



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: 12-02-2014

PROPOSED SAN PABLO NO. 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER FIRM: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: BUENA TIERRA DEVELOPMENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 55 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: South side of Alberta Road, 1200 feet West of Val Verde Road.
SUBDIVISION LIES WITHIN THE: The rural area of the County.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-24-14 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

Drainage will be provided by storm drainage pipe network discharging into the existing Donna Irrigation Drainage Ditch. Detention will be provided by widening the existing drain ditch.

DRAINAGE DESIGN: the existing drain ditch.

ROAD R.O.W. DEDICATION: No additional Right of Way is required

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-23-14 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-13-14 By, Elizardo Ramos, Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ANGEL GONZALEZ
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: South of Alberta Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 10-31-14 : 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

STAFF RECOMMENDS: **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.

Subdivision Plat of:
SAN PABLO SUBDIVISION
No. 2

A 36.97 ACRE TRACT OF LAND OUT OF LOT 99, HALL-FIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1978374, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 36.97 ACRE TRACT OF LAND OUT OF LOT 99, HALL-FIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1978374, 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 60D NAIL FOUND IN THE CENTERLINE OF ALBERTA ROAD FOR THE NORTHEAST CORNER OF LOT 99 AND THE NORTHEAST CORNER OF THIS TRACT.
THENCE: S 08°51' W, ALONG THE EAST LINE OF LOT 99, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF LOT 99 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°09' W, ALONG THE SOUTH LINE OF LOT 99, A DISTANCE OF 1,219.29 FEET TO A POINT ON THE EAST LINE OF THE DONNA IRRIGATION DISTRICT No. 1 100.00 FOOT UPPER WEST MAIN CANAL RIGHT OF WAY FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°51'15" E, ALONG THE EAST LINE OF SAID DONNA IRRIGATION DISTRICT No. 1 100.00 FOOT UPPER WEST MAIN CANAL RIGHT OF WAY, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,280.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF ALBERTA ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET ON THE NORTH LINE OF LOT 99 AND IN THE CENTERLINE OF ALBERTA ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°09' E, ALONG THE NORTH LINE OF LOT 99 AND THE CENTERLINE OF ALBERTA ROAD, A DISTANCE OF 1,219.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.97 ACRES OF LAND MORE OR LESS.
BEARINGS ARE IN ACCORDANCE WITH WYNN RANCHES SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 1993961, 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
P.L.S. No. 4856
DATE: SEPTEMBER 4, 2014

AREA DATA TABLE

| LOT | AREA (S.F.) | AC. |
|-------|-------------|-------|
| 1 | 22037.06 | 0.506 |
| 2 | 21936.23 | 0.504 |
| 3 | 21889.34 | 0.503 |
| 4 | 21841.16 | 0.501 |
| 5 | 21916.43 | 0.503 |
| 6 | 21991.71 | 0.505 |
| 7 | 22066.99 | 0.507 |
| 8 | 22142.26 | 0.508 |
| 9 | 22217.54 | 0.510 |
| 10 | 22292.81 | 0.512 |
| 11 | 22324.71 | 0.513 |
| 12 | 22791.08 | 0.523 |
| 13 | 29269.27 | 0.672 |
| 14 | 21817.66 | 0.501 |
| 15 | 21846.56 | 0.501 |
| 16-22 | 21786.80 | 0.500 |
| 23 | 21904.50 | 0.503 |
| 24 | 21838.00 | 0.501 |
| 25-32 | 21805.00 | 0.501 |
| 33-34 | 22227.50 | 0.510 |
| 35-42 | 21805.00 | 0.501 |
| 43 | 2194.50 | 0.503 |
| 44-45 | 21838.00 | 0.501 |
| 46 | 21904.50 | 0.503 |
| 47-54 | 21805.00 | 0.501 |
| 55 | 22227.50 | 0.510 |

LINE DATA TABLE

| DATA | BEARING | LENGTH |
|------|---------------|---------|
| L1 | S 53°51' W | 21.21' |
| L2 | N 36°09' E | 21.21' |
| L3 | S 36°09' E | 35.36' |
| L4 | N 53°51' E | 35.36' |
| L5 | S 77°41'56" W | 250.87' |
| L6 | N 58°09'35" E | 294.79' |
| L7 | S 30°04'10" W | 232.78' |

CURVE DATA CHART

| CURVE | DELTA | RADIUS | LENGTH | CHORD |
|-------|-----------|--------|--------|--------|
| "A" | 14°45'54" | 50.00' | 12.88' | 12.85' |
| "B" | 65°04'42" | 50.00' | 56.79' | 53.79' |

INDEX OF SHEETS

- SHEET 1 - HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; H.C.D. No. 1 CERTIFICATION, H.C. RIGHT OF WAY CERTIFICATE, NORTH ALAMO WSC STATEMENT, HEALTH DEPARTMENT HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CERTIFICATE AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.
- 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 AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

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 of 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 easement shall be subject to 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____.

TILLMIN WELCH, PRESIDENT
BUENA TIERRA DEVELOPMENT, INC.
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539

17.- THE DEVELOPER IS REQUIRED TO INSTALL BUFFER FENCE ALONG THE EAST SIDE OF DRAIN DITCH R.O.W.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN PABLO SUBDIVISION No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

REVISION NOTES

| No. | Sheet | REVISION | Date | Approved |
|-----|-------|----------|------|----------|
| | | | | |
| | | | | |
| | | | | |

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, TILLMIN WELCH, PRESIDENT OF BUENA TIERRA DEVELOPMENT, INC. AS OWNER OF THE 36.97 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN PABLO SUBDIVISION No. 2, 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; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

TILLMIN WELCH, PRESIDENT
BUENA TIERRA DEVELOPMENT, INC.
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared _____, known to me 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 thereby expressed.

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

NEYDA S. RAMIREZ
Notary Public, State of Texas
My Commission Expires _____
NEYDA S. RAMIREZ - NOTARY PUBLIC

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(o)
WE THE UNDERSIGNED CERTIFY that this plat of the SAN PABLO SUBDIVISION No. 2 was reviewed and approved by the Hidalgo County Commissioners Court on _____.

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

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS, THE ____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHTS OF WAYS OR EASEMENTS.

ATTEST: _____
PRESIDENT SECRETARY

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(G). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
By: _____

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

ALFONSO QUINTANILLA
P.L.S. No. 9399
11-7-14
DATE

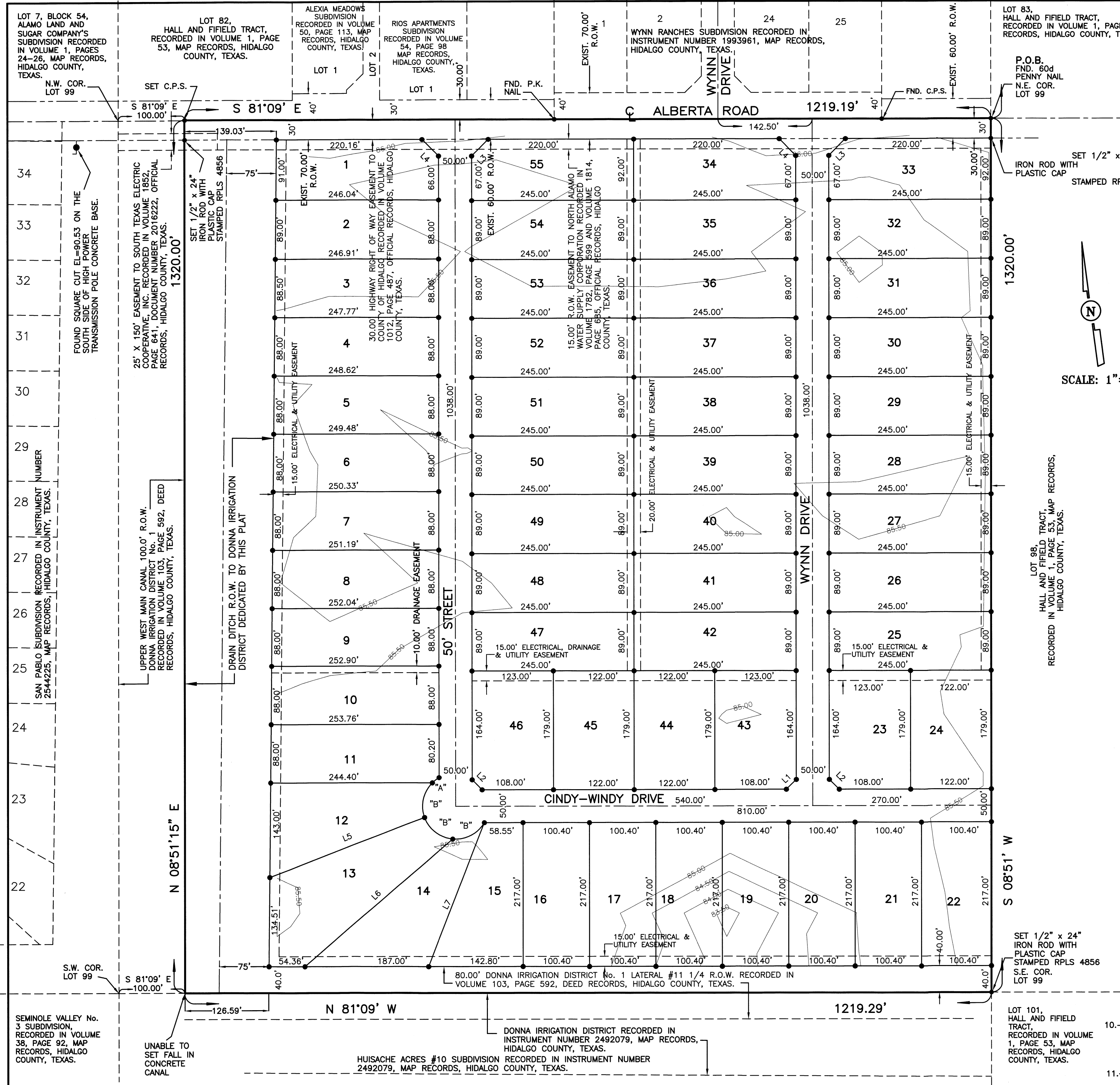
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

FILENAME : F:\DATA\SUBD\H.C.\SAN PABLO 2\PLAT

| SHEET NO. 1 | DATE PREPARED | PREPARED BY | CHECKED BY | APPROVED BY |
|-------------|---------------|-------------|------------|-------------|
| OF 3 SHEETS | 10-14-2014 | LG | | |
| | DATE REVISED | REVISED BY | CHECKED BY | APPROVED BY |



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 CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LEGEND - DENOTES 1/2"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 STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION 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'
REAR: 15.00'
SIDE: 6.00'
CORNER SIDE: 10.00'
CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET: 20.00'
FRONT CUL-DE-SAC: 15.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
- NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOTS.
- 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 60,950.97 CUBIC FEET (1.47) 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 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No.1: ELEV. =90.53 SQUARE CUL FOUND AT SOUTH SIDE OF HIGH POWER TRANSMISSION POLE CONCRETE BASE LOCATED 39.33 FEET SOUTH AND 63 FEET WEST FROM NORTHWEST CORNER OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
B.M. No.2 - ELEVATION - _____
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- LOTS 1, 33, 34 & 55 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO ALBERTA ROAD.
- THE DEVELOPER IS REQUIRED TO INSTALL A 6.0' CHAINLINK FENCE ALONG THE EAST SIDE OF THE DRAIN DITCH R.O.W. FOR LOTS 1 THROUGH 13.
- BUENA TIERRA DEVELOPMENT, INC., THE OWNER & SUBDIVIDER OF No. 2 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

PRINCIPAL CONTACTS:

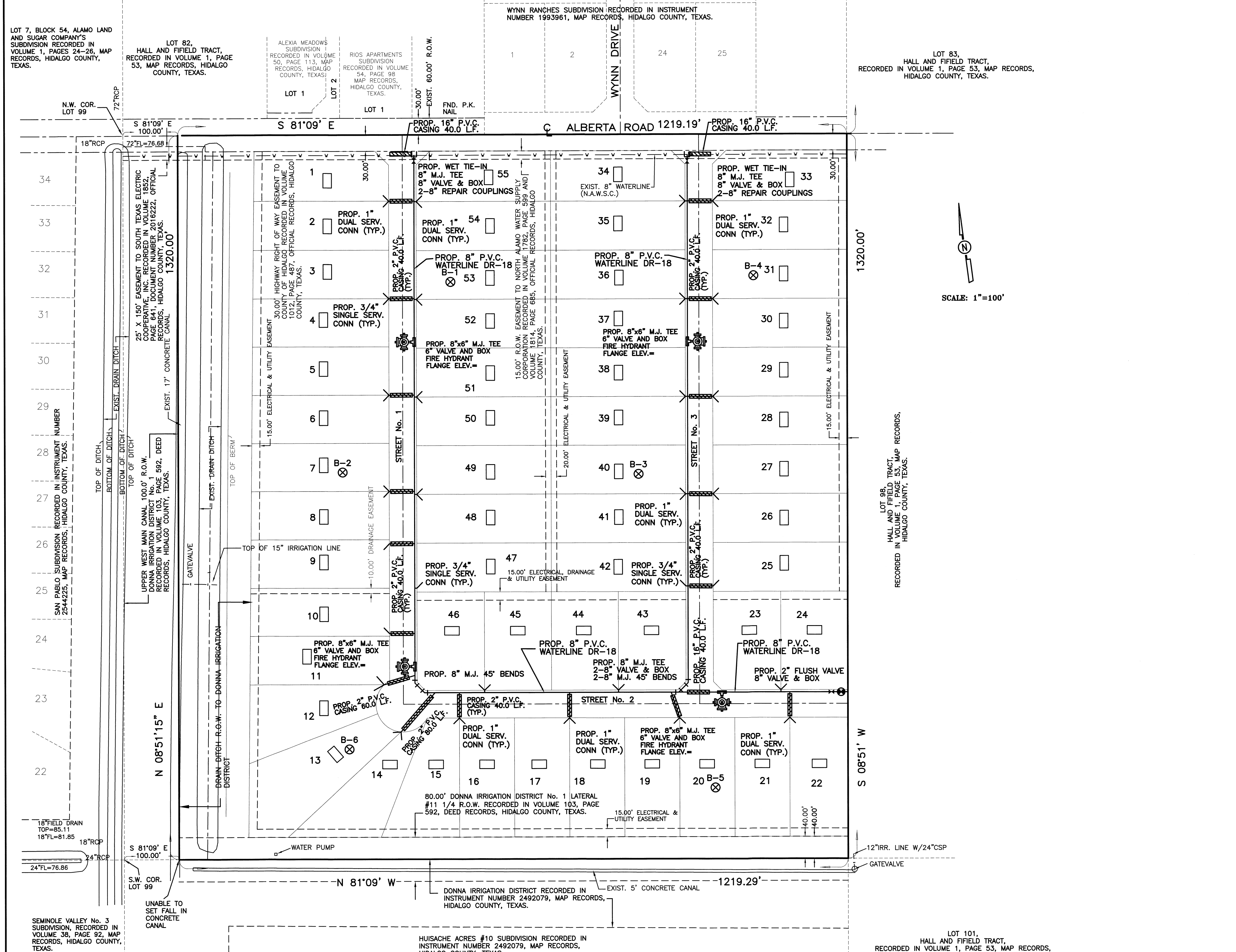
| Name | Address | City & Zip | Phone | Fax |
|-------------------------------|------------------------|--------------------|----------------|---------------|
| TILLMIN WELCH, PRESIDENT | 3714 S. EXPRESSWAY 281 | EDINBURG, TX 78539 | (956)386-0726 | (956)380-4395 |
| ENGINEER: ALFONSO QUINTANILLA | 124 E. STUBBS | EDINBURG, TX 78539 | (956) 381-6480 | (956)381-0527 |
| SURVEYOR: ALFONSO QUINTANILLA | 124 E. STUBBS | EDINBURG, TX 78539 | (956) 381-6480 | (956)381-0527 |

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

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

SAN PABLO SUBDIVISION No. 2

A 36.97 ACRE TRACT OF LAND OUT OF LOT 99, HALL-FIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1978374, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



FINAL ENGINEERING REPORT FOR SAN PABLO SUBDIVISION No. 2:
 BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.
 SAN PABLO SUBDIVISION No. 2 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. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF ALBERTA ROAD.

THE WATER SYSTEM FOR SAN PABLO SUBDIVISION No. 2 CONSIST OF AN 8" DIAMETER WATERLINE THAT CONNECTS TO THE SAID 8" WATERLINE ON ALBERTA ROAD AND RUNS SOUTH ON THE WEST SIDE OF STREET 3. ON THE SOUTHEAST CORNER OF LOT 43, THE 8" DIAMETER WATERLINE TURNS WEST AND RUNS ALONG THE NORTH SIDE OF STREET 2, ENDING WITH A 2" FLUSH VALVE ON THE SOUTHWEST CORNER OF LOT 24.

AN 8" DIAMETER WATERLINE CONNECTS TO THE EXISTING 8" WATERLINE ON ALBERTA ROAD AND RUNS SOUTH ALONG THE EAST SIDE OF STREET 1. THIS 8" DIAMETER WATERLINE LOOPS BACK WITH THE PREVIOUS WATERLINE ON STREET 2.

FROM THE 8" WATERLINE, TWENTY-FIVE (25) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SINGLE SERVICES AND FIVE (5) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ OR \$ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ OR \$ 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 MEMBERSHIPS OF OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FOUR (4) 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.
 SEWAGE FROM SAN PABLO SUBDIVISION No. 2, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A LANDFILL ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 7, 13, 20, 31, 40 and 53. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS 12258) INDICATES A CLAY LOAM AND SANDY CLAY LOAM (WITH TEXTURE CLASS II) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS. THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS WILL BE INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON .

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 ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES— THESE FACILITIES WILL BE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ OR \$ PER LOT.

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

ALFONSO QUINTANILLA
 P.E. No. 93995
 11-7-14
 DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN PABLO SUBDIVISION No. 2:
 POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Gastos.
 SAN PABLO SUBDIVISION No. 2 SERA PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO SUR DE ALBERTA ROAD.

EL SISTEMA DE AGUA PARA SAN PABLO SUBDIVISION No. 2 CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO Y CORRE SUR POR EL LADO OESTE DE LA CALLE TRES (STREET 3). EN LA ESQUINA SUDESTE DE LOTE 43, LA LINEA DE AGUA DE 8" DE DIAMETRO VOLTEA OESTE Y CORRE POR EL LADO NORTE DE LOTE 2 (STREET 2), TERMINANDO CON UNA VALVULA DE 2" EN LA ESQUINA SUDESTE DE LOTE 24.

OTRA LINEA DE AGUA DE 8" DE DIAMETRO SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO EN ALBERTA ROAD Y CORRE SUR POR EL LADO ESTE DE LA CALLE 1 (STREET 1). ESTA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE 2 (STREET 2).

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN VENTICINCO (25) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES PARA DESPUES DIVIDIRSE EN DOS SERVICIOS SENCILLOS DE 3/4" DE PULGADA, Y CINCO (5) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE.

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAJAS DE LOS MEDIDORES DE AGUA SERAN INSTALADAS A UN COSTO TOTAL DE US\$ O US\$ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ POR LOTE POR ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUBRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRASIAS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUATRO (4) 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.

DRENAJE: Descripción y Gastos.
 EL DRENAJE DE SAN PABLO SUBDIVISION No. 2, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUEÑO HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMARO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) HIZO SIEZ (6) PRUEBAS CON AGUIEROS EN EL CENTRO DE LOS LOTES 7, 13, 20, 31, 40 Y 53. (PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA). EL SUELO ES UNA MARGA DE BARRO ARENOSO Y MARGA DE BARRO (CON TEXTURA CLASE II) EXTENDIDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS SERAN INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE US\$ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL .

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 (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA DE AGUA (TODO INCLUIDO) SERA CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ O US\$ POR LOTE.

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN US\$ POR LOTE (TODO INCLUIDO) A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION.

ALFONSO QUINTANILLA
 P.E. No. 93995
 11-7-14
 DATE

LILIA A. QUINTANILLA - NOTARY PUBLIC

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

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 CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
 TILLMIN WELCH, PRESIDENT
 BUENA TIERRA HOLDINGS LLC
 SUBDIVIDERS OF SAN PABLO SUBDIVISION No. 2 HEREBY CERTIFY PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN 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 OF 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
 TILLMIN WELCH, PRESIDENT OF BUENA TIERRA HOLDINGS, L.L.C.
 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 there expressed.
 Given under my hand and seal of office this _____ day of _____, 20____.

LILIA A. QUINTANILLA - NOTARY PUBLIC

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

REVISION NOTES

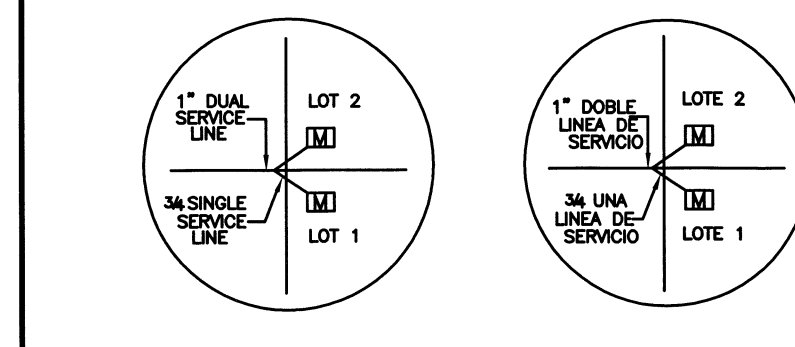
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FILENAME : F:\DATA\SUBDIV\NO.2\SAN PABLO SUBDIVISION No. 2\WATER.BPLT
 SHEET NO. 2 OF 3 SHEETS
 DATE PREPARED 10-15-2014 BY G. GONZALEZ
 DATE REVISION REVISION BY CHECKED BY APPROVED BY

B-1 TEST BORINGS
 SEPTIC TANK (OSSF)

COST ESTIMATE
 WATER DISTRIBUTION: \$
 DRAINAGE IMPROVEMENTS: \$
 PAVING IMPROVEMENTS: \$
 SEPTIC TANK (OSSF): \$

WATER METER BOX CAJA DE MEDIDOR DE AGUA
 8" WATER SUPPLY LINE 8" LINEA DE AGUA
 SERVICE LINES LINEAS DE SERVICIOS



TILLMIN WELCH, PRESIDENT
 BUENA TIERRA HOLDINGS LLC
 3714 S. EXPRESSWAY 281
 EDINBURG TX, 78539

DATE _____

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

SAN PABLO SUBDIVISION No. 2

A 36.97 ACRE TRACT OF LAND OUT OF LOT 99, HALL-FIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1978374, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR San Pablo Subdivision No. 2

San Pablo Subdivision No. 2 is a 36.97 acre tract of land out of Lot 99, Hall-Field Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 53, map records, Hidalgo County, Texas, and according to Special Warranty Deed with Vendor's Lien recorded in Document Number 2351162, official records, Hidalgo County, Texas. This subdivision is located on the south side of Alberta Road approximately 1,200.00 feet west of Valverde Road (F.M. 1423). The proposed subdivision will consist of 55 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, clay, and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-35. 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=10.50 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=31.79 cubic feet per second for an increase of Q=21.29 cubic feet per second. Detention will be 60,950.37 cubic feet (1.40 acre feet) and will be accomplished by excavating this volume within the existing Donna Irrigation Drain Ditch located on the west side of this development. Street runoff will flow into proposed type "A" inlets that will drain into a proposed storm sewer system consisting of 18 inch, 24 inch and 30 inch drain lines. The proposed drain lines will drain and outfall into the existing Donna Irrigation District Drain Ditch.

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:

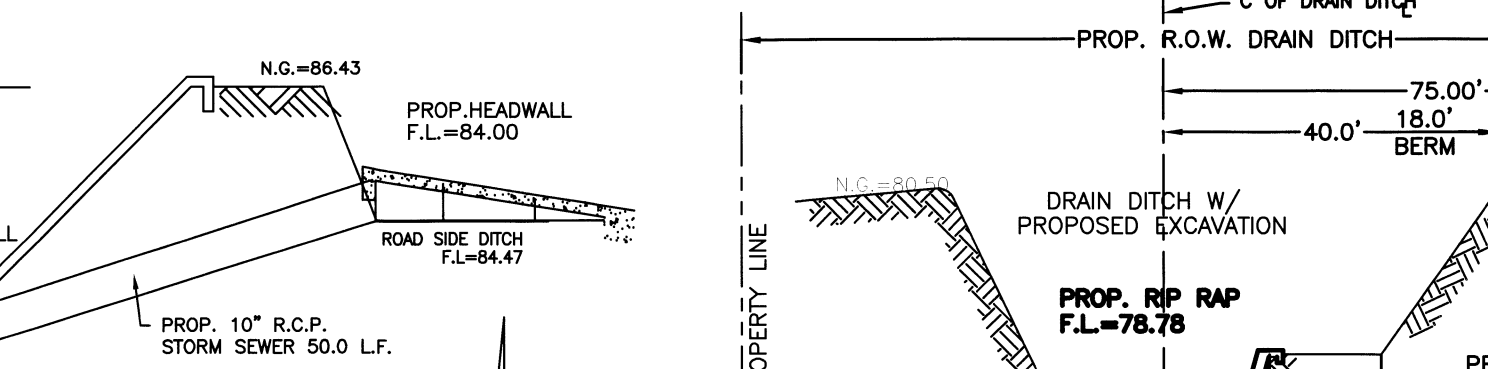
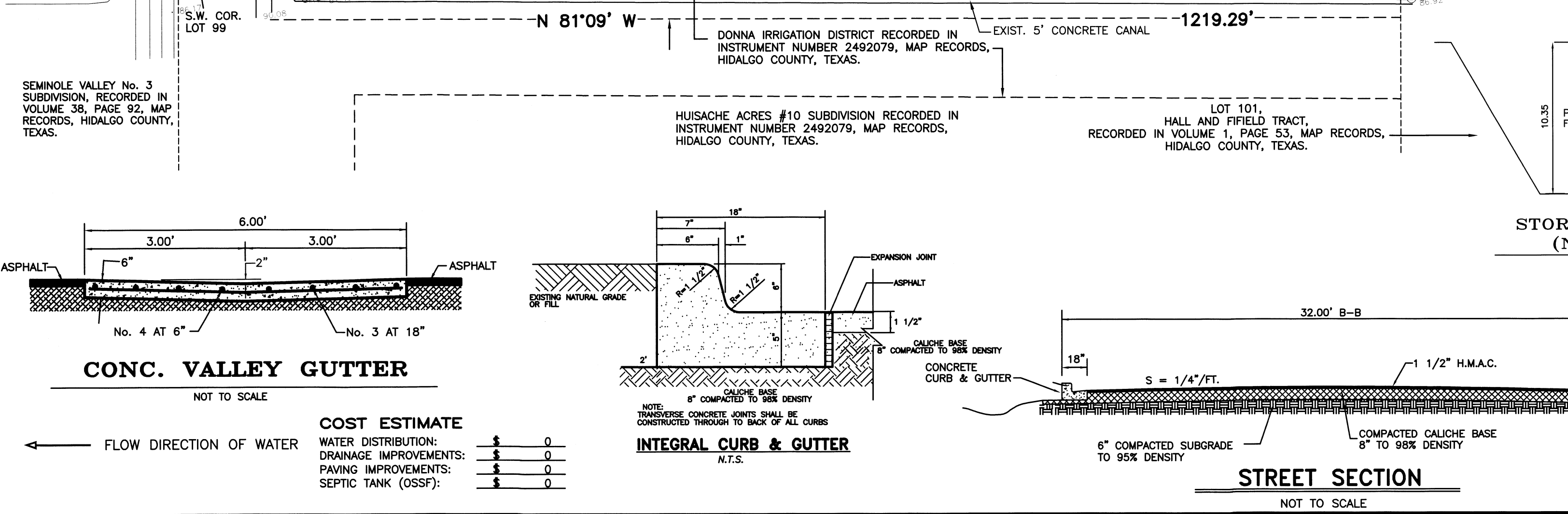
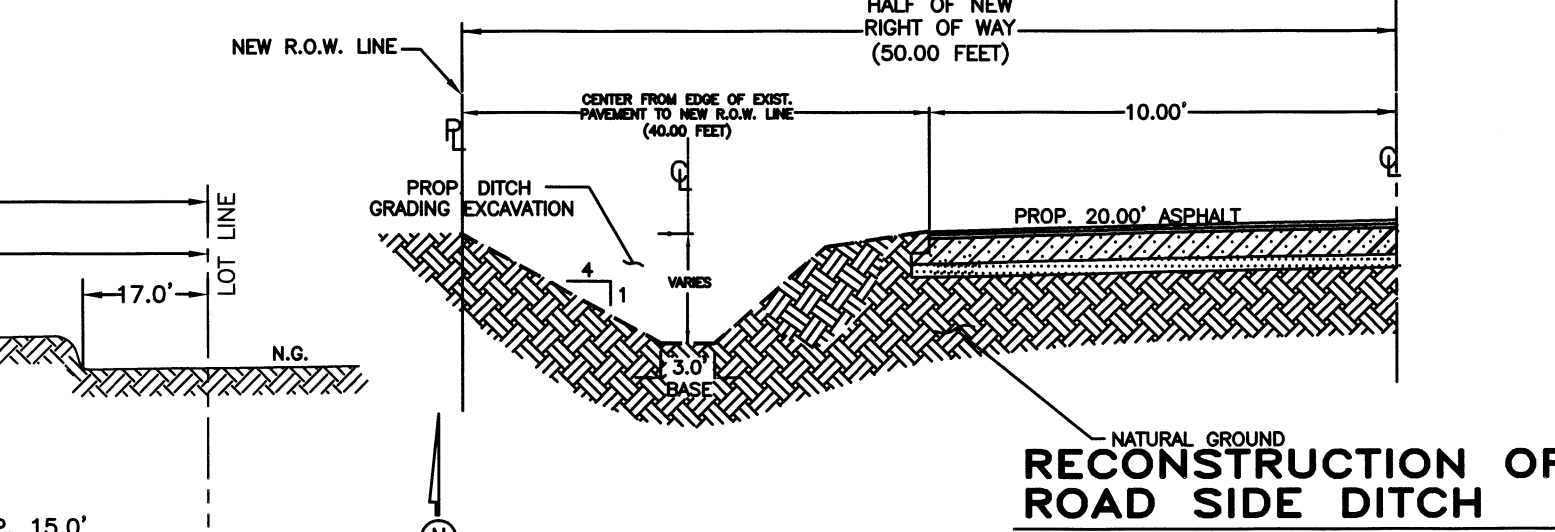
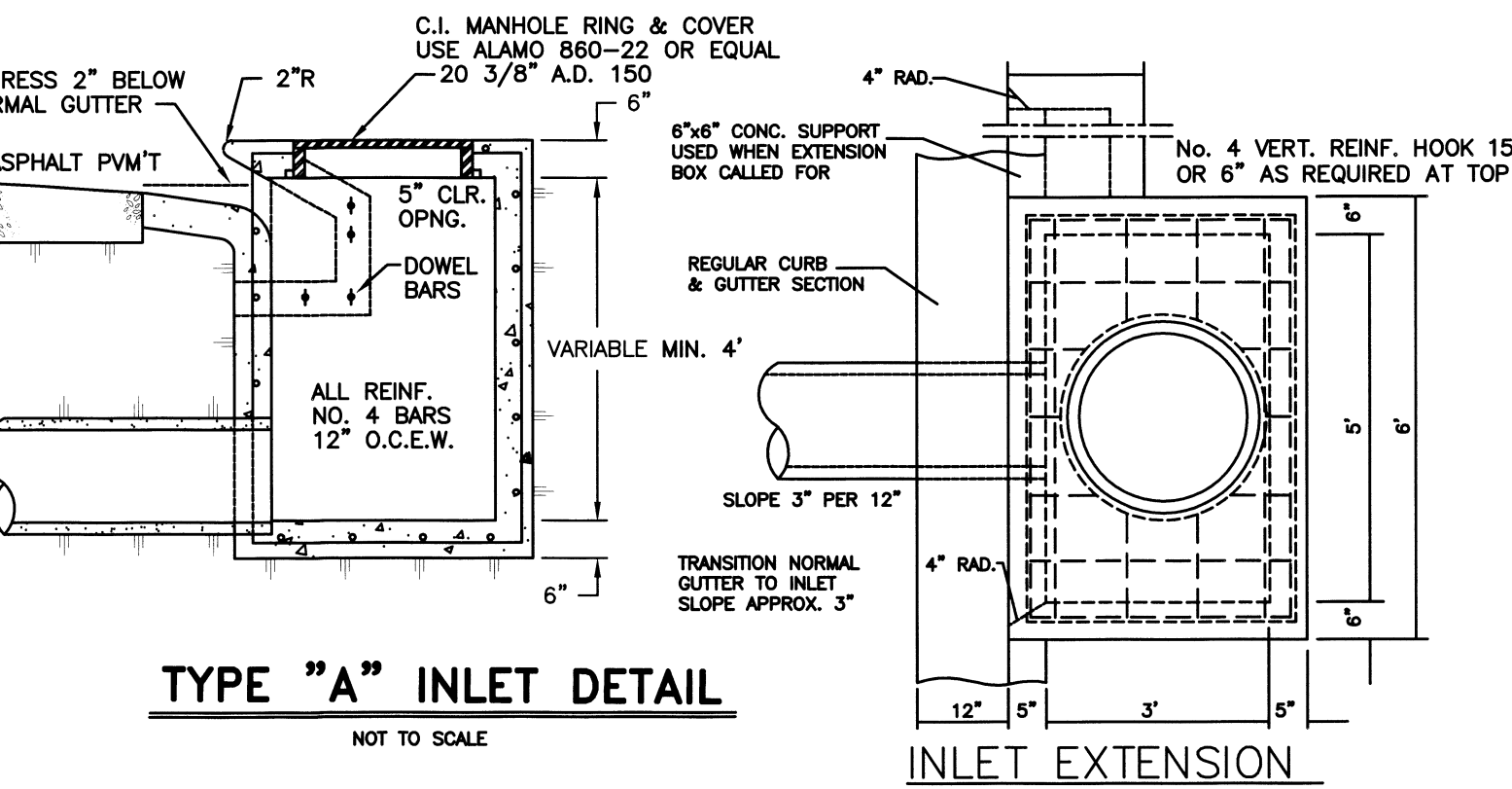
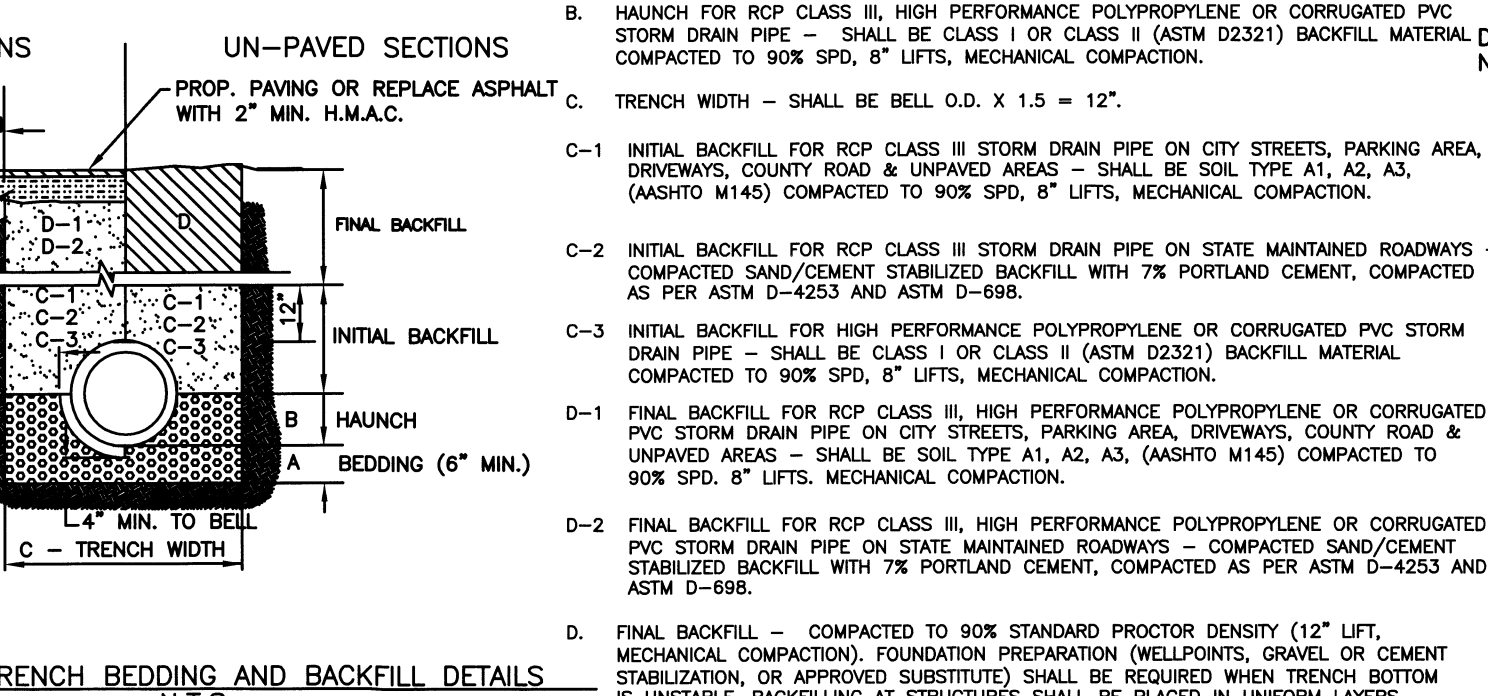
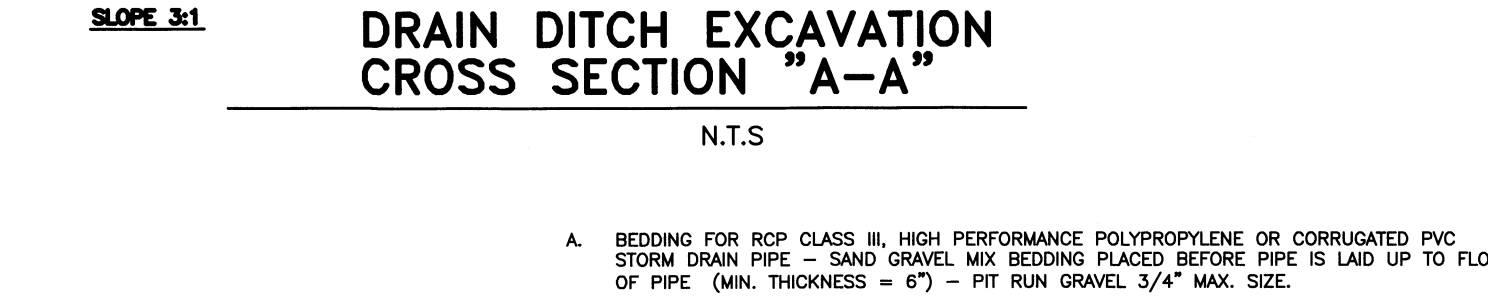
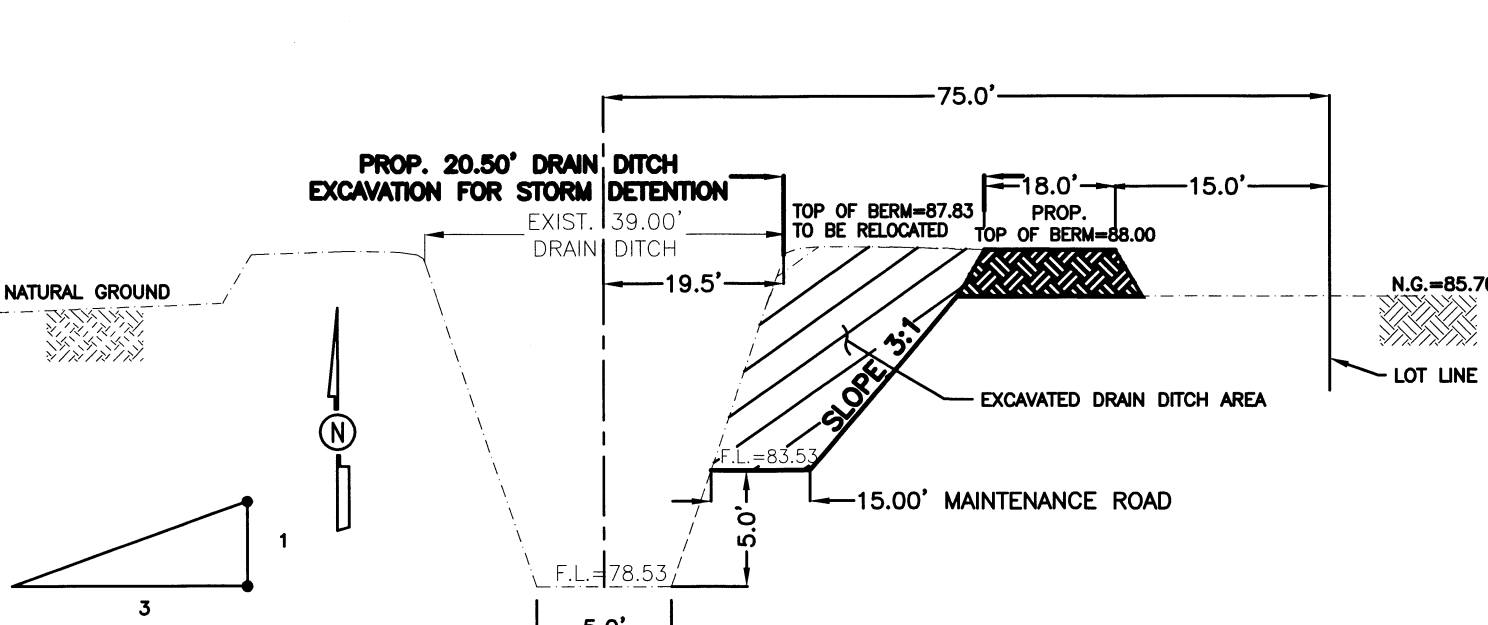
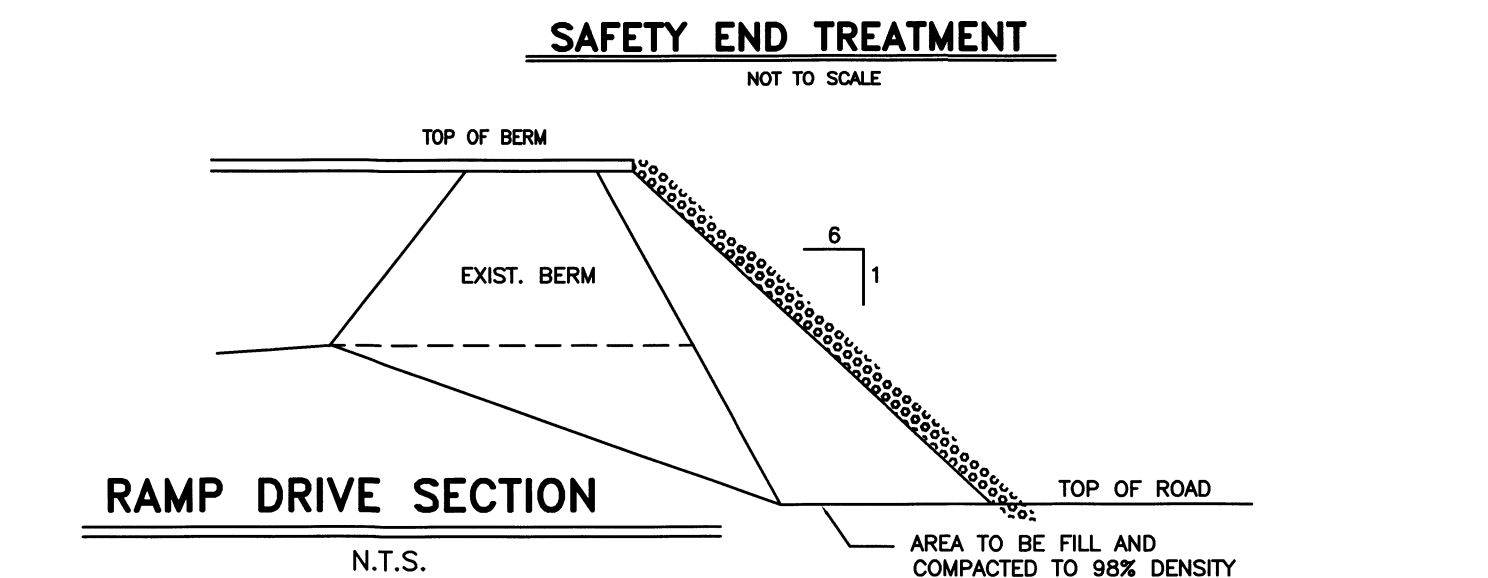
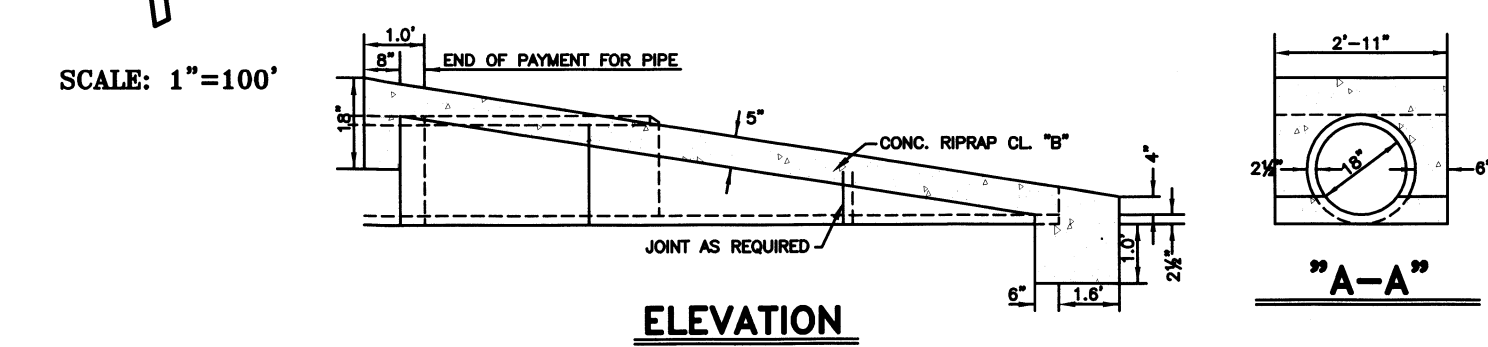
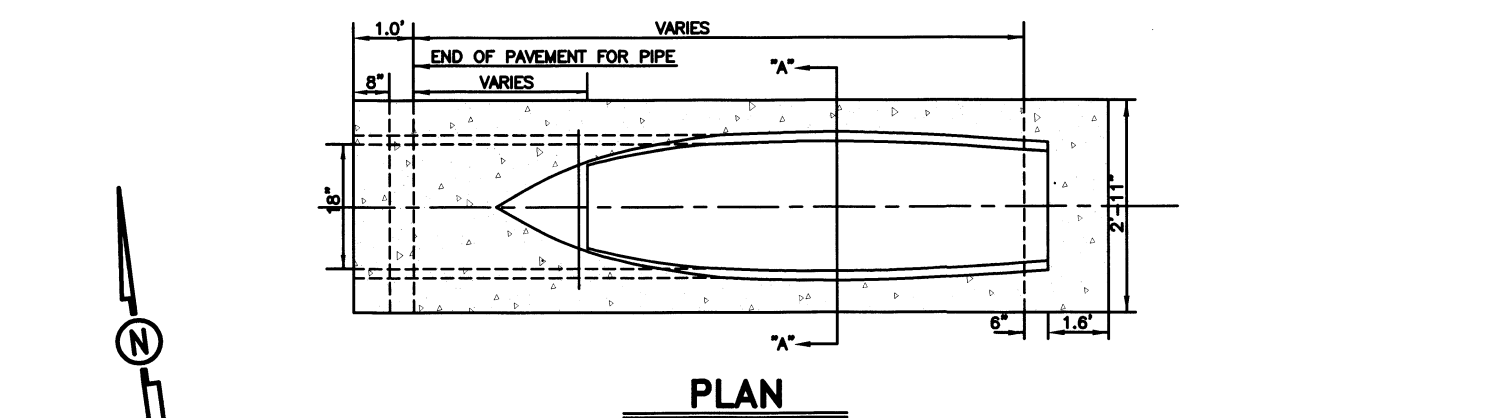
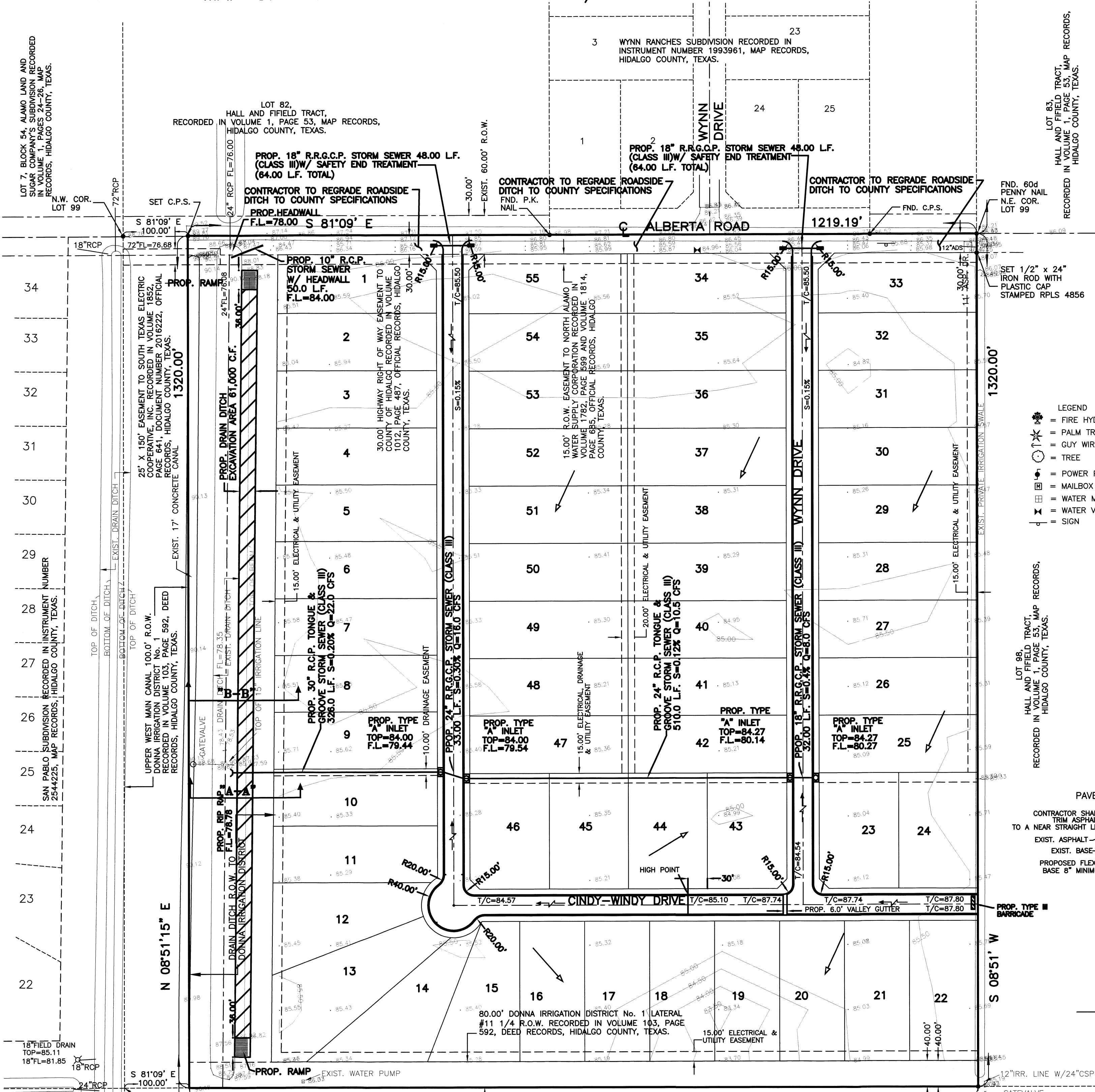
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" [AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN] AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C (NOVEMBER 16, 1982) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN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



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 93995
 DATE 11-7-14

REVISION NOTES

| No. | Sheet | REVISION | Date | Approved |
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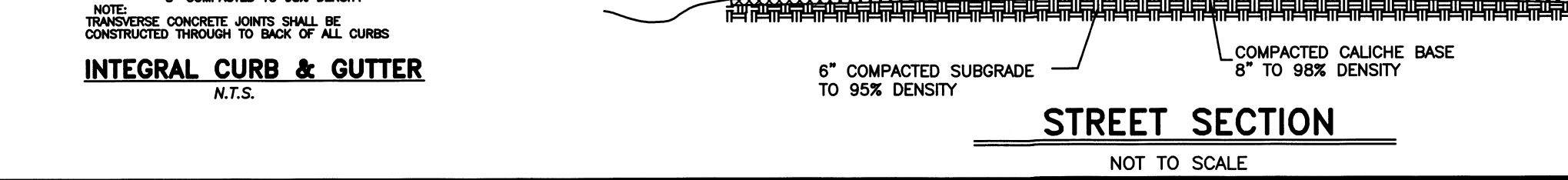
CONC. VALLEY GUTTER

NOT TO SCALE

FLOW DIRECTION OF WATER

COST ESTIMATE

| | |
|------------------------|------|
| WATER DISTRIBUTION: | \$ 0 |
| DRAINAGE IMPROVEMENTS: | \$ 0 |
| PAVING IMPROVEMENTS: | \$ 0 |
| SEPTIC TANK (OSS): | \$ 0 |



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS

124 E. STUBBS ST. EDWING, TEXAS 78539

REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

PHONE: 956-381-6480 FAX: 956-381-0927

OFFICE: QHAENGINEERING.COM

FILED FOR RECORD IN HIDALGO COUNTY 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 SHEETS

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| FILED IN | PREPARED BY | CHECKED BY | APPROVED BY |
| DATE PREPARED | DATE CHECKED | DATE APPROVED | DATE APPROVED |
| 10-14-2014 | LG | | |