



# 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: 9-28-2021

PROPOSED SAN LUCIO NO. 5 SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: TRES MUNDOS INVESTMENTS, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 81  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 16

FILLING STATIONS: 6

LOCATION DESCRIPTION: SOUTH OF TRENTON ROAD APPROXIMATELY 660 FEET EAST OF DILLON ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-21-2021 PROPERTY LIES WITHIN FLOOD ZONE: C AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 40.00 FEET ONTO TRENTON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-08-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-24-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-20-2021: 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.

VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE "B" CHAPTER 2 SECTION 2.4 D "STREET OFFSET".

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.

\*

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")...

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\_\_.

TRES MUNDOS INVESTMENTS, LLC
TILLMIN WELCH, MANAGER
902 BIGHORN DRIVE,
EDINBURG, TX, 78542

INDEX OF SHEETS

- SHEET 1 - HEADING INDEX: LOCATION MAP AND ETJ: PRINCIPAL CONTACTS: DESCRIPTION (METES AND BOUNDS) ENGINEER'S & SURVEYOR'S CERTIFICATION: NOTES AND RESTRICTIONS: OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION: COUNTY CLERK'S RECORDING CERTIFICATION: CITY OF DONNA MAYOR CERTIFICATION, CITY OF DONNA PLANNING DEPT. CERTIFICATION, HCDD NO. 1 CERTIFICATION, NORTH ALAMO WSC STATEMENT, HEALTH DEPARTMENT CERTIFICATION, DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING, (NO SHADING) COMMUNITY-PANEL NUMBER 480334 4023 C EFFECTIVE DATE: NOVEMBER 16, 1982
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

SUBDIVISION PLAT OF: SAN LUCIO SUBDIVISION No. 5

A 53.05 ACRE TRACT OF LAND BEING ALL OF LOT 73 AND EAST HALF OF LOT 74, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3240666, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 53.05 ACRE TRACT OF LAND BEING ALL OF LOT 73 AND THE EAST HALF OF LOT 74, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3240666, 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 SET ON THE NORTH LINE OF LOT 74 AND IN THE CENTERLINE OF TRENTON ROAD FOR THE NORTHEAST CORNER OF HUISACHE ACRES No.13 (RECORDED IN INSTRUMENT NUMBER 2813951, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 89°36' E, ALONG THE NORTH LINE OF LOTS 73 AND 74, AND THE CENTERLINE OF TRENTON ROAD, A DISTANCE OF 1,857.08 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 73 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 08°49' W, ALONG THE EAST LINE OF LOT 73, A DISTANCE OF 1,337.26 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 73 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 89°36' W, ALONG THE SOUTH LINE OF LOTS 73 AND 74, A DISTANCE OF 1,643.91 FEET TO A POINT FOR THE SOUTHEAST CORNER OF HUISACHE ACRES No.13 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 00°21'20" W, ALONG THE EAST LINE OF HUISACHE ACRES No.13, PASSING A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND AT 75.00 FEET FOR THE NORTH LINE OF A DONNA IRRIGATION DISTRICT DRAIN DITCH RIGHT OF WAY, PASSING A 1/2" IRON ROD WITH CAP STAMPED MELDEN & HUNT, INC. FOUND AT 1,280.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF TRENTON ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.05 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN LUCIO SUBDIVISION No.2, RECORDED IN INSTRUMENT NUMBER 3079692, 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.



Signature of Alfonso Quintanilla, R.P.L.S. No. 4956

APRIL 13, 2021 DATE

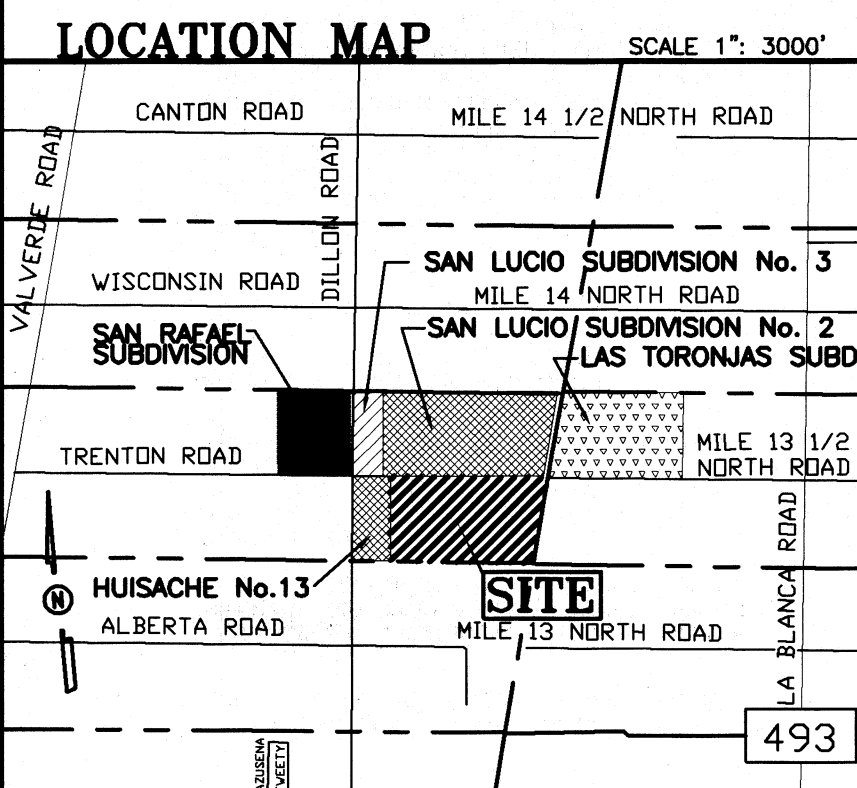
STATE OF TEXAS COUNTY OF HIDALGO

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.



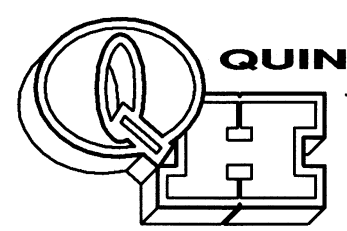
Signature of Alfonso Quintanilla, P.E. 95534

9-9-21 DATE



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: SAN LUCIO SUBDIVISION No. 5 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF TRENTON ROAD AND APPROXIMATELY 660.00 FEET EAST OF DILLON ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429) (2015 CENSUS), SAN LUCIO SUBDIVISION No. 5 LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1

Table with 5 columns: Name, Address, City & Zip, Phone, Fax. Lists contact information for Tres Mundos Investments, LLC and Alfonso Quintanilla.



QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 78539

Table with 5 columns: No., Sheet, REVISION NOTES, Date, Approved. Includes a revision history table.

DATE OF PREPARATION: APRIL 13, 2021

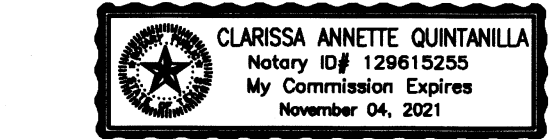
STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION I, TILLMIN WELCH, MANAGER OF TRES MUNDOS INVESTMENTS, LLC, AS OWNER OF THE 53.05 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN LUCIO SUBDIVISION No. 5, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

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

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



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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 LUCIO SUBDIVISION No. 5 was received and approved by the city Council of the City of DONNA 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 SAN LUCIO SUBDIVISION No. 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ COMMISSION.

ATTEST: SECRETARY CHAIRMAN PLANNING COMMISSION

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN LUCIO SUBDIVISION No. 5 was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_.

ATTEST: Hidalgo County Clerk date Hidalgo County Judge date

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN LUCIO SUBDIVISION No.5 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_ 20\_\_.

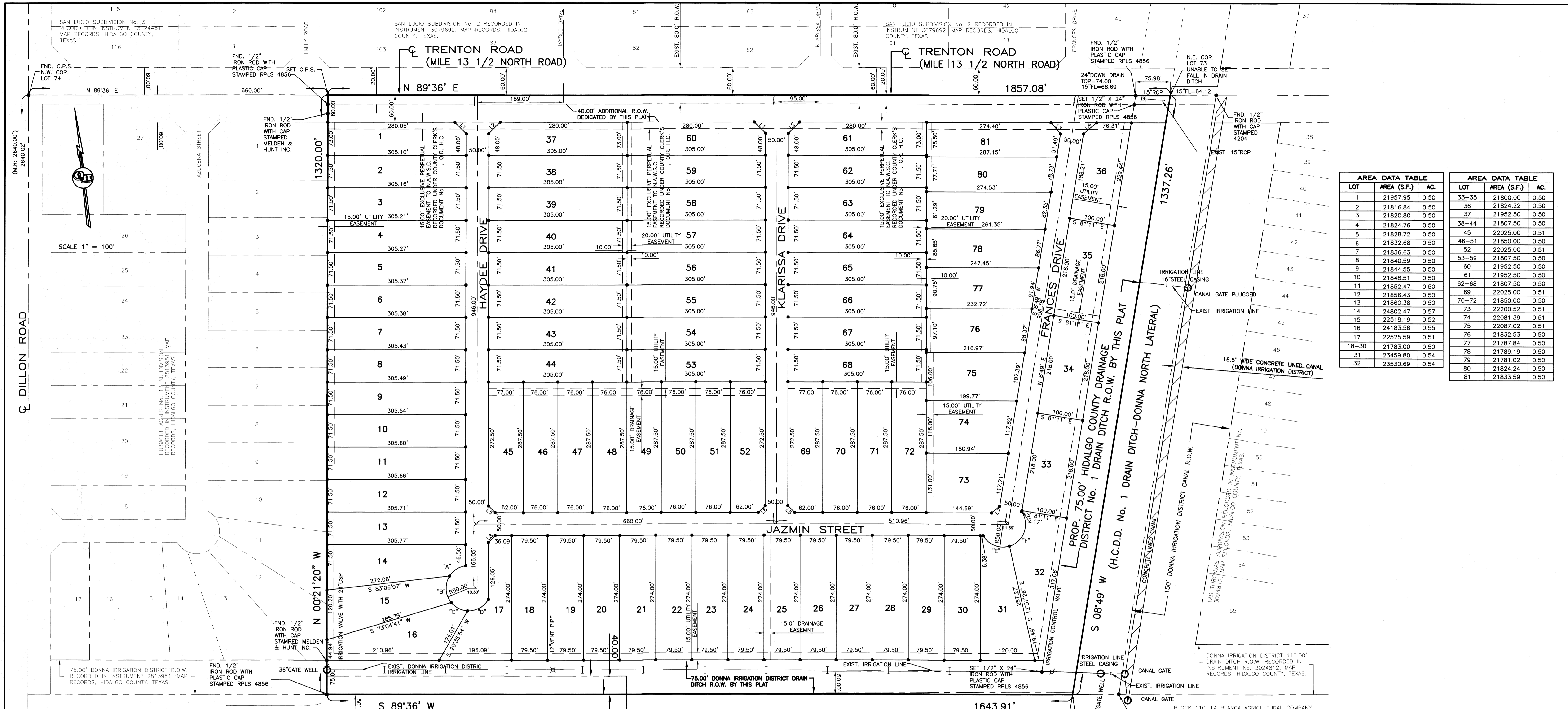
ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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

Table with 5 columns: FILENAME, DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY. Lists preparation and approval details.



AREA DATA TABLE			AREA DATA TABLE		
LOT	AREA (S.F.)	AC.	LOT	AREA (S.F.)	AC.
1	21957.95	0.50	33-35	21800.00	0.50
2	21816.84	0.50	36	21824.22	0.50
3	21820.80	0.50	37	21952.50	0.50
4	21824.76	0.50	38-44	21807.50	0.50
5	21828.72	0.50	45	22025.00	0.51
6	21832.68	0.50	46-51	21850.00	0.50
7	21836.63	0.50	52	22025.00	0.51
8	21840.59	0.50	53-59	21807.50	0.50
9	21844.55	0.50	60	21952.50	0.50
10	21848.51	0.50	61	21952.50	0.50
11	21852.47	0.50	62-68	21807.50	0.50
12	21856.43	0.50	69	22025.00	0.51
13	21860.38	0.50	70-72	21850.00	0.50
14	24802.47	0.57	73	22200.52	0.51
15	22518.19	0.52	74	22081.39	0.51
16	24183.58	0.55	75	22087.02	0.51
17	22525.59	0.51	76	21832.53	0.50
18-30	21783.00	0.50	77	21787.84	0.50
31	23459.80	0.54	78	21789.19	0.50
32	23530.69	0.54	79	21781.02	0.50
			80	21824.24	0.50
			81	21833.59	0.50

LINE DATA TABLE		
DATA	BEARING	LENGTH
L1	S 45°24'00" E	35.36'
L2	N 44°36'00" E	35.36'
L3	S 40°47'30" E	32.40'
L4	N 48°12'30" E	38.08'
L5	N 45°24'00" W	21.21'
L6	S 44°36'00" W	21.21'
L7	N 49°12'30" E	22.85'
L8	S 44°36'00" W	21.21'

CURVE DATA CHART				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
"A"	49°53'47"	50.00'	43.54'	42.18' S 56°57'11" W
"B"	71°48'12"	50.00'	82.86'	58.64' S 03°53'48" E
"C"	47°35'39"	50.00'	41.53'	40.35' S 63°35'57" E
"D"	63°01'00"	50.00'	54.98'	52.25' N 61°06'00" E
"E"	76°43'11"	50.00'	66.95'	62.06' S 68°45'36" E
"F"	107°06'16"	50.00'	93.47'	80.44' N 19°19'24" E

**SUBDIVISION PLAT OF:  
SAN LUCIO SUBDIVISION No. 5**

A 53.05 ACRE TRACT OF LAND BEING ALL OF LOT 73 AND EAST HALF OF LOT 74, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3240666, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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COUNTY OF HIDALGO  
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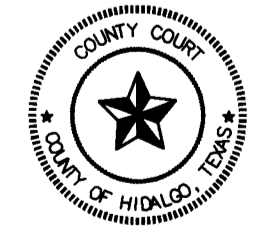
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856  
APRIL 13, 2021  
DATE

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

REVISION NOTES			
No.	Sheet	REVISION	Approved



ALFONSO QUINTANILLA  
P.E. 95534  
9-9-21  
DATE

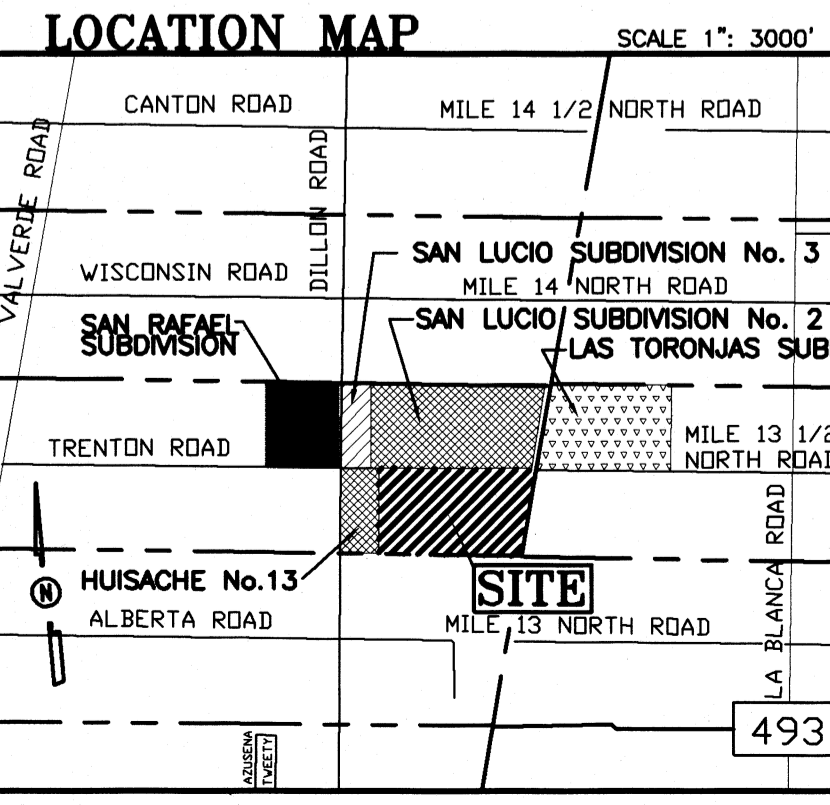


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

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

FILENAME: F:\DATA\SUB\DONNA\SAN LUCIO NO. 5\PLAT				
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY	A.G.
04-13-2021	G.CANTU	M.G.	A.G.	
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY	A.G.
08-06-2021	G.C.	M.G.	A.G.	



**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**  
SAN LUCIO SUBDIVISION No. 5 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF TRENTON ROAD AND APPROXIMATELY 660.00 FEET EAST OF DILLON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429) (2015 CENSUS), SAN LUCIO SUBDIVISION No. 5 LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1

**PRINCIPAL CONTACTS:**  
Name Address City & Zip Phone Fax  
TRES MUNDOS INVESTMENTS, LLC 902 BIGHORN DRIVE EDINBURG, TX 78542 (956)386-0726 (956)380-4395  
OWNER: TILLMIN WELCH, MANAGER 124 E. STUBBS EDINBURG, TX 78539 (956) 381-6480 (956)381-0527  
ENGINEER: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956) 381-6480 (956)381-0527  
SURVEYOR: ALFONSO QUINTANILLA 124 E. STUBBS EDINBURG, TX 78539 (956) 381-6480 (956)381-0527

SCALE 1" = 100'

SCALE 1" = 3000'

493

# SAN LUCIO SUBDIVISION No. 5

A 53.05 ACRE TRACT OF LAND BEING ALL OF LOT 73 AND EAST HALF OF LOT 74, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3240666, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR SAN LUCIO SUBDIVISION No. 5:  
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

SAN LUCIO SUBDIVISION No. 5 WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS A 8" DIAMETER WATERLINE LOCATED ON THE NORTH SIDE OF TRENTON ROAD. AN 8" WATERLINE WILL TAP INTO THE EXISTING 8" WATERLINE AND RUN SOUTH ALONG THE EAST SIDE OF HAYDEE DRIVE. ANOTHER 8" WATERLINE WILL TAP INTO THE EXISTING 8" WATERLINE AND RUN SOUTH ALONG THE WEST SIDE OF KLARISSA DRIVE. ANOTHER 8" WATERLINE WILL TAP INTO THE EXISTING 8" WATERLINE AND RUN SOUTH ALONG THE WEST SIDE OF FRANCES DRIVE, THEN AN 8" WATERLINE WILL RUN WEST ON THE NORTH SIDE OF JAZMIN STREET TO CONNECT WITH THE OTHERS 8" DIAMETER WATERLINE FOR A COMPLETE LOOP.

FROM THE 8" DIAMETER WATERLINE, THERE ARE FORTY (40) 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 ONE (1) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES AND THE METER BOXES HAVE BEEN INSTALLED, AT A TOTAL COST 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 BE INSTALLED SIX (6) 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 LUCIO SUBDIVISION No. 5, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL. FOR THE AREA, THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD EIGHT (8) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 4, 15, 23, 31, 36, 59, 64 & 75. (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 9/9/21.

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, CHAPTER 16, SUBCHAPTER C, TITLE 16, GOVERNMENT CODE, TEXAS. 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 \$ 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. 95534  
DATE 9-9-21

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN LUCIO SUBDIVISION No. 5:  
POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Gastos.

LA SUBDIVISION SAN LUCIO SUBDIVISION No. 5 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRÁ PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8" DE DIAMETRO EN EL LADO NORTE DE TRENTON ROAD. UNA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO Y CORRE SUR POR EL LADO ESTE DE LA CALLE HAYDEE DRIVE. OTRA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO Y CORRE SUR POR EL LADO OESTE DE LA CALLE KLARISSA DRIVE. OTRA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO Y CORRE SUR POR EL LADO OESTE DE LA CALLE FRANCES DRIVE, LUEGO OTRA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OESTE POR EL LADO NORTE DE JAZMIN STREET PARA PODER CONECTARSE CON LAS OTRAS LINEAS DE AGUA Y FORMAR UN CIERRE COMPLETO.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA (40) 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 UNO (1) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ O US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. US\$ . ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION INSTALARA SEIS (6) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO TOTAL DE US\$ POR CADA LOTE. CADA LOTE CUESTA UNA CANTIDAD TOTAL DE US\$ . EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Descripción y Gastos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION SAN LUCIO SUBDIVISION No. 5. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO OCHO (8) PRUEBAS CON AGUIEROS EN EL CENTRO DE LOS LOTES 4, 15, 23, 31, 36, 59, 64 Y 75. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ . 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 HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL 9 DE 2020.

CERTIFICACION

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ LO CUAL EQUIVALE A US\$ POR LOTE.

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



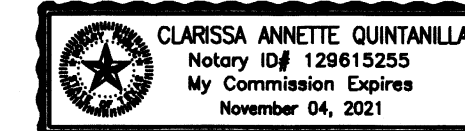
ALFONSO QUINTANILLA  
P.E. 95534  
DATE 9-9-21

BLOCK 110, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF HIDALGO

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

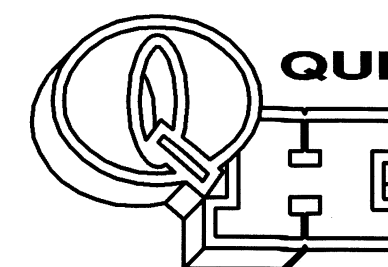
Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

REVISION NOTES

No.	Sheet	REVISION	Date	Approved



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@QQA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

SHEET NO. 3 OF 5 SHEETS	FILENAME: P:\DATA\SUBDIVISION SAN LUCIO SUBDIVISION No. 5\WATER BRPLAT
DATE PREPARED: 04-14-2021	PREPARED BY: G.C.
DATE REVISION: 08-10-2021	REVISION BY: G.CANTU
CHECKED BY:	APPROVED BY:

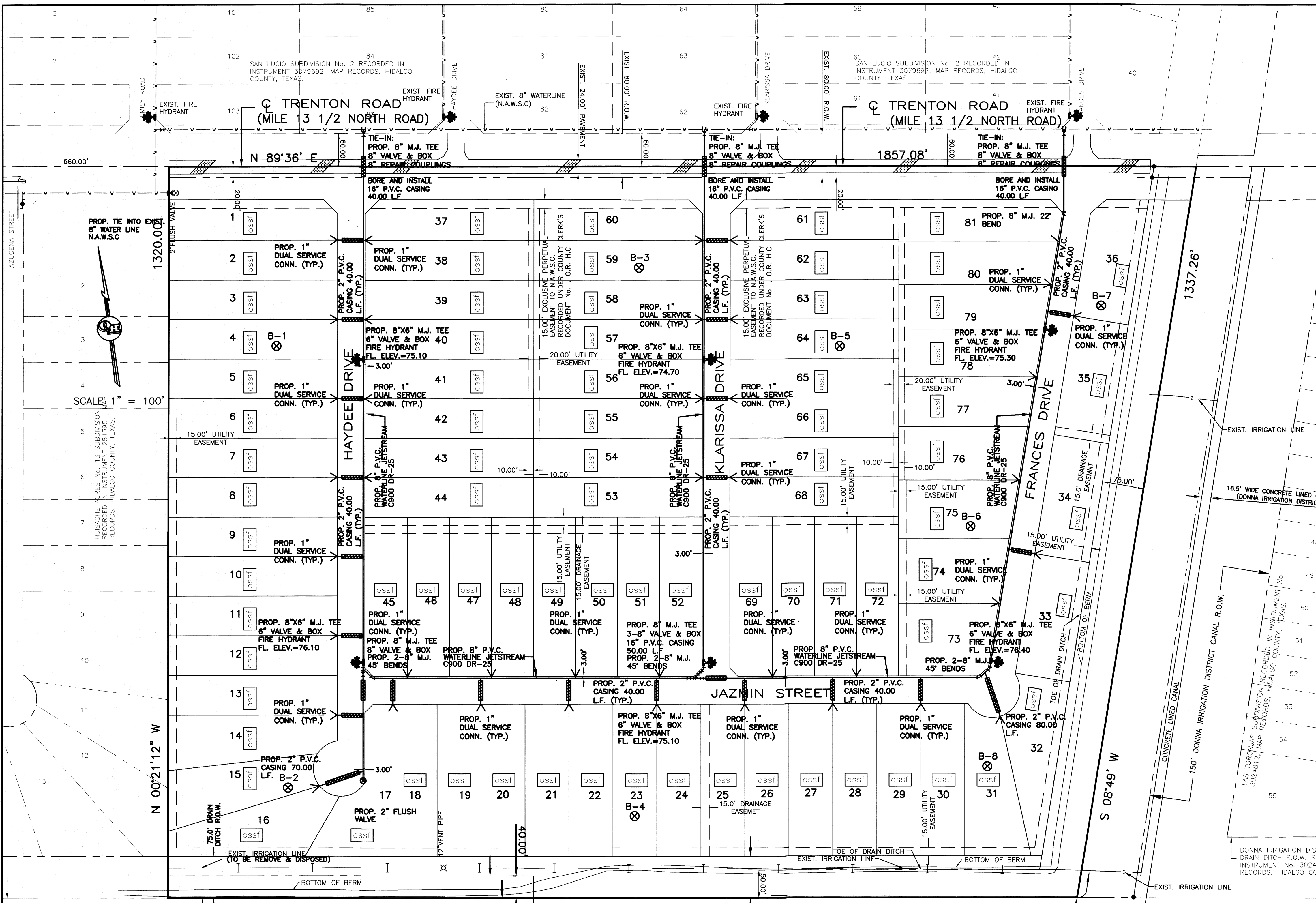
FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.,  
HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

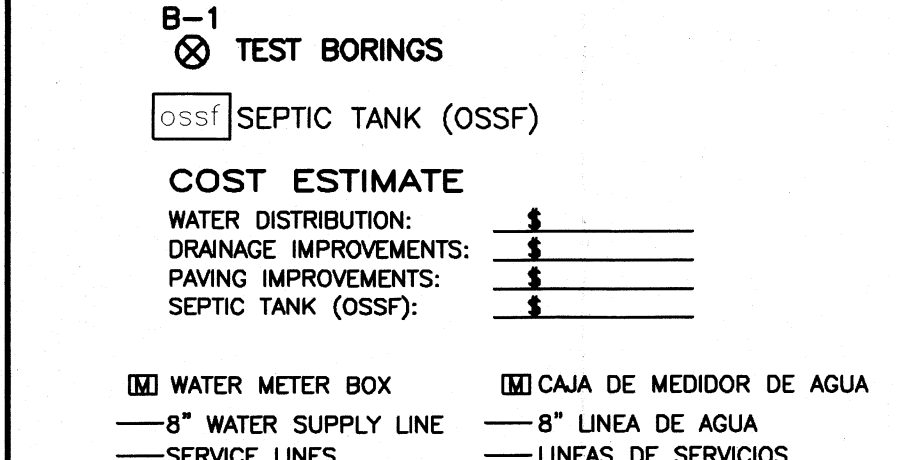
BY: \_\_\_\_\_ DEPUTY



LOT 88, HILL-HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

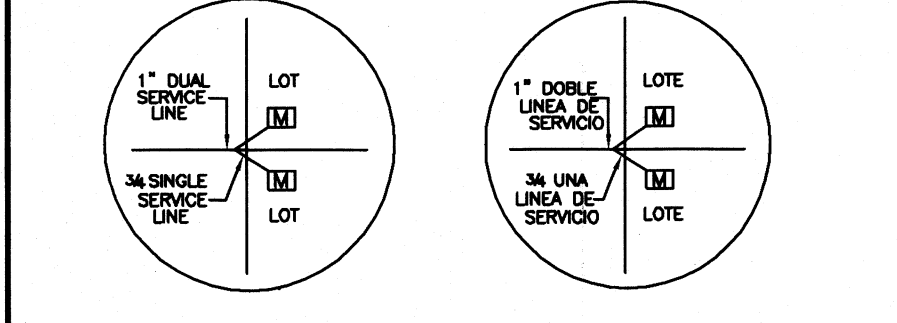
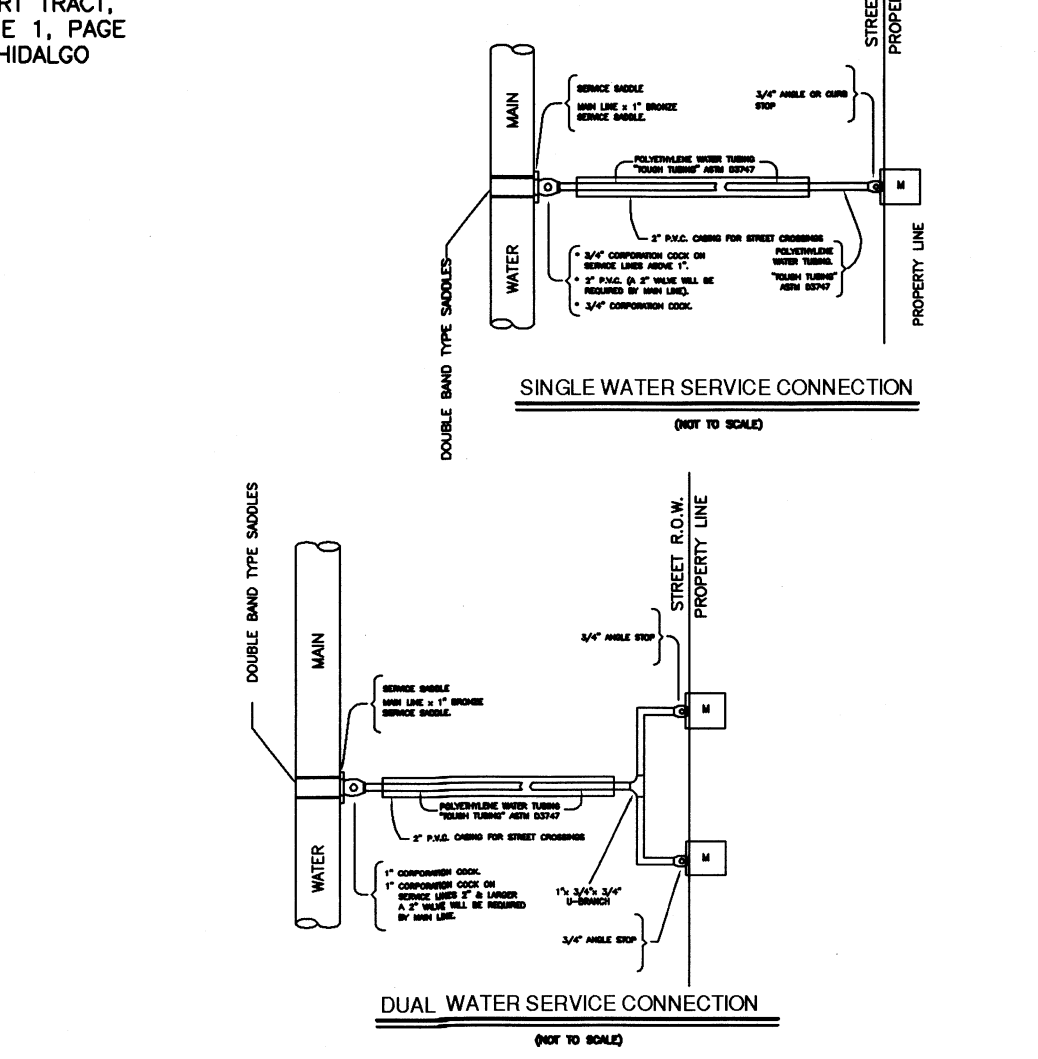
EXIST. 80.0' CANAL RIGHT OF WAY DONNA IRRIGATION DISTRICT LATERAL #11 3/4 RECORD IN VOLUME 103, PAGE 592, DEED RECORDS, HIDALGO COUNTY, TEXAS.

LOT 90, HILL-HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.



**SUBDIVIDER CERTIFICATION**  
1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**  
TRES MUNDOS INVESTMENTS LLC.  
1.- I (WE), TILLMIN WELCH, MANAGER, SUBDIVIDERS OF SAN LUCIO SUBDIVISION No. 5 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.

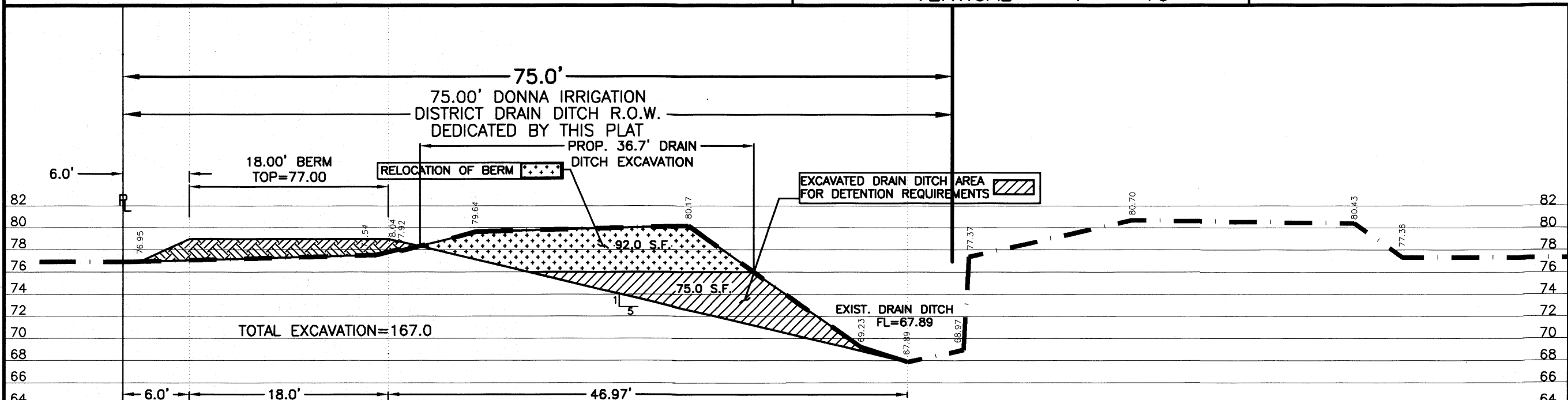


TRES MUNDOS INVESTMENTS LLC.  
TILLMIN WELCH, MANAGER  
902 BIG HORN DR.  
EDINBURG TX, 78539

DATE \_\_\_\_\_

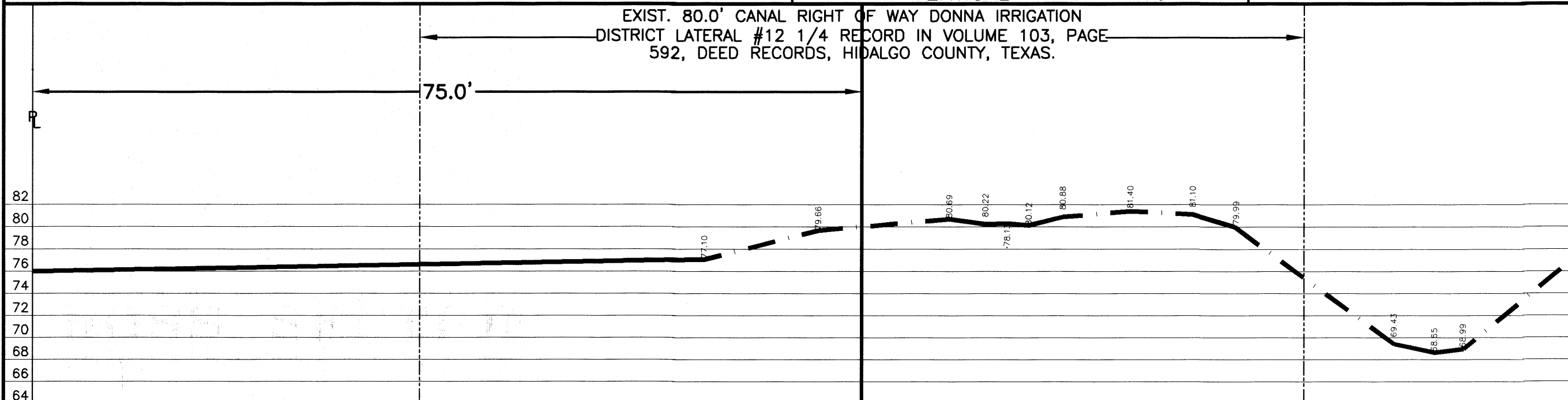
# CROSS SECTION "A-A"

SCALE: HORIZONTAL 1" = 10'  
VERTICAL 1" = 10'



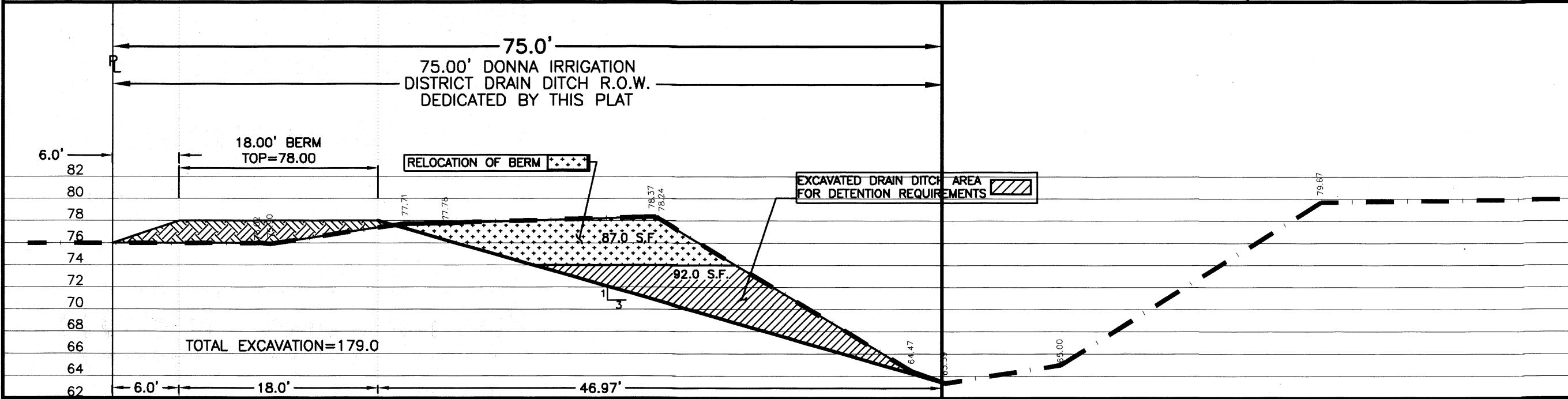
# CROSS SECTION "B-B"

SCALE: HORIZONTAL 1" = 10'  
VERTICAL 1" = 10'



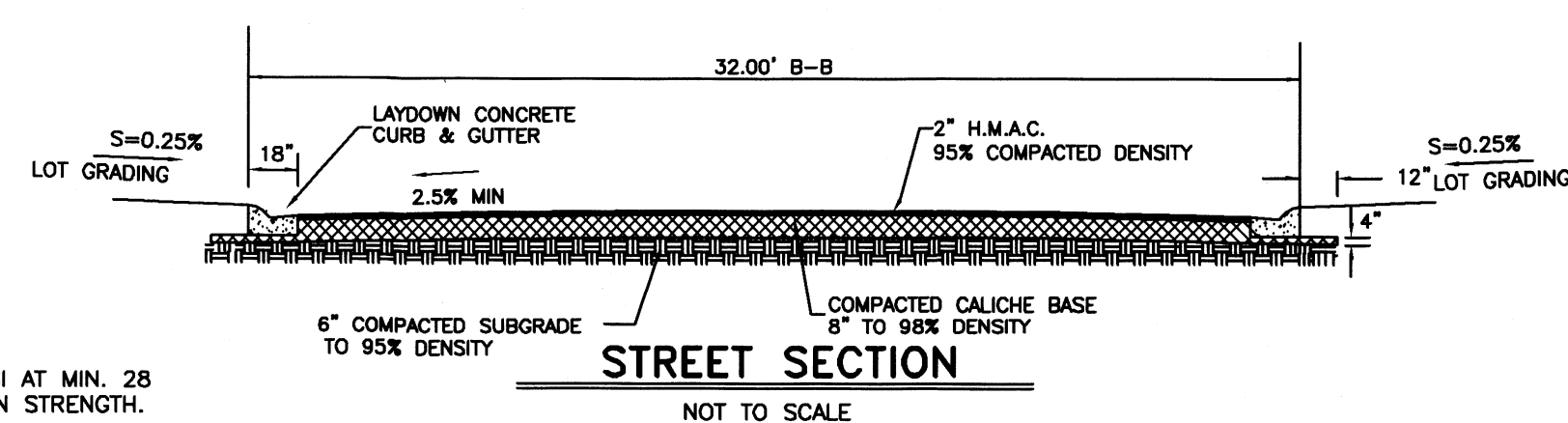
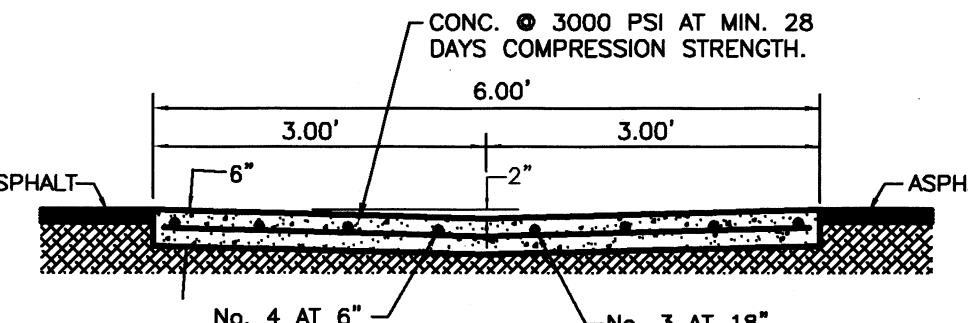
# CROSS SECTION "C-C"

SCALE: HORIZONTAL 1" = 10'  
VERTICAL 1" = 10'



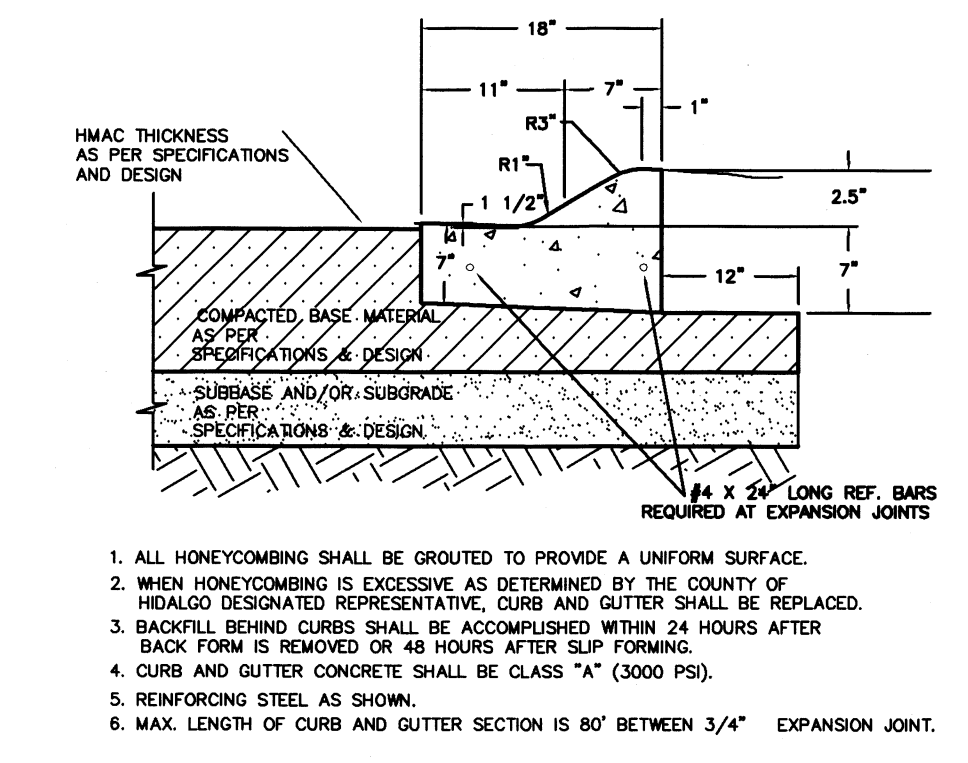
# CONC. VALLEY GUTTER

NOT TO SCALE



# TYPICAL LOW PROFILE CURB & GUTTER SECTION

NOT TO SCALE



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.

# SAN LUCIO SUBDIVISION No. 5

A 53.05 ACRE TRACT OF LAND BEING ALL OF LOT 73 AND EAST HALF OF LOT 74, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3240666, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR SAN LUCIO SUBDIVISION No. 5  
A 53.05 acre tract of land being all of Lot 73 and the west half of Lot 74, Hill-Halbert Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 1, page 35, map records Hidalgo County, Texas, and according to Assumption Warranty Deed recorded under County Clerk's document number 2882638, official records, Hidalgo County, Texas. This subdivision is located on the north side of Trenton Road 560.00 feet east of Dillon Road. It is in the City of Donna E.T.J. The proposed subdivision will consist of 81 residential lots.

The tract is Zone "C" (No shading), areas of minimal flooding, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0425 C, dated on November 16, 1982.

The majority of the soil is Hidalgo (28) and Raymondville (52) and is in soil group "B". It is clay (CH), fine sandy loam (SM-SL), 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 southeasterly direction. The existing runoff of the proposed subdivision is Q = 18.37 cubic feet per second based on a 10-year storm.

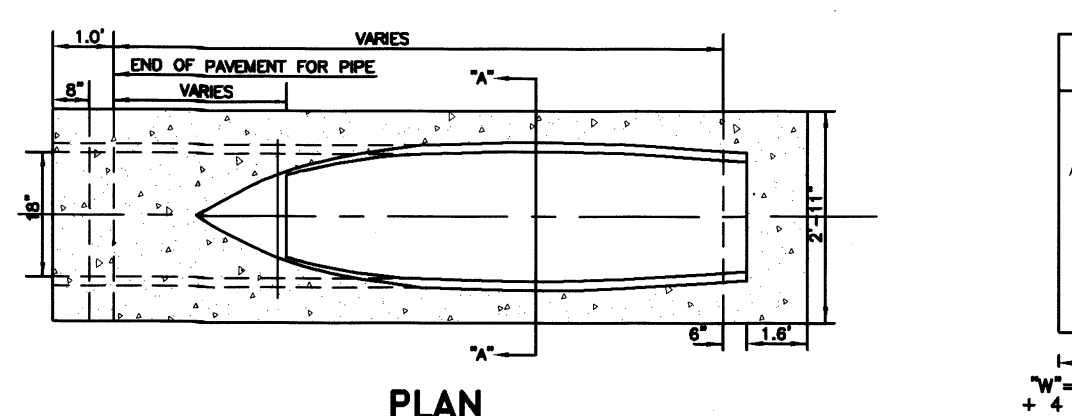
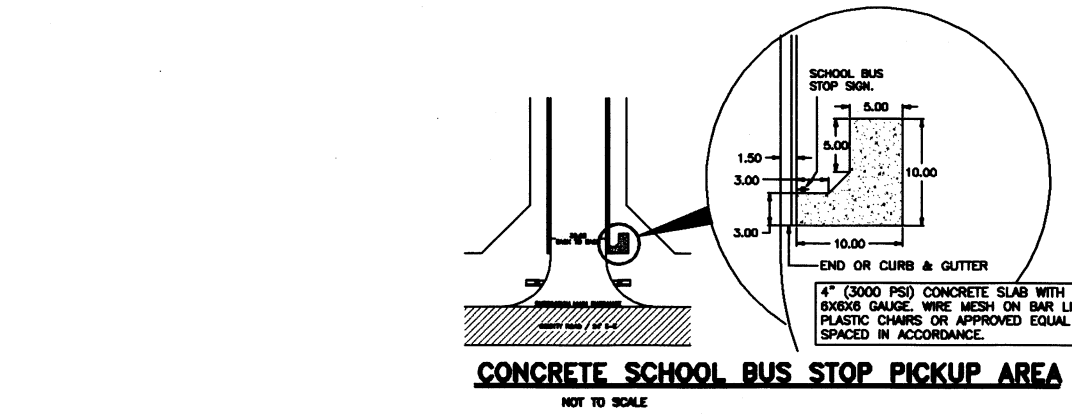
After development the runoff will be Q = 82.89 cubic feet per second based on a 50-year storm for an increase of 64.52 cubic feet per second. Detention will be 220,763.00 cubic feet (5.07 acre feet) and will be accomplished by excavating the existing Donna Irrigation District Drain Ditch on the south side of the subdivision and the existing H.C.D.D. No. 1 Drain Ditch-Donna North Lateral located on the east side of the subdivision. Additionally, the roadside ditch along the north side of Trenton Road will be regressed. The street runoff will be collected by a storm sewer system consisting of 18", 24", 30" and 36" pipes and Type "A" inlets that will discharge into the existing Drain Ditches.

### CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" (NO SHADING) AREAS OF MINIMAL FLOODING 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.

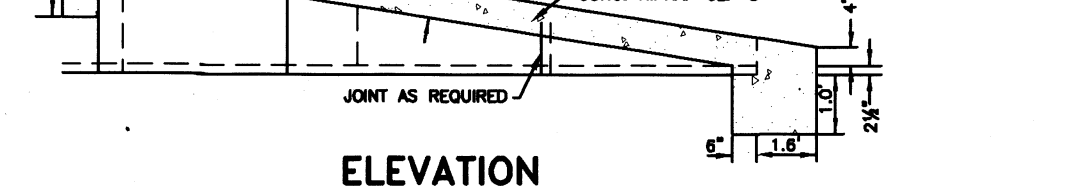


*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. 95534  
DATE 9-9-21



# PLAN

NOT TO SCALE



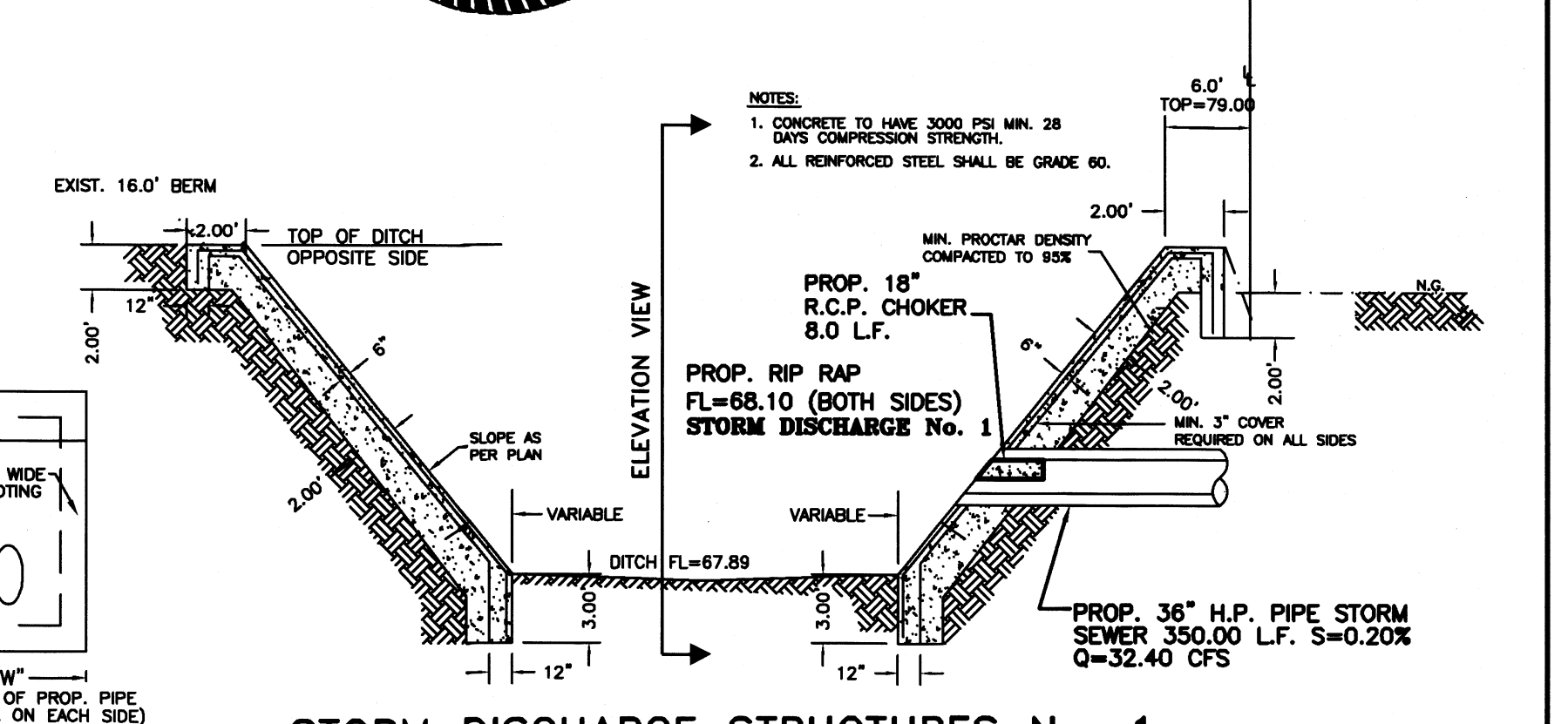
# ELEVATION

NOT TO SCALE



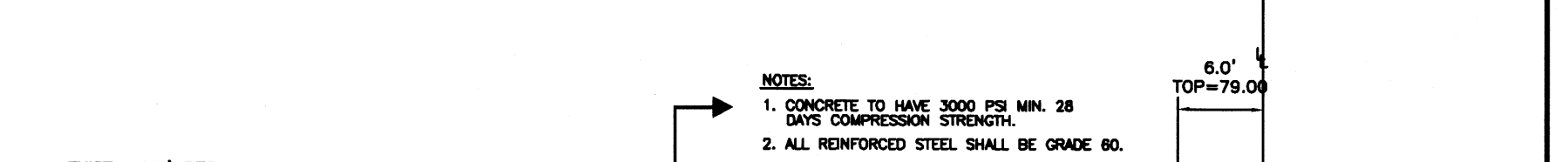
# SAFETY END TREATMENT

NOT TO SCALE



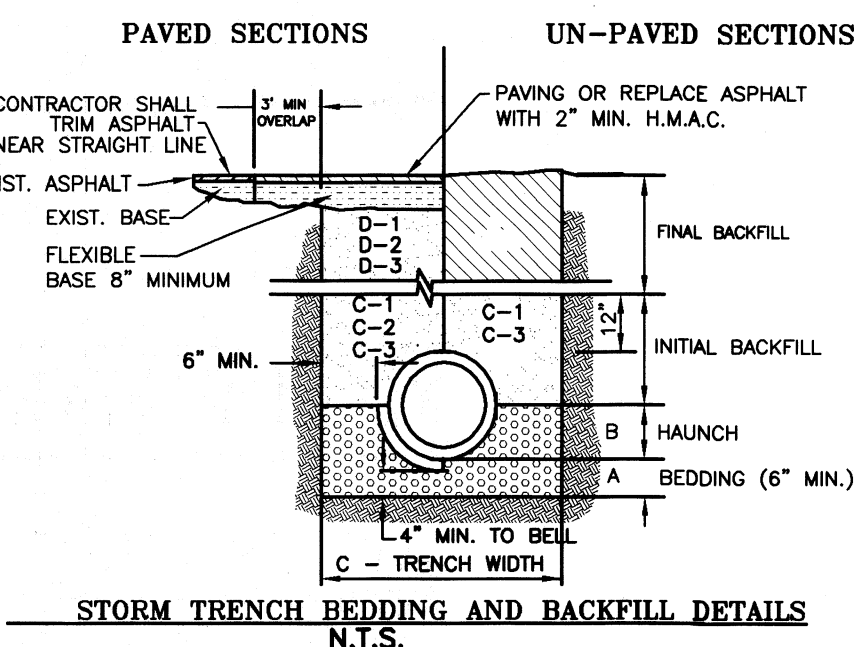
# STORM DISCHARGE STRUCTURES No. 1

NOT TO SCALE



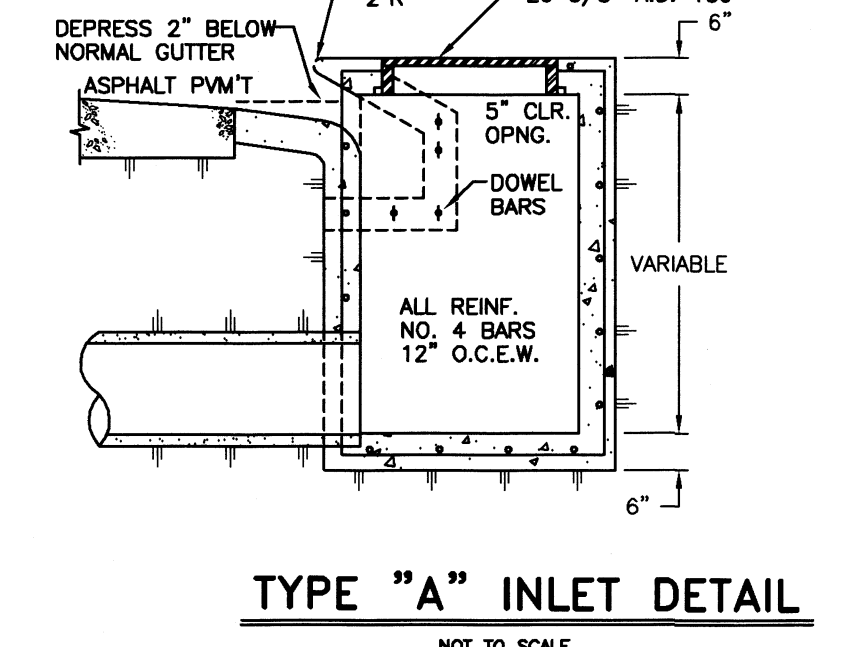
# STORM DISCHARGE STRUCTURES No. 2

NOT TO SCALE



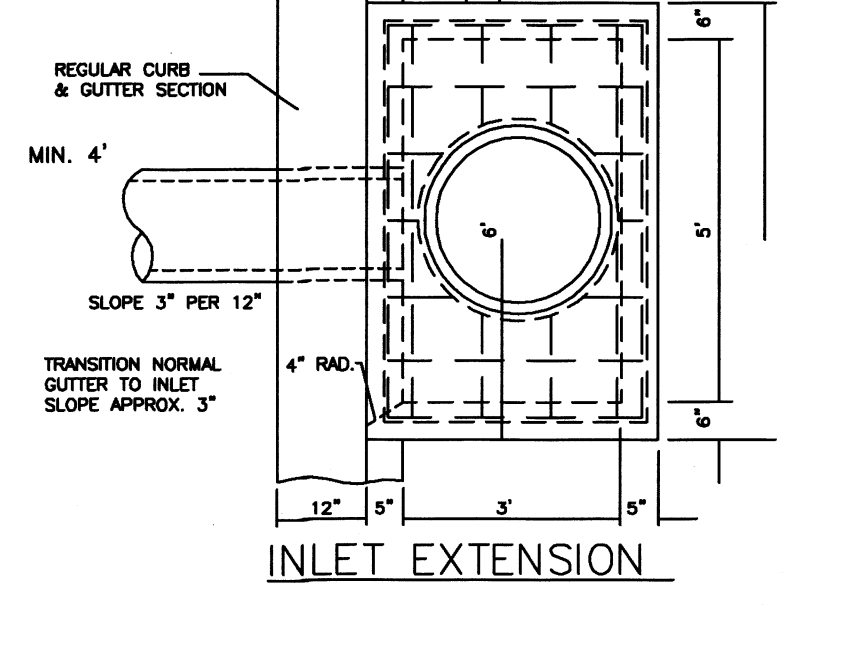
# STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S.



# TYPE "A" INLET DETAIL

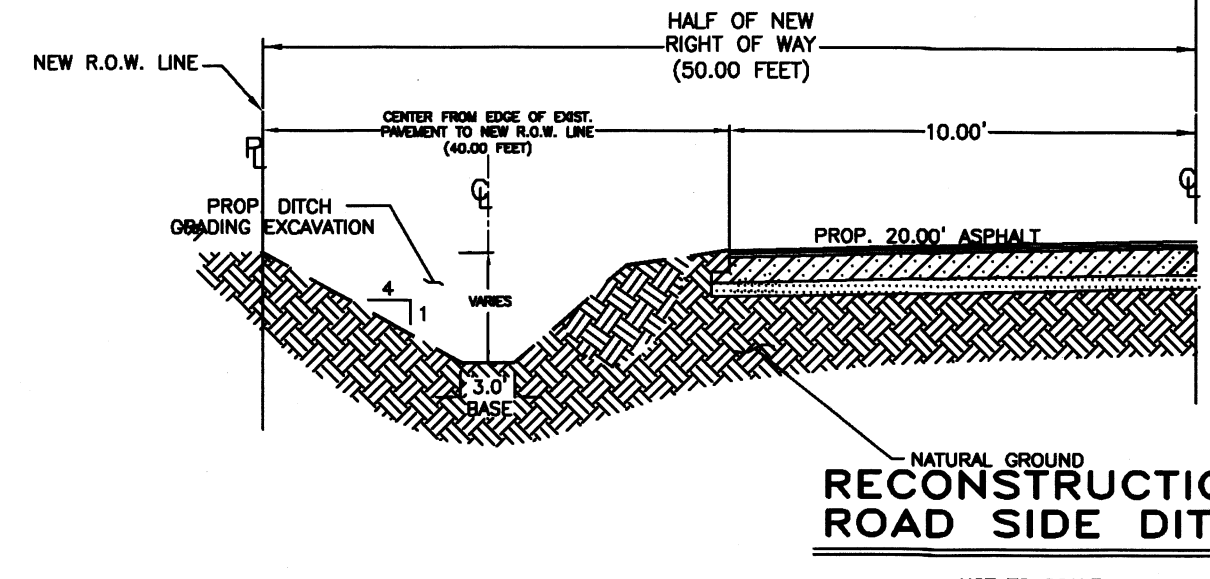
NOT TO SCALE



# INLET EXTENSION

NOT TO SCALE

1. 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.
  2. 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.
  3. 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.
  4. INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  5. 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.
  6. 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.
  7. 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.
  8. 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).
1. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  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.
  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 (ASHSTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
  4. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  5. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
  6. 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.
  7. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

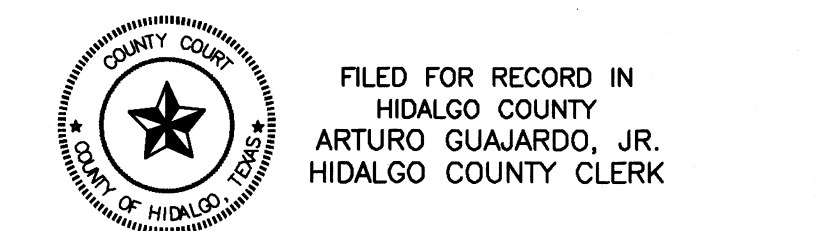


# RECONSTRUCTION OF ROAD SIDE DITCH

NOT TO SCALE

NO.	SHEET	REVISION	DATE	APPROVED

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

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

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

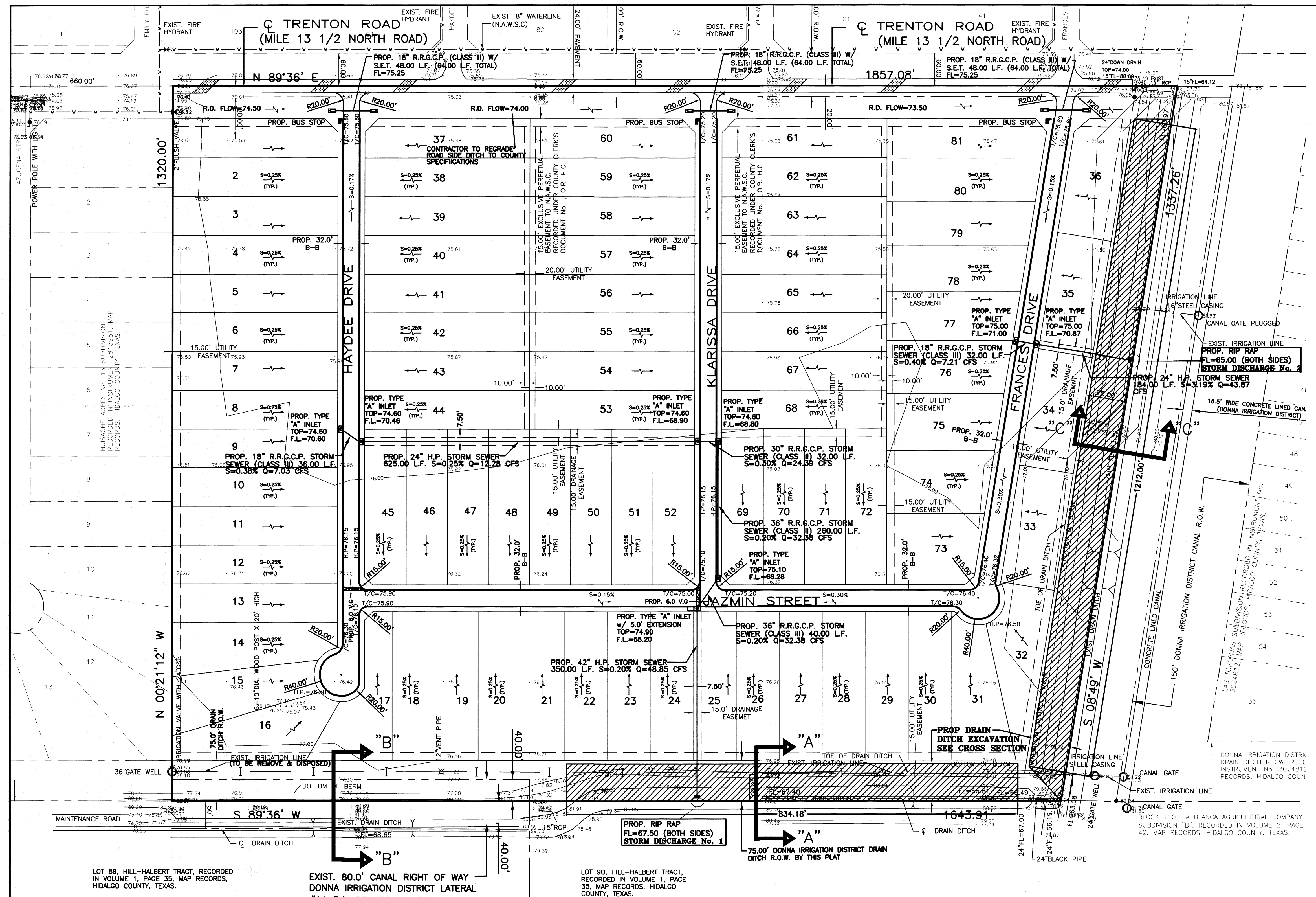
SHEET NO.	DATE PREPARED	DATE REVISION	PREPARED BY	CHECKED BY	APPROVED BY
4	08-14-2020	08-05-2021	LG	GC	

# SAN LUCIO SUBDIVISION No. 5

A 53.05 ACRE TRACT OF LAND BEING ALL OF LOT 73 AND EAST HALF OF LOT 74, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3240666, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
P.E. 95534  
DATE 9-9-21



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

↗ FLOW AFTER LOT GRADING  
 ↖ FLOW DIRECTION OF WATER  
**COST ESTIMATE**  
 WATER DISTRIBUTION: \$  
 DRAINAGE IMPROVEMENTS: \$  
 PAVING IMPROVEMENTS: \$  
 SEPTIC TANK (OSSP): \$

LOT 89, HILL-HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EXIST. 80.0' CANAL RIGHT OF WAY DONNA IRRIGATION DISTRICT LATERAL #11 3/4 RECORD IN VOLUME 103, PAGE 592, DEED RECORDS, HIDALGO COUNTY, TEXAS.

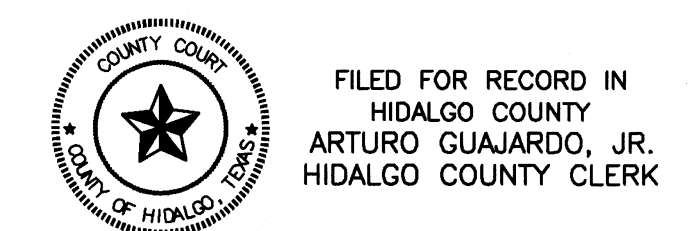
LOT 90, HILL-HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BLOCK 110, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
REGISTRATION NUMBER 1513  
SURVEYING REGISTRATION NUMBER 100411-00

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

REVISION NOTES			
No.	Sheet	REVISION	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

SHEET NO. 5 OF 5 SHEETS	FILENAME: F:\DATA\SUB\DONNA\SAN LUCIO SUBDIVISION NO. 5\B-PLAT			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	06-14-2020	LG		
	DATE REVISION	REVISION	CHECKED BY	APPROVED BY
	06-02-2021	1.0		