



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: 11-21-2017

PROPOSED MARAVILLAS ESTATES PH. 3 SUBDIVISION, PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: ELIAS WOLOSKI

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 76 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTHWEST INTERSECTION OF MIDWAY ROAD (MILE 7 WEST ROAD) AND PONCIANO DRIVE

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-27-2017 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY CONNECTING INTO AN EXISTING DRAINAGE SYSTEM WHICH WAS PREVIOUSLY INSTALLED DURING MARAVILLAS ESTATES PHASE 2 SUBDIVISION.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO PONCIANO DRIVE, 30.00 FEET ONTO MIDWAY ROAD AND 10.00 FEET ONTO RIO DEL CARMEN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-20-2017 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-06-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SEPTIC TANK SYSTEM

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: PONCIANO DRIVE AND RIO DEL CARMEN ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-06-2017: 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 DONNA.
 Final Approval subject to recommendations other departments
 Final Approval with financial guarantee.

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

SUBDIVISION MAP OF MARAVILLAS ESTATES PHASE 3

BEING A RESUBDIVISION OF
46.931 ACRES OUT OF LOT 2, BLOCK 14, AND
LOT 4, BLOCK 15
LA DONNA PLAT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.
HIDALGO COUNTY, TEXAS

SCALE: 1" = 100'

PROJECT LEGEND

- FOUND No. 4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ SET MONUMENT IN CONCRETE
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- W.D. - WARRANTY DEED

Lot Line Table

Line #	Length	Direction
L1	35.36'	S53° 34' 34"W
L2	35.36'	S36° 25' 26"E
L3	21.21'	N36° 25' 26"W
L4	21.21'	S53° 34' 34"W
L5	21.21'	N36° 25' 26"W
L6	12.63'	N81° 25' 26"W
L7	21.21'	N53° 34' 34"E
L8	21.21'	S36° 25' 26"E
L9	35.36'	S53° 34' 34"W
L10	35.36'	S36° 25' 26"E
L11	64.82'	S48° 58' 53"W

Lot Area Table

Lot #	SQ. FT.	Area
161	21784.91	0.500
162	21784.55	0.500
163	21784.25	0.500
164	21783.95	0.500
165	21783.65	0.500
166	21783.34	0.500
167	21783.04	0.500
168	21782.74	0.500
169	21782.44	0.500
170	21782.14	0.500
171	22199.31	0.510
172	22312.50	0.512
173	22313.05	0.512
174	22312.50	0.512
175	22312.50	0.512
176	22311.63	0.512
177	22711.16	0.521
178	22641.74	0.520
179	22641.74	0.520
180	22652.42	0.520
181	22641.74	0.520
182	22641.74	0.520
183	22711.16	0.521
184	22311.63	0.512
185	22312.50	0.512
186	22312.50	0.512

Lot Area Table

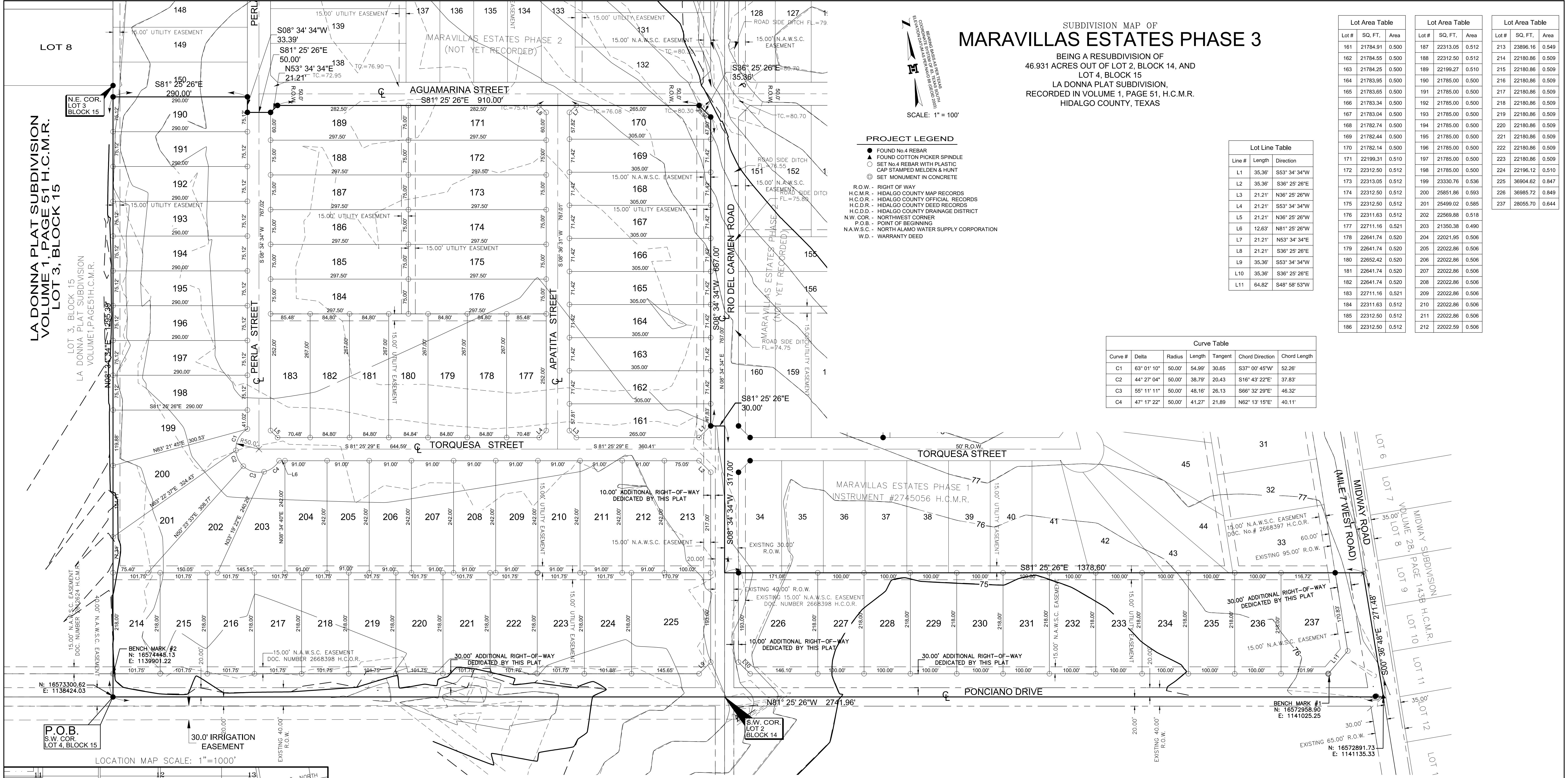
Lot #	SQ. FT.	Area
187	22313.05	0.512
188	22312.50	0.512
189	22199.27	0.510
190	21785.00	0.500
191	21785.00	0.500
192	21785.00	0.500
193	21785.00	0.500
194	21785.00	0.500
195	21785.00	0.500
196	21785.00	0.500
197	21785.00	0.500
198	21785.00	0.500
199	23330.76	0.536
200	25851.86	0.593
201	25499.02	0.585
202	22569.88	0.518
203	21350.38	0.490
204	22021.95	0.506
205	22022.86	0.506
206	22022.86	0.506
207	22022.86	0.506
208	22022.86	0.506
209	22022.86	0.506
210	22022.86	0.506
211	22022.86	0.506
212	22022.59	0.506

Lot Area Table

Lot #	SQ. FT.	Area
213	23896.16	0.549
214	22180.86	0.509
215	22180.86	0.509
216	22180.86	0.509
217	22180.86	0.509
218	22180.86	0.509
219	22180.86	0.509
220	22180.86	0.509
221	22180.86	0.509
222	22180.86	0.509
223	22180.86	0.509
224	22196.12	0.510
225	36904.62	0.847
226	36985.72	0.849
237	28055.70	0.644

Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	63° 01' 10"	50.00'	54.99'	30.65	S37° 00' 45"W	52.26'
C2	44° 27' 04"	50.00'	38.79'	20.43	S16° 43' 22"E	37.83'
C3	55° 11' 11"	50.00'	48.16'	26.13	S66° 32' 29"E	46.32'
C4	47° 17' 22"	50.00'	41.27'	21.89	N62° 13' 15"E	40.11'



INDEX TO SHEET OF MARAVILLAS ESTATES PHASE 3

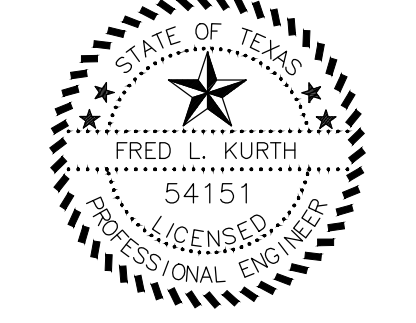
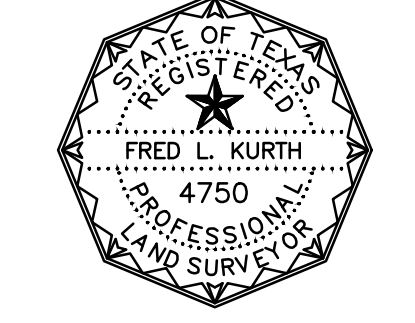
- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION
- SHEET 2: HEADING; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D.D. No. 1; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; N.A.W.S.C. CERTIFICATION.
- SHEET 3: MAP OF WATER AND WASTE WATER/OSSF LAYOUT;
- SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); WATER DETAILS.
- SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE.
- SHEET 6: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF MARAVILLAS ESTATES PHASE 3, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 06-25-15 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, PE # 54151 RPLS # 4750
DATE SURVEYED: 6-29-15
DATE PREPARED: 2-2-19 SURVEY JOB No. 14140.08
T-995 PG. 16

DATE:
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



TOTAL LOTS 77

	NAME	PRINCIPAL CONTACTS ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELIAS WOLOSKI, PRESIDENT	P.O. BOX 5454	McALLEN, TX 78502	(956) 682-8024	(956) 664-2362
ENGINEER:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

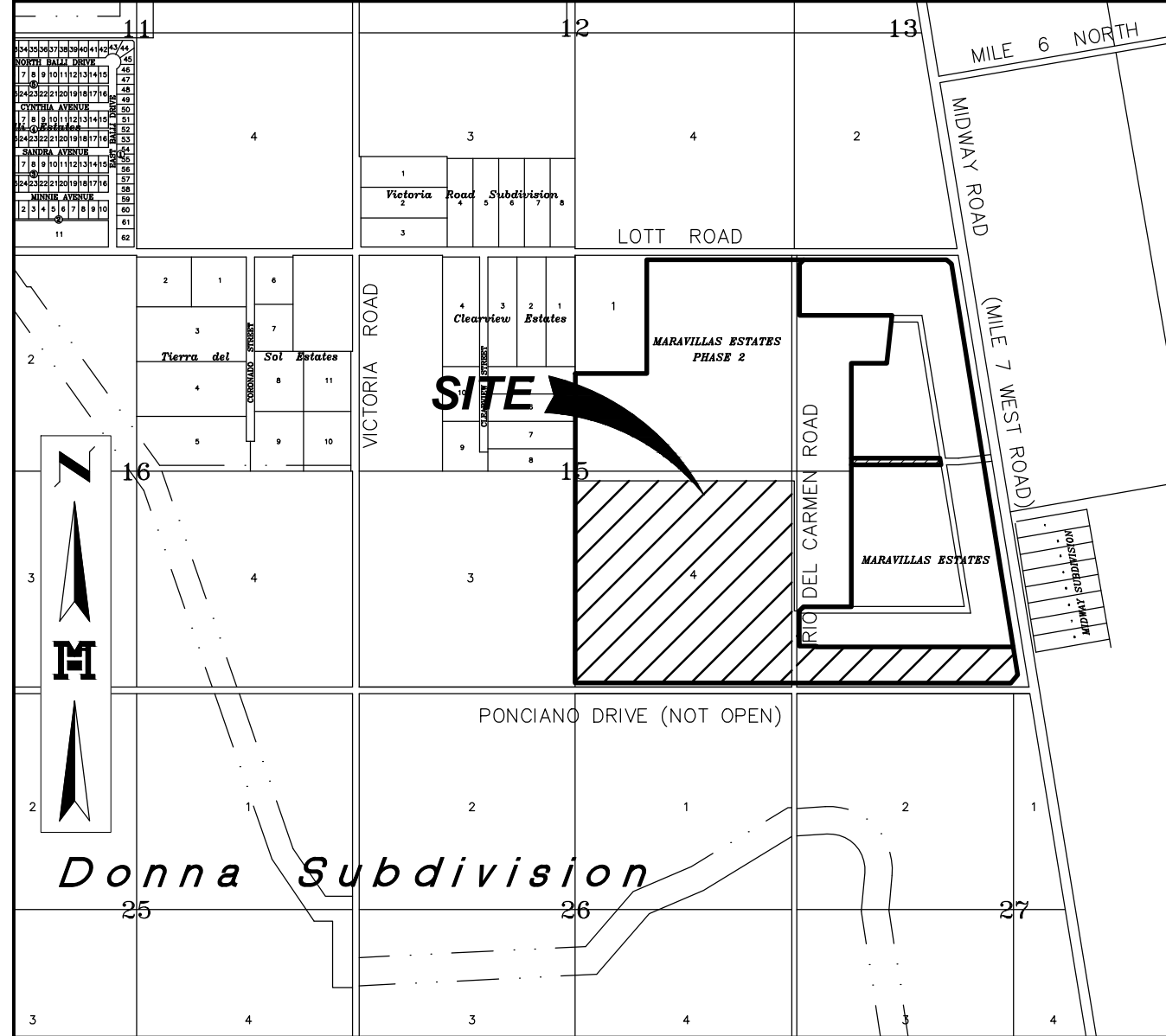
MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE OFF: (956) 381-0981
EDINBURG, TX 78541 FAX: (956) 381-1839

227 N. F.M. 3167 OFF: (956) 487-8256
RIO GRANDE CITY, TX 78582 FAX: (956) 488-8591
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

DESCRIPTION OF MARAVILLAS ESTATES PHASE 3
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
MARAVILLAS ESTATES PHASE 3, IS LOCATED IN THE SOUTHEASTERN PART OF HIDALGO COUNTY, TEXAS, AT THE NORTHWEST INTERSECTION OF MIDWAY ROAD AND PONCIANO DRIVE, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 12,429). MARAVILLAS ESTATES PHASE 3 LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021.
THIS SUBDIVISION FALLS WITHIN PRECINCT 1.



SUBDIVISION MAP OF
MARAVILLAS ESTATES PHASE 3

BEING A RESUBDIVISION OF
46.931 ACRES OUT OF LOT 2, BLOCK 14, AND
LOT 4, BLOCK 15
LA DONNA PLAT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.
HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE "B", WHICH IS DEFINED AS: AREAS BETWEEN LIMITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD COMMUNITY-PANEL NO. 480334 0525 B MAP REVISED DATE: JANUARY 2, 1981.
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 ALONG PONCIANO DRIVE 45.00 FEET
FRONT ALONG RIO DEL CARMEN ROAD 30.00 FEET
FRONT ALONG MIDWAY ROAD 50.00 FEET (LOT 37)
FRONT INTERIOR LOTS 25.00 FEET
SIDE CORNER: 15.00 FEET FOR RIGHT-OF-WAY GREATER THEN 50
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- ONLY LOTS 214 THROUGH 237 FRONTING PONCIANO DRIVE MAY BE CONSIDER FOR COMMERCIAL USE. PLANNING AND ZONE COMMISSION MUST APPROVE ZONE CHANGE. NO COMMERCIAL SHALL BE ALLOWED ON ALL INTERNAL LOTS 161 THROUGH 213. 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 MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING 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 BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--SB.M. NO.1 -- MHI ALUMINUM DISK SET IN CONCRETE AT THE SOUTHWEST CORNER OF LOT 214 ALONG THE NORTH RIGHT-OF-WAY OF PONCIANO DRIVE. ELEVATION 81.00 N:16575807.24, E:1139236.92.
--SB.M. NO.2 -- MHI ALUMINUM DISK SET IN CONCRETE AT THE SOUTHEAST CLIP OF LOT 237 OF MIDWAY ROAD AND PONCIANO DRIVE. ELEV. 76.00. N: 16574445.13 E:1139901.22.
- THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 114,405 CUBIC FEET OF RUNOFF. THE DRAINAGE FOR MARAVILLAS ESTATES PHASE 3 IS PART OF THE MASTER DRAINAGE PLAT FOR MARAVILLAS ESTATES (OVERALL). THESE IMPROVEMENTS HAVE BEEN CONSTRUCTED AS PER THE APPROVED DRAINAGE REPORT FOR MARAVILLAS ESTATES (OVERALL).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING HIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT 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.
- 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 SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. THE OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ELIAS WOLOSKI, PRESIDENT E.E.A.C. INC., THE OWNER & SUBDIVIDER OF MARAVILLAS ESTATES PHASE 3, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.
- NO ACCESS TO RIO DEL CARMEN ROAD FROM LOTS 161 TO 170, 213, 225 AND 226.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE PURCHASER OF LOTS 214 THROUGH 237 SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24" FEET IN LENGTH.

DESCRIPTION OF MARAVILLAS ESTATES PHASE 3
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 46.931 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 2, BLOCK 14 AND LOT 4, BLOCK 15, LA DONNA PLAT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, HIDALGO COUNTY MAP RECORDS, SAID 46.931 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A No. 4 REBAR FOUND ON THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 15, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 08° 34' 34" E ALONG THE WEST LINE OF SAID LOT 4, BLOCK 15 AND AT A DISTANCE OF 20.00 FEET PASS THE NORTH RIGHT-OF-WAY OF PONCIANO DRIVE (NOT OPEN), CONTINUING A DISTANCE OF 1295.39 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;
 - THENCE, S 81° 25' 26" E, ALONG THE SOUTH BOUNDARY LINE OF MARAVILLAS ESTATES PHASE 2, AS RECORDED IN INSTRUMENT XXXX, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 290.00 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 08° 34' 34" W ALONG THE BOUNDARY OF SAID MARAVILLAS ESTATES PHASE 2, A DISTANCE OF 33.39 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 25' 26" E ALONG A SOUTH LINE OF SAID MARAVILLAS ESTATES PHASE 2, A DISTANCE OF 50.00 TO A No. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, N 53° 35' 35" E ALONG A SOUTH LINE OF SAID MARAVILLAS ESTATES PHASE 2, A DISTANCE OF 21.21 FEET TO A No. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;
 - THENCE, S 81° 25' 26" E ALONG A SOUTH LINE OF SAID MARAVILLAS ESTATES PHASE 2, A DISTANCE OF 910.00 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 36° 25' 26" E ALONG A SOUTH LINE OF SAID MARAVILLAS ESTATES PHASE 2, A DISTANCE OF 35.36 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 08° 34' 34" W ALONG A WEST LINE OF SAID MARAVILLAS ESTATES PHASE 2 AND THE WEST RIGHT-OF-WAY OF RIO DEL CARMEN ROAD, A DISTANCE OF 667.00 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 25' 26" E ALONG A SOUTH LINE OF SAID MARAVILLAS ESTATES PHASE 2, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF SAID LOT 4, FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 08° 34' 34" W ALONG A WEST LINE OF SAID MARAVILLAS ESTATES PHASE 1 AND THE WEST LINE OF SAID LOT 4, A DISTANCE OF 317.00 FEET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 25' 26" E ALONG A SOUTH LINE OF SAID MARAVILLAS ESTATES PHASE 1 AS PER PLAT THEREOF RECORDED UNDER INSTRUMENT #2745066, HIDALGO COUNTY MAP RECORDS, A DISTANCE OF 20.00 FEET PASS THE EXISTING EAST RIGHT-OF-WAY OF RIO DEL CARMEN ROAD, AT A DISTANCE OF 30.00 FEET PASS A No. 4 REBAR FOUND ON THE EXISTING RIGHT-OF-WAY TO THE NORTH, AT A DISTANCE OF 1317.82 PASS A No. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY TO THE NORTH, AT A DISTANCE OF 1348.21 FEET PASS THE WEST RIGHT-OF-WAY OF MIDWAY ROAD TO THE SOUTH, AND CONTINUE A DISTANCE OF 1378.60 FEET TO A NAIL FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 00° 36' 48" E ALONG A EAST LINE OF SAID LOT 2, BLOCK 14 AND WITHIN MIDWAY ROAD (MILE 7 WEST ROAD) RIGHT-OF-WAY, A DISTANCE OF 271.48 FEET TO A COTTON PICKER SPINDLE FOUND ON THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 14, FOR THE SOUTHEAST CORNER OF THIS TRACT;
 - THENCE, N 81° 25' 26" W ALONG SOUTH LINES OF SAID LOT 2, BLOCK 14 & BLOCK 4, BLOCK 15, AT A DISTANCE OF 1421.95 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 14 AND THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 15 AND CONTINUING A TOTAL DISTANCE 2741.96 TO THE POINT OF BEGINNING, AND CONTAINING 46.931 ACRES OF LAND, MORE OR LESS.

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

MARAVILLAS ESTATES PHASE 3, IS LOCATED IN THE SOUTHEASTERN PART OF HIDALGO COUNTY, TEXAS, AT THE NORTHWEST INTERSECTION OF MIDWAY ROAD AND PONCIANO DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 12,429). MARAVILLAS ESTATES, PHASE 3 LIES APPROXIMATELY 1 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021.
THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND 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, 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 AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE DATE _____

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 3 WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA

ON _____ DAY OF _____, 20____

MAYOR OF THE CITY DONNA

ATTEST: _____
SECRETARY OF THE CITY OF DONNA

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 3 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF

DONNA ON _____ DAY OF _____, 20____

P&Z CHAIRMAN OF THE CITY OF DONNA

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 3 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON THIS THE _____ DAY OF _____, 20____

ENVIRONMENTAL HEALTH DIVISION MANAGER

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT NUMBER ONE

ON THIS _____ DAY OF _____, 20____

ATTEST: _____
PRESIDENT

SECRETARY
NOTE: DONNA IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
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 49.211 (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 AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P.E., C.F.M. DATE: _____
GENERAL MANAGER

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ELIAS WOLOSKI, PRESIDENT OF E.E.A.C. INC. AS OWNER OF THE 46.931 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MARAVILLAS ESTATES PHASE 3, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

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

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

ELIAS WOLOSKI, PRESIDENT DATE: _____
E.E.A.C., INC., A TEXAS CORPORATION
P.O. BOX 5454
MCALLEN, TX 78501

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI, PROVED 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.

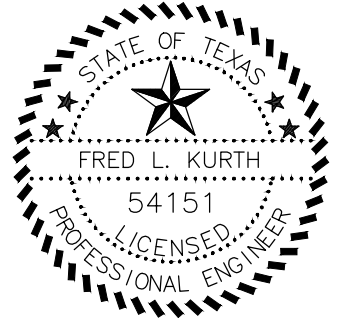
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF MARAVILLAS ESTATES PHASE 3, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 06-25-15 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, PE # 54151 RPLS # 4750 DATE: _____
DATE SURVEYED: 6-29-15 JOB No. 16181.00
DATE PREPARED: 2-2-16 SURVEY JOB No. 14140.08 MELDEN & HUNT, INC.
T-995 PG. 16 TEXAS REGISTRATION F-1435



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

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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

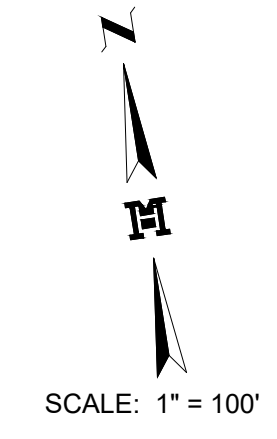
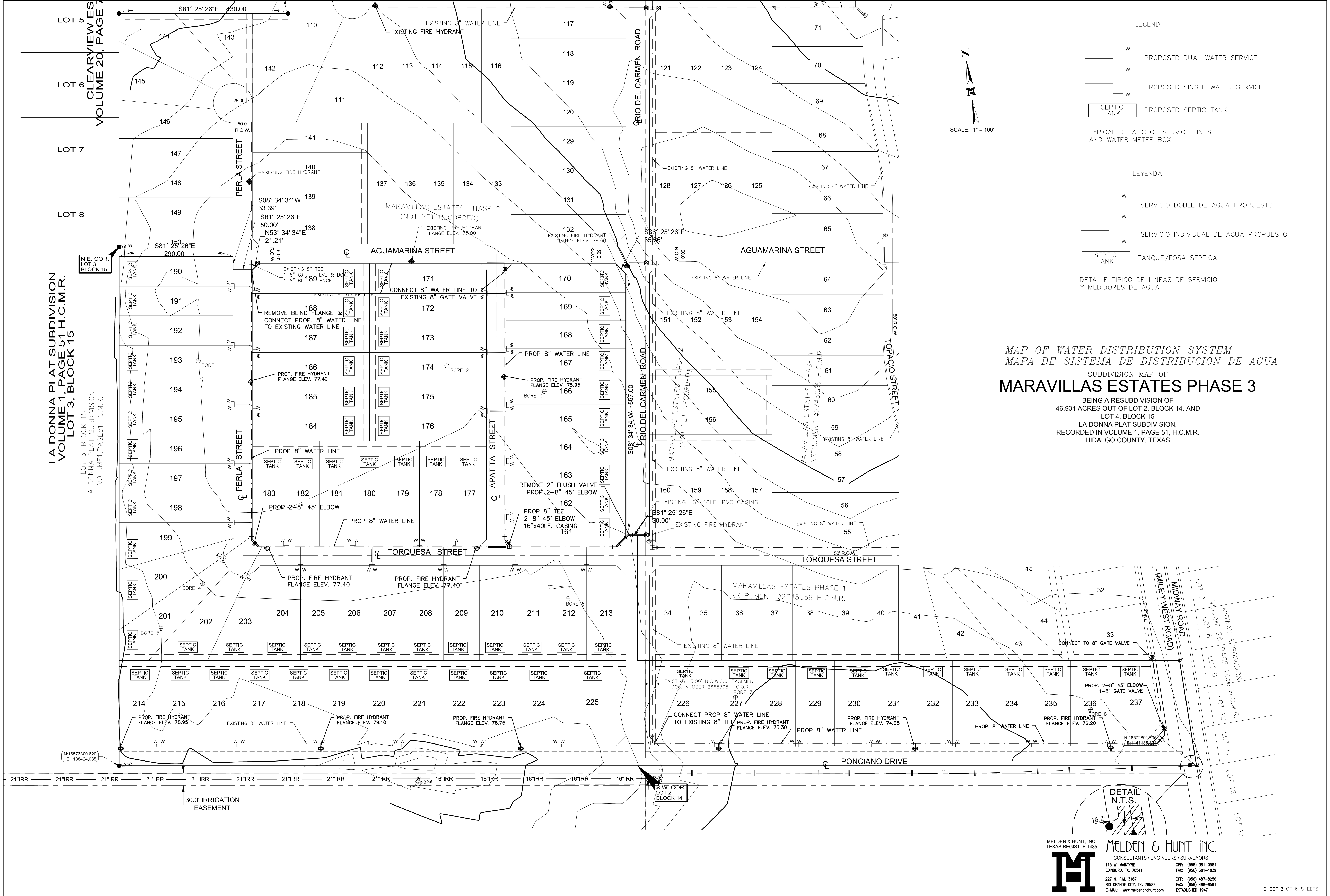
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MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTIRE OFF: (956) 361-0981
EDMURRS, TX 78541 FAX: (956) 361-1830

227 N. FM. 3167 OFF: (956) 487-8256
RIO GRANDE CITY, TX. 78582 FAX: (956) 488-8591
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

DRAWN BY: CIRO DATE: _____
SURVEYED, CHECKED _____ DATE: _____
FINAL CHECK _____ DATE: _____



- LEGEND:
- PROPOSED DUAL WATER SERVICE
 - PROPOSED SINGLE WATER SERVICE
 - PROPOSED SEPTIC TANK
- TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX
- LEYENDA:
- SERVICIO DOBLE DE AGUA PROPUESTO
 - SERVICIO INDIVIDUAL DE AGUA PROPUESTO
 - TANQUE/FOSA SEPTICA
- DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA

MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
MARAVILLAS ESTATES PHASE 3
 BEING A RESUBDIVISION OF
 46.931 ACRES OUT OF LOT 2, BLOCK 14, AND
 LOT 4, BLOCK 15
 LA DONNA PLAT SUBDIVISION,
 RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.
 HIDALGO COUNTY, TEXAS

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

M MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

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 EDINBURG, TX. 78541

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 RIO GRANDE CITY, TX. 78362

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Y:\Land Development\Residential\Donna\16181 - Maravillas Estates Phase III\16181.00 - Plat Dev-Report-General\AutoCad Files\DWG\Maravillas3.dwg, 11/3/2017 9:56:58 AM, DWG To PDF.pc3

WATER DETAILS
DETALLES DE SISTEMA DE AGUA

SUBDIVISION MAP OF
MARAVILLAS ESTATES PHASE 3

BEING A RESUBDIVISION OF
46.931 ACRES OUT OF LOT 2, BLOCK 14, AND
LOT 4, BLOCK 15
LA DONNA PLAT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.
HIDALGO COUNTY, TEXAS

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 611,374.25
DRAINAGE IMPROVEMENTS:	\$ 120,014.00
WATER DISTRIBUTION:	\$ 189,939.00
SEPTIC TANK SEWER IMPROVEMENTS / OSSF:	\$ 120,000.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 611,374.25
DRENAJE PLUVIAL:	\$ 120,014.00
SERVICIO DE AGUA POTABLE:	\$ 189,939.00
TANQUES/FOSAS SEPTICAS (DRENAJE SANITARIO)	\$ 120,000.00

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) SANITARY SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. I, ELIAS WOLOSKI, SUBDIVIDER OF MARAVILLAS ESTATES PHASE 3, 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.

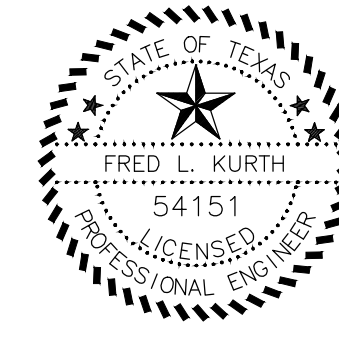
ELIAS WOLOSKI, PRESIDENT
E.E.A.C. INC., A TEXAS CORPORATION
P.O. BOX 5454
MCALLEN, TEXAS 78501

STATE OF TEXAS
COUNTY OF HIDALGO:

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



ENGINEERING REPORT FOR MARAVILLAS ESTATES PHASE 3
BY: FRED L. KURTH

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
MARAVILLAS ESTATES PHASE 3 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE LIES WITHIN A 15.00' N.A.W.S.C. EASEMENT RUNNING ALONG THE EAST RIGHT-OF-WAY OF RIO DE CARMEN ROAD. ANOTHER EXISTING 8" WATER LINE LIES WITHIN A 15.00' N.A.W.S.C. EASEMENT RUNS ALONG THE NORTH SIDE OF PONCIANO DRIVE RIGHT-OF-WAY FROM RIO DE CARMEN ROAD TO VICTORIA ROAD. ANOTHER 8" WATER LINE RUNS ALONG THE SOUTH SIDE OF AGUAMERINA STREET. THE WATER SYSTEM FOR MARAVILLAS ESTATES PHASE 3 CONSISTS OF AN 8" WATER LINE THAT TAPS INTO THE PREVIOUSLY MENTIONED 8" WATER LINES. SAID 8" LINE CONNECTS TO THE 8" WATER LINE LOCATED AT THE SOUTHWEST CORNER OF LOT 226 OF THIS SUBDIVISION THEN RUNS EAST WITHIN A 15.0' N.A.W.S.C. EASEMENT ALONG THE NORTH RIGHT-OF-WAY OF PONCIANO DRIVE THEN RUNS NORTH ALONG THE WEST SIDE OF MIDWAY ROAD (MILE 7 WEST ROAD) CONNECTING TO AN EXISTING 8" WATER LINE. AN OTHER 8" WATER LINE CONNECTS TO AN 8" WATER LINE AT THE SOUTHEAST CORNER OF LOT 161, MARAVILLAS ESTATES THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF TORQUESA STREET CONNECTING THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF PERLA STREET CONNECT TO AN EXISTING 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 189. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 161 AND RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF APATITA STREET CONNECTING TO THE EXISTING 8" WATER LINE ALONG THE NORTHWEST CORNER OF LOT 170.

WATER DISTRIBUTION FOR THE MARAVILLAS ESTATES PHASE 3 CONSISTS OF THIRTY-EIGHT (38) 1" DIAMETER DUAL SERVICE LINES THAT RUN IN PAIRS TO THE LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES, AND ONE (1) 2" DIAMETER SINGLE SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT AND ONE 2" SINGLE SERVICE SERVING ONE LOT. THE 8" LINE, DUAL SERVICES, 3/4" SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 189,939.00, OR \$ 2,374.24 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 53,900.00, WHICH COVERS THE \$ 673.75 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT, SAID SUM REPRESENTS THE TOTAL COST OF WATER METERS, RIGHTS ACQUISITION FEES AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED THREE (3) FIRE HYDRANTS AT A UNIT COST OF \$ 3,800.00 FOR A TOTAL COST OF \$ 22,800.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM MARAVILLAS ESTATES PHASE 3 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. JOSE A. GONZALEZ PROFESSIONAL ENGINEER NO. 12258, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCES CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY CLAY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY CLAY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 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 \$103,565.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 12/17/2017.

ENGINEER CERTIFICATION:

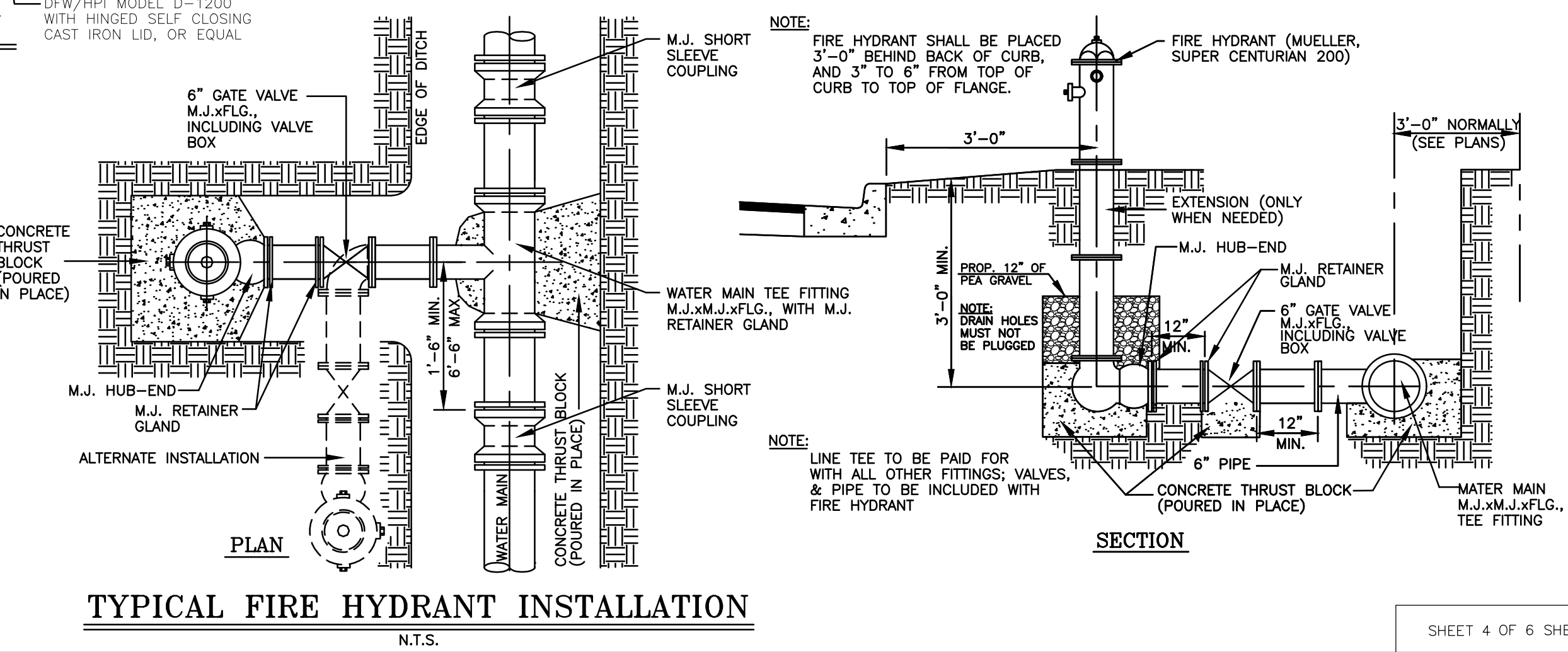
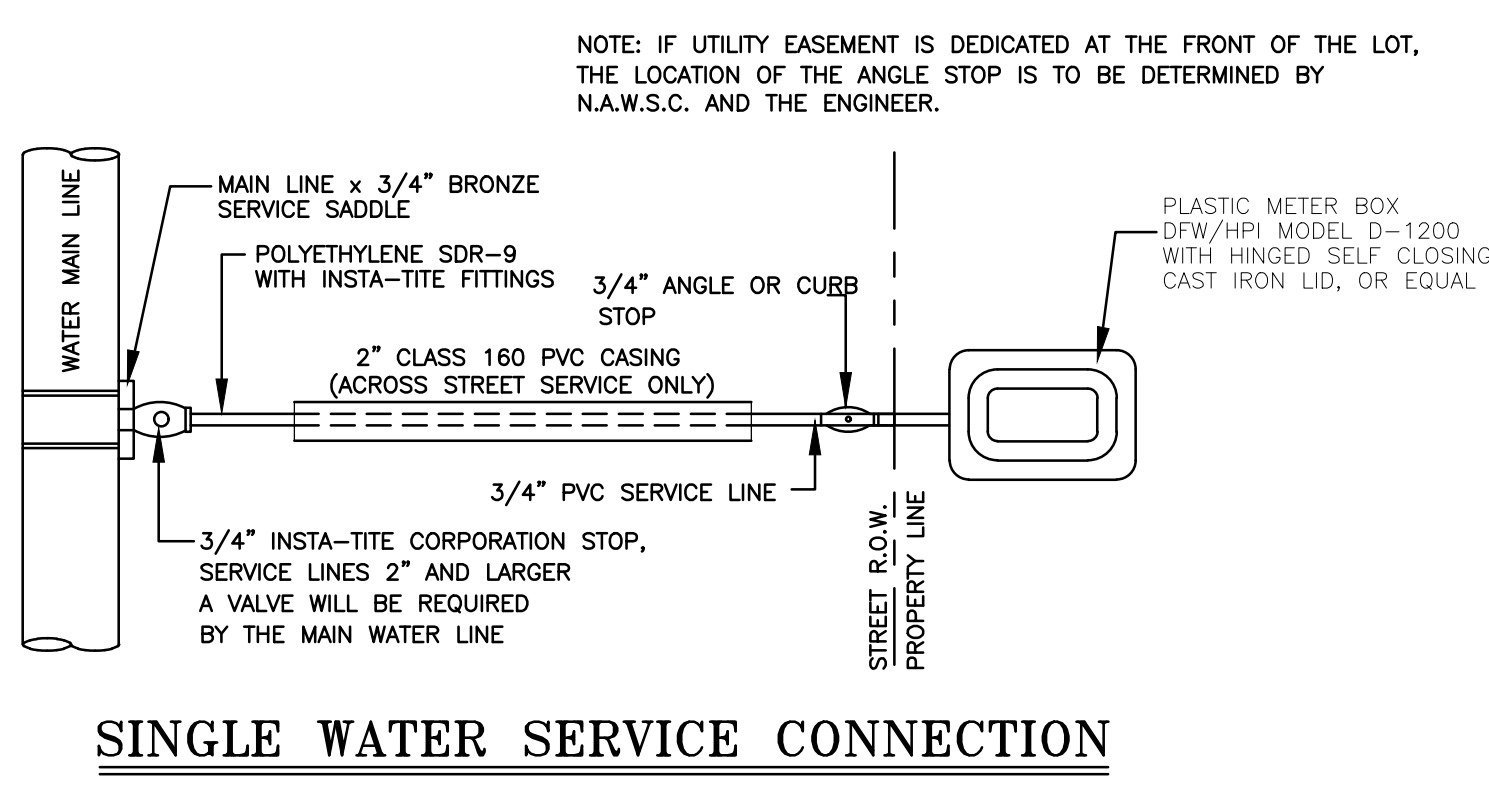
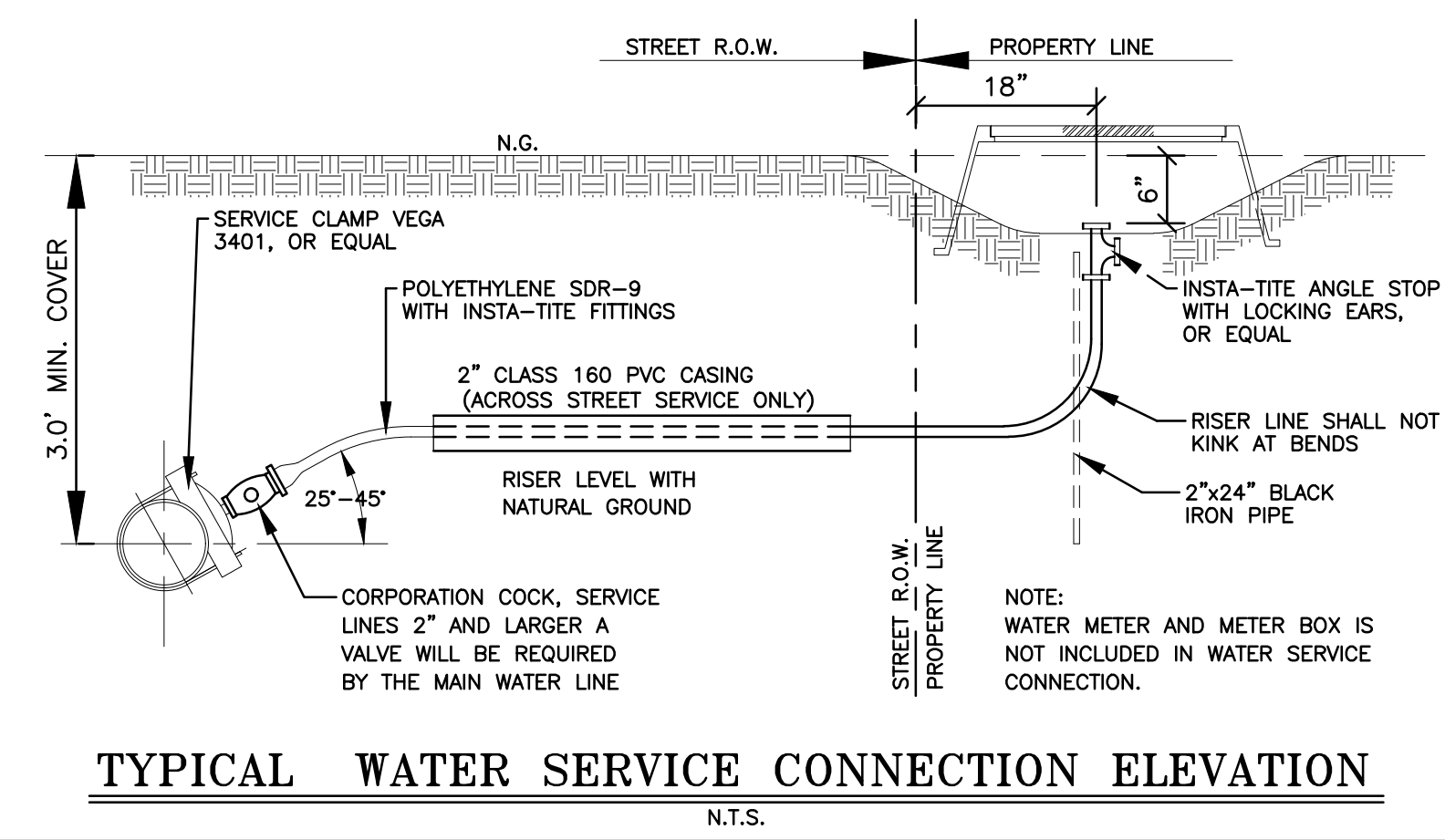
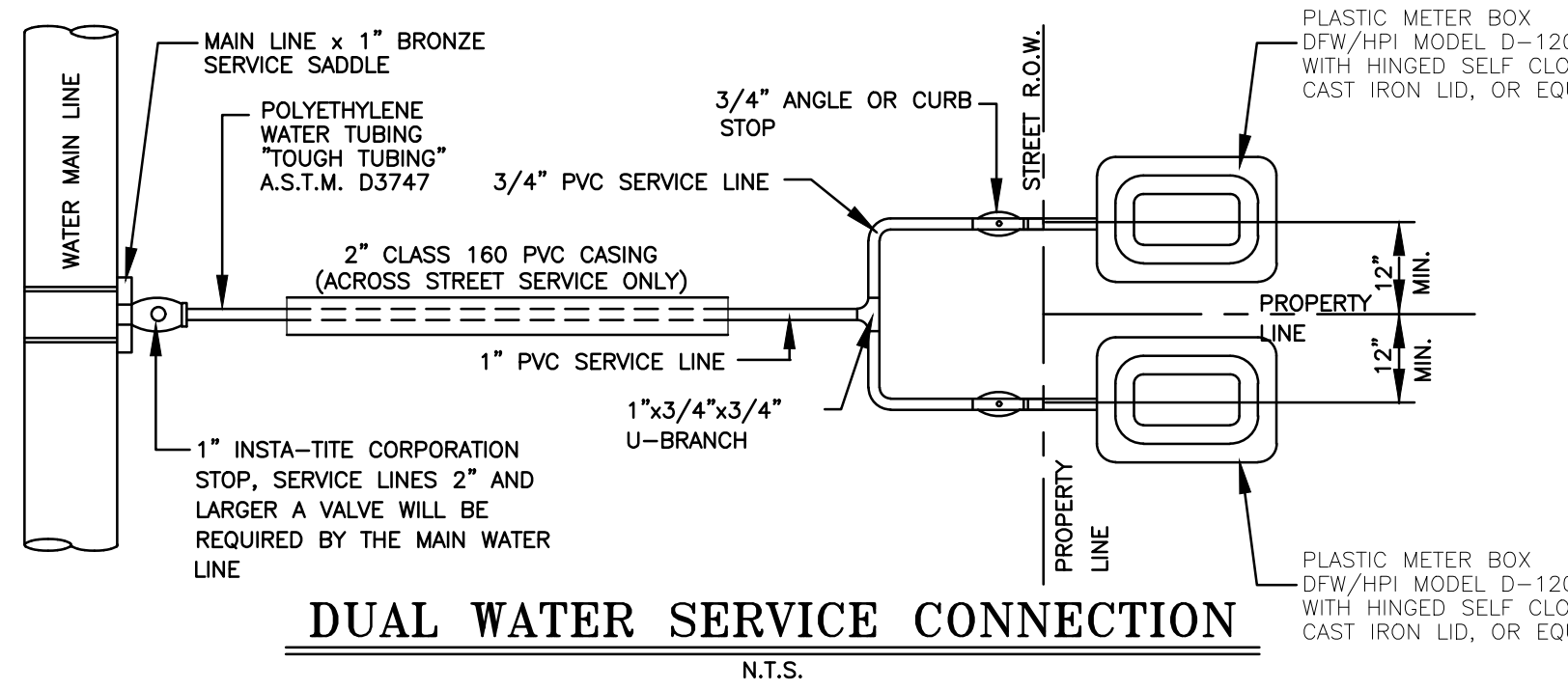
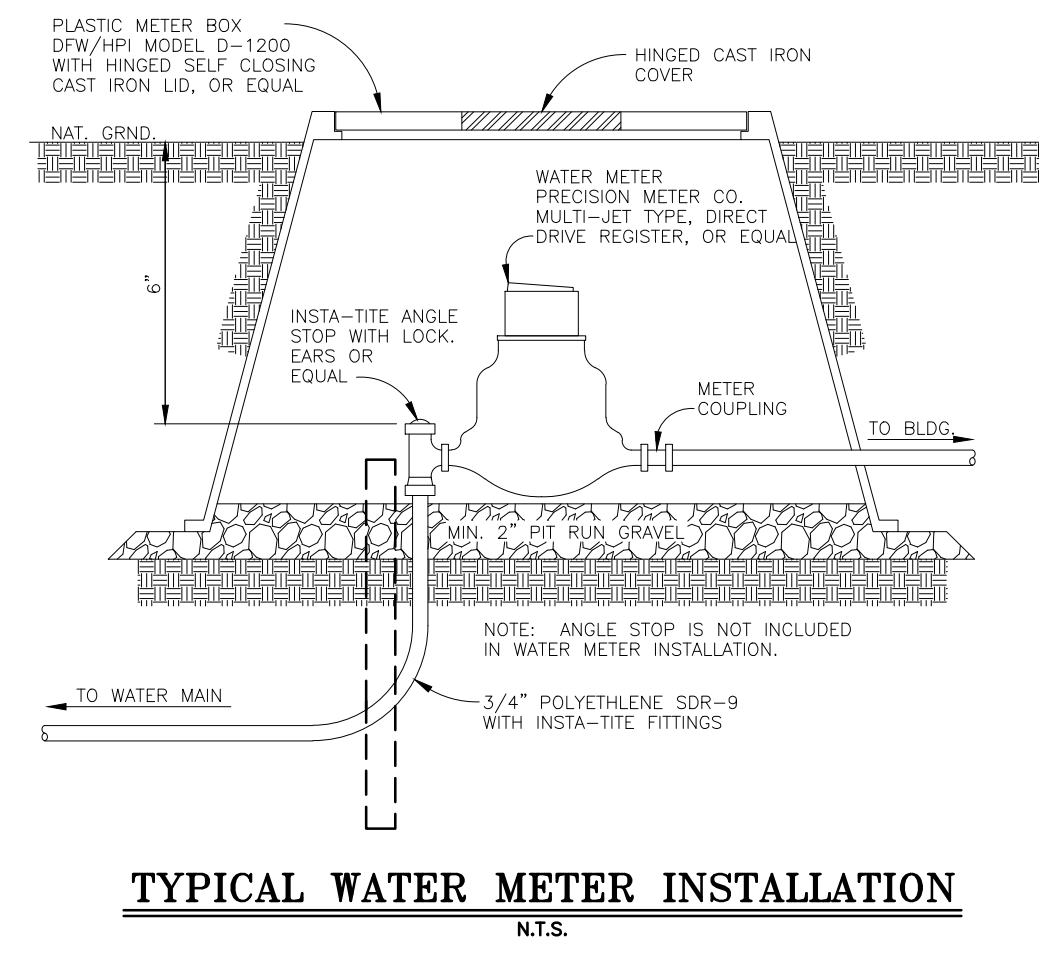
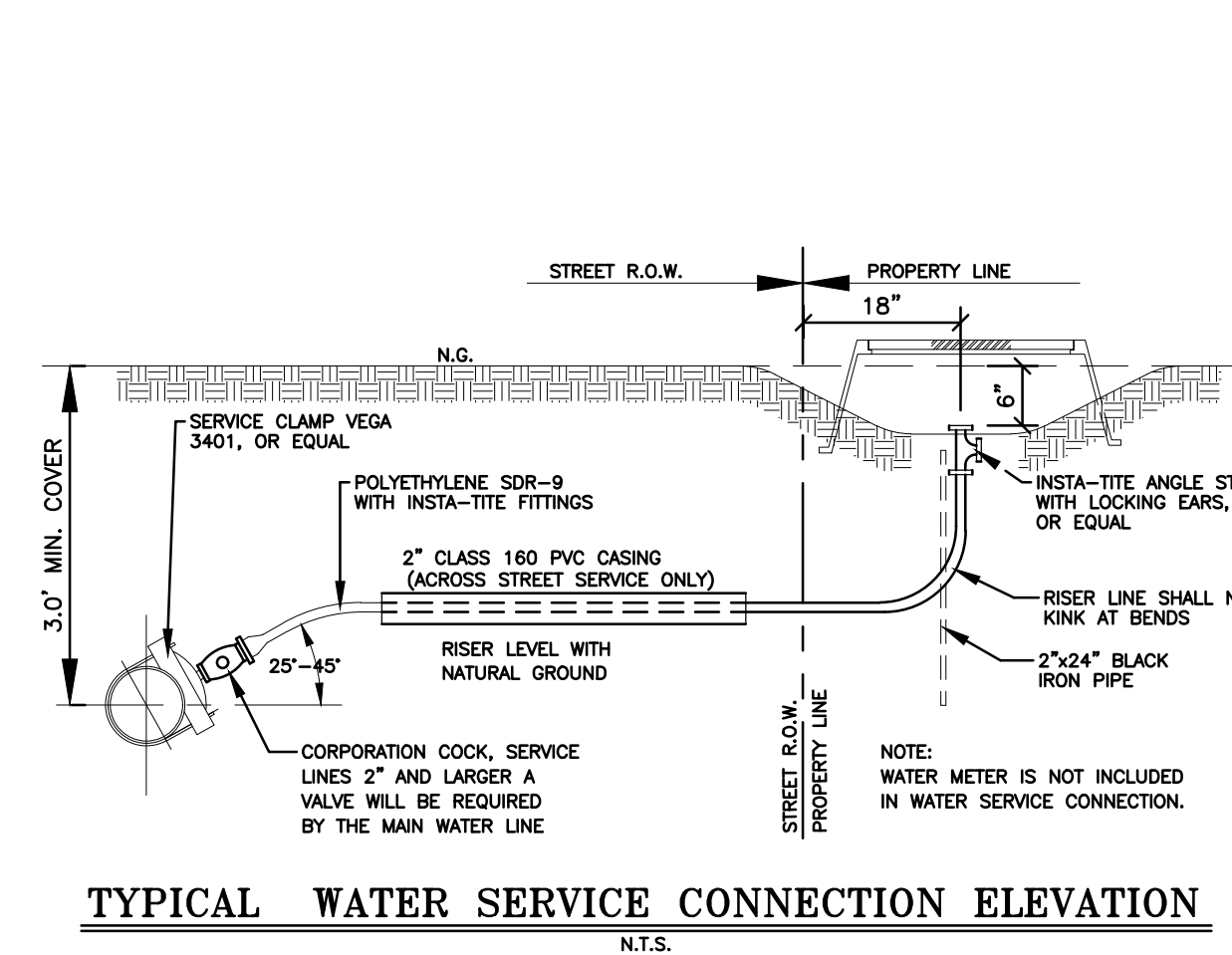
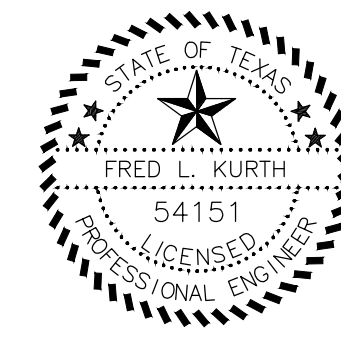
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 243,839.00 WHICH EQUALS TO \$ 3,047.99 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,345.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 103,565.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



REPORT DE INGENIERIA DE MARAVILLAS ESTATES PHASE 3
POR: FRED L. KURTH

PROVISION DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD
MARAVILLAS ESTATES PHASE 3 SERA ABASTECIDA DE AGUA POTABLE POR MEDIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). N.A.W.S.C. Y EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HAN FIRMADO UN CONTRATO EN EL CUAL SE ESTIPULA QUE LA SUBDIVISION SERA ABASTECIDA CON AGUA POTABLE POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION QUE INDICA LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO DE LA SUBDIVISION A LARGO PLAZO.

N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA DE 8 PULGADAS DENTRO DE UNA CONSECCION DE 15 PIES DE N.A.W.S.C. QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA DE RIO DEL CARMEN ROAD, OTRA LINEA DE AGUA DE 8 PULGADAS DENTRO DE UNA CONSECCION DE 15 PIES DE N.A.W.S.C. QUE PASA POR EL LADO NORTE DE PONCIANO DRIVE COMENSADO DE RIO DEL CARMEN ROAD HASTA VICTORIA ROAD, OTRA LINEA DE AGUA DE 8 PULGADAS LOCALIZADO EN EL LADO SUR DE DERECHO DE VIA DE AGUAMERINA STREET. EL SISTEMA DE DISTRIBUCION DEL AGUA SE COMPONE DE LINEAS DE 8 PULGADAS QUE SE CONECTA CON LAS LINEAS DE 8 PULGADAS PREVIAMENTE MENCIONADA. DICHA LINEA DE 8 PULGADAS SE CONECTA A LA LINEA EN EL SURESTE DE LOTE 126 Y EXTIENDE AL ESTE DENTRO DE UNA CONSECCION DE 15 PIES EN EL LADO NORTE DEL DERECHO DE VIA DE PONCIANO DRIVE LUEGO SE EXTIENDE AL NORTE CONECTADO CON UNA LINEA DE 8 PULGADAS EN EL LADO NORESTE DEL LOTE 237. OTRA LINEA DE 8" SE CONECTA A LA LINEA EXISTENTE EN EL LADO SURESTE DE LOTE 161 Y CORE AL OESTE POR EL LADO NORTE DEL DERECHO DE VIA DE TORQUESA STREET Y CORE AL NORTE POR EL LADO DE DERECHO DE VIA DE PERLA STREET CONECTANDOSE A LA LINEA EXISTENTE EN EL LADO NORESTE DE LOTE 189. OTRA LINEA DE 8 PULGADAS SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO SUROESTE DE LOTE 161 Y CORE AL NORTE EN EL LADO ESTE DEL DERECHO DE VIA DE APATITA STREET, Y SE CONECTA A LA LINEA EXISTENTE EN EL LADO NORESTE DEL LOTE 170.

EL SISTEMA DE DISTRIBUCION DEL AGUA PARA MARAVILLAS ESTATES PHASE 3 CONSISTE DE TREINTAOCHO SERVICIOS SENCILLOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES SIRVIENDO 38 LOTES & TRES SERVICIO DE 2" SERVIENDO 1 LOTES. ESTOS SERVICIOS SE SEPARAN FORMANDO DOS SERVICIOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE. SE HAN INSTALADO YA LA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS SERVICIOS SENCILLOS DE 1 PULGADA DE DIAMETRO, LOS SERVICIOS DOBLES DE 3/4 DE PULGADA DE DIAMETRO, Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$ 189,939.00 (\$ 2,374.24 POR LOTE). EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A N.A.W.S.C. LA CANTIDAD DE \$ 53,900 QUE CUBRE EL COSTO DE LOS MEDIDORES (\$ 673.75 PARA CADA LOTE), ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONSECCION. CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA, N.A.W.S.C. LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 6 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$ 3,800.00 POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ 22,800.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE SANITARIO: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD
EL DRENAJE SANITARIO DEL MARAVILLAS ESTATES PHASE 3 SUBDIVISION SE TRATARA DE FORMA INDIVIDUAL POR MEDIO DE UN TANQUE/FOSA SEPTICA PARA CADA SOLAR. DICHO TANQUE/FOSA SEPTICA SERA DE DISEÑO STANDARD DE DOBLE COMPARTIMIENTO, INCLUIDA TAMBIEN EL AREA DE DRENAJO. EL INGENIERO JOSE A. GONZALEZ CON LICENCIA NO. 12258, HA EVALUADO EL LUGAR DONDE SE ENCUENTRA ESTA SUBDIVISION PARA Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA LA INSTALACION DE UN TANQUE/FOSA SEPTICA (OSSF). EL REPORTE FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT). CADA LOTE CUENTA CON UNA AREA ADECUADA PARA REEMPLAZAR EL AREA DE DRENAJO.

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

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE TANQUES/FOSAS SEPTICAS POR LOTE ES DE \$ 1,345.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. TODOS LOS TANQUES/FOSAS SEPTICAS HAN SIDO INSTALADOS AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE ESTA SUBDIVISION A UN COSTO TOTAL DE \$ 103,565.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO SU INSTALACION DESDE LA FECHA DE 12/17/2017.

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

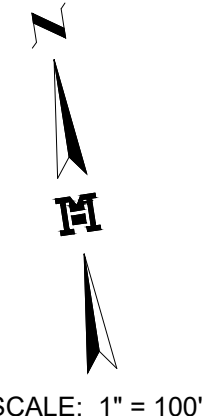
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR DE AGUA CON UN COSTO TOTAL DE \$ 243,839.00 O \$ 3,047.99 POR LOTE.

DRENAJE SANITARIO: SE ESTIMA QUE LOS TANQUES/FOSAS SEPTICAS COSTARAN \$ 1,345.00 POR LOTE, TENIENDO UN COSTO TOTAL DE \$ 103,565.00 POR TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
MARAVILLAS ESTATES PHASE 3

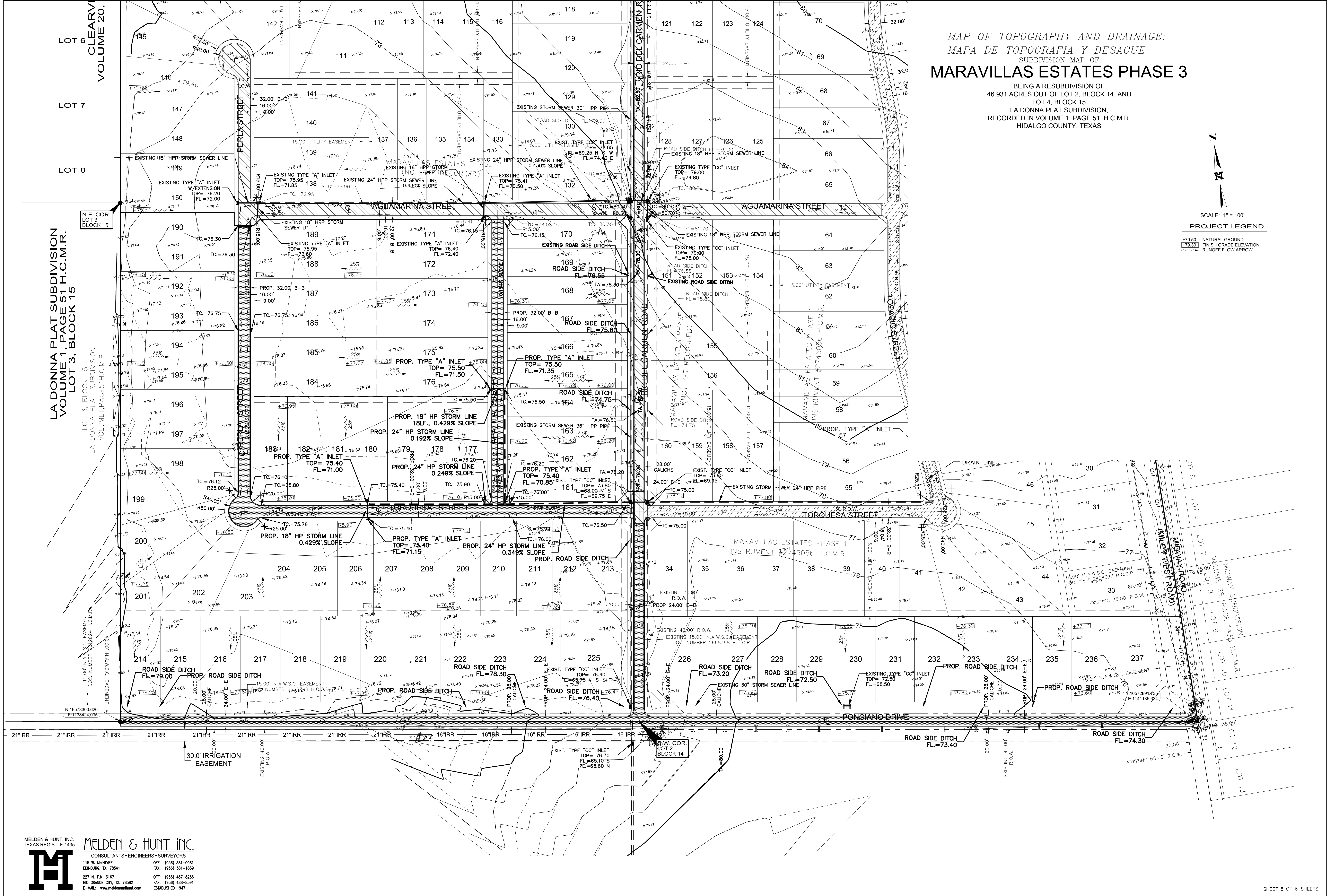
BEING A RESUBDIVISION OF
 46.931 ACRES OUT OF LOT 2, BLOCK 14, AND
 LOT 4, BLOCK 15
 LA DONNA PLAT SUBDIVISION,
 RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.
 HIDALGO COUNTY, TEXAS



SCALE: 1" = 100'

PROJECT LEGEND

- +79.50 NATURAL GROUND
- +79.30 FINISH GRADE ELEVATION
- ~~~ RUNOFF FLOW ARROW



LA DONNA PLAT SUBDIVISION
 VOLUME 1, PAGE 51 H.C.M.R.
 LOT 3, BLOCK 15

LA DONNA PLAT SUBDIVISION
 VOLUME 1, PAGE 51 H.C.M.R.
 LOT 3, BLOCK 15

LA DONNA PLAT SUBDIVISION
 VOLUME 1, PAGE 51 H.C.M.R.
 LOT 3, BLOCK 15

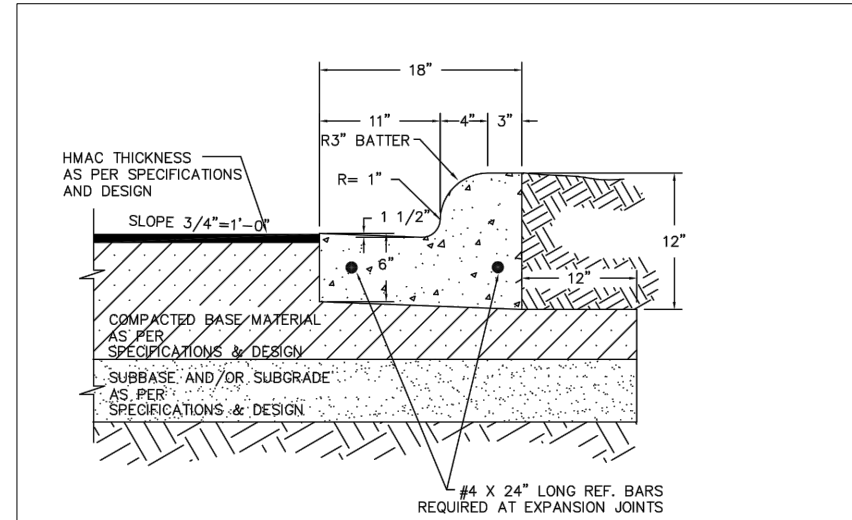
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 ENHURST, TX 75841 FAX: (956) 381-1939

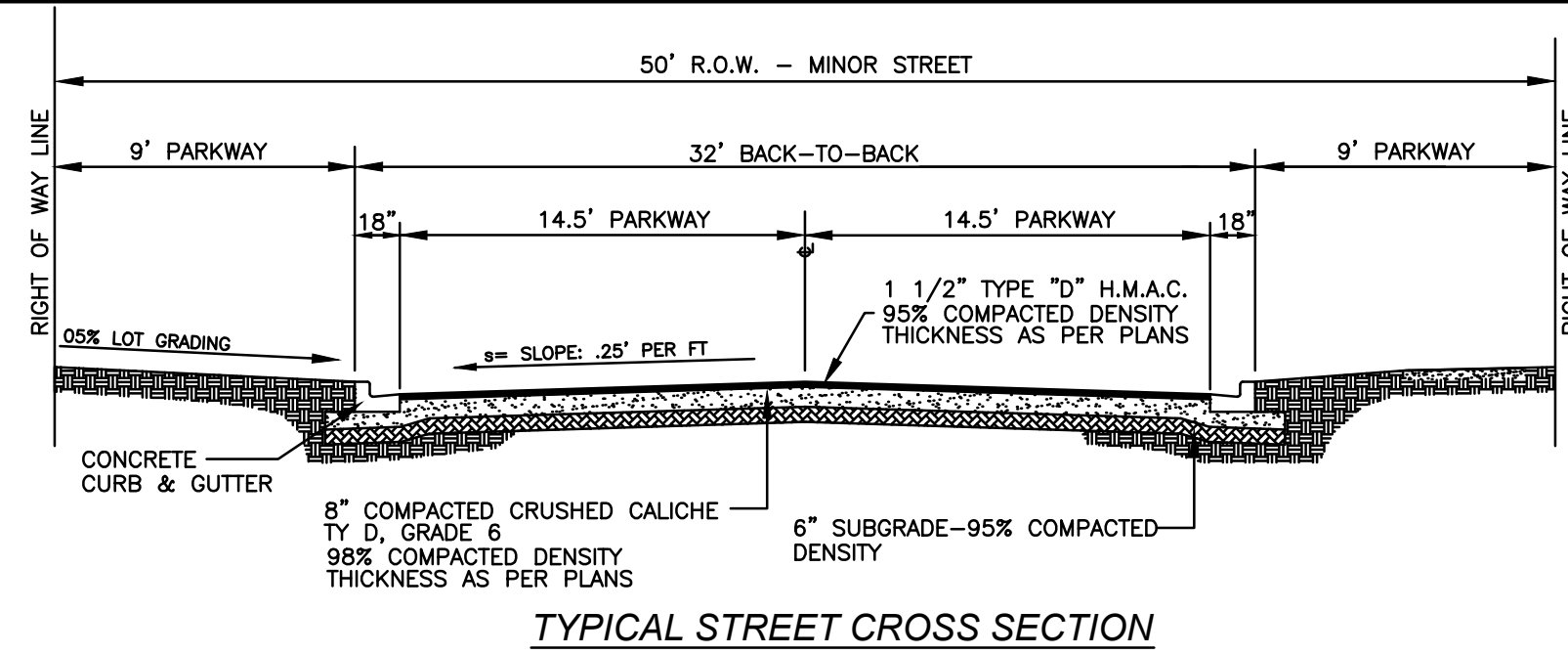
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 RIO GRANDE CITY, TX 78582 FAX: (956) 488-8591
 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

PAVING & STORM DETIALS
 DETALLES DE CALLES & DESAGUE
 SUBDIVISION MAP OF
MARAVILLAS ESTATES PHASE 3

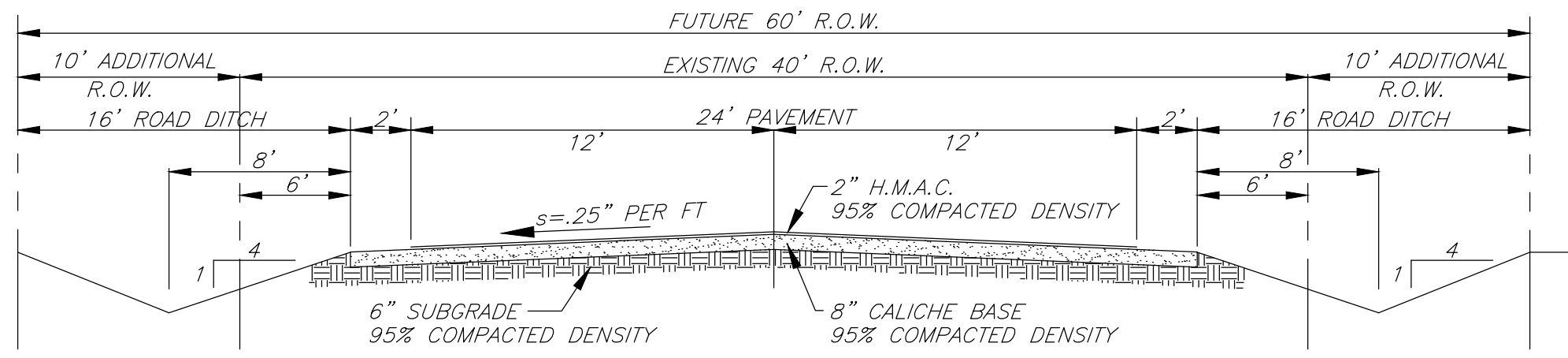
BEING A RESUBDIVISION OF
 46.931 ACRES OUT OF LOT 2, BLOCK 14, AND
 LOT 4, BLOCK 15
 LA DONNA PLAT SUBDIVISION,
 RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.
 HIDALGO COUNTY, TEXAS



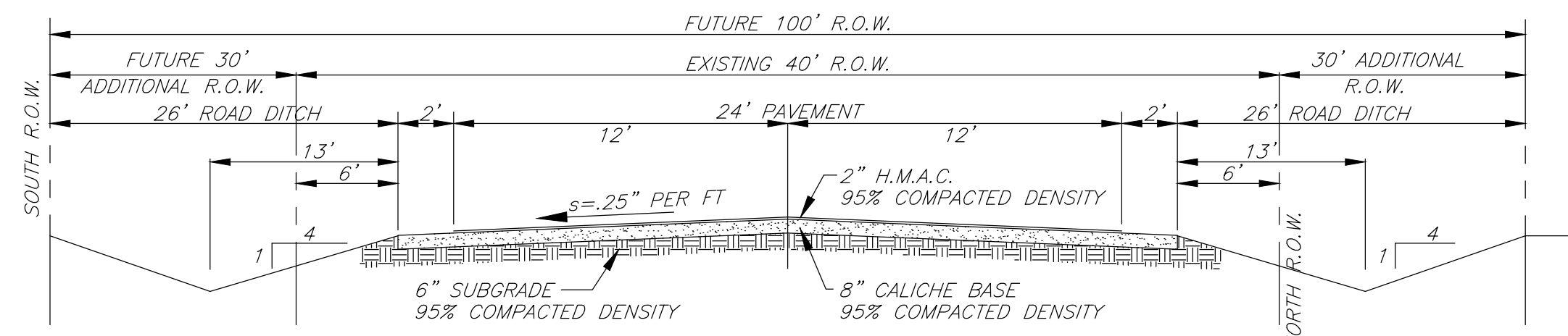
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



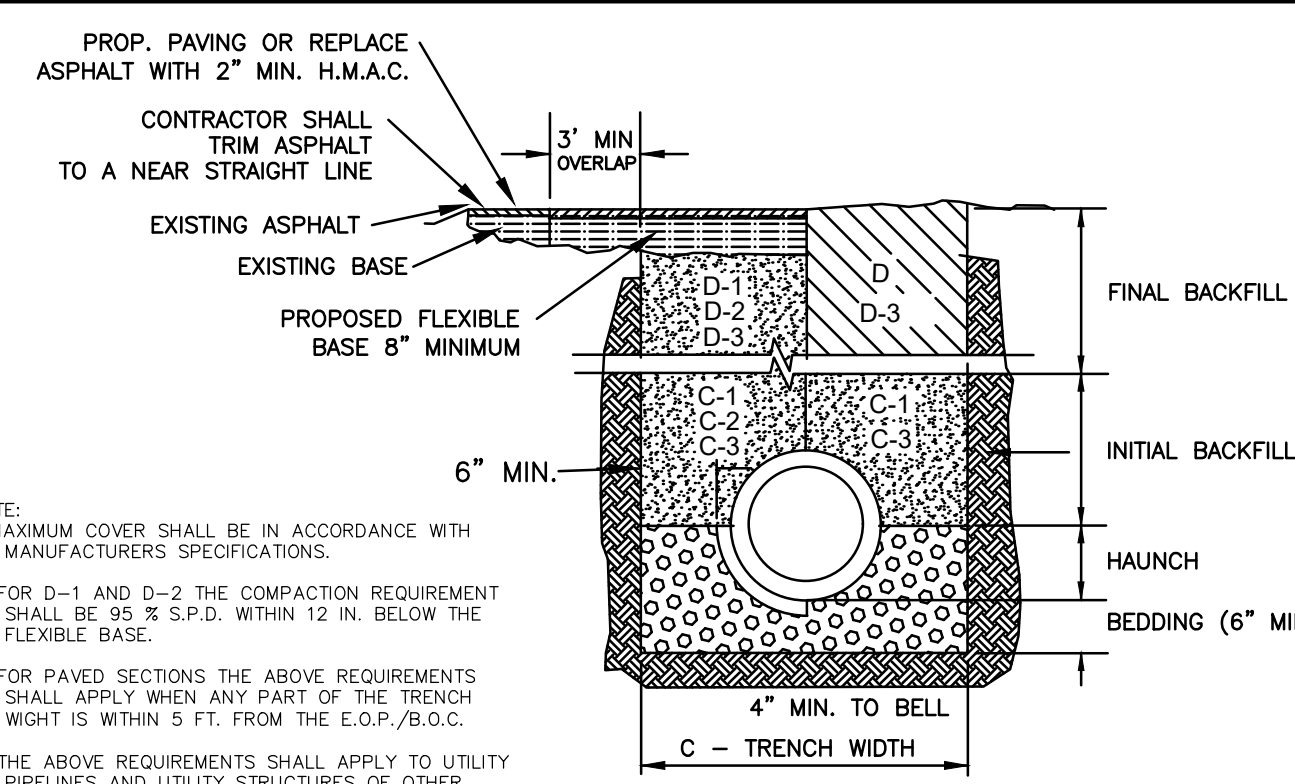
TYPICAL STREET CROSS SECTION
 N.T.S.



RIO DEL CARMEN ROAD
 TYPICAL URBAN PAVING SECTION
 N.T.S.

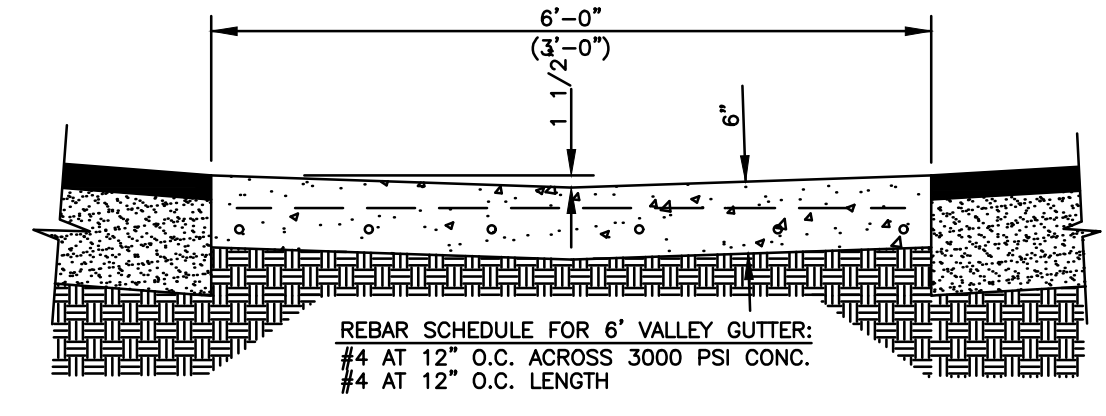


PONCIANO DRIVE
 TYPICAL URBAN PAVING SECTION
 N.T.S.



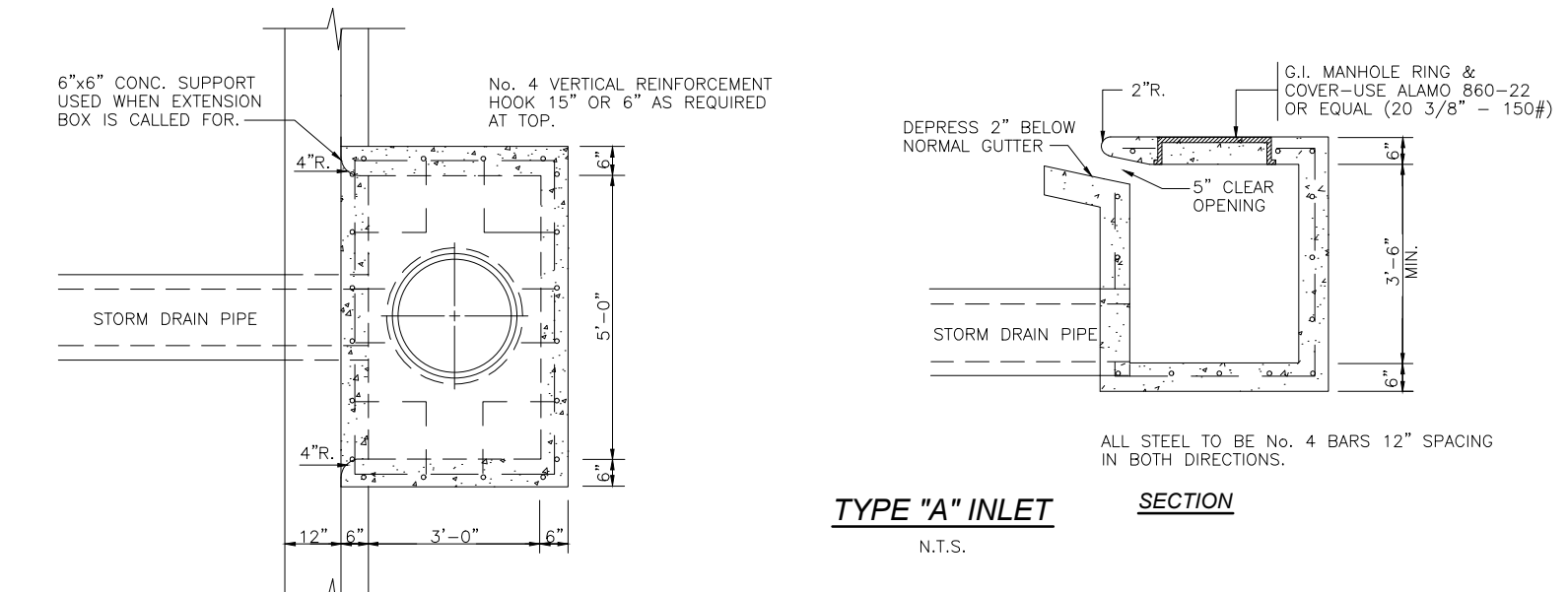
STORM TRENCH BEDDING AND BACKFILL DETAILS
 N.T.S.

- A. BEDDING FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE (MIN. COMPACTED THICKNESS = 6") - FIT RUN GRAVEL 2" MIX SIZE.
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP 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 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE IA, AZ, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

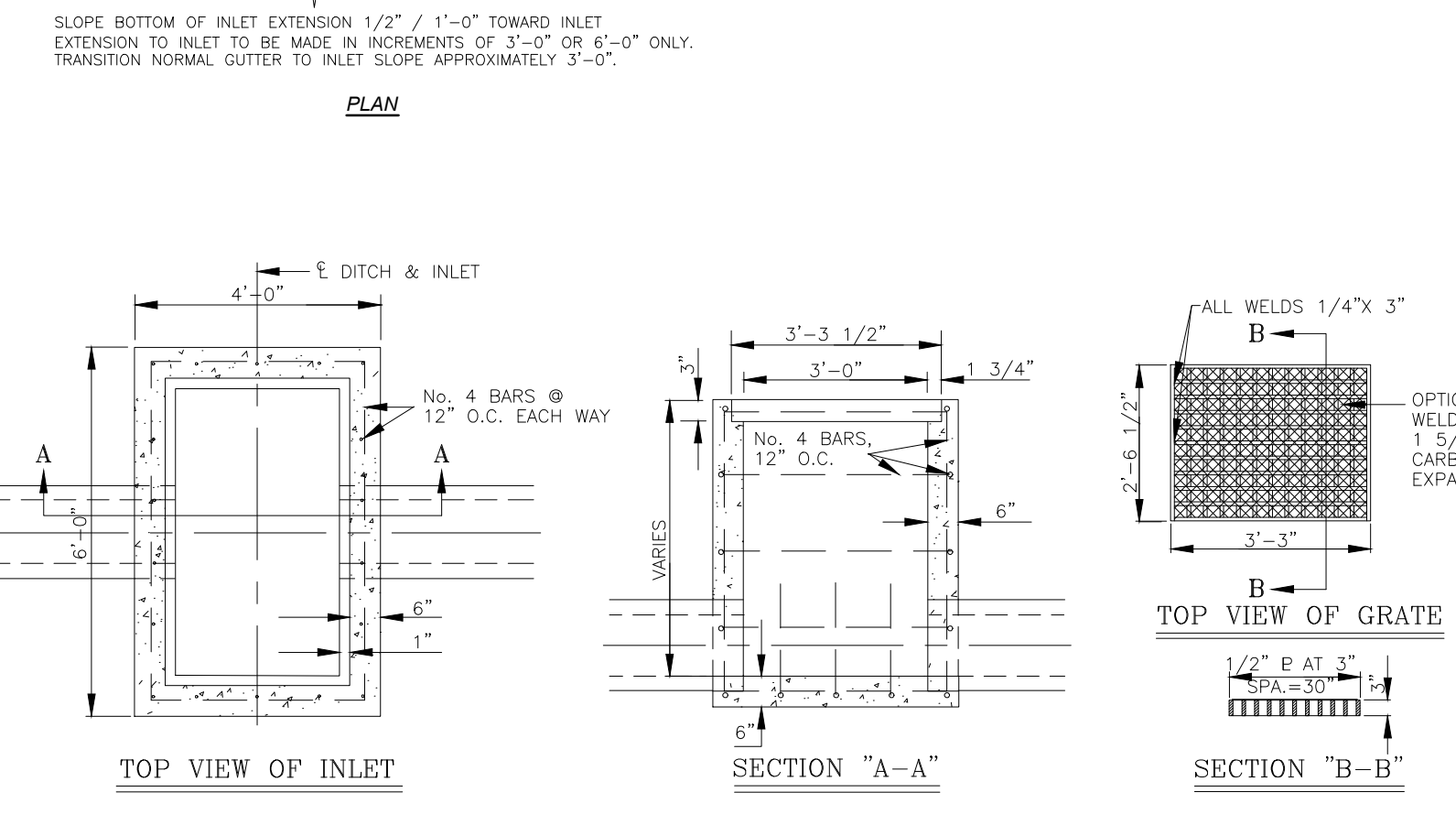


SECTION "CC" - CONCRETE VALLEY GUTTER
 N.T.S.

- GENERAL NOTES:
1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE W/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.
 3. H.M.A.C. BASE MATERIAL & SUBGRADE ARE AS PER SPECIFICATIONS



TYPE "A" INLET
 N.T.S.



TYPE "C-C" GRATED INLET
 (TWO GRATES PER INLET)

DRAINAGE STATEMENT
 MARAVILLAS ESTATES (PHASE 3)

MARAVILLAS ESTATES PHASE 3 IS A 46.931-ACRES TRACT OF LAND OUT OF LOT 4, BLOCK 15, AND LOT 2, BLOCK 14, LA DONNA PLAT SUBDIVISION, AS PER MAP OR PLAT RECORDED IN VOLUME 1, PAGE 51, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED ALONG THE NORTH SIDE OF PONCIANO DRIVE (NOT OPEN) AND WEST OF MIDWAY ROAD. THIS AGRICULTURAL PROPERTY IS BEING PROPOSED AS A 77-LOT RESIDENTIAL SUBDIVISION. IN DONNA'S 1 MILE ETJ, THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "B" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0525 B, MAP REVISED JANUARY 2, 1981. ZONE "B" SHADED 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 LEAVES FROM THE BASE FLOOD".

THE SOILS ARE HIDALGO SANDY CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUP "B" AND "C" RESPECTIVELY. SOIL GROUP "B" & "C" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS", FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHWESTERLY DIRECTION AND HAS A RUNOFF OF 8.22 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 9.67 C.F.S. DURING THE 10-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 1.45 C.F.S.

THE PROPOSED DRAINAGE FOR MARAVILLAS ESTATES PHASE 3 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO PROPOSED STREETS. THE STREET SHALL CHANNEL RUNOFF INTO A PROPOSED DRAINAGE SYSTEM OF TYPE "A" INLET FLOW EAST TO AN EXISTING STORM SEWER LINE. EXISTING TYPE "CC" INLETS SHALL CONNECT RUNOFF ALONG THE COUNTY ROAD BAR DITCHES FLOWING SOUTH WITHIN THE EXISTING STORM SEWER SYSTEM. PROPOSE STORM PIPES RANGING IN SIZE FROM 18" TO 24". THE EXISTING DRAINAGE SYSTEM SHALL FLOW SOUTH ALONG THE WEST RIGHT-OF-WAY OF COUNTY ROAD APPROXIMATELY 850 FEET SOUTH OF PONCIANO DRIVE (NOT OPEN) ULTIMATELY DISCHARGE INTO THE SOUTH DONNA DRAIN.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THE DETENTION FOR MARAVILLAS ESTATES PHASE 3 IS PRORATED TO 65,037 CUBIC FEET OF DETENTION, WHICH HAS BEEN PROVIDED BY THE WIDENING OF THE SOUTH DONNA DRAIN AS PART OF THE OVERALL DRAINAGE PLAN, FROM MARAVILLAS ESTATES (OVERALL).

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0525 B, REVISED JANUARY 2, 1981 IS CONTAINED WITHIN THE WIDENED EAST DONNA DRAIN.

FRÉD L. KURTH, PE # 54151 RPLS # 4750 DATE: _____
 MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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