



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 06-11-2013

PROPOSED LOS VIENTOS ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: KATHRYN I. EAST

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 15 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: North of Mile 22 1/2 North Road approximate 400 feet East of Val Verde Rd.

SUBDIVISION LIES WITHIN THE: The rural area of the County.
 ETJ of _____ and was approved administratively by said City.
 ETJ of _____ and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 04-10-2013 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Detention will be accomplished by a large detention swale on Lot 1

DISTANCE TO A DRAIN DITCH: Approximately 1 1/2 mile of the Southeast corner of the development

ROAD R.O.W. DEDICATION: 27.50 feet on Mile 22 1/2 North Road

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 05-16-2013 : By, Jesse Ozuna R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 04-11-2013 BY Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____
 SANITARY SEWER BY: _____ LINE SIZE: _____ LOCATION: _____

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Mile 22 1/2 North Road

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 04-09-2013 : By Martin Ramirez, 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: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS
 A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount: \$ _____ For: OSSF(S) PAVING DRAINAGE STREET SIGNS

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: _____, 20__.

HIDALGO COUNTY SUBDIVISION ADVISORY BOARD RECOMMENDS: Preliminary Approval with Variance Request subject comments and future recommendations by planning and other departments
VARIANCE REQUEST TO HIDALGO COUNTY SUBDIVISIONRULE, APPENDIX 9, SECTION 9.3, PLATE 9.11 "RURAL SECTION COLLECTOR STREET" AND PLATE No.9.3 CLASS "C" PAVEMENT.
 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.



TBPE Firm # F-1435

MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA

May 17, 2013

Raul Sesin, P.E., C.F.M.
Planning Director
Hidalgo County Planning Dept.
1304 S. 25th St.
Edinburg, TX 78539

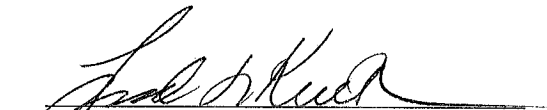
**Re: LOS VIENTOS ESTATES – Variance Request for 1/3 Escrow on Mile 22½ North
Under The Hidalgo County Subdivision Rules, Appendix 9, Section 9.3, Plate 9.11
“Rural Section Collector Street” and “Plate No. 9.3 Class “C” Pavement”**

Dear Mr. Sesin:

On behalf of the developer, CACTUS FLAT, LLC., we are requesting a variance for the paving width of Mile 22 ½ North for the proposed Los Vientos Estates. We would request a 24-foot asphalt, 28-foot caliche, Class “C” Pavement Section.

Please consider this request and advise us as soon as possible on your decision. If you have any questions or comments, please contact our office. Thank you.

Sincerely,
MELDEN & HUNT, INC.



Fred L. Kurth, P.E., R.P.L.S.
President

cc: Kathryn East (Cactus Flat, LLC.)



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DATE: 5/17/2013

ENGINEER'S ESTIMATE-QUANTITY FORM LOS VIENTOS ESTATES

MILE 22-1/2 NORTH ROAD PAVING IMPROVEMENTS:

1.	1 1/2" HMAC with Tack Coat	4,228 SY	\$	7.00	\$	29,596.00
2.	8" Caliche Base with Prime Coat	4,933 SY	\$	6.60	\$	32,557.80
3.	Excavation & Grading	5,285 SY	\$	1.00	\$	5,285.00
4.	3% Lime	65 TN		\$125.00	\$	8,125.00
5.	Road side ditch (north side)	16 STA	\$	125.00	\$	2,000.00
6.	Street Testing	1 LS	\$	1,500.00	\$	1,500.00
7.	Striping	1 LS	\$	1,000.00	\$	1,000.00
Total Paving Improvements (24-foot road)					\$	80,063.80
					1/3 Escrow	\$ 26,687.93



MELDEN & HUNT INC.

CONSULTANTS • ENGINEERS • SURVEYORS
FRED L. KURTH • ALLAN F. BOOE • KELLEY A. HELLER-VELA

DATE: 5/17/2013

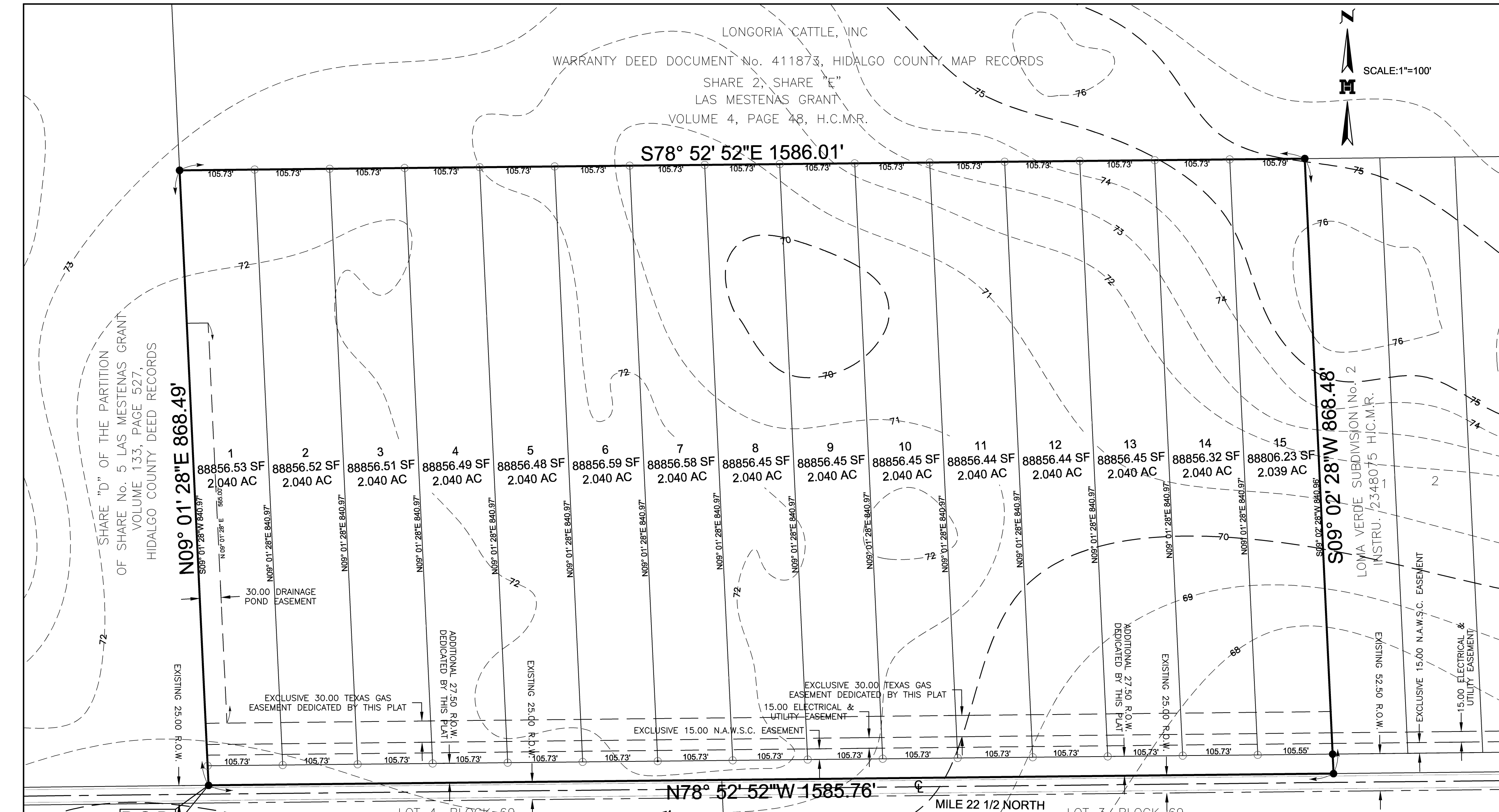
ENGINEER'S ESTIMATE-QUANTITY FORM LOS VIENTOS ESTATES

MILE 22-1/2 NORTH ROAD PAVING IMPROVEMENTS:

1.	2" HMAC with Tack Coat	6,343 SY	\$	8.50	\$	53,915.50
2.	8" Caliche Base with Prime Coat	7,047 SY	\$	6.60	\$	46,510.20
3.	Excavation & Grading	7,400 SY	\$	1.50	\$	11,100.00
4.	3% Lime	91 TN		\$125.00	\$	11,375.00
5.	Road side ditch (north side)	16 STA	\$	125.00	\$	2,000.00
6.	Street Testing	1 LS	\$	1,500.00	\$	1,500.00
7.	Striping	1 LS	\$	1,000.00	\$	1,000.00

Total Paving Improvements (36-foot road) \$ 127,400.70

1/3 Escrow \$ 42,466.90



GENERAL PLAT NOTES & RESTRICTIONS:
 HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 & COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: MAY 17, 2001. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. 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).
- SETBACKS:
 FRONT: 50.00 FEET.
 REAR: 35.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 --B.M. NO. 1--ELEV. 67.50 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN 2'X2' CONCRETE SLAB SET ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD APPROXIMATELY 3.00 FEET SOUTH AND 3 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 15 OF THIS SUBDIVISION.
 --B.M. NO. 2--ELEV. 71.46 N.G.V.D. 88 DATUM. DESCRIPTIONS: FOUND No. 4 REBAR WITH MELDENHUNT CAP LOCATED ON THE SOUTHEAST CORNER OF LOT 15 OF LOMA VERDE SUBDIVISION No. 2. INSTRUMENT 2348075 H.C.M.R.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 35,447 CUBIC-Feet 0.814 ACRE-Feet OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET No. 3 FOR STORM SEWER IMPROVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATION OF THE DRAINAGE SWALE. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SWALE.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF 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.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, 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.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL 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.
- 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 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 DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- KATHRYN L. EAST, THE OWNER & SUBDIVIDER OF LOS VIENTOS ESTATES, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, Kathryn L. East, as owner of the 31.598 acre tract of land encompassed within the proposed Los Vientos Estates, hereby subdivide the land as depicted in this subdivision plat and dedicate to public use the street(s), park, and easements shown herein.
 I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- 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.

Kathryn L. East
 2112 W. University Drive, PMB 703
 Edinburg, Texas 78539

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Kathryn L. East
 PROVED TO ME THROUGH SHE TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS 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 SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES:

STATE OF TEXAS
 COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF LOS VIENTOS ESTATES WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 8-10-11 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 RPLS # 4750
 DATE SURVEYED: 8-10-11 JOB No. 13045.00
 DATE PREPARED: 3-22-13 11008.13
 T- 919 PG. 51
 MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



**HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 BY: _____

**HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 UNDER LOCAL GOVERNMENT CODE § 232.028 (A)**

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LOS VIENTOS ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE _____
 ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

**HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS VIENTOS ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY RIGHT OF WAY DIRECTOR _____ DATE _____

**HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS VIENTOS ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS 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 LAY 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 FOR 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 COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING 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 GRANTEE 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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 THE 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, SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE DAY OF _____ 20____.

 (GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT
 THE STATE OF TEXAS §
 COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED KATHRYN L. EAST, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

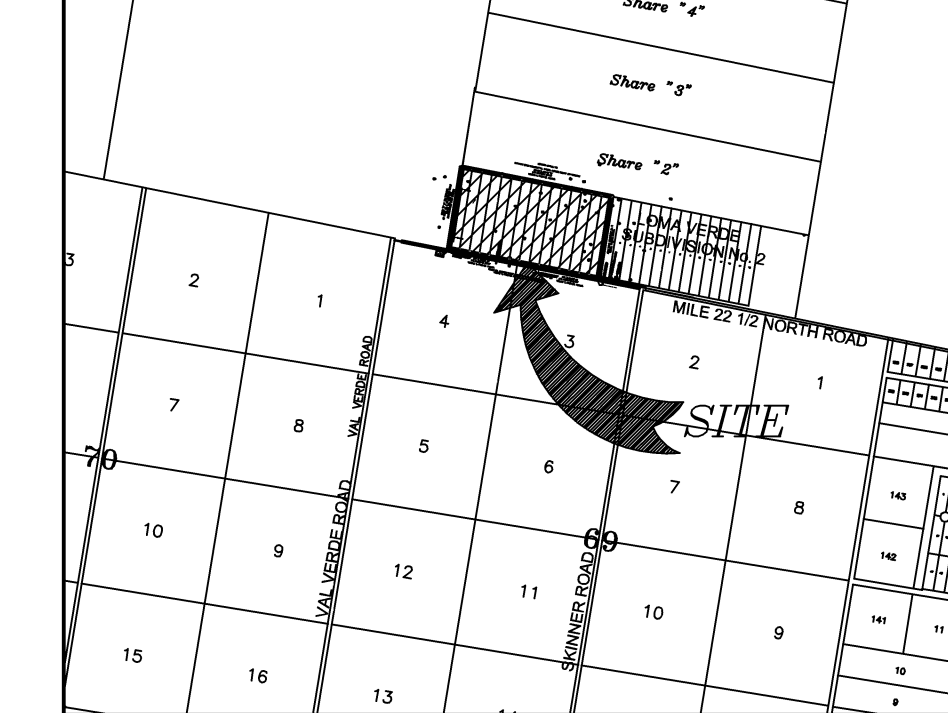
NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES:

INDEX TO SHEET OF LOS-VIENTOS ESTATES

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ET; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE; H.C.D.D. No. 1, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS;
- SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE POND REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE POND, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 LOS VIENTOS ESTATES IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD, APPROXIMATELY 450 FEET WEST OF ITS INTERSECTION WITH SHKINNOR ROAD AND MILE 22 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100). LOS VIENTOS ESTATES LIES APPROXIMATELY 4.5 MILES FROM THE CITY LIMITS (AND IS NOT WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. THIS SUBDIVISION FALLS WITHIN PRECNCT 4.

LOCATION MAP
 SCALE: 1" = 2000'



**SUBDIVISION MAP OF
 LOS VIENTOS ESTATES**

BEING 31.598 ACRES OUT OF SHARE 1 OUT OF SHARE "E" OUT OF THE LAS MESTENAS GRANT VOL. 4, PG. 48 H.C.M.R. HIDALGO COUNTY, TEXAS

DESCRIPTION OF LOS VIENTOS ESTATES
 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 31.598 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A CERTAIN TRACT OUT OF SHARE 1 OUT OF SHARE "E" OUT OF LAS MESTENAS GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 48, HIDALGO COUNTY MAP RECORDS, SAID 31.598 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE, N 09° 01' 28" E ALONG THE WEST LINES OF SAID SHARE 1, SHARE "E" A DISTANCE OF 686.49 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF SHARE 1, SHARE "E" AND FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 78° 52' 52" E ALONG THE NORTH LINE OF SAID SHARE 1, SHARE "E" A DISTANCE OF 1586.02 FEET TO A No. 4 REBAR FOUND ON THE NORTH LINE OF SAID SHARE 1, SHARE "E" & THE NORTHWEST CORNER OF LOT 1, LOMA VERDE SUBDIVISION No. 2 INSTRUMENT 2348075 H.C.M.R. FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 09° 02' 28" W ALONG THE WEST LINE OF SAID LOT 1 AT A DISTANCE OF 840.35 PASS A No. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY OF MILE 22 1/2 NORTH AND CONTINUE A DISTANCE OF 686.48 FEET TO A No. 4 REBAR FOUND ON THE SOUTH LINE OF SAID SHARE 1, SHARE E FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 78° 52' 52" W ALONG THE SOUTH LINE OF SAID SHARE 1, SHARE "E" AND THE NORTH RIGHT-OF-WAY OF MILE 22 1/2 NORTH A DISTANCE OF 1585.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 31.598 ACRES OF LAND, MORE OR LESS.

MELDEN & HUNT INC.
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. MCINTYRE OFF: (956) 381-0981
 EDINBURG, TX 78541 FAX: (956) 381-1839

227 N. FM 3167 OFF: (956) 487-6256
 800 GRANDIE CITY, TX 78852 FAX: (956) 488-8591
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

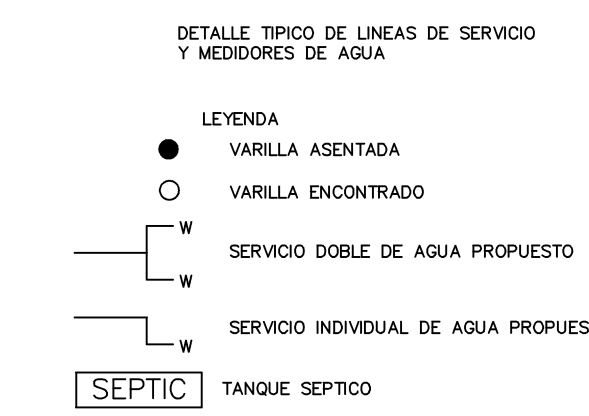
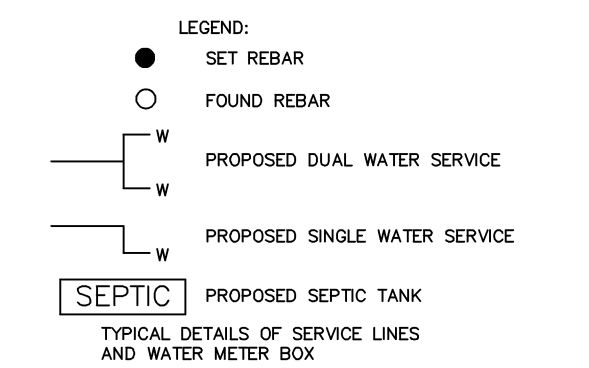
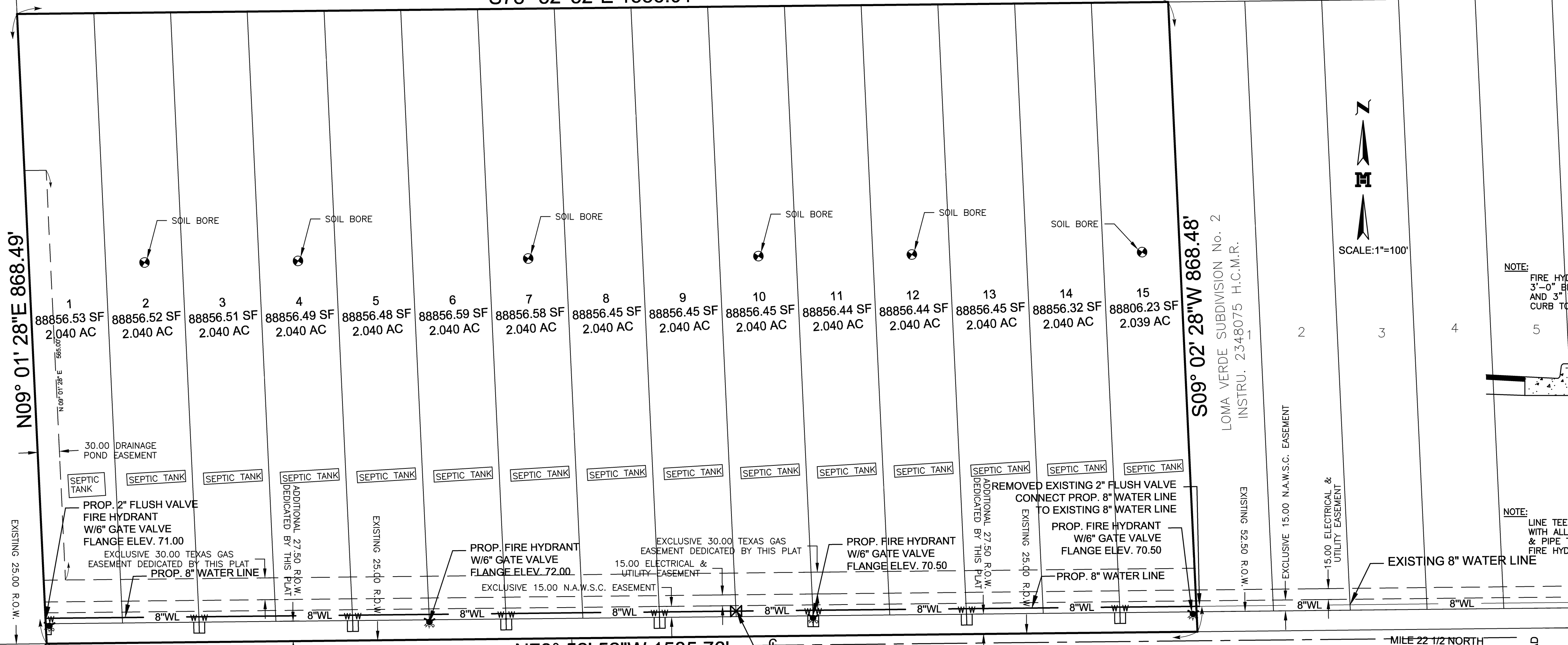
PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KATHRYN L. EAST	2112 W. UNIVERSITY DR.	EDINBURG, TX 78539	PHONE	FAX
ENGINEER:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

LONGORIA CATTLE, INC
 WARRANTY DEED DOCUMENT No. 411873, HIDALGO COUNTY MAP RECORDS
 SHARE 2, SHARE "E"
 LAS MESTENAS GRANT
 VOLUME 4, PAGE 48, H.C.M.R.

MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
LOS VIENTOS ESTATES
 BEING 31.598 ACRES OR OF
 SHARE 1 OUT OF SHARE "E" OUT OF
 THE LAS MESTENAS GRANT
 VOL. 4, PG. 48 H.C.M.R.
 HIDALGO COUNTY, TEXAS

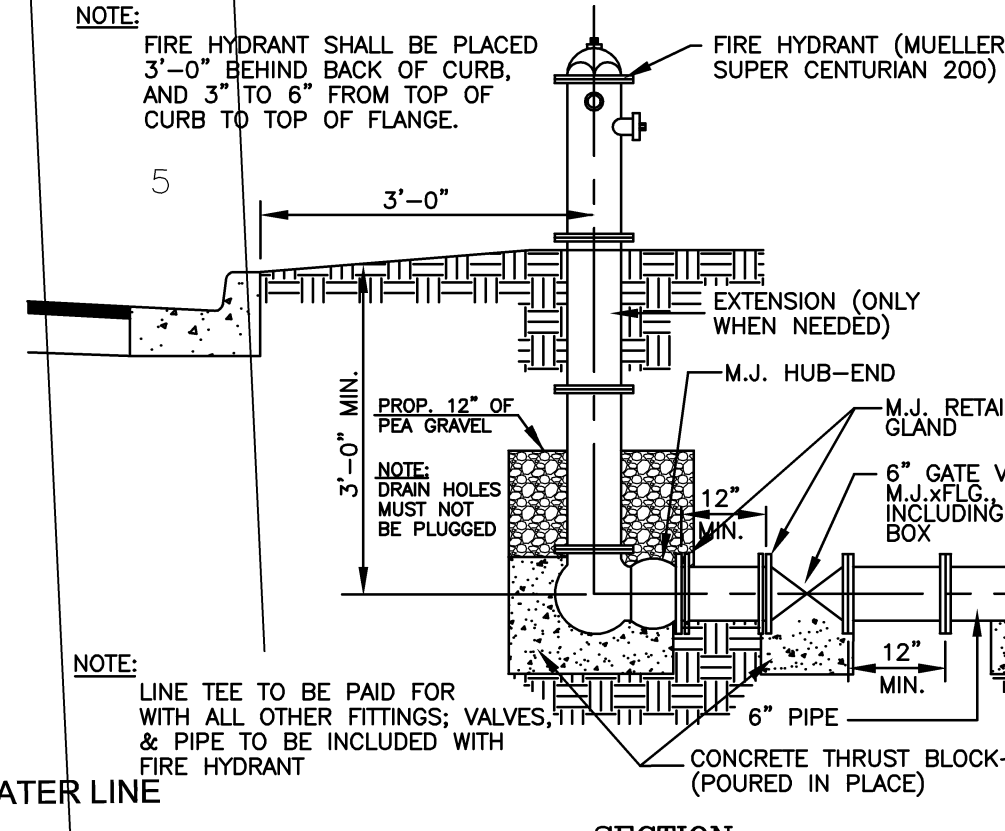
S78° 52' 52"E 1586.01'

SHARE "D" OF THE PARTITION
 OF SHARE No. 5 LAS MESTENAS GRANT
 VOLUME 133, PAGE 527,
 HIDALGO COUNTY DEED RECORDS

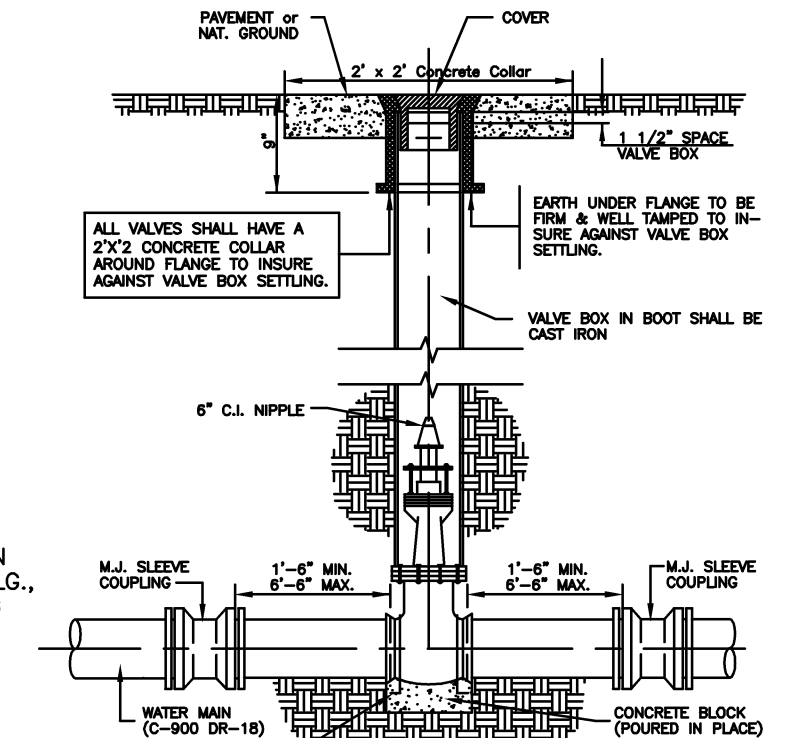


COST ESTIMATE:
 PAVING IMPROVEMENTS: \$ 25,000.00
 DRAINAGE IMPROVEMENTS: \$ 7,500.00
 WATER DISTRIBUTION: \$ 86,360.00
 SEPTIC TANKS \$ 22,500.00
 IMPROVEMENTS / OSSF:

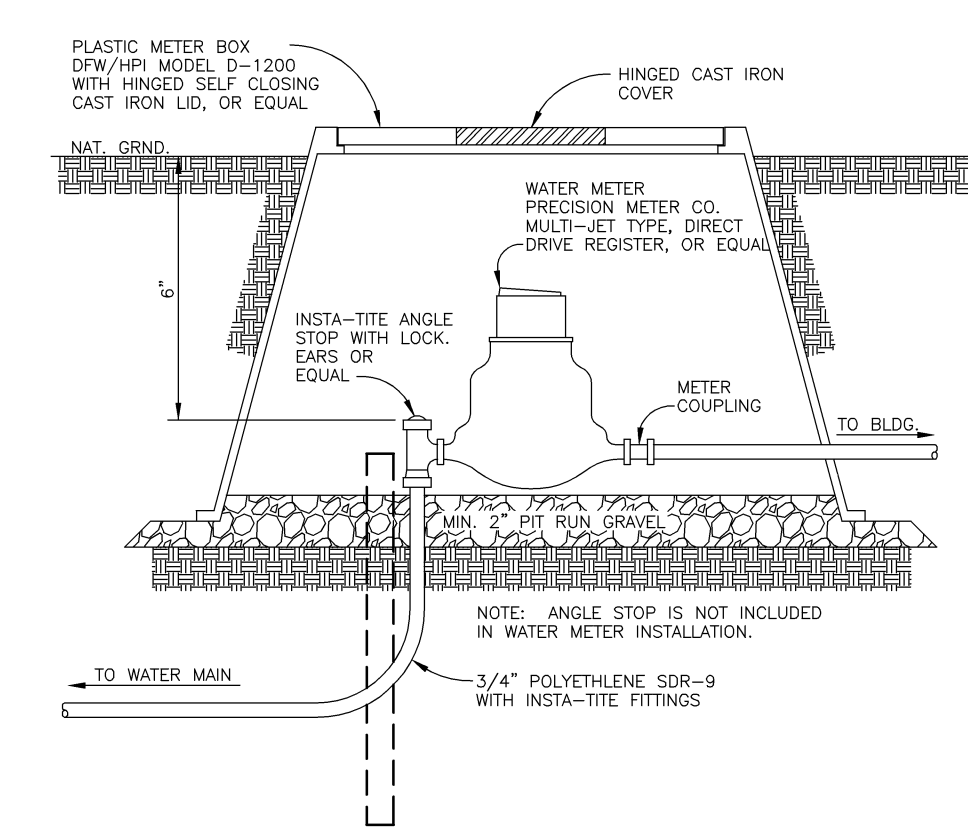
ESTIMACION DE COSTOS:
 PAVIMENTACION DE CALLES: \$ 25,000.00
 DREAJE PLUVIAL: \$ 7,500.00
 SERVICIO DE AGUA POTABLE: \$ 86,360.00
 SERVICIO DE DRENAJE SANITARIO \$ 22,500.00



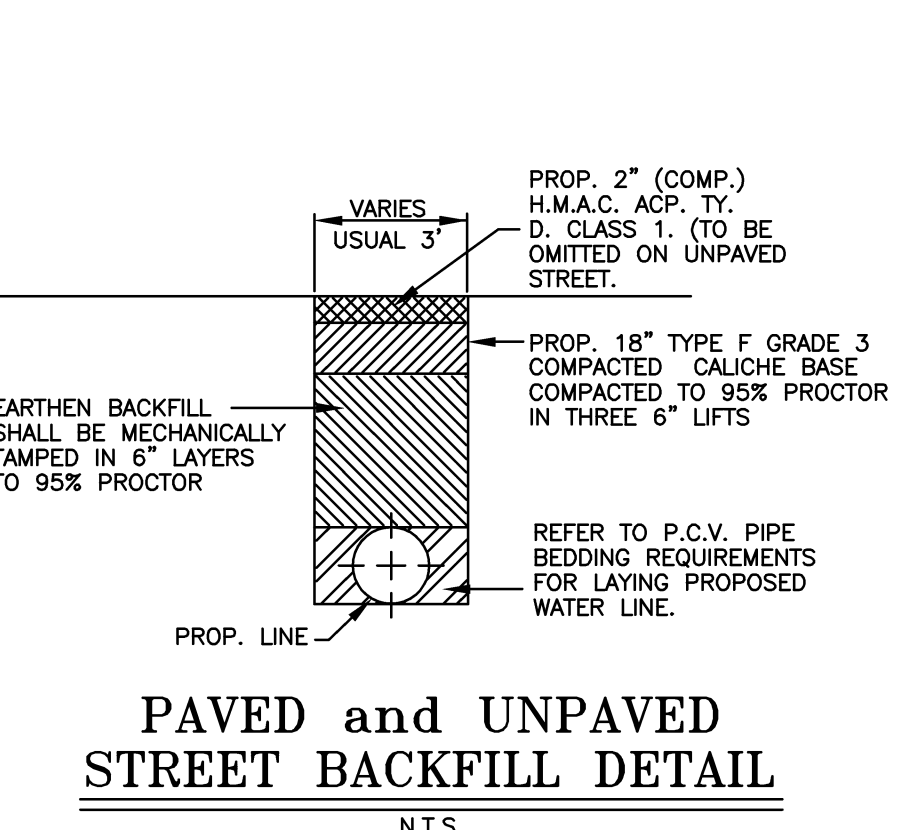
TYPICAL FIRE HYDRANT INSTALLATION
 N.T.S.



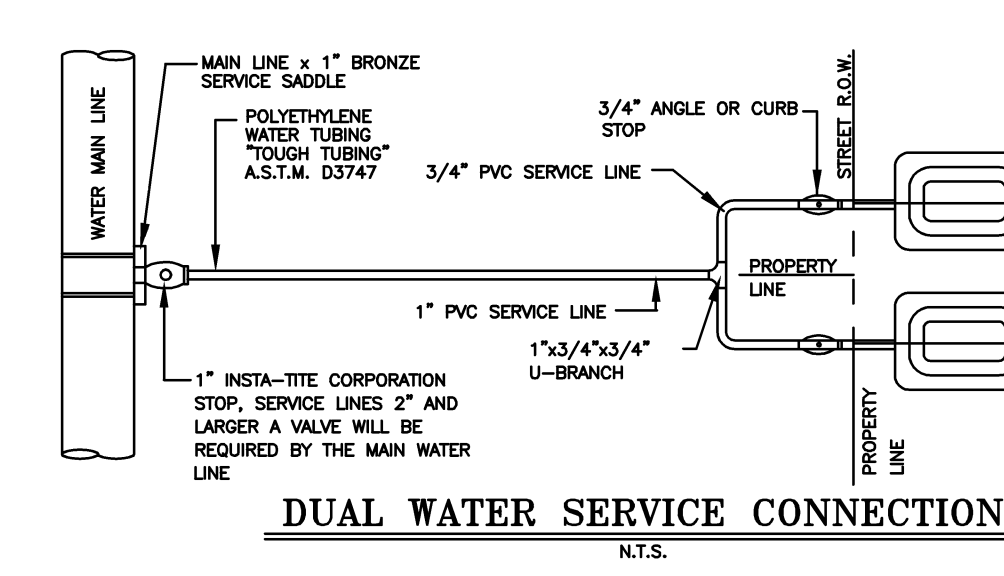
TYPICAL VALVE and VALVE BOX INSTALLATION
 N.T.S.



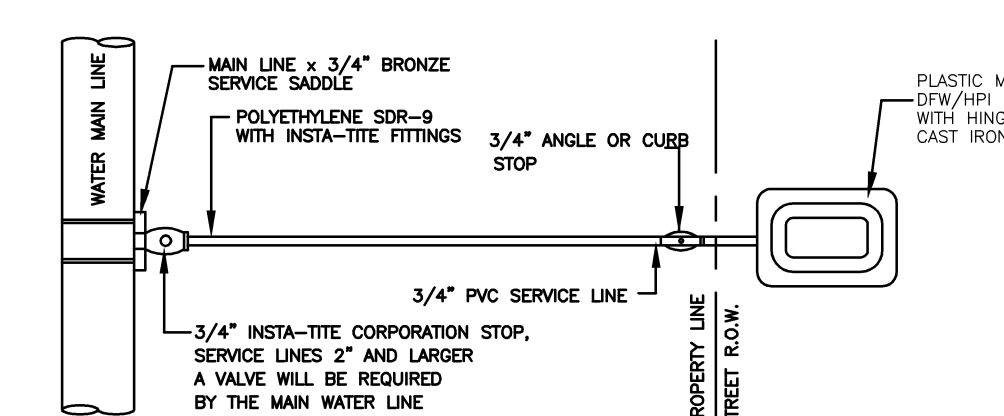
TYPICAL WATER METER INSTALLATION
 N.T.S.



PAVED and UNPAVED STREET BACKFILL DETAIL
 N.T.S.



DUAL WATER SERVICE CONNECTION
 N.T.S.



SINGLE WATER SERVICE CONNECTION
 N.T.S.

ENGINEERING REPORT FOR LOS VIENTOS ESTATES
 BY: FRED L. KURTH
 WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

LOS VIENTOS ESTATES WILL BE PROVIDED WITH POTABLE WATER BY 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. N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING WITHIN A N.A.W.S.C. EASEMENT ALONG THE NORTH SIDE OF THE MILE 22 1/2 NORTH ROAD RIGHT-OF-WAY, ENDING ALONG THE SOUTHEAST CORNER OF LOT 1 OF LOMA VERDE SUBDIVISION No. 2 INSTRUMENT 2348075 H.C.M.R. THE WATER SYSTEM FOR LOS VIENTOS ESTATES CONSISTS OF A 8" DIAMETER WATER LINE THAT CONNECTS INTO THE EXISTING 8" LINE. THIS 8" WATER LINE THEN RUNS WEST WITHIN A 15.00' N.A.W.S.C. EASEMENT ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD APPROXIMATELY 1586.00 FEET ENDING WITH A 2" FLUSH VALVE ALONG THE WEST BOUNDARY LINE OF THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LOS VIENTOS ESTATES CONSISTS OF SEVEN -1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND ONE -3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 30,000.00, OR \$ 2,000.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$17,250.00, WHICH COVERS THE \$ 1,150.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 4 FIRE HYDRANTS AT A UNIT COST OF \$1,500.00 FOR A TOTAL COST OF \$6,000.00. THE WATER FACILITIES HAVE BEEN 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; COST AND OPERABILITY DATE

SEWAGE FROM LOS VIENTOS ESTATES WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE SITE EVALUATOR JOSE A. GONZALEZ REGISTRATION # 12258 HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. SIX SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT ACROSS THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM FINE SANDY LOAM & SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,400.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$21,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON XX-02-201X

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 47,250.00 WHICH EQUALS TO \$ 3,150.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,400.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 21,000.00 MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

LAND & IRRIGATION CO. SUBDIVISION
 REPORTE DE INGENIERIA DE LOS VIENTOS ESTATES
 POR: FRED L. KURTH
 ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION LOS VIENTOS ESTATES RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA (N.A.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION LOS VIENTOS ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 22 1/2 NORTH ROAD LOCALIZADO EN EL LADO SUROESTE DE LOTE 1 DE LOS VIENTOS ESTATES INSTRUMENT 2348075 H.C.M.R. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION LOS VIENTOS ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS. ESTA LINEA DE 8 PULGADAS CUAL SIQUE HACIA EL OESTE DENTRO DE UNA CONSION DE N.A.W.S.C. DE 15 PIES POR EL LADO NORTE DE LA CALLE MILE 22 1/2 NORTH ROAD CORRIENDO APROXIMAMENTE 1586.00 PIES TERMINANDO CON UNA VARRULLA DE 2 PULGADAS EN LA LINEA DE PROPIEDAD DE ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN SIETE DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE, Y UN CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA UN LOTE Y SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 30,000.00 O \$ 2,000.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 17,250.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE \$ 1,150.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 1,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 6,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LOS VIENTOS ESTATES. ESTA FOSA SETICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO 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 MEDIO ACRE, SE HICIERON CES EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (FRANCO ARCILLOSO FINO Y FRANCO ARENOSO FINO) 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 COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$ 1,400.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$ 21,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION).

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), 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/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 47,250 O \$ 3,150.00 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1,400.00 A UN COSTO TOTAL DE \$21,000.00 TODA LA SUBDIVISION.

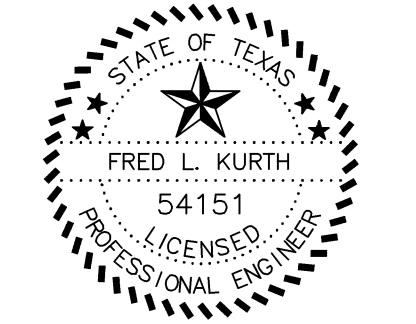
SUBDIVIDER CERTIFICATION
 1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC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

SUBDIVIDER STATEMENT:
 I, KATHRYN I. EAST, SUBDIVIDER OF LOS VIENTOS ESTATES, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

KATHRYN I. EAST
 STATE OF TEXAS
 COUNTY OF HIDALGO:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHRYN I. EAST, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

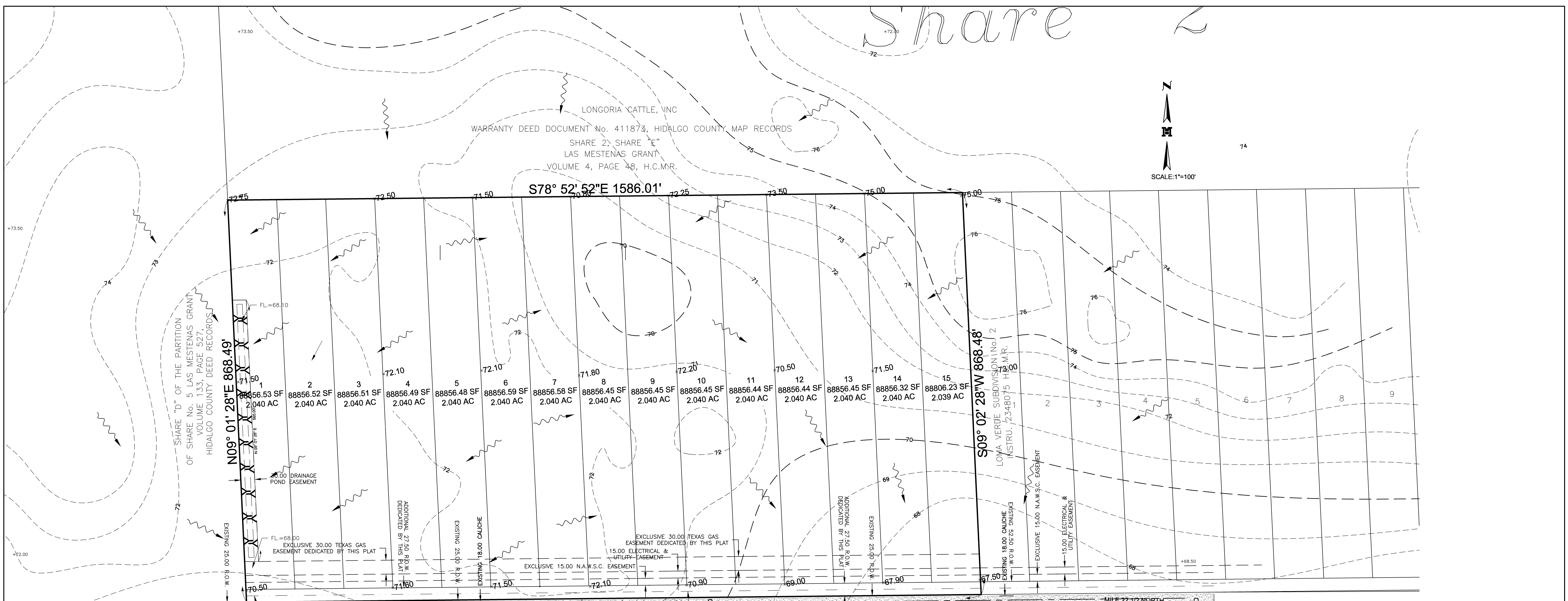
MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
MELDEN & HUNT INC.
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. MAIN ST. OFF: (956) 381-0981
 EDINBURG, TX 78541 FAX: (956) 381-1839
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 RIO GRANDE CITY, TX 78562 FAX: (956) 488-8591
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947



ENGINEER'S SIGNATURE _____ DATE _____

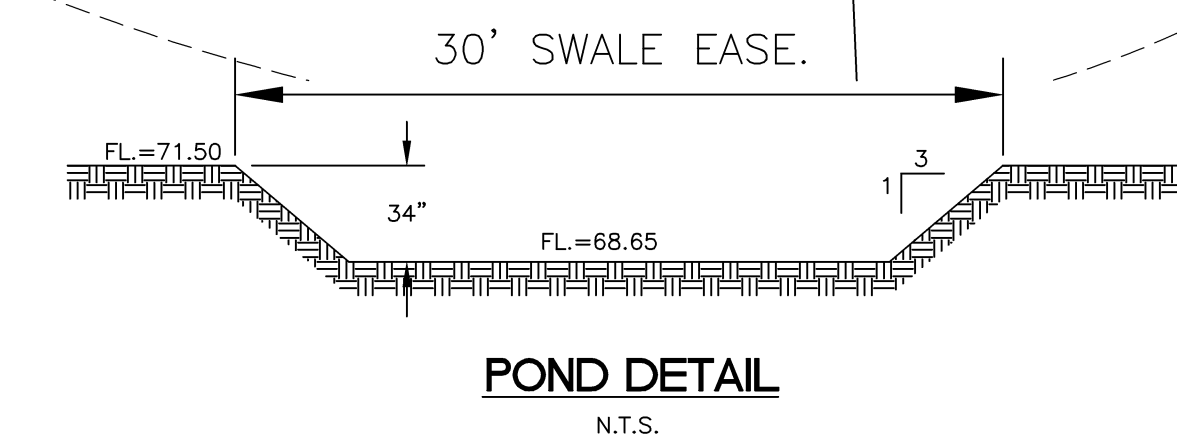
ENGINEER'S SIGNATURE _____ DATE _____

Share 2



WARRANTY DEED DOCUMENT No. 411873, HIDALGO COUNTY MAP RECORDS
SHARE 2, SHARE "E"
LAS MESTENAS GRANT
VOLUME 4, PAGE 48, H.C.M.R.
S78° 52' 52"E 1586.01'
N09° 01' 28"E 868.49'
S09° 02' 28"W 868.48'
N78° 52' 52"W 1585.76'
MILE 22 1/2 NORTH
CONTRACTOR TO RECONSTRUCT ROAD SIDE DITCH TO COUNTY SPECIFICATIONS
CONTRACTOR TO RECONSTRUCT ROAD SIDE DITCH TO COUNTY SPECIFICATIONS
EXISTING 18' CALICHE ROAD
SKINNER ROAD
P.O.B. S.W. COR. SHARE "E"

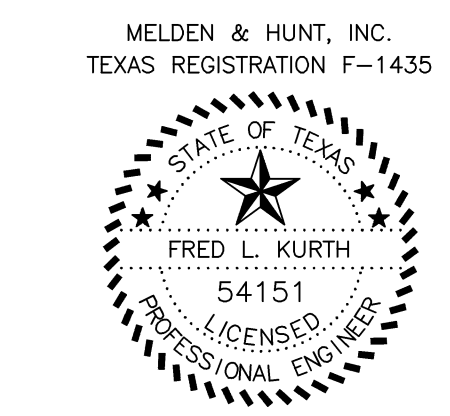
DRAINAGE STATEMENT
LOS VIENTOS ESTATES
LOS VIENTOS ESTATES IS A 31.598 ACRES TRACT OF LAND OUT SHARE 1, SHARE "E" OUT OF LAS MESTENAS GRANT, HIDALGO COUNTY TEXAS AS RECORDED IN VOLUME 4, PAGE 48, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH AND APPROXIMATELY 450 FEET WEST OF SKINNER ROAD. THE PROPERTY IS CURRENTLY AGRICULTURE AND IS LOCATED IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0325 D & 480334 0350 C, JUNE 6, 2000, MAP REVISED TO REFLECT LOMR, DATE MAY 17, 2001. ZONE "X UNSHADED" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."
THE SOILS ARE WILLYAC FINE SANDY LOAM AND RIO CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUP "B", "C" & "D" RESPECTIVELY. SOIL GROUP "B" & "C" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP "D" IS NOT VERY PERVIOUS AND HAS A HIGH PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"), FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.
EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 14.69 C.F.S. DURING THE 25-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.
THE PROPOSED DRAINAGE FOR LOS VIENTOS ESTATES SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO A PROPOSED DRAINAGE SWALE THE SOUTHWEST CORNER OF LOT 1. ADDITIONAL RUNOFF SHALL FLOW EAST THEN SOUTH WITHIN THE EXISTING ROAD SIDE DITCH THEN CONTINUE SOUTH WITHIN EXISTING DRAINAGE DITCHES ULTIMATELY DISCHARGING INTO THE NORTH MAIN DRAIN.
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 25-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 35,447 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE DETENTION SWALE IN THIS SUBDIVISION. A "TRAPEZOID" SHAPED SWALE SHALL BE CONSTRUCTED, 36 IN. DEEP IN ORDER TO DETAIN 35,900 CUBIC FEET OF RUNOFF. THE DRAINAGE SWALE SHALL BE ALLOWED TO EVAPORATE AND PERCOLATE INTO THE SOIL.



MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
SUBDIVISION MAP OF
LOS VIENTOS ESTATES
BEING 31.598 ACRES OUT OF
SHARE 1 OUT OF SHARE "E" OUT OF
THE LAS MESTENAS GRANT
VOLUME, PAGE 48 H.C.M.R.
HIDALGO COUNTY, TEXAS

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D & 480334 0350 C, JUNE 6, 2000, MAP REVISED MAY 17, 2001 LOMR IS CONTAINED WITHIN THE DRAINAGE SWALE ALONG THE WEST SIDE OF LOT 1 OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 RPLS # 4750 DATE: _____



MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
M
CONSULTANTS ENGINEERS SURVEYORS
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