



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: 9-28-2021

PROPOSED SAN MARTIN NO. 6 SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: TILLMIN WELCH

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 87 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 18

FILLING STATIONS: 6

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

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-24-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO CANTON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-8-2021 REVIEWED BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-21-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: 37 OSSF'S HAVE BEEN INSTALLED AND 50 OSSF'S HAVE BEEN ESCROWED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 9-07-2021: 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$ 75,000.00 For: (50) OSSF'S**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 28, 2020

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning, other departments and the approval of the City of Donna.*

Final Approval with financial guarantee.

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.

PLAT NOTES AND RESTRICTIONS:

- 1.- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING... 2.- LEGEND... 3.- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES... 4.- MINIMUM BUILDING SETBACK LINES... 5.- DRAINAGE... 6.- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT... 7.- BENCHMARK NOTE... 8.- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER... 9.- ALL PUBLIC UTILITIES EASEMENTS... 10.- THERE ARE NO WATER WELLS... 11.- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE... 12.- LOTS 146, 185, 208, 209, 232 & 184... 13.- TRES MUNDOS INVESTMENTS LLC... 14.- ON-SITE SEWAGE FACILITIES (OSSF)... 15.- THE MINIMUM ALLOWED RESIDENTIAL DWELLING IS 400 SQUARE FEET.

RIGHT OF WAY EASEMENT

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

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

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. 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 executed this instrument

this 23 day of August, 2020

TRES MUNDOS INVESTMENTS LLC. TILLMIN WELCH, MANAGER 908 BIGHORN DR EDINBURG TX, 78542

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

SAN MARTIN SUBDIVISION No. 6 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF CANTON ROAD APPROXIMATELY 1155.50 FEET WEST OF DILLON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,422) (2015 CENSUS), SAN MARTIN SUBDIVISION No. 6 LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1

PRINCIPAL CONTACTS:

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

SUBDIVISION PLAT OF: SAN MARTIN SUBDIVISION No. 6

A 55.00 ACRE TRACT OF LAND BEING THE WEST 5.00 ACRES OF BLOCK 41, ALL OF BLOCK 42 AND THE EAST 10.00 ACRES OF BLOCK 43, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3137099, 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.

METES AND BOUNDS

A 55.00 ACRE TRACT OF LAND BEING THE WEST 5.00 ACRES OF BLOCK 41, ALL OF BLOCK 42 AND THE EAST 10.00 ACRES OF BLOCK 43, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3137099, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE NORTH LINE OF BLOCK 43 AND IN THE CENTERLINE OF CANTON ROAD FOR THE NORTHEAST CORNER OF THE IRMA ROJAS TRACT (THE WEST HALF OF THE EAST HALF OF BLOCK 43, HILL-HALBERT TRACT, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 800864, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 89°36' W, 330.00 FEET FROM THE NORTHEAST CORNER OF BLOCK 43.

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

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

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

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

BEARINGS ARE IN ACCORDANCE WITH SAN MARTIN SUBDIVISION No.3, RECORDED IN INSTRUMENT NUMBER 2870932, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

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



ALFONSO QUINTANILLA R.P.L.S. No. 4856

JUNE 06, 2020 DATE

- 15.- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 16.- THE MINIMUM ALLOWED RESIDENTIAL DWELLING IS 400 SQUARE FEET.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS

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

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

I, TILLMIN WELCH, MANAGER OF TRES MUNDOS INVESTMENTS LLC., AS OWNER OF THE 55.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN MARTIN SUBDIVISION No. 6, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT: (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS; (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

TRES MUNDOS INVESTMENTS LLC. TILLMIN WELCH, MANAGER 908 BIGHORN DR EDINBURG TX, 78542

STATE OF TEXAS COUNTY OF HIDALGO

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

Given under my hand and seal of office this 23 day of August, 2020. CLARISSA ANNETTE QUINTANILLA Notary ID# 129618255 My Commission Expires November 04, 2021

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN MARTIN SUBDIVISION No. 6 was reviewed and approved by the Hidalgo County Commissioners Court on

Hidalgo County Judge DATE Hidalgo County Clerk DATE

CITY OF DONNA, TX CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.0115(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN MARTIN SUBDIVISION No. 6 was received and approved by the city Council of the City of on

Mayor of the City of DONNA DATE Secretary of the City of DONNA DATE

DONNA IRRIGATION DISTRICT THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS 23 DAY OF September, 2020. SECRETARY PRESIDENT

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

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

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

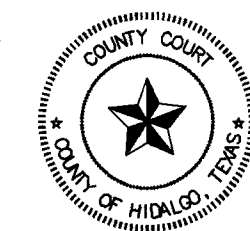
RAUL SESIN, P.E., C.F.M. GENERAL MANAGER DATE

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. No. 95534 DATE



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

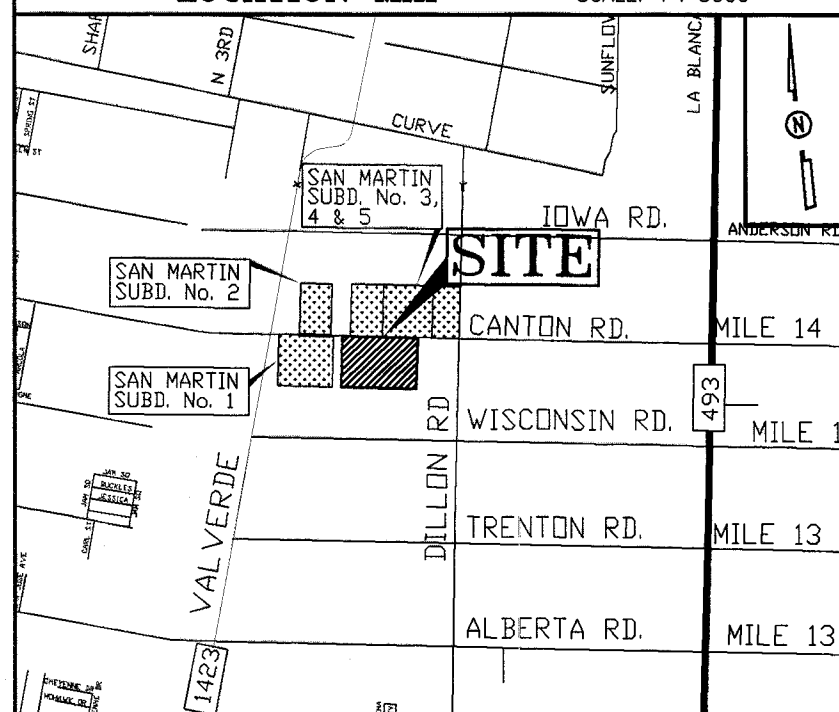
ON: AT AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: DEPUTY

INDEX OF SHEETS

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

LOCATION MAP SCALE: 1" = 5000'



REVISION NOTES table with columns: No., Sheet, REVISION, Date, Approved.

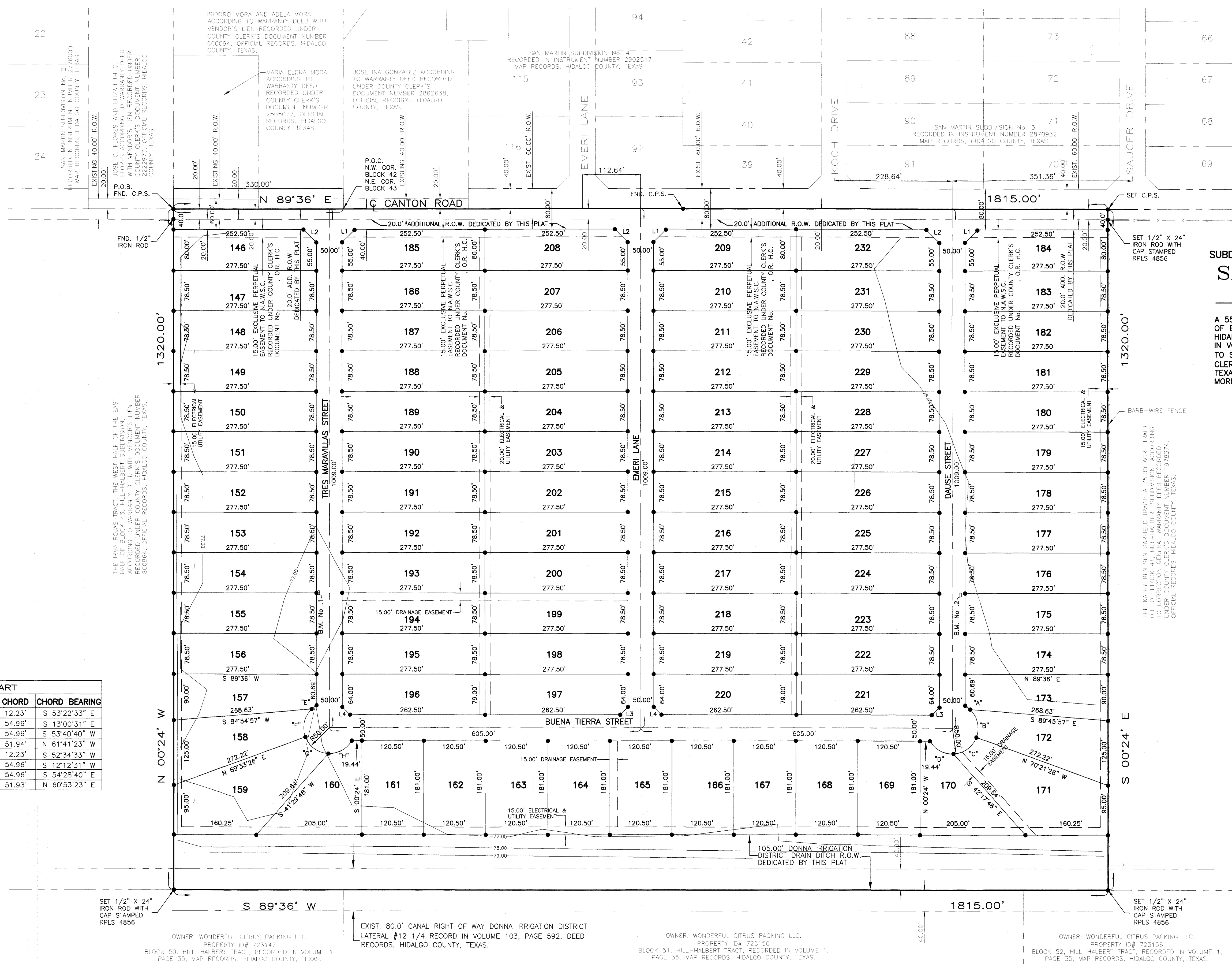
Table with columns: DATE PREPARED, PREPARED BY, CHECKED BY, APPROVED BY, DATE REVISION, REVISION BY, CHECKED BY, APPROVED BY. Includes SHEET NO. 1 OF 4 SHEETS and DATE OF PREPARATION: JUNE 8, 2020.

SCALE 1" = 100'

AREA DATA TABLE		
LOT	AREA (S.F.)	AC.
146	21887.50	0.50
147	21783.75	0.50
148	21785.05	0.50
149	21864.61	0.50
150	21785.05	0.50
151	21783.75	0.50
152	21783.75	0.50
153	21783.75	0.50
154	21783.75	0.50
155	21783.75	0.50
156	21783.75	0.50
157	21783.75	0.50
158	21783.75	0.50
159	21783.75	0.50
160	21783.75	0.50
161-169	21810.00	0.50
170	21864.60	0.50
171	32658.37	0.75
172	22725.77	0.52
173	21785.05	0.50
174-183	21783.75	0.50
184	21887.50	0.50
185	21887.50	0.50
186-195	21783.75	0.50
196	21810.00	0.50
197	21810.00	0.50
198-207	21783.75	0.50
208	21887.50	0.50
209	21887.50	0.50
210-219	21783.75	0.50
220	21810.00	0.50
221	21810.00	0.50
222-231	21783.75	0.50
232	21887.50	0.50

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

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



SUBDIVISION PLAT OF:
SAN MARTIN SUBDIVISION
No. 6

A 55.00 ACRE TRACT OF LAND BEING THE WEST 5.00 ACRES OF BLOCK 41, ALL OF BLOCK 42 AND THE EAST 10.00 ACRES OF BLOCK 43, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3137099, 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.

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. 4856
DATE

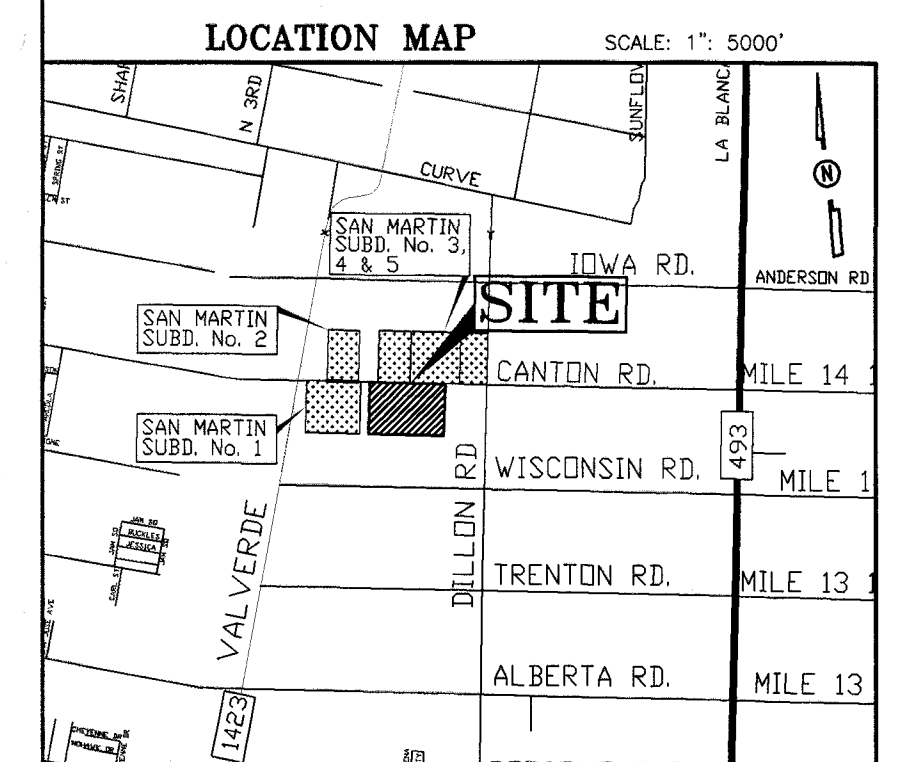
JUNE 9, 2020

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. No. 95534
DATE

DATE



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

FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

SAN MARTIN SUBDIVISION No. 6

A 55.00 ACRE TRACT OF LAND BEING THE WEST 5.00 ACRES OF BLOCK 41, ALL OF BLOCK 42 AND THE EAST 10.00 ACRES OF BLOCK 43, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3137099, 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.

DRAINAGE REPORT FOR
SAN MARTIN SUBDIVISION No. 6

San Martin Subdivision No. 6 is a 55.00 acre tract of land being the west 5.00 acres of Block 41, all of Block 42 and the east 10.00 acres of Block 43, Hill-Halbert Subdivision, Hidalgo County, Texas, according to the plat of map therefor recorded in volume 1, page 35, map records Hidalgo County, Texas, and according to Warranty deed with vendors lien recorded under County Clerk's document number 3137099, official records Hidalgo County, Texas. This subdivision is located on the south side of Canton Road 1,150.00 feet west of Dillon Road. It is in the City of Donna E.T.J. The proposed subdivision will consist of 87 residential lots.

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

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

Presently, the site has very minimal runoff in an easterly direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is Q = 14.89 cubic feet per second based on a 10-year storm.

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

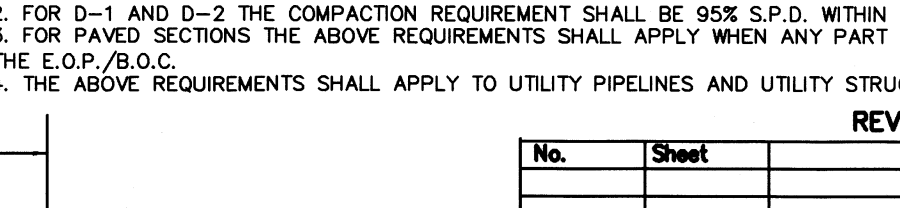
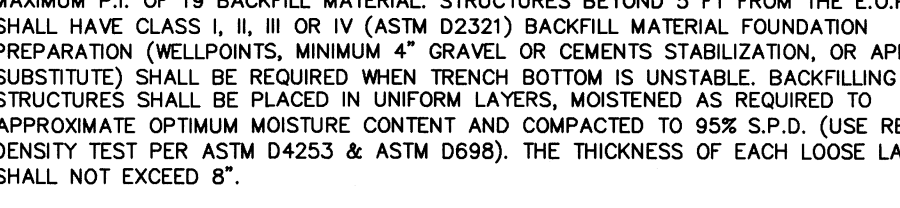
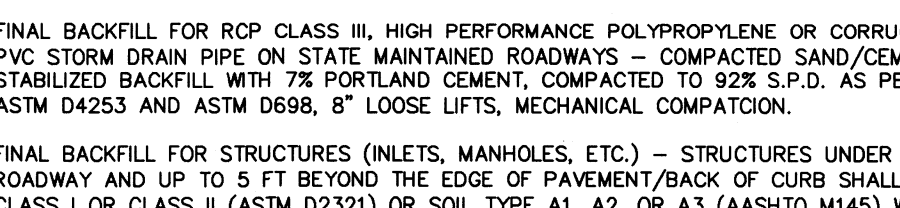
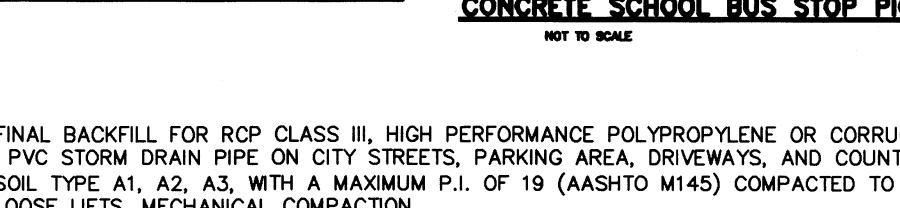
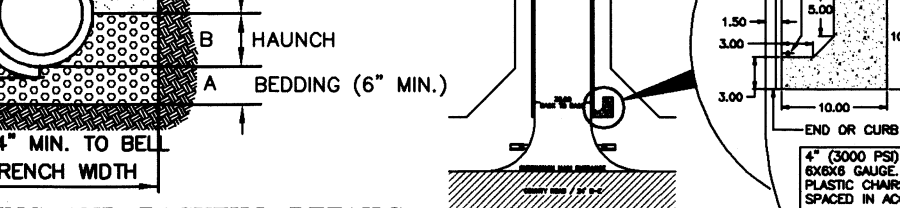
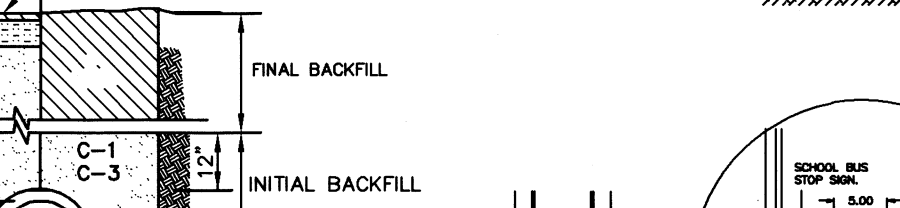
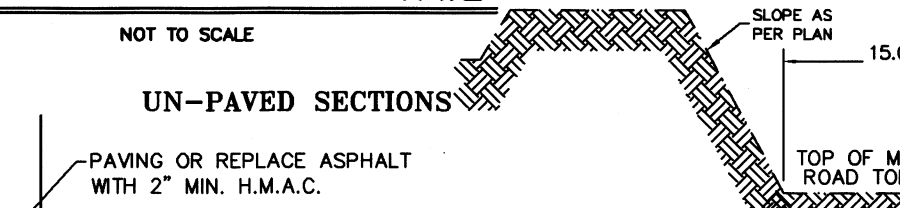
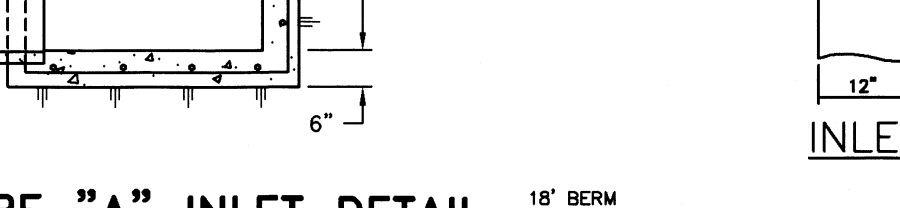
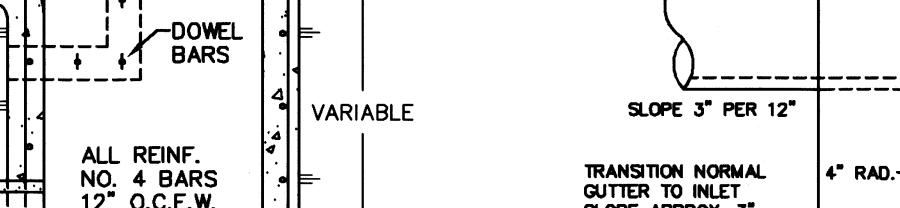
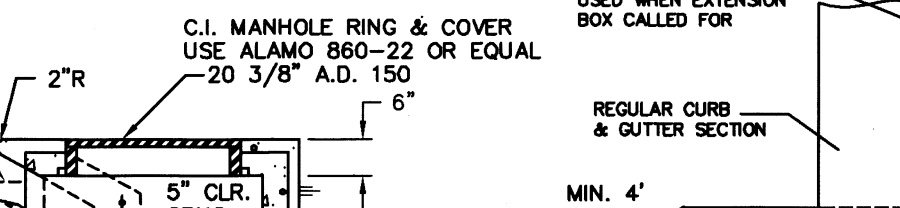
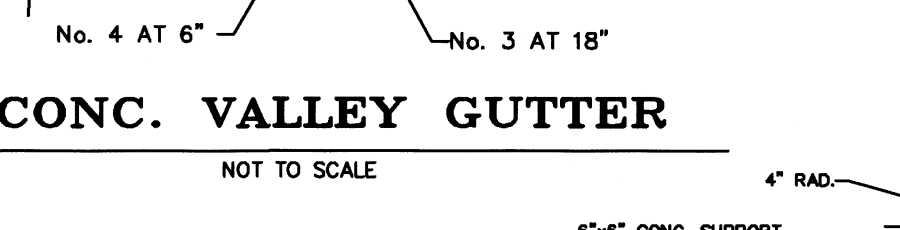
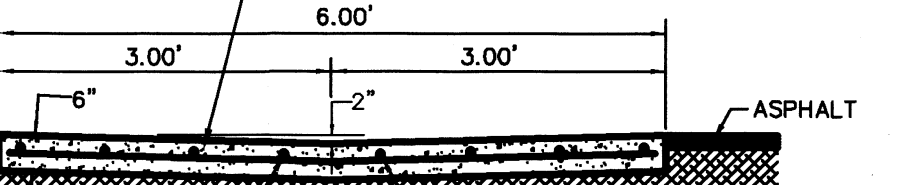
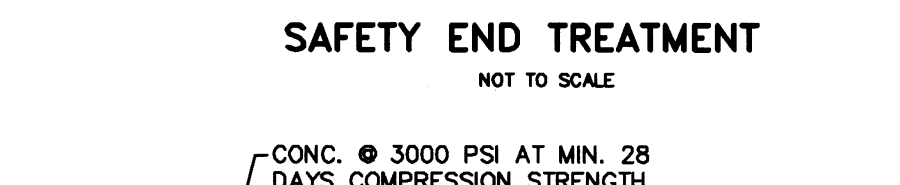
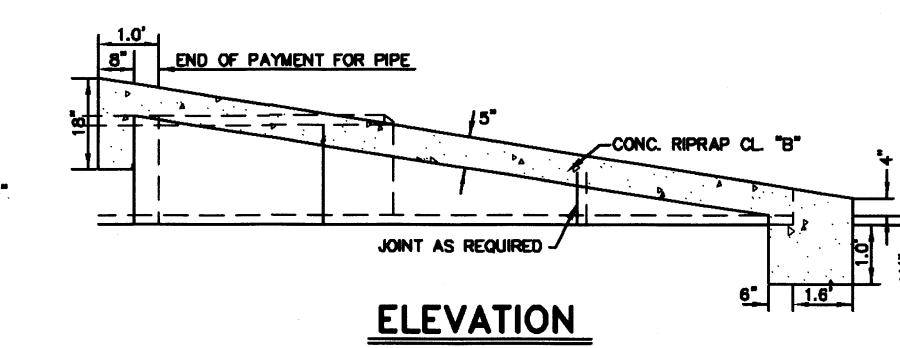
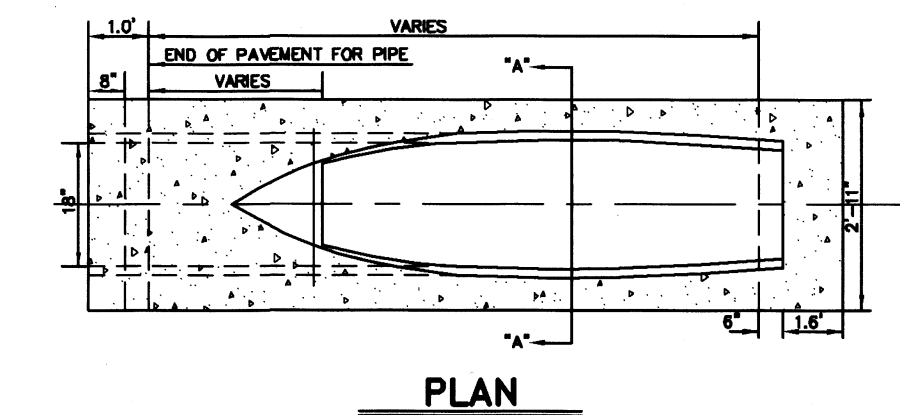
CERTIFICATION:

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



Alfonso Quintanilla PE.
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.

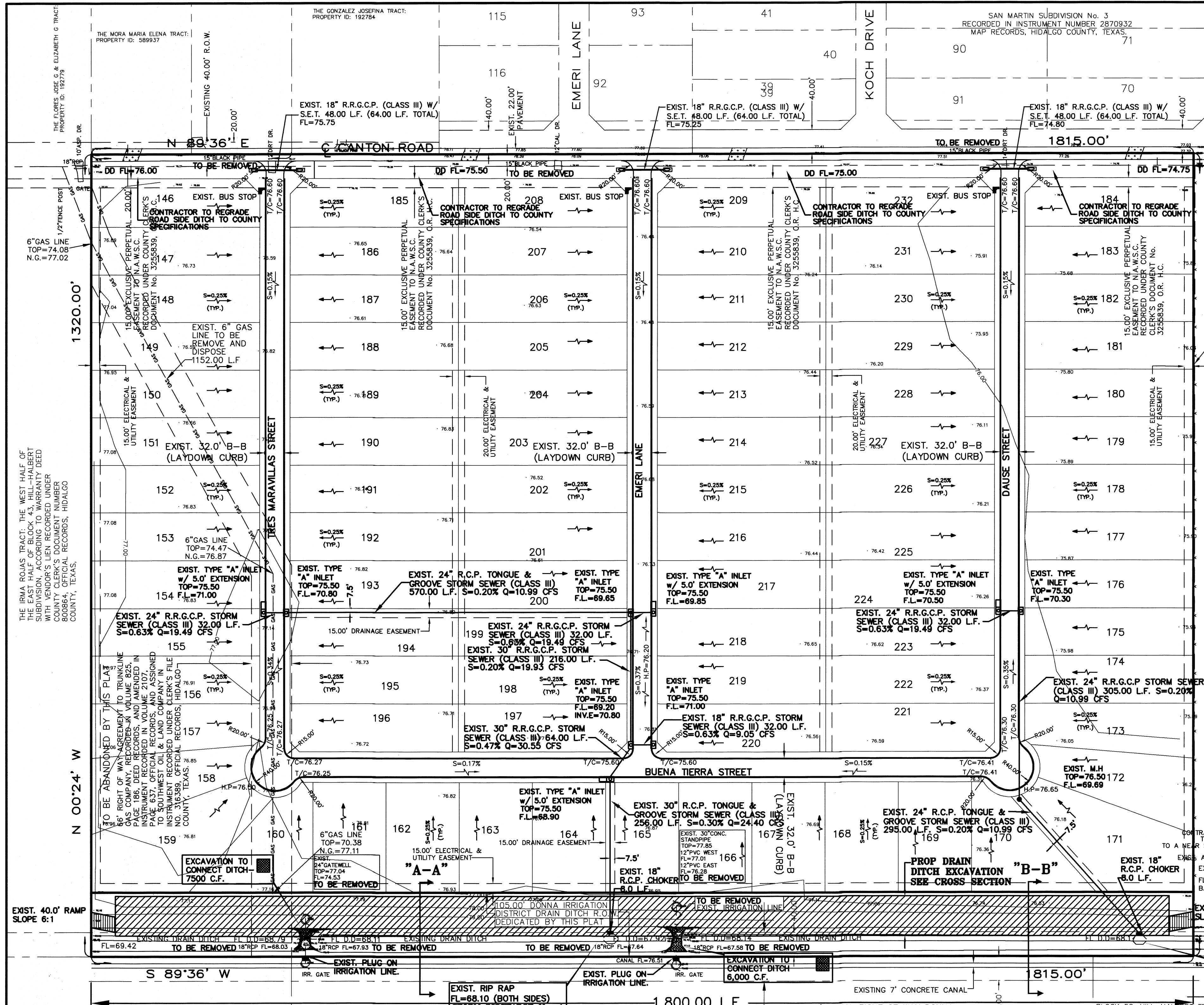


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER 1513
SURVEYING REGISTRATION NUMBER 100411-00

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.

NOTES:
1. CONCRETE TO HAVE 3000 PSI MIN. 28 DAYS COMPRESSION STRENGTH.
2. ALL REINFORCED STEEL SHALL BE GRADE 60.

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



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

