



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-06-2018

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

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: ELIAS WOLOSKI, PRESIDENT, E.E.A.C., INC.

☐ PRELIMINARY APPROVAL ☒ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE
NUMBER OF LOTS: 80 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH OF LOTT ROAD APPROXIMATELY ¼ WEST OF MIDWAY ROAD.

SUBDIVISION LIES WITHIN THE: ☒ ETJ OF DONNA AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-26-16 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: STORM DRAINAGE SYSTEM AND DETENTION BY WIDENING THE EXISTING DRAIN DITCH.

DISTANCE TO A DRAIN DITCH: APPROXIMATELY 600 FEET SOUTH OF PROPOSED SUBDIVISION DEVELOPMENT.

ROAD R.O.W. DEDICATION: 30 FEET ONTO MIDWAY ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 1-25-18 By, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-25-18 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

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

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: LOTT ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 1-19-18: 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:

8-30-2016

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

☒ **Final Approval** subject to recommendations other departments

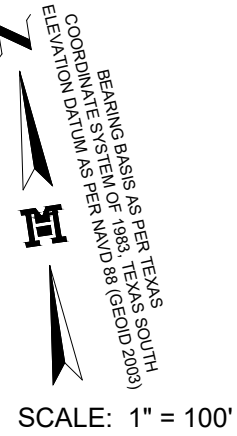
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

** Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

SUBDIVISION MAP OF
MARAVILLAS ESTATES PHASE 2

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

Lot Line Table		
Line #	Length	Direction
L1	35.36'	S36° 25' 26"E
L2	35.36'	S53° 34' 34"W
L3	35.36'	N36° 25' 26"W
L4	35.40'	N53° 34' 34"E
L5	35.36'	S36° 25' 26"E
L6	35.36'	N36° 25' 26"W
L7	35.36'	N53° 34' 34"E
L8	35.36'	S53° 34' 34"W
L9	35.33'	N36° 27' 26"W
L10	21.21'	N36° 25' 26"W
L11	20.00'	N81° 25' 26"W
L12	20.00'	S81° 25' 26"E



PROJECT LEGEND

- FOUND No.4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ SET MONUMENT IN CONCRETE
- ⊘ SET NAIL
- 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.E. COR. - NORTHEAST CORNER
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- W.D. - WARRANTY DEED
- CL - CENTER LINE
- L - LOT LINE

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	23° 50' 07"	50.00'	20.80'	10.55'	N33° 20' 30"W	20.65'
C2	57° 52' 37"	50.00'	50.51'	27.65'	N74° 11' 52"W	48.39'
C3	68° 17' 16"	50.00'	59.59'	33.91'	S42° 43' 12"W	56.13'
C4	65° 35' 23"	50.00'	57.24'	32.22'	S24° 13' 08"E	54.16'
C5	57° 47' 05"	50.00'	50.43'	27.59'	S85° 54' 22"E	48.32'
C6	26° 37' 32"	50.00'	23.24'	11.83'	N51° 53' 20"E	23.03'
C7	78° 07' 50"	50.00'	68.18'	40.58'	N30° 29' 21"W	63.02'
C8	63° 06' 42"	50.00'	55.08'	30.71'	S78° 53' 22"W	52.33'
C9	56° 14' 55"	50.00'	49.09'	26.72'	S19° 12' 34"W	47.14'
C10	72° 30' 33"	50.00'	63.28'	36.67'	S45° 10' 10"E	59.14'

INDEX TO SHEET OF MARAVILLAS ESTATES PHASE 2

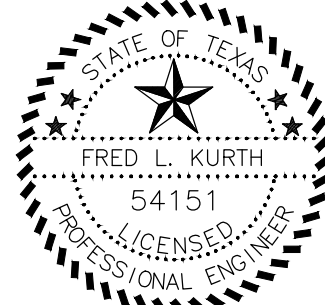
- SHEET 1: HEADING; INDEX; LOCATION MAP AND ET.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION
- SHEET 2: HEADING; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING 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

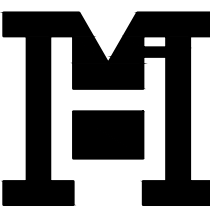
I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF MARAVILLAS ESTATES PHASE 2, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 06-25-15 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 JOB No. 16034.00
DATE PREPARED: 2-2-19 SURVEY JOB No. 14140.08
T- 995 PG. 16

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



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



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE
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ESTABLISHED 1947

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
ELIAS WOLOSKI, PRESIDENT	P.O. BOX 5454	McALLEN, TX 78502	(956) 682-8024	(956) 664-2362
E.E.A.C. INC.				
FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

TOTAL LOTS 80

SUBDIVISION MAP OF
MARAVILLAS ESTATES PHASE 2
BEING A RESUBDIVISION OF
49.940 ACRES OUT OF LOTS 1 AND 2, BLOCK 14, AND
LOTS 1 AND 4, BLOCK 15
LA DONNA PLAT SUBDIVISION,
RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.
HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES & RESTRICTIONS:

1. 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).

2. SETBACKS:
FRONT ALONG LOTT ROAD 45.00 FEET
FRONT ALONG RIO DEL CARMEN ROAD 30.00 FEET
FRONT INTERIOR LOTS 25.00 FEET
SIDE CORNER: 15.00 FEET FOR RIGHT-OF-WAY GREATER THEN 50
SIDE: 6.00 FEET OF EASEMENT, WHICHEVER IS GREATER
REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER

3. ONLY LOTS 88 THROUGH 98 FRONTING LOTT ROAD MAY BE CONSIDER FOR COMMERCIAL USE. NO COMMERCIAL SHALL BE ALLOWED ON ALL INTERNAL LOTS 81 THROUGH 87 AND LOT 99 THROUGH 160. 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.

4. 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.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
-->B.M. NO.1 - MHI ALUMINUM DISK SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 98 ALONG THE SOUTH RIGHT-OF-WAY OF LOTT ROAD. ELEVATION 81.00 N:16575807.24, E:1139236.92.
-->B.M. NO.2 - MHI ALUMINUM DISK SET IN CONCRETE AT THE SOUTHEAST CLIP OF RIO DE CARMEN ROAD AND AMATISTA STREET. ELEV. 81.50. N: 16574445.13 E:1139901.22.

6. THIS SUBDIVISION SHALL BE REQUIRED TO DETAIN 97,034 CUBIC FEET OF RUNOFF. THE DRAINAGE FOR MARAVILLAS ESTATES PHASE 2 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).

7. 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.

8. 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.

9. 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.

10. 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.

11. 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 STATEMENT 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.

12. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

13. ELIAS WOLOSKI, PRESIDENT E.E.A.C., INC., THE OWNER & SUBDIVIDER OF MARAVILLAS ESTATES PHASE 2, 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.

14. NO ACCESS TO RIO DEL CARMEN ROAD FROM LOTS 87, 121, 128, 151 AND 160.

15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

16. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF ON LESS THAN 15 INCHES IN DIAMETER AND 24" FEET IN LENGTH.

17. COMMON AREA "A" WILL BE MAINTAINED AND OWNED BY THE DEVELOPER.

DESCRIPTION OF MARAVILLAS ESTATES PHASE 2
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 49.940 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 1 AND LOT 2, BLOCK 14 AND LOTS 1 AND 4, BLOCK 15, LA DONNA PLAT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 51, HIDALGO COUNTY MAP RECORDS, SAID 49.940 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 15, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 34' 34" W ALONG THE EAST LINE OF LOT 1, BLOCK 15 AND WITHIN THE RIGHT-OF-WAY OF RIO DEL CARMEN ROAD, A DISTANCE OF 376.00 FEET TO A SET NAIL FOR AN INSIDE CORNER OF THIS TRACT;

2. THENCE, S 81° 25' 26" E, AT A DISTANCE OF 20.00 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF RIO DEL CARMEN ROAD AT A DISTANCE OF 30.00 FEET PASS A No. 4 REBAR SET FOR THE FUTURE RIGHT-OF-WAY LINE OF RIO DEL CARMEN ROAD, CONTINUING A TOTAL DISTANCE OF 587.50 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

3. THENCE, S 15° 04' 21" W ALONG A WEST LINE OF SAID MARAVILLAS ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NO. 2748096, HIDALGO COUNTY MAP RECORDS A DISTANCE OF 289.83 FEET TO A No. 4 REBAR FOUND FOR AN ANGLE POINT OF THIS TRACT;

4. THENCE, S 04° 47' 55" W ALONG A WEST LINE OF SAID MARAVILLAS ESTATES PHASE 1, A DISTANCE OF 50.11 TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, N 81° 25' 26" W ALONG A NORTH LINE OF SAID MARAVILLAS ESTATES PHASE 1, A DISTANCE OF 216.00 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

6. THENCE, S 08° 34' 34" W ALONG A WEST LINE OF SAID MARAVILLAS ESTATES PHASE 1, A DISTANCE OF 598.98 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

7. THENCE, S 81° 25' 26" E ALONG A SOUTH LINE OF SAID MARAVILLAS ESTATES PHASE 1, A DISTANCE OF 266.65 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

8. THENCE, S 08° 34' 11" W ALONG A WEST LINE OF SAID MARAVILLAS ESTATES PHASE 1, A DISTANCE OF 50.00 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

9. THENCE, N 81° 25' 26" W ALONG A NORTH LINE OF SAID MARAVILLAS ESTATES PHASE 1, A DISTANCE OF 266.65 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

10. THENCE, S 08° 34' 34" W ALONG A WEST LINE OF SAID MARAVILLAS ESTATES PHASE 1, A DISTANCE OF 717.05 FEET TO A No. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

11. THENCE, N 81° 25' 26" W ALONG A NORTH LINE OF SAID MARAVILLAS ESTATES PHASE 1, A DISTANCE OF 287.01 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

12. THENCE, N 36° 27' 26" W ALONG A BOUNDARY LINE OF SAID MARAVILLAS ESTATES PHASE 1, A DISTANCE OF 35.35 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

13. THENCE, N 81° 25' 26" W ALONG A NORTH LINE OF SAID MARAVILLAS ESTATES PHASE 1, AT A DISTANCE OF 10.00 FEET PASS THE EXISTING RIGHT-OF-WAY OF RIO DEL CARMEN ROAD, AT A DISTANCE OF 50.00 FEET PASS THE WEST RIGHT-OF-WAY OF RIO DEL CARMEN ROAD, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

14. THENCE, N 08° 34' 34" E A DISTANCE OF 667.00 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

15. THENCE, N 36° 25' 26" W A DISTANCE OF 35.36 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

16. THENCE, N 81° 25' 26" W A DISTANCE OF 910.00 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

17. THENCE, S 53° 34' 34" W A DISTANCE OF 21.21 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

18. THENCE, N 81° 25' 26" W A DISTANCE OF 50.00 FEET TO A No. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

19. THENCE, N 08° 34' 34" E A DISTANCE OF 33.39 TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

20. THENCE, N 81° 25' 26" W A DISTANCE OF 290.00 FEET TO A No. 4 REBAR SET ON THE WEST LINE OF SAID LOT 4, BLOCK 15 FOR THE SOUTHWEST CORNER OF THIS TRACT;

21. THENCE, N 08° 34' 34" E ALONG THE WEST LINE OF SAID LOTS 4 AND 1, BLOCK 15, AT A DISTANCE OF 35.55 FEET PASS THE NORTHWEST CORNER OF SAID LOT 4 AND THE SOUTHWEST CORNER OF SAID LOT 1 CONTINUING A TOTAL DISTANCE OF 618.80 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;

22. THENCE, S 81° 25' 26" E A DISTANCE OF 430.00 FEET TO A No. 4 REBAR FOUND [N:16575129.2822, E:1139134.6746] FOR AN INSIDE CORNER OF THIS TRACT;

23. THENCE, N 08° 34' 34" E AT A DISTANCE OF 685.81 FEET PASS THE SOUTH RIGHT-OF-WAY OF LOTT ROAD AND CONTINUING A TOTAL DISTANCE OF 725.81 FEET TO A COTTON PICKER SPINDLE FOUND [N:16575846.9776, E:1139242.9038] ON THE NORTH LINE OF SAID LOT 1, BLOCK 15 FOR THE NORTHWEST CORNER OF THIS TRACT;

24. THENCE, S 81° 25' 26" E ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 15 AND WITHIN THE RIGHT-OF-WAY OF LOTT ROAD, A DISTANCE OF 890.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 49.940 ACRES OF LAND, MORE OR LESS.

DESCRIPTION OF MARAVILLAS ESTATES PHASE 2

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

MARAVILLAS ESTATES PHASE 2 IS LOCATED IN THE SOUTHEASTERN PART OF HIDALGO COUNTY, TEXAS, ON THE SOUTH SIDE OF LOTT ROAD AND APPROXIMATELY 1320.00 FEET WEST OF MIDWAY ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. MARAVILLAS ESTATES PHASE 2 FALLS IN THE RURAL AREA OF THE COUNTY. 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, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

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

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____, 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, ELIAS WOLOSKI, PRESIDENT OF E.E.A.C., INC., A TEXAS CORPORATION 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
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.
GENERAL MANAGER

DATE:

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

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

HIDALGO COUNTY JUDGE

DATE

ATTEST: 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 2 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 UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 2 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 2 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.

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 49.940 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MARAVILLAS ESTATES PHASE 2 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:

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

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

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI, ELIAS WOLOSKI, PRESIDENT OF E.E.A.C., INC., A TEXAS CORPORATION 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 2 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 JOB No. 16034.00
DATE PREPARED: 2-2-16 SURVEY JOB No. 14140.08
T-995 PG. 16

DATE: _____
MELDEN & HUNT, INC.
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



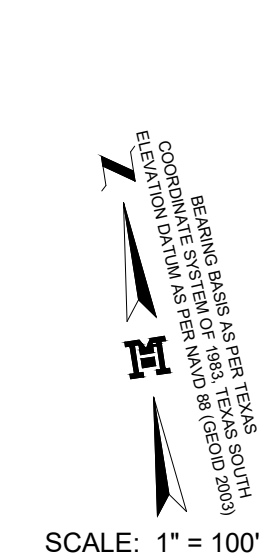
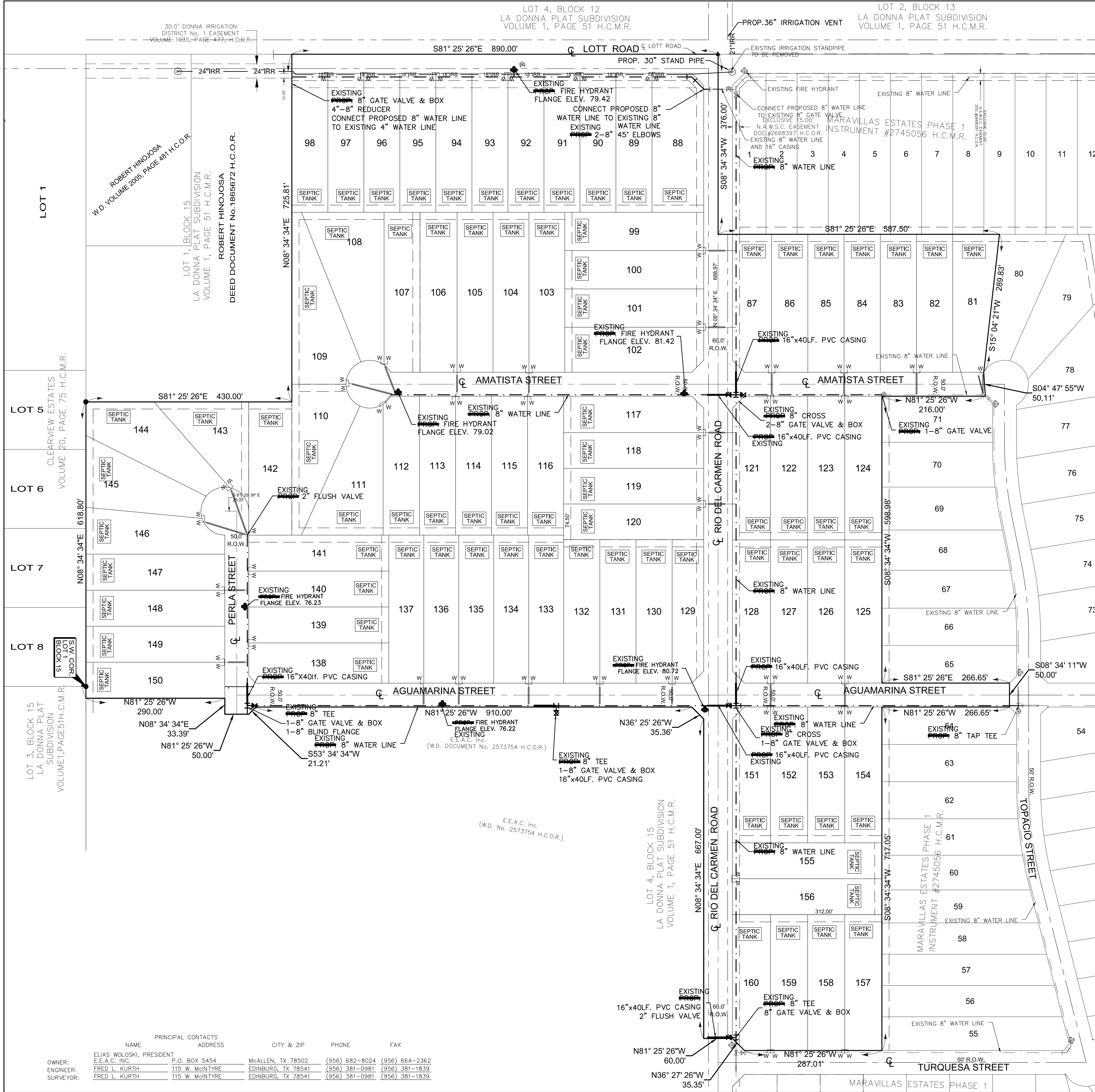
MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE OFF: (956) 381-0981
EDINBURG, TX 78541 FAX: (956) 381-1839
227 N. FM. 3167 OFF: (956) 487-8256
80 GRANDE CITY, TX 78562 FAX: (956) 488-8591
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

DRAWN BY: CIRO DATE: _____

SURVEYED, CHECKED DATE: _____

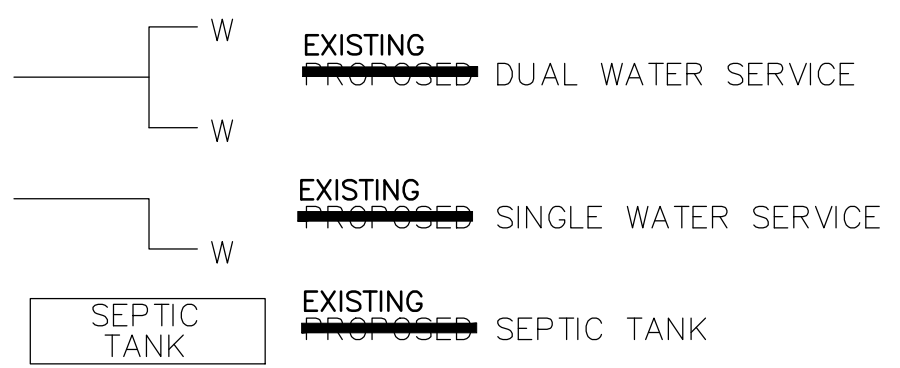
FINAL CHECK DATE: _____

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELIAS WOLOSKI, PRESIDENT	P.O. BOX 5454	McAlLEN, TX 78502	(956) 682-8024	(956) 684-2362
ENGINEER:	E.E.A.C., INC.	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



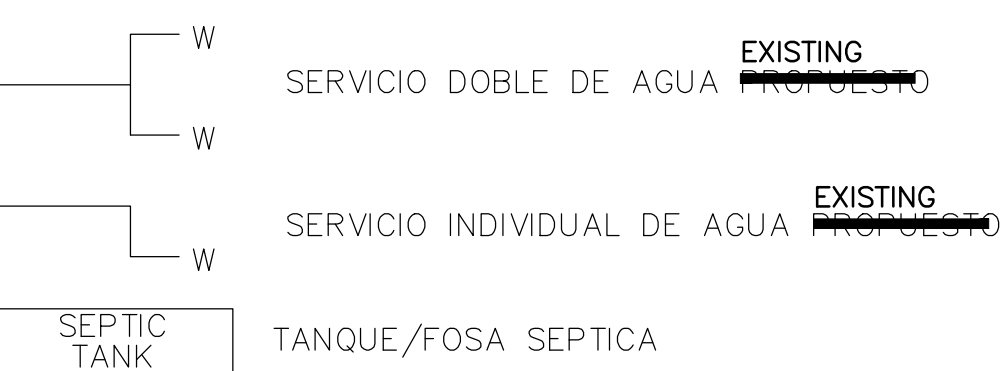
SCALE: 1" = 100'

LEGEND:



TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX

LEYENDA



DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA

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 2, HERE BY 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 PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER: ELIAS WOLOSKI, PRESIDENT					
E.E.A.C. INC.	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	



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

SUBDIVISION MAP OF
MARAVILLAS ESTATES PHASE 2

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

COST ESTIMATE:
PAVING IMPROVEMENTS: \$ 605,619.00
DRAINAGE IMPROVEMENTS: \$ 98,038.25
WATER DISTRIBUTION: \$ 162,960.00
SEPTIC TANK SEWER
IMPROVEMENTS / OSSF: \$ 116,000.00

ESTIMACION DE COSTOS:
PAVIMENTACION DE CALLES: \$ 605,619.00
DRENAJE PLUVIAL: \$ 98,038.25
SERVICIO DE AGUA POTABLE: \$ 162,960.00
TANQUES/FOSAS SEPTICAS
(DRENAJE SANITARIO) \$ 116,000.00

ENGINEERING REPORT FOR MARAVILLAS ESTATES PHASE 2
BY: FRED L. KURTH

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
MARAVILLAS ESTATES PHASE 2 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 WITHIN A 15' N.A.W.S.C. EASEMENT RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF LOTT ROAD AND ALONG THE EAST RIGHT-OF-WAY OF RIO DEL CARMEN ROAD. THE WATER SYSTEM FOR MARAVILLAS ESTATES PHASE 2 CONSISTS OF AN 8" DIAMETER WATER LINE THAT TAPS INTO THE PREVIOUSLY MENTIONED 8" WATER LINE. SAID 8" LINE CONNECT TO THE 8" WATER LINE LOCATED AT THE NORTHEAST CORNER OF LOT 88 OF THIS SUBDIVISION THEN RUNS WEST WITHIN A 15.0' N.A.W.S.C. EASEMENT ENDING WITH A 2" FLUSH VALVE AT THE NORTHWEST CORNER OF LOT 98. AN OTHER 8" WATER LINE CONNECT TO AN 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 1, MARAVILLAS ESTATES THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF RIO DEL CARMEN ROAD CONNECTING TO AN EXISTING 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 160. AN OTHER 8" WATER LINE CONNECT TO THE EXISTING 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 124 AND RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF AMATISTA STREET CONNECTING TO THE PROPOSED 8" WATER LINE ALONG THE EAST SIDE OF RIO DEL CARMEN ROAD AND CONTINUES WEST ENDING AT THE NORTHWEST CORNER OF LOT 112. AN OTHER 8" WATER LINE CONNECTION TO THE 8" WATER LINE ALONG THE EAST SIDE OF RIO DEL CARMEN ROAD THEN RUNS WEST ALONG THE SOUTH SIDE OF AGUAMARINA STREET RIGHT-OF-WAY AND TURNS NORTH ALONG THE WEST SIDE OF PERLA STREET RIGHT-OF-WAY ENDING AT THE NORTHEAST CORNER OF LOT 146. ANOTHER 8" WATER LINE RUNS EAST CONNECTING ALONG THE SOUTH RIGHT-OF-WAY OF AGUAMARINA STREET ENDING WITH A 2" FLUSH VALVE AT THE NORTHEAST CORNER OF LOT 154.

WATER DISTRIBUTION FOR THE MARAVILLAS ESTATES PHASE 2 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 FOUR (4) 3/4" DIAMETER SINGLE SERVICE LINE. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT AND ONE 3/4" SINGLE SERVICE SERVING ONE LOTS. THE 8" LINE, DUAL SERVICES, 3/4" SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$162,960.00, OR \$ 2,037.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 521,000.00, WHICH COVERS THE \$ 651.25 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 (6) 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 2 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 \$ 1,450.00, 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 \$116,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 12/20/16.

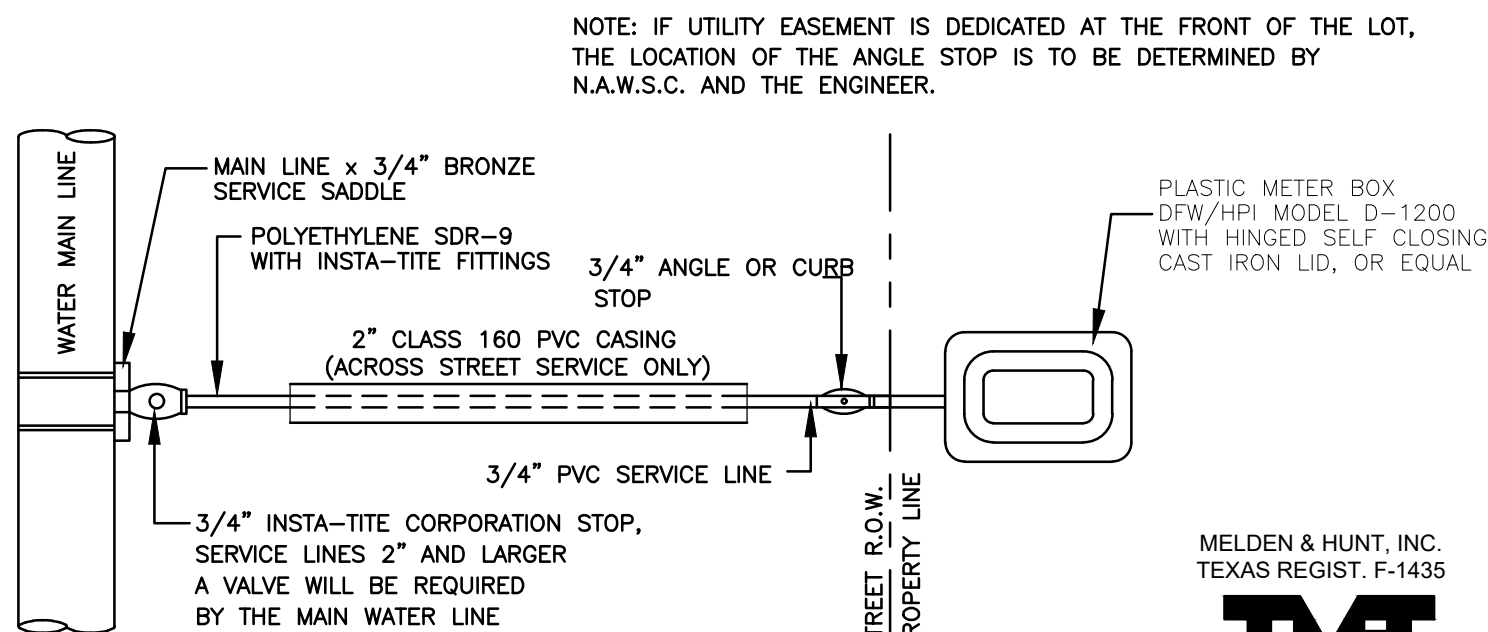
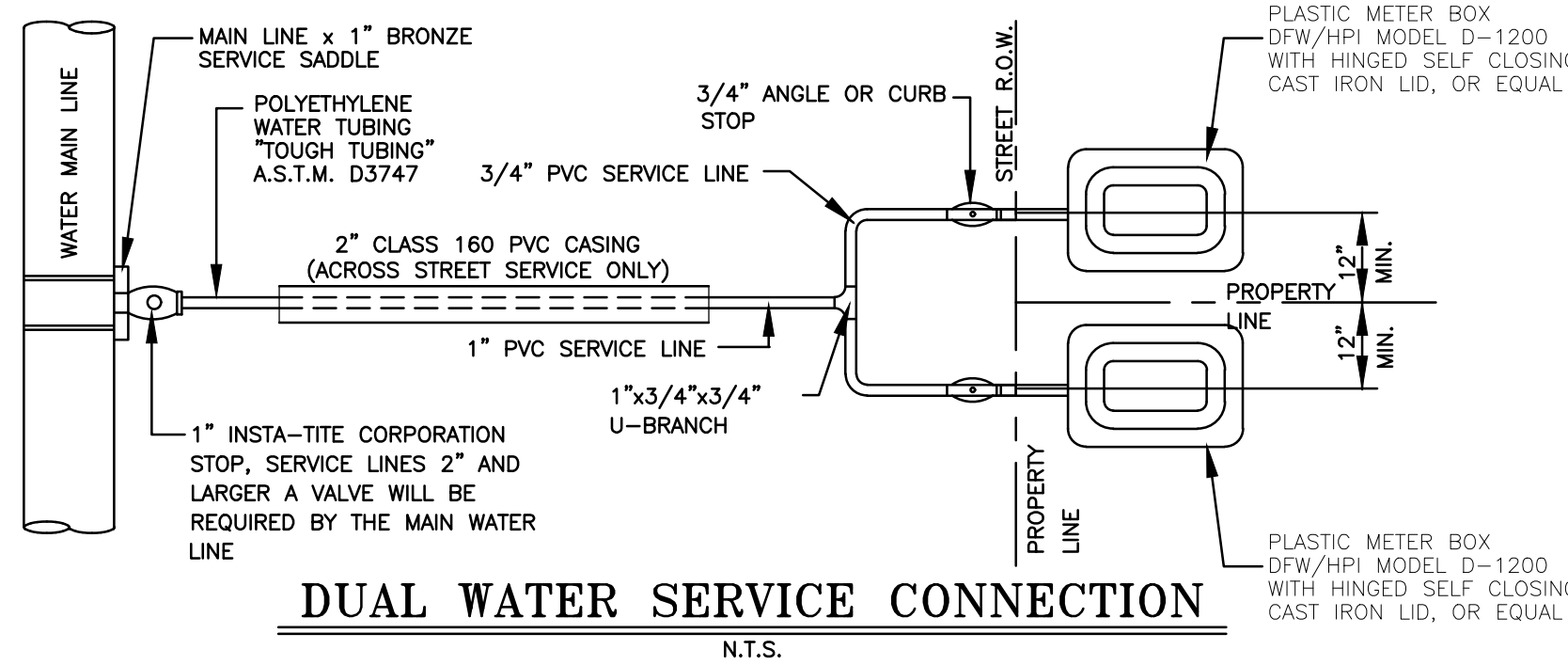
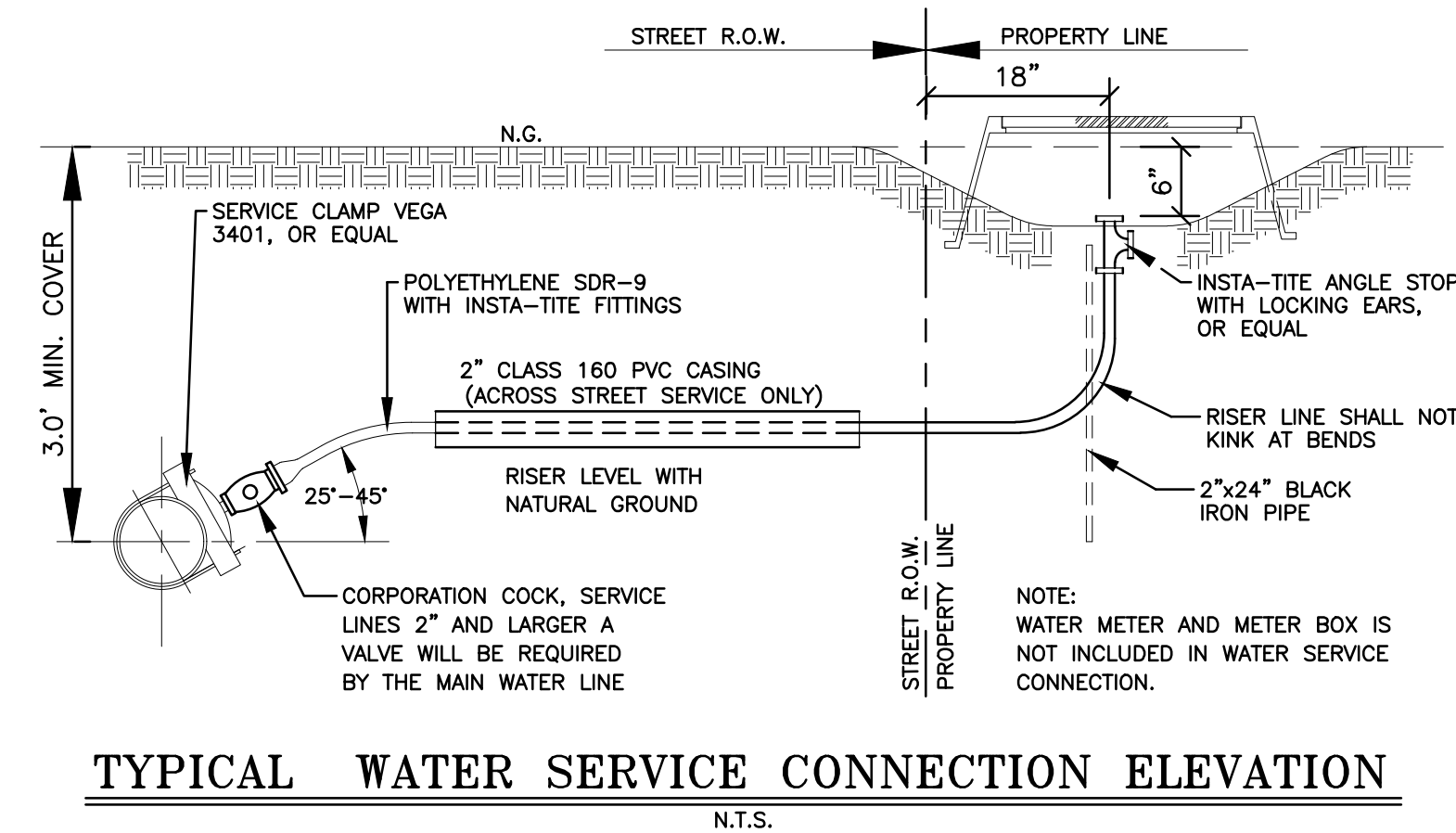
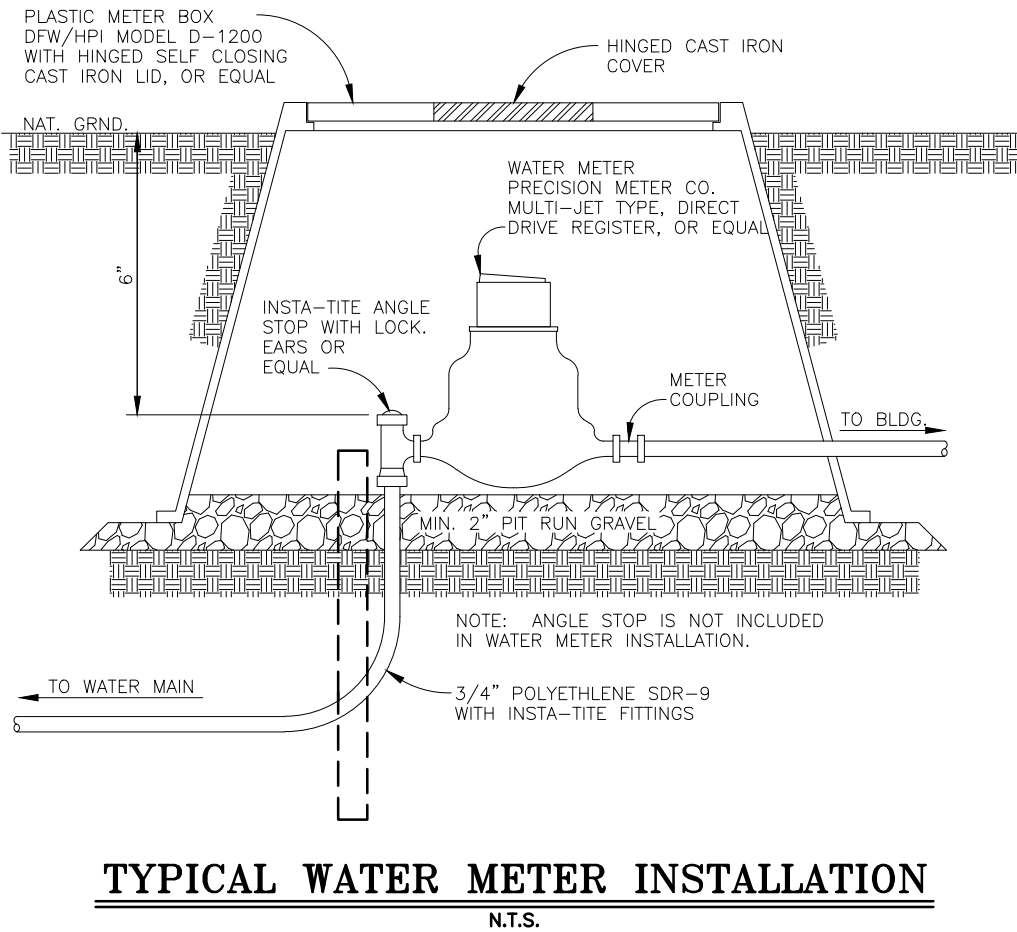
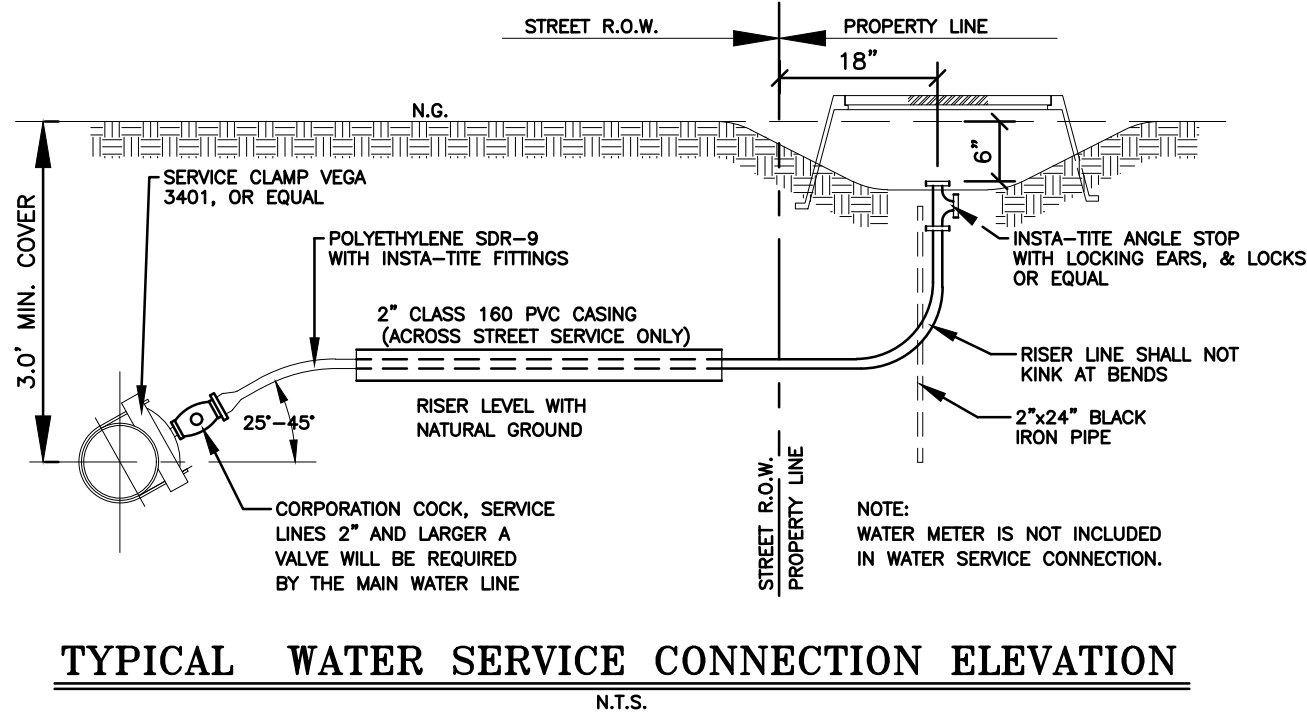
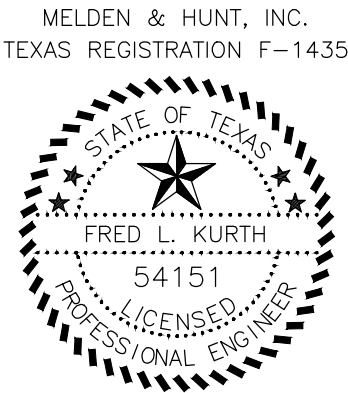
ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 215,060.00 WHICH EQUALS TO \$ 2,688.25 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,450.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 116,000.00 FOR THE ENTIRE SUBDIVISION.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

ENGINEER'S SIGNATURE _____ DATE _____



MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
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EDINBURG, TX 78541
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FAX: (956) 381-1839
OFF: (956) 487-8258
FAX: (956) 486-8591
ESTABLISHED 1947

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELIAS WLOSKI, 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

REPORT DE INGENIERIA DE MARAVILLAS ESTATES PHASE 2
POR: FRED L. KURTH

PROVISION DE AGUA; DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD
MARAVILLAS ESTATES PHASE 2 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 SUR DEL DERECHO DE VIA DE LOTT ROAD Y EL LADO ESTE DE RIO DEL CARMEN ROAD. EL SISTEMA DE DISTRIBUCION DEL AGUA SE COMPONE DE LINEAS DE 8 PULGADAS QUE SE CONECTA CON LAS LINEAS DE 8 PULGADAS PREVIAMENTE MENSIONADA. DICHA LINEA DE 8 PULGADAS SE CONECTA A LA LINEA EN EL NORTESTE DE LOTE 88 Y SE EXTIENDE AL OESTE POR EL LADO SUR DEL DERECHO DE VIA DE LOTT ROAD DENTRO DE UNA CONSECCION DE 15 PIES TERMINADO CON UNA VARVULA DE 2 PULGADAS EN EL LADO NOROESTE DE LOTE 98. OTRA LINEA DE 8" SE CONECTA A LA LINEA EXISTEN EN EL LADO NOROESTE DE LOT 1 DE MARAVILLAS ESTATES Y CORRE AL SUR POR EL LADO ESTE DEL DERECHO DE VIA DE RIO DEL CARMEN ROAD CONECTANDOSE A LA LINEA EXISTENTE EN EL LADO SURESTE DE LOTE 160. OTRA LINEA DE 8 PULGADAS SE CONECTA A LA LINEA SE CONECTA A LA LINEA EXISTENTE EN EL LADO NORESTE DE LOTE 124 Y CORRE AL OESTE EN EL LADO SUR Y DENTRO DEL DERECHO DE VIA DE LA CALLE AMATISTA STREET, Y SE CONECTA A LA LINEA PROPUUESTA EN EL LADO ESTE DE RIO DEL CARMEN ROAD Y SIGE AL OESTE DE AMATISTA STREET TERMINADO CON UNA VARVULA DE 2" EN EL LADO NOROESTE DEL LOT 112. OTRA LINEA DE 8 PULGADAS DE QUE EXTIENDE AL OESTE POR EL LADO SUR DEL DERECHO DE VIA DE LA CALLE AGUAMARINA STREET Y LUEGO EXTIENDE AL NORTE POR EL LADO OESTE DEL DERECHO DE VIA DE LA CALLE PERLA STREET Y TERMINA EN EL LADO NOROESTE DEL LOTE 146. OTRA LINEA DE 8 PULGADAS CORE AL ESTE EN EL LADO SUR DE AGUAMARINA STREET TERMINADO CON UNA VARVULA DE 2 PULGADAS EN EL LADO NORESTE DE LOTE 154.

EL SISTEMA DE DISTRIBUCION DEL AGUA PARA MARAVILLAS ESTATES PHASE 2 CONSISTE DE TREINTAOCCHO SERVICIOS SENCILLOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES SIRVIENDO 38 LOTES & TRES SERVICIO DE 3/4" SERVIENDO 4 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 \$ 162,960.00 (\$2,037.00 POR LOTE). EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A N.A.W.S.C. LA CANTIDAD DE \$ 521,000.00 QUE CUBRE EL COSTO DE LOS MEDIDORES (\$ 651.25. PARA CADA LOTE), ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONECCION. 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 DE MARAVILLAS ESTATES PHASE 2 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 DRENADO. 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 UNA 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 DRENADO.

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 DRENADO.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE TANQUES/FOSAS SEPTICAS POR LOTE ES DE: \$ 1,450.00 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 \$ 116,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO SU INSTALACION DESDE LA FECHA DE: 12/20/16.

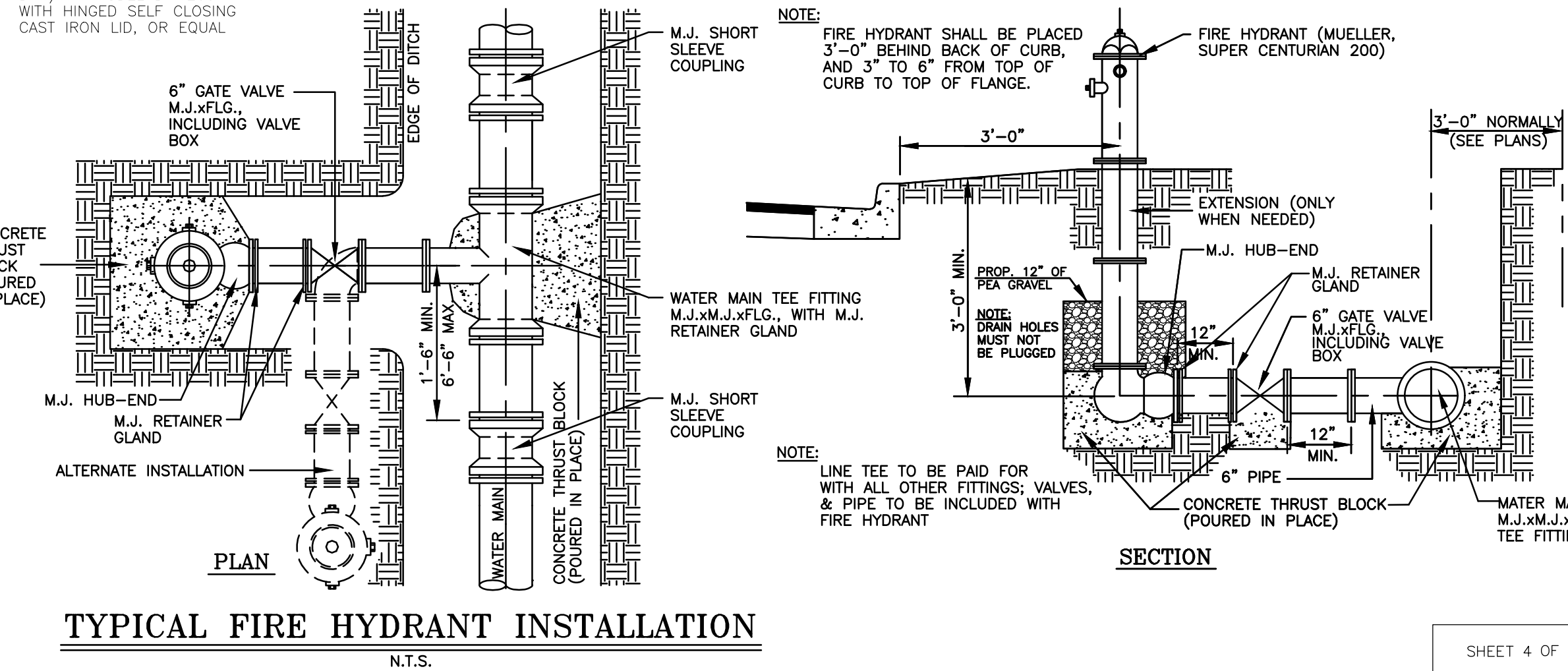
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA POTABLE Y DE DRENAJE SANITARIO DESCRITOS EN ESTE DOCUMENTO, CUMPLEN CON LAS REGLAS MODELO (MODEL SUBDIVISION RULES) ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DEL AGUA (WATER CODE). CERTIFICO QUE LOS COSTOS PARA INSTALAR LOS SISTEMAS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

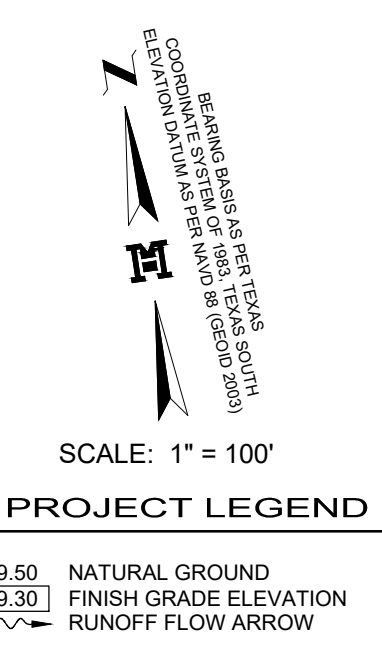
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO INCLUYENDO EL MEDIDOR DE AGUA CON UN COSTO TOTAL DE \$ 215,060.00 O \$ 2,688.25 POR LOTE

DRENAJE SANITARIO: SE ESTIMA QUE LOS TANQUES/FOSAS SEPTICAS COSTARAN \$ 1,450.00 POR LOTE, TENIENDO UN COSTO TOTAL DE \$ 116,000.00 POR TODA LA SUBDIVISION.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

ENGINEER'S SIGNATURE _____ DATE _____





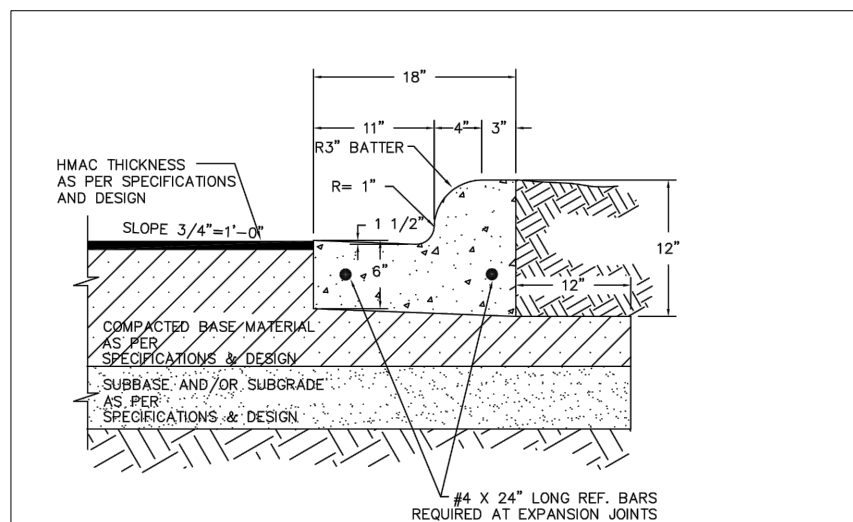
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	ELIAS WOLOSKI, PRESIDENT				
ENGINEER:	E.E.A.C. INC.	P.O. BOX 5454	McALLEN, TX 78502	(956) 682-8024	(956) 664-2361
SURVEYOR:	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
	FRED L. KURTH	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

SHEET 5 OF 6 SHEETS

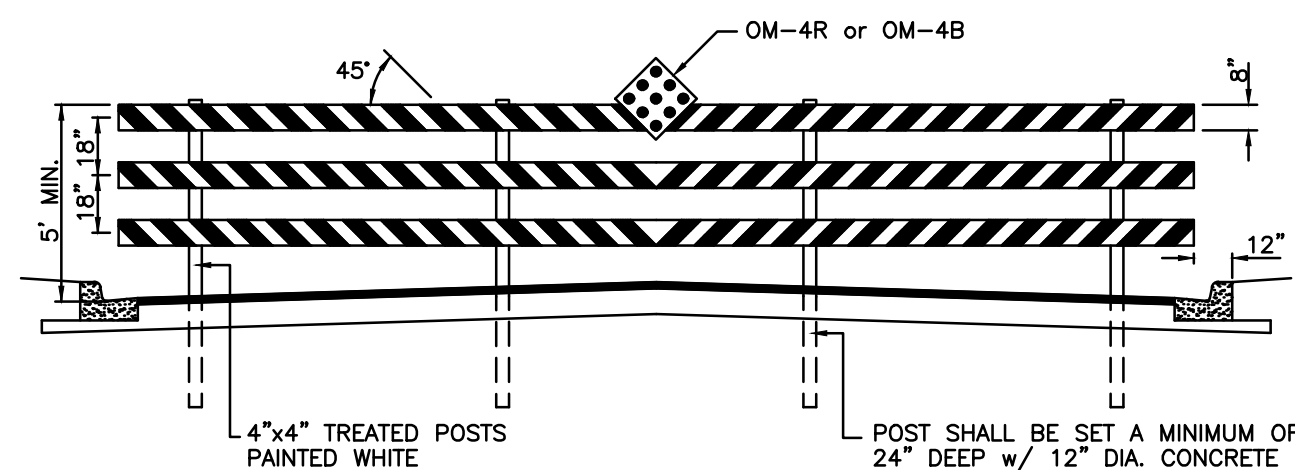
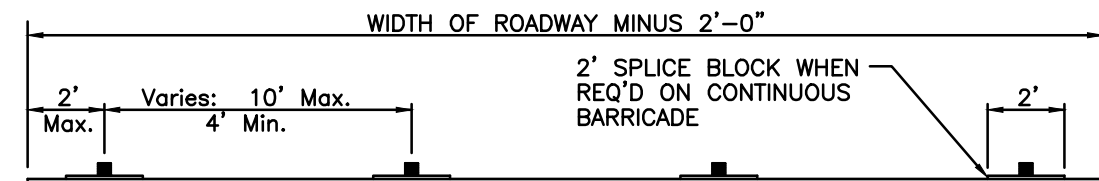
MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF
MARAVILLAS ESTATES PHASE 2

BEING A RESUBDIVISION OF
49.940 ACRES OUT OF LOTS 1 AND 2, BLOCK 14, AND
LOTS 1 AND 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.



TYPE III DEAD-END STREET BARRICADE

GENERAL NOTES :

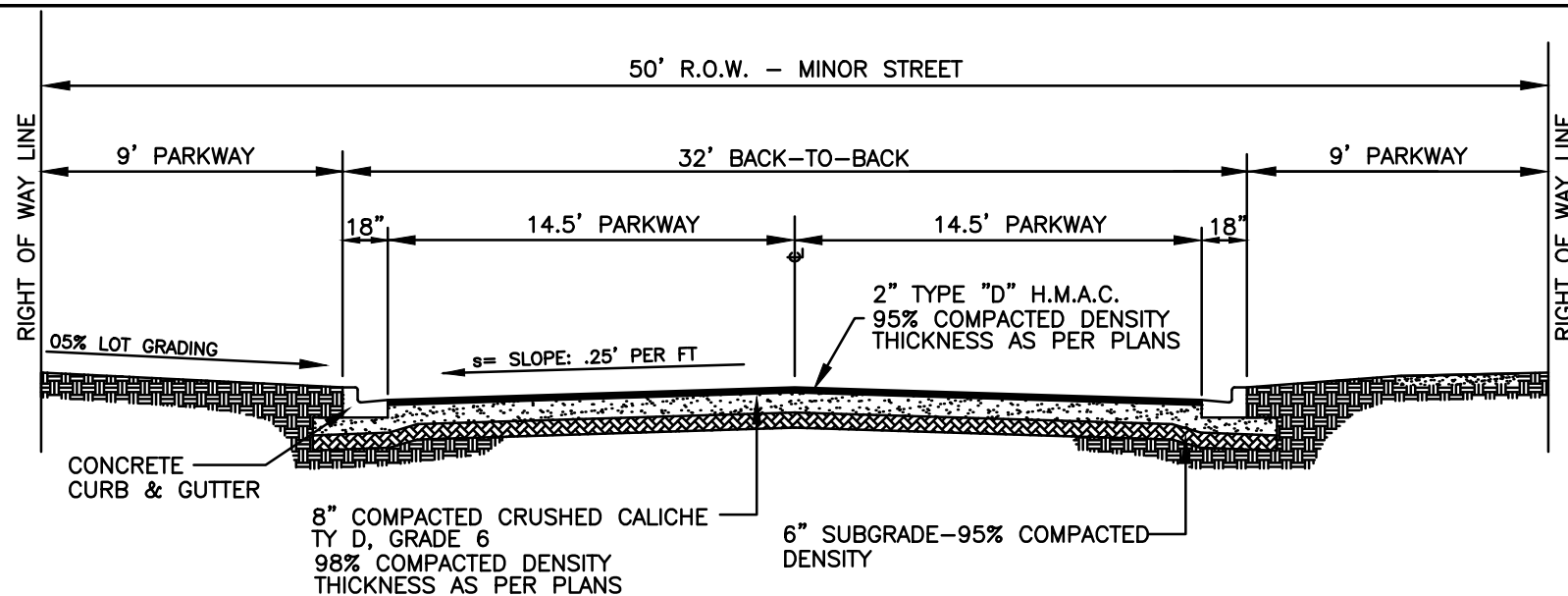
WIDTH OF RAIL SHALL BE A MINIMUM OF 8", 2' NOMINAL SMOOTH LUMBER.

RAILS SHALL BE FASTENED TO EACH POST WITH 1/4" STEEL BOLTS WITH WASHER ON EACH SIDE. BOLT THREADS SHALL BE PEENED.

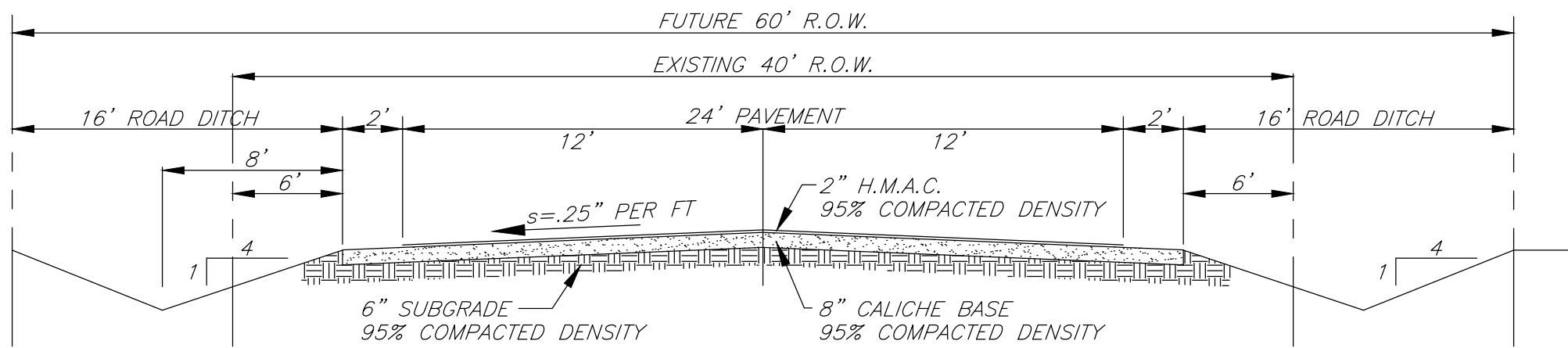
THE RAILS SHALL RECEIVE TWO COATS OF WHITE OIL BASE OUTDOOR PAINT, THEN SHALL HAVE 6" WIDE REFLECTORIZED RED STRIPES OF TAPE PLACED ON 45° SLOPES, DOWN AND TOWARDS THE CENTER OF THE BARRICADE.

BARRICADES MAY BE CONSTRUCTED IN SECTIONS OR MAY BE CONTINUOUS ACROSS ROADWAY WIDTH. SPLICES ON CONTINUOUS RAIL BARRICADES SHALL BE AT POSTS AND SHALL HAVE A 2' SPLICE BLOCK ON BACK SIDE OF THE SAME MATERIAL AS RAIL.

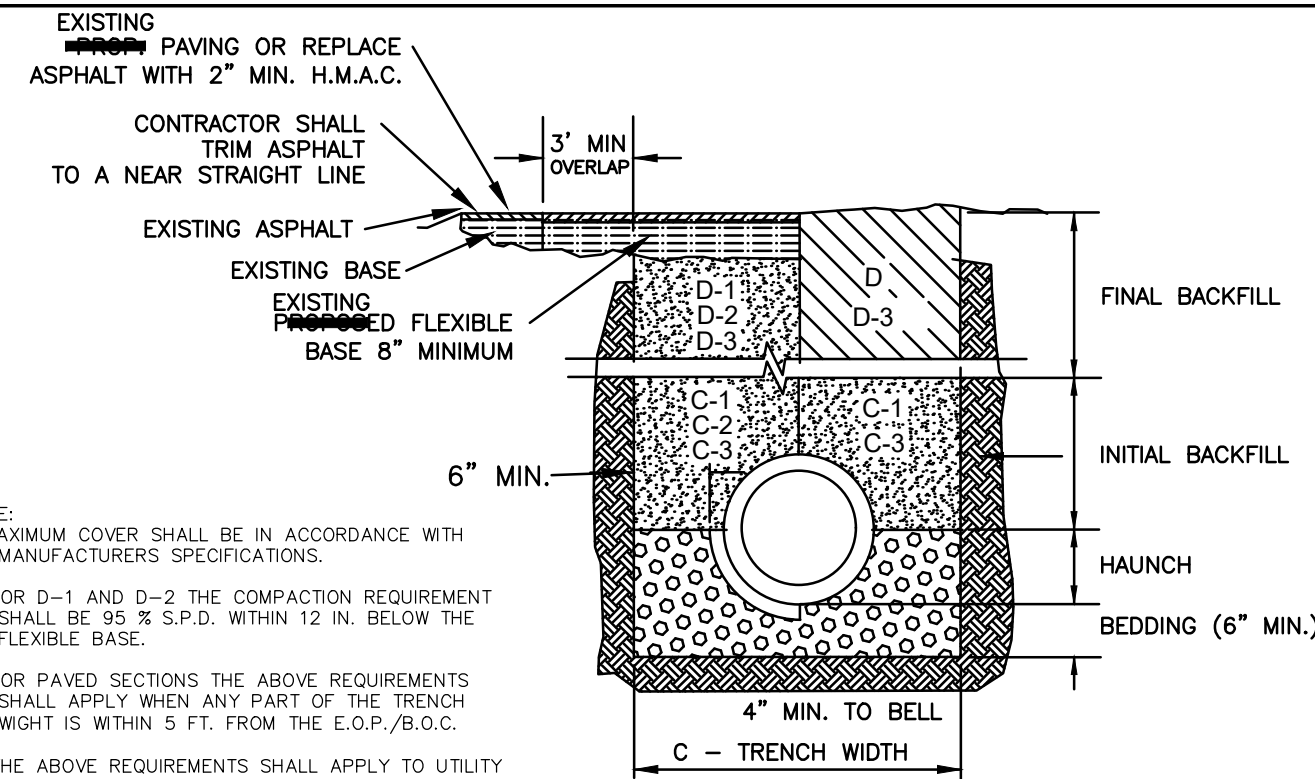
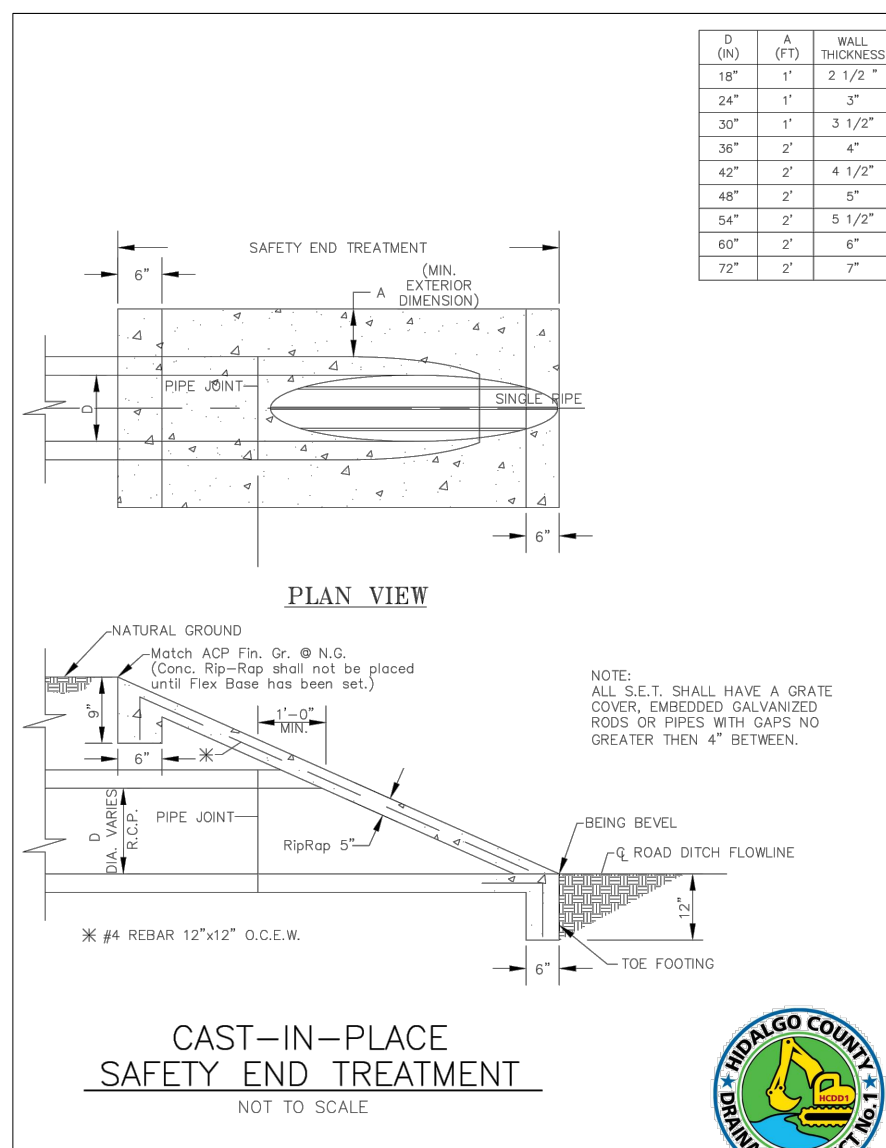
18" DIAMOND REFLECTORIZED RED PANEL OR 18" DIAMOND RED OR BLACK PANEL WITH 9-3" DIA. RED REFLECTORS SYMMETRICALLY PLACED AT CENTER OR CENTER POST.



TYPICAL STREET CROSS SECTION
N.T.S.

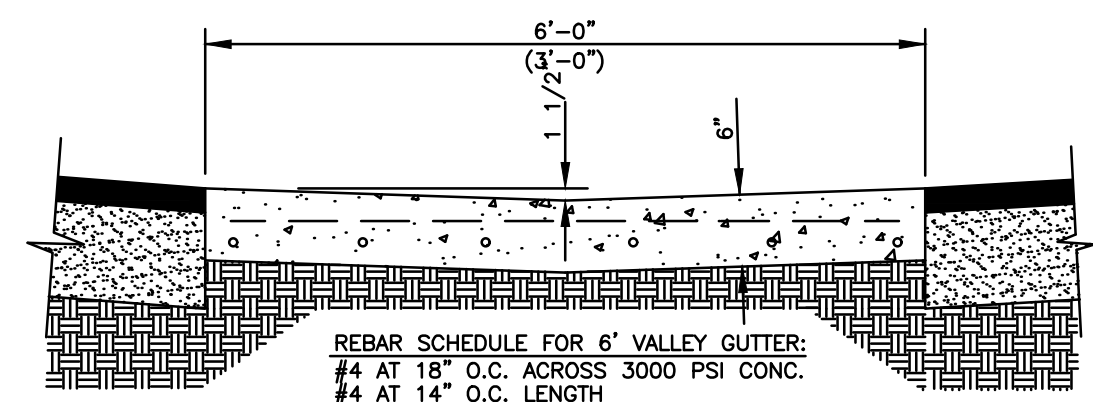


TYPICAL URBAN PAVING SECTION



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

- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL, 2" MIX SIZE.
- B. HAUNCH FOR RCP CLASS III, 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.
- D-1 INITIAL BACKFILL FOR RCP CLASS III 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.
- D-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.
- D-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL, COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-4 FINAL BACKFILL FOR RCP CLASS III, 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 III, 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 III, 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 FOR 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 I, A, A2, 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 CEMENT 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. HMAc BASE MATERIAL & SUBGRADE ARE AS PER SPECIFICATIONS

DRAINAGE STATEMENT
MARAVILLAS ESTATES PHASE 2

MARAVILLAS ESTATES PHASE 2 IS A 49.940-ACRES TRACT OF LAND OUT OF LOTS 1 AND 2, BLOCK 14, AND LOTS 1 AND 4, BLOCK 15, LA DONNA PLAT SUBDIVISION, AS RECORDED IN VOLUME 1, PAGE 51, HIDALGO COUNTY MAP RECORDS, CITY OF DONNA, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF 10TH ROAD AND APPROXIMATELY 1000.00 FEET WEST OF MIDWAY ROAD. THIS AGRICULTURAL PROPOSED IS BEING PROPOSED AS AN 80-LOT RESIDENTIAL SUBDIVISION. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "B" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY MAP 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 LEVEES 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 10.26 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS.

THE EXISTING DRAINAGE FOR MARAVILLAS ESTATES PHASE 2 IS PART OF THE OVERALL IMPROVEMENTS OF MARAVILLAS ESTATES (OVERALL). THESE IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE APPROVED DRAINAGE REPORT FOR 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 OF EAST DONNA DRAIN.

FRED L. KURTH, PE # 54151

RPLS # 4750

DATE:

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

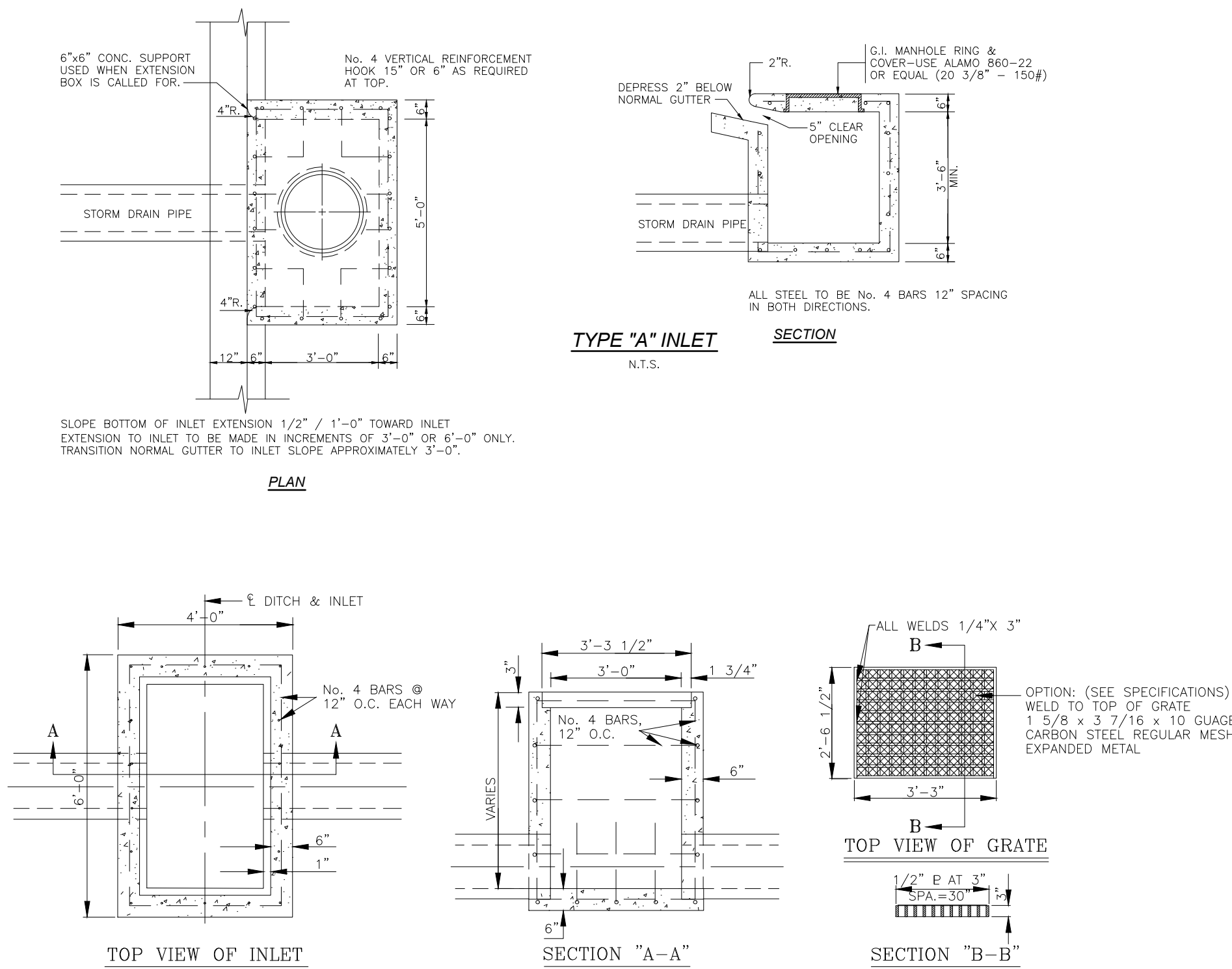
M

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

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



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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

