



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: 11-22-2016

PROPOSED ALONDRA LA BLANCA PH. 1 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 ½ MILE NORTH OF MILE 15 ½ 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 LOCATED APPROXIMATELY 1,320 FEET NORTH OF THIS PROPOSED SUBDIVISION DEVELOPMENT.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO FM 493

H.C.R.O.W. FINAL APPROVAL DATE: 10/26/2016 By, JOSE OCHOA PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10/26/2016 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD.

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

H.C.O.E.C. FINAL APPROVAL DATE: 11/04/2016 : By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

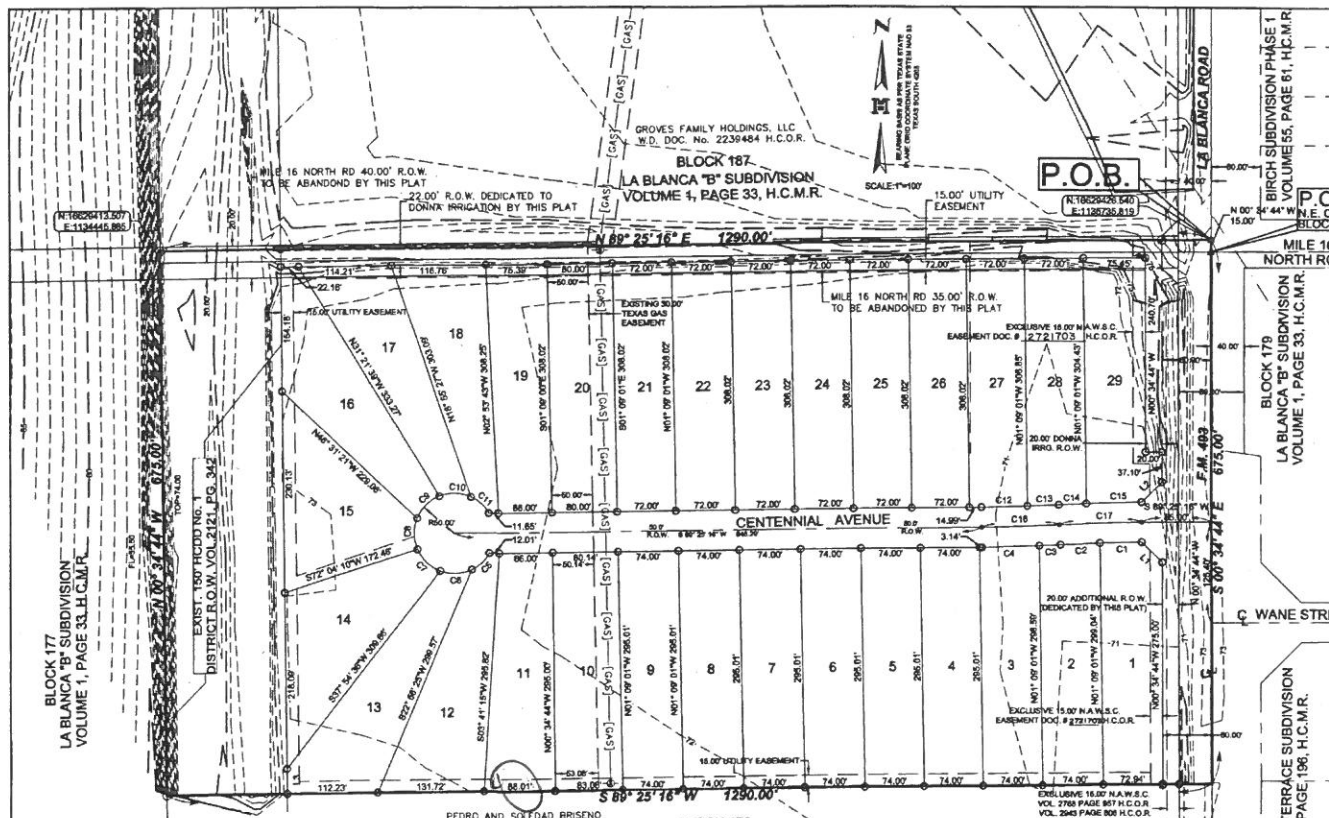
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 28, 2015

STAFF RECOMMENDS: Preliminary Approval subject comments and future recommendations by planning and other Departments,

Final Approval subject to recommendations other departments

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



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, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ABOVE 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 HEREBY GRANTED EXCEPT THAT WHEN THE 15' EASEMENT IS INSTALLED, THE EASEMENT CENTER 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 THE ENTIRE AGREEMENT 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 THOSE WHICH ARE SPECIFICALLY MENTIONED IN THIS INSTRUMENT.

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 REGULATION THEREOF PURSUANT TO THE PROVISIONS OF SAID ACT. THE GRANTEE AGREES TO BE BOUND BY SAID ACT AND TO COMPLY WITH SAID ACT AND TO TAKE ALL NECESSARY ACTION TO ENSURE COMPLIANCE WITH SAID ACT.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT ON THE 9th DAY OF November 2016.

Lydia Flores
GRANTEE'S SIGNATURE

ACKNOWLEDGMENT
THE STATE OF TEXAS & COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED **LYDIA FLORES**, 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 9th DAY OF November 2016.

Lydia Flores
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 TO REFLECT LOWER DATED MAY 17, 2009.
- THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. THE COMMUNITY-PANEL NO. 480334 0350 C EFFECTIVE DATE: JUNE 6, 2000, REVISED MAY 17, 2009. THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE 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 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER
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. THE MINIMUM FLOOR ELEVATION SHALL BE 15' ABOVE THE CENTER LINE OF STREET OR ELEVATION 73.00, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
---26M. NO. 1-ELEV. 72.00 N.A.V.D. 88 (2002) DESCRIPTION: SET MPH SUBDIVISION IN CONCRETE AT THE NORTHEAST CORNER OF LOT 29 OF THIS SUBDIVISION. N.H.SURV. NO. 3 FOR STORM SEWER IMPROVEMENTS.
---26M. NO. 2-ELEV. 71.70 N.A.V.D. 88 (2002) DESCRIPTION: SET MPH SUBDIVISION IN CONCRETE AT THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N.H.SURV. NO. 3 FOR STORM SEWER IMPROVEMENTS.
---26M. NO. 3-ELEV. 70.63 N.A.V.D. 88 (2002) DESCRIPTION: SQUARE CUT SET ON TYPE "A" BULLET AT THE NORTHEAST CORNER OF LOT 10. N.H.SURV. NO. 360. E.I.1349282.00.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 29,218 CUBIC FEET (0.621 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE REQUIREMENTS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED BY THE DEVELOPER IN CONCRETE AT THE NORTHEAST CORNER OF LOT 29 OF THIS SUBDIVISION. (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS.) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF ITS DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPROVEMENTS BEING GREATER THAN THAT PLANNED AND 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 WITH 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, 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 MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN CONFORM 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 UNLESS 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 OF THIS SUBDIVISION.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TDD&B 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 SEWAGE 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 EXCEPTS 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.
- TAEX KIM, THE OWNER & SUBDIVIDER OF ALONDRA LA BLANCA SUBDIVISION (ENCL. 1), RETAINS A BENCH MARK EASMENT 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.M. 483.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRAD 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 S: COUNTY CONSTRUCTION.

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 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:

- 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.

Lydia Flores
TAEX KIM, TRUSTEE
P.O. BOX 8467
MALLEEN, TEXAS 78501

Nancy Vargas
NANCY VARGAS KIM, TRUSTEE
P.O. BOX 8467
MALLEEN, TEXAS 78501

DATE: 11-9-16

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED TAEX KIM & NANCY VARGAS KIM, PROVIDED 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 9th DAY OF November, 2016.

Lydia Flores
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 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
DATE SURVEYED: 3/6/2015
DATE PREPARED: 1/27/2015
RPLS # 4750
SURVEY JOB NO. 141010.17
PG. 44-45

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

ALONDRA LA BLANCA
SUBDIVISION PHASE 1
A SUBDIVISION OF 19.99 ACRES
CONSISTING OF THE NORTH 19.95 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.

LEGEND

- FOUND NO. 4 REBAR
- FOUND COTTON PICKER SPINDLE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET SQUARE CUT
- SET COTTON PICKER SPINDLE
- SET COTTON PICKER SPINDLE
- GAS SIGN
- SPOTTED GAS LINE (APPROXIMATE LOCATION)

H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D. - HIDALGO COUNTY DEED RECORDS
N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
N.E.C. - NORTHEAST CORNER
R.O.W. - RIGHT-OF-WAY
W.D. - WARRANTY DEED
C - CENTER LINE
B - BENCHMARK
I - IRREG - IRRIGATION

NTS - NOT TO SCALE
IRRG - IRRIGATION

Lot Area Table

Lot #	SQ. FT.	Area
1	21986.03	0.806
2	22042.00	0.808
3	21879.21	0.802
4	21831.08	0.801
5	21831.08	0.801
6	21831.08	0.801
7	21831.08	0.801
8	21831.08	0.801
9	21831.08	0.801
10	24075.70	0.863
11	22716.20	0.821
12	22983.79	0.828
13	23495.43	0.839
14	23887.86	0.848
15	23871.12	0.843

Lot Area Table

Lot #	SQ. FT.	Area
16	22987.84	0.814
17	21798.22	0.800
18	21948.01	0.804
19	21773.89	0.800
20	24641.02	0.868
21	22177.13	0.809
22	22177.16	0.809
23	22177.22	0.809
24	22177.27	0.809
25	22177.32	0.809
26	22177.37	0.809
27	22148.11	0.808
28	22007.13	0.808
29	23373.88	0.837

Lot Line Table

Line #	Length	Direction
L1	36.36'	N40° 34' 44" W
L2	35.36'	S44° 25' 16" W
L3	30.94'	S00° 34' 44" E

Curve Table

Curve #	Date	Radius	Length	Tangent	Chord	Chord Direction	Chord Length
C1	000° 45' 39"	3,836.00	80.92	25.46	S88° 19' 23" W	50.87	
C2	000° 43' 10"	3,836.00	48.18	24.06	S87° 34' 58" W	48.18	
C3	000° 29' 11"	3,836.00	25.86	12.93	S87° 25' 28" W	25.86	
C4	001° 07' 32"	3,836.00	70.87	35.44	S88° 08' 48" W	70.87	
C5	025° 00' 00"	60.00	30.64	15.76	N46° 56' 18" E	30.67	
C6	048° 00' 00"	50.00	40.14	21.22	N87° 25' 16" E	39.07	
C7	048° 00' 00"	60.00	40.14	21.22	S48° 34' 44" E	39.07	
C8	048° 00' 00"	50.00	40.14	21.22	S0° 34' 41" E	39.07	
C9	045° 59' 59"	60.00	40.14	21.22	S45° 25' 16" W	39.07	
C10	048° 00' 00"	60.00	40.14	21.22	N88° 34' 44" W	39.07	
C11	025° 00' 00"	60.00	30.64	15.76	N46° 04' 44" W	30.67	
C12	000° 51' 47"	3,785.02	87.02	28.51	N88° 14' 41" E	57.62	
C13	000° 34' 59"	3,785.02	38.45	19.22	N87° 31' 29" E	38.45	
C14	000° 29' 43"	3,886.00	33.57	16.79	N87° 28' 16" E	33.57	
C15	000° 59' 42"	3,885.00	87.43	33.72	N88° 12' 56" E	87.43	
C16	001° 28' 44"	3,810.00	98.12	48.06	N87° 57' 12" E	98.12	
C17	001° 29' 08"	3,860.00	100.05	50.63	S87° 57' 67" W	100.05	

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.99 ACRES BEING 19.95 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING THE NORTH 1/4 OF BLOCK 178, AND 0.44 OF ONE ACRE OUT OF LA BLANCA "B" SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 33, HIDALGO COUNTY MAP RECORDS, SAID 19.99 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND ON THE NORTHEAST CORNER OF BLOCK 178

THENCE, N 00° 34' 44" W ALONG THE EAST LINE OF SAID BLOCK 187 & 178 A DISTANCE OF 15.00 FEET TO A P.N.A. SET [NORTHING:1862240.540, EASTING:1135735.810] FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 00° 34' 44" E ALONG THE EAST LINE OF SAID BLOCK 187 & 178, A DISTANCE OF 675.00 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 89° 25' 16" W AT A DISTANCE OF 40.00 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 483, AT A DISTANCE OF 1145.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF A 150-FOOT DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, CONTINUING A TOTAL DISTANCE OF 1290.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 00° 34' 44" W ALONG THE WEST LINE OF SAID BLOCK 178 ALSO BEING THE EAST LINE OF BLOCK 177, AT A DISTANCE OF 840.00 FEET PASS THE SOUTH RIGHT-OF-WAY LINE OF MILE 16 N. ROAD (NOT OPEN), AT A DISTANCE OF 890.00 FEET PASS THE NORTHWEST CORNER OF SAID BLOCK 178 AND THE SOUTHWEST CORNER OF SAID LOT 187, CONTINUING A TOTAL DISTANCE OF 875.00 FEET TO A NO. 4 REBAR SET [NORTHING:18622413.507, EASTING:1134444.885] FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 89° 25' 16" E WITHIN THE RIGHT-OF-WAY OF SAID MILE 16 N. ROAD (NOT OPEN), AT A DISTANCE OF 150.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE OF A 150-FOOT DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, AT A DISTANCE OF 1250.00 FEET PASS A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY LINE OF SAID F.M. 483, CONTINUING A TOTAL DISTANCE OF 1290.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.99 ACRES OF WHICH 0.620 OF ONE ACRE [27,000.00 SQUARE FEET] LIES WITHIN THE RIGHT-OF-WAY OF F.M. 483, 0.884 OF ONE ACRE [38,900.00 SQUARE FEET] LIES WITHIN THE RIGHT-OF-WAY OF MILE 16 N. ROAD (NOT OPEN), AND 2.324 ACRES LIE WITHIN A RIGHT-OF-WAY OF DONNA IRRIGATION DISTRICT, LEAVING A NET OF 16.162 ACRES OF LAND, MORE OR LESS.

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 _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____
ATTEST: HIDALGO COUNTY CLERK _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

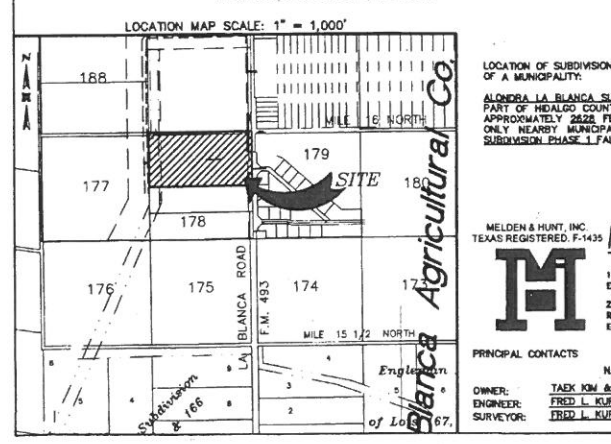
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

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 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
DATE SURVEYED: 3/6/2015
DATE PREPARED: 1/27/2015
RPLS # 4750
SURVEY JOB NO. 141010.17
PG. 44-45

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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.M. 483 APPROXIMATELY 2000 FEET SOUTH OF ITS INTERSECTION WITH S.M. 167. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ELSA. ALONDRA LA BLANCA SUBDIVISION PHASE 1 FALLS IN THE RURAL SECTION OF THE PRECINCT 4.

MELDEN & HUNT, INC.
TEXAS REGISTERED F-1435
CONSULTANTS - ENGINEERS - SURVEYORS
115 W. McINTYRE
EDINBURG, TX 78541
327 N. F.M. 2917
802 BRIDGE CRY. TX 78052
E-MAIL: www.meldenandhunt.com
ESTABLISHED 1947

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: TAEX KIM & NANCY VARGAS KIM	P.O. BOX 8467	McAllen, TX 78501	(361) 781-1911	NONE
ENGINEER: FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(361) 381-0881	(361) 381-1839
SURVEYOR: FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(361) 381-0881	(361) 381-1839

INDEX TO SHEET OF ALONDRA LA BLANCA SUBDIVISION PHASE 1

SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ET&P, PRINCIPAL CONTACTS, MAP, LOT, STREET, EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYOR'S CERTIFICATION, 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.

DRAWN BY: GBO DATE: 04-02-15
IRRIGATION, CHECKED: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

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

SHEET 1 OF 4 SHEETS

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

ENGINEERING REPORT FOR ALONDRA LA BLANCA SUBDIVISION PHASE 1
BY: FRED L. KURTH
WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

REPORTE DE INGENIERIA DE ALONDRA LA BLANCA SUBDIVISION PHASE 1
POR: FRED L. KURTH
ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

ALONDRA LA BLANCA SUBDIVISION PHASE 1 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 PROVIDED 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.

WATER DISTRIBUTION FOR THE ALONDRA LA BLANCA SUBDIVISION PHASE 1 CONSISTS OF (13) THROATEN-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 1/2" LINE, THE DUAL SERVICE LINES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$38,202.33 OR \$1,331.80 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$21,228.00 WHICH TOTAL COST OF WATER METERS, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$5,858.88 FOR A TOTAL COST OF \$10,827.88. 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 ALONDRA LA BLANCA SUBDIVISION PHASE 1 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD FOR EACH LOT. THE PROFESSIONAL ENGINEER NO. 12258, JOSE ANGEL GONZALEZ 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 CLASS II TEXTURE SOIL FOR THE AREA. AT LEAST SIX 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 \$1,345.00, 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 \$26,005.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 06-20-2016.

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 \$ 80,827.33 WHICH EQUALS TO \$ 2,100.84 PER LOT.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,345.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$39,005.00 FOR THE ENTIRE SUBDIVISION.

Fred L. Kurth 11-3-16
ENGINEER'S SIGNATURE DATE



Jack Kim 11-3-16
OWNER'S SIGNATURE DATE

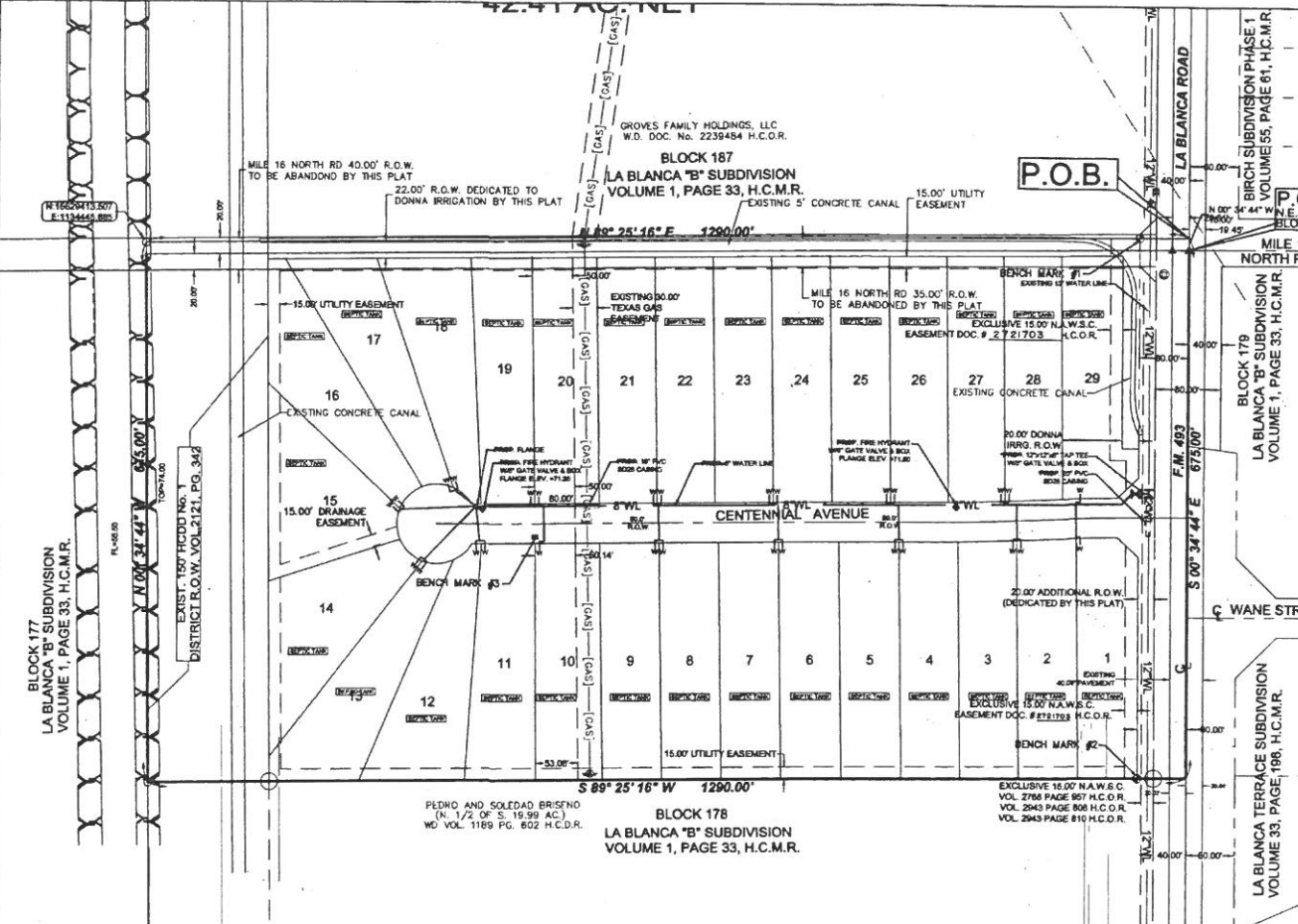
SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:
1. WE, JIM FAMILY PROPERTY TRUST, SUBDIVIDER OF ALONDRA LA BLANCA SUBDIVISION PHASE 1, 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.

STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JACK KIM KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 4th DAY OF November 2016.

Lydia Flores
NOTARY PUBLIC
MY COMMISSION EXPIRES 11/01/2018

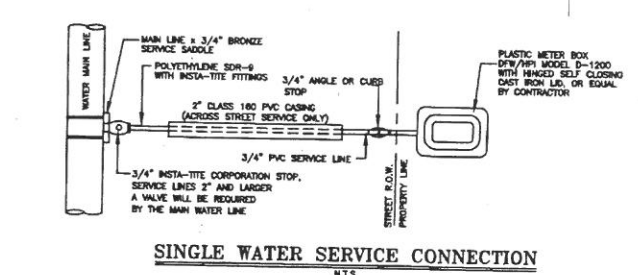
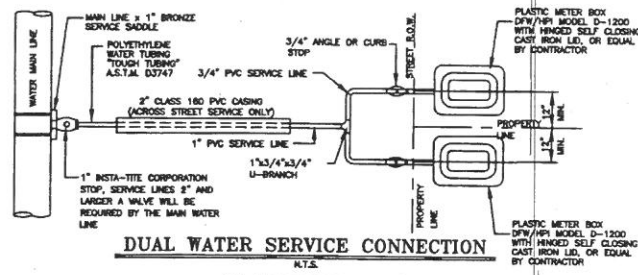


COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 100,061.00
DRAINAGE IMPROVEMENTS:	\$ 56,339.28
WATER DISTRIBUTION:	\$ 39,202.33
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 39,005.00

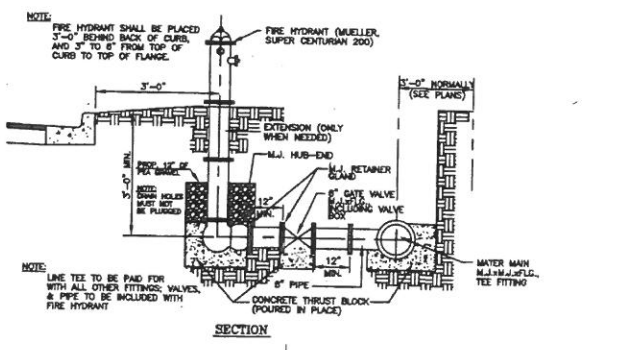
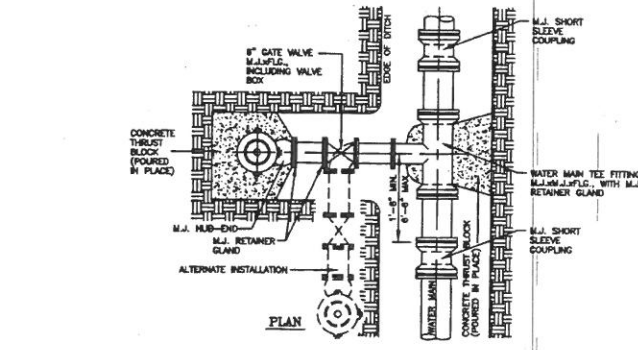
ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 100,061.00
DRENAJE PLUVIAL:	\$ 56,339.28
SERVICIO DE AGUA POTABLE:	\$ 39,202.33
SERVICIO DE DRENAJE SANITARIO:	\$ 39,005.00



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: FIRE HYDRANT SHALL BE PLACED 3'-0" BEHIND BACK OF CURB, AND 3" TO 6" FROM TOP OF CURB TO TOP OF FLANGE.

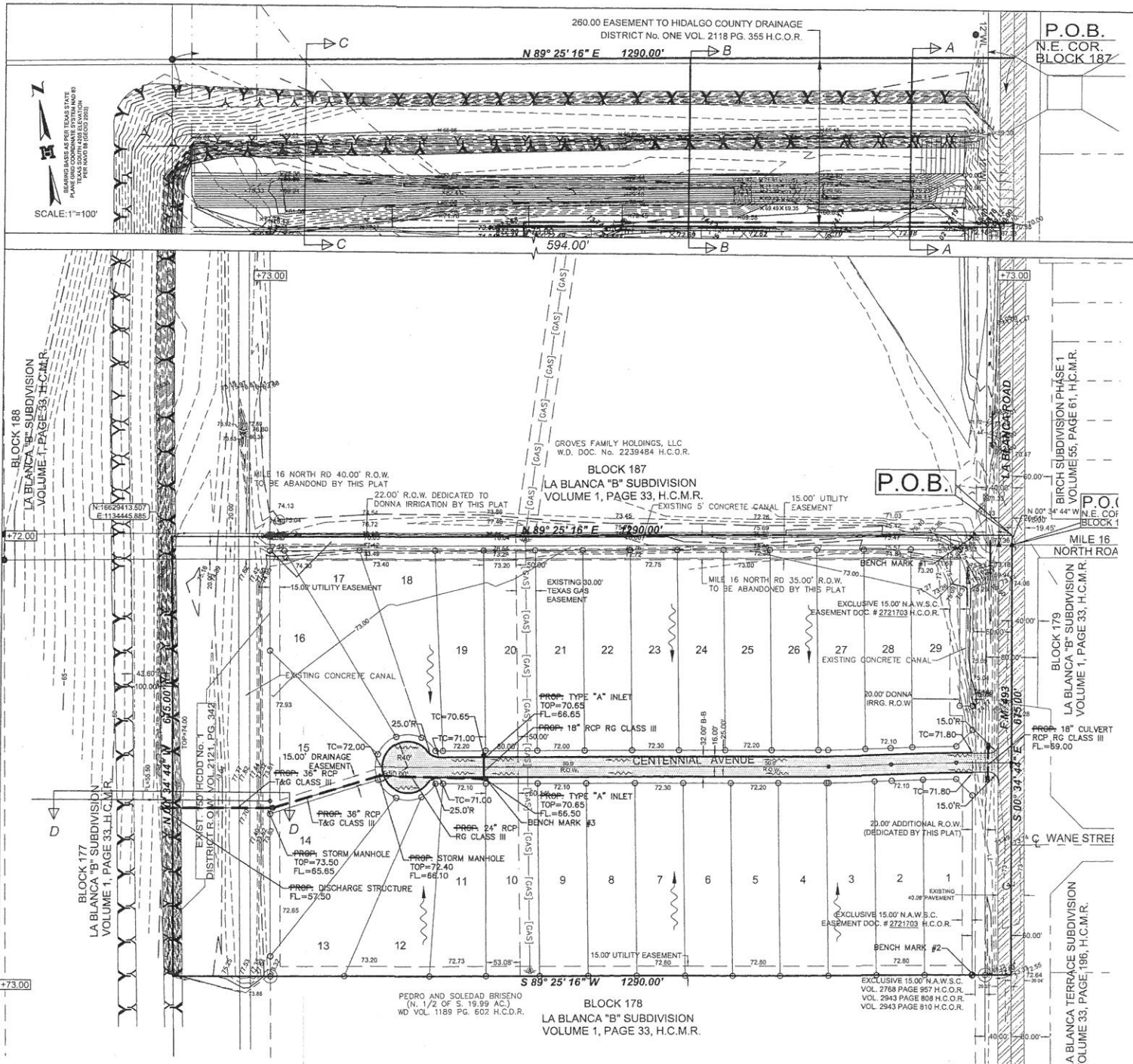


TYPICAL FIRE HYDRANT INSTALLATION N.T.S.

TYPICAL FIRE HYDRANT INSTALLATION N.T.S.

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.

MELDEN & HUNT, INC.
CONSULTANTS - ENGINEERS - SURVEYORS
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227 N. F.W. 3167, IRVING, TX 75039
80 GRANDE CITY, TX 75042
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947



FINAL POST DEVELOPMENT GRADES 72.30

TOPOGRAPHY AND DRAINAGE
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,
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HIDALGO COUNTY, TEXAS.

MELDEN & HUNT, INC.
TEXAS REGISTERED, F-1435

MELDEN & HUNT, INC.
CONSULTANTS - ENGINEERS - SURVEYORS

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FAX: (956) 488-8591
ESTABLISHED 1947

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



DRAINAGE STATEMENT
ALONDRA LA BLANCA PHASE 1

ALONDRA LA BLANCA SUBDIVISION PHASE 1 IS A 19.99 ACRES TRACT OF LAND BEING 19.55 ACRES OUT OF BLOCK 178 AND 0.44 OF ONE ACRE OUT OF BLOCK 187, LA BLANCA "B" SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 1, PAGE 33, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS CURRENTLY AGRICULTURE AND IS DESIGNATED FOR A 29 LOT RESIDENTIAL USE. THE PROPERTY DOES NOT FALL WITHIN THE BOUNDARY OR ETJ OF ANY CITY. THE PROPERTY IS LOCATED IN ZONE "X" SHADDED IN FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480334 0350 C, MAP REVISED JUNE 6, 2000 AND REVISED TO REFLECT LOMR DATE MAY 17, 2001. ZONE "X" SHADDED IS AN "AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREA 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".

THE SOILS ARE FINE SANDY LOAM AND SANDY CLAY LOAM, WHICH IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 5.09 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE EXISTING DRAINAGE FOR ALONDRA LA BLANCA SUBDIVISION PHASE 1 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO PROPOSED STREETS FLOWING TO THE WEST OF THIS SUBDIVISION. RUNOFF FROM STREETS FLOWING TO THE EAST OF THIS SUBDIVISION SHALL FLOW INTO THE DONNA IRRIGATION DISTRICT DITCH VIA TYPE "A" INLETS AND AN 18" TO 24" STORM DRAINAGE SYSTEM. THE EXISTING DONNA IRRIGATION DISTRICT DITCH ALSO KNOWN AS THE SOUTH MAIN DRAIN FLOWS NORTH THEN EAST ULTIMATELY DISCHARGING INTO THE MAIN FLOODWATER CHANNEL.

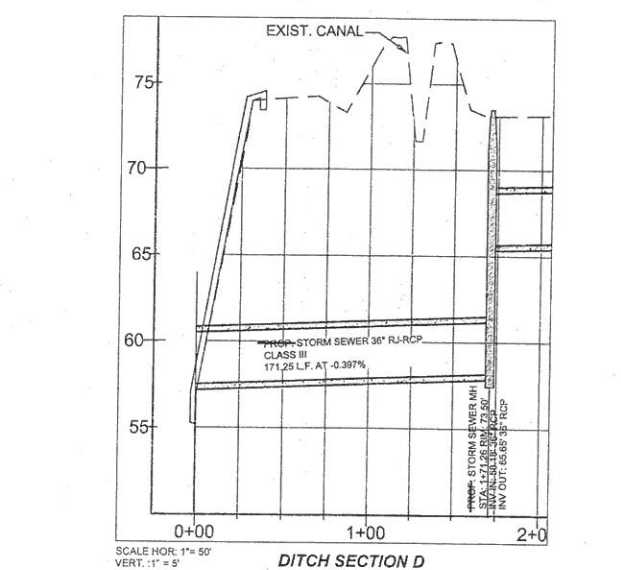
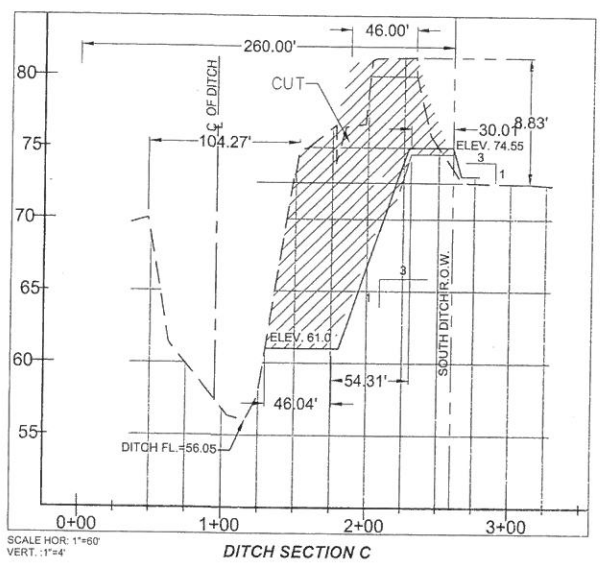
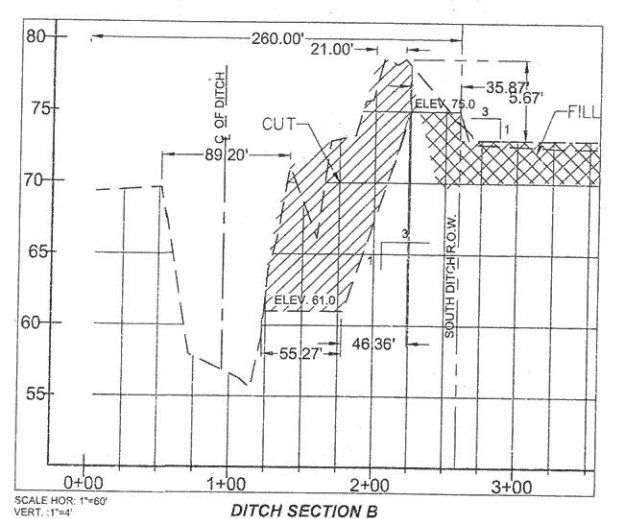
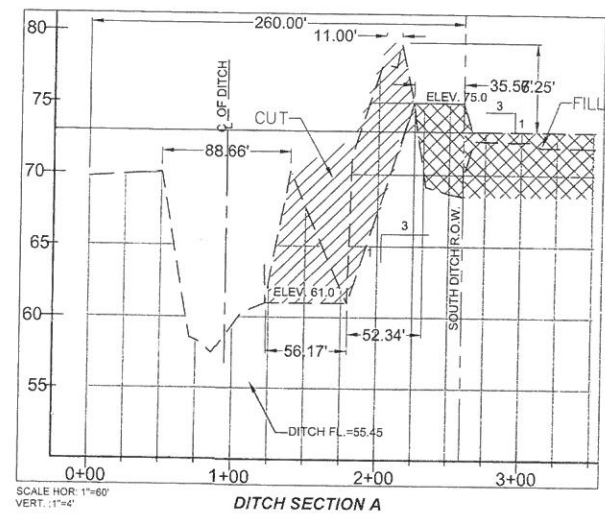
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 29,219 CUBIC FEET OF DETENTION WILL BE PROVIDED BY WIDENING THE DONNA IRRIGATION DISTRICT DITCH (SOUTH MAIN DRAIN). A PORTION OF THE DONNA IRRIGATION DISTRICT DITCH WHICH RUNS WEST AND EAST APPROXIMATELY 1170 FEET NORTH OF THIS SUBDIVISION SHALL BE WIDEN TO DETAIN THE REQUIRED VOLUME. EXISTING ROAD DITCH ALONG VAL VERDE ROAD (F.M. 1423) SHALL BE GRADED TO HAVE POSITIVE FLOW PROVIDED THAT TX-DOT GRANTS DEVELOPER PERMISSION TO DO SO.

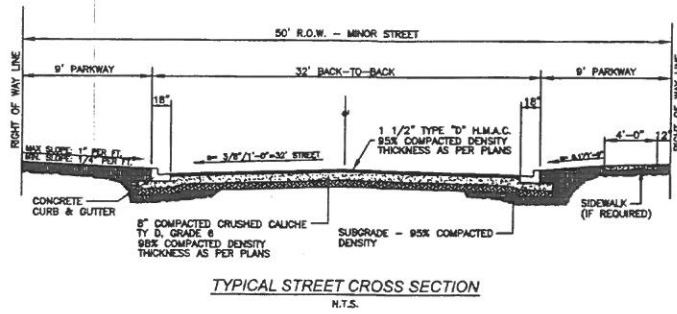
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0350 C, REVISED TO REFLECT LOMR DATE MAY 17, 2001 IS CONTAINED WITHIN THE WIDENING OF THE EXISTING H.C.I.D. NO. 1 DITCH ALONG THE NORTH SIDE OF THIS SUBDIVISION.

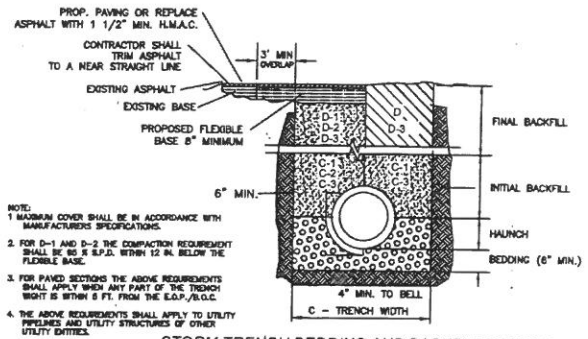
Fred L. Kurth
FRED L. KURTH, PE # 54151

DATE: 11-9-16



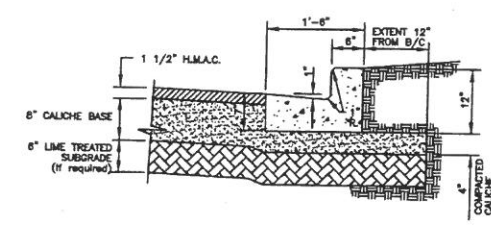


TYPICAL STREET CROSS SECTION
N.T.S.

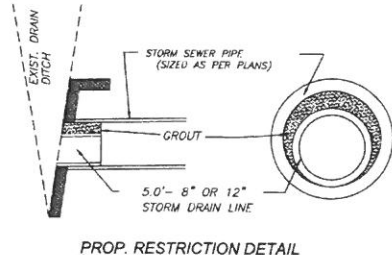


STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

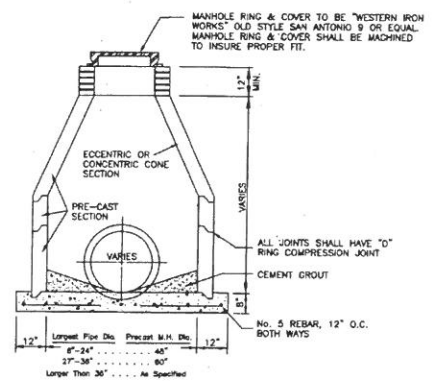
- A. BEDDING FOR ROP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL. MIN BEDDING PLACED BEFORE PIPE IS LAY UP TO PLAN OF PIPE (SLOPE COMPACTED THICKNESS = 1\"/>
- B. MANHOLE FOR ROP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 95% S.P.D. IF LOOSE LPTS. MECHANICAL COMPACTED.
- C. TRENCH WIDTH - SHALL BE 6\"/>
- D-1 INITIAL BACKFILL FOR ROP CLASS II STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, EQUITY ROADS & UNPAVED AREAS - SHALL BE 6\"/>
- D-2 INITIAL BACKFILL FOR ROP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 95% S.P.D. AS PER ASTM D3015 AND ASTM D698, IF LOOSE LPTS. MECHANICAL COMPACTED.
- D-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.A. OF 10 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 95% S.P.D. IF LOOSE LPTS. MECHANICAL COMPACTED.
- D-4 FINAL BACKFILL FOR ROP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 95% S.P.D. IF LOOSE LPTS. MECHANICAL COMPACTED.
- D-5 FINAL BACKFILL FOR ROP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND EQUITY ROADS - SHALL BE 6\"/>
- D-6 FINAL BACKFILL FOR ROP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 95% S.P.D. AS PER ASTM D3015 AND ASTM D698, IF LOOSE LPTS. MECHANICAL COMPACTED.
- D-7 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 8 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOL. TYPE 1A, A2, OR A3 (ASTM D140) WITH A MAXIMUM P.A. OF 10 BACKFILL MATERIAL. STRUCTURES BEYOND 8 FT FROM THE PAVEMENT/BACK OF CURB SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION TRENCH BOTTOM IS UNSTABLE, BACKFILLING AT STRUCTURES SHALL BE PLACED IN UPPER LAYERS, MOISTENED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D1557 & ASTM D1586). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6\"/>



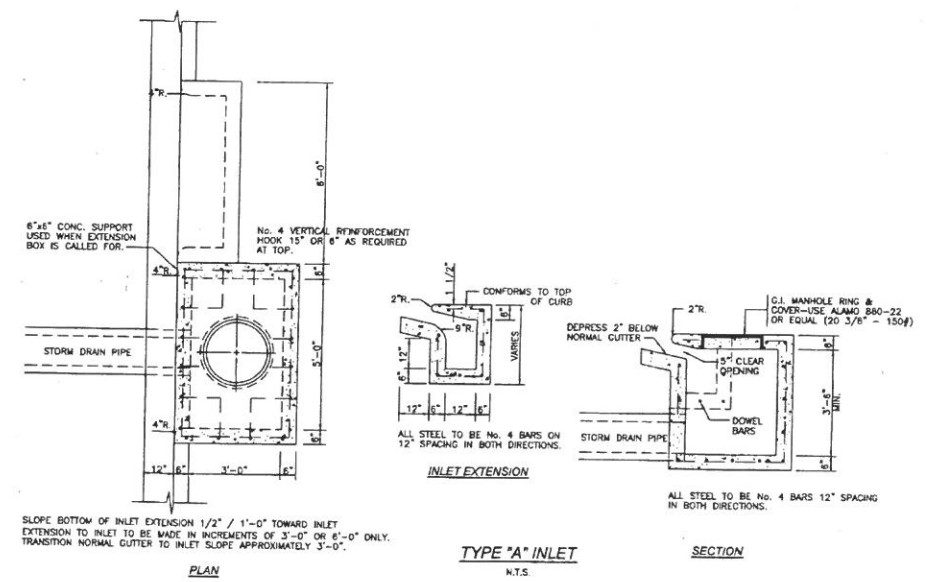
SECTION \"AA\" - CONCRETE CURB & GUTTER
N.T.S.



PROP. RESTRICTION DETAIL



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



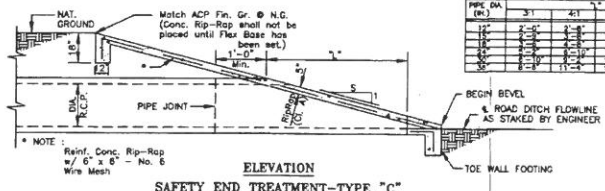
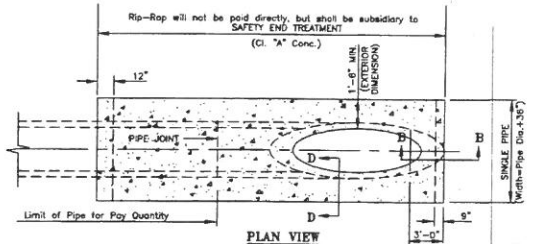
TYPE \"A\" INLET
N.T.S.

DETAILS
SUBDIVISION MAP OF
ALONDRA LA BLANCA
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A SUBDIVISION OF 19.66 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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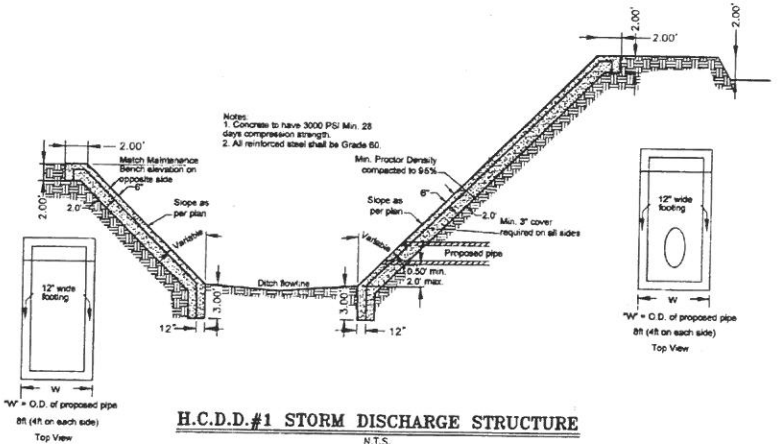
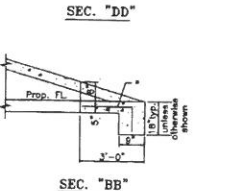
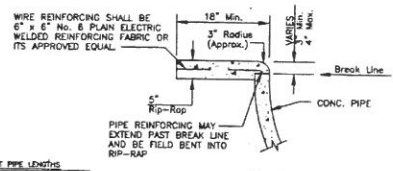
John A. Hunt
11-2-16



MELDEN & HUNT, INC.
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113 W. MARINE
DALLAS, TX 75241
227 S. F.M. 3187
MCKINNEY CITY, TX 75062
E-MAIL: www.meldenandhunt.com



SAFETY END TREATMENT - (Type \"C\") DETAILS
N.T.S.



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