



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: 09-30-2014

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: Drainage is provided by a storm drainage pipe systema and detention by the widening the existing Donna Irrigation Drain Ditch, East of the subdivision property line.

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

H.C.R.O.W. FINAL APPROVAL DATE: 08-21-14 By, Roy Gonzalez PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 08-07-14 By, Elizardo "Chardo" Ramos, Environmental Health Division Manager

OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose Angel Gonzalez

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD ON: 08-07-17

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

H.C.O.E.C. FINAL APPROVAL DATE: 08-18-14 .: 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON:

MARCH 05, 2014

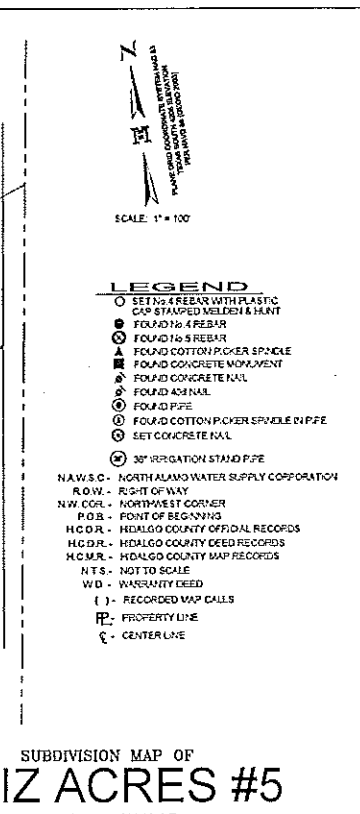
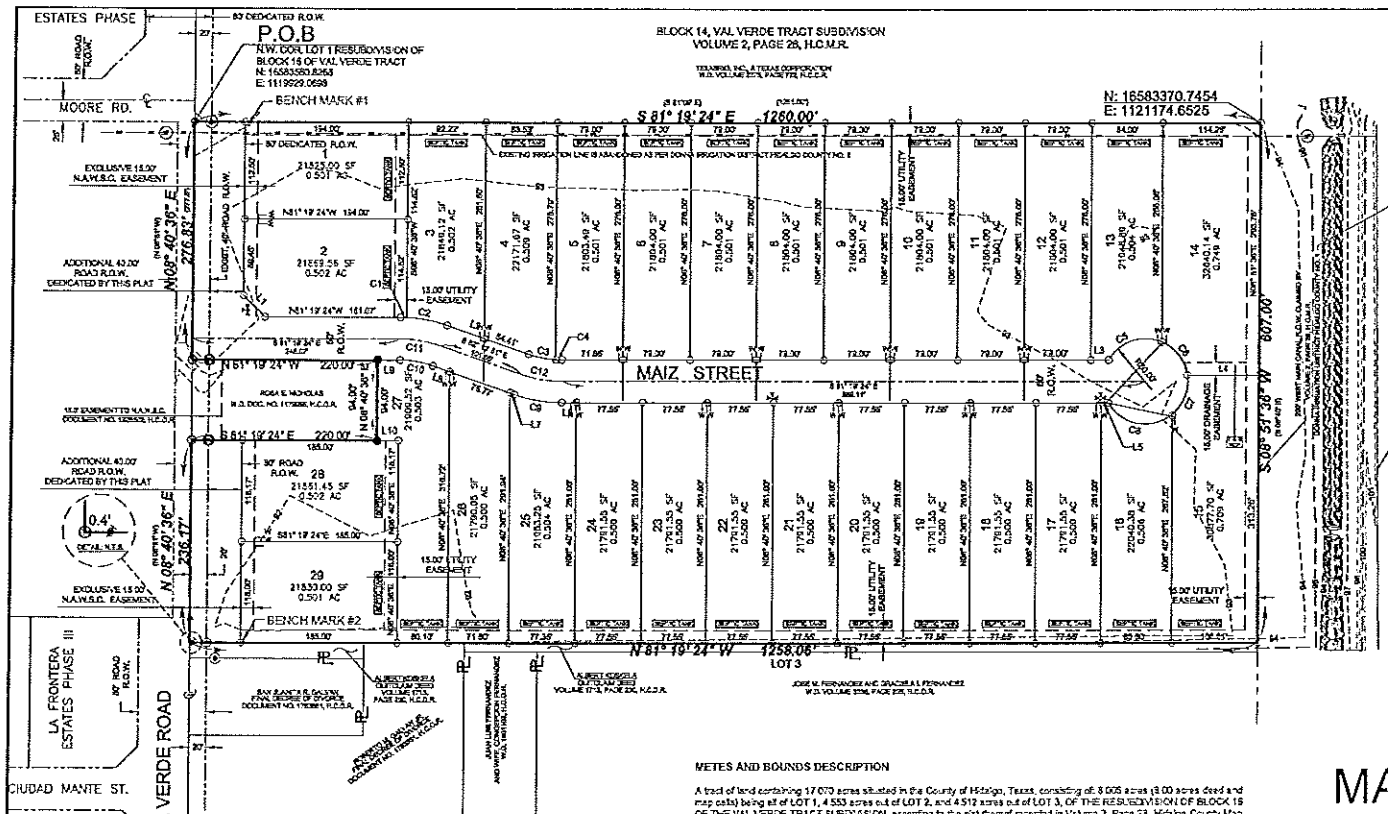
STAFF RECOMMENDS: Preliminary Approval with Variance Request subject to comments and future recommendations by planning, other departments and the approval of the City of Donna.

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.

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GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE "B" IS DEFINED AS AREAS BETWEEN UNITS OF 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: 450334 0425 C MAP REVISED: NOVEMBER 16, 1992.
- SETPACKS: FRONT: 25.00 FEET. 50.00 FEET ON VAL VERDE ROAD REAR: 15.00 FEET OR EASEMENT WHO-EVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHO-EVER 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. ELEVATIONS ABOVE FINISHED FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 3 THROUGH 27.
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- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. --BM. NO.1 -- SET 1/4\"/>

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, EVON HARRISON, PRESIDENT OF RHW MANAGEMENT, LLC, GENERAL PARTNER OF RHW PROPERTIES, LTD., AS OWNER OF THE 17.070 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MAIZ ACRES #5, HEREBY SUBDUCE 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

(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.

EVON HARRISON, PRESIDENT
RHW MANAGEMENT, LLC
GENERAL PARTNER OF RHW PROPERTIES, LTD.
SAN ANTONIO, TX 78260

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EVON HARRISON, 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 ON 11/12/13, 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 SPS # 4750
DATE SURVEYED: 11/12/13 REG. NO. 13127.00 MELDEN & HUNT, INC.
DATE PREPARED: 11/12/13 SURVEY JOB NO. 13127.08 TEXAS REGISTRATION F-1435
T-562 FG-31-34

Curve Table

Curve #	Data	Radius	Length	Chord	Chord Direction	Chord Length
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METES AND BOUNDS DESCRIPTION

A tract of land containing 17.070 acres situated in the County of Hidalgo, Texas, 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 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:

BEING 17.070 acres of a 400 rail found (bearing: 15553560 8758, Easting: 119929 0658) at the Northwest corner of said Lot 1, said corner being with 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 custom picture spruce found on the existing East right-of-way line of said Val Verde Road, at a distance of 60.00 feet pass the hereby proposed East right-of-way line of said Val Verde Road, containing a total distance of 1,200.00 feet (1,200.00 feet map call) to a No. 4 rebar set (bearing: 15553370 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 line of said Lots 1, 2, and 3, at a distance of 278.83 feet (277.8 feet map call) pass the Southwest corner of said Lot 1 and the Northeast corner of said Lot 2, at a distance of 450.89 feet pass the Southwest corner of said Lot 2 and the Northeast corner of said Lot 3, containing 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 1,159.06 feet pass the hereby proposed East right-of-way line of said Val Verde Road, at a distance of 1,235.06 feet pass a No. 4 rebar set on the existing East right-of-way line of said Val Verde Road, at a distance of 1,257.66 feet pass a concrete nail found, containing a total distance of 1,258.06 feet to a concrete nail set on the West line of said Lot 3, for the Southeast 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 Lots 1, 2, and 3, at a distance of 278.83 feet (277.8 feet map call), to the POINT OF BEGINNING, and containing 17.070 acres of land, more or less.
- THENCE, South 81 degrees, 19 minutes, 24 seconds East along the South line of said certain 0.475-acre tract, at a distance of 20.00 feet pass a No. 3 rebar found on the existing East right-of-way line of said Val Verde Road, containing a total distance of 40.00 feet pass the hereby proposed East right-of-way line of said Val Verde Road, containing a total distance of 220.00 feet to a No. 4 rebar found at the Southeast corner of said certain 0.475-acre 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-acre tract, at a distance of 94.00 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-acre 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. 3 rebar found on the existing East right-of-way line of said Val Verde Road, containing a total distance of 220.00 feet to a concrete nail set at the Northwest corner of said Lot 2 and at said certain 0.475-acre 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, at a distance of 278.83 feet (277.8 feet map call), to the POINT OF BEGINNING, and containing 17.070 acres of land, more or less.

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

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSONS 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, HIS SUCCESSORS AND ASSONS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DIABARES 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, HIS SUCCESSORS AND ASSONS. 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:

1. FLOOD ZONE STATEMENT: ZONE "B" IS DEFINED AS AREAS BETWEEN UNITS OF 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: 450334 0425 C MAP REVISED: NOVEMBER 16, 1992.

2. SETBACKS: FRONT: 25.00 FEET. 50.00 FEET ON VAL VERDE ROAD REAR: 15.00 FEET OR EASEMENT WHO-EVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHO-EVER IS GREATER CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET CORNER GARAGE FRONT: 18.00 FEET

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. ELEVATIONS ABOVE FINISHED FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.

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- THENCE, South 81 degrees, 19 minutes, 24 seconds East along the South line of said certain 0.475-acre tract, at a distance of 20.00 feet pass a No. 3 rebar found on the existing East right-of-way line of said Val Verde Road, containing a total distance of 40.00 feet pass the hereby proposed East right-of-way line of said Val Verde Road, containing a total distance of 220.00 feet to a No. 4 rebar found at the Southeast corner of said certain 0.475-acre tract, for an inside corner of this tract.
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- 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, at a distance of 278.83 feet (277.8 feet map call), to the POINT OF BEGINNING, and containing 17.070 acres of land, more or less.

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

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSONS 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, HIS SUCCESSORS AND ASSONS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DIABARES 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, HIS SUCCESSORS AND ASSONS. 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:

1. FLOOD ZONE STATEMENT: ZONE "B" IS DEFINED AS AREAS BETWEEN UNITS OF 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: 450334 0425 C MAP REVISED: NOVEMBER 16, 1992.

2. SETBACKS: FRONT: 25.00 FEET. 50.00 FEET ON VAL VERDE ROAD REAR: 15.00 FEET OR EASEMENT WHO-EVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHO-EVER IS GREATER CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET CORNER GARAGE FRONT: 18.00 FEET

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. ELEVATIONS ABOVE FINISHED FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.

4. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 3 THROUGH 27.

5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHO-EVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY FEE AND FOOT CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME OF A DEVELOPMENT PERMIT APPLICATION.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. --BM. NO.1 -- SET 1/4\"/>

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, EVON HARRISON, PRESIDENT OF RHW MANAGEMENT, LLC, GENERAL PARTNER OF RHW PROPERTIES, LTD., AS OWNER OF THE 17.070 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MAIZ ACRES #5, HEREBY SUBDUCE 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

(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.

EVON HARRISON, PRESIDENT
RHW MANAGEMENT, LLC
GENERAL PARTNER OF RHW PROPERTIES, LTD.
SAN ANTONIO, TX 78260

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED EVON HARRISON, 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 ON 11/12/13, 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 SPS # 4750
DATE SURVEYED: 11/12/13 REG. NO. 13127.00 MELDEN & HUNT, INC.
DATE PREPARED: 11/12/13 SURVEY JOB NO. 13127.08 TEXAS REGISTRATION F-1435
T-562 FG-31-34

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

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

REPORT DE INGENIERIA DE MAIZ ACRES #5
POR: 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 SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

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 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.

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.

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 VADE (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 EN LA LINEA DE 8 PULGADAS CUAL SIGUE HACIA EL ESTE POR EL LADO SUR DEL DERECHO DE VADE DE LA CALLE MAIZ. TERMINARA CON UNA VALVULA DE FLEGO DE 2" PULGADAS DE DIAMETRO LOCALIZADA AL NORESTE DE LOTE 16.

WATER DISTRIBUTION FOR THE MAIZ ACRES #5 CONSISTS OF FOURTEEN (14) 1" DIAMETER DUAL SERVICE LINES THAT RUN IN PARS TO LOTS BEFORE SPLITTING INTO 1" DIAMETER SERVICE LINES AND ONE (1) 1" DIAMETER SINGLE SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER EDGES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1" SINGLE SERVICES, AND THE WATER METER EDGES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$41,785.00, OR \$1,449.68 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$14,725.00 WHICH COVERS THE \$200.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SAID 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.

EL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCE CUATRO 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 DE PULGADA DE DIAMETRO PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS DOBLES 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 \$41,785.00 O \$1,449.68 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$14,725.00, QUE COBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$200.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 3 BOCAS DE REGO (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 FUNDAMENTO COMPLETO ANTES DE EN LA TERA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES

EACH LOT IN 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. 12238, 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.

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 SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN ESTE 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.

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.

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 SUFFICIENTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARREDOADO ARDOLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO UNIFORME. 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.

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 \$16,800.00, THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON AUG. 7, 2014.

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 \$16,800.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (AUGUSTO 7, 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:

CERTIFICACION: CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRIBIDOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODOGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$58,580.00, WHICH EQUALS TO \$1,650.24, PER LOT.

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$1,363.00, O \$1,650.24, POR LOTE.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$16,800.00 FOR THE ENTIRE SUBDIVISION.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,200.00 A UN COSTO TOTAL DE \$16,800.00 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 HARRISON, 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 FROM EACH LOT OF THE TRACT, 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.

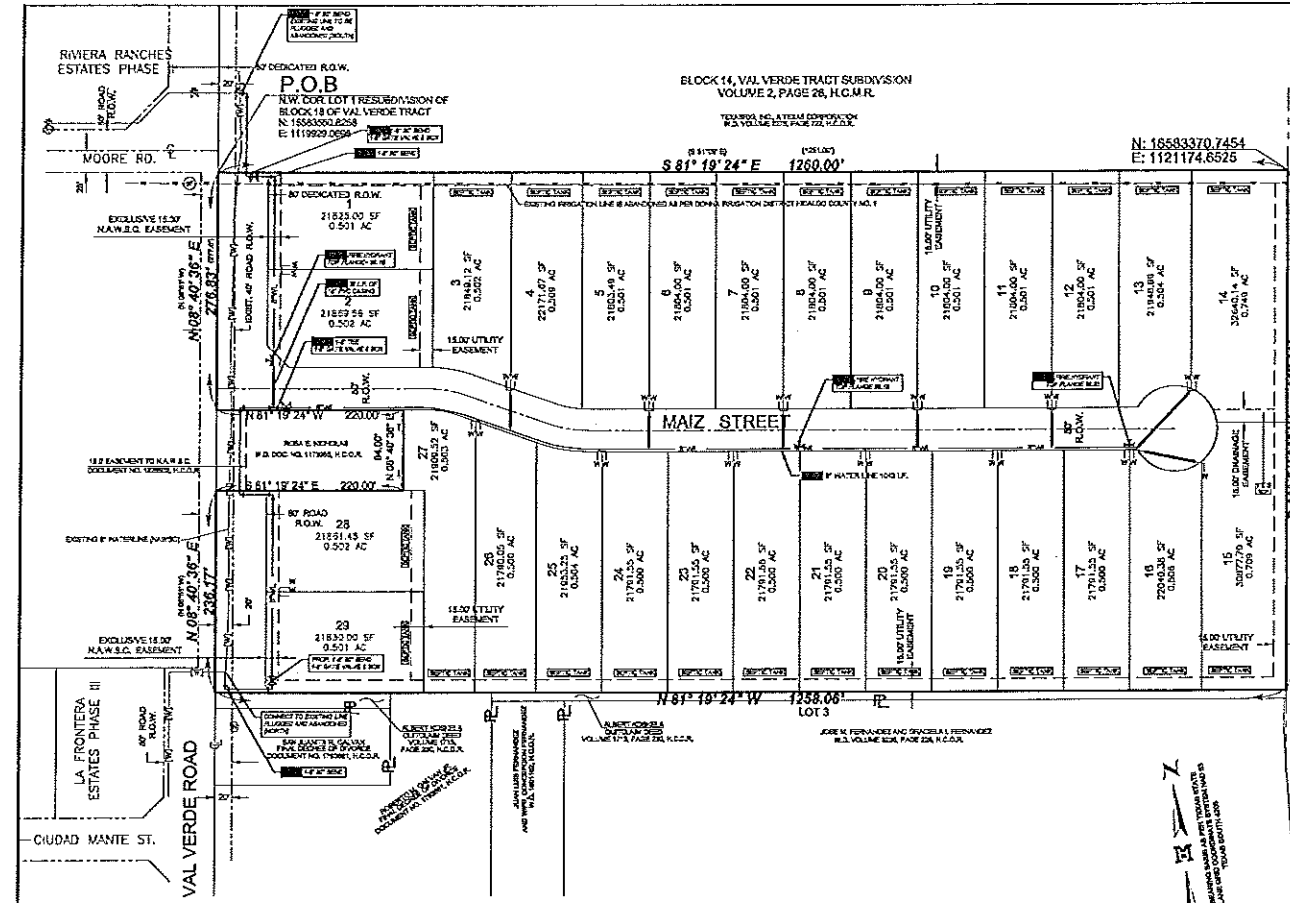
OWNER: EVON HARRISON

STATE OF TEXAS
COUNTY OF HIDALGO

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

DAY OF 20

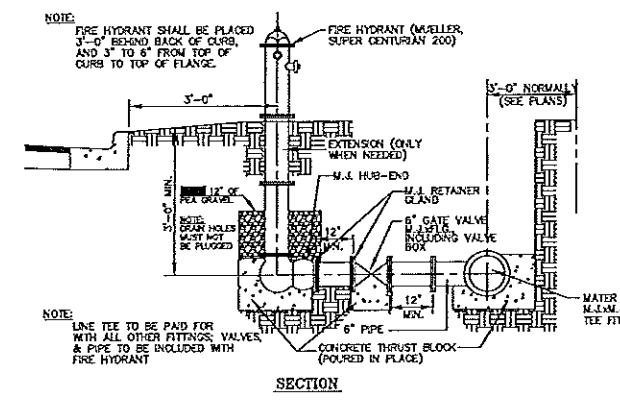
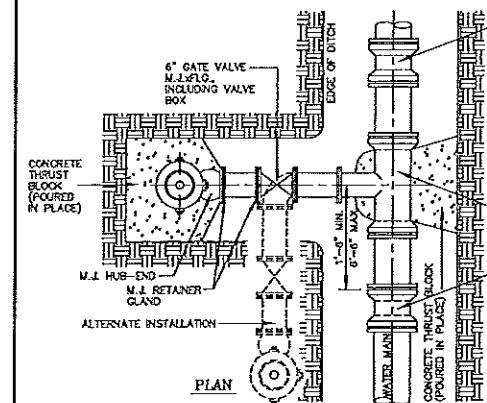
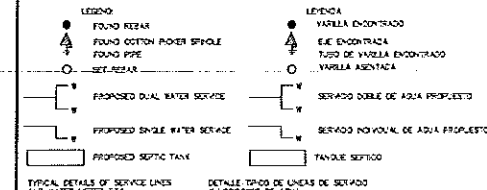
NOTARY PUBLIC
MY COMMISSION EXPIRES



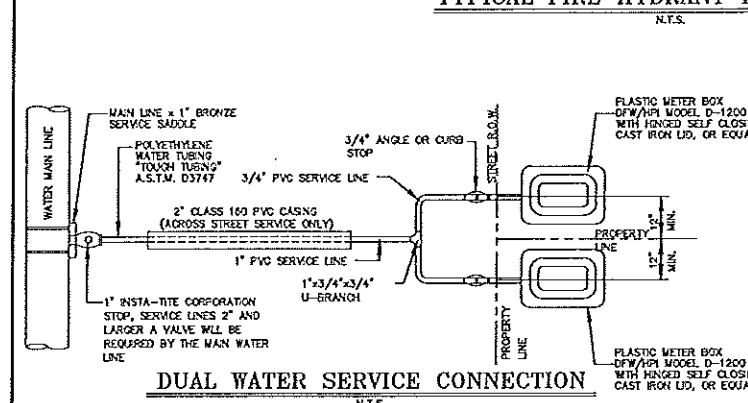
SUBDIVISION MAP OF
MAIZ ACRES #5

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

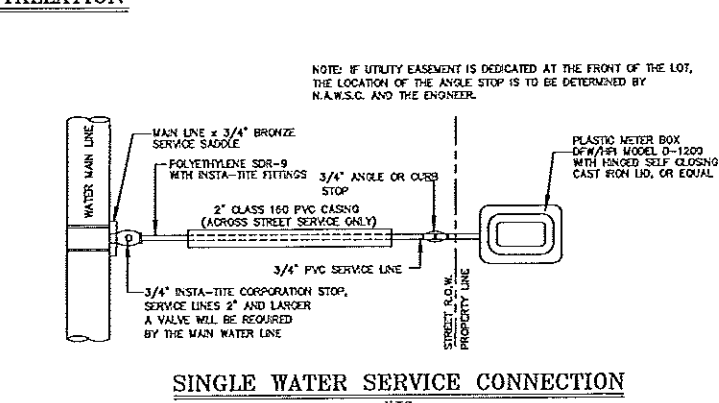
SCALE 1"=30'



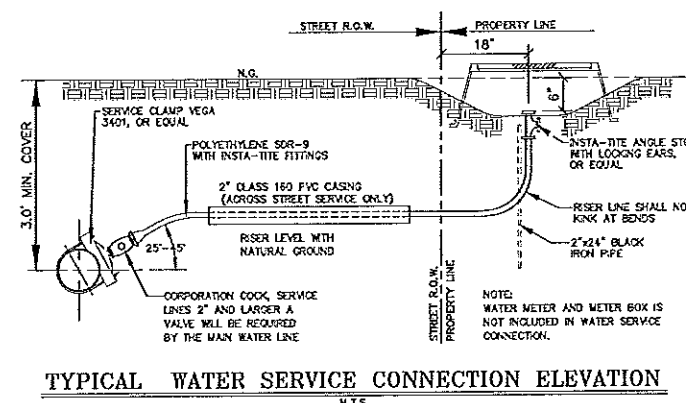
TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



DUAL WATER SERVICE CONNECTION
N.T.S.



SINGLE WATER SERVICE CONNECTION
N.T.S.



TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.

TBPE FIRM # F-1455
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