



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 1-29-2019

PROPOSED SAN LUCIO NO. 1 SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: TILLMIN WELCH

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 23 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTHWEST CORNER OF VALVERDE ROAD AND CANTON ROAD INTERSECTION.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-27-2018 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: 20.00 FEET ONTO VALVERDE ROAD AND 10.00 FEET ONTO CANTON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-2-2019 BY, JOSE A. OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-19-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-15-2019 : BY MARTIN RAMIREZ 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: _____

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

Final Approval *subject to recommendations other departments*

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

SUBDIVISION PLAT OF: SAN LUCIO SUBDIVISION No. 1

A 17.22 ACRE TRACT OF LAND OUT OF BLOCK 30, HALL-FIELD TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2919157, SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2935192, AND CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2951437, 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:

METES AND BOUNDS
A 17.22 ACRE TRACT OF LAND OUT OF BLOCK 30, HALL-FIELD TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2919157, SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2935192, AND CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2951437, 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 AT THE INTERSECTION OF VAL VERDE ROAD (F.M. 1423) AND CANTON ROAD FOR THE SOUTHWEST CORNER OF BLOCK 30, AND THE SOUTHEAST CORNER OF THIS TRACT.
THENCE: S 89°36' W, ALONG THE SOUTH LINE OF BLOCK 30, AND THE CENTERLINE OF CANTON ROAD, A DISTANCE OF 196.70 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE ABELARDO GUERRA TRACT (A 1.00 ACRE TRACT OUT OF BLOCK 30, HALL-FIELD TRACT, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2401, PAGE 755, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: N 08°51'35" E, ALONG THE EAST LINE OF THE ABELARDO GUERRA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.40 FEET FOR THE NORTH RIGHT OF WAY LINE OF CANTON ROAD, A TOTAL DISTANCE OF 242.15 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT AND AN INTERIOR CORNER OF THIS TRACT.
THENCE: S 89°39'02" W, ALONG THE NORTH LINE OF THE ABELARDO GUERRA TRACT, A DISTANCE OF 179.91 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT, THE NORTHEAST CORNER OF THE FELIX GARCIA TRACT (A 0.50 OF AN ACRE TRACT OF LAND OUT OF BLOCK 30, HALL-FIELD TRACT, ACCORDING TO CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2919157, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 08°52'39" W, ALONG THE WEST LINE OF THE ABELARDO GUERRA TRACT, AND THE EAST LINE OF THE FELIX GARCIA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 211.93 FEET FOR THE NORTH RIGHT OF WAY LINE OF CANTON ROAD, A TOTAL DISTANCE OF 242.33 FEET TO A COTTON PICKER SPINDLE SET ON THE SOUTH LINE OF BLOCK 30, AND IN THE CENTERLINE OF CANTON ROAD FOR THE SOUTHWEST CORNER OF THE ABELARDO GUERRA TRACT, THE SOUTHWEST CORNER OF THE FELIX GARCIA TRACT, AND AN INTERIOR CORNER OF THIS TRACT.

THENCE: S 89°36' W, ALONG THE SOUTH LINE OF BLOCK 30, THE CENTERLINE OF CANTON ROAD, THE SOUTH LINE OF THE FELIX GARCIA TRACT, AND THE SOUTH LINE OF THE AURORA LUNA LIVING TRUST TRACT (A 0.50 ACRE TRACT OF LAND OUT OF BLOCK 30, HALL-FIELD TRACT, ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2951437, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 224.40 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE ISAS DAVILA TRACT (A 2.191 ACRE TRACT OUT OF BLOCK 30, HALL-FIELD TRACT, ACCORDING TO CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1573404, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), THE SOUTHWEST CORNER OF THE AURORA LUNA LIVING TRUST TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°51'55" E, ALONG THE EAST LINE OF THE ISAS DAVILA TRACT, THE WEST LINE OF THE AURORA LUNA LIVING TRUST TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 30.40 FEET FOR THE NORTH RIGHT OF WAY LINE OF CANTON ROAD, PASSING AT 242.52 FEET THE NORTHWEST CORNER OF THE AURORA LUNA LIVING TRUST TRACT, AND CONTINUING ALONG THE EAST LINE OF THE ISAS DAVILA TRACT, AND THE EAST LINE OF THE ALFONSO LOPEZ TRACT (REMAINDER OF THE WEST HALF OF BLOCK 30, HALL-FIELD TRACT, ACCORDING TO CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1573404, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,256.20 FEET TO THE TOE OF A DRAIN DITCH, PASSING AT 1,296.73 FEET THE SOUTH LINE OF THE 80.0' DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY LATERAL # 13 1/4 (RECORDED IN VOLUME 103, PAGE 592, DEED RECORDS, HIDALGO COUNTY, TEXAS), A TOTAL DISTANCE OF 1,337.26 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF BLOCK 30 FOR THE NORTHEAST CORNER OF THE ALFONSO LOPEZ TRACT, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 89°36' E, ALONG THE NORTH LINE OF BLOCK 30, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 560.02 FEET FOR THE WEST RIGHT OF WAY LINE OF VAL VERDE ROAD (F.M. 1423), A TOTAL DISTANCE OF 600.55 FEET TO A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF VAL VERDE ROAD (F.M. 1423) FOR THE NORTHEAST CORNER OF BLOCK 30, AND THE NORTHEAST CORNER OF THIS TRACT.
THENCE: S 08°50'30" W, ALONG THE EAST LINE OF BLOCK 30, AND THE CENTERLINE OF VAL VERDE ROAD (F.M. 1423), A DISTANCE OF 1,337.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.22 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH VAL VERDE TRACED PHASE I, RECORDED IN VOLUME 40, PAGE 96, 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
ALFONSO QUINTANILLA
R.P.L.S. No. 5856
DATE
NOVEMBER 28, 2018

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, a perpetual easement with right to erect, construct, install and use thereon, with appurtenant, 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 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 ____ day of _____, 20____.

BUENA TIERRA HOLDINGS LLC. LOT 22
TILLMAN WELCH, MANAGER
902 BIGHORN DRIVE, LOT 23
EDINBURG, TX, 78542 P.O. BOX 294
LA BLANCA, TEXAS 78558-0294
EDINBURG, TX, 78542-1701

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN LUCIO SUBDIVISION No. 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

ENVIRONMENTAL HEALTH DIVISION MANAGER 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
ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QQA-ENG.COM
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

DATE OF PREPARATION: NOVEMBER 28, 2018
SHEET No. 1 OF 3 SHEETS
DATE PREPARED _____ BY _____ CHECKED BY _____ APPROVED BY _____
DATE REVISION _____ BY _____ CHECKED BY _____ APPROVED BY _____

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING (NO SHADING)
COMMUNITY PANEL NUMBER 480334 0429 C
EFFECTIVE DATE: NOVEMBER 16, 1982
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD ZONE 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"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-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 ON LOTS 1 THROUGH 20, 22 AND 23. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM BUILDING SETBACK LINES:
FRONT (LOTS 1 - 20) 25.00'
FRONT (LOTS 21 - 23) 40.00'
REAR 15.00'
SIDE 6.00'
CORNER SIDE 10.00'
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.0' 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 29,669.18 CUBIC-Feet (0.88 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE COMPLETED 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 PLANTINGS LESS THAN 18 INCHES MATURE HEIGHT, GROUND 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: 80.30 TOP OF MANHOLE LOCATED 61.3 FEET SOUTH AND 32.56 FEET WEST FROM THE NORTHEAST CORNER 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 OCCUPANCY 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 6, 7 THRU 13 AND 21 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO VAL VERDE ROAD (F.M. 1423). LOT 21 SHALL HAVE ACCESS ONTO CANTON ROAD ONLY.
- AURORA LUNA, FELIX GARCIA AND ANA GARCIA AND BUENA TIERRA HOLDINGS LLC.
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.

- OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,760 SQUARE FOOT LOT AREA WITH POTABLE WATER SUPPLY.
- OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING AND DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

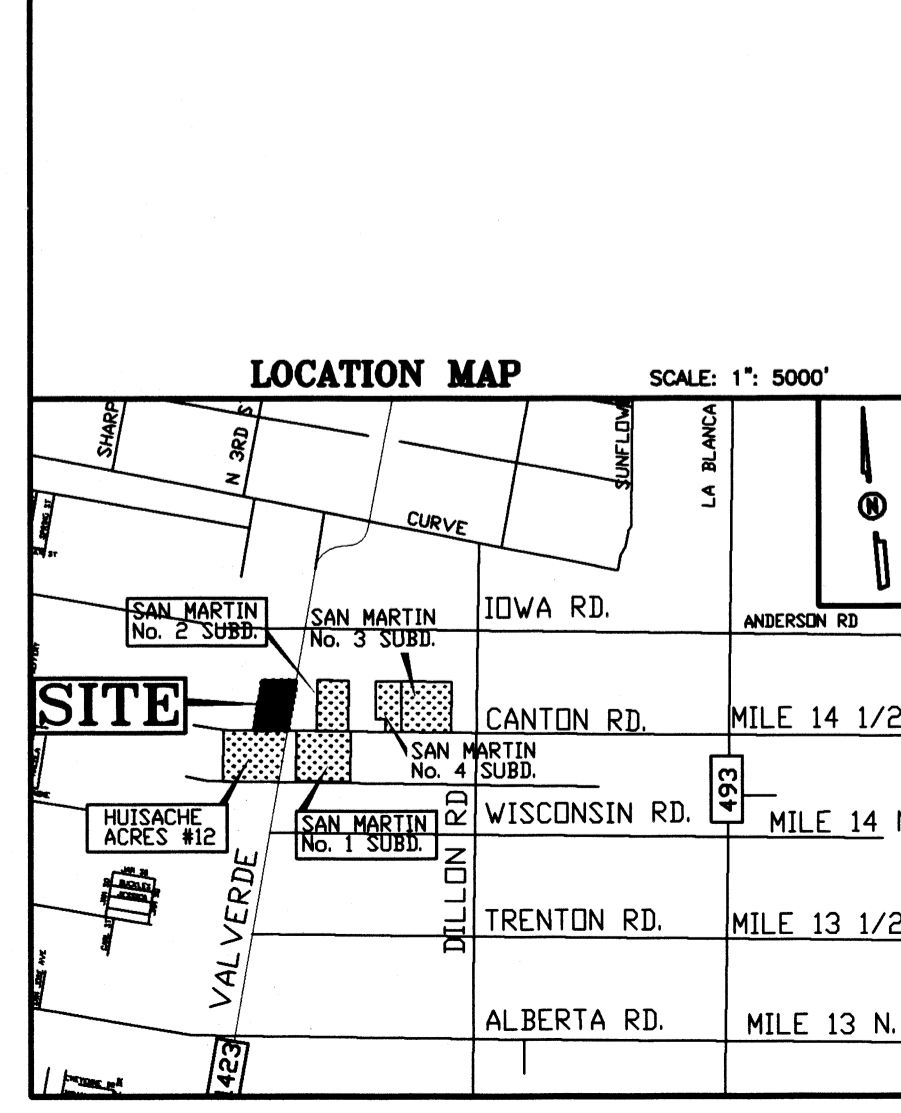
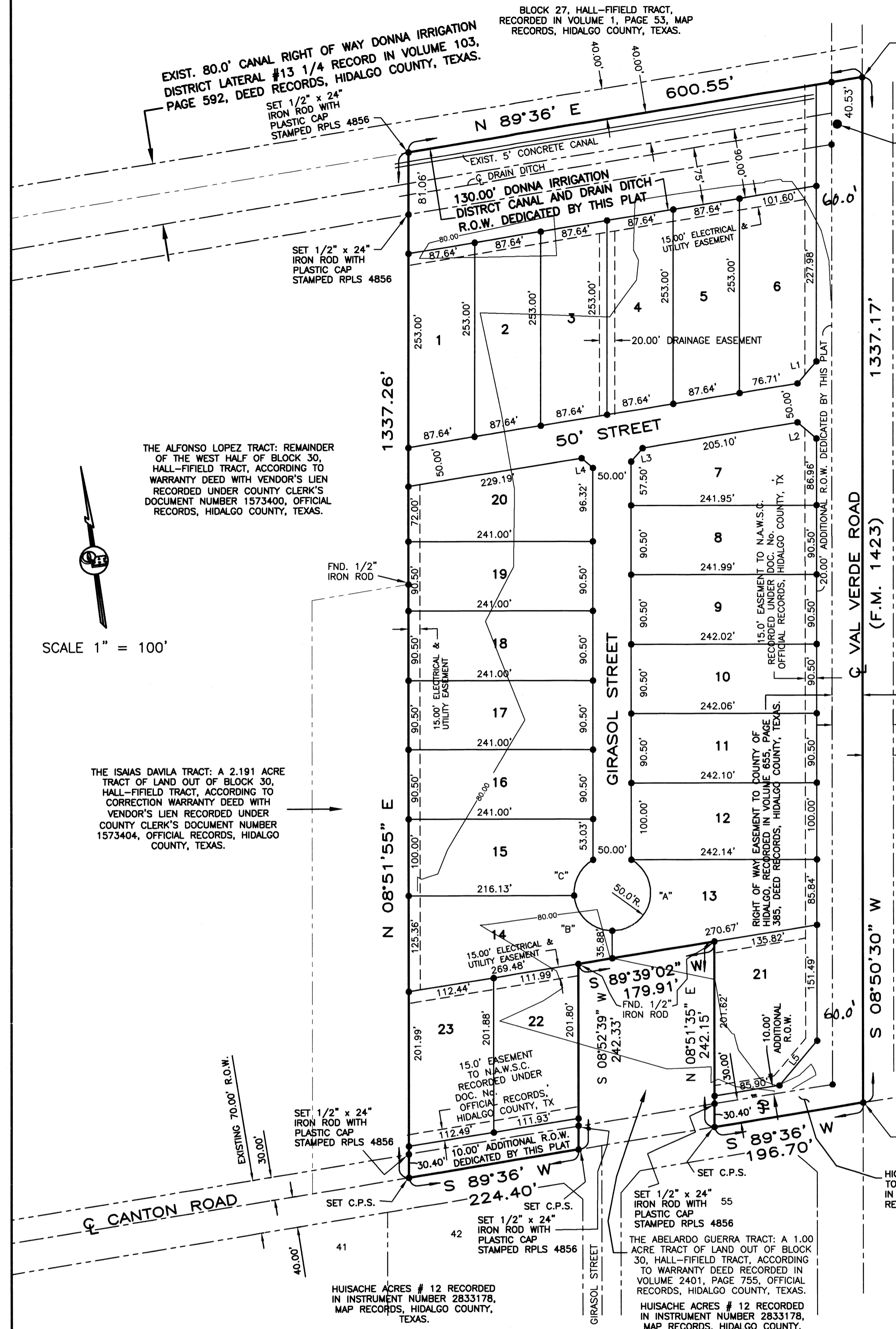
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB STREET 18" ABOVE THE CENTER LINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION 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.
- FOR LOTS 21 THROUGH 23, THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24" FEET IN LENGTH.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVAL BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED.

DATA	BEARING	LENGTH
L1	S 49°13'15" W	38.09'
L2	S 40°46'45" E	32.39'
L3	N 49°13'57" E	22.86'
L4	S 40°46'03" E	19.43'
L5	S 49°13'15" W	76.18'

CURVE	Δ	RADIUS	LENGTH	CHORD
"A"	150°00'00"	50.00'	130.90'	96.59'
"B"	85°47'20"	50.00'	74.87'	68.07'
"C"	64°12'40"	50.00'	56.03'	53.15'

LOT	AREA (S.F.)
1-5	21884.50
6	25074.61
7	21894.08
8	21898.00
9	21901.40
10	21904.79
11	21908.19
12	24211.89
13	24908.26
14	25826.41
15	23240.65
16-19	21810.50
20	21978.53
21	25795.26
22	22304.00
23	22415.62

No.	Sheet	REVISION	Date	Approved



INDEX OF SHEETS

- SHEET 1 - HEADING INDEX: LOCATION MAP AND ETI: 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, HCCO 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.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
SAN LUCIO SUBDIVISION No. 1 IS LOCATED IN CENTRAL HIDALGO COUNTY ON THE NORTH SIDE OF CANTON ROAD AND WEST OF VAL VERDE 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 LUCIO SUBDIVISION No. 1 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
BUENA TIERRA HOLDINGS LLC. TILLMAN WELCH, MANAGER	902 BIGHORN DRIVE P.O. BOX 294 8179 E. S.H. 107	EDINBURG, TX 78542 LA BLANCA, TX 78558 EDINBURG, TX 78542	(956)386-0726	(956)380-4395
FELIX GARCIA AND ANA GARCIA AURORA LUNA	124 E. STUBBS 124 E. STUBBS	EDINBURG, TX 78539 EDINBURG, TX 78539	(956) 381-6480 (956) 381-6480	(956)381-0527 (956)381-0527

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
TILLMAN WELCH, MANAGER OF BUENA TIERRA HOLDINGS LLC.,
AURORA LUNA, FELIX GARCIA AND ANA GARCIA
AS OWNERS OF THE 17.22 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN LUCIO SUBDIVISION No. 1, HEREBY SUBMIT 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:
(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.

BUENA TIERRA HOLDINGS LLC. DATE LOT 23 DATE
TILLMAN WELCH, MANAGER AURORA LUNA
902 BIGHORN DRIVE 8179 E. STATE HIGHWAY 107
EDINBURG, TX, 78542 EDINBURG, TX, 78542-1701

LOT 22 DATE
FELIX GARCIA AND ANA GARCIA
P.O. BOX 294
LA BLANCA, TEXAS 78558-0294

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared
TILLMAN WELCH, MANAGER OF BUENA TIERRA HOLDINGS LLC.,
AURORA LUNA, FELIX GARCIA AND ANA GARCIA
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 therein expressed.
Given under my hand and seal of office this ____ day of _____, 20____.

CLARRISA ANNETTE QUINTANILLA
Notary ID# 126815255
My Commission Expires
November 04, 2021
CLARRISA ANNETTE QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(c)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SAN LUCIO SUBDIVISION No. 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____.

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

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 LUCIO SUBDIVISION No. 1 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____ ON _____.

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

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:
THIS PLAT SAN LUCIO SUBDIVISION No. 1 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: _____ BY: _____
SECRETARY CHAIRMAN PLANNING COMMISSION

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

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 48.211(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
11-30-18

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
DATE OF PREPARATION: NOVEMBER 28, 2018
SHEET No. 1 OF 3 SHEETS
DATE PREPARED _____ BY _____ CHECKED BY _____ APPROVED BY _____
DATE REVISION _____ BY _____ CHECKED BY _____ APPROVED BY _____

SAN LUCIO SUBDIVISION No. 1

A 17.22 ACRE TRACT OF LAND OUT OF BLOCK 30, HALL-FIELD TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2919157, SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2935192, AND CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2951437, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN LUCIO SUBDIVISION NO. 1:
POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Gastos.

LA SUBDIVISION SAN LUCIO SUBDIVISION NO. 1 HA SIDO PROVISTA 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 SERVIRIA PARA EL FUTURO DESARROLLO DE LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 2" DE DIAMETRO QUE CORRE POR EL LADO NORTE DE CANTON ROAD, UNA LINEA DE AGUA DE 12" DE DIAMETRO QUE CORRE POR EL LADO OESTE DE VAL VERDE ROAD.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UNA LINEA DE AGUA DE 8" DE DIAMETRO CONECTA CON LA LINEA DE AGUA DE 12" DE DIAMETRO EN VAL VERDE ROAD. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE OESTE POR EL CALLE 50' STREET Y SUR POR EL LADO ESTE DE CALLE 50' STREET.

DEL CONDUCTO DE AGUA DE 8 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.

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\$ _____ O R\$ _____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA 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 COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO UN (1) BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO 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.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION SAN LUCIO SUBDIVISION NO. 1. 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 DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL EVALUADOR (LIC# OS 12258) HIZO () PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES () Y () 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\$ _____ 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\$ _____ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE EL DE _____ DE _____ 20__.

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\$ _____ O CUAL EQUIVALE A US\$ _____ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ _____ A UN COSTO TOTAL DE \$ _____ TODA LA SUBDIVISION.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
12-20-18
DATE

FINAL ENGINEERING REPORT FOR SAN LUCIO SUBDIVISION NO. 1:
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

SAN LUCIO SUBDIVISION NO. 1 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 2" DIAMETER WATERLINE RUNNING ALONG THE NORTH SIDE OF CANTON ROAD, AN EXISTING 12" DIAMETER WATERLINE RUNNING ALONG THE WEST SIDE OF VAL VERDE ROAD.

WATER SYSTEM FOR SAN LUCIO SUBDIVISION NO. 1 CONSISTS OF AN 12" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 12" DIAMETER WATERLINE ON THE SOUTHWEST CORNER OF VAL VERDE ROAD AND CANTON ROAD. THE 12" DIAMETER WATERLINE RUNS NORTH ALONG THE WEST SIDE OF VAL VERDE ROAD, ENDING WITH A 2" FLUSH VALVE LOCATED ON THE NORTH PART OF THE SUBDIVISION. AN 8" DIAMETER WATERLINE RUNS ALONG THE NORTH SIDE OF STREET 01, ENDING WITH A 2" FLUSH VALVE ON THE SOUTHWEST CORNER OF LOT 1. ANOTHER 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE EAST SIDE OF STREET 02, ENDING WITH A 2" FLUSH VALVE IN FRONT OF LOT 13.

FROM THE 8" DIAMETER WATERLINE, THERE ARE 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 FIVE (5) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS. LOTS 21 & 23 ARE CURRENTLY SERVICED BY EXISTING WATER METERS.

THE 12" WATERLINE, 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 \$ _____ OR \$ _____ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ _____ O R\$ _____ 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 TWO (1) 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.

SEWAGE FROM THE SAN LUCIO SUBDIVISION NO. 1, 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 FINE SANDY LOAM, SANDY CLAY LOAM AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD () TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS _____ & _____ (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 \$ _____ 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 \$ _____. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____.

CERTIFICATION:

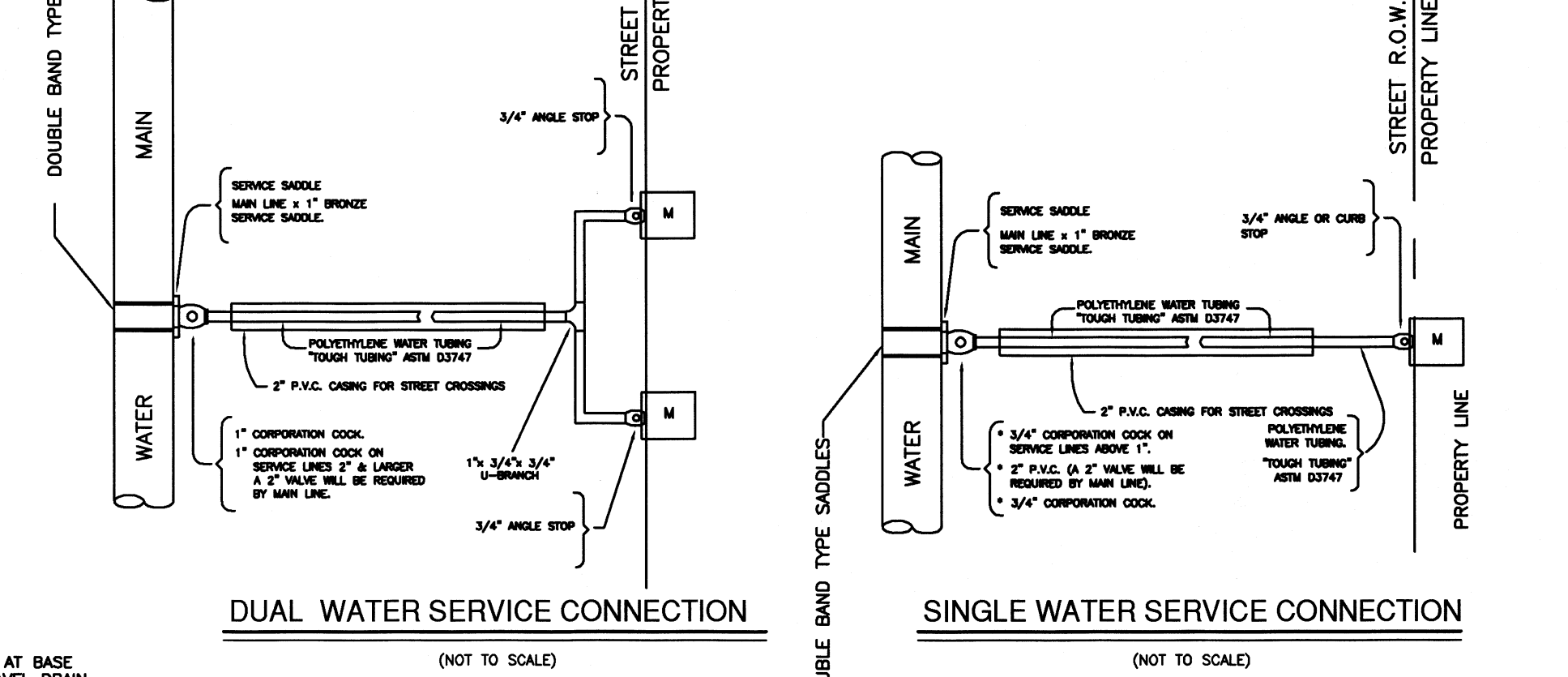
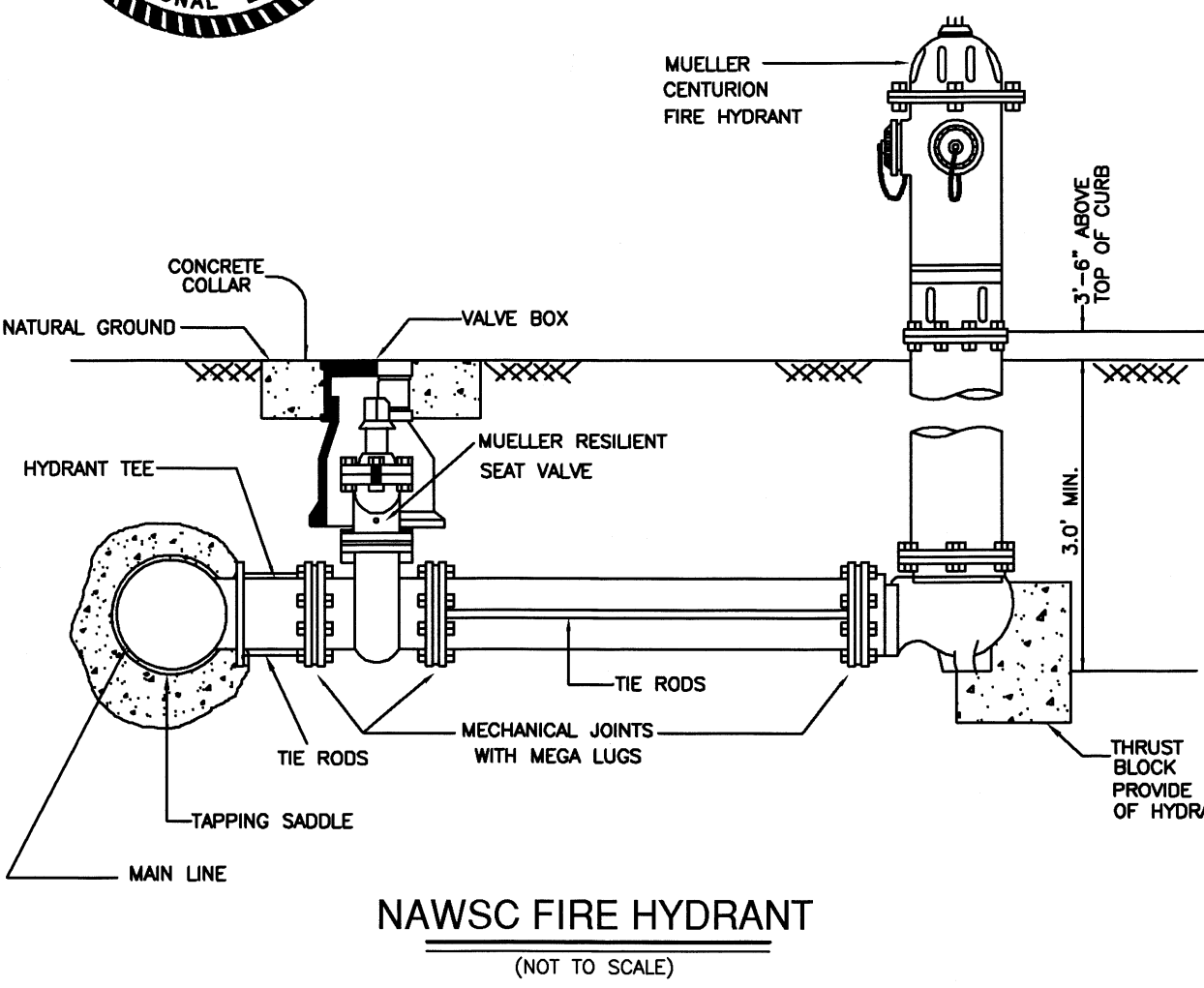
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DESCRIBED ABOVE, ARE AS FOLLOWS:

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



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. 95534
12-20-18
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:

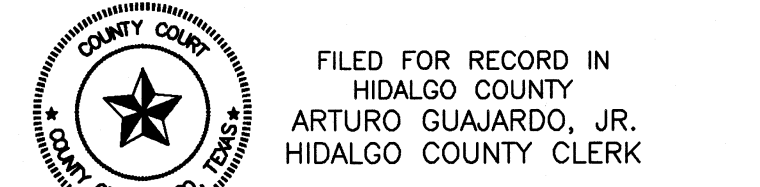
TILLMIN WELCH, MANAGER OF BUENA TIERRA HOLDINGS LLC.,
1. - I (WE), AURORA LUNA, FELIX GARCIA AND ANA GARCIA SUBDIVIDERS OF SAN LUCIO SUBDIVISION NO. 1 HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE 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.

BUENA TIERRA HOLDINGS LLC. DATE LOT 23 DATE
TILLMIN WELCH, MANAGER AURORA LUNA, FELIX GARCIA AND ANA GARCIA
902 BIGHORN DRIVE 8179 E. STATE HIGHWAY 107
EDINBURG TX, 78542 EDINBURG, TX, 78542-1701

COST ESTIMATE
WATER DISTRIBUTION: \$ _____
DRAINAGE IMPROVEMENTS: \$ _____
PAVING IMPROVEMENTS: \$ _____
SEPTIC TANK (OSSF): \$ _____

LOT 22, FELIX GARCIA AND ANA GARCIA, P.O. BOX 294, LA BLANCA, TEXAS 78558-0294

No.	Sheet	REVISION	Date	Approved



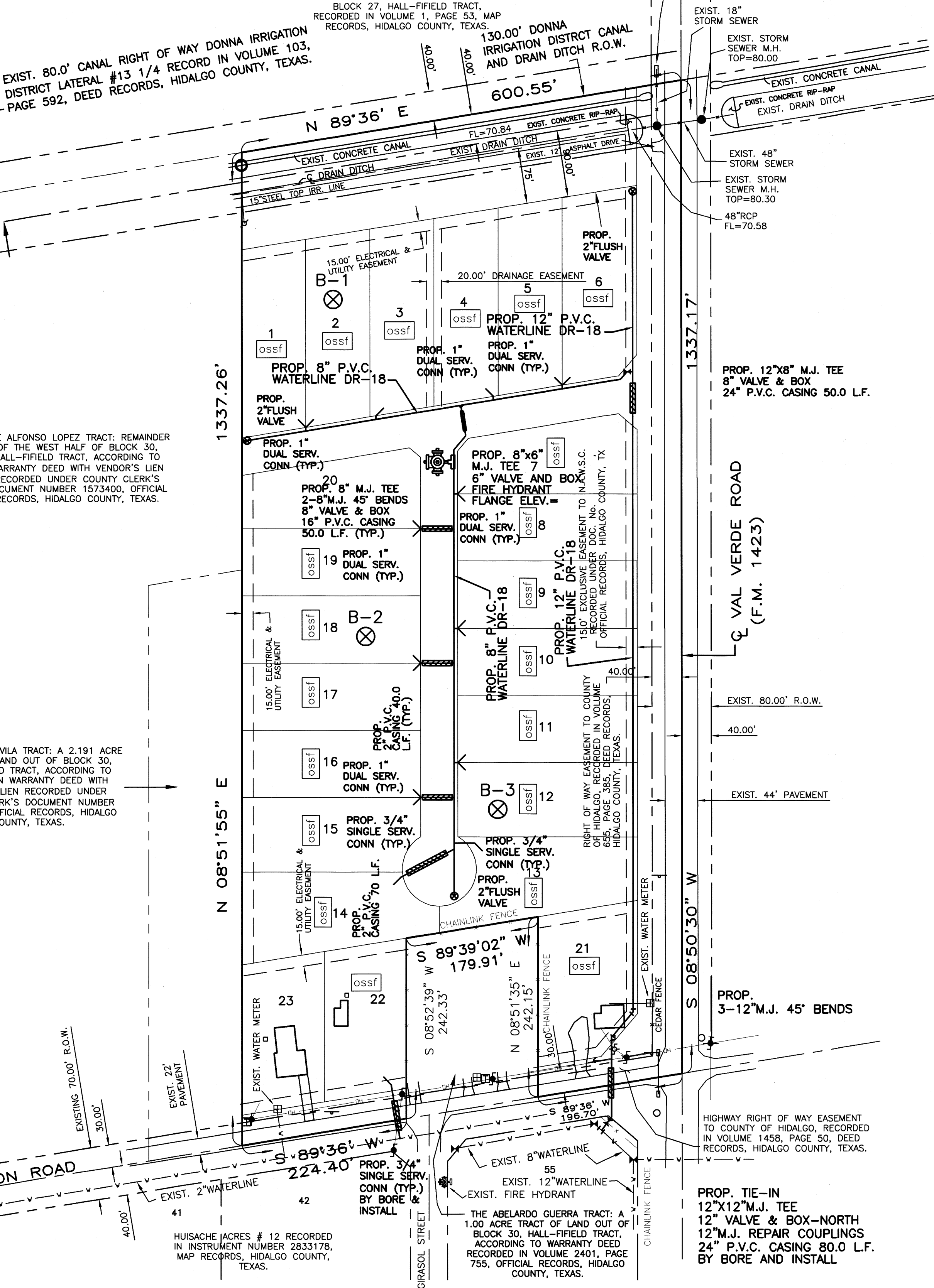
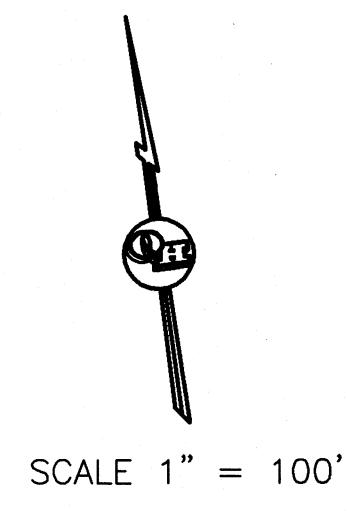
CLARISSA ANNETTE QUINTANILLA
Notary ID# 129615255
My Commission Expires
November 06, 2021
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

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

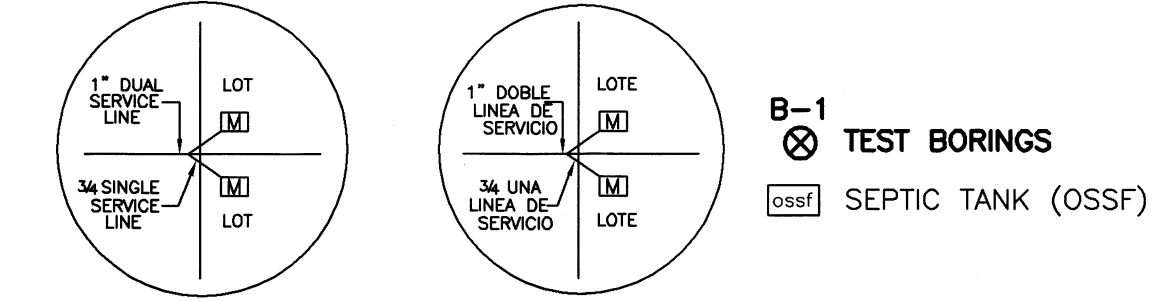
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

By: _____ DEPUTY

SHEET NO. 2 OF 3 SHEETS	FILENAME: F:\DATA\SUBD\HCS\SAN LUCIO SUBDIVISION NO. 1\WATER
DATE PREPARED	PREPARED BY
11-27-18	LG
DATE REVISED	REVISOR



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



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

THE ISAIAS DAVILA TRACT: A 2.191 ACRE TRACT OF LAND OUT OF BLOCK 30, HALL-FIELD TRACT, ACCORDING TO CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1573404, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

HUISACHE ACRES # 12 RECORDED IN INSTRUMENT NUMBER 2833178, MAP RECORDS, HIDALGO COUNTY, TEXAS.

THE ABELARDO GUERRA TRACT: A 1.00 ACRE TRACT OF LAND OUT OF BLOCK 30, HALL-FIELD TRACT, ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2401, PAGE 755, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

PROP. TIE-IN 12"x12" M.J. TEE 12" VALVE & BOX-NORTH 12" M.J. REPAIR COUPLINGS 24" P.V.C. CASING 80.0 L.F. BY BORE AND INSTALL

PROP. 3-12" M.J. 45' BENDS

EXIST. 80.00' R.O.W.

EXIST. 44' PAVEMENT

VAL VERDE ROAD (F.M. 1423)

PROP. 12"x8" M.J. TEE 8" VALVE & BOX 24" P.V.C. CASING 50.0 L.F.

18" RCP WITH S.E.T. FL=76.88

BLOCK 27, HALL-FIELD TRACT, RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EXIST. 80.0' CANAL RIGHT OF WAY DONNA IRRIGATION DISTRICT LATERAL #13 1/4 RECORD IN VOLUME 103, PAGE 592, DEED RECORDS, HIDALGO COUNTY, TEXAS.

130.00' DONNA IRRIGATION DISTRICT CANAL AND DRAIN DITCH R.O.W.

EXIST. STORM SEWER M.H. TOP=80.00
EXIST. CONCRETE CANAL
EXIST. CONCRETE RIP-RAP
EXIST. DRAIN DITCH

EXIST. 48" STORM SEWER M.H. TOP=80.30
48" RCP FL=70.58

PROP. 8" P.V.C. WATERLINE DR-18
PROP. 2" FLUSH VALVE

PROP. 8" x 6" M.J. TEE 6" VALVE AND BOX 8" FIRE HYDRANT FLANGE ELEV. =
PROP. 1" DUAL SERV. CONN (TYP.)

PROP. 8" P.V.C. WATERLINE DR-18
PROP. 12" P.V.C. WATERLINE DR-18
PROP. 8" P.V.C. WATERLINE DR-18

PROP. 3/4" SINGLE SERV. CONN (TYP.)
PROP. 1" DUAL SERV. CONN (TYP.)
PROP. 1" DUAL SERV. CONN (TYP.)
PROP. 1" DUAL SERV. CONN (TYP.)

PROP. 3/4" SINGLE SERV. CONN (TYP.)
PROP. 1" DUAL SERV. CONN (TYP.)
PROP. 1" DUAL SERV. CONN (TYP.)
PROP. 1" DUAL SERV. CONN (TYP.)

EXIST. 8" WATERLINE
EXIST. 12" WATERLINE
EXIST. FIRE HYDRANT

EXIST. 8" WATERLINE
EXIST. 12" WATERLINE
EXIST. FIRE HYDRANT

EXIST. 8" WATERLINE
EXIST. 12" WATERLINE
EXIST. FIRE HYDRANT

EXIST. 8" WATERLINE
EXIST. 12" WATERLINE
EXIST. FIRE HYDRANT

EXIST. 8" WATERLINE
EXIST. 12" WATERLINE
EXIST. FIRE HYDRANT

SAN LUCIO SUBDIVISION No. 1

A 17.22 ACRE TRACT OF LAND OUT OF BLOCK 30, HALL-FIELD TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 53, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 291157, SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 295192, AND CORRECTION GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2951437, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Drainage Report for San Lucio Subdivision No. 1
 A 17.22 acre tract of land out of Block 30, Hall-Field Tract, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 1, page 53, map records Hidalgo County, Texas, and according to correction warranty deed with vendor's lien recorded under county clerk's document number 291157, special warranty deed recorded under county clerk's document number 295192, and correction general warranty deed recorded under county clerk's document number 2951437, official records, Hidalgo County, Texas. This subdivision is located on the northwest corner of Canton Road and Val Verde Road (F.M. 1423). It is in the City of Donna E.T.J. 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, 1992.

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.

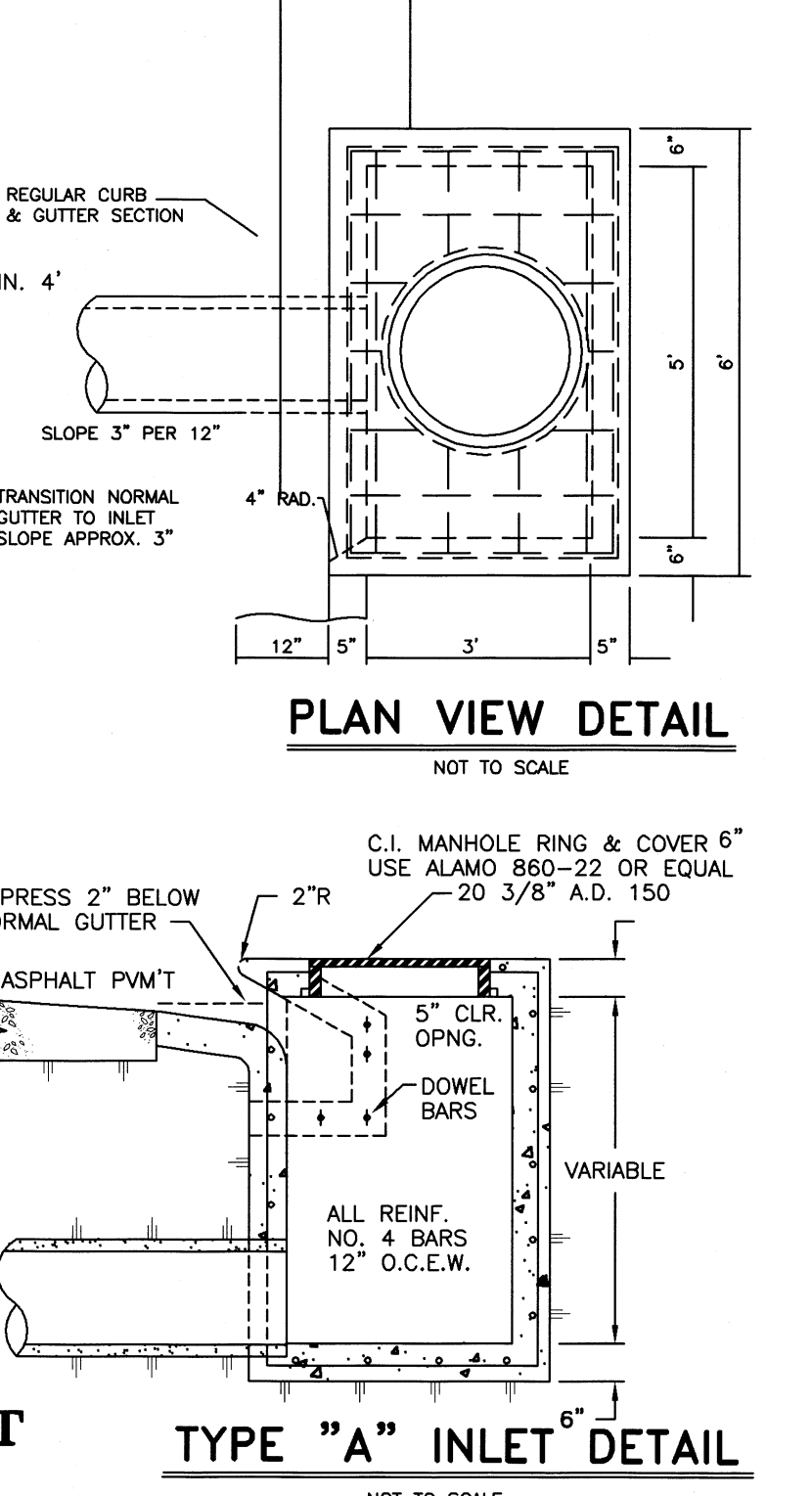
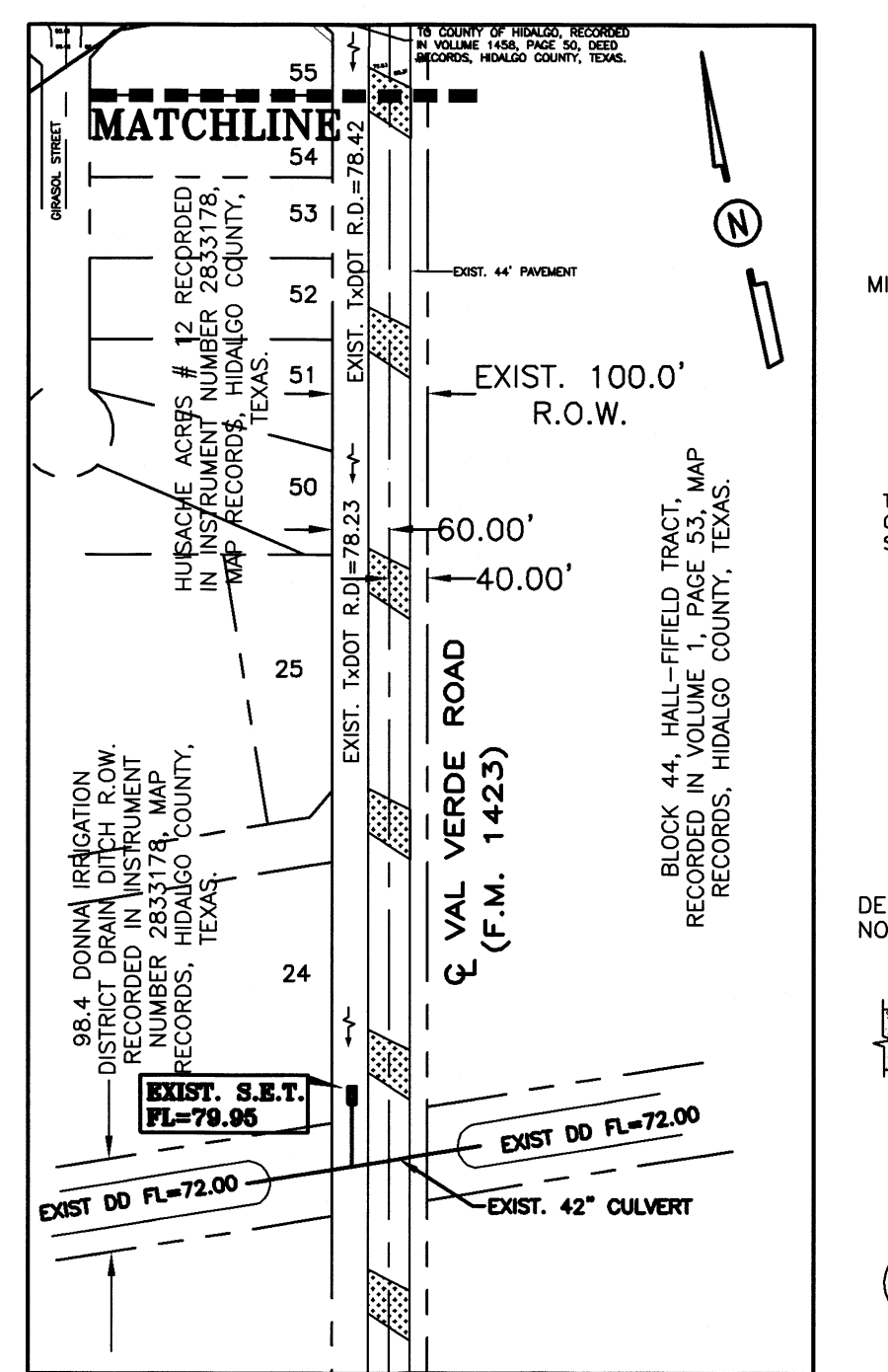
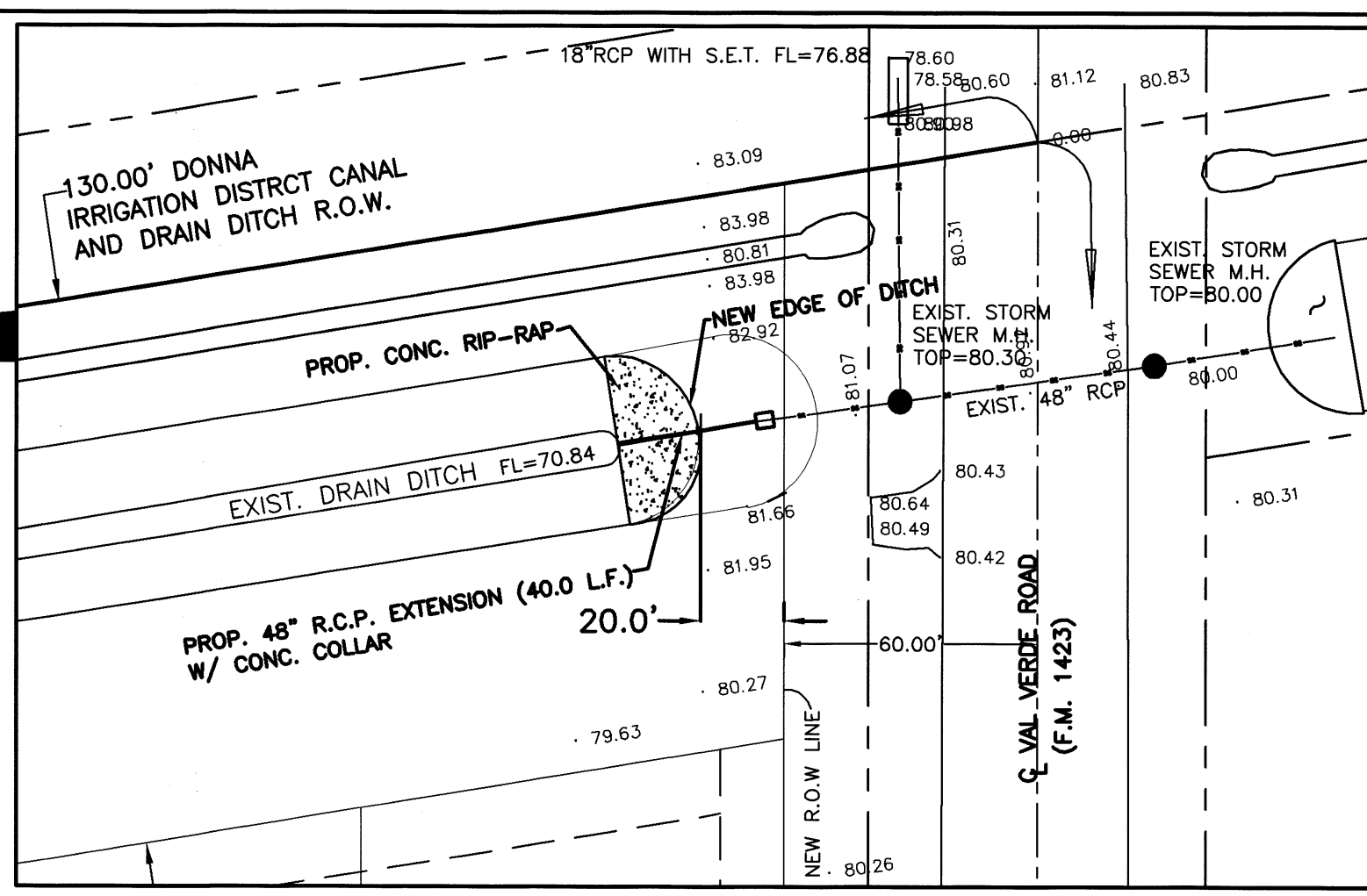
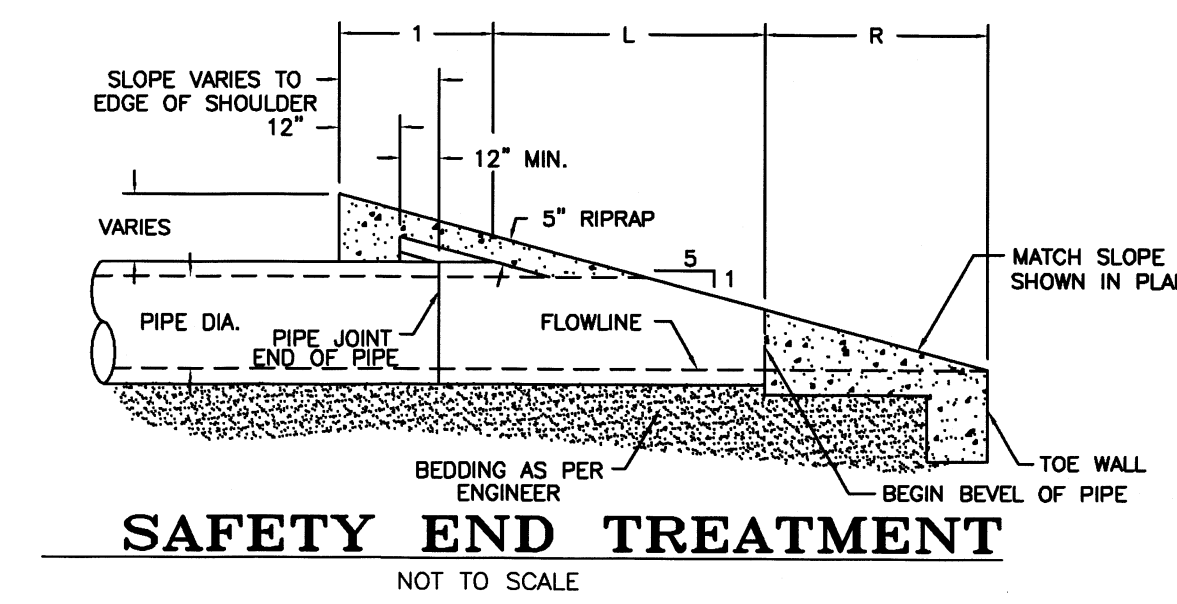
Presently, the site has very minimal runoff in a northeasterly direction with an approximate 0.5% slope and flow into the existing Donna Irrigation Drain Ditch. The existing runoff for the proposed subdivision is Q=10.82 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=31.40 cubic feet per second based on a 50-year storm for an increase of Q=20.58 cubic feet per second. Detention will be 29,659.16 cubic feet (0.58 acre-feet) and will be accomplished by excavating the existing Donna Irrigation District Drain Ditch on the north side of the subdivision and by regrading the roadside ditch along the north side of Canton Road. 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. The 130.00 feet of right of way for the Drain Ditch is being dedicated to the Donna Irrigation District by the plat.

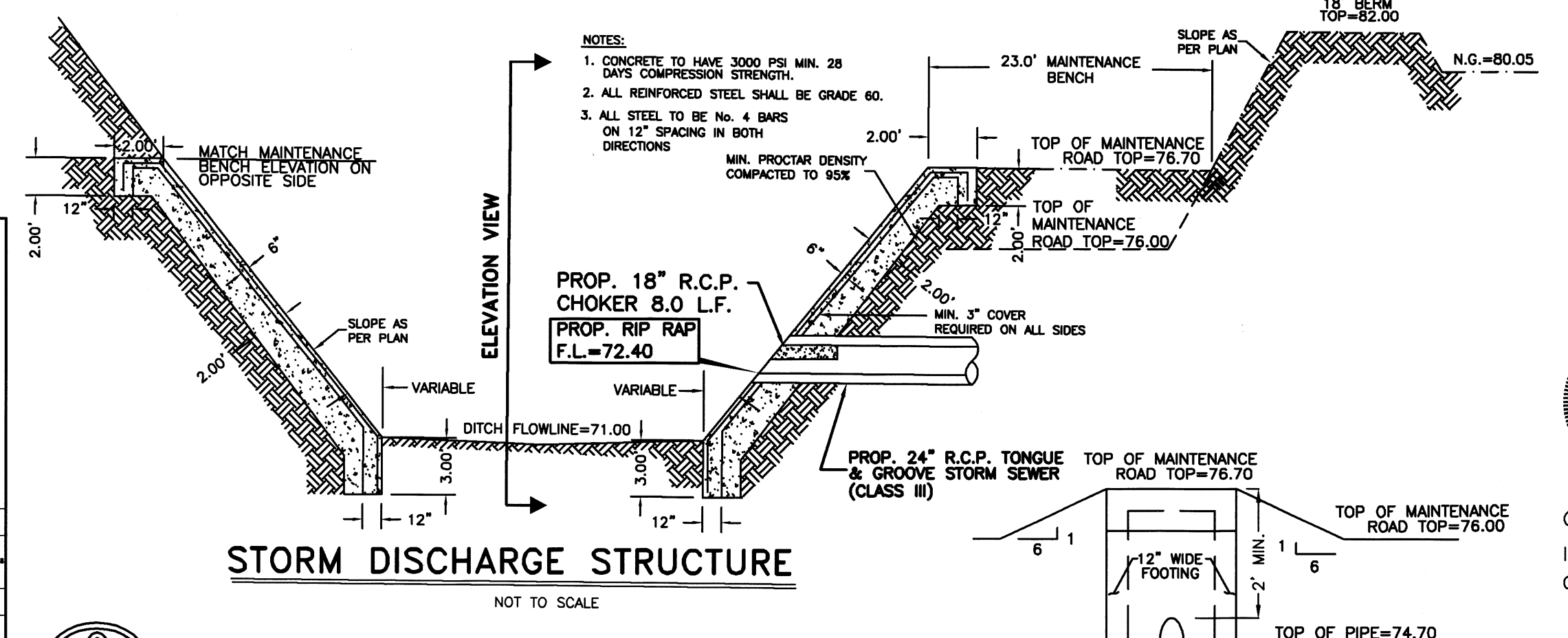
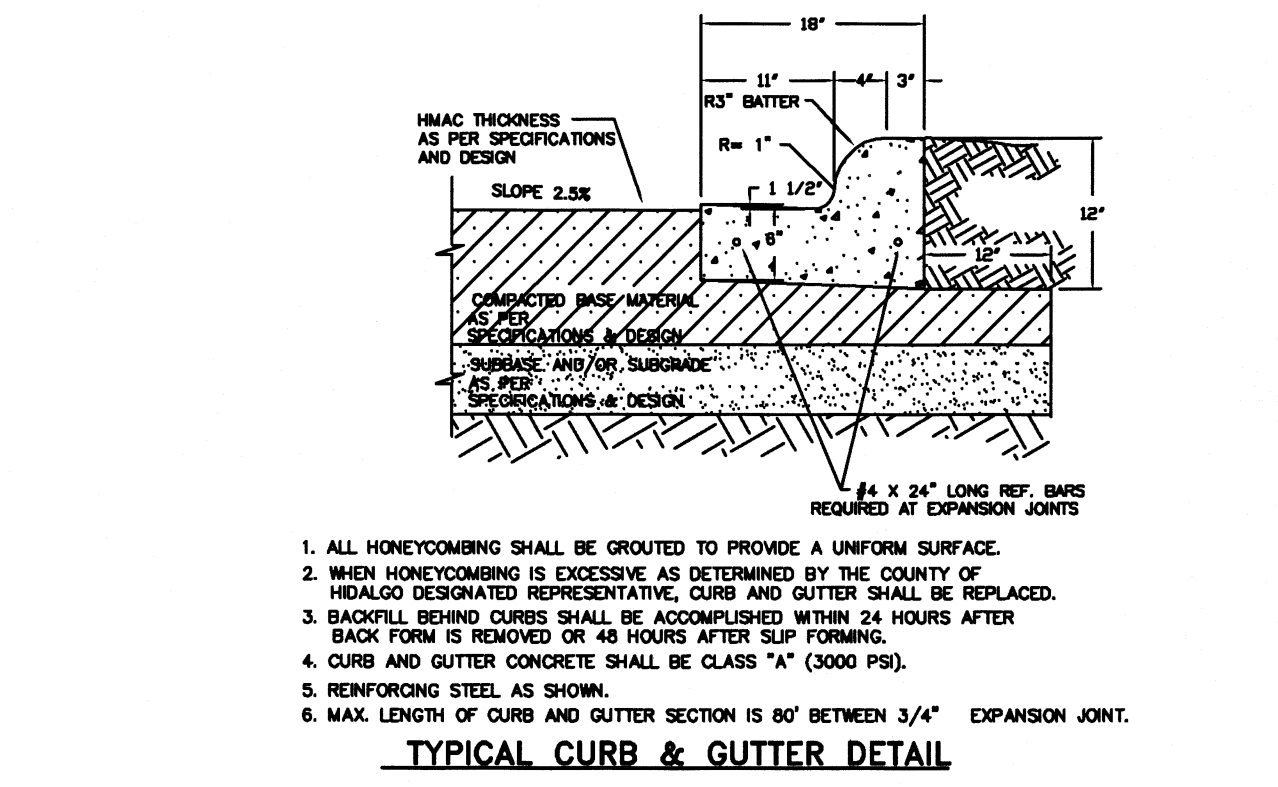
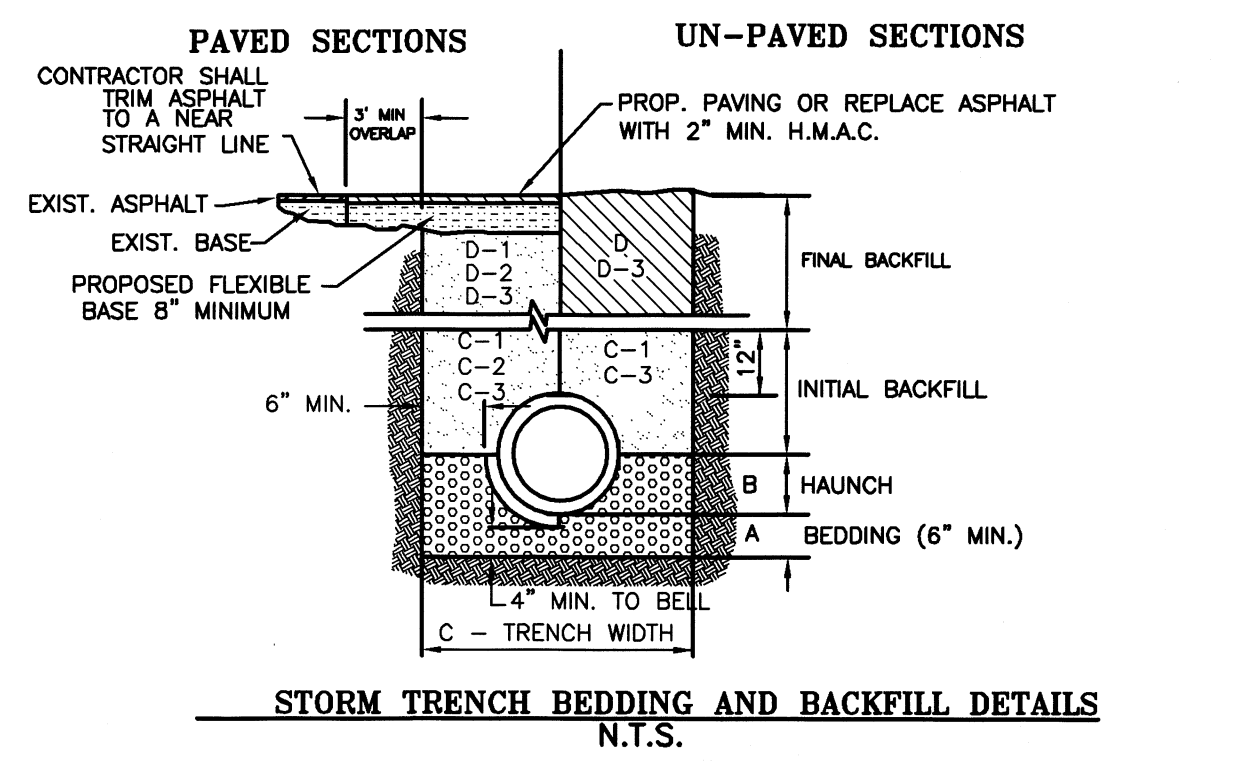
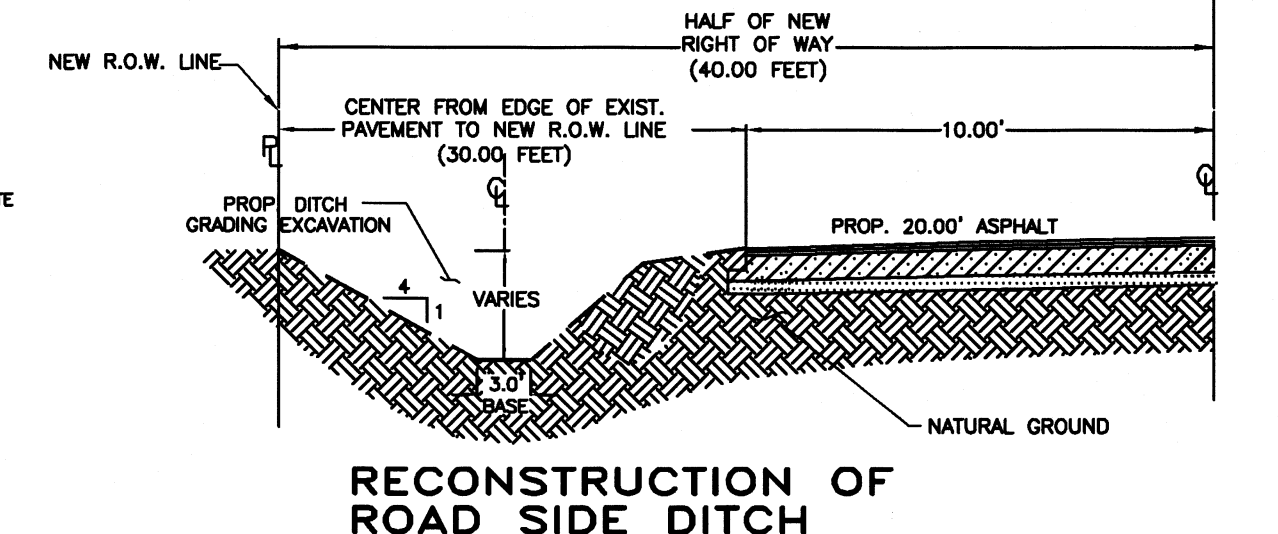


ALFONSO QUINTANILLA
 P.E. 95534

12-20-18
 DATE



- STORM TRENCH BEDDING AND BACKFILL NOTES**
 N.T.S.
- 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") - 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 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.
 - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD AND 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.
 - INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - 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.
 - 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).
 - FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD AND 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.
 - 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 D-4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
 - 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 (HELLPOINTS, MINIMUM 4" GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTES) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNLEVEL. 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 PER ASTM D4253 & ASTM D698. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".
- NOTES:**
 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 92% S.P.D. WITHIN 12 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.

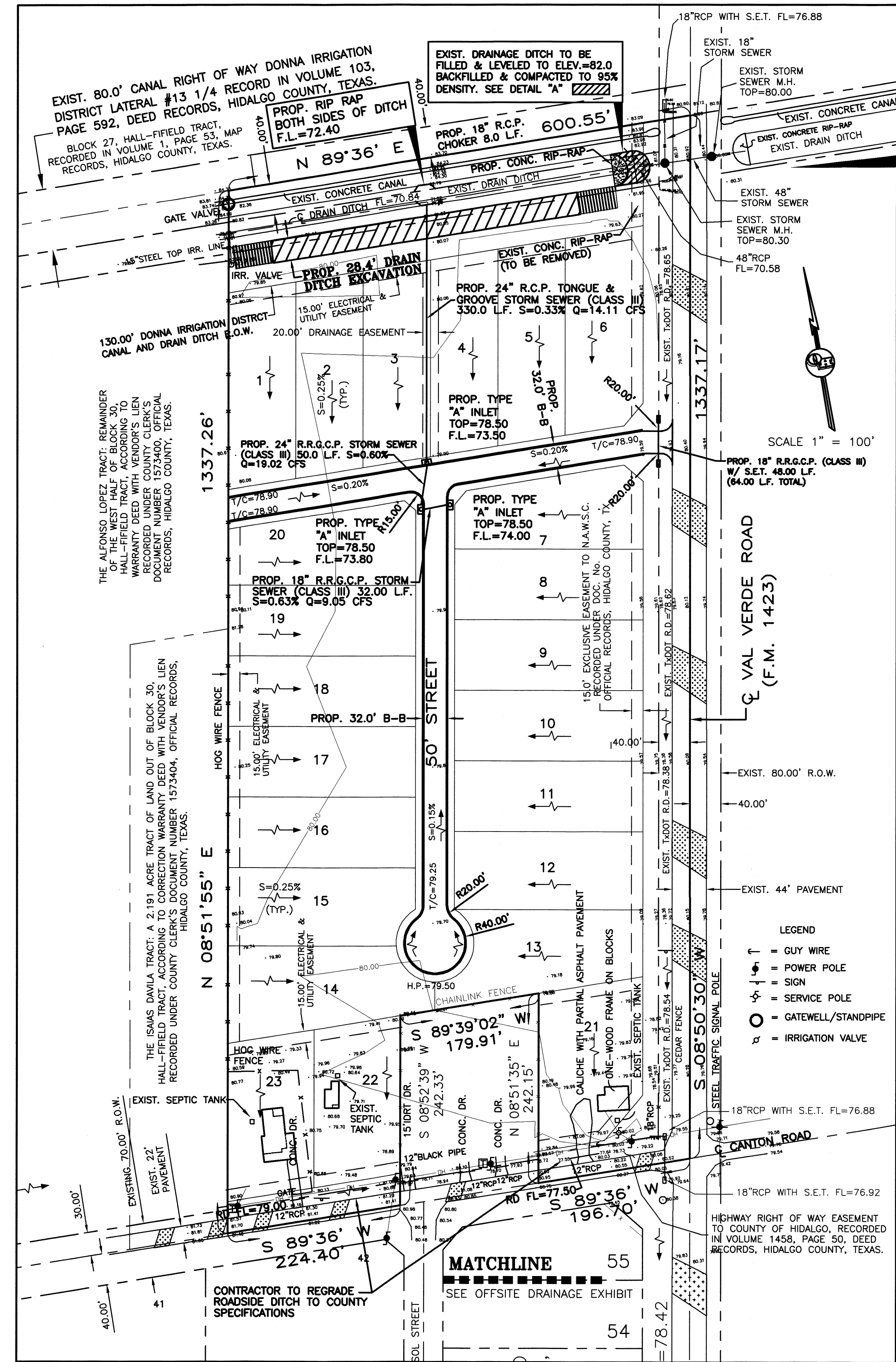


QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS LAND SURVEYORS
 124 E. STUBBS ST. PHONE 956-381-6480
 EDINBURG, TEXAS 78839 FAX 956-381-0527
 REGISTRATION NUMBER F-1513 OFFICE@QHAENGINEERING.COM
 SURVEYING REGISTRATION NUMBER 100411-00

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

SHEET NO. 3 OF 3 SHEETS	FILENAME: F:\DATA\SUBDIV\H.C.\SAN LUCIO No. 1\DWG	DATE PREPARED: 12-10-18	DATE REVISION: _____	BY: _____	CHECKED BY: _____	APPROVED BY: _____
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CROSS SECTION "A-A"

