



# 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: 10-19-2021

PROPOSED REPLAT OF LOTS 363 & 364 SAN JOAQUIN SUBDIVISION PH III PRECINCT No. 1.

ENGINEER: QUINTANILLA HEADLEY & ASSOCIATES DEVELOPER: BUENA TIERRA DEVELOPMENT, INC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:     \*SINGLE FAMILY     \*MULTI-FAMILY    4  COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTHEAST CORNER OF MINNESOTA ROAD & VAL VERDE 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 07-14-21 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION WITHIN THE COMMERCIAL LOTS AND DISCHARGING ONTO VAL VERDE ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: NO ADDITIONAL R.O.W. IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: 9-30-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-29-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 8" LOCATION: VAL VERDE ROAD.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: VAL VERDE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 9-29-2021: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

*The applicant has submitted the required small construction site notice 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.*

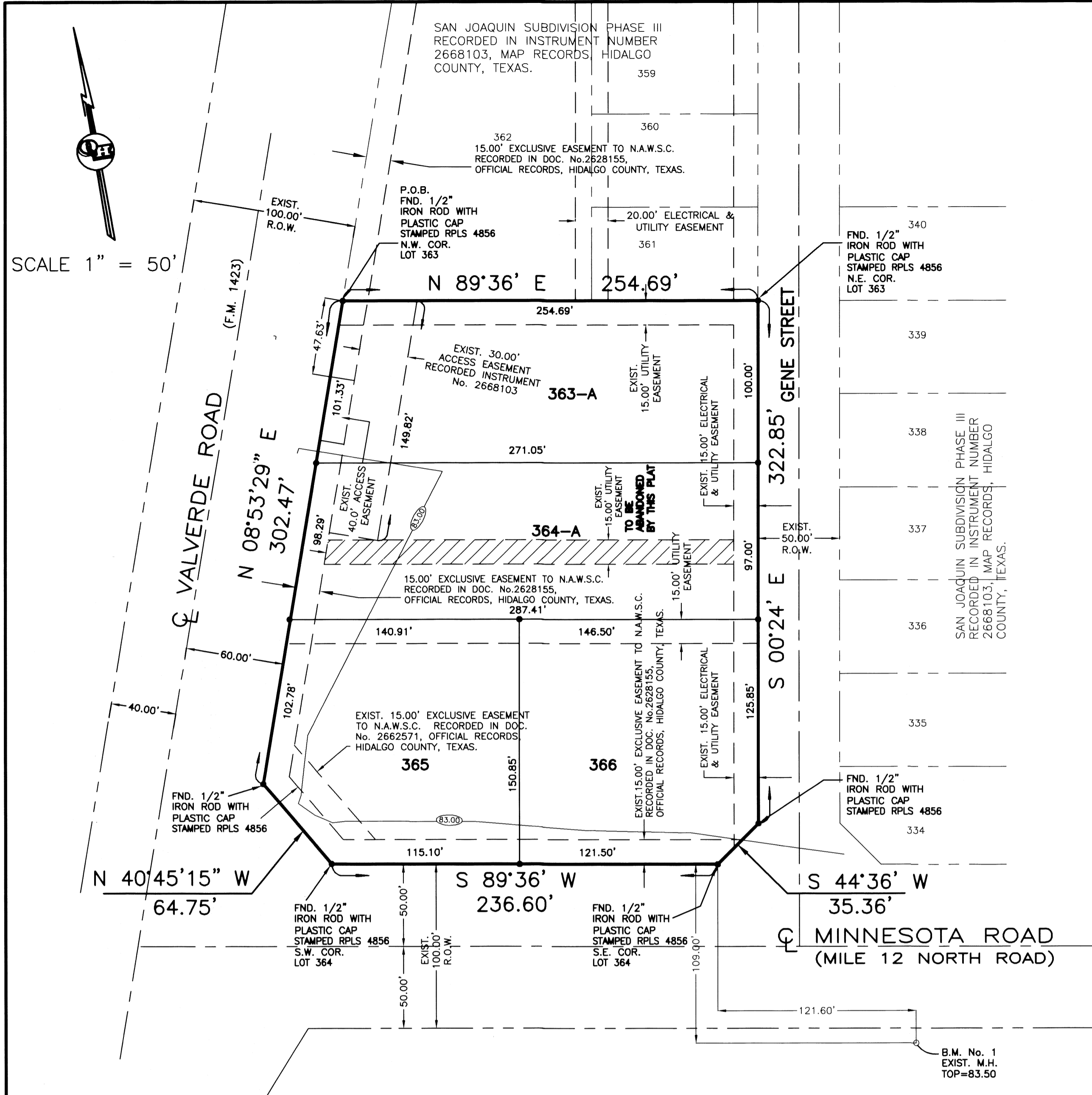
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: AUGUST 10, 2021

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.*



LOT	AREA (S.F.)	AC.
363-A	26287.05	0.60
364-A	27061.59	0.62
365	21810.26	0.50
366	21787.03	0.50

- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: ZONE "C"  
AREAS OF MINIMAL FLOODING. (NO SHADING)  
COMMUNITY-PANEL NUMBER 480334.0425 C  
EFFECTIVE DATE: NOVEMBER 16, 1982
  - LEGEND ● - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
  - GENERAL NOTE FOR COMMERCIAL LOTS  
LOTS 363-A, 364-A, 365 AND 366 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 363-A, 364-A, 365 AND 366 ARE FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJUTING RESIDENTIAL LOTS AND ALONG THE REAR OF LOTS 363-A, 364-A, AND 366 TO DENY ACCESS TO GENE STREET. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
  - 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 ALL LOTS WITHIN 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.
  - MINIMUM BUILDING SETBACK LINES:  
FRONT - LOTS 363-A AND 364-A ..... 60.00'  
FRONT - LOTS 365 AND 366 ..... 50.00'  
REAR ..... 15.00'  
SIDE ..... 6.00'  
SIDE ADJUTING STREET ..... 10.00'  
CORNER SIDE ..... 15.00'  
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - THIS SUBDIVISION WILL BE PROVIDED BY SANITARY SEWER BY N.A.W.S.C.  
**CLEARANCES FOR WATER METERS:**  
AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTRY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
  - DRAINAGE:  
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DRAIN A TOTAL OF 19,781.88 CUBIC FEET (0.45 AC ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
SEE DRAINAGE REPORT ON SHEET No. 2 (10,252.52 C.F. CONSTRUCTED DURING PH II)  
LOT 363-A = 2,570.02 C.F.  
LOT 364-A = 2,658.68 C.F.  
LOT 365 = 2,141.68 C.F.  
LOT 366 = 2,141.68 C.F.  
NOTE: DETENTION TO BE REVIEWED & CONSTRUCTED DURING SITE PLAN REVIEW
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT.  
EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - BENCHMARK NOTE:  
THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
B.M. No. 1 - ELEVATION-83.50 TOP OF EXISTING SANITARY MANHOLE LOCATED 109 FEET SOUTH AND 121.6 FEET EAST OF SOUTHEAST CORNER OF LOT 366 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
  - EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
  - NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 363-A AND 364-A. A 40 FOOT DRIVEWAY ENTRANCE HAS BEEN CONSTRUCTED BY DEVELOPER ON LOTS 363 A AND 364 A TO PROVIDE INGRESS AND EGRESS TO THE LOTS FROM FM 1423 (VALVERDE ROAD). TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY AND THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMITS.
  - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN AND DRAINAGE PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
  - 30 FOOT ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
  - TxDOT DRIVEWAY/ENTRANCE PERMIT EXIST. FOR LOTS 363-A AND 364-A FOR A DRIVEWAY/ENTRANCE ON TO FM 1423 (VALVERDE ROAD). TxDOT ACCESS PERMIT IS SUBMITAL TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

SUBDIVISION PLAT OF:  
**REPLAT OF LOTS 363 AND 364,  
SAN JOAQUIN SUBDIVISION  
PHASE III**

A 2.23 ACRE TRACT OF LAND BEING ALL OF LOTS 363 AND 364, SAN JOAQUIN SUBDIVISION PHASE III, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 2668103, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2532924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 2.23 ACRE TRACT OF LAND BEING ALL OF LOTS 363 AND 364, SAN JOAQUIN SUBDIVISION PHASE III, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 2668103, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2532924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCED TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF VALVERDE ROAD (F.M. 1423) AND THE NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD FOR THE SOUTHWEST CORNER OF LOT 364 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE; N 40°45'15" W, ALONG THE WEST LINE OF LOT 364 AND THE EAST RIGHT OF WAY LINE OF VALVERDE ROAD (F.M. 1423), A DISTANCE OF 64.75 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; N 08°53'29" E, ALONG THE WEST LINE OF LOTS 363 AND 364, AND THE EAST RIGHT OF WAY LINE OF VALVERDE ROAD (F.M. 1423), A DISTANCE OF 302.47 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTHWEST CORNER OF LOT 363 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE; N 89°36' E, ALONG THE NORTH LINE OF LOT 363, A DISTANCE OF 254.69 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE WEST RIGHT OF WAY LINE OF GENE STREET FOR THE NORTHEAST CORNER OF LOT 363 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE; S 00°24' E, ALONG THE EAST LINE OF LOTS 363 AND 364, AND THE WEST RIGHT OF WAY LINE OF GENE STREET, A DISTANCE OF 322.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.

THENCE; S 44°36' W, ALONG THE EAST LINE OF LOT 364 AND THE WEST RIGHT OF WAY LINE OF GENE STREET, A DISTANCE OF 35.36 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD FOR THE SOUTHEAST CORNER OF LOT 364 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE; S 89°36' W, ALONG THE SOUTH LINE OF LOT 364 AND THE NORTH RIGHT OF WAY LINE OF MINNESOTA ROAD, A DISTANCE OF 236.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.23 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN JOAQUIN SUBDIVISION PHASE III, RECORDED IN INSTRUMENT NUMBER 2668103, 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

6-1-2021  
DATE

STATE OF TEXAS  
COUNTY OF HIDALGO



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

**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 Adams 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 on 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. Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto 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\_\_.

BUENA TIERRA DEVELOPMENT INC.  
TILLMUN WELCH, PRESIDENT  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

**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

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

I, TILLMUN WELCH, PRESIDENT OF BUENA TIERRA DEVELOPMENT INC., AS OWNER OF THE 2.23 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED REPLAT OF LOTS 363 AND 364, SAN JOAQUIN SUBDIVISION PHASE III, 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.

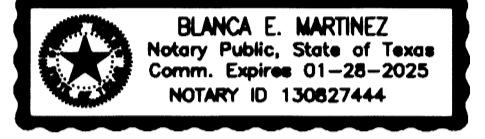
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BUENA TIERRA DEVELOPMENT INC.  
TILLMUN WELCH, PRESIDENT  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared \_\_\_\_\_, President of Buena Tierra Development Inc., who 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\_\_.



BLANCA E. MARTINEZ - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY that this plat of the REPLAT OF LOTS 363 AND 364, SAN JOAQUIN SUBDIVISION PHASE III 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 § 212.006(c) AND § 212.015(b)

WE THE UNDERSIGNED CERTIFY that this plat of the REPLAT OF LOTS 363 AND 364, SAN JOAQUIN SUBDIVISION PHASE III was reviewed and approved by the city  
Council of the City of \_\_\_\_\_ on \_\_\_\_\_

Mayer of the City of DONNA \_\_\_\_\_ Date \_\_\_\_\_  
Secretary of the City of DONNA \_\_\_\_\_ Date \_\_\_\_\_

ATTEST: \_\_\_\_\_

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:  
THIS SUBDIVISION PLAT OF LOTS 363 AND 364, SAN JOAQUIN SUBDIVISION PHASE III 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\_\_.

COMMISSIONER \_\_\_\_\_ BY: \_\_\_\_\_  
SECRETARY \_\_\_\_\_ 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

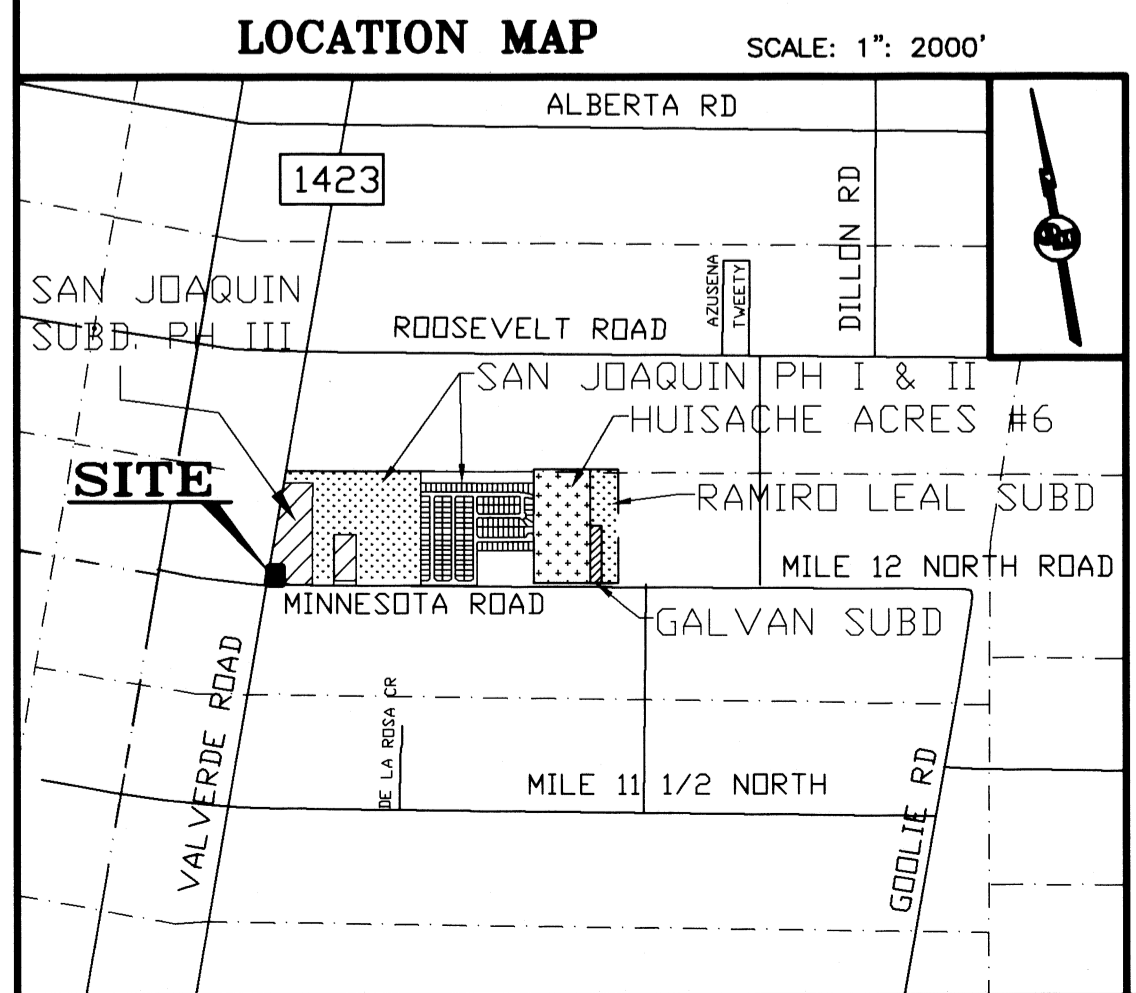
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



ALFONSO QUINTANILLA  
P.E. No. 95534  
10-5-21  
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



**INDEX OF SHEETS**

SHEET 1  
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; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S  
RECORDING CERTIFICATE; REVISION NOTES; HCOO NO. 1; CERTIFICATION,  
NORTH ALAMO MSC STATEMENT.

SHEET 2  
SUBDIVIDER CERTIFICATE & STATEMENT, DRAINAGE REPORT  
INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY  
AND DRAINAGE, AND REVISION NOTES.

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

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

REPLAT OF LOTS 363 AND 364, SAN JOAQUIN SUBDIVISION PHASE III IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE NORTHEAST CORNER OF VALVERDE ROAD AND MINNESOTA 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), REPLAT OF LOTS 363 AND 364, SAN JOAQUIN SUBDIVISION PHASE III LIES APPROXIMATELY 1/2 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:**

Name	Address	City & Zip	Phone	Fax
OWNER:	BUENA TIERRA DEVELOPMENT INC. TILLMUN WELCH, PRESIDENT	902 BIGHORN DRIVE EDINBURG, TX 78542	(956)386-0726	(956)380-4395
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

SHEET NO. 1	FILENAME: F:\DATA\SUBD\DONNA\REPLAT LOTS 363 & 364 SAN JOAQUIN\PLAT
DATE PREPARED	6-1-2021
DATE REVISION	6-16-2021
PREPARED BY	LG
CHECKED BY	LG
APPROVED BY	
DATE OF PREPARATION	JUNE 1, 2021
REVISION	
CHECKED BY	
APPROVED BY	

# REPLAT OF LOTS 363 AND 364 SAN JOAQUIN SUBDIVISION PH III

A 2.23 ACRE TRACT OF LAND BEING ALL OF LOTS 363 AND 364, SAN JOAQUIN SUBDIVISION PHASE III, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN INSTRUMENT NUMBER 2668103, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2532924, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT FOR: REPLAT OF LOTS 363 AND 364 SAN JOAQUIN SUBDIVISION PHASE III**  
BY: ALFONSO QUINTANILLA, P.E.

Replat of Lots 363 & 364 San Joaquin Phase III Subdivision is a 2.23-acre tract of land being all of Lots 363 and 364, San Joaquin Phase III Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in instrument number 2668103, map records, Hidalgo County, Texas, and according to warranty deed with vendor's lien recorded under county clerk's document number 2532924, official records, Hidalgo County, Texas. This subdivision is located on the northeast corner of the intersection of Minnesota Road and Val Verde Road (FM 1423). The proposed subdivision will consist of 4 commercial lots.

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

This soil is Hidalgo (2B) and is in soil group "B". It is a mixture of sandy clay loam (SC) and clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a westerly direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is Q= 2.23 cubic feet per second based on a 10-year storm.

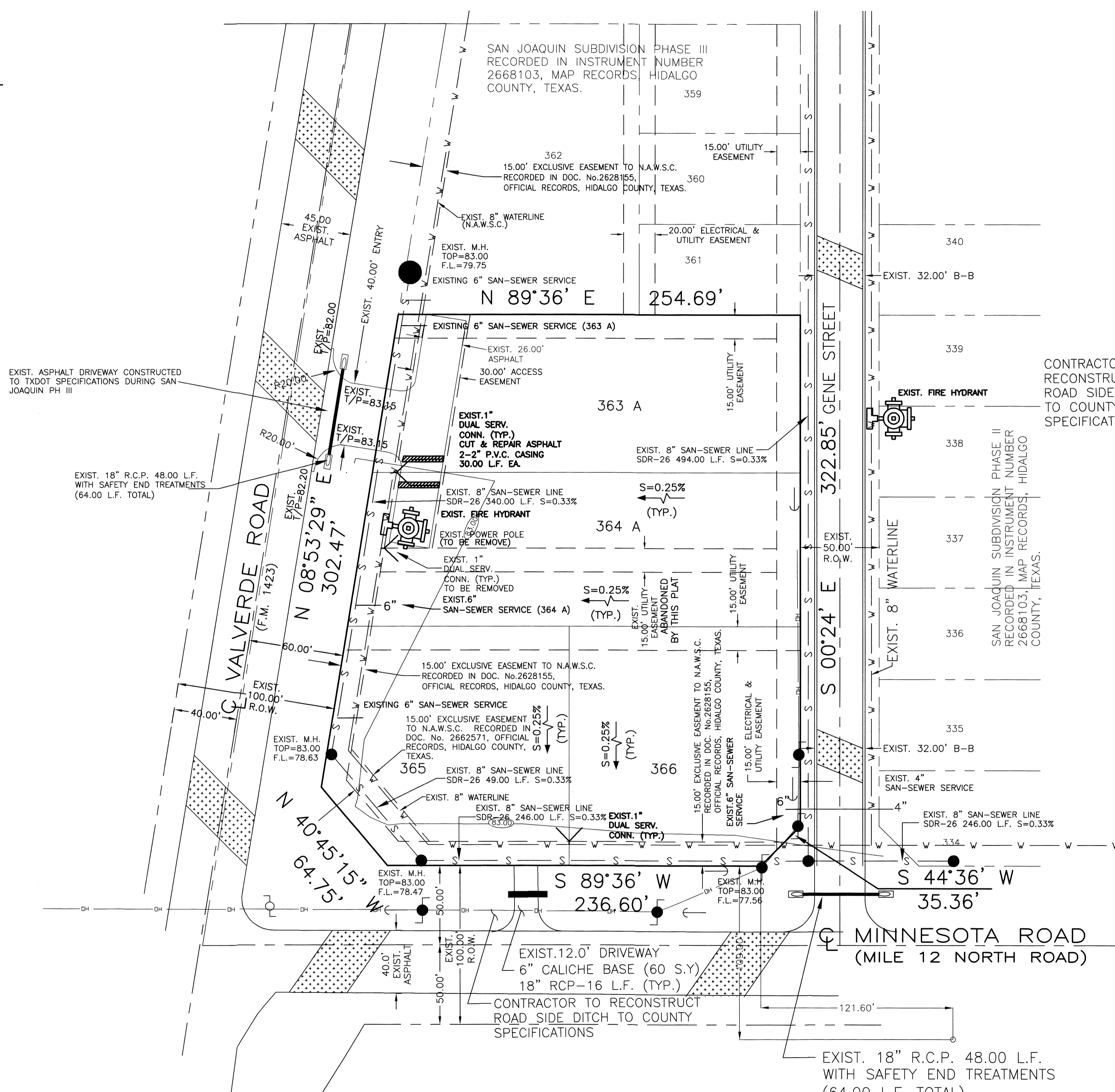
After development the runoff will be Q= 19.08 cubic feet per second for an increase of Q= 16.85 cubic feet per second. Detention will be 19,761.58 cubic feet (0.45-acre feet) and will be accomplished on site during the site plan review at the building permit stage. On June 6, 2014, the San Joaquin Phase II drainage report was approved with a total required detention of 170,239.48 cubic feet for San Joaquin Phase II and III. During the construction of San Joaquin Phase II (recorded under instrument number 2645179, map records, Hidalgo County, TX), 180,492.00 was excavated from the existing Donna Irrigation Drain Ditch located on the north side of the subdivision. The 10,252.52 cubic feet (180,492.00 cf = 170,239.48 cf) of excess detention constructed during Phase II was deducted from the 19,761.58 cubic feet of detention required for this replat. An additional 9,509.06 cubic feet (0.22-acre feet) of detention will be required for this Replat of Lot 363 and 364, San Joaquin subdivision Phase III and will be accomplished on site during site plan review at building permit stage. The required detention for each lot is Lot 363A= 2,570.02 cf, Lot 364A=2,655.68 cf, Lot 365=2,141.68 cf, and Lot 366=2,141.68 cf

**CERTIFICATION:**

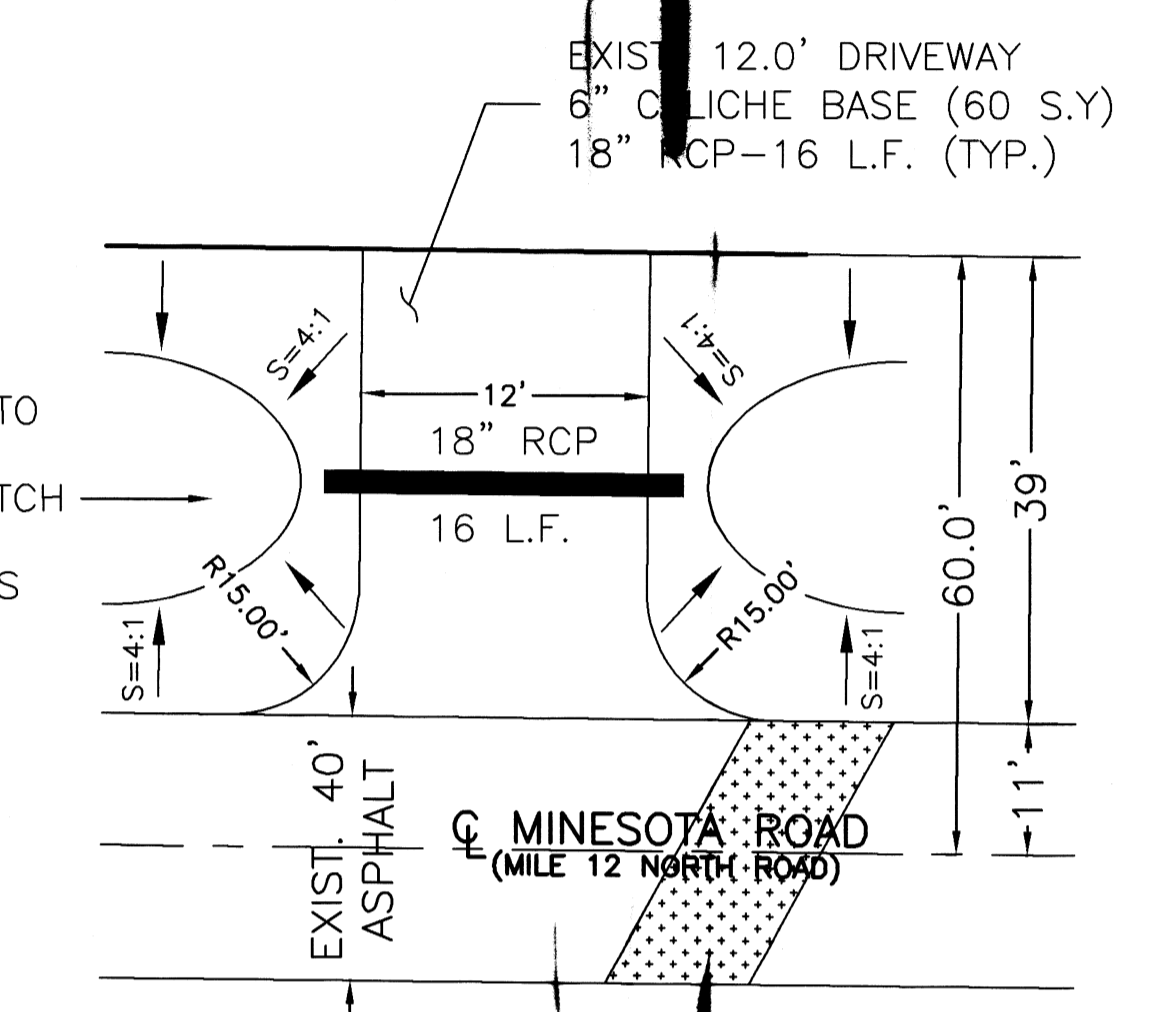
BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING), AS PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 480334 0425 C, DATED ON NOVEMBER 16, 1982, IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



*Alfonso Quintanilla, P.E.*  
ALFONSO QUINTANILLA  
P.E. No. 95584  
DATE 10-5-21



SCALE: 1" = 40'



INDIVIDUAL DRIVEWAY DETAIL  
NOT TO SCALE

**LEGEND**

- = FIRE HYDRANT
- = GUY WIRE
- = POWER POLE
- = MAILBOX
- = WATER METER
- = WATER VALVE
- = SIGN
- = SERVICE POLE
- = TEL BOX
- = ELECT BOX
- = GAS METER
- = GAS MARKER
- = GAS VALVE
- = TRANSMISSION POLE
- = TRAFFIC CONTROL BOX
- = GAS SERVICE

**COST ESTIMATE**

WATER DISTRIBUTION:	\$ 7,230.00
PAVING IMPROVEMENTS:	\$ 4,000.00
SANITARY SEWER:	\$ 2,200.00

**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@QHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

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. 2	FILENAME: F:\DATA\SUBD\DONNA\REPLAT OF LOTS 363 AND 364 SAN JOAQUIN\PH III
OF 2 SHEETS	DATE PREPARED: 07-08-2021 PREPARED BY: G.CANTU APPROVED BY: _____
	DATE REVISED: 07-28-2021 REVISED BY: G.CANTU/J.L.C. TAWG A. CHECKED BY: _____ APPROVED BY: _____