



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 SAN JOAQUIN PHASE 2 SUBDIVISION, PRECINCT No. 1.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 208 *SINGLE FAMILY *MULTI-FAMILY 3 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: Northeast of Val Verde Rd (FM 1423) & Minnesota Rd.
SUBDIVISION LIES WITHIN THE: ETJ of Donna and will be approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-06-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Will be provided by a storm drainage pipe system discharging into an existing Donna Irrigation Ditch abutting North of the proposed subdivision. Detention will be provided by the existing drain ditch.

ROAD R.O.W. DEDICATION: 20 feet to Val Verde Rd & 30 feet to Minnesota Rd

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 07-15-14 By, Roy Gonzalez PCT 1 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 07-02-14 by: Elizardo "Chardo" Ramos, Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: City of Donna LINE SIZE: 10" LOCATION: Minnesota Rd

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

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 07-02-14 .: By Martin Ramirez, Director of Office of Environmental Compliance

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:

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.

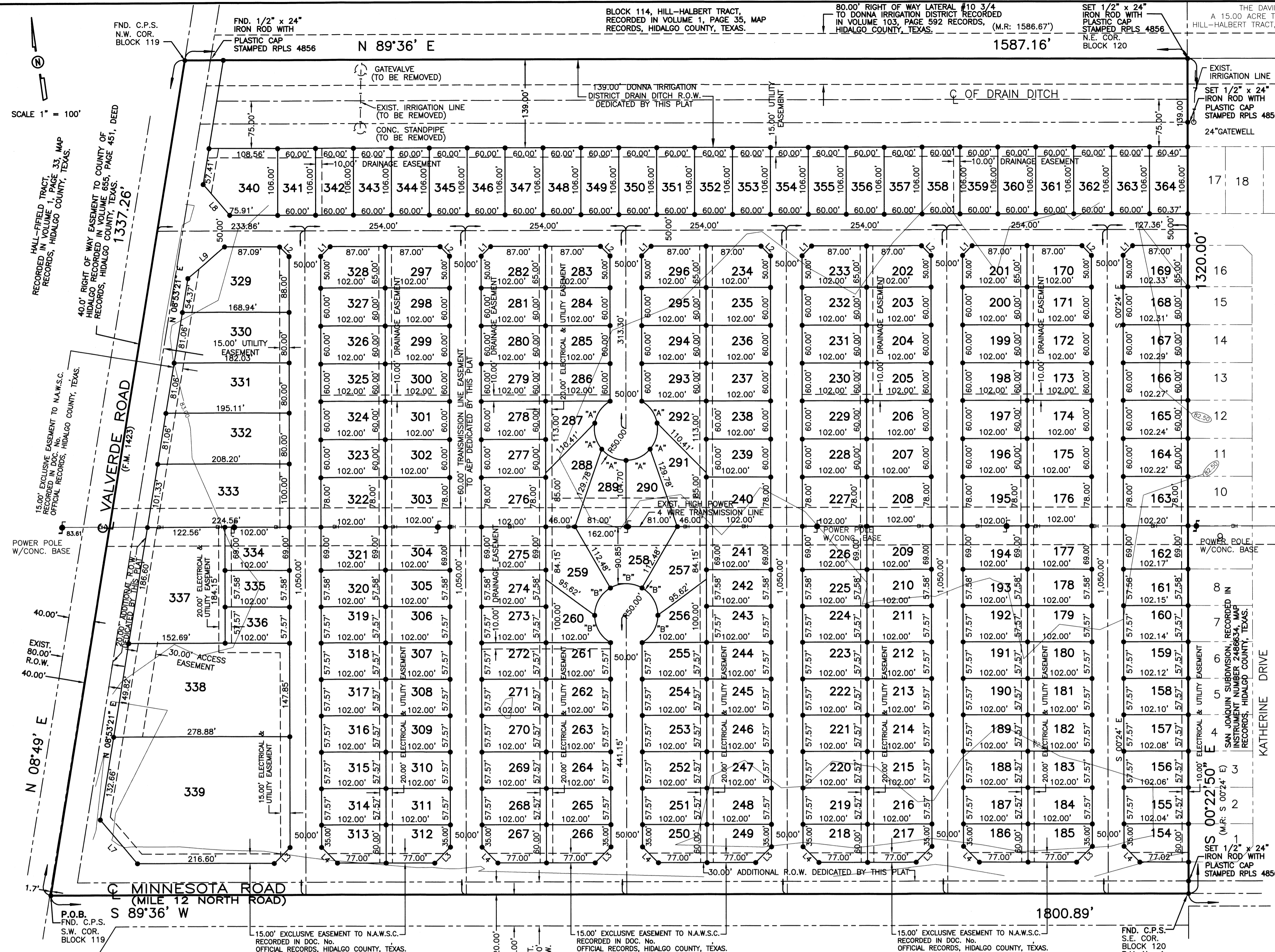
Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

STAFF RECOMMENDS: **Preliminary Approval** subject to 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.



SUBDIVISION PLAT OF: SAN JOAQUIN SUBDIVISION PHASE II

A 51.33 ACRE TRACT OF LAND BEING ALL OF BLOCKS 119 AND 120, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2434481, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 51.33 ACRE TRACT OF LAND BEING ALL OF BLOCKS 119 AND 120, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2434481, 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 AT THE INTERSECTION OF THE CENTERLINES OF VALVERDE ROAD (F.M. 1423) AND MINNESOTA ROAD FOR THE SOUTHWEST CORNER OF BLOCK 119 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE N 08°49' E, ALONG THE WEST LINE OF BLOCK 119 AND THE CENTERLINE OF VALVERDE ROAD (F.M. 1423), A DISTANCE OF 1,337.26 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF BLOCK 119 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE S 00°22'50" E (MAP RECORD: S 00°24' E), PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 100.00 FEET FOR THE SOUTH LINE OF A 100.00 FOOT DONNA IRRIGATION DISTRICT DITCH RIGHT OF WAY, PASSING A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND AT 1,300.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF MINNESOTA ROAD FOR THE SOUTHWEST CORNER OF BLOCK 120 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE S 89°36' W, ALONG THE SOUTH LINE OF BLOCKS 119 AND 120, AND THE CENTERLINE OF MINNESOTA ROAD, A DISTANCE OF 1,800.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 51.33 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN JOAQUIN SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2486634, 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.L.S. No. 4856

5-28-14
DATE

AREA DATA TABLE			AREA DATA TABLE		
LOT	AREA (S.F.)	AC.	LOT	AREA (S.F.)	AC.
154	5809.13	0.13	251-255	5872.14	0.13
155	5874.85	0.13	256	5831.90	0.134
156	5875.98	0.13	257	5868.60	0.134
157	5877.10	0.13	258	10113.57	0.232
158	5878.23	0.13	259	5868.60	0.134
159	5879.36	0.13	260	5831.90	0.134
160	5880.48	0.13	261-265	5872.14	0.13
161	5882.63	0.14	266-267	5807.50	0.13
162	7050.84	0.16	268-273	5872.14	0.13
163	7972.46	0.18	274	5873.16	0.13
164	6134.07	0.15	275	7038.00	0.16
165	6135.29	0.15	276	7956.00	0.18
166	6136.52	0.15	277-281	6120.00	0.14
167	6137.74	0.15	282	6517.50	0.15
168	6138.96	0.15	283	6517.50	0.15
169	6539.42	0.15	284-286	6120.00	0.14
170	6517.50	0.15	287&292	6025.70	0.14
171-175	6120.00	0.14	288&291	6025.70	0.14
176	7956.00	0.18	289&290	6835.48	0.16
177	7038.00	0.16	293-295	6120.00	0.14
178	5873.16	0.13	296-297	6517.50	0.15
179-184	5872.14	0.13	298-302	6120.00	0.14
185-186	5807.50	0.13	303	7956.00	0.18
187-192	5872.14	0.13	304	7038.00	0.16
193	5873.16	0.13	305	5873.16	0.13
194	7038.00	0.16	306-311	5872.14	0.13
195	7956.00	0.18	312-313	5807.50	0.13
196-200	6120.00	0.14	314-319	5807.50	0.13
201-202	6517.50	0.15	320	5873.16	0.13
203-207	6120.00	0.14	321	7038.00	0.16
208	7956.00	0.18	322	7956.00	0.18
209	7038.00	0.16	323-327	6120.00	0.14
210	5873.16	0.13	328	6517.50	0.15
211-216	5872.14	0.13	329	15186.61	0.35
217-218	5807.50	0.13	330	14038.52	0.32
219-224	5872.14	0.13	331	15085.59	0.35
225	5873.16	0.13	332	16132.65	0.37
226	7038.00	0.16	333	21638.25	0.50
227	7956.00	0.18	334	7038.00	0.16
228-232	6120.00	0.14	335	5873.16	0.13
233-234	6517.50	0.15	336	5872.14	0.13
235-239	6120.00	0.14	337	25343.91	0.58
240	7956.00	0.18	338	39444.12	0.91
241	7038.00	0.16	339	56317.55	1.29
242	5873.16	0.13	340	11193.31	0.26
243-248	5872.14	0.13	341-363	6360.00	0.15
249-250	5807.50	0.13	364	6400.63	0.15

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	N 44°36'00" E	21.21'
L2	S 45°24'00" E	21.21'
L3	S 44°36'00" W	35.36'
L4	N 45°24'00" W	35.36'
L5	N 49°14'45" E	38.10'
L6	S 40°45'15" E	32.38'
L7	N 40°45'15" W	90.65'
L8	N 40°45'15" E	64.75'
L9	S 49°14'45" W	76.21'

CURVE DATA CHART			
CURVE	DELTA	RADIUS	LENGTH
"A"	50°00'00"	50.00'	43.63'
"B"	60°00'00"	50.00'	52.36'

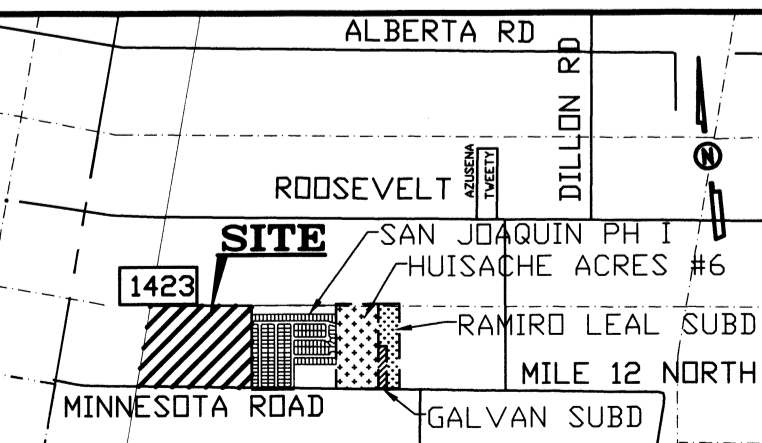
INDEX OF SHEETS
SHEET 1
HEADING INDEX: LOCATION MAP AND E.T.: PRINCIPAL CONTACTS; METES AND BOUNDS; ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; CITY APPROVAL, CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D. NO. 1 CERTIFICATION; H.C. RIGHT OF WAY CERTIFICATE; DONNA IRRIGATION DIST. APPROVAL; NORTH ALAMO WSC STATEMENT, H.C. HEALTH DEPARTMENT CERTIFICATE

SHEET 2
ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBMITTER CERTIFICATE & STATEMENT, REVISION NOTES.

SHEET 3
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: ZONE "C"
 - AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982
 - LEGEND - DENOTES 1/2" x 24" 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 LOTS 154 THROUGH 336, AND LOTS 341 THROUGH 369. THIS SHALL BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE FOR A PERMIT TO OCCUPY THE LOT. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG THE REAR OF LOTS 328 THROUGH 333 TO DENY ACCESS FROM VALVERDE ROAD ONTO THE LOTS.
 - GENERAL NOTE FOR COMMERCIAL LOTS: LOTS 337 THROUGH 340 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOTS 337 THROUGH 340 ARE FOR RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS AND ALONG THE REAR OF LOTS 338 AND 339 TO DENY ACCESS TO INTERNAL STREETS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 - 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- LOTS 337 THROUGH 339.....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
 - LOCATION OF SUBDIVISION WITH RESPECT TO EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: SAN JOAQUIN SUBDIVISION PHASE II IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE NORTHEAST CORNER OF VAL VERDE ROAD AND MINNESOTA ROAD, THE CITY OF DONNA MUNICIPALITY. THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,798), SAN JOAQUIN 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. IT LIES IN PCT. 1
 - PRINCIPAL CONTACTS:
Name Address City & Zip Phone Fax
BUENA TIERRA HOLDINGS, LLC 3714 S. EXPRESSWAY 281 EDINBURG, TX 78539 (956)386-0726 (956)380-4395
HERB SCHURLOCK, III, MANAGER 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 (956)381-0527
EULALIO RAMIREZ 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 (956)381-0527
ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956)381-6480 (956)381-0527
 - 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 RESIDENT PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSTALLATION 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 207,197.08 CUBIC FEET (4.78 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.3.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FRUIT TREES, BUSHES, 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.
 - 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= LOCATED ON TYPE "A" INLET LOCATED ON THE NORTHWEST CORNER OF LOT
 - 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.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET OF THE BOUNDARIES ON THIS SUBDIVISION.
 - LOTS 154, 185, 186, 217, 218, 249, 250, 266, 267, 312, AND 313 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MINNESOTA ROAD.
 - A 6.0' CHAINLINK FENCE SHALL BE INSTALLED ALONG THE SOUTH SIDE OF THE DRAIN DITCH R.O.W. FOR LOTS 340 THROUGH 364 BY LOT OWNER AT BUILDING PERMIT STAGE.
 - NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 337 THROUGH 339. DRIVEWAY ENTRANCES SHALL BE PROVIDED BY DEVELOPER ON LOTS 338 TO PROVIDE INGRESS AND EGRESS TO THE LOTS FROM FM 1423 (VALVERDE ROAD). TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMITS.
 - APPROVED BY THE COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN AND DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 - NO FOOT ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
 - LOTS 338 & 339 SHALL NOT HAVE INTERNAL ACCESS TO THE SUBDIVISION. THEY WILL ONLY HAVE ACCESS TO VALVERDE ROAD AND MINNESOTA ROAD.
 - LOT 340 WILL ONLY BE ALLOWED ACCESS ONTO NOEMI STREET. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER TO DENY ACCESS ONTO VALVERDE ROAD.
 - TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 338 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1423 (VALVERDE ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN JOAQUIN SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____

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

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, HERB SCHURLOCK, MANAGER OF BUENA TIERRA HOLDINGS, LLC, AS OWNER OF THE 51.33 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JOAQUIN SUBDIVISION PHASE II, HEREBY SUBDUDE THE LAND IS 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.

BUENA TIERRA HOLDINGS, LLC
HERB SCHURLOCK, III, MANAGER
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public on this day personally appeared HERB SCHURLOCK, III, MANAGER OF BUENA TIERRA HOLDINGS, LLC, 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 _____ day of _____, 20____.

NEYDA S. RAMIREZ
Notary Public, State of Texas
My Commission Expires March 17, 2017

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 PHASE II 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 § 212.0115(b)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN JOAQUIN SUBDIVISION PHASE II 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 PHASE II 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
EULALIO RAMIREZ
P.E. No. 77082

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

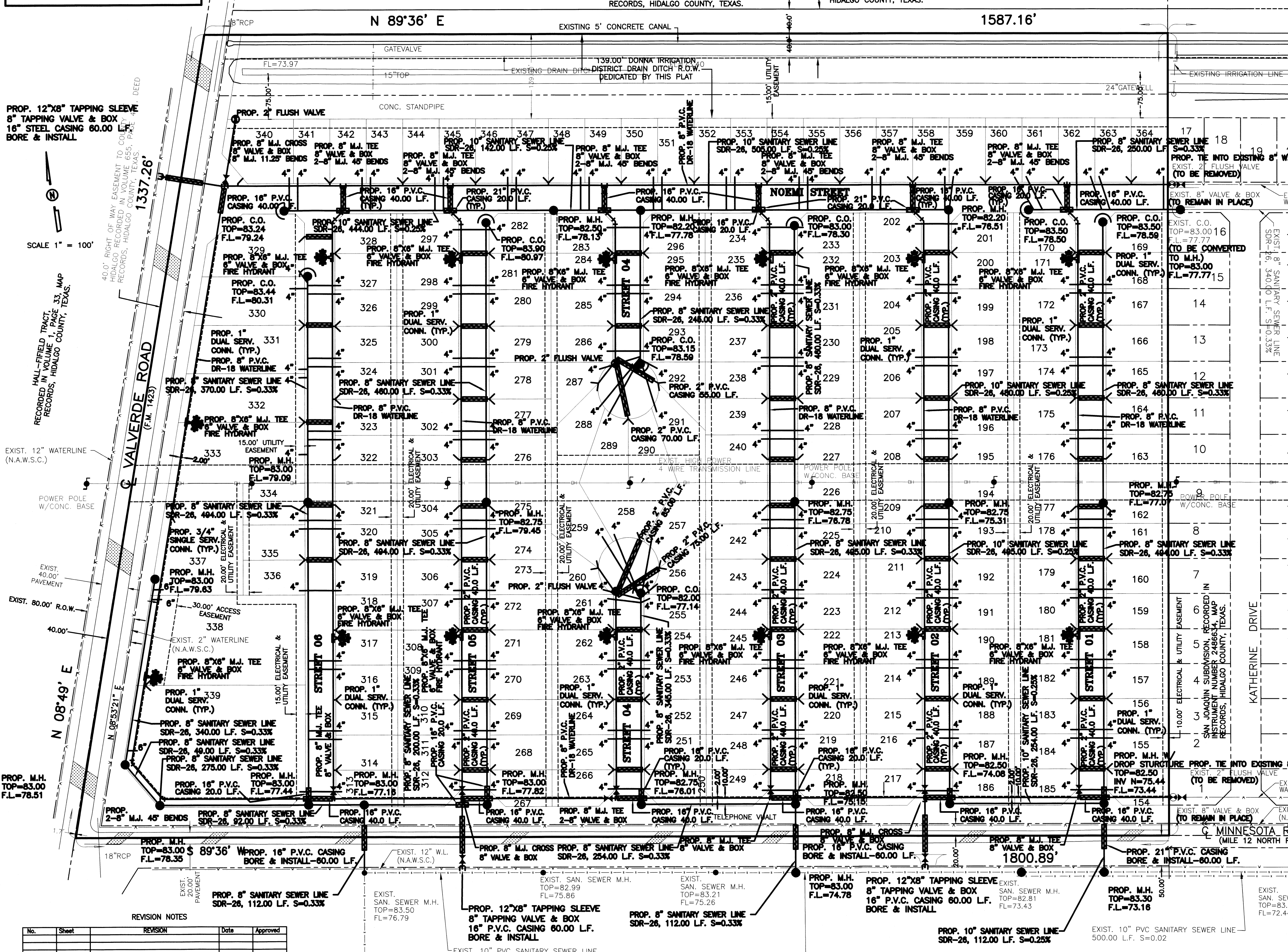
SHEET NO. 1	FILENAME: F:\DATA\SUBD\DONNA SAN JOAQUIN PLAT
OF 3 SHEETS	DATE PREPARED: 5-28-14
	DATE REVISION: _____
	REVISION: _____
	CHECKED BY: _____
	APPROVED BY: _____

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

SAN JOAQUIN SUBDIVISION PHASE II

A 51.33 ACRE TRACT OF LAND BEING ALL OF BLOCKS 119 AND 120, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2434481, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

NOTE: FIRE HYDRANTS ARE FOR FILLING PURPOSES. THE PRESENCE OF THE FIRE HYDRANTS DOES NOT GUARANTEE THAT THEY WILL FUNCTION PROPERLY DURING A FIRE, AND THE ENGINEER DOES NOT WARRANT OR IMPLY THAT THEY WILL.



FINAL ENGINEERING REPORT FOR SAN JOAQUIN SUBDIVISION PHASE II:

WATER SUPPLY: Description and Costs.
 SAN JOAQUIN 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 SUPPLY 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, AN 8" DIAMETER WATERLINE THAT STOPS ON THE SOUTHWEST CORNER OF THIS SUBDIVISION, AN EXISTING 8" DIAMETER WATERLINE LOCATED ON THE NORTH SIDE OF NOEMI STREET AND AN EXISTING 12" DIAMETER WATERLINE LOCATED ON THE WEST SIDE OF VAL VERDE ROAD (F.M. 1423).
 THE WATER SYSTEM FOR SAN JOAQUIN SUBDIVISION PHASE II, CONSIST OF A 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON NOEMI STREET. THE 8" DIAMETER WATERLINE RUNS WEST ALONG THE NORTH SIDE OF NOEMI STREET AND TIES INTO THE EXISTING 12" WATERLINE LOCATED ON THE WEST SIDE OF VAL VERDE ROAD.
 ANOTHER 8" DIAMETER WATERLINE RUNS NORTH AND RUNS ALONG THE EAST SIDE OF VAL VERDE ROAD. IT LOOPS WITH THE 8" DIAMETER WATERLINE ON NOEMI STREET, ENDING WITH A 2" FLUSH VALVE ON THE NORTHWEST CORNER OF LOT 340.
 ON STREET 01, AN 8" DIAMETER WATERLINE RUNS ALONG THE WEST SIDE OF THE STREET AND LOOPS WITH THE 8" DIAMETER WATERLINES ON NOEMI STREET AND MINNESOTA ROAD.
 ON STREET 02, AN 8" DIAMETER WATERLINE RUNS ALONG THE WEST SIDE OF THE STREET AND LOOPS WITH THE 8" DIAMETER WATERLINES ON NOEMI STREET AND MINNESOTA ROAD AND THE 12" DIAMETER WATERLINE ON THE SOUTH SIDE OF MINNESOTA ROAD.
 ON STREET 03, AN 8" DIAMETER WATERLINE RUNS ALONG THE WEST SIDE OF THE STREET AND LOOPS WITH THE 8" DIAMETER WATERLINES ON NOEMI STREET AND MINNESOTA ROAD.
 ON STREET 04, AN 8" DIAMETER WATERLINE CONNECTS TO THE 8" WATERLINE ON MINNESOTA ROAD AND RUNS SOUTH ALONG THE WEST SIDE OF THE STREET. IT ENDS WITH A 2" FLUSH VALVE NEAR THE SOUTHEAST CORNER OF LOT 286.
 ANOTHER 8" DIAMETER WATERLINE CONNECTS TO THE 8" WATERLINE ON MINNESOTA ROAD AND RUNS NORTH ALONG THE WEST SIDE OF THE STREET. IT ENDS WITH A 2" FLUSH VALVE NEAR THE SOUTHWEST CORNER OF LOT 260.
 ON STREET 05, AN 8" DIAMETER WATERLINE RUNS ALONG THE WEST SIDE OF THE STREET AND LOOPS WITH THE 8" DIAMETER WATERLINES ON NOEMI STREET AND MINNESOTA ROAD AND THE 12" DIAMETER WATERLINE ON THE SOUTH SIDE OF MINNESOTA ROAD.
 ON STREET 06, AN 8" DIAMETER WATERLINE RUNS ALONG THE EAST SIDE OF THE STREET AND LOOPS WITH THE 8" DIAMETER WATERLINES ON NOEMI STREET AND MINNESOTA ROAD.
 FROM THE 8" DIAMETER WATERLINE, THERE ARE NINETY FOUR (94) 1" DIAMETER DUAL SERVICE LINES TO PAIR OF LOTS FROM SPLITTING INTO TWO 3/4" SERVICE LINES AND THIRTY THREE (33) 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 ENTIRE WATER SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT. 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 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 SURFACE WATER 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. THE CITY OF DONNA HAS AN EXISTING 10" DIAMETER SANITARY SEWER LINE THAT RUNS ALONG THE SOUTH SIDE OF MINNESOTA ROAD.
 SAN JOAQUIN SUBDIVISION PHASE II SANITARY SEWER LAYOUT CONSIST OF AN 10" P.V.C. SEWER LINE THAT CONNECTS TO THE EXISTING 10" SANITARY SEWER LINE NEAR MINNESOTA ROAD AND STREET 01. THE 10" P.V.C. SEWER LINE CROSSES MINNESOTA ROAD AND TURNS WEST ALONG THE NORTH SIDE OF MINNESOTA ROAD, NEAR THE SOUTHWEST CORNER OF LOT 186. THE 10" P.V.C. SEWER LINE TURNS NORTH AND RUNS ALONG THE EAST SIDE OF STREET 02, NEAR THE NORTH EAST CORNER OF LOT 201. THE 10" P.V.C. SEWER LINE TURNS WEST AND RUNS ALONG THE SOUTH SIDE OF NOEMI STREET, ENDING WITH A CLEAN OUT NEAR THE NORTH EAST CORNER OF LOT 329. ON THE NORTH WEST CORNER OF LOT 296, ANOTHER 8" P.V.C. SEWER LINE RUNS SOUTH ALONG THE EAST SIDE OF STREET 04, ENDING WITH A CLEAN OUT IN FRONT OF LOT 292. FROM THE MANHOLE NEAR LOT 154, AN 8" P.V.C. SANITARY SEWER LINE RUNS NORTH ALONG THE WEST SIDE OF THE STREET AND LOOPS WITH THE 8" DIAMETER WATERLINES ON NOEMI STREET AND MINNESOTA ROAD AND THE 12" DIAMETER WATERLINE ON THE SOUTH SIDE OF MINNESOTA ROAD.
 ANOTHER 8" P.V.C. SEWER LINE CONNECTS TO THE EXISTING 10" SANITARY SEWER LINE NEAR MINNESOTA ROAD AND STREET 03. THE 8" P.V.C. SEWER LINE RUNS NORTH ALONG THE EAST SIDE OF STREET 03, ENDING WITH A CLEAN OUT NEAR THE NORTHWEST CORNER OF LOT 233. ON THE SOUTHWEST CORNER OF LOT 218, ANOTHER 8" P.V.C. SEWER LINE RUNS WEST ALONG THE NORTH SIDE OF MINNESOTA ROAD, ON THE SOUTHWEST CORNER OF LOT 250. THE 8" P.V.C. SEWER LINE TURNS NORTH AND RUNS ALONG THE EAST SIDE OF STREET 04. IT ENDS WITH A CLEAN OUT IN FRONT OF LOT 258.
 ANOTHER 8" P.V.C. SEWER LINE CONNECTS TO THE EXISTING 10" SANITARY SEWER LINE NEAR MINNESOTA ROAD AND STREET 06. THE 8" P.V.C. SEWER LINE CROSSES TO A MANHOLE ON THE SOUTH SIDE OF LOT 313. THE 8" P.V.C. SEWER LINE RUNS TO A MANHOLE ON THE EAST SIDE OF STREET 05, ENDING WITH A CLEAN OUT NEAR THE NORTH EAST CORNER OF LOT 282.
 THE 8" P.V.C. SEWER LINE RUNS TO MANHOLES NEAR THE SOUTHWEST CORNER OF LOT 339 AND TURNS NORTH. IT RUNS ALONG THE EAST SIDE OF VAL VERDE ROAD AND ENDS WITH A CLEAN OUT NEAR THE SOUTHWEST CORNER OF LOT 337. FROM A MANHOLE LOCATED ON THE SOUTHWEST CORNER OF LOT 339, ANOTHER 8" P.V.C. SEWER LINE RUNS NORTH ALONG THE WEST SIDE OF STREET 06. IT ENDS WITH A CLEAN OUT LOCATED NEAR THE SOUTHWEST CORNER OF LOT 329.
 ONE FINAL 8" P.V.C. SEWER LINE CONNECTS TO THE EXISTING 8" SANITARY SEWER LINE LOCATED ON THE SOUTH SIDE OF NOEMI STREET AND RUNS WEST. THE 8" P.V.C. SEWER LINE ENDS WITH A CLEAN OUT LOCATED ON THE NORTHWEST CORNER OF LOT 170.
 THE 8" SEWER LINES, 10" SEWER LINES, 4" SERVICE LINES AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. 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 FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 243.001 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 \$ 322,253.00 WHICH EQUALS TO \$ 2,106.23 PER LOT.
 SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 236,990.00 WHICH EQUALS TO \$ 1,548.95 PER LOT.

REPORTE FINAL DE INGENIERIA PARA SAN JOAQUIN SUBDIVISION PHASE II:

LA SUBDIVISION SAN JOAQUIN SUBDIVISION PHASE II RECIBIRA 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 RECIBIRA SU PROVISION DE AGUA POR UN PERIODO DE 30 AÑOS. N.A.W.S.C. HA PROVEIDO 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 UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MINNESOTA ROAD, UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE MINNESOTA ROAD Y TERMINA EN LA ESQUINA SURESTE DE LA SUBDIVISION. UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE NORTE DE VAL VERDE ROAD Y UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE VAL VERDE ROAD.
 EL SISTEMA DE AGUA PARA SAN JOAQUIN SUBDIVISION PHASE II, CONSISTE DE UNA LINEA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO EN NOEMI STREET Y CORRE PARA EL OESTE POR EL LADO NORTE DE LA CALLE STREET 01. LA LINEA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO EN VAL VERDE ROAD.
 OTRA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE MINNESOTA ROAD Y CORRE OESTE POR EL LADO NORTE DE MINNESOTA ROAD, EN LA ESQUINA SURESTE DE LOTE 339. LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA NORTE Y CORRE POR EL LADO ESTE DE LA CALLE VAL VERDE ROAD. ESTA LINEA CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO EN NOEMI STREET Y TERMINA CON UNA VALVULA DE 2" EN LA ESQUINA NOROESTE DE LOTE 340.
 EN LA CALLE STREET 01, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OR EL LADO OESTE DE STREET 01 Y CONECTA CON LAS LINEAS DE AGUA DE 8" DE DIAMETRO EN NOEMI STREET Y MINNESOTA ROAD.
 EN LA CALLE STREET 02, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OR EL LADO OESTE DE STREET 02. ESTA LINEA CONECTA CON LAS LINEAS DE AGUA DE 8" DE DIAMETRO EN NOEMI STREET Y MINNESOTA ROAD Y LA LINEA DE AGUA DE 12" DE DIAMETRO EN EL LADO SUR DE MINNESOTA ROAD.
 EN LA CALLE STREET 03, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OR EL LADO OESTE DE STREET 03 Y CONECTA CON LAS LINEAS DE AGUA DE 8" DE DIAMETRO EN NOEMI STREET Y MINNESOTA ROAD.
 EN LA CALLE STREET 04, UNA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" EN NOEMI STREET Y CORRE SUR POR EL LADO OESTE DE LA CALLE STREET 04. LA LINEA TERMINA CON UNA VALVULA DE 2" EN LA ESQUINA SURESTE DE LOTE 286. OTRA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE 8" EN MINNESOTA ROAD Y CORRE NORTE POR EL LADO OESTE DE LA CALLE STREET 04. LA LINEA TERMINA CON UNA VALVULA DE 2" EN LA ESQUINA SURESTE DE LOTE 260.
 EN LA CALLE STREET 05, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OR EL LADO OESTE DE STREET 05. ESTA LINEA CONECTA CON LAS LINEAS DE AGUA DE 8" DE DIAMETRO EN NOEMI STREET Y MINNESOTA ROAD Y LA LINEA DE AGUA DE 12" DE DIAMETRO EN EL LADO SUR DE MINNESOTA ROAD.
 EN LA CALLE STREET 06, UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OR EL LADO ESTE DE STREET 06 Y CONECTA CON LAS LINEAS DE AGUA DE 8" DE DIAMETRO EN NOEMI STREET Y MINNESOTA ROAD.
 DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN NOVENTA CUATRO (94) DOBLE-CONDUCTOS DE AGUA DE 1/2 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 VEINTE Y TRES (23) 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 1/2 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADA DE DIAMETRO, Y LOS CAJAS DE MEDIDORES MECANICOS DE AGUA. EL DUEÑO DE LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR UN PERIODO DE 30 AÑOS. N.A.W.S.C. HA PROVEIDO 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 UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MINNESOTA ROAD, UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE MINNESOTA ROAD Y TERMINA EN LA ESQUINA SURESTE DE LA SUBDIVISION. UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE NORTE DE VAL VERDE ROAD Y UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE VAL VERDE ROAD.
 EL SISTEMA DE AGUA PARA SAN JOAQUIN SUBDIVISION PHASE II, CONSISTE DE UNA LINEA DE DRENAJE DE 10" DE DIAMETRO QUE CONECTA CON LA LINEA DE DRENAJE SANITARIO EXISTENTE DE 10" DE DIAMETRO EN LA ESQUINA DE MINNESOTA ROAD Y STREET 01. LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE SUR ALONG MINNESOTA ROAD Y VOLTEA OESTE. EN LA ESQUINA SURESTE DE LOTE 186, LA LINEA DE DRENAJE DE 8" DE DIAMETRO VOLTEA NORTE Y CORRE POR EL LADO ESTE DE LA CALLE STREET 02. EN LA ESQUINA NOROESTE DE LOTE 201, LA LINEA DE DRENAJE DE 8" DE DIAMETRO VOLTEA ESTE Y CORRE POR EL LADO SUR DE NOEMI STREET, TERMINANDO CON UNA CLEAN OUT EN LA ESQUINA NOROESTE DE LOTE 329. EN LA ESQUINA NOROESTE DE LOTE 296, OTRA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE SUR POR EL LADO ESTE DE LA CALLE STREET 04, TERMINANDO CON UNA CLEAN OUT EN FRENTE DE LOTE 292. EN LA CALLE STREET 05, UNA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE STREET 05, TERMINANDO CON UNA CLEAN OUT EN FRENTE DE LOTE 258.
 OTRA LINEA DE DRENAJE DE 8" DE DIAMETRO CONECTA CON LA LINEA DE DRENAJE DE 10" EN LA ESQUINA DE MINNESOTA ROAD Y STREET 03. LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE STREET 03, TERMINANDO CON UNA CLEAN OUT EN LA ESQUINA NOROESTE DE LOTE 233. EN LA ESQUINA SURESTE DE LOTE 218, OTRA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE MINNESOTA ROAD, EN LA ESQUINA SURESTE DE LOTE 250, LA LINEA DE DRENAJE DE 8" DE DIAMETRO VOLTEA NORTE Y CORRE POR EL LADO ESTE DE LA CALLE STREET 04. TERMINA CON UNA CLEAN OUT EN FRENTE DE LOTE 258.
 OTRA LINEA DE DRENAJE DE 8" DE DIAMETRO CONECTA CON LA LINEA DE DRENAJE DE 10" EN LA ESQUINA DE MINNESOTA ROAD Y STREET 06. LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE STREET 06, TERMINANDO CON UNA CLEAN OUT EN LA ESQUINA SURESTE DE LOTE 282.
 AL OESTE, LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE A UN ALCANTRILLO LOCALIZADO EN LA ESQUINA SURESTE DE LOTE 339 Y VOLTEA NORTE. LA LINEA CORRE POR EL LADO ESTE DE LA CALLE VAL VERDE ROAD, TERMINANDO CON UNA CLEAN OUT EN LA ESQUINA SURESTE DE LOTE 329.
 UNA MAS LINEA DE DRENAJE DE 8" DE DIAMETRO CONECTA CON LA LINEA DE DRENAJE EXISTENTE DE 8" DE DIAMETRO LOCALIZADO EN EL LADO SUR DE NOEMI STREET Y CORRE OESTE. LA LINEA DE DRENAJE DE 8" DE DIAMETRO TERMINA CON UNA CLEAN OUT LOCALIZADO EN LA ESQUINA NOROESTE DE LOTE 170.
 LINEAS DE 8 PULGADAS, LINEAS DE 10 PULGADAS, SERVICIOS DE 6 PULGADAS, SERVICIOS DE 4 PULGADAS Y ALCANTRILLOS HAN SIDO INSTALADOS, HA UN COSTO TOTAL DE \$ _____ 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 SERVICIOS RULES (LAS REGLAS GOBERNANDAS A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
 AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ _____ POR LOTE.
 DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ _____ O US\$ _____ POR LOTE.

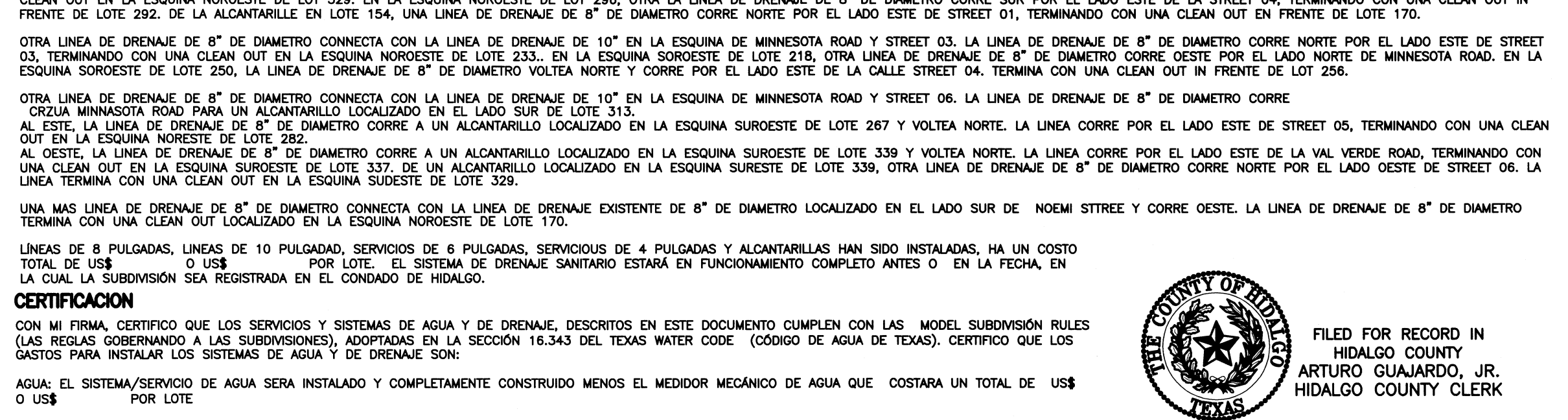
SUBDIVIDER CERTIFICATION
 I, BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
 I, HERB SCURLOCK, SUBDIVIDER OF SAN JOAQUIN SUBDIVISION PHASE II HEREBY CERTIFY SEWER FEES AS APPLICABLE HAVE BEEN PAID AND COPIES OF RECEIPTS ARE 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
 HERB SCURLOCK, 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 _____ day of _____, 20____.

SUBDIVISION CERTIFICATION
 I, NEYDA S. RAMIREZ, Notary Public, State of Texas, My Commission Expires _____, 20____, do hereby certify that the foregoing instrument was executed by 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.

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared
 NEYDA S. RAMIREZ, proved to me through her 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 _____ day of _____, 20____.



COST ESTIMATE

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 ENGINEERING REGISTRATION NUMBER E-1513
 SURVEYING REGISTRATION NUMBER 100411-00

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

NEYDA S. RAMIREZ
 Notary Public, State of Texas
 My Commission Expires _____, 20____

HERB SCURLOCK
 3714 S. EXPRESSWAY 281
 EDINBURG TX, 78539

EULALIO RAMIREZ
 P.E. No. 77062
 DATE: 8-7-14

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. 2 OF 3

SAN JOAQUIN SUBDIVISION PHASE II

A 51.33 ACRE TRACT OF LAND BEING ALL OF BLOCKS 119 AND 120, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2434481, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS
 DRAINAGE REPORT FOR SAN JOAQUIN SUBDIVISION
 BY: EULALIO RAMIREZ, P.E.

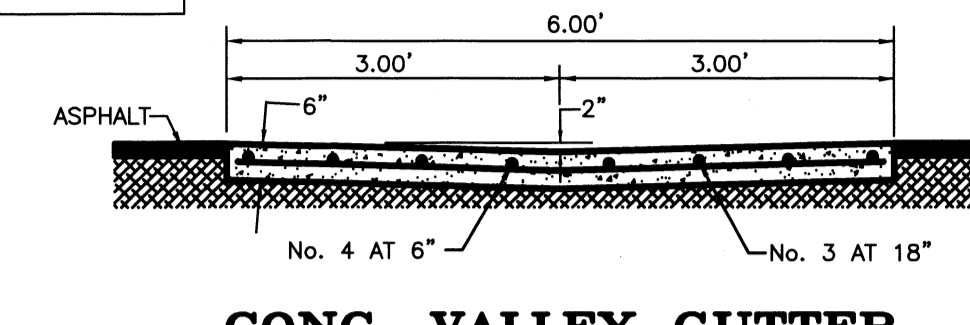
The tract is Zone "C" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on November 16, 1982.
 This soil is sandy clay loam and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-30. See attached Soil Survey of Hidalgo County, Texas tables.
 Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q= 12.29 cubic feet per second based on a 10-year storm.
 After development the runoff will be Q= 44.01 cubic feet per second for an increase of Q= 31.72 cubic feet per second. Detention will be 170,239.48 cubic feet (3.91 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 two proposed storm sewer system consisting of 18", 24", and 30" drain lines. The proposed drain lines will drain into an existing Donna Irrigation Drain Ditch located north of this subdivision.

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.

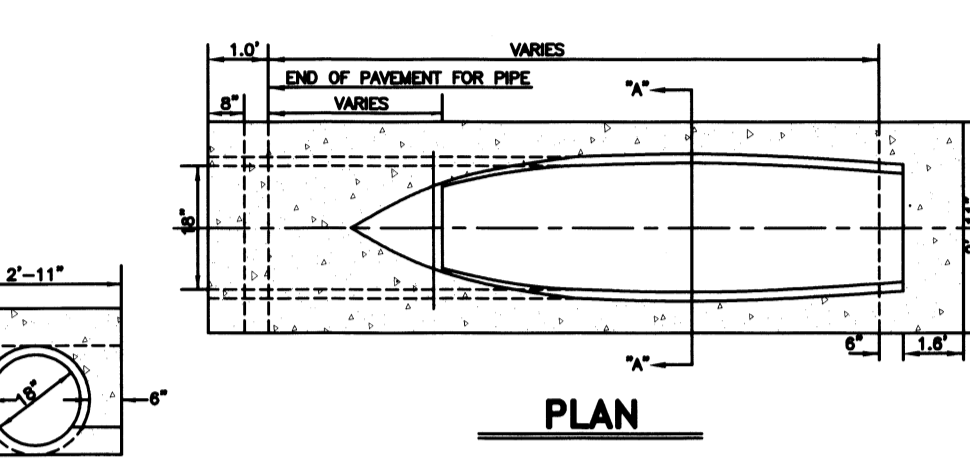
CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" [AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN] AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C (NOVEMBER 16, 1982) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION,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

EULALIO RAMIREZ
 P.E. No. 77062
 DATE: 8-7-14

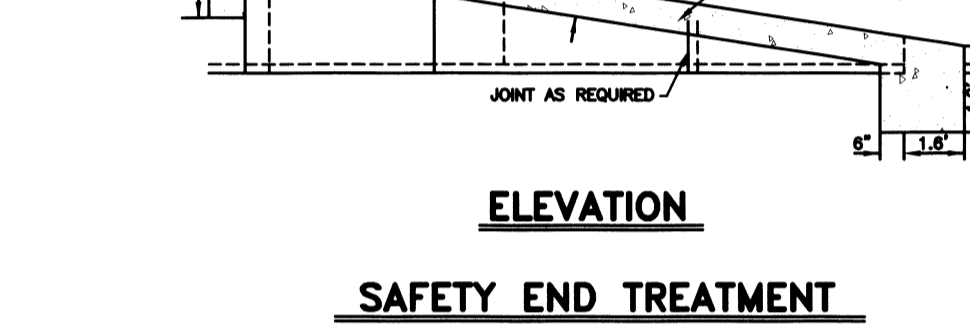
CONC. VALLEY GUTTER
 NOT TO SCALE



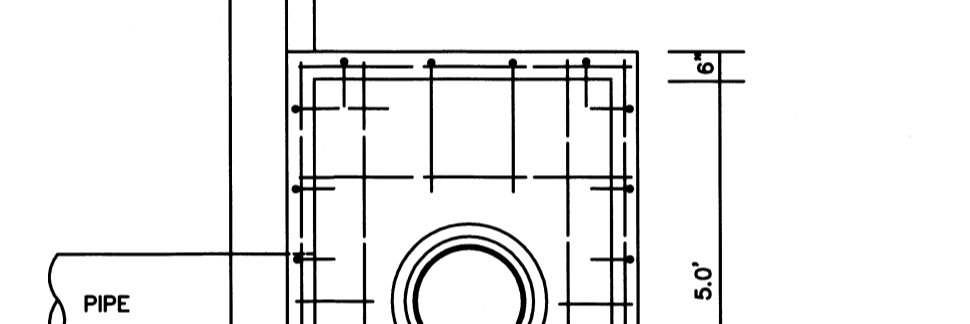
CONC. VALLEY GUTTER
 NOT TO SCALE



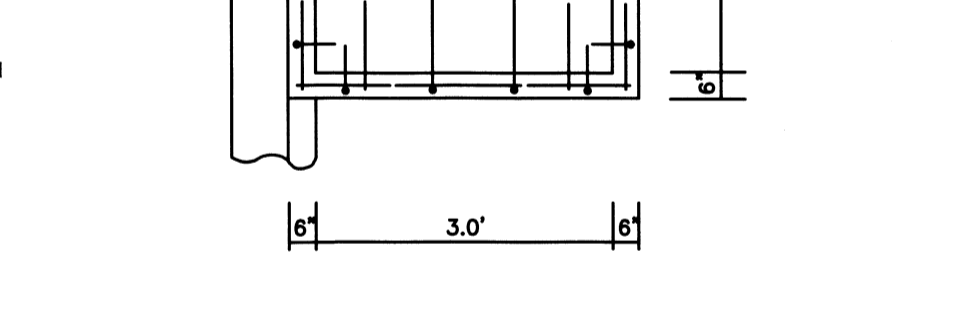
SAFETY END TREATMENT
 NOT TO SCALE



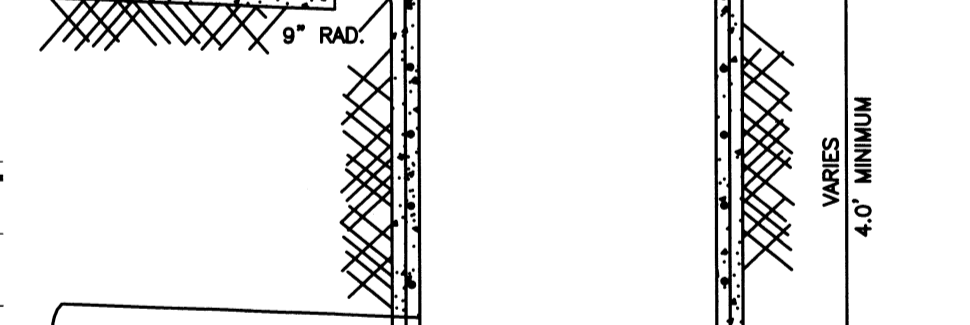
STORM DISCHARGE STRUCTURE
 NOT TO SCALE



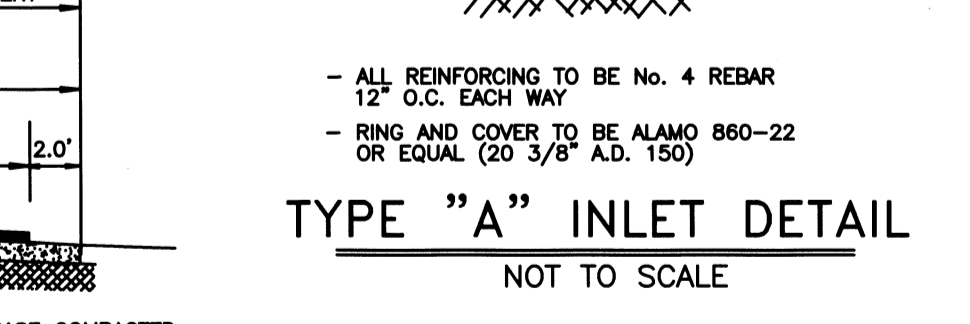
ROAD SIDE DITCH DETAIL
 NOT TO SCALE



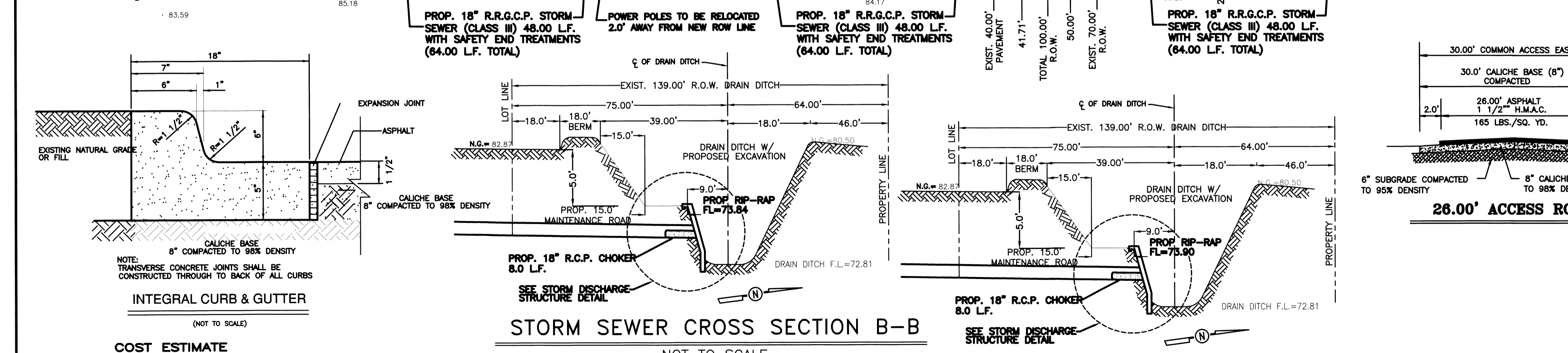
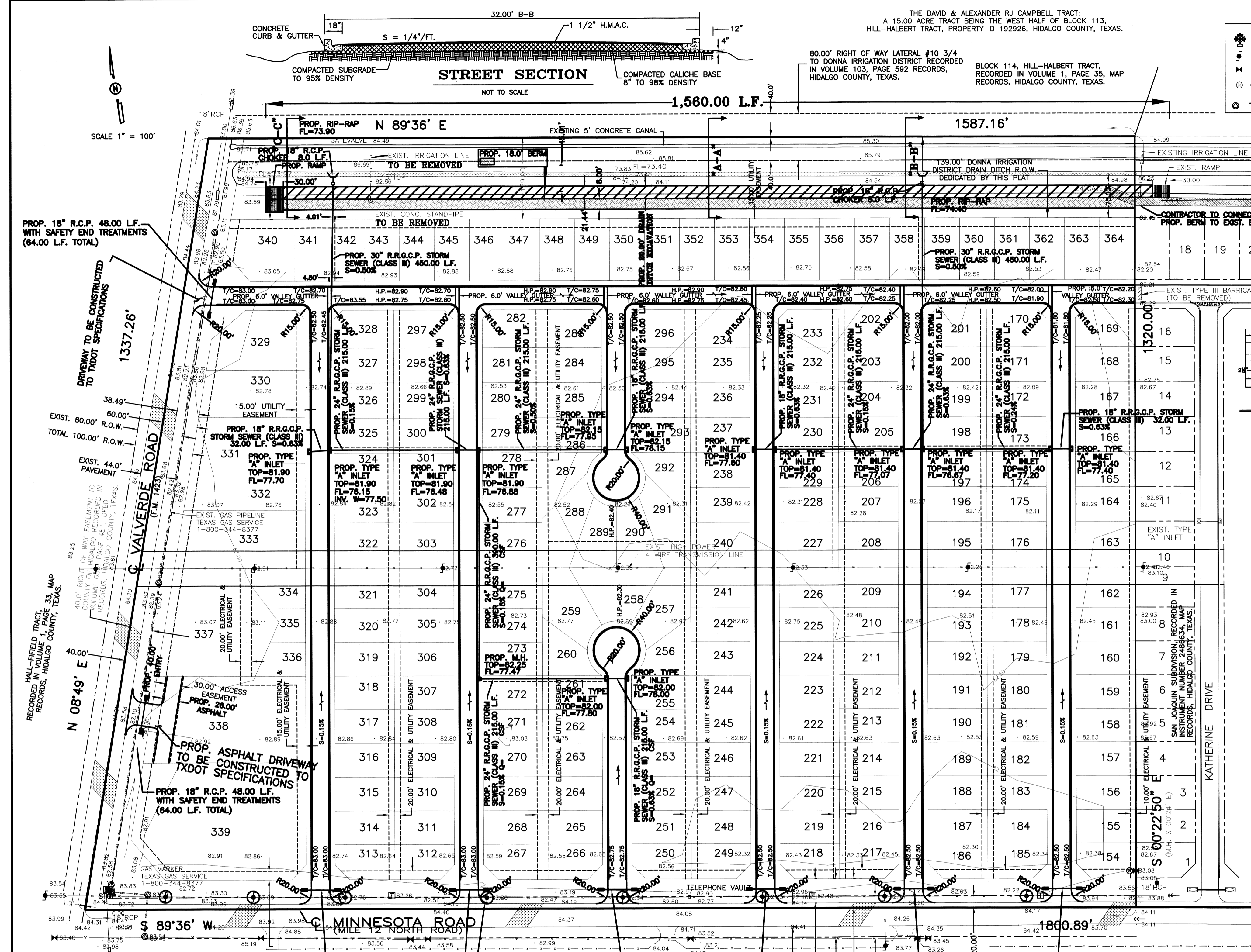
TYPE "A" INLET DETAIL
 NOT TO SCALE



26.00' ACCESS ROAD
 NOT TO SCALE



DRAIN DITCH EXCAVATION CROSS SECTION "A-A"
 N.T.S.



STORM SEWER CROSS SECTION B-B
 NOT TO SCALE

STORM SEWER CROSS SECTION C-C
 NOT TO SCALE

INTEGRAL CURB & GUTTER
 (NOT TO SCALE)

STORM SEWER CROSS SECTION B-B
 NOT TO SCALE

STORM SEWER CROSS SECTION C-C
 NOT TO SCALE

26.00' ACCESS ROAD
 NOT TO SCALE

DRAIN DITCH EXCAVATION CROSS SECTION "A-A"
 N.T.S.

COST ESTIMATE

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

NOTE: TRANSVERSE CONCRETE JOINTS SHALL BE CONSTRUCTED THROUGH TO BACK OF ALL CURBS

FLOW DIRECTION OF WATER

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

FILENAME: F:\DATA\SUBDIVISIONS\SAN JOAQUIN\B-PLAT
 DATE PREPARED: MAY 12, 2006
 DATE REVISED: _____
 PREPARED BY: M. GONZALEZ
 CHECKED BY: _____
 APPROVED BY: _____

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

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