

SAN CLEMENTE SUBDIVISION

A 10.00 ACRE TRACT OF LAND BEING THE NORTH 10.0 ACRES OF THE SOUTH 20.0 ACRES OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1578610, 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.

METES AND BOUNDS

A 10.00 ACRE TRACT OF LAND BEING THE NORTH 10.00 ACRES OF THE SOUTH 20.0 ACRES OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1578610, 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 EAST LINE OF LOT 16 AND IN THE CENTERLINE OF NORTH 83RD ROAD FOR THE NORTHEAST CORNER OF THE FRANCISCO C. GARZA TRACT (REMAINDER OF THE SOUTH 10.00 ACRES OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO CASH WARRANTY DEED RECORDED IN VOLUME 1842, PAGE 191, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 09°05' E, 330.05 FEET (DEED RECORD: 330.00 FEET) FROM THE SOUTHWEST CORNER OF LOT 16.

THENCE; N 80°55' W, ALONG THE NORTH LINE OF THE FRANCISCO C. GARZA TRACT, THE NORTH LINE OF THE JOSE ANTONIO MALDONADO TRACT (THE WEST 1.0 ACRE OF THE EAST 3.43 ACRES OF THE SOUTH 10.0 ACRES OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 306838, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTH LINE OF THE FRANK BRUCE ALCALA TRACT (THE WEST 1.0 ACRE OF THE EAST 4.43 ACRES OF THE SOUTH 10.0 ACRES OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO SPECIAL GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1857101, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTH LINE OF THE IGLESIA CRISTIANA EMMANUEL TRACT (A 2.0 ACRE TRACT BEING THE EAST 26.0 FEET OF THE SOUTH 10.0 ACRES OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1869650, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE JORGE RODRIGUEZ TRACT (A 1.0 ACRE TRACT OUT OF THE SOUTH 10.0 ACRES OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3110, PAGE 983, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTH LINE OF THE JULIAN RODRIGUEZ TRACT (A 2.57 ACRE TRACT OUT OF THE SOUTH 10.0 ACRES OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 3200, PAGE 811, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD FOUND AT 20.00 FEET FOR THE WEST RIGHT OF WAY LINE OF NORTH 83RD ROAD, PASSING A 1/2" IRON ROD FOUND AT 1,268.00 FEET FOR THE EAST LINE OF A DRAIN DITCH RIGHT OF WAY, A TOTAL DISTANCE OF 1,320.30 FEET (MAP RECORD: 1,320.00 FEET) TO A POINT ON THE WEST LINE OF LOT 16 FOR THE NORTHWEST CORNER OF THE JULIAN RODRIGUEZ TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 09°05' E, ALONG THE WEST LINE OF LOT 16, A DISTANCE OF 330.05 FEET (DEED RECORD: 330.00 FEET) TO A POINT FOR THE SOUTH CORNER OF THE OSCAR LEAL TRACT (THE NORTH 20.0 ACRES OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1779087, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; S 80°55' E, ALONG THE SOUTH LINE OF THE OSCAR LEAL TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 15.00 FEET FOR THE EAST LINE OF A DRAIN DITCH RIGHT OF WAY, PASSING A 1/2" IRON ROD FOUND AT 1,300.30 FEET FOR THE WEST RIGHT OF WAY LINE OF NORTH 83RD ROAD, A TOTAL DISTANCE OF 1,320.30 FEET (MAP RECORD: 1,320.00 FEET) TO A 60D NAIL FOUND ON THE EAST LINE OF LOT 16 AND IN THE CENTERLINE OF NORTH 83RD ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 09°05' W, ALONG THE EAST LINE OF LOT 16 AND THE CENTERLINE OF NORTH 83RD ROAD, A DISTANCE OF 330.05 FEET (DEED RECORD: 330.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH NORTH SAN CARLOS ESTATES PHASE 1, RECORDED IN VOLUME 44, PAGE 24, 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
ALFONSO QUINTANILLA
R.P. No. 4856
DATE: 10-17-11

RIGHT OF WAY EASEMENT

KNOW 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 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 of the purpose for which the above mentioned rights are granted, the easement hereby granted shall not exceed 15' in width, and Grantor is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

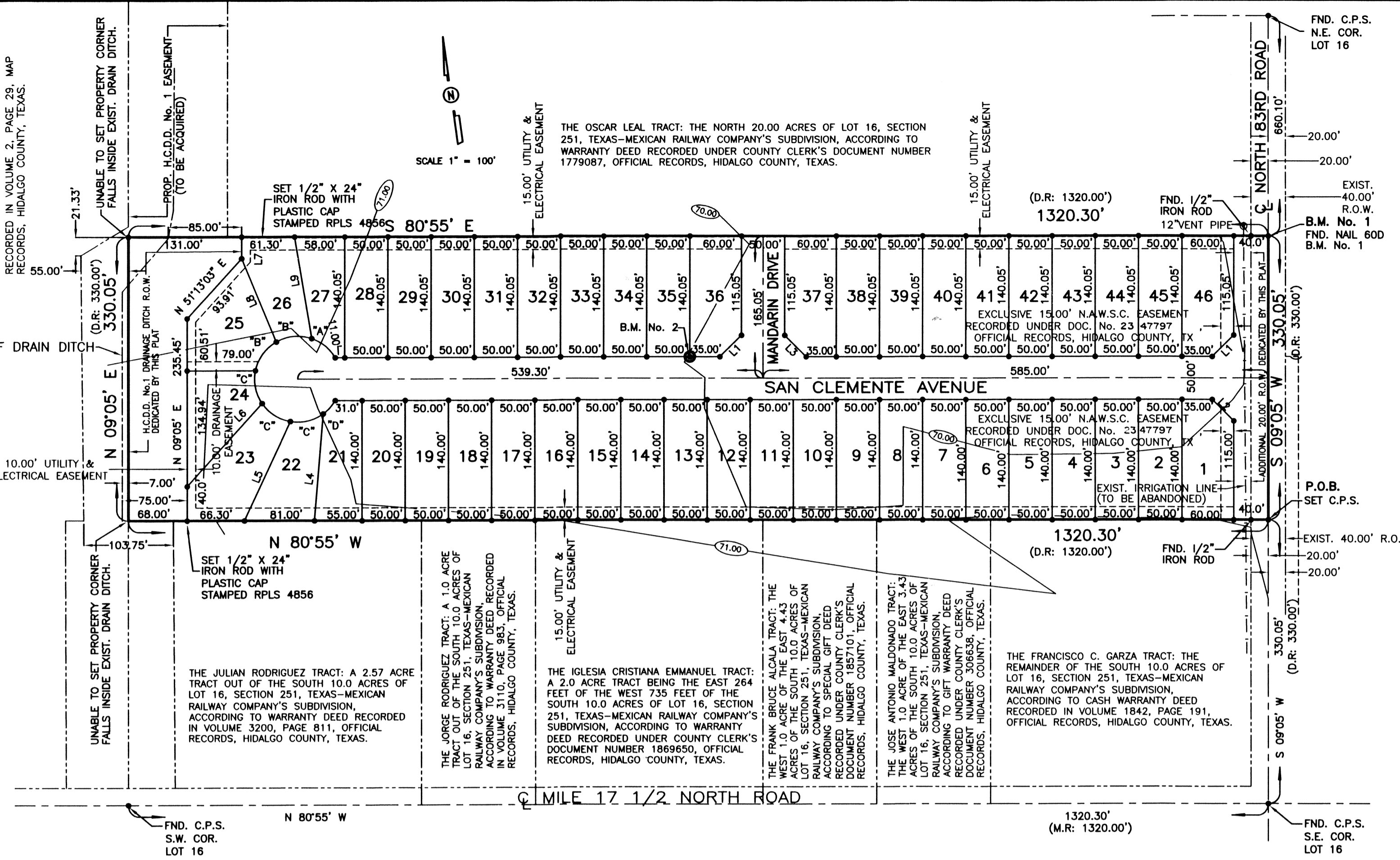
In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this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

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

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

IN WITNESS WHEREOF the said Grantor executed this instrument this 12th day of September, 2012.

Herb Scurllock
HERB SCURLLOCK, OWNER
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539



AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	8,087.50	0.186
2-20	7,000.00	0.161
21	6,791.59	0.156
22	6,901.18	0.158
23	8,621.00	0.198
24	7,255.83	0.167
25	8,780.89	0.201
26	6,561.87	0.151
27	6,132.17	0.141
28-35	7,002.50	0.161
36-37	8,090.50	0.186
38-45	7,002.50	0.161
46	8,090.50	0.186

CURVE DATA

CURVE	Δ	RADIUS	LENGTH
"A"	41°07'57"	50.00'	35.89'
"B"	48°41'54"	50.00'	42.50'
"C"	45°50'13"	50.00'	40.00'
"D"	23°57'36"	50.00'	20.91'

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 54°05' W	35.36'
L2	S 35°55' E	35.36'
L3	N 35°55' W	35.36'
L4	S 13°43'34" W	124.98'
L5	S 33°46'03" W	127.37'
L6	N 50°56'55" E	129.95'
L7	N 09°05' E	24.96'
L8	N 13°26'59" W	104.71'
L9	N 00°29'42" W	119.40'

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" (SHADED)
AREAS OF 500-YEAR FLOOD: AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD
COMMUNITY-PANEL NUMBER 480334 0325 D
MAP REVISED: JUNE 6, 2000 (LOMR DATE MAY 17, 2001)
- LEGEND ● - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- SETBACKS: MINIMUM REQUIREMENTS-OWNER MAY DESIGNATE STRICTER REQUIREMENTS.
FRONT 25.00 FEET
FRONT-CUL DE SAC 15.00 FEET
REAR 15.00 FEET
SIDE 8.00 FEET
GARAGE 18.00 FEET
CORNER SIDE 10.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF ROAD 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=71.25 FND. NAIL 60D AT THE NORTHEAST CORNER OF PROP. SUBD. NWD 88 DATUM.
B.M. No. 2: ELEVATION=70.00 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE SOUTHWEST CORNER OF LOT 36.
N.A.V.D. 88 DATUM.
- 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 40,957.22 CUBIC FEET (0.93 ACRE FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET NO. 38.

- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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 TO THE OPERATION 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.
- THIS SUBDIVISION WILL BE PROVIDED BY SANITARY SEWER BY THE NORTH ALAMO WATER SUPPLY CORP.
CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P).
- A 6.0' CHAINLINK FENCE SHALL BE INSTALLED ALONG THE EAST SIDE OF THE DRAIN DITCH R.O.W. FOR LOTS 23 THRU 26 BY LOT OWNERS AT BUILDING PERMIT STAGE.
- LOTS 1 AND 46 SHALL NOT HAVE ACCESS/DRIVEWAY ENTRANCE FROM NORTH 83RD ROAD.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN CLEMENTE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
SAN CLEMENTE SUBDIVISION, IS LOCATED IN EASTERN HIDALGO COUNTY ON WEST SIDE OF NORTH 83RD ROAD NORTH APPROXIMATELY 330.05 FEET NORTH OF MILE 17 1/2 NORTH 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 77,100). SAN CLEMENTE SUBDIVISION, LIES APPROXIMATELY 3.65 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA OF THE COUNTY, IT LIES IN PRECINCT NO. 4.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: HERB SCURLLOCK	3714 S. EXPRESSWAY 281	EDINBURG, TX 78539	(956)386-0726	(956)380-4395
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

Q QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. PHONE 956-381-6480
EDINBURG, TEXAS 78539 FAX 956-381-0527
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM

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

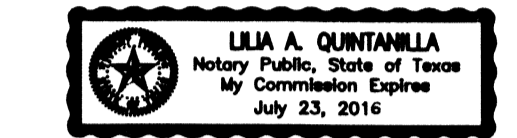
I, HERB SCURLLOCK, AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN CLEMENTE SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS 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;
(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.

Herb Scurllock
HERB SCURLLOCK, OWNER
3714 S. EXPRESSWAY 281
EDINBURG, TX, 78539
DATE: 9-12-12

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared HERB SCURLLOCK 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 purposes and considerations therein stated.

Given under my hand and seal of office this 12th day of September, 2012.



Lilia A. Quintanilla
LILIA A. QUINTANILLA - NOTARY PUBLIC

NOTE: 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 CODE NO. 49.211(G). 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE 12th DAY OF September, 2012.
NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1
RIGHT-OF-WAYS AND/OR EASEMENTS.

Melissa SECRETARY
Robert PRESIDENT

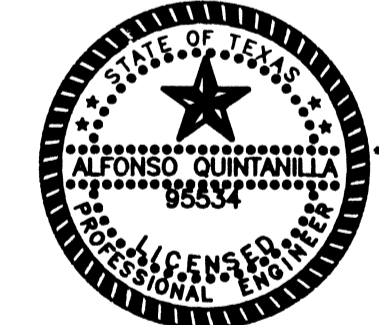
HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the SAN CLEMENTE SUBDIVISION, was reviewed and approved by the Hidalgo County Commissioners Court on _____

Hidalgo County Judge _____ Date _____
Attest: Hidalgo County Clerk _____ 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
ALFONSO QUINTANILLA
P.E. No. 9654
DATE: 9-14-12

INDEX TO SHEETS

- SHEET 1- HEADING INDEX: LOCATION MAP AND ETI: PRINCIPAL CONTACTS: MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; HIDALGO COUNTY JUDGE CERTIFICATION, N.A.W.S.C. CERTIFICATE, HIDALGO COUNTY R.O.W. CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, H.C.I.D. NO. 1 CERTIFICATION, H.C.I.D. NO. 1 CERTIFICATION, REVISION NOTES.
- SHEET 2- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER, WASTE WATER, AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), COUNTY CLERK'S RECORDING CERTIFICATE
- SHEET 3- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SYSTEM, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES, COUNTY CLERK'S RECORDING CERTIFICATE



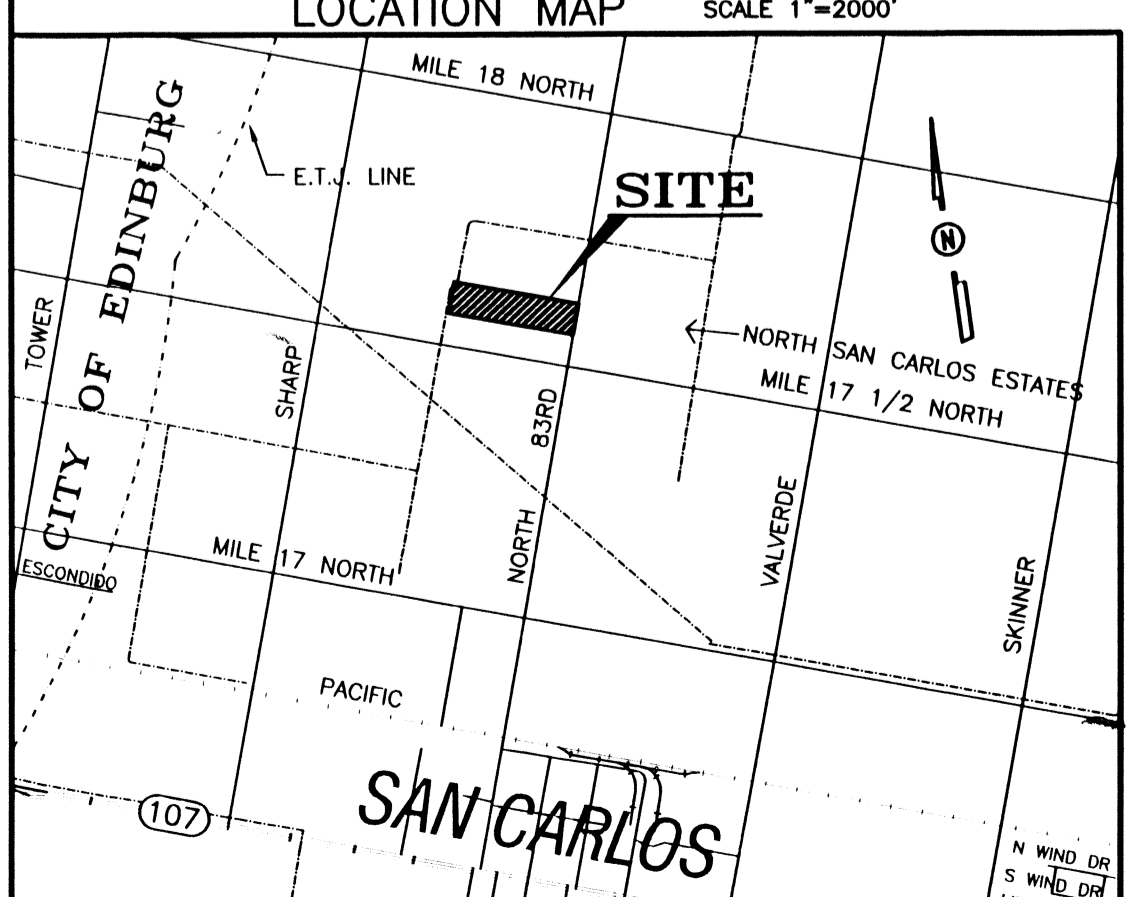
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

REVISION NOTES			
No.	Sheet	REVISION	Approved

SHEET NO. 1 OF 3 SHEETS			
FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY
F:\DATA\SUBDIVISIONS\HIDALGO CO\SAN CLEMENTE SUBDIVISION\PLAT	OCT 17, 2011	M. GONZALEZ	APPROVED BY
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY



MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

LOT 16, SECTION 251
TEX-MEX RAILWAY COMPANY'S SUBDIVISION
RECORDED IN VOLUME 2, PAGE 29,
MAP RECORDS, HIDALGO COUNTY, TEXAS.

SAN CLEMENTE SUBDIVISION

A 10.00 ACRE TRACT OF LAND BEING THE NORTH 10.0 ACRES OF THE SOUTH 20.0 ACRES OF LOT 16, SECTION 251, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1578610, 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.

DRAINAGE REPORT FOR: SAN CLEMENTE SUBDIVISION
BY ALFONSO QUINTANILLA, P.E.

San Clemente Subdivision is a 10.00 acre tract of land out of Lots 16, Section 251, Tex-Mex Railway Company's Survey, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page 29, map records, Hidalgo County, Texas, and according to warranty deed recorded under County Clerk's Document number 1578610, official records, Hidalgo County, Texas. This subdivision is located on the west side of North 83rd Road approximately 330 feet north of Mile 17 1/2 North Road. The site is currently vacant. The proposed subdivision will consist of 47 residential lots.

The tract is Zone "X" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 with LOMR dated May 17, 2001.

The soil is a mixture of sandy clay loam, and clay loam. The soil is well drained. Permeability is generally moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site runoff is in a southeasterly direction. The existing runoff for the proposed subdivision is Q = 3.35 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 15.06 cubic feet per second for an increase of Q = 11.71 cubic feet per second. Detention will be 40,957.22 cubic feet (0.94 acre feet) in accordance with the County's drainage requirements and can be obtained in the yards, streets, and proposed storm sewer system. Street runoff will be done through a proposed storm sewer system consisting of an 18" onsite storm sewer system that will connect to an existing H.C.D.D. #1 drainage ditch located on the west side of the property.

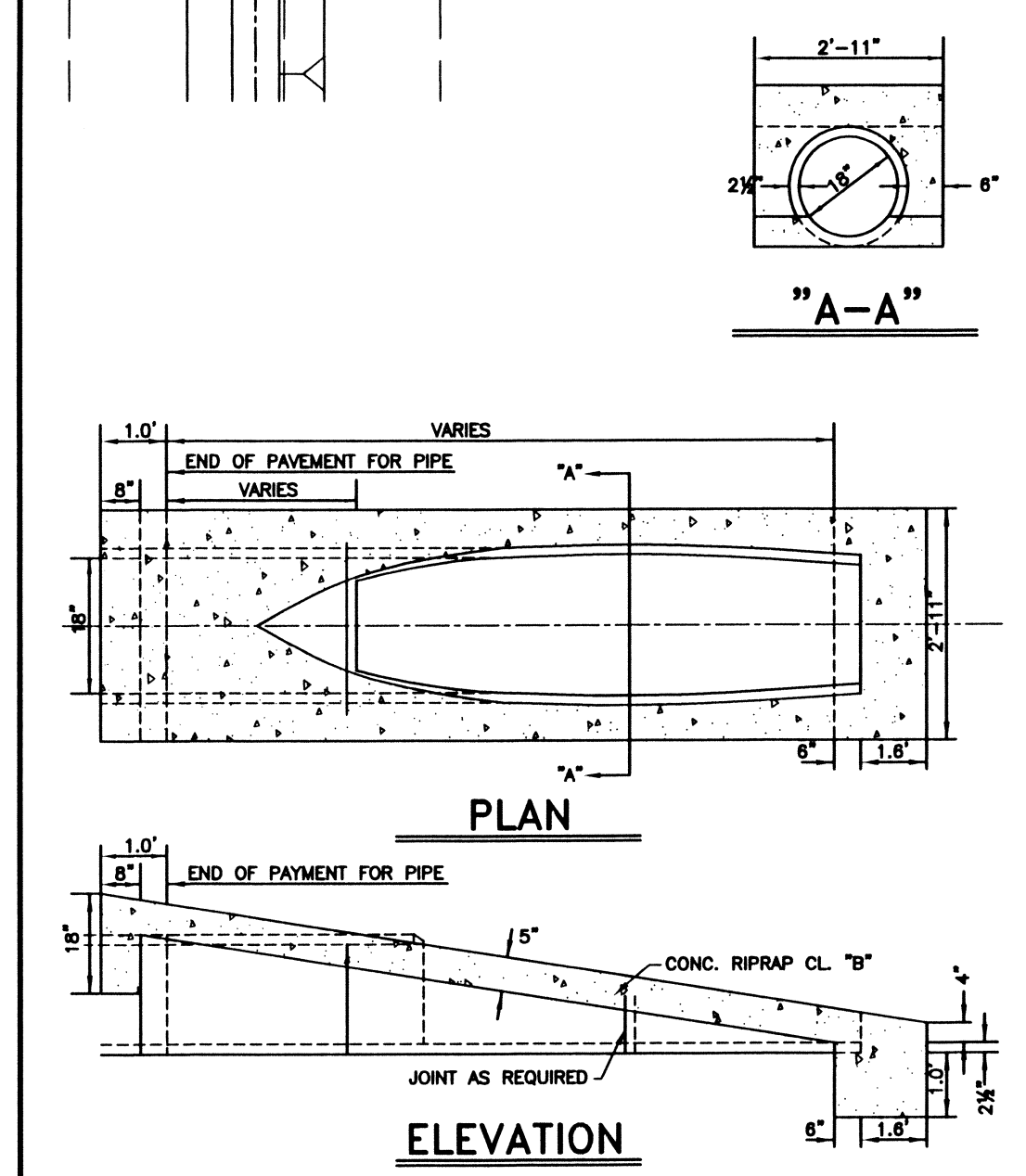
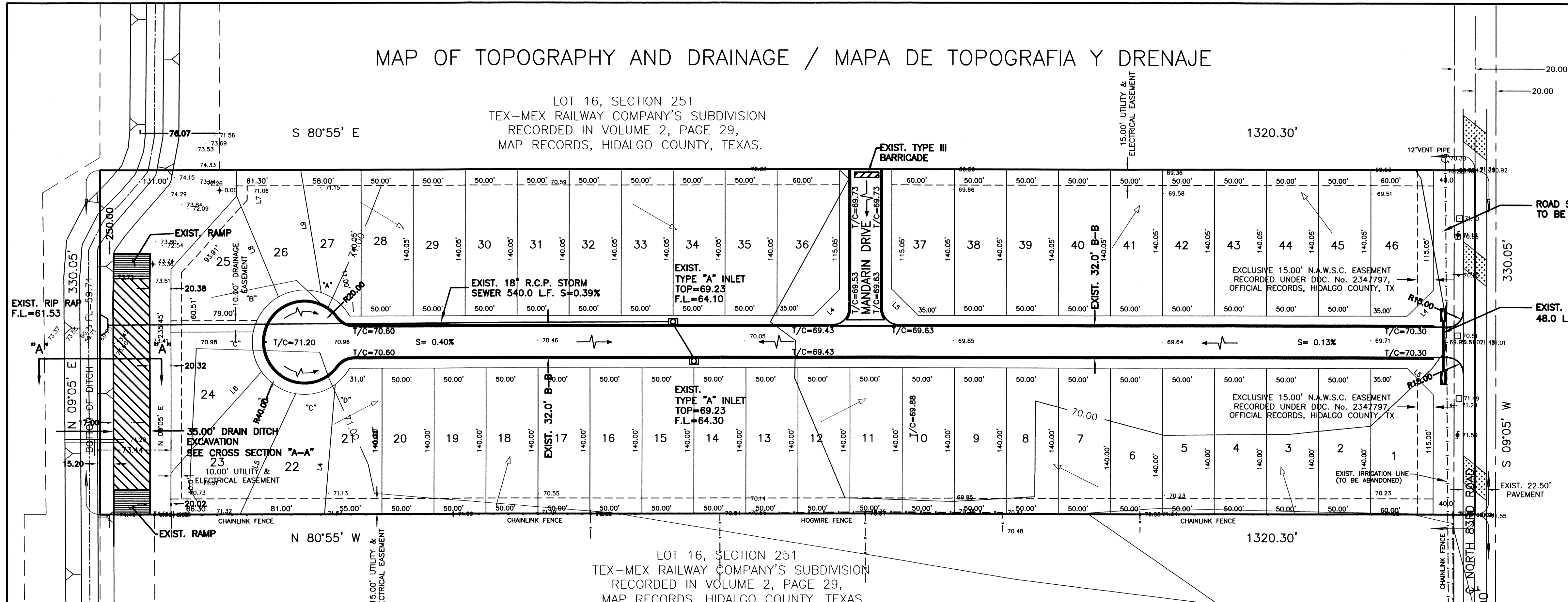
THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EPIRES INTO LAQUINA MADRE. THE 10 ACR FLOOD IS CONTAINED WITH THE RIGHT-OF-WAY OF THE STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS OF THE RUNOFF.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D DATED JUNE 06, 2000 (LOMR MAY 17, 2001)



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 11-9-12



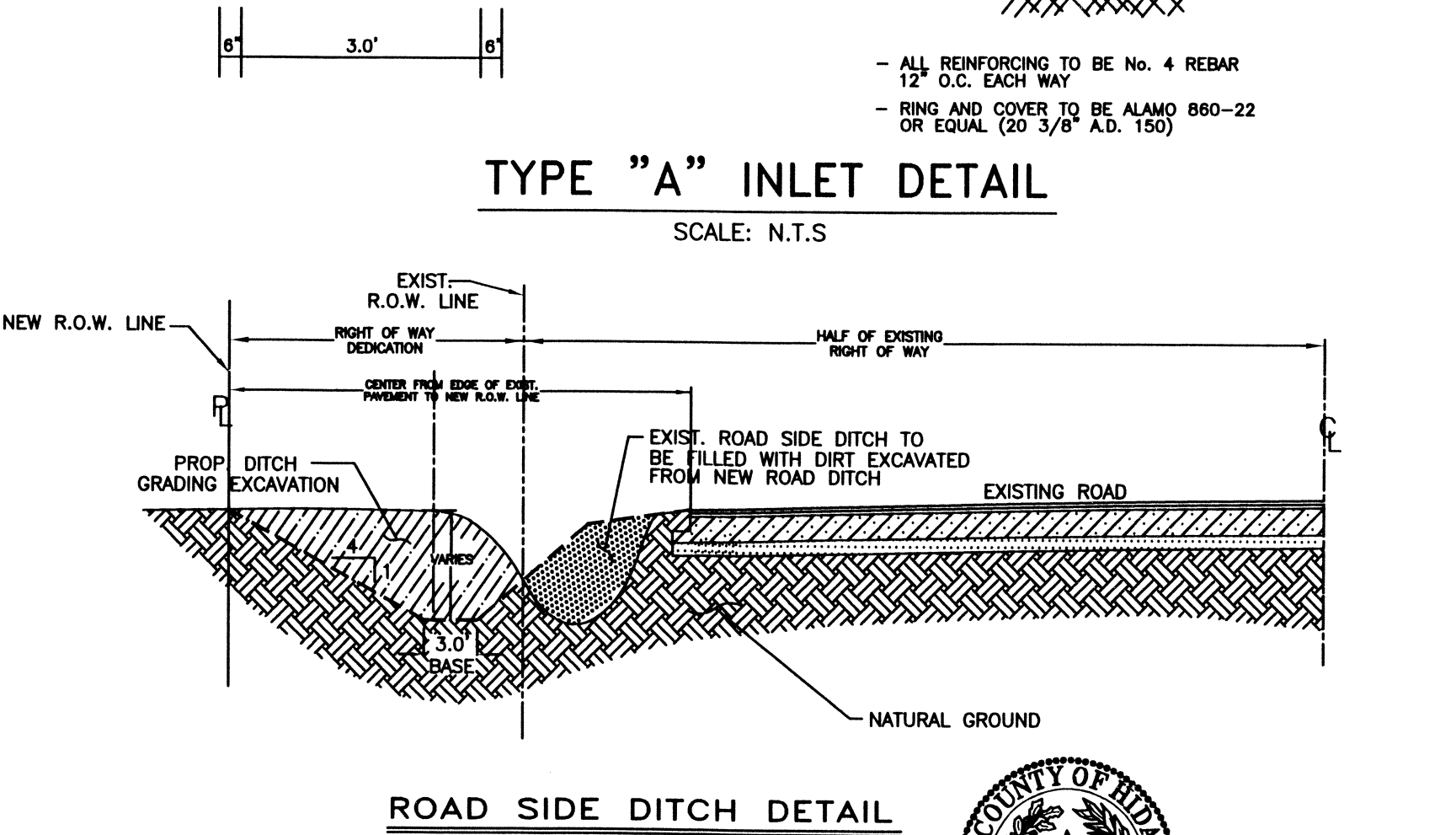
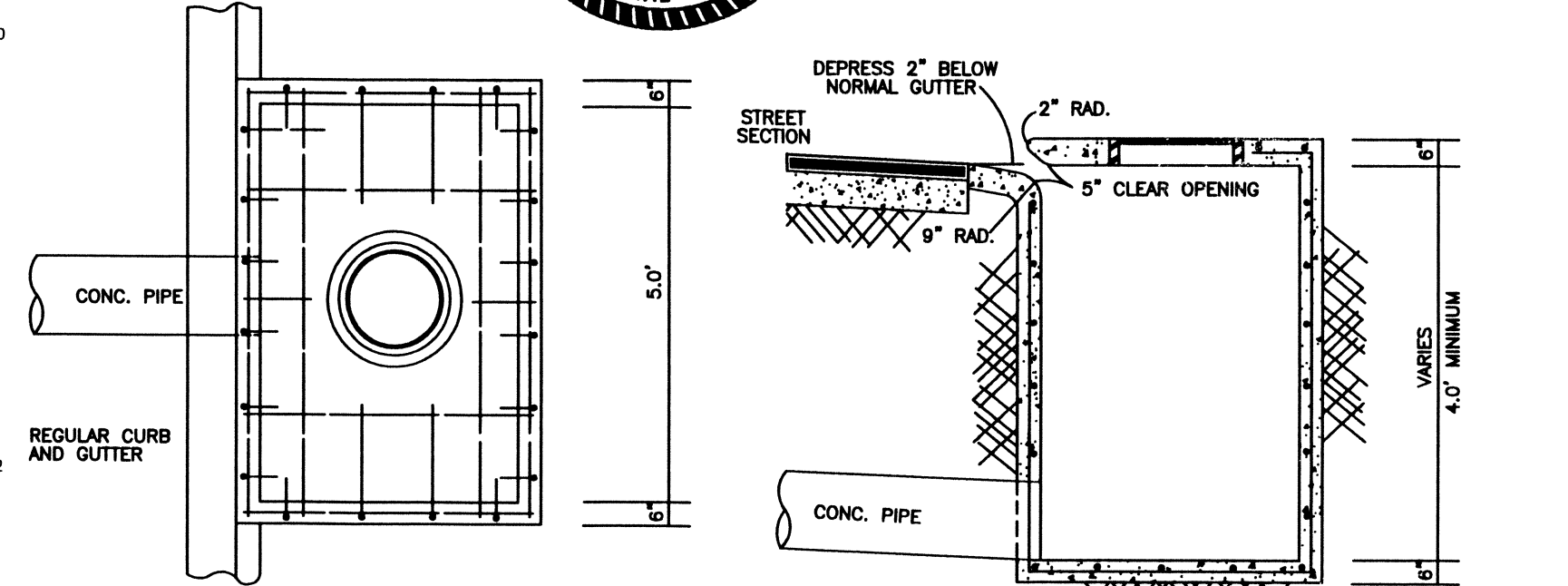
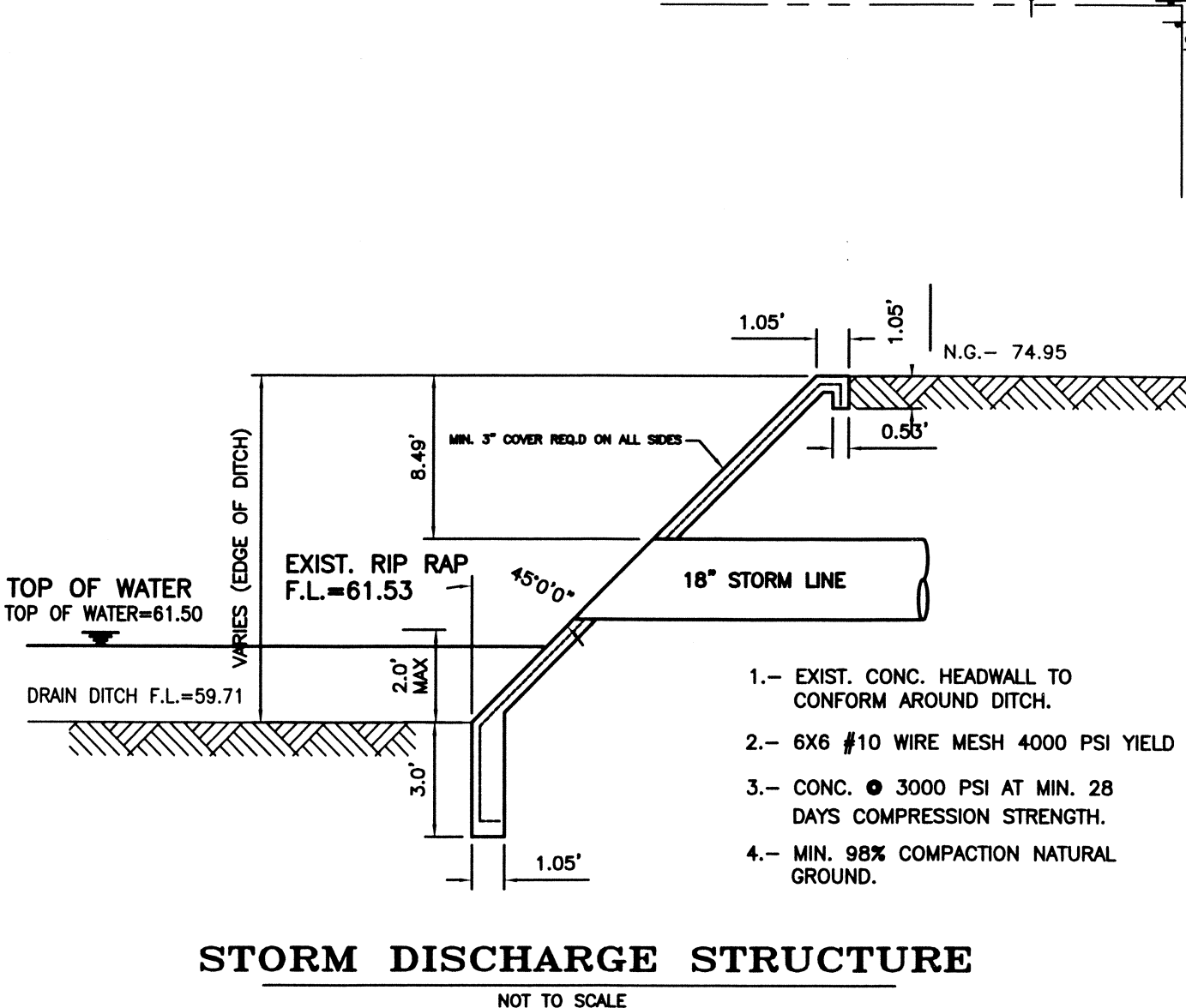
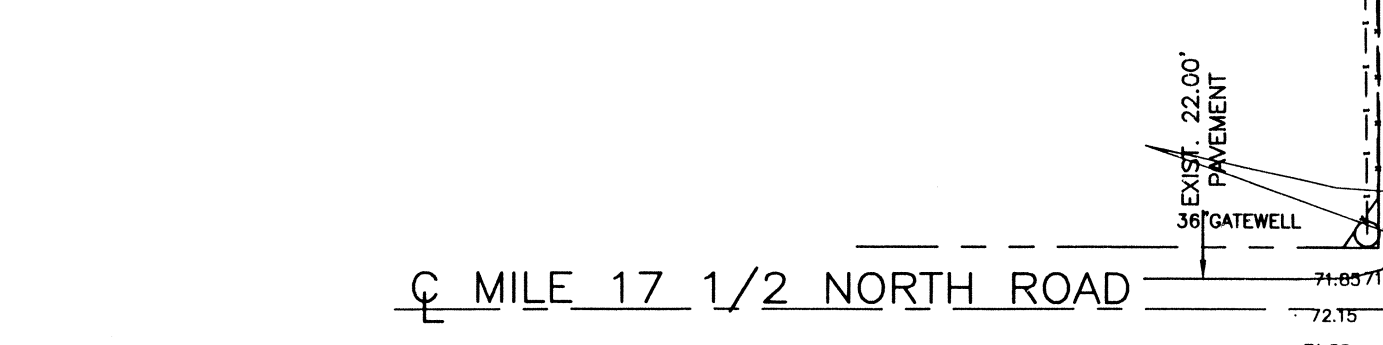
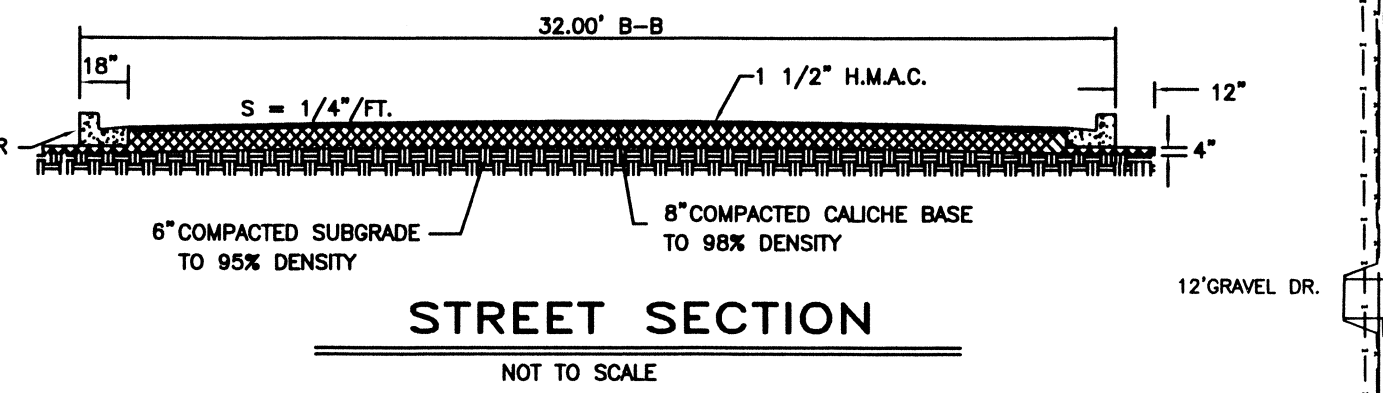
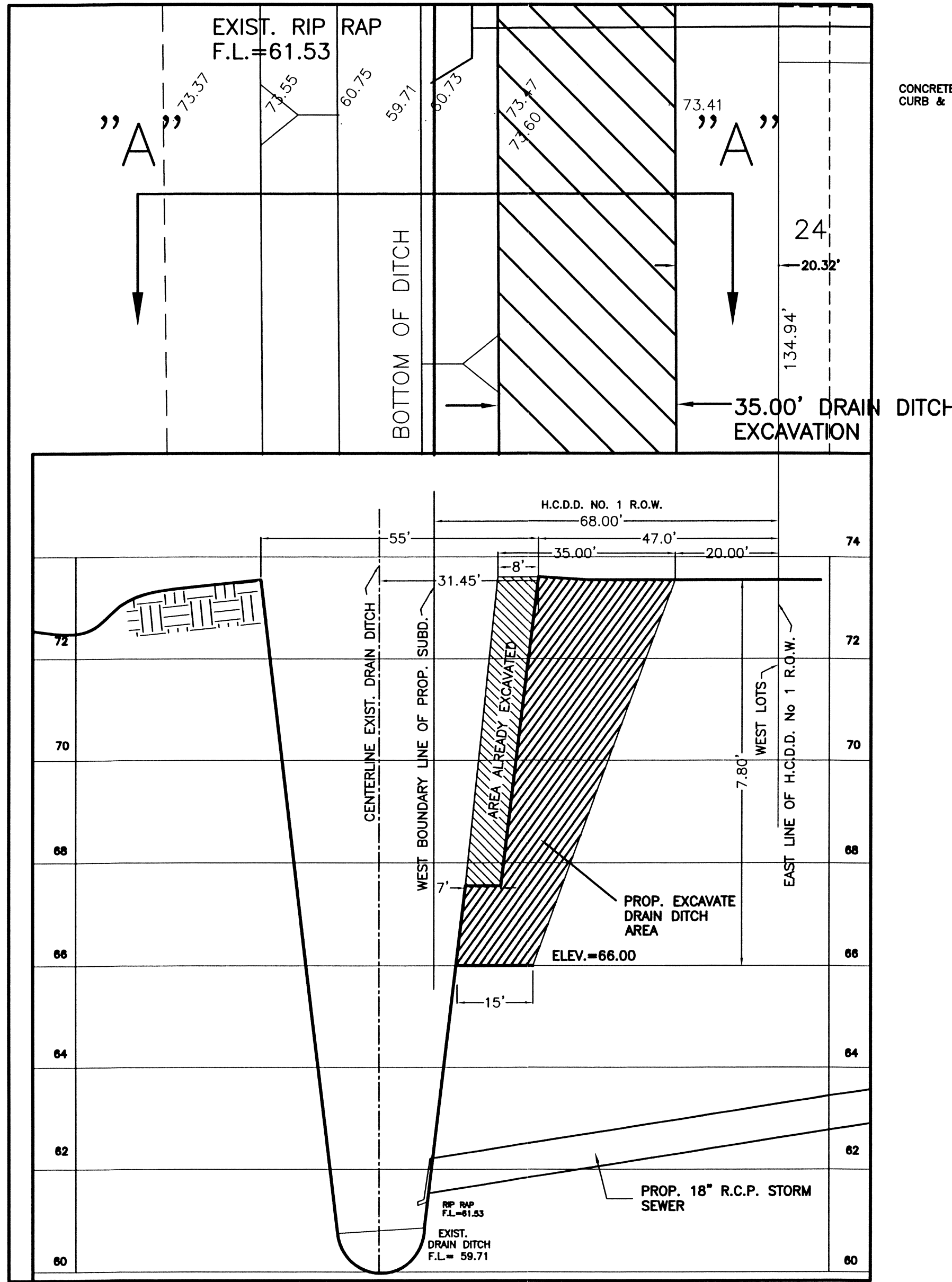
LEGEND
DETENTION REQUIRED - 40,957.22 C.F.
TOTAL DETENTION - 41,200.00 C.F.

COST ESTIMATE

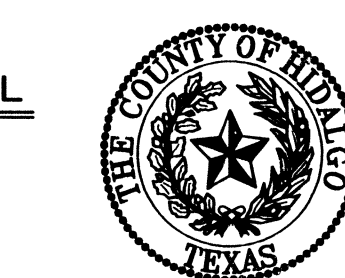
PAVING IMPROVEMENTS:	\$ 97,982.00
DRAINAGE IMPROVEMENTS:	\$ 31,284.80
WATER DISTRIBUTION:	\$ 51,785.00
SANITARY SEWER:	\$ 93,894.50

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00



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 NO. 3 OF 3

FILENAME: F:\DATA\SUBDIVS\EDINBURG\MANDALAY\B\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
AUG 18, 2011	M. SORIANO	A. QUINTANILLA		
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY	