



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 06-23-2015

PROPOSED BORDER TOWN ACRES PHASE I SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: RICHARD RUPPERT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 72 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: East Brushline Road approximate ¼ mile North of F.M. 2812

SUBDIVISION LIES WITHIN THE: ETJ of Edinburg and was approved administratively by said City.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-17-14 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Will be provided by a storm drainage pipe system discharging into a proposed drain ditch dedicated to the Hidalgo County Drainage District No. 1 approximate 200 feet north east of the proposed Subdivision.

ROAD R.O.W. DEDICATION: 10 feet to Brushline Road. and 20 feet to Sharp Road.

H.C.R.O.W. FINAL APPROVAL DATE: 06-04-15: By, Jose Ochoa PCT 4 R.O.W. AGENT

H.C.H.D APPROVAL DATE: 06-04-15 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

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: East side of Brushline Road

H.C.O.E.C. FINAL APPROVAL DATE: 06-04-15: 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:

8-25-2015

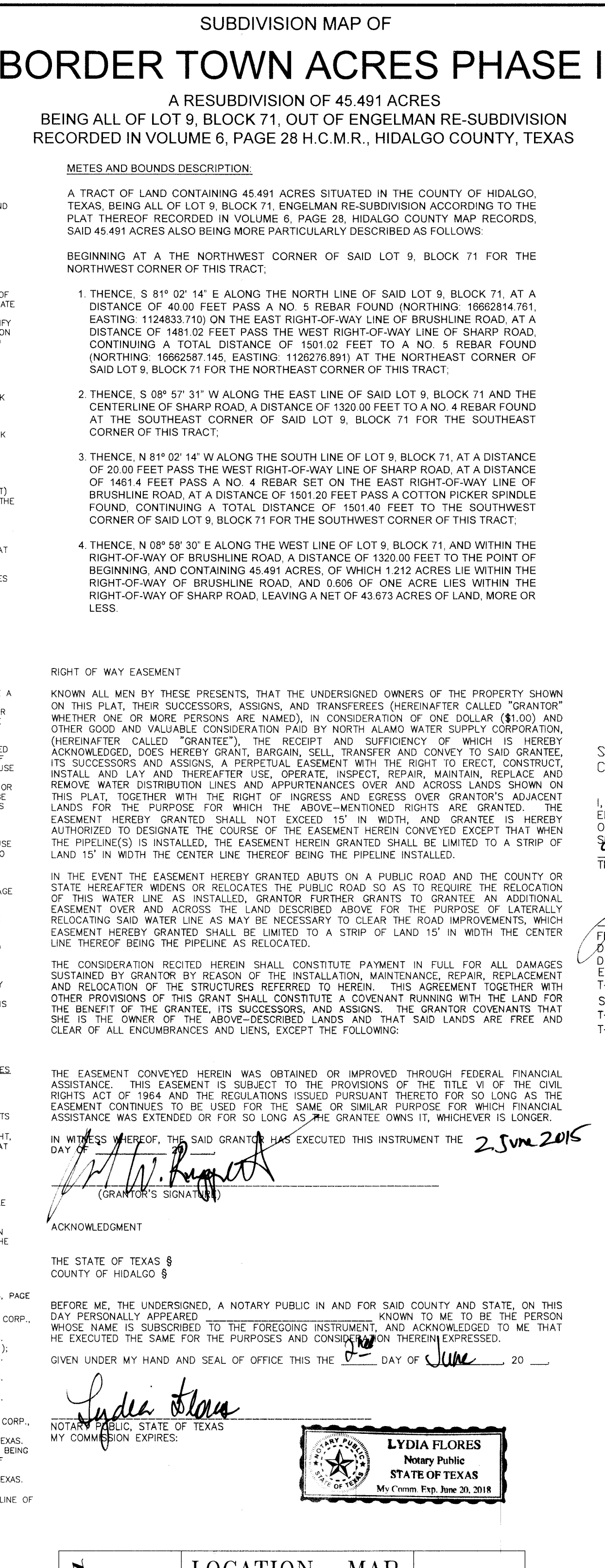
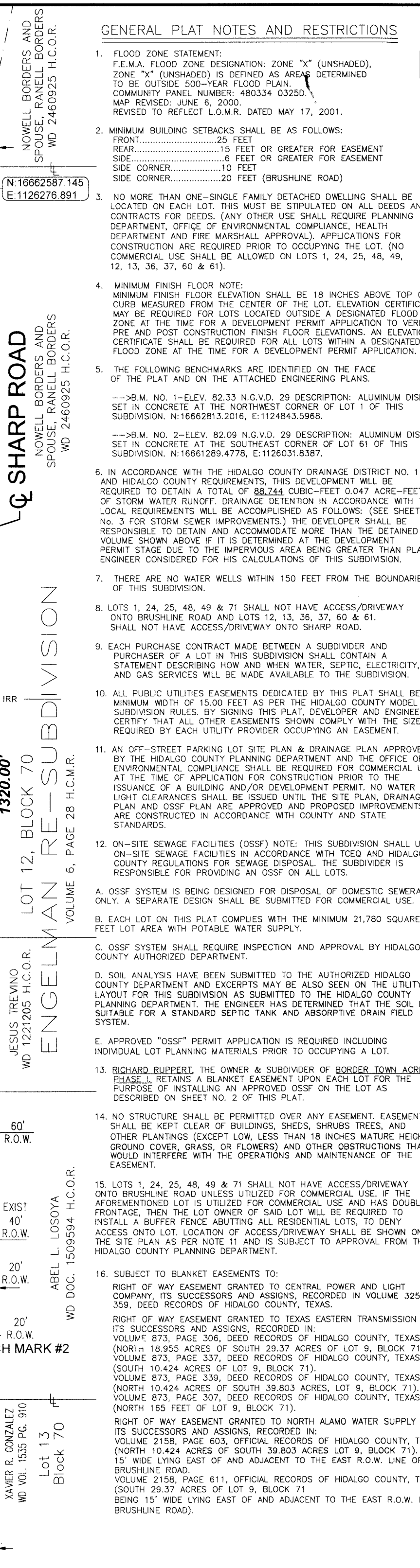
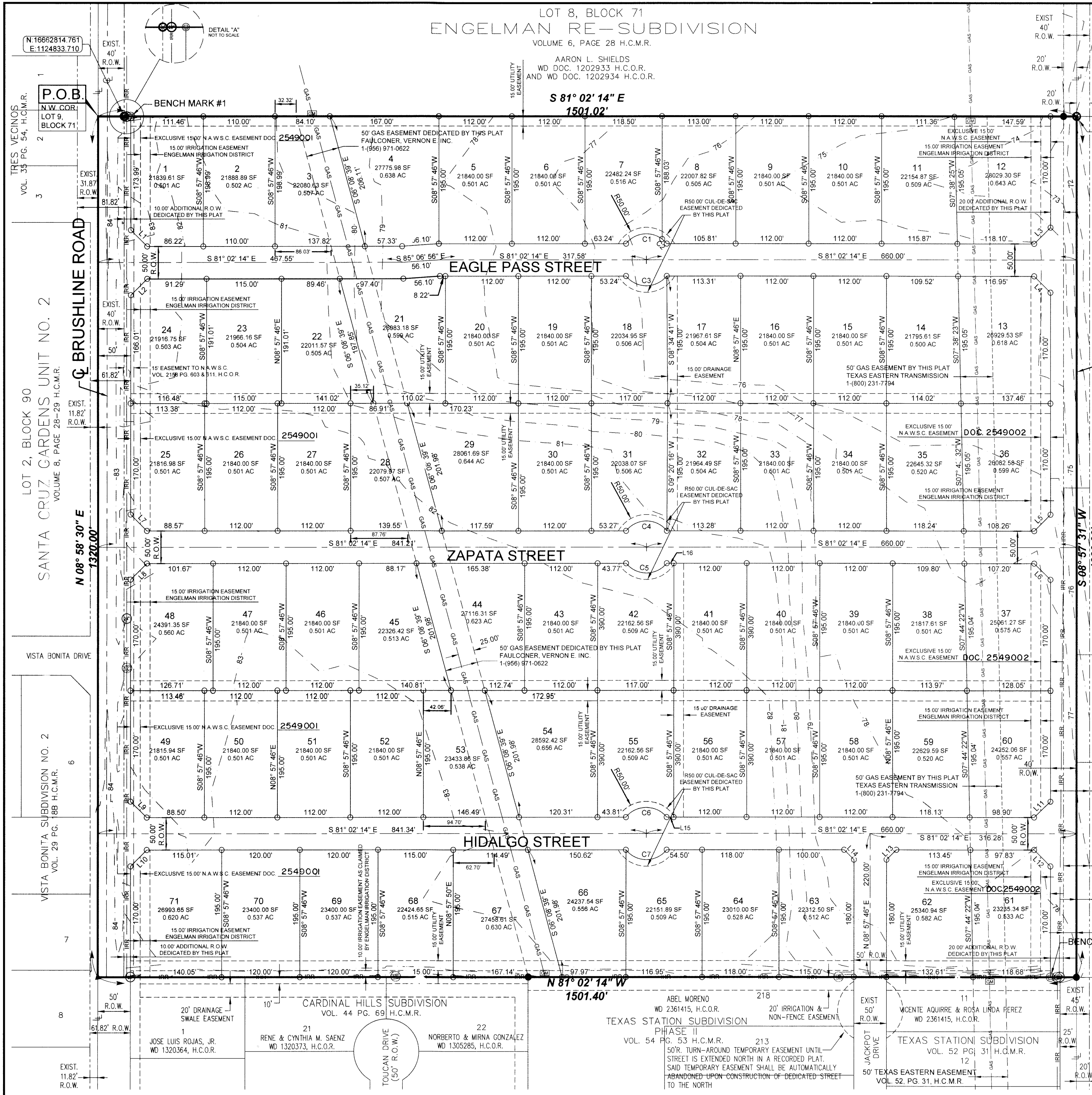
REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS
 A Letter of Credit Financial Institution: _____ L.O.C No. _____
Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

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

Final Approval subject to recommendations other departments

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.



STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, BORDERTOWN DEVELOPMENT, LLC AS OWNER OF THE 45.491 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BORDER TOWN ACRES PHASE I 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.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Richard W. Ruppert 2 June 2015
BORDERTOWN DEVELOPMENT, LLC
RICHARD W. RUPPERT, MANAGING PARTNER
P.O. BOX 959
EDINBURG, TX 78540-0959

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICHARD W. RUPPERT, WHO HAS PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF June, 2015.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 06/30/18

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 BORDER TOWN ACRES PHASE I WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 12-19-2013 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 5-28-15
FRED L. KURTH, PE # 54151 RPLS # 4750
DATE SURVEYED: 12-19-2013
DATE PREPARED: 06-23-14
ENGINEERING JOB NO. #3136.00
T-975, PG. 46-48
SURVEY JOB NO. #3008.06
T-955, PG. 49,54-65
T-957, PG. 39-46

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, GRANTOR HEREBY 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 INCLUDING AND OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE AND ITS SUCCESSORS AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

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

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE 2nd DAY OF June, 2015.

Richard W. Ruppert
(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 _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF June, 2015.

Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 06/30/18

LYDIA FLORES
Notary Public
STATE OF TEXAS
My Comm. Exp. June 30, 2018

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF BORDER TOWN ACRES PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____
ATTEST: HIDALGO COUNTY CLERK _____

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: _____
DATE: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

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

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

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

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

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

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

SHEET 1 OF 4-SHEETS

SHFT INDEX FOR BORDER TOWN ACRES PHASE I

SHEET 1: HEADING, INDEX, LOCATION MAP AND ET; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CERTIFICATE OF COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION DISTRICT CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).

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

DRAWN BY: REYES N. DATE: 04-11-14
IRRIGATION, CHECKED: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: 5-28-15
FINAL CHECK: _____ DATE: _____

PRINCIPAL CONTACTS
NAME ADDRESS CITY & ZIP PHONE FAX
OWNER: BORDERTOWN DEVELOPMENT, LLC P.O. BOX 959 Edinburg, TX 78540 (956) 383-0868 (956) 494-6969
ENGINEER: FRED L. KURTH 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839
SURVEYOR: FRED L. KURTH 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

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

BORDER TOWN ACRES PHASE I IS LOCATED IN THE EASTERN CENTRAL PART OF HIDALGO COUNTY ON THE EAST SIDE OF BRUSHLINE ROAD APPROXIMATELY 1.335 FEET NORTH OF ITS INTERSECTION WITH FM 2812. THIS SUBDIVISION IS NOT WITHIN THE 2 MILE OR 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ), WITH RESPECT TO A MUN. ATTY. UNDER LOCAL GOVERNMENT CODE § 42.021. THE NEAREST MUNICIPALITY IS THE CITY OF EDINBURG (POPULATION 77,100). THIS DEVELOPMENT LIES WITHIN PRECINCT NO. 4.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
ENGELMAN IRRIGATION DISTRICT NO. 6

THIS PLAT IS HERE BY APPROVED BY THE ENGELMAN IRRIGATION DISTRICT DATED THIS 11th DAY OF June, 2015.

Lydia Flores DATE: 3-12-15
PRESIDENT
Lydia Flores DATE: 3-12-15
ATTEST: SECRETARY

PROJECT LEGEND

- SET DISK IN CONCRETE
- FOUND NO. 4 REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND NO. 5 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP-STAMPED MELDEN & HUNT
- 12" IRRIGATION VENT
- 24" IRRIGATION STAND PIPE
- 30" IRRIGATION STAND PIPE
- IRRIGATION LINE
- GAS - SPOTTED GAS LINE
- GAS MARKER

ROW - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
N.W.COR. - NORTH-WEST CORNER
P.O.B. - POINT OF BEGINNING
N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
RECORDED DEED CALLS
C - CENTER LINE
WD VOL. PG. - WARRANTY DEED VOLUME PAGE

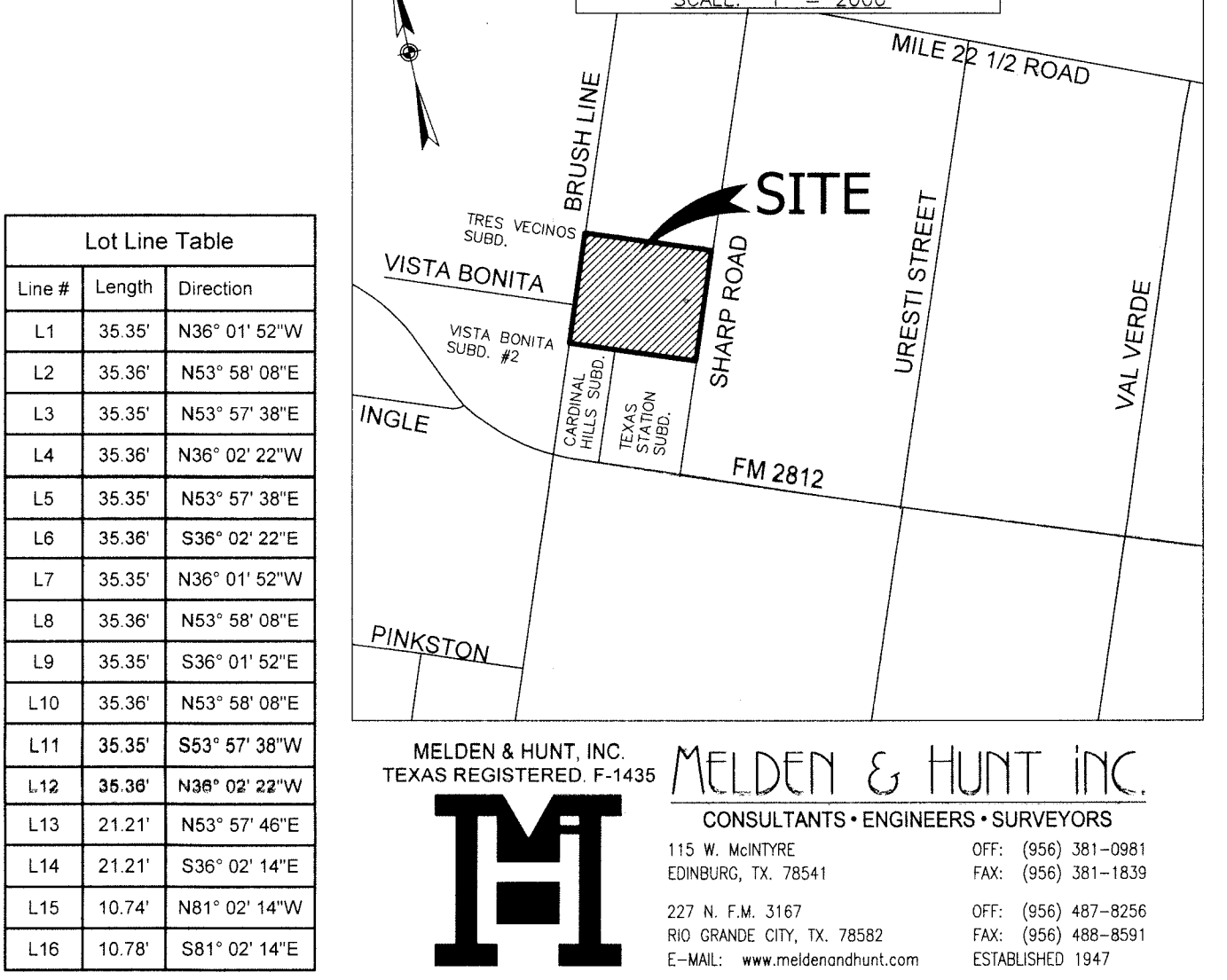
SCALE 1"=100'

Lot Line Table

Line #	Length	Direction
L1	35.35'	N36° 01' 52" W
L2	15.35'	N53° 58' 08" E
L3	35.35'	N53° 57' 38" E
L4	35.35'	N36° 02' 22" W
L5	35.35'	N53° 57' 38" E
L6	35.35'	N36° 02' 22" E
L7	35.35'	N36° 01' 52" W
L8	35.35'	N53° 58' 08" E
L9	35.35'	N36° 01' 52" E
L10	35.35'	N53° 58' 08" E
L11	35.35'	S53° 57' 38" W
L12	35.35'	N36° 02' 22" W
L13	21.21'	N53° 57' 46" E
L14	21.21'	S36° 02' 14" E
L15	10.74'	N81° 02' 14" W
L16	10.74'	S81° 02' 14" E

Curve Table

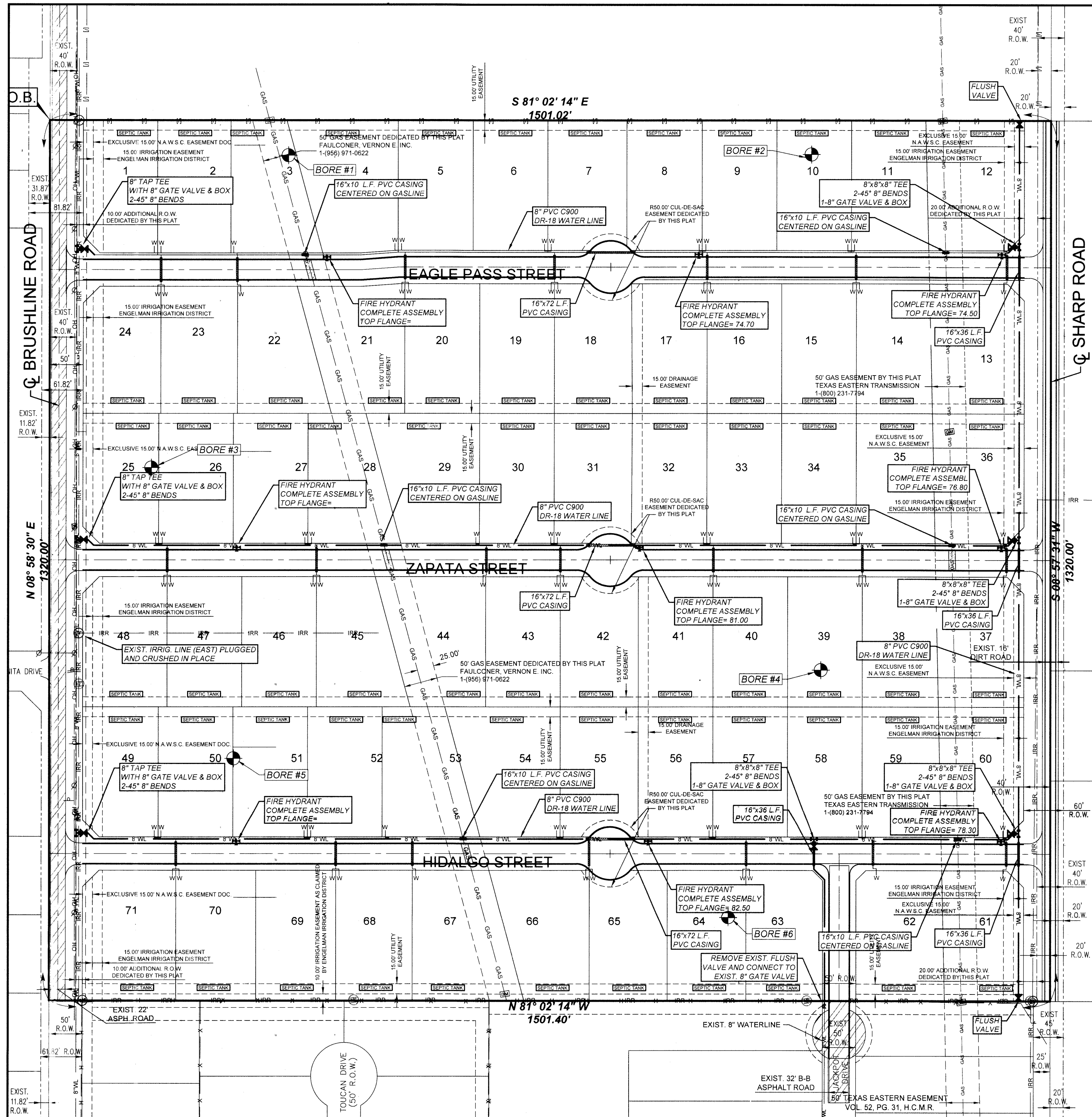
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	61.61'	40.00'	088° 14' 54"	N88° 13' 51" W	55.70'	38.80'
C2	10.04'	40.00'	014° 23' 14"	N36° 54' 47" W	10.02'	5.05'
C3	71.65'	40.00'	102° 38' 08"	88° 02' 14" E	62.45'	40.00'
C4	71.65'	40.00'	102° 38' 08"	N81° 02' 14" W	62.45'	49.96'
C5	71.65'	40.00'	102° 38' 08"	S81° 02' 14" E	62.45'	49.96'
C6	71.65'	40.00'	102° 38' 08"	N81° 02' 14" W	62.45'	49.96'
C7	71.65'	40.00'	102° 38' 08"	S81° 02' 14" E	62.45'	49.96'



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

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

SHEET 1 OF 4-SHEETS



ENGINEERING REPORT FOR BORDER TOWN ACRES PHASE I
 BY: FRED L. KURTH
 WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

BORDER TOWN ACRES PHASE I 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 WITHIN A 15' N.A.W.S.C. EASEMENT ADJACENT TO THE EAST SIDE OF BRUSHLINE ROAD. THE WATER SYSTEM FOR BORDER TOWN ACRES PHASE I CONSISTS OF AN 8" DIAMETER WATER LINE THAT CONNECTS INTO THE EXISTING 8" WATERLINE AT THE NORTH AND SOUTH PROPERTY LINES. THIS 8" WATER LINE RUNS WITHIN A 15' N.A.W.S.C. EASEMENT ALONG THE NEW EAST R.O.W. LINE OF BRUSHLINE ROAD APPROXIMATELY 1320 FEET. THREE-8" DIAMETER WATERLINES SHALL EXTEND EAST FROM THE NEW 8" WATERLINE WITHIN AND ALONG THE THREE STREETS OF BORDER TOWN ACRES PHASE I APPROXIMATELY 1398 FEET AND LOOP AROUND WITHIN A 15' N.A.W.S.C. EASEMENT ALONG THE NEW WEST R.O.W. LINE OF SHARP ROAD APPROXIMATELY 1320 FEET.

WATER DISTRIBUTION FOR BORDER TOWN ACRES PHASE I CONSISTS OF TWENTY-NINE-1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND THIRTEEN-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 \$ 206,375.00, OR \$ 2,906.69 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 44,375.00, WHICH COVERS THE \$ 625.00 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 NINE FILLING STATIONS (HYDRANTS) AT A UNIT COST OF \$ 3,325 FOR A TOTAL COST OF \$ 29,925. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM BORDER TOWN ACRES PHASE I 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 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 DISTRIBUTION OF FINE SANDY LOAM AND SANDY CLAY LOAM SOIL FOR THE AREA. SIX SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, ACROSS THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 30" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,245.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED PRIOR TO THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. AT A TOTAL COST OF \$ 88,395.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 05-30-2015

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 \$ 250,750.00 WHICH EQUALS TO \$ 3,531.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,245.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 88,395.00 FOR THE ENTIRE SUBDIVISION.

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 250,750.00 WHICH EQUALS TO \$ 3,531.00 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,245.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 88,395.00 FOR THE ENTIRE SUBDIVISION.

Fred L. Kurth 5-28-15
 ENGINEER'S SIGNATURE DATE

STATE OF TEXAS
 FRED L. KURTH
 54151
 LICENSED PROFESSIONAL ENGINEER

REPORT DE INGENIERIA DE BORDER TOWN ACRES PHASE I
 POR: FRED L. KURTH
 ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION BORDER TOWN ACRES PHASE I RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA (N.A.W.S.C.)) EL DUENO 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 ANOS. 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 BORDER TOWN ACRES PHASE I CONSISTE DE UN CONDUCTO DE 8 PULGADAS DE DIAMETRO QUE CONECTA AL LADO NOROCCIDENTAL CON UN CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO PASANDO POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA BRUSHLINE ROAD. CUAL CONDUCTO DE 8 PULGADAS SIGUE DENTRO DE UNA CONSION DE N.A.W.S.C. DE 15 PIES POR EL LADO ESTE DE LA CALLE BRUSHLINE ROAD APPROXIMATEMENTE 1320 PIES. DEL CONDUCTO DE 8 PULGADAS SE EXTIENDEN TRES CONDUCTOS DE 8 PULGADAS HACIA AL ESTE DENTRO DE LAS TRES CALLES DE BORDER TOWN ACRES PHASE I.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN TREINTA DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE, Y TRECEN CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 DE 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 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 206,375.00 O \$ 2,906.69 POR LOTE. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 44,375.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE \$ 625.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUENO. EL DUENO DE LA SUBDIVISION TAMBIEN HA INSTALADO NUEVE BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,325 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 29,925. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE BORDER TOWN ACRES PHASE I. 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 REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDAO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICERON SEIS 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 ARCILLOSO) Y SE ESTIMO A 30 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 \$ 1,245.00 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 \$ 88,395.00 EL DEPARTAMENTO DE SALUBRIDAD DEL CONDAO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION).

CERTIFICACION:

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 250,750.00 O \$ 3,531.00 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1,245.00 A UN COSTO TOTAL DE \$ 88,395.00 TODA LA SUBDIVISION.

Fred L. Kurth 5-28-15
 ENGINEER'S SIGNATURE DATE

MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
BORDER TOWN ACRES PHASE I
 A RESUBDIVISION OF 45.491 ACRES
 BEING ALL OF LOT 9, BLOCK 71, OUT OF ENGELMAN RE-SUBDIVISION
 RECORDED IN VOLUME 6, PAGE 28 H.C.M.R., HIDALGO COUNTY, TEXAS

SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. I, RICHARD W. RUPPERT, SUBDIVIDER OF BORDER TOWN ACRES PHASE I, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

Richard W. Ruppert
 RICHARD W. RUPPERT

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD RUPPERT KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF June 2015.

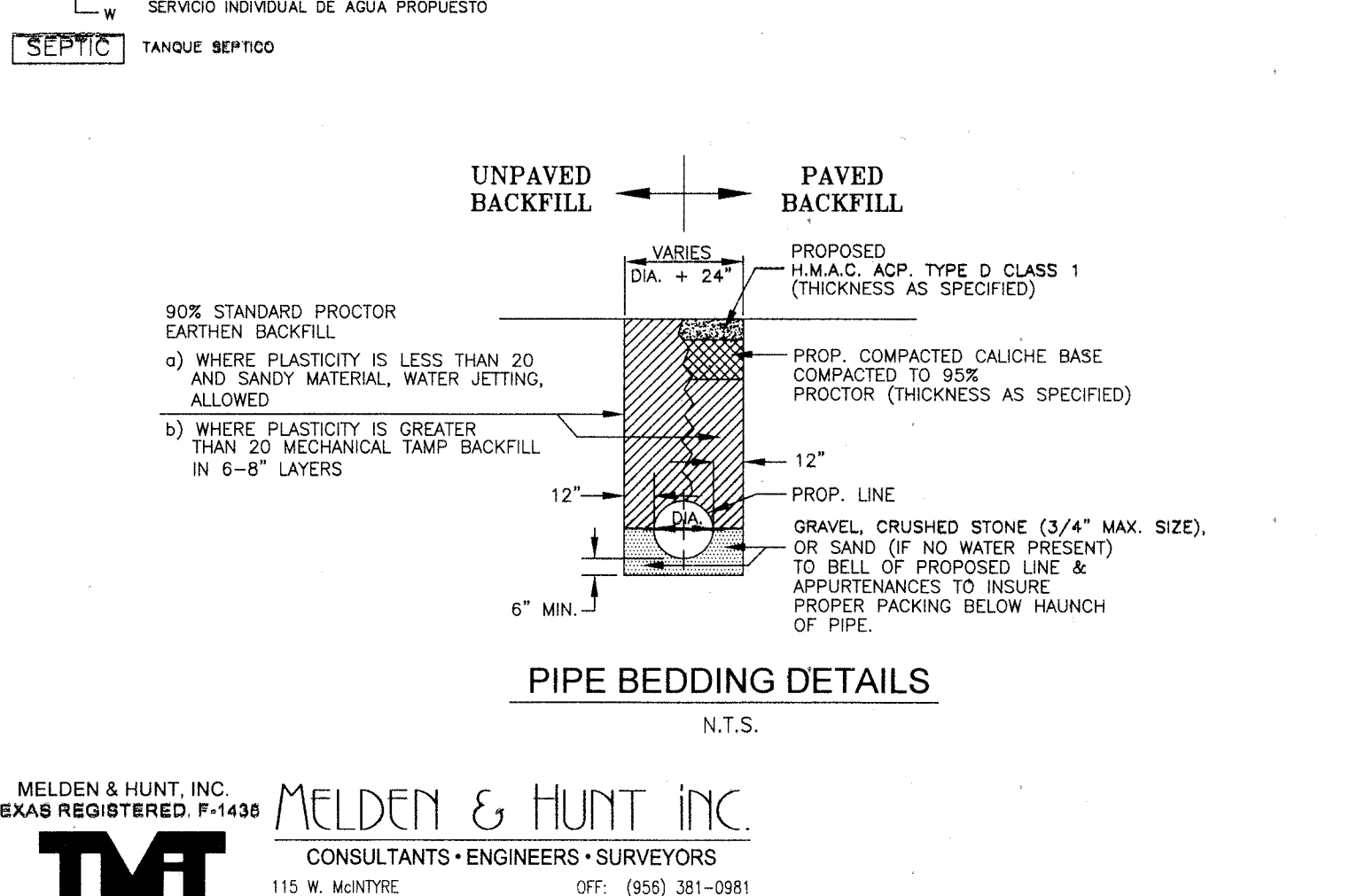
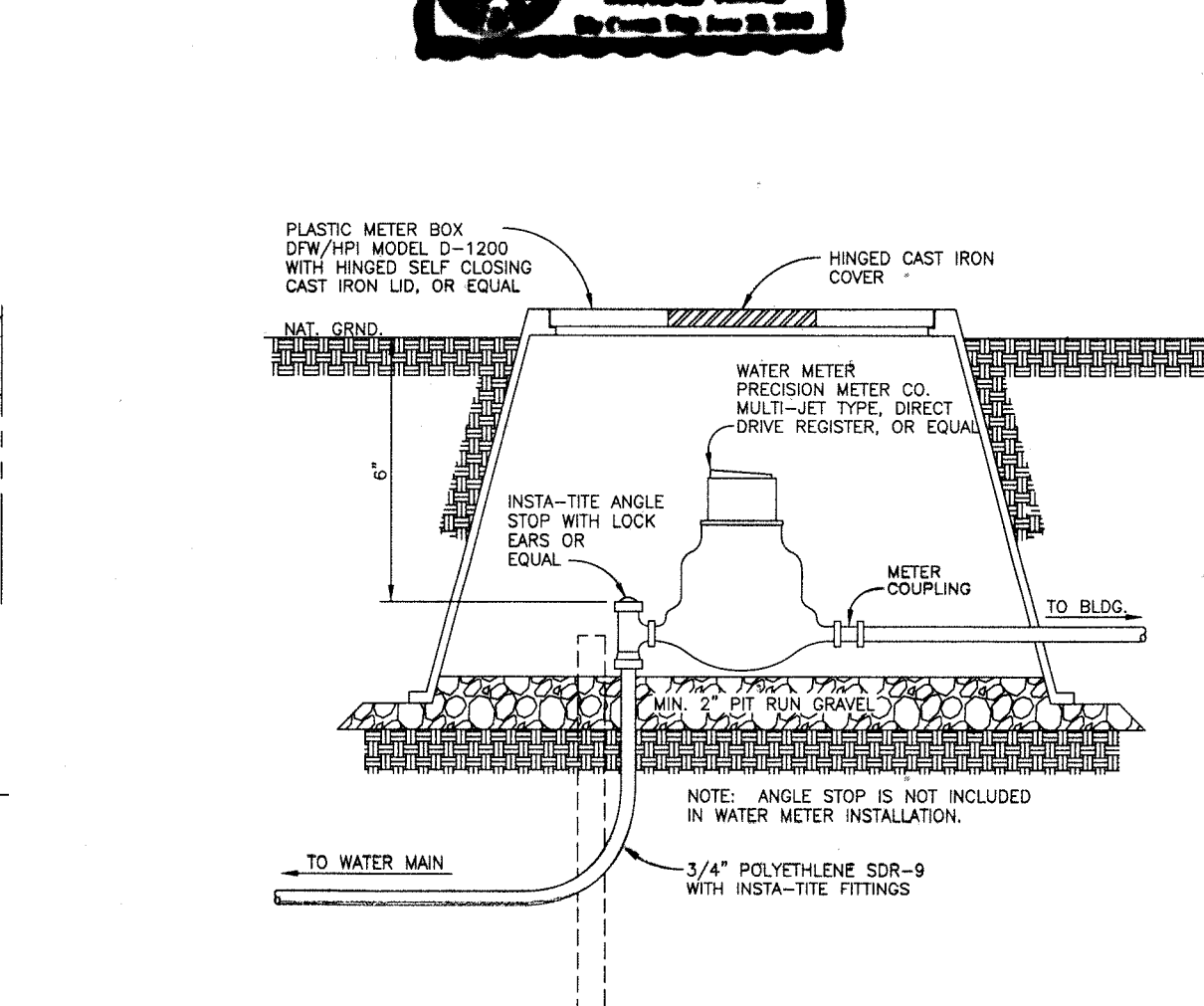
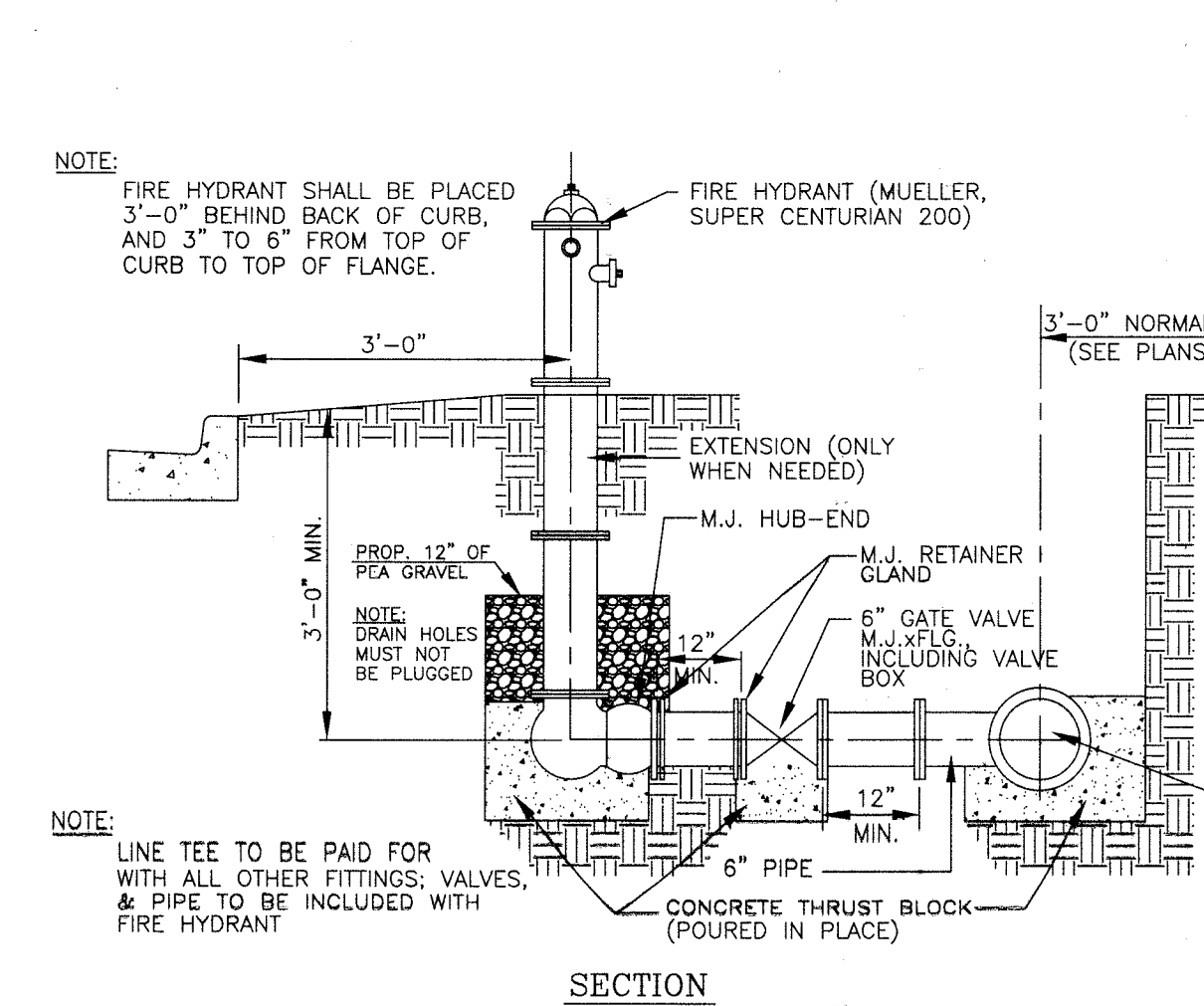
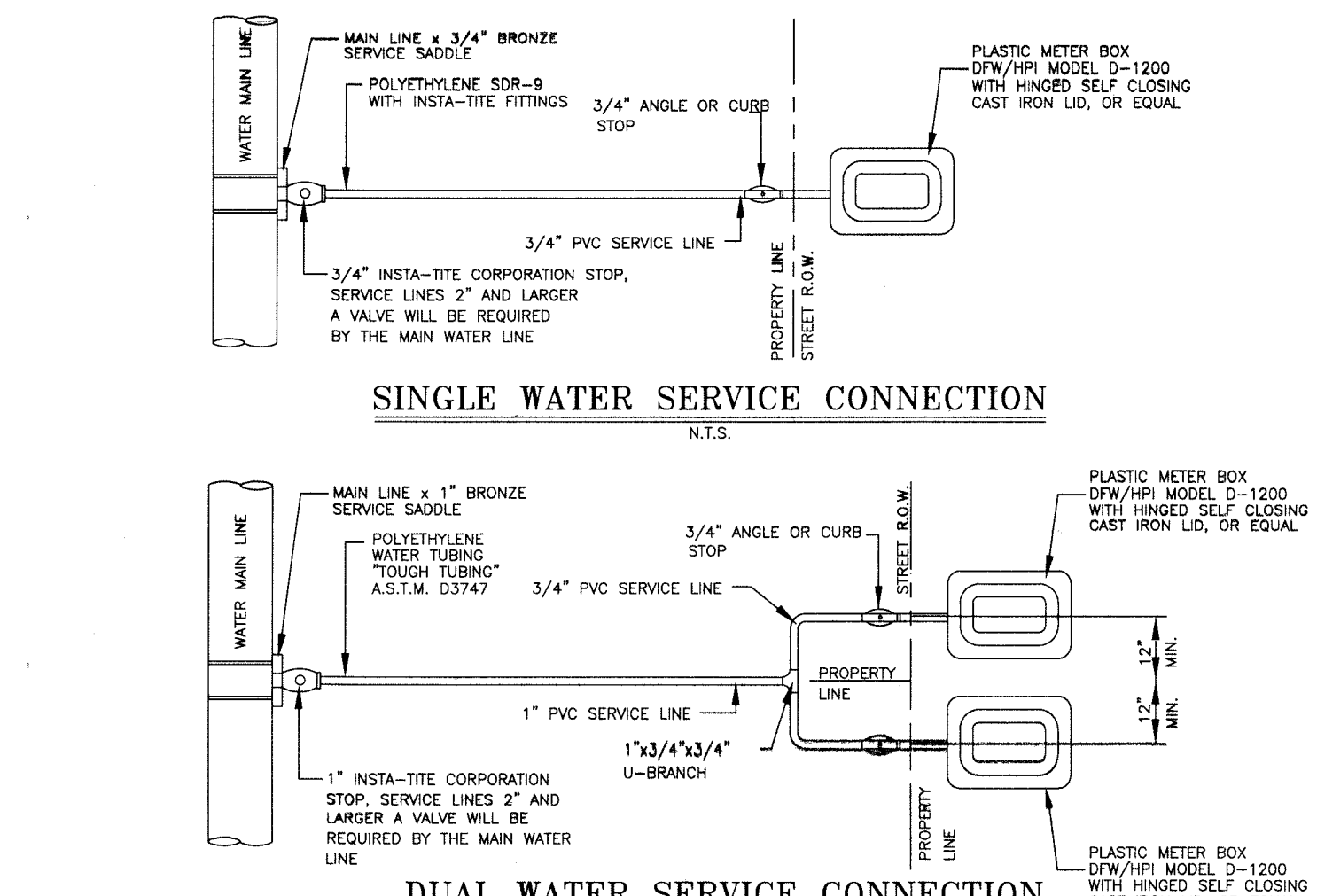
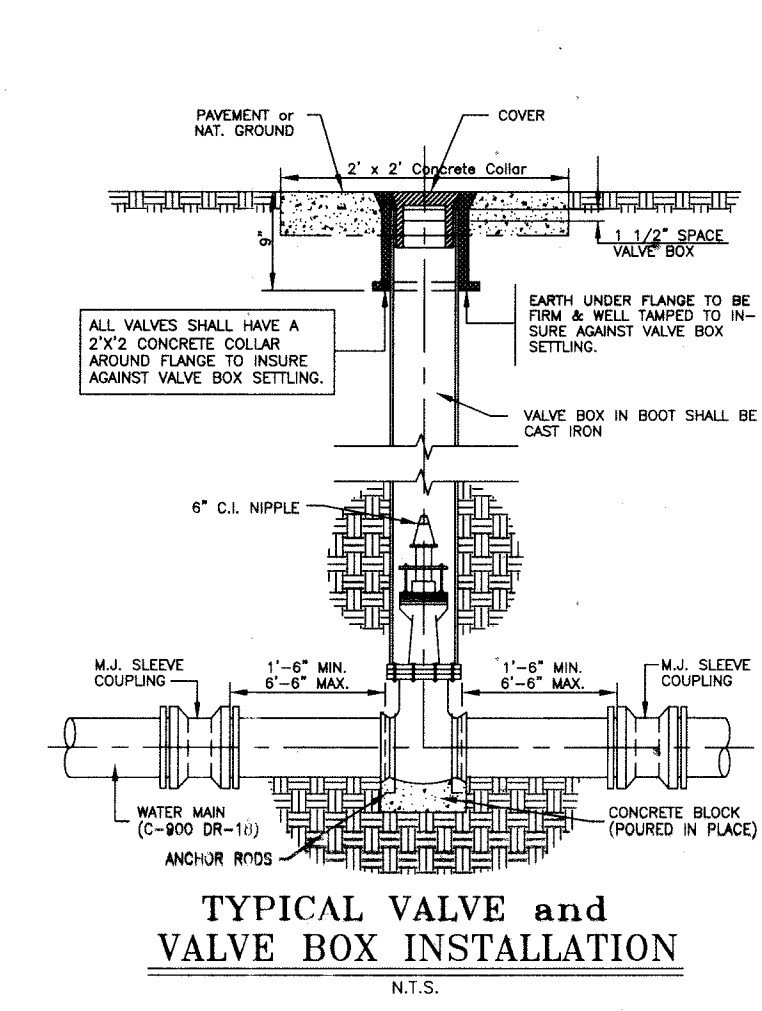
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 NOTARY PUBLIC
 MY COMMISSION EXPIRES 06/20/2019

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 484,622.88
DRAINAGE IMPROVEMENTS:	\$ 140,765.50
WATER DISTRIBUTION:	\$ 206,375.00
SEPTIC TANK SYSTEM	\$ 88,395.00

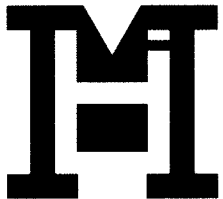
ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 484,622.88
DRENAJE PLUVIAL:	\$ 140,765.50
SERVICIO DE AGUA POTABLE:	\$ 206,375.00
SERVICIO DE DRENAJE SANITARIO	\$ 88,395.00



MELDEN & HUNT, INC.
 TEXAS REGISTERED PROFESSIONAL ENGINEERS & SURVEYORS
 115 W. MONTYRE EDINBURG, TX 78541
 277 N. FM 3167 200 GRANDE CITY, TX 78822
 (956) 381-0981 (956) 488-8551 (956) 488-8256 (956) 488-8551
 FAX: (956) 381-1839
 ESTABLISHED 1947

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CONSULTANTS • ENGINEERS • SURVEYORS
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227 N. F.M. 3167 OFF: (956) 487-8256
RIO GRANDE CITY, TX 78382 FAX: (956) 488-8591
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947



MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
SUBDIVISION MAP OF
BORDER TOWN ACRES PHASE I

A RESUBDIVISION OF 45.49 ACRES
BEING ALL OF LOT 9, BLOCK 71, OUT OF ENGLMAN RE-SUBDIVISION
RECORDED IN VOLUME 6, PAGE 28 H.C.M.R., HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT

BORDER TOWN ACRES PHASE I is a resubdivision of 45.49 acres, being all of Lot 9, Block 71, Engelman Re-Subdivision, according to the Map or Plat thereof recorded in Volume 6, Page 28, Hidalgo County, Map Records. The property is located on the east side of Brushline Road, 1320 feet north of FM 2812. This property is currently open land with a proposed residential use (71 lots). This tract is in zone "X" (not shaded), on FEMA's Flood Insurance Rate Map Community Panel No. 480334 0325 C, Map Revised June 6, 2000, revised to reflect L.O.M.R. May 17, 2001 and is defined as areas determined to be outside 500-year flood plain.

The soil is Fine Sandy Loam, which is in Hydrologic Group "B", this soil is moderately pervious, and has relatively low plasticity index. (See excerpts from "Soil Survey of Hidalgo County, Texas"). Existing runoff is in a northeasterly direction, with a runoff of 10.72 c.f.s. during the 10-year storm frequency as per attached calculations.

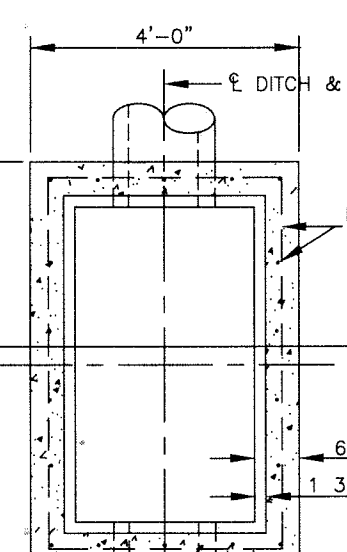
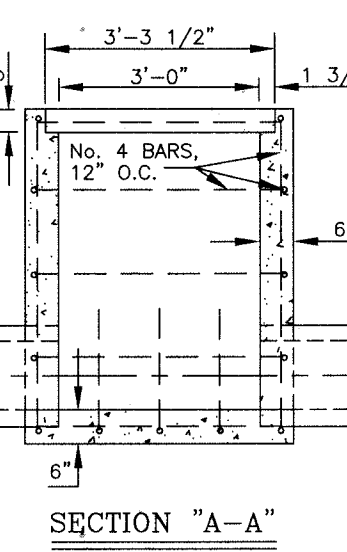
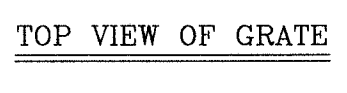
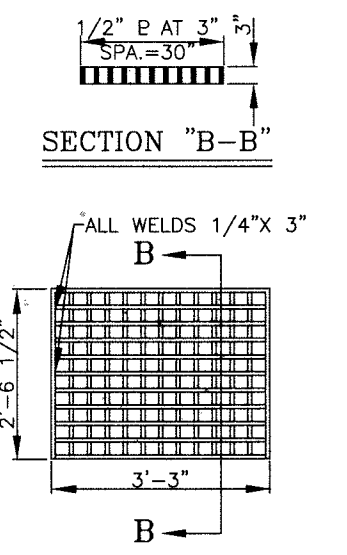
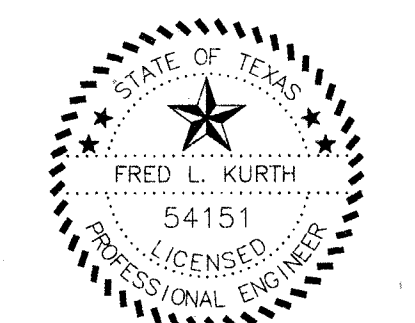
In accordance with the Hidalgo County drainage policy, the peak rate of runoff shall not be increased due to the development of this subdivision, therefore as per attached calculations, 88,744 cubic feet of detention (0.047 Ac-Ft.) will be contained within a master planned drain ditch designed for a Master Development by the developer. The drain ditch shall be within right-of-way dedicated to H.C.D.D. #1 (See attached copy). The detention capacity of this drain ditch will be approximately 4,224,000 cubic feet. Melden & Hunt proposes to continue the widening of this drain ditch as future phases are developed. This measure will provide the detention required for future developments in that area, which is also owned by the developer. The ultimate outfall for the future total length of this drain ditch shall be into the North Main Drain Ditch. Runoff from the proposed streets, and excess runoff from the lots shall be discharged into the previously mentioned drain ditch. The concrete curb and gutter of the proposed streets will carry runoff into a series of curb inlets via pipes ranging in size from 18" to 30".

The finished floor elevation for each residence is required to be at least 18 inches above the top of curb in front of the lot, this measure provides positive drainage away from all buildings, avoid concentrating runoff onto other lots, and coordinate individual lot drainage with the general storm drainage pattern for the area.

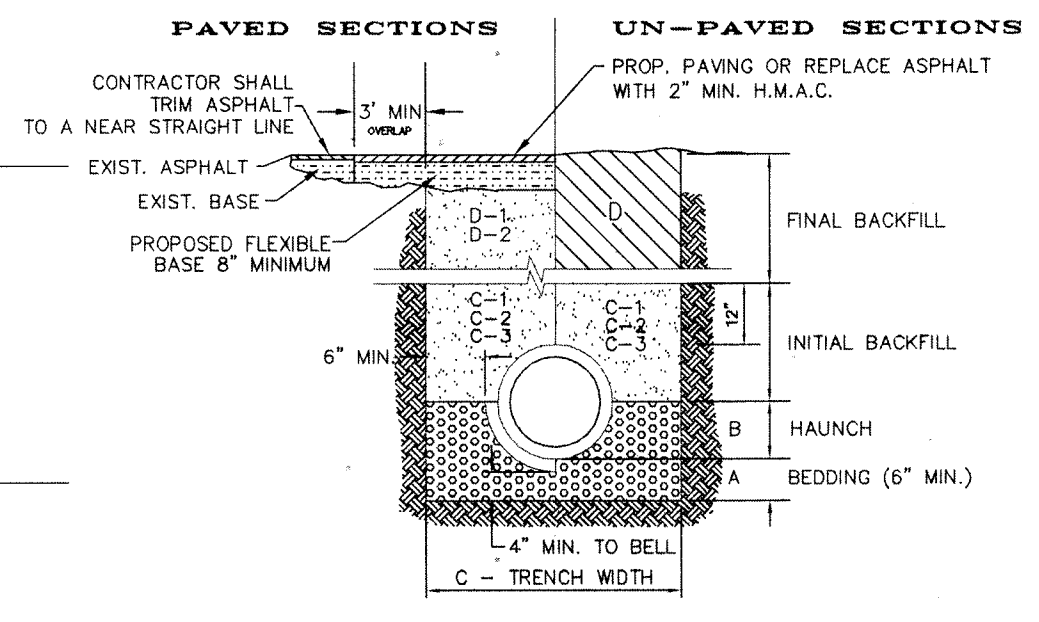
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 10 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D, REVISED JUNE 6, 2000 REVISED TO REFLECT L.O.M.R. MAY 17, 2001 IS CONTAINED WITHIN THE DRAIN DITCH LOCATED 245 FEET NORTHEAST OF THE SUBDIVISION.

Fred L. Kurth
FRED L. KURTH, PE # 54151 DATE: 5-29-15

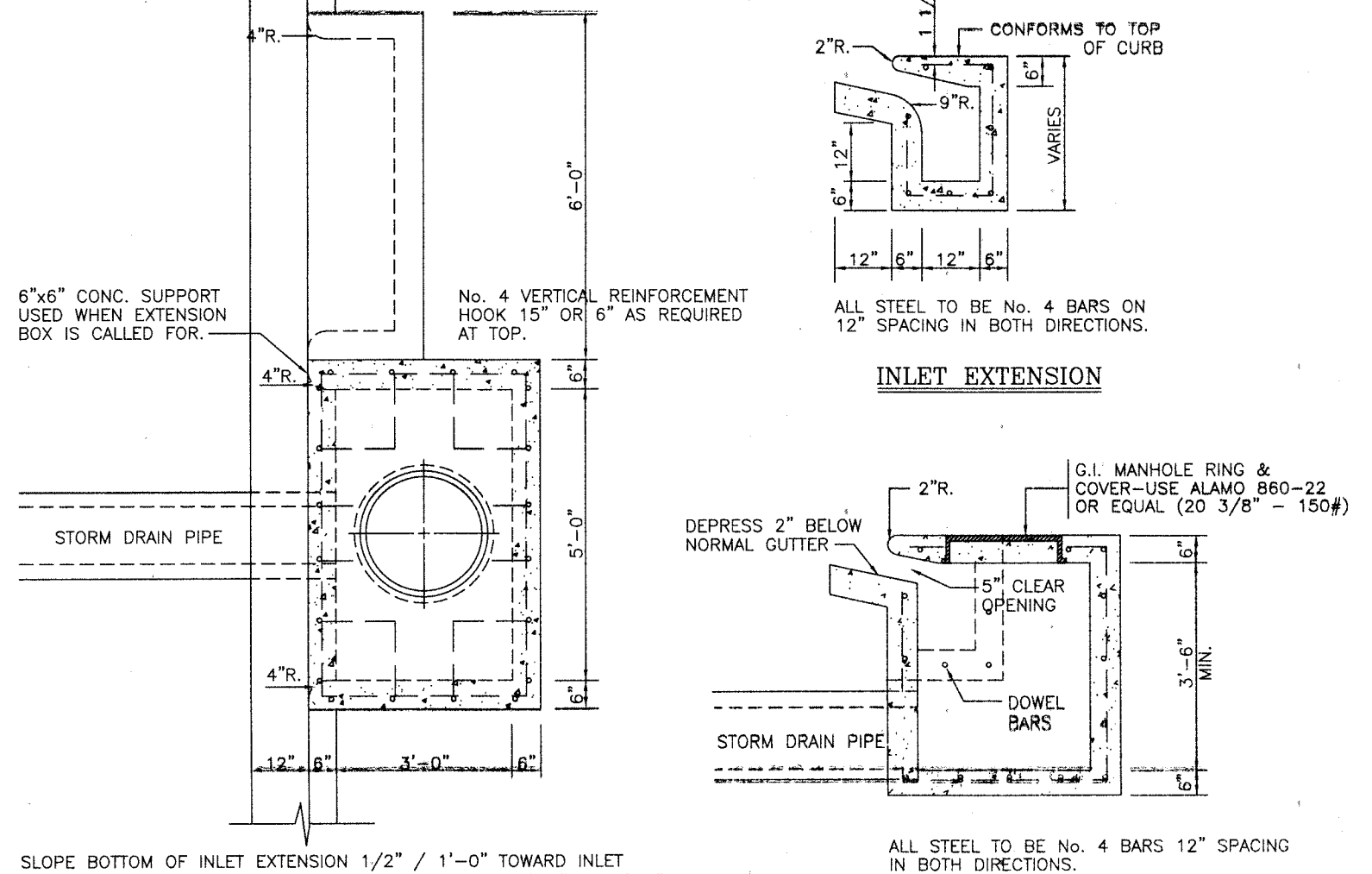


TYPE "C-C" GRATED INLET
(TWO GRATES PER INLET)

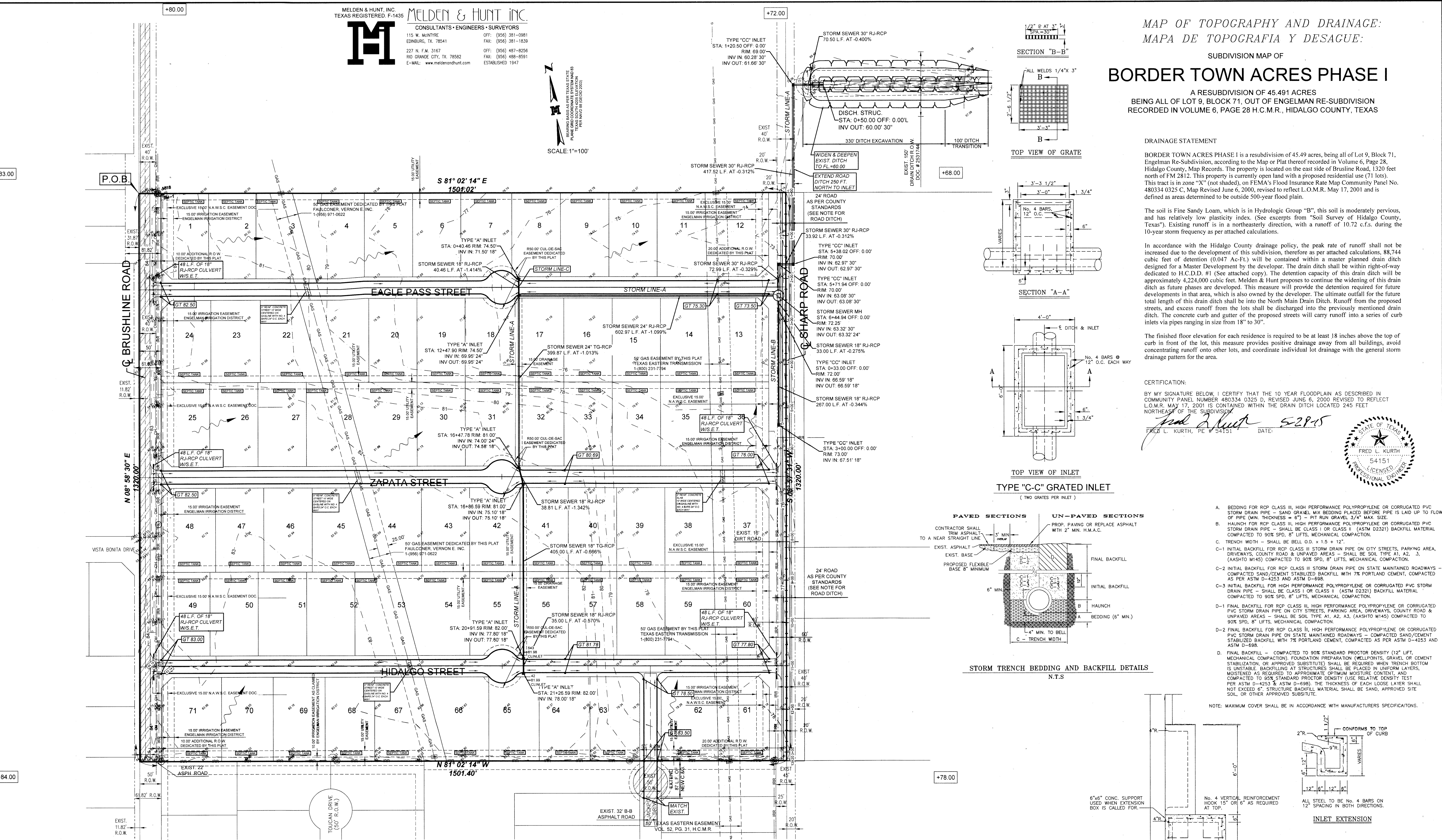
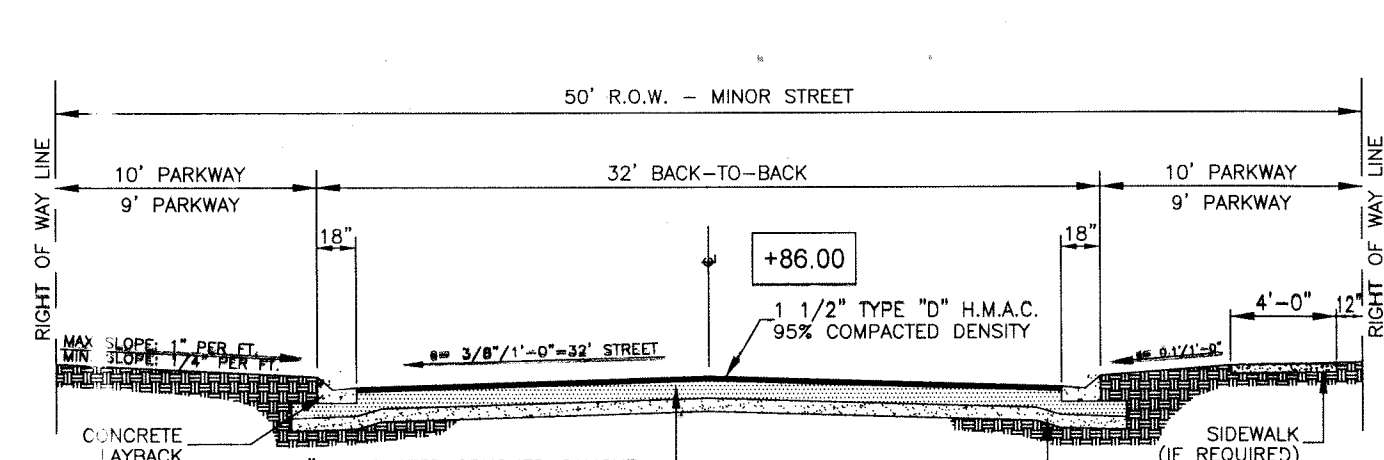
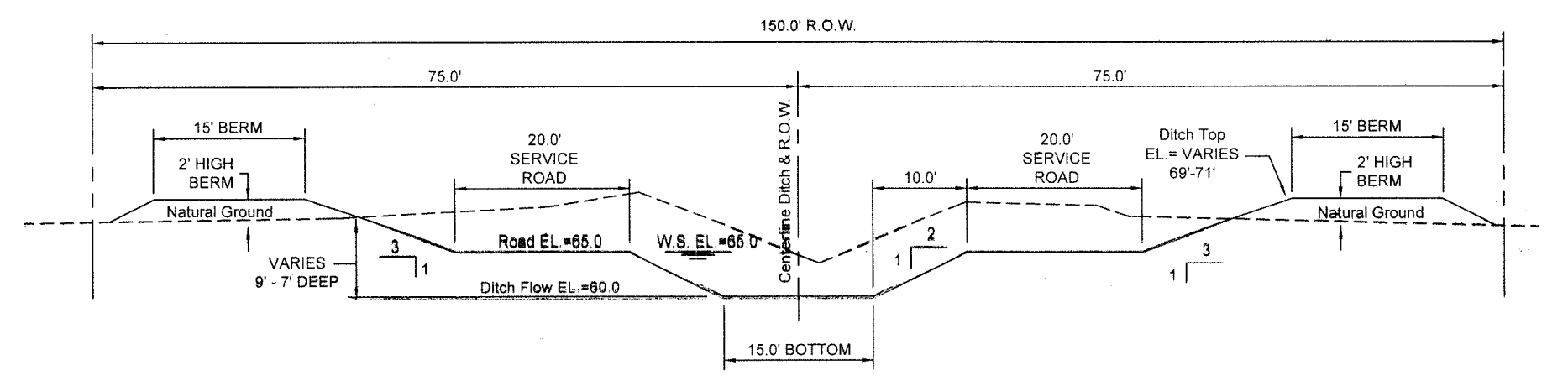
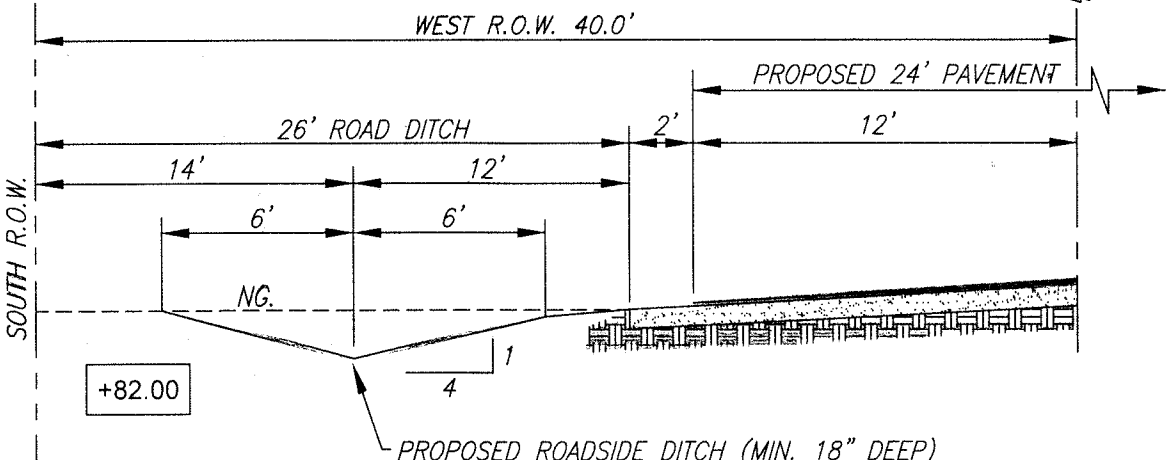


- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOOR OF PIPE (MIN. THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. x 1.5 + 12".
- D-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (ASHTO M145) COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
- D-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- D-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
- D-4 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3, (ASHTO M145) COMPACTED TO 90% SPD, 8" LIFTS, MECHANICAL COMPACTION.
- D-5 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- D. FINAL BACKFILL - COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

NOTE: MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.



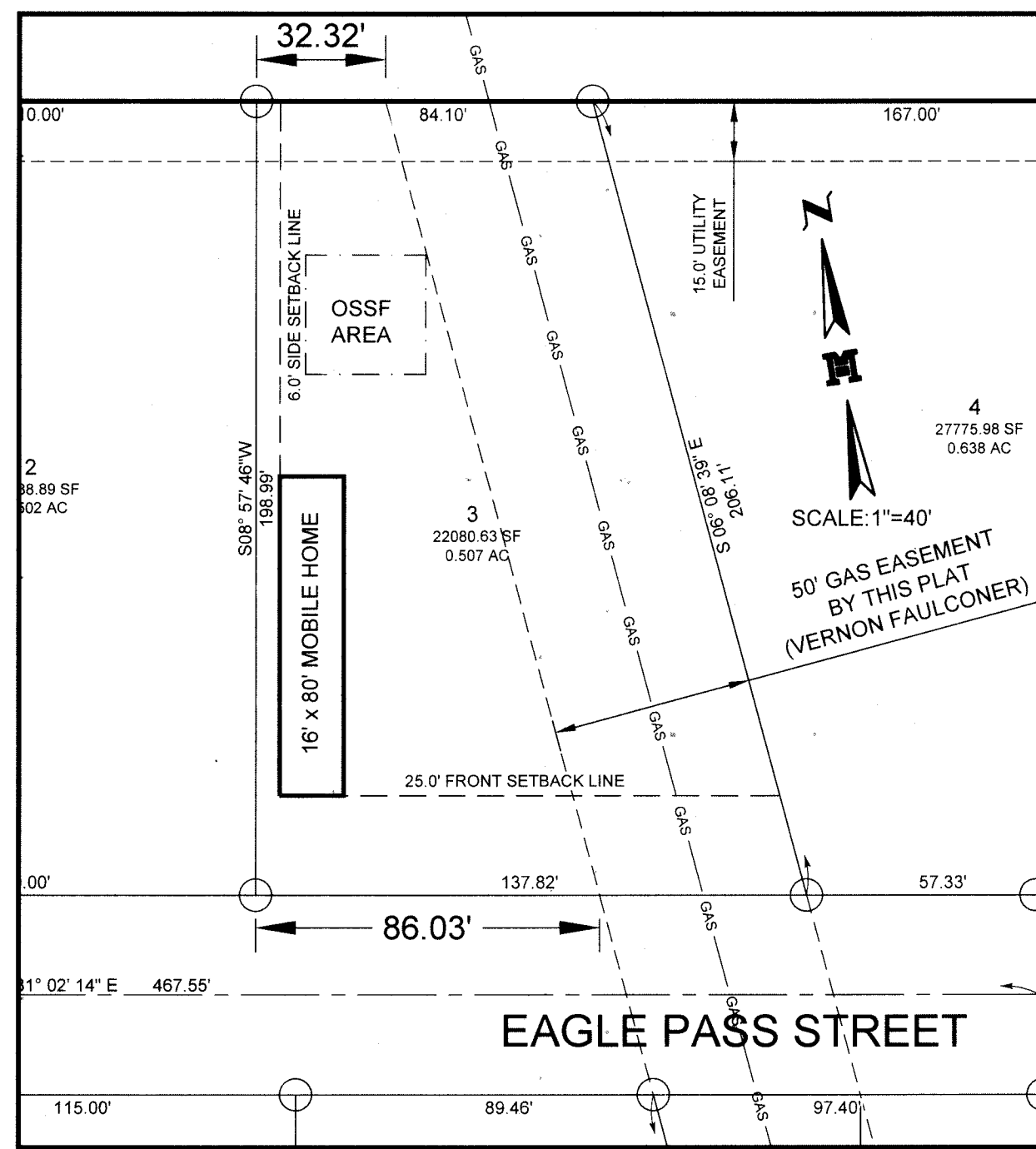
TYPE "A" INLET
N.T.S.



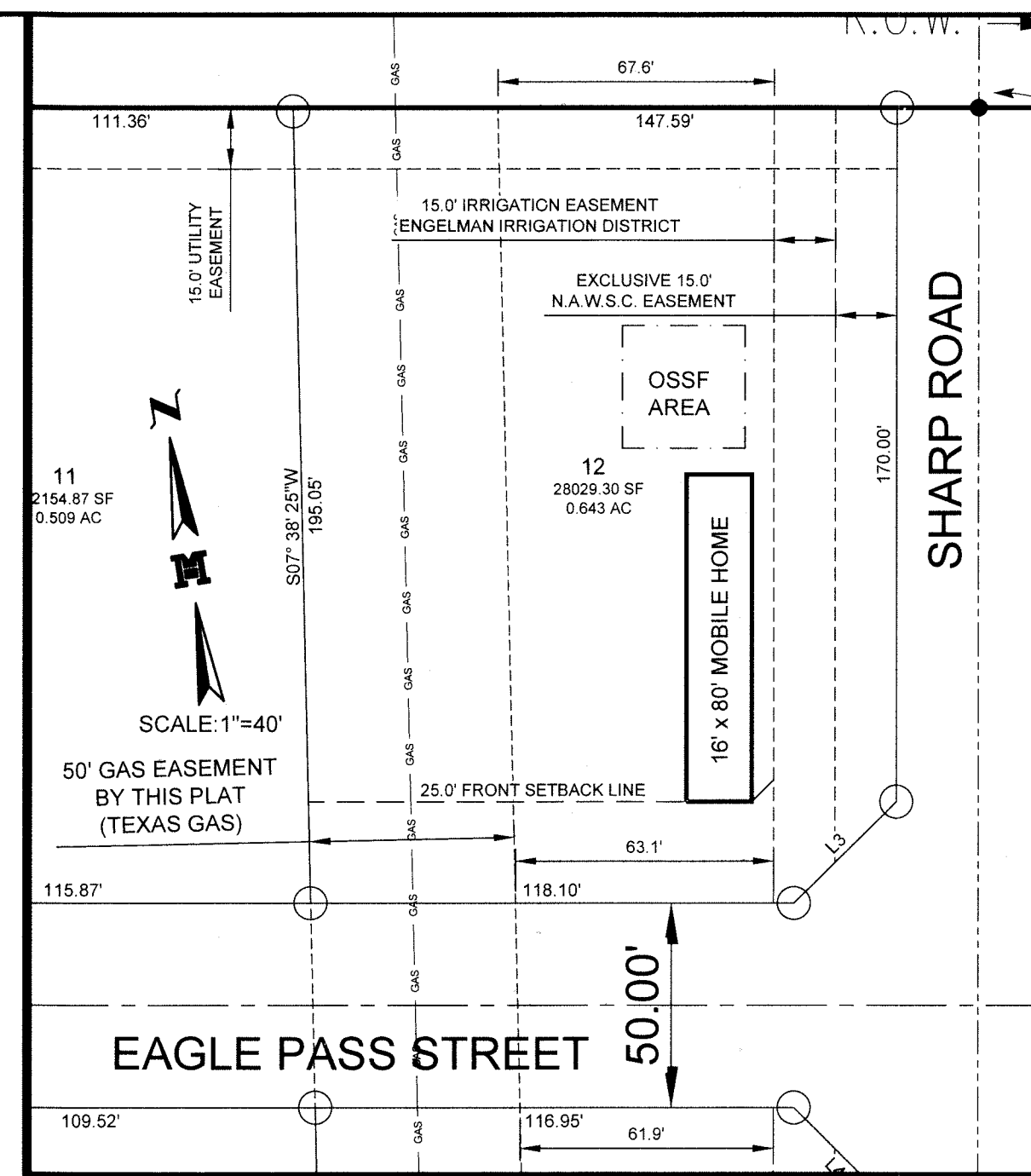
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SUBDIVISION MAP OF
BORDER TOWN ACRES PHASE I

A RESUBDIVISION OF 45.491 ACRES
 BEING ALL OF LOT 9, BLOCK 71, OUT OF ENGELMAN RE-SUBDIVISION
 RECORDED IN VOLUME 6, PAGE 28 H.C.M.R., HIDALGO COUNTY, TEXAS



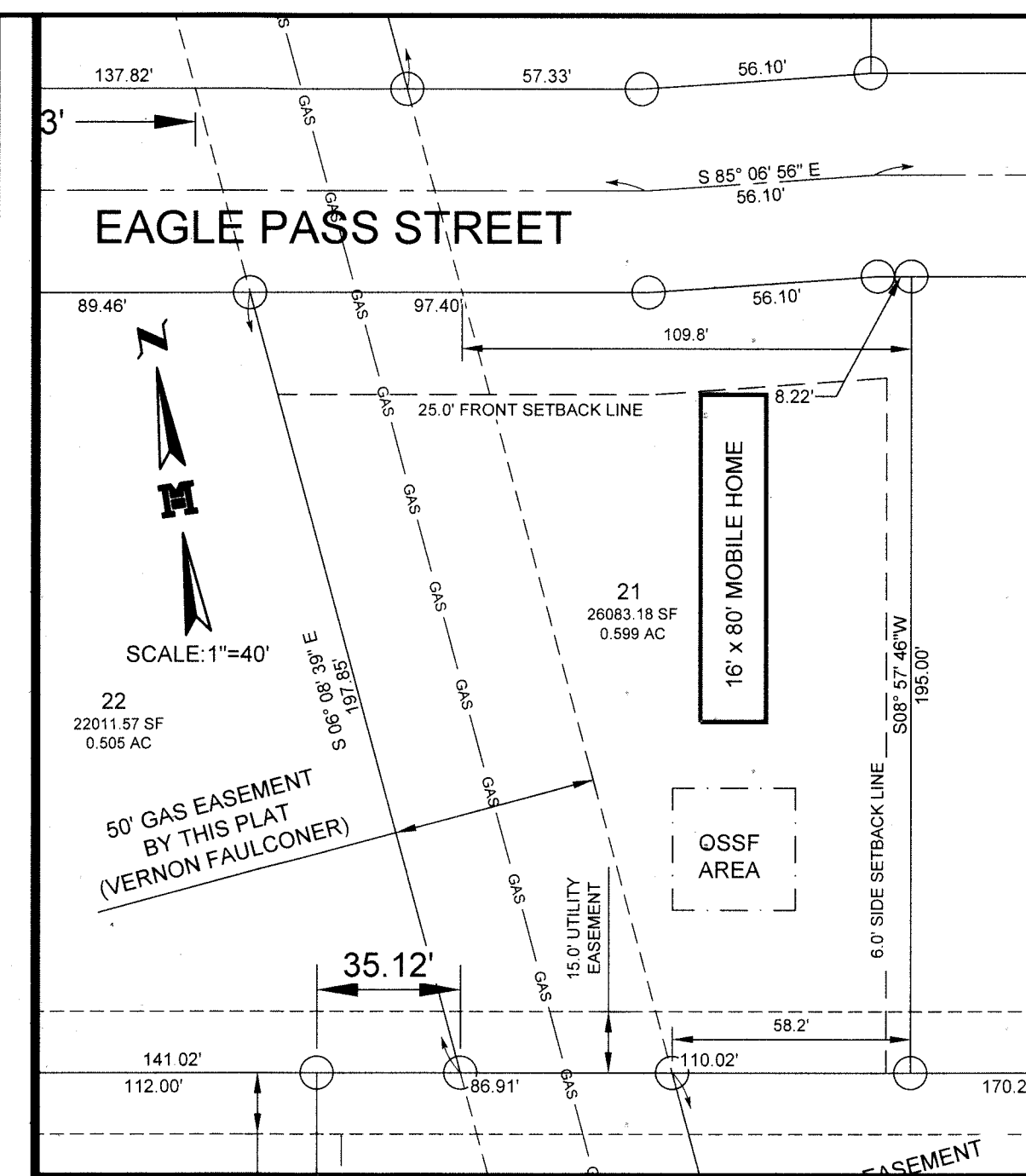
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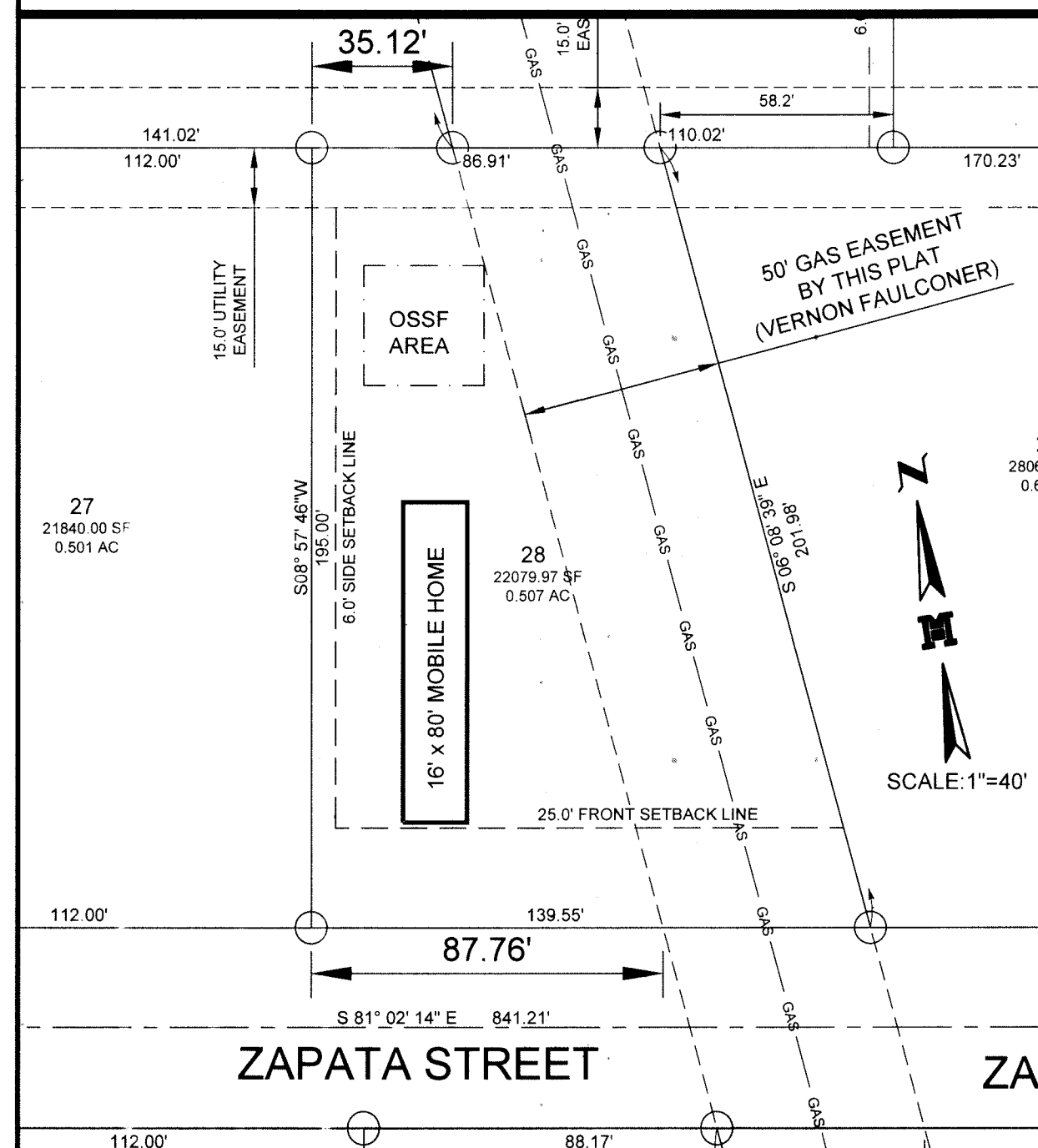
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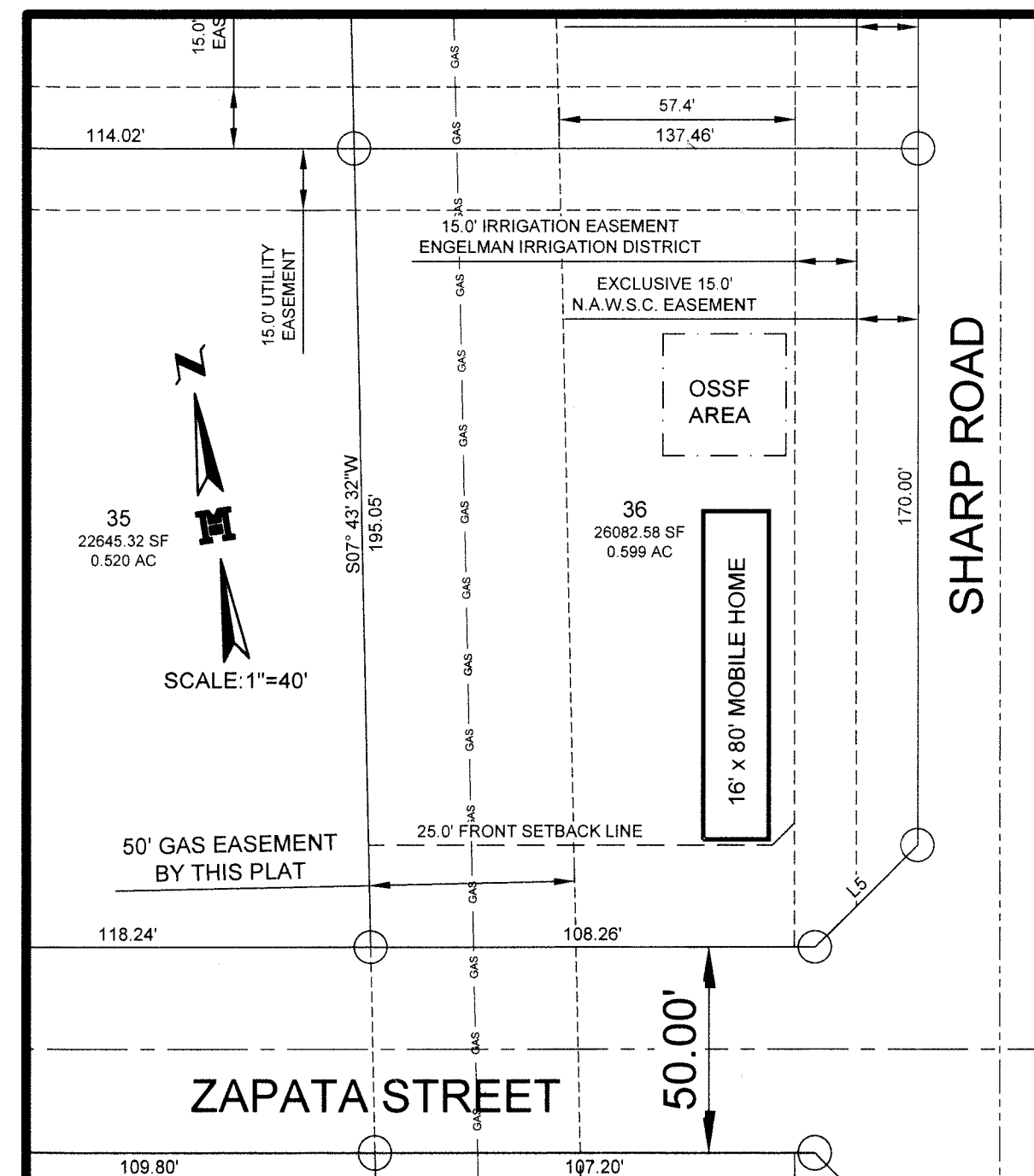
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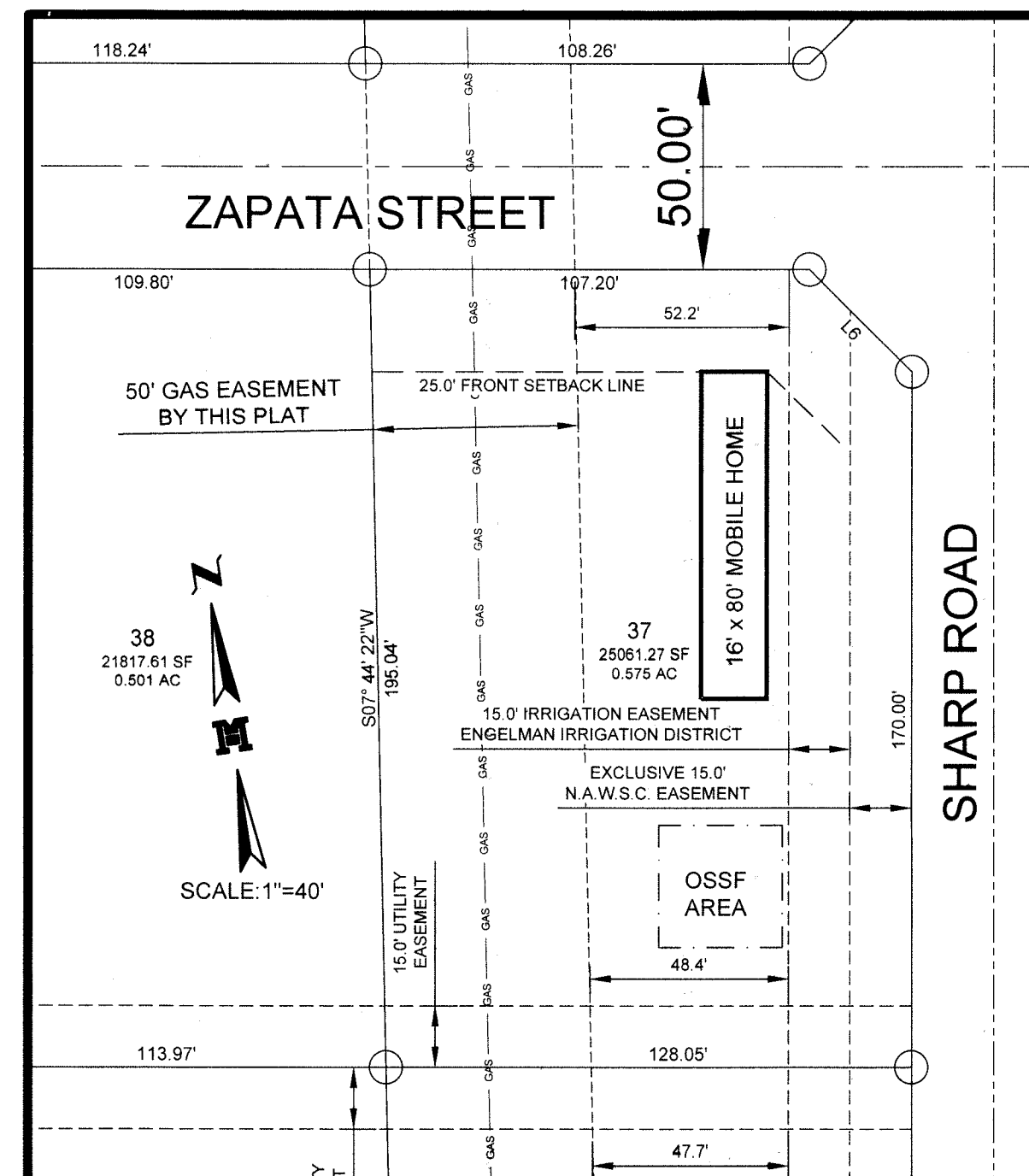
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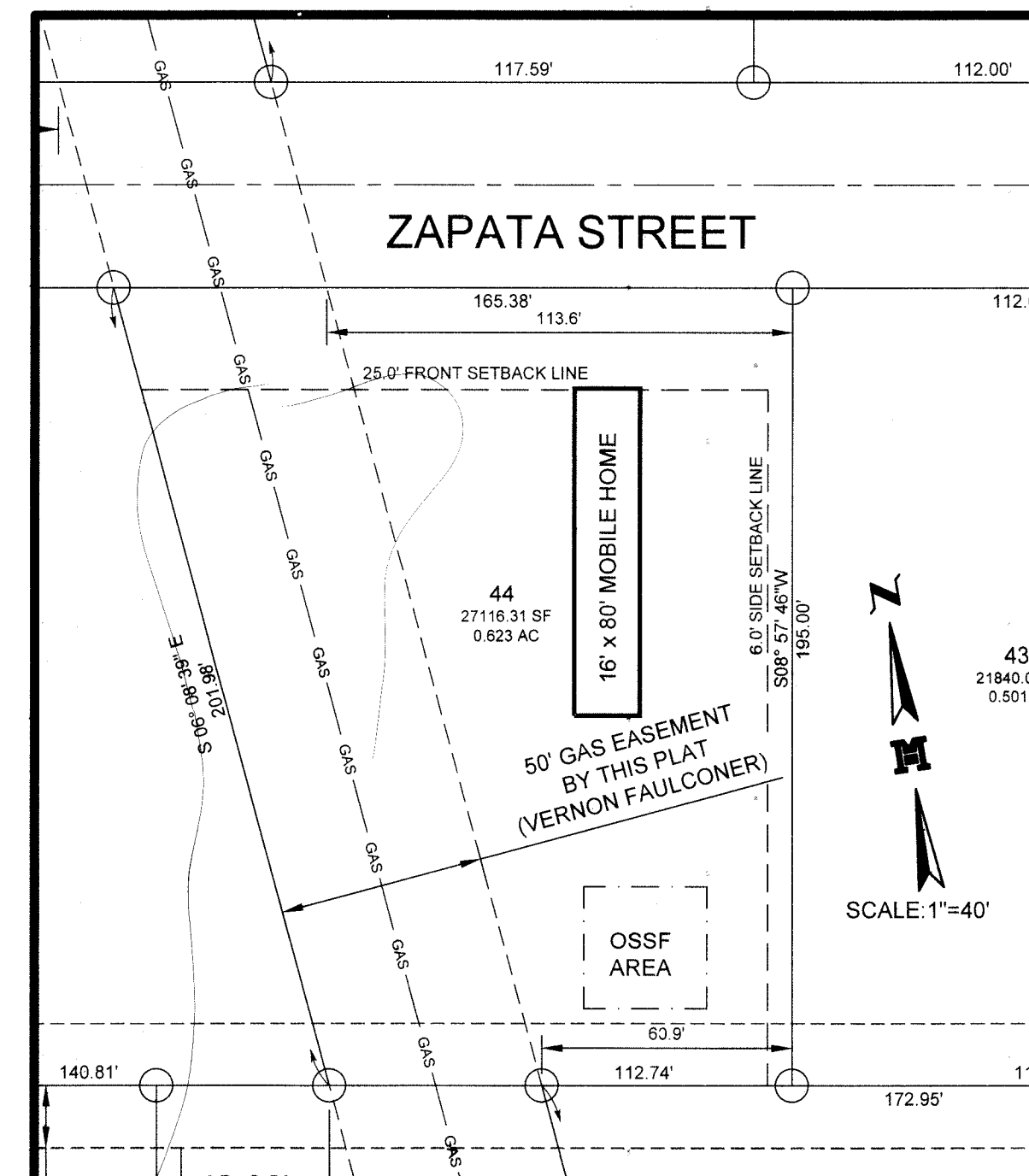
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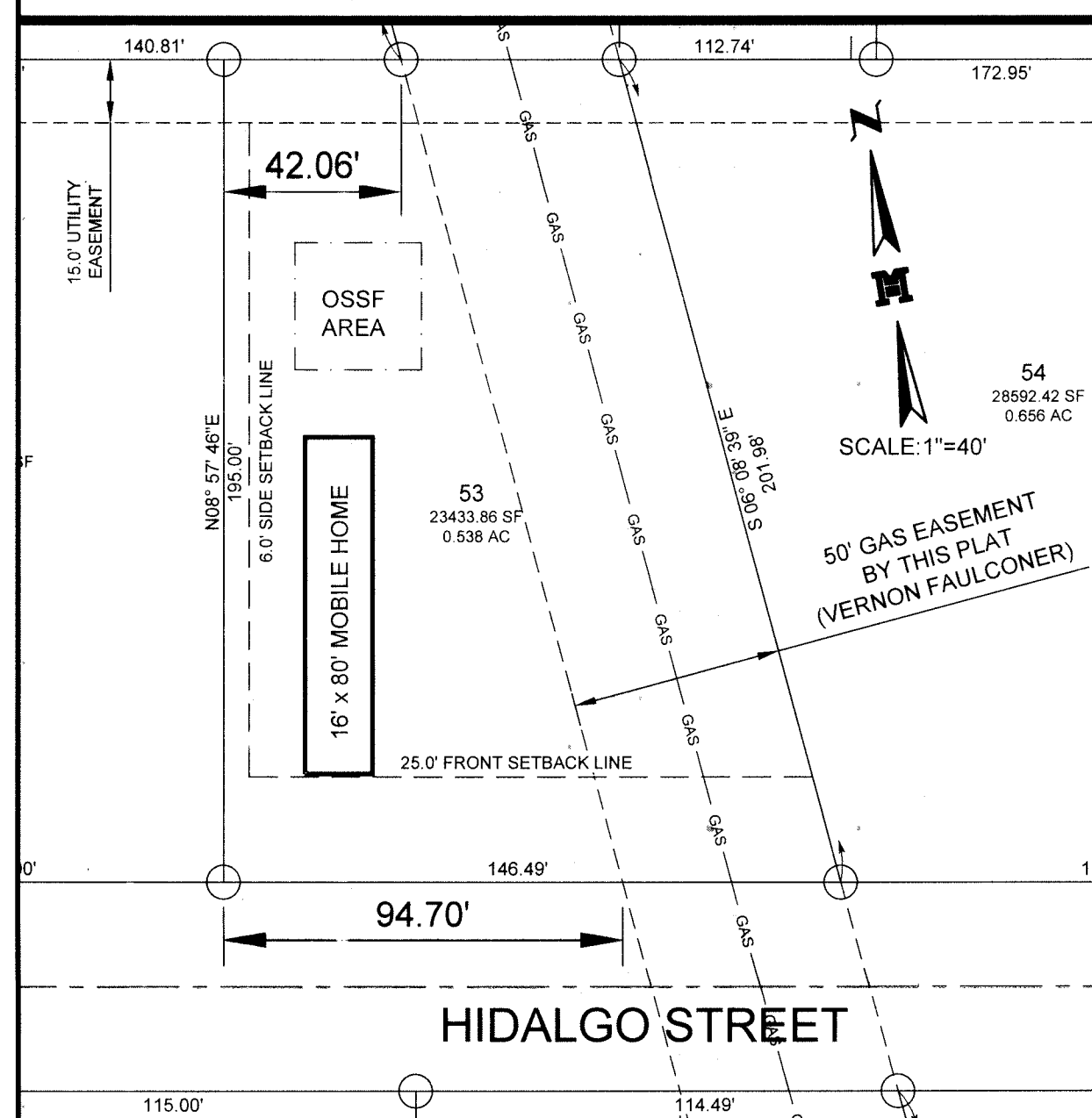
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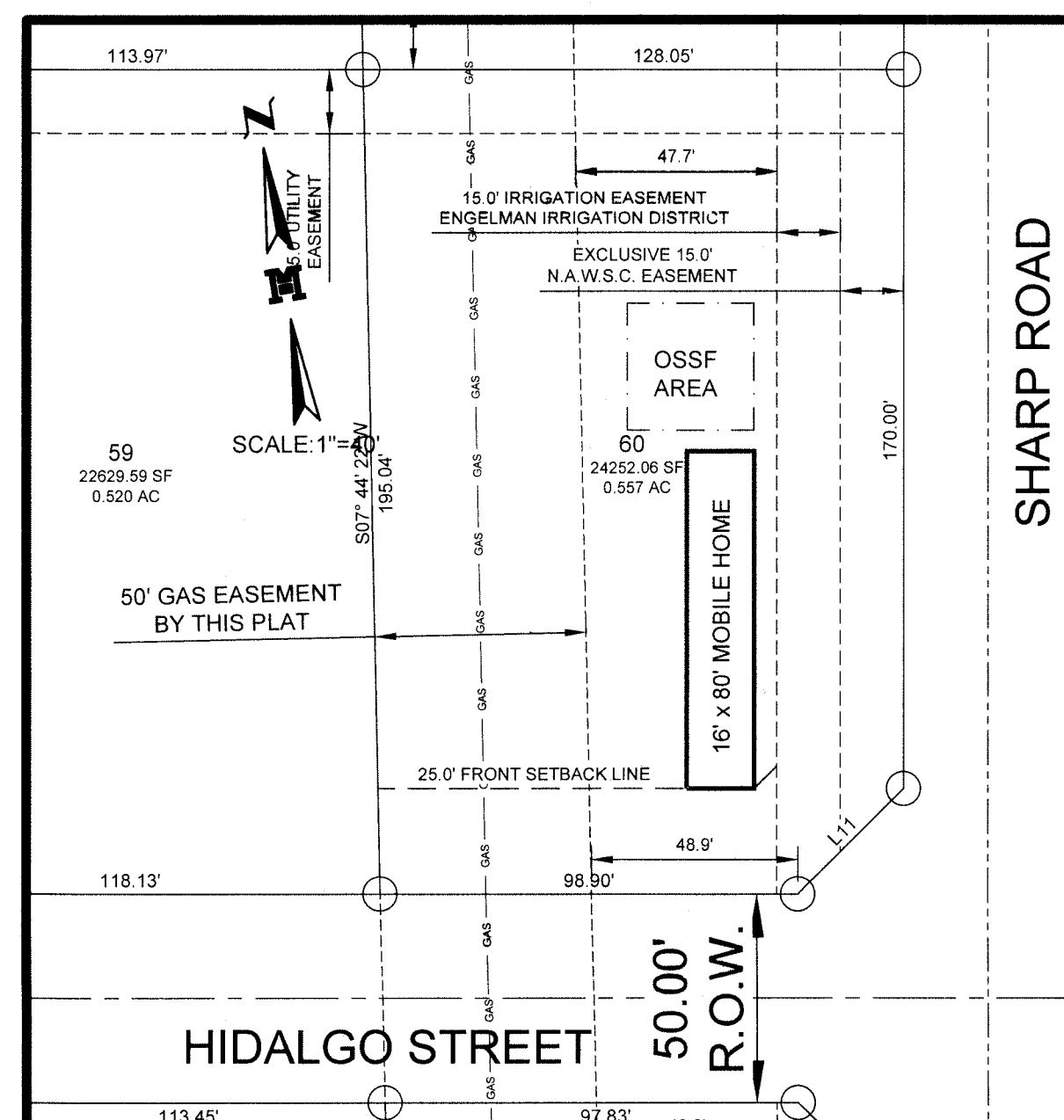
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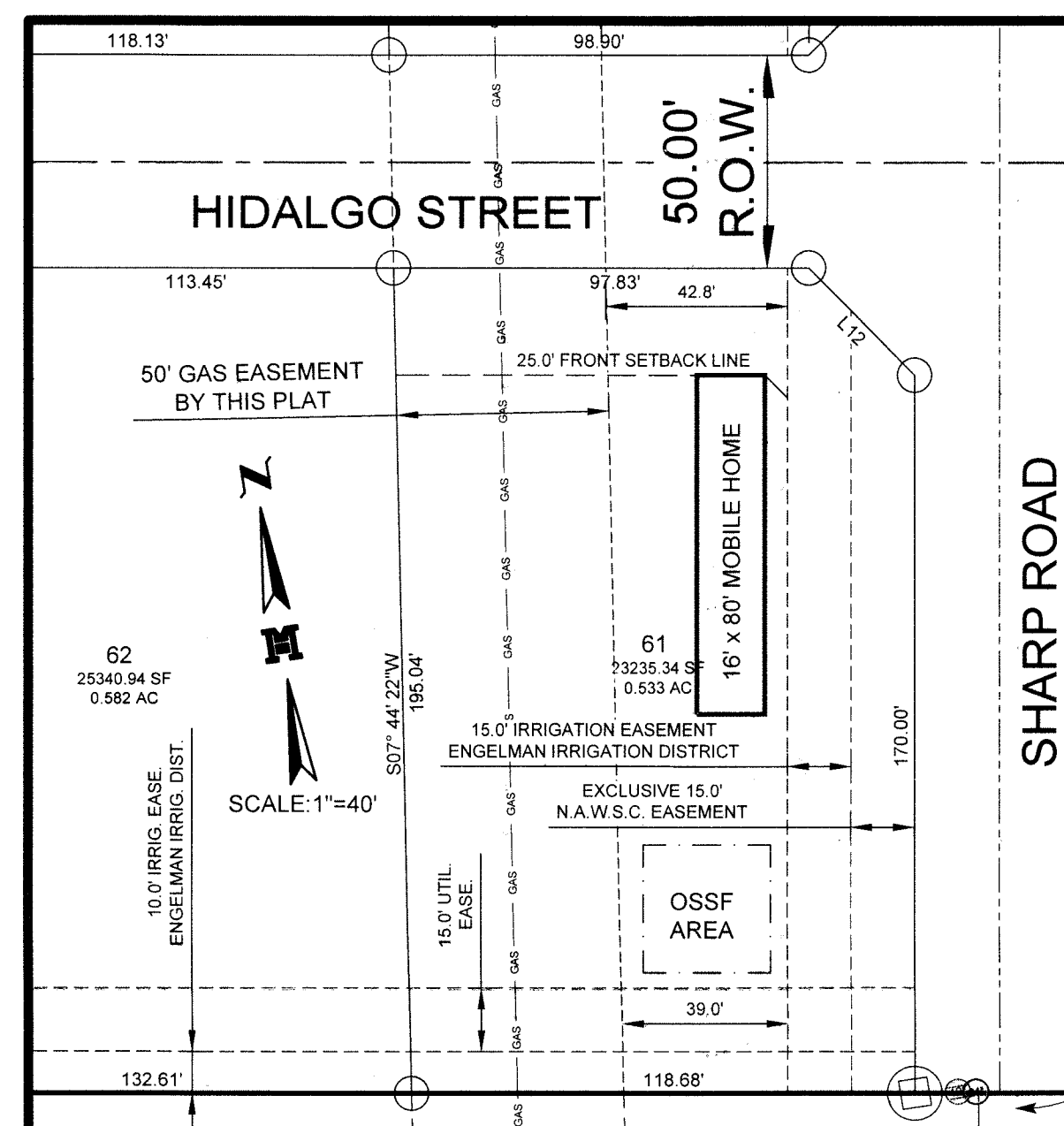
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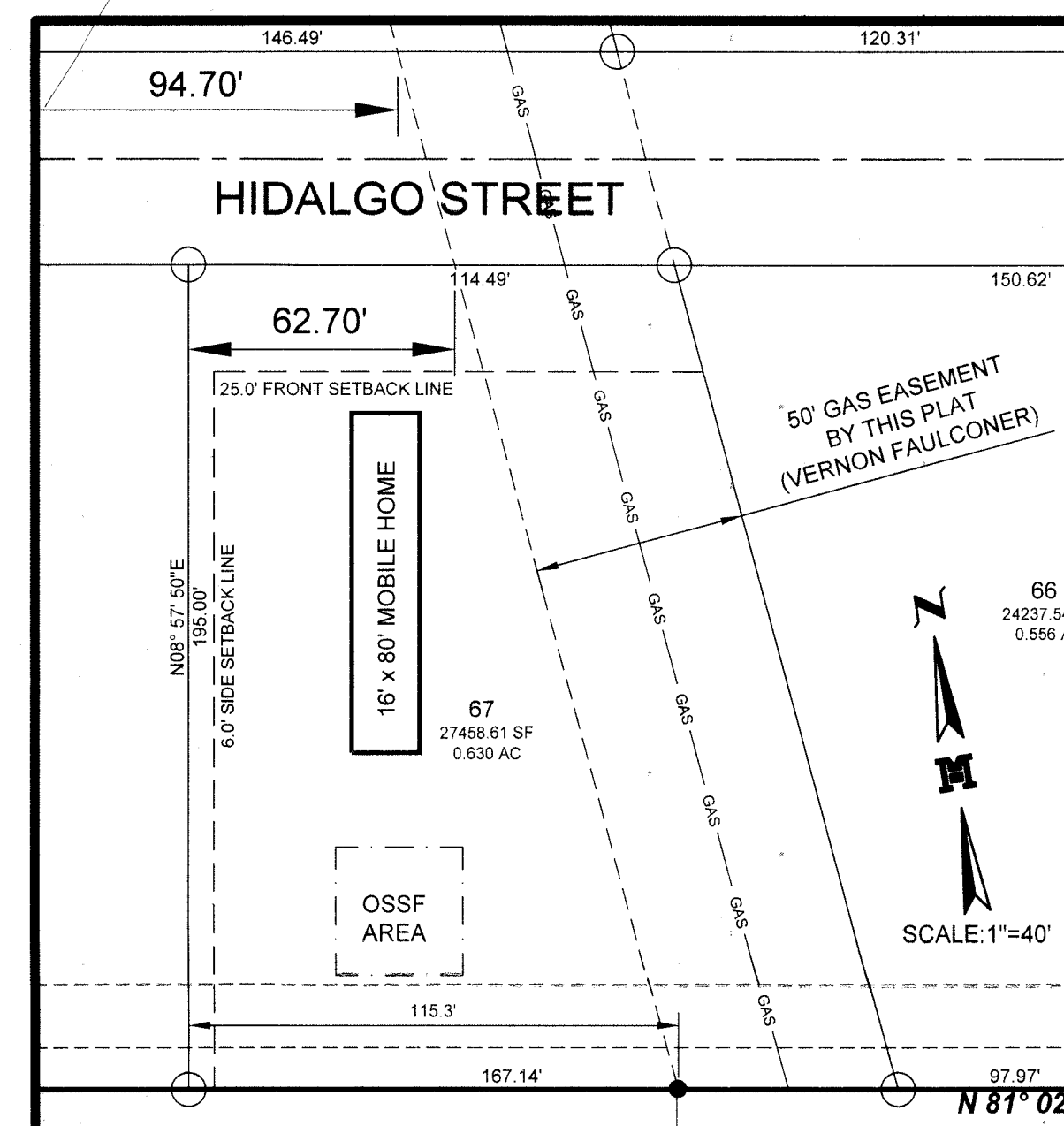
LOT 53



LOT 60



LOT 61



LOT 67