



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

1304 SOUTH 25<sup>TH</sup> 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. 2 SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: TILLMIN WELCH (BUENA TIERRA HOLDINGS, LLC.)

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 103  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF TRENTON ROAD APPROXIMATELY 330 FEET EAST OF DILLON 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 1-22-2019 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: 40.00 FEET ONTO TRENTON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-15-2019 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-15-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: TRENTON ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-20-2018 : 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 DONNA.*

**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. 2**

A 69.52 ACRE TRACT OF LAND BEING THE EAST 30.00 ACRES OUT OF LOT 71, AND ALL OF LOT 72, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1763932, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

A 69.52 ACRE TRACT OF LAND BEING THE EAST 30.00 ACRES OUT OF LOT 71, AND ALL OF LOT 72, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1763932, 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 ON THE SOUTH LINE OF LOT 71, AND IN THE CENTERLINE OF TRENTON ROAD FOR THE SOUTHWEST CORNER OF THIS TRACT, SAID SPINDLE BEARS N 89°36' E, 330.00 FEET FROM THE SOUTHWEST CORNER OF LOT 71.

THENCE: N 00°24' W, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 20.00 FEET FOR THE NORTH RIGHT OF WAY LINE OF TRENTON ROAD, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,270.00 FEET FOR THE SOUTH LINE OF AN DRAIN DITCH, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE NORTH LINE OF LOT 71 FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: N 89°36' E, ALONG THE NORTH LINE OF LOTS 71 AND 72, A DISTANCE OF 2,401.26 FEET TO A POINT FOR THE NORTHEAST CORNER OF LOT 72, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 08°49' W, PASSING AT 1,317.00 FEET THE NORTH RIGHT OF WAY LINE OF TRENTON ROAD, A TOTAL DISTANCE OF 1,337.26 FEET TO A POINT IN THE CENTERLINE ROAD FOR THE SOUTHEAST CORNER OF LOT 72, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: S 89°36' W, ALONG THE SOUTH LINE OF LOTS 71 AND 72, AND THE CENTERLINE OF TRENTON ROAD, A DISTANCE OF 2,187.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 69.52 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*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 5856

DECEMBER 4, 2018  
DATE

SCALE 1" = 100'

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "C"  
AREAS OF MINIMAL FLOODING. (NO SHADING)  
COMMUNITY-PANEL NUMBER 480334 0425 C  
EFFECTIVE DATE: NOVEMBER 16, 1982
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- LEGEND # 1 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 CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM BUILDING SETBACK LINES:  
FRONT ..... 25.00'  
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 OBTAIN A TOTAL OF \_\_\_\_\_ CUBIC FEET ( \_\_\_\_\_ ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:  
SEE DRAINAGE REPORT ON SHEET NO. 3.

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, 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: ELEV. 77.54 TOP OF COTTON PICKLER SPINDLE FOUND AT THE INTERSECTION OF TRENTON ROAD AND DILLON ROAD LOCATED 330' WEST FROM THE SOUTHWEST 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 1, 40, 41, 61, 62, 82, 83 AND 103 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO TRENTON ROAD.

- BUENA TIERRA HOLDINGS LLC, THE OWNER & SUBDIVIDER OF SAN LUCIO SUBDIVISION No. 2, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSES OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET No. 3 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 EXCEPTS 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 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.

**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 the right to erect, construct, install and thereafter use, operate, inspect, repair maintain, replace, and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the City, County or State hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. 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,  
TILLMIN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

DATE

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL**

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN LUCIO SUBDIVISION No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

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

**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  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

I, TILLMIN WELCH, MANAGER OF BUENA TIERRA HOLDINGS LLC, AS OWNER OF THE 69.52 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN LUCIO SUBDIVISION No. 2, HEREBY SUBDIVIDE 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.

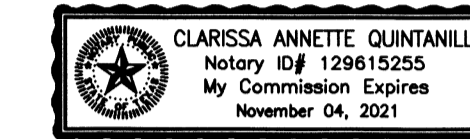
BUENA TIERRA HOLDINGS LLC,  
TILLMIN WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG TX, 78542

DATE

**STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, the undersigned notary public, on this day personally appeared \_\_\_\_\_  
TILLMIN WELCH, MANAGER OF BUENA TIERRA HOLDINGS LLC,  
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 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 SAN LUCIO SUBDIVISION No. 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: Hidalgo County Clerk \_\_\_\_\_ DATE \_\_\_\_\_

**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. 2 WAS RECEIVED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF \_\_\_\_\_ ON \_\_\_\_\_

Mayor of the City of DONNA \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: Secretary of the City of DONNA \_\_\_\_\_ DATE \_\_\_\_\_

APPROVAL OF THE PLANNING COMMISSION OF THE CITY:  
THIS PLAT SAN LUCIO SUBDIVISION No. 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

ATTEST: SECRETARY \_\_\_\_\_ CHAIRMAN PLANNING COMMISSION \_\_\_\_\_

DONNA IRRIGATION DISTRICT  
THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

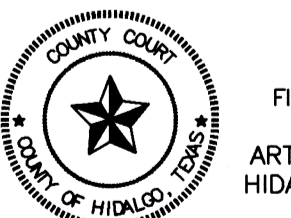
SECRETARY \_\_\_\_\_ PRESIDENT \_\_\_\_\_

**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*  
ALFONSO QUINTANILLA  
P.E. No. 95534  
12-28-18  
DATE



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

**CURVE DATA CHART**

CURVE	DELTA	RADIUS	LENGTH
"A"	70°00'00"	50.00'	61.09'
"B"	47°22'32"	50.00'	41.34'
"C"	66°44'02"	50.00'	58.24'
"D"	37°56'42"	50.00'	33.11'

**AREA DATA TABLE**

LOT	AREA (S.F.)	AC.
1	22778.50	0.52
2-8	21801.00	0.50
9	24381.00	0.56
10	24381.00	0.56
11	22536.14	0.52
12	22432.41	0.51
13	25254.44	0.58
14	21833.31	0.50
15-29	21800.00	0.50
30	21847.49	0.50
31	21821.13	0.51
32	21843.83	0.51
33	21873.30	0.51
34-35	21956.00	0.51
36	21916.88	0.50
37	21911.65	0.50
38	21893.43	0.50
39	21862.51	0.50
40	29106.96	0.67
41	22778.50	0.52

**AREA DATA TABLE**

LOT	AREA (S.F.)	AC.
42	21801.00	0.50
43	30863.25	0.71
44	24090.75	0.55
45-47	21930.00	0.50
48	22101.67	0.51
49	23068.55	0.53
50-52	21975.20	0.50
53	22975.50	0.53
54-56	21930.00	0.50
57	27122.25	0.62
58	27960.75	0.64
59-60	21801.00	0.50
61-62	22778.50	0.52
63-65	21801.00	0.50
66	28670.25	0.66
67	24219.75	0.55
68-69	21930.00	0.50
70	22998.00	0.53
71-73	21917.00	0.50
74	22998.00	0.53

**AREA DATA TABLE**

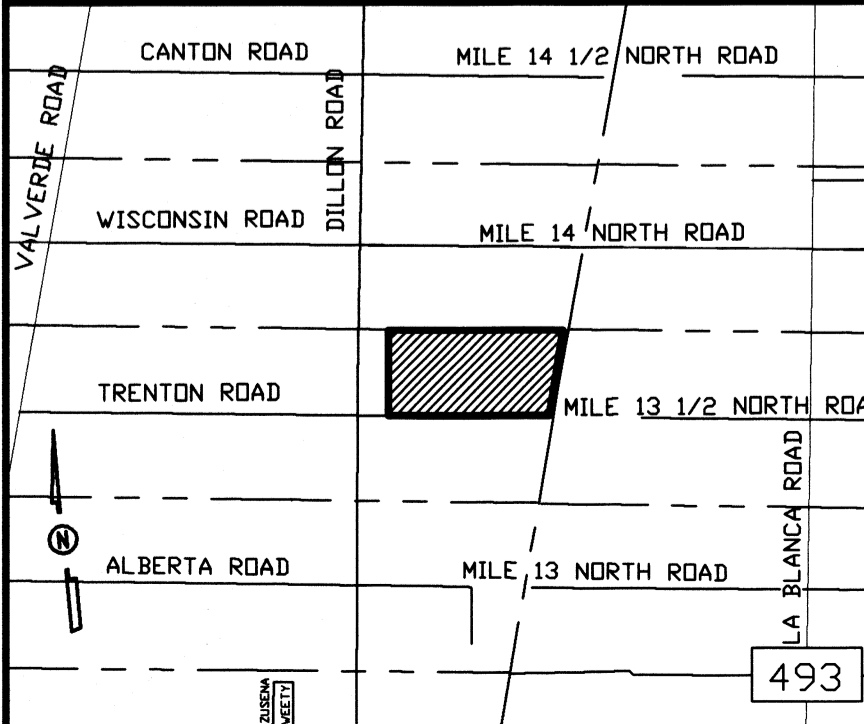
LOT	AREA (S.F.)	AC.
75	21930.00	0.50
76	27251.25	0.62
77	25767.75	0.59
78-81	21801.00	0.50
82-83	22778.50	0.52
84-88	21801.00	0.50
89	26574.28	0.61
90	22709.77	0.52
91	25315.75	0.58
92	22028.75	0.51
93	25829.08	0.59
94	24859.97	0.57
95	25247.79	0.58
96	23676.61	0.54
97-102	21801.00	0.50
103	22778.50	0.52

**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; ICID 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 MAP**

SCALE: 1" = 3000'



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

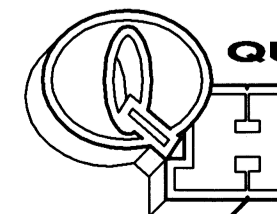
SAN LUCIO SUBDIVISION No. 2 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE NORTH SIDE OF TRENTON ROAD AND 330 FEET EAST OF DILLON ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429) (2015 CENSUS), SAN LUCIO SUBDIVISION No. 2 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	Fax
OWNER: BUENA TIERRA HOLDINGS LLC, TILLMIN WELCH, MANAGER	902 BIGHORN DRIVE	EDINBURG, TX 78542	(956)380-4395
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved



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

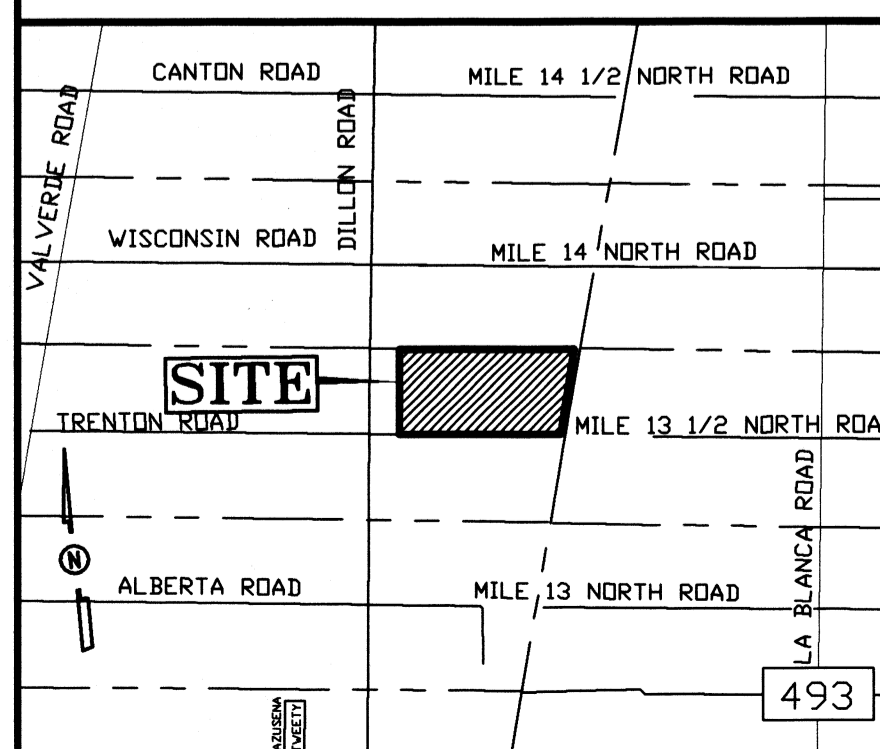
DATE OF PREPARATION: DECEMBER 4, 2018

SHEET NO. 1 OF 6 SHEETS

F:\DATA\SUBDIV\DONNA\SAN LUCIO SUBDIVISION No. 2\PLAT	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

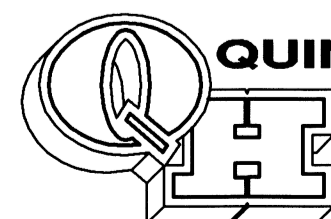
**LOCATION MAP**

SCALE: 1" = 3000'



**SUBDIVISION PLAT OF:  
SAN LUCIO SUBDIVISION No. 2**

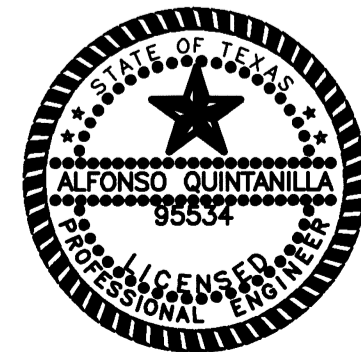
A 69.52 ACRE TRACT OF LAND BEING THE EAST 30.00 ACRES OUT OF LOT 71, AND ALL OF LOT 72, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1763932, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



**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  
SURVEYING REGISTRATION NUMBER 100411-00

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  
DATE 12-18-18

STATE OF TEXAS  
COUNTY OF HIDALGO

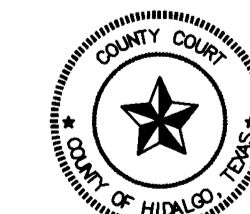
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



*Alfonso Quintanilla*  
ALFONSO QUINTANILLA  
R.P.L.S. No. 4856

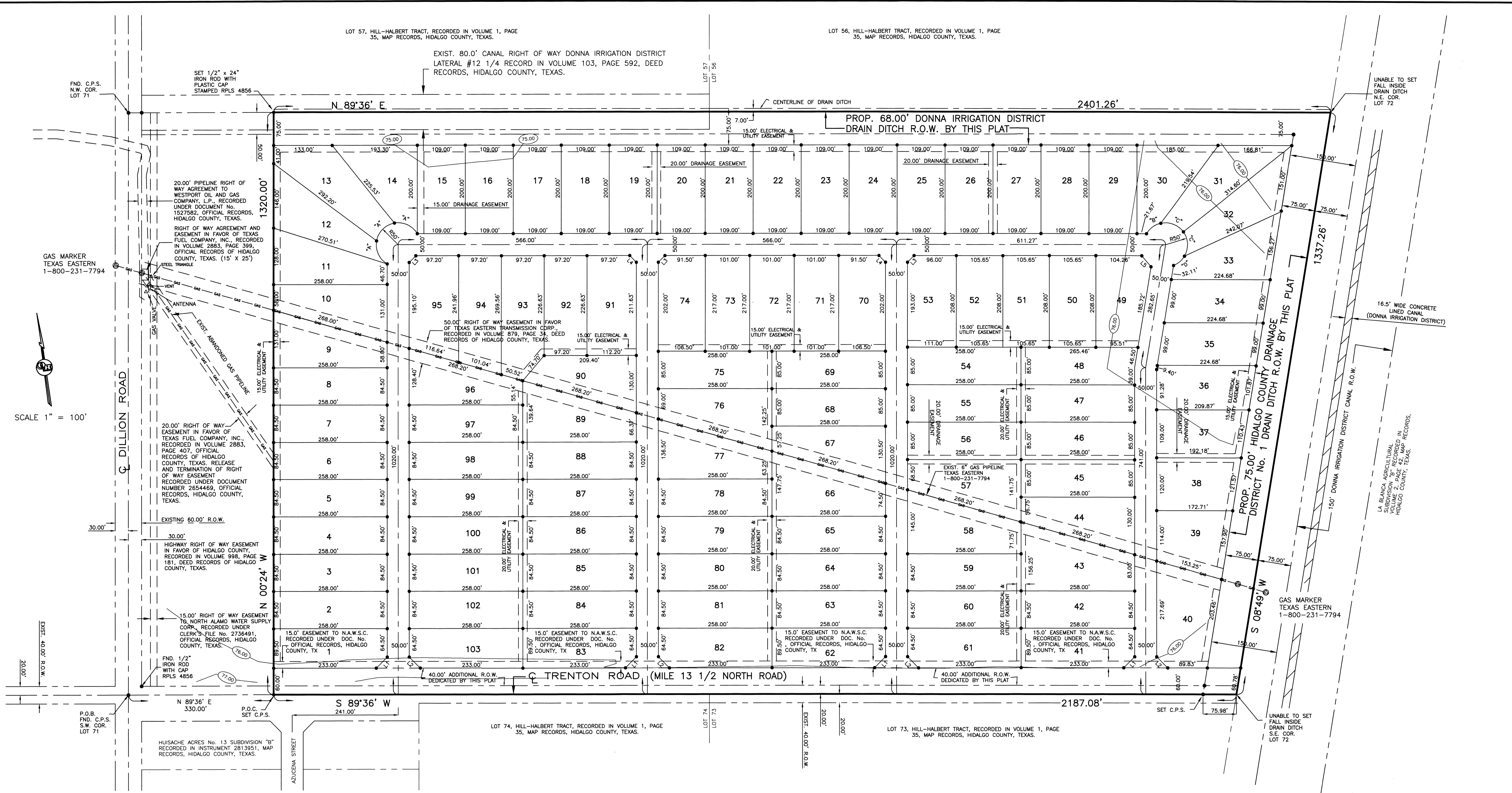
DECEMBER 4, 2018

DATE



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



SCALE 1" = 100'

EXIST. 40.00' R.O.W.

20.00' RIGHT OF WAY EASEMENT IN FAVOR OF TEXAS FUEL COMPANY, INC., RECORDED IN VOLUME 2883, PAGE 407, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. RELEASE AND TERMINATION OF RIGHT OF WAY EASEMENT RECORDED UNDER DOCUMENT NUMBER 2654469, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

HIGHWAY RIGHT OF WAY EASEMENT IN FAVOR OF HIDALGO COUNTY, RECORDED IN VOLUME 998, PAGE 181, DEED RECORDS OF HIDALGO COUNTY, TEXAS.

15.0' RIGHT OF WAY EASEMENT TO NORTH ALAMO WATER SUPPLY CORP., RECORDED UNDER CLERK'S FILE No. 2736491, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FND. 1/2" IRON ROD WITH CAP RPLS 4856

HUISACHE ACRES No. 13 SUBDIVISION "B" RECORDED IN INSTRUMENT 2813951, MAP RECORDS, HIDALGO COUNTY, TEXAS.

EXIST. 80.0' CANAL RIGHT OF WAY DONNA IRRIGATION DISTRICT LATERAL #12 1/4 RECORD IN VOLUME 103, PAGE 592, DEED RECORDS, HIDALGO COUNTY, TEXAS.

LOT 56, HILL-HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

16.5' WIDE CONCRETE LINED CANAL (DONNA IRRIGATION DISTRICT)

LA BLANCA AGRICULTURAL SUBDIVISION, VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

UNABLE TO SET FALL INSIDE DRAIN DITCH N.E. COR. LOT 72

UNABLE TO SET FALL INSIDE DRAIN DITCH S.E. COR. LOT 72

MAP OF WATER DISTRIBUTION SYSTEM/ MAPA DE DISTRIBUCION DE AGUA

FINAL ENGINEERING REPORT FOR SAN LUCIO SUBDIVISION NO. 2  
BY ALFONSO QUINTANILLA, P.E.

WATER SUPPLY: Description and Costs.

SAN LUCIO SUBDIVISION NO. 2 WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF TRENTON ROAD.

WATER SYSTEM FOR SAN LUCIO SUBDIVISION NO. 2 CONSISTS OF AN 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE ON THE SOUTH SIDE OF TRENTON ROAD 660.0 FEET EAST OF DILLON ROAD ALSO RUNS EAST ALONG THE NORTH SIDE OF TRENTON ROAD, AND IT LOOPS ON THE SOUTHWEST CORNER OF PROPOSED SUBDIVISION.

AN 8" DIAMETER WATERLINE RUNS NORTH ALONG THE EAST SIDE OF STREET 02, THENCE EAST ALONG THE SOUTH SIDE OF STREET 01, THENCE SOUTH ALONG THE WEST SIDE OF STREET 05, THENCE EAST ALONG THE NORTH SIDE OF TRENTON ROAD (MILE 13 1/2) CROSSING DONNA IRRIGATION DISTRICT CANAL R.O.W. THENCE SOUTH ALONG THE EAST R.O.W. OF DONNA IRRIGATION CANAL R.O.W. THE 8" DIAMETER WATERLINE LOOPS ON AN EXISTING 8" DIAMETER WATERLINE ON THE SOUTH R.O.W. OF TRENTON ROAD ON THE NORTHWEST CORNER OF LA BLANCA B 43.90 AC.

FROM THE 8" DIAMETER WATERLINE, ON STREET 01 THERE ARE 2-8" DIAMETER WATERLINE THAT RUN SOUTH ALONG THE WEST SIDE OF STREET 03 & 04. FROM THE 8" DIAMETER FORTY THREE (43) 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 SEVENTEEN (17) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE METER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT. THE SUBDIVIDER HAS IN ADDITION PAID N.A.W.S.C. THE SUM OF \$ \_\_\_\_\_ OR \$ \_\_\_\_\_ PER LOT, WHICH REPRESENTS THE TOTAL COST OF WATER METERS AND ALL MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM. THE SUBDIVIDER WILL INSTALL TEN (10) 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. 2, 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 (12) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 2, 8, 12, 17, 23, 29, 36, 43, 63, 68, 84, & 88. (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 \$ \_\_\_\_\_. 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, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES WILL BE CONSTRUCTED, WITH THE INSTALLATION OF WATER METER BOXES, HAVE COST A GRAND TOTAL OF \$ \_\_\_\_\_ WHICH EQUALS TO \$ \_\_\_\_\_ PER LOT.

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

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION SAN LUCIO SUBDIVISION NO. 2:  
POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Descripción y Costos.

LA SUBDIVISION SAN LUCIO SUBDIVISION NO. 2 HA SIDO PROVISTA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y LA COMPAÑIA DE AGUA N.A.W.S.C. SE HA COMPROMETIDO A PROVEER DE AGUA SUFICIENTE A LA SUBDIVISION POR UN PERIODO DE 30 AÑOS. LA COMPAÑIA 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 8" DE DIAMETRO QUE CORRE POR EL LADO SUR DE TRENTON 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 8" DE DIAMETRO EN TRENTON ROAD. LA LINEA DE AGUA DE 8" DE DIAMETRO CORRE AL NORTE POR EL LADO ESTE DE LA CALLE 02 Y VOLTEA AL ESTE POR EL LADO SUR DE CALLE 01 Y VOLTEA AL SUR POR EL LADO OESTE DE LA CALLE 5 Y VOLTEA AL OESTE POR EL LADO NORTE DE LA CALLE TRENTON ROAD CRUZANDO EL DISTRITO CANAL DE IRRIGACION DE DONNA Y VOLTEA HACIA EL SUR POR A LO LARGO DEL DERECHO DE CAMINO DE DONNA IRRIGATION DISTRIC CANAL CONECTANDOSE CON LA LINEA EXISTENTE DE 8" DE DIAMETRO EN TRENTON ROAD EN LA ESQUINA NORESTE DE LA PROPIEDAD LA BLANCA B EN LOS 43.90 ACRES.

DEL CONDUCTO DE AGUA DE 8 PULGADAS QUE CORRE POR LA CALLE 01 DOS LINEAS DE 8 PULGADAS CORREN AL SUR POR EL LADO OESTE DE LAS CALLES 03 Y CALLE 04. DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA Y TRES (43) 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 DIEZ Y SIETE (17) 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 US\$ \_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ \_\_\_\_\_ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. US\$ \_\_\_\_\_ ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO DIEZ (10) BOCAS DE REGO (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 Costos.

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION SAN LUCIO SUBDIVISION NO. 2. 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 (12) PRUEBAS CON AGUJEROS EN EL CENTRO DE LOS LOTES 2, 8, 12, 17, 23, 29, 36, 43, 64, 68, 84, & 88 (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.

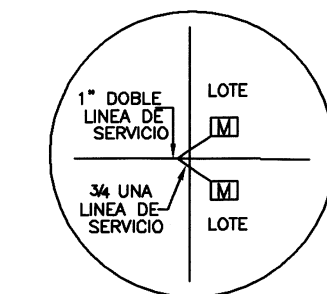
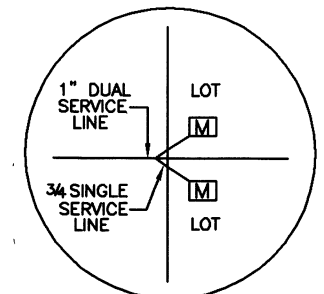
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON US\$ 1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL, A UN COSTO TOTAL DE US\$ \_\_\_\_\_. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS 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.



B-1 TEST BORINGS  
OSSF SEPTIC TANK (OSSF)

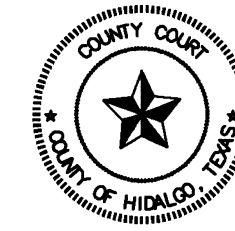
□ WATER METER BOX  
— 8" WATER SUPPLY LINE  
— SERVICE LINES

□ CAJA DE MEDIDOR DE AGUA  
— 8" LINEA DE AGUA  
— LINEAS DE SERVICIOS

COST ESTIMATE

WATER DISTRIBUTION: \$ \_\_\_\_\_  
DRAINAGE IMPROVEMENTS: \$ \_\_\_\_\_  
PAVING IMPROVEMENTS: \$ \_\_\_\_\_  
SEPTIC TANK (OSSF): \$ \_\_\_\_\_

No.	Sheet	REVISION NOTES	Date	Approved



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

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

SUBDIVISION PLAT OF:  
**SAN LUCIO SUBDIVISION No. 2**

A 69.52 ACRE TRACT OF LAND BEING THE EAST 30.00 ACRES OUT OF LOT 71, AND ALL OF LOT 72, HILL-HALBERT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1763932, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVIDER CERTIFICATION

I - BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

TILLMIN WELCH, MANAGER OF BUENA TIERRA HOLDINGS LLC.,  
1 - I (WE), AURORA LUNA, FELIX GARCIA AND ANA GARCIA, SUBDIVIDERS OF SAN LUCIO SUBDIVISION NO. 2 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.

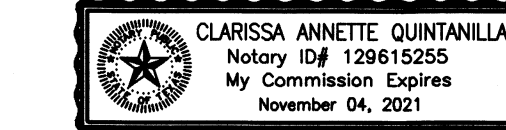
BUENA TIERRA HOLDINGS LLC. DATE LOT 23 DATE  
TILLMIN WELCH, MANAGER AURORA LUNA  
902 BIGHORN DRIVE 8179 E. STATE HIGHWAY 107  
EDINBURG TX, 78542 EDINBURG, TX, 78542-1701

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

BEFORE ME, the undersigned notary public, on this day personally appeared

TILLMIN 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 thereby expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC



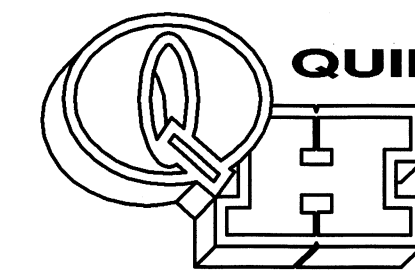
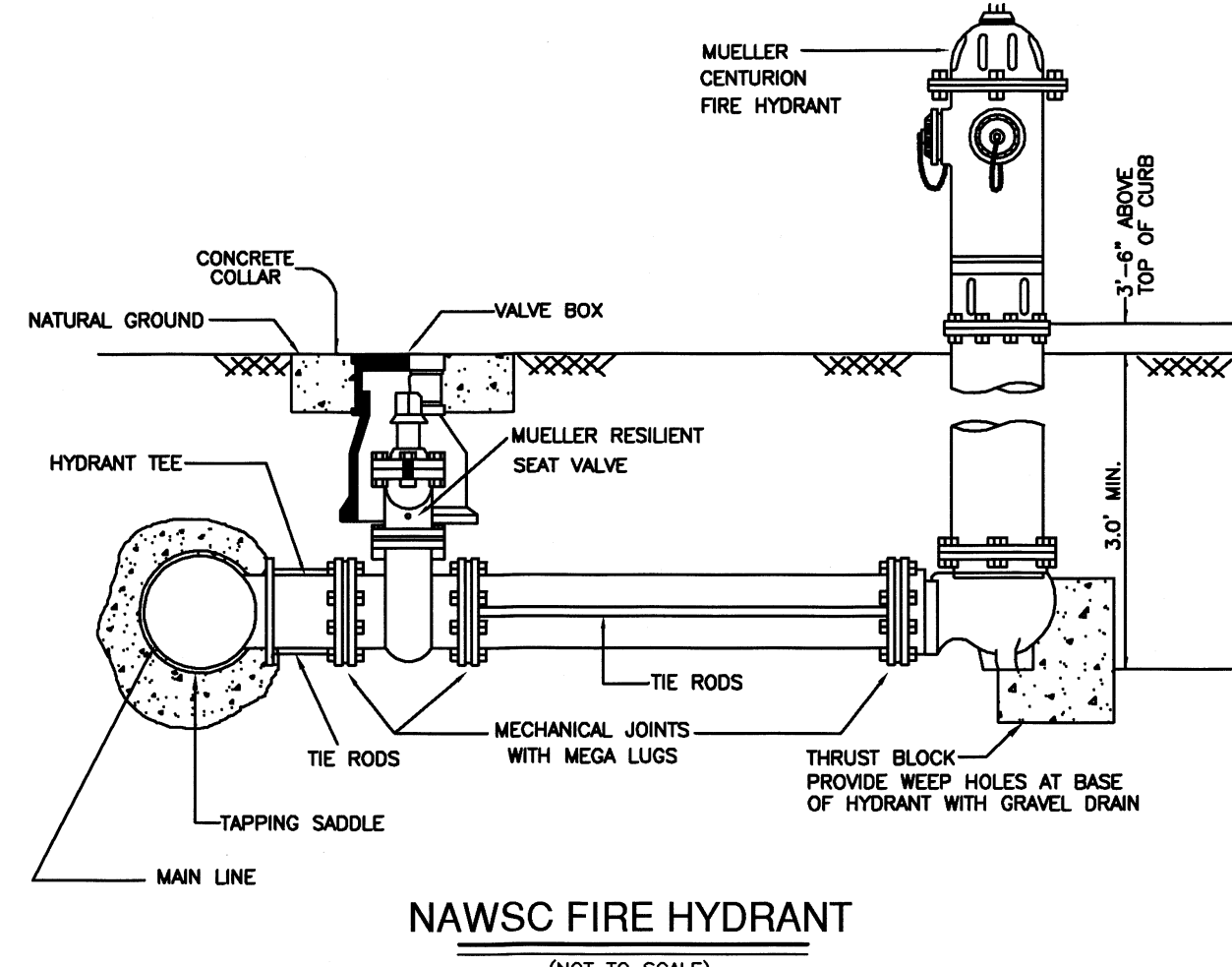
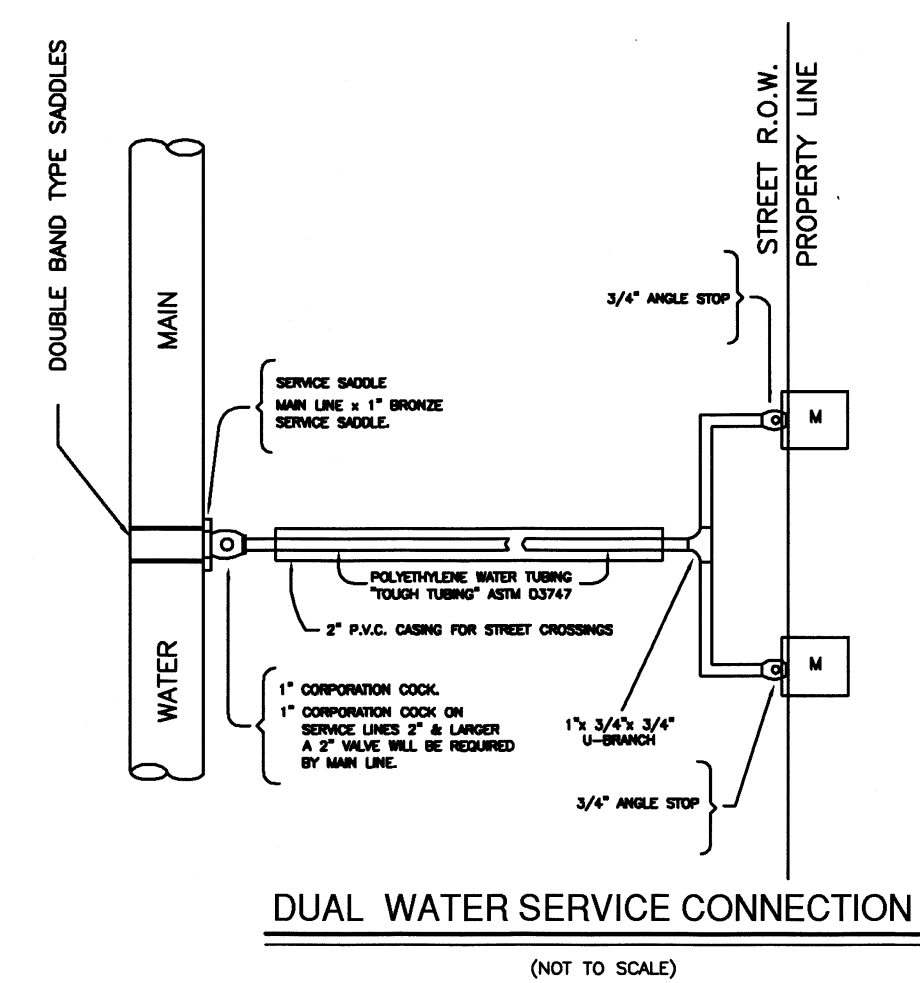
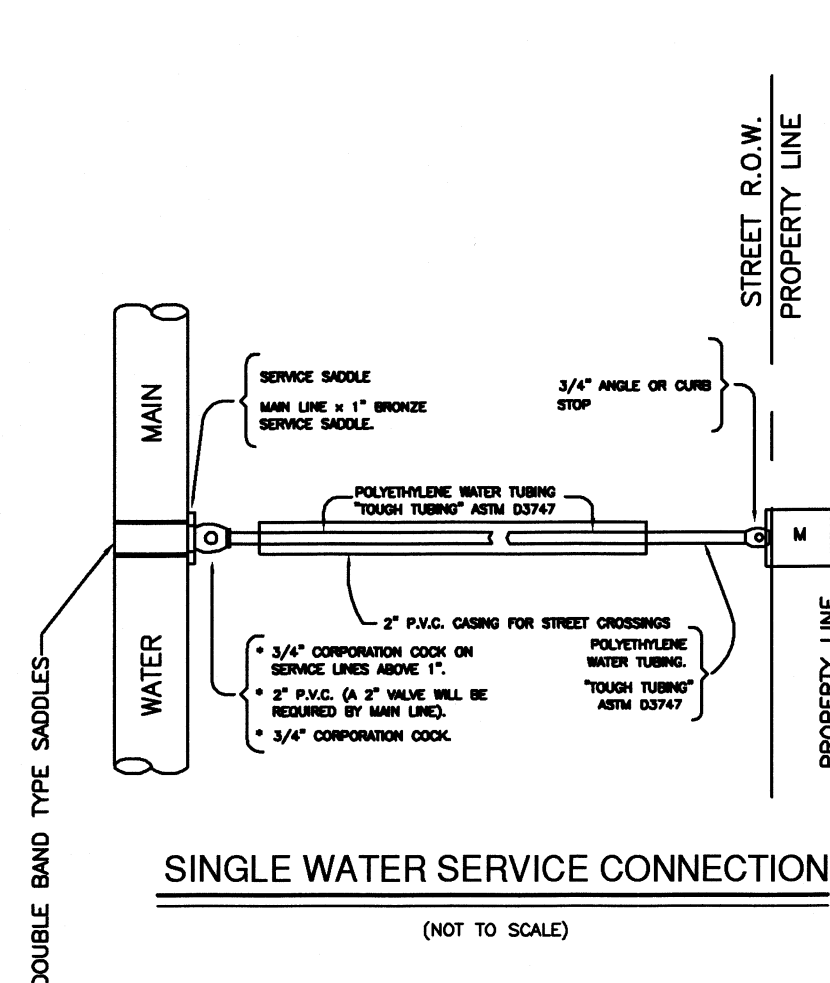
*Alfonso Quintanilla* P.E.  
ALFONSO QUINTANILLA  
P.E. 95534

12-28-18  
DATE



*Alfonso Quintanilla* P.E.  
ALFONSO QUINTANILLA  
P.E. 95534

12-28-18  
DATE



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

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

FILENAME	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
F:\DATA\SUBDIV\H\SAN LUCIO SUBDIVISION NO. 2\WATER	12-28-18	AS		
	DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY
	12-21-18	JULIUS CANAZOS		

SHEET NO. 3  
OF 6 SHEETS

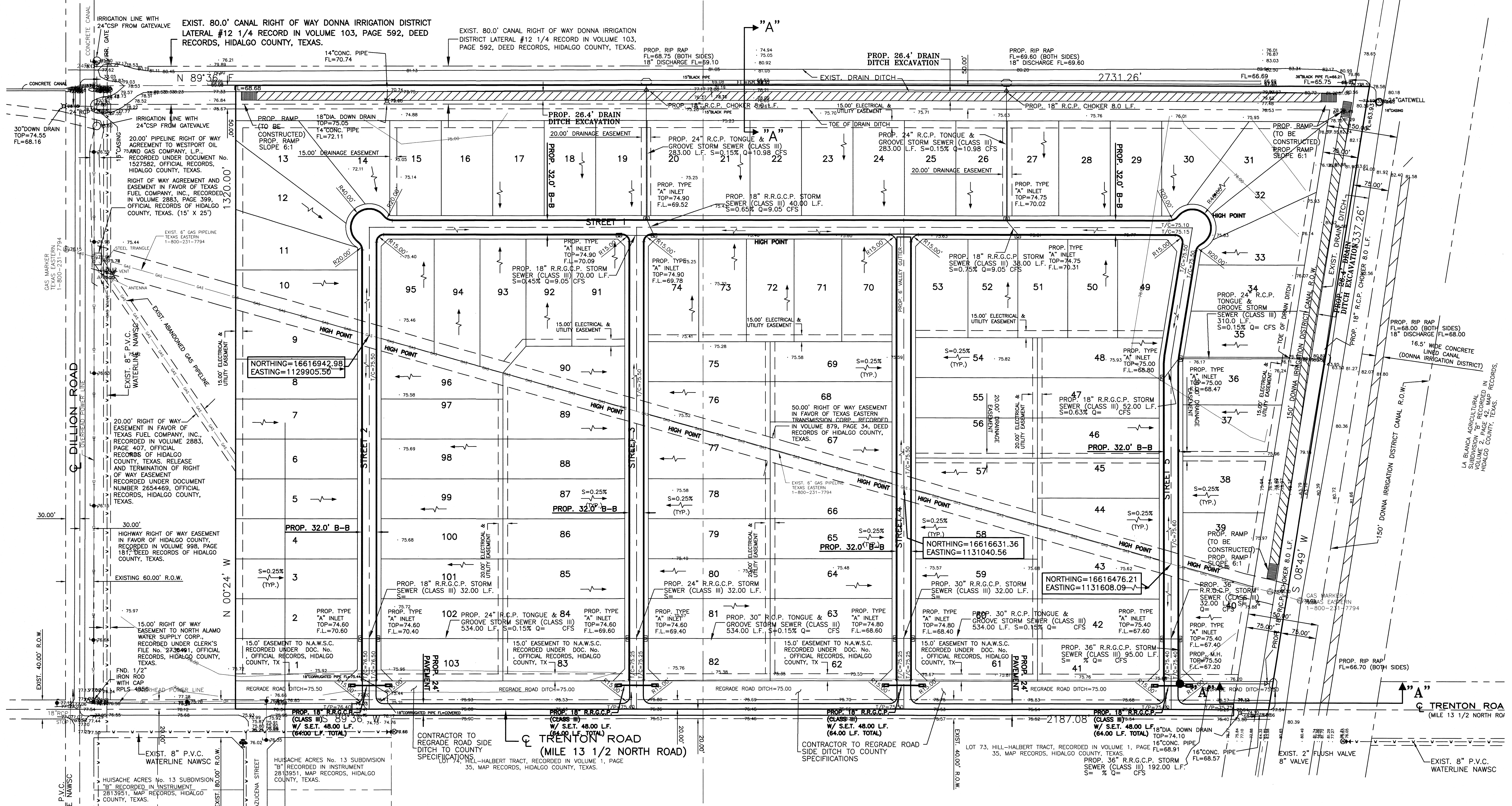




MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE

LOT 57, HILL-HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 56, HILL-HALBERT TRACT, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.



SUBDIVISION PLAT OF: **SAN LUCIO SUBDIVISION No. 2**

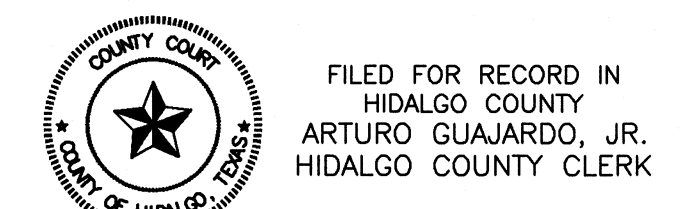
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**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS      LAND SURVEYORS  
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 No. 95534

*Alfonso Quintanilla* P.E.  
 ALFONSO QUINTANILLA  
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12-28-18  
 DATE



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

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

SHEET NO. 6 OF 6 SHEETS	FILENAME: F:\ADMIN\SUBDIVISIONS\SAN LUCIO No. 2\DRAWING
	DATE PREPARED: 12-18-18
	DATE REVISED: _____
	PREPARED BY: M. GONZALEZ
	REVISOR: _____
	CHECKED BY: _____
	APPROVED BY: _____