



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: 03-04-2014

PROPOSED MAIZ ACRES NO. 5 SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: EVON HARBISON

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 29 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTHEAST CORNER OF MOORE RD AND VAL VERDE RD

SUBDIVISION LIES WITHIN THE: ETJ of DONNA and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-06-13 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: Will be provided by a storm drainage pipe system discharging into an existing Donna Irrigation Ditch abutting East of the proposed subdivision which will be widened

ROAD R.O.W. DEDICATION: 40 feet on to Val Verde Rd.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 02-11-14 By, Roy Gonzalez PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 01-06-14 By, Elizardo "Chardo" Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez
 OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: _____

WATER SERVICE PROVIDER: North Alamo Water Supply Corp LINE SIZE: 8" LOCATION: Val Verde Road

H.C.O.E.C. FINAL APPROVAL DATE: 02-07-14 ; 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.

VARIANCE REQUEST ON: Chapter 2.4 General Subdivision Design Section F Item 2. Requesting a variance NOT to have to place a cul-de-sac midway at 660 feet along Maiz Street. The length of the cul-de-sac street is approximately 1050 feet.

STAFF RECOMMENDS: **Preliminary Approval with Variance Request** 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
 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

February 19, 2014

Raul Sesin, Planning Director
HIDALGO COUNTY PLANNING DEPT.
1304 S. 25th Street
Edinburg TX 78539

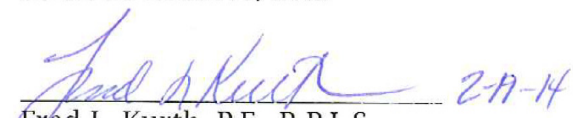
Re: Maiz Acres #5 Subdivision - Cul-De-Sac Variance Request

Dear Mr. Sesin:

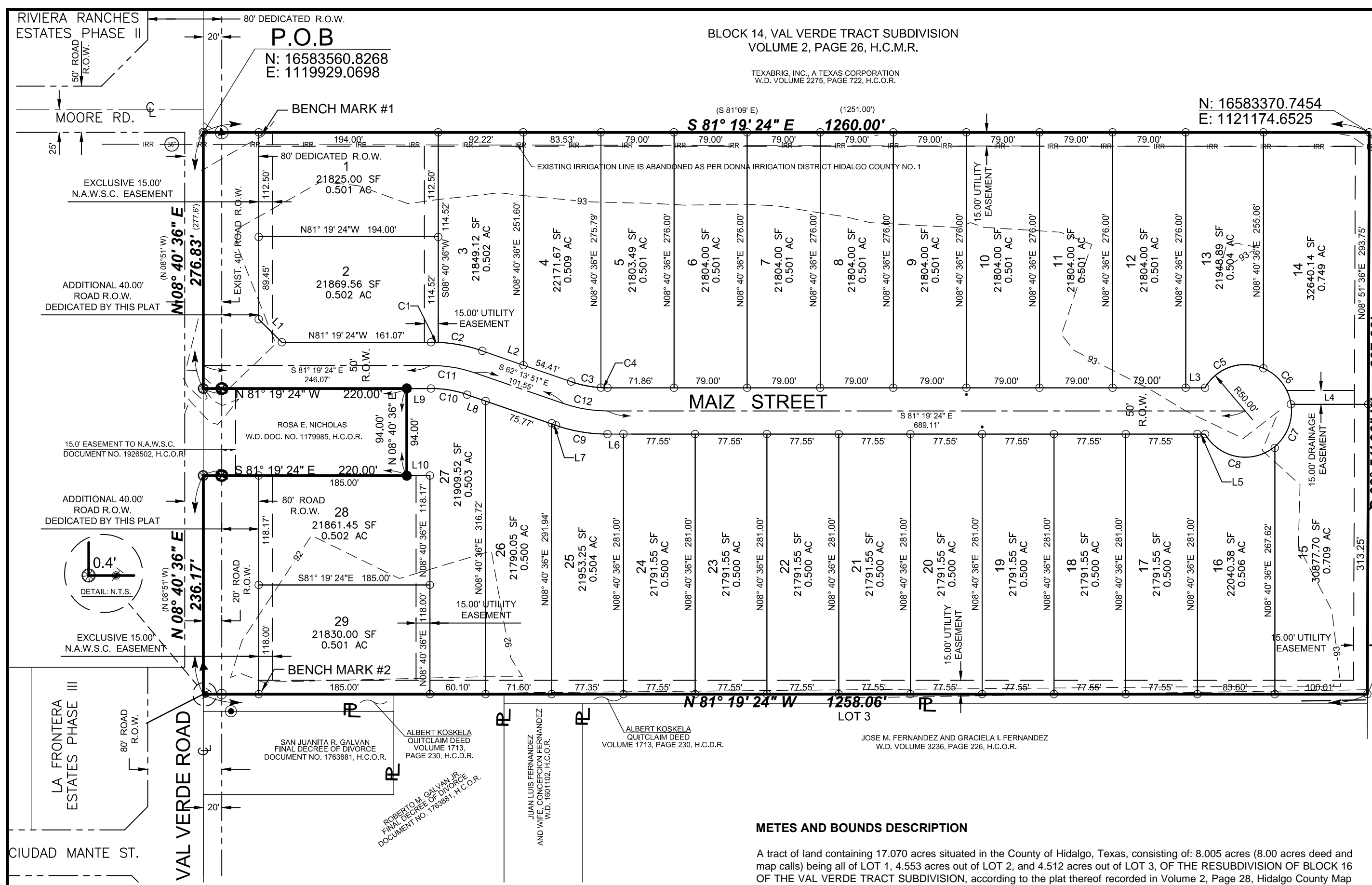
On behalf of the developer, RHRW, Ltd. (Rick & Evon Harbison), we are requesting a variance not to have to place a cul-de-sac midway along Maiz Street. The length of the cul-de-sac street is approximately 1,050.

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: RHRW, Ltd. (Rick & Evon Harbison)



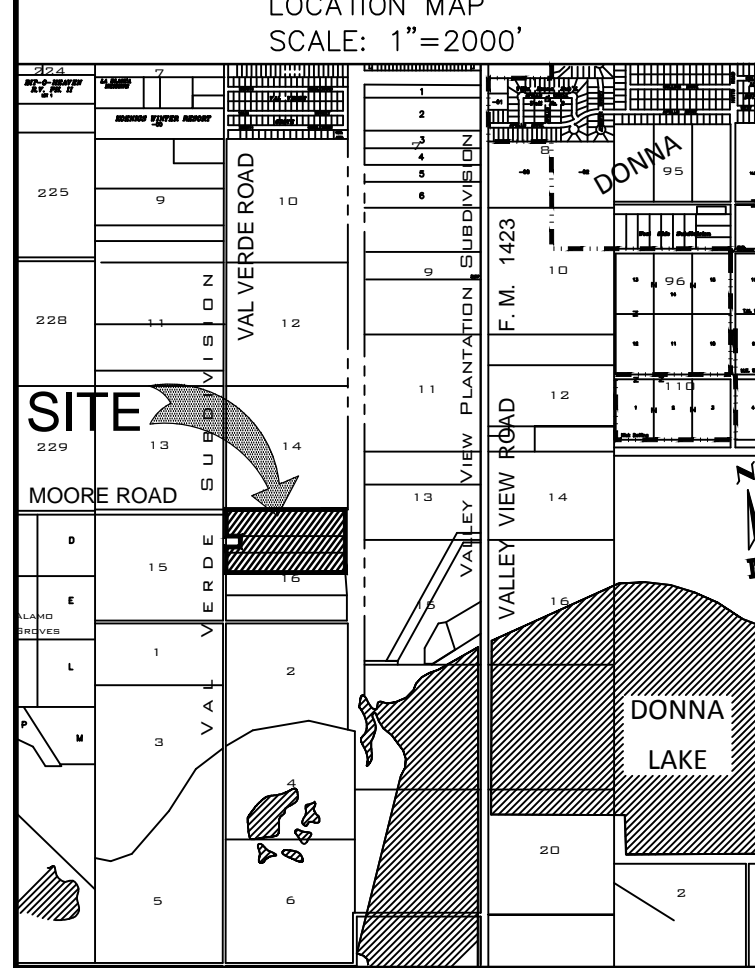
Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	002° 40' 29"	170.00'	7.94'	3.97'	N79° 59' 10"W	7.94'
C2	016° 25' 04"	170.00'	48.71'	24.52'	N70° 26' 23"W	48.55'
C3	015° 40' 45"	120.00'	32.84'	16.52'	S70° 04' 14"E	32.74'
C4	003° 24' 48"	120.00'	7.15'	3.58'	S79° 37' 00"E	7.15'
C5	083° 15' 45"	50.00'	72.66'	44.44'	S80° 18' 29"W	66.43'
C6	058° 24' 00"	50.00'	50.96'	27.94'	N28° 51' 38"W	48.79'
C7	058° 28' 15"	50.00'	51.03'	27.98'	N29° 34' 29"E	48.84'
C8	099° 51' 59"	50.00'	87.15'	59.45'	S71° 15' 24"E	76.53'
C9	019° 05' 33"	170.00'	56.65'	28.59'	S71° 46' 38"E	56.39'
C10	019° 05' 33"	120.00'	39.99'	20.18'	N71° 46' 38"W	39.80'
C11	019° 05' 33"	145.00'	48.32'	24.39'	N71° 46' 38"W	48.09'
C12	019° 05' 33"	145.00'	48.32'	24.38'	S71° 46' 38"E	48.09'

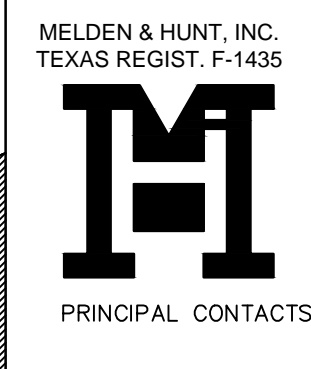
Line Table

Line #	Length	Direction
L1	35.27'	S36° 27' 52"E
L2	47.14'	S62° 13' 51"E
L3	20.95'	N81° 19' 24"W
L4	83.59'	S81° 19' 24"E
L5	8.25'	N81° 19' 24"W
L6	17.16'	N81° 19' 24"W
L7	4.85'	S62° 13' 51"E
L8	20.93'	S62° 13' 51"E
L9	26.07'	N81° 19' 24"W
L10	25.00'	S81° 19' 24"E

DRAWN BY: R.N. DATE: 10-24-13
 IRRIGATION, CHECKED DATE:
 SURVEYED, CHECKED DATE:
 FINAL CHECK DATE:



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 MAIZ ACRES #5 IS LOCATED IN THE SOUTHWESTERN PART OF HIDALGO COUNTY AT THE SOUTHEAST CORNER OF MOORE ROAD AND ITS INTERSECTION WITH VAL VERDE ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. MAIZ ACRES #5 FALLS IN THE DONNA ETJ. THIS SUBDIVISION FALLS WITHIN PRECINCT 1, DONNA POPULATION IS 15,798.



MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE EDINBURG, TX 78541
 227 N. F.M. 3167 RO GRANDE CITY, TX 78582
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EVON HARBISON	RHRW PROPERTIES LTD., 28012 DAL-CIN DRIVE	SAN ANTONIO, TX 78260	(956) 330-4089 (956) 447-1424
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

METES AND BOUNDS DESCRIPTION

A tract of land containing 17.070 acres situated in the County of Hidalgo, Texas, consisting of: 8.005 acres (8.00 acres deed and map calls) being all of LOT 1, 4.553 acres out of LOT 2, and 4.512 acres out of LOT 3, OF THE VAL VERDE TRACT SUBDIVISION, according to the plat thereof recorded in Volume 2, Page 28, Hidalgo County Map Records, said 17.070 acres also being more particularly described as follows:

BEGINNING at a No. 4 rebar found (Northing: 16583560.8268, Easting: 1119929.0698) at the Northwest corner of said Lot 1, said corner being within the existing right-of-way of Val Verde Road, for the Northwest corner of this tract;

- THENCE, South 81 degrees, 19 minutes, 24 seconds East, (South 81 degrees 09 minutes map call), along the North line of said Lot 1, at a distance of 20.00 feet pass a cotton picker spindle found on the existing East right-of-way line, at a distance of 60.00 feet pass the hereby proposed East right-of-way line, containing a total distance of 1,260.00 feet (1,251.00 feet map call) to a No. 4 rebar set (Northing: 16583370.7454, Easting: 1121174.6525) at the Northeast corner of said Lot 1, for the Northeast corner of this tract;
- THENCE, South 08 degrees, 51 minutes, 36 seconds West, (South 08 degrees, 40 minutes East map call), along the East lines of said Lots 1, 2, and 3, at a distance of 276.83 feet (277.6 feet map call) pass the Southeast corner of said Lot 1 and the Northeast corner of said Lot 2, at a distance of 450.80 feet pass the Southeast corner of said Lot 2 and the Northeast corner of said Lot 3, continuing a total distance of 607.00 feet to a No. 4 rebar set for the Southeast corner of this tract;
- THENCE, North 81 degrees, 19 minutes, 24 seconds West, at a distance of 1,198.06 feet pass the hereby proposed East right-of-way line, at a distance of 1,238.06 feet pass a No. 4 rebar set on the existing East right-of-way line, at a distance of 1,257.66 feet pass a concrete nail found, continuing a total distance of 1,258.06 feet to a concrete nail set on the West line of said Lot 3, for the Southwest corner of this tract;
- THENCE, North 08 degrees, 40 minutes, 36 seconds East, (North 08 degrees, 51 minutes West map call) along the West lines of said Lots 3 and 2, at a distance of 156.20 feet pass the Northwest corner of said Lot 3 and the Southwest corner of said Lot 2, continuing a total distance of 236.17 feet to a concrete nail set at the Southwest corner of a certain 0.475-ac. tract conveyed to Rosa E. Nicholas by virtue of a Warranty Deed recorded under Document Number 1179985, Hidalgo County Official Records, for an inside corner of this tract;
- THENCE, South 81 degrees, 19 minutes, 24 seconds East along the South line of said certain 0.475-ac. tract, at a distance of 20.00 feet pass a No. 5 rebar found on the existing East right-of-way line, at a distance of 40.00 feet pass the hereby proposed East right-of-way line, continuing a total distance of 220.00 feet to a No. 4 rebar found at the Southeast corner of said certain 0.475-ac. tract, for an inside corner of this tract;
- THENCE, North 08 degrees, 40 minutes, 36 seconds East along the East line of said certain 0.475-ac. tract, a distance of 34.00 feet to a No. 4 rebar found on the South line of said Lot 1 and at the Northeast corner of said certain 0.475-ac. tract, for an inside corner of this tract;
- THENCE, North 81 degrees, 19 minutes, 24 seconds West, along the South line of said Lot 1, at a distance of 200.00 feet pass a No. 5 rebar found on the existing East right-of-way line, continuing a total distance of 220.00 feet to a concrete nail set at the Northwest corners of said Lot 2 and of said certain 0.475-ac. tract, and the Southwest corner of said Lot 1, for an outside corner of this tract;
- THENCE, North 08 degrees, 40 minutes, 36 seconds East (North 08 degrees, 51 minutes West map call) along the West line of said Lot 1, a distance of 276.83 feet (277.6 feet map call), to the POINT OF BEGINNING, and containing 17.070 acres of land, more or less.

INDEX TO SHEET OF : MAIZ ACRES #5

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; 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 CITY; CITY COUNCIL CERTIFICATION; PLANNING & ZONING CERTIFICATE; APPROVAL CERTIFICATE; COUNTY JUDGE CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. No. 1 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); DETAILS.

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAIN DITCH WIDENING, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE WIDENING, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SUBDIVISION MAP OF MAIZ ACRES #5

A RESUBDIVISION OF 17.070 ACRES CONSISTING OF: 8.005 ACRES BEING ALL OF LOT 1, 4.553 ACRES OUT OF LOT 2, AND 4.512 ACRES OUT OF LOT 3, OF THE RESUBDIVISION OF BLOCK 16 OF THE VAL VERDE TRACT SUBDIVISION, VOLUME 2, PAGE 28, H.C.M.R., HIDALGO COUNTY, TEXAS

RIGHT OF WAY EASEMENT

KNOW 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, 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, THE 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 EVON HARBISON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE "B" IS DEFINED AS: AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE "BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1992.
- SETBACKS:
 FRONT: 25.00 FEET.
 50.00 FEET ON VAL VERDE ROAD
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
 CORNER GARAGE FRONT: 18.00 FEET.
- 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.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 3 THROUGH 27.
- 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 - SET MHI CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION, N:16583548.3571, E:1119990.8962, ELEV= 94.25.
 --B.M. NO.1 - SET MHI CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF LOT 29 OF THIS SUBDIVISION, N:16582954.2352, E:1119900.2306, ELEV= 92.75.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 28,429 CUBIC-Feet (0.653 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 WATER IMPROVEMENTS) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 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 PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, 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 MULTIFAMILY 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. THE OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- 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.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- EVON HARBISON, PRESIDENT OF RHRW MANAGEMENT, LLC, GENERAL PARTNER OF RHRW PROPERTIES, LTD., THE OWNER & SUBDIVIDER OF MAIZ ACRES #5, 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.
- LOT 2 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MAIZ STREET UNLESS UTILIZED FOR COMMERCIAL USE. IF THE AFOREMENTIONED LOT IS UTILIZED FOR COMMERCIAL USE AND HAS DOUBLE FRONTAGE, THEN THE LOT OWNER OF SAID LOT WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS, TO DENY ACCESS ONTO LOT. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 11 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAIZ ACRES #5 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS ____ DAY OF _____, 20____.

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

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL DONNA IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY DONNA IRRIGATION DISTRICT, DATED THIS ____ DAY OF _____, 20____.

PRESIDENT _____ DATE _____
 SECRETARY _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAIZ ACRES #5 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE ____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 I, EVON HARBISON, PRESIDENT OF RHRW MANAGEMENT, LLC, GENERAL PARTNER OF RHRW PROPERTIES, LTD., AS OWNER OF THE 17.070 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MAIZ ACRES #5 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED 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.

EVON HARBISON, PRESIDENT
 RHRW MANAGEMENT, LLC
 GENERAL PARTNER OF RHRW PROPERTIES, LTD.
 28012 DAL-CIN DRIVE
 SAN ANTONIO, TX 78260

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EVON HARBISON, PRESIDENT OF RHRW MANAGEMENT, LLC, GENERAL PARTNER OF RHRW PROPERTIES, LTD., PROVED TO ME THROUGH HER 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.

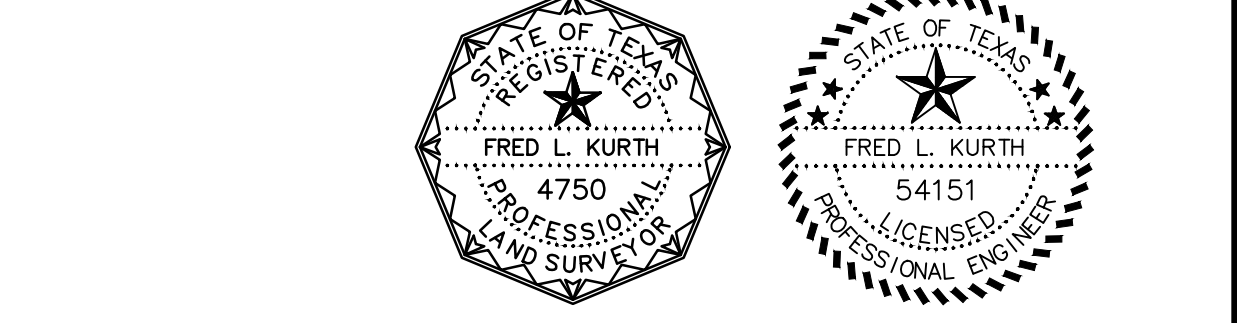
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

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 MAIZ ACRES #5 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING AND MAPPING ACT 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: 11/12/13 JOB NO. 13127.00 MELDEN & HUNT, INC.
 DATE PREPARED: 11/12/13 SURVEY JOB NO. 13127.00 TEXAS REGISTRATION F-1435
 1-962 PG.31-34



CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF MAIZ ACRES #5 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON ____ DAY OF _____, 20____.

MAYOR OF THE CITY DONNA _____ DATE _____
 ATTEST: SECRETARY OF THE CITY OF DONNA _____ DATE _____

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(B)

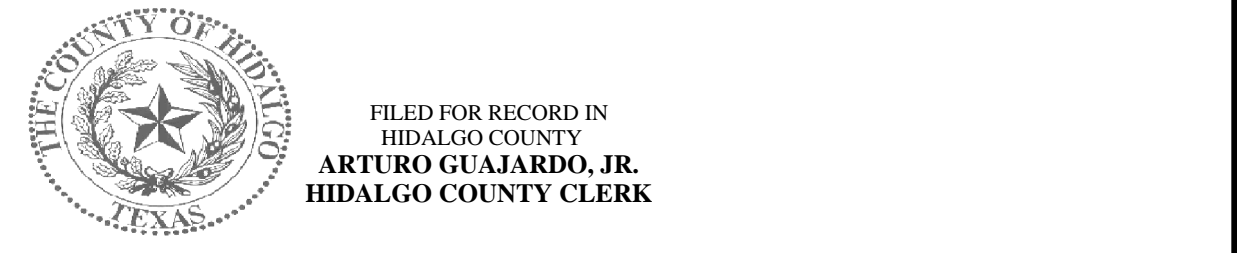
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MAIZ ACRES #5 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA ON ____ DAY OF _____, 20____.

P&Z CHAIRMAN OF THE CITY OF DONNA _____ DATE _____

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: _____



FILED FOR RECORD IN HIDALGO COUNTY
 ARTURO GUJARDO, JR.
 HIDALGO COUNTY CLERK
 ON: _____ AT _____ AM/PM
 DOCUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

ENGINEERING REPORT FOR MAIZ ACRES #5
BY: FRED L. KURTH

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
MAIZ ACRES #5 SUBDIVISION 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 AND 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 ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF VAL VERDE ROAD. THE WATER SYSTEM FOR MAIZ ACRES #5 CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS EAST ALONG THE SOUTH SIDE OF MAIZ STREET RIGHT-OF-WAY ENDING WITH A FIRE HYDRANT AT THE NORTHWEST CORNER OF LOT 16.

WATER DISTRIBUTION FOR THE MAIZ ACRES #5 CONSISTS OF FOURTEEN (14) 1" DIAMETER DUAL SERVICE LINES THAT RUN IN PAIRS TO LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND ONE (1) 1/2" DIAMETER SINGLE SERVICE LINE. 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 \$36,555.00, OR \$1,260.52 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$36,555.00, WHICH COVERS THE \$1,260.52 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 THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$3,250.00 FOR A TOTAL COST OF \$9,750.00. THE ENTIRE 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 DATES
SEWAGE FROM MAIZ ACRES #5 SUBDIVISION 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. JOSE A. GONZALEZ PROFESSIONAL ENGINEER NO. 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 CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM 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 \$1,200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$34,800.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON _____ 20____. LOTS _____ THROUGH _____ SHALL HAVE OFFS INSTALLED BY LOT OWNERS AT BUILDING PERMIT STAGE.

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 \$46,305.00 WHICH EQUALS TO \$1,596.72 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$34,800.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE DATE _____ DATE _____

COST ESTIMATE:		ESTIMACION DE COSTOS:	
PAVING IMPROVEMENTS:	\$ 103,304.00	PAVIMENTACION DE CALLES:	\$ 103,304.00
DRAINAGE IMPROVEMENTS:	\$ 29,125.00	DREAJE PLUVIAL:	\$ 29,125.00
WATER DISTRIBUTION:	\$ 46,305.00	SERVICIO DE AGUA POTABLE:	\$ 46,305.00
SEPTIC TANK SEWER IMPROVEMENTS / OSSF:	\$ 34,800.00	SERVICIO DE DRENAJE SANITARIO:	\$ 34,800.00

REPORTE DE INGENIERIA DE MAIZ ACRES #5
POR: FRED L. KURTH

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
LA SUBDIVISION MAIZ ACRES #5 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA 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 MAIZ ACRES #5 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO ESTE DEL DEL DERECHO DE VIADE (RIGHT OF WAY) DE LA CARRETERA VAL VERDE ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION MAIZ ACRES #5 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 SIGUE HACIA EL ESTE POR EL LADO SUR DEL DERECHO DE VIADE DE LA CALLE _____ TERMINARA CON UNA VALVULA DE FLUJO DE 2" PULGADAS DE DIAMETRO LOCALIZADA AL NORESTE DE LOTE 16.

EL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CATORCE CONDUCTOS DOBLES 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 CONDUCTO INDIVIDUAL DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE. YA 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 \$36,555.00 O \$1,260.52 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$36,555.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$1,260.52. 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 COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 3 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$3,250.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$9,750.00. 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. ESTA FOSA SETICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE AL 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 MIDE MEDIO ACRE. SE HICIERON DOS ES 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 (TERRENO ARENOSO AROLLOSO Y SUELO FRANCO) 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 \$1,200.00 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 \$34,800.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION). LOTES _____ AL _____ SE LE INSTALARA LAS FOSAS SEPTICAS EN EL TIEMPO DEL PERMISO DE CONSTRUCCION.

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 \$46,305.00 O \$1,596.72 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,200.00 A UN COSTO TOTAL DE \$34,800.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE DATE _____ DATE _____

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:

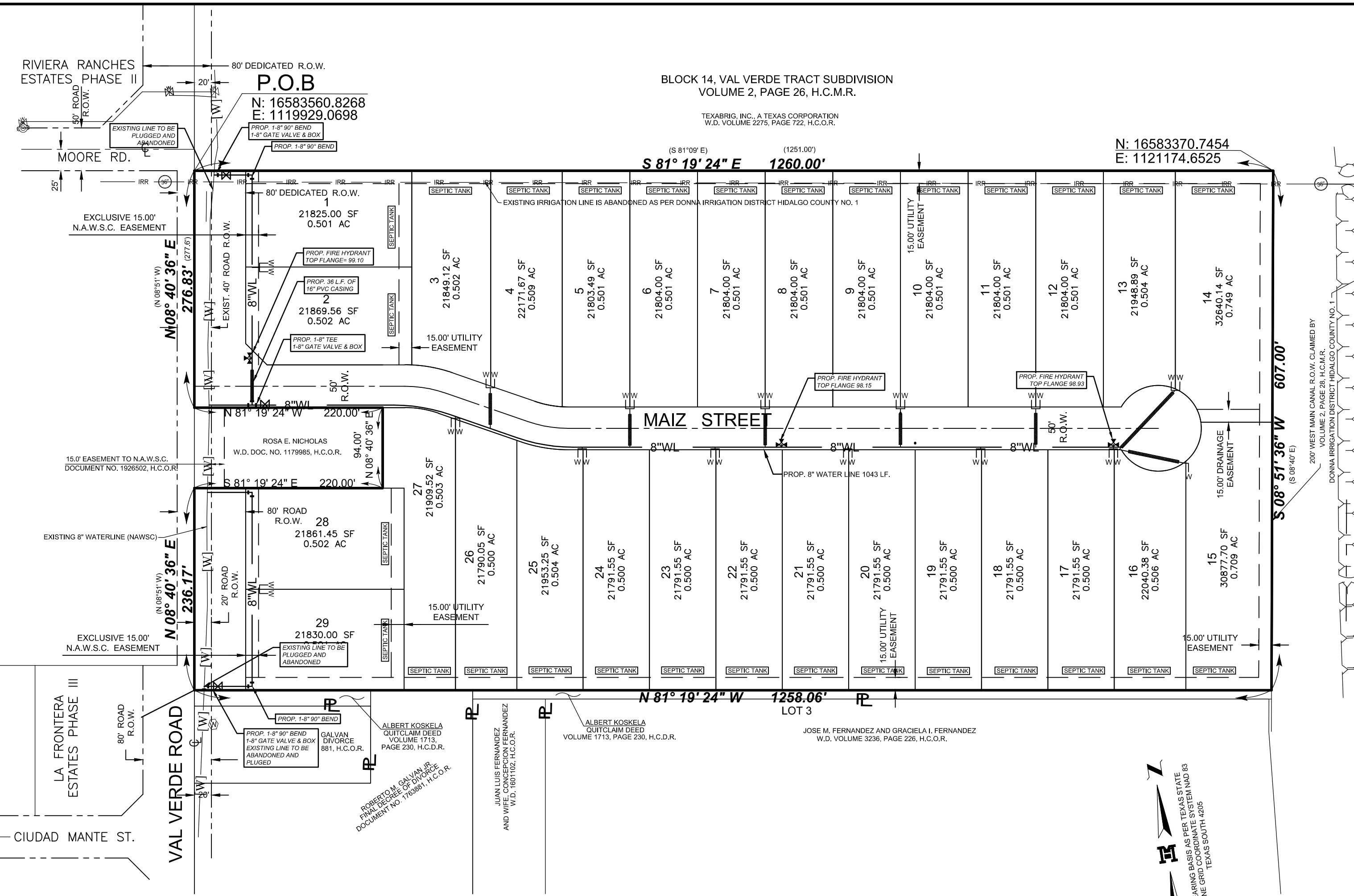
1. I, EVON HARBISON, SUBDIVIDER OF MAIZ ACRES #5, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: EVON HARBISON

STATE OF TEXAS
COUNTY OF HIDALGO:

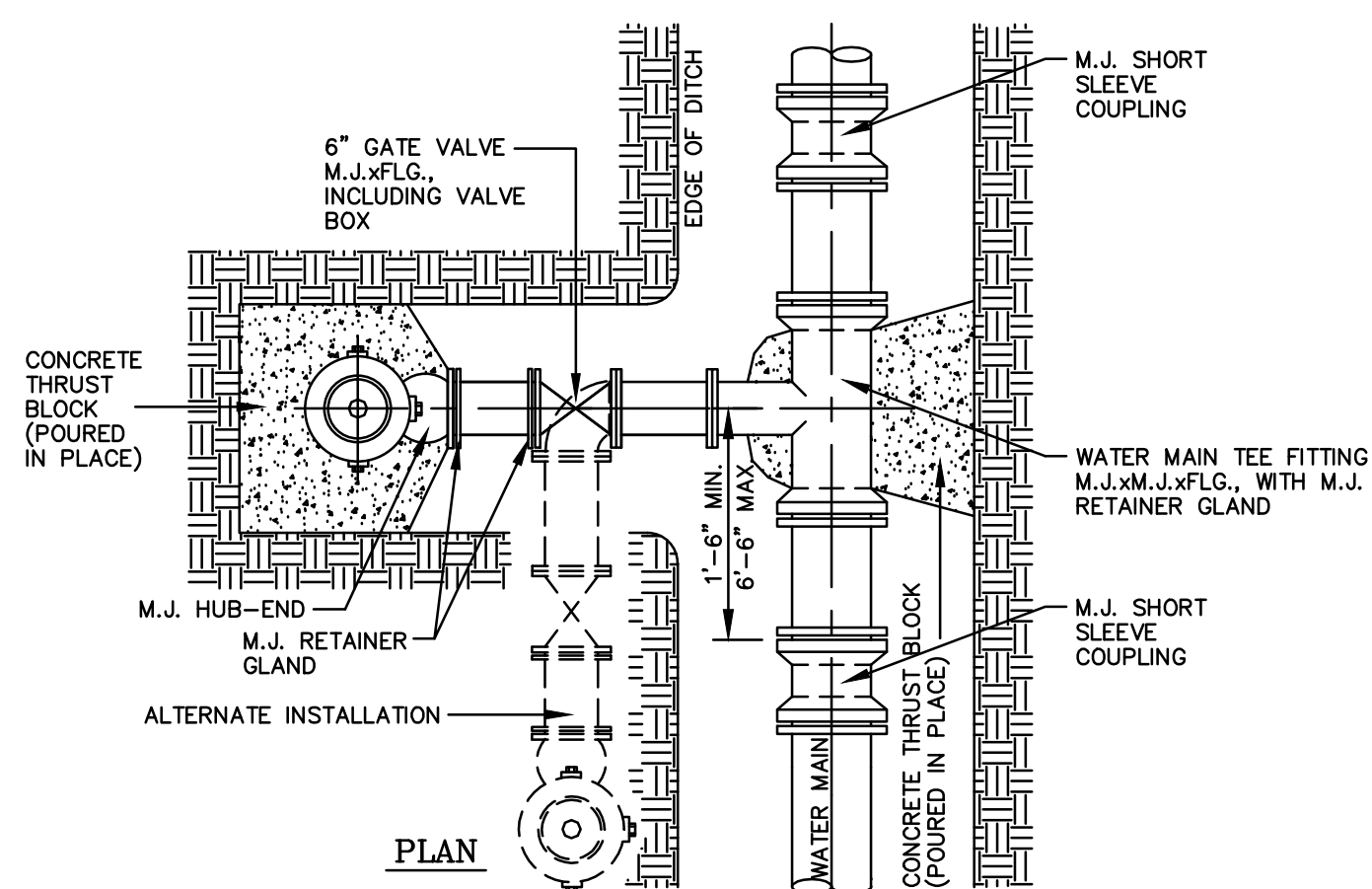
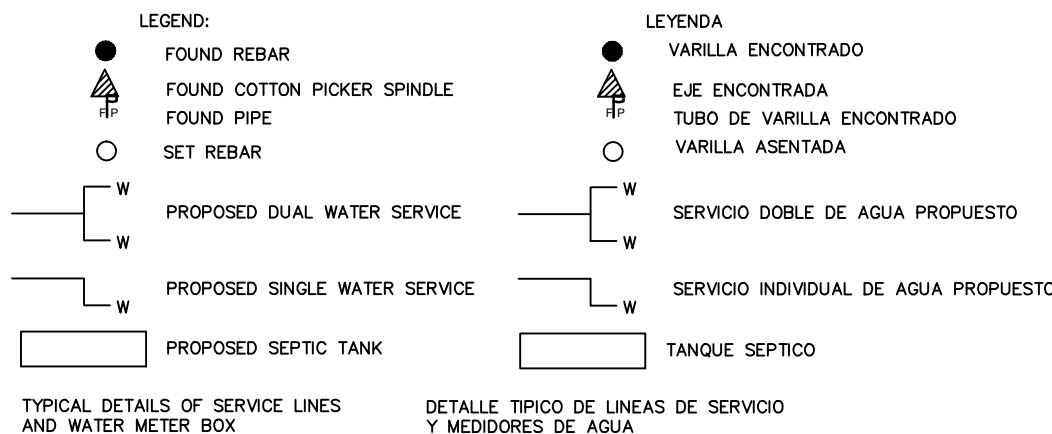
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EVON HARBISON, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

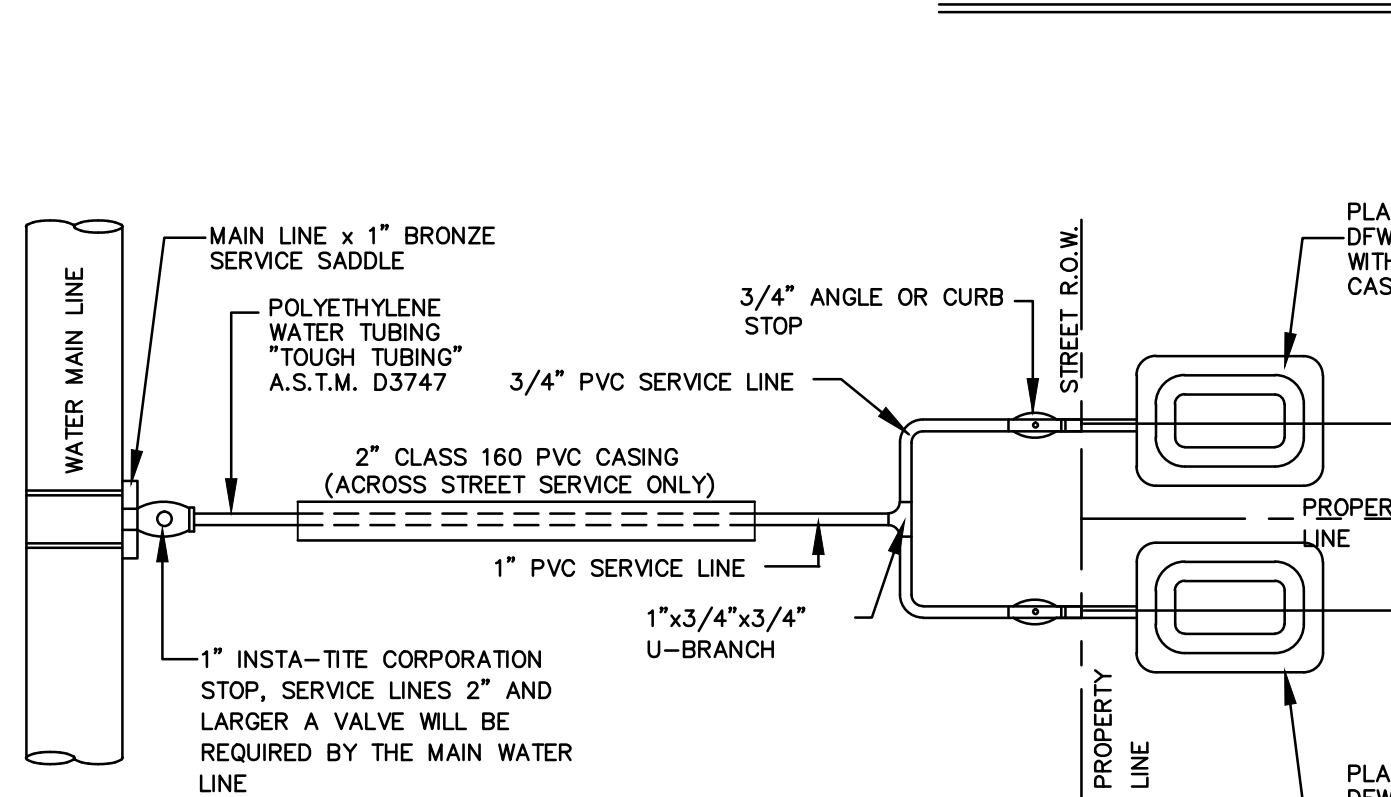


SUBDIVISION MAP OF
MAIZ ACRES #5

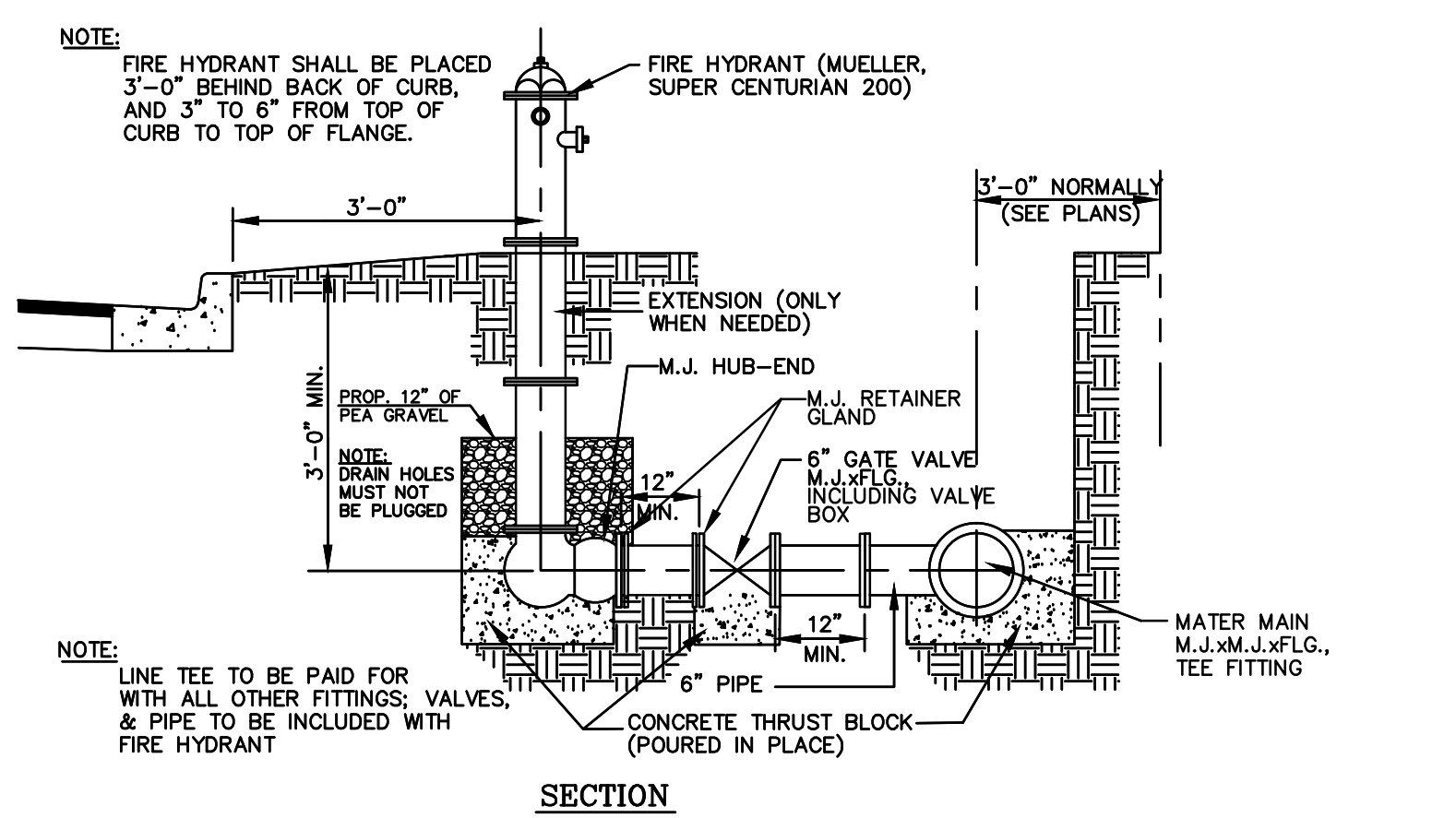
A RESUBDIVISION OF
17.070 ACRES CONSISTING OF: 8.005 ACRES BEING ALL OF LOT 1,
4.553 ACRES OUT OF LOT 2, AND 4.512 ACRES OUT OF LOT 3,
OF THE RESUBDIVISION OF BLOCK 16
OF THE VAL VERDE TRACT SUBDIVISION,
VOLUME 2, PAGE 28, H.C.M.R.
HIDALGO COUNTY, TEXAS



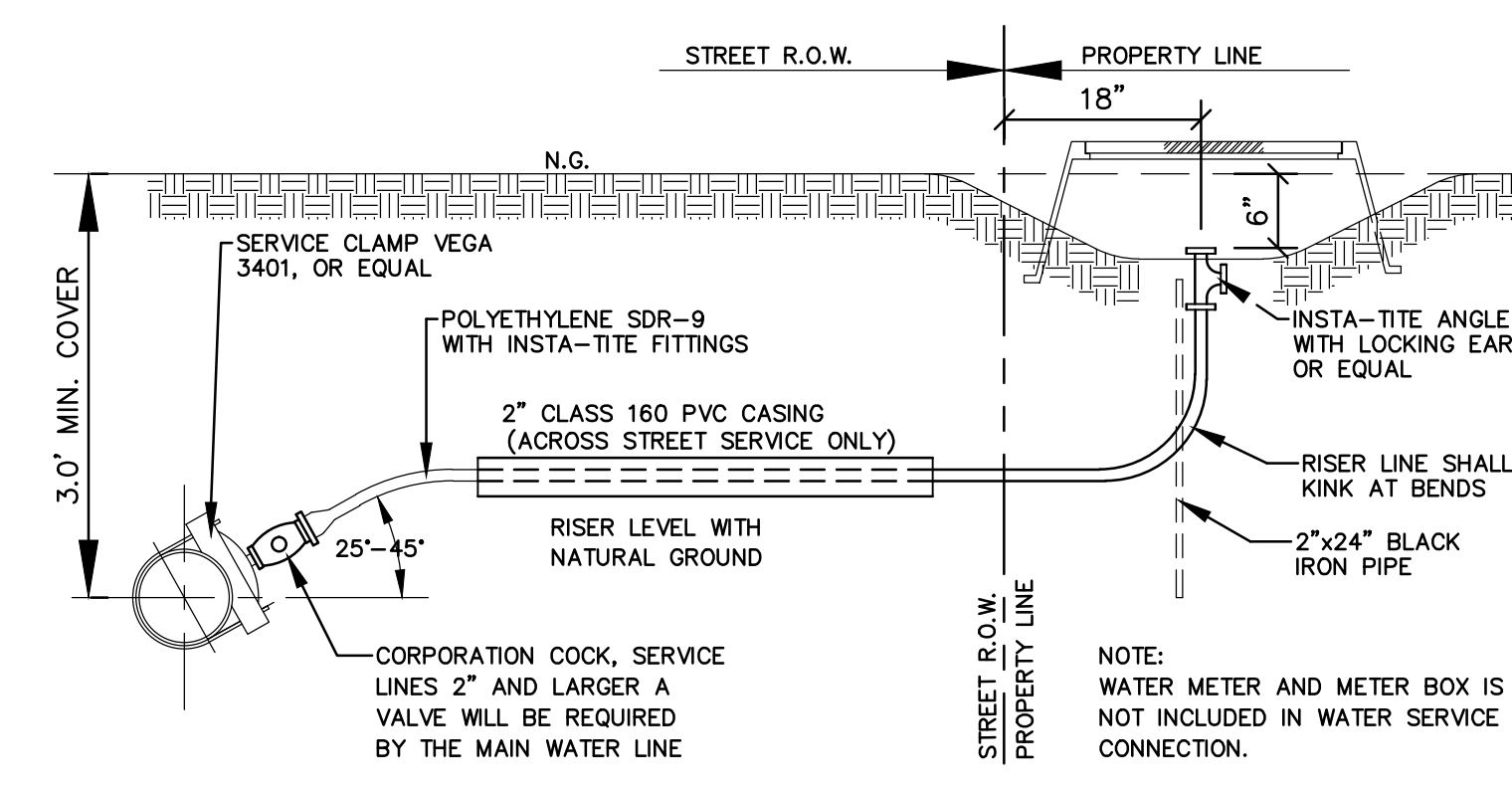
TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



DUAL WATER SERVICE CONNECTION
N.T.S.



SINGLE WATER SERVICE CONNECTION
N.T.S.



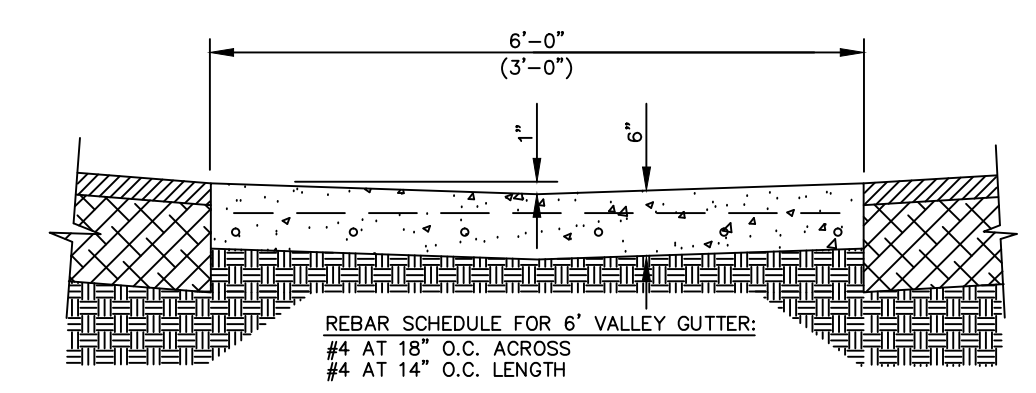
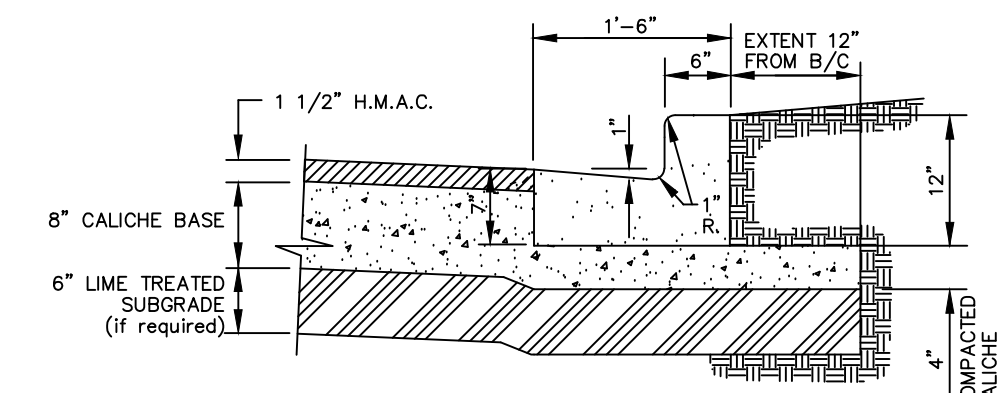
TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MONTRE
ENBURG, TX. 78541
227 N. E.M. 3167
RIO GRANDE CITY, TX. 78582
E-MAIL: www.meldenandhunt.com

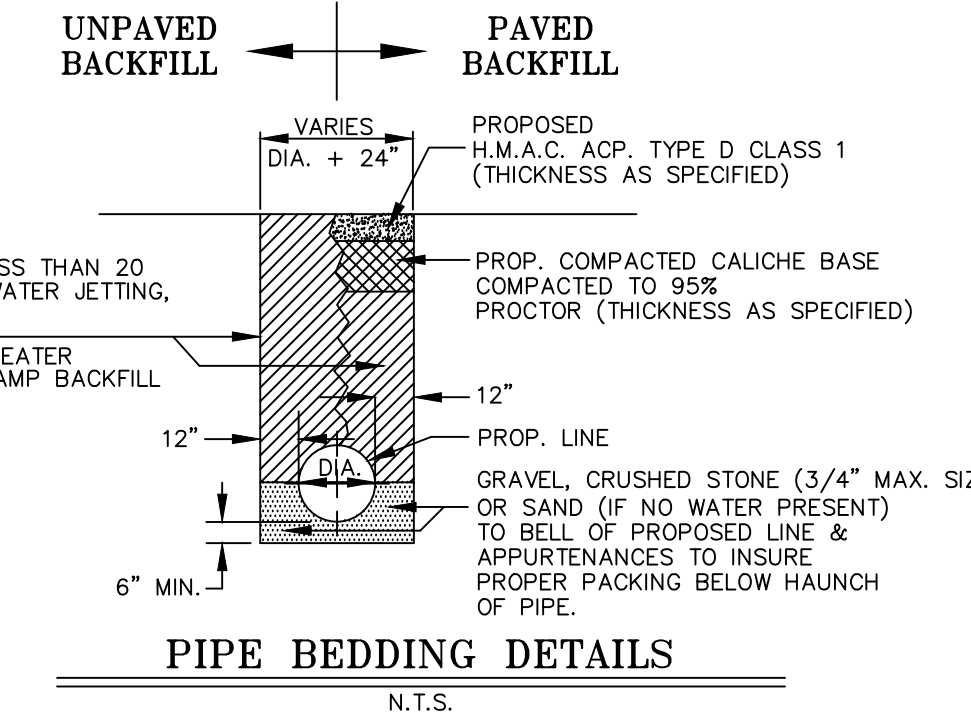
OFF: (956) 381-0981
OFF: (956) 381-1839
OFF: (956) 487-8256
FAX: (956) 488-8591
ESTABLISHED 1947

+95.00

+92.00



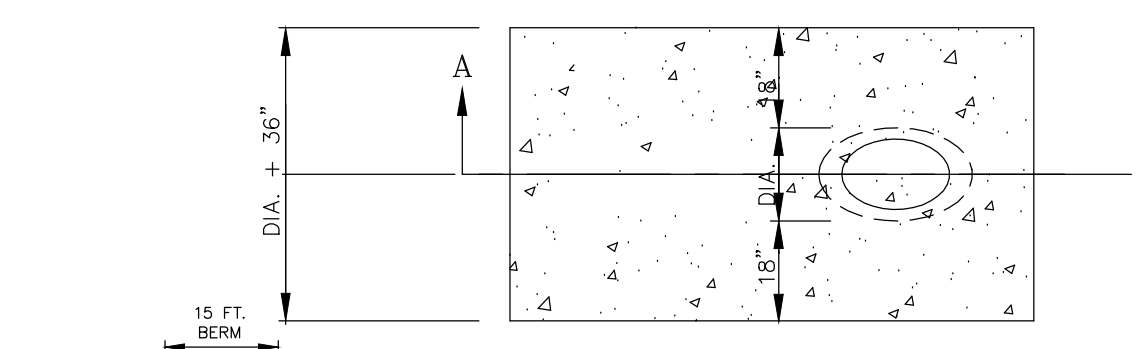
- GENERAL NOTES:
- ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE W/ THE 1972 SPECIFICATIONS ITEM 531. CONSIDER INCIDENTAL TO CONCRETE WORK.
 - 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.



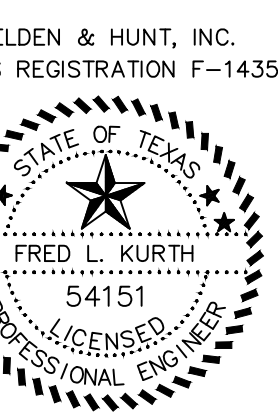
+94.00



TYPICAL STREET CROSS SECTION



H.C.D.#1 STORM DISCHARGE STRUCTURE



DRAINAGE STATEMENT
MAIZ ACRES # 5

MAIZ ACRES # 5 IS A 17,070 ACRES TRACT OF LAND SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF 8,005 ACRES (8,000 ACRES DEED AND MAP CALLS) BEING ALL OF LOT 1, 4,553 ACRES OUT OF LOT 2, AND 4,512 ACRES OUT OF LOT 3, OF THE RESUBDIVISION OF BLOCK 16 OF THE VAL VERDE TRACT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 38, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE EAST SIDE OF VAL VERDE ROAD AT THE INTERSECTION WITH MOORE ROAD. THE PROPERTY IS CURRENTLY FARM LAND WITH A PROPOSED USE OF 20 RESIDENTIAL LOTS, AND IS IN ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334 025 C MAP REVISED: NOVEMBER 16, 1982.

THE SOILS ARE SANDY CLAY LOAM WHICH IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 4.12 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE EXISTING DRAINAGE FOR MAIZ ACRES # 5 CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE STREET SHALL CHANNEL RUNOFF INTO A PROPOSED DRAINAGE SYSTEM OF TYPE "A" INLETS AND STORM PIPES RANGING IN SIZE FROM 18" TO 24" THAT FLOW EASTERLY AND DISCHARGE INTO AN EXISTING DONNA IRRIGATION DISTRICT DRAINAGE DITCH. THE DRAINAGE DITCH FLOWS SOUTH, ULTIMATELY DISCHARGING INTO THE MAIN FLOODWATER CHANNEL. (SEE ATTACHED EXHIBITS AND DETAILS).

IN ACCORDANCE WITH THE CITY OF DONNA DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL RATE DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE AS PER ATTACHED CALCULATIONS THE REQUIRED 28,254 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF EXISTING DRAIN DITCH ALONG THE EAST SIDE OF THIS SUBDIVISION. THE DRAINAGE AND DETENTION PLAN WILL BE REVIEWED BY THE HIDALGO COUNTY PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

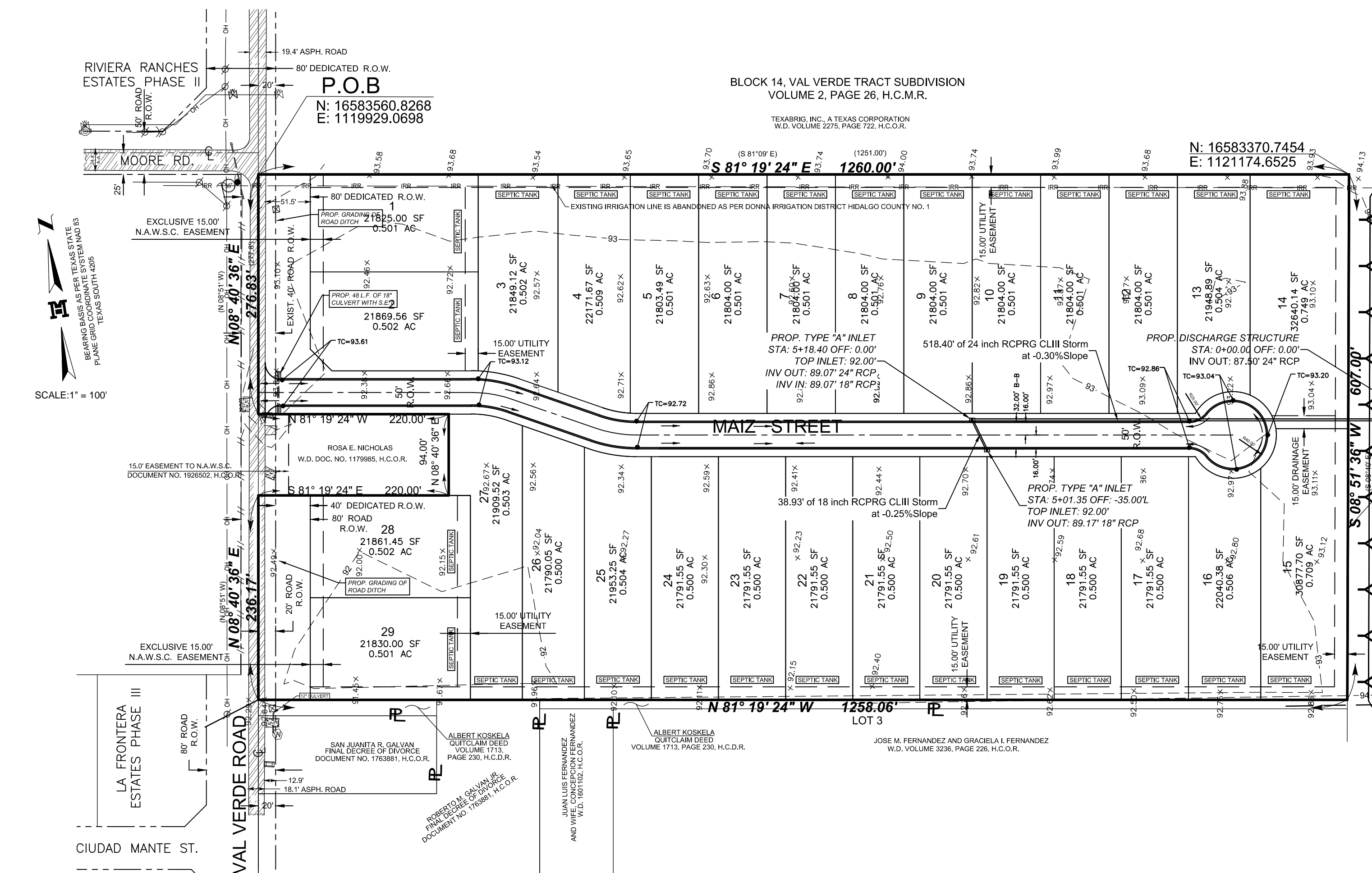
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE WIDENING OF EXISTING DRAIN DITCH ADJACENT TO THIS SUBDIVISION.

FRED L. KURTH, PE # 54151 DATE: _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

+94.00

+93.00



MAP OF TOPOGRAPHY AND DRAINAGE: MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF
MAIZ ACRES #5
A RESUBDIVISION OF
17,070 ACRES CONSISTING OF: 8,005 ACRES BEING ALL OF LOT 1,
4,553 ACRES OUT OF LOT 2, AND 4,512 ACRES OUT OF LOT 3,
OF THE RESUBDIVISION OF BLOCK 16
OF THE VAL VERDE TRACT SUBDIVISION,
VOLUME 2, PAGE 28, H.C.M.R.
HIDALGO COUNTY, TEXAS

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

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