



# 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: 8-10-2021

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

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: C & N FARMS, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 62  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 13

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTH EAST CORNER OF SODERQUIST ROAD AND MILE 4 ½ 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 06-15-2021 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 NEW DRAIN DITCH.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO SODERQUIST ROAD & 10.00 FEET ONTO MILE 4 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 06-12-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 06-15-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: PONCIANO DRIVE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 06-03-2021 : 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 to comments and future recommendations by planning, other departments and the approval of the City of DONNA.

**Final Approval** subject to recommendations other departments

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

\*

# SUBDIVISION PLAT OF: SAN RAFAEL SUBDIVISION NO. 2

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 25, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1331641, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 25, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1331641, 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 AT THE INTERSECTION OF THE CENTERLINES OF SODERQUIST ROAD AND MILE 4 1/2 NORTH ROAD FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 00°02' E, ALONG THE WEST LINE OF LOT 3 AND THE CENTERLINE OF SODERQUIST ROAD, A DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 89°58' E, ALONG THE NORTH LINE OF LOT 3, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE EAST RIGHT OF WAY LINE OF SODERQUIST ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE NORTHEAST CORNER OF LOT 3 AND THE NORTHEAST CORNER OF THIS TRACT.

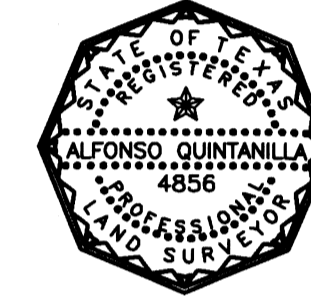
THENCE: S 00°02' W, ALONG THE EAST LINE OF LOT 3, A DISTANCE OF 1,320.00 FEET TO A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF MILE 4 1/2 NORTH ROAD FOR THE SOUTHEAST CORNER OF LOT 3 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 89°58' W, ALONG THE SOUTH LINE OF LOT 3 AND THE CENTERLINE OF MILE 4 1/2 NORTH ROAD, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.00 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH LA FRONTERA ESTATES PHASE IV, RECORDED IN INSTRUMENT NUMBER 2494280, 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  
DATE: 01/27/2021

### AREA DATA TABLE

| LOT   | AREA (S.F.) | AC.  |
|-------|-------------|------|
| 1     | 21,786.25   | 0.50 |
| 2-12  | 21,781.91   | 0.50 |
| 13    | 23,351.84   | 0.54 |
| 14    | 21,780.03   | 0.50 |
| 15    | 21,809.97   | 0.50 |
| 16    | 21,785.34   | 0.50 |
| 17    | 21,788.10   | 0.50 |
| 18-19 | 21,788.10   | 0.50 |
| 20    | 21,788.10   | 0.50 |
| 21    | 21,785.34   | 0.50 |
| 22    | 21,809.97   | 0.50 |
| 23    | 21,780.03   | 0.50 |
| 24    | 23,351.84   | 0.54 |
| 25-35 | 21,781.91   | 0.53 |
| 36    | 21,786.25   | 0.50 |
| 37    | 21,786.25   | 0.50 |
| 38-48 | 21,781.91   | 0.50 |
| 49-50 | 23,368.09   | 0.54 |
| 51-61 | 21,781.91   | 0.50 |
| 62    | 21,786.25   | 0.50 |

### LINE DATA TABLE

| DATA | BEARING    | LENGTH |
|------|------------|--------|
| L1   | N 45°02' W | 35.36' |
| L2   | N 44°58' E | 35.36' |
| L3   | N 44°58' E | 21.21' |
| L4   | N 45°02' W | 21.21' |

- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE WILL BE ALLOWED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 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.
- 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.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- 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.
- APPROVED "OSSE" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

## RIGHT OF WAY EASEMENT

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

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

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

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

In WITNESS WHEREOF, the said Grantor has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

LA MEDIA LUNA PARTNERS  
TILLMIN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN RAFAEL SUBDIVISION NO. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

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

LA MEDIA LUNA PARTNERS  
TILLMIN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

HIDALGO COUNTY  
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ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

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

I, TILLMIN WELCH, AS OWNER OF THE 40.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN RAFAEL SUBDIVISION NO. 2 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:

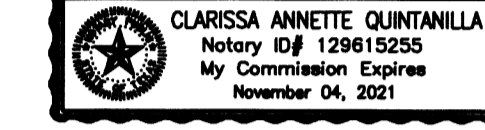
- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
  - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
  - 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.

LA MEDIA LUNA PARTNERS  
TILLMIN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared \_\_\_\_\_, known to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN RAFAEL SUBDIVISION NO. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY PLANNING COMMISSION 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 RAFAEL SUBDIVISION NO. 2 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF \_\_\_\_\_ ON \_\_\_\_\_.

Mayor of the City of \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST: Secretary of the City of \_\_\_\_\_ Date \_\_\_\_\_

## APPROVAL OF THE PLANNING COMMISSION OF THE CITY:

THIS PLAT SAN RAFAEL SUBDIVISION NO. 2 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 CHAIRMAN PLANNING COMMISSION

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

SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

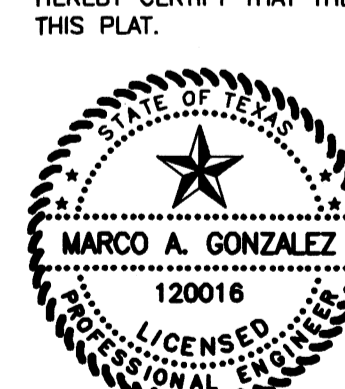
## APPROVED BY DRAINAGE DISTRICT:

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 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

## STATE OF TEXAS COUNTY OF HIDALGO

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



*Marco A. Gonzalez*  
MARCO A. GONZALEZ  
P.E. No. 120016  
DATE: 2-16-21

IN WITNESS WHEREOF, the said Grantor has executed this instrument this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

LA MEDIA LUNA PARTNERS  
TILLMIN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN RAFAEL SUBDIVISION NO. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

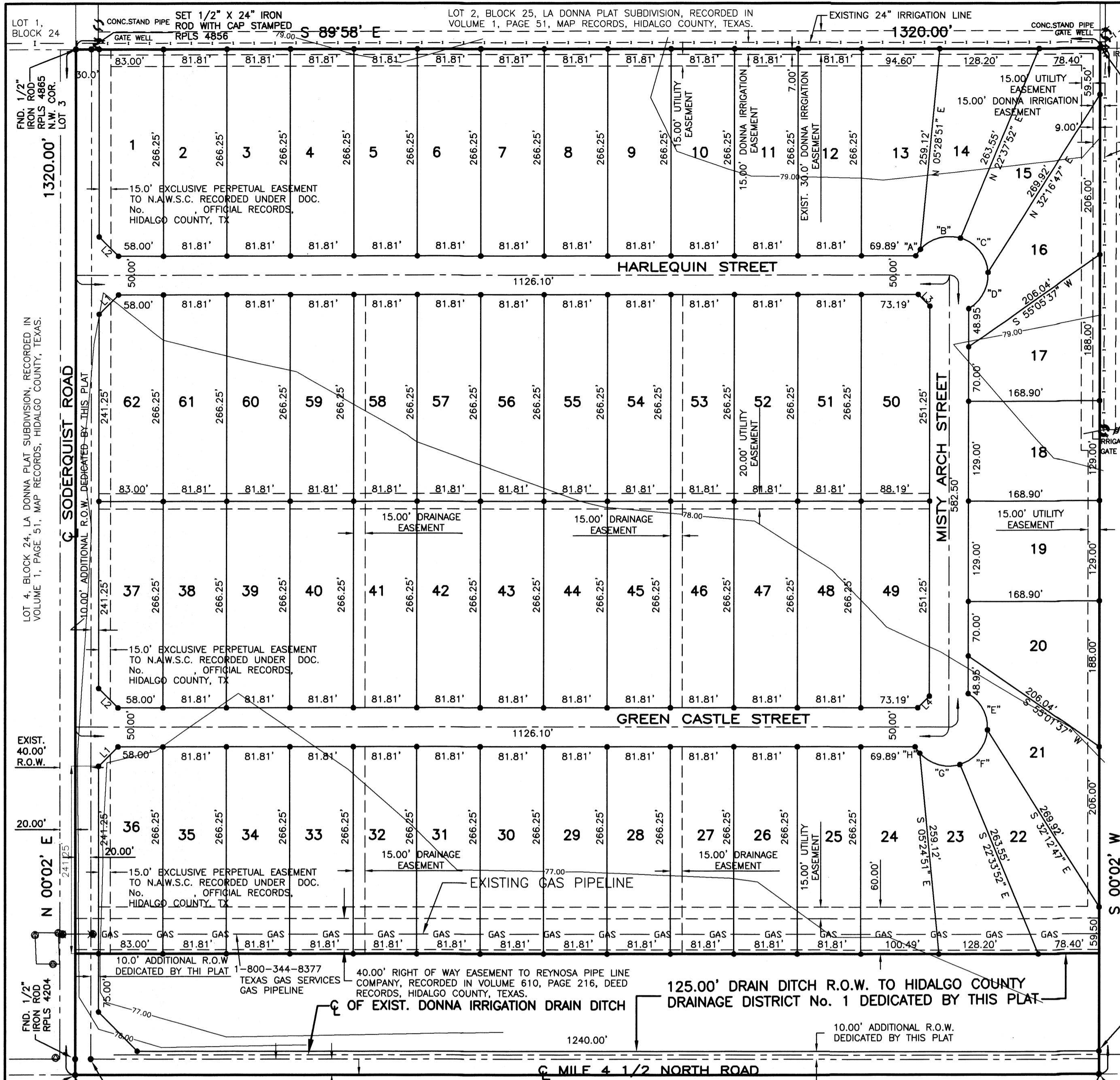
ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

LA MEDIA LUNA PARTNERS  
TILLMIN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN RAFAEL SUBDIVISION NO. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

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



### CURVE DATA CHART

| CURVE | DELTA (Δ) | RADIUS | LENGTH | CHORD  | CHORD BEARING |
|-------|-----------|--------|--------|--------|---------------|
| "A"   | 11°45'18" | 50.00' | 10.26' | 10.24' | S 35°50'39" W |
| "B"   | 64°46'37" | 50.00' | 56.53' | 53.57' | S 74°06'36" W |
| "C"   | 69°30'02" | 50.00' | 60.65' | 57.00' | N 38°45'04" W |
| "D"   | 63°58'03" | 50.00' | 55.82' | 52.97' | N 27°58'58" E |
| "E"   | 63°58'03" | 50.00' | 55.82' | 52.97' | N 27°58'58" W |
| "F"   | 69°30'02" | 50.00' | 60.65' | 57.00' | N 38°45'04" E |
| "G"   | 64°46'37" | 50.00' | 56.53' | 53.57' | S 74°06'36" E |
| "H"   | 11°45'18" | 50.00' | 10.26' | 10.24' | S 35°50'39" E |

## PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" 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. COMMUNITY-PANEL No. 480334 0500 B EFFECTIVE DATE: JANUARY 2, 1981
- MINIMUM BUILDING SETBACK LIMITS: FRONT 25.00', REAR 15.00', SIDE 6.00', CORNER SIDE 18.00'. OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

### REVISION NOTES

| No. | Sheet | REVISION | Date | Approved |
|-----|-------|----------|------|----------|
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |

## INDEX TO SHEETS

- HEADING INDEX: LOCATION MAP AND ETC.; 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 JUDGE CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; DONNA IRRIGATION DISTRICT AND HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; HIDALGO COUNTY RIGHT OF WAY DEPT CERTIFICATE AND H.C.D.D. #1 CERTIFICATION, & REVISION NOTES.
- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSE AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) AND SUBDIVIDER CERTIFICATE AND STATEMENT.
- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
SAN RAFAEL SUBDIVISION NO. 2, IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE NORTH SIDE OF MILE 4 1/2 NORTH ROAD AND ON THE EAST SIDE OF SODERQUIST ROAD AND INTERSECTION. 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 RAFAEL SUBDIVISION NO. 2, LIES APPROXIMATELY HALF (1/2) MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION, AND IT IS WITHIN THE CITY'S FIVE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 AND LIES IN PCT. 1.

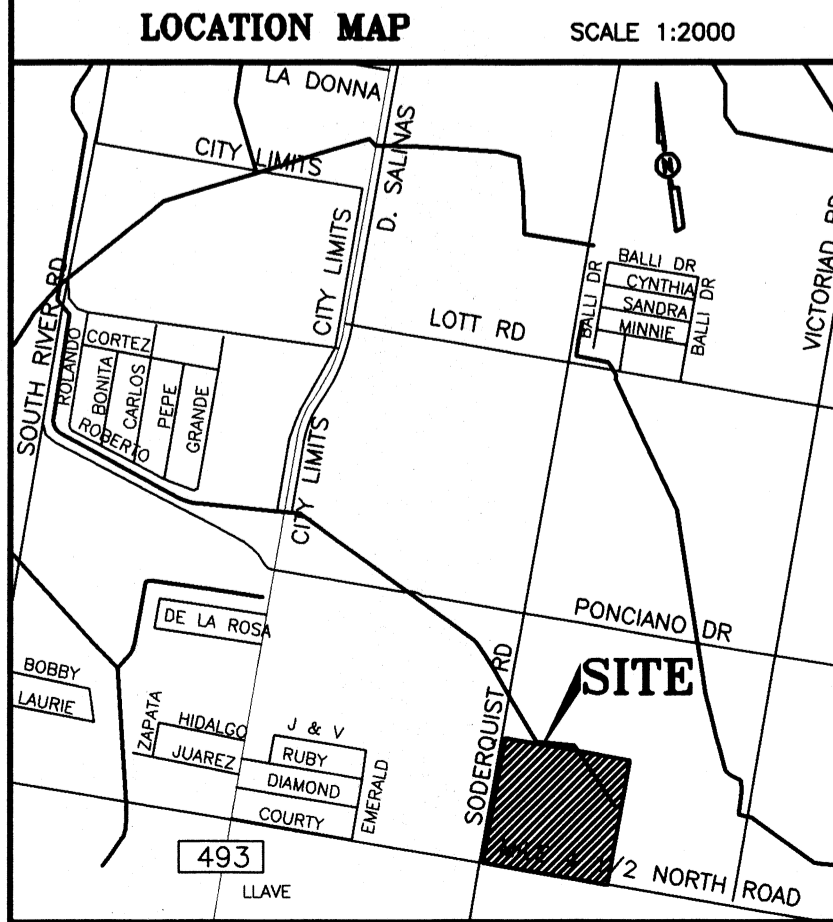
### PRINCIPAL CONTACTS:

| Name  | Address           | City & Zip         | Phone         | Fax           |
|---|-------------------|--------------------|---------------|---------------|
| OWNER: LA MEDIA LUNA PARTNERS<br>TILLMIN WELCH, MANAGER | 902 BIGHORN DRIVE | EDINBURG, TX 78542 | (956)386-0726 | (956)380-4395 |
| ENGINEER: MARCO A. GONZALEZ                             | 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 |

### QUINTANILLA, HEADLEY AND ASSOCIATES, INC.

CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

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



### SHEET NO. 1 OF 3 SHEETS

| FILENAME: F:\DATA\SUBDIVISIONS\SAN RAFAEL SUBDIVISION NO. 2 | DATE PREPARED | PREPARED BY | CHECKED BY | APPROVED BY |
|---|---------------|-------------|------------|-------------|
| 01/27/2021  | LG            |             |            |             |
| 01/27/2021  |               |             |            |             |

# SAN RAFAEL SUBDIVISION NO. 2

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 25, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1331641, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS,

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN RAFAEL SUBDIVISION No. 2 POR MARCO GONZALEZ, P.E.

PROVISION DE AGUA: Descripción y Gastos.

LA SUBDIVISION SAN RAFAEL SUBDIVISION 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 8" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE PONCIANO DRIVE. LA LINEA CRUZA SODERQUIST ROAD Y CORRE A LADO SUR POR EL LADO ESTE DE SODERQUIST ROAD Y TERMINA CON UNA VALVULA DE DESCARGA DE 2".

EL SISTEMA DE PROMOSION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO EN EL LADO SUR DE LA CALLE PONCIANO DRIVE Y CORRE A LO LARGO DEL LADO OESTE DE LA CALLE SODERQUIST ROAD Y CORRE AL LADO ESTE POR EL LADO SUR DE LA CALLE STREET ONE, OTRA LINEA DE AGUA DE 8" DE DIAMETRO POR EL LADO NORTE DE LA CALLE STREET TWO, CON UNA LINEA DE AGUA DE 8" POR EL LADO OESTE DE LA CALLE STREET THREE, COMPLETANDO LA CIRCUITO ENTRE LAS LINEAS DE AGUA.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VEINTISEIS (26) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ADICIONALMENTE HAY DIEZ (10) 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\$ \_\_\_\_\_ 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 ALGUN COSTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO CINCO (5) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ \_\_\_\_\_. POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ \_\_\_\_\_. DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDOMIO DE HIDALGO.

DRENAJE: Descripción y Gastos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION SAN RAFAEL SUBDIVISION. 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 (8) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 3, 13, 59, 53, 43, 20, 34 & 24. (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 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 TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL \_\_\_\_\_ DE \_\_\_\_\_ DE \_\_\_\_\_.

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), APTADAS EN LA SECCION 16.843 DEL TEXAS WATER CODE (CODIGO DE LEYES DEL AGUA), 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.



MARCO A. GONZALEZ  
P.E. No. 120016  
DATE 7-16-21

## FINAL ENGINEERING REPORT FOR SAN RAFAEL SUBDIVISION BY MARCO GONZALEZ, P.E.

WATER SUPPLY: Description and Costs.

SAN RAFAEL SUBDIVISION No. 2 WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF PONCIANO DRIVE (IT CROSSES SODERQUIST ROAD AND RUNS SOUTH ALONG THE EAST OF SODERQUIST ROAD, ENDING WITH A 2" FLUSH VALVE ON THE NORTH SIDE OF MILE 4 1/2 NORTH ROAD.

WATER SYSTEM FOR SAN RAFAEL SUBDIVISION No. 2 CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE SOUTH SIDE OF PONCIANO DRIVE AND RUNS SOUTH ALONG THE WEST SIDE OF SODERQUIST ROAD AND IT RUNS ALONG THE SOUTH RIGHT OF WAY OF STREET ONE. ANOTHER 8" DIAMETER WATERLINE WILL RUN EAST ALONG THE NORTH SIDE OF STREET TWO, A 8" WATERLINE RUNS ON THE WEST SIDE OF STREET THREE FOR A COMPLETE LOOP.

FROM THE 8" DIAMETER WATERLINE TWENTY-SIX (26) 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 TEN (10) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ 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 FIVE (5) 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 RAFAEL SUBDIVISION No. 2 IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM, AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD (8) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 3, 13, 59, 53, 43, 20, 34 & 24. 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 16.843, 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.

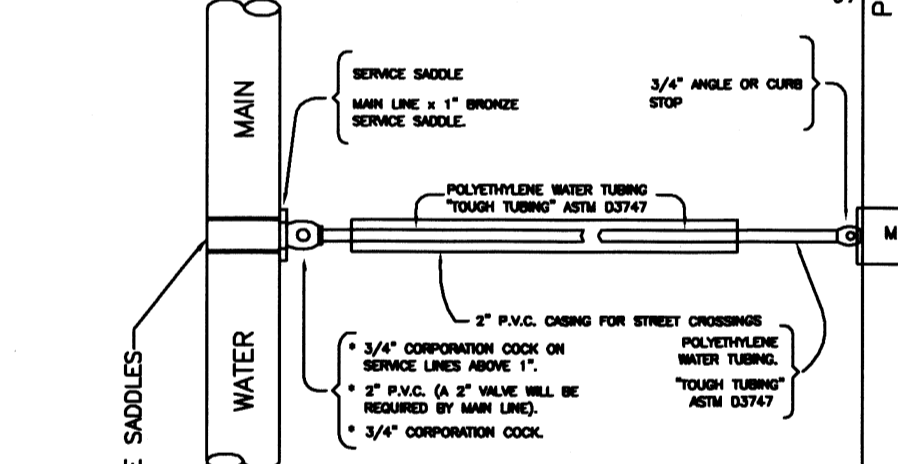
SEWAGE FACILITIES-- SEPTIC SYSTEM IS ESTIMATED TO COST \$ \_\_\_\_\_ PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ \_\_\_\_\_ FOR THE ENTIRE SUBDIVISION.



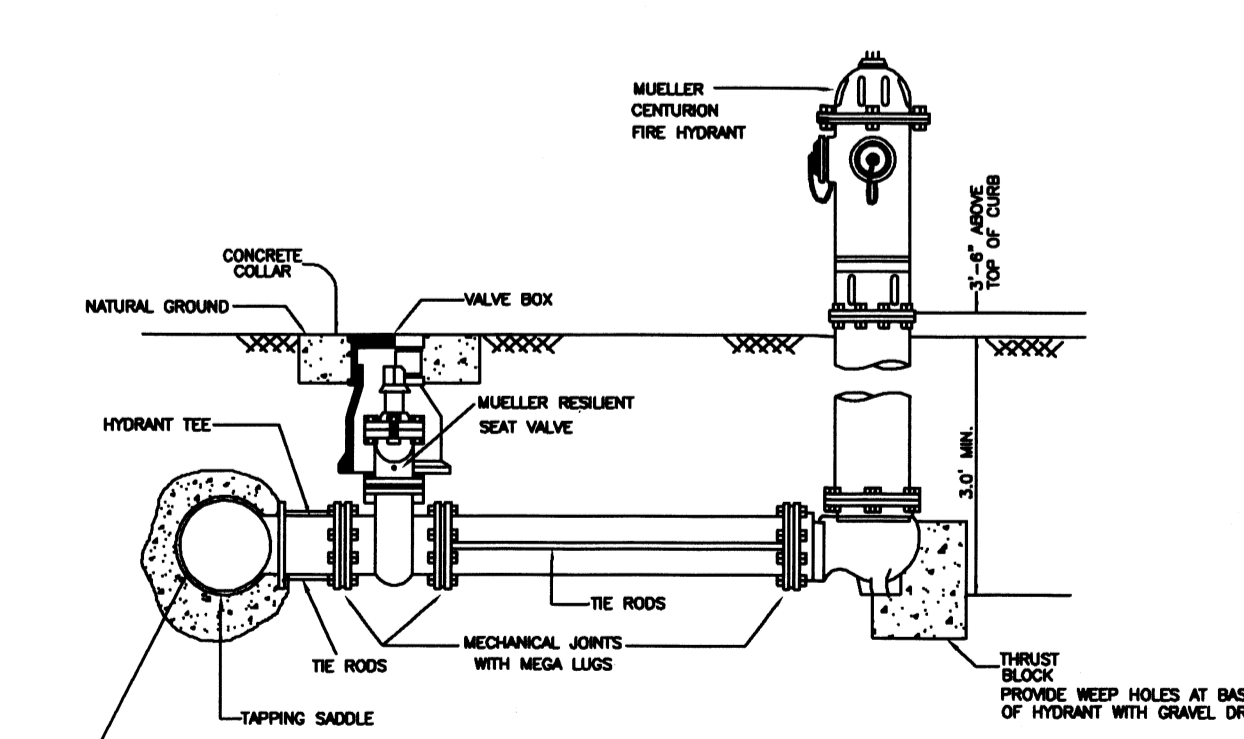
MARCO A. GONZALEZ  
P.E. No. 120016  
DATE 7-16-21



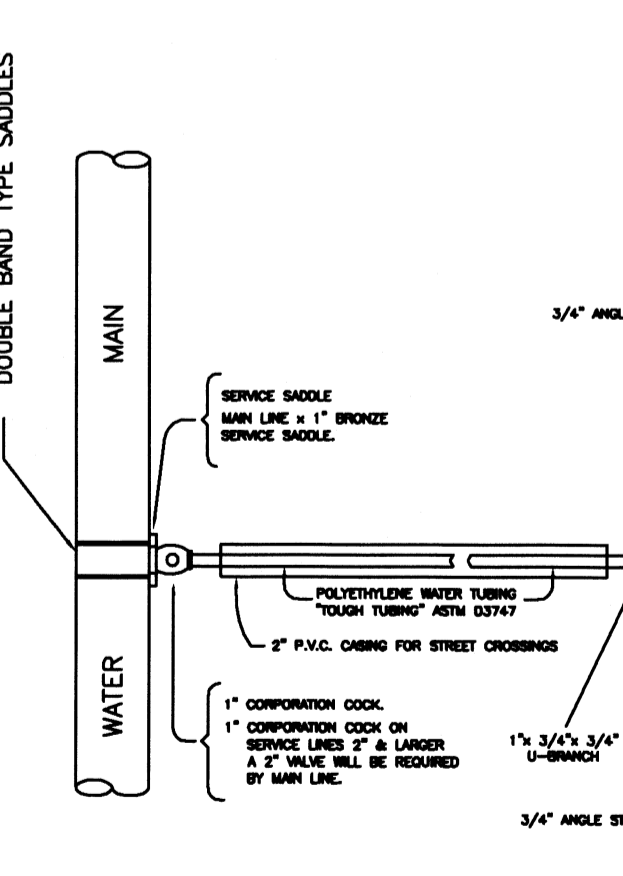
OFFSITE WATER SCALE 1" = 200'



SINGLE WATER SERVICE CONNECTION (NOT TO SCALE)



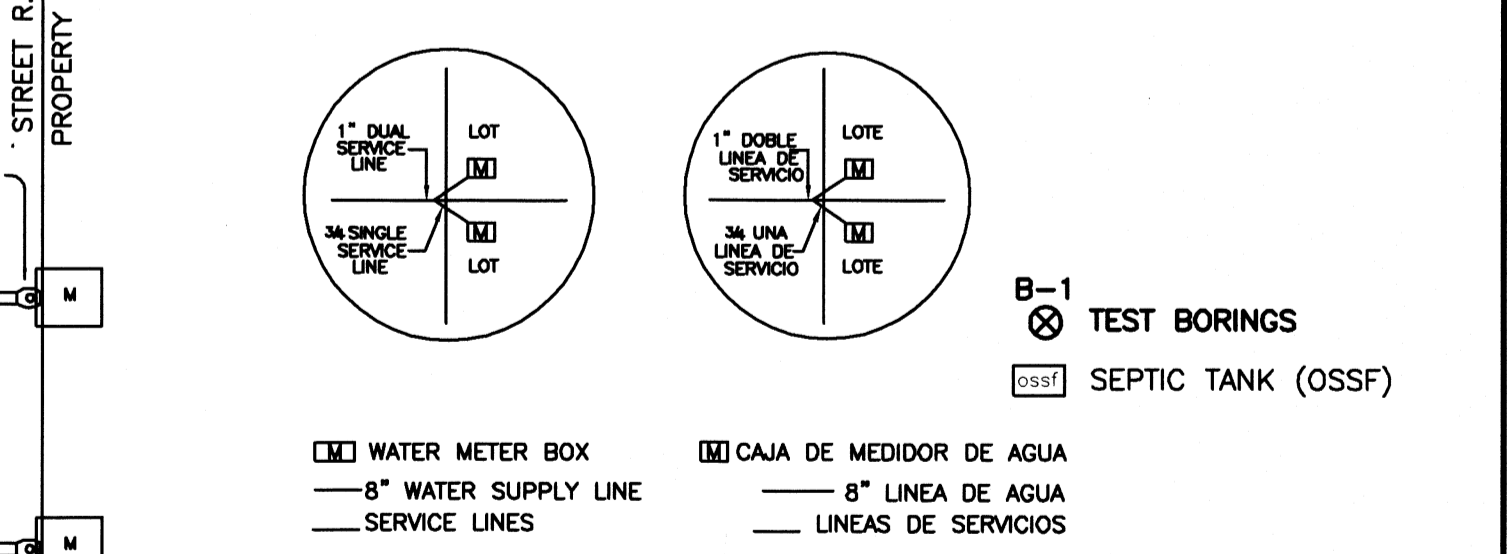
NAWSC FIRE HYDRANT (NOT TO SCALE)



DUAL WATER SERVICE CONNECTION (NOT TO SCALE)

**COST ESTIMATE**

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



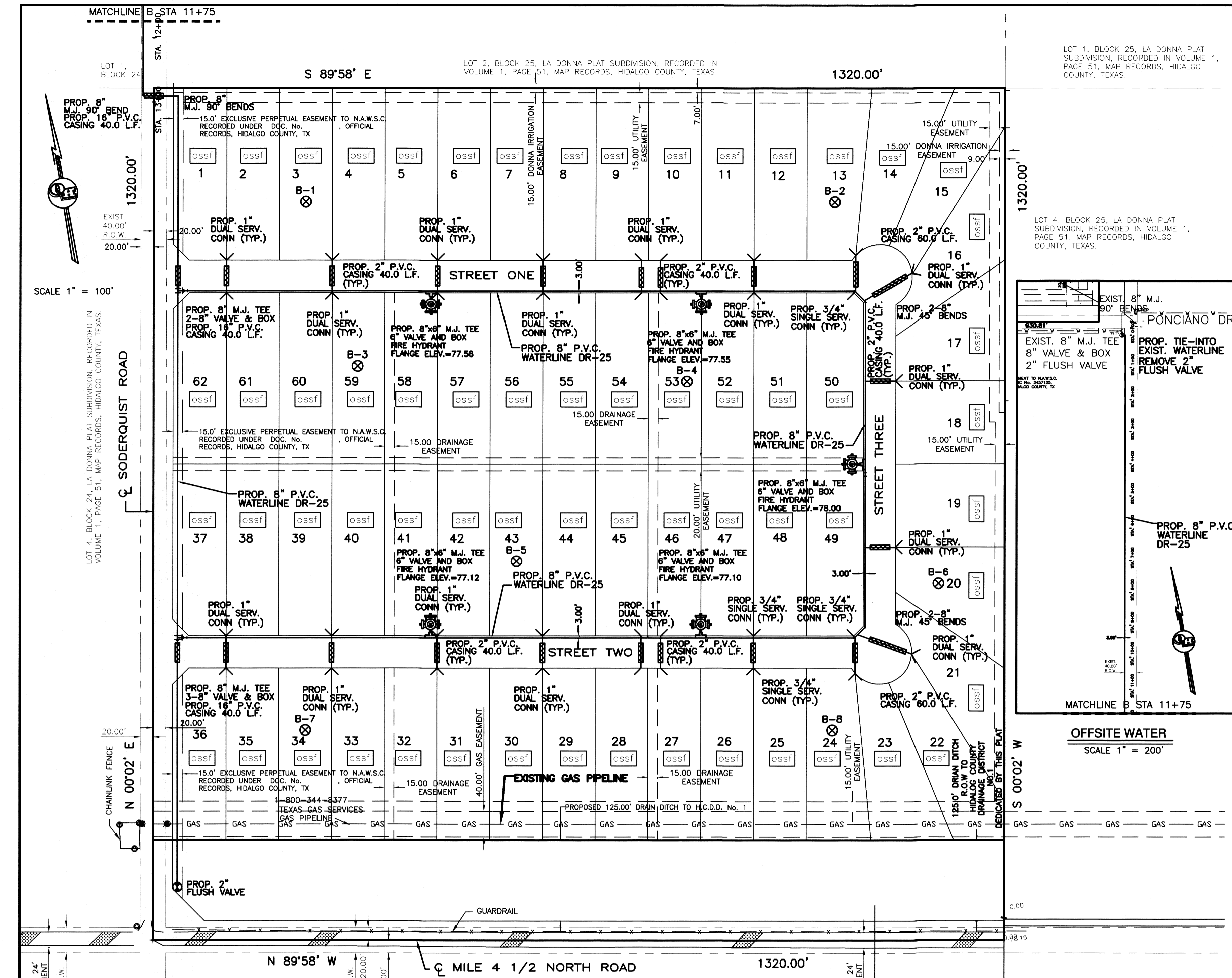
FILED FOR RECORD IN HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

**REVISION NOTES**

| No. | Sheet | REVISION | Date | Approved |
|-----|-------|----------|------|----------|
|     |       |          |      |          |
|     |       |          |      |          |
|     |       |          |      |          |

SHEET NO. 2 OF 3 SHEETS  
FILENAME: F:\DATA\SUB\DONNA\SAN RAFAEL SUBDIVISION NO. 2\WATER.BPLA  
DATE PREPARED: 07-08-2021 PREPARED BY: G. ANITA  
DATE REVISION: 07-08-2021 REVISION BY: G. ANITA



**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 AND COPIES OF 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:**  
I, \_\_\_\_\_ (ME), TILLMAN WELCH, MANAGER OF LA MEDIA LUNA PARTNERS, SUBDIVIDERS OF SAN RAFAEL SUBDIVISION No. 2 HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN OBTAINED 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 TILLMAN WELCH, MANAGER OF LA MEDIA LUNA PARTNERS, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.  
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CLARISSA ANNETTE QUINTANILLA  
Notary Public 128618259  
November 04, 2021  
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

LA MEDIA LUNA PARTNERS  
TILLMAN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

**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

# SAN RAFAEL SUBDIVISION No. 2

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 25, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1331641, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT  
FOR  
SAN RAFAEL SUBDIVISION No. 2

A 40.00 acre tract of land being all of Lot 3, Block 25, La Donna Plat Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 1, page 51, Map Records Hidalgo County, Texas, and according to General Warranty Deed recorded under County Clerk's document number 1331641, official records, Hidalgo County, Texas. It is located at the northeast corner of Soderquist Road and Mile 4 1/2 North Road in the City of Donna ET. The proposed subdivision will consist of 62 residential lots.

The tract is Zone "B" areas between limits of the 100-year flood 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 square mile, or areas protected by levees from the base flood. (Medium shading), as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0500 B, dated on January 2, 1981.

The majority of the soil is Hartlingen (19) and Runn (54) and is in soil group "D". It is clay (Cl), silty clay (SH, CL), silt clay loam (CL-ML), and silt loam (ML). 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 proposed subdivision is Q = 14.68 cubic feet per second based on a 10-year storm. After development the runoff will be Q = 63.90 cubic feet per second based on a 50-year storm for an increase of Q = 49.22 cubic feet per second. Detention will be 187,830.87 cubic feet (4,312 acre feet). It will be accomplished by relocating an existing drain ditch and dedicating 125,000 feet of Drain Ditch Right of Way to H.C.D.D. No. 1. 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 drain ditch and ultimately outfalls into H.C.D.D. No. 1-South Main Drain.

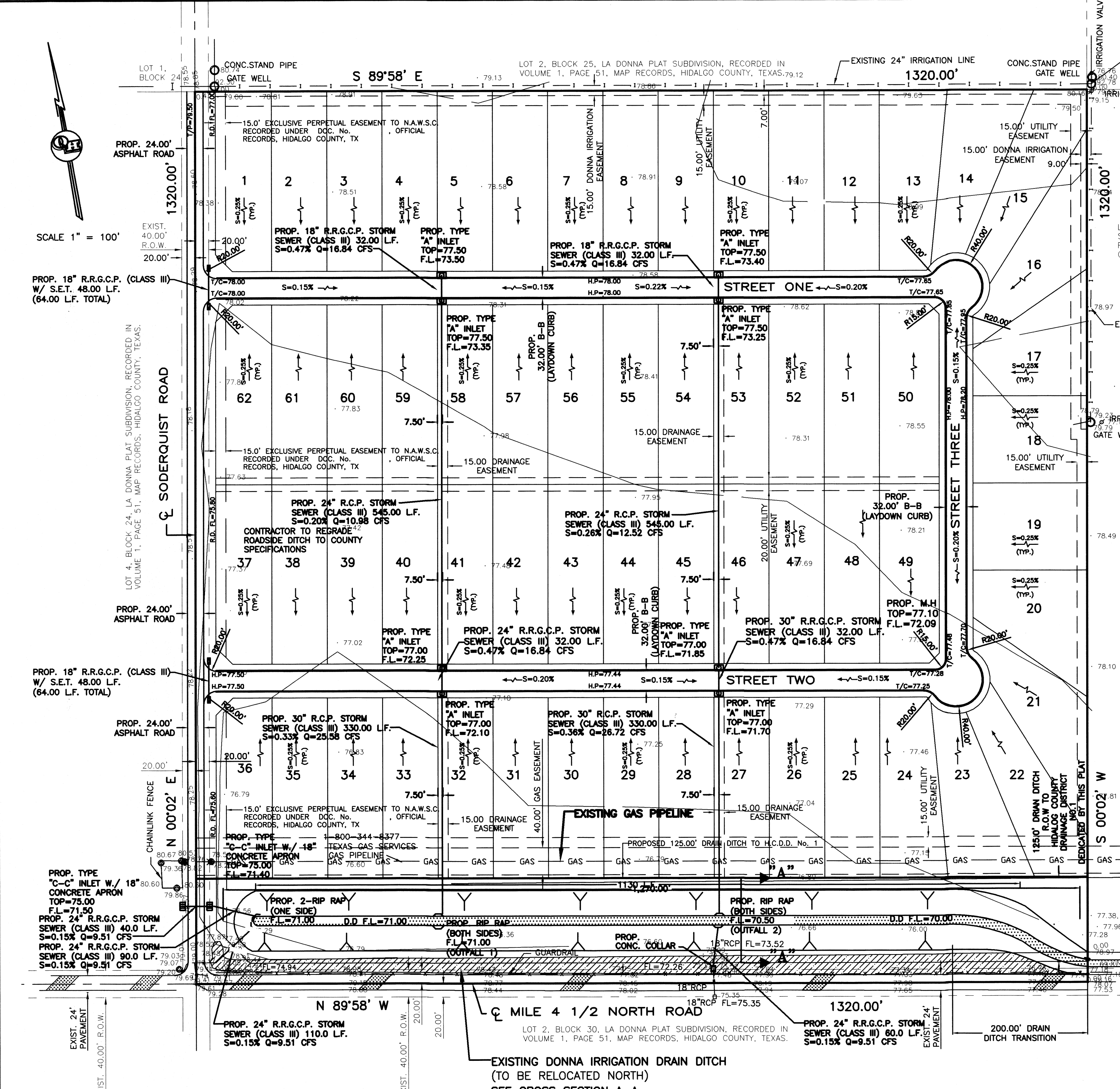
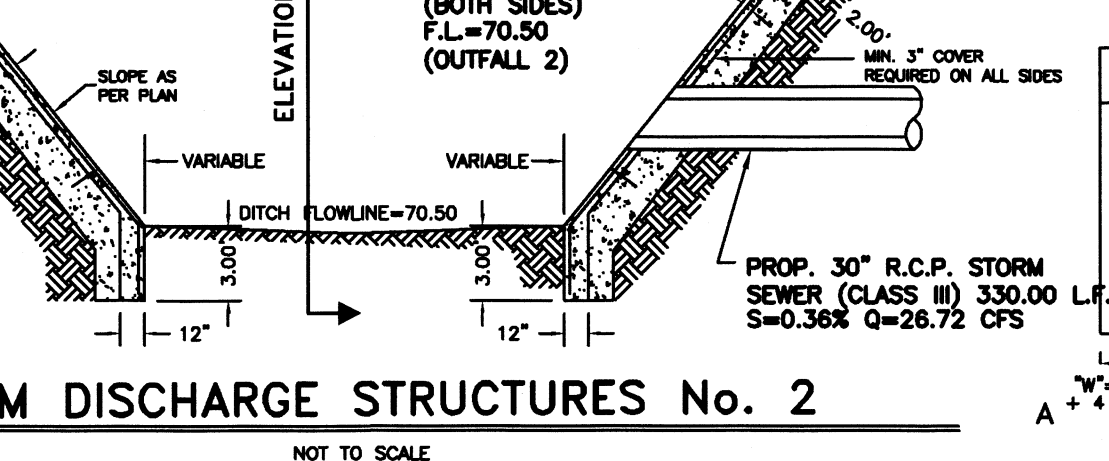
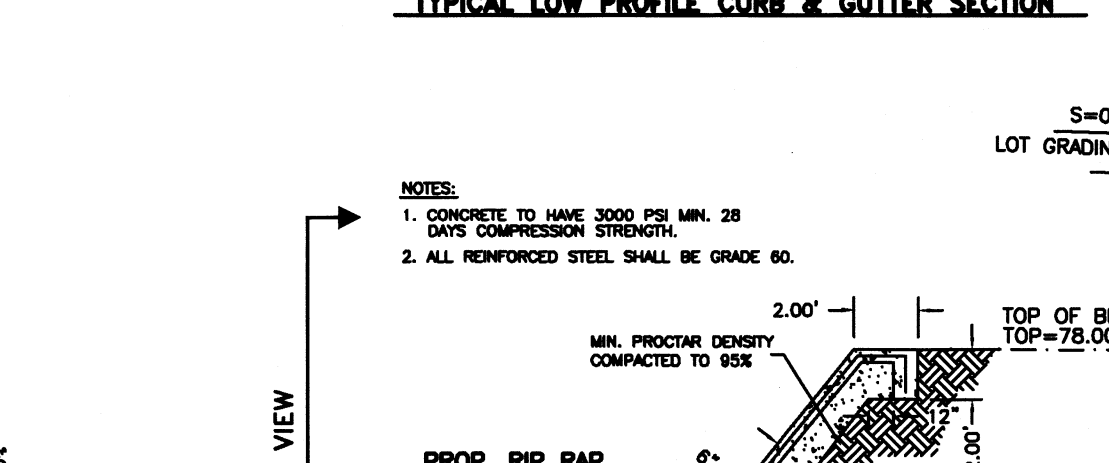
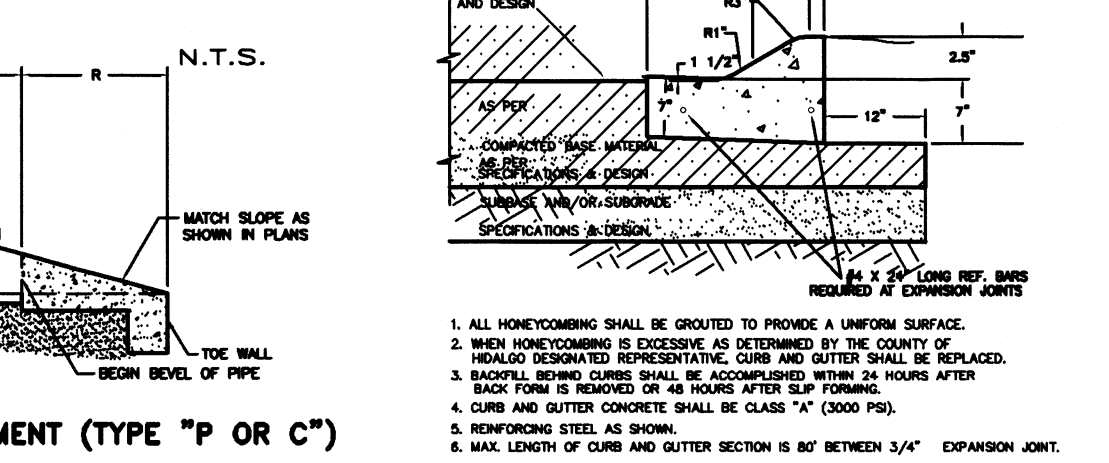
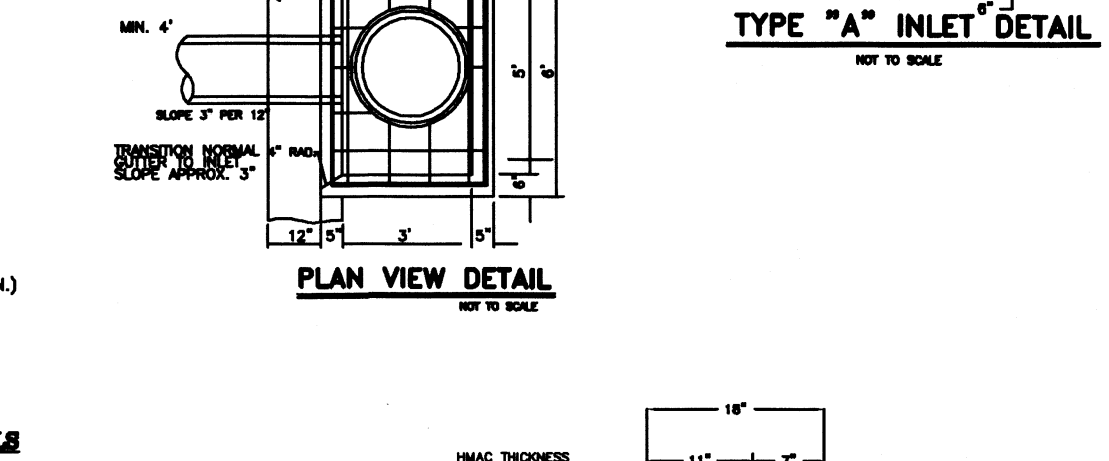
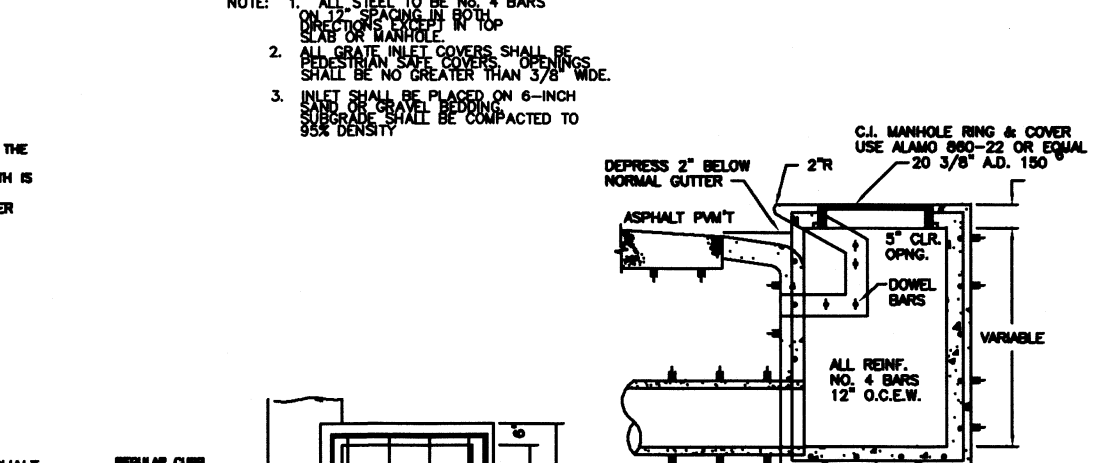
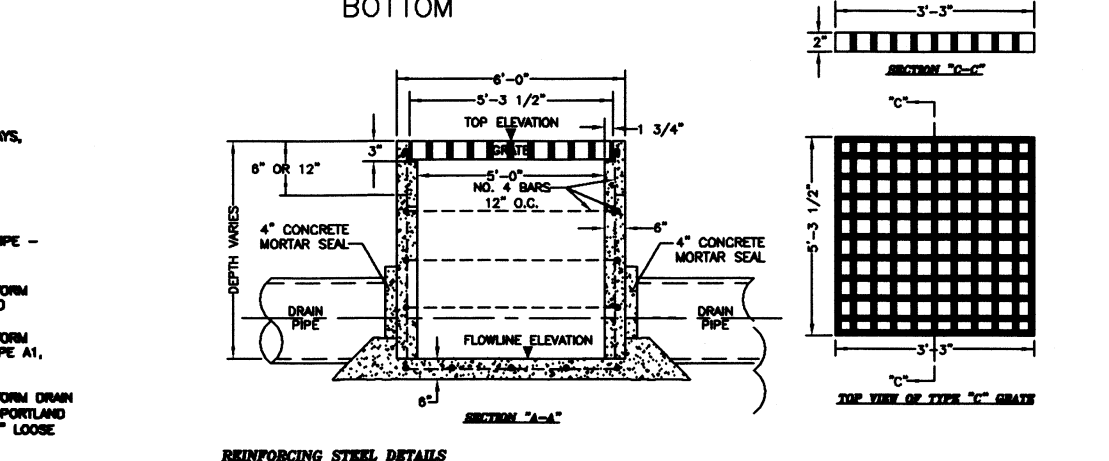
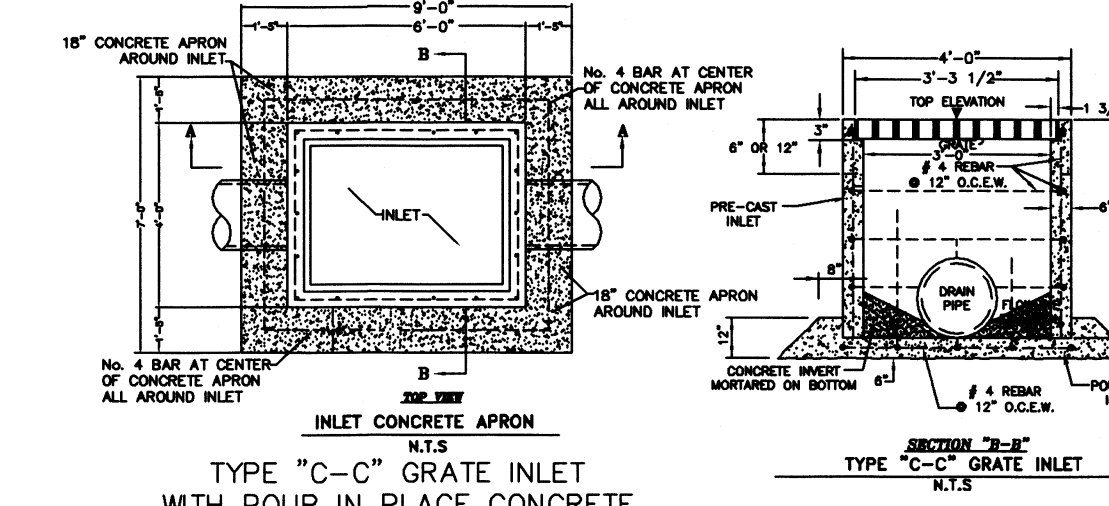
**CERTIFICATION:**  
BY MY SIGNATURE BELOW, THE TRACT IS ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0500 B, DATED ON JANUARY 2, 1981 IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN.



*Marco A. Gonzalez*  
MARCO A. GONZALEZ  
P.E. No. 120016  
DATE: 7-6-21

**COST ESTIMATE**

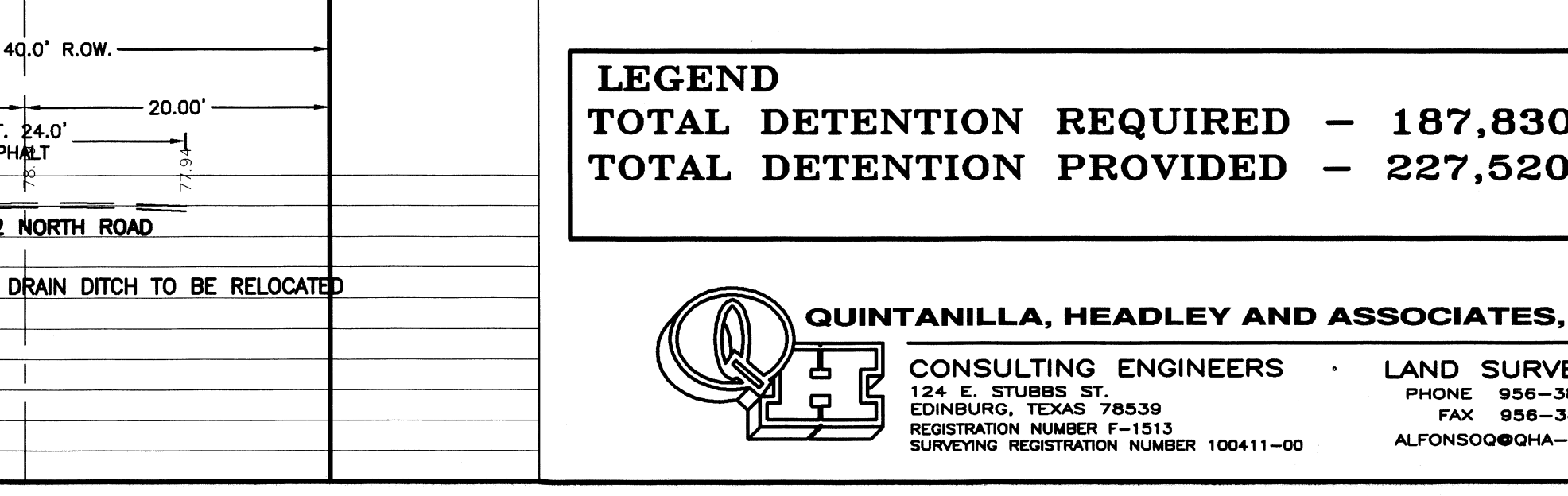
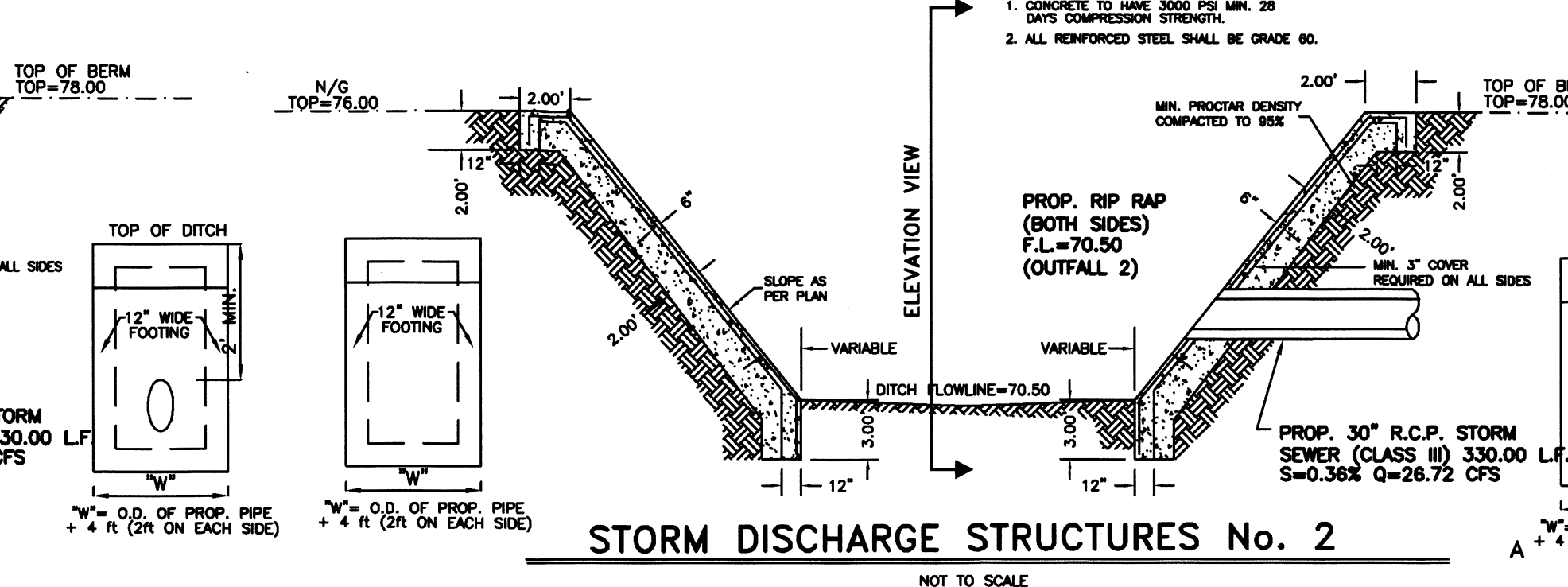
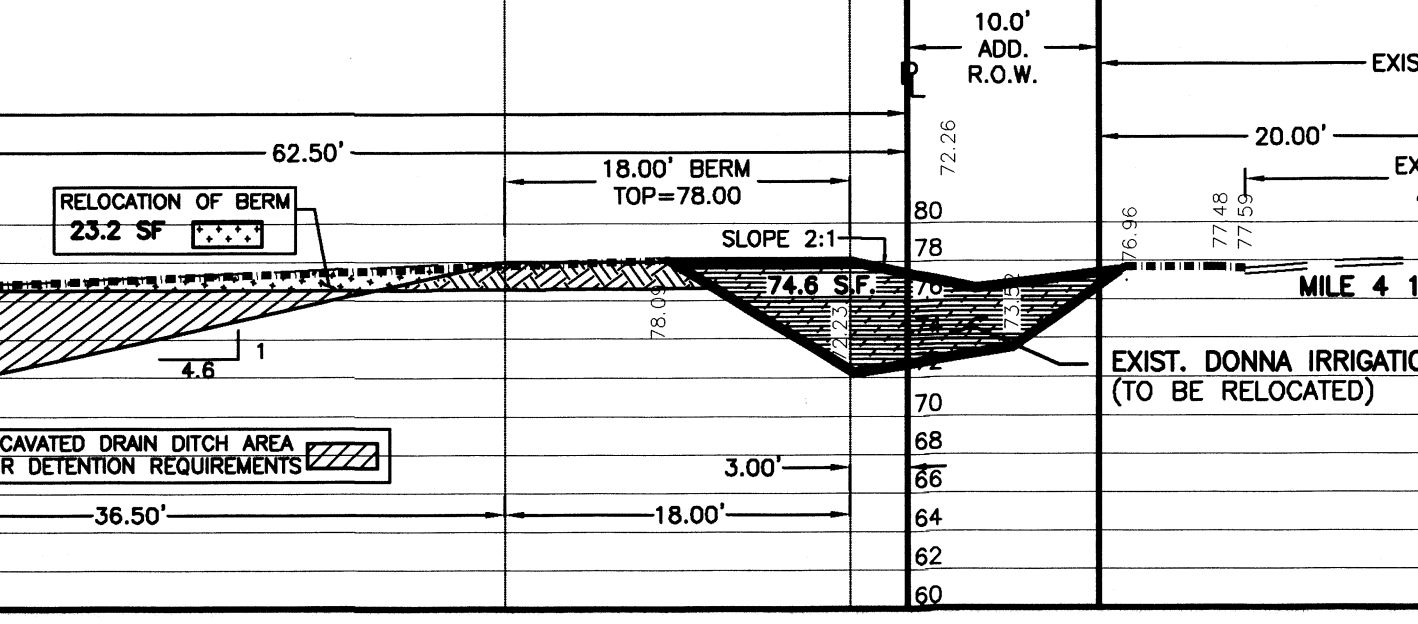
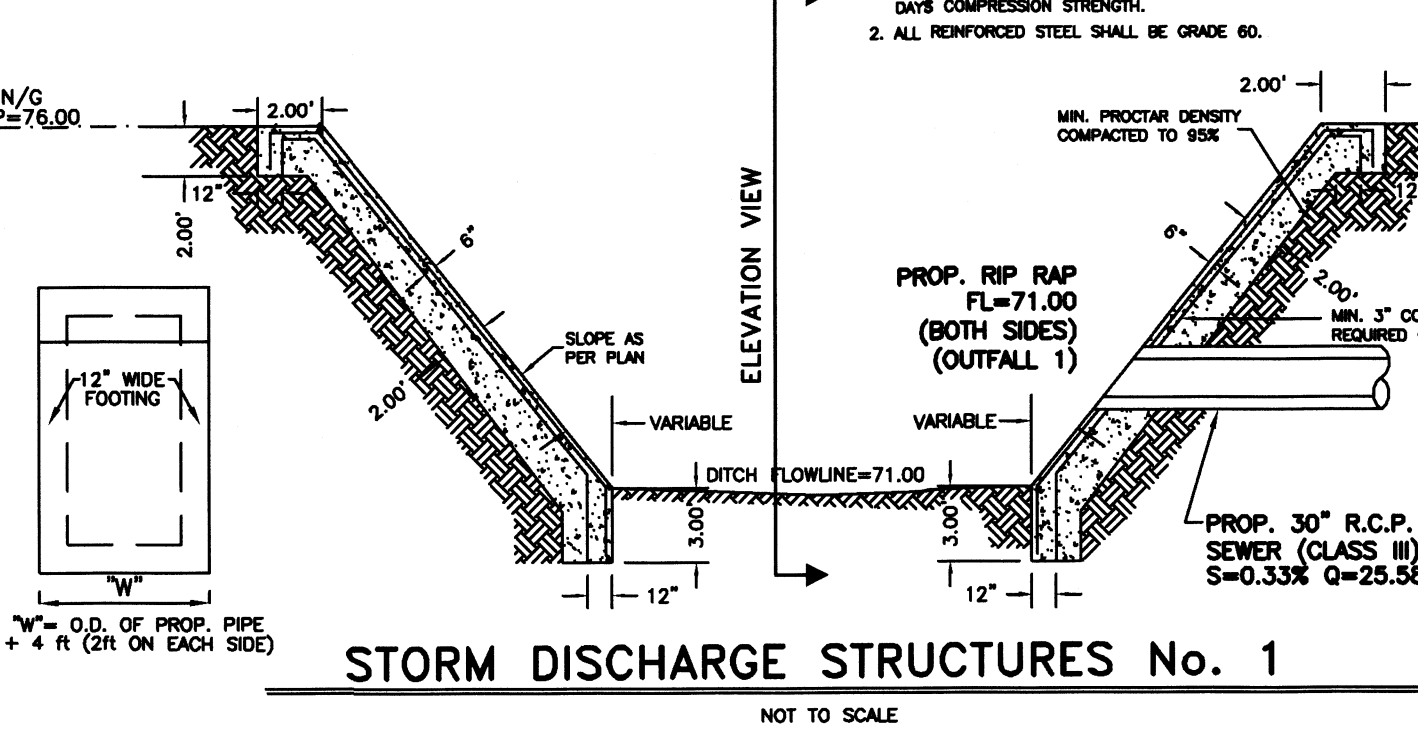
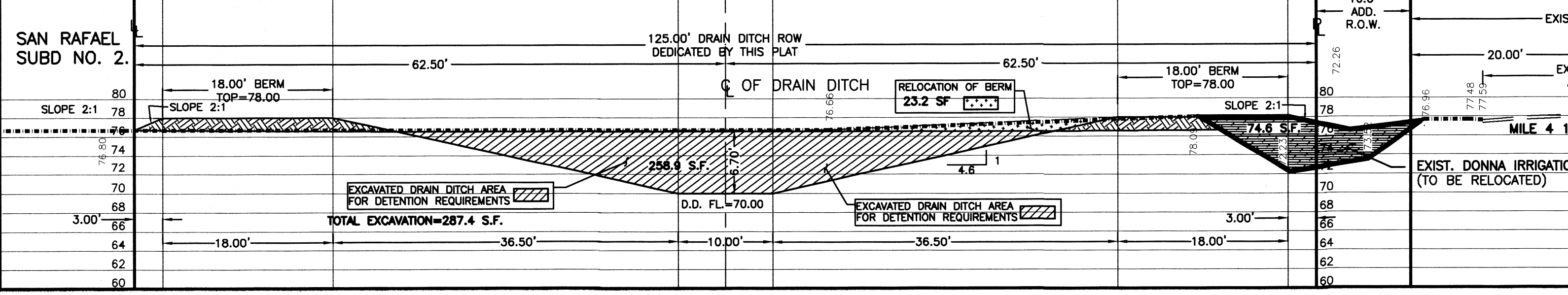
|                        |    |
|------------------------|----|
| WATER DISTRIBUTION:    | \$ |
| DRAINAGE IMPROVEMENTS: | \$ |
| PAVING IMPROVEMENTS:   | \$ |
| SEPTIC TANK (OSS):     | \$ |



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

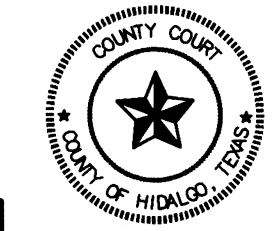
**PROP DRAIN DITCH TO BE EXCAVATED - 317,040.00 C.Y.**  
(264.2 S.F. X 1200 LF)  
**EXIST. DRAIN DITCH TO BE FILLED - 89,520.00 C.Y.**  
(74.6 S.F. X 1200 LF)  
**TOTAL DETENTION PROVIDED - 227,520.00 C.Y.**  
(317,040.00 - 89,520.00)

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



**LEGEND**  
TOTAL DETENTION REQUIRED - 187,830.87 C.F.  
TOTAL DETENTION PROVIDED - 227,520.00 C.F.

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
124 E. STUBBS ST. EDINBURG, TEXAS 78539  
REGISTRATION NUMBER F-15113 SURVEYING REGISTRATION NUMBER 100411-00  
PHONE 956-381-6480  
FAX 956-381-0527  
ALFONSO@QHA-ENG.COM



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 | FILENAME: F:\DATA\SUBD\DONNA\SAN RAFAEL SUB NO. 2\PAVING PLAT |
| OF 3 SHEETS | DATE PREPARED: 07-08-2021                                     |
|             | PREPARED BY: G. ANTH  |
|             | DATE REVISION: 07-08-2021                                     |
|             | REVISION BY: G. ANTH  |
|             | CHECKED BY: _____   |
|             | APPROVED BY: _____  |

|          |  |
|----------|--|
| Approved |  |
| Check    |  |
| Revision |  |
| Notes    |  |