



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-28-2020

PROPOSED WHALEN SPRINGS SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: RICHARD RUPPERT

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 57  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 4

LOCATION DESCRIPTION: SOUTHEAST INTERSECTION OF MOORE ROAD AND WHALEN 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 6-15-2020 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MOORE 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: WHALEN ROAD & JUAREZ AVENUE.

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.

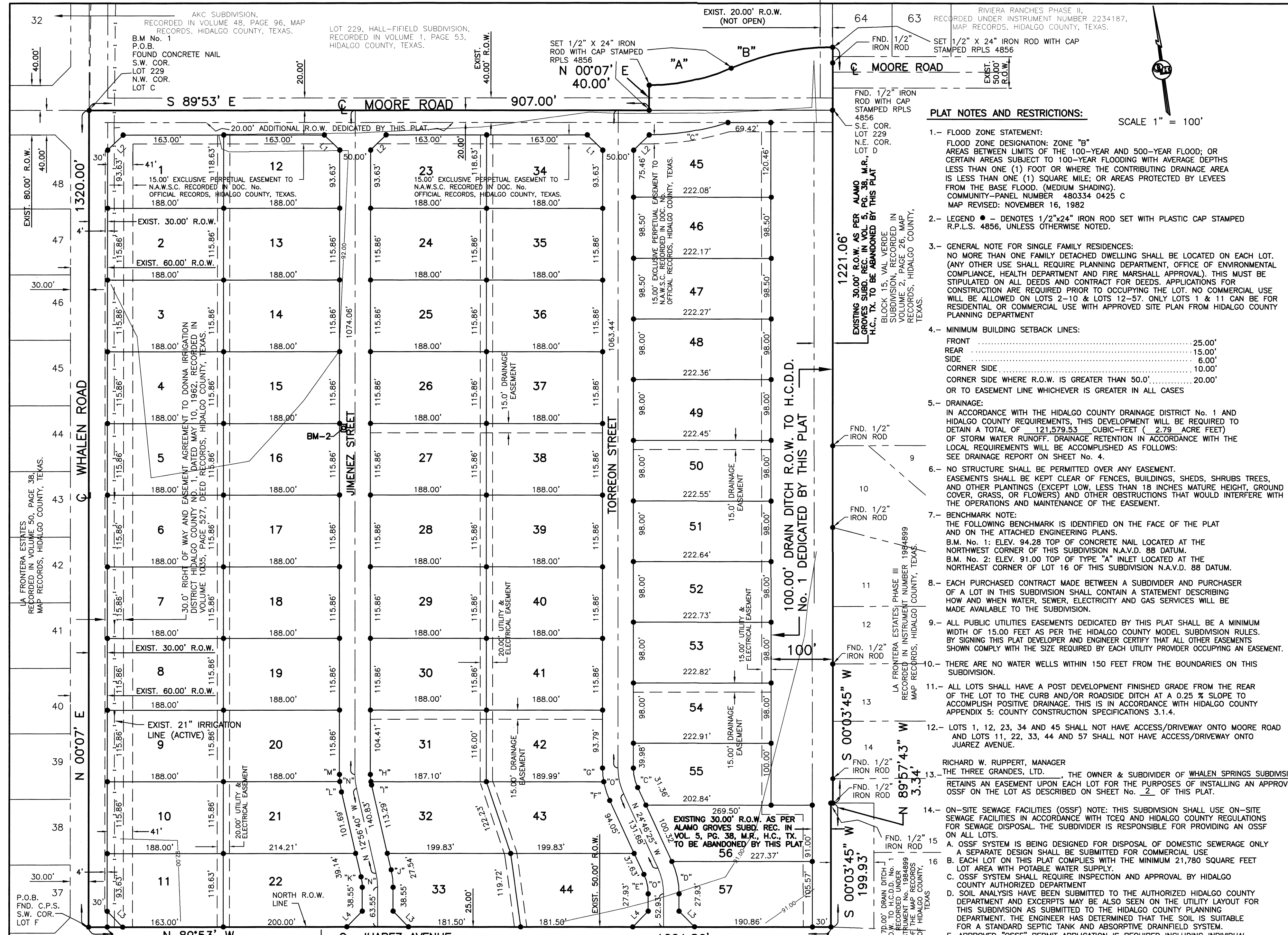
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_

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.*

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# WHALEN SPRINGS SUBDIVISION

A 36.97 ACRE TRACT OF LAND BEING 0.49 OF AN ACRE OUT OF LOT 229, HALL-FIFIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOTS C, D, E AND F, ALAMO GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3114009 AND 3114021, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

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

I, RICHARD W. RUPPERT, MANAGER OF THE THREE GRANDES, LTD., AS OWNER OF THE 36.97 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED WHALEN SPRINGS SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.  
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:  
 (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;  
 (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.

PLAT NOTES AND RESTRICTIONS:  
 SCALE 1" = 100'

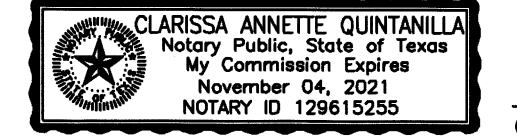
- FLOOD ZONE STATEMENT:  
 FLOOD ZONE DESIGNATION: ZONE "B"  
 AREAS BETWEEN LINES OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).  
 COMMUNITY-PANEL NUMBER: 480334 0425 C  
 MAP REVISED: NOVEMBER 16, 1982
- 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE WILL BE ALLOWED ON LOTS 2-10 & LOTS 12-57, ONLY LOTS 1 & 11 CAN BE FOR RESIDENTIAL OR COMMERCIAL USE WITH APPROVED SITE PLAN FROM HIDALGO COUNTY PLANNING DEPARTMENT
- MINIMUM BUILDING SETBACK LINES:  
 FRONT ..... 25.00'  
 REAR ..... 15.00'  
 SIDE ..... 5.00'  
 CORNER SIDE ..... 10.00'  
 CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.0' ..... 20.00'  
 OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
- DRAINAGE:  
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO PROVIDE A TOTAL OF 121,579.53 CUBIC FEET ( C. 2.79 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 INCH HIGH, GRASS, 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. 94.28 TOP OF CONCRETE NAIL LOCATED AT THE NORTHWEST CORNER OF THIS SUBDIVISION N.A.V.D. 88 DATUM.  
 B.M. NO. 2: ELEV. 91.00 TOP OF TYPE "A" INLET LOCATED AT THE NORTHEAST CORNER OF LOT 16 OF THIS SUBDIVISION N.A.V.D. 88 DATUM.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN 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 1, 12, 23, 34 AND 45 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MOORE ROAD AND LOTS 11, 22, 33, 44 AND 57 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO JUAREZ AVENUE.
- RICHARD W. RUPPERT, MANAGER THE THREE GRANDES, LTD., THE OWNER & SUBDIVIDER OF WHALEN SPRINGS SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.  
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.  
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- MINIMUM FINISH FLOOR NOTE:  
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB STREET 18" ABOVE THE CENTER LINE OF THE 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.
- THE PURCHASER FOR LOTS 1 THROUGH 11 SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY WITH CURB AND REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 16 FEET IN LENGTH
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL & UTILITIES USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS. IF A LOT IS APPROVED FOR COMMERCIAL USE, A 6' BUFFER FENCE WILL BE REQUIRED TO BE INSTALLED ALONG ALL ADJUTING RESIDENTIAL LOTS

METES AND BOUNDS  
 A 36.97 ACRE TRACT OF LAND BEING 0.49 OF AN ACRE OUT OF LOT 229, HALL-FIFIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALL OF LOTS C, D, E AND F, ALAMO GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3114009 AND 3114021, 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 CONCRETE NAIL FOUND AT THE INTERSECTION OF THE CENTERLINES OF WHALEN ROAD AND MOORE ROAD FOR THE SOUTHWEST CORNER OF LOT 229, THE NORTHWEST CORNER OF LOT C AND THE NORTHWEST CORNER OF THIS TRACT.  
 THENCE: S 89°53' E, ALONG THE SOUTH LINE OF LOT 229, THE NORTH LINE OF LOTS C AND D, AND THE CENTERLINE OF MOORE ROAD, A DISTANCE OF 907.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.  
 THENCE: N 00°07' E, A DISTANCE OF 40.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.  
 THENCE: ALONG A CURVE TO THE LEFT (CURVE DATA: DELTA = 231°12'52", RADIUS = 336.68 FEET), A DISTANCE OF 136.41 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.  
 THENCE: ALONG A CURVE TO THE RIGHT (CURVE DATA: DELTA = 231°12'03", RADIUS = 416.68 FEET), A DISTANCE OF 168.73 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 229 FOR THE NORTHEAST CORNER OF THIS TRACT FOR AN EXTERIOR CORNER OF THIS TRACT.  
 THENCE: S 00°03'45" W, ALONG THE EAST LINE OF LOT 229, PASSING AT 40.00 FEET THE CENTERLINE OF MOORE ROAD, PASSING AT 100.99 FEET THE SOUTHWEST CORNER OF LOT 229, THE NORTHEAST CORNER OF LOT D, AND CONTINUING ALONG THE EAST LINE OF LOTS D AND E, A TOTAL DISTANCE OF 1,221.06 FEET TO A 1/2" IRON ROD FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.  
 THENCE: N 89°57'43" W, ALONG THE EAST LINE OF LOT D, A DISTANCE OF 3.34 FEET TO A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF THIS TRACT.  
 THENCE: S 00°03'45" W, ALONG THE EAST LINE OF LOT D, A DISTANCE OF 199.93 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE NORTH RIGHT OF WAY LINE OF JUAREZ AVENUE FOR THE SOUTHEAST CORNER OF LOT E AND THE SOUTHWEST CORNER OF THIS TRACT.  
 THENCE: N 89°53' W, ALONG THE SOUTH LINE OF LOTS D AND E, AND THE NORTH RIGHT OF WAY LINE OF JUAREZ AVENUE, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 1,171.86 FEET FOR THE EAST RIGHT OF WAY LINE OF WHALEN ROAD, A TOTAL DISTANCE OF 1,201.86 FEET TO A COTTON PICKER FOUND IN THE CENTERLINE OF WHALEN ROAD FOR THE SOUTHWEST CORNER OF LOT F AND THE SOUTHWEST CORNER OF THIS TRACT.  
 THENCE: N 00°07' E, ALONG THE WEST LINE OF LOTS C AND F, AND THE CENTERLINE OF WHALEN ROAD, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.97 ACRES OF LAND MORE OR LESS.  
 BEARINGS ARE IN ACCORDANCE WITH LA FRONTERA ESTATES PHASE II, RECORDED IN VOLUME 54, PAGE 197, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE THREE GRANDES, LTD.  
 BY: RICHARD W. RUPPERT, MANAGER  
 P.O. BOX 959  
 EDINBURG, TEXAS 78540

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, the undersigned notary public, on this day personally appeared THE THREE GRANDES, LTD., BY: RICHARD W. RUPPERT, MANAGER 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 WHALEN SPRINGS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_  
 and  
 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 WHALEN SPRINGS SUBDIVISION 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 \_\_\_\_\_

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:  
 THIS PLAT WHALEN SPRINGS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 ATTEST: SECRETARY \_\_\_\_\_ BY: CHAIRMAN PLANNING COMMISSION \_\_\_\_\_

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

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_  
 COUNTY OF HIDALGO  
 STATE OF TEXAS

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



ALFONSO QUINTANILLA  
 P.E. NO. 95534  
 DATE 7-17-2020



ALFONSO QUINTANILLA  
 R.P.L.S. No. 4856  
 DATE APRIL 22, 2020

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, an exclusive perpetual easement with the right to erect, 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 intersection, 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 has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

THE THREE GRANDES, LTD.  
 BY: RICHARD W. RUPPERT, PRESIDENT  
 P.O. BOX 959  
 EDINBURG, TEXAS 78540

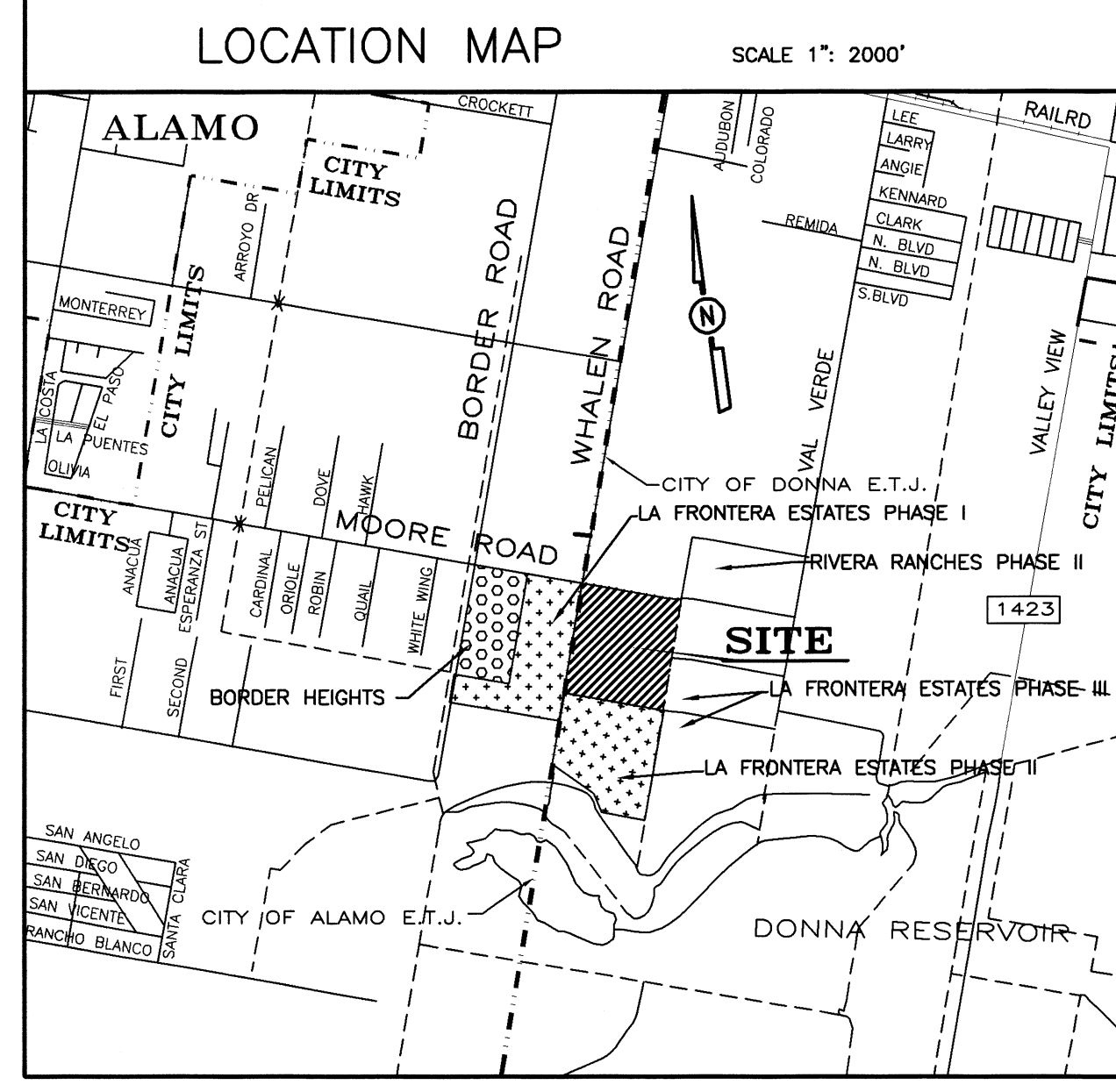
HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WHALEN SPRINGS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_.

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

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

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



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

INDEX OF SHEETS

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

LOT #	AREA (S.F.)	(AC.)
2-10	21989.94	0.50
11-12	21781.68	0.50
13-19	21781.68	0.50
20	21783.68	0.50
21	23268.92	0.53
22	26125.74	0.60
23	21989.94	0.50
24-30	21781.68	0.50
31	21824.34	0.50
32	23299.02	0.51
33	23428.35	0.54
34	24561.43	0.56
35	22341.76	0.51
36	21822.68	0.50
37-43	21781.68	0.50
44	21989.94	0.50
45	24223.34	0.56
46	21824.34	0.50
47	21888.74	0.50
48	21786.74	0.50
49	21795.82	0.50
50	21824.34	0.50
51	21813.99	0.50
52	21823.07	0.50
53	21832.16	0.50
54	21824.34	0.50
55	21838.46	0.50
56	22607.67	0.52
57	22663.73	0.52

CURVE DATA

CURVE	DELTA (Δ)	RADIUS	ARCH LENGTH	CHORD LENGTH	CHORD BEARING
"A"	231°12'52"	336.68	131.11'	135.48'	N 78°30'10" E
"B"	231°12'03"	416.68	168.73'	167.58'	N 78°30'10" E
"C"	24°53'25"	75.00'	32.58'	129.10'	N 81°12'17" E
"D"	24°53'25"	125.00'	54.30'	53.88'	N 12°19'43" W
"E"	24°53'25"	75.00'	32.58'	32.33'	S 12°19'43" E
"F"	14°39'22"	125.00'	31.97'	31.89'	S 17°26'44" E
"G"	10°14'03"	125.00'	22.33'	22.30'	S 05°00'02" E
"H"	08°53'16"	75.00'	11.63'	11.62'	N 04°19'38" W
"I"	04°10'24"	75.00'	5.46'	5.46'	N 10°51'28" W
"J"	1°03'40"	125.00'	28.49'	28.43'	S 06°24'50" E
"K"	1°03'40"	75.00'	17.10'	17.06'	S 06°24'50" E
"L"	0°48'23"	125.00'	17.03'	17.02'	S 09°02'28" E
"M"	05°15'16"	125.00'	11.46'	11.46'	S 02°30'38" E
"N"	1°03'40"	100.00'	22.80'	22.75'	N 06°24'50" W
"O"	24°53'25"	100.00'	43.44'	43.10'	N 12°19'43" W

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 44°53' E	35.36'
L2	N 45°07' E	35.36'
L3	N 44°53' W	35.36'
L4	S 45°07' W	35.36'

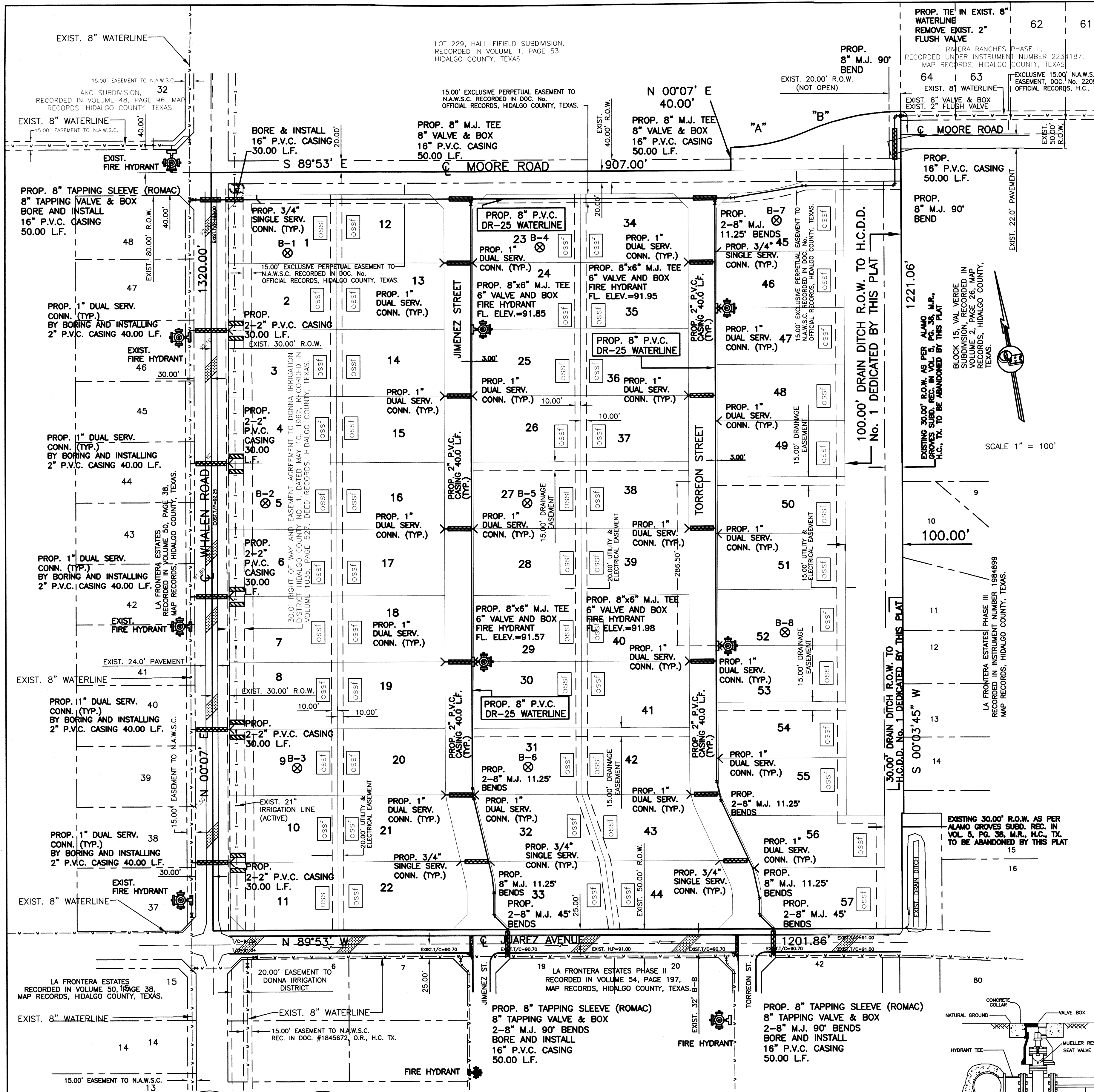
QUINTANILLA, HEADLEY AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER 1-5113  
 SURVEYING REGISTRATION NUMBER 100411-00  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: THE THREE GRANDES, LTD. BY MANAGER RICHARD W. RUPPERT	P.O. BOX 959	EDINBURG, TX 78540	(956)383-0868	(956)383-2301
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

DATE OF PREPARATION: APRIL 22, 2020

FILENAME: F:\DATA\SUBDIVS\DONNA\WHALEN SPRINGS SUBDIVISION\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	APRIL 22, 2020	LG		
	DATE REVISD	REVISED BY	CHECKED BY	APPROVED BY
	07-13-2020			JULUS CVZS



**FINAL ENGINEERING REPORT FOR WHALEN SPRINGS SUBDIVISION**  
 BY ALFONSO QUINTANILLA, P.E.

**REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION WHALEN SPRINGS SUBDIVISION**  
 POR ALFONSO QUINTANILLA, P.E.

**WATER SUPPLY: Description and Costs.**  
 WHALEN SPRINGS SUBDIVISION 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 WHALEN ROAD AND THE SOUTH SIDE OF JUAREZ AVENUE.

**SEWAGE FACILITIES: Description and Costs.**  
 SEWAGE FOR WHALEN SPRINGS SUBDIVISION, 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 QS 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.

**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.

**WATER SYSTEM FOR WHALEN SPRINGS SUBDIVISION** CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON WHALEN ROAD AND JUAREZ AVENUE. IT WILL RUN EAST ALONG THE SOUTH SIDE OF MOORE ROAD AND RUNS SOUTH ALONG THE EAST SIDE OF PROPOSED JIMENEZ STREET AND THE EAST SIDE OF PROPOSED TORREON STREET FOR A LOOPED SYSTEM WITH THE EXIST. 8" WATERLINE AT THE SOUTH SIDE OF JUAREZ AVENUE.

FROM THE 8" DIAMETER WATERLINE TWENTY-SIX (26) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE FIVE (5) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE PROPOSED 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 THIS PLAT.

**DRENAGE: Description and Gastos.**  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION WHALEN SPRINGS SUBDIVISION. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAGE 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 (8) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1, 5, 9, 23, 27, 45, & 52 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO DE ARCILLA ARENOSO (CLASS III) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA A 24 PULGADAS 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 DIA \_\_\_\_\_ DE \_\_\_\_\_ DE \_\_\_\_\_.

**CERTIFICACION**  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAGE, 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 DRENAGE SON \$ \_\_\_\_\_ A UN COSTO TOTAL DE \$ \_\_\_\_\_ POR LOTE.

**AGUA:** EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUICHO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE \$ \_\_\_\_\_ A UN COSTO TOTAL DE \$ \_\_\_\_\_ POR LOTE.

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

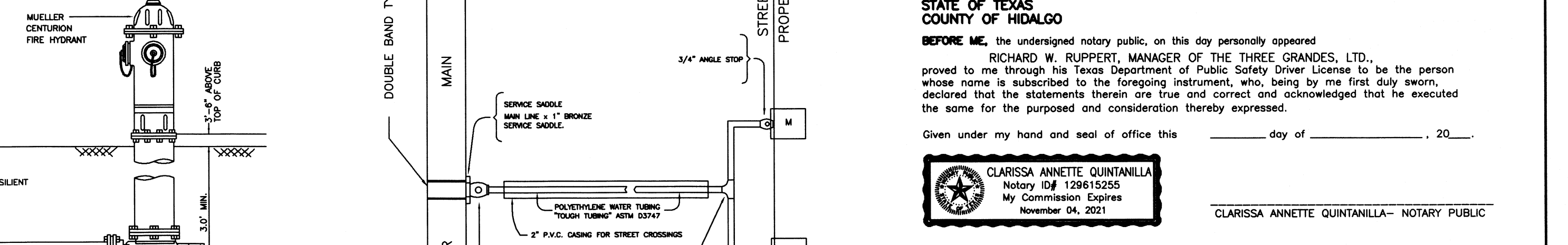
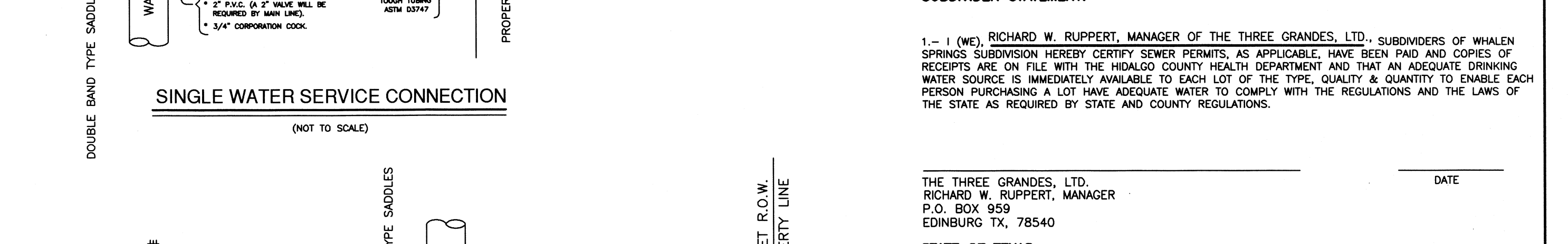
**CERTIFICATION:**  
 I, ALFONSO QUINTANILLA, P.E. 95534, ENGINEER, HAVE REVIEWED AND APPROVED THE PLAT AND THE SEWAGE FACILITIES DESCRIBED THEREIN. I CERTIFY THAT THE SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE 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.

**SEWAGE FACILITIES: Description and Costs.**  
 SEWAGE FOR WHALEN SPRINGS SUBDIVISION, 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 QS 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.

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 \_\_\_\_\_.



**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

DATE PREPARED: 05-19-2020  
 PREPARED BY: G.CANTU  
 CHECKED BY: J.LUIS OVIS  
 APPROVED BY: CLARISSA ANNETTE QUINTANILLA  
 Notary #0129615255  
 My Commission Expires November 04, 2021

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. EDINBURG, TEXAS 77539  
 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00  
 PHONE 956-381-6480 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM

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

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

**LEGEND**  
 [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

**SUBDIVISION PLAT OF:**  
**WHALEN SPRINGS SUBDIVISION**  
 A 36.97 ACRE TRACT OF LAND BEING A 0.49 OF AN ACRE TRACT OUT OF LOT 229, HALL-FIFIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, HIDALGO COUNTY, TEXAS, AND ALL OF LOTS C, D, E AND F, ALAMO GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2765755 AND 2892789, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

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

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

**SHEET NO. 2 OF 4 SHEETS**

FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUB\DONNA\WHALEN SPRINGS\WATER\BPLAT	05-19-2020	G.CANTU	J.LUIS OVIS	CLARISSA ANNETTE QUINTANILLA



SUBDIVISION PLAT OF:  
**WHALEN SPRINGS SUBDIVISION**

A 36.97 ACRE TRACT OF LAND BEING A 0.49 OF AN ACRE TRACT OUT OF LOT 229, HALL-FIFIELD SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 53, HIDALGO COUNTY, TEXAS, AND ALL OF LOTS C, D, E AND F, ALAMO GROVES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 5, PAGE 38, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2765755 AND 2892789, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT  
FOR  
WHALEN SPRINGS SUBDIVISION

A 36.97 acre tract of land being a 0.49 of an acre tract out of Lot 229, Hall-Fifield Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in volume 1, page 53, Hidalgo County, Texas, and all of Lots C, D, E and F, Alamo Groves Subdivision, Hidalgo County, Texas, according to the plat of map thereof recorded in volume 5, page 38, map records Hidalgo County, Texas, and according to general warranty deed recorded under county clerk's document number 2765755 and 2892789, official records, Hidalgo County, Texas. It is located on the east side of Whalen Road and in between Moore Road and Juarez Avenue. The proposed subdivision will consist of 57 residential lots.

The tract is Zone "B" (medium shading), areas between limits of the 100-year and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on November 16, 1982.

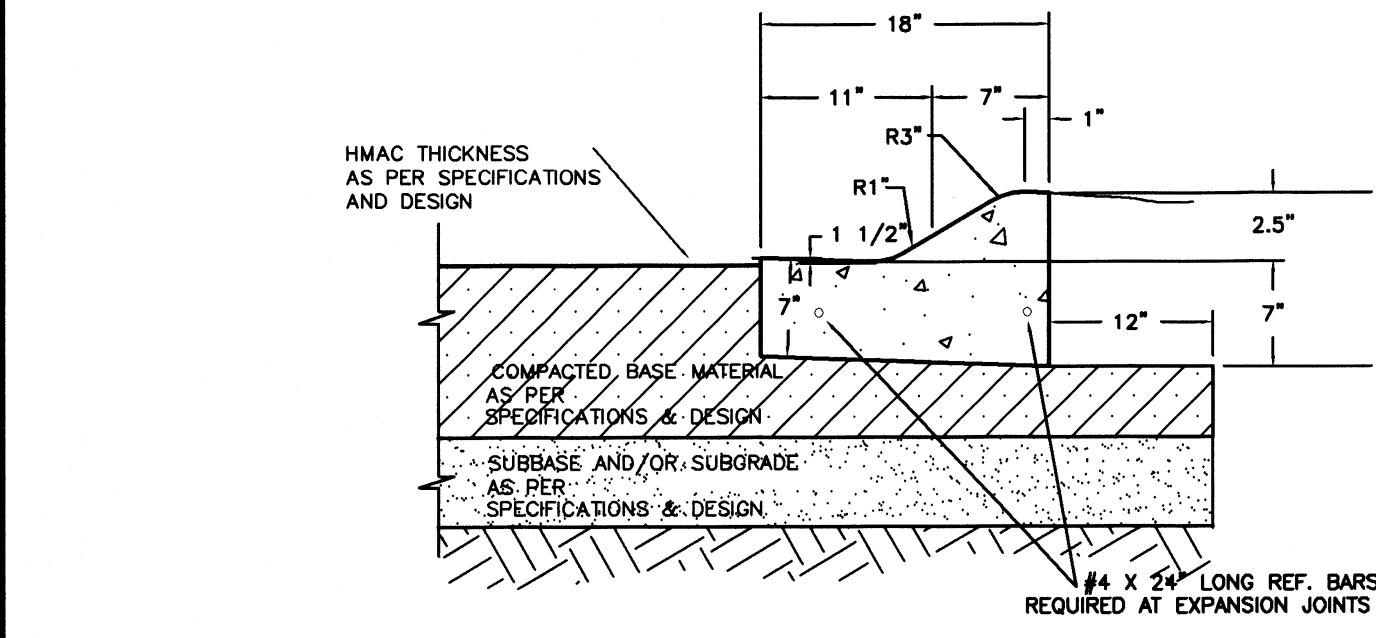
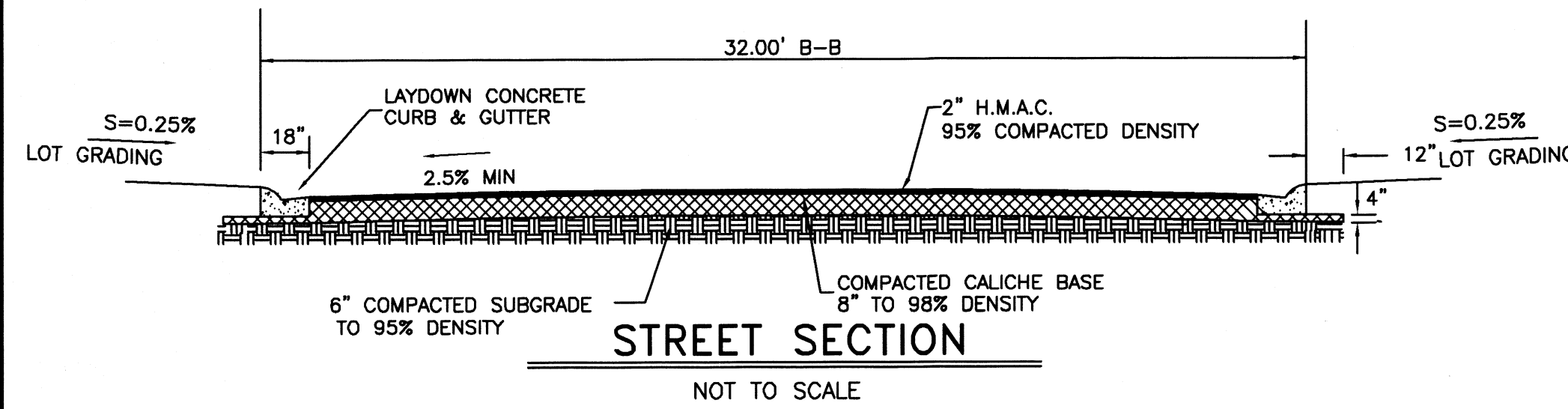
The majority of the soil is Hidalgo (28) and Willacy (52) and is in soil group "B". It is sandy clay loam (SC) and clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-35. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a easterly direction with an approximate 0.5% slope. The proposed subdivision is Q = 12.66 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 48.61 cubic feet per second based on a 50-year storm for an increase of Q = 35.95 cubic feet per second. Detention will be 121,579.53 cubic feet (2.79-acre feet). It will be accomplished by grading the roadside ditch along Moore Road & Whalen Road and excavating the 100.00' Hidalgo County Drainage District No. 1 Drain Ditch Right of Way that is being dedicated by this plat. This drain ditch will outfall into an existing 70.00' H.C.D.D No. 1 Drain Ditch Right of Way recorded during La Frontera Estates Phase II (Instrument No. 1984899, H.C.M.R.). The street runoff will be collected by a storm sewer system consisting of 18", 24" and 30" pipes and Type "A" & Type "CC" Inlets that will discharge into the new drain ditch.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "B" (MEDIUM SHADING) (AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C (DATED NOVEMBER 16, 1982) IS CONTAINED WITHIN THE RIGHT-OF-WAY OF STREET AND WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW

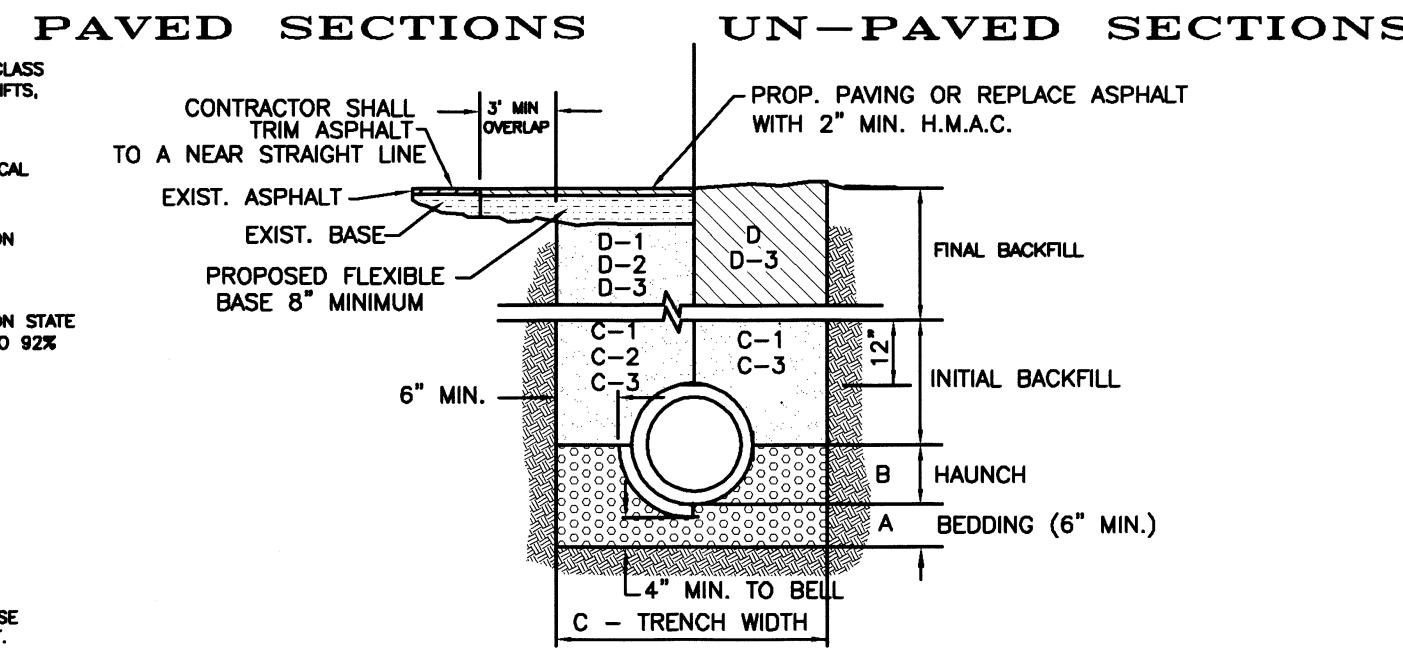


1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE, AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS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

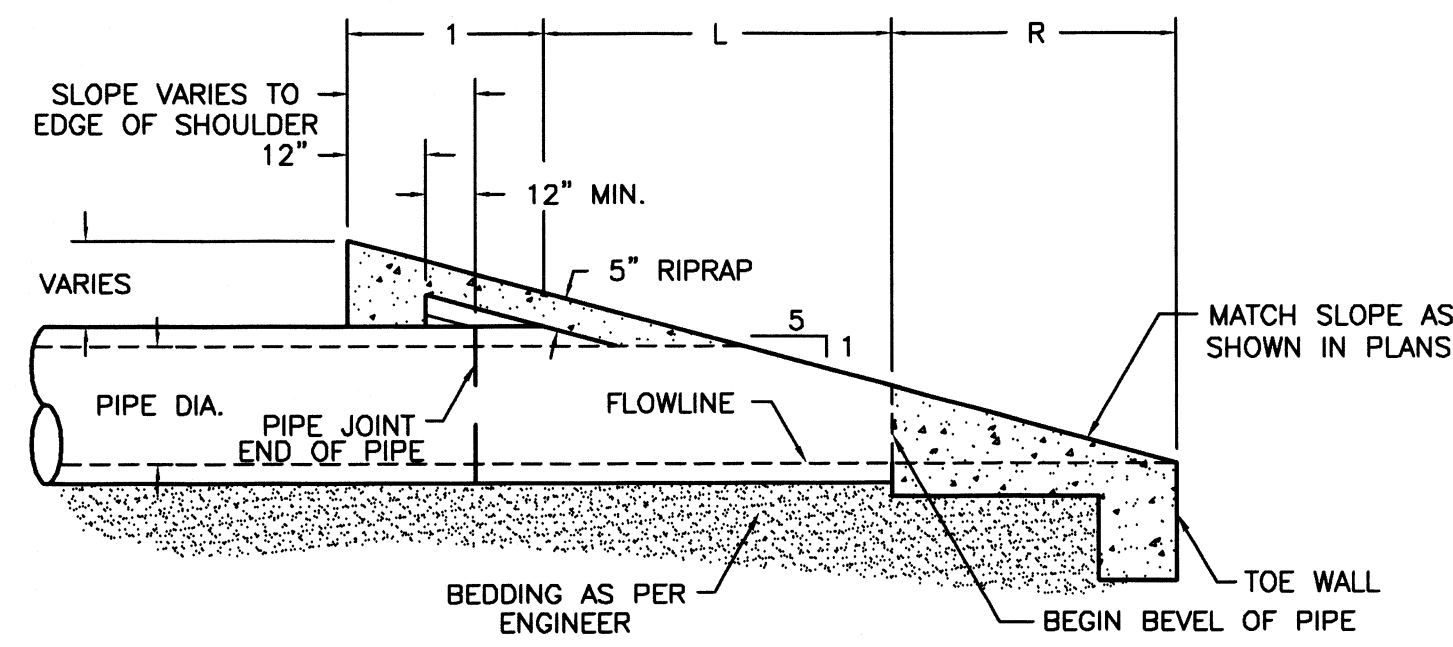
TYPICAL LOW PROFILE CURB & GUTTER SECTION

- 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") - FIT 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 D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.2 = 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 A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS 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-898, 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% SPD, 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% SPD (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 A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS 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 D898, 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/PAVE OF CURB SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPORTS, MINIMUM 4" GRAVEL OR CEMENT STABILIZATION OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

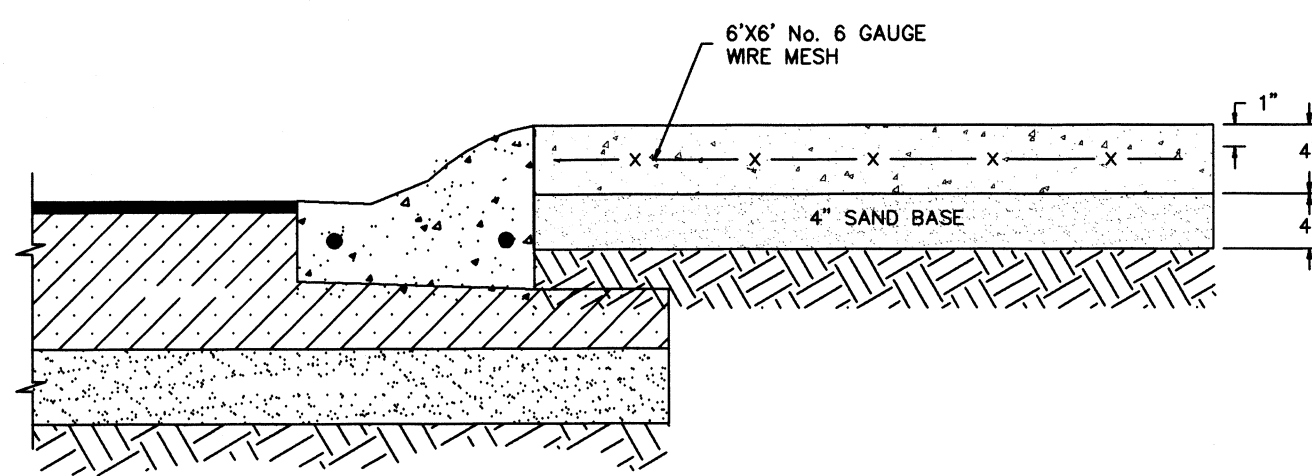
STORM TRENCH BEDDING AND BACKFILL NOTES



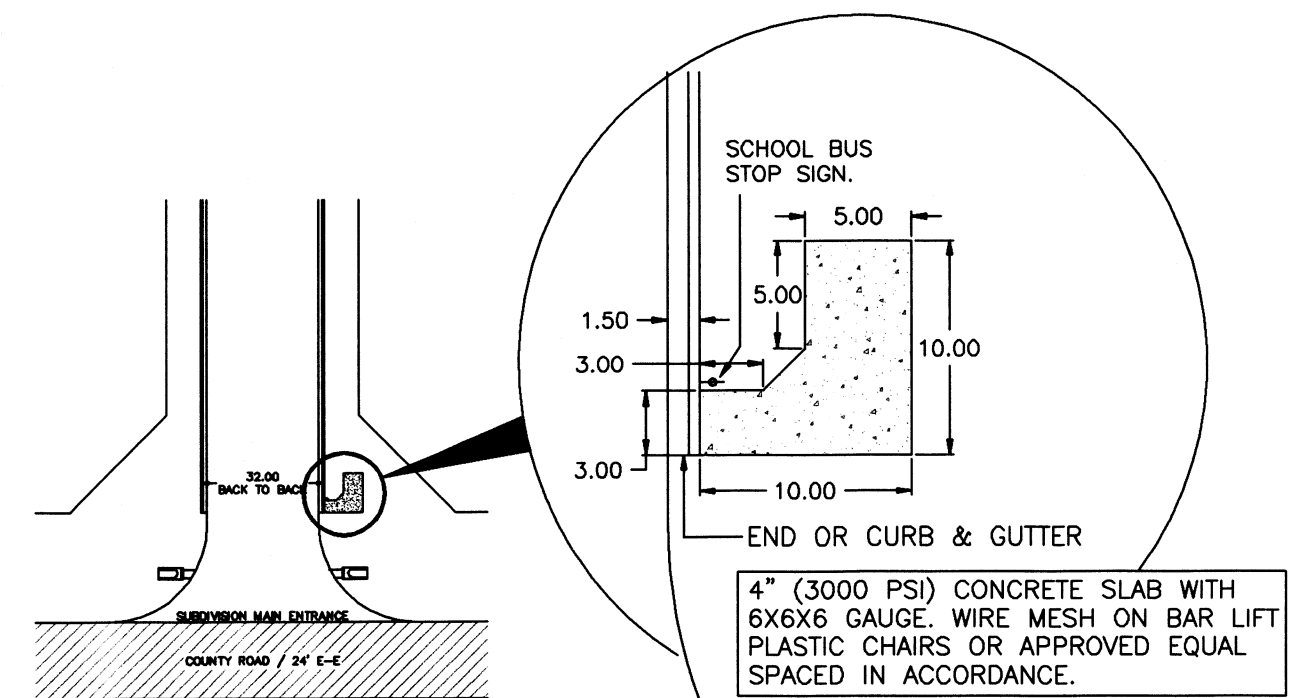
STORM TRENCH BEDDING AND BACKFILL DETAILS



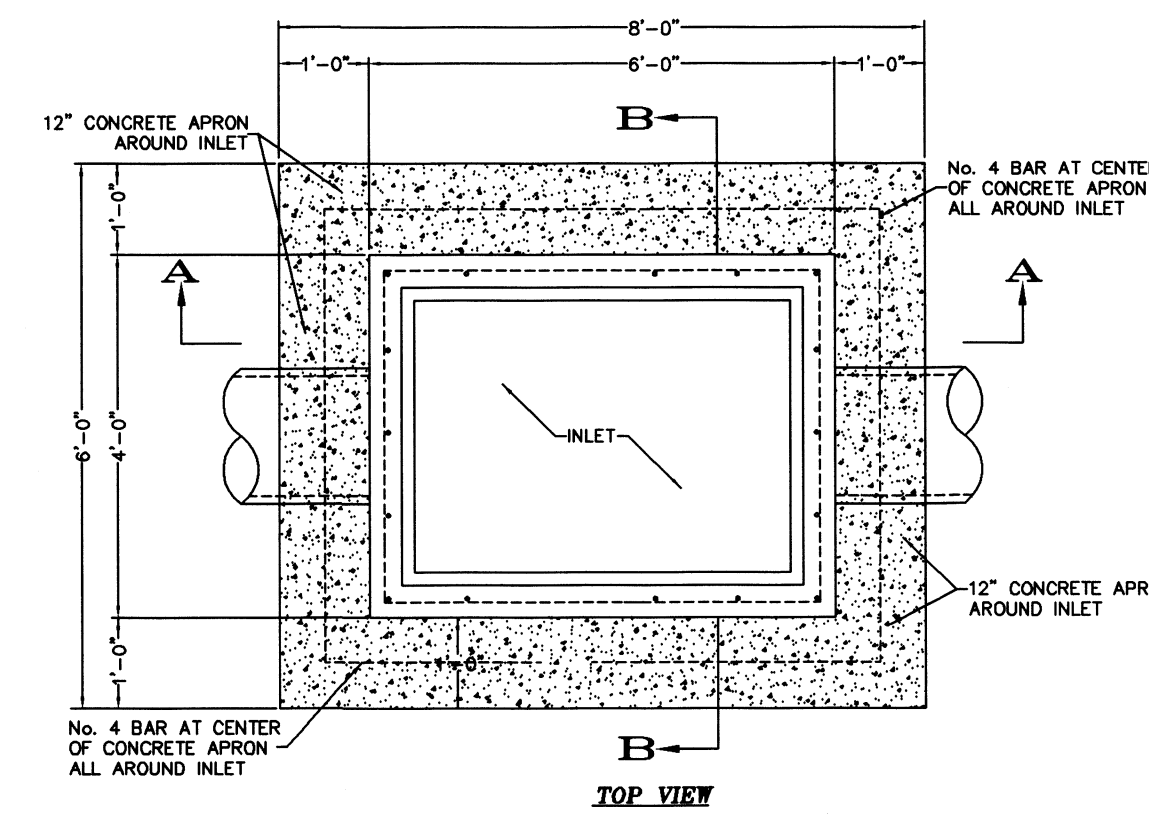
ELEVATION SAFETY END TREATMENT (TYPE "P OR C")



SECTION A-A

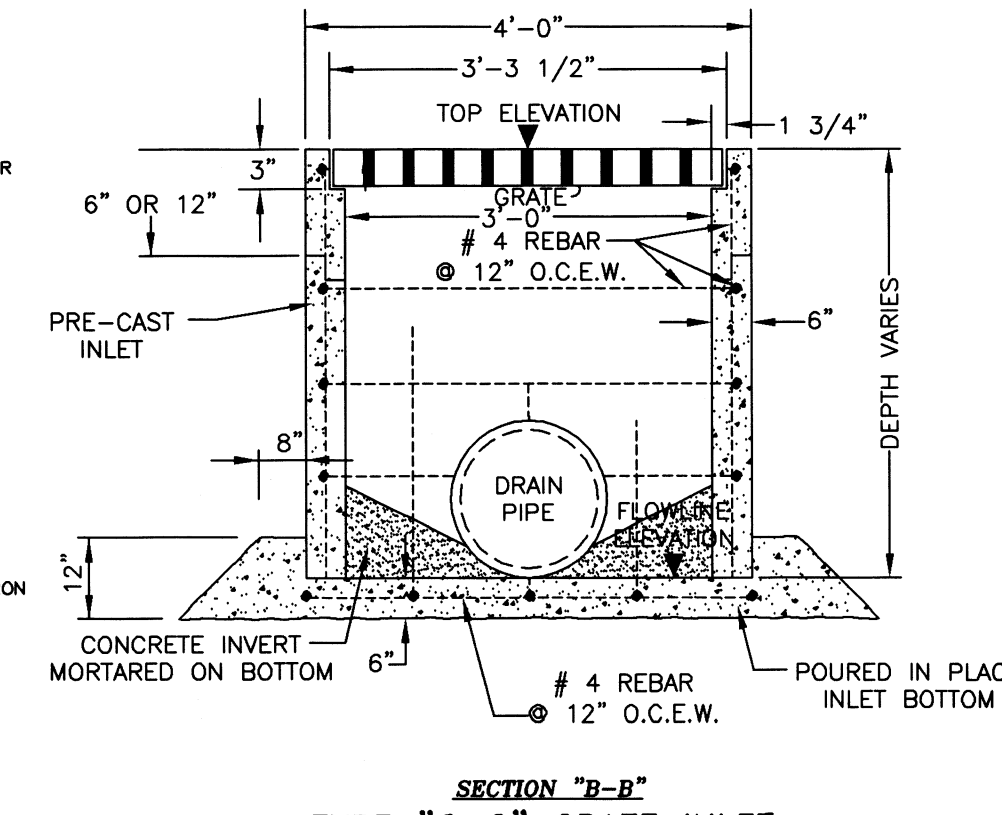


CONCRETE SCHOOL BUS STOP PICKUP AREA

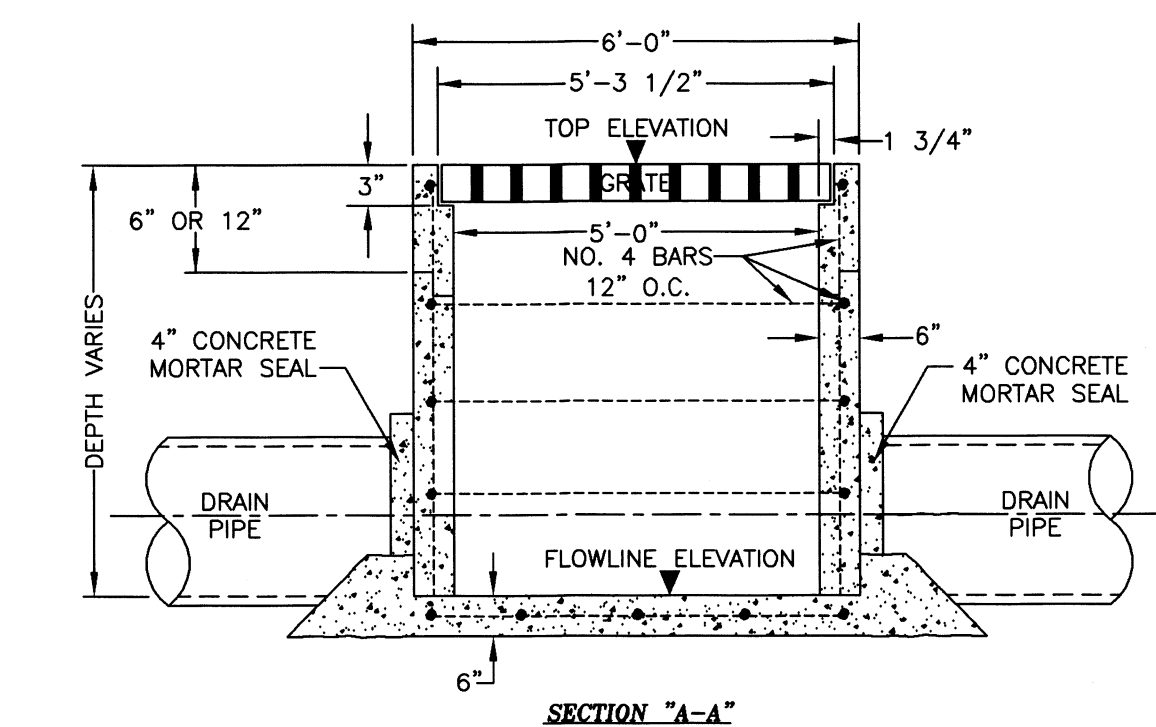


INLET CONCRETE APRON

TYPE "C-C" GRATE INLET WITH POUR IN PLACE CONCRETE BOTTOM



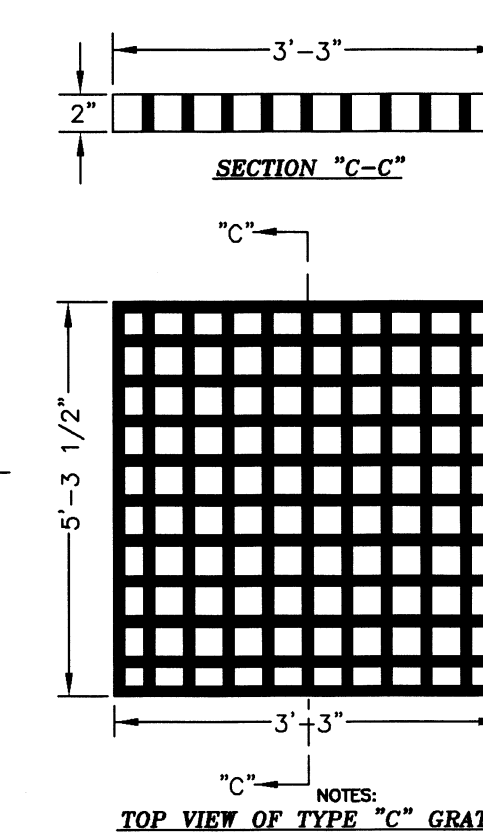
SECTION "R-R" TYPE "C-C" GRATE INLET



SECTION "A-A"

REINFORCING STEEL DETAILS

1. ALL STEEL TO BE NO. 4 BARS ON 12" SPACING IN BOTH DIRECTIONS EXCEPT IN TOP SLAB OF MANHOLE.
2. ALL GRATE INLET COVERS SHALL BE PEDESTRIAN SAFE COVERS. OPENINGS SHALL BE NO GREATER THAN 1/2" WIDE.
3. INLET SHALL BE PLACED ON 6-INCH SAND OR GRAVEL BEDDING. SUBGRADE SHALL BE COMPACTED TO 95% DENSITY.

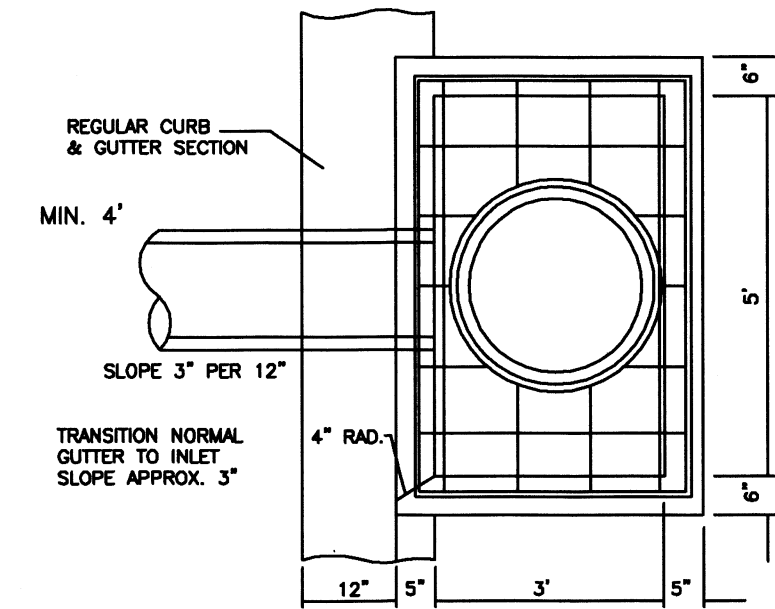


TOP VIEW OF TYPE "C-C" GRATE

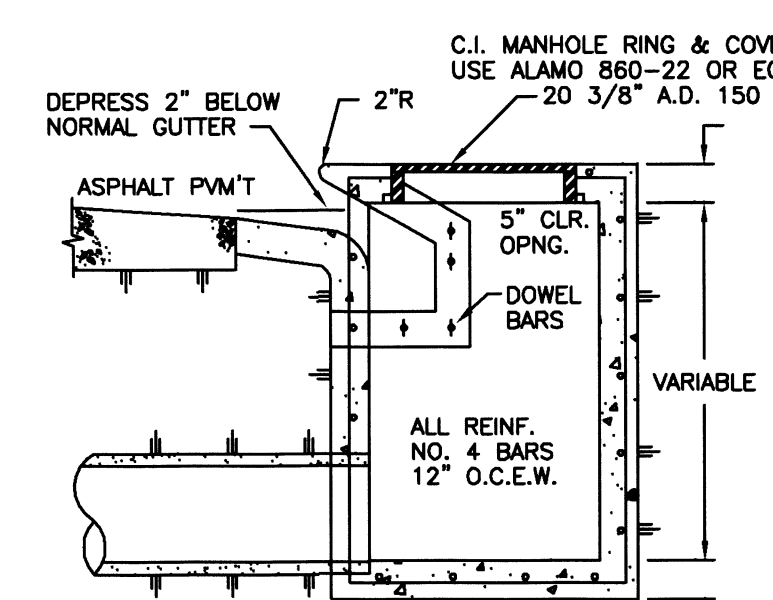


Alfonso Quintanilla  
P.E. 95534

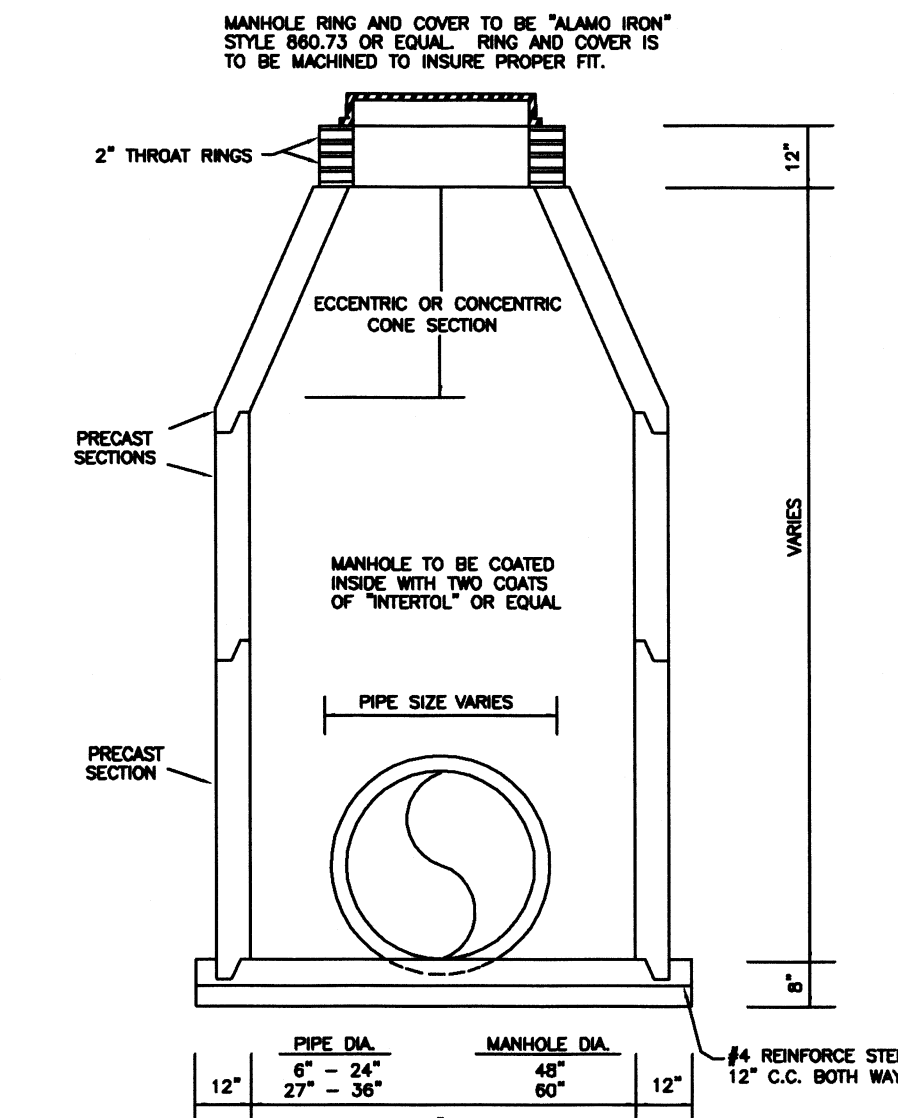
10-19-20  
DATE



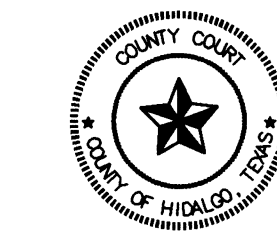
PLAN VIEW DETAIL



TYPE "A" INLET DETAIL



PRECAST CONCRETE MANHOLE DETAIL



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

COST ESTIMATE

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

SHEET NO. 4	FILENAME : F:\DATA\SUB\DONNA\WHALEN SPRINGS SUBDIVISION\PAVING SPLAT
OF 4 SHEETS	DATE PREPARED : 1-8-20
	PREPARED BY : JULIS CAVAZOS
	DATE REVISED : _____
	REVISED BY : _____
	CHECKED BY : _____
	APPROVED BY : _____