



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: 09-01-2015

PROPOSED Maravillas Estates Ph. 1 SUBDIVISION, PRECINCT No. 1.

ENGINEER: Melden & Hunt, Inc. DEVELOPER: Elias Woloski

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 80 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: South west corner of Lott Road & Midway Road.

SUBDIVISION LIES WITHIN THE: ETJ of Donna and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-18-15 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: Storm drainage system and detention by widening the existing drain ditch.

DISTANCE TO A DRAIN DITCH: Approximately 600 feet south of proposed Subdivision development.

ROAD R.O.W. DEDICATION: 30 feet onto Midway Road and 10 feet onto Lott Road.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-04-15 By, Roy Gonzalez, Pct. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-05-15 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: Jose A. Gonzalez

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: Victoria Road.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 8-13-15 : 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: _____, _____

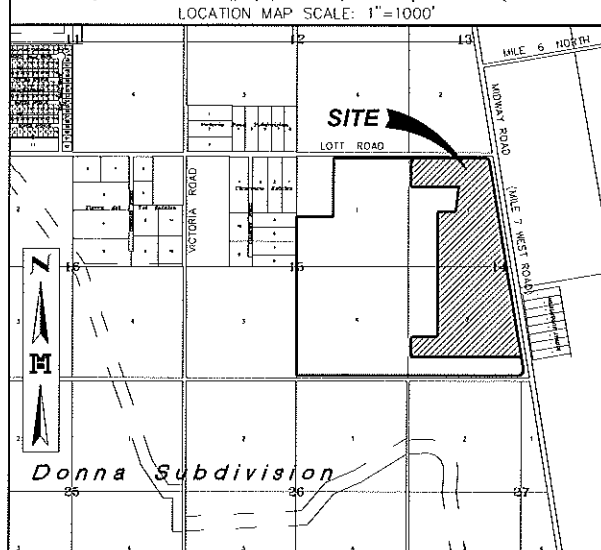
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of Donna.

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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SUBDIVISION MAP OF MARAVILLAS ESTATES PHASE I

BEING A RESUBDIVISION OF 49.202 ACRES OUT OF LOTS 1 AND 2 BLOCK 14, LA DONNA PLAT SUBDIVISION, RECORDED IN VOLUME 1, PAGE 51, H.C.M.R. HIDALGO COUNTY, TEXAS

MELDEN & HUNT, INC.
 TEXAS REG. NO. F-1436
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE
 EDINBURG, TX 78541
 227 N. F.M. 3167
 700 CRANK OVE, TX 78262
 E-MAIL: melden@melhunt.com
 TEL: (956) 488-0981
 FAX: (956) 488-0981
 ESTABLISHED 1917

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
ELIAS WOLOSKI E.E.A.C. INC.	422 S. 11TH STREET	MALLEN, TX 78501	(956) 682-8024	(956) 664-2362
FRED L. KURTH ENGINEER	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
FRED L. KURTH SURVEYOR	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Curve Table

Curve #	Data	Radius	Length	Tangent	Chord Direction	Chord Length
C1	061° 44' 34"	51.84	55.87	30.99	S54° 35' 29"E	53.29
C2	047° 07' 42"	51.84	42.84	22.81	N70° 58' 27"E	41.45
C3	044° 22' 57"	51.84	40.16	21.15	N25° 13' 03"E	39.16
C4	048° 20' 31"	51.84	43.74	23.27	N21° 08' 36"W	42.48
C5	022° 33' 38"	51.84	20.44	10.36	S68° 36' 41"W	20.31
C6	001° 11' 21"	775.00	16.08	8.04	S5° 01' 08"E	16.08
C7	005° 29' 58"	775.00	74.39	37.22	S1° 40' 23"E	74.36
C8	005° 33' 13"	775.00	75.12	37.59	S3° 51' 07"W	75.09
C9	001° 56' 50"	775.00	28.34	13.17	S7° 58' 09"W	28.34
C10	005° 09' 04"	825.00	85.57	44.33	N15° 30' 02"E	85.57
C11	005° 26' 52"	825.00	77.07	38.53	N0° 14' 56"W	76.97
C12	001° 45' 02"	775.00	23.65	11.84	S2° 02' 51"E	23.68
C13	007° 07' 14"	775.00	38.31	18.72	S2° 23' 17"W	38.29
C14	002° 37' 40"	775.00	35.54	17.78	S7° 15' 44"W	35.54
C15	072° 53' 06"	50.90	63.69	36.92	S32° 08' 01"W	59.40
C16	064° 17' 43"	50.90	56.11	31.42	S36° 27' 26"E	53.21
C17	072° 49' 06"	50.90	63.55	36.88	N74° 59' 07"E	59.35
C18	000° 06' 23"	825.00	1.57	0.78	S8° 31' 20"W	1.55
C19	003° 31' 44"	825.00	94.61	47.06	S5° 12' 14"W	93.98
C20	004° 51' 44"	825.00	70.01	35.03	S0° 29' 30"E	69.97

Curve Table

Curve #	Data	Radius	Length	Tangent	Chord Direction	Chord Length
C21	005° 59' 19"	775.00	13.37	6.69	N7° 29' 42"W	13.37
C22	005° 55' 26"	775.00	89.13	40.10	N1° 01' 41"E	89.09
C23	004° 33' 10"	775.00	62.02	31.03	N6° 16' 59"E	62.02
C24	001° 35' 38"	825.00	66.15	33.09	S6° 10' 45"W	66.12
C25	005° 18' 51"	825.00	76.52	38.29	S1° 18' 30"W	76.49
C26	004° 19' 53"	825.00	61.62	30.84	S3° 28' 22"E	61.63
C27	014° 11' 12"	600.16	156.12	99.57	S1° 28' 53"W	156.12
C28	011° 29' 55"	600.16	106.55	60.55	N2° 49' 38"E	106.20
C29	011° 22' 22"	600.16	158.79	78.66	S2° 45' 50"W	158.53

Lot Line Table

Line #	Length	Direction
L1	36.30	S53° 31' 34"W
L2	18.47	S46° 28' 53"W
L3	12.76	S05° 30' 43"E
L4	11.45	S08° 34' 34"W
L5	21.23	N35° 23' 01"W
L6	21.17	N53° 34' 34"E
L7	76.19	E38° 25' 25"W
L8	21.22	S53° 34' 34"W
L9	16.82	S08° 31' 34"W
L10	7.33	N08° 34' 34"E

Lot Area Table

Lot #	SQ. FT.	Area
1	2307.50	0.533
2	21640.00	0.501
3	21640.00	0.501
4	21640.00	0.501
5	21639.07	0.501
6	21640.93	0.501
7	21640.00	0.501
8	21640.00	0.501
9	21640.00	0.501
10	21640.00	0.501
11	21640.00	0.501
12	21640.00	0.501
13	21628.48	0.505
14	21627.99	0.503
15	23060.39	0.548
16	21600.00	0.500
17	21600.00	0.500
18	21600.00	0.500
19	21600.00	0.500
20	21600.00	0.500

Lot Area Table

Lot #	SQ. FT.	Area
21	22031.69	0.512
22	21650.00	0.500
23	23667.50	0.543
24	21696.41	0.618
25	21600.00	0.500
26	21600.00	0.500
27	21600.00	0.500
28	21600.00	0.500
29	21600.00	0.500
30	21600.00	0.500
31	21600.00	0.500
32	21600.00	0.500
33	23708.01	0.659
34	22205.16	0.510
35	21793.01	0.500
36	21791.83	0.500
37	23009.34	0.628
38	21930.29	0.503
39	21791.48	0.500
40	21791.37	0.500

Lot Area Table

Lot #	SQ. FT.	Area
41	22031.69	0.512
42	22169.26	0.509
43	22192.23	0.509
44	21696.09	0.503
45	22501.04	0.517
46	22914.26	0.528
47	21794.22	0.500
48	21793.66	0.500
49	21793.52	0.500
50	21792.92	0.500
51	21792.95	0.500
52	21798.50	0.500
53	22031.07	0.506
54	22452.45	0.564
55	21043.05	0.621
56	24086.94	0.553
57	21791.72	0.500
58	21930.29	0.503
59	21894.01	0.503
60	21894.06	0.503

Lot Area Table

Lot #	SQ. FT.	Area
61	21894.29	0.503
62	21894.53	0.503
63	21894.63	0.503
64	21892.38	0.503
65	22035.01	0.506
66	21861.48	0.502
67	21804.02	0.501
68	21806.81	0.501
69	21804.16	0.501
70	21842.46	0.501
71	22064.33	0.507
72	24877.05	0.571
73	21780.00	0.500
74	21780.00	0.500
75	21780.00	0.500
76	21780.00	0.500
77	21780.00	0.500
78	23269.93	0.534
79	22951.65	0.527
80	25410.56	0.583

MARAVILLAS ESTATES PHASE I

BEING A RESUBDIVISION OF
49.202 ACRES OUT OF LOTS 1 AND 2
BLOCK 14, LA DONNA PLAT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.
HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE "B", WHICH IS DEFINED AS: AREAS BETWEEN UNITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- SETBACKS
FRONT: 25.00 FEET
SIDE CORNER: 15.00 FEET FOR RIGHT-OF-WAY GREATER THAN 50 FEET
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE SPRAWLED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PIPE 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 - THE ALUMINUM DISK SET IN CONCRETE ALONG THE WEST RIGHT-OF-WAY OF MIDWAY ROAD AT THE SOUTHEAST CORNER OF LOT 33. ELEVATION 76.90 N. E.
--B.M. NO.2 - THE ALUMINUM DISK SET IN CONCRETE ALONG THE WEST RIGHT-OF-WAY OF MIDWAY ROAD AT THE SOUTHERN CLIP OF THE NORTHEAST CORNER OF LOT 13. ELEVATION 76.50
- THE DRAINAGE FOR MARAVILLAS ESTATES PHASE I IS PART OF THE MASTER DRAINAGE PLAN FOR MARAVILLAS ESTATES (OVERALL). THESE IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE APPROVED DRAINAGE REPORT FOR MARAVILLAS ESTATES (OVERALL).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING HIS 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 MULTIFAMILY USE. AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT, NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TEXAS 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. THE OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 OF A LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ELIAS WOLOSKI, PRESIDENT OF F.E.A.C., LLC GENERAL PARTNER OF F.E.A.C., LTD., THE OWNER & SUBDIVIDER OF MARAVILLAS PHASE I, 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.
- SIDEWALK WILL BE REQUIRED AT BUILDING PERMIT STAGE.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

DESCRIPTION OF MARAVILLAS ESTATES PHASE I METES AND BOUNDS DESCRIPTION

- A TRACT OF LAND CONTAINING 49.202 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, COMPRISED OF ALL OF LOT 1 AND PART OF PORTION OF LOT 2 OUT OF LA DONNA PLAT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, HIDALGO COUNTY MAP RECORDS, SAID 49.202 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT A COTTON PICKER SPINDLE FOUND FOR THE NORTHWEST CORNER OF SAID LOT 1, LA DONNA PLAT SUBDIVISION, AND FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 25' 26" E ALONG THE NORTH LINE OF LOT 1 AND WITHIN THE RIGHT-OF-WAY OF LOT ROAD A DISTANCE OF 994.87 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND WITHIN THE RIGHT-OF-WAY OF MIDWAY ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 00° 36' 48" E ALONG THE EAST LINE OF SAID LOTS 1 & 2 AND WITHIN THE RIGHT-OF-WAY OF SAID MIDWAY ROAD AT A DISTANCE OF 1337.16 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 1 AND CONTINUE A DISTANCE OF 2402.87 FEET TO A PK NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
 - THENCE, N 81° 25' 26" W AT A DISTANCE OF 20.39 FEET PASS THE WEST RIGHT-OF-WAY LINE OF MIDWAY ROAD, AT A DISTANCE OF 1388.00 FEET PASS THE COUNTY ROAD EAST RIGHT-OF-WAY LINE AND CONTINUING A TOTAL DISTANCE OF 1378.60 FEET TO A PK NAIL SET ON THE WEST LINE OF SAID LOT 2 FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 08° 34' 34" E ALONG THE WEST LINE OF SAID LOT 2 AND WITHIN THE RIGHT-OF-WAY OF LOT ROAD A DISTANCE OF 316.98 FEET TO A PK NAIL SET FOR THE SOUTHERN MOST NORTHWEST CORNER OF THIS TRACT;
 - THENCE, S 08° 25' 26" E AT A DISTANCE OF 20.00 FEET PASS THE COUNTY ROAD EAST RIGHT-OF-WAY AND CONTINUING A TOTAL DISTANCE OF 30.00 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 35° 27' 28" E A DISTANCE OF 35.35 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 25' 26" E A DISTANCE OF 287.01 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, N 08° 34' 34" E A DISTANCE OF 717.05 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 25' 26" E A DISTANCE OF 266.65 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, N 08° 34' 34" E A DISTANCE OF 50.00 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, N 81° 25' 26" E A DISTANCE OF 266.65 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, N 08° 34' 34" E A DISTANCE OF 598.95 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 25' 26" E A DISTANCE OF 218.00 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, N 04° 47' 55" E A DISTANCE OF 50.11 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, N 15° 04' 21" E A DISTANCE OF 289.83 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, N 81° 25' 26" E AT A DISTANCE OF 567.78 FEET PASS THE COUNTY ROAD WEST RIGHT-OF-WAY AND CONTINUING A TOTAL OF 587.28 FEET TO A PK NAIL SET FOR ON THE NORTHERN MOST SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 08° 32' 34" E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 376.00 FEET A DISTANCE OF 376.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 49.202 ACRES OF LAND, MORE OR LESS.

DESCRIPTION OF MARAVILLAS ESTATES PHASE I

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

MARAVILLAS ESTATES PHASE I, IS LOCATED IN THE SOUTH EASTERN PART OF HIDALGO COUNTY, TEXAS, ON THE WEST SIDE OF MIDWAY ROAD, AND SOUTH SIDE OF LOT ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. MARAVILLAS PHASE I, FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

INDEX TO SHEET OF MARAVILLAS ESTATES PHASE I

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; MAP; LOT, STREETS, AND EASEMENT LAYOUT;
- SHEET 2: 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; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D.D. No. 1; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; N.A.W.S.C. CERTIFICATION.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION);
- SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; REGIONAL DEFENTION REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS

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 TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, 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 GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15" IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE 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 ADJUTS 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 RECEIVED 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 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 _____ 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 ELIAS WOLOSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 238.028 (A)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____
ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.015(B)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON _____

MAYOR OF THE CITY DONNA _____ DATE _____
ATTEST: SECRETARY OF THE CITY OF DONNA _____ DATE _____

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.015(B)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA _____ ON _____

P&Z CHAIRMAN OF THE CITY OF DONNA _____ DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES 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 DONNA IRRIGATION DISTRICT

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY DONNA IRRIGATION DISTRICT, DATED THIS THE _____ DAY OF _____ 2015.

PRESIDENT _____ DATE _____
ATTEST: SECRETARY _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ELIAS WOLOSKI, PRESIDENT OF F.E.A.C., LLC, GENERAL PARTNER OF F.E.A.C., LLC, AS OWNER OF THE 49.202 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MARAVILLAS ESTATES PHASE I, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 252.032 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.

ELIAS WOLOSKI, PRESIDENT
PRESIDENT OF F.E.A.C., LLC,
GENERAL PARTNER OF F.E.A.C., LLC,
422 S. 11TH STREET
MCALLEN, TX 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI, PRESIDENT OF F.E.A.C., LLC, GENERAL PARTNER OF F.E.A.C., LLC, 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 MARAVILLAS ESTATES PHASE I, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE _____ DAY OF _____ 20____, 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, P.E. # 54151 RPLS # 4750
DATE SURVEYED 6-29-15 JOB NO. 14140 00 MELDEN & HUNT, INC.
DATE PREPARED 6-30-15 SURVEY JOB NO. 14140 08 TEXAS REGISTRATION F-1435
1-995 PG. 16



HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL DONNA IRRIGATION DISTRICT

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY DONNA IRRIGATION DISTRICT, DATED THIS THE _____ DAY OF _____ 2015.

PRESIDENT _____ DATE _____
ATTEST: SECRETARY _____ 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 ON THE GROUND BY ME OR UNDER MY SUPERVISION ON _____ 20____, AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

HIDALGO COUNTY DRAINAGE DISTRICT HD 1

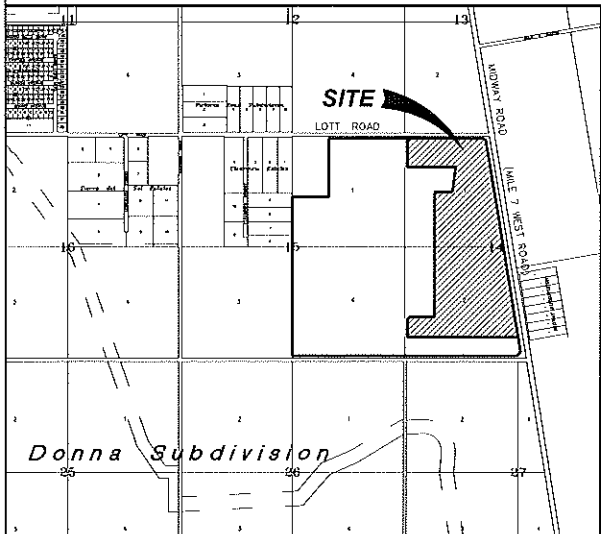
RAUL E. SESTIN P.E. - C.F.M. _____ DATE _____
GENERAL MANAGER



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

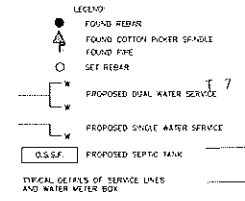
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY _____ DEPUTY

LOCATION MAP SCALE: 1"=1000'



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE
EDINBURG, TX 78841
217 N. FA. 3187
HO ORANGE CITY, FL 32822
E-MAIL: www.meldenandhunt.com ESTABLISHED 1917

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELIAS WOLOSKI	422 S. 11TH STREET	MCALLEN, TX 78501	(956) 682-8024	(956) 684-2362
ENGINEER:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78841	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78841	(956) 381-0981	(956) 381-1839

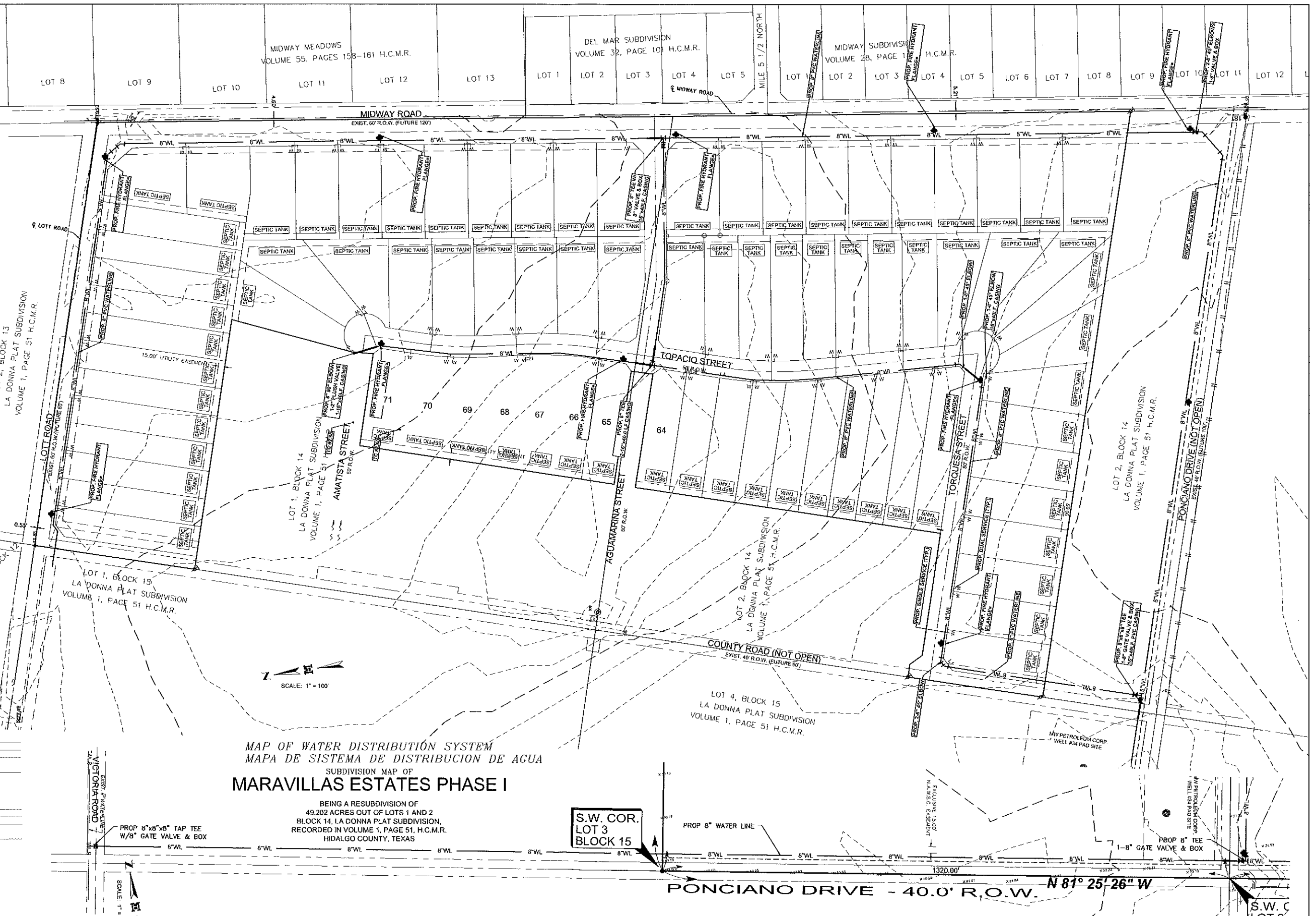


COST ESTIMATE:

- PAVING IMPROVEMENTS: \$
- DRAINAGE IMPROVEMENTS: \$
- WATER DISTRIBUTION: \$
- SEPTIC TANK SEWER IMPROVEMENTS / O.S.S.F.: \$

ESTIMACION DE COSTOS:

- PAVIMENTACION DE CALLES: \$
- DRENAJE PLUVIAL: \$
- SERVICIO DE AGUA POTABLE: \$
- TANQUES/FOSAS SEPTICAS (DRENAJE SANITARIO): \$



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

SUBDIVISION MAP OF
MARAVILLAS ESTATES PHASE I

BEING A RESUBDIVISION OF
 49.202 ACRES OUT OF LOTS 1 AND 2
 BLOCK 14, LA DONNA PLAT SUBDIVISION,
 RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.
 HIDALGO COUNTY, TEXAS

S.W. COR.
 LOT 3
 BLOCK 15

PONCIANO DRIVE - 40.0' R.O.W. N 81° 25' 26" W

MELDEN & HUNT, INC.
 TEXAS REGIST. F-14335

M

CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MONTGOMERY
 EDWARDS, TX 75541

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

227 N. FM 3187
 BOX 2006, CRYSTAL SPRING, TX 75541

OFF: (956) 487-8254
 FAX: (956) 488-5581

ESTABLISHED 1947

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

ENGINEERING REPORT FOR MARAVILLAS ESTATES PHASE I
BY: FRED L. KURTH

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
MARAVILLAS PHASE I SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF VICTORIA ROAD. THE WATER SYSTEM FOR MARAVILLAS ESTATES PHASE I CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE PREVIOUSLY MENTIONED 8" WATER LINE. SAID 8" LINE RUNS EAST ALONG THE NORTH SIDE OF FUTURE PACIANO DRIVE RIGHT-OF-WAY, THEN RUNS NORTH ALONG THE WEST SIDE OF MIDWAY ROAD RIGHT-OF-WAY AND THUS WEST ALONG THE SOUTH SIDE OF LOTT ROAD RIGHT-OF-WAY ENDING WITH A 2" FLUSH VALVE NORTHWEST CORNER OF LOT 1. ANOTHER 8" WATERLINE RUNS NORTH ALONG THE EAST SIDE OF THE COUNTY ROAD RIGHT-OF-WAY, THEN RUNS EAST ALONG THE SOUTH SIDE OF TOROQUEA STREET RIGHT-OF-WAY AND THUS NORTH ALONG THE WEST SIDE OF TOPACIO STREET RIGHT-OF-WAY ENDING AT THE SOUTHWEST CORNER OF LOT 80.

WATER DISTRIBUTION FOR THE MARAVILLAS ESTATES PHASE I CONSISTS OF THIRTY-EIGHT (38) 1" DIAMETER DUAL SERVICE LINES THAT RUN IN PAIRS TO THE LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES. AND FOUR (4) 1" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT AND ONE (1) SINGLE SERVICE SERVING ONE LOTS. THE 8" LINE, DUAL SERVICES, 3/4" SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$10,000, OR \$1,000 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. SAID SUM REPRESENTS THE TOTAL COST OF WATER METERS, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$10,000 FOR A TOTAL COST OF \$30,000. 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 MARAVILLAS ESTATES PHASE I SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. JOSE A. GONZALEZ PROFESSIONAL ENGINEER NO. 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 RESOURCES CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

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 XXXXXXXXXX, 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 \$_____ 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 _____

REPORT DE INGENIERIA DE MARAVILLAS ESTATES PHASE I
POR: FRED L. KURTH

PROVISION DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD
MARAVILLAS ESTATES PHASE I SERA ABASTECIDA DE AGUA POTABLE POR MEDIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). N.A.W.S.C. Y EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HAN FIRMADO UN CONTRATO EN EL CUAL SE ESTIPULA QUE LA SUBDIVISION SERA ABASTECIDA CON AGUA POTABLE POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION QUE INDICA LA CANTIDAD Y CALIDAD DE AGUA ACESIBILE PARA SERVIR EL DESARROLLO DE LA SUBDIVISION A LARGO PLAZO.

N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO OESTE DEL DEL DERECHO DE VIA DE VICTORIA ROAD. EL SISTEMA DE DISTRIBUCION DEL AGUA SE COMPONE DE UNA LINEA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON LA LINEA DE 8 PULGADAS PREVIAMENTE MENCIONADA. DICHA LINEA DE 8 PULGADAS SE EXTIENDE POR EL LADO NORTE Y DENTRO DEL DERECHO DE VIA DE LA CALLE PACIANO STREET, Y LUEGO EXTIENDE POR EL LADO OESTE DENTRO DEL DERECHO DE VIA DE LA CALLE MIDWAY ROAD Y EXTIENDE AL OESTE POR EL LADO SUR DENTRO DEL DERECHO DE VIA DE LA CALLE LOTT ROAD Y TERMINA EN UN VALVULA DE 2 PULGADAS QUE SE LOCALIZA EN EL LADO NOROCCIDENTE DEL LOTE 1. OTRA LINEA DE 8 PULGADAS DE DIAMETRO QUE EXTIENDE NORTE POR EL LADO ESTE DEL DERECHO DE VIA DE LA CALLE DEL CONDADO Y LUEGO EXTIENDE ESTE POR EL LADO SUR DEL DERECHO DE VIA DE LA CALLE TOROQUEA STREET Y LUEGO EXTIENDE NORTE POR EL LADO OESTE DEL DERECHO DE VIA DE LA CALLE TOPACIO Y TERMINA EN EL LADO SUROCCIDENTE DEL LOTE 80.

EL SISTEMA DE DISTRIBUCION DEL AGUA PARA MARAVILLAS ESTATES PHASE I CONSISTE DE TREINTAOCHO SERVICIOS SENCILLOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES, SERVIENDO 76 LOTES & CUATRO SERVICIO DE 1/2 SERVIENDO 4 LOTES. ESTOS SERVICIOS SE SEPARAN FORMANDO DOS SERVICIOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE. SE HAN INSTALADO YA LA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS SERVICIOS SENCILLOS DE 1 PULGADA DE DIAMETRO, LOS SERVICIOS DOBLES DE 3/4 DE PULGADA DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$10,000 (\$1,000 POR LOTE). EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A N.A.W.S.C. LA CANTIDAD DE \$_____ QUE CUBRE EL COSTO DE LOS MEDIDORES (\$_____ PARA CADA LOTE). ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE COHECCION. CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA, N.A.W.S.C. LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 3 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$10,000 POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$30,000. 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.

DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD
EL DRENAJE SANITARIO DE MARAVILLAS ESTATES PHASE I SUBDIVISION SE TRATARA DE FORMA INDIVIDUAL POR MEDIO DE UN TANQUE/FOSA SEPTICA PARA CADA SOLAR. DICHO TANQUE/FOSA SEPTICA SERA DE DISEÑO STANDARD DE DOBLE COMPARTIMIENTO, INCLUIDA TAMBIEN EL AREA DE DRENAJE. EL INGENIERO JOSE A. GONZALEZ CON LICENCIA NO. 12258, HA EVALUADO EL LUGAR DONDE SE ENCUENTRA ESTA SUBDIVISION PARA Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA LA INSTALACION DE UNA TANQUE/FOSA SEPTICA (OSSF). EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE CUENTA CON UNA AREA ADECUADA PARA REEMPLAZAR EL AREA DE DRENAJE.

CADA LOTE EN ESTA SUBDIVISION CUENTA CON UNA AREA DE AL MENOS 1/2 ACRE EN LA BASE DE DATOS DE "THE NATURAL RESOURCES CONSERVATION SERVICE" INDICA QUE EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "ARENOSA-ARCILLOSA". AL MENOS DOS PERFORACIONES SE EXCAVARON EN ESTE LUGAR EN DOS PUNTOS OPUESTOS EN EL AREA DONDE EL TANQUE/FOSA SEPTICA SE INSTALARA (PERFORACIONES ADICIONALES FUERON NECESARIAS DEBIDO A QUE EL TIPO DE SUELO ES BASTANTE UNIFORME EN ESTA AREA). EL SUELO EN ESTA PROPIEDAD ES DEL TIPO "ARENOSA-ARCILLOSA" EXTENDIENDOSE HASTA 36" DEBAJO DEL FONDO DE CADA PERFORACION. NO HAY NINGUNA INDICACION DE AGUA EN LA SUPERFICIE, O ALGUNHA CAPA RESTRICTIVA DENTRO DE 24" DEBAJO DEL FONDO DE CADA PERFORACION. ESTA PROPIEDAD CUENTA CON BUEN DRENAJE.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE TANQUES/FOSSAS SEPTICAS POR LOTE ES DE \$_____. DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. TODOS LOS TANQUES/FOSSAS SEPTICAS HAN SIDO INSTALADOS AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE ESTA SUBDIVISION A UN COSTO TOTAL DE \$_____. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSSAS SEPTICAS Y HA APROBADO SU INSTALACION DESDE LA FECHA DE: XXXXX XX, 2015.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS MODELO (MODEL SUBDIVISION RULES) ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DEL AGUA (WATER CODE). CERTIFICO QUE LOS COSTOS PARA INSTALAR LOS SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO SON DE LA SIGUIENTE MANERA:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR DE AGUA CON UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE.

DRENAJE SANITARIO: SE ESTIMA QUE LOS TANQUES/FOSSAS SEPTICAS COSTARAN \$_____ POR LOTE, TENIENDO UN COSTO TOTAL DE \$_____ POR TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE DATE _____ DATE _____

SUBDIVIDER CERTIFICATION
I, 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) SANITARY 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.

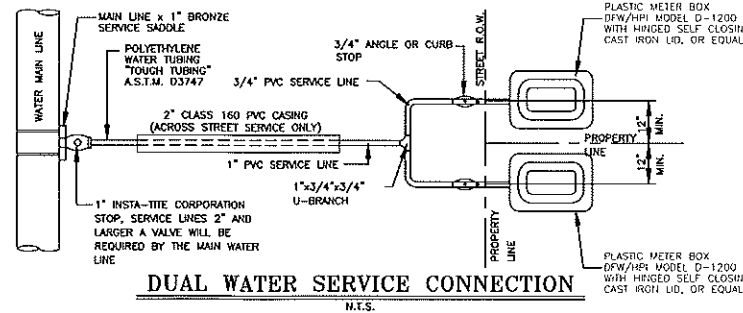
SUBDIVIDER STATEMENT:
I, ELIAS WOLOSKI, SUBDIVIDER OF MARAVILLAS ESTATES PHASE I, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & 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.

OWNER: EVON HARBISON PRESIDENT
RHW MANAGEMENT, LLC
GENERAL PARTNER OF RHW PROPERTIES, LTD

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

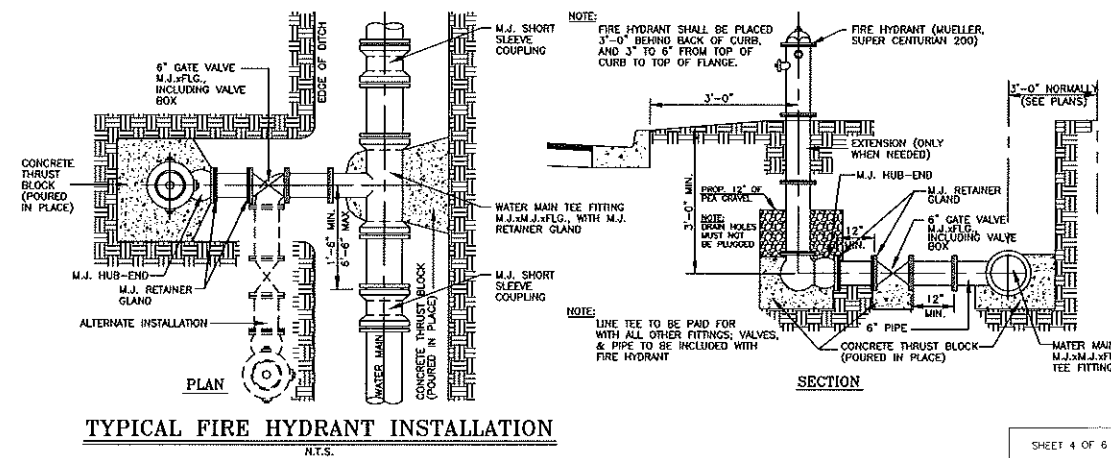
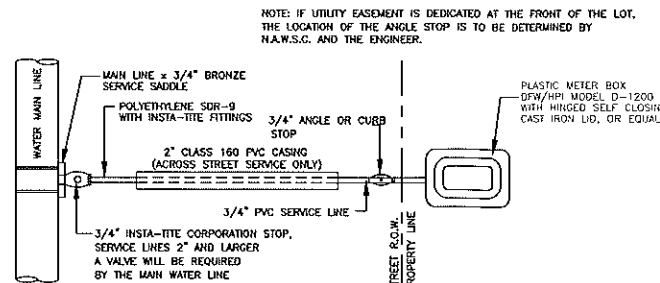
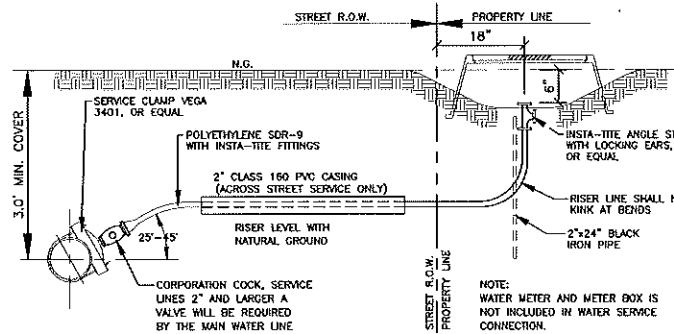
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

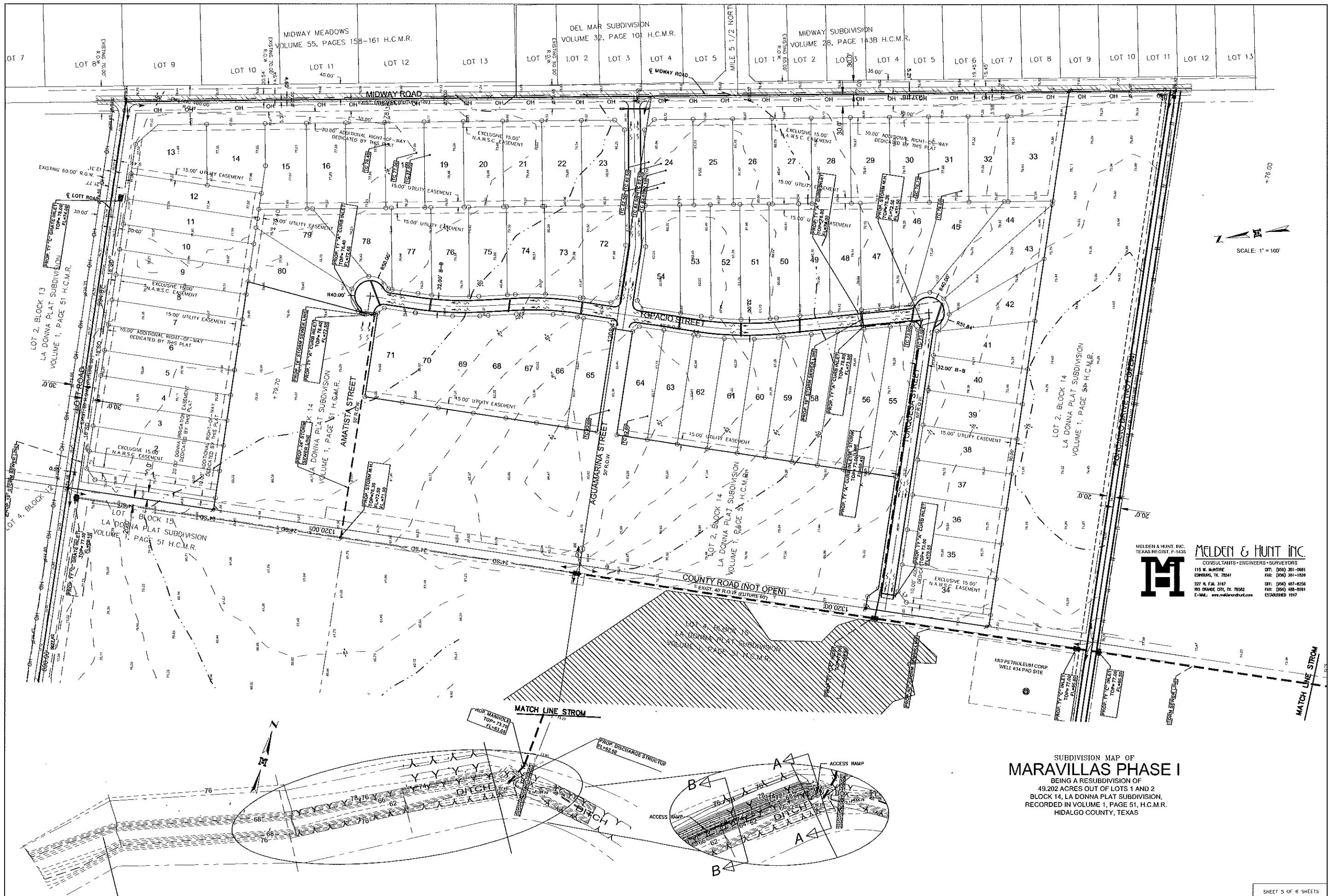


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**SUBDIVISION MAP OF
MARAVILLAS ESTATES PHASE I**

BEING A RESUBDIVISION OF
49.202 ACRES OUT OF LOTS 1 AND 2
BLOCK 14, LA DONNA PLAT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.
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SUBDIVISION MAP OF
MARAVILLAS PHASE I
 BEING A RESUBDIVISION OF
 49.202 ACRES OUT OF LOTS 1 AND 2
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