



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:
9-02-2025

PROPOSED ROOSEVELT ESTATES NO. 2 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER C & N FARMS LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 60 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 4

LOCATION DESCRIPTION: NORTH OF ROOSEVELT ROAD APPROXIMATELY 700 FT WEST OF FM 493.

SUBDIVISION LIES WITHIN THE: CITY OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-16-2025 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

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

SEWER SYSTEM: OSSP'S

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 6" LOCATION: ROOSEVELT ROAD.

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments. and the approval of the City of DONNA.

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

ROOSEVELT ESTATES No. 2

A 38.33 ACRE TRACT OF LAND (DEED RECORD: 38.28 ACRES) OUT OF BLOCKS 91 AND 92, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 42, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2370738, AND CORPORATION ADMINISTRATION NAME CHANGE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2630939, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

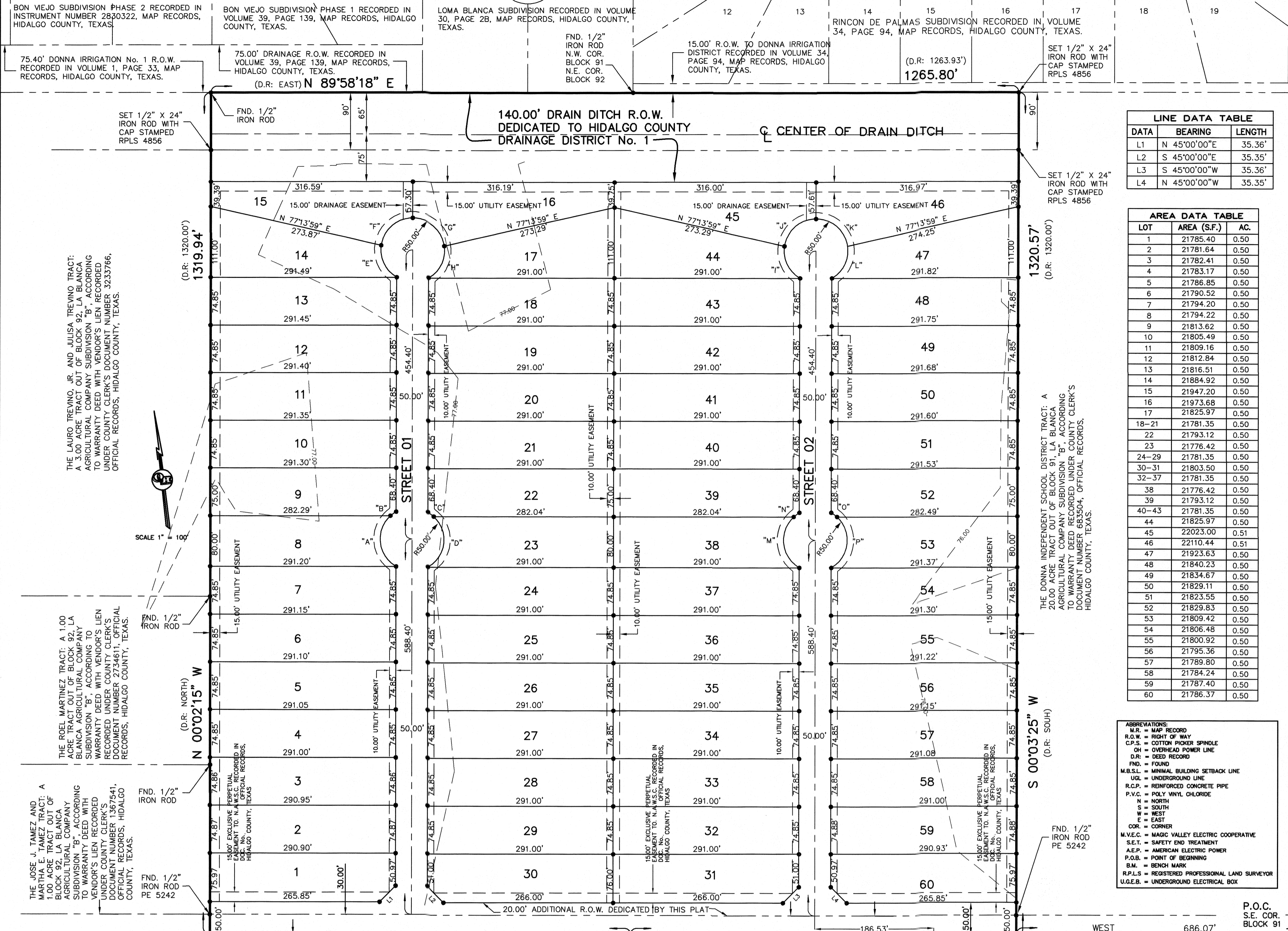
STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, TILMIN WELCH, MANAGER OF C & N FARMS, L.L.C., AS OWNER OF THE 38.33 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ROOSEVELT ESTATES No. 2, HEREBY SUBMITS 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:

- 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 REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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



LINE DATA TABLE

DATA	BEARING	LENGTH
L1	N 45°00'00"E	35.36'
L2	S 45°00'00"E	35.35'
L3	S 45°00'00"W	35.36'
L4	N 45°00'00"W	35.35'

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	21785.40	0.50
2	21781.64	0.50
3	21782.41	0.50
4	21783.17	0.50
5	21788.85	0.50
6	21790.52	0.50
7	21794.20	0.50
8	21794.22	0.50
9	21813.62	0.50
10	21805.49	0.50
11	21809.16	0.50
12	21812.84	0.50
13	21816.51	0.50
14	21804.92	0.50
15	21947.20	0.50
16	21973.68	0.50
17	21825.97	0.50
18-21	21781.35	0.50
22	21793.12	0.50
23	21776.42	0.50
24-29	21781.35	0.50
30-31	21803.50	0.50
32-37	21781.35	0.50
38	21776.42	0.50
39	21793.12	0.50
40-43	21781.35	0.50
44	21825.97	0.50
45	22023.00	0.51
46	22110.44	0.51
47	21923.63	0.50
48	21840.23	0.50
49	21834.67	0.50
50	21829.11	0.50
51	21823.55	0.50
52	21829.83	0.50
53	21809.42	0.50
54	21806.48	0.50
55	21800.92	0.50
56	21795.36	0.50
57	21789.80	0.50
58	21784.24	0.50
59	21787.40	0.50
60	21786.37	0.50

ABBREVIATIONS:
 M.E. = MAP RECORD
 R.O.W. = RIGHT OF WAY
 C.P.S. = COTTON PICKER SPINDLE OR OVERHEAD POWER LINE
 D.R. = DEED RECORD
 F.N.D. = FOUND
 M.B.S.L. = MINIMAL BUILDING SETBACK LINE
 U.G.L. = UNDERGROUND LINE
 R.C.P. = REINFORCED CONCRETE PIPE
 P.V.C. = POLY VINYL CHLORIDE
 N = NORTH
 S = SOUTH
 W = WEST
 E = EAST
 COR. = CORNER
 M.V.E.C. = MAGEE VALLEY ELECTRIC COOPERATIVE
 S.E.T. = SAFETY END TREATMENT
 A.E.P. = AMERICAN ELECTRIC POWER
 P.O.B. = POINT OF BEGINNING
 B.M. = BENCHMARK
 R.P.L.S. = REGISTERED PROFESSIONAL LAND SURVEYOR
 U.G.E.B. = UNDERGROUND ELECTRICAL BOX



ALFONSO QUINTANILLA
 R.P.L.S. No. 493
 APRIL 15, 2025
 DATE

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted, the easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

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

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

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

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TILMIN WELCH, MANAGER OF C & N FARMS, L.L.C. proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

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

CLARISSA QUINTANILLA
 Notary ID# 12615255
 My Commission Expires November 04, 2025
 CLARISSA QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE ROOSEVELT ESTATES No. 2 was reviewed and approved by the Hidalgo County Commissioners Court on _____, 20__.

ATTEST:
 Hidalgo County Clerk _____ date _____ Hidalgo County Judge _____ date _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(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 _____

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS ____ DAY OF _____, 20__.

SECRETARY _____ PRESIDENT _____

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
 120016
 LICENSED PROFESSIONAL ENGINEER
 DATE 7-9-25
 MARCO A. GONZALEZ
 P.E. 120016

INDEX OF SHEETS

SHEET 1 - HEADING INDEX: LOCATION MAP AND ETC: PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CITY OF DONNA MAYOR CERTIFICATION; CITY OF DONNA PLANNING DEPT. CERTIFICATION, HCD NO. 1; CERTIFICATION, NORTH ALAMO WSC STATEMENT, HEALTH DEPARTMENT CERTIFICATION, DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

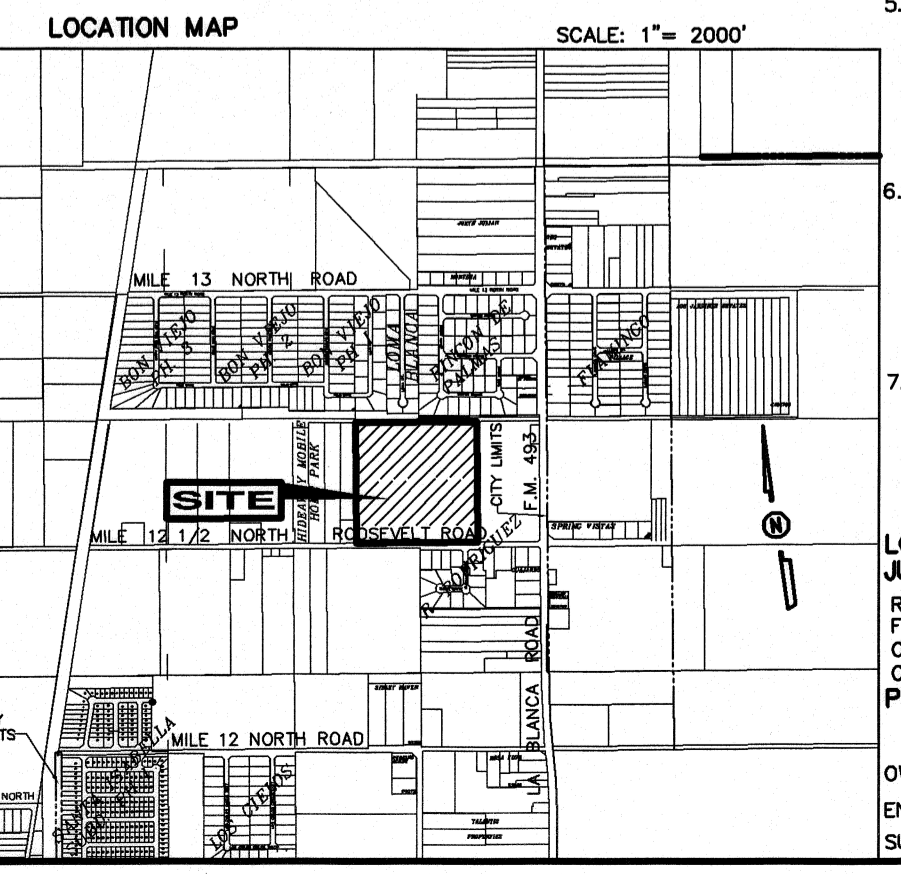
SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSP OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.

SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

SHEET 4 - PAVING AND DRAINAGE DETAIL SHEET

PLAT NOTES AND RESTRICTIONS:

- AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 48334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1992 FLOOD ZONE DESIGNATION: ZONE "C" 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).
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- MINIMUM BUILDING SETBACK LINES:



- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1 - 76.00' TOP OF INLET LOCATED NEAR THE NORTHEAST CORNER OF LOT 12 OF THIS SUBDIVISION, N.A.V.D., 88 DATUM B.M. No. 2 - 76.00' TOP OF INLET LOCATED NEAR THE NORTHEAST CORNER OF LOT 38 OF THIS SUBDIVISION, N.A.V.D., 88 DATUM
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4
- ON-SITE SEWAGE FACILITIES (OSSP) 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 OSSP
- AN OSSP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET C. OSSP SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSP" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- 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.
- THERE SHALL BE NO ACCESS ALLOWED FROM ROOSEVELT ROAD ONTO LOTS 1, 30, 31 AND 60.
- THE DONNA INDEPENDENT SCHOOL DISTRICT TRACT, A 20.00 ACRE TRACT OUT OF BLOCKS 91, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 274611, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- THE LAURO TREVIÑO, JR. AND JULISA TREVIÑO TRACT, A 3.00 ACRE TRACT OUT OF BLOCK 92, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3232766, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- THE JOSE J. TAMEZ AND MARITZA TAMEZ TRACT, A 1.00 ACRE TRACT OUT OF BLOCK 92, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 274611, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- THE ROEL MARTINEZ TRACT, A 1.00 ACRE TRACT OUT OF BLOCK 92, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 274611, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- THE DONNA INDEPENDENT SCHOOL DISTRICT TRACT, A 20.00 ACRE TRACT OUT OF BLOCKS 91, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2370738, AND CORPORATION ADMINISTRATION NAME CHANGE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2630939, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- THE DONNA INDEPENDENT SCHOOL DISTRICT TRACT, A 20.00 ACRE TRACT OUT OF BLOCKS 91, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2370738, AND CORPORATION ADMINISTRATION NAME CHANGE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2630939, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.
- THE DONNA INDEPENDENT SCHOOL DISTRICT TRACT, A 20.00 ACRE TRACT OUT OF BLOCKS 91, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2370738, AND CORPORATION ADMINISTRATION NAME CHANGE RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2630939, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00
 PHONE 936-381-6480
 FAX 936-381-0527
 ALFONSO@QHA-ENG.COM

SHEET NO. 1 OF 3 SHEETS

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
4-15-2025	SC		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION: APRIL 15, 2025

