



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 08-04-2015

PROPOSED ALONDRA LA BLANCA SUBDIVISION, PRECINCT No. 4.

ENGINEER: Melden & Hunt, Inc. DEVELOPER: Taek Kim and Nancy Vargas Kim

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

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

LOCATION DESCRIPTION: West of FM 493 approximately 1/2 mile North of Mile 15 1/2 North Road.

SUBDIVISION LIES WITHIN THE:  ETJ of Elsa and was not required to be reviewed by the City of Elsa as per City Manager Rene Rodriguez.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4/21/2015 PROPERTY LIES WITHIN FLOOD ZONE: "X" SHADED AS PER FEMA.

DRAINAGE DESIGN: By storm drainage pipe system and detention will be provided by widening the existing drain ditch north of proposed Subdivision development.

ROAD R.O.W. DEDICATION: 20.00 feet onto FM 493

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6/05/2015 By, Jose A. Ochoa Pct. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5/04/2015 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

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

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 12" LOCATION: FM 493

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 5/12/2015 : By Martin Ramirez Environmental Compliance Coordinator

**LARGE CONSTRUCTION**

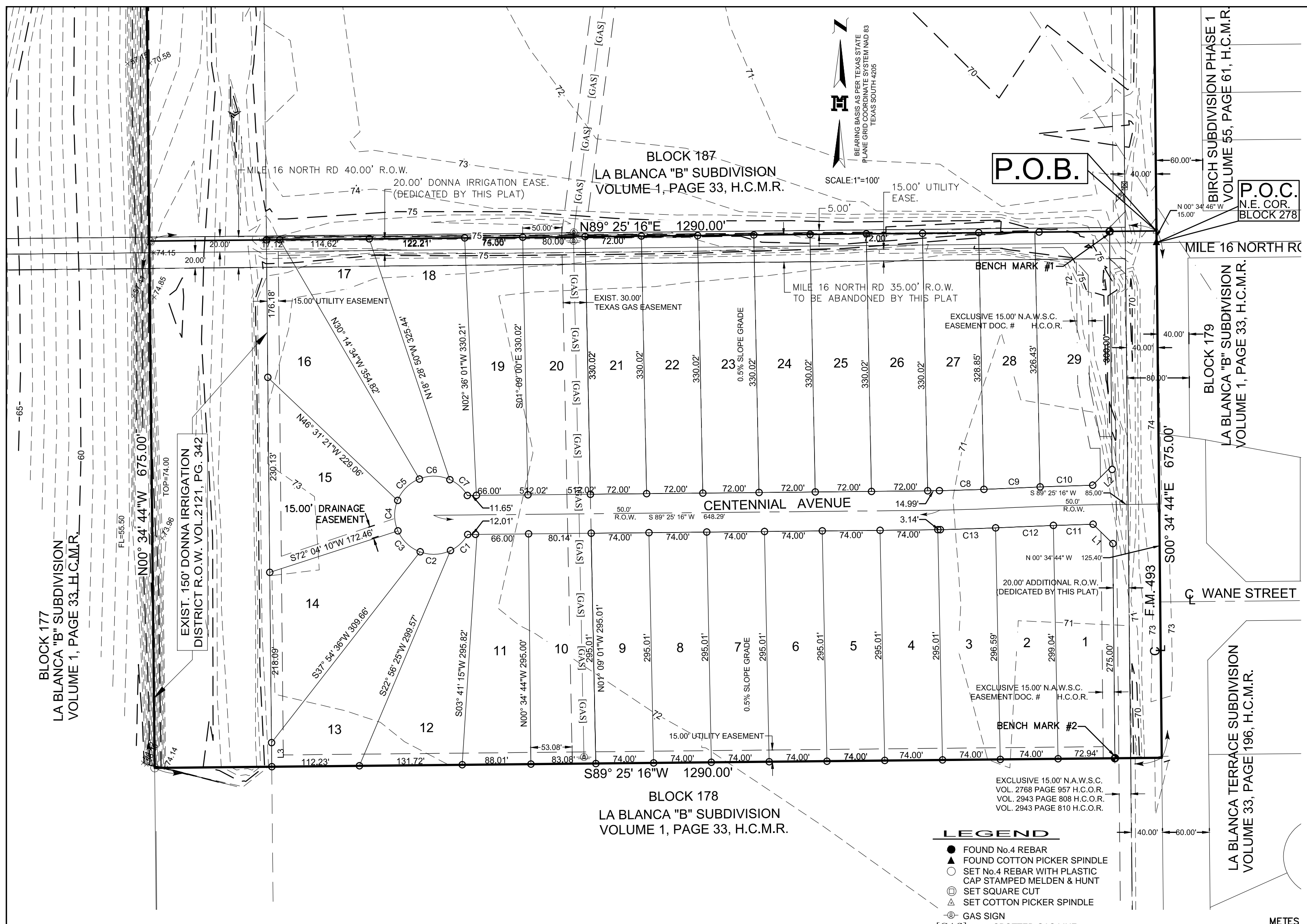
*The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.*

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, \_\_\_\_\_

STAFF RECOMMENDS:  **Preliminary Approval** 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.*



**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERRES (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, HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE 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 THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS 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 INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, 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 SHOWN ON THIS PLAT 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 AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT 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 16 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT

THE DAY OF \_\_\_\_\_ 20\_\_

(GRANTOR'S SIGNATURE)

**ACKNOWLEDGMENT**

THE STATE OF TEXAS &  
COUNTY OF HIDALGO &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TAEK KIM, 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 THE \_\_\_\_\_ DAY

OF \_\_\_\_\_ 20\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**GENERAL PLAT NOTES & RESTRICTIONS:**  
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "X" SHADED. ZONE "X" SHADED AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, PLAIN COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATED MAY 17, 2001.
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATE MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS, AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:**  
FRONT: 25.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET  
CORNER GARAGE FRONT: 18.00 FEET  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 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. (ANY CONTRACT 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.  
---B.M. NO. 1---ELEV. 72.00 N.A.V.D. 88 (GEOD 2003) DESCRIPTIONS: SET MHI MONUMENT IN CONCRETE AT THE NORTHEAST CORNER OF LOT 29 OF THIS SUBDIVISION. N:16629425.93, E:1135675.82  
---B.M. NO. 2---ELEV. 71.70 N.A.V.D. 88 (GEOD 2003) DESCRIPTIONS: SET MHI MONUMENT IN CONCRETE AT THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N:16628750.97, E:1135682.64.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 29,219 CUBIC-FEET (0.671 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET 2 FOR STORM MOVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS 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 GROWING PLANTS UNDER 18 INCHES MATURE HEIGHT, GROUP COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODIFIED 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 OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH 1000 AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- TAEK KIM, THE OWNER & SUBDIVIDER OF ALONDRA LA BLANCA SUBDIVISION PHASE 1, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- LOT 1 & 29 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO LA BLANCA ROAD F.W. 493.

STATE OF TEXAS  
COUNTY OF HIDALGO

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

WE, KIM FAMILY PROPERTY TRUST AS OWNER OF THE 19.99 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ALONDRA LA BLANCA SUBDIVISION PHASE 1, HEREBY SUBDUDE 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

- 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.

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

TAEK KIM, TRUSTEE \_\_\_\_\_ NANCY VARGAS KIM, TRUSTEE \_\_\_\_\_ DATE: \_\_\_\_\_  
P.O. BOX 2467  
MCALLEN, TEXAS 78501

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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 ALONDRA LA BLANCA SUBDIVISION PHASE 1 WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 3/6/2015 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151 RPLS # 4750 MELDEN & HUNT, INC.  
DATE SURVEYED: 1/12/2014 JOB NO. 14155.02  
DATE PREPARED: 1/27/2015 SURVEY JOB NO. #14010.17 TEXAS REGISTRATION F-1435  
T-991 PG.44-45

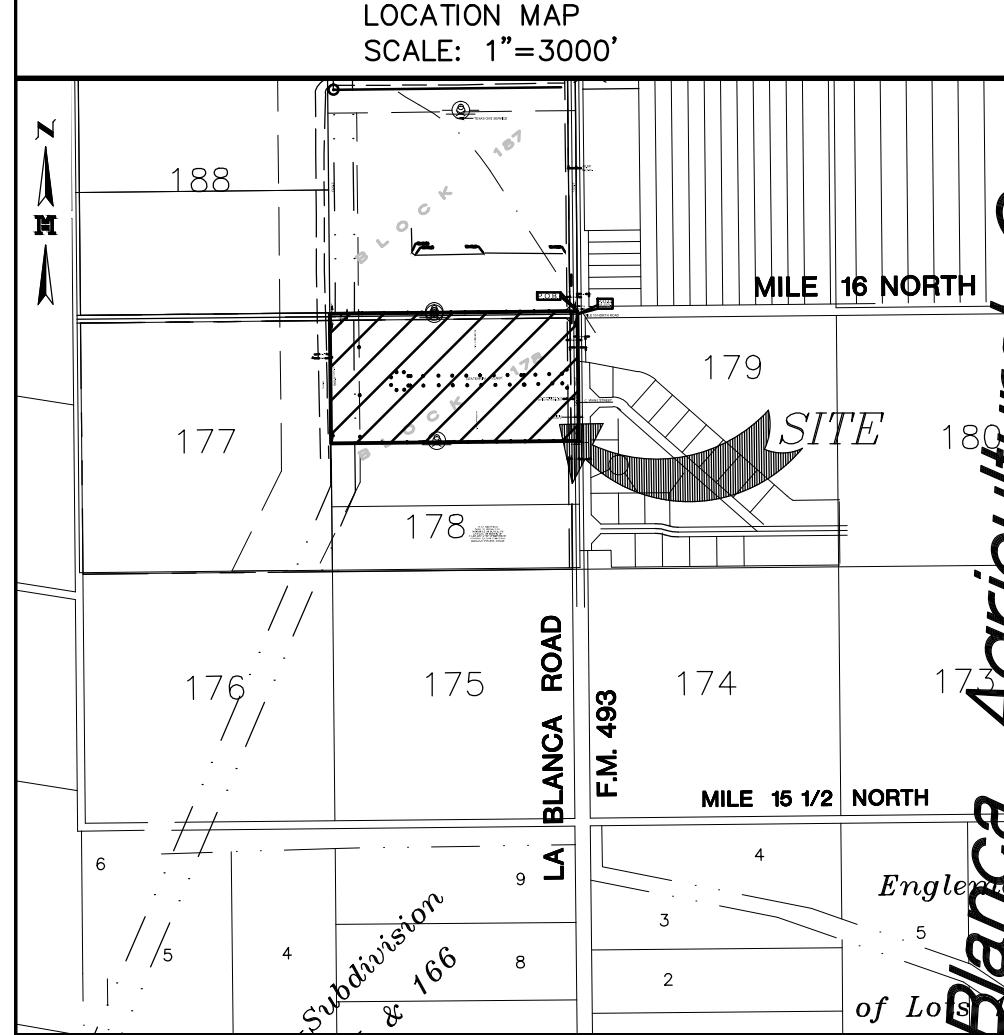
SUBDIVISION MAP OF  
**ALONDRA LA BLANCA**  
SUBDIVISION PHASE 1  
A SUBDIVISION OF 19.99 ACRES  
CONSISTING OF THE NORTH 19.55 ACRE OF BLOCK 178, AND  
THE SOUTH 0.44 OF ONE ACRE OUT OF BLOCK 187  
LA BLANCA "B" SUBDIVISION,  
VOLUME 1, PAGE 33, H.C.M.R.,  
HIDALGO COUNTY, TEXAS.

Lot #	SQ. FT.	Area
1	21995.03	0.505
2	22042.00	0.506
3	21879.21	0.502
4	21831.08	0.501
5	21831.09	0.501
6	21831.09	0.501
7	21831.08	0.501
8	21831.08	0.501
9	21831.08	0.501
10	24075.70	0.553
11	22716.20	0.521
12	22983.79	0.528
13	23495.43	0.539
14	23867.59	0.548
15	23671.12	0.543

Lot #	SQ. FT.	Area
16	23983.45	0.551
17	23543.82	0.540
18	24456.61	0.561
19	23159.12	0.532
20	26401.06	0.606
21	23761.21	0.545
22	23761.25	0.545
23	23761.30	0.545
24	23761.35	0.545
25	23761.40	0.545
26	23761.45	0.545
27	23732.19	0.545
28	23591.21	0.542
29	30294.29	0.695

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	035° 00' 00"	50.00'	30.64'	15.76	N46° 55' 16"E	30.07'
C2	046° 00' 00"	50.00'	40.14'	21.22	N87° 25' 16"E	39.07'
C3	046° 00' 00"	50.00'	40.14'	21.22	S46° 34' 44"W	39.07'
C4	046° 00' 05"	50.00'	40.14'	21.22	S0° 34' 41"E	39.07'
C5	045° 59' 55"	50.00'	40.14'	21.22	S45° 25' 19"W	39.07'
C6	046° 00' 00"	50.00'	40.14'	21.22	N88° 34' 44"W	39.07'
C7	035° 00' 00"	50.00'	30.64'	15.76	N48° 04' 44"W	30.07'
C8	000° 51' 47"	3,785.02'	57.02'	28.51	N88° 14' 41"E	57.02'
C9	000° 29' 43"	3,885.00'	33.57'	16.79	N87° 28' 15"E	33.57'
C10	000° 59' 40"	3,885.00'	67.43'	33.72	N88° 12' 56"E	67.43'
C11	000° 45' 39"	3,835.00'	50.93'	25.46	S88° 19' 23"W	50.93'
C12	000° 43' 10"	3,835.00'	48.16'	24.08	S87° 34' 58"W	48.16'
C13	001° 03' 32"	3,835.02'	70.87'	35.44	S88° 08' 49"W	70.87'

Line #	Length	Direction
L1	35.36'	N45° 34' 44"W
L2	35.36'	S44° 25' 16"W
L3	30.94'	S00° 34' 44"E



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

ALONDRA LA BLANCA SUBDIVISION PHASE 1 IS LOCATED IN THE NORTH EAST PART OF HIDALGO COUNTY ON THE WEST SIDE OF LA BLANCA ROAD, F.W. 493, APPROXIMATELY 2228 FEET SOUTH OF ITS INTERSECTION WITH UNIVERSITY ROAD, S.H. 107. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA. ALONDRA LA BLANCA SUBDIVISION PHASE 1 FALLS IN THE CITY OF ELSA ETJ. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

MELDEN & HUNT, INC.  
TEXAS REGISTERED F-1435

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE  
EDINBURG, TX 78541  
OFF: (956) 381-0981  
FAX: (956) 381-1839  
227 N. FM. 3167  
RIO GRANDE CITY, TX 78582  
OFF: (956) 487-8258  
FAX: (956) 488-8591  
E-MAIL: www.meldenandhunt.com  
ESTABLISHED 1947

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: TAEK KIM & NANCY VARGAS KIM	P.O. BOX 2467	McAllen, TX 78501	(956) 781-1911	NONE
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

INDEX TO SHEET OF ALONDRA LA BLANCA SUBDIVISION PHASE 1

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; APPROVAL CERTIFICATE; 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 SEPTIC TANK; ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.

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

SHEET 4: CONSTRUCTION DETAILS.

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF ALONDRA LA BLANCA SUBDIVISION OVERALL WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_  
ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_

DRAWN BY: CIRO \_\_\_\_\_ DATE: 04-02-15  
IRRIGATION, CHECKED \_\_\_\_\_ DATE: \_\_\_\_\_  
SURVEYED, CHECKED \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE: \_\_\_\_\_

**HIDALGO COUNTY**  
**CERTIFICATE OF PLAT APPROVAL**  
**HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF ALONDRA LA BLANCA SUBDIVISION PHASE 1 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 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: \_\_\_\_\_

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

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

ENGINEERING REPORT FOR TAEK KIM SUBDIVISION  
 BY: FRED L. KURTH  
 WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

TAEK KIM 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 SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF LA BLANCA ROAD. THE WATER SYSTEM FOR ALONDRA LA BLANCA SUBDIVISION PHASE I CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 12" LINE ALONG THE WEST SIDE OF LA BLANCA ROAD. THIS 8" LINE THEN RUNS WEST ALONG THE NORTH SIDE OF CENTENNIAL AVENUE RIGHT-OF-WAY ENDING IN A 8" FLUSH VALVE.

WATER DISTRIBUTION FOR THE ALONDRA LA BLANCA SUBDIVISION PHASE I CONSISTS OF (13) THIRTEEN 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND (3) THREE 1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$\_\_\_\_\_ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$\_\_\_\_\_ WHICH COVERS THE COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$\_\_\_\_\_ FOR A TOTAL COST OF \$\_\_\_\_\_. 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 HUISACHE ACRES #10 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE PROFESSIONAL ENGINEER NO. 54151, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:  
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

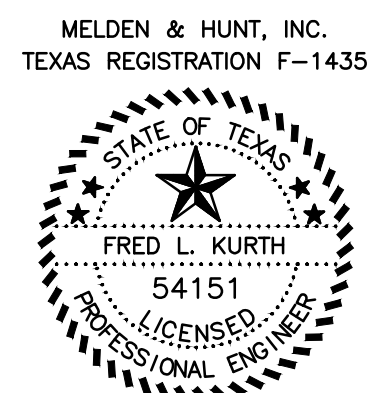
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \_\_\_\_\_ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$\_\_\_\_\_ THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON X-XX-20XX.

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 \$\_\_\_\_\_ WHICH EQUALS TO \$\_\_\_\_\_ PER LOT.

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

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



REPORTE DE INGENIERIA DE RG ESTATES PHASE 1  
 POR: FRED L. KURTH  
 ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION RG ESTATES PHASE 1 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 RG ESTATES PHASE 1 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 173 NORTH ROAD. TAMBIEN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA DE LA CARRETERA ALYAH STREET Y TAMBIEN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA DE LA CARRETERA JARED STREET. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION RG ESTATES PHASE 1 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS EN EL LADO NORTE DE MILE 173 ROAD. ESTA LINEA DE 8 PULGADAS CUAL SIGUE HACIA EL NORTE POR EL LADO ESTE DE LA CALLE GRIFFIN PASS, LUEGO CORRE AL ESTE POR EL LADO SUR DE LA CALLE ALYAH CONECTANDOSE CON LA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO LOCALIZADA AL LADO NORTEESTE DE LA DE LOTE 22. OTRO CONDUCTO DE 8 PULGADAS SERA QUE CORRE EN EL LADO NORTE DE LA CALLE JARED STREET CONECTADO A LA LINEA DE 8 PULGADAS EN LOCALIZADA AL LADO SURESTE DE LOTE 28 LUEGO CORRE AL OESTE A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN GRIFFEN PASS.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN (14) CATORSE 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 (9) NUEVE CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$\_\_\_\_\_ O \$\_\_\_\_\_ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$\_\_\_\_\_ QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF), EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

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

E INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SETICA 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 CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

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 SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$\_\_\_\_\_ 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 \$\_\_\_\_\_ EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE ( XX-XX-20XX ).

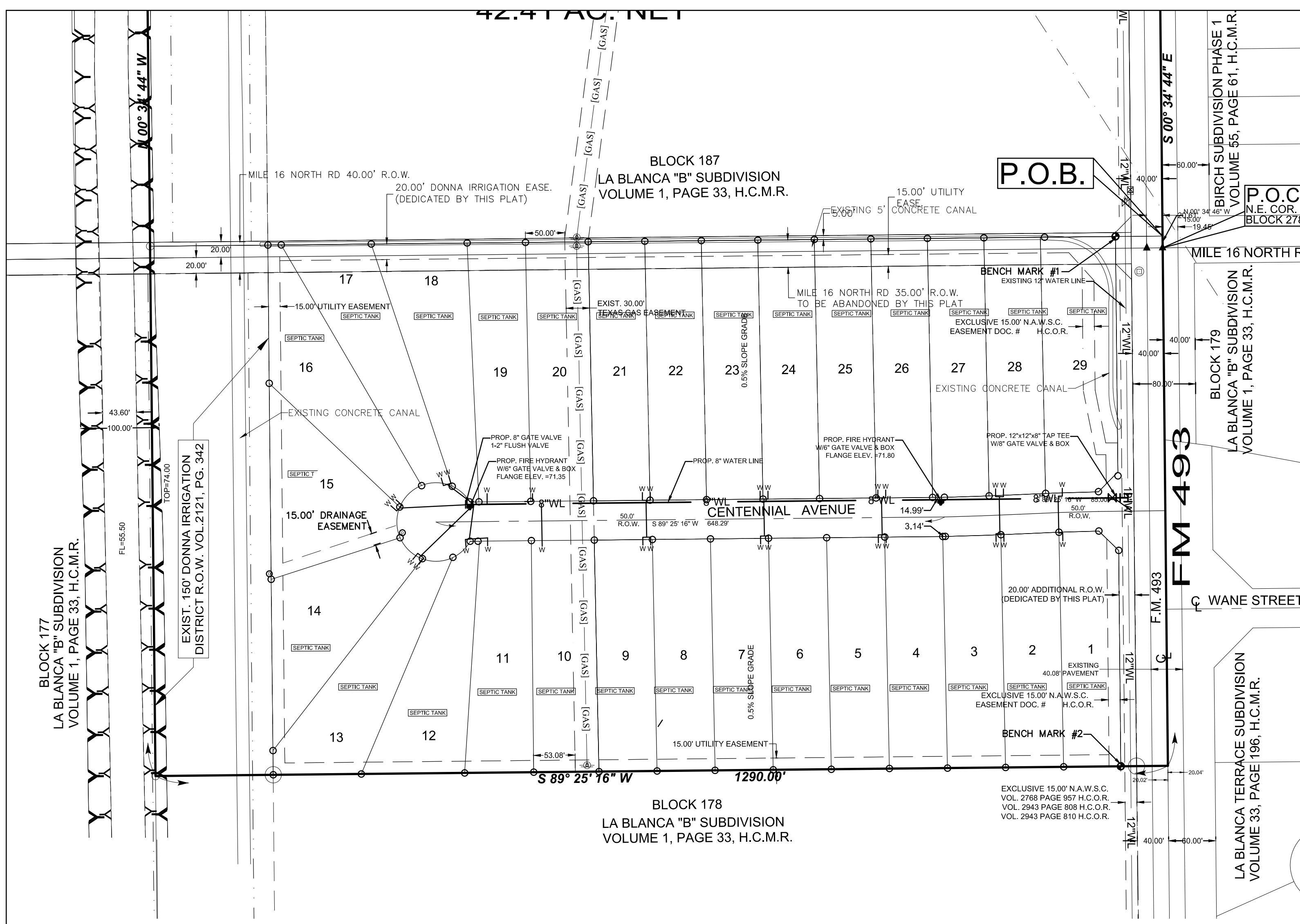
CERTIFICACION:

ON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (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 \$\_\_\_\_\_ O \$\_\_\_\_\_ POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$\_\_\_\_\_ A UN COSTO TOTAL DE \$\_\_\_\_\_ TODA LA SUBDIVISION.

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

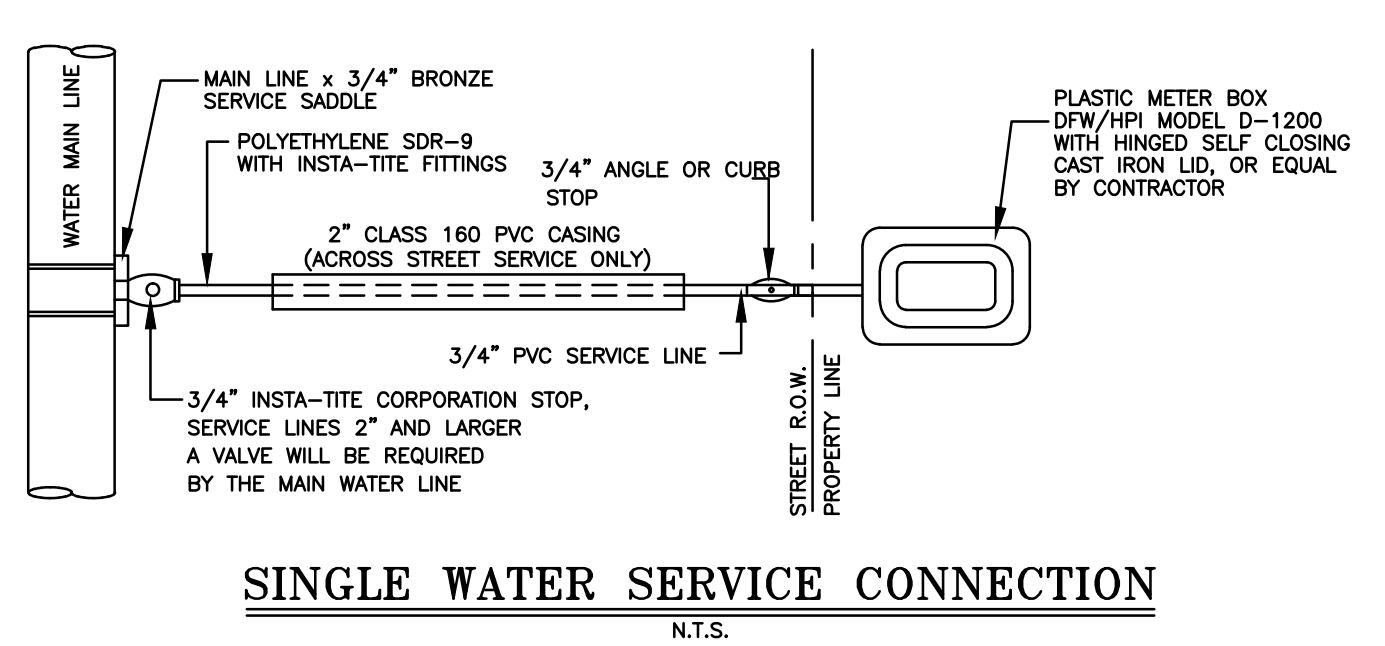
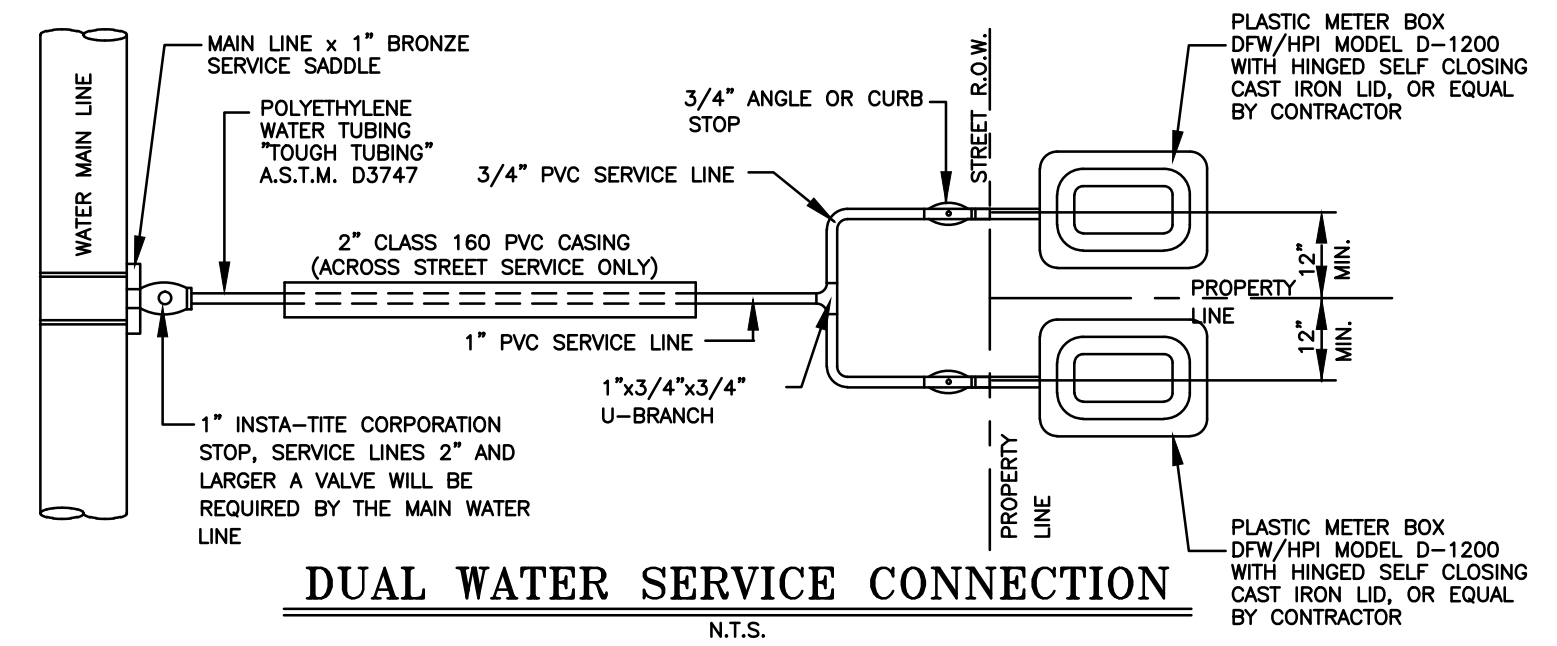


COST ESTIMATE:

PAVING IMPROVEMENTS:	122,650.25
DRAINAGE IMPROVEMENTS:	79,615.00
WATER DISTRIBUTION	53,900.00
SANITARY SEWER IMPROVEMENTS / OSSF:	60,729.33

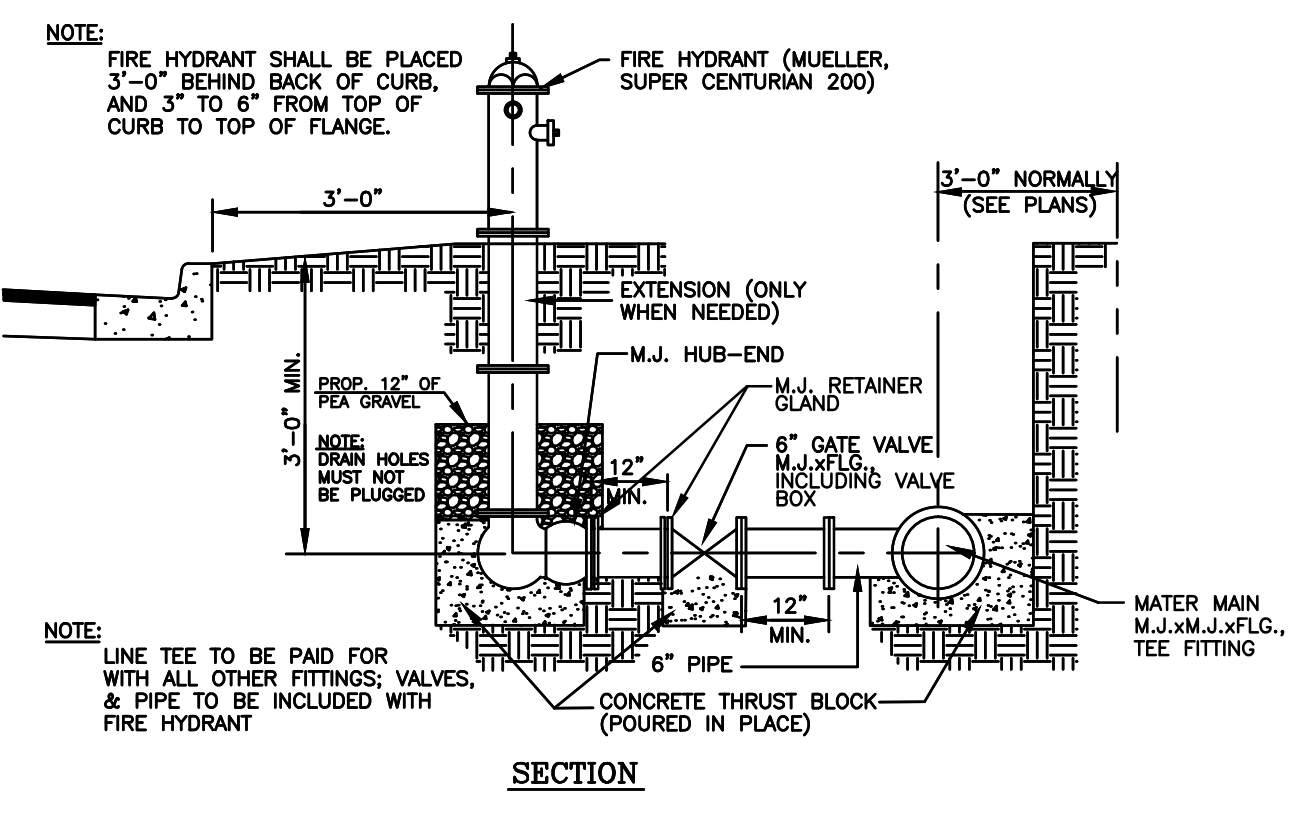
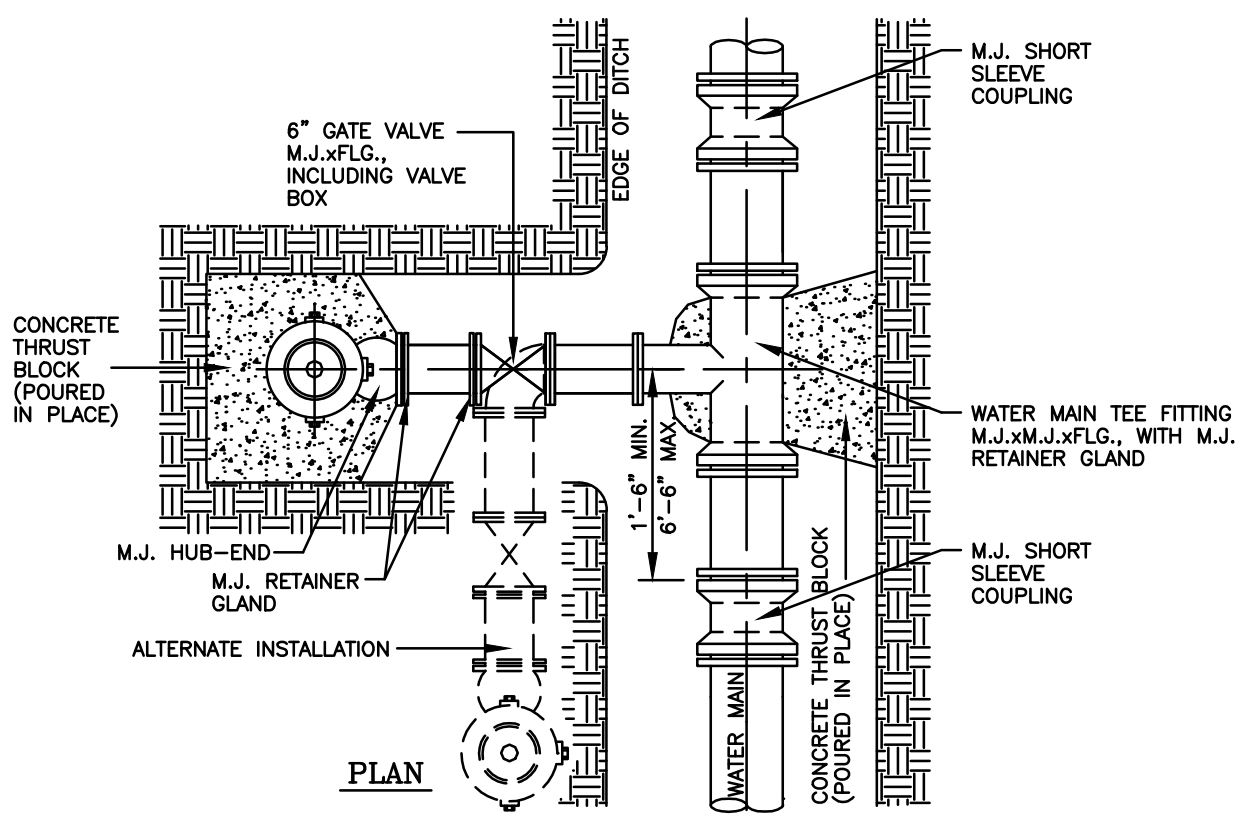
ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 122,650.25
DREAJE PLUVIAL:	\$ 79,615.00
SERVICIO DE AGUA POTABLE:	\$ 53,900.00
SERVICIO DE DRENAJE SANITARIO	\$ 60,729.33



NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.

NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.

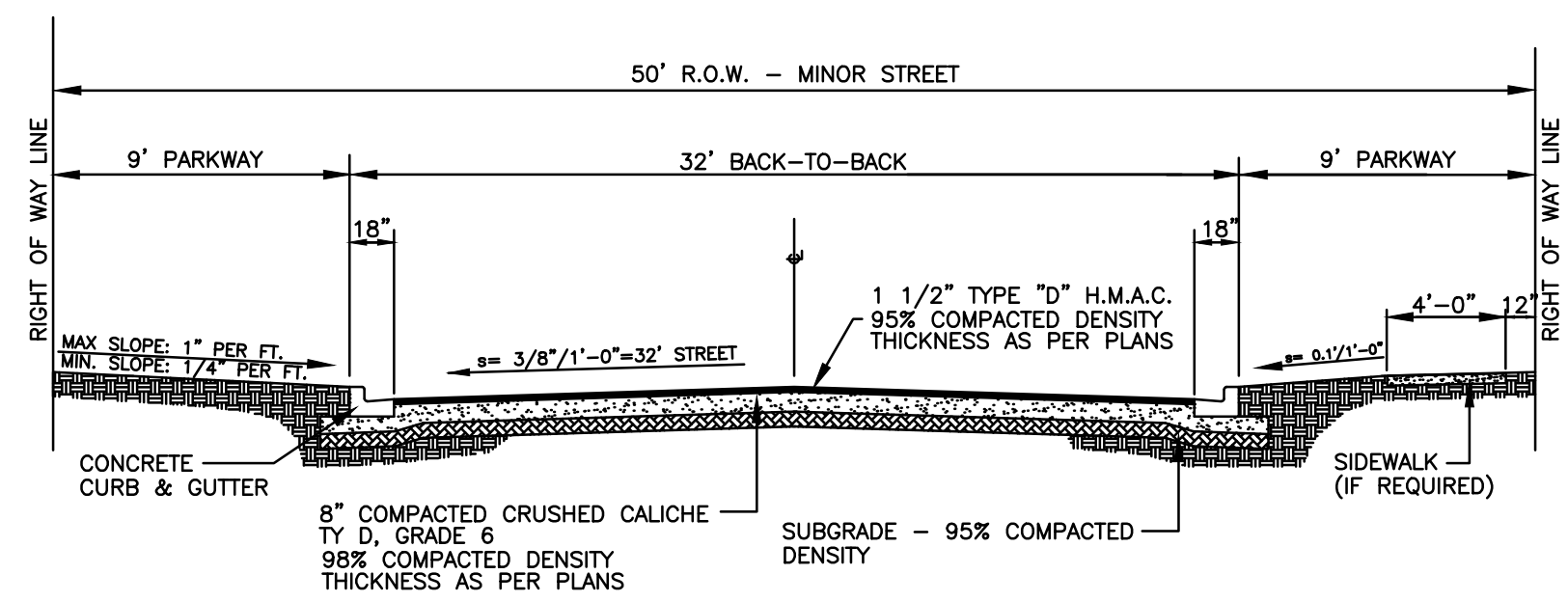


TYPICAL FIRE HYDRANT INSTALLATION

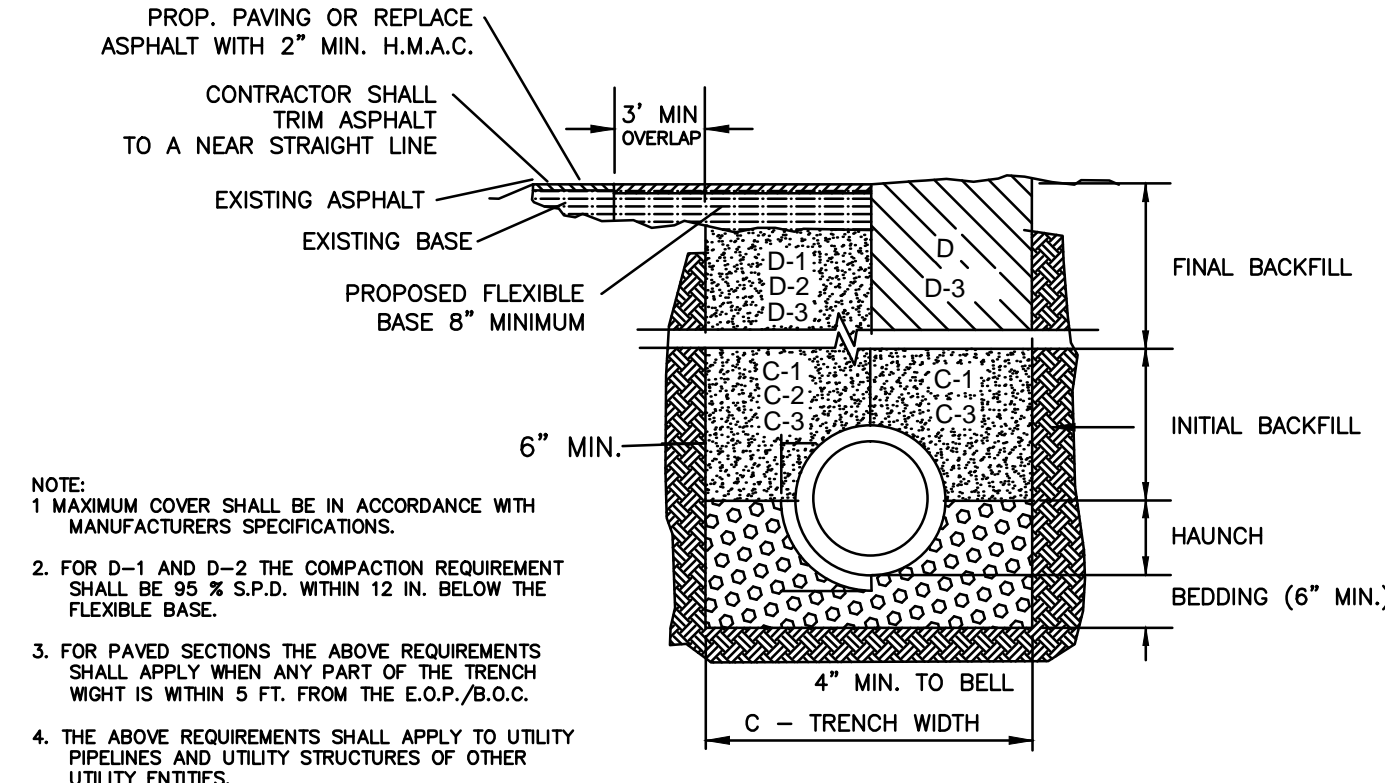
WATER AND SEWER SUBDIVISION MAP OF  
**ALONDRA LA BLANCA SUBDIVISION PHASE 1**  
 A SUBDIVISION OF 19.99 ACRES  
 CONSISTING OF THE NORTH 19.55 ACRE OF BLOCK 178, AND THE SOUTH 0.44 OF ONE ACRE OUT OF BLOCK 187  
 LA BLANCA "B" SUBDIVISION,  
 VOLUME 1, PAGE 33, H.C.M.R.,  
 HIDALGO COUNTY, TEXAS.

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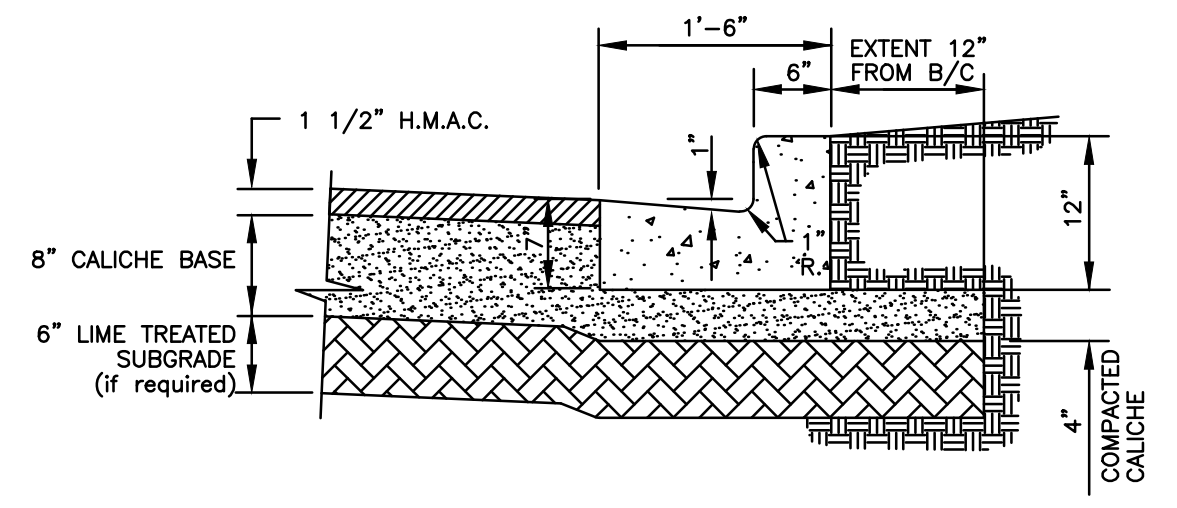


TYPICAL STREET CROSS SECTION  
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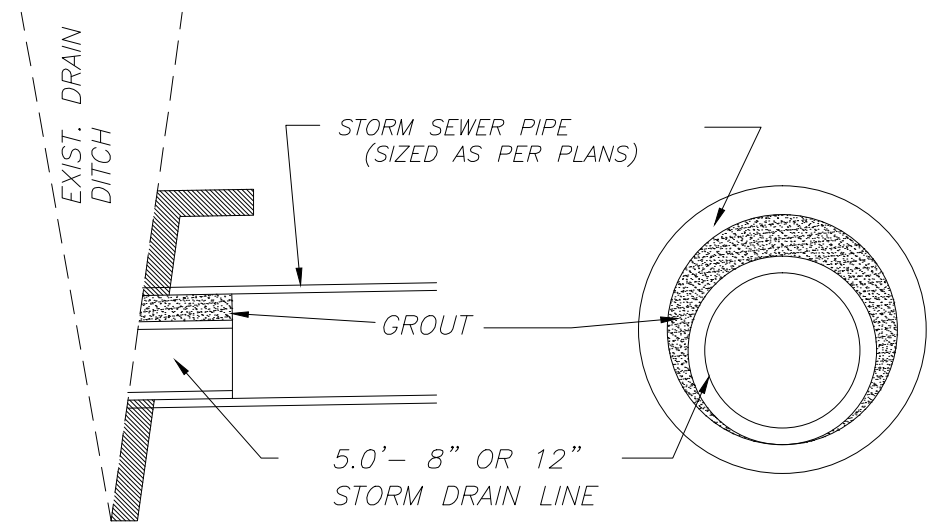


STORM TRENCH BEDDING AND BACKFILL DETAILS  
N.T.S.

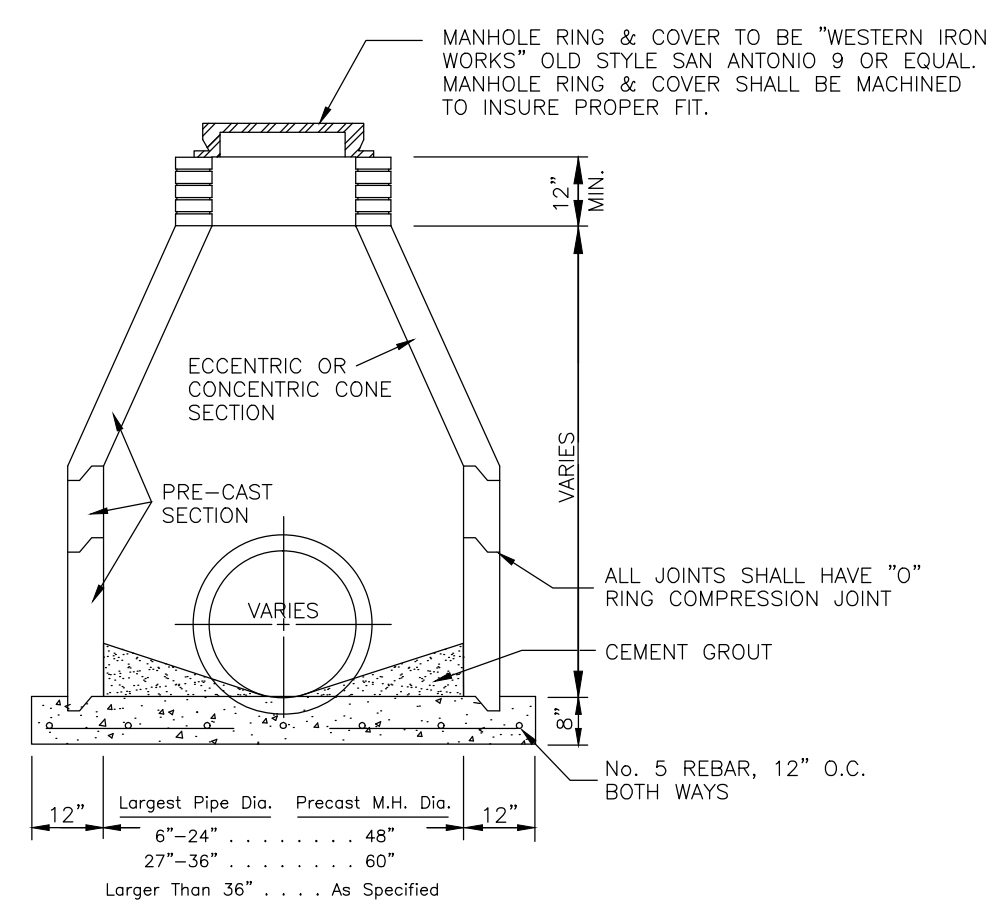
- A. BEDDING FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 4") - FIT RUN GRADE, 8" MAX SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE 1A, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WILPOINTS, MINIMUM 4" GRAVEL OR CEMENTS 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% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6".



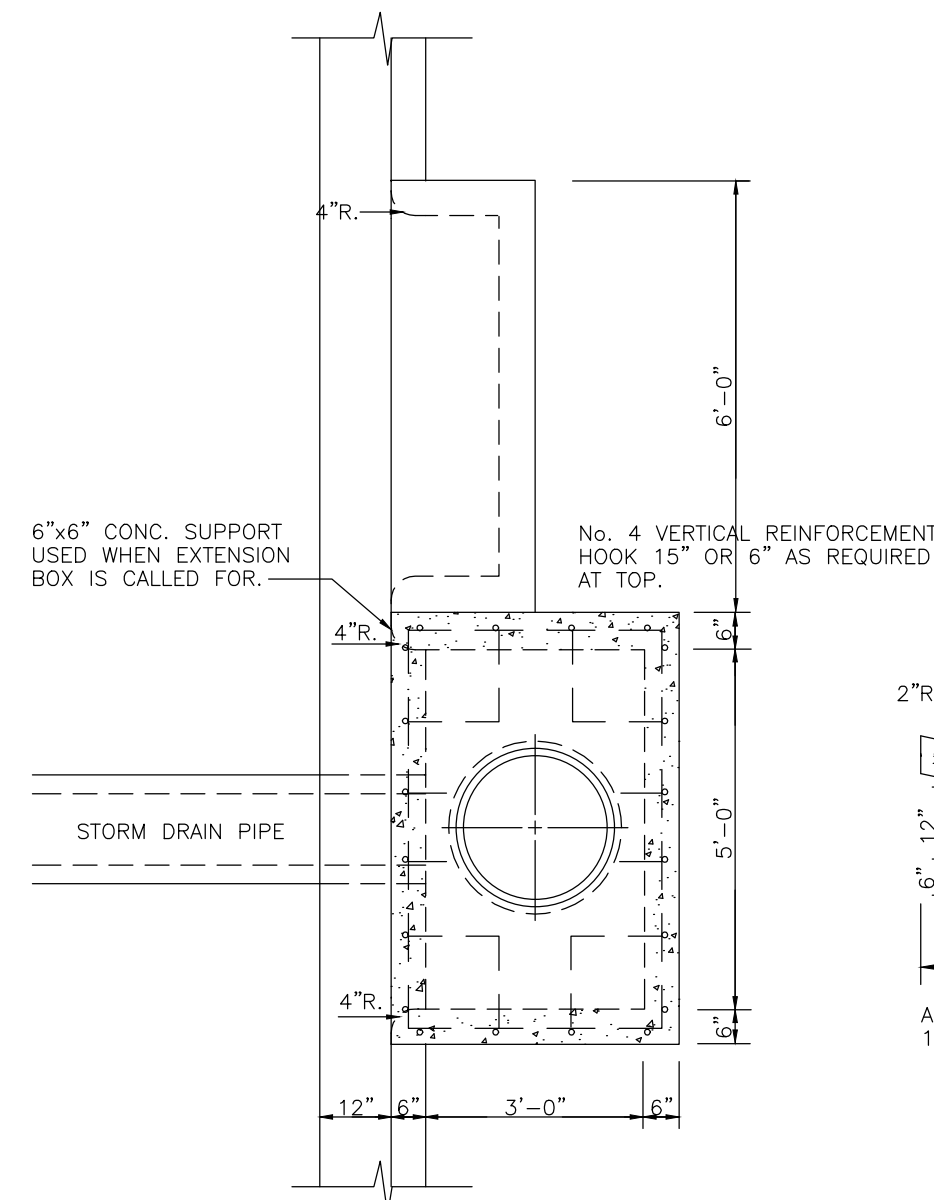
SECTION "AA" - CONCRETE CURB & GUTTER  
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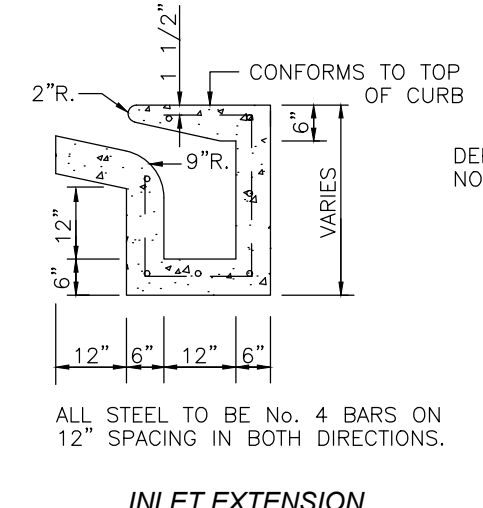
PROP. RESTRICTION DETAIL



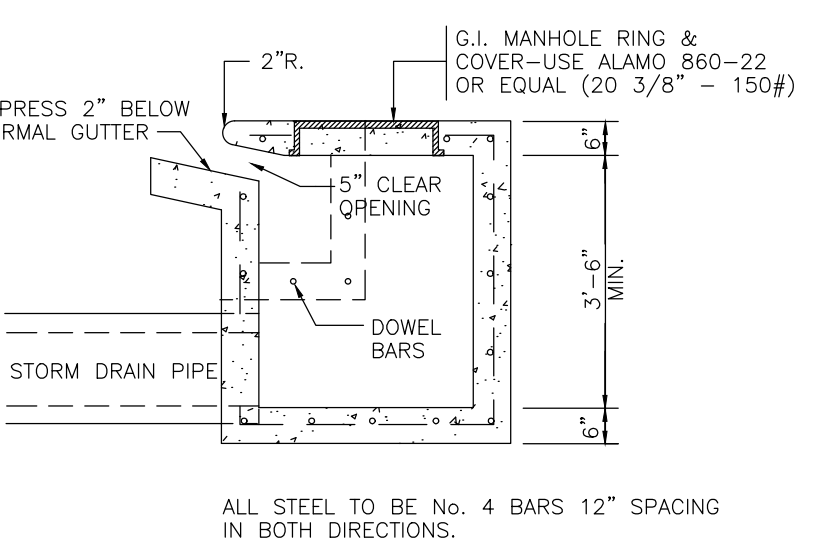
STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE  
N.T.S.



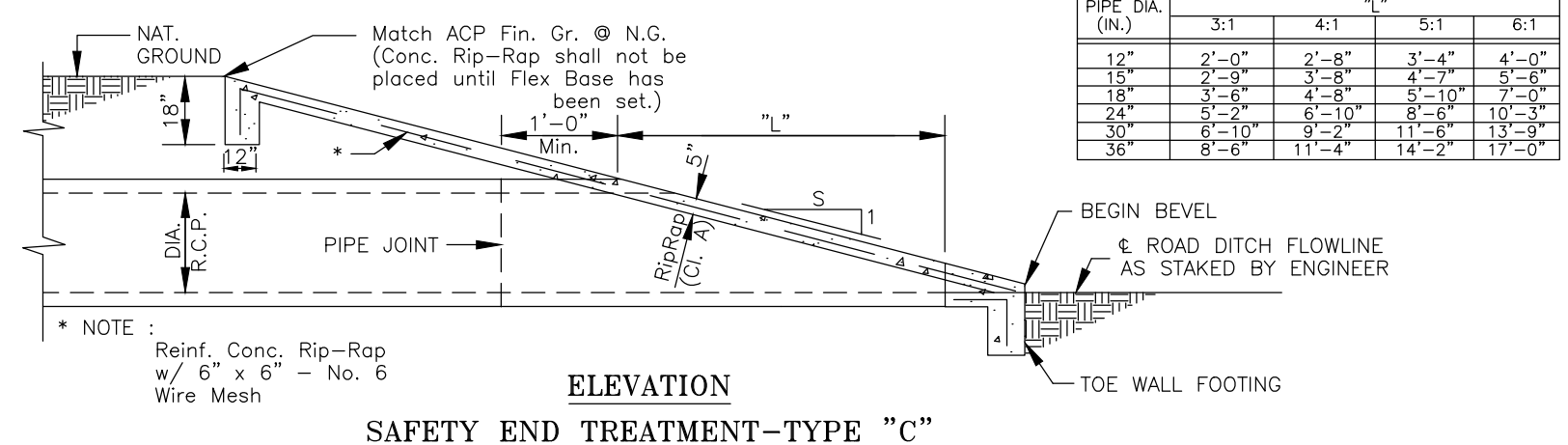
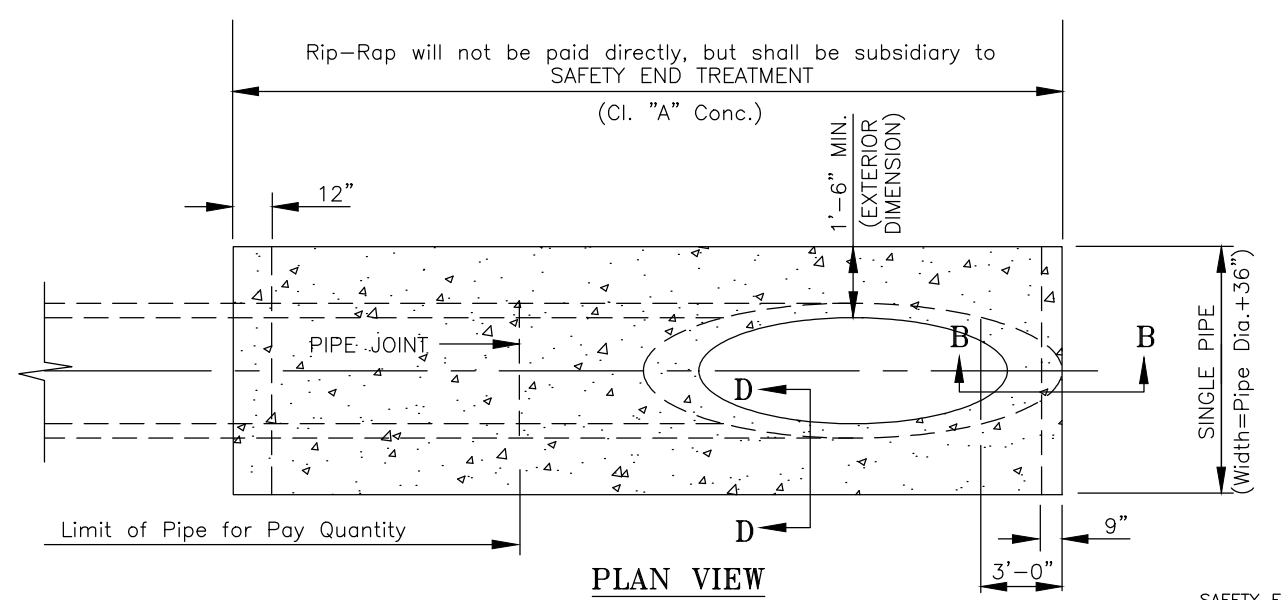
PLAN  
SLOPE BOTTOM OF INLET EXTENSION 1/2\"/>



INLET EXTENSION

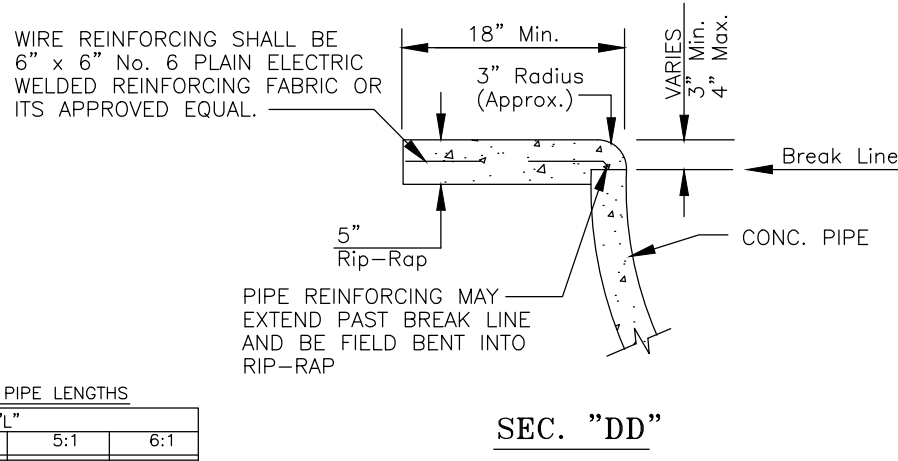


TYPE "A" INLET SECTION  
N.T.S.

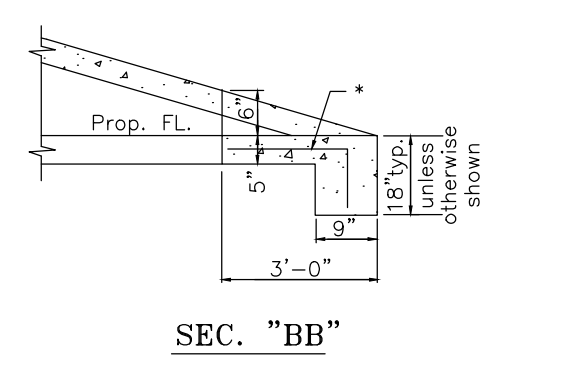


SAFETY END TREATMENT - TYPE "C" DETAILS  
N.T.S.

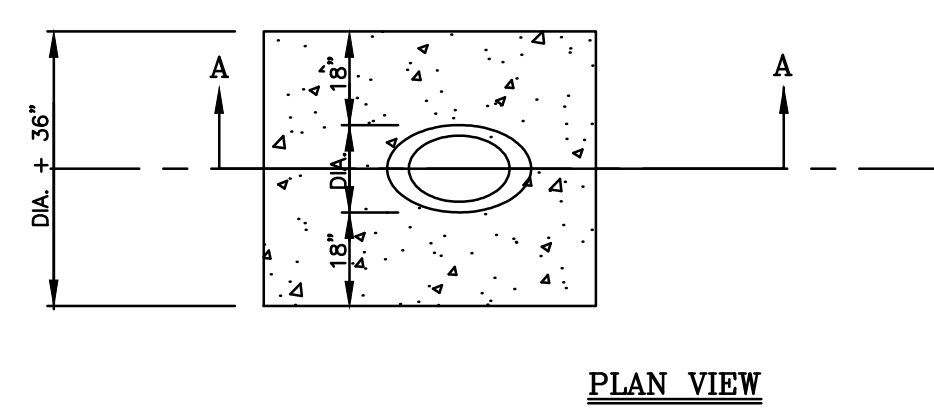
PIPE DIA. (IN.)	3:1	4:1	5:1	6:1
12"	2'-0"	2'-8"	3'-4"	4'-0"
18"	2'-8"	3'-8"	4'-8"	5'-8"
24"	3'-8"	5'-0"	6'-4"	7'-8"
30"	5'-0"	6'-10"	8'-4"	10'-0"
36"	6'-10"	8'-6"	10'-4"	12'-8"



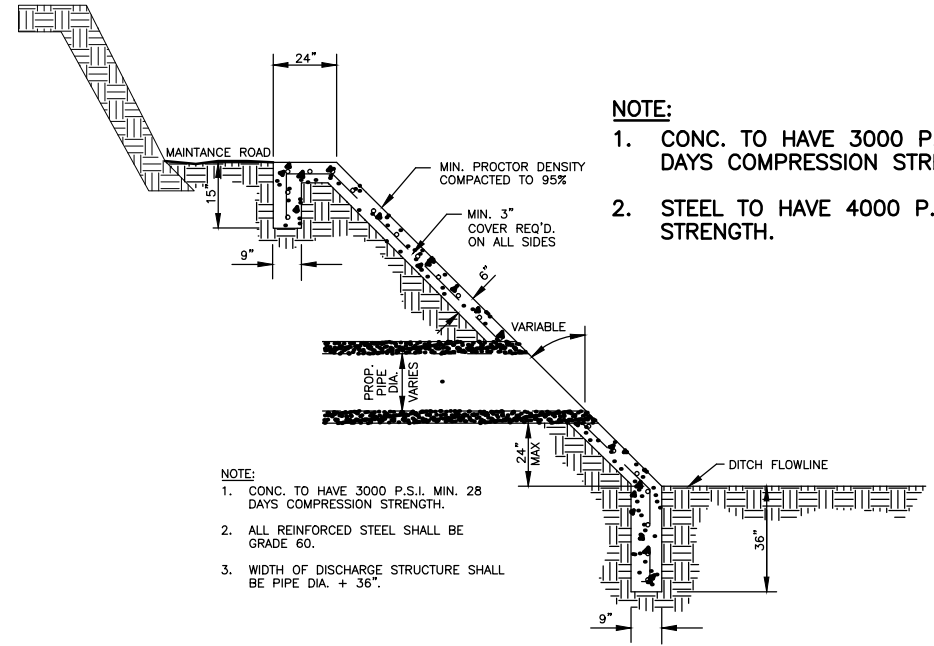
SEC. "DD"



SEC. "BB"



PLAN VIEW



H.C.D.#1 STORM DISCHARGE STRUCTURE  
N.T.S.

DETAILS  
SUBDIVISION MAP OF  
**ALONDRA LA BLANCA**  
SUBDIVISION PHASE 1

A SUBDIVISION OF 19.99 ACRES  
CONSISTING OF THE NORTH 19.55 ACRE OF BLOCK 178, AND  
THE SOUTH 0.44 OF ONE ACRE OUT OF BLOCK 187  
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VOLUME 1, PAGE 33, H.C.M.R.,  
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TEXAS REGISTERED, F-1435

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