



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 03-03-2015

PROPOSED LOS VIENTOS ESTATES No. 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: Lots will be graded to have a positive flow in direction to Mile 22 ½ roadside ditch.

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

H.C.R.O.W. FINAL APPROVAL DATE: 12-22-14 By, Jesse Ozuna PCT 4 R.O.W. AGENT

H.C.H.D FINAL APPROVAL DATE: 12-11-14 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: 12-11-14

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: North of Mile 22 ½ North Rd

H.C.O.E.C. FINAL APPROVAL DATE: 12-16-14 .: By Martin Ramirez, Director of Office of Environmental Compliance

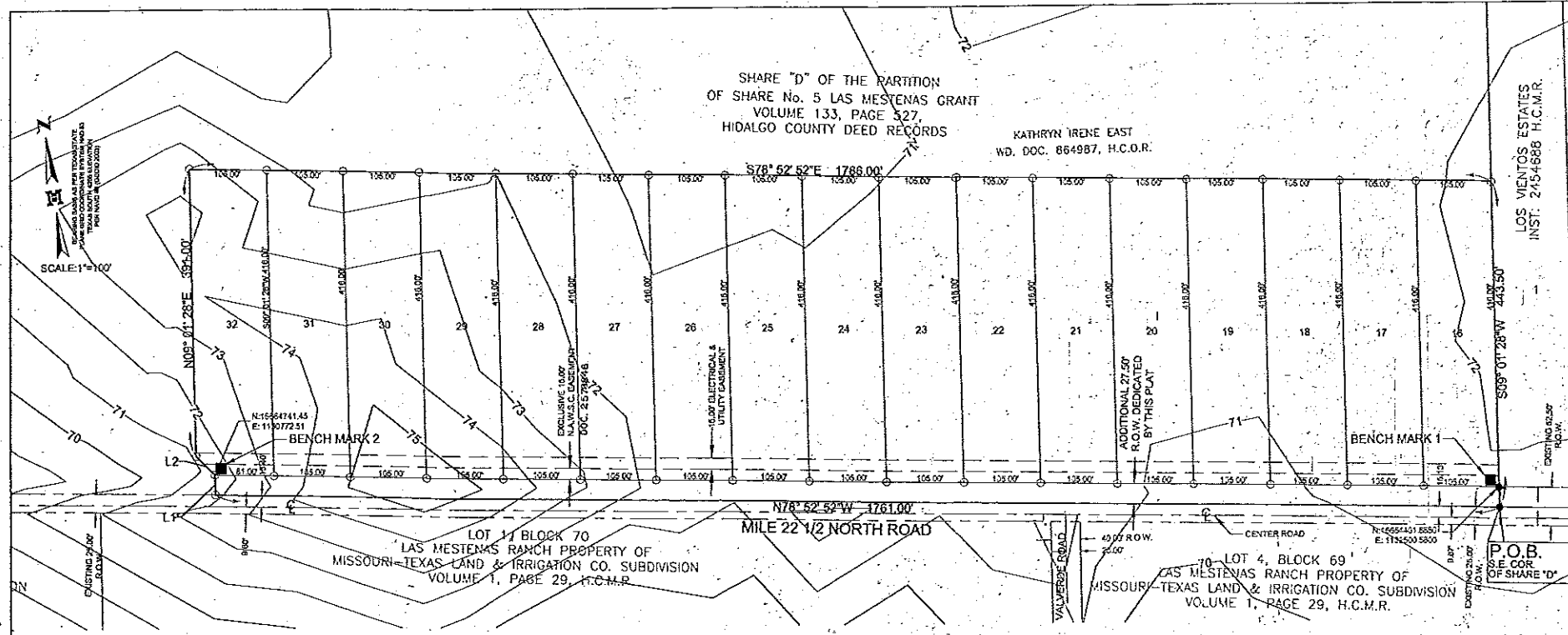
LARGE CONSTRUCTION

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: JULY 22, 2014

STAFF RECOMMENDS: Preliminary Approval with Variance Request subject 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.



GENERAL PLAT NOTES & RESTRICTIONS
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: ZONE "A" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN COMMUNITY PANEL NO. 48334 0325 D MAP REVISED JUNE 6, 2000 REVISED TO REFLECT LOWEST DATED MAY 17, 2001.
- 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 FFE 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. 71.50 N.O.V.D. 29 DESCRIPTION: MONUMENT SET IN CONCRETE ALONG THE NORTH R.O.W. OF MILE 22 1/2 NORTH ROAD AT THE SOUTHEAST CORNER OF LOT 18 OF THIS SUBDIVISION. N: 18664404.170, E: 1132493.850.
 - BM NO. 2-ELEV. 63.50 N.O.V.D. 29 DESCRIPTION: MONUMENT SET IN CONCRETE APPROXIMATELY 3 FEET SOUTH AND 3 FEET EAST FROM THE SOUTHWEST CORNER OF LOT 32 OF THIS SUBDIVISION. N: 18584743.350, E: 1130774.620
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY PLANNING DEPARTMENT, THIS DEVELOPMENT WILL BE REQUIRED TO DETACH A TOTAL OF 16,199 CUBIC FEET (0.372 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETACH AND ACCOMMODATE MORE THAN THE DETACHED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPROVED AREA BEING GREATER THAN THAT 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 CONSTRUCTIONS 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 UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND GSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, 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 SUBDUCE THE LAND AS SHOWN ON THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.
Kathryn I. East 1-16-2015
KATHRYN I. EAST
2112 W. University Drive, PMB 703
Edinburg, Texas 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED *Kathryn I. East* PROVED TO ME THROUGH ASSESSMENT OF HER IDENTIFICATION DOCUMENTS THAT SHE IS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND, 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 16 DAY OF *Jan* 2015.
Celestine Stewart
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 8-26-2017
CELESTINE STEWART
Notary Public
STATE OF TEXAS
My Comm. Exp. 8/26/2017

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 1-20-15
FRED L. KURTH PE # 54151 EPLS # 4750
DATE SURVEYED 3-9-02 JOB NO. 13037.00
DATE PREPARED 9-16-13
1-225 PG 13-17
WELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.032 (A)

WE THE UNDERSIGNED 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 _____



FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK
ON _____ AT _____ A.M./P.M.
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

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, PAGES 522-527, H.C.D.R.
HIDALGO COUNTY, TEXAS

DESCRIPTION OF LOS VIENTOS ESTATES PHASE 2
VEGETATION AND BOUNDARY DESCRIPTION

A TRACT OF LAND CONTAINING 18.149 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OR PORTION OUT OF SHARE "D" OF THE PARTITION OF SHARE 5, OUT OF LAS MESTENAS GRANT, SAID SHARE "D" SHOWN ON THE PLAT OF ORIGINAL SHARE NO. 5 LAS MESTENAS GRANT, RECORDED IN VOLUME 133, PAGE 522-527, HIDALGO COUNTY DEED RECORDS, WHICH SAID 18.149 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE, N 78° 52' 52" E, 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 NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 09° 01' 28" 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' 42" 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° 01' 28" E, A DISTANCE OF 391.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 78° 52' 52" E, A DISTANCE OF 1766.00 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 2454568 H.C.M.R. FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 09° 02' 28" 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, CONTAINING A TOTAL DISTANCE OF 441.00 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, 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, EXPEND, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'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 AS RELOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ADJUTS 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:

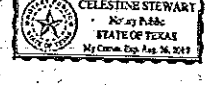
THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE V OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OANS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE DAY OF *1-16* 20 *15*.
Kathryn I. East
(GRANTEE'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 16 DAY OF *January* 20 *15*
Celestine Stewart
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 8-26-2017



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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. WATER CODE 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY _____

Line #	Length	Direction
L1	27.52	N09°01'28"E
L2	36.07	N34°55'42"W

- PROJECT LEGEND
- FOUND, 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
 - 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

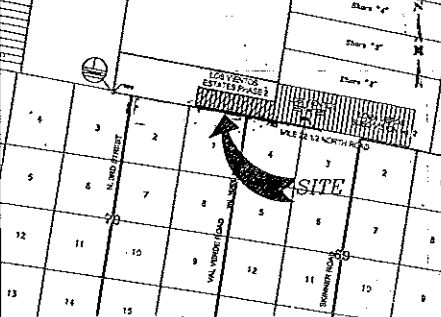
THERE ARE 17 LOTS IN THIS SUBDIVISION
INDEX TO SHEET OF LOS VIENTOS ESTATES PHASE 2

- SHEET 1: HEADIN, INDEX, LOCATION MAP AND ETC. FRONPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (VEGETATION AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEER'S CERTIFICATION, APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / GSP AND ENGINEER'S 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 (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001). THIS SUBDIVISION FALLS WITHIN PRECDICT 4.

LOCATION MAP SCALE: 1" = 2000'



WELDEN & HUNT, INC.
TEXAS REG. # F-1435

MELDEN HUNT INC.
CONSULTANTS I
115 W. MONYRE
EDINBURG, TX 78541
227 N. FM. 3119
PO BOX 076, EL TX
E-MAIL: www.meldenhunt.com

MEASUREMENTS
DATE: 12-11-14
SURVEYED / CHECKED BY: *[Signature]* DATE: 12-15-14
FINAL CHECK: *[Signature]* DATE: 12-15-14

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KATHRYN I. EAST 2112 UNIVERSITY DR., PMB 703	EDINBURG, TX 78539	(956) 287-8349	(956) 287-8359
ENGINEER:	FRED L. KURTH 115 W. MONYRE ST.	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1833
SURVEYOR:	FRED L. KURTH 115 W. MONYRE ST.	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1833

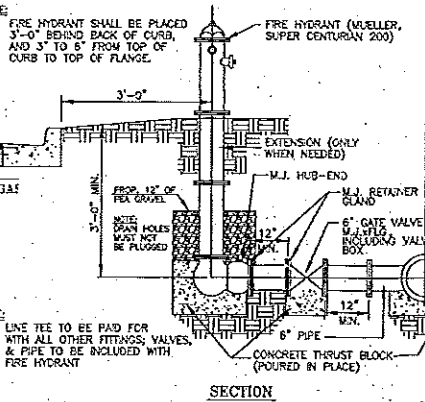
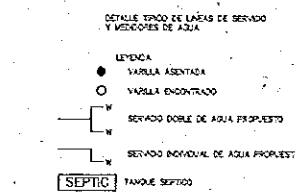
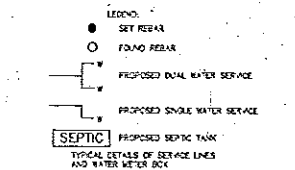
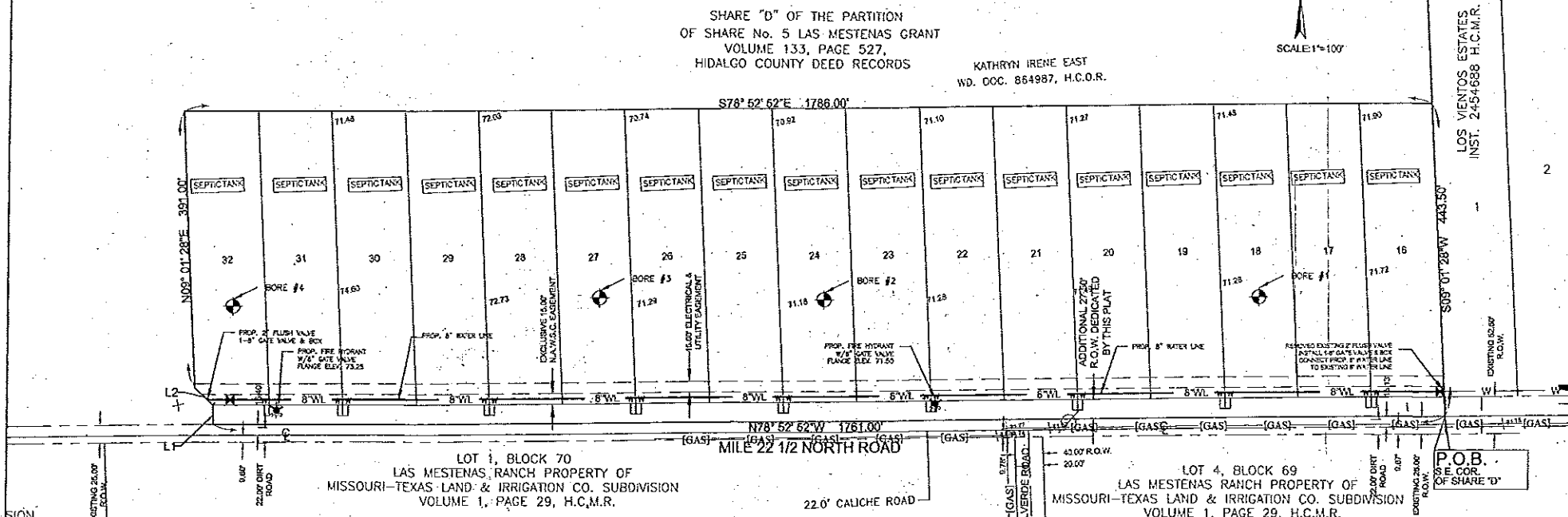
MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

LOS VIENTOS ESTATES II

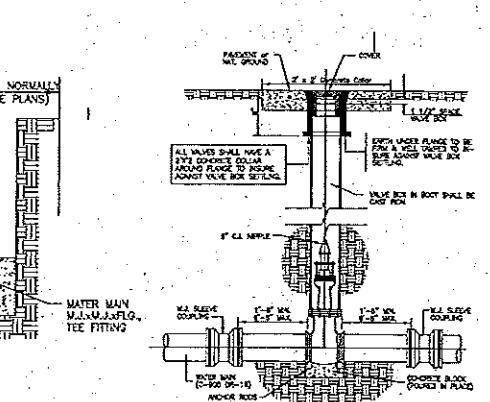
BEING 18.149 ACRES OUT OF
SHARE "D" OF THE PARTITION OF SHARE 5
OUT OF LAS MESTENAS GRANT
VOLUME 133, PAGES 522-527, H.C.D.R.
HIDALGO COUNTY, TEXAS

COST ESTIMATE:
PAVING IMPROVEMENTS: \$ 0.00
DRAINAGE IMPROVEMENTS: \$ 0.00
WATER DISTRIBUTION: \$ 38,284.00
SEPTIC TANKS: \$ 19,465.00
IMPROVEMENTS / OSSF:

ESTIMACION DE COSTOS:
PAVIMENTACION DE CALLES: \$ 0.00
DREAJE PLUVIAL: \$ 0.00
SERVICIO DE AGUA POTABLE: \$ 38,284.00
SERVICIO DE DREAJE SANITARIO: \$ 19,465.00



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



TYPICAL VALVE and VALVE BOX INSTALLATION
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 AT THE SOUTHEAST CORNER OF LOT 1 OF LOS VIENTOS ESTATES INSTRUMENT 245488 H.C.M.R. THE WATER SYSTEM FOR LOS VIENTOS ESTATES PHASE 2 CONSISTS OF A 6" DIAMETER WATER LINE THAT CONNECTS INTO THE EXISTING 8" LINE. THIS 6" 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 (8) DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND ONE (1) DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 6" LINE, THE DUAL SERVICES AND 1/2" 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 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 PLAN.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWAGE FROM 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 JOSE A. GONZALEZ REGISTRATION # 12258 HAS EVALUATED THE SATISFACTORY 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. FOUR SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT ADDRESS THE PROPOSED DISPOSAL AREA. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS UNIT 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 PLAN APPROVAL AT A TOTAL COST OF \$ 19,465.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 09-09-2014.

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 \$ 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



Signature: Fred L. Kurth
DATE: 1-20-15

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

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION LOS VIENTOS ESTATES PHASE 2 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 22 1/2 NORTH ROAD LOCALIZADO EN EL LADO SURESTE DE LOTE 1 DE LOS VIENTOS ESTATES INSTRUMENT 245488 H.C.M.R. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION LOS VIENTOS ESTATES PHASE 2 CONSISTE DE UN CONDUCTO DE AGUA DE 6 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS. ESTA LINEA DE 6 PULGADAS CUAL SIGUE HACIA EL OESTE DENTRO DE UNA CONDONACION 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 VÁLVULA DE 2 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 DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE, Y UN CONDUCTO INDIVIDUAL DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA UN LOTE Y SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$38,284.00 O \$ 2,252.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$44,574.20, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO 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 COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 2 BOCAS DE RESERVA (FIRE HYDRANT) A UN COSTO DE \$ 3,250.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 6,500.00. 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.

DREAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DREAJE PARA LA SUBDIVISION
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LOS VIENTOS ESTATES. ESTA FOSA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DREAJE 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 ESTAS 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 CUATRO EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (FRANCO AREOLOSO FINO Y FRANCO AREOLOSO FINO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARriba DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$ 1,145.00 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 \$ 19,465.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (09-19-14).

CERTIFICACION
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DREAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNADAS A LAS SUBDIVISION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DREAJE SON:

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

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

Signature: Fred L. Kurth
DATE: 1-20-15

SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAN, 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:

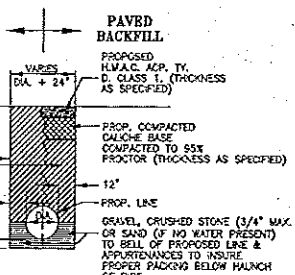
1. I, KATHRYN I. EAST, SUBDIVIDER OF LOS VIENTOS ESTATES PHASE 2, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

Signature: Kathryn I. East
KATHRYN I. EAST

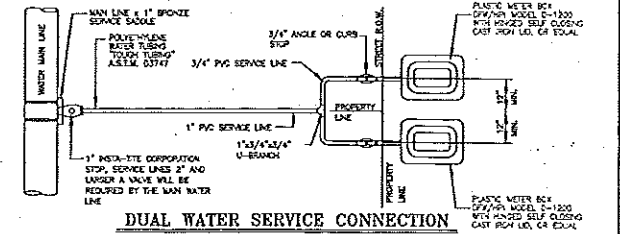
STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHRYN I. EAST, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16th DAY OF Jan 2015.

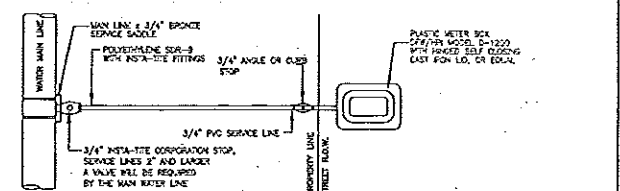
Signature: Celestine Stewart
NOTARY PUBLIC
MY COMMISSION EXPIRES 06-20-17



PIPE BEDDING DETAILS
N.T.S.

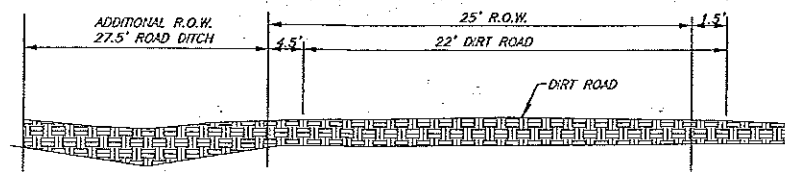
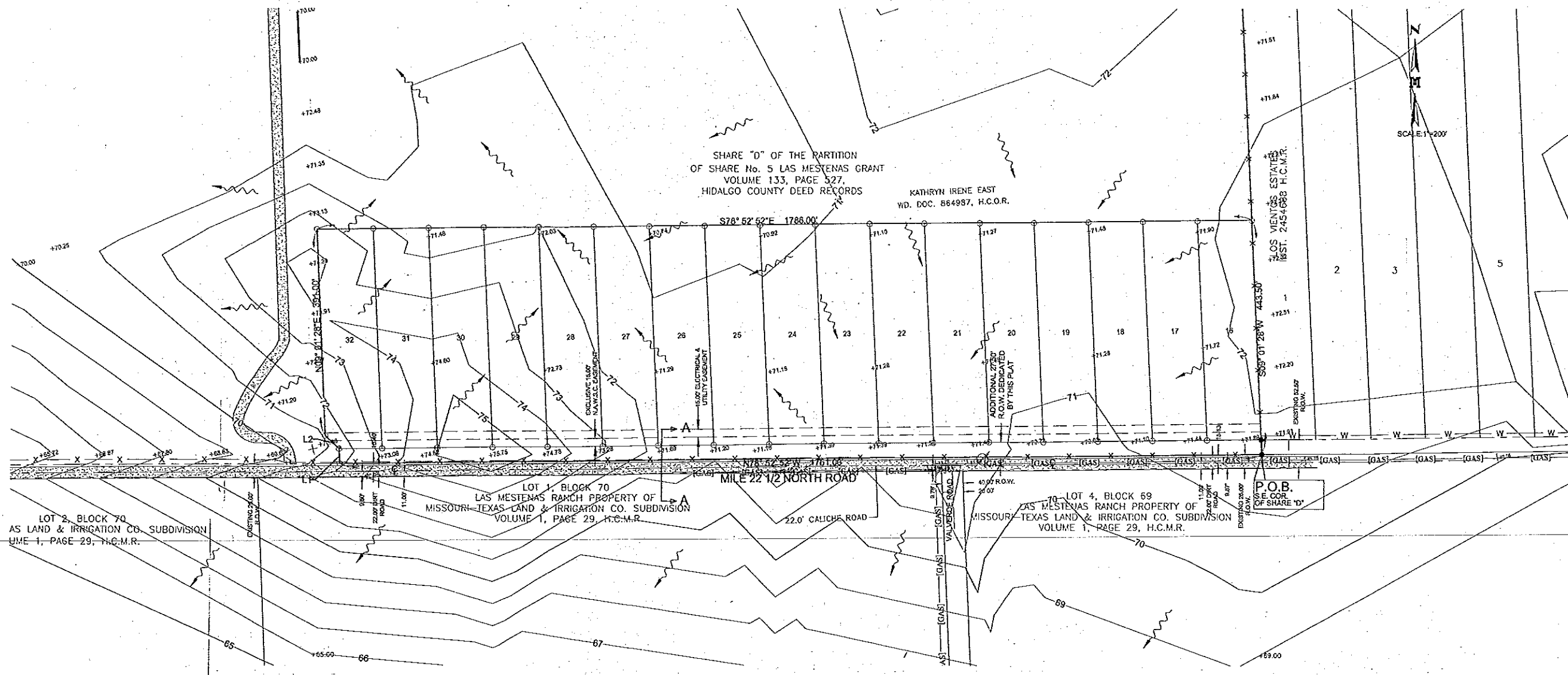


DUAL WATER SERVICE CONNECTION
N.T.S.



SINGLE WATER SERVICE CONNECTION
N.T.S.

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ESTABLISHED 1947



TYPICAL ROAD SECTION A-A
MILE 22 1/2 ROAD

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, PAGES 522-527, H.C.M.R.
HIDALGO COUNTY, TEXAS

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 BUSH AND IS LOCATED IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0325 D, JUNE 8, 2000, MAP REVISED TO REFLECT LOWR 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 PEROUS 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 PEROUS 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. SEE ATTACHED "OVERALL MASTER DRAINAGE PLAN". 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.

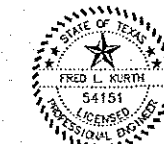
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 25-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 18,159 CUBIC FEET OF DETENTION WILL BE PROVIDED IN THE GREEN AREA AND EXISTING LOW AREA WHICH FALLS WITHIN A FUTURE LOS VIENTOS ESTATES PHASE 2. APPROXIMATELY 388,000 CUBIC FEET OF DETENTION WHICH WILL BE USED AS RETENTION FOR THE OVERALL LOS VIENTOS MASTER PLAN.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D, JUNE 8, 2000, MAP REVISED MAY 17, 2001 LOWR IS CONTAINED WITHIN THE LOW AREA TO THE NORTH OF THIS SUBDIVISION AS PER MASTER DRAINAGE PLAN.

Fred L. Kurth
FRED L. KURTH, P.E. # 54151 DATE: 1-20-15

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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