



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: 7-28-2020

PROPOSED SAN MARTIN NO. 6 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: 87 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 16

FILLING STATIONS: 6

LOCATION DESCRIPTION: SOUTHSIDE OF CANTON ROAD APPROXIMATELY ¼ MILE WEST OF DILLON ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-24-2020 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: 20.00 FEET ONTO CANTON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-17-2020 REVIEWED BY, PLANNING DEPARTMENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 7-17-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-08-2020: 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 Section 2.4D "Street offset".

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

STAFF RECOMMENDS: **Preliminary Approval** *subject 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.*

SUBDIVISION PLAT OF:
SAN MARTIN SUBDIVISION
No. 6

A 55.00 ACRE TRACT OF LAND OUT OF THE WEST 5.00 ACRES OF BLOCK 41, ALL OF BLOCK 42 AND THE EAST 10.00 ACRES OF BLOCK 43, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 715203 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 753429, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS

A 55.00 ACRE TRACT OF LAND BEING THE WEST 5.00 ACRES OF BLOCK 41, ALL OF BLOCK 42 AND THE EAST 10.00 ACRES OF BLOCK 43, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR 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 715203, AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 753429 AND 1663342, 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 ON THE NORTH LINE OF BLOCK 43 AND IN THE CENTERLINE OF CANTON ROAD FOR THE NORTHEAST CORNER OF THE IRMA ROJAS TRACT (THE WEST HALF OF THE EAST HALF OF BLOCK 43, HILL-HALBERT TRACT, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 800664, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 89°36' W, 330.00 FEET FROM THE NORTHEAST CORNER OF BLOCK 43.

THENCE, N 89°36' E, ALONG THE NORTH LINE OF BLOCKS 41, 42 AND 43, AND THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 1,815.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THE KATHY BENTSEN GARFIELD TRACT (THE EAST 35.00 ACRES OF BLOCK 41, HILL-HALBERT TRACT, ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1978374, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, S 00°24' E, ALONG THE WEST LINE OF THE KATHY BENTSEN GARFIELD, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CANTON ROAD, PASSING AT 1,280.00 FEET THE NORTH LINE OF AN 80.00 FOOT DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY (LATERAL # 12 3/4 RECORDED IN VOLUME 103, PAGE 592, DEED RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF BLOCK 41 FOR THE SOUTHWEST CORNER OF SAID TRACT AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, S 89°36' W, ALONG THE SOUTH LINE OF BLOCKS 41, 42 AND 43, A DISTANCE OF 1,815.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THE IRMA ROJAS TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, N 00°24' W, ALONG THE EAST LINE OF THE IRMA ROJAS TRACT, PASSING AT 40.00 FEET THE NORTH LINE OF SAID 80.00 FOOT DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY, PASSING A 1/2" IRON ROD FOUND AT 1,300.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF CANTON ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 55.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN MARTIN SUBDIVISION No.3, RECORDED IN INSTRUMENT NUMBER 2870932, 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
 ALFONSO QUINTANILLA
 R.P.L.S. No. 4856

JUNE 06, 2020
 DATE

- 15.- 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.
- 16.- THE MINIMUM ALLOWED RESIDENTIAL DWELLING IS 400 SQUARE FEET.

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE " C " AREAS OF MINIMAL FLOODING. (NO SHADING) COMMUNITY-PANEL NUMBER 480333 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 CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM BUILDING SETBACK LINES:
 FRONT 25.00'
 REAR 15.00'
 SIDE 6.00'
 SIDE ABUTTING STREET 10.00'
 OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS WILL BE REQUIRED TO DETAIN A TOTAL OF 201,525.13 CUBIC-FEET (4.63 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. 4.
- 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. 78.25 LOCATED ON TOP OF INLET LOCATED ON THE SOUTHEAST CORNER OF LOT 154 ON THIS SUBDIVISION N.A.V.D. 88 DATUM.
 B.M. No.2: ELEV. 75.40 LOCATED ON TOP OF INLET LOCATED ON THE SOUTHWEST CORNER OF LOT 176 ON THIS SUBDIVISION N.A.V.D. 88 DATUM.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER 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 146, 185, 208, 232 & 184 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO CANTON ROAD.
- TRES MUNDOS INVESTMENTS LLC, THE OWNER & SUBDIVIDER OF SAN MARTIN SUBDIVISION No. 6, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSP ON THE LOT AS DESCRIBED ON SHEET No. 3, OF THIS PLAT.
- ON-SITE SEWAGE FACILITIES (OSSP) 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 OSSP ON ALL LOTS.
 A. OSSP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSP SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 D. 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.
 E. APPROVED "OSSP" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, on exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this ___ day of _____, 20__.

TRES MUNDOS INVESTMENTS LLC, DATE
 TILLMIN WELCH, MANAGER
 902 BIG HORN DR
 EDINBURG TX, 78542

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 SAN MARTIN SUBDIVISION No. 6 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF CANTON ROAD APPROXIMATELY 1155.50 FEET WEST OF DILLON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429) (2015 CENSUS). SAN MARTIN SUBDIVISION No. 6 LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1

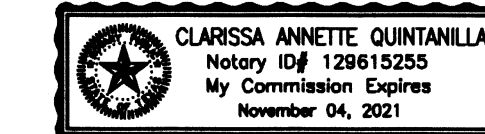
PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
TRES MUNDOS INVESTMENTS LLC	902 BIG HORN DR	EDINBURG, TX 78542	(956)386-0726	(956)380-4395
TILLMIN WELCH, MANAGER	902 BIG HORN DR	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
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

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, TILLMIN WELCH, MANAGER OF TRES MUNDOS INVESTMENTS LLC, AS OWNER OF THE 55.99 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN MARTIN SUBDIVISION No. 6, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
 (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

TRES MUNDOS INVESTMENTS LLC, DATE
 TILLMIN WELCH, MANAGER
 902 BIG HORN DR
 EDINBURG TX, 78542

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared
 TILLMIN WELCH, MANAGER OF TRES MUNDOS INVESTMENTS 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

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.028(a)
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN MARTIN SUBDIVISION No. 6 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 § 212.0115(b)
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN MARTIN SUBDIVISION No. 6 was received and approved by the city Council of the City of _____ on _____.

Mayor of the City of DONNA _____ Date
 ATTEST:
 Secretary of the City of DONNA _____ Date

DONNA IRRIGATION DISTRICT
 THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS ___ DAY OF _____, 20__.

SECRETARY _____ PRESIDENT _____

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
 THIS PLAT SAN MARTIN SUBDIVISION No. 6 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH

DATED THIS ___ DAY OF _____, 20__.

ATTEST: _____ BY: CHAIRMAN PLANNING COMMISSION

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 _____ DATE
 RAUL SESIN, P.E., C.F.M. GENERAL MANAGER

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
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 7-13-2020

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

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN MARTIN SUBDIVISION No. 6 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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

DATE OF PREPARATION: JUNE 8, 2020

NO.	SHEET	REVISION	DATE	APPROVED

FILED	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

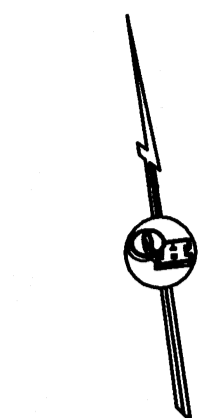
INDEX OF SHEETS

- SHEET 1.- HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: 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; HODD NO. 1 CERTIFICATION; NORTH ALAMO WSC STATEMENT; HEALTH DEPARTMENT CERTIFICATION; DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION; REVISION NOTES.
- SHEET 2.-HEADING INDEX: LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION; CERTIFICATION; PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION.
- SHEET 3.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSP OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT; REVISION NOTES.
- SHEET 4.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

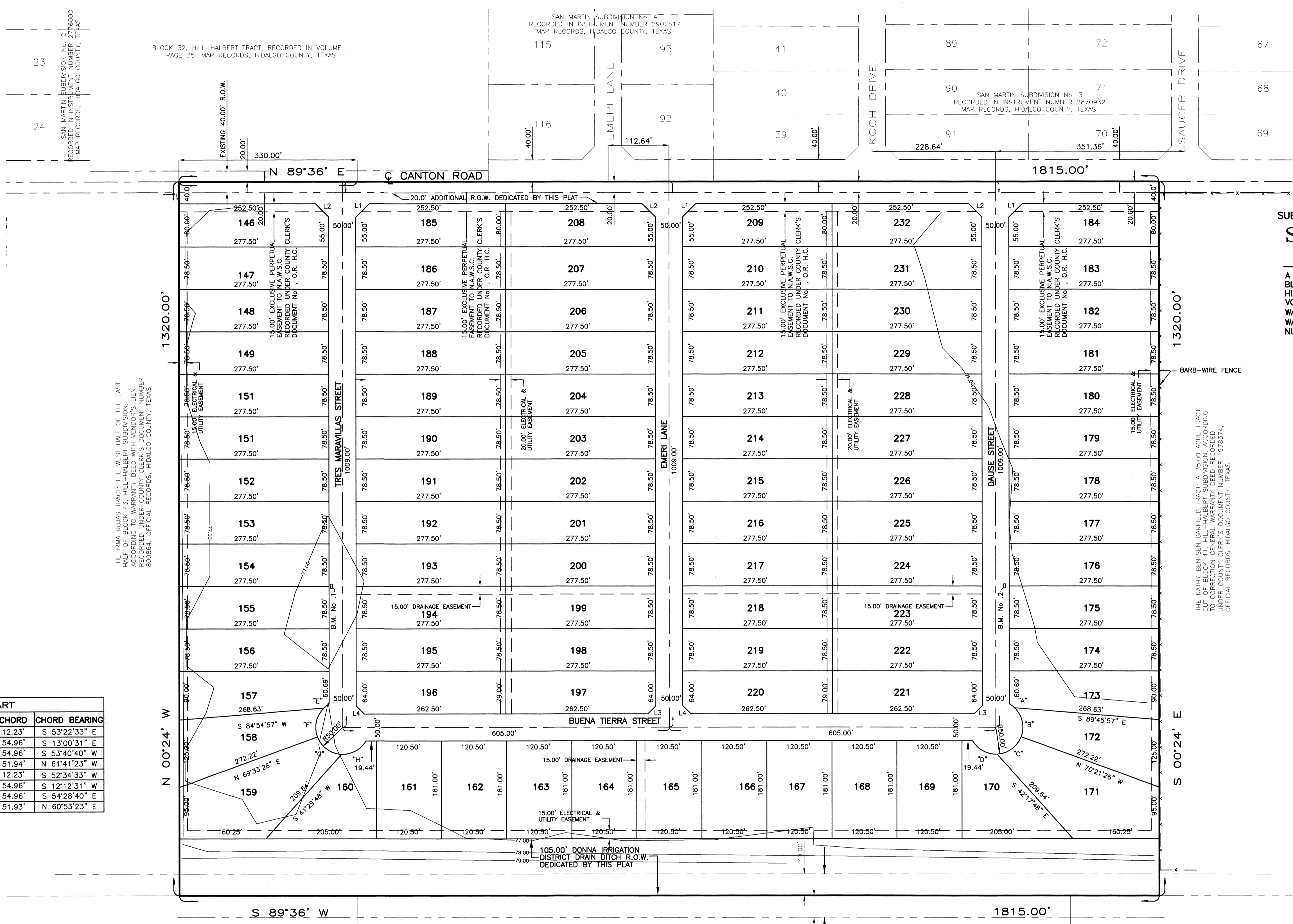


SCALE 1" = 100'

LOT	AREA (S.F.)	AC.
146	21887.50	0.50
147-156	21783.75	0.50
157	21785.05	0.50
158	22725.77	0.52
159	32658.37	0.75
160	21864.61	0.50
161-169	21810.50	0.50
170	21864.60	0.50
171	32658.37	0.75
172	22725.77	0.52
173	21785.05	0.50
174-183	21783.75	0.50
184	21887.50	0.50
185	21887.50	0.50
186-195	21783.75	0.50
196	21810.00	0.50
197	21810.00	0.50
198-207	21783.75	0.50
208	21887.50	0.50
209	21887.50	0.50
210-219	21783.75	0.50
220	21810.00	0.50
221	21810.00	0.50
222-231	21783.75	0.50
232	21887.50	0.50

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
"A"	14°02'59"	50.00'	12.26'	12.23'	S 53°22'33" E
"B"	66°40'45"	50.00'	58.19'	54.96'	S 13°00'31" E
"C"	66°40'45"	50.00'	58.19'	54.96'	S 53°40'40" W
"D"	62°35'03"	50.00'	54.61'	51.94'	N 61°41'23" W
"E"	14°02'59"	50.00'	12.26'	12.23'	S 52°34'33" W
"F"	66°40'45"	50.00'	58.19'	54.96'	S 12°12'31" W
"G"	66°40'45"	50.00'	58.19'	54.96'	S 54°28'40" E
"H"	62°34'14"	50.00'	54.61'	51.93'	N 60°53'23" E

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

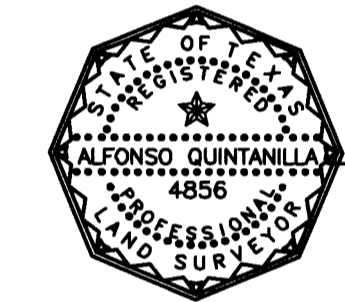


SUBDIVISION PLAT OF:
SAN MARTIN SUBDIVISION
No. 6

A 55.00 ACRE TRACT OF LAND OUT OF THE WEST 5.00 ACRES OF BLOCK 41, ALL OF BLOCK 42 AND THE EAST 10.00 ACRES OF BLOCK 43, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 715203 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 753429, OFFICIAL 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
ALFONSO QUINTANILLA
R.P.L.S. No. 4856

JUNE 9, 2020
DATE

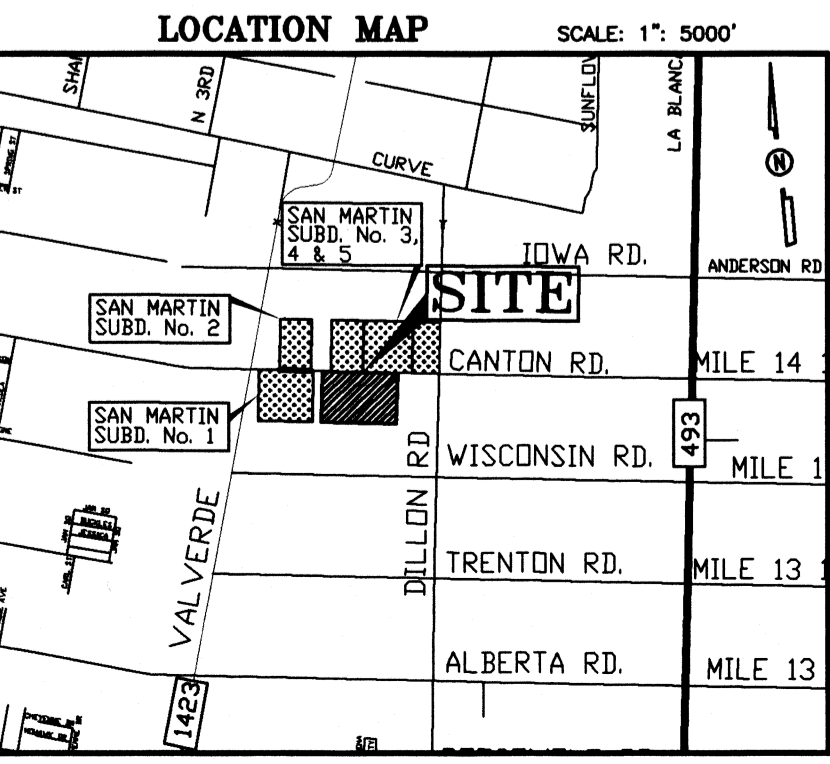
STATE OF TEXAS
COUNTY OF HIDALGO

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



Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 95534

7-13-2020
DATE



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



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. 2 OF 4 SHEETS	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	6-8-2020	LS	LS	AK
	DATE REVISION	REVISION	CHECKED BY	APPROVED BY
	7-13-2020	62		

DATE OF PREPARATION: JUNE 8, 2020

SAN MARTIN SUBDIVISION No. 6

A 55.00 ACRE TRACT OF LAND OUT OF THE WEST 5.00 ACRES OF BLOCK 41, ALL OF BLOCK 42 AND THE EAST 10.00 ACRES OF BLOCK 43, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 715203 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 753429, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR SAN MARTIN SUBDIVISION No. 6:
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.
SAN MARTIN SUBDIVISION No. 6 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 A 8" DIAMETER WATERLINE LOCATED ON THE NORTH SIDE OF CANTON ROAD. AN 8" WATERLINE WILL TAP INTO THE EXISTING 8" WATERLINE AND RUN SOUTH ALONG THE EAST SIDE OF EMERIL LANE AND WEST SIDE OF DAUSE STREET. ANOTHER 8" DIAMETER WATERLINE RUNS ON THE SOUTH SIDE OF CANTON ROAD AND TAP TO AN EXISTING 8" DIAMETER WATERLINE ON THE NORTHEAST CORNER OF SAN MARTIN SUBDIVISION No. 1 IN AN EXCLUSIVE EASEMENT. FROM THAT LINE AN 8" DIAMETER WATERLINE WILL TAP AND RUN SOUTH ON THE EAST SIDE OF TRES MARAVILLAS, THEN RUN EAST ON THE NORTH SIDE OF BUENA TIERRA STREET TO CONNECT WITH THE OTHERS 8" DIAMETER WATERLINE FOR A COMPLETE LOOP.

FROM THE 8" DIAMETER WATERLINE, THERE ARE THIRTY-SIX (36) 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 FIFTEEN (15) 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 HAVE BEEN 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 OF MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTION TO THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL BE INSTALLED SIX (6) FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____ PER LOT. 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. 6 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.

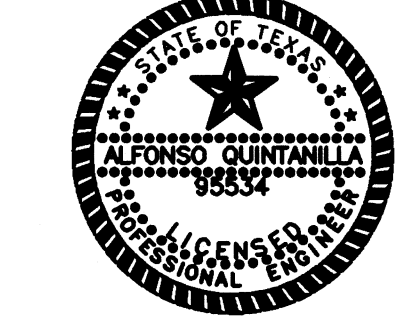
EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD EIGHT (8) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 145, 154, 171, 178, 198, 206, 222 & 230. (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 _____ LOTS.

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.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534

7-13-2020
DATE

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN MARTIN SUBDIVISION No. 6:
POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Description y Gastos.
LA SUBDIVISION SAN MARTIN SUBDIVISION No. 6 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRIA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO EN EL LADO NORTE DE CANTON ROAD. UNA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO Y CORRE SUR POR EL LADO ESTE DE LA CALLE EMERIL LANE Y OTRA POR EL LADO OESTE DE LA CALLE DAUSE STREET. OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE POR EL LADO SUR DE LA CALLE CANTON ROAD, Y SE CONECTA CON UNA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO EN LA ESQUINA NORESTE DE LA SUBDIVISION DE SAN MARTIN No. 1. DE ESA LINEA DE AGUA, OTRA LINEA DE 8" DE DIAMETRO CORRE SUR POR EL LADO ESTE DE LA CALLE TRES MARAVILLAS, LUEGO CORRE HACIA EL ESTE POR EL LADO NORTE DE LA CALLE BUENA TIERRA, PARA PODER CONECTARSE CON LAS OTRAS LINEAS DE AGUA Y FORMAR UN CIERRE DE DIAMETRO.

DEL CONDUCTO DE AGUA DE 8" PULGADAS SE PRODUCEN TREINTA Y SEIS (36) 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 QUINCE (15) 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\$ _____ O US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ _____, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. US\$ _____ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN SERVICIO DE AGUA. LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALCANZAR AL DUEÑO. EL DUEÑO DE LA SUBDIVISION INSTALARA SEIS (6) BOCAS DE REGO (FIRE HYDRANT) A UN COSTO DE \$ _____ POR CADA UNO CUAL COSTA 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: Description y Gastos.
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION SAN MARTIN SUBDIVISION No. 6. 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 OCHO (8) PRUEBAS CON AGUIJEROS EN EL CENTRO DE LOS LOTES 145, 154, 171, 178, 198, 206, 222 Y 230 (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 EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ _____ INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL _____ DE _____ DE 2020.

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\$ _____ LO CUAL EQUIVALE A US\$ _____ POR LOTE.

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

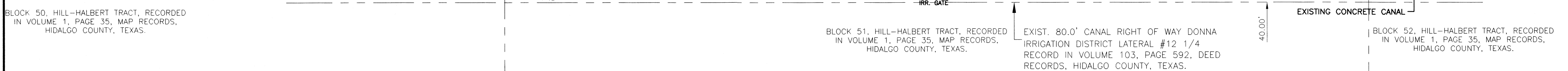
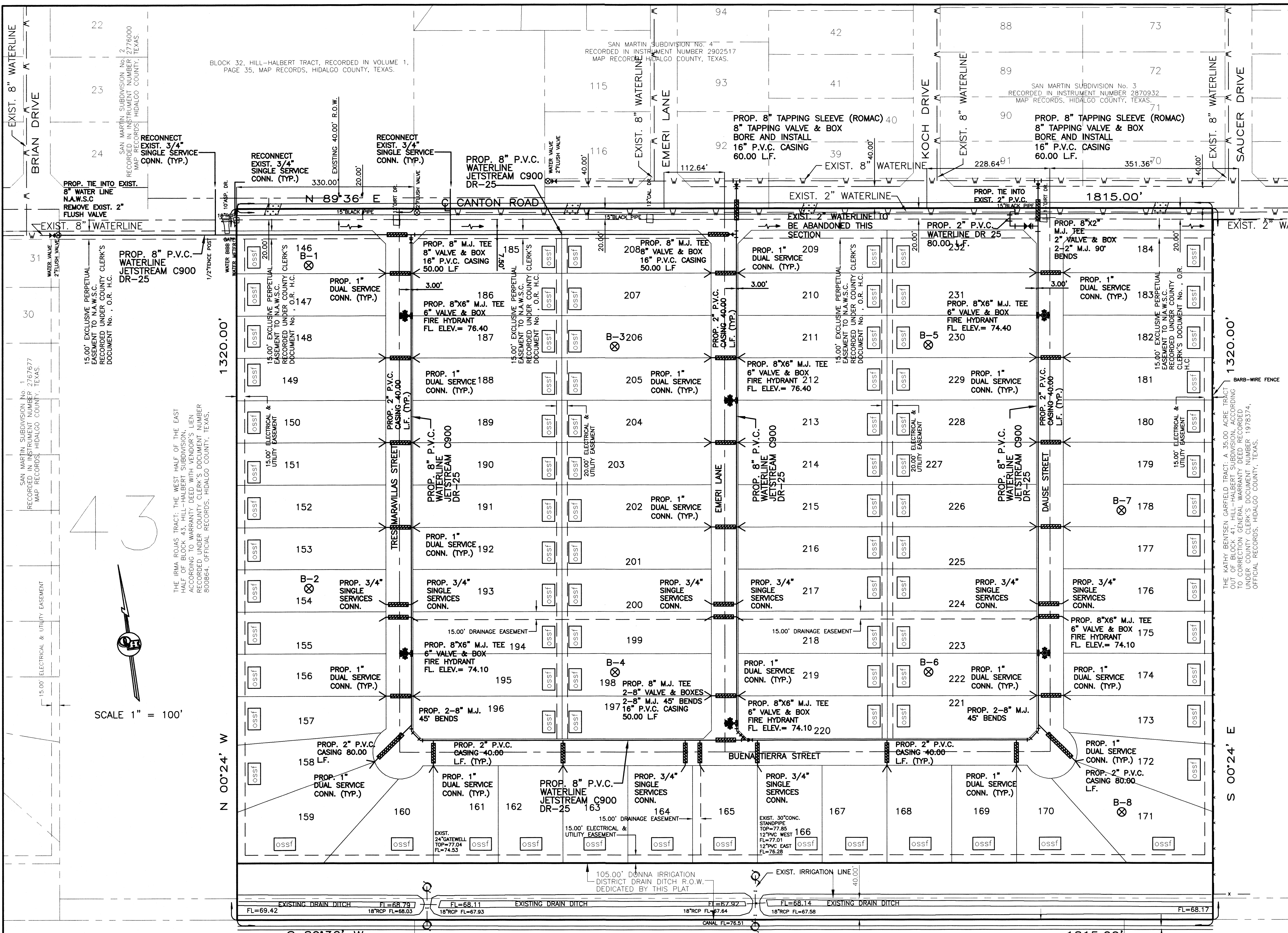


Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534

7-13-2020
DATE

No.	Sheet	REVISION	Date	Approved

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



B-1 TEST BORINGS
[Symbol] SEPTIC TANK (OSSF)

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

[Symbol] WATER METER BOX [Symbol] CAJA DE MEDIDOR DE AGUA
[Symbol] 8" WATER SUPPLY LINE [Symbol] 8" LINEA DE AGUA
[Symbol] SERVICE LINES [Symbol] LINEAS DE SERVICIOS

1" DUAL SERVICE LINE LOT [Symbol]
1" DOBLE LINEA DE SERVICIO LOTE [Symbol]
3/4" SINGLE SERVICE LINE LOT [Symbol]
3/4" UNICA LINEA DE SERVICIO LOTE [Symbol]

TRES MUNDOS INVESTMENTS LLC.
TILLMIN WELCH, MANAGER
902 BIG HORN DR
EDINBURG TX, 78539

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:
TRES MUNDOS INVESTMENTS LLC. SUBDIVIDERS OF SAN MARTIN SUBDIVISION No. 6 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.

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared
TILLMIN WELCH, MANAGER OF TRES MUNDOS INVESTMENTS 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 ID# 129615255
My Commission Expires
November 04, 2021

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

FILENAME:	F:\DATA\SUB\DONNA\SAN MARTIN SUBDIVISION No. 6\WATER BPLT
SHEET NO. 3	DATE PREPARED: 07-13-2020
OF 4 SHEETS	DATE REVISION: 07-13-2020
	CHECKED BY: G.C.
	APPROVED BY: G.C.

SAN MARTIN SUBDIVISION No. 6

A 55.00 ACRE TRACT OF LAND OUT OF THE WEST 5.00 ACRES OF BLOCK 41, ALL OF BLOCK 42 AND THE EAST 10.00 ACRES OF BLOCK 43, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 715203 AND WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 753429, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR SAN MARTIN SUBDIVISION No. 6
 San Martin Subdivision No. 6 is a 55.00 acre tract of land being the west 5.00 acres of Block 41, all of Block 42 and the east 10.00 acres of Block 43, 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 715203 and Warranty Deed with Vendor's Lien recorded under county clerk's document number 753429, official records Hidalgo County, Texas. This subdivision is located on the south side of Canton Road 1,150.00 feet west of Dillon Road. It is in the City of Donna E.T.J. The proposed subdivision will consist of 87 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 (SC), clay and clay loam (CL). 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 an easterly direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is Q = 14.89 cubic feet per second based on a 10-year storm.

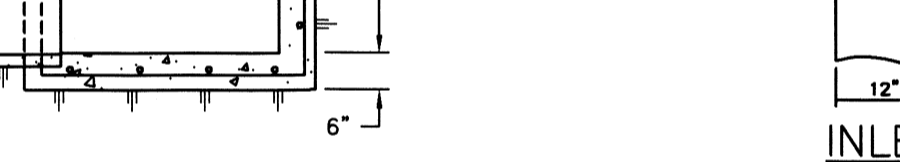
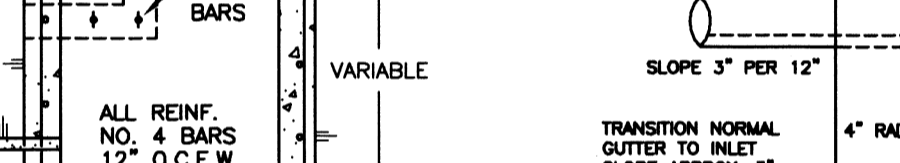
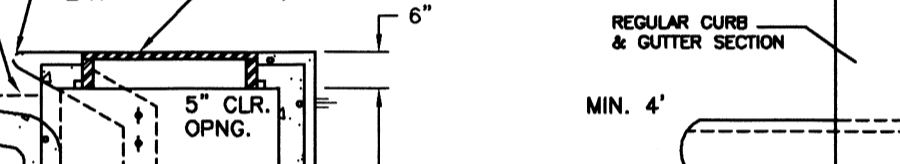
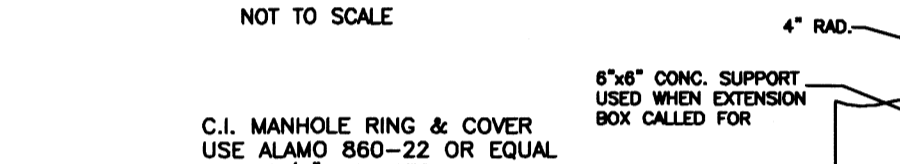
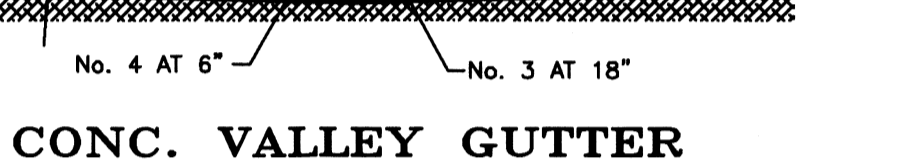
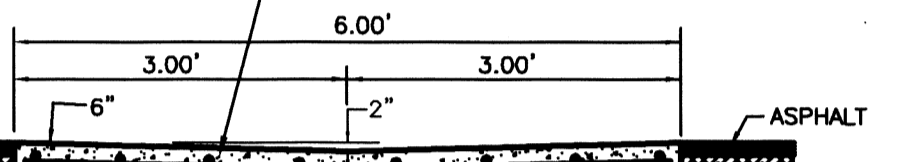
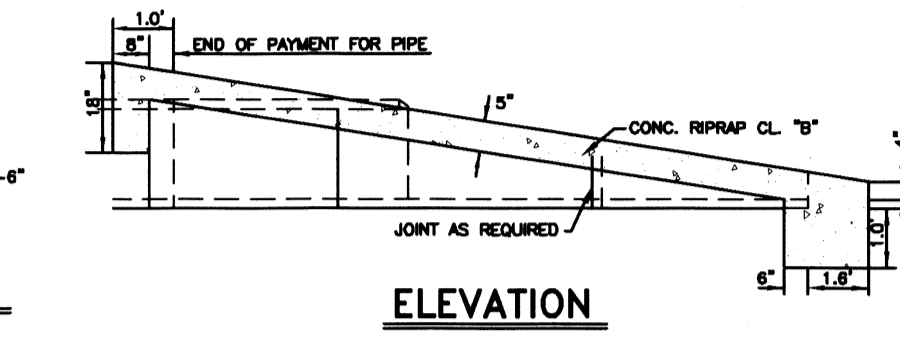
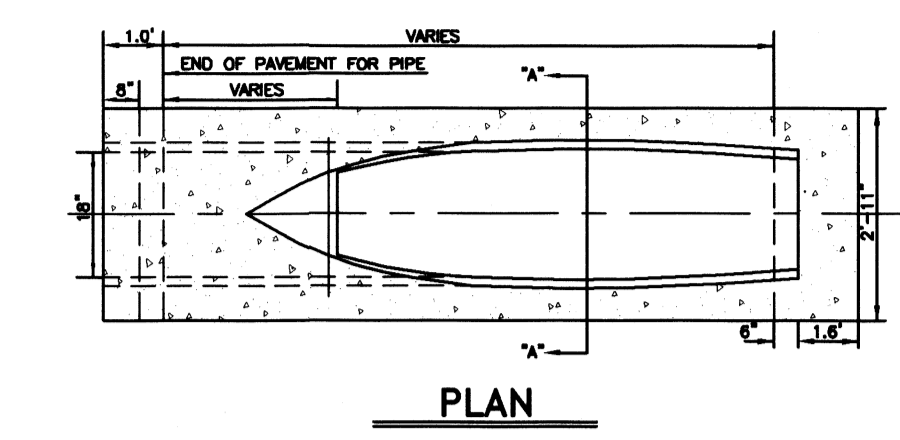
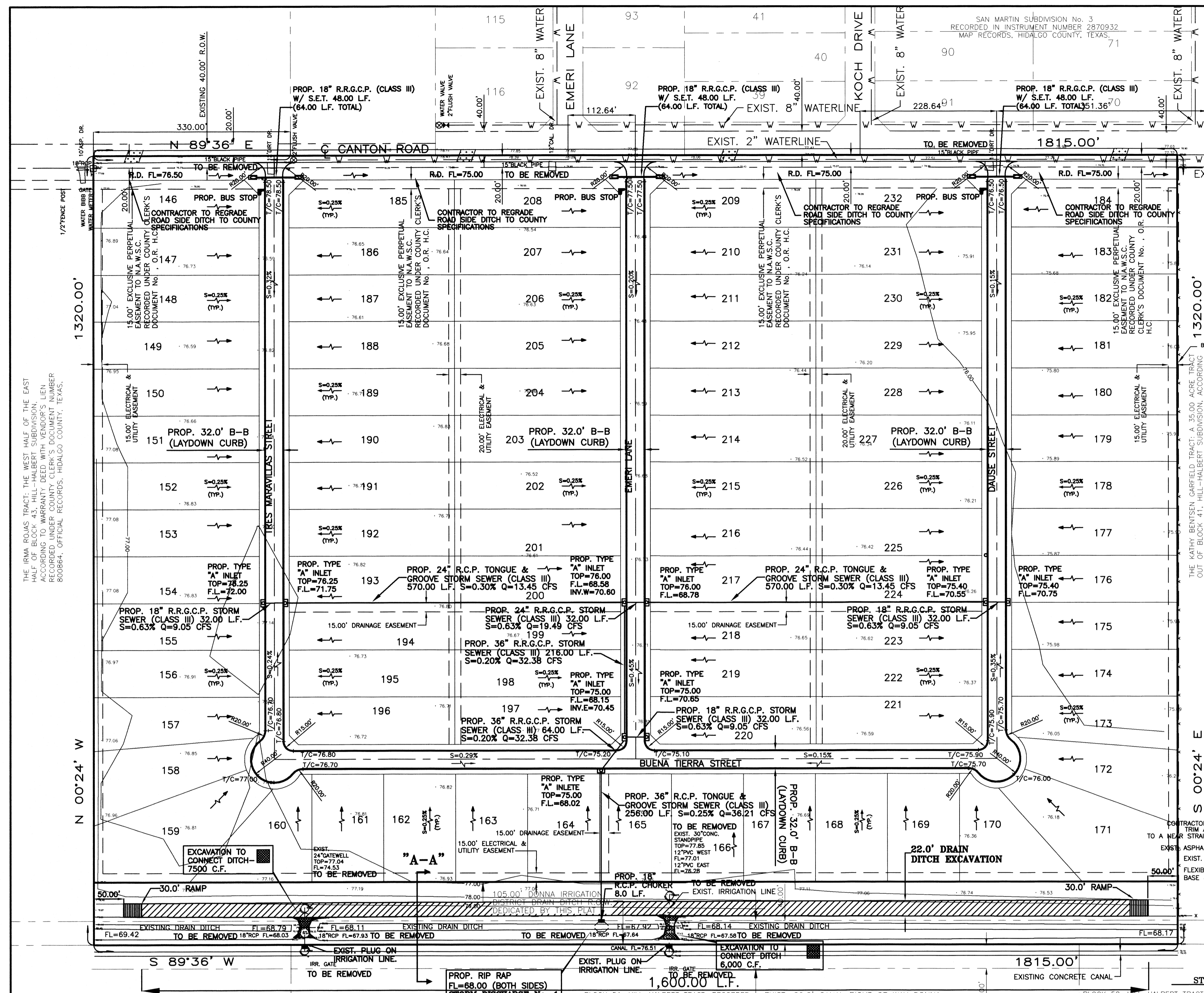
After development the runoff will be Q = 58.70 cubic feet per second for an increase of Q = 43.81 cubic feet per second based on a 50-year storm. Detention will be 201,525.13 cubic feet (4.63 acre feet) and will be accomplished by excavating the existing Donna Irrigation District Drain Ditch on the south side of the subdivision. The street runoff will be collected by a storm sewer system consisting of 18", 24" and 36" pipes and Type "A" inlets that will discharge into the existing Drain Ditch. 105.00 feet of right of way for the Drain Ditch is being dedicated to the Donna Irrigation District by the plat.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" [AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN] AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C (NOVEMBER 16, 1982) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



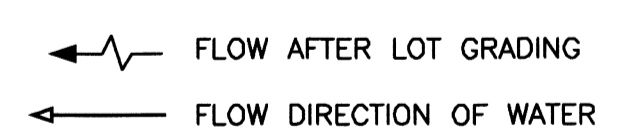
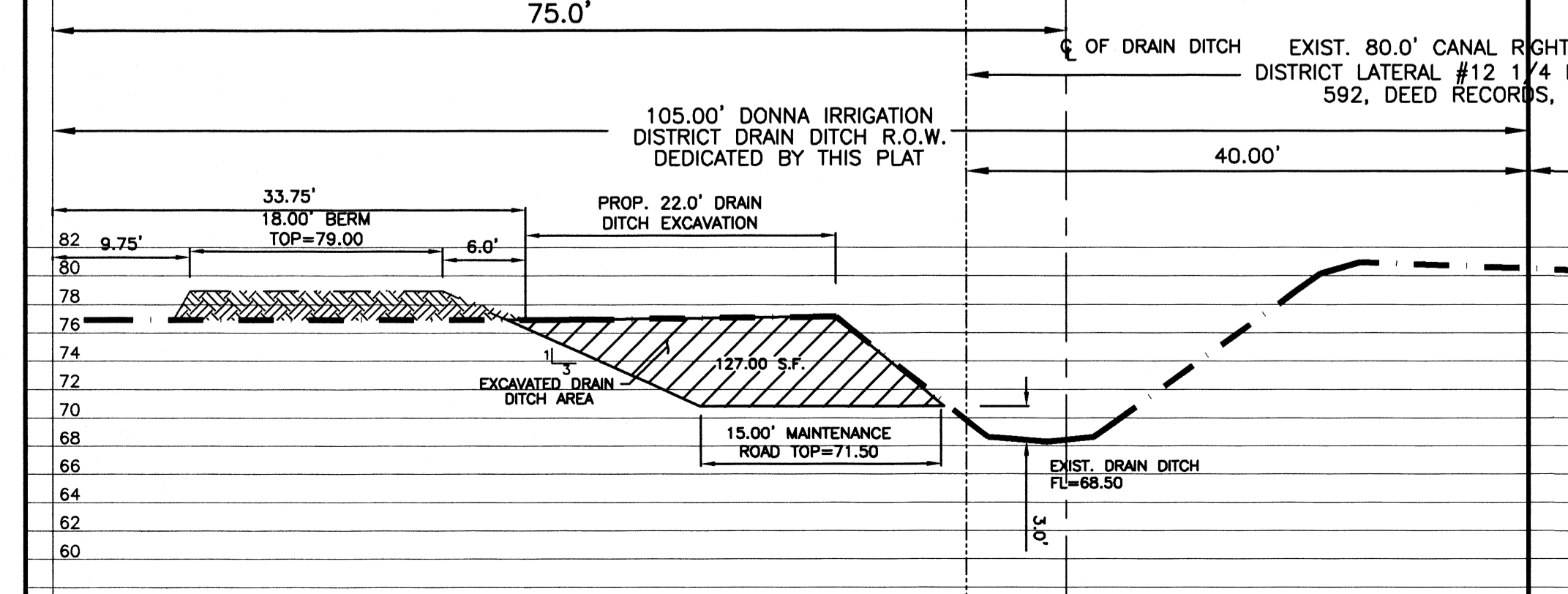
ALFONSO QUINTANILLA
 P.E. 95534
 DATE 7-13-2020

NOTE:
 DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER DURING SUBDIVISION CONSTRUCTION.



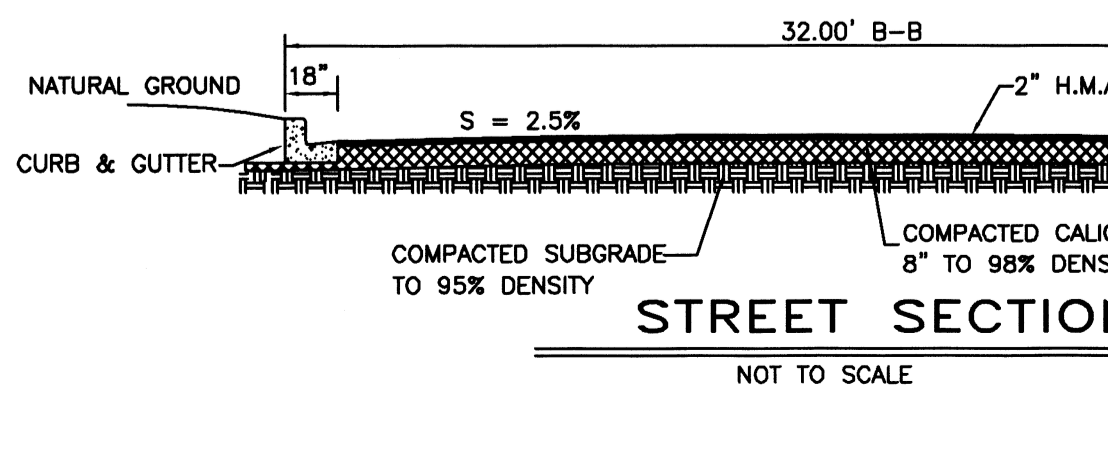
LEGEND
 TOTAL DETENTION REQUIRED - 201,525.13 C.F.
 TOTAL DETENTION PROVIDED - 216,700.00 C.F.
 (1600 L.F. X 127.00 S.F.) + 7,500 C.F. + 6,000 C.F.

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



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

- A. BEDDING 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 D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- B. 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. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.25 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE AT, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- C-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.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. 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. (12" LOOSE LIFTS, MECHANICAL COMPACTION).



- 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 AT, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- 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 D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE AT, A2, OR A3 (ASTM D145) 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 D2321) BACKFILL MATERIAL FOUNDATION PREPARATION (WELLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 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 MANUFACTURER'S SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12" BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5' FROM THE E.O.P./B.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

No.	Sheet	REVISION	Date	Approved

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RECONSTRUCTION OF ROAD SIDE DITCH
 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

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIV\H.C.\SAN MARTIN SUBDIVISION NO. 6\B-PLAT	06-14-2020	CC	CC	CC