



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: 08-25-2014

PROPOSED LA VICTORIA PHASE 2 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA HEADLEY & ASSOC. DEVELOPER: PAUL DANIEC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 90 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: West of Victoria Road approximate 360 feet North of Lott Road.
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: ON 06-18-2012 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: Drainage detention swales and Storm drainage pipe system.

DISTANCE TO A DRAIN DITCH: Located on the North west corner of subdivision development.

ROAD R.O.W. DEDICATION: 30 feet to Victoria Road by this plat.

H.C.R.O.W. FINAL APPROVAL DATE: 08-13-2014 : By, Roy Gonzales PCT 1 R.O.W. AGENT

SEWER SYSTEM: SANITARY SEWER BY: Donna LINE SIZE: 8" LOCATION: Mateo St (Walker Estates)

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: Victoria Road.

H.C.O.E.C. FINAL APPROVAL DATE: 07-31-14 : By Ann Marie De La Fuente, Administrative Assistant

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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS' COURT ON: OCTOBER 1, 2012

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

Preliminary Approval subject comments and future recommendations by planning and other Departments

Final Approval subject to recommendations other departments

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.

LA VICTORIA SUBDIVISION PHASE II

AN 18.51 ACRE TRACT OF LAND OUT OF LOT 4 BLOCK 11, LA DONNA PLAT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414081, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO METES AND BOUNDS

AN 18.51 ACRE TRACT OF LAND OUT OF LOT 4 BLOCK 11, LA DONNA PLAT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414081, 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 FOUND ON THE EAST LINE OF LOT 4 AND IN THE CENTERLINE OF VICTORIA ROAD FOR THE SOUTHWEST CORNER OF LA VICTORIA SUBDIVISION PHASE I AND THE NORTHEAST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 00°02'W, 50.00 FEET FROM THE NORTHEAST CORNER OF LOT 4.

THENCE: S 00°02'W, ALONG THE EAST LINE OF LOT 4 AND THE CENTERLINE OF VICTORIA ROAD, A DISTANCE OF 610.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF THE ALAMOSAS FARMS, LTD. TRACT (THE SOUTH HALF OF LOT 4, BLOCK 11, LA DONNA SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 492068, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: S 89°58'W, ALONG THE NORTH LINE OF THE ALAMOSAS FARMS, LTD. TRACT, PASSING A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST RIGHT OF WAY LINE OF VICTORIA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD 24" IN LENGTH WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE WEST LINE OF LOT 4 FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 00°02'E, ALONG THE WEST LINE OF LOT 4, A DISTANCE OF 630.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE SOUTHWEST CORNER OF LA VICTORIA SUBDIVISION PHASE I AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 89°58' E, ALONG THE SOUTH LINE OF LA VICTORIA SUBDIVISION PHASE I, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 00°02' W, ALONG THE SOUTH LINE OF LA VICTORIA SUBDIVISION PHASE I, A DISTANCE OF 29.02 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 89°58' E, ALONG THE SOUTH LINE OF LA VICTORIA SUBDIVISION PHASE I, A DISTANCE OF 90.11 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF LOT 4 AND THE ARC OF A CURVE TO THE LEFT (CURVE DATA: DELTA = 01°40'40", RADIUS = 187.50 FEET), A DISTANCE OF 5.49 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 89°58' E, ALONG THE SOUTH LINE OF LA VICTORIA SUBDIVISION PHASE I, A DISTANCE OF 54.94 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 89°58' E, ALONG THE SOUTH LINE OF LA VICTORIA SUBDIVISION PHASE I, PASSING A 1/2" IRON ROD 24" IN LENGTH FOUND AT 1,052.83 FEET FOR THE WEST RIGHT OF WAY LINE OF VICTORIA ROAD, A TOTAL DISTANCE OF 1,072.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.51 ACRES OF LAND MORE OR LESS.

BEARINGS IN THIS METES AND BOUNDS DESCRIPTION ARE IN ACCORDANCE WITH SOUTH VICTORIA ESTATES, RECORDED IN VOLUME 39, PAGE 129, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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: 4-23-12

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

I, PAUL DANIEC, PRESIDENT OF BENCHMARK FARMS & RANCHES INC., AS OWNER OF THE 18.51 ACRE TRACT OF LAND ENCLOSED WITHIN THE PROPOSED LA VICTORIA SUBDIVISION PHASE II, 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.

Paul D. Daniec 10-1-13
DATE

PAUL DANIEC—PRESIDENT
BENCHMARK FARMS & RANCHES, INC.
P.O. BOX 720821
MCALLEN, TX. 78504
(956) 386-1507

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared PAUL DANIEC, PRESIDENT OF BENCHMARK FARMS & RANCHES, INC., who 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 1st day of October, 2013.

LEIA A. QUINTANILLA
Notary Public, State of Texas
My Commission Expires July 23, 2014

LEIA A. QUINTANILLA—Notary Public

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA VICTORIA SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

Hidalgo County Judge _____ date
Hidalgo County Clerk _____ date

CITY OF DONNA, TX
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LA VICTORIA SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON _____

ATTEST: _____ Date: 10/1/13
Secretary of the City of DONNA

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS 25th DAY OF October, 2013.

SECRETARY _____ PRESIDENT _____

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
THIS PLAT LA VICTORIA SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 30th DAY OF June, 2014

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. 48.211(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 LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

In WITNESS WHEREOF the said Grantor executed this instrument this 1st day of October, 2013.

Paul D. Daniec
PAUL DANIEC—PRESIDENT
BENCHMARK FARMS & RANCHES, INC.

ALFONSO QUINTANILLA
P.E. No. 95334
DATE: 10-1-13

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA VICTORIA SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT ON _____ 20____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

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

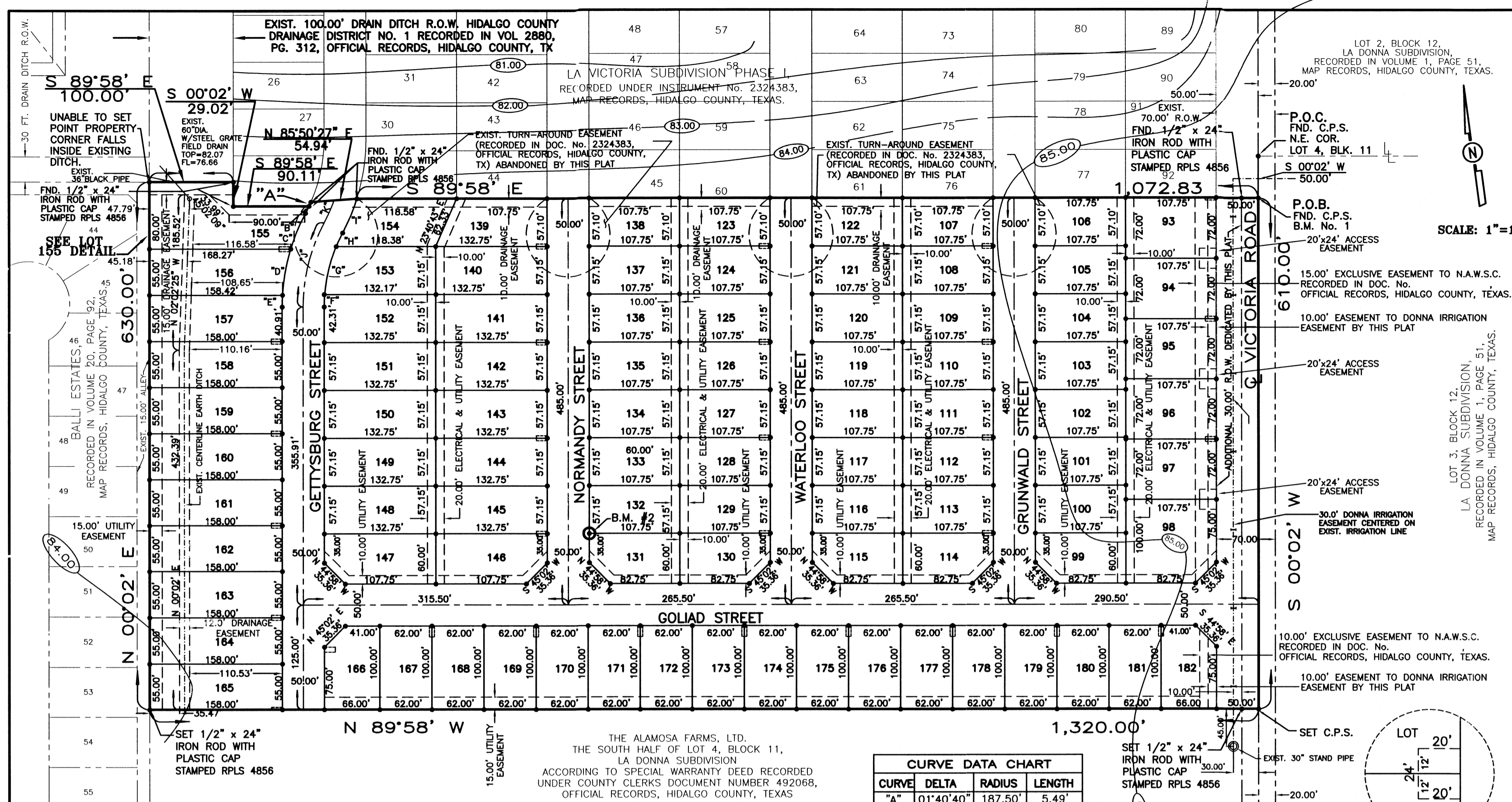
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 1
OF 3 SHEETS

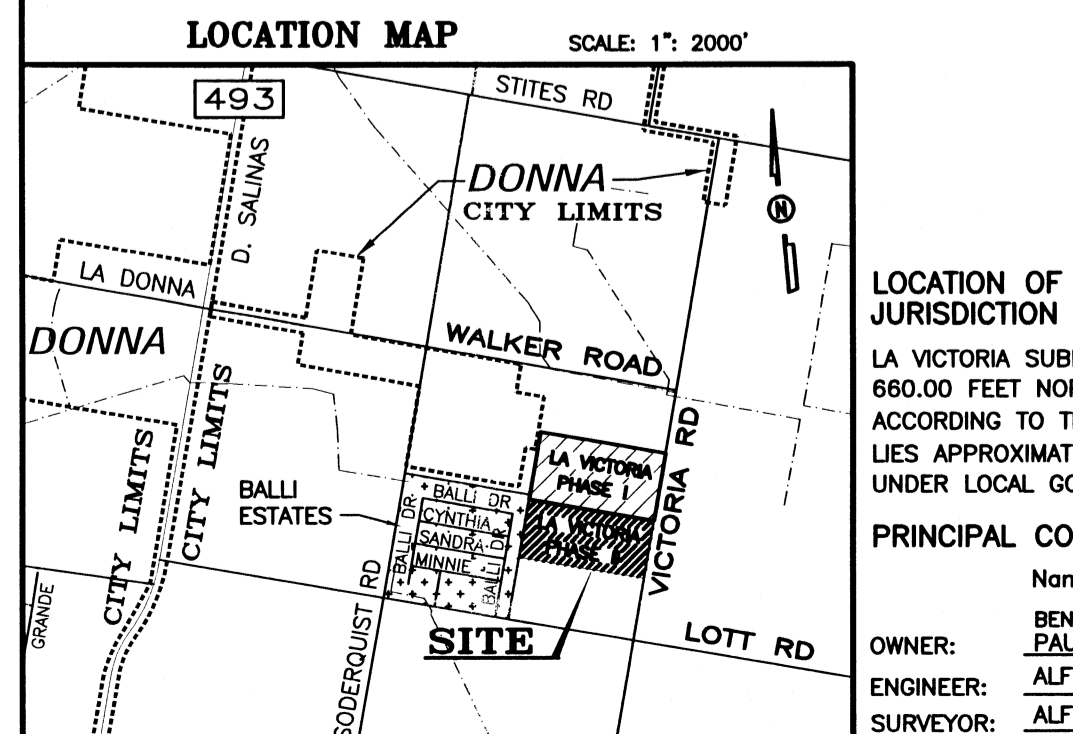
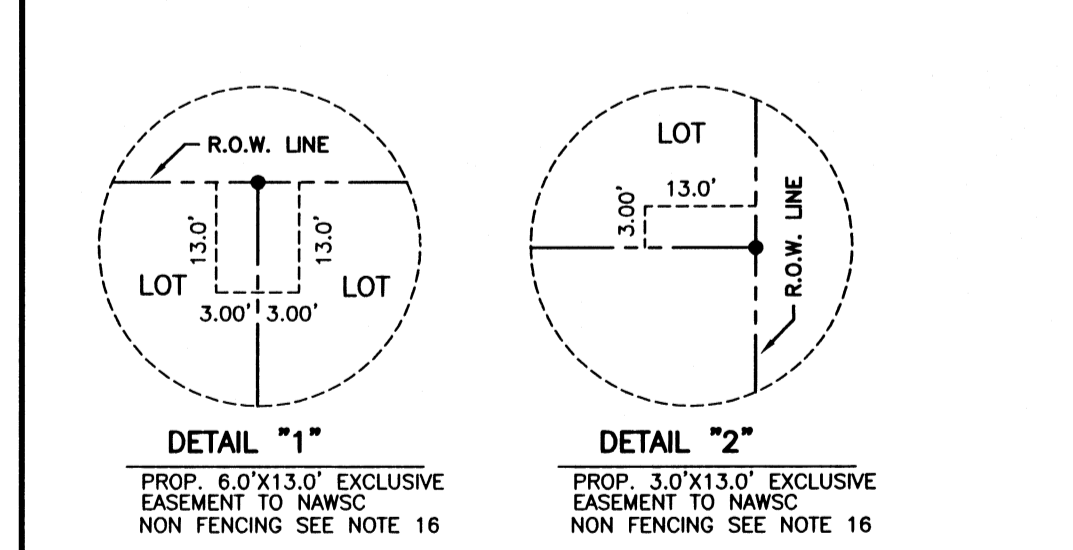
FILENAME: F:\DATA\SUB\DONNA\LA VICTORIA PH. II\PLAT
DATE PREPARED: 4-23-2012
DATE REVISION: _____

PREPARED BY: _____
CHECKED BY: _____
APPROVED BY: _____



LOT	AREA (S.F.)	AC.
93-97	7,758.00	0.18
98	10,462.50	0.24
99	6,152.50	0.14
100-105	6,157.91	0.14
106-107	6,152.52	0.14
108-113	6,157.91	0.14
114-115	6,152.50	0.14
116-121	6,157.91	0.14
122-123	6,152.52	0.14
124-129	6,157.91	0.14
130-131	6,152.50	0.14
132-137	6,157.91	0.14
138	6,152.52	0.14

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



- PLAT NOTES AND RESTRICTIONS:
- FLOOD ZONE DESIGNATION: ZONE "B"
 - AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)
 - C.P.N. 480334 0525 B, MAP REVISED: JANUARY 2, 1981.
 - LEGEND: DENOTES 1/2"x24" 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 FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOTS.
 - 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.
 - MINIMUM BUILDING SETBACK LINES:

FRONT	25.00'
FRONT-LA VICTORIA ROAD	40.00'
REAR	15.00'
SIDE	6.00'
SIDE ABUTTING STREET	10.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES	15.00'
 - 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 TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
 - 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 77,351.79 CUBIC FEET (3.78 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.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

LA VICTORIA SUBDIVISION PHASE II IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE WEST SIDE OF VICTORIA SUBDIVISION PH. II AND APPROXIMATELY 660.00 FEET NORTH OF ITS INTERSECTION WITH LOTT ROAD. 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 17,548), LA VICTORIA SUBDIVISION PHASE II LIES APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PCT. 1

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
BENCHMARK FARMS & RANCHES, INC.	P.O. BOX 720821	McALLEN, TX. 78504	(956) 386-1507	(956) 383-5762
OWNER: PAUL DANIEC				
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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS

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

PHONE 956-381-6480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM

LA VICTORIA SUBDIVISION PHASE II

AN 18.51 ACRE TRACT OF LAND OUT OF LOT 4 BLOCK 11, LA DONNA PLAT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414081, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

FINAL ENGINEERING REPORT FOR LA VICTORIA SUBDIVISION PHASE II:

WATER SUPPLY: Description and Costs.

LA VICTORIA SUBDIVISION PHASE II 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 A FOUR (4) WATERLINES LOCATED ON THE EAST SIDE OF THE STUBBED OUT STREETS (GETTYSBURG STREET, NORMANDY STREET, WATERLOO STREET AND GRUNWALD STREET) CONSTRUCTED IN LA VICTORIA SUBDIVISION PHASE I. N.A.W.S.C. ALSO HAS AN EXISTING 6" DIAMETER WATERLINE LOCATED ON THE EAST SIDE OF LA VICTORIA ROAD.

THE WATER SYSTEM FOR LA VICTORIA SUBDIVISION PHASE II, CONSIST OF A 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 6" DIAMETER WATERLINE. THE 8" DIAMETER WATERLINE RUNS WEST ON THE NORTH SIDE OF GOLIAD STREET. IT TURNS SOUTH AND RUNS ALONG THE EAST SIDE OF GETTYSBURG STREET, ENDING WITH A 2" FLUSH VALVE AT THE SOUTHWEST CORNER OF LOT 166. FROM THE EXISTING 8" DIAMETER WATERLINES LOCATED ON GETTYSBURG STREET, NORMANDY STREET, WATERLOO STREET AND GRUNWALD STREET, FOUR (4) 8" DIAMETER WATERLINES RUN SOUTH ALONG THE EAST SIDE OF THE STREETS AND CONNECT WITH THE 8" DIAMETER WATERLINE LOCATED ALONG THE NORTH SIDE OF GOLIAD STREET.

FROM THE 8" DIAMETER WATERLINES, THERE ARE FORTY-ONE (41) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" SERVICE LINES AND THREE (3) 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. FROM THE 6" DIAMETER WATERLINE, THERE ARE TWO (2) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" SERVICE LINES AND ONE (1) 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT.

THE 8" LINE, THE DUAL SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 91,698.00, OR \$ 1,018.87 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 69,350.00, WHICH COVERS THE \$ 770.58 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER 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 TWO (2) FIRE HYDRANTS AT A UNIT COST OF \$ 2,500.00 FOR A TOTAL COST OF \$ 5,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

LA VICTORIA SUBDIVISION PHASE II 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 SUFFICIENT WASTEWATER FOR 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. N.A.W.S.C. HAS A FIVE EXISTING 8" DIAMETER SEWER LINES LOCATED ON THE WEST SIDE OF THE STUBBED OUT STREETS (GETTYSBURG STREET, NORMANDY STREET, WATERLOO STREET AND VICTORIA ROAD) CONSTRUCTED IN LA VICTORIA SUBDIVISION PHASE I.

LA VICTORIA SUBDIVISION PHASE II SANITARY SEWER LAYOUT CONSISTS OF AN 8" P.V.C. SEWER LINE THAT CONNECTS TO THE EXISTING 8" P.V.C. SEWER LINE LOCATED ON THE WEST SIDE OF GETTYSBURG STREET. THE P.V.C. SEWER LINE RUNS SOUTH 613.00 FEET, ENDING WITH A MANHOLE NEAR THE SOUTHEAST CORNER OF LOT 165. NEAR THE NORTHEAST CORNER OF LOT 164, AN 8" P.V.C. SEWER LINE RUNS EAST 1,103.00 FEET ALONG THE SOUTH SIDE OF GOLIAD STREET, ENDING WITH A MANHOLE NEAR THE NORTH EAST CORNER OF LOT 162.

AN ADDITIONAL 8" P.V.C. SEWER LINE CONNECT TO THE EXISTING 8" P.V.C. SEWER LINE ON NORMANDY STREET AND RUN SOUTH 435.00 FEET ALONG THE WEST SIDE OF NORMANDY STREET, ENDING WITH A MANHOLE NEAR THE SOUTHWEST CORNER OF LOT 146.

AN ADDITIONAL 8" P.V.C. SEWER LINE CONNECT TO THE EXISTING 8" P.V.C. SEWER LINE ON WATERLOO STREET AND RUN SOUTH 435.00 FEET ALONG THE WEST SIDE OF WATERLOO STREET, ENDING WITH A MANHOLE NEAR THE SOUTHWEST CORNER OF LOT 130.

AN ADDITIONAL 8" P.V.C. SEWER LINE CONNECT TO THE EXISTING 8" P.V.C. SEWER LINE ON GRUNWALD STREET AND RUN SOUTH 435.00 FEET ALONG THE WEST SIDE OF GRUNWALD STREET, ENDING WITH A MANHOLE NEAR THE SOUTHWEST CORNER OF LOT 114.

AN ADDITIONAL 8" P.V.C. SEWER LINE CONNECT TO THE EXISTING 8" P.V.C. SEWER LINE ON VICTORIA ROAD AND RUN SOUTH 435.00 FEET ALONG THE WEST SIDE OF VICTORIA ROAD, ENDING WITH A MANHOLE NEAR THE SOUTHWEST CORNER OF LOT 98.

FROM THE 8" P.V.C. SEWER LINES, NINETY (90) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" P.V.C. SEWER LINE, 4" SERVICE LINE AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 112,820.00 OR \$ 1,253.56 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF DONNA THE SUM OF \$ 22,500.00 WHICH COVERS THE \$ 250.00 PER LOT AS STATED IN THE 30 YEAR WASTE 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 \$ 161,048.00 WHICH EQUALS TO \$ 1,789.42 PER LOT.
SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 135,320.00 WHICH EQUALS TO \$ 1,503.56 PER LOT.

Alfonso Quintanilla P.E. 7-15-14
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 7-15-14

REPORTE FINAL DE INGENIERIA PARA LA VICTORIA SUBDIVISION PHASE II:

PROVISION DE AGUA: Descripción y Gastos.

LA SUBDIVISION LA VICTORIA SUBDIVISION PHASE II RECIBIRÁ SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (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 AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. CUENTA CON CUATRO LINEAS DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LAS CALLES (GETTYSBURG STREET, NORMANDY STREET, WATERLOO STREET Y GRUNWALD STREET) CONSTRUIDO EN LA VICTORIA SUBDIVISION PHASE I Y EXISTENTE DE 6" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE VICTORIA ROAD.

EL SISTEMA DE AGUA PARA LA VICTORIA SUBDIVISION PHASE II, CONSISTE DE UNA LINEA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 6" DE DIAMETRO Y CORRE HACIA EL OESTE POR EL LADO ESTE DE LA CALLE GOLIAD STREET. LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA SUR Y CORRE POR EL LADO ESTE DE LA CALLE GETTYSBURG STREET, TERMINANDO CON UNA VALVULA EN LA ESQUINA SURESTE DE LOTE 166. DE LOS LINEAS DE AGUA LOCALIZADO EN EL LADO ESTE DE GETTYSBURG STREET, NORMANDY STREET, WATERLOO STREET, Y GRUNWALD STREET, CUATRO (4) LINEAS DE AGUA DE 8" DE DIAMETRO CORREN SUR POR EL LADO ESTE DE LAS CALLES Y CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO LOCALIZADO POR EL LADO ESTE DE LA CALLE VICTORIA ROAD.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA Y UNO (41) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO QUE SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA Y TRES (3) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. DEL CONDUCTO DE AGUA DE 6 PULGADAS SE PRODUCEN DOS (2) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO QUE SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA Y UNO (1) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LA LINEA DE AGUA DE 8 PULGADAS, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ 91,698.00 O US\$ 1,018.87 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 69,350.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, Y \$ 770.58 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO DOS (2) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ 2,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ 5,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

SERVICIO DE DRENAJE: Descripción y Costos.

LA SUBDIVISION LA VICTORIA SUBDIVISION PHASE II RECIBIRÁ SU PROVISION DE DRENAJE SANITARIO DEL CIUDAD DE DONNA. EL DUEÑO DE LA SUBDIVISION Y EL CIUDAD DE DONNA HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. EL CIUDAD DE DONNA HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA SANITARIO PARA LA SUBDIVISION LA VICTORIA SUBDIVISION PHASE II, CONSISTE DE UNA LINEA DE DRENAJE DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA DE DRENAJE SANITARIO EXISTENTE DE 8" LOCALIZADO EN LA CALLE GETTYSBURG STREET. LA LINEA DE DRENAJE DE 8" CORRE 613.00 FEET, TERMINANDO CON UNA ALcantarilla LOCALIZADO EN LA ESQUINA NORESTE DE LOTE 165. EN LA ESQUINA NORESTE DE LOTE 164, OTRA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE ESTE 1,103.00 PIES POR EL LADO SUR DE GOLIAD STREET, TERMINANDO CON UNA ALcantarilla LOCALIZADO EN LA ESQUINA NORESTE DE LOTE 162.

UNA LINEA ADICIONAL DE DRENAJE DE 8" DE DIAMETRO CONECTA CON LA LINEA EXISTENTE DE DRENAJE DE 8" DE DIAMETRO EN NORMANDY STREET Y CORRE SUR 435.00 PIES POR EL LADO OESTE DE NORMANDY STREET, TERMINANDO DON UNA ALcantarilla LOCALIZADO EN LA ESQUINA SURESTE DE LOTE 146.

UNA LINEA ADICIONAL DE DRENAJE DE 8" DE DIAMETRO CONECTA CON LA LINEA EXISTENTE DE DRENAJE DE 8" DE DIAMETRO EN WATERLOO STREET Y CORRE SUR 435.00 PIES POR EL LADO OESTE DE WATERLOO STREET, TERMINANDO DON UNA ALcantarilla LOCALIZADO EN LA ESQUINA SURESTE DE LOTE 130.

UNA LINEA ADICIONAL DE DRENAJE DE 8" DE DIAMETRO CONECTA CON LA LINEA EXISTENTE DE DRENAJE DE 8" DE DIAMETRO EN GRUNWALD STREET Y CORRE SUR 435.00 PIES POR EL LADO OESTE DE GRUNWALD STREET, TERMINANDO DON UNA ALcantarilla LOCALIZADO EN LA ESQUINA SURESTE DE LOTE 114.

UNA LINEA ADICIONAL DE DRENAJE DE 8" DE DIAMETRO CONECTA CON LA LINEA EXISTENTE DE DRENAJE DE 8" DE DIAMETRO EN VICTORIA ROAD Y CORRE SUR 435.00 PIES POR EL LADO OESTE DE VICTORIA ROAD, TERMINANDO DON UNA ALcantarilla LOCALIZADO EN LA ESQUINA SURESTE DE LOTE 98.

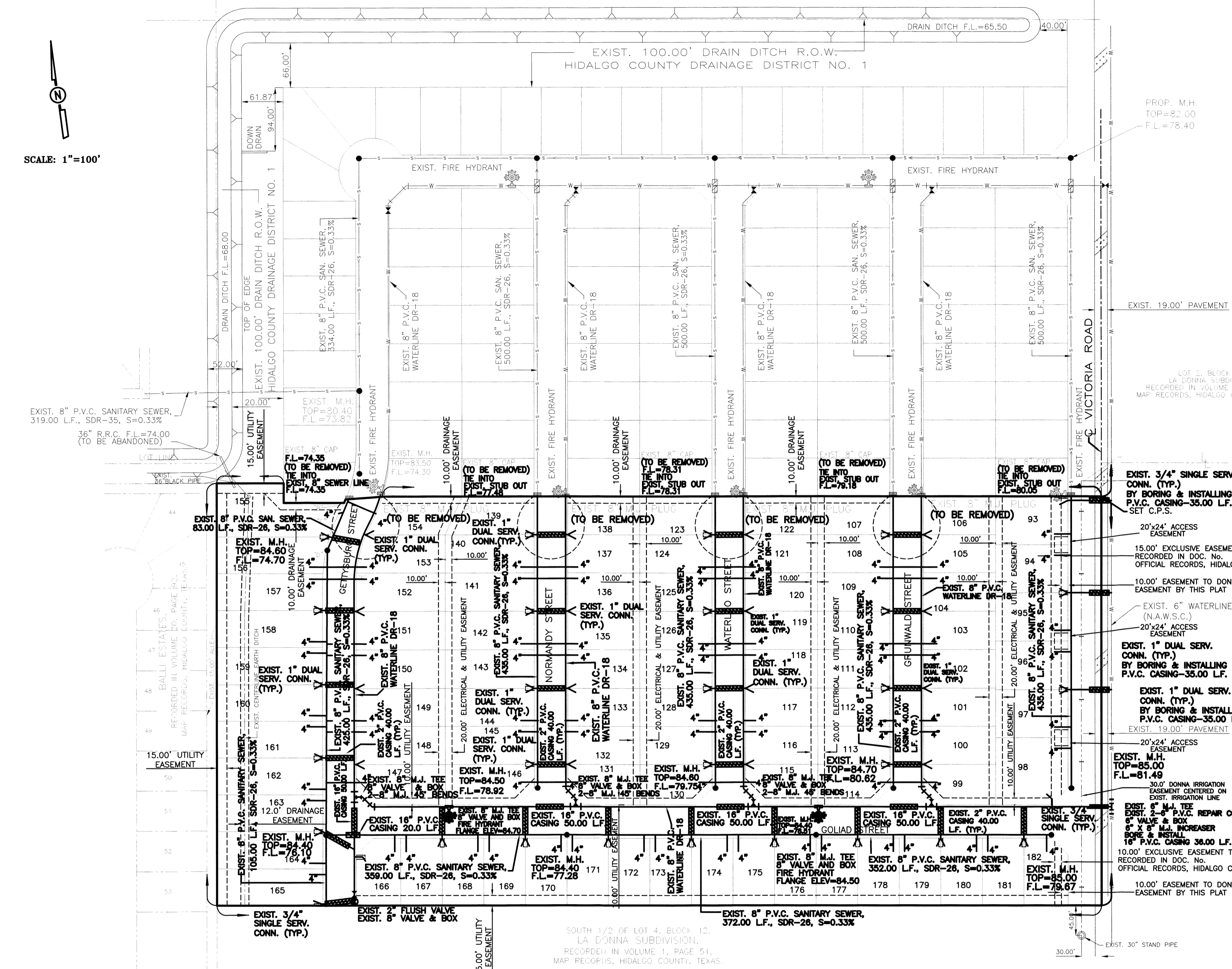
DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS SESENTA NOVENA (90) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 8 PULGADAS, DE 4 PULGADAS Y ALcantarillas HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE US\$ 112,820.00 O US\$ 1,253.56 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE US\$ 22,500.00, O US\$ 250.00 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 (CÓDIGO 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 CON EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 161,048.00 O US\$ 1,789.42 POR LOTE.
DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ 135,320.00 O US\$ 1,503.56 POR LOTE.

Alfonso Quintanilla P.E. 7-15-14
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 7-15-14



SUBDIVIDER CERTIFICATION
1- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS 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:
PAUL DANIEC-PRESIDENT
BENCHMARK FARMS & RANCHES, INC. SUBDIVIDERS OF LA VICTORIA SUBDIVISION PHASE II HEREBY CERTIFY SEWER FEES AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT AND THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared PAUL DANIEC-PRESIDENT OF BENCHMARK FARMS & RANCHES INC. 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 she executed the same for the purposes and consideration thereby expressed.
Given under my hand and seal of office this 15th day of July, 2014.

Paul Daniec 7-15-14
PAUL DANIEC-PRESIDENT
BENCHMARK FARMS & RANCHES, INC.
P.O. BOX 720821
MOULLEN, TX 78064
(956) 386-1507

Lilia A. Quintanilla
LILIA A. QUINTANILLA
MY COMMISSION EXPIRES July 23, 2018

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-1513 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00

COST ESTIMATE
WATER DISTRIBUTION: \$ 91,698.00
DRAINAGE IMPROVEMENTS: \$ 48,840.00
DRAINAGE IMPROVEMENTS (ESCROWED): \$ 13,870.00
PAVING IMPROVEMENTS: \$ 216,498.00
PAVING IMPROVEMENTS (ESCROWED): \$ 8,288.00
SANITARY SEWER: \$ 112,820.00

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

SHEET NO. 2 OF 3

DATE PREPARED: MAY 12, 2005. PREPARED BY: MARITHA C. CHECKED BY: APPROVED BY: DATE REVISED: CHECKED BY: APPROVED BY:

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

SUBDIVISION PLAT OF:
LA VICTORIA SUBDIVISION PHASE II

AN 18.51 ACRE TRACT OF LAND OUT OF LOT 4 BLOCK 11, LA DONNA PLAT SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1414081, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO

DRAINAGE REPORT FOR LA VICTORIA SUBDIVISION PHASE II

La Victoria Subdivision Phase II is a 18.51 acre tract of land out of Lots 1 and 4 Block 11, La Donna Plat Subdivision, according to the map or plat thereof recorded in Volume 1, Page 51, map records, Hidalgo County, Texas, and according to warranty deed recorded under County Clerk's Document number 1414081, official records, Hidalgo County, Texas. This subdivision is located on the south side of La Victoria Subdivision Phase I and north of Lott Road and on the West side of Victoria Road. This subdivision is located within the ETJ of the City of Donna. The site is agriculture. The proposed subdivision will consist of 92 residential lots.

The tract is Zone "B" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0525 B, dated on January 2, 1981.

The majority of the soil is fine sandy loam, sandy clay loam, and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-23. 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= 5.92 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 26.70 cubic feet per second for an increase of Q= 20.78 cubic feet per second. Detention will be 77,351.79 cubic feet (1.78 acre feet). Drainage will be detained by excavating the drainage ditch to amount required or more. Any excess runoff will flow into a proposed storm sewer line consisting of 18" and 24" pipe with type "A" inlets that drains West into the East Donna Drain.

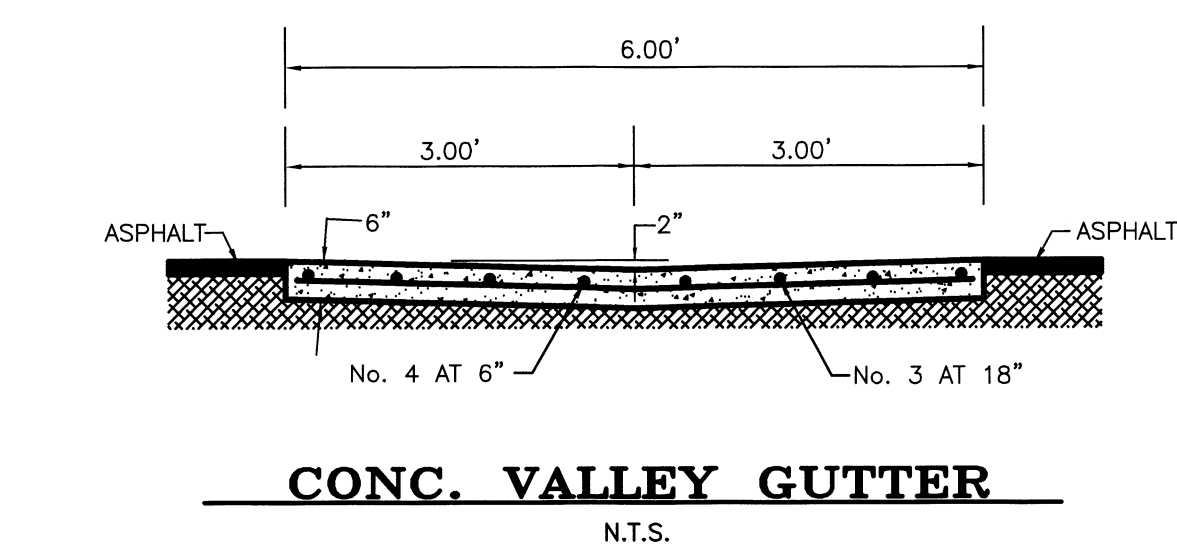
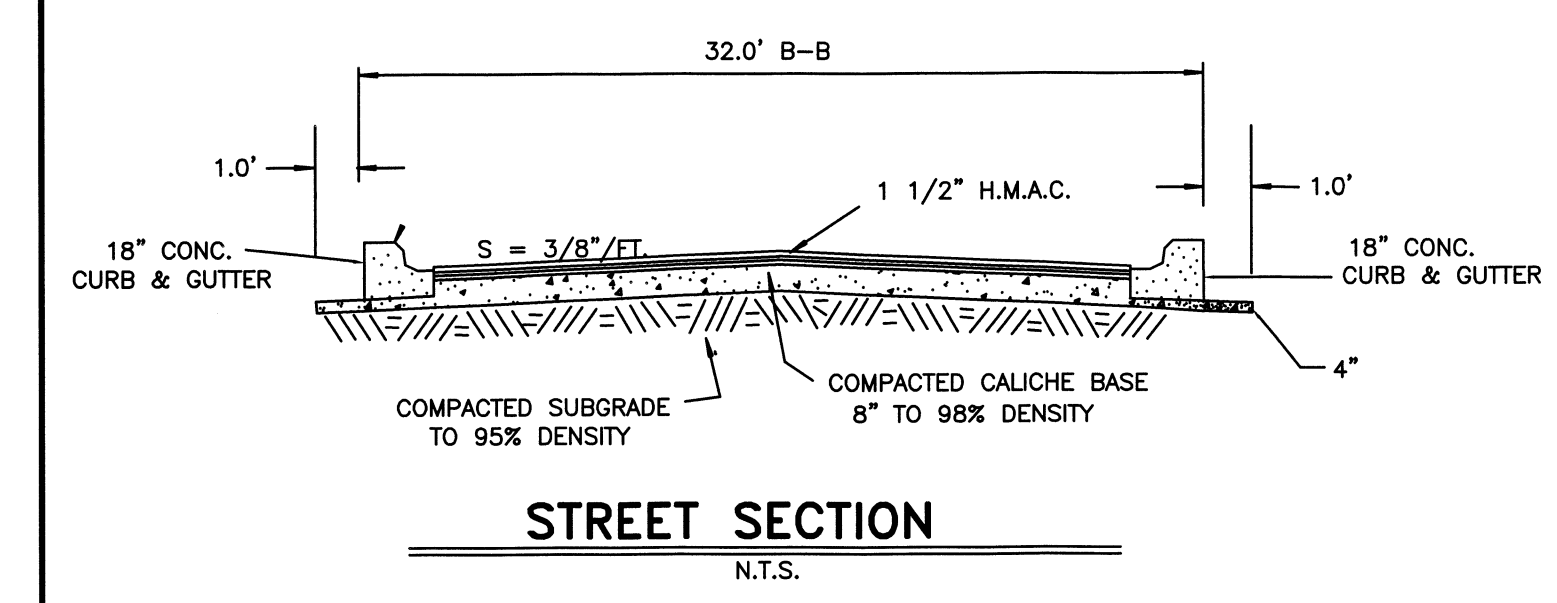
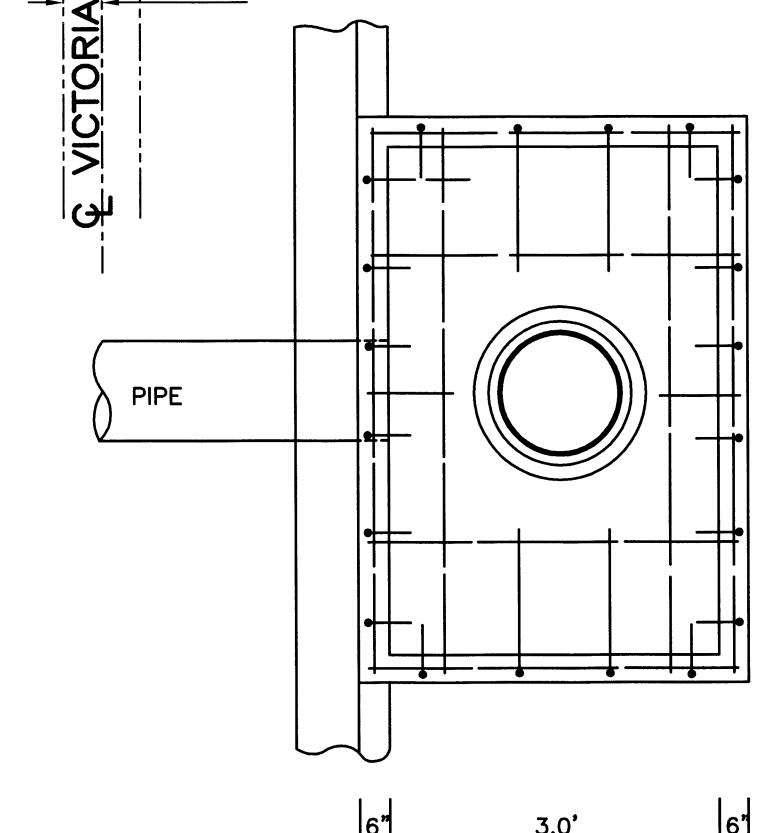
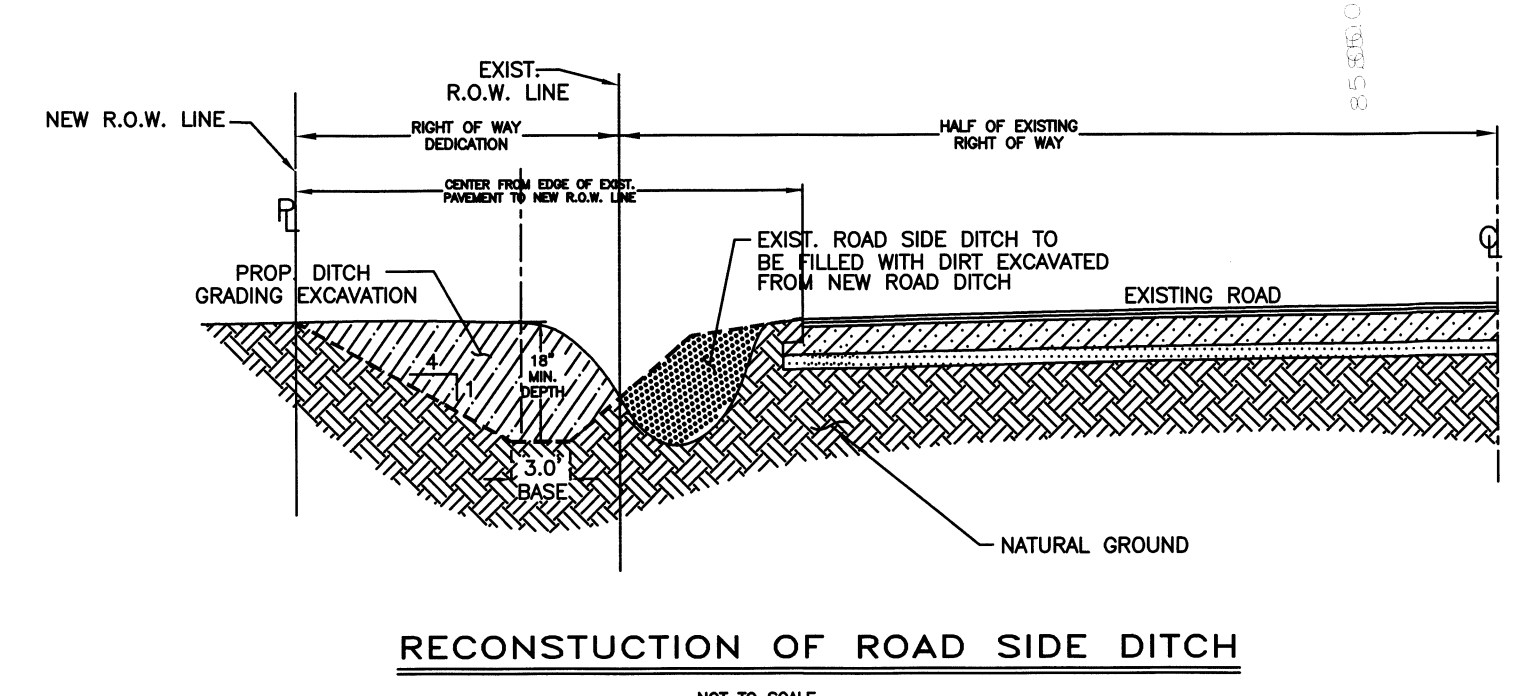
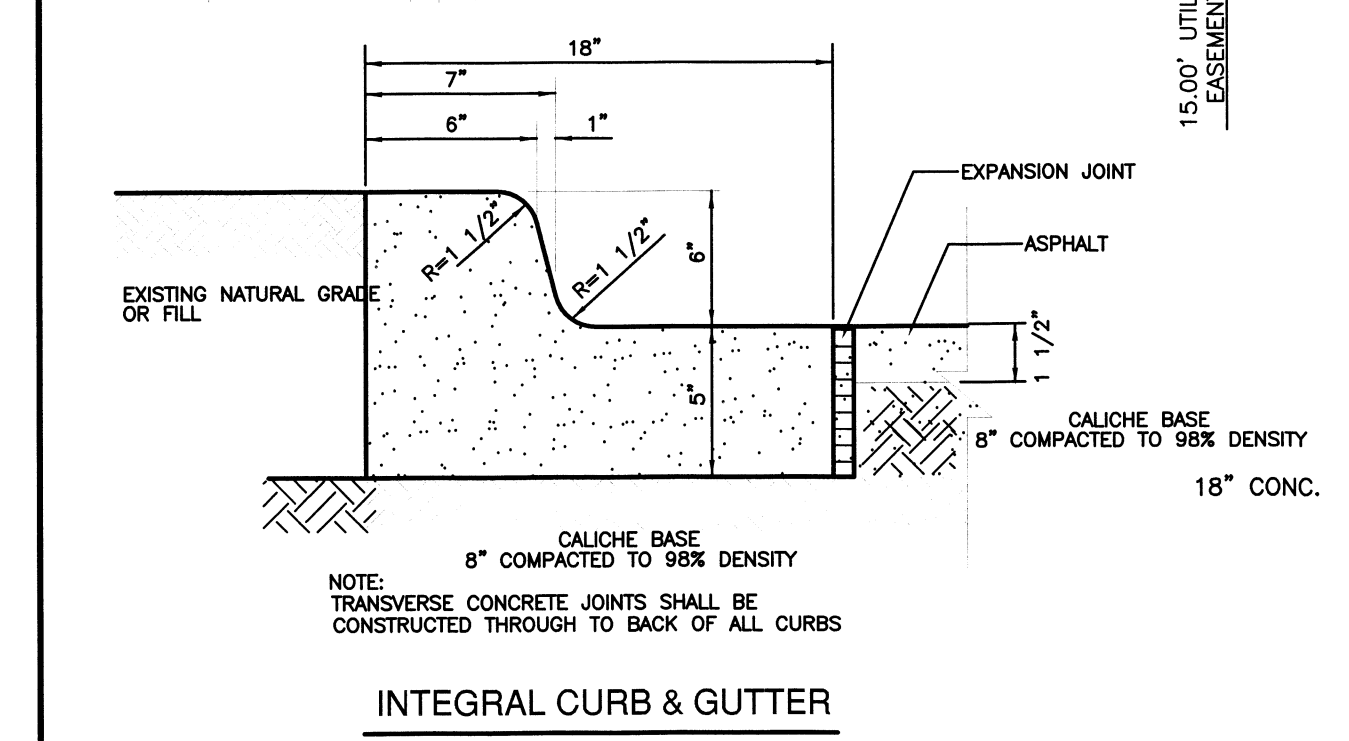
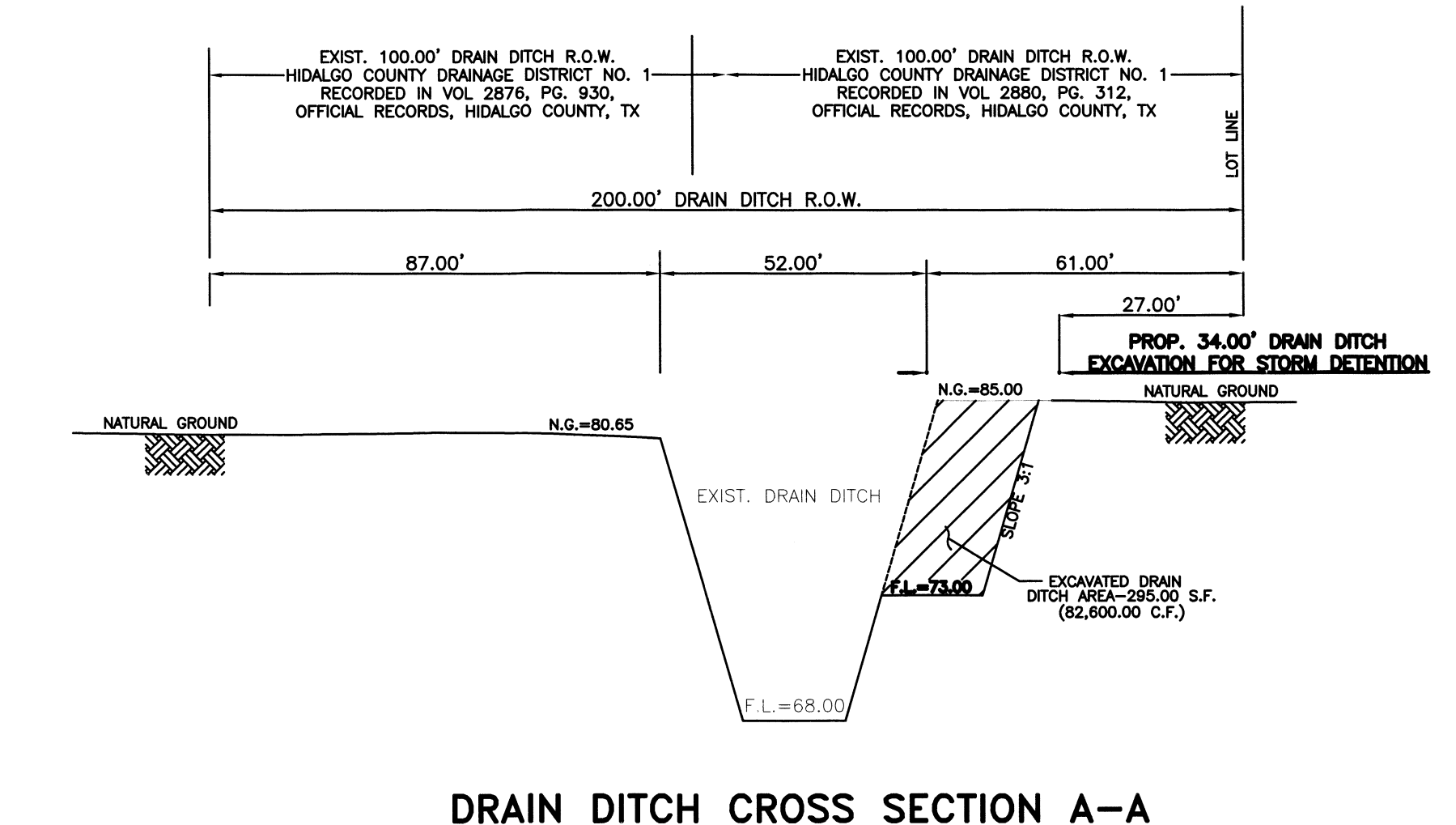
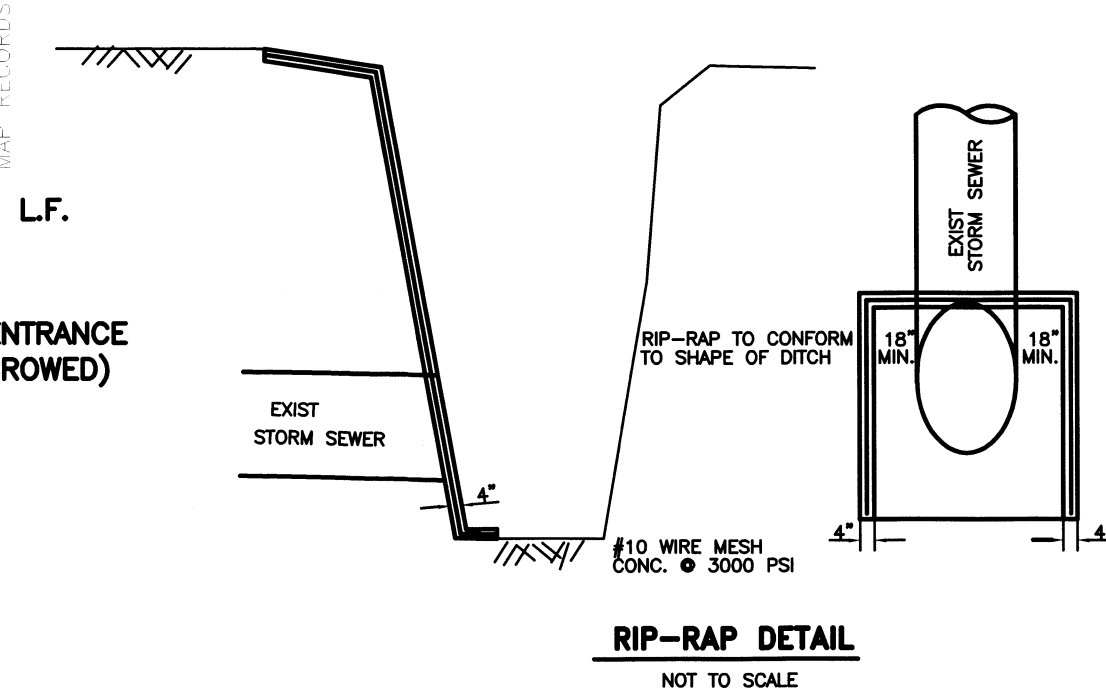
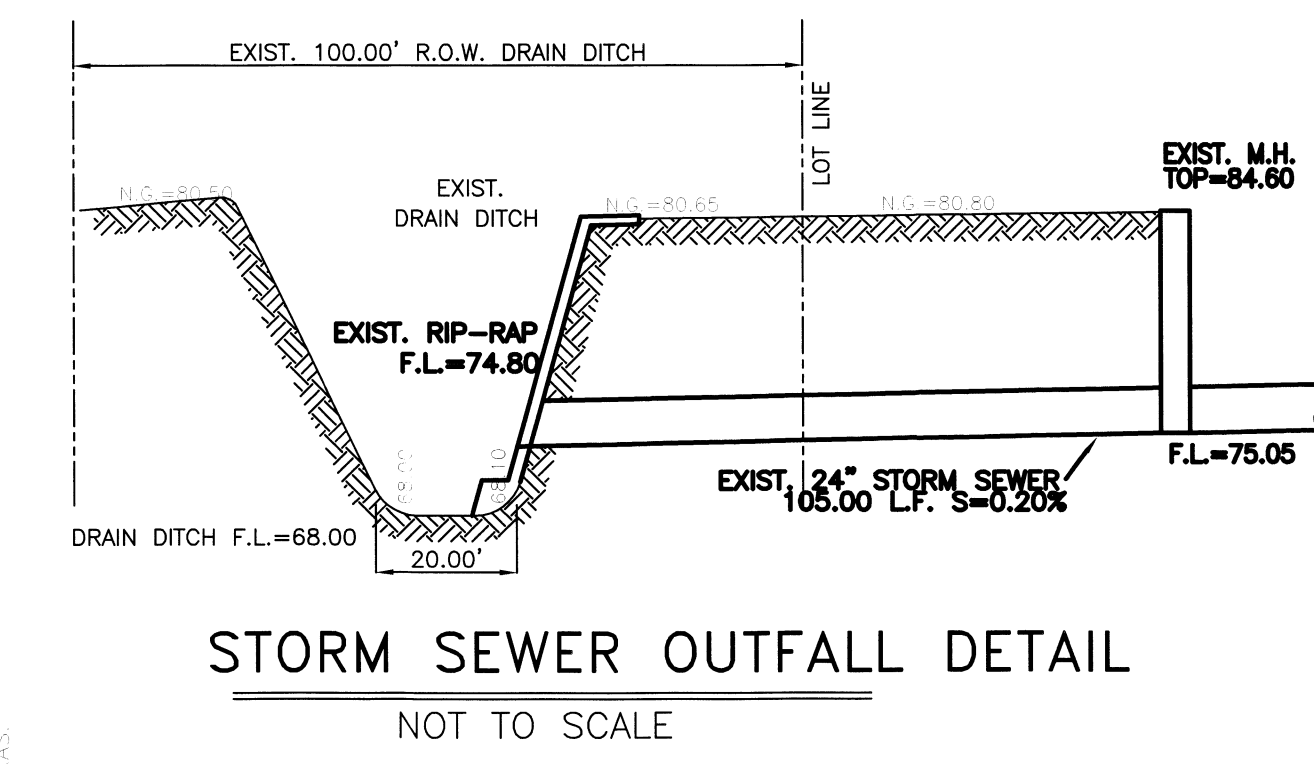
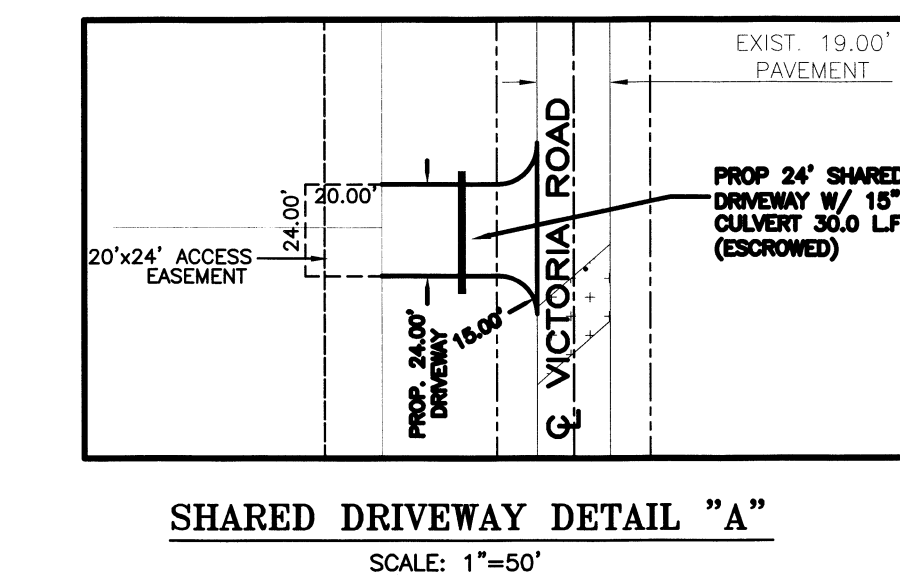
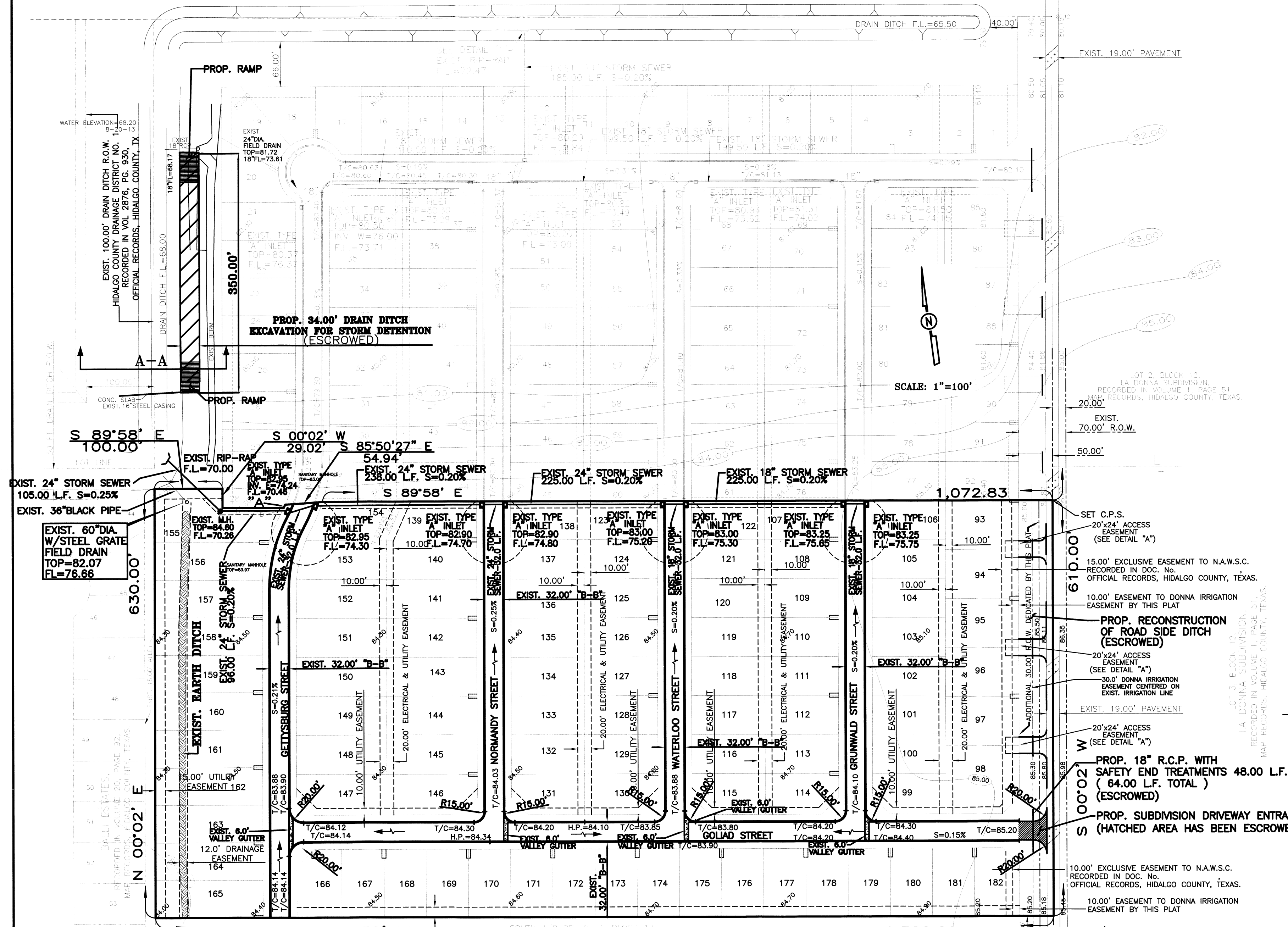
THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAGUNA MADRE. THE 10 YEAR FLOOD IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET 1 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 FOR THE RUNOFF.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "B" (AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. (MEDIUM SHADING)) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0525 B (JANUARY 2, 1981) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 66534
DATE 7-15-14



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 77539
PHONE 956-381-8480
FAX 956-381-0527
OFFICE@QHAENGINEERING.COM
ENGINEERING REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

COST ESTIMATE

WATER DISTRIBUTION:	\$ 91,698.00
DRAINAGE IMPROVEMENTS:	\$ 48,840.00
DRAINAGE IMPROVEMENTS (ESCROWED):	\$ 13,870.00
PAVING IMPROVEMENTS:	\$ 216,498.00
PAVING IMPROVEMENTS (ESCROWED):	\$ 8,288.00
SANITARY SEWER:	\$ 112,820.00

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved