



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: 4-05-2017

PROPOSED NEUHAUS ACRES SUBDIVISION, PRECINCT No. 1.

ENGINEER: SINGLER, WINSTON, GREENWOOD & ASSOC. DEVELOPER: MELANIE D. WILSON

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE
NUMBER OF LOTS: 1 *SINGLE FAMILY ___ *MULTI-FAMILY ___ COMMERCIAL 1 AGRICULTURAL

LOCATION DESCRIPTION: NORTH OF MILE 9 NORTH ROAD, APPROXIMATELY 600 FEET EAST OF MILE 1 1/2 WEST ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-18-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE ACCOMPLISHED BY REGRADING MILE 9 NORTH ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO MILE 9 NORTH ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 3-13-2017 By, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 2-14-2017 By, Environmental Health Division Manager

SEWER SYSTEM: EXISTING OSSF FOR LOT 1 AND LOT 2 IS AGRICULTURAL USE ONLY.

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 6" LOCATION: MILE 9 NORTH ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 2-17-2017 : By MARTIN RAMIREZ Environmental Compliance Coordinator

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice 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: N/A

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.*

FINAL WATER AND SEWER ENGINEERING REPORT
BY JOE B. WINSTON JR., P.E.

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
NEUHAUS ACRES 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. 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 6" DIAMETER WATER LINE RUNNING ON THE SOUTH SIDE WITHIN THE RIGHT-OF-WAY OF MILE 9 NORTH AND A 2" WATERLINE ON THE NORTH SIDE. THE WATER SYSTEM FOR NEUHAUS ACRES SUBDIVISION CONSISTS OF ONE EXISTING 3/4" DIAMETER SINGLE SERVICE CONNECTION THAT TAPS INTO THE EXISTING 2" LINE. SAID SERVICE TERMINATES AT THE WATER METER BOX FOR LOT 1.

SEWAGE FACILITIES: THE 3 BEDROOM HOME HAS AN EXISTING 1,500 GAL., 3 COMPARTMENT SEPTIC SYSTEM. THE SYSTEM IS LOCATED BEHIND THE HOME. 3 EXISTING 6" x 60" LONG DRAIN LINES EXTEND NORTHWEST TOWARDS AND EXISTING FENCE, EACH WITH 2" CLEAN OUTS.

SOIL EVALUATION REPORT:
ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THIS SOIL IS HIDALGO SANDY CLAY LOAM AND RAYMONDVILLE CLAY LOAM. THIS SOIL IS MODERATELY WELL DRAINED AND SURFACE RUNOFF IS SLOW. PERMEABILITY IS SLOW. PLASTICITY INDEX HAS A RANGE OF 11-30. SEE ATTACHED SOIL SURVEY OF HIDALGO COUNTY, TEXAS TABLES.

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 WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - NO COST (EXISTING WATER)

SEWAGE FACILITIES - NO COST (EXISTING OSSF)

Último Informe de ingeniería de agua y alcantarillado por Joe B. WINSTON JR., p.e.

Suministro de agua: Descripción, coste y operabilidad Fecha:
NEUHAUS ACRES SUBDIVISION SERÁ PROPORCIONADO CON AGUA POTABLE POR NORTH ALAMO AGUA Supply Corporation (N.A.W.S.C.). La SUBDIVIDER Y N.A.W.S.C. Ha prometido proporcionar suficiente agua a la Subdivisión POR AL MENOS 30 AÑOS Y N.A.W.S.C. Ha proporcionado documentación suficiente para establecer a largo plazo la cantidad y calidad de los suministros de agua disponibles para servir al desarrollo pleno de esta subdivisión.

N.A.W.S.C. Tiene una línea de agua de 6" de diámetro que se ejecutan en el lado sur DENTRO DEL DERECHO DE PASO DE 9 milla al norte y una de 2 pulgadas de agua en el lado norte. El sistema de agua potable de NEUHAUS ACRES Subdivisión consta de un diámetro de 3/4" existente sólo servicio de conexión que se aprovecha de la actual línea 2". Decla que el servicio termina en la caja del contador de agua para el lote 1.

Las instalaciones de alcantarillado: La casa de 3 dormitorios tiene baño existente de 1,500 gal., 3 compartimento del sistema séptico. El sistema se encuentra detrás de la casa. 3 EXISTENTES 6" x 60" de largo extender líneas de drenaje hacia el noroeste y cerco existente, cada uno con 2 salidas limpias".

Informe de Evaluación de suelos:
Según el estudio de suelos INFORME PREPARADO PARA EL CONDADO HIDALGO POR LA U.S.D.A. Servicio de conservación del suelo, este suelo es Hidalgo arcilla arenosa y arcilla RAYMONDVILLE Margó Margó. Este tipo de suelo es moderadamente bien drenados y escurrimiento superficial es lento. La permeabilidad es lenta. Plasticidad índice tiene un rango de 11-30. Consulte el documento adjunto ESTUDIO DE SUELOS DE HIDALGO County, Texas tablas.

Certificación de ingeniero:
MEDIANTE MI FIRMA A CONTINUACIÓN, certifico que las instalaciones de servicios de agua y alcantarillado descritos anteriormente están en conformidad con las Normas Modelo aprobado bajo la sección 16.343, código de aguas. Certifico que los costos de instalación de agua y alcantarillado, mencionados anteriormente, son las siguientes:

- instalaciones de agua existentes - sin costo alguno (agua) de

las instalaciones de alcantarillado - SIN COSTO (OSSF existente)

Drainage Calculations

General Information: Neuhaus Acres Subdivision

Total Drainage Area (acre) = 7.303 acre For 10 year Storm
Existing Runoff Distance = 660 ft b = 87
e = 0.778 d = 9.2

Runoff Coefficients:
Existing, Cexist = 0.20
Future, Cfuture = 0.25

Average Slope = 0.0047 ft/ft High Elevation 67.62
Low Elevation 64.5

Existing Condition:

Runoff Distance, ft 660 Runoff Coefficient 0.20 Slope ft/ft 0.0047 Velocity ft/sec 0.62 Time of concentration, Tc, min 17.80

Tc (existing) 17.80 b 87 e 0.778 d 9.2 I (existing) 6.697
C existing 0.20 Area (Ac) 7.303 Qex, cfs 9.78

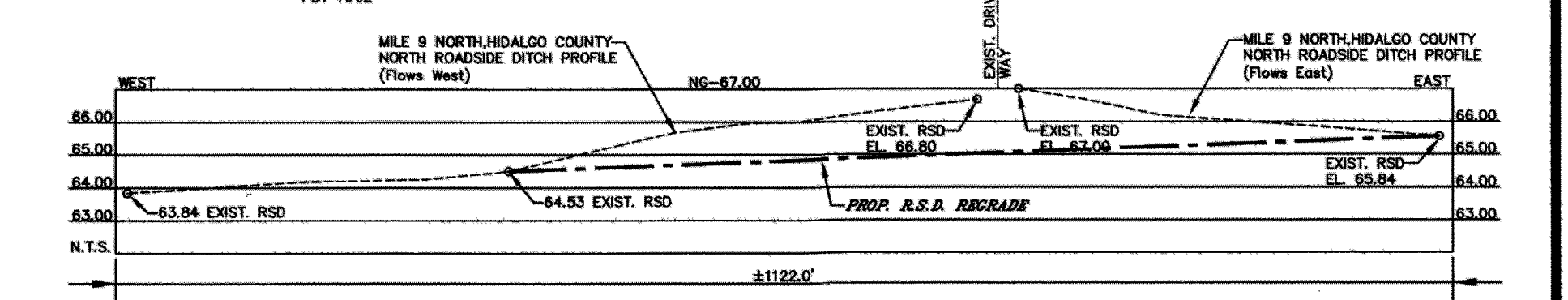
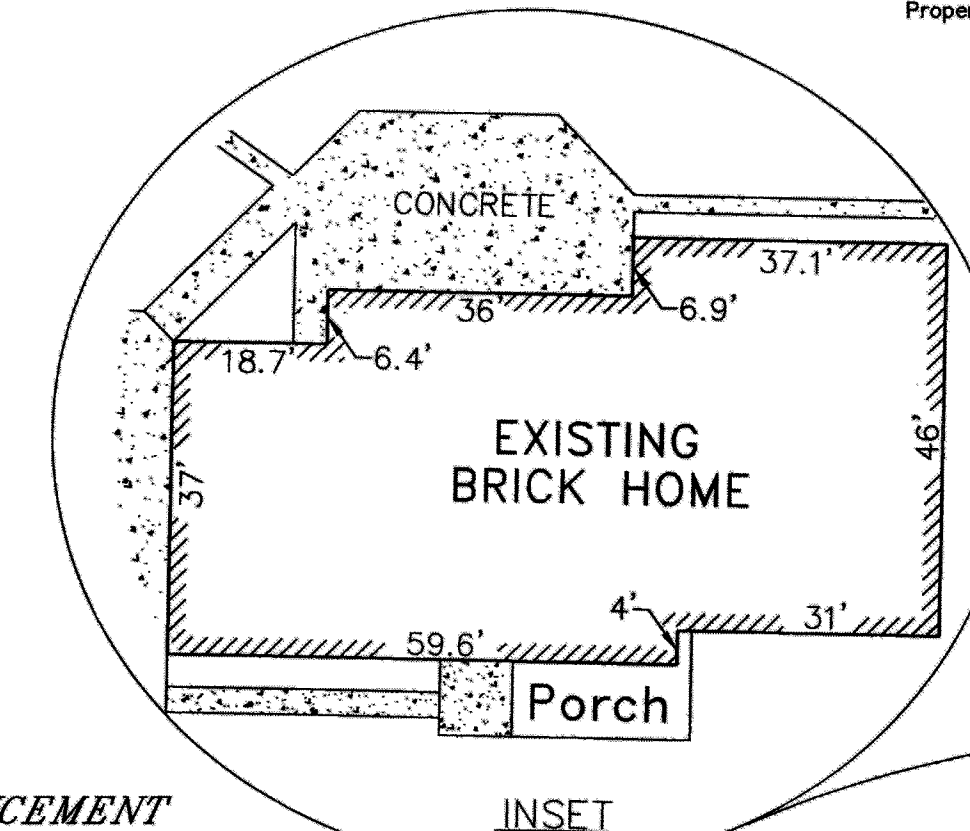
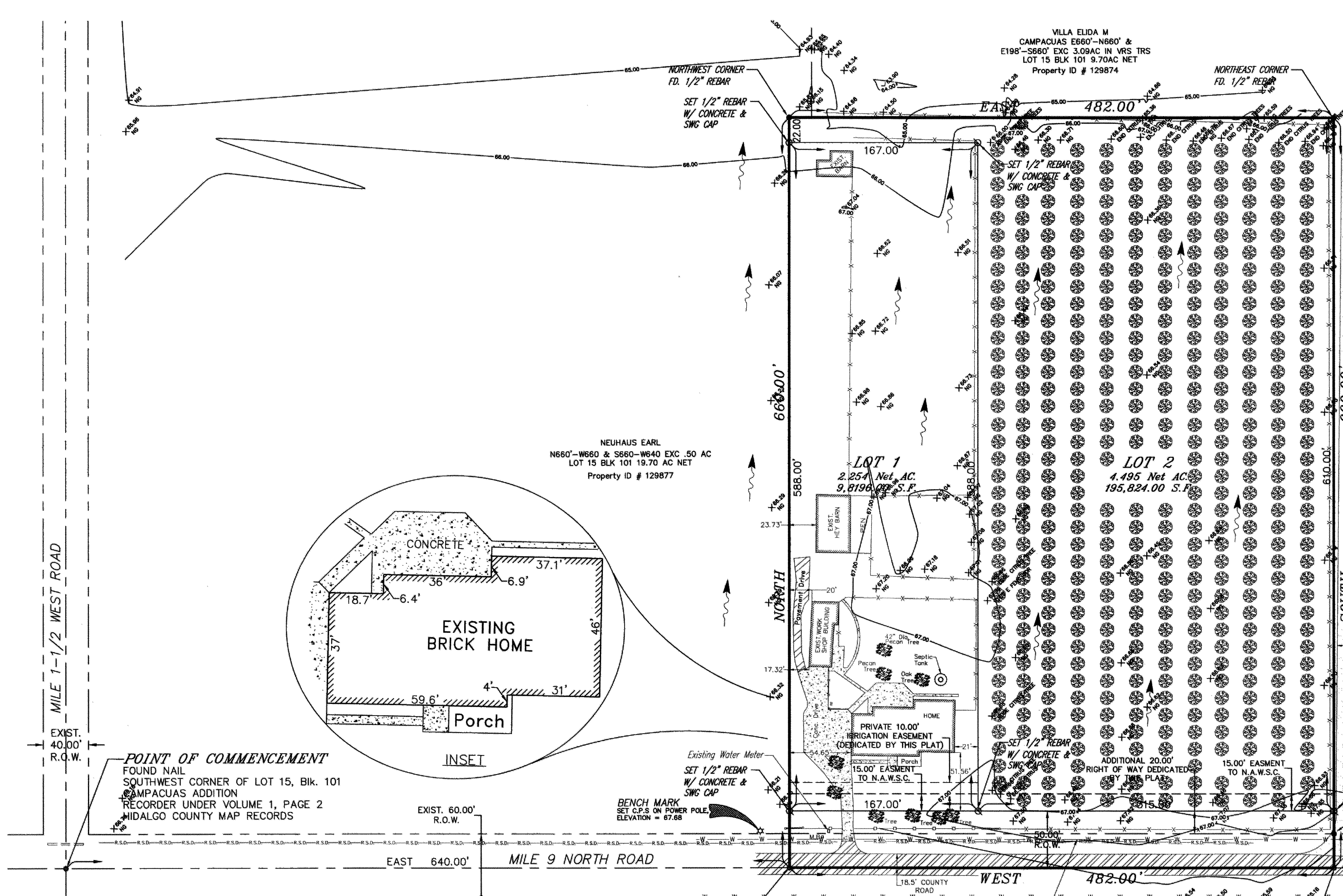
Tc (Min)	I (in/Hr)	Qin (cfs)	Vin (CF)	Qout (cfs)	Vout (CF)	Vin-Vout (CF)
10	8.73	15.94	9565	9.78	5869	3696
11	8.39	15.32	10114	9.78	6456	3658
12	8.08	14.76	10627	9.78	7043	3584
13	7.80	14.24	11107	9.78	7630	3477
14	7.54	13.76	11558	9.78	8217	3341
15	7.29	13.32	11984	9.78	8804	3180
16	7.07	12.90	12386	9.78	9391	2996
17	6.86	12.52	12768	9.78	9978	2790
18	6.66	12.16	13131	9.78	10565	2566
19	6.47	11.82	13476	9.78	11151	2325
20	6.30	11.51	13806	9.78	11738	2068
25	5.57	10.17	15261	9.78	14673	588

Minimum Required Detention = 3696 or 0.08 Acre - Feet

SCALE: 1" = 60'

LEGEND

- Property Line —
- Set 1/2" Rebar —
- Found 1/2" Rebar ●
- Set C.P.S. ○
- Fence Line..... — X —
- Power Pole..... P.P.
- Cable Box..... C.B.
- Man Hole..... M.H.
- Vent Pipe..... V.P.
- Irrigation Valve..... I.V.
- Water Meter..... W.M.
- Road Side Ditch..... R.S.D.
- Cable Line..... C
- Electrical Box..... E.B.
- Water Valve..... W.V.
- Fire Hydrant..... F.H.
- Light Pole..... L.P.
- Over Head Electric Line..... OHE
- North Alamo Water Supply Corp..... N.A.W.S.C.



Signature of Joe B. Winston Jr., P.E. dated 2/20/2017. State of Texas Professional Engineer Seal.

Signature of Joe B. Winston Jr., P.E. dated 2/20/2017. State of Texas Professional Engineer Seal.

Statement by Melanie D. Wilson, owner of Lot 2 Neuhaus Acres Subdivision, agreeing to pay for fence removal.

Statement by Derek Dominguez, owner of Lot 1 Neuhaus Acres Subdivision, agreeing to pay for fence removal.

Notary Public Statement for Melanie D. Wilson, Notary Cynthia Meza.

Notary Public Statement for Derek Dominguez, Notary Cynthia Meza.

Notary Public Statement for Arturo Guajardo Jr., Notary Cynthia Meza.

MERCEDES, TEXAS
Neuhaus Acres Subdivision
PROPOSED WATER & SANITARY SEWER PLAN
SIGLER, WINSTON, GREENWOOD AND ASSOCIATES
SWG ENGINEERING, LLC
TEXAS FIRM REGISTRATION NO. F-592
WESLACO, TEXAS

DATE: JANUARY 2017
DRAWN BY: D.F.
CHECKED BY: J.B.W. Jr.
NO. 2 OF 2
DRAWING NO. 16-130-2

REVISION NOTES:

NO.	Sheet	Revisions	Date	Approved

NEUHAUS ACRES SUBDIVISION

A 7.303 ac. subdivision out of Lot 15, Block 101, Campacuas Addition to the Capisallo District Subdivision, Volume 1, Page 2

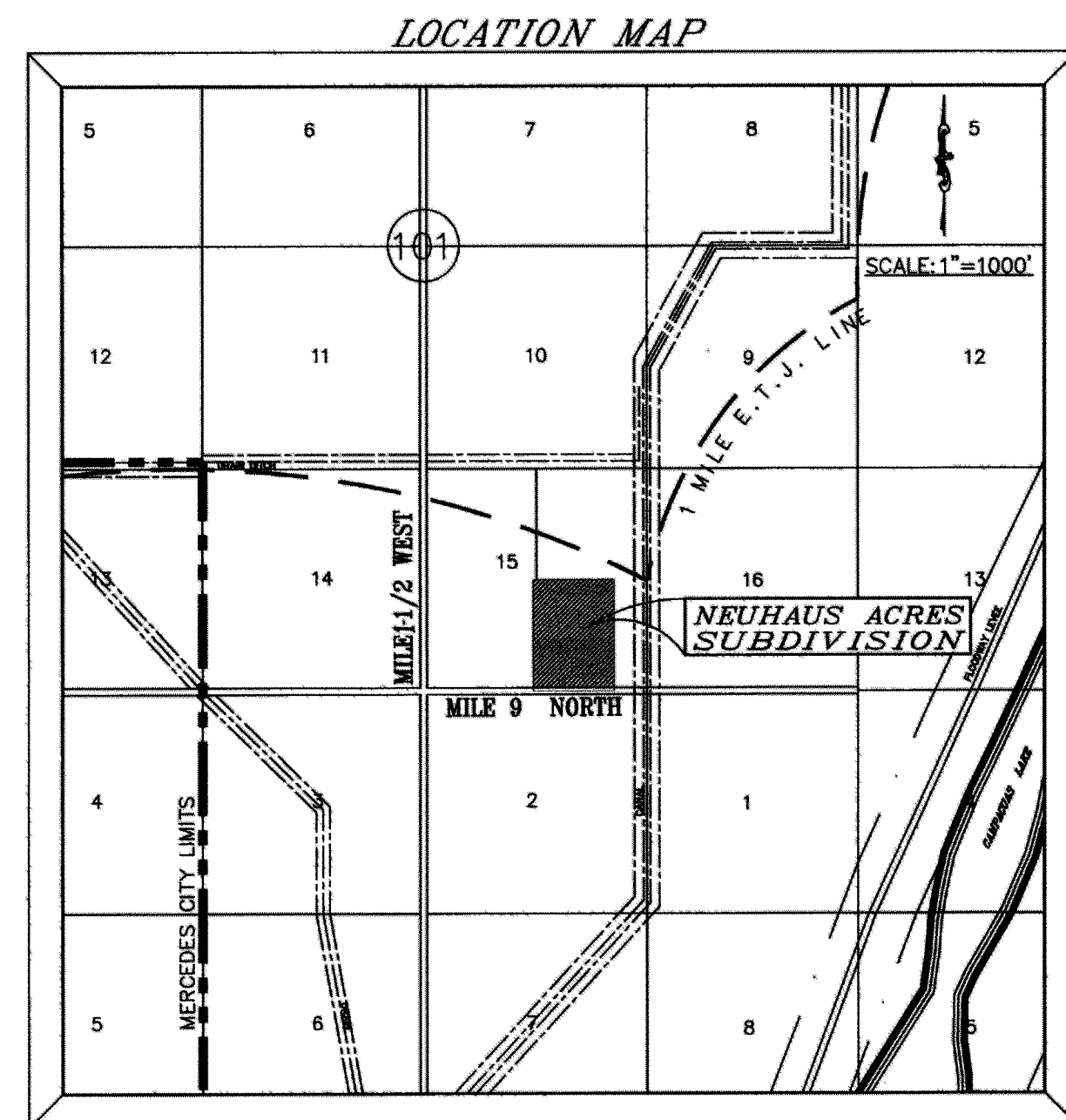
SCALE: 1" = 60'

INDEX TO SHEET OF NEUHAUS ACRES SUBDIVISION:

- SHEET 1: Heading; Index; Location Map and ETJ; Principal Contacts; Map; Lot, Streets, and Easement Layout; Description (Metes and Bounds); Engineer's and Surveyor's Certification, Plot Notes and Restrictions; Owner's Dedication, Certification, Attestation; City Approval Certificate; Hidalgo County Judge; County Clerk's Recording Certificate; Irrigation District, H.C.D.D. No. 1, Hidalgo County Health Department Certificate, North Alamo Water Supply; Revision Notes.
- SHEET 2: Engineering Report, including Description of water and wastewater; O.S.S.F. and Engineers certification; Drainage Report, including Description of Drainage and Map of Topography and Engineering Certification in English and Spanish; Revision Notes.

FLOOD ZONE DATA:

Zone X - Areas determined to be outside 500-year flood-plain. Area determined by FEMA Flood Insurance Rate Map, Community Panel No. 480334 0450 C, Map Revised June 6, 2000, Revised to Reflect LOMR Dated 5/30/2002



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

According to the Official Map in the office of the Secretary of the City of Mercedes, NEUHAUS ACRES SUBDIVISION, is located in Precinct No. 1 approximately 640.00 feet East of the intersection of Mile 1-1/2 West and Mile 9 North, and outside the city limits, and lies within the city's one-mile ETJ under Local Government Code 212.001. The city of Mercedes Population 15,794 and counting.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	Melanie D. Wilson	5360 Mile 9 North Mercedes Tx. 78570	(956) 684-9828	N/A
ENGINEER:	Joe B. Winston Jr.	611 Bill Summers Intl. Blvd. Weslaco Tx. 78598	(956) 968-2194	956-968-8300
SURVEYOR:	Joe B. Winston Jr.	611 Bill Summers Intl. Blvd. Weslaco Tx. 78598	(956) 968-2194	956-968-8300

STATE OF TEXAS :
COUNTY OF HIDALGO :

OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

I, MELANIE D. WILSON AS OWNER(S) OF THE 7.303 GROSS ACRE TRACT OF LAND, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.

ADDITIONALLY, OWNER, HEREBY CERTIFIES THAT WE 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 MINIMUM STATE STANDARDS;
- SANITARY SEWER CONNECTIONS TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, MINIMUM STATE STANDARDS; AND,
- GAS CONNECTIONS 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.

Melanie Wilson
MELANIE D. WILSON
5360 MILE 9 NORTH
MERCEDDES, TEXAS 78570
DATE: 2-20-17

STATE OF TEXAS :
COUNTY OF HIDALGO :
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED MELANIE WILSON AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULL SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF February, 2017.

Cynthia Meza
NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10-25-2018
CYNTHIA MEZA
My Commission Expires
October 25, 2018

REVISION NOTES:

NO.	Sheet	Revisions	Date	Approved

Sheet No. 1 of 2

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE X
ZONE X - SHADED AREAS OF 500-YEAR FLOOD PLAIN
COMMUNITY - PANEL NO. 480334 0450 C EFFECTIVE DATE: MAY 30, 2002
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: 50.00 FEET ON MILE 9 ROAD
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL 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 PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARK ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
---BENCH MARK - ELEV. 67.68 N.G.V.D. 29 DESCRIPTIONS: C.P.S. (COTTON PICKER SPINDLE) ON POWER POLE, EAST 614.00 FEET OF THE INTERSECTION OF MILE 1-1/2 WEST AND MILE 9 NORTH.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,696 CUBIC-FEET (0.08 ACRE- FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FROM STORM SEWER IMPROVEMENTS). THE DITCH ALONG MILE 9 NORTH WILL BE RE-GRADED AS PART OF THIS PLAT, APPROXIMATELY 482 FEET TO FLOW EAST & WEST.
- NO STRUCTURES SHALL BE PERMITTED OVER ANY 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 DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- EACH PURCHASED 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 COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- CLEARANCE FOR WATER METERS: (ONLY FOR LOTS BEING)
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 TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- MELANIE D. WILSON, THE OWNER & SUBDIVIDER OF NEUHAUS ACRES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- LOT 2 SHALL BE FOR AGRICULTURAL USE ONLY. LOT 2 IS FOR NONRESIDENTIAL AND NONCOMMERCIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS.

EXIST. 40.00' R.O.W.
MILE 1-1/2 WEST ROAD

POINT OF COMMENCEMENT
FOUND NAIL
SOUTHWEST CORNER OF LOT 15, Bk. 101
CAMPACUAS SUBDIVISION
RECORDER UNDER VOLUME 1, PAGE 2
HIDALGO COUNTY MAP RECORDS

EXIST. 60.00' R.O.W.

POINT OF BEGINNING
SOUTHWEST CORNER
SET NAIL

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE NEUHAUS ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT.

on _____
Hidalgo County Judge _____ Date _____

Attest: _____
Hidalgo County Clerk _____ Date _____

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
GENERAL MANAGER _____ DATE _____

Joe B. Winston Jr., a registered professional land surveyor and registered professional engineer in Texas, hereby certifies that the above plat and description of the NEUHAUS ACRES SUBDIVISION, was prepared from a survey of the property made on the ground by me or under my supervision and that the proper engineering consideration has been given to this plat and is a true and accurate representation of the subdivision.

Joe B. Winston Jr.
Joe B. Winston Jr. P.E. # 31109 R.P.L.S. # 3780
DATE: 2-20-2017

FILE 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

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT NO. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT NO. 9 DATED THIS 20th DAY OF Feb. 2017.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
- HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

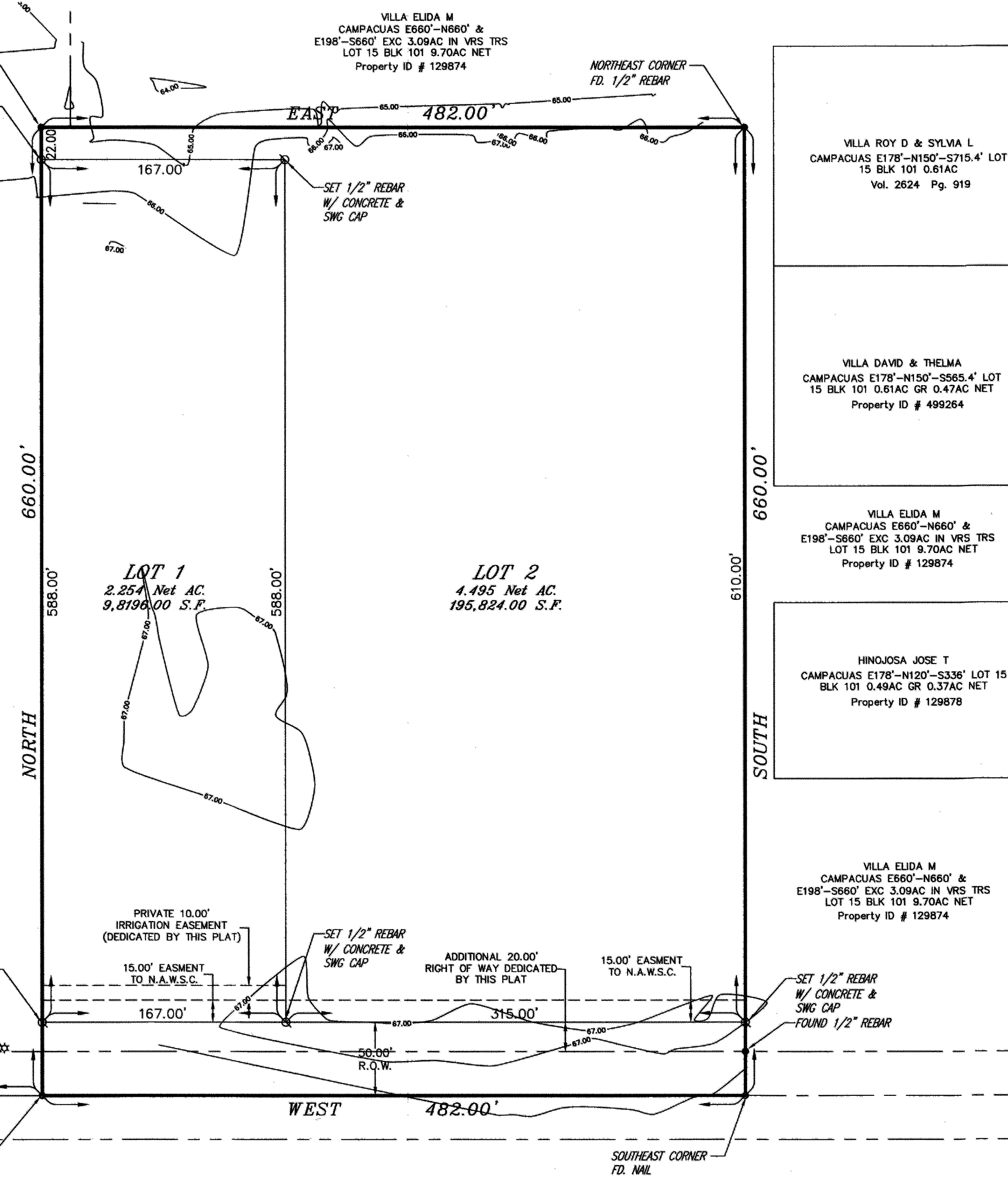
GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

16-130

CITY OF MERCEDDES
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B)
WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF NEUHAUS ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MERCEDDES

Henry Hagan Date: 3/19/17
Mayor of City of Mercedes

ab Felix Date: 3/19/17
Attest: Secretary of the City of Mercedes



- ## LEGEND
- Property Line
 - Set 1/2" Rebar w/ Conc. & SWG Cap.
 - Found 1/2" Rebar
 - Set Nail
 - Found Nail
 - North Alamo Water Supply Corp. N.A.W.S.C.

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 installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed.

In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor 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 easements hereby granted shall be limited to a strip of land 15' in width, the center line hereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor 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 Grantor 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:

In witness whereof the said grantor executed this instrument this
Feb. 20th day of 2017.
Melanie Wilson
Melanie D. Wilson

LEGAL DESCRIPTION OF NEUHAUS ACRES SUBDIVISION:

Neuhaus Acres Subdivision, being a 7.303 ac. subdivision out of Lot 15, Block 101, Campacuas Addition to the Capisallo District Subdivision, as recorded in Volume 1, Page 2 of the Map and Plat Records of Hidalgo County, Texas and being more particularly described by metes and bounds as follows, to-wit:

Commencing at a found Nail for the Southwest corner of Lot 15, Block 101 Capisallo District Subdivision, East a distance of 640.00 ft. along and with the South lot line of said Lot 15 and Mile 9 North County Road to a set Nail for the Southwest corner and the Point of Beginning of this tract of land;

Thence, North a distance of 50.00 ft. to a set 1/2" rebar in concrete w/ SWG cap for the proposed North R.O.W. of Mile 9 North Road and in all a distance of 660.00 ft. to a found 1/2" rebar for the Northwest corner of this tract of land;

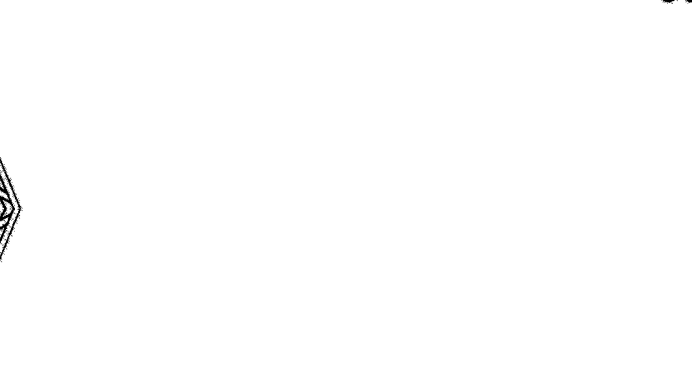
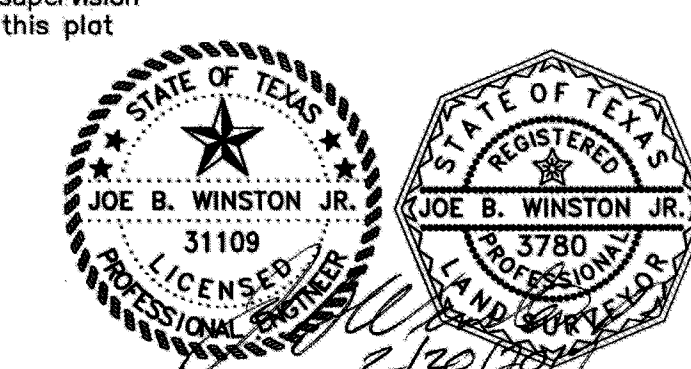
Thence, East a distance of 482.00 ft. to a found 1/2" rebar for the Northeast corner of this tract of land;

Thence, South a distance of 610.00 ft. to a set 1/2" rebar in concrete w/ SWG cap for the proposed North R.O.W. of Mile 9 North Road and in all a distance of 660.00 ft. to a found 1/2" rebar for the Southeast corner of this tract of land;

Thence, West along the South lot line of said Lot 15 and Mile 9 North County Road a distance of 482.00 ft. to a set Nail for the Southwest corner of this tract of land, and the Point of Beginning, and containing 7.303 acres of land, more or less.

Stigler, Winston, Greenwood, & Associates, LLC.
SWG
CONSULTING ENGINEERS
WESLACO, TEXAS

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DATE PREPARATION: JANUARY 23, 2017