



T.J. Arredondo, CFM  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-25-2021

PROPOSED TIERRA VALVERDE SUBDIVISION PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: LA MEDIA LUNA PARTNERS, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 23  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 1

LOCATION DESCRIPTION: EAST OF VALVERDE ROAD APPROXIMATELY 463 FEET NORTH OF CANTON ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF DONNA AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-08-2021 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 PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO VALVERDE ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 6-04-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 6-10-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSP'S HAVE BEEN INSTALLED

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 12" LOCATION: VALVERDE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 6-02-2021: 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.

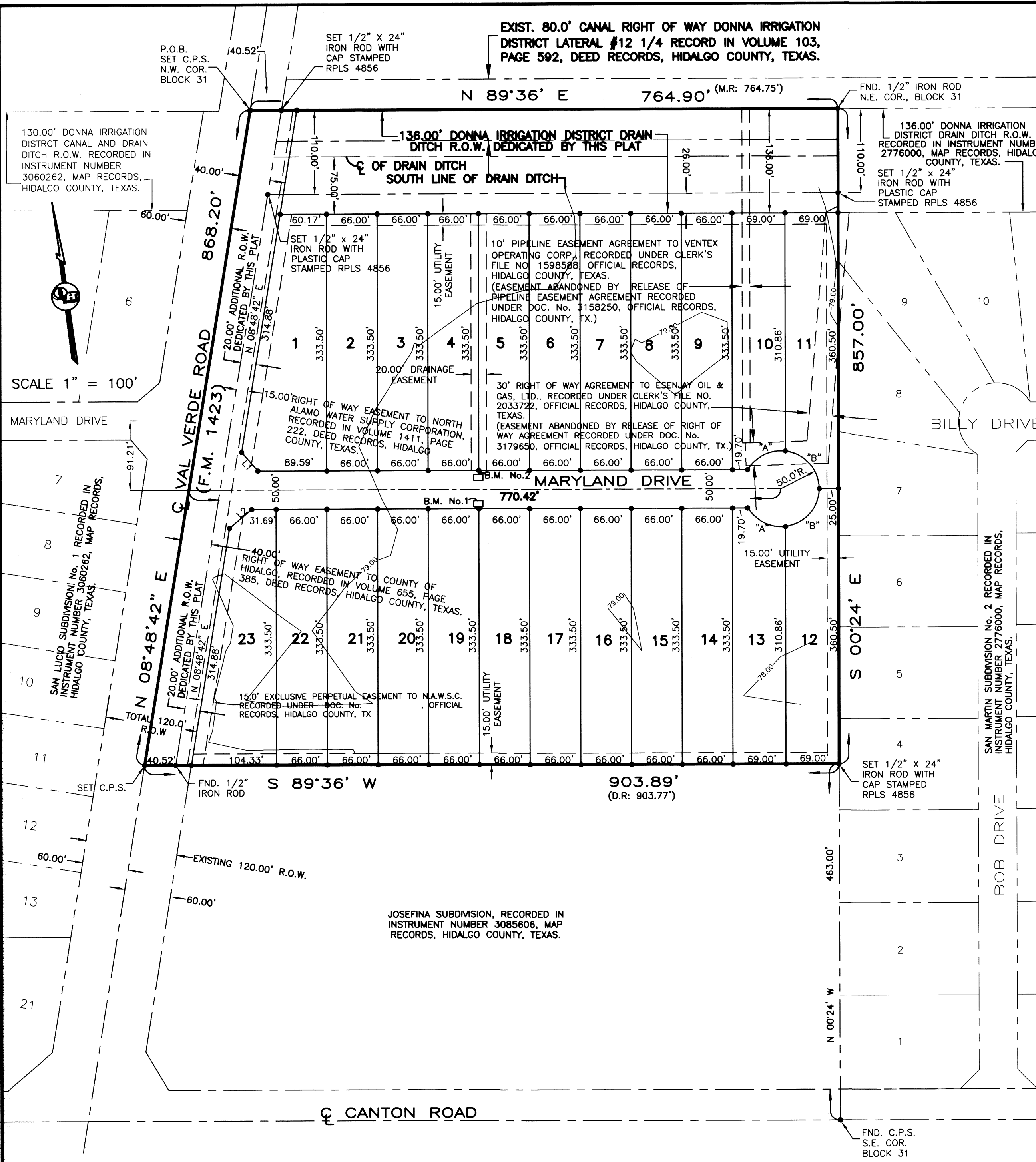
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: FEBRUARY 23, 2021

STAFF RECOMMENDS:  Preliminary Approval subject 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.



- PLAT NOTES AND RESTRICTIONS:**
- FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 480334 0423 C EFFECTIVE DATE: NOVEMBER 16, 1982
  - LEGEND: DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
  - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
  - MINIMUM BUILDING SETBACK LIMITS: FRONT: 25.00', REAR: 15.00', SIDE: 6.00', CORNER SIDE: 10.00', CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00': 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 50,407.66 CUBIC FEET (1.16 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 UNDER 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 COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No.1: ELEV. 77.22 TOP OF INLET LOCATED ON THE NORTHWEST CORNER OF LOT 18 OF THIS SUBDIVISION N.A.D. 88 DATUM. B.M. No.2: ELEV. 77.25 TOP OF INLET LOCATED ON THE SOUTHWEST CORNER OF LOT 5 OF THIS SUBDIVISION N.A.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.
  - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
  - LOTS 1 AND 23 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO VAL VERDE ROAD (FM1423).
  - LA MEDIA LUNA PARTNERS, THE OWNER & SUBDIVIDER OF TIERRA VALVERDE SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2, OF THIS PLAT.
  - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
    - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
    - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    - D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
    - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
  - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB STREET 18" ABOVE THE CENTER LINE OF THE 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.
  - THE MINIMUM ALLOWED RESIDENTIAL DWELLING IS 400 SQUARE FEET.

**SUBMISSION PLAT OF: TIERRA VALVERDE SUBDIVISION**

A 16.42 ACRE TRACT OF LAND BEING THE NORTH 16.42 ACRES OF BLOCK 31, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2935192, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 16.42 ACRE TRACT OF LAND BEING THE NORTH 16.42 ACRES OF BLOCK 31, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2935192, 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 SET IN THE CENTERLINE OF VAL VERDE ROAD (F.M. 1423) FOR THE NORTHWEST CORNER OF BLOCK 31 AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 89°36' E, ALONG THE NORTH LINE OF BLOCK 31, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET AT 40.52 FEET FOR THE EAST RIGHT OF WAY LINE OF VAL VERDE ROAD (F.M. 1423), A TOTAL DISTANCE OF 764.90 FEET (MAP RECORD: 764.75 FEET) TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF BLOCK 31 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 00°24' E, ALONG THE EAST LINE OF BLOCK 31, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET AT 110.00 FEET FOR THE SOUTH LINE OF A DRAIN DITCH, A TOTAL DISTANCE OF 857.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET FOR THE NORTHEAST CORNER OF THE JOSEFINA RODRIGUEZ TRACT (THE SOUTH 10.00 ACRES OF BLOCK 31, HILL-HALBERT TRACT, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1331768, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 89°36' W, ALONG THE NORTH LINE OF THE JOSEFINA RODRIGUEZ TRACT, PASSING A 1/2" IRON ROD FOUND AT 863.37 FEET FOR THE EAST RIGHT OF WAY LINE OF VAL VERDE ROAD (F.M. 1423), A TOTAL DISTANCE OF 903.89 FEET (DEED RECORD: 903.77 FEET) TO A COTTON PICKER SPINDLE SET ON THE WEST LINE OF BLOCK 31 AND IN THE CENTERLINE OF VAL VERDE ROAD (F.M. 1423) FOR THE NORTHWEST CORNER OF SAID TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°48'42" E, ALONG THE WEST LINE OF BLOCK 31 AND THE CENTERLINE OF VAL VERDE ROAD (F.M. 1423), A TOTAL DISTANCE OF 868.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.42 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SAN MARTIN SUBDIVISION NO. 2, RECORDED IN INSTRUMENT NUMBER 2776000, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**STATE OF TEXAS COUNTY OF HIDALGO**

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

ALFONSO QUINTANILLA  
R.P.L.S. No. 5856  
DATE: SEPTEMBER 21, 2020

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

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

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 16th day of May 2021.

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

DATE: 5-6-2021

**HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF TIERRA VALVERDE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

CONSULTING ENGINEERS  
124 STUBBS ST.  
EDINBURG, TEXAS 78539  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

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

**AREA DATA TABLE**

LOT	AREA (S.F.)	AC.
1	29,007.14	0.67
2-9	22,011.00	0.51
10	22,232.49	0.51
11-12	23,210.28	0.53
13	22,232.49	0.51
14-22	22,011.00	0.51
23	27,838.83	0.64

**CURVE DATA**

CURVE	Δ	RADIUS	LENGTH	CHORD	CHORD BEARING
A	66°53'32"	50.00	58.37	55.12	N 63°02'46" E
B	83°12'13"	50.00	72.61	66.33	S 41°57'14" E
C	83°06'28"	50.00	72.53	66.33	N 41°09'14" E
D	66°53'32"	50.00	58.37	55.12	S 63°50'46" E

**LINE DATA TABLE**

DATA	BEARING	LENGTH
L1	N 40°47'30" W	32.40'
L2	N 49°12'30" E	38.08'

**INDEX OF SHEETS**

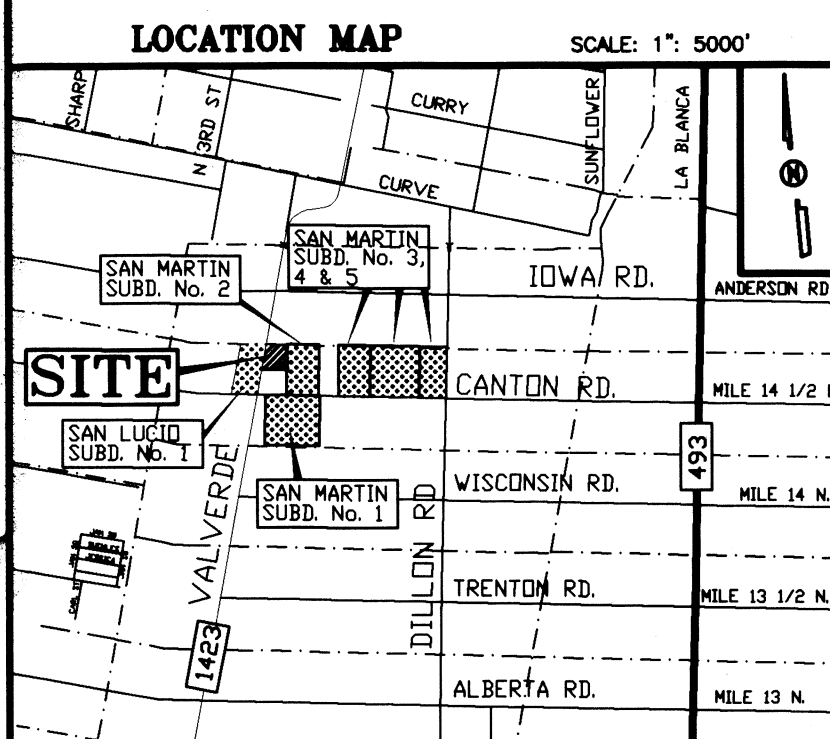
SHEET 1 - HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; CITY OF DONNA MAYOR CERTIFICATION, CITY OF DONNA PLANNING DEPT. CERTIFICATION, HCDD NO. 1 CERTIFICATION, NORTH ALAMO WSC STATEMENT, HEALTH DEPARTMENT CERTIFICATION, DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 2 - ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF OR WASTE WATER COLLECTION SYSTEM AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, REVISION NOTES.

SHEET 3 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE AND ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved



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

TIERRA VALVERDE SUBDIVISION IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE EAST OF VAL VERDE ROAD, APPROXIMATELY 463.0 FEET NORTH OF CANTON 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), TIERRA VALVERDE SUBDIVISION LIES 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	Address	City & Zip	Phone	Fax
OWNER: LA MEDIA LUNA PARTNERS TILLMIN WELCH, MANAGER	902 BIGHORN DRIVE	EDINBURG, TX 78542	(956)386-0726	(956)380-4395
ENGINEER: MARCO A. GONZALEZ	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527

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

I, TILLMIN WELCH, MANAGER OF LA MEDIA LUNA PARTNERS, AS OWNER OF THE 16.42 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TIERRA VALVERDE SUBDIVISION, HEREBY DEDICATE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §232.032 AND THAT:

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

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

5-6-2021  
DATE

LA MEDIA LUNA PARTNERS  
TILLMIN 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 TILLMIN WELCH, LA MEDIA LUNA PARTNERS, who is the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 6th day of May, 2021.

CLARISSA ANNETTE QUINTANILLA  
Notary ID# 129615255  
by Commission Expires November 04, 2021

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE TIERRA VALVERDE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DATE \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date \_\_\_\_\_  
Hidalgo County Clerk \_\_\_\_\_ date \_\_\_\_\_

**CITY OF DONNA, TX CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.006(c) AND § 212.0115(b)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE TIERRA VALVERDE SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON \_\_\_\_\_ DATE \_\_\_\_\_

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

**APPROVAL OF THE PLANNING COMMISSION OF THE CITY:**

THIS PLAT TIERRA VALVERDE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

ATTEST: SECRETARY CHAIRMAN PLANNING COMMISSION

**DONNA IRRIGATION DISTRICT**

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS 17th DAY OF May 2021.

SECRETARY-LICIA PRUETT  
PRESIDENT ROSARIO ROSARIO

**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.

MARCO A. GONZALEZ  
P.E. No. 120016  
DATE: 5-6-21

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

ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

DATE OF PREPARATION: DECEMBER 17, 2020

SHEET NO. 1 OF 3 SHEETS

F:\DATA\SUB\DONNA\TIERRA VALVERDE SUBDIVISION\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-17-2020	12	MARK	MARK	MARK
DATE REVISION	REVISION	CHECKED BY	APPROVED BY	
02-03-2021	6	GONRU		

# TIERRA VALVERDE SUBDIVISION

A 16.42 ACRE TRACT OF LAND BEING THE NORTH 16.42 ACRES OF BLOCK 31, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2935192, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION TIERRA VALVERDE SUBDIVISION POR MARCO A. GONZALEZ, P.E.

PROVISION DE AGUA: Descripción y Gastos.  
 LA SUBDIVISION TIERRA VALVERDE SUBDIVISION HA SIDO PREVISTA DE AGUA POTABLE POR LA COMPANIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPANIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPANIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD DE CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA 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 OESTE DE LA CALLE VALVERDE ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 6" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 12" DE DIAMETRO EN LADO OESTE DE LA CALLE VALVERDE ROAD. LA LINEA DE AGUA CORRE POR EL LADO NORTE DE LA CALLE MARYLAND DRIVE Y TERMINA CON UNA VALVULA DE PURGA DE 2 PULGADAS EN EL LADO ESTE DE LA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 6" PULGADAS SE PRODUCEN OCHO (8) 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 HAY SIETE (7) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LA LINEA DE AGUA DE 6" PULGADAS DE DIAMETRO, 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\$47,100.00 O UN COSTO DE 2.82 DOLARES POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. US\$1,550.00 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$ 219.58. 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.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO UNA (1) BOCA DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,000.00 POR CADA LUGAR, COSTA UNA CANTIDAD TOTAL \$ 3,000.00 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: Descripción y Gastos.  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION TIERRA VALVERDE SUBDIVISION. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL EVALUADOR (LIC# OS 12258) AUTOR DE ESTE DISEÑO 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. EL EVALUADOR (LIC# OS 12258) HIZO CUATRO (4) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2, 9, 14 & 22 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLASS II) 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 SON US\$ 1,500.00, 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 US\$ 34,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS EN JUNIO 2021.

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\$ 63,650.00 CUAL EQUIVALE A US\$ 2,767.39 POR LOTE.  
 DRENAJE: LA CONSTRUCCION DE LA FOSA SEPTICA COSTARA \$ 1,500.00 POR LOTE. LA CONSTRUCCION TOTAL A UN COSTO DE \$34,500.00 POR TODA LA SUBDIVISION.

COST ESTIMATE  
 WATER DISTRIBUTION: \$ 47,100.00  
 DRAINAGE IMPROVEMENTS: \$ 60,784.00  
 PAVING IMPROVEMENTS: \$ 99,073.00  
 SEPTIC TANK (OSSF): \$ 34,500.00

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

FINAL ENGINEERING REPORT FOR TIERRA VALVERDE SUBDIVISION BY MARCO A. GONZALEZ, P.E.

WATER SUPPLY: Description and Costs.

TIERRA VALVERDE SUBDIVISION 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 WEST SIDE OF VALVERDE ROAD.

WATER SYSTEM FOR TIERRA VALVERDE SUBDIVISION CONSISTS OF A 6" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 12" DIAMETER WATERLINE ON THE WEST SIDE OF VALVERDE ROAD. IT RUNS EAST ALONG THE NORTH SIDE OF MARYLAND DRIVE, ENDING WITH A 2" FLUSH VALVE ON THE EAST SIDE OF THE SUBDIVISION.

FROM THE 6" DIAMETER WATERLINE EIGHT (8) 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 SEVEN (7) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 6" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ 47,100.00 OR \$ 2,047.83 PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ 16,550.00 OR \$ 719.58 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 ONE (1) FIRE HYDRANT AT A UNIT COST OF \$ 3,000.00 FOR A TOTAL COST OF \$ 3,000.00. 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.

SEWAGE FROM THE TIERRA VALVERDE SUBDIVISION, IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) 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.

EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD (4) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 9, 14 & 22. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL IS A UNIFORM SANDY LOAM (CLASS II) EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY EXISTING EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

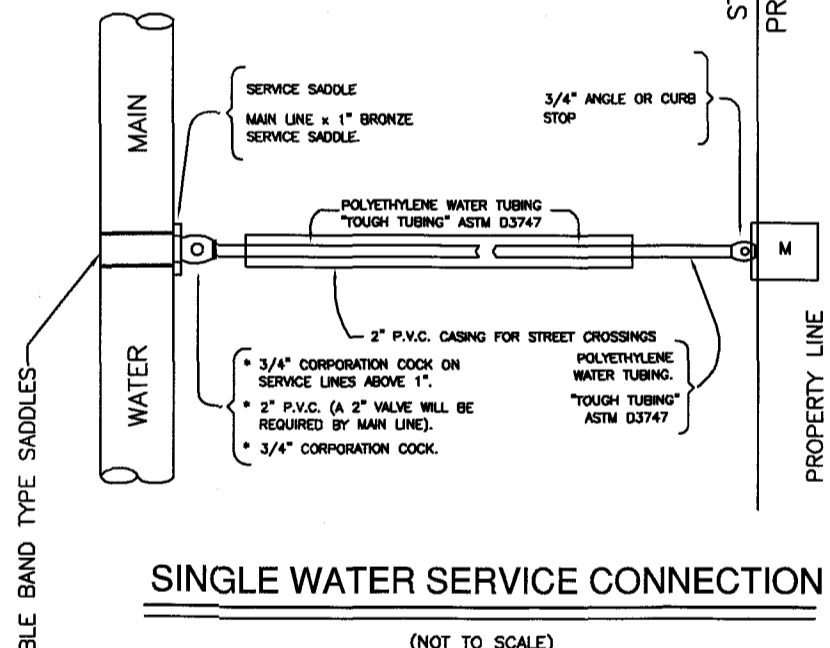
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFs HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. AT A TOTAL COST OF \$ 34,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON JUNE 2021.

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:

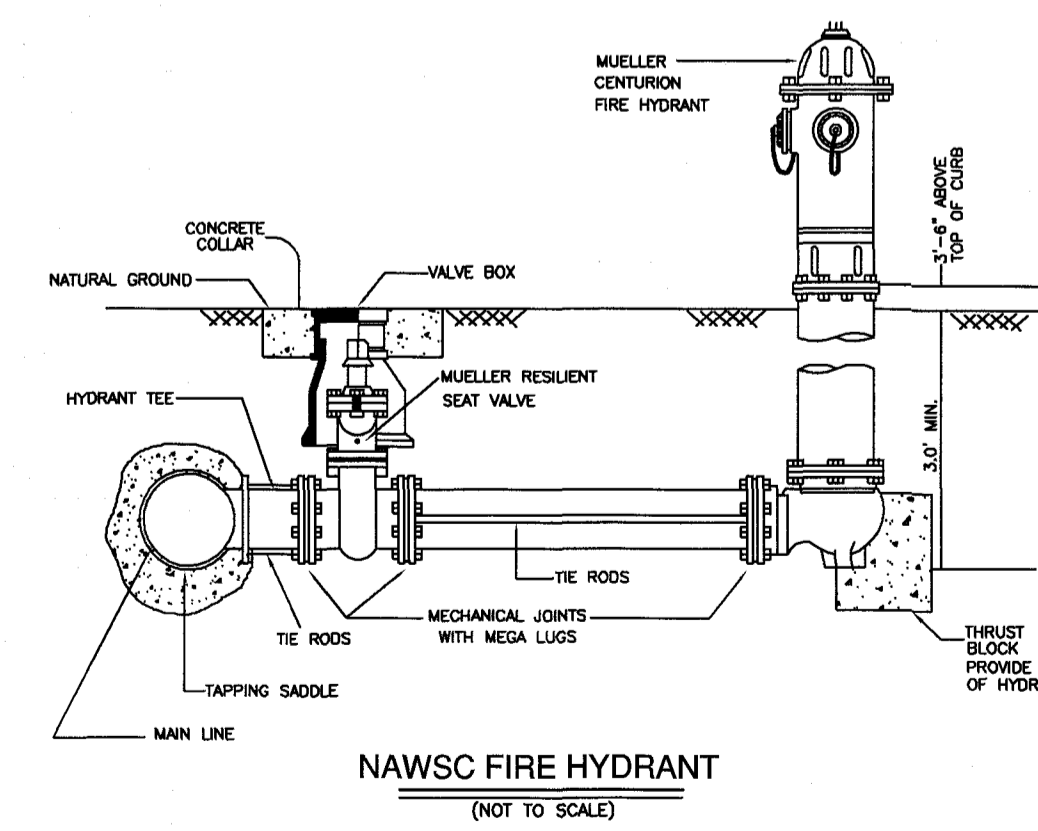
WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ 63,650.00 WHICH EQUALS TO \$ 2,767.39 PER LOT.  
 SEWAGE FACILITIES- SEPTIC SYSTEM HAVE BEEN FULLY CONSTRUCTED AT A TOTAL COST OF \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 34,500.00 FOR THE ENTIRE SUBDIVISION.



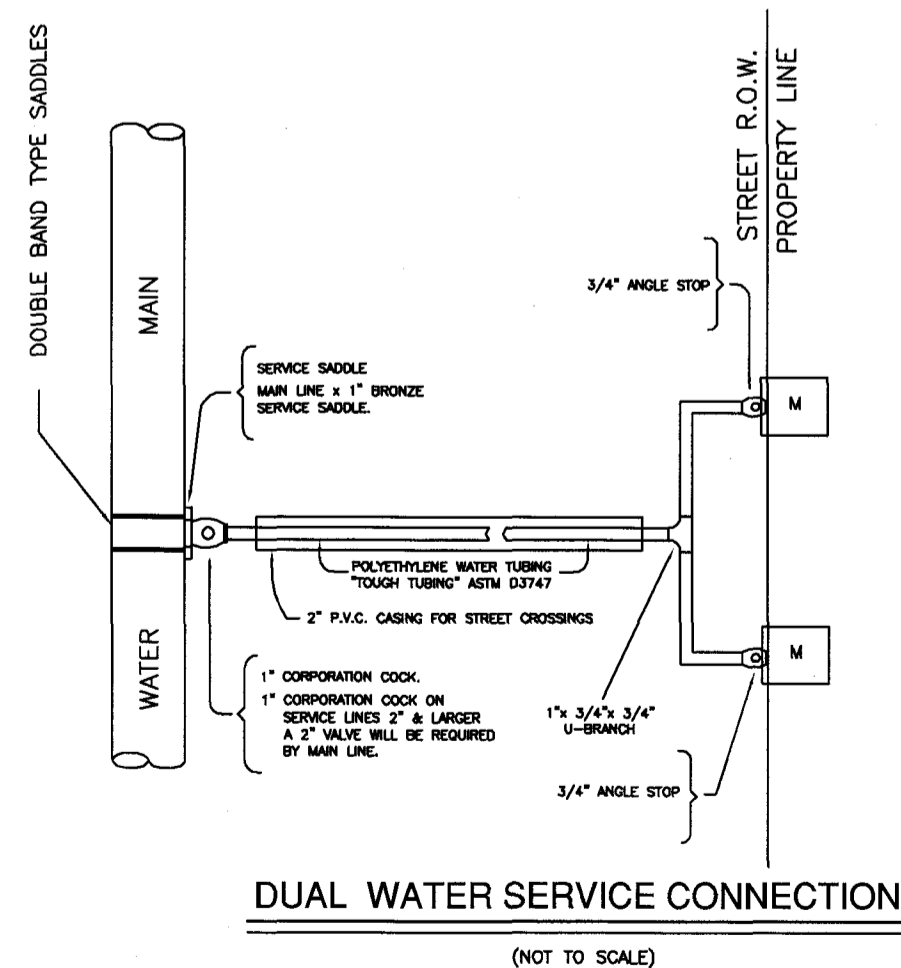
MARCO A. GONZALEZ  
 P.E. 120016  
 DATE 6-10-21



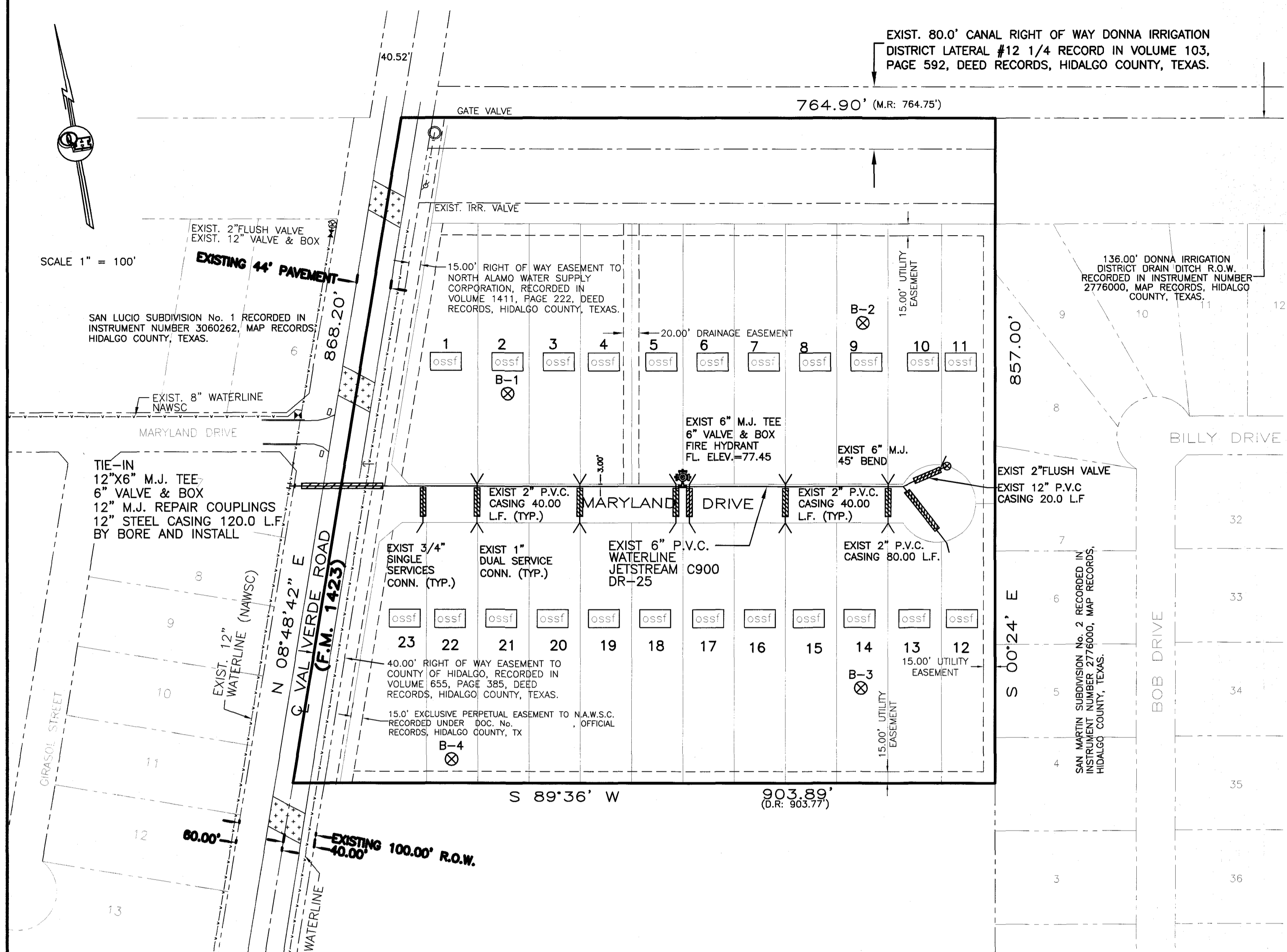
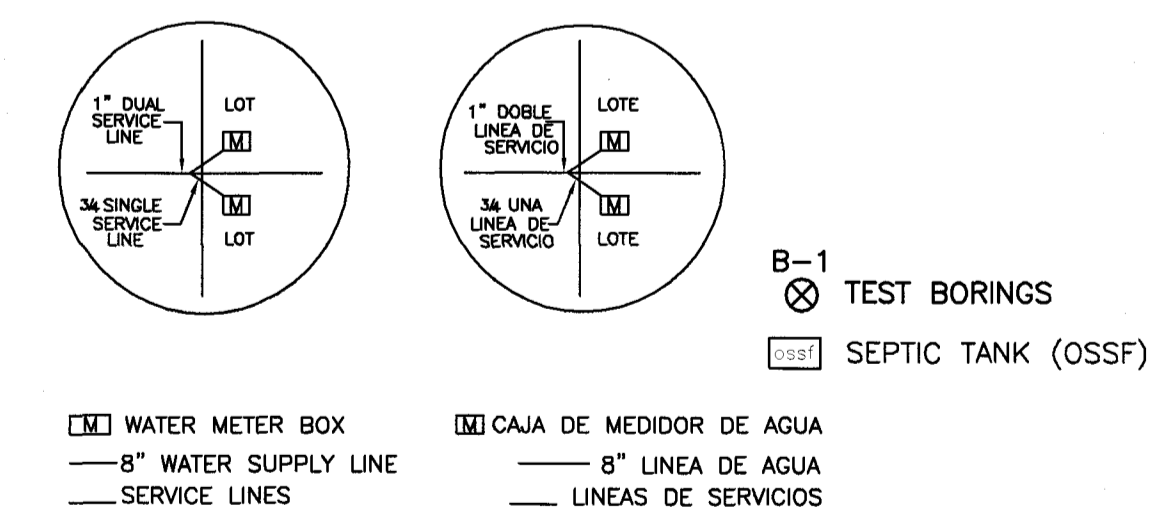
SINGLE WATER SERVICE CONNECTION (NOT TO SCALE)



NAWSC FIRE HYDRANT (NOT TO SCALE)



DUAL WATER SERVICE CONNECTION (NOT TO SCALE)

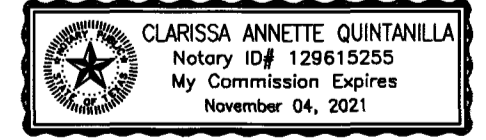


THE JOSEFINA RODRIGUEZ TRACT: THE SOUTH 10.0 ACRES OF BLOCK 31, HILL-HALBERT TRACT, ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1331768, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVIDER CERTIFICATION  
 1.- 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:  
 1.- I (WE), TILLMIN WELCH, MANAGER OF LA MEDIA LUNA PARTNERS SUBDIVIDERS OF TIERRA VALVERDE SUBDIVISION 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.

STATE OF TEXAS  
 COUNTY OF HIDALGO  
 BEFORE ME, the undersigned notary public, on this day personally appeared  
 TILLMIN WELCH, MANAGER OF LA MEDIA LUNA PARTNERS  
 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.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 1224 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QQA-ENG.COM

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

SHEET NO. 2 OF 3 SHEETS

FILENAME	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUB\DONNA\TIERRA VALVERDE SUBDIVISION\WATER BPLAT	91-25-2021 (G.CANTU)	91-25-2021 (G.CANTU)	91-25-2021 (G.CANTU)
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
02-03-2021	(G.CANTU)		

# TIERRA VALVERDE SUBDIVISION

A 16.42 ACRE TRACT OF LAND BEING THE NORTH 16.42 ACRES OF BLOCK 31, HILL-HALBERT TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2935192, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

## DRAINAGE REPORT FOR TIERRA VALVERDE SUBDIVISION

A 16.42 acre tract of land being the north 16.42 acres of block 31, Hill-Halbert Tract, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 1, page 35, map records Hidalgo County, Texas, and according to special warranty deed recorded under county clerk's document number 2935192, official records, Hidalgo County, Texas. It is located on the east side of Val Verde Road (FM 1423), approximately 463 feet north of Canton Road. It is in the City of Donna ETJ and the proposed subdivision will consist of 23 residential lots.

The tract is Zone "C" (no shading), areas of minimal flooding; 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 (28) and is in soil group "B". It is sandy clay loam (SC) and clay loam (CL). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 11-23. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in an easterly direction with an approximate 0.5% slope. The proposed subdivision is  $Q=6.42$  cubic feet per second based on a 10-year storm.

After development the runoff will be  $Q=24.23$  cubic feet per second based on a 50-year storm for an increase of  $Q=17.81$  cubic feet per second. Detention will be 50,407.66 cubic feet (1.18 acre feet). It will be accomplished by grading the roadside ditch along Trenton Road and Dillon Road and excavating the existing Donna Irrigation District Drain Ditch on the north side of the subdivision. The street runoff will be collected by a storm sewer system consisting of 18" and 24" pipes and Type "A" inlets that will discharge into the existing Drain Ditch. 136,000 feet of right of way for the Drain Ditch is being dedicated to the Donna Irrigation District by the plat.

### CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN FOR ZONE "C" (NO SHADING), AREAS OF MINIMAL FLOODING AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, DATED ON NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN.

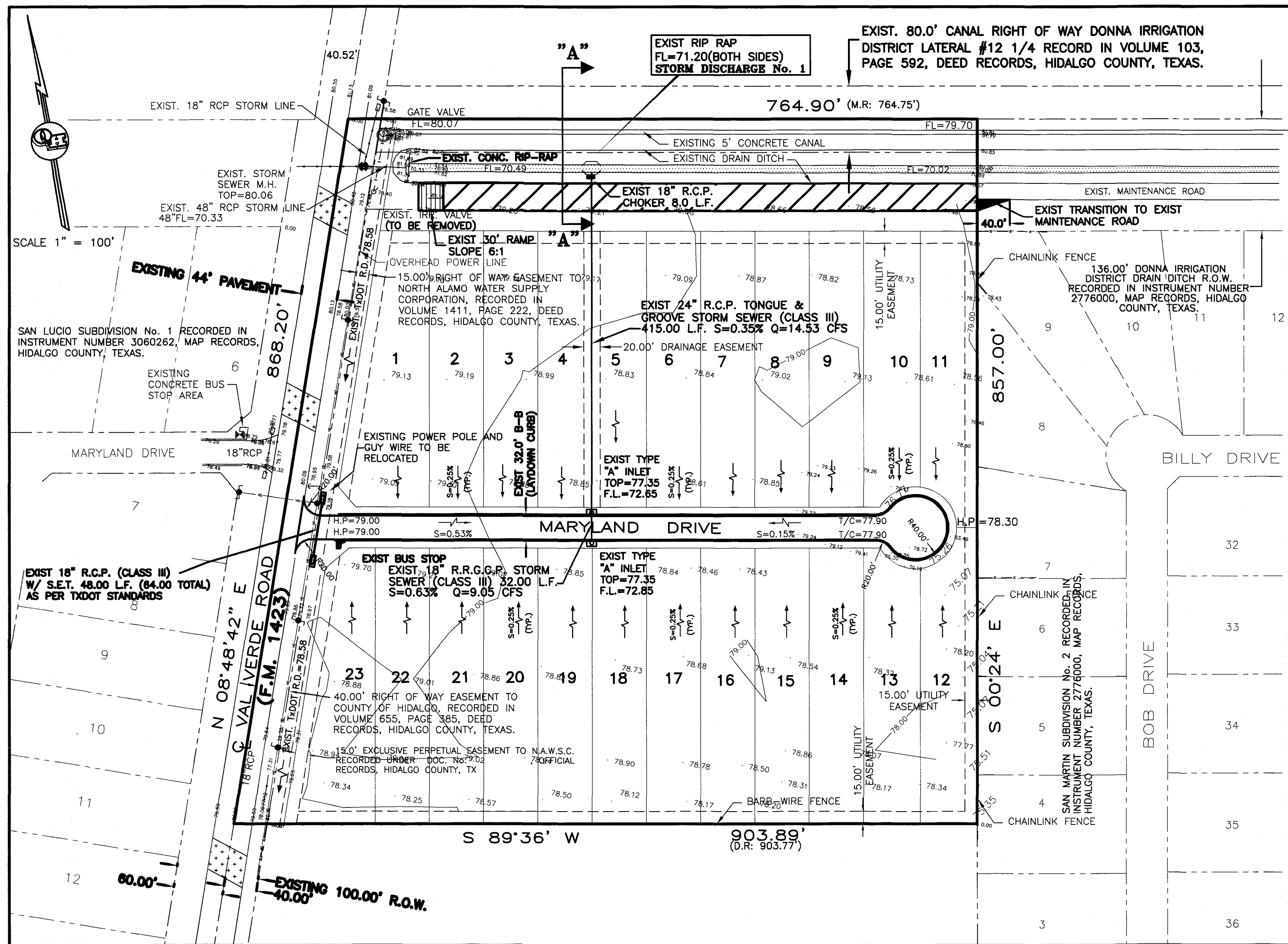


*Marco A. Gonzalez*  
MARCO A. GONZALEZ  
P.E. 120016

6-2-21  
DATE

### COST ESTIMATE

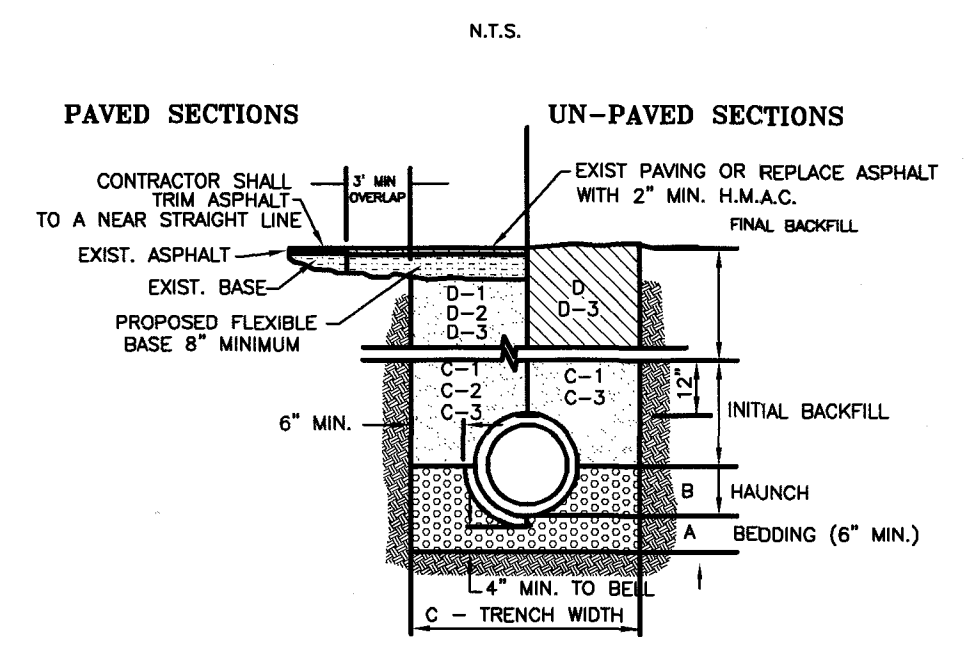
WATER DISTRIBUTION:	\$ 47,100.00
DRAINAGE IMPROVEMENTS:	\$ 60,784.00
PAVING IMPROVEMENTS:	\$ 99,073.00
SEPTIC TANK (OSSF):	\$ 34,500.00



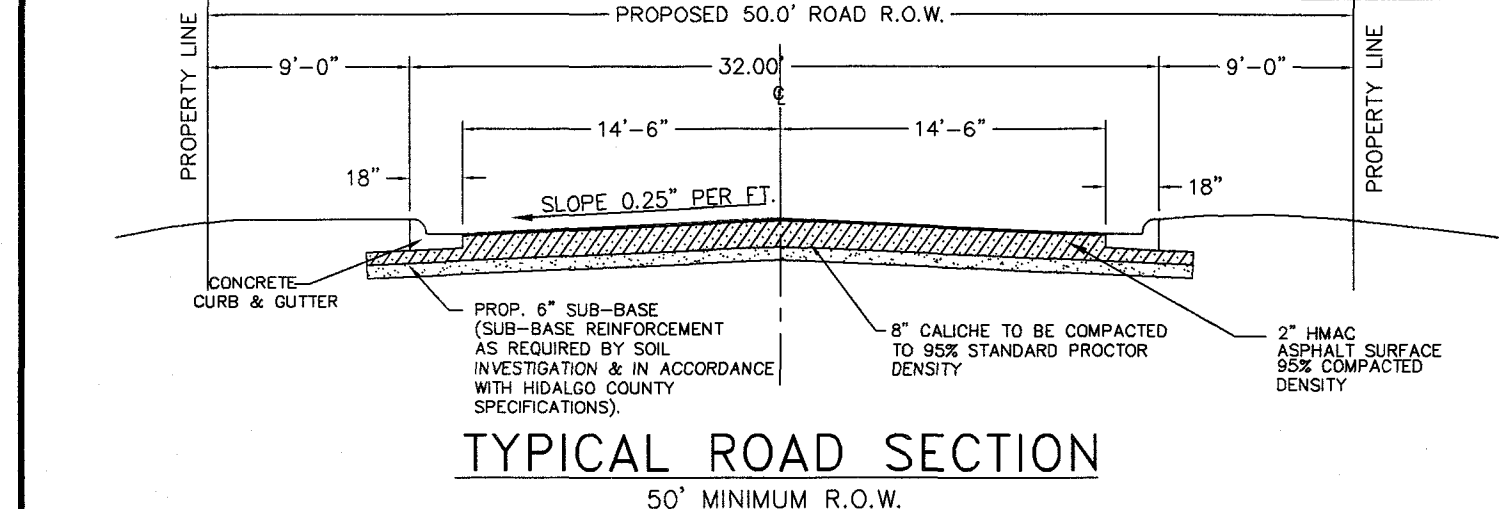
- BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTOR.
- TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTOR.
- 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 0-698, 8" LOOSE LIFTS, MECHANICAL COMPACTOR.
- FINAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTOR.
- FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE 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 (ASHTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTOR.
- FINAL 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 0-698, 8" LOOSE LIFTS, MECHANICAL COMPACTOR.
- FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES SUBSTITUTED 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 92% S.P.D. (USE RELATIVE DENSITY TEST FOR ASTM D4253 & ASTM 0-698). 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 COMPACTOR REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. 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 PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

### STORM TRENCH BEDDING AND BACKFILL NOTES



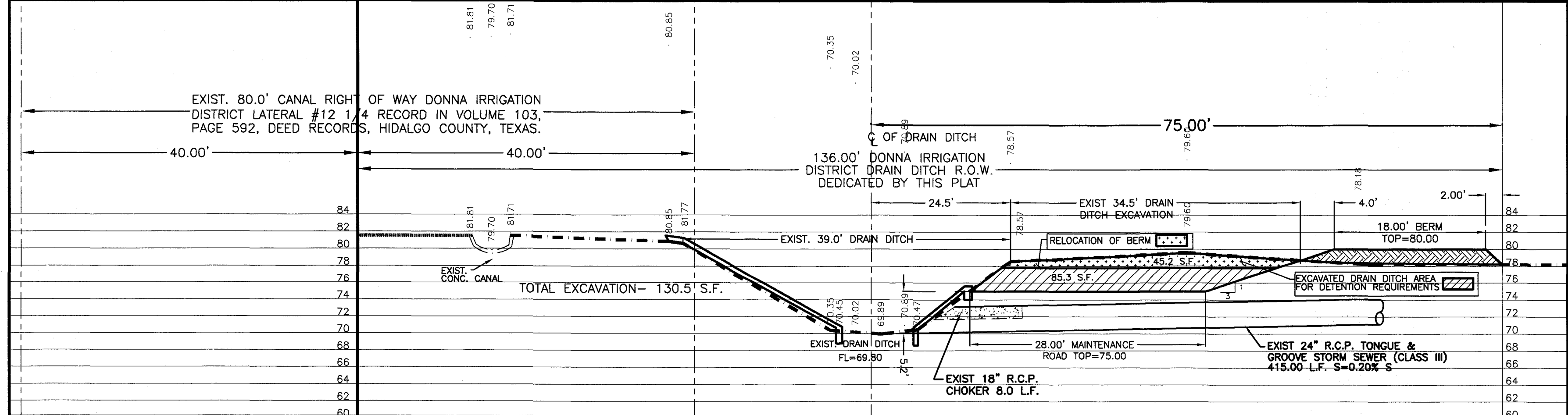
### STORM TRENCH BEDDING AND BACKFILL DETAILS



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

**LEGEND**  
TOTAL DETENTION REQUIRED - 50,407.66 C.F.  
TOTAL DETENTION PROVIDED - 58,004.00 C.F.  
(680 L.F. X 85.3 S.F.)

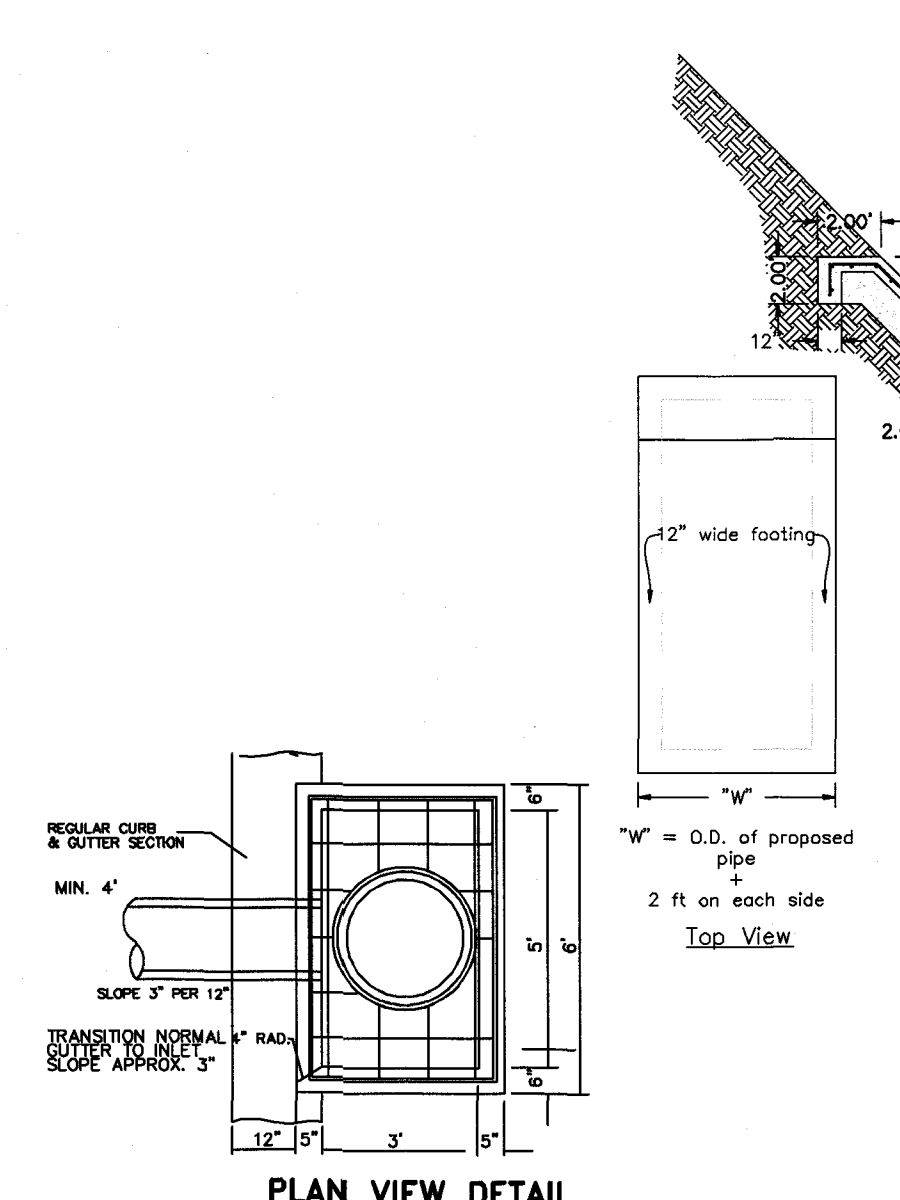
### CROSS SECTION "A-A"



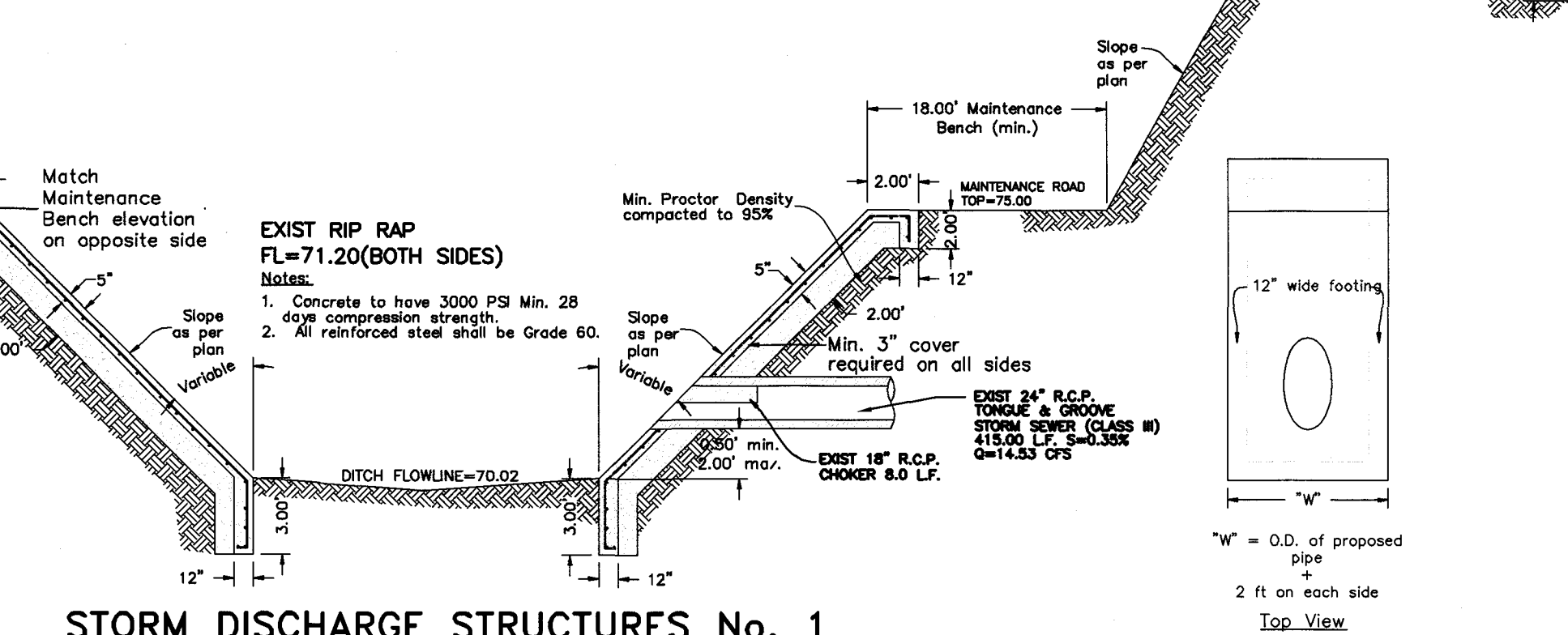
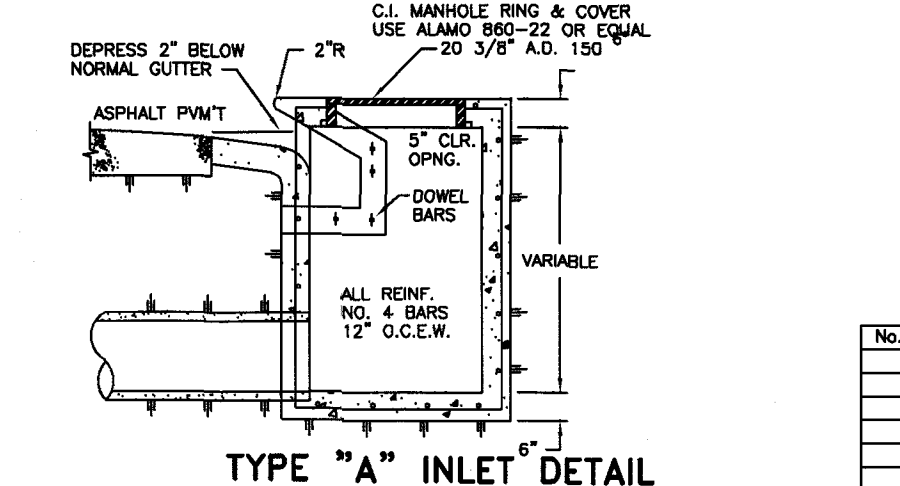
### TYPICAL LOW PROFILE CURB & GUTTER SECTION



1. ALL HONEYCOMBING SHALL BE GRANTED TO PROVIDE A UNIFORM SURFACE.  
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.  
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.  
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).  
5. REINFORCING STEEL AS SHOWN.  
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



### TYPE "A" INLET DETAIL

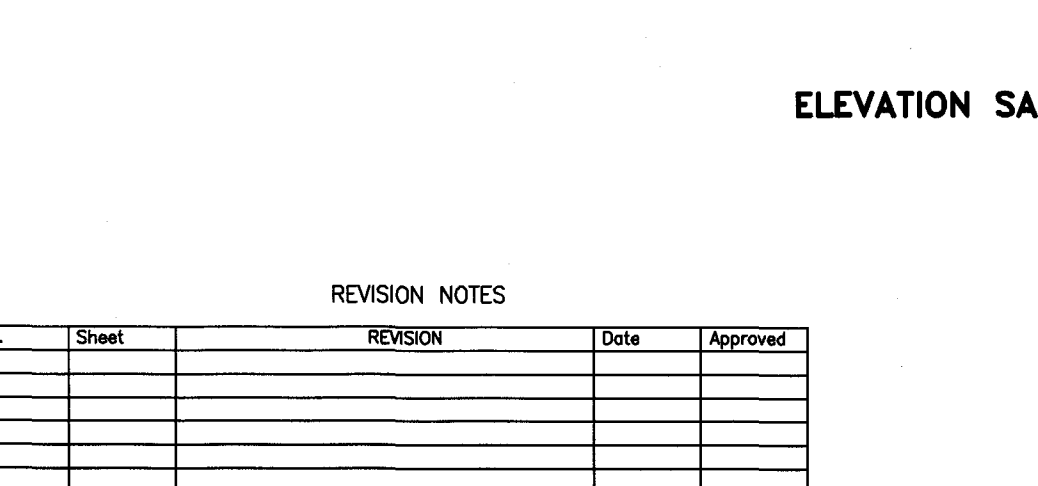


### STORM DISCHARGE STRUCTURES No. 1

NOT TO SCALE

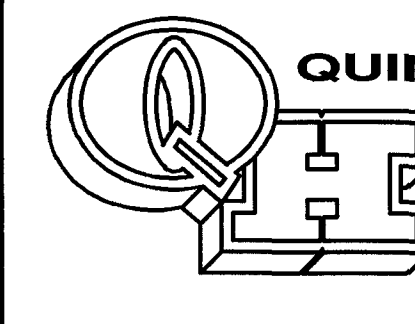


### TYPE "A" INLET DETAIL

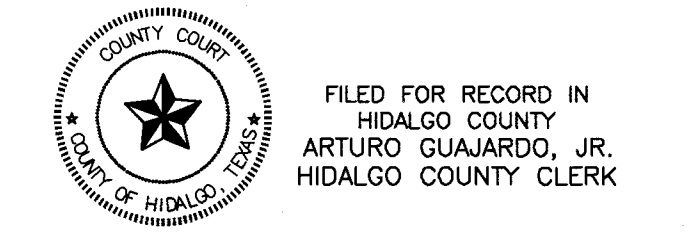


### ELEVATION SAFETY END TREATMENT (TYPE "P OR C")

No.	Sheet	REVISION NOTES	Date	Approved



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



FILED FOR RECORD IN HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK  
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

SHEET NO. 3	DATE PREPARED 01-23-2021	PREPARED BY JILLIS CAVALOS	CHECKED BY	APPROVED BY
OF 3 SHEETS	DATE REVISION 02-03-2021	REVISION BY G. CANTY	CHECKED BY	APPROVED BY