX 78542 (956) 386-0726 (956) 380-4395

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

WATER SUPPLY: Description and Costs.

ROOSEVELT ESTATES 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 AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUPPORT THIS ESTIMATE. BECAUSE OF THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION, N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF ROOSEVELT ESTATES.

WATER SYSTEM FOR ROOSEVELT ESTATES CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 6" DIAMETER WATERLINE ON THE SOUTH SIDE OF ROOSEVELT ROAD AND RUNS SOUTH ALONG THE EAST SIDE OF STREET ONE, WEST SIDE OF STREET TWO, AND NORTH SIDE OF STREET THREE FOR A COMPLETE LOOP.

FROM THE 8" DIAMETER WATERLINE TWENTY-THREE (23) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE IS ONE (1) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN COMPLIANCE TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL INSTALL FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ PER LOT. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE ROOSEVELT ESTATES, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12256) 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 REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM, AND CLAY LOAM SOIL. FOR THE AREA, THE SITE EVALUATOR (LICENSE NUMBER OS 12256) HAD (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 8, 17, 21, 30 & 35. ADDITIONAL BORINGS WERE MADE UNIFORM WITHIN THE LIMITED AREA. THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

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

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES DESCRIBED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ PER LOT, WHICH EQUALS TO \$ PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. 120016
DATE 1-7-25

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

PROVISION DE AGUA: Description y Costos.

LA SUBDIVISION ROOSEVELT ESTATES HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA 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 COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE ROOSEVELT ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 6" DE DIAMETRO EN EL LADO SUR DE LA CALLE ROOSEVELT ROAD. LA LINEA DE AGUA CORRE POR EL LADO ESTE A LO LARGO DE LA CALLE STREET ONE, OESTE POR LA CALLE STREET TWO, Y NORTE POR LA CALLE STREET THREE PARA UN SISTEMA COMPLETO.

DEL CONDUCTO DE AGUA DE 8" PULGADAS SE PRODUCEN VEINTE Y TRES (23) DOBLE-CONDUCTOS DE AGUA DE 1" PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ADICIONALMENTE HAY UN (1) CONDUCTO INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1" PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA SERAN MEDIANTE UN DEPOSITO PARA LA COMPAÑIA N.A.W.S.C. A UN COSTO TOTAL DE US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. US\$

ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUATRO (4) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ POR CADA UNO CUAL GUSTA UNA CANTIDAD TOTAL. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Description y Costos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION ROOSEVELT ESTATES. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12256) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE 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# OS 12256) HIZO (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1, 8, 17, 21, 30 & 35 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJA TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJA DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

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

CERTIFICACION

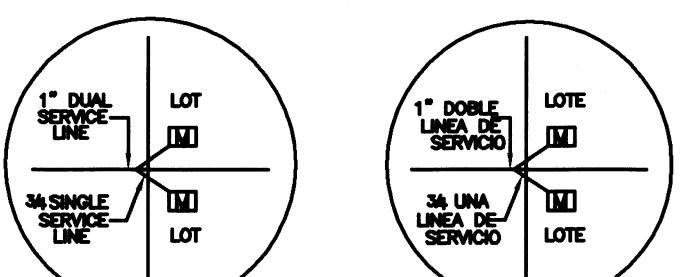
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR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

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ O CUAL EQUIVALE A US\$ POR LOTE.

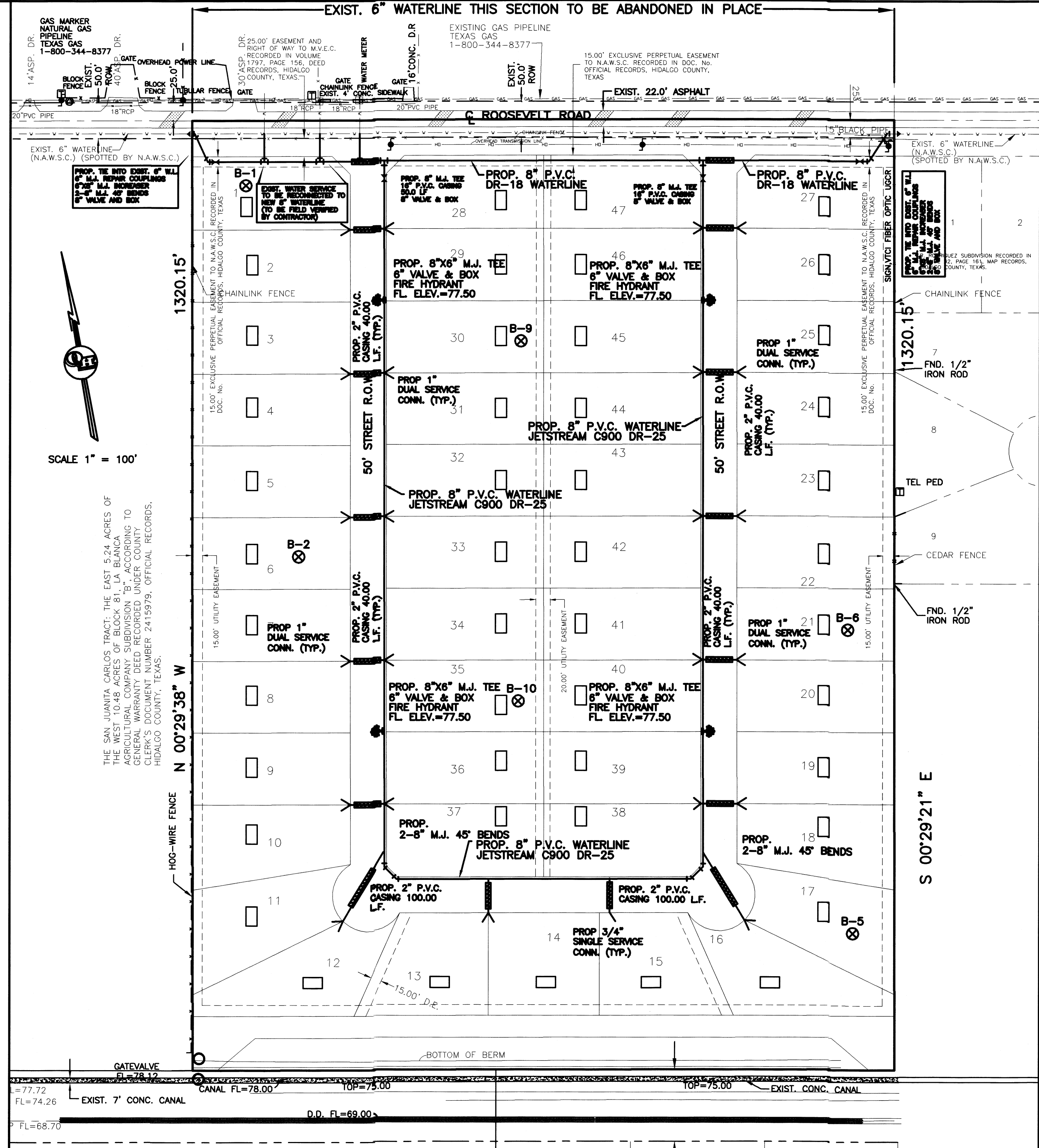
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ A UN COSTO TOTAL DE \$. TODA LA SUBDIVISION.



Marco A. Gonzalez
MARCO A. GONZALEZ
P.E. 120016
DATE 1-7-25



- ⊗ TEST BORINGS
- SEPTIC TANK (OSSF)
- WATER METER BOX
- CAJA DE MEDIDOR DE AGUA
- 8" WATER SUPPLY LINE
- 8" LINEA DE AGUA
- SERVICE LINES
- LINEAS DE SERVICIOS

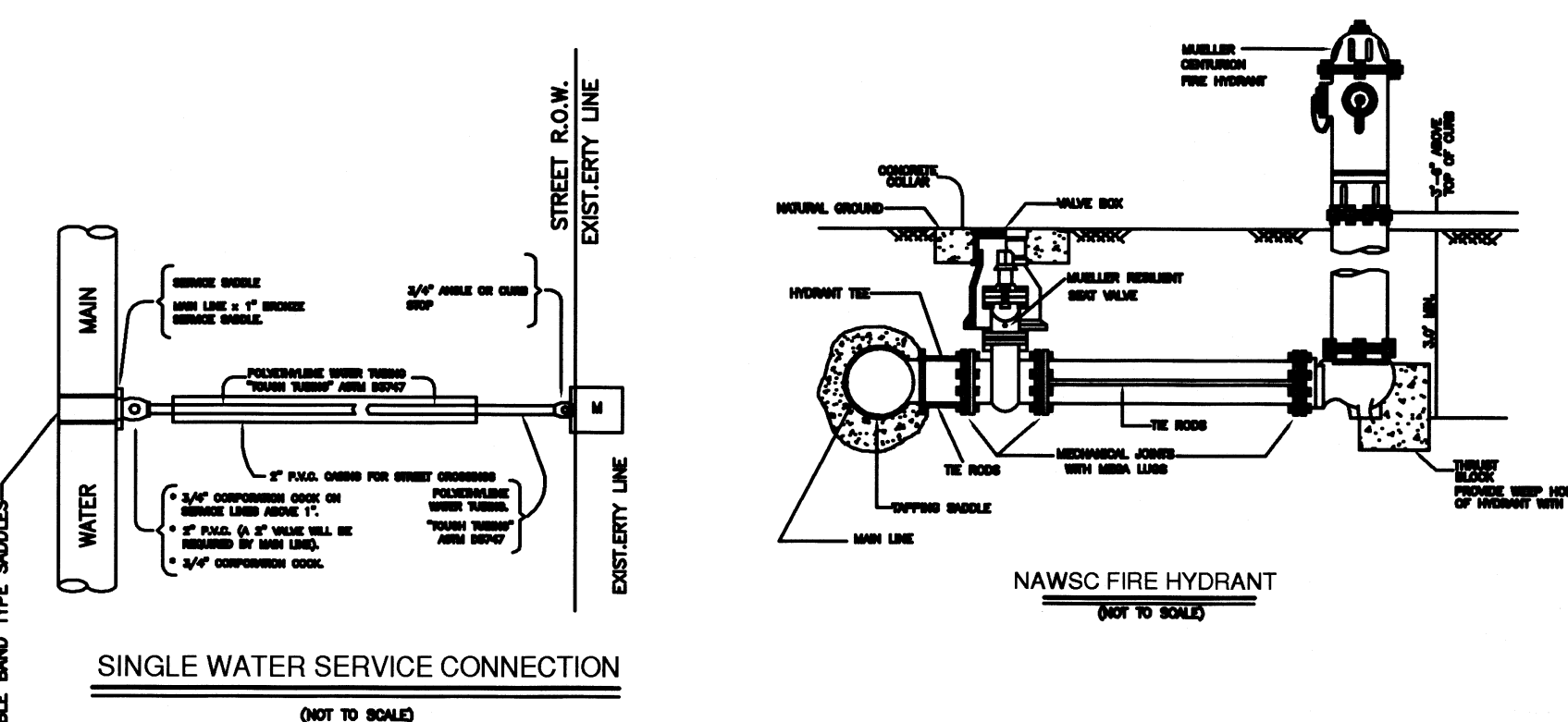


No.	Sheet	REVISION	Date	Approved

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

ROOSEVELT ESTATES

A 29.49 ACRE TRACT OF LAND BEING A PART OR PORTION OF BLOCK 81, LA BLANCA AGRICULTURAL COMPANY 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 ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3303567, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



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:

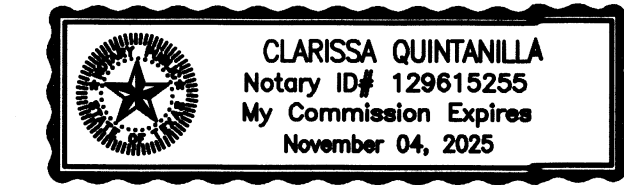
1.- I (WE), C & N FARMS, L.L.C. TILLMIN WELCH, MANAGER SUBDIVIDERS OF ROOSEVELT ESTATES HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH 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.

C & N FARMS, L.L.C.
TILLMIN WELCH, MANAGER
906 BIGHORN DRIVE
EDINBURG TX, 78542
DATE

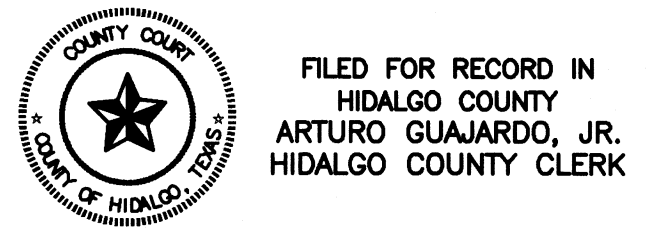
STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TILLMIN WELCH, MANAGER OF C & N FARMS, L.L.C. 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 PUBLIC



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

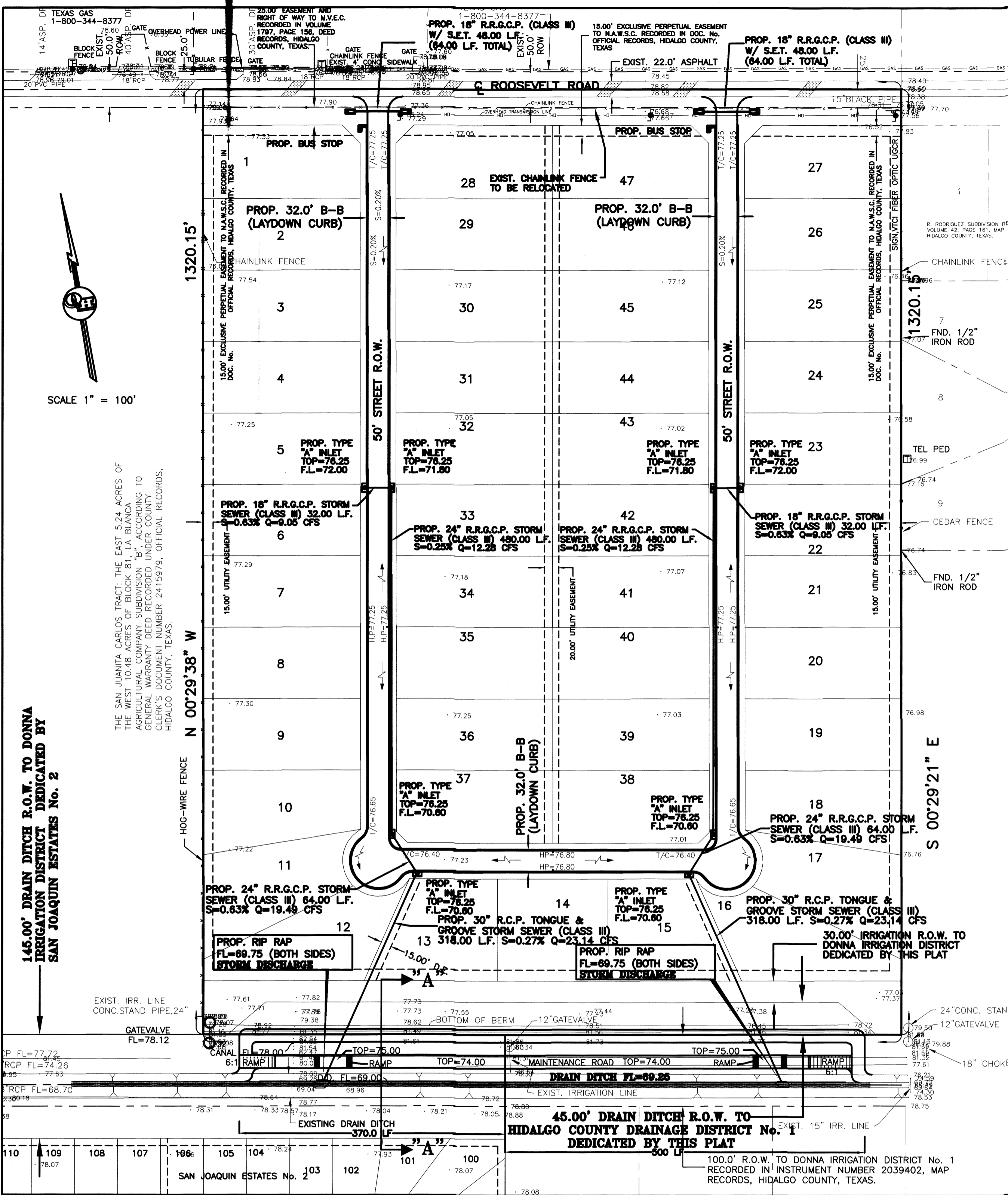
BY: _____ DEPUTY

COST ESTIMATE

WATER DISTRIBUTION:	\$ _____
SANITARY SEWER COLLECTION:	\$ _____
DRAINAGE IMPROVEMENTS:	\$ _____
PAVING IMPROVEMENTS:	\$ _____

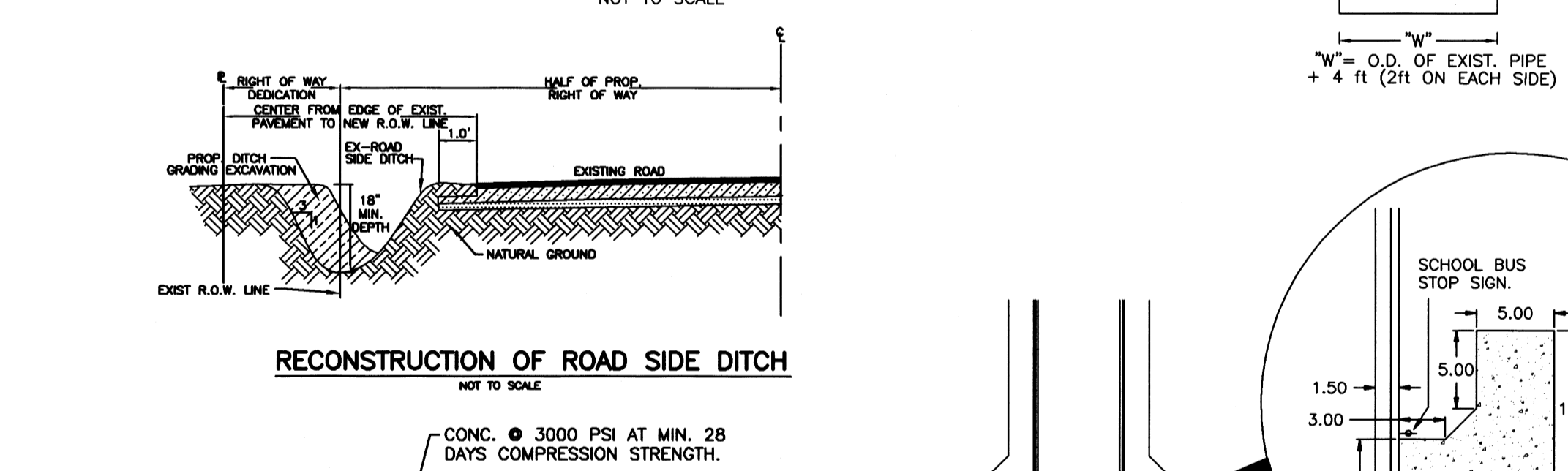
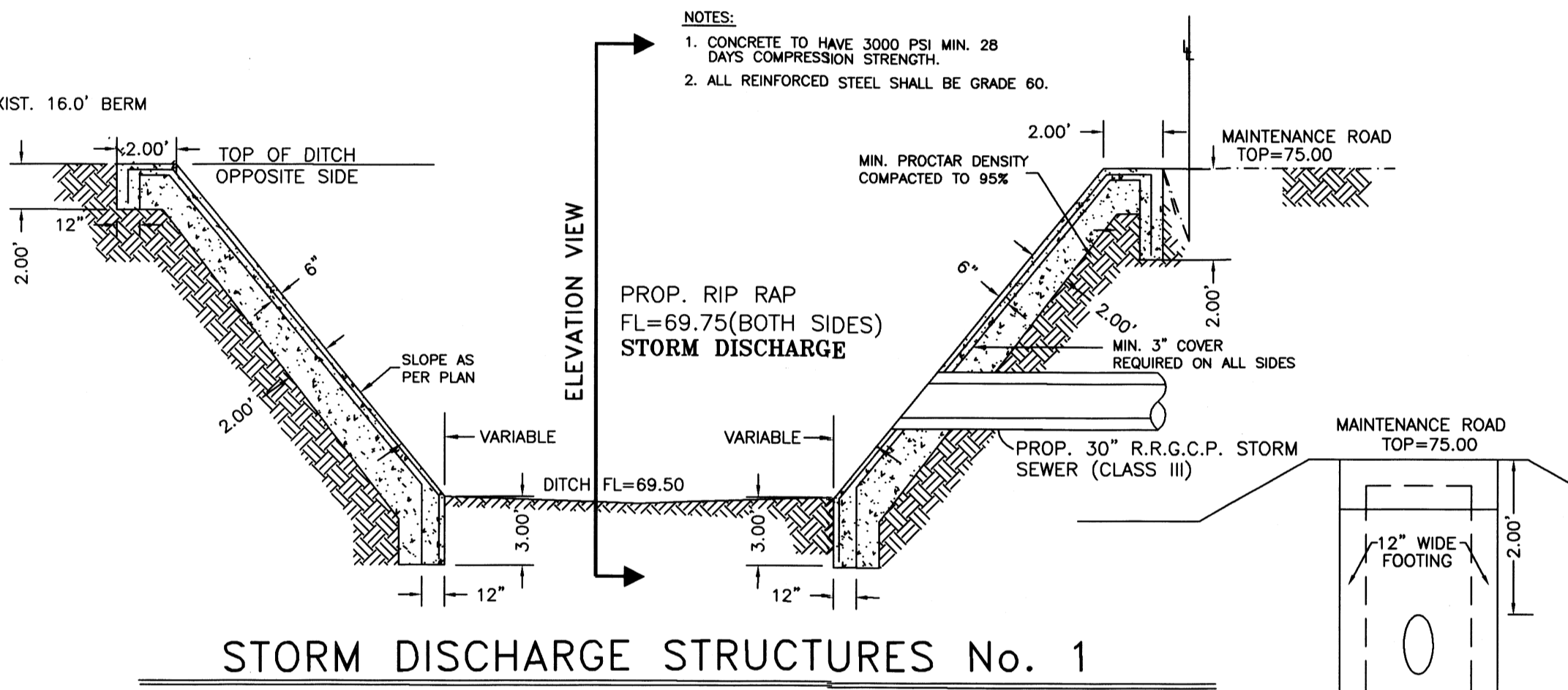
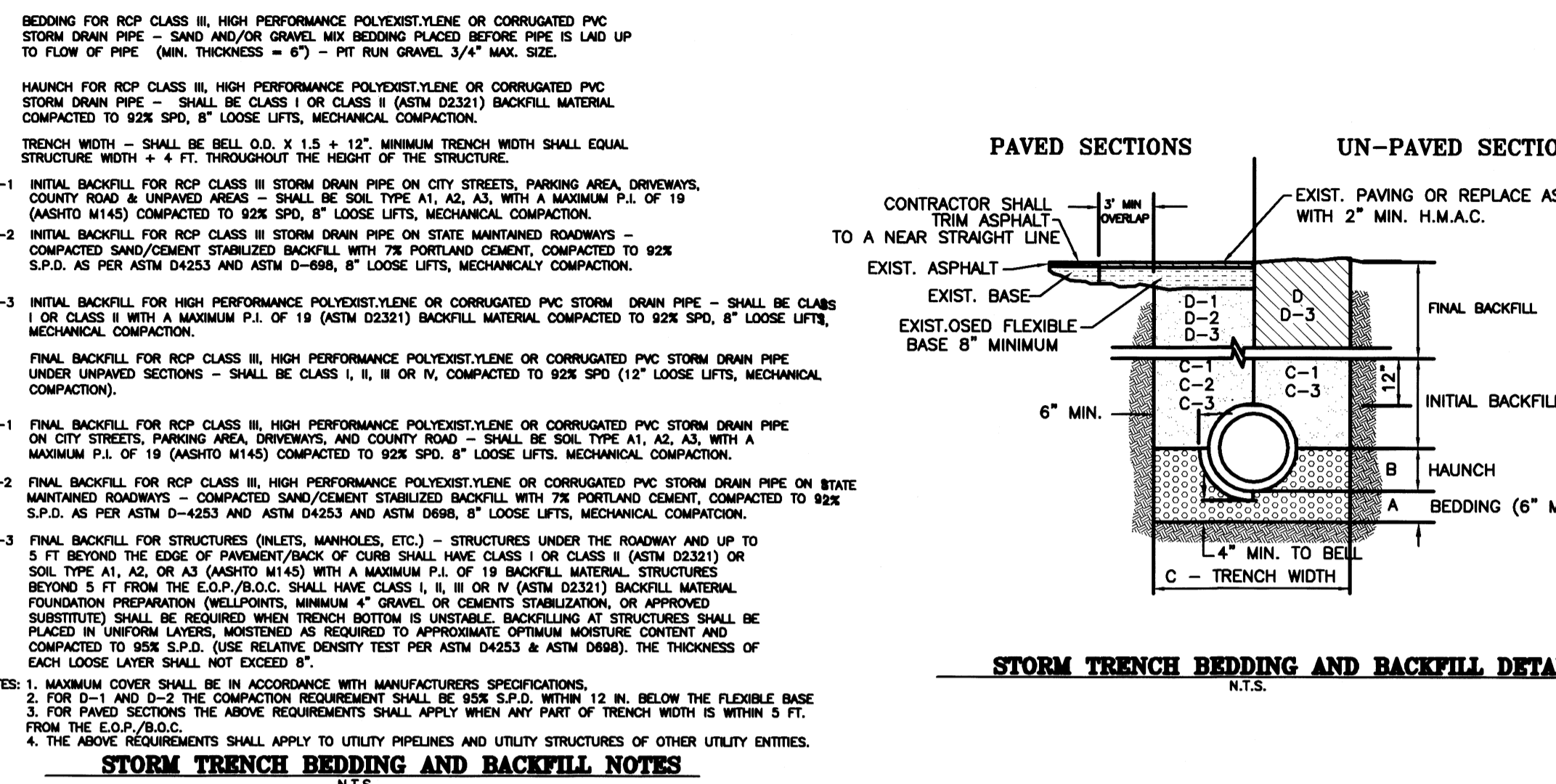
FILE NAME :	F:\DATA\SUBDIVISION\ROOSEVELT ESTATES
DATE PREPARED :	8-1-2024
DATE REVISION :	
PREPARED BY :	M. GONZALEZ
CHECKED BY :	
APPROVED BY :	

SHEET 2 OF 3 SHEETS

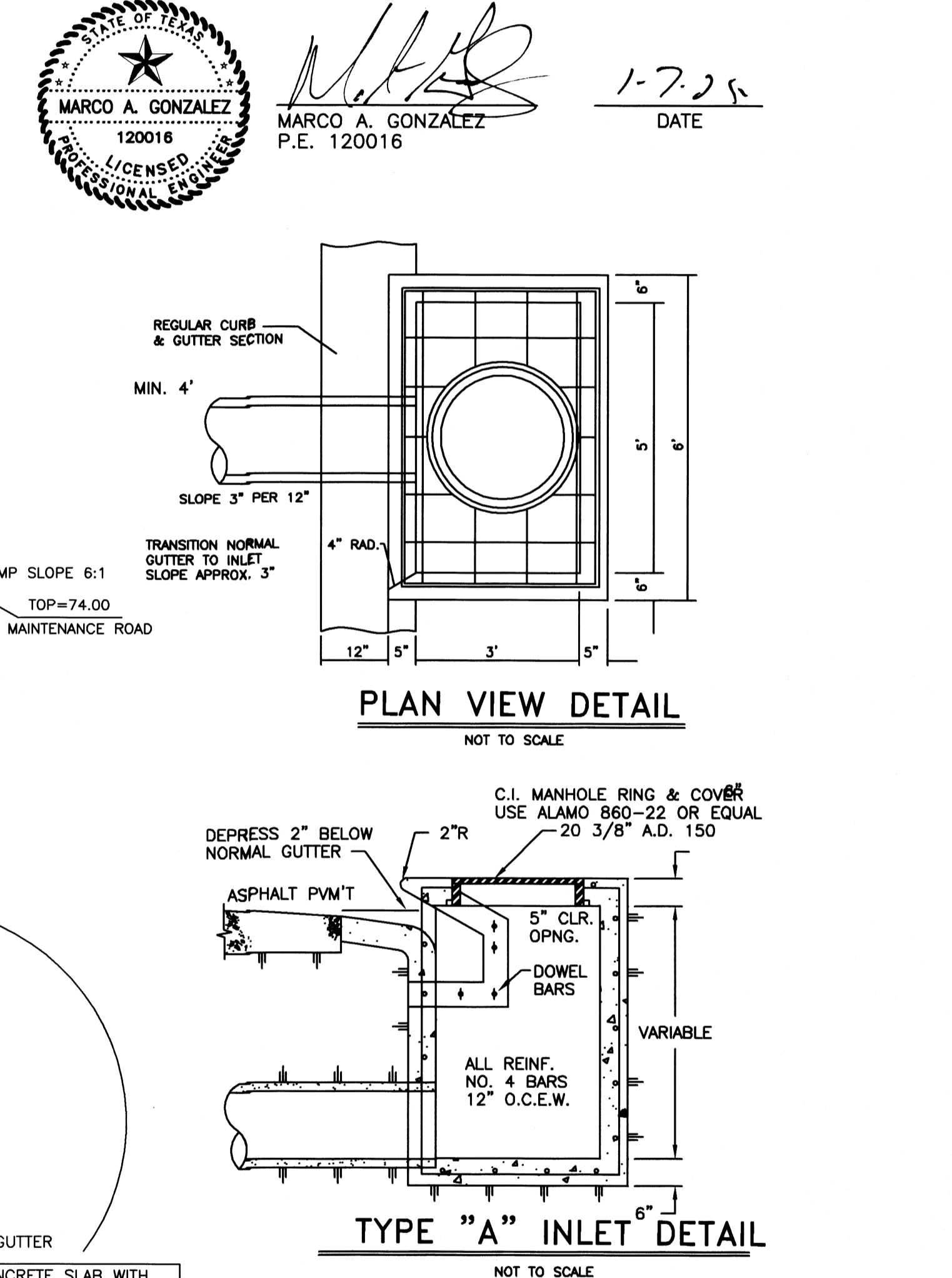


LEGEND
TOTAL DETENTION REQUIRED - 116,259.85 C.F.
TOTAL DETENTION PROVIDED - 119,712.00 C.F.
TOTAL EXCAVATION NEEDED - 313,983.00 C.F.

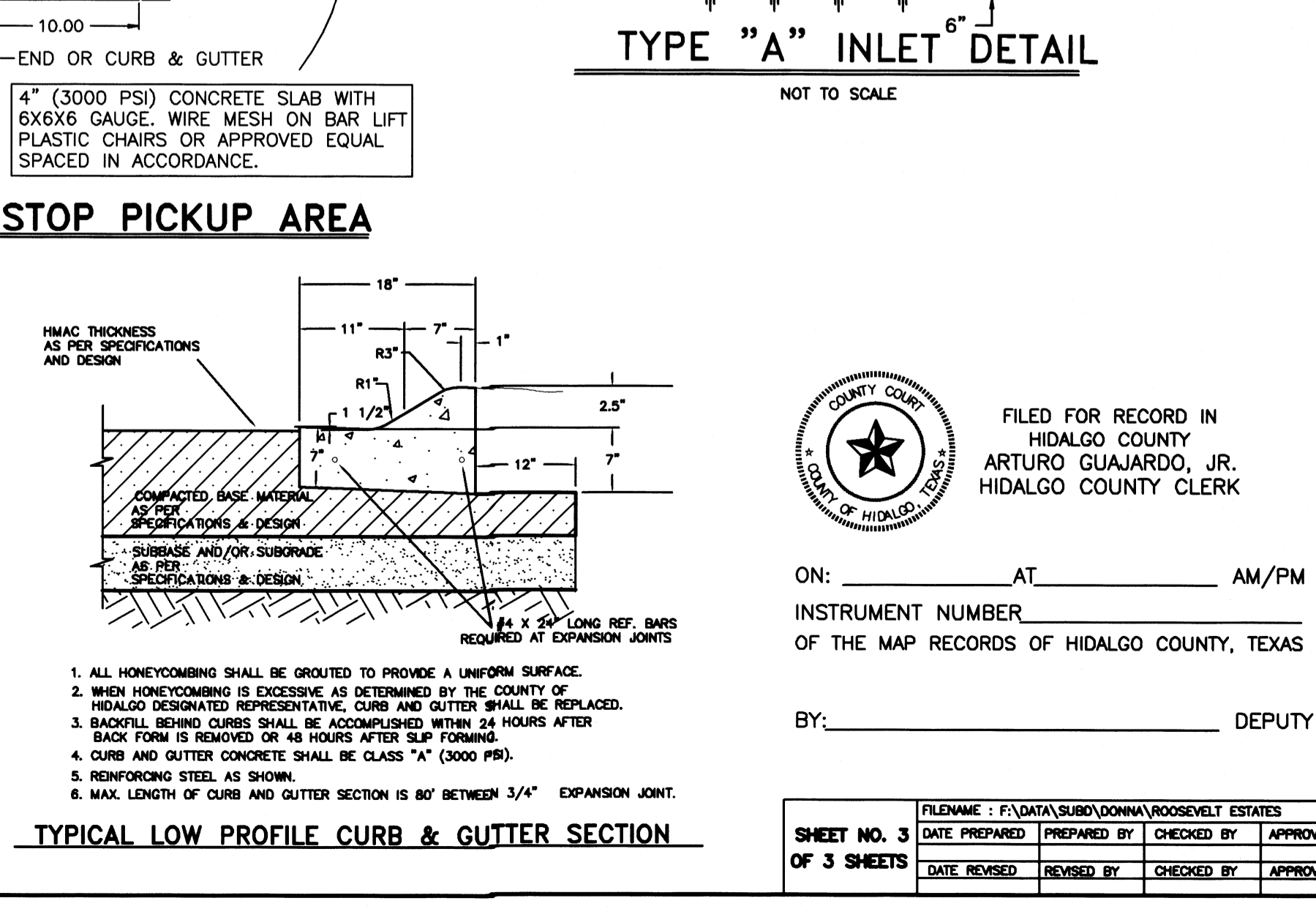
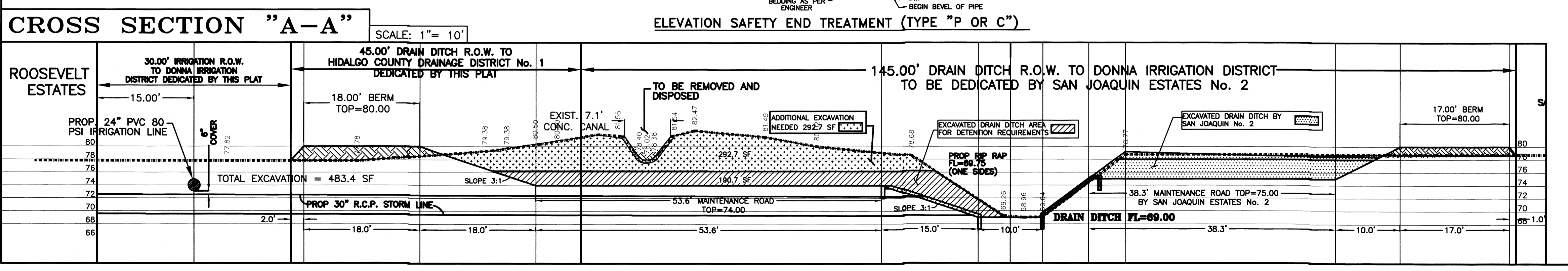
ROOSEVELT ESTATES
 A 29.49 ACRE TRACT OF LAND BEING A PART OR PORTION OF BLOCK 81, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "Y", PAGES 469-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3303567, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



DRAINAGE REPORT FOR ROOSEVELT ESTATES
 Roosevelt Estates is a 29.49 acre tract of land being a part or portion of Block 81, La Blanca Agricultural Company 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 according to warranty deed with vendor's lien recorded under county clerk's document number 3303567, official records, Hidalgo County, Texas. This subdivision is located on the on the south side of Roosevelt Road, approximately 1,320 feet west of FM 493. It is located in City of Donna ETJ. The proposed subdivision will consist of 47 residential lots.
 The tract is Zone "C", areas of minimal flooding (no shading), as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on November 16, 1992.
 The majority of the soil is Hidalgo (28) and Raymondville (52) and is in soil group "B" & "E". It is fine sandy loam (SC, SM-S), sandy clay loam (SC). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-35. See attached Soil Survey of Hidalgo County, Texas tables.
 Presently, the site has very minimal runoff in a easterly direction with an approximate 1% slope. The existing runoff for the proposed subdivision is Q=15.90 cubic feet per second based on a 10-year storm.
 After development the runoff will be Q=64.63 cubic feet per second based on a 50-year storm for an increase of Q= 48.73 cubic feet per second based on a 50-year storm. Detention will be 116,259.85 cubic feet (2.67-acre feet) and will be accomplished by expanding the existing Donna Irrigation District Ditch on the south side of the subdivision. The street runoff will be collected by a storm sewer system consisting of 18", 24" and 30" pipes and type "A" inlets that will discharge into the existing drain ditch. 45.00 feet of right of way for the Drain Ditch on the north side is being dedicated to the Donna Irrigation District by the plat.
CERTIFICATION
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C (NOVEMBER 16, 1992) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6490
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00
 ALFONSOQ@QHA-ENG.COM



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\ROOSEVELT ESTATES
 DATE PREPARED: _____ PREPARED BY: _____ CHECKED BY: _____ APPROVED BY: _____
 OF 3 SHEETS DATE REVISED: _____ REVISED BY: _____ CHECKED BY: _____ APPROVED BY: _____