



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-15-2022

PROPOSED SAN MARTIN NO. 8 SUBDIVISION PRECINCT No. 1

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: GDSS, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 49 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 6

LOCATION DESCRIPTION: MILE 9 ½ NORTH ROAD APPROXIMATELY ¼ MILE WEST OF NORTH VICTORIA ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-24-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" 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 MILE 9 ½ NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-21-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-04-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 10" LOCATION: NORTH VICTORIA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 10-18-2022 : 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: \$73,500.00 For: (49) OSSF'S.**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: NOVEMBER 30, 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.*

Map of SAN MARTIN No. 8 SUBDIVISION

BEING A RESUBDIVISION OF 32.401 ACRES
OUT OF LOTS H, I AND M
LA BLANCA AGRICULTURAL COMPANY'S
SUBDIVISION "A"
RECORDED IN VOLUME 1, PAGE 44, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:

DESCRIPTION OF SAN MARTIN No. 8 SUBDIVISION METES AND BOUNDS DESCRIPTION

TRACT 1:

A TRACT OF LAND CONTAINING 19.401 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS H AND I, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "A", ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 44, HIDALGO COUNTY MAP RECORDS, SAID 19.401 ACRES WERE CONVEYED TO GDSS, LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3311755, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.401 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NO. 4 REBAR FOUND [NORTHING:16597372.153, EASTING: 1138616.850] AT THE NORTHEAST CORNER OF SAID LOT H FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, S 08° 39' 45" W ALONG THE EAST LINE OF SAID LOT H, AT A DISTANCE OF 465.40 PASS AN IRON PIPE FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 1,163.50 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT H FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 81° 20' 15" W ALONG THE SOUTH LINES OF SAID LOTS H AND I AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 9 1/2 NORTH ROAD, AT A DISTANCE OF 239.20 PASS THE WEST LINE OF SAID LOT H AND THE EAST LINE OF SAID LOT I, CONTINUING A TOTAL DISTANCE OF 692.80 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 39' 45" E ALONG THE WEST LINE OF SAID LOT I, A DISTANCE OF 884.10 FEET TO AN INSIDE CORNER OF THIS TRACT;
4. THENCE, N 36° 20' 15" W CONTINUING ALONG THE WEST LINE OF SAID LOT I, A DISTANCE OF 395.13 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
5. THENCE, S 81° 20' 15" E ALONG THE NORTH LINE OF SAID LOTS H AND I, AT A DISTANCE OF 100.81 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 488.75 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 535.11 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 733.00 FEET PASS THE EAST LINE OF SAID LOT I AND THE WEST LINE OF SAID LOT H, AT A DISTANCE OF 922.04 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 872.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.401 ACRES OF WHICH 1.651 ACRES LIES WITHIN A DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, LEAVING A NET OF 17.750 ACRES OF LAND, MORE OR LESS.

TRACT 2:

A TRACT OF LAND CONTAINING 13.000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT M, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "A", ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 44, HIDALGO COUNTY MAP RECORDS, SAID 13.000 ACRES WERE CONVEYED TO GDSS, LLC, A TEXAS LIMITED LIABILITY COMPANY BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 3311755, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT M FOR THE SOUTHWEST CORNER OF THIS HEREON DESCRIBED TRACT:

1. THENCE, N 81° 20' 15" W ALONG THE SOUTH LINE OF SAID LOT "M", A DISTANCE OF 625.10 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 39' 45" E ALONG THE WEST LINE OF SAID LOT M, A DISTANCE OF 905.90 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 20' 15" E ALONG THE NORTH LINE OF SAID LOT M AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 9 1/2 NORTH ROAD, A DISTANCE OF 625.10 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 39' 45" W ALONG THE EAST LINE OF SAID LOT M, A DISTANCE OF 905.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.000 ACRES, OF WHICH 1.495 ACRES LIES WITHIN A DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, LEAVING A NET OF 11.505 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

RUBEN JAMES DE JESUS, P.E. # 126282
DATE PREPARED: 12-02-2021
ENGINEERING JOB No. 21096.00

DATE:

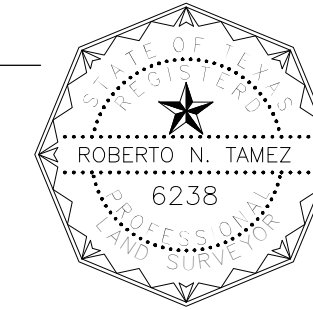


STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF SAN MARTIN No. 8 SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 05/13/2021, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 05-13-2021
T-1118, PAGE: 69
SURVEYING JOB No. 21096.08

DATE:



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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SAN MARTIN No. 8 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON _____ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE

ATTEST: _____
HIDALGO COUNTY CLERK

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT No. 1

ON THIS THE _____ DAY OF _____, 20__.

ATTEST: _____
PRESIDENT

SECRETARY
NOTE: DONNA IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN MARTIN No. 8 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115 (B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SAN MARTIN No. 8 SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA ON _____ DAY OF _____, 20__.

P&Z CHAIRMAN OF THE CITY OF DONNA

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SAN MARTIN No. 8 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA

ON _____ DAY OF _____, 20__.

MAYOR OF THE CITY DONNA

ATTEST: _____
SECRETARY OF THE CITY OF DONNA

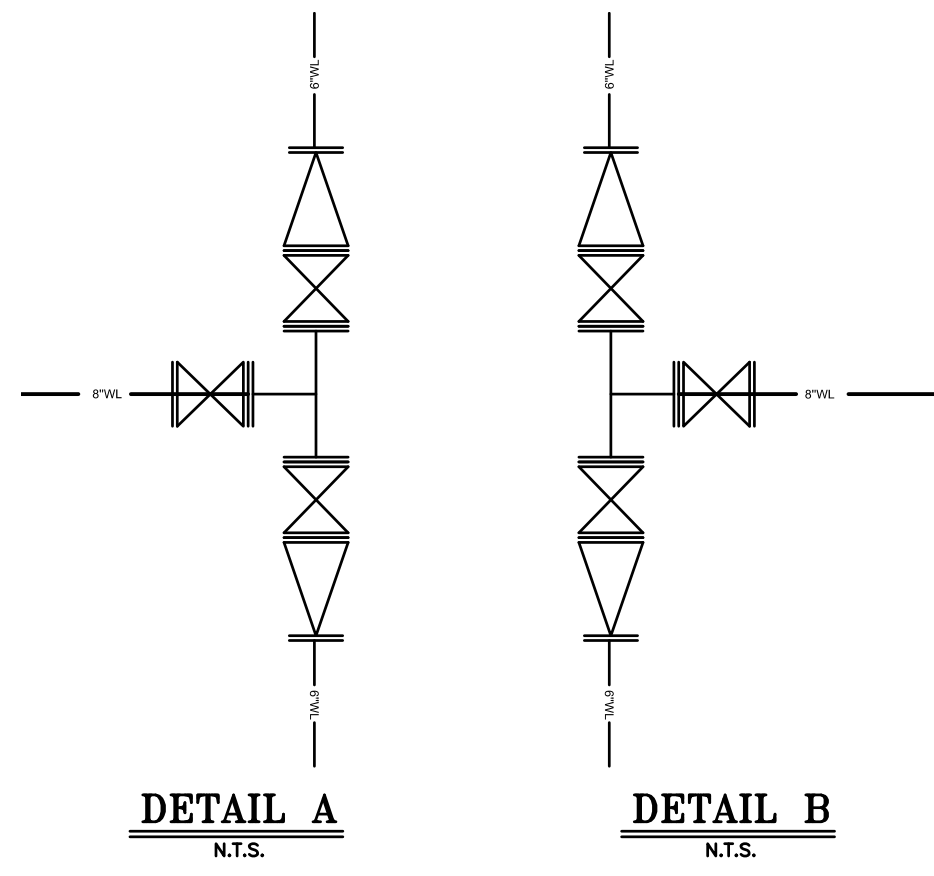


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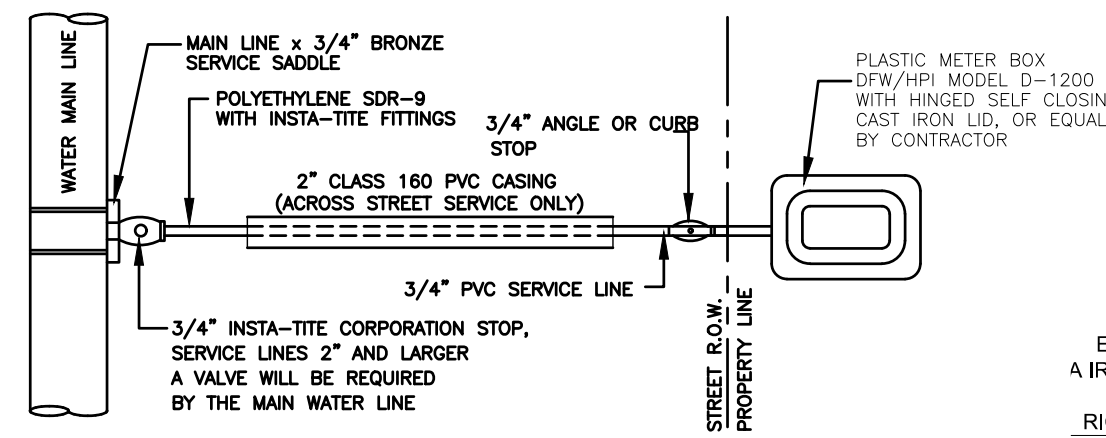
SCALE: 1" = 100'
IF THIS BAR DOES NOT MEASURE 1" THE DRAWING IS NOT TO SCALE.

- LEGEND**
- FOUND NO. 4 REBAR
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊕ SET SQUARE CUT
 - ⊕ SET COTTON PICKER SPINDLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ UNDERGROUND CABLE MARKER
 - ⊕ GAS SIGN
 - ⊕ WATER VALVE
 - ⊕ SPOTTED GAS LINE (APPROXIMATE LOCATION)
 - ⊕ ASPHALT AREA
 - ⊕ WATER DOUBLE SERVICE
 - ⊕ WATER SINGLE SERVICE
 - ⊕ OSSF - SEPTIC SYSTEM



MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
SAN MARTIN No. 8 SUBDIVISION

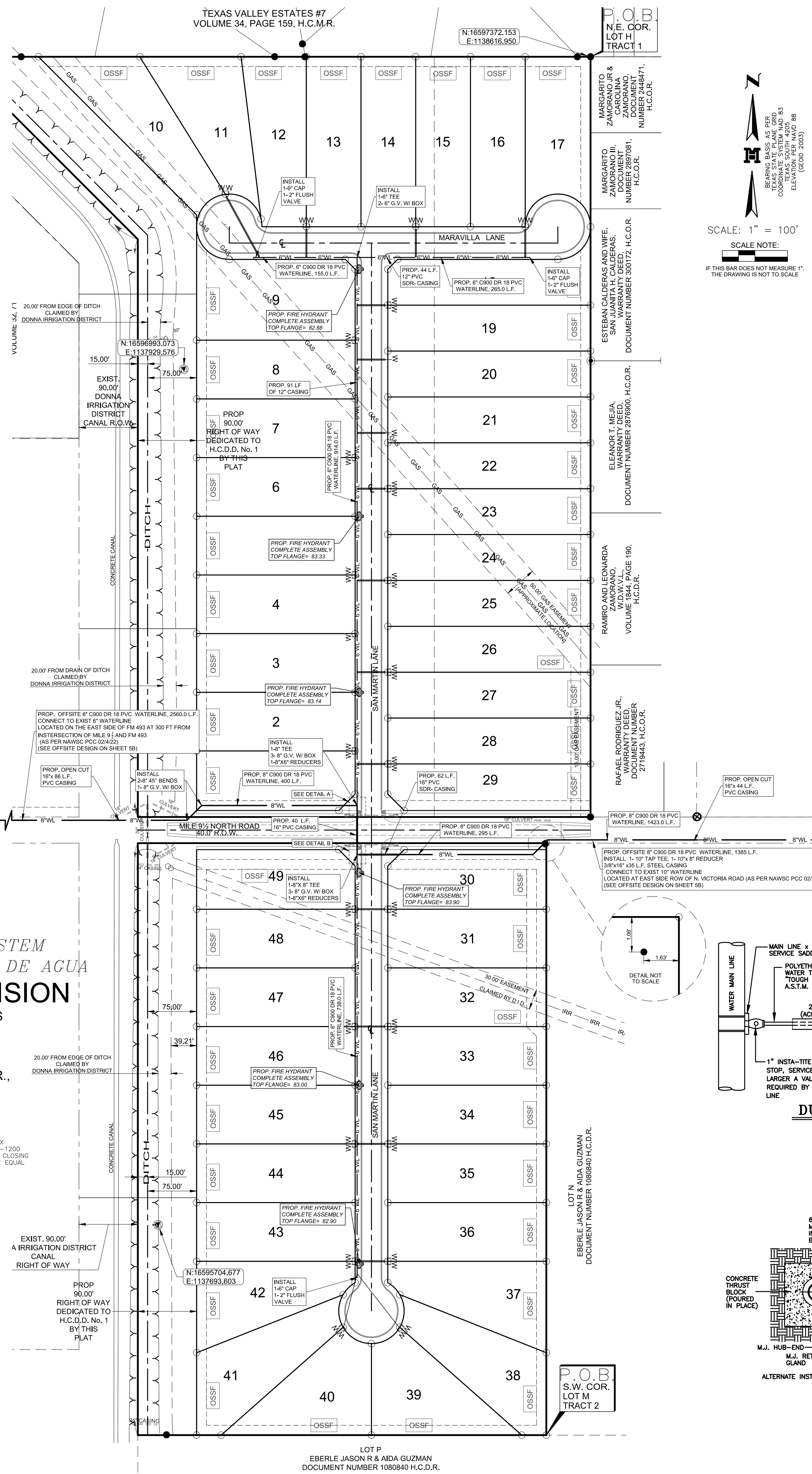
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OUT OF LOTS H, I AND M
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SUBDIVISION "A"
RECORDED IN VOLUME 1, PAGE 44, H.C.M.R.,
HIDALGO COUNTY, TEXAS.



MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



FINAL WATER ENGINEERING REPORT FORMAT
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

SAN MARTIN No. 8 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 10" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF NORTH VICTORIA ROAD, AND A 6" WATERLINE ALONG THE WEST RIGHT-OF-WAY OF NORTH DONNA RD. (F.M. 493). THE WATER SYSTEM FOR SAN MARTIN No. 8 SUBDIVISION CONSISTS OF INSTALLING 8" WATER LINES THAT CONNECTS ONTO THE EXISTING 10" AND 6" LINES PREVIOUSLY MENTIONED. BEGINNING AT THE EXISTING 10" WATERLINE ON N. VICTORIA RD. AN 8" WATER LINE WILL RUN WEST ALONG THE SOUTH RIGHT-OF-WAY OF MILE 9 1/2 NORTH ROAD AND WITHIN AN EXCLUSIVE 15.00 FOOT N.A.W.S.C. EASEMENT THEN CONTINUE TO RUN WEST ALONG THE NORTH RIGHT-OF-WAY OF MILE 9 1/2 NORTH ROAD AND WITHIN AN EXCLUSIVE 15.00 FOOT N.A.W.S.C. EASEMENT ENDING AND CONNECTION TO AN EXISTING 6" WATER LINE AT THE WEST RIGHT-OF-WAY OF NORTH DONNA RD. (F.M. 493). A CROSS WITH AN 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE PROPOSED SUBDIVISION AND RUNS NORTH AND SOUTH ALONG THE WEST RIGHT-OF-WAY OF N. & S. SAN MARTIN No. 8 DRIVE AND TEES EAST & WEST ALONG MARAVILLA LANE AND ENDS WITH FLUSH VALVES ON ALL SIDES IN ORDER TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE SAN MARTIN No. 8 SUBDIVISION CONSISTS OF TWENTY-SEVEN (27) 1" DIAMETER DUAL SERVICE LINES SERVING 48 LOTS AND 1-1/2" SINGLE SERVING 1 LOTS SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$116,539.64, OR \$2,378.36 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$49,000.00, WHICH COVERS THE \$1,000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 6 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$27,960.00. THE ENTIRE WATER FACILITIES HAVE BEEN 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; COST AND OPERABILITY DATES

SAN MARTIN No. 8 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED HIDALGO SANDY CLAY LOAM FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$73,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 00-00-0000.

ENGINEER 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 WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$XXX,XXX.00 WHICH EQUALS TO \$X,XXX.XX PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$73,500 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

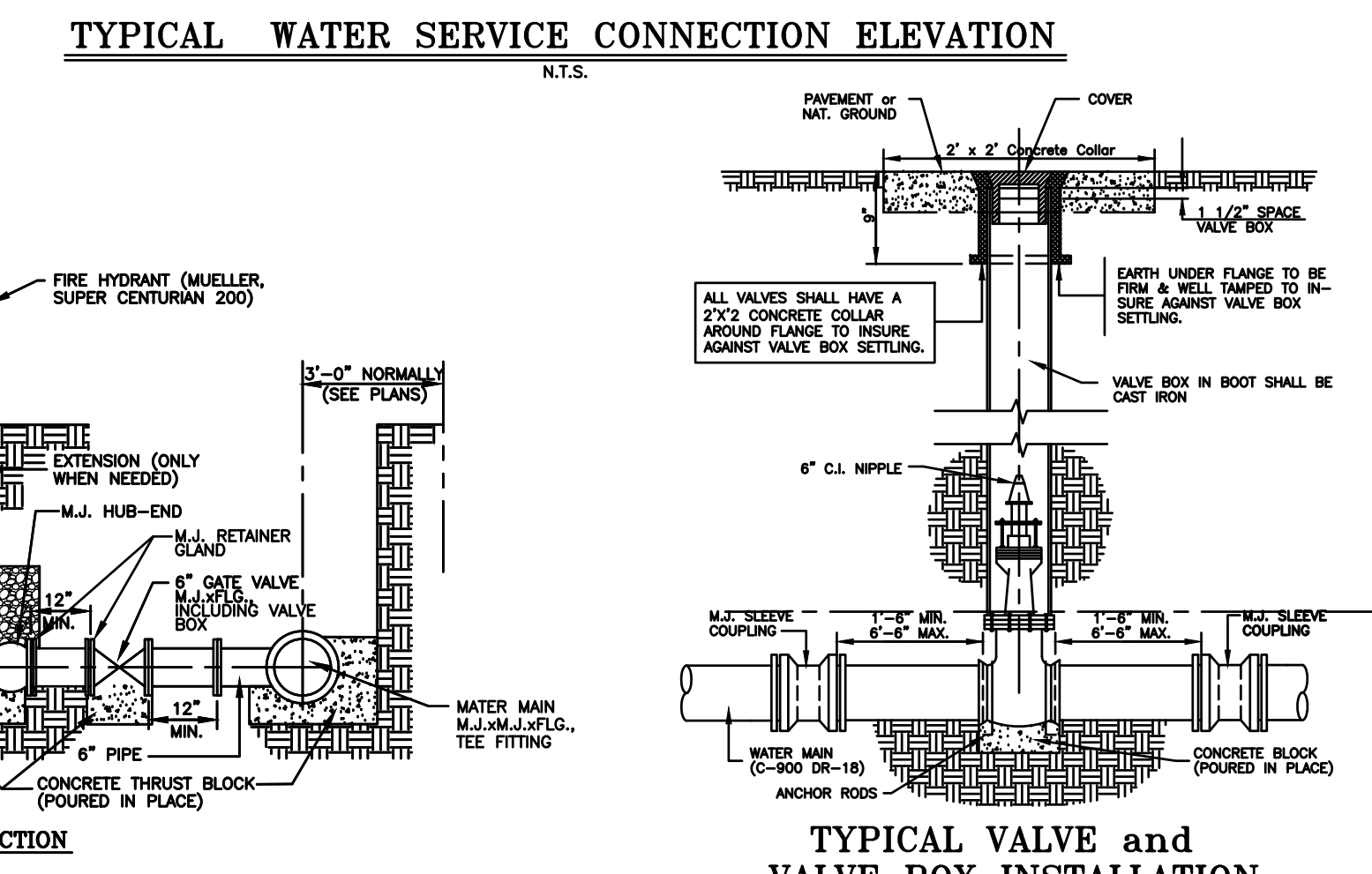
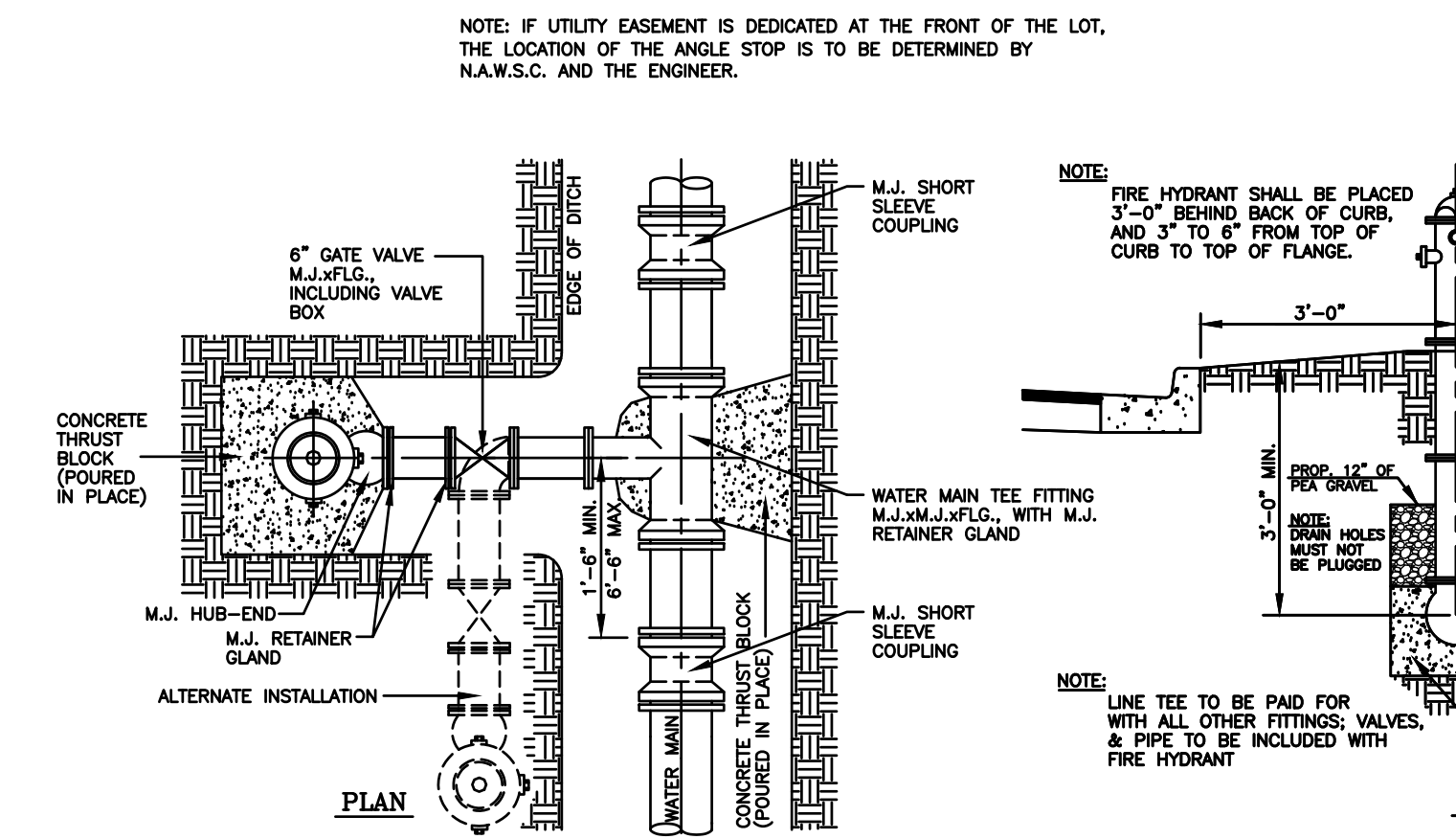
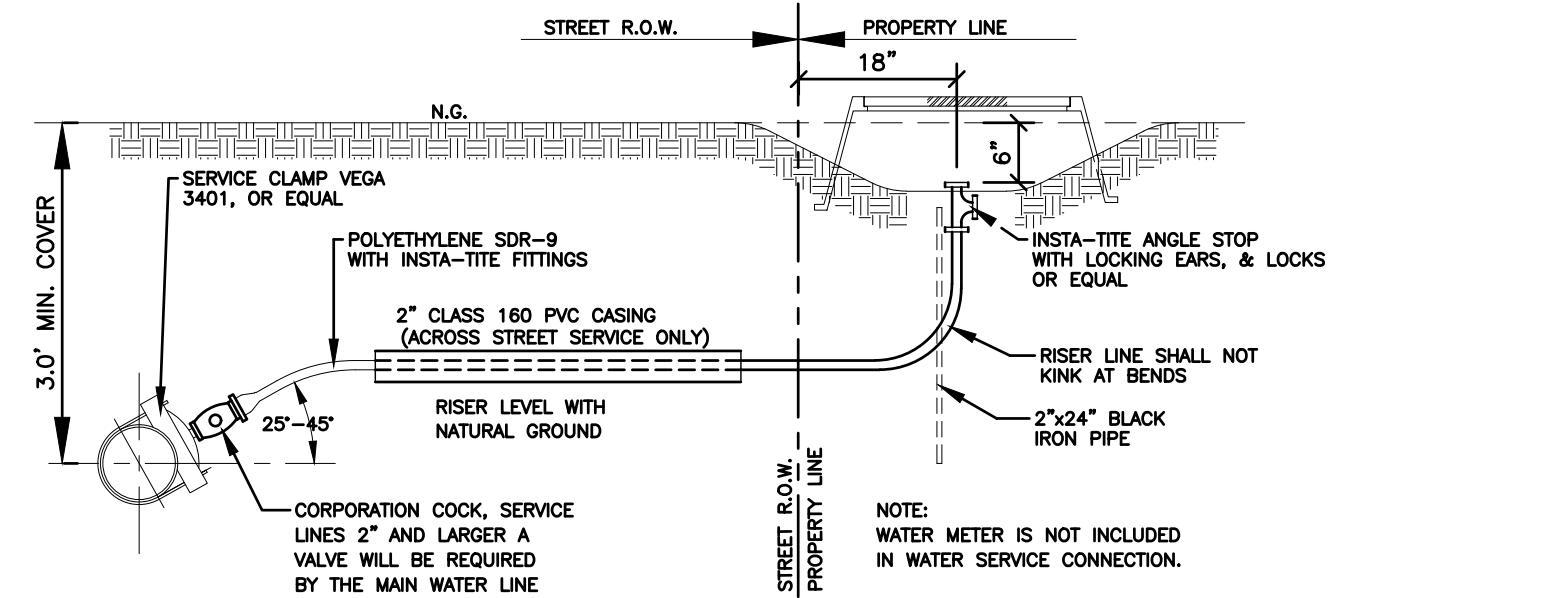
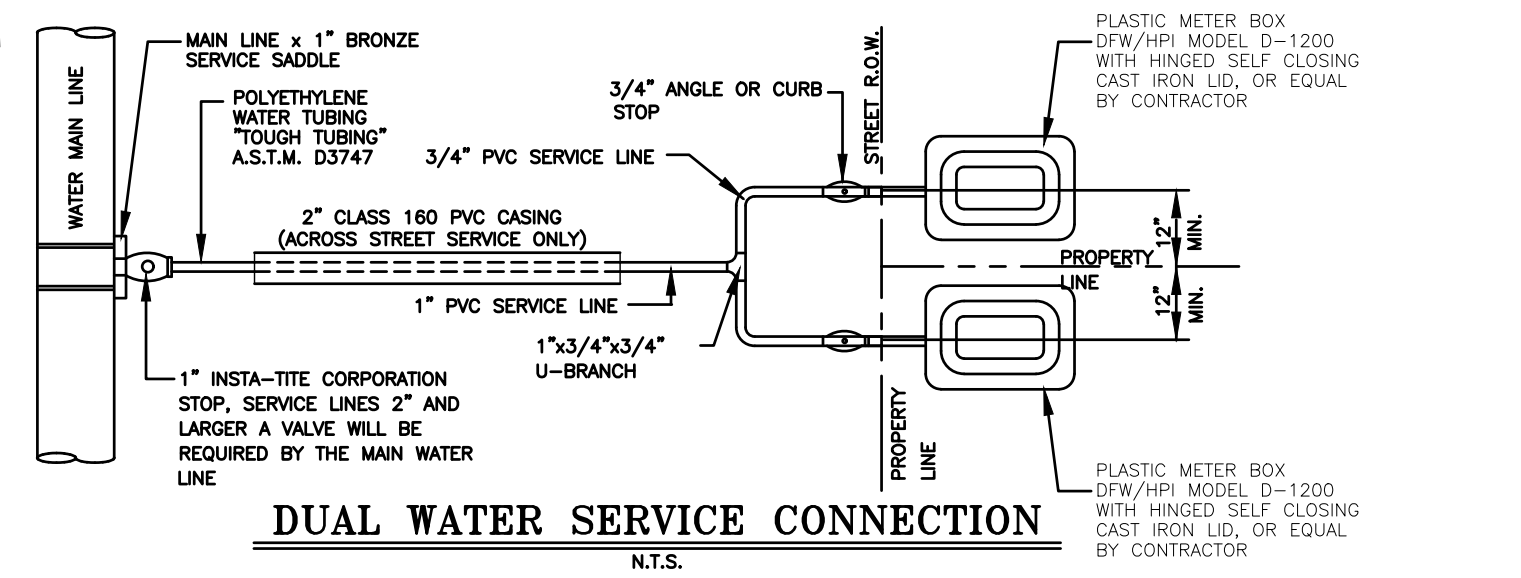
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 339,392.00
DRAINAGE IMPROVEMENTS:	\$ 155,769.00
WATER DISTRIBUTION:	\$ 145,080.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 93,000.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 339,392.00
DREAJE PLUVIAL:	\$ 155,769.00
SERVICIO DE AGUA POTABLE:	\$ 145,080.00
SERVICIO DE DREAJE SANITARIO	\$ 93,000.00



REPORTE FINAL DE AGUA DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION SAN MARTIN No. 8 SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NESTE ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 10" A LO LARGO DEL DERECHO DE VIA ESTE DE NORTH VICTORIA ROAD, Y UNA LINEA DE AGUA DE 6" A LO LARGO DEL DERECHO DE VIA OESTE DE NORTH DONNA RD. (F.M. 493). EL SISTEMA DE AGUA PARA LA SUBDIVISION SAN MARTIN No. 8 CONSISTE EN LA INSTALACION DE LINEAS DE AGUA DE 8" QUE SE CONECTA A LAS LINEAS EXISTENTES DE 10" Y 6" ANTERIORMENTE MENCIONADAS, COMENZANDO POR LA LINEA DE AGUA EXISTENTE DE 10" EN N. VICTORIA RD. UNA LINEA DE AGUA DE 8" CORRERA HACIA EL OESTE A LO LARGO DEL DERECHO DE VIA SUR DE LA MILLA 9 1/2 NORTH ROAD Y DENTRO DE UNA SERIEDAD NAWSC EXCLUSIVA DE 15.00 PIES Y LUEGO CONTINUARA CORRIENDO HACIA EL OESTE A LO LARGO DEL DERECHO DE VIA NORTE DE LA MILLA 9 1/2 NORTH ROAD Y DENTRO DE UN EXCLUSIVO 15.00 PIES NAWSC FINALIZACION Y CONEXION A UNA LINEA DE AGUA EXISTENTE DE 6" EN EL DERECHO DE VIA OESTE DE NORTH DONNA RD. (FM 493). UNA CRUZ CON UNA LINEA DE AGUA DE 8" SE CONECTA A LA LINEA DE AGUA DE 8" MENCIONADA ANTERIORMENTE EN LA SUBDIVISION PROPUESTA Y CORRE AL NORTE Y SUR A LO LARGO DEL DERECHO DE VIA OESTE DE N. & S. SAN MARTIN No. 8 DRIVE Y TEES ESTE Y OESTE A LO LARGO DE MARAVILLA CARRIL Y EXTREMOS CON VALVULAS DE DESCARGA EN TODOS LOS LADOS PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VEINTICUATRO CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CUARENTA Y OCHO LOTES Y UN SERVICIO INDIVIDUAL SERVIENDO UN LOTE. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 145,080.00. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 61,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 1,000.00. 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 COMPANIA N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 6 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$27,960.00. 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: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE AL SOLAR. EL INGENIERO 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. SE HICIERON DOS ES EXCAVACIONES DE EVALUACION EN LUGARES PROPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO ARENOSO UNIFORME) 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 ES 1,500.00 DOLARES, 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 \$ 73,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION).

CERTIFICACION:

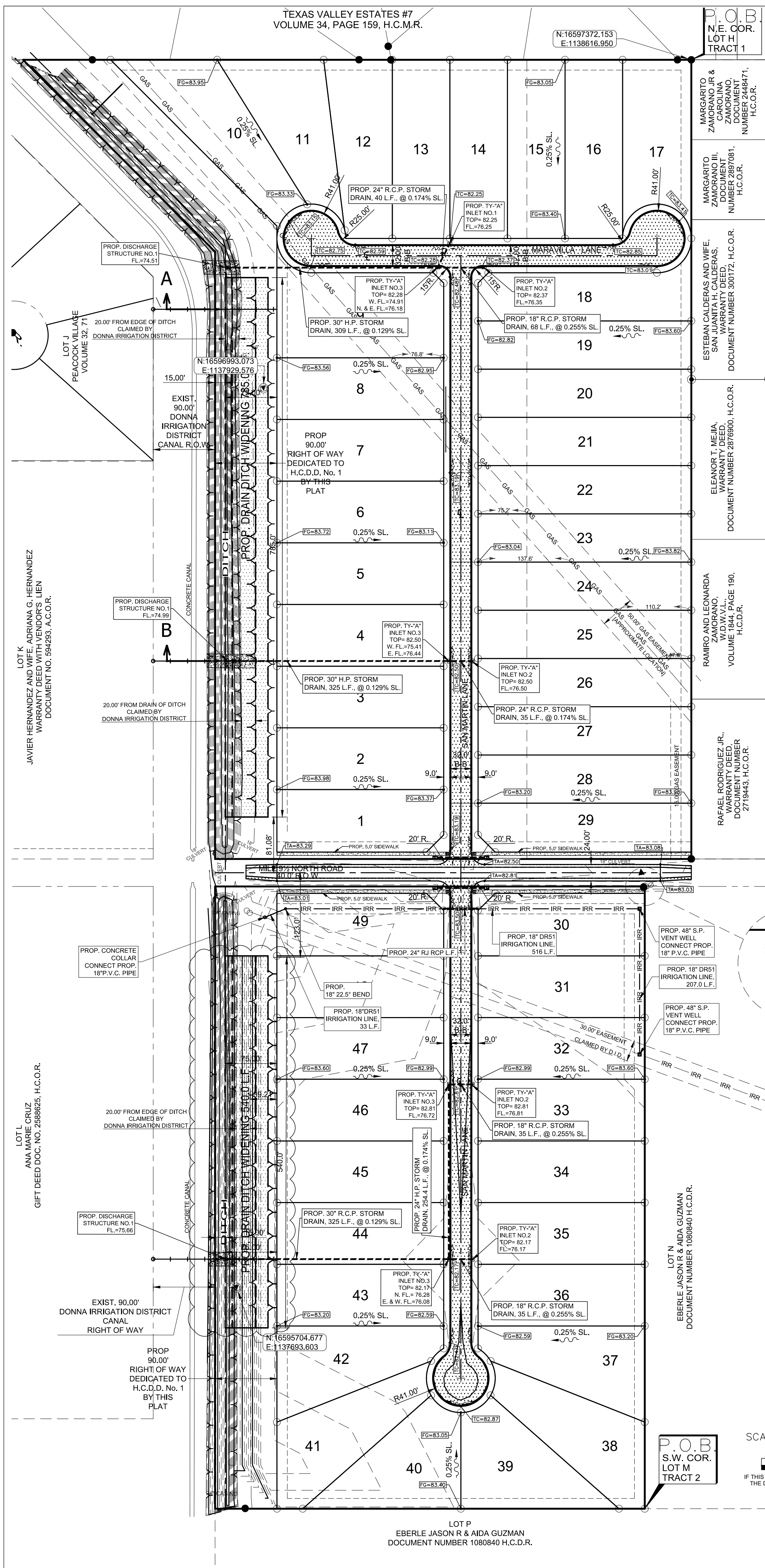
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ XXX,XXX.XX O \$ X,XXX.XX POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$73,500.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



**DRAINAGE STATEMENT
SAN MARTIN No. 8 SUBDIVISION**

SAN MARTIN No. 8 SUBDIVISION IS A SUBDIVISION OF 32.401 ACRES BEING A PART OR PORTION OUT OF LOTS H, I, AND M, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "A", AS RECORDED IN VOLUME 1, PAGE 44, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS; THE PROPERTY IS LOCATED AND DIVIDED INTO TWO TRACTS, TRACT ONE ALONG THE NORTH SIDE AND TRACT TWO ALONG THE SOUTH SIDE OF MILE 9 1/4 MILE NORTH ROAD AND 1444 FEET WEST OF N. VICTORIA ROAD. THIS PROPERTY IS BEING PROPOSED AS A 48-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT. THE PROPERTY IS CURRENTLY OPEN LAND. THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4803340450 C, MAP REVISED JUNE 6, 1992. ZONE "X" (UNSHADED) IS DEFINED AS "AREAS OUTSIDE 500-YEAR FLOODPLAIN."

THE SOIL IS (28) HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES AND IS IN HYDROLOGIC GROUP "B" SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCEPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS BY SURFACE FLOW. THE NORTH TRACT 1 FLOWS IN A SOUTHWESTERLY DIRECTION THE SOUTH TRACT 2 FLOWS IN A NORTHWESTERLY DIRECTION AND HAS A RUNOFF OF 11.83 C.F.S. DURING THE 10-YEAR STORM FREQUENCY. AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 51.45 C.F.S. DURING THE 50-YEAR STORM FREQUENCY. PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 39.62 C.F.S.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED FROM THE 10-YEAR RAINFALL EVENT DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED 105,099 CUBIC FEET (2,413 AC.-FT.) OF DETENTION WILL BE PROVIDED WITHIN THE EXISTING HIDALGO COUNTY DRAIN DITCH, LOCATED ON THE WEST SIDE OF PROPERTY. WIDENING WILL TAKE PLACE ON THE EAST SIDE OF THE EXISTING DRAIN DITCH. AN ADDITIONAL DITCH EXCAVATION 10' WIDE BY 1325 LINEAR FEET WITH A DESIGN CAPACITY OF 190,203 CUBIC FEET (4,366 AC.-FT.).

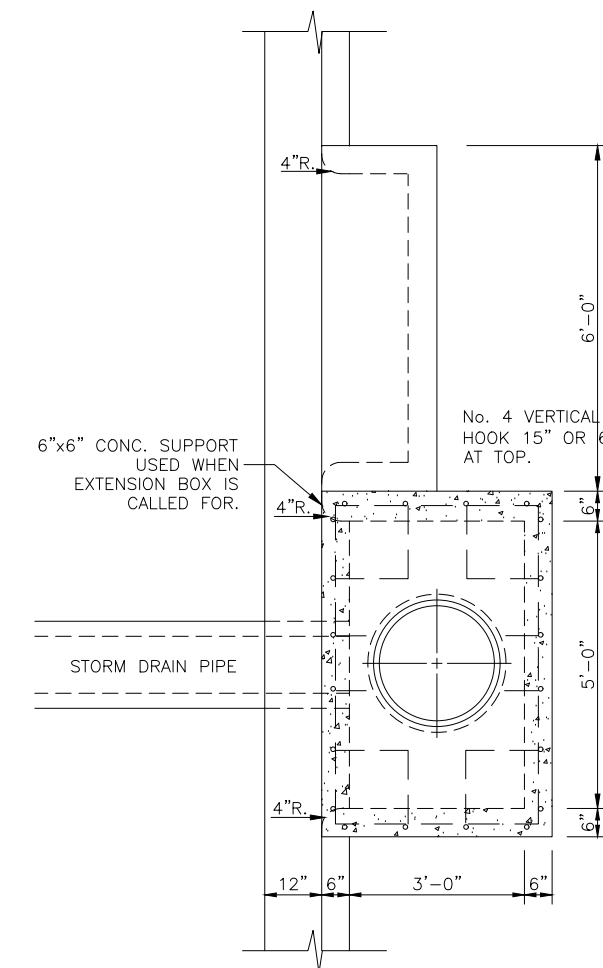
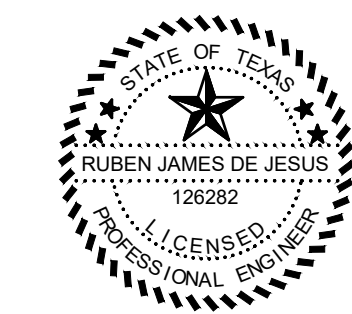
THE PROPOSED DRAINAGE SYSTEM SHALL CONSIST OF SURFACE RUNOFF INTO A PROPOSED DRAINAGE SYSTEM WITH STORM PIPE SIZES RANGING FROM 18" TO 30", WITH 3 DIFFERENT OUTFALLS DISCHARGING INTO THE EXISTING DRAIN DITCH THAT WILL DISCHARGE INTO THE EXISTING NORTH DONNA LATERAL DITCH THAT FLOWS NORTH ULTIMATELY DISCHARGING INTO THE (SOUTH MAIN DRAIN) THE HIDALGO COUNTY DRAIN DITCH (SOUTH MAIN DRAIN FLOWS NORTH AND IN EASTERLY DIRECTION AND ULTIMATELY DISCHARGES INTO THE MAIN FLOOD WATER CHANNEL (H.C.D.#1).

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 4803340450 C, MAP REVISED JUNE 6, 2000, IS CONTAINED WITHIN THE PROPOSED DITCH LOCATED ALONG THE WEST BOUNDARY LINE OF SAN MARTIN No. 8

RUBEN JAMES DE JESUS, PE # 126222 DATE: _____

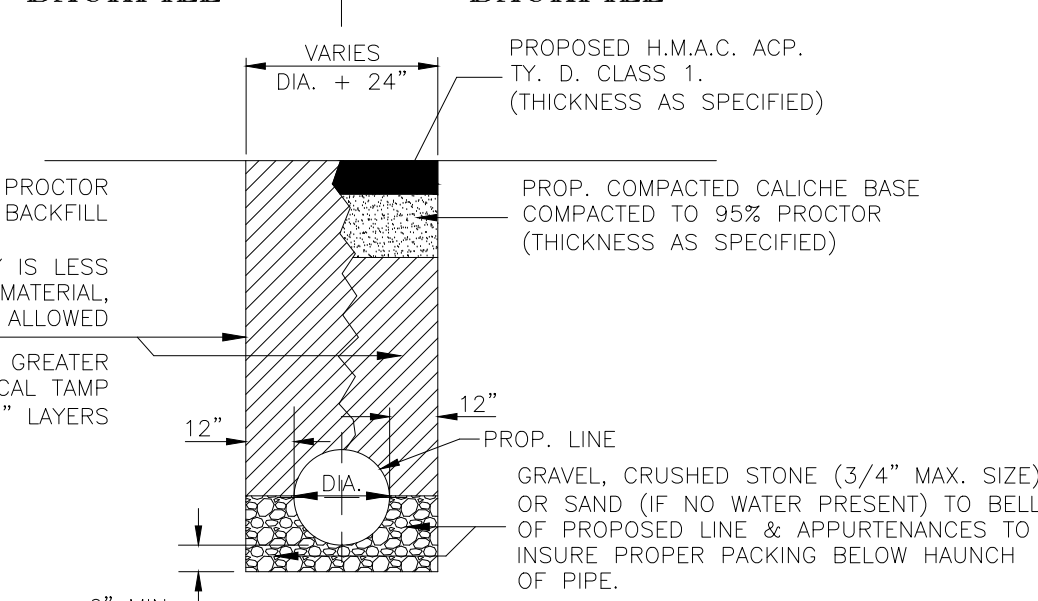
MELDEN & HUNT, INC.
TEXAS REGISTRY F-1435



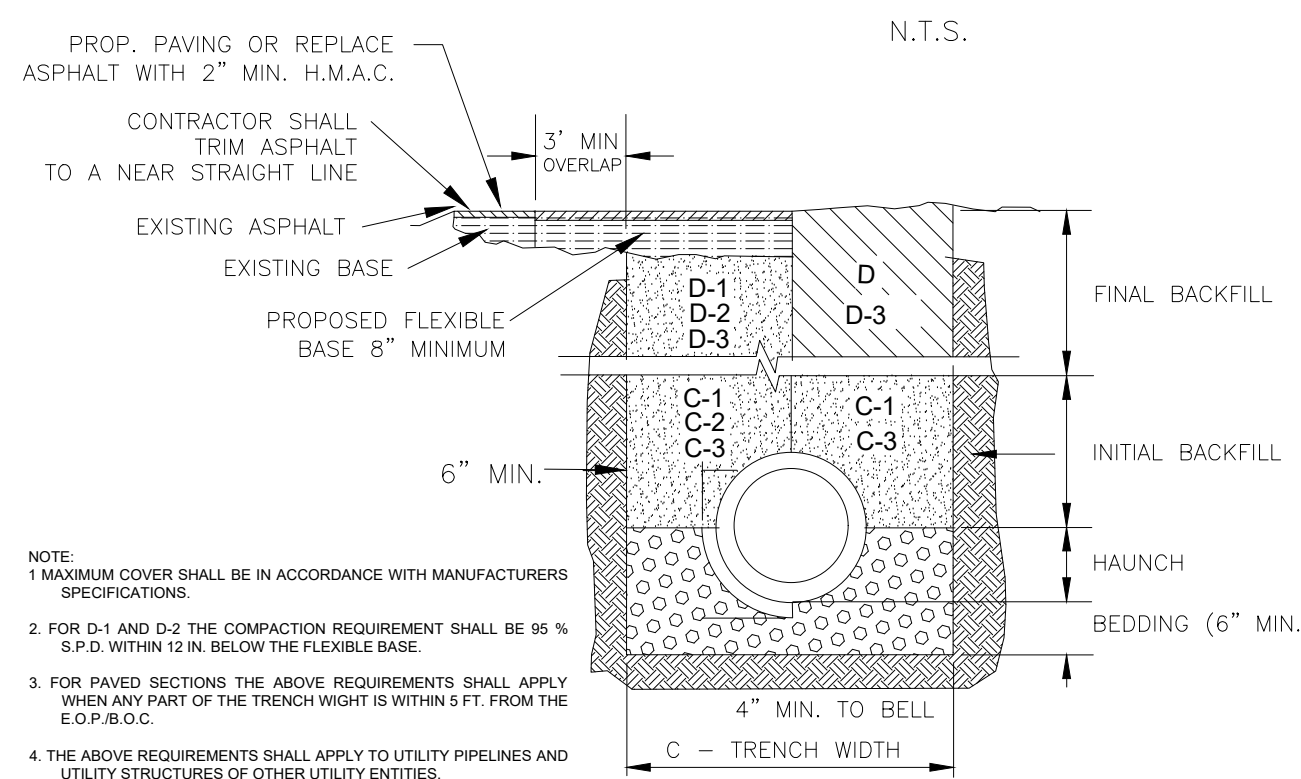
SLOPE BOTTOM OF INLET EXTENSION 1/2" / 1'-0" TOWARD INLET. EXTENSION TO INLET TO BE MADE IN INCREMENTS OF 3'-0" OR 6'-0" ONLY. TRANSITION NORMAL GUTTER TO INLET SLOPE APPROXIMATELY 3'-0".

PLAN TYPE "A" INLET
N.T.S.

UNPAVED BACKFILL PAVED BACKFILL

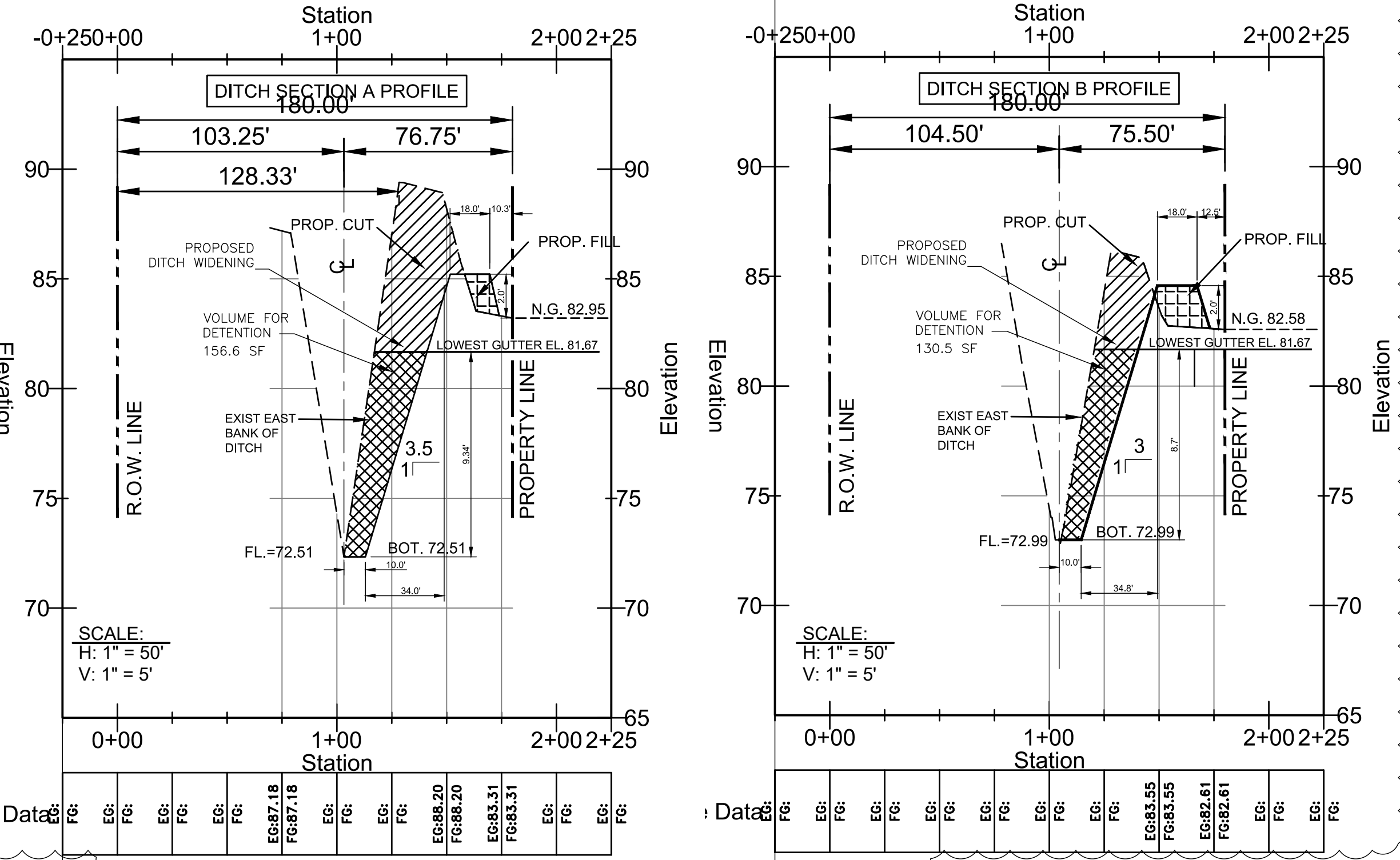


RJ RCP OR TG RCP BACK FILL DETAILS
N.T.S.



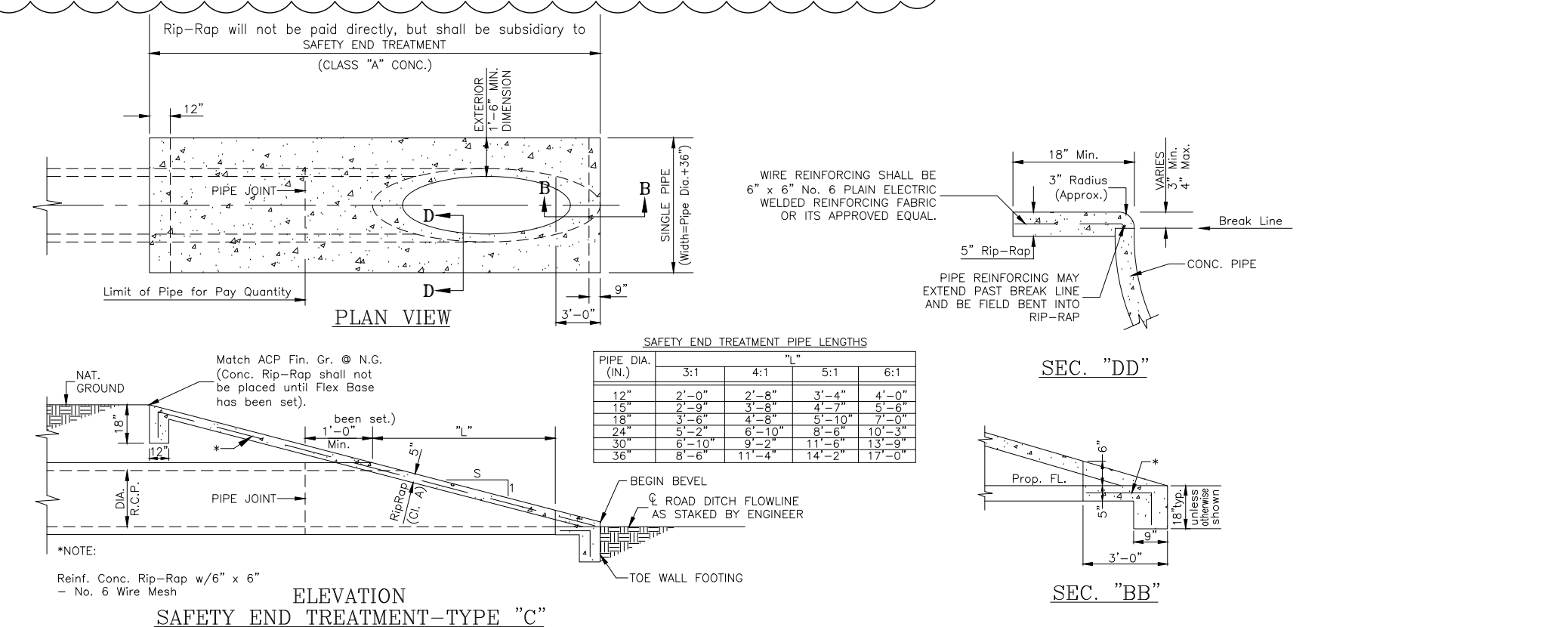
NOTE:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12" BELOW THE FLOORING.
3. FOR PAVED AREAS THE ABOVE REQUIREMENTS SHALL BE REQUIRED WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P.B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

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



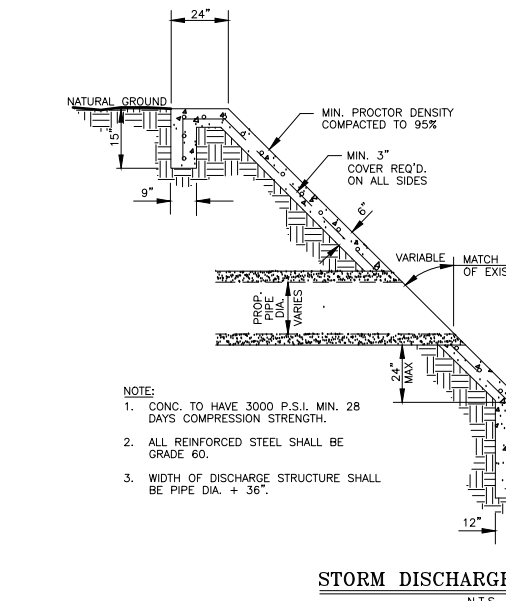
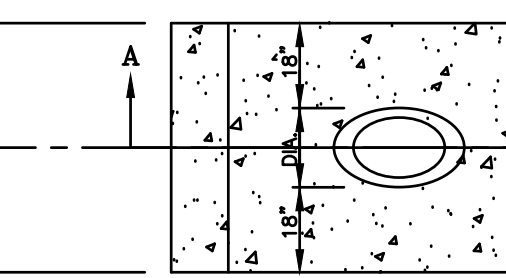
A = 156.6 SQ. FT. + B = 130.5 SQ. FT. = 287.1 SQ. FT.
287.1 SQ. FT. / 2 = 143.55 SQ. FT. AVERAGE

ADDITIONAL DETENTION AVAILABLE
143.55 S.F. X 1325 L.F. = 190,203 C.F.
105,099 C.F. DETENTION REQUIRED



SAFETY END TREATMENT - (Type "C") DETAILS
N.T.S.

- A. 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. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 1/2" MIX SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D3231) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 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 D3231) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. 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).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR 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 D3231) BACKFILL OR SOIL TYPE IA, A2, OR A3 (ASHTO 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 D3231) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTES) 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 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

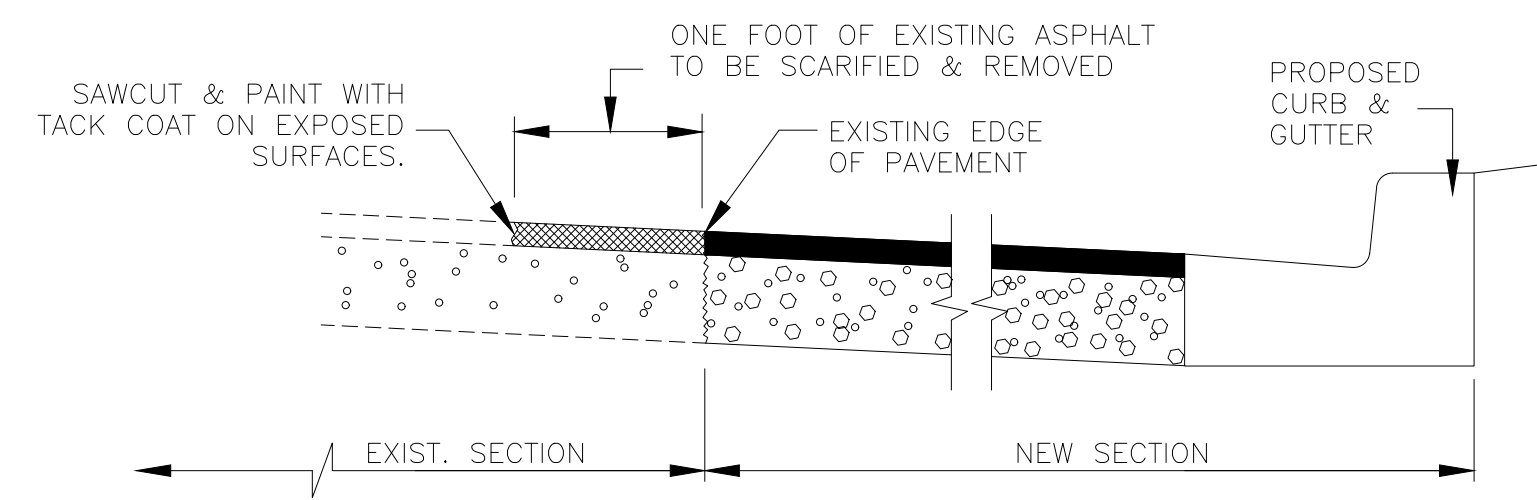


STORM DISCHARGE STRUCTURE

H.C.D.#1 STORM DISCHARGE STRUCTURE

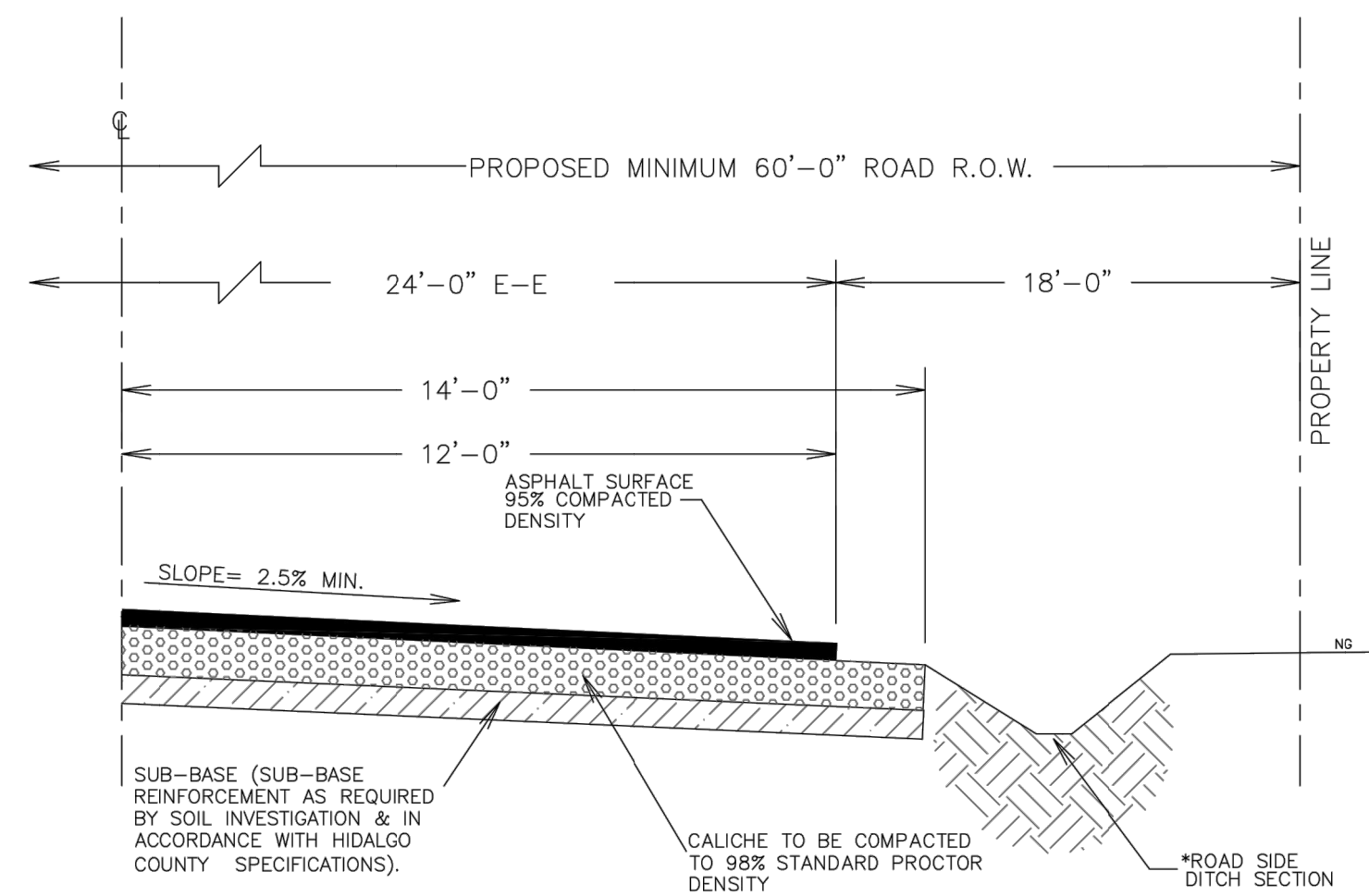
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NEW ASPHALT MEETING EXISTING PAVEMENT

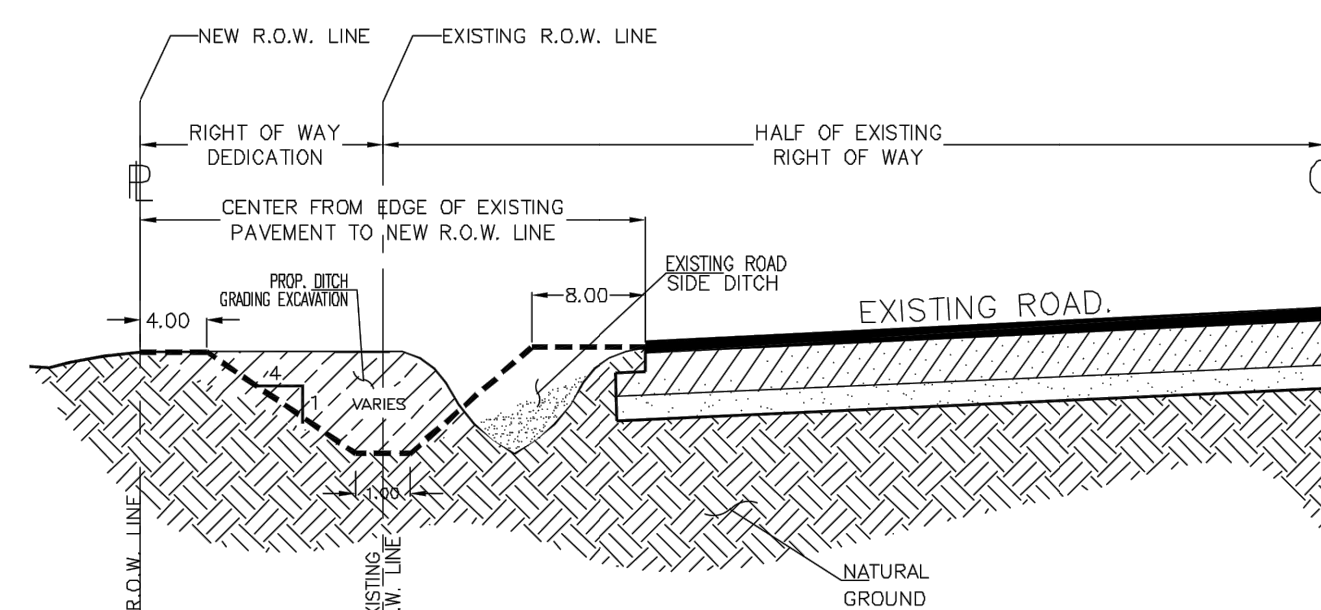
MINOR COLLECTOR STREET SECTION
PAVEMENT WIDTH OF NO LESS 24' E-E



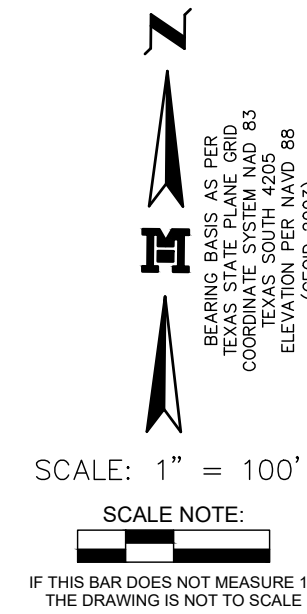
* REFER TO ROAD SIDE DITCH CROSS SECTION DETAIL PLAT No. 9.37

HORIZONTAL CLEARANCE TO OBSTRUCTIONS TO BE DETERMINED BY THE ENGINEER

ROAD SECTION DETAIL APPLIES TO ANY SUBDIVISION IN WHICH ALL LOTS HAVE AN AREA OF GREATER THAN ONE ACRE, NET OF ALL EASEMENTS AND RIGHT OF WAYS



RECONSTRUCTION OF ROAD SIDE DITCH

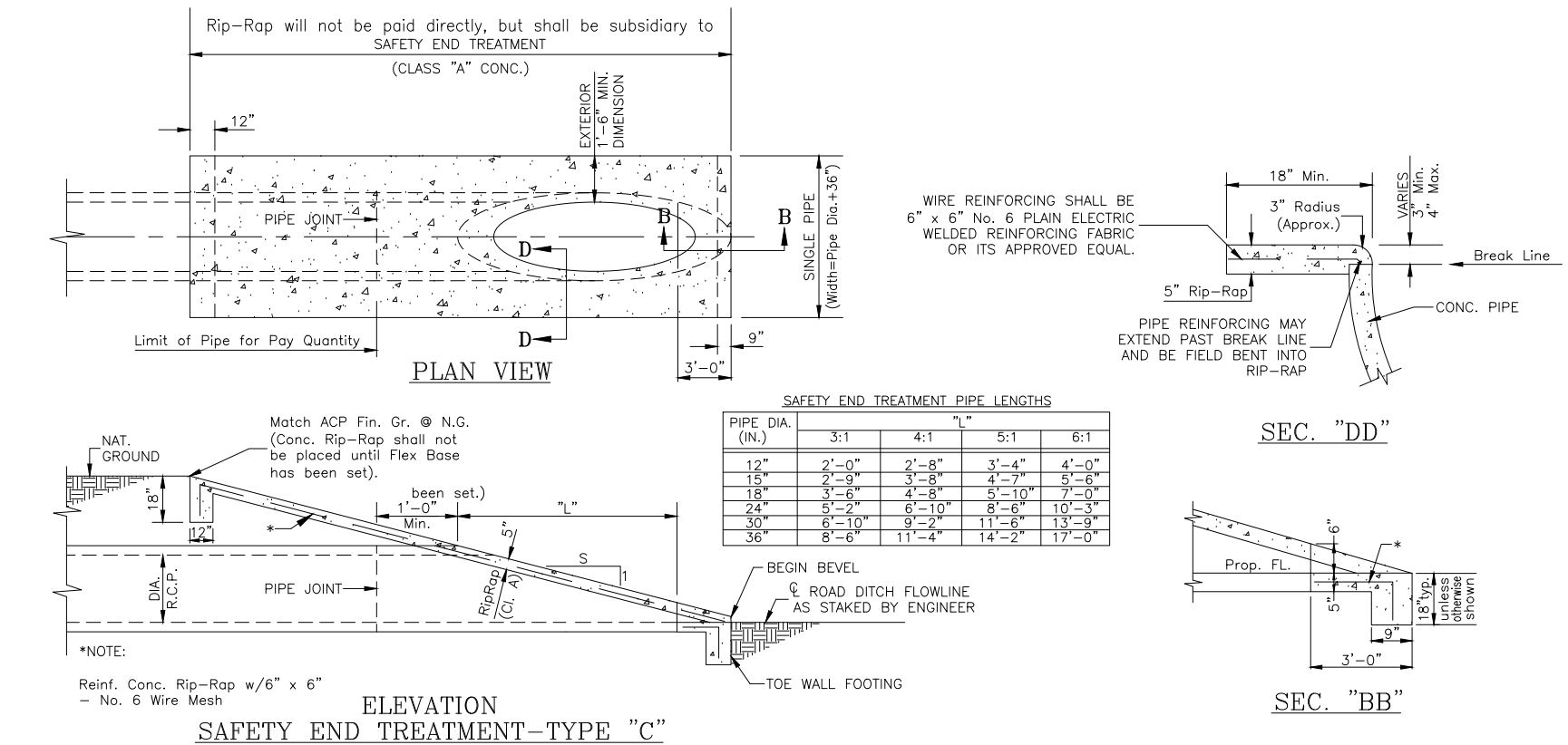


**Map of
SAN MARTIN No. 8 SUBDIVISION**

BEING A RESUBDIVISION OF 32.401 ACRES
OUT OF LOTS H, I AND M
LA BLANCA AGRICULTURAL COMPANY'S
SUBDIVISION "A"
RECORDED IN VOLUME 1, PAGE 44, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

COST ESTIMATE:
PAVING IMPROVEMENTS: \$ 413,108.00
DRAINAGE IMPROVEMENTS: \$ 159,797.50
WATER DISTRIBUTION: \$ 264,958.00
SANITARY SEWER IMPROVEMENTS / OSSF: \$ 80,850.00

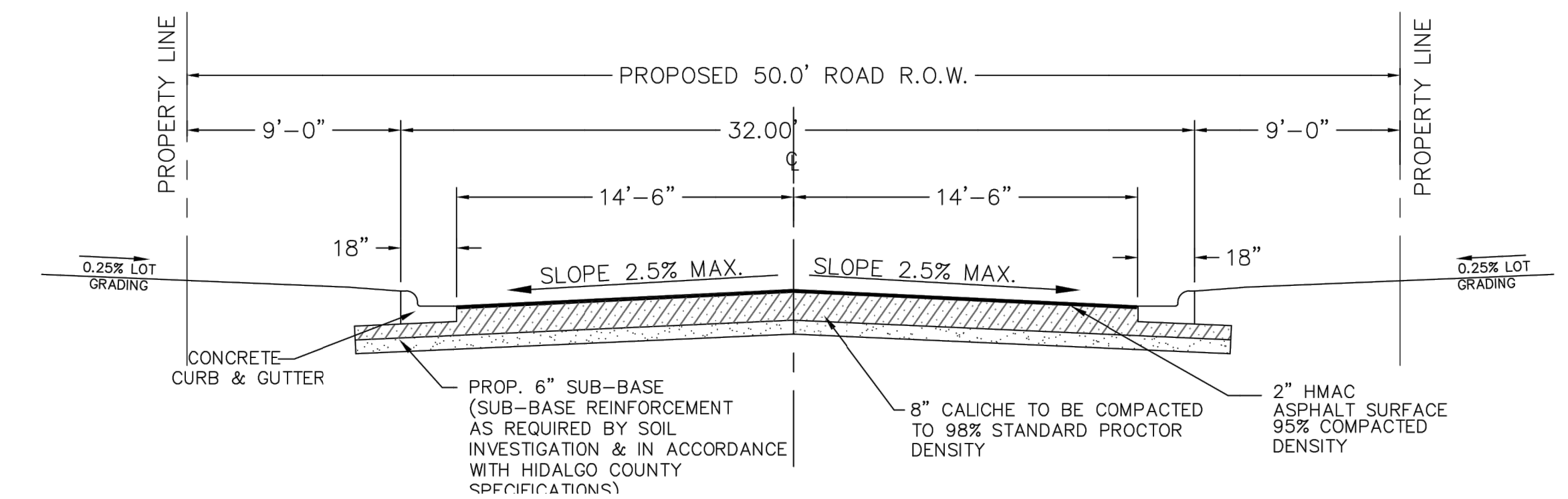
ESTIMACION DE COSTOS:
PAVIMENTACION DE CALLES: \$ 413,108.00
DRENAJE PLUVIAL: \$ 159,797.50
SERVICIO DE AGUA POTABLE: \$ 264,958.00
SERVICIO DE DRENAJE SANITARIO: \$ 80,850.00



SAFETY END TREATMENT - (Type "C") DETAILS
N.T.S.

MINOR RESIDENTIAL STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B



SECTION "AA" - CONCRETE CURB & GUTTER
N.T.S.