



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: 3-04-2025

PROPOSED HUERTA SUBDIVISION, PRECINCT No. 4

ENGINEER QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: IGLESIA PENTECOSTES, EL SHADDAI

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 3 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: WEST SIDE OF FM 493 APPROXIMATELY ¼ MILE NORTH OF MILE 17 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-16-2023 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO FM 493 ROADSIDE DITCH.

SEWER SYSTEM: (2) OSSF'S HAVE BEEN INSTALLED AND (1) OSSF IS EXISTING.

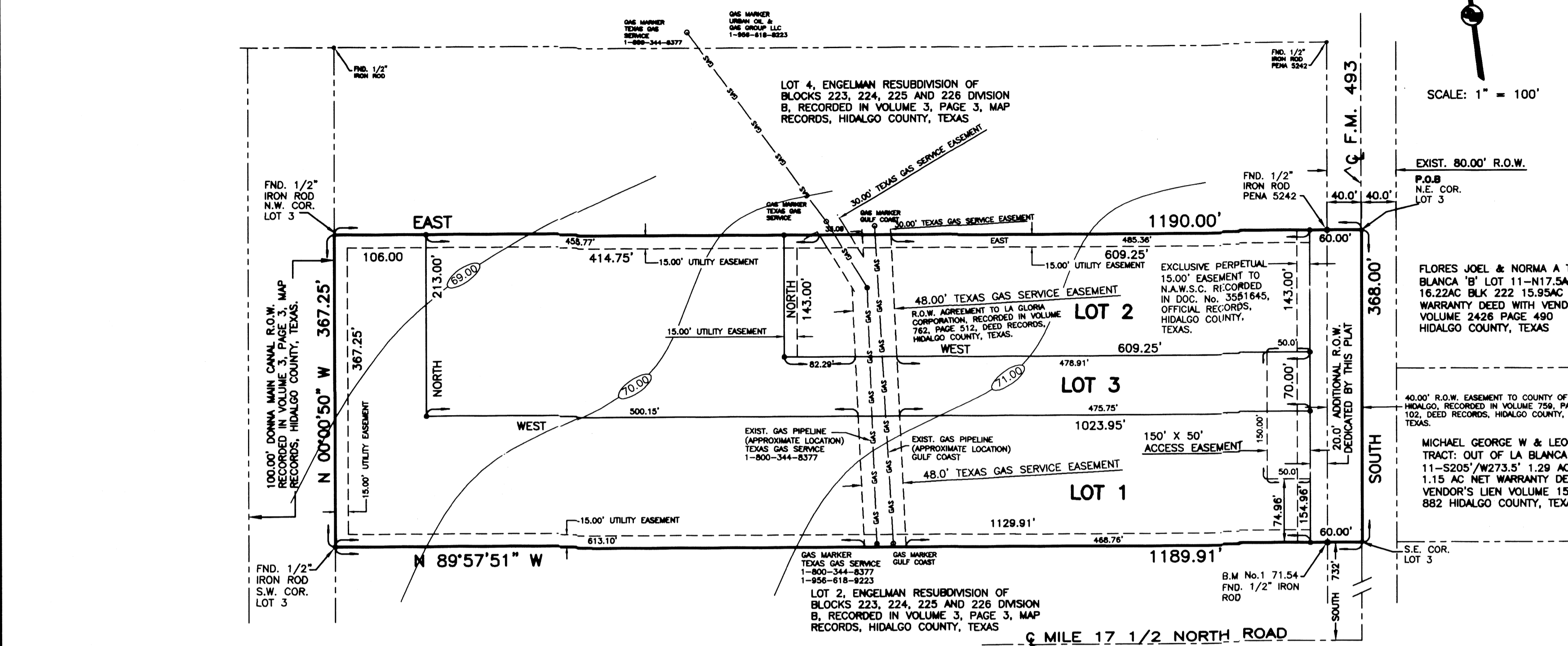
WATER SERVICE PROVIDER: NAWSC

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

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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**SUBDIVISION PLAT OF:
HUERTA SUBDIVISION**

A 10.04 ACRE TRACT OF LAND (MAP RECORD: 10.06 ACRES) BEING ALL OF LOT 3, ENGLERMAN RESUBDIVISION OF BLOCKS 223, 224, 225 AND 226 DIVISION B, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 3, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO PARTITION DEED RECORDED UNDER 3117469, GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3143784, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 10.04 ACRE TRACT OF LAND (MAP RECORD: 10.06 ACRES) BEING ALL OF LOT 3, ENGLERMAN RESUBDIVISION OF BLOCKS 223, 224, 225 AND 226 DIVISION B, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED UNDER 3117469, GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3143784, 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 POINT IN THE CENTERLINE OF F.M. 493 FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: SOUTH, ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 368.00 FEET (MAP RECORD: 368.40 FEET) TO A POINT FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 89°57'51" W, ALONG THE SOUTH LINE OF LOT 3, PASSING A 1/2" IRON ROD FOUND AT 40.00 FEET FOR THE WEST RIGHT OF WAY LINE OF F.M. 493, A TOTAL DISTANCE OF 1,189.91 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 00°00'50" W, ALONG THE WEST LINE OF LOT 3, A DISTANCE OF 367.25 FEET (MAP RECORD: 368.40 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: EAST, ALONG THE NORTH LINE OF LOT 3, PASSING A 1/2" IRON ROD WITH CAP STAMPED PEN# 5242 FOUND AT 1,150.00 FEET FOR THE WEST RIGHT OF WAY LINE OF F.M. 493, A TOTAL DISTANCE OF 1,190.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.04 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH CAVE SUBDIVISION, RECORDED IN VOLUME 30, PAGE 958, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

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



Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4356
DATE 5-3-23

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
HUERTA SUBDIVISION IS LOCATED ON THE WEST SIDE OF LA BLANCA ROAD (F.M. 493) APPROXIMATE 732 FEET NORTH OF MILE 17 1/2 NORTH ROAD THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, TX. ACCORDING TO THE OFFICIAL MAP OF THE SECRETARY OF RURAL AREA OF HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE § 42.021. PRECINCT NO. 4

PRINCIPAL CONTACTS:
Name Address City & Zip Phone Fax

OWNER:	ANGELITA & JUAN HUERTA	P.O. BOX 949	LA BLANCA, TEXAS 78558	(956) 373-8984	
ENGINEER:	EULALIO RAMIREZ	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

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. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 14th day of February, 2023.

Angelita Huerta
ANGELITA HUERTA PASTOR
P.O. BOX 949
LA BLANCA, TEXAS 78558
DATE 2-4-25

Juan Huerta Jr.
JUAN HUERTA JR.
P.O. BOX 949
LA BLANCA, TEXAS 78558
DATE 2-4-25

Ismael Huerta
ISMAEL HUERTA
P.O. BOX 949
LA BLANCA, TEXAS 78558
DATE 2-4-25

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77062
DATE 1-31-25

REVISION NOTES

No.	Date	REVISION	By	Approved

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

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, ANGELITA, JUAN JR. AND ISMAEL HUERTA, AS OWNER OF THE 10.04 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HUERTA SUBDIVISION HEREBY SUBMIT 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 §232.022 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

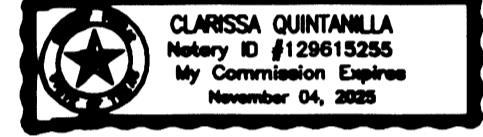
Angelita Huerta
ANGELITA HUERTA PASTOR
P.O. BOX 949
LA BLANCA, TEXAS 78558
DATE 2-4-25

Juan Huerta Jr.
JUAN HUERTA JR.
P.O. BOX 949
LA BLANCA, TEXAS 78558
DATE 2-4-25

Ismael Huerta
ISMAEL HUERTA
P.O. BOX 949
LA BLANCA, TEXAS 78558
DATE 2-4-25

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared ANGELITA HUERTA, JUAN JR. AND ISMAEL HUERTA, whose names 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 associated the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 4th day of February, 2025



Clarissa Quintanilla
CLARISSA QUINTANILLA-NOTARY PUBLIC
DATE 2-4-25

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(c)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE HUERTA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____
Hidalgo County Judge _____ DATE _____
Hidalgo County Clerk _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF HUERTA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS _____ DAY OF FEBRUARY, 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77062
DATE 1-31-25
ATTEST: *Clarissa Quintanilla*
CLARISSA QUINTANILLA-NOTARY PUBLIC

APPROVED BY DRAINAGE DISTRICT:
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

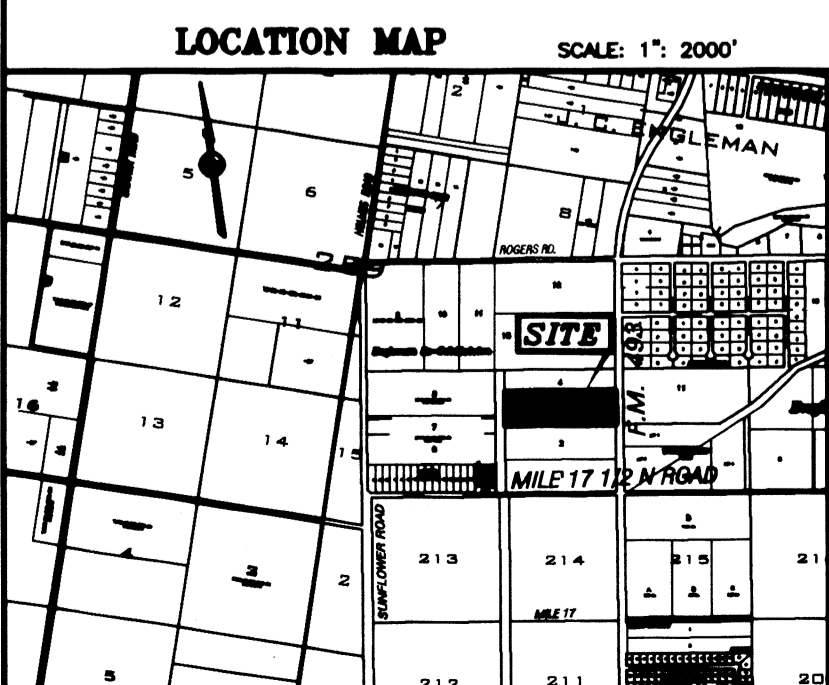
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

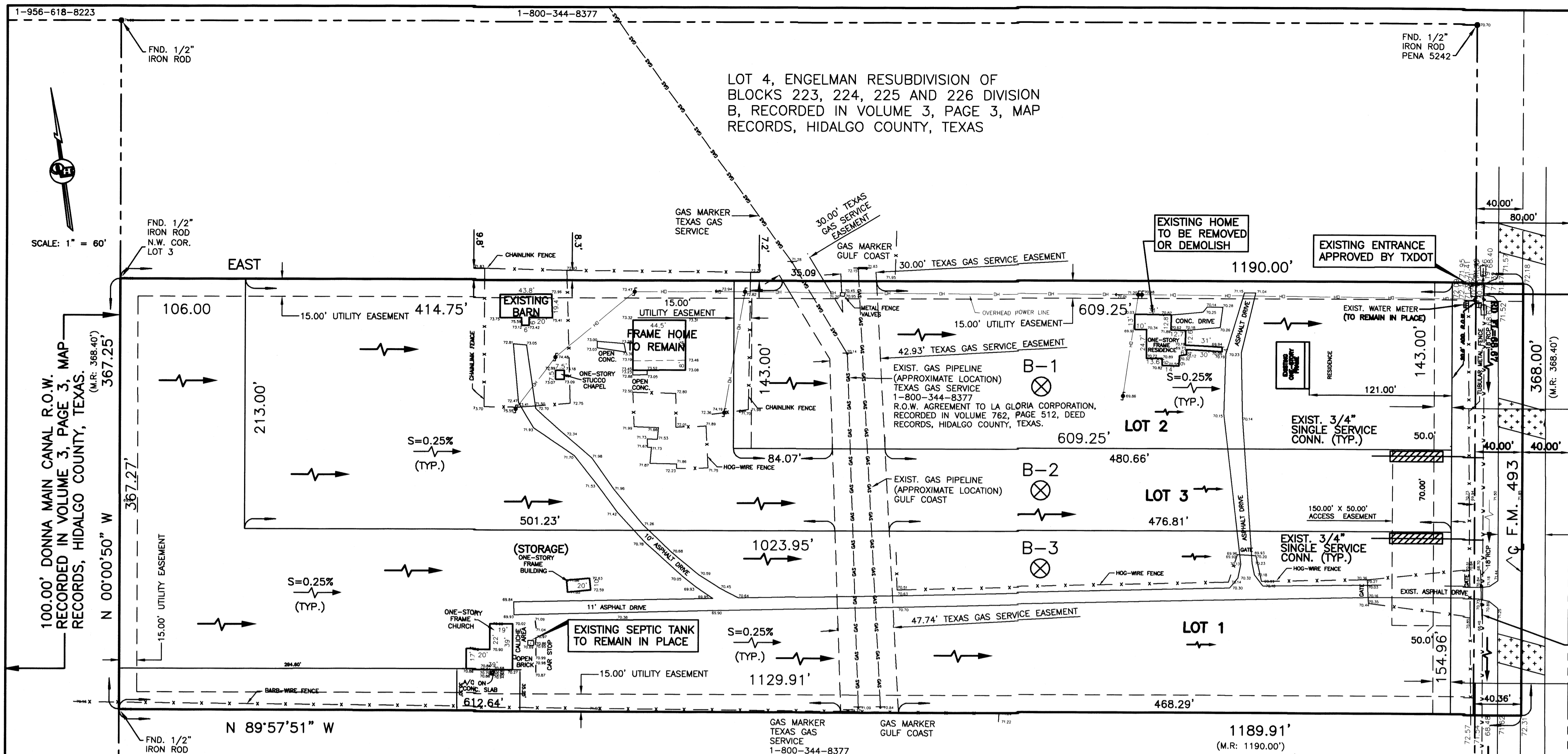
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

SHEET NO. 1 OF 3
DATE OF PREPARATION: MAY 3, 2023

INDEX OF SHEETS
SHEET 1.- HEADINGS 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; CERTIFICATION, HCOO NO. 1 CERTIFICATION, HEALTH DEPARTMENT CERTIFICATION, 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) SUBDIVISION CERTIFICATE & STATEMENT, REVISION NOTES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.





SUBDIVISION PLAT OF:
HUERTA SUBDIVISION
 A 10.04 ACRE TRACT OF LAND (MAP RECORD: 10.06 ACRES) BEING ALL OF LOT 3, ENGELMAN RESUBDIVISION OF BLOCKS 223, 224, 225 AND 226 DIVISION B, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 3, PAGE 3, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO PARTITION DEED RECORDED UNDER 3117469, GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3143784, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

DRAINAGE REPORT FOR HUERTA SUBDIVISION

A 10.04-acre tract of land (Map Record: 10.06 acres) being all of Lot 3, Engelman Subdivision of Blocks 223, 224, 225 and 226 Division B, Hidalgo County, Texas, according to the plat or map thereof recorded in Volume 3, Page 3, Map Records, Hidalgo County, Texas, and according to Partition Deed recorded under 3117469 and General Warranty Deed recorded under County Clerk's Document Number 3143784, Official Records, Hidalgo County, Texas. This subdivision is located on the west side of F.M. 493 (La Blanca Road) 731.0 feet north of the intersection of Mile 17 1/2 North Road. This subdivision is located in the City of Donna ETJ. The proposed subdivision will consist of one commercial lot and two residential lots. The tract is in Zone "X", areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-year flood on per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0350 C, revised to reflect LOMR dated on May 17, 2001.

The soil is Hidalgo (25) (26) and (28) and is in soil group "B". It is fine sandy loam (SC, SM-SC), sandy clay loam (SC, CL). This soil is well drained. Permeability is generally moderate. Plasticity index has a range of 4-27. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site runoff is minimal in an easterly direction. The existing runoff for the proposed subdivision is $Q = 3.82$ cubic feet per second based on a 10-year storm.

After development the runoff will be $Q = 13.82$ cubic feet per second based on a 50-year storm event for an increase of $Q = 9.20$ cubic feet per second. Detention will be 31,578.58 cubic feet (0.72-acre feet) in accordance with the County's drainage requirements. Since the average lot size is 2.00-acre, detention will be obtained within the low, green areas of each lot. (Lot 1 = 14,216.55cf, Lot 2 = 6,290.83cf, Lot 3 = 9,435.83cf). The storm runoff will flow to the reconstructed road side ditch. The road side ditch flows south discharging in donna irrigation drain ditch.

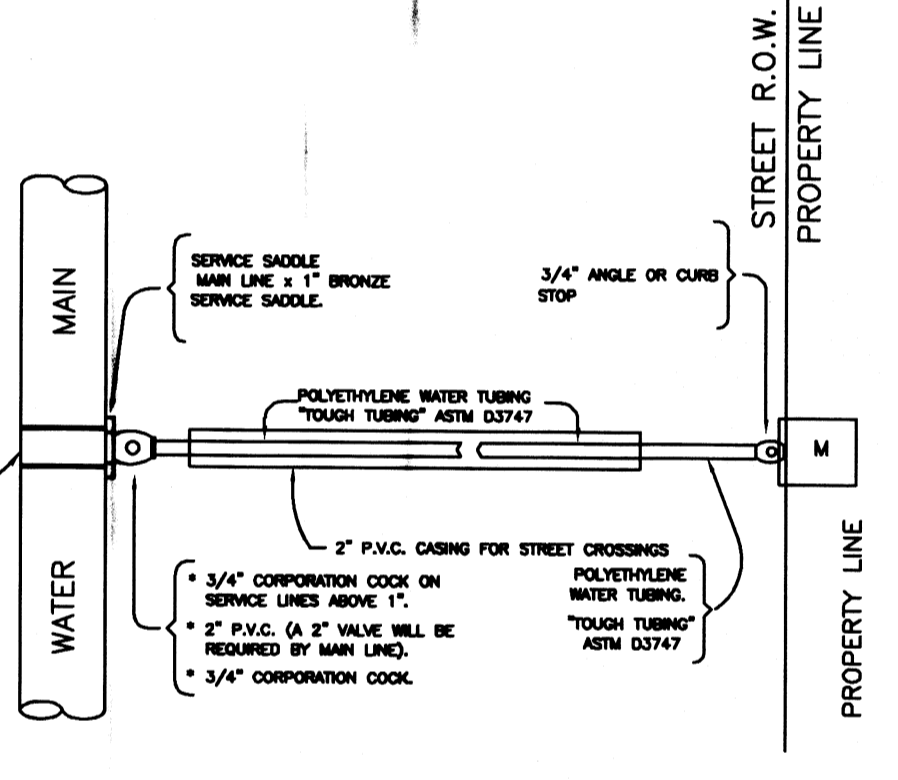
FLORES JOEL & NORMA A TRACT: OUT OF LA BLANCA 'B' LOT 11-N17.5AC EXC S205'/W273.5' 16.22AC BLK 222 15.95AC NET WARRANTY DEED WITH VENDOR'S LIEN VOLUME 2426 PAGE 490 HIDALGO COUNTY, TEXAS

EXCLUSIVE PERPETUAL 15.00' EASEMENT TO N.A.W.S.C. RECORDED IN DOC. NO. OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AS SHOWN DETERMINED TO BE OUTSIDE 50-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 6, 2000 (LOMR MAY 17, 2001)



EULALIO RAMIREZ
 P.E. No. 77062
 DATE



SINGLE WATER SERVICE CONNECTION
 (NOT TO SCALE)

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION HUERTA SUBDIVISION:
 PROMISION DE AGUA: Descripción y Gastos.

LA SUBDIVISION HUERTA SUBDIVISION SERA PROMISTA 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. ESTAN COMPROMETIDOS 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 SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN LINEA EXISTENTE DE 6" DE DIAMETRO DE AGUA QUE CORRE NORTE Y SUR POR EL LADO OESTE DE LA CALLE F.M. 493 ROAD. LOTE 1 TIENE UN SERVICIO EXISTENTE DE AGUA ACTIVO QUE CONECTA A LA LINEA EXISTENTE DE 6" PULGADAS DE DIAMETRO. DOS (2) PROPUUESTOS SERVICIOS SENCILLOS DE 3/4" HAN SIDO INSTALADOS. UNO EN EL LOTE 1 Y EL SEGUNDO EN EL LOTE TRES.

LOS CONDUCTOS DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A SIDO INSTALADOS A UN COSTO TOTAL DE US\$ 3,000.00 O US\$ 1,500.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$ 4,450.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$ 1,450.00. 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 COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO.

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: Descripción y Gastos.

EL DRENAJE DE HUERTA SUBDIVISION, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE GRASA EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 3,200.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 1,600.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO EN MAYO 28, 2024, HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HAN SIDO APROBADAS LAS INSTALACIONES DE LAS FOSAS SEPTICAS.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMARO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HEZO TRES (3) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1, 2 Y 3. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UN MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS DESDE MAYO 28, 2024.

CERTIFICACION
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LA MODAL 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\$ 4,450.00 O CUAL EQUIVALE A US\$ 1,483.33 POR LOTE.

DRENAJE: LAS FOSAS SEPTICAS HAN SIDO CONSTRUIDAS A UN COSTO DE \$ 1,600.00 POR UN TOTAL DE \$ 3,200.00. PARA TODA LA SUBDIVISION.

COST ESTIMATE
 WATER DISTRIBUTION: \$4450.00
 SEPTIC TANKS: \$3200.00

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	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIV\HUERTA SUBD\B-PLAT	11-15-22	EL/AG		
SHEET NO. 3 OF 3 SHEETS	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

FINAL ENGINEERING REPORT FOR HUERTA SUBDIVISION
 WATER SUPPLY: Description and Costs.

HUERTA SUBDIVISION IS 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 SUFFICIENTLY ESTABLISH 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 NORTH AND SOUTH ALONG THE WEST SIDE OF FM 493. LOT 1 HAS AN EXISTING ACTIVE WATER SERVICE CONNECTION THAT CONNECTS TO THE EXISTING 6" DIAMETER WATERLINE. TWO (2) NEW 3/4" SINGLE SERVICE CONNECTIONS HAVE BEEN INSTALLED ONE IN LOT 1 AND ANOTHER IN LOT 3

THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$ 3,000.00 OR \$ 1,500.00 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$4,450.00 OR \$ 1,483.33 PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE ENTIRE WATER FACILITIES ARE 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 HUERTA SUBDIVISION, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,600.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ 3,200.00 HIDALGO COUNTY HEALTH DEPARTMENT ON MAY 28, 2024, INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD THREE (3) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 2 AND 3. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A CLAY LOAM AND SANDY CLAY LOAM (WITH TEXTURE CLASS I), EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL. THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

ALL SEPTIC SYSTEMS HAVE BEEN INSTALLED AS OF MAY 28, 2024.

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, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES ARE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, AT A GRAND TOTAL COST OF \$ 4,450.00 WHICH EQUIVALS TO \$ 1,483.33 PER LOT.

SEWAGE FACILITIES- SEPTIC SYSTEMS HAVE BEEN INSTALLED AT A COST OF \$ 1,600.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 3,200.00. FOR THE ENTIRE SUBDIVISION.



EULALIO RAMIREZ
 P.E. No. 77062
 DATE 2-14-25

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 P-1513 ALFONSO@QHA-ING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

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 BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
 ANGELITA HUERTA PASTOR OF IGLESIA PENTECOSTES EL SHADDAI, A TEXAS CORPORATION
 JUAN JR. HUERTA
 ISMAEL HUERTA
 1.- I (WE), _____ SUBDIVIDER(S) OF HUERTA SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND 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 TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

Angelita Huerta 2-14-2025
 IGLESIA PENTECOSTES EL SHADDAI, A TEXAS CORPORATION
 ANGELITA HUERTA PASTOR
 P.O. BOX 949
 LA BLANCA, TEXAS 78558

Juan Jr. Huerta 2-14-2025
 JUAN JR. HUERTA
 P.O. BOX 949
 LA BLANCA, TEXAS 78558

Ismael Huerta 2-14-2025
 ISMAEL HUERTA
 P.O. BOX 949
 LA BLANCA, TEXAS 78558

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared
 ANGELITA HUERTA PASTOR OF IGLESIA PENTECOSTES EL SHADDAI, A TEXAS CORPORATION
 JUAN JR. HUERTA
 ISMAEL HUERTA
 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

Given under my hand and seal of office this 14th day of February, 2025

CLARISSA QUINTANILLA
 Notary ID #129615255
 My Commission Expires November 04, 2025

Clarissa Quintanilla
 CLARISSA QUINTANILLA - NOTARY PUBLIC

