



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
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: 1-31-2023

PROPOSED TIERRA CANTON SUBDIVISION, PRECINCT No. 1.

ENGINEER: QUINTANILLA, HEADLEY AND ASSOCIATES DEVELOPER: C & N FARMS, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 2

LOCATION DESCRIPTION: SOUTH OF MILE 14 1/2 NORTH ROAD APPROXIMATELY 1/2 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: 20 FEET ONTO MILE 14 1/2 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 1-09-2023 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-30-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 14 1/2 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 1-06-2023 : 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: \$46,500.00 For: (31) OSSF'S.**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 31, 2022

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.

BLOCK 14B, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "B", RECORDED IN VOLUME 2, PAGE 42, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SANTA MONICA ESTATES RECORDED IN VOLUME 38, PAGE 191, MAP RECORDS, HIDALGO COUNTY, TEXAS.

TIERRA 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 GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3372545, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

AN 18.58 ACRE TRACT OF LAND BEING ALL OF LOT 2, BLOCK 143, RE-SUBDIVISION OF BLOCKS 128, 129, 132, 133, 134, 135, 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 GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3372545, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, 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.

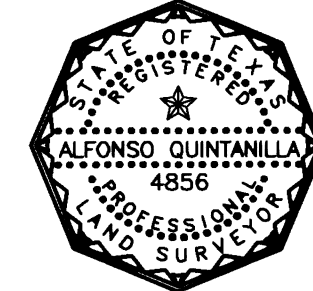
THENCE: SOUTH, ALONG THE EAST LINE OF LOT 2, BLOCK 143, PASSING A 1" IRON PIPE FOUND AT 20.00 FEET FOR THE SOUTH RIGHT OF WAY LINE OF MILE 14 1/2 NORTH ROAD, PASSING AT 1,273.00 FEET A 1/2" IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE TOE OF A DRAIN DITCH, A TOTAL DISTANCE OF 1,273.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF 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 1/2" IRON ROD WITH CAP STAMPED MEDINA 5719 FOUND AT 30.00 FEET FOR THE TOE OF A DRAIN DITCH, PASSING A 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 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

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, 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, 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 16th day of JANUARY, 2022.

Tillim Welch, Manager
C & N FARMS, L.L.C.
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER 4-1513
SURVEYING REGISTRATION NUMBER 100411-00

1-6-23
DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF TIERRA CANTON 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

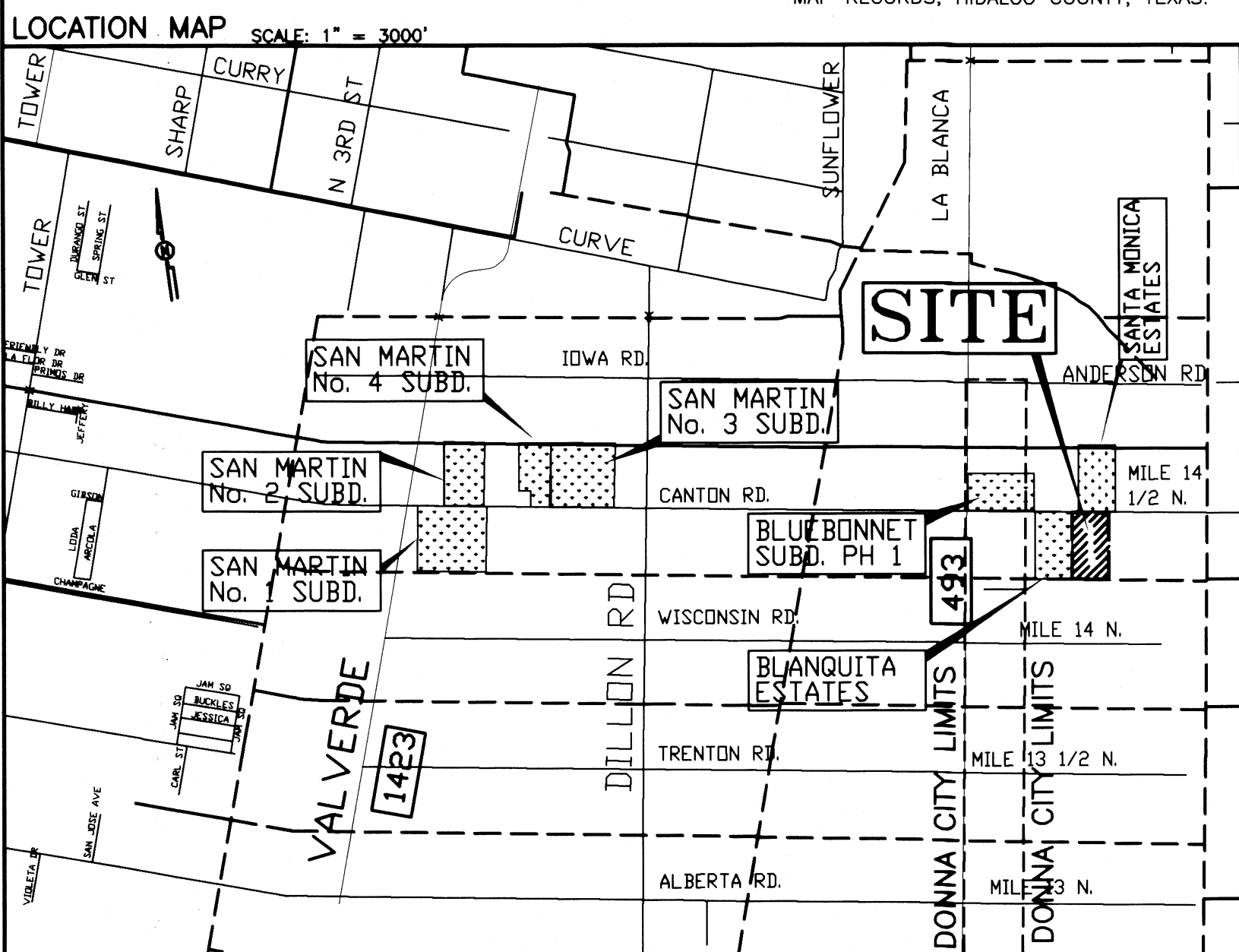
PLAT NOTES AND RESTRICTIONS:

- 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 480334 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 ZONE 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 OCCUPANCY OF 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 MILE 40.00'
FRONT 25.00'
REAR 15.00'
SIDE 6.00'
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 ACRE FEET) 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: ELEVATION 71.02 - TOP OF INLET LOCATED IN THE SOUTHEAST CORNER OF LOT 7 OF THIS SUBDIVISION N.A.V.D. 88 DATUM
B.M. No. 2: ELEVATION 70.54 - TOP OF INLET LOCATED IN THE NORTH SIDE OF LOT 16 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 ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF 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 OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- C & N FARMS, L.L.C. THE OWNER & SUBDIVIDER OF TIERRA CANTON 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 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. 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 HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS 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 DRAINAGE SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- LOT 2 AND 30 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 14 1/2 NORTH ROAD UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFOREMENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE AND HAVE DOUBLE FRONTAGE, THE LOT OWNERS WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL CERTIFICATION SHALL BE REQUIRED FOR CONSTRUCTION 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 AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

CURVE DATA				
CURVE	Δ	RADIUS	LENGTH	CHORD BEARING
"A"	60°00'00"	50.00'	52.36'	S 31°10'52" E
"B"	60°00'00"	50.00'	52.36'	S 28°49'08" W
"C"	60°00'00"	50.00'	52.36'	N 31°10'52" E
"D"	60°00'00"	50.00'	52.36'	S 28°49'08" E
"E"	60°00'00"	50.00'	52.36'	S 31°10'51" E
"F"	60°00'00"	50.00'	52.36'	S 28°49'9" W
"G"	60°00'00"	50.00'	52.36'	S 88°49'8" W
"H"	60°00'00"	50.00'	52.36'	N 31°10'52" W
"I"	60°00'00"	50.00'	52.36'	N 28°49'7" 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	21780.70	0.50
2	21789.06	0.53
3-6	21787.39	0.50
7-8	21898.18	0.50
9-11	21787.34	0.50
12	21963.05	0.50
13	22685.14	0.50
14	22899.23	0.50
15	22899.23	0.50
16	22064.51	0.58
17	22899.23	0.60
18	25457.50	0.50
19	22694.82	0.50
20	21962.73	0.50
21-23	21787.06	0.50
24-25	21787.03	0.50
26-29	22879.34	0.53
30	21789.06	0.50
31	21780.70	0.50



INDEX OF SHEETS
SHEET 1 - HEADING INDEX; LOCATION MAP AND ETU; PRINCIPAL CONTACTS; MAP; LOTS, 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, HCOO 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.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
TIERRA 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 IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,479-2015 CENSUS). TIERRA 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
C & N FARMS, L.L.C. TILLIM WELCH, MANAGER	902 BIGHORN DRIVE	EDINBURG, TX 78542	(956)386-0726	(956)380-4395
ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527
ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956) 381-6480	(956)381-0527

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER 4-1513
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, TILLIM WELCH, MANAGER OF C & N FARMS, L.L.C. AS OWNER OF THE 18.58 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TIERRA CANTON SUBDIVISION, 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.

Tillim Welch
C & N FARMS, L.L.C.
TILLIM WELCH, MANAGER
902 BIGHORN DRIVE
EDINBURG TX, 78542

1-6-23
DATE

STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, the undersigned notary public, on this day personally appeared TILLIM WELCH, MANAGER OF C & N FARMS, L.L.C., 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.
Given under my hand and seal of office this 6th day of JANUARY, 2022.

CLAUSSA ANNETTE QUINTANILLA
Notary ID# 129615255
My Commission Expires November 04, 2025

CLAUSSA 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 TIERRA CANTON SUBDIVISION 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 § 212.008(c) AND § 212.0115(b)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TIERRA CANTON SUBDIVISION 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 TIERRA 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
P.E. No. 95534

1-6-23
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

No.	Sheet	REVISION	Date	Approved

DATE OF PREPARATION: APRIL 25, 2022

FILED	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY

SHEET NO. 1 OF 3 SHEETS

Tierra 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, 135, 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 GENERAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3372545, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR TIERRA CANTON SUBDIVISION

BY ALFONSO QUINTANILLA, P.E.
 WATER SUPPLY: Description and Costs.
 TIERRA CANTON SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF WATER TO BE PROVIDED TO THE SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF MILE 14 1/2 NORTH ROAD.

WATER SYSTEM FOR TIERRA CANTON SUBDIVISION CONSISTS OF A 8" DIAMETER WATERLINE THAT TAPS INTO THE EXISTING 8" DIAMETER WATERLINE FROM THE TIERRA CANTON SUBDIVISION AND A 12" DIAMETER WATERLINE ALONG MILE 14 1/2 NORTH ROAD. FROM THAT 8" WATERLINE, AN 8" WATERLINE RUNS SOUTH ALONG THE EAST SIDE OF BLANCA STREET, ENDING WITH A 2" FLUSH FROM THE 8" DIAMETER WATERLINE FOURTEEN (14) 1" DUAL SERVICE LINES RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DUAL SERVICE LINES TO THE WATER METER BOXES FOR EACH LOT. THERE ARE THREE (3) 3/4" SINGLE SERVICE LINES THAT RUN TO THE WATER BOXES OF THE LOTS.

THE 8" WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES AND THE WATER BOXES WILL BE INSTALLED, AT A TOTAL COST OF \$46,500.00. THE 12" DIAMETER WATERLINE ALONG MILE 14 1/2 NORTH ROAD WILL BE INSTALLED AT A TOTAL COST OF \$1,231,150.00. THE TOTAL COST OF WATER METERS AND WATER METER BOXES OR OTHER FEES ASSOCIATED WITH INSTALLING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE N.A.W.S.C. SYSTEM, THE SUBDIVIDER WILL INSTALL TWO (2) FIRE HYDRANTS AT A UNIT COST OF \$4,000.00 FOR A TOTAL COST OF \$ 8,000.00. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: Description and Costs.
 EACH LOT IN THE EXISTING SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM, AND CLAY LOAM SOIL FOR THE AREA. THE SITE EVALUATOR (LICENSE NUMBER 05 12259) HAD SIX (6) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 7, 13, 19, 25, 31, 37, 22, & 27 (ADDITIONAL BORINGS WERE MADE AT LOTS 2, 8, 14, 20, 26, 32, 38, 4, 10, 16, 22, 28, 34, 40, 46, 52, 58, 64, 70, 76, 82, 88, 94, 100, 106, 112, 118, 124, 130, 136, 142, 148, 154, 160, 166, 172, 178, 184, 190, 196, 202, 208, 214, 220, 226, 232, 238, 244, 250, 256, 262, 268, 274, 280, 286, 292, 298, 304, 310, 316, 322, 328, 334, 340, 346, 352, 358, 364, 370, 376, 382, 388, 394, 400, 406, 412, 418, 424, 430, 436, 442, 448, 454, 460, 466, 472, 478, 484, 490, 496, 502, 508, 514, 520, 526, 532, 538, 544, 550, 556, 562, 568, 574, 580, 586, 592, 598, 604, 610, 616, 622, 628, 634, 640, 646, 652, 658, 664, 670, 676, 682, 688, 694, 700, 706, 712, 718, 724, 730, 736, 742, 748, 754, 760, 766, 772, 778, 784, 790, 796, 802, 808, 814, 820, 826, 832, 838, 844, 850, 856, 862, 868, 874, 880, 886, 892, 898, 904, 910, 916, 922, 928, 934, 940, 946, 952, 958, 964, 970, 976, 982, 988, 994, 1000). THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE EXISTING EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSFS HAVE BEEN INSTALLED ON THESE LOTS AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$46,500.00 WHICH IS THE REPRESENTATIVE COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE N.A.W.S.C. AND N.A.W.S.C. REQUIREMENTS. I HAVE REVIEWED THE PLAT AND THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- WHICH EQUIALS TO \$ 3,863.87 PER LOT.
SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 46,500.00 FOR THE ENTIRE SUBDIVISION.

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE N.A.W.S.C. AND N.A.W.S.C. REQUIREMENTS. I HAVE REVIEWED THE PLAT AND THE COSTS TO INSTALL THE CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- WHICH EQUIALS TO \$ 3,863.87 PER LOT.
SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 46,500.00 FOR THE ENTIRE SUBDIVISION.

ALFONSO QUINTANILLA
 P.E. No. 98534
 DATE 1-20-23

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION TIERRA CANTON SUBDIVISION
 POR ALFONSO QUINTANILLA, P.E.

PROVISION DE AGUA: Description y Costos.
 LA SUBDIVISION TIERRA CANTON SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR LA COMPAÑIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION TIERRA CANTON SUBDIVISION, DONNA IRRIGATION DISTRICT, HA ENTREGADO LA DOCUMENTACION DEMOSTRANDO LA CANTIDAD Y CALIDAD DE AGUA A LARGO PLAZO QUE SERVIRÁ PARA EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE 8" DE DIAMETRO QUE CORRE POR EL LADO SUR DE MILE 14 1/2 NORTH ROAD. UNA LINEA DE AGUA DE 8" DE DIAMETRO CORRE POR EL LADO SUR DE LA CALLE BLANCA STREET Y TERMINA CON UNA VALVULA DE DESCARGO DE 2".

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CATOCRE (14) DOBLE-CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. ADICIONALMENTE HAY TRES (3) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE.

LOS DOBLE-CONDUCTOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE US\$ 3,108.81 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. US\$ 23,425.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, US\$ 757.28 ESTE PRECIO INCLUIE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE MEDIDORES PARA SU LOTE. LA COMPAÑIA N.A.W.S.C. LE INSTALARA SIN CARGO GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION INSTALARA DOS (2) SOCIEDADES DE REGISTRO (G.R. RECORDS) PARA LA SUBDIVISION. LA COMPAÑIA N.A.W.S.C. HA REGISTRADO LA SUBDIVISION EN EL ARCHIVO DE LA SUBDIVISION COMPLETO ANTES DE EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: Description y Costos.
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LA SUBDIVISION TIERRA CANTON SUBDIVISION. ESTA FOSA SEPTICA CONSISTE DE UN CONCRETO DE 12" DE ANCHO POR 12" DE ALTO Y 12" DE DIAMETRO. EL DUEÑO DE LA SUBDIVISION TIERRA CANTON SUBDIVISION HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION WIDE MEDIO ACRE, EL EVALUADOR (LIC# OS 12259) HIZO SEIS (6) PRIEBAS CON AGUAS EN EL CENTRO DE LOS LOTES 1, 7, 13, 17, 22, & 27 (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME FRANCO ARENOSO (CLAS II) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA CON DESEMPEÑO EN FORMA DE UN CHEQUE PERSONAL REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$46,500.00. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

CERTIFICACION
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCritos EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS Y REGLAS DE LA COMPAÑIA DE AGUA DE NORTH ALAMO (N.A.W.S.C.), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA (SERVIDOR) DE AGUA ESTA TOTALMENTE CONSTRUIDO, CON LA INSTALACION DE LOS MEDIDORES DE AGUA. EL GRAN COSTO TOTAL ES DE US\$ 119,280.00 CUAL EQUIVALE A US\$ 3,863.87 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1,500.00 A UN COSTO TOTAL DE \$ 46,500.00 TODA LA SUBDIVISION.

COST ESTIMATE
 WATER DISTRIBUTION: \$ 46,500.00
 DRAINAGE IMPROVEMENTS: \$ 1,231,150.00
 PAVING IMPROVEMENTS: \$ 1,188,650.00
 SEPTIC TANK (OSSF): \$ 46,500.00

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

SUBDIVIDER STATEMENT:
 1.- I (WE), TILLMAN WELCH, MANAGER OF C & N FARMS, L.L.C., SUBDIVIDERS OF TIERRA CANTON SUBDIVISION HEREBY CERTIFY SEWER PERMITS AS AVAILABLE HAVE BEEN OBTAINED AND COPIES OF THE SAME ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE PAVING IMPROVEMENTS WILL BE PROVIDED TO THE LOTS AS REQUIRED BY THE STATE AND COUNTY REGULATIONS.

DATE

C & N FARMS, L.L.C.
 TILLMAN WELCH, MANAGER
 EDINBURG, TX, 78542

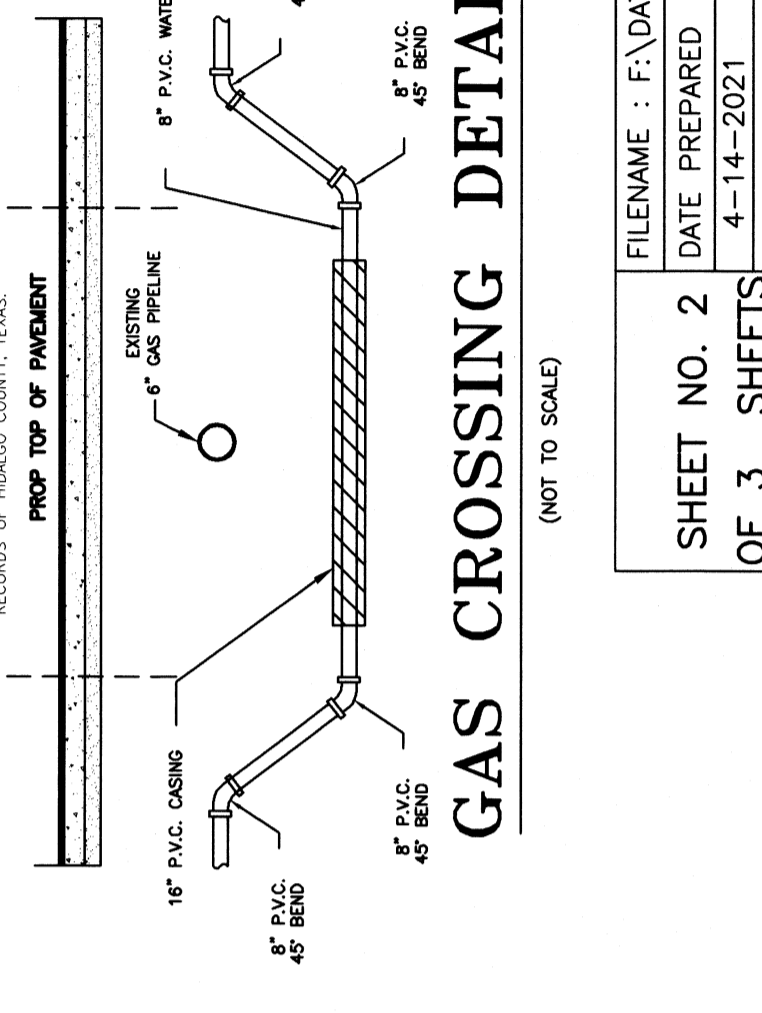
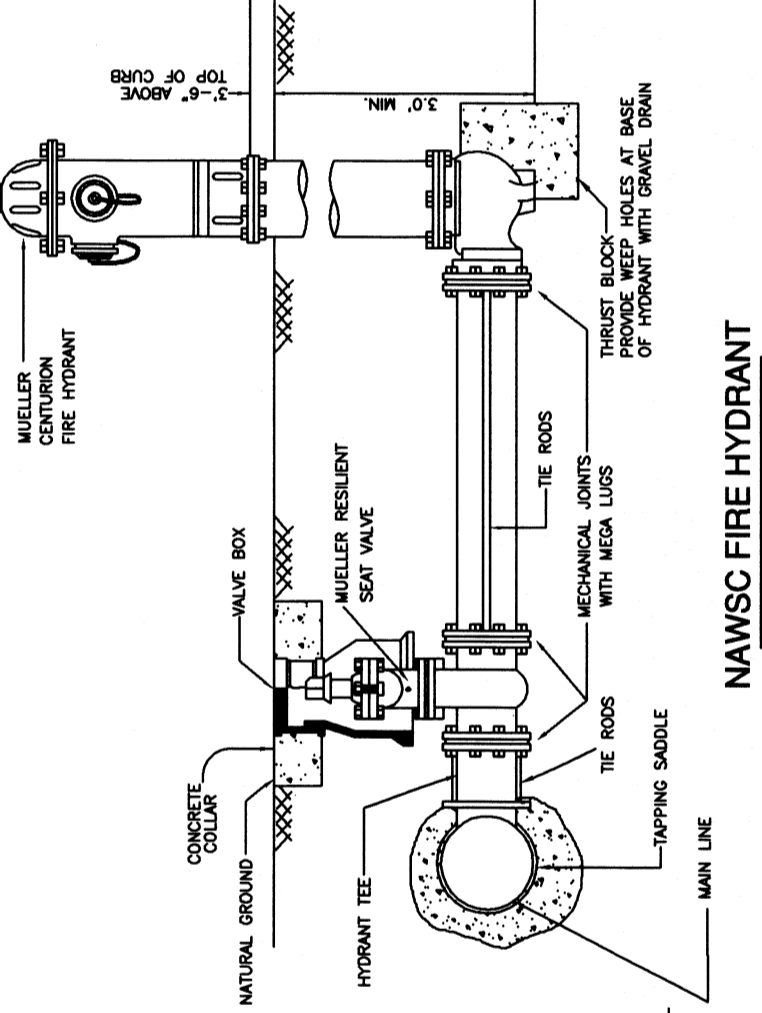
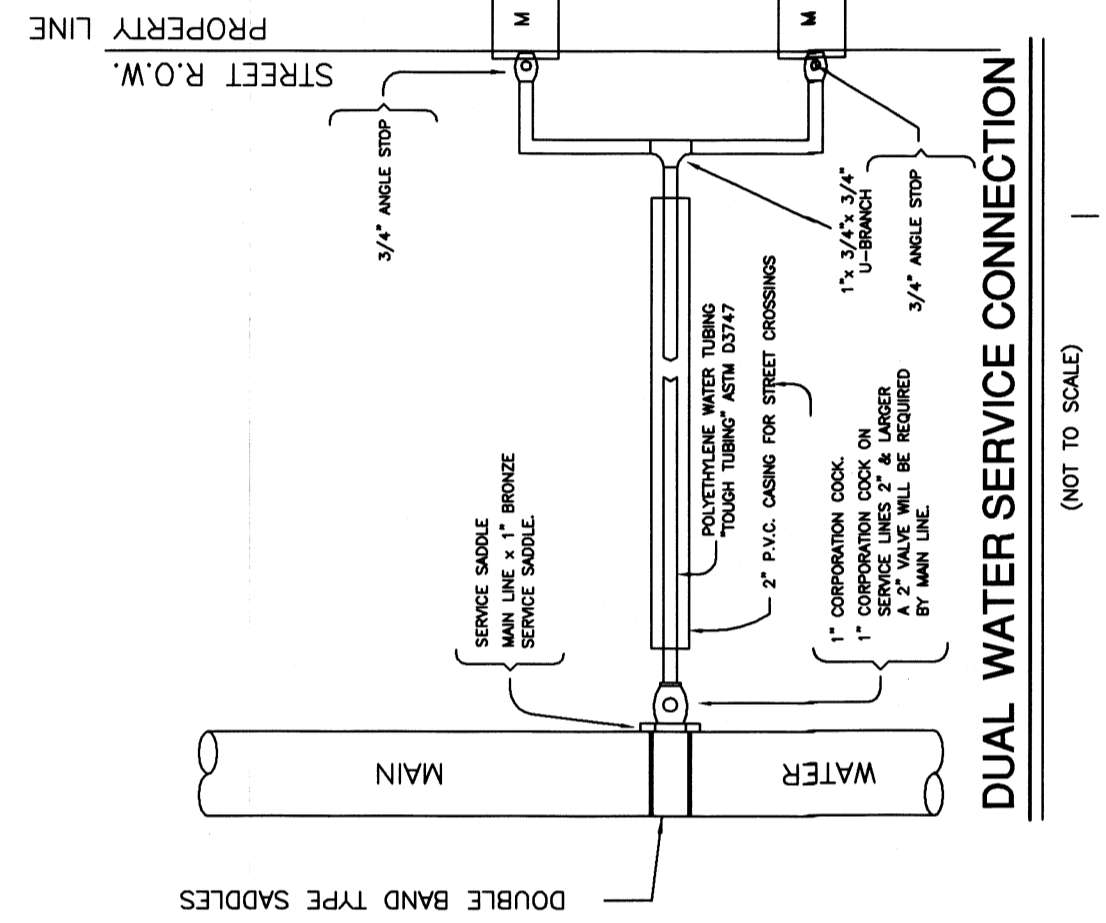
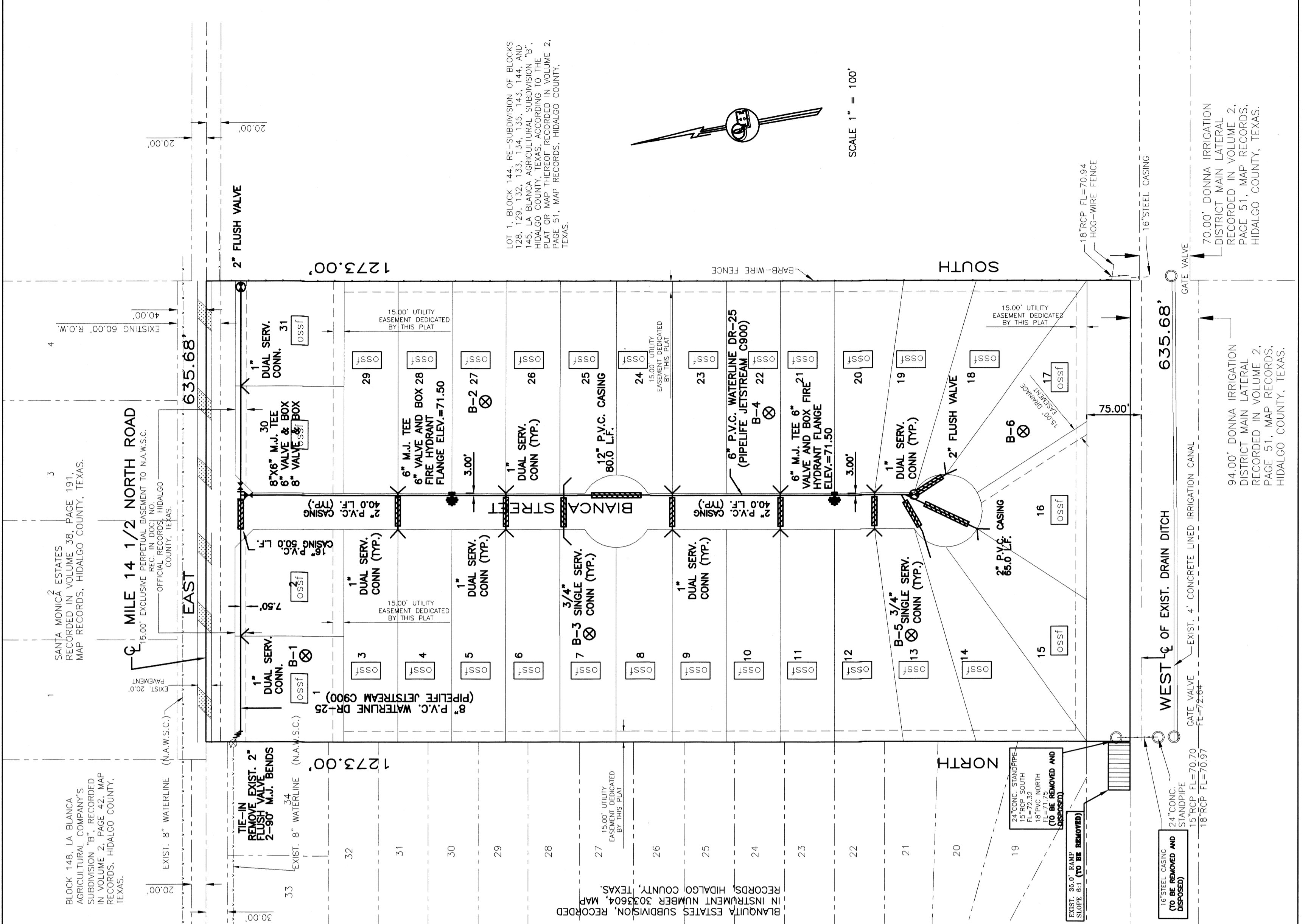
STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, the undersigned notary public, on this day personally appeared
 TILLMAN WELCH, MANAGER OF C & N FARMS, L.L.C.

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.

Given under my hand and seal of office this _____ day of _____, 20____.

CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC
 My Commission Expires _____



GAS CROSSING DETAIL

FILENAME : F:\DATA\SUB\DONNA\WISCONSIN ESTATES\WATER BPLAT
 SHEET NO. 2 DATE PREPARED BY CHECKED BY APPROVED BY
 OF 3 SHEETS 4-14-2021 O. AVITIA
 DATE REVISED BY CHECKED BY APPROVED BY

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

