



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 09-01-2015

PROPOSED San Joaquin Ph. 2 SUBDIVISION, PRECINCT No. 1.

ENGINEER: Quintanilla, Headley & Associates DEVELOPER: Herb Schurlock

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 163 *SINGLE FAMILY *MULTI-FAMILY 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 to be widened.

ROAD R.O.W. DEDICATION: 30 feet to Minnesota Rd.

H.C.R.O.W. FINAL APPROVAL DATE: 8-05-15 : 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: NAWSC LINE SIZE: 10" LOCATION: Minnesota Rd

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 12" LOCATION: Minnesota Rd

H.C.O.E.C. FINAL APPROVAL DATE: 8-05-15.: 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.

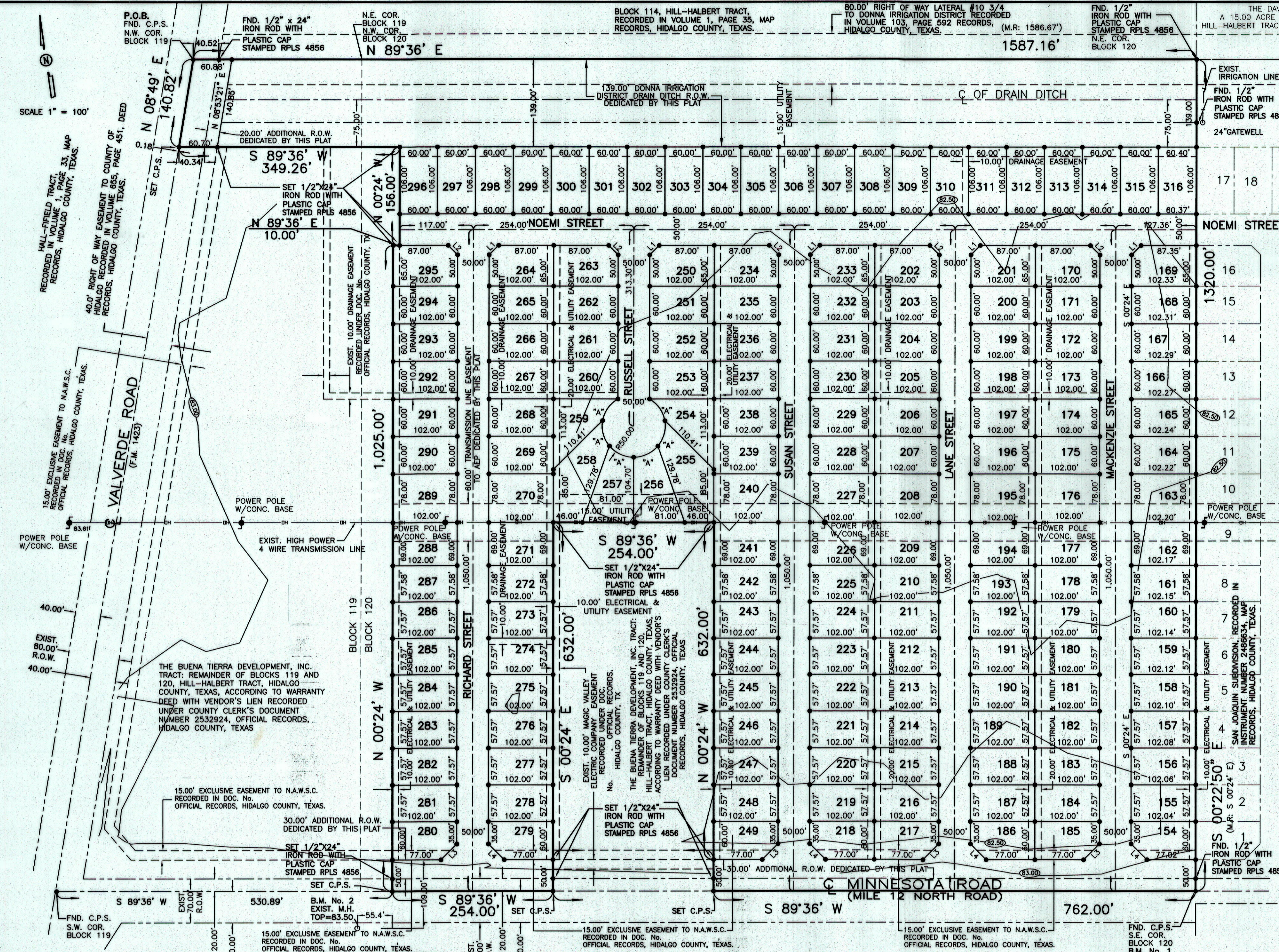
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 8-25-14

STAFF RECOMMENDS: Preliminary Approval subject to comments and future recommendations by planning and other departments.

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



SUBDIVISION PLAT OF: SAN JOAQUIN SUBDIVISION PHASE II

A 36.12 ACRE TRACT OF LAND OUT OF BLOCK 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2532924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

A 36.12 ACRE TRACT OF LAND OUT 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2532924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO 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 WITH THE RIGHT OF WAY OF VALVERDE ROAD (F.M. 1423) FOR THE NORTHWEST CORNER OF BLOCK 119 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 89°36' E, ALONG THE NORTH LINE OF BLOCKS 119 AND 120, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 40.52 FEET FOR THE EAST RIGHT OF WAY LINE OF VALVERDE ROAD (F.M. 1423), A TOTAL DISTANCE OF 1,587.16 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF BLOCK 120 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 02°22'50" E (MAP RECORD S 00°24' E), PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 RPLS FOUND AT 100.00 FEET FOR THE SOUTH LINE OF A 100.00 FOOT DONNA IRRIGATION DISTRICT DRAIN DITCH RIGHT OF WAY AND 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 SOUTHEAST CORNER OF BLOCK 120 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 89°36' W, ALONG THE SOUTH LINE OF BLOCK 120 AND THE CENTERLINE OF MINNESOTA ROAD, A DISTANCE OF 782.00 FEET TO COTTON PICKER SPINDLE SET FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 00°24' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 RPLS SET AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 632.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 89°36' W, A DISTANCE OF 254.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 RPLS SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 02°24' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 RPLS SET AT 812.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 632.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF BLOCK 120 AND IN THE CENTERLINE OF MINNESOTA ROAD FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 89°36' W, ALONG THE SOUTH LINE OF BLOCK 120 AND THE CENTERLINE OF MINNESOTA ROAD, A DISTANCE OF 254.00 FEET TO COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 00°24' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 RPLS SET AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 1,025.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 SET FOR THE AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 89°36' E, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 RPLS SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 00°24' W, A DISTANCE OF 158.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 RPLS SET FOR THE AN INTERIOR CORNER OF THIS TRACT.

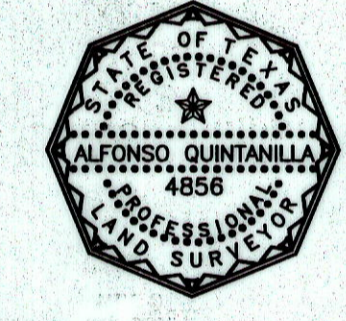
THENCE: S 89°36' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 RPLS SET AT 308.82 FEET FOR THE EAST RIGHT OF WAY LINE OF VALVERDE ROAD (F.M. 1423), A TOTAL DISTANCE OF 349.28 FEET TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF BLOCK 119 AND WITHIN THE RIGHT OF WAY OF VALVERDE ROAD (F.M. 1423) FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 89°49' E, ALONG THE WEST LINE OF BLOCK 119 AND WITHIN THE RIGHT OF WAY OF VALVERDE ROAD (F.M. 1423), A DISTANCE OF 140.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.12 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

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

TILLMAN WELCH, PRESIDENT OF BUENA TIERRA DEVELOPMENT INC., AS OWNER OF THE 36.12 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JOAQUIN SUBDIVISION PHASE II HEREBY SUBMITS THE PLAT 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.

Tillman Welch
TILLMAN WELCH, PRESIDENT
BUENA TIERRA DEVELOPMENT INC.
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539

7-2-15
DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TILLMAN WELCH, PRESIDENT OF BUENA TIERRA DEVELOPMENT 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 he executed the same for the purposes and consideration there expressed.

Given under my hand and seal of office this 2nd day of July, 2015.

Neida S. Ramirez
NEIDA 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(a)

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 _____
Hidalgo County Clerk _____ date _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN JOAQUIN SUBDIVISION PHASE II was received and approved by the City Council of the City of Donna on July 8, 2014.

Maria Mery 7-16-15
Mayor of the City of Donna Date _____
Martha Alvarez 7-16-15
Secretary of the City of Donna Date _____

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS 10th DAY OF July 2015.

Alfonso Quintanilla SECRETARY
Rosendo Guzman 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

DATED THIS 10th DAY OF July 2015

COMMISSION SECRETARY: *Alfonso Quintanilla* CHAIRMAN PLANNING COMMISSION: *Alfonso Quintanilla*

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 HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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. 77062

7-1-15
DATE

CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH
"A"	50°00'00"	50.00'	43.63'

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	N 44°36'00" E	21.21'
L2	S 45°24'00" E	21.21'
L3	N 44°36'00" W	35.36'
L4	N 45°24'00" W	35.36'

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

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
154	5809.13	0.13
155	5874.85	0.13
156	5875.98	0.13
157	5877.10	0.13
158	5878.23	0.13
159	5879.36	0.13
160	5880.48	0.13
161	5882.63	0.14
162	7050.84	0.18
163	7972.46	0.18
164	6134.07	0.15
165	6135.29	0.15
166	6136.52	0.15
167	6137.74	0.15
168	6138.96	0.15
169	6539.42	0.15
170	6517.50	0.15
171-175	6120.00	0.14
176	7956.00	0.18
177	7038.00	0.16
178	5873.16	0.13
179-184	5872.14	0.13
185-186	5807.50	0.13
187-192	5872.14	0.13
193	5873.16	0.13
194	7038.00	0.16
195	7956.00	0.18
196-200	6120.00	0.14
201-202	6517.50	0.15
203-207	6120.00	0.14
208	7038.00	0.16
209	5873.16	0.13
210	5872.14	0.13
211-216	5872.14	0.13
217-218	5807.50	0.13

AREA DATA TABLE

LOT	AREA (S.F.)	AC.
219-224	5872.14	0.13
225	5873.16	0.13
226	7038.00	0.16
227	7956.00	0.18
228-232	6120.00	0.14
233-234	6517.50	0.15
235-239	6120.00	0.14
240	7956.00	0.18
241	7038.00	0.16
242-248	5872.14	0.13
249	5807.50	0.13
250	6517.50	0.15
251-253	6120.00	0.14
254	6025.70	0.14
255	6025.70	0.14
256	6835.48	0.16
257	6835.48	0.16
258	6025.70	0.14
259	6025.70	0.14
260-262	6120.00	0.14
263-264	6517.50	0.15
265-269	6120.00	0.14
270	7956.00	0.18
271	7038.00	0.16
272	5873.16	0.13
273-278	5872.14	0.13
279-280	5807.50	0.13
281-286	5872.14	0.13
287	5873.16	0.13
288	7038.00	0.16
289	7956.00	0.18
290-294	6120.00	0.14
295	6517.50	0.15
296-315	6360.00	0.15
316	6400.63	0.15

INDEX OF SHEETS

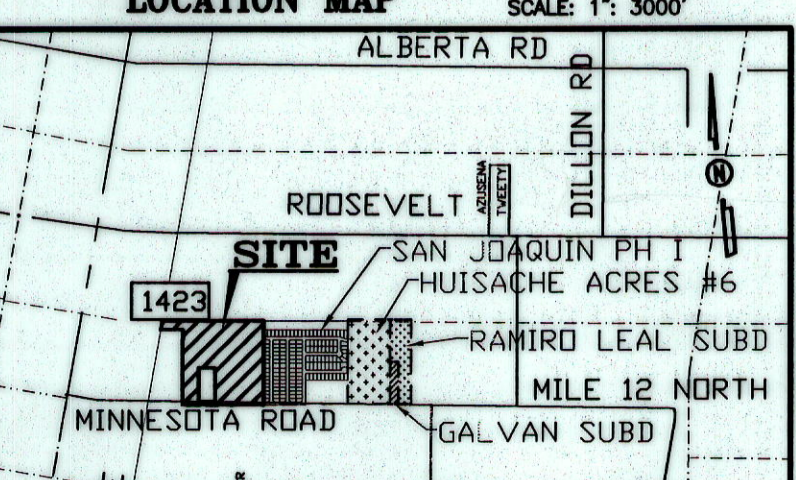
SHEET 1: HEADING INDEX, LOCATION MAP AND ETC. PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), ENGINEER'S & SURVEYOR'S CERTIFICATION, NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION, CITY APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, RECORDING NOTES, HCD NO. 1 CERTIFICATION, 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) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved
1	1	CLIP, PLAT, BENCHMARK	11-24-14	A.O.
2	1	BENCHMARK	11-24-14	A.O.



PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMUM FLOODING. (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 18, 1982

2.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 154 THROUGH 316. THIS SHALL BE STIPULATED IN ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

3.- 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. 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.

4.- MINIMUM BUILDING SETBACK LINES: FRONT: 25.00' REAR: 15.00' SIDE: 6.00' SIDE ABUTTING STREET: 10.00' FRONT CUL-DE-SAC: 15.00' OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES

5.- THIS SUBDIVISION WILL BE PROVIDED BY SANITARY SEWER BY N.A.W.S.C. 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 CHARGE 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).

6.- LOCATION OF SUBDIVISION WITH RESPECT TO THE 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 ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,798). SAN JOAQUIN SUBDIVISION 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
OWNER:	BUENA TIERRA DEVELOPMENT INC. TILLMAN WELCH, PRESIDENT	3714 S. EXPRESSWAY 281 EDINBURG, TX 78539	(956)381-0726	(956)380-4395
ENGINEER:	EULALIO RAMIREZ	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

8.- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 207,197.08 CUBIC FEET (4.78 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:

PHASE II - 145,800.87 cubic feet (3.35 acre-feet)
PHASE III - 61,396.21 cubic feet (1.41 acre-feet)
TOTAL - 207,197.08 cubic feet (4.78 acre-feet)

9.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10.- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No.1: ELEV. =84.24 FND. C.P.S. ON MINNESOTA ROAD LOCATED AT SOUTHWEST CORNER OF THIS SUBDIVISION, N.A.V.D. 88 DATUM. B.M. No.2: ELEVATION=83.50 TOP OF EXISTING SANITARY MANHOLE LOCATED 109 FEET SOUTH AND 55.4 FEET WEST OF SOUTHEAST CORNER OF LOT 313 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.

11.- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

12.- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

13.- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

14.- LOTS 154, 185, 186, 217, 218, 249, 279, & 280 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MINNESOTA ROAD.

15.- A 6.0' CHAINLINK FENCE SHALL BE INSTALLED ALONG THE SOUTH SIDE OF THE DRAIN DITCH R.O.W. FOR LOTS 296 THROUGH 316 BY LOT OWNER AT BUILDING PERMIT STAGE.

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 or 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 Grantee's adjacent lands 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, Grantee further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. Thus, the undersigned together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor consents 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 2nd day of July 2015.

Tillman Welch
BUENA TIERRA DEVELOPMENT INC.
TILLMAN WELCH, PRESIDENT
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539

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

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

SHEET NO. 1 OF 3 SHEETS

FILENAME: F:\DATA\SUB\DONNA\SAN JOAQUIN.PLT
DATE PREPARED: 5-28-14
DATE REVISION: 11-26-2014

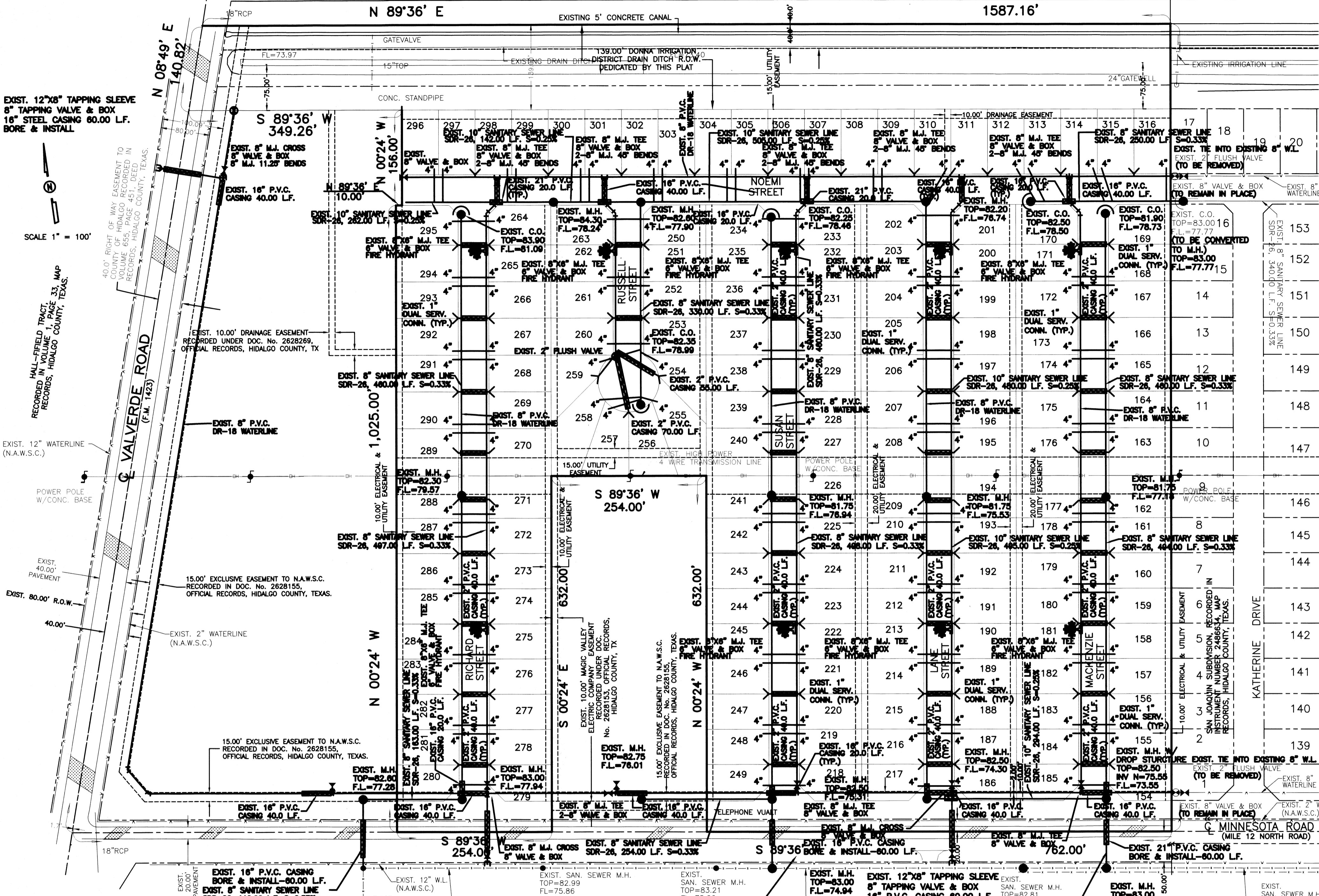
PREPARED BY: M. GONZALEZ
CHECKED BY: J. GONZALEZ
APPROVED BY: E.R.

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

SAN JOAQUIN SUBDIVISION PHASE II

A 36.12 ACRE TRACT OF LAND OUT OF BLOCK 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2532924, 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 10\"/>

SEWAGE FACILITIES: Description and Costs.
 SAN JOAQUIN SUBDIVISION PHASE II WILL BE TREATED BY WASTEWATER SERVICE FROM 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 TREAT THE SUFFICIENT WASTEWATER 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 WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 10\"/>

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 \$ 414,503.00 WHICH EQUALS TO \$ 2,542.96 PER LOT.
 SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 254,257.50 WHICH EQUALS TO \$ 1,559.86 PER LOT.

REPORTE FINAL DE INGENIERIA PARA SAN JOAQUIN SUBDIVISION PHASE II:

LA SUBDIVISION SAN JOAQUIN SUBDIVISION PHASE II RECIBIRÁ SU PROVISIÓN 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 PROVISIÓN DE AGUA POR AL MENOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN 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 LÍNEA DE AGUA EXISTENTE DE 12\"/>

SERVICIO DE DRENAJE: Descripción y Costos.
 LA SUBDIVISION SAN JOAQUIN SUBDIVISION PHASE II RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE N.A.W.S.C. EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR AL MENOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LÍNEA DE DRENAJE SANITARIO EXISTENTE DE 10\"/>

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 GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS), CERTIFICADO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
 AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE US\$ 414,503.00 O US\$ 2,542.96 POR LOTE.
 DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARÁ UN COSTO TOTAL DE US\$ 254,257.50 O US\$ 1,559.86 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:
 TILLMAN WELCH, PRESIDENT OF BUENA TIERRA DEVELOPMENT INC. SUBDIVIDERS OF SAN JOAQUIN 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.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

STATE OF TEXAS
 COUNTY OF HIDALGO

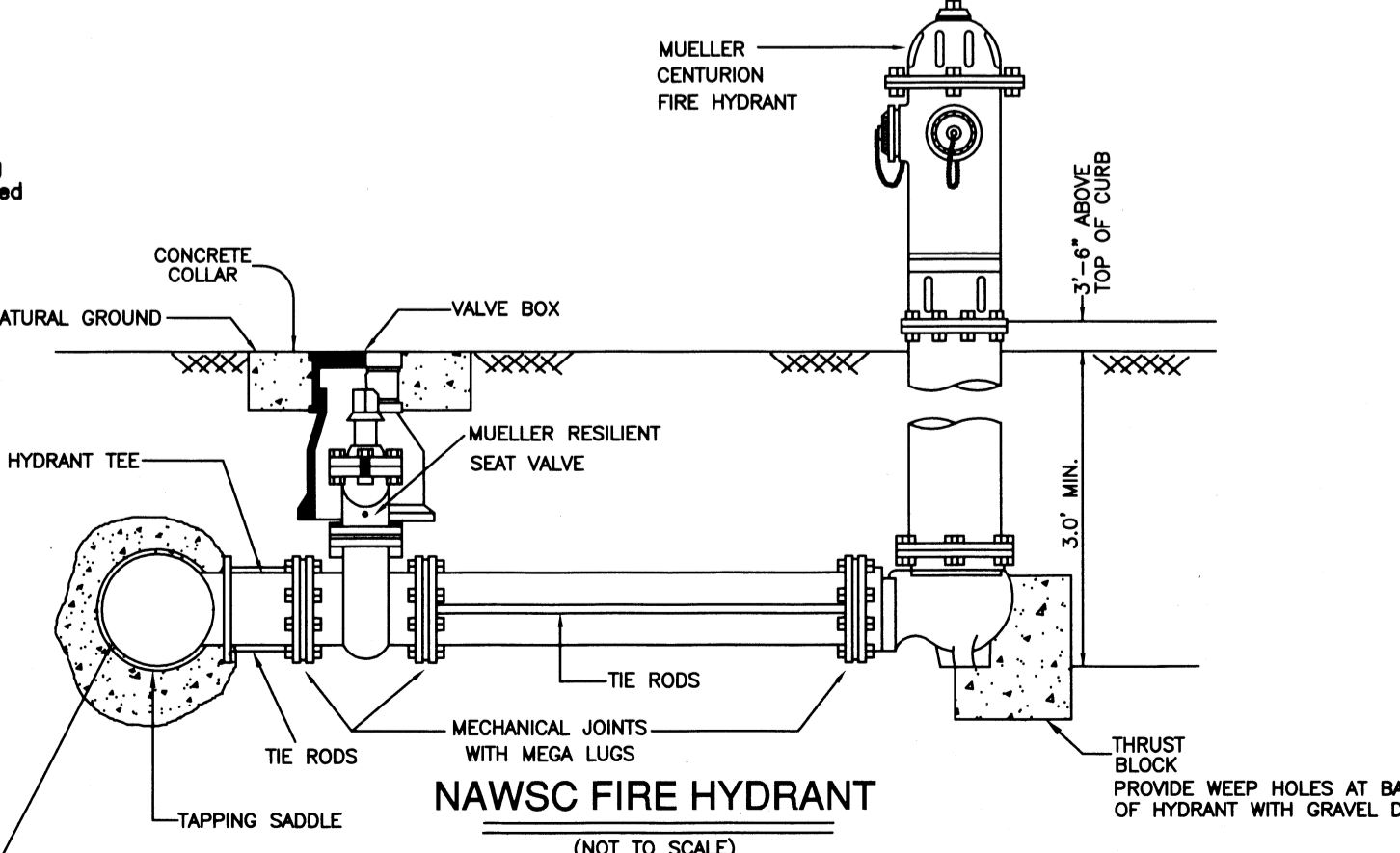
BEFORE ME, the undersigned notary public, on this day personally appeared

TILLMAN WELCH,
 PRESIDENT OF BUENA TIERRA DEVELOPMENT 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 he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13th day of August, 2015

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

Neida Ramirez
 NEIDA S. RAMIREZ - NOTARY PUBLIC



COST ESTIMATE

WATER DISTRIBUTION:	\$ 253,653.00
DRAINAGE IMPROVEMENTS:	\$ 204,078.00
PAVING IMPROVEMENTS:	\$ 519,116.25
SANITARY SEWER	\$ 254,257.50

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

LAND SURVEYORS
 PHONE 936-381-6400
 FAX 936-381-0527
 OFFICE@QHAENGINEERING.COM

EULALIO RAMIREZ
 EULALIO RAMIREZ
 P.E. No. 77062

8-13-15
 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

SHEET NO. 2 OF 3

FILED NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
FILED NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

SAN JOAQUIN SUBDIVISION PHASE II

A 36.12 ACRE TRACT OF LAND OUT OF BLOCK 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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2532924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

MASTER DRAINAGE REPORT FOR SAN JOAQUIN SUBDIVISION PHASE II & III BY: EULALIO RAMIREZ, P.E.	(36.12 ACRES) PHASE II - 145,800.87 cubic feet (3.35 acre-feet) (14.93 ACRES)	PHASE III - 61,396.21 cubic feet (1.41 acre-feet) (51.33 ACRES)	TOTAL - 207,197.08 cubic feet (4.76 acre-feet)
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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.

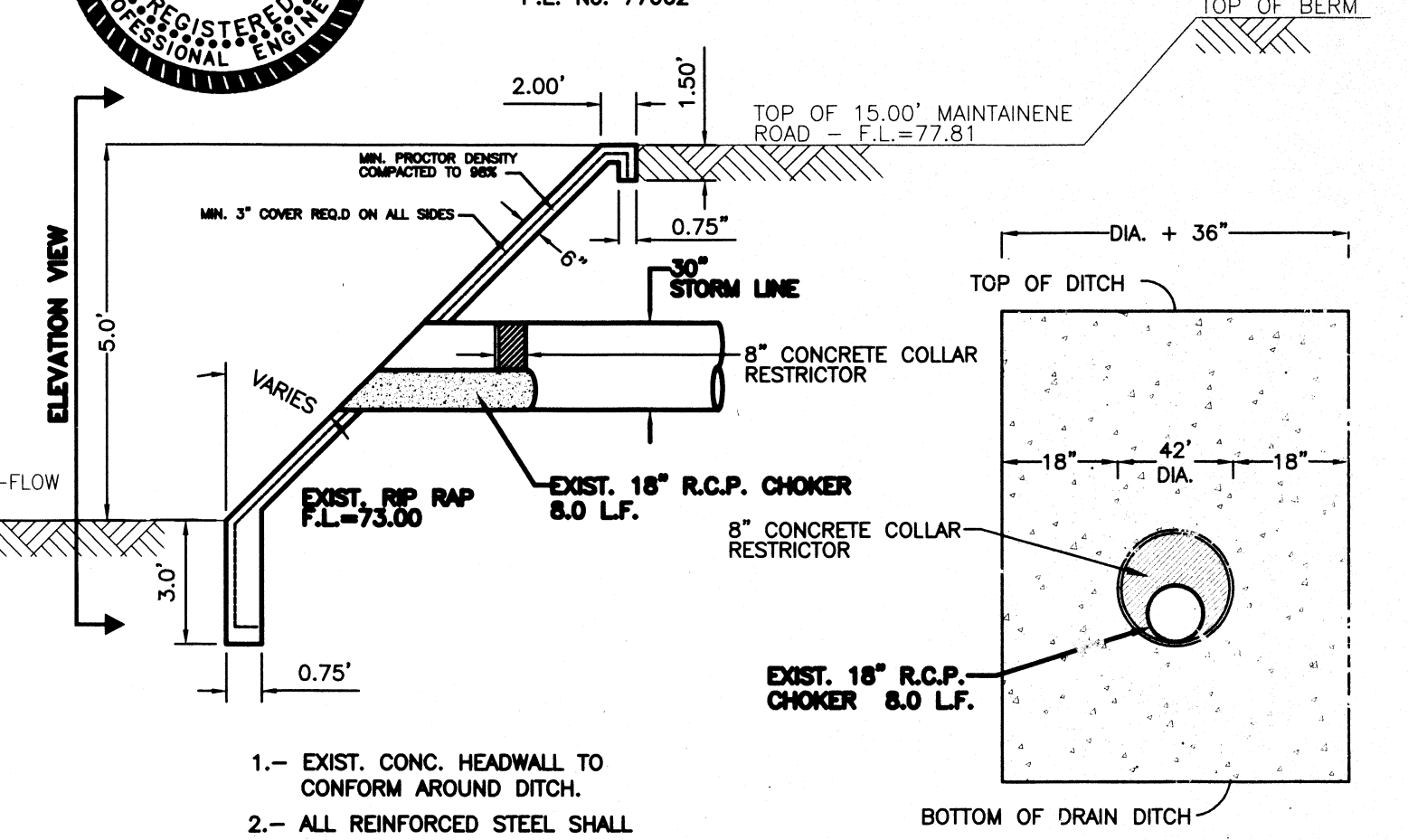
Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q=12.29 cubic feet per second based on a 10-year storm.

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 systems 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.

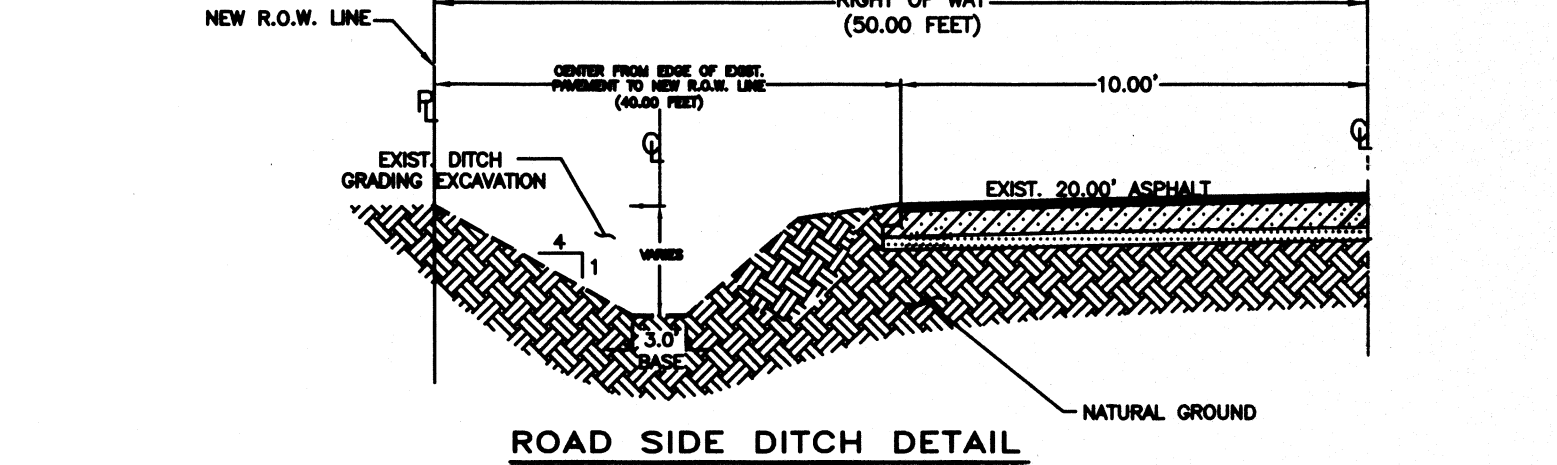
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" [AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN] AS DESCRIBED IN COUNTY PANEL NUMBER 480334 0425 C (NOVEMBER 16, 1982) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION,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

EULALIO RAMIREZ
P.E. No. 77062
DATE: 8-4-15

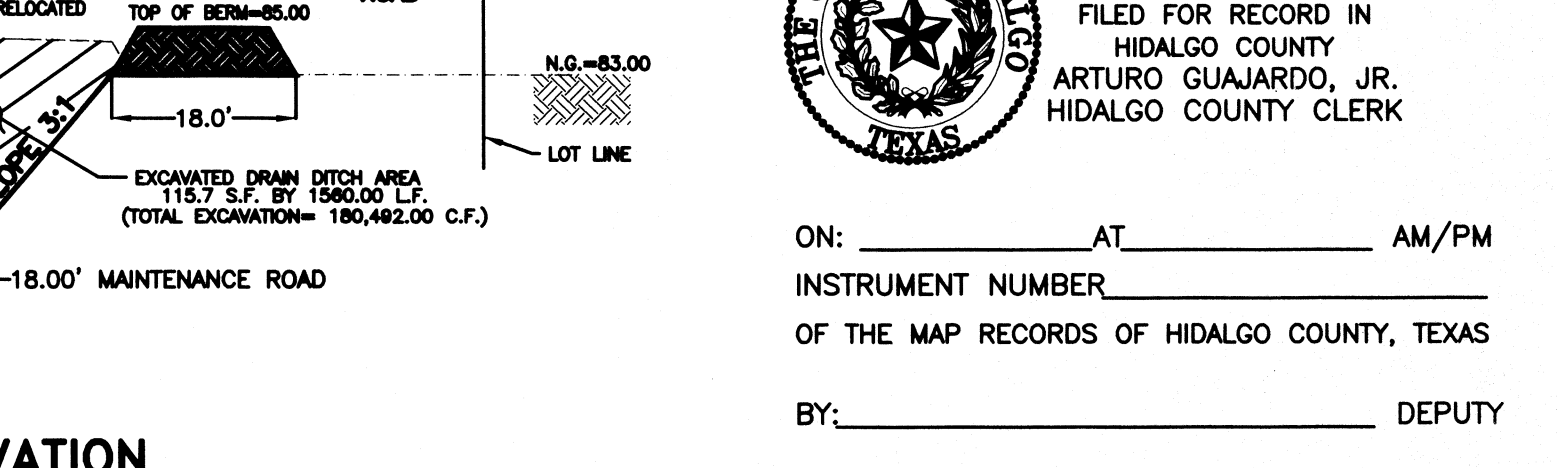


STORM DISCHARGE STRUCTURE
NOT TO SCALE

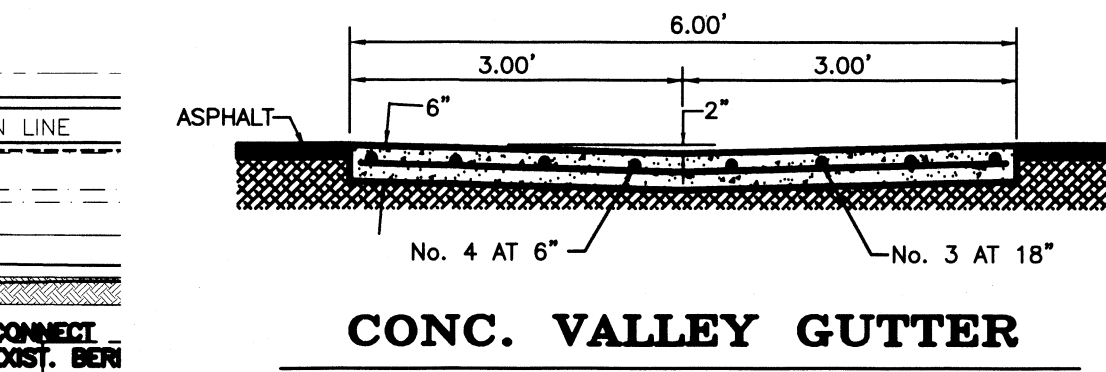
- 1- EXIST. CONC. HEADWALL TO CONFORM AROUND DITCH.
- 2- ALL REINFORCED STEEL SHALL BE GRADE 60
- 3- CONC. @ 3000 PSI AT MIN. 28 DAYS COMPRESSION STRENGTH.



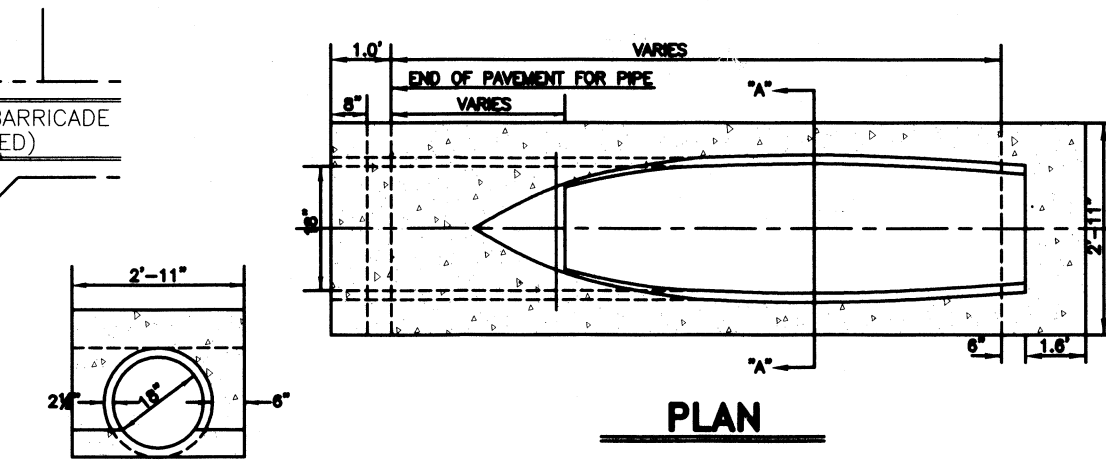
ROAD SIDE DITCH DETAIL
NOT TO SCALE



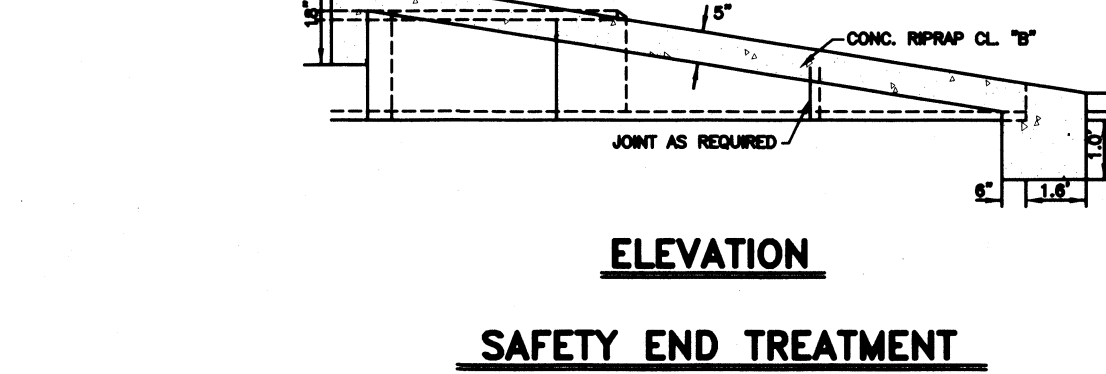
DRAIN DITCH EXCAVATION CROSS SECTION "A-A"
N.T.S.



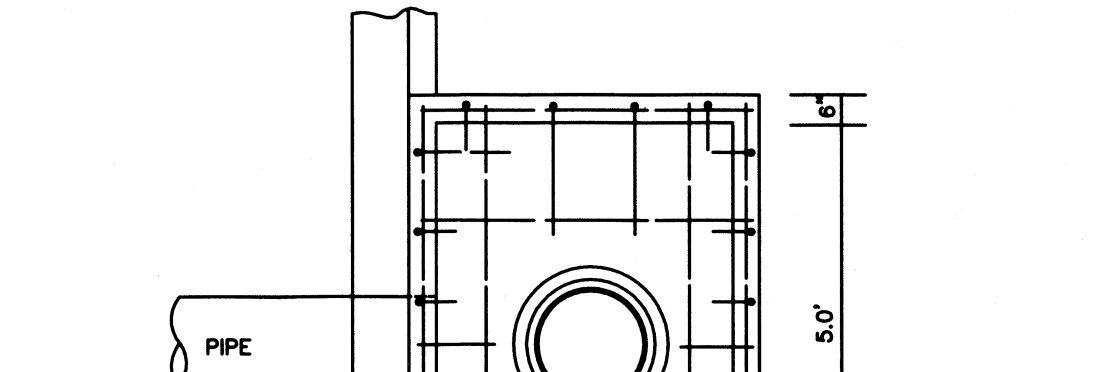
CONC. VALLEY GUTTER
NOT TO SCALE



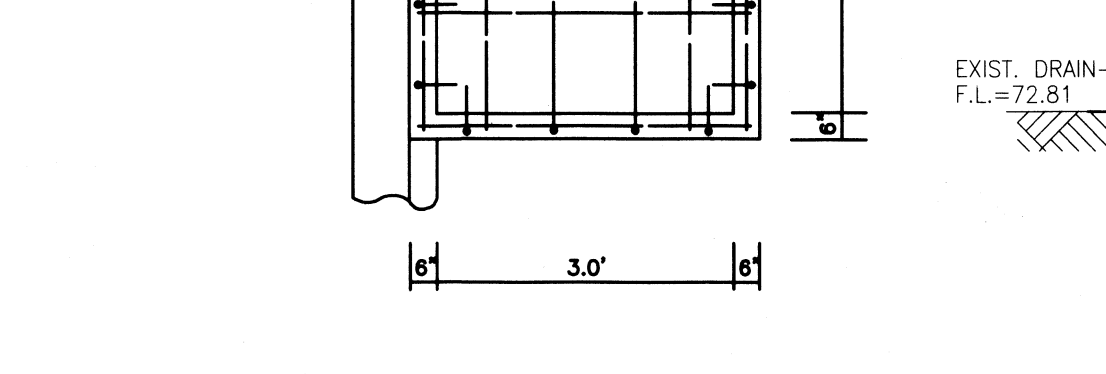
PLAN



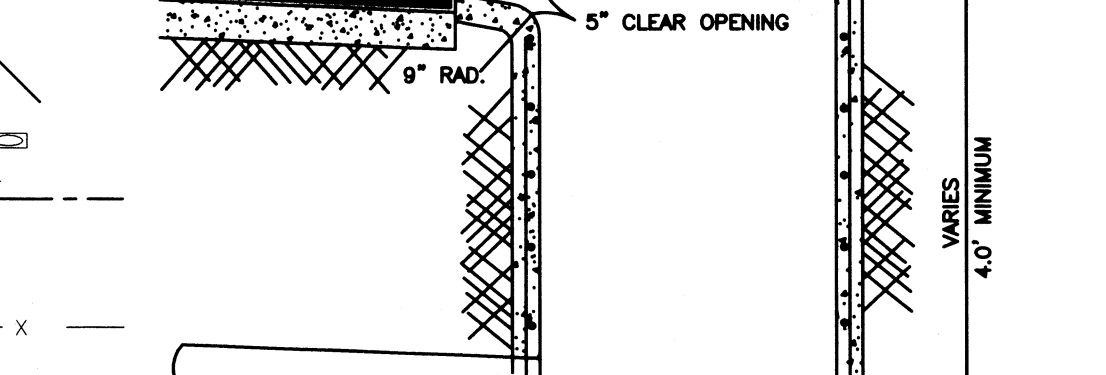
ELEVATION



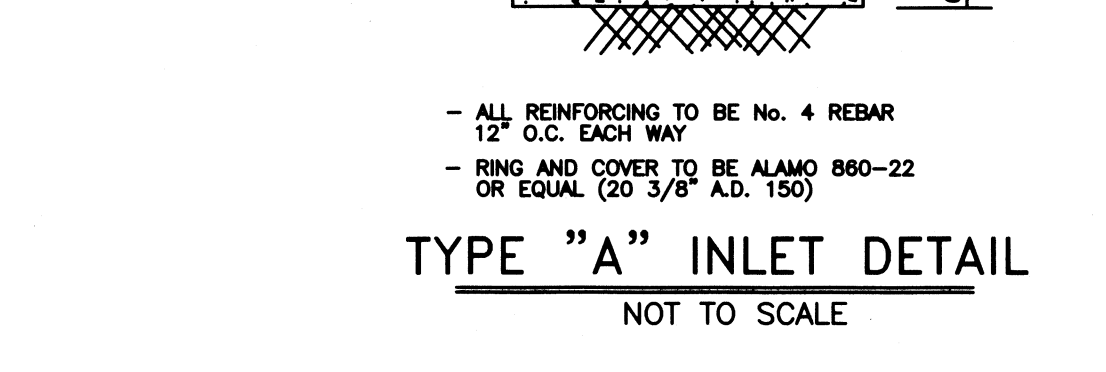
SAFETY END TREATMENT
NOT TO SCALE



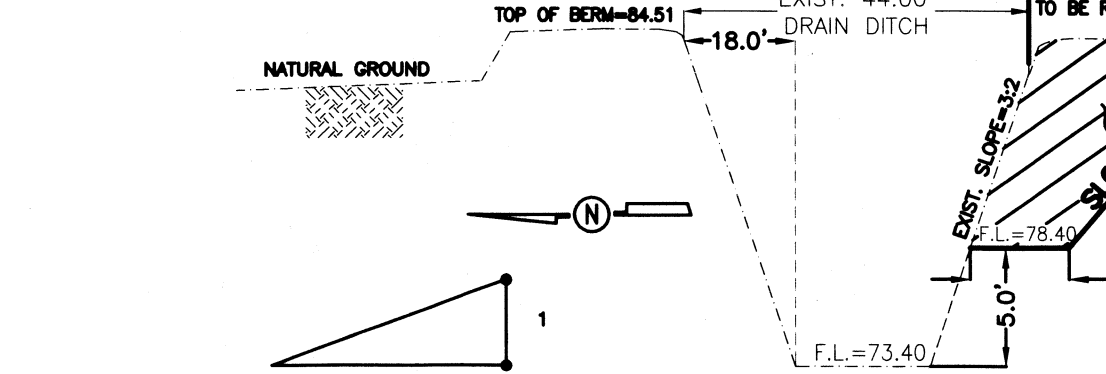
TYPE "A" INLET DETAIL
NOT TO SCALE



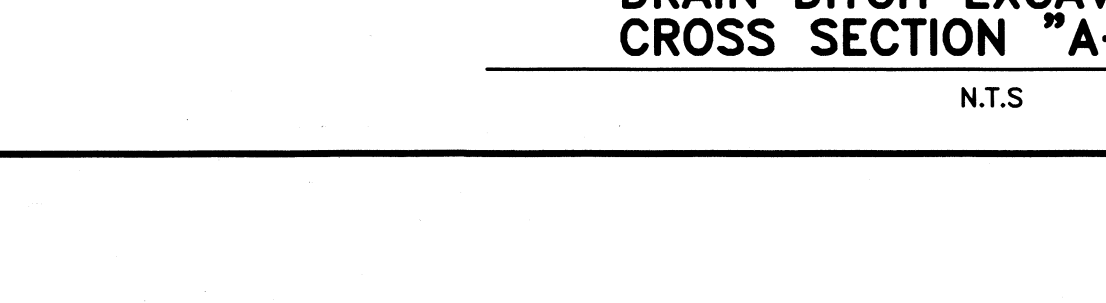
ROAD SIDE DITCH DETAIL
NOT TO SCALE



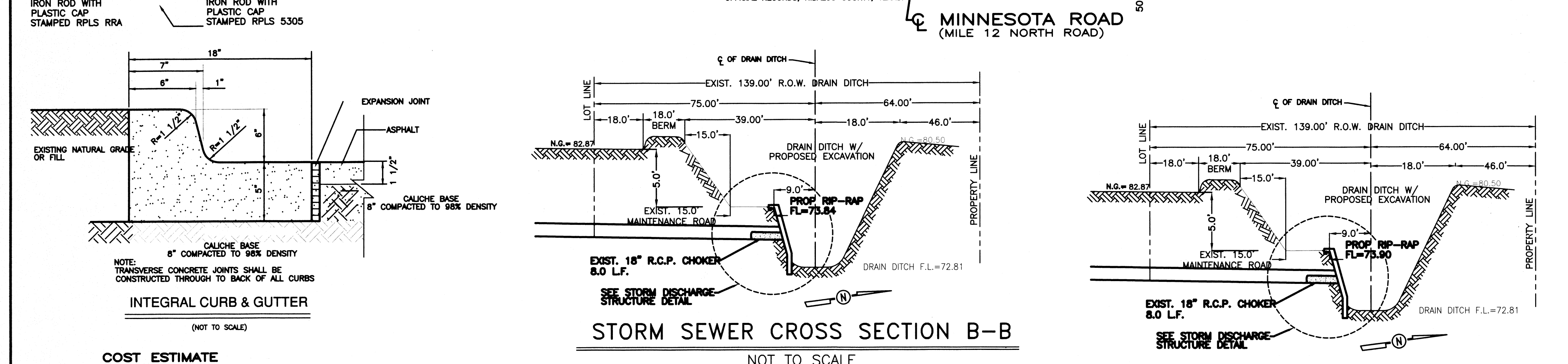
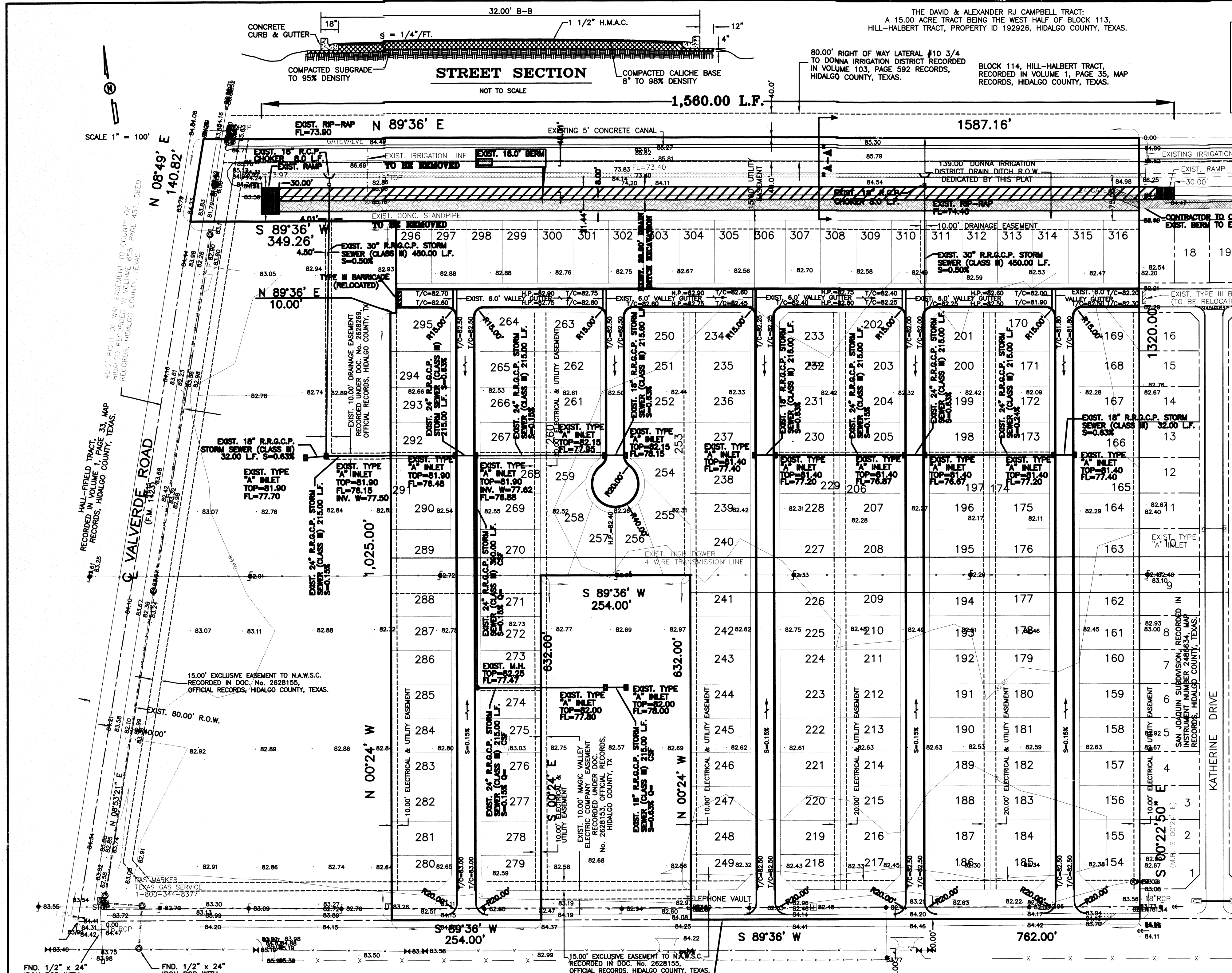
DRAIN DITCH EXCAVATION CROSS SECTION "A-A"
N.T.S.



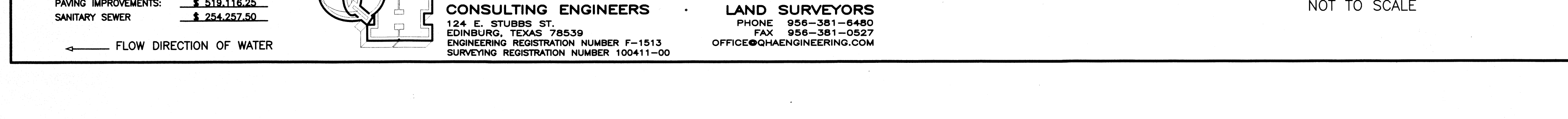
STORM SEWER CROSS SECTION B-B
NOT TO SCALE



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

STORM SEWER CROSS SECTION A-A
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