



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: 5-12-2026

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

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 4

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

SUBDIVISION LIES WITHIN THE: RURAL AREA

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

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

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$14,400.00** For: (4 FIREHYDRANTS)

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

Final Approval with financial guarantee

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

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

ROOSEVELT ESTATES No. 2

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

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, TILMIN WELCH, MANAGER OF C & N FARMS, L.L.C., AS OWNER OF THE 38.33 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ROOSEVELT ESTATES No. 2, HEREBY 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;
(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.

METES & BOUNDS

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, 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 683504, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS WEST, 686.07 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, 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, NORTH, ALONG THE EAST LINE OF THE JOSE J. TAMEZ AND MARTHA E. TAMEZ TRACT, THE EAST LINE OF THE ROEL 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 2734811, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE EAST LINE OF THE LAURO TREVIÑO, JR. AND JULISA TREVIÑO TRACT (A 3.00 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 3233766, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 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 R.P.L.S. 4856 SET AT 1,229.84 FEET FOR THE TOE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,319.94 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 TREVIÑO, JR. AND JULISA TREVIÑO TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE EAST LINE OF THE JOSE J. TAMEZ AND MARTHA E. TAMEZ TRACT, THE EAST LINE OF THE ROEL 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 2734811, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE EAST LINE OF THE LAURO TREVIÑO, JR. AND JULISA TREVIÑO TRACT (A 3.00 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 3233766, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 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 R.P.L.S. 4856 SET AT 1,229.84 FEET FOR THE TOE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,319.94 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 TREVIÑO, JR. AND JULISA TREVIÑO TRACT AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE WEST LINE OF THE DONNA INDEPENDENT SCHOOL DISTRICT TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET AT 50.00 FEET FOR THE TOE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 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.

ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE
APRIL 15, 2025



RIGHT OF WAY EASEMENT

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

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

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

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title 14 of the Civil Rights Act of 1964 and the regulations thereunder pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

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

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

DATE
APRIL 15, 2025

ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE

INSTRUMENT NUMBER

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

DATE OF PREPARATION: APRIL 15, 2025

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

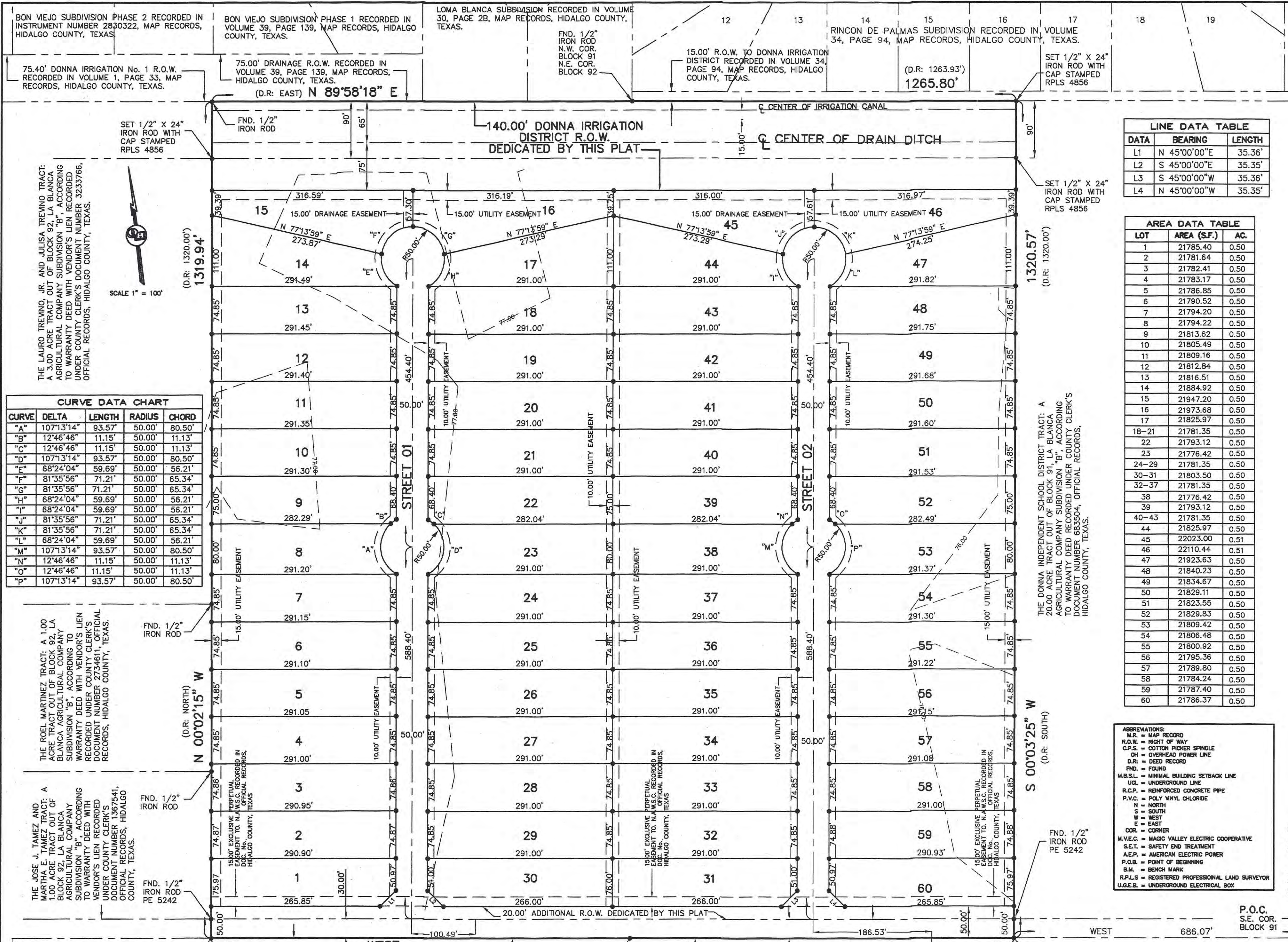
BY: _____ DEPUTY

DATE OF PREPARATION: APRIL 15, 2025

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



WEST
ROOSEVELT ROAD
ELENA DRIVE
WEST
686.07'

1263.62' (D.R.: 1263.43')
P.O.B. SET C.P.S.

EXIST. 80'-00' R.O.W.
R. RODRIGUEZ SUBDIVISION RECORDED IN VOLUME 42, PAGE 181, MAP RECORDS, HIDALGO COUNTY, TEXAS.

2. 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 - 78.00 TOP OF INLET LOCATED NEAR THE NORTHEAST CORNER OF LOT 36 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM

3. 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.

4. 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 OF 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.

5. MINIMUM BUILDING SETBACK LINES:
FRONT 25.00'
FRONT CUL-DE-SAC 15.00'
REAR 15.00'
SIDE 5.00'
CORNER SIDE 10.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES

6. 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 177,510.00 CUBIC FEET (4.08 ACRES 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.

7. 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 OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. 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 CITY OF DONNA (POPULATION 17,429) (2015 CENSUS), ROOSEVELT ESTATES No. 2 LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND HAS OPTED OUT OF THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1

9. APPROVED "OSS" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

10. ALL UTILITIES EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

11. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.

12. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

13. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

14. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

15. THERE SHALL BE NO ACCESS ALLOWED FROM ROOSEVELT ROAD ONTO LOTS 1, 30, 31 AND 50.

16. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

CURVE DATA CHART

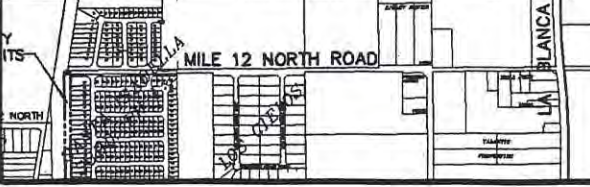
| CURVE | DELTA | LENGTH | RADIUS | CHORD |
|-------|------------|--------|--------|--------|
| "A" | 107°13'14" | 93.57' | 50.00' | 80.50' |
| "B" | 12°46'46" | 11.15' | 50.00' | 11.13' |
| "C" | 12°46'46" | 11.15' | 50.00' | 11.13' |
| "D" | 107°13'14" | 93.57' | 50.00' | 80.50' |
| "E" | 68°24'04" | 59.69' | 50.00' | 56.21' |
| "F" | 81°35'56" | 71.21' | 50.00' | 65.34' |
| "G" | 81°35'56" | 71.21' | 50.00' | 65.34' |
| "H" | 68°24'04" | 59.69' | 50.00' | 56.21' |
| "I" | 81°35'56" | 71.21' | 50.00' | 65.34' |
| "J" | 81°35'56" | 71.21' | 50.00' | 65.34' |
| "K" | 81°35'56" | 71.21' | 50.00' | 65.34' |
| "L" | 81°35'56" | 71.21' | 50.00' | 65.34' |
| "M" | 107°13'14" | 93.57' | 50.00' | 80.50' |
| "N" | 12°46'46" | 11.15' | 50.00' | 11.13' |
| "O" | 12°46'46" | 11.15' | 50.00' | 11.13' |
| "P" | 107°13'14" | 93.57' | 50.00' | 80.50' |

THE ROEL MARTINEZ TRACT, A 1.00 ACRE TRACT OF LAND OUT OF BLOCK 92, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2734811, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

PLAT NOTES AND RESTRICTIONS:

- AREAS OF MINIMAL FLOODING. (NO SHADING) COMMUNITY FLOOD INSURANCE PLAN NUMBER 48034 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 QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. NO COMMERCIAL USE SHALL BE ALLOWED.
- MINIMUM FINISH FLOOR 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 OF 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 25.00'
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REAR 15.00'
SIDE 5.00'
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OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
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- 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 OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
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- APPROVED "OSS" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- ALL UTILITIES EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
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- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.



SCALE: 1" = 2000'

PRINCIPAL CONTACTS:
Name: _____
Address: _____
City & Zip: _____
Phone: _____
Fax: _____

OWNER: C & N FARMS, L.L.C.
TILMIN WELCH, MANAGER
ENGINEER: MARCO A. GONZALEZ
SURVEYOR: ALFONSO QUINTANILLA

Address: 902 BIGHORN DRIVE
EDINBURG, TX 78542
124 E. STUBBS
EDINBURG, TX 78539

City & Zip: EDINBURG, TX 78542

Phone: (956) 386-0726
(956) 381-6480
(956) 381-6480

Fax: (956) 380-4395
(956) 381-0527
(956) 381-6480

REVISION NOTES

| No. | Sheet | REVISION NOTES | Date | Approved |
|-----|-------|----------------|------|----------|
| | | | | |
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QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

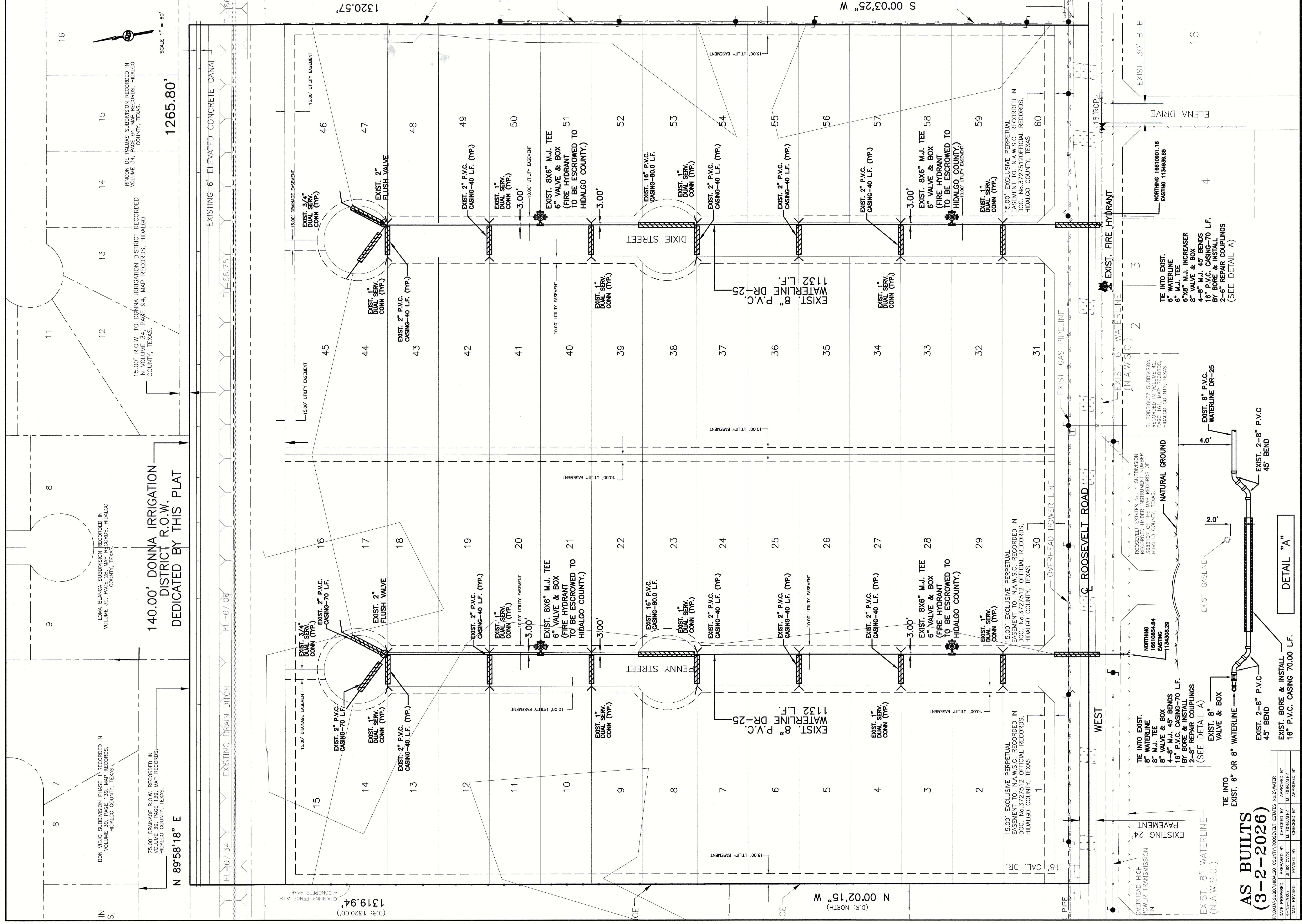
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

SHEET NO. 1 OF 3 SHEETS

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

DATE OF PREPARATION: APRIL 15, 2025



140.00' DONNA IRRIGATION DISTRICT R.O.W. DEDICATED BY THIS PLAT

AS BUILTS (3-2-2026)

| | | |
|------------------|------------|-------------|
| DATE PREPARED BY | CHECKED BY | APPROVED BY |
| DATE REVISION | CHECKED BY | APPROVED BY |

DETAIL "A"

TIE INTO EXIST. 8" WATERLINE (N.A.W.S.C.)

15.00' EXCLUSIVE PERPETUAL EASEMENT TO N.A.W.S.C. RECORDED IN DOC. No. 3727512 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

15.00' EXCLUSIVE PERPETUAL EASEMENT TO N.A.W.S.C. RECORDED IN DOC. No. 3727512 OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER T00411-00

LAND SURVEYORS
 PHONE 956-381-6480
 FAX 956-381-0527
 ALFONSO@QHHA-ENG.COM



ROOSEVELT ESTATES No. 2
 WATER DISTRIBUTION SYSTEM

3-3-26

| | |
|----------|----------------------|
| JOB NO. | 4-15-2025 |
| DATE | 1"=80' |
| REVISION | SCALE |
| SCALE | DRAWN BY JULIUS OZES |
| DRAWN BY | SHEET |

