



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 10-27-2015

PROPOSED San Joaquin Ph. 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: Quintanilla, Headley & Associates DEVELOPER: Tillmin Welch

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 44  \*SINGLE FAMILY  \*MULTI-FAMILY 4  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: Northeast corner of Val Verde Road (FM 1423) and Minnesota Road.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-17-2015 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 which was constructed during San Joaquin Ph. II.

ROAD R.O.W. DEDICATION: 20.00 feet onto Val Verde Road (FM 1423) and 30.00 feet onto Minnesota Road.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-13-2015 By, Roy Gonzalez, Pct. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: N/A By, N/A Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 12" LOCATION: Minnesota Road.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 12" & 8" LOCATION: Val Verde Road (FM 1423) and Minnesota Road.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 10-16-15 : By Martin Ramirez Environmental Compliance Coordinator

**LARGE CONSTRUCTION**

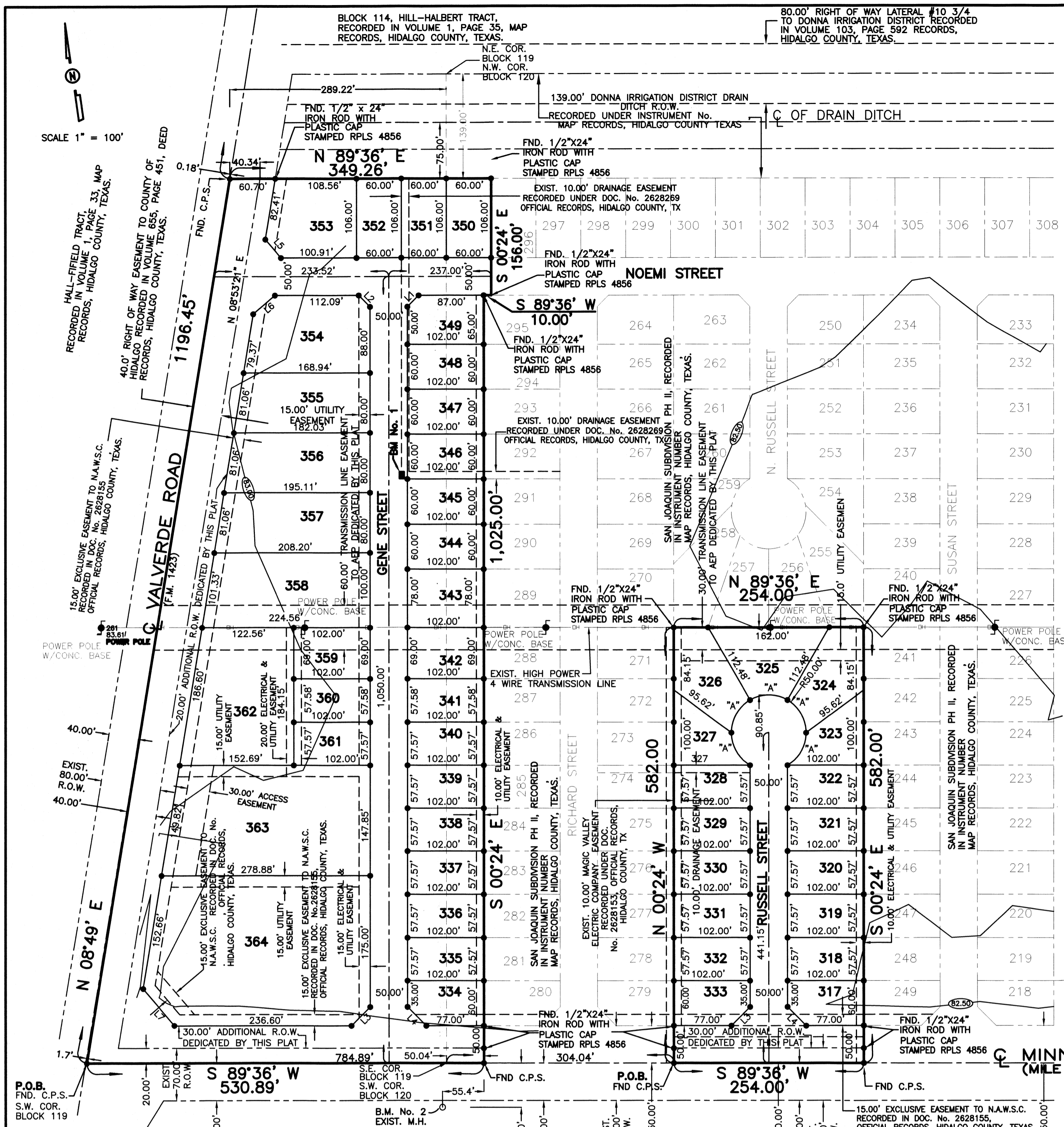
*The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit:** Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS  
 **A Letter of Credit** Financial Institution: \_\_\_\_\_ L.O.C No. \_\_\_\_\_  
Amount: \$ \_\_\_\_\_ For:  OSSF(S) \_\_\_\_\_  PAVING  DRAINAGE  STREET SIGNS

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

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



**CURVE DATA CHART**

CURVE	DELTA	RADIUS	LENGTH
"A"	60°00'00"	50.00'	52.36'

**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 40°45'15" W	32.38'
L6	S 49°14'45" W	38.10'
L7	N 40°45'15" W	64.75'

**AREA DATA TABLE**

LOT	AREA (S.F.)	AC.
317	5807.06	0.13
318-322	5872.14	0.13
323	5831.17	0.13
324	6683.99	0.20
325	10113.57	0.23
326	6683.99	0.20
327	5831.17	0.13
328-332	5872.14	0.13
333-334	5807.50	0.13
335-340	5872.14	0.13
341	5873.16	0.13
342	7038.00	0.16
343	7956.00	0.18
344-348	6120.00	0.14
349	6170.50	0.15
350-352	6360.00	0.15
353	12118.81	0.28
354	16111.81	0.37
355	14038.52	0.32
356	15085.59	0.35
357	16132.65	0.37
358	21638.25	0.50
359	7038.00	0.16
360	5873.16	0.13
361	5872.14	0.13
362	25343.91	0.58
363	39444.12	0.91
363	57501.81	1.32

**SUBDIVISION PLAT OF:  
SAN JOAQUIN SUBDIVISION  
PHASE III**

A 15.23 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.

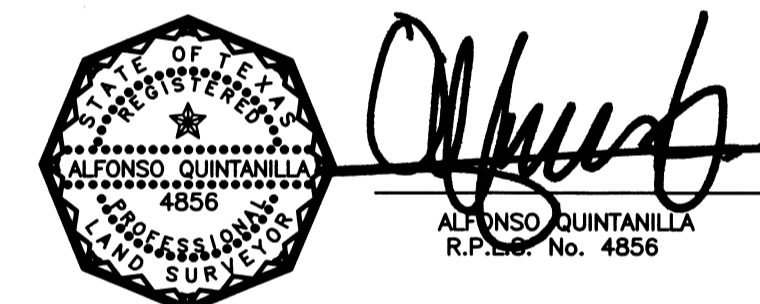
**METES AND BOUNDS**  
TRACT 1  
AN 11.84 ACRE TRACT OF LAND OUT OF BLOCKS 119 AND 120, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2532924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, 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 WITHIN THE RIGHT OF WAY OF VALVERDE ROAD (F.M. 1423) 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 WITHIN THE RIGHT OF WAY OF VALVERDE ROAD (F.M. 1423), A DISTANCE OF 1,196.45 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF THIS TRACT.  
THENCE: N 89°36' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 40.34 FEET FOR THE EAST RIGHT OF WAY LINE OF VALVERDE ROAD (F.M. 1423), A TOTAL DISTANCE OF 349.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.  
THENCE: S 00°24' E, A DISTANCE OF 156.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.  
THENCE: S 89°36' W, A DISTANCE OF 10.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.  
THENCE: S 00°24' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 1,005.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 1,025.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF BLOCK 119 AND IN THE CENTERLINE OF MINNESOTA ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT.  
THENCE: S 89°36' W, ALONG THE SOUTH LINE OF BLOCK 119 AND THE CENTERLINE OF MINNESOTA ROAD, A DISTANCE OF 530.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.84 ACRES OF LAND MORE OR LESS.

TRACT II  
A 3.39 ACRE TRACT OF LAND OUT OF BLOCK 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, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF BLOCK 120 AND IN THE CENTERLINE OF MINNESOTA ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 89°36' E, 304.04 FEET FROM THE SOUTHWEST CORNER OF BLOCK 120.  
THENCE: N 00°24' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 582.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF THIS TRACT.  
THENCE: N 89°36' E, A DISTANCE OF 254.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHEAST CORNER OF THIS TRACT.  
THENCE: S 00°24' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 RPLS FOUND AT 562.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD, A TOTAL DISTANCE OF 582.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF BLOCK 120 AND IN THE CENTERLINE OF MINNESOTA ROAD FOR THE SOUTHEAST CORNER OF THIS TRACT.  
THENCE: S 89°36' W, ALONG THE SOUTH LINE OF BLOCK 120 AND THE CENTERLINE OF VALVERDE ROAD, A DISTANCE OF 254.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.39 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.



5-28-14  
DATE

**INDEX OF SHEETS**

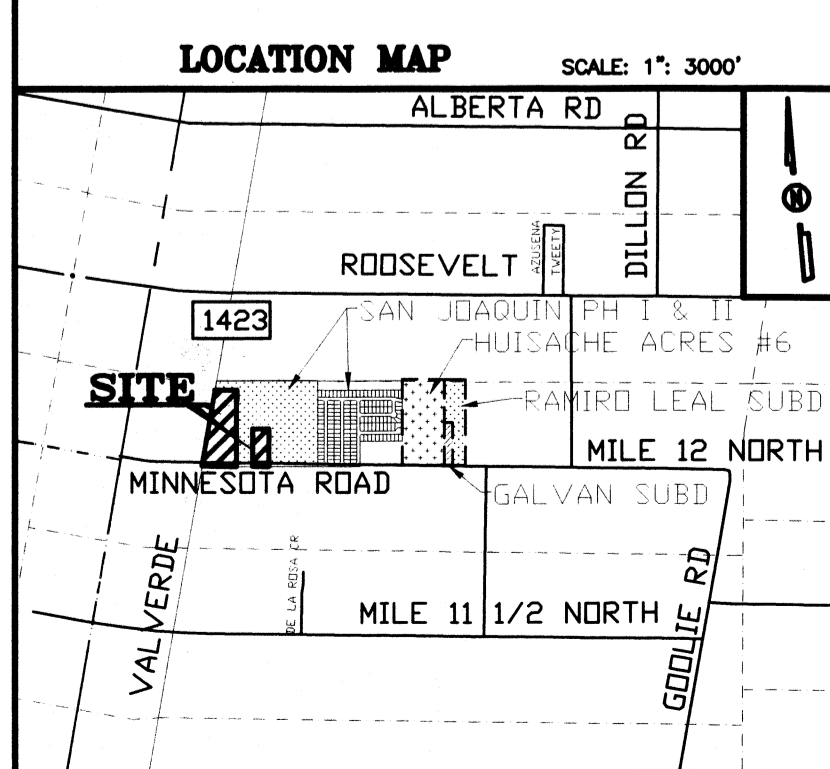
HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; METES AND BOUNDS; ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, HCCD NO. 1 CERTIFICATION, DONNA IRRIGATION DIST. APPROVAL, NORTH ALAMO WSC STATEMENT.

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

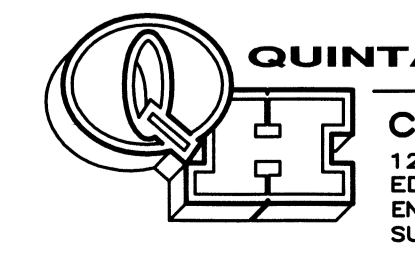
**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINOR FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982
- LEGEND: "E" DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED RPLS 4856, UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 317 THROUGH 352, AND LOTS 354 THROUGH 361. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS. PERMITS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG THE REAR OF LOTS 354 THROUGH 358 TO DENY ACCESS FROM VALVERDE ROAD ONTO THE LOTS.
- GENERAL NOTE FOR COMMERCIAL LOTS: LOT 353 AND LOTS 362 THROUGH 364 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL LOT 253 AND LOTS 362 THROUGH 364 ARE FOR NON-RESIDENTIAL USE. PERMITS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS AND ALONG THE REAR OF LOTS 362 AND 364 TO DENY ACCESS TO INTERNAL STREETS, APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF 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 OF APPLICATION FOR CONSTRUCTION PERMIT. 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 - LOTS 362 THROUGH 364 ..... 25.00'  
FRONT - LOTS 362 THROUGH 364 ..... 60.00'  
REAR ..... 15.00'  
SIDE ..... 6.00'  
SIDE ABUTTING STREET ..... 10.00'  
FRONT CUL-DE-SAC - ALL CASES OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
- LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: SAN JOAQUIN SUBDIVISION PHASE III 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 (OFFICIAL RECORDS VOLUME 15,799), SAN JOAQUIN SUBDIVISION PHASE III 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
- 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 RESIDENTIAL LOT PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND IN ACCORDANCE WITH THE REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 207,197.08 CUBIC FEET (4.76 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.  
(36.12 ACRES) PHASE II - 145,800.87 cubic feet (3.35 acre-feet)  
(15.23 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)
- 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. = 81.90 FND. TYPE "A" INLET LOCATED ON THE NORTHWEST CORNER LOT 345 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.  
B.M. No.2: ELEVATION-83.50 FT 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.
- 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 OCCUPANCY AN EASEMENT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- LOTS 317, 333, AND 334 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 350 THROUGH 353 BY LOT OWNER AT BUILDING PERMIT STAGE.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 362 THROUGH 364. A 40 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOTS 363 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO 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.
- 30 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 363 & 364 SHALL NOT HAVE INTERNAL ACCESS TO THE SUBDIVISION. THEY WILL ONLY HAVE ACCESS TO VALVERDE ROAD AND MINNESOTA ROAD.
- TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 363 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.



**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER:	BUENA TIERRA DEVELOPMENT INC. TILLMAN WELCH, PRESIDENT	3714 S. EXPRESSWAY 281 EDINBURG, TX 78539	(956)386-0726	(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



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

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

**SHEET NO. 1  
OF 3 SHEETS**

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUB\DONNA\SAN JOAQUIN\PLAT	8-17-13	M. GONZALEZ		

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

I, TILLMAN WELCH, PRESIDENT OF BUENA TIERRA DEVELOPMENT INC., AS OWNER OF THE 15.23 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JOAQUIN SUBDIVISION PHASE III, HEREBY SUBDUCE 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
- 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 DEVELOPMENT INC.  
TILLMAN WELCH, PRESIDENT  
3714 S. EXPRESSWAY 281  
EDINBURG TX, 78539

**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 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  
March 17, 2017

NEYDA S. RAMIREZ - NOTARY PUBLIC

**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 III was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_.

**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 III was received and approved by the city Council of the City of \_\_\_\_\_ on \_\_\_\_\_.

Mayor of the City of DONNA \_\_\_\_\_ Date \_\_\_\_\_

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 SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH GENERAL MANAGER.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SECRETARY \_\_\_\_\_ CHAIRMAN PLANNING COMMISSION \_\_\_\_\_

**APPROVED BY DRAINAGE DISTRICT:**

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 THE TEXAS WATER CODE 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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

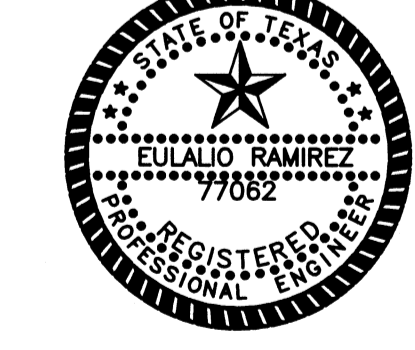
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF HIDALGO**

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



EULALIO RAMIREZ  
P.E. No. 77062

DATE 9-19-15

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

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

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.

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

SAN JOAQUIN SUBDIVISION PHASE II

A 15.23 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.

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 QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE LOCATED ON THE SOUTH SIDE OF MINNESOTA ROAD, AN 8" DIAMETER WATERLINE LOCATED ON THE NORTH SIDE OF MINNESOTA ROAD, AN 8" DIAMETER WATERLINE LOCATED ON THE WEST SIDE OF VAL VERDE ROAD, 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 (P.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 8" DIAMETER WATERLINE LOCATED ON THE EAST SIDE OF VAL VERDE ROAD.

ON GENE STREET, AN 8" DIAMETER WATERLINE CONNECTS WITH THE EXISTING 8" DIAMETER WATERLINE ON THE NORTH SIDE OF MINNESOTA ROAD AND RUNS NORTH ALONG THE EAST SIDE OF THE STREET. IT LOOPS WITH THE 8" DIAMETER WATERLINE ON NOEMI STREET.

ON RUSSELL STREET, AN 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 327.

FROM THE 8" DIAMETER WATERLINE, THERE ARE NINETEEN (19) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" SERVICE LINES AND TEN (10) 3/4" DIAMETER SINGLE SERVICE LINES.

THE 8" LINE, THE DUAL 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 TO THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FIVE (5) FIRE HYDRANTS AT A UNIT COST OF \$ 2,510.00 FOR A TOTAL COST OF \$ 12,550.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

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" DIAMETER SANITARY SEWER LINE THAT RUNS ALONG THE SOUTH SIDE OF NOEMI STREET AND AN 8" DIAMETER SEWER LINE ALONG THE NORTH 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 ON THE SOUTH SIDE OF NOEMI STREET. THE 10" P.V.C. RUNS WEST ALONG THE SOUTH SIDE OF NOEMI STREET, ENDING WITH A CLEAN OUT NEAR THE NORTHEAST CORNER OF LOT 354.

ON THE SOUTHWEST CORNER OF LOT 364, ANOTHER 8" SEWER LINE RUNS NORTH ALONG THE WEST SIDE OF GENE STREET. IT ENDS WITH A CLEAN OUT LOCATED ON THE SOUTHWEST CORNER OF LOT 317. AN 8" SEWER LINE CONNECTS TO THE MANHOLE AND RUNS NORTH ALONG THE EAST SIDE OF RUSSELL ROAD. IT ENDS WITH A CLEAN OUT IN FRONT OF LOT 325.

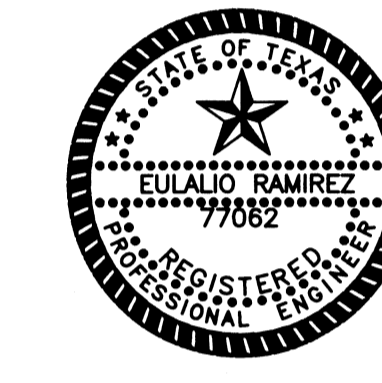
FROM THE SANITARY SEWER LINES, FORTY FIVE (45) 4" DIAMETER SEWER SERVICE LINES RUN FOR LOTS 317 THROUGH 361, THREE (3) 6" DIAMETER SEWER SERVICE LINES FOR LOTS 362 THROUGH 364 AND THE 8" SEWER LINES, 6" SERVICE LINES AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ 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 WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FIVE (5) FIRE HYDRANTS AT A UNIT COST OF \$ 2,510.00 FOR A TOTAL COST OF \$ 12,550.00. THE ENTIRE WASTE 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.

CERTIFICATION:

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

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

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



*Eulalio Ramirez*  
EULALIO RAMIREZ  
P.E. No. 77082  
DATE 10-9-15

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 LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. CUENTA CON 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 LA CALLE NOEMI ROAD Y UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE 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 MINNESOTA ROAD. LA LINEA DE 8" DE DIAMETRO EN EL LADO NORTE DE LA CALLE VAL VERDE ROAD.

EN LA CALLE GENE STREET, UNA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO EN EL LADO NORTE DE MINNESOTA ROAD Y CORRE NORTE POR EL LADO ESTE DE LA CALLE. LA LINEA CONECTA CON LAS LINEAS DE AGUA DE 8" DE DIAMETRO EN NOEMI STREET.

EN LA CALLE RUSSELL STREET, UNA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" EN MINNESOTA ROAD Y CORRE NORTE POR EL LADO OESTE DE LA CALLE RUSSELL STREET. LA LINEA TERMINA CON UNA VALVULA DE 2" EN LA ESQUINA SURESTE DE LOTE 327.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN DIEZ Y NUEVE (19) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE. TAMBIEN HAY DIEZ (10) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE.

SE HAN INSTALADO LAS LINEAS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADA DE DIAMETRO, Y LOS CAJAS DE MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. US\$ \_\_\_\_\_ POR CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CINCO (5) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ 2,510.00 POR CADA UNO CUAL CUESTA UNA CANTIDAD TOTAL US\$ 12,550.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

SERVICIO DE DRENAJE: Description y Costs.

LA SUBDIVISION SAN JOAQUIN SUBDIVISION PHASE II RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE N.A.W.S.C. EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE DRENAJE SANITARIO EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE MINNESOTA ROAD Y UNA LINEA EXISTENTE DE 10" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE NOEMI STREET.

EL SISTEMA SANITARIO PARA LA SUBDIVISION SAN JOAQUIN SUBDIVISION PHASE II, CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 10" DE DIAMETRO QUE CONECTA CON LA LINEA DE DRENAJE SANITARIO EXISTENTE DE 10" DE DIAMETRO EN EL LADO SUR DE NOEMI STREET. LA LINEA EXISTENTE DE 10" CORRE OESTE POR EL LADO SUR DE NOEMI STREET Y TERMINA CON UNA CLEAN OUT EN LA ESQUINA NOROCCIDENTE DE LOTE 354.

EN LA ESQUINA SURESTE DE LOTE 364, OTRA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE GENE STREET. LA LINEA TERMINA CON UN CLEAN OUT EN LA ESQUINA 354.

EN LA ESQUINA SURESTE DE LOTE 317, UNA LINEA DE 8" DE DIAMETRO CONECTA CON UNA ALcantarilla y CORRE NORTE POR EL LADO ESTE DE RUSSELL ROAD. TERMINA CON UNA CLEAN OUT EN FRENTE DE LOTE 325.

DE LAS LINEAS DE DRENAJE SANITARIO CUARENTA Y CINCO (45) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LAS LINEAS DE 8 PULGADAS, DE 4 PULGADAS, DE 6 PULGADAS Y ALcantarillas HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. 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 CONDOMIO DE HIDALGO.

CERTIFICACION

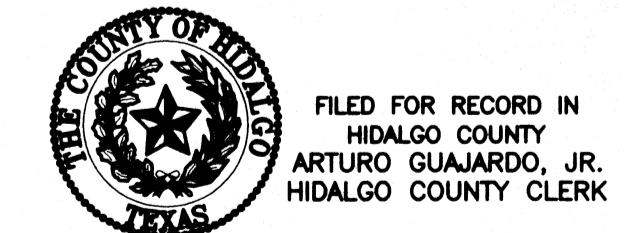
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL RULES LINES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ \_\_\_\_\_ O US\$ \_\_\_\_\_ POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ \_\_\_\_\_ O US\$ \_\_\_\_\_ POR LOT.

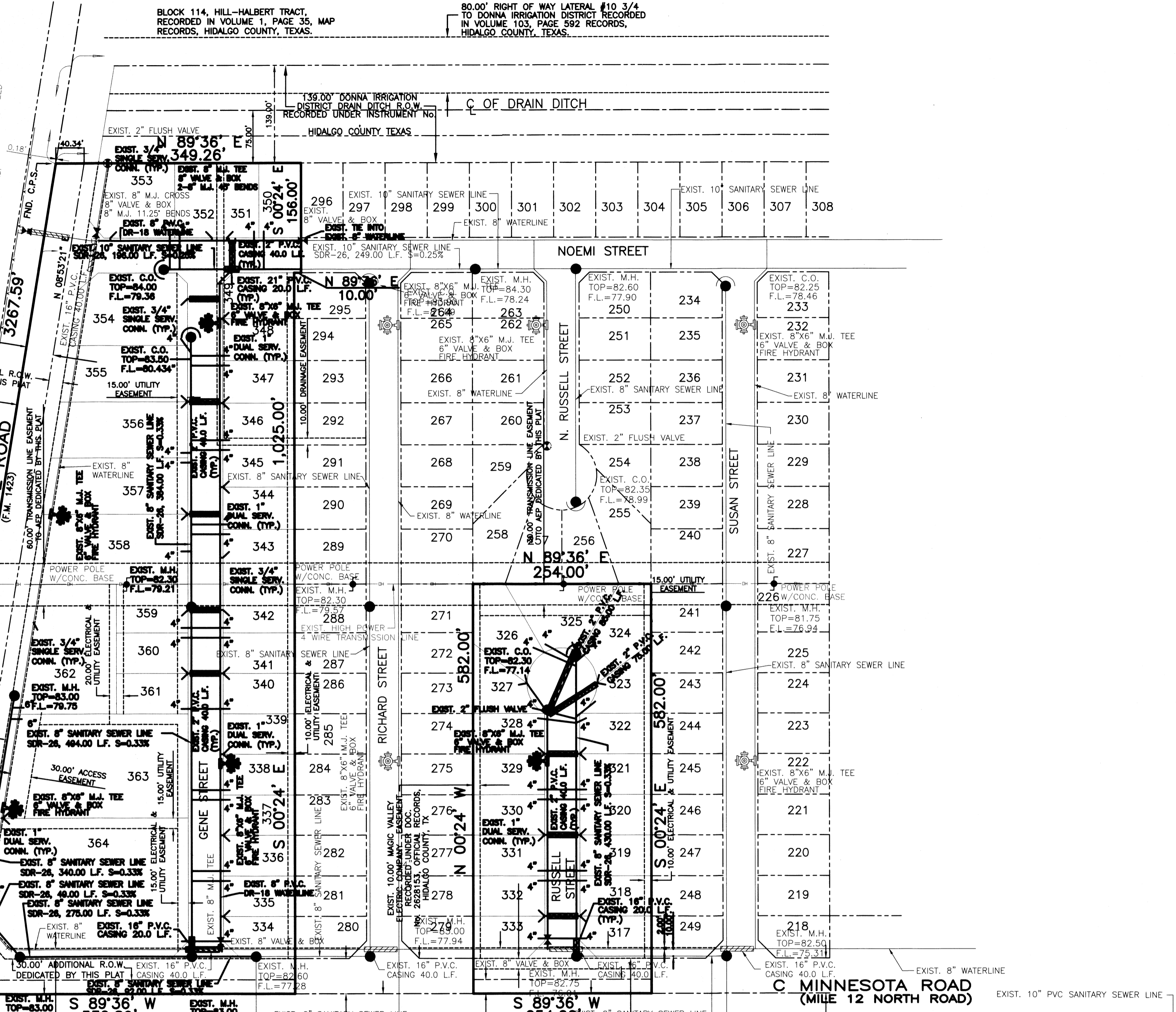


*Eulalio Ramirez*  
EULALIO RAMIREZ  
P.E. No. 77082  
DATE 10-9-15



FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUARDADO, JR.  
HIDALGO COUNTY CLERK  
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

SHEET NO.	FILENAME: F:\DATA\SUBDIVISION\DONNA\SAN JOAQUIN PH. II-B-PLAT
2 OF 3	DATE PREPARED: 10-09-15
	PREPARED BY: E. RAMIREZ
	CHECKED BY: _____
	APPROVED BY: _____
	DATE REVISION: _____
	REVISION: _____
	CHECKED BY: _____
	APPROVED BY: _____



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

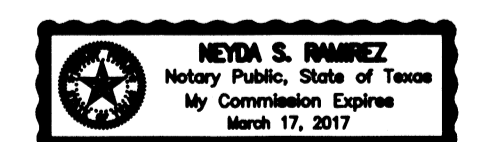
TILLMIN WELCH, PRESIDENT OF BUENA TIERRA DEVELOPMENT INC., SUBDIVIDERS OF SAN JOAQUIN SUBDIVISION PHASE II HEREBY CERTIFY SEWER FEES, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY PLANNING DEPARTMENT AND THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE PROPERTY. 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.

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

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, the undersigned notary public, on this day personally appeared

TILLMIN WELCH,  
PRESIDENT OF BUENA TIERRA DEVELOPMENT INC.  
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.

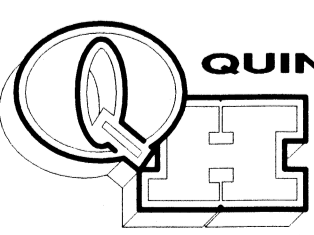
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



NEIDA S. RAMIREZ - NOTARY PUBLIC

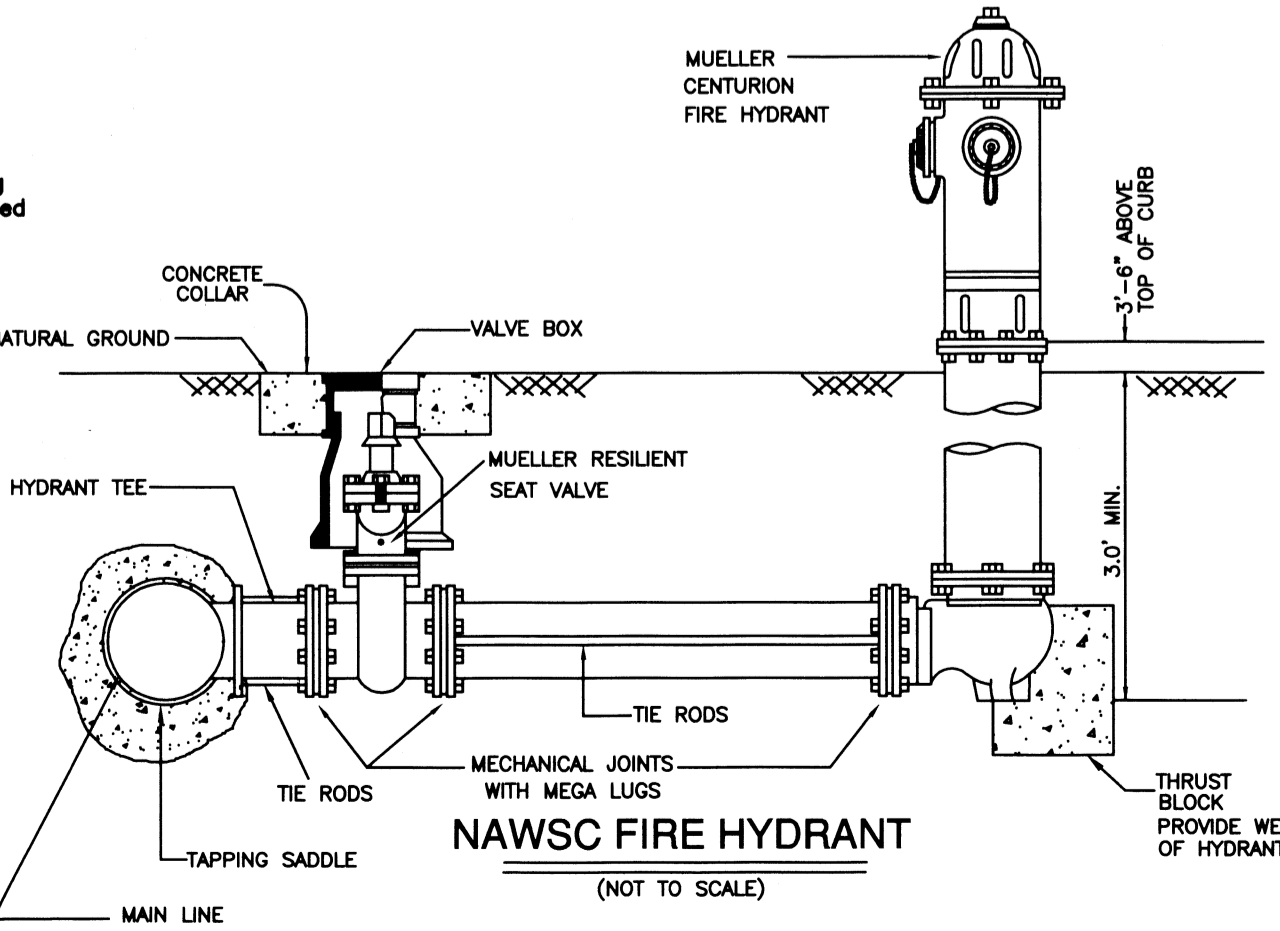
COST ESTIMATE

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



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

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



# SAN JOAQUIN SUBDIVISION PHASE III

A 15.23 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.

San Joaquin Phase III Subdivision is a 15.23 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. This subdivision is located on the Northeast corner of the intersection of Minnesota Road and Val Verde Road (FM 1423). The proposed subdivision will consist of 48 lots.

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

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

Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is Q = 3.36 cubic feet per second based on a 10-year storm.

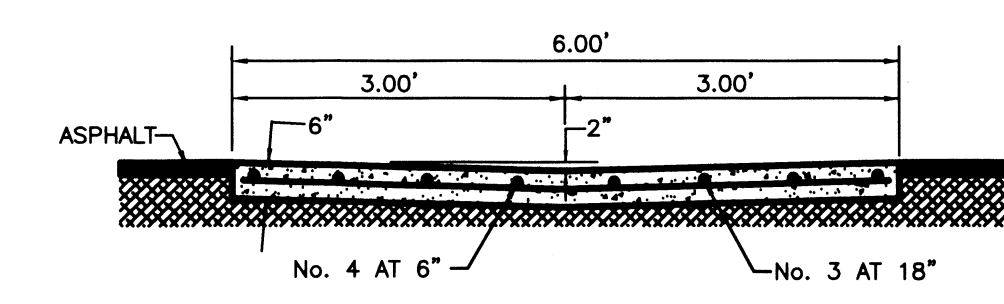
After development the runoff will be Q = 14.97 cubic feet per second for an increase of Q = 11.61 cubic feet per second. Detention will be 61,393.96 cubic feet (1.41 acre feet) and will be accomplished by excavating this volume within the existing Donna Irrigation Drain Ditch located on the north side 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.

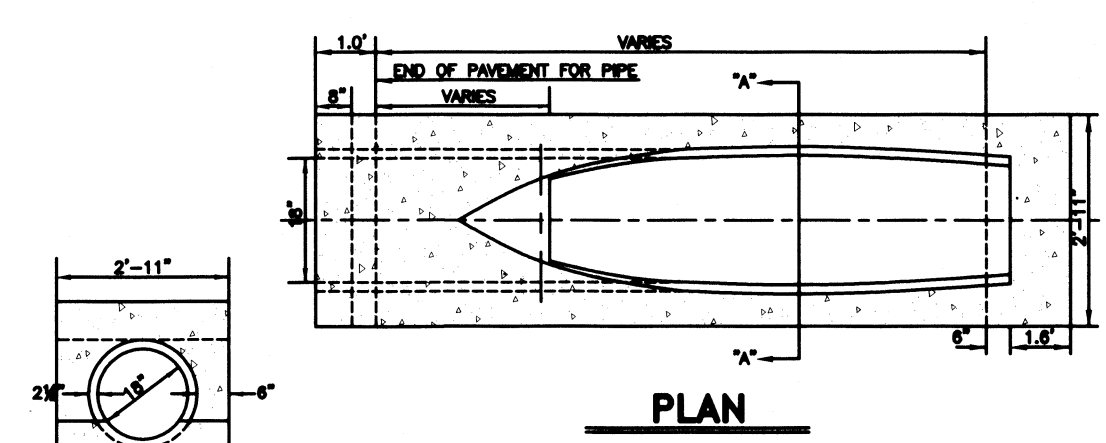
CERTIFICATION: BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" [AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN] AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C (NOVEMBER 16, 1982) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION,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



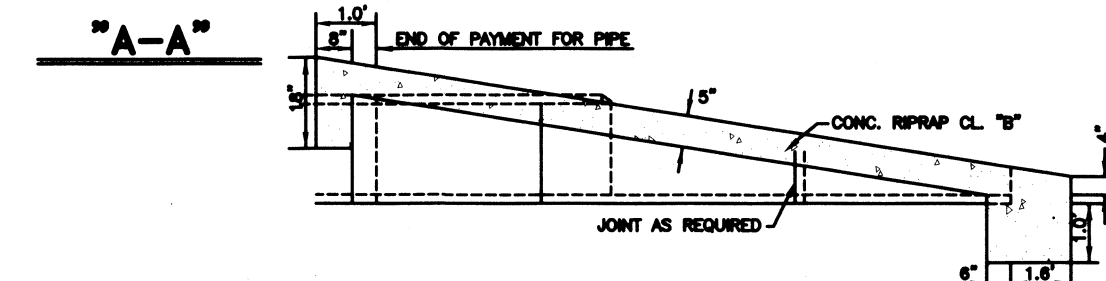
*Eulalio Ramirez*  
EULALIO RAMIREZ  
P.E. No. 77062  
DATE 10-9-15



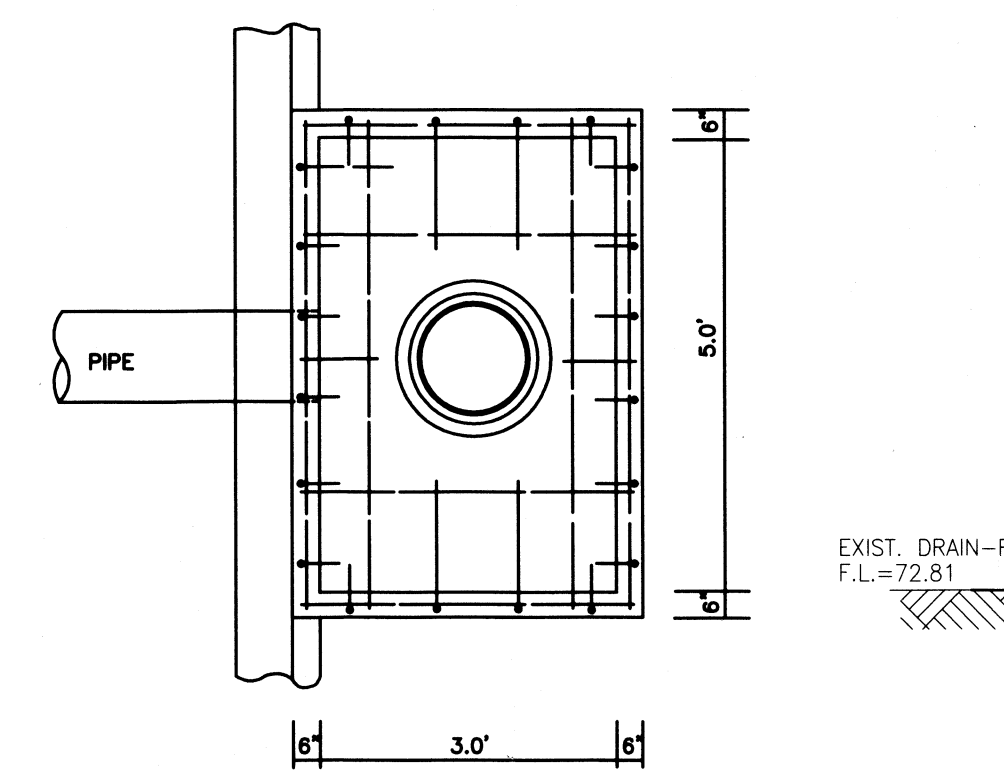
CONC. VALLEY GUTTER  
NOT TO SCALE



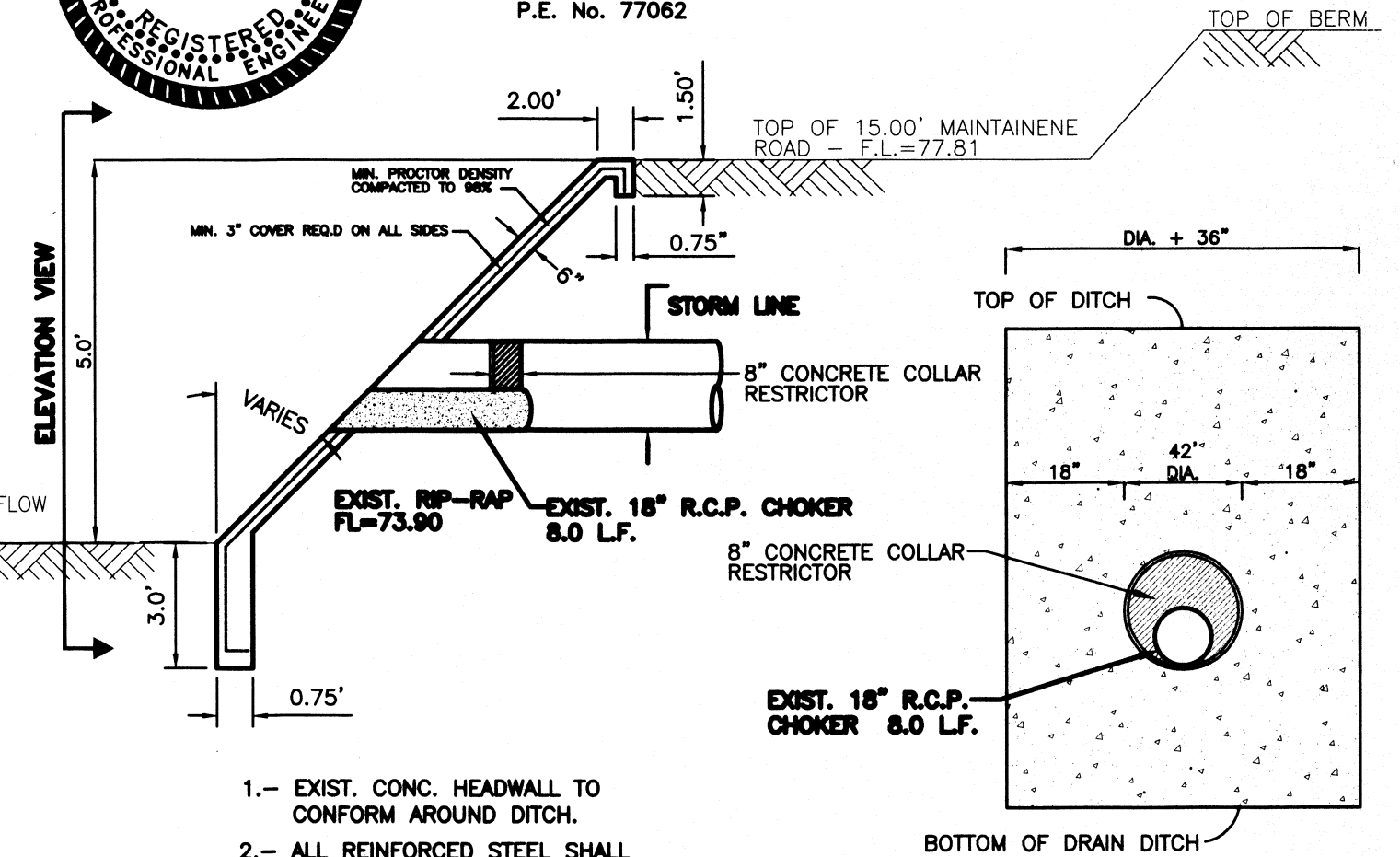
PLAN  
NOT TO SCALE



ELEVATION  
NOT TO SCALE



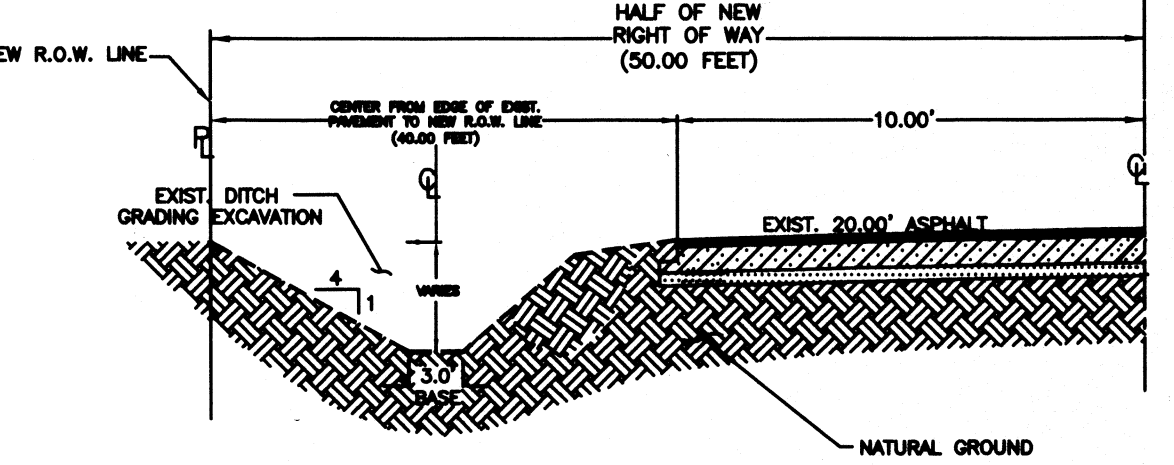
ELEVATION VIEW  
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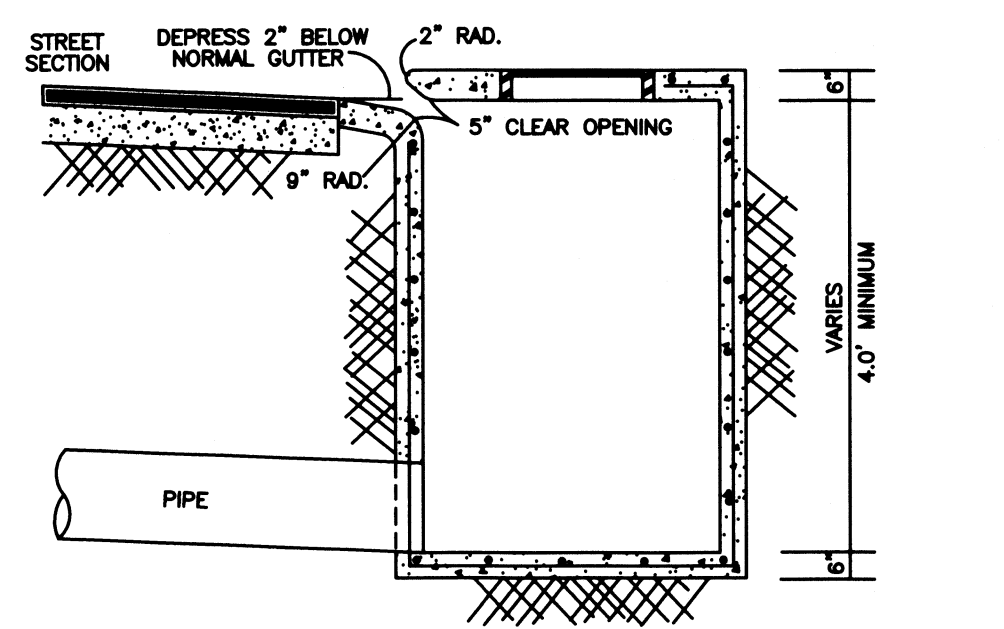
ELEVATION VIEW  
NOT TO SCALE

## STORM DISCHARGE STRUCTURE

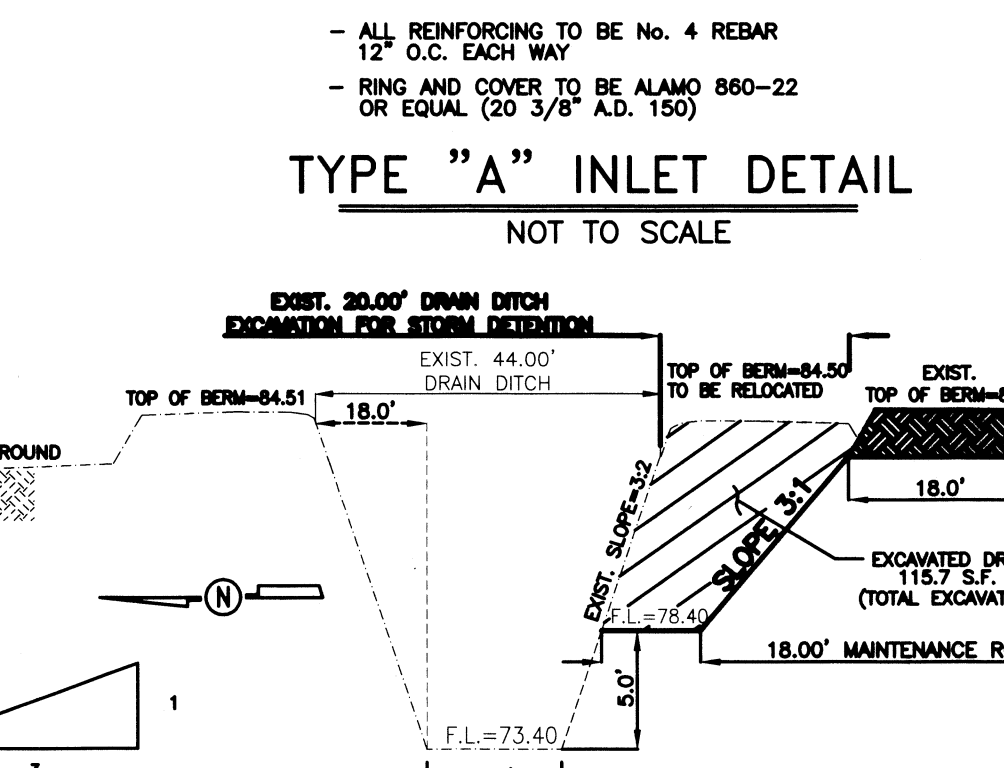
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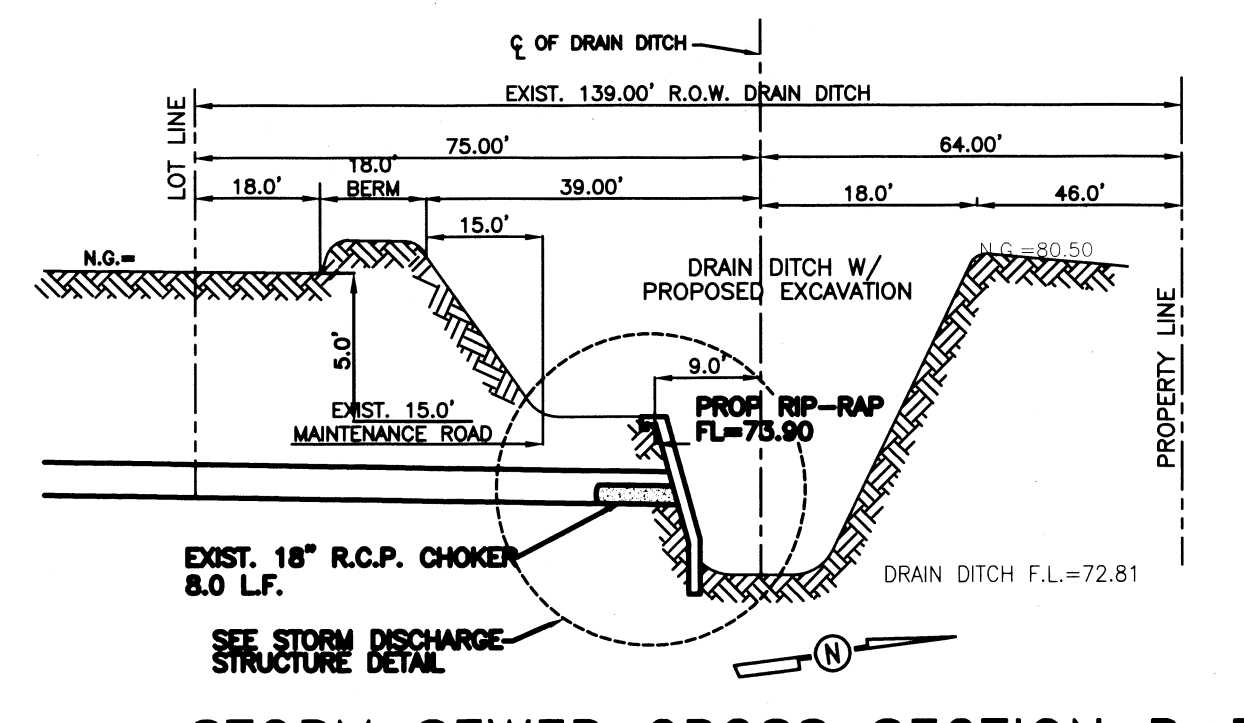
ROAD SIDE DITCH DETAIL  
NOT TO SCALE



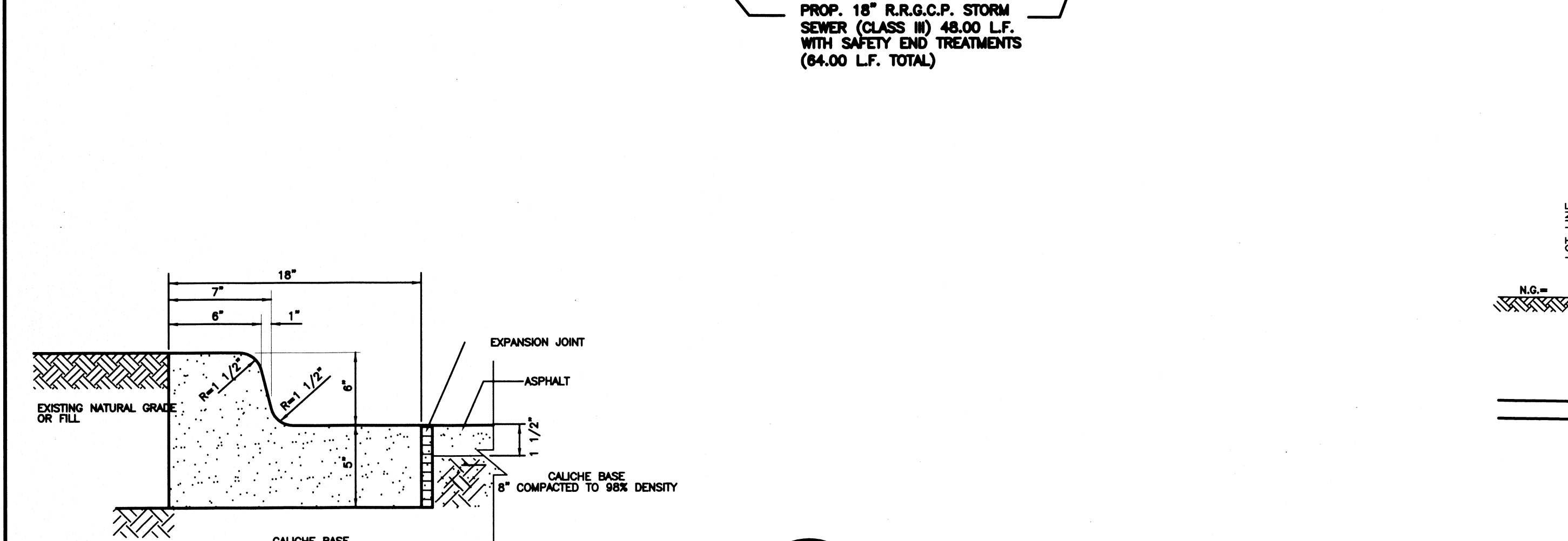
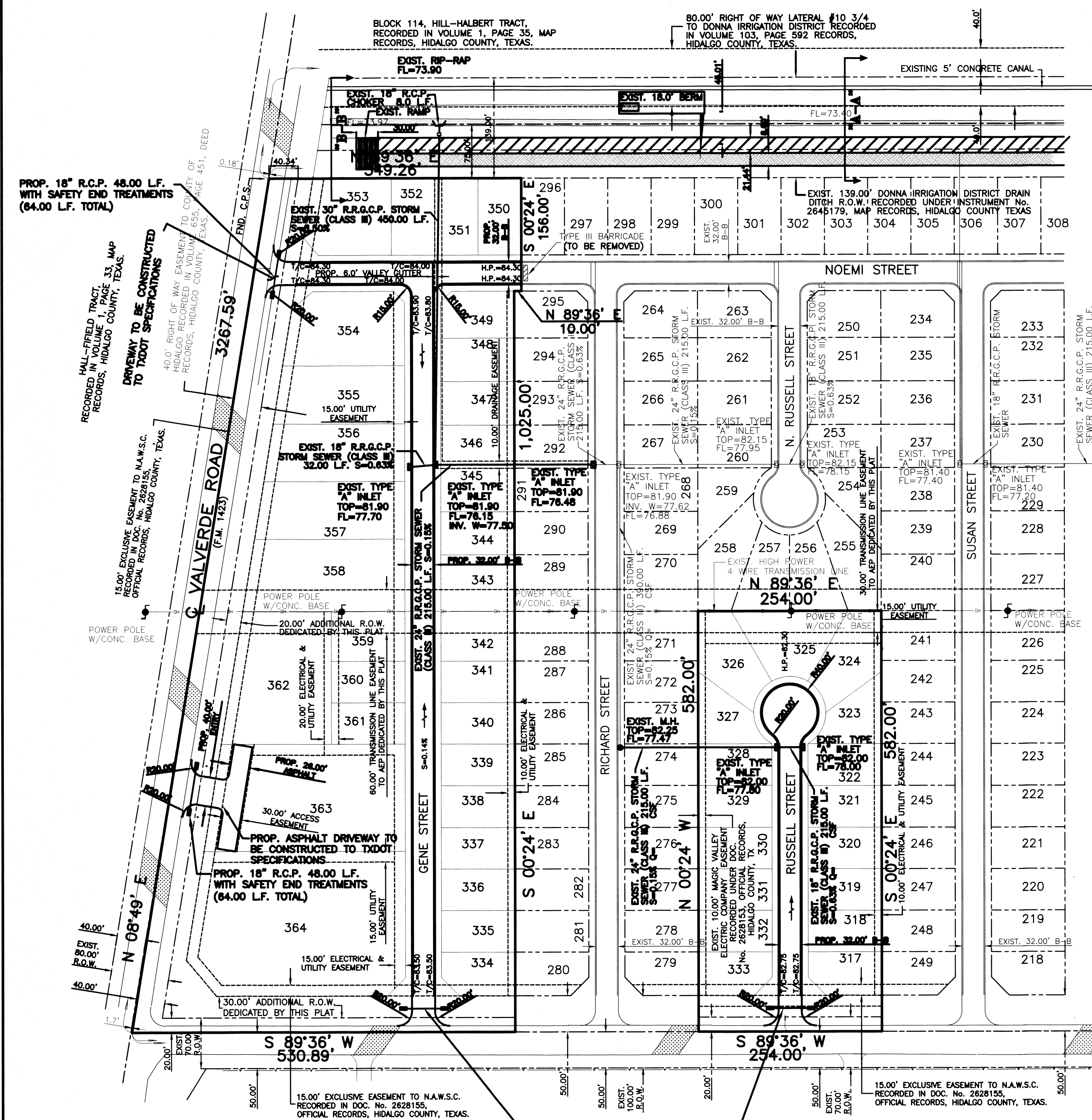
TYPE "A" INLET DETAIL  
NOT TO SCALE



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



STORM SEWER CROSS SECTION B-B  
NOT TO SCALE



INTEGRAL CURB & GUTTER  
(NOT TO SCALE)

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST. EDINBURG, TEXAS 78539  
PHONE 956-381-8480 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 100411-00

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

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. 3 OF 3  
FILENAME: F:\DATA\SUBDIV\DONNA\SAN JOAQUIN\B-PLAT  
DATE PREPARED: 10-9-15 BY: E. RAMIREZ  
DATE CHECKED: 10-9-15 BY: M. GONZALEZ  
DATE REVISION: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_