



# 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: 10-08-2019

PROPOSED SAN MARCOS NO. 2 SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: TRES LUNAS DEV., LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 47  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

LOCATION DESCRIPTION: NORTHEAST CORNER OF MILE 19 NORTH ROAD AND FM 88.

SUBDIVISION LIES WITHIN THE:  THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-01-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO MILE 19 NORTH ROAD AND 10.00 FEET ONTO FM 88.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-25-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 7-22-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: FM 88.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-22-2019 : BY 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.

VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 2.4 SECTION D "OFFSETS".

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

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning, other departments.

**Final Approval** subject to recommendations other departments

**Final Approval** with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

SUBDIVISION PLAT OF:  
**SAN MARCOS SUBDIVISION No. 2**

A 32.22 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 85, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3017402, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS  
A 32.22 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 85, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3017402, 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 15, AND IN THE CENTERLINE OF MILE 19 NORTH ROAD AND ON THE SOUTH LINE OF WAY LINE OF F.M. 88 FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 80°40' E, 50.71 FEET FROM THE SOUTHWEST CORNER OF LOT 15.

THENCE: N 09°21'41" E, ALONG THE EAST RIGHT OF WAY LINE OF F.M. 88, PASSING A 1/2" IRON ROD WITH CAP STAMPED MOORE 6370 FOUND AT 30.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 19 NORTH ROAD, PASSING A 1/2" IRON ROD FOUND AT 1,065.37 FEET FOR THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 EASEMENT (RECORDED IN VOLUME 1925, PAGE 546, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 1,190.00 FEET TO A POINT ON THE SOUTH LINE OF A DRAINAGE DITCH RIGHT OF WAY (RECORDED IN VOLUME 645, PAGE 343, DEED RECORDS, HIDALGO COUNTY, TEXAS) FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 80°40' E, ALONG THE SOUTH LINE OF SAID DRAINAGE DITCH RIGHT OF WAY, A DISTANCE OF 1,268.70 FEET TO A POINT ON THE EAST LINE OF LOT 15 FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE EAST LINE OF LOT 15, A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 EASEMENT FOR THE NORTHEAST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT (A 2.445 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 85, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO DRAINAGE DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1074330, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE NORTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, AND THE SOUTH LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 EASEMENT, A DISTANCE OF 100.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF SAID TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 09°20' W, ALONG THE WEST LINE OF THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT, PASSING A 1/2" IRON ROD FOUND AT 1,035.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 19 NORTH ROAD, A TOTAL DISTANCE OF 1,065.00 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF LOT 15, AND IN THE CENTERLINE OF MILE 19 NORTH ROAD FOR THE SOUTHWEST CORNER OF THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 80°40' W, ALONG THE SOUTH LINE OF LOT 15, AND THE CENTERLINE OF MILE 19 NORTH ROAD, A DISTANCE OF 1,169.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 32.22 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VISTA RIDGE ACRES PHASE III, RECORDED IN INSTRUMENT NUMBER 2176399, 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. 9556  
NOVEMBER 28, 2018  
DATE

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN MARCOS SUBDIVISION No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ 20\_\_.

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

**AREA DATA TABLE**

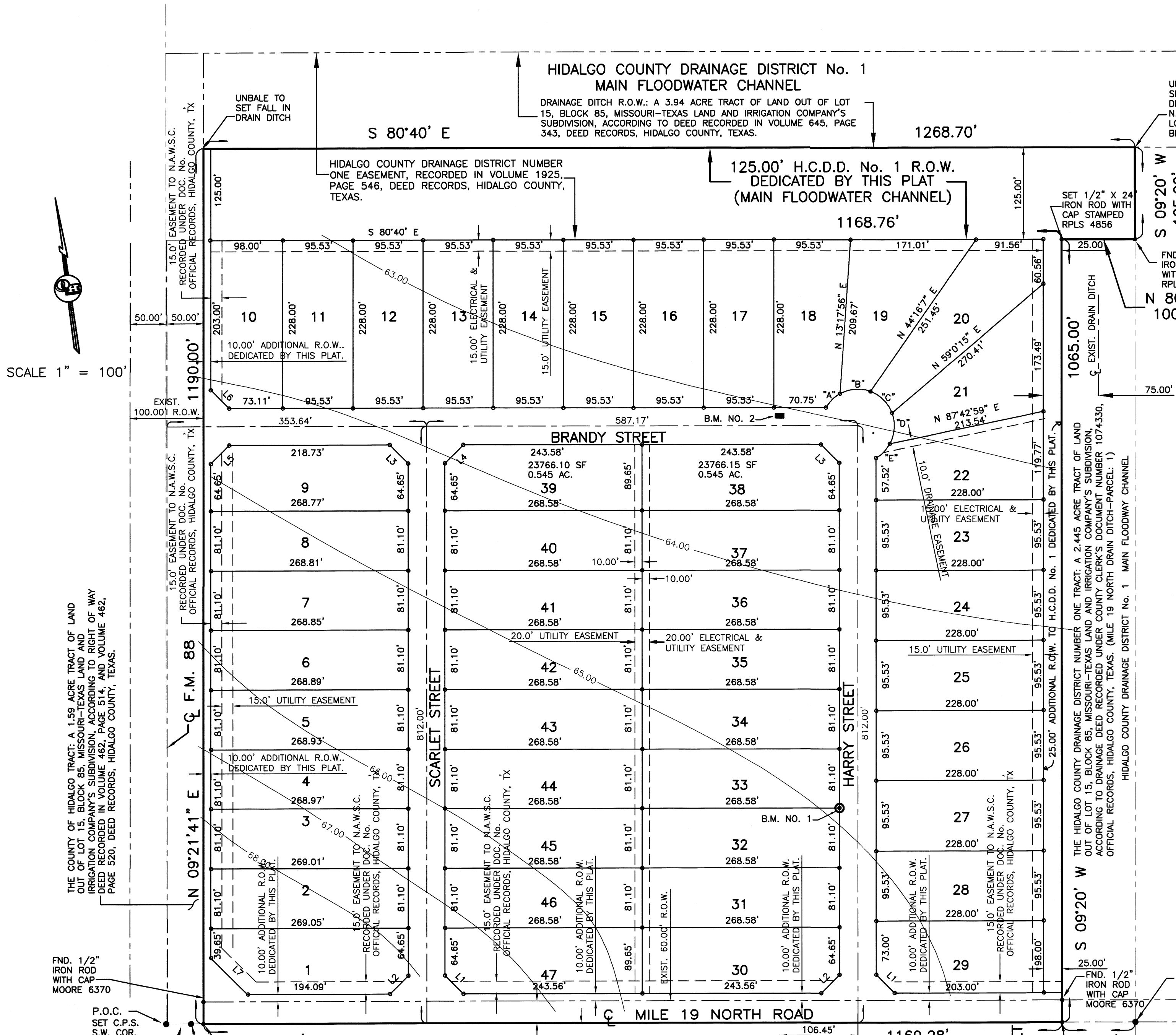
LOT	AREA (S.F.)
1	22559.30
2	21818.30
3	21815.07
4	21811.84
5	21808.61
6	21805.38
7	21802.15
8	21798.92
9	23468.38
10	22044.30
11-17	21,780.00
18	21821.80
19	21814.06
20	22048.84
21	22029.20
22	21786.33
23-28	21,780.84
29	22031.51
30	23766.15
31-37	21,781.84
38-39	23766.15
40-46	21,781.84
47	23766.15

**LINE DATA TABLE**

DATA	BEARING	LENGTH
L1	N 35°40' W	35.36'
L2	S 54°20' W	35.36'
L3	S 35°40' E	35.36'
L4	N 54°20' E	35.36'
L5	N 54°20'51" E	35.36'
L6	N 35°39'09" W	35.35'
L7	N 35°39'09" W	70.69'

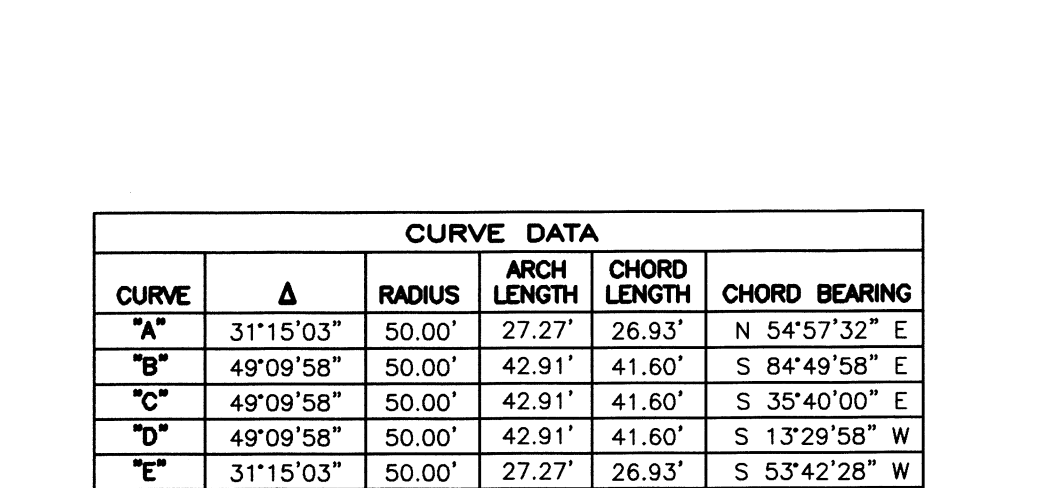
**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS TO DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.  
C.P.N. 480334 0350 C  
MAP REVISED: JUNE 6, 2000 (LOMR MAY 17, 2001.)  
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.
- SETBACKS:  
FRONT: \_\_\_\_\_ 25.00 FEET  
REAR: \_\_\_\_\_ 15.00 FEET  
SIDE: \_\_\_\_\_ 6.00 FEET  
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET  
CORNER GARAGE FRONT: 18.00 FEET  
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
NO MORE THAN ONE-SINGLE 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 OCCUPYING THE LOT.
- 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 77,578.65 CUBIC FEET (1.78 ACRES 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=65.10 1/2" IRON ROD SET IN CONCRETE ON THE SOUTHEAST CORNER OF LOT 33 OF THE SUBDIVISION, N.A.V.D. 88 DATUM.  
B.M. No. 2 ELEV=63.00, TOP OF INLET FOUND ON THE SOUTHEAST CORNER OF LOT 17 OF THE SUBDIVISION, N.A.V.D. 88 DATUM.
- THERE SHALL BE NO ACCESS ALLOWED FROM F.M. 88 ONTO LOTS 1 - 10.



**CURVE DATA**

CURVE	Δ	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
A	31°15'03"	50.00'	27.27'	26.93'	N 54°57'32" E
B	49°09'58"	50.00'	42.91'	41.60'	S 84°49'58" E
C	49°09'58"	50.00'	42.91'	41.60'	S 35°40'00" E
D	49°09'58"	50.00'	42.91'	41.60'	S 13°29'58" W
E	31°15'03"	50.00'	27.27'	26.93'	S 53°42'28" W



**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\_\_.

TRES LUNAS DEVELOPMENT L.L.C.  
BY: ZACHARY SCURLOCK, MANAGER  
902 BIGHORN DRIVE  
EDINBURG, TX 78542

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
SAN MARCOS SUBDIVISION No. 2 IS LOCATED IN THE NORTHEAST HIDALGO COUNTY ON THE NORTHEAST CORNER OF MILE 19 NORTH ROAD AND FM 88. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA. SAN MARCOS SUBDIVISION No. 2 FALLS IN THE RURAL AREA OF THE COUNTY AND IS WITHIN PRECINCT 4.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER:	TRES LUNAS DEVELOPMENT L.L.C. BY: ZACHARY SCURLOCK, MANAGER	902 BIGHORN DRIVE EDINBURG, TX 78542	(956)386-0726	(956)380-4395
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.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1913  
SURVEYING REGISTRATION NUMBER 100411-00  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM

STATE OF TEXAS  
COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION  
I, ZACHARY SCURLOCK, MANAGER OF TRES LUNAS DEVELOPMENT L.L.C., AS OWNER OF THE 32.22 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN MARCOS SUBDIVISION No. 2, 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 THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.  
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

TRES LUNAS DEVELOPMENT L.L.C.  
BY: ZACHARY SCURLOCK, 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  
ZACHARY SCURLOCK, MANAGER OF TRES LUNAS DEVELOPMENT L.L.C.  
proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CLARISSA ANNETTE QUINTANILLA  
Notary ID# 129615255  
My Commission Expires  
November 04, 2021  
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 LUCIO SUBDIVISION No. 2 was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_  
ATTEST:  
Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
THIS PLAN IS HEREBY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT SUBJECT TO THE CONDITION THAT IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

DISTRICT PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

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.

TRES LUNAS DEVELOPMENT L.L.C.  
BY: ZACHARY SCURLOCK, MANAGER  
THE OWNERS & SUBDIVIDER OF SAN MARCOS SUBDIVISION No. 2  
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 SEWERAGE ONLY.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

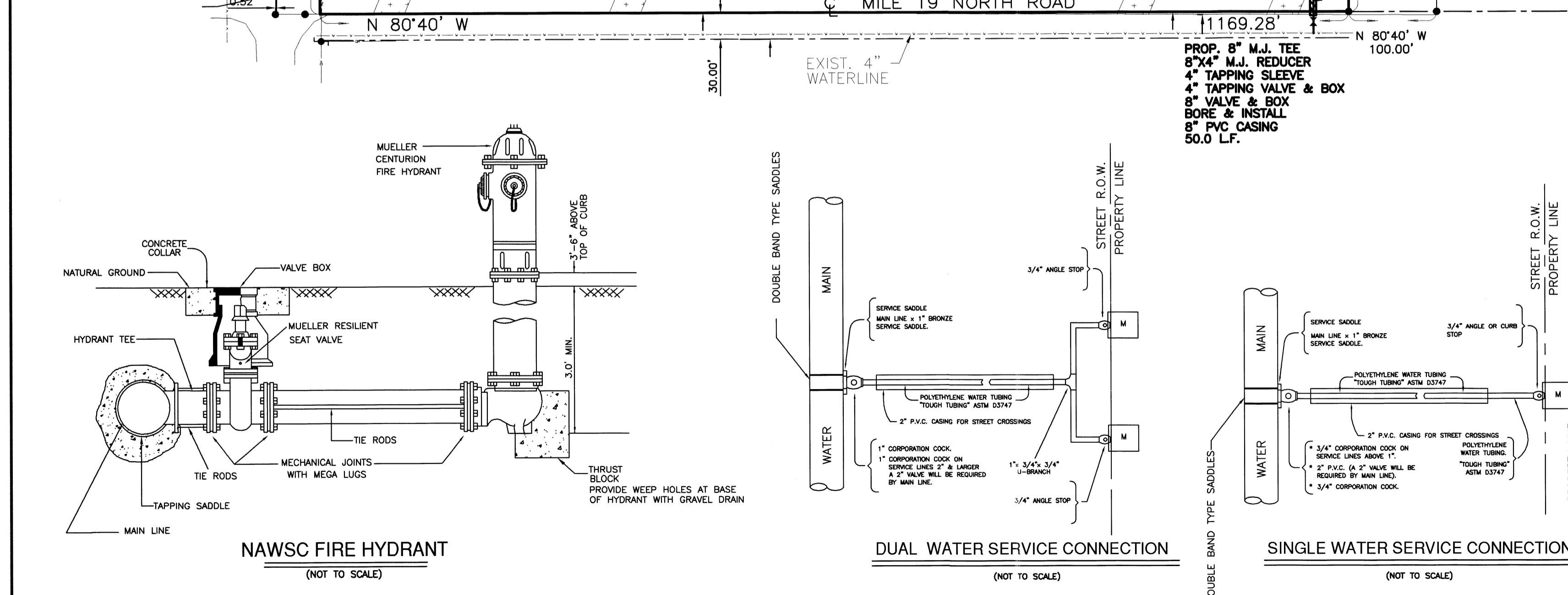
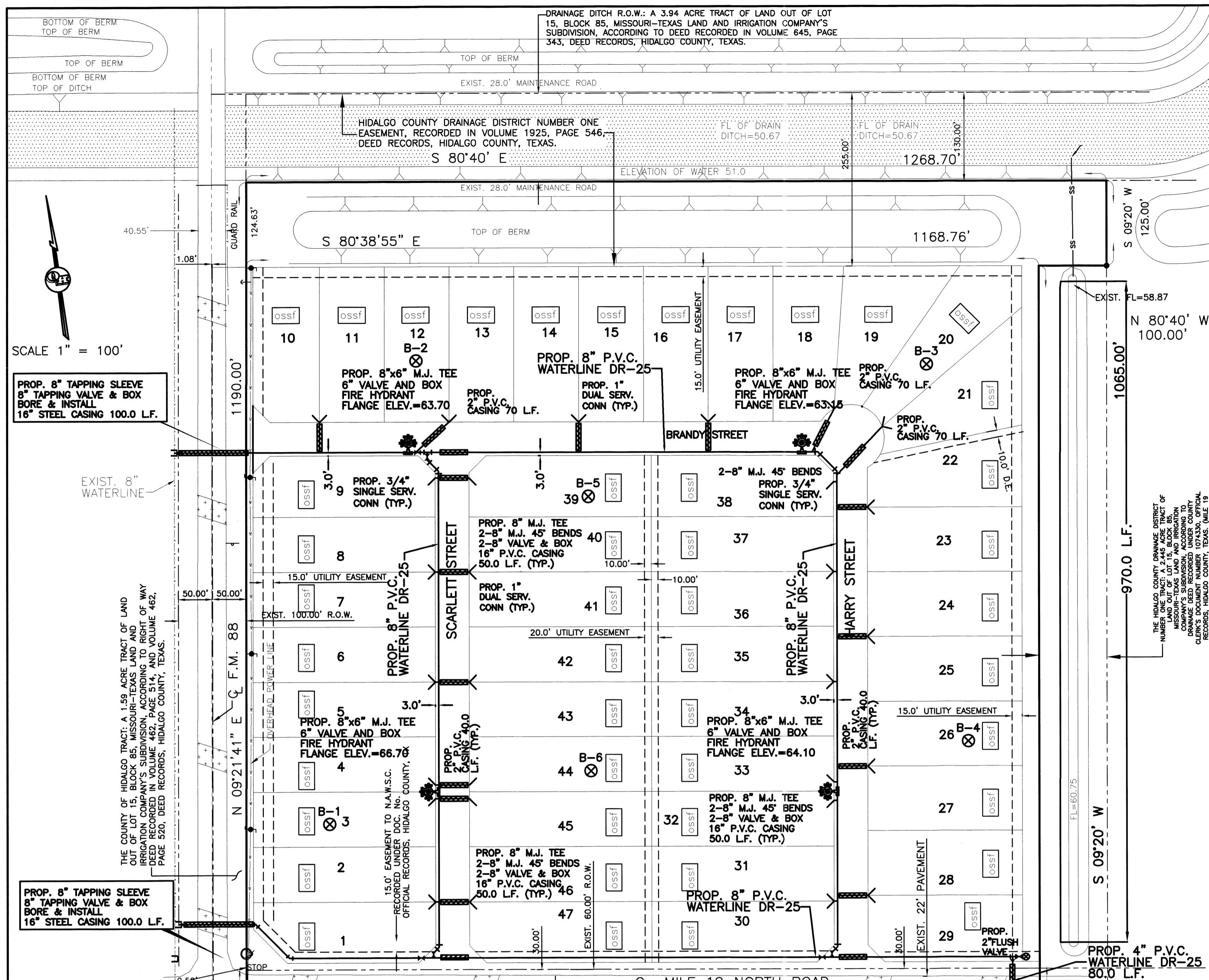
INDEX OF SHEETS  
SHEET 1 - HEADING INDEX: LOCATION MAP AND E.L.; PRINCIPAL CONTACTS: MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; HCCD No. 1 CERTIFICATION; NORTH ALAMO WSC STATEMENT; HEALTH DEPARTMENT CERTIFICATION; ENGELMAN 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.

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: JUNE 07, 2019

SHEET NO. 1  
FILED IN SUBDIVISION SAN MARCOS SUBD No 2 PLAT  
DATE PREPARED: JUNE 07, 2019  
DATE REVISION: \_\_\_\_\_  
PREPARED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_



**SUBDIVISION PLAT OF:  
SAN MARCOS SUBDIVISION No. 2**

A 32.22 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 85, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3017402, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**FINAL ENGINEERING REPORT FOR SAN MARCOS SUBDIVISION No. 2:**  
BY ALFONSO QUINTANILLA, P.E.

**WATER SUPPLY: Description and Costs.**  
SAN MARCOS SUBDIVISION No. 2 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 WEST SIDE OF FM. 88, AN EXISTING 4" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MILE 19 NORTH ROAD.

**WATER SYSTEM FOR SAN MARCOS SUBDIVISION No. 2** CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE WEST SIDE OF FM. 88. THE 8" DIAMETER WATERLINE RUNS NORTH AND SOUTH ALONG THE WEST SIDE OF FM. 88, AN 8" DIAMETER WATERLINE RUNS ALONG THE NORTH SIDE OF MILE 19 NORTH ROAD ENDING WITH A 2" FLUSH VALVE ON THE SOUTHEAST CORNER OF LOT 29 AND IT LOOPS WITH THE 4" WATER LINE ON THE SOUTH SIDE OF MILE 19 NORTH ROAD. ANOTHER 8" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF SCARLETT STREET LOOPING WITH THE WATER LINE THAT RUNS ALONG THE SOUTH SIDE OF HARRY STREET SOUTH ALONG THE WEST SIDE OF HARRY STREET AND IT LOOPS WITH THE WATERLINE THAT RUNS EAST ON MILE 19 NORTH ROAD.

FROM THE 8" DIAMETER WATERLINE, THERE ARE TWENTY TWO (22) 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" DIAMETER 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 \$ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 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 FOUR (4) 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 MARCOS SUBDIVISION No. 2, 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 SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 3, 12, 20, 26, 39 & 44. (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 WITHIN THE SUBDIVISION.

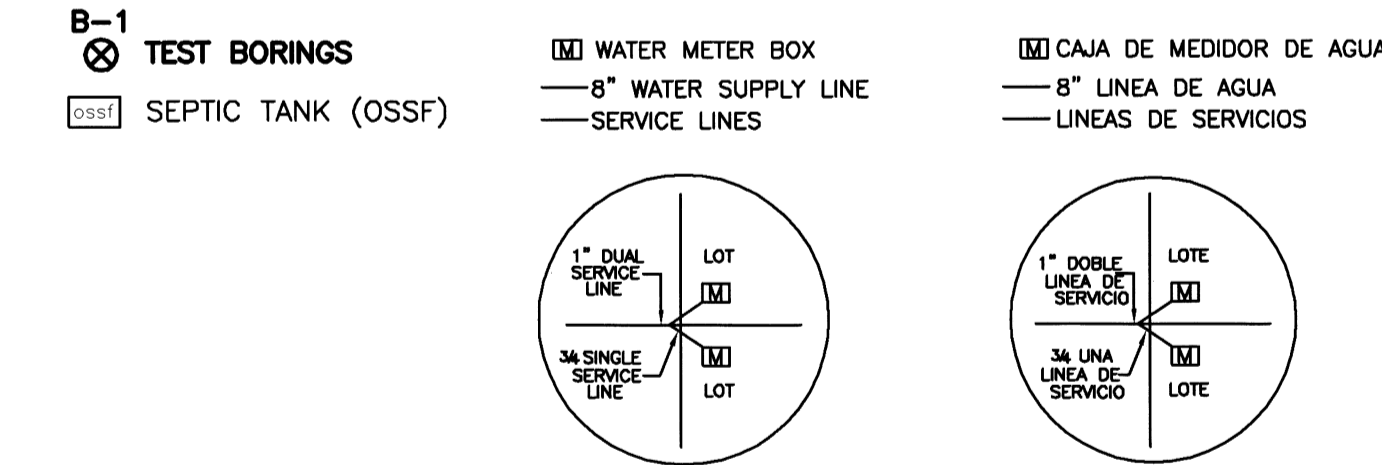
**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE,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

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

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

Professional Engineer Seal for Alfonso Quintanilla, P.E. License No. 95534. Includes signature and date 9-4-19.

Legend for symbols used in the plat: B-1 TEST BORINGS, SEPTIC TANK (OSSF), WATER METER BOX, WATER SUPPLY LINE, SERVICE LINES, CAJA DE MEDIDOR DE AGUA, LINEA DE AGUA, LINEAS DE SERVICIOS.



No.	Sheet	REVISION	Date	Approved

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

Professional Engineer Seal for Quintanilla, Headley and Associates, Inc. License No. 95534. Includes signature and date 9-4-19.

**REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION SAN MARCOS SUBDIVISION No. 2:**  
POR ALFONSO QUINTANILLA, P.E.

**PROVISION DE AGUA: Descripción y Costos.**  
LA SUBDIVISION SAN MARCOS SUBDIVISION No. 2 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUERO DE LA SUBDIVISION Y LA COMPANIA 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 COMPANIA 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 OESTE DE LA CALLE FM. 88, UNA LINEA DE AGUA DE 4" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MILE 19 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 EXISTENTE DE AGUA DE 8" DE DIAMETRO QUE CORRE DE NOROCCIDENTE A SUR EN FM. 88. LA LINEA NUEVA DE 8" DE DIAMETRO CORRE AL ESTE POR EL LADO NOROCCIDENTE DE LA CALLE MILE 19 NORTH ROAD, TERMINANDO EN LA ESQUINA DEL SUROCCIDENTE DEL LOTE 29 CON UNA VALVULA DE 2" DE DIAMETRO Y TAMBIEN SE CONECTA CON LA LINEA EXISTENTE DE 4" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MILE 19 NORTH ROAD, UNA LINEA NUEVA DE 8" DE DIAMETRO CORRE AL ESTE AL NOROCCIDENTE POR EL LADO OESTE DE LA CALLE SCARLETT STREET ASTA CONECTARSE CON OTRA LINEA NUEVA QUE CORRE AL ESTE AL NOROCCIDENTE POR EL LADO SUR DE LA CALLE BRANDY STREET, VOLTEANDO AL ESTE POR EL LADO OESTE DE LA CALLE HARRY STREET ASTA CONECTARSE CON LA LINEA NUEVA QUE CORRE AL ESTE POR LA CALLE MILE 19 NORTH ROAD.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VEINTIDOS (22) 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 TRES (3) 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 \$ POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN GASTO AL DUERO. EL DUERO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUATRO (4) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE \$ POR CADA UNA 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 SAN MARCOS SUBDIVISION No. 2. 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 SEIS (6) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 3, 12, 20, 26, 39 & 44 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE INDICACION DE AGUA SUBTERRANEA 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 \$ 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 \$ . 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 DE 20

**CERTIFICACION**  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON: AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE \$ O CUAL EQUIVALE A \$ POR LOTE.

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

Professional Engineer Seal for Alfonso Quintanilla, P.E. License No. 95534. Includes signature and date 9-4-19.

**SUBDIVIDER CERTIFICATION**  
I, 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:**  
ZACHARY SCURLOCK, MANAGER OF TRES LUNAS DEVELOPMENT L.L.C. SUBDIVIDERS OF SAN MARCOS SUBDIVISION No. 2 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.

TRES LUNAS DEVELOPMENT L.L.C.  
BY: ZACHARY SCURLOCK, MANAGER  
902 BIGHORN DRIVE  
EDINBURG, TX 78542

**BEFORE ME,** the undersigned notary public, on this day personally appeared ZACHARY SCURLOCK, MANAGER OF TRES LUNAS DEVELOPMENT L.L.C. 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\_\_\_\_.

Notary Seal for Clarissa Annette Quintanilla, Notary Public, License No. 129615255, My Commission Expires November 04, 2021.

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

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

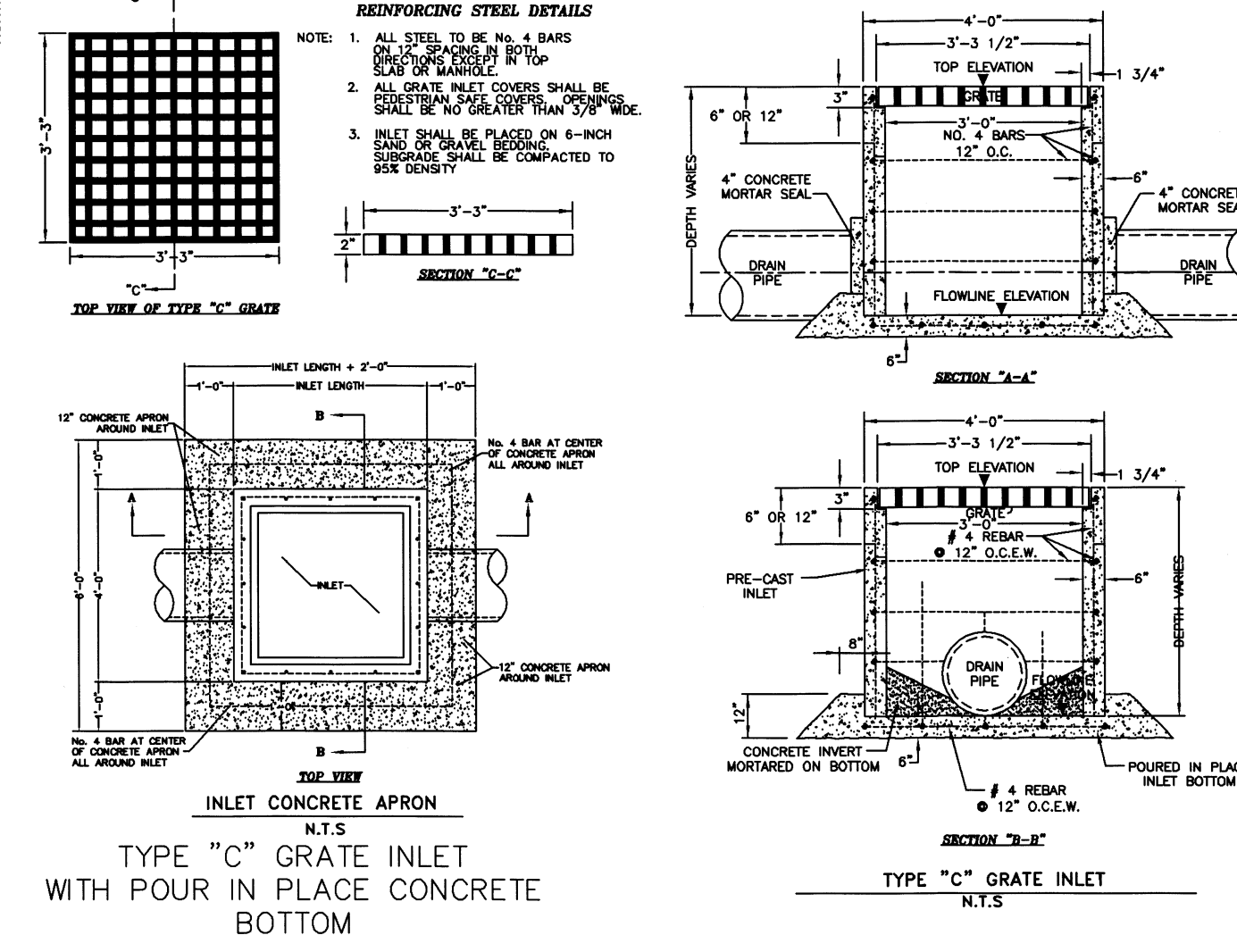
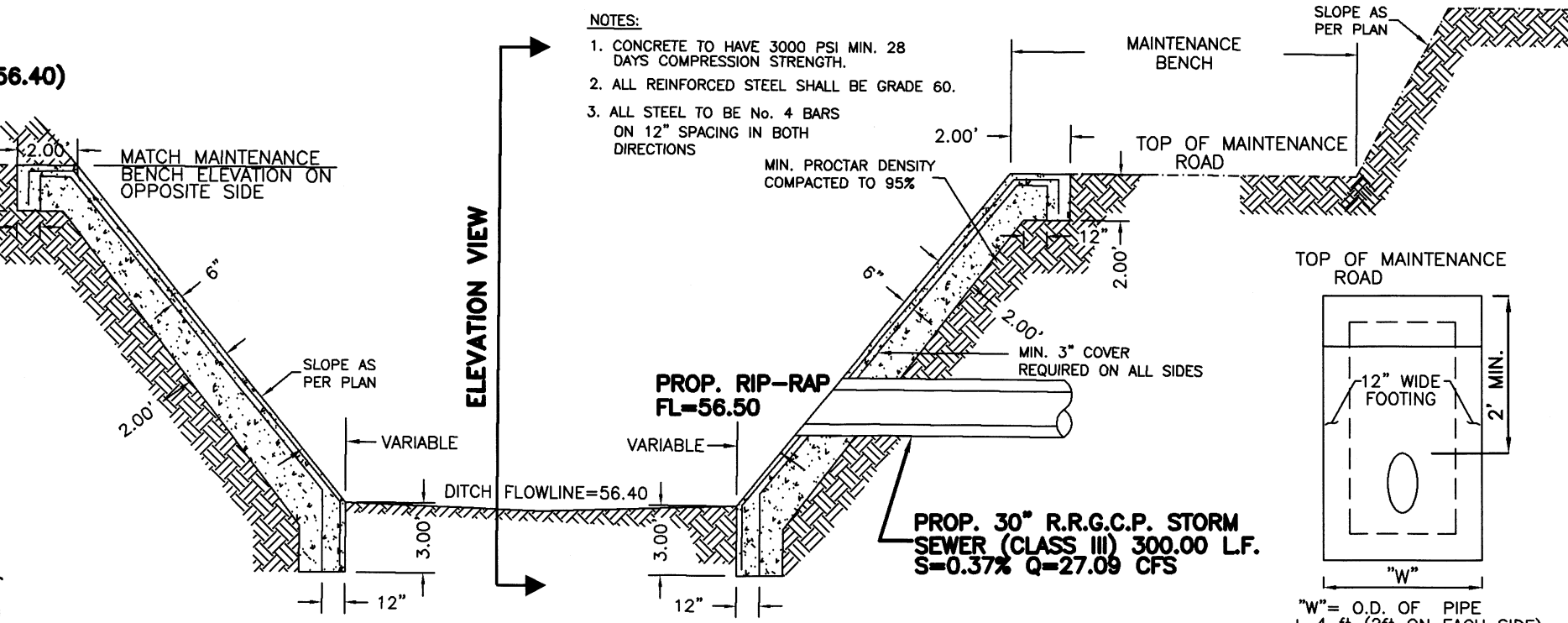
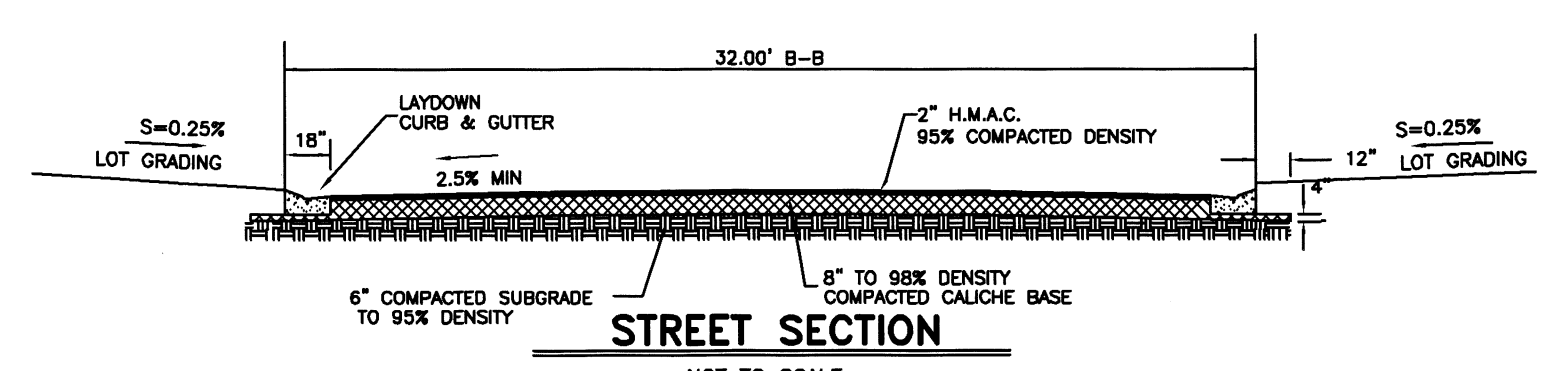
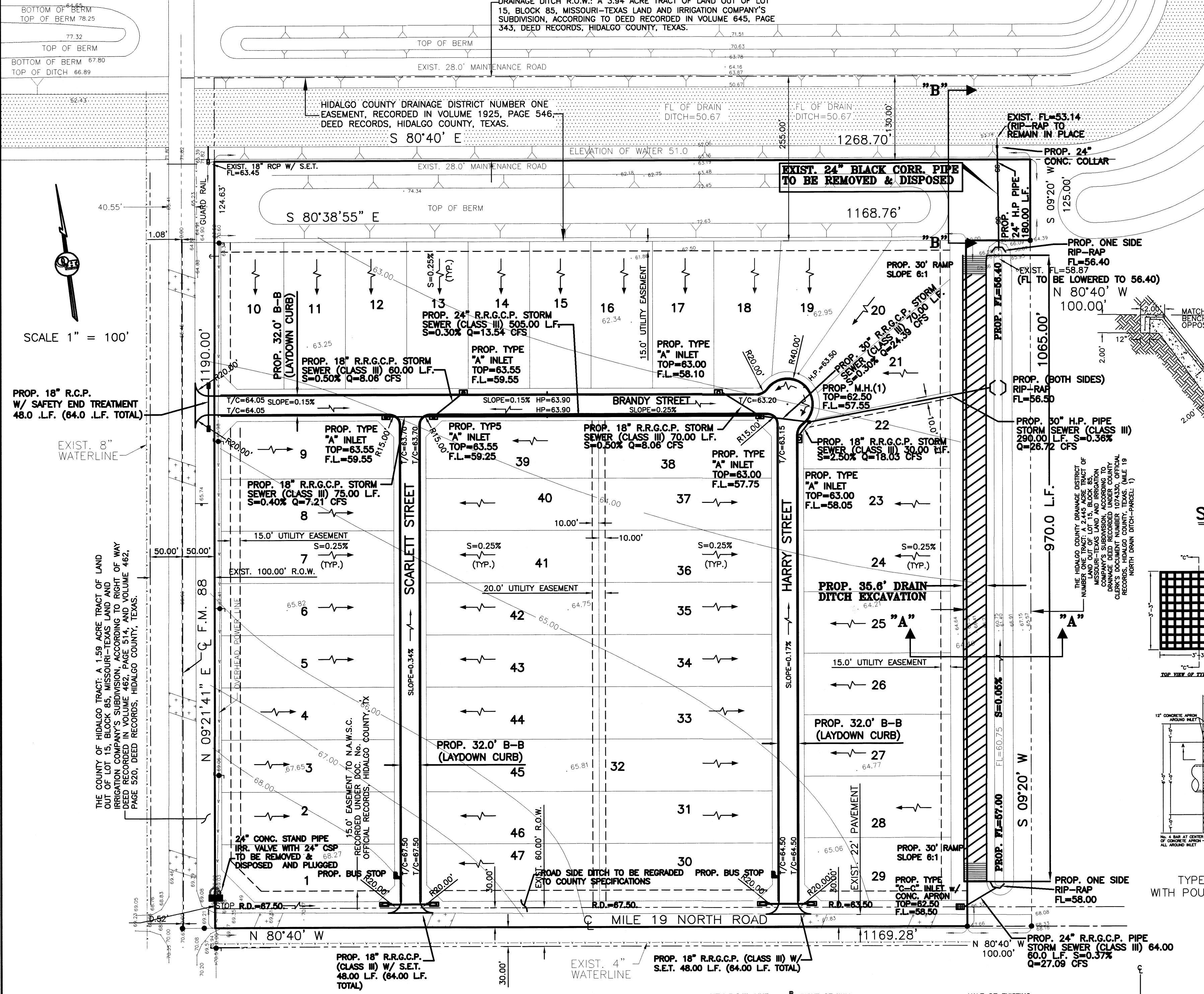
BY: \_\_\_\_\_ DEPUTY

SHEET No. 2 OF 3 SHEETS	FILENAME: F:\DATA\SUBDIVISIONS\SAN MARCOS SUBDIVISION No. 2\WATER
DATE PREPARED: 11-27-18	DATE CHECKED: 11-27-18
DATE REVISED: _____	DATE APPROVED: _____

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

SAN MARCOS SUBDIVISION No. 2

A 32.22 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 85, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3017402, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



**DRAINAGE REPORT**  
FOR  
SAN MARCOS SUBDIVISION NO. 2

SAN MARCOS SUBDIVISION NO. 2 IS A 32.22 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 85, MISSOURI-TEXAS LAND AND IRRIGATION COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 1, PAGE 29, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3017402, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF MILE 19 NORTH ROAD AND F.M. 88. THE SITE IS AGRICULTURE. N.G. THE PROPOSED SUBDIVISION WILL CONSIST OF 47 LOTS.

THE TRACT IS ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0350 C, DATED ON JUNE 6, 2000 AND L.O.M.R. MAY 17, 2001.

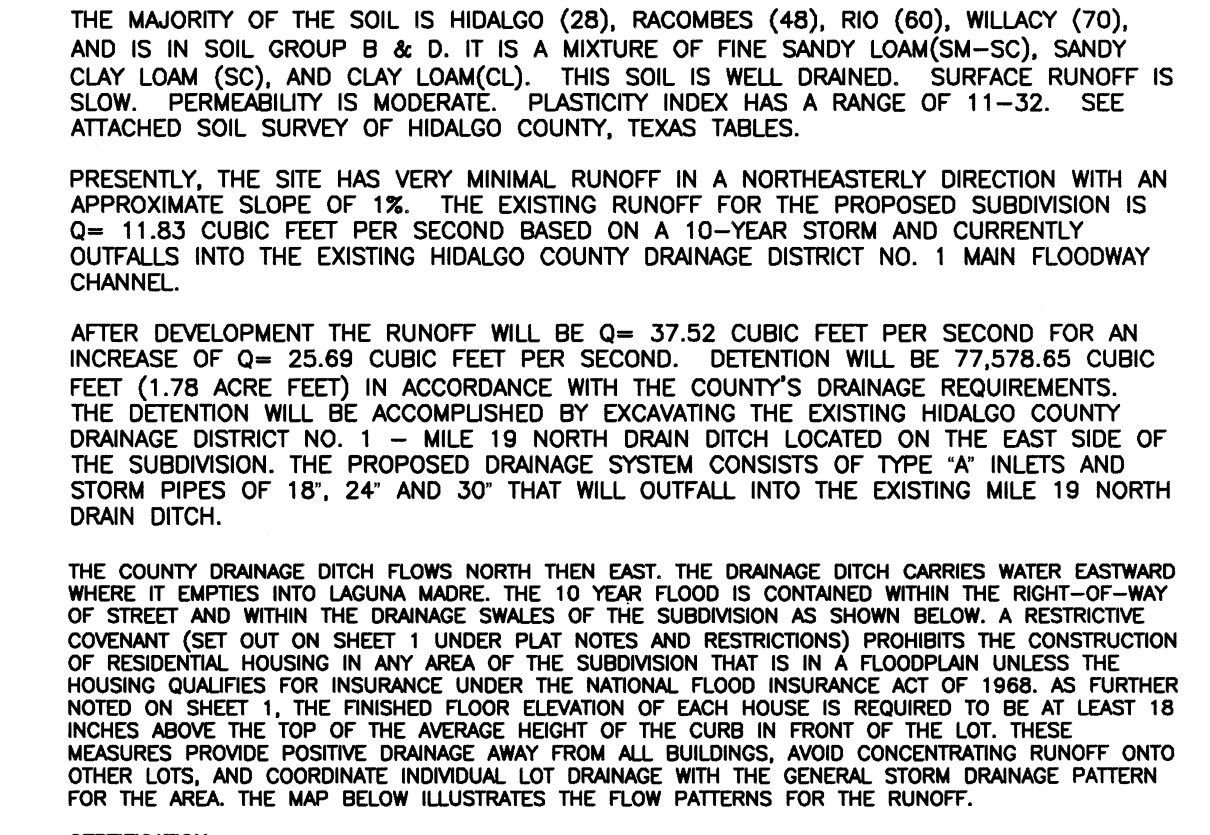
THE MAJORITY OF THE SOIL IS HIDALGO (28), RACOMBES (48), RIO (60), WILLCAY (70), AND IS IN SOIL GROUP B & D. IT IS A MIXTURE OF FINE SANDY LOAM(SM-SC), SANDY CLAY LOAM (SC), AND CLAY LOAM(CL). THIS SOIL IS WELLY DRAINED. SURFACE RUNOFF IS SLOW. PERMEABILITY IS MODERATE. PLASTICITY INDEX HAS A RANGE OF 11-32. SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS TABLES.

PRESENTLY, THE SITE HAS VERY MINIMAL RUNOFF IN A NORTHEASTERLY DIRECTION WITH AN APPROXIMATE SLOPE OF 1%. THE EXISTING RUNOFF FOR THE PROPOSED SUBDIVISION IS Q = 11.83 CUBIC FEET PER SECOND BASED ON A 10-YEAR STORM AND CURRENTLY OUTFALLS INTO THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 MAIN FLOODWAY CHANNEL.

AFTER DEVELOPMENT THE RUNOFF WILL BE Q = 37.52 CUBIC FEET PER SECOND FOR AN INCREASE OF Q = 25.69 CUBIC FEET PER SECOND. DETENTION WILL BE 77,578.65 CUBIC FEET (11.78 ACRES FEET) IN ACCORDANCE WITH THE COUNTY'S DRAINAGE REQUIREMENTS. THE DETENTION WILL BE ACCOMPLISHED BY EXCAVATING THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 - MILE 19 NORTH DRAIN DITCH LOCATED ON THE EAST SIDE OF THE SUBDIVISION. THE PROPOSED DRAINAGE SYSTEM CONSISTS OF TYPE "A" INLETS AND STORM PIPES OF 18", 24" AND 30" THAT WILL OUTFALL INTO THE EXISTING MILE 19 NORTH DRAIN DITCH.

THE COUNTY DRAINAGE DITCH FLOWS NORTH THEN EAST. THE DRAINAGE DITCH CARRIES WATER EASTWARD WHERE IT EMPTIES INTO LAGUNA MADRE. THE 10 YEAR FLOOD IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE SWALES OF THE SUBDIVISION AS SHOWN BELOW. A RESTRICTIVE COVENANT (SET OUT ON SHEET UNDER PLAT NOTES AND RESTRICTIONS) PROHIBITS THE CONSTRUCTION OF RESIDENTIAL HOUSING IN ANY AREA OF THE SUBDIVISION THAT IS IN A FLOODPLAIN UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968. AS FURTHER NOTED ON SHEET 1, THE FINISHED FLOOR ELEVATION OF EACH HOUSE IS REQUIRED TO BE AT LEAST 18 INCHES ABOVE THE TOP OF THE AVERAGE HEIGHT OF THE CURB IN FRONT OF THE LOT. THESE MEASURES PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, AVOID CONCENTRATING RUNOFF ONTO OTHER LOTS, AND COORDINATE INDIVIDUAL LOT DRAINAGE WITH THE GENERAL STORM DRAINAGE PATTERN FOR THE AREA. THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "X" AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



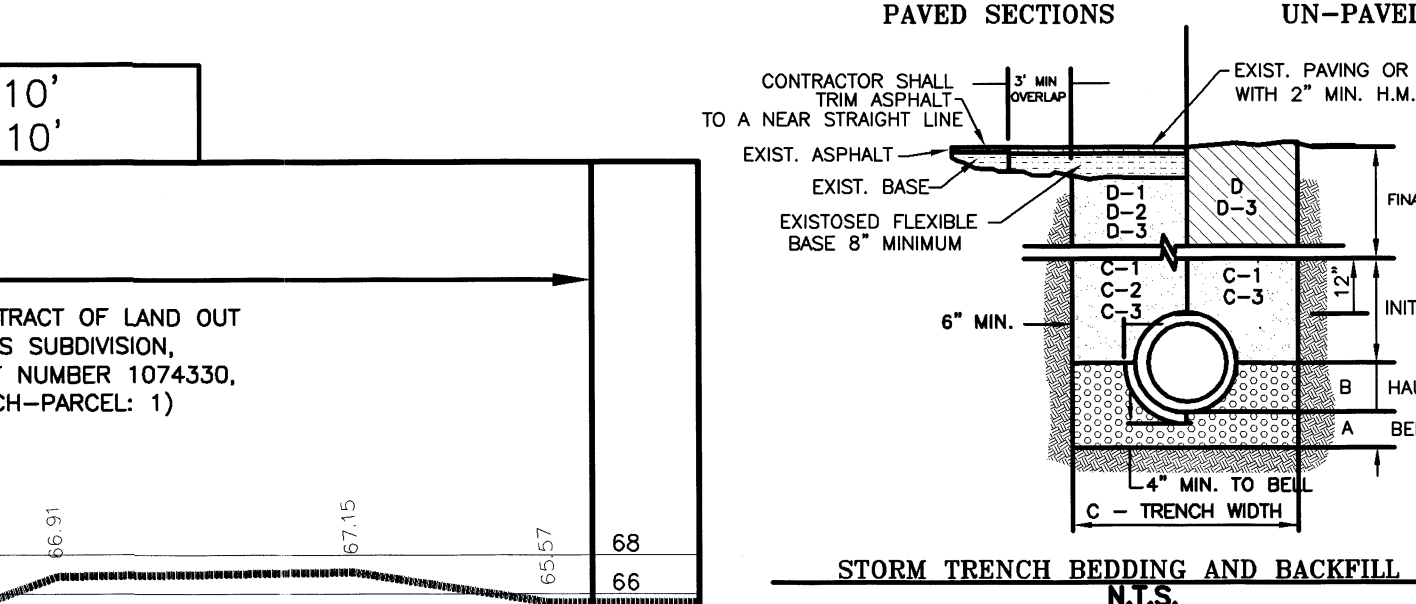
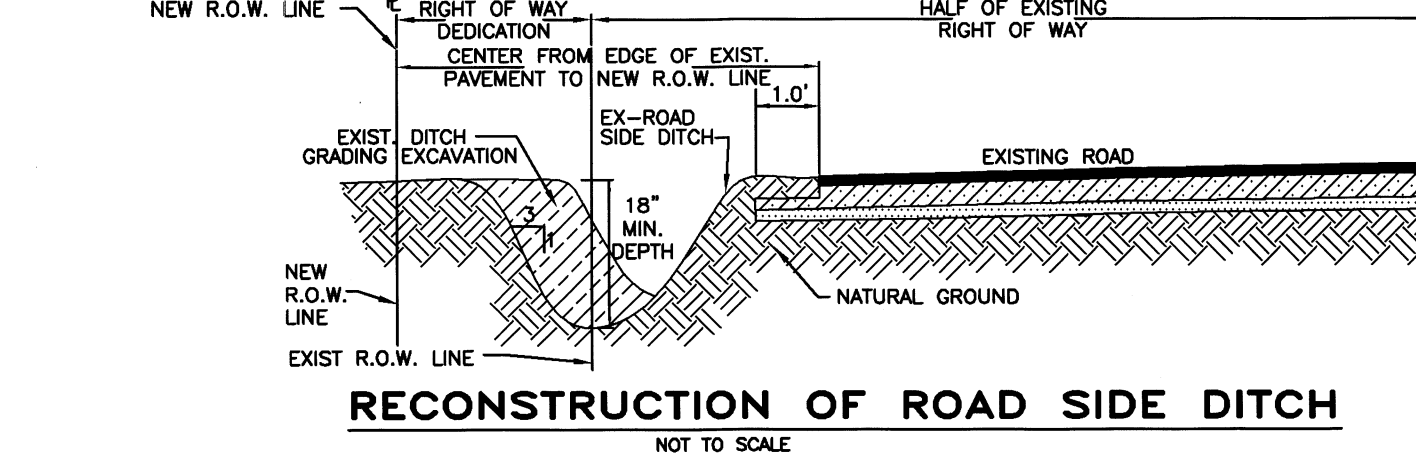
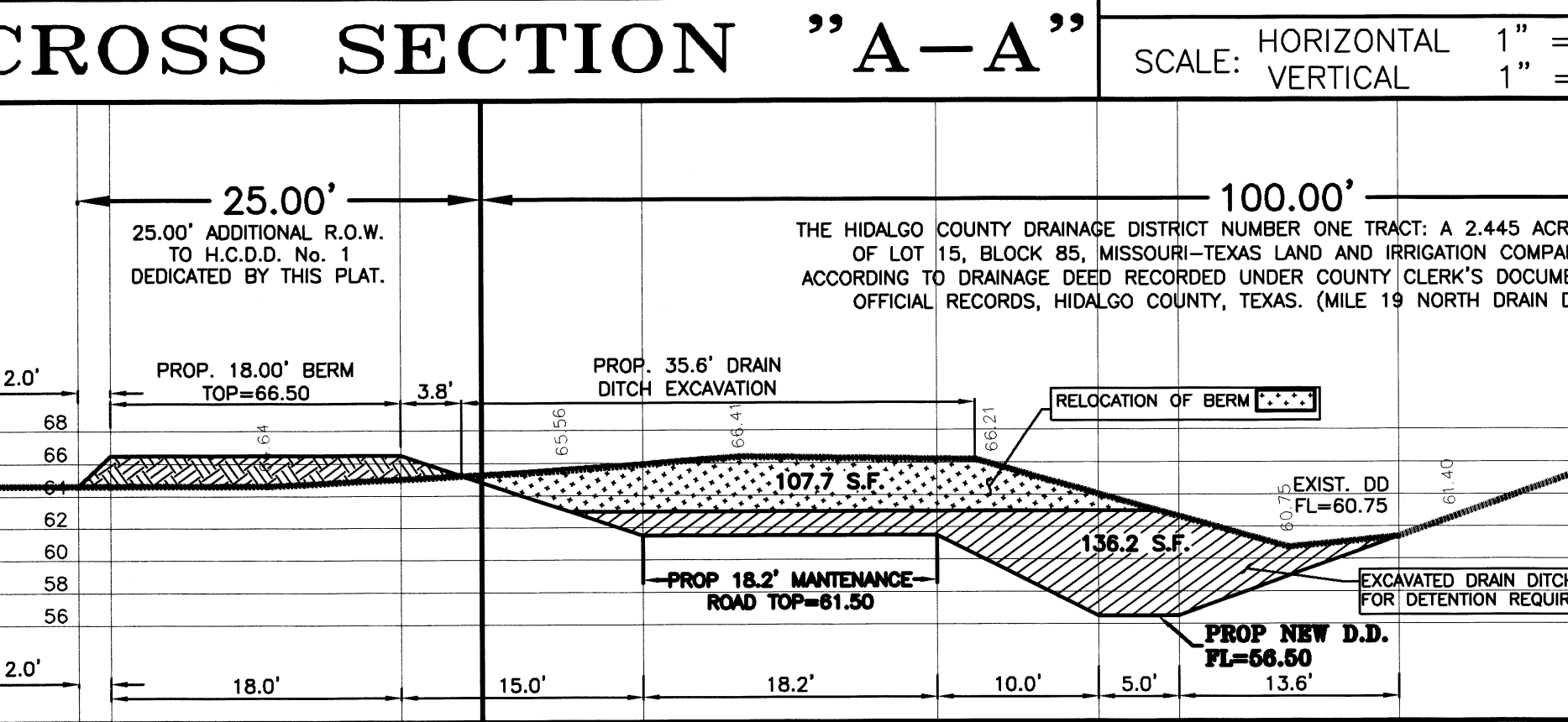
125.00' H.C.D.D. No. 1 R.O.W. DEDICATED BY THIS PLAT (MAIN FLOODWAY CHANNEL)

**ALFONSO QUINTANILLA**  
P.E. No. 95534  
DATE: 9-4-19

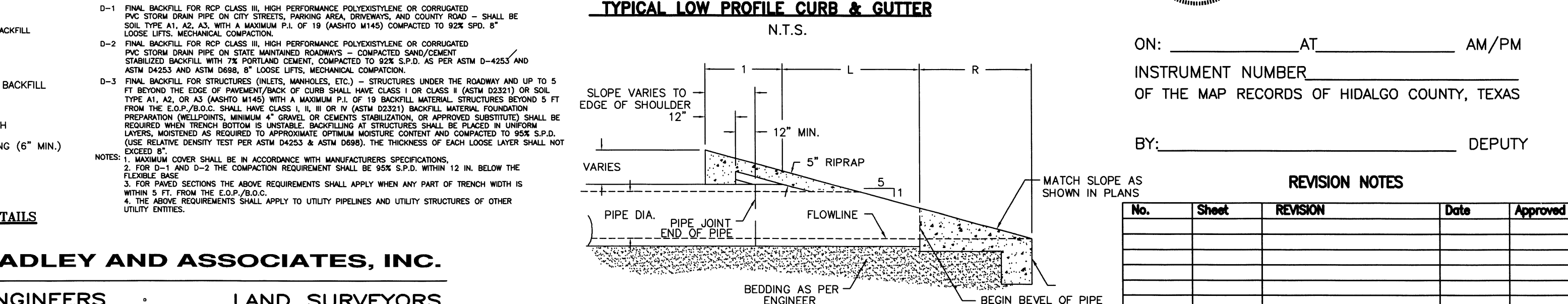
**LEGEND**  
TOTAL DETENTION REQUIRED = 77,578.65 C.F.  
TOTAL DETENTION PROVIDED = 102,572.00 C.F.  
(1,060 L.F. X 81.2 S.F.) + 16,500.00 S.F.

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

**NOTE:**  
DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER



- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOOR OF PIPE. (MIN. THICKNESS = 0.7" PER RCP DRAIN, 1/4" MAX. SIZE)
- B. HANCHO FOR RCP CLASS III HIGH PERFORMANCE POLYETHYLENE 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.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- D-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COURTYARDS, ROADS & UNPAVED AREAS SHALL BE SOL TYPE III, AS PER ASTM D-4253 (ASTM D4253) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - S.P.D. AS PER ASTM D4253 AND ASTM D-898, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYETHYLENE 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.
- D-4 FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV COMPACTED TO 92% S.P.D. (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-5 FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON DRIVEWAYS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOL TYPE III, AS PER ASTM D-4253 (ASTM D4253) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-6 FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON DRIVEWAYS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOL TYPE III, AS PER ASTM D-4253 (ASTM D4253) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-7 FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON DRIVEWAYS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOL TYPE III, AS PER ASTM D-4253 (ASTM D4253) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-8 FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON DRIVEWAYS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOL TYPE III, AS PER ASTM D-4253 (ASTM D4253) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-9 FINAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYETHYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON DRIVEWAYS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOL TYPE III, AS PER ASTM D-4253 (ASTM D4253) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.



**SAFETY END TREATMENT**  
NOT TO SCALE

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

No.	Sheet	REVISION	Date	Approved

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
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REGISTRATION NUMBER F-1513 • ALFONSO@QHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 3 OF 3 SHEETS  
FILENAME: F:\DATA\SUBDIVISION\SAN MARCOS SUBDIVISION NO. 2\PAVING BPLAT  
DATE PREPARED: 11-27-18  
DATE REVISION: 7-10-19  
PREPARED BY: LG  
CHECKED BY: JLS  
APPROVED BY: JLS