



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-22-2017

PROPOSED SAN MARTIN NO. 4 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: ZACH SCURLOCK

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 25 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH SIDE OF CANTON ROAD, APPROXIMATELY ¼ MILE WEST OF DILLON 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 7-14-2017 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE AND DETENTION BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO CANTON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-15-2017 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-15-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

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

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: CANTON ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-15-2017 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

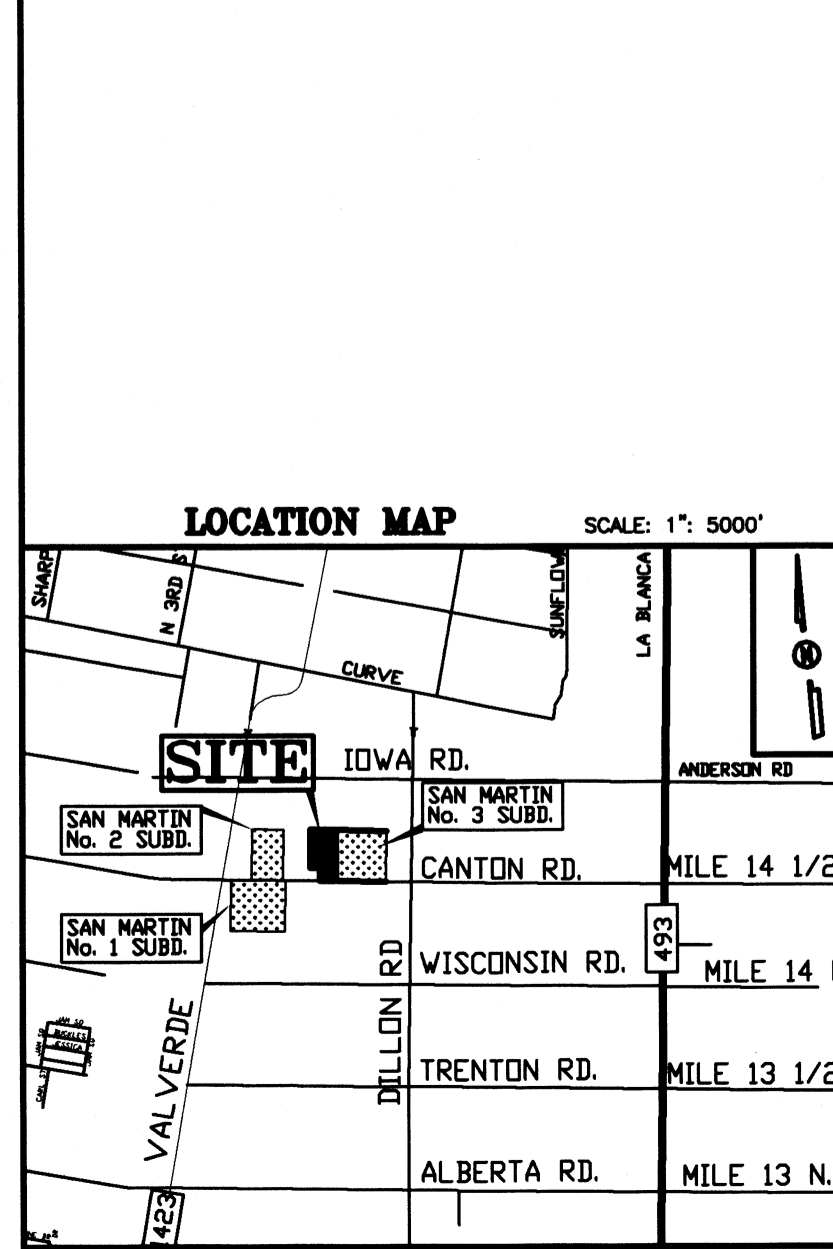
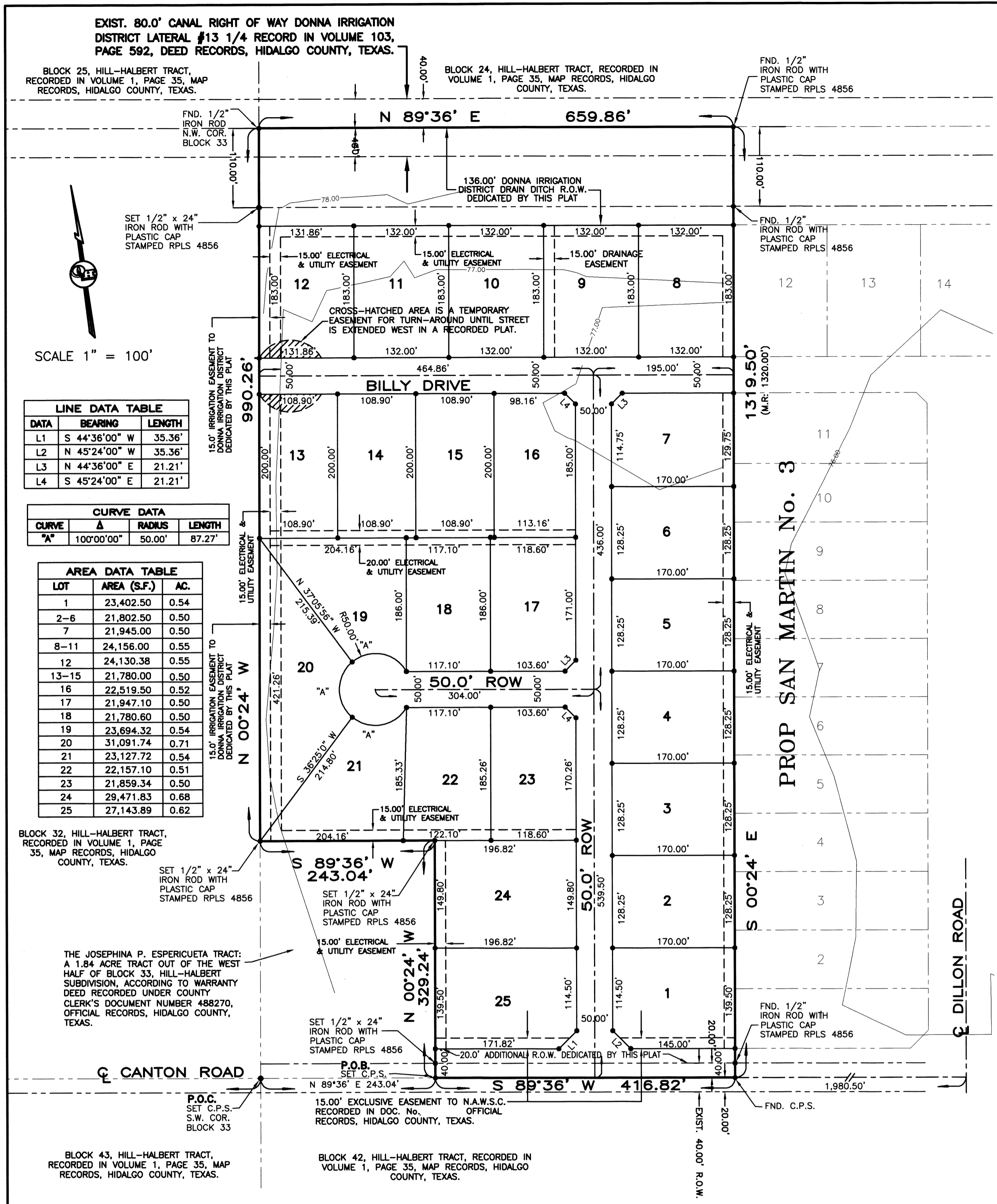
LARGE CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

STAFF RECOMMENDS: **Preliminary Approval** subject 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.



INDEX OF SHEETS

SHEET 1 - HEADING INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CITY OF DONNA MAYOR CERTIFICATION, CITY OF DONNA PLANNING DEPT. CERTIFICATION; HCD 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 MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

SAN MARTIN SUBDIVISION No. 4 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE NORTH SIDE OF CANTON ROAD APPROXIMATELY 1,980.50 FEET WEST OF DILLON 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 17,429) (2015 CENSUS), SAN MARTIN SUBDIVISION No. 4 LIES APPROXIMATELY 2.5 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:	TRES MARAVILLAS, LLC RICHARD SCURLOCK, VICE-PRESIDENT	902 BIGHORN DRIVE EDINBURG, TX 78539	EDINBURG, TX 78542	(956)386-0726 (956)381-6480	(956)380-4395 (956)381-0527
ENGINEER:	MARCO A. GONZALEZ	124 E. STUBBS EDINBURG, TX 78539	EDINBURG, TX 78539	(956)381-6480 (956)381-0527	
SURVEYOR:	ALFONSO QUINTANILLA	124 E. STUBBS EDINBURG, TX 78539	EDINBURG, TX 78539	(956)381-6480 (956)381-0527	

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "C"
- LEGEND: DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM BUILDING SETBACK LINES: FRONT: 25.00', REAR: 15.00', SIDE: 6.00', OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- 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 47,733.90 CUBIC FEET (1.10 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, GRASS, 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. LOCATED ON TOP OF INLET LOCATED ON THE SOUTHEAST CORNER OF LOT ON THIS SUBDIVISION N.A.V.D. 88 DATUM. B.M. No.2: ELEV. LOCATED ON TOP OF INLET LOCATED ON THE SOUTHWEST CORNER OF LOT ON 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 OCCUPYING AN EASEMENT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- LOTS 1, 31, 32 AND 53 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO CANTON ROAD.
- TRES MARAVILLAS, LLC RICHARD SCURLOCK, VICE-PRESIDENT THE OWNER & SUBDIVIDER OF SAN MARTIN SUBDIVISION No. 4 RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 2 OF THIS PLAT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 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.
- CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED WEST IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE WEST.

SUBDIVISION PLAT OF:
SAN MARTIN SUBDIVISION
No. 4

A 18.15 ACRE TRACT OF LAND OUT OF THE WEST HALF OF BLOCK 33, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824661, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

AN 18.15 ACRE TRACT OF LAND OUT OF THE WEST HALF OF BLOCK 33, HILL-HALBERT TRACT SUBDIVISION, 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 2824661, 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 SET ON THE SOUTH LINE OF BLOCK 33 AND IN THE CENTERLINE OF CANTON ROAD FOR THE SOUTHWEST CORNER OF THE JOSEPHINA P. ESPERICUETA TRACT (A 1.84 ACRE TRACT OUT OF THE WEST HALF OF BLOCK 33, HILL-HALBERT TRACT SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 488270, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 89°36' E, 243.04 FEET FROM THE SOUTHWEST CORNER OF BLOCK 33.

THENCE: N 00°24' W, ALONG THE EAST LINE OF THE JOSEPHINA P. ESPERICUETA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF CANTON ROAD, A TOTAL DISTANCE OF 328.24 FEET TO A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 89°36' W, ALONG THE NORTH LINE OF THE JOSEPHINA P. ESPERICUETA TRACT, A DISTANCE OF 243.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET ON THE WEST LINE OF BLOCK 33 FOR THE NORTHWEST CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 00°24' W, ALONG THE WEST LINE OF BLOCK 33, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET AT 890.26 FEET FOR THE SOUTH LINE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET AT 1,299.50 FEET FOR THE NORTH RIGHT OF WAY LINE OF CANTON ROAD, A TOTAL DISTANCE OF 1,319.50 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF BLOCK 33 AND IN THE CENTERLINE OF CANTON ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 89°36' E, ALONG THE NORTH LINE OF BLOCK 33, A DISTANCE OF 659.86 FEET TO A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 FOUND FOR THE NORTHEAST CORNER OF THE BUENA TIERRA HOLDINGS, LLC TRACT (THE EAST HALF OF BLOCK 33, HILL-HALBERT TRACT SUBDIVISION, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2814585, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 00°24' E, ALONG THE WEST LINE OF THE BUENA TIERRA HOLDINGS, LLC TRACT, PASSING AT 40.00 FEET THE SOUTH LINE OF THE 80.00 FOOT DONNA IRRIGATION DISTRICT CANAL, RIGHT OF WAY, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 FOUND ON THE SOUTH LINE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 FOUND AT 1,299.50 FEET FOR THE NORTH RIGHT OF WAY LINE OF CANTON ROAD, A TOTAL DISTANCE OF 1,319.50 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF BLOCK 33 AND IN THE CENTERLINE OF CANTON ROAD FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: S 89°36' W, ALONG THE SOUTH LINE OF BLOCK 33, AND THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 416.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.15 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN MARTIN SUBDIVISION No.2, RECORDED IN INSTRUMENT NUMBER 2776000, 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: FEB. 14, 2017

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

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

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

IN WITNESS WHEREOF the said Grantor executed this instrument
this ___ day of _____, 20__.

TRES MARAVILLAS, LLC
RICHARD SCURLOCK, VICE-PRESIDENT
902 BIGHORN DRIVE
EDINBURG, TX, 78542

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN MARTIN SUBDIVISION No. 4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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

I, RICHARD SCURLOCK, VICE-PRESIDENT OF TRES MARAVILLAS, LLC, AS OWNER OF THE 18.15 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN MARTIN SUBDIVISION No. 4, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

- 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.

TRES MARAVILLAS, LLC
RICHARD SCURLOCK, VICE-PRESIDENT
902 BIGHORN DRIVE
EDINBURG, TX, 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared _____ day of _____, 20__.

RICHARD SCURLOCK, VICE-PRESIDENT OF TRES MARAVILLAS, 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.

CLARISSA ANNETTE QUINTANILLA
Notary Public, State of Texas
My Commission Expires
November 04, 2017

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN MARTIN SUBDIVISION No. 4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

Hidalgo County Judge _____ date _____
Hidalgo County Clerk _____ date _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN MARTIN SUBDIVISION No. 4 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 _____

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

SECRETARY _____ PRESIDENT _____

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
THIS PLAT SAN MARTIN SUBDIVISION No. 4 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__.

ATTEST: SECRETARY _____ BY: 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 LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

MARCO A. GONZALEZ
120016
P.E. No. 120016

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

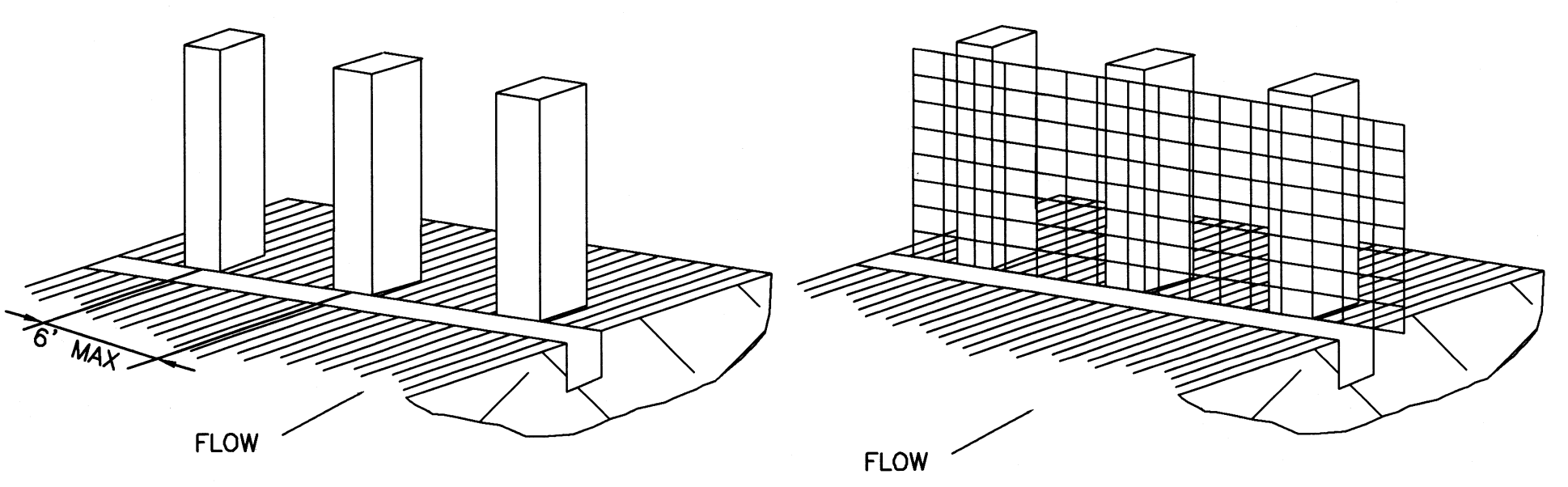
DATE OF PREPARATION: JUNE 6, 2017

SHEET NO. 1 OF 3 SHEETS

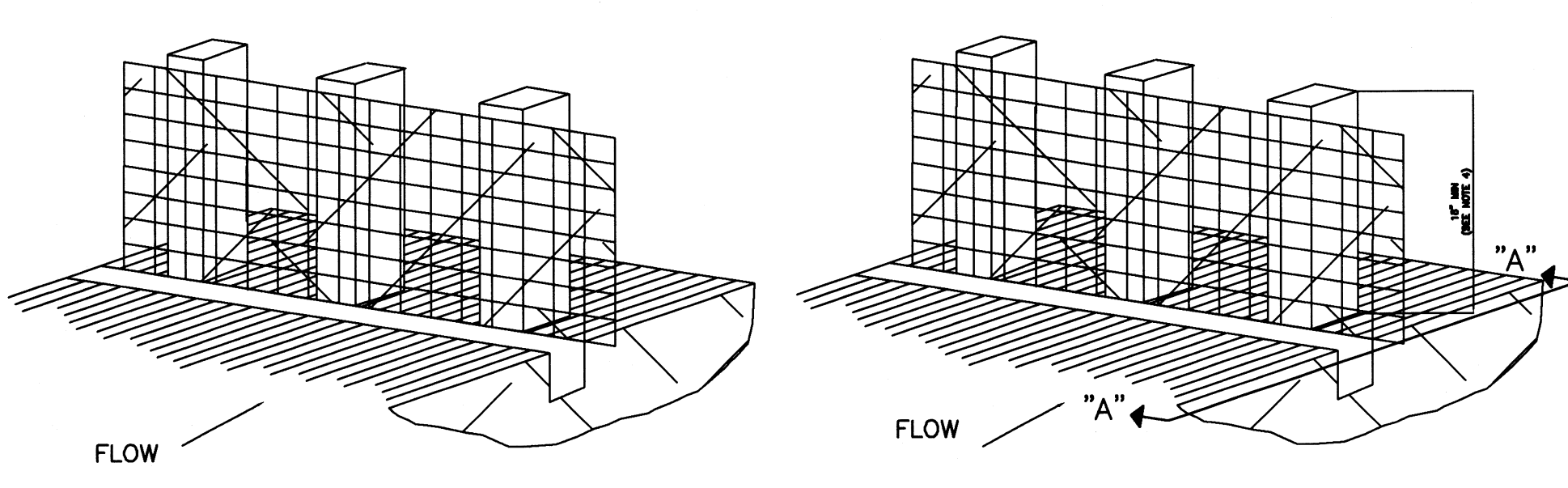
DATE PREPARED	DATE REVIEWED	DATE CHECKED	DATE APPROVED

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
PHONE 956-381-6480
FAX 956-381-0527
OFFICE@HAENGINEERING.COM

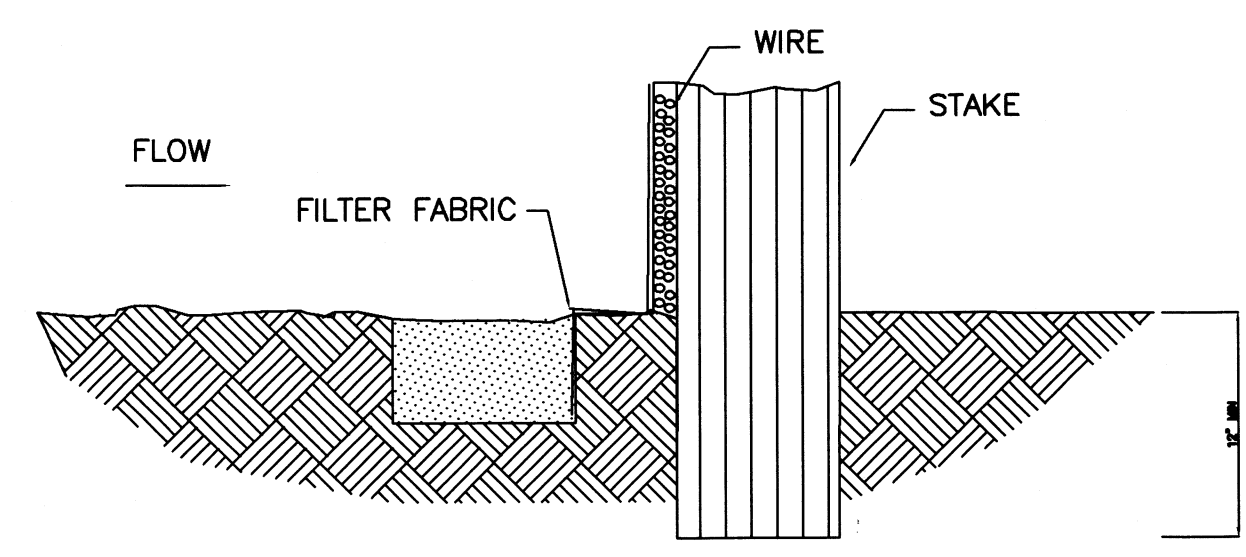
1. SET POSTS AND EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG LINE OF POSTS (SEE NOTE 1).
2. SECURE WIRE FENCING TO POSTS (SEE NOTE 2).



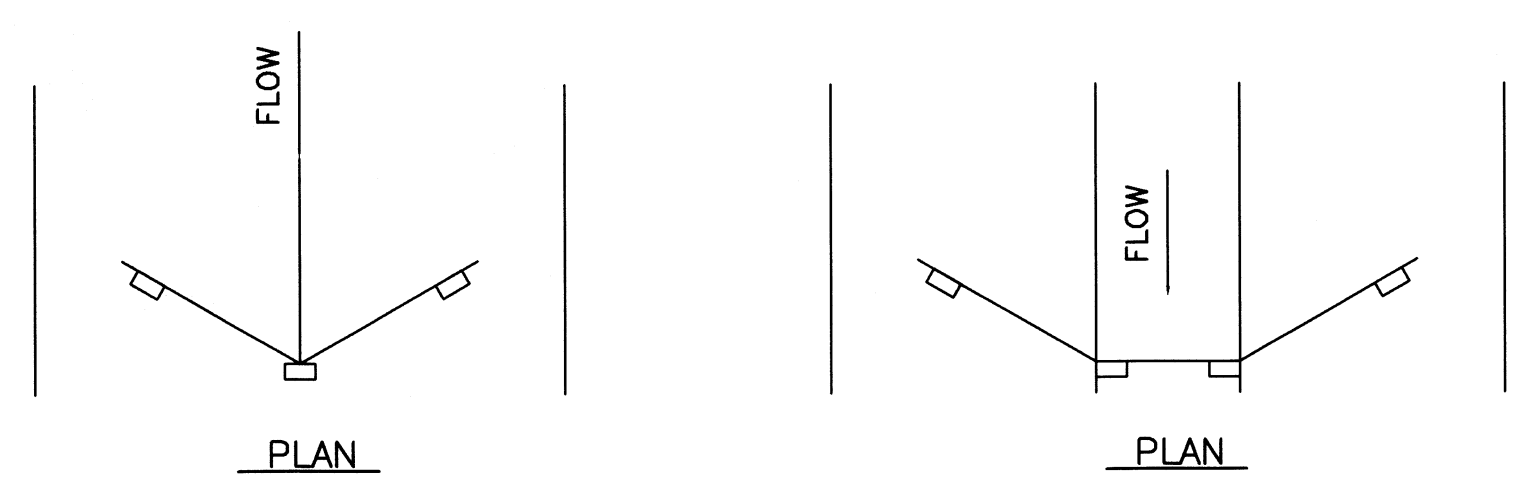
3. ATTACH FILTER MATERIAL TO WIRE FENCE AND EXTEND IT INTO THE TRENCH (SEE NOTE 3).
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



EXTENSION OF FABRIC INTO TRENCH



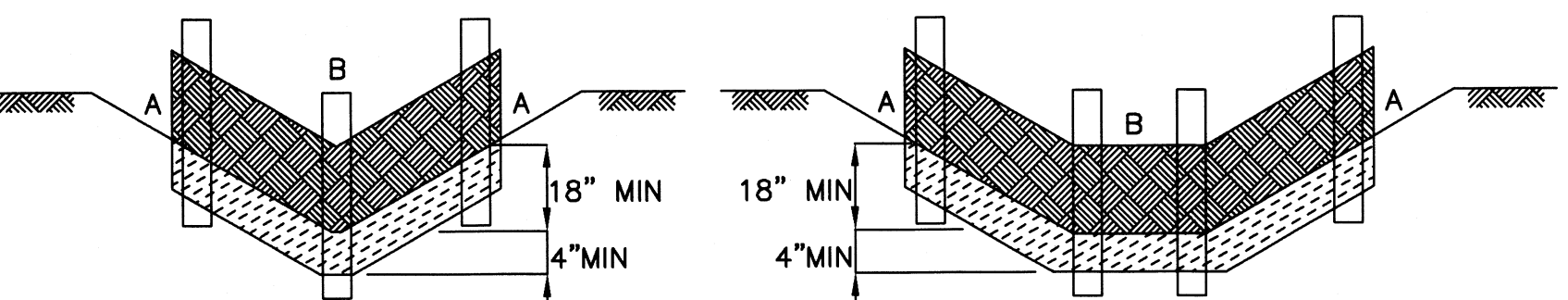
SECTION "A"



PLAN

PLAN

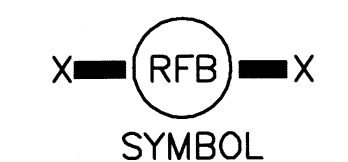
POINTS A SHOULD BE HIGHER THAN POINT B, OR AT TOP OF BANK (TYP)



"V-DITCH" SECTION/ELEVATION

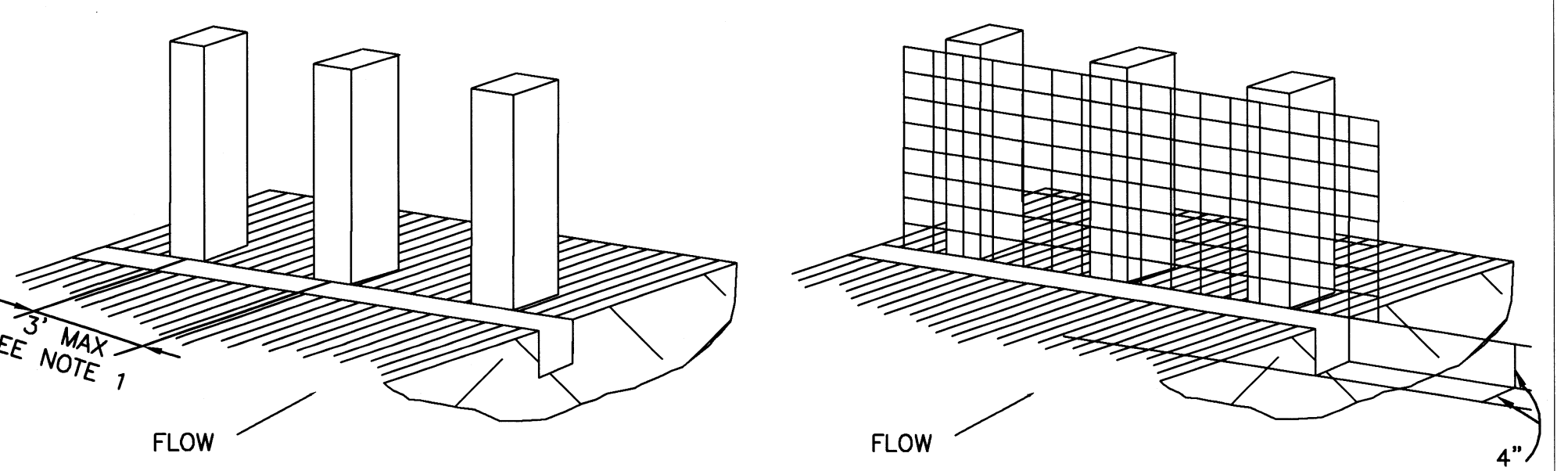
TRAPEZOIDAL SECTION/ELEVATION

- CONSTRUCTION NOTES:
- 1.- SET 2 INCH BY 2 INCH WOODEN STAKES SPACED A MAX OF 6 FEET APART AND EMBEDDED A MIN OF 12 INCHES.
 - 2.- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH STAPLES.
 - 3.- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE, WITH TIES SPACED EVERY 24 INCHES AT TOP AND MIDSECTION.
 - 4.- MINIMUM HEIGHT OF FILTER SHOULD BE 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE NATURAL GROUND.
 - 5.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.
 - 6.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC BARRIER.

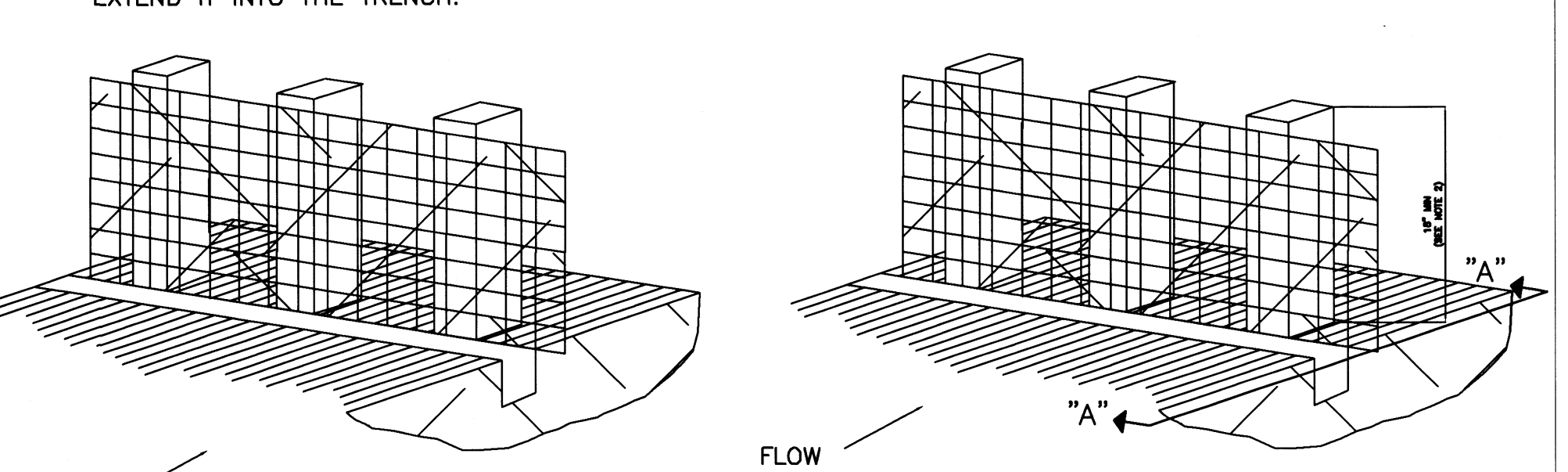


REINFORCED FILTER FABRIC BARRIER

1. SET POSTS AT REQUIRED SPACING.
2. EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.

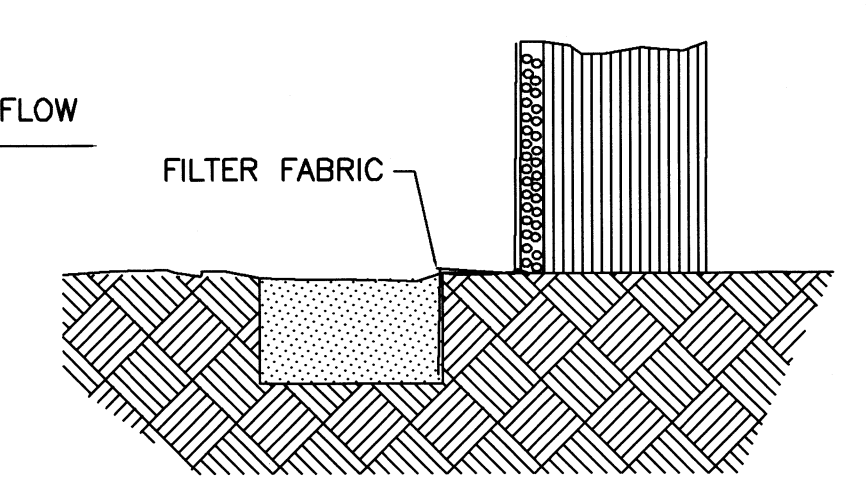


3. ATTACH FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

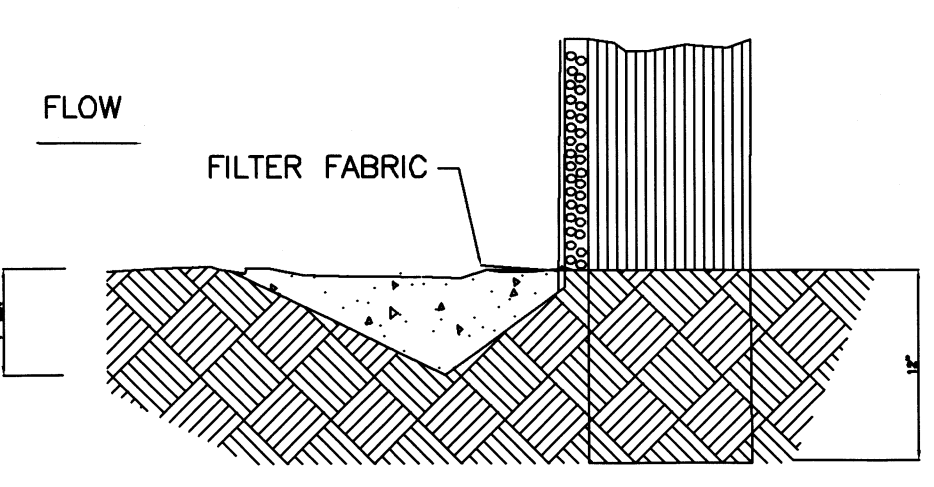


EXTENSION OF FABRIC INTO TRENCH

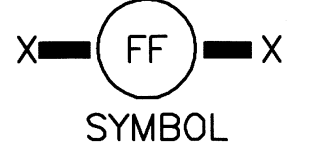
ALTERNATE V-TRENCH EXTENSION OF FABRIC INTO TRENCH



SECTION "B"

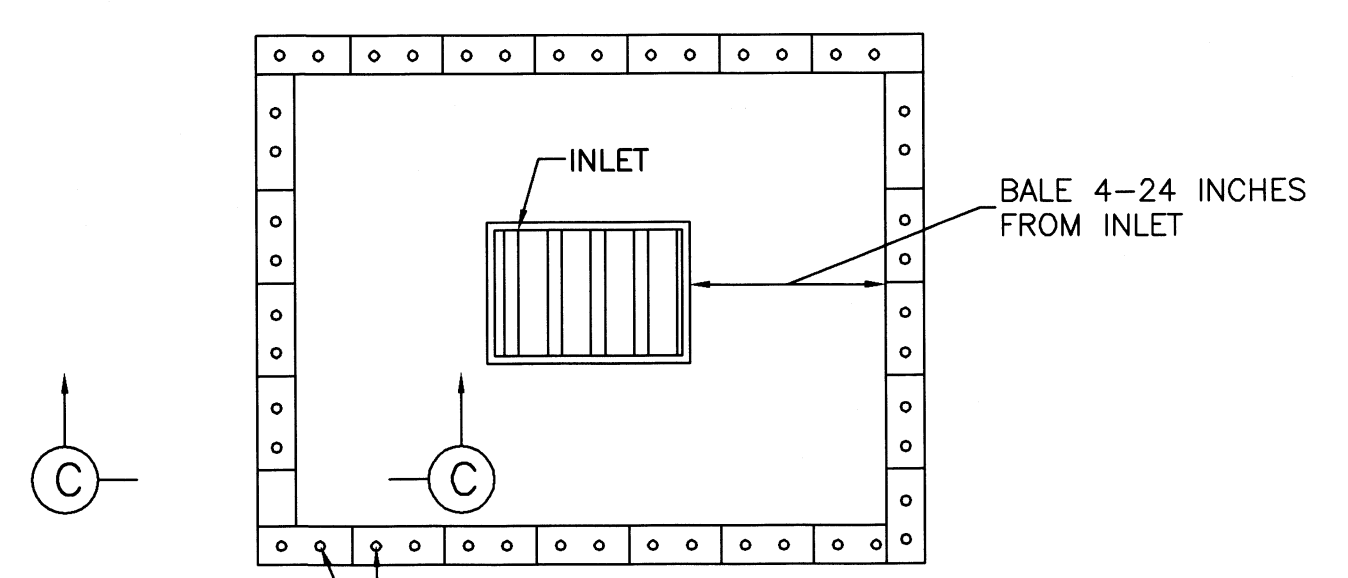


SECTION "B" ALTERNATE



- CONSTRUCTION NOTES:
- 1.- 2 INCH BY 2 INCH WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 8 INCHES. IF PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.
 - 2.- ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.
 - 3.- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POST, AND FOLDED.
 - 4.- SEE STANDARD SPECIFICATION FOR FILTER FABRIC FENCE.

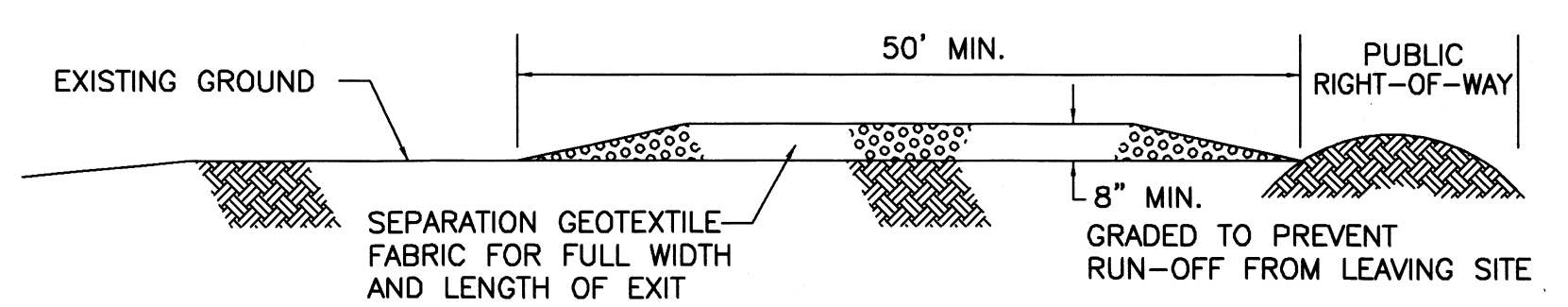
FILTER FABRIC FENCE



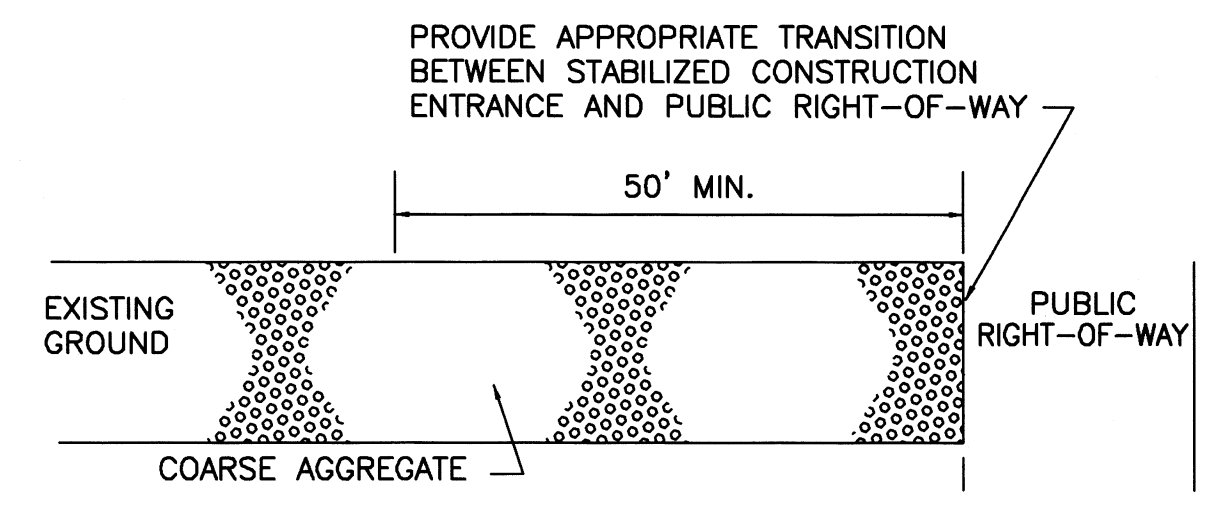
PLAN



STRAW BALE DROP INLET PROTECTION BARRIER

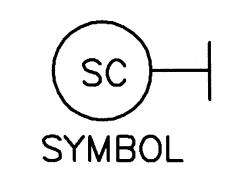


PROFILE

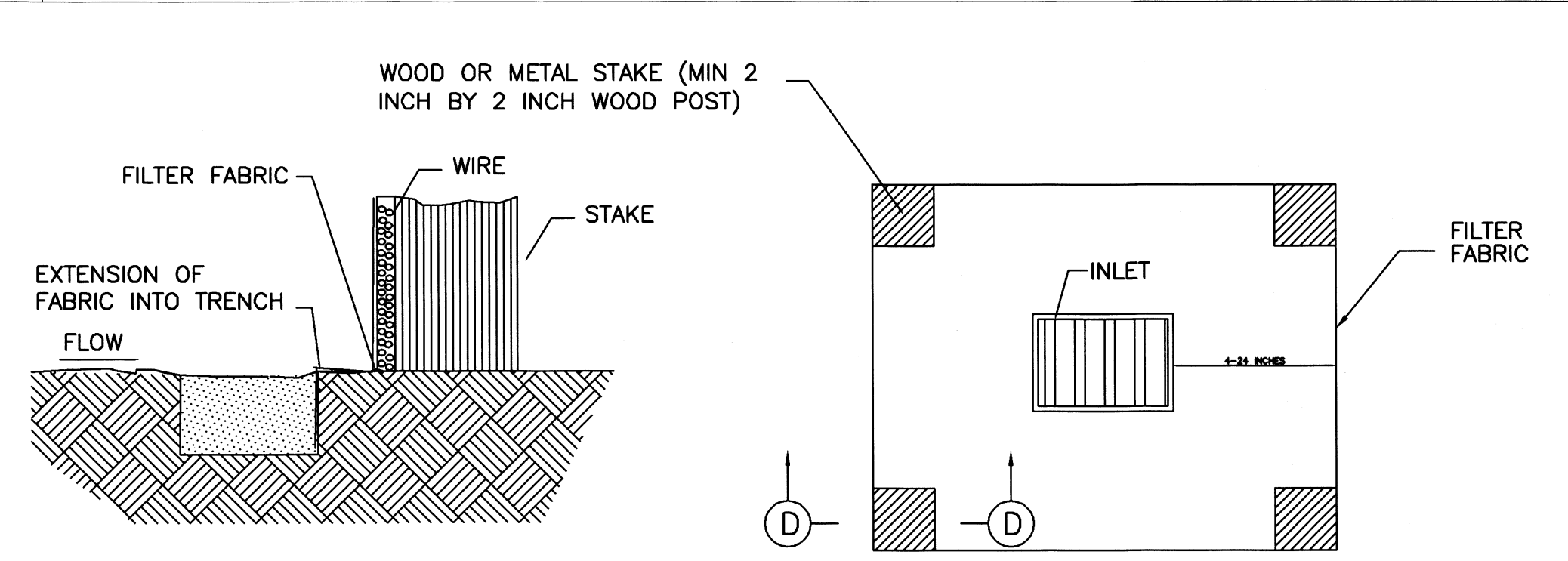


PLAN VIEW

- CONSTRUCTION NOTES:
- 1.- LENGTH SHALL BE AS SHOWN ON THE CONSTRUCTION DRAWINGS, BUT NOT LESS THAN 50 FEET.
 - 2.- THICKNESS SHALL BE NOT LESS THAN 8 INCHES.
 - 3.- WIDTH SHALL BE NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
 - 4.- STABILIZATION FOR OTHER AREAS HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT, UNLESS OTHERWISE SHOWN ON THE CONSTRUCTION DRAWINGS.
 - 5.- STABILIZED AREA MAY BE WIDENED OR LENGTHENED TO ACCOMMODATE A TRUCK WASHING AREA. AN OUTLET SEDIMENT TRAP MUST BE PROVIDED FOR THE TRUCK WASHING AREA.
 - 6.- SEE STANDARD SPECIFICATION FOR STABILIZED CONSTRUCTION EXIT.
 - 7.- STABILIZED CONSTRUCTION EXIT SHALL BE MAINTAINED FREE OF SEDIMENT FOR THE DURATION OF THE PROJECT.



STABILIZED CONSTRUCTION EXIT

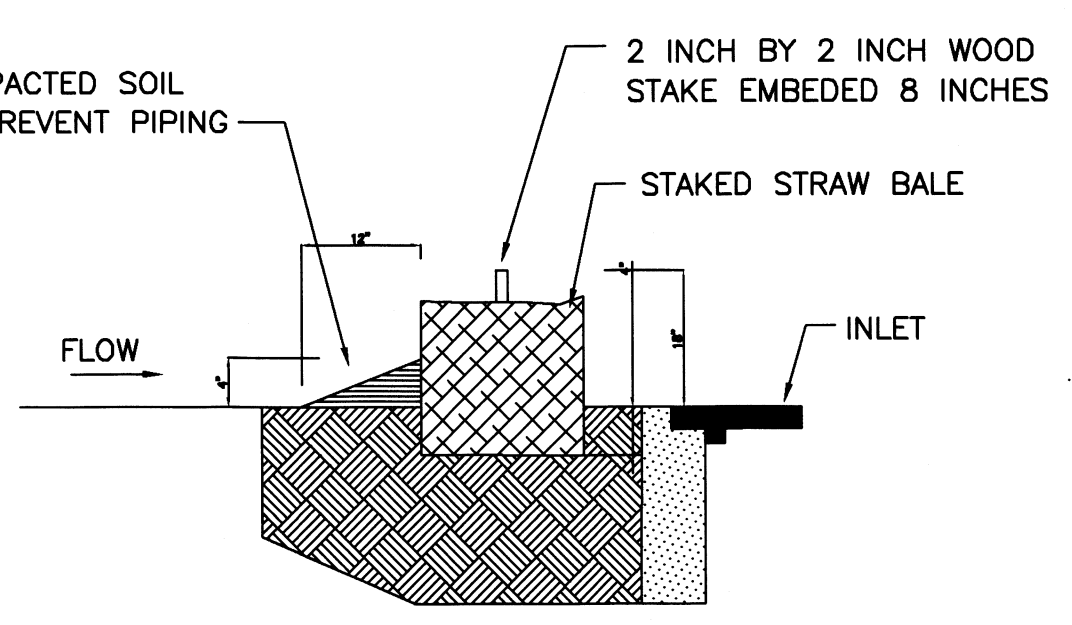


SECTION D



SILT FENCE INLET PROTECTION BARRIER

- CONSTRUCTION NOTE:
- 1.- SEE CONSTRUCTION NOTES FOR RFB.

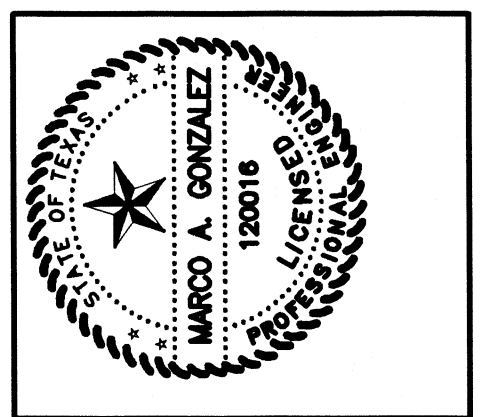


SECTION C

FILENAME: Z:\DATA\SUB\DOWN\SAN MARTIN NO 4\ EROSION	DATE PREPARED: MARCH 10, 2004	DATE REVISED:	PREPARED BY: M.G.	REVISION:	CHECKED BY:	APPROVED BY:
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JOB NO.	DATE	REVISION	SCALE	DRAWN BY	SHEET
	JUNE 19, 2017		1"=100'	AG	

SAN MARTIN SUBDIVISION No. 4
POLLUTION PREVENTION AND EROSION CONTROL PLAN

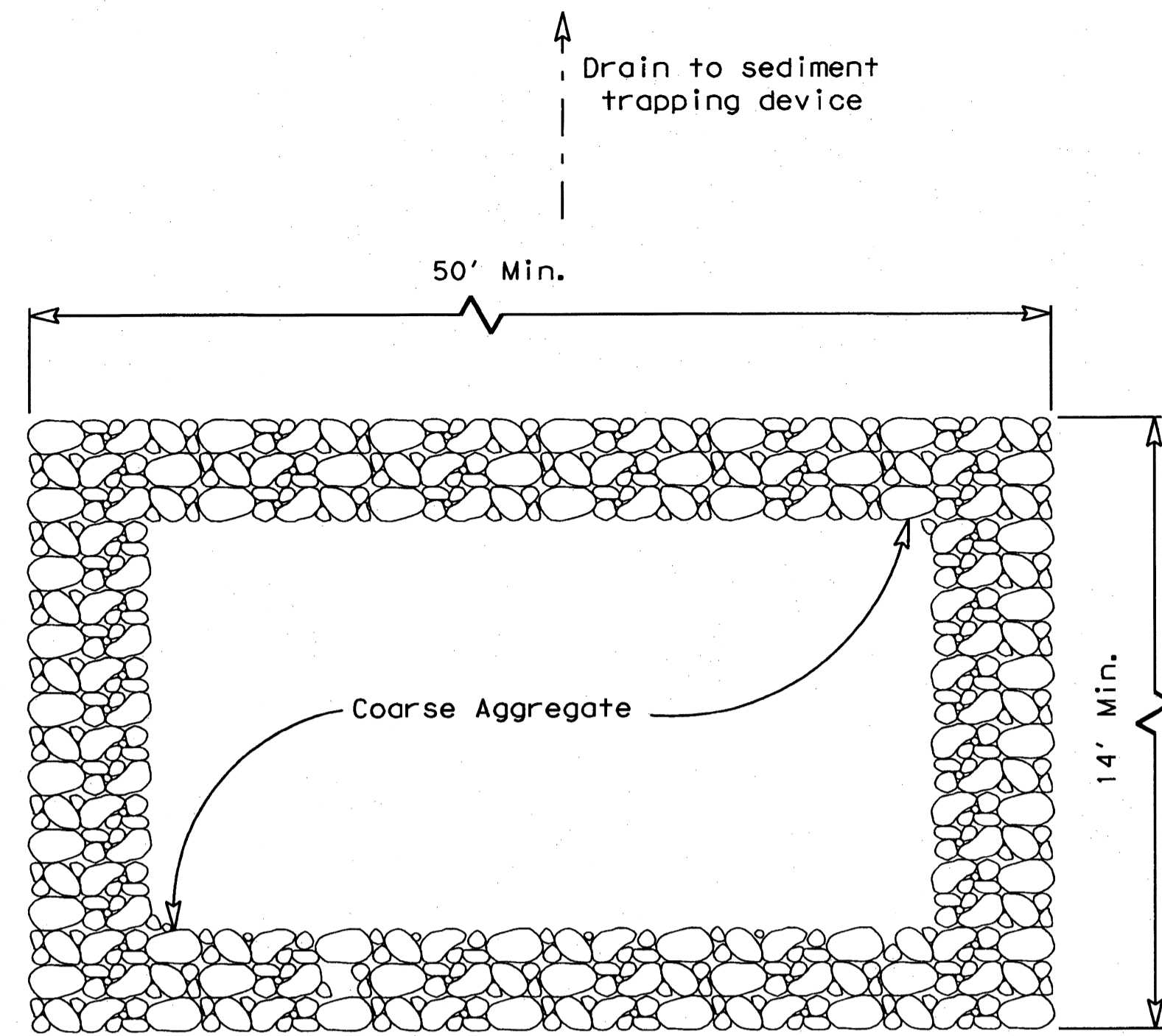


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 REGISTRATION NUMBER F-1513

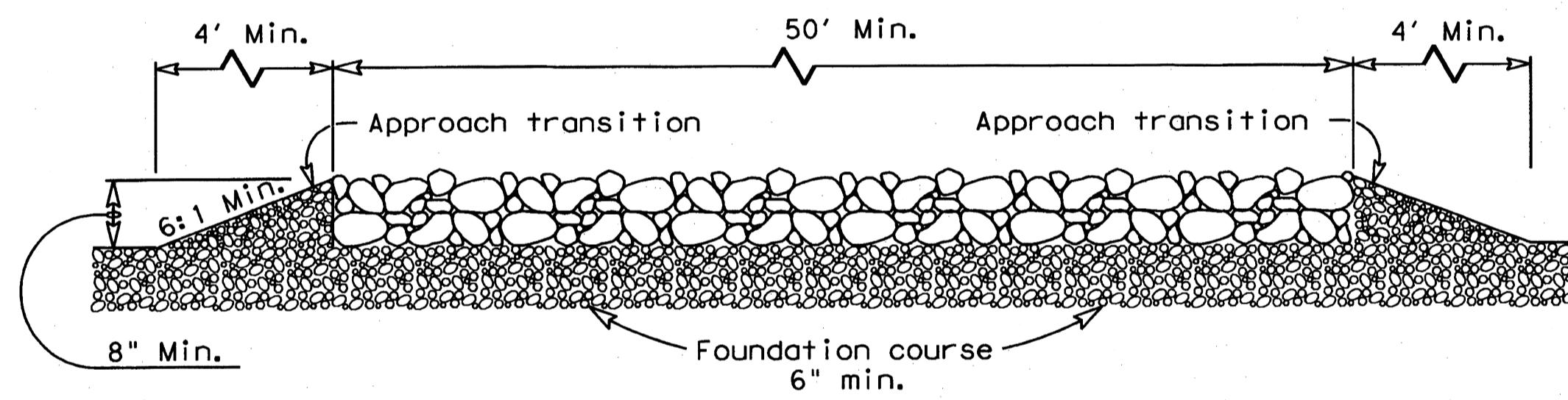
M. J. ... 6-20-17

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PLAN

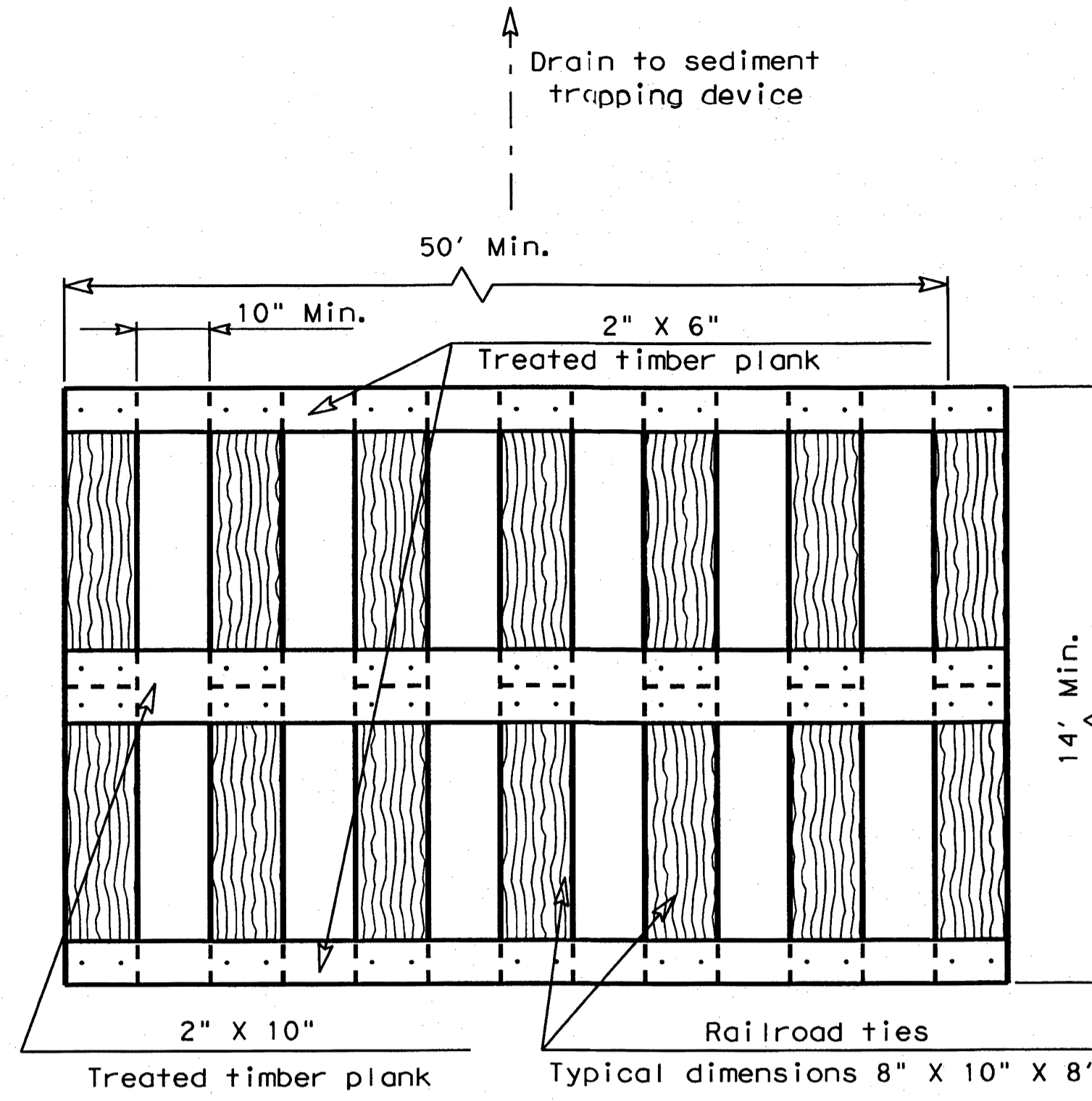


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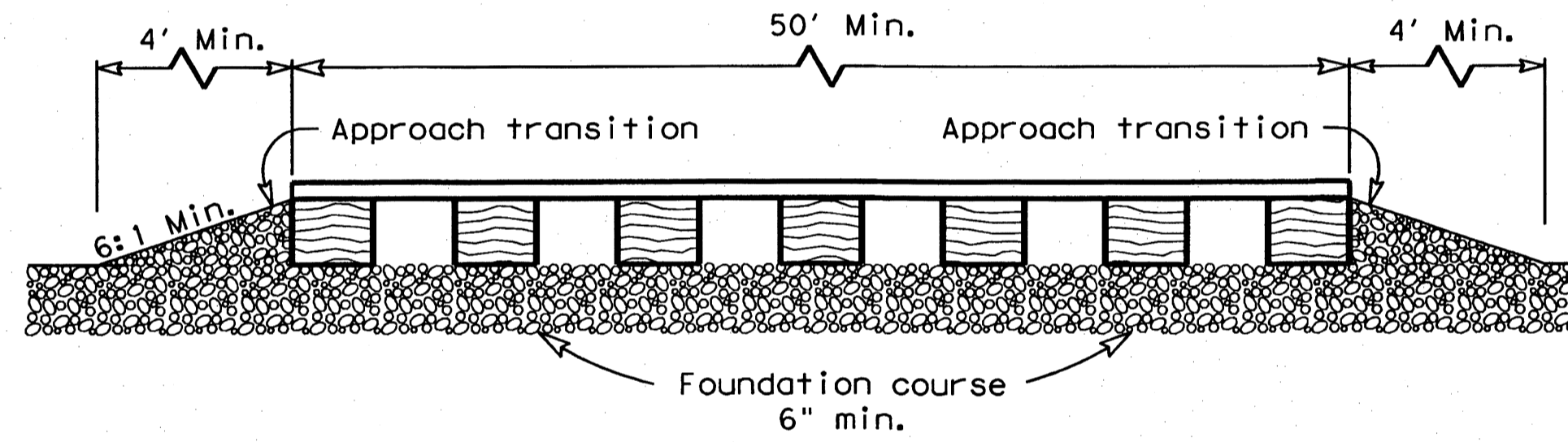
CONSTRUCTION EXIT (TYPE 1)

GENERAL NOTES

1. The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
2. The coarse aggregate should be open graded with a size of 4" to 8".
3. The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
4. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
5. The construction exit shall be graded to allow drainage to a sediment trapping device.
6. The guidelines shown hereon are suggestions only and may be modified by the Engineer.



PLAN

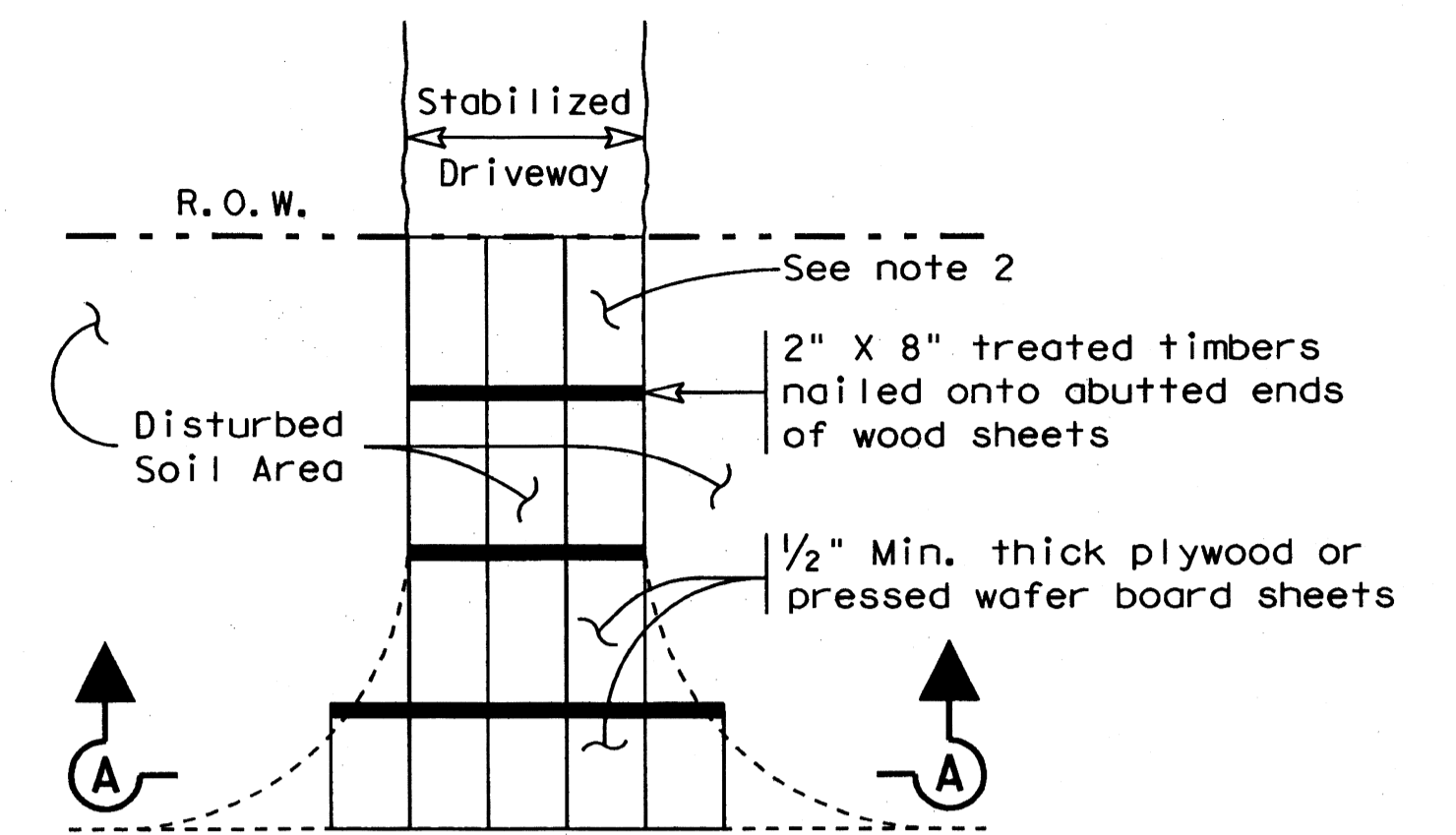


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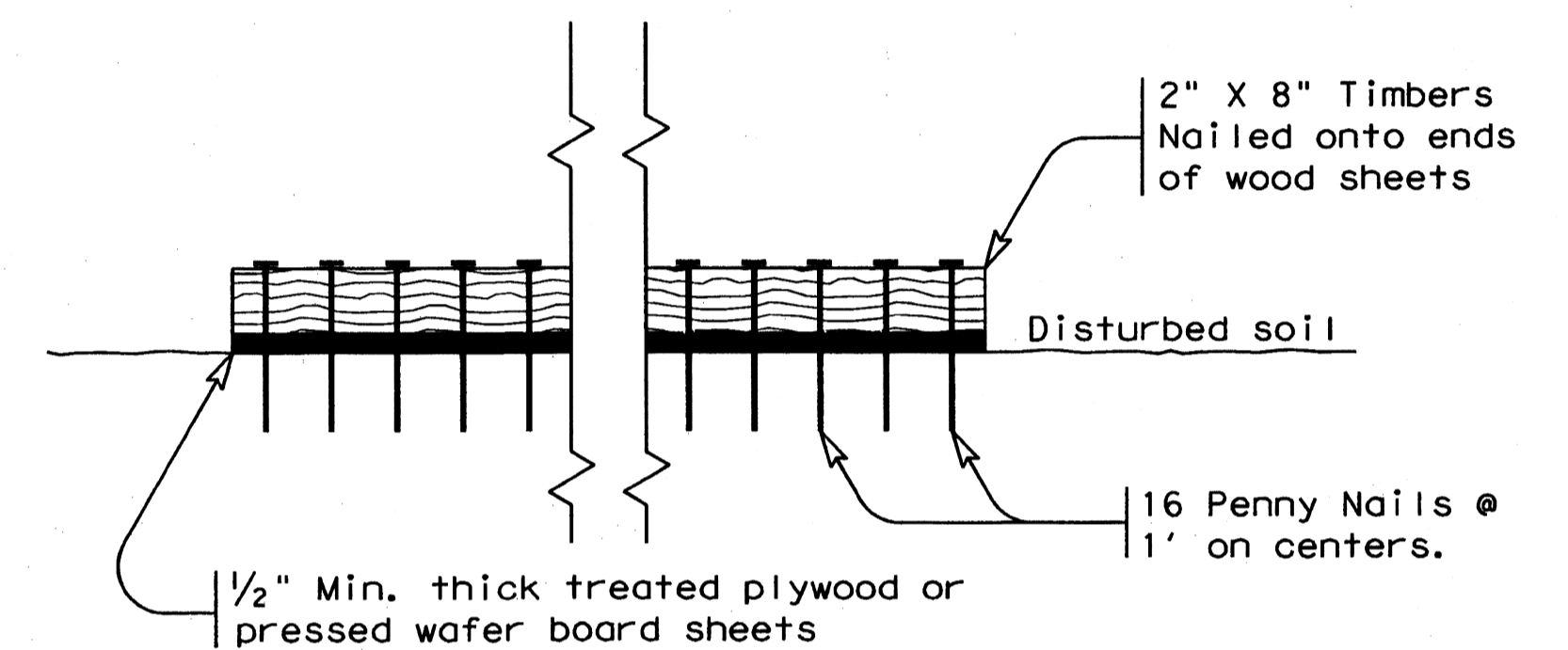
CONSTRUCTION EXIT (TYPE 2)

GENERAL NOTES

1. The length of the type 2 construction exit shall be as indicated on the plans, but not less than 50'.
2. The treated timber planks shall be attached to the railroad ties with 1/2" x 6" min. lag bolts. Other fasteners may be used as approved by the Engineer.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The approach transitions shall be no steeper than 6:1 and constructed as directed by the Engineer.
5. The construction exit foundation course shall be flexible base, bituminous concrete, portland cement concrete or other material as approved by the Engineer.
6. The construction exit should be graded to allow drainage to a sediment trapping device.
7. The guidelines shown hereon are suggestions only and may be modified by the Engineer.



PLAN



SECTION A-A

CONSTRUCTION EXIT (TYPE 3)

GENERAL NOTES

1. The length of the type 3 construction exit shall be as shown on the plans, or as directed by the Engineer.
2. The type 3 construction exit may be constructed from open graded crushed stone with a size of two to four inches spread a min. of 4" thick to the limits shown on the plans.
3. The treated timber planks shall be #2 grade min., and should be free from large and loose knots.
4. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

Texas Department of Transportation
Design Division Standard

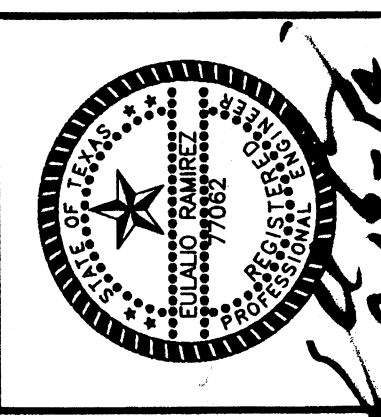
**TEMPORARY EROSION,
SEDIMENT AND WATER
POLLUTION CONTROL MEASURES**

CONSTRUCTION EXITS

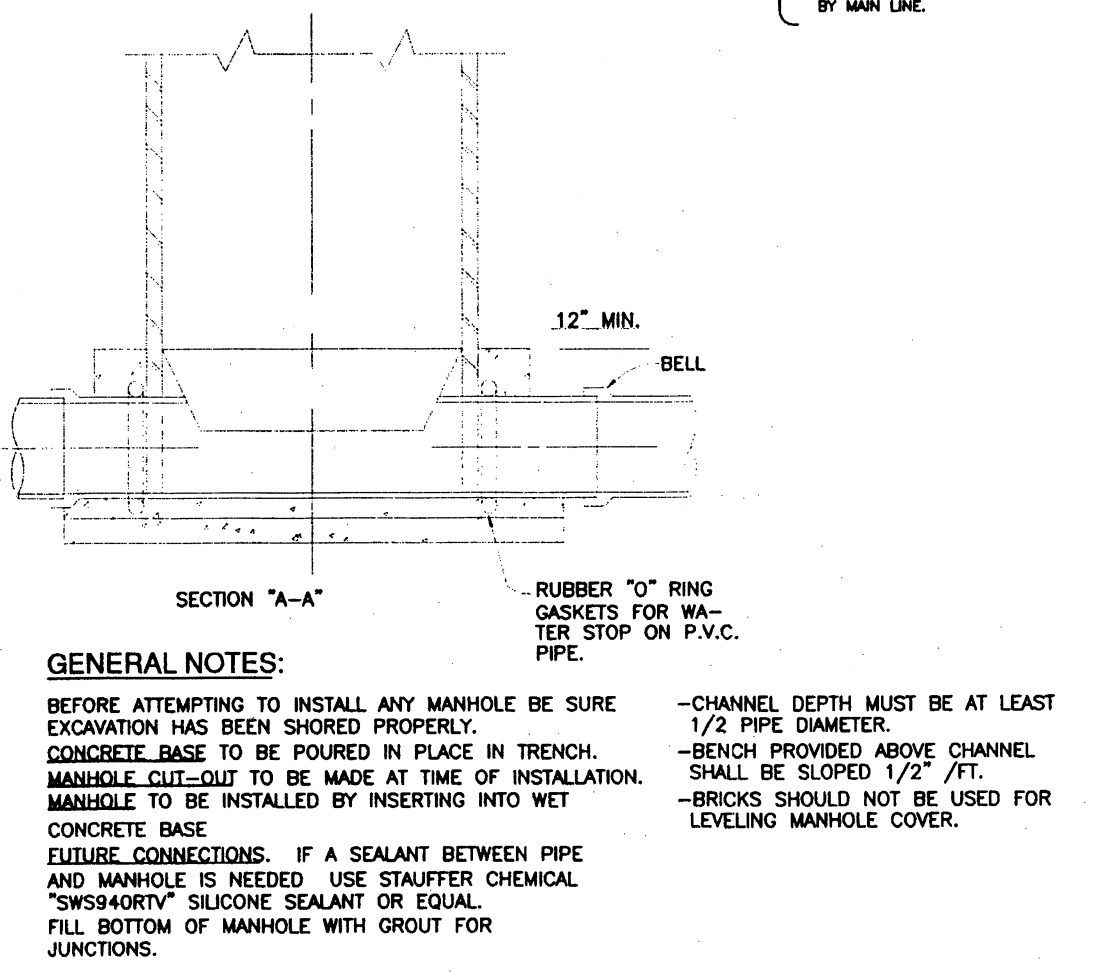
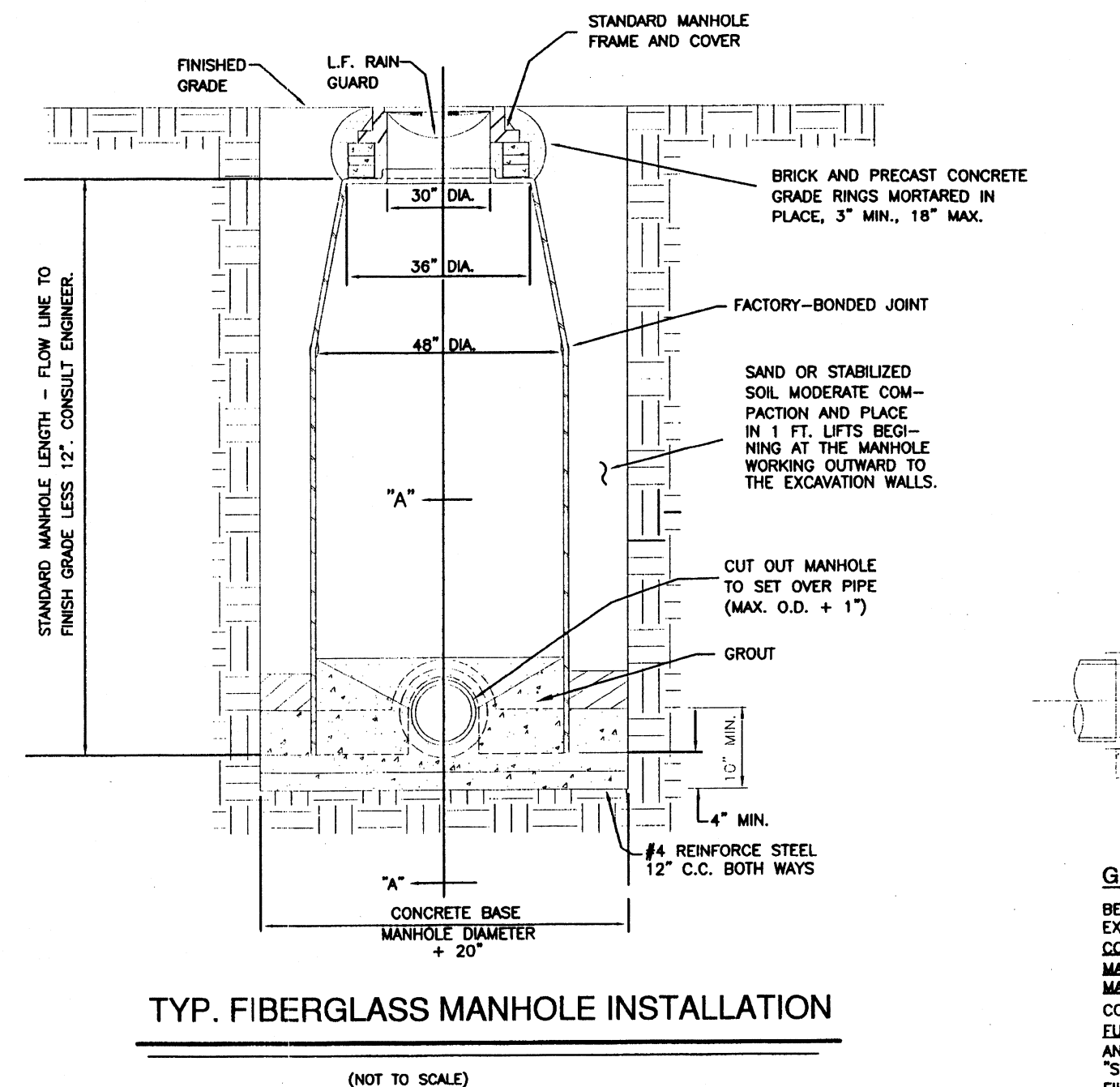
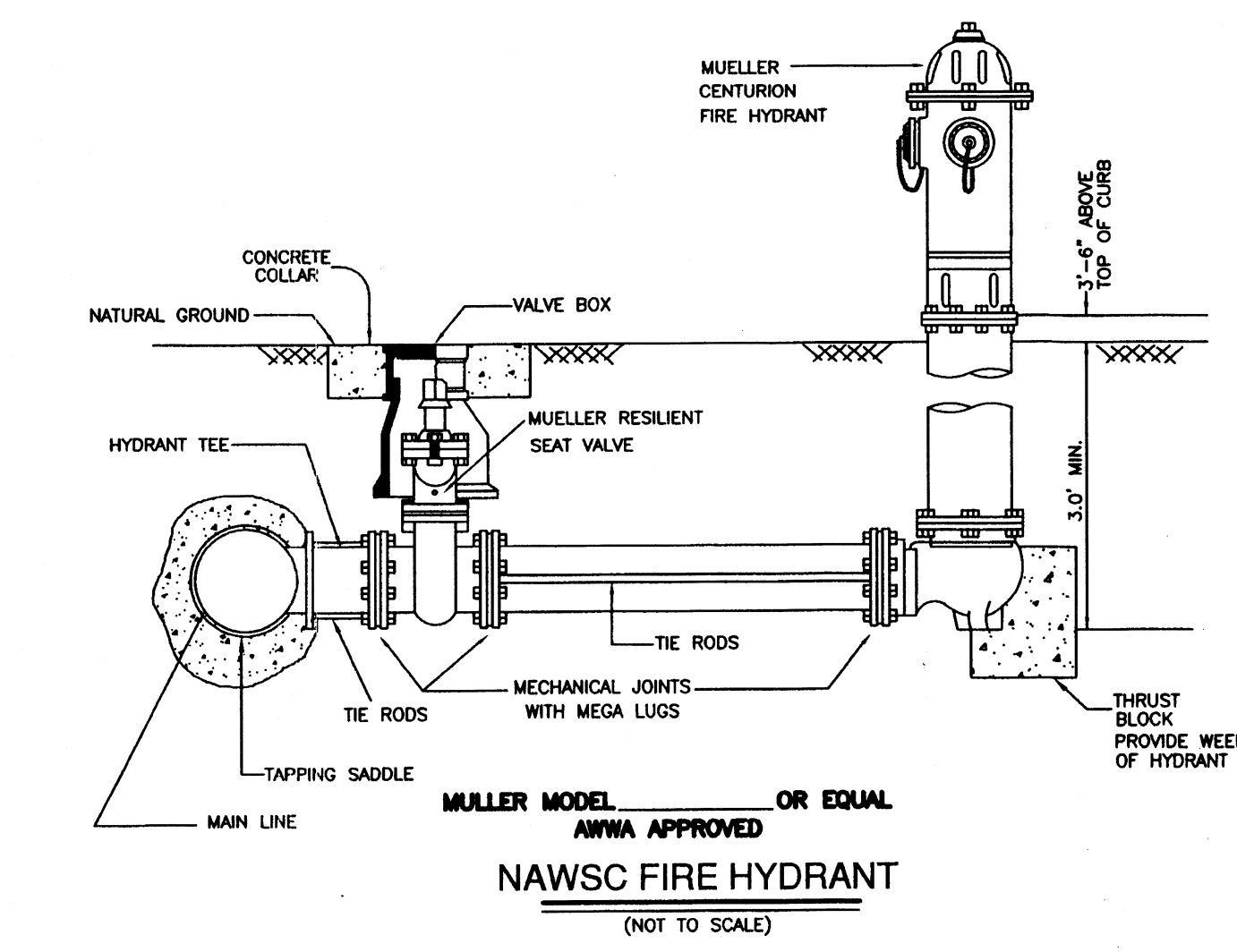
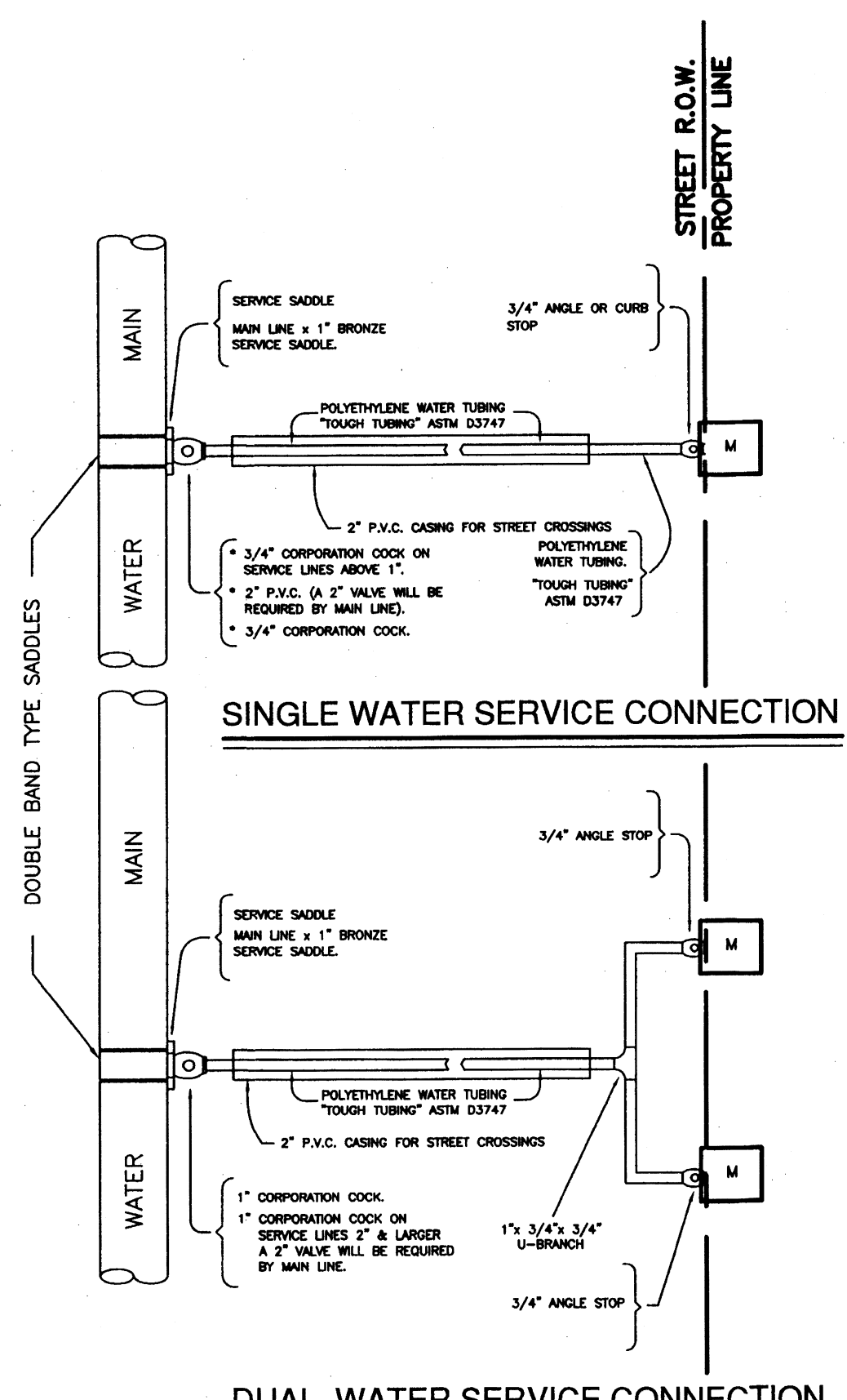
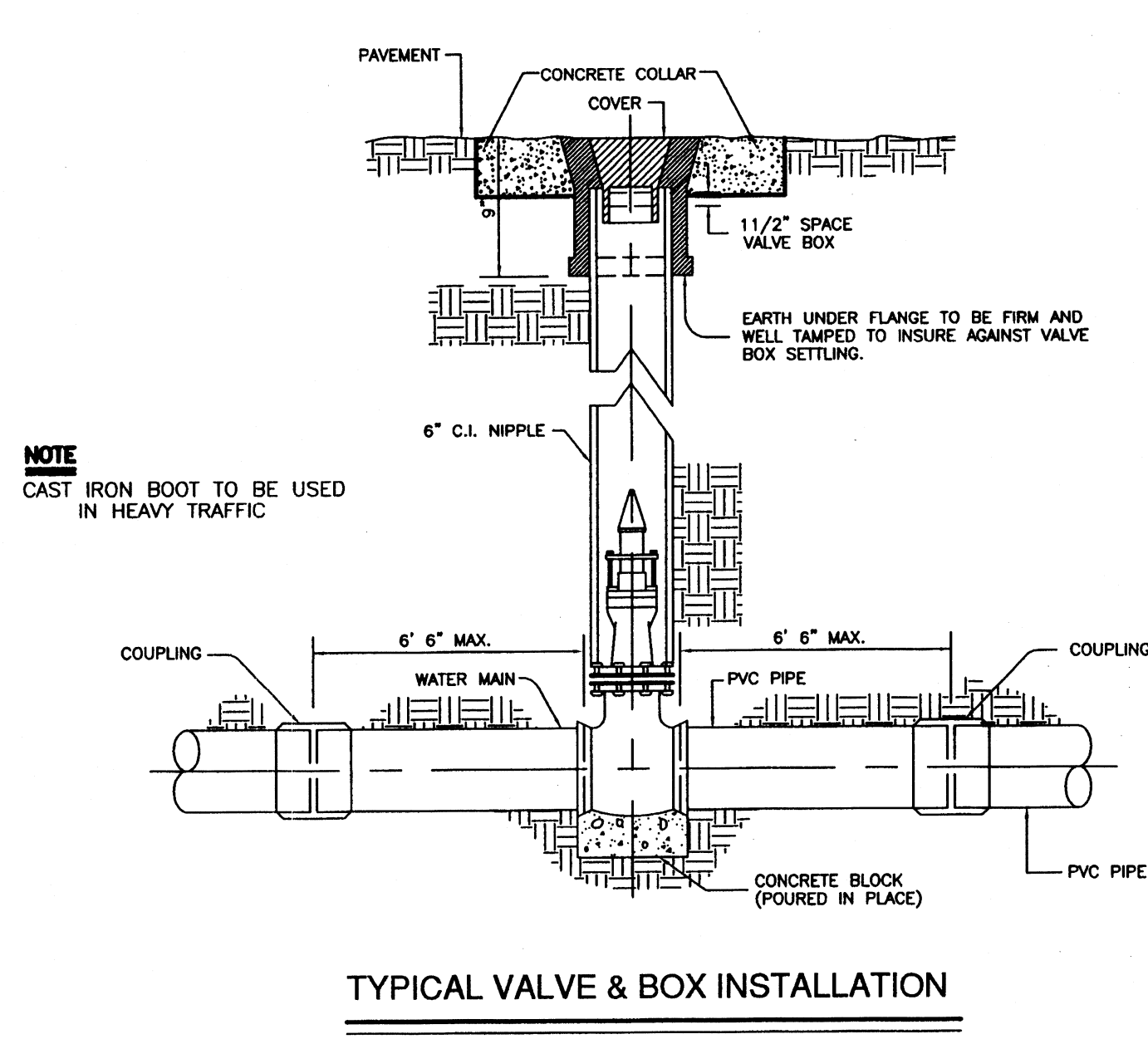
EC (3) - 93

FILE: ec393.dgn	DN: TxDOT	CK: HEJ	DW: BD	CK:
© TxDOT June 1993	CONT: SECT	JOB:	HIGHWAY:	
REVISIONS				
	DIST:	COUNTY:	SHEET NO.:	

**NORTH ALAMO WATER SUPPLY
 DETAIL SHEET**

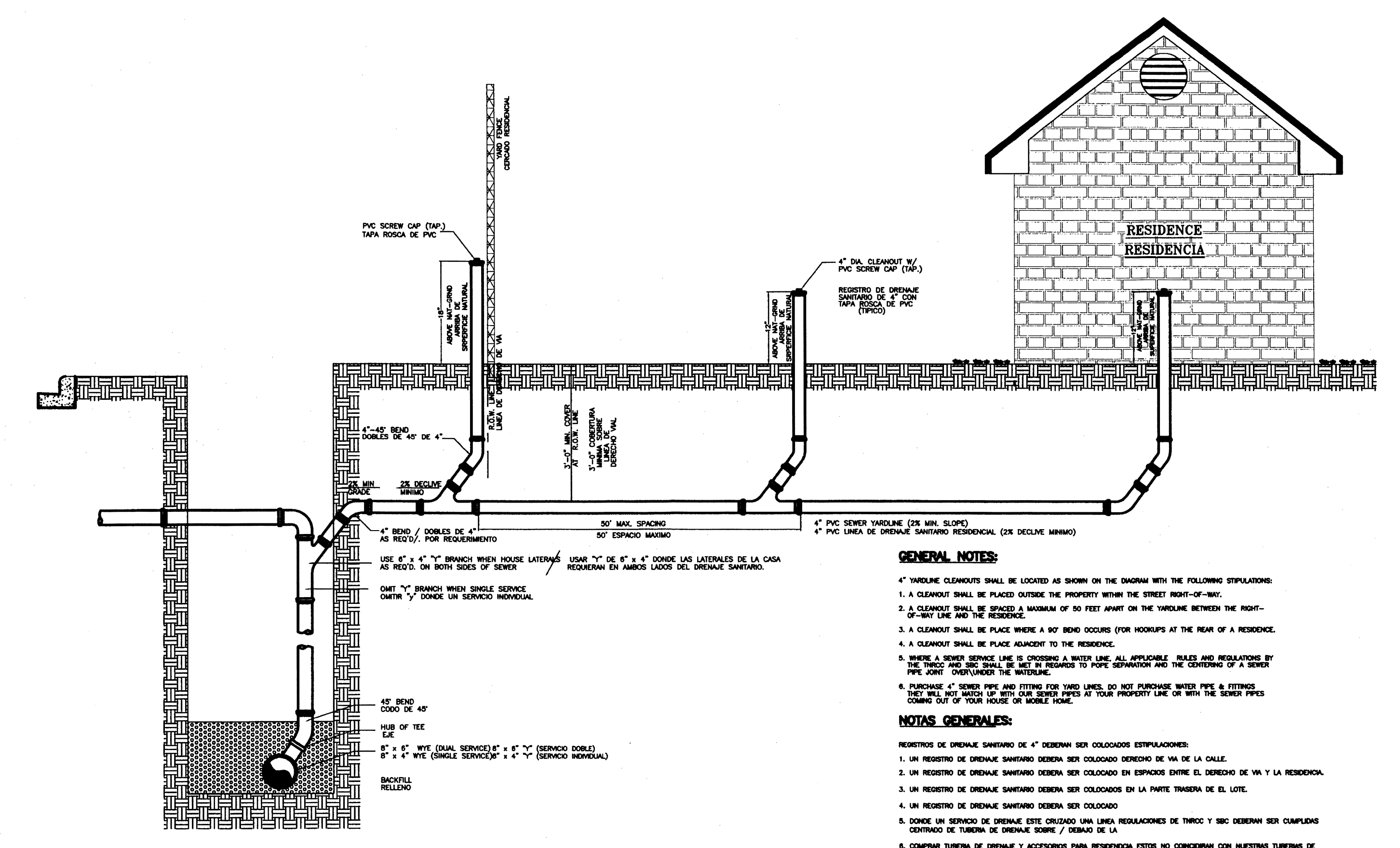


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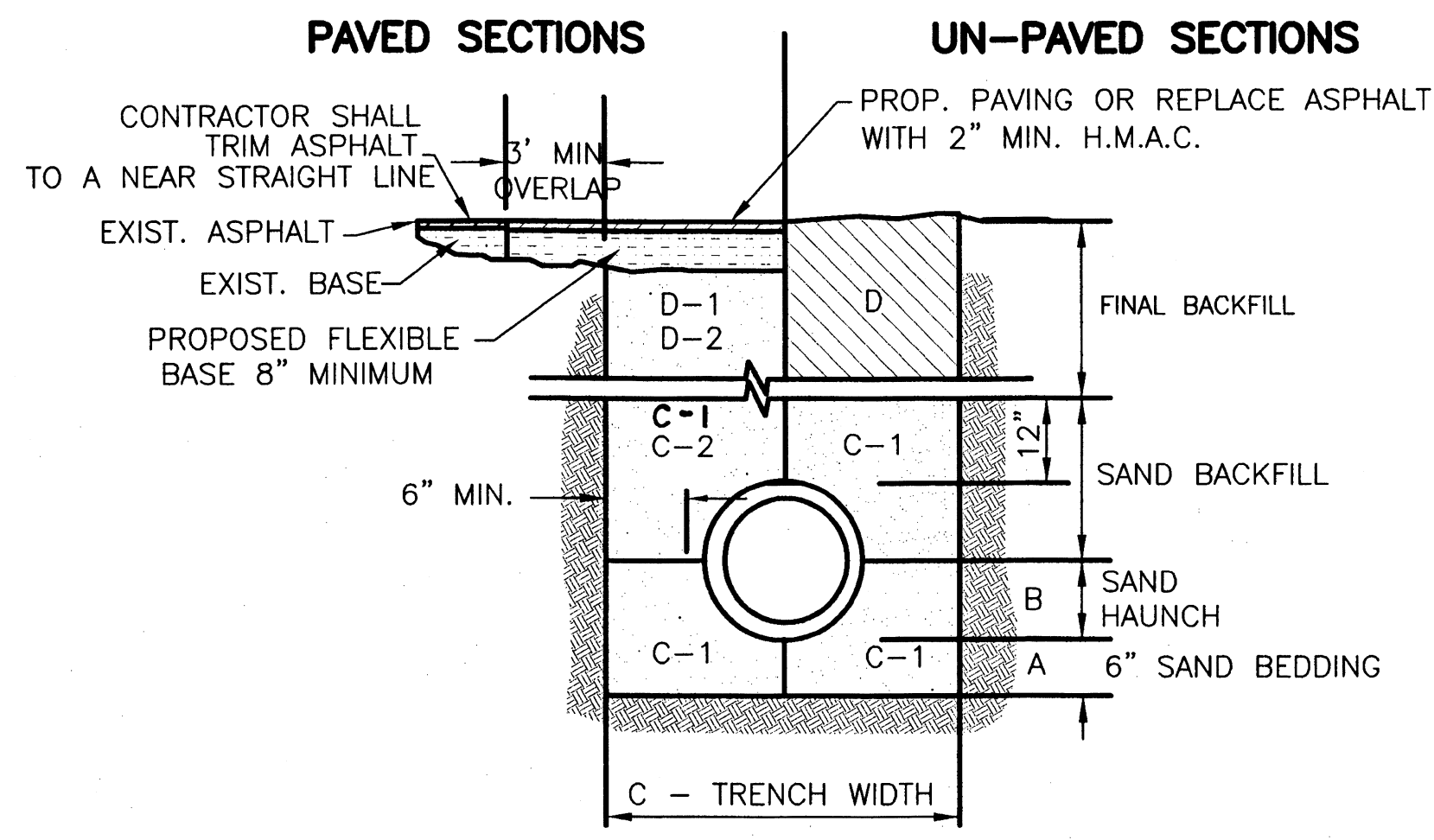
GENERAL NOTES:
 BEFORE ATTEMPTING TO INSTALL ANY MANHOLE BE SURE EXCAVATION HAS BEEN SHORED PROPERLY.
 CONCRETE BASE TO BE POURED IN PLACE IN TRENCH.
 MANHOLE CUT-OUT TO BE MADE AT TIME OF INSTALLATION.
 MANHOLE TO BE INSTALLED BY INSERTING INTO WET CONCRETE BASE.
 FUTURE CONNECTIONS: IF A SEALANT BETWEEN PIPE AND MANHOLE IS NEEDED USE STAUFFER CHEMICAL 'SWISSKORTV' SILICONE SEALANT OR EQUAL.
 FILL BOTTOM OF MANHOLE WITH GROUT FOR JOINTS.

- CHANNEL DEPTH MUST BE AT LEAST 1/2 PIPE DIAMETER.
 - BENCH PROVIDED ABOVE CHANNEL SHALL BE SLOPED 1/2\"/>

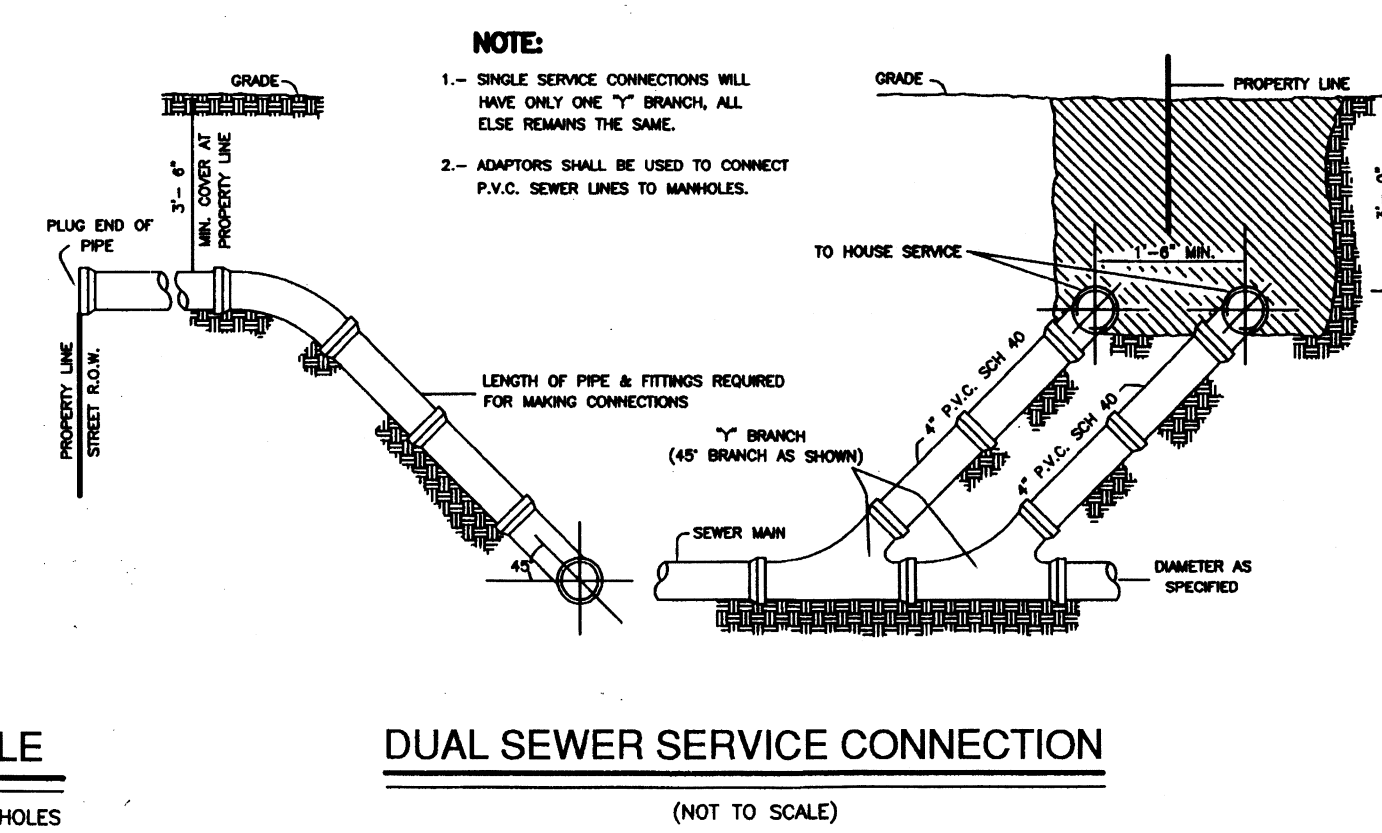


GENERAL NOTES:
 1. A CLEANOUT SHALL BE PLACED OUTSIDE THE PROPERTY WITHIN THE STREET RIGHT-OF-WAY.
 2. A CLEANOUT SHALL BE SPACED A MINIMUM OF 50 FEET AWAY ON THE YARDLINE BETWEEN THE RIGHT-OF-WAY LINE AND THE RESIDENCE.
 3. A CLEANOUT SHALL BE PLACED WHERE A 90 DEGREE BEND OCCURS FOR HOODUPS AT THE REAR OF A RESIDENCE.
 4. A CLEANOUT SHALL BE PLACED ADJACENT TO THE RESIDENCE.
 5. WHERE A SEWER SERVICE LINE IS PROPOSED, WATER LINES, ALL APPLICABLE RULES AND REGULATIONS BY THE TRUCK AND SOIL SHALL BE MET IN REGARD TO PIPE SEPARATION AND THE CENTERING OF A SEWER PIPE LINE OVER THE UTILITY.
 6. PURCHASE 4\"/>

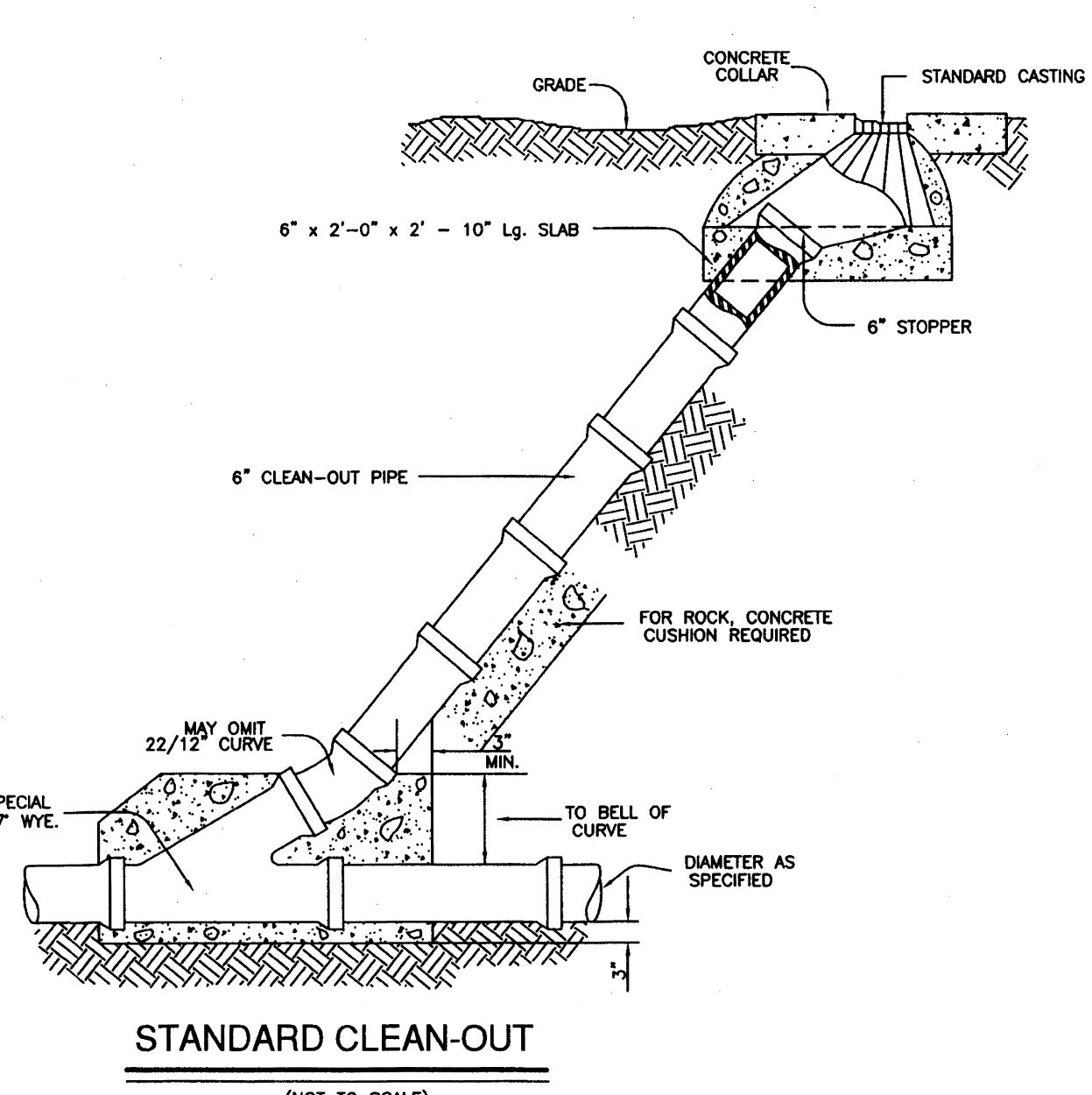
NOTAS GENERALES:
 1. UN REGISTRO DE DRENAJE SANITARIO DEBE SER COLOCADO EN ESPACIOS ENTRE EL DERECHO DE VA Y LA RESIDENCIA.
 2. UN REGISTRO DE DRENAJE SANITARIO DEBE SER COLOCADO EN ESPACIOS ENTRE EL DERECHO DE VA Y LA RESIDENCIA.
 3. UN REGISTRO DE DRENAJE SANITARIO DEBE SER COLOCADO EN LA PARTE TRASERA DE EL LOTE.
 4. UN REGISTRO DE DRENAJE SANITARIO DEBE SER COLOCADO ADYACENTE A LA RESIDENCIA.
 5. DONDE UN SERVIDOR DE DRENAJE ESTE CRUZANDO UNA LINEA REGULACIONES DE TRAYecto Y SICO DEBERAN SER CUMPLIDOS LOS REQUISITOS DE TUBERIA DE DRENAJE SANEADO / DRENAJE DE LA CASA.
 6. COMPRAR TUBERIA DE DRENAJE Y ACCESORIOS PARA RESIDENCIA ESTOS NO CONCORDAN CON NUESTROS TUBERIAS DE DRENAJE QUE SALGAN DE SU CASA O CASA MORA.



SANITARY SEWER TRENCH BEDDING AND BACKFILL DETAILS



NOTE:
 1. SINGLE SERVICE CONNECTIONS WILL HAVE ONLY ONE 'Y' BRANCH. ALL ELSE REMAINS THE SAME.
 2. ADAPTERS SHALL BE USED TO CONNECT P.V.C. SEWER LINES TO MANHOLES.
 LENGTH OF PIPE & FITTINGS REQUIRED FOR MAKING CONNECTIONS
 'Y' BRANCH (45 DEGREE BRANCH AS SHOWN)
 TO HOUSE SERVICE
 SEWER MANHOLE
 DIAMETER AS SPECIFIED



STANDARD DROP CONNECTION TO MANHOLE (NOT TO SCALE)
 TO BE USED WITH NEW OR EXISTING MANHOLES

DUAL SEWER SERVICE CONNECTION (NOT TO SCALE)