



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 07-22-2014

PROPOSED LOS VIENTOS ESTATES PHASE 2 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: 17  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: North side of Mile 22 ½ North Rd with the intersection of Val Verde Rd.  
SUBDIVISION LIES WITHIN THE:  The rural area of the County

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 06-25-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.  
DRAINAGE DESIGN: Detention will be provided in the green area and low areas of each lot.

ROAD R.O.W. DEDICATION: 27.5 feet on Mile 22 ½ North Road

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 05-21-14 : By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 05-22-14 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: N.A.W.S.C. LINE SIZE: 8" LOCATION: North of Mile 22 ½ North Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 05-21-14 : By Martin Ramirez, Director of Office of Environmental Compliance

**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.*

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

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

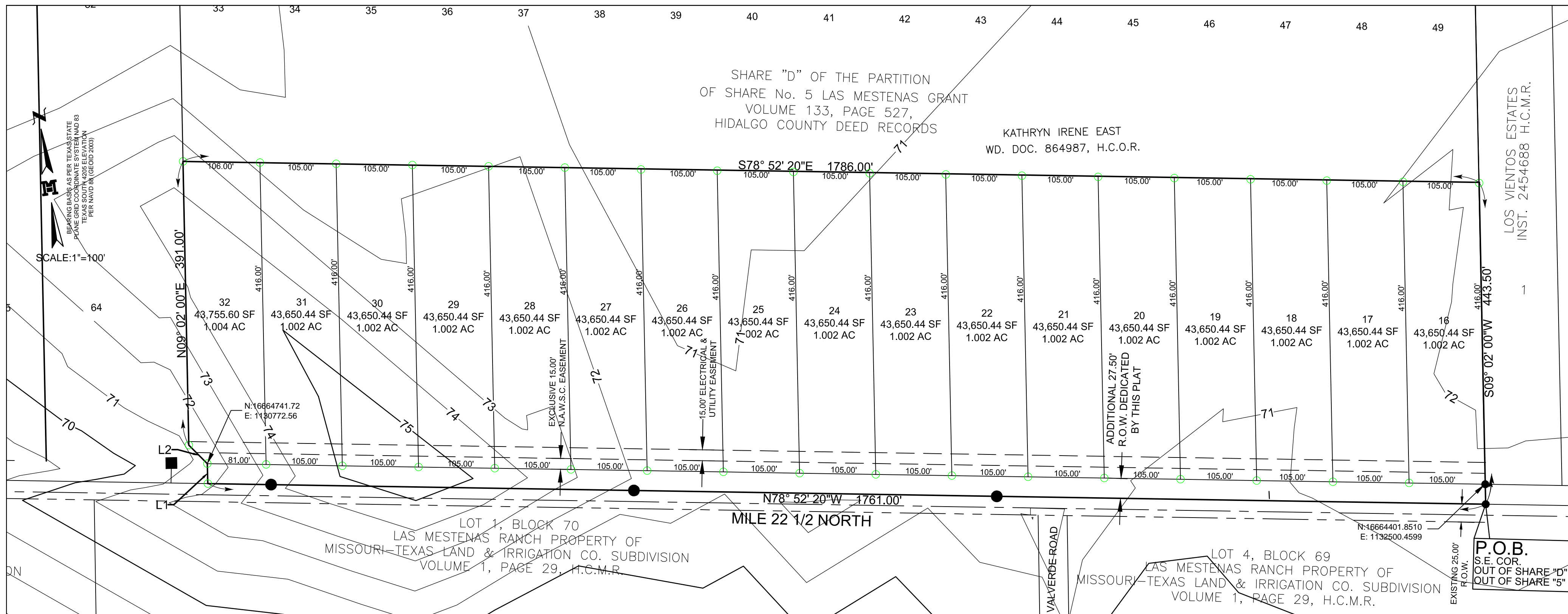
STAFF RECOMMENDS:  **Preliminary Approval with Variance Request** *subject comments and future recommendations by planning and other departments*

VARIANCE REQUEST ON: Variance Request for 1/3 escrow on Mile 22 ½ North under Hidalgo County Subdivision Rules, 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.*



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 MAP REVISED JUNE 6, 2000 REVISED TO REFLECT LOMR DATED 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 OR EASEMENT WHICHEVER IS GREATER.  
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 OCCUPANCY OF 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.  
--BM. NO. 1--ELEV. 63.85 N.G.V.D. 29. DESCRIPTIONS: TOP OF NO. 4 REBAR FOUND ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD AT THE SOUTHEAST CORNER OF LOT 15 OF LOS VIENTOS ESTATES. N:16664094.032, E:1134054.092.  
--BM. NO. 2--ELEV. 63.50 N.G.V.D. 29. DESCRIPTIONS: MONUMENT SET IN CONCRETE APPROXIMATELY 3 FEET SOUTH AND 3 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 32 OF THIS SUBDIVISION. N:16664751.2782, E: 1130723.9512
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 13,207 CUBIC-FEET (0.303 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 ITS 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 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 OCCUPANCY 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 EXCEPTS 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 OCCUPANCY A LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- KATHRYN I. EAST, THE OWNER & SUBDIVIDER OF LOS VIENTOS ESTATES PHASE 2, 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.
- NO RECORDED EASEMENT WAS FOUND FOR GAS LINE.

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DECLARATION, CERTIFICATION, AND ATTESTATION

I, Kathryn I. East, AS OWNER OF THE 18.149 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS VIENTOS ESTATES PHASE 2, 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

(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.

KATHRYN I. EAST  
2112 W. University Drive, PMB 703  
Edinburg, Texas 78539

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED Kathryn I. East, who 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 THEREIN EXPRESSED.

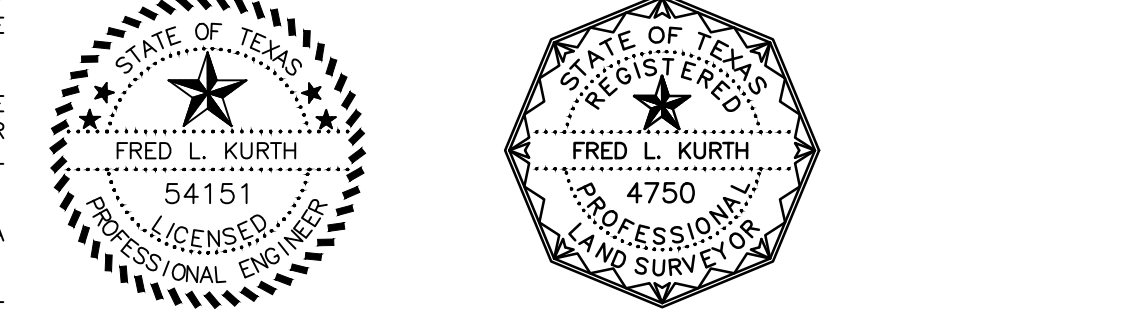
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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 THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF LOS VIENTOS ESTATES PHASE 2 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: 3-9-02 JOB No. 13087.00  
DATE PREPARED: 9-16-13  
1-662 PGS:13-37  
MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



**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 PHASE 2 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 HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOS VIENTOS ESTATES PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

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

I, THE UNDERSIGNED 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 RESPECTIVE SUBDIVISION. I AM GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
BY: \_\_\_\_\_

**DESCRIPTION OF LOS VIENTOS ESTATES PHASE 2  
METES AND BOUNDS DESCRIPTION**

A TRACT OF LAND CONTAINING 18.149 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OR PORTION OUT OF SHARE 5 OUT OF SHARE 'D' OUT OF THE LAS MESTENAS GRANT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 48, HIDALGO COUNTY MAP RECORDS, SAID SHARE 'D' SHOWN ON THE PLAT OF ORIGINAL SHARE NO. 5 LAS MESTENAS GRANT, RECORDED IN VOLUME 133, PAGE 527, HIDALGO COUNTY DEED RECORDS, WHICH SAID 18.149 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A NO. 4 REBAR FOUND, WITH A NORTHING OF 1666474.702 AND AN EASTING OF 1132406.286, AT THE SOUTHEAST CORNER OF SAID SHARE 'D', FOR THE SOUTHEAST CORNER OF THIS TRACT.
- THENCE, N 78° 52' 20" W ALONG THE SOUTH LINE OF SAID SHARE 'D' AND THE NORTH RIGHT-OF-WAY OF MILE 22 1/2 NORTH ROAD, A DISTANCE OF 1761.00 FEET TO A MONUMENT SET FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 09° 02' 00" E, A DISTANCE OF 27.52 FEET TO A NO. 4 REBAR SET FOR THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE OF MILE 22 1/2 NORTH, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 34° 55' 10" W, ALONG A CLIP A DISTANCE OF 36.00 FEET TO A NO. 4 REBAR SET FOR A CORNER CLIP OF THIS TRACT;
- THENCE, N 09° 02' 00" E, A DISTANCE OF 391.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 78° 52' 20" E, A DISTANCE OF 1786.00 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF SAID SHARE 'D' AND THE WEST LINE OF LOS VIENTOS ESTATES AS RECORDED IN (INSTRUMENT 2454688 H.C.M.R.) FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 09° 02' 00" W ALONG THE EAST LINE OF SAID SHARE 'D' AND THE WEST LINE OF SAID LOS VIENTOS ESTATES AT A DISTANCE OF 416.00 FEET PASS A NO. 4 REBAR FOUND FOR THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE OF MILE 22 1/2 NORTH, CONTINUING A TOTAL DISTANCE OF 443.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.149 ACRES OF LAND, MORE OR LESS.

**RIGHT OF WAY EASEMENT**

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 PURPOSES 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 GRANTOR 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 I. 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: \_\_\_\_\_

SUBDIVISION MAP OF  
**LOS VIENTOS ESTATES  
PHASE 2**  
BEING 18.149 ACRES OUT OF  
SHARE 'D' OF THE PARTITION OF SHARE 5  
OUT OF LAS MESTENAS GRANT  
VOLUME 133, PAGE 527, H.C.D.R.  
HIDALGO COUNTY, TEXAS

Lot Line #	Length	Direction
L1	27.52'	N09° 02' 00" E
L2	36.00'	N34° 55' 10" W

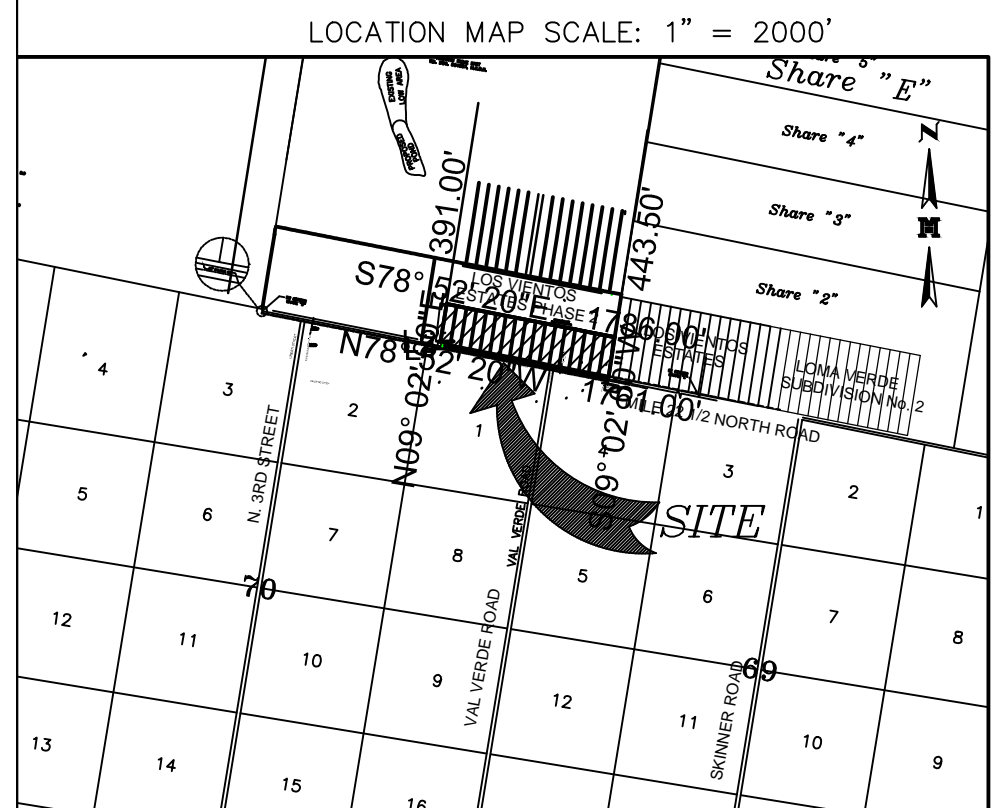
- PROJECT LEGEND**
- FOUND NO. 4 REBAR
  - SET NO. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
  - S.W. COR. - SOUTHWEST CORNER
  - P.O.B. - POINT OF BEGINNING
  - (-) MAP CALL
  - (-)- DEED CALL

**INDEX TO SHEET OF LOS VIENTOS ESTATES PHASE 2**

- 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 DECLARATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE, H.C.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 PHASE 2 IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD, AND THE INTERSECTION OF VAL VERDE 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 PHASE 2 LIES APPROXIMATELY 4.5 MILES FROM THE CITY LIMITS (AND IS NOT WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (C.T.) UNDER LOCAL GOVERNMENT CODE § 212.001. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.



MELDEN & HUNT, INC.  
CONSULTANTS ENGINEERS SURVEYORS

115 W. McINTYRE ST.  
EDINBURG, TX 78541

227 N. F.M. 3167  
R/O GRANDE CITY, TX 78562  
E-MAIL: www.meldenandhunt.com

OFF: (956) 381-0981  
FAX: (956) 381-1839

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

DRAWN BY: Ciro DATE: 06-23-14  
SURVEYED, CHECKED DATE: \_\_\_\_\_  
FINAL CHECK DATE: \_\_\_\_\_

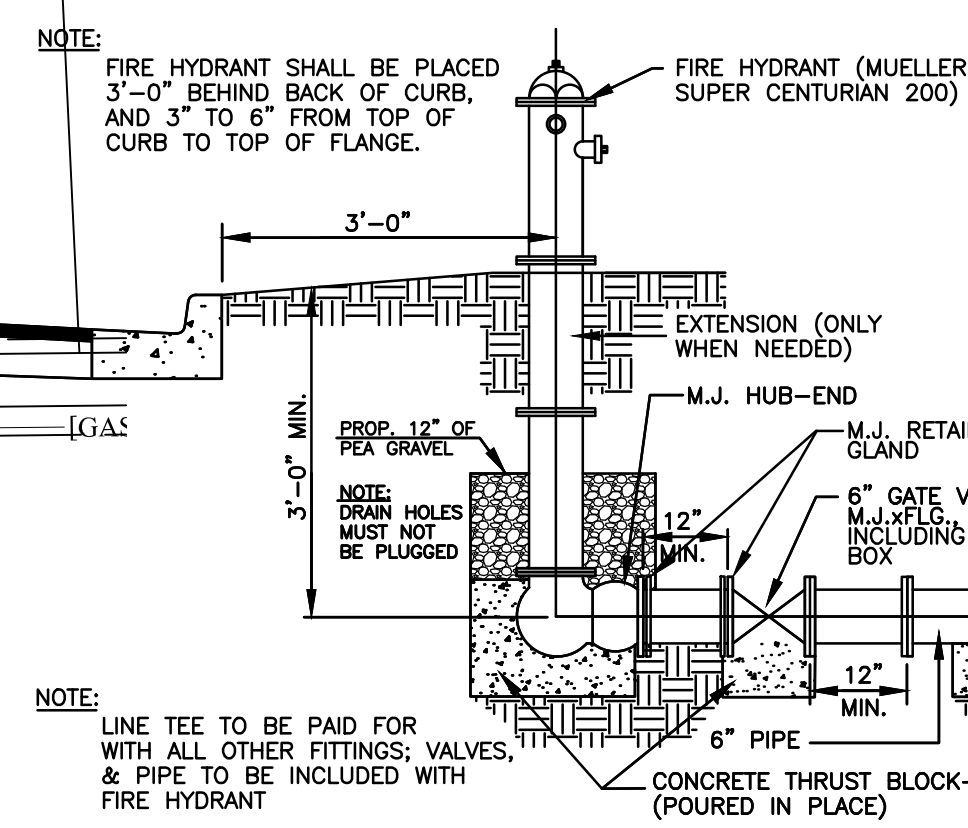
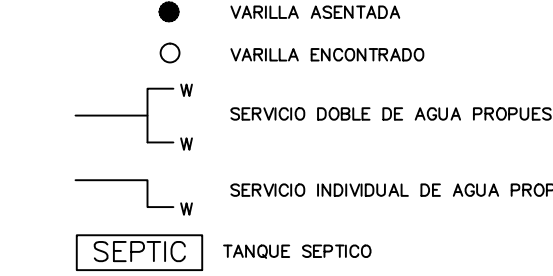
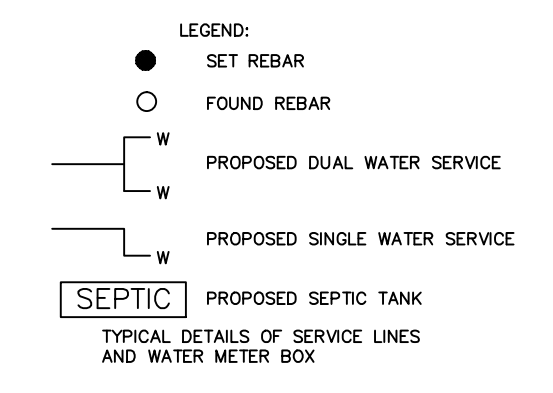
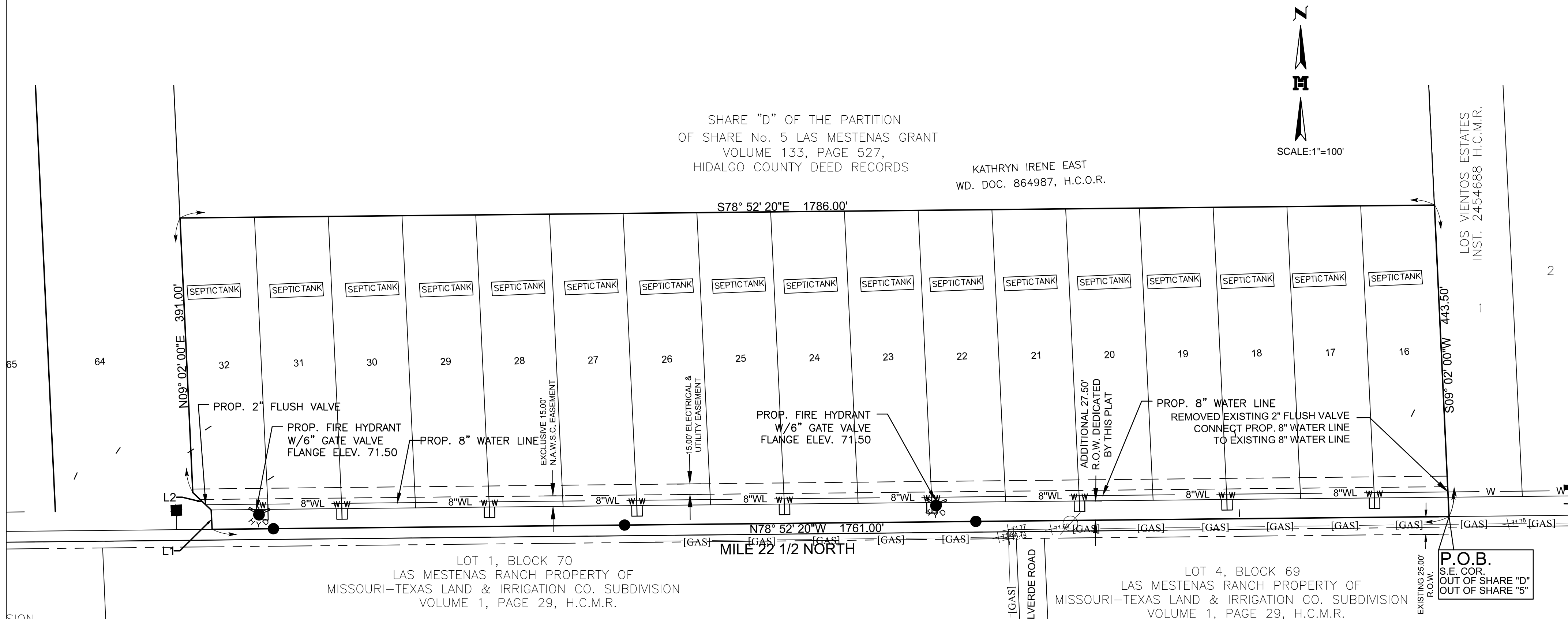
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KATHRYN I. EAST	2112 W. UNIVERSITY DR, PMB703	EDINBURG, TX. 78539	(956) 287-8349 (956) 287-8359
ENGINEER:	FRED L. KURTH	115 W. McINTYRE ST.	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE ST.	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

SUBDIVISION MAP OF  
**LOS VIENTOS ESTATES II**

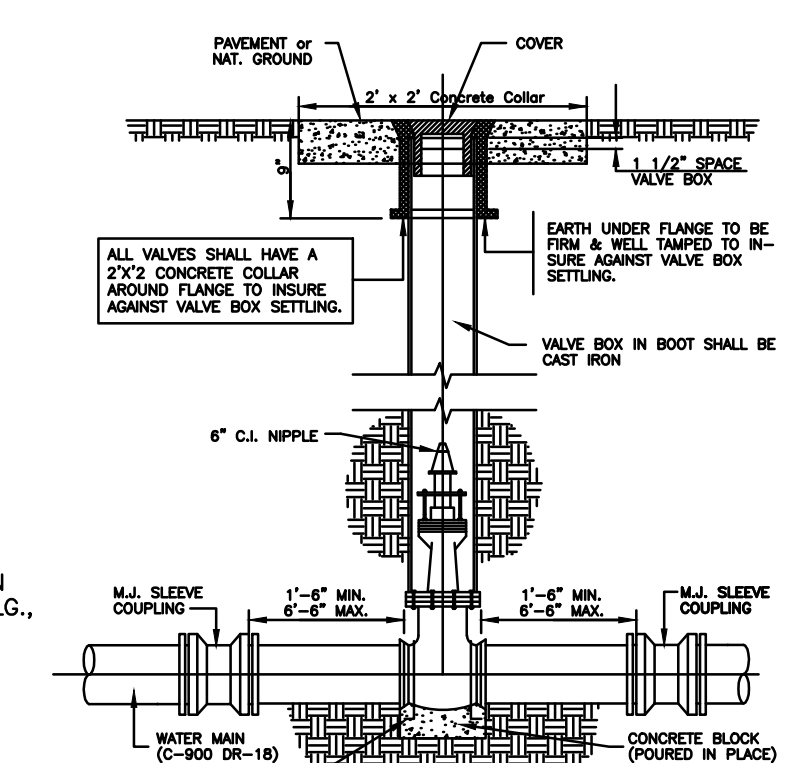
BEING 18.149 ACRES OR OF  
SHARE "D" OF THE PARTITION OF SHARE 5  
OUT OF LAS MESTENAS GRANT  
VOLUME 133, PAGE 527, H.C.D.R.  
HIDALGO COUNTY, TEXAS

COST ESTIMATE:  
PAVING IMPROVEMENTS: \$ 0.00  
DRAINAGE IMPROVEMENTS: \$ 0.00  
WATER DISTRIBUTION: \$ 44,574.20  
SEPTIC TANKS \$ 19,465.00  
IMPROVEMENTS / OSSF:

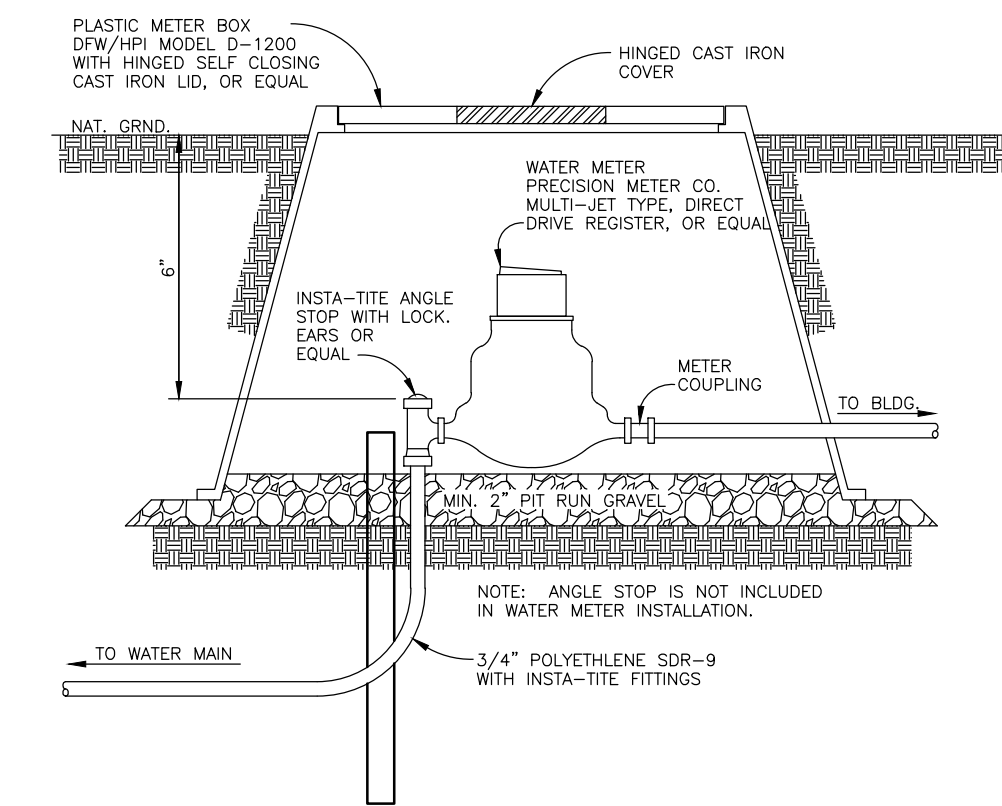
ESTIMACION DE COSTOS:  
PAVIMENTACION DE CALLES: \$ 0.00  
DREAJE PLUVIAL: \$ 0.00  
SERVICIO DE AGUA POTABLE: \$ 44,574.20  
SERVICIO DE DREAJE SANITARIO \$ 19,465.00



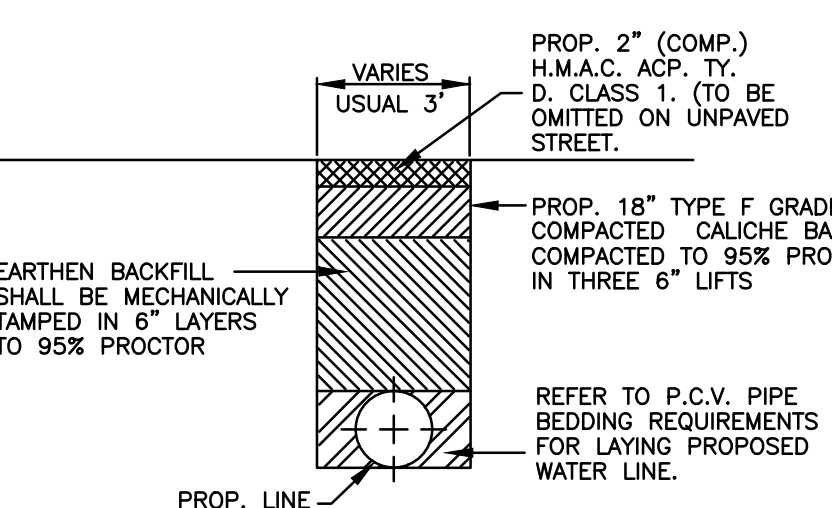
TYPICAL FIRE HYDRANT INSTALLATION  
N.T.S.



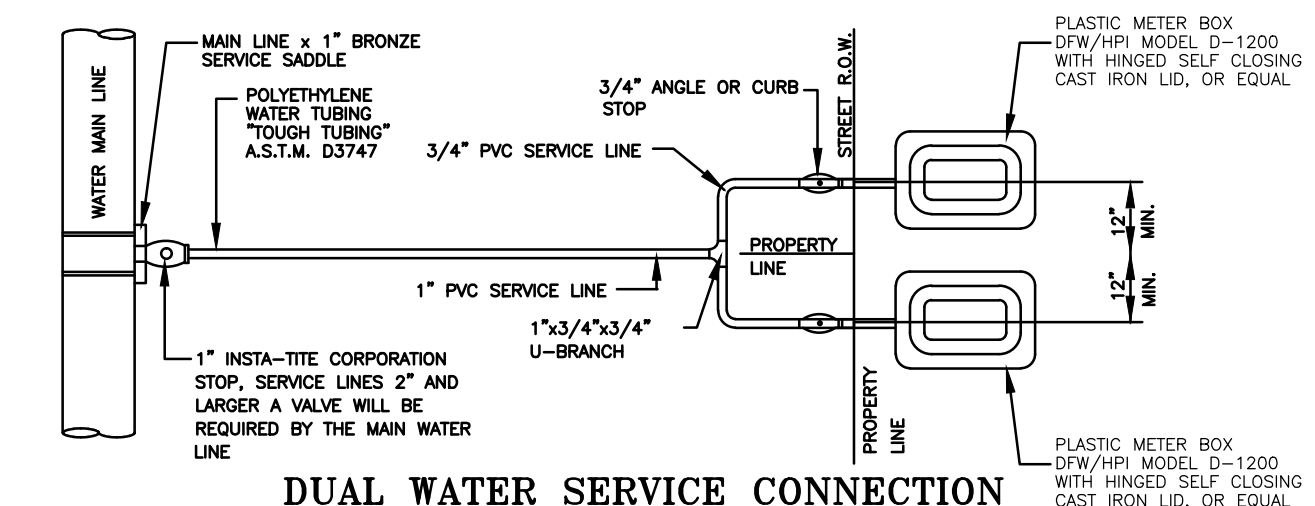
TYPICAL VALVE and VALVE BOX INSTALLATION  
N.T.S.



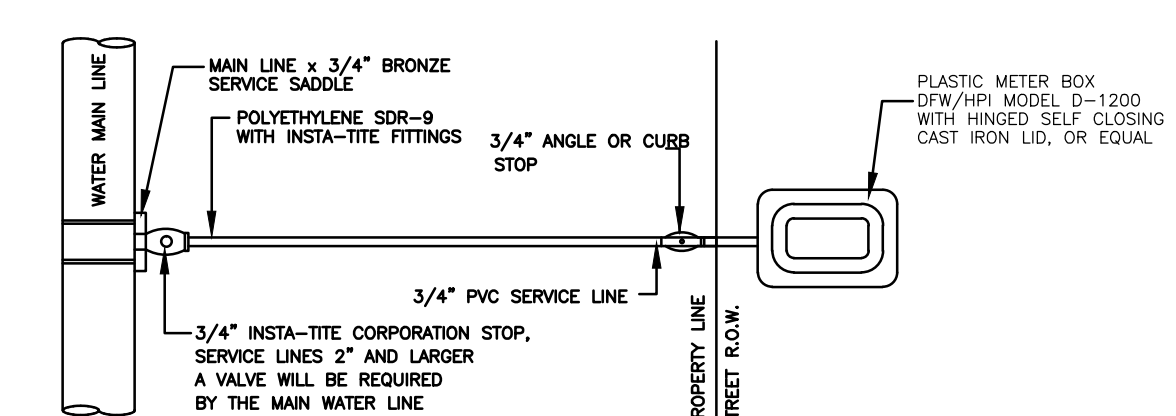
TYPICAL WATER METER INSTALLATION  
N.T.S.



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 PHASE 2  
BY: FRED L. KURTH  
WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

LOS VIENTOS ESTATES PHASE 2 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 LOS VIENTOS ESTATES INSTRUMENT 2454688 H.C.M.R. THE WATER SYSTEM FOR LOS VIENTOS ESTATES PHASE 2 CONSISTS OF A 8" DIAMETER WATER LINE THAT CONNECTS INTO THE EXISTING 8" LINE. THIS 8" WATER LINE THEN RUNS WEST WITHIN AN EXCLUSIVE 15.00' N.A.W.S.C. EASEMENT ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH ROAD APPROXIMATELY 1811.55 FEET ENDING WITH A 2" FLUSH VALVE ALONG THE WEST BOUNDARY LINE OF THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LOS VIENTOS ESTATES PHASE 2 CONSISTS OF EIGHT -1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" 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 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ 38,284.00, OR \$ 2,252.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 44,574.20, WHICH COVERS THE \$ 2,622.01 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 2 FIRE HYDRANTS AT A UNIT COST OF \$ 3,250.00 FOR A TOTAL COST OF \$ 6,500.00. 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 FOR LOS VIENTOS ESTATES II 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 JOSSE 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.

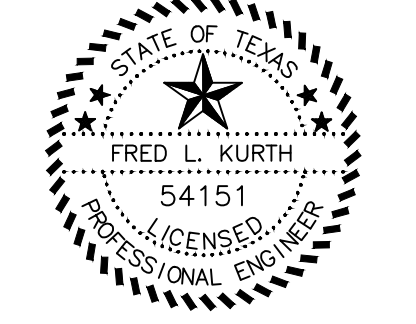
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,145.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$19,465.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED 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 \$ 49,530.00 WHICH EQUALS TO \$ 3,302.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,145.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 19,465.00 FOR THE ENTIRE SUBDIVISION.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

REPORTE DE INGENIERIA DE LOS VIENTOS ESTATES PHASE 2  
POR: FRED L. KURTH  
ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION LOS VIENTOS ESTATES PHASE 2 RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA 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 RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION LOS VIENTOS ESTATES PHASE 2 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO 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 2454688 H.C.M.R. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION LOS VIENTOS ESTATES PHASE 2 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIÁMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS. ESTA LINEA DE 8 PULGADAS CUAL SIGUE HACIA EL OESTE DENTRO DE UNA CONSIGNA EXCLUSIVA DE N.A.W.S.C. DE 15 PIES POR EL LADO NORTE DE LA CALLE MILE 22 1/2 NORTH ROAD CORRIENDO APROXIMAMENTE 1811.55 PIES TERMINANDO CON UNA VÁRVALA DE 8 PULGADAS EN LA LINEA DE PROPIEDAD DE ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN OCHO DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIÁMETRO PARA CADA LOTE. Y UN CONDUCTO INDIVIDUALES DE AGUA DE 3/4 DE PULGADA DE DIÁMETRO PARA UN LOTE Y SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIÁMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$38,284.00 O \$ 2,252.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$44,574.20, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE \$ 2,622.01. 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 COMPAÑÍA N.A.W.S.C. LO INSTALARA SIN ALGÓN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 2 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,250.00 POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL \$ 6,500.00. EL SISTEMA DE AGUA ESTARÁ 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 SÉPTICA EN CADA SOLAR DE LOS VIENTOS ESTATES. ESTA FOSA SETICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (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 CES EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (FRANCO ARCILLOSO FINO Y FRANCOARENOSO 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.

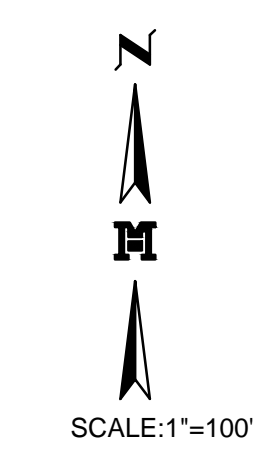
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON \$ 1,145.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSA SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$ 19,465.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SÉPTICAS 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 (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

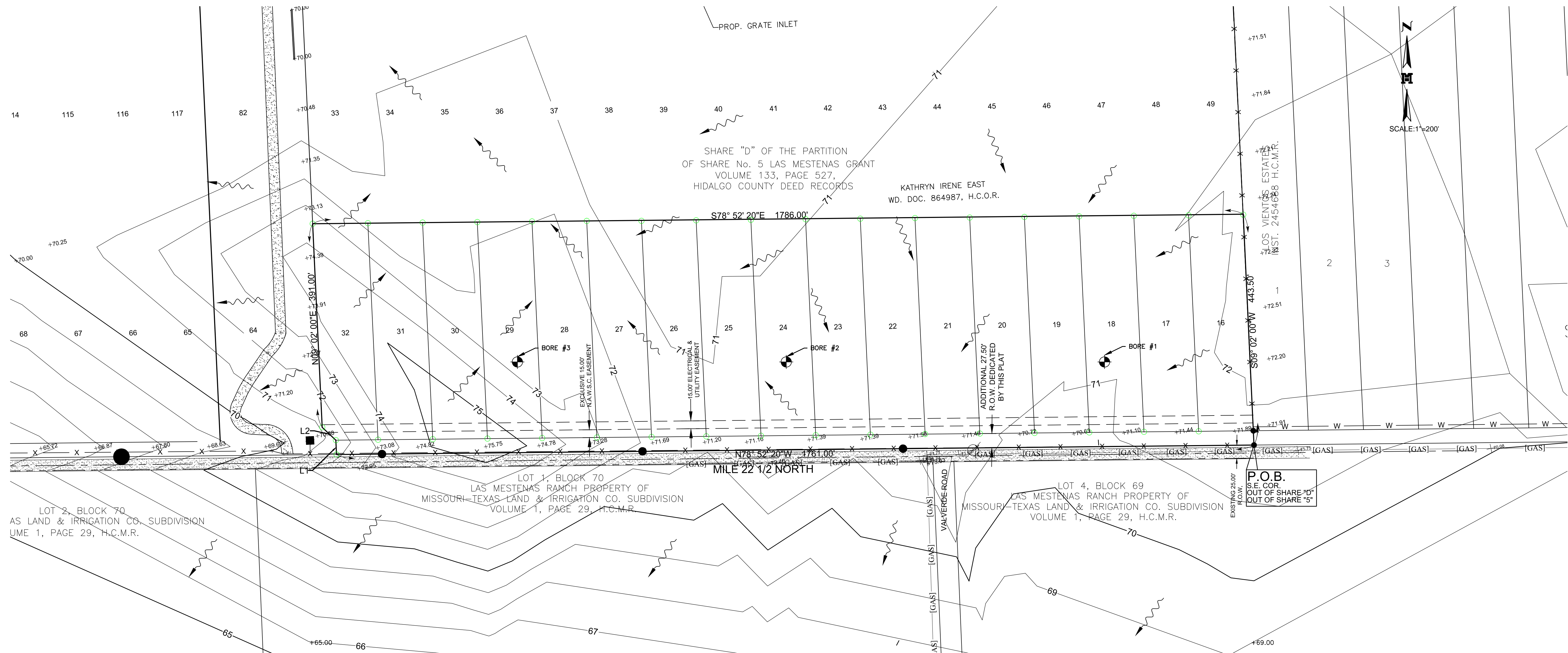
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLEMENTAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE \$ 44,574.20 O \$ 2,622.01 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA \$ 1,145.00 A UN COSTO TOTAL DE \$ 19,465.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



MELDEN & HUNT, INC.  
CONSULTANTS ENGINEERS SURVEYORS  
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RD GRANE CITY, TX 78582 FAX: (956) 488-8591  
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947



**DRAINAGE STATEMENT  
LOS VIENTOS ESTATES PHASE 2**

LOS VIENTOS ESTATES PHASE 2 IS AN 18.149-ACRE TRACT OF LAND OUT SHARE 5, OUT OF SHARE "D" OF THE LAS MESTENAS GRANT, HIDALGO COUNTY TEXAS AS RECORDED IN VOLUME 133, PAGE 527, HIDALGO COUNTY DEED RECORDS. THE PROPERTY IS BEING PROPOSED AS A 17-LOT RESIDENTIAL SUBDIVISION AND IS LOCATED ALONG THE NORTH SIDE OF THE INTERSECTION OF MILE 22 1/2 NORTH AND SKINNER ROAD. THE PROPERTY IS CURRENTLY BRUSH AND IS LOCATED IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0325 D, 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 FINE SANDY LOAM AND RIO CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUP "A", "B", "C", & "D" RESPECTIVELY. SOIL GROUP "A" IS PERVIOUS AND HAS A LOW PLASTICITY INDEX. 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.

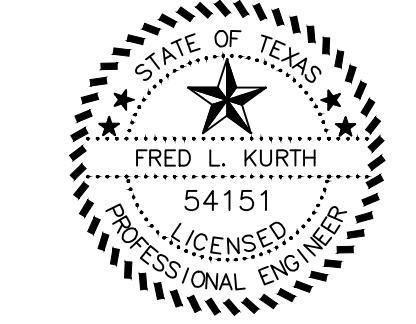
EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 15.08 C.F.S. DURING THE 25-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE PROPOSED DRAINAGE FOR LOS VIENTOS ESTATES PHASE 2 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE EXISTING GREEN AREA, A ROADSIDE DITCH ALONG THE NORTH SIDE OF MILE 22 1/2 NORTH AND EXISTING LOW AREA ON THE NORTH SIDE OF OVERALL SUBDIVISION. ADDITIONAL RUNOFF SHALL FLOW EAST THEN SOUTH WITHIN THE EXISTING ROAD SIDE DITCHES. THE EXISTING ROAD SIDE DITCH SHALL BE GRADED PROPERLY TO 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, 16,099 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE GREEN AREA AND EXISTING LOW AREA ON THE NORTH END OF OVERALL SUBDIVISION. THE EXISTING LOW AREA HOLDS APPROXIMATELY 110,000 CUBIC FEET OF DETENTION. THE DRAINAGE AND DETENTION PLAN WILL BE REVIEWED BY THE COUNTY 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 0325 D, JUNE 6, 2000, MAP REVISED MAY 17, 2001 LOMR IS CONTAINED WITHIN THE LOW AREA TO THE NORTH OF THIS SUBDIVISION AS PER MASTER DRAINAGE PLAN.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



**MAP OF TOPOGRAPHY AND DRAINAGE:  
MAPA DE TOPOGRAFIA Y DESAGUE:  
SUBDIVISION MAP OF  
LOS VIENTOS ESTATES  
PHASE 2  
BEING 18.149 ACRES OUT OF  
SHARE "D" OF THE PARTITION OF SHARE 5  
OUT OF LAS MESTENAS GRANT  
VOLUME 133, PAGE 527, H.C.D.R.  
HIDALGO COUNTY, TEXAS**

FRED L. KURTH, PE # 54151 DATE: \_\_\_\_\_

**MELDEN & HUNT INC.**  
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ESTABLISHED 1947

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