



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: 7-03-2018

PROPOSED BLANQUITA ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: KEVIN CAMPBELL

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 34 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH OF MILE 14 ½ NORTH ROAD APPROXIMATELY 1,300 FEET EAST OF F.M. 493.

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 5-27-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO MILE 14 ½ ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6-05-2018 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-29-18 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 14 ½ ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-28-2018 : 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: _____, __

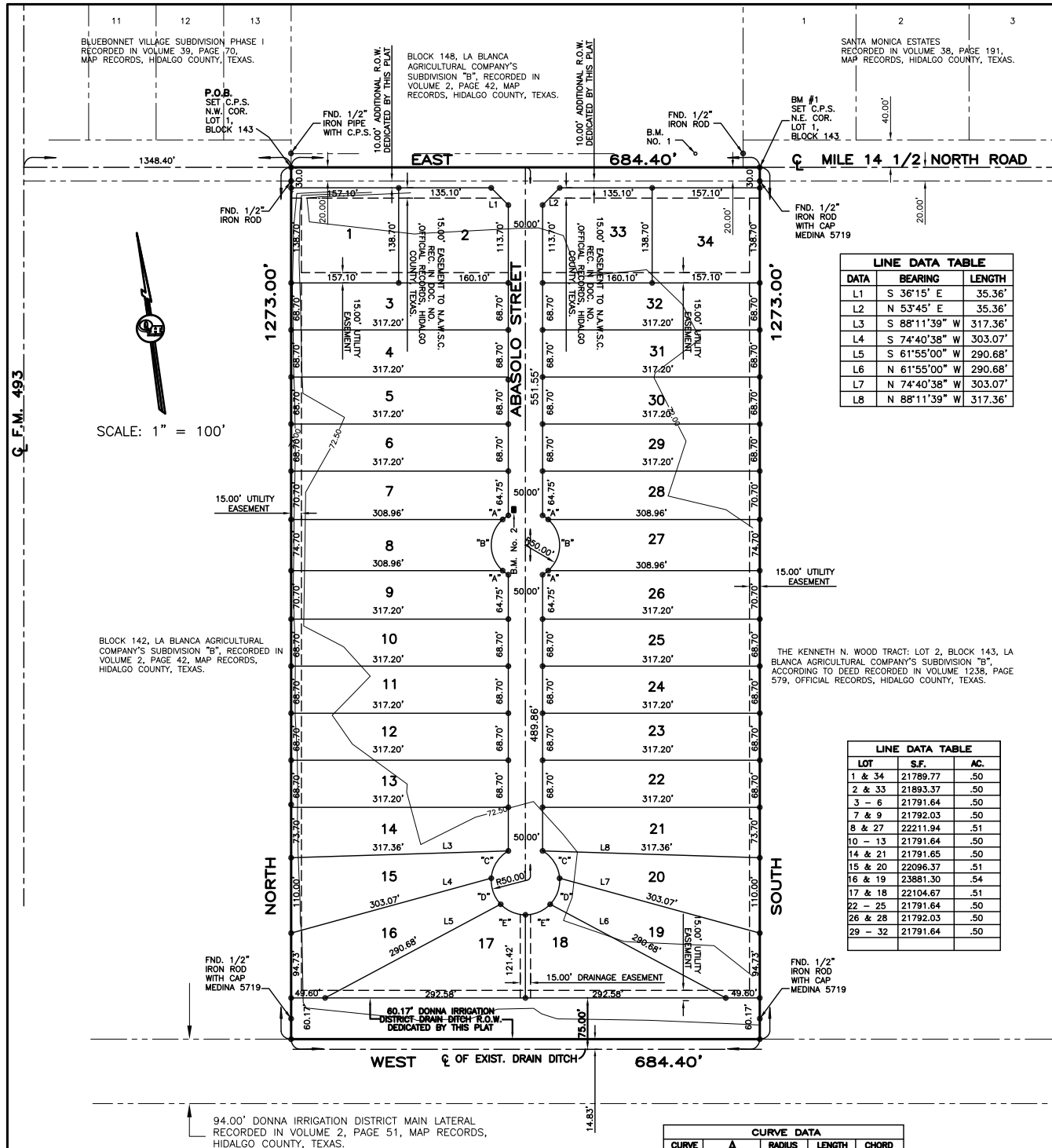
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of DONNA.

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.*



DATA	BEARING	LENGTH
L1	S 36°15' E	35.36'
L2	N 53°45' E	35.36'
L3	S 88°11'39" W	317.36'
L4	S 74°40'38" W	303.07'
L5	S 61°55'00" W	290.68'
L6	N 61°55'00" W	290.68'
L7	N 74°40'38" W	303.07'
L8	N 88°11'39" W	317.36'

LOT	S.F.	AC.
1 & 34	21789.77	.50
2 & 33	21893.37	.50
3 - 6	21791.64	.50
7 & 9	21792.03	.50
8 & 27	22211.94	.51
10 - 13	21791.64	.50
14 & 21	21791.65	.50
15 & 20	22096.37	.51
16 & 19	23881.30	.54
17 & 18	22104.67	.51
22 - 25	21791.64	.50
26 & 28	21792.03	.50
29 - 32	21791.64	.50

CURVE	Δ	RADIUS	LENGTH	CHORD
"A"	11°40'08"	50.00'	10.18'	10.17'
"B"	96°39'44"	50.00'	84.35'	74.70'
"C"	13°31'19"	50.00'	48.93'	47.05'
"D"	12°45'38"	50.00'	41.59'	40.40'
"E"	61°55'00"	50.00'	40.36'	39.27'

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, HCDD NO. 1 CERTIFICATION, NORTH ALAMO WSC STATEMENT, HEALTH DEPARTMENT CERTIFICATION, DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

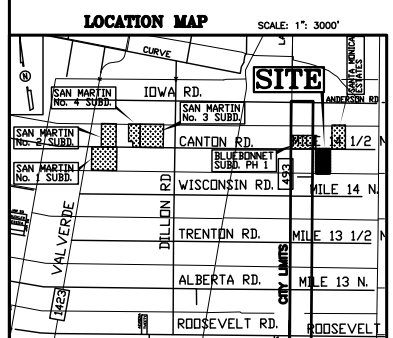
SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT.

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

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 BLANQUITA ESTATES SUBDIVISION IS LOCATED IN THE MIDDLE HIDALGO COUNTY ABOUT 1348.40 FEET EAST OF THE INTERSECTION OF F.M. 493 ROAD AND ON THE SOUTH SIDE OF MILE 14 1/2 NORTH 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 17,479-2015 CENSUS), BLANQUITA ESTATES SUBDIVISION LIES APPROXIMATELY NEXT TO 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: PEMBEL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP BY CAYDAN INVESTMENTS, INC., AS GENERAL PARTNER	1203 E. TYLER	HARLINGEN, TX 78550	(956) 428-6607	(956) 428-6658
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



PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) 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 AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD
- COMMUNITY-PANEL NUMBER 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 (LOMR DATED: MAY 30, 2002)
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN 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"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 OCCUPYING THE LOT.
- MINIMUM BUILDING SETBACK LINES: FRONT 14 1/2 MILE. REAR 15.00'. 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 54,860.40 CUBIC FEET (NET 1.26 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. 2.
- 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 ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1: ELEV. 73.65 = COTTON PICKER SPINDLE SET IN POWER POLE LOCATION 94.0 FEET WEST AND 20.0 FEET NORTH FROM THE NORTHEAST CORNER OF THIS SUBDIVISION N.A.V.D. 88 DATUM. B.M. No. 2: ELEV. 72.15 = LOCATED ON TOP OF INLET LOCATED NEAR THE SOUTHWEST CORNER OF LOT 7 OF THIS SUBDIVISION N.A.V.D. 88 DATUM.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER 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 AT A 25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- 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.
- PEMBEL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP BY CAYDAN INVESTMENTS, INC. IS THE OWNER & SUBDIVIDER OF THIS SUBDIVISION. THE OWNER & SUBDIVIDER OF THIS SUBDIVISION 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 HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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 ASSORTIVE DRAINFIELD SYSTEM E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

SUBDIVISION PLAT OF:
BLANQUITA ESTATES SUBDIVISION

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 143, RE-SUBDIVISION OF BLOCKS 128, 129, 132, 133, 134, 135, 143, 144, AND 145, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2888664, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 143, RE-SUBDIVISION OF BLOCKS 128, 129, 132, 133, 134, 135, 143, 144, AND 145, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2888664, 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 IN THE CENTERLINE OF MILE 14 1/2 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 143, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF LOT 1, BLOCK 143, AND THE CENTERLINE OF MILE 14 1/2 NORTH ROAD, A DISTANCE OF 684.40 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 143, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE EAST LINE OF LOT 1, BLOCK 143, PASSING A 1/2" IRON ROD WITH CAP STAMPED MEDINA 5719 FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 14 1/2 NORTH ROAD, AND PASSING AT 1,243.00 FEET A 1/2" IRON ROD WITH CAP STAMPED MEDINA 5719 FOUND FOR THE TOE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,273.00 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 143, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE SOUTH LINE OF LOT 1, BLOCK 143, A DISTANCE OF 684.40 FEET TO A POINT FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK 143, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE WEST LINE OF LOT 1, BLOCK 143, PASSING A 1/2" IRON ROD WITH CAP STAMPED MEDINA 5719 FOUND AT 30.00 FEET FOR THE TOE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD FOUND AT 1,253.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 14 1/2 NORTH ROAD, A TOTAL DISTANCE OF 1,273.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA MONICA ESTATES, RECORDED IN VOLUME 38, PAGE 191, 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

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 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__.

PEMBEL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP BY CAYDAN INVESTMENTS, INC., AS GENERAL PARTNER
 KEVIN CAMPBELL, PRESIDENT
 1203 E. TYLER
 HARLINGEN, TX 78550

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

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

I, KEVIN CAMPBELL, PRESIDENT OF PEMBEL INVESTMENTS BY CAYDAN INVESTMENTS AS GENERAL PARTNER OF THE 20.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BLANQUITA ESTATES SUBDIVISION, 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;
- 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.

PEMBEL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP BY CAYDAN INVESTMENTS, INC., AS GENERAL PARTNER
 KEVIN CAMPBELL, PRESIDENT
 1203 E. TYLER
 HARLINGEN, TX 78550

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared KEVIN CAMPBELL, PRESIDENT of the 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__.

CLARISSA ANNETTE QUINTANILLA
 Notary Public
 My Commission Expires November 04, 2021

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 BLANQUITA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20__.

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

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 BLANQUITA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA, TX ON _____, 20__.

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 TROY SUBDIVISION HAS BEEN SUBMITTED TO AND REVIEWED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 20__.

SECRETARY _____ CHAIRMAN PLANNING COMMISSION _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C.). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A 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

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

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

BY: _____ DEPUTY

DATE OF PREPARATION: APRIL 12, 2018

SHEET NO. 1 OF 2 SHEETS

F:\DATA\SUBDIVISION\BLANQUITA TROY SUBDIVISION\PLAT
 DATE PREPARED: 04-12-2018 PREPARED BY: JS CHECKED BY: APPROVED BY: DATE REVISION: REVISION BY: CHECKED BY: APPROVED BY:

BLANQUITA ESTATES SUBDIVISION

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 143, RE-SUBDIVISION OF BLOCKS 128, 129, 132, 133, 134, 135, 143, 144, AND 145, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2888664, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION BLANQUITA ESTATES SUBDIVISION:
POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Costos.
LA SUBDIVISION BLANQUITA ESTATES SUBDIVISION HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.), EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE MILE 14 1/2 NORTH ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO POR EL LADO NORTE DE MILE 14 1/2 NORTH ROAD Y CORRE ESTE POR EL LADO SUR DE MILE 14 1/2 NORTH ROAD, TERMINANDO CON UNA VALVULA DE 2" EN LA ESQUINA NORESTE DE LOTE 34.

EN LA ESQUINA NOROESTE DE LOTE 33, UNA LINEA DE AGUA DE 8" DE DIAMETRO SE CONECTA CON UNA LINEA DE AGUA DE 8" DE DIAMETRO EN LA CALLE MILE 14 1/2 NORTH ROAD Y CORRE SUR POR EL LADO ESTE DE LA CALLE ABASOLO Y TERMINA CON UNA VALVULA DE 2" EN LA ESQUINA NORESTE DE LOTE 18.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN DIECISÉIS (16) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ADICIONALMENTE HAY DOS (2) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ _____ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. US\$ _____ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO DOS(2) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE \$ _____ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ _____ 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 y Costos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION BLANQUITA ESTATES SUBDIVISION. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE, QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO CUATRO (4) PRUEBAS CON AGUIEROS EN EL CENTRO DE LOS LOTES 4, 14, 21, & 32 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

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 REGLAS DE LA SUBDIVISION (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\$ _____ O CUAL EQUIVALE A US\$ _____ POR LOTE.

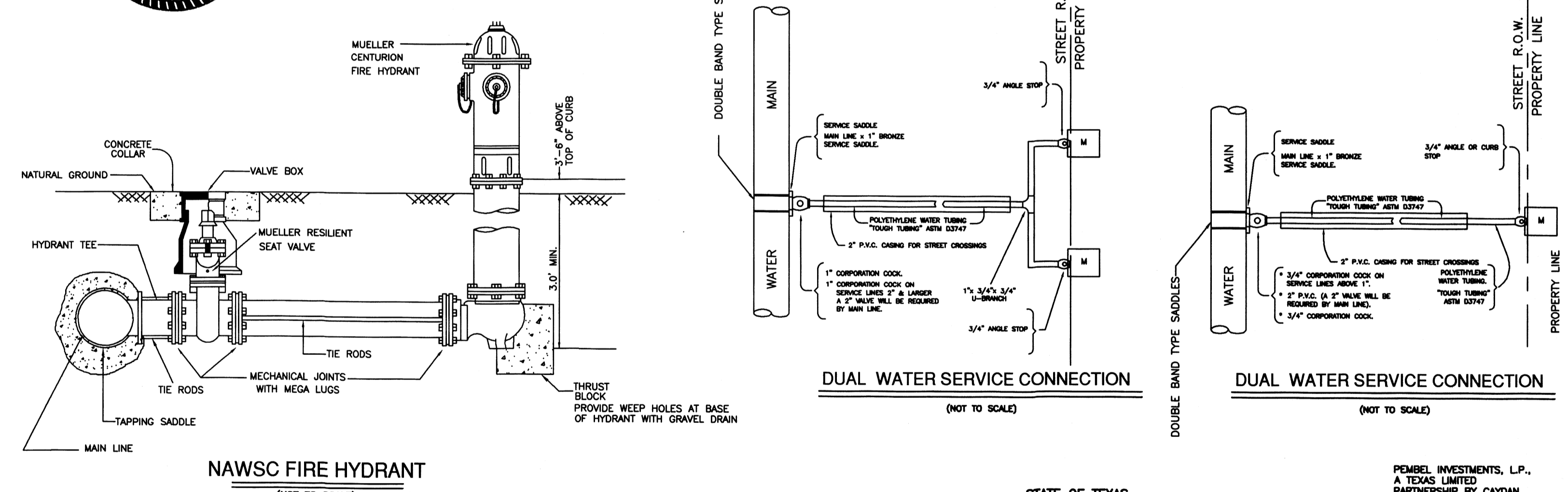
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ _____ A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 5-25-18



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 5-25-18



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

SUBDIVIDER STATEMENT:
1.- I (WE), _____ SUBDIVIDERS OF BLANQUITA ESTATES SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

PEMBEL INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP BY CAYDAN INVESTMENTS, INC., AS GENERAL PARTNER
KEVIN CAMPBELL, PRESIDENT

CLARISSA ANNETTE QUINTANILLA
Notary ID #120815235
My Commission Expires November 04, 2021

COST ESTIMATE
WATER DISTRIBUTION: \$ _____
DRAINAGE IMPROVEMENTS: \$ _____
PAVING IMPROVEMENTS: \$ _____
SEPTIC TANK (OSSF): \$ _____

TRES MARAVILLAS, L.L.C.
RICHARD SCURLOCK, VICE-PRESIDENT
902 BIGHORN DRIVE
EDINBURG TX, 78542

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

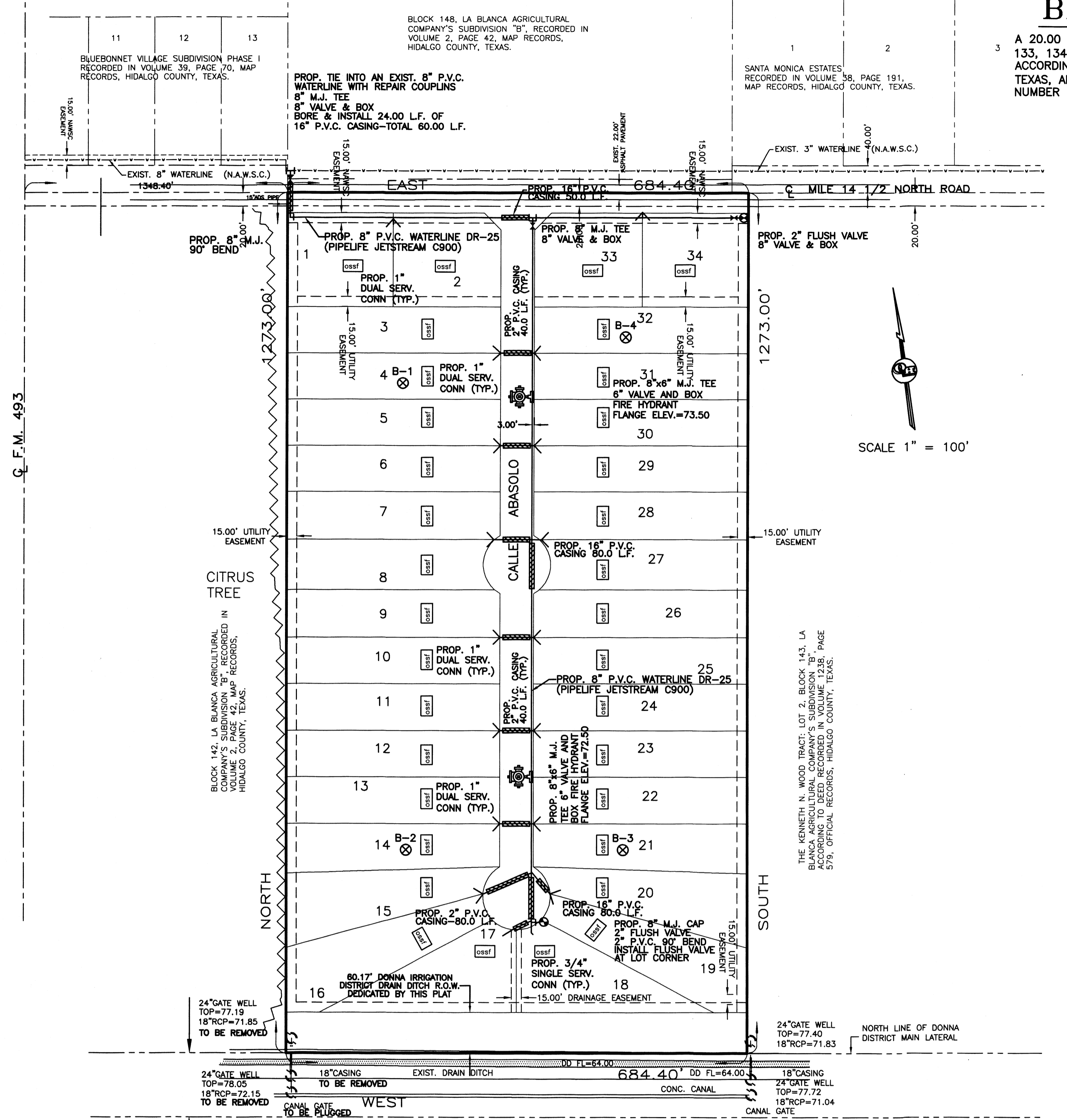
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

REVISION NOTES

No.	Sheet	REASON	Date	Approved

SHEET NO. 2 OF 3 SHEETS

FILE NAME	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIVISION\BLANQUITA ESTATES SUBDIVISION\WATER			



94.00' DONNA IRRIGATION DISTRICT MAIN LATERAL RECORDED IN VOLUME 2, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS.

24" GATE WELL TOP=77.19 18" RCP=71.85 TO BE REMOVED

24" GATE WELL TOP=77.40 18" RCP=71.83

24" GATE WELL TOP=77.72 18" RCP=71.04

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

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

1" DUAL SERVICE LINE LOT

1" DOBLE LINE DE SERVICIO LOTE

B-1 TEST BORINGS

WATER METER BOX

CAJA DE MEDIDOR DE AGUA

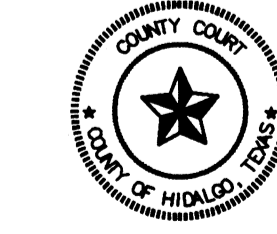
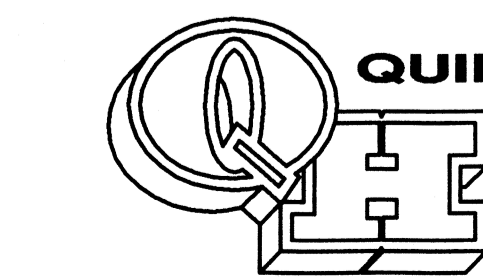
8" WATER SUPPLY LINE

8" LINEA DE AGUA

SERVICE LINES

LINEAS DE SERVICIOS

SEPTIC TANK (OSSF)



MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

BLANQUITA ESTATES SUBDIVISION

A 20.00 ACRE TRACT OF LAND BEING ALL OF LOT 1, BLOCK 143, RE-SUBDIVISION OF BLOCKS 128, 129, 132, 133, 134, 135, 143, 144, AND 145, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2888664, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR BLANQUITA ESTATES SUBDIVISION
A 20.00 acre tract of land being all of lot 1, block 143, Re-subdivision of Blocks 128, 129, 132, 133, 134, 135, 143, 144, and 145, La Blanca Agricultural Subdivision "B", Hidalgo County, Texas, according to the plat of map thereof recorded in volume 2, page 51, map records Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under county clerk's document number 2888664, official records, Hidalgo County, Texas. This subdivision is located on the south side of Mile 14 1/2 North Road, approximately 1,348 feet east of F.M. 493 and is in the City of Donna E.T.J. The proposed subdivision will consist of 34 residential lots.

The tract is Zone "X" (shaded), 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 area protected by levees from 100-year flood, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6, 2000 with a LOMR dated on May 30, 2002.

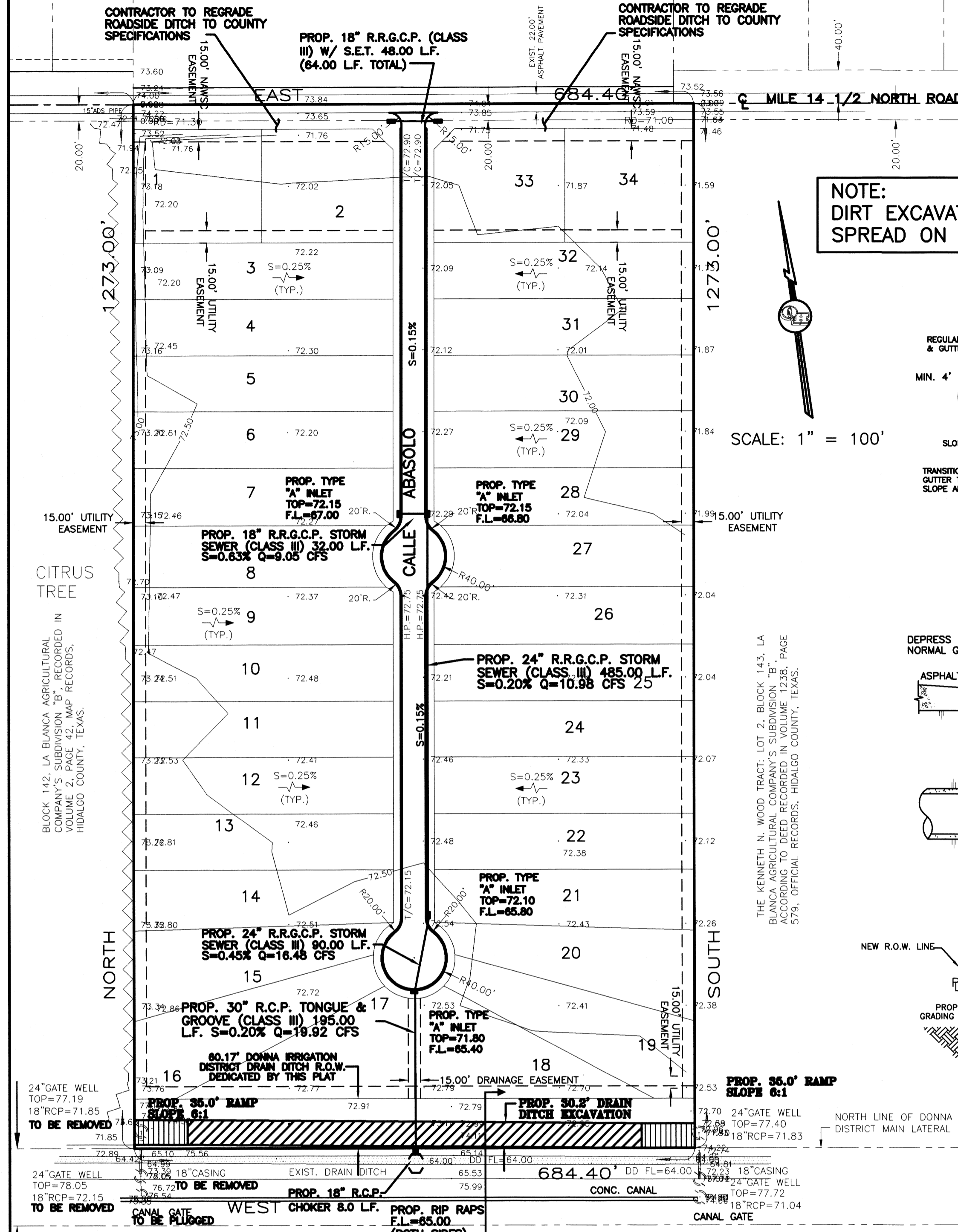
The majority of the soil is Hidalgo (28) and is soil type "B". It is sandy clay loam, and clay loam. This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas plats.

Presently, the site has very minimal runoff in southeastern direction with an approximate 1% slope. The existing runoff for the proposed subdivision is Q= 7.34 cubic feet per second based on a 10-year storm.

After development the runoff will be Q= 21.82 cubic feet per second for an increase of Q= 14.48 cubic feet per second. Detention will be 54,860.40 cubic feet (1.26 acre feet) and will be accomplished by excavating the existing Donna Irrigation District Drain Ditch on the south side of the subdivision. The street runoff will be collected by a storm sewer system consisting of 18", 24" and 30" pipes and Type "A" Inlets that will discharge into the existing Drain Ditch. 60.17 feet of right of way for the Drain Ditch is being dedicated to the Donna Irrigation District by this plat



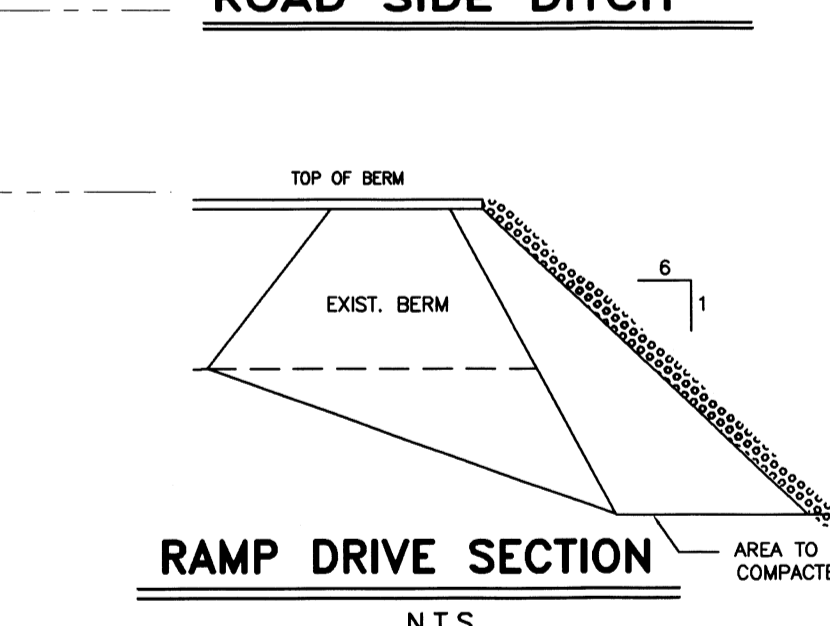
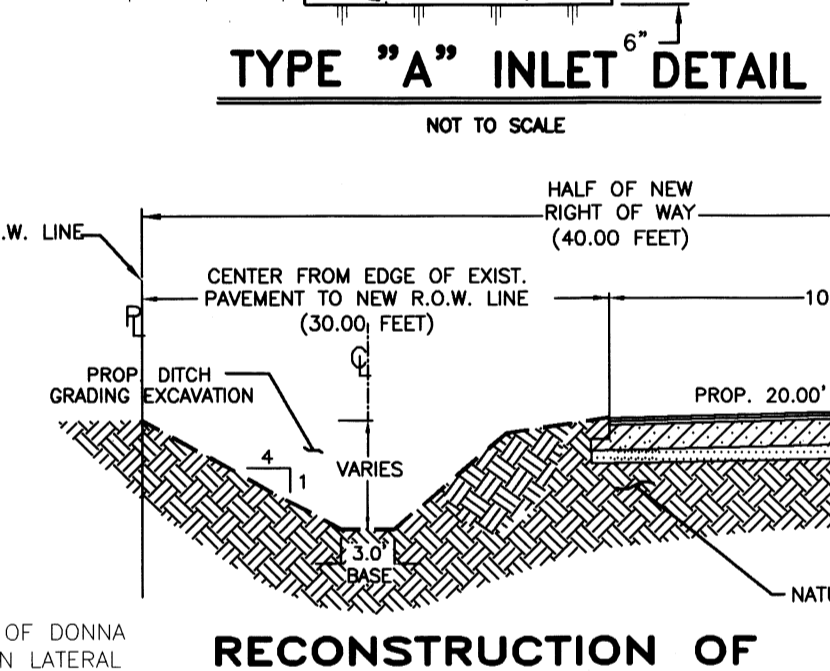
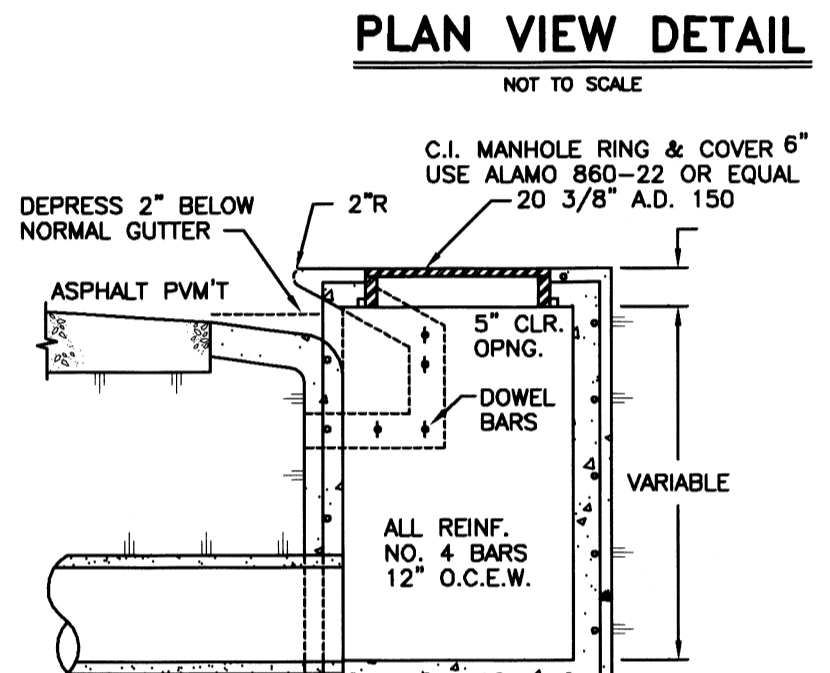
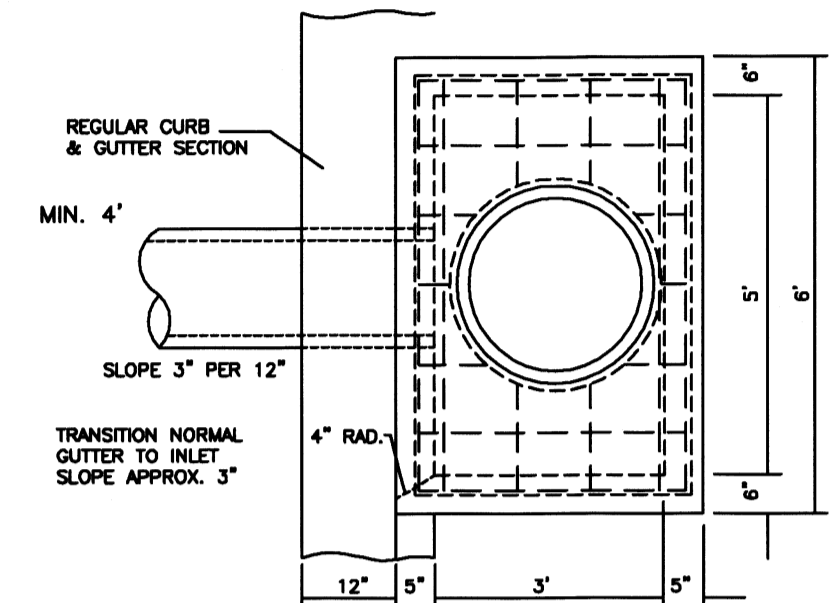
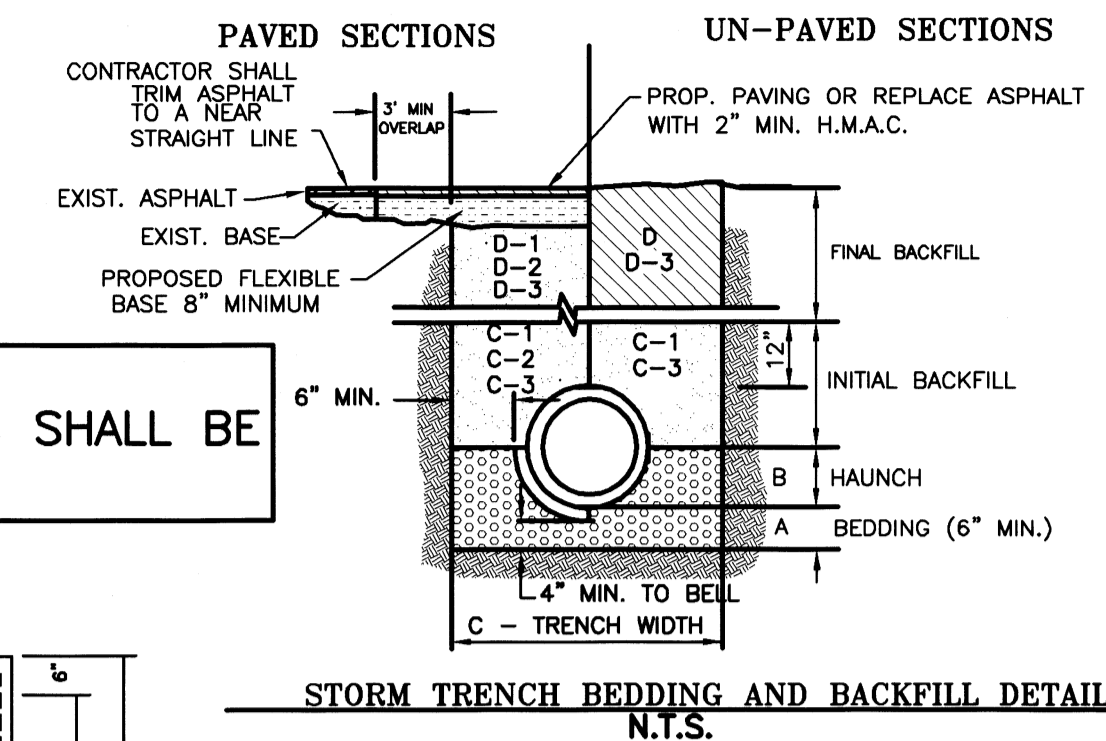
ALFONSO QUINTANILLA
P.E. No. 95534
DATE: 6-8-18



NOTE:
DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD ON SPECIFIED LOCATIONS

SCALE: 1" = 100'

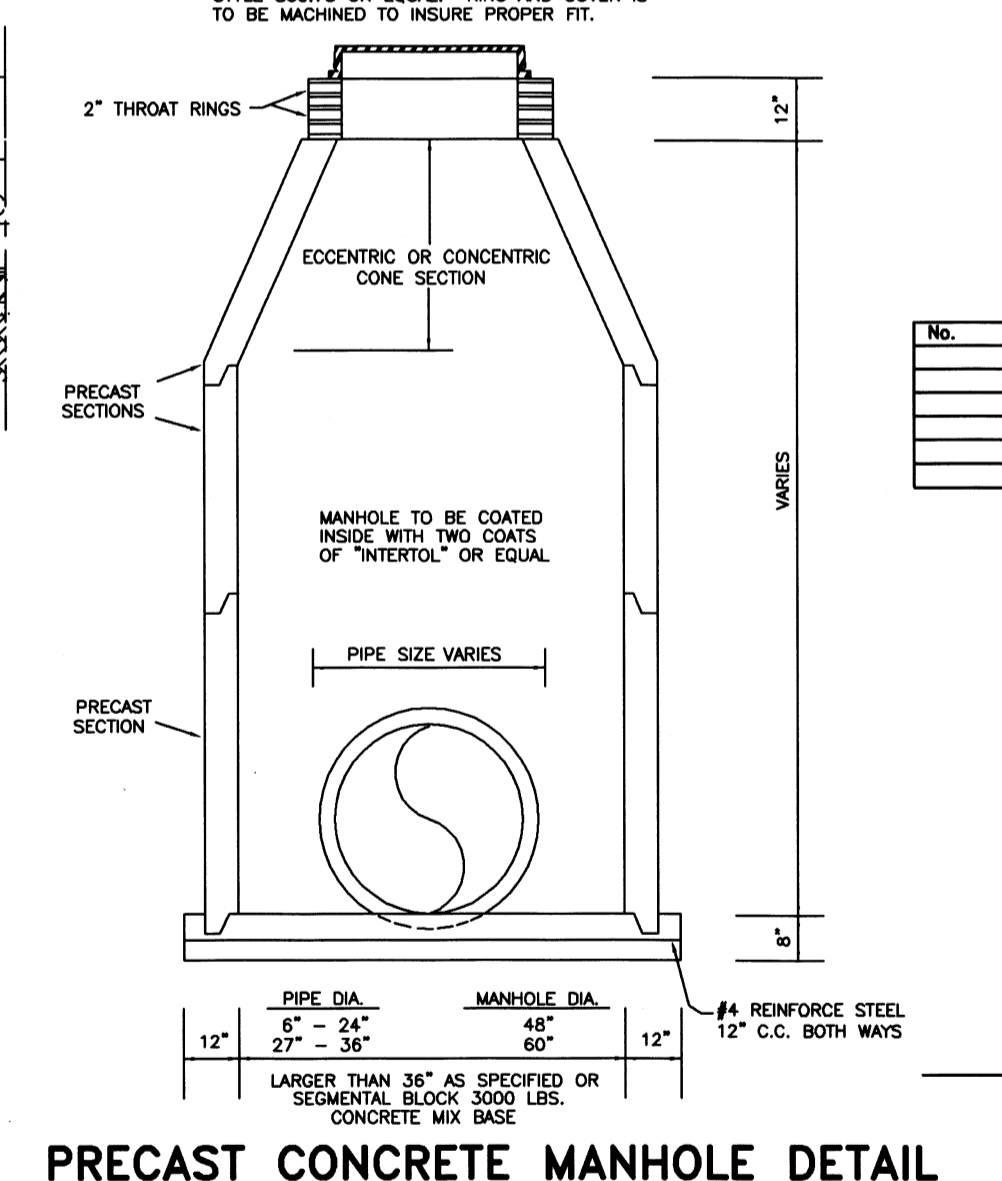
THE KENNETH N. WOOD TRACT, LOT 2, BLOCK 143, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO DEED RECORDED IN VOLUME 1238, PAGE 51, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



- A. BEDDING FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL D.O. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICALLY COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./R.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

NOTES:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12" BELOW THE FLEXIBLE BASE FROM THE E.O.P./R.O.C.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./R.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

STORM TRENCH BEDDING AND BACKFILL NOTES
N.T.S.

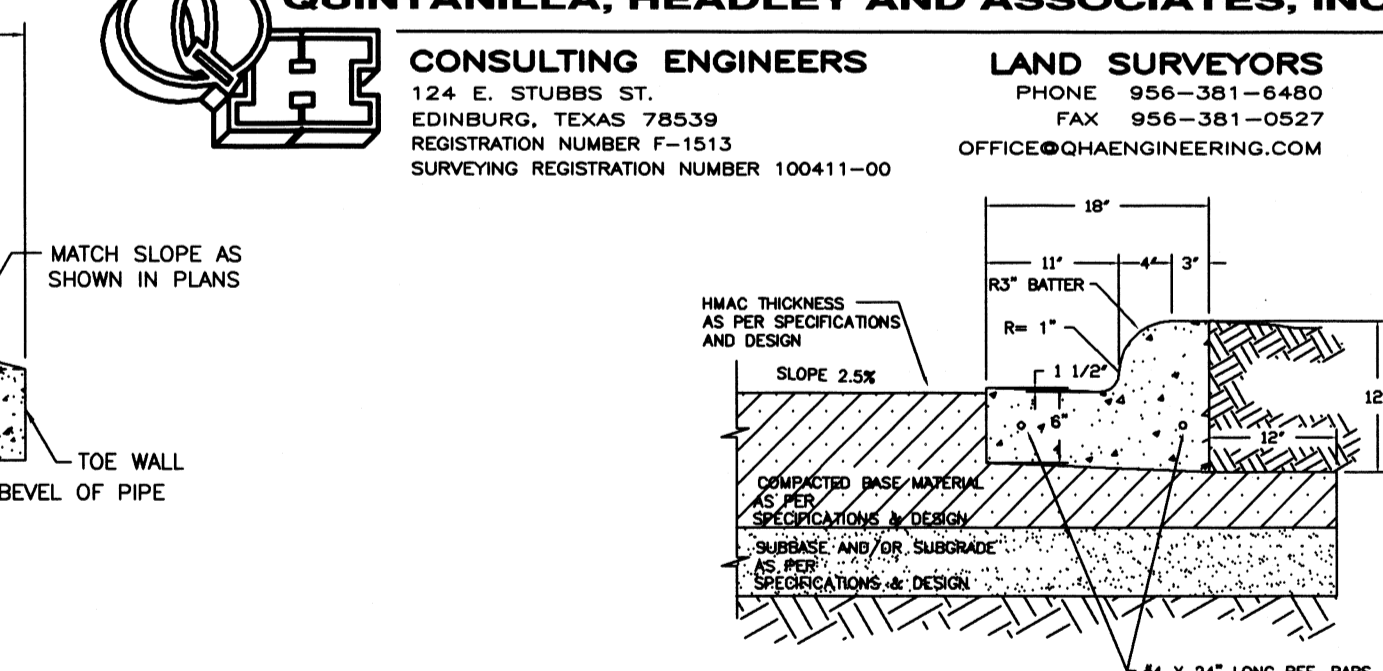
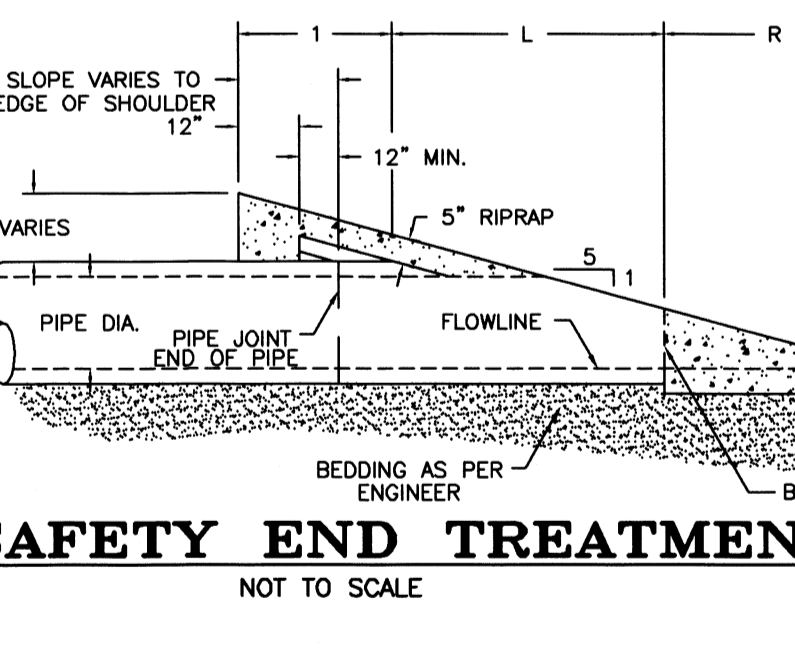


REVISION NOTES

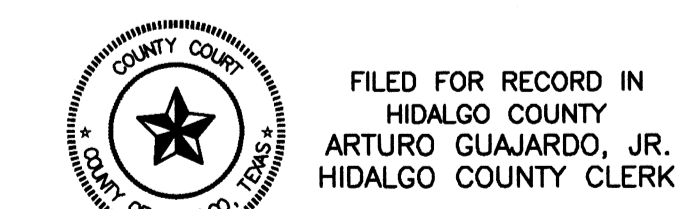
No.	Sheet	REVISION	Date	Approved

COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SEPTIC TANK (OSS):	\$



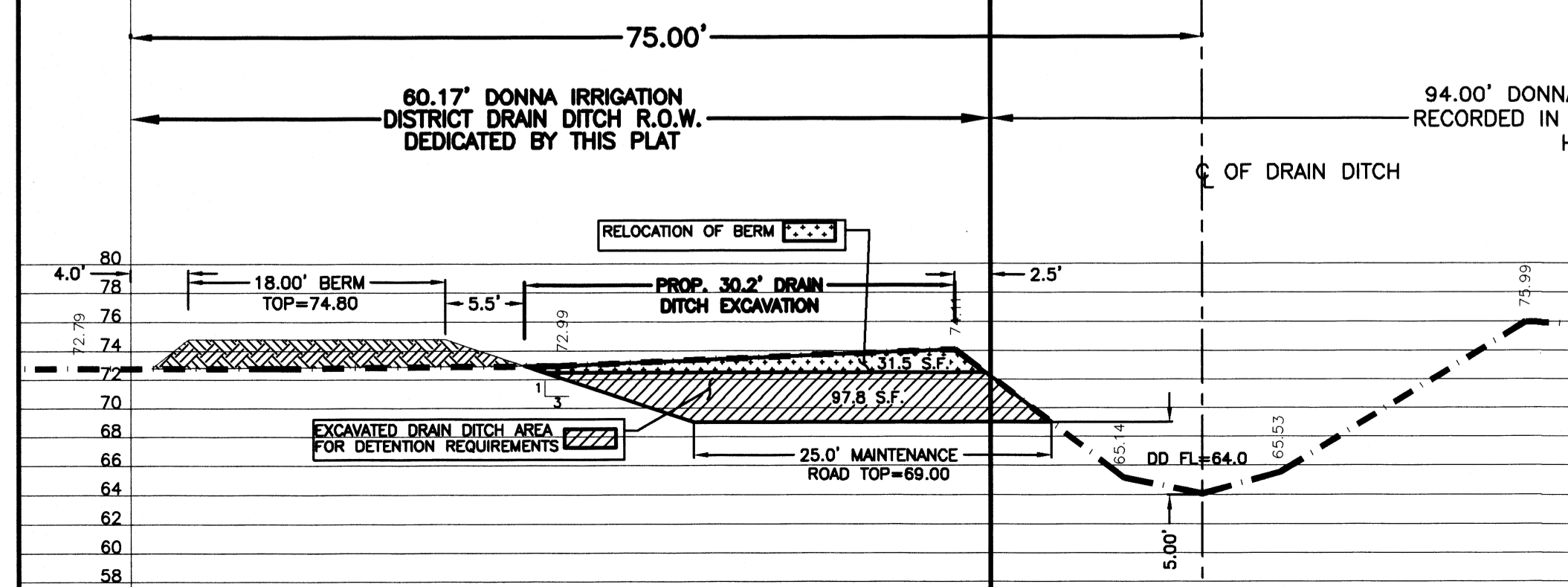
1. ALL HOMEWORKING SHALL BE GROUDED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HOMEWORKING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURB SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



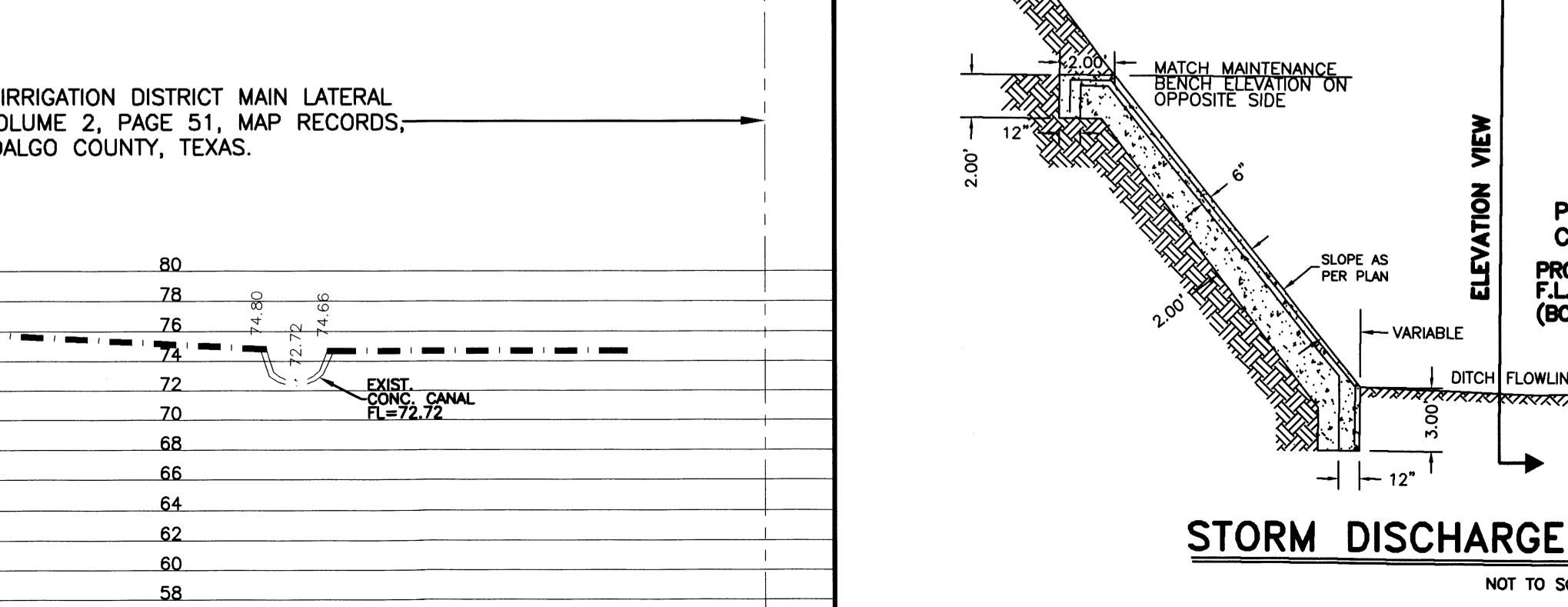
FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

LEGEND
TOTAL DETENTION REQUIRED - 54,860.40 C.F.
TOTAL DETENTION PROVIDED - 62,592.00 C.F. (640 L.F. X 97.8 S.F.)
TOTAL EXCAVATION - 82,752.00 C.F. (640 L.F. X 129.3 S.F.)

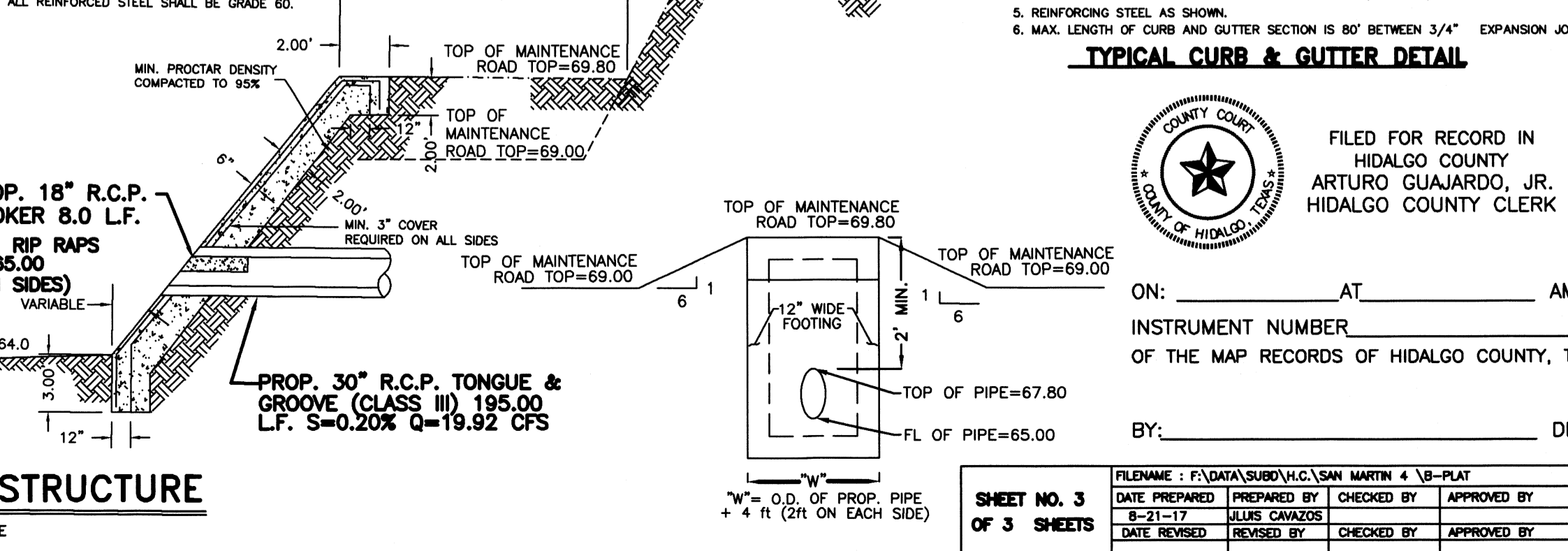
CROSS SECTION "A-A" SCALE: HORIZONTAL 1" = 10' VERTICAL 1" = 10'



STORM DISCHARGE STRUCTURE NOT TO SCALE



STORM DISCHARGE STRUCTURE NOT TO SCALE



FILENAME: F:\DATA\SUBDIV\LC\SAN MARTIN 4 B-PLAT
DATE PREPARED: 6-21-17 PREPARED BY: ELIAS CHAVEZ
DATE CHECKED: 6-21-17 CHECKED BY: _____
DATE REVISED: _____ REVISED BY: _____