



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 07-02-2013

PROPOSED SAN JOAQUIN SUBDIVISION, PRECINCT No. 1

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: HERB SCURLOCK

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 153 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTION

LOCATION DESCRIPTION: ¼ mile East of Val Verde Rd on the North side of Minnesota Rd.

SUBDIVISION LIES WITHIN THE: ETJ of Donna and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: 01-29-2013 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

Will be provided by a storm drainage pipe system discharging into an existing

DRAINAGE DESIGN: Donna Irrigation Ditch abutting North of proposed subdivision. Drainage detention will be accomplished by widening the drainage ditch.

DISTANCE TO DRAIN DITCH: North adjacent of the subdivision

ROAD R.O.W. DEDICATION: 23' feet North side of Minnesota Rd.

H.C.R.O.W. PRELIMINARY APPROVED DATE: 06-07-2013 By Roy Gonzales R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 06-12-2013 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: N.A.W.S.C. LINE SIZE: 10" LOCATION: SOUTH SIDE OF MINNESOTA RD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: South side of Minnesota Rd.

H.C.O.E.C. PRELIMINARY APPROVED DATE: 06-12-2013 By Martin Ramirez, Environmental Compliance Coordinator

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: Cash Deposit: Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM
THE HIDALGO COUNTY ADVISORY BOARD ON:

JUNE 18, 2013.

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

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.

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SUBDIVISION PLAT OF: SAN JOAQUIN SUBDIVISION

A 34.00 ACRE TRACT OF LAND BEING THE WEST HALF AND THE NORTH FOURTEEN ACRES OF THE EAST HALF OF BLOCK ONE HUNDRED TWENTY-ONE (121), HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2196343, DEED RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 34.00 ACRE TRACT OF LAND BEING THE WEST HALF AND THE NORTH FOURTEEN ACRES OF THE EAST HALF OF BLOCK ONE HUNDRED TWENTY-ONE (121), HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2196343, DEED 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 CENTERLINE OF MINNESOTA ROAD FOR THE SOUTHWEST CORNER OF BLOCK 121, SOUTHEAST CORNER OF BLOCK 120 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 00°24'W, ALONG THE WEST LINE OF BLOCK 121, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE NORTH R.O.W. LINE OF MINNESOTA ROAD, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 1,220.00 FEET FOR THE SOUTH LINE OF A DONNA IRRIGATION DISTRICT DRAIN DITCH R.O.W., A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT FOR THE NORTHWEST CORNER OF BLOCK 121 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 89°36'E, ALONG THE NORTH LINE OF BLOCK 121, A DISTANCE OF 1320.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF BLOCK 121 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 00°24'W, ALONG THE EAST LINE OF BLOCK 121, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET AT 100.00 FEET FOR THE SOUTH LINE OF A DONNA IRRIGATION DISTRICT DRAIN DITCH R.O.W., A DISTANCE OF 924.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE JAVIER LOPEZ AND MELINDA GARZA-LOPEZ TRACT I (A 2.00 ACRE TRACT OUT OF THE SOUTH 6.00 ACRES OF THE EAST HALF OF BLOCK 121, HILL-HALBERT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 997856, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 89°36'W, ALONG THE NORTH LINE SAID TRACT I, THE NORTH LINE OF THE JAVIER LOPEZ AND MELINDA GARZA-LOPEZ TRACT II (A 2.00 ACRE TRACT OUT OF THE SOUTH 6.00 ACRES OF THE EAST HALF OF BLOCK 121, HILL-HALBERT SUBDIVISION, ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 997856, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE NORTH LINE OF THE JAVIER LOPEZ AND MELINDA GARZA-LOPEZ TRACT II (THE WEST 2.00 ACRES OF THE SOUTH 6.00 ACRES OF THE EAST HALF OF BLOCK 121, HILL-HALBERT SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1097617, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 660.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT II AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 00°24'E, ALONG THE WEST LINE OF SAID TRACT II, PASSING A 1/2" IRON ROD FOUND AT 376.00 FEET FOR THE NORTH R.O.W. LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 396.00 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF BLOCK 121 AND IN THE CENTERLINE OF MINNESOTA ROAD FOR THE SOUTHEAST CORNER OF THE JAVIER LOPEZ TRACT III, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 89°36'W, ALONG THE SOUTH LINE OF BLOCK 121 AND THE CENTERLINE OF MINNESOTA ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.00 ACRES OF LAND MORE OR LESS.

BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH GALVAN SUBDIVISION RECORDED IN VOLUME 28, PAGE 104, 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



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 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, 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 ____ day of _____, 20____.

HERB SCURLOCK, OWNER
SUNDOWN DEVELOPMENTS, LTD.,
A TEXAS LIMITED PARTNERSHIP
3714 S. EXPRESSWAY 281
EDINBURG TX, 77639

EULALIO RAMIREZ
P.E. No. 77062

DATE 6-13-13

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

HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

REVISION NOTES

No. Sheet REVISION Date Approved

FILENAME: F:\DATA\SUB\DONNA\SAN JOAQUIN\PLAT

SHEET NO. 1 DATE PREPARED PREPARED BY CHECKED BY APPROVED BY

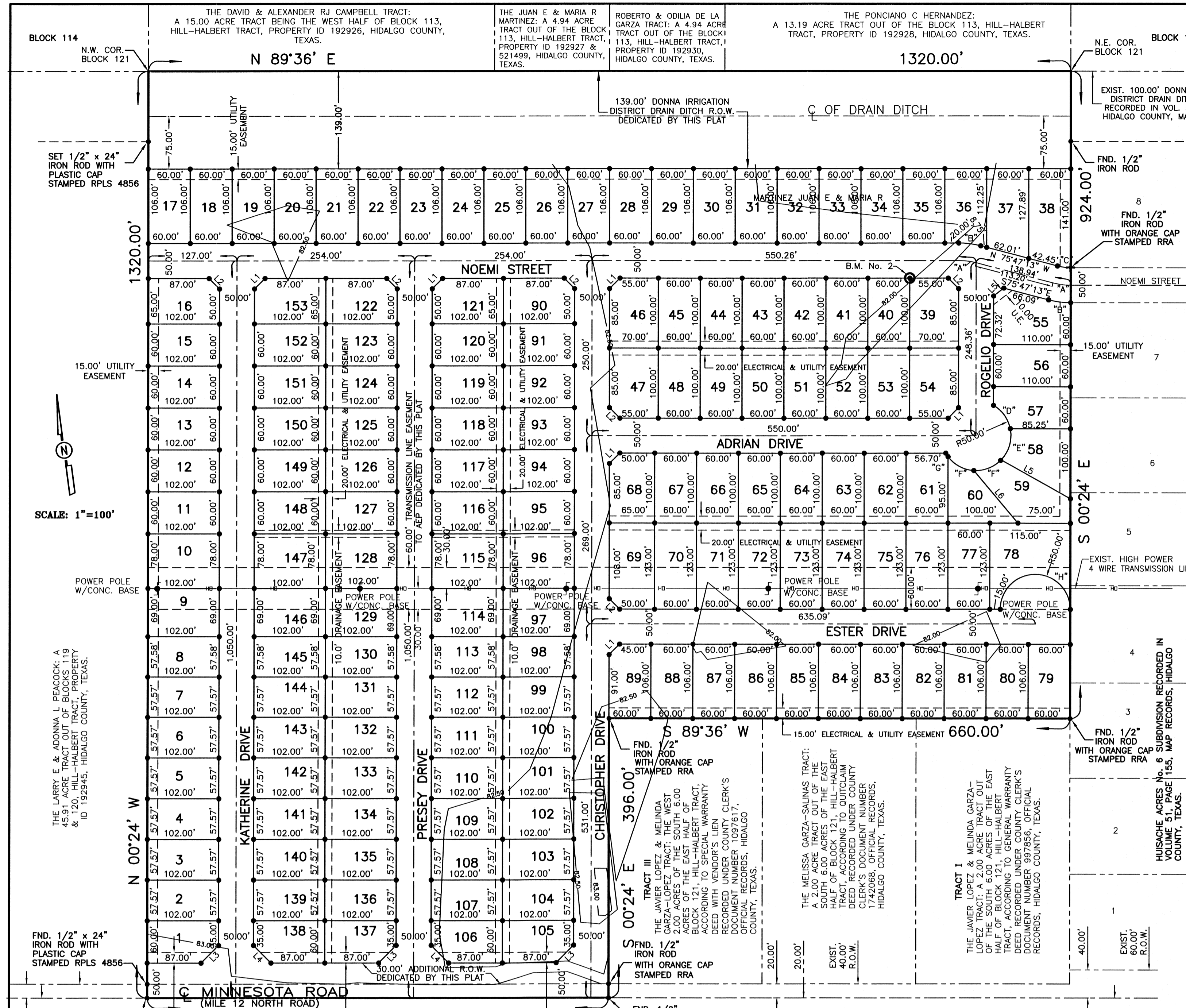
OF 3 SHEETS DATE REVISED REVISED BY CHECKED BY APPROVED BY

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	5,807.50	0.13
2-8	5,872.14	0.13
9	7,038.00	0.16
10	7,956.00	0.18
11-15	5,872.14	0.13
16	6,517.50	0.15
17-35	6,360.00	0.14
36	6,445.79	0.15
37	7,204.32	0.17
38	8,126.96	0.19
39	6,887.50	0.15
40-45	6,000.00	0.13
46-47	6,887.50	0.15
48-53	6,000.00	0.13
54	6,887.50	0.15
55	7,649.92	0.18
56	6,600.00	0.15
57	6,078.92	0.14
58	6,888.83	0.15
59	6,937.87	0.16
60	5,379.04	0.12
61	5,991.39	0.13
62-67	6,000.00	0.13
68	6,387.50	0.14
69	7,622.50	0.17
70-77	7,140.00	0.16
78	10,218.01	0.23
79-88	6,360.00	0.15
89	6,247.50	0.14
90	6,517.50	0.15
91-95	5,872.14	0.13
96	7,956.00	0.18
97	7,038.00	0.16
98-104	5,872.14	0.13
105-106	5,807.50	0.13
107-113	5,872.14	0.13
114	7,038.00	0.16
115	7,956.00	0.18
116-120	5,872.14	0.13
121-122	6,517.50	0.15
123-127	5,872.14	0.13
128	7,956.00	0.18
129	7,038.00	0.16
130-132	5,872.14	0.13
133-138	5,807.50	0.13
139-145	5,872.14	0.13
146	7,038.00	0.16
147	7,956.00	0.18
148-152	5,872.14	0.13
153	6,517.50	0.15

CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH
"A"	14°36'47"	100.00'	25.50'
"B"	14°36'47"	125.00'	31.88'
"C"	14°36'47"	75.00'	19.13'
"D"	48°27'47"	50.00'	42.29'
"E"	59°25'15"	50.00'	48.36'
"F"	49°37'23"	50.00'	43.30'
"G"	06°52'12"	50.00'	6.00'
"H"	180°00'00"	50.00'	157.08'



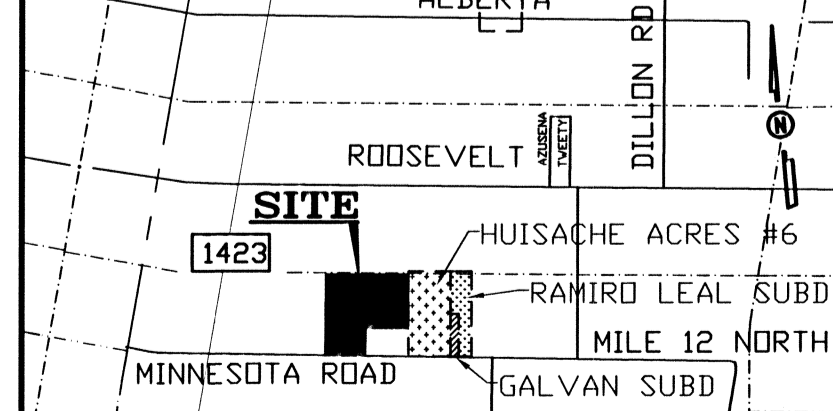
7.- THIS SUBDIVISION WILL BE PROVIDED BY SANITARY SEWER BY THE CITY OF DONNA.
 CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER PAT INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
 8.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 123,887.27 CUBIC FEET (2.84 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
 NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 10.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 B.M. No.1: ELEV. = 84.24 FND. C.P.S. ON MINNESOTA ROAD LOCATED AT SOUTHWEST CORNER OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.
 B.M. No.2: ELEVATION = 82.00 LOCATED ON 1/2" IRON ROD SET IN CONC. W/ DISK ON THE NORTHWEST CORNER OF LOT 40.
 11.- 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.
 12.- 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.
 13.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 14.- LOTS 1, 105, 106, 137 & 138 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MINNESOTA ROAD.

PLAT NOTES AND RESTRICTIONS:
 1.- FLOOD ZONE DESIGNATION: ZONE "C"
 AREAS OF MINIMAL FLOODING. (NO SHADING)
 COMMUNITY-PANEL NUMBER 480334 0425 C
 EFFECTIVE DATE: NOVEMBER 16, 1992
 2.- LEGEND - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
 3.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
 NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 4.- NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOTS.
 5.- MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 6.- MINIMUM BUILDING SETBACK LINES:
 FRONT 25.00'
 FRONT - LOTS 69 THROUGH 77 60.00'
 REAR 15.00'
 SIDE 8.00'
 SIDE ABUTTING STREET 10.00'
 FRONT CUL-DE-SAC 15.00'
 OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES

INDEX OF SHEETS

- SHEET 1- HEADING INDEX, LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S AND SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.O.D. NO. 1 CERTIFICATION; H.C. RIGHT OF WAY CERTIFICATE; DONNA IRRIGATION DIST. APPROVAL; NORTH ALAMO WSC STATEMENT; H.C. HEALTH DEPARTMENT CERTIFICATE
- SHEET 2- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.
- SHEET 3- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 SAN JOAQUIN SUBDIVISION IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE EAST SIDE OF VAL VERDE ROAD AND NORTH SIDE OF MINNESOTA ROAD AND APPROXIMATELY 1802.58 FEET EAST OF ITS INTERSECTION. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA.
 ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,798), SAN JOAQUIN SUBDIVISION LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PCT. 1

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: HERB SCURLOCK	3714 S. EXPRESSWAY 281	EDINBURG, TX 77639	(956)386-0726	(956)380-4395
ENGINEER: EULALIO RAMIREZ	124 E. STUBBS	EDINBURG, TX 77639	(956) 381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 77639	(956) 381-6480	(956)381-0527

CONSULTING ENGINEERS LAND SURVEYORS
 PHONE 956-381-6480
 EDINBURG, TEXAS 77639
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00
 OFFICE@QHAENGINEERING.COM

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, HERB SCURLOCK, AS OWNER OF THE 34.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JOAQUIN SUBDIVISION, HEREBY SUBDUDE THE LAND AS SHOWN IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS DEPICTED 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 SCURLOCK, OWNER
 SUNDOWN DEVELOPMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
 3714 S. EXPRESSWAY 281
 EDINBURG TX, 77639

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared HERB SCURLOCK, OWNER OF SUNDOWN DEVELOPMENTS, LTD., A TEXAS LIMITED PARTNERSHIP proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 20____.

LILIA A. QUINTANILLA
 Notary Public, State of Texas
 My Commission Expires July 23, 2016

LILIA A. QUINTANILLA-Notary Public

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN JOAQUIN SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

Hidalgo County Judge _____ date _____
 ATTEST: Hidalgo County Clerk _____ date _____

CITY OF DONNA, TX CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.015(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN JOAQUIN SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____ ON _____

Mayor of the City of DONNA _____ Date _____
 ATTEST: Secretary of the City of DONNA _____ Date _____

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS ____ DAY OF _____, 20____.

SECRETARY _____ PRESIDENT _____

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
 THIS PLAT SAN JOAQUIN SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 20____.

ATTEST: SECRETARY _____ CHAIRMAN PLANNING COMMISSION _____

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 WATER CODE NO. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY: _____

STATE OF TEXAS
 COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

EULALIO RAMIREZ
 P.E. No. 77062

DATE 6-13-13

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

HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

REVISION NOTES

No. Sheet REVISION Date Approved

FILENAME: F:\DATA\SUB\DONNA\SAN JOAQUIN\PLAT

SHEET NO. 1 DATE PREPARED PREPARED BY CHECKED BY APPROVED BY

OF 3 SHEETS DATE REVISED REVISED BY CHECKED BY APPROVED BY

SAN JOAQUIN SUBDIVISION

A 34.00 ACRE TRACT OF LAND BEING THE WEST HALF AND THE NORTH FOURTEEN ACRES OF THE EAST HALF OF BLOCK ONE HUNDRED TWENTY-ONE (121), HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2196343, DEED RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR SAN JOAQUIN SUBDIVISION:

WATER SUPPLY: Description and Costs.

SAN JOAQUIN SUBDIVISION 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 12" DIAMETER WATERLINE LOCATED ON THE SOUTH SIDE OF MINNESOTA ROAD AND AN EXISTING 8" DIAMETER WATERLINE LOCATED ON THE NORTH SIDE OF NOEMI STREET.

THE WATER SYSTEM FOR SAN JOAQUIN SUBDIVISION, CONSIST OF A 6" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 12" DIAMETER WATERLINE ON MINNESOTA ROAD. THE 6" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF CHRISTOPHER DRIVE ON THE SOUTHWEST CORNER OF LOT 27, THE WATER LINE TURNS EAST AND WEST AND RUNS ALONG THE NORTH SIDE OF NOEMI STREET. TO THE WEST, THE 6" DIAMETER WATERLINE ENDS WITH A 2" FLUSH VALVE LOCATED NEAR THE SOUTHWEST CORNER OF LOT 17. TO THE EAST, THE 6" DIAMETER WATERLINE CONNECTS WITH THE EXISTING 8" DIAMETER WATERLINE CONSTRUCTED DURING HUISACHE ACRES No. 6 (VOL. 55, PG. 155)

NEAR THE SOUTHWEST CORNER OF LOT 105, ANOTHER 6" DIAMETER WATERLINE CONNECTS TO THE 6" WATERLINE ON CHRISTOPHER DRIVE AND RUNS WEST INSIDE A 15.00 FOOT EXCLUSIVE N.A.W.S.C. EASEMENT, ENDING WITH A 2" FLUSH VALVE NEAR THE SOUTHWEST CORNER OF LOT 1. ON THE SOUTHWEST CORNER OF LOT 138, THE 6" DIAMETER WATERLINE RUNS NORTH AND SOUTH. TO THE NORTH, THE 6" DIAMETER WATERLINE RUNS ALONG THE EAST SIDE OF KATHERINE DRIVE AND CONNECTS TO THE 6" DIAMETER WATERLINE ON NOEMI STREET. TO THE SOUTH, THE 6" DIAMETER WATERLINE CROSSES MINNESOTA ROAD AND CONNECTS WITH THE EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MINNESOTA ROAD.

NEAR THE SOUTHWEST CORNER OF LOT 24, AN 8" DIAMETER WATERLINE CONNECTS TO THE 8" DIAMETER WATERLINE ON NOEMI STREET AND RUNS SOUTH ALONG THE EAST SIDE OF PRESEY DRIVE AND CONNECTS TO THE 8" DIAMETER LINE ON THE NORTH SIDE OF MINNESOTA ROAD.

IN FRONT OF LOT 97, AN 8" DIAMETER WATERLINE CONNECTS TO THE 8" DIAMETER WATERLINE ON CHRISTOPHER DRIVE AND RUNS EAST ALONG THE NORTH SIDE OF ESTER DRIVE, ENDING WITH A 2" WATERVALVE LOCATED IN FRONT OF LOT 78.

ON THE NORTHEAST CORNER OF LOT 93, ANOTHER 6" DIAMETER WATERLINE CONNECTS TO THE 6" DIAMETER WATERLINE ON CHRISTOPHER DRIVE AND RUNS EAST ALONG THE NORTH SIDE OF ADRIAN DRIVE. ON THE SOUTHWEST CORNER OF LOT 54 THE 6" DIAMETER WATERLINE TURNS NORTH AND RUNS ALONG THE WEST SIDE OF ROGELLO DRIVE. IT CONNECTS TO THE 8" DIAMETER WATERLINE LOCATED ON THE NORTH SIDE OF NOEMI STREET.

FROM THE 8" DIAMETER WATERLINE, THERE ARE SEVENTY ONE (71) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" SERVICE LINES AND ELEVEN (11) 3/4" DIAMETER SINGLE SERVICE LINES.

THE 8" LINE, THE DUAL SERVICES, SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ _____ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS 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 HAS INSTALLED NINE (9) FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____ 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 THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SAN JOAQUIN SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF DONNA. THE SUBDIVIDER AND THE CITY OF DONNA HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF DONNA HAS PROMISED TO TREAT THE SURFICENT WASTEWATER AT LEAST 30 YEARS AND THE CITY OF DONNA HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF DONNA HAS AN EXISTING 10" DIAMETER SANITARY SEWER LINE THAT RUNS ALONG THE SOUTH SIDE OF MINNESOTA ROAD.

SAN JOAQUIN SUBDIVISION SANITARY SEWER LAYOUT CONSIST OF AN 8" P.V.C. SEWER LINE THAT RUNS CONNECTS TO THE EXISTING 10" SANITARY SEWER LINE ON MINNESOTA ROAD. THE 8" P.V.C. SEWER LINE RUNS 1,090.00 FEET NORTH ALONG THE EAST SIDE OF CHRISTOPHER DRIVE TO A MANHOLE NEAR THE NORTHWEST CORNER OF LOT 48. TO THE EAST, THE 8" P.V.C. SEWER LINE RUNS 483.00 FEET ALONG THE SOUTH SIDE OF NOEMI STREET, ENDING WITH A MANHOLE NEAR THE NORTHEAST CORNER OF LOT 39. TO THE WEST, THE 8" P.V.C. SEWER LINE RUNS ALONG THE SOUTH SIDE OF NOEMI STREET, ENDING WITH A MANHOLE ON THE NORTH SIDE OF LOT 121.

AN 8" P.V.C. SEWERLINE CONNECTS TO THE MANHOLE IN FRONT OF LOT 105 AND RUNS 549.00 FEET WEST ALONG THE NORTH SIDE OF MINNESOTA ROAD TO A MANHOLE LOCATED ON THE SOUTHWEST CORNER OF LOT 1. THE 8" P.V.C. SEWERLINE TURNS NORTH AND RUNS 963.00 FEET NORTH ALONG THE WEST SIDE OF KATHERINE DRIVE, ENDING WITH A MANHOLE LOCATED ON THE NORTHEAST CORNER OF LOT 16.

AN 8" P.V.C. SEWERLINE CONNECTS TO THE MANHOLE ON THE SOUTHWEST CORNER OF LOT 137 AND RUNS 948.00 FEET NORTH ALONG THE WEST SIDE OF PRESEY DRIVE TO A MANHOLE LOCATED ON THE NORTHEAST CORNER OF LOT 122. THE 8" P.V.C. SEWERLINE TURNS WEST AND RUNS 340.00 FEET ALONG THE SOUTH SIDE OF NOEMI DRIVE, ENDING WITH A MANHOLE LOCATED ON THE NORTHWEST CORNER OF LOT 16.

AN 8" P.V.C. SEWERLINE CONNECTS TO THE MANHOLE ON THE NORTHWEST CORNER OF LOT 89 AND RUNS 613.00 FEET EAST ALONG THE SOUTH SIDE OF ESTER DRIVE, ENDING WITH A MANHOLE LOCATED ON THE NORTHWEST CORNER OF LOT 79.

AN 8" P.V.C. SEWERLINE CONNECTS TO THE MANHOLE ON THE NORTHWEST CORNER OF LOT 68 AND RUNS 548.00 FEET EAST ALONG THE SOUTH SIDE OF ADRIAN DRIVE TO A MANHOLE LOCATED IN FRONT OF LOT 58. THE 8" P.V.C. SEWER LINE RUNS NORTH 232.00 FEET ALONG THE EAST SIDE OF ROGELLO DRIVE. THE 8" P.V.C. SEWER LINE TURN EAST AND RUNS 57.00 FEET ENDING WITH A MANHOLE ON THE NORTH SIDE OF LOT 55

THE 8" LINE, 4" SERVICE LINE AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF DONNA THE SUM OF \$ _____ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF DONNA. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF DONNA AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

CERTIFICATION:

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

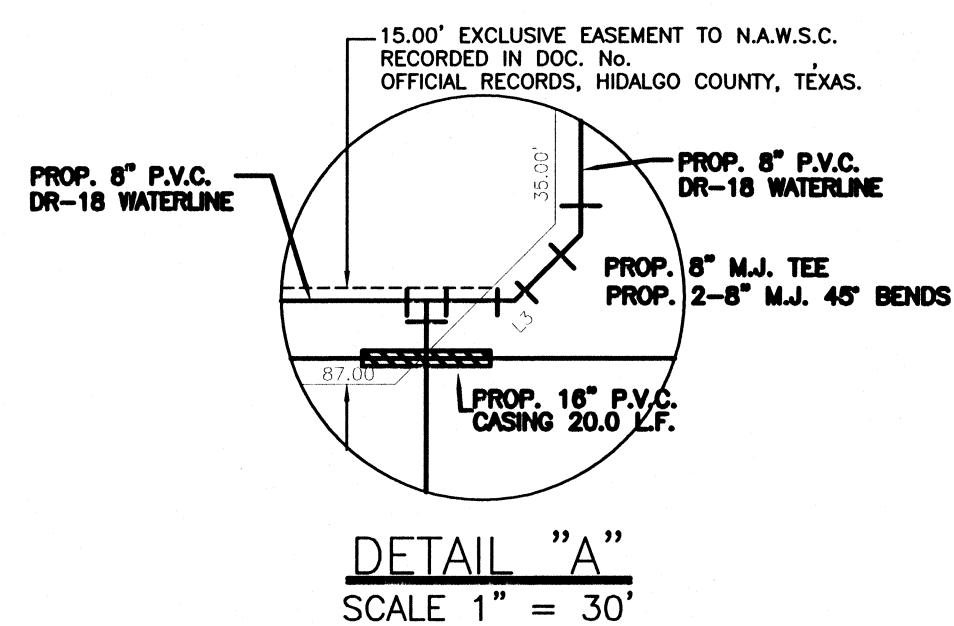
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.



Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77062

6-13-13
DATE



REPORTE FINAL DE INGENIERIA PARA SAN JOAQUIN SUBDIVISION:

PROVISION DE AGUA: Descripción y Costos.

LA SUBDIVISION SAN JOAQUIN SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (THE CITY OF DONNA). EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE DONNA HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. THE CITY OF DONNA HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. LA CIUDAD DE DONNA CUENTA CON UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MINNESOTA ROAD Y UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE NOEMI ROAD.

EL SISTEMA DE AGUA PARA SAN JOAQUIN SUBDIVISION, CONSISTE DE UNA LINEA DE 6" DE DIAMETRO QUE SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO Y CORRE HACIA EL NORTE POR EL LADO OESTE DE LA CHRISTOPHER DRIVE. EN LA ESQUINA SUDOESTE DE LOT 27, LA LINEA DE AGUA DE 6" DE DIAMETRO VOLTEA ESTE Y OESTE Y CORRE POR EL LADO NORTE DE LA CALLE NOEMI STREET. AL OESTE, LA LINEA DE AGUA DE 6" DE DIAMETRO TERMINA CON UNA VALVULA DE 2" DE DIAMETRO LOCALIZADA EN LA ESQUINA SUDOESTE DE LOT 17. AL ESTE, LA LINEA DE AGUA DE 6" DE DIAMETRO CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE NOEMI ROAD.

EN LA ESQUINA SUDESTE DE LOT 105, OTRA LINEA DE AGUA DE 6" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 6" DE DIAMETRO Y CORRE OESTE ADENTRO DE UN EASEMENT DE 15.00 PIES DE THE CITY OF DONNA EN LA ESQUINA SUDO ESTE DE LOT 138, LA LINEA DE AGUA DE 6" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE KATHERINE DRIVE Y CONECTA CON LA LINEA DE AGUA DE 6" DE DIAMETRO EN NOEMI STREET.

EN FRENTE DE LOT 97, UNA LINEA DE AGUA DE 6" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 6" DE DIAMETRO EN CHRISTOPHER DRIVE Y CORRE ESTE POR EL LADO NORTE DE LA CALLE ESTER DRIVE. LA LINEA DE AGUA DE 6" DE DIAMETRO TERMINA CON UNA VALVULA DE 2" DE DIAMETRO LOCALIZADA EN FRENTE DE LOT 78.

EN LA ESQUINA NOROESTE DE LOT 93, UNA LINEA DE AGUA DE 6" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 6" DE DIAMETRO EN CHRISTOPHER DRIVE Y CORRE ESTE POR EL LADO NORTE DE LA CALLE ADRIAN DRIVE. EN LA ESQUINA SUD ESTE DE LOT 54, LA LINEA DE AGUA DE 6" DE DIAMETRO VOLTEA NORTE Y CORRE POR EL LADO OESTE DE ROGELLO DRIVE. LA LINEA DE AGUA DE 6" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 6" DE DIAMETRO EN NOEMI STREET.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN SEVENTA Y UNO (71) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE, TAMBIEN HAY ONCE (11) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE.

SE HAN INSTALADO LAS LINEAS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADA DE DIAMETRO, Y LOS CAJAS DE MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA THE CITY OF DONNA US\$ _____ QUE COBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$ _____ 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 THE CITY OF DONNA LE INSTALARA SIN ALCUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO NUEVE (9) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ _____ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ _____. 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.

SERVICIO DE DRENAJE: Descripción y Costos.

LA SUBDIVISION SAN JOAQUIN SUBDIVISION RECIBIRÁ SU PROVISION DE DRENAJE SANITARIO DE 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 RECIBIRÁ SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN LINEA DE DRENAJE SANITARIO EXISTENTE DE 10" DE DIAMETRO QUE CORRE POR EL LADO SUR LA CALLE MINNESOTA ROAD.

EL SISTEMA SANITARIO PARA LA SUBDIVISION SAN JOAQUIN SUBDIVISION, CONSISTE DE UNA LINEA DE DRENAJE DE 8" DE DIAMETRO QUE CONECTA CON LA LINEA DE DRENAJE SANITARIO EXISTENTE DE 10" DE DIAMETRO. LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE HACIA NORTE 1,090.00 FEET POR EL LADO ESTE DE LA CALLE CHRISTOPHER DRIVE A UNA ALcantarilla LOCALIZADA EN LA ESQUINA NOROESTE DE LOT 48. AL OESTE, LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE 483.00 PIES POR EL LADO SUR DE LA CALLE NOEMI STREET, TERMINANDO CON UNA ALcantarilla EN LA ESQUINA NOROESTE DE LOT 39. AL ESTE, LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE 195.00 PIES POR EL LADO SUR DE LA CALLE NOEMI STREET, TERMINANDO CON UNA ALcantarilla EN FRENTE DE LOT 121.

UNA LINEA DE DRENAJE DE 8" DE DIAMETRO CONECTA CON UNA ALcantarilla LOCALIZADA EN FRENTE DE LOT 105 Y CORRE 549.00 PIES OESTE POR EL LADO NORTE DE LA MINNESOTA ROAD A UNA ALcantarilla LOCALIZADA EN LA ESQUINA SUDESTE DE LOTE 1. LA LINEA DE DRENAJE DE 8" DE DIAMETRO VOLTEA NORTE Y CORRE 963.00 PIES POR EL LADO OESTE DE KATHERINE DRIVE TERMINANDO CON UNA ALcantarilla EN LA ESQUINA NOROESTE DE LOT 16.

UNA LINEA DE DRENAJE DE 8" DE DIAMETRO CONECTA CON UNA ALcantarilla LOCALIZADA EN LA ESQUINA SUDESTE DE LOT 137 Y CORRE 948.00 PIES NORTE POR EL LADO OESTE DE LA PRESEY DRIVE A UNA ALcantarilla LOCALIZADA EN LA ESQUINA NOR ESTE DE LOT 122. LA LINEA DE DRENAJE DE 8" DE DIAMETRO VOLTEA OESTE Y CORRE 340.00 PIES POR EL LADO SUR DE NOEMI STREET TERMINANDO CON UNA ALcantarilla EN LA ESQUINA NOROESTE DE LOT 16.

UNA LINEA DE DRENAJE DE 8" DE DIAMETRO CONECTA CON UNA ALcantarilla LOCALIZADA EN LA ESQUINA NOROESTE DE LOT 89 Y CORRE 613.00 PIES ESTE POR EL LADO SUR DE LA ESTER DRIVE A UNA ALcantarilla LOCALIZADA EN LA ESQUINA NOROESTE DE LOTE 79.

UNA LINEA DE DRENAJE DE 8" DE DIAMETRO CONECTA CON UNA ALcantarilla LOCALIZADA EN LA ESQUINA NOROESTE DE LOT 68 Y CORRE 548.00 PIES ESTE POR EL LADO SUR DE LA ADRIAN DRIVE A UNA ALcantarilla LOCALIZADA EN FRENTE DE LOTE 78. LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE HACIA NORTE 232.00 FEET POR EL LADO ESTE DE LA CALLE ROGELLO DRIVE A UNA ALcantarilla. LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE HACIA SUR 57.00 FEET TERMINANDO CON UNA ALcantarilla EN FRENTE DE LOT 55.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS, CIENTO CINCUENTA TRES (153) LINEAS DE SERVICIO DE 4 PULGADAS SERÁN EXTENDIDAS HA CADA LOTE. LAS LINEAS DE 8 PULGADAS, DE 4 PULGADAS Y ALcantarillas HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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 (ODONADO 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 COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ _____ O US\$ _____ POR LOTE

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE



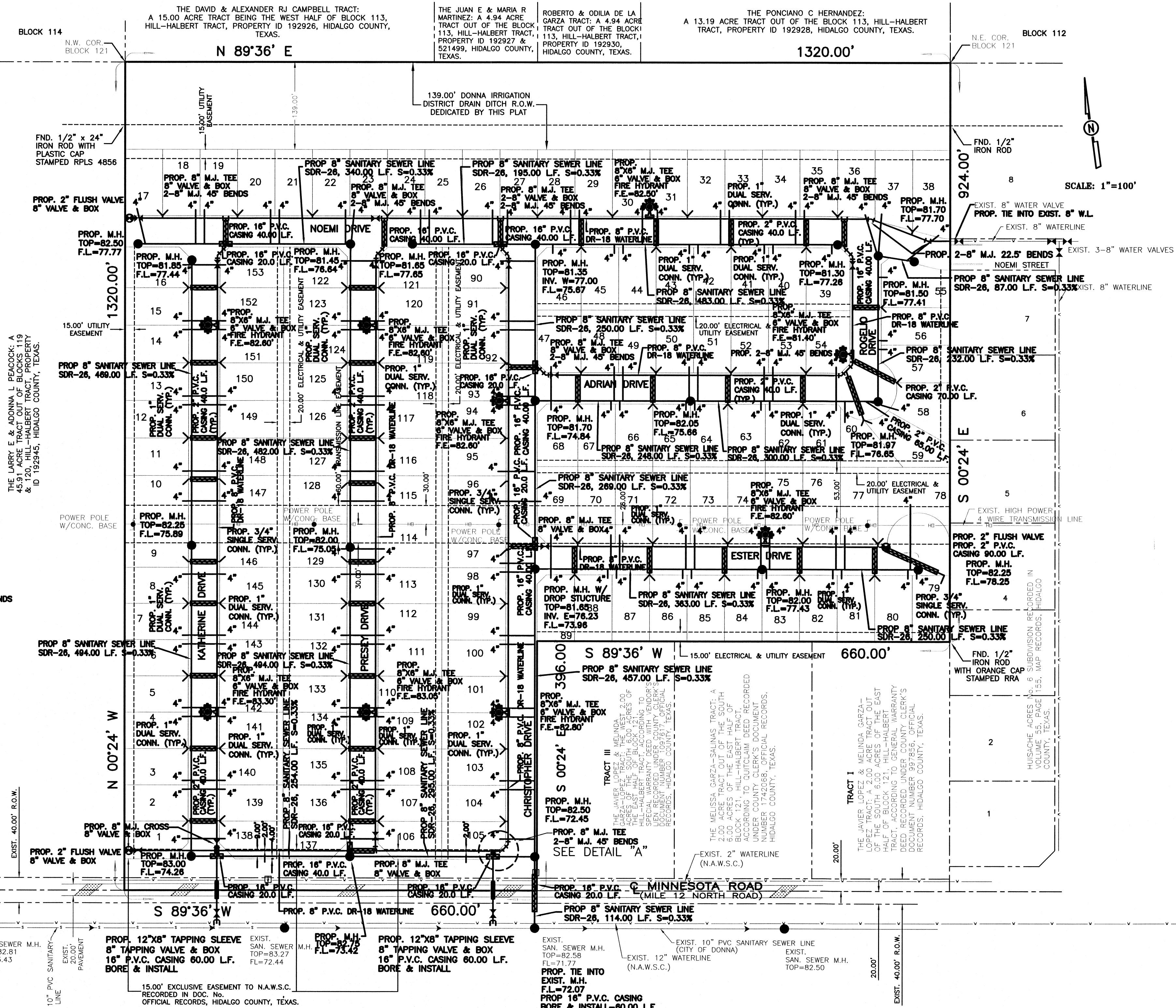
Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77062

6-13-13
DATE

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA



SUBDIVIDER CERTIFICATION

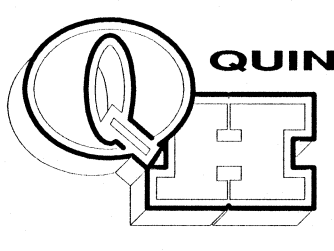
I, _____ HERB SCURLOCK, SUBDIVIDER OF SAN JOAQUIN SUBDIVISION, HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT AND THAT (a) WATER QUALITY AND CONDITIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

I, _____ HERB SCURLOCK, SUBDIVIDER OF SAN JOAQUIN SUBDIVISION, HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT AND THAT (a) WATER QUALITY AND CONDITIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

HERB SCURLOCK
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539

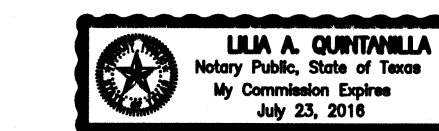
DATE



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
OFFICE@QHAENGINEERING.COM

COST ESTIMATE
DRAINAGE IMPROVEMENTS: \$ _____
DRAINAGE IMPROVEMENTS: \$ _____
SANITARY SEWER: \$ _____



LILIA A. QUINTANILLA - NOTARY PUBLIC



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

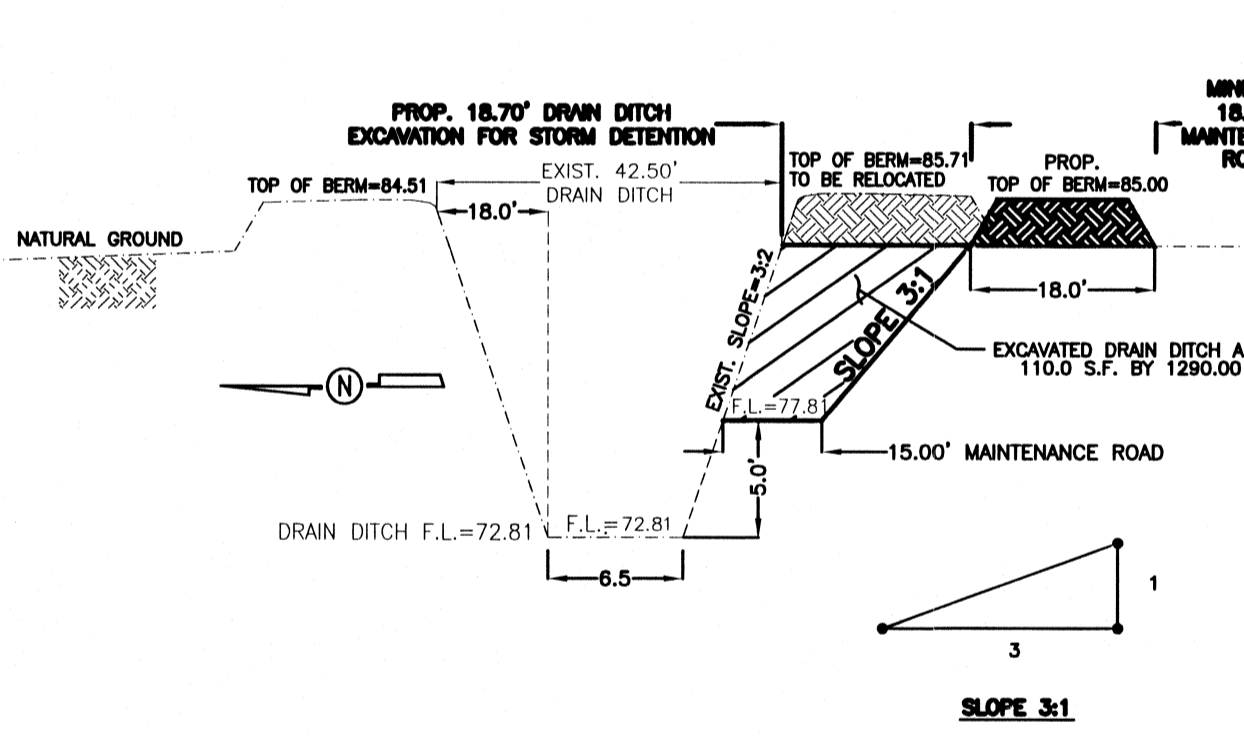
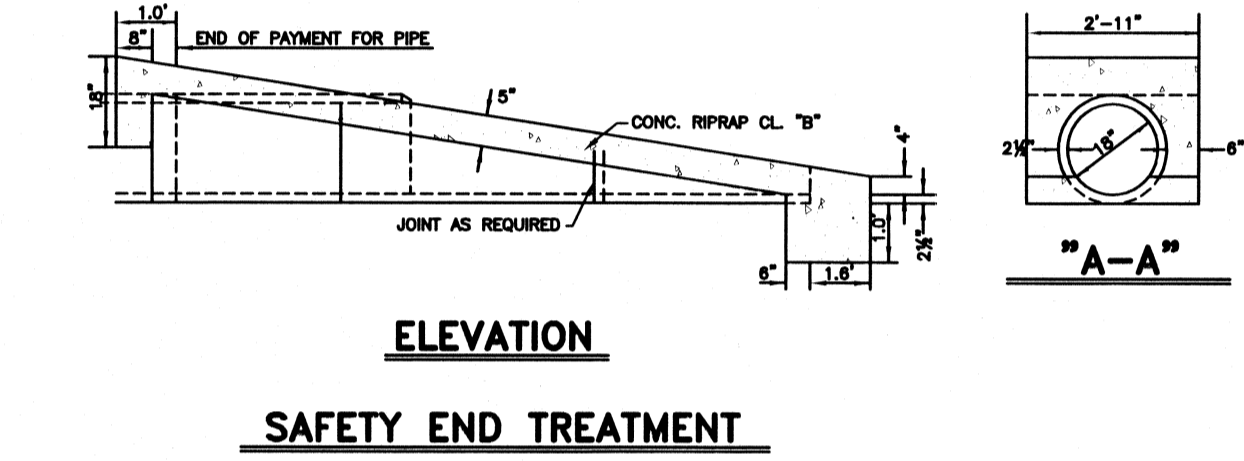
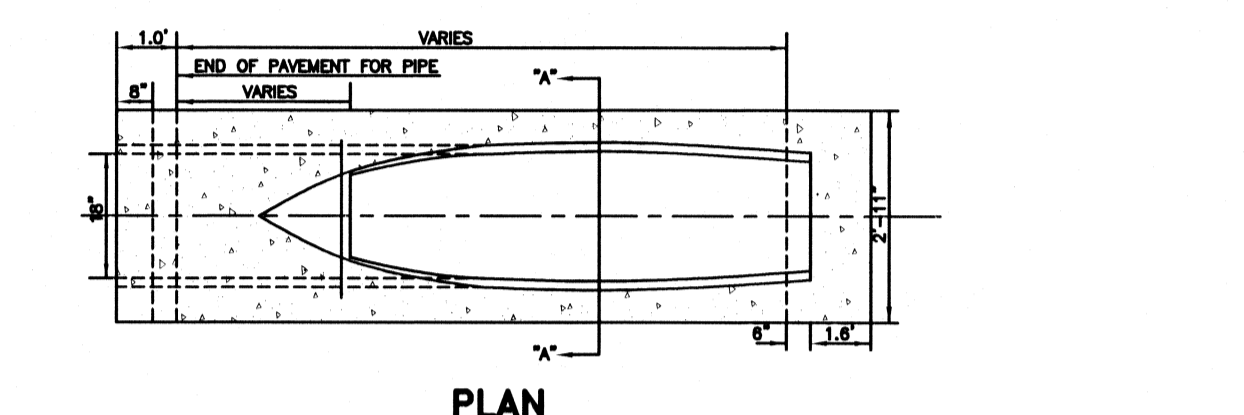
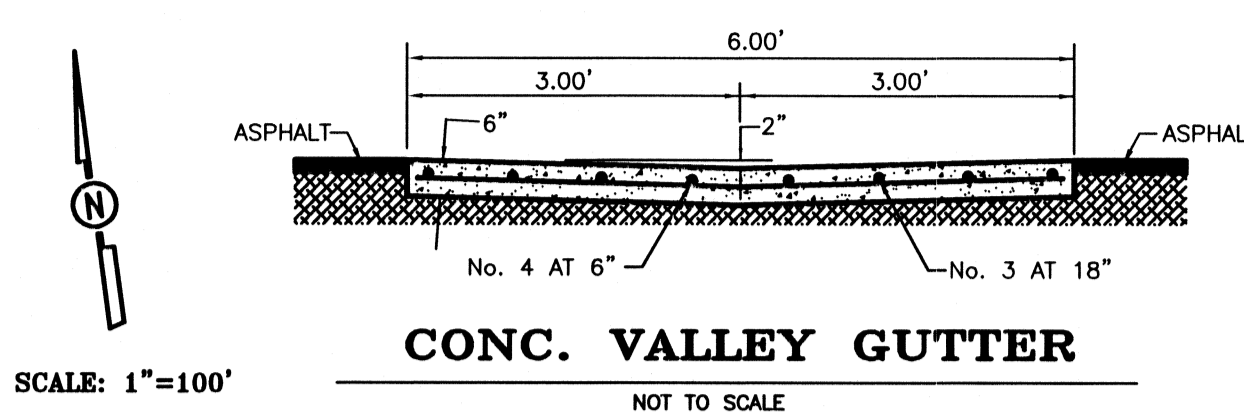
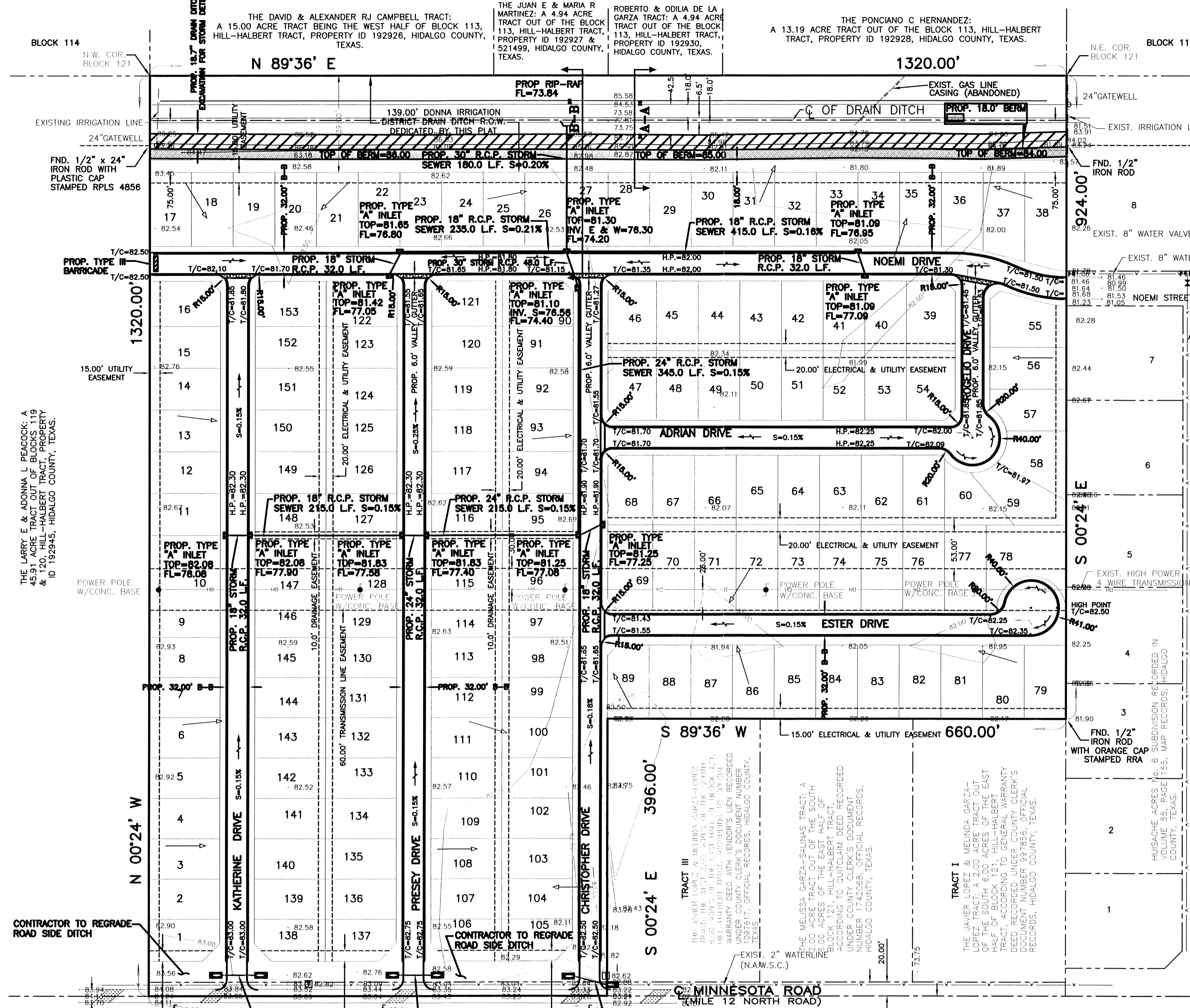
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

SHEET NO.	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2 OF 3	MAY 12, 2005	MARTHA G.		
	DATE REVISION		CHECKED BY	APPROVED BY

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

SAN JOAQUIN SUBDIVISION

A 34.00 ACRE TRACT OF LAND BEING THE WEST HALF AND THE NORTH FOURTEEN ACRES OF THE EAST HALF OF BLOCK ONE HUNDRED TWENTY-ONE (121), HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2196343, DEED RECORDS, HIDALGO COUNTY, TEXAS.



DRAINAGE REPORT FOR SAN JOAQUIN SUBDIVISION BY: EULALIO RAMIREZ, P.E.

DRAINAGE REPORT FOR SAN JOAQUIN SUBDIVISION
 San Joaquin Subdivision is a 34.00 acre tract of land being the west half and the north fourteen acres of the east half of block one hundred twenty-one (121), Hill-Halbert Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 35, and according to warranty deed with vendor's lien recorded in Document Number 2196343, deed records, Hidalgo County, Texas. This subdivision is located on the North side of Minnesota Road approximately 1,802 feet east of Val Verde Road. The proposed subdivision will consist of 153 residential lots.

The tract is Zone "C" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on November 16, 1982.

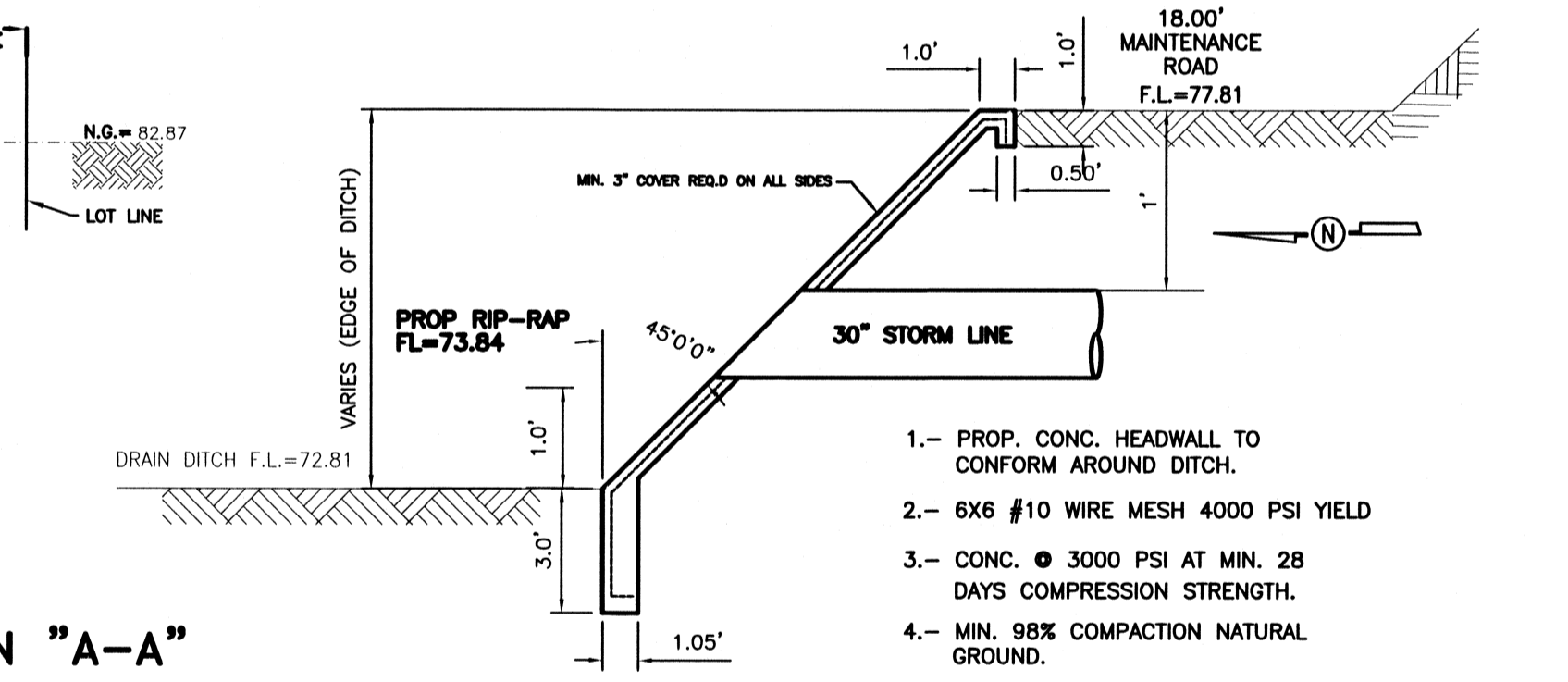
This soil is sandy clay loam and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-30. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q = 10.11 cubic feet per second based on a 10-year storm.

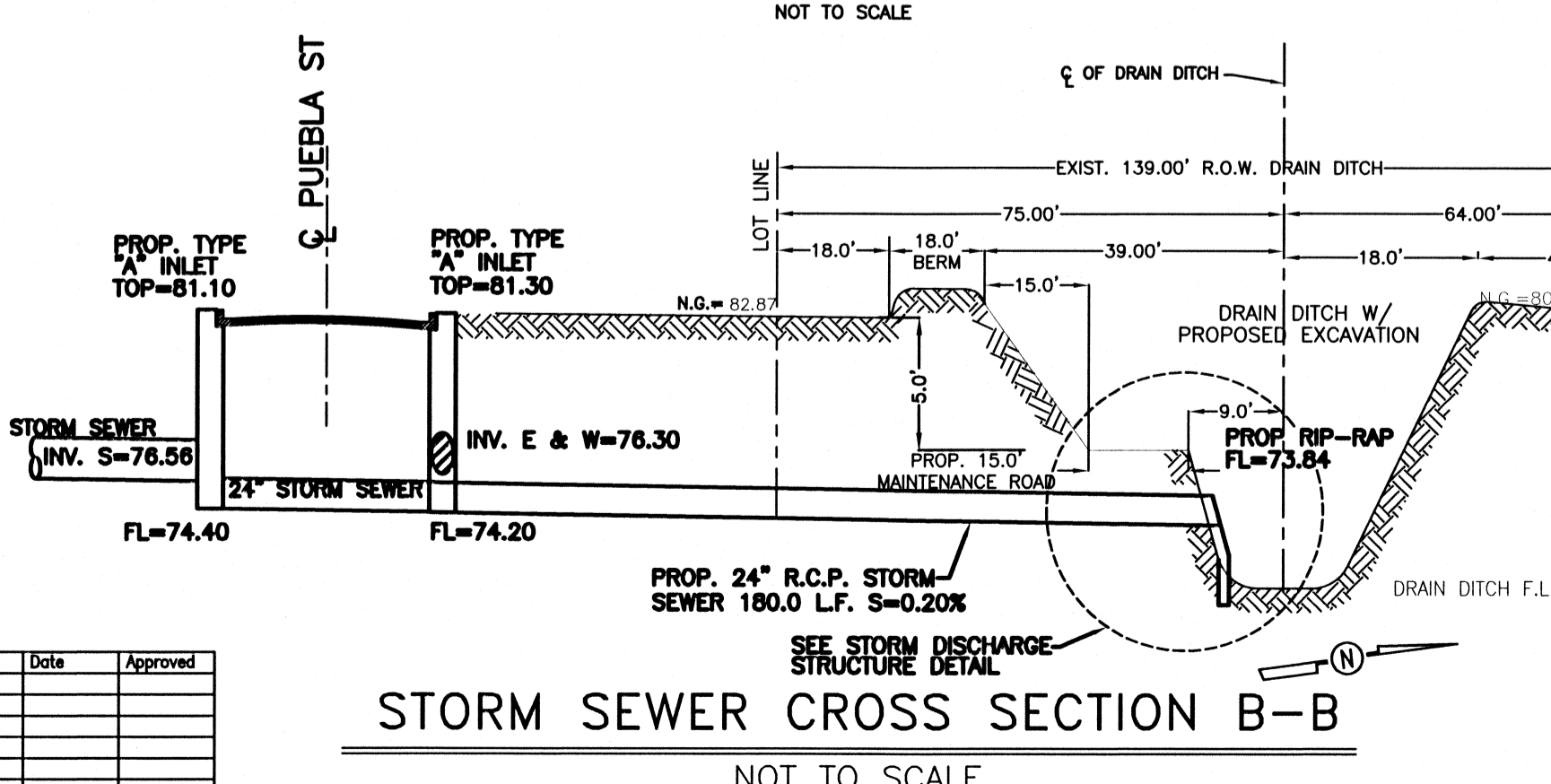
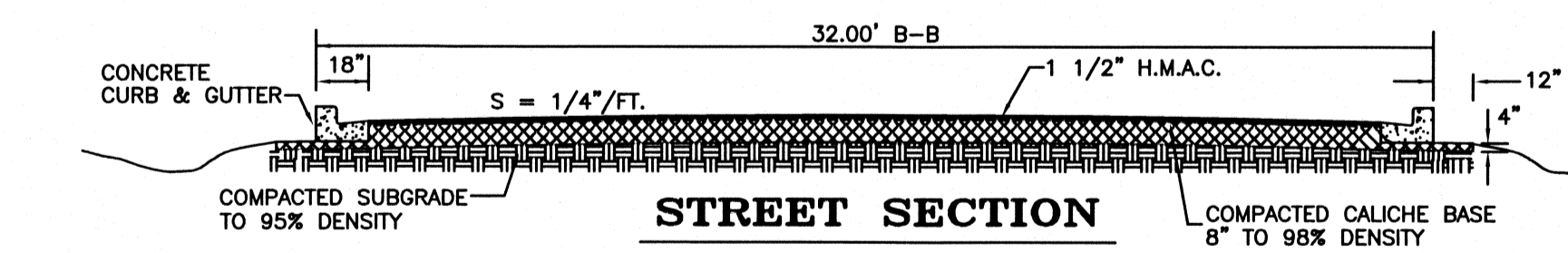
After development the runoff will be Q = 40.77 cubic feet per second for an increase of Q = 30.66 cubic feet per second. Detention will be 123,887.27 cubic feet (2.84 acre feet) and will be accomplished by excavating this volume within the existing Donna Irrigation Drain Ditch located on the north side of this development. Street runoff will flow into proposed type "A" inlets that drain into a proposed storm sewer system consisting of 18 inch and 24 inch drain lines. The proposed drain lines will drain into an existing Donna Irrigation Drain Ditch located north of this subdivision.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" [AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN] AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C (NOVEMBER 16, 1982) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

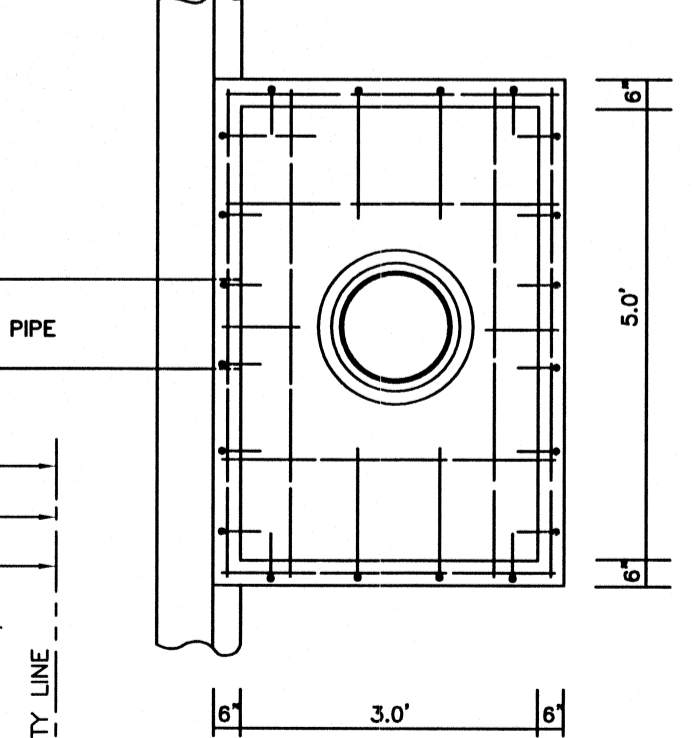
EULALIO RAMIREZ
 REGISTERED PROFESSIONAL ENGINEER
 No. 77082
 DATE: 6-13-13



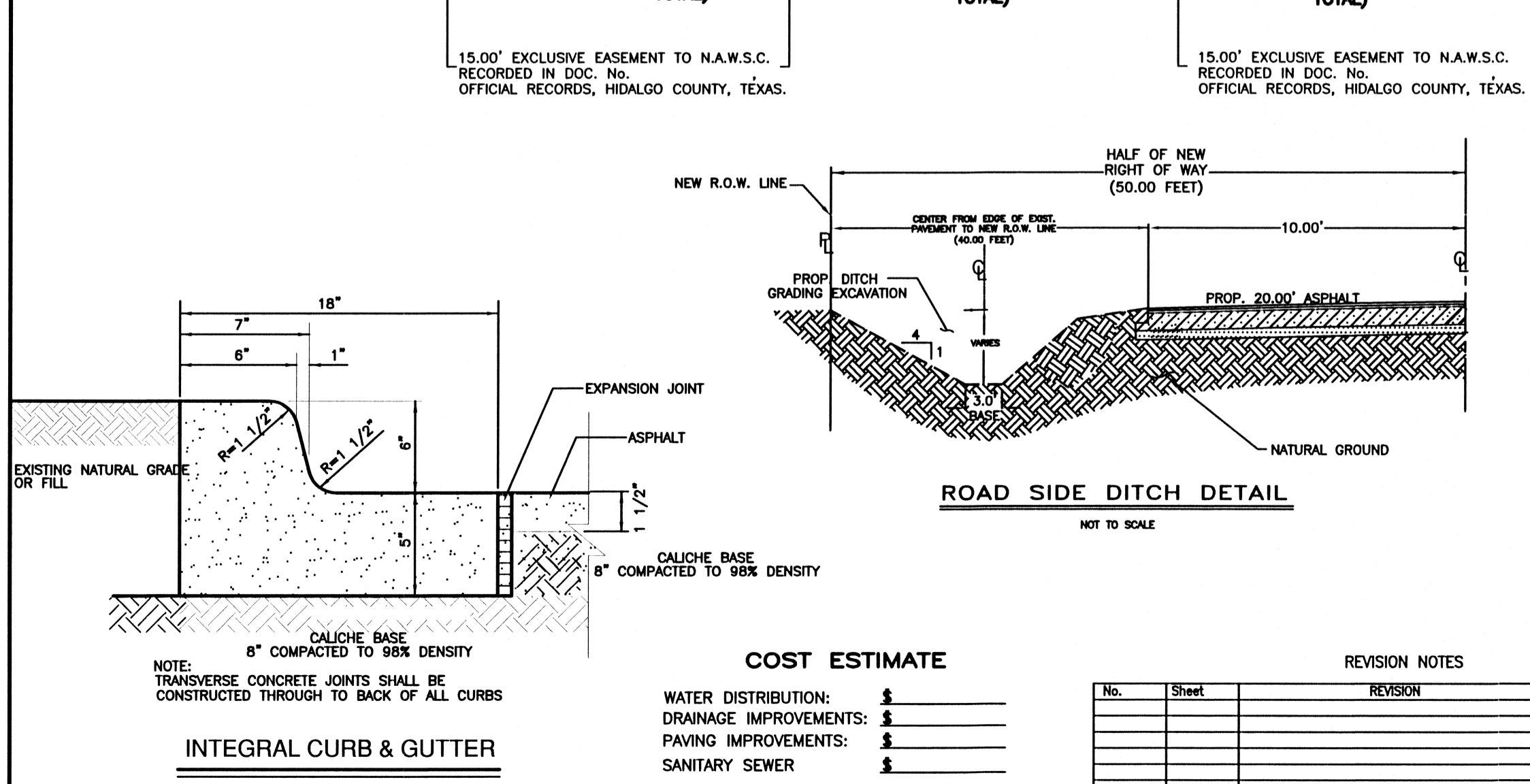
STORM DISCHARGE STRUCTURE NOT TO SCALE



STORM SEWER CROSS SECTION B-B NOT TO SCALE



TYPE "A" INLET DETAIL NOT TO SCALE



ROAD SIDE DITCH DETAIL NOT TO SCALE

COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SANITARY SEWER:	\$

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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 956-381-0827
 OFFICE@QHAENGINEERING.COM

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, 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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
MAY 12, 2005	MARTHA G.		
DATE REVISED		CHECKED BY	APPROVED BY