



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-28-2022

PROPOSED TIERRA CANTON SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY AND ASSOCIATES DEVELOPER: TILLMIN WELCH

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 31 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 2

FILLING STATIONS: 5

LOCATION DESCRIPTION: SOUTH OF MILE 14 ½ NORTH ROAD APPROXIMATELY ½ MILE EAST OF FM 493

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-21-2022 PROPERTY LIES WITHIN FLOOD ZONE: "X" 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: 10 FEET ONTO MILE 14 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 06-21-2022 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 06-17-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 14 ½ NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 06-08-2022 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

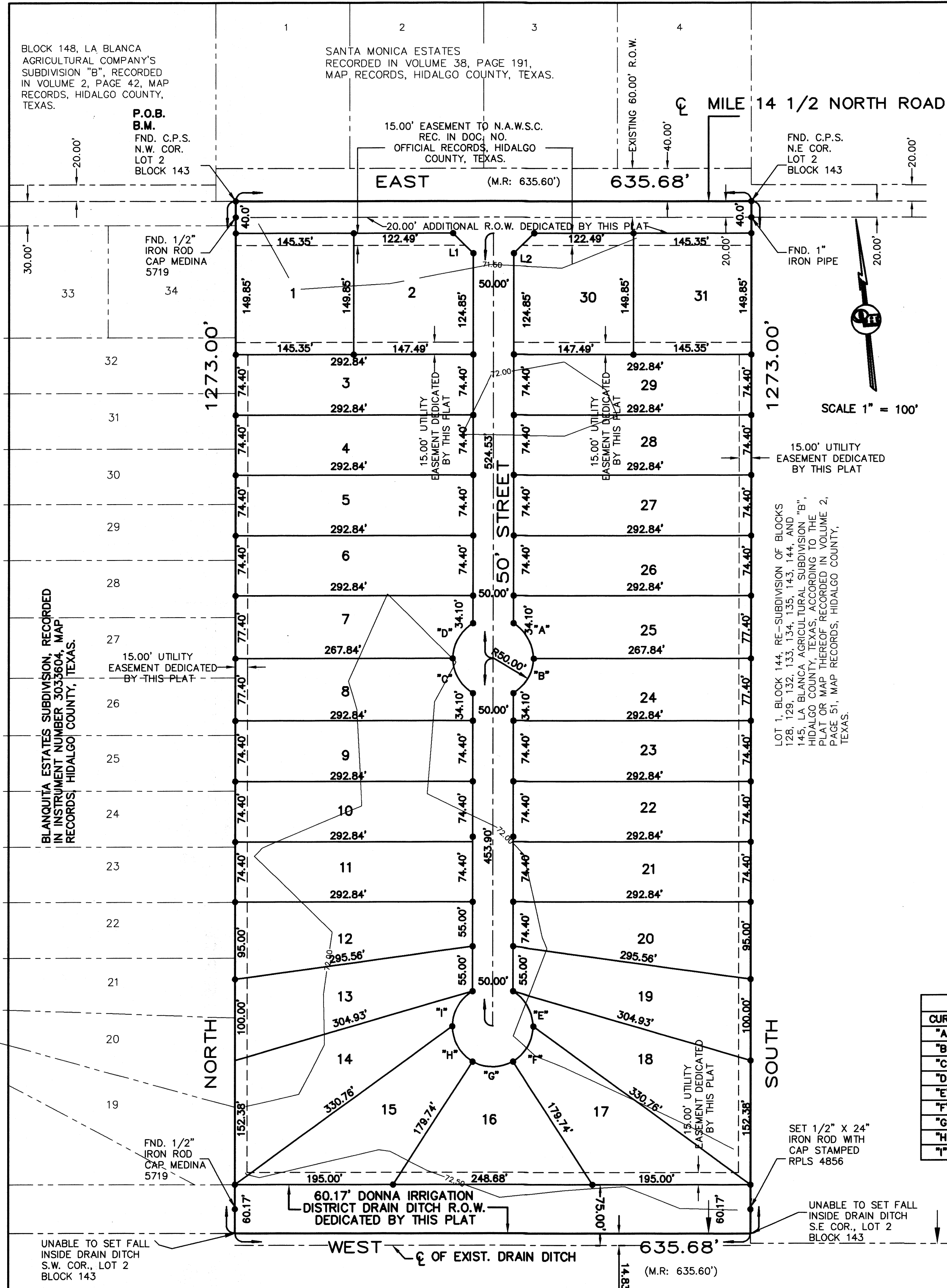
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

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.



TERRA CANTON SUBDIVISION

AN 18.58 ACRE TRACT OF LAND BEING ALL OF LOT 2, BLOCK 143, RE-SUBDIVISION OF BLOCKS 128, 129, 132, 133, 134, 143, 144, AND 145, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1238, PAGE 579, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

METES AND BOUNDS
AN 18.58 ACRE TRACT OF LAND BEING ALL OF LOT 2, BLOCK 143, RE-SUBDIVISION OF BLOCKS 128, 129, 132, 133, 134, 143, 144, AND 145, LA BLANCA AGRICULTURAL SUBDIVISION "B", HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OF MAP THEREOF RECORDED IN VOLUME 2, PAGE 51, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 1238, PAGE 579, 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 FOUND IN THE CENTERLINE OF MILE 14 1/2 NORTH ROAD FOR THE NORTHWEST CORNER OF LOT 2, BLOCK 143, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE, EAST, ALONG THE NORTH LINE OF LOT 2, BLOCK 143, AND THE CENTERLINE OF MILE 14 1/2 NORTH ROAD, A DISTANCE OF 635.68 FEET (MAP RECORD: 635.60 FEET) TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF LOT 2, BLOCK 143, AND THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH, ALONG THE EAST LINE OF LOT 2, BLOCK 143, PASSING A 1" IRON PIPE FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 14 1/2 NORTH ROAD, PASSING AT 1,243.00 FEET A 1 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE TOE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,273.00 FEET TO A POINT FOR THE SOUTHEAST CORNER LOT 2, BLOCK 143, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, WEST, ALONG THE SOUTH LINE OF LOT 2, BLOCK 143, A DISTANCE OF 635.68 FEET (MAP RECORD: 635.60 FEET) TO A POINT FOR THE SOUTHWEST CORNER OF LOT 2, BLOCK 143, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH, ALONG THE WEST LINE OF LOT 2, BLOCK 143, PASSING A 1 1/2" IRON ROD WITH CAP STAMPED MEDINA 5719 FOUND AT 30.00 FEET FOR THE TOE OF A DRAIN DITCH, PASSING A 1 1/2" IRON ROD WITH CAP STAMPED MEDINA 5719 FOUND AT 1,253.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 14 1/2 NORTH ROAD, A TOTAL DISTANCE OF 1,273.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.58 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH SANTA MONICA ESTATES, RECORDED IN VOLUME 38, PAGE 191, 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 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



MARCH 29, 2022
DATE

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__.

TILLMIN WELCH
902 BIGHORN DRIVE
EDINBURG TX, 78542

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF TERRA CANTON WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE

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 PRACTICE. 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

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD: AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD COMMUNITY-PANEL NUMBER 490334 0450 C. EFFECTIVE DATE: JUNE 6, 2000 (LOMR DATED: MAY 30, 2002) 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" X 24" 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 USE SHALL BE ALLOWED ON LOTS 3 THROUGH 29. LOTS 1, 2 AND 30, 31 CAN BE RESIDENTIAL OR COMMERCIAL USE.
- MINIMUM BUILDING SETBACK LINES:
FRONT 14 1/2 MILE40.00'
FRONT25.00'
REAR15.00'
SIDE6.00'
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 87,562.61 CUBIC FEET, 2.01 ACRES OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
6.- 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. 73.73 = COTTON PICKER SPINDLE FOUND LOCATION AT NORTHWEST CORNER OF THIS SUBDIVISION N.A.V.D. 88 DATUM.
B.M. No. 2: ELEVATION 71.00 = TOP OF INLET LOCATED IN THE NORTHEAST 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 CURB AT A .25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 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.
- TILLMIN WELCH, THE OWNER & SUBDIVIDER OF SUBDIVISION _____, 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 TOEG 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
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 ABSORPTION DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATIONS IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

CURVE DATA

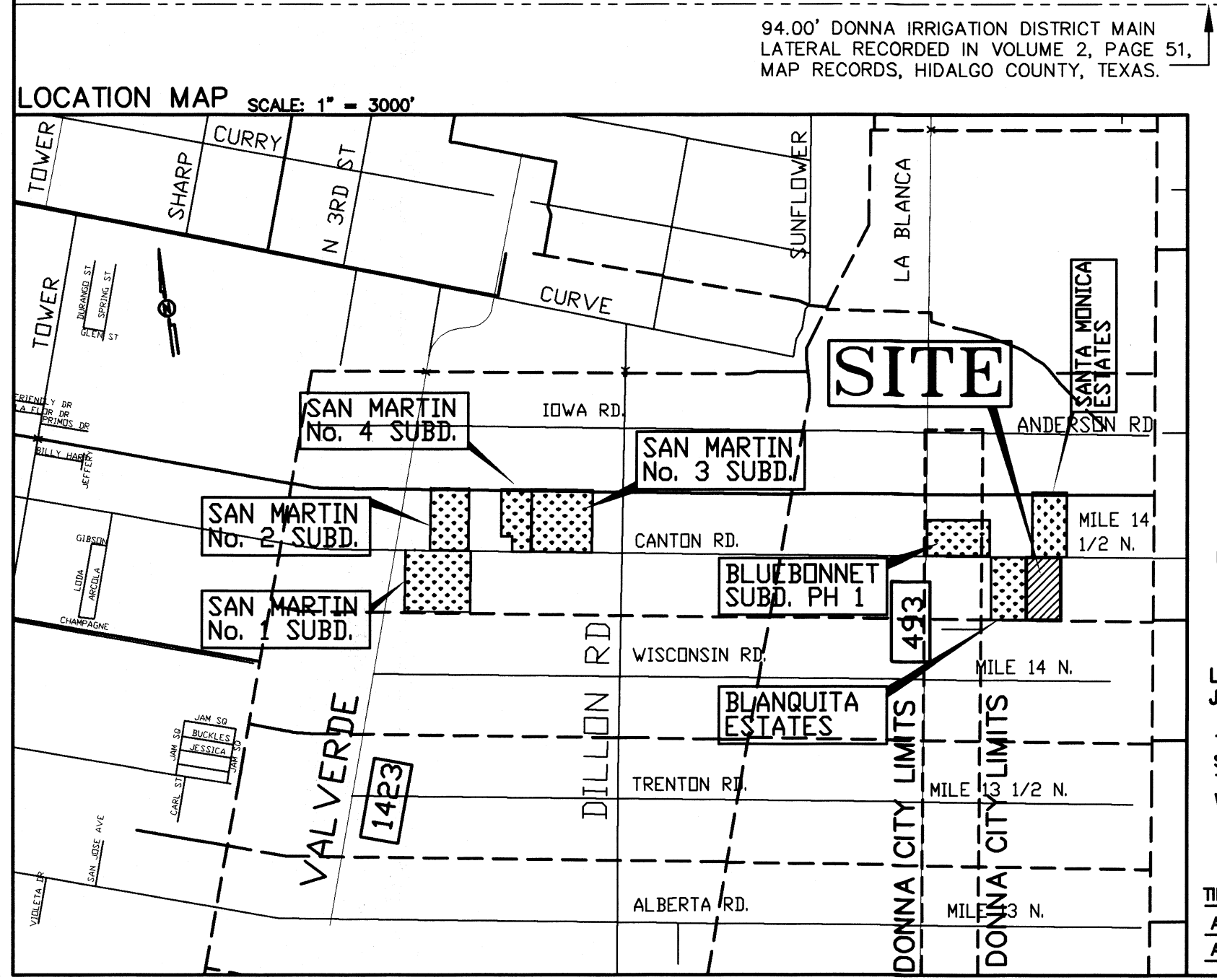
CURVE	Δ	RADIUS	LENGTH	CHORD	CHORD BEARING
"A"	60°00'00"	50.00'	52.36'	50.00'	S 31°10'52" E
"B"	60°00'00"	50.00'	52.36'	50.00'	S 28°49'08" W
"C"	60°00'00"	50.00'	52.36'	50.00'	N 31°10'52" W
"D"	60°00'00"	50.00'	52.36'	50.00'	N 28°49'08" E
"E"	60°00'00"	50.00'	52.36'	50.00'	S 31°10'51" E
"F"	60°00'00"	50.00'	52.36'	50.00'	S 28°49'07" W
"G"	60°00'00"	50.00'	52.36'	50.00'	N 31°10'52" W
"H"	60°00'00"	50.00'	52.36'	50.00'	N 28°49'07" E

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 45°00'00" E	35.36'
L2	N 45°00'00" E	35.36'

LOT AREA TABLE

LOT	S.F.	AC.
1	21832.50	0.50
2	22879.34	0.53
3-6	21787.30	0.50
7-9	21898.18	0.50
9-12	21787.30	0.50
13	21880.60	0.50
14	21962.91	0.50
15	26050.52	0.60
16	25326.23	0.58
17	26050.52	0.60
18	21962.91	0.50
19	21880.60	0.50
20-23	21787.30	0.50
24-25	21898.18	0.50
26-29	21787.30	0.50
30	22879.34	0.53
31	21832.50	0.50



INDEX OF SHEETS

- SHEET 1.- HEADING INDEX; LOCATION MAP AND ET.; 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, HOOD 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.
- SHEET 3.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND CONSTRUCTION DETAILS, REVISION NOTES.
- SHEET 4.-

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

TERRA CANTON SUBDIVISION IS LOCATED IN MIDDLE HIDALGO COUNTY ABOUT 2032.80 FEET EAST OF THE INTERSECTION OF F.M. 493 ROAD AND ON THE SOUTH SIDE OF MILE 14 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,479-2015 CENSUS), TERRA CANTON LIES APPROXIMATELY NEXT TO THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. IT LIES IN PCT. 1.

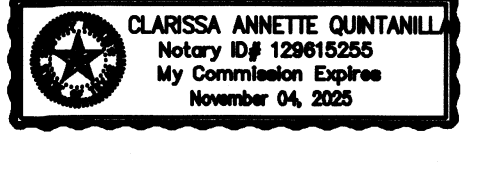
Name	Address	City & Zip	Phone	Fax
TILLMIN WELCH, MANAGER	902 BIGHORN DRIVE	EDINBURG, TX 78542	(956)386-0726	(956)380-4395
ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-8480	(956)381-0527
ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-8480	(956)381-0527

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
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
I, TILLMIN WELCH, AS OWNER OF THE 18.58 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TERRA CANTON SUBDIVISION, HEREBY SUBDUCE 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.

TILLMIN WELCH
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, proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that he executed the same for the purposes and consideration therein expressed.



CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028(a)
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TERRA CANTON SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE

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

CITY OF DONNA, TX
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.006(c) AND § 12.0115(b)
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TERRA CANTON SUBDIVISION WAS RECEIVED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF _____ ON _____ DATE

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 TERRA CANTON SUBDIVISION 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 _____ 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.



Alfonso Quintanilla
ALFONSO QUINTANILLA
P.E. No. 93334
6-15-22
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

DATE OF PREPARATION:	APRIL 25, 2022
SHEET NO. 1 OF 4 SHEETS	FILED
DATE PREPARED	APR 25 2022
PREPARED BY	ALFONSO QUINTANILLA
CHECKED BY	ALFONSO QUINTANILLA
APPROVED BY	ALFONSO QUINTANILLA