



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-28-2022

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

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 13

FILLING STATIONS: 5

LOCATION DESCRIPTION: NORTH EAST CORNER OF SODERQUIST ROAD AND MILE 4 ½ NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-15-2021 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY NEW DRAIN DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 06-21-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 06-16-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: (48) OSSF'S HAVE BEEN INSTALLED AND (14) OSSF'S HAVE BEEN ESCROWED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 6-09-2022: 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: 21,000.00 For: (14) OSSF'S

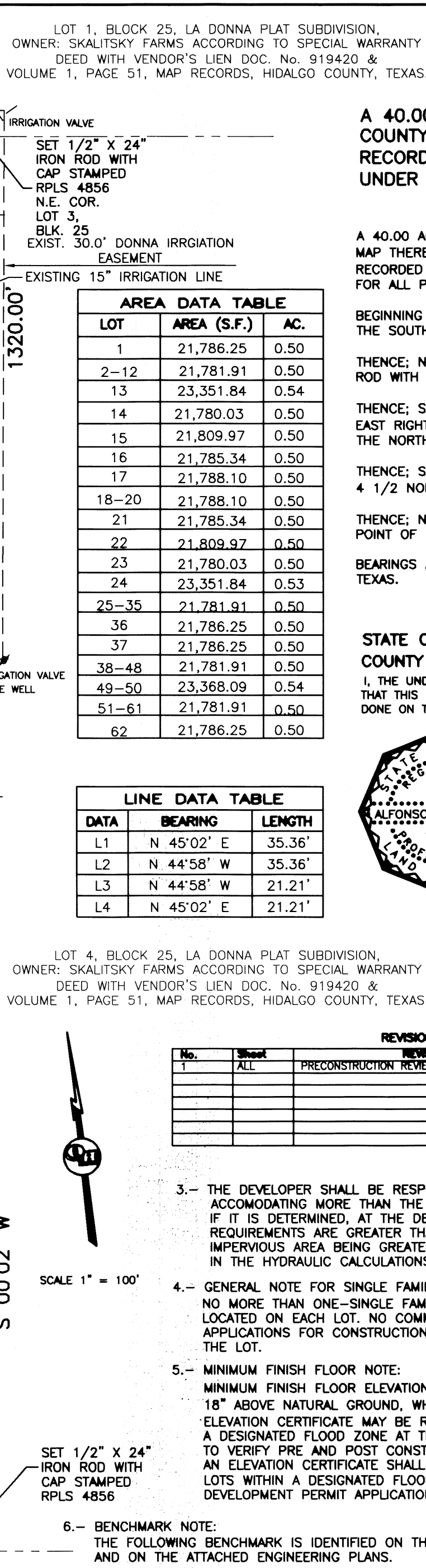
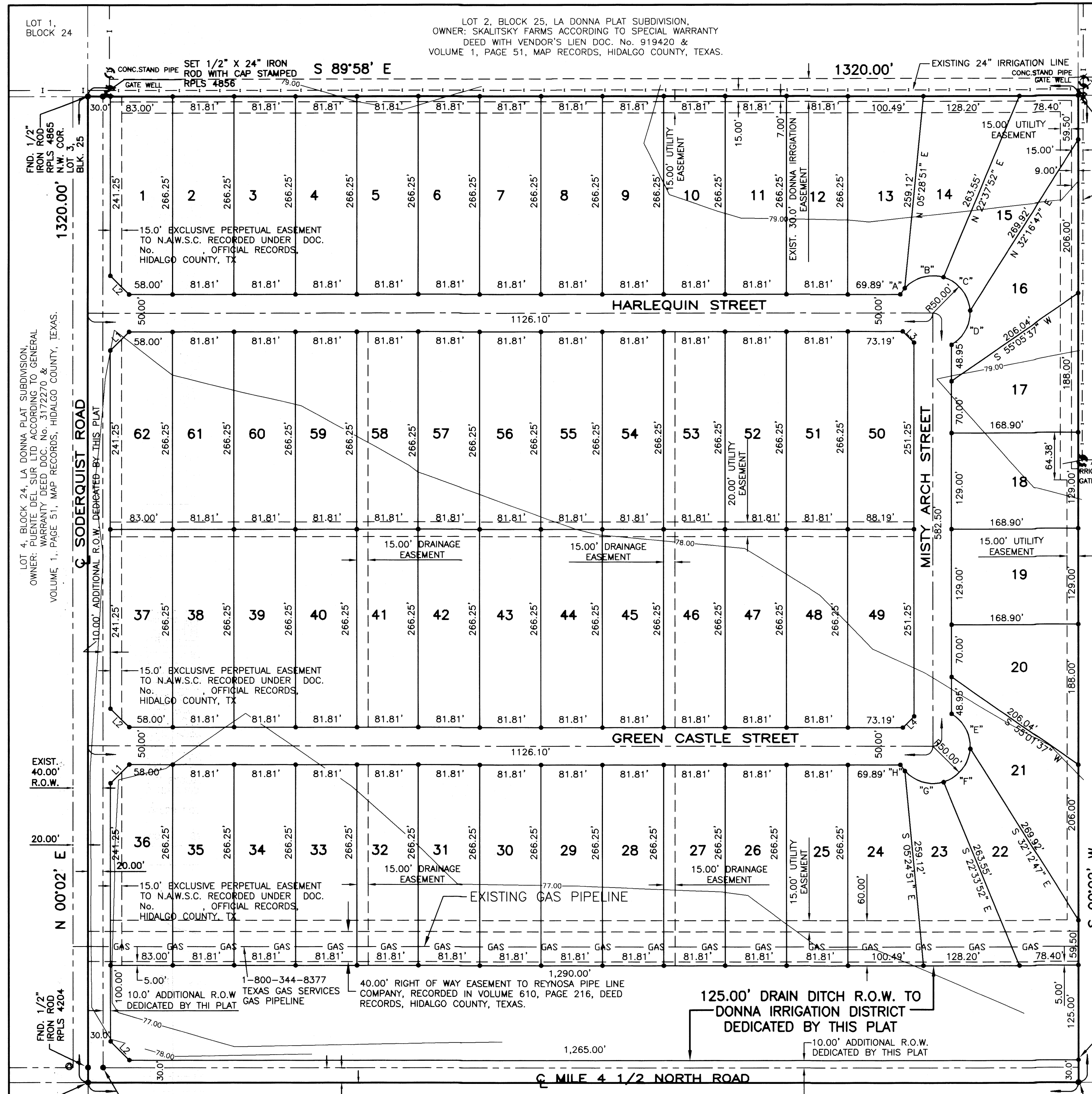
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: AUGUST 10, 2021

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

Final Approval 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.

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SUBDIVISION PLAT OF:
SAN RAFAEL SUBDIVISION No. 2

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 25, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3225482, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, METES AND BOUNDS

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 25, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3225482, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND AT THE INTERSECTION OF THE CENTERLINES OF SODERQUIST ROAD AND MILE 4 1/2 NORTH ROAD FOR THE SOUTHWEST CORNER OF LOT 3 AND THE SOUTHWEST CORNER OF THIS TRACT.

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

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

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

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

BEARINGS ARE IN ACCORDANCE WITH LA FRONTERA ESTATES PHASE IV, RECORDED IN INSTRUMENT NUMBER 2494280, MAP RECORDS, HIDALGO COUNTY, TEXAS.

AREA DATA TABLE

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

LINE DATA TABLE

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

REVISION NOTES

No.	Sheet	REVISION	Date	Approved
1	ALL	PRECONSTRUCTION REVIEW (8-29-21) J TOWAR EMAIL	8-29-21 M.G.	

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.

STATE OF TEXAS
COUNTY OF HIDALGO

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

STATE OF TEXAS
COUNTY OF HIDALGO

CLARISA ANNETTE QUINTANILLA
 Notary Public
 My Commission Expires November 06, 2022

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN RAFAEL SUBDIVISION No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN RAFAEL SUBDIVISION No. 2 WAS RECEIVED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____ ON _____

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
 THIS PLAT SAN RAFAEL SUBDIVISION NO. 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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.

APPROVED BY DRAINAGE DISTRICT:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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.

STATE OF TEXAS
COUNTY OF HIDALGO

MARCO A. GONZALEZ
 12018
 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

MARCO A. GONZALEZ
 P.E., C.F.M.
 GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 4th day of MAY 2022.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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DATE OF PREPARATION APRIL 8, 2021

FILE NAME: F:\DATA\SUBDIVISIONS\DONNA\SAN RAFAEL SUBDIVISION NO. 2\PLAT

SHEET NO. 1 OF 3 SHEETS

INDEX TO SHEETS

SHEET	DESCRIPTION
SHEET 1	HEADING INDEX, LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, ENGINEER'S CERTIFICATION, ATTESTATION; HIDALGO COUNTY JUDGE CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; DONNA IRRIGATION DISTRICT AND HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; AND CITY OF DONNA, CITY MAYOR BLOCK, AND H.C.D.D. #1 CERTIFICATION, & REVISION NOTES.
SHEET 2	ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) AND SUBDIVISION CERTIFICATE AND STATEMENT.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

LOCATION MAP
 SCALE 1:2000

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR AND 500-YEAR FLOODING; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NO. 480334 050 B EFFECTIVE DATE: JANUARY 2, 1981
- MINIMUM BUILDING SETBACK LINES: FRONT 25.00', FRONT CUL-DE-SAC 15.00', REAR 15.00', SIDE 6.00', CORNER SIDE 10.00', CORNER GARAGE 18.00' OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TOEG AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TOEG AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY. C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT. D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: C AND N FARMS, LLC	902 BIGHORN DRIVE	EDINBURG, TX 78542	(956)386-0726	(956)380-4395
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527

CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539 FAX 956-381-0527
 ENGINEERING REGISTRATION NUMBER F-1513
 SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
 PHONE 956-381-6480
 902 BIGHORN DRIVE
 EDINBURG, TX 78542
 ALFONSO@CNA-ENG.COM

ENVIRONMENTAL HEALTH DIVISION MANAGER
 DATE _____

DATE OF PREPARATION APRIL 8, 2021

FILE NAME: F:\DATA\SUBDIVISIONS\DONNA\SAN RAFAEL SUBDIVISION NO. 2\PLAT

SHEET NO. 1 OF 3 SHEETS

DATE PREPARED 04/08/2021
PREPARED BY LG
CHECKED BY LG
APPROVED BY LG

DATE REVISION 04/28/2022
REVISION BY S. ANITA
CHECKED BY S. ANITA
APPROVED BY S. ANITA

DATE PREPARED APRIL 8, 2021
PREPARED BY LG
CHECKED BY LG
APPROVED BY LG

DATE REVISION 04/28/2022
REVISION BY S. ANITA
CHECKED BY S. ANITA
APPROVED BY S. ANITA

DATE PREPARED APRIL 8, 2021
PREPARED BY LG
CHECKED BY LG
APPROVED BY LG

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REVISION BY S. ANITA
CHECKED BY S. ANITA
APPROVED BY S. ANITA

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REVISION BY S. ANITA
CHECKED BY S. ANITA
APPROVED BY S. ANITA

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APPROVED BY LG

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DATE PREPARED APRIL 8, 2021
PREPARED BY LG
CHECKED BY LG
APPROVED BY LG

DATE REVISION 04/28/2022
REVISION BY S. ANITA
CHECKED BY S. ANITA
APPROVED BY S. ANITA

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

I, TILLIM WELCH, AS OWNER OF THE 40.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN RAFAEL SUBDIVISION NO. 2, SUBDIVISION, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TILLIM WELCH, C AND N FARMS, 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 purpose and consideration thereby expressed.

Given under my hand and seal of office this 4th day of MAY 2022

STATE OF TEXAS
COUNTY OF HIDALGO

CLARISA ANNETTE QUINTANILLA
 Notary Public
 My Commission Expires November 06, 2022

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN RAFAEL SUBDIVISION No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

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APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
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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.

APPROVED BY DRAINAGE DISTRICT:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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.

STATE OF TEXAS
COUNTY OF HIDALGO

MARCO A. GONZALEZ
 P.E., C.F.M.
 GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 4th day of MAY 2022.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

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SAN RAFAEL SUBDIVISION NO. 2

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 25, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3225482, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

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

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

FROM THE 8" DIAMETER WATERLINE TWENTY-FOUR (24) 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 FOURTEEN (14) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$138,350.00 OR \$2,239.17 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$44,850.00 OR \$747.39 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 INSTALLED FIVE (5) FIRE HYDRANTS AT A UNIT COST OF \$3,500.00 FOR A TOTAL COST OF \$17,500.00. THE ENTIRE WATER FACILITIES WAS APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE DEED.

SEWAGE FACILITIES: Description and Costs.
 SEWAGE FROM THE SAN RAFAEL SUBDIVISION No. 2 IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12298) 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.

FOR LOTS 1-24 AND 37-60, THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 3,000.00, INCLUDING THE COST OF THE REQUIRED PERMIT AND LICENSE. OSSFS HAVE BEEN INSTALLED ON THESE LOTS AT THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$144,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON JUNE 17, 2022.

FOR LOTS 25-36, 61 AND 62, THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSFS HAVE BEEN INSTALLED ON THESE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ABSOLUTE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$21,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

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

WATER FACILITIES- THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$138,350.00 WHICH EQUALS TO \$2,854.84 PER LOT.

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FINAL ENGINEERING REPORT FOR SAN RAFAEL SUBDIVISION No. 2 BY MARCO GONZALEZ, P.E.

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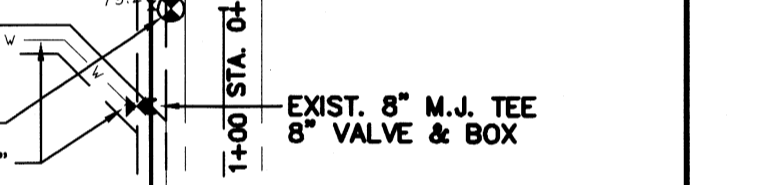
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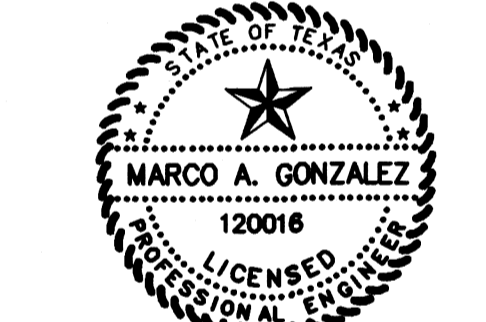
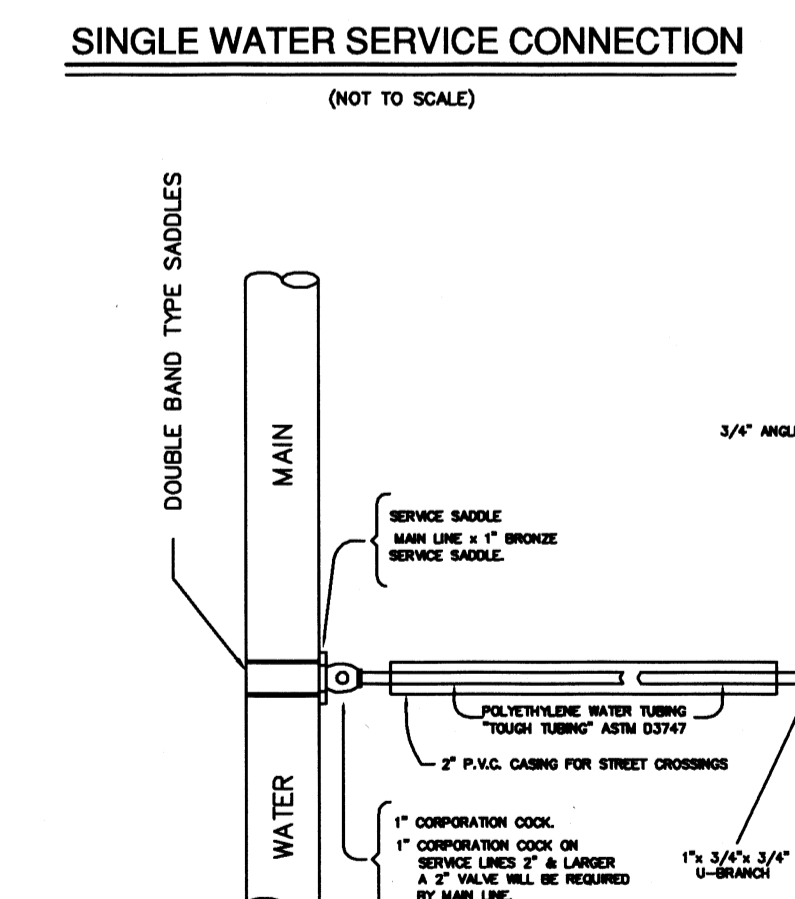
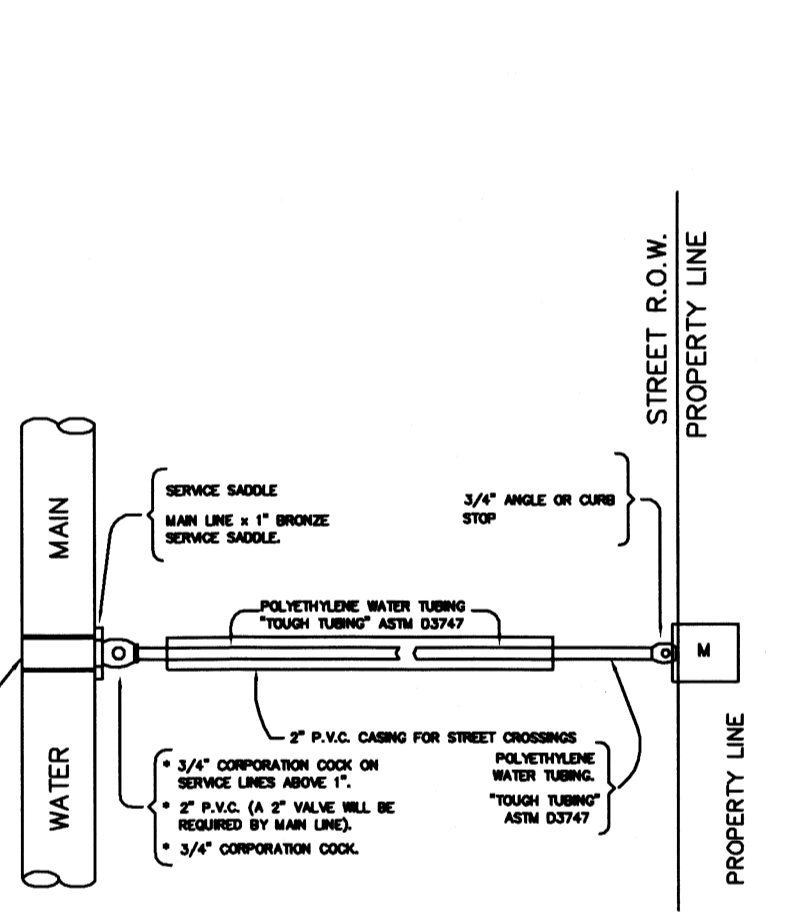
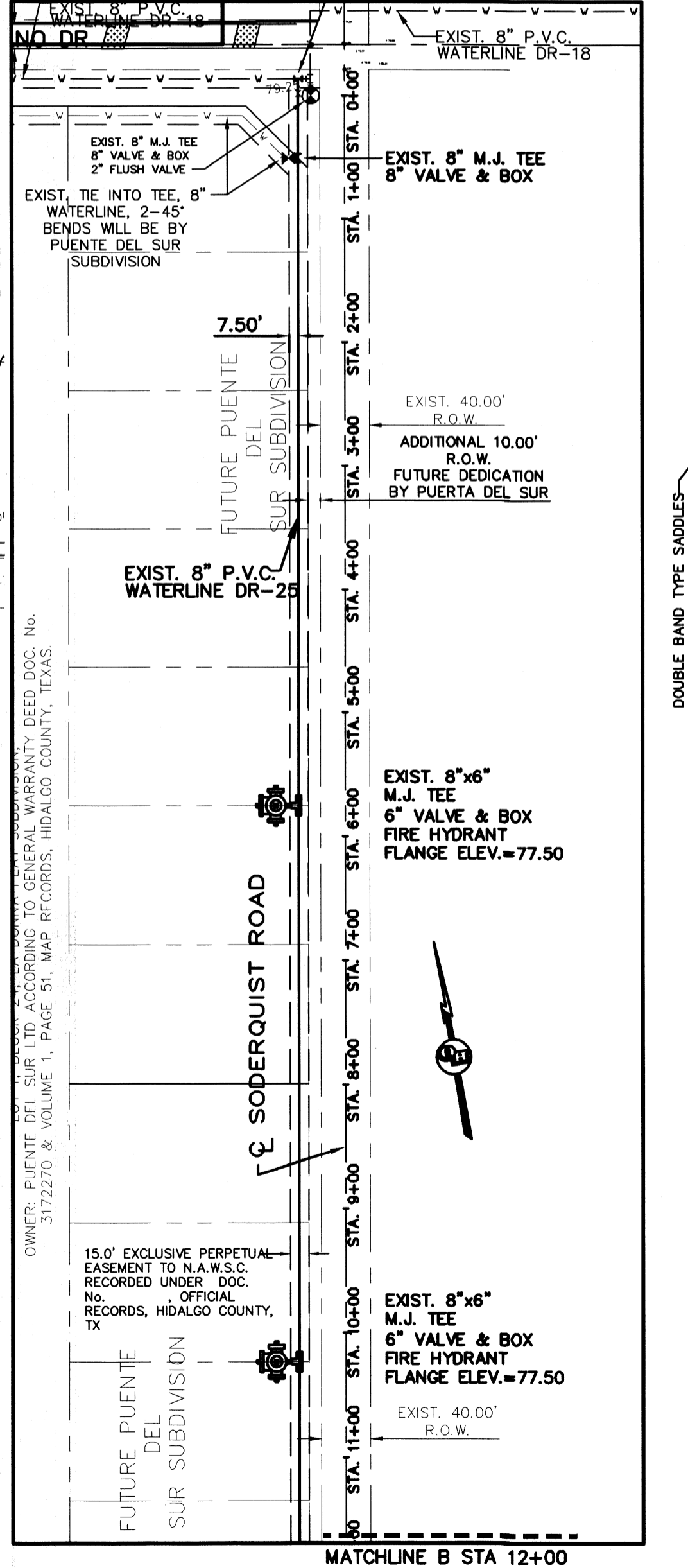
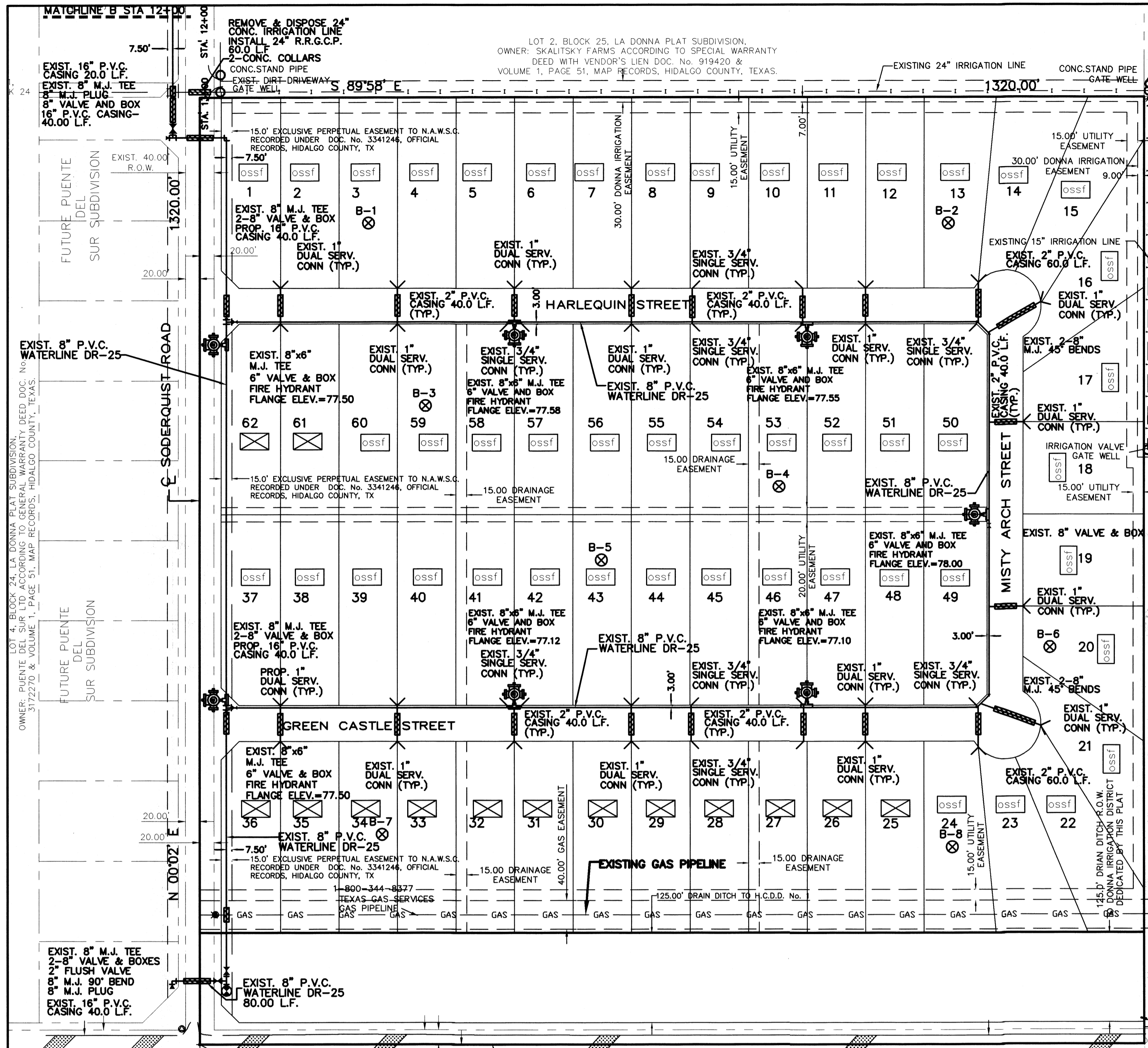
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MARCO A. GONZALEZ
 P.E. No. 120016
 DATE: 6-17-22

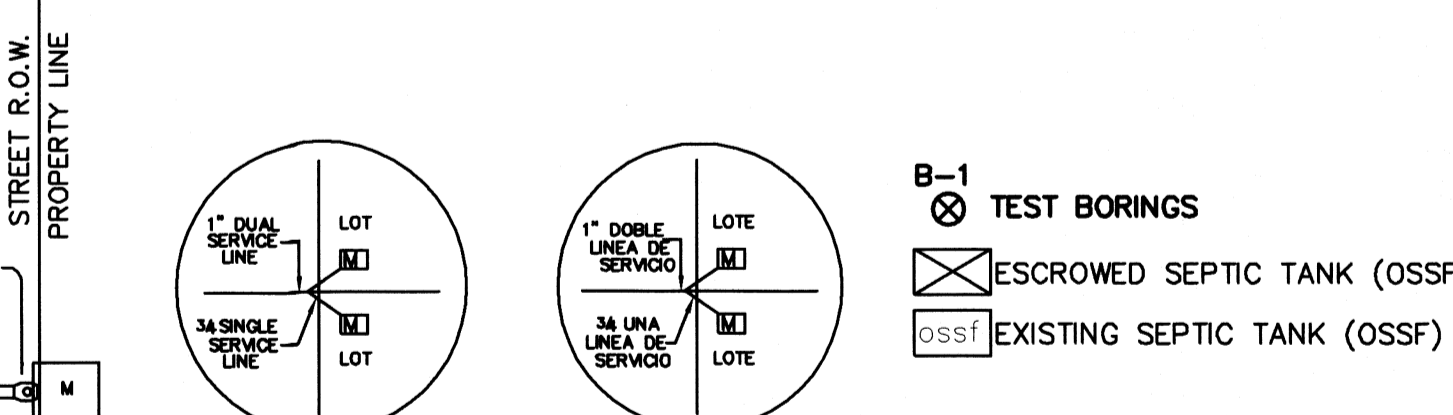
SCALE 1" = 100'



MARCO A. GONZALEZ
 P.E. No. 120016
 DATE: 6-17-22

COST ESTIMATE

WATER DISTRIBUTION:	\$138,350.00
OFFSITE WATER DISTRIBUTION (1/3 COST PARTICIPATION):	\$27,165.67
DRAINAGE IMPROVEMENTS:	\$287,116.00
PAVING IMPROVEMENTS:	\$400,378.55
PAVING IMPROVEMENTS SODERQUIST ROAD: (1/3 COST PARTICIPATION)	\$56,601.67
INSTALLED ESCROWED TANK (OSSF):	\$144,000.00
ESCROWED SEPTIC TANK (OSSF):	\$21,000.00



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

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

SUBDIVIDER STATEMENT:
 I, TILLMIL WELCH, MANAGER OF LA MEDIA LUNA PARTNERS, SUBDIVIDERS OF SAN RAFAEL SUBDIVISION No. 2 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 LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

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

DATE: _____

STATE OF TEXAS COUNTY OF HIDALGO
 BEFORE ME, the undersigned notary public, on this day personally appeared TILLMIL WELCH, MANAGER OF LA MEDIA LUNA PARTNERS, who is known to me through the 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
 My Commission Expires November 04, 2025

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

SAN RAFAEL SUBDIVISION No. 2

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 25, LA DONNA PLAT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 51, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3225482, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT
FOR
SAN RAFAEL SUBDIVISION No. 2

A 40.00 acre tract of land being all of Lot 3, Block 25, La Donna Plat Subdivision, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 1, page 51, Map Records Hidalgo County, Texas, and according to Warranty Deed with Vendor's Lien recorded under County Clerk's document number 3225482, official records, Hidalgo County, Texas. It is located at the northeast corner of Soderquist Road and Mile 4 1/2 North Road in the City of Donna ETJ. The proposed subdivision will consist of 62 residential lots.

The tract is Zone "B" areas between limits of the 100-year flood and 500 year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading), as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0500 B, dated on January 2, 1981.

The majority of the soil is Harlingen (19) and Runn (64) and is in soil group "D". It is clay (CH), silty clay (SH, CL), silty clay loam (CL, ML), and silt loam (ML). This soil will be drained. Permeability is moderate. Plasticity index has a range of 11-35. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an easterly direction with an approximate 0.5% slope. The proposed subdivision is Q = 14.68 cubic feet per second based on a 10-year storm.

After development the runoff will be Q = 63.90 cubic feet per second based on a 50-year storm for an increase of Q=49.22 cubic feet per second. Detention will be 187,830.87 cubic feet (4.312 acre feet). It will be accomplished by relocating an existing drain ditch and dedicating 125.00 feet of Drain Ditch Right of way to HCCD No. 1 Street runoff will be collected by a storm sewer system consisting of 18", 24" and 30" pipes and Type "A" inlets that will discharge into the drain ditch and ultimately outfalls into HCCD No. 1-South Main Drain.

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

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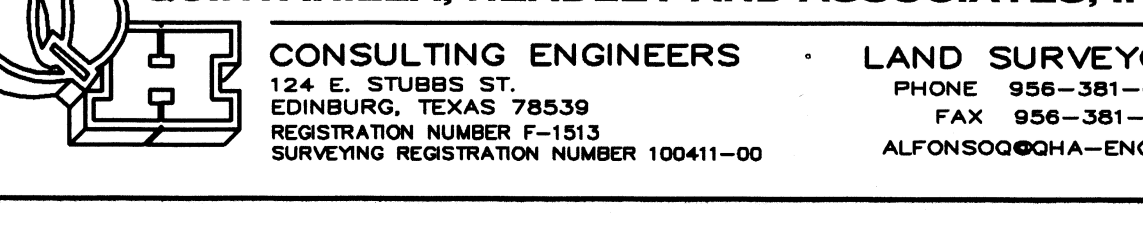
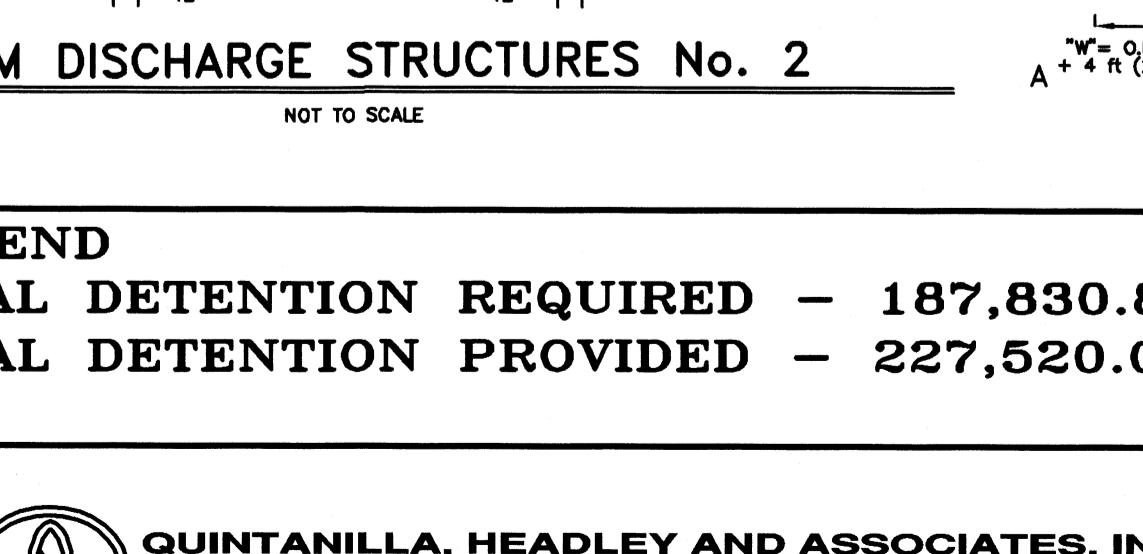
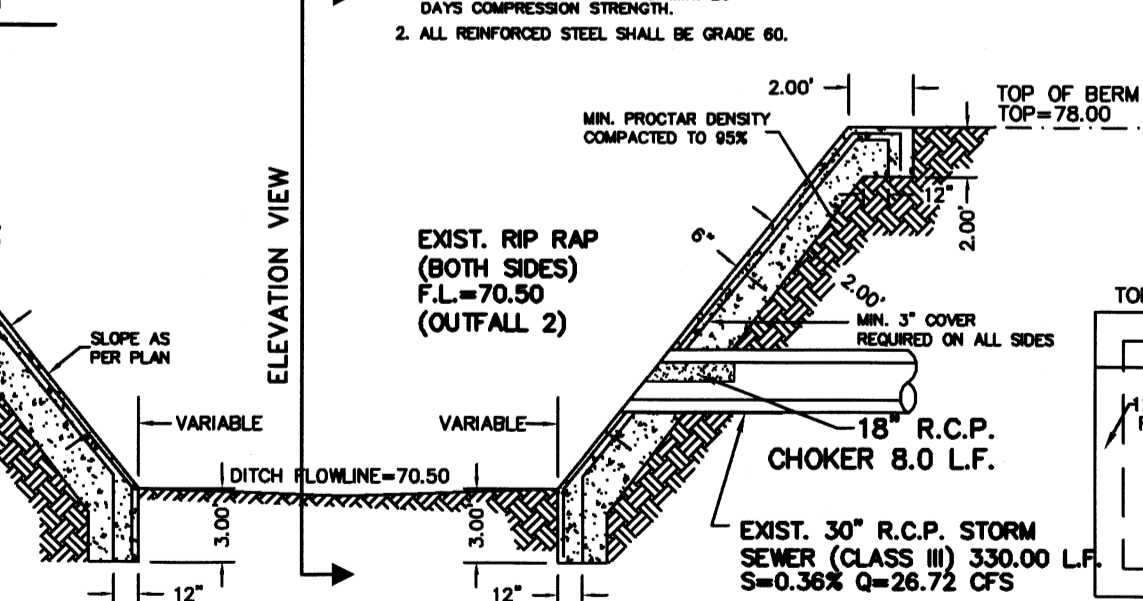
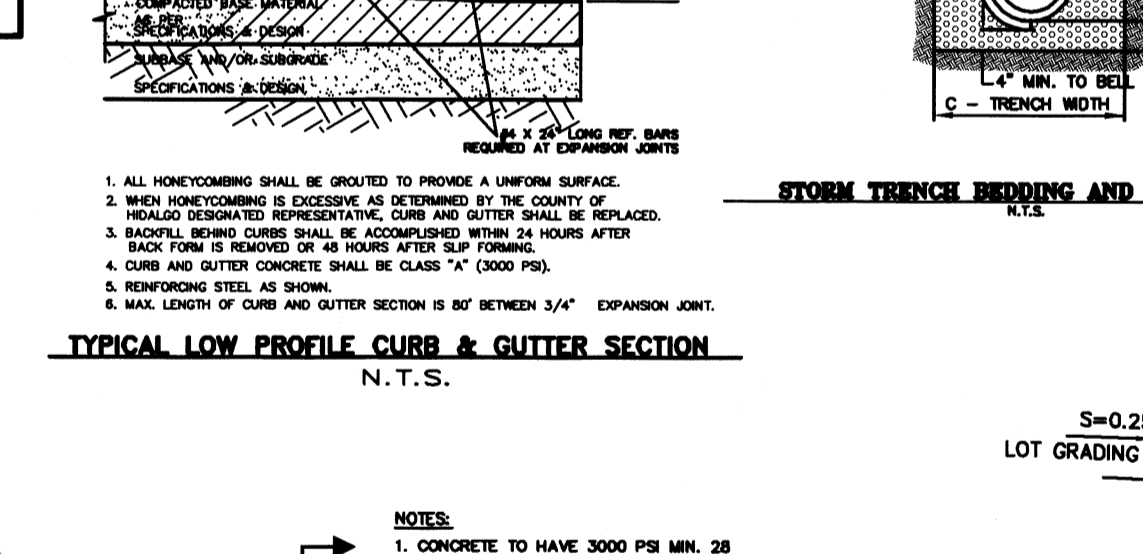
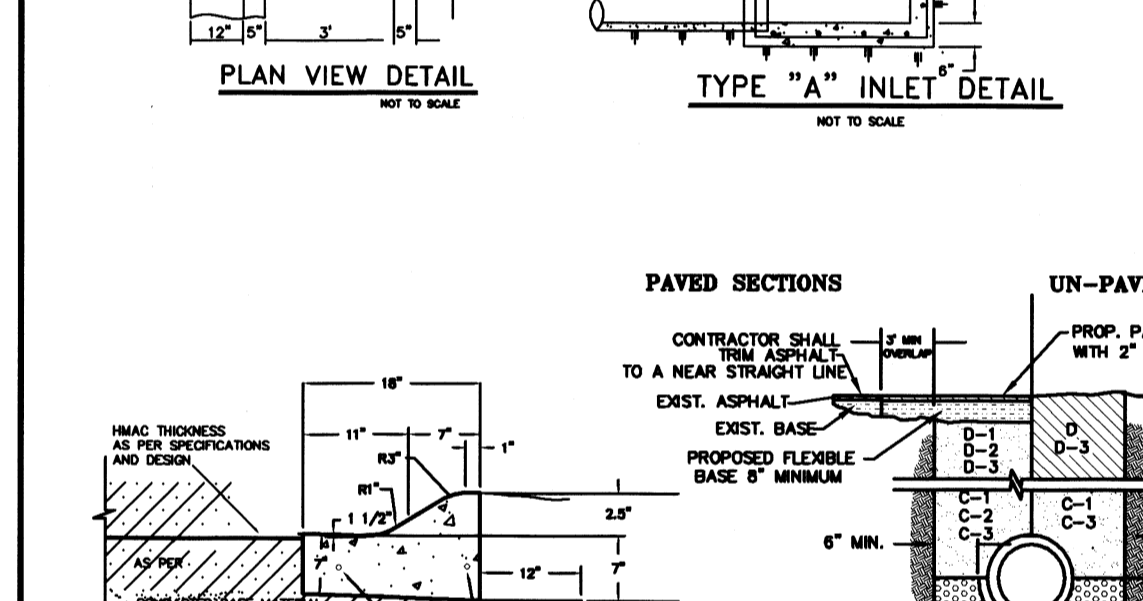
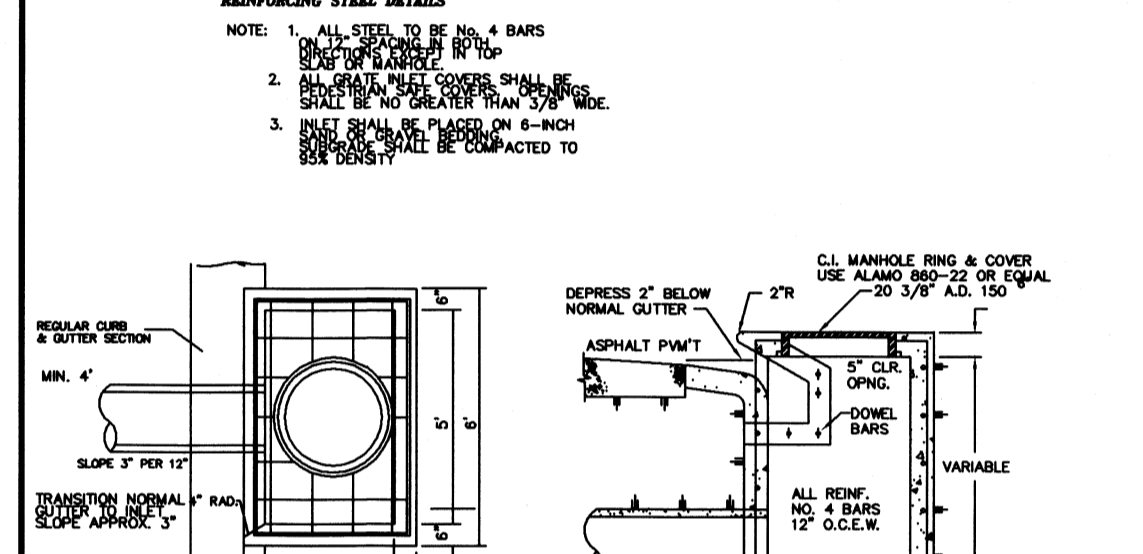
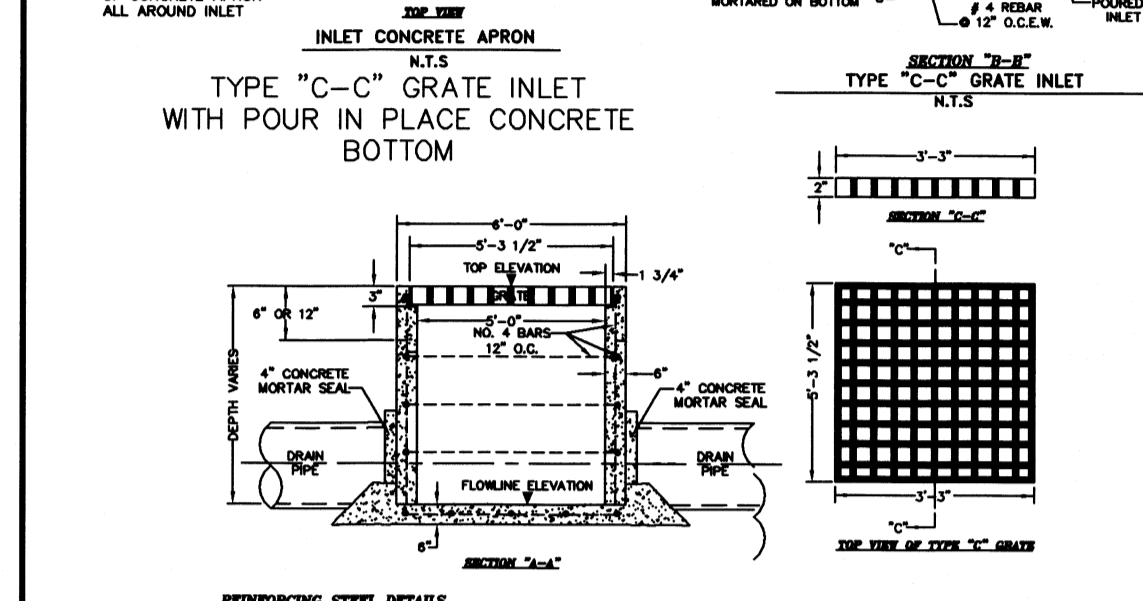
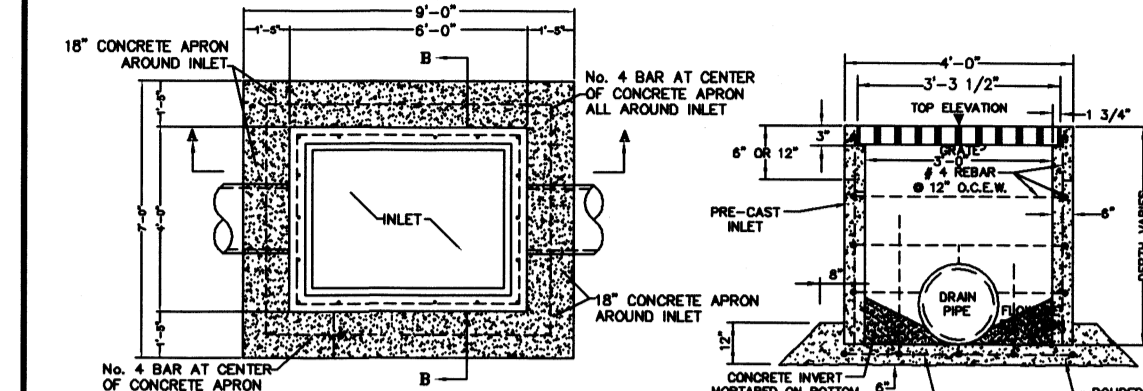
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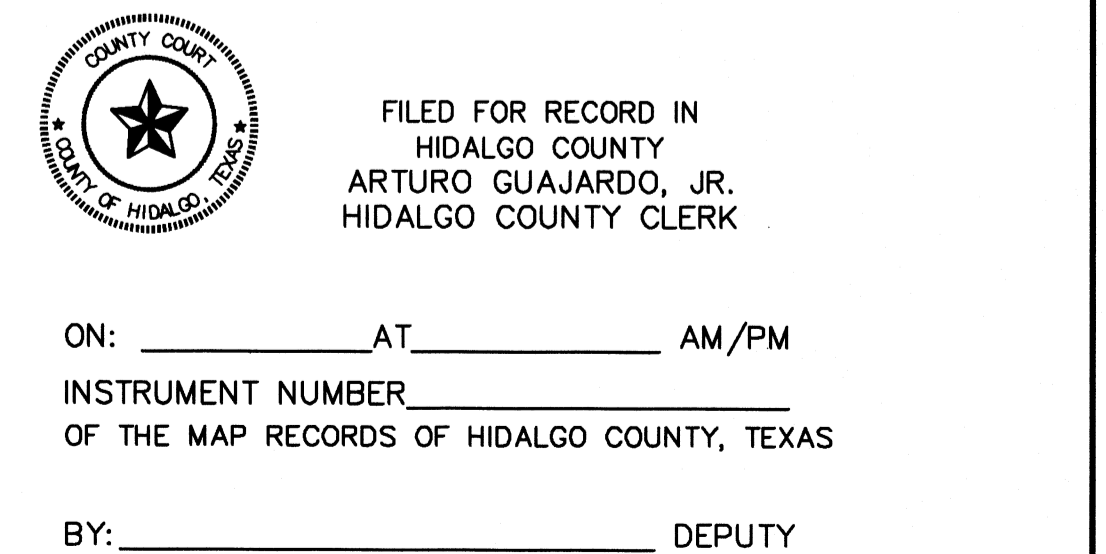
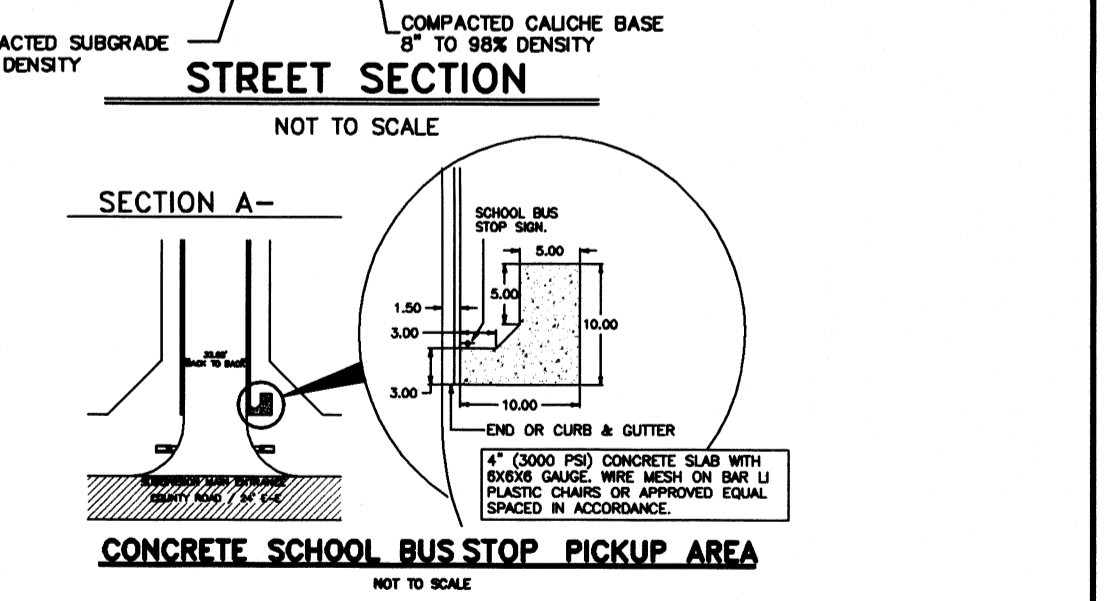
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MARCO GONZALEZ
P.E. No. 120016
DATE 6-17-22

- 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") - FIT RUN GRAVEL 3/4" MAX. SIZE.
- HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- TRENCH WIDTH - SHALL BE 18" MIN. TO 24" MAX. MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4" FIT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- 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 (AASHTO M45) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- 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.
- INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFTS, MECHANICAL COMPACTION).
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- 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 (AASHTO M45) 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 (WEIGHTS, MINIMUM 4' GRAVEL OR CONCRETE 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 APPROPRIATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LAYER SHALL NOT EXCEED 8".
- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- FOR UNPAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
- THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY LINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

STORM TRENCH BEDDING AND BACKFILL NOTES
N.T.S.



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

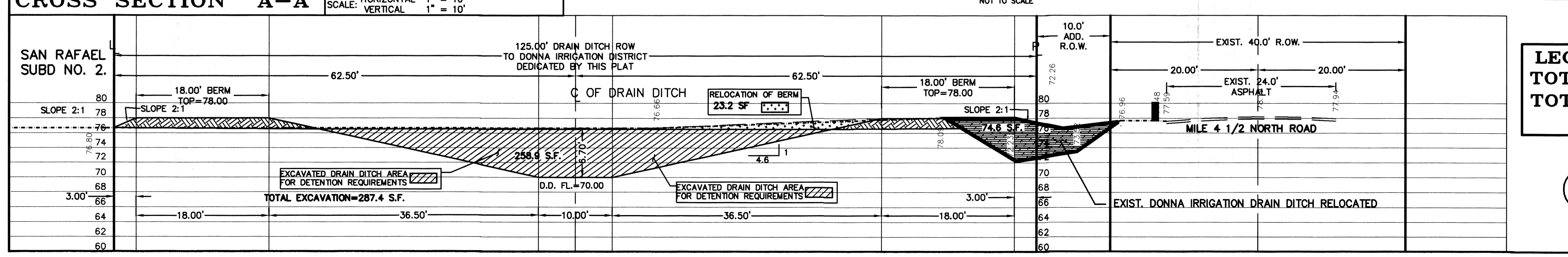
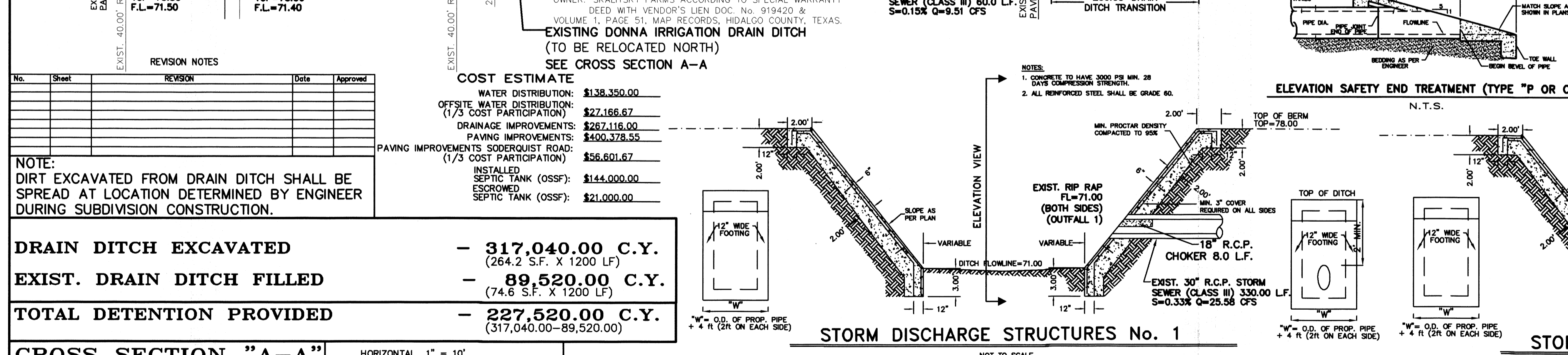
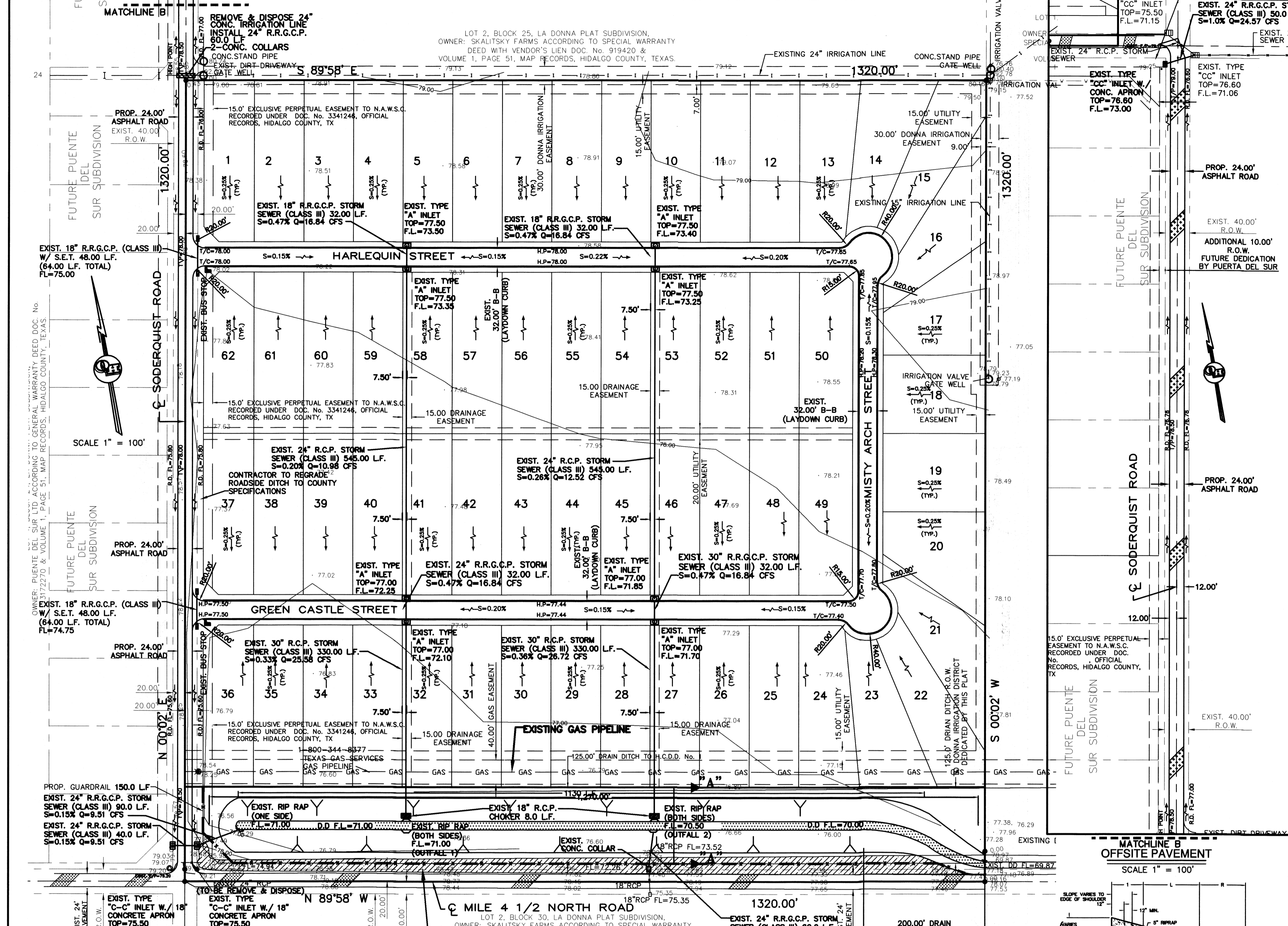
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS
124 STUBBS ST. EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00
PHONE 936-381-6460 FAX 936-381-0527
ALFONSO@QHA-ENG.COM

FILENAME	F:\DATA\SUBDIVISION\SAN RAFAEL SUB NO. 2\PAVING BOLA
DATE PREPARED	07-08-2021
DATE REVISION	06-17-2022
PREPARED BY	G. AVILA
REVISION BY	G. CANTU
CHECKED BY	
APPROVED BY	



No.	Sheet	REVISION	Date	Approved

COST ESTIMATE

WATER DISTRIBUTION:	\$138,350.00
OFFSITE WATER DISTRIBUTION:	\$27,166.67
(1/3 COST PARTICIPATION)	
DRAINAGE IMPROVEMENTS:	\$267,116.00
PAVING IMPROVEMENTS:	\$490,378.55
(1/3 COST PARTICIPATION)	
PAVING IMPROVEMENTS SODERQUIST ROAD:	\$56,601.67
(1/3 COST PARTICIPATION)	
INSTALLED SEPTIC TANK (OSSP):	\$144,000.00
ESCROWED SEPTIC TANK (OSSP):	\$21,000.00

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

DRAIN DITCH EXCAVATED - 317,040.00 C.Y.
(264.2 S.F. X 1200 LF)

EXIST. DRAIN DITCH FILLED - 89,520.00 C.Y.
(74.6 S.F. X 1200 LF)

TOTAL DETENTION PROVIDED - 227,520.00 C.Y.
(317,040.00-89,520.00)

