



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: 05-06-2014

PROPOSED TIERRA DEL SOL ACRES PHASE I SUBDIVISION, PRECINCT No. 3.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: DANIEC LAND & CATTLE COMPANY INC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

LOCATION DESCRIPTION: Approximate 1/2 mile South of Mile 7 North Rd (FM 2221) along El Conejo Road.

SUBDIVISION LIES WITHIN THE: *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-19-2014 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: Will be provided by a storm drainage pipe system connecting to a proposed regional detention pond along the South property line that lies within the flood zone "A".

DISTANCE TO A DRAIN DITCH: Abutting East of proposed subdivision.

ROAD R.O.W. DEDICATION: Not additional ROW dedication will be required.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 03/21/14: By, Victor Gallardo R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 03/26/14 BY Elizardo "Chardo" Ramos Environmental Health Division Manager

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

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: Mile 6 North Rd & El Conejo Rd.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 03-27-2014 : 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

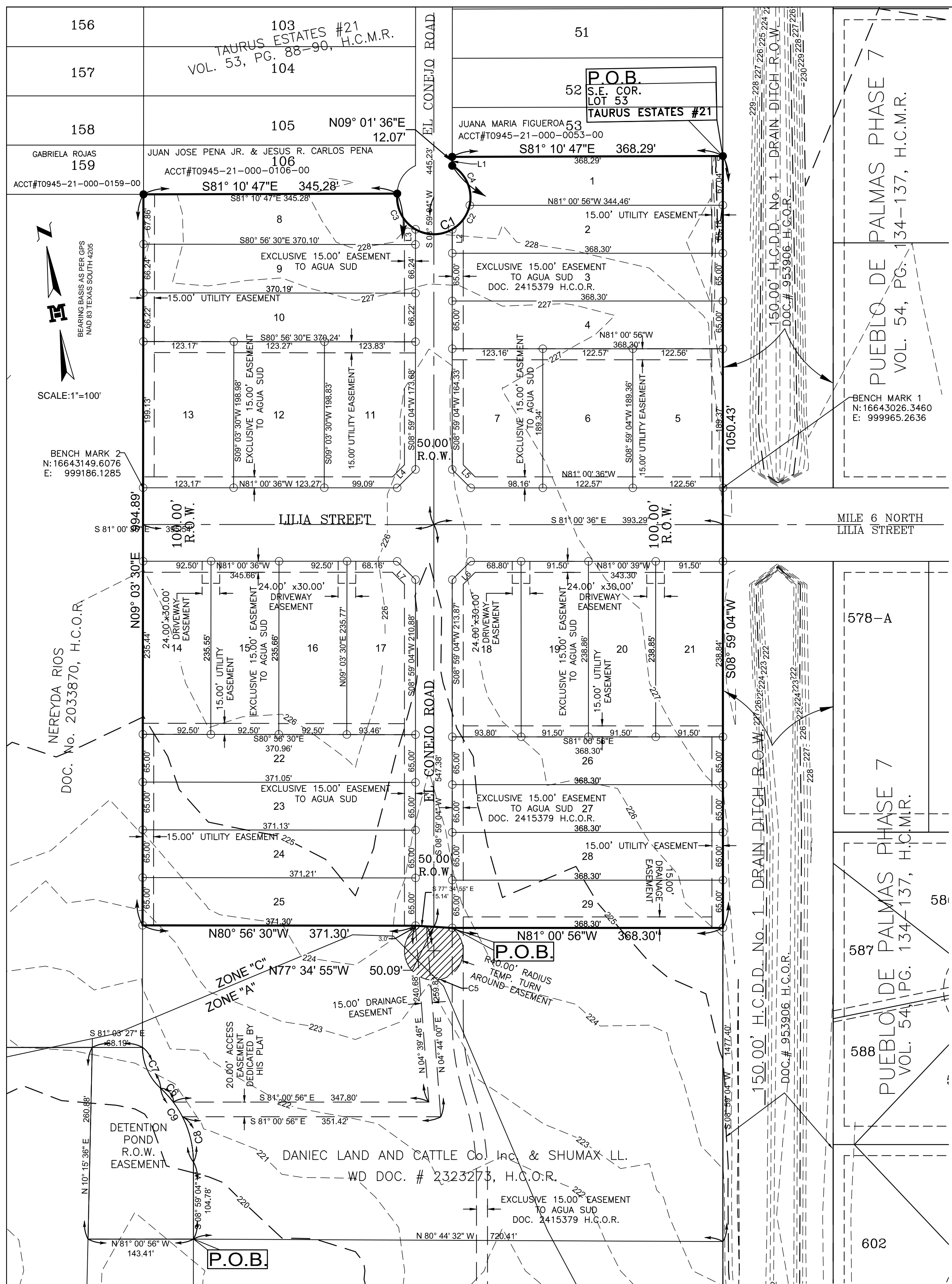
PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: _____, 20____.

Preliminary Approval *subject to comments and future recommendations by planning and other departments.*

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.



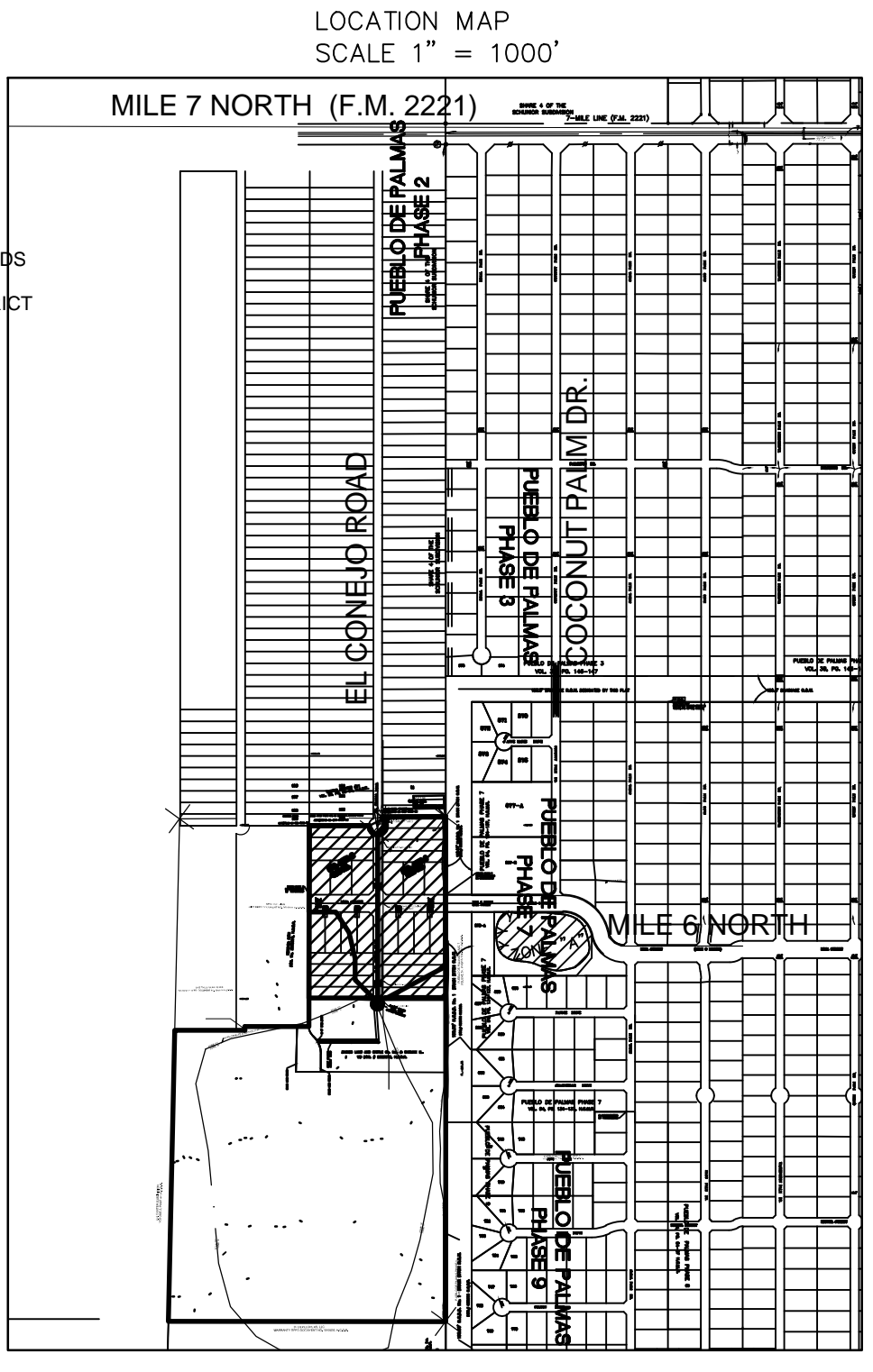
**SUBDIVISION MAP OF
TIERRA DEL SOL ACRES
PHASE 1**
BEING A RESUBDIVISION OF 18.377 ACRES
OUT OF
SHARE 4, OUT OF THE SCHUNIOR SUBDIVISION
VOL. 2, PG. 23, H.C.M.R.
HIDALGO COUNTY, TEXAS.

MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. McINTYRE
EDINBURG, TX. 78541
227 N. F.M. 3167
RIO GRANDE CITY, TX. 78562
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	DANIEC LAND & CATTLE COMPANY, INC.	24165 IH-10 SUITE 217-610	SAN ANTONIO, TX 78257	(210)374-5466	(210)544-5038
OWNER:	SHUMAX LLC	1313 N. CONWAY SUITE 1	MISSION, TX 78572	(956)580-9600	(956)580-9603
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

DRAWN BY: CIRO H DATE: _____
 IRRIGATION, CHECKED: _____ DATE: _____
 SURVEYED, CHECKED: _____ DATE: _____
 FINAL CHECK: _____ DATE: _____

LEGEND:
 ● FND. No. 4 REBAR
 ○ SET No. 4 REBAR W/PLASTIC CAP-STAMPED WELDEN & HUNT
 R.O.W. - RIGHT OF WAY
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
 S.E. COR. - SOUTHEAST CORNER
 S.W. COR. - SOUTHWEST CORNER
 P.O.B. - POINT OF BEGINNING
 () - MAP CALLS
 VOL. - VOLUME
 PG. - PAGE
 DOC.# - DOCUMENT NUMBER



METES AND BOUNDS DESCRIPTION
 DETENTION POND R.O.W. EASEMENT

A TRACT OF LAND CONTAINING 0.731 OF ONE ACRE, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF SHARE 4 OF THE SCHUNIOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS, SAID 0.1102 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A #4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 53, TAURUS ESTATES #21, AS RECORDED IN VOLUME 53, PAGES 88-90, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 59' 04" W ALONG THE WEST LINE OF A 150.00-FOOT H.C.D.D. No. 1 DRAINAGE DITCH RIGHT-OF-WAY AT A DISTANCE OF 451.59 FEET PASS A No. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), AT A DISTANCE OF 551.59 FEET PASS A No. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), CONTINUING A TOTAL DISTANCE OF 1477.40 FEET TO A No. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 44' 32" W A DISTANCE OF 720.41 FEET TO THE POINT OF BEGINNING OF THIS THEREIN DESCRIBE TRACT;

- THENCE N 81° 00' 56" W A DISTANCE OF 143.41 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE N 10° 15' 36" E A DISTANCE OF 260.88 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
- THENCE S 81° 03' 27" E A DISTANCE OF 68.19 FEET TO A POINT OF CURVATURE;
- THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 48° 00' 14", A RADIUS OF 75.06 FEET, AN ARC LENGTH OF 62.89 FEET, A TANGENT 33.42 FEET, AND A CHORD THAT BEARS S 14° 53' 33" E A DISTANCE OF 61.06' TO A POINT OF CURVATURE THE RIGHT;
- THENCE, IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 47° 58' 05", A RADIUS OF 135.00 FEET, AN ARC LENGTH OF 113.02 FEET, A TANGENT 60.06 FEET, AND A CHORD THAT BEARS S 14° 59' 59" E A DISTANCE OF 109.75' TO AN OUTSIDE POINT OF THIS TRACT;
- THENCE, S 08° 59' 04" W A DISTANCE OF 104.78 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.731 OF ONE ACRE OF LAND, MORE OR LESS.

Lot #	SQ. FT.	Area
1	23,469.42	0.539
2	23,501.24	0.540
3	23,937.53	0.550
4	23,939.45	0.550
5	23,208.52	0.533
6	23,208.50	0.533
7	23,007.09	0.528
8	24,495.51	0.562
9	24,518.57	0.563
10	24,517.69	0.563
11	24,325.50	0.558
12	24,519.58	0.563
13	24,516.52	0.563
14	21,782.50	0.500
15	21,793.38	0.500
16	21,804.45	0.501
17	21,691.63	0.498
18	22,093.67	0.507
19	21,856.68	0.502
20	21,854.47	0.502
21	21,853.35	0.502
22	24,115.74	0.554
23	24,121.08	0.554
24	24,124.81	0.554
25	24,132.62	0.554
26	23,939.76	0.550
27	23,939.22	0.550
28	23,939.23	0.550
29	23,939.21	0.550

Curve Table						
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C1	246° 06' 00"	50.00'	214.75'	N72° 03' 51"E	83.82'	76.84'
C2	047° 41' 32"	50.00'	41.62'	N45° 06' 28"E	40.43'	22.10'
C3	066° 09' 36"	50.00'	57.74'	S17° 57' 58"E	54.58'	32.57'
C4	072° 14' 56"	50.00'	63.05'	N14° 51' 46"W	58.95'	36.49'
C5	282° 38' 08"	40.00'	197.32'	N81° 00' 59"W	50.00'	32.03'
C6	010° 42' 24"	135.00'	25.23'	S33° 38' 05"E	25.19'	12.65'
C7	048° 00' 14"	75.06'	62.89'	S14° 58' 33"E	61.06'	33.42'
C8	027° 13' 02"	135.00'	64.13'	S4° 37' 28"E	63.53'	32.68'
C9	047° 58' 05"	135.00'	113.02'	N14° 59' 59"W	109.75'	60.06'

Parcel Line Table		
Line #	Length	Direction
L1	12.07'	S09° 01' 36"W
L2	32.53'	S08° 59' 04"W
L3	20.68'	S08° 59' 04"W
L4	35.35'	N53° 59' 14"E
L5	35.36'	S36° 00' 46"E
L6	35.35'	S53° 59' 08"W
L7	35.35'	N36° 01' 07"W

INDEX TO SHEET OF TIERRA DEL SOL ACRES PHASE 1

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ET.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE, H.C.D.D. No. 1, HIDALGO COUNTY RIGHT OF WAY DEPARTMENT CERTIFICATE; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; AGUA SPECIAL UTILITY DISTRICT CERTIFICATION.
- SHEET 2: DESCRIPTION (METES AND BOUNDS); GENERAL NOTES.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSP AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS).
- SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, DANIEC LAND & CATTLE COMPANY, INC. AS OWNER OF THE 18.377 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TIERRA DEL SOL ACRES PHASE 1, 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

(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.

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF TIERRA DEL SOL ACRES PHASE 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 2014.

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

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TIERRA DEL SOL ACRES PHASE 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS _____ DAY OF _____, 2014.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

I, FRANK FLORES, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR TIERRA DEL SOL ACRES PHASE 1. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS, THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH PARABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

MR. FRANK FLORES, GENERAL MANAGER _____ DATE _____
 AGUA SPECIAL UTILITY DISTRICT

DANIEC LAND & CATTLE COMPANY, INC. DATE: _____
 PAULA A. DANIEC, PRESIDENT
 24165 IH-10, SUITE 217-610
 SAN ANTONIO, TEXAS 78257

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED PAUL A. DANIEC, PROVED TO ME THROUGH HIS 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

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: _____

I, SHUMAX LLC AS OWNER OF THE 18.377 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TIERRA DEL SOL ACRES PHASE 1, 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

(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.

SHUMAX LLC DATE: _____
 RICHARD G. SHUMACK, PRESIDENT
 1313 N. CONWAY SUITE 1
 MISSION, TEXAS 78572

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED SHUMAX LLC, PROVED TO ME THROUGH HIS 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2014.

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 TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF THE TIERRA DEL SOL ACRES PHASE 1 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION 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: 5-04-12
 DATE PREPARED: 6-24-12
 1-934 PG. 2-4

JOB No. 12068.00
 SURVEY JOB No. 12068.08



FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAIARDO, JR.
 HIDALGO COUNTY CLERK

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

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

TIERRA DEL SOL ACRES PHASE 1 IS LOCATED IN THE SOUTHWESTERN PART OF HIDALGO COUNTY ALONG THE NORTH AND SOUTH SIDES OF MILE 6 NORTH ROAD, TIERRA DEL SOL ACRES PHASE 1 IS LOCATED APPROXIMATELY 7,222 FEET SOUTH OF THE INTERSECTION OF MILE 7 NORTH ROAD AND EL CONEJO ROAD, THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF PENITAS, TIERRA DEL SOL ACRES PHASE 1 FALLS IN THE RURAL AREA OF THE COUNTY.

SUBDIVISION MAP OF
TIERRA DEL SOL ACRES
 PHASE 1
 BEING A RESUBDIVISION OF 18.377 ACRES
 OUT OF
 SHARE 4, OUT OF THE SCHUNIOR SUBDIVISION
 VOL. 2, PG. 23, H.C.M.R.
 HIDALGO COUNTY, TEXAS.

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C"
 ZONE "C" AREAS OF MINIMAL FLOODING.

COMMUNITY-PANEL NO. 480334-0275 B EFFECTIVE DATE: JANUARY 2, 1981 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).

2. SETBACKS:
 FRONT: 25 FEET ALONG STREET WITH 50-FOOT R.O.W.
 FRONT: 50 FEET ALONG STREET WITH 100-FOOT R.O.W.
 REAR: 15.00 FEET OR GREATER FOR EASEMENT
 SIDE: 6.00 FEET OR GREATER FOR EASEMENT
 CORNER SIDE: 10.00 FEET OR GREATER FOR EASEMENT
 CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 15:0

3. 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.

4. 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.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 -->B.M. NO. 1--ELEV. 228.50 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK IN 2'X2' CONCRETE SLAB SET AT THE SOUTHEAST CORNER OF LOT 5 OF THIS SUBDIVISION.
 N: 16643026.3460, E: 999965.2636.
 -->B.M. NO. 2--ELEV. 228.25 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK IN 2'X2' CONCRETE SLAB SET AT THE SOUTHWEST CORNER OF LOT 13 OF THIS SUBDIVISION.
 N: 16643149.6076, E: 999186.1285.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 32,757 CUBIC-Feet (0.75 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.)

7. NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN ANY DRAINAGE SWALE EASEMENT. EACH DRAINAGE SWALE EASEMENT 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.

8. 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.

9. EACH PURCHASE 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.

10. 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.

11. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (SOUTH) IN A RECORDED PLAT SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (SOUTH).

12. 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.

13. 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 AND MULTI-FAMILY 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.

14. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

15. DANIEC LAND & CATTLE COMPANY, INC. & SHUMAX LLC, THE OWNERS & SUBDIVIDERS OF TIERRA DEL SOL ACRES PHASE 1, 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.

16. DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

17. NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 14 THROUGH 21. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 14 AND 15, 16 AND 17, 18 AND 19, 20 AND 21, TO PROVIDE INGRESS AND EGRESS TO LOTS 12 THROUGH 21 FROM LILIA STREET (MILE 6 NORTH).

DESCRIPTION OF TIERRA DEL SOL ACRES PHASE 1
 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 18.377 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF SHARE 4 OF THE SCHUNIOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS, SAID 18.377 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 53, TAURUS ESTATES #21, AS RECORDED IN VOLUME 53, PAGES 88-90, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;

1. THENCE, S 08° 59' 04" W ALONG THE WEST LINE OF A 150.00-FOOT H.C.D.D. No. 1 DRAINAGE DITCH RIGHT-OF-WAY AT A DISTANCE OF 451.59 FEET PASS A No. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), AT A DISTANCE OF 551.59 FEET PASS A No. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), CONTINUING A TOTAL DISTANCE OF 1050.43 FEET TO A No. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 00' 56" W A DISTANCE OF 368.30 FEET TO A No. 4 REBAR SET ON THE EAST RIGHT-OF-WAY OF EL CONEJO ROAD, FOR AN ANGLE POINT OF THIS TRACT;
3. THENCE, N 77° 34' 30" W A DISTANCE OF 50.09 FEET TO A No. 4 REBAR SET ON THE WEST RIGHT-OF-WAY OF EL CONEJO ROAD, FOR AN ANGLE POINT OF THIS TRACT;
4. THENCE, N 80° 56' 30" W A DISTANCE OF 371.30 FEET TO A No. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
5. THENCE, N 09° 03' 30" E AT A DISTANCE OF 495.44 FEET PASS A No. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), AT A DISTANCE OF 595.44 FEET PASS A No. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), CONTINUING A TOTAL DISTANCE OF 994.89 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 106, TAURUS ESTATES #21, FOR THE NORTHWEST CORNER OF THIS TRACT;
6. THENCE, S 81° 10' 47" E ALONG THE SOUTH BOUNDARY LINE OF SAID TAURUS ESTATES #21 A DISTANCE OF 345.28 FEET TO A No. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 106 FOR A POINT OF CURVATURE TO THE LEFT;
7. THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH BOUNDARY LINE OF TAURUS ESTATES AND A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 246° 06' 00", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 214.75 FEET, A TANGENT 76.84 FEET, AND A CHORD THAT BEARS N 72° 03' 51" E A DISTANCE OF 83.82' TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 09° 01' 36" E A DISTANCE OF 12.07 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 53 FOR THE EASTERNMOST NORTHWEST CORNER OF THIS TRACT
9. THENCE, S 81° 10' 47" E ALONG THE SOUTH LINE OF SAID LOT 53, TAURUS ESTATES #21 A DISTANCE OF 368.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.377 ACRES OF LAND, MORE OR LESS.

METES AND BOUNDS DESCRIPTION
 TEMPORARY TURN AROUND

A TRACT OF LAND CONTAINING 0.1102 OF ONE ACRE, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF SHARE 4 OF THE SCHUNIOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS, SAID 0.1102 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

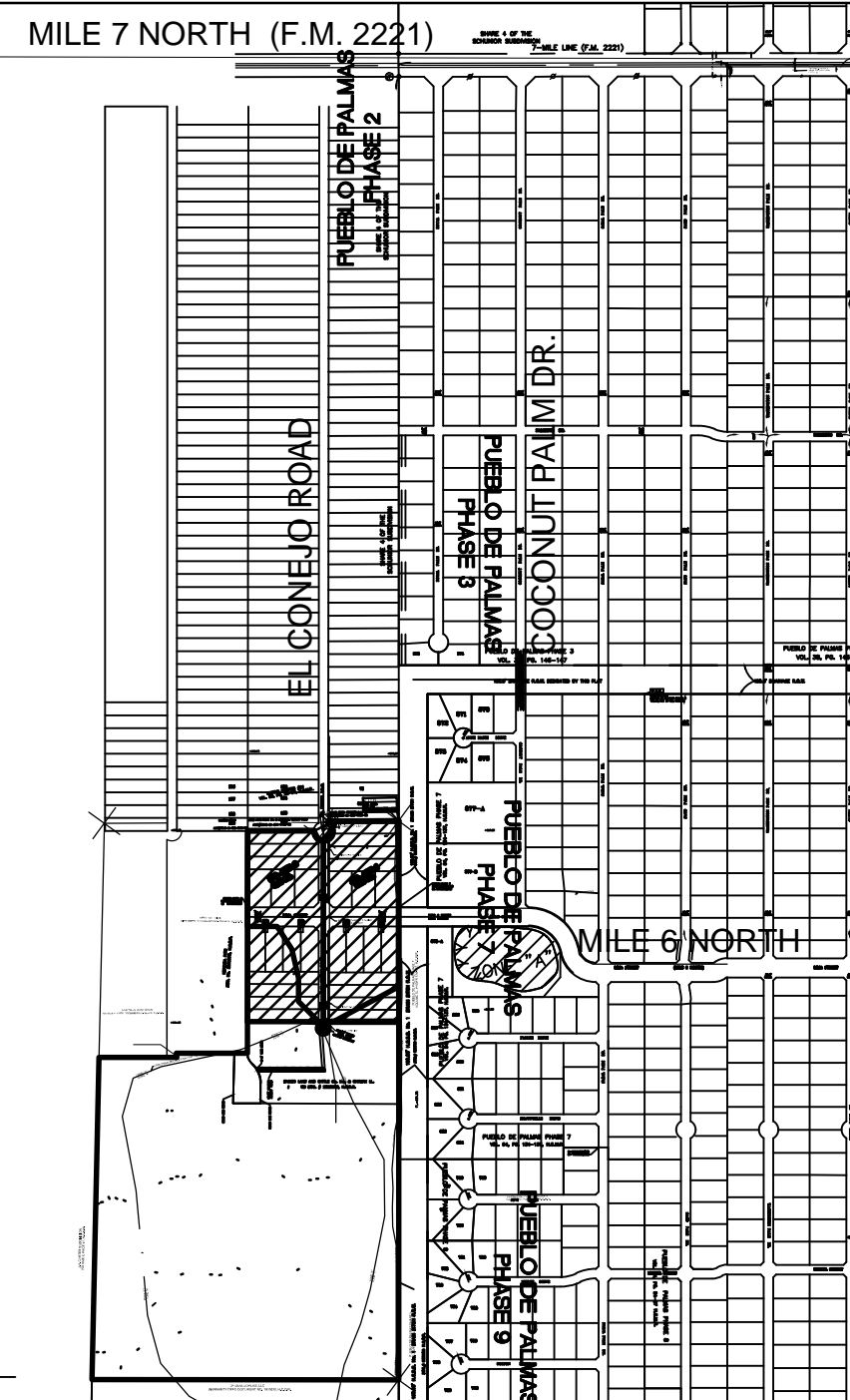
COMMENCING AT A #4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 53, TAURUS ESTATES #21, AS RECORDED IN VOLUME 53, PAGES 88-90, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 08° 59' 04" W ALONG THE WEST LINE OF A 150.00-FOOT H.C.D.D. No. 1 DRAINAGE DITCH RIGHT-OF-WAY AT A DISTANCE OF 451.59 FEET PASS A No. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), AT A DISTANCE OF 551.59 FEET PASS A No. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), CONTINUING A TOTAL DISTANCE OF 1050.43 FEET TO A No. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N 81° 00' 56" W A DISTANCE OF 368.30 FEET TO A No. 4 REBAR SET ON THE EAST RIGHT-OF-WAY OF EL CONEJO ROAD, FOR AN ANGLE POINT AND THE POINT OF BEGINNING OF THIS THEREIN DESCRIBE TRACT;

1. THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 282° 38' 08", A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 197.32 FEET, A TANGENT 32.03 FEET, AND A CHORD THAT BEARS N 81° 00' 59" W A DISTANCE OF 50.00' TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, N 08° 58' 04" W A DISTANCE OF 3.00 FEET TO A No. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY OF EL CONEJO ROAD FOR THE NORTHWEST CORNER OF THIS TRACT
3. THENCE, N 77° 34' 55" W A DISTANCE OF 50.09 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.1102 OF ONE ACRE OF LAND, MORE OR LESS.

LOCATION MAP
 SCALE 1" = 1000'



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

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT
WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

TIERRA DEL SOL ACRES PHASE 1 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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.

AGUA SUD HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE MILE 6 NORTH ROAD (MILE 6 NORTH ROAD) RIGHT-OF-WAY AND AN EXISTING 8" DIAMETER WATER LINE RUNNING WITHIN AN EXCLUSIVE 15 FOOT AGUA SUD EASEMENT ALONG THE EAST SIDE OF EL CONEJO ROAD RIGHT-OF-WAY AND CONTINUING SOUTH THROUGH TIERRA DEL SOL ACRES PHASE 1. THE WATER SYSTEM FOR TIERRA DEL SOL ACRES PHASE 1 SUBDIVISION CONSISTS OF A 8" DIAMETER WATER LINE THAT CONNECTS TO THE EXISTING 8" LINES. THE 8" LINE THEN RUNS WEST WITHIN AN EXCLUSIVE 15 FOOT AGUA SUD EASEMENT ALONG THE NORTH SIDE OF MILE 6 NORTH ROAD RIGHT-OF-WAY CONNECTING TO THE EXISTING 8" WATER LINE ALONG THE EAST SIDE OF EL CONEJO ROAD AND CONTINUING WEST ENDING WITH A FLUSH VALVE ON THE SOUTHWEST CORNER OF LOT 13.

WATER DISTRIBUTION FOR THE TIERRA DEL SOL ACRES PHASE 1 SUBDIVISION CONSISTS OF TWELVE 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND FIVE 1/2" 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 \$66,805.00, OR \$2,303.62 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$23,101.98, WHICH COVERS THE \$796.62 COST PER LOT AS STATED IN THE 30 YEAR 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 AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$3,900.00 FOR A TOTAL COST OF \$7,800.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD 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 TIERRA DEL SOL ACRES PHASE 1 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. THE UNDERSIGNED PROFESSIONAL ENGINEER 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. 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 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 1,500.00, 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 \$43,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 06-02-2014.

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 \$89,906.98 WHICH EQUALS TO \$3,100.24 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$43,500.00 FOR THE ENTIRE SUBDIVISION.

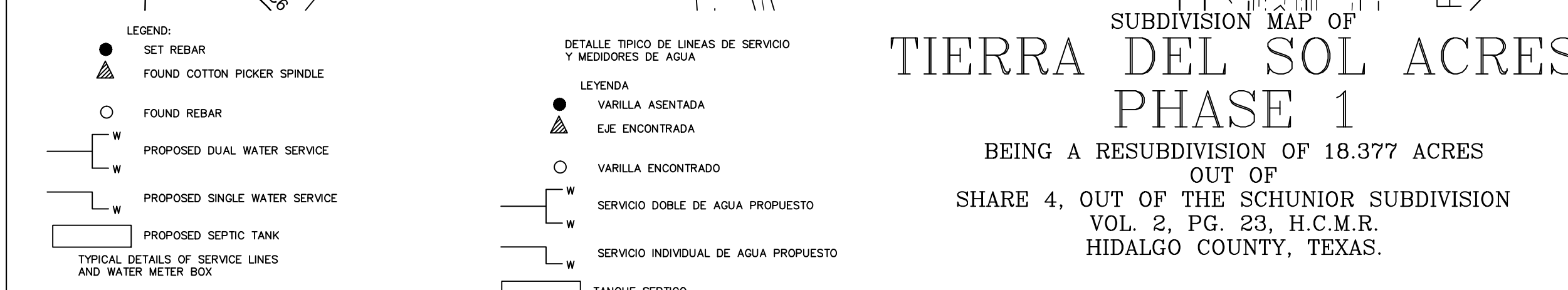
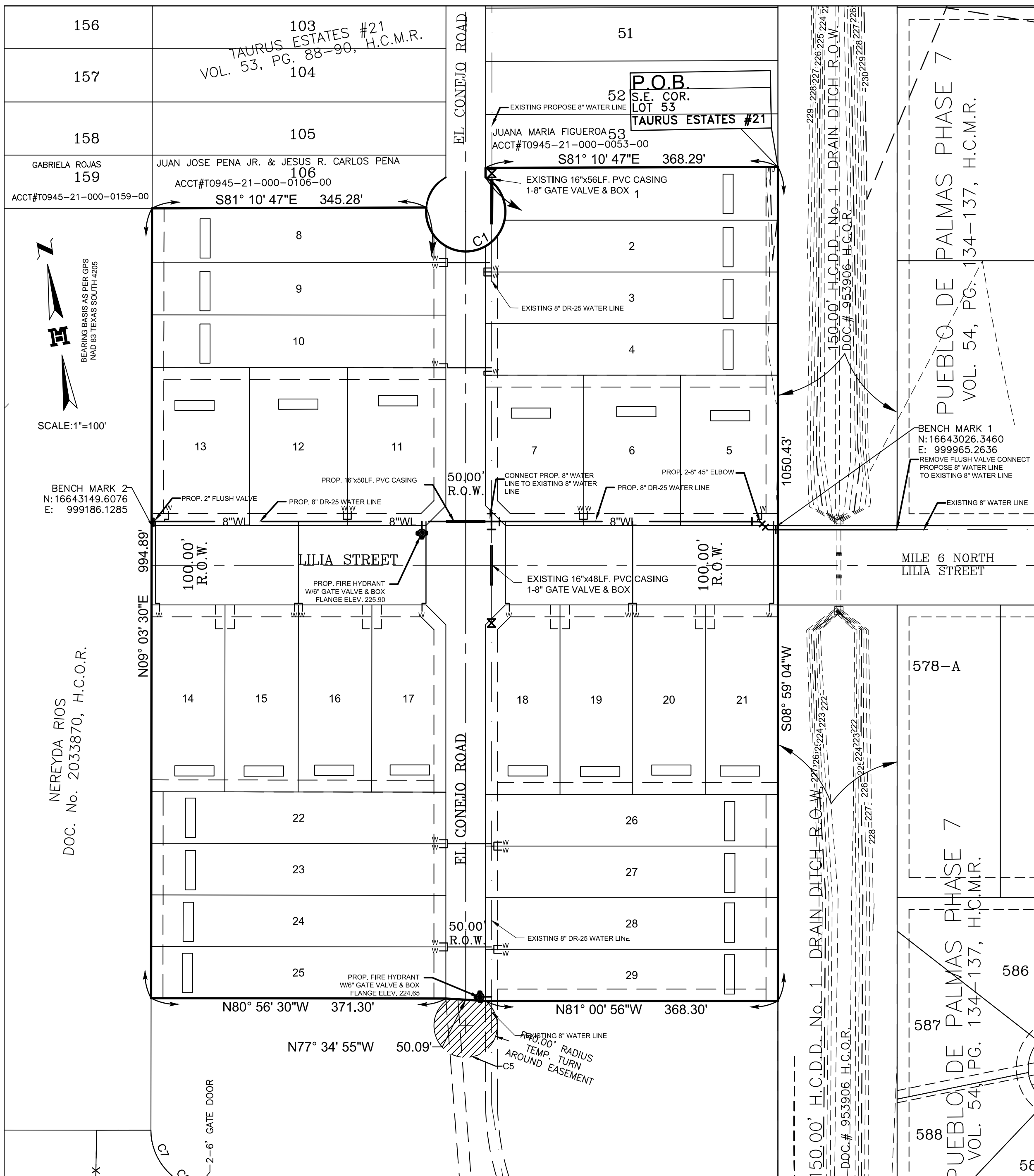
ENGINEER'S SIGNATURE _____ DATE _____

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 211,150.00
DRAINAGE IMPROVEMENTS:	\$ 19,750.00
WATER DISTRIBUTION:	\$ 66,805.00
SEPTIC TANK	\$ 43,500.00
IMPROVEMENTS / OSSF:	

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 211,150.00
DREAJE PLUVIAL:	\$ 19,750.00
SERVICIO DE AGUA POTABLE:	\$ 66,805.00
SERVICIO DE DREAJE SANITARIO	\$ 43,500.00



LEGEND:

- FOUND REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND REBAR
- W PROPOSED DUAL WATER SERVICE
- W PROPOSED SINGLE WATER SERVICE
- W PROPOSED SEPTIC TANK
- W TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX

DETAJE TIPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA

LEYENDA

- VARILLA ASENTADA
- E.E. ENCONTRADA
- VARILLA ENCONTRADO
- W SERVICIO DOBLE DE AGUA PROPUESTO
- W SERVICIO INDIVIDUAL DE AGUA PROPUESTO
- W TANQUE SEPTICO

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, **PAUL DANIEC**, SUBDIVIDER(S) OF TIERRA DEL SOL ACRES PHASE 1 SUBDIVISION, HERE BY 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.

PAUL DANIEC
(DANIEL LAND & CATTLE COMPANY, INC.)

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **PAUL DANIEC**, 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 STATED, EVEN UNDER MY HAND AND SEAL.

OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

**SUBDIVISION MAP OF
TIERRA DEL SOL ACRES
PHASE 1**
BEING A RESUBDIVISION OF 18.377 ACRES
OUT OF
SHARE 4, OUT OF THE SCHUNIOR SUBDIVISION
VOL. 2, PG. 23, H.C.M.R.
HIDALGO COUNTY, TEXAS.

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, **RICHARD G. SHUMACK**, SUBDIVIDER(S) OF TIERRA DEL SOL ACRES PHASE 1 SUBDIVISION, HERE BY 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.

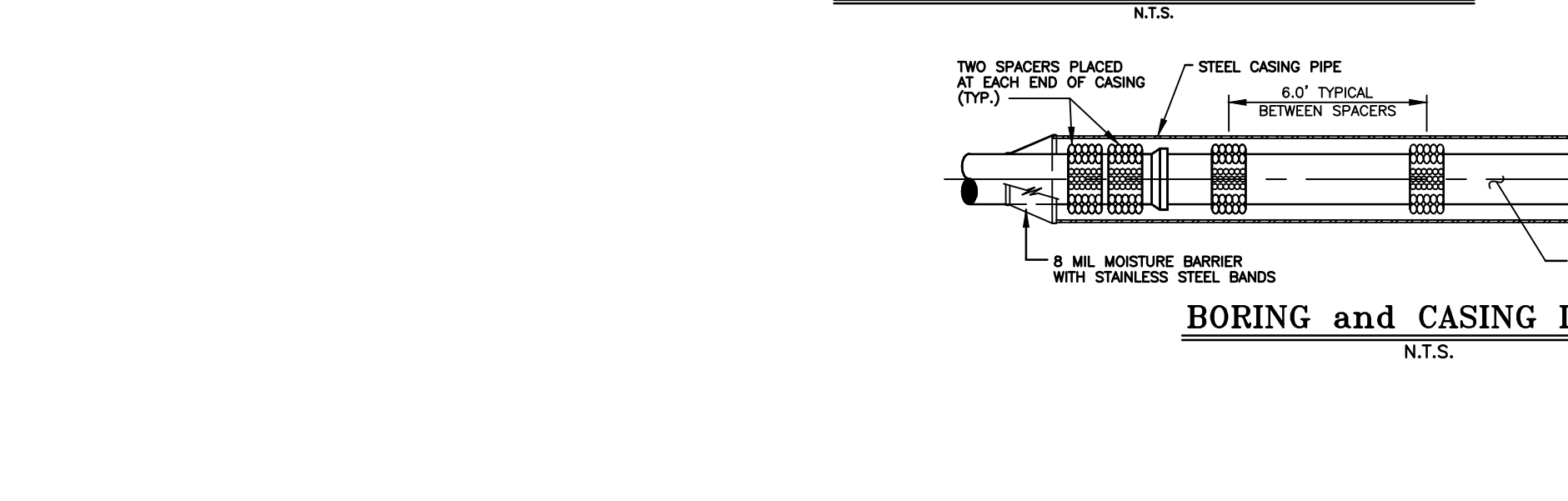
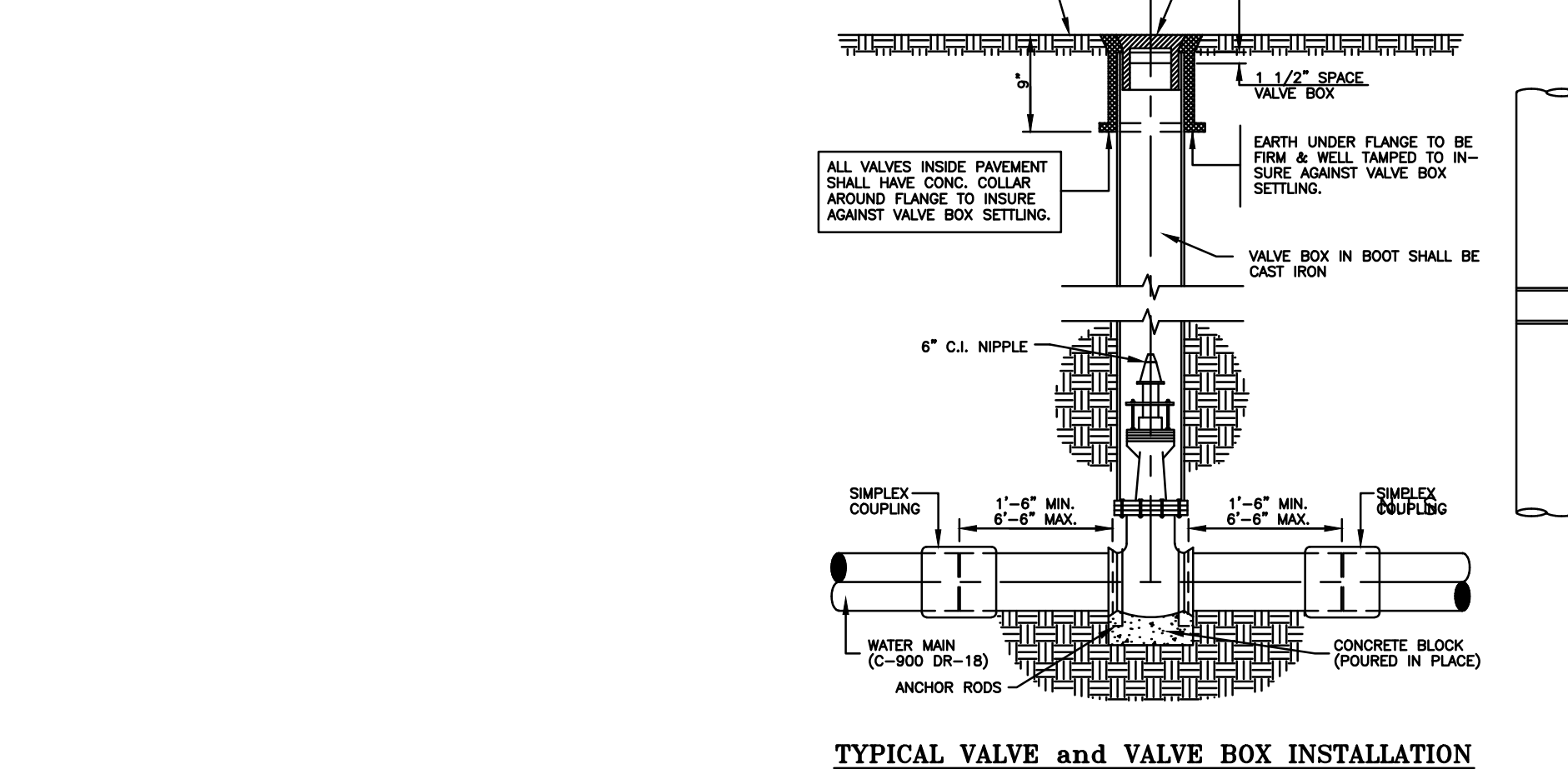
RICHARD G. SHUMACK
(SHUMAX, LLC)

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RICHARD G. SHUMACK**, 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 STATED, EVEN UNDER MY HAND AND SEAL.

OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER DISTRIBUTION SYSTEM AND OSSF BEING INSTALLED)
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION TIERRA DEL SOL ACRES PHASE 1 RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (LA COMPANIA DE AGUA (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA SUD 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 TIERRA DEL SOL ACRES PHASE 1 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO DENTRO DE UNA CONSECCION DE 15 PIES EXCLUSIVA DE AGUA SUD POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA LILIA STREET (MILE 6 NORTH ROAD). TAMBIEN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO DENTRO DE UNA CONSECCION DE 15 PIES EXCLUSIVA DE AGUA SUD QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA DE LA CARRETERA EL CONEJO ROAD Y CONTINUA A SUR PASANDO TIERRA DEL SOL ACRES PHASE 1. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION TIERRA DEL SOL ACRES PHASE 1 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 OESTE POR EL LADO NORTE DE LA CALLE MILE 6 NORTH ROAD DENTRO CONSECCION DE 15 PIES EXCLUSIVA DE AGUA SUD, CONECTADON A LA LINEA DE 8 PULGADAS DE DIAMETRO EL LADO ESTE DEL DERECHO DE VIA DE LA CARRETERA EL CONEJO ROAD Y CONTINUA AL OESTE TERMINARA CON UNA VALVULA DE PRESION DE 2 PULGADAS DE DIAMETRO LOCALIZADA AL SUROESTE DE LOTE 13.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN DOSE 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 CINCO CONDUCTOS INDIVIDUALES 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 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 66,805.00 O \$ 2,303.62 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA AGUA SUD \$ 23,101.98, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ 796.62. 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 AGUA SUD LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 2 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,900.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$7,800.00. 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 SEPTICA CONSISTE DE UN TANQUE SEPTICOS 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 MIDE MEDIO ACRE. SE HICIERON DOS 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 ARCILLOSO 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.

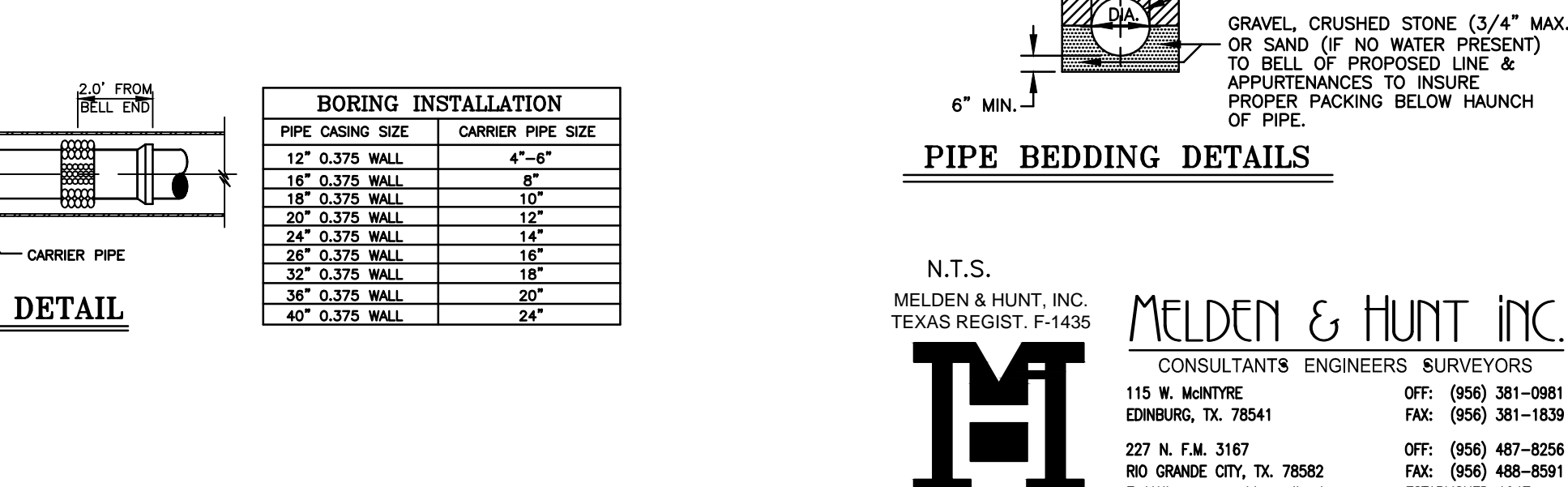
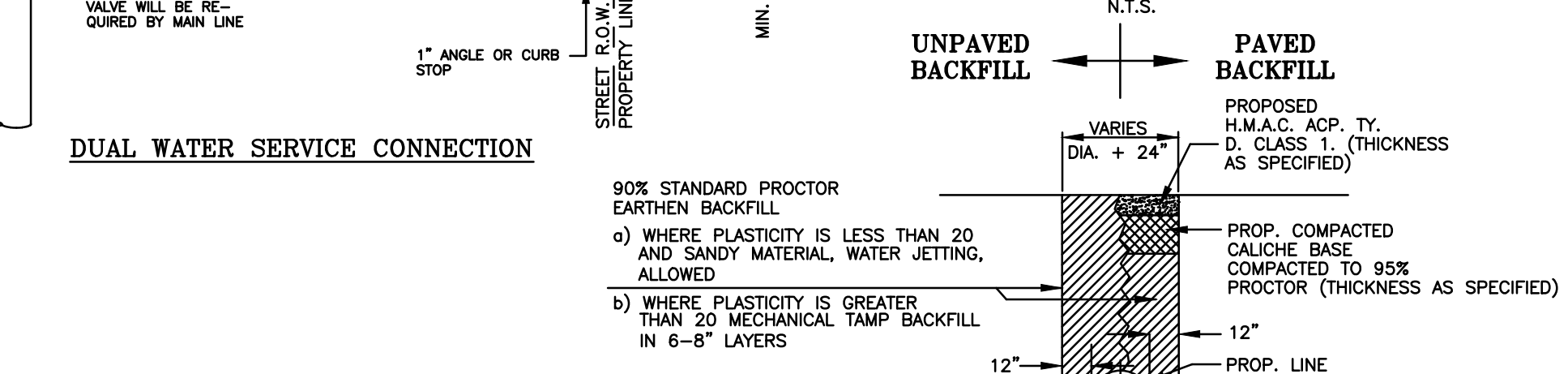
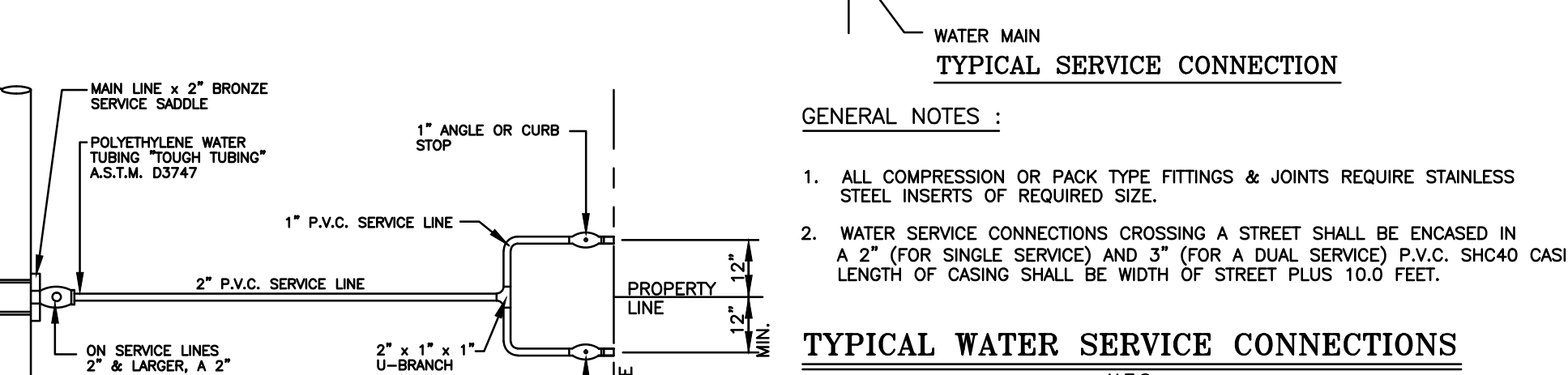
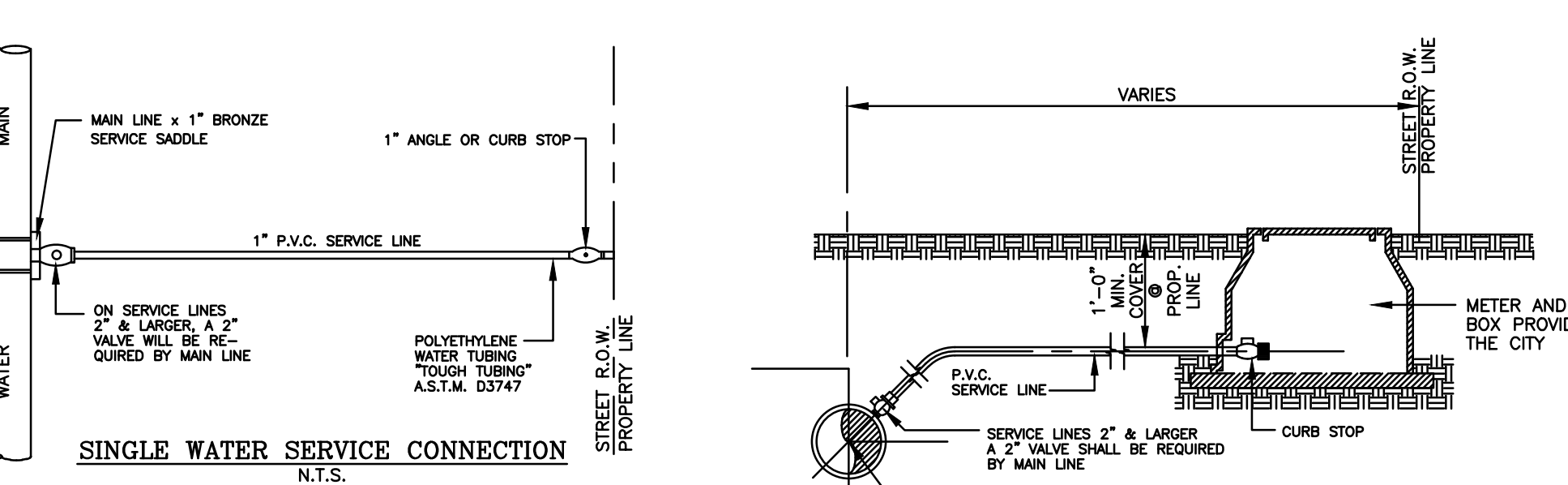
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES \$ 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$43,500.00. EL 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 GOBERNANDON 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 \$ 89,906.98 O \$ 3,100.24 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1,500.00 A UN COSTO TOTAL DE \$ 43,500.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



GENERAL NOTES:

- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
- WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" (FOR SINGLE SERVICE) AND 3" (FOR A DUAL SERVICE) P.V.C. SCH40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTIONS

UNPAVED BACKFILL vs **PAVED BACKFILL**

PIPE BEDDING DETAILS

PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	4"-6"
16" 0.375 WALL	8"
18" 0.375 WALL	10"
20" 0.375 WALL	12"
24" 0.375 WALL	14"
28" 0.375 WALL	16"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"

BORING INSTALLATION

90% STANDARD PROCTOR EARTHEN BACKFILL

a) WHERE PLASTICITY IS LESS THAN 20 AND SANDY MATERIAL, WATER JETTING, ALLOWED

b) WHERE PLASTICITY IS GREATER THAN 20 MECHANICAL TAMP BACKFILL IN 6-8" LAYERS

PROPOSED H.M.A.C. ACP. TY. D. CLASS 1 (THICKNESS AS SPECIFIED)

PROP. COMPACTED CALICHE BASE COMPACTED TO 95% PROCTOR (THICKNESS AS SPECIFIED)

PROP. LINE

GRAVEL, CRUSHED STONE (3/4" MAX. SIZE), OR SAND (IF NO WATER PRESENT) TO BELL OF PROPOSED LINE & APPURTENANCES TO INSURE PROPER PACKING BELOW HAUNCH OF PIPE.

6" MIN.

PIPE BEDDING DETAILS

N.T.S.
MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS

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EDINBURG, TX. 78541 FAX: (956) 381-1839

227 N. F.M. 3167 OFF: (956) 487-8256
RO GRANDE CITY, TX. 78862 FAX: (956) 488-8591

E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

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

DRAINAGE STATEMENT
TIERRA DEL SOL ACRES PHASE 1

TIERRA DEL SOL ACRES PHASE 1 IS AN 18.377 ACRES TRACT OF LAND OUT OF SHARE 4 SCHUNIOR SUBDIVISION, COUNTY OF HIDALGO, TEXAS AS RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED 3,793.00 FEET SOUTH OF MILE 7 NORTH ROAD (F.M. 2221) ALONG EL CONEJO ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A RESIDENTIAL USE AND IS LOCATED IN ZONE "C" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0275 B, MAP REVISED JANUARY 2, 1981.

ZONE "C" IS AN "AREA OF MINIMAL FLOODING."

THE SOILS ARE BRENNAN FINE SANDY LOAM AND MCALLEN FINE SANDY 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 A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 6.98 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

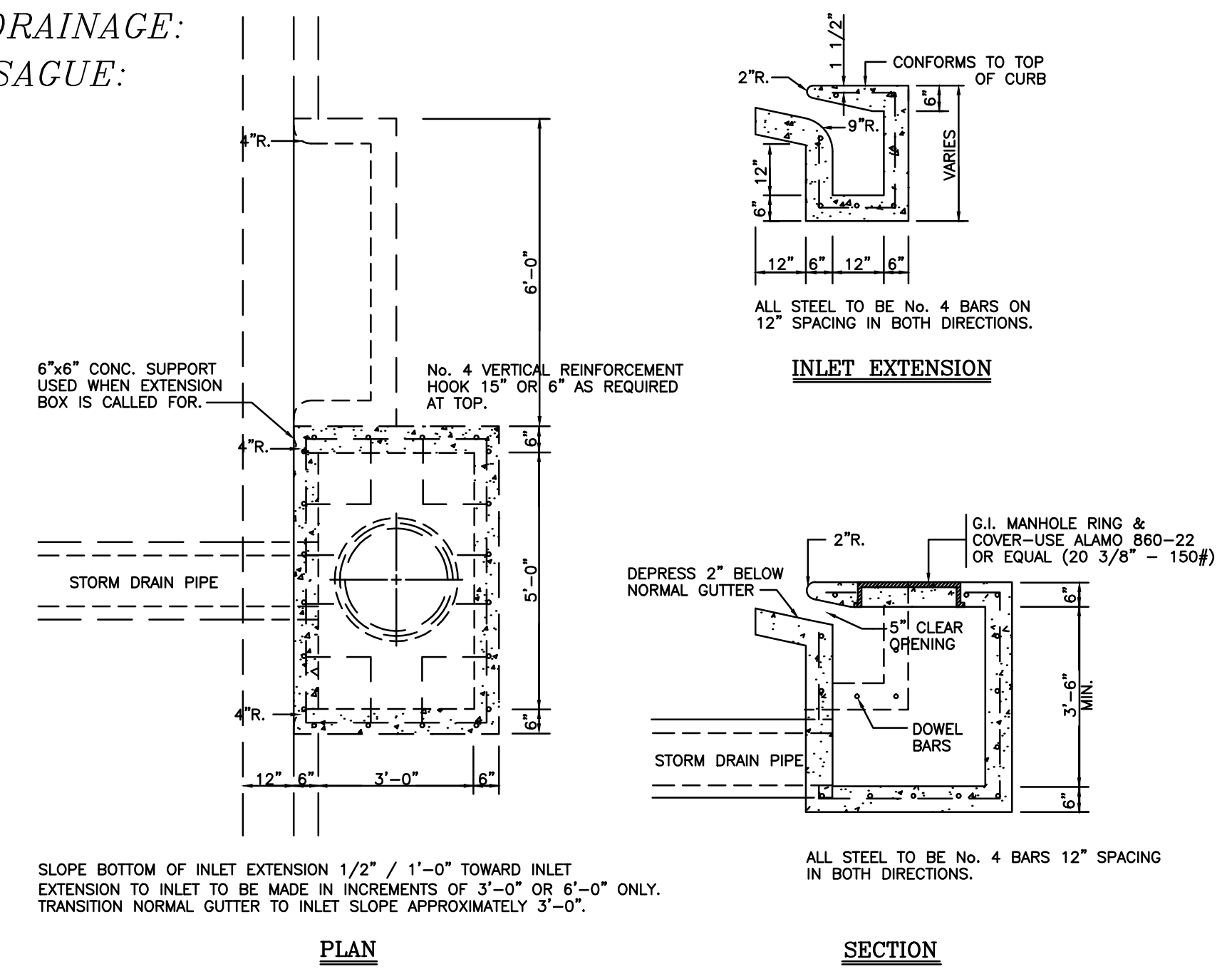
THE PROPOSED DRAINAGE FOR TIERRA DEL SOL ACRES PHASE 1 CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW SOUTH DRAINING INTO A PROPOSED TEMPORARY SWALE FLOWING SOUTHWEST FLOWING TO A 150-FOOT DRAINAGE SWALE WITHIN THE EXISTING LOW ACRES LOCATED AT THE REAR OF THE FUTURE CENTRAL LOTS. THE 150-FOOT DRAINAGE SWALE WILL SERVE TO RETAIN RUNOFF AND EVAPORATE AND PERCOLATE INTO THE SOIL.

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, 32,757 CUBIC FEET OF DETENTION WILL BE PROVIDED IN THE 150-FOOT DRAINAGE SWALE FOR THIS SUBDIVISION. A "TRAPEZOID" SHAPED SWALE SHALL BE CONSTRUCTED IN ORDER TO DETAIN RUNOFF.

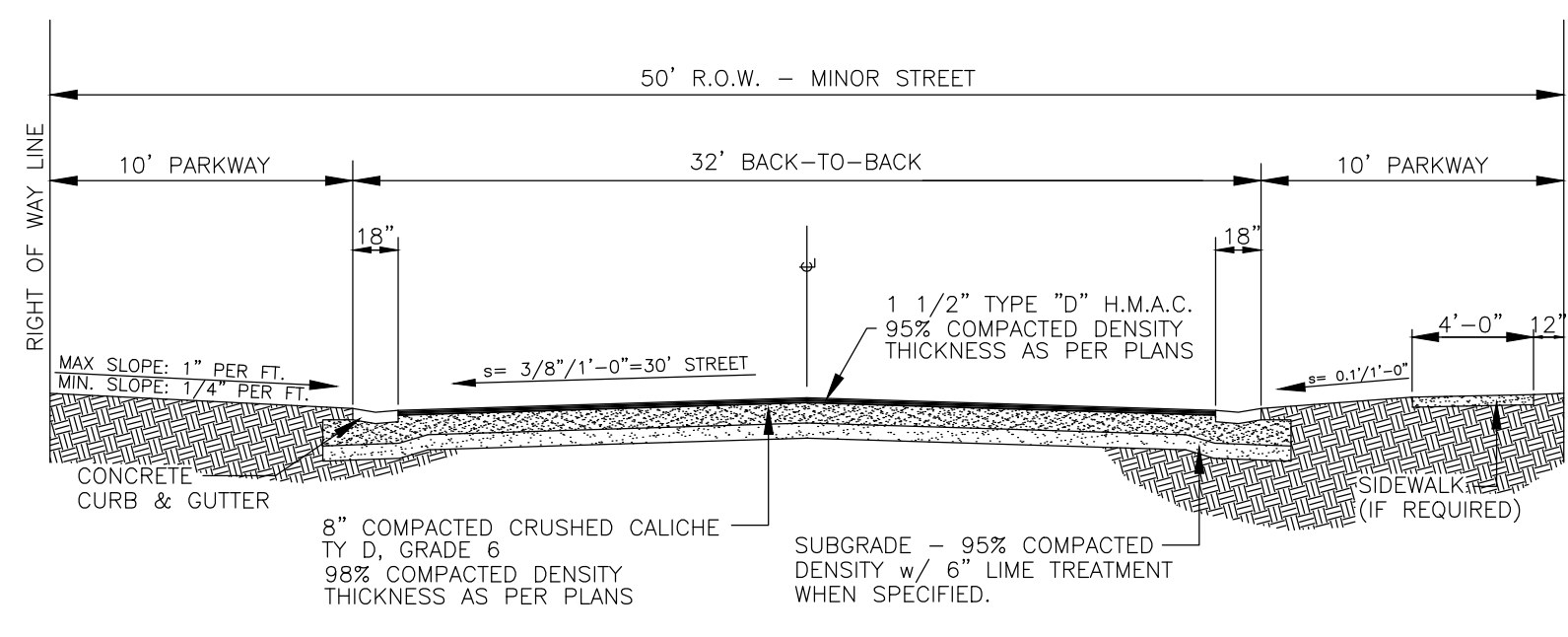
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0275 B, REVISED JANUARY 2, 1981 IS CONTAINED WITHIN THE LOW AREA TO THE SOUTH OF THIS SUBDIVISION.

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

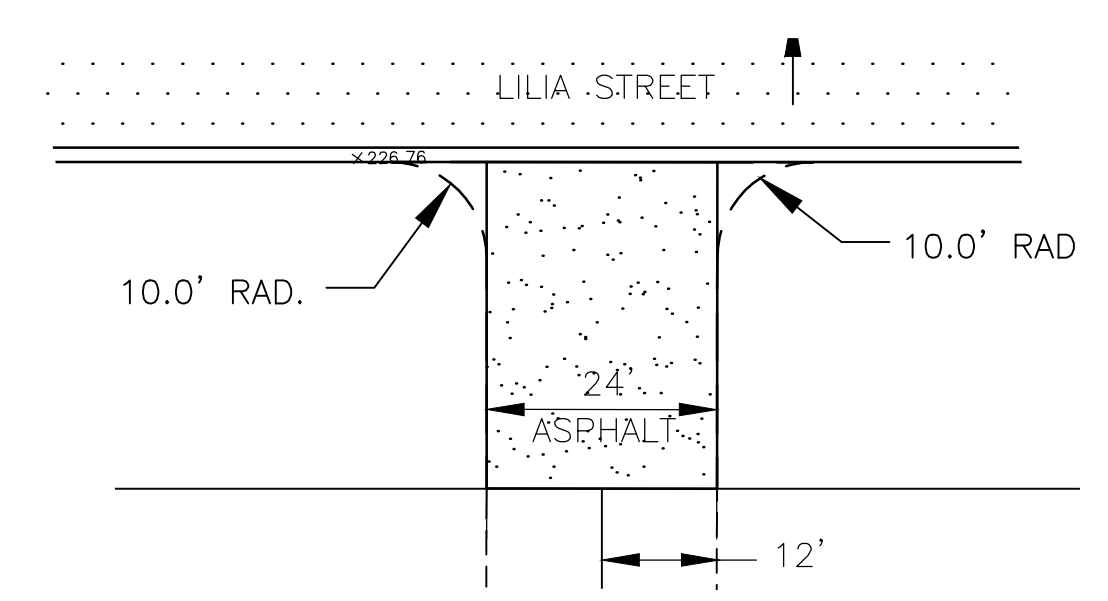


TYPE "A" INLET



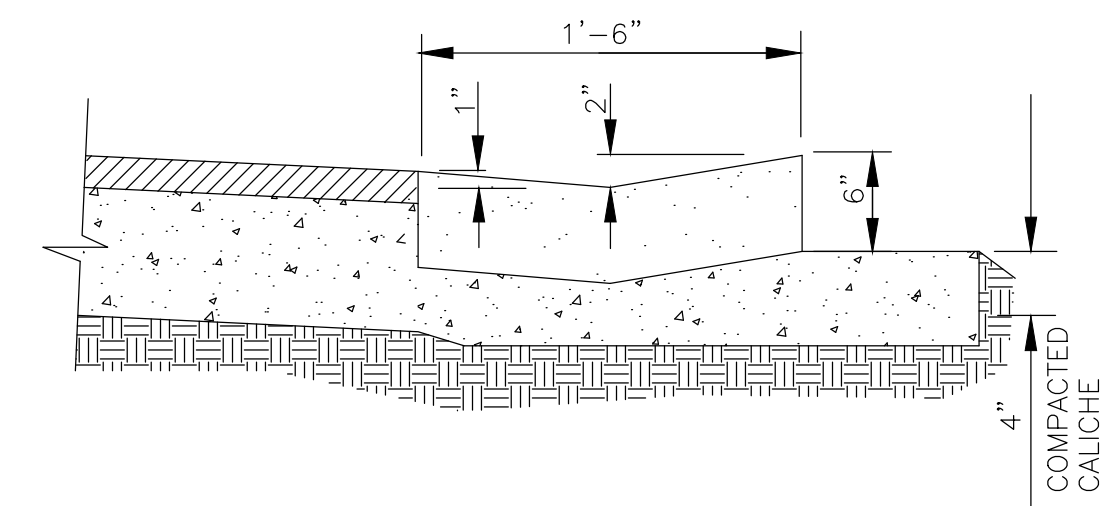
TYPICAL STREET CROSS SECTION

N.T.S.

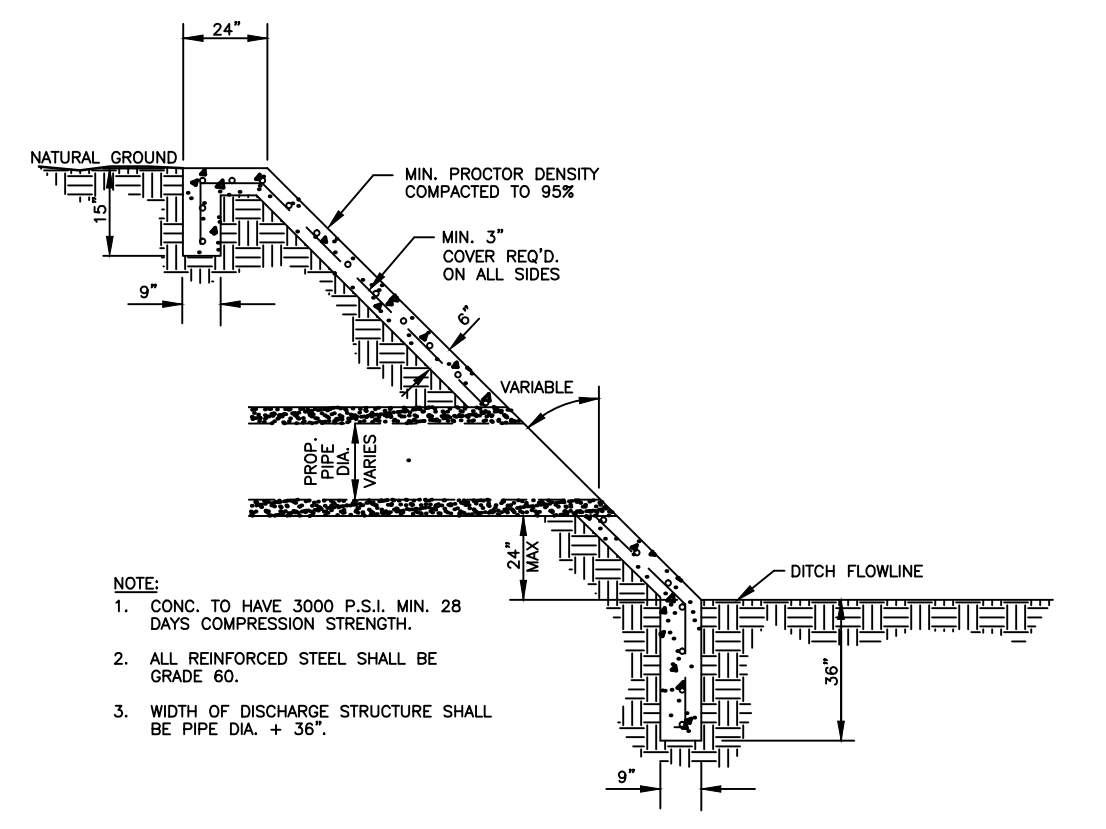


TYPICAL SHARE DRIVEWAY DETAIL

SCALE 1"=20'

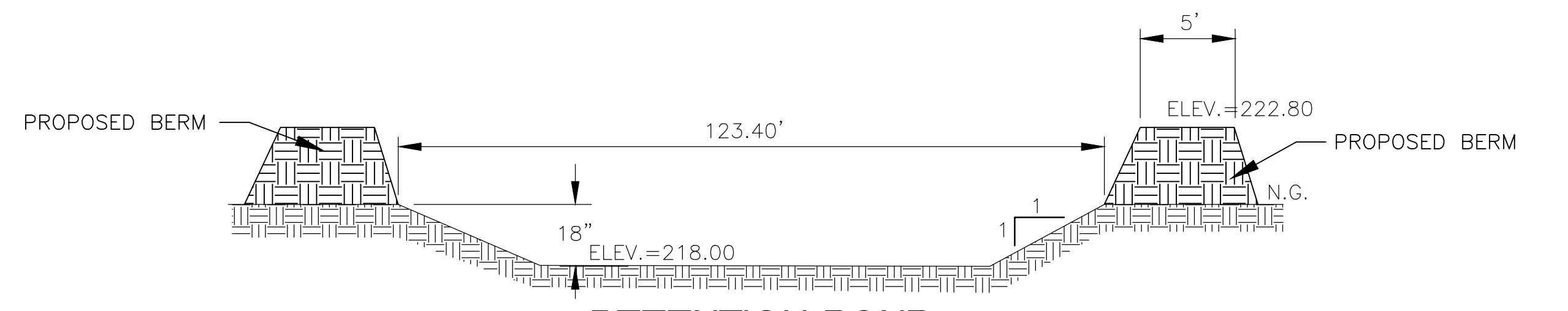


CONCRETE LAYBACK CURB



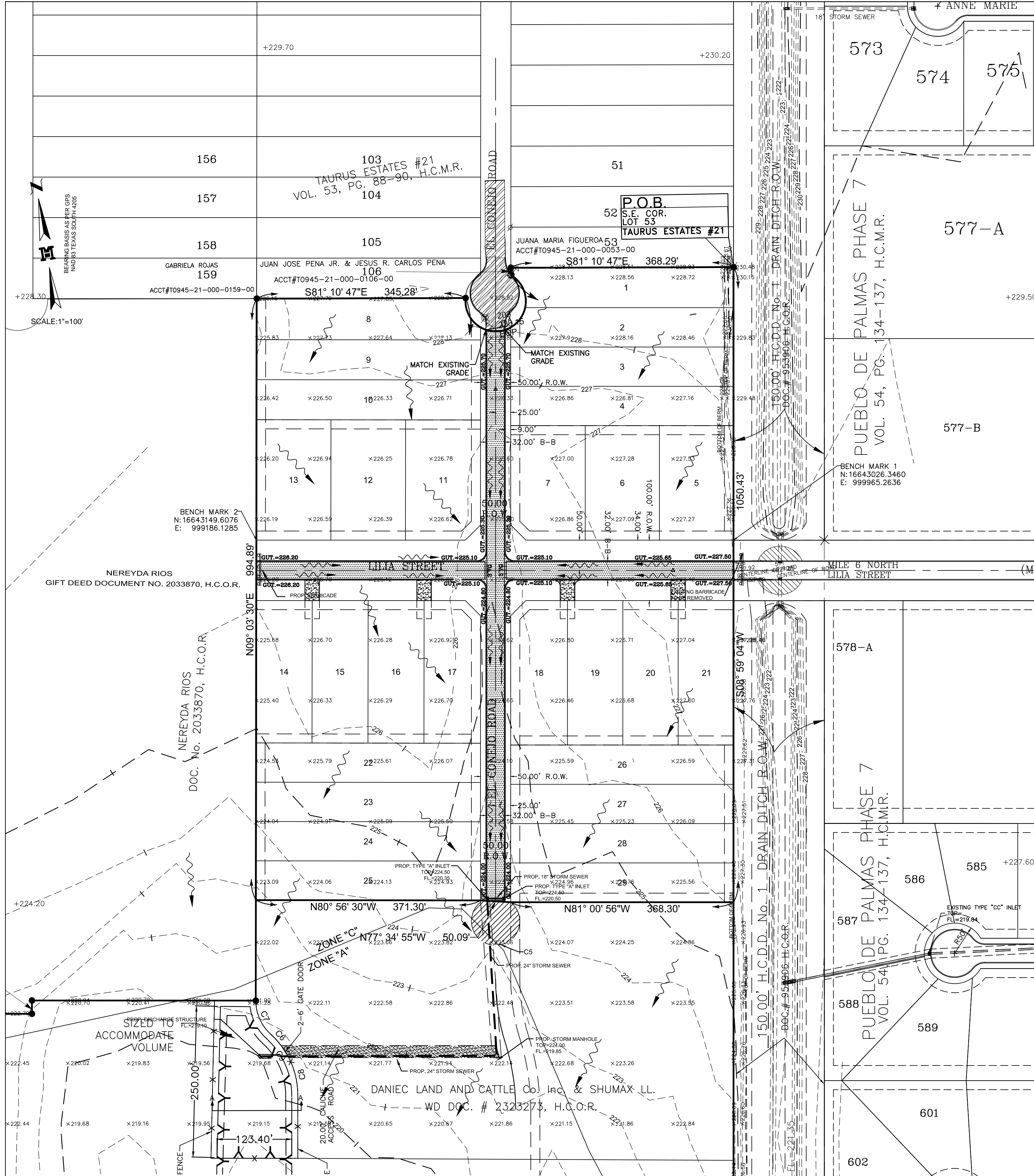
H.C.D.D.#1 STORM DISCHARGE STRUCTURE

N.T.S.



RETENTION POND

SECTION A-A
N.T.S.



TIERRA DEL SOL ACRES
PHASE 1
BEING A RESUBDIVISION OF 18.377 ACRES
OUT OF
SHARE 4, OUT OF THE SCHUNIOR SUBDIVISION
VOL. 2, PG. 23, H.C.M.R.
HIDALGO COUNTY, TEXAS.

MELDEN & HUNT, INC.
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 www.mhlandhunt.com

REVISION	DATE	BY

DRAWN BY: CRO
 CHECKED BY: CRO
 DESIGNED BY: CRO
 RELEASE DATE: T. PG.
 SCALE: 1" = 100'

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

THE SEAL APPEARING ON THIS DOCUMENT WAS ALTERNATED BY FRED L. KURTH, P.E. 54151
 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE REGISTERED ENGINEER UNDER TEXAS ENGINEERING PRACTICE LAW

TIERRA DEL SOL ACRES OVERALL
 HIDALGO COUNTY, TEXAS

OVERALL PAVING LAYOUT

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 File Name: XXXXXXXXXX
 SHEET 1 OF 1

