



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-30-2019

PROPOSED SAN LUCIO NO. 2 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: TILLMIN WELCH (BUENA TIERRA HOLDINGS, LLC.)

☐ PRELIMINARY APPROVAL ☒ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 103 ☒ SINGLE FAMILY ☐ MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

STREETLIGHTS: 21

LOCATION DESCRIPTION: NORTH OF TRENTON ROAD APPROXIMATELY 330 FEET EAST OF DILLON ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF DONNA AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-22-2019 PROPERTY LIES WITHIN FLOOD ZONE: "C" 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: 40.00 FEET ONTO TRENTON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 12-11-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 12-19-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: ☒ OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: TRENTON ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 12-04-2019 : 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.

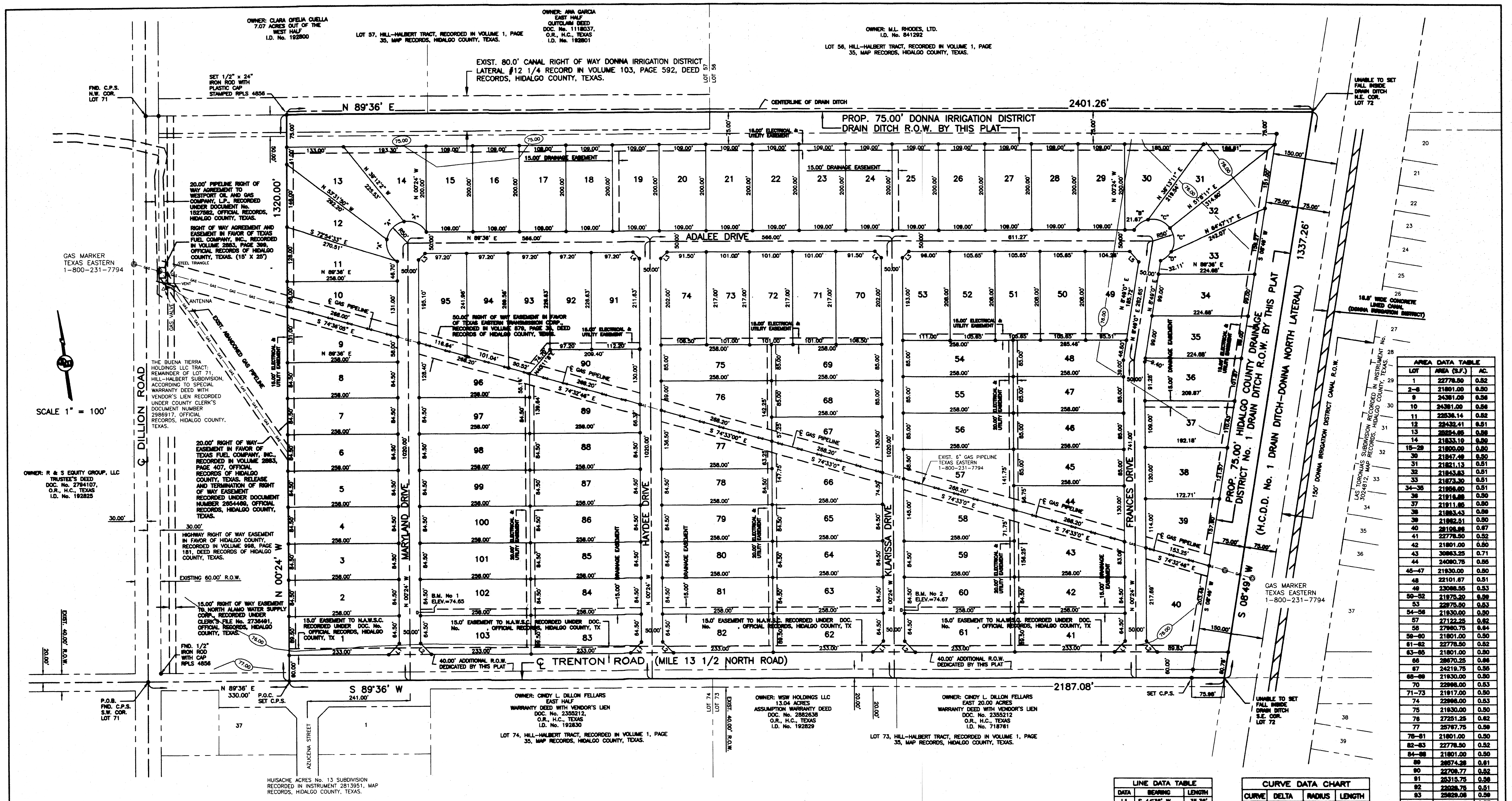
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JANUARY 29, 2019

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

☒ Final Approval subject to recommendations other departments

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

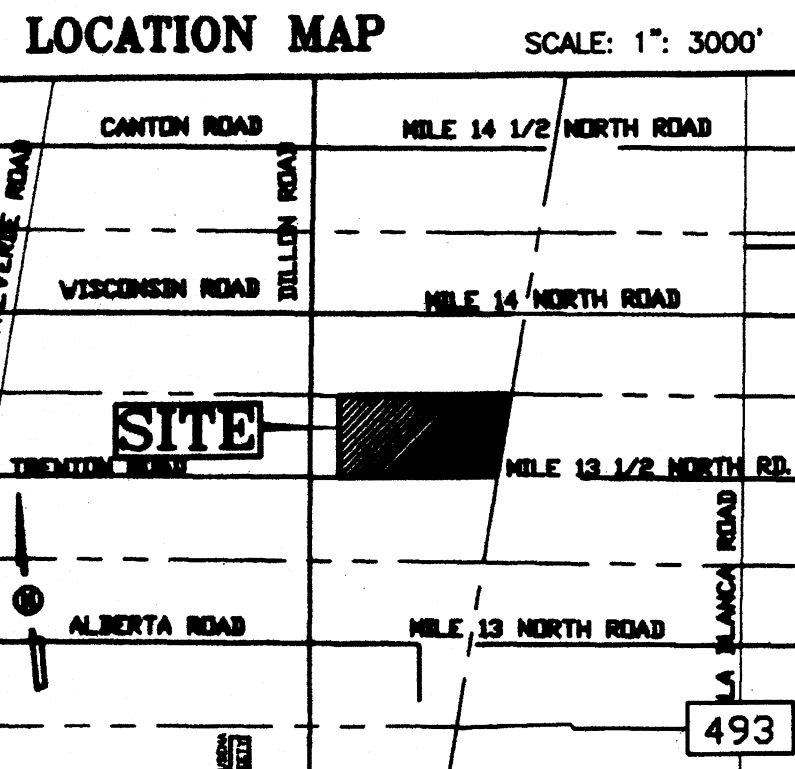
* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



AREA DATA TABLE		
LOT	AREA (S.F.)	AC.
1	22778.50	0.52
2-5	21801.00	0.50
6	24381.00	0.56
10	24381.00	0.56
11	22636.14	0.52
12	22432.41	0.51
13	26224.85	0.60
14	21833.10	0.50
15-29	21800.00	0.50
30	21847.49	0.50
31	21821.13	0.51
32	21843.83	0.51
33	21873.30	0.51
34-36	21868.00	0.51
37	21916.88	0.50
38	21911.85	0.50
39	21863.43	0.50
40	21862.21	0.50
41	22778.50	0.52
42	21801.00	0.50
43	20883.25	0.47
44	24080.75	0.55
45-47	21830.00	0.50
48	22101.87	0.51
49	23088.55	0.53
50-52	21875.50	0.50
53	22778.50	0.52
54-56	21830.00	0.50
57	21722.25	0.50
58	22980.75	0.52
59-62	22778.50	0.52
63-65	21801.00	0.50
66	22870.25	0.52
67	24219.75	0.56
68-69	21830.00	0.50
70	22988.00	0.53
71-73	21817.00	0.50
74	22988.00	0.53
75	21830.00	0.50
76	22721.25	0.52
77	25767.75	0.59
78-81	21801.00	0.50
82-83	22778.50	0.52
84-88	21801.00	0.50
89	22874.25	0.52
90	22708.77	0.52
91	25315.75	0.58
92	22028.75	0.51
93	25826.08	0.59
94	24888.97	0.57
95	25247.78	0.58
96	23678.61	0.54
97-102	21801.00	0.50
103	22778.50	0.52

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 44°36' W	35.36'
L2	N 45°24' E	35.36'
L3	N 44°36' E	21.21'
L4	S 45°24' E	21.21'
L5	S 40°47'30" E	32.40'

CURVE DATA CHART			
CURVE	DELTA	RADIUS	LENGTH
1A	70°00'00"	50.00'	81.09'
1B	47°22'32"	50.00'	41.34'
1C	68°44'02"	50.00'	58.24'
7D	37°56'42"	50.00'	33.11'



SUBDIVISION PLAT OF:
SAN LUCIO SUBDIVISION No. 2

A 69.52 ACRE TRACT OF LAND BEING THE EAST 30.00 ACRES OUT OF LOT 71, AND ALL OF LOT 72, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2986917, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

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 PE
ALFONSO QUINTANILLA
P.E. No. 95534
DATE 9-5-19

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
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE DECEMBER 4, 2018



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

FINAL ENGINEERING REPORT FOR SAN LUCIO SUBDIVISION NO. 2:
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

SAN LUCIO 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 SOUTH SIDE OF TRENTON ROAD.

WATER SYSTEM FOR SAN LUCIO SUBDIVISION NO. 2 CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE SOUTH SIDE OF TRENTON ROAD 660.0 FEET EAST OF DILLON ROAD ALSO RUNS EAST ALONG THE NORTH SIDE OF TRENTON ROAD, AND IT LOOPS ON THE SOUTHEAST CORNER OF PROPOSED SUBDIVISION.

AN 8" DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF MARYLAND DRIVE, THENCE EAST ALONG THE SOUTH SIDE OF ADJALEE DRIVE, THENCE SOUTH ALONG THE WEST SIDE OF FRANCES DRIVE, THENCE EAST ALONG THE NORTH SIDE OF TRENTON ROAD (MILE 13 1/2) CROSSING DONNA IRRIGATION DISTRICT CANAL R.O.W. THENCE SOUTH ALONG THE EAST R.O.W. OF DONNA IRRIGATION CANAL R.O.W. THE 8" DIAMETER WATERLINE LOOPS ON AN EXISTING 8" DIAMETER WATERLINE ON THE SOUTH R.O.W. OF TRENTON ROAD ON THE NORTHWEST CORNER OF LA BLANCA B 43.90 AC.

FROM THE 8" DIAMETER WATERLINE, ON ADJALEE DRIVE THERE ARE 2-8" DIAMETER WATERLINE THAT RUN SOUTH ALONG THE WEST SIDE OF HAYDEE DRIVE AND KLARISSA DRIVE, FROM THE 8" DIAMETER FORTY THREE (43) 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 SEVENTEEN (17) 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 \$ 259,679.00 OR \$ 2,521.15 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$67,975.00 OR \$659.95 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 TEN (10) FIRE HYDRANTS AT A UNIT COST OF \$2,525.00 FOR A TOTAL COST OF \$25,250.00. 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 LUCIO 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 (12) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 8, 12, 17, 23, 29, 36, 43, 63, 68, 84, & 88. (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 \$1,500.00, 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 \$154,500.00. 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 \$327,654.00 WHICH EQUALS TO \$3,181.11 PER LOT.

SEWAGE FACILITIES— SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$154,500.00 FOR THE ENTIRE SUBDIVISION.

REPORT FINAL DE INGENIERIA PARA LA SUBDIVISION SAN LUCIO SUBDIVISION NO. 2:
POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Gastos.

LA SUBDIVISION SAN LUCIO SUBDIVISION NO. 2 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 SUFFICIENTE 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 SUR DE TRENTON 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 EN TRENTON ROAD. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE AL NORTE POR EL LADO ESTE DE LA CALLE MARYLAND DRIVE Y VOLTEA AL ESTE POR EL LADO SUR DE CALLE ADJALEE DRIVE Y VOLTEA AL SUR POR EL LADO OESTE DE LA CALLE FRANCES DRIVE Y VOLTEA AL OESTE POR EL LADO NORTE DE LA CALLE TRENTON ROAD CRUSANDO EL DISTRITO CANAL DE IRRIGACION DE DONNA Y VOLTEA HACIA EL SUR POR A LO LARGO DEL DERECHO DE CAMINO DE DONNA IRRIGATION DISTRIC CANAL CONECTANDOSE CON LA LINEA EXISTENTE DE 8" DE DIAMETRO EN TRENTON ROAD EN LA ESQUINA NORESTE DE LA PROPIEDAD LA BLANCA B EN LOS 43.90 ACRES.

DEL CONDUCTO DE AGUA DE 8 PULGADAS QUE CORRE POR LA CALLE ADJALEE DRIVE DOS LINEAS DE 8 PULGADAS CORREN AL SUR POR EL LADO OESTE DE LAS CALLES HAYDEE DRIVE Y KLARISSA DRIVE. DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA Y TRES (43) 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 DIEZ Y SIETE (17) 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\$ 259,679.00 O US\$ 2,521.15 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ 67,975.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$ 659.95. 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 DIEZ (10) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE \$ 2,525.00 POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL \$ 25,250.00. 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 Gastos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION SAN LUCIO 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 (12) PRUEBAS CON AGUEROS EN EL CENTRO DE LOS LOTES 2, 8, 12, 17, 23, 29, 36, 43, 64, 68, 84, & 88 (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.

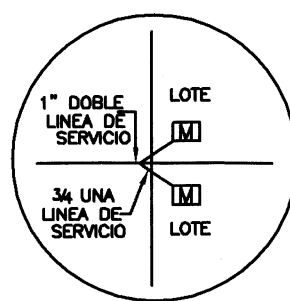
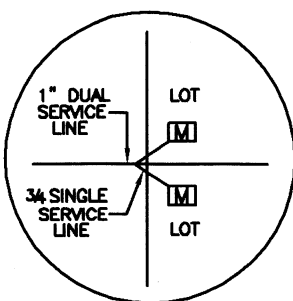
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSA SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ 154,500.00. EL 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 US\$ 327,654.00 O CUAL EQUIVALE A US\$ 3,181.11 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1,500.00 A UN COSTO TOTAL DE \$ 154,500.00 TODA LA SUBDIVISION.



B-1
⊗ TEST BORINGS
□ OSSF SEPTIC TANK (OSSF)

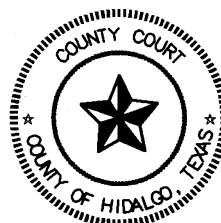
□ WATER METER BOX
— 8" WATER SUPPLY LINE
— SERVICE LINES

□ CAJA DE MEDIDOR DE AGUA
— 8" LINEA DE AGUA
— LINEAS DE SERVICIOS

COST ESTIMATE

WATER DISTRIBUTION: \$ 259,679.00
DRAINAGE IMPROVEMENTS: \$ 233,237.30
PAVING IMPROVEMENTS: \$ 689,617.60
SEPTIC TANK (OSSF): \$ 154,500.00

No.	Sheet	REVISION NOTES	Date	Approved



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

SUBDIVISION PLAT OF:
SAN LUCIO SUBDIVISION No. 2

A 69.52 ACRE TRACT OF LAND BEING THE EAST 30.00 ACRES OUT OF LOT 71, AND ALL OF LOT 72, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2986917, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SUBDMR CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDMR 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.

SUBDMR STATEMENT:

1.- I (WE), TILLMIN WELCH, MANAGER OF BUENA TIERRA HOLDINGS LLC., SUBDMRS OF **SAN LUCIO 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.

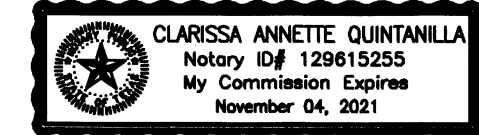
BUENA TIERRA HOLDINGS LLC. _____ DATE
TILLMIN WELCH, MANAGER
902 BIGHORN DRIVE
EDINBURG TX, 78542

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

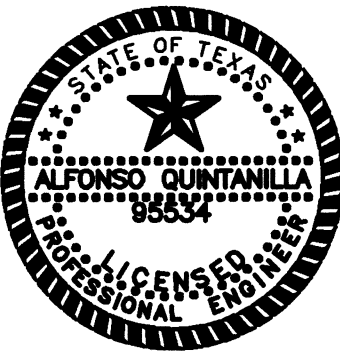
TILLMIN WELCH, MANAGER OF BUENA TIERRA HOLDINGS LLC.,

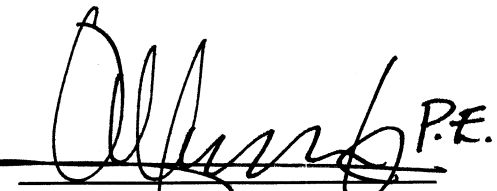
proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first, duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this _____ day of _____, 20____.

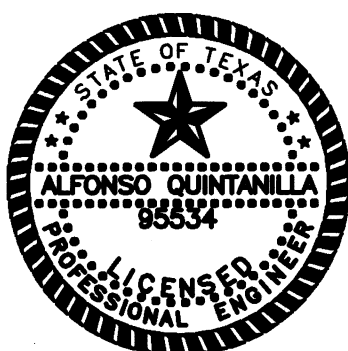


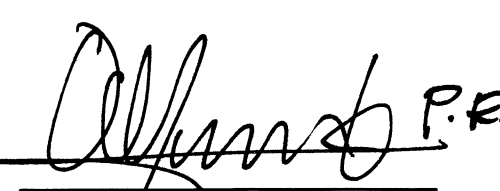
CLARISSA ANNETTE QUINTANILLA- NOTARY PUBLIC



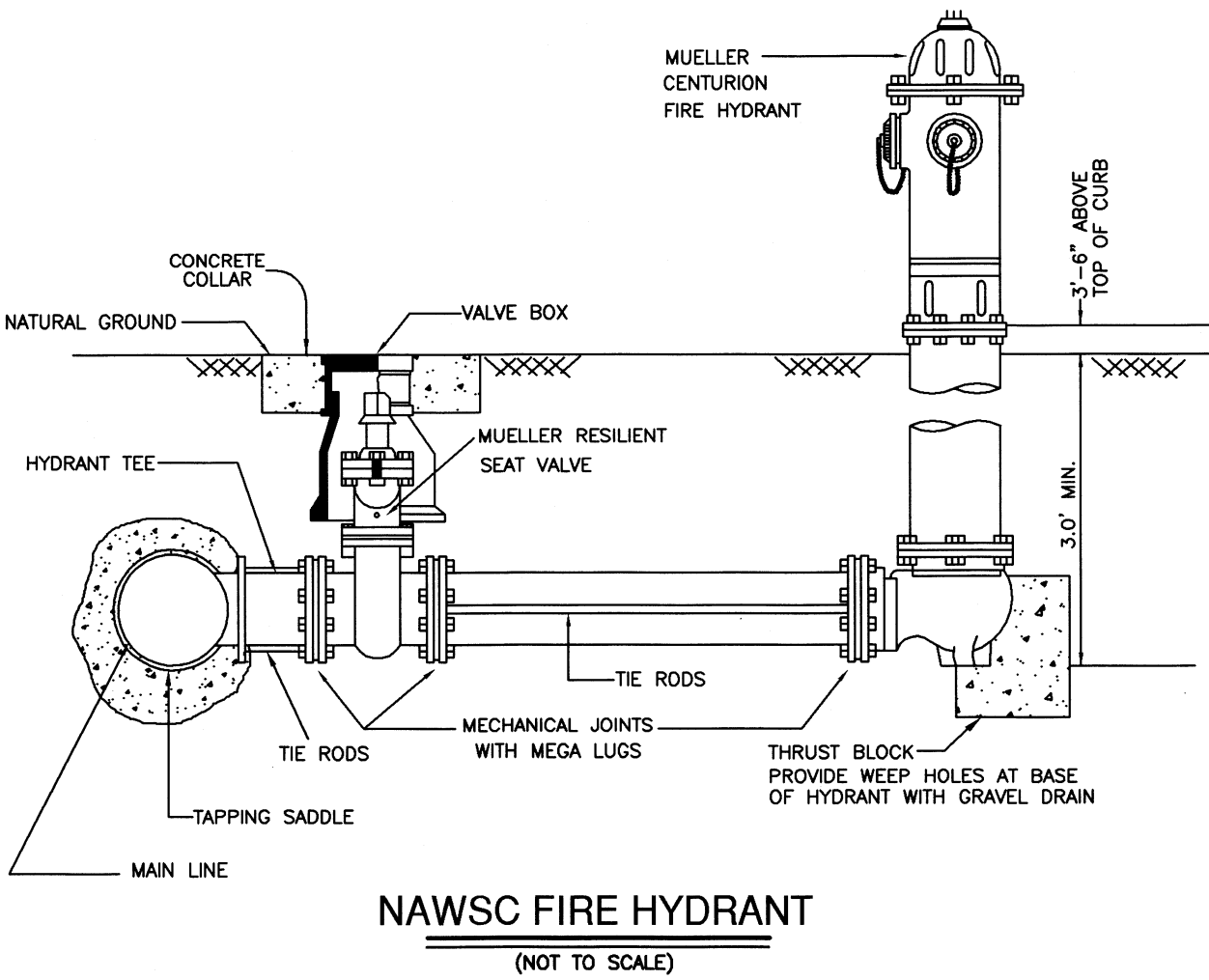
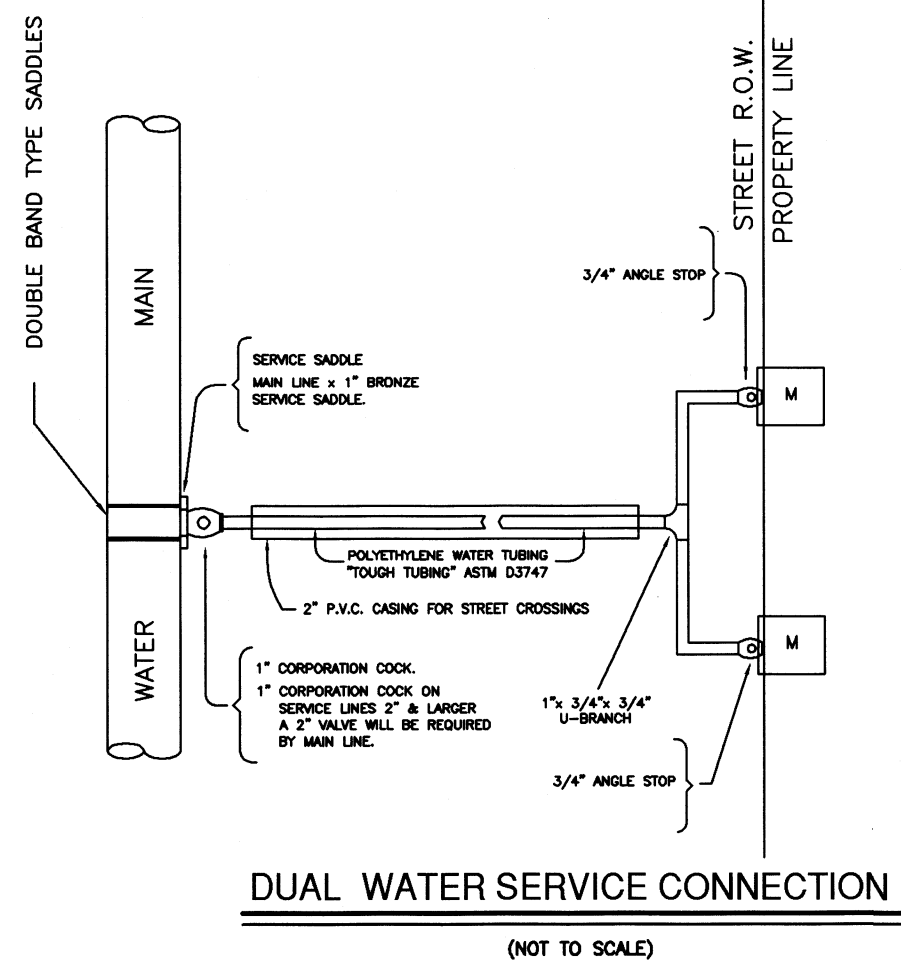
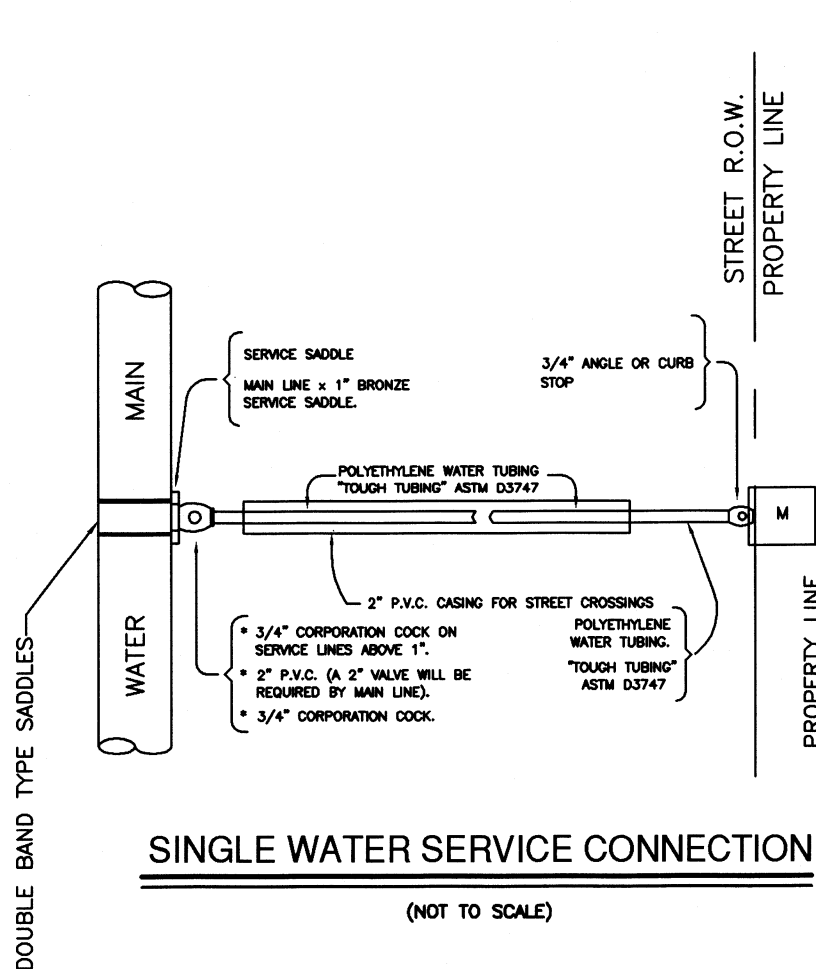

ALFONSO QUINTANILLA
P.E. 95534

11-27-19
DATE



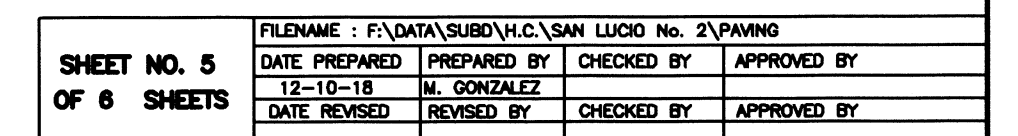

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P.E. 95534

11-27-19
DATE



LOT 57, HILL-HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

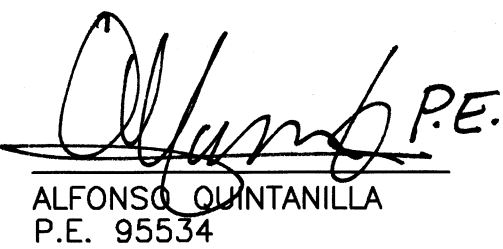
LOT 56, HILL-HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.



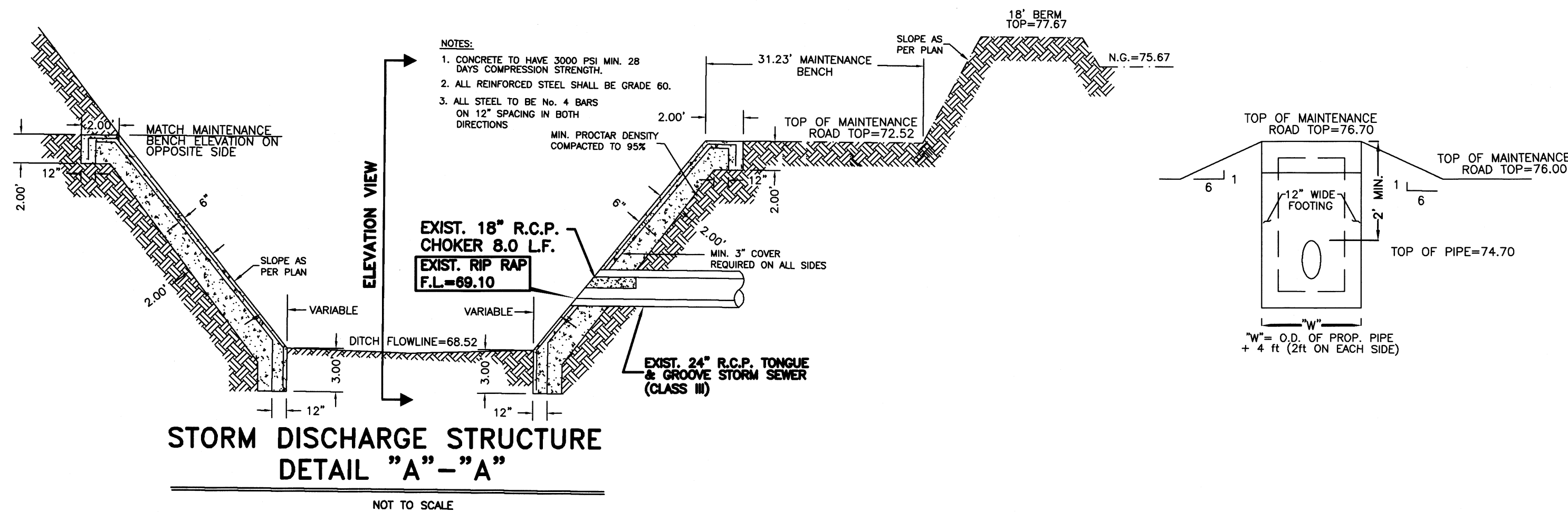
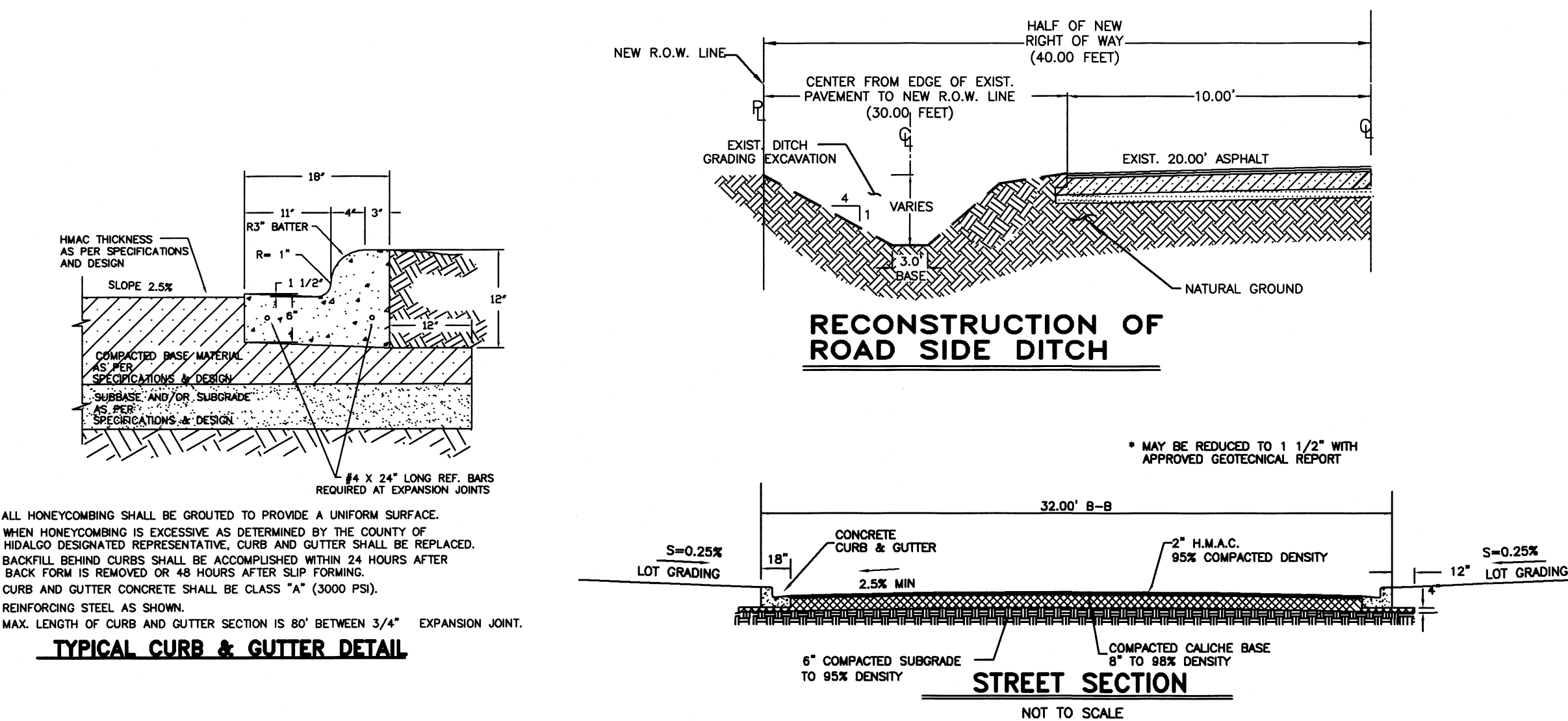
SAN LUCIO SUBDIVISION No. 2

ED DRAINAGE REPORT
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SAN LUCIO SUBDIVISION No. 2

The drainage calculations are attached.

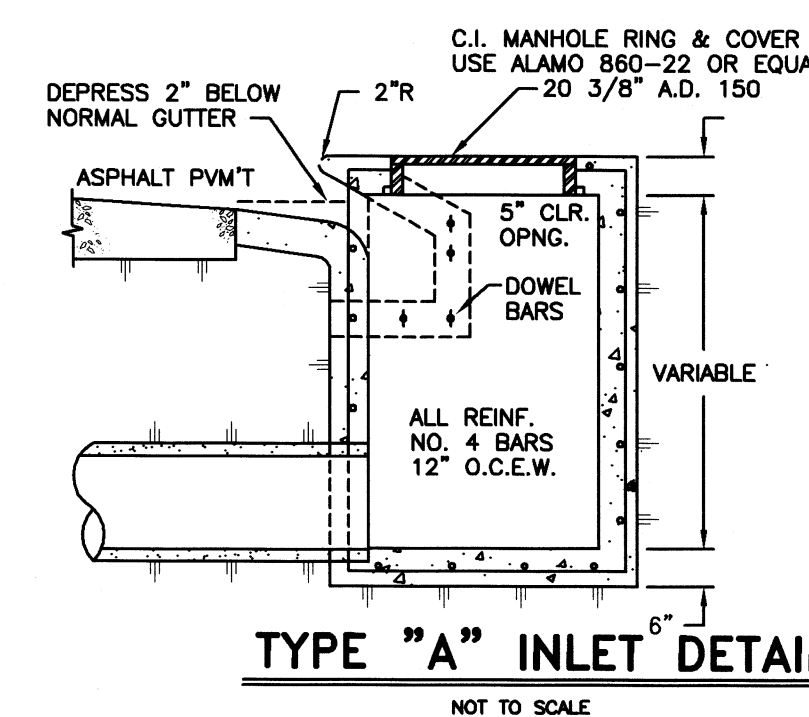
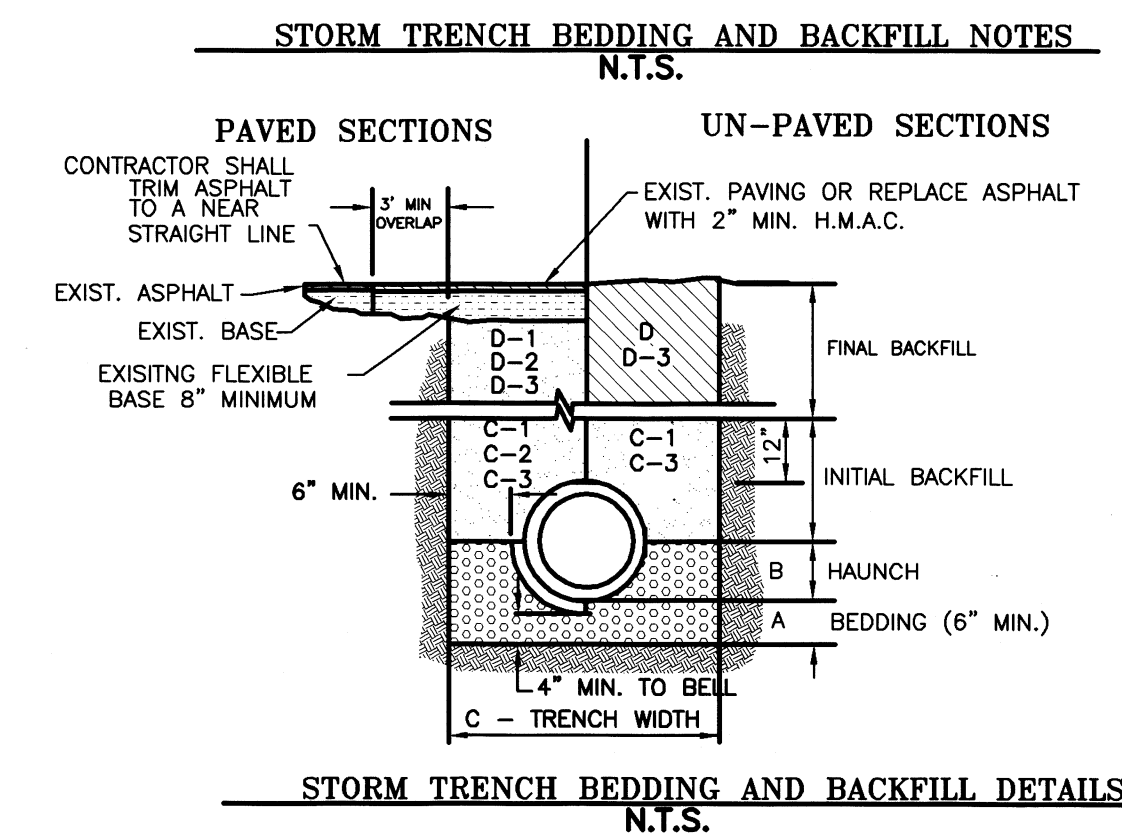
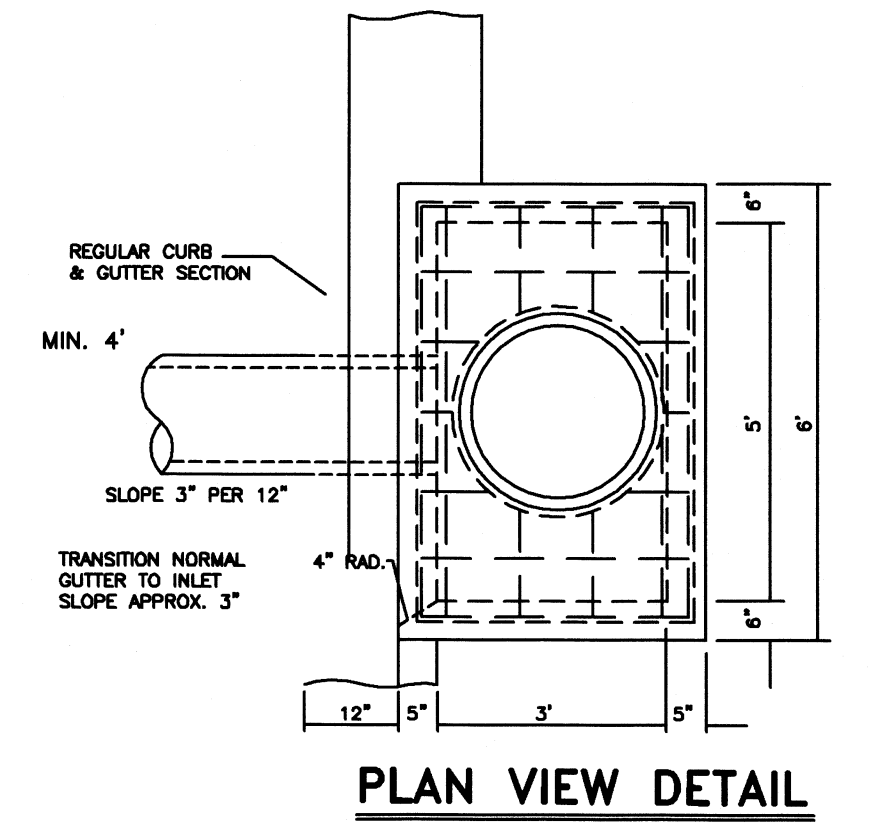
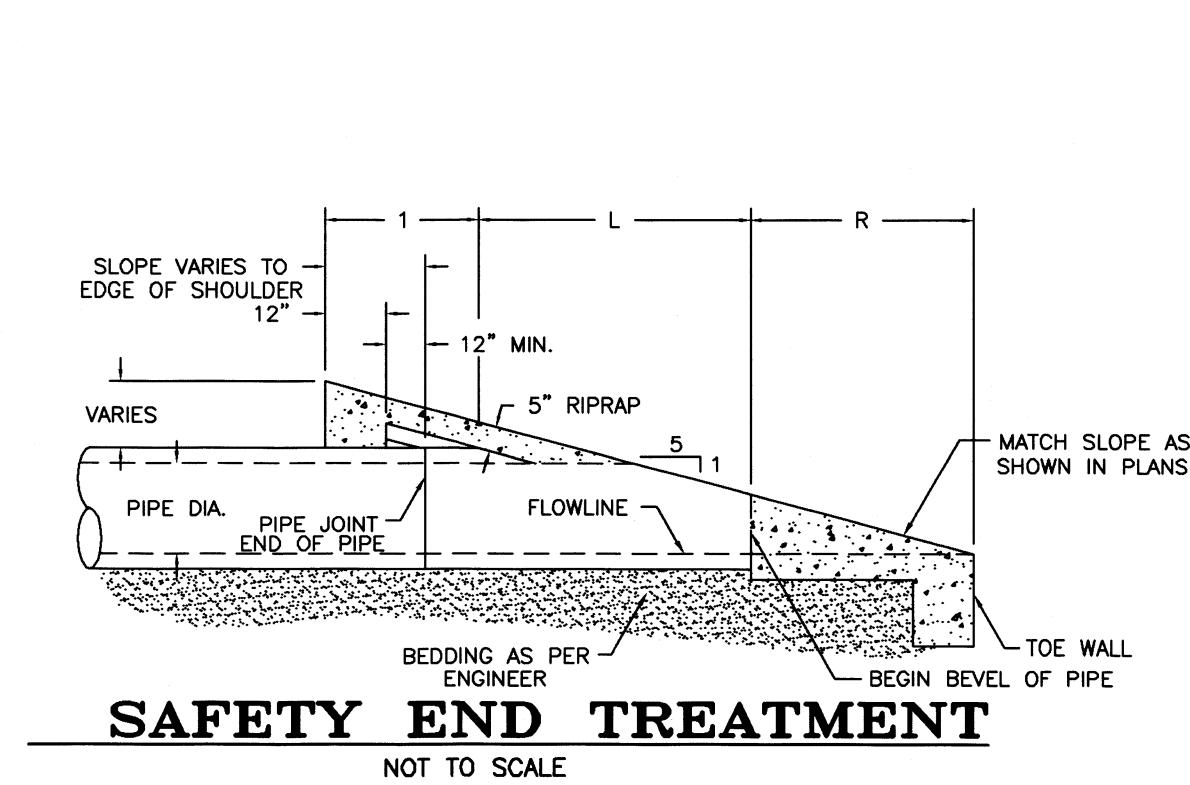


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DATE



- A. 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") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D3231) BACKFILL MATERIAL COMPACTED TO 92% SPD, 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 AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 INITIAL 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 D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-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 D3231) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-4 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% SPD (12" LOOSE LIFTS, MECHANICAL COMPACT).
- D-1 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 (ASHSTO M145) COMPACTED TO 92% SPD. 8" LOOSE LIFTS. MECHANICAL COMPACTION.
- D-2 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 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 D3231) OR SOIL TYPE A1, A2, OR A3 (ASHSTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D3231) BACKFILL MATERIAL FOUNDATION PREPARATION (WELLPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. UNSTABILIZING AT STRUCTURE BASE SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% 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 95% 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./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



LEGEND	
TOTAL DETENTION REQUIRED	- 214,916.37 C.F.
TOTAL DETENTION PROVIDED	- 224,580 C.F.
(460.0 L.F. X 72.0 S.F.) + (1,800.00 L.F. X 78.7 S.F.) + (500.00 L.F. X 99.6 S.F.)	
TOTAL EXCAVATION	- 477,075.40 C.F.
(460.0 L.F. X 135.4 S.F.) + (900.00 L.F. X 170.3 S.F.) + (900.00 L.F. X 222.4 S.F.) + (500.00 L.F. X 246.1 S.F.)	

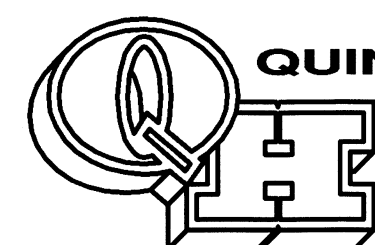


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

SHEET NO. 6 OF 6 SHEETS	FILENAME : F:\DATA\SUBD\H.C.\SAN LUCIO No. 2\PAVING			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	12-20-18	JLC		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS
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EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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