



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: 12-01-2015

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

H.C.H.D. FINAL 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. FINAL 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:

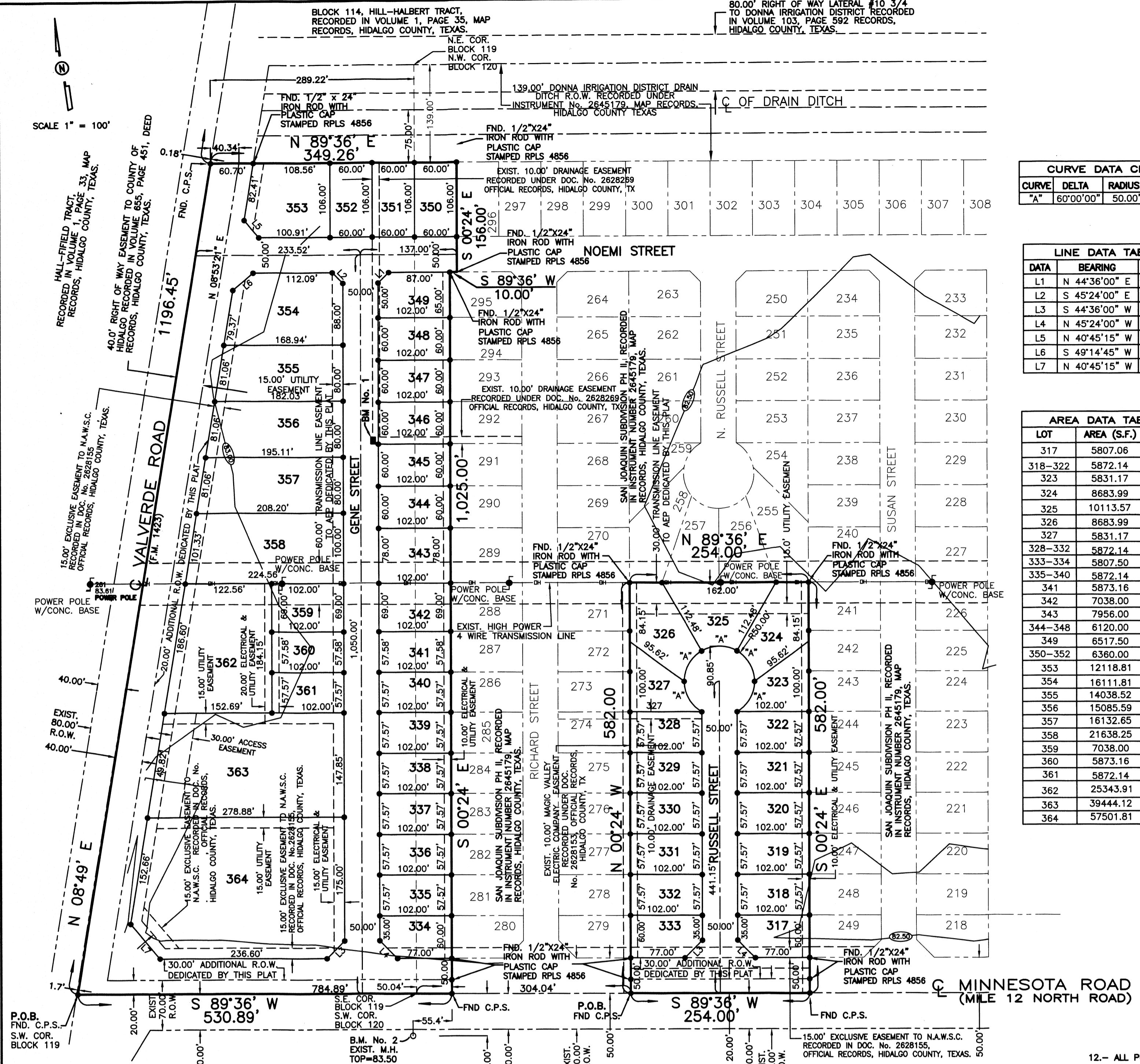
October 27, 2015

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

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 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.

CURVE	DELTA	RADIUS	LENGTH
"A"	60°00'00"	50.00'	52.38'

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'

LOT	AREA (S.F.)	AC.
317	5807.06	0.13
318-322	5872.14	0.13
323	5831.17	0.13
324	8683.99	0.20
325	10113.57	0.23
326	8683.99	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	6517.50	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
364	57501.81	1.32

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

I, TILLMIL 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 SUBSCRIBE 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.

Donna Ramirez
BUENA TIERRA DEVELOPMENT INC.
TILLMIL WELCH, PRESIDENT
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539

10-28-15
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TILLMIL 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 28th day of October, 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 III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

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, S2D SPINDLE BEARS N 89°36' E, 304.04 FEET TO THE SOUTHWEST CORNER OF BLOCK 120.

THENCE N 00°24' E, 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 COTTON PICKER SPINDLE 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.

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 REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____ ON _____

Mayor of the City of DONNA
Secretary of the City of DONNA

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS _____ DAY OF _____, 20____.

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
THIS PLAT SAN JOAQUIN SUBDIVISION PHASE III HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20____.

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

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.E.
ALFONSO QUINTANILLA
P.E. No. 95534

10-28-15
DATE

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

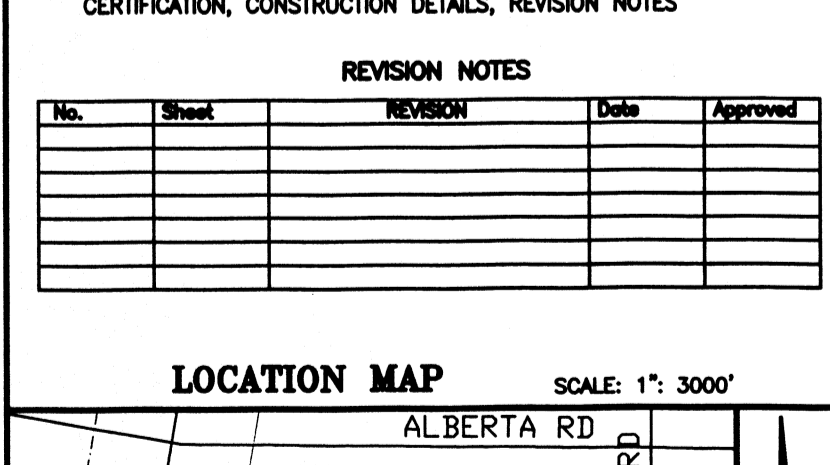
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS

INDEX OF SHEETS

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "C" - AREAS OF MINIMAL FLOODING, (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C. EFFECTIVE DATE: NOVEMBER 16, 1982.
- LEGEND: DENOTES 1/2"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 LOTS 317 THROUGH 352, AND LOTS 354 THROUGH 361. THIS MUST BE RELATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATION FOR CONSTRUCTION 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 GENT 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 NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS AND ALONG THE REAR OF LOTS 353 AND 364 TO GENT ACCESS TO GENT ACCESS. 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 FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- MINIMUM BUILDING SETBACK LINES:
 - FRONT: 25.00'
 - FRONT- LOTS 362 THROUGH 364: 60.00'
 - REAR: 15.00'
 - SIDE: 6.00'
 - SIDE ABUTTING STREET: 10.00'
 - CORNER SIDE (LOTS 353, 354 & 364): 20.00'
 - FRONT CUL-DE-SAC: 15.00'
 - 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 (POPULATION 15,798), 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 PCT. 1

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: BUENA TIERRA DEVELOPMENT INC.	3714 S. EXPRESSWAY 281	EDINBURG, TX 78539	(956)386-0726	(956)380-4395
OWNER: TILLMIL WELCH, PRESIDENT	3714 S. EXPRESSWAY 281	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
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

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 OCCUPYING AN EASEMENT.

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

14.- LOTS 317, 333, AND 334 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 350 THROUGH 353 BY LOT OWNER AT BUILDING PERMIT STAGE.

16.- 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.

17.- 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.

18.- 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.

19.- 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.

7.- THIS SUBDIVISION WILL BE PROVIDED BY SANITARY SEWER BY N.A.W.S.C. CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTRY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).

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 61,393.96 CUBIC FEET (1.41 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.

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. =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 TOP OF EXISTING SANITARY MANHOLE LOCATED 190 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 WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

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 as relocated.

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 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 agreement together with other provisions of this grant shall constitute an agreement 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 purposes 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 28th day of October, 2015.

Alfonso Quintanilla
BUENA TIERRA DEVELOPMENT INC.
TILLMIL WELCH, PRESIDENT
3714 S. EXPRESSWAY 281
EDINBURG TX, 78539

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS

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

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

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

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

BY: _____ DEPUTY

SHEET NO. 1
OF 3 SHEETS

FILENAME: F:\DATA\SUBD\DONNA\SAN JOAQUIN\PLAT
DATE PREPARED: 10-28-15
PREPARED BY: M. GONZALEZ
CHECKED BY: M. GONZALEZ
APPROVED BY: A.Q.

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 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.

FINAL ENGINEERING REPORT FOR SAN JOAQUIN SUBDIVISION PHASE III:

WATER SUPPLY: Description and Costs.

SAN JOAQUIN SUBDIVISION PHASE III WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE LOCATED ON THE SOUTH SIDE OF MINNESOTA ROAD, AN 8" DIAMETER WATERLINE ON THE NORTH SIDE OF MINNESOTA ROAD, AN 8" DIAMETER WATERLINE LOCATED ON THE EAST 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 (F.M. 1423).

THE WATER SYSTEM FOR SAN JOAQUIN SUBDIVISION PHASE III, 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, SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 76,126.00 OR \$ 1,585.96 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 43,350.00, WHICH COVERS THE \$ 903.13 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FIVE (5) FIRE HYDRANTS AT A UNIT 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 III 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 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 III 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. IT 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 364.

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 RESIDENTIAL LOTS, FOUR (4) 6" DIAMETER SEWER SERVICE LINES FOR COMMERCIAL LOTS, THE 8" SEWER LINES, 10" SEWER LINES, AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 97,960.10 OR \$ 2,040.84 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 625.00 WHICH COVERS THE \$ 13.02 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 IN THE SUBDIVISION TO N.A.W.S.C. 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 \$ 119,476.00 WHICH EQUALS TO \$ 2,489.08 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 98,585.00 WHICH EQUALS TO \$ 2,053.85 PER LOT.



Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77062
DATE 11-3-15

REPORTE FINAL DE INGENIERIA PARA SAN JOAQUIN SUBDIVISION PHASE III:

LA SUBDIVISION SAN JOAQUIN SUBDIVISION PHASE III RECIBIRÁ SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR 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 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 VAL VERDE ROAD, UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE LA CALLE NOEMI STREET.

EL SISTEMA DE AGUA PARA SAN JOAQUIN SUBDIVISION PHASE III, 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 NOEMI STREET. LA LINEA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO EN EL LADO ESTE DE 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 LA LINEA 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 LA LOTE 327.

DEL CONDUCTO DE AGUA DE 8" DE DIAMETRO SE PRODUCEN DIEZ Y NUEVE (19) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DIEZ Y CINCO (15) CONDUCTOS DE AGUA DE 3/4" DE DIAMETRO PARA CADA LOTE Y CUATRO (4) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" 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\$ 76,126.00 O US\$ 1,585.96 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. US\$ 43,350.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$ 903.13, 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 REGO (FIRE HYDRANT) A UN COSTO DE US\$ 12,550.00 POR CADA UNA CUAL GASTA 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 CONDAO DE HIDALGO.

EL SISTEMA SANITARIO PARA LA SUBDIVISION SAN JOAQUIN SUBDIVISION PHASE III, 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 NORESTE 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 SURESTE DE LOTE 364.

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 ESTAS LINEAS DE DRENAJE SANITARIO CUARENTA Y CINCO (45) LINEAS DE SERVICIO DE 4 Y 6 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 \$ 97,960.10 O \$ 2,040.84 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$ 625.00 O \$ 13.02 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 CONDAO DE HIDALGO.

CERTIFICACION CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDAS A LAS SUBDIVISIONES) ESTABLECIDAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ 119,476.00 O US\$ 2,489.08 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ 98,585.00 O US\$ 2,053.85POR LOT.

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 GOBERNANDAS A LAS SUBDIVISIONES) ESTABLECIDAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ 119,476.00 O US\$ 2,489.08 POR LOTE.

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AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ 119,476.00 O US\$ 2,489.08 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ 98,585.00 O US\$ 2,053.85POR LOT.

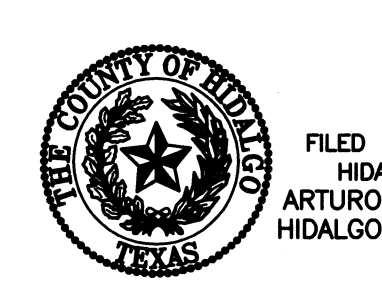
CERTIFICACION CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDAS A LAS SUBDIVISIONES) ESTABLECIDAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE US\$ 119,476.00 O US\$ 2,489.08 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE US\$ 98,585.00 O US\$ 2,053.85POR LOT.



Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77062
DATE 11-3-15



Neysa S. Ramirez
NEYSA S. RAMIREZ - NOTARY PUBLIC
FILED FOR RECORD IN HIDALGO COUNTY, TEXAS
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

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

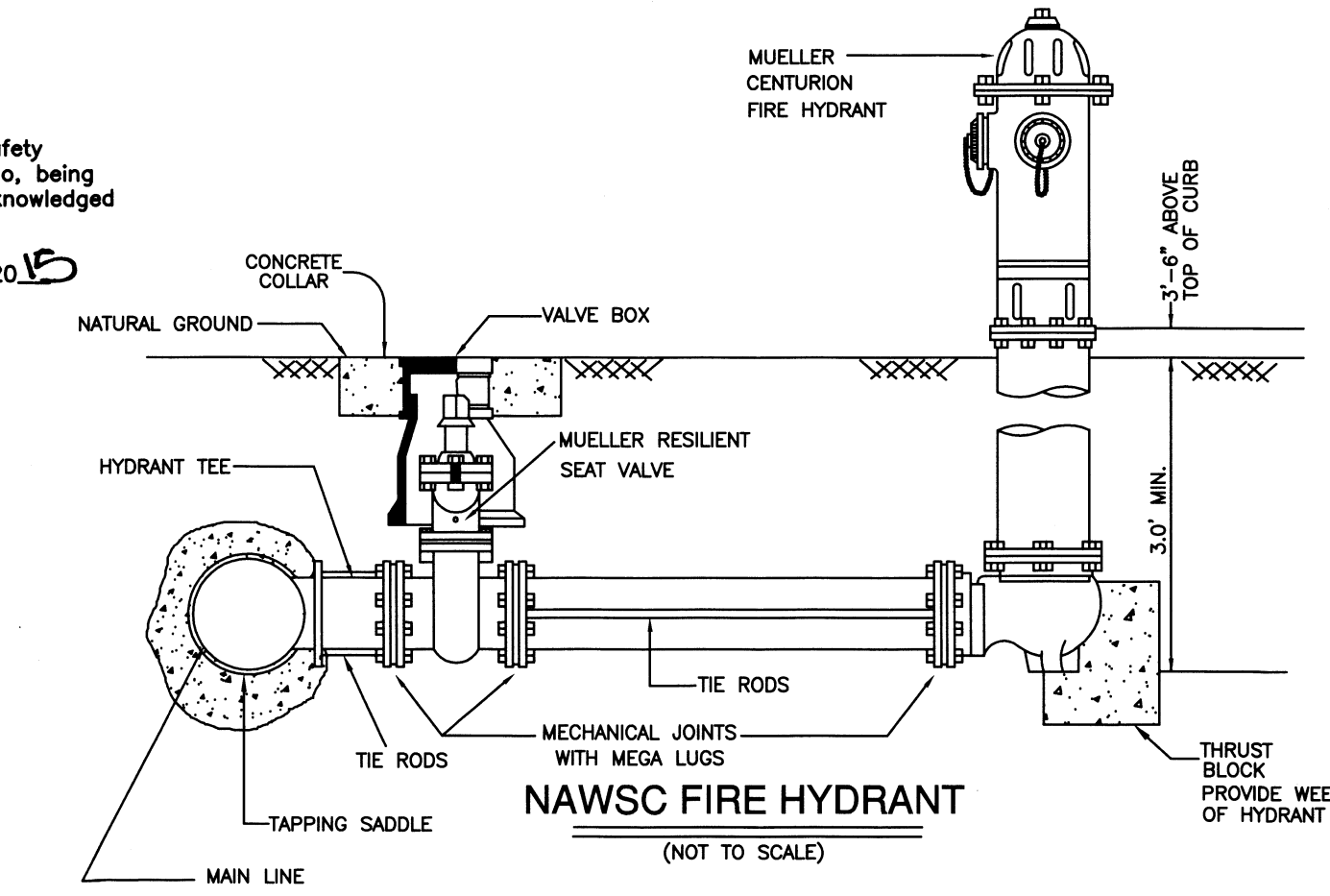
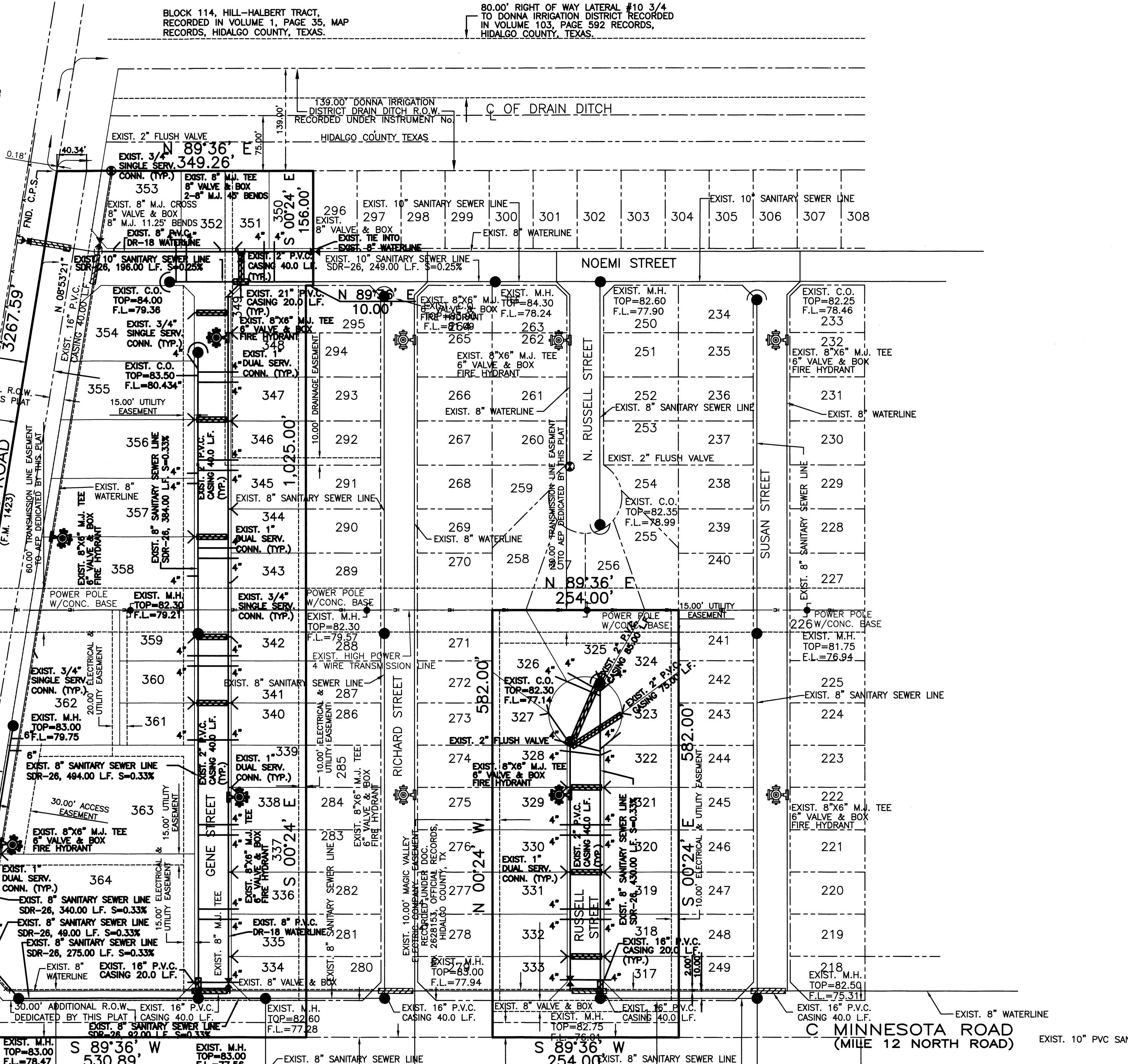
BY: _____ DEPUTY

SHEET NO. 2 OF 3

FILENAME: F:\DATA\SUBDIVISION\DONNA\SAN JOAQUIN PH. III-B-PLAT

DATE PREPARED: AUG 27, 2015
PREPARED BY: M. GONZALEZ
CHECKED BY: _____
APPROVED BY: _____

DATE REVISED: _____
REVISED BY: _____
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., SUBDIVIDOR OF SAN JOAQUIN SUBDIVISION PHASE III 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, QUANTITY & QUALITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND LAWS TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

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

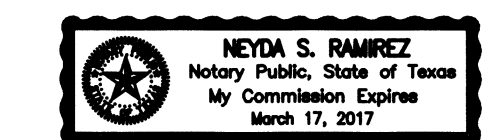
11-5-15
DATE

COST ESTIMATE

WATER DISTRIBUTION:	\$ 76,126.00
DRAINAGE IMPROVEMENTS:	\$ 100,520.00
PAVING IMPROVEMENTS:	\$ 146,888.75
SANITARY SEWER	\$ 97,960.10

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 78539
PHONE 956-381-6480 FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@CHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00



Neysa S. Ramirez
NEYSA S. RAMIREZ - NOTARY PUBLIC

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 5th day of November, 2015

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 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.

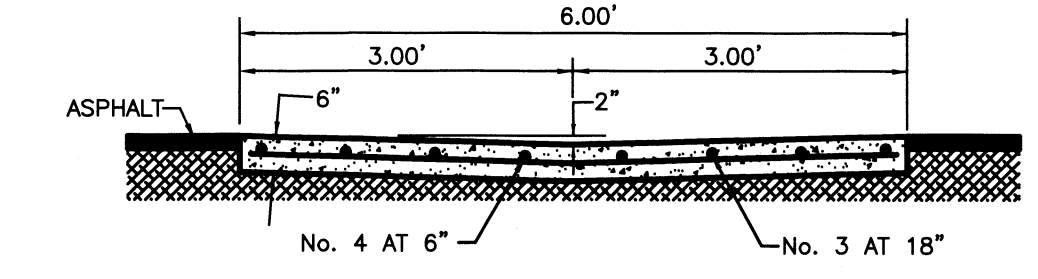
After development the runoff will be Q = 14.97 cubic feet per second for an increase of Q = 11.61 cubic feet per second. Detention will be 81,393.96 cubic feet (1.41 acre feet) and will be accomplished by excavating this volume within the existing Donna Irrigation Drain Ditch located on the north side 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.

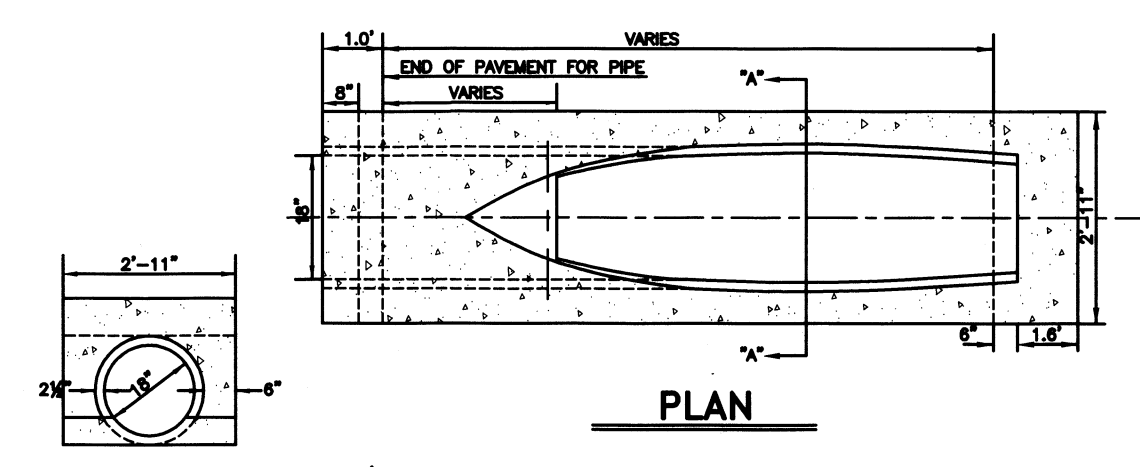
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" [AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN] AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C (NOVEMBER 16, 1982) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION,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



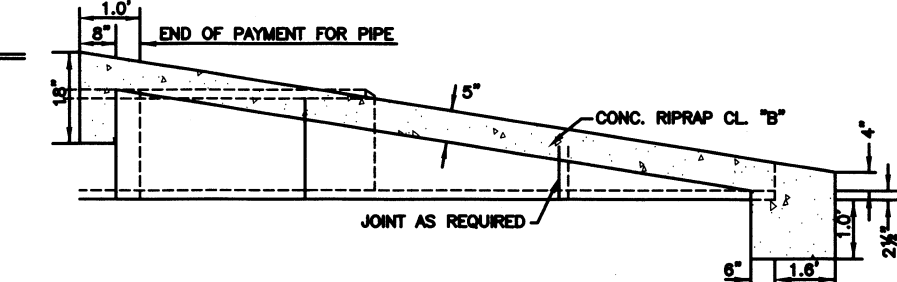
Eulalio Ramirez
EULALIO RAMIREZ
P.E. No. 77082
DATE 11-3-15



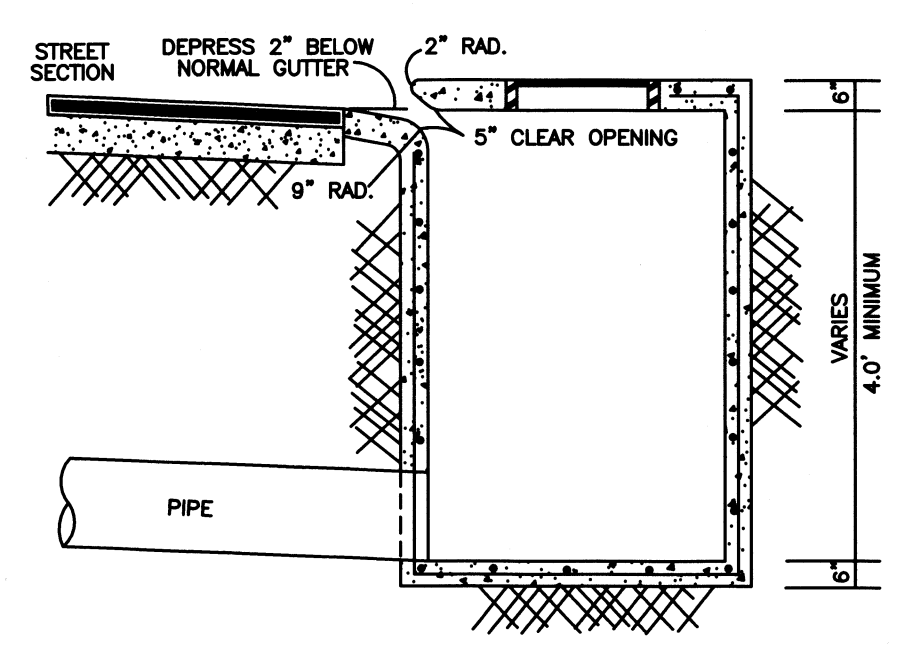
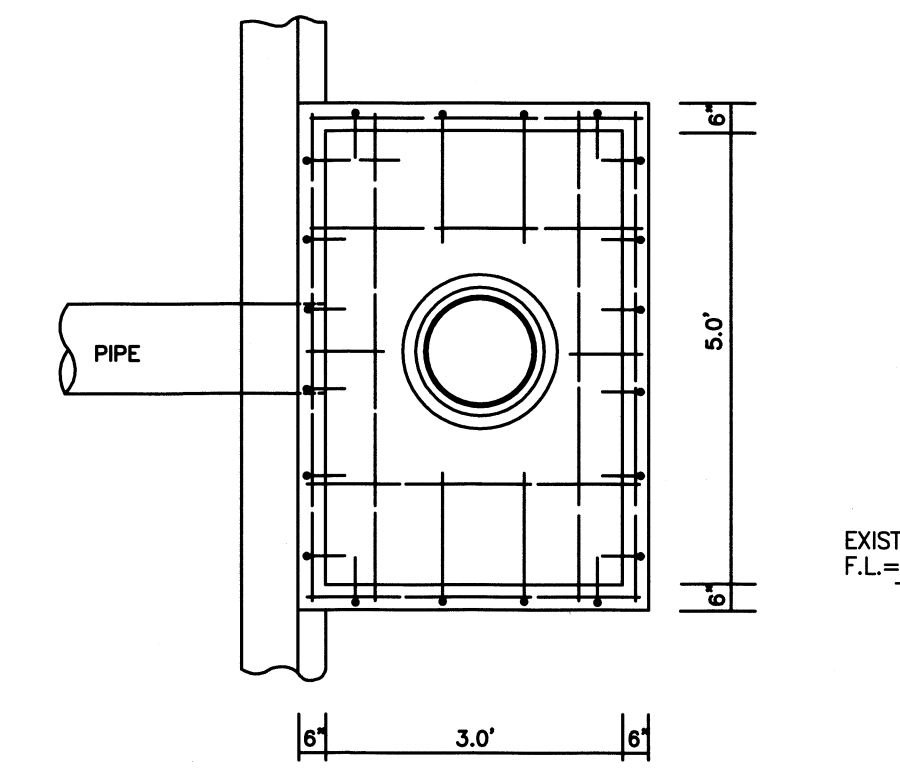
CONC. VALLEY GUTTER
NOT TO SCALE



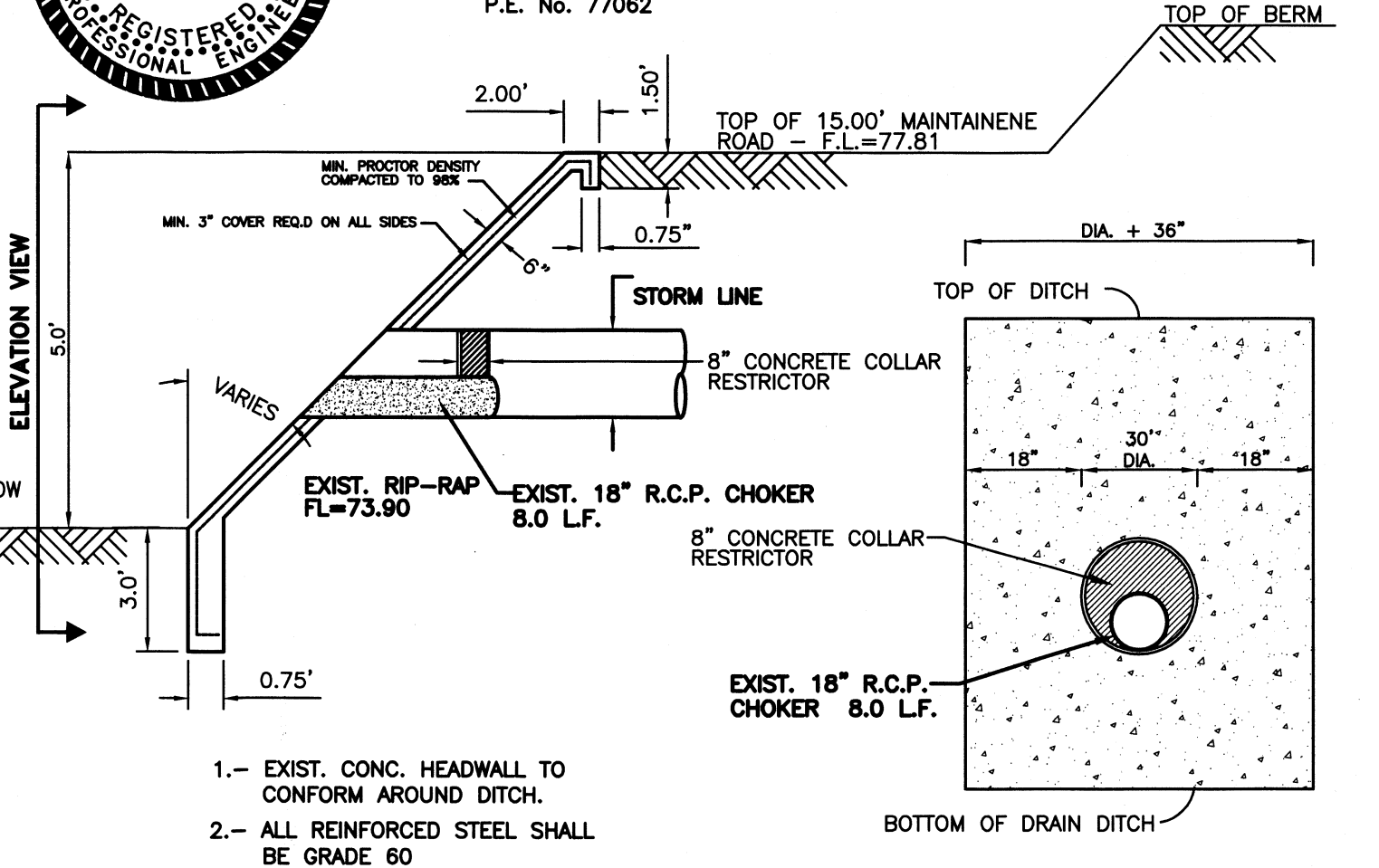
"A-A"



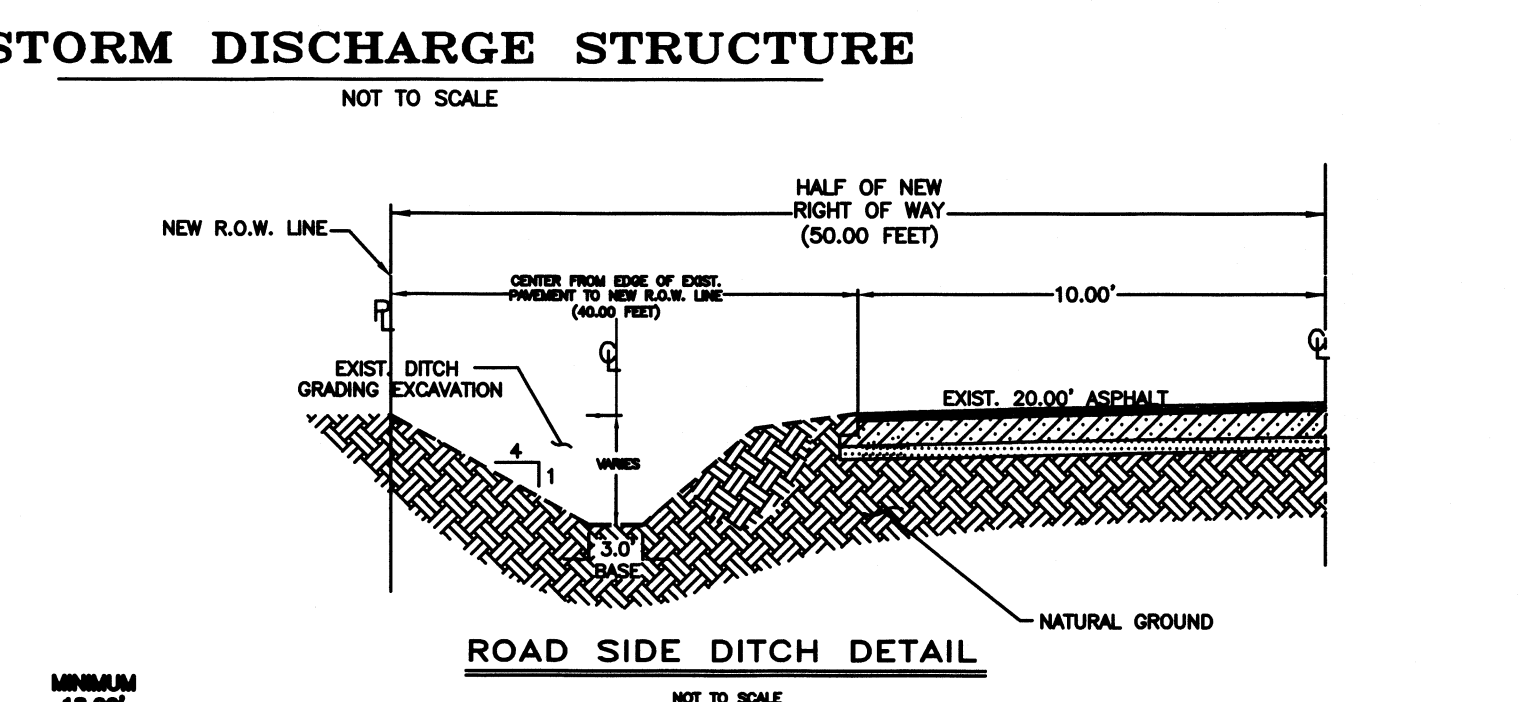
ELEVATION
SAFETY END TREATMENT
NOT TO SCALE



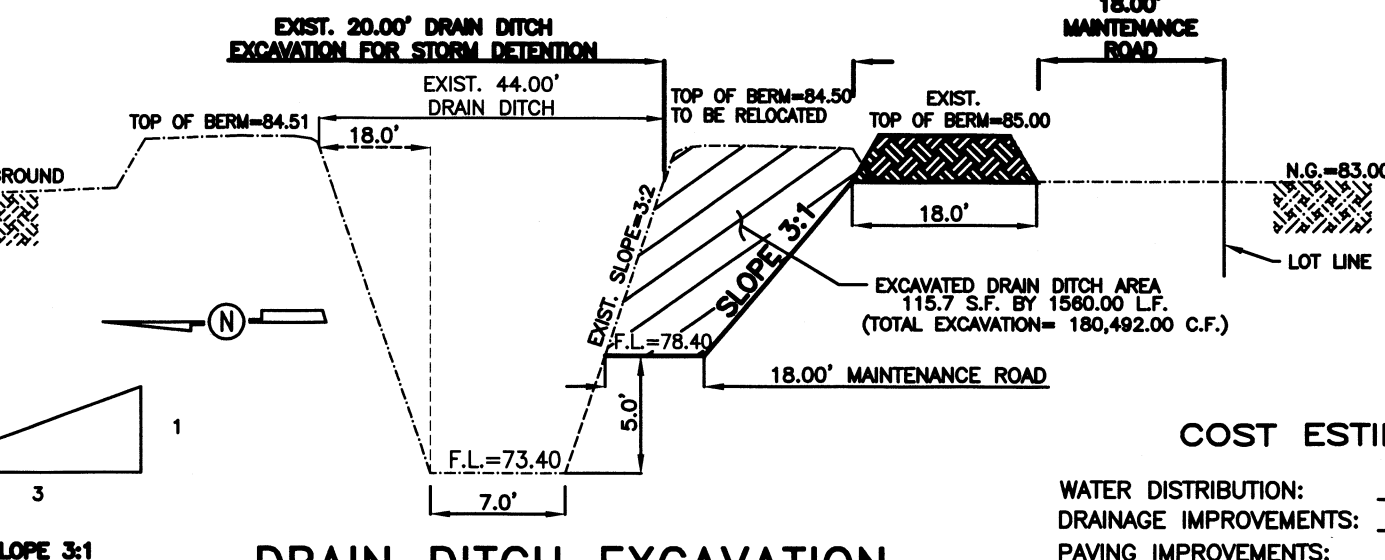
TYPE "A" INLET DETAIL
NOT TO SCALE



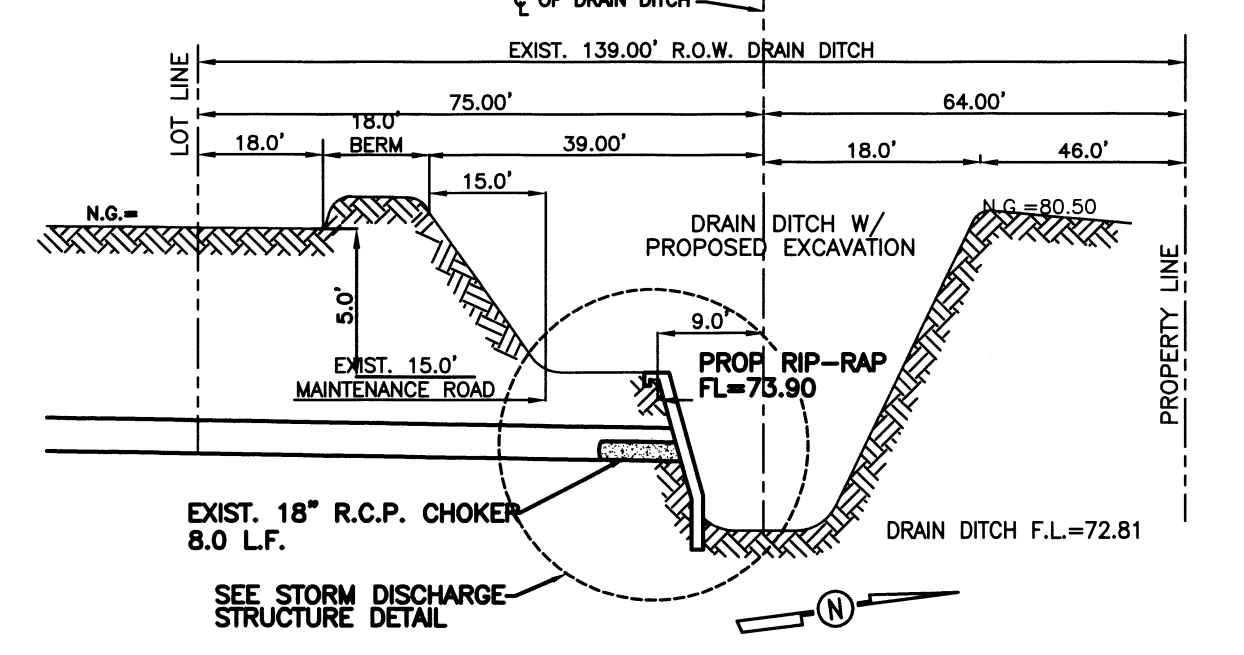
STORM DISCHARGE STRUCTURE
NOT TO SCALE



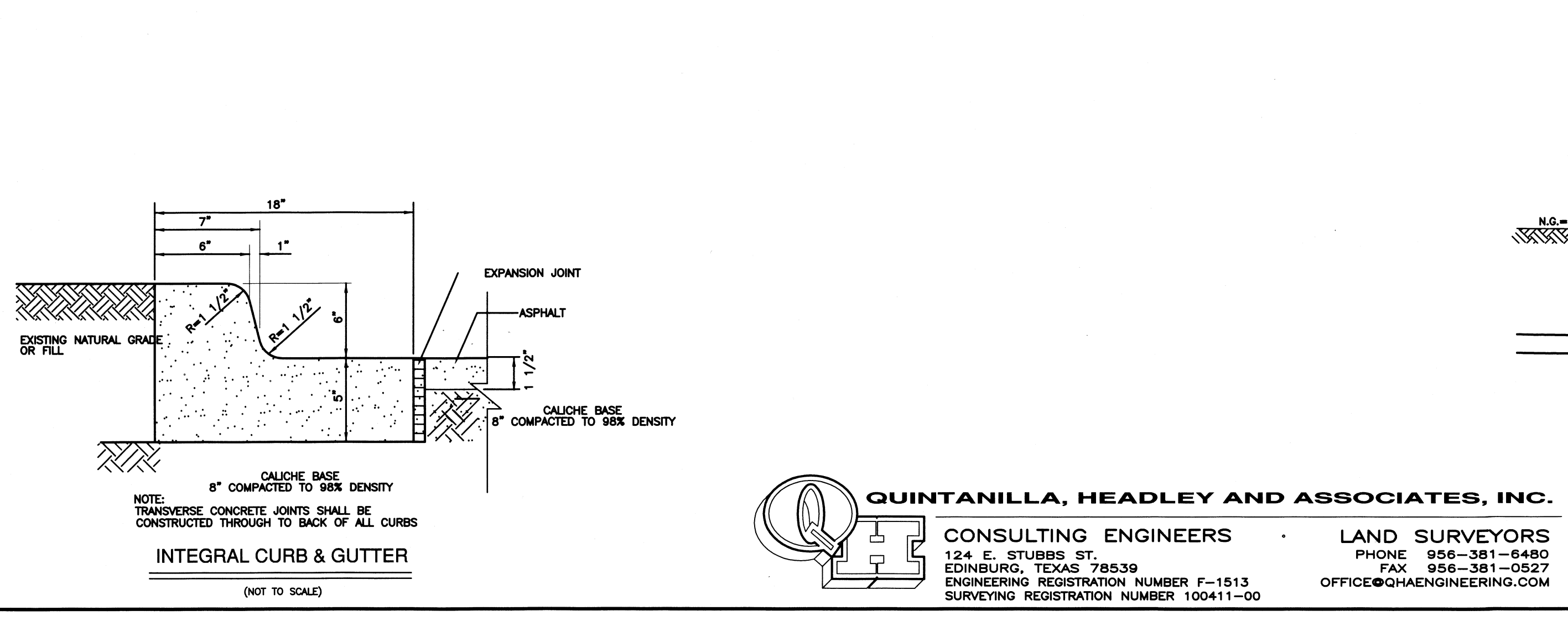
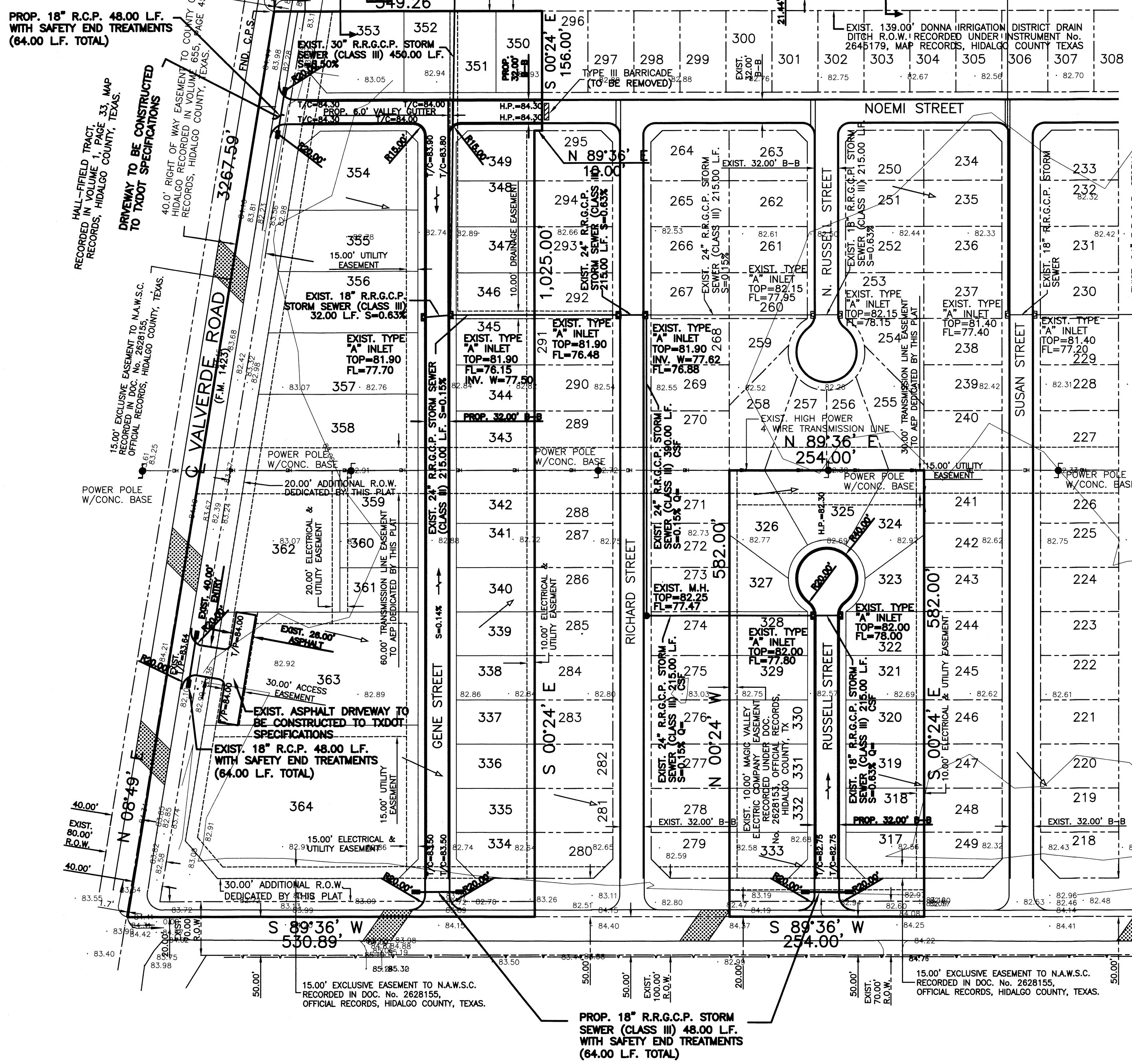
ROAD SIDE DITCH DETAIL
NOT TO SCALE



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

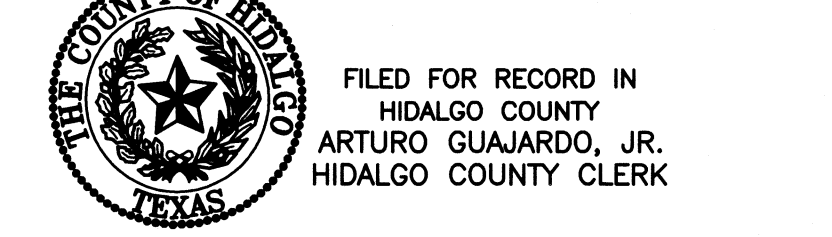


STORM SEWER CROSS SECTION B-B
NOT TO SCALE



INTEGRAL CURB & GUTTER
(NOT TO SCALE)

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST. EDINBURG, TEXAS 77639
PHONE 956-381-6480
FAX 956-381-0527
ENGINEERING REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
SURVEYING REGISTRATION NUMBER 100411-00



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

COST ESTIMATE

WATER DISTRIBUTION:	\$ 76,126.00
DRAINAGE IMPROVEMENTS:	\$ 100,520.00
PAVING IMPROVEMENTS:	\$ 148,898.75
SANITARY SEWER:	\$ 97,980.10

SHEET NO. 3 OF 3

FILENAME: F:\DATA\SUBDIVISION\SAN JOAQUIN\B-PLAT	DATE PREPARED: MAY 12, 2008	PREPARED BY: M. GONZALEZ	CHECKED BY:	APPROVED BY:

FLOW DIRECTION OF WATER