



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: 1-28-2020

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

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: TILLMIN WELCH (WSW LAND DEVELOPMENT, LLC.)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 68 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

LOCATION DESCRIPTION: SOUTH OF ANDERSON ROAD (MILE 15 N. ROAD) APPROXIMATELY ½ MILE WEST OF F.M. 493.

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 1-09-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO ANDERSON ROAD (MILE 15 N. ROAD).

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-14-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-14-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 12" LOCATION: F.M. 493.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-10-2020 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

THE APPLICANT HAS SUBMITTED THE REQUIRED NOI AS PER PART II, SECTION E OF THE TPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (TXR150000) ALONG WITH A COPY OF THE EROSION CONTROL PLAN FOR THE PROPOSED PROJECT.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

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. 4

A 43.72 ACRE TRACT OF LAND OUT OF BLOCK 153, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2232299, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 43.72 ACRE TRACT OF LAND, MORE OR LESS, OUT OF AND FORMING A PART OF BLOCK 153, AMENDED MAP OF ALAMO FARMS IRRIGATED IN DONNA IRRIGATION DISTRICT No. 1, LOWER RIO GRANDE VALLEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAME LANDS BEING KNOWN AS 43.72 ACRES OUT OF BLOCK 153, LA BLANCA AGRICULTURAL COMPANY TRACT, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2232299, 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 600 NAIL FOUND IN THE CENTERLINE OF ANDERSON ROAD (MILE 15 NORTH ROAD) FOR THE NORTHEAST CORNER OF BLOCK 153 AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE: S 00°24'00" W, ALONG THE EAST LINE OF BLOCK 153, PASSING A 1/2" IRON ROD WITH CAP STAMPED SEA 5782 FOUND AT 30.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF ANDERSON ROAD, A TOTAL DISTANCE OF 1,320.00 FEET TO A 1/2" IRON ROD WITH CAP STAMPED SEA 5782 FOUND FOR THE SOUTHEAST CORNER OF BLOCK 153 AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 89°36'00" W, ALONG THE SOUTH LINE OF BLOCK 153, A DISTANCE OF 1,549.98 FEET TO A 1/2" IRON ROD WITH CAP STAMPED SEA 5782 FOUND ON THE EAST LINE OF A DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY (EAST MAIN CANAL) FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 09°37'00" E, ALONG THE EAST LINE OF SAID DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY (EAST MAIN CANAL), PASSING A 1/2" IRON ROD WITH CAP STAMPED SEA 5782 FOUND AT 1306.87 FEET FOR THE SOUTH RIGHT OF WAY LINE OF ANDERSON ROAD, A TOTAL DISTANCE OF 1,337.26 FEET TO A 600 NAIL FOUND ON THE NORTH LINE OF BLOCK 153 AND IN THE CENTERLINE OF ANDERSON ROAD FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 89°36'00" E, ALONG THE NORTH LINE OF BLOCK 153 AND THE CENTERLINE OF ANDERSON ROAD, A DISTANCE OF 1,335.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 43.72 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH ANDY SUBDIVISION, RECORDED IN VOLUME 55, PAGE 84, 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, 2019
DATE

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "C"
AREAS OF MINIMAL FLOODING (NO SHADING) COMMUNITY-PANEL NUMBER 480334, 0425 C EFFECTIVE DATE: NOVEMBER 18, 1982
- LEGEND ● - DENOTES 1/2"x24" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING 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 DETAIN A TOTAL OF 114628.76 CUBIC-FEET (2.63 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. 4.
- 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. TOP OF TYPE "A" INLET LOCATED AT THE SOUTHWEST CORNER OF LOT OF THIS SUBDIVISION N.A.V.D. 88 DATUM.
B.M. No. 4: ELEV. TOP OF TYPE "A" INLET LOCATED AT THE SOUTHWEST CORNER OF LOT 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 SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- LOTS 1, 40, 41, AND 68 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO E. ANDERSON ROAD.
- WSW LAND DEVELOPMENT LLC, TILLMIN WELCH, MANAGER, THE OWNER & SUBDIVIDER OF SAN LUCIO SUBDIVISION No. 4, 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 SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB STREET 18" ABOVE THE CENTER LINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE MINIMUM ALLOWED RESIDENTIAL DWELLING IS 400 SQUARE FEET.

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. This 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____.

WSW LAND DEVELOPMENT LLC.
TILLMIN WELCH, MANAGER
902 BIGHORN DRIVE
EDINBURG TX, 78542

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF SAN LUCIO SUBDIVISION No. 4 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. DATE
GENERAL MANAGER

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

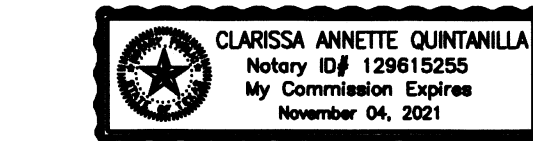
I, TILLMIN WELCH, MANAGER OF WSW LAND DEVELOPMENT LLC., AS OWNER OF THE 43.72 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SAN LUCIO SUBDIVISION No. 4, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY 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.

WSW LAND DEVELOPMENT LLC. DATE
TILLMIN WELCH, MANAGER
902 BIGHORN DRIVE
EDINBURG TX, 78542

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
TILLMIN WELCH, MANAGER OF WSW LAND DEVELOPMENT 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. 4 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. 4 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. 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION ON THE CITY OF DONNA, TEXAS, AND IS HEREBY APPROVED BY SUCH

DATED THIS ____ DAY OF _____ 20____
COMMISSION.

ATTEST: SECRETARY BY: CHAIRMAN PLANNING COMMISSION

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

SECRETARY PRESIDENT

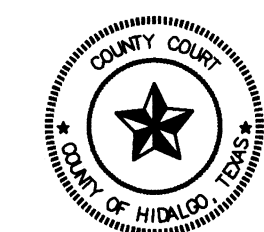
STATE OF TEXAS
COUNTY OF HIDALGO

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.



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

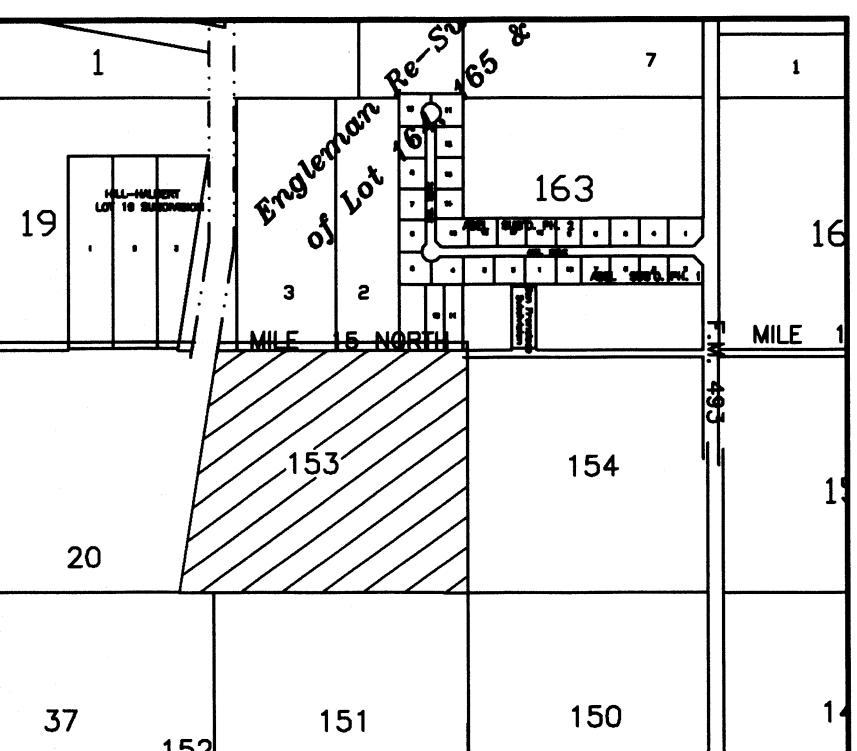
1-10-20
DATE



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

LOCATION MAP SCALE: 1" = 1000'



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

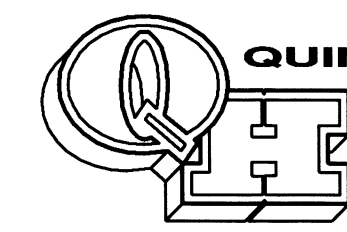
SAN LUCIO SUBDIVISION No. 4 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF ANDERSON ROAD, APPROXIMATELY 1920 FEET WEST OF F.M. 493, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429) (2015 CENSUS), SAN LUCIO SUBDIVISION No. 4 LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S THREE-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: WSW LAND DEVELOPMENT LLC.	902 BIGHORN DRIVE	EDINBURG, TX 78542	(956)386-0726	(956)380-4395
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527

REVISION NOTES

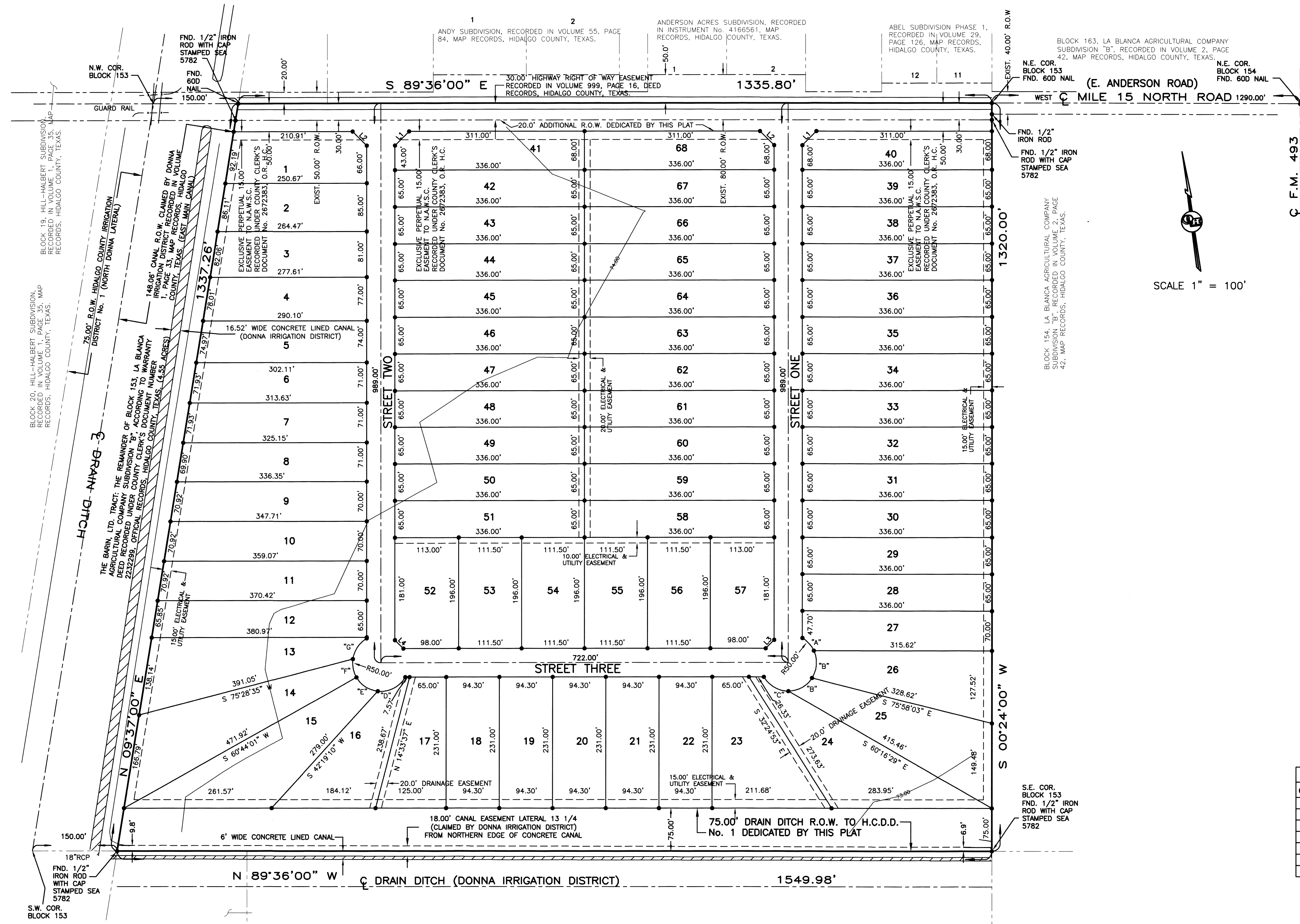
No.	Sheet	REVISION	Date	Approved



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@QOHA-ENG.COM
SURVEYING REGISTRATION NUMBER 100411-00

DATE OF PREPARATION: DECEMBER 4, 2019

SHEET No. 1 OF 6 SHEETS	DATE PREPARED 12-4-2019	PREPARED BY HJG	CHECKED BY	APPROVED BY



AREA DATA TABLE

LOT	AREA (S.F.)	AC.
1	21827.00	0.50
2	21893.48	0.50
3	21954.09	0.50
4	21856.98	0.50
5	21911.98	0.50
6	21858.90	0.50
7	22676.87	0.52
8	22821.82	0.52
9	23941.98	0.55
10	24737.07	0.57
11	25532.16	0.59
12	24420.36	0.56
13	31888.10	0.73
14	37118.93	0.85
15	36195.57	0.83
16	24542.54	0.56
17	21945.00	0.50
18-22	21783.30	0.73
23	31965.56	0.73
24	35580.12	0.82
25	32132.44	0.74
26	27677.81	0.64
27	23245.53	0.53
28-39	21840.00	0.50
40	22535.50	0.52
41	22535.50	0.52
42-51	21840.00	0.50
52	22035.50	0.51
53-56	21854.00	0.50
57	22035.50	0.51
58-67	21840.00	0.50
68	22535.50	0.52

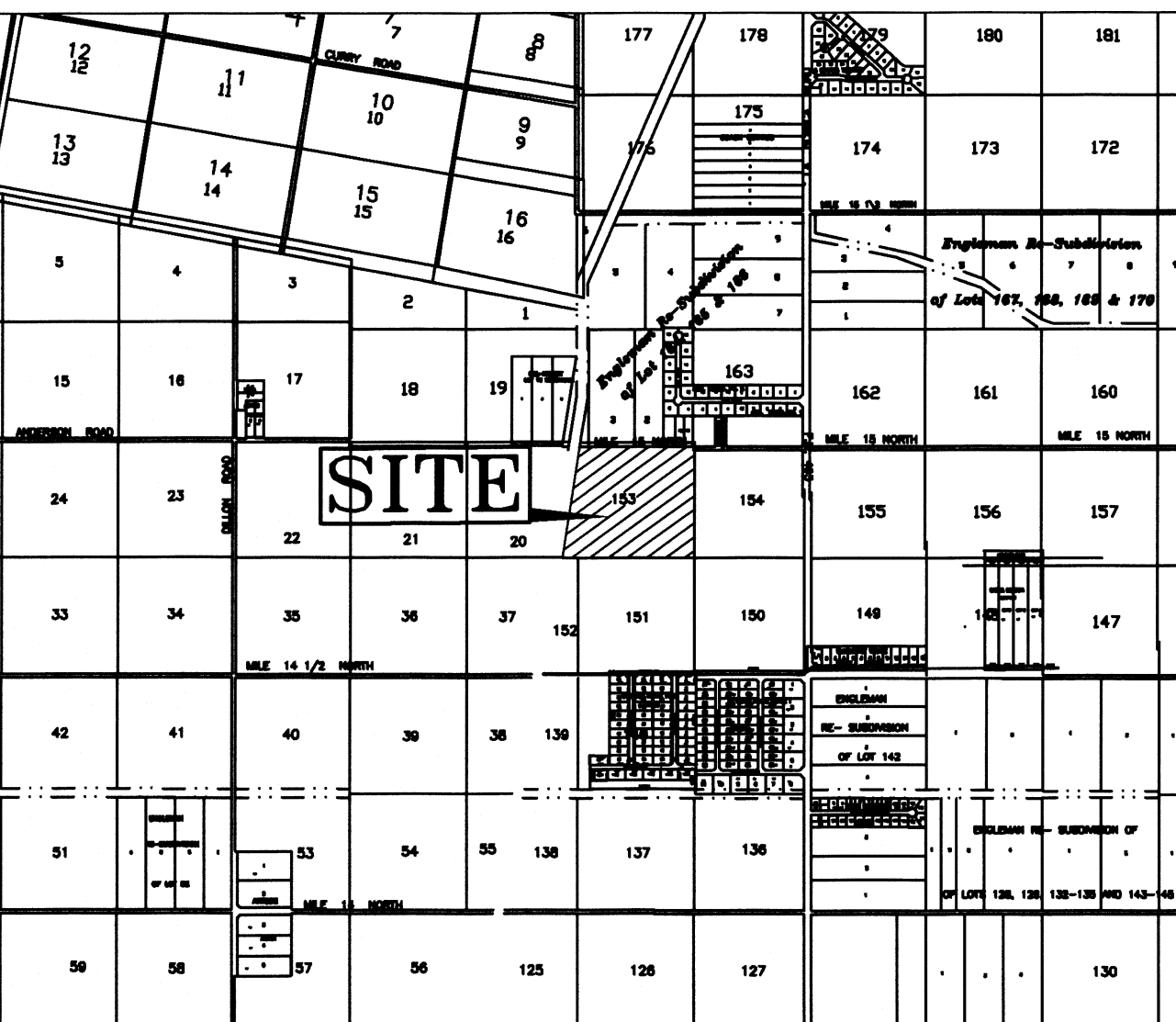
CURVE DATA CHART

CURVE	DELTA	RADIUS	LENGTH
"A"	54°50'05"	50.00'	30.69'
"B"	32°42'17"	50.00'	50.00'
"C"	29°45'22"	50.00'	52.57'
"D"	23°47'36"	50.00'	57.78'
"E"	36°35'37"	50.00'	46.61'
"F"	51°54'21"	50.00'	33.24'
"G"	37°42'26"	50.00'	45.63'

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	N 45°24' E	35.36'
L2	N 45°36' W	35.36'
L3	N 45°24' E	21.21'
L4	N 44°36' W	21.21'

LOCATION MAP SCALE: 1" = 2000'



BLOCK 152, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BLOCK 151, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BLOCK 150, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SUBDIVISION PLAT OF: SAN LUCIO SUBDIVISION No. 4

A 43.72 ACRE TRACT OF LAND OUT OF BLOCK 153, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2232299, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

STATE OF TEXAS COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.



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

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

1-10-20 DATE DECEMBER 4, 2019 DATE



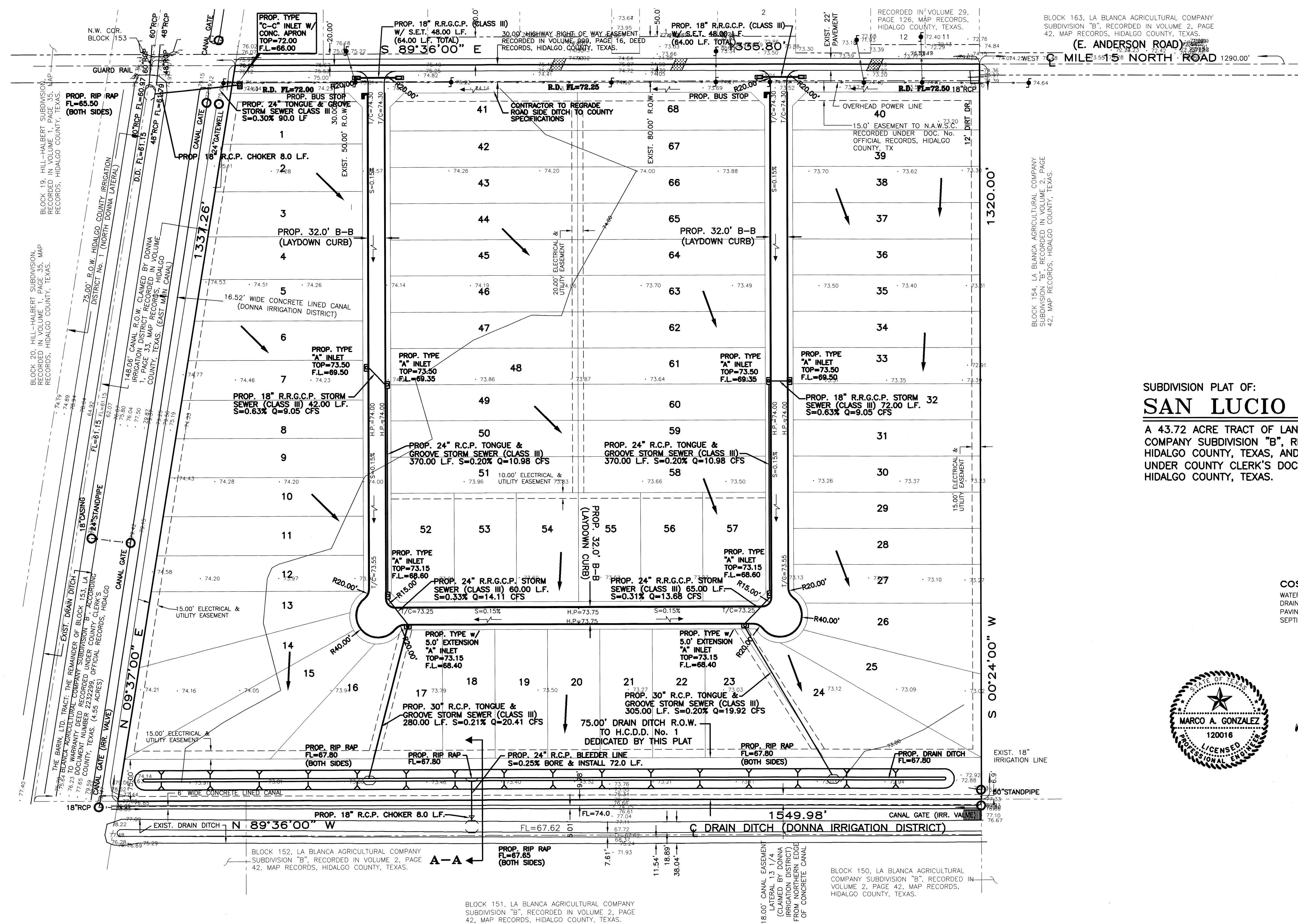
FILED FOR RECORD IN HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK

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

SHEET No. 2 OF 6 SHEETS

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-4-2019	ALFONSO QUINTANILLA	MARCO A. GONZALEZ	MARCO A. GONZALEZ
DATE REVISION	REVISION	CHECKED BY	APPROVED BY

MAP OF TOPOGRAPHY AND DRAINAGE / MAPA DE TOPOGRAFIA Y DRENAJE



SUBDIVISION PLAT OF:
SAN LUCIO SUBDIVISION No. 4
 A 43.72 ACRE TRACT OF LAND OUT OF BLOCK 153, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2232299, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

COST ESTIMATE

WATER DISTRIBUTION:	
DRAINAGE IMPROVEMENTS:	
PAVING IMPROVEMENTS:	
SEPTIC TANK (OSSF):	\$ 102,000.00

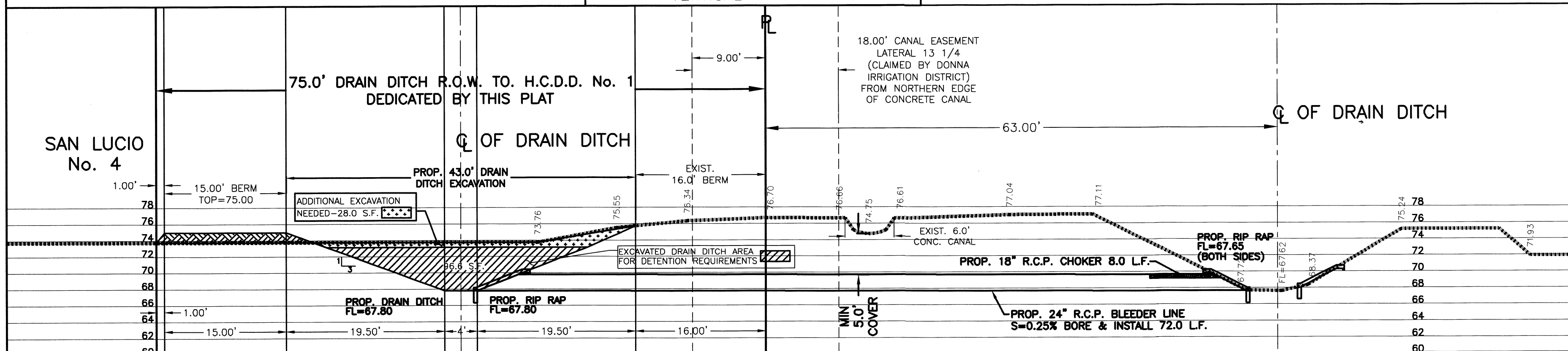


Marco A. Gonzalez
 MARCO A. GONZALEZ
 P.E. 120016

1-10-20
 DATE

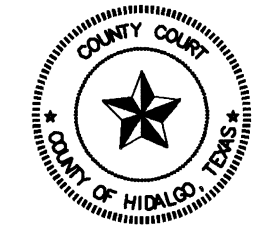
CROSS SECTION "A-A"

SCALE: HORIZONTAL 1" = 10'
 VERTICAL 1" = 10'



LEGEND

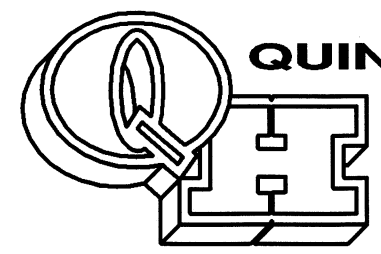
TOTAL DETENTION REQUIRED	- 114,625.76 C.F.
TOTAL DETENTION PROVIDED	- 140,553.00 C.F.
(1,455 L.F. X 96.6 S.F.)	
TOTAL DITCH EXCAVATION	- 181,293.00 C.F.
(1,455 L.F. X 124.6 S.F.)	



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

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

BY: _____ DEPUTY



QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS
 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: F:\DATA\SUBD\H\SAN LUCIO No. 2\PAVING	DATE PREPARED: 12-10-18	PREPARED BY: M. GONZALEZ	CHECKED BY: _____	APPROVED BY: _____
SHEET NO. 5 OF 6 SHEETS	DATE REVISED: _____	REVISED BY: _____	CHECKED BY: _____	APPROVED BY: _____

SUBDIVISION PLAT OF:

SAN LUCIO SUBDIVISION No. 4

A 43.72 ACRE TRACT OF LAND OUT OF BLOCK 153, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2232299, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT
FOR
SAN LUCIO SUBDIVISION NO. 4

A 43.72 ACRE TRACT OF LAND OUT OF BLOCK 153, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 2232299, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED ON THE SOUTH SIDE OF MILE 15 NORTH ROAD (ANDERSON ROAD), APPROXIMATELY 1290 FEET WEST OF F.M. 493. IT IS IN THE CITY OF DONNA E.T.J. THE PROPOSED SUBDIVISION WILL CONSIST OF 68 RESIDENTIAL LOTS.

THE TRACT IS ZONE "C" (NO SHADING), AREAS OF MINIMAL FLOODING, AS PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, DATED ON NOVEMBER 16, 1982.

THE MAJORITY OF THE SOIL IS HIDALGO (28) AND IS IN SOIL GROUP "B". IT IS SANDY CLAY LOAM (SC) AND CLAY LOAM (CL). THIS SOIL IS WELL DRAINED. PERMEABILITY IS MODERATE. PLASTICITY INDEX HAS A RANGE OF 11-23. SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS TABLES.

PRESENTLY, THE SITE HAS VERY MINIMAL RUNOFF IN A NORTHEASTERLY DIRECTION WITH AN APPROXIMATE THE PROPOSED SUBDIVISION IS Q = 13.63 CUBIC FEET PER SECOND BASED ON A 10-YEAR STORM.

AFTER DEVELOPMENT THE RUNOFF WILL BE Q = 44.10 CUBIC FEET PER SECOND BASED ON A 50-YEAR STORM FOR AN INCREASE OF Q = 30.47 CUBIC FEET PER SECOND. DETENTION WILL BE 114,625.76 CUBIC FEET (2.63 ACRE FEET) AND WILL BE ACCOMPLISHED BY EXCAVATING THE A NEW H.C.D.D. NO. 1 DRAIN DITCH LOCATED ON THE SOUTH SIDE OF THE SUBDIVISION. 75.00' OF DRAIN DITCH RIGHT OF WAY IS BEING DEDICATED BY THIS PLAT. THE DRAIN DITCH WILL BLEED INTO AN EXISTING DONNA IRRIGATION DISTRICT DRAIN DITCH LOCATED SOUTH OF THE SUBDIVISION. THE EXISTING DONNA IRRIGATION DISTRICT DRAIN DITCH FLOWS EAST AND CONNECTS WITH H.C.D.D. NO. 1 WESLACO NORTH LATERAL. ADDITIONALLY, THE ROADSIDE DITCH ALONG THE SOUTH SIDE OF MILE 15 NORTH ROAD WILL BE REGRADED. THE STREET RUNOFF WILL BE COLLECTED BY A STORM SEWER SYSTEM CONSISTING OF 18", 24" AND 30" PIPES AND TYPE "A" INLETS THAT WILL DISCHARGE INTO THE NEW DRAIN DITCH.

THE DRAINAGE CALCULATIONS ARE ATTACHED.



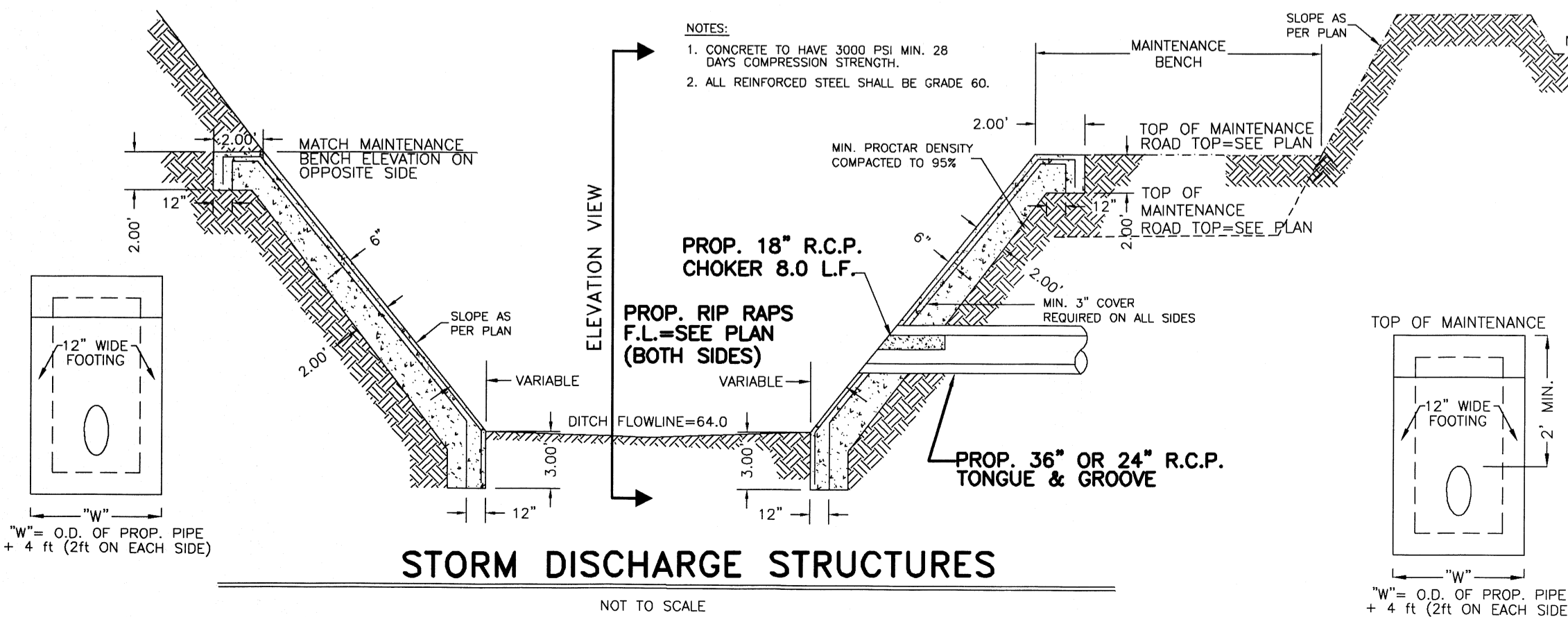
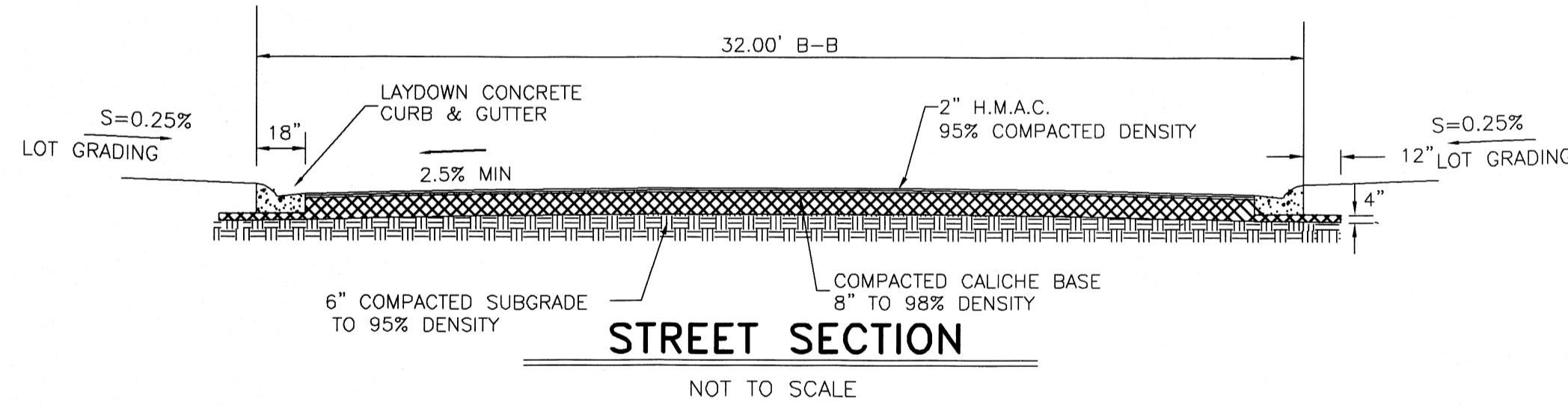
M. A. Gonzalez
MARCO A. GONZALEZ
P.E. 120016

1-10-20
DATE

COST ESTIMATE

WATER DISTRIBUTION: _____
DRAINAGE IMPROVEMENTS: _____
PAVING IMPROVEMENTS: _____
SEPTIC TANK (OSSP): \$ 102,000.00

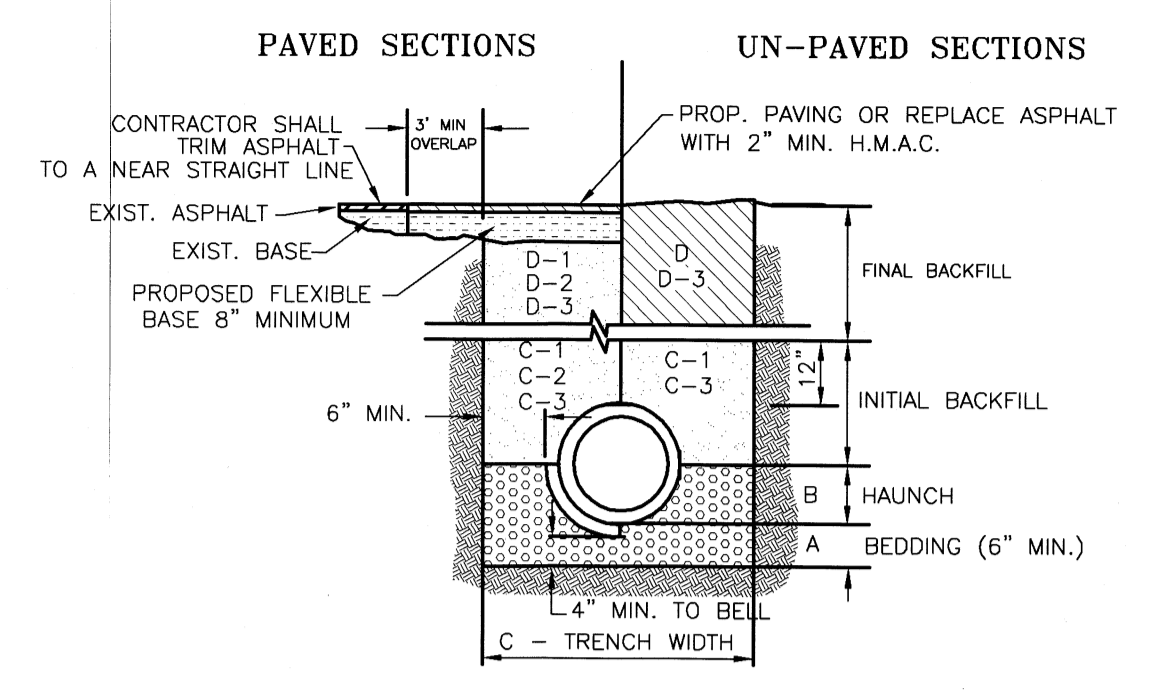
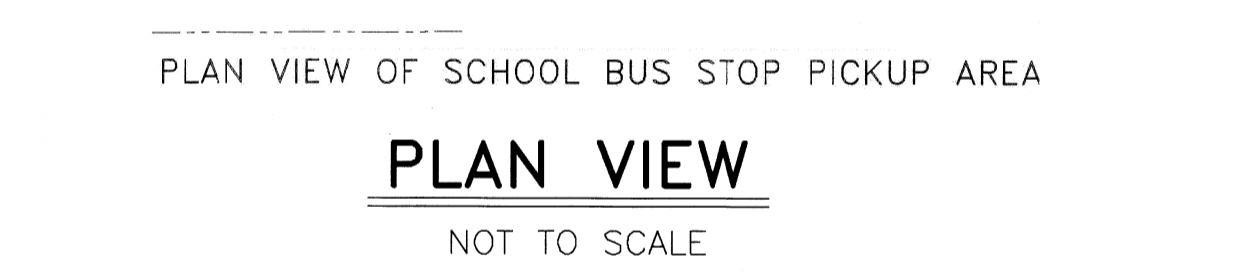
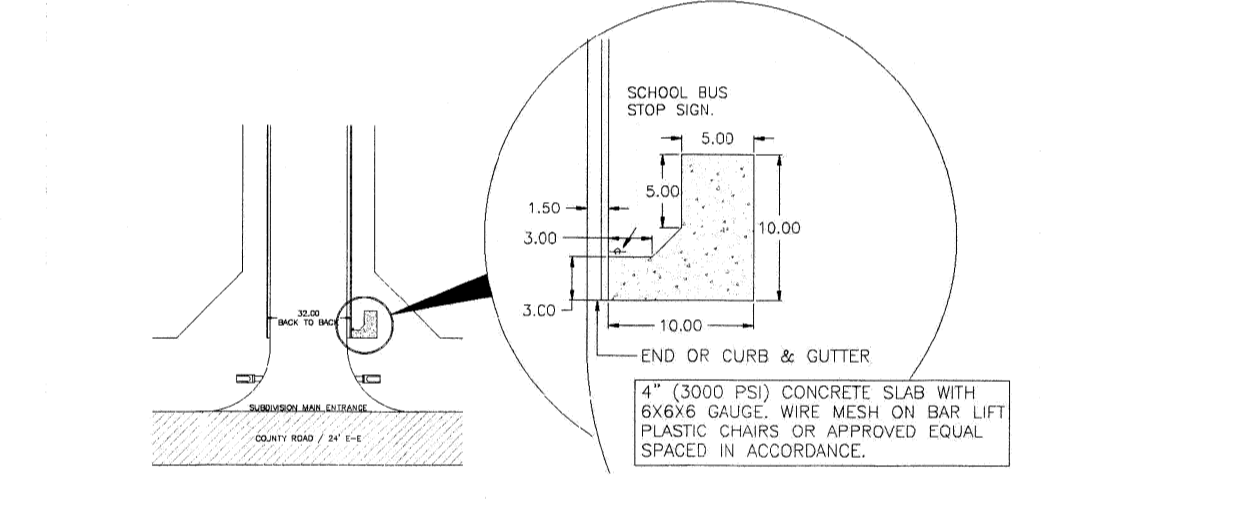
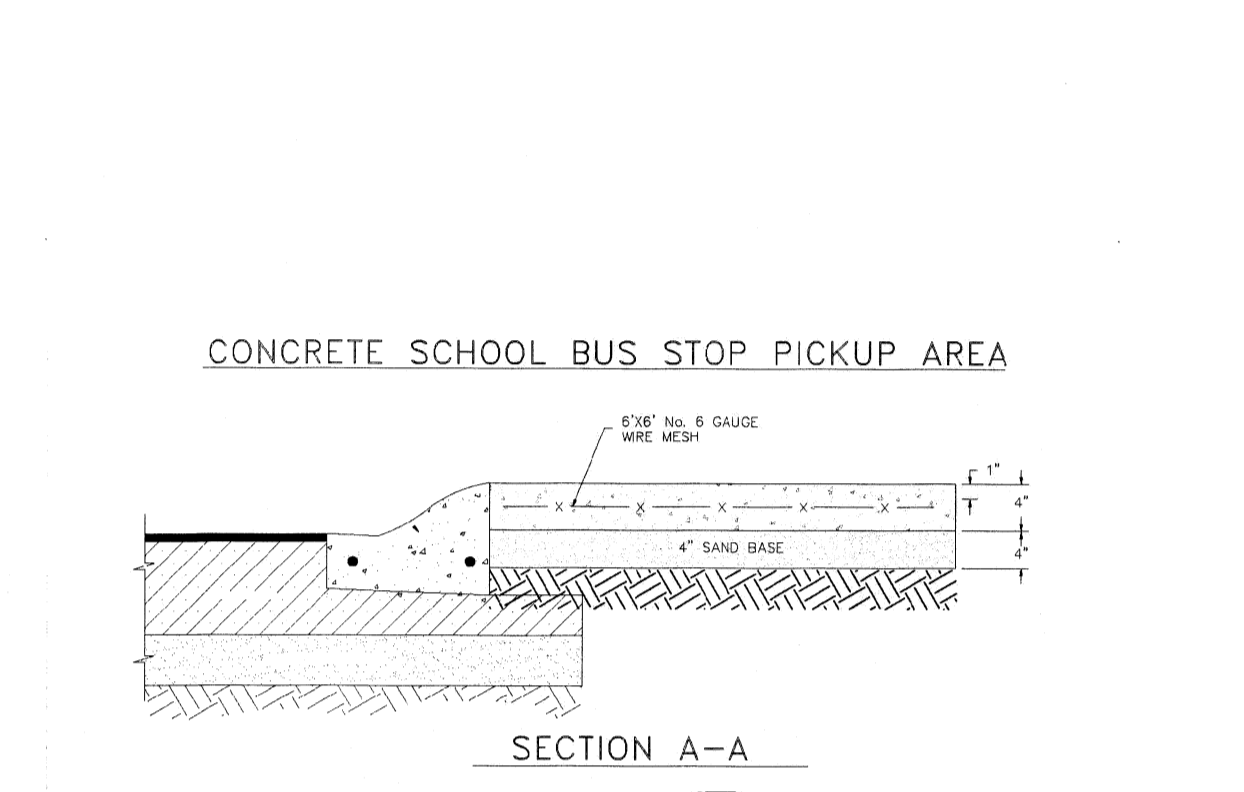
* MAY BE REDUCED TO 1 1/2" WITH APPROVED GEOTECHNICAL REPORT



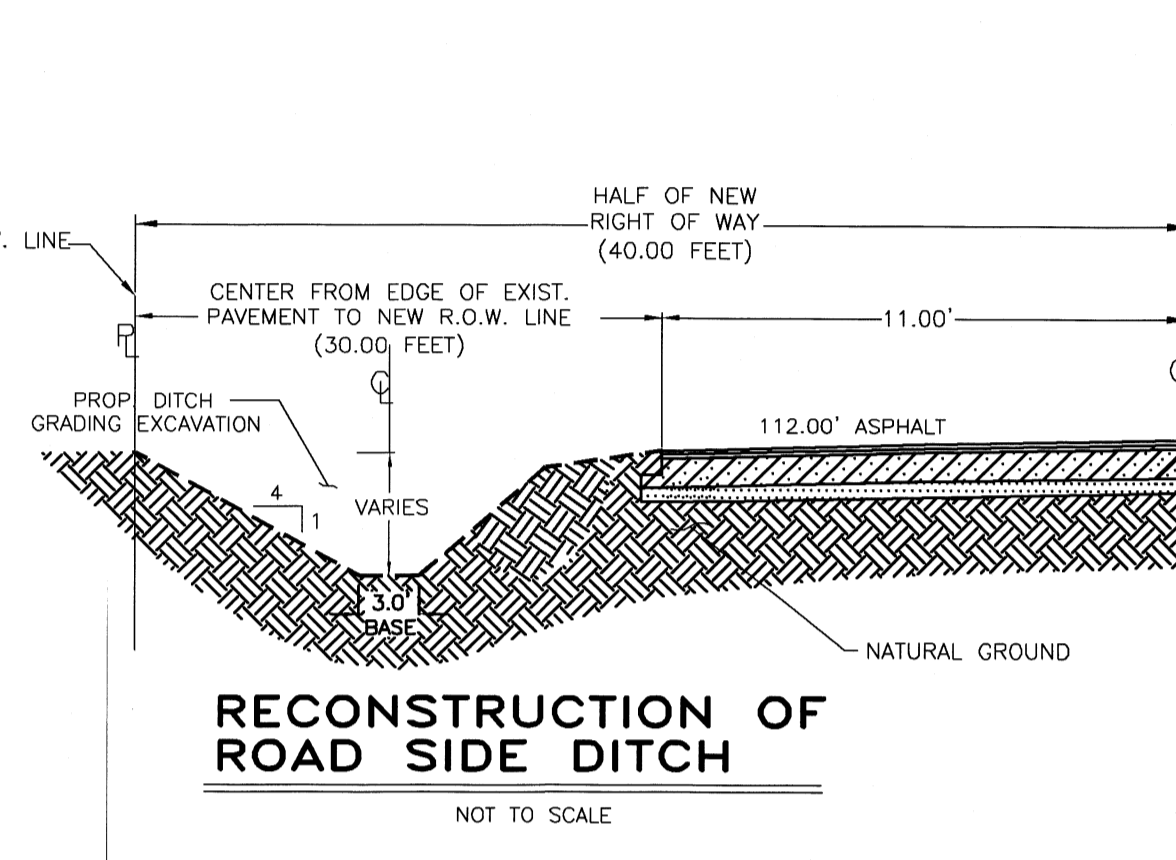
- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D-698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III OR IV, COMPACTED TO 92% SPD (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, AND COUNTY ROAD - SHALL BE SOIL TYPE A1, A2, A3, WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 92% SPD, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHSTO 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 (WELLPONTS, MINIMUM 4" CROWN OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILL 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.

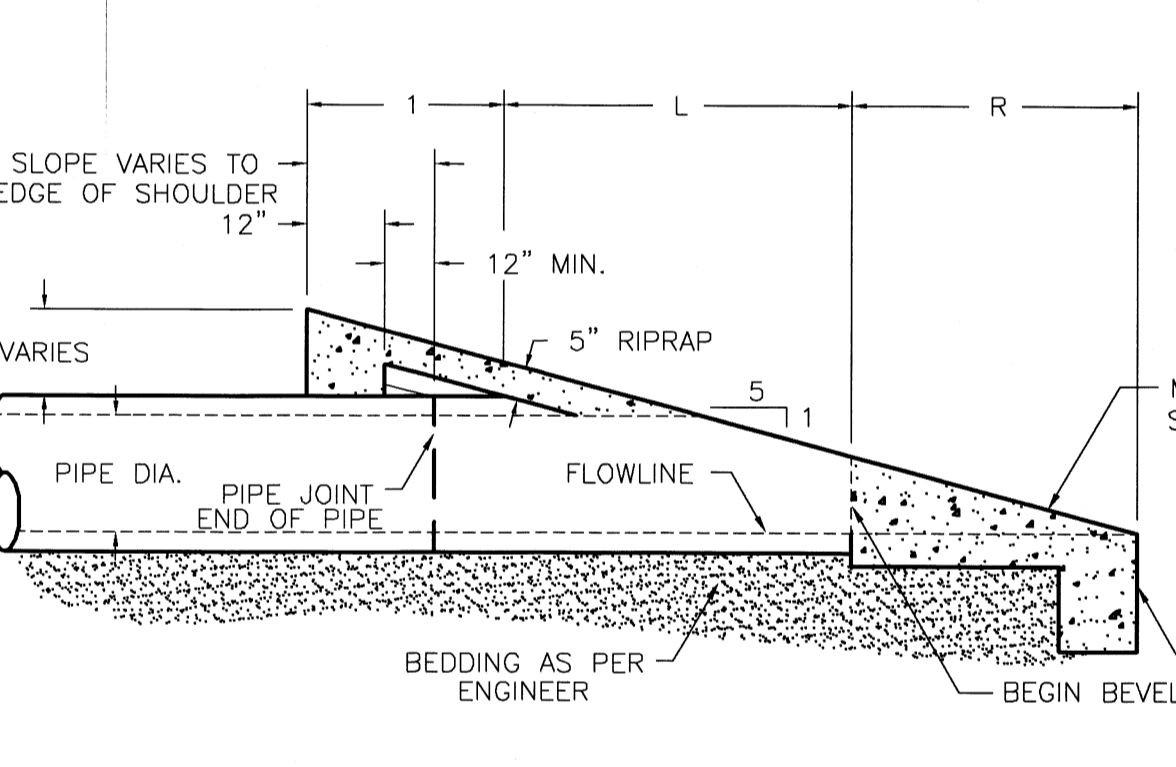
STORM TRENCH BEDDING AND BACKFILL NOTES



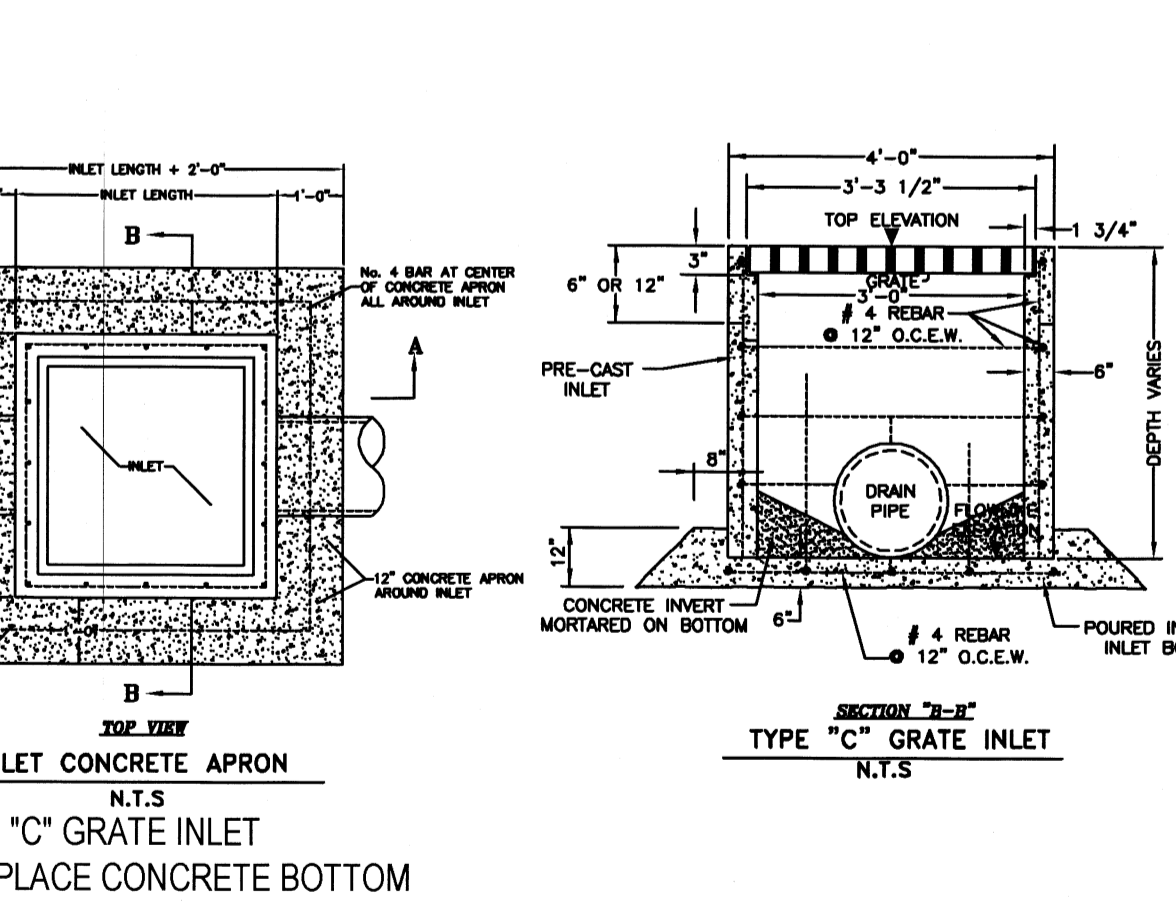
STORM TRENCH BEDDING AND BACKFILL DETAILS



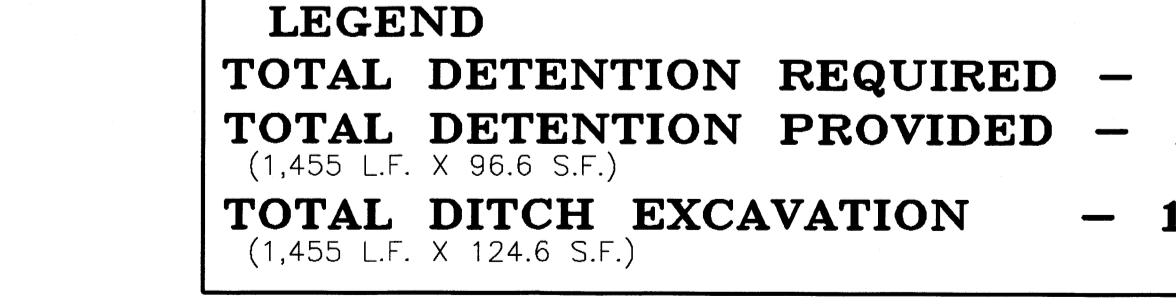
RECONSTRUCTION OF ROAD SIDE DITCH



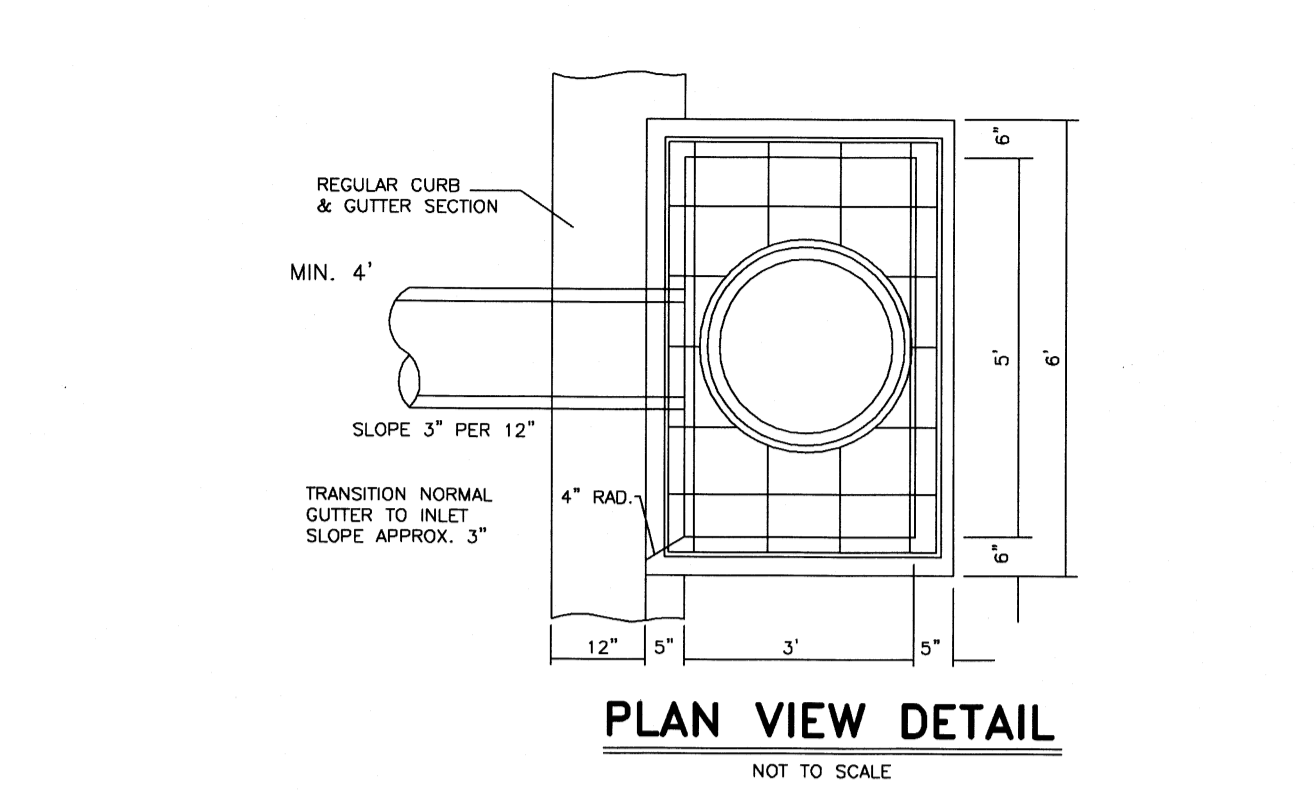
ELEVATION SAFETY END TREATMENT (TYPE "P OR C")



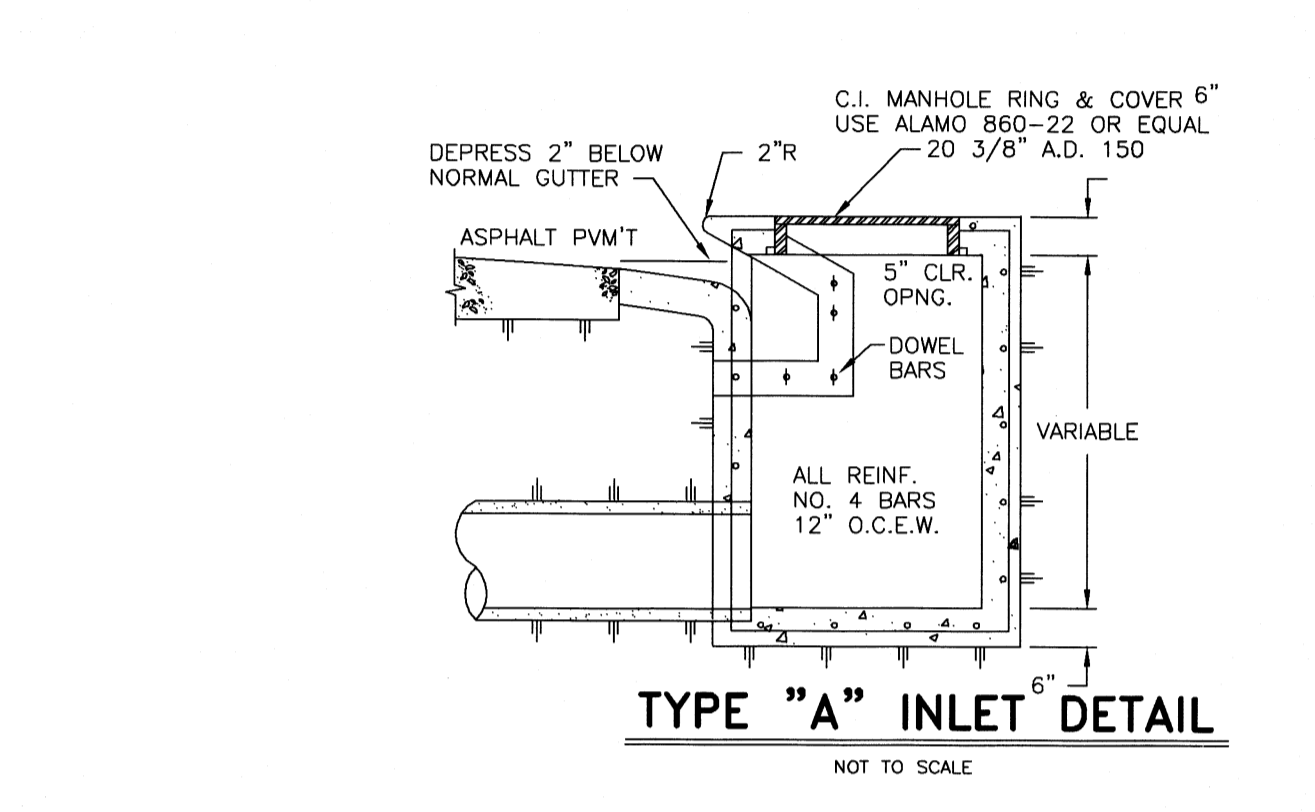
INLET CONCRETE APRON



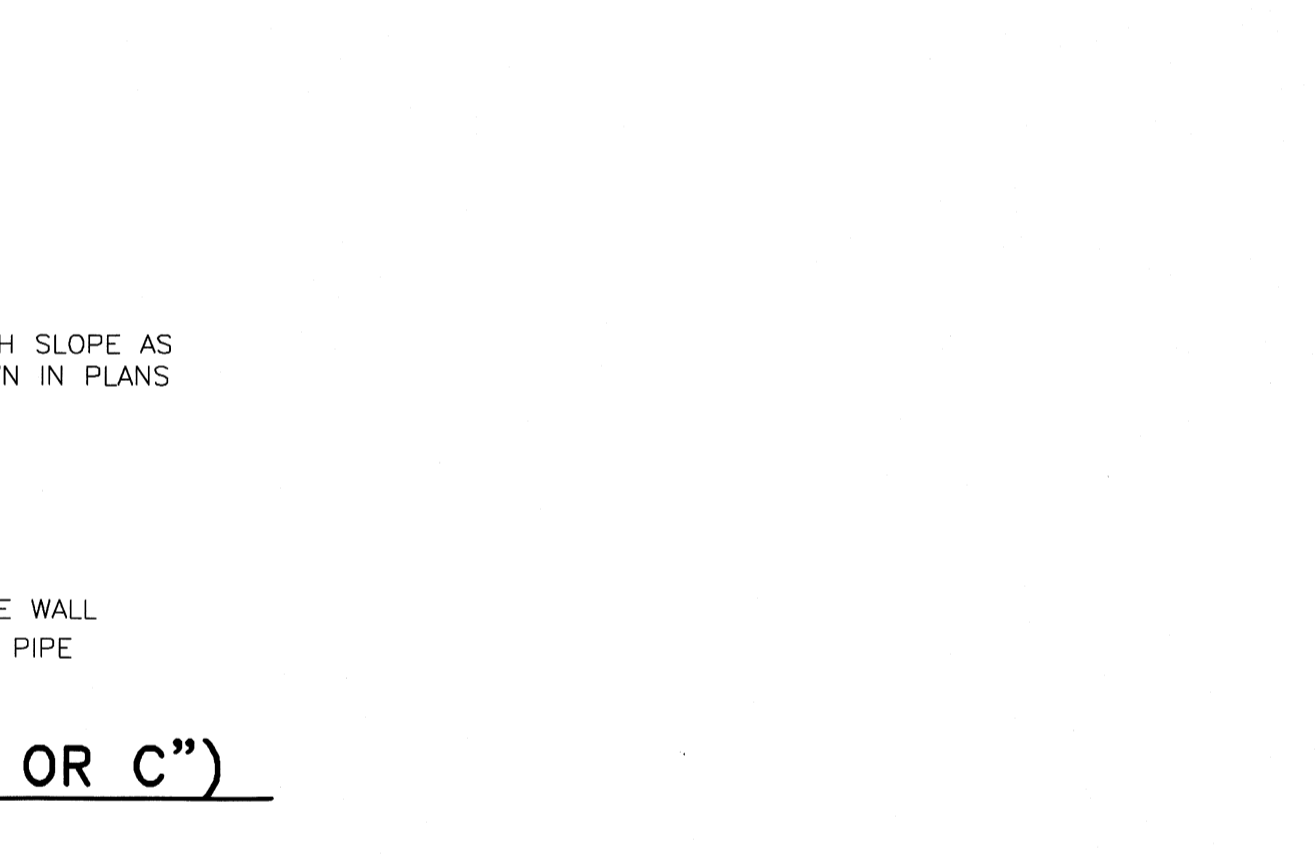
TYPE "C" GATE INLET WITH POUR IN PLACE CONCRETE BOTTOM



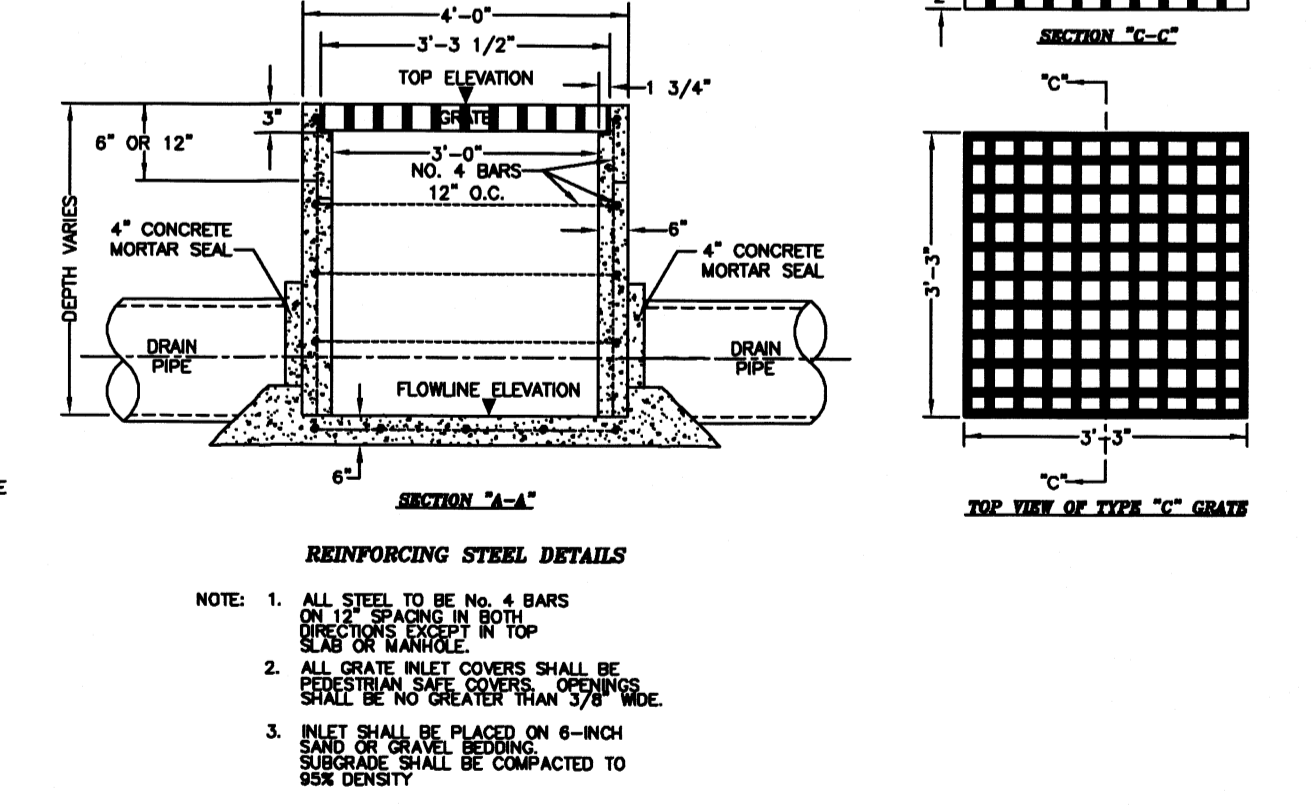
PLAN VIEW DETAIL



TYPE "A" INLET DETAIL



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



REINFORCING STEEL DETAILS

1. ALL STEEL TO BE NO. 4 BARS ON 12" SPACING IN BOTH SLAB OR WALLS.
2. ALL GATE INLET COVERS SHALL BE SUBSTITUTED WITH A COVER HAVING A STRENGTH GREATER THAN 5700 PSI.
3. INLET SHALL BE PLACED ON 6-INCH SUBGRADE SHALL BE COMPACTED TO 92% DENSITY.

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

TYPICAL LOW PROFILE CURB & GUTTER SECTION

LEGEND
TOTAL DETENTION REQUIRED - 114,625.76 C.F.
TOTAL DETENTION PROVIDED - 140,553.00 C.F. (1,455 L.F. X 96.6 S.F.)
TOTAL DITCH EXCAVATION - 181,293.00 C.F. (1,455 L.F. X 124.6 S.F.)

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
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REGISTRATION NUMBER F-1513
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LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

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

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

BY: _____ DEPUTY

SHEET NO. 6 OF 6 SHEETS

FILENAME: F:\DATA\SUBDIV\H\SAN LUCIO No. 4\PAVING
DATE PREPARED: 12-29-18 PREPARED BY: J.A.G. CHECKED BY: _____ APPROVED BY: _____
DATE REVISION: _____ REVISION BY: _____ CHECKED BY: _____ APPROVED BY: _____