



**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 1

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

Date: 10/27/25

North Alamo Water Supply Corp. (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:

North Alamo Water Supply Corp.

420 S. Doolittle Road, Edinburg, Texas 78542 (956) 383-1618

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

Same

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

Same

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

Nordhausen Utility Construction, LLC

36970 W. Mile 7, Mission, Texas 78574 956-432-1336

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:

N/A

6. Does Applicant have the Power of Eminent Domain?

N/A

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:

C&N Farms, LLC - Proposed Roosevelt Estates No.2

38.33 acre tract of land out of Blocks 91 & 92, La Blanca Agricultural Subdivision "B" Hidalgo County, Texas

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

Bore Crossing Line Extension Along R.O.W. Other _____

10. Where is the origin of the line?

North side Roosevelt Road

11. Where is the destination of the line?

South side Roosevelt Road



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West side X:1134308.29 Y:16610854.84

12. Utility Crossing Coordinate X: East side 1134939.85 Y: 16610901.18
(NAD 83 Texas South FIPS 4205 feet)

13. Number and size of lines:

2-8" PVC water line

14. Pressure (each line):

40 PSI

15. Content (each line):

Potable water.

16. Estimated date of installation of Pipeline or Utility:

As soon as permit gets approved.



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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 be 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 27th day of October, 2025.

Christy Sanchez

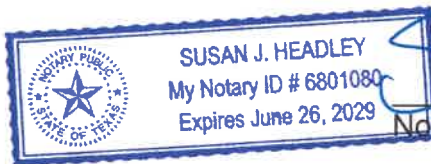
(Name of Applicant – Printed or Typed)

By: *Christy Sanchez*
Signature

Title: New Accounts Supervisor

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,
Christy Sanchez, on this 27nd day of October, 2025,
to which witness my hand and seal of office.



Susan J. Headley
Notary Public for the State of Texas

My Commission Expires: 6-26-2029



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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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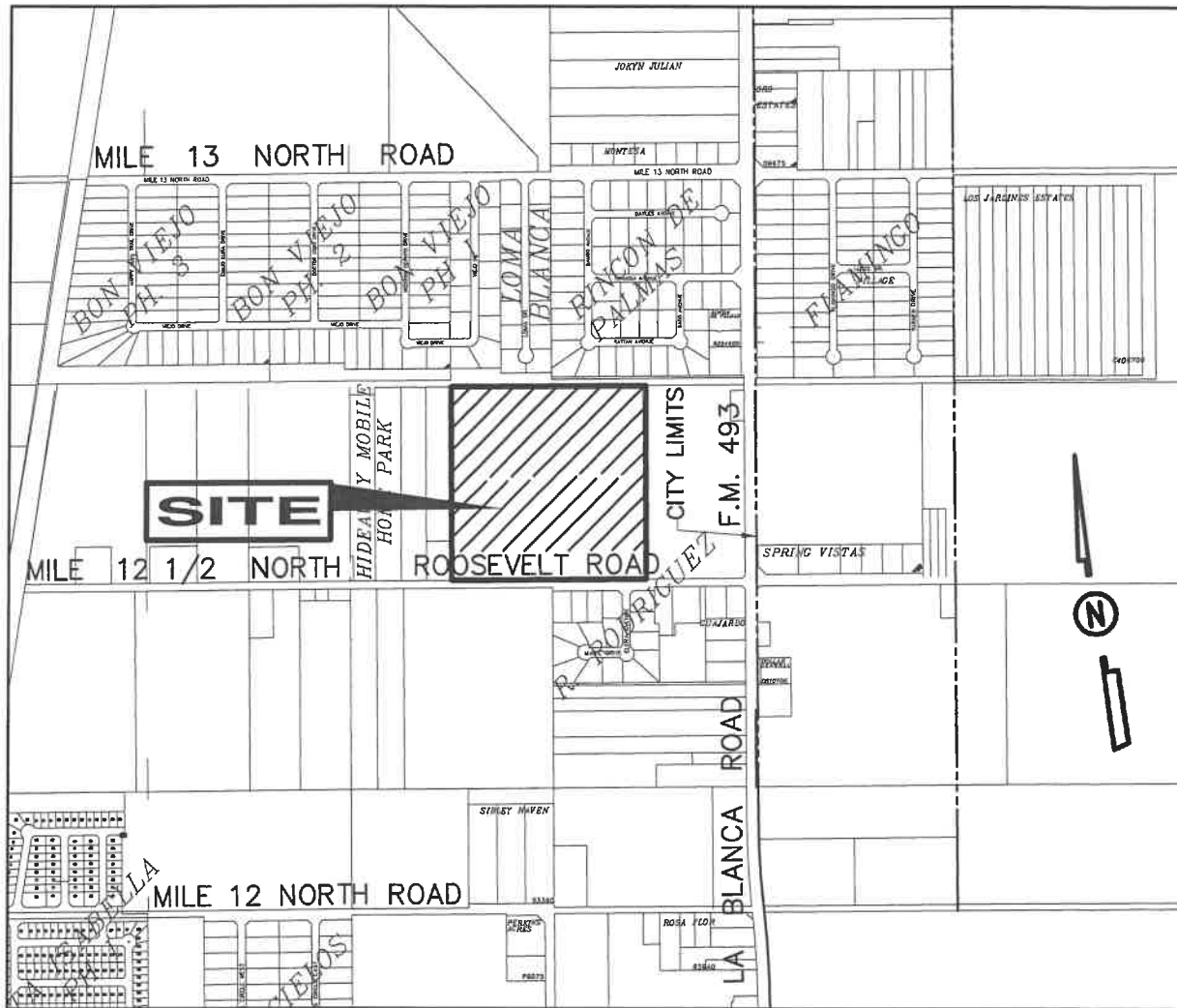
PIPELINE AND UTILITY PERMIT APPLICATION PACKET

EXHIBIT A

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

ROOSEVELT ESTATES No. 2

LOCATION MAP



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS

124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS

PHONE 956-381-6480
FAX 956-381-0527
ALFONSOQ@QHA-ENG.COM



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/24/2025

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: Patricia Cantu	PHONE (A/C, No, Ext):	FAX (A/C, No):
	E-MAIL ADDRESS: Pat.Cantu@relationinsurance.com		
INSURED Nordhausen Utility Construction, LLC 36970 W. Mile 7 Rd. Mission TX 78574	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: United Fire Lloyds		43559
	INSURER B: Texas Mutual Insurance Company		
	INSURER C:		
	INSURER D:		
	INSURER E:		

COVERAGES

CERTIFICATE NUMBER: 24 25 All Lines

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"/> PROJECT <input type="checkbox"/> LOC OTHER:			85325641	12/08/2024	12/08/2025	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 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			85325641	12/08/2024	12/08/2025	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"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			85325641	12/08/2024	12/08/2025	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$
B	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	0001316730	12/08/2024	12/08/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1000000 E.L. DISEASE - EA EMPLOYEE \$ 1000000 E.L. DISEASE - POLICY LIMIT \$ 1000000
A	Contractors Equipment			85325641	12/08/2024	12/08/2025	Rented/Leased Equipment \$100,000

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

[Job #: Job Type: ROOSEVELT ESTATES]
 General Liability: Automatic Additional Insured & Blanket Waiver of Subrogation included per form CG72080717 & Primary & Non-Contributory wording included per form CG2001 12-19
 Business Auto: Additional Insured & Waiver of Subrogation included per form CA71090117. Primary Non Contributory as per form CA0449 11-16
 Umbrella: Additional Insured will be as per underlying per form CU00010413.
 Workers Comp: Blanket Waiver of Subrogation applies per form WC420304B.

CERTIFICATE HOLDER**CANCELLATION**

HIDALGO COUNTY PLANNING DEPARTMENT 2818 S. Bus Hwy 281 Edinburg TX 78539	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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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, TILLMAN WELCH, MANAGER OF C & N FARMS, L.L.C., AS OWNER OF THE 38.33 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE FOREGOING ROOSEVELT ESTATES No. 2, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS OF 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 GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- (D) I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

MEETS & BOUNDS
A 38.33 ACRE TRACT OF LAND OUT OF BLOCKS 91 AND 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, 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, 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 SOUTH LINE OF BLOCK 91 AND IN THE CENTERLINE OF ROOSEVELT ROAD FOR THE SOUTHWEST CORNER OF THE DONNA INDEPENDENT SCHOOL DISTRICT TRACT (A 20.00 ACRE TRACT OF LAND OUT OF BLOCK 91, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 683534, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS WEST, 886.07 FEET FROM THE SOUTHWEST CORNER OF BLOCK 91.

THENCE, WEST, ALONG THE SOUTH LINE OF BLOCKS 91 AND 92, AND THE CENTERLINE OF ROOSEVELT ROAD, A DISTANCE OF 1,263.62 FEET (DEED RECORD: 1,263.43 FEET) TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE JOSE J. TAMEZ AND MARTHA E. TAMEZ TRACT (A 1.00 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1367541, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 00°02'15" E (DEED RECORD: NORTH), ALONG THE EAST LINE OF THE JOSE J. TAMEZ AND MARTHA E. TAMEZ TRACT, THE EAST LINE OF THE RUEL MARTINEZ TRACT (A 1.00 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2234811, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE EAST LINE OF THE LAURO TREWNO, JR. AND JULISA TREWNO TRACT (A 2.00 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3233765, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,228.94 FEET FOR THE TOE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,300.57 FEET (DEED RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF BLOCK 92 FOR THE NORTHEAST CORNER OF THE LAURO TREWNO, JR. AND JULISA TREWNO TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, N 89°58'18" E (DEED RECORD: EAST), ALONG THE NORTH LINE OF BLOCKS 91 AND 92, A DISTANCE OF 1,265.80 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF THE DONNA INDEPENDENT SCHOOL DISTRICT TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 00°03'25" W (DEED RECORD: SOUTH), ALONG THE WEST LINE OF THE DONNA INDEPENDENT SCHOOL DISTRICT TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 90.00 FEET FOR THE TOE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,300.57 FEET FOR THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, A TOTAL DISTANCE OF 1,320.57 FEET (DEED RECORD: 1,320.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 38.33 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH RINCON DE PALMAS SUBDIVISION, RECORDED IN VOLUME 34, PAGE 94, MAP RECORDS, HIDALGO COUNTY, TEXAS.

I, ALFONSO QUINTANILLA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THE ABOVE METES AND BOUNDS TO BE TRUE AND CORRECT, AND TO BE THE REPRESENTATION AND RESULT OF AN ACTUAL SURVEY DONE ON THE GROUND UNDER MY SUPERVISION.

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.

APRIL 15, 2025
DATE

ALFONSO QUINTANILLA
R.P.L.S. No. 4856

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 trustees (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 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 easement in and to the property shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands to 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 (but when the plat(s) is installed, the center line thereof being the pipeline installation).

In the event the easement hereby granted shall be 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 road and 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.
TILLMAN WELCH, MANAGER
902 BIGHORN DRIVE
EDINBURG, TX, 78542

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ROOSEVELT ESTATES No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER
DATE

QUINTANILLA, HADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING 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

DATE OF PREPARATION: APRIL 15, 2025

SHEET No. 1
OF 3 SHEETS

F:\DATA\SUBD\HIDALGO CO\ROOSEVELT ESTATES No. 2\PLAT
DATE PREPARED PREPARED BY CHECKED BY APPROVED BY
4-15-2025 SC

DATE REVISD REVISD BY CHECKED BY APPROVED BY

REVISION NOTES

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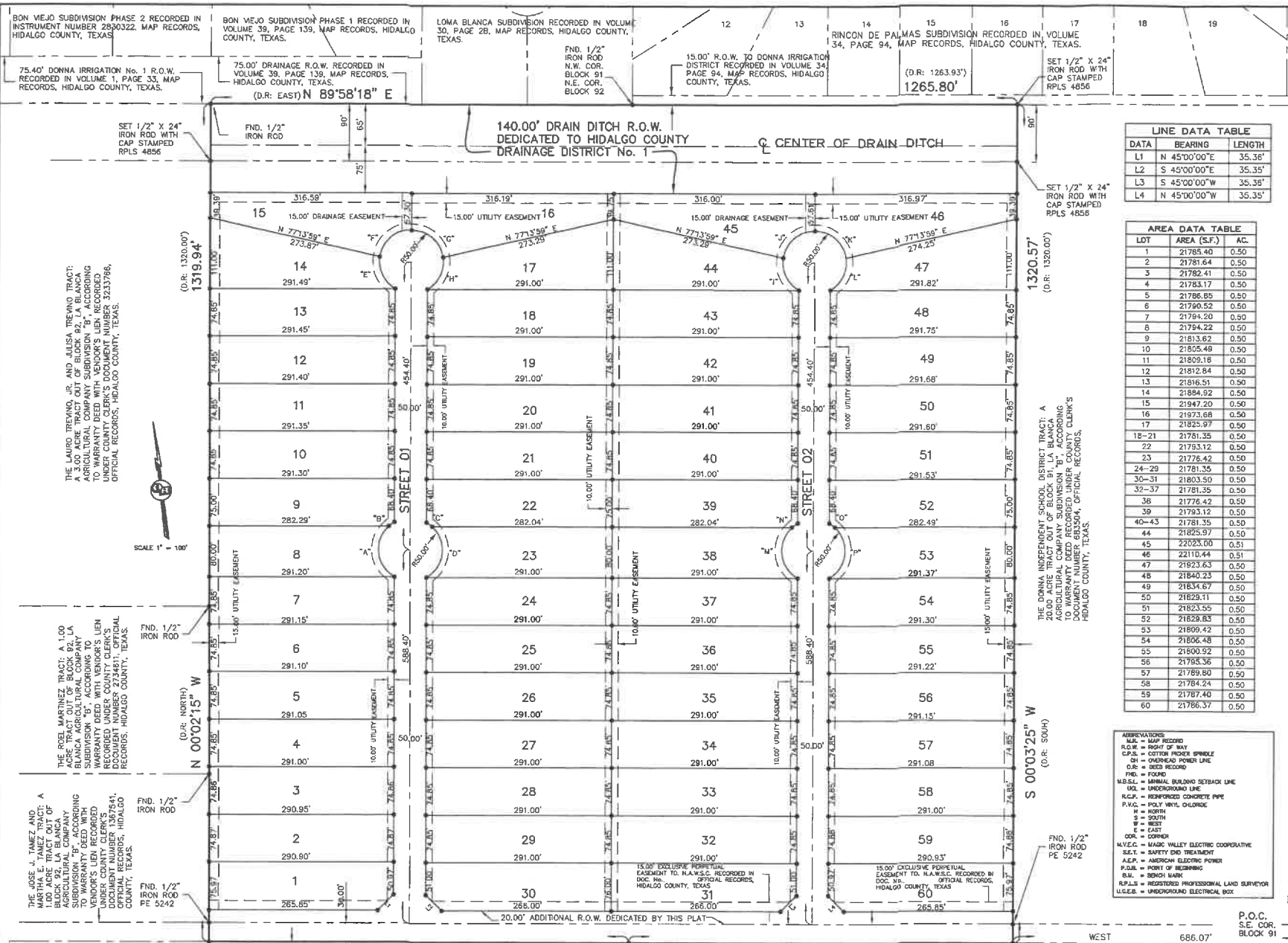
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PLAT NOTES AND RESTRICTIONS:

- AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 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 COMPLIES 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: FRONT CUL-DE-SAC: 25.00' REAR: 15.00' SIDE: 10.00' CORNER SIDE: 6.00' OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1,177,510.00 CUBIC FEET 4.08 ACRE FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, INCHES MATURE TREES, AND OTHER PLANTINGS (EXCEPT LOTS LESS THAN 18 SQUARE FEET). GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: ROOSEVELT ESTATES No. 2 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE NORTH SIDE OF ROOSEVELT ROAD AND APPROXIMATELY 687 FEET WEST OF F.M. 493, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE 2010 CENSUS, ROOSEVELT ESTATES No. 2 LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND HAS OPTED OUT OF THE CITY'S EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
C & N FARMS, L.L.C.	902 BIGHORN DRIVE	EDINBURG, TX 78542	(956) 386-0726	(956)380-4395
TILLMAN WELCH, MANAGER	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA				

B. 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 36 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM

9.- 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.

10.- ALL PUBLIC UTILITIES EASEMENTS DEPICTED 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.

11.- 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 S: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

12.- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL REGULATE FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF 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 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO D. 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 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

13.- THE MINIMUM ALLOWED RESIDENTIAL DWELLING IS 400 SQUARE FEET.

14.- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED 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.

15.- THE DEVELOPER IS REQUIRED TO PROVIDE A BUFFER FENCE ALONG DITCH.

16.- THE DONNA INDEPENDENT SCHOOL DISTRICT TRACT (A 20.00 ACRE TRACT OF LAND OUT OF BLOCKS 91 AND 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 683534, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) IS ADJACENT TO THE WEST AND NORTHWEST CORNERS OF THIS TRACT.

17.- THE JOSE J. TAMEZ AND MARTHA E. TAMEZ TRACT (A 1.00 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1367541, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) IS ADJACENT TO THE WEST CORNER OF THIS TRACT.

18.- THE LAURO TREWNO, JR. AND JULISA TREWNO TRACT (A 2.00 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3233765, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) IS ADJACENT TO THE NORTH CORNER OF THIS TRACT.

19.- THE RUEL MARTINEZ TRACT (A 1.00 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2234811, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) IS ADJACENT TO THE NORTH CORNER OF THIS TRACT.

20.- THE JOSE J. TAMEZ AND MARTHA E. TAMEZ TRACT (A 1.00 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1367541, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) IS ADJACENT TO THE WEST CORNER OF THIS TRACT.

21.- THE RUEL MARTINEZ TRACT (A 1.00 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2234811, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) IS ADJACENT TO THE NORTH CORNER OF THIS TRACT.

22.- THE RUEL MARTINEZ TRACT (A 1.00 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2234811, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) IS ADJACENT TO THE NORTH CORNER OF THIS TRACT.

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24.- THE RUEL MARTINEZ TRACT (A 1.00 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2234811, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) IS ADJACENT TO THE NORTH CORNER OF THIS TRACT.

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40.- THE RUEL MARTINEZ TR

