



# 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: 2-02-2016

PROPOSED SAN PATRICIO SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: RICHARD SCURLOCK

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 59  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: NORTHEAST CORNER OF WALKER ROAD & VICTORIA 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 11-12-2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY STORM DRAINAGE SYSTEM AND DETENTION BY WIDENING THE EXISTING DRAIN DITCH EAST OF THE PROPERTY.

ROAD R.O.W. DEDICATION: 20 FEET ONTO VICTORIAROAD AND 10 FEET ONTO WALKER ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-05-2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-15-2016 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE A. GONZALEZ

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: VICTORIA ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 12-28-2016 : 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.*

SUBDIVISION PLAT OF:  
**SAN PATRICIO SUBDIVISION**

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 7, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 663815 AND 663816, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 7, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 663815 AND 663816, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF THE CENTERLINES OF VICTORIA ROAD AND WALKER ROAD FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 00°07' E, ALONG THE WEST LINE OF LOT 3 AND THE CENTERLINE OF VICTORIA ROAD, A DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, S 89°53' E, ALONG THE NORTH LINE OF LOT 3, PASSING A 1/2" IRON ROD FOUND AT 30.00 FEET FOR THE EAST RIGHT OF WAY LINE OF VICTORIA ROAD, PASSING A 1/2" IRON ROD FOUND AT 1,175.00 FEET FOR THE WEST LINE OF A 145.00 FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EASEMENT RECORDED IN VOLUME 2869, PAGE 713, DEED RECORDS, HIDALGO COUNTY, TEXAS, A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 00°07' W, ALONG THE EAST LINE OF LOT 3, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,300.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF WALKER ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF WALKER ROAD FOR THE SOUTHEAST CORNER OF LOT 3 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, N 89°53' W, ALONG THE SOUTH LINE OF LOT 3 AND THE CENTERLINE OF WALKER ROAD, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LA DONNA PLAT SUBDIVISION, RECORDED IN VOLUME 1, PAGE 51, 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  
R.P.L.S. No. 4856  
DATE: SEPTEMBER 4, 2015

**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 as may be necessary to clear the road improvements, which easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road 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 the entire agreement between the Grantor, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

RICHARD SCURLOCK, MEMBER  
TRES LUNAS DEVELOPMENT, LLC.  
3714 S. EXPRESSWAY 281  
EDINBURG TX, 78539

RICHARD SCURLOCK, MEMBER  
TRES LUNAS DEVELOPMENT, LLC.  
3714 S. EXPRESSWAY 281  
EDINBURG TX, 78539

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN PATRICIO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

FILENAME : F:\DATA\SUBD\H.C.\SAN PATRICIO\PLAT  
DATE PREPARED 10-25-2015  
DATE REVISED \_\_\_\_\_

SHEET NO. 1  
OF 3 SHEETS

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

I, RICHARD SCURLOCK, MEMBER, TRES LUNAS DEVELOPMENT, LLC., AS OWNER OF THE 40.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN PATRICIO SUBDIVISION, HEREBY SUBMITTING THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RICHARD SCURLOCK, MEMBER  
TRES LUNAS DEVELOPMENT, LLC.  
3714 S. EXPRESSWAY 281  
EDINBURG TX, 78539

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on the day personally appeared  
RICHARD SCURLOCK, MEMBER, TRES LUNAS DEVELOPMENT, LLC  
proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

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

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

CITY OF DONNA, TX  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE §212.008(c) AND §212.0115(b)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN PATRICIO SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA, ON \_\_\_\_\_, 20\_\_.

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

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:  
THIS PLAT SAN PATRICIO SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ATTEST: \_\_\_\_\_ SECRETARY  
\_\_\_\_\_ CHAIRMAN PLANNING COMMISSION

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(c)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN PATRICIO SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 20\_\_.

ATTEST: \_\_\_\_\_ HIDALGO County Clerk  
\_\_\_\_\_ HIDALGO County Judge

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

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

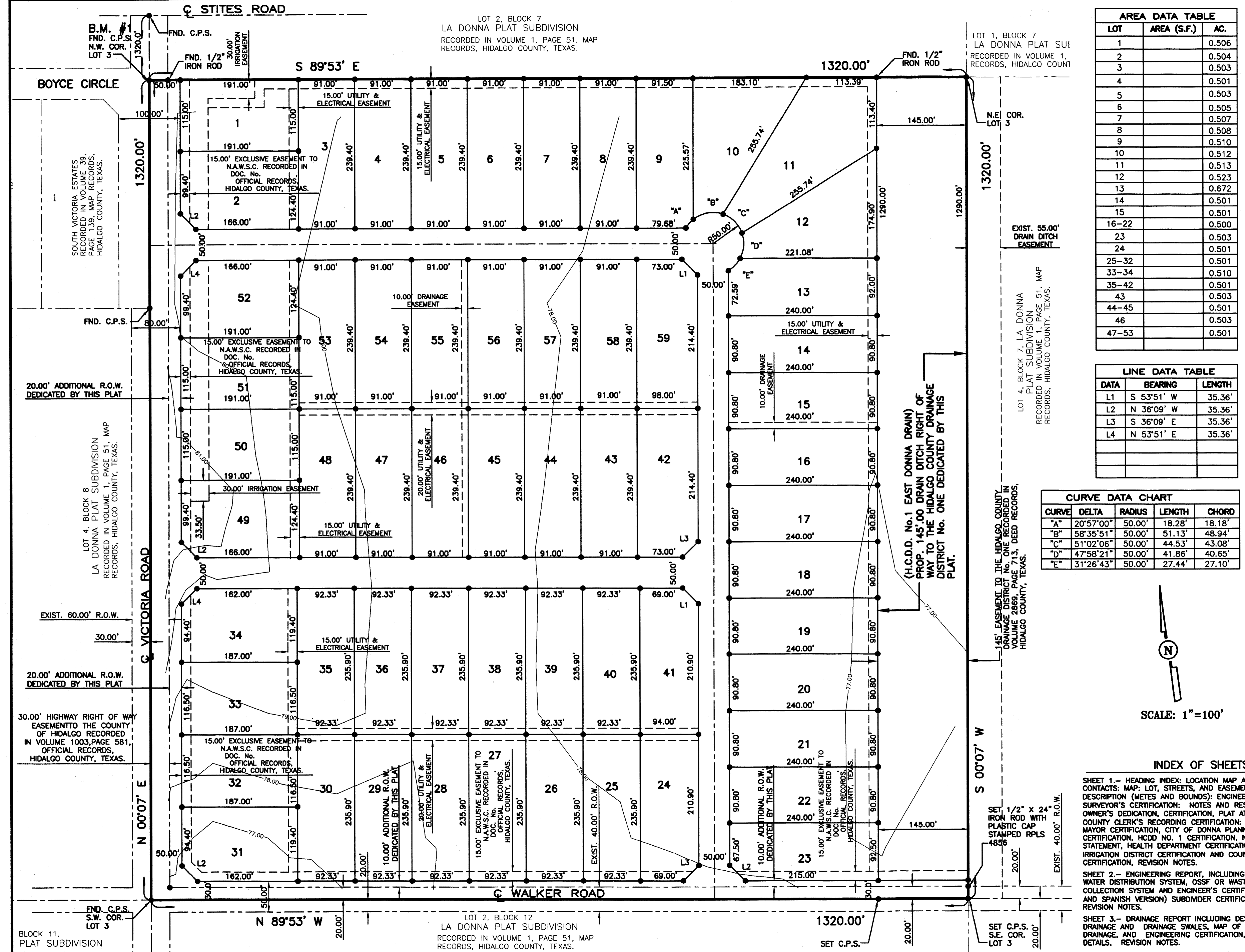
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ALFONSO QUINTANILLA  
P.E. No. 95534  
DATE: 12-15-15

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



**AREA DATA TABLE**

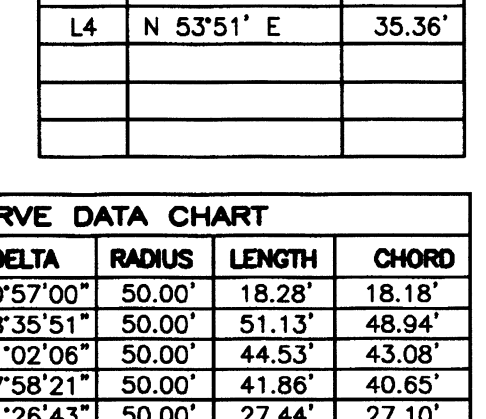
LOT	AREA (S.F.)	AC.
1	0.506	
2	0.504	
3	0.503	
4	0.501	
5	0.503	
6	0.505	
7	0.507	
8	0.508	
9	0.510	
10	0.512	
11	0.513	
12	0.523	
13	0.572	
14	0.501	
15	0.501	
16-22	0.500	
23	0.503	
24	0.501	
25-32	0.501	
33-34	0.510	
35-42	0.501	
43	0.503	
44-45	0.501	
46	0.503	
47-53	0.501	

**LINE DATA TABLE**

DATA	BEARING	LENGTH
L1	S 53°51' W	35.36'
L2	N 36°09' W	35.36'
L3	S 36°09' E	35.36'
L4	N 53°51' E	35.36'

**CURVE DATA CHART**

CURVE	DELTA	RADIUS	LENGTH	CHORD
"A"	20°57'00"	50.00'	18.28'	18.18'
"B"	58°35'51"	50.00'	51.13'	48.94'
"C"	51°02'06"	50.00'	44.53'	43.08'
"D"	47°58'21"	50.00'	41.86'	40.65'
"E"	31°26'43"	50.00'	27.44'	27.10'



SCALE: 1" = 100'

SHEET 1 - HEADING INDEX, LOCATION MAP AND ETI; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CITY OF DONNA MAYOR CERTIFICATION; CITY OF DONNA PLANNING DEPT. CERTIFICATION; HCOO NO. 1 CERTIFICATION; NORTH ALAMO WSC STATEMENT; HEALTH DEPARTMENT CERTIFICATION; DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION; REVISION NOTES.

SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.

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

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334-0525 B MAP REVISED: JANUARY 2, 1981
- FLOOD ZONE DESIGNATION: ZONE "X" AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER: 480334-0450 C MAP REVISED: JUNE 6, 2000 (LOMR MAY 30, 2002)
- LEGEND - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO 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 LIMITS:
 

FRONT	25.00'
REAR	15.00'
SIDE	8.00'
CORNER SIDE	10.00'
CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET	20.00'
FRONT CUL-DE-SAC	15.00'

 OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
- NO COMMERCIAL USE SHALL BE ALLOWED ON ANY LOTS.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 102,280.94 CUBIC FEET (2.35 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO.3.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.=80.52 COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF THIS SUBDIVISION. B.M. No.2: ELEV.=
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ADSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

**LOCATION MAP WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**

SAN PATRICIO SUBDIVISION IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE EAST SIDE OF VICTORIA ROAD AND NORTH SIDE OF WALKER ROAD INTERSECTION, 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 15,846), SAN PATRICIO SUBDIVISION LIES APPROXIMATELY 0.25 OF A MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. LIES IN PCT. 1.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
RICHARD SCURLOCK, MEMBER TRES LUNAS DEVELOPMENT, LLC.	3714 S. EXPRESSWAY 281	EDINBURG, TX 78539	(956)386-0726	(956)380-4395
OWNER: ALFONSO QUINTANILLA	124 E. STUBBS	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

**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@QHENGINEERING.COM

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

# SAN PATRICIO SUBDIVISION

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 7, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 663815 AND 663816, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

## FINAL ENGINEERING REPORT FOR SAN PATRICIO SUBDIVISION

### WATER SUPPLY: Description, Costs, and Operability Date

SAN PATRICIO SUBDIVISION IS PROVIDED WITH POTABLE WATER BY THE 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 THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE THAT RUNS ON THE WEST SIDE OF VICTORIA ROAD.

THREE PROPOSED 8" DIAMETER WATER LINE CONNECT TO THE EXISTING 8" DIAMETER WATER LINE IN FRONT OF THE SUBDIVISION ON VICTORIA ROAD. THE FIRST PROPOSED 8" DIAMETER WATER LINE RUNS EAST ALONG THE SOUTH SIDE OF STREET 1 AND TURNS SOUTH ALONG THE WEST SIDE OF STREET 3 TO CONNECTS TO THE PROPOSED 8" DIAMETER WATER LINE ON WALKER ROAD. THE SECOND PROPOSED 8" DIAMETER WATER LINE RUNS EAST ALONG THE NORTH SIDE OF STREET 2 AND CONNECTS TO THE PROPOSED 8" DIAMETER WATER LINE ON THE WEST SIDE OF STREET 3. FINALLY THE THIRD PROPOSED 8" DIAMETER WATER LINE RUNS EAST ALONG THE NORTH SIDE OF WALKER ENDING WITH A FLUSH VALVE.

FROM THE 8" WATERLINE TWENTY NINE (29) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS AND ONE (1) 3/4" SINGLE WATER SERVICE CONNECTIONS RUN TO WATER METERS FOR EACH LOT.

THE 8" DIAMETER WATERLINE, THE DUAL SERVICES AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ 00.00 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, WATER 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 SIX (6) FIRE HYDRANTS AT A UNIT COST OF \$ FOR A TOTAL COST OF \$ THE ENTIRE WATER FACILITIES WILL BE 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, Costs, and Operability Date

SEWAGE FROM SAN PATRICIO SUBDIVISION, WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) WILL EVALUATE THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WILL BE REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

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

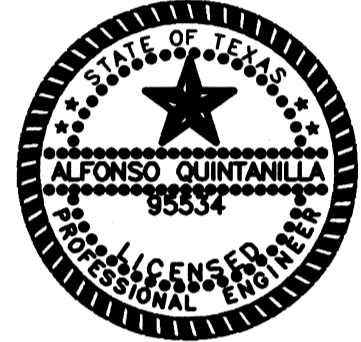
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S WILL BE INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION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

### CERTIFICATION:

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

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

SEWAGE FACILITIES— OSSF SYSTEM COST \$ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ FOR THE ENTIRE SUBDIVISION.



*Alfonso Quintanilla*  
 PE  
 12-15-15  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE

### REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION DE SAN PATRICIO SUBDIVISION:

#### PROVISION DE AGUA: Descripción, Gastos, y Fecha de Inicio

LA SUBDIVISION SAN PATRICIO SUBDIVISION, RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA DE NORTH ALAMO) ("N.A.W.S.C."), EL DUERO DE LA SUBDIVISION Y LA COMARIA 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. TENDRA QUE REPRESENTAR 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. TIENE UNA LINEA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE VICTORIA ROAD.

TRES LINEAS PROPUESTAS DE AGUA DE 8 PULGADAS DE DIAMETRO SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8 PULGADAS DE DIAMETRO QUE CORRE EN FRENTE DE LA SUBDIVISION Y CORRE EL LADO OESTE DE LA CALLE VICTORIA ROAD. LA PRIMERA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO CORRE OESTE POR EL LADO SUR DE LA CALLE STREET 1 Y VOLTA SUR Y CORRE POR EL LADO OESTE DE LA CALLE STREET 3, SEGUIDO, LA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO CORRE OESTE EN EL LADO NORTE Y SE CONECTA CON LA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO QUE CORRE POR EL LADO OESTE DE LA CALLE STREET 3. TERCERO Y FINAL, EN LA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO CORRE OESTE EN EL LADO NORTE DE LA CALLE WALKER ROAD Y TERMINA EN UNA VALVULA DE DESCARGA.

DE LA LINEA DE 8 PULGADAS DE DIAMETRO VENTINUEVE (29) CONDUCTOS DOBLES DE 1 PULGADA DE DIAMETRO, Y UN (1) DOS CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE QUE CORREN HACIA LOS MEDIDORES DE AGUA DE LOS LOTES.

LA LINEA PROPUESTA DE 8 PULGADAS, LOS SERVICIOS DOBLES DE 1 PULGADA Y CAJAS DE MEDIDOR HAN SIDO INSTALADOS A UN COSTO TOTAL DE US\$ 0.00 POR LOTE. EL DUERO DE LA SUBDIVISION HA TAMBIEN PAGADO US\$ 0.00 POR LOTE A N.A.W.S.C. DEL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUERO. EL DUERO DE LA SUBDIVISION TAMBIEN HA INSTALADO SEIS (6) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL US\$ . EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

#### DRENAJE: Descripción, Gastos y Fecha de Inicio

EL DRENAJE DE SAN PATRICIO SUBDIVISION, TENDRA FOSAS SEPTICAS INDIVIDUALES (OSSF) CONSISTIENDO EN UN DISEÑO NORMAL, CON DOBLE COMPARTIMIENTO DE FOSA SEPTICA (OSSF) Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL EVALUADOR (LIC# OS 12258) DE ENSUCHE HA INSPECCIONADO, EVALUADO Y REPORTADO QUE LA UBICACION DE LA SUBDIVISION ES CONVENIENTE PARA FOSAS SEPTICAS (OSSF). EL REPORTE FUE EXAMINADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO.

CADA SOLAR EN LA SUBDIVISION MIDE MEDIO ACRE DE TAMAÑO. EL LIBRO DE SERVICIOS Y CONSERVACION DEL SUELO DEL DEPARTAMENTO DE AGRICULTURA DE LOS ESTADOS UNIDOS (USDA) INDICA UNA MEZCLA DE BARRO ARENOSO. EL EVALUADOR (LIC# OS 12258) ( ) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES Y ( ) PRUEBAS ADICIONALES NO FUERON NECESARIAS PORQUE EL SUELO ES MUY UNIFORME DENTRO DEL AREA DELIMITADA. EL SUELO ES UNIFORME DE BARRO ARENOSO (CON TEXTURA CLASE III) EXTENDIENDO A MAS DE 24 PULGADAS BAJO EL FONDO DE CUALQUIER EXCAVACION POR EL EVALUADOR (LIC# OS 12258). NO HAY PRESENCIA DE AGUA SUBTERRANEA BAJO LA CAPA DE 24 PULGADAS DE FONDO DE LAS EXCAVACIONES.

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

### CERTIFICACION

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

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ 0.00 A US\$ POR LOTE.

DRENAJES LAS FOSAS SEPTICAS COSTARAN US\$ A UN COSTO TOTAL DE US\$ PARA TODA LA SUBDIVISION.



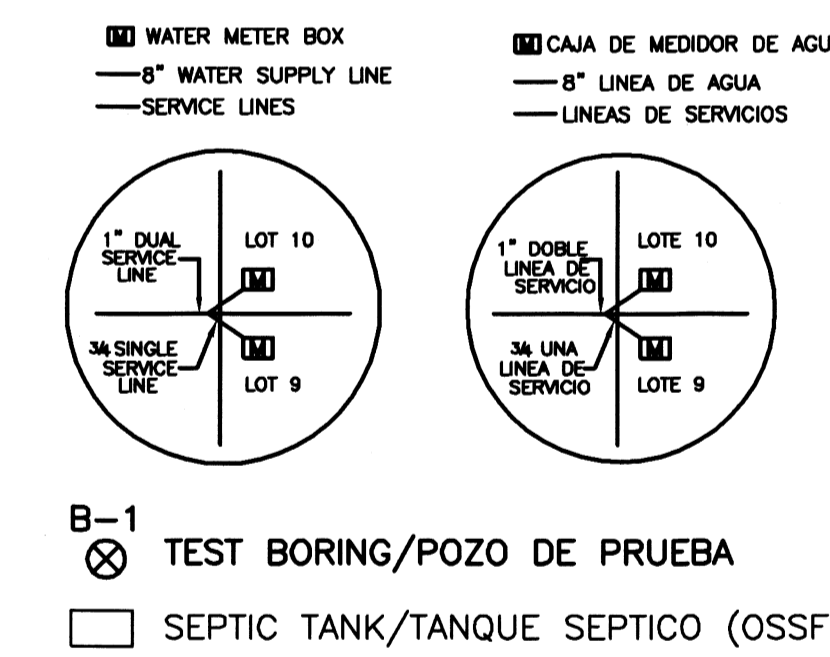
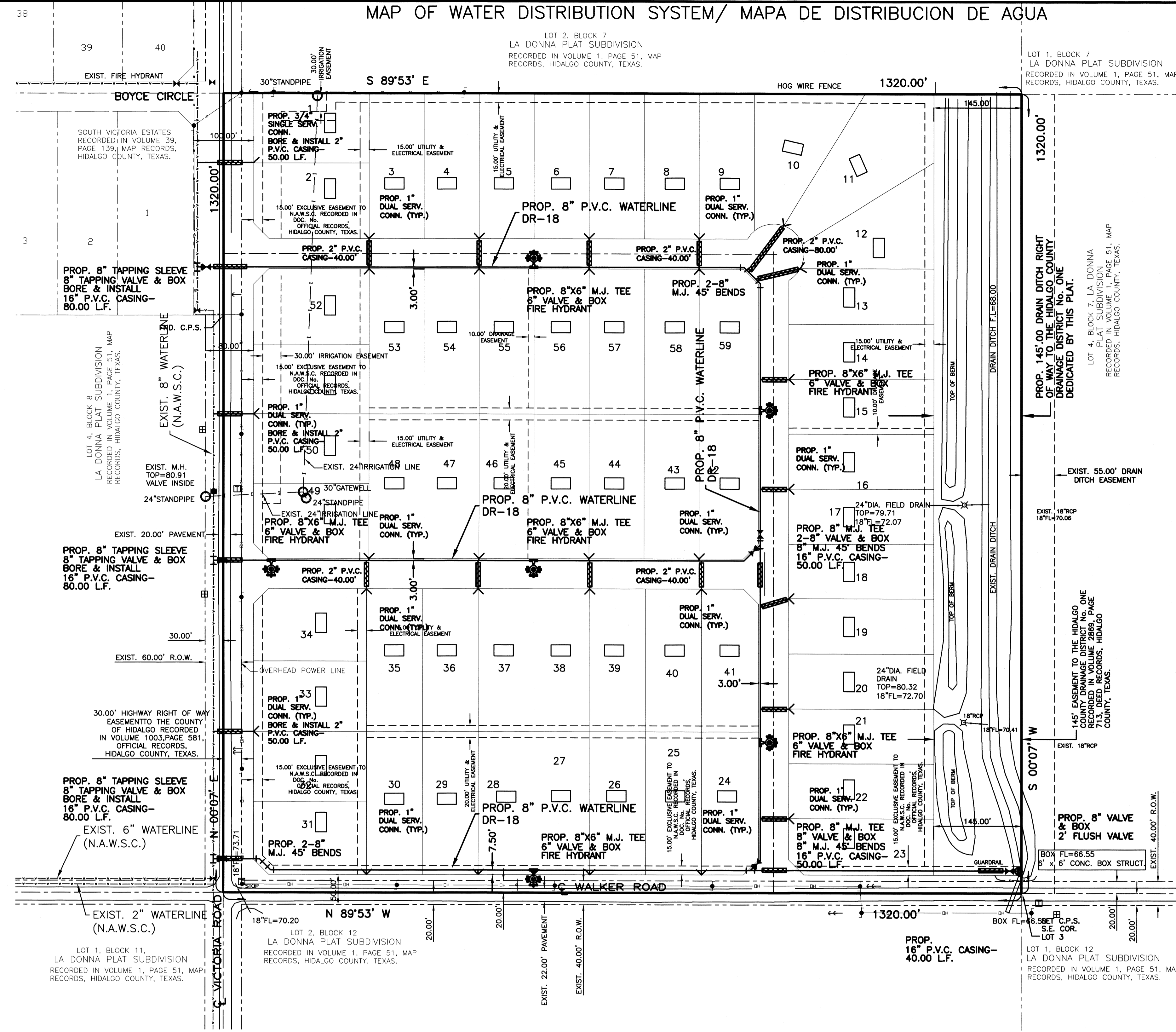
*Alfonso Quintanilla*  
 PE  
 12-15-15  
 ALFONSO QUINTANILLA  
 P.E. No. 95534  
 DATE

RICHARD SCURLOCK, MEMBER  
 TRES LUNAS DEVELOPMENT, LLC.  
 3714 S. EXPRESSWAY 281  
 EDINBURG TX, 78539

DATE

### REVISION NOTES

No.	Sheet	REVISION	Date	Approved



**COST ESTIMATE**

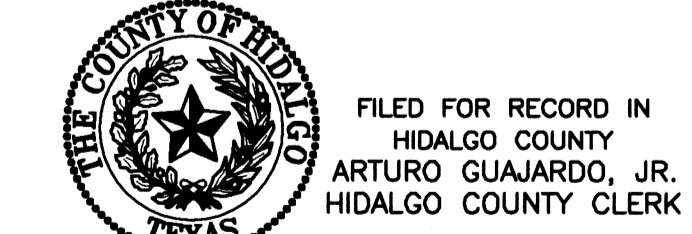
PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
WATER DISTRIBUTION:	\$
OSSF:	\$

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, the undersigned notary public, on this day personally appeared  
**RICHARD SCURLOCK, MEMBER: TRES LUNAS DEVELOPMENT, LLC**  
 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



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

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

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

SHEET NO.	FILENAME: F:\DATA\SUBDIVS\DONNA\SAN PATRICIO\UTILITY	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
2 OF 3		12-14-2015	LG		
		DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY

# SAN PATRICIO SUBDIVISION

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 7, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO DEEDS RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 663815 AND 663816, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR: SAN PATRICIO SUBDIVISION  
BY: ALFONSO QUINTANILLA, P.E.

San Patricio Subdivision is a 40.00 acre tract of land being all of Lot 3, Block 7, La Donna Plat Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 1, Page 51, map records, Hidalgo County, Texas, and according to deeds recorded under County Clerk's Document Number 663815 and 663816, official records, Hidalgo County, Texas. This Subdivision is located at the northeast corner of Victoria Road and Walker Road. The site is currently agricultural. The proposed subdivision will consist of 59 residential lots.

The tract is Zone "B" as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0525 B, dated on January 2, 1981.

The majority of the soil is Clay Loam and Silty Clay Loam. This soil is well drained. Surface runoff is slow. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables. Presently, the site has very minimal runoff. The existing runoff for the proposed subdivision is  $Q = 10.39$  cubic feet per second based on a 10-year storm.

After development the runoff will be  $Q = 41.39$  cubic feet per second for an increase of  $Q = 31.00$  cubic feet per second. Detention will be 102,209.94 cubic feet (2.35 acre feet) in accordance with the County's drainage requirements. Drainage will be obtained by excavating the Hidalgo County Drainage District No. 1 East Donna Drain located along the east side of the subdivision. The storm sewer system consists of Type "A" inlets, 18", 24" and 30" pipes that will drain the subdivision street runoff into this drain ditch to be recorded along the east side of Victoria Road and the north side of Walker Road. A 24" storm pipe will be installed with a safety end treatment and a rip-rap to discharge the runoff along Walker Road into this drain ditch.

THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAGUNA MADRE. THE 10 YEAR STORM 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 DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

### CERTIFICATION:

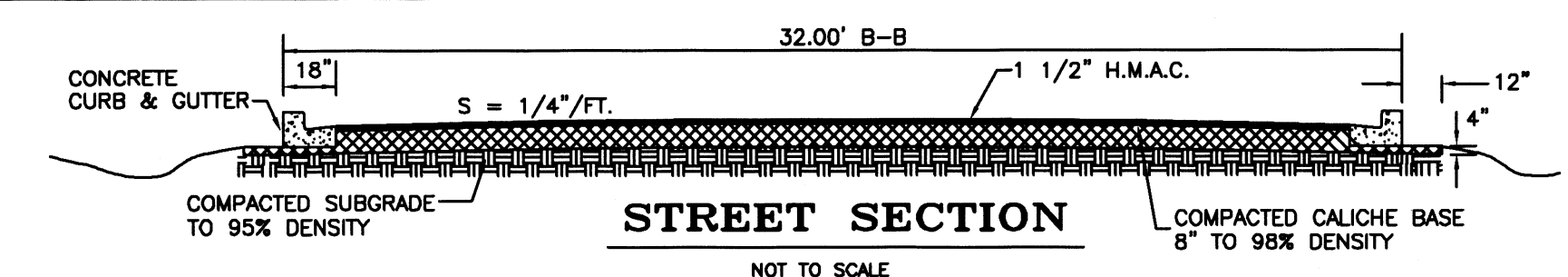
BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "B" [AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING)] AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0525 B, DATED ON JANUARY 2, 1981 IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



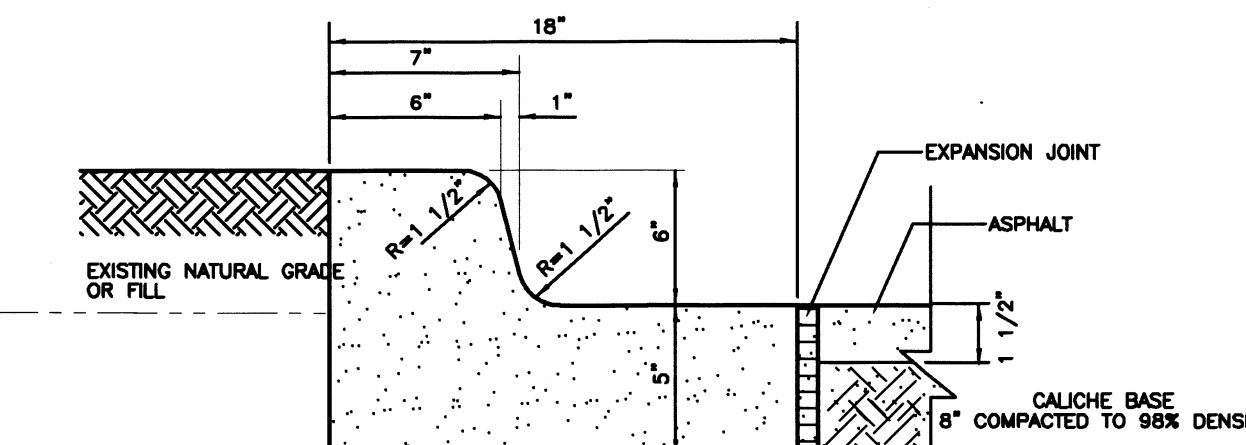
*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. No. 95534

12-15-15  
DATE

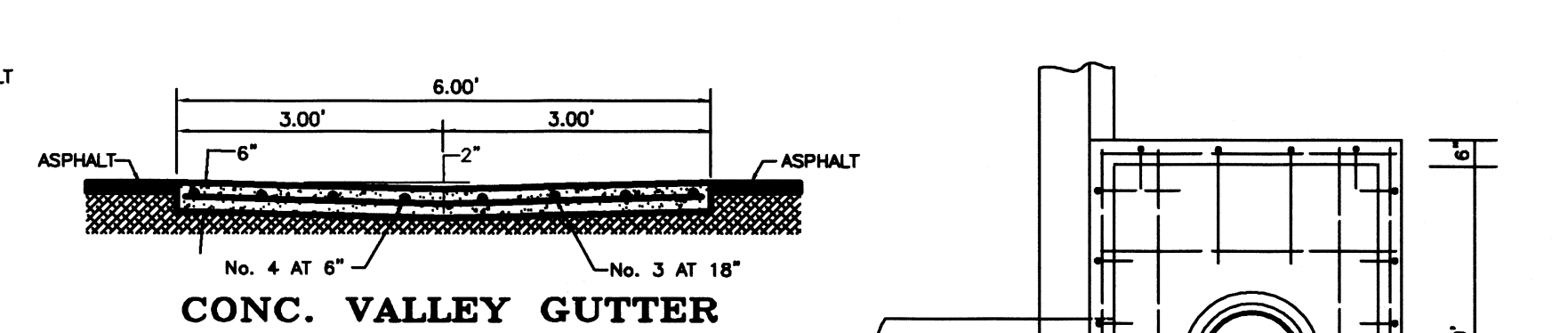
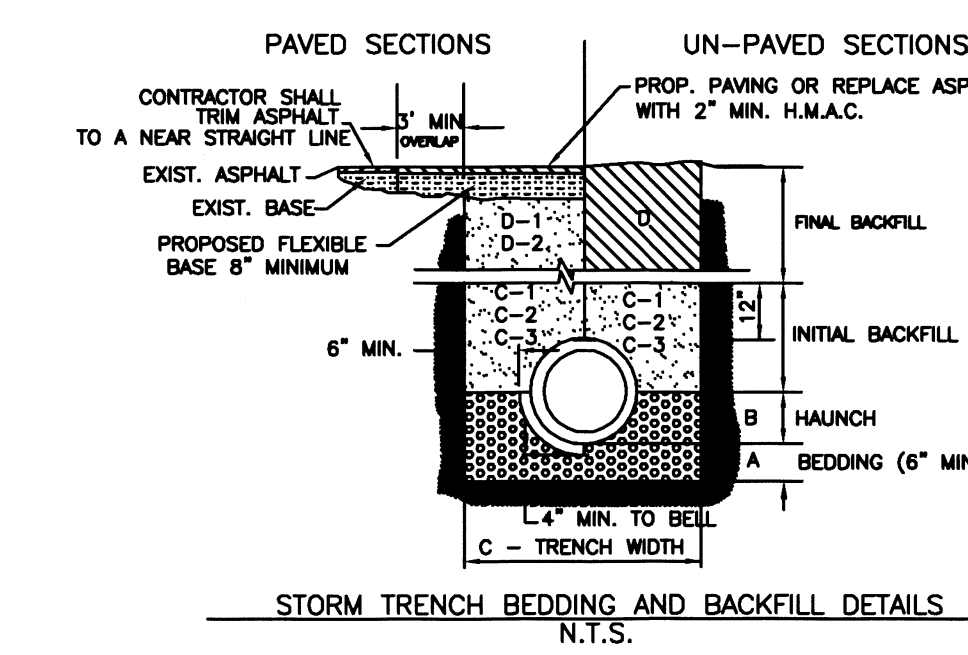
NOTE: LOT GRADING FROM THE REAR OF THE LOTS TO BE 0.5% TO THE CURB (LOTS 1-10 24-59)



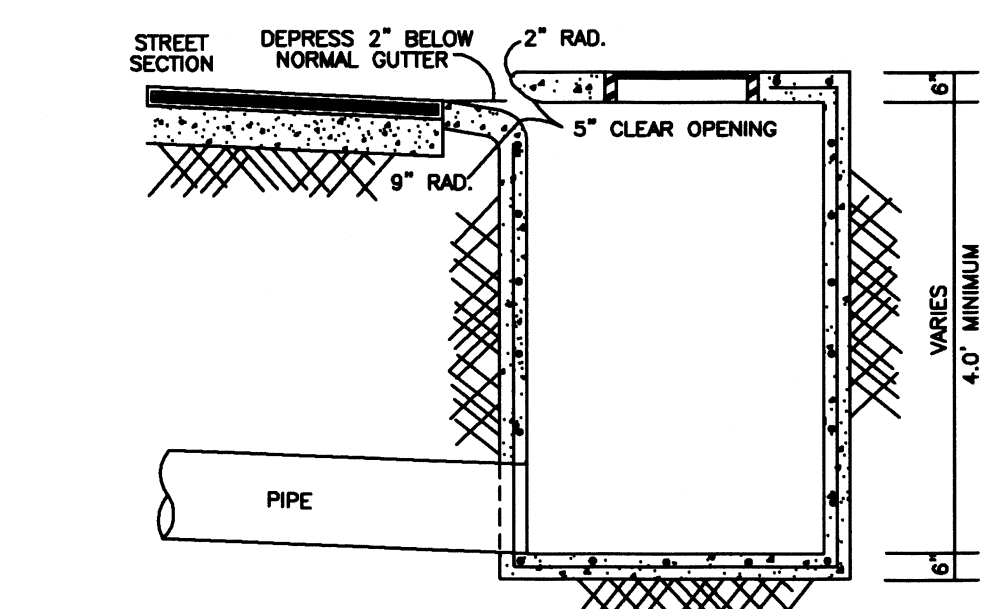
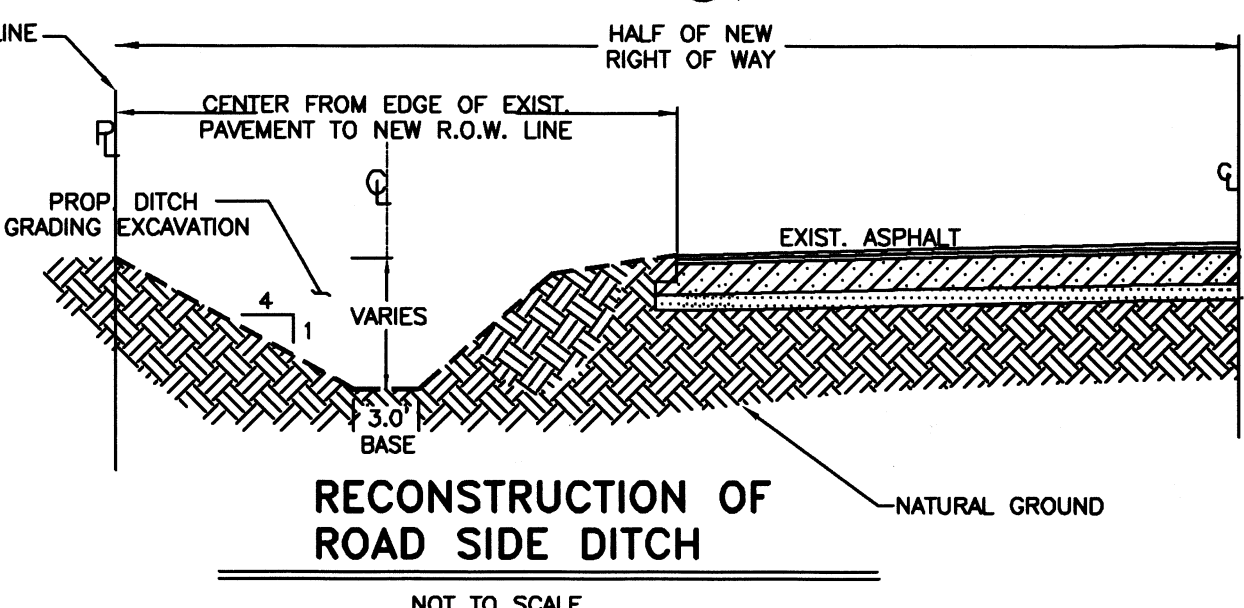
NOTE: DRAIN DITCH DIRT TO BE PLACED AND GRADED TO 0.5% FROM REAR OF LOT TO CURB (LOTS 11-23)



- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
  - HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
  - TRENCH WIDTH - SHALL BE 6" MIN. TO 12" MAX.
  - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (ASHTO M145) COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
  - C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
  - C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
  - D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (ASHTO M145) COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
  - D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
  - D-3 FINAL BACKFILL - COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR BOTTOM STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTURED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.
- NOTE: MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



NOTE: STORM SEWER LIVES UNDER PAVEMENT WILL REQUIRE DENSITY CONTROL TESTINGS.



ALL REINFORCING TO BE NO. 4 REBAR 12" O.C. EACH WAY  
RIP-RAP COVER TO BE ALAMO 860-22 OR EQUAL (20 3/8" A.D. 150)

COST ESTIMATE

PAVING IMPROVEMENTS:	\$
DRAINAGE IMPROVEMENTS:	\$
WATER DISTRIBUTION:	\$
OSSF:	\$

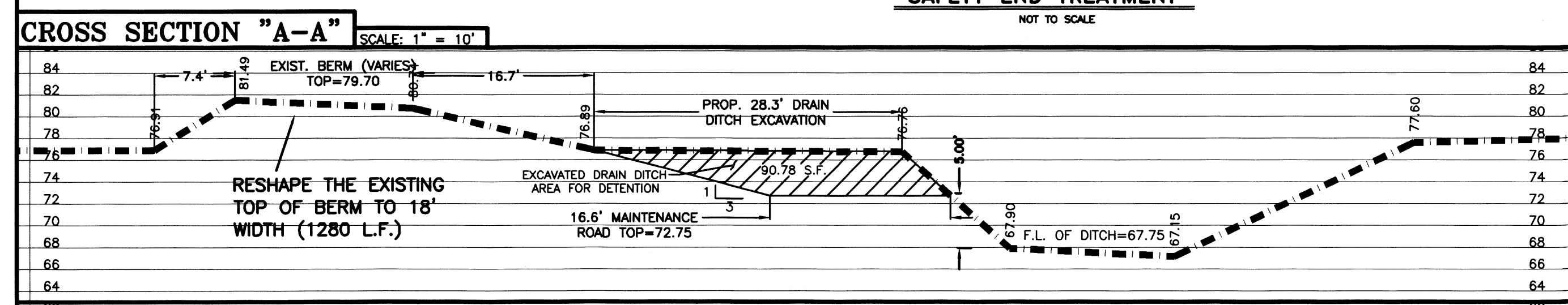
LEGEND  
TOTAL REQUIRED - 102,209.94 C.F.  
TOTAL DETENTION - 113,928.90 C.F.  
(90.78 S.F. X 1255 L.F. = 113,928.90 C.F.)

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  
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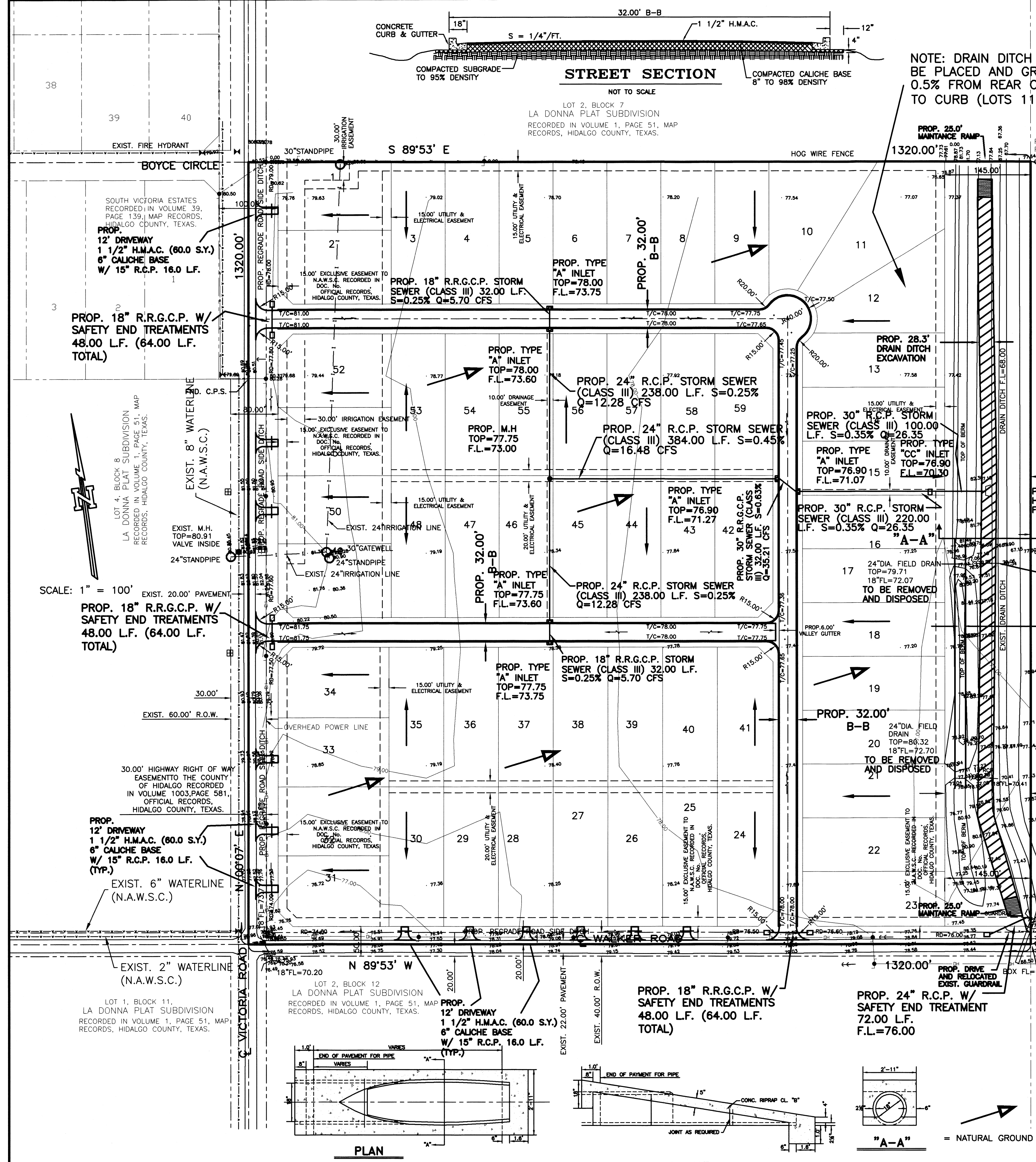
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-14-2015	AL	AL	AL
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY



CROSS SECTION "A-A" SCALE: 1" = 10'

RESHAPE THE EXISTING TOP OF BERM TO 18" WIDTH (1280 L.F.)  
EXCAVATED DRAIN DITCH AREA FOR DETENTION  
16.6' MAINTENANCE ROAD TOP = 72.75  
F.L. OF DITCH = 67.75



PLAN

SAFETY END TREATMENT ELEVATION  
NOT TO SCALE

STORM DISCHARGE STRUCTURE  
NOT TO SCALE

ELEVATION VIEW  
NOT TO SCALE

ELEVATION VIEW  
NOT TO SCALE