



Anthony Uresti
Assistant Director

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: **9-26-2023**

PROPOSED **SANTA ISABELLA SUBDIVISION PHASE 1** PRECINCT No. **1**.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: **234** *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: **31**

FILLING STATIONS: **12**

LOCATION DESCRIPTION: **MILE 12 NORTH ROAD APPROXIMATELY 1/2 MILE WEST OF OLD LA BLANCA ROAD.**

SUBDIVISION LIES WITHIN THE: ETJ OF **DONNA**.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **11-29-2021** PROPERTY LIES WITHIN FLOOD ZONE: **"C"** AS PER FEMA.

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

ROAD R.O.W. DEDICATION: **35.00 FEET ONTO THE NORTH AND THE SOUTH SIDE OF MILE 12 NORTH ROAD.**

H.C.R.O.W. FINAL APPROVAL DATE: **8-8-2023** BY, **PRECINCT 1** R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: **9-06-2023** BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: **N.A.W.S.C.** LINE SIZE: **8"** LOCATION: **MINNESOTA ROAD.**

WATER SERVICE PROVIDER: **N.A.W.S.C.** EXISTING LINE SIZE: **12"** LOCATION: **MILE 12 NORTH ROAD.**

H.C.E.O.C. FINAL APPROVAL DATE: **8-04-2023** : 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: **DECEMBER 28, 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.*

SUBDIVISION PLAT OF: SANTA ISABELLA SUBDIVISION PHASE I

A 50.19 ACRE TRACT OF LAND OUT OF BLOCKS 63 AND 78, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "Y", PAGES 469-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3307479, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
A 50.19 ACRE TRACT OF LAND OUT OF BLOCKS 63 AND 78, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "Y", PAGES 469-471, DEED 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 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND IN THE CENTERLINE OF MILE 12 NORTH ROAD FOR THE NORTHEAST CORNER OF BLOCK 63, THE SOUTHEAST CORNER OF BLOCK 78 AND AN EXTERIOR CORNER OF THIS TRACT.
THENCE: S 00°24' E, ALONG THE EAST LINE OF BLOCK 63, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 15.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, PASSING AT 1,280.00 FEET THE TOE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF BLOCK 63 AND THE SOUTHEAST CORNER OF THIS TRACT.
THENCE: S 89°36' W, ALONG THE SOUTH LINE OF BLOCK 63, A DISTANCE OF 1,110.45 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THE C.H. SWALLOW TRACT (REMAINDER OF BLOCK 63, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 135, PAGE 663, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE SOUTHWEST CORNER OF THIS TRACT.
THENCE: N 00°24' W, ALONG THE EAST LINE OF THE C.H. SWALLOW TRACT, PASSING AT 40.00 FEET THE TOE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,305.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF BLOCK 63 AND ON THE SOUTH LINE OF BLOCK 78, AND IN THE CENTERLINE OF MILE 12 NORTH ROAD FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.
THENCE: S 89°36' W, ALONG THE NORTH LINE OF BLOCK 63, THE NORTH LINE OF THE C.H. SWALLOW TRACT, THE SOUTH LINE OF BLOCK 78 AND THE CENTERLINE OF MILE 12 NORTH ROAD, A DISTANCE OF 32.71 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE SOUTHEAST CORNER OF THE C.H. SWALLOW TRACT (REMAINDER OF BLOCK 78, LA BLANCA AGRICULTURAL SUBDIVISION "B", ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 173, PAGE 82, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.
THENCE: N 08°43'01" E, ALONG THE EAST LINE OF THE C.H. SWALLOW TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 15.19 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, PASSING AT 708.78 FEET THE TOE OF A DRAIN DITCH, A TOTAL DISTANCE OF 793.89 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF BLOCK 78 FOR THE NORTHEAST CORNER OF SAID TRACT AND THE NORTHEAST CORNER OF THIS TRACT.
THENCE: N 89°33'15" E, ALONG THE NORTH LINE OF BLOCK 78 AND THE SOUTH LINE OF BLOCK 79, A DISTANCE OF 867.96 FEET TO A 1/2" IRON ROD SET FOR THE NORTHEAST CORNER OF THIS TRACT.
THENCE: S 00°24' E, A DISTANCE OF 276.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE: S 89°36' W, A DISTANCE OF 18.27 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN INTERIOR CORNER OF THIS TRACT.
THENCE: S 00°24' E, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 493.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, A TOTAL DISTANCE OF 508.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE SOUTH LINE OF BLOCK 78, THE NORTH LINE OF BLOCK 63 AND IN THE CENTERLINE OF MILE 12 NORTH ROAD FOR AN INTERIOR CORNER OF THIS TRACT.
THENCE: N 89°36' E, ALONG THE SOUTH LINE OF BLOCK 78, THE NORTH LINE OF BLOCK 63 AND THE CENTERLINE OF MILE 12 NORTH ROAD, A DISTANCE OF 167.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.19 ACRES OF LAND MORE OR LESS.

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



ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: 08-11-2021

PLAT NOTES AND RESTRICTIONS:

- AREAS OF MINOR FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 FLOOD ZONE DESIGNATION: ZONE "C" CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LEGEND: - DENOTES 1/2" X 24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT, THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS; NO COMMERCIAL USE SHALL BE ALLOWED.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- MINIMUM BUILDING SETBACK LINES:
FRONT: 20.00'
REAR: 10.00'
SIDE: 5.00'
CORNER SIDE: 10.00'
CORNER SIDE, WHERE ROW IS GREATER THAN 50.0 FEET: 20.00'
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 288,438.08 CUBIC FEET (6.62 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. 3.
- 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, 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 PLAT COPY: "A" INLET LOCATED ON THE NORTHWEST CORNER OF LOT 220 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM, B.M. No. 2 - 77.75 TOP OF TYPE "A" INLET LOCATED ON THE NORTHEAST CORNER OF LOT 55 OF THIS SUBDIVISION, N.A.V.D. 88 DATUM.
- ALL PURCHASED CONTRACT MADE BY 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 OCCUPYING AN EASEMENT.
- THIS SUBDIVISION WILL BE PROVIDED BY SANITARY SEWER BY N.A.S.C. CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE FIRST TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- 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 ACCOMMODATE POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THERE SHALL BE NO ACCESS ALLOWED FROM MILE 12 NORTH ROAD ON LOTS 1, 31, 32, 47, 48, 53, 64, 67, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- THE DEVELOPER IS REQUIRED TO PROVIDE A BUFFER FENCE ALONG DITCH.

RIGHT OF WAY EASEMENT
KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on the plat, their successors, assigns, and transferees (hereinafter called "Grantor" whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alamo Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, an exclusive perpetual easement with the right to erect, construct, install and thereafter use, operate, install, 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 be not exceed 15" in width, and Grantee is hereby authorized to designate the course of the easement herein centered except that when the pipeline 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 out on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15" in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein, this agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

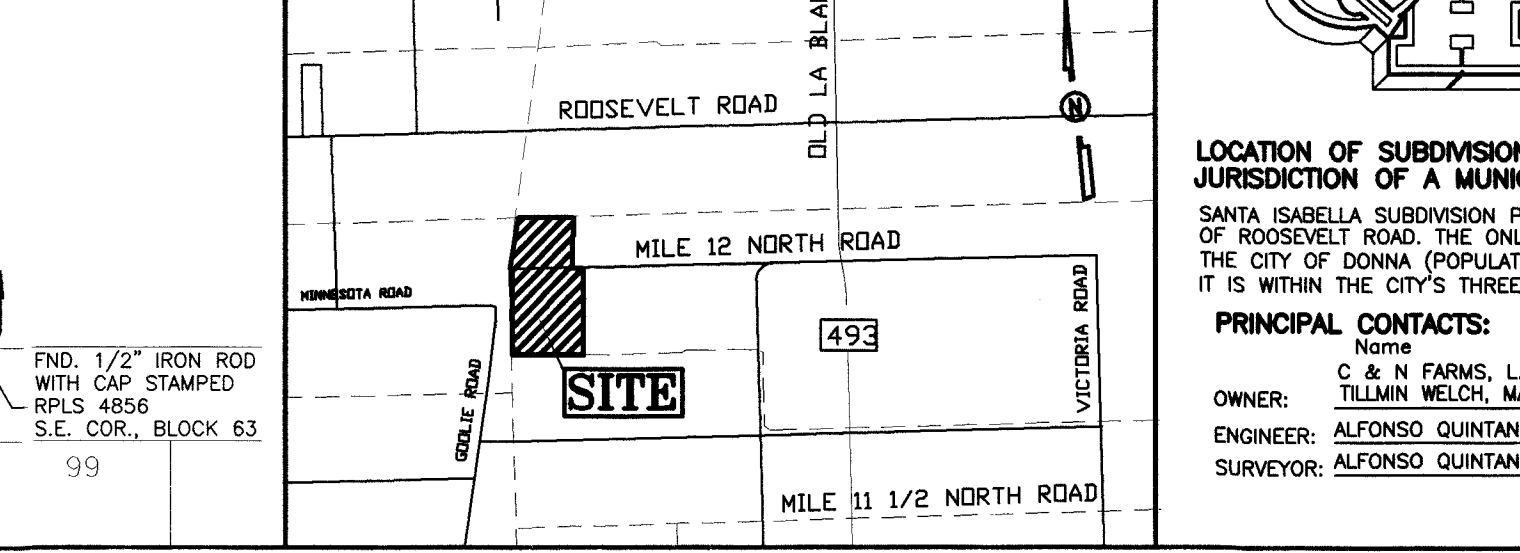
IN WITNESS WHEREOF, the said Grantor has executed this instrument this ____ day of _____, 20__.

C & N FARMS, L.L.C.
TILMUN WELCH, MANAGER
902 BIGHORN DRIVE,
EDINBURG, TX, 78542

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
"A"	01°24'43"	1.23'	50.00'	1.23'	S 50°34'12" E
"B"	58°52'26"	51.38'	50.00'	49.15'	N 19°37'38" W
"C"	64°55'37"	56.66'	50.00'	53.68'	N 41°28'24" E
"D"	59°47'39"	52.18'	50.00'	49.84'	S 76°9'58" E
"E"	15°52'09"	13.85'	50.00'	13.80'	S 38°20'4" E
"F"	19°11'57"	16.75'	50.00'	16.68'	N 39°11'59" E
"G"	49°40'09"	43.34'	50.00'	42.00'	N 73°38'2" E
"H"	46°52'16"	40.90'	50.00'	39.77'	S 58°5'46" E
"I"	49°40'09"	43.34'	50.00'	42.00'	S 9°49'33" E
"J"	44°35'29"	38.91'	50.00'	37.94'	S 37°18'16" W

DATA	BEARING	LENGTH
L1	S 45°24'00" E	21.21'
L2	N 44°36'00" E	21.21'
L3	N 45°24'00" W	21.21'
L4	S 44°36'00" W	21.21'
L5	S 45°24'00" E	35.36'
L6	S 44°36'00" W	35.36'
L7	N 44°36'00" E	35.36'
L8	N 45°24'00" W	35.36'
L9	N 40°50'17" W	32.43'
L10	S 49°43'3" W	38.06'
L11	N 49°43'3" E	22.83'

No.	Sheet	REVISION	Date	Approved



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

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
SANTA ISABELLA SUBDIVISION PH I IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE EAST SIDE OF GOOLE ROAD AND APPROXIMATELY 1319.03 FEET SOUTH OF ROOSEVELT 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 17,420) (2015 CENSUS), SANTA ISABELLA SUBDIVISION PH I IS APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1.

PRINCIPAL CONTACTS:
Name: C & N FARMS, L.L.C. Address: 902 BIGHORN DRIVE City & Zip: EDINBURG, TX 78542 Phone: (956)381-0726 Fax: (956)381-4395
Owner: TILMUN WELCH, MANAGER Address: 124 E. STUBBS EDINBURG, TX 78539 Phone: (956) 381-6480 Fax: (956)381-0527
Engineer: ALFONSO QUINTANILLA Address: 124 E. STUBBS EDINBURG, TX 78539 Phone: (956) 381-6480 Fax: (956)381-0527
Surveyor: ALFONSO QUINTANILLA Address: 124 E. STUBBS EDINBURG, TX 78539 Phone: (956) 381-6480 Fax: (956)381-0527

DATE OF PREPARATION: AUGUST 11, 2021

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, TILMUN WELCH, MANAGER OF TRES MUNDOS INVESTMENTS L.L.C., AS OWNER OF THE 50.19 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SANTA ISABELLA SUBDIVISION PHASE I, HEREBY SUBDIVIDE THE LAND SHOWN ON THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

TRES MUNDOS INVESTMENTS L.L.C.
TILMUN WELCH, MANAGER
906 BIGHORN DRIVE
EDINBURG TX, 78542
DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared
TILMUN WELCH, MANAGER OF TRES MUNDOS INVESTMENTS, L.L.C.,
proved to me through this 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

CITY OF DONNA, TX
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.006(c) AND § 212.015(b)
WE THE UNDERSIGNED CERTIFY that this plat of the SANTA ISABELLA SUBDIVISION PHASE I was received and approved by the city Council of the City of DONNA on _____.

Mayor of the City of DONNA _____ Date: _____
ATTEST: Secretary of the City of DONNA _____ Date: _____

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
THIS PLAT SANTA ISABELLA SUBDIVISION PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF _____, 20__.

ATTEST: SECRETARY CHAIRMAN PLANNING COMMISSION

CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)
WE THE UNDERSIGNED CERTIFY that this plat of the SANTA ISABELLA SUBDIVISION PHASE I was reviewed and approved by the Hidalgo County Commissioners Court on _____.

ATTEST: Hidalgo County Clerk _____ date Hidalgo County Judge _____ date

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS ____ DAY OF _____, 20__.

SECRETARY PRESIDENT

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

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

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.

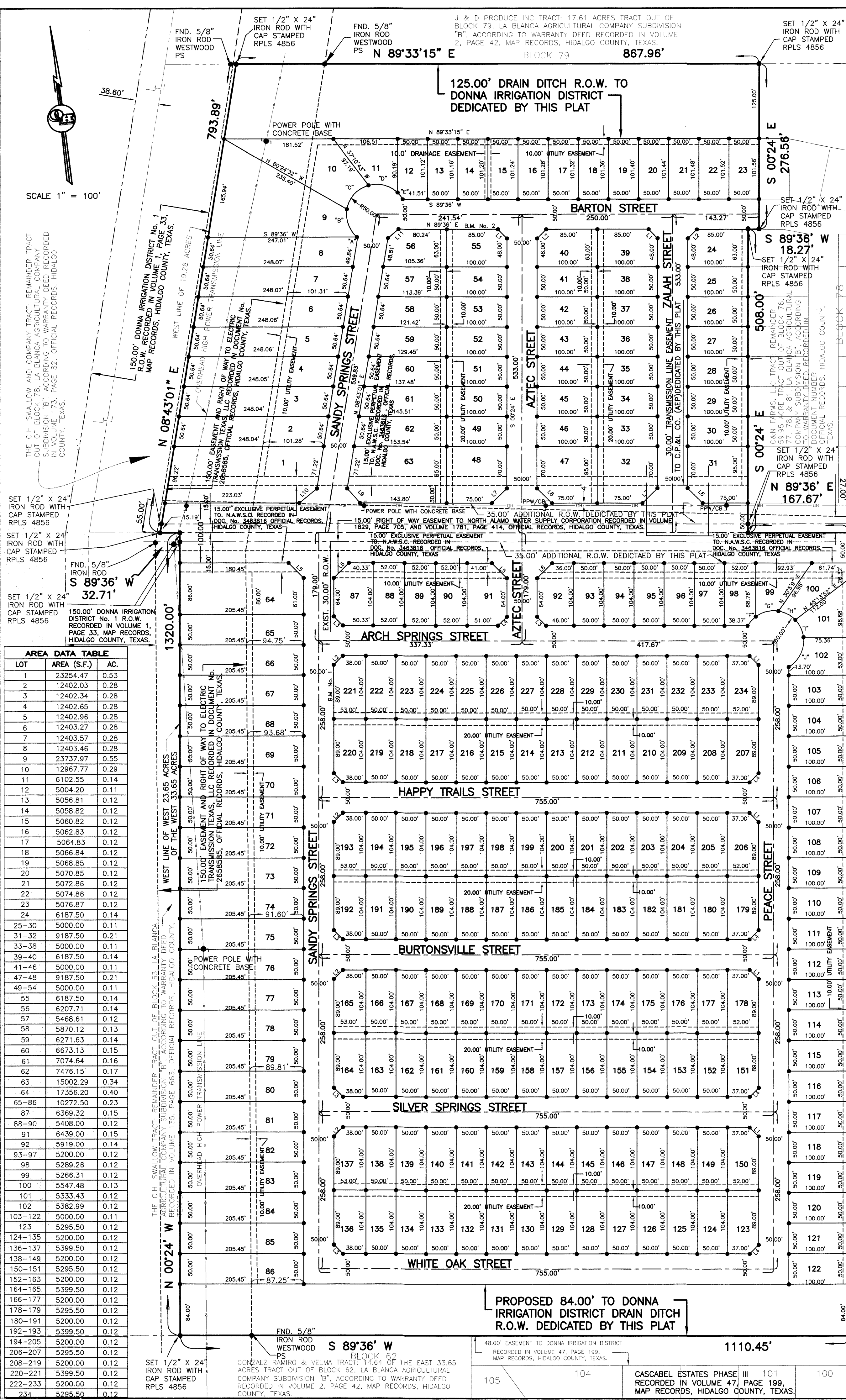
ALFONSO QUINTANILLA
P.E. 95534
DATE: 8-3-23

SHEET NO. 1	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 5 SHEETS	AUG. 11, 2021	LG	C. CANTU	

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

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

BY: _____ DEPUTY



SANTA ISABELLA SUBDIVISION PH I

A 50.19 ACRE TRACT OF LAND OUT OF BLOCKS 63 AND 78, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "7" PAGES 469-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1080, PAGE 503, AND VOLUME 1681, PAGE 653, AND OUTLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1979654, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR SANTA ISABELLA SUBDIVISION PH I BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

SANTA ISABELLA SUBDIVISION PH I WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MILE 12 NORTH ROAD.

WATER SYSTEM FOR SANTA ISABELLA SUBDIVISION PH I CONSISTS OF RENOVATED THE EXISTING 12" WATERLINE INTO A N.A.W.S.C. EASEMENT ON THE SOUTH SIDE OF MILE 12 NORTH ROAD. FOR THE SOUTH SIDE OF MILE 12 NORTH ROAD, AN 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE EAST SIDE OF SANDY SPRING STREET, TURNS EAST ALONG THE NORTH SIDE OF WHITE OAK STREET, NORTH RUN ALONG THE WEST SIDE PEACE STREET FOR A COMPLETE LOOP. FOR THE NORTH SIDE OF MILE 12 NORTH ROAD, AN 8" DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF SANDY SPRING STREET AND TURNS EAST ALONG THE SOUTH SIDE OF HARLEQUIN STREET. TWO 8" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF CHEZA STREET AND ZALAYE STREET TO COMPLETE THE LOOP.

FOR THE NORTH SIDE OF MILE 12 NORTH ROAD, AN 8" DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF SANDY SPRING STREET AND TURNS EAST ALONG THE SOUTH SIDE OF HARLEQUIN STREET. TWO 8" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF CHEZA STREET AND ZALAYE STREET TO COMPLETE THE LOOP. FROM THE 8" DIAMETER WATERLINE ONE HUNDRED AND ONE (101) 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 THIRTY-TWO (32) 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 \$ 650,652.50 OR \$ 2,780.57 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 239,600.00 OR \$ 1,024.93 PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL INSTALL TWELVE (12) FIRE HYDRANTS AT A UNIT COST OF \$ 325.00 FOR A TOTAL COST OF \$ 3,900.00. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SANTA ISABELLA SUBDIVISION PH I WILL BE TREATED BY WASTEWATER SERVICE FROM 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 TREAT THE SUFFICIENT WASTEWATER 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 WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. N.A.W.S.C. HAS A LIFT STATION ON NORTH SIDE OF MILE 12 NORTH ROAD.

SANTA ISABELLA SUBDIVISION PH I SANITARY SEWER LAYOUT CONSIST OF AN 8" P.V.C. FORCE MAIN SEWER LINE THAT CONNECTS TO THE EXISTING N.A.W.S.C. PLANT. FROM THE LIFT STATION, 8" SEWER LINE RUNS WEST ALONG THE NORTH SIDE OF MILE 12 NORTH ROAD, AN 8" SEWER LINE RUNS SOUTH ALONG THE EAST SIDE OF CHEZA STREET, AN 8" SEWER LINE SPLIT WEST AND EAST ON THE NORTH SIDE OF MISTY ARCH STREET. THE WEST ONE TURNS SOUTH RUNS ALONG THE WEST SIDE OF SANDY SPRING STREET ENDING AT THE NORTHEAST CORNER OF LOT 86. THE EAST ONE TURNS SOUTH RUNS ALONG THE WEST SIDE OF PEACE STREET AND TURNS SOUTH ALONG THE SOUTH SIDE OF WHITE OAK STREET, ENDING NEAR THE SOUTHWEST CORNER OF LOT 136.

ON THE NORTHWEST CORNER OF LOT 106, AN 8" SEWER LINE CONNECTS TO THE MANHOLE AND RUNS WEST ALONG THE NORTH SIDE OF ZALAYE STREET, FROM THE MIDDLE OF LOT 21, AN 8" SEWER LINE CONNECTS TO THE MANHOLE AND RUNS WEST ALONG THE NORTH SIDE OF BURTONVILLE STREET, ENDING AT THE SOUTHWEST CORNER OF LOT 192. ON THE SOUTHWEST CORNER OF LOT 116, AN 8" SEWER LINE CONNECTS TO THE MANHOLE AND RUNS WEST ALONG THE NORTH SIDE OF SILVER SPRING STREET, ENDING AT THE SOUTHWEST CORNER OF LOT 164.

ON THE SOUTHWEST CORNER OF LOT 31, AN 8" SEWER LINE CONNECTS TO THE MANHOLE AND RUNS NORTH ALONG THE EAST SIDE OF ZALAYE STREET, FROM THE MIDDLE OF LOT 21, AN 8" SEWER LINE CONNECTS TO THE MANHOLE AND RUNS NORTH ALONG THE EAST SIDE OF CHEZA STREET, AN 8" SEWER LINE RUNS WEST ALONG THE NORTH SIDE OF HARLEQUIN STREET. AT THE SOUTHEAST CORNER OF LOT 16, AN 8" SEWER LINE RUNS SOUTH ALONG THE EAST SIDE OF CHEZA STREET, ENDING AT THE NORTHWEST CORNER OF LOT 47. THE EAST 8" SEWER LINE RUNS WEST AND TURNS SOUTH ALONG THE WEST SIDE OF SANDY SPRING STREET ENDING AT THE NORTHEAST CORNER OF LOT 1.

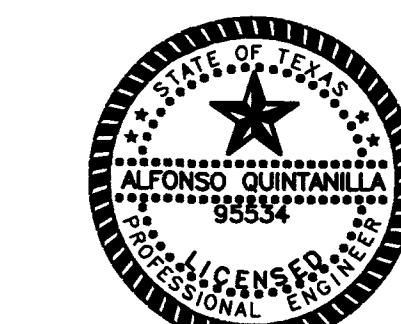
FROM THE SANITARY SEWER LINES, TWO HUNDRED THIRTY-FOUR (234) 4" DIAMETER SEWER SERVICE LINES RUN FOR RESIDENTIAL LOTS. THE 8" SEWER LINES, FORCE MAIN, LIFT STATION AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 1,485,147.00 OR \$ 6,346.78 PER LOT. IN ADDITION, THE SUBDIVIDER PAID N.A.W.S.C. THE SUM OF \$ 129,825.00 WHICH COVERS THE \$ 54.81 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. 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.

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 A COST A GRAND TOTAL OF \$ 890,252.50 WHICH EQUALS TO \$ 3,804.49 PER LOT.

SEWAGE FACILITIES - SEWER SYSTEM IS ESTIMATED TO COST \$ 6,901.59 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 1,614,972.00 FOR THE ENTIRE SUBDIVISION.



Signature of Alfonso Quintanilla, dated 8-4-23.

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 - I (WE), TILLIN WELCH, MANAGER OF C & N FARMS, L.L.C. SUBDIVIDERS OF SANTA ISABELLA SUBDIVISION PH I HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

C & N FARMS, L.L.C.
TILLIN WELCH, MANAGER
902 BIGHORN DRIVE
EDINBURG TX, 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared TILLIN WELCH, MANAGER OF C & N FARMS, L.L.C. proved to me through the Texas Department of Transportation 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____.

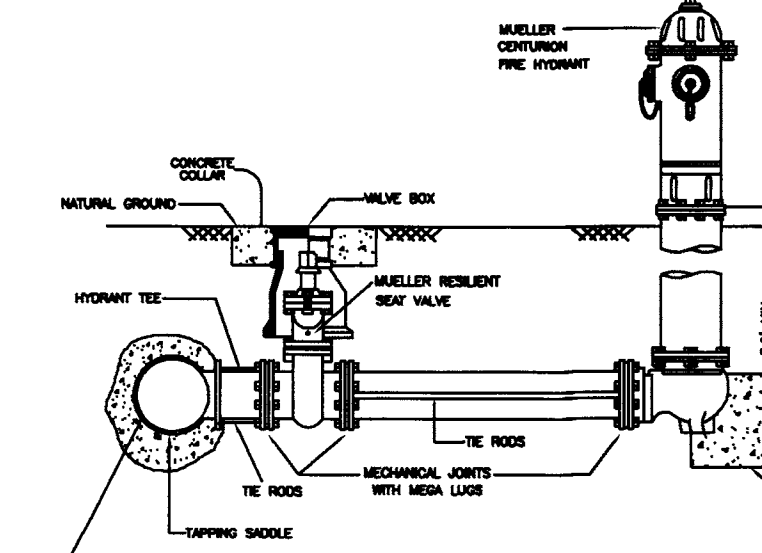
CLARISSA ANNETTE QUINTANILLA
Notary ID# 12981522
My Commission Expires
November 04, 2023

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



COST ESTIMATE table with columns for item and cost. Items include Water Distribution, Sanitary Sewer Collection, Drainage Improvements, Paving Improvements, and Paving Improvements (Mile 12 North Road).

REVISION NOTES table with columns for No., Sheet, Revision, Date, and Approved.

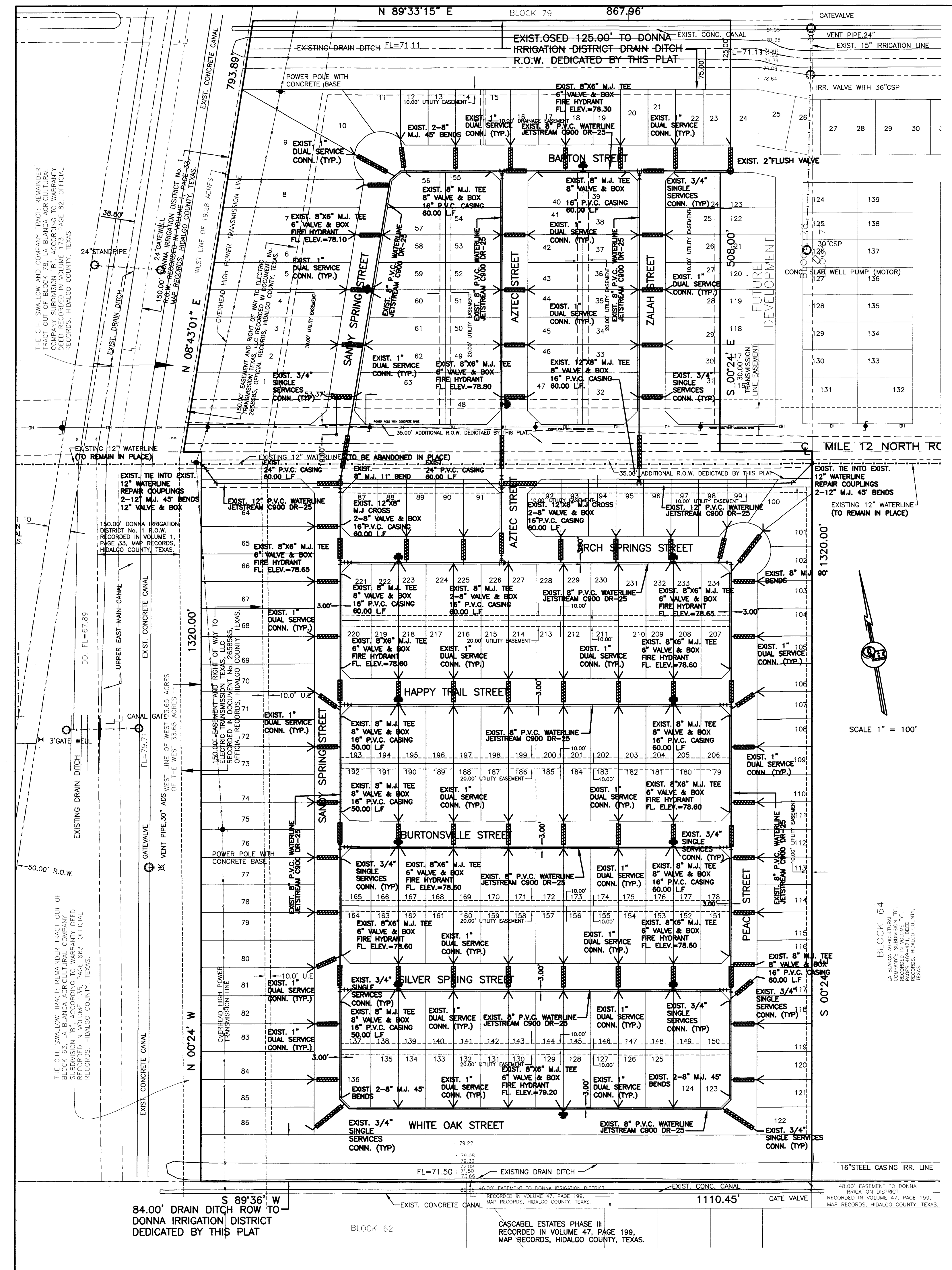


FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK

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

BY: _____ DEPUTY

FILE NAME, DATE PREPARED, CHECKED BY, DATE REVISED, REVISED BY, CHECKED BY, APPROVED BY table.



SCALE 1" = 100'

BLOCK 64
LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

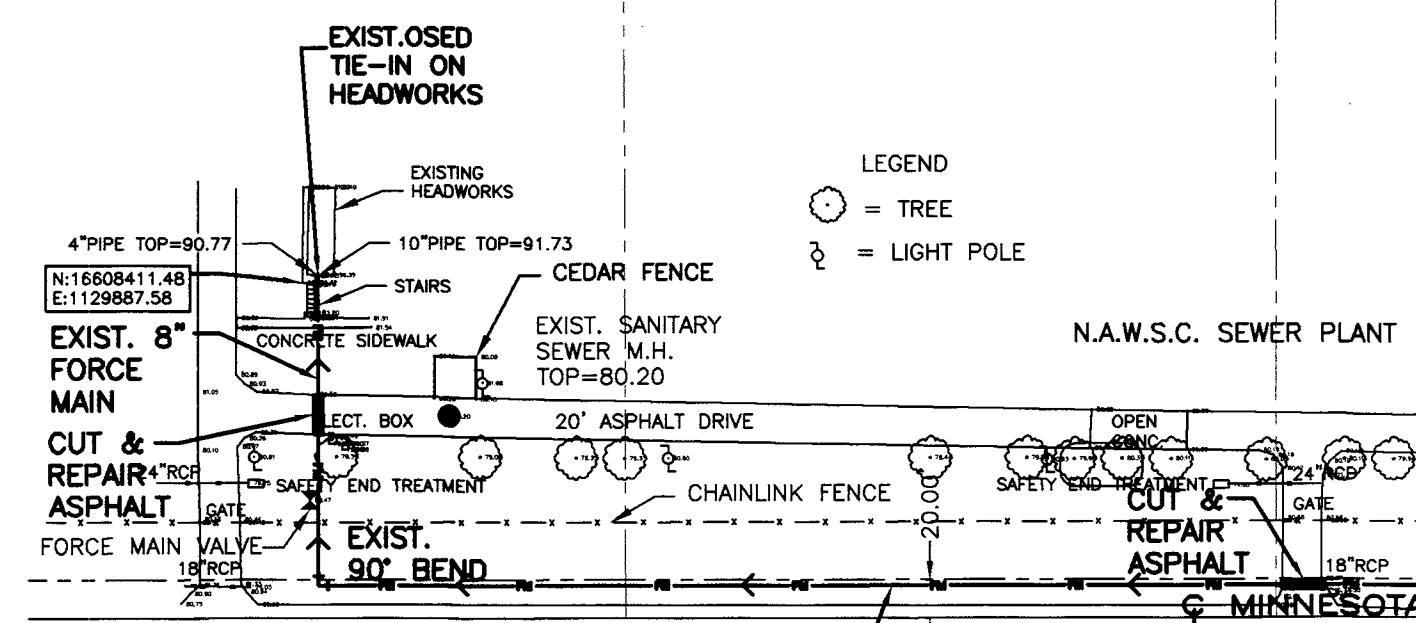
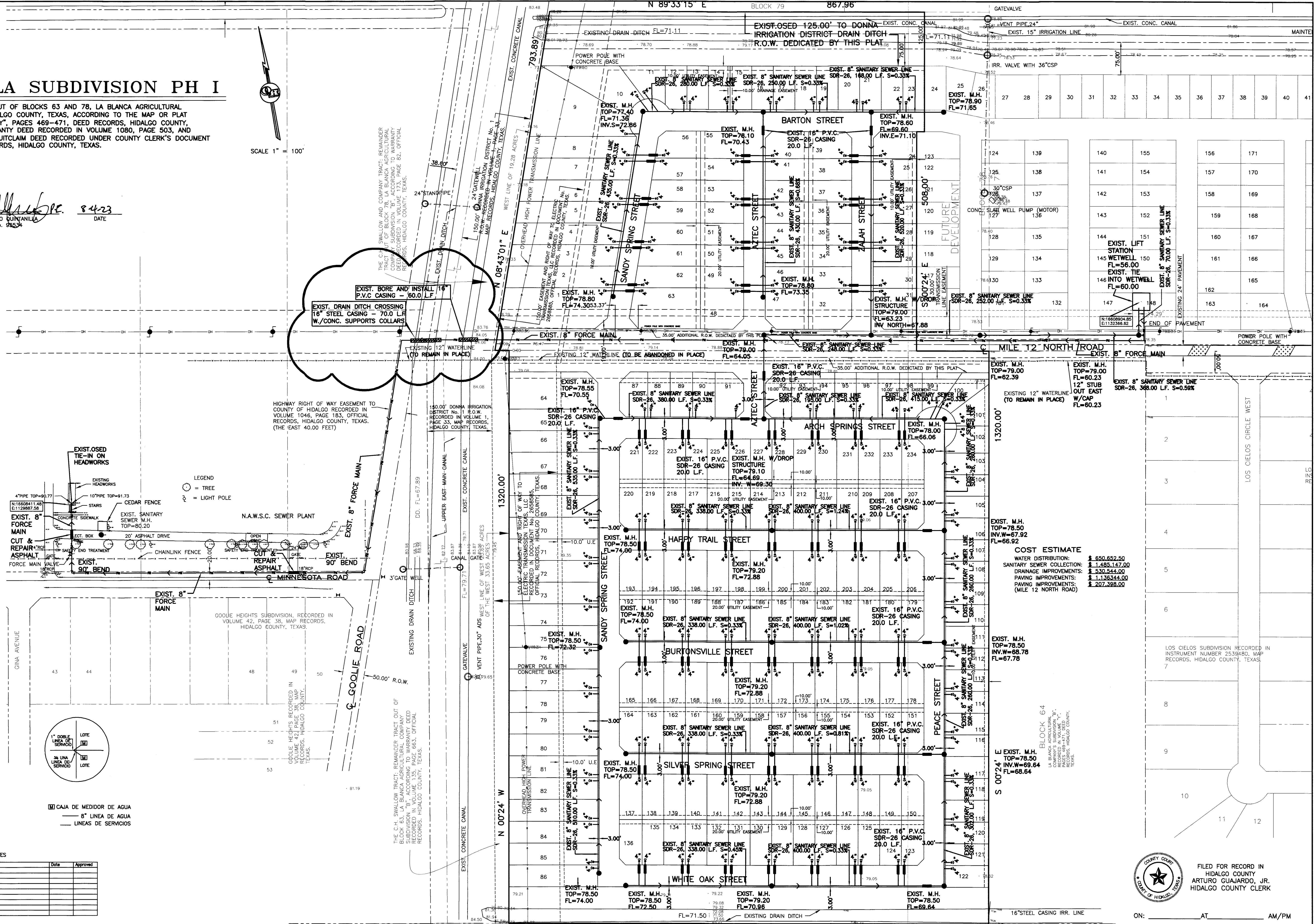
SANTA ISABELLA SUBDIVISION PH I

A 50.19 ACRE TRACT OF LAND OUT OF BLOCKS 63 AND 78, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "Y", PAGES 469-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1080, PAGE 503, AND VOLUME 1681, PAGE 653, AND QUITCLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1979654, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

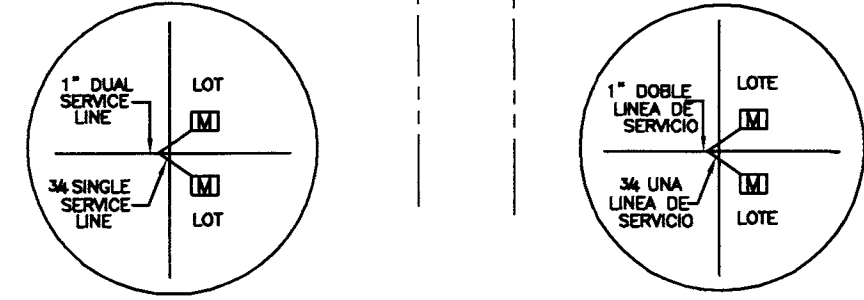


Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 95534
 8-4-23
 DATE

SCALE 1" = 100'



LEGEND
 ○ = TREE
 ⊕ = LIGHT POLE

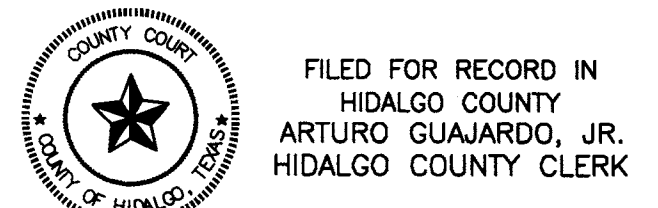


□ WATER METER BOX
 ○ 8" WATER SUPPLY LINE
 — SERVICE LINES
 □ CAJA DE MEDIDOR DE AGUA
 ○ 8" LINEA DE AGUA
 — LINEAS DE SERVICIOS

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

COST ESTIMATE
 WATER DISTRIBUTION: \$ 650,652.50
 SANITARY SEWER COLLECTION: \$ 1,485,147.00
 DRAINAGE IMPROVEMENTS: \$ 530,544.00
 PAVING IMPROVEMENTS: \$ 1,136,344.00
 PAVING IMPROVEMENTS: \$ 207,388.00
 (MILE 12 NORTH ROAD)



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

BY: _____ DEPUTY

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

84.00' DRAIN DITCH ROW TO DONNA IRRIGATION DISTRICT DEDICATED BY THIS PLAT

FILENAME	DATE PREPARED	DATE REVISION	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUB\DONNA\SANTA ISABELLA SUBD PH I\WATER BPLAT	8-7-2021	8-7-2021	LG	LG	LG

SHEET 3
 OF 5 SHEETS

SANTA ISABELLA SUBDIVISION PH I

A 50.19 ACRE TRACT OF LAND OUT OF BLOCKS 63 AND 78, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "Y", PAGES 469-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1080, PAGE 503, AND VOLUME 1681, PAGE 653, AND QUILTIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1979654, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR SANTA ISABELLA SUBDIVISION PH I
 Santa Isabella Subdivision Phase I is a 50.19-acre tract of land out of Blocks 63 and 78, La Blanca Agricultural Subdivision "B", Hidalgo County, Texas, according to the plat or map thereof recorded in volume "Y", page 469-471, deed records Hidalgo County, Texas, and according to warranty deed recorded in volume 1080, page 503, and volume 1681, page 653, and quitclaim deed recorded under county clerk's document number 1979654, official records, Hidalgo County, Texas. This subdivision is located on the north and south side of Mile 12 North Road, approximately 2800 feet west of Old La Blanca Road. It is in the City of Donna, E.T.J. The existing subdivision will consist of 234 residential lots.

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

The majority of the soil is Hidalgo (25.28) and Raymondville (52) and is in soil group "B" and "D". It is fine sandy loam (SC, SA-S), sandy clay loam (SC), clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-35. See attached Soil Survey of Hidalgo County, Texas lobes. Presently, the site has very minimal runoff in an easterly direction with an approximate 0.1% slope.

For Drainage Basin No. 1, the existing runoff for the EXIST. subdivision is $Q = 10.62$ cubic feet per second based on a 10-year storm. After development the runoff will be $Q = 49.18$ cubic feet per second based on a 50-year storm for an increase of $Q = 38.56$ cubic feet per second based on a 50-year storm. Detention will be 100,876.78 cubic feet (2.32-acre feet) and will be accomplished by excavating the existing Donna Irrigation District Drain Ditch on the north side of the subdivision.

For Drainage Basin No. 2, the existing runoff for the EXIST. subdivision is $Q = 17.62$ cubic feet per second based on a 10-year storm. After development the runoff will be $Q = 84.21$ cubic feet per second based on a 50-year storm for an increase of $Q = 66.59$ cubic feet per second based on a 50-year storm. Detention will be 228,850.74 cubic feet (5.25-acre feet) and will be accomplished by excavating the existing Donna Irrigation District Drain Ditch on the north side of the subdivision.

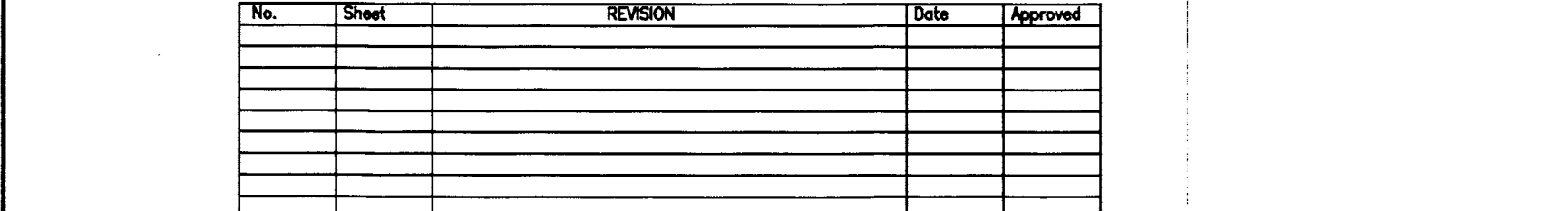
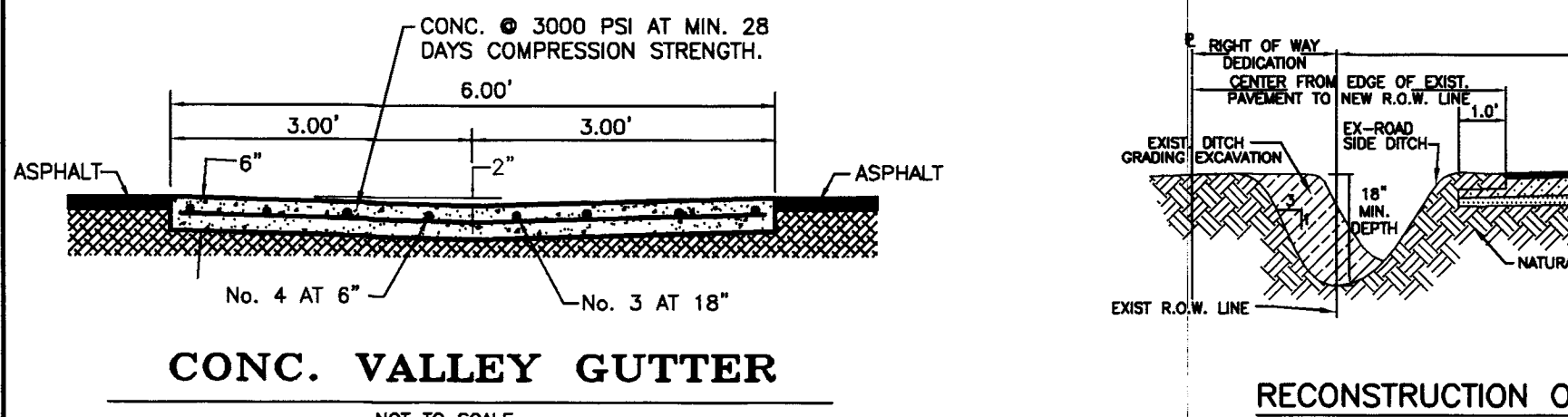
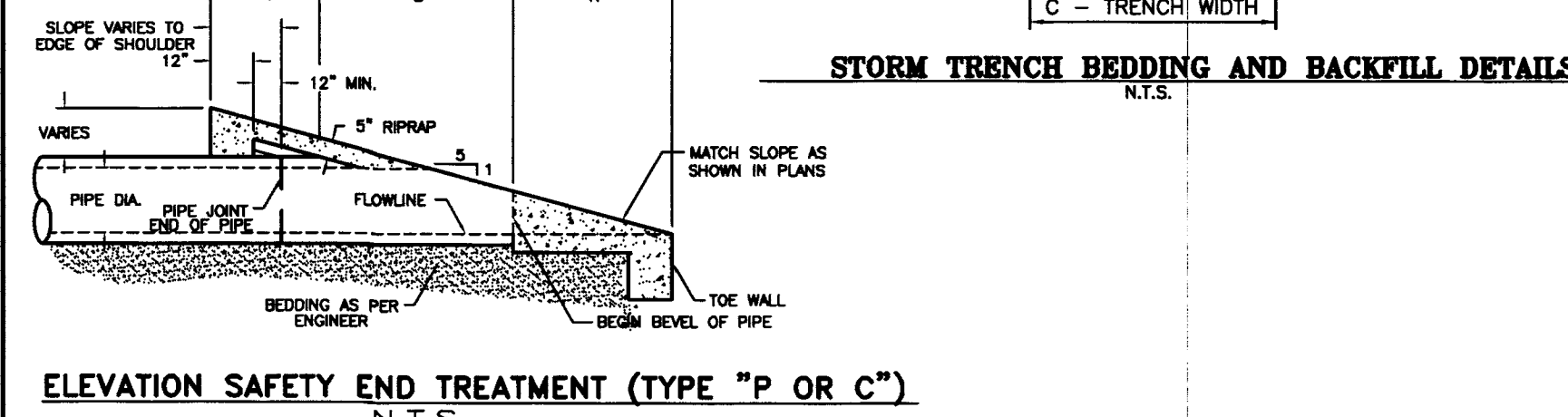
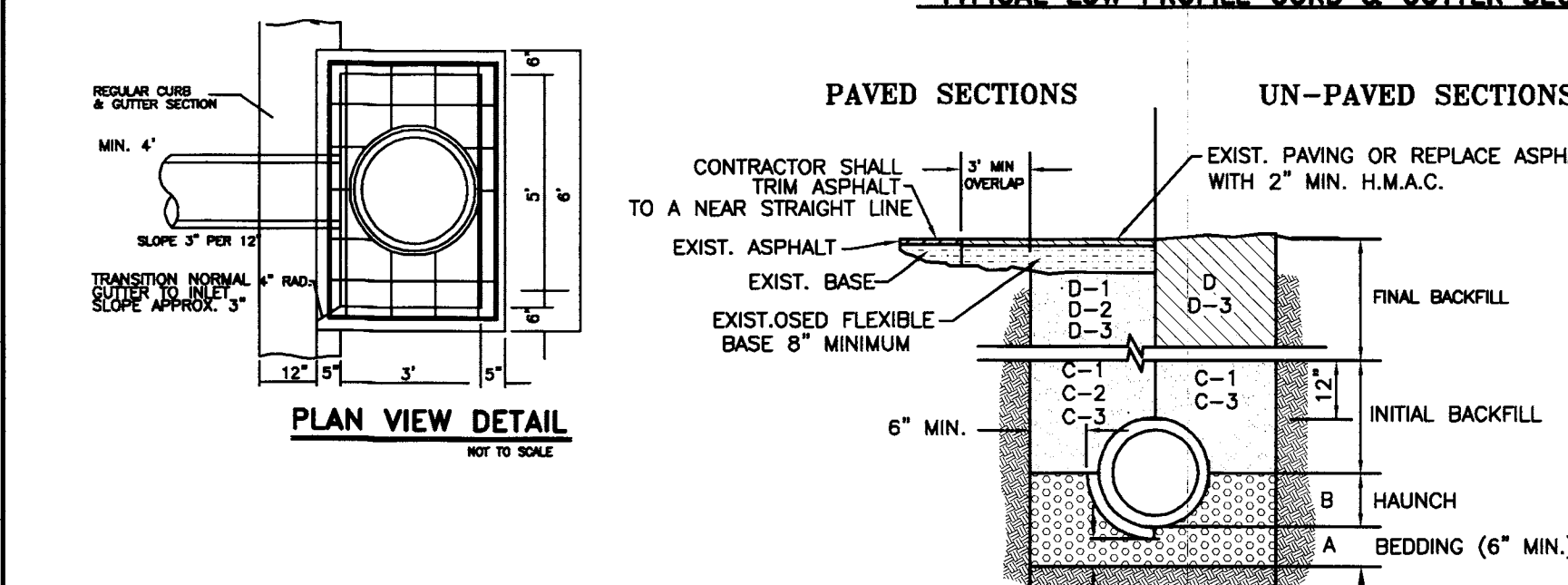
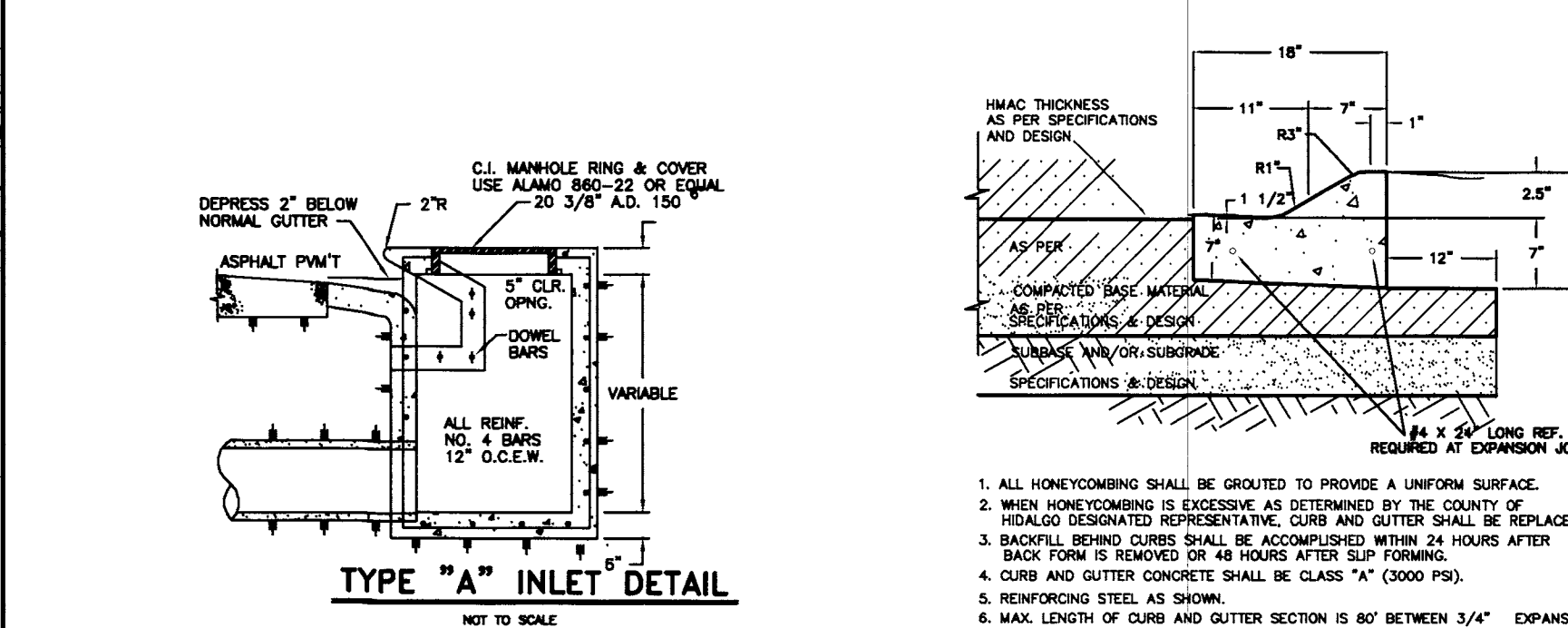
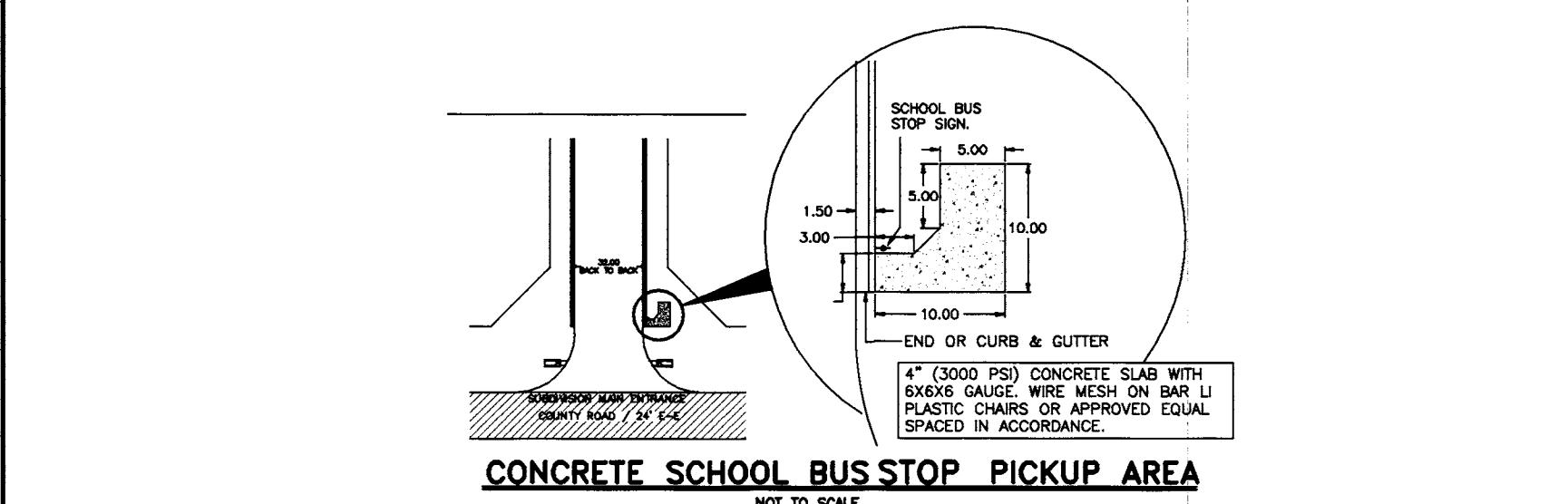
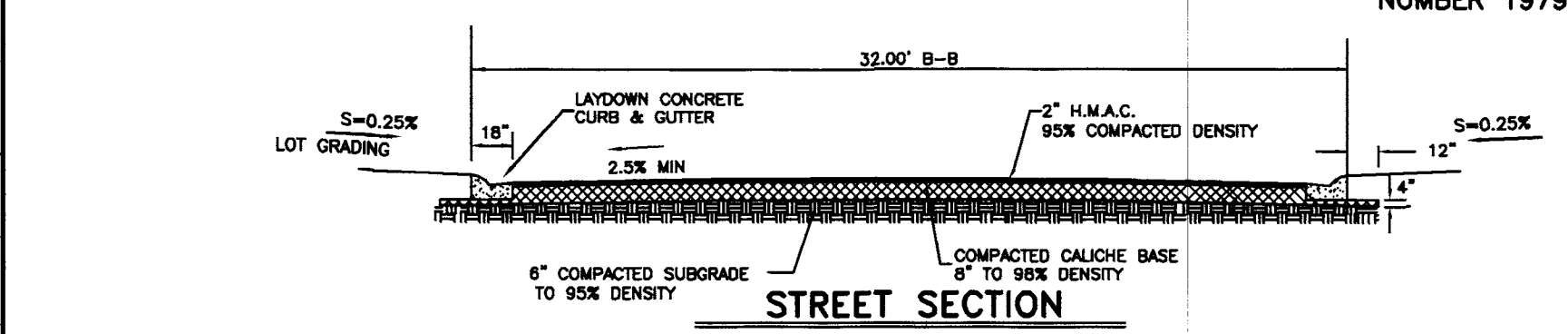
Total drainage detention for Santa Isabella Subdivision Phase I will be 329,727.52 cubic feet (7.56-acre feet). The street runoff will be collected by a storm sewer system consisting of 18", 24", 30" and 36" pipes and Type "A" inlets that will discharge into the existing Donna Ditches. 125,000 feet of right of way for the Drain Ditch on the north side and 75,000 feet of right of way for the Drain Ditch on the south side is being dedicated to the Donna Irrigation District by the plat.



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 8-4-22

COST ESTIMATE

ALL HOMEWORKING SHALL BE GRADED TO PROVIDE A UNIFORM SURFACE.	\$ 650,652.50
1. WHEN HOMEWORKING IS EXCESSIVE, AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.	\$ 1,485,147.00
2. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.	\$ 530,544.00
3. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).	\$ 1,136,344.00
4. REINFORCING STEEL, AS SHOWN.	\$ 207,398.00
5. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.	
6. REINFORCING STEEL, AS SHOWN.	
7. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.	



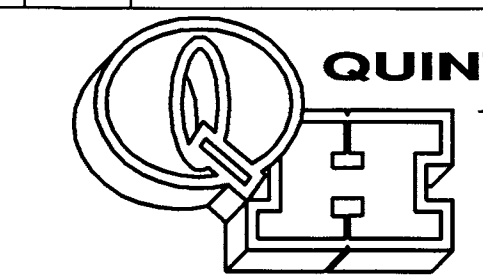
- STORM TRENCH BEDDING AND BACKFILL NOTES**
1. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MAY BE USED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - FIT RUN GRAVEL 3/4" MAX. SIZE.
 2. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYESTYLENE 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 COMPACTOR.
 3. TRENCH WIDTH - SHALL BE 12" MIN. TRENCH WIDTH WITH SHALL EQUAL STRUCTURE WIDTH + 4". THROUGHOUT THE HEIGHT OF THE STRUCTURE.
 4. INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTOR.
 5. INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTOR.
 6. INITIAL BACKFILL FOR HIGH PERFORMANCE POLYESTYLENE 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 COMPACTOR.
 7. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYESTYLENE 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 COMPACTOR.
 8. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D. 8" LOOSE LIFTS, MECHANICAL COMPACTOR.
 9. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYESTYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D-4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTOR.
 10. FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT. BEYOND THE EDGE OF PAVEMENT/TRACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASTM 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 OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION SHALL BE MINIMUM 4" GRAVEL OR CEMENT STABILIZATION OR APPROVED SUBSTITUTE SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MONITORED AS REQUIRED TO APPROXIMATE OPTIMAL MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- NOTES:**
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12" BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY LINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

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

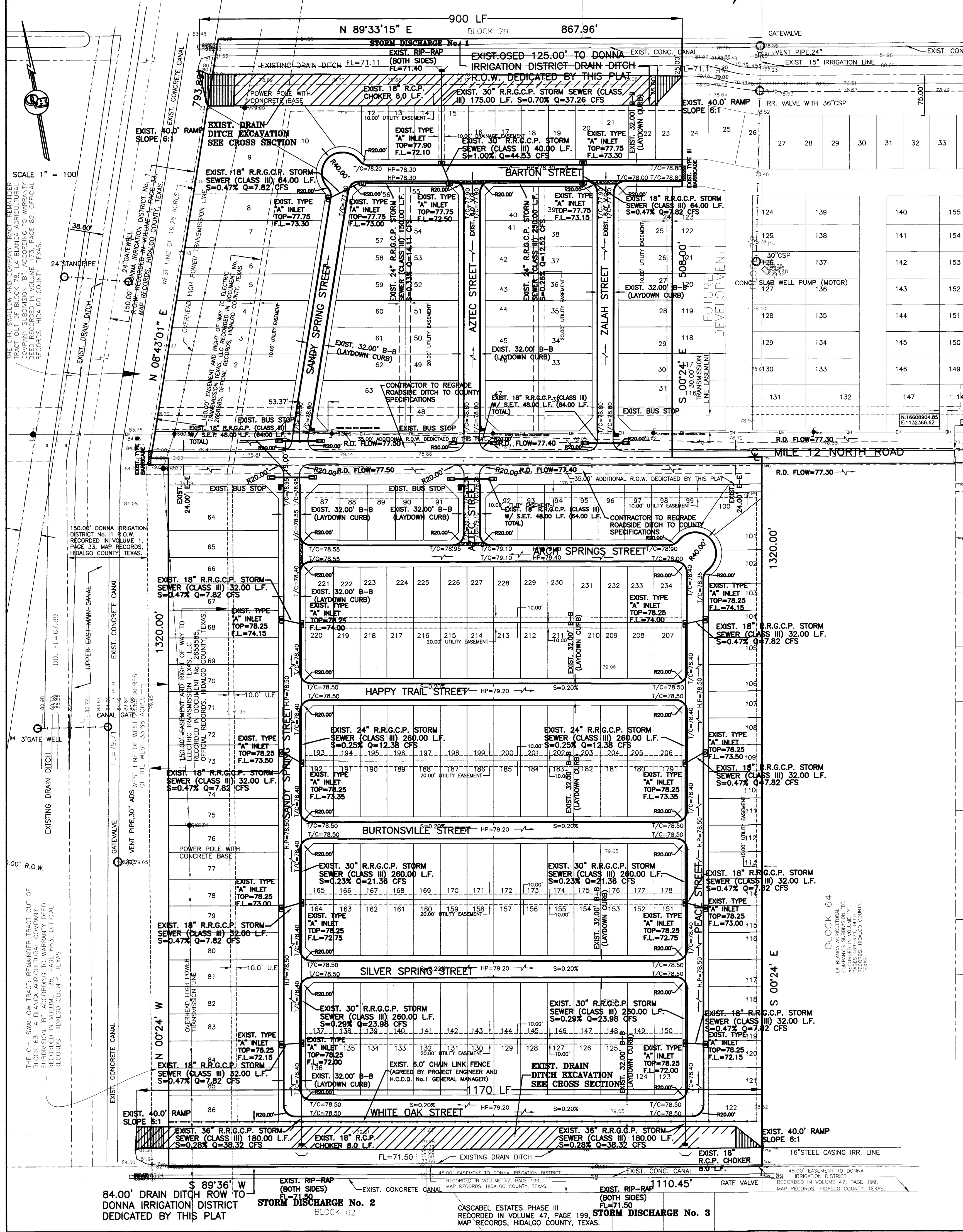
No.	Sheet	REVISION	Date	Approved



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

SHEET NO. 4 OF 5 SHEETS	FILENAME: F:\DATA\SUB\DONNA\SAN ISABELLA I\PLAT
DATE PREPARED	CHECKED BY
DATE REVISION	REVISION BY
DATE REVISION	CHECKED BY
DATE REVISION	APPROVED BY



84.00' DRAIN DITCH ROW TO DONNA IRRIGATION DISTRICT DEDICATED BY THIS PLAT

STORM DISCHARGE No. 2

STORM DISCHARGE No. 3

CASCABEL ESTATES PHASE III RECORDED IN VOLUME 47, PAGE 199, MAP RECORDS, HIDALGO COUNTY, TEXAS.

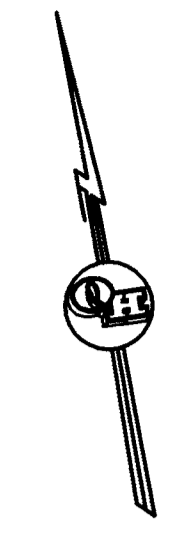
48.00' EASEMENT TO DONNA IRRIGATION DISTRICT RECORDED IN VOLUME 47, PAGE 199, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SANTA ISABELLA SUBDIVISION PH I

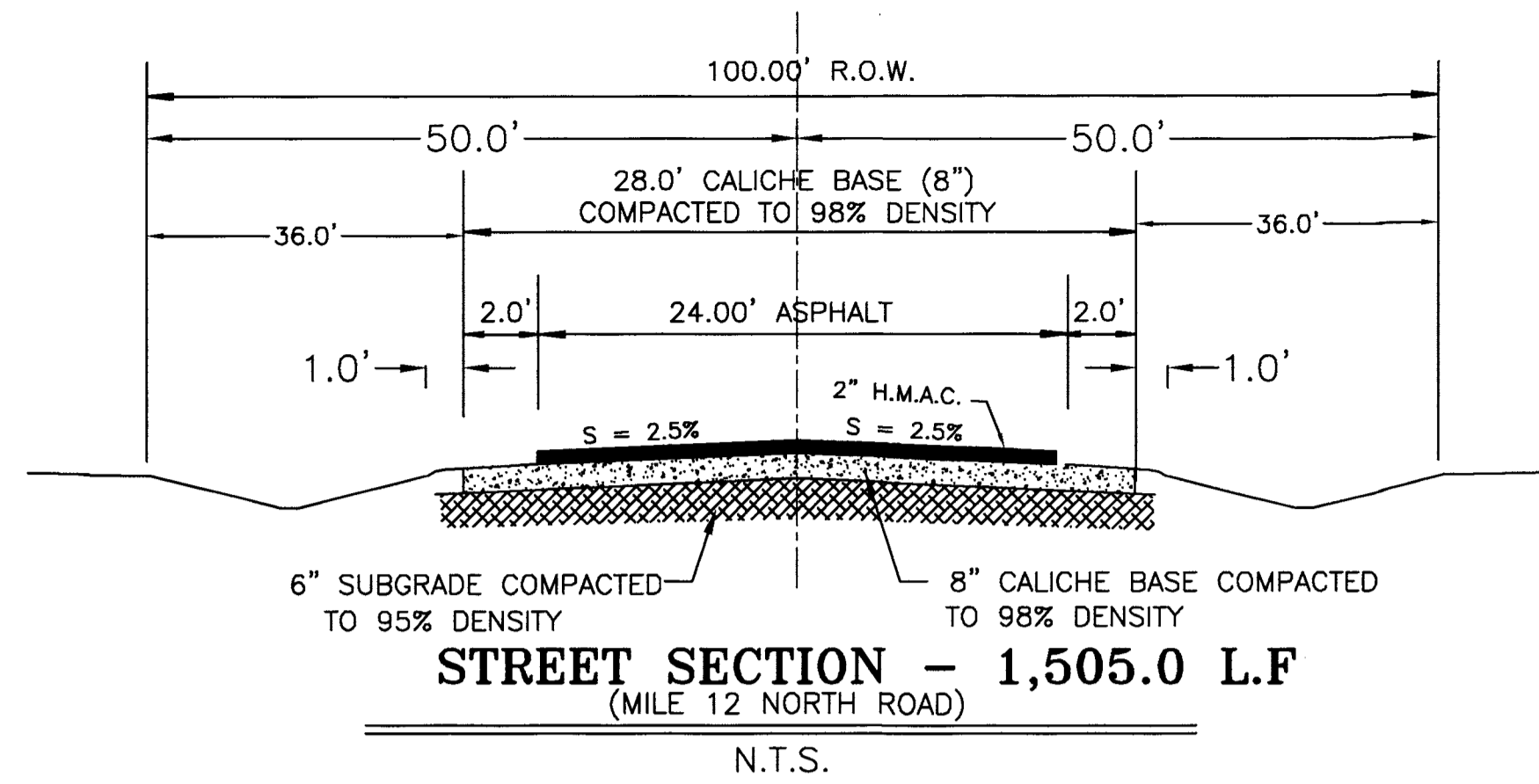
A 50.19 ACRE TRACT OF LAND OUT OF BLOCKS 63 AND 78, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "Y", PAGES 469-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1080, PAGE 503, AND VOLUME 1681, PAGE 653, AND QUITCLAIM DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1979654, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



Alfonso Quintanilla
 ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 8-4-23



SCALE 1" = 100'



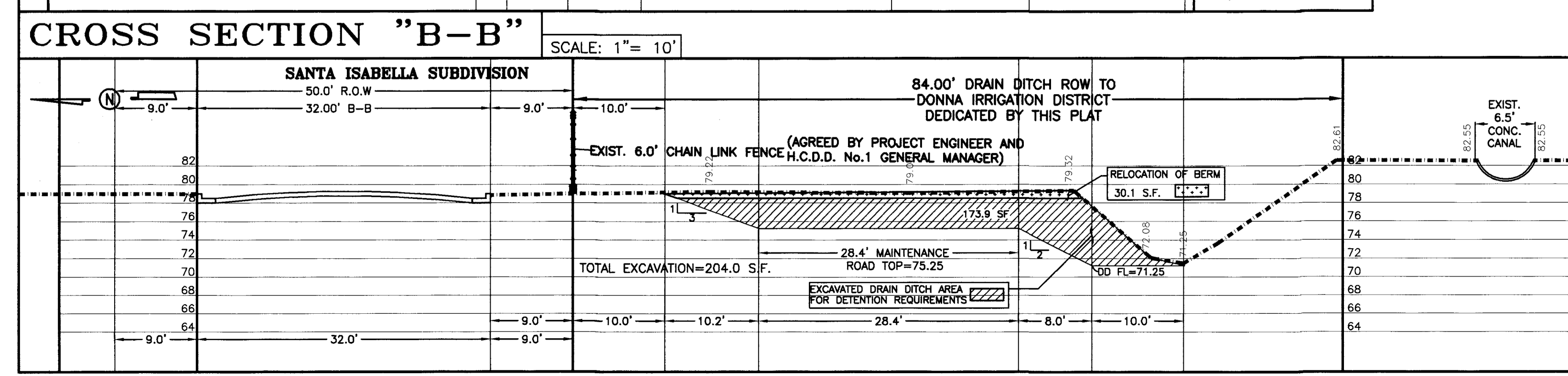
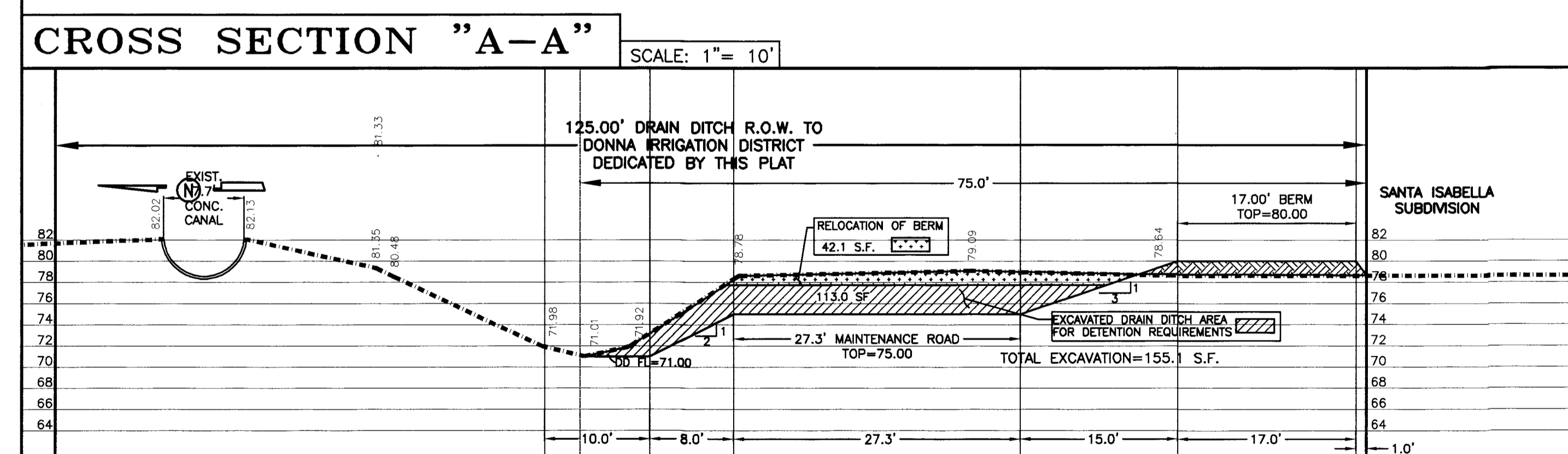
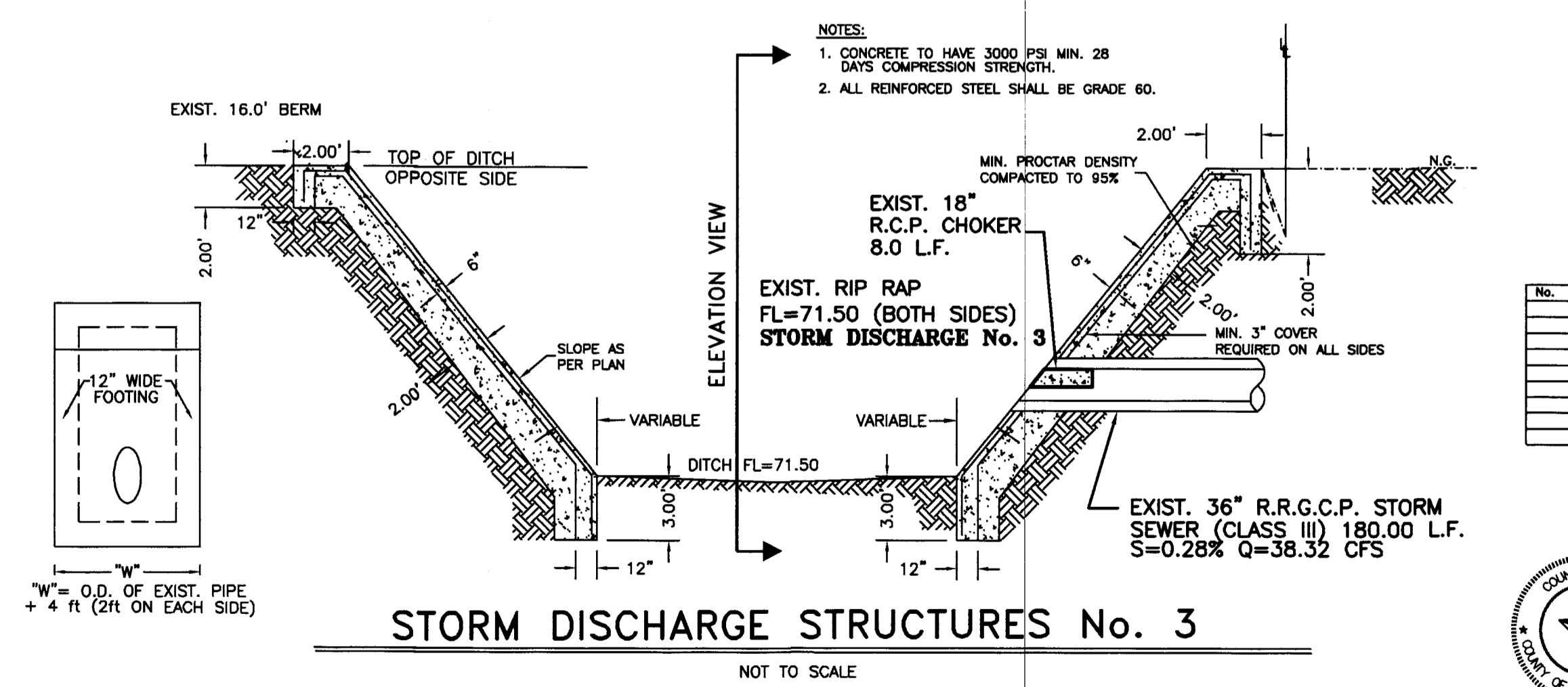
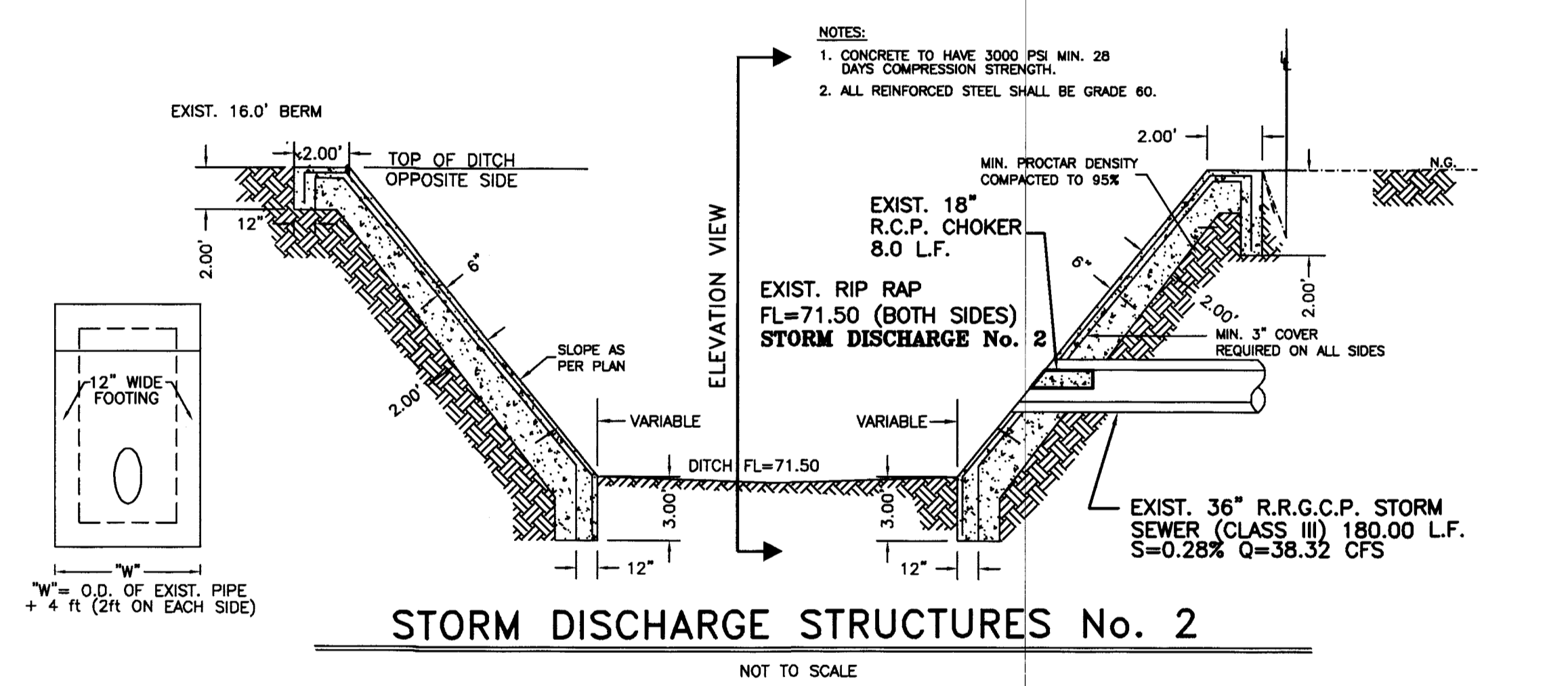
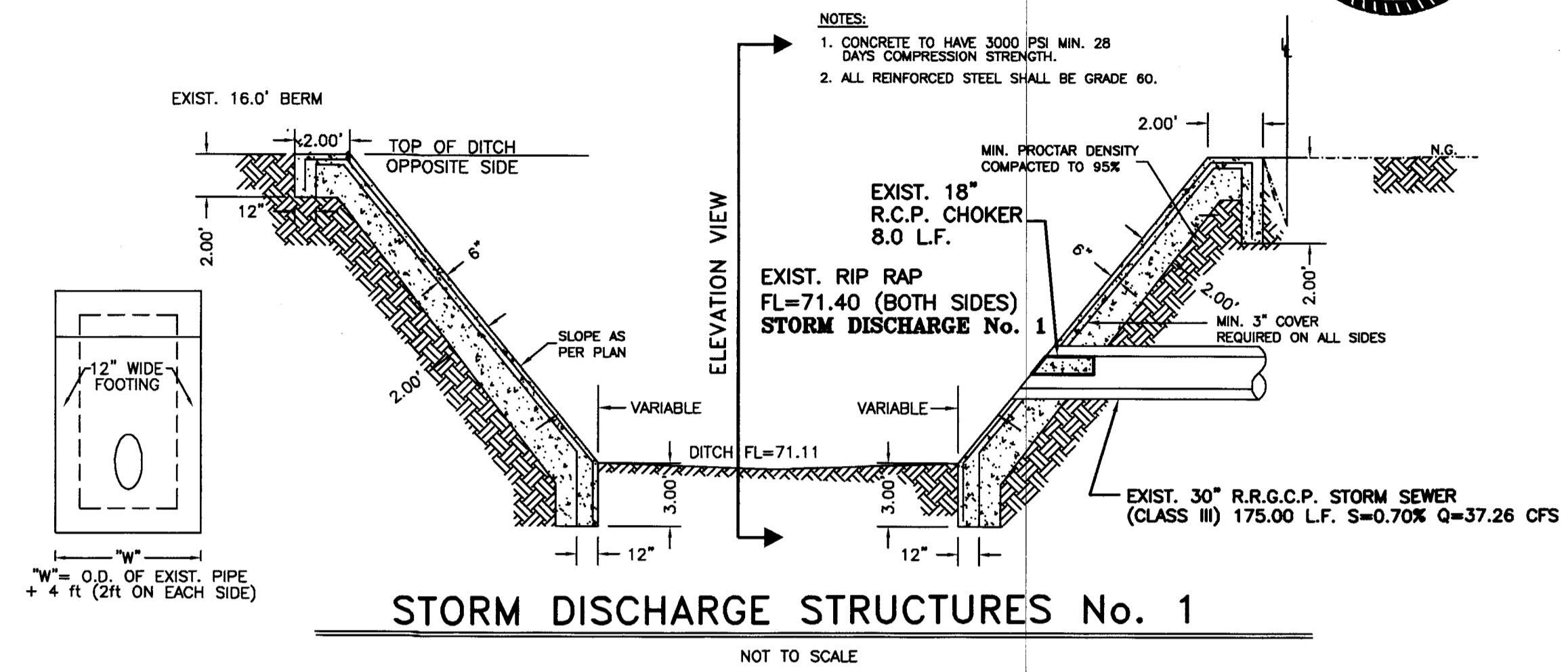
COST ESTIMATE

WATER DISTRIBUTION:	\$ 650,652.50
SANITARY SEWER COLLECTION:	\$ 1,455,147.00
DRAINAGE IMPROVEMENTS:	\$ 530,544.00
PAVING IMPROVEMENTS:	\$ 1,136,344.00
PAVING IMPROVEMENTS:	\$ 207,398.00
(MILE 12 NORTH ROAD)	

TOTAL FOR SANTA ISABELLA SUBD PH I

LEGEND

TOTAL DETENTION REQUIRED	- 288,439.08 C.F.
TOTAL DETENTION PROVIDED	- 305,163.00 C.F.
TOTAL EXCAVATION NEEDED	- 378,270.00 C.F.



REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS · LAND SURVEYORS
 124 E. STUBBS ST. PHONE: 958-381-6480
 EDINBURG, TEXAS 78539 FAX: 958-381-0527
 REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM
 SURVEYING REGISTRATION NUMBER 100411-00

FILENAME : F:\DATA\SUB\DONNA\SM ISABELLA BPLAT
SHEET NO. 5 DATE PREPARED PREPARED BY CHECKED BY APPROVED BY
OF 5 SHEETS DATE REVISION REVISION BY CHECKED BY APPROVED BY