

Release of Easement

Date:

Holder of Easement: COUNTY OF HIDALGO, TEXAS

Holder's Mailing Address: 509 E. Earling Rd.
San Juan, Texas 78589

Easement

Date: December 18, 2006

Grantor: Javier Gomez

Grantee: Hidalgo County, Texas

Easement is Described in the Following Documents: Document Number 1699617, Official Records, Hidalgo County, Texas.

Property (including any improvements):

See **Exhibit A** attached hereto and made a part hereof for all purposes.

Grantee is the owner and holder of the Easement described above.

Grantee releases the Property only from the Easement described herein.

When the context requires, singular nouns and pronouns include the plural.

HIDALGO COUNTY, TEXAS

By: _____
J. D. Salinas, County Judge

ATTEST:

ARTURO GUAJARDO, JR.
County Clerk

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

This instrument was acknowledged before me on _____, 2007 by J. D. Salinas, County Judge, of HIDALGO COUNTY, TEXAS, a Texas political subdivision, in the capacity therein stated.

Notary Public, State of Texas

After recording, return to:

Stephen L. Crain
Atlas & Hall, L.L.P.
P. O. Box 3725
McAllen, Texas 78502-3725

METES AND BOUNDS DESCRIPTION
20 Foot Roadway Easement

Being a 4,180 square foot tract of land out of a 5.48 acre tract of land (Same land as described by Warranty Deed recorded in Document No. 286371, Official Records of Hidalgo County) out of Lot 2, Section 3, Hidalgo Canal Company's Subdivision, as recorded in Volume 9, Page 177, Hidalgo County Map Records, more particularly described by Metes and Bounds as follows:

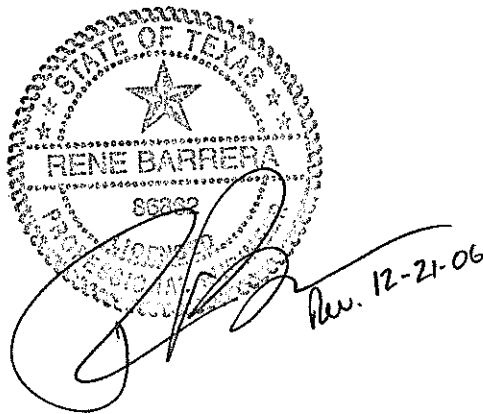
COMMENCING at the Southeast Corner of said Lot 2, Section 3, Hidalgo Canal Company Subdivision; THENCE, North 08°39'55" East, coincident with the East line of said Lot 2, a distance of 40.00 feet to point for a corner; THENCE, North 81°20'05" West, parallel to the South line of said Lot 2, a distance of 685.58 feet to the Southeast corner of this herein described tract, also being the POINT OF BEGINNING;

THENCE, continuing North 81°20'05" West, parallel to the South line of said Lot 2, 209.00 feet to the Southwest corner of this herein described tract;

THENCE North 08°39'55" East, parallel to the East line of said Lot 2, a distance of 20.00 feet to the Northwest corner of this herein described tract;

THENCE South 81°20'05" East, parallel to the South line of said Lot 2, a distance of 209.00 feet to the Northeast corner of this herein described tract;

THENCE South 08°39'55" West, coincident with the East line of said Lot 2, a distance of 20.00 feet to the Southeast corner of this herein described tract, and POINT OF BEGINNING of the tract herein described and containing 4,180 square feet of land, more or less.



GENERAL NOTES:

1. BOUNDARY INFORMATION BASED ON SURVEY PERFORMED BY OTHERS. THIS IS NOT A BOUNDARY SURVEY
2. LOCATION OF UTILITIES ARE APPROXIMATE. FIELD VERIFICATION WILL BE REQUIRED PRIOR TO ALL CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS TO UTILITIES.
3. CONTRACTOR TO OBTAIN CONSTRUCTION PERMIT FROM THE COUNTY OF HIDALGO PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
4. ALL WALKWAYS AND ENTRANCES TO BUILDING TO MEET CURRENT ADA REQUIREMENTS.
5. TRAFFIC CONTROL TO MEET CURRENT TXDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
6. ANY UTILITY EXCAVATION OVER 4.0' IN DEPTH FROM NATURAL GROUND TO PROVIDE TRENCH SAFETY EXCAVATION PROTECTION.
7. REFER TO ARCHITECTURAL DIMENSION PLAN FOR ALL DIMENSIONS.
8. CONTRACTOR TO CONFIRM LOCATION OF UTILITY SERVICE CONNECTIONS PRIOR TO CONSTRUCTION AND SHALL CONFIRM ENTRANCE LOCATION TO BUILDING.

Detention Storage Requirements

Time (minutes)	I (in./hr.)	Q (c.f.s.)	Vol. (c.f.)	Qexist. (c.f.s.)
5	11.04	40.77	12,230	
10	8.73	32.24	19,343	
15	7.29	26.93	24,233	
20	6.30	23.27	27,919	
25	5.57	20.57	30,860	
30	5.01	18.50	33,303	7
35	4.58	16.85	35,388	
40	4.20	15.50	37,209	
45	3.89	14.38	38,823	
50	3.64	13.43	40,275	
55	3.41	12.60	41,594	
60	3.22	11.89	42,804	
65	3.05	11.26	43,921	
70	2.90	10.70	44,960	
75	2.78	10.21	45,930	

In accordance with the County of Hidalgo Drainage Policy for this development will be mitigated to the existing 10-yr total of 20,703 cubic-feet of storm water runoff will be rec

I. General Information

- 1) Governing Equation: Q=CIA (Rational Method), TxDOT IDF Curves for Hidalgo (Manning's Equation (normal depth calculations)
- 2) TxDOT Intensity Constants for Hidalgo County: $I=b/(Tc+d)^e$

10 year storm where Tc is calculated with an over
 b= 87 a) existing unimproved conc
 e= 0.778 b) proposed residential conc
 d= 9.2 c) proposed pipe flow vel=2

3) Accepted Runoff Coefficients

- a) Impervious Cover, c=0.70 ref. TxDOT Hydraul
- b) unimproved, c= 0.30 ref. TxDOT Hydraul

4) Total Area = 9.23 ac

II. Existing Conditions (10 yr Flow)

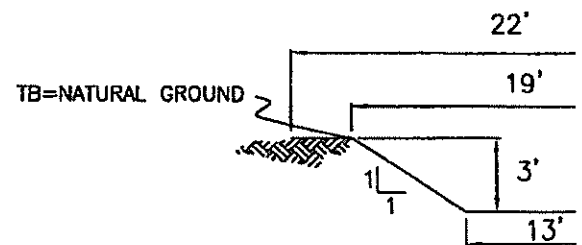
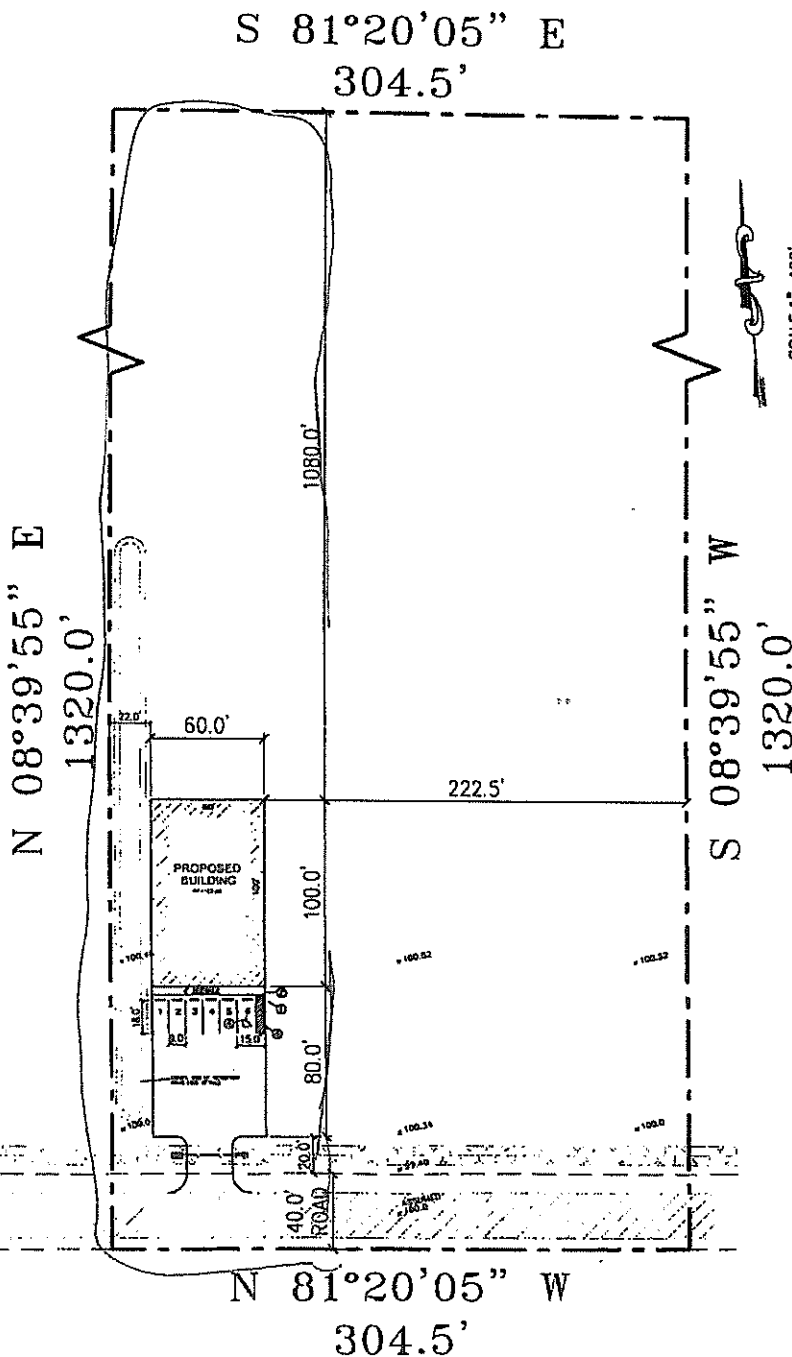
c=0.30 (undeveloped)
 Area = 9.23 ac
 $Tc = 1280 \sqrt{(0.25 \text{ ft/sec} \times 60 \text{ sec})} = 85.3 \text{ min}$
 $I (2 \text{ yr}) = b/(Tc+d)^e = 2.33 \text{ in/hr}$
 $Q = CIA = (0.30)(2.33 \text{ in/hr})(9.23 \text{ ac}) = 7.00 \text{ cfs}$

Total 10 year flow to existing south ditch = 7.00 cfs

III. Developed Conditions (10 year Developed Flow)

Orange area = 9.23 ac
 Avg. C = $[(0.90 \times 1.5 \text{ ac}) + (0.30 \times 7.73)] / 9.23 = 0.40$
 $Tc = [1080 \sqrt{(0.25 \text{ ft/sec} \times 60)} + 200 \sqrt{(0.50 \text{ ft/sec} \times 60)}] = 78.7 \text{ min}$
 $I (10 \text{ yr}) = b/(Tc+d)^e = 2.69 \text{ in/hr}$
 $Q = CIA = (0.4)(2.69 \text{ in/hr})(9.23 \text{ ac}) = 9.93 \text{ cfs}$

Total 10 year developed Flow = 9.93 cfs



RETENTION
 N.T.S.