



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-31-2018

PROPOSED SAN MARTIN NO. 5 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: TILLMIN WELCH

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 29  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: NORTHWEST CORNER OF CANTON ROAD AND 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 6-22-2018 PROPERTY LIES WITHIN FLOOD ZONE: "C" 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: 20.00 FEET ONTO CANTON ROAD AND 30.00 FEET ONTO DILLON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-13-2018 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 7-13-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-17-2018 : 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.*

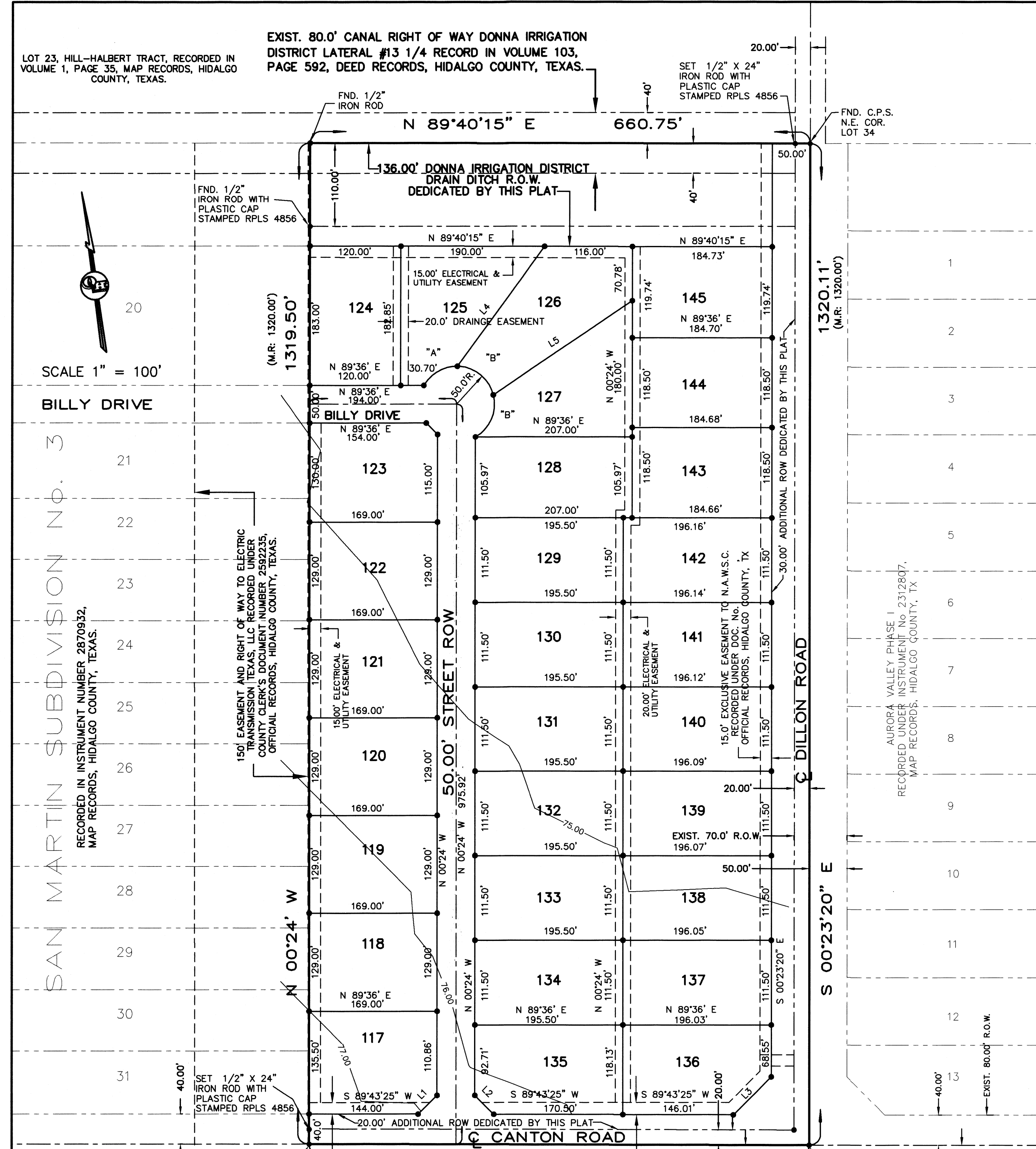
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

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.*

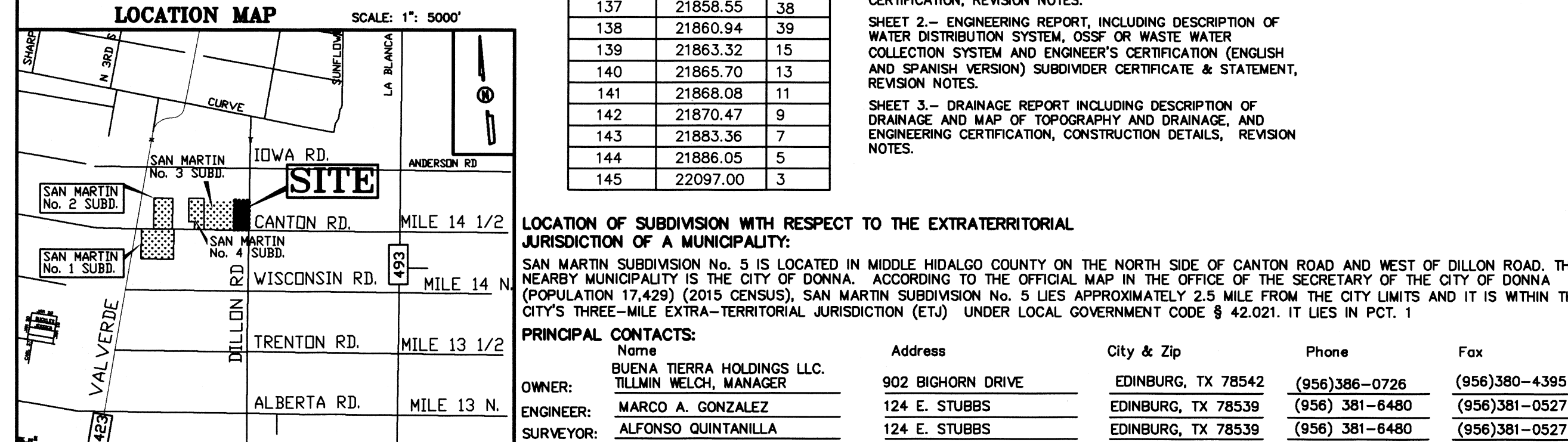


DATA	BEARING	LENGTH
L1	S 44°39'43" W	35.32'
L2	N 45°20'17" W	35.39'
L3	S 44°40'02" W	70.64'
L4	N 35°44'18" E	195.18'
L5	N 55°31'23" E	221.65'

LOT	AREA (S.F.)	AC.
117	22617.80	1
118-122	21801.00	19
123	21857.50	34
124	21951.10	25
125	21981.12	29
126	23299.45	26
127	21878.70	33
128	21934.95	23
129-134	21798.25	21
135	22740.13	18
136	21946.61	36
137	21858.55	38
138	21860.94	39
139	21863.32	15
140	21865.70	13
141	21868.08	11
142	21870.47	9
143	21883.36	7
144	21886.05	5
145	22097.00	3

SHEET	DESCRIPTION
SHEET 1	HEADING INDEX, LOCATION MAP AND EASEMENT 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.



Name	Address	City & Zip	Phone	Fax
OWNER: BUENA TIERRA HOLDINGS LLC, TILLMIN WELCH, MANAGER	902 BIGHORN DRIVE	EDINBURG, TX 78542	(956)386-0726	(956)380-4395
ENGINEER: MARCO A. GONZALEZ	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 "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 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 CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM BUILDING SETBACK LINES:
 

FRONT (LOTS 117 - 135)	25.00'
FRONT (LOTS 136 - 145)	40.00'
REAR	15.00'
SIDE	6.00'
CORNER SIDE	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 44,663.79 CUBIC-FEET ( 1.03 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No.3.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. No.1: ELEV. 76.40 COTTON PICKLER SPINDLE FOUND LOCATED AT THE NORTHEAST CORNER 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 DEED 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 117, 135, AND 136 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO CANTON ROAD. LOT 136 SHALL HAVE ACCESS ONTO DILLON ROAD ONLY.
- BUENA TIERRA HOLDINGS LLC, THE OWNER & SUBDIVIDER OF SAN MARTIN SUBDIVISION No. 5 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.
  - ON-SITE SEWAGE FACILITIES (OSSF) SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
  - SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND 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.
  - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY 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.

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN MARTIN SUBDIVISION No. 5 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

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

No.	Sheet	REVISION	Date	Approved

## SUBDIVISION PLAT OF: SAN MARTIN SUBDIVISION No. 5

A 20.02 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 34, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1104024, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 20.02 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 34, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1104024, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF CANTON ROAD AND DILLON ROAD FOR THE SOUTHEAST CORNER OF LOT 34, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 89°43'25" W, ALONG THE SOUTH LINE OF LOT 34, AND THE CENTER LINE OF CANTON ROAD, A DISTANCE OF 660.50 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHEAST CORNER OF SAN MARTIN SUBDIVISION No.3 (RECORDED IN INSTRUMENT NUMBER 2870932, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 00°24' W, ALONG THE EAST LINE OF SAN MARTIN SUBDIVISION No.3, 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, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 FOUND AT 1,209.50 FEET FOR THE SOUTH LINE OF A DRAIN DITCH, PASSING AT 1,279.50 FEET THE SOUTH LINE OF AN 80.00 FOOT DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY LATERAL # 13 1/4 (RECORDED IN VOLUME 103, PAGE 592, DEED RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 1,319.50 FEET (MAP RECORD: 1,320.00 FEET) TO A 1/2" IRON ROD FOUND ON THE NORTH LINE OF LOT 34 FOR THE NORTHEAST CORNER OF SAN MARTIN SUBDIVISION No.3, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 89°40'15" E, ALONG THE NORTH LINE OF LOT 34, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET AT 640.75 FEET FOR THE WEST RIGHT OF WAY LINE OF DILLON ROAD, A TOTAL DISTANCE OF 660.75 FEET TO A COTTON PICKER SPINDLE FOUND IN THE CENTERLINE OF DILLON ROAD FOR THE NORTHEAST CORNER OF LOT 34, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 00°23'20" E, ALONG THE EAST LINE OF LOT 34, AND THE CENTERLINE OF DILLON ROAD, A DISTANCE OF 1,320.11 FEET (MAP RECORD: 1,320.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 20.02 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN MARTIN SUBDIVISION No.3, RECORDED IN INSTRUMENT NUMBER 2592235, 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. 5856

**JUNE 5, 2018**  
DATE

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on the 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, a 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 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 has executed this instrument this \_\_\_\_ day of \_\_\_\_\_ 20\_\_

**BUENA TIERRA HOLDINGS LLC.**  
TILLMIN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

DATE \_\_\_\_\_

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

I, TILLMIN WELCH, MANAGER OF BUENA TIERRA HOLDINGS LLC, AS OWNER OF THE 20.02 ACRE TRACT OF LAND COMPASSED WITHIN THE PROPOSED SAN MARTIN SUBDIVISION No. 5, 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.

**BUENA TIERRA HOLDINGS LLC.**  
TILLMIN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

DATE \_\_\_\_\_

**STATE OF TEXAS COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

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

**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 SAN MARTIN SUBDIVISION No. 5 was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_

ATTEST: 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. 5 was received and approved by the city Council of the City of \_\_\_\_\_ on \_\_\_\_\_

Meyor of the City of DONNA Date \_\_\_\_\_

ATTEST: Secretary of the City of DONNA Date \_\_\_\_\_

**APPROVAL OF THE PLANNING COMMISSION OF THE CITY:**

THIS PLAT SAN MARTIN SUBDIVISION No. 5 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 CHAIRMAN PLANNING COMMISSION

**DONNA IRRIGATION DISTRICT**

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

SECRETARY PRESIDENT

**APPROVED BY DRAINAGE DISTRICT:**

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

**STATE OF TEXAS COUNTY OF HIDALGO**

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

**MARCO A. GONZALEZ**  
120016  
LICENSED PROFESSIONAL ENGINEER

MARCO A. GONZALEZ P.E. No. 120016 DATE 6-12-18

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

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

BY: \_\_\_\_\_ DEPUTY

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS LAND SURVEYORS  
PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QQA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

DATE OF PREPARATION: JUNE 5, 2018

SHEET No. 1 OF 3 SHEETS

F. DATA/SUB/DONNA/SAN MARTIN SUBD No.5/PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

# SAN MARTIN SUBDIVISION No. 5

A 20.02 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 34, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1104024, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR SAN MARTIN SUBDIVISION No. 5:  
BY MARCO A. GONZALEZ, P.E.

### WATER SUPPLY: Description and Costs.

SAN MARTIN SUBDIVISION No. 5 WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF CANTON ROAD, AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF BILLY DRIVE AND AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF DILLON ROAD.

WATER SYSTEM FOR SAN MARTIN SUBDIVISION No. 5 CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINES ON CANTON ROAD AND BILLY DRIVE. THE 8" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF STREET 01 AND THE SOUTH SIDE OF BILLY DRIVE.

FROM THE 8" DIAMETER WATERLINE, THERE ARE THIRTEEN (13) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE THREE (3) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL INSTALL TWO (2) FIRE HYDRANTS AT A UNIT COST OF \$ \_\_\_\_\_ FOR A TOTAL COST OF \$ \_\_\_\_\_. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

### SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE SAN MARTIN SUBDIVISION No. 5, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD ( ) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS \_\_\_\_\_ & \_\_\_\_\_. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

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

### CERTIFICATION:

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

WATER FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ 92,077.50 WHICH EQUALS TO \$ 3,683.10 PER LOT.

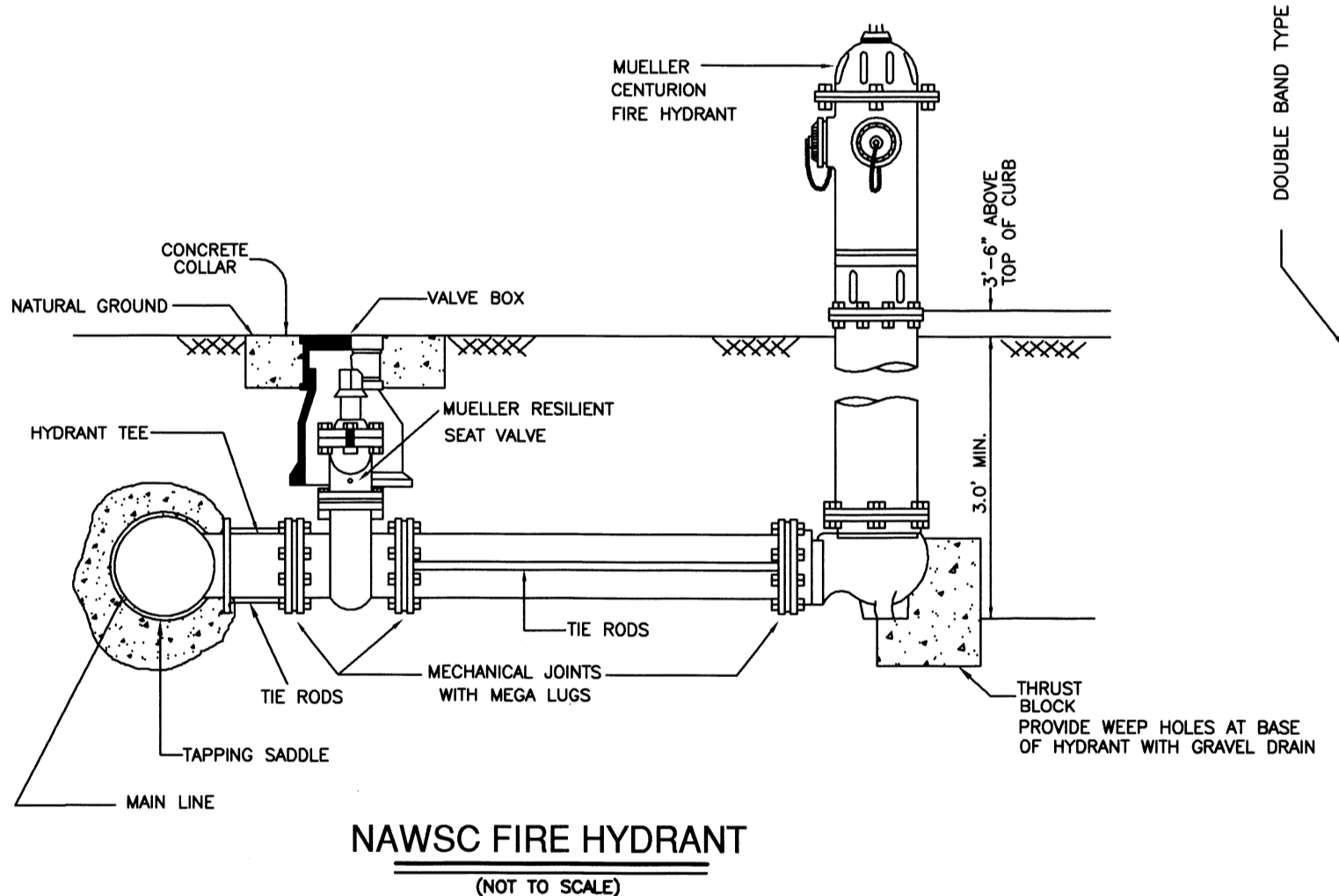
SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,400.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 3,500.00 FOR THE ENTIRE SUBDIVISION.



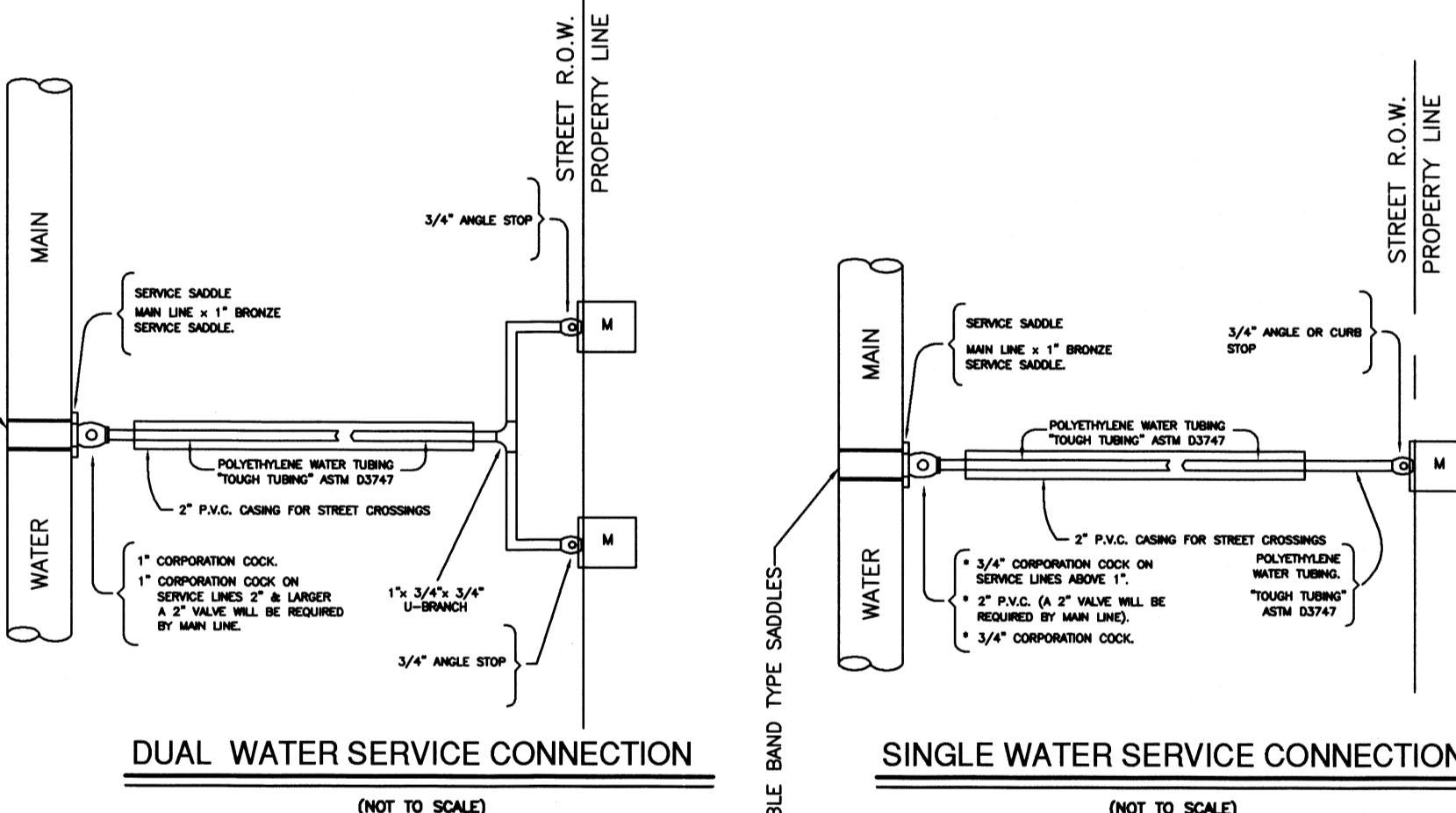
*Marco A. Gonzalez*  
MARCO A. GONZALEZ  
P.E. 120016  
6-19-18  
DATE



*Marco A. Gonzalez*  
MARCO A. GONZALEZ  
P.E. 120016  
6-19-18  
DATE



NAWSC FIRE HYDRANT  
(NOT TO SCALE)

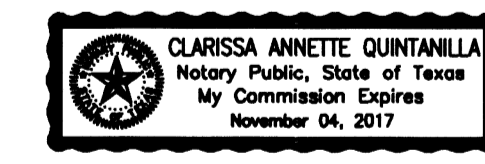


DUAL WATER SERVICE CONNECTION  
(NOT TO SCALE)

SINGLE WATER SERVICE CONNECTION  
(NOT TO SCALE)

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

### 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:

BUENA TIERRA HOLDINGS LLC.  
TILLMAN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

1.- I (WE), \_\_\_\_\_ SUBDIVIDERS OF SAN MARTIN SUBDIVISION No. 5 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.

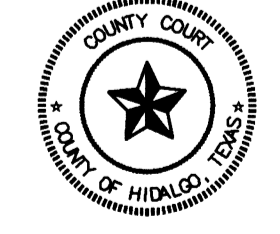
DATE

### COST ESTIMATE

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

### REVISION NOTES

No.	Sheet	REVISION	Date	Approved

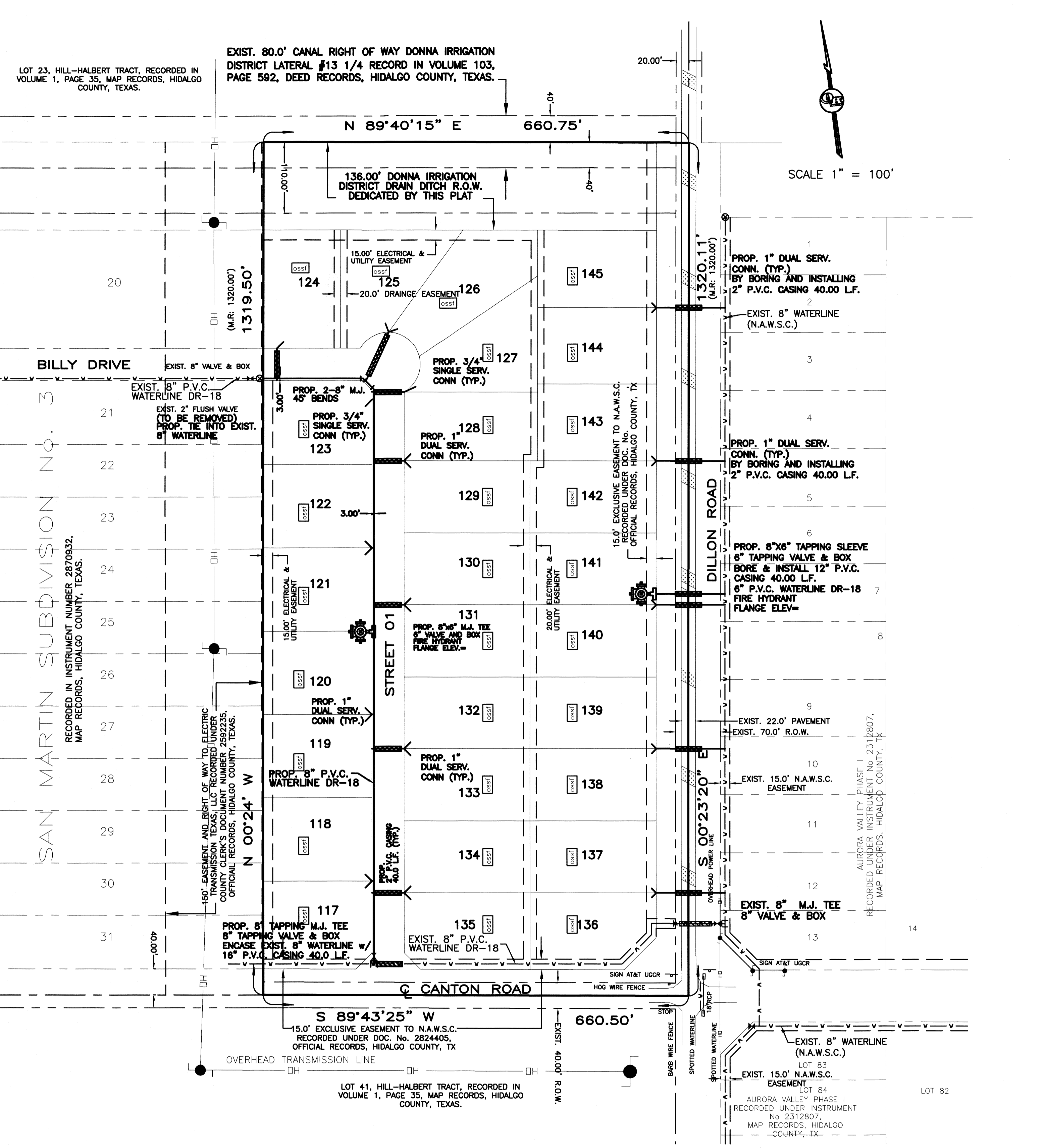


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

BY: \_\_\_\_\_ DEPUTY

SHEET NO. 2	FILENAME: F:\DATA\SUBDIV\HIDALGO\SAN MARTIN SUBDIVISION No. 5\WATER
OF 3 SHEETS	DATE PREPARED: 6-19-18 PREPARED BY: M. GONZALEZ CHECKED BY: APPROVED BY:
	DATE REVISION: _____ REVISION: _____ CHECKED BY: APPROVED BY:



SCALE 1" = 100'

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. PHONE 956-381-6480  
EDINBURG, TEXAS 78539 FAX 956-381-0527  
REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM  
SURVEYING REGISTRATION NUMBER 100411-00

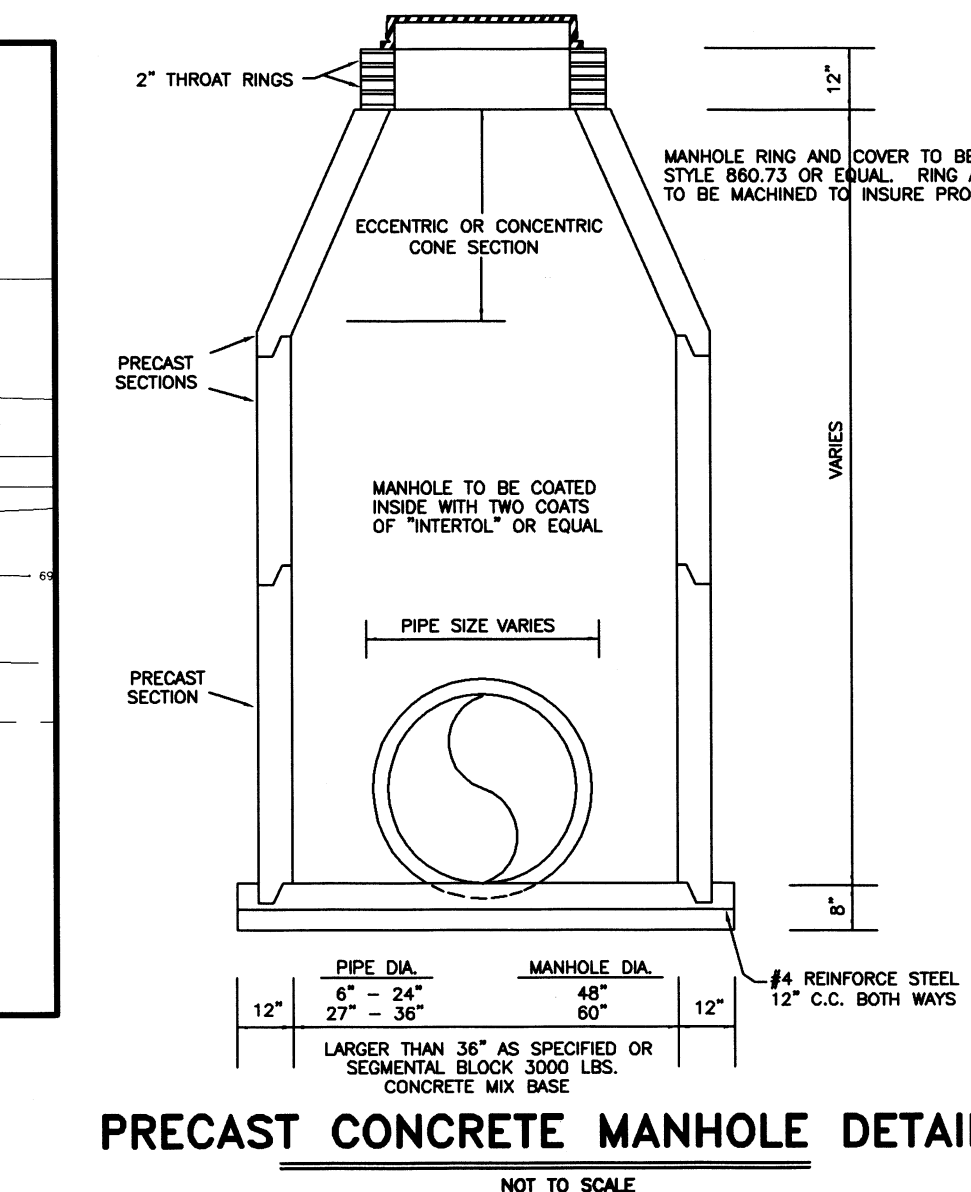
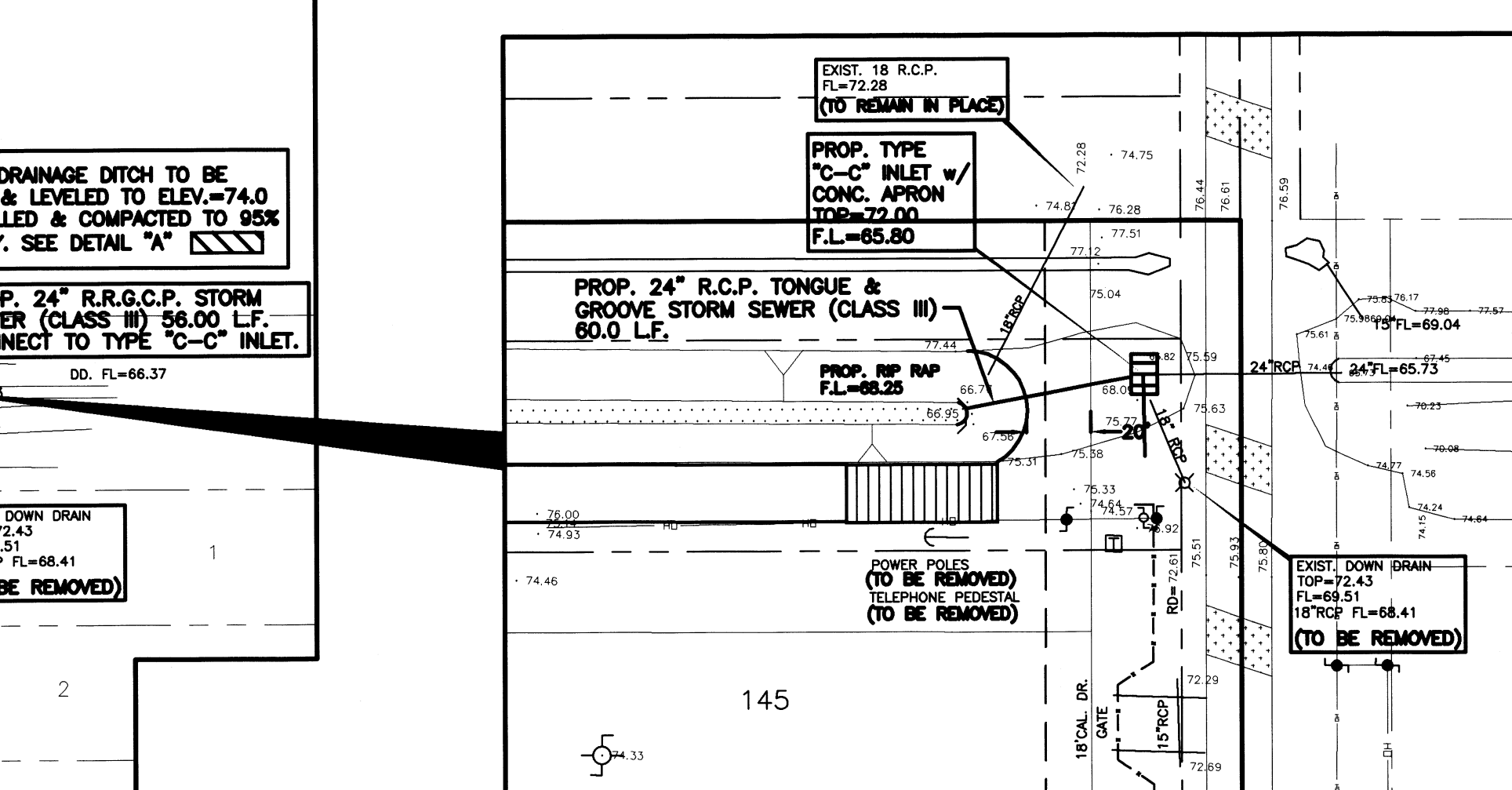
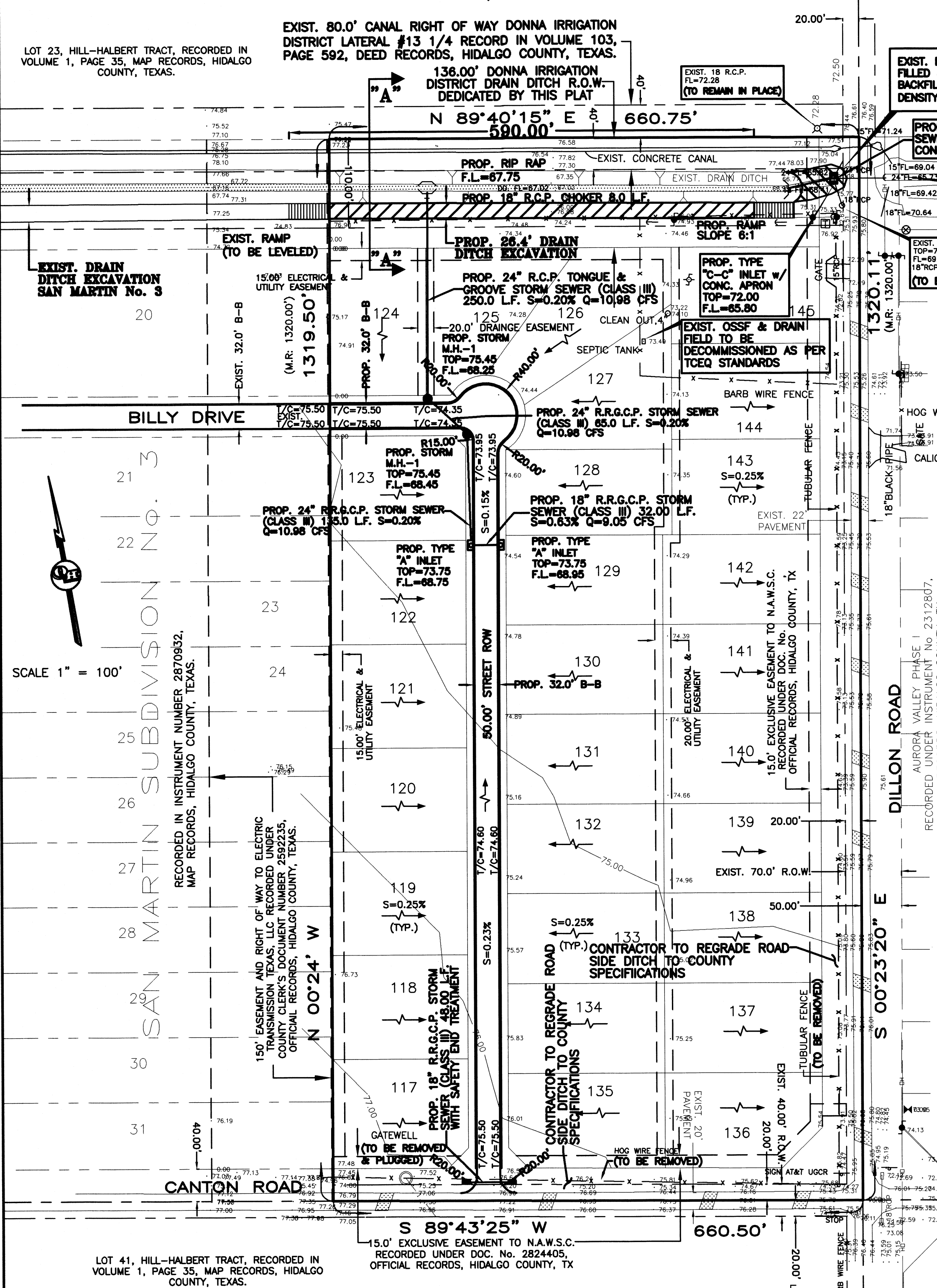
**B-1 TEST BORINGS**

1" DUAL SERVICE LINE	LOT	(X)	LOT	(X)
3/4" SINGLE SERVICE LINE	LOT	(X)	LOT	(X)

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



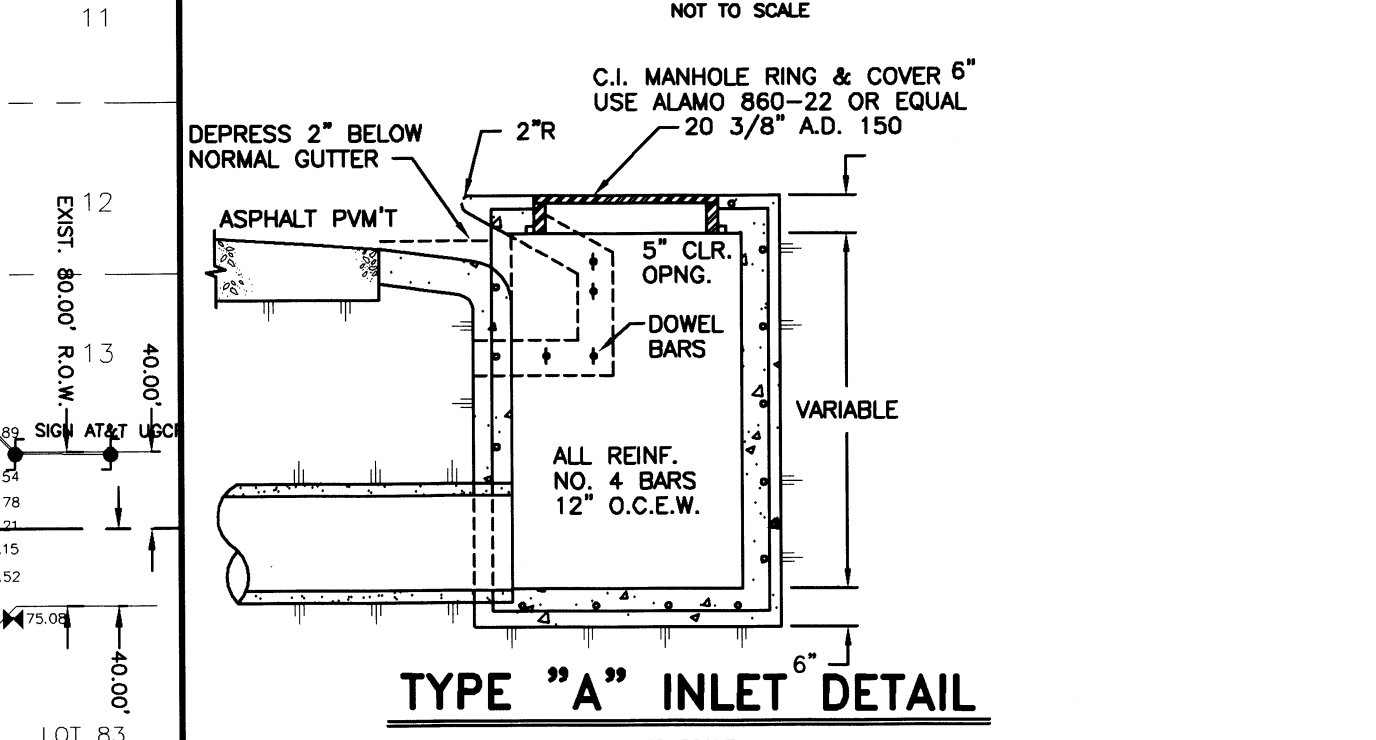
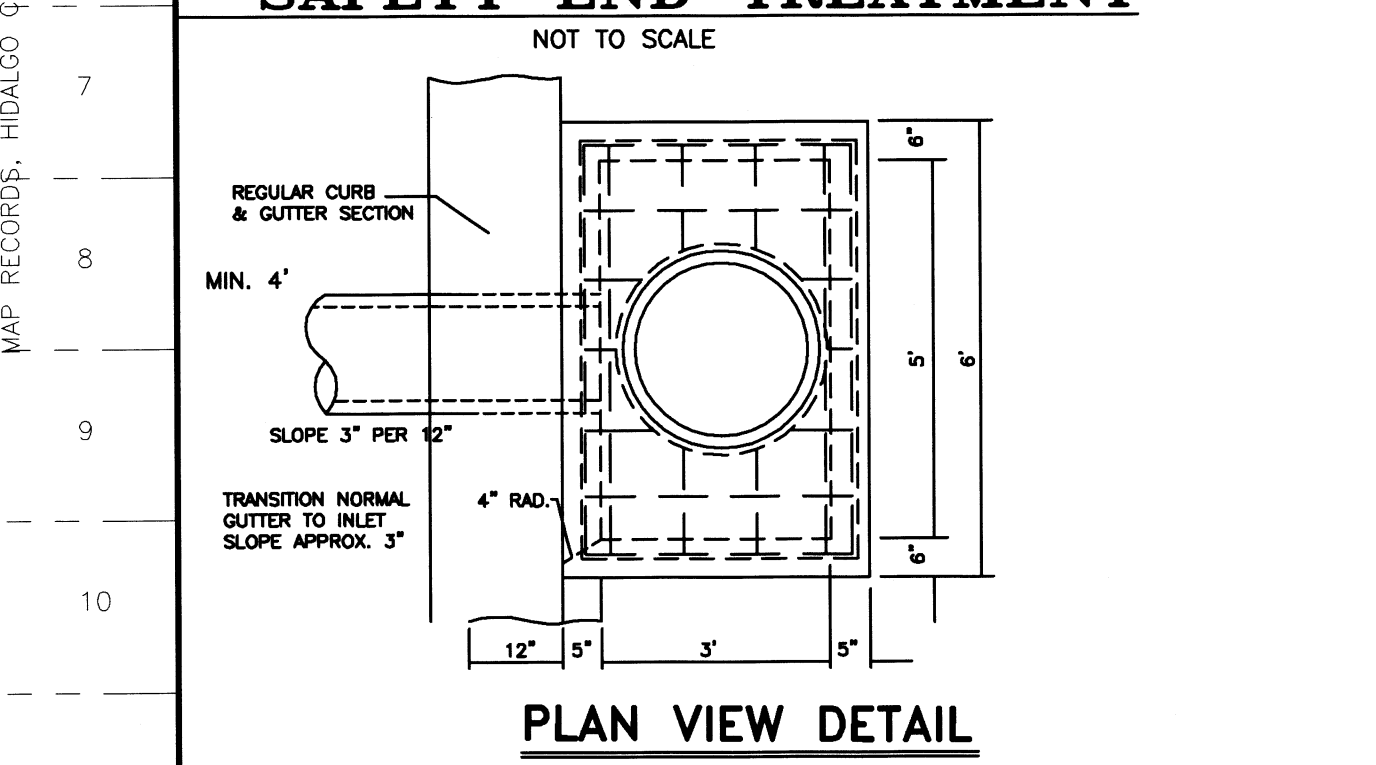
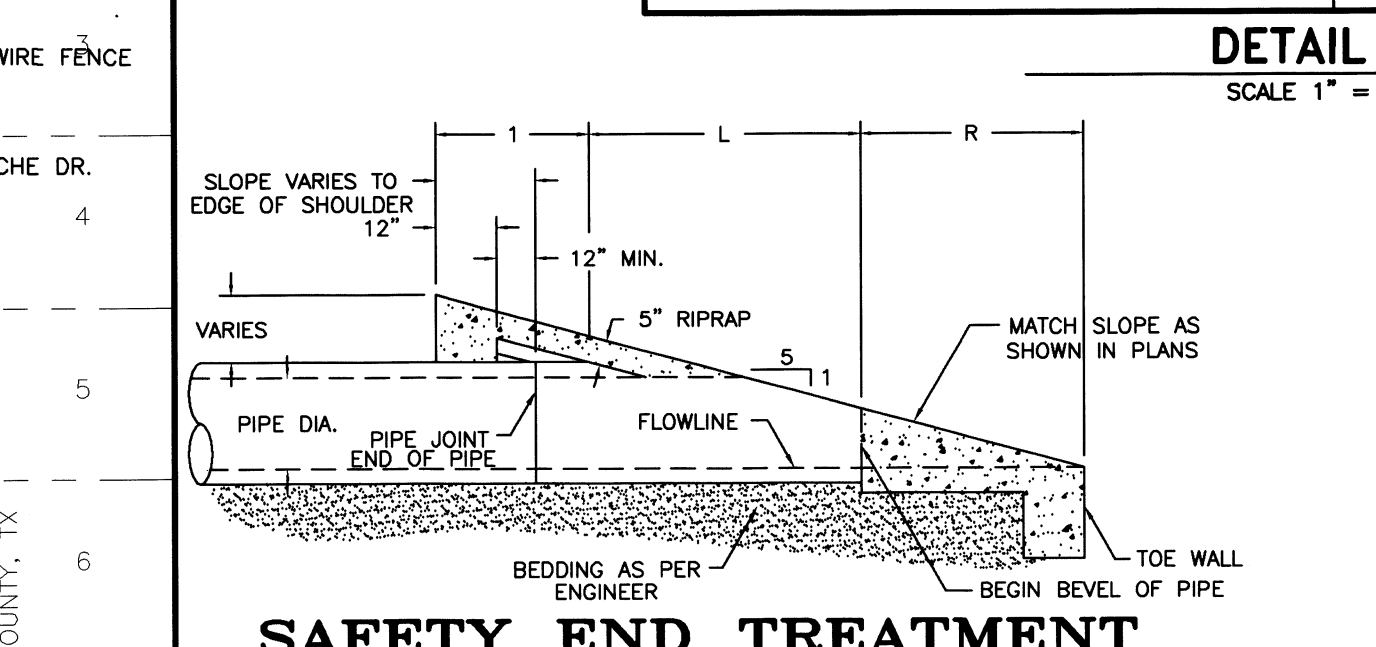
SAN MARTIN SUBDIVISION No. 5

A 20.02 ACRE TRACT OF LAND BEING THE EAST HALF OF LOT 34, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1104024, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR SAN MARTIN SUBDIVISION No. 5  
A 20.02 acre tract of land being the east half of lot 34, Hill-Halbert Subdivision, Hidalgo County, Texas, according to the plat of map thereof recorded in volume 1, page 35, map records Hidalgo County, Texas, and according to warranty deed recorded under county clerk's document number 1104024, official records Hidalgo County, Texas. This subdivision is located on the northwest corner of Canton Road and Dillon Road. It is in the City of Donna E.T.J. The proposed subdivision will consist of 28 residential lots.

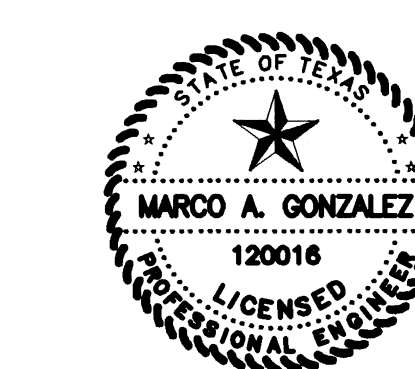
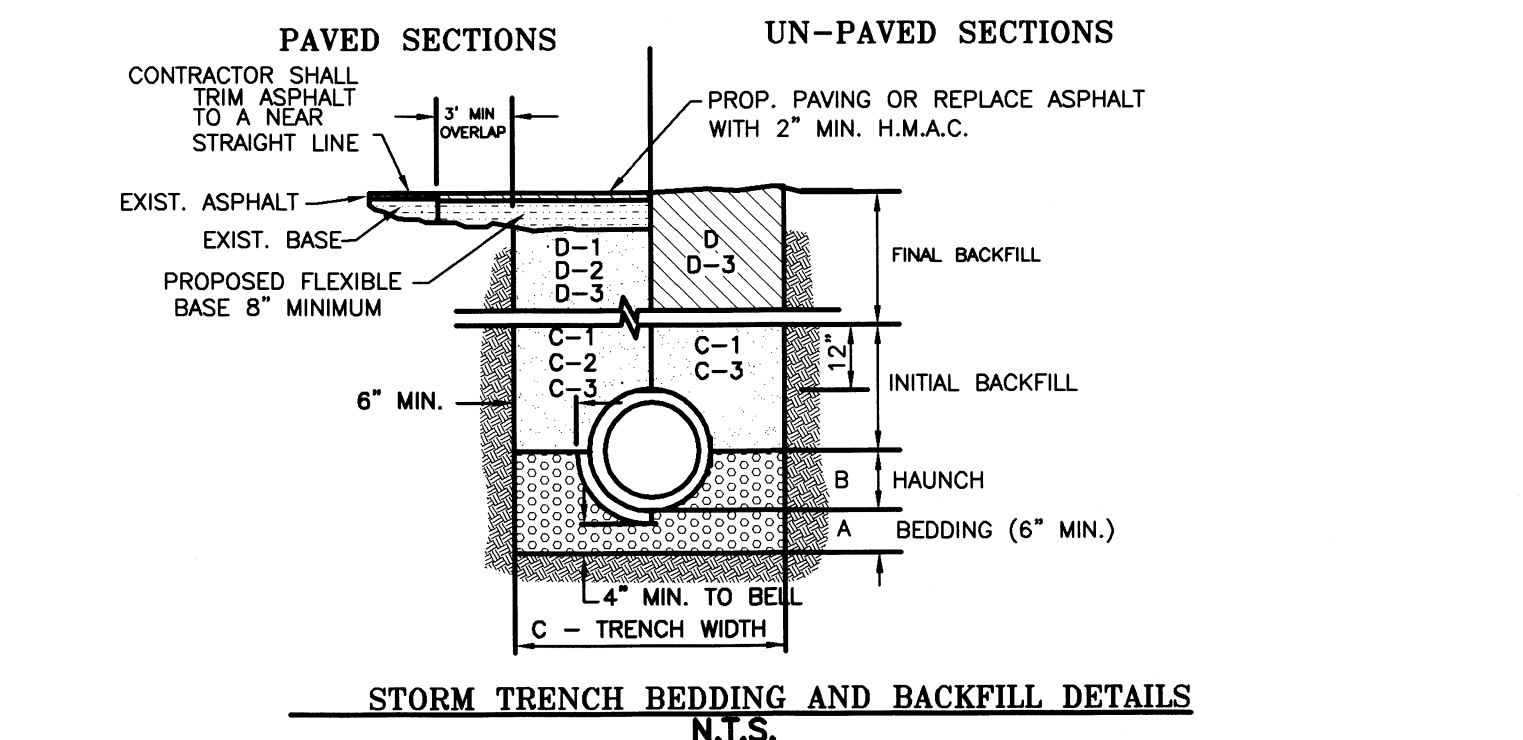
The tract is Zone "C" (No shading, areas of minimal flooding, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on November 16, 1982.  
The majority of the soil is Hidalgo (28) and Raymondville (52). It is sandy clay loam, clay and clay loam. This soil is well drained. Permeability 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 in a northeasterly direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is Q= 6.93 cubic feet per second based on a 10-year storm.  
After development the runoff will be Q= 20.71 cubic feet per second for an increase of Q= 13.78 cubic feet per second. Detention will be 44,663.79 cubic feet (1.03 acre feet) and will be accomplished by excavating the existing Donna Irrigation District Drain Ditch on the north side of the subdivision and by grading the roadside ditch along the west side of Dillon Road and the north side of Canton Road. The street runoff will be collected by a storm sewer system consisting of 18" and 24" pipes and type "A" inlets that will discharge into the existing Drain Ditch. 136.00 feet of right of way for the Drain Ditch is being dedicated to the Donna Irrigation District by the plat.

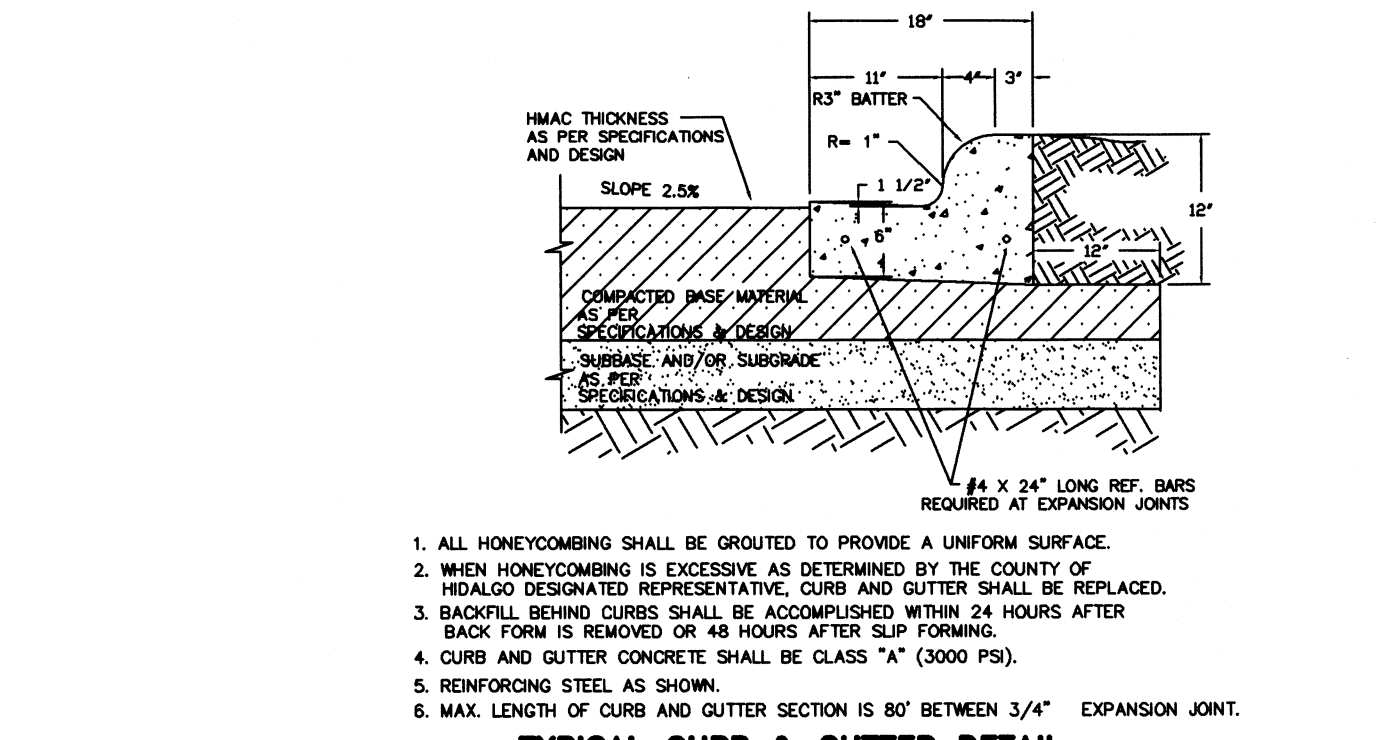
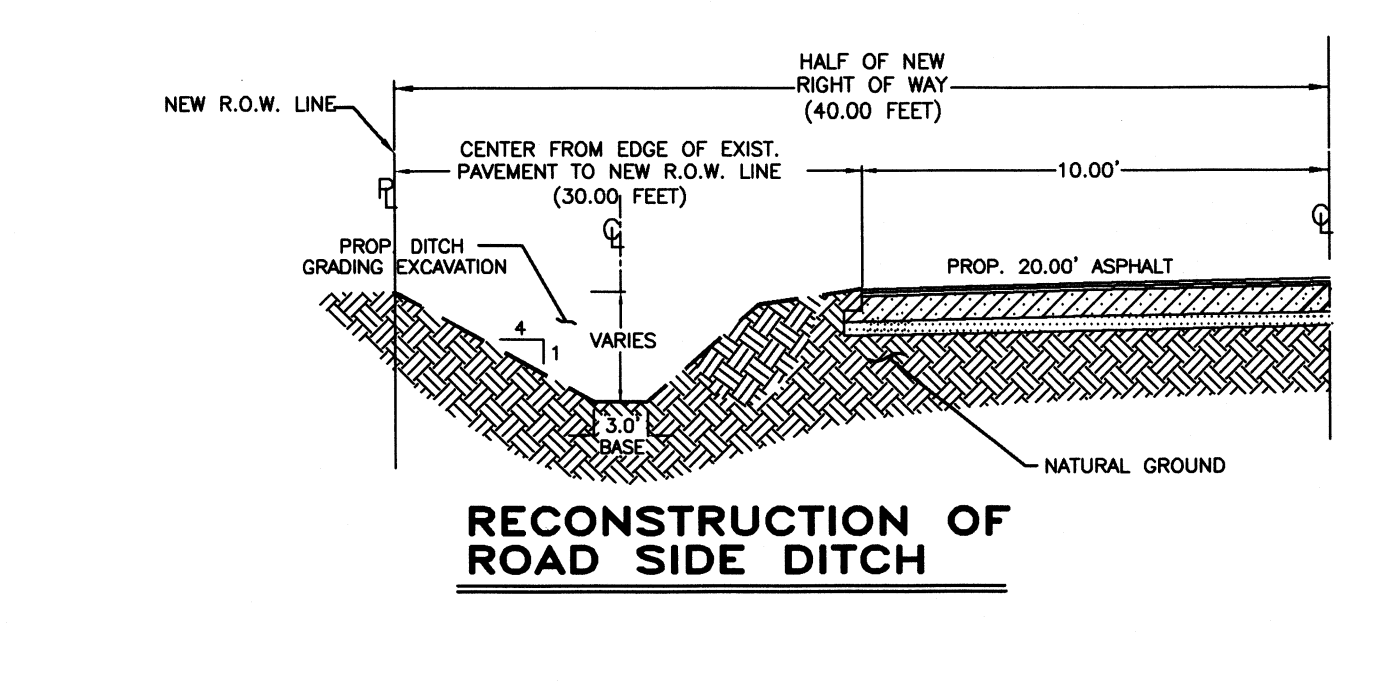


DETAIL "A" SCALE 1" = 50'

- STORM TRENCH BEDDING AND BACKFILL NOTES**
1. BEDDING FOR RCP CLASS III, 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") - PER RUN GRADE 3/4" MAX. SIZE.
  2. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  3. TRENCH WIDTH - SHALL BE 8" MIN. O.D. + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
  4. INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  5. FINAL BACKFILL FOR RCP CLASS III 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.
  6. 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% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  7. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  8. FINAL BACKFILL FOR RCP CLASS III, 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 (ASTM M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  9. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  10. FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 8 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 (ASTM M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 8 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPONTS, 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 IN. BELOW THE FLEXIBLE BASE.  
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.  
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



MARCO A. GONZALEZ  
P.E. 120016  
6-19-18  
DATE

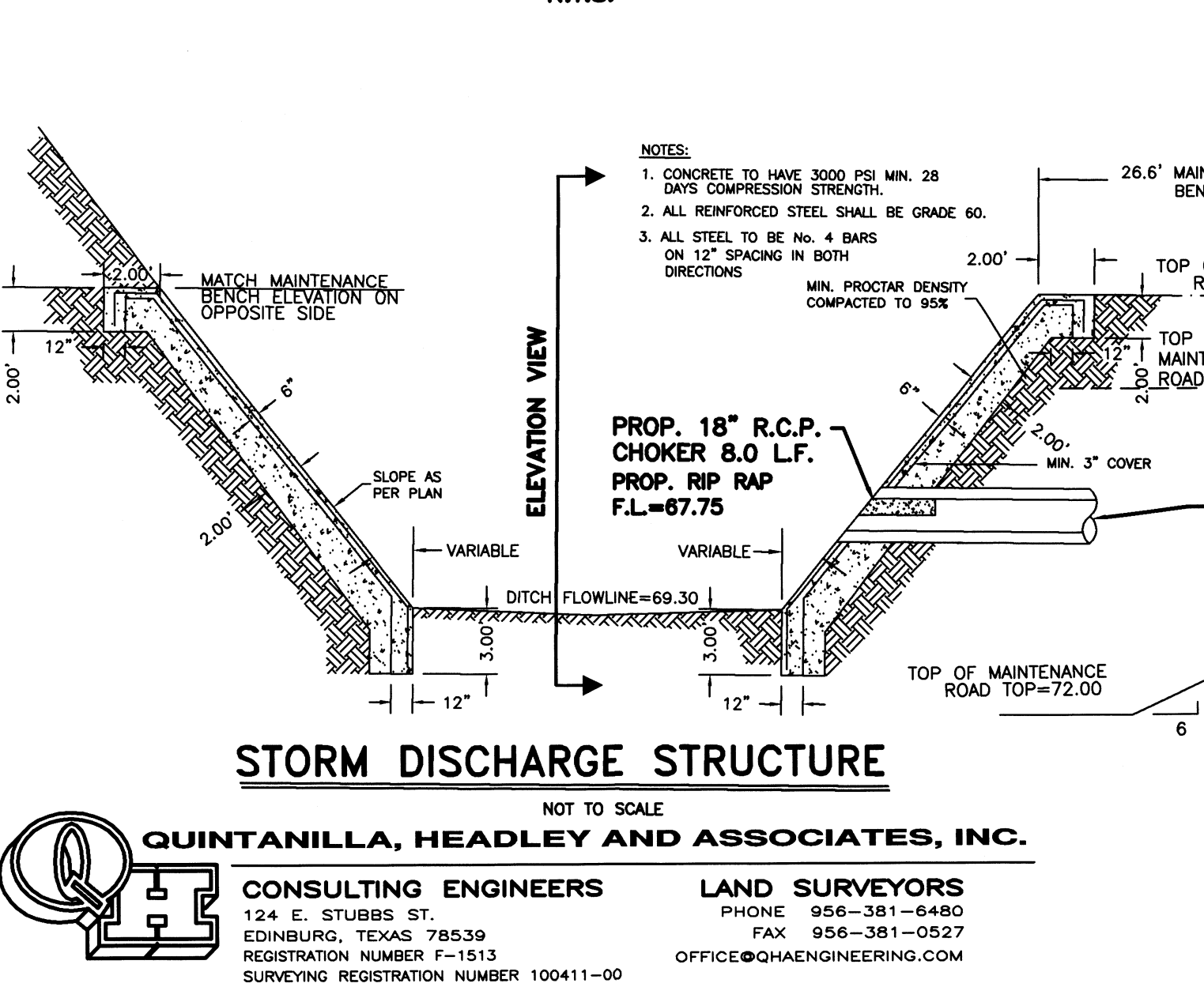
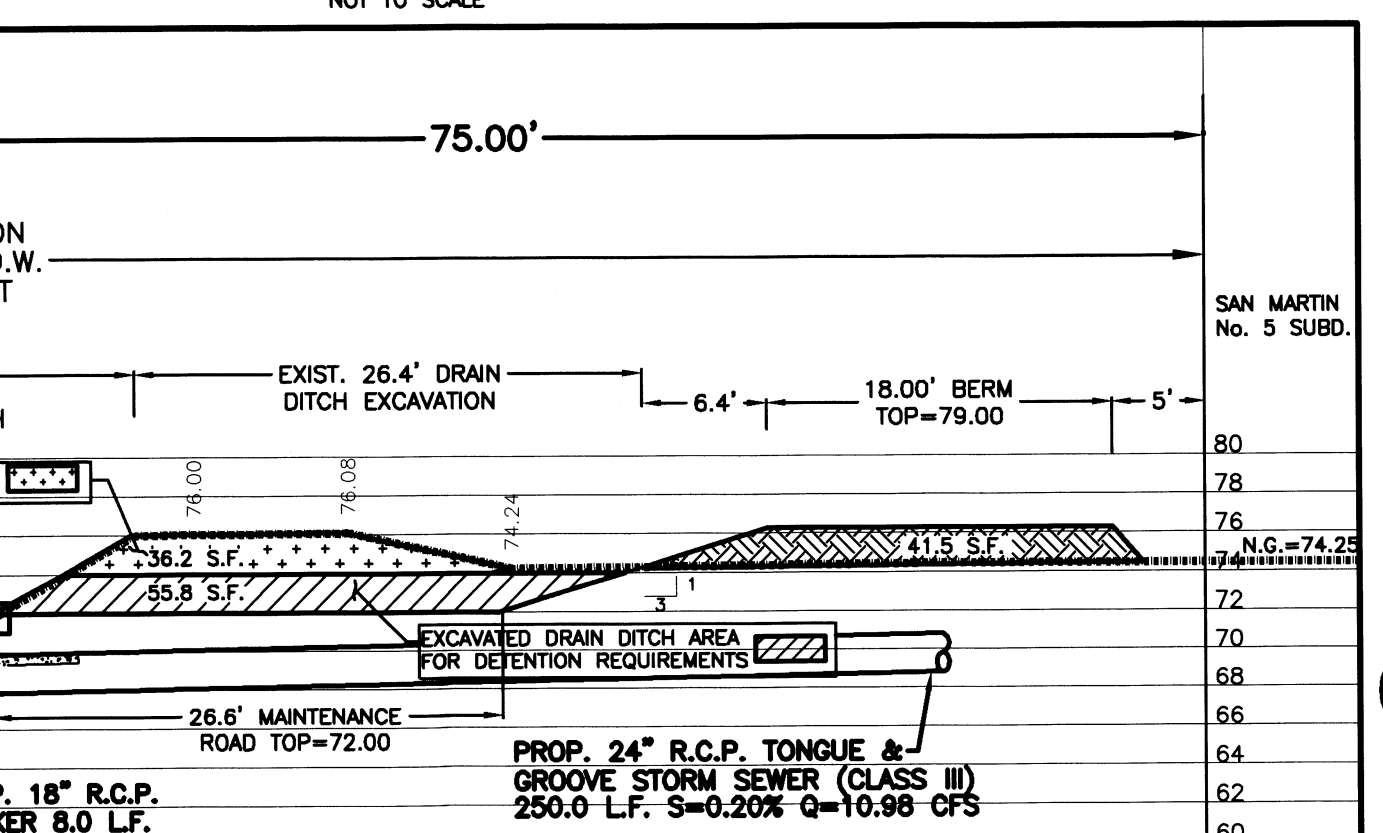
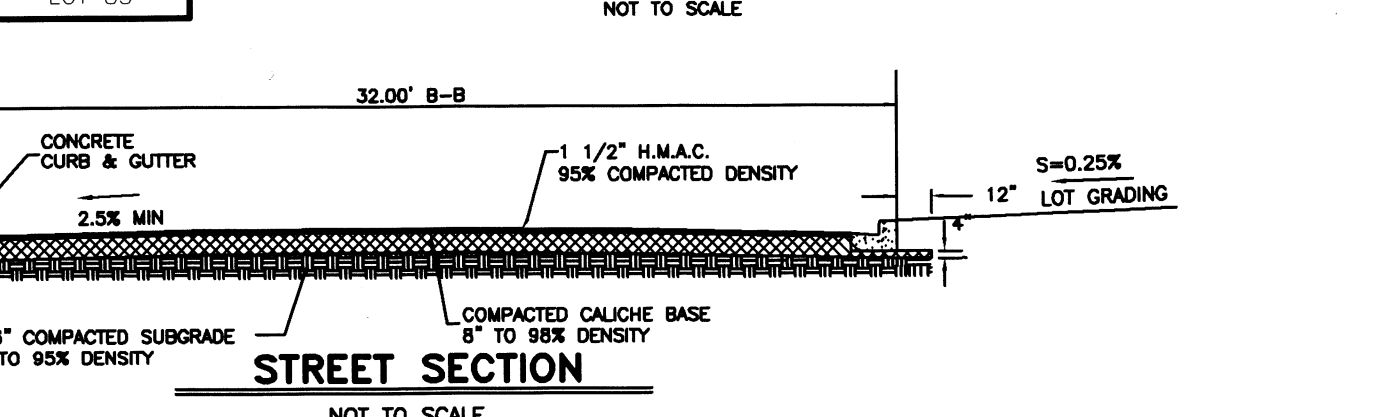
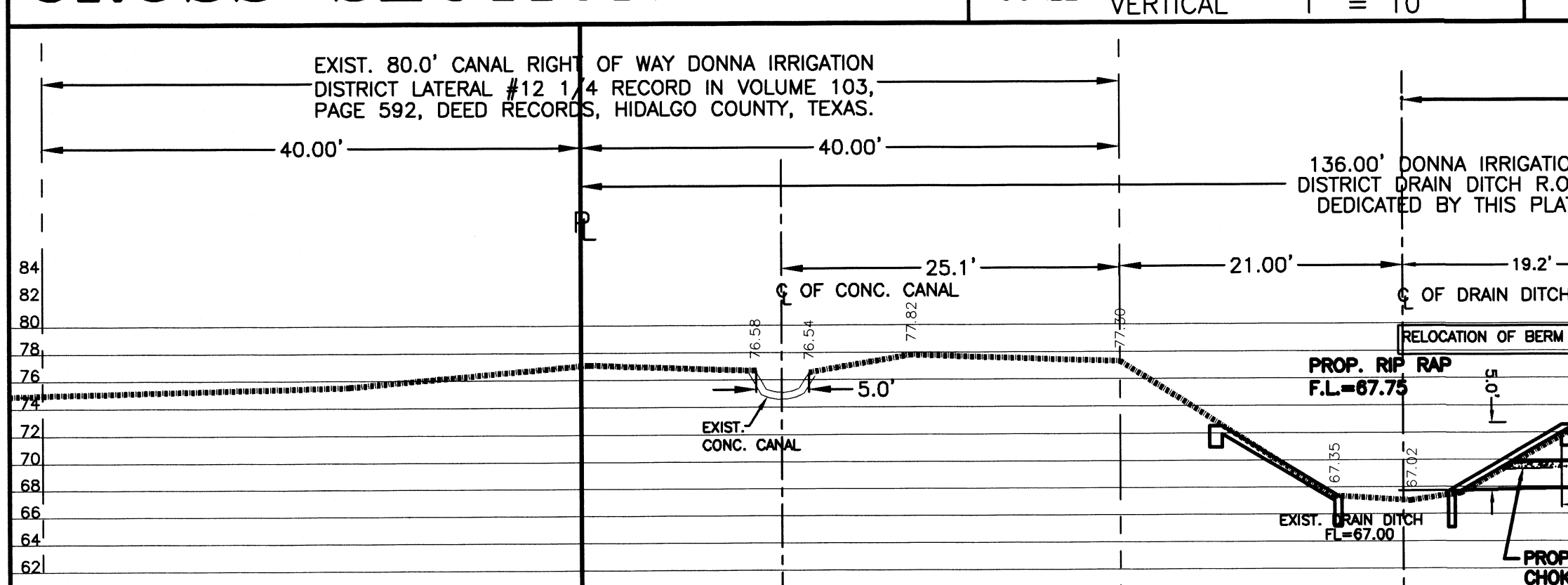


**COST ESTIMATE**

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

No.	Sheet	REVISION	Date	Approved

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



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

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

FILENAME: F:\DATA\SUBD\VIC\SAN MARTIN\PWING  
DATE PREPARED: 6-18-18 BY: GONZALEZ  
DATE REVISION: \_\_\_\_\_ REVISION: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

SHEET NO. 3 OF 3 SHEETS

W = 0.0, OF PROP. PIPE + 4 FT (2" ON EACH SIDE)

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

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