



# 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: 10-27-2020

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

ENGINEER: QUINTANILLA, HEADLEY & ASSOC. DEVELOPER: WSW HOLDINGS, LLC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 3

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. FINAL APPROVAL DATE: 9-29-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-20-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S HAVE BEEN ESCROWED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 9-28-2020 : 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.

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit:** Amount: \$ 102,000.00 For:  (68) OSSF'S

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: JANUARY 28, 2020

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

**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, 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 SUBDIVISION "B" 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 3108302, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

**METES AND BOUNDS**

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 SUBDIVISION "B" 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 3108302, 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.

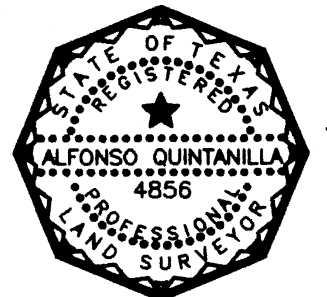
THENCE: N 09°37'00" E, ALONG THE EAST LINE OF SAID DONNA IRRIGATION DISTRICT CANAL RIGHT OF WAY (EAST MAIN CANAL), PASSING A 1/2" IRON ROD WITH CAP STAMPED SEA 5782 FOUND AT 1306.87 FEET FOR THE SOUTH RIGHT OF WAY LINE OF ANDERSON ROAD, A TOTAL DISTANCE OF 1,337.26 FEET TO A 600 NAIL FOUND ON THE NORTH 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. 4856

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 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 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. NO COMMERCIAL SHALL BE ALLOWED ON ANY 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 114625.76 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. 73.41 TOP OF TYPE "A" INLET LOCATED AT THE SOUTHWEST CORNER OF LOT 48 OF THIS SUBDIVISION N.A.V.D. 88 DATUM.  
B.M. No. 2: ELEV. 73.35 TOP OF TYPE "A" INLET LOCATED AT THE SOUTHEAST CORNER OF LOT 61 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 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 (MILE 15 NORTH ROAD).
- TILLMIM 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 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 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, an exclusive 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 20th day of AUGUST 2020

*Tillmim Welch*  
TILLMIM WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG, TX, 78542

8-26-2020  
DATE

**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

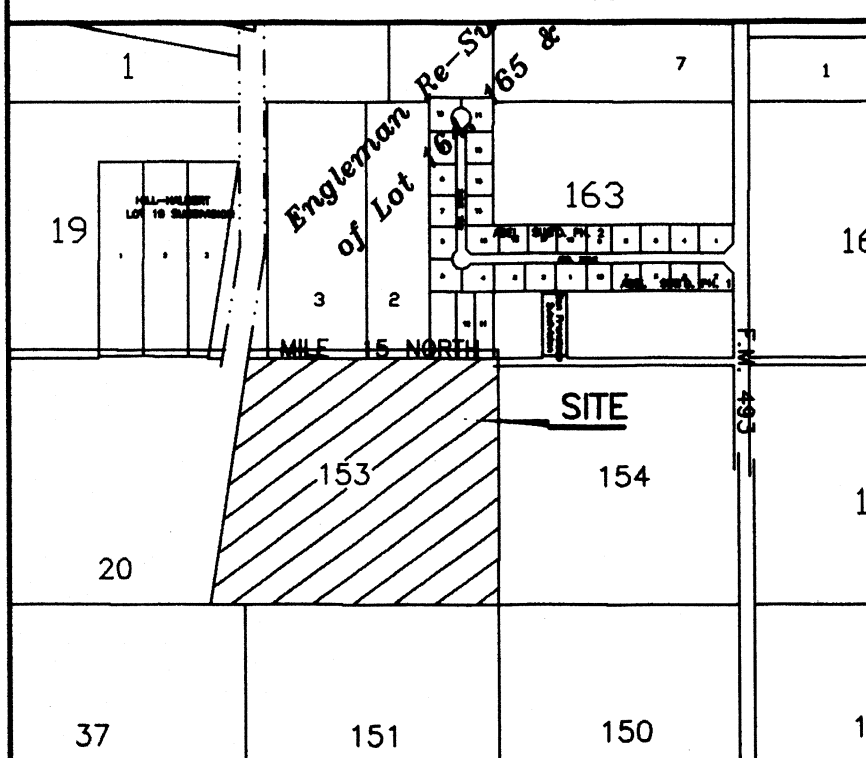
RAUL SESIN, P.E., C.F.M.  
GENERAL MANAGER

DATE

**INDEX OF SHEETS**

- SHEET 1.- HEADING INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; 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; HCOO NO. 1 CERTIFICATION; NORTH ALAMO WSC STATEMENT; HEALTH DEPARTMENT CERTIFICATION; DONNA IRRIGATION DISTRICT CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION; REVISION NOTES.
- SHEET 2.- 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.
- SHEET 3.- WATER DISTRIBUTION SYSTEM AND OSSF LAYOUT; ENGINEER'S CERTIFICATION; REVISION NOTES.
- SHEET 4.- ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER DISTRIBUTION SYSTEM, OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT, WATER DETAILS; REVISION NOTES.
- SHEET 5.- MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.
- SHEET 6.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS, REVISION NOTES.

**LOCATION MAP** SCALE: 1" = 1000'



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

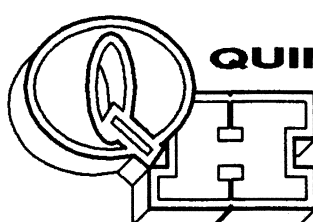
SAN LUCIO SUBDIVISION No. 4 IS LOCATED IN MIDDLE HIDALGO COUNTY ON THE SOUTH SIDE OF ANDERSON ROAD, APPROXIMATELY 1920 FEET WEST OF F.M. 493. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429) (2015 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	Fax
OWNER: WSW LAND DEVELOPMENT LLC. TILLMIM WELCH, MANAGER	902 BIGHORN DRIVE	EDINBURG, TX 78542	(956)386-0726 (956)380-4395
ENGINEER: MARCO A. GONZALEZ	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@QHA-ENG.COM  
SURVEYING REGISTRATION NUMBER 100411-00

**STATE OF TEXAS  
COUNTY OF HIDALGO**

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

- TILLMIM 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 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:
- (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.

*Tillmim Welch*  
TILLMIM WELCH, MANAGER  
902 BIGHORN DRIVE  
EDINBURG, TX, 78542

8-26-2020  
DATE

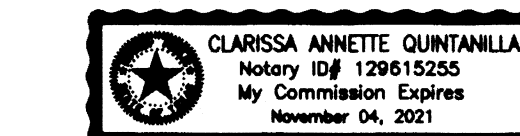
**STATE OF TEXAS  
COUNTY OF HIDALGO**

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

TILLMIM WELCH, MANAGER OF WSW LAND DEVELOPMENT LLC.

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 purpose and consideration therein expressed.

Given under my hand and seal of office this 20th day of AUGUST, 2020



*Clarissa Annette Quintanilla*  
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

**HIDALGO COUNTY**

**CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028(c)**

WE, THE UNDERSIGNED CERTIFY that this plat of the SAN LUCIO SUBDIVISION No. 4 was reviewed and approved by the Hidalgo County Commissioners Court on \_\_\_\_\_

Hidalgo County Judge \_\_\_\_\_ date  
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 \_\_\_\_\_  
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: \_\_\_\_\_ BY: \_\_\_\_\_  
SECRETARY CHAIRMAN PLANNING COMMISSION

**DONNA IRRIGATION DISTRICT**

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT ON THIS 20th DAY OF August, 2020.

*Marco A. Gonzalez* *Rosendo Guzman*  
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  
8-26-2020  
DATE

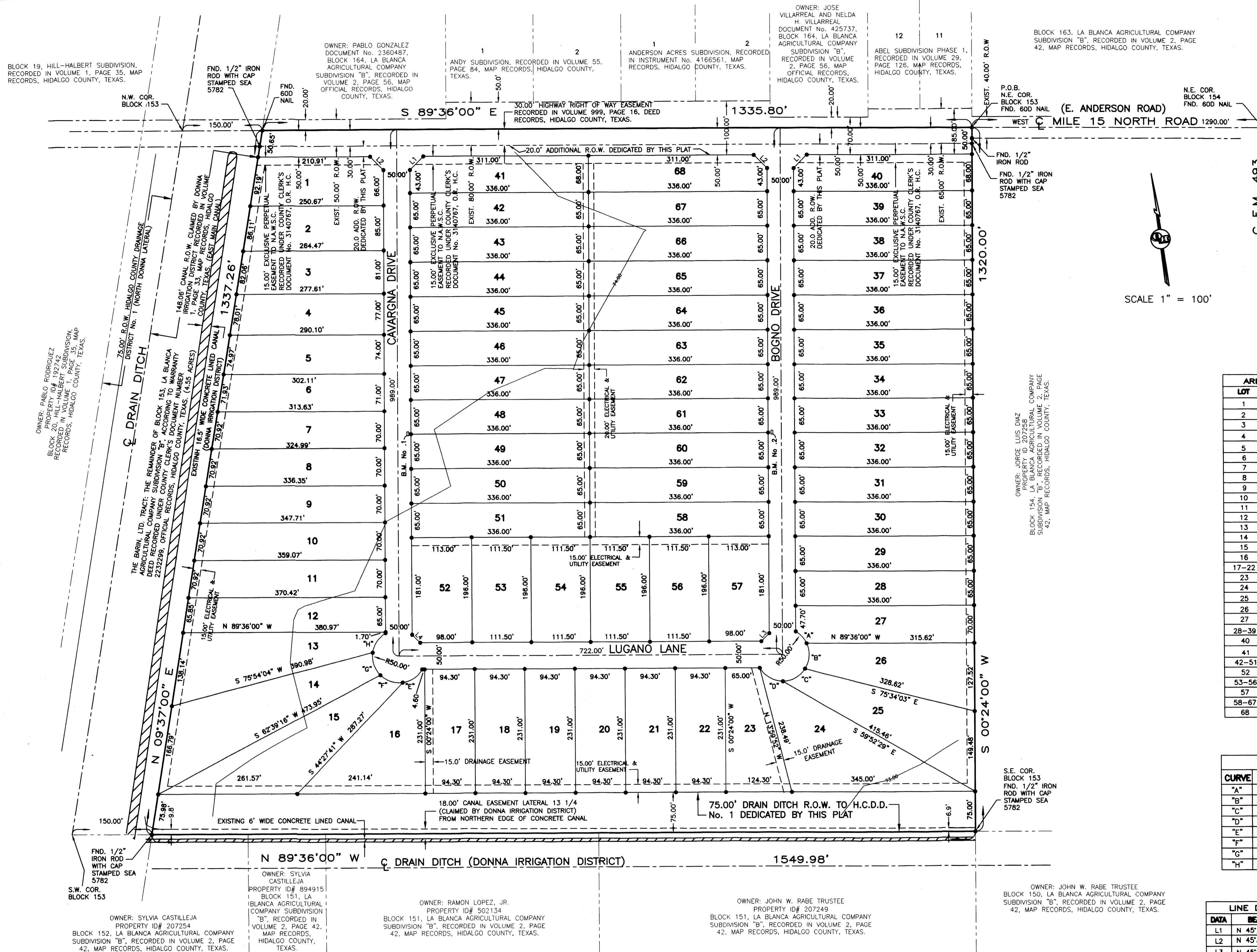


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUAJARDO, JR.  
HIDALGO COUNTY CLERK

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

SHEET No. 1 OF 6 SHEETS	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION: DECEMBER 4, 2019



**AREA DATA TABLE**

LOT	AREA (S.F.)	AC.
1	21827.00	.050
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	22351.80	0.51
8	23146.89	0.53
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	40083.96	0.92
15	34445.80	0.79
16	29570.81	0.67
17-22	21783.30	0.50
23	21864.30	0.50
24	39590.66	0.91
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	CHORD LEN.	CHORD BEARING
"A"	35°09'55"	50.00'	30.69'	30.21'	S 42°01'02" E
"B"	57°17'43"	50.00'	50.00'	47.94'	S 04°12'47" W
"C"	57°17'43"	50.00'	50.00'	47.94'	S 61°30'31" W
"D"	60°14'38"	50.00'	52.57'	50.18'	N 59°43'19" W
"E"	52°30'00"	50.00'	45.81'	44.23'	S 56°39' W
"F"	52°30'00"	50.00'	45.81'	44.23'	N 70°51' W
"G"	52°30'00"	50.00'	45.81'	44.23'	N 18°21' W
"H"	52°30'00"	50.00'	45.81'	44.23'	N 34°09' E

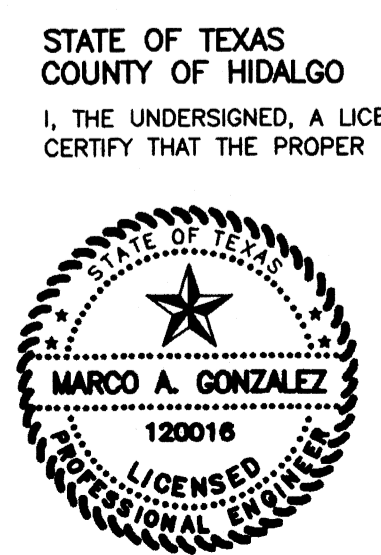
**LINE DATA TABLE**

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'

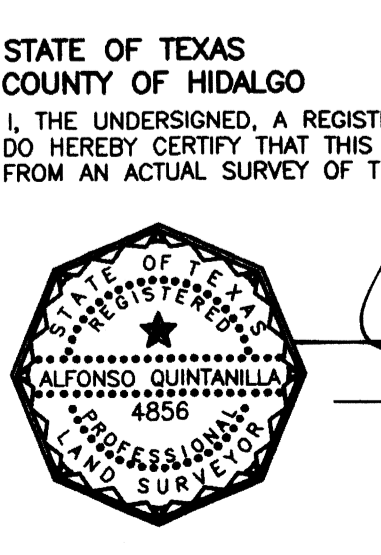
**SUBDIVISION PLAT OF: SAN LUCIO SUBDIVISION No. 4**

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 SUBDIVISION "B" 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 3108302, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

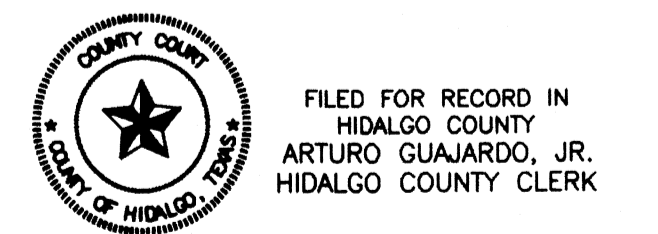
**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS • LAND SURVEYORS  
 124 E. STUBBS ST. PHONE 956-381-6480  
 EDINBURG, TEXAS 78539 FAX 956-381-0527  
 ENGINEERING REGISTRATION NUMBER F-1513 ALFONSO@QHA-ENG.COM  
 SURVEYING REGISTRATION NUMBER 100411-00



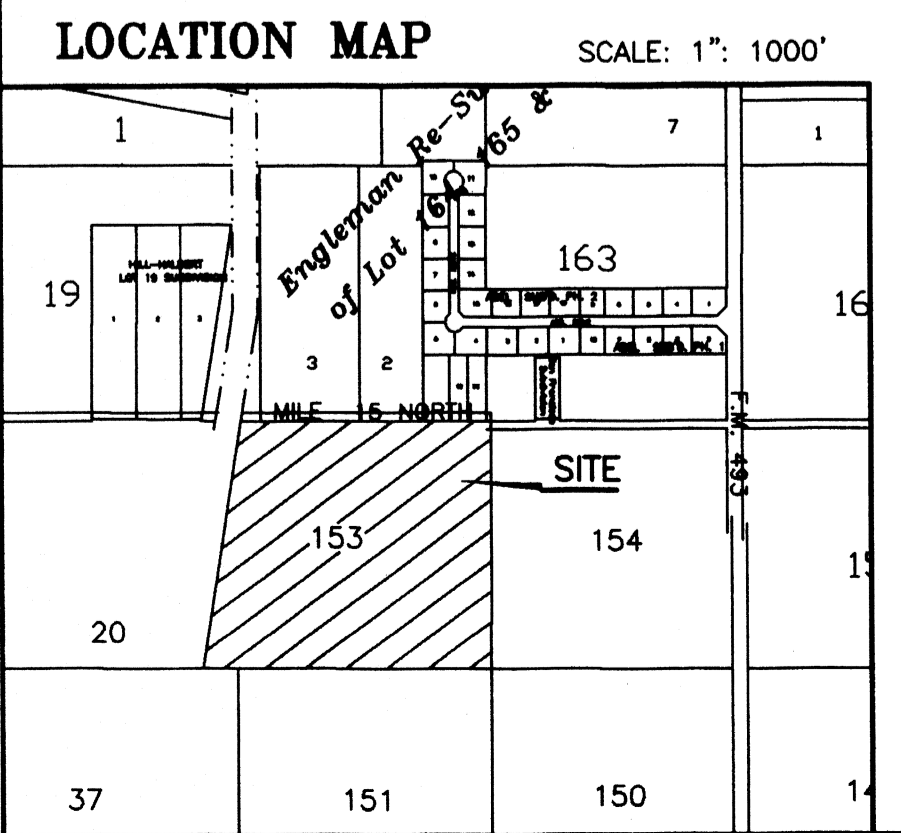
STATE OF TEXAS  
 COUNTY OF HIDALGO  
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.  
 MARCO A. GONZALEZ  
 P.E. 120016  
 8-26-20  
 DATE



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. 4856  
 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



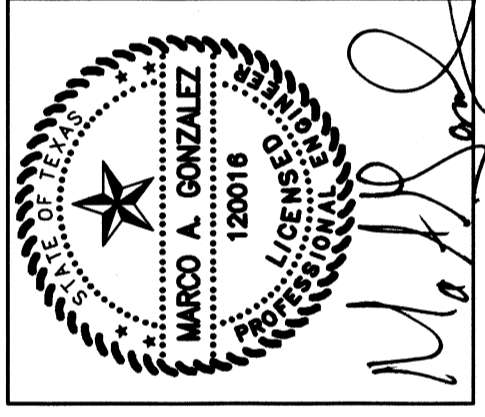
**SHEET NO. 2 OF 6 SHEETS**

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
12-4-2019	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA
DATE REVISION	REVISION BY	CHECKED BY	APPROVED BY
08-28-2020	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA	ALFONSO QUINTANILLA

DATE OF PREPARATION: DECEMBER 4, 2019

JOB NO.	12/16/2019
DATE	06/20/2020
REVISION	1"=100'
SCALE	DATE BY
	CUM E.
	SHEET

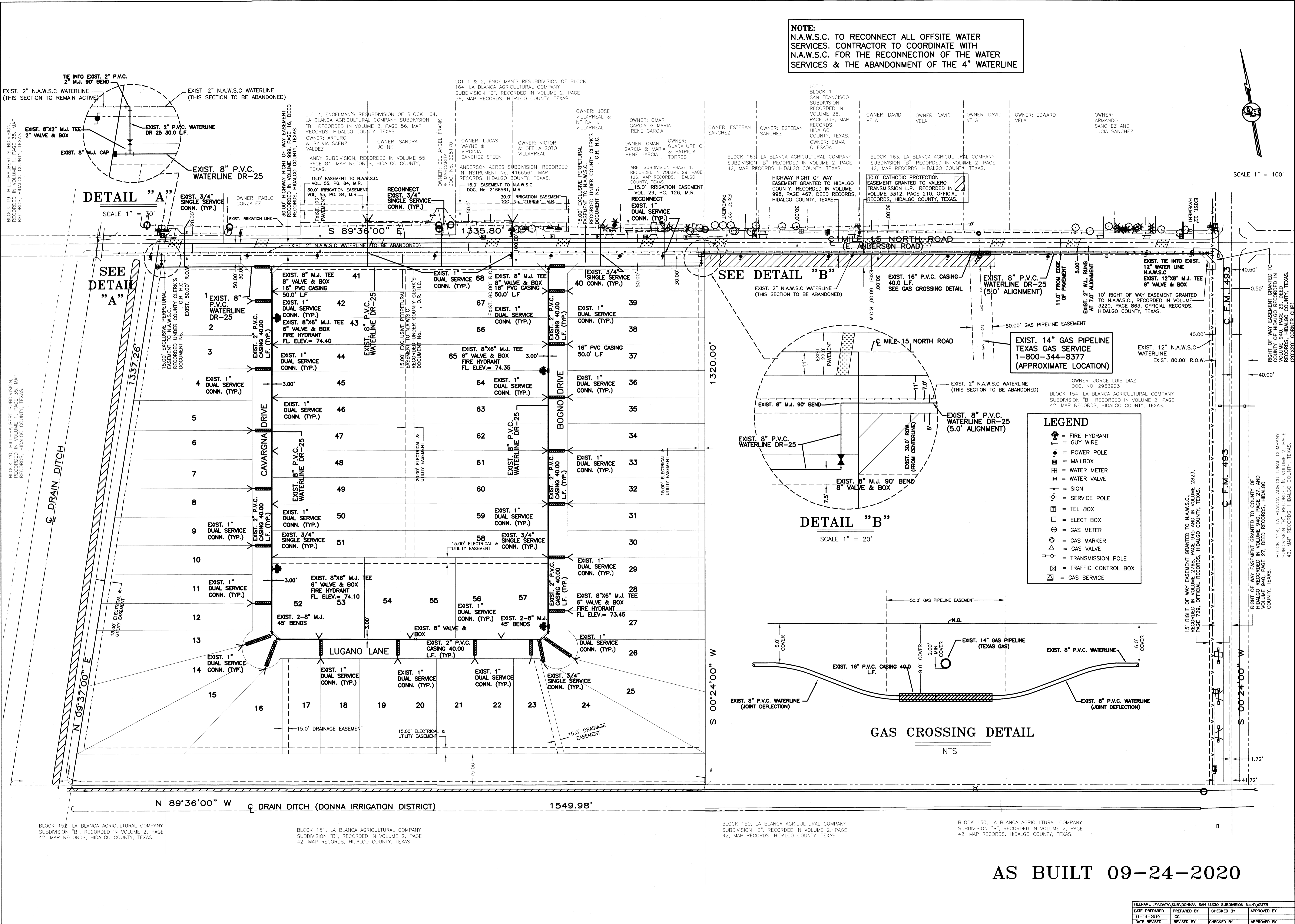
# SAN LUCIO SUBDIVISION No. 4 WATER LAYOUT



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 LAND SURVEYORS  
 PHONE 956-381-6480  
 FAX 956-381-0527  
 ALFONSO@QHA-ENG.COM

124 E. STUBBS ST.  
 EDINBURG, TEXAS 78539  
 ENGINEERING REGISTRATION NUMBER F-1513  
 SURVEYING REGISTRATION NUMBER 100411-00

**NOTE:**  
 N.A.W.S.C. TO RECONNECT ALL OFFSITE WATER SERVICES. CONTRACTOR TO COORDINATE WITH N.A.W.S.C. FOR THE RECONNECTION OF THE WATER SERVICES & THE ABANDONMENT OF THE 4" WATERLINE



**AS BUILT 09-24-2020**

DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
11-14-2019	GC		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

9-28-20

BLOCK 19, HILL-HALBERT SUBDIVISION, RECORDED IN VOLUME 1, PAGE 35, MAP RECORDS, HIDALGO COUNTY, TEXAS.

ANDY SUBDIVISION, RECORDED IN VOLUME 55, PAGE 84, MAP RECORDS, HIDALGO COUNTY, TEXAS.

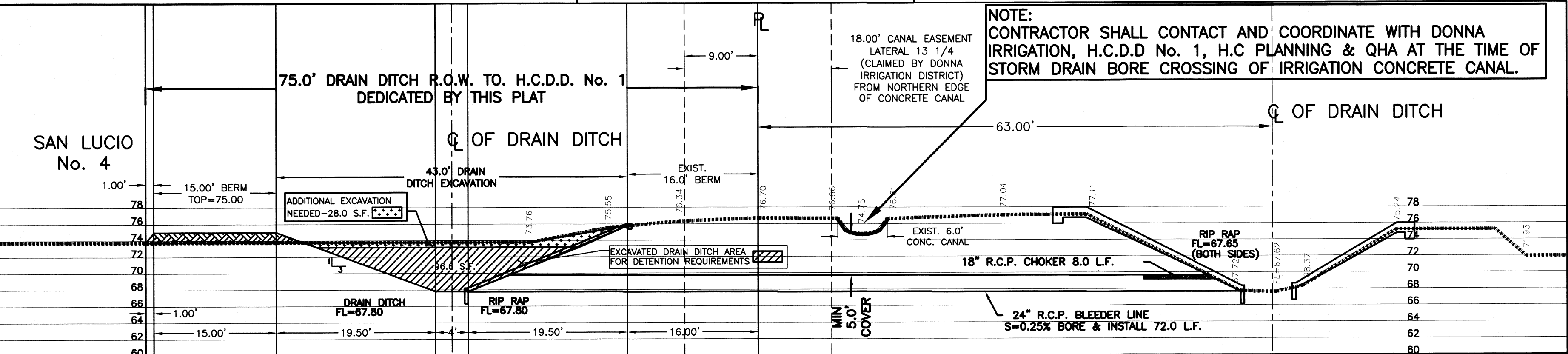
ANDERSON ACRES SUBDIVISION, RECORDED IN INSTRUMENT No. 4166561, MAP RECORDS, HIDALGO COUNTY, TEXAS.

ABEL SUBDIVISION PHASE 1, RECORDED IN VOLUME 29, PAGE 126, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BLOCK 163, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

**CROSS SECTION "A-A"**

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



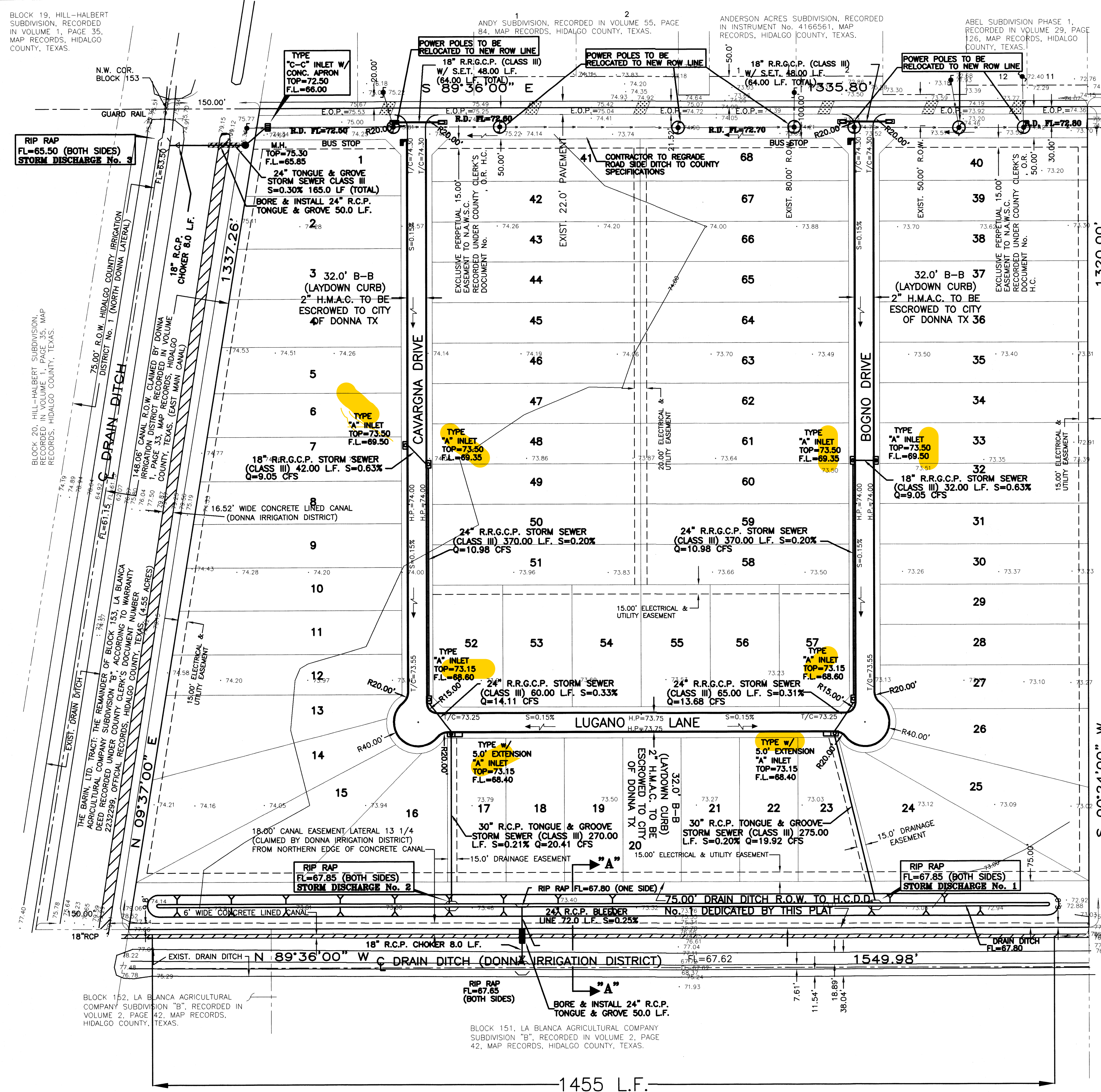
**AS BUILT 09-25-20**

**LEGEND**

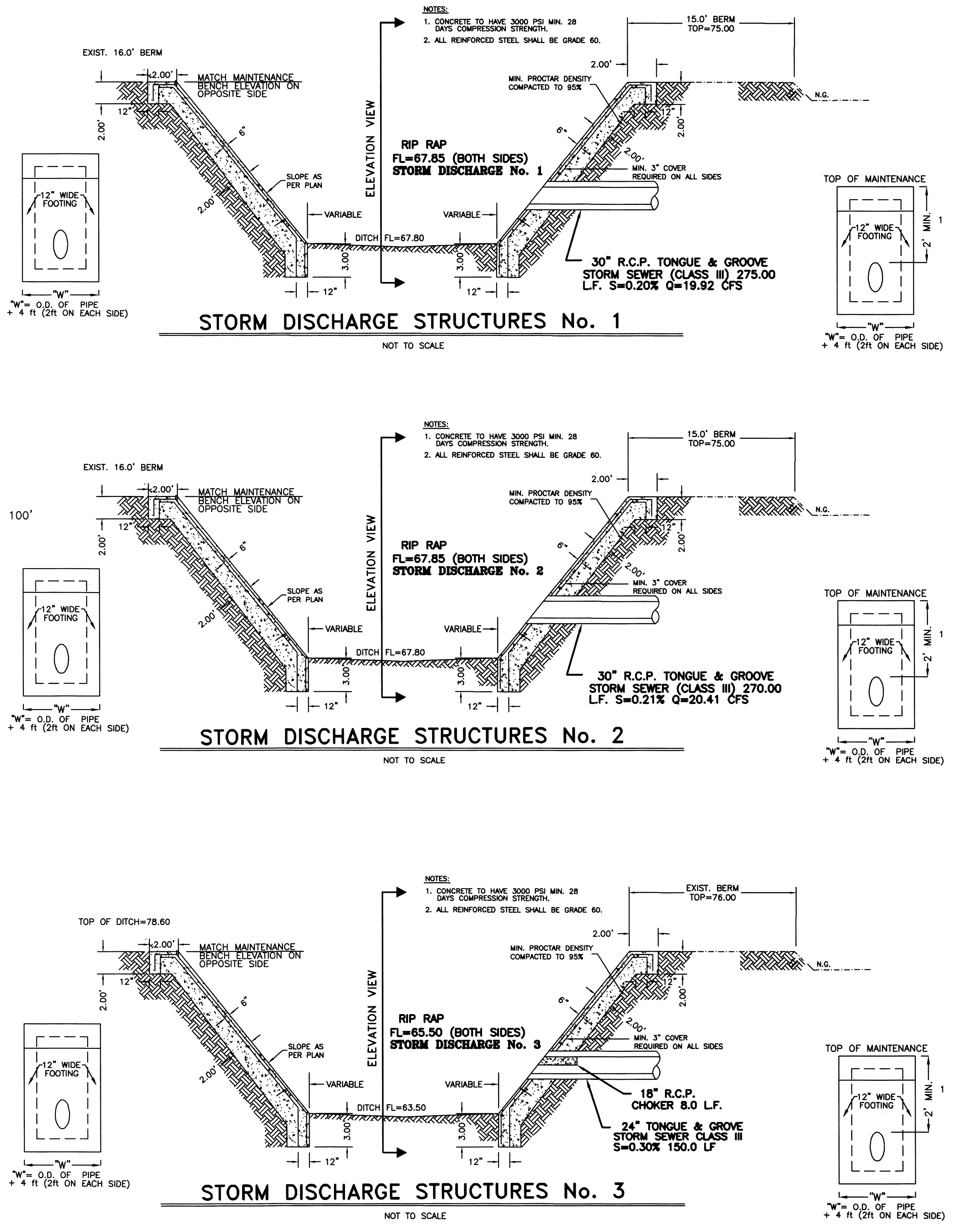
TOTAL DETENTION REQUIRED	- 114,625.76 C.F.
TOTAL DETENTION PROVIDED	- 140,553.00 C.F. (1,455 L.F. X 96.6 S.F.)
TOTAL DITCH EXCAVATION	- 181,293.00 C.F. (1,455 L.F. X 124.6 S.F.)

**NOTE:**  
DIRT EXCAVATED FROM DRAIN DITCH SHALL BE SPREAD AT LOCATION DETERMINED BY ENGINEER DURING SUBDIVISION CONSTRUCTION.

FILENAME	F:\DATA\SUB\DONNA\ SAN LUCIO SUBDIVISION No.4\WATER&PAVING
DATE PREPARED	11-14-2019
DATE REVISED	
PREPARED BY	AC
REVISD BY	
CHECKED BY	
APPROVED BY	

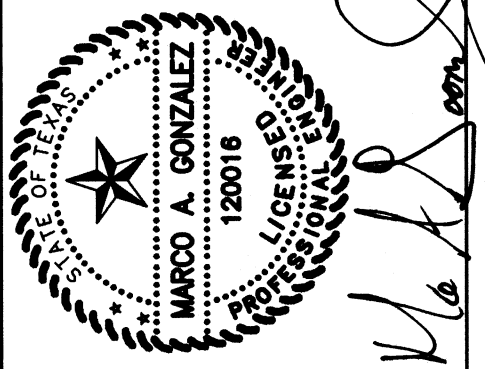


S 00°24'00" W 1320.00'



JOB NO.	12/16/2019
DATE	
REVISION	1"=100'
SCALE	
DRAWN BY	GUME C.
SHEET	

**SAN LUCIO SUBDIVISION No. 4  
PAVING & DRAINAGE LAYOUT**



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

LAND SURVEYORS  
PHONE 956-381-6480  
FAX 956-381-0527  
OFFICE@QHAENGINEERING.COM

CONSULTING ENGINEERS  
124 E. STUBBS ST.  
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