



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: 4-01-2025

PROPOSED LA RESERVA SUBDIVISION PH III, PRECINCT No. 4.

ENGINEER QUINTANILLA HEADLEY AND ASSOCIATES, INC DEVELOPER: LA RESERVA PH III, LTD

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 125  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 21

FILLING STATIONS: 16

LOCATION DESCRIPTION: SOUTH OF FM 2812 APPROXIMATELY ¼ MILE WEST OF URESTI ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-6-2025 PROPERTY LIES WITHIN FLOOD ZONE: "X" & "A" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C.

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.*

SUBDIVISION PLAT OF:

LA RESERVA SUBDIVISION PHASE III

A 91.81 ACRE TRACT OF LAND OUT OF LOTS 1, 8, AND 9, BLOCK 72, AND LOTS 4, 5, 11, 12, 13, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 91.81 ACRE TRACT OF LAND OUT OF LOTS 1,8 AND 9, BLOCK 72, AND OUT OF LOTS 4,5,11,12,13 AND 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2352293, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 1 AND WITHIN THE RIGHT OF WAY OF F.M. 2812 FOR THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 81°00' W, 28.13 FEET FROM THE NORTHEAST CORNER OF LOT 1.

THENCE: S 81° 00' E, ALONG THE NORTH LINE OF LOT 1, BLOCK 72, THE NORTH LINE OF LOT 4, BLOCK 73, AND WITHIN THE RIGHT OF WAY OF F.M. 2812, PASSING AT 28.13 FEET A COMMON CORNER FOR LOTS 1 AND 4, A TOTAL DISTANCE OF 898.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF LA RESERVA SUBDIVISION PHASE II (RECORDED IN INSTRUMENT NUMBER 3475645, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°00' W, ALONG THE WEST LINE OF LA RESERVA SUBDIVISION PHASE II, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 60.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF F.M. 2812, A TOTAL DISTANCE OF 3,921.28 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF LA RESERVA SUBDIVISION PHASE II AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 81°00' E, ALONG THE SOUTH LINE OF LA RESERVA SUBDIVISION PHASE II, A DISTANCE OF 908.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT (A TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 73, ENGELMAN RESUBDIVISION OF MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTERAS GRANT, ACCORDING TO GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3043716, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 09°00' W, ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No.1 TRACT, A DISTANCE OF 317.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81° 00' W, A DISTANCE OF 1,404.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 15° 17'03" W, A DISTANCE OF 315.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09° 00' E, A DISTANCE OF 5.97 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 81° 00' W, A DISTANCE OF 283.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 09° 00' E, A DISTANCE OF 396.75 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 81° 00' E, A DISTANCE OF 11.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 09° 00' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 3,487.58 FEET FOR THE SOUTH RIGHT OF WAY LINE OF F.M. 2812, A TOTAL DISTANCE OF 3,547.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 91.81 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LA RESERVA SUBDIVISION II, RECORDED IN INSTRUMENT NUMBER 3475645, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

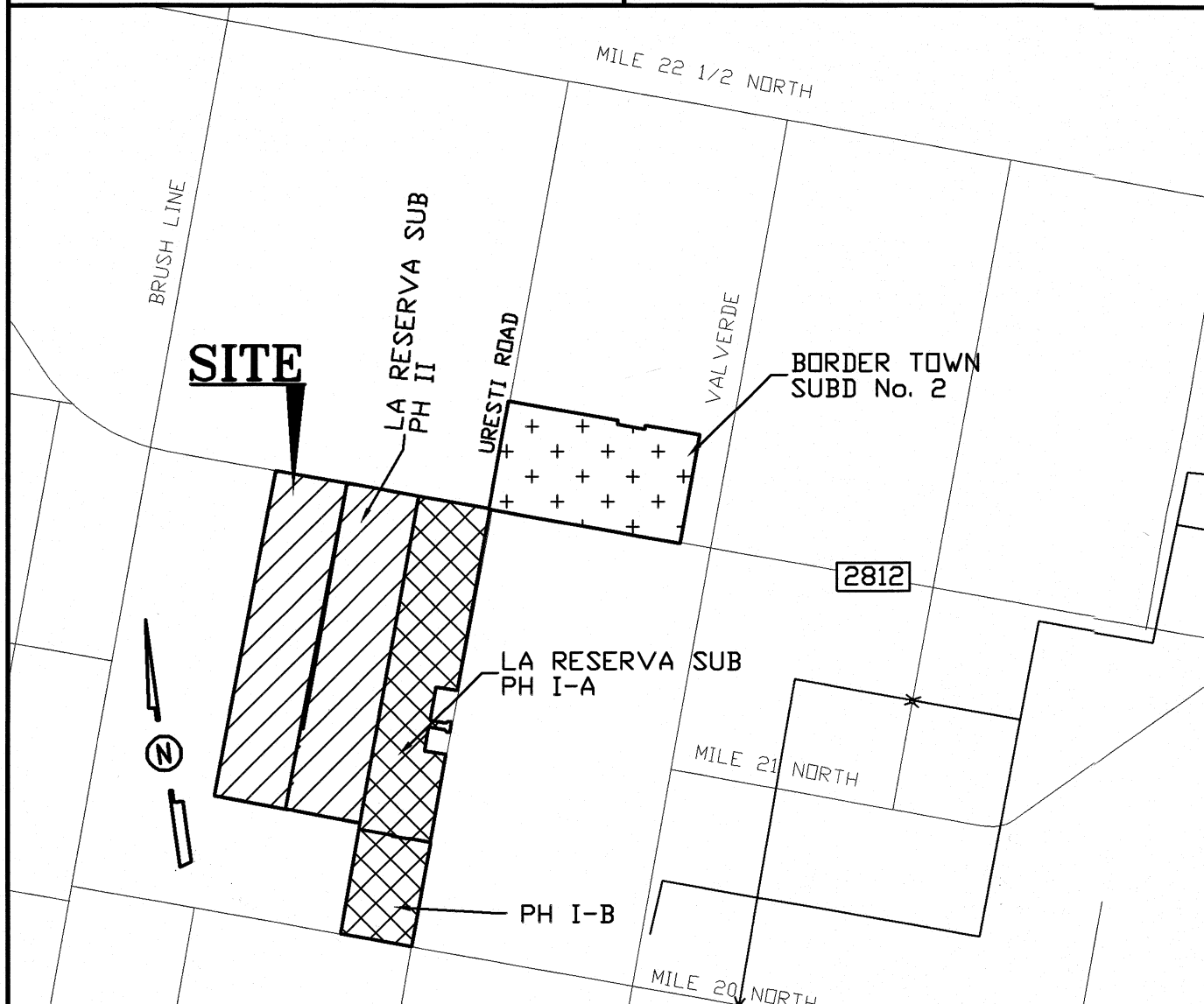
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Signature of Alfonso Quintanilla

JUNE 18, 2024 DATE

LOCATION MAP SCALE 1" = 2000'



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

LA RESERVA SUBDIVISION PHASE III, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 2812 AND SHARP ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). LA RESERVA SUBDIVISION PHASE III, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT HAS OPTED OUT OF THE CITY ETJ. IT LIES IN PRECINCT NO. 4.

PRINCIPAL CONTACTS:

Table with columns: Name, Address, City & Zip, Phone, Fax. Lists contact information for La Reserva Phase II, LLC and Marcó A. González.

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FLOOD ZONE DESIGNATION: ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED. COMMUNITY-PANEL NUMBER 480334 0325 D - REVISED TO REFLECT LOMR MAP REVISED: MAY 17, 2001. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: NOVEMBER 16, 1992 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 2.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" TOP OF CURB 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.
- 3.- LEGEND \* - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- 4.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- 5.- SETBACKS: FRONT: 25.00 FEET, LOTS 265 THRU 282 FRONT: 50.00 FEET, REAR: 15.00 FEET, SIDE: 6.00 FEET, CORNER SIDE: 10.00 FEET, HADALGO COUNTY MOBILE 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.
- 6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LAW, 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.
- 7.- 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 440,832.33 CUBIC FEET ( 10.12 ACRE FEET) OF STORM WATER RUNOFF. REGIONAL DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 6.
- 8.- BENCHMARK NOTE: B.M. No.1- ELEV=78.00, TOP OF INLET LOCATED NEAR THE NORTHEAST CORNER OF THE LOT 330 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM. B.M. No.2- ELEV=79.00 , TOP OF INLET LOCATED NEAR THE NORTHEAST CORNER OF THE LOT 260 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
- 9.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MOBILE 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.
- 10.- 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS.
- 11.- LOTS 259, 310, 311 & 379 SHALL HAVE ACCESS TO 50' STREET AND WILL NOT BE ALLOWED ACCESS ONTO FM 2812.
- 12.- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 13.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 15.-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 SUBDIVISION RULES APPENDIX 3.1.4.
- 19.- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 20.- LOTS 255, 310, 311 AND 379 ARE UTILIZED FOR COMMERCIAL USE AND HAVE DOUBLE FRONTAGE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS AND ALONG ALL INTERNAL STREETS (SAN DIEGO AVENUE & BENITO RAMIREZ AVENUE) TO DENY ACCESS ONTO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 20 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENTS.
- 21.- William Schwarz, President B&M, LLC General Partner , THE OWNER & SUBDIVIDER OF LA RESERVA SUBDIVISION PHASE III, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 22.- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

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 Atama 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 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 executed this instrument this \_\_\_ day of \_\_\_\_\_, 20\_\_

La Reserva Phase II, Ltd. By: William Schwarz, President B&M, LLC General Partner to La Reserva Phase II, Ltd. 900 E. Lakeview Drive McALLEN, TX 78501

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA RESERVA SUBDIVISION PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

THIS PLAN IS HEREBY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DISTRICT PRESIDENT DATE SECRETARY DATE

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, COUNTY JUDGE CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1 CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, RIGHT OF WAY DEPARTMENT CERTIFICATE, REVISION NOTES
- SHEET 2.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; ENGINEER'S & SURVEYOR'S CERTIFICATION; REVISION NOTES
- SHEET 3.- MAP: LOT, STREETS, AND EASEMENT LAYOUT, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; ENGINEER'S & SURVEYOR'S CERTIFICATION; REVISION NOTES
- SHEET 4.- MAP OF WATER DISTRIBUTION SYSTEM, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 5.- MAP OF TOPOGRAPHY AND DRAINAGE, ENGINEER'S CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.
- SHEET 6.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE WITH ENGINEER'S CERTIFICATION, CONSTRUCTION DETAILS, COUNTY CLERK'S RECORDING CERTIFICATE, REVISION NOTES.

REVISION NOTES

Table with columns: No., Sheet, REVISION, Date, Approved

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

La Reserva Phase II, Ltd. By: William Schwarz, President B&M, LLC General Partner AS OWNER OF THE 91.81 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA RESERVA SUBDIVISION PHASE III, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

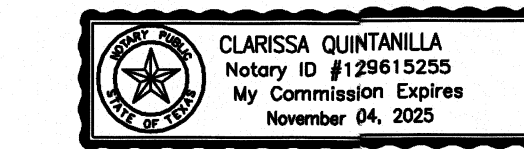
- I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT: (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

La Reserva Phase II, Ltd. By: William Schwarz, President B&M, LLC General Partner to La Reserva Phase II, Ltd. 900 E. Lakeview Drive McALLEN, TX 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared By: William Schwarz, President B&M, LLC General Partner to La Reserva Phase II, Ltd. proved to me through her 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 she 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

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

WE THE UNDERSIGNED CERTIFY that this plat of the LA RESERVA SUBDIVISION PHASE III was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_, 20\_\_

Hidalgo County Judge Date

ATTEST: Hidalgo County Clerk Date

APPROVED BY DRAINAGE DISTRICT:

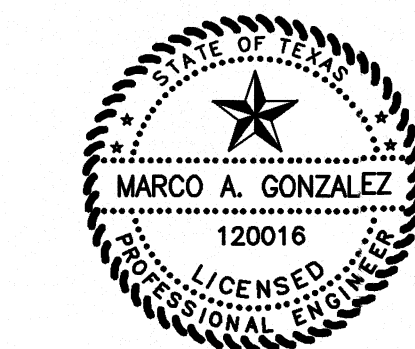
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211( c ). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE 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

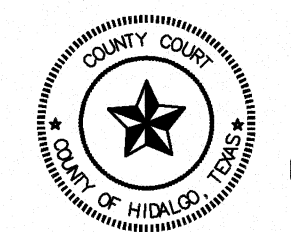
RAUL SESIN, P.E., C.F.M. GENERAL MANAGER DATE

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.



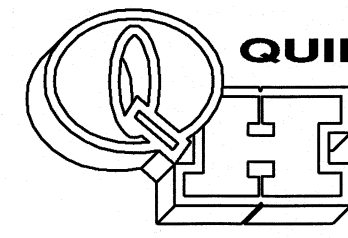
Signature of Marco A. Gonzalez, 1-14-25 DATE



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



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 REGISTRATION NUMBER E-1513 SURVEYING REGISTRATION NUMBER 100411-00 PHONE 956-381-6480 FAX 956-381-0527 ALFONSO@Q&H-ENG.COM

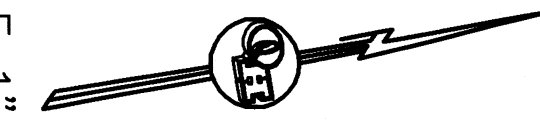
126 LOTS

Table with columns: FILENAME, DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY, SHEET NO. 1 of 6

SUBDIVISION PLAT OF:  
**LA RESERVA SUBDIVISION PHASE III**

A 91.81 ACRE TRACT OF LAND OUT OF LOTS 1, 8, 9, BLOCK 72, AND LOTS 4, 5, 11, 12, 13, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

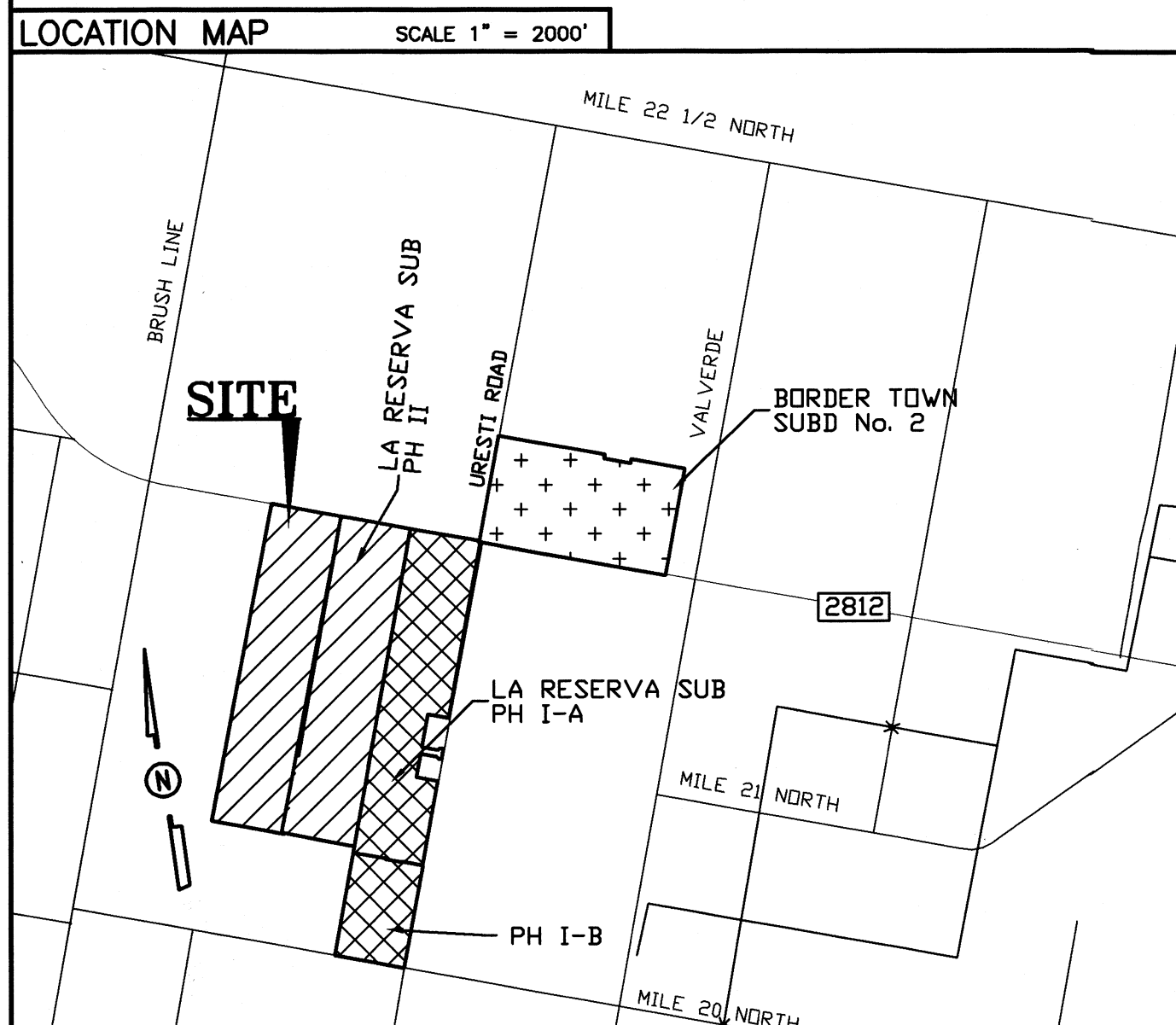
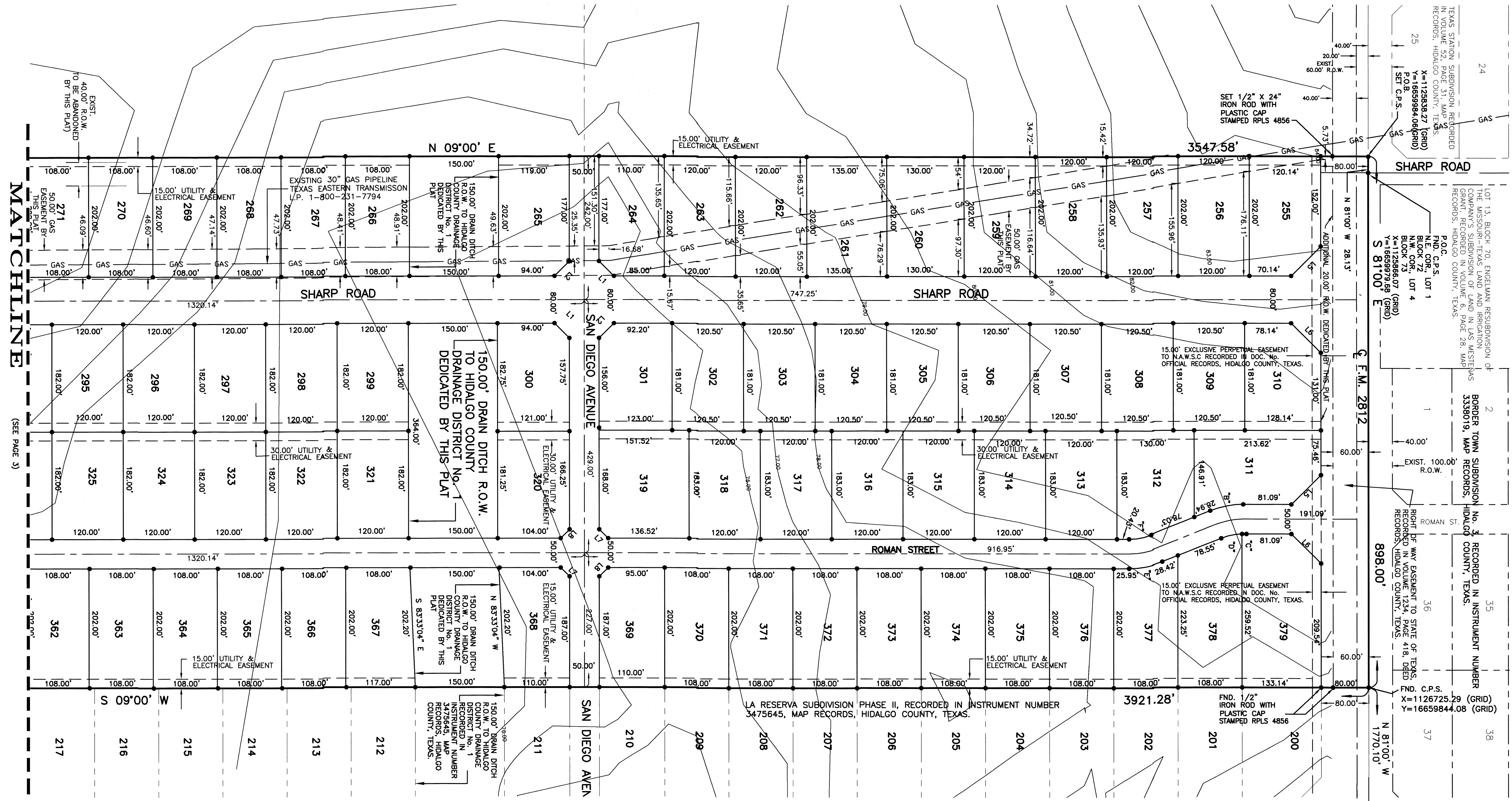
SCALE 1" = 100'



| CURVE | DELTA      | RADIUS  | LENGTH | CHORD  |
|-------|------------|---------|--------|--------|
| "A"   | 70°00'00"  | 50.00'  | 61.09' | 57.36' |
| "B"   | 21°46'48"  | 150.00' | 57.02' | 56.68' |
| "C"   | 358°49'34" | 100.00' | 2.05'  | 2.05'  |
| "D"   | 20°36'22"  | 100.00' | 35.96' | 35.77' |
| "E"   | 21°46'48"  | 150.00' | 57.02' | 56.68' |
| "F"   | 21°46'48"  | 100.00' | 38.01' | 37.78' |

| DATA | BEARING       | LENGTH |
|------|---------------|--------|
| L1   | S 54°00'00" W | 35.36' |
| L2   | N 36°00'00" W | 35.36' |
| L3   | N 54°00'00" E | 42.43' |
| L4   | S 36°00'00" E | 42.43' |
| L5   | S 54°00'00" E | 70.71' |
| L6   | N 36°00'00" E | 70.71' |
| L7   | N 54°00'00" E | 21.21' |
| L8   | S 36°00'00" E | 21.21' |

| LOT     | S.F.     | AC.  |
|---------|----------|------|
| 255     | 23017.79 | 0.53 |
| 256-259 | 24240.00 | 0.56 |
| 260     | 26260.00 | 0.67 |
| 261     | 27269.99 | 0.56 |
| 262-263 | 23725.50 | 0.54 |
| 264     | 21907.50 | 0.50 |
| 265     | 23725.50 | 0.54 |
| 266-273 | 21816.00 | 0.50 |
| 274     | 24221.79 | 0.54 |
| 275     | 21972.00 | 0.50 |
| 276-280 | 21816.00 | 0.50 |
| 281     | 43380.10 | 0.99 |
| 282     | 41595.25 | 0.95 |
| 283     | 21782.03 | 0.50 |
| 284     | 21788.87 | 0.50 |
| 285     | 24148.30 | 0.55 |
| 286-290 | 21785.40 | 0.50 |
| 291     | 24010.80 | 0.55 |
| 292     | 25783.04 | 0.59 |
| 293-299 | 21840.00 | 0.50 |
| 300     | 21800.25 | 0.50 |
| 301     | 21950.50 | 0.50 |
| 302-309 | 21810.50 | 0.50 |
| 310     | 21942.90 | 0.51 |
| 311     | 26178.68 | 0.60 |
| 312     | 22136.65 | 0.51 |
| 313-318 | 21960.00 | 0.50 |
| 319     | 27615.66 | 0.63 |
| 320     | 21818.75 | 0.50 |
| 321-322 | 21840.00 | 0.50 |
| 323     | 25783.04 | 0.59 |
| 324     | 24010.80 | 0.55 |
| 330-334 | 21785.40 | 0.50 |
| 335     | 24348.30 | 0.56 |
| 336     | 21888.40 | 0.50 |
| 337     | 21780.95 | 0.50 |
| 338     | 22135.17 | 0.51 |
| 339     | 21897.24 | 0.50 |
| 340     | 21782.04 | 0.50 |
| 341-345 | 21780.14 | 0.50 |
| 346     | 21781.20 | 0.50 |
| 347     | 33734.00 | 0.77 |
| 348     | 22077.20 | 0.51 |
| 349-357 | 21795.80 | 0.50 |
| 358     | 21780.09 | 0.50 |
| 359     | 24221.78 | 0.56 |
| 360-366 | 21816.00 | 0.50 |
| 367     | 22724.99 | 0.52 |
| 368     | 23016.49 | 0.53 |
| 370-378 | 21816.00 | 0.50 |
| 377     | 22433.47 | 0.52 |
| 378     | 26359.35 | 0.61 |
| 379     | 33303.33 | 0.76 |



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.F.L.S. No. 4856

JUNE 18, 2024  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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



*Marco A. Gonzalez*  
MARCO A. GONZALEZ  
P.E. No. 120016

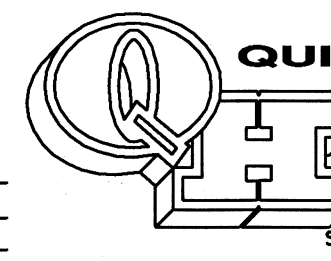
3-7-25  
DATE

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

LA RESERVA SUBDIVISION PHASE III, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 2812 AND SHARP ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). LA RESERVA SUBDIVISION PHASE III, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT HAS OPTED OUT OF THE CITY ETJ. IT LIES IN PRECINCT No. 4.

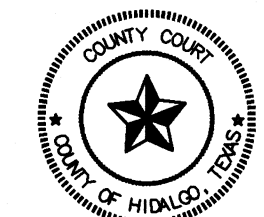
PRINCIPAL CONTACTS:

| Name   | Address                 | City & Zip         | Phone         | Fax      |
|--|-------------------------|--------------------|---------------|----------|
| OWNER: La Reserva Phase II, Ltd.<br>BY: William Schwarz, President<br>B&M, LLC General Partner<br>to La Reserva Phase II, Ltd. | 900 EAST LAKEVIEW DRIVE | McALLEN, TX 78501  | (956)620-8400 |          |
| ENGINEER: MARCO A. GONZALEZ  | 124 E. STUBBS           | EDINBURG, TX 78539 | (956)381-6480 | 381-0527 |
| SURVEYOR: ALFONSO QUINTANILLA  | 124 E. STUBBS           | EDINBURG, TX 78539 | (956)381-6480 | 381-0527 |



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

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



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

126 LOTS

| FILE NAME   | DATE PREPARED | PREPARED BY | CHECKED BY | APPROVED BY |
|---|---------------|-------------|------------|-------------|
| F:\DATA\SUBD_EDINBURG\LA RESERVA SUBD PH III\PLAT | 3-18-2024     | LG          |            |             |
|   | DATE REVISED  | REVISED BY  | CHECKED BY | APPROVED BY |

SHEET NO.  
2 of 6

DATE OF PREPARATION: MARCH 21, 2024

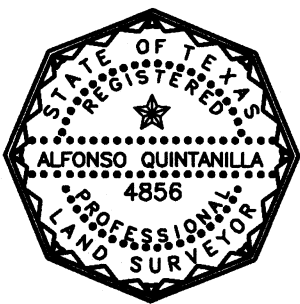
SUBDIVISION PLAT OF:  
**LA RESERVA SUBDIVISION PHASE III**

A 91.81 ACRE TRACT OF LAND OUT OF LOTS 1, 8, 9, BLOCK 72, AND LOTS 4, 5, 11, 12, 13, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2352293, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SCALE 1" = 100'

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.S. No. 4856

JUNE 18, 2024  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

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



*Marco A. Gonzalez*  
MARCO A. GONZALEZ  
P.E. No. 120016

3-7-25  
DATE

| CURVE | DELTA      | RADIUS  | LENGTH | CHORD  |
|-------|------------|---------|--------|--------|
| "A"   | 70°00'00"  | 50.00'  | 61.09' | 57.36' |
| "B"   | 21°46'48"  | 150.00' | 57.02' | 56.68' |
| "C"   | 358°49'34" | 100.00' | 2.05'  | 2.05'  |
| "D"   | 20°36'22"  | 100.00' | 35.96' | 35.77' |
| "E"   | 21°46'48"  | 150.00' | 57.02' | 56.68' |
| "F"   | 21°46'48"  | 100.00' | 38.01' | 37.78' |

| LINE DATA TABLE |               |        |
|-----------------|---------------|--------|
| DATA            | BEARING       | LENGTH |
| L1              | S 54°00'00" W | 35.36' |
| L2              | N 36°00'00" W | 35.36' |
| L3              | N 54°00'00" E | 42.43' |
| L4              | S 36°00'00" E | 42.43' |
| L5              | S 54°00'00" E | 70.71' |
| L6              | N 36°00'00" E | 70.71' |
| L7              | N 54°00'00" E | 21.21' |
| L8              | S 36°00'00" E | 21.21' |

| AREA DATA TABLE |          |      |
|-----------------|----------|------|
| LOT             | S.F.     | AC.  |
| 255             | 23017.79 | 0.53 |
| 256-259         | 24240.00 | 0.56 |
| 260             | 26260.00 | 0.67 |
| 261             | 27269.99 | 0.56 |
| 262-263         | 23725.50 | 0.54 |
| 264             | 21907.50 | 0.50 |
| 265             | 23725.50 | 0.54 |
| 266-273         | 21816.00 | 0.50 |
| 274             | 24221.79 | 0.54 |
| 275             | 21972.00 | 0.50 |
| 276-280         | 21816.00 | 0.50 |
| 281             | 43380.10 | 0.99 |
| 282             | 41595.25 | 0.95 |
| 283             | 21782.03 | 0.50 |
| 284             | 21788.87 | 0.50 |
| 285             | 24148.30 | 0.55 |
| 286-290         | 21785.40 | 0.50 |
| 291             | 24010.80 | 0.55 |
| 292             | 25783.04 | 0.59 |
| 293-299         | 21840.00 | 0.50 |
| 300             | 21800.25 | 0.50 |
| 301             | 21950.50 | 0.50 |
| 302-309         | 21810.50 | 0.50 |
| 310             | 21942.90 | 0.51 |
| 311             | 26178.68 | 0.60 |
| 312             | 22136.65 | 0.51 |
| 313-318         | 21960.00 | 0.50 |
| 319             | 27615.66 | 0.63 |
| 320             | 21818.75 | 0.50 |
| 321-327         | 21840.00 | 0.50 |
| 328             | 25783.04 | 0.59 |
| 329             | 24010.80 | 0.55 |
| 330-334         | 21785.40 | 0.50 |
| 335             | 24348.30 | 0.56 |
| 336             | 21888.40 | 0.50 |
| 337             | 21780.95 | 0.50 |
| 338             | 22135.17 | 0.51 |
| 339             | 21897.24 | 0.50 |
| 340             | 21782.04 | 0.50 |
| 341-345         | 21780.14 | 0.50 |
| 346             | 21781.20 | 0.50 |
| 347             | 33734.00 | 0.77 |
| 348             | 22077.20 | 0.51 |
| 349-357         | 21795.80 | 0.50 |
| 358             | 21780.09 | 0.50 |
| 359             | 24221.78 | 0.56 |
| 360-366         | 21816.00 | 0.50 |
| 367             | 22724.99 | 0.52 |
| 368             | 23016.49 | 0.53 |
| 370-376         | 21816.00 | 0.50 |
| 377             | 22433.47 | 0.52 |
| 378             | 26359.35 | 0.61 |
| 379             | 33303.33 | 0.76 |

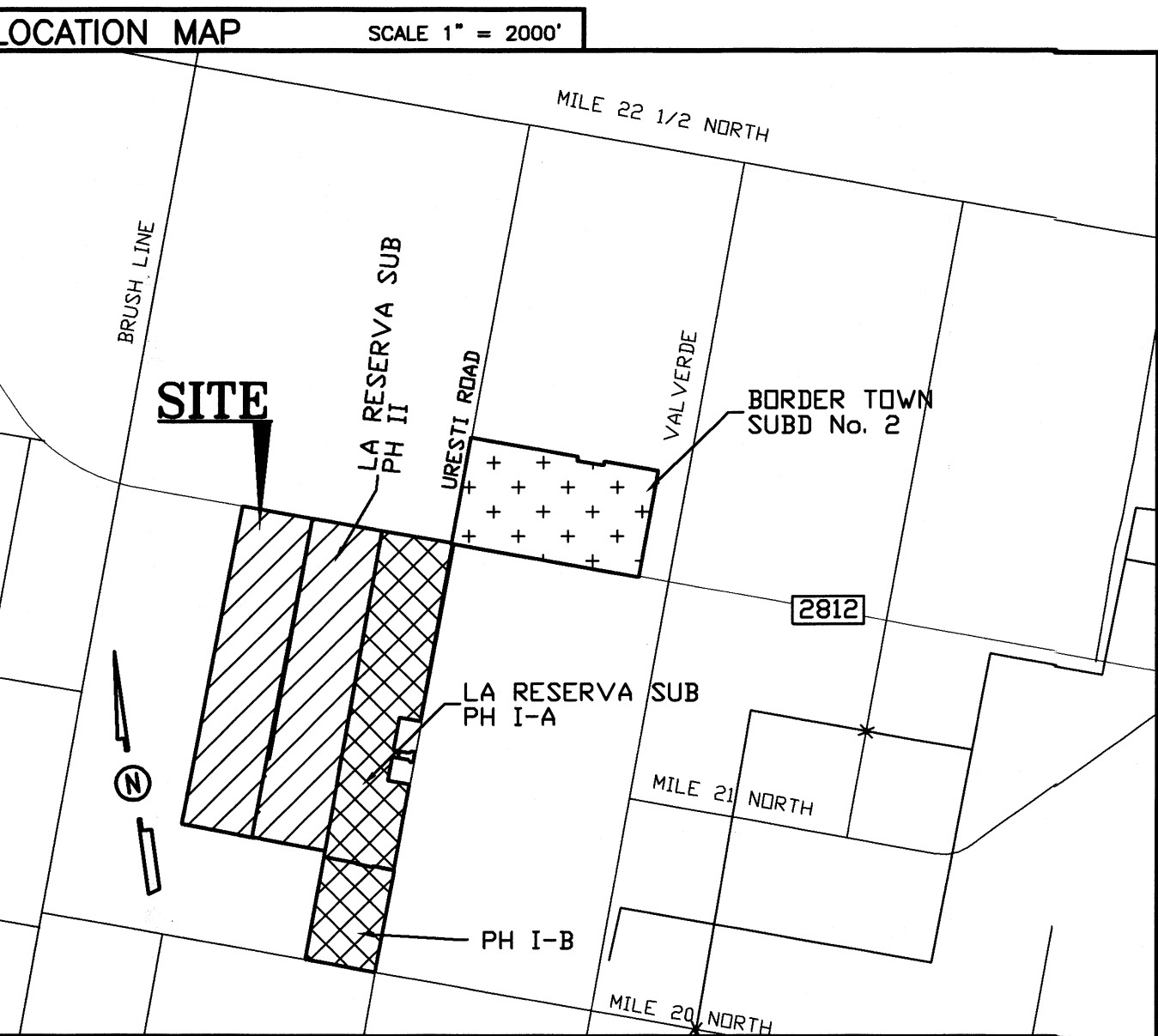
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

LA RESERVA SUBDIVISION PHASE III, IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE SOUTHEAST CORNER OF THE INTERSECTION OF FM 2812 AND SHARP ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). LA RESERVA SUBDIVISION PHASE III, LIES APPROXIMATELY 3.00 MILES FROM THE CITY LIMITS AND IT HAS OPTED OUT OF THE CITY ETC. IT LIES IN PRECINCT No. 4.

PRINCIPAL CONTACTS:

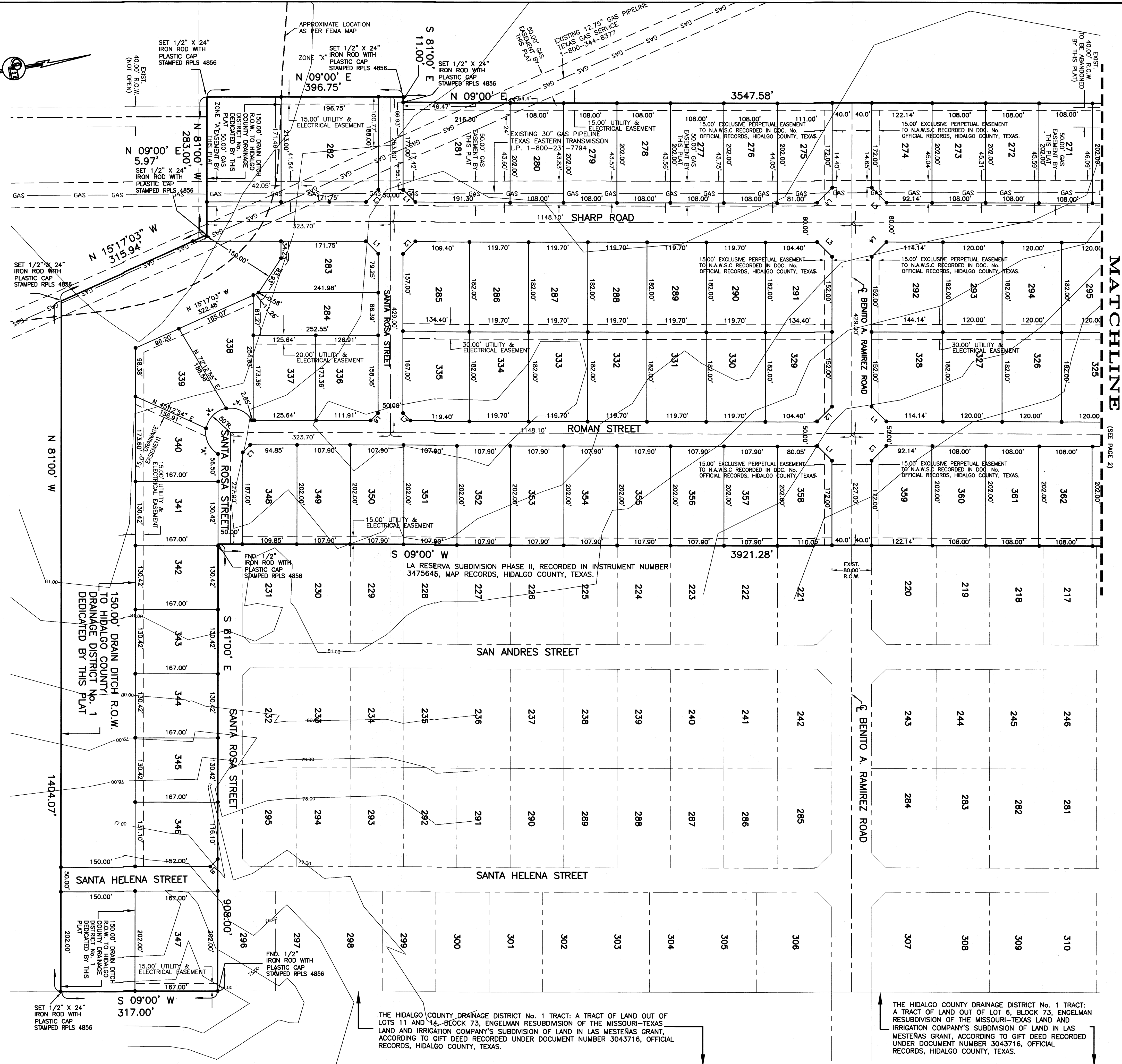
| Name  | Address                 | City & Zip        | Phone              | Fax                    |
|---|-------------------------|-------------------|--------------------|------------------------|
| La Reserva Phase II, Ltd.<br>By: William Schwarz, President<br>B&M, LLC General Partner<br>to La Reserva Phase II, Ltd. | 900 EAST LAKEVIEW DRIVE | McALLEN, TX 78501 | (956)420-9400      |                        |
| OWNER:  | MARCO A. GONZALEZ       | 124 E. STUBBS     | EDINBURG, TX 78539 | (956)381-6480 381-0527 |
| ENGINEER:   | MARCO A. GONZALEZ       | 124 E. STUBBS     | EDINBURG, TX 78539 | (956)381-6480 381-0527 |
| SURVEYOR:   | ALFONSO QUINTANILLA     | 124 E. STUBBS     | EDINBURG, TX 78539 | (956)381-6480 381-0527 |

**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



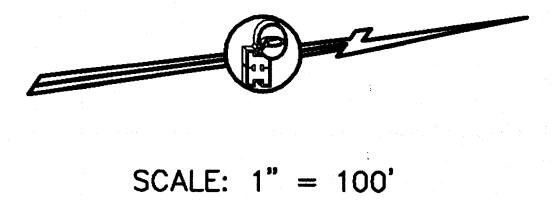
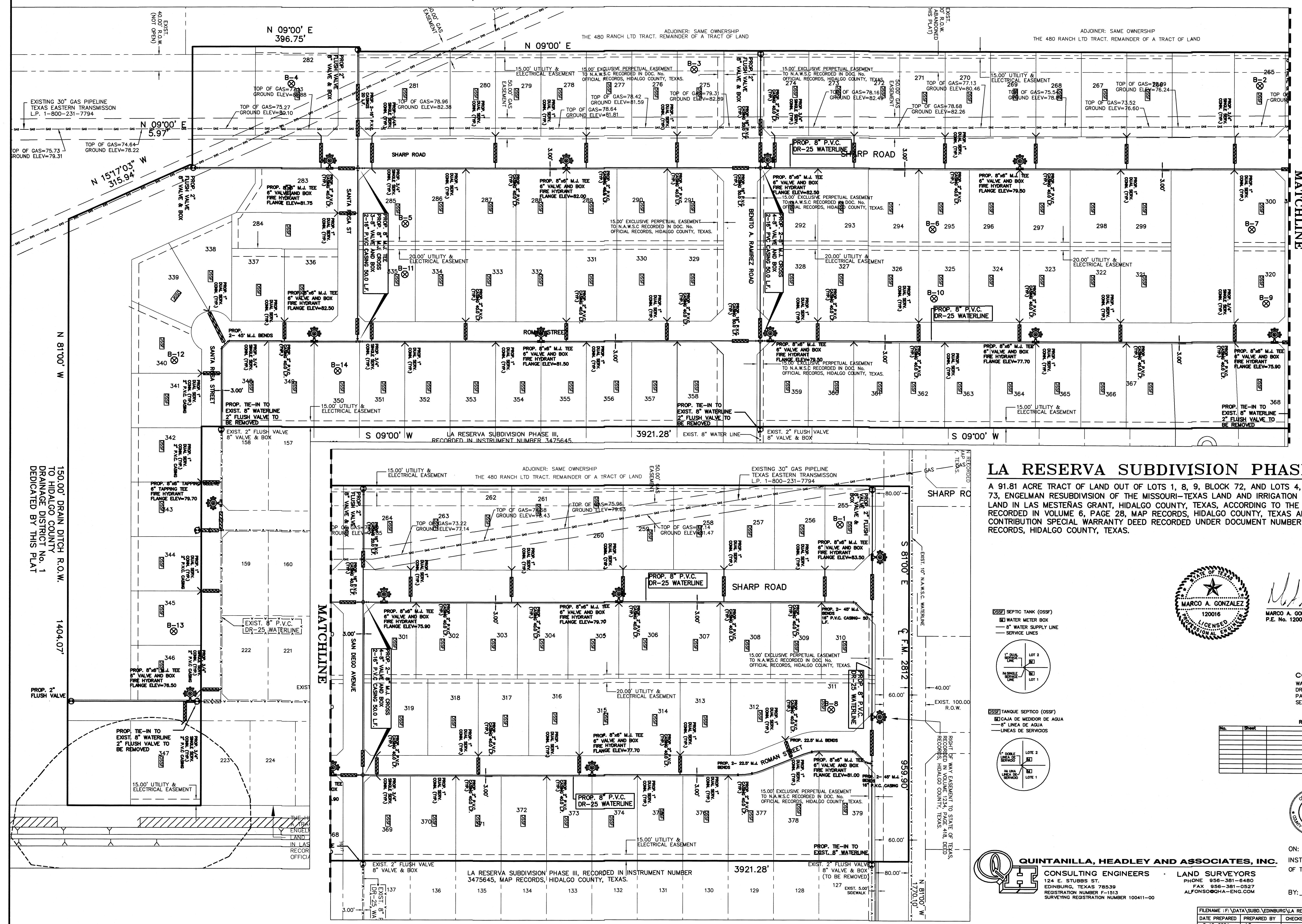
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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



THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT: A TRACT OF LAND OUT OF LOTS 11 AND 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTEÑAS GRANT, ACCORDING TO GIFT DEED RECORDED UNDER DOCUMENT NUMBER 3043716, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

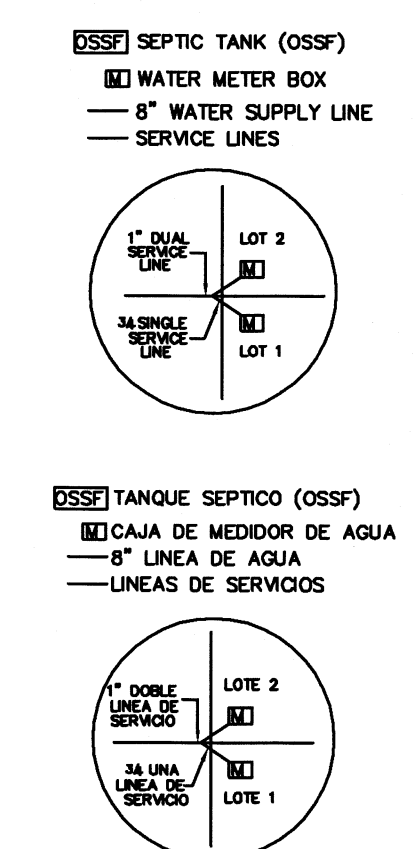


**LA RESERVA SUBDIVISION PHASE III**

A 91.81 ACRE TRACT OF LAND OUT OF LOTS 1, 8, 9, BLOCK 72, AND LOTS 4, 5, 11, 12, 13, & 14, BLOCK 73, ENGLMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3270884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



*Marco A. Gonzalez*  
 MARCO A. GONZALEZ  
 P.E. No. 120016  
 DATE 3-7-25

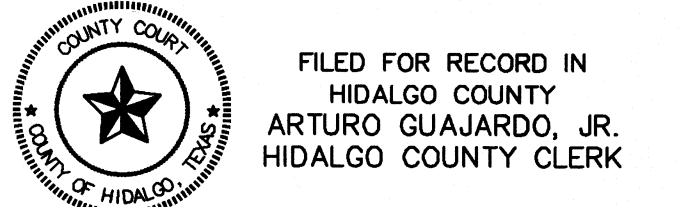


**COST ESTIMATE**

|                        |    |
|------------------------|----|
| WATER DISTRIBUTION:    | \$ |
| DRAINAGE IMPROVEMENTS: | \$ |
| PAVING IMPROVEMENTS:   | \$ |
| SEWER IMPROVEMENTS:    | \$ |

**REVISION NOTES**

| No. | Sheet | REVISION | Date | Approved |
|-----|-------|----------|------|----------|
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |

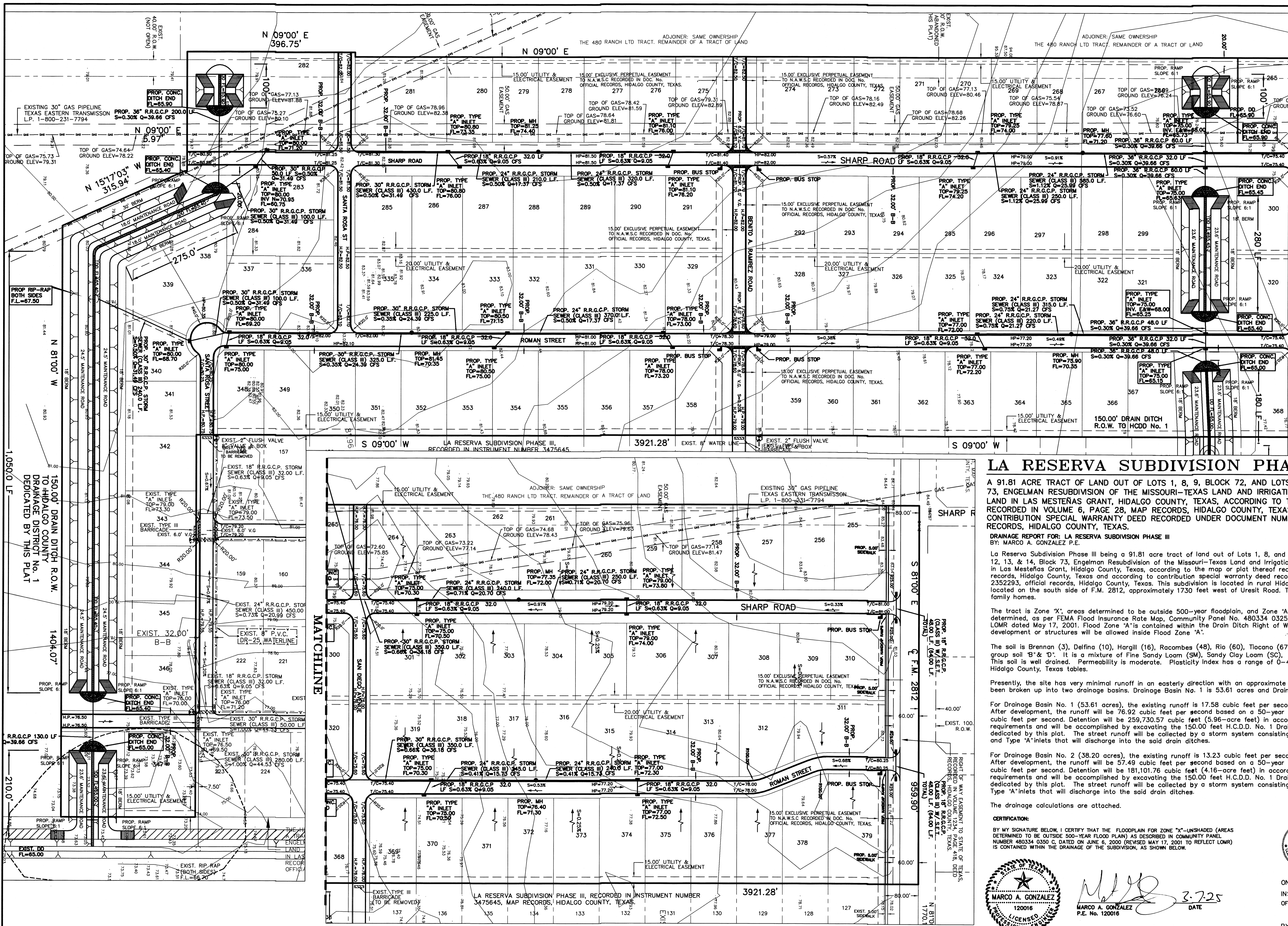


FILED FOR RECORD IN  
 HIDALGO COUNTY  
 ARTURO GUJARDO, JR.  
 HIDALGO COUNTY CLERK

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS · LAND SURVEYORS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 77539  
 REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00  
 PHONE 936-381-6480  
 FAX 936-381-0527  
 ALFONSO@QHA-ENG.COM

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

|   |             |            |             |  |                     |
|---|-------------|------------|-------------|--|---------------------|
| FILENAME: F:\DATA\SUBD\EDINBURG\LA RESERVA SUBD PH III\PLAT |             |            |             |  |                     |
| DATE PREPARED   | PREPARED BY | CHECKED BY | APPROVED BY |  | SHEET NO.<br>4 of 7 |
| 3-18-2024   | LG          |            |             |  |                     |
| DATE REVISED  | REVISED BY  | CHECKED BY | APPROVED BY |  |                     |



MATCHLINE



SCALE: 1" = 100'

**COST ESTIMATE**

|                        |    |
|------------------------|----|
| WATER DISTRIBUTION:    | \$ |
| DRAINAGE IMPROVEMENTS: | \$ |
| PAVING IMPROVEMENTS:   | \$ |
| SEWER IMPROVEMENTS:    | \$ |

### LA RESERVA SUBDIVISION PHASE III

A 91.81 ACRE TRACT OF LAND OUT OF LOTS 1, 8, 9, BLOCK 72, AND LOTS 4, 5, 11, 12, 13, & 14, BLOCK 73, ENGLAND RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTEÑAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3270884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT FOR: LA RESERVA SUBDIVISION PHASE III**  
 BY: MARCO A. GONZALEZ P.E.

La Reserva Subdivision Phase III being a 91.81 acre tract of land out of Lots 1, 8, and 9, Block 72, and Lots 4, 5, 11, 12, 13, & 14, Block 73, England Resubdivision of the Missouri-Texas Land and Irrigation Company's Subdivision of Land in Las Mesteñas Grant, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 6, page 28, map records, Hidalgo County, Texas and according to contribution special warranty deed recorded under document number 2352293, official records, Hidalgo County, Texas. This subdivision is located in rural Hidalgo County. The property is located on the south side of F.M. 2812, approximately 1730 feet west of Uresit Road. The side will consist of 125 single family homes.

The tract is Zone "X", areas determined to be outside 500-year floodplain, and Zone "A", no base flood elevation determined, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000, with a LOMR dated May 17, 2001. Flood Zone "A" is contained within the Drain Ditch Right of Way dedicated by this plat. No development or structures will be allowed inside Flood Zone "A".

The soil is Brennan (3), Delfino (16), Hargill (16), Racombes (48), Rio (60), Tiocono (67), and Wilacy (70&71) and is group soil "B" & "D". It is a mixture of Fine Sandy Loam (SM), Sandy Clay Loam (SC), Clay Loam (CL), & Clay (CH). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 0-49. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an easterly direction with an approximate 1% slope. The subdivision has been broken up into two drainage basins. Drainage Basin No. 1 is 53.61 acres and Drainage Basin No. 2 is 38.20 acres.

For Drainage Basin No. 1 (53.61 acres), the existing runoff is 17.58 cubic feet per second based on a 10-year storm. After development, the runoff will be 76.92 cubic feet per second based on a 50-year storm for an increase of 59.34 cubic feet per second. Detention will be 259,730.57 cubic feet (5.96-acre feet) in accordance with the County's drainage requirements and will be accomplished by excavating the 150.00 feet H.C.D.D. No. 1 Drain Ditch right of way being dedicated by this plat. The street runoff will be collected by a storm system consisting of 18" 24", 30", and 36" pipes and Type "A" inlets that will discharge into the said drain ditches.

For Drainage Basin No. 2 (38.20 acres), the existing runoff is 13.23 cubic feet per second based on a 10-year storm. After development, the runoff will be 57.93 cubic feet per second based on a 50-year storm for an increase of 44.26 cubic feet per second. Detention will be 181,101.76 cubic feet (4.16-acre feet) in accordance with the County's drainage requirements and will be accomplished by excavating the 150.00 feet H.C.D.D. No. 1 Drain Ditch right of way being dedicated by this plat. The street runoff will be collected by a storm system consisting of 18" 24", and 30" pipes and Type "A" inlets that will discharge into the said drain ditches.

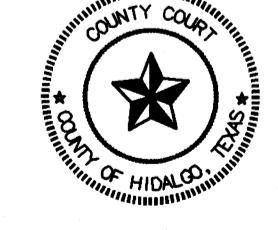
The drainage calculations are attached.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



*Marco A. Gonzalez*  
 MARCO A. GONZALEZ  
 P.E. No. 120016  
 DATE 3-7-25



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\SUBD\EDINBURG\LA RESERVA SUBD PH III\PLAT |       |
| DATE PREPARED: 3-18-2024                                    | LG    |
| DATE REVISED: _____   | _____ |

**SHEET NO.**  
5 of 7

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-8480  
 EDINBURG, TEXAS 77533 FAX 956-381-0927  
 REGISTRATION NUMBER F-1813 ALFONSO@QHA-ENG.COM  
 SURVEYING REGISTRATION NUMBER 104411-00

# LA RESERVA SUBDIVISION PHASE III

A 91.81 ACRE TRACT OF LAND OUT OF LOTS 1, 8, 9, BLOCK 72, AND LOTS 4, 5, 11, 12, 13, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3270884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR LA RESERVA SUBDIVISION PHASE III:  
BY MARCO A. GONZALEZ, P.E.

## WATER SUPPLY: Description and Costs.

LA RESERVA SUBDIVISION PHASE III 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 10" DIAMETER WATERLINE ALONG THE NORTH SIDE OF F.M. 2812 AND AN EXISTING 8" DIAMETER WATERLINE ALONG THE SOUTH SIDE OF F.M. 2812.

THE WATER SYSTEM FOR LA RESERVA SUBDIVISION PHASE III CONSISTS OF AN 8" DIAMETER WATERLINE THAT TIES INTO THE EXISTING 8" DIAMETER WATERLINE AND RUNS WEST ALONG THE SOUTH SIDE OF F.M. 2812, AND CONTINUES SOUTH ALONG THE EAST SIDE OF ROMAN STREET MAKING A LOOP WITH THE EXISTING 8" DIAMETER WATERLINE ON THE NORTH SIDE OF SANTA ROSA STREET. ANOTHER 8" DIAMETER WATERLINE CONNECTS WITH THE 10" DIAMETER WATERLINE AND RUNS SOUTH ALONG THE EAST SIDE OF SHARP ROAD ENDING WITH A 2" FLUSH VALVE ON THE SOUTHWEST CORNER OF LOT 283.

THREE ADDITIONAL 8" DIAMETER WATERLINES RUN ALONG THE NORTH SIDE OF SAN DIEGO AVENUE, BENITO A. RAMIREZ ROAD AND SANTA ROSA STREET. THE THREE WATERLINES MAKE A LOOP WITH THE TWO 8" DIAMETER WATERLINES THAT RUN ON SHARP ROAD AND ROMAN STREET.

FROM THE 8" WATERLINE, FIFTY SIX (56) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND THIRTEEN (13) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

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 \$ \_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT 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 HAS INSTALLED TWELVE (12) FIRE HYDRANTS AT A UNIT COST OF \$ \_\_\_\_\_ FOR A TOTAL COST OF \$ \_\_\_\_\_. 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.

## SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM LA RESERVA SUBDIVISION PHASE III 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 COUNTING 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:

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 FOURTEEN (14) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 255, 265, 275, 282, 285, 295, 300, 311, 320, 325, 335, 340, 345 AND 350. (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.

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 ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES—THESE FACILITIES ARE FULLY CONSTRUCTED WITH INSTALLATION OF WATER METERS INCLUDING FEES. AT A TOTAL COST OF \$ \_\_\_\_\_ PER LOT.

SEWAGE FACILITIES—THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.

## REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION LA RESERVA SUBDIVISION PHASE III:

POR MARCO A. GONZALEZ, P.E.

## PROVISION DE AGUA: Descripción y Gastos.

LA RESERVA SUBDIVISION PHASE III 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 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 UNA LINEA EXISTENTE DE 10" DE DIAMETRO DE AGUA POR EL LADO NORTE DE LA CALLE FM 2812 Y UNA LINEA EXISTENTE DE 8" DE DIAMETRO SOBRE EL LADO SUR DE LA CALLE F.M. 2812.

EL SISTEMA DE AGUA PARA LA RESERVA SUBDIVISION PHASE III CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA Y CORRE OESTE POR EL LADO SUR DE LA CALLE FM 2812. LA LINEA CONTINUA SUR POR EL LADO ESTE DE LA CALLE ROMAN STREET, HACIENDO UN BUQUE CON LA LINEA EXISTENTE DE 8" DE DIAMETRO EN EL LADO NORTE DE LA CALLE SANTA ROSA STREET. OTRA LINEA DE 8" DE DIAMETRO SE CONECTA CON LA LINEA EXISTENTE DE 10" DE DIAMETRO Y CORRE SUR POR EL LADO ESTE DE LA CALLE SHARP ROAD Y TERMINA CON UNA VALVULITA DE 2 PULGADAS EN LA ESQUINA SURESTE DEL LOTE 283.

TRES LINEAS DE AGUA DE 8" DE DIAMETRO CORREN POR EL LADO NORTE DE LA CALLE SAN DIEGO AVENUE, BENITO A. RAMIREZ Y LA CALLE SANTA ROSA STREET. LAS TRES LINEAS DE AGUA HACEN UN BUQUE CON LAS DOS LINEAS DE 8" DE DIAMETRO QUE CORREN POR LAS CALLES SHARP ROAD Y ROMAN STREET.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CINCUENTA Y SEIS (56) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE PULGADA, Y TRECE (13) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE.

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 CAJAS DE LOS MEDIDORES DE AGUA HA SIDO INSTALADO A UN COSTO TOTAL DE US\$ \_\_\_\_\_ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ \_\_\_\_\_ O US\$ \_\_\_\_\_ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, COMEXION MEMBRASAS, 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 HA INSTALADO DOCE (12) Bocas DE REGO (FIRE HYDRANT) A UN COSTO DE US\$ \_\_\_\_\_ POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL US\$ \_\_\_\_\_. 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 LA RESERVA SUBDIVISION PHASE III TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENVISE 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.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. 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) HIZO CINCO (5) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 255, 265, 275, 282, 285, 295, 300, 311, 320, 325, 335, 340, 345 Y 350. (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 I) 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.

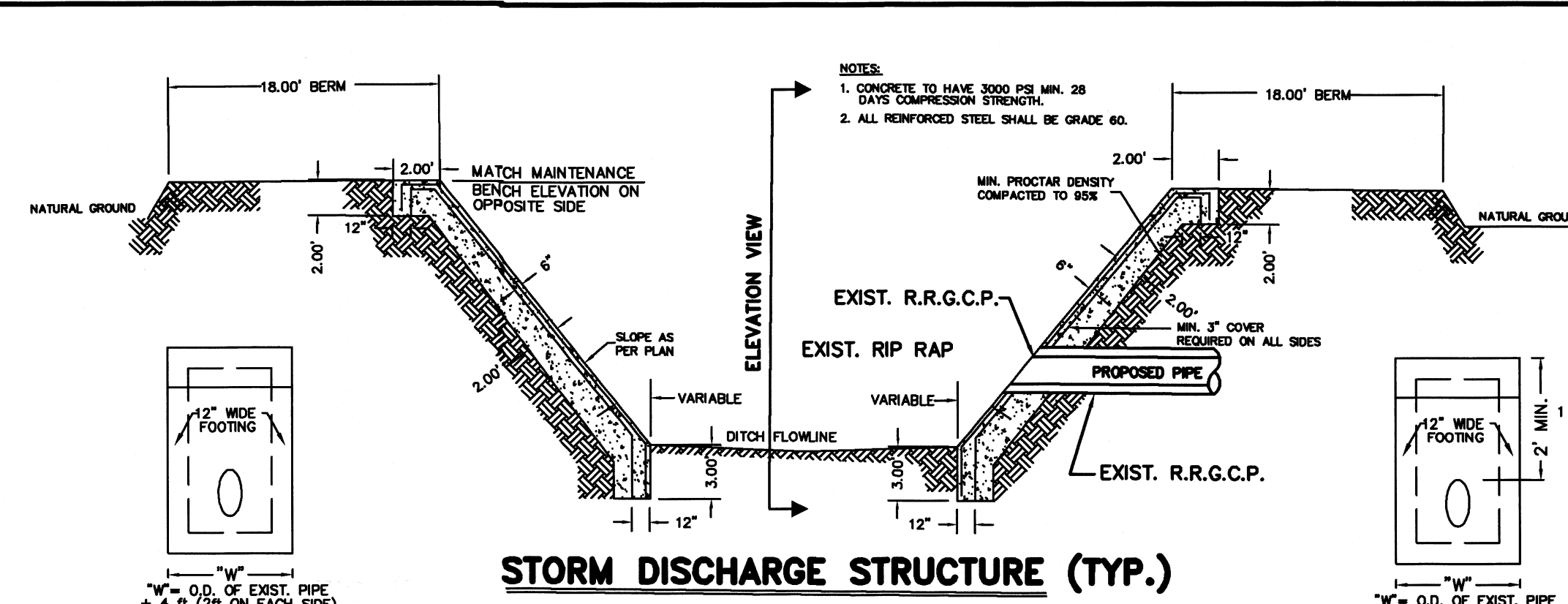
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ \_\_\_\_\_ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE US\$ \_\_\_\_\_. EL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

## CERTIFICACION:

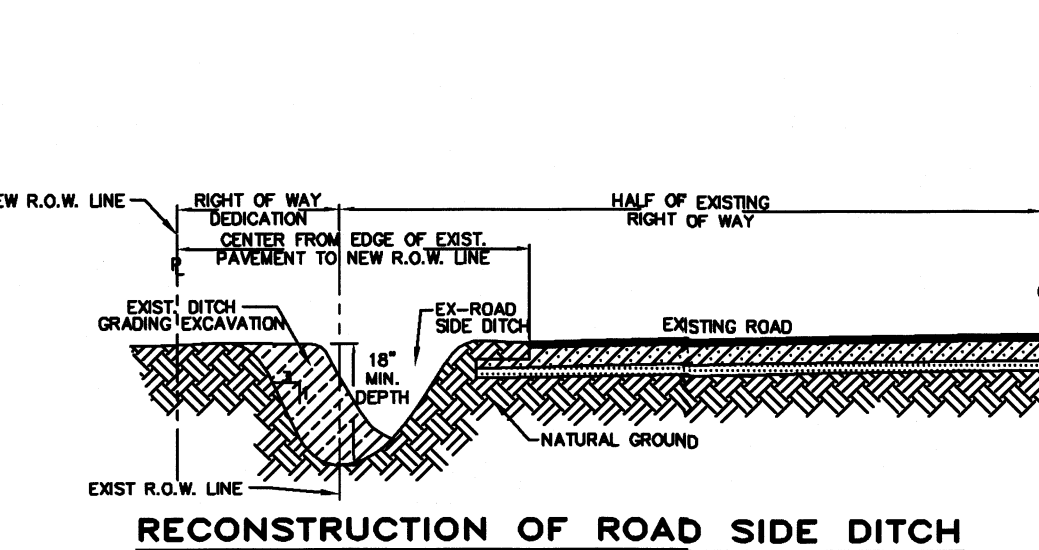
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR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

AGUA: EL SISTEMA DE AGUA FUE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ \_\_\_\_\_ O US\$ \_\_\_\_\_ POR LOTE.

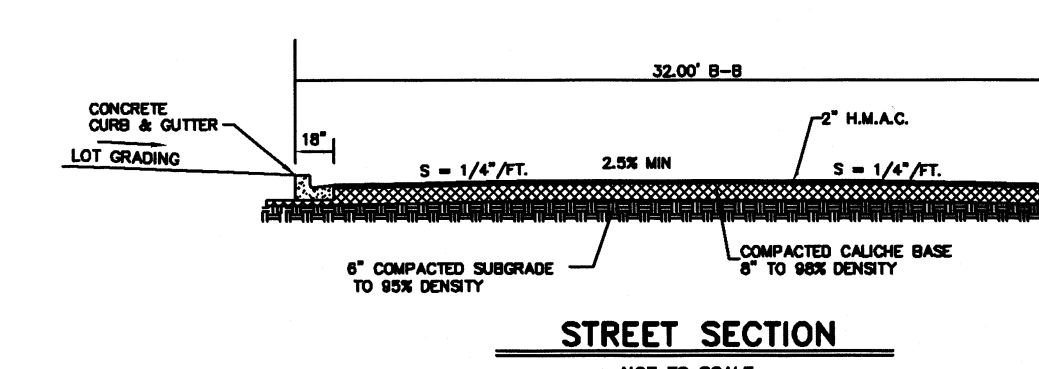
DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ \_\_\_\_\_ POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$ \_\_\_\_\_ PARA TODA LA SUBDIVISION.



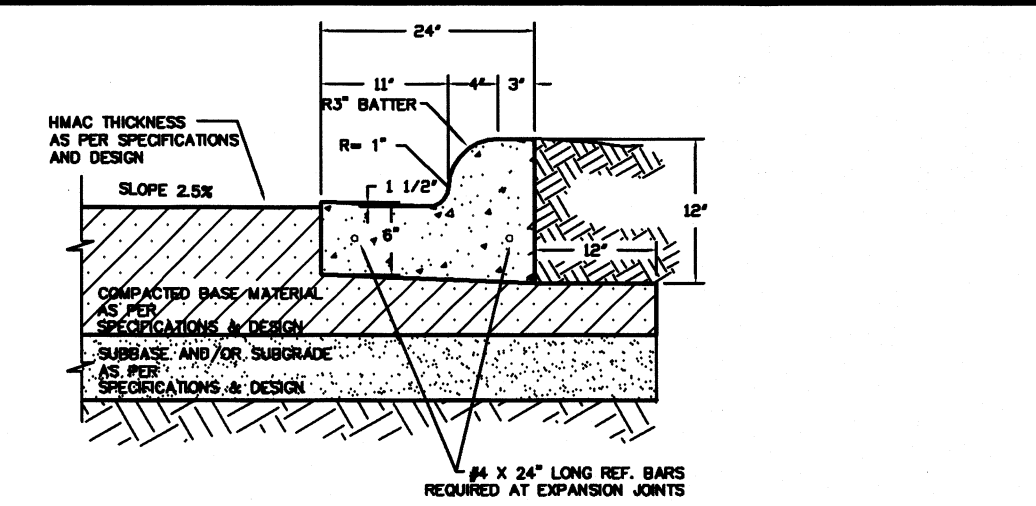
STORM DISCHARGE STRUCTURE (TYP.)



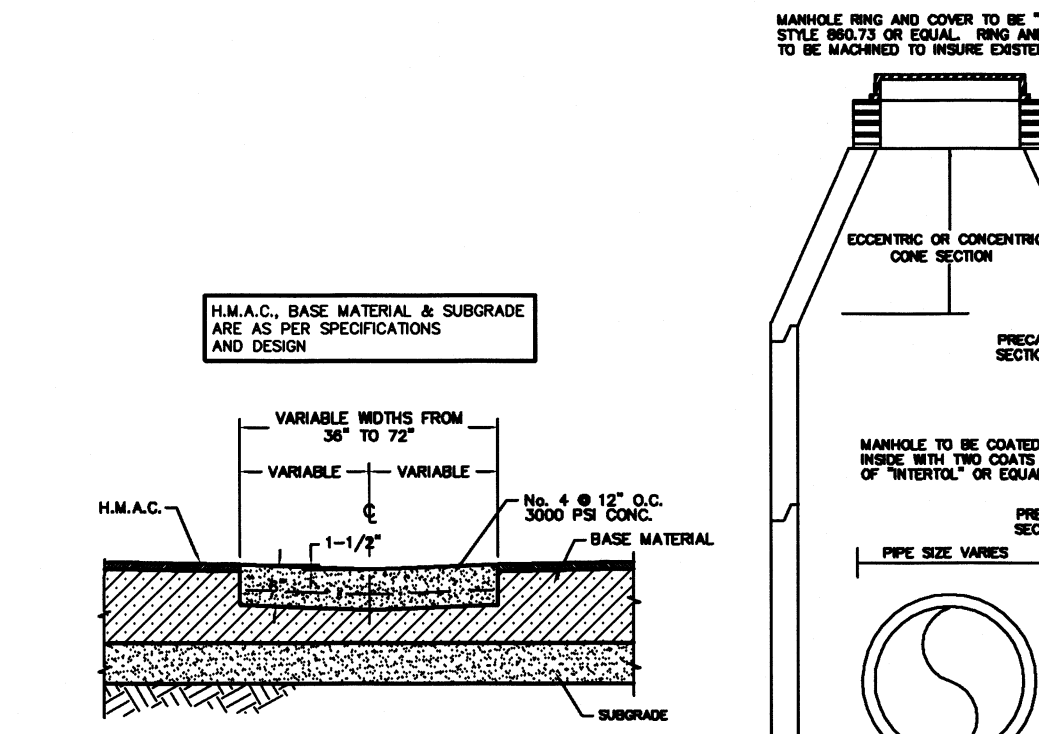
RECONSTRUCTION OF ROAD SIDE DITCH



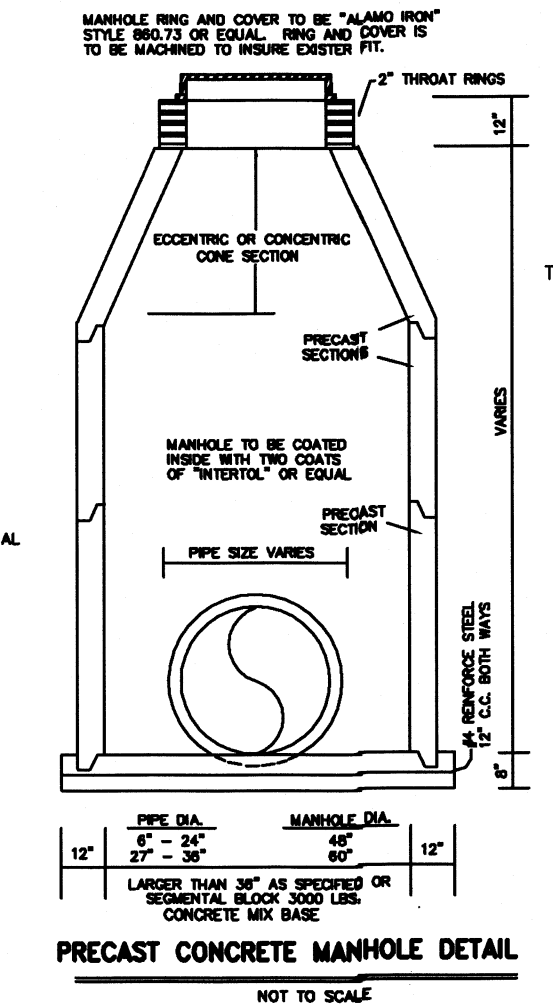
STREET SECTION



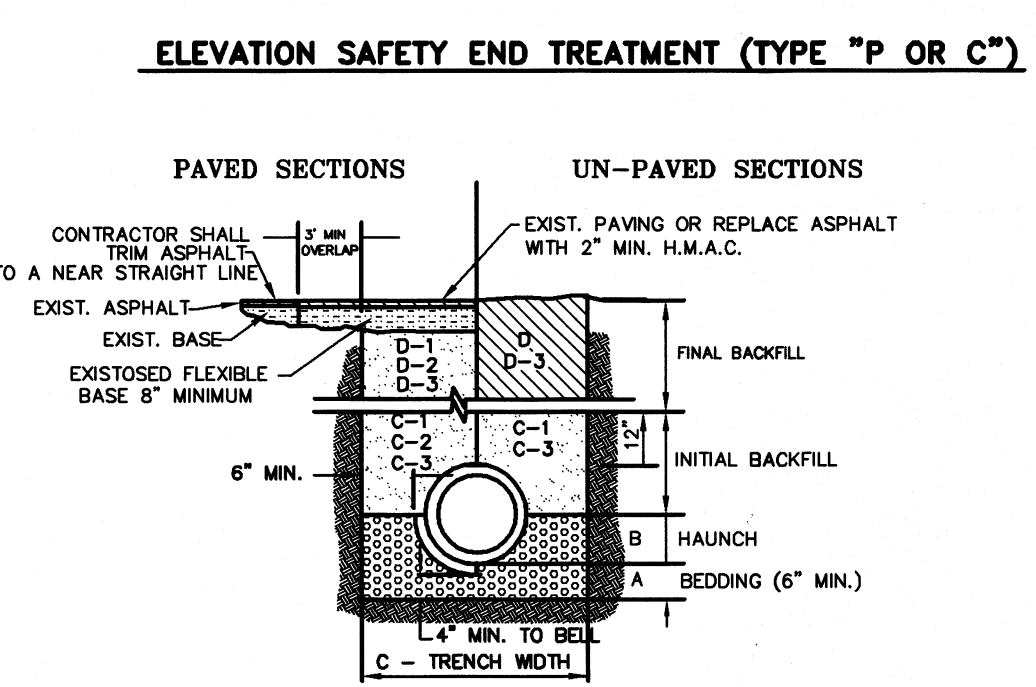
TYPICAL CURB & GUTTER DETAIL



TYPICAL VALLEY GUTTER SECTION  
SECTION A-A  
CONCRETE VALLEY GUTTER DETAIL



PRECAST CONCRETE MANHOLE DETAIL



STORM TRENCH BEDDING AND BACKFILL DETAILS

- BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOOR OF PIPE (SAND THICKNESS = 4") - FIT RUN GRAVEL 3/4" MAX. SIZE.
- HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOOR OF PIPE (SAND THICKNESS = 4") - FIT RUN GRAVEL 3/4" MAX. SIZE.
- TRENCH WIDTH - SHALL BE 1.5" TO 1.5" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4" THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- 1" METAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOE TYPE AT, A2, A3, WITH A MAXIMUM P.I. OF 18 (ASHTO M145) COMPACTED TO 95% S.P.D. 6" LOOSE LIFTS, MECHANICAL COMPACTION.
- 2" METAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOE TYPE AT, A2, A3, WITH A MAXIMUM P.I. OF 18 (ASHTO M145) COMPACTED TO 95% S.P.D. 6" LOOSE LIFTS, MECHANICAL COMPACTION.
- 3" METAL BACKFILL FOR HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 18 (ASTM D3321) BACKFILL MATERIAL COMPACTED TO 95% S.P.D. 6" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER DRIVEWAYS & DRIVE CREEPS - SHALL BE CLASS I, II, III OR IV COMPACTED TO 95% S.P.D. (1/2" LOOSE LIFTS, MECHANICAL COMPACTION).
- 1" FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOE TYPE AT, A2, A3, WITH A MAXIMUM P.I. OF 18 (ASHTO M145) COMPACTED TO 95% S.P.D. 6" LOOSE LIFTS, MECHANICAL COMPACTION.
- 2" FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOE TYPE AT, A2, A3, WITH A MAXIMUM P.I. OF 18 (ASHTO M145) COMPACTED TO 95% S.P.D. 6" LOOSE LIFTS, MECHANICAL COMPACTION.
- 3" FINAL BACKFILL FOR STRUCTURES (METS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5' TIE INTO THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D3321) OR SOE TYPE AT, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 18 BACKFILL MATERIAL. STRUCTURES BEYOND 5' FT FROM THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D3321) BACKFILL MATERIAL. PREPARATION (HELPFULNESS, MINIMUM 4" GRAVEL OR GEMTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED BEHIND TRENCH BOTTOM TO PREVENT BACKFILLING STRUCTURES SHALL BE PLACED IN LAYERS, WORKED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (1/2" LOOSE LIFTS, MECHANICAL COMPACTION).

## COST ESTIMATE

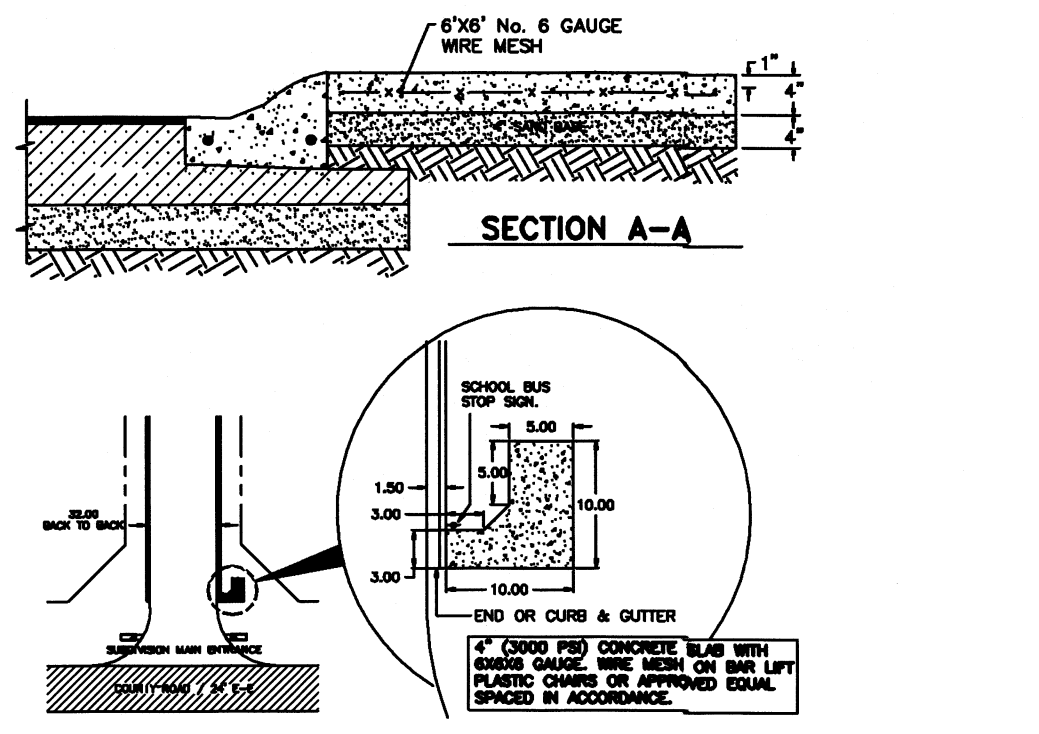
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|------------------------|----------|
| WATER DISTRIBUTION:    | \$ _____ |
| DRAINAGE IMPROVEMENTS: | \$ _____ |
| PAVING IMPROVEMENTS:   | \$ _____ |
| SEPTIC TANK (OSSF):    | \$ _____ |

| No. | Sheet | REVISION | Date | Approved |
|-----|-------|----------|------|----------|
|     |       |          |      |          |
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FILED FOR RECORD IN HIDALGO COUNTY, TEXAS  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

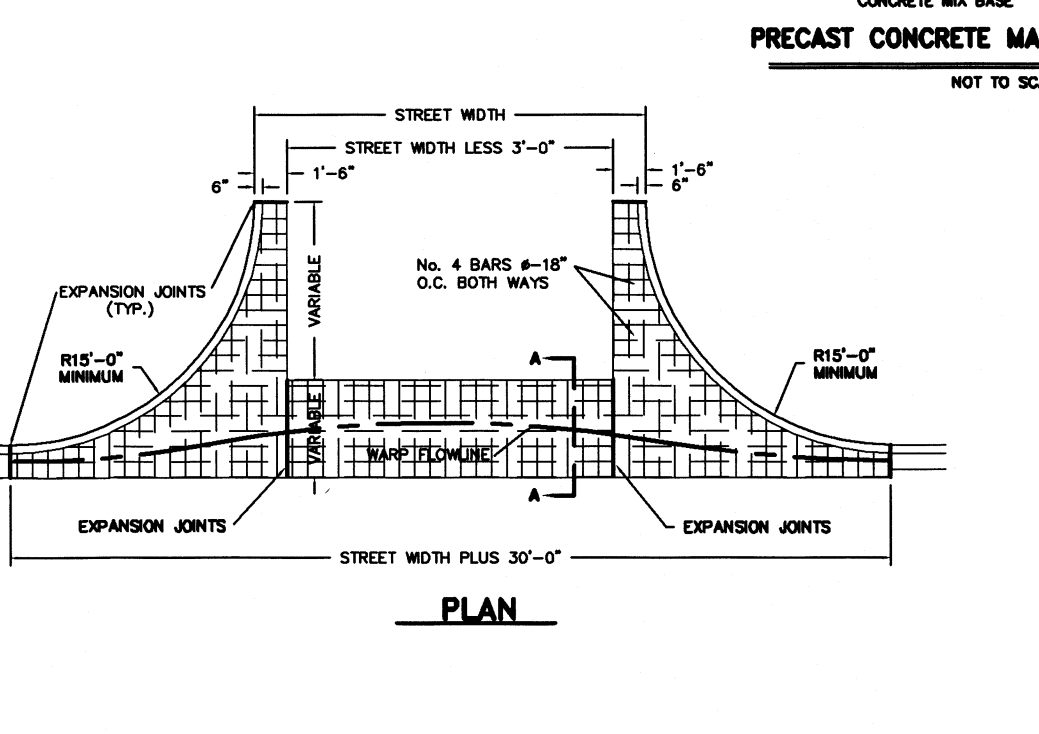
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
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OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

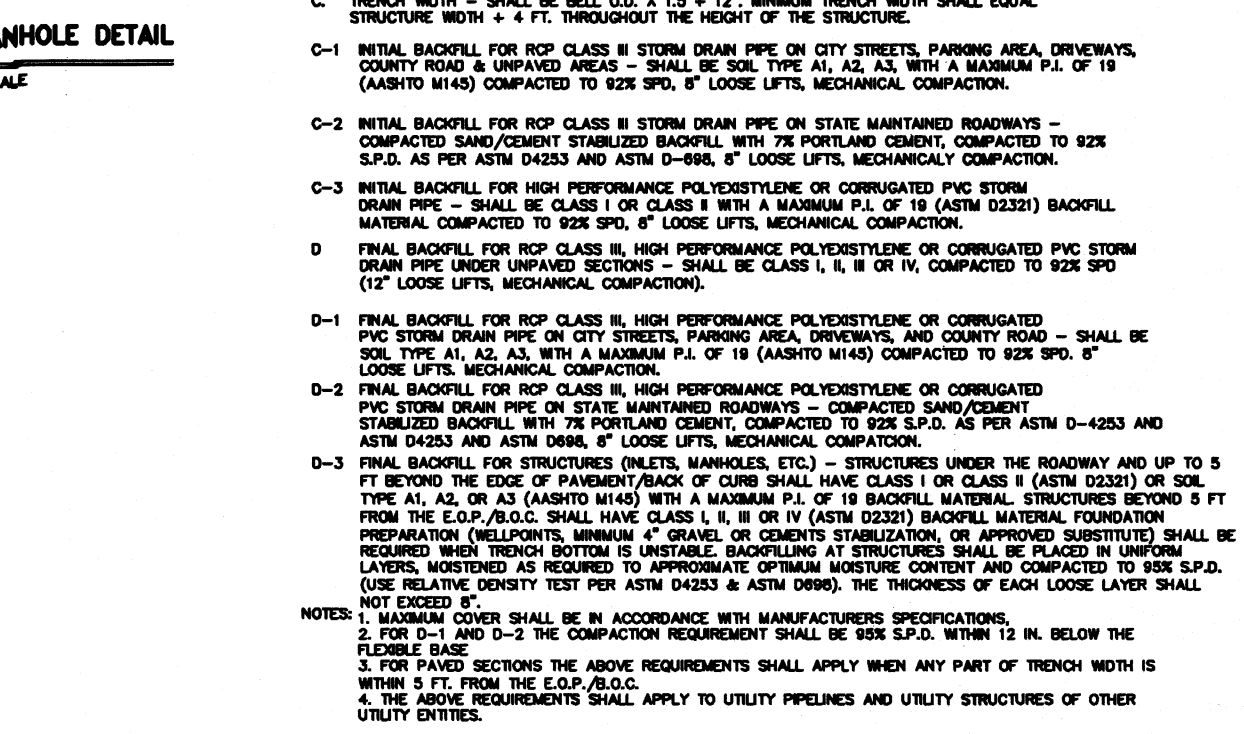


CONCRETE SCHOOL BUS STOP PICKUP AREA

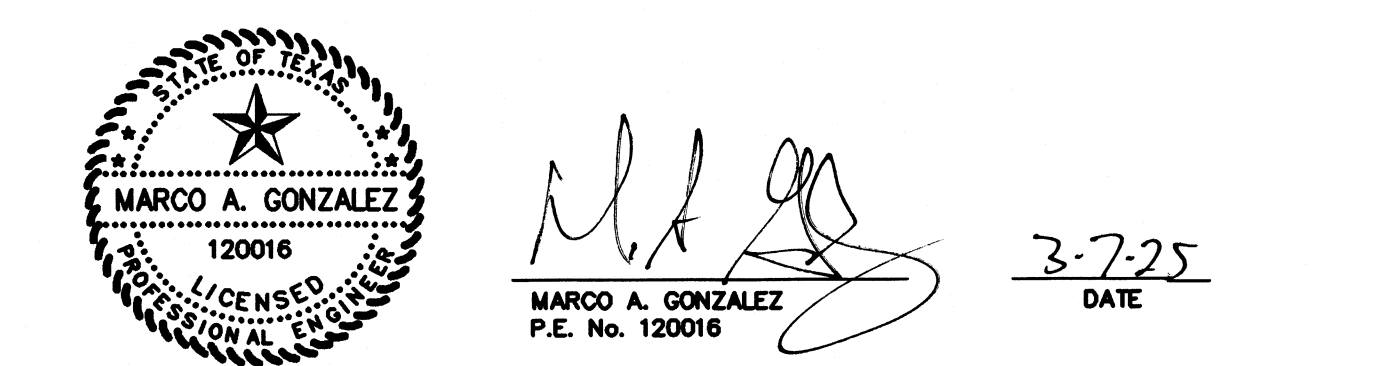
NOTE: DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER



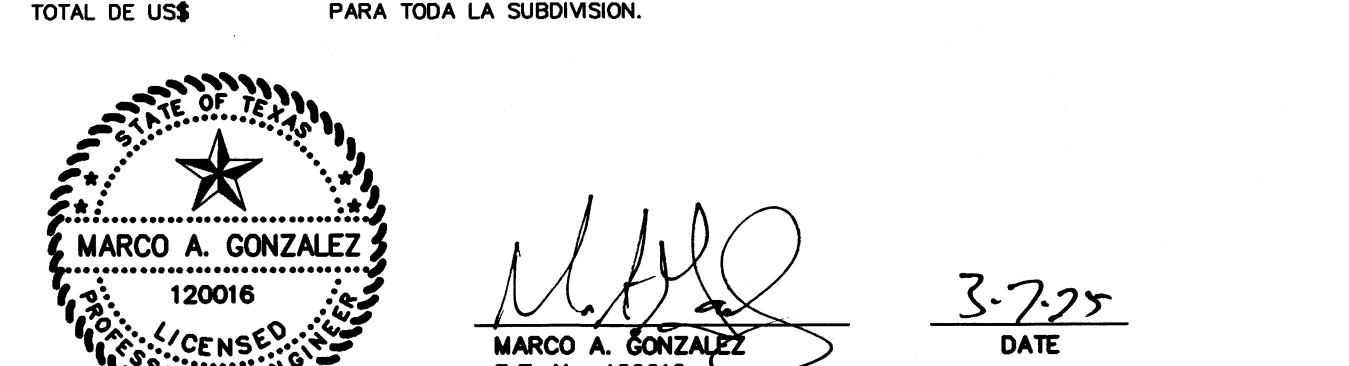
TYPE "A" INLET DETAIL



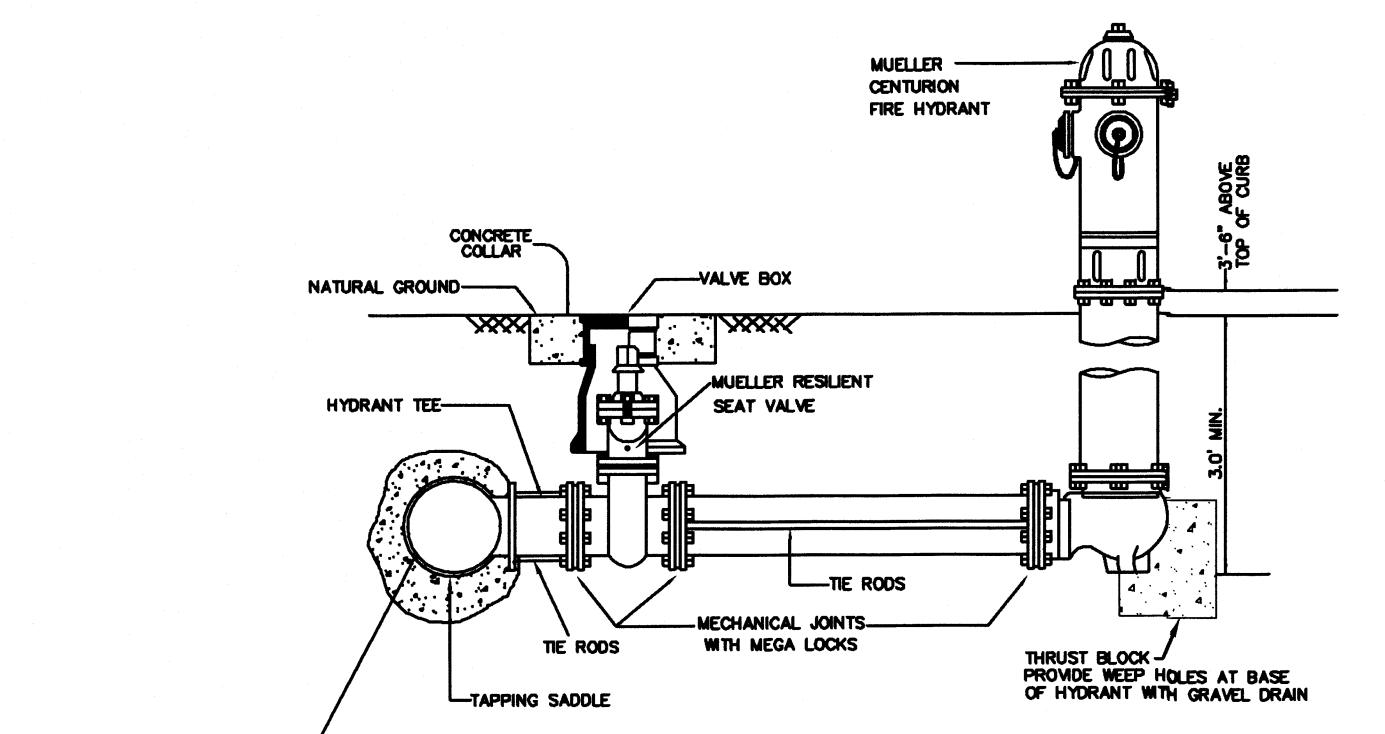
INLET EXTENSION



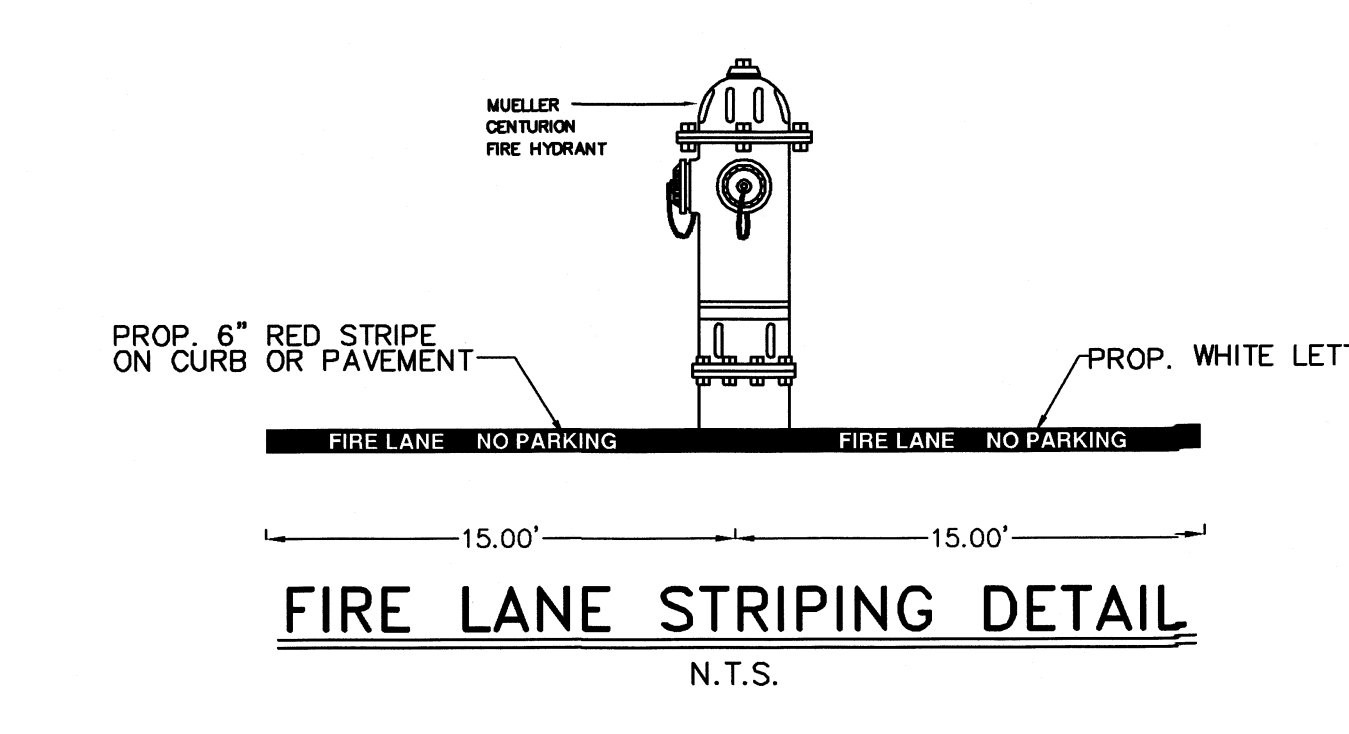
MARCO A. GONZALEZ  
P.E. No. 120016  
DATE 3-7-25



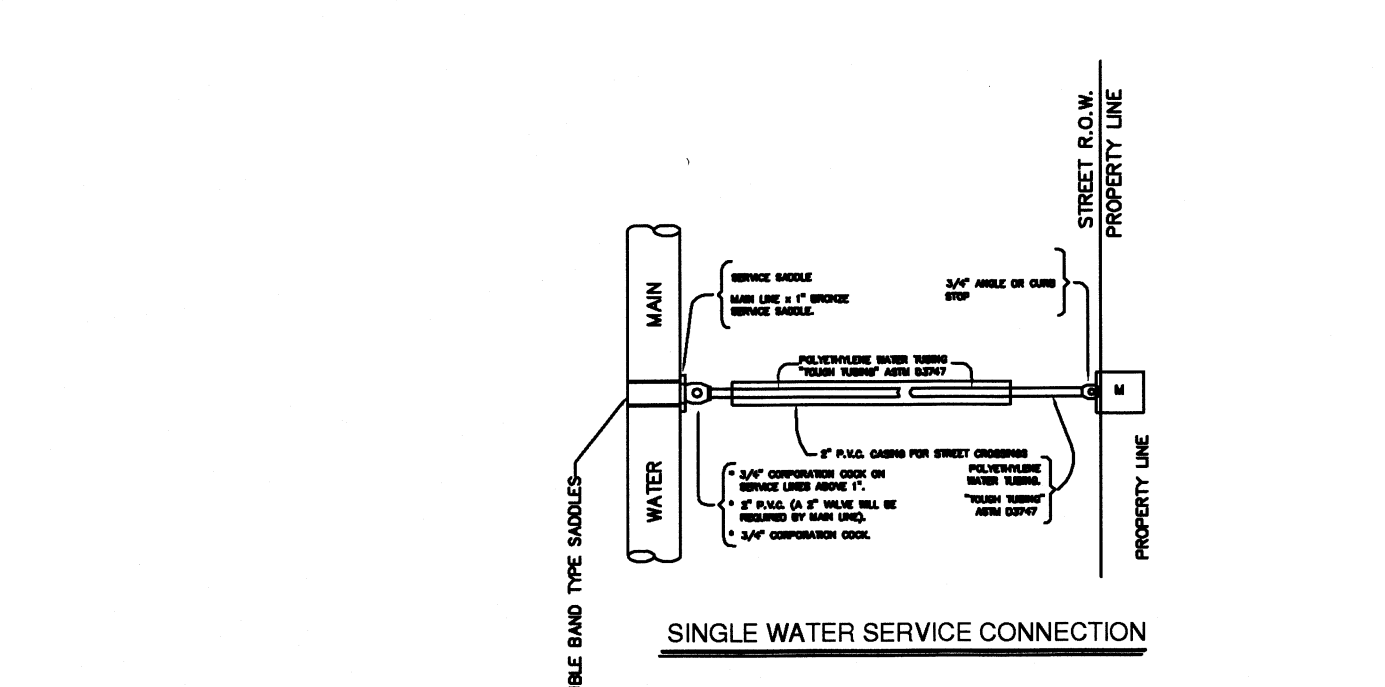
MARCO A. GONZALEZ  
P.E. No. 120016  
DATE 3-7-25



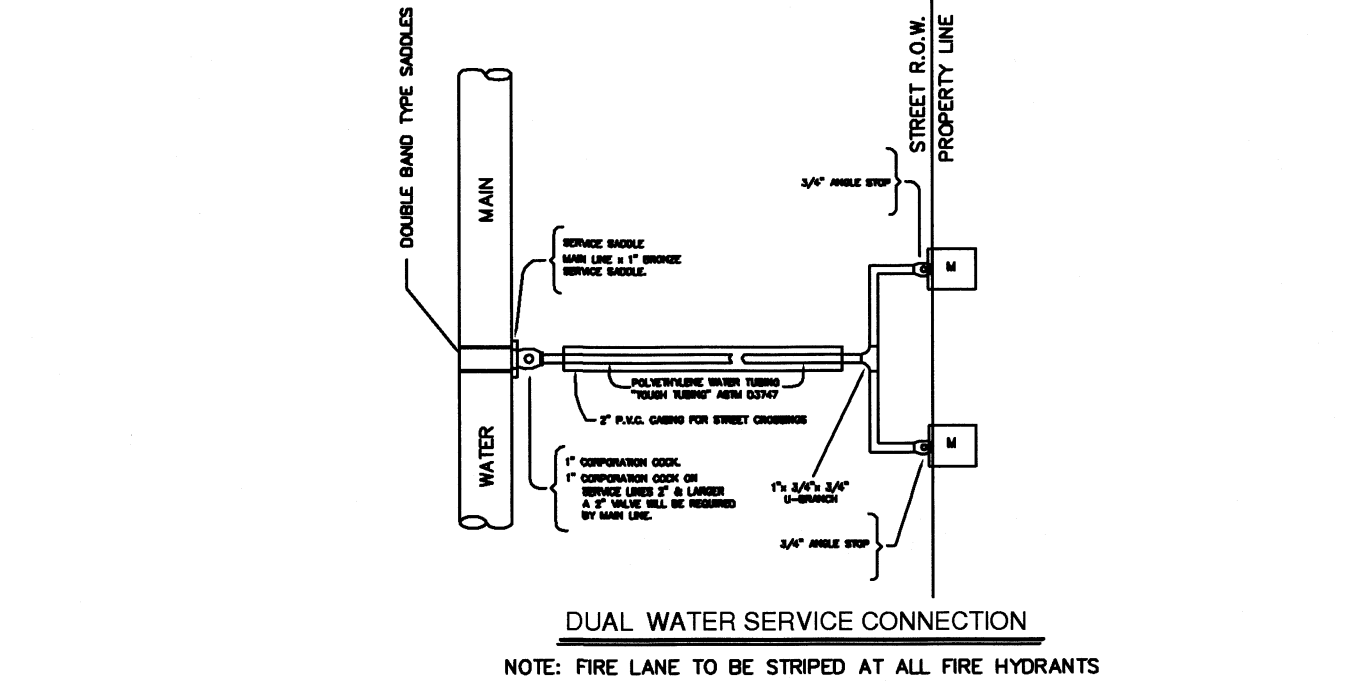
NAWSC FIRE HYDRANT



FIRE LANE STRIPING DETAIL



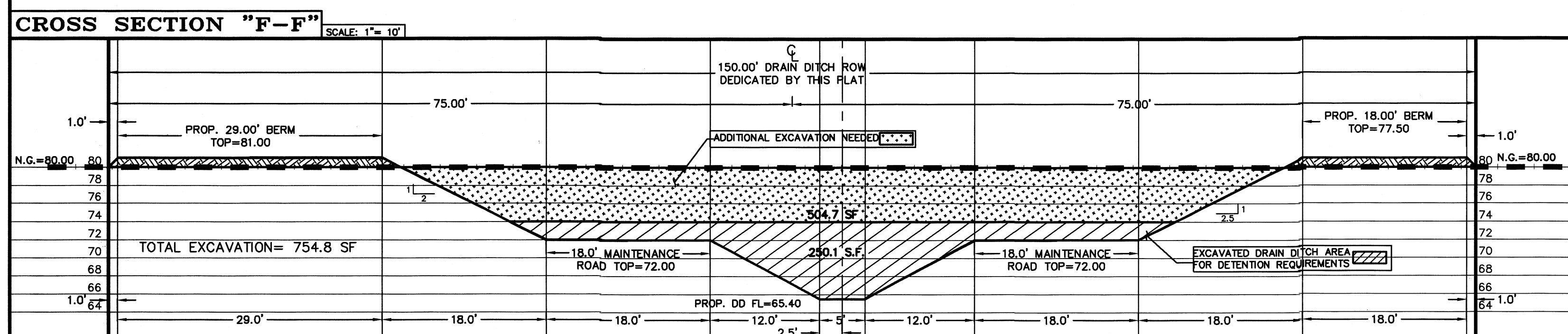
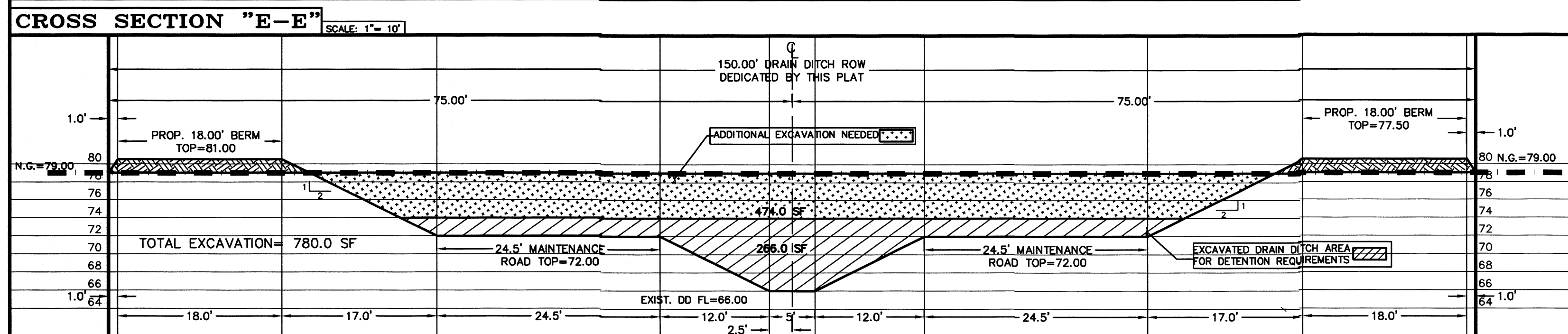
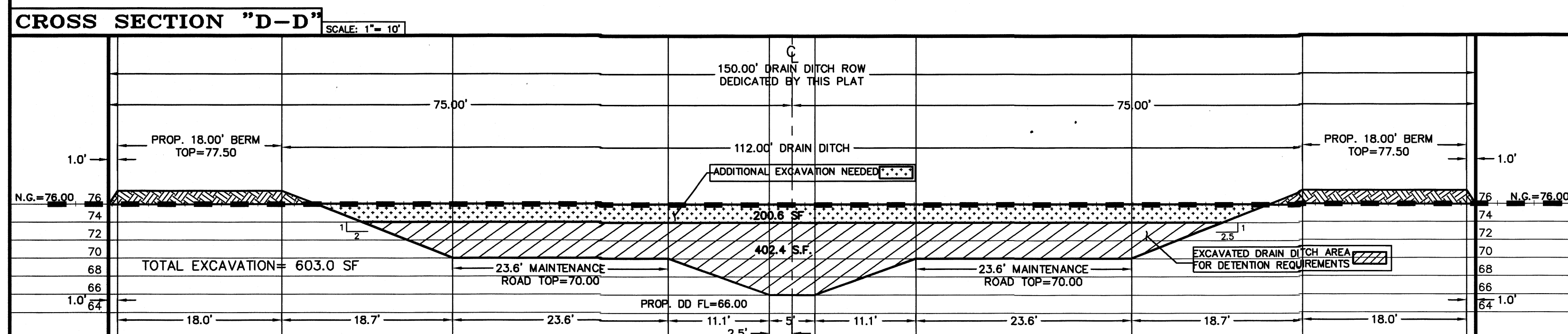
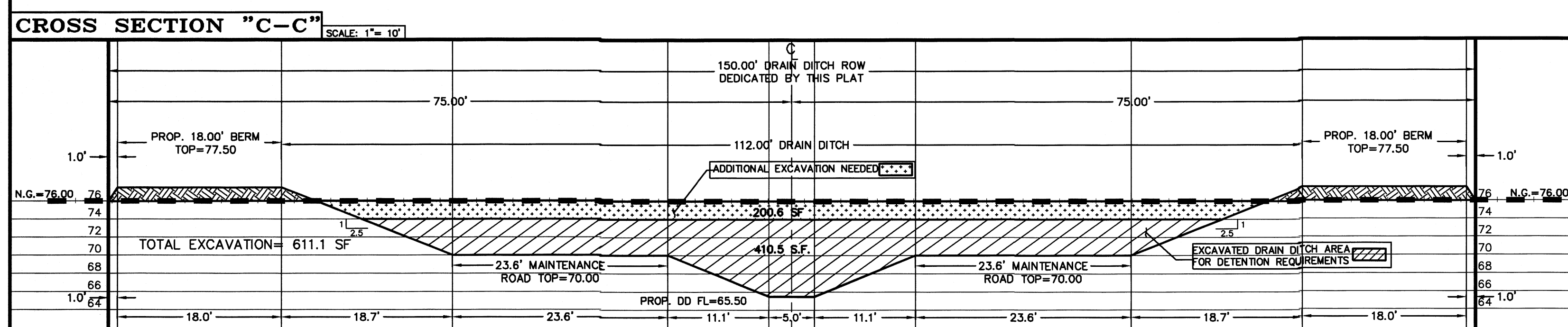
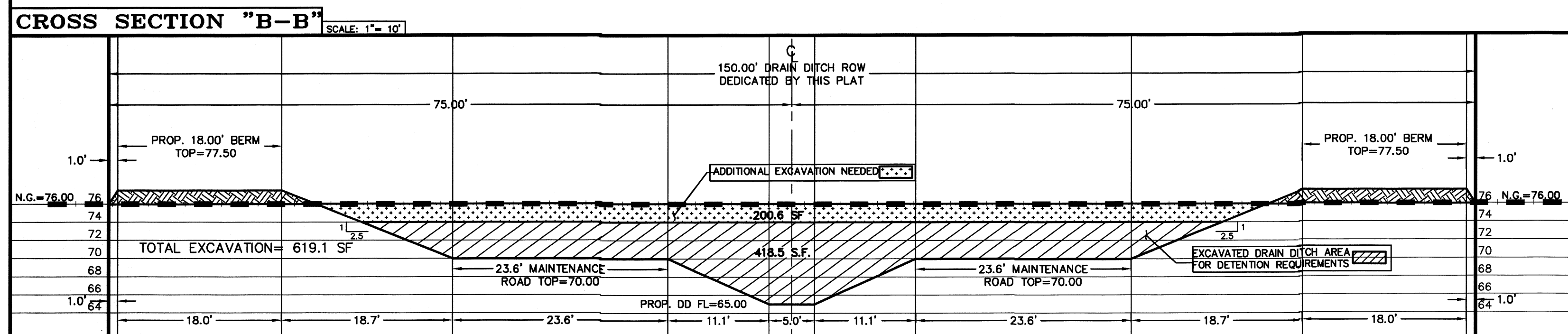
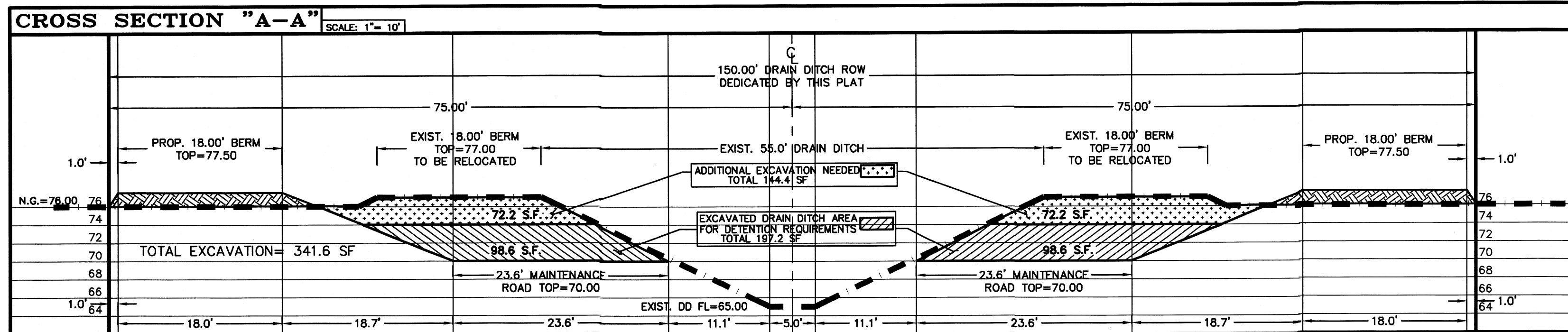
SINGLE WATER SERVICE CONNECTION



DUAL WATER SERVICE CONNECTION

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

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



**LA RESERVA SUBDIVISION PHASE III**

A 91.81 ACRE TRACT OF LAND OUT OF LOTS 1, 8, 9, BLOCK 72, AND LOTS 4, 5, 11, 12, 13, & 14, BLOCK 73, ENGELMAN RESUBDIVISION OF THE MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION OF LAND IN LAS MESTENAS GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 28, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO CONTRIBUTION SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3270884, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-UNSHADED (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMF) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



*Marco A. Gonzalez*  
 MARCO A. GONZALEZ  
 P.E. No. 120016  
 3-7-25  
 DATE

**LEGEND- DRAINAGE BASIN No. 1**  
**TOTAL DETENTION REQUIRED - 259,730.57 C.F.**  
**TOTAL DETENTION PROVIDED - 264,844.00 C.F.**  
 (170 L.F. X 197.2 S.F.) + (180.0 L.F. X 418.5 S.F.) + (380 L.F. X 410.5 S.F.)  
 "A-A" "B-B" "C-C"  
**TOTAL EXCAVATION NEEDED - 377,180.00 C.F.**  
 (170 L.F. X 197.2 S.F.) + (180.0 L.F. X 619.1 S.F.) + (380 L.F. X 611.1 S.F.)  
 "A-A" "B-B" "C-C"

**COST ESTIMATE**

|                        |    |
|------------------------|----|
| WATER DISTRIBUTION:    | \$ |
| DRAINAGE IMPROVEMENTS: | \$ |
| PAVING IMPROVEMENTS:   | \$ |
| SEWER IMPROVEMENTS:    | \$ |

**REVISION NOTES**

| No. | Sheet | REVISION | Date | Approved |
|-----|-------|----------|------|----------|
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |

**LEGEND- DRAINAGE BASIN No. 2**  
**TOTAL DETENTION REQUIRED - 181,101.76 C.F.**  
**TOTAL DETENTION PROVIDED - 473,631.50 C.F.**  
 (100 L.F. X 410.5 S.F.) + (210 L.F. X 402.4 S.F.) + (1,050.0 L.F. X 266.0 S.F.) + (275 L.F. X 250.1 S.F.)  
 "C-C" "D-D" "E-E" "F-F"  
**EXCESS EXCAVATION REMAINING- 292,529.74 C.F.**  
 (EXCESS EXCAVATION TO BE USED FOR DETENTION REQUIREMENTS FOR FUTURE PHASES)  
**TOTAL EXCAVATION REQUIRED - 1,214,310.00 C.F.**  
 (100 L.F. X 611.1 S.F.) + (210 L.F. X 603.0 S.F.) + (1,050.0 L.F. X 780.0 S.F.) + (275 L.F. X 754.8 S.F.)  
 "C-C" "D-D" "E-E" "F-F"

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  
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 ALFONSO@QHA-ENG.COM

|  |             |            |             |  |
|--|-------------|------------|-------------|--|
| FILENAME : F:\DATA\SUBD\EDINBURG\LA RESERVA SUBD PH III\PLAT |             |            |             |  |
| DATE PREPARED  | PREPARED BY | CHECKED BY | APPROVED BY |  |
| 3-18-2024  | LG          |            |             |  |
| DATE REVISED   | REVISED BY  | CHECKED BY | APPROVED BY |  |
|  |             |            |             |  |