



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-25-2021

PROPOSED SAN MARTIN NO. 7 SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: TRES MARAVILLAS LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 44 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 3

LOCATION DESCRIPTION: EAST OF GANDY ROAD APPROXIMATELY ¼ MILE NORTH OF MILE 10 NORTH 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 5-18-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO GANDY ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-13-2021 REVIEWED BY DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-04-2021 BY ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 6" LOCATION: GANDY ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-18-2021; 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.

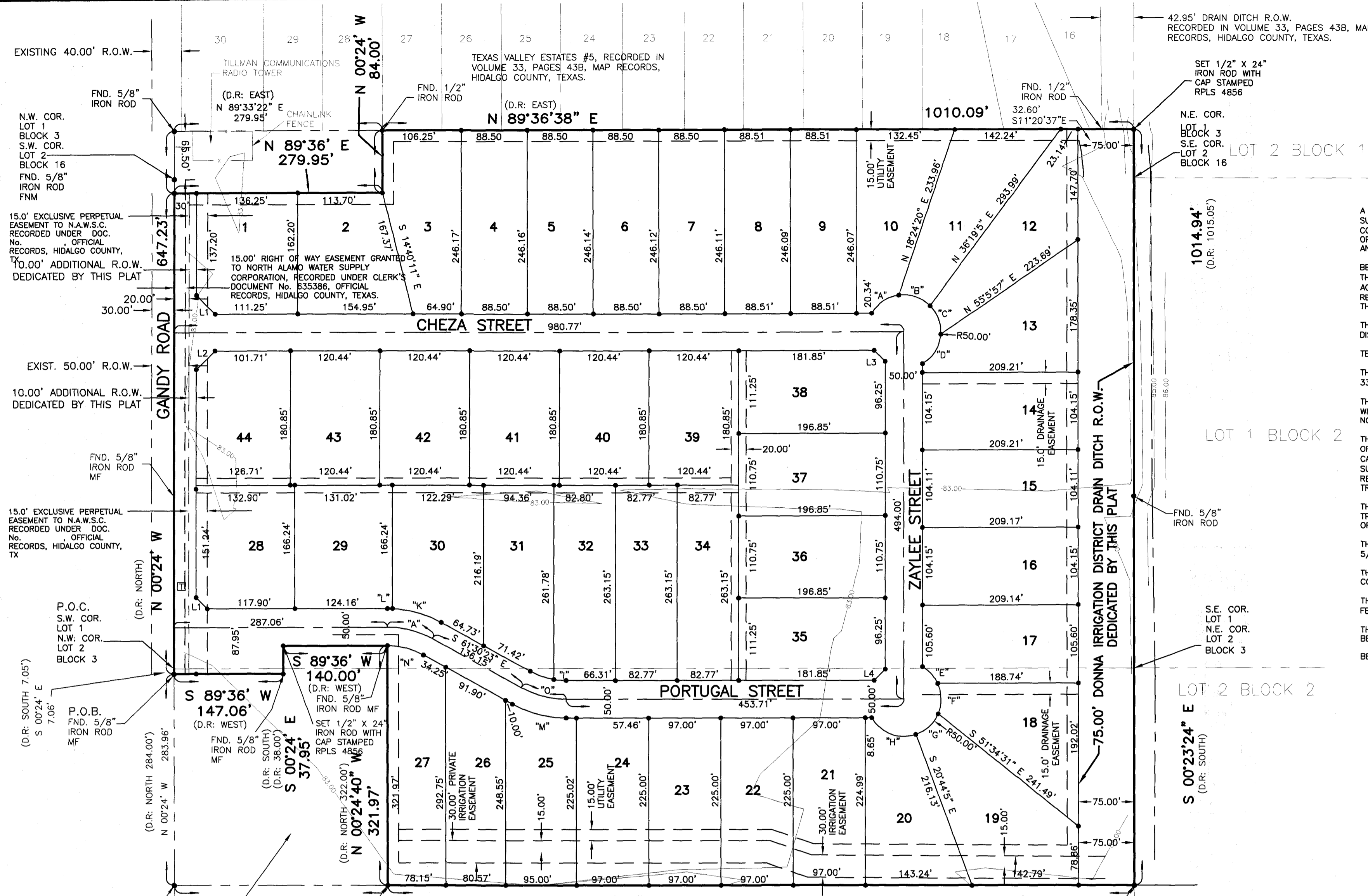
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

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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SUBDIVISION PLAT OF: SAN MARTIN SUBDIVISION No. 7

A 27.53 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, BLOCK 3, AND OUT OF LOT 2, BLOCK 16, LA BLANCA "B" LANDS OF LA BLANCA AGRICULTURAL CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "Y", PAGE 469-471, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1590394 AND 2524039, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

I, ZACHARY SCURLOCK, MANAGER OF TRES MARAVILLAS, L.L.C., AS OWNER OF THE 27.53 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN MARTIN SUBDIVISION No. 7, 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.

METES AND BOUNDS

A 27.53 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, BLOCK 3, AND OUT OF LOT 2, BLOCK 16, LA BLANCA "B" LANDS OF LA BLANCA AGRICULTURAL CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "Y", PAGE 469-471, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1590394 AND 2524039, 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 5/8" IRON ROD WITH CAP STAMPED MF FOUND ON THE WEST LINE OF LOT 2 AND ON THE EAST RIGHT OF WAY LINE OF GANDY ROAD FOR THE NORTHWEST CORNER OF THE JUANITA TREJO TRACT (A 1.993 ACRE TRACT OUT OF LOTS 1 AND 2, BLOCK 3, LA BLANCA "B" LANDS OF LA BLANCA AGRICULTURAL CO., ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2823407, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID ROD BEARS S 00°24' E (DEED RECORD: SOUTH), 7.06 FEET FROM THE NORTHWEST CORNER OF LOT 2.

THENCE: N 00°24' W (DEED RECORD: NORTH), ALONG THE WEST LINE OF LOTS 1 AND 2, BLOCK 3 AND THE EAST RIGHT OF WAY LINE OF GANDY ROAD, A DISTANCE OF 647.23 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 89°35' E, A DISTANCE OF 279.95 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 00°24' W, A DISTANCE OF 84.00 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF TEXAS VALLEY ESTATES #5 (RECORDED IN VOLUME 33, PAGE 438, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 89°36'38" E (DEED RECORD: EAST), ALONG THE SOUTH LINE OF TEXAS VALLEY ESTATES #5, A DISTANCE OF 1,010.09 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF LOT 2, BLOCK 16 FOR THE SOUTHEAST CORNER OF TEXAS VALLEY ESTATES #5 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 00°23'24" E (DEED RECORD: SOUTH), ALONG THE EAST LINE OF LOT 2, BLOCK 16, AND THE EAST LINE OF LOTS 1 AND 2, BLOCK 3, A DISTANCE OF 1,014.94 FEET (DEED RECORD: 1,015.05 FEET) TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE CLEMENTE CASTILLO, JR., FRANCISCO CASTILLO AND WIFE TERESA CASTILLO TRACT (THE SOUTH 10.0 ACRES OF LOT 2, BLOCK 3, LA BLANCA "B" LANDS OF LA BLANCA AGRICULTURAL CO. SUBDIVISION, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2843948, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 89°35'35" W (DEED RECORD: WEST), ALONG THE NORTH LINE OF THE CLEMENTE CASTILLO, JR., FRANCISCO CASTILLO AND WIFE TERESA CASTILLO TRACT, A DISTANCE OF 1,002.74 FEET (DEED RECORD: 1,003.00 FEET) TO A 5/8" IRON ROD WITH CAP STAMPED MF FOUND FOR THE SOUTHEAST CORNER OF THE JUANITA TREJO TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 00°24'40" W (NORTH), ALONG THE EAST LINE OF THE JUANITA TREJO TRACT, A DISTANCE OF 321.97 FEET (DEED RECORD: 322.00 FEET) TO A 5/8" IRON ROD WITH CAP STAMPED MF FOUND FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 89°36' W (DEED RECORD: WEST), A DISTANCE OF 140.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 00°23'24" E (DEED RECORD: SOUTH), ALONG THE NORTH LINE OF THE JUANITA TREJO TRACT, A DISTANCE OF 37.95 FEET (DEED RECORD: 38.00 FEET) TO A 5/8" IRON ROD WITH CAP STAMPED MF FOUND FOR AN INTERIOR CORNER OF SAID TRACT AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: S 89°36' W (DEED RECORD: WEST), ALONG THE NORTH LINE OF THE JUANITA TREJO TRACT, A DISTANCE OF 147.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.53 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LA CURVA SUBDIVISION, RECORDED IN VOLUME 29, PAGE 50A, MAP RECORDS, HIDALGO COUNTY, TEXAS.

TRES MARAVILLAS, L.L.C.
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

ZACHARY SCURLOCK, MANAGER
902 BIGHORN DRIVE
EDINBURG, TX 78542

STATE OF TEXAS
COUNTY OF HIDALGO

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

ZACHARY SCURLOCK, MANAGER OF TRES MARAVILLAS, L.L.C.

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

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

CLARISSA ANNETTE QUINTANILLA
Notary #0129615255
My Commission Expires
November 04, 2021

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY that this plat of the SAN MARTIN SUBDIVISION No. 7 was reviewed and approved by the Hidalgo County Commissioners Court on _____, 20____.

Hidalgo County Judge _____ date _____

ATTEST: _____ date _____
Hidalgo County Clerk

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:

THIS PLAT SAN MARTIN SUBDIVISION No. 7 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____.

COMMISSION.

ATTEST: _____ BY: _____
SECRETARY CHAIRMAN PLANNING COMMISSION

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

SECRETARY _____ PRESIDENT _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 48.2111 (C.C.). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

ALFONSO QUINTANILLA
P.E. #95534
DATE 5-14-21

INDEX OF SHEETS

SHEET 1 - HEADLINE LOCATION MAP AND EIT: PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, ENGINEER'S CERTIFICATION, ATTESTATION; HIDALGO COUNTY JUDICIAL CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; DONNA IRRIGATION DISTRICT AND HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION; DONNA IRRIGATION DISTRICT AND H.C.D.D. #1 CERTIFICATION; & REVISION NOTES.

SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.

SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.

ALFONSO QUINTANILLA
R.P.L.S. No. 5856
DATE MARCH 04, 2021

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN MARTIN SUBDIVISION No. 7 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

PLAT NOTES AND RESTRICTIONS:

1.- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS TO DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

C.P.N. 480334 0350 C
MAP REVISED: JUNE 6, 2000 (LOMR MAY 17, 2001)

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2.- LEGEND: ● - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.

3.- SETBACKS:
FRONT _____ 25.00 FEET
REAR _____ 15.00 FEET
SIDE _____ 6.00 FEET

CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
OR EASEMENT WHICHEVER IS GREATER IN ALL CASES

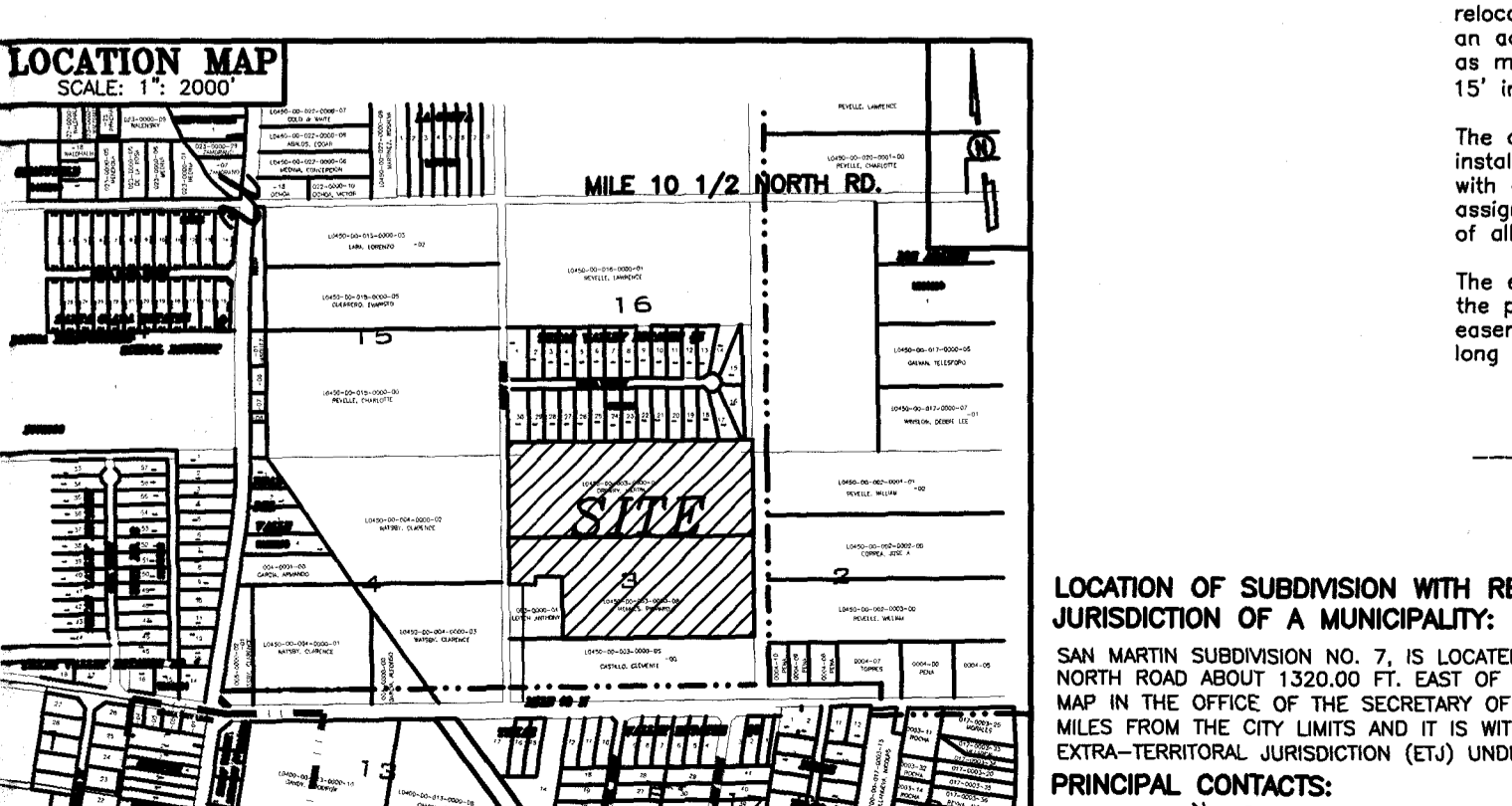
4.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL.) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 2 THROUGH 34 AND LOTS 11 THROUGH 47. LOTS 1, AND 35 THROUGH 37 CAN BE FOR RESIDENTIAL OR COMMERCIAL USE.

5.- DRAINAGE:
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 87,478.54 CUBIC FEET (2.01 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
SEE DRAINAGE REPORT ON SHEET NO. 3.

6.- 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 OPERATION AND MAINTENANCE OF THE EASEMENT.

7.- BENCHMARK NOTE:
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. No. 1 ELEV=65.10 1/2" IRON ROD SET IN CONCRETE ON THE SOUTHEAST CORNER OF LOT 33 OF THE SUBDIVISION, N.A.V.D. 88 DATUM.
B.M. No. 2 ELEV=63.00, TOP OF INLET FOUND ON THE SOUTHEAST CORNER OF LOT 17 OF THE SUBDIVISION, N.A.V.D. 88 DATUM.

LOT	AREA (S.F.)	ACRES	LOT	AREA (S.F.)	ACRES	LOT	AREA (S.F.)	ACRES
1	21786.59	0.50	18	21780.84	0.50	35	21787.60	0.50
2	21786.47	0.50	19	21780.11	0.50	36	21801.67	0.50
3	22786.25	0.52	20	21782.36	0.50	37	21801.67	0.50
4	21785.65	0.50	21	21824.15	0.50	38	21787.60	0.50
5	21784.20	0.50	22	21825.28	0.50	39-43	21781.57	0.50
6	21782.75	0.50	23	21826.41	0.50	44	22603.28	0.51
7	21780.07	0.50	24	21827.54	0.50			
8	21781.08	0.50	25	22000.36	0.50			
9	21780.86	0.50	26	21818.20	0.50			
10	21799.93	0.50	27	24350.77	0.55			
11	21782.59	0.50	28	21980.86	0.50			
12	21780.95	0.50	29	21781.19	0.50			
13	21797.67	0.50	30	22713.57	0.52			
14	21784.37	0.50	31	22785.49	0.52			
15	21784.40	0.50	32	21781.13	0.50			
16	21784.40	0.50	33	21780.93	0.50			
17	21810.24	0.50	34	21780.83	0.50			



CURVE	Δ	RADIUS	ARCH LENGTH	CHORD LENGTH	CHORD BEARING
A	37°29'54"	50.00'	45.82'	44.23'	S 55°20'11" E
B	37°29'54"	50.00'	45.82'	44.23'	S 72°49'44" E
C	41°8'55"	50.00'	42.62'	41.38'	S 21°42'8" E
D	33°52'53"	50.00'	48.97'	47.04'	N 31°41'58" E
E	54°46'12"	50.00'	30.74'	30.22'	S 43°17'35" E
F	42°3'41"	50.00'	41.83'	40.62'	S 14°42'31" E
G	42°3'41"	50.00'	41.83'	40.62'	S 48°13'47" W
H	11°6'9"	50.00'	68.85'	63.54'	N 70°21'16" W
I	80°30'41"	50.00'	16.56'	16.53'	S 86°49'10" E
J	70°35'40"	50.00'	33.87'	33.71'	N 71°14'24" W
K	63°43'32"	50.00'	68.80'	68.22'	N 75°11'23" W
L	89°41'34"	50.00'	8.61'	8.66'	N 27°12'32" E

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" 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, assigns, and transferees an 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 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 Grantor is hereby authorized to designate the course of the easement hereby 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 relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

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

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

IN WITNESS WHEREOF, the said Grantor has executed this instrument this _____ day of _____, 20____.

TRES MARAVILLAS, L.L.C.
BY: ZACHARY SCURLOCK, MANAGER
902 BIGHORN DRIVE
EDINBURG, TX 78540

ALFONSO QUINTANILLA
124 E. STUBBS
EDINBURG, TX 78539

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

DATE PREPARED	DATE CHECKED	DATE APPROVED
03-04-2021	ALP	ALP
DATE REVISION	REVISION	CHECKED BY
03-30-2021	SCWH	ALP

DATE OF PREPARATION: MARCH 04, 2021

SAN MARTIN SUBDIVISION NO. 7

A 27.53 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, BLOCK 3, AND OUT OF LOT 2, BLOCK 16, LA BLANCA "B" LANDS OF LA BLANCA AGRICULTURAL CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "Y", PAGE 469-471, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1590394 AND 2524039, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN MARTIN SUBDIVISION No. 7: POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Costos.

LA SUBDIVISION SAN MARTIN SUBDIVISION No. 7 HA SIDO PREVISTA 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 SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE CORRE POR EL LADO ESTE DE LA CALLE GANDY ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 6" DE DIAMETRO EN EL LADO ESTE DE LA CALLE GANDY ROAD. LA LINEA DE AGUA CORRE POR EL LADO SUR A LO LARGO DE LA CALLE STREET ONE, DESDE POR LA CALLE STREET TWO, NORTE POR LA CALLE STREET THREE, Y POR ULTIMO POR EL LADO ESTE DE LA CALLE STREET FOUR PARA UN SISTEMA COMPLETO.

DEL CONDUCTO DE AGUA DE 6" PULGADAS SE PRODUCEN VEINTE Y UNO (21) 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 DOS (2) 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 SERAN MEDIANTE UN DEPOSITO PARA LA COMPAÑIA N.A.W.S.C. A UN COSTO TOTAL DE 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 MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALCUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CUATRO (4) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ _____ POR CADA UNO. CADA UNO DE ESTOS CUATRO MEDIDORES TIENE 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.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION SAN MARTIN SUBDIVISION. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# 05 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.

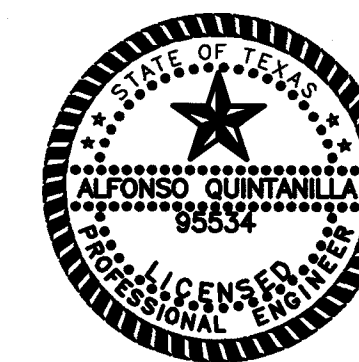
DRENAJE: Descripción y Costos. CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# 05 12258) HIZO (8) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 1, 6, 14, 18, 25, 30, 35 AND 41 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 250 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 SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE US\$ _____ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL _____ DE _____ DE _____

CERTIFICACION. CUMPLI CON LAS REGLAS 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\$ _____ O CUAL EQUIVALE A US\$ _____ POR LOTE.

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

ALFONSO QUINTANILLA, P.E. 5-13-21



ALFONSO QUINTANILLA, P.E. 5-13-21

FINAL ENGINEERING REPORT FOR SAN MARTIN SUBDIVISION No. 7

By ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

SAN MARTIN SUBDIVISION No. 7 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 IN WHICH 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 6" DIAMETER WATERLINE RUNNING ALONG THE EAST SIDE OF GANDY ROAD.

WATER SYSTEM FOR SAN MARTIN SUBDIVISION No. 7 CONSISTS OF AN 6" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 6" DIAMETER WATERLINE ON THE EAST SIDE OF GANDY ROAD AND RUNS NORTH ALONG THE SOUTH SIDE OF STREET ONE, WEST SIDE OF STREET TWO, NORTH SIDE OF STREET THREE AND EAST SIDE OF STREET FOUR FOR A COMPLETE LOOP.

FROM THE 6" DIAMETER WATERLINE TWENTY-ONE (21) 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 TWO (2) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 6" 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 \$ _____ OR \$ _____ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL INSTALL FOUR (4) FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____ THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM THE SAN MARTIN SUBDIVISION No. 7, 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 05 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 SANDY CLAY LOAM, AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER 05 12258) HAD (8) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 6, 14, 18, 25, 30, 35 AND 41 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA). THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

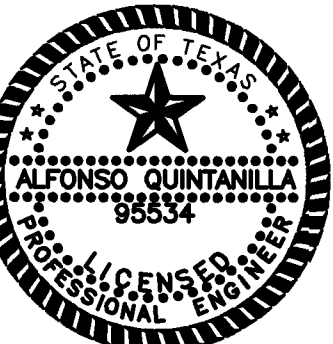
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. AT A TOTAL COST OF \$ _____ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED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

CERTIFICATION:

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

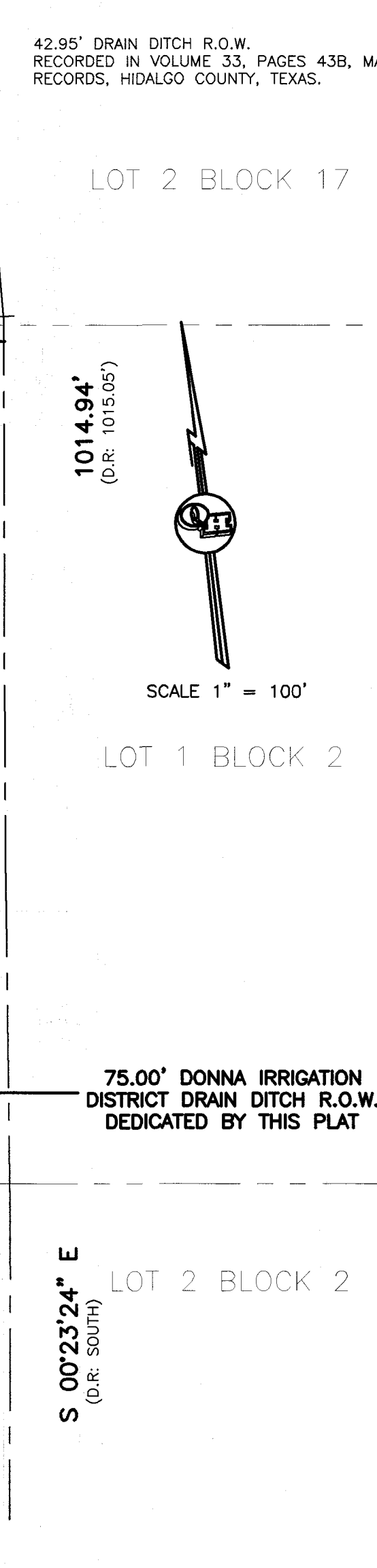
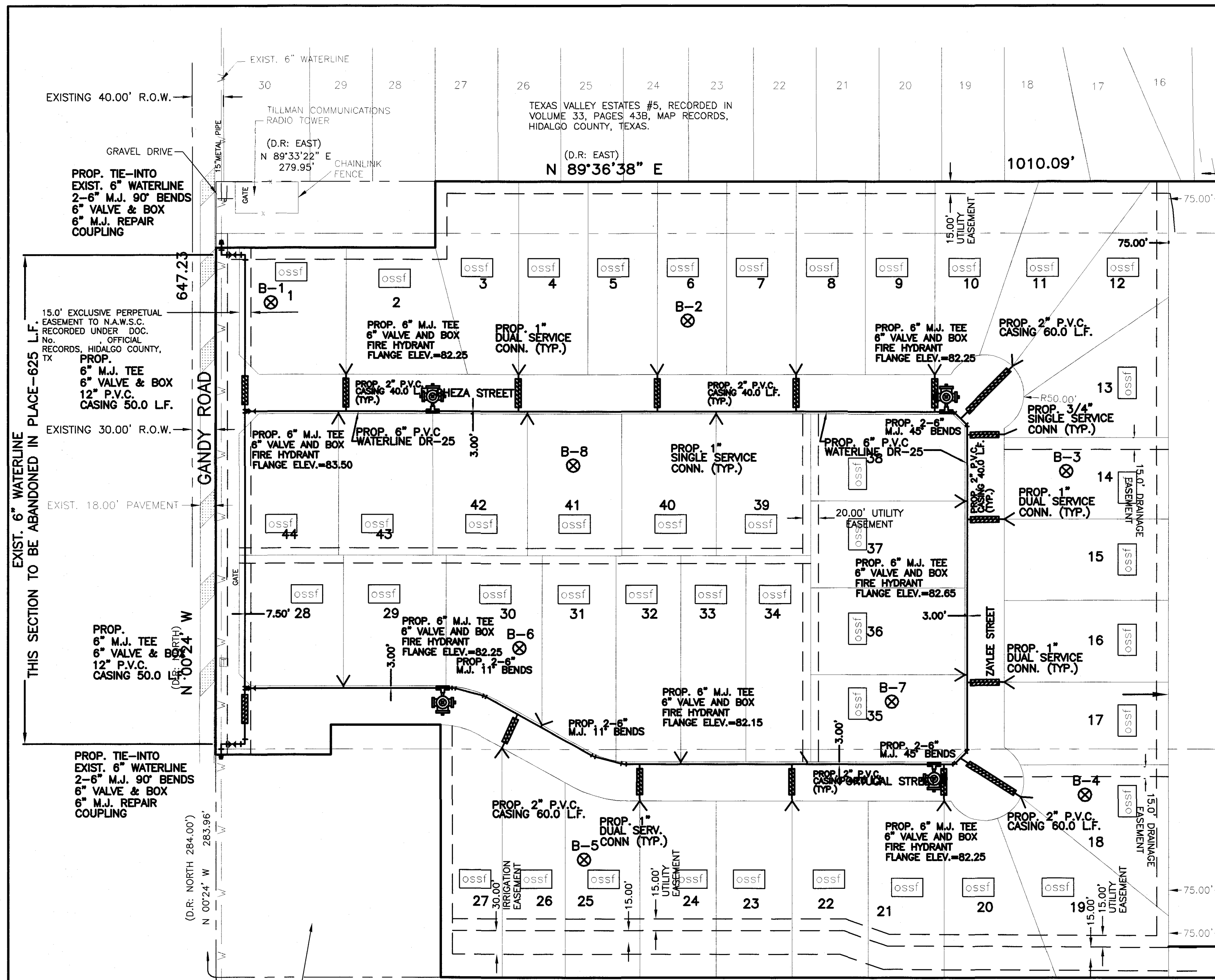
WATER FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

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



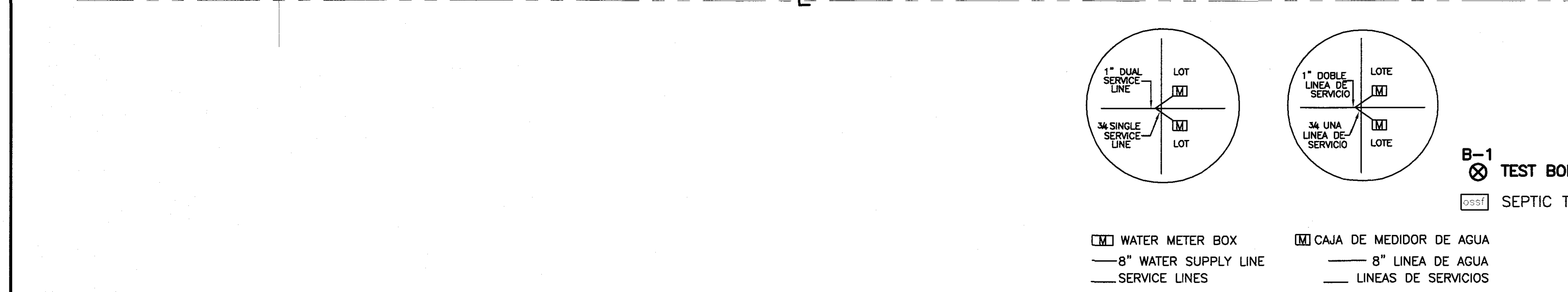
ALFONSO QUINTANILLA, P.E. 5-13-21

5-13-21 DATE



THE JUANITA TREJO TRACT: A 1.993 ACRE TRACT OUT OF LOTS 1 AND 2, BLOCK 3, LA BLANCA "B" SUBDIVISION, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2823407, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE CLEMENTE CASTILLO, JR., FRANCOIS CASTILLO AND TERESA CASTILLO TRACT: THE SOUTH 10.0 ACRES OF LOT 2, BLOCK 3, LA BLANCA "B" SUBDIVISION, ACCORDING TO GIFT WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2546571 AND GENERAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2843948, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



SUBDIVIDER CERTIFICATION
I, by completing the improvements described on the plat, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
ZACHARY SCURLOCK, MANAGER OF TRES MARAVILLAS, L.L.C. SUBDIVIDERS OF SAN MARTIN SUBDIVISION No. 7 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
ZACHARY SCURLOCK, MANAGER TRES MARAVILLAS, L.L.C.
I provided 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 # 129618255
My Commission Expires November 04, 2021

CLARISSA ANNETTE QUINTANILLA- NOTARY PUBLIC

TRES MARAVILLAS, L.L.C. DATE
ZACHARY SCURLOCK, MANAGER
902 BIGHORN DRIVE
EDINBURG TX, 78540

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

COST ESTIMATE

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

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

BY: _____ DEPUTY

FILENAME: F:\DATA\SUB\DONNA\SAN MARTIN SUBDIVISION NO. 7\WATER BPLA
DATE PREPARED: 04-09-2021 PREPARED BY: G. AVILA CHECKED BY: APPROVED BY:
DATE REVISED: 04-09-2021 REVISED BY: G. AVILA CHECKED BY: APPROVED BY:

SAN MARTIN SUBDIVISION No. 7

A 27.53 ACRE TRACT OF LAND OUT OF LOTS 1 AND 2, BLOCK 3, AND OUT OF LOT 2, BLOCK 16, LA BLANCA "B" LANDS OF LA BLANCA AGRICULTURAL CO. SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "Y", PAGE 469-471, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1590394 AND 2524039, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR SAN MARTIN SUBDIVISION No. 7

San Martin Subdivision No. 7 is a 27.53-acre tract of land out of Lots 1 and 2, Block 3, and out of Lot 2, Block 16, La Blanca "B" Lands of La Blanca Agricultural Co. Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume "Y", page 469-471, deed records Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under County Clerk's document number 1590394 and 2524039, official records, Hidalgo County, Texas. This subdivision is located on the east side of Gandy. It is in the City of Donna E.T.J. The proposed subdivision will consist of 44 residential lots.

The tract is Zone "X" (No shading), areas determined to be outside 500-year floodplain, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, dated on June 6, 2000. Revised to reflect LOMR May 30, 2002.

The majority of the soil is Hidalgo (28). It is sandy clay loam (SC), clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a westerly direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is Q = 10.11 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 38.47 cubic feet per second for an increase of Q = 28.36 cubic feet per second based on a 50-year storm. Detention will be 87478.54 cubic feet (2.01-acre feet) and will be accomplished by excavating the existing Donna Irrigation District Drain Ditch on the west side of the subdivision. The street runoff will be collected by a storm sewer system consisting of 18", 24" and 30" pipes and Type "A" inlets that will discharge into the existing Drain Ditch. 75.00 feet of right of way for the Drain Ditch is being dedicated to the Donna Irrigation District by the plat.

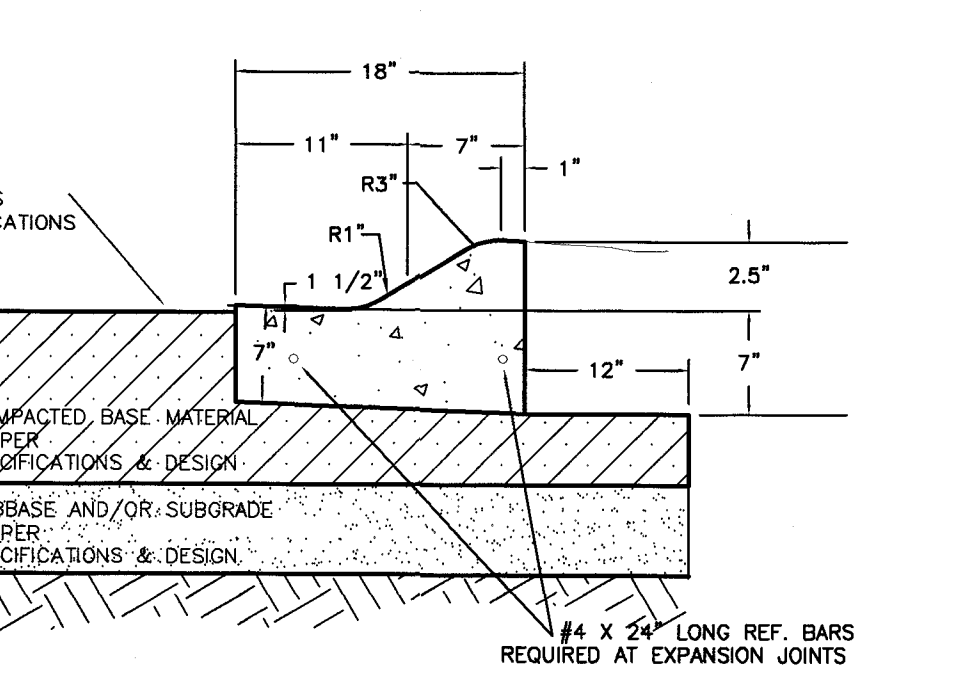
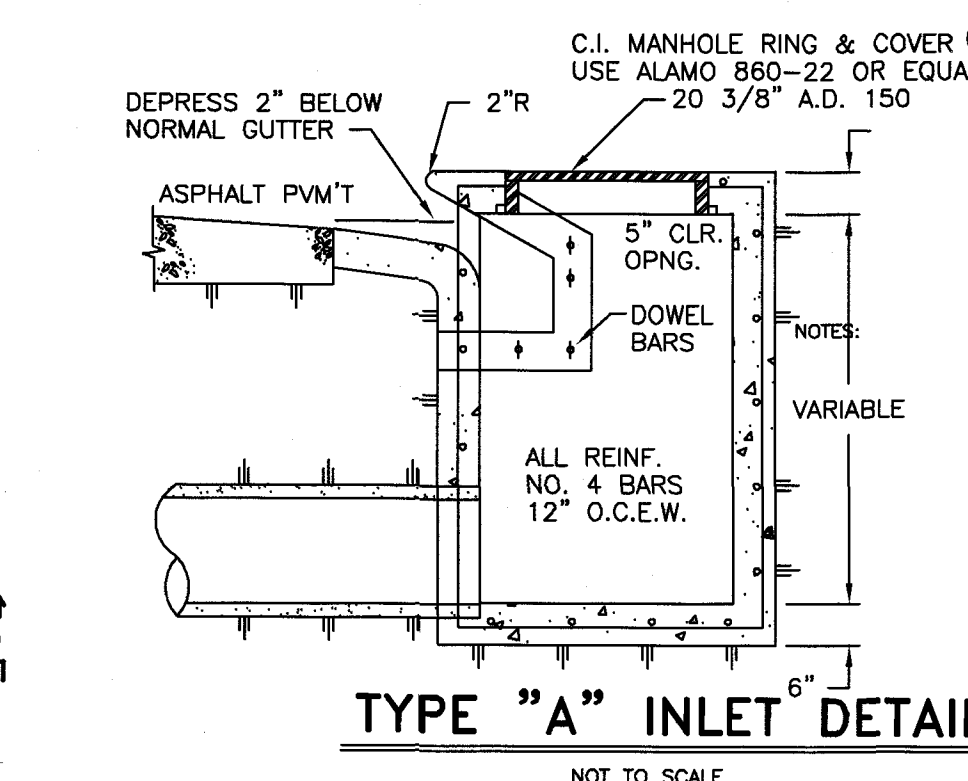
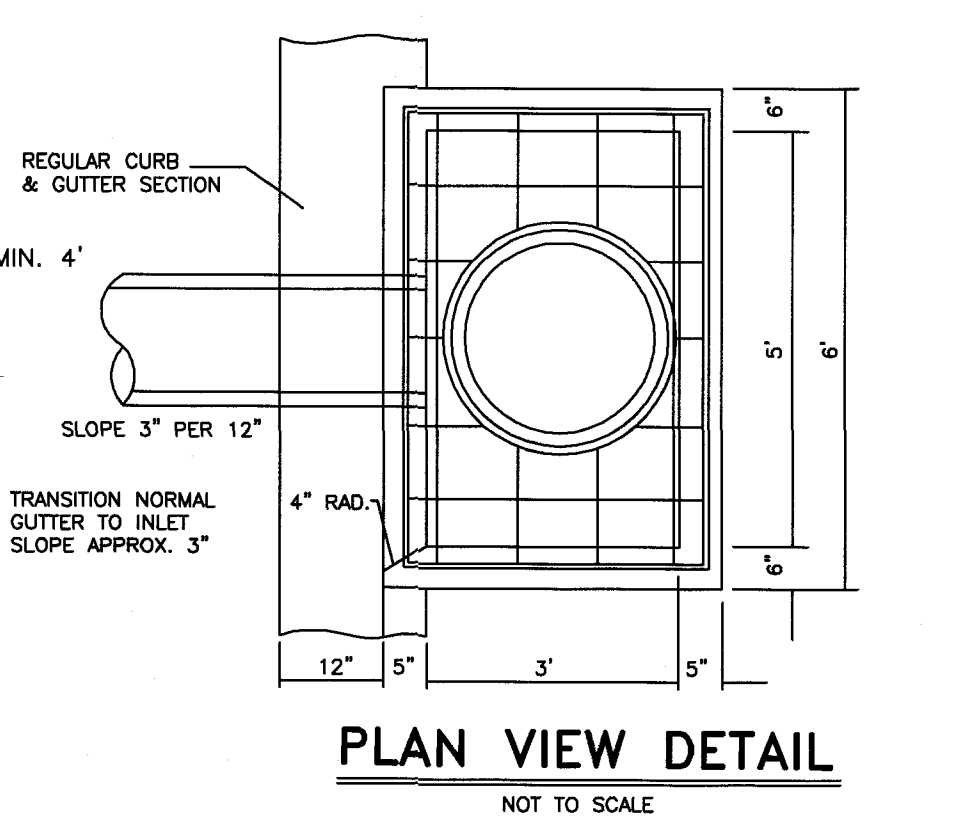
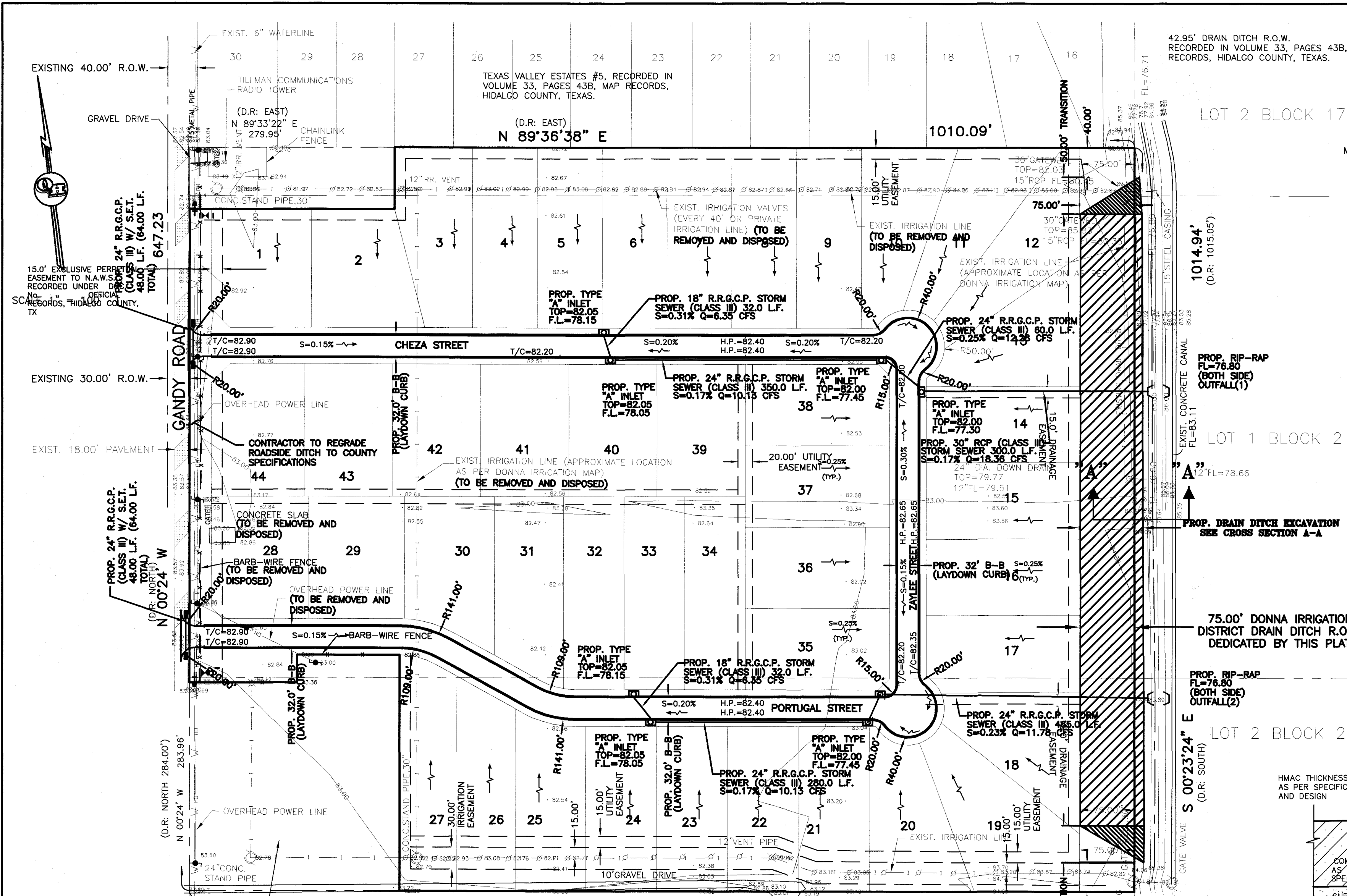
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" 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.

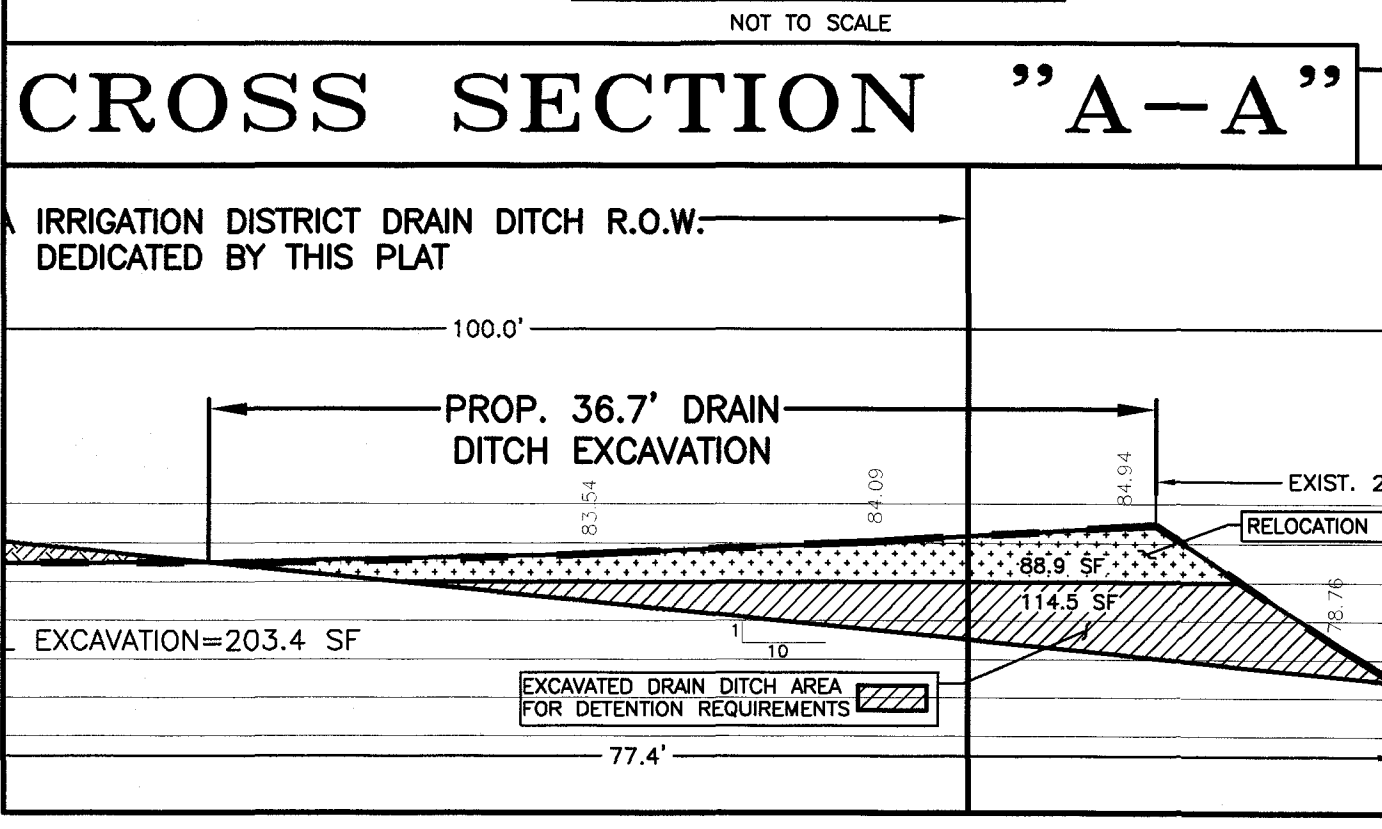
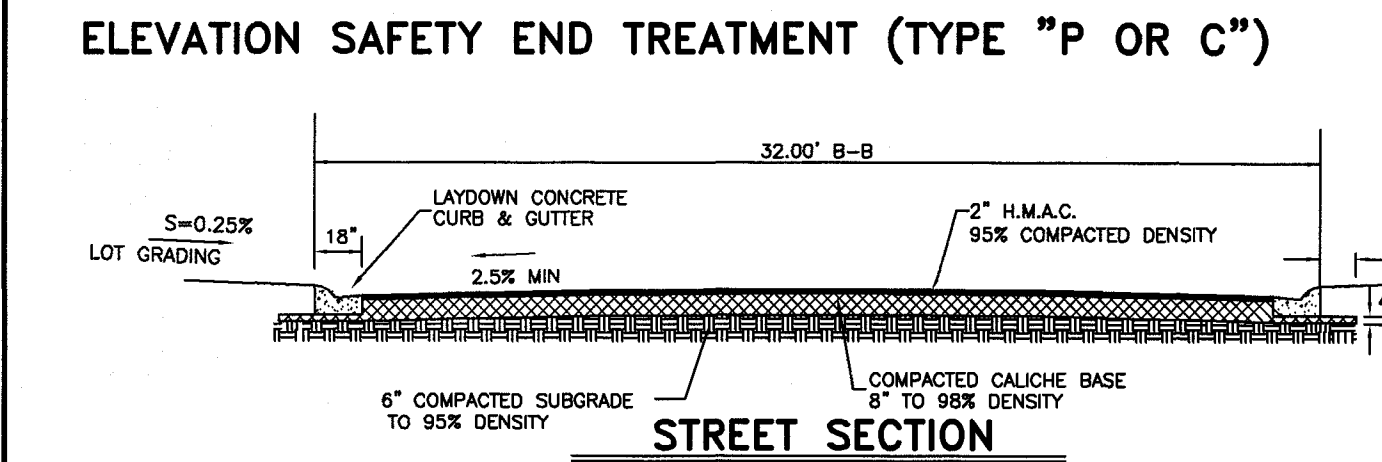
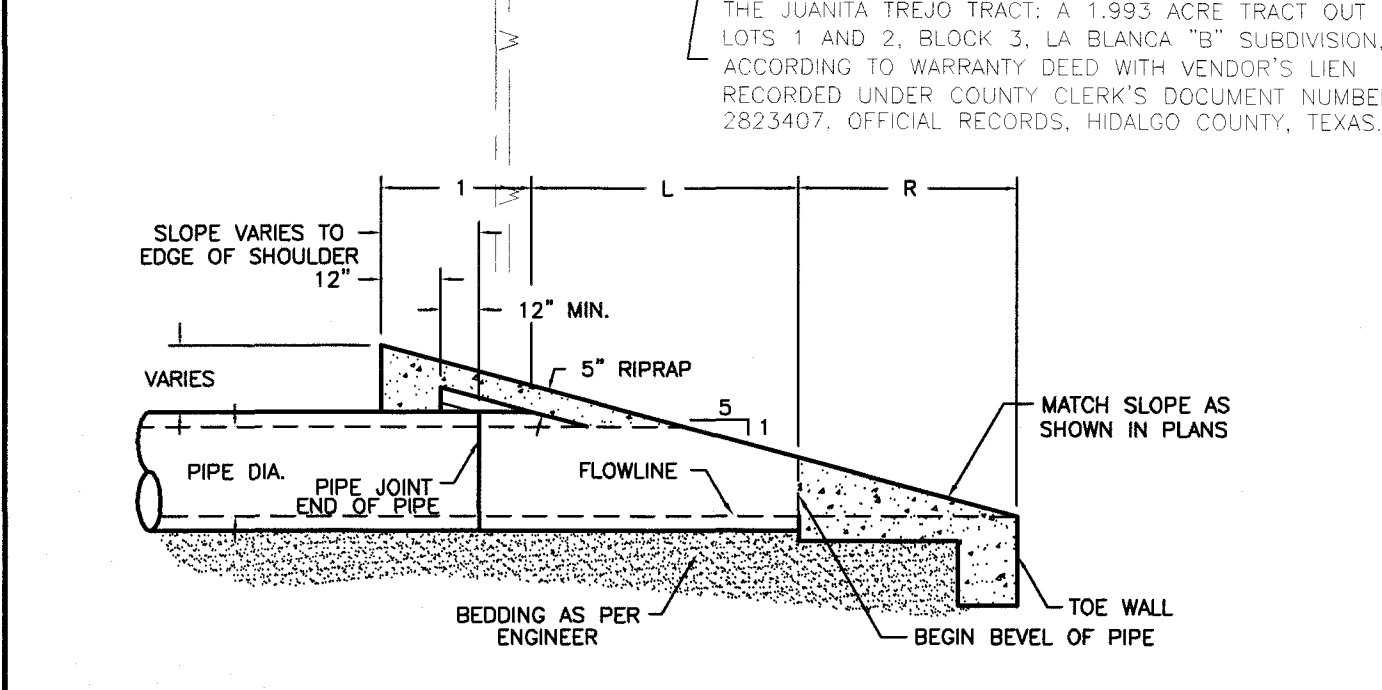


Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. 95534

5-13-21
DATE

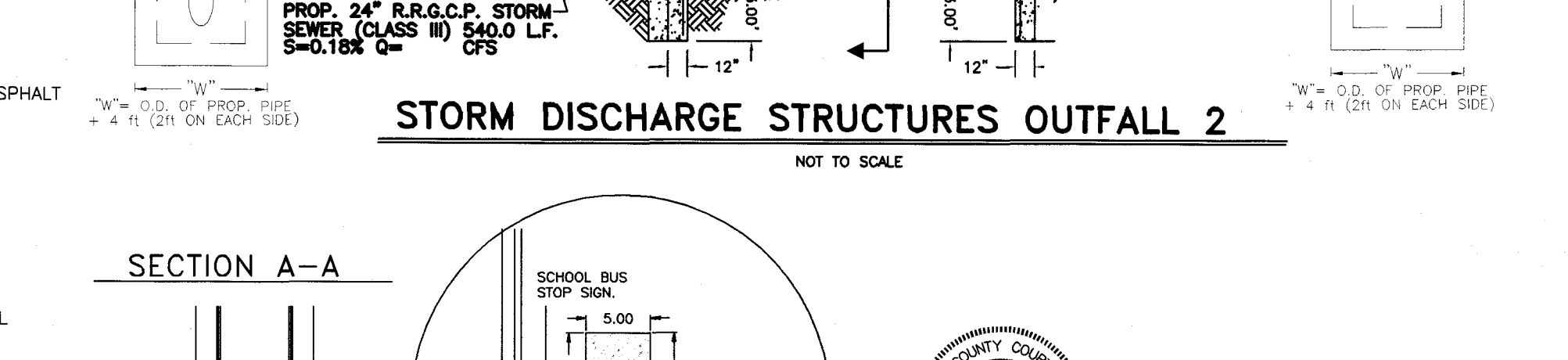
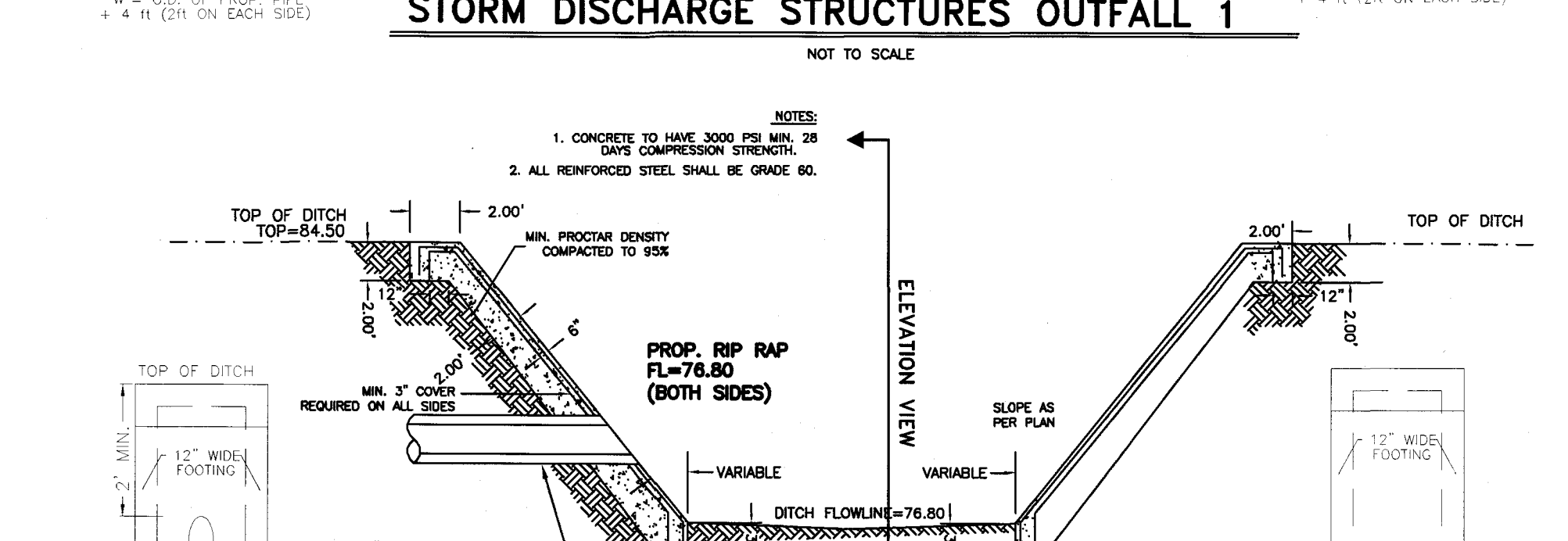
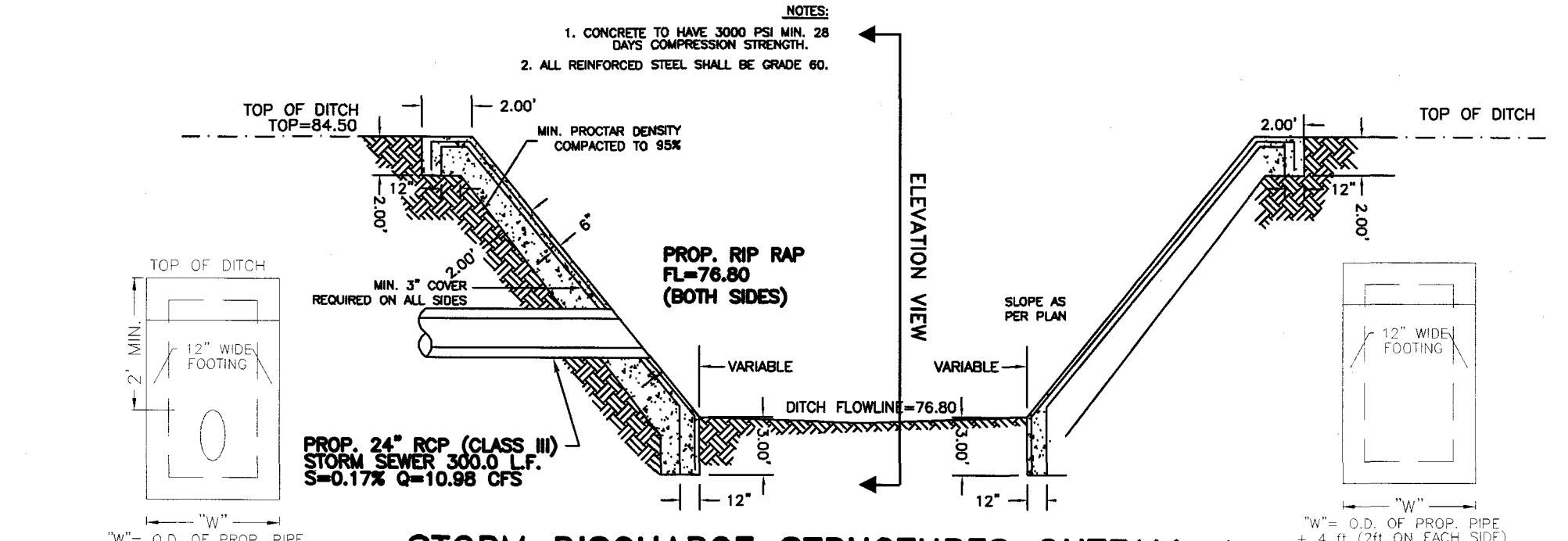
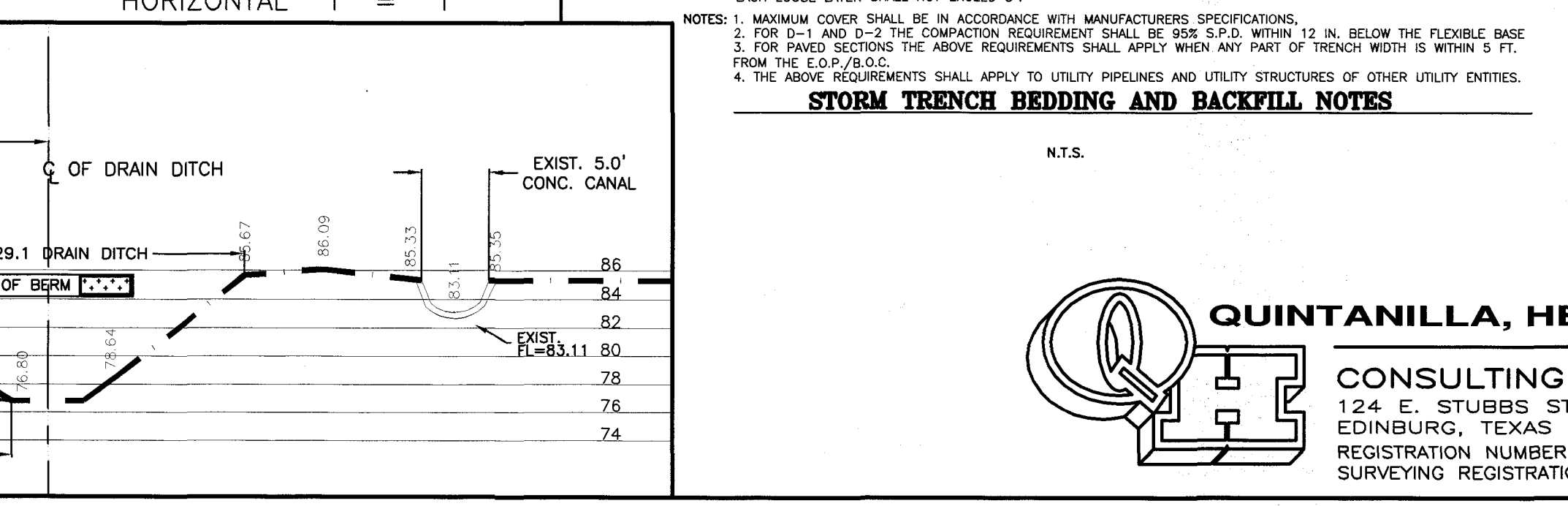


1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS 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.



- 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 D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- 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 (ASTM M145) COMPACTED TO 92% S.P.D. 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-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. 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 A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D. 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 D2321) OR SOIL TYPE A1, A2, OR A3 (ASTM 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 D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPONS, MINIMAL 4" GRAVEL) OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



REVISION NOTES			
No.	Sheet	REVISION	Date

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. 3 OF 3 SHEETS			
FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY
FILENAME: I:\DATA\SUBD\DONNA SAN MARTIN SUBD. No. 7_PAVING BLAT	04-13-2021	G. AVILA	
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
5-13-21	M. GONZALEZ		

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