



# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840

Anthony Uresti  
Director of Planning

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-31-2026

PROPOSED LAS VILLAS SAN MIGUEL SUBDIVISION PRECINCT No. 1.

ENGINEER MELDEN & HUNT INC. DEVELOPER: TLS PROPERTIES, LTD.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 30  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTH OF MINNESOTA ROAD, APPROXIMATELY ¼ OF A MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE:  RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-2-2024 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:  OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MINNESOTA ROAD

STAFF RECOMMENDS:  **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments.*

**Final Approval** *subject to recommendations other departments*

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,*

\* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

**SUBDIVISION MAP OF  
LAS VILLAS SAN MIGUEL  
BEING 19.351 ACRES  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 1, PAGES 24-26, H.C.M.R.**

RIGHT OF WAY EASEMENT  
KNOWN 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 LAY 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 FOR 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, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING 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 GRANTEE 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 GRANTEE 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 THE 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 GRANTEE HAS EXECUTED THIS INSTRUMENT  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

TLS PROPERTIES, LTD., A TEXAS LIMITED PARTNERSHIP  
BRUCE A. SMITH, MANAGER  
4417 REGAL OAKS DRIVE  
COLLEGE STATION, TEXAS 77845

ACKNOWLEDGMENT  
THE STATE OF TEXAS &  
COUNTY OF HIDALGO &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED  
BRUCE A. SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

**LEGEND**

- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- ⊕ BENCHMARK
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- W.D. - WARRANTY DEED
- S.W. COR. - SOUTHWEST CORNER
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- BM - BENCHMARK

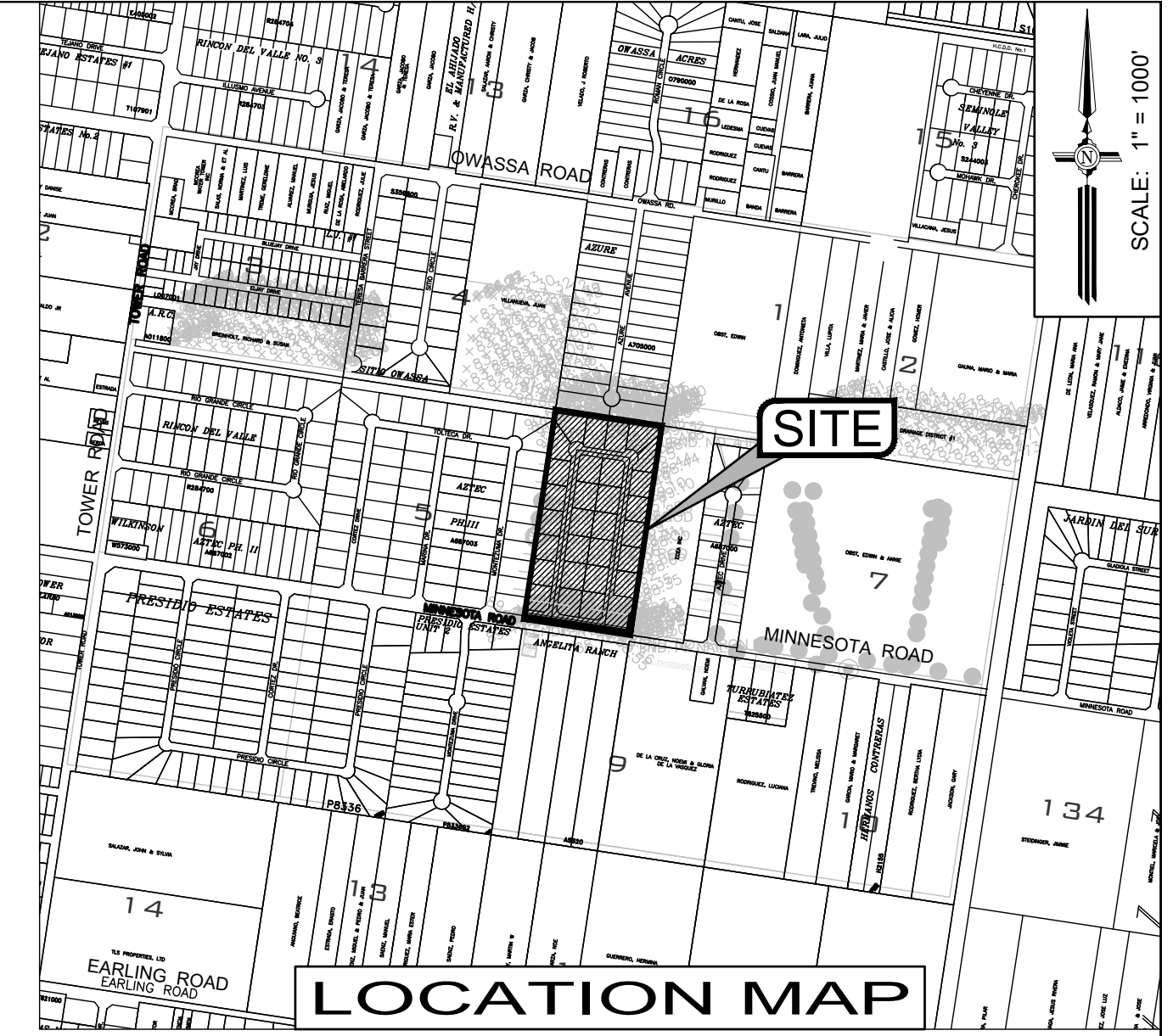
Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	21797.69	0.500	16	21783.86	0.500
2	21784.14	0.500	17	21784.14	0.500
3	21783.86	0.500	18	22227.50	0.510
4	21783.68	0.500	19	22787.50	0.523
5	21784.32	0.500	20	23100.00	0.530
6	21784.00	0.500	21	23100.00	0.530
7	21790.03	0.500	22	23100.00	0.530
8	24538.41	0.563	23	23100.00	0.530
9	23637.60	0.543	24	22987.50	0.528
10	23637.60	0.543	25	22987.50	0.528
11	25165.33	0.578	26	23100.00	0.530
12	21862.86	0.502	27	23100.00	0.530
13	21782.15	0.500	28	23100.00	0.530
14	21784.00	0.500	29	23100.00	0.530
15	21784.00	0.500	30	22787.50	0.523

Lot Line Table			Curve Table						
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
L1	35.36'	S36° 26' 41" E	C1	85.17'	50.00'	097° 36' 01"	N19° 45' 19" E	75.24'	57.11'
L2	35.36'	S53° 33' 19" W	C2	82.17'	50.00'	094° 09' 39"	N76° 07' 31" W	73.23'	53.77'
L3	35.36'	N36° 26' 41" W	C3	15.92'	50.00'	018° 14' 20"	S47° 40' 29" W	15.85'	8.03'
L4	21.21'	N53° 33' 19" E	C4	15.92'	50.00'	018° 14' 20"	N30° 33' 51" W	15.85'	8.03'
L5	21.21'	S36° 26' 41" E	C5	82.17'	50.00'	094° 09' 39"	N86° 45' 51" W	73.23'	53.77'
L6	35.36'	S53° 33' 19" W	C6	85.17'	50.00'	097° 36' 01"	S2° 38' 40" E	75.24'	57.11'

- INDEX TO SHEET OF LAS VILLAS SAN MIGUEL
- SHEET 1: HEADING; LOCATION MAP AND E.T.J.; PRINCIPAL CONTACTS; MAP; LOT, STREETS AND EASEMENT LAYOUT; ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; INDEX; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS.
  - SHEET 2: HEADING; LOCATION MAP; ENGINEERING CERTIFICATION, SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; REVISION NOTES, ATTESTATION; IRRIGATION DISTRICT NO. 2, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; COUNTY JUDGE CERTIFICATION.
  - SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER, WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), CONSTRUCTION DETAILS;
  - SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.
  - SHEET 5: MAP OF TOPOGRAPHY & STREETS; CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS  
NAME ADDRESS CITY & ZIP PHONE FAX  
OWNER: TLS PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP 11410 N. F.M. 493, DOWNA, TX 78537 (956) 464-4431 C/O (956) 381-1839  
ENGINEER: BRUCE A. SMITH, MANAGER 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839  
SURVEYOR: MARIO A. REYNA P.E. 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839  
SURVEYOR: ROBERTO N. TAMEZ R.P.L.S. 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

- GENERAL PLAT NOTES & RESTRICTIONS:  
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES
- FLOOD ZONE STATEMENT:  
ZONE "C" AREAS OF MINIMAL FLOODING, COMMUNITY-PANEL NUMBER: 480334 0425 C MAP  
REVISED: NOVEMBER 16, 1982.  
COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
  - SETBACKS:  
FRONT: 25.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
  - 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - THE FOLLOWING BENCHMARKS:  
BENCHMARK NO.1 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 1, N:16608791.650, E:1117652.770 B.M. ELEVATION= 90.25.  
BENCHMARK NO.2 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 8, N:16609995.270, E:1117832.890 B.M. ELEVATION= 88.75.  
BENCHMARK NO.3 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHWEST CORNER OF LOT 18, N:16608887.030, E:1116988.740 B.M. ELEVATION= 89.40.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 81,277 CUBIC- FEET 1.866 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:(SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS.)
  - THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPROVING AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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 PURCHASE 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 OCCUPANCY AN EASEMENT.
  - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT  
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 DRAIN FIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
  - TLS PROPERTIES, LTD., THE OWNER & SUBDIVIDER OF LAS VILLAS SAN MIGUEL SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
  - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
  - EACH LOT SHALL HAVE IT'S OWN WATER METER.
  - 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.
  - ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
  - 6" CEDAR FENCE REQUIRED ALONG THE NORTH SIDE OF LOT 8-11 BY THE DEVELOPER DURING CONSTRUCTION.
  - LOTS 1, 18, 19 & 30 SHALL NOT HAVE ACCESS ONTO MINNESOTA ROAD.

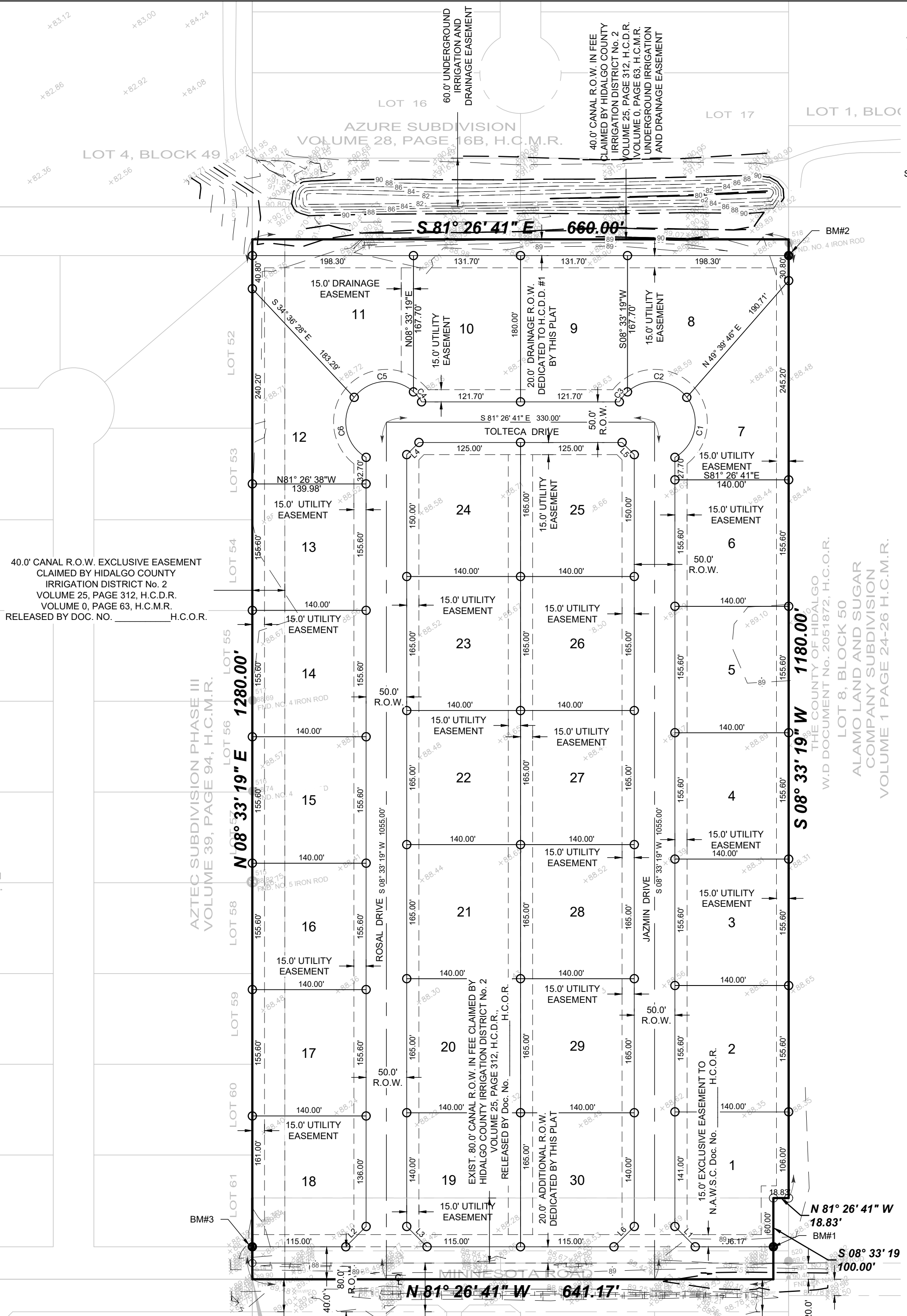


**METES AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 19.351 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, BLOCK 50, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 19.351 ACRES BEING OUT A CERTAIN TRACT CONVEYED UNDER DOCUMENT NUMBER 671306, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.351 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 50, AND THE SOUTHEAST CORNER OF AZTEC SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 39, PAGE 94, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 08° 33' 19" E ALONG THE WEST LINE OF SAID LOT 8, BLOCK 50 AND THE EAST LINE OF SAID AZTEC SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF A 40-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RECORDED IN VOLUME 25, PAGE 312, HIDALGO COUNTY DEED RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 26' 41" E ALONG THE SOUTH LINE OF SAID 40-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 33' 19" W A DISTANCE OF 1,180.00 FEET PASS A NO. 4 REBAR SET, FOR THE NORTHERMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 26' 41" W A DISTANCE OF 18.83 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 33' 19" W AT A DISTANCE OF 80.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY OF MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 100.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 8, BLOCK 50, AND WITHIN THE EXISTING RIGHT-OF-WAY OF MINNESOTA ROAD, FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 26' 41" W ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK 50, A DISTANCE OF 641.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.351 ACRES, OF WHICH 0.294 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MINNESOTA ROAD, LEAVING A NET OF 19.057 ACRES OF LAND, MORE OR LESS.



DRAWN BY: CESAR DATE 05-31-2024  
SURVEYED, CHECKED DATE  
FINAL CHECK DATE

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

LAS VILLAS SAN MIGUEL IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF MINNESOTA ROAD, APPROXIMATELY 0.63 OF ONE MILE EAST OF ITS INTERSECTION WITH TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), LAS VILLAS SAN MIGUEL LIES APPROXIMATELY 3.2 MILE FROM THE CITY LIMITS (AND IS OUTSIDE THE 3. MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

**MELDEN & HUNT INC.**  
CONSULTANT ENGINEERS SURVEYORS  
115 W. MCINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

**HIDALGO COUNTY**  
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

SHEET 1 OF 5 SHEETS

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

TLS PROPERTIES, LTD. A TEXAS LIMITED PARTNERSHIP  
AS OWNER OF THE 19.351 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE  
PROPOSED LAS VILLAS SAN MIGUEL, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN  
THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND  
EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL  
GOVERNMENT CODE 232.0032 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.

TLS PROPERTIES, LTD. A TEXAS LIMITED PARTNERSHIP DATE: \_\_\_\_\_  
BRUCE A. SMITH, MANAGER  
4417 REGAL OAKS DRIVE  
COLLEGE STATION, TEXAS 77845

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED  
BRUCE A. SMITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED  
TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE  
SAME FOR THE PURPOSED AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND  
SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

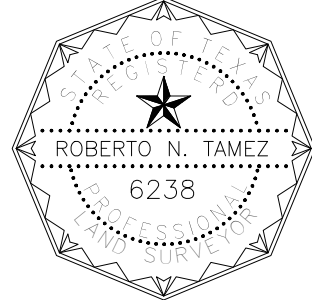
MARIO A. REYNA, P.E. # 117368 DATE: \_\_\_\_\_  
DATE PREPARED: 1-11-2024  
ENGINEERING JOB No. 23212.00



STATE OF TEXAS  
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND  
SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN  
PRESENTED PLAT AND DESCRIPTION OF LAS VILLAS SAN MIGUEL, WERE PREPARED  
FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY  
SUPERVISION ON 01-11-2024, AND THAT IT IS A TRUE AND ACCURATE  
REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE: \_\_\_\_\_  
DATE SURVEYED: 10-20-24  
SURVEY JOB No. 23740.08



**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
IRRIGATION DISTRICT NO. 2**

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2  
ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND  
BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2  
RIGHTS OF WAY OR EASEMENTS.

PRESIDENT \_\_\_\_\_ ATTEST: \_\_\_\_\_  
SECRETARY \_\_\_\_\_

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

WE THE UNDER SIGNED CERTIFY THAT THIS  
PLAT OF LAS VILLAS SAN MIGUEL  
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY  
COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
HIDALGO COUNTY JUDGE

\_\_\_\_\_  
HIDALGO COUNTY CLERK

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

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 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 E. SESIN P. E., C. F. M. DATE: \_\_\_\_\_  
GENERAL MANAGER

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS VILLAS SAN MIGUEL  
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ROBERTO N. TAMEZ  
ENVIRONMENTAL HEALTH DIVISION MANAGER

SUBDIVISION MAP OF  
**LAS VILLAS SAN MIGUEL**  
BEING 19.351 ACRES  
BEING A PART OR PORTION OUT OF LOT 8, BLOCK 50  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 1, PAGES 24-26, H.C.M.R.

MAP OF WATER DISTRIBUTION SYSTEM  
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA  
 SUBDIVISION MAP OF  
 LAS VILLAS SAN MIGUEL

BEING 18.182 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, BLOCK 50, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:  
 LAS VILLAS SAN MIGUEL WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE RUNNING ALONG THE NORTH SIDE RIGHT-OF-WAY OF MINNESOTA ROAD. THE WATER SYSTEM FOR THE LAS VILLAS SAN MIGUEL CONSISTS OF AN 8" WATER LINES THAT TAP INTO THE EXISTING 8" WATER LINE AT 2 PLACES. THIS 8" LINE CONNECTS TO THE EXISTING 8" WATER LINE AT THE SOUTHEAST CORNER OF LOT 18 THEN RUNS NORTH ALONG THE WEST SIDE OF ROSAL DRIVE THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF TOLTECA DRIVE THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF JAZMIN DRIVE CONNECTING TO THE EXISTING 8" WATER LINE ALONG THE SOUTHWEST CORNER OF LOT 1 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LAS VILLAS SAN MIGUEL CONSISTS OF (15) FIFTEEN ONE-1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES. THE 8" LINES, THE DUAL SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$199,325.00, OR \$6,644.17 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUBDIVISION'S SHARE OF THE COST OF THE 8" WATER LINE ALONG THE SOUTH SIDE OF ROSAL DRIVE. THE SUBDIVIDER AGREES TO REPRESENT THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL ESCROW FOR 8 FILING STATION (FIRE HYDRANTS) AT A UNIT COST OF \$2,600.00 FOR A TOTAL COST OF \$20,800.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES  
 SEWAGE FROM LAS VILLAS SAN MIGUEL WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO SANDY CLAY LOAM AND RAYMONDVILLE CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE MADE AT THE SOUTHWEST CORNER OF LOT 18 AND AT THE SOUTHWEST CORNER OF LOT 10). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE SUBDIVISION DRAINS WELL THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,800.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIER'S CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$84,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.  
 AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. THE SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

ENGINEER CERTIFICATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$225,617.60 WHICH EQUALS TO \$7,520.58 PER LOT.  
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$2,800.00 PER LOT (INCLUDING), FOR A TOTAL OF \$84,000.00 FOR THE ENTIRE SUBDIVISION.

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  


PROVISION OF AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION LAS VILLAS SAN MIGUEL RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA (N.A.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION LAS VILLAS SAN MIGUEL CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO NORTE DEL DERECHO DE VAYA (RIGHT OF WAY) DE LA CARRETERA MINNESOTA ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION LAS VILLAS SAN MIGUEL CONSISTE DE CONDUCTOS DE 8". ESTA LINEA DE 8" SE CONECTA A LA LINEA EXISTENTE DE 8" EN EL LADO SUR DE LOS LOTES 18 Y 19 Y SIGUE AL NORTE POR EL LADO OESTE DE ROSAL DRIVE LUEGO SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE TOLTECA DRIVE LUEGO SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE JAZMIN DRIVE CONECTADO CON EL CONDUCTO EXISTENTE DE 8" EN EL LADO SUR OESTE DETE LOT 1 PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN (15) QUENCIA DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2" PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8". LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2" DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 199,325.00 O \$ 6,644.17 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 26,250.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$876.42. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION ASIGNA POR 8 BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE \$ 4,600.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$27,800.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LAS VILLAS SAN MIGUEL. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL LIBRO DE RECURSOS DE CONVERSACION DE ESTUDIOS DE TIERRAS INDICA TIERRA DE HIDALGO ARENOSA ALCIAR Y RAYMONDVILLE ALCIAR. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME Y SULO FRAGMENTADO Y SE EXTIENDE A 36 PULGADA BAJA TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJA DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FULIE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$2,800.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN (CHEQUE DE CAJEROS O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$84,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

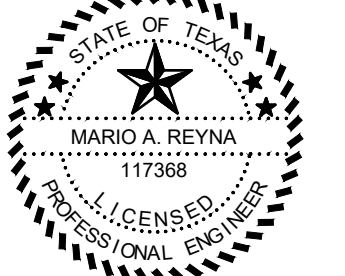
EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO O ENTOMKES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

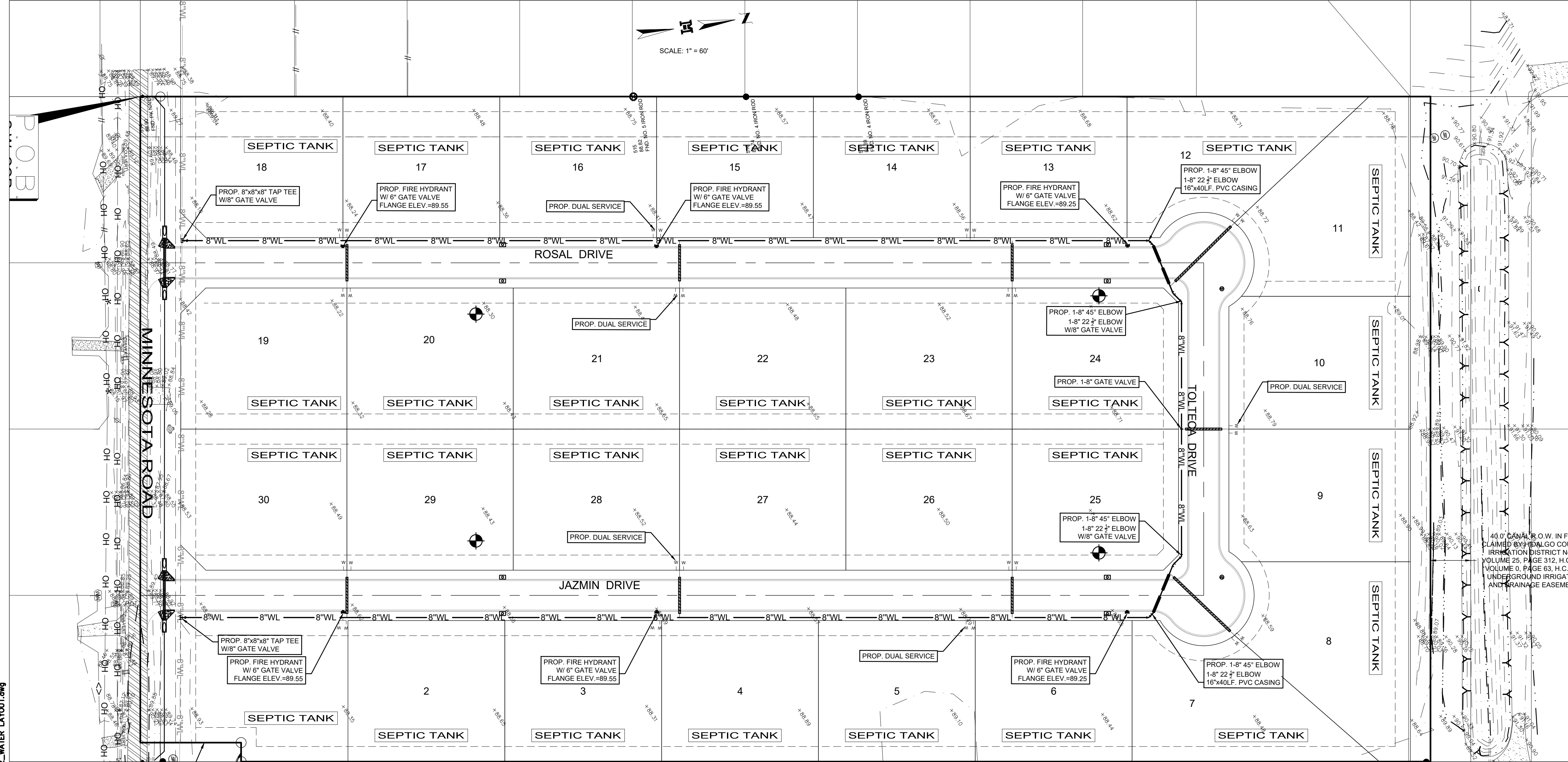
CERTIFICACION:  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLEMENTADO CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 225,617.60 O \$ 7,520.58 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$2,800.00 A UN COSTO TOTAL DE \$84,000.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435  




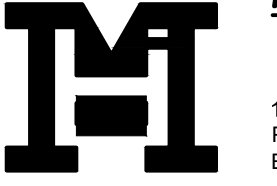
COST ESTIMATE:

WATER DISTRIBUTION:	\$ 199,325.00
SANITARY SEWER:	\$ 84,000.00
IMPROVEMENTS:	
DRAINAGE IMPROVEMENTS:	\$ 277,230.00
PAVING IMPROVEMENTS:	\$ 581,916.40

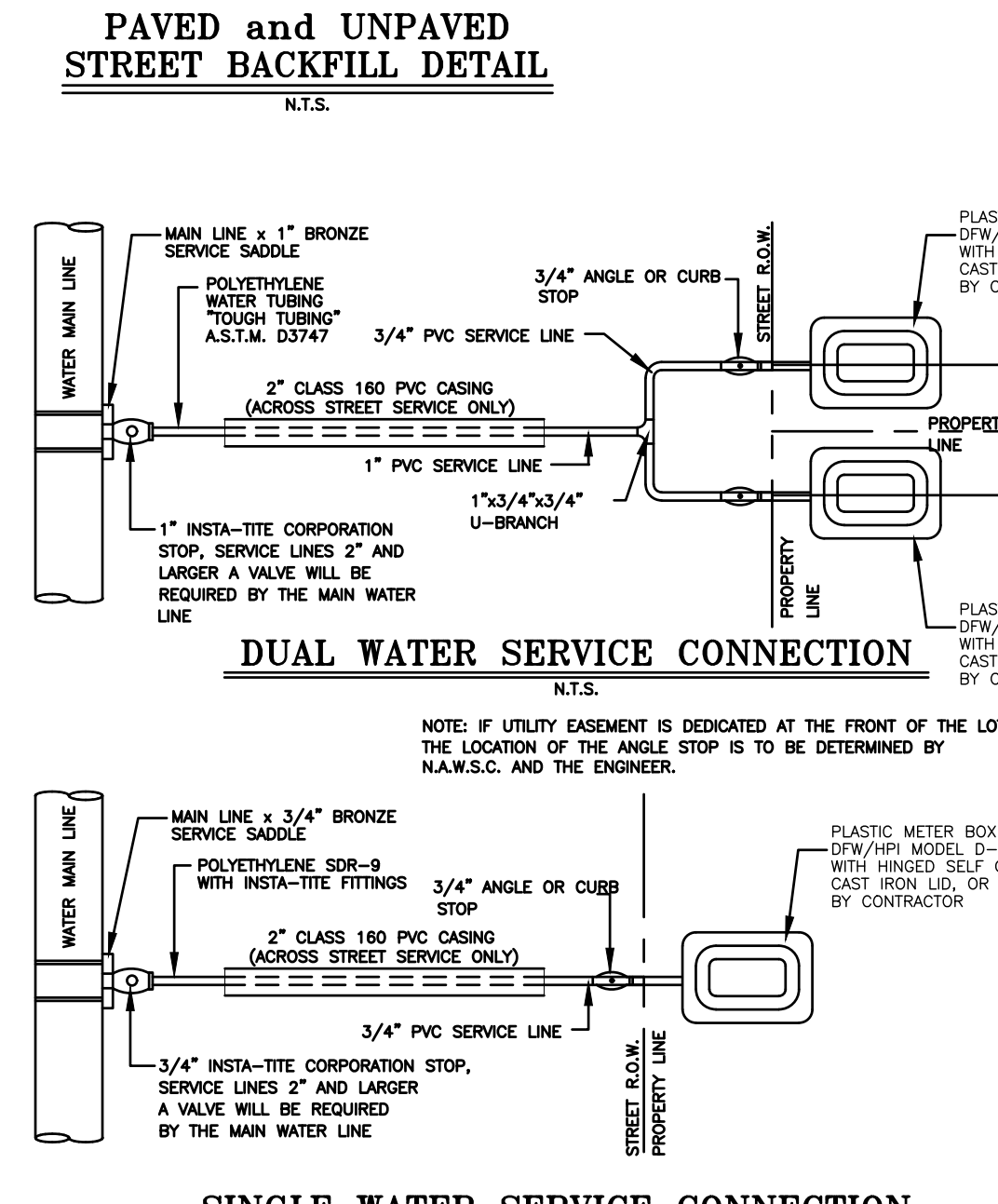
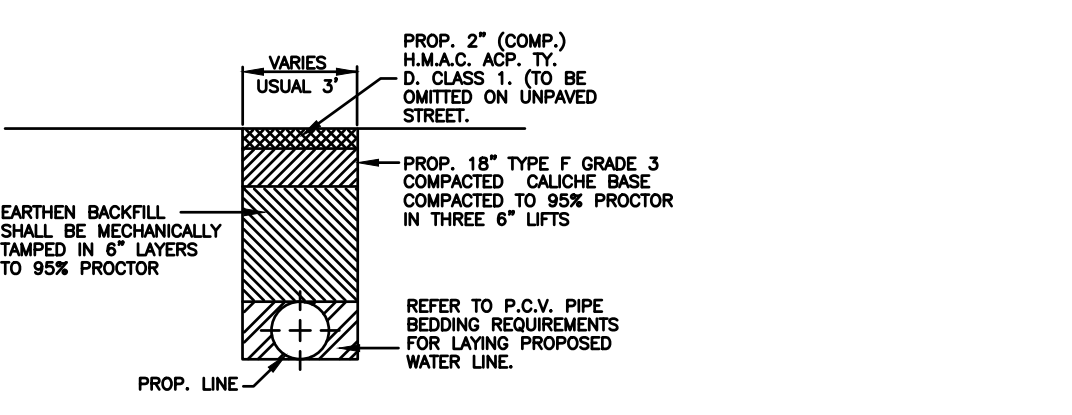
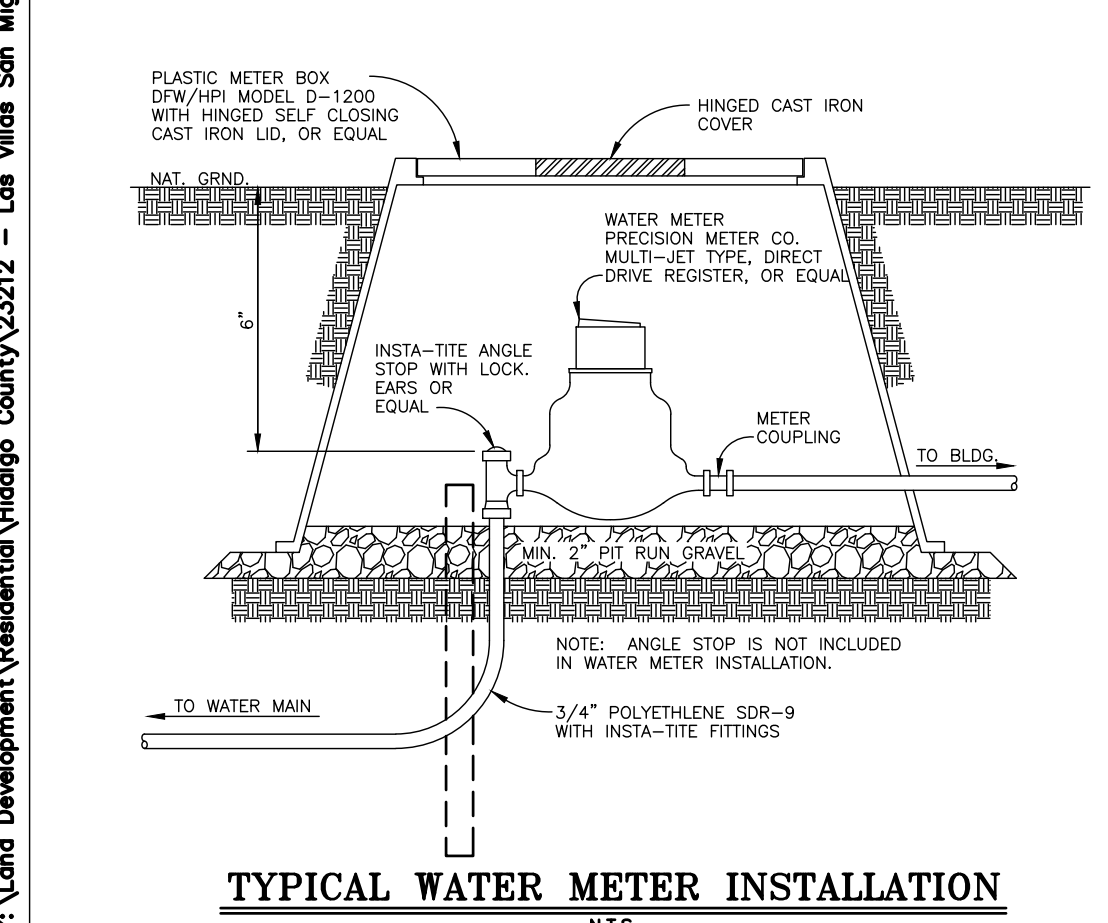
ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	\$ 199,325.00
SERVICIO DE DRENAJE SANITARIO:	\$ 84,000.00
DREAJE PLUVIAL:	\$ 277,230.00
PAVIMENTACION DE CALLES:	\$ 581,916.40

MELDEN & HUNT, INC.  
 CONSULTANTS ENGINEERS SURVEYORS



115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com



SUBDIVIDER CERTIFICATION  
 1. 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 AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

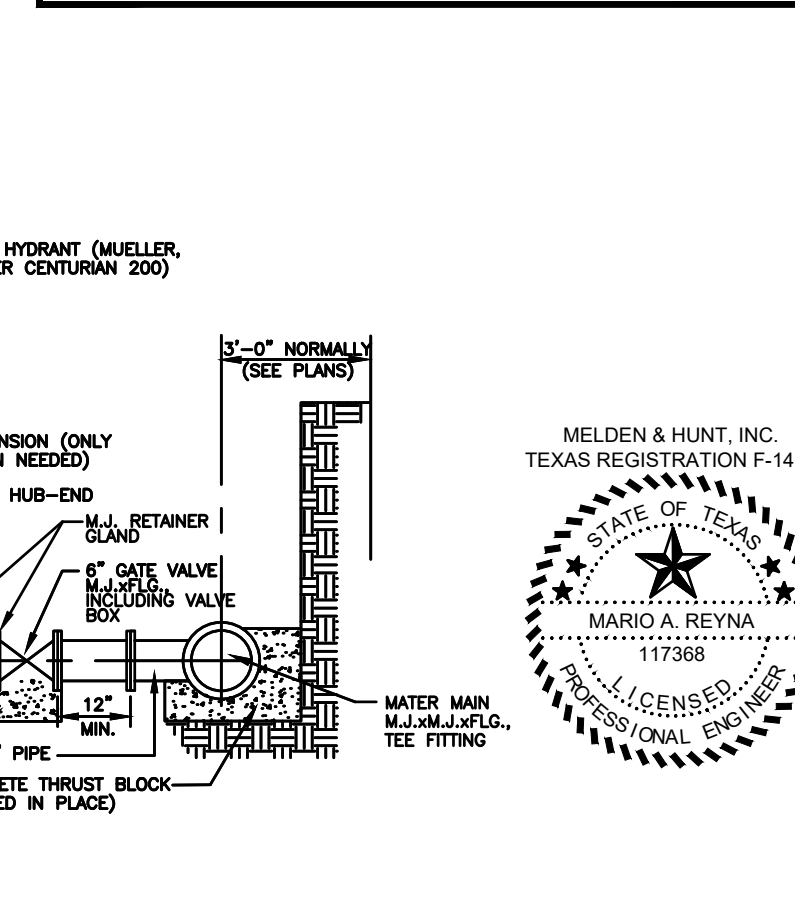
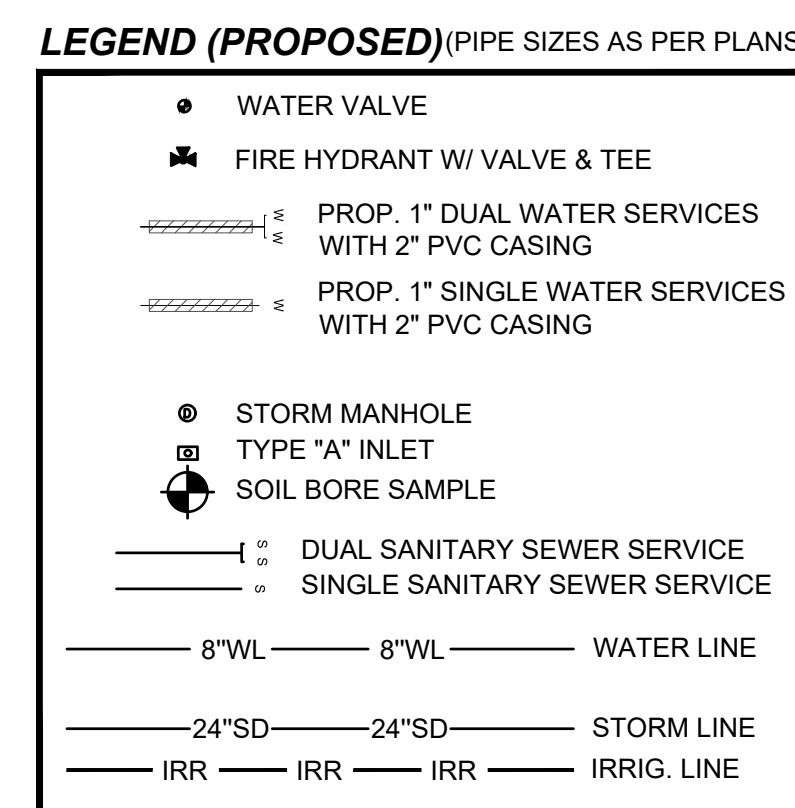
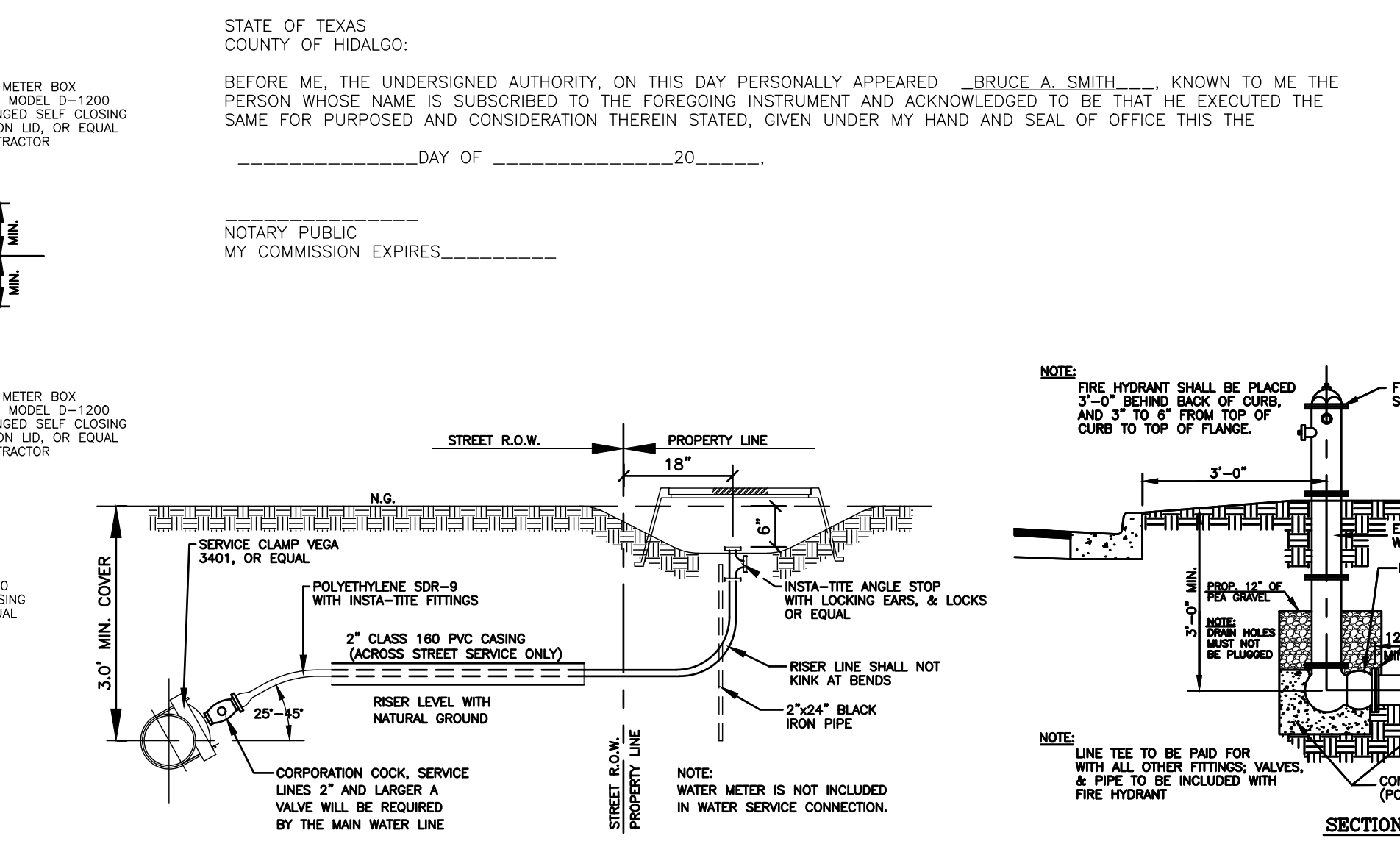
SUBDIVIDER STATEMENT:  
 2. I, CAMPOS DE ORO, L.P., A TEXAS LIMITED PARTNERSHIP, SUBDIVIDER OF LAS VILLAS SAN MIGUEL, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

TLS PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP  
 BRUCE A. SMITH, MANAGER  
 4417 REGAL OAKS DRIVE  
 COLLEGE STATION, TEXAS 77845

STATE OF TEXAS  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE A. SMITH, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_



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MAP OF TOPOGRAPHY AND DRAINAGE:  
 MAPA DE TOPOGRAFIA Y DESAGUE:  
 SUBDIVISION MAP OF  
**LAS VILLAS SAN MIGUEL**  
 BEING 18.182 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, BLOCK 50, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS

**DRAINAGE STATEMENT**  
 THE ESTATES AT MINNESOTA SUBDIVISION

THE ESTATES AT MINNESOTA SUBDIVISION A TRACT OF LAND CONTAINING 18.182 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, BLOCK 50, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS. THIS SUBDIVISION LIES IN ZONE "C", WHICH IS DEFINED AS AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED: NOVEMBER 16, 1992. THE PROPERTY IS LOCATED ON THE NORTH SIDE OF MINNESOTA ROAD AND IT IS 2,641 FEET EAST OF THE INTERSECTION OF TOWER & MINNESOTA ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 29 RESIDENTIAL LOTS, CURRENTLY INSIDE THE COUNTY OF HIDALGO, TEXAS.

THE SOILS IN THIS AREA (28) HIDALGO SANDY CLAY LOAM AND (52) RAYMONDVILLE CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUP "B". THESE SOILS ARE MODERATELY PERVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

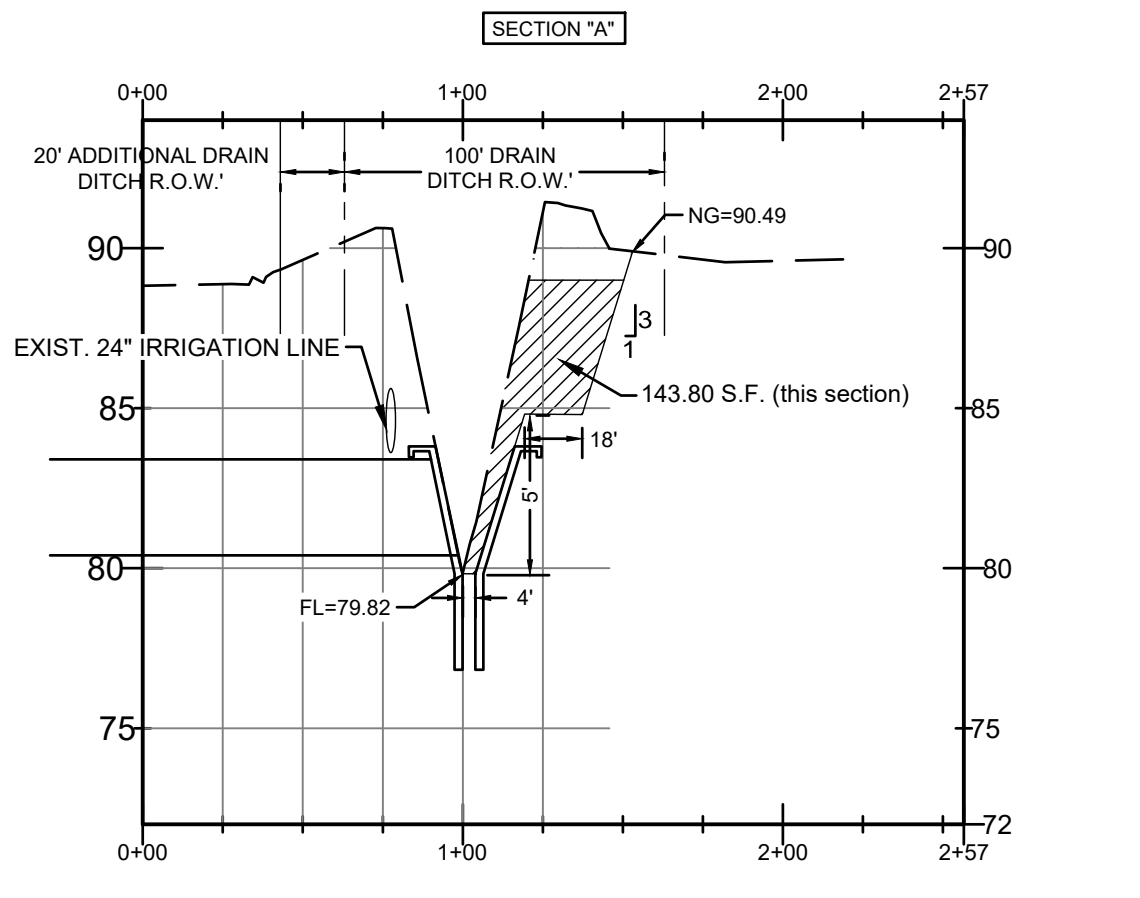
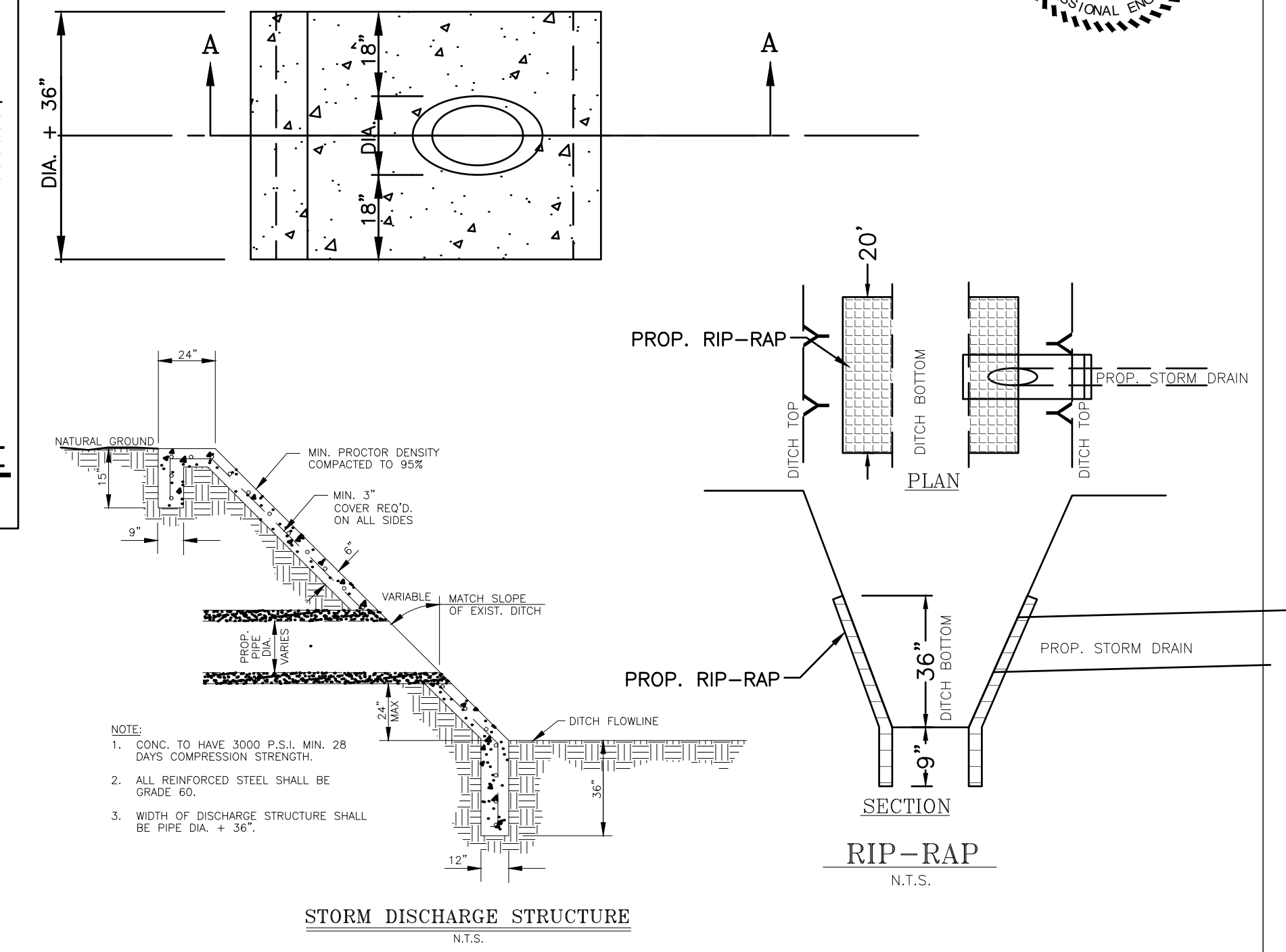
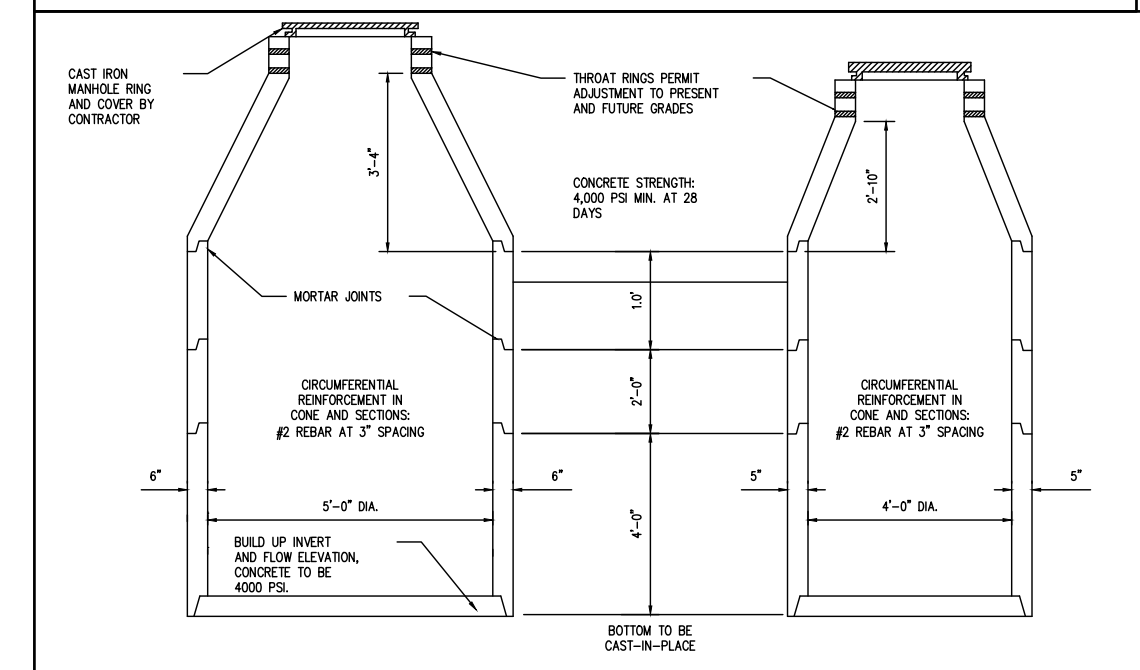
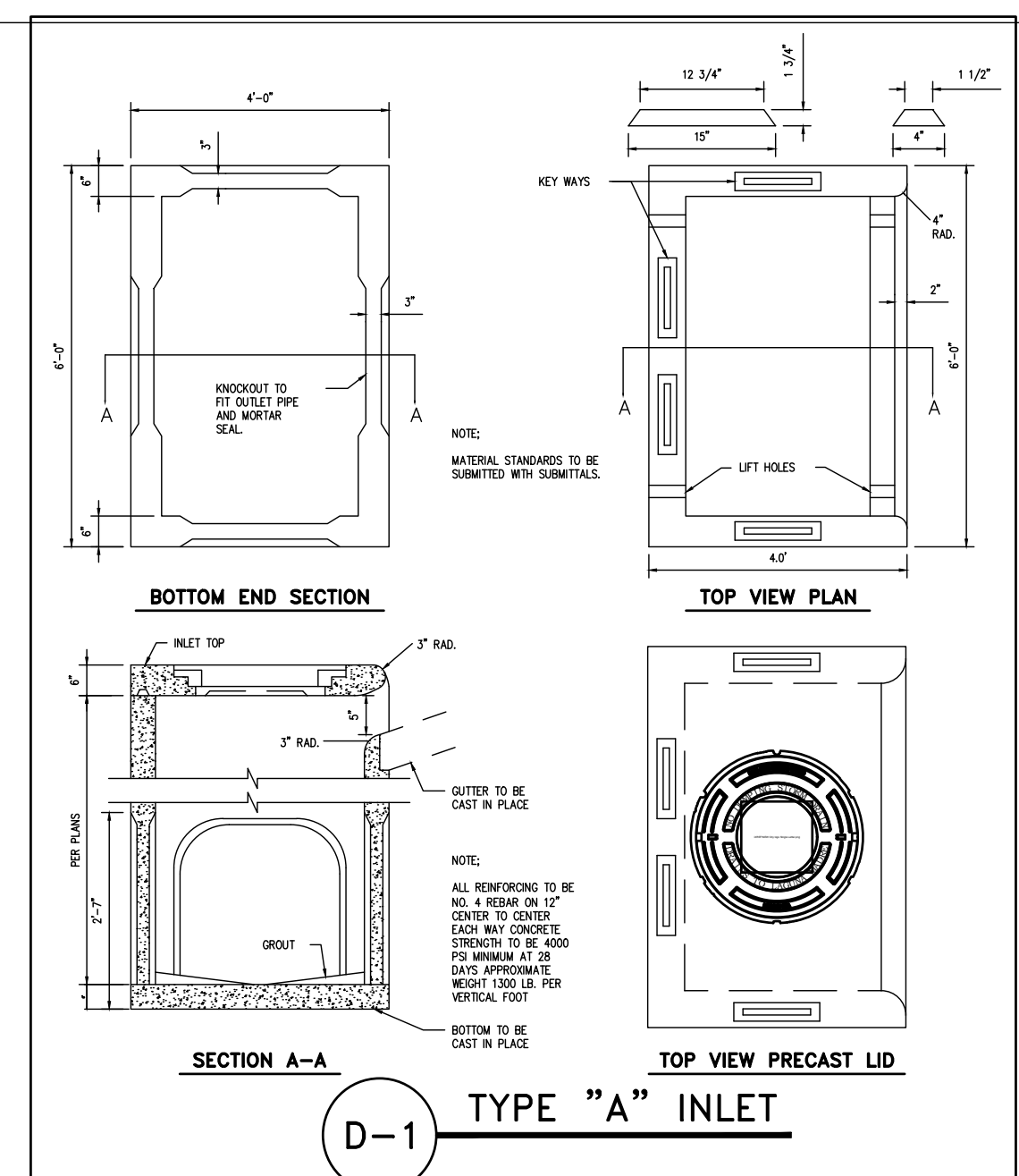
EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 11.89 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 56.23 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 43.34 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO AN EXISTING H.C.D.#1 "L" DRAIN DITCH LOCATED NORTH AND ADJACENT TO SITE.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 81,277 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF THE L1 DRAIN DITCH.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1992 IS CONTAINED WITHIN THE WIDEN DITCH ALONG THE REAR OF THIS SUBDIVISION.

MARIO A. REYNA, P.E. #117368 DATE:



**MELDEN & HUNT, INC.**  
 TEXAS REGIST. F-1435  
 CONSULTANTS ENGINEERS SURVEYORS

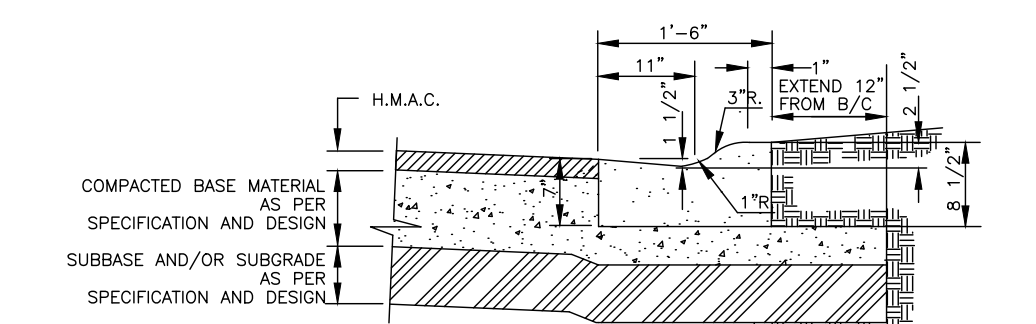
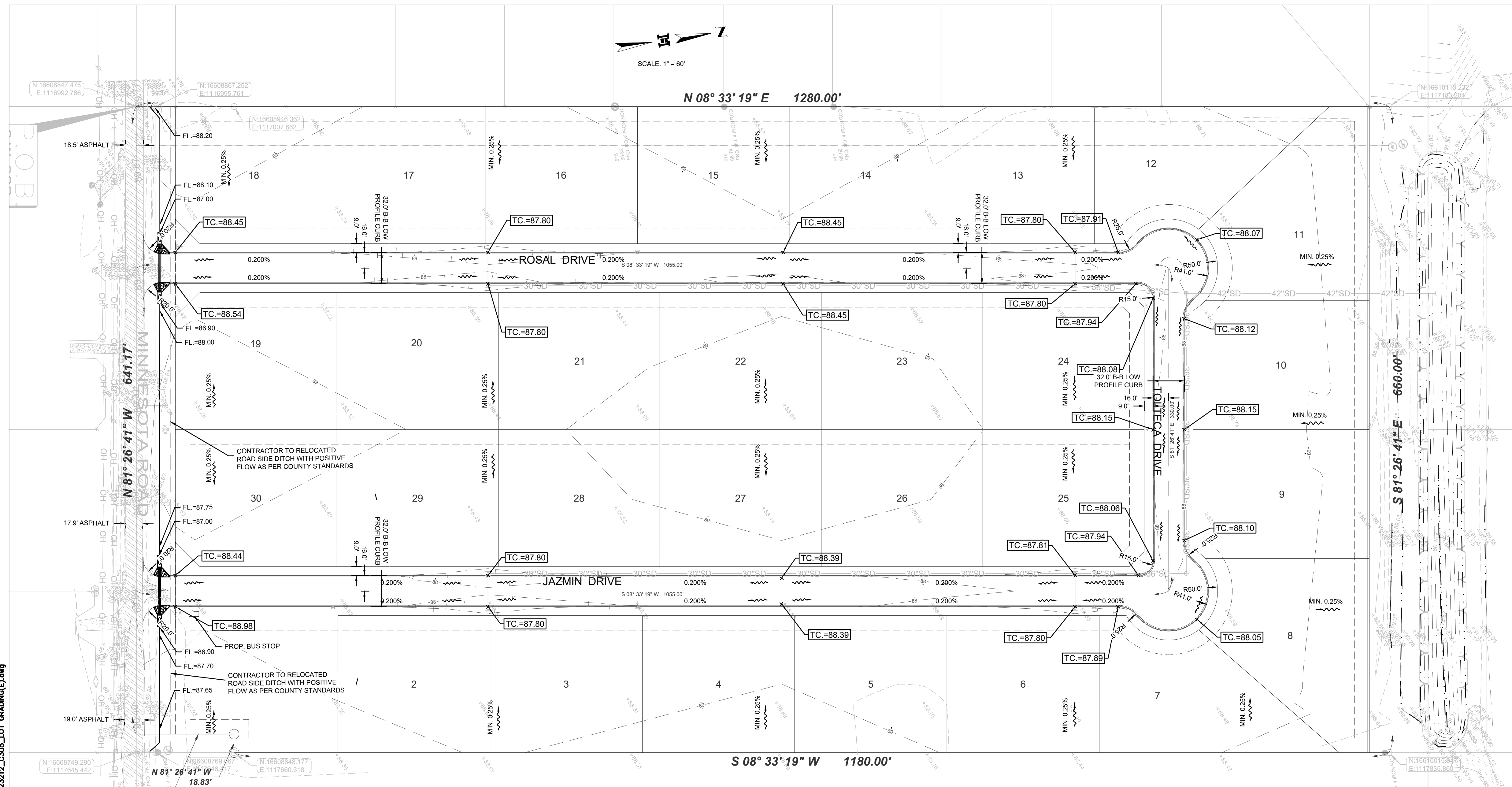
115 W. MCINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com

**H.C.D.#1 STORM DISCHARGE STRUCTURE**  
 N.T.S.

**DETENTION REQUIRED: 81,277 C.F.**  
**DETENTION PROVIDED: 87,718 C.F.**

Dater: Jul 01, 2024, 2:36pm User: D: Ctp  
 File: Y:\Land Development\Residential\Hidalgo County\23212 - Las Villas San Miguel - Moverick Valley Builder (Tower & Minnesota)\Autocad files\23212\_C304\_STORM\_LAYOUT.dwg

MAP OF TOPOGRAPHY AND PAVING:  
 MAPA DE TOPOGRAFIA Y PIVMENTO:  
 SUBDIVISION MAP OF  
 LAS VILLAS SAN MIGUEL  
 BEING 18.182 ACRES SITUATED IN HIDALGO  
 COUNTY, TEXAS, BEING A PART OR PORTION OUT  
 OF LOT 8, BLOCK 50, ALAMO LAND AND SUGAR  
 COMPANY SUBDIVISION, ACCORDING TO THE PLAT  
 THEREOF RECORDED IN VOLUME 1, PAGES 24-26,  
 HIDALGO COUNTY MAP RECORDS



1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

