



# 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: 11-21-2017

PROPOSED SAN MARTIN NO. 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: TILLMIN WELCH (BUENA TIERRA DEV.)

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE  
NUMBER OF LOTS: 53  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: NORTHSIDE OF CANTON ROAD APPROXIMATELY 660 FT. 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 3-15-2017 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY STORM DRAINAGE SYSTEM AND DETENTION BY WIDENING THE EXISTING DRAIN DITCH ALONG NORTH OF SUBDIVISION.

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

H.C.R.O.W. FINAL APPROVAL DATE: 11-8-2017 By, DANIEL GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-24-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER  
SEWER SYSTEM:  OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: DILLON ROAD

H.C.O.E.C. FINAL APPROVAL DATE: 11-8-2017 : 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:

APRIL 5, 2017

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.*

EXIST. 80.0' CANAL RIGHT OF WAY DONNA IRRIGATION DISTRICT LATERAL #13 1/4 RECORD IN VOLUME 103, PAGE 592, DEED RECORDS, HIDALGO COUNTY, TEXAS.

THE DAVID & JR. ET AL MATA TRACT: LOT 24, HILL-HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE MARIO A. & NORA CAVAZOS TRACT: LOT 23, HILL-HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FND 5/8" IRON ROD WITH CAP WESTWOOD PS

SUBDIVISION PLAT OF:

# SAN MARTIN SUBDIVISION No. 3

A 39.99 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 33 AND THE WEST HALF OF LOT 34, HILL-HALBERT 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2814585, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 39.99 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 33 AND THE WEST HALF OF LOT 34, HILL-HALBERT 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 SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2814585, 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 LOT 33 AND IN THE CENTERLINE OF CANTON ROAD FOR THE SOUTHWEST CORNER OF THE THREE MARAMILLAS, LLC TRACT (THE REMAINDER OF THE WEST HALF OF LOT 33, HILL-HALBERT SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824661, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 89°36' W, 660.00 FEET FROM THE SOUTHWEST CORNER OF LOT 33.

THENCE: N 00°24' W, ALONG THE EAST LINE OF THE THREE MARAMILLAS, LLC TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 29.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF CANTON ROAD, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1209.50 FEET FOR THE SOUTH LINE OF A DRAIN DITCH, PASSING AT 1279.50 FEET THE SOUTH LINE OF AN 80.00 FOOT DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY, A TOTAL DISTANCE OF 1279.50 FEET TO A POINT FOUND ON THE NORTH LINE OF LOT 33 FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: N 89°36' E, ALONG THE NORTH LINE OF LOTS 33 AND 34, A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE SUZANNA V. YANDALL, INDIVIDUALLY AND TRUSTEE FOR JAMES VIDAL, JR. AND ADRIANA R. VIDAL TRACT (THE EAST HALF OF LOT 34, HILL-HALBERT SUBDIVISION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1104024, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 00°24' E, ALONG THE WEST LINE OF THE SUZANNA V. YANDALL 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 RPLS 4856 SET AT 110.00 FEET THE SOUTH LINE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1299.50 FEET FOR THE NORTH RIGHT OF WAY LINE OF CANTON ROAD, A TOTAL DISTANCE OF 1,319.50 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF LOT 34 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 LOTS 33 AND 34, AND THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.99 ACRES OF LAND MORE OR LESS. BEARINGS ARE IN ACCORDANCE WITH VAL VERDE ESTATES, RECORDED IN VOLUME 31, PAGE 193-A, 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 Grantee'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, and said easement shall be subject to the provisions of the deed of 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 22<sup>nd</sup> day of September, 2017.

BUENA TIERRA HOLDINGS LLC.  
TILLMAN WELCH, MANAGER  
3714 S. EXPRESSWAY 281  
EDINBURG, TX, 78539

DATE: 9-22-17

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

I, TILLMAN WELCH, MANAGER OF BUENA TIERRA HOLDINGS LLC., AS OWNER OF THE 39.99 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN MARTIN SUBDIVISION No. 3, 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:

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

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

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

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

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

Tillman Welch

9-22-17

BUENA TIERRA HOLDINGS LLC.  
TILLMAN WELCH, MANAGER  
3714 S. EXPRESSWAY 281  
EDINBURG, TX, 78539

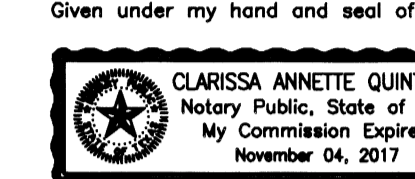
STATE OF TEXAS COUNTY OF HIDALGO

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

TILLMAN WELCH, MANAGER OF BUENA TIERRA HOLDINGS 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 22<sup>nd</sup> day of September, 2017.



Clarissa Annette Quintanilla  
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN MARTIN SUBDIVISION No. 3 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. 3 WAS RECEIVED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA 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 21<sup>st</sup> DAY OF September, 2017.

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

APPROVAL OF THE PLANNING COMMISSION OF THE CITY: THIS PLAT SAN MARTIN SUBDIVISION No. 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

APPROVED BY 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: 9-21-17

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

SCALE 1" = 100'

THE THREE MARAMILLAS, LLC TRACT: REMAINDER OF THE WEST HALF OF LOT 33, HILL-HALBERT SUBDIVISION, RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2824661, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

LOT	AREA (S.F.)	AC.
39	22,014.50	0.505
40-48	21,789.00	0.500
49	26,384.00	0.605
50-57	23,790.00	0.546
58	51,240.00	1.176
59	41,356.00	0.949
60-68	34,101.00	0.782
69	34,630.50	0.795
70	21,947.50	0.503
71-79	21,862.50	0.501
80-81	22,147.50	0.508
82-90	21,862.50	0.501
91	21,947.50	0.503

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

### PLAT NOTES AND RESTRICTIONS:

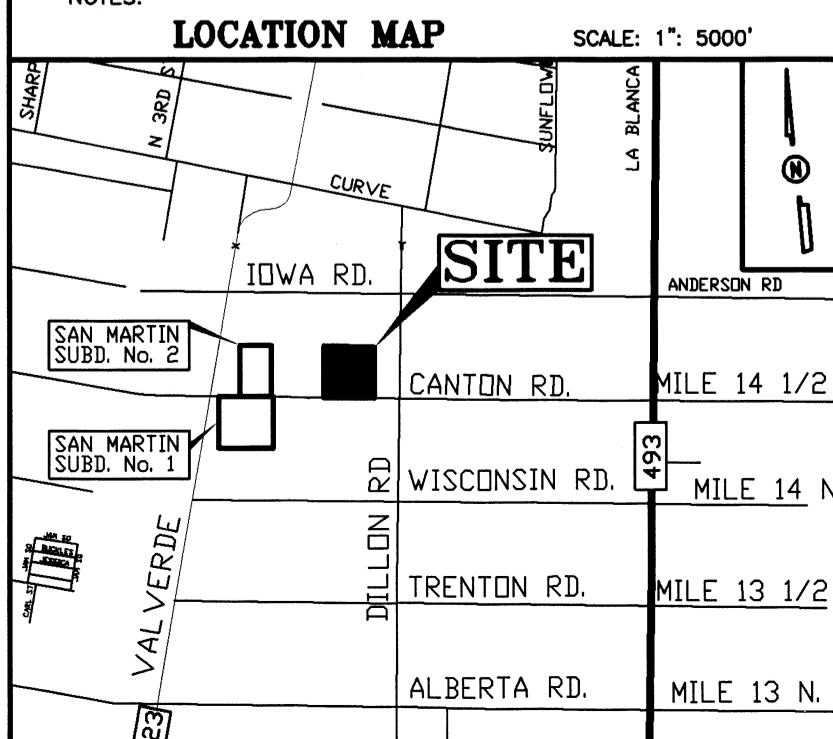
- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- 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 OCCUPANCY OF THE LOT.
- MINIMUM BUILDING SETBACK LINES:  
FRONT ..... 25.00'  
REAR ..... 15.00'  
SIDE ..... 6.00'  
SIDE ABUTTING STREET ..... 10.00'  
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 89,216.02 CUBIC-FEET (2.05 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 TALL, 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. 74.75 LOCATED ON TOP OF INLET LOCATED ON THE SOUTHWEST CORNER OF LOT 76 ON THIS SUBDIVISION N.A.V.D. 88 DATUM.  
B.M. No.2: ELEV. 74.77 LOCATED ON TOP OF INLET LOCATED ON THE SOUTHWEST CORNER OF LOT 85 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 OCCUPANCY 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 39, 69, 70 & 91 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO CANTON ROAD.
- BUENA TIERRA HOLDINGS LLC. THE OWNER & SUBDIVIDER OF SAN MARTIN SUBDIVISION No. 3 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.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
SAN MARTIN SUBDIVISION No. 3 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE NORTH SIDE OF CANTON ROAD APPROXIMATELY 660.50 FEET WEST OF DILLON ROAD. THE ONLY HEAVY 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. 3 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: BUENA TIERRA HOLDINGS LLC. Address: 3714 S. EXPRESSWAY 281 City & Zip: EDINBURG, TX 78539 Phone: (956)386-0726 Fax: (956)380-4395  
Owner: TILLMAN WELCH, MANAGER  
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

No.	Sheet	REVISION	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
CONSULTING ENGINEERS LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER FE-1513 OFFICE@QHAENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 190411-00





# SAN MARTIN SUBDIVISION No. 3

A 39.99 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 33 AND THE WEST HALF OF LOT 34, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1543844, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 39.99 acre tract of land being the East Half of Lot 33 and the West Half of Lot 34, Hill-Halbert Subdivision, Hidalgo County, Texas, according to Special Warranty Deed recorded under county clerk's document number 1543844, official records, Hidalgo County, Texas. This subdivision is located on the north side of Canton Road, approximately 860.0 feet west of Dillon Road and in the City of Donna E.T.J. The proposed subdivision will consist of 53 residential lots.

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

The majority of the soil is sandy clay loam, and clay loam. This soil is well drained. Permeability is moderate. Plasticity index has a range of 11-35. 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=13.85 cubic feet per second based on a 10-year storm.

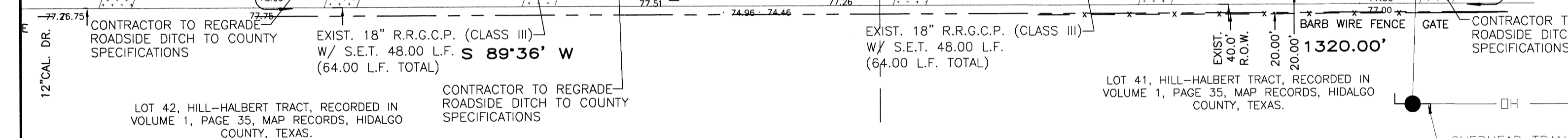
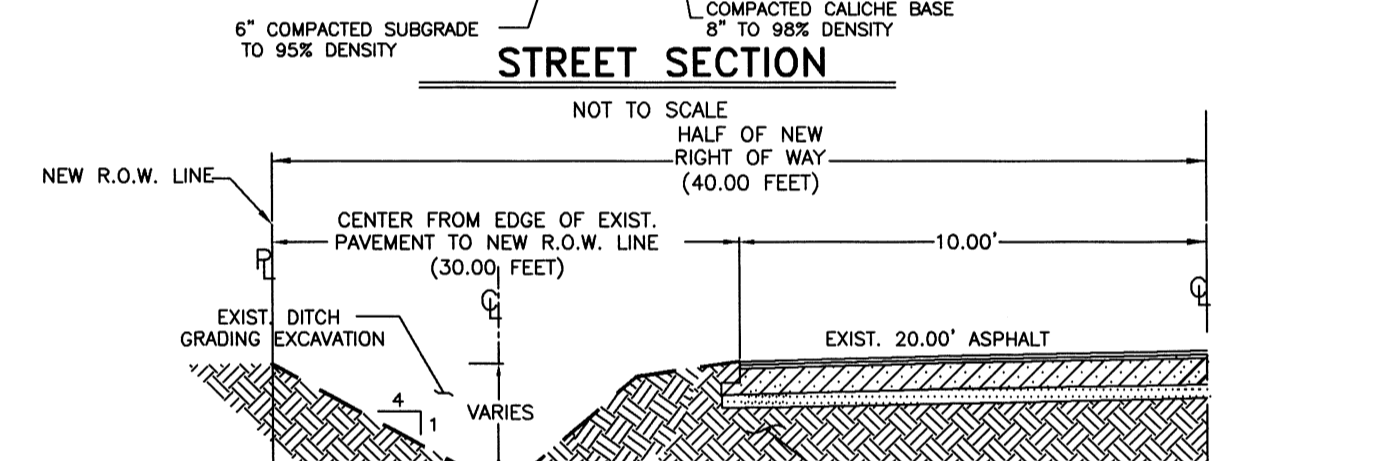
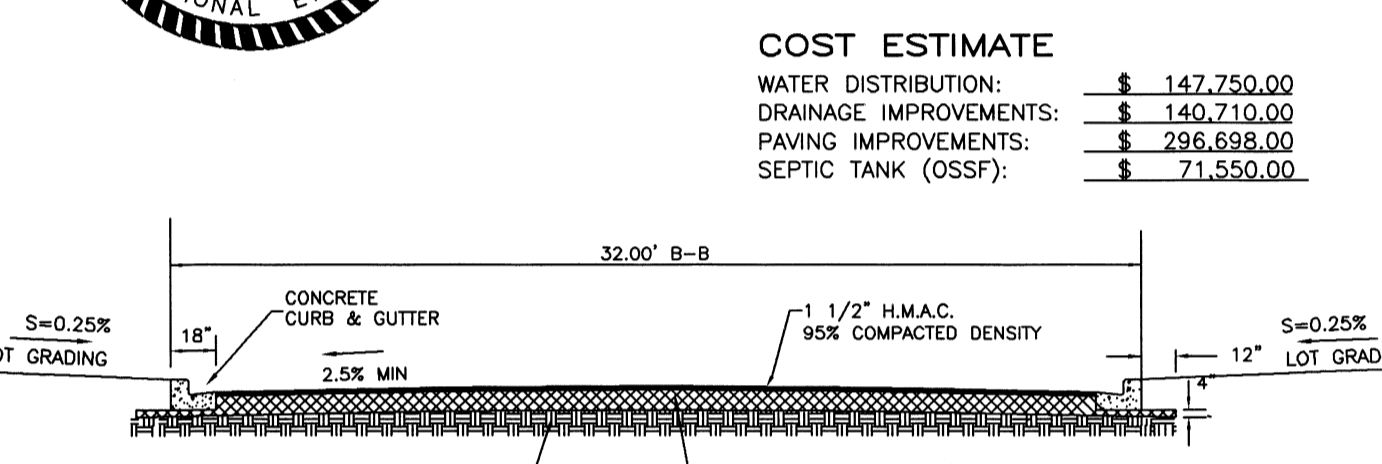
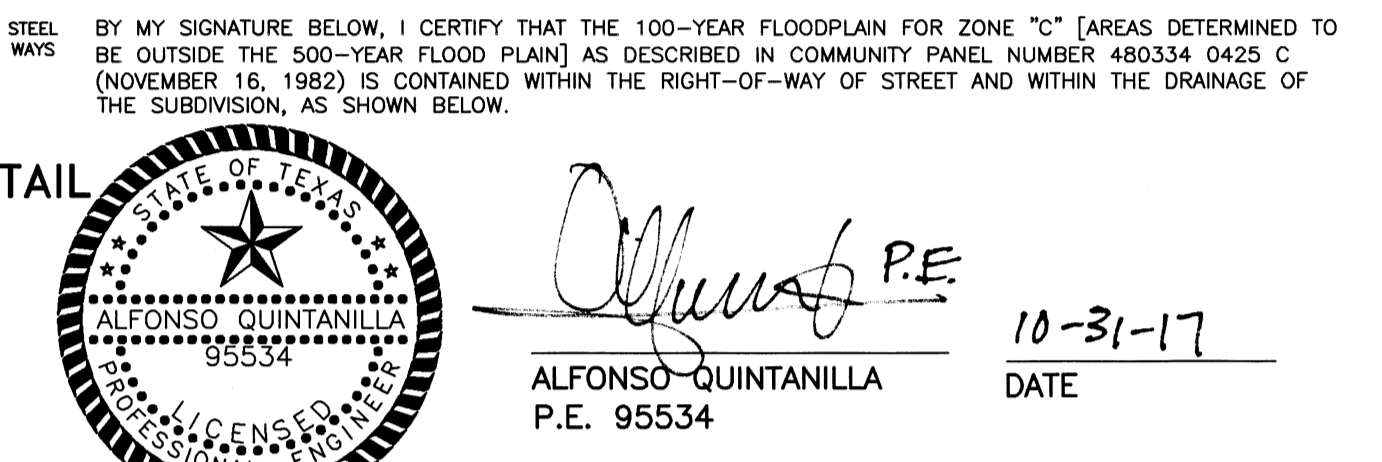
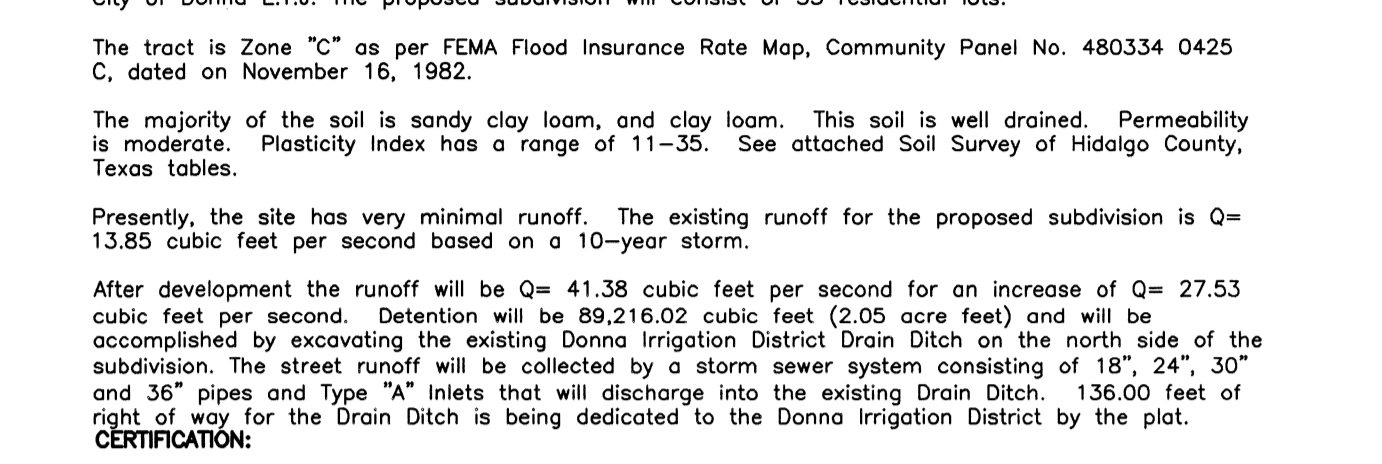
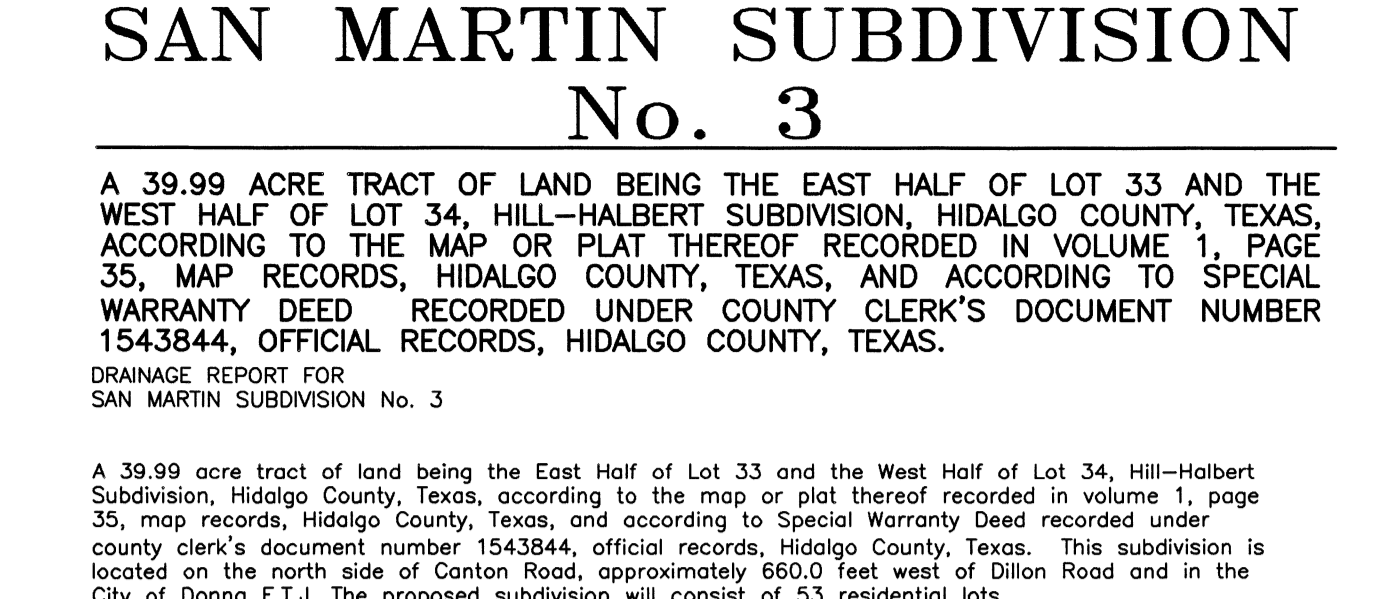
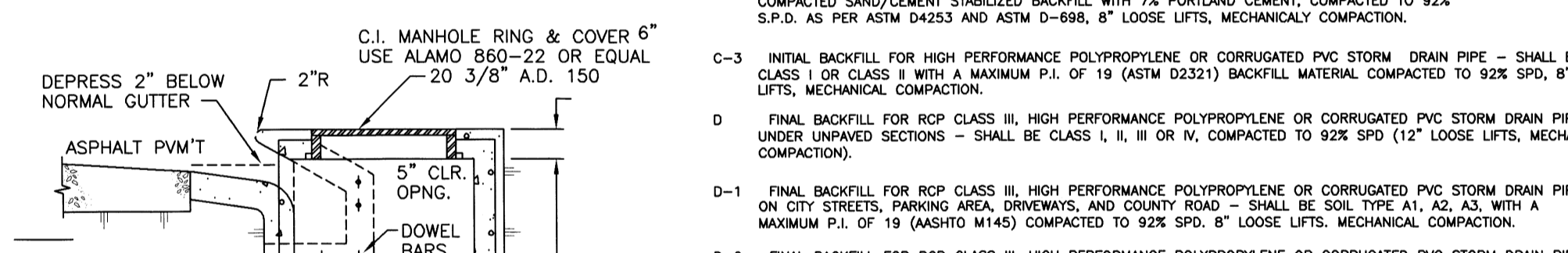
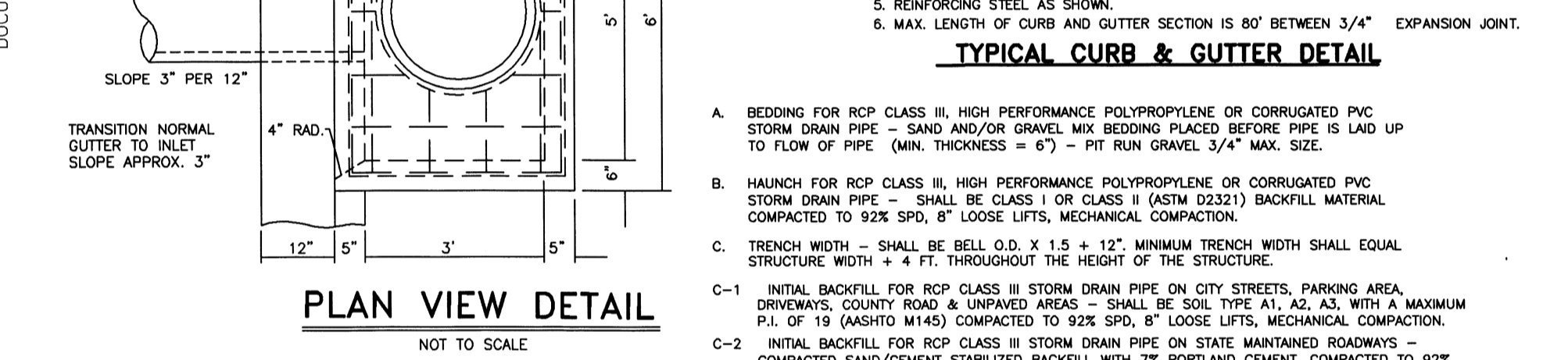
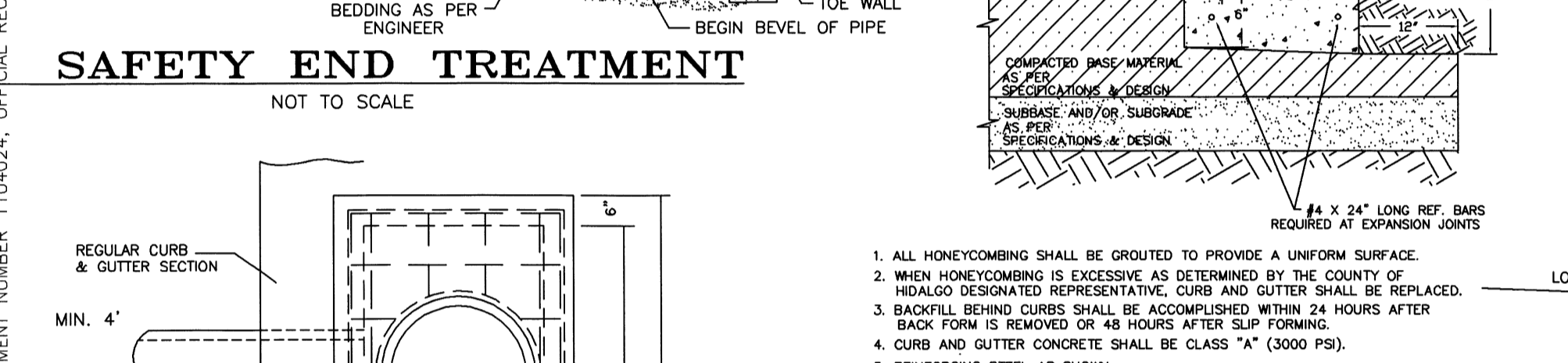
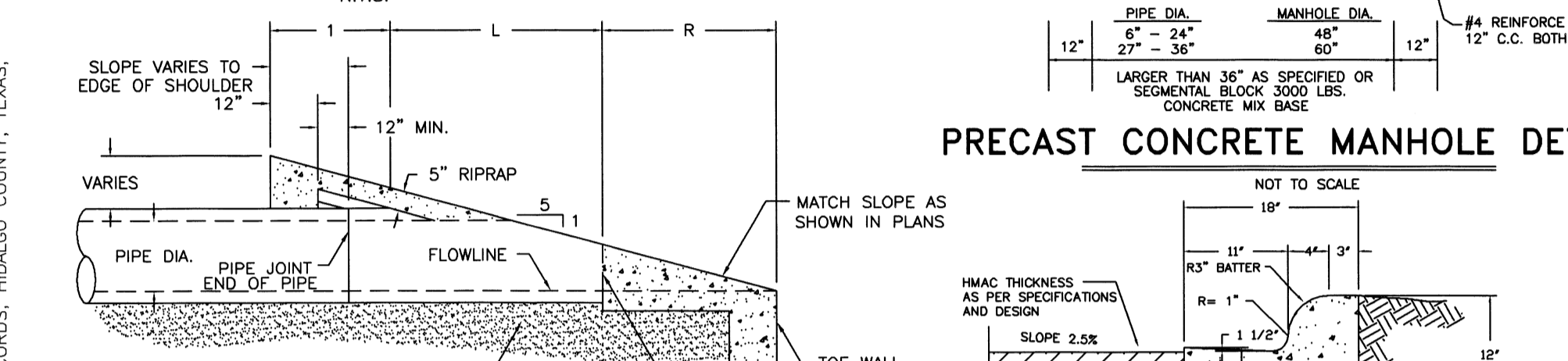
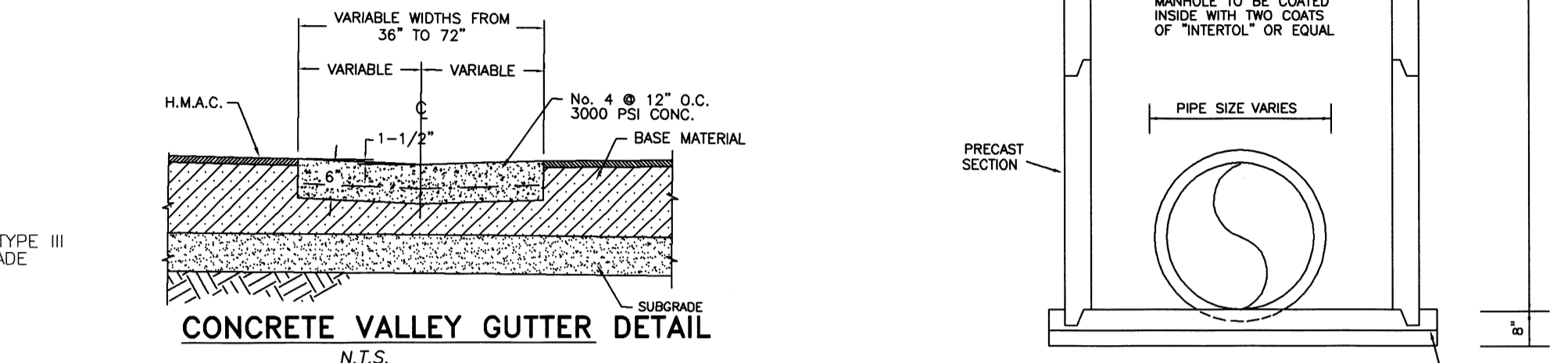
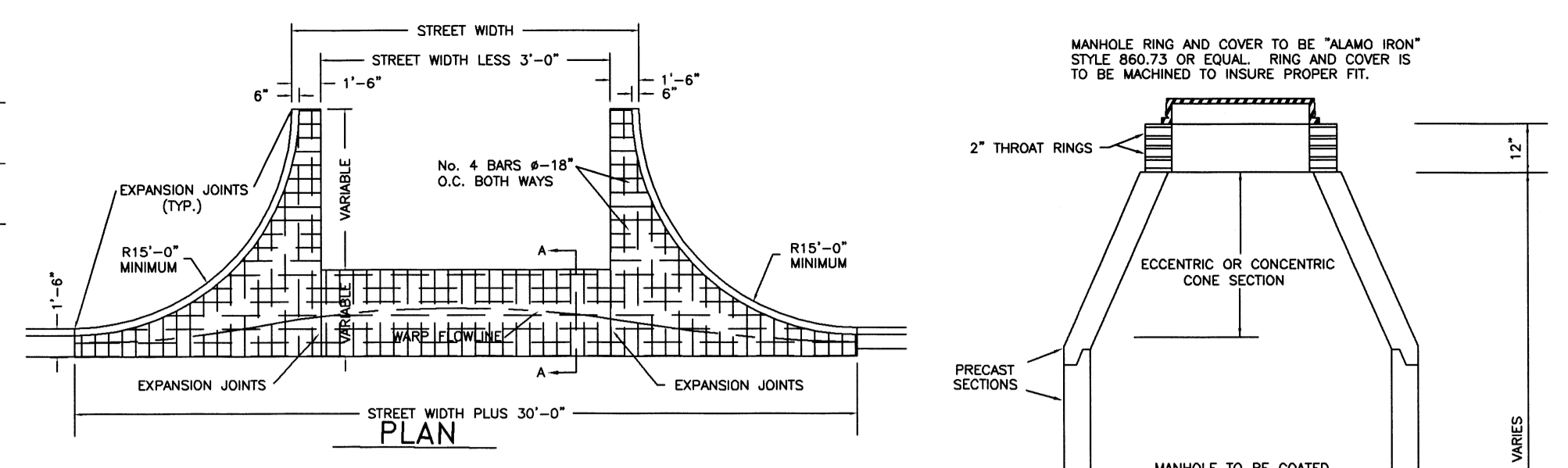
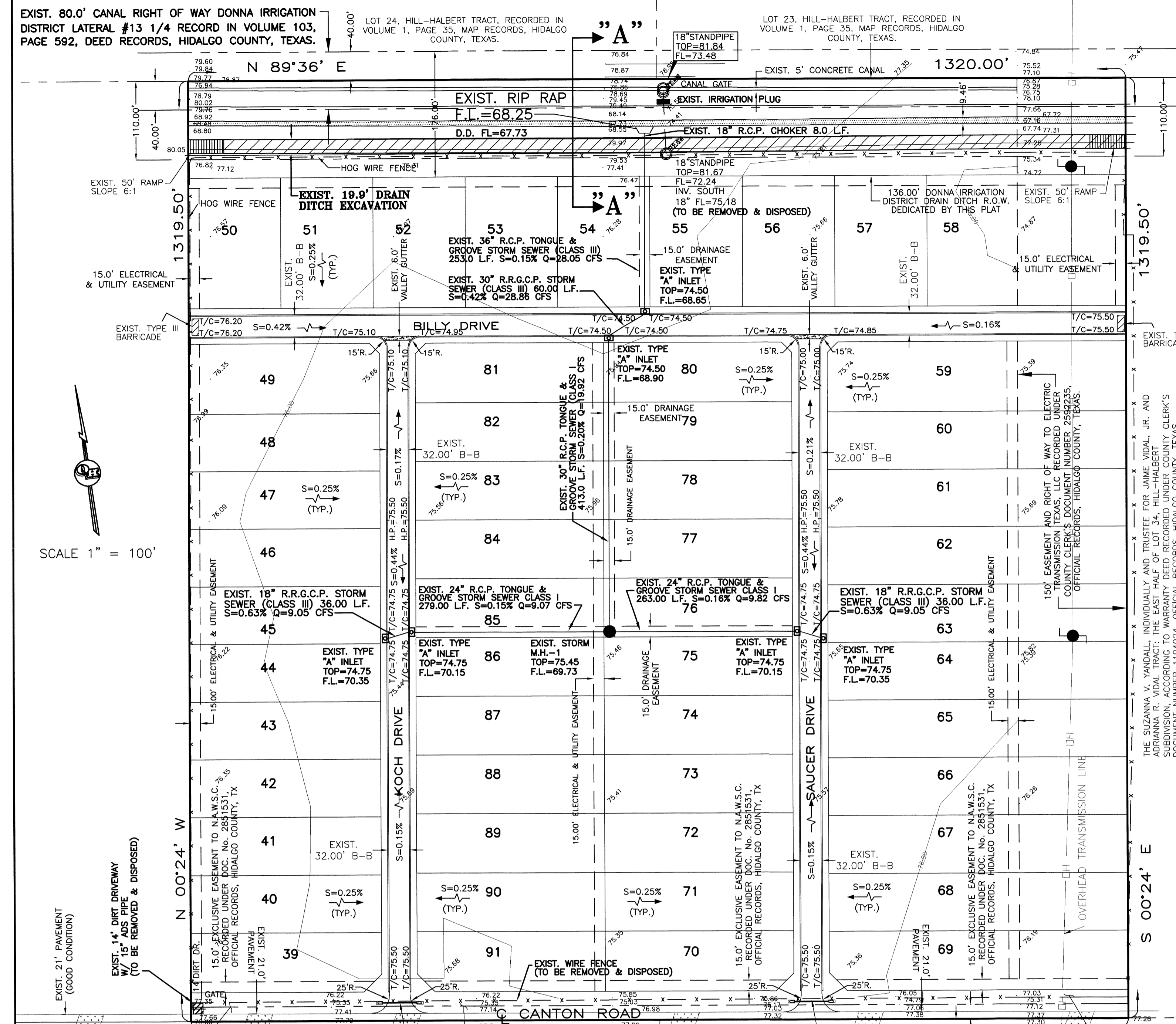
After development the runoff will be Q=41.38 cubic feet per second for an increase of Q=27.53 cubic feet per second. Detention will be 89,216.02 cubic feet (2.05 acre feet) and will be accomplished by excavating the existing Donna Irrigation District Drain Ditch on the north side of the subdivision. The street runoff will be collected by a storm sewer system consisting of 18", 24", 30" and 36" pipes and Type "A" inlets that will discharge into the existing Drain Ditch. 136,000 feet of right of way for the Drain Ditch is being dedicated to the Donna Irrigation District by the plat.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" [AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN] 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.



*Alfonso Quintanilla* P.E.  
ALFONSO QUINTANILLA  
P.E. 95534  
DATE 10-31-17

COST ESTIMATE	
WATER DISTRIBUTION:	\$ 147,750.00
DRAINAGE IMPROVEMENTS:	\$ 140,710.00
PAVING IMPROVEMENTS:	\$ 296,698.00
SEPTIC TANK (OSSF):	\$ 71,550.00



MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

**LEGEND**  
TOTAL DETENTION REQUIRED - 89,216.02 C.F.  
TOTAL DETENTION PROVIDED - 90,805.00 C.F.  
(1,270 L.F. X 71.5 S.F.)

**CROSS SECTION "A-A"**  
SCALE: HORIZONTAL 1" = 10'  
VERTICAL 1" = 10'

