



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-22-2017

PROPOSED BASELINE HEIGHTS UNIT 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: JCS ENGINEERING & SURVEYING DEVELOPER: ROBERT CLOSER

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 22 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH OF MILE 12 ½ NORTH ROAD, APPROXIMATELY 1,032 FEET WEST OF F.M. 491.

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 3-31-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY A STORM SEWER PIPE SYSTEM DISCHARGING TO THE EXISTING DRAIN DITCH. DETENTION WILL BE ACCOMPLISHED BY WIDENING THE EXISTING DITCH.

ROAD R.O.W. DEDICATION: 35.00 FEET ONTO MILE 12 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-24-2017 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-15-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE ALFREDO GUERRA

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: SANTA RITA STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-04-2017 : 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: _____, __

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

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

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

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I, ROBERT CLOSER, VICE-PRESIDENT OF BASELINE PROPERTIES, LLC, OWNERS OF THE 15.70 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, HEREBY SUBMIT THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE 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 STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS, AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROMISED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS. WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

BY: ROBERT CLOSER, VICE-PRESIDENT
PO BOX 170
MERCEDDES, TEXAS 78570

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROBERT CLOSER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE ABOVE AND FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MERCEDDES PLANNING AND ZONING COMMISSION

THIS PLAT OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF MERCEDDES, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

SECRETARY

CHAIRMAN

CITY OF MERCEDDES

I, THE UNDERSIGNED, MAYOR OF THE CITY OF MERCEDDES, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF MERCEDDES

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.110(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURE 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

RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

CERTIFICATION OF PLAT APPROVAL
HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 DATED THIS _____ DAY OF _____ 20____

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIGHWAY RIGHT-OF-WAY OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCO#9.
- 2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF DRAIN WATER WILL BE NO GREATER THAN THE RATE OF FLOW OF DRAIN WATER WHEN THE LAND WAS IN AGRICULTURE USE.
- 3. HIDALGO AND CAMERON COUNTY IRRIGATION DISTRICT NO. 9 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAYS AND/OR EASEMENTS.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE

HIDALGO COUNTY CLERK

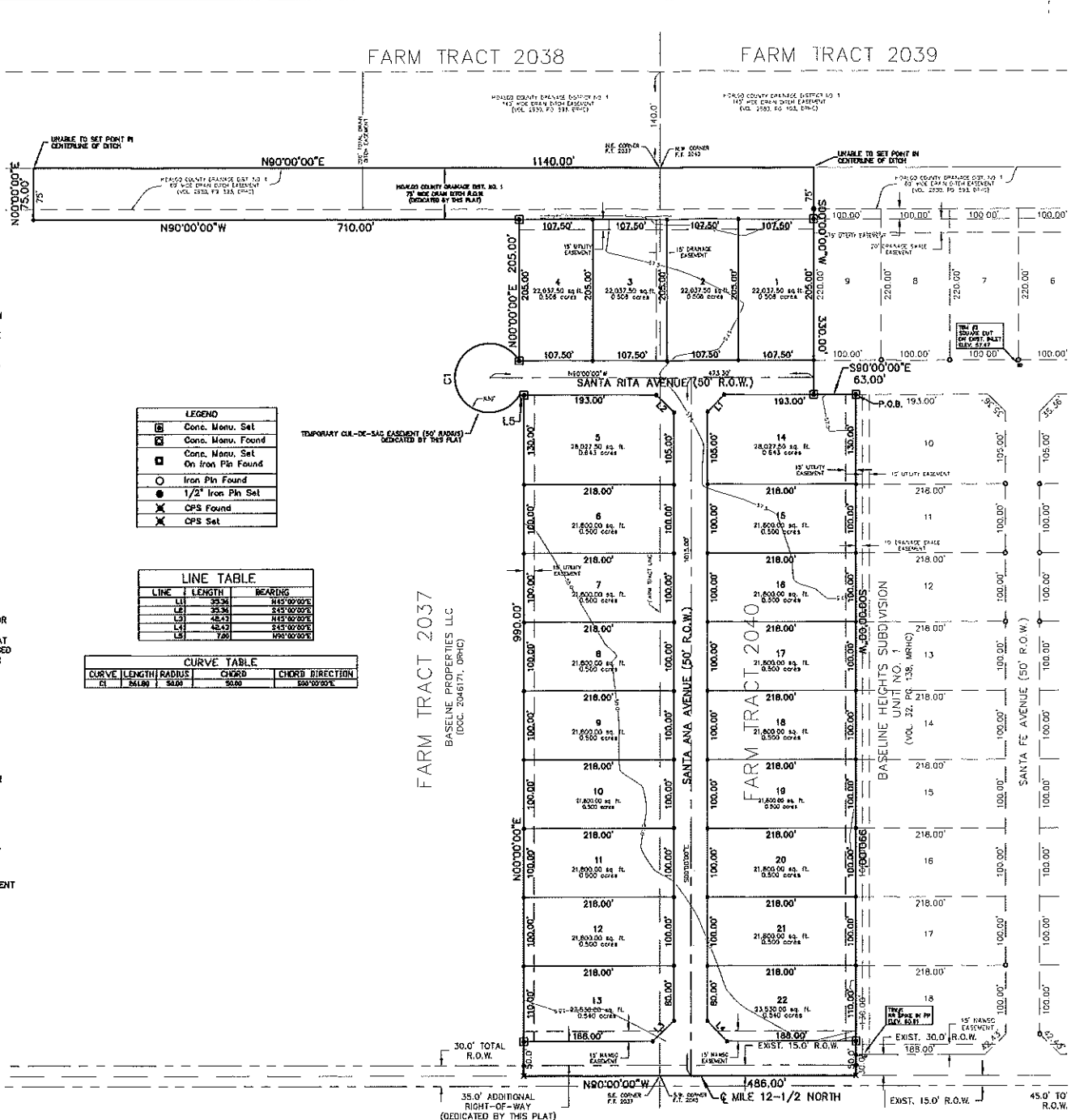
COUNTY CLERK'S RECORDING CERTIFICATE

I, _____ COUNTY CLERK OF HIDALGO COUNTY, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED FOR RECORD AT _____ O'CLOCK ON _____ AND AS RECORDED IN BOOK _____ SHEET(S) _____ THE PLAT RECORDS OF HIDALGO COUNTY AT _____ O'CLOCK ON _____

SEAL

INDEX TO SHEET OF BASELINE HEIGHTS SUBDIVISION NO. 3

Table with 3 columns: SHEET, DESCRIPTION, and DETAILS. SHEET 1: HEADING INDEX, LOCATION MAP AND ETC. SHEET 2: WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), SAMPLE OF LOO BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION, OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION. SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION V.



LEGEND table with symbols for concrete monuments, iron pins, and other survey markers.

LINE TABLE with columns for LINE, LENGTH, and BEARING.

CURVE TABLE with columns for CURVE, LENGTH, RADIUS, CHORD, and CHORD DIRECTION.

FARM TRACT 2036
MANUEL ORTEGA
(VOL. 3016, PG. 979, DRHC)

FARM TRACT 2041
WEST 30 ACRES
FARM TRACT 2041
MANUEL ORTEGA, JR
(DOC. 809367, DRHC)

FARM TRACT 2041
EAST 30 ACRES
FARM TRACT 2041
LYDIA RODRIGUEZ
(VOL. 1596, PG. 622, DRHC)

ENGINEER'S CERTIFICATE:

I, ROBERT L. CLOSER, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT, TO THE BEST OF MY KNOWLEDGE.

ROBERT L. CLOSER, JR., P.E.
REG. NO. 96579

SURVEYOR'S CERTIFICATE:

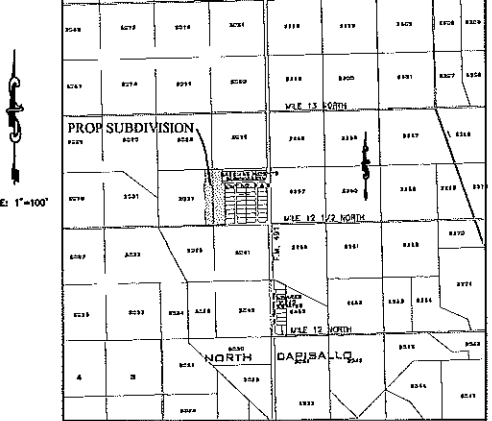
I, ROBERT L. CLOSER, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND THAT PROPER SURVEYING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE BEST OF MY KNOWLEDGE. ALL DISTANCES ARE IN FEET.

ROBERT L. CLOSER, JR., R.P.L.S.
REG. NO. 5983

MAY 2016
DATE OF SURVEY

GENERAL PLAT NOTES & RESTRICTIONS:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 460334-0450-C EFFECTIVE DATE: MAY 30, 2002 (LOWR) 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).
- 2. SETBACKS: FRONT: 25.00 FEET REAR: 15.00 FEET SIDE: 6.00 FEET CORNER: 10.00 FEET FRONT GARAGE/CAR PORT: 18.00 FEET SIDE ABUTTING R.O.W. MILE 12 1/2 NORTH: 20.00 FEET OR EASEMENT WIDENING IS GREATER.
- 3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 12 AND LOTS 14 THROUGH 21.
- 4. MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- 5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. I.B.M. NO. 1 - R.R. SPIKE IN POWERPOLE LOCATED AT S.E. CORNER OF SUBDIVISION. I.B.M. NO. 2 - SQUARE-CUT IN EXIST. INLET LOCATED AT NORTH INTERSECTION OF SANTA FE AVE. AND SANTA RITA AVE., ELEV. 57.47 BENCHMARK REFERENCE: TxDOT BU 491-26 (NO. 3 IRON ROD W/ALUMINUM DISC SET IN CONCRETE) LOCATED ALONG EAST SIDE OF F.M. 491 APPROXIMATELY 700' L.F. NORTH OF MILE 12-1/2 NORTH ROAD, ELEV. 56.5 (DATUM: N.A.V.D. 98).
- 6. BASIS OF BEARING: NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 2, PG. 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.
- 7. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT SHALL BE REQUIRED TO DETAIN A TOTAL OF 28,316.00 CUBIC-FEET (0.65 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM SEWER IMPROVEMENTS).
- 8. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS. A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC 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 REPORTS 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 DRINFIELD SYSTEM. E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT. 9. THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 10. ROBERT CLOSER, VICE-PRESIDENT, BASELINE PROPERTIES, LLC, THE OWNERS & SUBDIVIDERS OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 11. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT, EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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 OPERATION AND MAINTENANCE OF THE EASEMENT.
- 12. 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.
- 13. 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.
- 14. DURINO BUILDING PERMIT PROCESS SIDEWALKS WILL BE PROVIDED ALONG SOUTHERN SIDE OF LOT 13 AND LOT 22.
- 15. A MINIMUM 6" HIGH FENCE WILL BE INSTALLED DURING CONSTRUCTION OF SUBDIVISION ALONG THE NORTH LINE OF LOTS 1 - 4 IN ORDER TO PROVIDE A BUFFER ALONG DRAINAGE DITCH.
- 16. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.14.
- 17. LOTS 13 AND 22 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 12 NORTH ROAD UNLESS UTILIZED FOR COMMERCIAL USE. IF THE ABOVE-MENTIONED LOTS ARE UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THIS SITE PLAN AS PER NOTE AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
- 18. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.



LOCATION MAP SCALE 1"=2000'

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY
BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 1 IN THE EAST SIDE OF HIDALGO COUNTY ALONG THE NORTH SIDE OF MILE 12 1/2 NORTH ROAD APPROXIMATELY 1035 FEET WEST OF F.M. 491 THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDDES, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE CITY SECRETARY OF THE CITY OF MERCEDDES (VOL. 18, 789). BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 LIES WITHIN THE CITY'S 5-MILE ETJ UNDER LOCAL GOVERNMENT CODE §212.001.

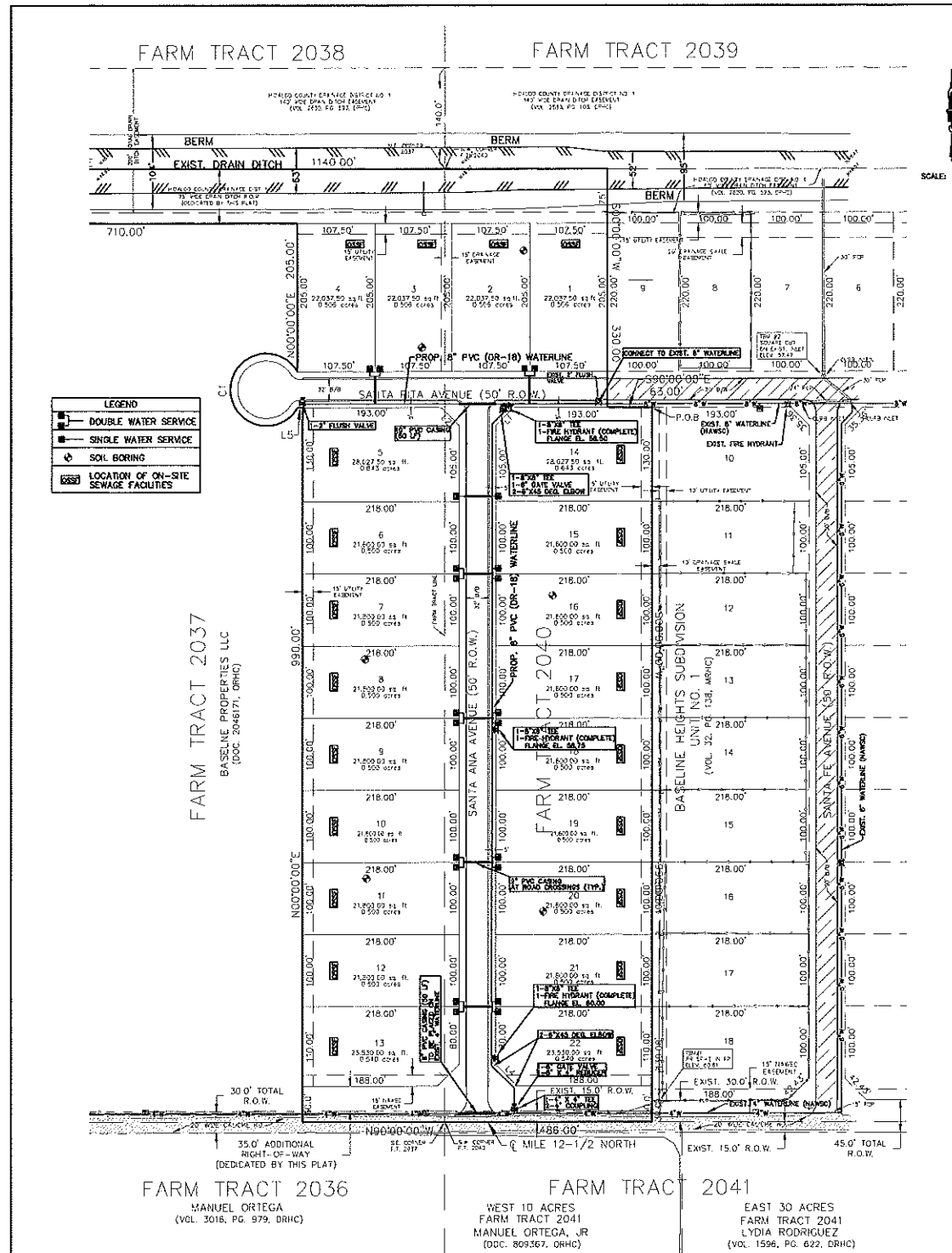
METES AND BOUNDS

BEING 15.70 ACRES, CONSISTING OF 8.25 ACRES OUT OF FARM TRACT 2040 AND 7.45 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOL. 2, PG. 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS; SAID 15.52 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A SET CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE NORTHWEST CORNER OF LOT 10, BASELINE HEIGHTS SUBDIVISION UNIT NO. 1, AS PER THE MAP RECORDED IN VOLUME 32, PAGE 138, MAP RECORDS OF HIDALGO COUNTY, TEXAS, FOR AN OUTSIDE CORNER OF THIS TRACT.
THENCE, ALONG THE WEST BOUNDARY LINE OF SAID BASELINE HEIGHTS SUBDIVISION UNIT NO. 1 AND PARALLEL TO THE WEST LINE OF SAID FARM TRACT 2040, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PASSING AT 960.00 FEET A SET CONCRETE MONUMENT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 12 1/2 NORTH ROAD, A TOTAL DISTANCE OF 960.00 FEET TO A SET COTTON PICKER SPINDLE IN THE CENTERLINE OF MILE 12 1/2 NORTH ROAD AND IN THE SOUTH LINE OF SAID FARM TRACT 2040, FOR THE SOUTHWEST CORNER OF SAID BASELINE HEIGHTS SUBDIVISION UNIT NO. 1 AND THE SOUTHEAST CORNER OF THIS TRACT.
THENCE, ALONG THE CENTERLINE OF SAID MILE 12 1/2 NORTH ROAD AND THE SOUTH LINE OF SAID FARM TRACT 2040, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, PASSING AT 288.00 FEET TO A SET CONCRETE MONUMENT, SAID CONCRETE MONUMENT BEING THE SOUTHWEST CORNER OF SAID FARM TRACT 2040 AND SOUTHEAST CORNER OF SAID FARM TRACT 2037, A TOTAL DISTANCE OF 486.00 FEET TO A SET COTTON PICKER SPINDLE, FOR THE SOUTHWEST CORNER OF THIS TRACT.
THENCE, LEAVING THE CENTERLINE OF SAID MILE 12 1/2 NORTH ROAD, LEAVING THE SOUTH LINE OF FARM TRACT 2037 AND PARALLEL WITH THE EAST LINE OF SAID FARM TRACT 2037, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 990.00 FEET TO A SET CONCRETE MONUMENT, FOR A CORNER OF THIS TRACT.
THENCE, NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 7.00 FEET TO A SET 1/2" IRON ROD W/ORANGE CAP STAMPED "JCS" ON A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET, FOR A CORNER OF THIS TRACT.
THENCE, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CHORD BEARING OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A CHORD LENGTH OF 50.00 FEET, AND AN ARC DISTANCE OF 291.80 FEET TO A SET CONCRETE MONUMENT FOR A CORNER OF THIS TRACT.
THENCE, PARALLEL WITH THE EAST LINE OF SAID FARM TRACT 2037, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 205.00 FEET TO A SET CONCRETE MONUMENT ON THE SOUTH LINE OF SAID FARM TRACT 2037 AND WEST OF SAID CURVE TO THE RIGHT, FOR AN INSIDE CORNER OF THIS TRACT.
THENCE, PARALLEL WITH THE NORTH LINE OF SAID FARM TRACT 2037 AND ALONG THE SOUTH LINE OF SAID DRAIN DITCH RIGHT-OF-WAY DESIGNATED BY THIS PLAT, NORTH 90 DEGREES 00 SECONDS WEST, A DISTANCE OF 710.00 FEET TO A SET 1/2" IRON ROD W/ORANGE CAP STAMPED "JCS", FOR AN OUTSIDE CORNER OF THIS TRACT.
THENCE, PARALLEL WITH EAST LINE OF SAID FARM TRACT 2037, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PASSING AT 915.00 FEET THE NORTHEAST CORNER OF SAID FARM TRACT 2037 AND NORTHWEST CORNER OF SAID FARM TRACT 2040, A TOTAL DISTANCE OF 1140.00 FEET TO A POINT, FOR THE NORTHWEST CORNER OF SAID BASELINE HEIGHTS SUBDIVISION UNIT NO. 1 AND THE NORTHEAST CORNER OF THIS TRACT.
THENCE, LEAVING THE NORTH LINE OF SAID FARM TRACT 2040, ALONG THE WEST BOUNDARY OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 1 AND PARALLEL WITH THE WEST LINE OF SAID FARM TRACT 2040, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, PASSING AT 60.00 FEET A FOUND 1/2" IRON ROD ON THE SOUTH LINE OF SAID 60.00' DRAIN DITCH EASEMENT, A TOTAL DISTANCE OF 335.00 FEET TO A SET CONCRETE MONUMENT, FOR AN INSIDE CORNER OF THIS TRACT.
THENCE, PARALLEL WITH THE NORTH LINE OF SAID FARM TRACT 2040, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15.70 ACRES, MORE OR LESS, OF LAND BY THIS METES AND BOUNDS.

BASELINE HEIGHTS SUBDIVISION UNIT NO. 3

BEING A 15.70 ACRE TRACT, CONSISTING OF 8.25 ACRES OUT OF FARM TRACT 2040 AND 7.45 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

JCS ENGINEERING AND SURVEYING
PO BOX 170 PHONE (956) 565-2688
MERCEDDES, TX 78570 FAX (956) 565-0347
TEXAS ENGINEERING FIRM REGISTRATION NO. F-9911
TSPS FIRM REGISTRATION NO. 10084200



FINAL ENGINEERING REPORT FOR BASELINE HEIGHTS SUBDIVISION UNIT NO. 3
 BY: ROBERT L. CLOSNER, JR., P.E.

WATER FACILITIES - DESCRIPTION, COSTS, AND OPERABILITY DATES:

BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC HAS PROVIDED SUFFICIENT DOCUMENTATION TO ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

NAWSC HAS AN EXISTING 8" WATERLINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF SANTA RITA AVENUE, WHICH TERMINATES AT A 2" FLUSH VALVE. A PROPOSED 8" WATERLINE WILL BE EXTENDED ALONG THE SOUTH RIGHT-OF-WAY OF THE EXTENSION OF SANTA RITA AVENUE. FROM THIS 8" WATERLINE, A PROPOSED 8" WATERLINE WILL RUN SOUTH ALONG THE EAST RIGHT-OF-WAY OF PROPOSED SANTA ANA AVENUE AND CONNECT TO AN EXISTING 4" NAWSC WATERLINE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF MILE 12-1/2 NORTH ROAD. WATER DISTRIBUTION FOR BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WILL CONSIST OF TWO (2)-3/4" DIAMETER SINGLE SERVICE LINES GOING INTO A METER BOX AND THEN BEING INSTALLED AS (1) DOUBLE SERVICE LINES SPLITTING INTO TWO (2) 3/4" DIAMETER SERVICE LINES GOING INTO THE METER BOXES. THREE (3) FIRE HYDRANTS WILL BE INSTALLED AS SHOWN ON THE LAYOUT. THE SUBDIVIDER HAS PAID A TOTAL OF \$_____ FOR THE AFORESAID WATER DISTRIBUTION SYSTEM. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$_____ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE, THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAN.

SEWAGE FACILITIES - DESCRIPTION, COSTS, AND OPERABILITY DATES:

SEWAGE FROM BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. A SITE EVALUATOR 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 DRAINFIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE WEB SOIL SURVEY INDICATED THE MAJORITY OF THE SITE CONSISTS OF SANDY LOAM CLAY LOAM. THE REMAINDER OF THE SITE CONSISTS OF HIDALGO SANDY CLAY LOAM AND WILACY FINE SANDY LOAM. SIX (6) SOIL BORINGS WERE PERFORMED ON THE SITE BY A SITE EVALUATOR, AS SHOWN ON THE MAP. THE SOIL IS SILTY AND CLAY LOAM CLASS III EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF THE BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THIS FINAL PLAT WITH HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$33,000.00. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM. IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE) THEN THE SUBDIVIDER SHALL RENEW HIS/HER LETTER OF CREDIT WITH THE COUNTY. IF HE/SHE CHOOSES NOT TO RENEW THE LETTER OF CREDIT, THEN HE/SHE MUST OBTAIN THE PROPER PERMITS AND INSTALL ALL SEPTIC TANK SYSTEMS BY (LETTER OF CREDIT EXPIRATION DATE). IF THE DEVELOPER FAILS TO RENEW HIS/HER LETTER OF CREDIT OR INSTALL ALL SEPTIC TANKS BY THE AFORESAID DATES, THEN THE COUNTY IN ACCORDANCE WITH THE EXECUTED SUBDIVIDER CONSTRUCTION AGREEMENT WILL INITIATE THE DRAW DOWN OF THE LETTER OF CREDIT TO INSTALL THE REMAINING SYSTEMS. IF ON A LOT BELONGING TO SOMEONE OTHER THAN THE SUBDIVIDER NO SEPTIC SYSTEM HAS BEEN INSTALLED AS OF (60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE) THEN THE SUBDIVIDER WILL FIRST REMIND THE LOT OWNER OF THE AVAILABILITY OF THE SEPTIC SYSTEM. UNLESS THE LOT OWNER THEN PROMPTLY INITIATES THE INSTALLATION OF THE SEPTIC SYSTEM BY NOTIFYING THE SUBDIVIDER AND FILING AN APPLICATION FOR A PERMIT TO CONSTRUCT THE SYSTEM, THE SUBDIVIDER WILL EXERCISE HIS/HER RETAINED RIGHT OF ENTRY AND HIS/HER OBTAINED POWER OF ATTORNEY SO THAT HE/SHE MAY INSTALL THE SEPTIC SYSTEM, OR SUBMIT TO THE COUNTY A RENEWAL OF THE LETTER OF CREDIT FOR THOSE SYSTEMS THAT HAVE NOT BEEN INSTALLED.

IN ANY EVENT, THE SEPTIC SYSTEM WILL BE INSTALLED ON THE LOT BY (LETTER OF CREDIT EXPIRATION DATE). IF UNLESS THE SUBDIVIDER RENEWS HIS/HER LETTER OF CREDIT TO COVER THE UNINSTALLED SEPTIC TANK SYSTEMS FOR AN ADDITIONAL TIME PERIOD AS APPROVED BY THE COUNTY OF HIDALGO. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$_____ WHICH EQUALS TO \$_____ PER LOT.

SEWAGE FACILITIES - EACH SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$33,000.00 FOR THE ENTIRE SUBDIVISION.

ROBERT L. CLOSNER, JR. DATE
 LICENSED PROFESSIONAL ENGINEER NO. 98579

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION LOS ALAZANES
 BY: ROBERT L. CLOSNER, JR., P.E.

PROVISION DE AGUA: DESCRIPCION, GASTOS, Y FECHA DE INICIO

LA SUBDIVISION BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUEÑO DE LA SUBDIVISION NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. NAWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NAWSC TIENE UNA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO CORRIENDO POR EL LADO SUR DEL DERECHO DE VIA DE SANTA RITA AVENUE. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS. ESTA LINEA DE 8 PULGADAS CUAL SERA HACIA EL OESTE POR EL LADO SUR DE LA CALLE SANTA RITA AVENUE, OTRO CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO CONTINUA CORRIENDO AL SUR POR EL LADO ESTE DE LA CALLE SANTA ANA AVENUE Y CONECTA CON UN CONDUCTO DE AGUA EXISTENTE DE 4 PULGADAS QUE CORRE POR EL LADO NORTE DEL DERECHO DE VIA DE MILE 12-1/2 NORTH. DEL CONDUCTO DE AGUA SE PRODUCEN DOS (2) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 DE PULGADA Y DOS (2) DOBLE CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO QUE SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO. TAMBIEN SE HA INSTALADO TRES (3) HIRANTES. YA SE HAN INSTALADOS LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS DOBLE CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, LOS CONDUCTOS DE 3/4 DE PULGADA DE DIAMETRO, LOS MEDIDORES MECANICOS DE AGUA, Y LOS TRES (3) HIRANTES A UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA NAWSC EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA COMPAÑIA NAWSC LE INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO

DRENAJE PARA LA SUBDIVISION BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 SERA TRATADO POR REDES DE DRENAJE INDIVIDUALES (OSSF) CONSISTIENDO DE UNA FOSA SEPTICA DE UN DISEÑO ESTANDAR, Y UN CAMPO DE DRENAJE EN CADA SOLAR. EL SITO EVALUADOR HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS ("OSSF"). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUIN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON SEIS (6) EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION. EL TERRENO ES UNIFORME Y SE EXTIENDE A 36 PULGADAS BAJA TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJA DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,500.00 INCLUYENDO EL PERMISO REQUERIDO DE LA LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. EL DUEÑO SUJETARA UNA CARTA DE CREDITO JUNTO CON EL PLANO ORIGINAL AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DE \$33,000.00 PARA LA INSTALACION DE TODAS LAS FOSAS SEPTICAS. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSAS SEPTICAS EN LA VENTA DEL SOLAR. A CUALQUIER MOMENTO QUE EL SOLAR A SDO VENDIDO, EL COMPRADOR PUEDE HACER LA INSTALACION DE LA FOSA SEPTICA AVISANDO AL DUEÑO POR MEDIO DE UNA CARTA O UNA LLAMADA Y SOLICITADO EL PERMISO DE INSTALACION DEL SISTEMA DE FOSAS SEPTICAS CON EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. SI EN UN SOLAR PERTENECIENTE AL DUEÑO DE LA SUBDIVISION NINGUNA FOSA SEPTICA HA SIDO INSTALADA A PARTIR DEL (60 DAYS BEFORE LETTER OF CREDIT EXPIRATION DATE) ENTONCES EL SUBDIVIDER DEBE DE RENEVAR SU CARTA DE CREDITO CON EL CONDADO DE HIDALGO. SI EL/ELLA DECIDEN EN NO RENEVAR LA CARTA DE CREDITO, ENTONCES EL/ELLA DEBEN DE OBTENER UNO PERMISO APROPIADOS PARA INSTALAR TODAS LAS FOSAS SEPTICAS ANTES DE (LETTER OF CREDIT EXPIRATION DATE) SI EL SUBDIVIDER FALLA EN RENEVAR SU CARTA DE CREDITO O DE INSTALAR TODOS LOS SISTEMAS SEPTICOS HA LA FECHA YA INDICADA ANTERIORMENTE, ENTONCES EL CONDADO DE HIDALGO EN ACUERDO CON EL CONTRATO DE CONSTRUCCION INICIARA EL RETIRO DE FONDOS PARA LA INSTALACION DE LOS SISTEMAS SEPTICOS. SI EN UN SOLAR PERTENECIENTE AL DUEÑO QUE SEA EL DUEÑO DE LA SUBDIVISION NINGUN SISTEMA SEPTICO HA SIDO INSTALADO APARTIR DEL (60 DAYS BEFORE LETTER OF CREDIT EXPIRES) ENTONCES EL DUEÑO DE LA SUBDIVISION PUEDE RECORDAR AL DUEÑO DEL SOLAR LA DISPONIBILIDAD DEL SISTEMA SEPTICO. AL MENOS QUE EL DUEÑO DEL SOLAR HA INICIADO LA INSTALACION DEL SISTEMA SEPTICO NOTIFICANDO AL DUEÑO DE LA SUBDIVISION Y SOLICITANDO LA APLICACION PARA LA INSTALACION DEL SISTEMA. EL DUEÑO DE LA SUBDIVISION EJERCERA SU DERECHO DE ENTRADA POR MEDIO DE UNA CARTA DE PODER PARA QUE EL/ELLA PUEDE INSTALAR EL SISTEMA SEPTICO O EL RENEVAR DE LA CARTA PARA ESOS SISTEMAS QUE A UN NO HAN SIDO INSTALADOS.

DE CUALQUIER MANERA, LOS SISTEMAS SEPTICOS SERAN ENTENDIADOS PARA (LETTER OF CREDIT EXPIRATION DATE) AL MENOS QUE EL DUEÑO DE LA SUBDIVISION RENEVE SU CARTA DE CREDITO PARA CUBRIR LOS SISTEMAS QUE NO SE HAN INSTALADO PARA UN TIEMPO ADICIONAL APROBADO POR EL CONDADO DE HIDALGO. LAS FOSAS SEPTICAS TENDRAN QUE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

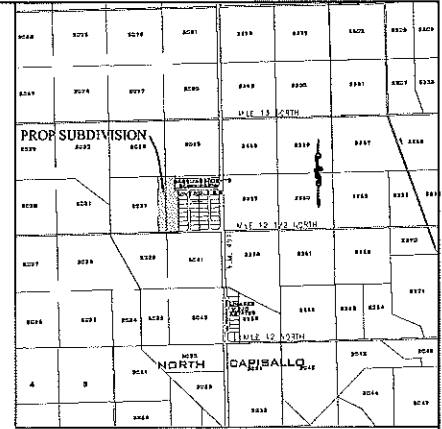
CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS ADOPTADAS EN LA SECCION 16.343, CODIGO DEL AGUA.

PROVISION DE AGUA: EL SISTEMA DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUDDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$_____ POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICAS PARA LA SUBDIVISION COSTARA \$1,500.00 POR LOTE PARA UN TOTAL DE \$33,000.00.

ROBERT L. CLOSNER, JR., P.E. DATE
 LICENSED PROFESSIONAL ENGINEER NO. 98579



SUBDIVIDER CERTIFICATION:

I, _____ BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (A) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (B) WATER SERVICE CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

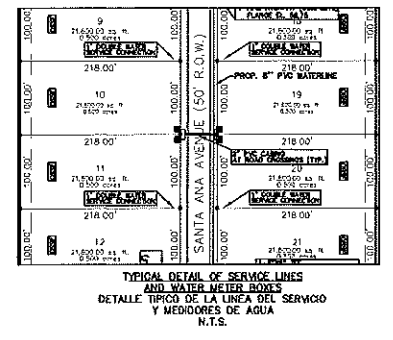
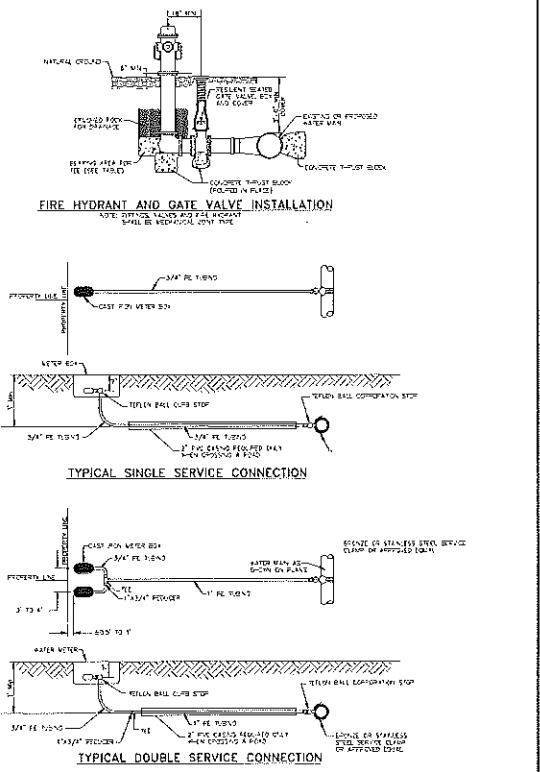
I, WE, BASELINE PROPERTIES, LLC, SUBDIVIDERS OF BASELINE HEIGHTS SUBDIVISION UNIT NO. 3, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

ROBERT CLOSNER
 OWNER

STATE OF TEXAS
 COUNTY OF HIDALGO

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

NOTARY PUBLIC
 MY COMSUARY EXPIRES _____



INDEX TO SHEET OF BASELINE HEIGHTS SUBDIVISION NO. 3	
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DESIGNATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETC. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED IN; D.D.D. NO. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSIONS), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM, TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION V

BASELINE HEIGHTS SUBDIVISION UNIT NO. 3

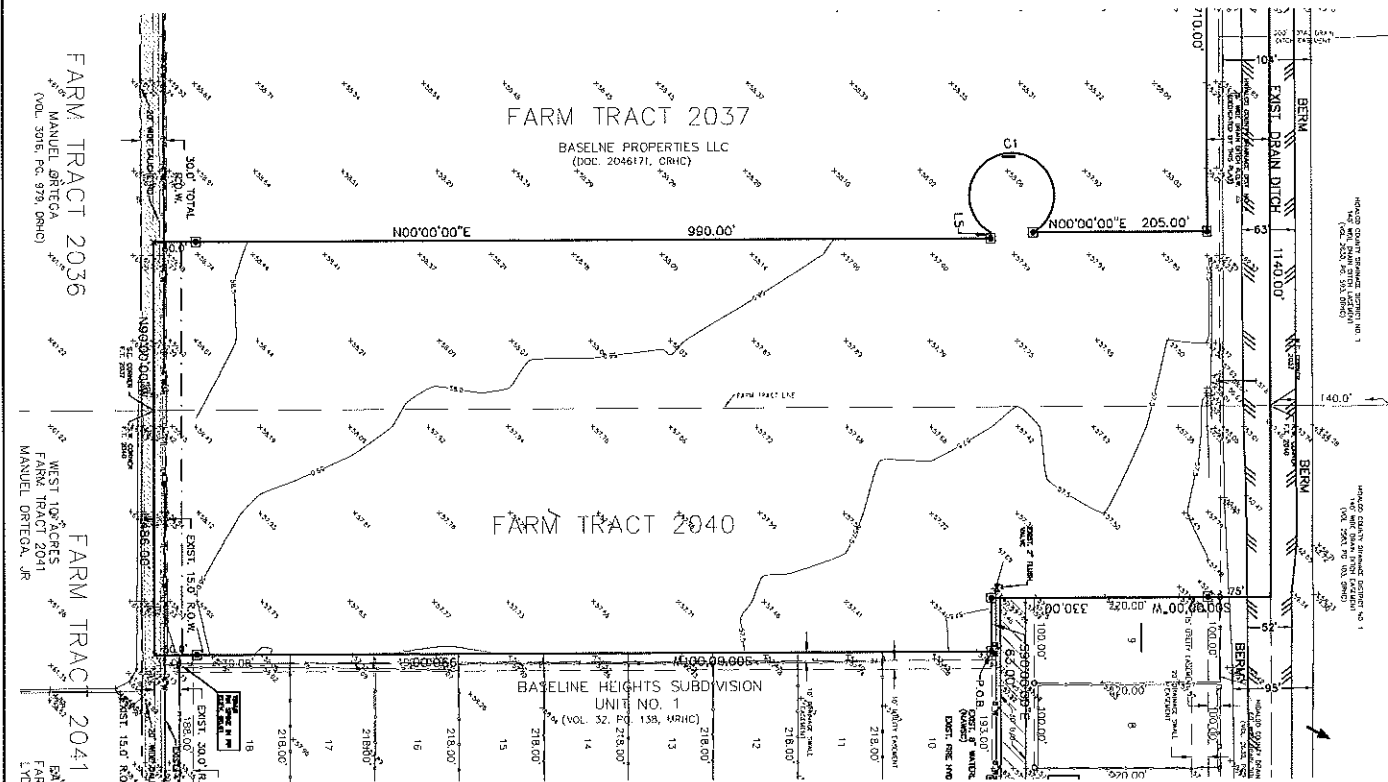
BEING A 15.70 ACRE TRACT, CONSISTING OF 8.25 ACRES OUT OF FARM TRACT 2040 AND 7.45 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

JCS ENGINEERING AND SURVEYING
 PO BOX 170 PHONE (956) 565-2688
 MERCEDES, TX 78750 FAX (956) 565-0347
 TEXAS ENGINEERING FIRM REGISTRATION NO. F-9911
 TITLE FIRM REGISTRATION NO. 10684200
 SHEET 2 OF 3

MAP OF TOPOGRAPHY AND DRAINAGE:

THE MAP BELOW ILLUSTRATES THE FLOW PATTERNS FOR THE RUNOFF.
1 FT. INTERVAL CONTOURS

SCALE: 1"=100'



ORAINAGE REPORT:
JANUARY 07, 2017
DRAINAGE REPORT BY: ROBERT L. CLOVER, JR.
BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 HIDALGO COUNTY, TEXAS

BASELINE HEIGHTS SUBDIVISION UNIT NO. 3 IS A TWENTY-TWO (22) LOT, 15.52 ACRES GROSS SUBDIVISION BEING 8.25 ACRES OUT OF FARM TRACT 2040 AND 7.27 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED ALONG THE NORTH SIDE OF MILE 12-1/2 NORTH ROAD APPROXIMATELY 1032 FEET WEST OF F.M. 491, AND IS WITHIN THE 6-MILE E.T.J. OF THE CITY OF MERCEDES.

THE PROPOSED SUBDIVISION LIES WITHIN FLOOD ZONE "C" (SHADED). AREAS OF 500 YEAR FLOOD: AREAS OF 100-YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, ACCORDING TO COMMUNITY PANEL NUMBER 460334-0450-C, EFFECTIVE DATE: MAY 30, 2002 (LAW). THE EXISTING LAND USE IS AGRICULTURE. THE EXISTING DRAINAGE COEFFICIENT FOR THE PROPOSED SUBDIVISION HAS BEEN ESTIMATED TO BE C = 0.30 FROM THE RUNOFF COEFFICIENT TABLE FOR URBAN WATERSHEDS FOUND ON PAGE 5-33 OF THE TDD01 HYDRAULIC DESIGN MANUAL.

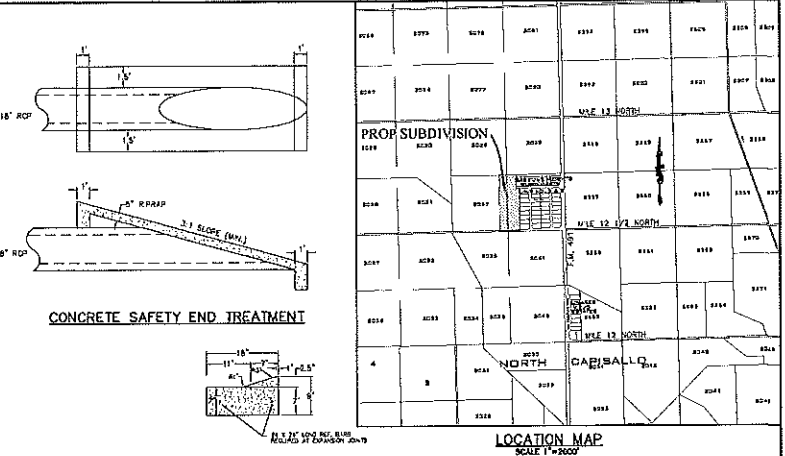
THIS PROPERTY IS QUANTITATIVELY DRAINABLE, ACCORDING TO THE HIDALGO COUNTY SOIL SURVEY, THE MAJORITY OF THE SITE CONSISTS OF KATONSVILLE CLAY LOAM. THE REMAINING PORTIONS OF THE SITE CONSIST OF HIDALGO SANDY CLAY LOAM AND MLLACY FINE SANDY LOAM.

THE PROPOSED USE IS A SINGLE-FAMILY RESIDENTIAL SUBDIVISION. THE FUTURE IMPROVED COEFFICIENT HAS BEEN DETERMINED TO BE C=0.40, AS PER THE INTERPOLATED TDD01 TABLE. THE DRAINAGE FOR THIS DEVELOPMENT WILL CONSIST OF DRAINING INTO A PROPOSED UNDERGROUND STORM SEWER SYSTEM LOCATED ALONG SANTA ANA AVENUE, WHICH OUTFALLS INTO THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH LOCATED ALONG THE NORTH BOUNDARY OF THE SUBDIVISION.

DRAINAGE CALCULATIONS FOR A 10-YEAR FREQUENCY STORM UTILIZING THE RATIONAL METHOD COMPUTATIONAL PROCEDURE REVEALS AN EXISTING RUNOFF OF 0.16 CFS. THE DEVELOPED RUNOFF IS CALCULATED TO BE APPROXIMATELY 20.28 CFS FOR AN INCREASE IN RUNOFF OF 11.13 CFS. THE DEVELOPMENT DRAINAGE STATEMENT SHALL BE SUBMITTED TO H.C.D. NO. 1 FOR REVIEW AND APPROVAL PRIOR TO FINAL APPROVAL FROM HIDALGO COUNTY PLANNING DEPARTMENT. IN ADDITION, IN ACCORDANCE WITH THE H.C.D. NO. 1 DRAINAGE POLICY, THE PROPOSED SUBDIVISION WILL REQUIRE ON-SITE DETENTION OF 0.83 ACRE-FT (28,314 GALLONS) OF 6000 ACRE-FT PER LOT. THE EXISTING H.C.D. NO. 1 DRAINAGE DITCH RUNOFFS ALONG THE NORTH BOUNDARY OF THE PROPERTY WILL BE MODIFIED TO PROVIDE IN-LINE DETENTION FOR THE INCREASE IN RUNOFF GENERATED BY THIS DEVELOPMENT.

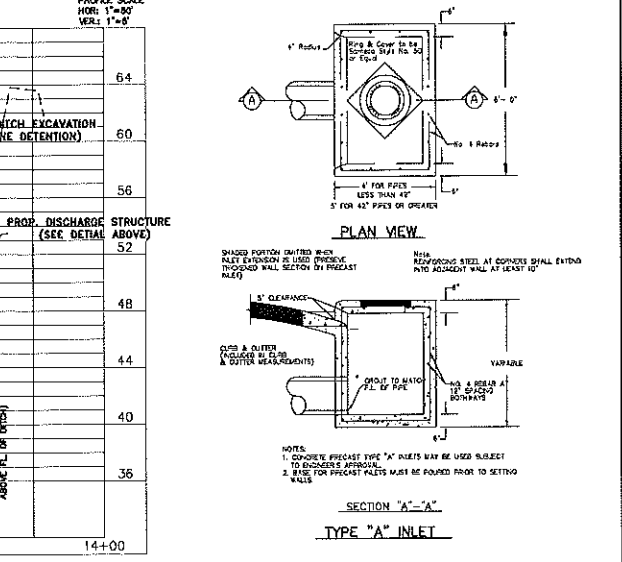
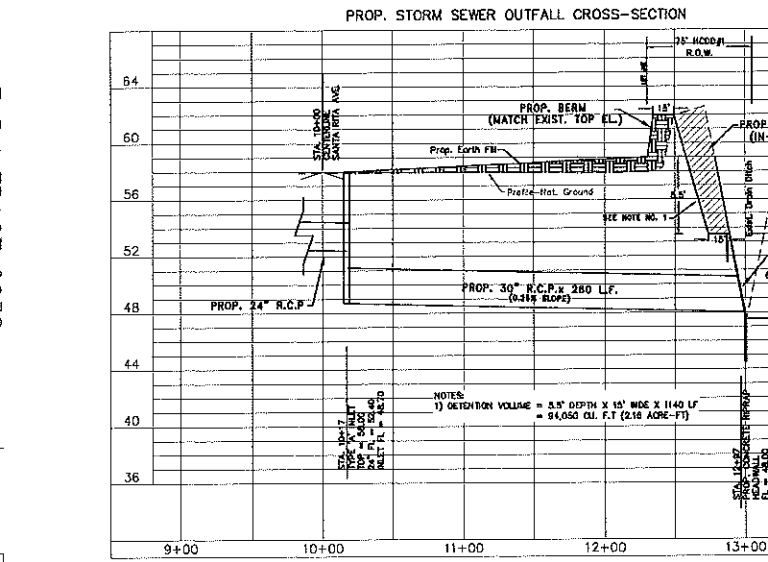
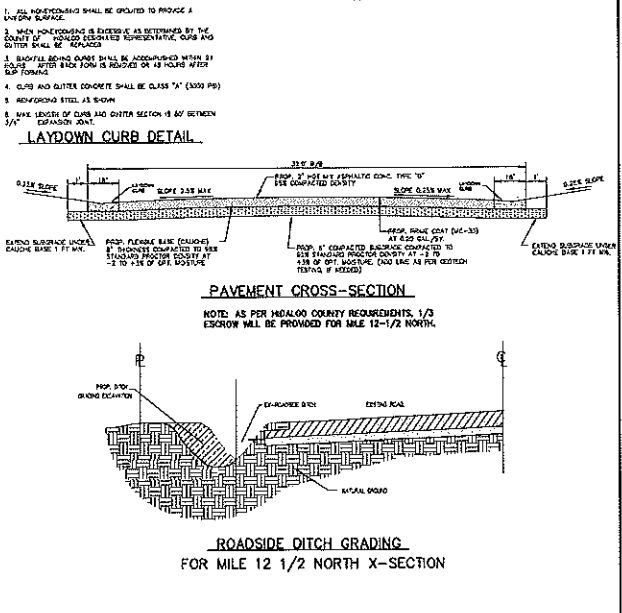
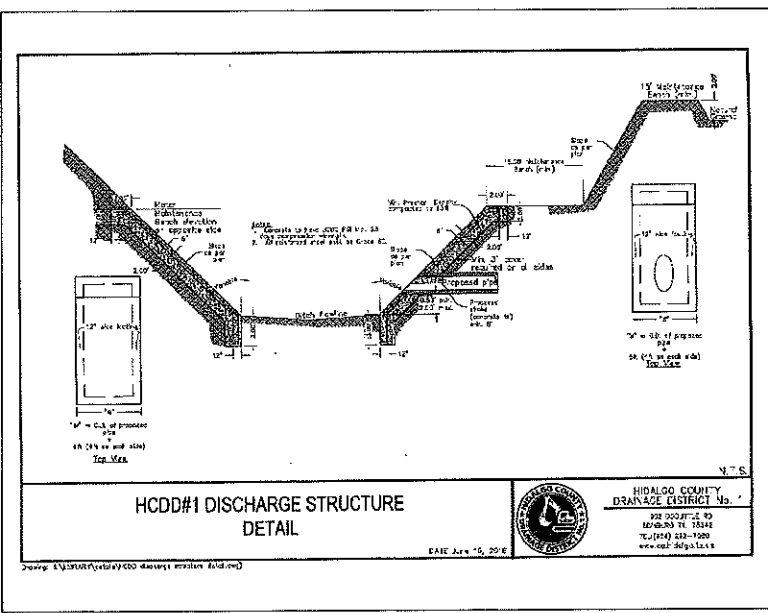
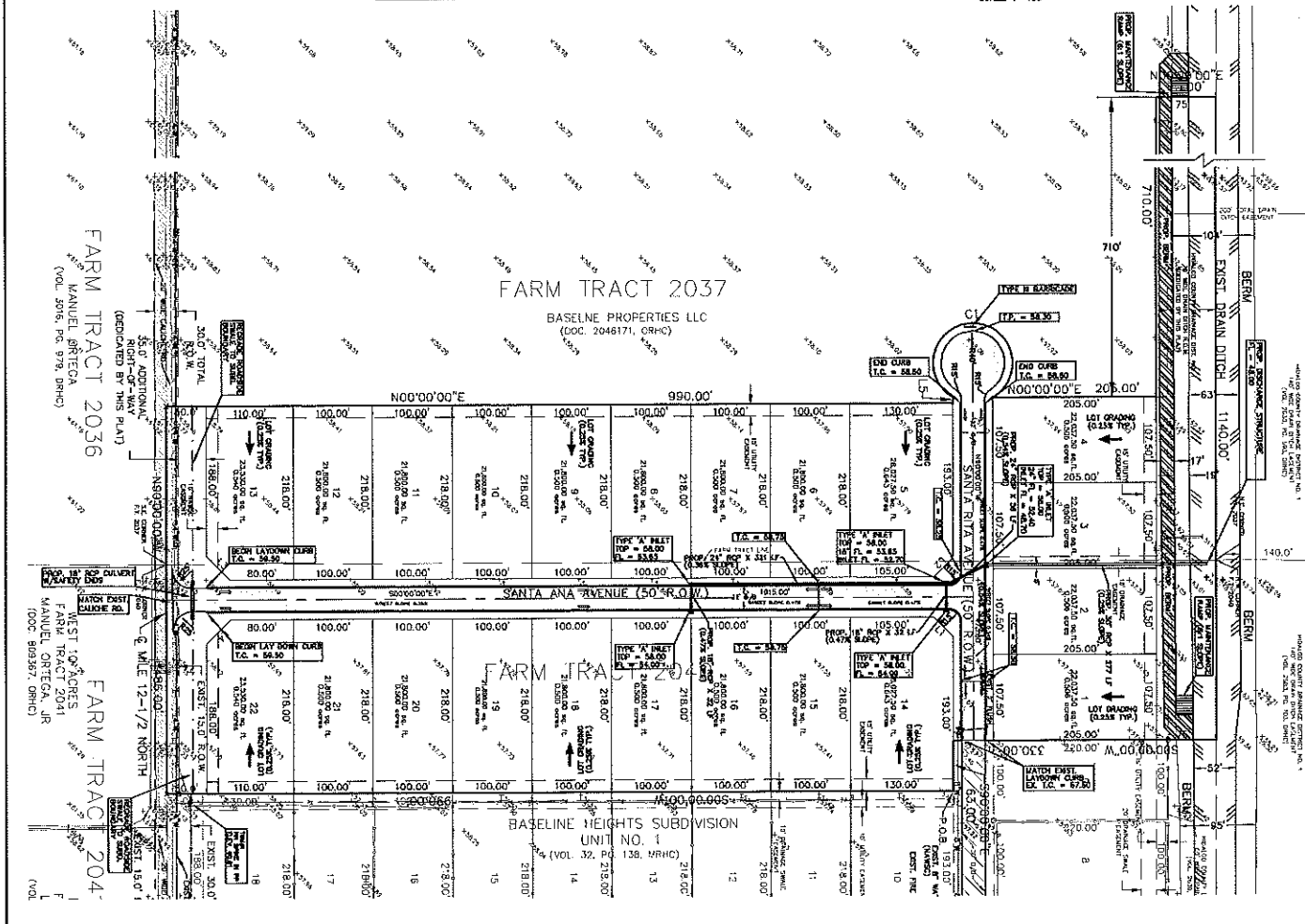
CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN FLOOD ZONE "C" (SHADED), AREAS OF 500 YEAR FLOOD: AREAS OF 100-YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PLAN, ACCORDING TO COMMUNITY PANEL NUMBER 460334-0450-C, EFFECTIVE DATE: MAY 30, 2002 (LAW), BASED ON GRAPHICAL REPRESENTATION ON DATE BONDED.

ROBERT L. CLOVER, JR.
LICENSED PROFESSIONAL ENGINEER NO. 64578
DATE: _____



PROPOSED DRAINAGE IMPROVEMENTS:

SCALE: 1"=100'



CONSTRUCTION COST ESTIMATE:

WATER	\$
OSF	\$
PAVING	\$
DRAINAGE	\$
TOTAL	\$

INDEX TO SHEET OF BASELINE HEIGHTS SUBDIVISION NO. 3

SHEET 1	HEADING; INDEX LOCATION MAP AND ETC; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. NO. 1 CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM; TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEER'S CERTIFICATION; REVISION NOTES; TYPICAL ROADWAY SECTION; CURB AND GUTTER SECTION V.

BASELINE HEIGHTS SUBDIVISION UNIT NO. 3

BEING A 15.70 ACRE TRACT, CONSISTING OF 8.25 ACRES OUT OF FARM TRACT 2040 AND 7.45 ACRES OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, AS PER THE MAP RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

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 SHEET 3 OF 3