



# 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: 10-22-2019

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

STREETLIGHTS: 6

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. FINAL APPROVAL DATE: 10-02-19 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-16-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF's HAVE BEEN INSTALLED

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

H.C.E.O.C. FINAL APPROVAL DATE: 10-02-2019 : 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.

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit: Amount: \$ \$4,780.00 For:  **BUFFER FENCE****

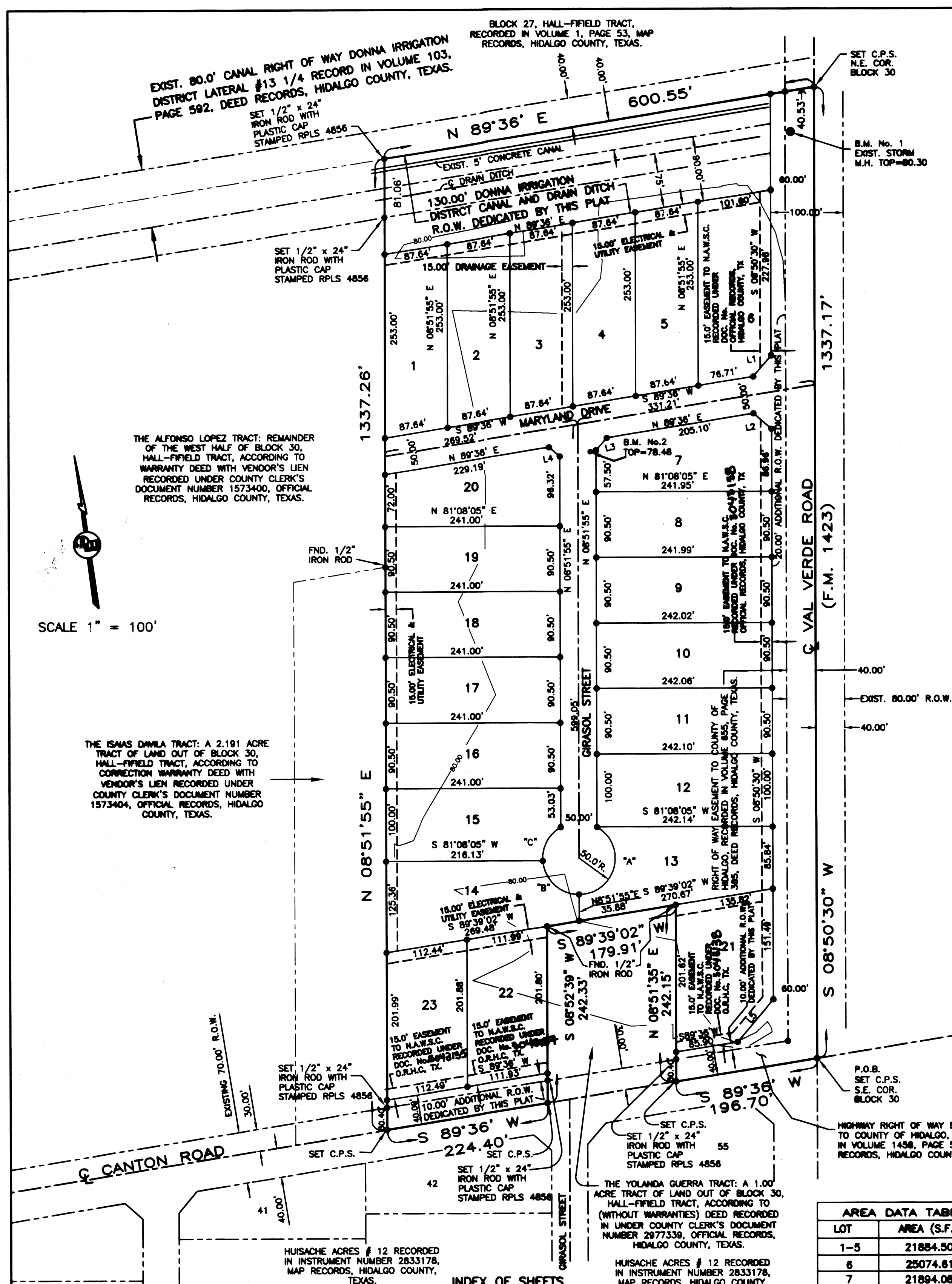
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: JANUARY 29, 2019

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

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

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



**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "C". AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 480334 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: - 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 MARSHALL 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 (1.038 ACRE FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
  - 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 OPERATION 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. 80.30 TOP OF MANHOLE LOCATED 81.3 FEET SOUTH AND 32.56 FEET WEST FROM THE NORTHEAST CORNER OF THIS SUBDIVISION N.A.V.D. 88 DATUM.
B.M. No. 2: ELEV. 78.48 TOP OF INLET LOCATED NORTHWEST CORNER OF LOT 7 OF THIS SUBDIVISION N.A.V.D. 88 DATUM.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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 FRONT 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. DEVELOPER SHALL INSTALL BUFFER FENCE ALONG THE EAST SIDE OF LOT 6 AND THE REAR LOTS 13 AND LOTS 21 ABUTTING VAL VERDE ROAD (FM 1423).
- AURORA LUNA, FELIX GARCIA AND ANA GARCIA AND EVERGREEN VALLEY, INC. TILLMAN WELCH, PRESIDENT, THE OWNERS & SUBDIVIDER OF SAN LUCIO SUBDIVISION No. 1, 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.
  - AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - AN OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSOCIATIVE DRAINFIELD SYSTEM.
  - APPROVED OSSF PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF 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 LOT 22, THE PURCHASER OF THIS 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.
- THE MINIMUM ALLOWED RESIDENTIAL DWELLING IS 400 SQUARE FEET.

**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 WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2969196, CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3039842 AND CORRECTION GENERAL WARRANTY GIFT DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2951437, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**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 2969196, CORRECTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3039842, AND CORRECTION GENERAL WARRANTY GIFT 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 THE CENTERLINES OF VAL VERDE ROAD (F.M. 1423) AND CANTON ROAD FOR THE SOUTHWEST CORNER OF BLOCK 30, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE S 89°38'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 YOLANDA GUERRA TRACT (A 1.00 ACRE TRACT OUT OF BLOCK 30, HALL-FIELD TRACT, ACCORDING TO CORRECTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2977339, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) AND AN EXTERIOR CORNER OF THIS TRACT.

THENCE: N 08°51'35" E, ALONG THE EAST LINE OF THE YOLANDA 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 242.52 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°30'02" W, ALONG THE NORTH LINE OF THE YOLANDA GUERRA TRACT, A DISTANCE OF 179.91 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID TRACT, THE NORTHEAST CORNER OF THE FELIX GARCIA TRACT (A 0.50 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 2977339, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), AND AN INTERIOR CORNER OF THIS TRACT.

THENCE S 08°52'36" W, ALONG THE WEST LINE OF THE YOLANDA GUERRA TRACT, AND THE EAST LINE OF THE FELIX GARCIA TRACT, PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 211.83 FEET FOR THE NORTH RIGHT OF WAY LINE OF CANTON ROAD, A TOTAL DISTANCE OF 242.53 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 YOLANDA GUERRA TRACT, THE SOUTHWEST CORNER OF THE FELIX GARCIA TRACT, AND AN EXTERIOR 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 WARRANTY DEED WITH VENDOR'S LIEN 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 ISAMAS DAMLA TRACT (A 2.191 ACRE TRACT 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 TRACT, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°51'55" E, ALONG THE EAST LINE OF THE ISAMAS DAMLA 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 NORTHEAST CORNER OF THE AURORA LUNA LIVING TRUST TRACT, AND CONTINUING ALONG THE EAST LINE OF THE ISAMAS DAMLA TRACT, AND THE EAST LINE OF THE ALFONSO LOPEZ TRACT (REMANENDER OF THE WEST HALF OF BLOCK 30, HALL-FIELD TRACT, ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 1573404, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 1,296.70 FEET TO THE SOUTH LINE OF THE 80.00' DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY LATERAL # 13 1/4 (RECORDED IN VOLUME 103, PAGE 562, DEED RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,296.70 FEET TO THE SOUTH LINE OF THE 80.00' DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY LATERAL # 13 1/4 (RECORDED IN VOLUME 103, PAGE 562, DEED RECORDS, HIDALGO COUNTY, TEXAS), PASSING A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 1,296.70 FEET TO THE NORTH LINE OF BLOCK 30 FOR THE NORTHEAST CORNER OF THE ALFONSO LOPEZ TRACT, AND THE NORTHEAST 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 TRACT ACRES I, RECORDED IN VOLUME 404, 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  
R.P.L.S. No. 5856

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 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 for the purpose of laterally relocate any 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, 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 any 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 28th day of NOVEMBER 2018.

EVERGREEN VALLEY, INC.  
TILLMAN WELCH, PRESIDENT  
902 BIGHORN DRIVE  
EDINBURG, TX 78542

LOT 23  
AURORA LUNA TRUSTEE  
THE AURORA LUNA LIVING TRUST  
8179 E. STATE HIGHWAY 107  
EDINBURG, TX 78542-1701

FELIX GARCIA  
P.O. BOX 294  
LA BLANCA, TEXAS 78558-0294

ANA GARCIA  
P.O. BOX 294  
LA BLANCA, TEXAS 78558-0294

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 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 STATE STANDARDS 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.

EVERGREEN VALLEY, INC.  
TILLMAN WELCH, PRESIDENT  
902 BIGHORN DRIVE  
EDINBURG, TX 78542

LOT 23  
AURORA LUNA TRUSTEE  
THE AURORA LUNA LIVING TRUST  
8179 E. STATE HIGHWAY 107  
EDINBURG, TX 78542-1701

FELIX GARCIA  
P.O. BOX 294  
LA BLANCA, TEXAS 78558-0294

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, PRESIDENT OF EVERGREEN VALLEY, INC.  
AURORA LUNA, FELIX GARCIA AND ANA GARCIA

known 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 this office this 28th day of NOVEMBER 2018.

CLAIRE ANNETTE QUINTANILLA  
Notary Public  
My Commission Expires  
November 04, 2021

Claire Annette Quintanilla  
CLAIRE ANNETTE QUINTANILLA - NOTARY PUBLIC

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

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 \_\_\_\_\_

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

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

DONNA IRRIGATION DISTRICT  
THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS 28th DAY OF NOVEMBER 2018.

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

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 \_\_\_\_\_

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 SEMIN, 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

NOVEMBER 28, 2018

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

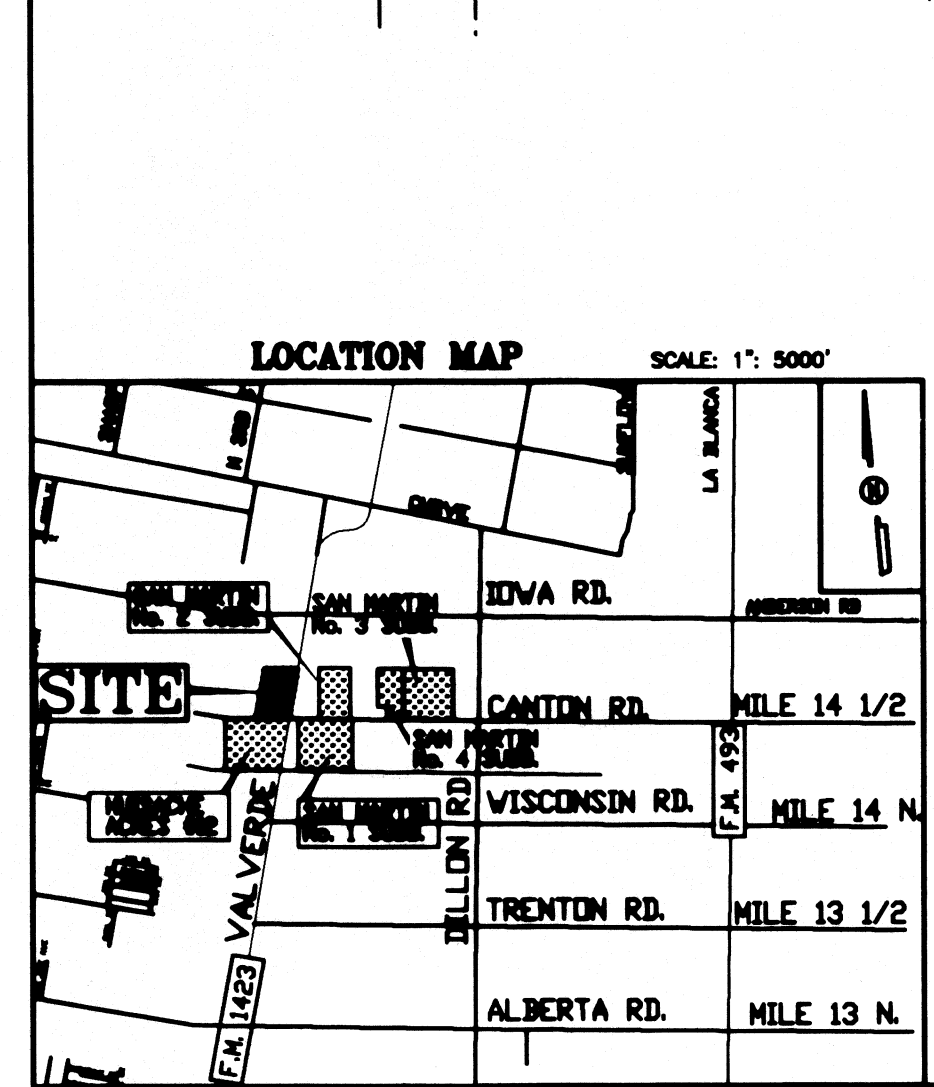
BY: \_\_\_\_\_ DEPUTY

DATE OF PREPARATION: NOVEMBER 28, 2018

SHEET NO. 1  
OF 3 SHEETS

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

DATE OF PREPARATION: NOVEMBER 28, 2018



**INDEX OF SHEETS**

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	24908.28
14	25826.41
15	23240.85
16-19	21810.50
20	21978.53
21	25795.26
22	22304.00
23	22415.62

**LINE DATA TABLE**

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	78.18'

**CURVE DATA**

CURVE	RADIUS	LENGTH	CHORD
"A"	150'00"00"	50.00'	130.90' 96.59'
"B"	88'47"20"	50.00'	74.87' 88.07'
"C"	84'12"40"	50.00'	86.03' 53.15'

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
OWNER: EVERGREEN VALLEY, INC.	902 BIGHORN DRIVE	EDINBURG, TX 78542	(856)386-0728	(856)380-4395
OWNER: FELIX GARCIA AND ANA GARCIA	P.O. BOX 294	LA BLANCA, TX 78558	(856)386-0728	
OWNER: AURORA LUNA TRUSTEE	8179 E. S.H. 107	EDINBURG, TX 78542	(856)386-0728	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78538	(856) 381-6480	(856)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78538	(856) 381-6480	(856)381-0527

**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. SAN LUCIO SUBDIVISION No. 1 FALLS IN THE RURAL AREA OF THE COUNTY AND IS WITHIN PRECINCT 4.

**AREA DATA TABLE**

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	24908.28
14	25826.41
15	23240.85
16-19	21810.50
20	21978.53
21	25795.26
22	22304.00
23	22415.62

**REVISION NOTES**

No.	Sheet	REVISION	Date	Approved

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

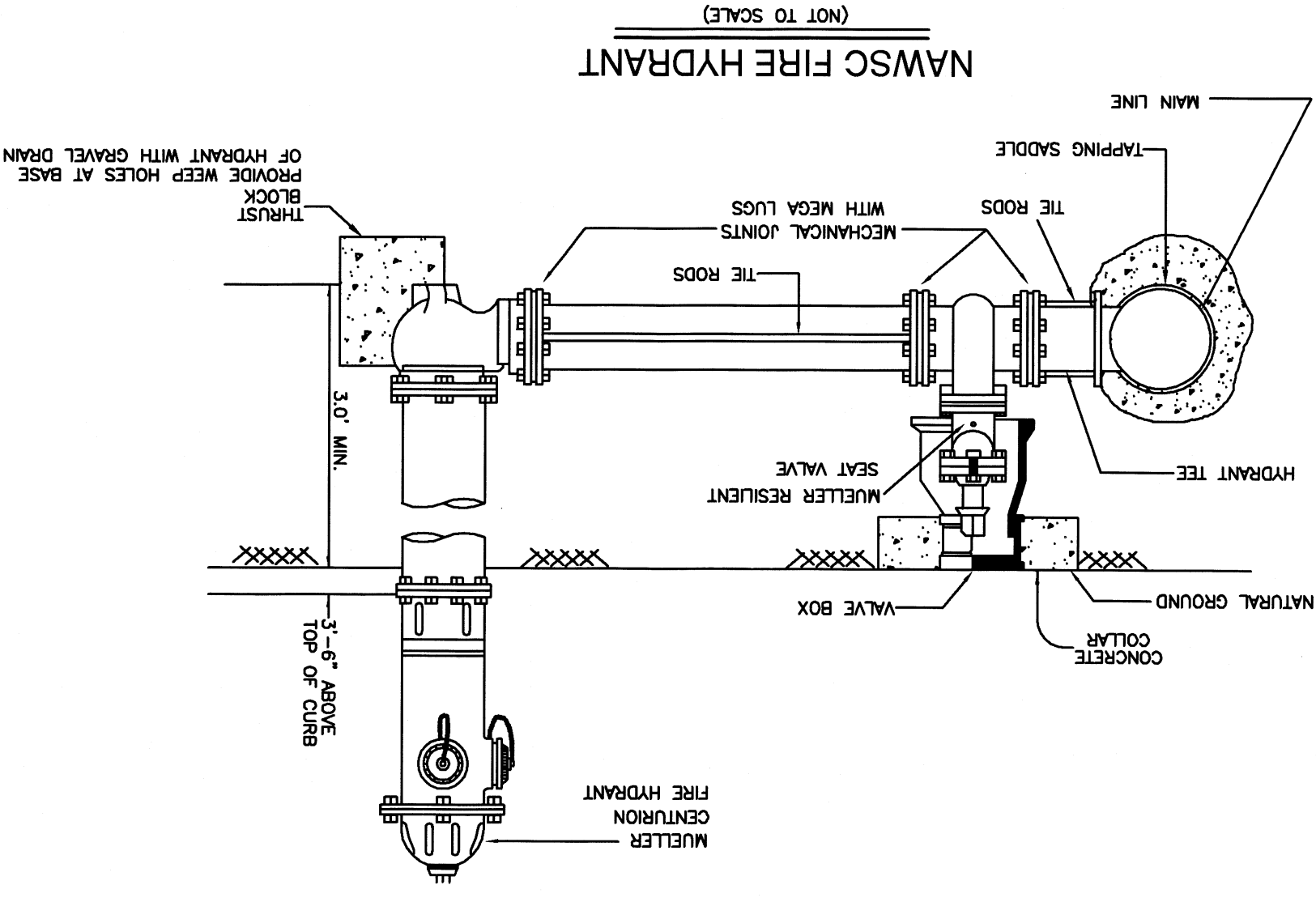
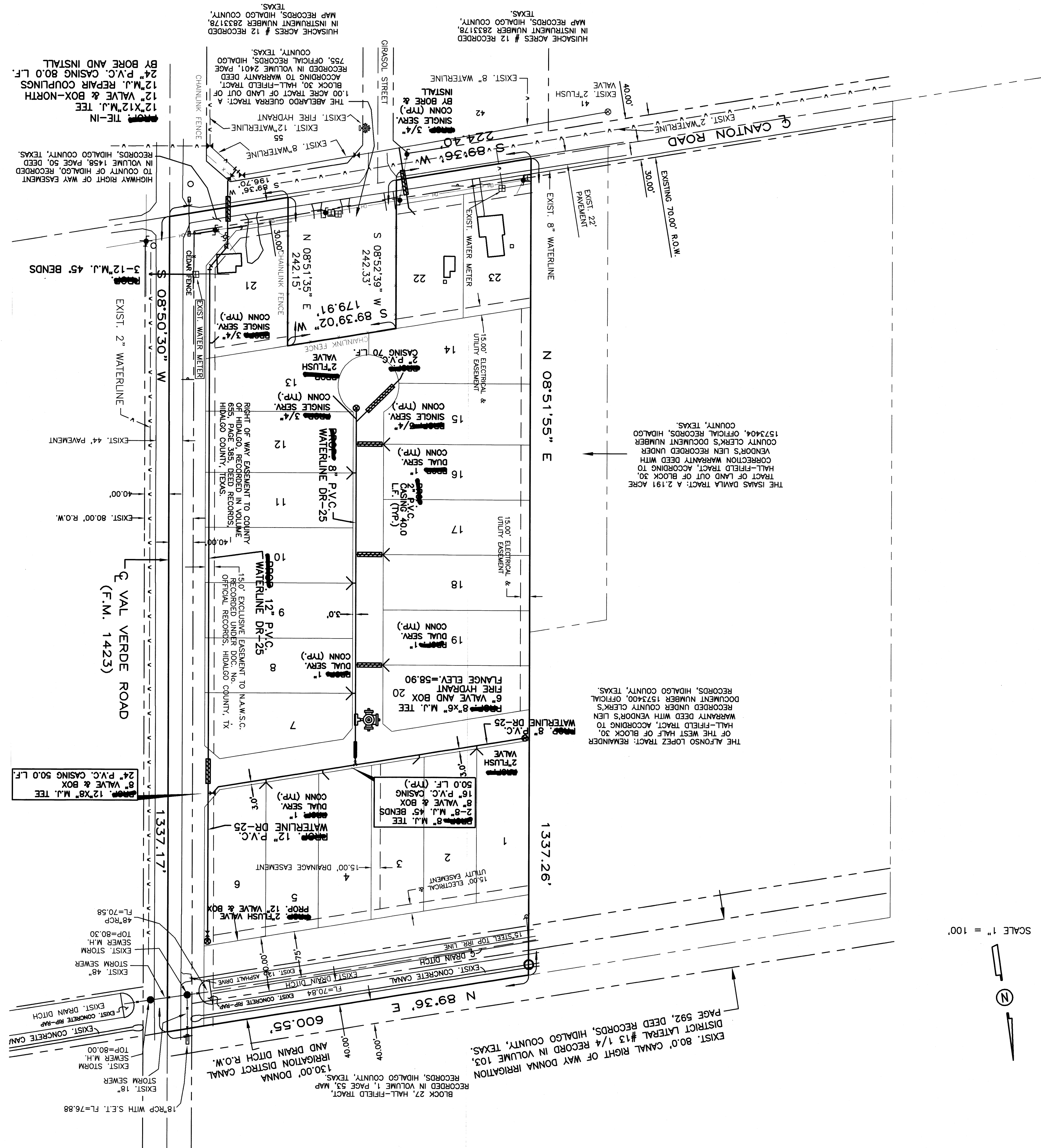
CONSULTING ENGINEERS

124 E. STUBBS ST.  
EDINBURG, TEXAS 78538  
ENGINEERING REGISTRATION NUMBER F-1813  
SURVEYING REGISTRATION NUMBER 100411-00

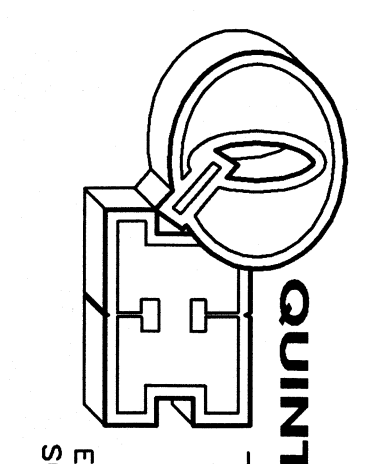
LAND SURVEYORS

PHONE 856-381-6480  
FAX 856-381-0527  
ALFONSO@QHA-ENG.COM

SCALE 1" = 100'

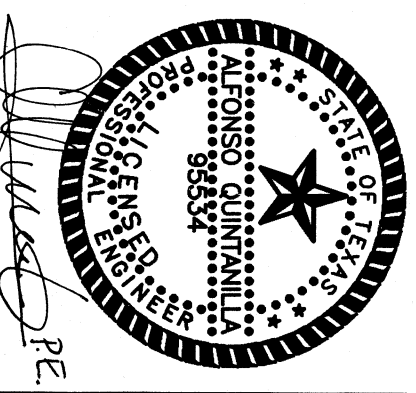


DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-20-2018	LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY



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

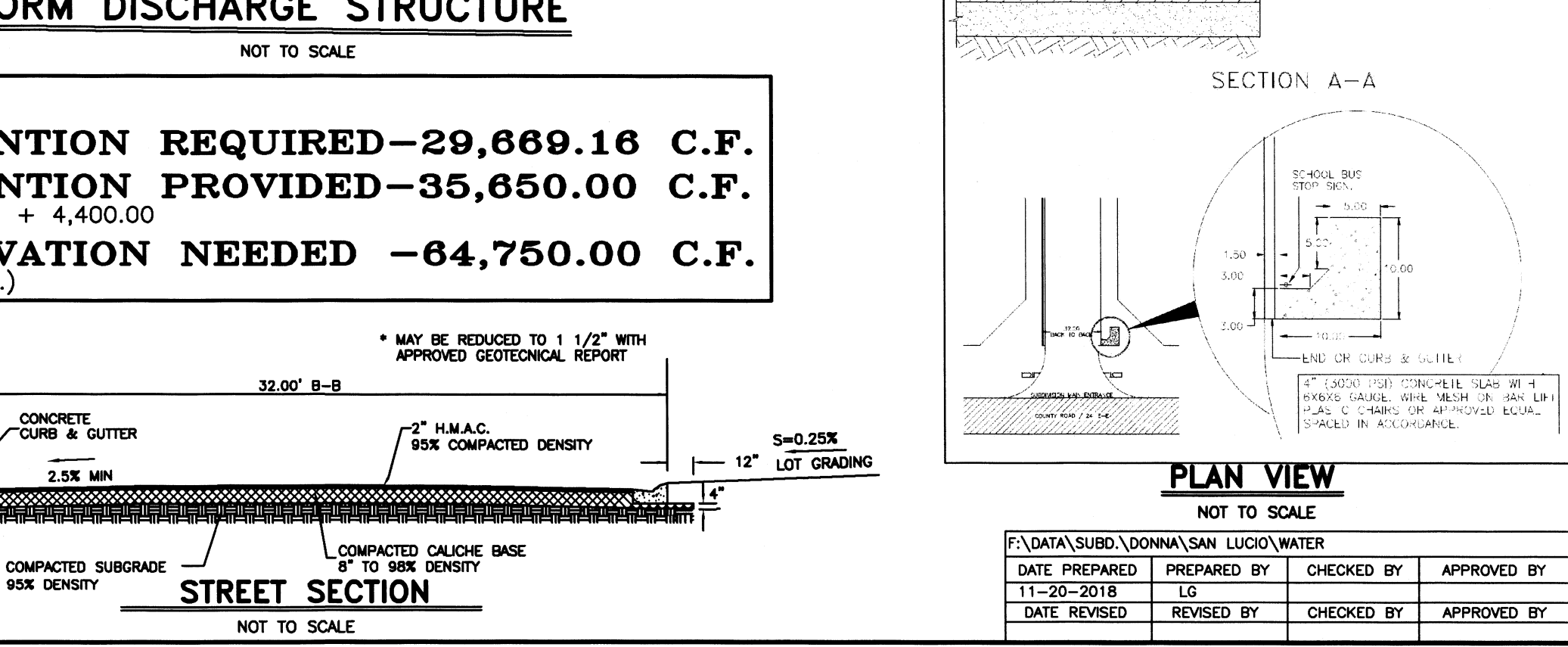
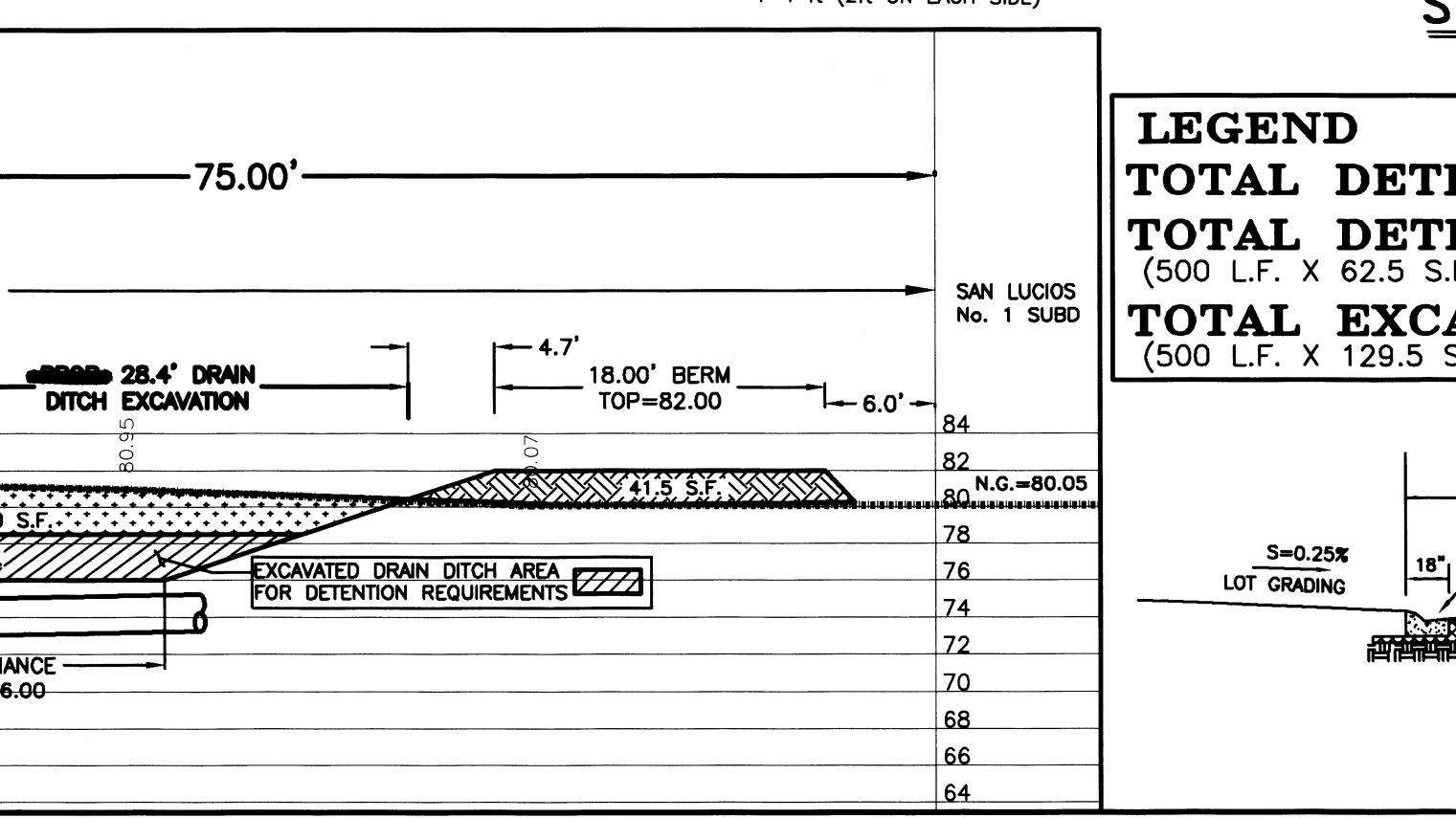
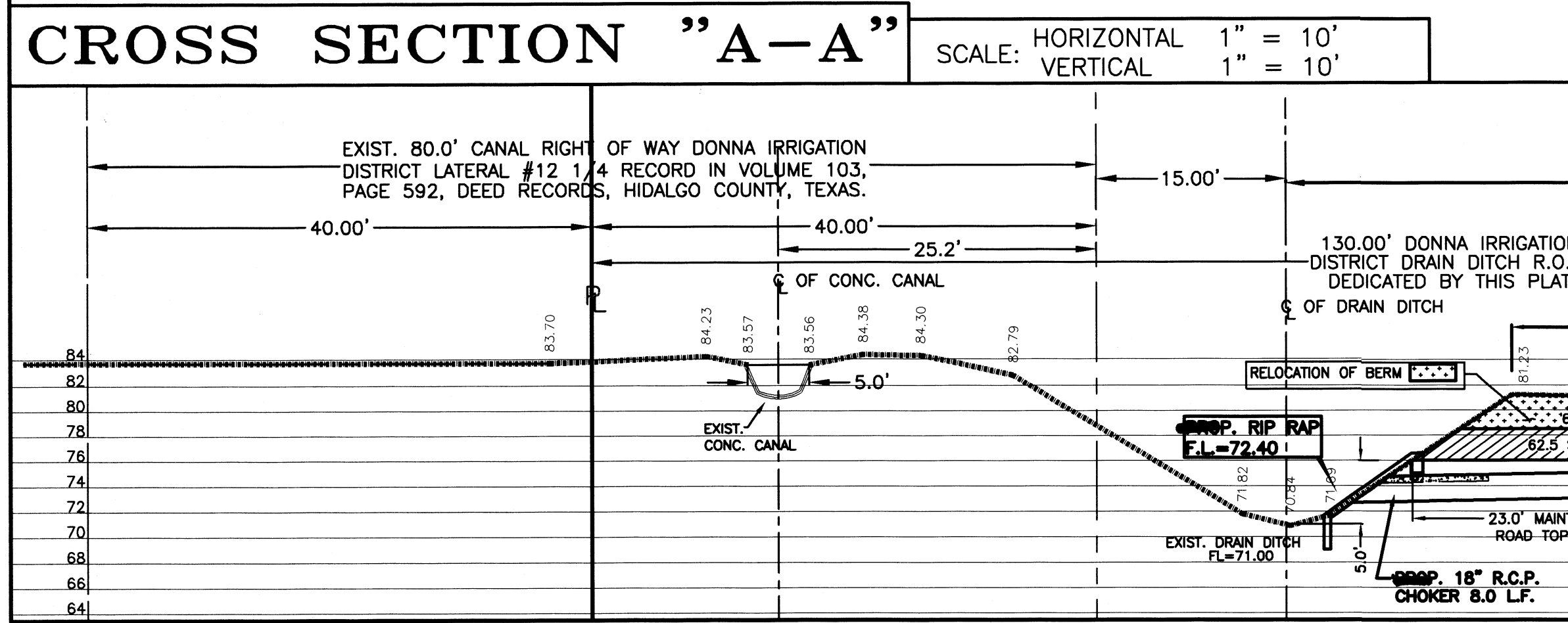
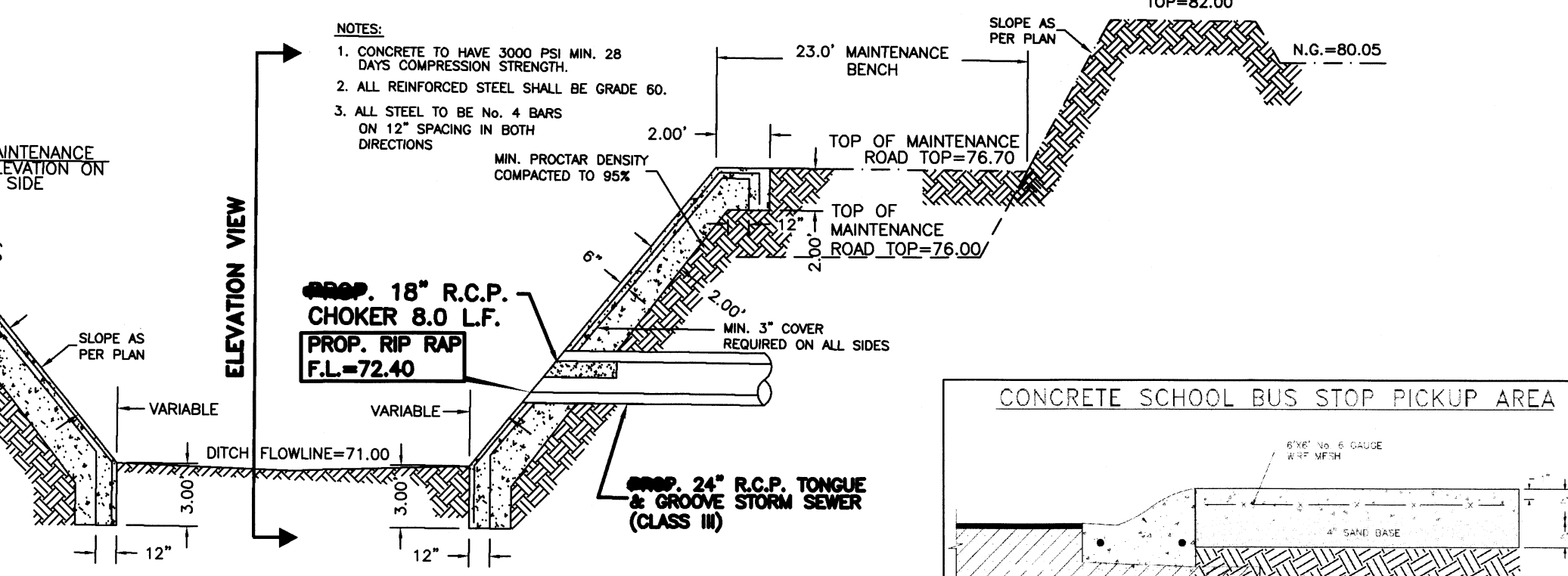
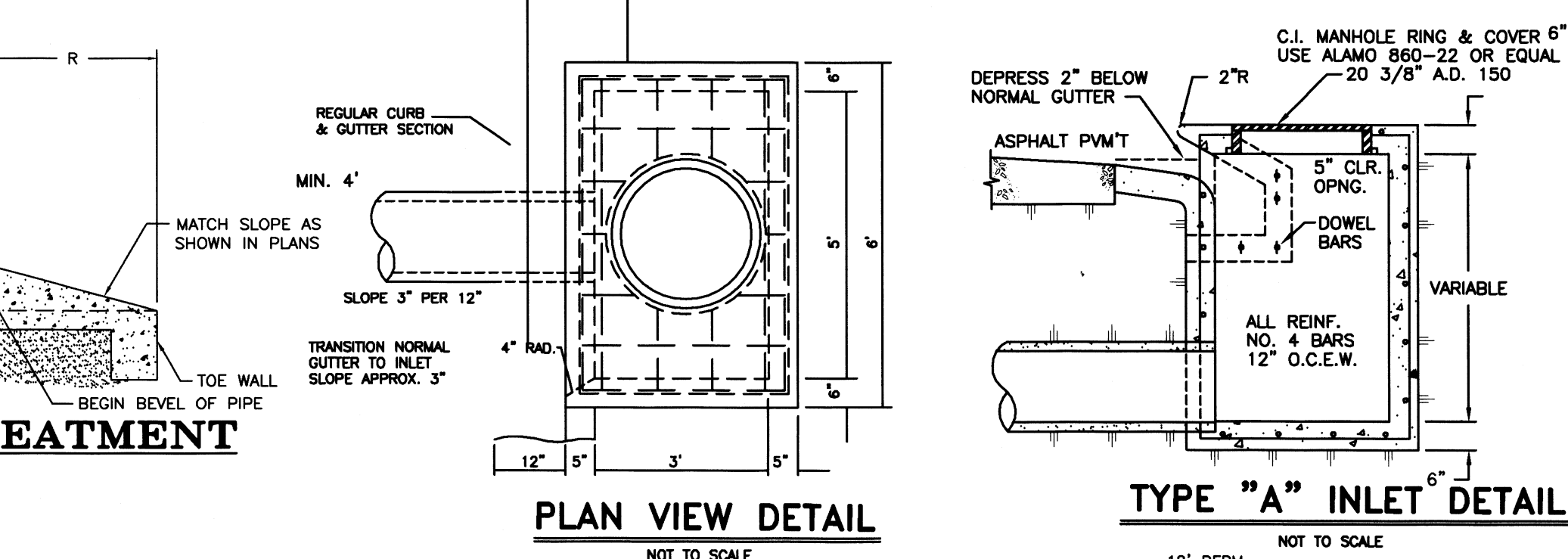
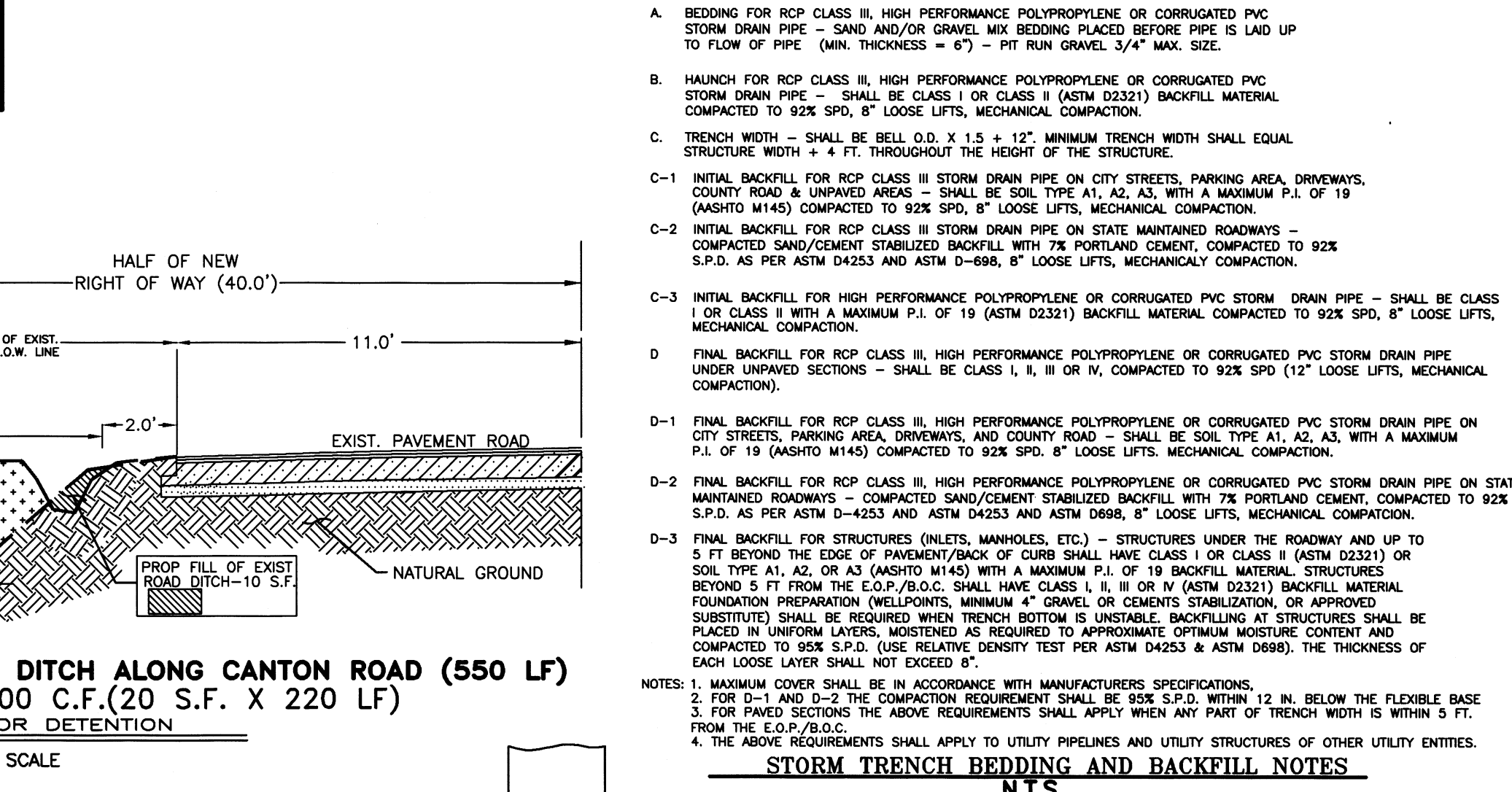
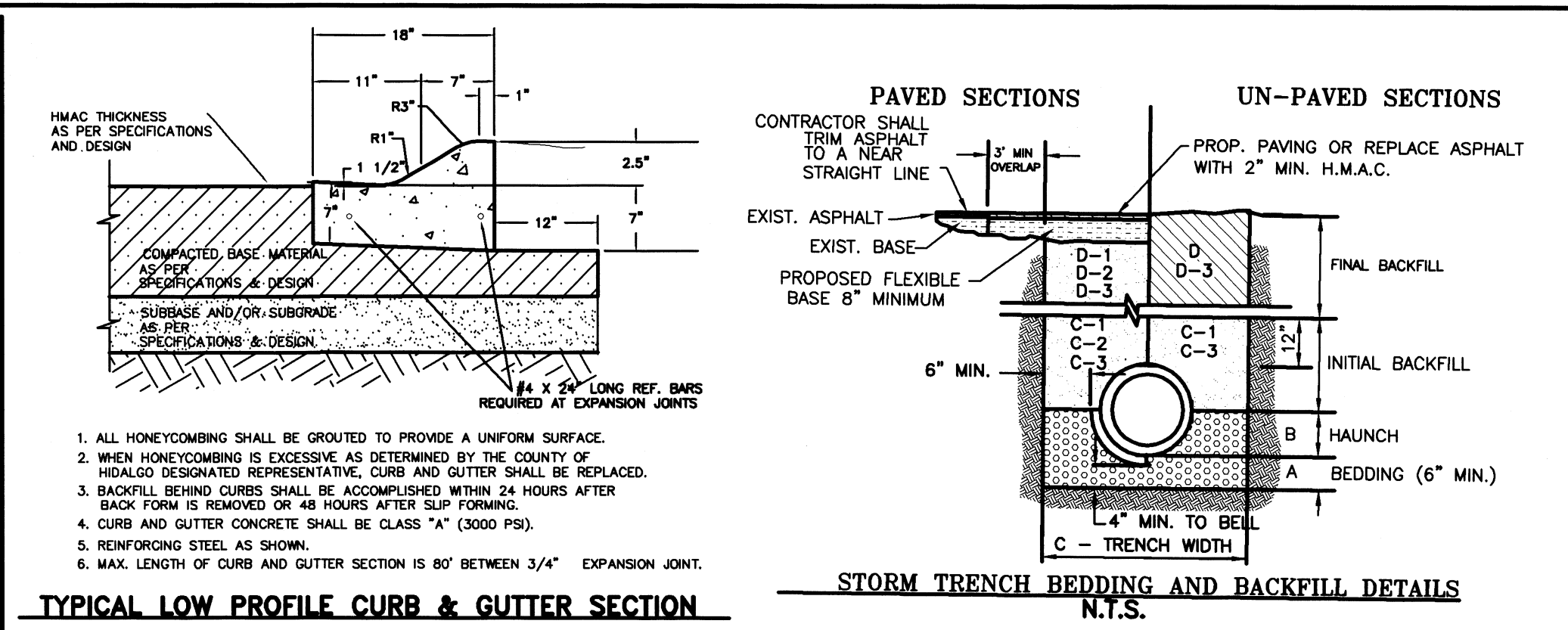
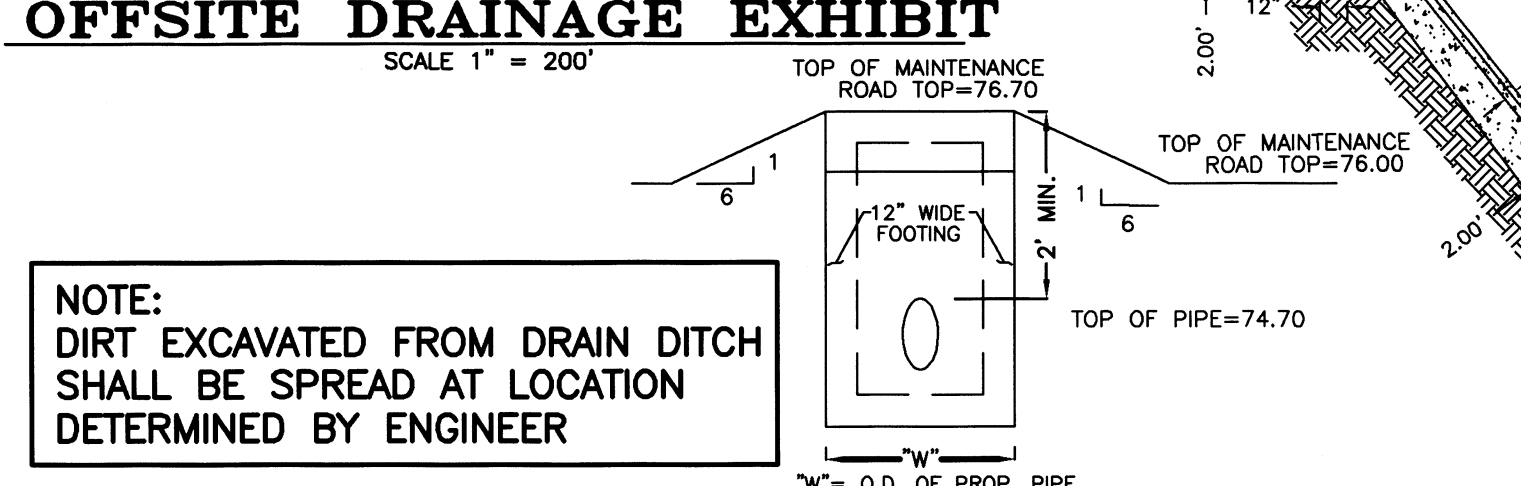
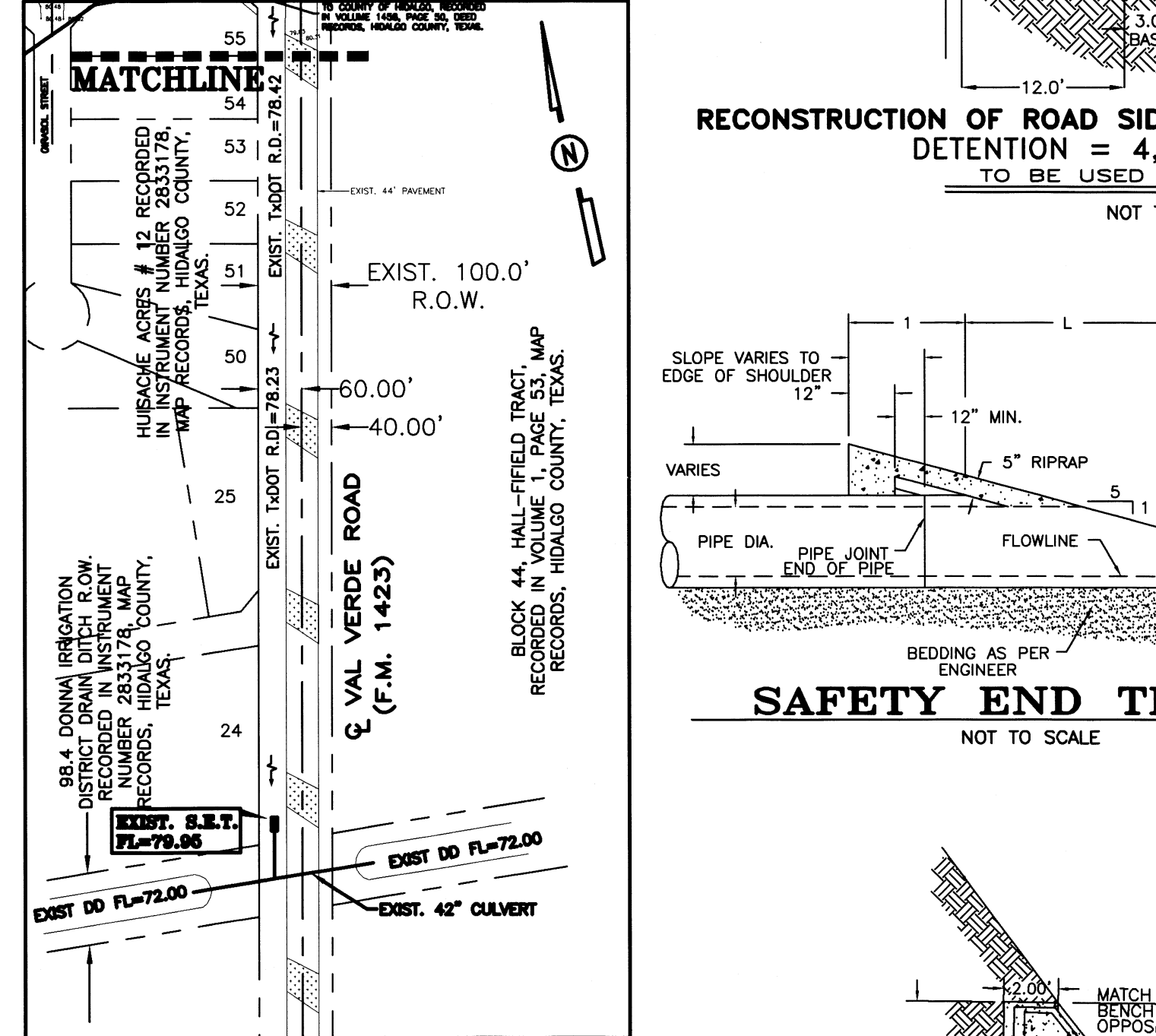
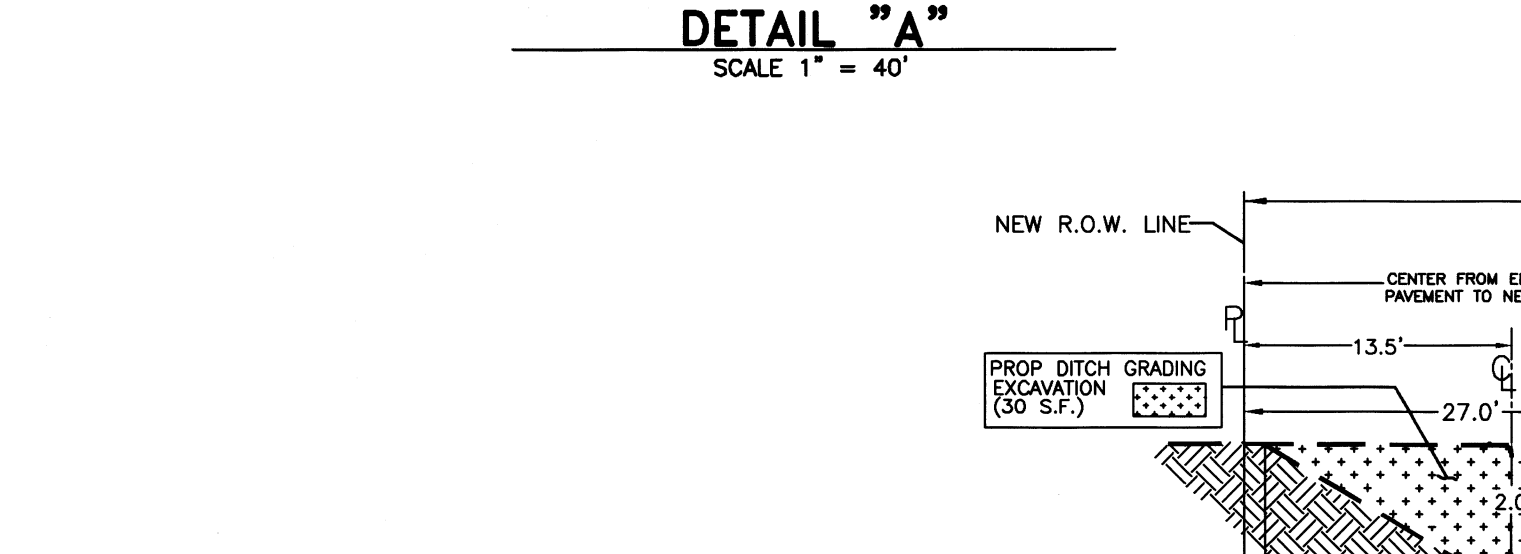
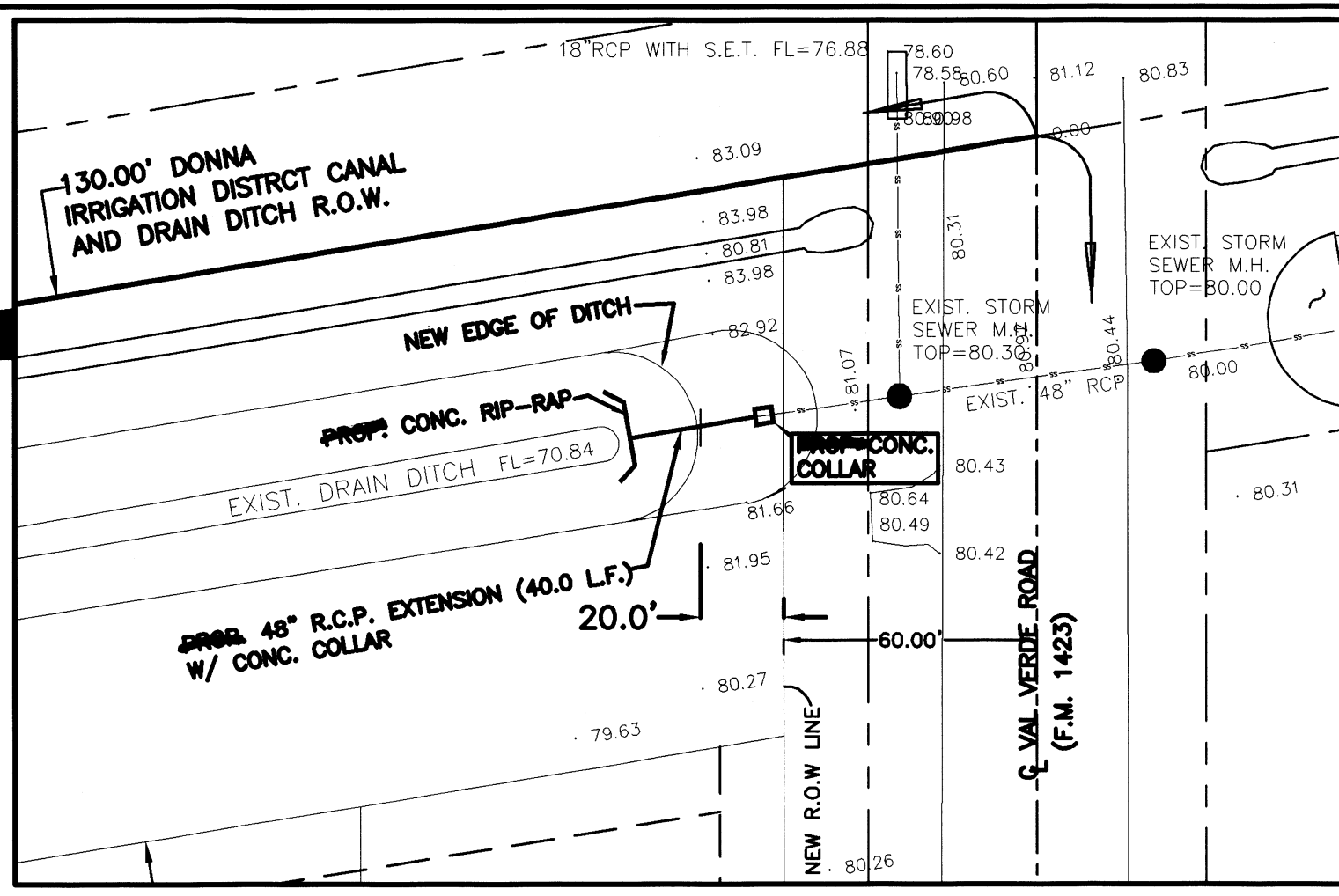
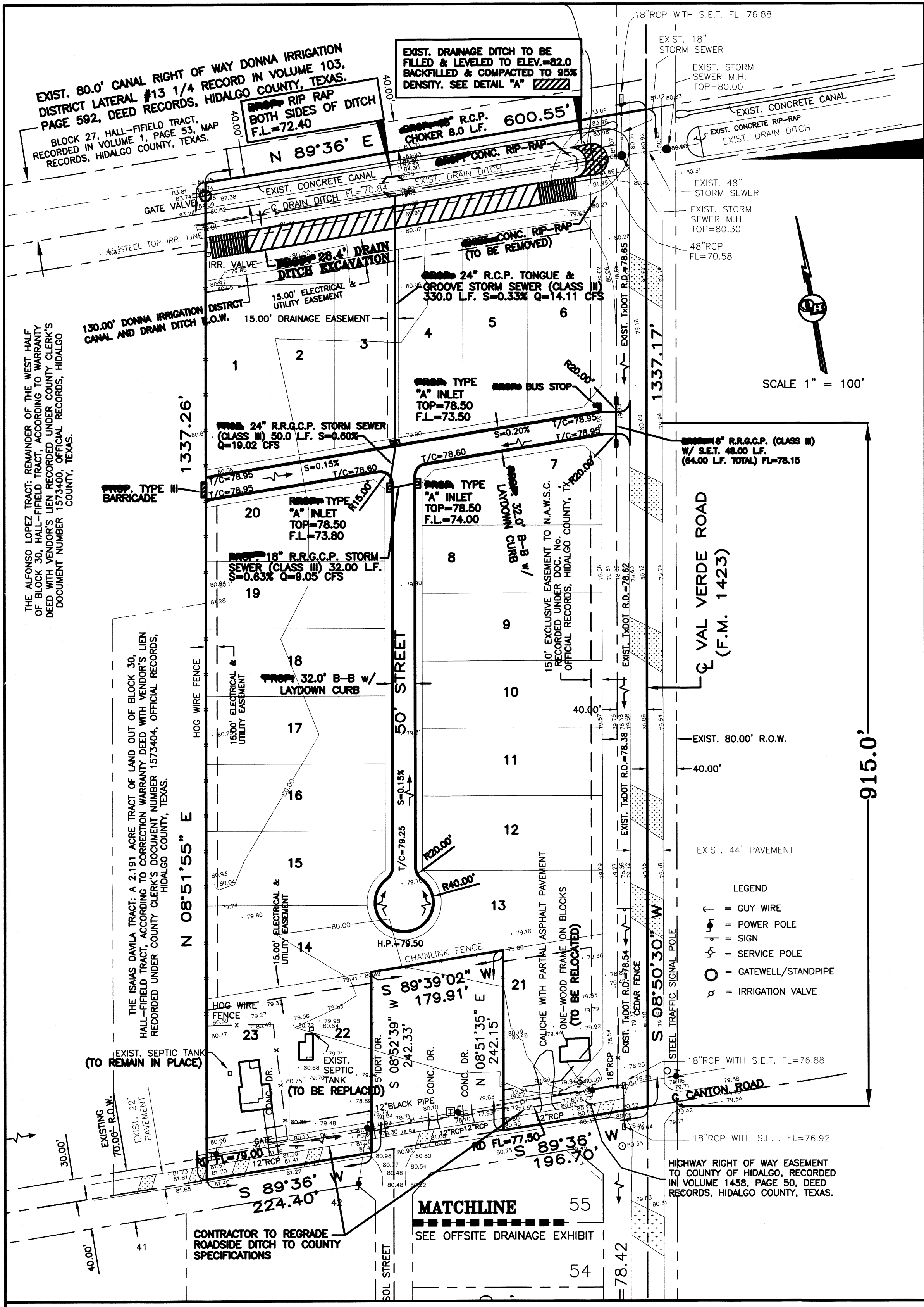
**LAND SURVEYORS**  
 PHONE 956-381-6480  
 FAX 956-381-0827  
 ALFONSO@QHA-ENG.COM



**SAN LUCIO SUBDIVISION No. 1**  
**WATER DISTRIBUTION**  
**SYSTEM LAYOUT**

JOB NO.	11-20-2018
DATE	
REVISION	
SCALE	1"=100'
DRAWN BY	LG
SHEET	

**AS BUILT 10-1-19**

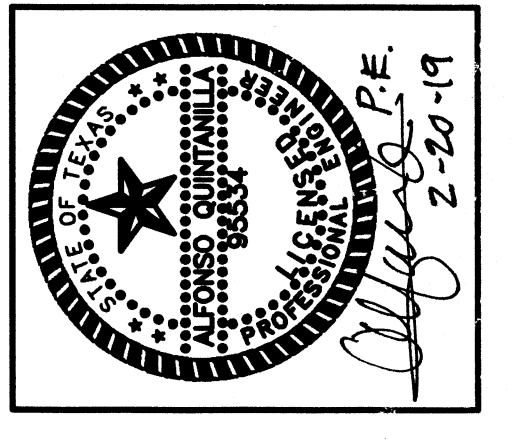


**LEGEND**  
**TOTAL DETENTION REQUIRED - 29,869.16 C.F.**  
**TOTAL DETENTION PROVIDED - 35,650.00 C.F.**  
 (500 L.F. X 62.5 S.F.) + 4,400.00  
**TOTAL EXCAVATION NEEDED - 64,750.00 C.F.**  
 (500 L.F. X 129.5 S.F.)

DATE PREPARED	11-20-2018	DATE REVISION	
DATE REVISED		SCALE	1"=60'
		DRAWN BY	LG
		SHEET	

JOB NO. 11-20-2018  
 DATE 11-20-2018  
 REVISION  
 SCALE 1"=60'  
 DRAWN BY LG  
 SHEET

**SAN LUCIO SUBDIVISION No. 1**  
**PAVING AND DRAINAGE LAYOUT**  
**AS BUILT 10-1-19**



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