

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

Consulting Engineers ★ Land Surveyors

Alfonso Quintanilla, P.E. # 95534 - R.P.L.S #4856

Eulalio Ramirez, P.E. # 77062

Engineering Firm Registration No. F-1513

Surveying Firm Registration No. 100411-00

Letter of Transmittal

To: Hidalgo County Planning Dept.
2818 S. Business Hwy 281
Edinburg, Texas 78539

Date: May 21, 2025
Attention: Flor Sesin
Re: Mirasol Country Estates

Description:

- Pipeline and Utility Permit Application Packet
- Location Map
- Certificate of Insurance
- Set of plans

Remarks: For permit processing and approval. Thank you!

Sent By: Lilia for Eulalio Ramirez, P.E. **Delivered By:** Email

Received By: _____ **Time:** _____
Printed Name



**Planning
Department**

Anthony Uresti
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, TX 78596
Phone (956) 968-4734

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 3

**APPLICATION AND AGREEMENT FOR PIPELINE OR
UTILITY PERMIT**

Date: _____

Quintanilla, Headley & Associates, Inc (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name, Address and Phone number of Applicant:

Quintanilla, Headley & Associates, Inc

124 E. Stubbs, Edinburg, Texas 78539 (956) 381-6480

2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):

City of Mercedes

400 South Ohio Avenue, Mercedes, Texas 78570 (956) 565-3114

3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):

City of Mercedes

400 South Ohio Avenue, Mercedes, Texas 78570 (956) 565-3114

4. Name, Address and Phone number of contractor to install Pipeline or Utility:

La Feria Excavation, Inc

29310 Adams Drive, La Feria, Texas 78559 (956) 797-1390

Visit Hidalgo County Planning Department on the web at www.co.hidalgo.tx.us



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5. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:

No

6. Does Applicant have the Power of Eminent Domain?

No

7. Will the product be carried for hire or by the owner of the goods?

N/A

8. Name and Legal description of property owner requesting utility services if applicable:

Porvenir, LP - Marisol Estates

19.00 acre tract out of Lot 10, Block 27, Capisallo District Subdivision
Hidalgo County, Texas

9. Type of utility work within county road right-of-way:

Bore Crossing Line Extension Along R.O.W. Other Line Extension & Manhole across Mile 2 1/2 E. ROW

10. Where is the origin of the line?

East side of Mile 2 1/2 East Road

11. Where is the destination of the line?

West of centerline of Mile 2 1/2 East Road



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PIPELINE AND UTILITY PERMIT APPLICATION PACKET

12. Utility Crossing Coordinate X: ¹⁾ 1190917.67 Y: 16584853.54
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:
1 - 8" PVC Sewerline
14. Pressure (each line):
1) 0 PSI
15. Content (each line):
1. Sanitary Sewer
16. Estimated date of installation of Pipeline or Utility:
6-10-2025



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnify and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 15th day of May, 2025.

Eulalio Ramirez, P.E.

(Name of Applicant – Printed or Typed)

By: 
Signature

Title: Project Manager

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,
Eulalio Ramirez, on this 15th day of May, 2025,
to which witness my hand and seal of office.




Notary Public for the State of Texas

My Commission Expires: 7-23-28



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**APPROVAL OF APPLICATION BY
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this _____ day of _____,
20____. The above and foregoing Application for Pipeline and Utility
Permit, and after consideration of the same by the Hidalgo County
Commissioners Court, said Application and Agreement for Pipeline or
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

Richard F. Cortez, County Judge



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EXHIBIT A

(Please insert description of project location and supporting documents for proposed utility work)

SUBDIVISION PLAT OF: MIRASOL COUNTRY ESTATES

A 19.00 ACRE TRACT OF LAND OUT OF LOT 10, BLOCK 27, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGES 227-228, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 962, PAGES 71-76, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

I, KEVIN CAMPBELL, MEMBER AS OWNER OF THE 19.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MIRASOL COUNTRY ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- AS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

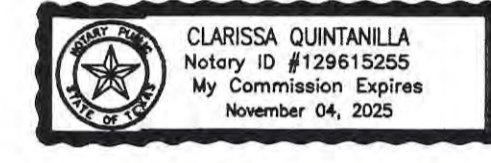
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

PORVENIR, LP,
KEVIN CAMPBELL MEMBER
1210 EAST TYLER AVENUE
HARLINGEN, TX 78550

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared KEVIN CAMPBELL, MEMBER OF PORVENIR, LP, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

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



CLARISSA QUINTANILLA - NOTARY PUBLIC

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 DATE THIS _____ DAY OF _____, 20__.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL NOT BE GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- HCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THE DETERMINATIONS.
- HCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

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

WE THE UNDERSIGNED CERTIFY that this plat of the MIRASOL COUNTRY ESTATES was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ Date _____
Hidalgo County Clerk _____ Date _____

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

WE THE UNDERSIGNED CERTIFY that this plat of the MIRASOL COUNTRY ESTATES was reviewed and approved by the city Commission of the City of Mercedes on _____

Mayor of the City of Mercedes _____ Date _____
Secretary of the City of Mercedes _____ Date _____

STATE OF TEXAS CITY OF MERCEDES

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MERCEDES, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION

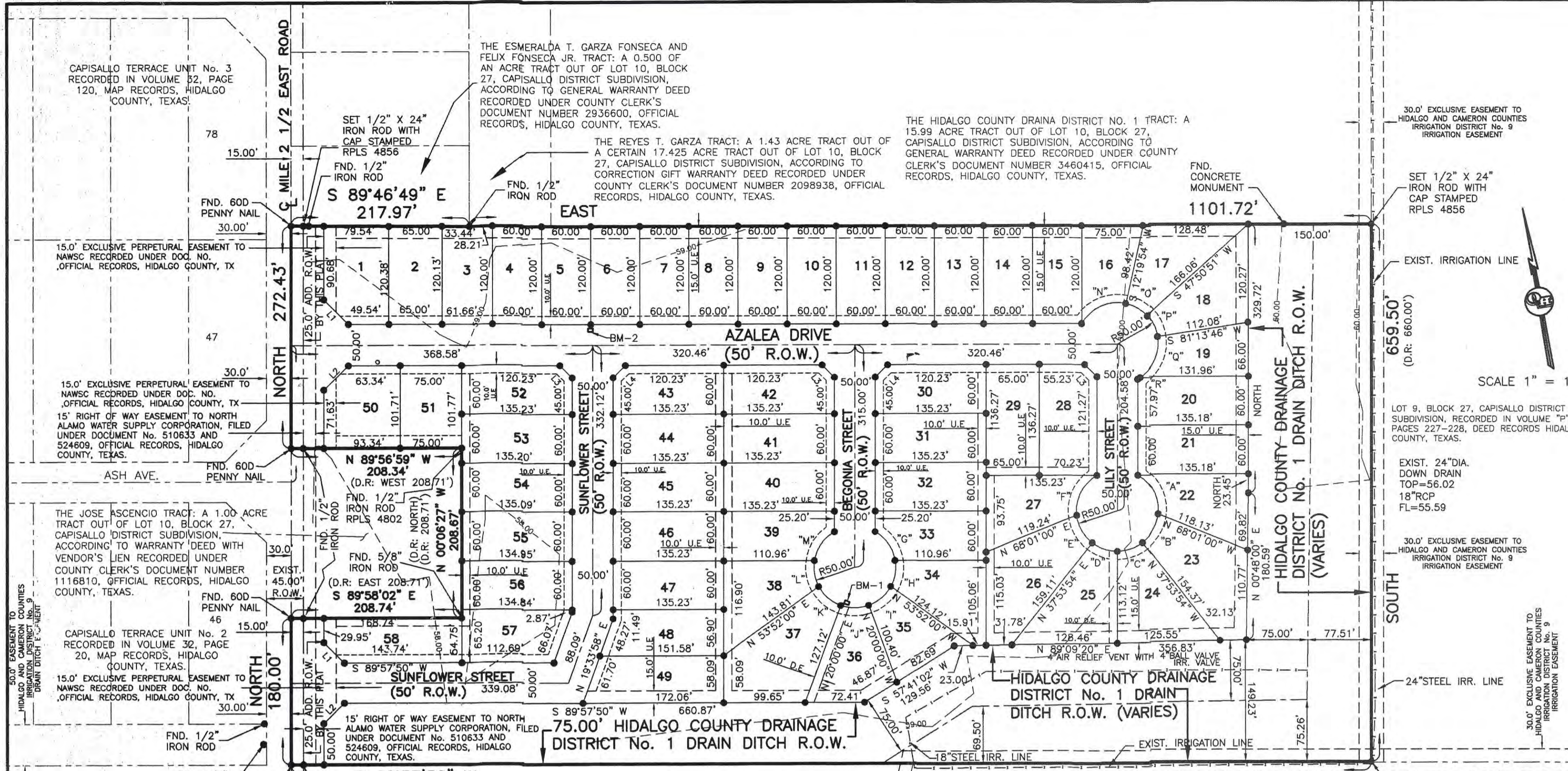


FILED FOR RECORD IN
HIDALGO COUNTY CLERK
ARTURO GUAJARDO, J.
HIDALGO COUNTY CLERK

ON _____ AT _____
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY

SHEET NO.	DATE PREPARED	PREPARED BY	CHECKED BY
1	2-2-22	JULIS CAVAZOS	CHECKED BY
2	2-2-22	JULIS CAVAZOS	CHECKED BY
3	2-2-22	JULIS CAVAZOS	CHECKED BY

DATE OF PREPARATION: FEBRUARY 2, 2022



DATA	BEARING	LENGTH
L1	S 45°00'00" W	42.43'
L2	S 45°00'00" E	42.43'
L3	S 45°00'00" E	21.21'
L4	S 45°00'00" E	21.21'

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
"A"	66°40'22"	50.00'	58.18'	54.96'	N 26°39'49" W
"B"	45°25'44"	50.00'	39.64'	38.61'	N 29°23'14" E
"C"	37°53'54"	50.00'	33.07'	32.47'	N 71°03'03" E
"D"	37°53'54"	50.00'	33.07'	32.47'	S 71°03'03" E
"E"	45°25'44"	50.00'	39.64'	38.61'	S 29°23'14" E
"F"	66°40'22"	50.00'	58.18'	54.96'	S 26°39'49" W
"G"	50°12'43"	50.00'	43.82'	42.43'	N 34°53'38" W
"H"	37°57'18"	50.00'	33.12'	32.52'	N 09°11'22" E
"I"	41°49'59"	50.00'	36.51'	35.70'	N 49°05'00" E
"J"	40°00'00"	50.00'	34.91'	34.20'	EAST
"K"	41°49'59"	50.00'	36.51'	35.70'	S 49°05'00" E
"L"	37°57'18"	50.00'	33.12'	32.52'	S 09°11'22" E
"M"	50°12'43"	50.00'	43.82'	42.43'	S 34°53'38" W
"N"	72°19'42"	50.00'	63.12'	59.01'	S 66°09'56" W
"O"	35°30'59"	50.00'	30.99'	30.50'	N 59°54'38" W
"P"	33°22'08"	50.00'	29.12'	28.71'	N 25°28'07" W
"Q"	64°25'01"	50.00'	56.21'	53.30'	N 23°25'37" E
"R"	04°22'01"	50.00'	3.81'	3.81'	N 57°49'09" E

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100 YEARS 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.
- MINIMUM BUILDING SETBACKS: FRONT: 25.00 FEET; REAR: 20.00 FEET; SIDE: 7.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES.
- LEGEND: ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856 UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY DETACHED: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET, 18" ABOVE NATURAL GROUND, OR AT FINISH FLOOR ELEVATION OF 60.00 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.
- LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: MIRASOL COUNTRY ESTATES, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE EAST SIDE OF MILE 2 1/2 EAST ROAD AND APPROXIMATELY 400 FEET NORTH OFF THE U.S. EXPRESSWAY 83. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDES. MIRASOL COUNTRY ESTATES, LIES APPROXIMATELY 0.075 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021, AND LIES IN PCT. No. 1.

Name	Address	City & Zip	Phone	Fax
OWNER: PORVENIR, LP, KEVIN CAMPBELL MEMBER	1210 EAST TYLER AVENUE	HARLINGEN, TX 78550	(956)381-6480	381-0527
ENGINEER: ALFONSO QUINTANILLA	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. EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER FE-1513 SURVEYING REGISTRATION NUMBER 100411-00
ALFONSO@QHA-ENG.COM

STATE OF TEXAS COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: 2-2-22

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over 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 hereby 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.

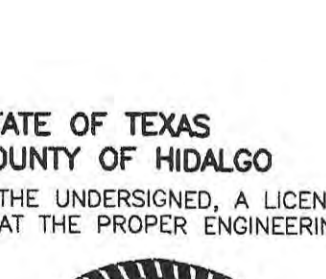
In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this 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.

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.



PORVENIR, LP,
KEVIN CAMPBELL MEMBER
1210 EAST TYLER AVENUE
HARLINGEN, TX 78550
ALFONSO QUINTANILLA
P.E. No. 95654
DATE: 3-17-25

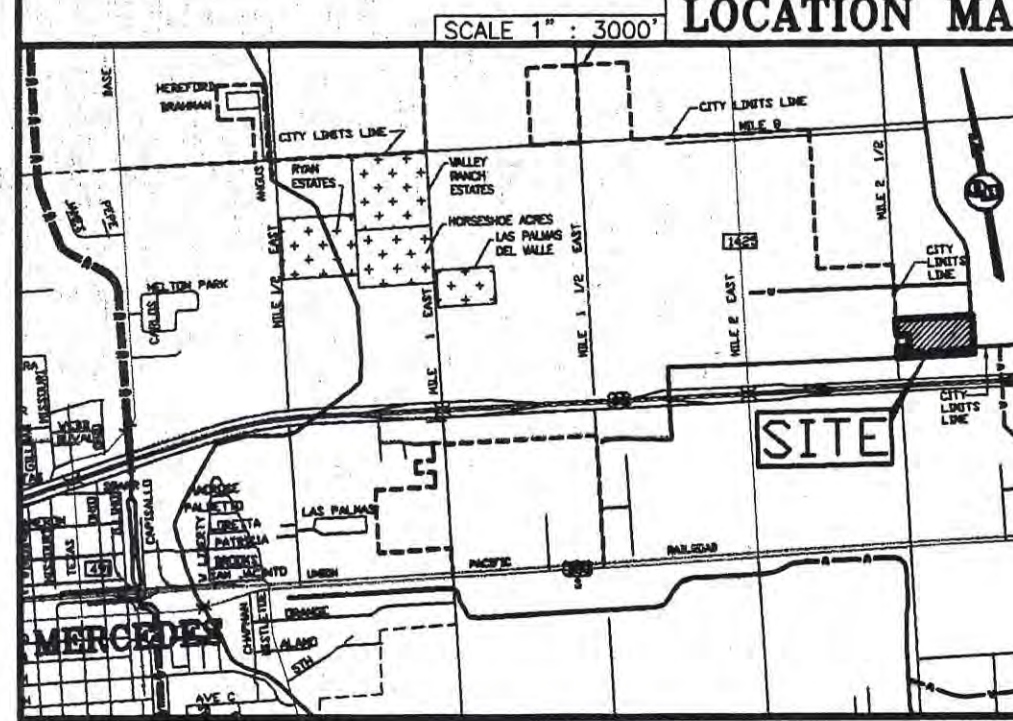
REVISION NOTES

No.	Sheet	REVISION	Date	Approved

LOT	AREA (S.F.)	AREA (AC)	LOT	AREA (S.F.)	AREA (AC)
1	9137.35	0.21	34	8416.81	0.19
2	7816.44	0.18	35	6730.03	0.15
3	7,400.75	0.17	36	8595.10	0.20
4-15	7,200.00	0.17	37	12530.69	0.29
16	6457.55	0.15	38	8511.06	0.20
17	8540.04	0.20	39	7556.52	0.17
18	8904.14	0.20	40-41	8113.80	0.19
19	6604.44	0.15	42-43	8001.30	0.18
20	8107.44	0.19	44-47	8113.80	0.19
21	8110.80	0.19	48	8061.73	0.19
22	8157.87	0.19	49	9402.61	0.22
23	11264.26	0.26	50	9040.51	0.21
24	9411.74	0.22	51	7830.90	0.18
25	9649.42	0.22	52	8001.58	0.18
26	11603.97	0.27	53	8113.35	0.19
27	8196.62	0.19	54	8107.29	0.19
28	9458.07	0.22	55	8100.54	0.19
29	8857.86	0.20	56	8093.78	0.19
30	8001.30	0.18	57	8095.86	0.19
31-32	8113.80	0.19	58	8944.07	0.21
33	7556.51	0.17			

INDEX OF SHEETS

- SHEET 1
HEADING INDEX: LOCATION MAP; PRINCIPAL CONTACTS; MAP DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, PLANNING AND ZONING CERTIFICATE; CITY OF MERCEDES MAYOR CERTIFICATION; HIDALGO COUNTY RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT No. 9 CERTIFICATE; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WSC STATEMENT; COUNTY JUDGE'S CERTIFICATION; REVISION NOTES.
- SHEET 2
LOCATION MAP, HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; COUNTY CLERK RECORDING CERTIFICATE; REVISION NOTES.
- SHEET 3
WATER DISTRIBUTION AND SANITARY SEWER MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT



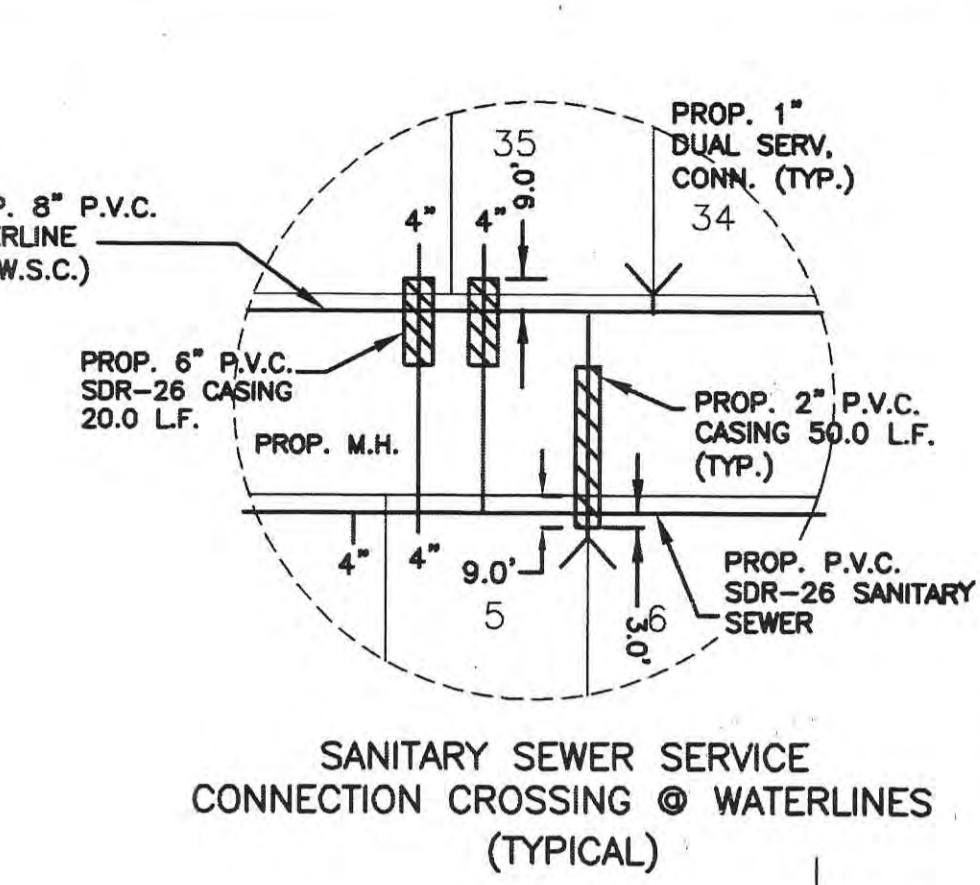
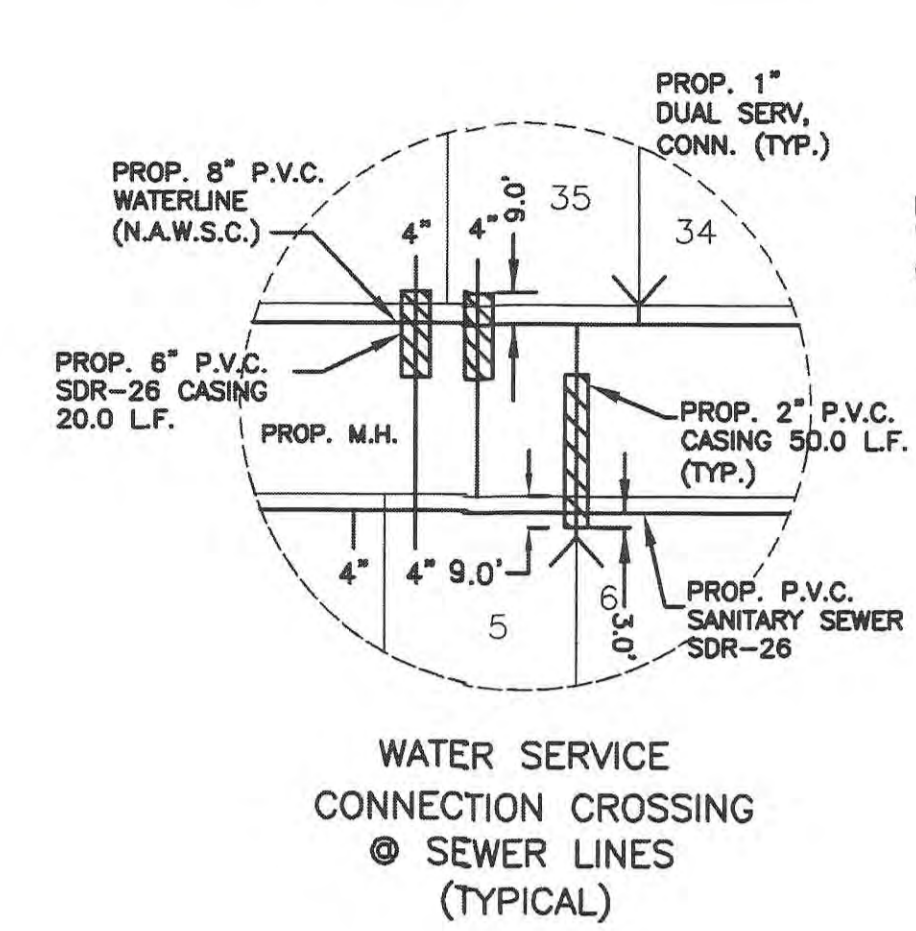
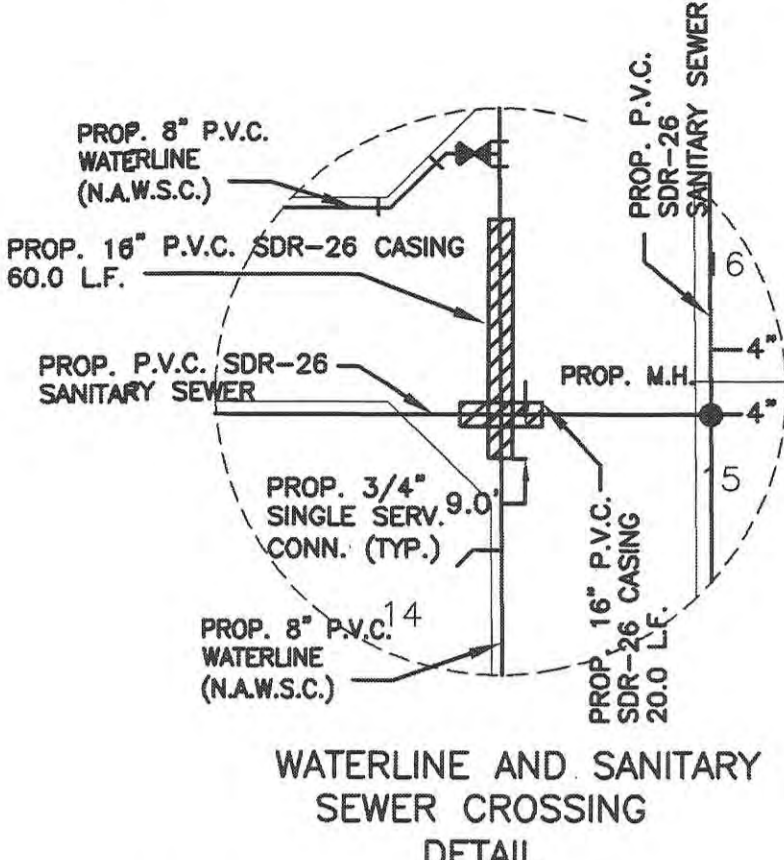
MIRASOL COUNTRY ESTATES
 SANITARY SEWER COLLECTION



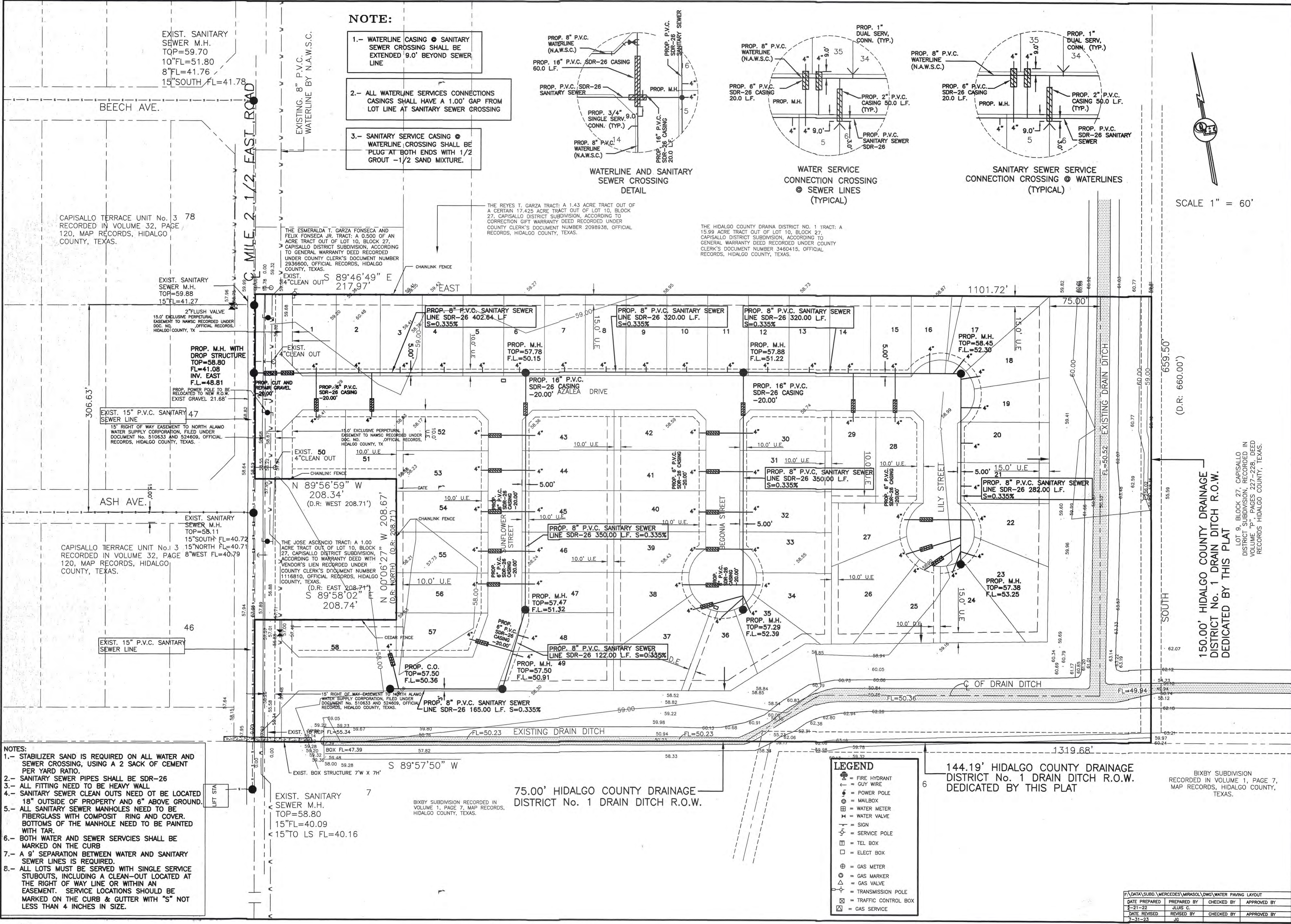
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 LAND SURVEYORS
 PHONE 956-381-6480
 124 E. STUBBS ST.

NOTE:

- 1.- WATERLINE CASING @ SANITARY SEWER CROSSING SHALL BE EXTENDED 9.0' BEYOND SEWER LINE
- 2.- ALL WATERLINE SERVICES CONNECTIONS CASINGS SHALL HAVE A 1.00' GAP FROM LOT LINE AT SANITARY SEWER CROSSING
- 3.- SANITARY SERVICE CASING @ WATERLINE CROSSING SHALL BE PLUG AT BOTH ENDS WITH 1/2 GROUT - 1/2 SAND MIXTURE.



SCALE 1" = 60'



- NOTES:
- 1.- STABILIZER SAND IS REQUIRED ON ALL WATER AND SEWER CROSSING, USING A 2 SACK OF CEMENT PER YARD RATIO.
 - 2.- SANITARY SEWER PIPES SHALL BE SDR-26
 - 3.- ALL FITTING NEED TO BE HEAVY WALL
 - 4.- SANITARY SEWER CLEAN OUTS NEED OT BE LOCATED 18" OUTSIDE OF PROPERTY AND 6" ABOVE GROUND.
 - 5.- ALL SANITARY SEWER MANHOLES NEED TO BE FIBERGLASS WITH COMPOSIT RING AND COVER. BOTTOMS OF THE MANHOLE NEED TO BE PAINTED WITH TAR.
 - 6.- BOTH WATER AND SEWER SERVICIES SHALL BE MARKED ON THE CURB
 - 7.- A 9" SEPARATION BETWEEN WATER AND SANITARY SEWER LINES IS REQUIRED.
 - 8.- ALL LOTS MUST BE SERVED WITH SINGLE SERVICE STUBOUTS, INCLUDING A CLEAN-OUT LOCATED AT THE RIGHT OF WAY LINE OR WITHIN AN EASEMENT. SERVICE LOCATIONS SHOULD BE MARKED ON THE CURB & GUTTER WITH "S" NOT LESS THAN 4 INCHES IN SIZE.

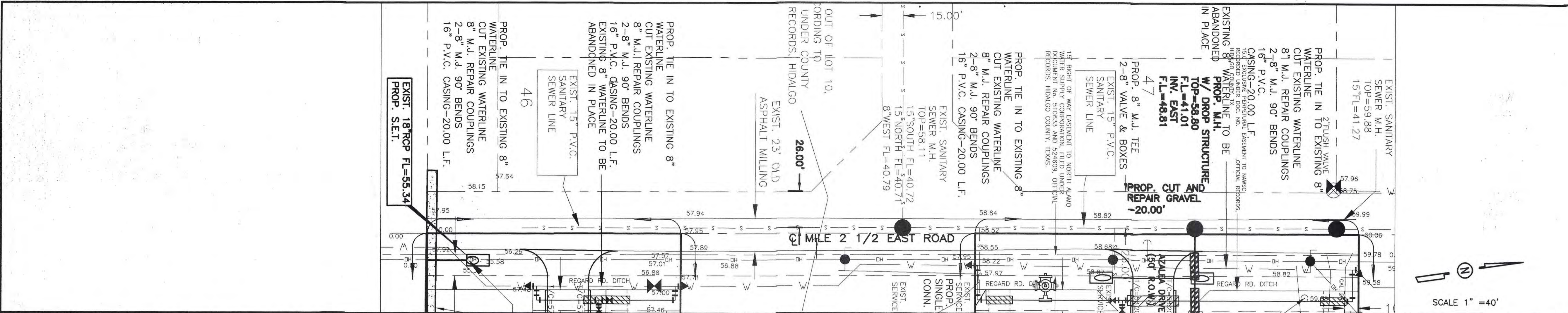
LEGEND

- ⊙ = FIRE HYDRANT
- = GUY WIRE
- ⊙ = POWER POLE
- ⊙ = MAILBOX
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = SIGN
- ⊙ = SERVICE POLE
- ⊙ = TEL BOX
- ⊙ = ELECT BOX
- ⊙ = GAS METER
- ⊙ = GAS MARKER
- ⊙ = GAS VALVE
- ⊙ = TRANSMISSION POLE
- ⊙ = TRAFFIC CONTROL BOX
- ⊙ = GAS SERVICE

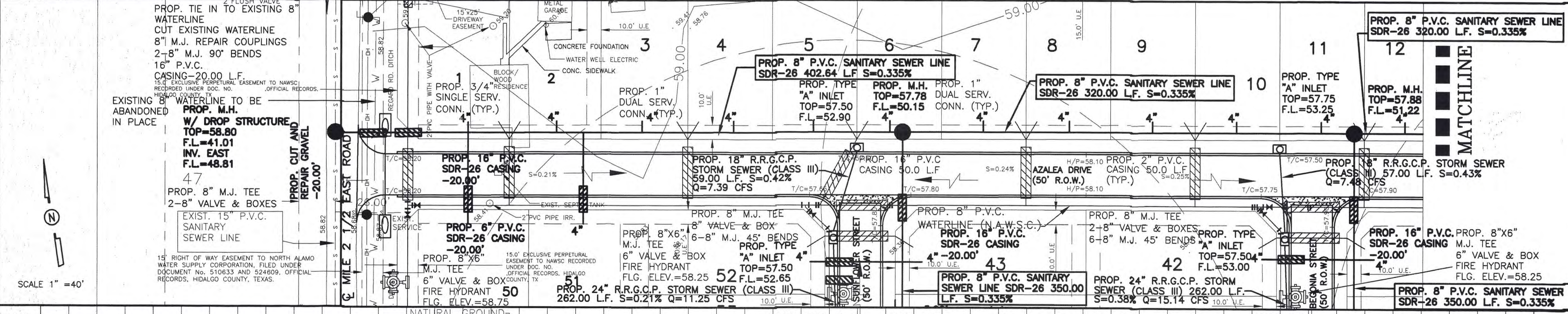
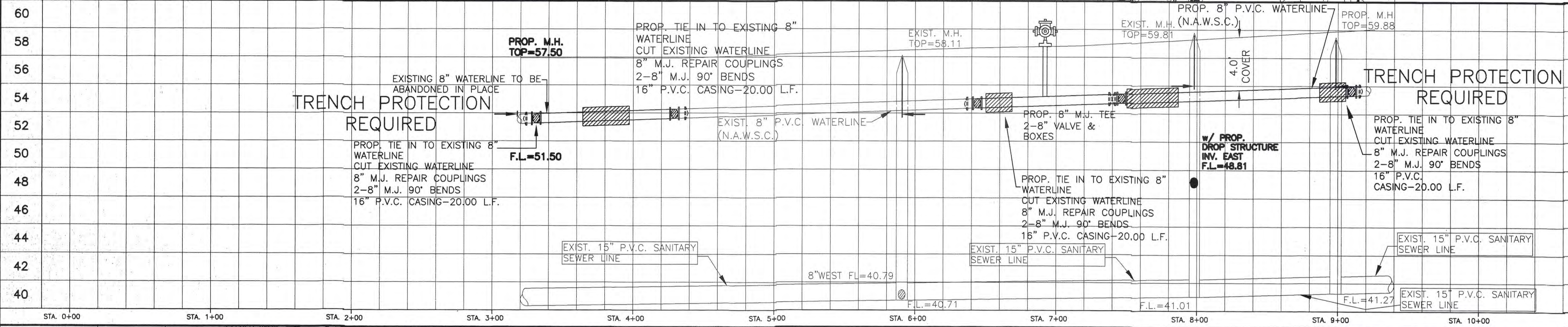
144.19' HIDALGO COUNTY DRAINAGE DISTRICT No. 1 DRAIN DITCH R.O.W. DEDICATED BY THIS PLAT

BIXBY SUBDIVISION RECORDED IN VOLUME 1, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS.

P:\DATA\SUBD\MERCEDES\MIRASOL\DWG\WATER PAVING LAYOUT			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
7-21-22	JULIS G.		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
7-31-23			JG

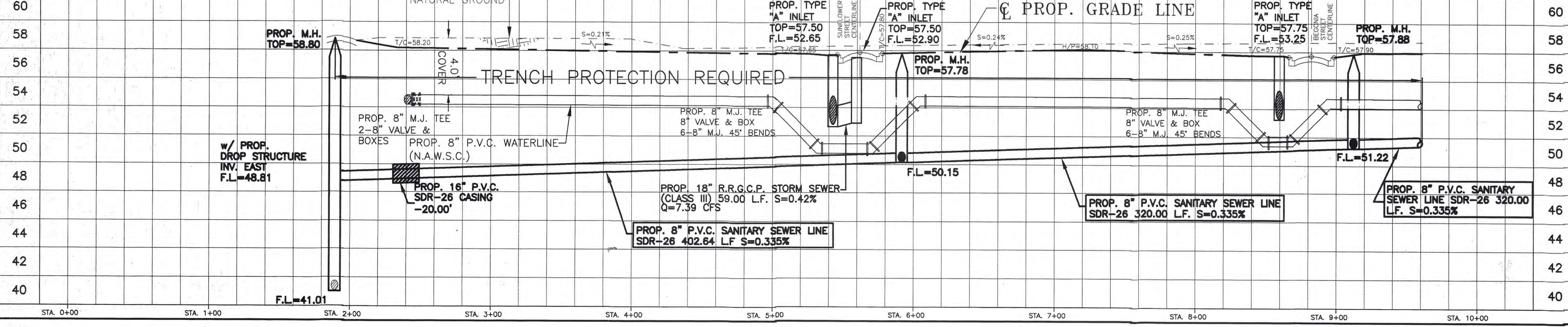


SCALE 1" = 40'



LEGEND

- ⊕ = FIRE HYDRANT
- ⊖ = GUY WIRE
- ⊙ = POWER POLE
- ⊗ = MAILBOX
- ⊕ = WATER METER
- ⊕ = WATER VALVE
- ⊕ = SIGN
- ⊕ = SERVICE POLE
- ⊕ = TEL BOX
- ⊕ = ELECT BOX
- ⊕ = GAS METER
- ⊕ = GAS MARKER
- ⊕ = GAS VALVE
- ⊕ = TRANSMISSION POLE
- ⊕ = TRAFFIC CONTROL BOX
- ⊕ = GAS SERVICE



Alfonso Quintanilla
P.E. No. 95534
DATE: 3-20-24

MIRASOL COUNTRY ESTATES
PLAN AND PROFILE - SANITARY SEWER &
DRAINAGE SYSTEMS

QUINTANILLA, HEADLEY, AND ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
124 E. STUBBS ST., EDINBURG, TEXAS 78539 PH. 381-6480
REGISTRATION NUMBER F-1513 ALFONSO@QOHA-ENG.COM

APPROVED BY:	CHECKED BY:	PREPARED BY: ALEX
LOCATION:	FILE: F:\DATA\SUBD\MERCEDES MIRASOL COUNTRY ESTATES\DWG\DWG	SHEET No.
DATE: 1-19-2024	SCALE: HORIZONTAL 1" = 40' VERTICAL 1" = 4'	1 of 3



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Shepard Insurance Group 5801 N 10th St Suite 600 McAllen TX 78504		CONTACT NAME: Yolanda Alonzo PHONE (A/C, No, Ext): (956) 686-3888 E-MAIL ADDRESS: Yolanda.Alonzo@relationinsurance.com FAX (A/C, No):	
INSURED La Feria Excavation, Inc. 29130 Adams Drive La Feria TX 78559		INSURER(S) AFFORDING COVERAGE INSURER A: Greenwich Insurance Company INSURER B: Texas Mutual Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # *22945	

COVERAGES**CERTIFICATE NUMBER:** 25/26 Master**REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER: Included			NPC-1008870-01	03/14/2025	03/14/2026	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
							Property damage-single	\$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY			NBA-1003124-05	03/14/2025	03/14/2026	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			NEC-7000724-00	03/14/2025	03/14/2026	EACH OCCURRENCE	\$ 5,000,000
							AGGREGATE	\$ 5,000,000
								\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	0002045593	03/14/2025	03/14/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 1000000
							E.L. DISEASE - EA EMPLOYEE	\$ 1000000
							E.L. DISEASE - POLICY LIMIT	\$ 1000000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

GL - Blanket Additional Insured included as per form CG2010 1219, CG2037 1219
 GL - Blanket Waiver of Subrogation included as per form XIL436 1208
 GL - Primary/Non-Contributory wording included as per form CG2001 1219
 Auto - Blanket Additional Insured included as per form XIC421 1013
 Auto - Blanket Waiver of Subrogation included as per form XIC421 1013
 BAP - Primary/Non-Contributory wording included as per form XIC421 1013
 WC - Blanket Waiver of Subrogation included as per form WC420304B

CERTIFICATE HOLDER**CANCELLATION**

Hidalgo County 2812 S Business 281 Edinburg TX 78542	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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