



# 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: 1-28-2025

PROPOSED SAN JANCINTO ESTATES No 16 SUBDIVISION, PRECINCT No. 1.

ENGINEER QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: JACINTO GARZA & JOE DANIEL OLIVAREZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS:    307  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS:    60

FILLING STATIONS:    18

LOCATION DESCRIPTION:    MILE 2 WEST RAOD 495.0 FEET NORTH OF MILE 8 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:     ETJ OF CITY OF MERCEDES

DRAINAGE REPORT WAS APPROVED BY HCDD#1:    ON 12-6-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION:    10.00 FEET ONTO MILE 2 WEST ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE:    11-26-24 BY, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE:    12-16-24 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:     SEWER CITY OF MERCEDES LINE SIZE: 6" LOCATION: MILE 2 WEST ROAD.

WATER SERVICE PROVIDER:    N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 2 WEST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE:    11-21-24: 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.

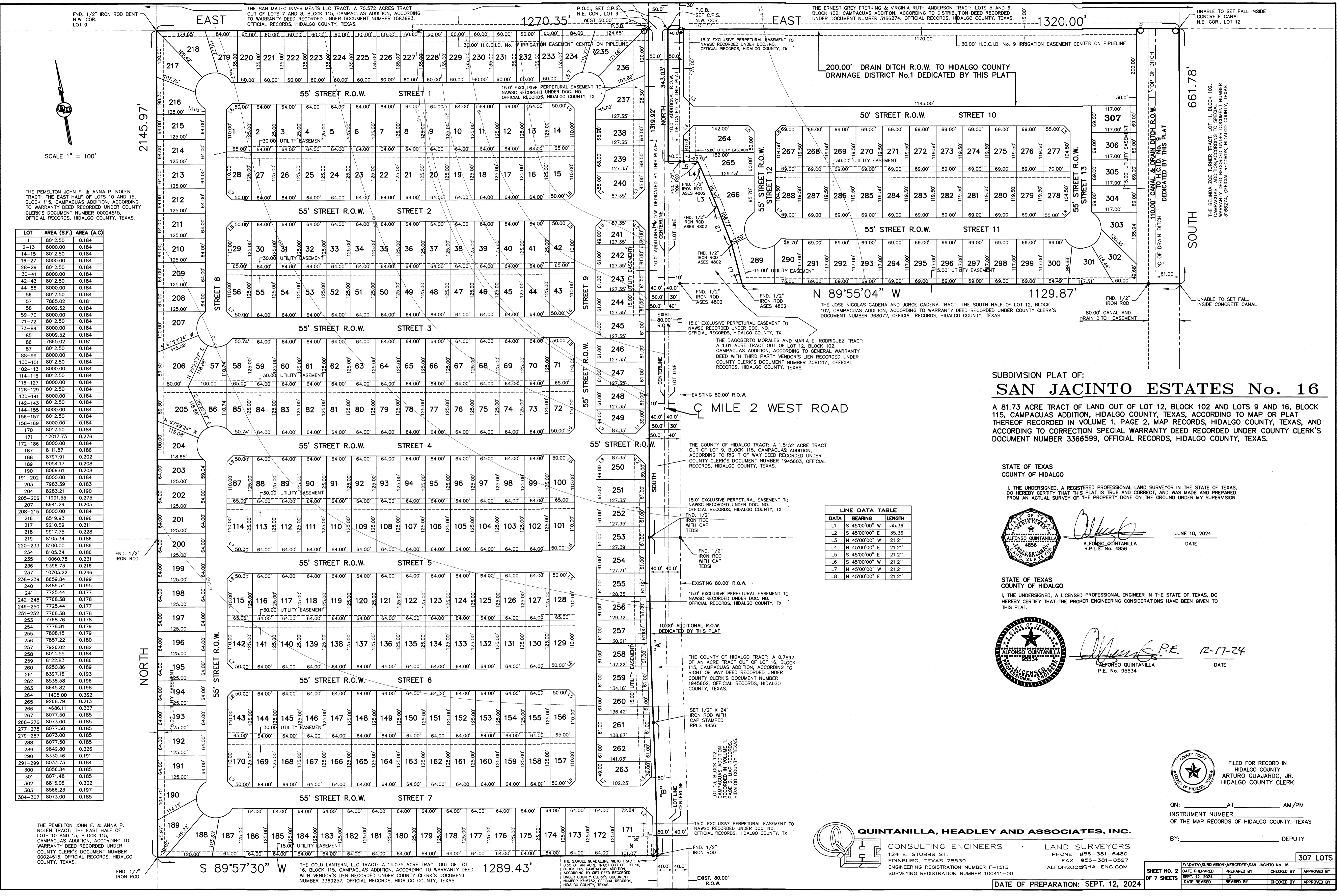
PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON:    N/A

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

**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.*

\*




LOT	AREA (S.F.)	AREA (A.C.)
1	8012.50	0.184
2-13	8000.00	0.184
14-15	8012.50	0.184
16-27	8000.00	0.184
28-29	8012.50	0.184
30-41	8000.00	0.184
42-43	8012.50	0.184
44-55	8000.00	0.184
56	8012.50	0.184
57	7865.02	0.181
58	8009.52	0.184
59-70	8000.00	0.184
71-72	8012.50	0.184
73-84	8000.00	0.184
85	8009.52	0.184
86	7865.02	0.181
87	8012.50	0.184
88-99	8000.00	0.184
100-101	8012.50	0.184
102-113	8000.00	0.184
114-115	8012.50	0.184
116-127	8000.00	0.184
128-129	8012.50	0.184
130-141	8000.00	0.184
142-143	8012.50	0.184
144-155	8000.00	0.184
156-157	8012.50	0.184
158-169	8000.00	0.184
170	8012.50	0.184
171	12017.73	0.276
172-186	8000.00	0.184
187	8111.87	0.186
188	8797.91	0.202
189	9054.17	0.208
190	8069.61	0.208
191-202	8000.00	0.184
203	7983.39	0.183
204	8283.21	0.193
205-206	11991.55	0.275
207	8941.29	0.205
208-215	8000.00	0.184
216	8519.93	0.196
217	9210.69	0.211
218	9917.75	0.228
219	8105.34	0.186
220-233	8100.00	0.186
234	8105.34	0.186
235	10060.78	0.231
236	9396.73	0.216
237	10703.22	0.246
238-239	8659.84	0.199
240	8489.54	0.195
241	7725.44	0.177
242-248	7768.38	0.178
249-250	7725.44	0.177
251-252	7768.38	0.178
253	7768.76	0.178
254	7778.81	0.179
255	7808.15	0.179
256	7857.22	0.180
257	7926.02	0.182
258	8014.55	0.184
259	8122.83	0.186
260	8250.86	0.189
261	8397.16	0.193
262	8538.58	0.196
263	8645.82	0.198
264	11405.00	0.262
265	9268.79	0.213
266	14866.11	0.337
267	8077.50	0.185
268-276	8073.00	0.185
277-278	8077.50	0.185
279-287	8073.00	0.185
288	8077.50	0.185
289	9849.80	0.226
290	8330.46	0.191
291-299	8033.73	0.184
300	8056.84	0.185
301	8071.48	0.185
302	8815.06	0.202
303	8566.23	0.197
304-307	8073.00	0.185

SUBDIVISION PLAT OF:  
**SAN JACINTO ESTATES No. 16**

A 81.73 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 102 AND LOTS 9 AND 16, BLOCK 115, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3366599, 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*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

JUNE 10, 2024  
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.*  
ALFONSO QUINTANILLA  
P.E. No. 95534

12-17-24  
DATE

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 45°00'00" W	35.36'
L2	S 45°00'00" E	35.36'
L3	N 45°00'00" W	21.21'
L4	N 45°00'00" E	21.21'
L5	S 45°00'00" E	21.21'
L6	N 45°00'00" W	21.21'
L7	N 45°00'00" W	21.21'
L8	N 45°00'00" E	21.21'

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

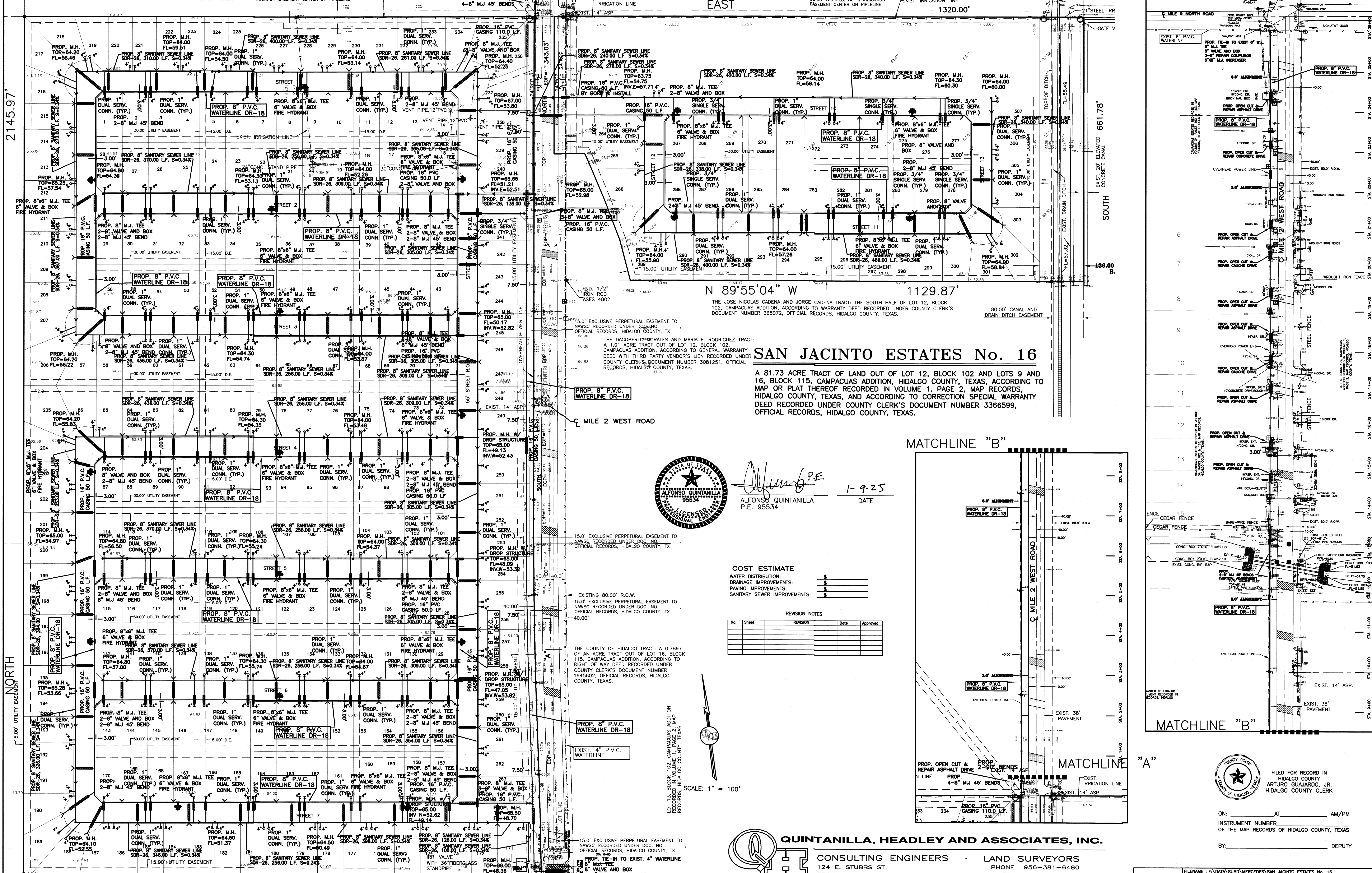
BY: \_\_\_\_\_ DEPUTY

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

SHEET NO. 2	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
OF 7 SHEETS	SEPT. 12, 2024	LG		
	DATE REWISED	REWISED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION: SEPT. 12, 2024

307 LOTS



N 89°55'04" W 1129.87'

THE JOSE NICOLAS CADENA AND JORGE CADENA TRACT: THE SOUTH HALF OF LOT 12, BLOCK 102, CAMPACUAS ADDITION, ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 368072, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

THE DAGOBERTO MORALES AND MARIA E. RODRIGUEZ TRACT: A 1.01 ACRE TRACT OUT OF LOT 12, BLOCK 102, CAMPACUAS ADDITION, ACCORDING TO GENERAL WARRANTY DEED WITH THIRD PARTY VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3081251, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

### SAN JACINTO ESTATES No. 16

A 81.73 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 102 AND LOTS 9 AND 16, BLOCK 115, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3366599, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



*Alfonso Quintanilla* P.E.  
 ALFONSO QUINTANILLA  
 P.E. 95534  
 1-9-25  
 DATE

**COST ESTIMATE**

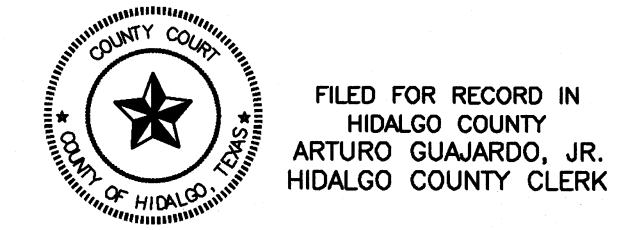
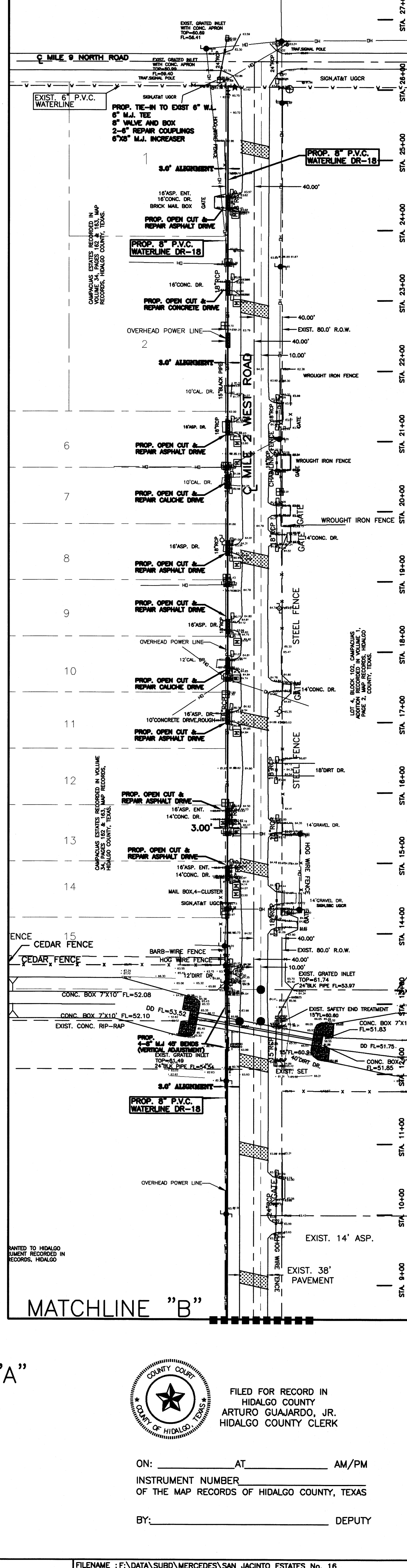
WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SANITARY SEWER IMPROVEMENTS:	\$

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

SCALE: 1" = 100'

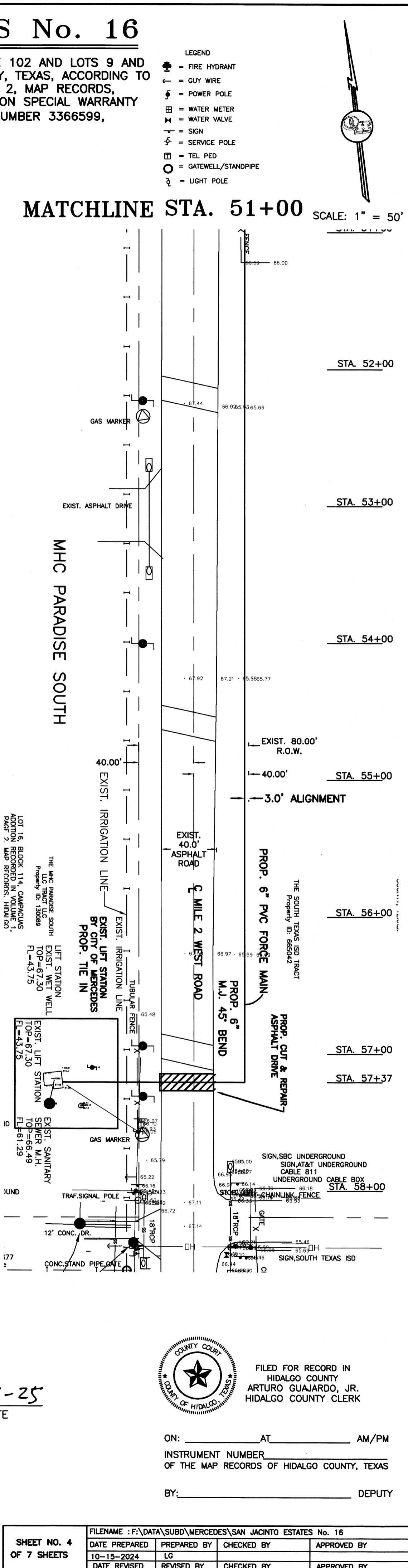
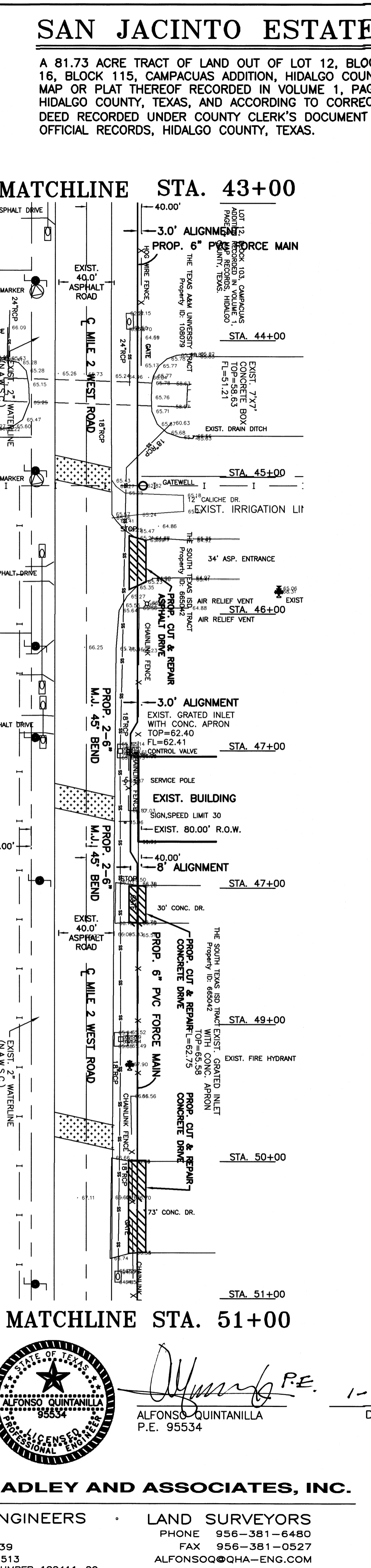
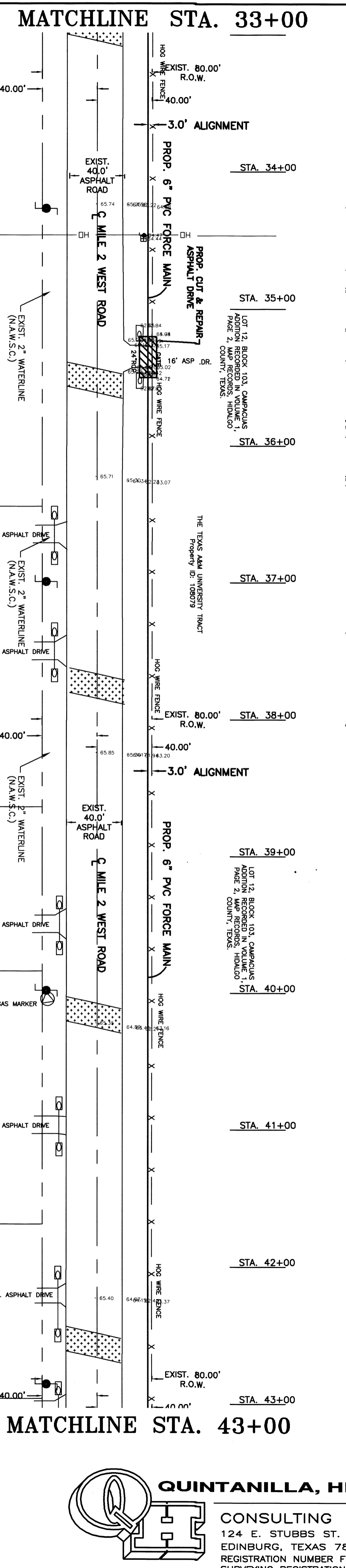
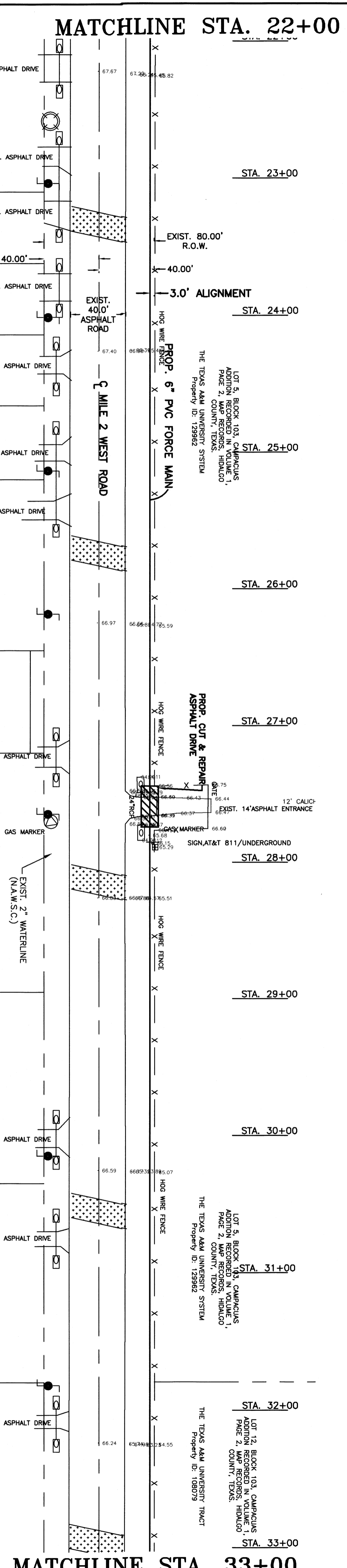
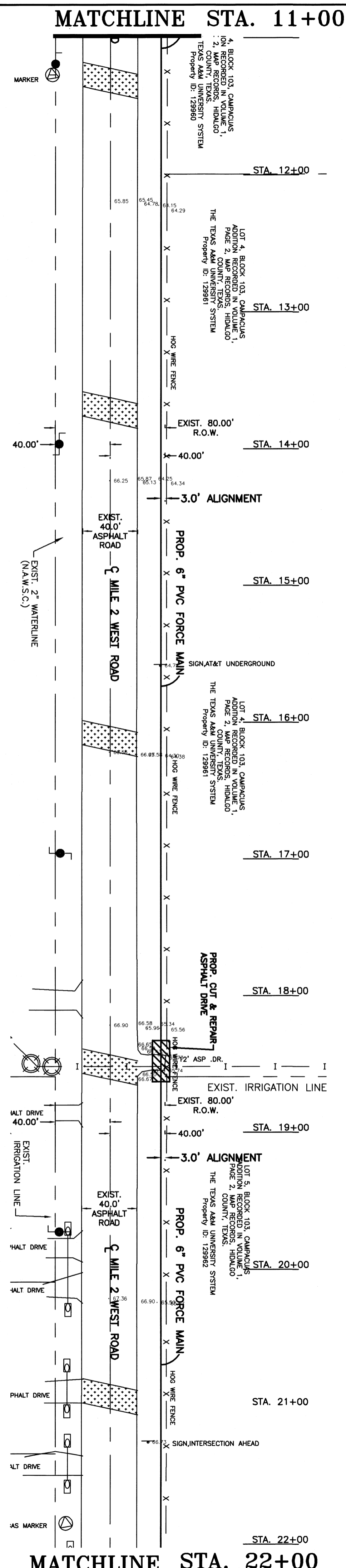
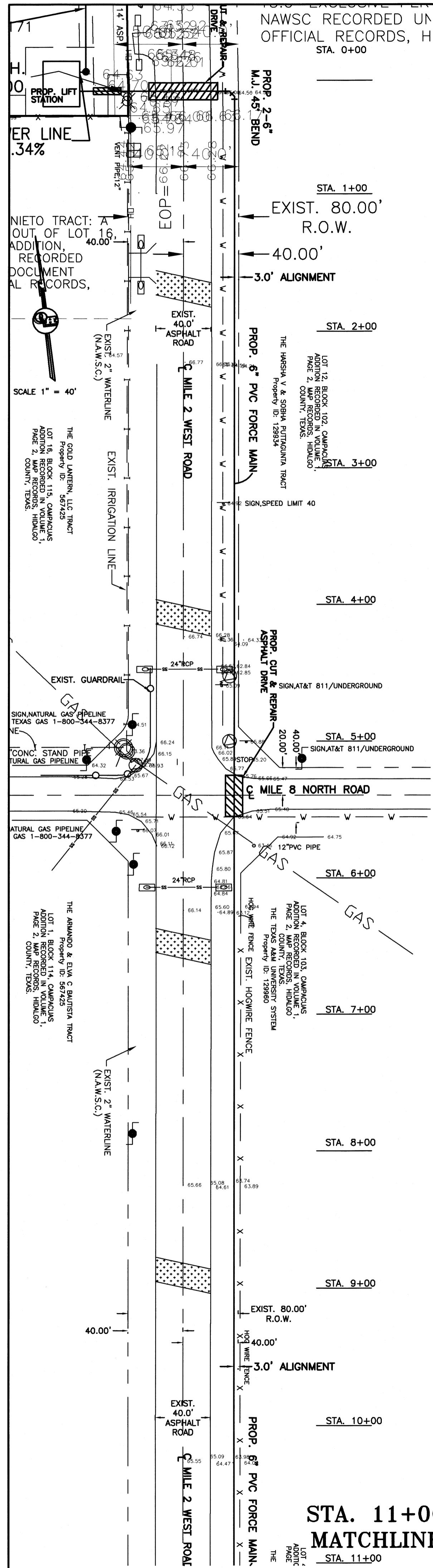
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00



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

SHEET NO. 3	FILENAME: F:\DATA\SUBD\MERCEDAS SAN JACINTO ESTATES No. 16
DATE PREPARED	10-15-2024
DATE REVISION	
PREPARED BY	
REVISION	
CHECKED BY	
CHECKED BY	
APPROVED BY	
APPROVED BY	



**SAN JACINTO ESTATES No. 16**

A 81.73 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 102 AND LOTS 9 AND 16, BLOCK 115, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3366599, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

- LEGEND**
- = FIRE HYDRANT
  - = GUY WIRE
  - = POWER POLE
  - = WATER METER
  - = WATER VALVE
  - = SIGN
  - = SERVICE POLE
  - = TEL. PED.
  - = GATEWELL/STANDPIPE
  - = LIGHT POLE

MATCHLINE STA. 51+00 SCALE: 1" = 50'

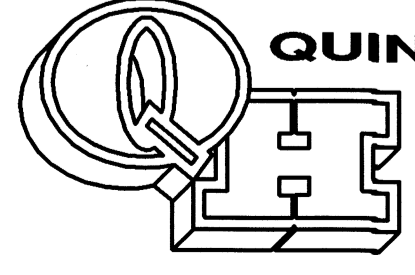


*Alfonso Quintanilla* P.E.  
 ALFONSO QUINTANILLA  
 P.E. 95534  
 DATE 1-9-25



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 HIDALGO COUNTY  
 ARTURO GUJARDO, 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.**  
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 REGISTRATION NUMBER T-1513 SURVEYING REGISTRATION NUMBER 100411-00  
 PHONE 956-381-6480 FAX 956-381-0527  
 ALFONSO@QQA-ENG.COM

SHEET NO. 4 OF 7 SHEETS	FILENAME: F:\DATA\SUBD\MERCEDES\SAN JACINTO ESTATES No. 16			
	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

SAN JACINTO ESTATES No. 16

A 81.73 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 102 AND LOTS 9 AND 16, BLOCK 115, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3366599, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN JACINTO ESTATES No. 16 : POR ALFONSO QUINTANILLA P.E.

PROVISION DE AGUA: Descripción y Gastos.

SAN JACINTO ESTATES No. 16 SERA PROVISITA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HAN COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA DE AGUA N.A.W.S.C. HA PRESENTADO LA DOCUMENTACION DEMOSTRANDO LA DISPONIBILIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UN LINEA EXISTENTE DE 6" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO SUR DE LA CALLE MILES 9 NORTH ROAD Y UN LINEA EXISTENTE DE 4" DE DIAMETRO DE AGUA QUE CORRE POR EL LADO ESTE DE LA CALLE MILE 2 EAST ROAD.

EL SISTEMA DE AGUA PARA SAN JACINTO ESTATES No. 16 CONSISTIRA DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE AGUA DE 6" DE DIAMETRO Y SUR OESTE POR EL LADO OESTE DE LA CALLE MILE 2 WEST ROAD. DE LA ESQUINA SURESTE DE LOT 155, LA LINEA DE AGUA CORRE ESTE Y SE CONECTA CON LA LINEA DE AGUA DE 4" DE DIAMETRO EN EL LADO ESTE DE LA CALLE MILE 2 WEST ROAD.

DE LA ESQUINA SURESTE DE LOTE 242, LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OESTE POR EL LADO NORTE DE LA CALLE AZTECA STREET, LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE NORTE POR EL LADO ESTE DE LA CALLE CHARRRO STREET Y CORRE ESTE POR EL LADO SUR DE LA CALLE PALMINDO STREET Y CORRE SUR POR EL LADO OESTE DE LA CALLE TORILLO STREET. EL SISTEMA DE AGUA SE BUCE EN CADA INTERSECCION.

CINCO LINEAS DE AGUA DE 8" DE DIAMETRO SE CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO POR EL LADO OESTE DE LA CALLE TORILLO STREET. LA PRIMERA CORRE OESTE POR EL LADO SUR DE LA CALLE ANDALUZ STREET, LA SEGUNDA CORRE OESTE POR EL LADO SUR DE LA CALLE APALOSCA STREET, LA TERCERA CORRE OESTE POR EL LADO SUR DE LA CALLE PASO FINO STREET, LA CUARTA CORRE OESTE POR EL LADO SUR DE LA CALLE PASO FINO STREET, LA QUINTA CORRE OESTE POR EL LADO SUR DE LA CALLE MORO STREET. TODAS SE CONECTA CON LA LINEA DE AGUA DE 8" DE DIAMETRO EN EL LADO DE ESTE DE LA CALLE CHARRRO STREET. EL SISTEMA DE AGUA SE BUCE EN CADA INTERSECCION.

DE LA ESQUINA SURESTE DE LOTE 218, LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE RETINYO CIRCLE Y CORRE SUR POR EL LADO OESTE DE LA CALLE PASO FINO STREET. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OESTE POR EL LADO NORTI DE LA CALLE RETINYO CIRCLE Y CORRE NORTE POR EL LADO ESTE DE LA CALLE RETINYO CIRCLE. EL SISTEMA DE AGUA SE BUCE EN CADA INTERSECCION.

DE LA LINEA DE 8" DE DIAMETRO, SE DESPRENDEN CIENTO CUARENTA Y SEIS (146) SERVICIOS DOBLES DE 1" DE DIAMETRO QUE CORREN EN PARES HACIA LOS LOTES, TRECE (13) SERVICIOS SENCILLOS DE 3/4" QUE VAN HACIA LOS MEDIDORES DE CADA LOTE Y DIECIOCHO (18) BOCAS DE RIEGO (FIRE HYDRANT).

LA LINEA DE 8" DE DIAMETRO, LAS LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO, LAS LINEAS DE SERVICIO SENCILLO DE 3/4" DE DIAMETRO Y LAS CAÑAS DE LOS MEDIDORES DE AGUA SERAN INSTALADOS A UN COSTO TOTAL DE US\$ 0 US\$ POR LOTE. ADICIONALMENTE, EL DUEÑO DE LA SUBDIVISION PAGARA A N.A.W.S.C. LA CANTIDAD DE US\$ 0 US\$ POR SOLAR DE ACUERDO AL CONTRATO Y DOCUMENTO DE 30 AÑOS DE SERVICIO DE AGUA POTABLE EL CUAL CUERRE LOS MEDIDORES DE AGUA, INSTALACION, CONEXION Y MEMBRASIAS. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN INSTALARA DIECIOCHO (18) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE US\$6,800.00 POR CADA UNO DUAL GASTA UNA CANTIDAD TOTAL US\$ 0 US\$. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

DRENAJE: Descripción y Gastos.

LA SUBDIVISION SAN JACINTO ESTATES No. 16 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE LA CIUDAD DE MERCEDES. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE MERCEDES, HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE MERCEDES, HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA SANITARIO PARA LA SUBDIVISION SAN JACINTO ESTATES No. 16, CONSISTE DE UNA LINEA DE DRENAJE SANITARIO DE 8" DE DIAMETRO QUE CONECTA CON SUBSTACION DE DRENAJE SANITARIO.

EL SISTEMA DE DRENAJE SANITARIO PARA SAN JACINTO ESTATES No. 16 CONSISTIRA CON CUARENTA Y CINCO (45) ALcantarillas Y CON UNA LINEA DE DRENAJE SANITARIO DE 8" PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA EXISTENTE DE 18" PULGADAS DE DIAMETRO.

DE LA SUBSTACION DE DRENAJE SANITARIO, LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE OESTE POR EL LADO NORTE DE LA CALLE MILE 12 NORTH ROAD Y CORRE OESTE POR EL LADO SUR DE LA CALLE AZTECA STREET. LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE NORTE POR EL LADO OESTE DE LA CALLE CHARRRO STREET Y CORRE ESTE POR EL LADO NORTE DE LA CALLE PALMINDO STREET, UNA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE SUR POR EL LADO ESTE DE LA CALLE TORILLO STREET Y TERMINA EN ALcantarillas ENFRENTE DE LOTE 156.

CINCO LINEAS DE DRENAJE DE 8" DE DIAMETRO SE CONECTA CON LA LINEA DE DRENAJE DE 8" DE DIAMETRO POR EL LADO ESTE DE LA CALLE TORILLO STREET. LA PRIMERA CORRE OESTE POR EL LADO NORTE DE LA CALLE ANDALUZ STREET, LA SEGUNDA CORRE OESTE POR EL LADO NORTE DE LA CALLE APALOSCA STREET, LA TERCERA CORRE OESTE POR EL LADO NORTE DE LA CALLE PASO FINO STREET, LA CUARTA CORRE OESTE POR EL LADO NORTE DE LA CALLE PASO FINO STREET, LA QUINTA CORRE OESTE POR EL LADO NORTE DE LA CALLE MORO STREET Y TERMINA CON ALcantarillas.

DE LA ESQUINA NOROESTE DE LOTE 221, LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE ESTE POR EL LADO SUR DE LA CALLE RETINYO CIRCLE Y CORRE NORTE POR EL LADO ESTE DE LA CALLE MILE 2 WEST ROAD. DE LA ESQUINA SURESTE DE LOTE 243, LA LINEA DE DRENAJE DE 8" DE DIAMETRO CORRE ESTE POR EL LADO NORTE DE LA CALLE RETINYO CIRCLE Y TERMINA CON ALcantarilla.

LA ULTIMA LINEA DE DRENAJE SANITARIO CORRE SUR POR EL LADO OESTE DE LA CALLE THIRTEEN Y CORRE ESTE POR EL LADO SUR DE LA CALLE RETINYO CIRCLE Y CORRE NORTE POR EL LADO ESTE DE LA CALLE FOURTEEN STREET Y TERMINA CON ALcantarilla.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS TRESCIENTOS DIECINUEVE (305) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE.

LA LINEAS DE 8 PULGADAS, LA LINEA 4 Y LAS ALcantarillas SERAN INSTALADAS, HA UN COSTO TOTAL DE US\$ 0 US\$ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE MERCEDES US\$ 0 US\$ POR LOTE COSTO ADICIONAL POR LOS SERVICIOS Y ADQUISICION Y TODAS LAS MEMBRASIAS Y OTROS COSTOS ASOCIADOS CON CONECTAR LOS LOTES INDIVIDUALES Y EL COMPLETO SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO 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 DE AGUA SERA CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA, EL COSTO TOTAL ES DE US\$ 0 \$ POR LOTE.

DRENAJE: SE ESTIMA QUE TODO EL SISTEMA DE DRENAJE SANITARIO SERA INSTALADO Y COSTARAN US\$ 0 \$ POR TODO(TODO INCLUIDO) A UN COSTO DE US\$ 0 \$ PARA LOTE.

FINAL ENGINEERING REPORT FOR SAN JACINTO ESTATES No. 16

WATER SUPPLY: Description and Costs.

SAN JACINTO ESTATES No. 16 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION ("N.A.W.S.C."). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAVE 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 6" DIAMETER WATERLINE ALONG THE SOUTH SIDE OF MILE 9 NORTH ROAD AND AN EXISTING 4" DIAMETER WATERLINE ALONG THE EAST SIDE OF MILE 2 WEST ROAD.

THE WATER SYSTEM FOR SAN JACINTO ESTATES No. 16 WILL CONSIST OF AN 8" DIAMETER WATERLINE THAT CONNECTS TO THE SAID 6" WATERLINE. THE WATERLINE RUNS SOUTH ALONG THE WEST SIDE OF MILE 2 WEST ROAD, FROM THE SOUTHWEST CORNER OF LOT 155, THE WATERLINE RUNS EAST AND CONNECTS TO THE EXISTING 4" DIAMETER WATERLINE ON THE EAST SIDE OF MILE 2 WEST ROAD.

FROM THE SOUTHWEST CORNER OF LOT 242, THE 8" DIAMETER WATERLINE RUNS WEST ALONG THE NORTH SIDE OF AZTECA STREET. IT RUNS NORTH ALONG THE EAST SIDE OF CHARRRO STREET AND TURNS EAST ALONG THE SOUTH SIDE OF PALMINDO STREET, LOOPS BACK SOUTH ALONG THE WEST SIDE OF TORILLO STREET. THE SYSTEM LOOPS TOGETHER AT EACH INTERSECTION.

THERE ARE FIVE 8" DIAMETER WATERLINE THAT CONNECT TO SAID 8" DIAMETER WATERLINE ON THE WEST SIDE OF TORILLO STREET. THE FIRST LINE RUNS WEST ALONG THE SOUTH SIDE OF ANDALUZ STREET, THE SECOND LINE RUNS WEST ALONG THE SOUTH SIDE OF APALOSCA STREET, THE THIRD LINE RUNS WEST ALONG THE SOUTH SIDE OF PASO FINO STREET, THE FOURTH LINE RUNS WEST ALONG THE SOUTH SIDE OF PASO FINO STREET, THE FIFTH LINE RUNS WEST ALONG THE SOUTH SIDE OF MORO STREET. ALL CONNECT TO THE 8" DIAMETER WATERLINE ON THE EAST SIDE OF CHARRRO STREET. THE SYSTEM LOOPS TOGETHER AT EACH INTERSECTION.

FROM THE SOUTHWEST CORNER OF LOT 218, AN 8" DIAMETER WATERLINE RUNS EAST ALONG THE SOUTH SIDE OF RETINYO CIRCLE. IT RUNS NORTH ALONG THE WEST SIDE OF PASO FINO STREET AND TURNS WEST ALONG THE NORTH SIDE OF RETINYO CIRCLE AND THEN TURNS NORTH ALONG THE EAST SIDE OF RETINYO CIRCLE TO THE SAID 8" DIAMETER WATERLINE. THE SYSTEM LOOPS TOGETHER AT EACH INTERSECTION.

FROM THE 8" WATERLINE, ONE HUNDRED FOURTY-SIX (146) 1" DUAL WATER SERVICES RUN TO PAIRS OF LOTS AND THIRTEEN (13) 3/4" DIAMETER SINGLE SERVICES GOING TO THE METER BOXES FOR EACH LOT, AND EIGHTEEN (18) FIRE HYDRANTS WILL BE INSTALLED.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$ 0 \$ PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$ 0 \$ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL EIGHTEEN (18) FIRE HYDRANTS AT A UNIT COST OF \$ 0 \$ FOR A TOTAL COST OF \$ 0 \$. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.

SAN JACINTO ESTATES No. 16 IS TREATED BY WASTEWATER SERVICE FROM THE CITY OF MERCEDES. THE SUBDIVIDER AND THE CITY OF MERCEDES HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF MERCEDES PROMISED TO TREAT WASTE WATER FOR AT LEAST 30 YEARS AND THE CITY OF MERCEDES HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISHED THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THE SUBDIVISION. THE CITY OF MERCEDES HAS AN EXISTING LIFT STATION ON THE EAST SIDE OF MILE 2 WEST ROAD.

SAN JACINTO ESTATES No. 16 SANITARY SEWER LAYOUT CONSIST OF AN 8" P.V.C. FORCE MAIN SEWER LINE THAT CONNECTS TO THE EXISTING LIFT STATION. THE SANITARY SEWER SYSTEM FOR SAN JACINTO ESTATES No. 16 CONSIST OF FORTY-FIVE (45) MANHOLES AND A LINE 8" DIAMETER SEWER LINE THAT TIES IN TO THE PROPOSED LIFT STATION BY FORCE MAIN.

FROM THE SAID PROPOSED LIFT STATION, THE 8" DIAMETER SANITARY SEWER LINE RUNS NORTH ALONG THE WEST SIDE OF MILE 2 WEST ROAD AND THEN RUNS WEST ALONG THE SOUTH SIDE OF AZTECA STREET. IT RUNS NORTH ALONG THE WEST SIDE OF CHARRRO STREET AND TURNS EAST ALONG THE NORTH SIDE OF PALMINDO STREET, LOOPS BACK SOUTH ALONG THE EAST SIDE OF TORILLO STREET, ENDING WITH MANHOLE LOCATED IN FRONT OF LOT 156.

THERE ARE 5 8" DIAMETER SEWER LINE THAT CONNECT TO SAID 8" DIAMETER SEWERLINE ON THE EAST SIDE OF TORILLO STREET. THE FIRST LINE RUNS WEST ALONG THE NORTH SIDE OF ANDALUZ STREET, THE SECOND LINE RUNS WEST ALONG THE NORTH SIDE OF APALOSCA STREET, THE THIRD LINE RUNS WEST ALONG THE NORTH SIDE OF PASO FINO STREET, THE FOURTH LINE RUNS WEST ALONG THE NORTH SIDE OF PASO FINO STREET, THE FIFTH LINE RUNS WEST ALONG THE NORTH SIDE OF MORO STREET. ALL ENDING WITH MANHOLES.

FROM THE NORTHWEST CORNER OF LOT 221, AN 8" DIAMETER SEWER LINE RUNS EAST ALONG THE SOUTH SIDE OF RETINYO CIRCLE THEN TURNS NORTH ALONG THE WEST SIDE OF PASO FINO STREET. FROM THE SOUTHWEST CORNER OF LOT 243, AN 8" DIAMETER SEWER LINE RUNS EAST ALONG THE NORTH SIDE OF RETINYO CIRCLE, ENDING WITH MANHOLE.

THE LAST 8" DIAMETER SEWER LINES RUNS SOUTH ALONG THE WEST SIDE OF RETINYO CIRCLE TURNS EAST ALONG THE SOUTH SIDE OF RETINYO CIRCLE AND TURNS NORTH ALONG THE EAST SIDE OF PASO FINO STREET, ENDING WITH MANHOLE.

FROM THE 8" LINE, THREE HUNDRED NINETEEN (305) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" LINE, THE 4" SERVICE LINE AND THE FORTY-FIVE (45) SANITARY SEWER MANHOLES WILL BE INSTALLED, AT A TOTAL COST OF \$ 0 \$ OR \$ 0 \$ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID CITY OF MERCEDES \$ 0 \$ OR \$ 0 \$ PER LOT FOR THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE CITY OF MERCEDES AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT. THE TOTAL COST OF THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF MERCEDES AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

WATER FACILITIES-- THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS, AT A TOTAL COST OF \$ 0 \$ PER LOT.

SEWAGE FACILITIES-- SANITARY SEWER DISTRIBUTION SYSTEM WILL BE CONSTRUCTED AT A COST OF \$ 0 \$ WHICH EQUALS TO \$ 0 \$ PER LOT.



ALFONSO QUINTANILLA P.E. 95534  
1-9-25 DATE



ALFONSO QUINTANILLA P.E. 95534  
1-9-25 DATE

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:

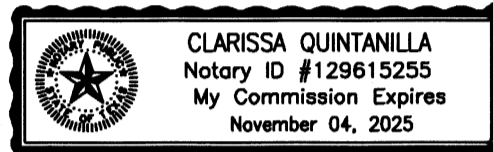
JACINTO GARZA, PRESIDENT OF SAN JACINTO ENTERPRISES, L.L.C., SUBDIVIDERS OF SAN JACINTO ESTATES No. 16 HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE 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.

SAN JACINTO ENTERPRISES, L.L.C. DATE  
JACINTO GARZA, PRESIDENT  
2100 W. EXPRESSWAY 83  
MERCEDDES, TEXAS 78570

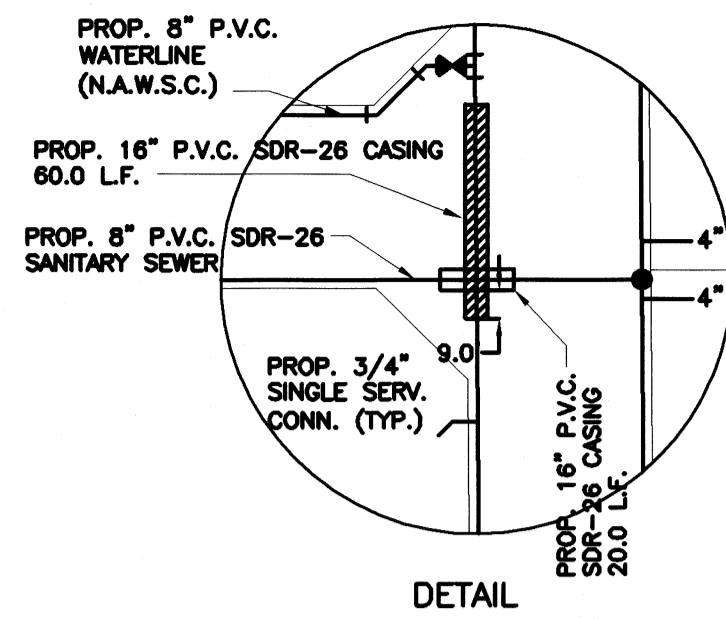
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared JACINTO GARZA, PRESIDENT OF SAN JACINTO ENTERPRISES, L.L.C., 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\_\_\_\_.



CLARISSA QUINTANILLA--NOTARY PUBLIC



SCALE: 1" = 100'

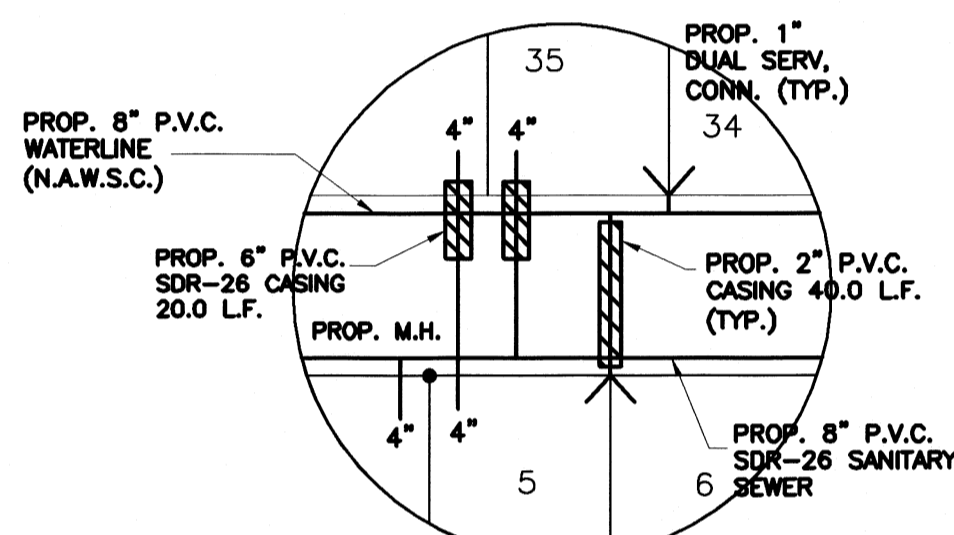
COST ESTIMATE

WATER DISTRIBUTION:	\$
DRAINAGE IMPROVEMENTS:	\$
PAVING IMPROVEMENTS:	\$
SANITARY SEWER IMPROVEMENTS:	\$

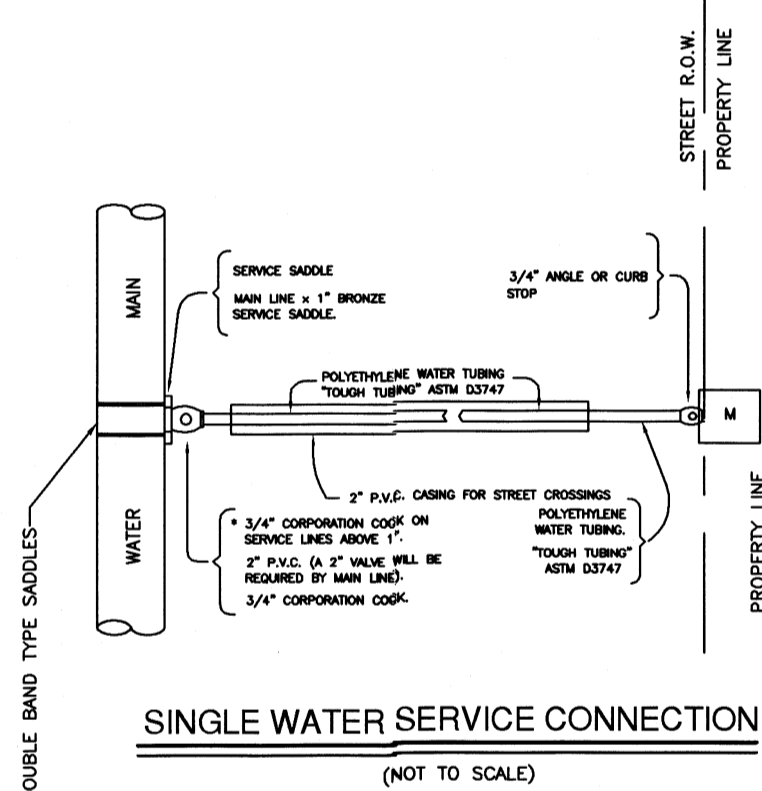
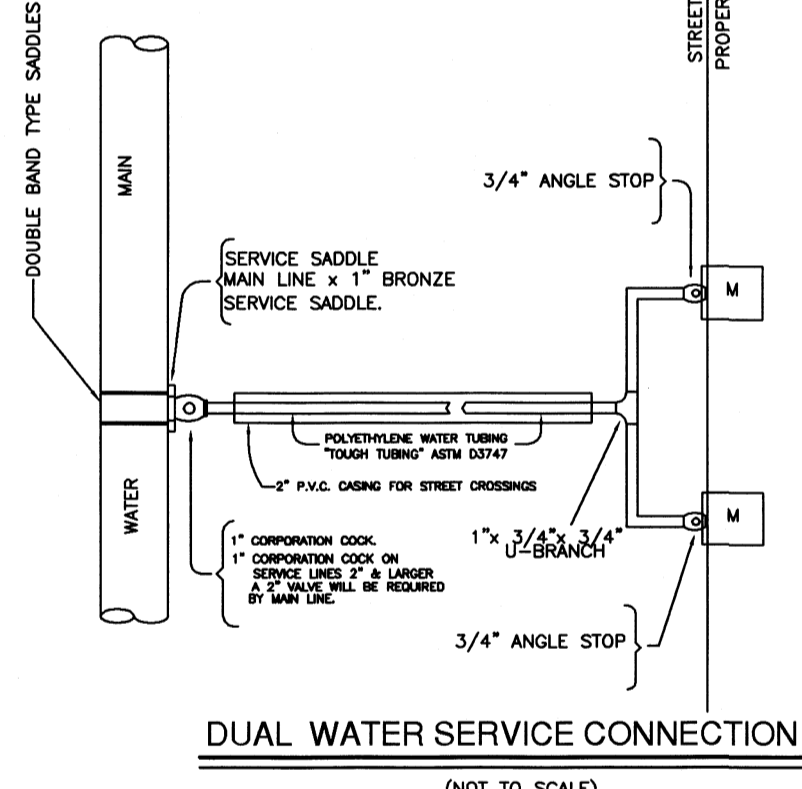
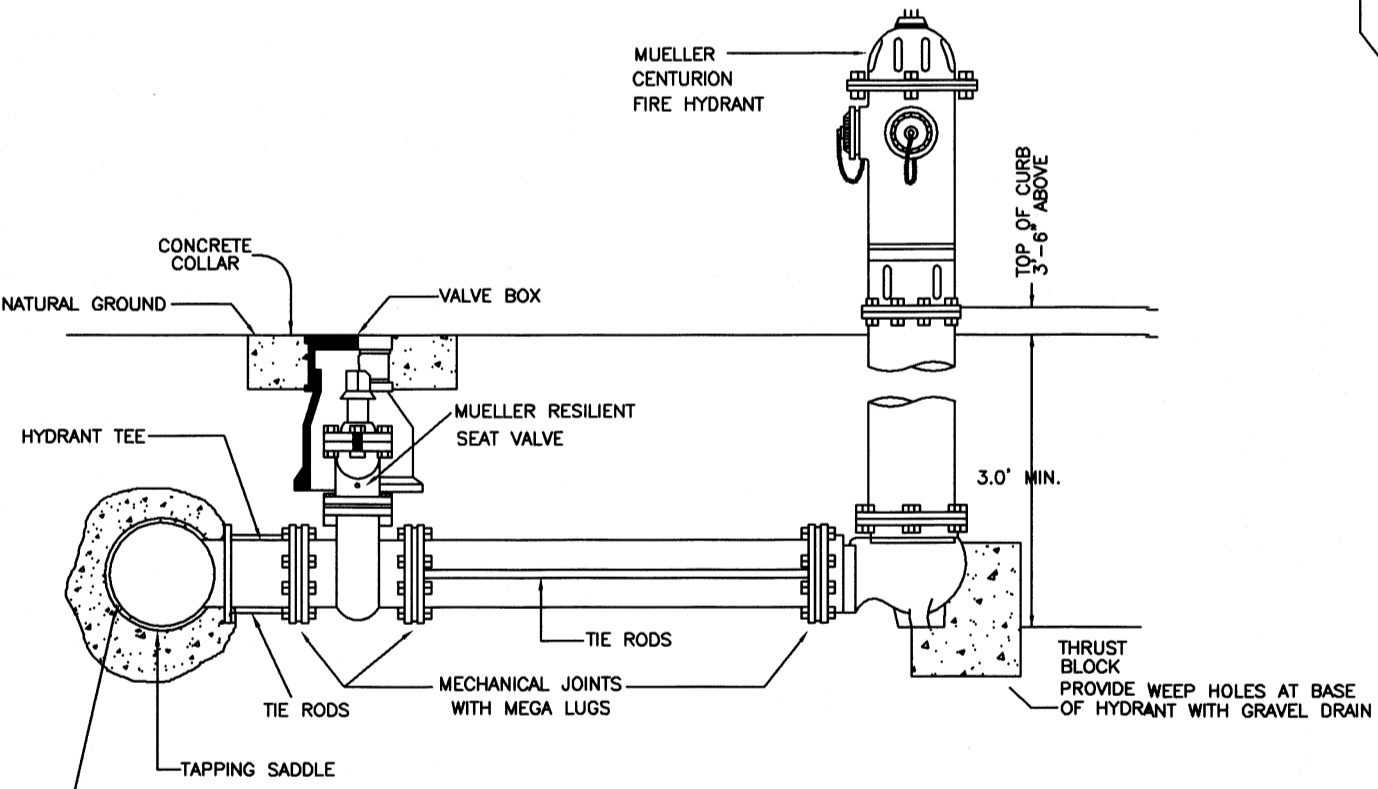
REVISION NOTES

No.	Sheet	REVISION	Date	Approved

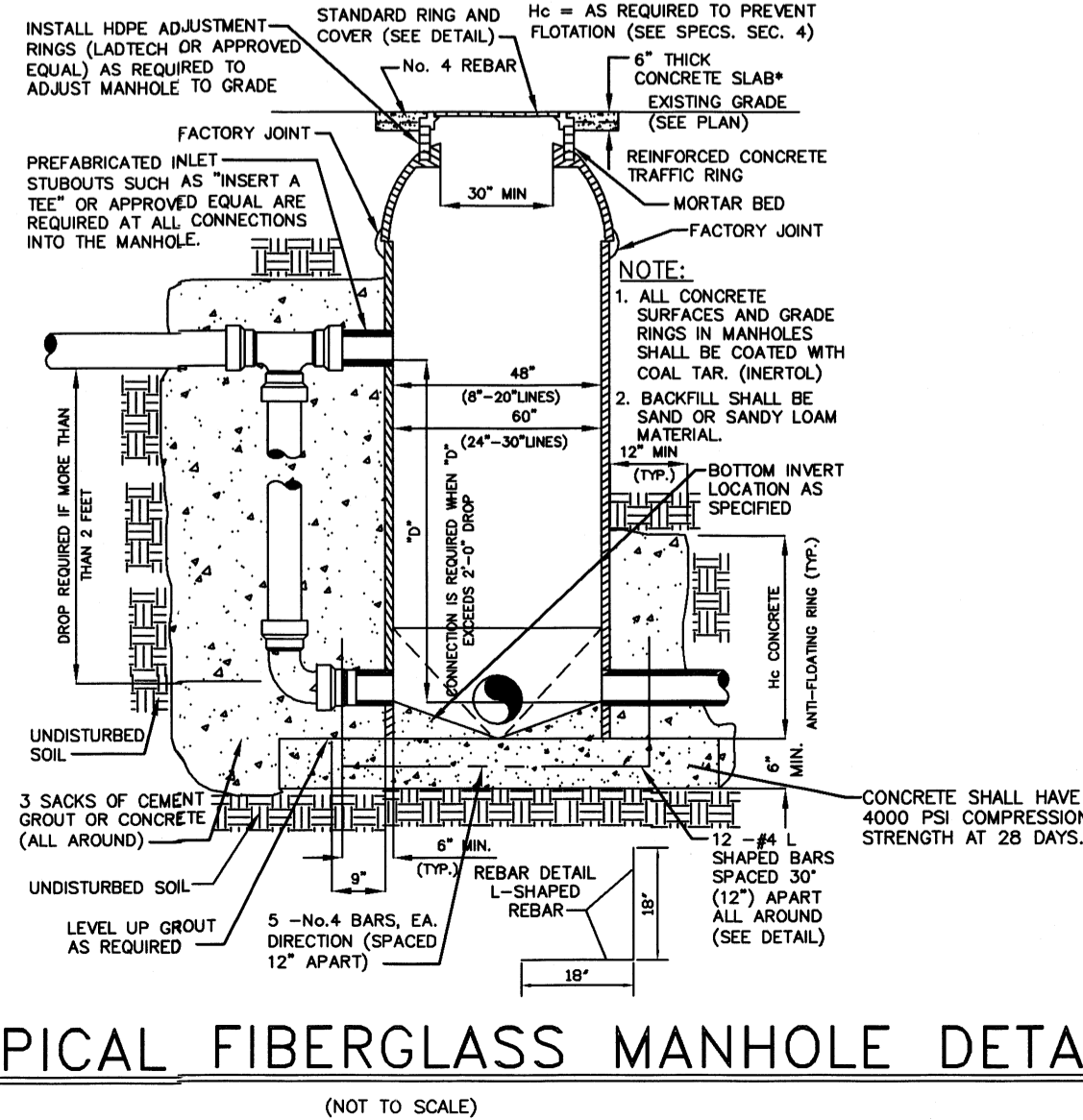
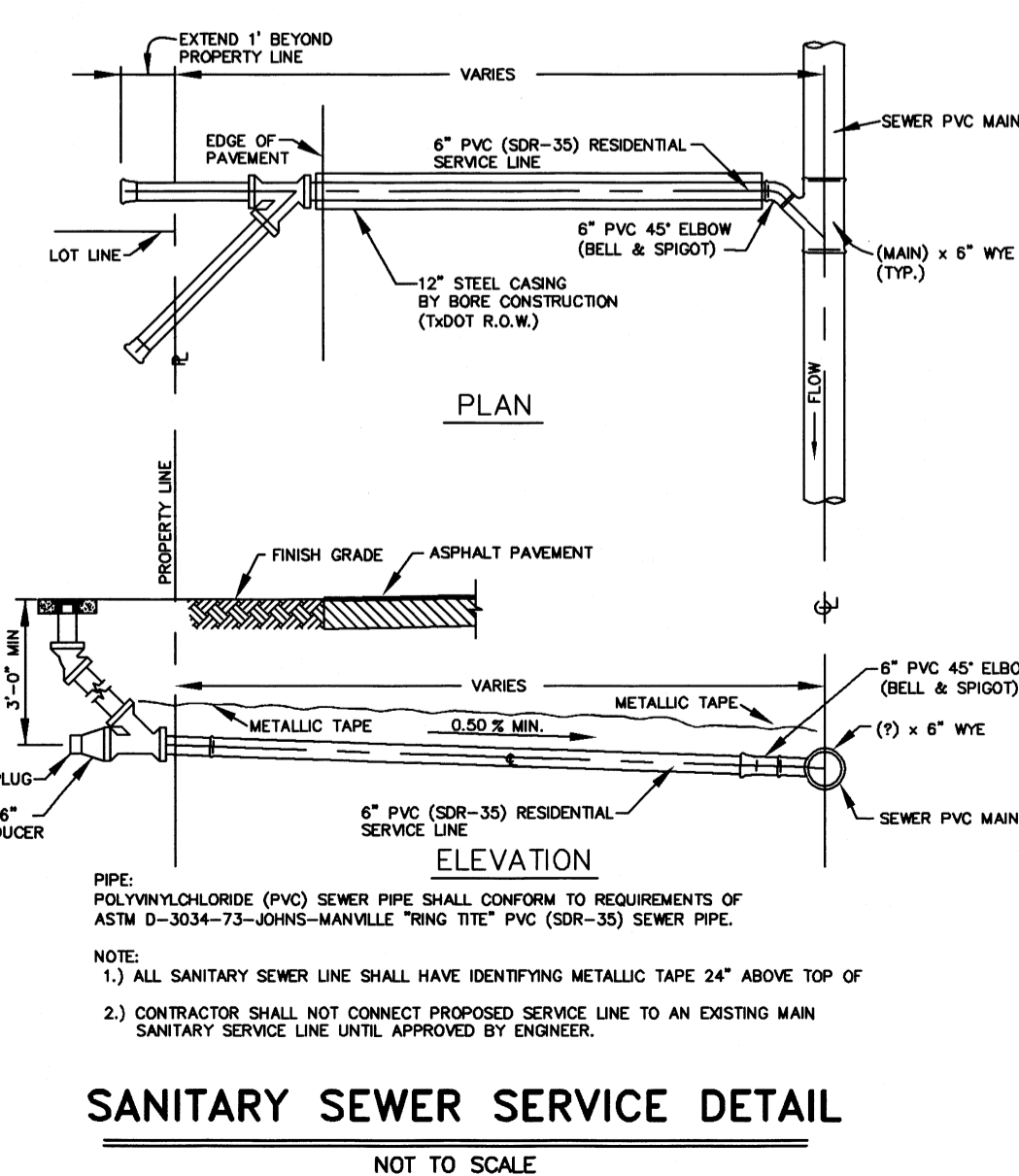
WATER SERVICE CONNECTION CROSSING SEWER LINES (TYPICAL)



SANITARY SEWER SERVICE CONNECTION CROSSING WATERLINES (TYPICAL)



NOTE:  
1.-FIBER GLASS MANHOLES MUST MEET OR EXCEED ALL ASTM STANDARDS AND H20 RATING  
2.-MANHOLES TO BE OF RFG MONOLITHIC CONSTRUCTION

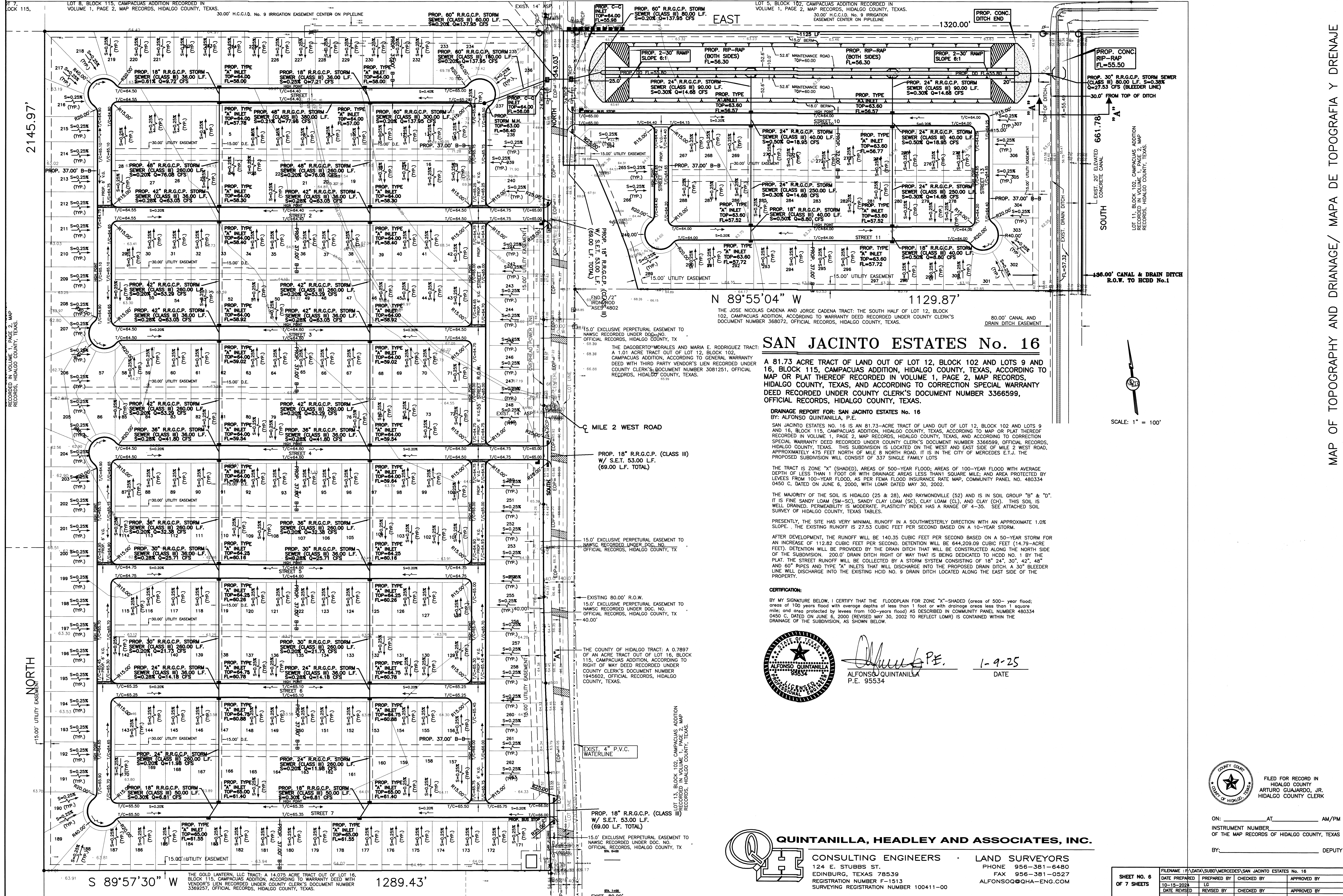


**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS  
124 E. STUBBS ST. EDINBURG, TEXAS 78539  
REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00  
PHONE 956-381-6480 FAX 956-381-0527 ALFONSO@QHA-ENG.COM

SHEET NO. 5 OF 7 SHEETS	FILENAME : F:\DATA\SUB\MERCEDDES\SAN JACINTO ESTATES No. 16	DATE PREPARED : 10-15-2024	PREPARED BY : LG	CHECKED BY :	APPROVED BY :
		DATE REVISED :	REVISED BY :	CHECKED BY :	APPROVED BY :

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

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



# SAN JACINTO ESTATES No. 16

A 81.73 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 102 AND LOTS 9 AND 16, BLOCK 115, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3366599, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**DRAINAGE REPORT FOR: SAN JACINTO ESTATES No. 16**  
 BY: ALFONSO QUINTANILLA, P.E.

SAN JACINTO ESTATES NO. 16 IS AN 81.73-ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 102 AND LOTS 9 AND 16, BLOCK 115, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3366599, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED ON THE WEST AND EAST SIDE OF MILE 2 WEST ROAD, APPROXIMATELY 475 FEET NORTH OF MILE 8 NORTH ROAD. IT IS IN THE CITY OF MERCEDES E.T.J. THE PROPOSED SUBDIVISION WILL CONSIST OF 337 SINGLE FAMILY LOTS.

THE TRACT IS ZONE "X" (SHADDED), AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD, AS PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, DATED ON JUNE 6, 2000, WITH LOMR DATED MAY 30, 2002.

THE MAJORITY OF THE SOIL IS HIDALGO (25 & 28), AND RAYMONDVILLE (52) AND IS IN SOIL GROUP "B" & "D". IT IS FINE SANDY LOAM (SM-SC), SANDY CLAY LOAM (SC), CLAY LOAM (CL), AND CLAY (CH). THIS SOIL IS WELL DRAINED, PERMEABILITY IS MODERATE. PLASTICITY INDEX HAS A RANGE OF 4-35. SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS TABLES.

PRESENTLY, THE SITE HAS VERY MINIMAL RUNOFF IN A SOUTHWESTERLY DIRECTION WITH AN APPROXIMATE 1.0% SLOPE. THE EXISTING RUNOFF IS 27.53 CUBIC FEET PER SECOND BASED ON A 10-YEAR STORM.

AFTER DEVELOPMENT, THE RUNOFF WILL BE 140.35 CUBIC FEET PER SECOND BASED ON A 50-YEAR STORM FOR AN INCREASE OF 112.82 CUBIC FEET PER SECOND. DETENTION WILL BE 644,209.09 CUBIC FEET (14.79-ACRE FEET). DETENTION WILL BE PROVIDED BY THE DRAIN DITCH THAT WILL BE CONSTRUCTED ALONG THE NORTH SIDE OF THE SUBDIVISION. 200' DRAIN DITCH RIGHT OF WAY THAT IS BEING DEDICATED TO HCCD NO. 1 BY THE PLAT. THE STREET RUNOFF WILL BE COLLECTED BY A STORM SYSTEM CONSISTING OF 18" 24", 30", 42", 48" AND 60" PIPES AND TYPE "A" INLETS THAT WILL DISCHARGE INTO THE PROPOSED DRAIN DITCH. A 30" BLEEDER LINE WILL DISCHARGE INTO THE EXISTING HCCD NO. 9 DRAIN DITCH LOCATED ALONG THE EAST SIDE OF THE PROPERTY.

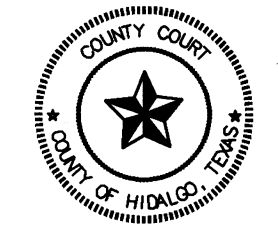
**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-SHADED (AREAS OF 500-year flood; areas of 100 years flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-years flood) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, DATED ON JUNE 6, 2000 (REVISED MAY 30, 2002 TO REFLECT LOMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.



*Alfonso Quintanilla*  
 ALFONSO QUINTANILLA  
 P.E. 95534  
 1-9-25  
 DATE

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



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

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

SHEET NO. 6 OF 7 SHEETS			
FILE NAME	DATE PREPARED	PREPARED BY	CHECKED BY
F:\DATA\SUBD\MERCEDES\SAN JACINTO ESTATES No. 16	10-15-2004		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

SCALE: 1" = 100'

30.0' FROM TOP OF DITCH

EXIST. 20' CONCRETE CANAL

156.00' CANAL & DRAIN DITCH R.O.W. TO HCCD No.1

80.00' CANAL AND DRAIN DITCH EASEMENT

15.00' UTILITY EASEMENT

15.00' UTILITY EASEMENT

15.00' UTILITY EASEMENT

15.00' UTILITY EASEMENT

15.00' UTILITY EASEMENT

15.00' UTILITY EASEMENT

15.00' UTILITY EASEMENT

15.00' UTILITY EASEMENT

15.00' UTILITY EASEMENT

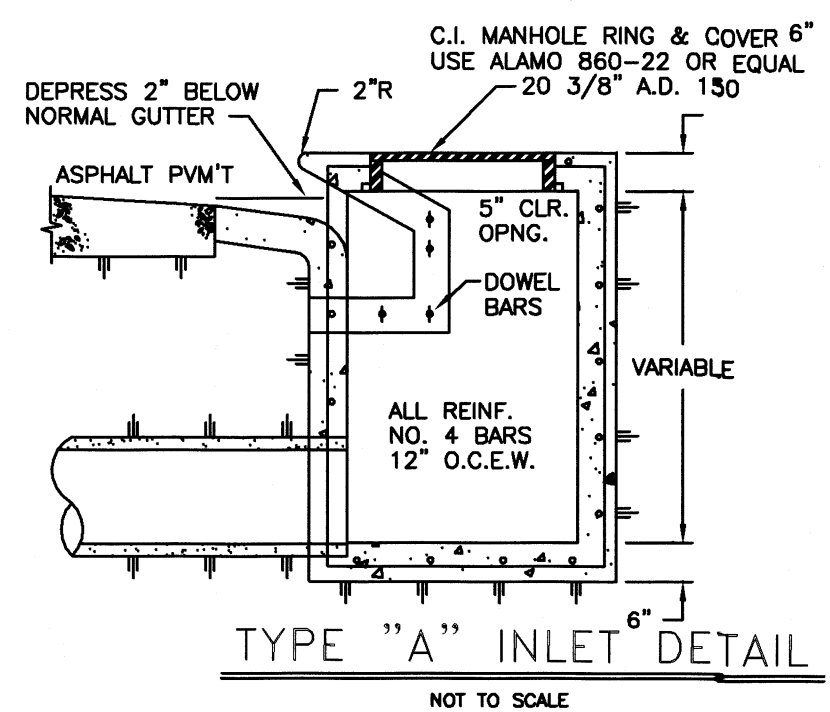
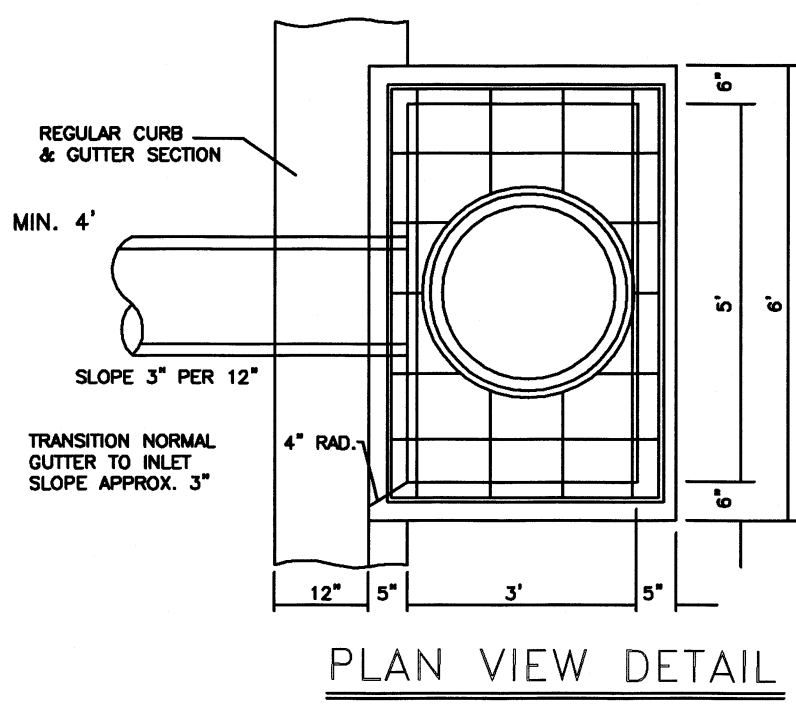
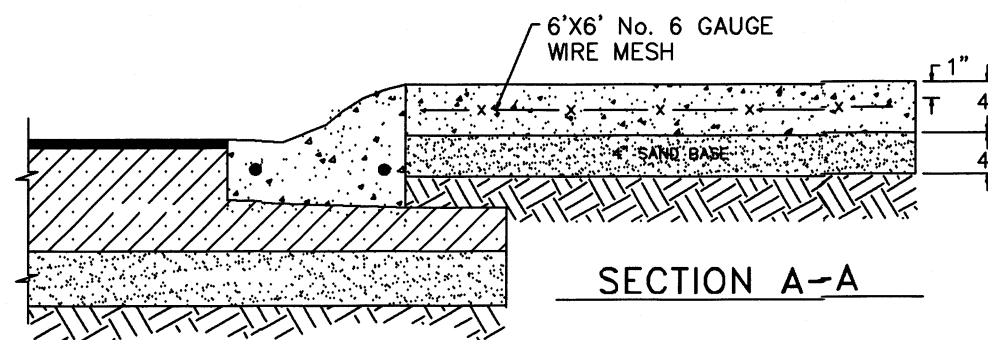
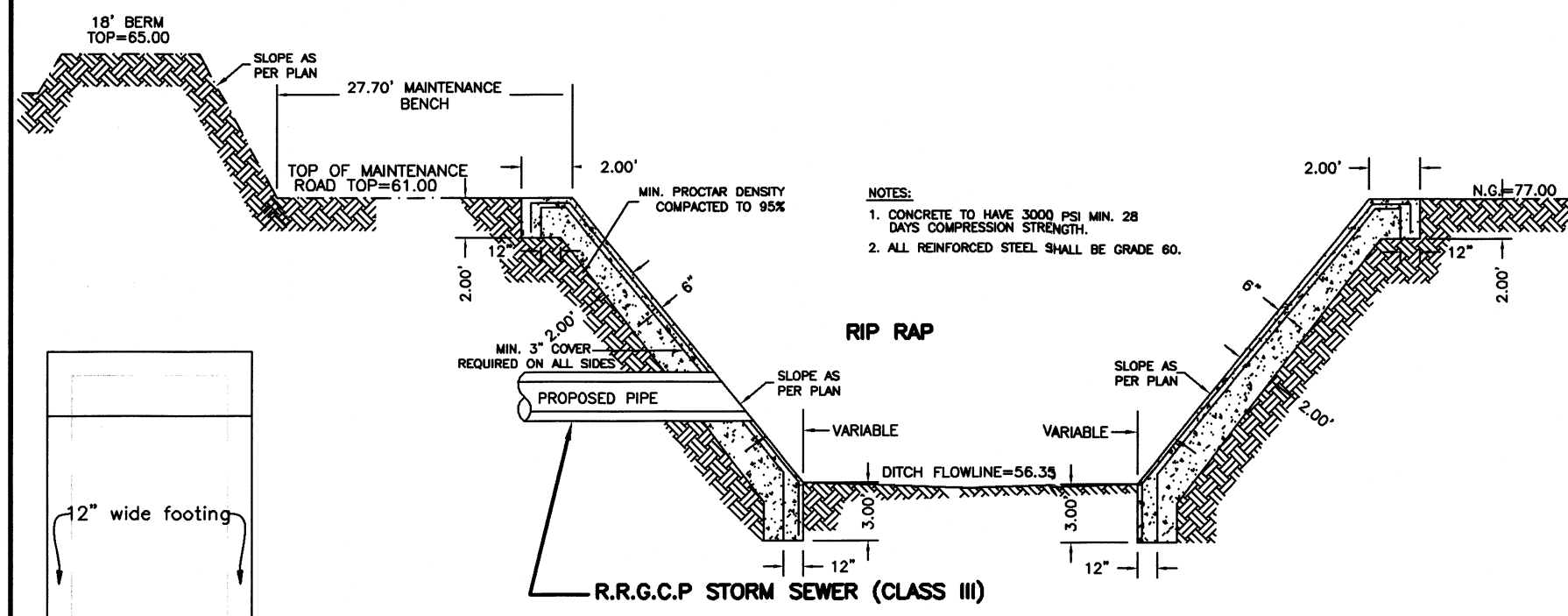
15.00' UTILITY EASEMENT

15.00' UTILITY EASEMENT

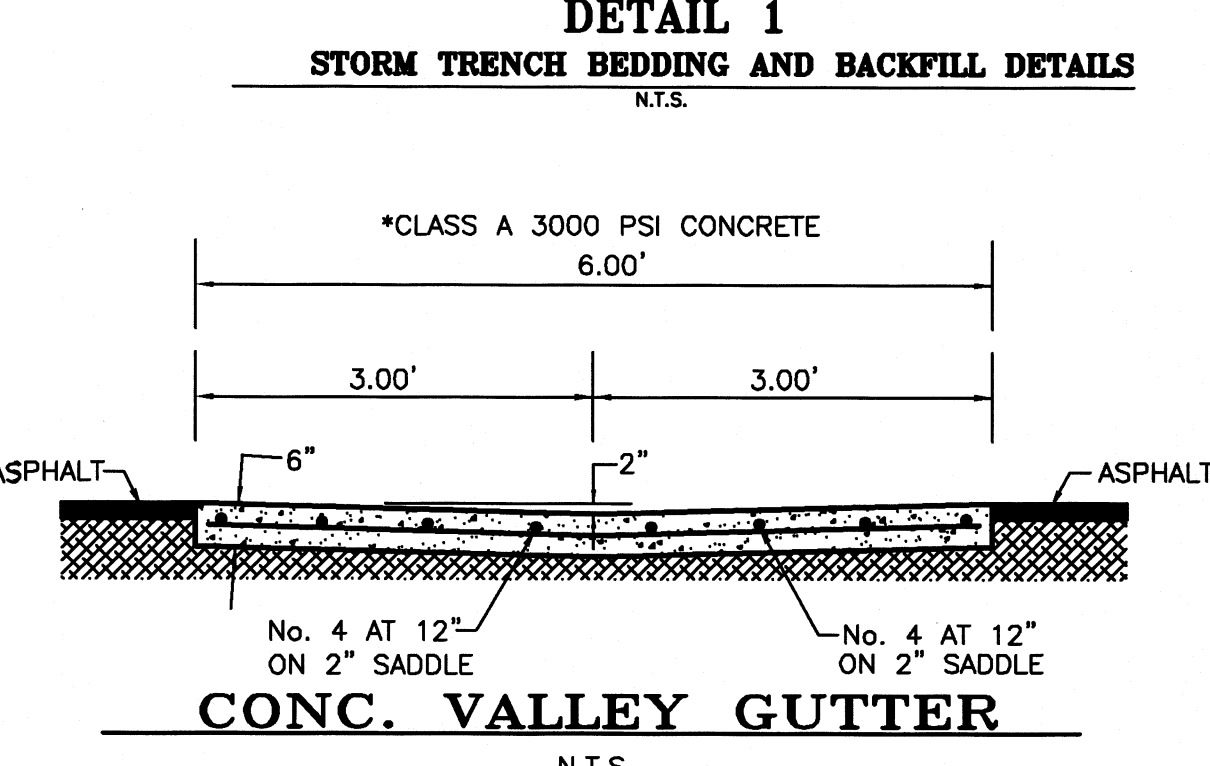
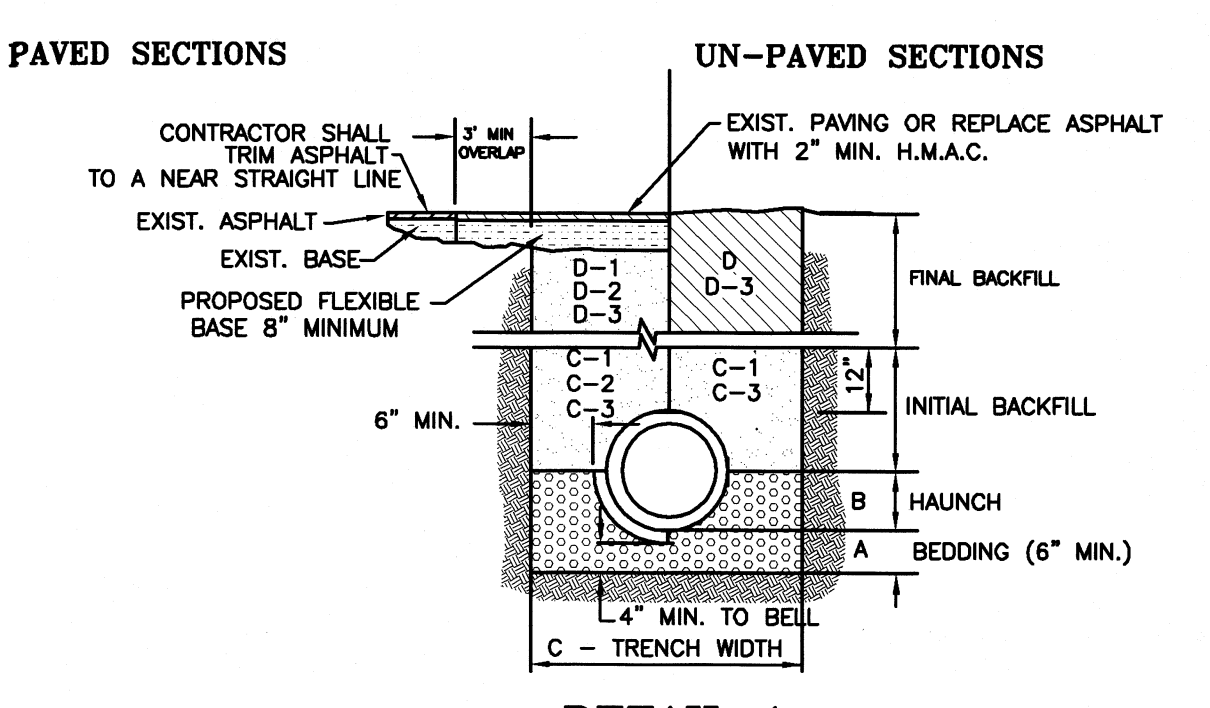
15.00' UTILITY EASEMENT

# SAN JACINTO ESTATES No. 16

A 81.73 ACRE TRACT OF LAND OUT OF LOT 12, BLOCK 102 AND LOTS 9 AND 16, BLOCK 115, CAMPACUAS ADDITION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3366599, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



- STORM TRENCH BEDDING AND BACKFILL NOTES**
- 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 = 8") - FIT RUN GRAVEL, 3/4" MAX. SIZE.
  - HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  - 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.
  - C-1 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 COMPACTION.
  - C-2 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, 6" LOOSE LIFTS, MECHANICALLY COMPACTION.
  - C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  - D FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
  - D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING 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 COMPACTION.
  - D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE 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 D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
  - D-3 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 BEYOND 5 FT. FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WEEDING, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNDERLAY (MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) 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".
- STORM TRENCH BEDDING AND BACKFILL NOTES**
- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  - FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
  - 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.
  - THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.



**LEGEND - DRAINAGE BASIN No. 1 (62.73 ACRES)**

DETENTION REQUIRED	- 461,403.47 C.F.
TOTAL DETENTION PROVIDED	- 473,100.00 C.F. (600.0 L.F. X 402.5 S.F.) + (600.0 L.F. X 386.0 S.F.)
TOTAL EXCAVATION NEEDED	- 577,860.00 C.F. (600.0 L.F. X 402.5 S.F.) + (600.0 L.F. X 560.6 S.F.)

**LEGEND - DRAINAGE BASIN No. 2 (19.00 ACRES)**

DETENTION REQUIRED	- 113,543.47 C.F.
TOTAL DETENTION PROVIDED	- 113,784.00 C.F. (660.0 L.F. X 172.4 S.F.)
TOTAL EXCAVATION NEEDED	- 120,780.00 C.F. (660.0 L.F. X 183.0 S.F.)

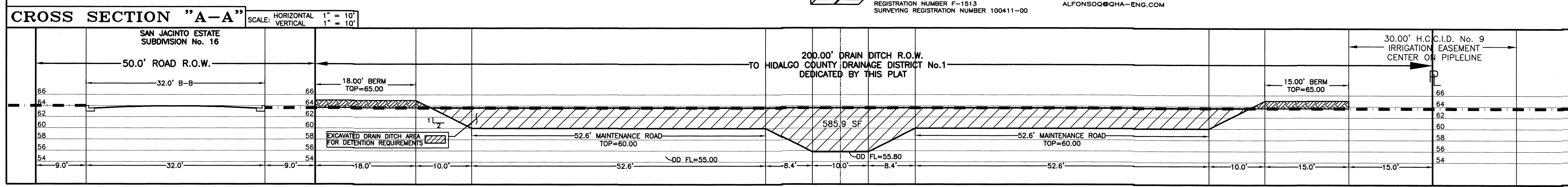
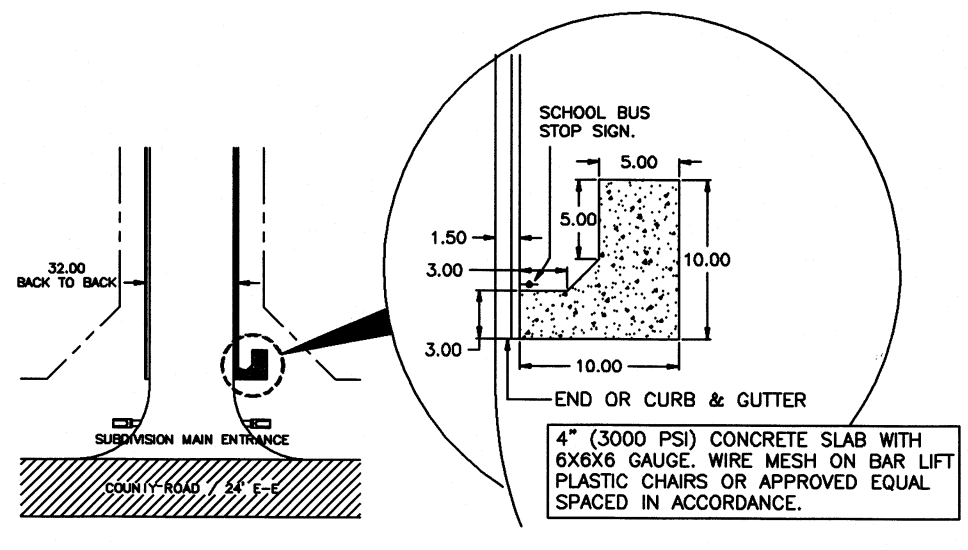
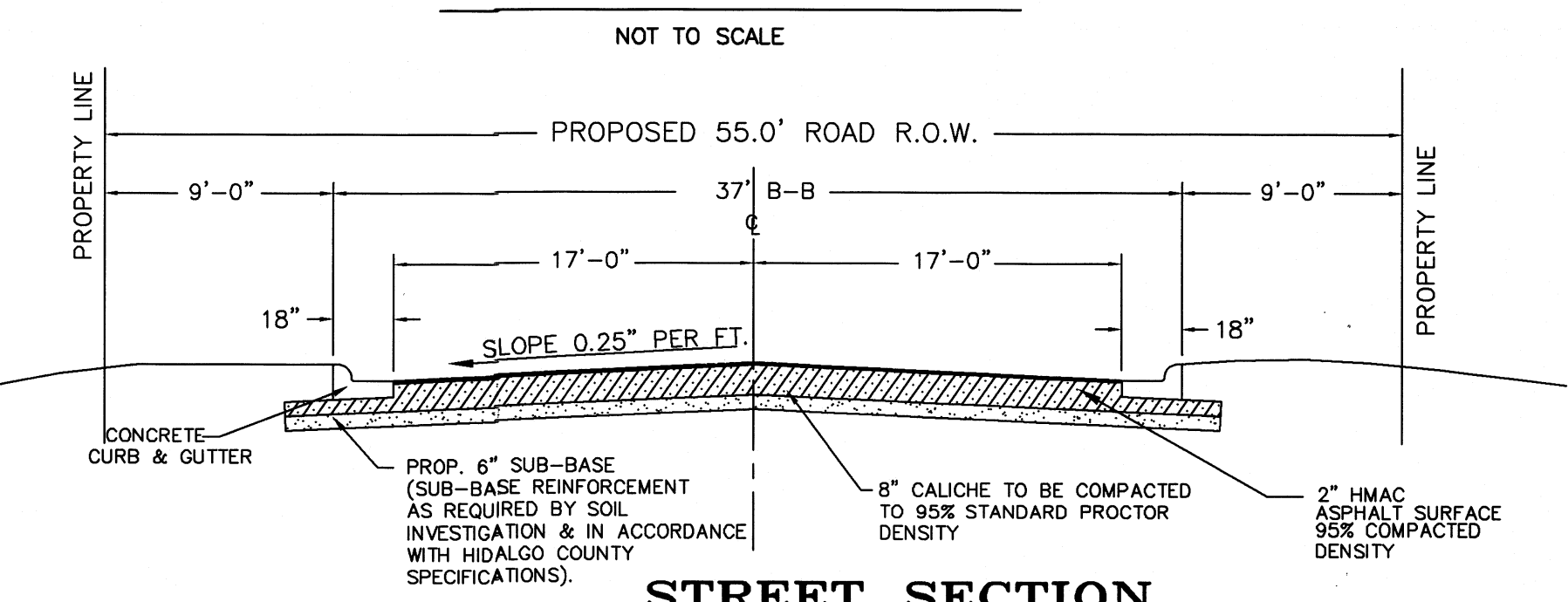
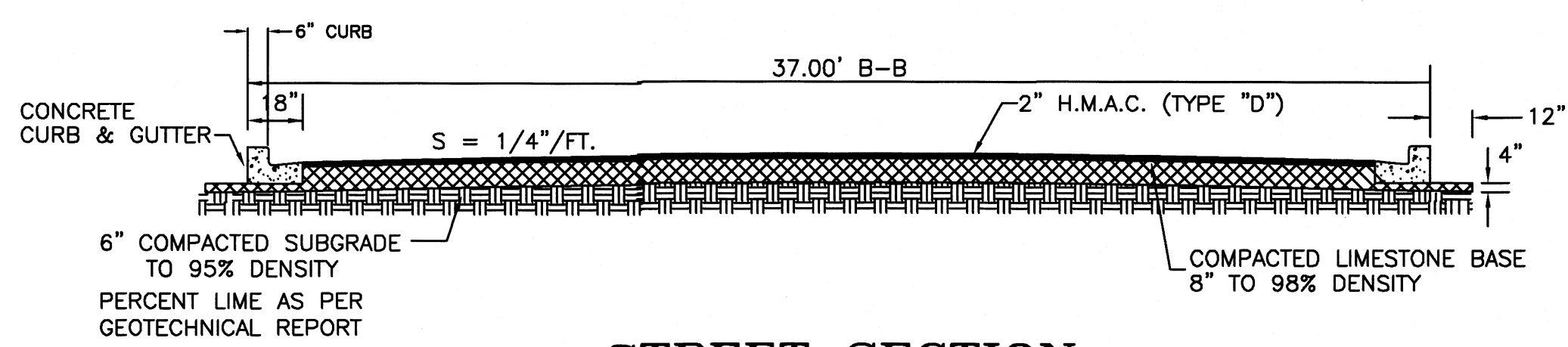
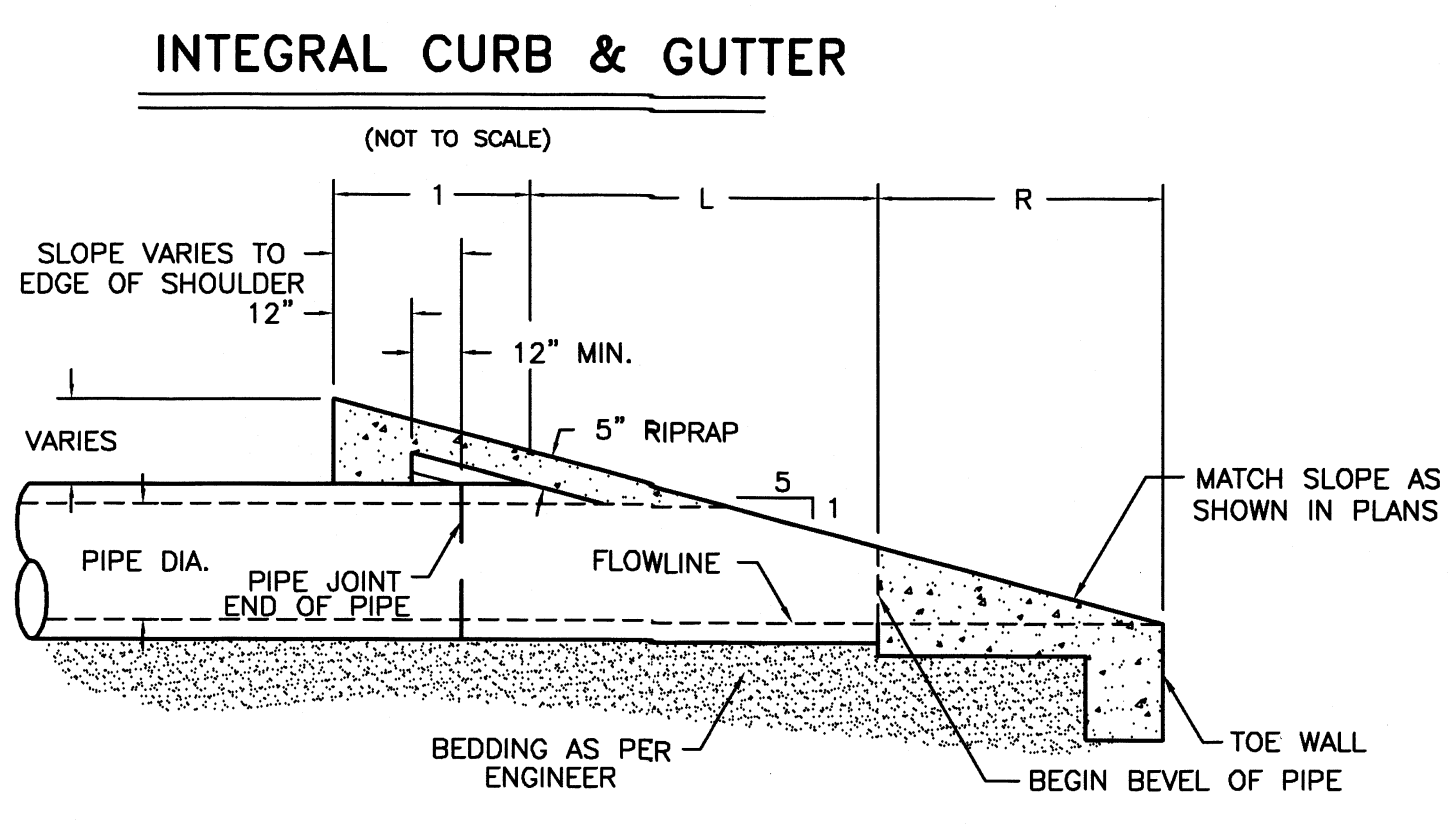
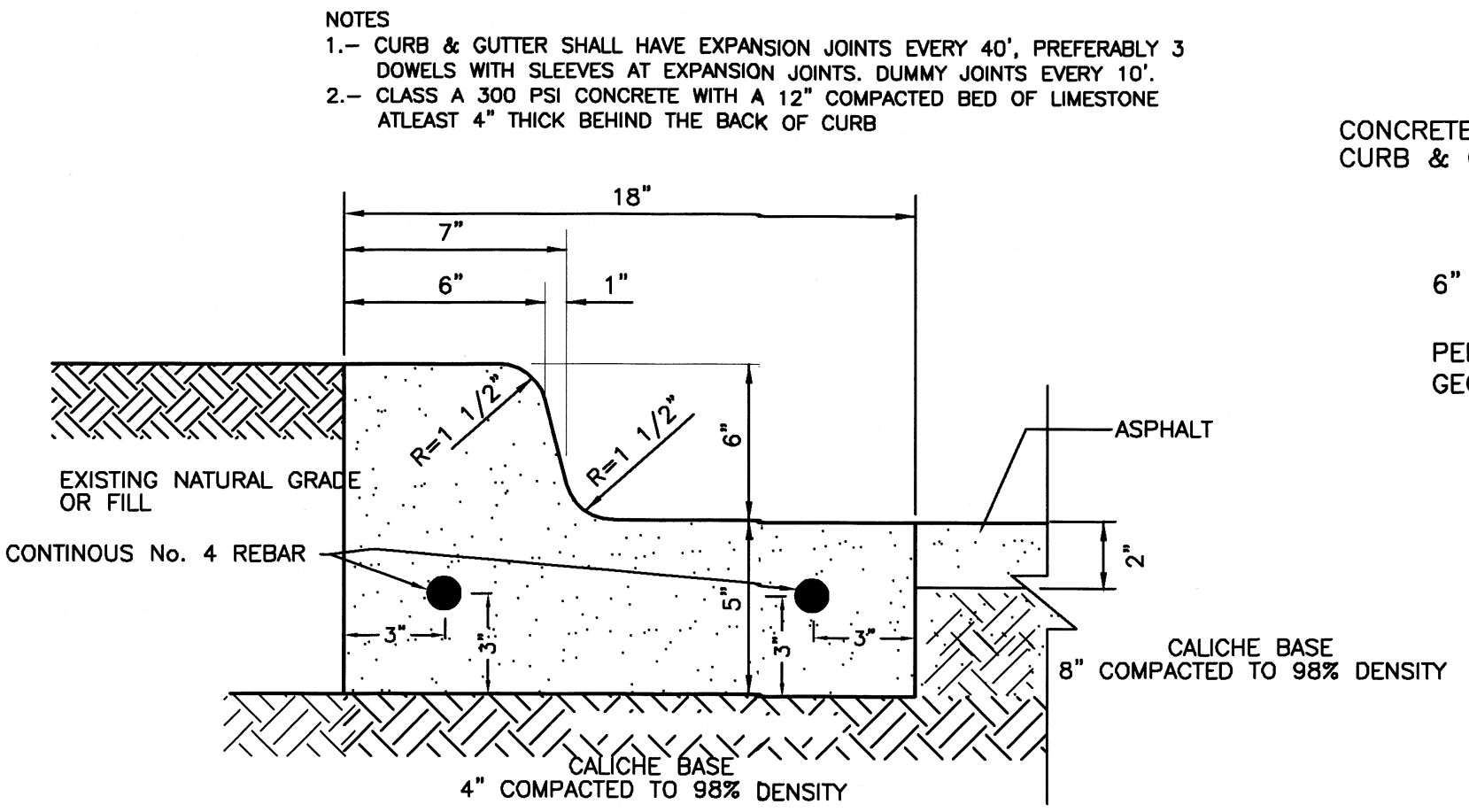
**ALFONSO QUINTANILLA**  
P.E. 95534  
1-9-25  
DATE

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

**LEGEND**

TOTAL DETENTION REQUIRED	- 644,209.09 C.F.
TOTAL DETENTION PROVIDED	- 659,137.50 C.F. (1,125.0 L.F. X 585.9 S.F.)



**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

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. 7 OF 7 SHEETS	FILENAME: F:\DATA\SUBD\MERCEDES\SAN JACINTO ESTATES No. 16
DATE PREPARED 10-15-2024	DATE CHECKED BY LG
DATE REVISED	DATE CHECKED BY
PREPARED BY	APPROVED BY