



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 9-03-2024

PROPOSED SAN JOAQUIN ESTATES No.2 SUBDIVISION, PRE CINCT No. 1.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 135 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 16

FILLING STATIONS: 8

LOCATION DESCRIPTION: NORTH OF MILE 12 NORTH ROAD APPROXIMATELY 1/2 MILE WEST OF FM 493

SUBDIVISION LIES WITHIN THE: CITY OF DONNA ETI

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-10-2024 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 35.00 FEET ONTO MILE 12 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 08-06-2024 BY, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 08-01-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: : SANITARY SEWER BY N.A.W.S.C.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 12 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 08-20-2024: 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.

TITLE B, CHAPTER 3, SECTION 3.5 ITEM E-13 SETBACKS

VARIANCE REQUEST TITLE B, CHAPTER 2, SECTION 2.7 ITEM EASEMENT FOR UTILITIES

TITLE B, CHAPTER 2, SECTION 2.4 D ITEM STREET OFFSETS

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

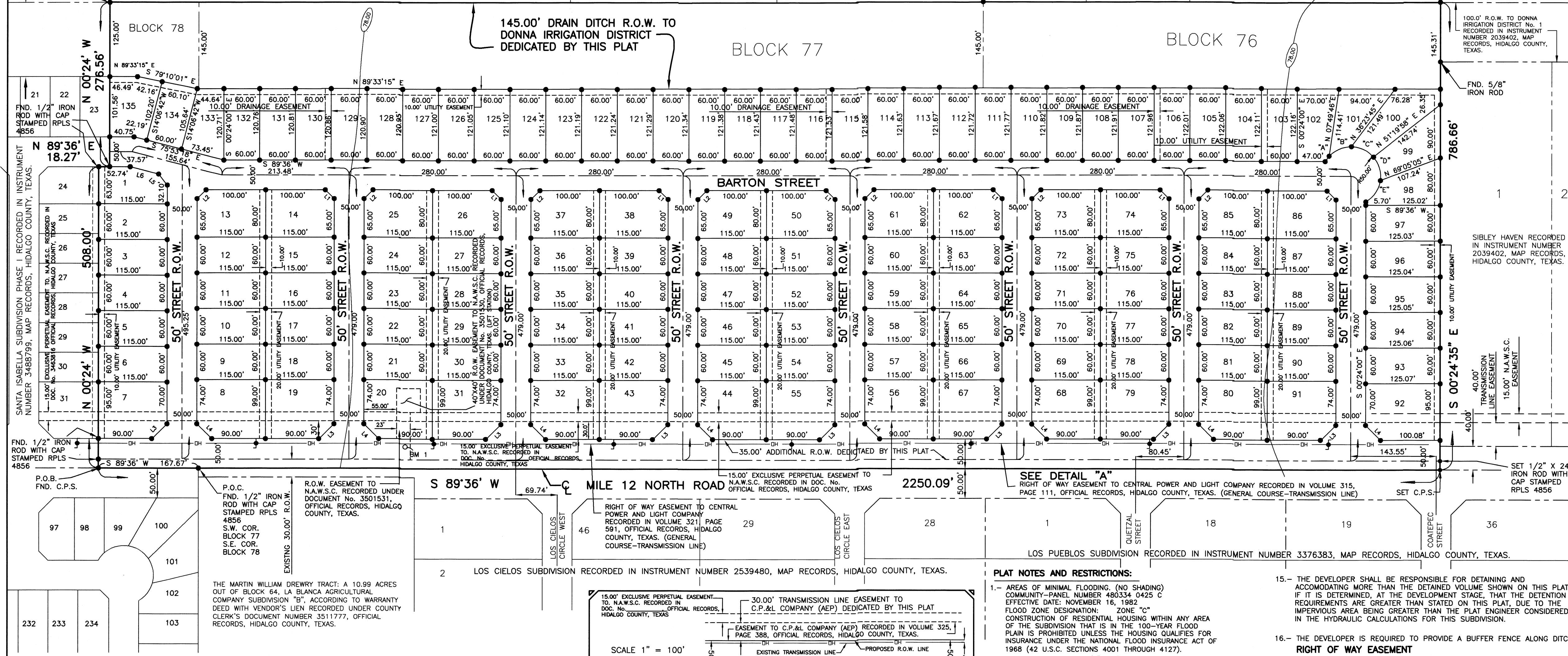
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, Other departments and the approval of the City of Donna.

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.

CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
"A"	12°48'57"	11.18'	50.00'	11.16'	N 36°00'28" E
"B"	48°14'59"	42.11'	50.00'	40.87'	N 66°32'27" E
"C"	48°14'59"	42.11'	50.00'	40.87'	S 65°12'34" E
"D"	48°14'59"	42.11'	50.00'	40.87'	S 16°57'35" E
"E"	52°26'05"	45.76'	50.00'	44.18'	S 33°22'58" W



SAN JOAQUIN ESTATES No. 2 (135 LOTS)

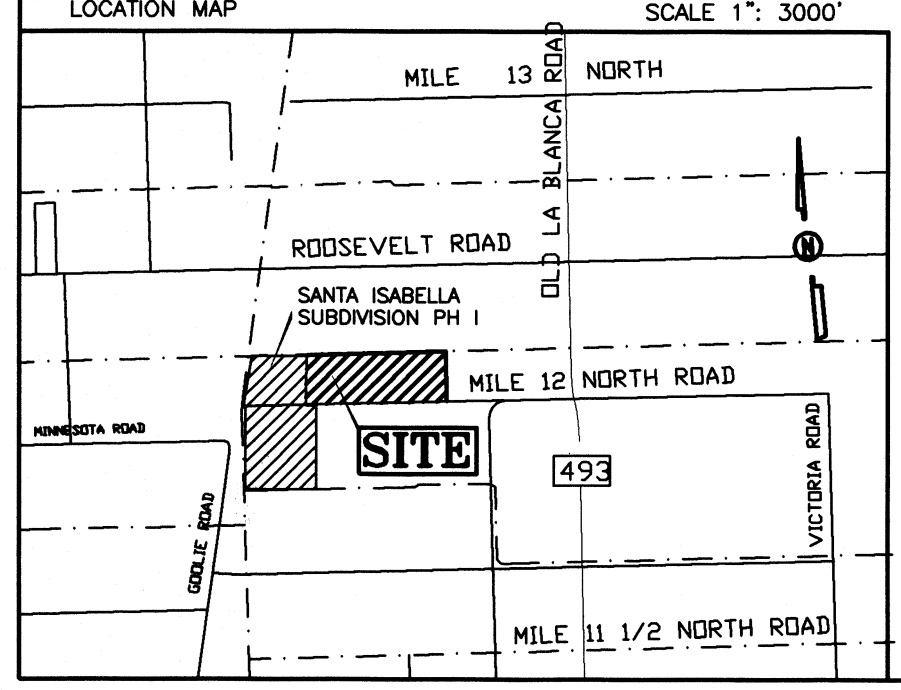
A 40.45 ACRE TRACT OF LAND BEING A PART OR PORTION OF BLOCK 76, ALL OF BLOCK 77, AND A PART OR PORTION OF BLOCK 78, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "Y", PAGES 469-471, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3303567, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
 A 40.45 ACRE TRACT OF LAND BEING A PART OR PORTION OF BLOCK 76, ALL OF BLOCK 77, AND A PART OR PORTION OF BLOCK 78, LA BLANCA AGRICULTURAL 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 3303567, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTH LINE OF BLOCK 78 AND IN THE CENTERLINE OF MILE 12 NORTH ROAD FOR AN INTERIOR CORNER OF SANTA ISABELLA SUBDIVISION PHASE I (RECORDED IN INSTRUMENT NUMBER 3488799, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS S 89°36' W, 167.67 FEET FROM THE SOUTHEAST CORNER OF BLOCK 78.
THENCE, N 00°24' W, ALONG THE EAST LINE OF SANTA ISABELLA SUBDIVISION PHASE I, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT 15.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, A TOTAL DISTANCE OF 506.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN EXTERIOR CORNER OF THIS TRACT.
THENCE, N 89°36' E, ALONG THE EAST LINE OF SANTA ISABELLA SUBDIVISION PHASE I, A DISTANCE OF 18.27 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR AN INTERIOR CORNER OF THIS TRACT.
THENCE, N 00°24' W, ALONG THE EAST LINE OF SANTA ISABELLA SUBDIVISION PHASE I, A DISTANCE OF 276.56 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE NORTH LINE OF BLOCK 78 FOR THE NORTHWEST CORNER OF THIS TRACT.
THENCE, N 89°33'15" E, ALONG THE NORTH LINE OF BLOCKS 77 AND 78, A DISTANCE OF 1,464.69 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF BLOCK 76, THE NORTHEAST CORNER OF BLOCK 77 AND AN INTERIOR CORNER OF THIS TRACT.
THENCE, N 89°31'50" E, ALONG THE NORTH LINE OF BLOCK 76, A DISTANCE OF 767.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTH LINE OF SIBLEY HAVEN SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2039402, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND THE NORTHEAST CORNER OF THIS TRACT.
THENCE, S 02°24'35" E, ALONG THE WEST LINE OF SIBLEY HAVEN SUBDIVISION, PASSING A 5/8" IRON ROD FOUND AT 100.00 FEET FOR THE TOE OF A DRAIN DITCH, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 AT 771.66 FEET FOR THE NORTH RIGHT OF WAY LINE OF MILE 12 NORTH ROAD, A TOTAL DISTANCE OF 786.66 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF BLOCK 76 AND IN THE CENTERLINE OF MILE 12 NORTH ROAD FOR THE SOUTHWEST CORNER OF SIBLEY HAVEN SUBDIVISION AND THE SOUTHEAST CORNER OF THIS TRACT.
THENCE, S 89°36' W, ALONG THE SOUTH LINE OF BLOCKS 76, 77 AND 78, A DISTANCE OF 2,250.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.45 ACRES OF LAND MORE OR LESS.
BEARINGS ARE IN ACCORDANCE SANTA ISABELLA SUBDIVISION PHASE I, RECORDED IN INSTRUMENT NUMBER 3488799, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

ALFONSO QUINTANILLA
 R.P.L.S. No. 4856
 MAY 23, 2024
 DATE



No.	Sheet	REVISION	Date	Approved

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 SAN JOAQUIN ESTATES No. 2 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE EAST SIDE OF GOOGLE 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 17,429) (2015 CENSUS), SAN JOAQUIN ESTATES No. 2 LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND IT WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1.

Name	Address	City & Zip	Phone	Fax
C & N FARMS, L.L.C.	902 BIGHORN DRIVE	EDINBURG, TX 78542	(956)386-0726	(956)380-4395
TILLMAN WELCH, MANAGER	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527

PLAT NOTES AND RESTRICTIONS:

- AREAS OF MINIMAL 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'
 FRONT CUL-DE-SAC 15.00'
 REAR 10.00'
 SIDE 6.00'
 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 DRAIN A TOTAL OF 272,233.97 CUBIC FEET (6.25 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 WALKER) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: B.M. No.1 - 79.00 TOP OF SANTARY M.H. LOCATED 14.3 FEET EAST AND 13.1 FEET SOUTH FROM THE CORNER OF LOT 267 OF THIS SUBDIVISION. N.A.V.D. 88 DATUM.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THIS SUBDIVISION WILL BE PROVIDED BY SANITARY SEWER BY N.A.W.S.C. CLEARANCES FOR WATER METERS: AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE 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 X SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: CIVIL CONSTRUCTION SPECIFICATIONS 3.1.4.
- THERE SHALL BE NO ACCESS ALLOWED FROM MILE 12 NORTH ROAD ON LOTS 241, 242, 245, 255, 267, 268, 280, 281, 283, 294, 306, 307, 319, 320, 332, 333, 345 AND 346
- THE MINIMUM ALLOWED RESIDENTIAL DWELLING IS 400 SQUARE FEET.

RIGHT OF WAY EASEMENT:
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on 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, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.
 In the event the easement hereby granted abuts on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee 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 16 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 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.
 TILLMAN WELCH, MANAGER
 902 BIGHORN DRIVE
 EDINBURG TX, 78542
 DATE

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 124 E. STUBBS ST.
 EDINBURG, TEXAS 78539
 SURVEYING REGISTRATION NUMBER F-1513
 ALFONSOQ@QHA-ENG.COM

LAND SURVEYORS
 PHONE 956-381-6480
 FAX 956-381-0527
 ALFONSOQ@QHA-ENG.COM

DATE OF PREPARATION: MAY 23, 2024

LOT	AREA (S.F.)	AC.
1	8633.11	0.152
2-6	6900.00	0.158
7	10612.50	0.244
8	11072.50	0.254
9-12	6900.00	0.158
13-14	9087.50	0.209
15-18	6900.00	0.158
19-20	11072.50	0.254
21-24	6900.00	0.158
25-26	9087.50	0.209
27-30	6900.00	0.158
31-32	11072.50	0.254
33-36	6900.00	0.158
37-38	9087.50	0.209
39-42	6900.00	0.158
43-44	11072.50	0.254
45-48	6900.00	0.158
49-50	9087.50	0.209
51-54	6900.00	0.158
55-56	11072.50	0.254
57-60	6900.00	0.158
61-62	9087.50	0.209
63-66	6900.00	0.158
67-68	11072.50	0.254
69-72	6900.00	0.158
73-74	9087.50	0.209
75-78	6900.00	0.158
79-80	11072.50	0.254
81-84	6900.00	0.158
85-86	9087.50	0.209
87-90	6900.00	0.158
91	11072.50	0.254
92	11569.67	0.264
93	7503.74	0.172
94	7503.13	0.172
95	7502.52	0.172
96	7501.90	0.172
97	7501.29	0.172
98	6508.07	0.151
99	7110.20	0.163
100	8161.99	0.187
101	6448.37	0.148
102	7446.54	0.171
103	7327.86	0.168
104	7324.97	0.168
105	7322.08	0.168
106	7319.20	0.168
107	7316.31	0.168
108	7313.42	0.168
109	7310.53	0.168
110	7307.64	0.168
111	7304.75	0.168
112	7301.87	0.168
113	7298.98	0.168
114	7296.09	0.167
115	7293.20	0.167
116	7290.31	0.167
117	7287.43	0.167
118	7284.54	0.167
119	7281.65	0.167
120	7278.76	0.167
121	7275.87	0.167
122	7272.98	0.167
123	7270.10	0.167
124	7267.21	0.167
125	7264.32	0.167
126	7261.43	0.167
127	7258.54	0.166
128	7255.66	0.166
129	7252.77	0.166
130	7249.88	0.166
131	7246.99	0.166
132	7244.10	0.166
133	6574.06	0.151
134	6235.28	0.143
135	7688.73	0.177

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, TILLMAN WELCH, MANAGER OF C & N FARMS, L.L.C., AS OWNER OF THE 40.45 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN JOAQUIN ESTATES No. 2, HEREBY SUBDUCE THE LAND SHOWN IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:
 (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

C & N FARMS, L.L.C.
 TILLMAN 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
 TILLMAN WELCH, MANAGER OF C & N FARMS, L.L.C.,
 who proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration thereby expressed.

Given under my hand and seal of office this ____ day of _____, 20____

CLARRISA QUINTANILLA
 Notary Public
 My Commission Expires
 November 04, 2025
 CLARRISA QUINTANILLA - NOTARY PUBLIC

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 JOAQUIN ESTATES No. 2 was received and approved by the city Council of the City of DONNA, TEXAS.

Moror of the City of DONNA DATE

ATTEST: Secretary of the City of DONNA DATE

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
 THIS PLAT SAN JOAQUIN ESTATES 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.

DATED THIS ____ DAY OF _____, 20____

ATTEST: SECRETARY BY: CHAIRMAN PLANNING COMMISSION

CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(c)
 WE THE UNDERSIGNED CERTIFY that this plat of the SAN JOAQUIN ESTATES No. 2 was reviewed and approved by the Hidalgo County Commissioners Court on _____.

ATTEST: Hidalgo County Clerk date Hidalgo County Judge date

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. No. 95534
 DATE 8-5-24

ALFONSO QUINTANILLA
 P.E. No. 95534
 DATE 8-5-24

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

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
5-23-2024	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

WATER SUPPLY: Description and Costs.
 SAN JOAQUIN ESTATES No. 2 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 THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MILE 12 NORTH ROAD AND AN 8" DIAMETER WATERLINE RUNNING EAST ALONG THE SOUTH SIDE OF BARTON STREET.

THE WATER SYSTEM FOR SAN JOAQUIN ESTATES No. 2 CONSISTS OF 8" DIAMETER WATERLINE THAT CONNECTS WITH THE EXISTING 8" DIAMETER WATERLINE ON BARTON STREET THAT RUNS EAST ALONG THE SOUTH SIDE OF BARTON STREET, TURNS SOUTH ALONG THE WEST SIDE OF STREET 1 AND LOOPS WITH THE EXISTING 12" DIAMETER WATERLINE THAT RUNS ON MILE 12 NORTH ROAD.

FROM THE EXISTING 12" DIAMETER WATERLINE SEVEN (7) 8" DIAMETER WATERLINE RUN NORTH ALONG THE WEST SIDE OF STREET 2 THROUGH STREET 8, MAKING A COMPLETE LOOP.

FROM THE 8" DIAMETER WATERLINE FIFTY-ONE (51) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. THERE ARE THIRTY-THREE (33) 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 \$ _____ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ _____ OR \$ _____ 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 _____ FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____ 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.
 SAN JOAQUIN ESTATES No. 2 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 THIS SUBDIVISION. N.A.W.S.C. HAS A LIFT STATION ON THE NORTH SIDE OF MILE 12 NORTH ROAD.

SAN JOAQUIN ESTATES No. 2 SANITARY SEWER LAYOUT CONSIST OF AN 8" SEWER LINE THAT CONNECTS TO EXISTING LIFT STATION ON THE NORTH SIDE OF MILE 12 NORTH ROAD.

FROM THE LIFT STATION, THE 8" SEWER LINE RUNS EAST ALONG THE NORTH SIDE OF MILE 12 NORTH ROAD, THENCE NORTH ALONG THE EAST SIDE OF STREET 6 THENCE WEST AND EAST ALONG THE NORTH SIDE OF BARTON STREET MAKING A LOOP WITH THE EXISTING 8" SEWER LINE ON THE SOUTH EAST CORNER OF LOT 135 OF SANTA ISABELLA SUBDIVISION PHASE 1 AND ON THE EAST SIDE ENDS WITH A MANHOLE ON THE NORTHWEST CORNER OF LOT 92 OF SAID SUBDIVISION.

FROM THE PROPOSED 8" SEWER LINE THAT RUNS WEST AND EAST ALONG THE NORTH SIDE OF BARTON STREET FIVE (5) MORE 8" SEWER LINES RUN SOUTH ALONG THE EAST SIDE OF STREET 2 THROUGH STREET 7 ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOTS 88, 86, 56, 44 AND 20/

FROM THE SANITARY SEWER LINES, NINETY-NINE (99) 4" DIAMETER SEWER SERVICE LINES RUN FOR RESIDENTIAL LOTS, THE 8" SEWER LINES, AND SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ _____ OR \$ _____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ _____ WHICH COVERS THE \$ _____ PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SHOWS REPRESENTS THE TOTAL COST OF THE SEWER AND ACQUISITION FEES, AND ALL MEMBERSHIP 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 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 \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

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

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN JOAQUIN ESTATES No. 2
 POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Gastos.
 LA SUBDIVISION SAN JOAQUIN ESTATES No. 2 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRÁ PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 12" DE DIAMETRO QUE CORRE POR EL LADO SUR DE LA CALLE MILE 12 NORTH ROAD, Y OTRA LINEA QUE CORRE POR EL LADO SUR DE LA CALLE BARTON STREET.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 8" DE DIAMETRO EN LA CALLE BARTON. LUEGO LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE HACIE EL ESTE POR EL LADO SUR DE LA CALLE BARTON Y LUEGO CORRE HACIE EL SUR POR LADO OESTE DE LA CALLE 1 Y HACE UNA CONEXION FINAL CON LA LINEA EXISTENTE EN LA CALLE MILE 12 NORTH.

DE LA LINEA DE AGUA DE 12" DE DIAMETRO QUE CORRE EN LA MILE 12 NORTH ROAD SIETE LINEAS DE AGUA DE 8" DE DIAMETRO SE DESPRENDEN HACIA EL NORTE POR EL LADO OESTE DE LAS CALLES 2, 3, 4, 5, 6 Y 7 HACIENDO UNA CONEXION FINAL CON LA LINEA DE AGUA DE 8" DE DIAMETRO QUE CORRE DE OESTE A ESTE EN LA CALLE BARTON.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CINCUENTA Y UNO (51) DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ADICIONALMENTE, TREINTA Y TRES (33) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4" DE PULGADAS DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ _____ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. US\$ _____ 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 COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALCANTARIA GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO _____ () BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO TOTAL DE \$ _____ POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ _____ 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: Descripción y Gastos.
 LA SUBDIVISION SAN JOAQUIN ESTATES No. 2 RECIBIRÁ SU PROVISION DE DRENAJE SANITARIO DE 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 RECIBIRÁ SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN SUBSTACION DE DRENAJE SANITARIO EXISTENTE DE DIAMETRO QUE CORRE POR EL LADO NOROESTE DE LA CALLE MILE 12 NORTH ROAD.

EL SISTEMA SANITARIO PARA LA SUBDIVISION DE SAN JOAQUIN ESTATES No. 2, CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE CONECTA CON SUBSTACION DE DRENAJE SANITARIO EN LA CALLE MILE 12 NORTH ROAD.

DE LA SUBSTACION DE DRENAJE SANITARIO, LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE HACIA ESTE POR EL LADO NOROESTE DE LA CALLE MILE 12 NORTH ROAD, Y VOLTEA HACIA EL NORTE POR EL LADO ESTE DE LA CALLE 6, Y VOLTEA AL OESTE Y ESTE DE LA CALLE BORTON HACIENDO UNA CONEXION FINAL CON LA LINEA EXISTENTE POR EL LADO SUR DEL SOLAR 135 DE SANTA ISABELLA SUBDIVISION FASE 1 Y POR EL ESTE TERMINA EN UNA ALCANTARIA POR EL LADO NOROESTE DE LA CALLE 92 DE DICHA SUBDIVISION.

DE LA LINEA DE DRENAJE DE 8" DE DIAMETRO QUE CORRE DE OESTE A ESTE SE DESPRENDEN SEIS (6) LINEAS DE DRENAJE DE 8" DE DIAMETRO QUE CORREN HACIA EL SUR POR EL LADO ESTE DE LAS CALLES 2, 3, 4, 5, 6 Y 7 HACIENDO UNA CONEXION FINAL CON LA ALCANTARIA POR EL LADO NOROESTE DE LOS SOLARES 80, 88, 56, 44 Y 20.

DE ESTAS LINEAS DE DRENAJE SANITARIO CIENTO TREINTA Y CINCO (135) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HACIA CADA UNO DE LAS LINEAS DE 8 PULGADAS Y ALCANTARILLAS HAN SIDO INSTALADAS, A UN COSTO TOTAL DE \$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. UN COSTO TOTAL DE \$ _____ POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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 ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL GRAN COSTO TOTAL ES DE US\$ _____ CUAL EQUIVALE A US\$ _____ POR LOTE.

DRENAJE: SE ESTIMA QUE EL SISTEMA DE DRENAJE SANITARIO COSTARA POR TERRENO \$ _____ A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN JOAQUIN ESTATES No. 2
 POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Gastos.
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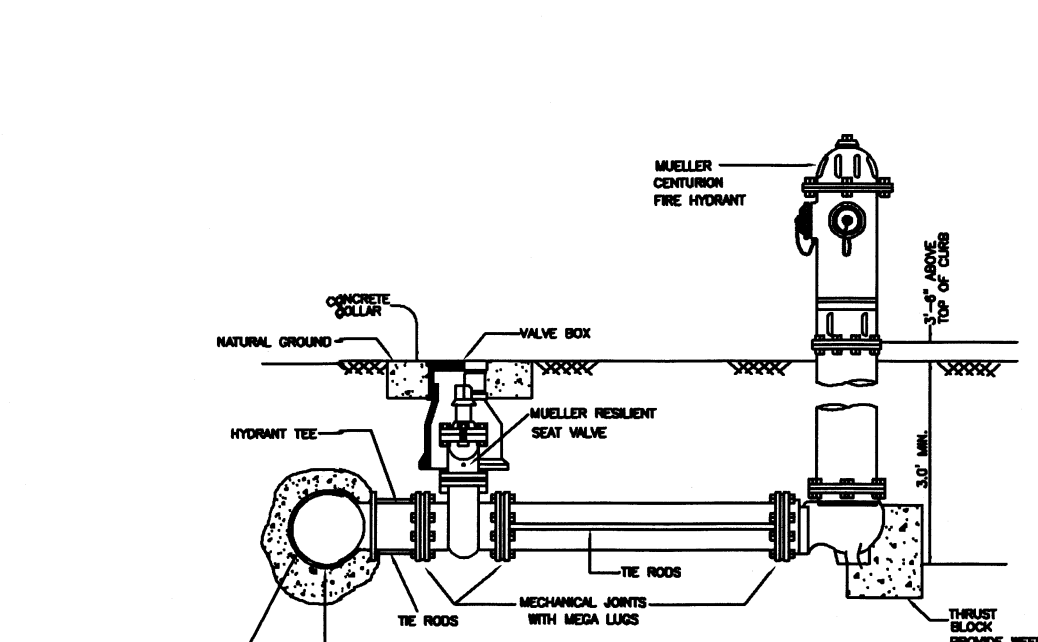
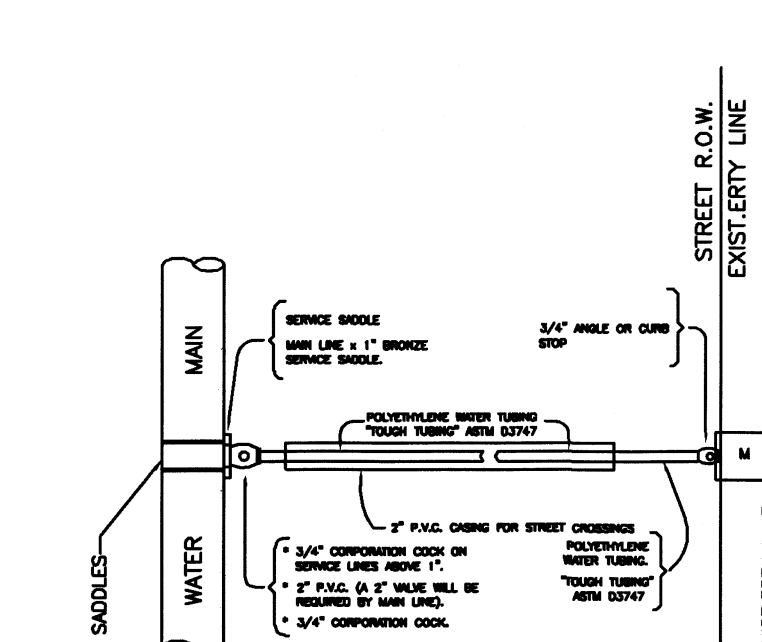
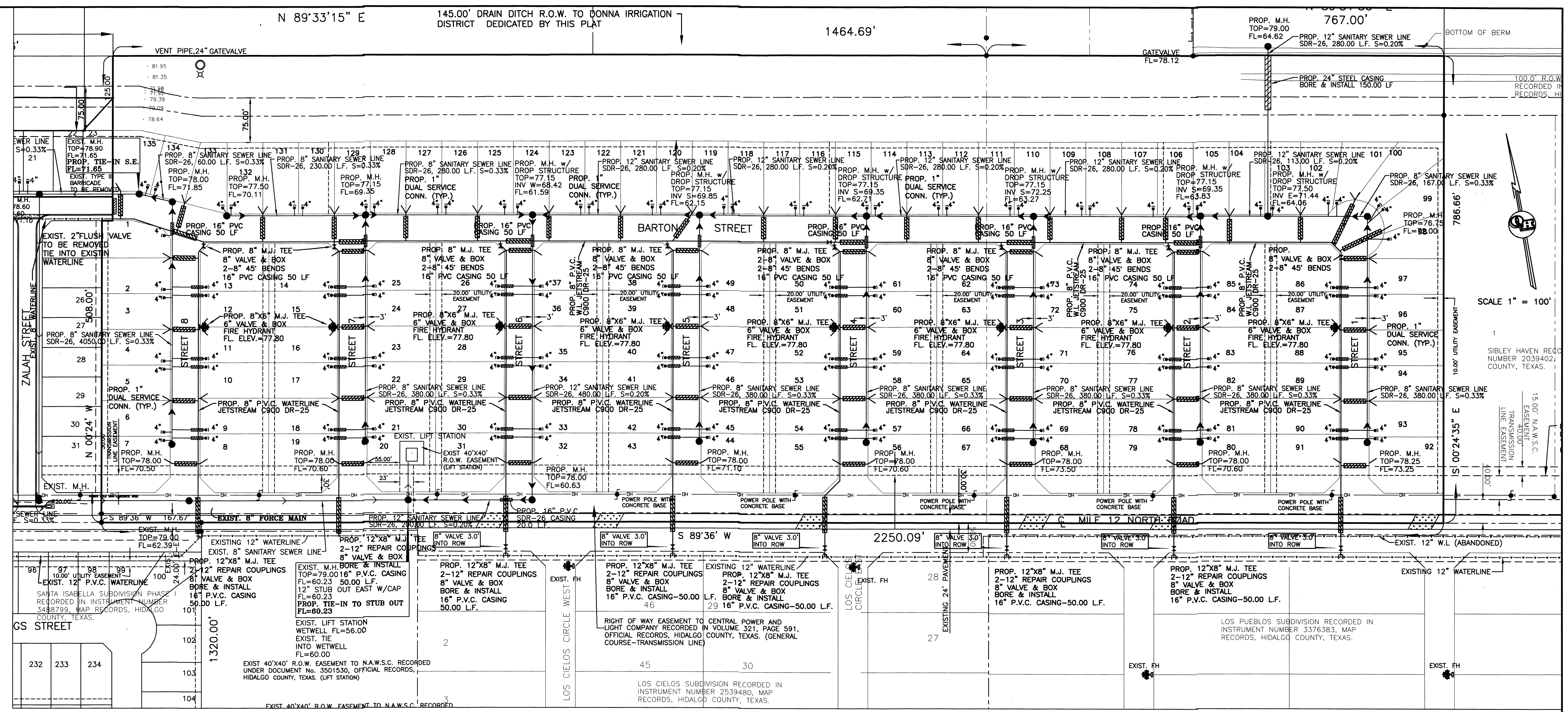
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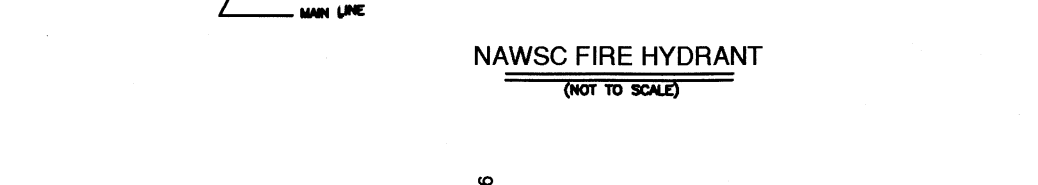
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DRENAJE: Descripción y Gastos.
 LA SUBDIVISION SAN JOAQUIN ESTATES No. 2 RECIBIRÁ SU PROVISION DE DRENAJE SANITARIO DE N.A.W.S.C. EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN SUBSTACION DE DRENAJE SANITARIO EXISTENTE DE DIAMETRO QUE CORRE POR EL LADO NOROESTE DE LA CALLE MILE 12 NORTH ROAD.



NOTE:
 1.- WATERLINE CASING @ SANITARY SEWER CROSSING SHALL BE EXTENDED 5'-0" BEYOND SEWER LINE.
 2.- ALL WATERLINE SERVICES CONNECTIONS CASINGS SHALL HAVE A 1.00" GAP FROM LOT LINE AT SANITARY SEWER CROSSING.
 3.- SANITARY SERVICE CASING @ WATERLINE CROSSING SHALL BE PLUG AT BOTH ENDS WITH 1/2 GROUT -1/2 SAND MIXTURE.



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

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

COST ESTIMATE
 WATER DISTRIBUTION: \$ _____
 SANITARY SEWER COLLECTION: \$ _____
 DRAINAGE IMPROVEMENTS: \$ _____
 PAVING IMPROVEMENTS: \$ _____

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

CLARISA QUINTANILLA Notary Public My Commission Expires November 04, 2025

SHEET 2 OF 5 SHEETS

