



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: 2-03-2026

PROPOSED BUENA SUERTE SUBDIVISION No 2, PRECINCT No. 3.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: CL3 PROPERTIES, LLC

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 15  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTHEAST CORNER OF MILE 4 NORTH ROAD AND IOWA ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-4-25 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 4 NORTH ROAD SIDE DITCH.

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

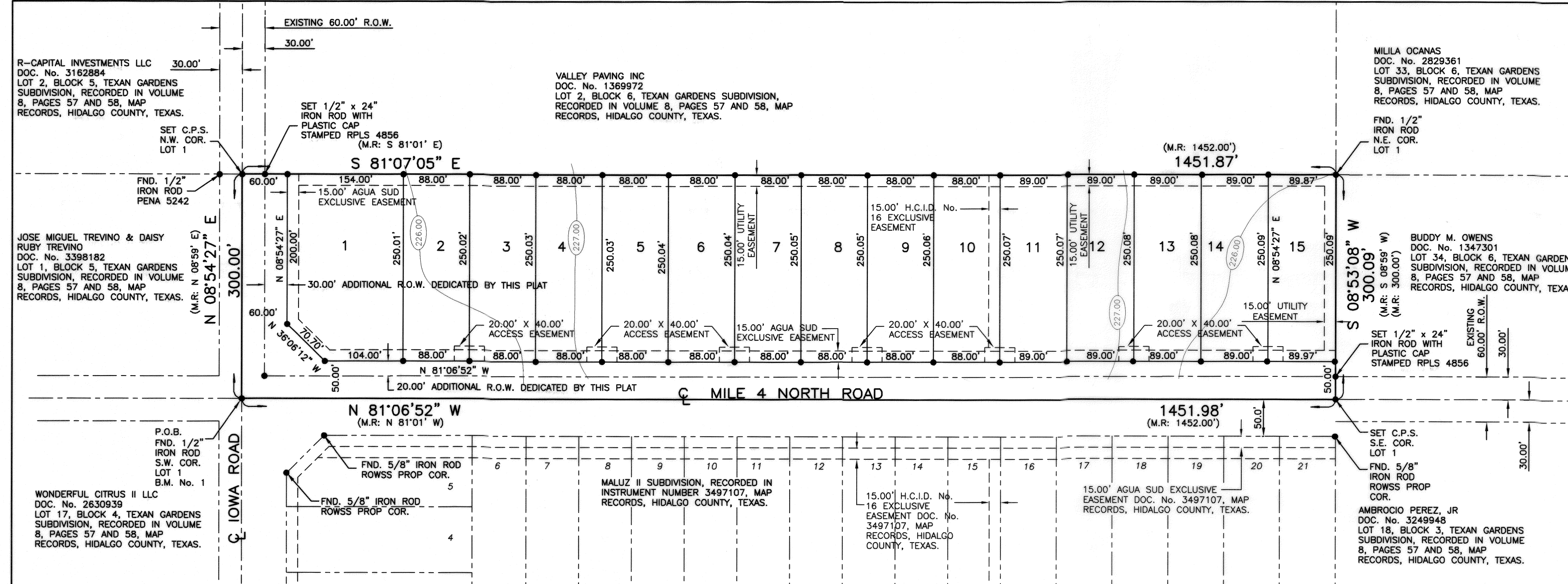
WATER SERVICE PROVIDER: AGUA SUD. LINE SIZE: 8" LOCATION: MILE 4 NORTH ROAD

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

**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 BUENA SUERTE SUBDIVISION No. 2**

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 6, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3666562, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

I, CARLOS LEAL III, MANAGER OF CL3 PROPERTIES, LLC, OWNER OF THE 10.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BUENA SUERTE SUBDIVISION No. 2, 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 LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

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

CL3 PROPERTIES, LLC  
 BY CARLOS LEAL III, MANAGER  
 P.O. BOX 631  
 MISSION, TEXAS 78573

DATE: 11/20/25

BEFORE ME, the undersigned notary public, on this day personally appeared CARLOS LEAL III, MANAGER OF CL3 PROPERTIES, LLC, who 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 therein expressed.

Given under my hand and seal of office this 20th day of NOVEMBER, 2025

DANIELA QUINTANILLA - NOTARY PUBLIC

**METES AND BOUNDS**

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 6, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3666562, 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 1/2" IRON ROD FOUND AT THE CENTERLINE OF IOWA ROAD AND MILE 4 NORTH ROAD FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°54'27" E, (MAP RECORD: N 08°59' E) ALONG THE WEST LINE OF LOT 1, AND THE CENTERLINE OF IOWA ROAD, A DISTANCE OF 300.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF LOT 1 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°07'05" E, (MAP RECORD: S 81°01' E) ALONG THE NORTH LINE OF LOT 1, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF IOWA ROAD, A TOTAL DISTANCE OF 1,451.87 FEET FOR THE NORTHEAST CORNER OF LOT 1 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°53'08" W, ALONG THE EAST LINE OF LOT 1, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 270.09 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 4 NORTH ROAD A TOTAL DISTANCE OF 300.09 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 1 AND IN THE CENTERLINE OF MILE 4 NORTH ROAD FOR THE SOUTHWEST CORNER OF LOT 1 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 81°06'52" W, (MAP RECORD: N 81°01' W) ALONG THE SOUTH LINE OF LOT 1 AND THE CENTERLINE OF MILE 4 NORTH ROAD, A DISTANCE OF 1,451.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH MALUZ II SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 3497107, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS COUNTY OF HIDALGO**

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

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

DATE: 2-20-2025

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

WE THE UNDERSIGNED CERTIFY that this plat of the BUENA SUERTE SUBDIVISION No. 2 was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: Hidalgo County Clerk \_\_\_\_\_ DATE \_\_\_\_\_

**AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE**

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE BUENA SUERTE SUBDIVISION No. 2 HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION

ROBERTO SALINAS  
 GENERAL MANAGER  
 AGUA SPECIAL UTILITY DISTRICT

DATE: 12-10-2025

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS BUENA SUERTE SUBDIVISION No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**HIDALGO COUNTY IRRIGATION DISTRICT No. 16**

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 16 ON THIS THE 1 DAY OF September, 2025

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 16 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE, WHETHER SHOWN OR NOT.

APPROVED BY: \_\_\_\_\_ PRESIDENT  
 ATTEST: \_\_\_\_\_ SECRETARY

**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

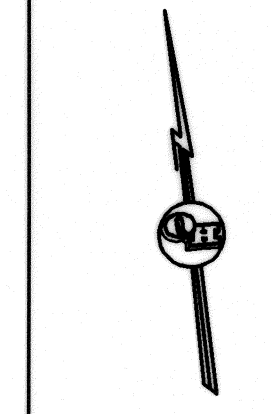
DATE: \_\_\_\_\_

**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.

ALFONSO QUINTANILLA  
 P.E. No. 95534

DATE: 11-19-25



SCALE 1" = 100'

**INDEX TO 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; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; COUNTY JUDGE SIGNATURE, ENVIRONMENTAL HEALTH DEPARTMENT, COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION, H.C.I.D. No. 16 CERTIFICATION, REVISION NOTES, AGUA S.U.D. CERTIFICATION.

SHEET 2-ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND OSSF, ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), ENGINEERING CERTIFICATION; REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE

SHEET 3-DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE

AREA DATA TABLE		
LOT	AREA (S.F.)	AC.
1	37250.96	0.855
2	22001.48	0.505
3	22001.99	0.505
4	22002.49	0.505
5	22003.00	0.505
6	22003.50	0.505
7	22004.01	0.505
8	22004.52	0.505
9	22005.02	0.505
10	22005.53	0.505
11	22256.10	0.511
12	22256.62	0.511
13	22257.14	0.511
14	22257.66	0.511
15	22487.73	0.516

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D MAP REVISED: JUNE 6, 2000
- MINIMUM BUILDING SETBACKS:  
 FRONT MILE 4 NORTH ROAD..... 50.00 FEET  
 REAR ..... 15.00 FEET  
 SIDE ..... 6.00 FEET  
 CORNER SIDE ..... 15.00 FEET  
 OR EASEMENT WHICHEVER IS GREATER ON ALL CASES.
- 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 ON LOTS 2 THROUGH 15. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. LOT 1 CAN BE FOR RESIDENTIAL OR COMMERCIAL USE
- MINIMUM FINISH FLOOR NOTE:  
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE 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.
- BENCHMARK NOTE:  
 THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 B.M. No.1 - ELEV. 226.10 1/2" IRON ROD FOUND AT THE INTERSECTION OF MILE 4 NORTH ROAD AND IOWA ROAD. NAVD 88 DATUM.
- DRAINAGE:  
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAINE A TOTAL OF 33,142.41 CUBIC FEET (0.76 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
 SEE DRAINAGE REPORT ON SHEET No. 3.
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, 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.
- 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.

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

BUENA SUERTE SUBDIVISION No. 2 IS LOCATED IN SOUTHWEST HIDALGO COUNTY ON THE EAST SIDE OF IOWA ROAD AND THE NORTH SIDE OF MILE 4 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 84,959). BUENA SUERTE SUBDIVISION No. 2 LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS AND IT HAS OPT-OUT FROM THE CITY'S 3 1/2' EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 3.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: CL3 PROPERTIES, LLC BY CARLOS LEAL III, MANAGER	P.O. BOX 631 124 E. STUBBS	MISSION, TEXAS 78573	(956)381-6480	(956)381-0527
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

**LOCATION MAP SCALE 1" = 2000'**



**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  
 ALFONSO@QHA-ENG.COM

DATE OF PREPARATION MARCH 10, 2025

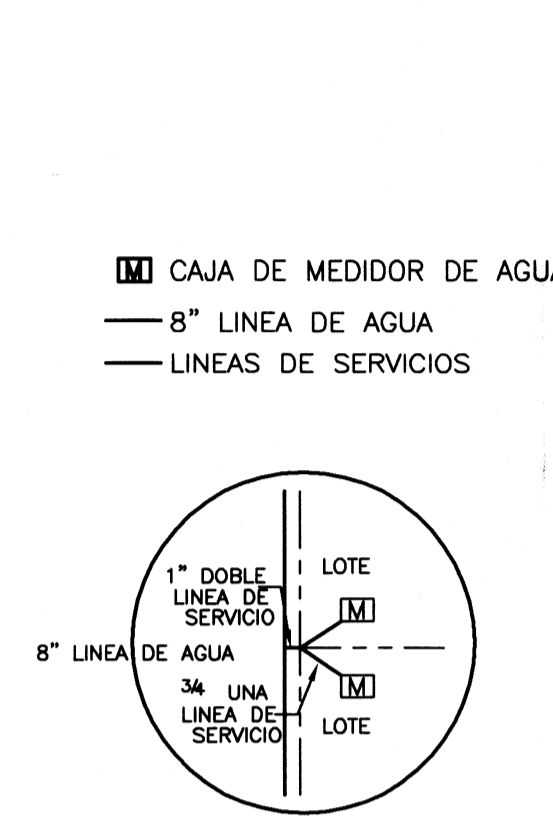
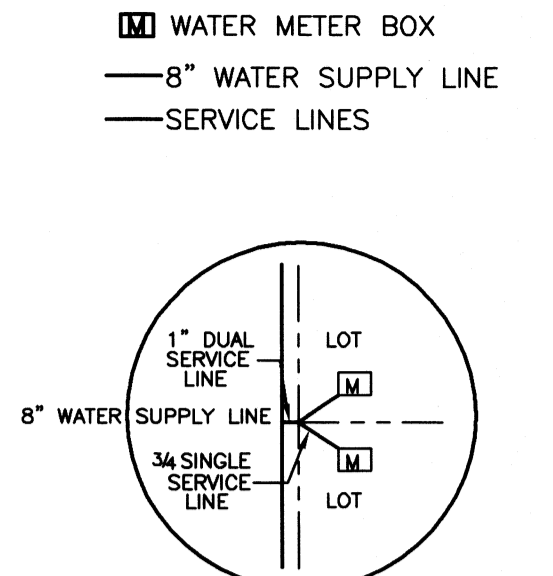
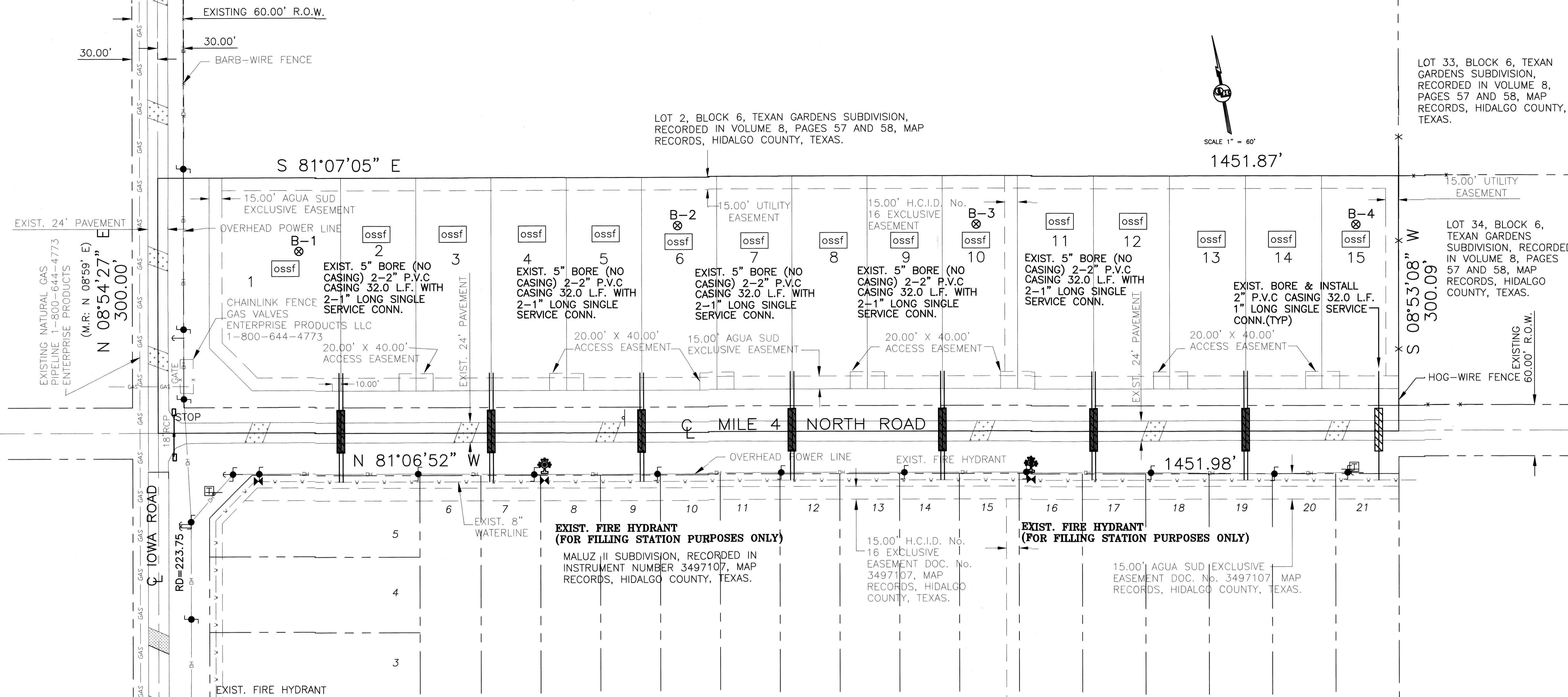
SHEET NO. 1 OF 3 SHEETS	DATE PREPARED 3-10-2025	PREPARED BY LG	CHECKED BY M.G. A.G.	APPROVED BY M.G. A.G.

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

MAP OF WATER DISTRIBUTION SYSTEM AND SEWER SYSTEM/ MAPA DE DISTRIBUCION DE AGUA Y SISTEMA DE DRENAJE



- 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

- B-1  
⊙ TEST BORINGS  
⊠ SEPTIC TANK (OSSF)

**FINAL ENGINEERING REPORT FOR BUENA SUERTE SUBDIVISION No. 2**  
POR ALFONSO QUINTANILLA P.E.

**WATER SUPPLY: Description and Costs.**  
BUENA SUERTE SUBDIVISION No. 2 WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. AGUA SUD HAS AN EXISTING 8" DIAMETER WATERLINE LOCATED ON THE SOUTH SIDE OF MILE 4 NORTH ROAD.

THE SYSTEM OF PROVISION OF AGUA PARA BUENA SUERTE SUBDIVISION No. 2 CONSISTE DE QUINCE (15) SERVICIOS DE 1" DE DIAMETRO. TODOS LOS QUINCE (15) SERVICIOS SON LARGOS Y SE DESPENDEN DE LA LINEA DE 8" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MILE 4 NORTH ROAD. LOS SERVICIOS CORREN HACIA CADA LOTE. LOS SERVICIOS SE TERMINAN CON UN MEDIDOR DE AGUA PARA CADA LOTE.

EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO AL MOMENTO DE LA ARCHIVAR EL PLANO DE LA SUBDIVISION

**SEWAGE FACILITIES: Description and Costs.**

SEWAGE FROM BUENA SUERTE SUBDIVISION No. 2 IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EL DRENAJE PARA LA SUBDIVISION BUENA SUERTE SUBDIVISION No. 2, 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 ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES COMPLEMENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

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 FULLY CONSTRUCTED WILL COST WITH INSTALLATION OF WATER METERS INCLUDING FEES AT A TOTAL COST OF \$120,630.00 OR \$8,042.00 PER LOT.

**SEWAGE FACILITIES**—THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$40,500.00 WHICH EQUALS TO \$2,700.00 PER LOT.

**FINAL ENGINEERING REPORT FOR BUENA SUERTE SUBDIVISION No. 2**  
POR ALFONSO QUINTANILLA P.E.

**AGUA: Descripción y Gastos.**  
BUENA SUERTE SUBDIVISION No. 2 SERA PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA SUD, SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA SUD, HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRIA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. AGUA SUD TIENE UN LINEA EXISTENTE DE 8" DE DIAMETRO DE AGUA QUE CORRE DEL SUR DE LA CALLE MILE 4 NORTH ROAD.

EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO AL MOMENTO DE LA ARCHIVAR EL PLANO DE LA SUBDIVISION

**DRENAJE: Descripción y Gastos.**

EL DRENAJE PARA LA SUBDIVISION BUENA SUERTE SUBDIVISION No. 2, 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 ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES COMPLEMENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$2,700.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SI INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$40,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 18 DE NOVIEMBRE DE 2025.

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\$120,630.00 O US\$ 8,042.00POR LOTE.

**DRENAJE:** SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$2,700.00 POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL US\$40,500.00 PARA TODA LA SUBDIVISION.

SUBDIVISION PLAT OF:  
**BUENA SUERTE SUBDIVISION No. 2**

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 6, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3666562, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**SUBDIVIDER CERTIFICATION:**

I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY THE SELLER AS REQUIRED BY SECTION 7.25.12 OF THE COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

I, (WE), CARLOS LEAL III, PRESIDENT OF CL3 PROPERTIES, LLC., SUBDIVIDER (S) OF BUENA SUERTE SUBDIVISION No. 2 HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT; THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY SECTION 7.25.12 OF THE COUNTY REGULATIONS.

*[Signature]*  
CL3 PROPERTIES, LLC  
BY CARLOS LEAL III, PRESIDENT  
P.O. BOX 631  
MISSION, TEXAS 78573

12/31/25  
DATE

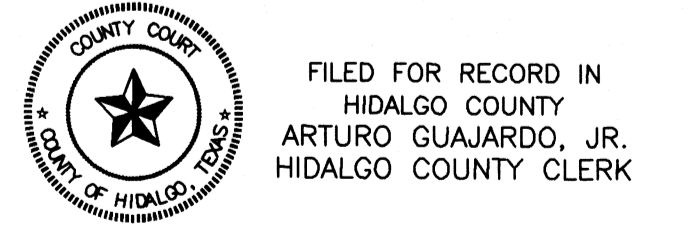
BEFORE ME, the undersigned notary public, on this day personally appeared CARLOS LEAL III, MANAGER OF CL3 PROPERTIES, LLC, provided to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this 31<sup>st</sup> day of December, 2025

ON: \_\_\_\_\_ AT: \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

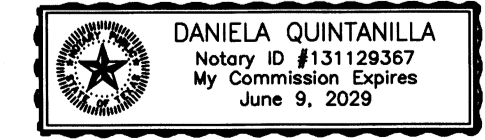


FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

*[Signature]*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
12-28-25  
DATE

*[Signature]*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
12-28-25  
DATE

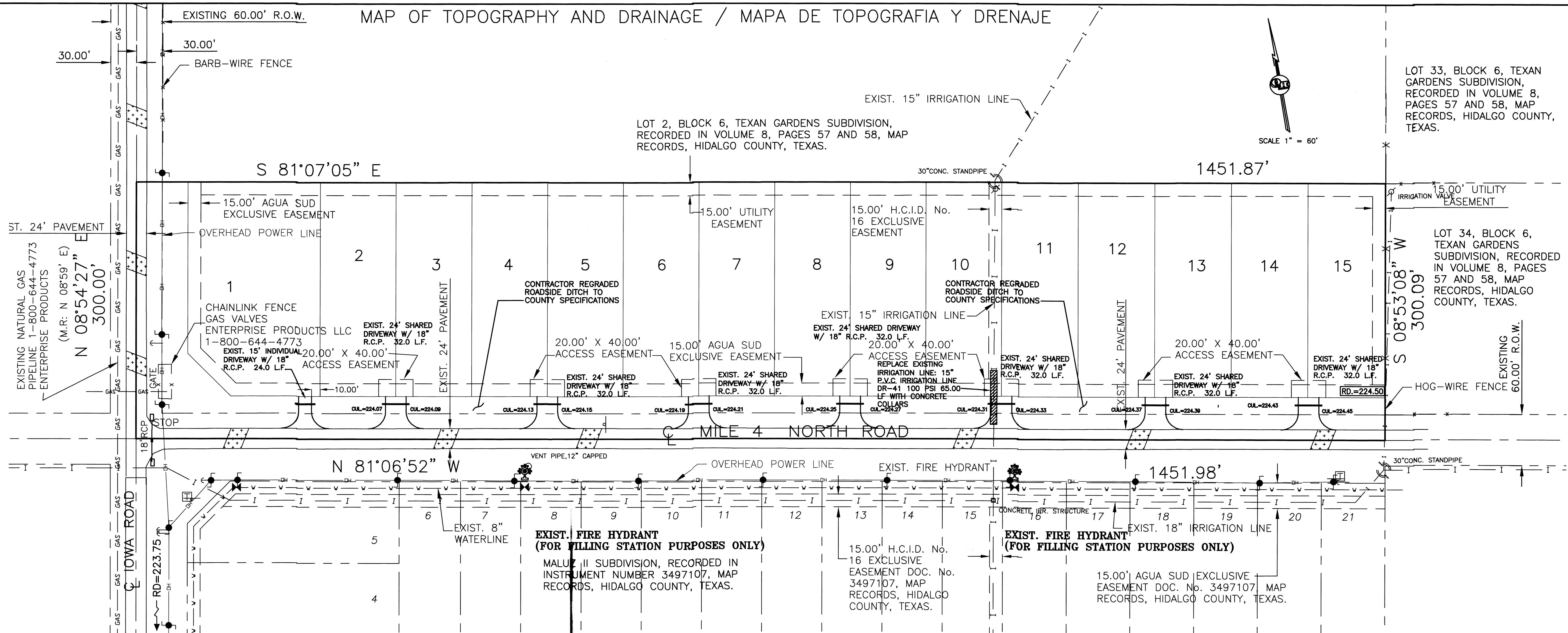
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1315 ALFONSO@QHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00



*[Signature]*  
DANIELA QUINTANILLA - NOTARY PUBLIC

FILE NAME: F:\DATA\SUB\HIDALGO CO\BUENA SUERTE No.2\UTILITY	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2 OF 3	5-7-2025	SC		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE



LOT 33, BLOCK 6, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 34, BLOCK 6, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SCALE 1" = 60'

**BUENA SUERTE SUBDIVISION No. 2**

A 10.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 6, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3666562, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT FOR: BUENA SUERTE SUBDIVISION No. 2**  
BY: ALFONSO QUINTANILLA P.E.

A 10.00 acre tract of land being all of Lot 1, Block 6, Texan Gardens Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 8, pages 57 and 58, map records, Hidalgo County, Texas, and according to Warranty Deed recorded under county clerk's document number 3666562, official records, Hidalgo County, Texas. This subdivision is located on the northeast corner of Mile 4 North Road and Iowa Road. It is in rural Hidalgo County. The proposed subdivision will consist of 15 residential lots.

The tract is Zone "X", areas determined to be outside 500-year flood plain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0290 D, dated on June 6, 2000.

The majority of the soil is Bremon (3) & Hidalgo (25) and is in soil group "B"; it is a fine sandy loam (B1-30), sandy clay loam (S0), clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity index has a range of 0-23. See attached Soil Survey of Hidalgo County, Texas tables.

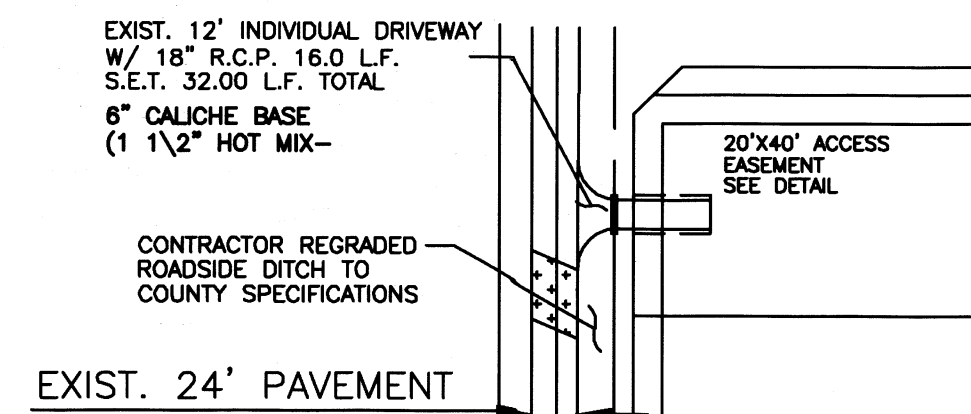
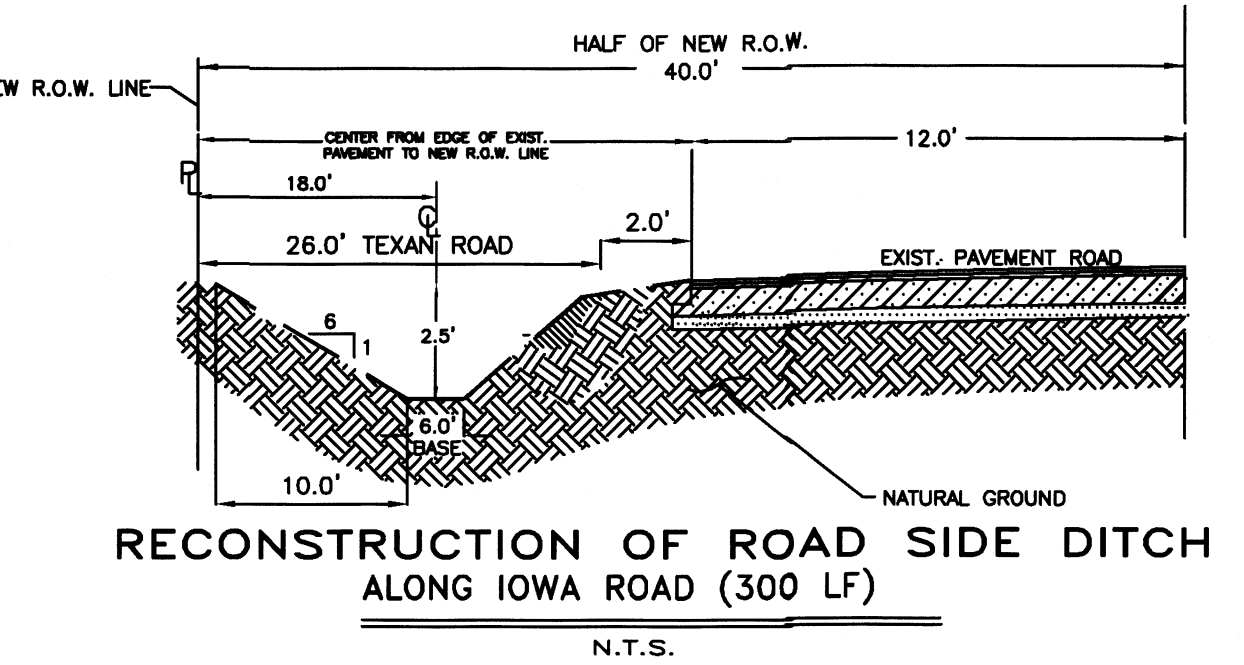
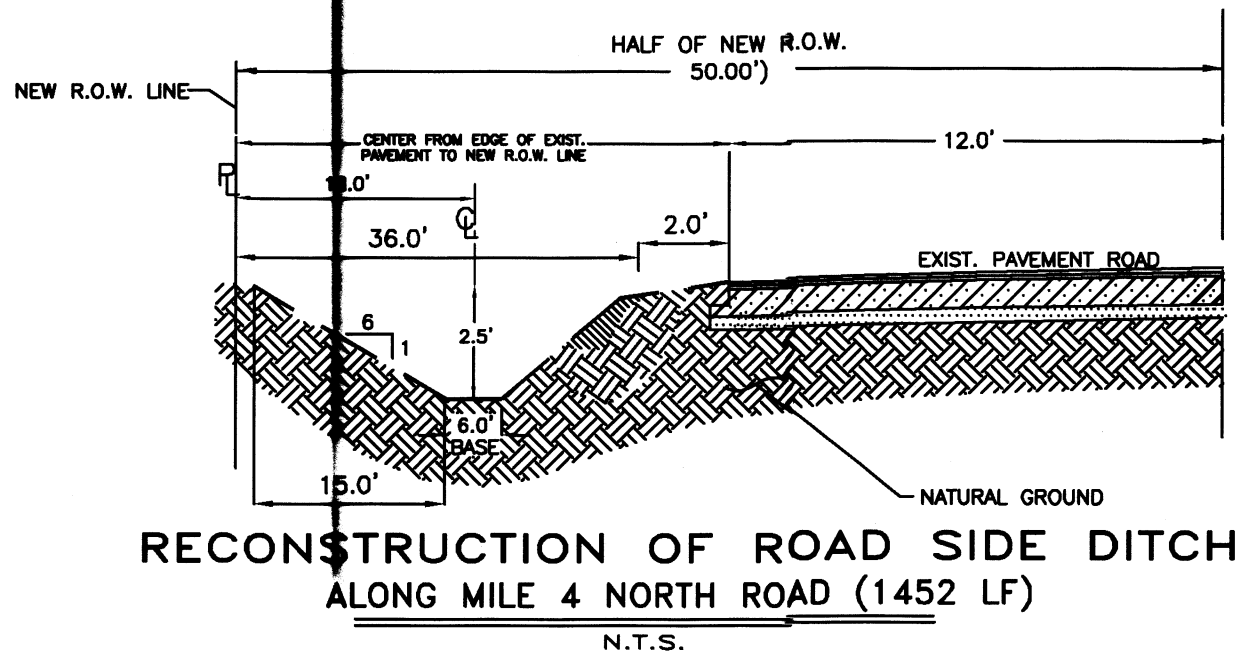
Presently, the site has very minimal runoff in a southeasterly direction with an approximate 1.0% slope. The existing runoff for the proposed subdivision is Q=7.51 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=29.44 cubic feet per second based on a 50-year storm for an increase of Q= 21.93 cubic feet per second based on a 50-year storm. Detention will be 33,142.41 cubic feet (0.76-acre feet) and will be provided by escrowing the detention to be accounted for in the Hidalgo County Drainage District No. 1 Iowa RFD located at the northeast corner of Mile 3 North Road and Iowa Road. The existing road side ditches will be retrograded to flow west then south. The road side ditch naturally flows south and discharges into an existing field located at the southwest corner of Lot 6 Subdivision. It flows into the Hidalgo County Drainage District No. 1 Iowa RFD.

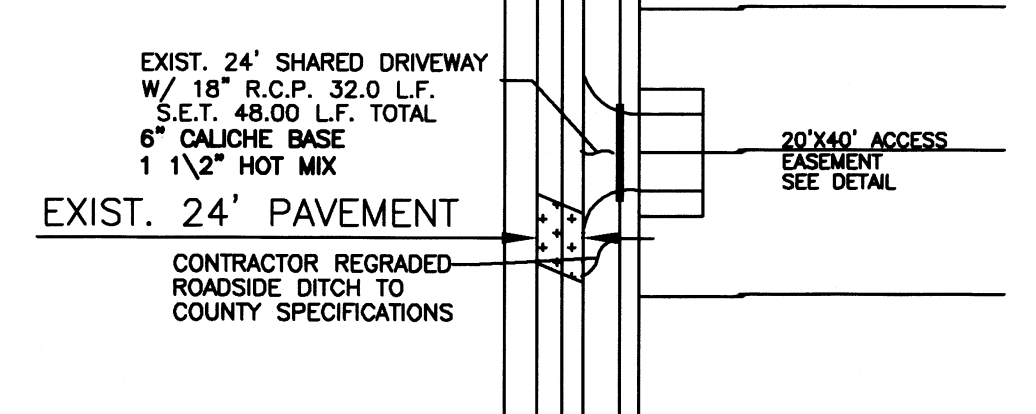
**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D (JUNE 6, 2000) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



*Alfonso Quintanilla* PE  
ALFONSO QUINTANILLA  
P.E. No. 95534  
12-30-25  
DATE



SHARED DRIVEWAY DETAIL "A"  
SCALE: 1"=60'



SHARED DRIVEWAY DETAIL "B"  
SCALE: 1"=60'

**COST ESTIMATE**

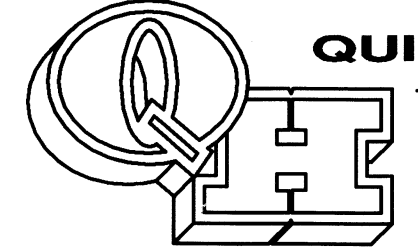
WATER DISTRIBUTION:	\$ 43,125.00
PAVING IMPROVEMENTS:	\$ 59,200.00
OSFS FACILITIES:	\$ 40,500.00

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

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.**

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**SHEET NO. 3 OF 3**

FILENAME: F:\DATA\SUB\HIDALGO CO\BUENA SUERTE No.2\UTILITY	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
5-7-2025	SC			
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	