



# 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: 9-27-2016

PROPOSED LA ESPERANZA SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: TAEK & NANCY KIM

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 146  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH SIDE OF MILE 12 NORTH ROAD APPROXIMATELY 1 MILE EAST OF VAL VERDE 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 04-29-2014 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM DRAINAGE PIPE SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH ALONG THE WEST PROPERTY LINE.

ROAD R.O.W. DEDICATION: 30 .00 FEET ON TO MILE 12 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 09-02-2016 By, ROY GONZALEZ, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 06-22-2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 12" LOCATION: SOUTH MILE 12 NORTH ROAD.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 12" LOCATION: SOUTH MILE 12 NORTH ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 06-29-2016 : By MARTIN RAMIREZ Environmental Compliance Coordinator

**LARGE CONSTRUCTION**

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

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

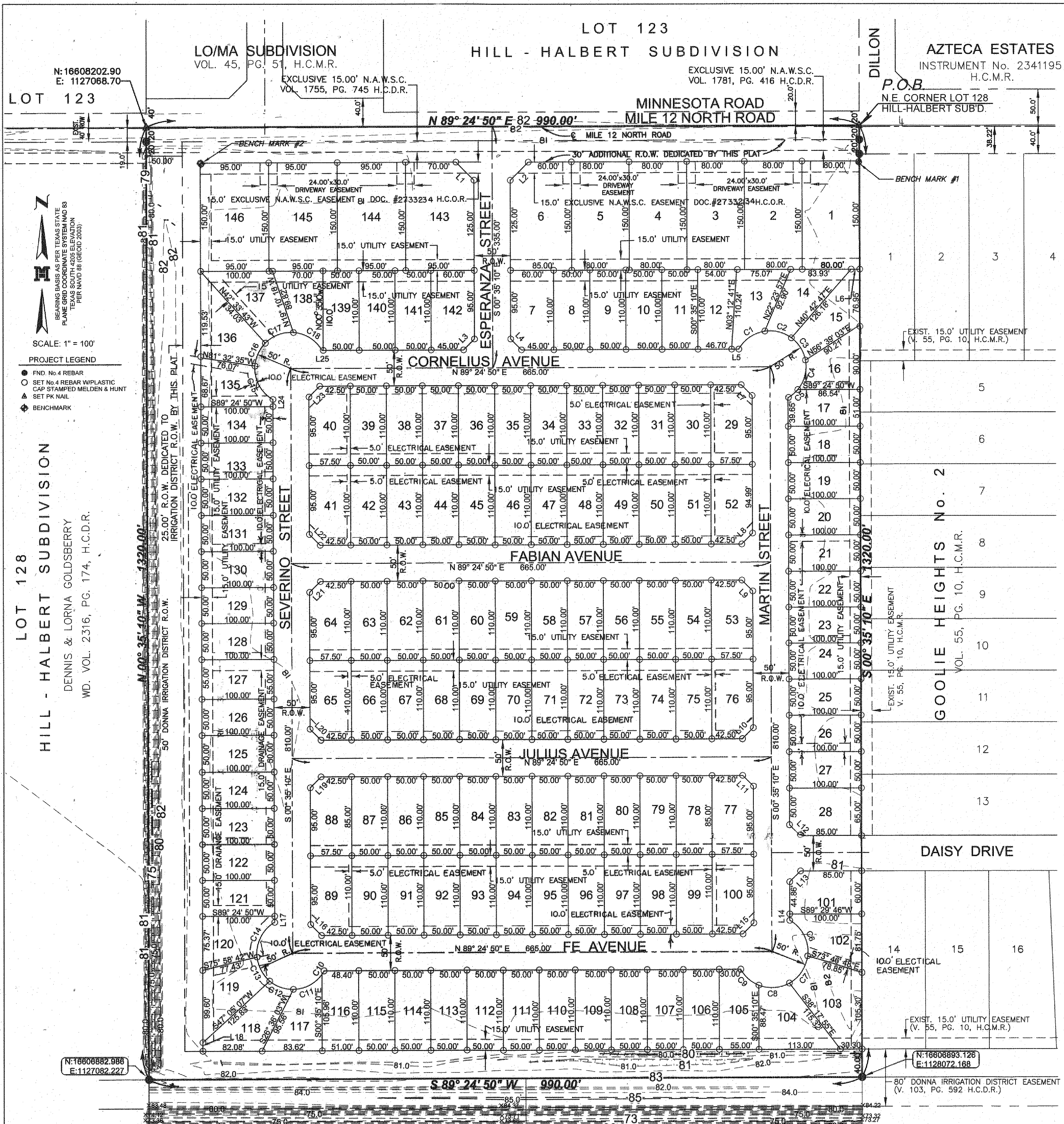
JUNE 22, 2014

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

*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.*



# Map of LA ESPERANZA

BEING A RESUBDIVISION OF THE EAST 30.000 ACRES OF LOT 128, HILL-HALBERT SUBDIVISION RECORDED IN VOL. 1, PAGE 35, H.C.M.R., HIDALGO COUNTY, TEXAS.

METES AND BOUNDS DESCRIPTION  
 A TRACT OF LAND CONTAINING 30.000 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF LOT 128, HILL-HALBERT SUBDIVISION, ACCORDING TO THE PLAT THEREIN RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY MAP RECORDS, SAID 30.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE, S 00°35'10" E ALONG THE EAST LINE OF SAID LOT 128 AT A DISTANCE OF 20.00 FEET TO A No. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 12 NORTH ROAD, AT A DISTANCE OF 40.00 FEET PASS A No. 4 REBAR FOUND ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF SAID MILE 12 NORTH ROAD AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A No. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 128 AND THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 89°24'50" W ALONG THE SOUTH LINE OF SAID LOT 128, A DISTANCE OF 990.00 FEET TO A No. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 00°35'10" W AT A DISTANCE OF 1280.00 FEET PASS A No. 4 REBAR SET FOR THE FUTURE SOUTH RIGHT-OF-WAY LINE OF SAID MILE 12 NORTH ROAD, AT 1300.00 FEET PASS A No. 4 REBAR FOUND FOR THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 12 NORTH ROAD AND CONTINUING A TOTAL DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 89°24'50" E ALONG THE NORTH LINE OF SAID LOT 128 AND WITHIN THE RIGHT-OF-WAY OF MILE 12 NORTH ROAD A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 30.000 ACRES OF LAND, MORE OR LESS.

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

- FLOOD ZONE STATEMENT: ZONE "C" (UNSHADED) AREAS OF MINIMAL FLOODING, COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.  
 THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN, COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAS IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE 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 1988 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:  
 FRONT: 25.00 FEET. MILE 12 NORTH ROAD 50.00 FEET  
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
 CORNER SIDE: 10.00 FEET; FRONT GABRIEL: 18.00 FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH INTERNAL LOTS 7 THROUGH 142. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- LOTS 1 THROUGH 6 AND LOTS 143 THROUGH 146 CAN BE USED FOR COMMERCIAL OR RESIDENTIAL, BUT NOT BOTH. COMMERCIAL USE SHALL REQUIRE DEVELOPER, PLANNING DEPARTMENT, HEALTH DEPARTMENT, AND FIRE MARSHALL APPROVAL.
- 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. THE DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE THAT THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
 -B.M. NO. 1-ELEV. 81.48'; MHI MONUMENT SET IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION; N: 16608163.030 E: 1128059.160.  
 -B.M. NO. 2-ELEV. 81.67'; MHI MONUMENT SET IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF LOT 146 OF THIS SUBDIVISION; N: 16608163.670 E: 1127144.250.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 10,089 CUBIC-Feet (2.081 Acre-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE THAT THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER 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, SEPTIC TANKS, 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 THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY 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 SCHOOLS, 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER PIP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (MILE 12 NORTH ROAD) ON TO LOTS 1 THROUGH 8 AND 143 THROUGH 146. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2, 3 & 4, 5 & 6, 143 AND 144, 145 AND 146 TO PROVIDE INGRESS AND EGRESS FROM (MINNESOTA ROAD, MILE 12 NORTH ROAD).

CITY OF DONNA  
 CERTIFICATE OF PLAT APPROVAL  
 UNDER LOCAL GOVERNMENT CODE § 212.009(c) AND § 212.011(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA ESPERANZA WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 § 212.011(b)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA ESPERANZA WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 LA ESPERANZA WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA ESPERANZA WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

RIGHT OF WAY EASEMENT

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

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE DAY OF June 15, 2016.

*Tasha Kim Nancy Vargas Kim*  
 (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 Tasha Kim & Nancy Vargas Kim, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF June, 2016

*Emma Montalvo*  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: 9-30-2018

STATE OF TEXAS  
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, KIM FAMILY PROPERTY TRUST AS OWNER OF THE 30.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA ESPERANZA, 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.

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

KIM FAMILY PROPERTY TRUST

*Tasha Kim, Trustee Nancy Vargas Kim, Trustee*  
 TASHA KIM, TRUSTEE NANCY VARGAS KIM, TRUSTEE DATE: 6/15/16  
 P.O. BOX 2467 P.O. BOX 2467  
 McALLEN, TEXAS 78501 McALLEN, TEXAS 78501

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED TASHA KIM & NANCY VARGAS KIM PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15 DAY OF June, 2016.

*Emma Montalvo*  
 NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: 9-30-2018

EMMA MONTEALVO  
 MY COMMISSION EXPIRES  
 September 30, 2018

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 LA ESPERANZA, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-14-2013 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*  
 FRED L. KURTH, PE # 54151 RPLS # 4750  
 DATE SURVEYED: OCTOBER 14, 2013 JOB NO. 12088.00  
 DATE PREPARED: OCTOBER 14, 2013  
 T-948 PG. 14  
 MELDEN & HUNT, INC.  
 TEXAS REGISTRATION # F-1435

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 LA ESPERANZA, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 10-14-2013 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*  
 FRED L. KURTH, PE # 54151 RPLS # 4750  
 DATE SURVEYED: OCTOBER 14, 2013 JOB NO. 12088.00  
 DATE PREPARED: OCTOBER 14, 2013  
 T-948 PG. 14  
 MELDEN & HUNT, INC.  
 TEXAS REGISTRATION # F-1435

APPROVED BY DRAINAGE DISTRICT:

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 TEXAS 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 THE GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

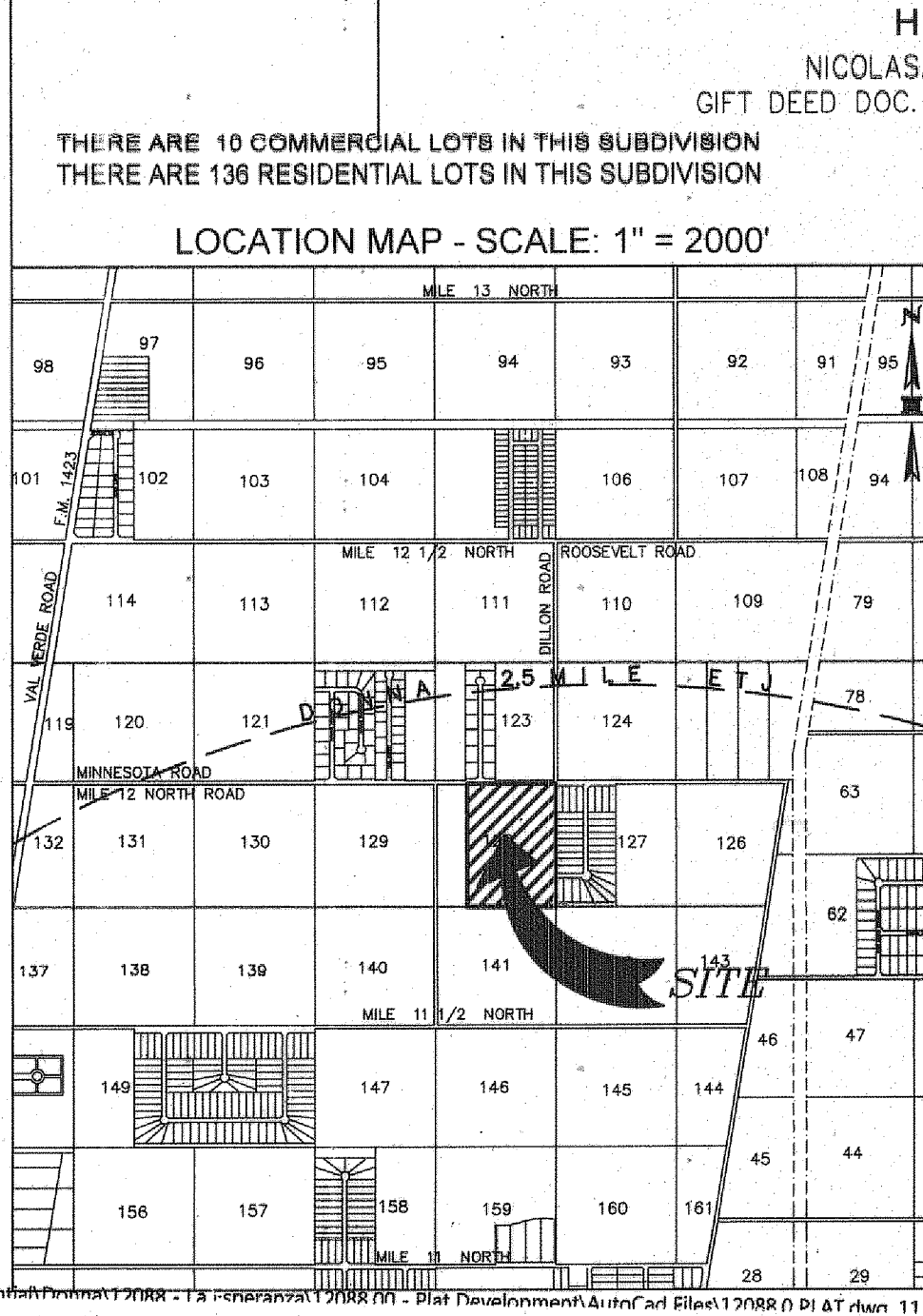
RAUL M. SESIN, P.E., C.F.M.  
 GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 DONNA  
 IRRIGATION DISTRICT

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY DONNA IRRIGATION DISTRICT, DATED THIS 10th DAY OF April, 2015.

*Barbara Goyena*  
 PRESIDENT DATE 4-10-15

*Patricia Goyena*  
 SECRETARY DATE 4-10-15



LOT 141  
 HILL - HALBERT SUBDIVISION  
 NICOLASA LOSOYA ALFREDO & BELINDA PACHECO  
 GIFT DEED DOC. 975452, H.C.O.R. W.D. DOC. NO. 2057314, H.C.O.R.

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

LA ESPERANZA IS LOCATED IN THE SOUTHWESTERN PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 12 NORTH ROAD, APPROXIMATELY ONE MILE EAST OF VAL VERDE ROAD, F.M. 122. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY DONNA (POPULATION 15,789). LA ESPERANZA LIES APPROXIMATELY 2.6 MILES FROM THE CITY LIMITS AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

INDEX TO SHEET OF LA ESPERANZA  
 SHEET 1: HEADINGS, INDEX, LOCATION MAP AND E.T. PRINCIPAL CONTACTS, MAP OF LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, PLAT NOTES AND RESTRICTIONS, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, CITY, COUNTY, STATE, CERTIFICATION, PLANNING & ZONING CERTIFICATE, APPROVAL CERTIFICATE, COUNTY JUDGE CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, IRRIGATION DISTRICT, H.C.O.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE, NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION.

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

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

TYPE FIRM # F-1435  
**MELDEN & HUNT, INC.**  
 CONSULTANTS - ENGINEERS - SURVEYORS  
 1116 W. MCINTYRE, SUITE 227 N. F.M. 3167  
 EDINBURG, TX 78541 RO DRIVE, CITY, TX 78952  
 PH: (956) 381-0981 PH: (956) 487-8256  
 FAX: (956) 381-1839 FAX: (956) 488-8591  
 ESTABLISHED 1947 www.meldenandhunt.com

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: TAEK KIM & NANCY VARGAS KIM	P.O. BOX 2467	McAlLEN, TX 78502	(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

Curve Data

Curve #	Delta	Length	Radius	Chord Direction	Chord Length	Tangent
C1	051°42'29"	45.12	50.00	S55°16'04"W	43.81'	24.23
C2	044°45'46"	39.06	50.00	N76°29'48"W	38.06'	20.59
C3	042°53'38"	37.43	50.00	N32°40'06"W	36.56'	19.64
C4	050°21'04"	43.64	50.00	N13°57'15"E	42.54'	23.50
C5	020°17'03"	17.70	50.00	N49°16'19"E	17.61'	8.94
C6	067°56'07"	59.28	50.00	N26°37'07"W	55.87'	33.68
C7	093°09'55"	46.40	50.00	N33°55'54"E	44.75'	25.02
C8	050°22'13"	43.98	50.00	N65°41'58"E	42.55'	23.51
C9	038°31'45"	33.62	50.00	S49°51'03"E	32.99'	17.48
C10	006°30'34"	4.81	50.00	N32°10'07"E	4.81'	2.41
C11	053°38'27"	46.81	50.00	N61°44'37"E	45.12'	25.28
C12	040°36'22"	35.44	50.00	S71°07'58"E	34.70'	18.50
C13	043°50'29"	38.26	50.00	S28°54'33"E	37.33'	20.12
C14	096°24'08"	57.95	50.00	S28°12'46"W	54.78'	32.72
C15	084°01'31"	55.87	50.00	S28°34'24"E	53.01'	31.26
C16	040°58'29"	35.78	50.00	S23°55'36"W	35.00'	18.88
C17	049°09'40"	42.90	50.00	S68°59'40"W	41.00'	22.87
C18	055°50'20"	48.73	50.00	N65°30'20"W	46.82'	26.50

Lot Area Table

Lot #	SQ. FT.	Area
1-5	12000.00	0.275
6	12437.50	0.288
7	6487.50	0.149
8-11	5500.00	0.126
12	8538.43	0.197
13	5630.89	0.129
14	5628.95	0.129
15	5799.14	0.133
16	5059.13	0.116
17	5014.50	0.115
18-27	5000.00	0.115
28	6387.50	0.147
29	8212.90	0.183
30-39	5500.00	0.126
40-41	6212.90	0.143
42-41	5500.00	0.126

Lot Line Table

Line #	Length	Direction
L1	35.36'	N45°35'10"W
L2	35.36'	N44°24'50"E
L3	21.21'	S44°24'50"W
L4	21.21'	N45°35'10"W
L5	10.00'	N89°24'50"E
L6	12.00'	N89°24'50"E
L7	21.21'	N45°35'10"W
L8	21.21'	N44°24'50"E
L9	21.21'	S45°35'10"E
L10	21.21'	S44°24'50"W
L11	21.21'	N45°35'10"W
L12	21.21'	N45°35'10"W
L13	21.21'	N44°25'59"E

FILED FOR RECORD IN HIDALGO COUNTY  
**ARTURO GUAJARDO, JR.**  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

DRAWN BY: *GAT & CIRO* DATE: 03-10-2015  
 SURVEY, CHECKED BY: *Jose Canoy* DATE: 3-11-15  
 FINAL CHECK: *FC* DATE: 6-15-16

SHEET 1 OF 3 SHEETS



**-MAP OF TOPOGRAPHY AND STORM DRAINAGE SYSTEM-  
-TOPOGRAFIA Y SISTEMA DE DRENAJE PLUVIAL-**

**Map of  
LA ESPERANZA**

BEING A RESUBDIVISION OF THE EAST 30.000 ACRES  
OUT OF LOT 128, HILL-HALBERT SUBDIVISION  
REC. IN VOL. 1, PAGE 35, H.C.M.R.,  
HIDALGO COUNTY, TEXAS.

DRAINAGE STATEMENT  
LA ESPERANZA

LA ESPERANZA IS A 30.000-ACRE TRACT OF LAND OUT OF LOT 128, HILL - HALBERT TRACT, ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 1, PAGE 35, HIDALGO COUNTY, MAP RECORDS. THE PROPERTY IS LOCATED 4800 FEET EAST OF F.M. 1423 (VALVERDE ROAD) ALONG THE SOUTH SIDE OF MILE 12 NORTH ROAD (MINNESOTA ROAD). SAID PROPERTY IS CURRENTLY OPEN LAND, WITH A PROPOSED RESIDENTIAL USE THAT INCLUDES 148 LOTS. THIS SUBDIVISION LIES IN ZONE "C" (NO SHADING) ON FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE "C" (NO SHADING) IS DEFINED AS AREAS OF MINIMAL FLOODING.

THE SOILS ARE SANDY CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUPS "B". SOILS IN HYDROLOGIC GROUP "B" HAVE A MODERATE PERVIOUSNESS, AND A RELATIVELY LOW PLASTICITY INDEX (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"). EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, AND HAS A PRE-CONSTRUCTION FLOW OF 9.24 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

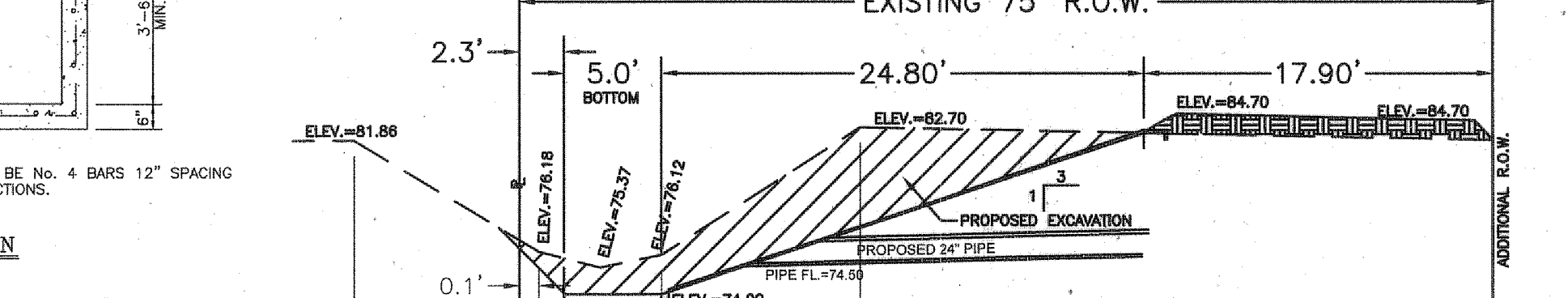
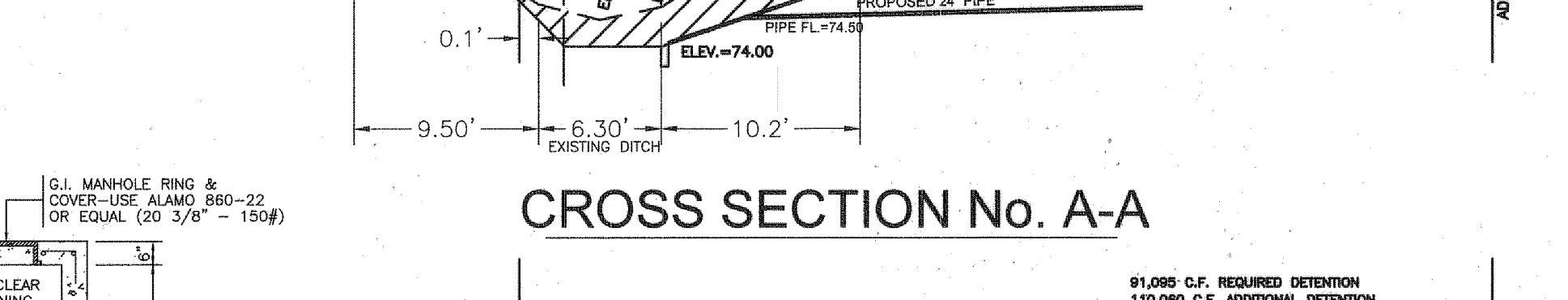
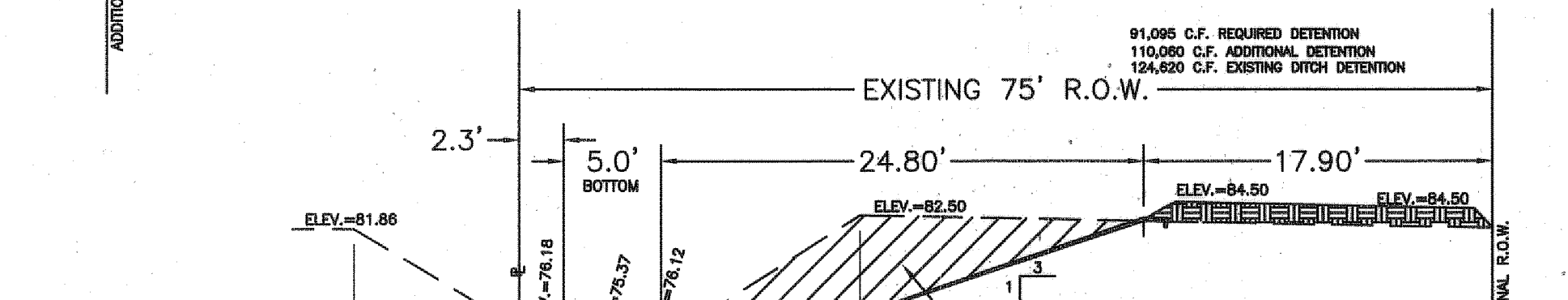
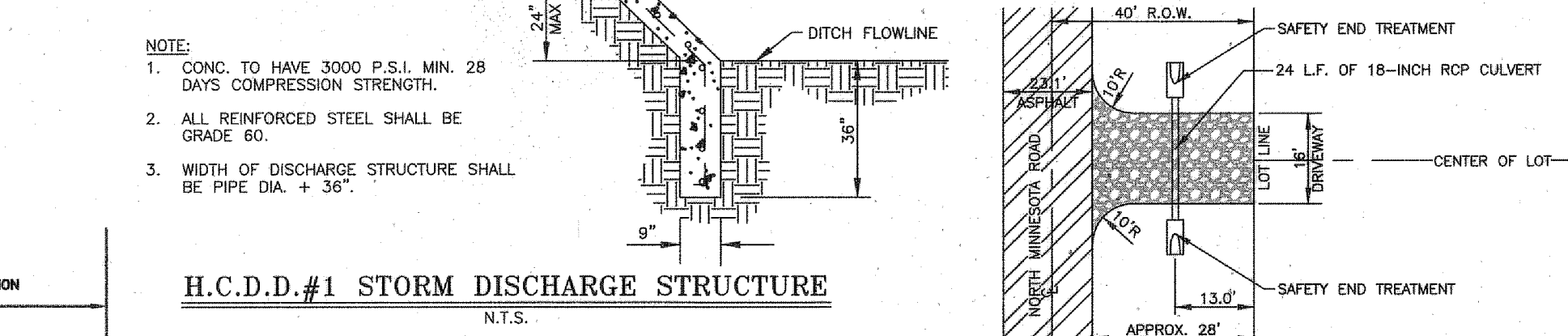
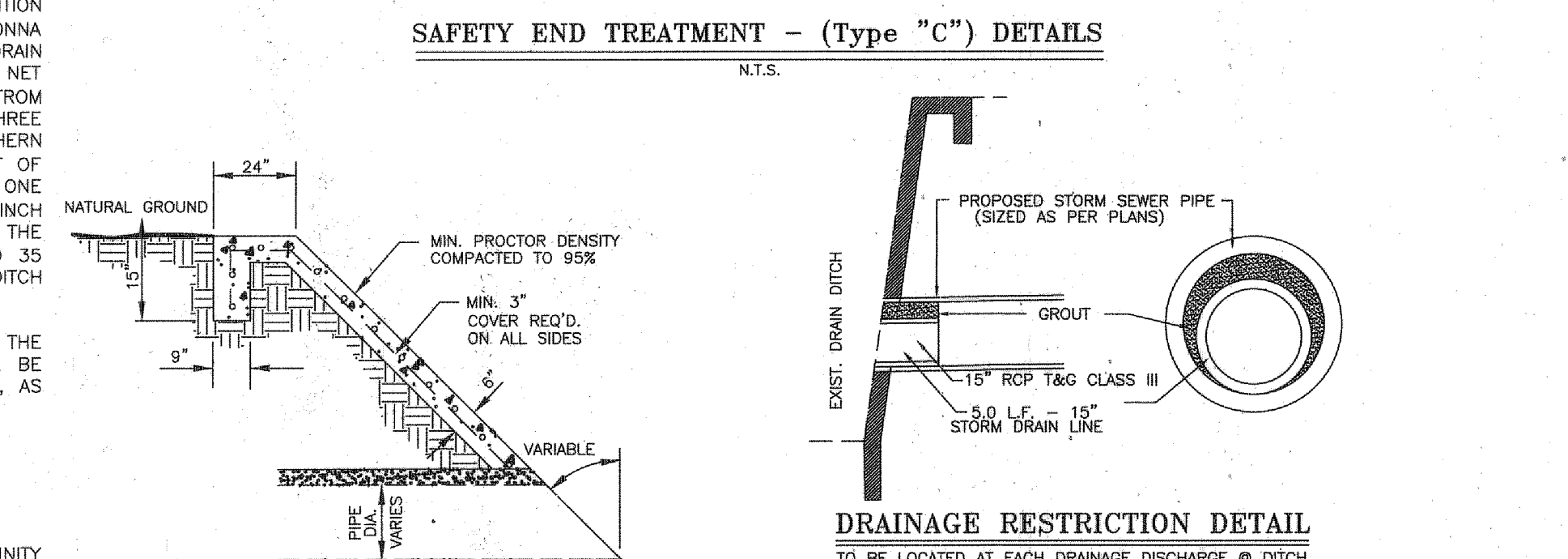
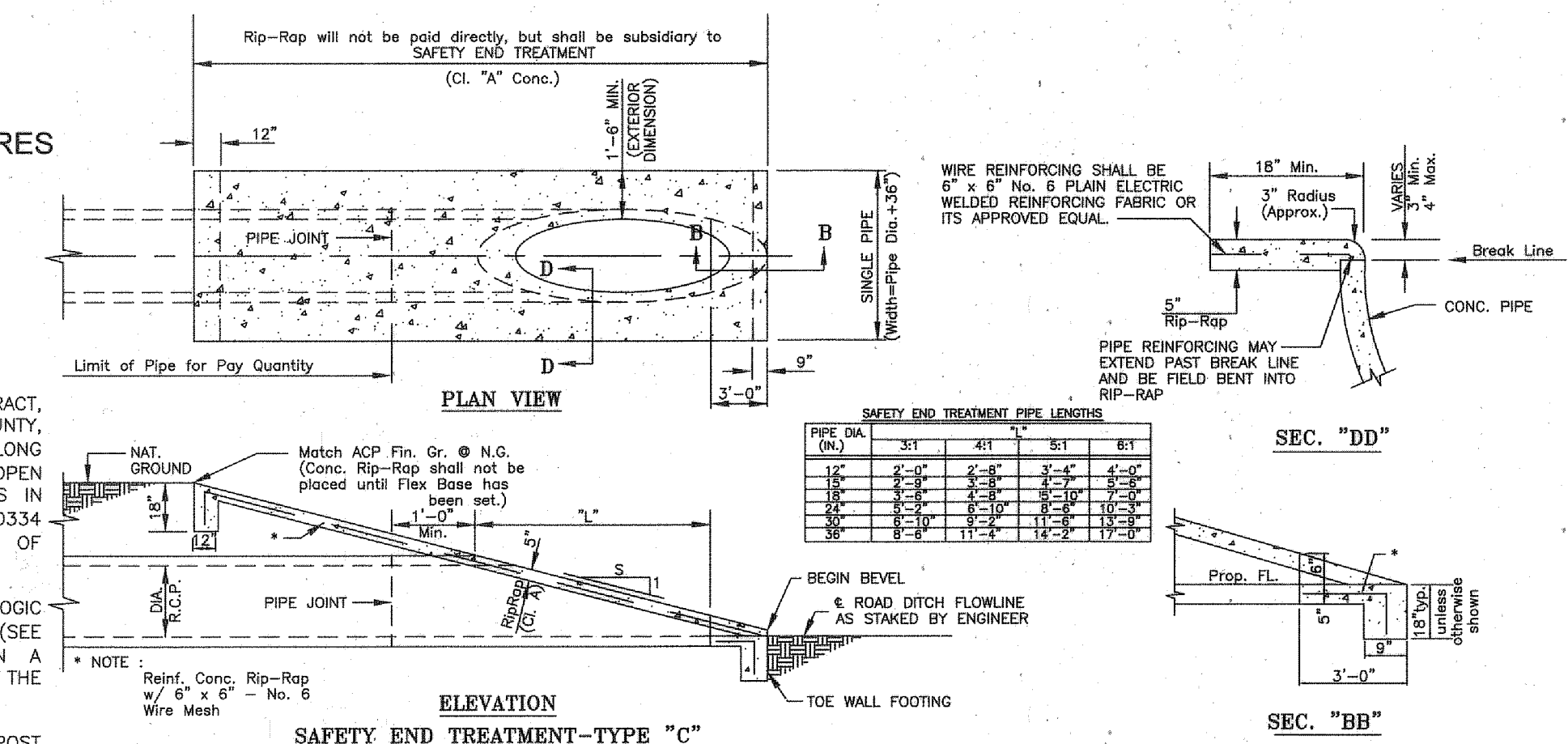
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT POLICIES, THE PEAK POST CONSTRUCTION RATE OF RUNOFF WILL NOT BE INCREASED DUE TO THE CONSTRUCTION OF THIS SUBDIVISION. THEREFORE AS PER ATTACHED CALCULATIONS, 91,095 TOTAL CUBIC FEET OF DETENTION (2.091 AC.-FT.) ARE REQUIRED. DETENTION WILL BE ACCOMPLISHED WITHIN THE EXISTING DONNA IRRIGATION DISTRICT DRAIN DITCH LOCATED ALONG THE WEST SIDE OF THIS SUBDIVISION. THE DRAIN DITCH WILL BE RE-EXCAVATED ALONG THE EAST SIDE OF THE DRAIN DITCH AND WILL NET APPROXIMATELY 94,250 CUBIC FEET OF DETENTION (SEE ATTACHED CROSS SECTION). RUNOFF FROM THE PROPOSED STREETS AND EXCESS RUNOFF FROM THE LOTS WILL SURFACE FLOW INTO THREE PROPOSED STORM DRAINAGE SYSTEMS FOR THIS SUBDIVISION. SYSTEM "A" LOCATED IN THE NORTHERN ONE THIRD OF THE SUBDIVISION CONSISTS OF TWO (2) TYPE "A" INLETS, AND 140 LINEAR FEET OF 24-INCH PIPE AND 35 LINEAR FEET OF 18-INCH PIPE. SYSTEM "B" LOCATED IN THE CENTER ONE THIRD OF THE SUBDIVISION CONSISTS OF TWO (2) TYPE "A" INLETS, 140 LINEAR FEET OF 24-INCH PIPE AND 35 LINEAR FEET OF 18-INCH PIPE. SYSTEM "C" LOCATED IN THE SOUTHERN THIRD OF THE SUBDIVISION CONSISTS OF TWO (2) TYPE "A" INLETS, 140 LINEAR FEET OF 24-INCH PIPE AND 35 LINEAR FEET OF 18-INCH PIPE. THE ULTIMATE OUTFALL IS THE DONNA LATERAL DRAIN DITCH LOCATED TO THE SOUTH OF THIS DEVELOPMENT.

THE FINISHED FLOOR ELEVATION FOR THE PROPOSED BUILDINGS SHALL BE 18 INCHES ABOVE THE FRONT TOP OF CURB, MEASURED FROM THE CENTER OF THE LOT. NATURAL GROUND SHALL BE GRADED IN SUCH MANNER THAT IT WILL ALLOW RUNOFF TO DRAIN AWAY FROM THE BUILDINGS, AS WELL AS AVOID THE CONCENTRATION OF RUNOFF ONTO OTHER LOTS WITHIN THE SUBDIVISION.

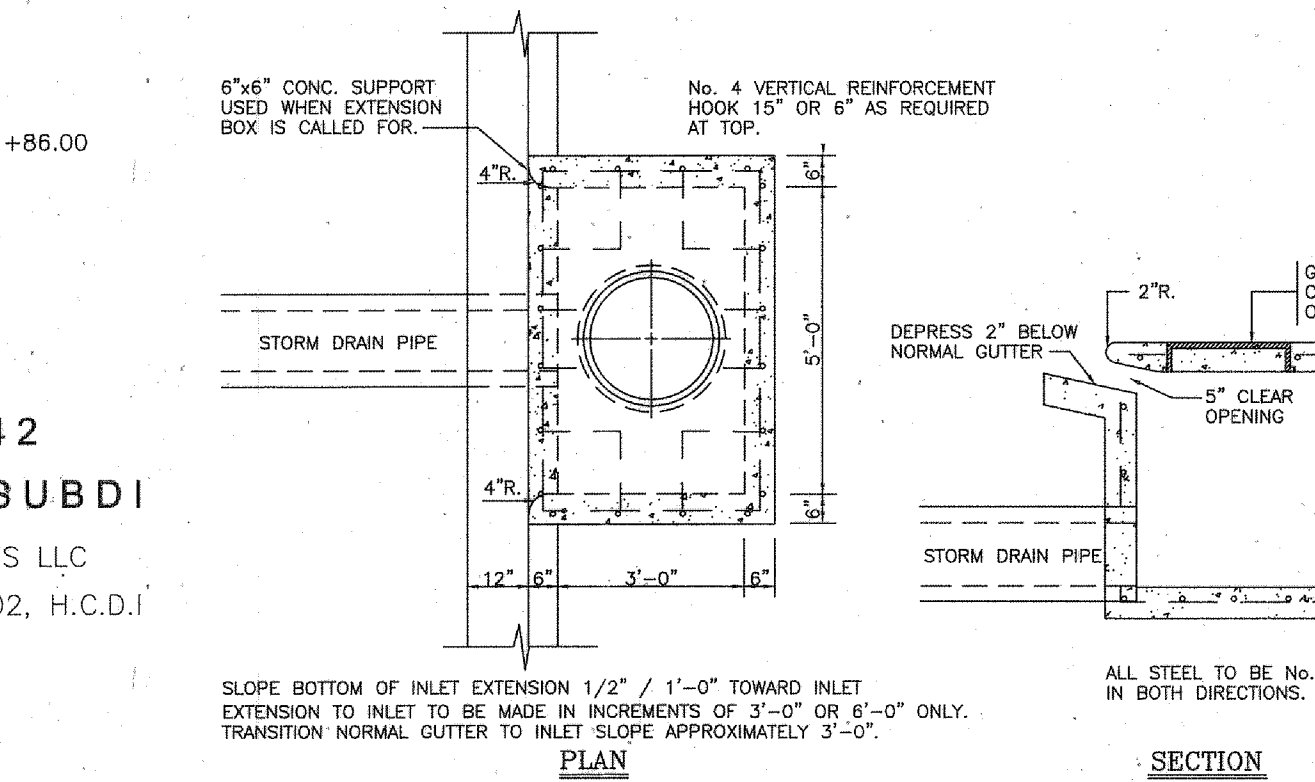
**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOOD PLAN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE WIDENING OF THE DRAINAGE DITCH ALONG THE WEST BOUNDARY OF THE SUBDIVISION.

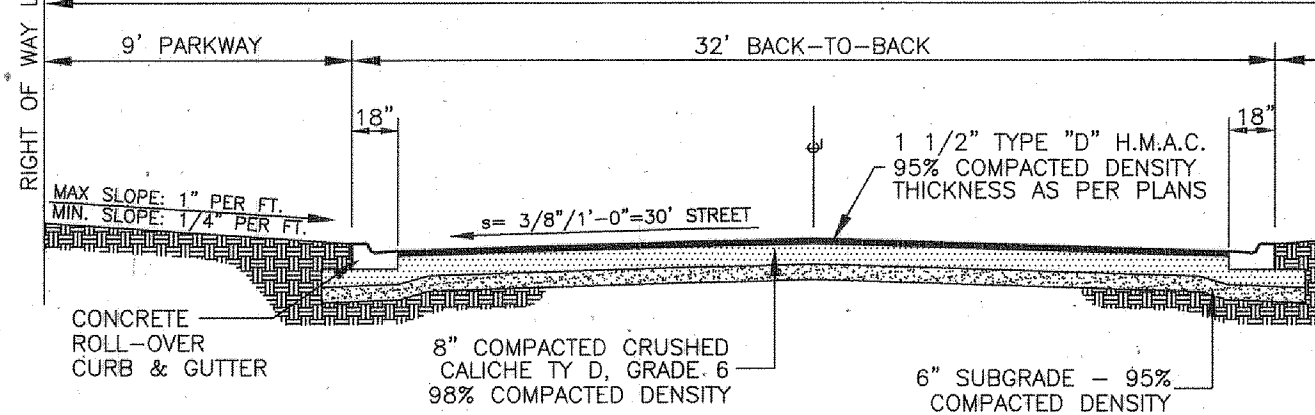
*Fred L. Kurth*  
FRED L. KURTH, PE # 54151  
DATE: 6-16-86



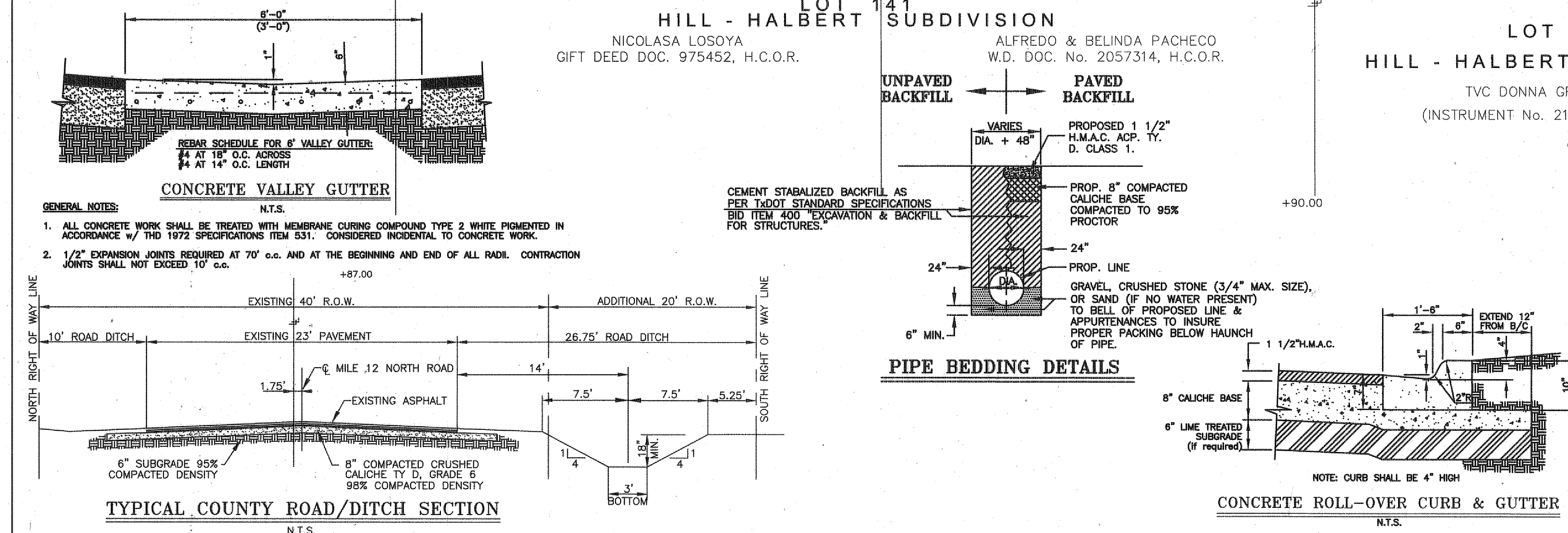
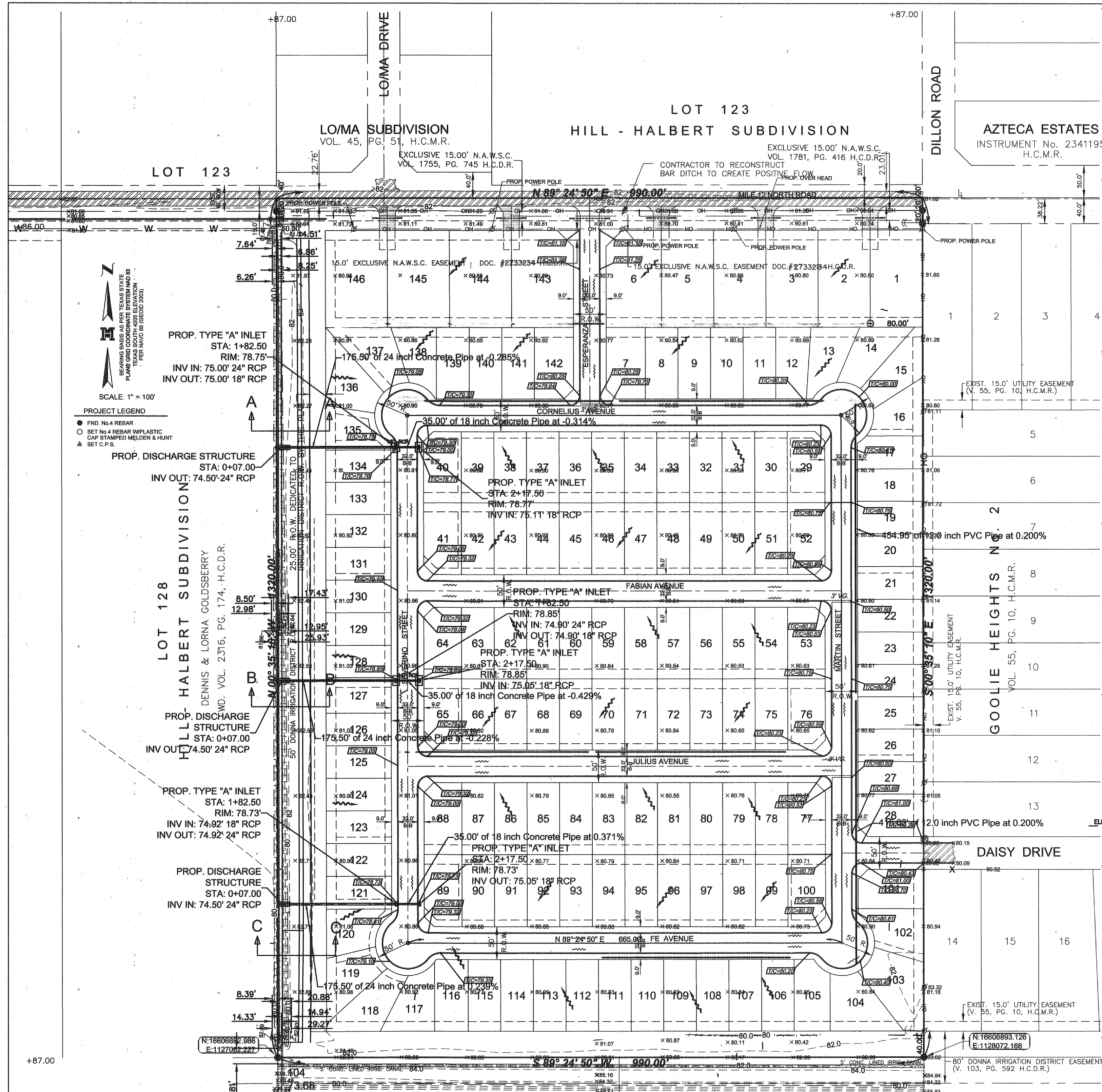
**CROSS SECTION No. C-C**



**TYPE "A" INLET**



**TYPICAL INTERIOR STREET CROSS SECTION**



**TYPICAL COUNTY ROAD/DITCH SECTION**

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