



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-09-2018

PROPOSED MARAVILLAS ESTATES PHASE 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: 77  \*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 1 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. FINAL APPROVAL DATE: 8-29-2018 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-18-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF (77) HAVE BEEN ESCROWED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 8-17-2018 : 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.*

REQUEST FOR FINAL APPROVAL WITH:  **Cash Deposit: Amount: \$115,500.00 For:  OSSF 77 SINGLE FAMILY.**

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: NOVEMBER 21, 2017

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

**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
- 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
- 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
- Doc. No. - DOCUMENT NUMBER
- ⊕ - CENTERLINE

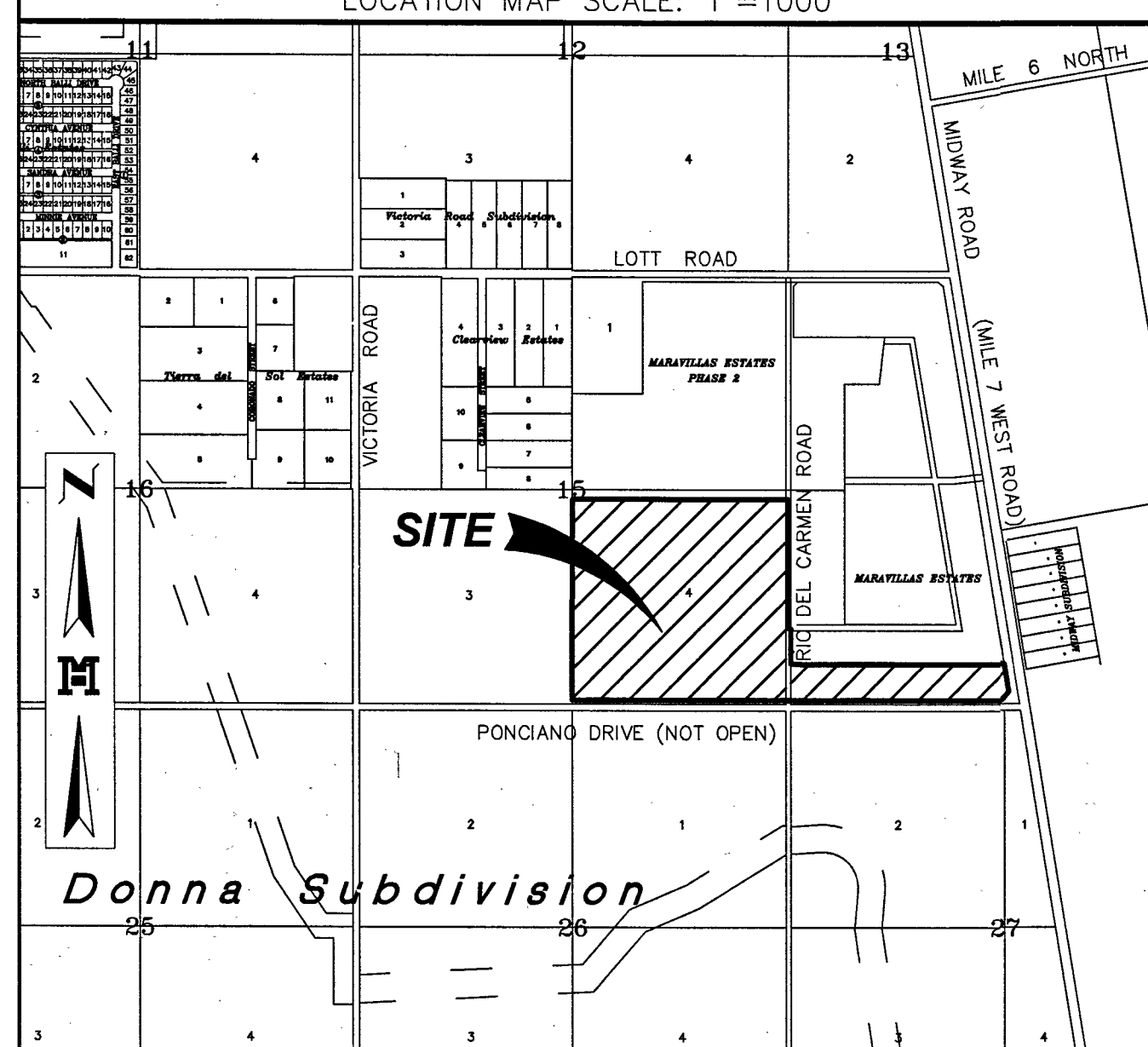
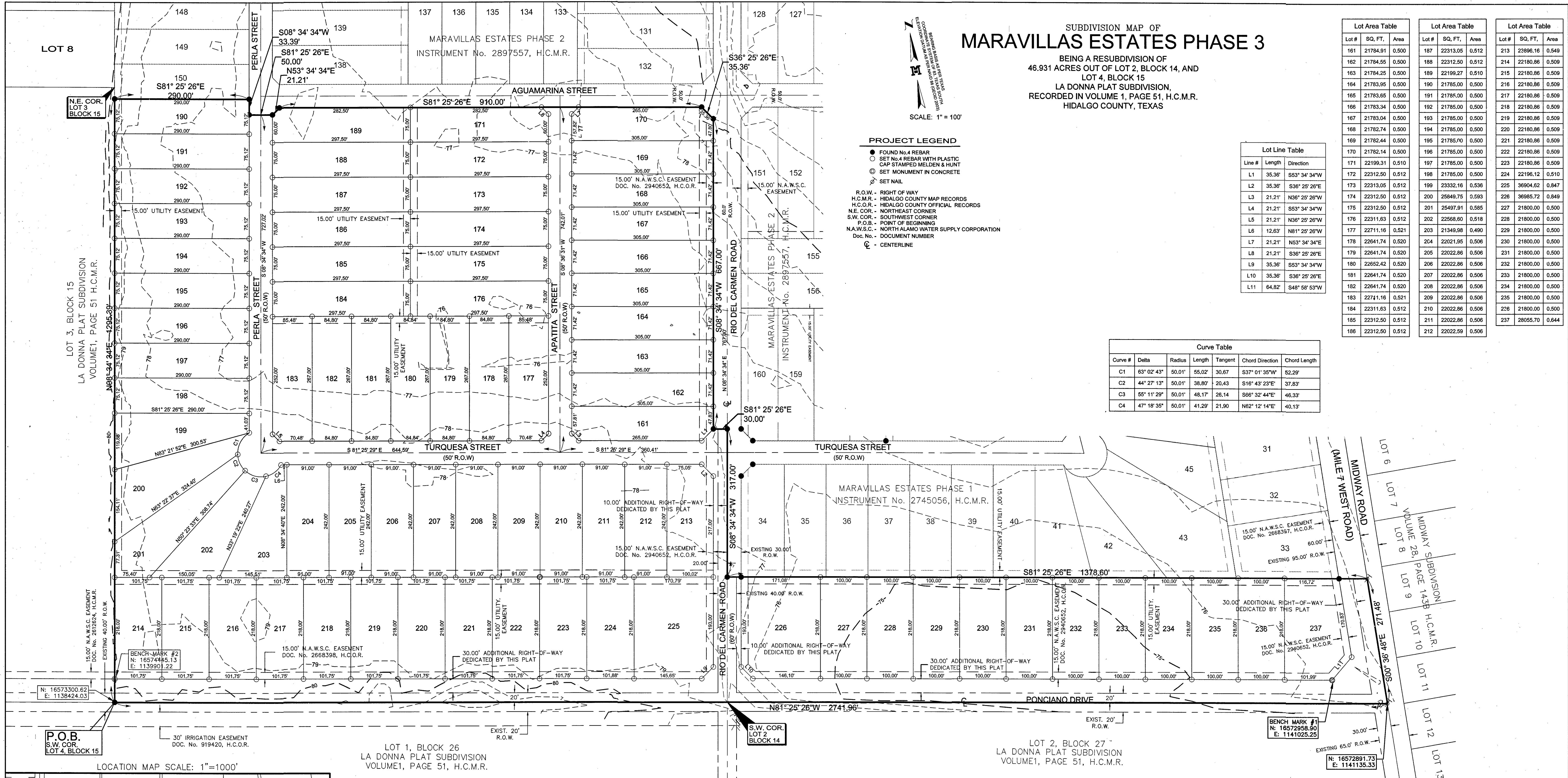
### Lot Line Table

Line #	Length	Direction
L1	35.36'	S63° 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 Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
161	21784.91	0.500	187	22313.05	0.512	213	22696.16	0.549
162	21784.55	0.500	188	22312.50	0.512	214	22180.86	0.509
163	21784.25	0.500	189	22199.27	0.510	215	22180.86	0.509
164	21783.95	0.500	190	21785.00	0.500	216	22180.86	0.509
165	21783.65	0.500	191	21785.00	0.500	217	22180.86	0.509
166	21783.34	0.500	192	21785.00	0.500	218	22180.86	0.509
167	21783.04	0.500	193	21785.00	0.500	219	22180.86	0.509
168	21782.74	0.500	194	21785.00	0.500	220	22180.86	0.509
169	21782.44	0.500	195	21785.00	0.500	221	22180.86	0.509
170	21782.14	0.500	196	21785.00	0.500	222	22180.86	0.509
171	22199.31	0.510	197	21785.00	0.500	223	22180.86	0.509
172	22312.50	0.512	198	21785.00	0.500	224	22196.12	0.510
173	22313.05	0.512	199	22332.16	0.536	225	36904.62	0.847
174	22312.50	0.512	200	28949.75	0.593	226	36985.72	0.849
175	22312.50	0.512	201	25497.91	0.585	227	21800.00	0.500
176	22311.63	0.512	202	22568.60	0.518	228	21800.00	0.500
177	22711.16	0.521	203	21349.98	0.490	229	21800.00	0.500
178	22641.74	0.520	204	22021.95	0.506	230	21800.00	0.500
179	22641.74	0.520	205	22022.86	0.506	231	21800.00	0.500
180	22652.42	0.520	206	22022.86	0.506	232	21800.00	0.500
181	22641.74	0.520	207	22022.86	0.506	233	21800.00	0.500
182	22641.74	0.520	208	22022.86	0.506	234	21800.00	0.500
183	22711.16	0.521	209	22022.86	0.506	235	21800.00	0.500
184	22311.63	0.512	210	22022.86	0.506	236	21800.00	0.500
185	22312.50	0.512	211	22022.86	0.506	237	28055.70	0.644
186	22312.50	0.512	212	22022.59	0.506			

### Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	63° 02' 43"	50.01'	55.02'	30.67'	S37° 01' 35"W	52.29'
C2	44° 27' 13"	50.01'	38.80'	20.43'	S16° 43' 23"E	37.83'
C3	55° 11' 29"	50.01'	48.17'	26.14'	S66° 32' 44"E	46.33'
C4	47° 18' 35"	50.01'	41.29'	21.90'	N62° 12' 14"E	40.13'



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MCINTYRE, EDINBURG, TX 78541  
OFF: (956) 381-0981 FAX: (956) 381-1839  
227 N. F.M. 3187, RIO GRANDE CITY, TX 78052  
OFF: (956) 487-8256 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 17,429). MARAVILLAS ESTATES PHASE 3 LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 7-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

### 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.

TOTAL LOTS 77 PRINCIPAL CONTACTS					
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

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*  
FRED L. KURTH, PE # 54151 RPLS # 4750  
DATE SURVEYED 6-25-15 JOB No. 16181.00  
DATE PREPARED 6-2-17 SURVEY JOB No. 14140.08  
T-995 PG. 16

6-12-18  
DATE: MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

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:

- 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).

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 [NORTHING:16573300.62; EASTING: 1138424.03] ON THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 15, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT: 1. THENCE, N 08° 34' 34" E ALONG THE WEST LINE OF SAID LOT 4, BLOCK 15, AT A DISTANCE OF 20.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF PONCIANO DRIVE (NOT OPEN), CONTINUING A TOTAL DISTANCE OF 1,295.39 FEET TO A No. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

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 GRANTEE'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT 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 10th DAY OF August 20 18

CELESTINE STEWART Notary Public, State of Texas Comm. Expires Aug 26, 2021 Notary ID 5994746

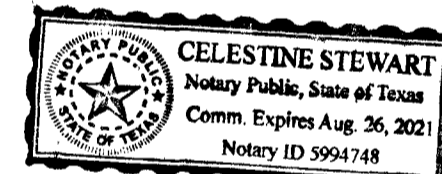
ACKNOWLEDGMENT

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 WLOSKI, 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 10 DAY OF Aug 20 18

CELESTINE STEWART Notary Public, State of Texas Comm. Expires Aug 26, 2021 Notary ID 5994746



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 18

HIDALGO COUNTY JUDGE DATE HIDALGO COUNTY CLERK DATE

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 20th DAY OF August 20 18 Mayor Pro Tem P&Z CHAIRMAN 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 3 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF DONNA

ON 27th DAY OF Aug 20 18 P&Z CHAIRMAN OF THE CITY OF DONNA

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ELIAS WLOSKI, 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

- (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.

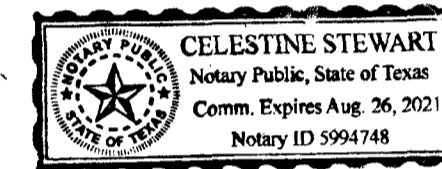
ELIAS WLOSKI, PRESIDENT E.E.A.C., INC., A TEXAS CORPORATION P. O. BOX 5454 McALLEN, TX 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELIAS WLOSKI, KNOWN 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 10 DAY OF Aug 20 18

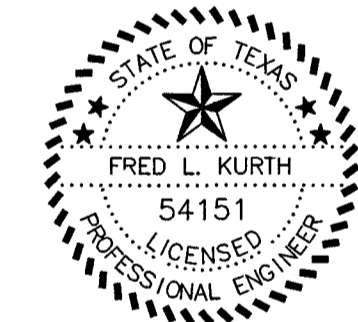
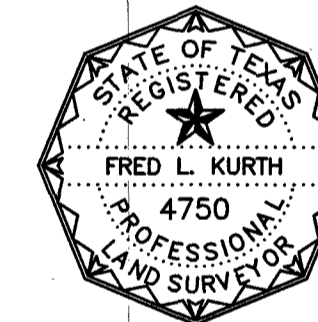
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STATE OF TEXAS COUNTY OF HIDALGO

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 06-25-18 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 6-29-18 DATE PREPARED 6-2-18 JOB NO. 16181.00 SURVEY JOB NO. 14140.08 TEXAS REGISTRATION F-1435



THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT NUMBER ONE

ON THIS 26th DAY OF July 20 18

ATTEST: PRESIDENT

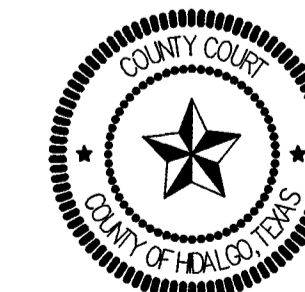
SECRETARY NOTE: DONNA IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

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



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

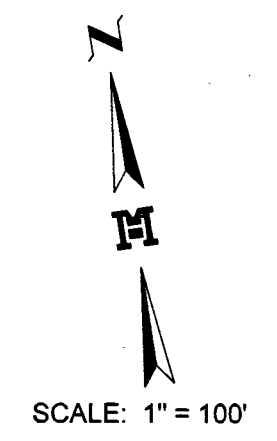
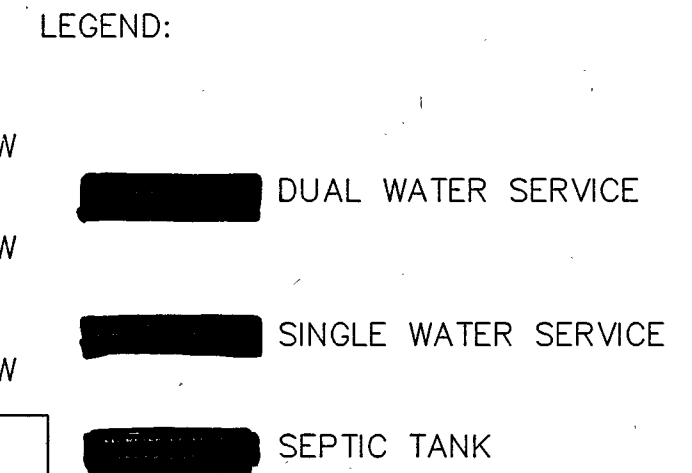
ON: AT AM/PM INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS BY: DEPUTY

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

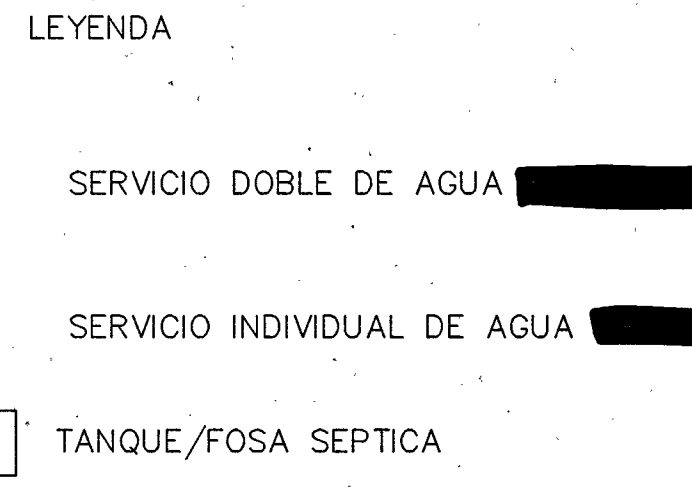
MARAVILLAS ESTATES PHASE 3, IS LOCATED IN THE SOUTHEASTERN PART OF HIDALGO COUNTY, TEXAS, AT THE NORTHWEST INTERSECTION OF MIDWAY ROAD AND PONCIANO DRIVE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,428). 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.

DRAWN BY: GIB/ED DATE: SURVEYED, CHECKED: L.L.G. DATE: 06-11-18 FINAL CHECK DATE:

MELDEN & HUNT, INC. TEXAS REGIST. F-1435 CONSULTANTS • ENGINEERS • SURVEYORS 115 W. McINTYRE EDINBURG, TX 78541 OFF: (956) 381-0981 FAX: (956) 381-1639 227 N. FM. 2167 FRODO DRIVE, CITY, TX 77822 OFF: (956) 467-8256 FAX: (956) 468-8991 E-MAIL: www.meldenandhunt.com ESTABLISHED 1947



TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX



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

N.E. COR. LOT 3 BLOCK 15

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

B.M. #2

S.W. COR. LOT 2 BLOCK 14

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

**M**

MELDEN & HUNT INC.  
 CONSULTANTS - ENGINEERS - SURVEYORS  
 115 W. McINTYRE  
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 227 N. F.M. 3167  
 RIO GRANDE CITY, TX. 78582  
 E-MAIL: www.meldenandhunt.com

OFF: (956) 381-0881  
 FAX: (956) 381-1839  
 OFF: (956) 487-8256  
 FAX: (956) 488-8591  
 ESTABLISHED 1947

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: \$ 550,014.86  
DRAINAGE IMPROVEMENTS: \$ 61,280.75  
WATER DISTRIBUTION: \$ 176,252.00  
SEPTIC TANK SEWER IMPROVEMENTS / OSSF: \$ 115,500.00

ESTIMACION DE COSTOS:  
PAVIMENTACION DE CALLES: \$ 550,014.86  
DRENAJE PLUVIAL: \$ 61,280.75  
SERVICIO DE AGUA POTABLE: \$ 176,252.00  
TANQUES/FOSAS SEPTICAS (DRENAJE SANITARIO) \$ 115,500.00

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.

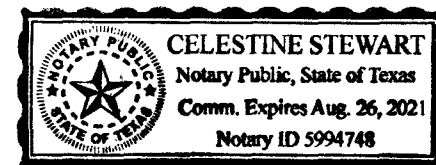
ELIAS WOLOSKI, PRESIDENT  
E.A.C. INC., A TEXAS CORPORATION  
P.O. BOX 5454  
MCALLEN, TEXAS 78501

STATE OF TEXAS  
COUNTY OF HIDALGO:

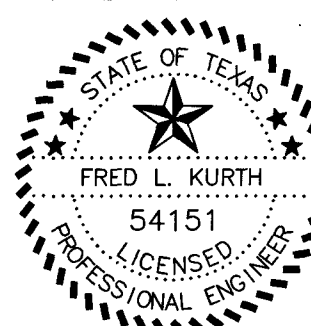
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS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

4th DAY OF Sept 20 18

Celestine Stewart  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 8-26-2021



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 DEL 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 DEL CARMEN ROAD TO VICTORIA ROAD. ANOTHER 8" WATER LINE RUNS ALONG THE SOUTH SIDE OF AGUAMARINA STREET. THE WATER SYSTEM FOR MARAVILLAS ESTATES PHASE 3 CONSISTS OF AN 8" WATER LINE THAT TAPS INTO THE PREVIOUSLY MENTIONED 8" WATER LINE, 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 RUN NORTH ALONG THE WEST SIDE OF MIDWAY ROAD (MILE 7 WEST ROAD) CONNECTING TO AN EXISTING 8" WATER LINE. ANOTHER 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 TURQUESA 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. ANOTHER 8" WATER LINE CONNECT 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) 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 LOT. THE 8" LINE, DUAL SERVICES, 3/4" SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 126,027.00, OR \$ 1,636.71 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 50,225.00, WHICH COVERS THE \$ 652.27 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 TEN (10) FIRE HYDRANTS AT A UNIT COST OF \$ 3,800.00 FOR A TOTAL COST OF \$ 38,000.00. 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 \$ 1,500.00, 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 \$115,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 2/18/18.

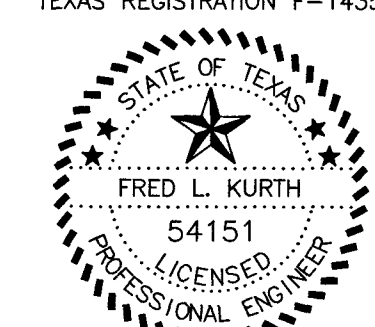
ENGINEER CERTIFICATION:  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 176,252.00 WHICH EQUALS TO \$ 2,288.98 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 115,500.00 FOR THE ENTIRE SUBDIVISION.

Fred L. Kurth 9-5-18  
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 CONSESION 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 CONSESION DE 15 PIES DE N.A.W.S.C. QUE PASA POR EL LADO NORTE DE PONCIANO DRIVE CONENSADO 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 AGUAMARINA 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 CONSESION 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 LOT 161 Y CORE AL OESTE POR EL LADO NORTE DEL DERECHO DE VIA DE TURQUESA STREET Y CORE AL NORTE POR EL LADO NORTE DEL DERECHO DE VIA DE PERLA STREET CONECTADOSE A LA LINEA EXISTENTE EN EL LADO NROESTE DE LOTE 189. OTRA LINEA DE 8 PULGADAS SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO SURESTE 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 NROESTE DEL LOT 170.

EL SISTEMA DE DISTRIBUCION DEL AGUA PARA MARAVILLAS ESTATES PHASE 3 CONSISTE DE TREINTAOCHO SERVICIOS SECCIONALES DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES SIRVIENDO 38 LOTES, & TRES SERVICIO DE 3/4" SERVINDO 1 LOTE. ESTOS SERVICIOS SE SEPARAN FORMANDO DOS SERVICIOS DE AGUA DE 3/4" DE PULGADA DE DIAMETRO PARA CADA LOTE. SE HAN INSTALADO LA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS SERVICIOS SECCIONALES 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 \$ 126,027.00 (\$ 1,636.71 POR LOTE). EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A N.A.W.S.C. LA CANTIDAD DE \$ 50,225.00 QUE CUBRE EL COSTO DE LOS MEDIDORES (\$ 652.27 PARA CADA LOTE), ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. 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 10 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$ 3,800.00 POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ 38,000.00. 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 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 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.

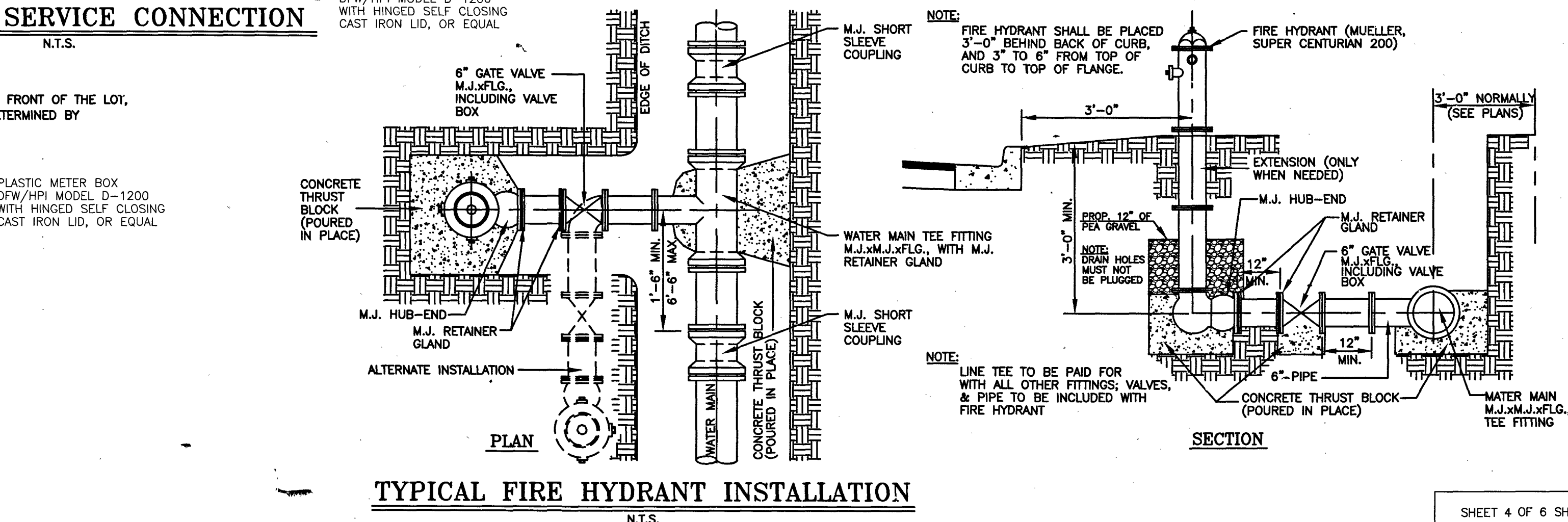
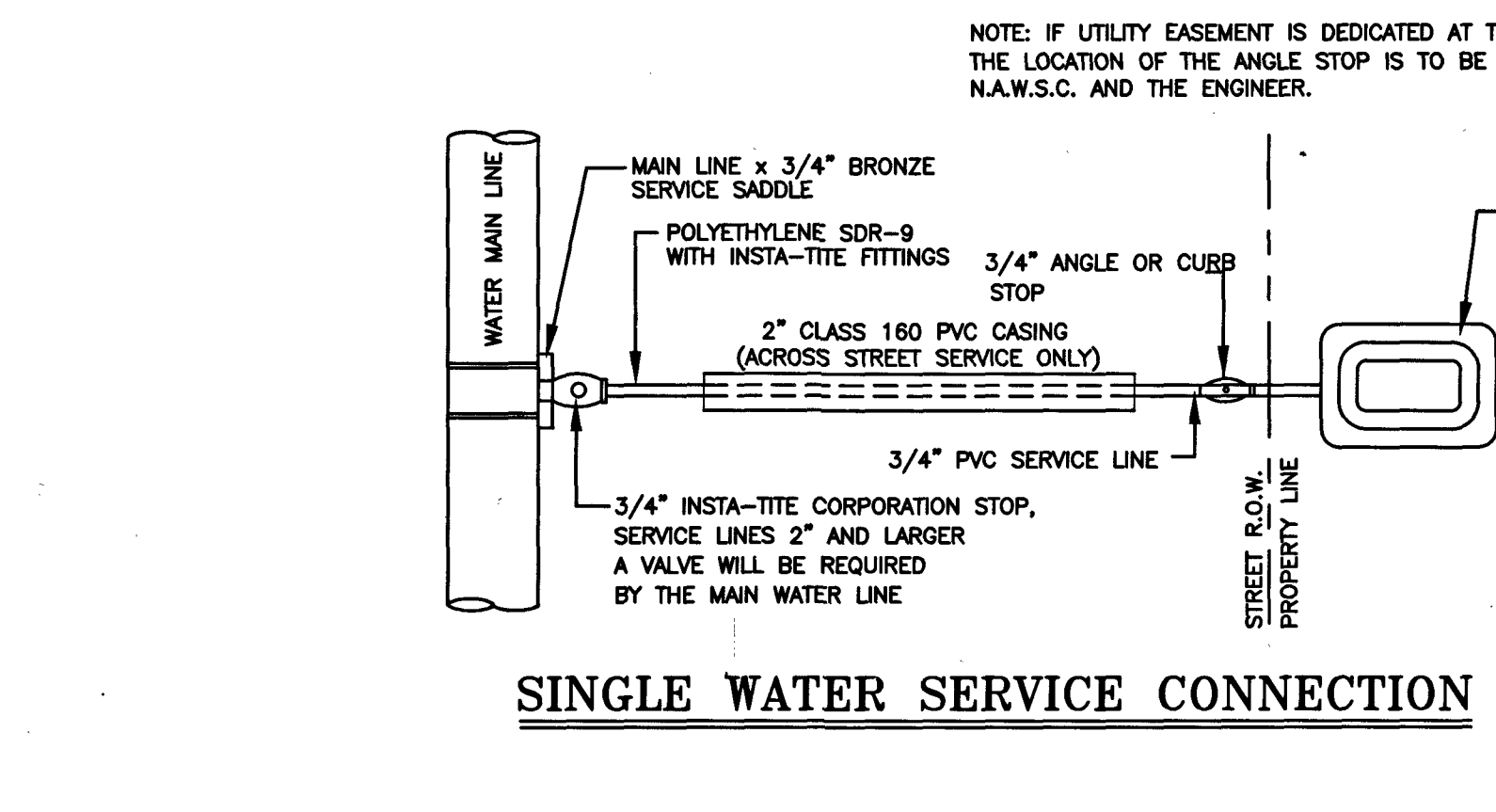
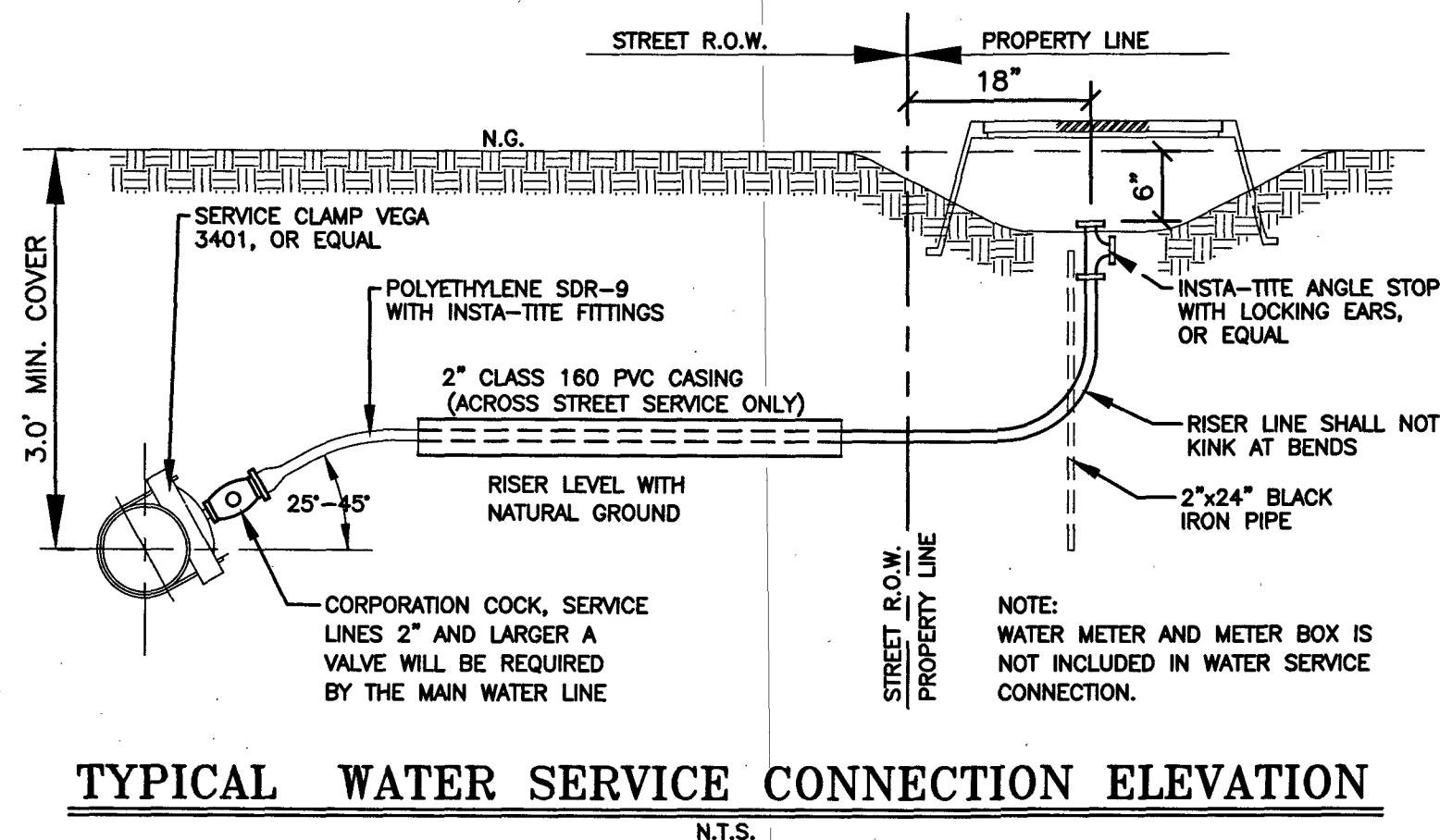
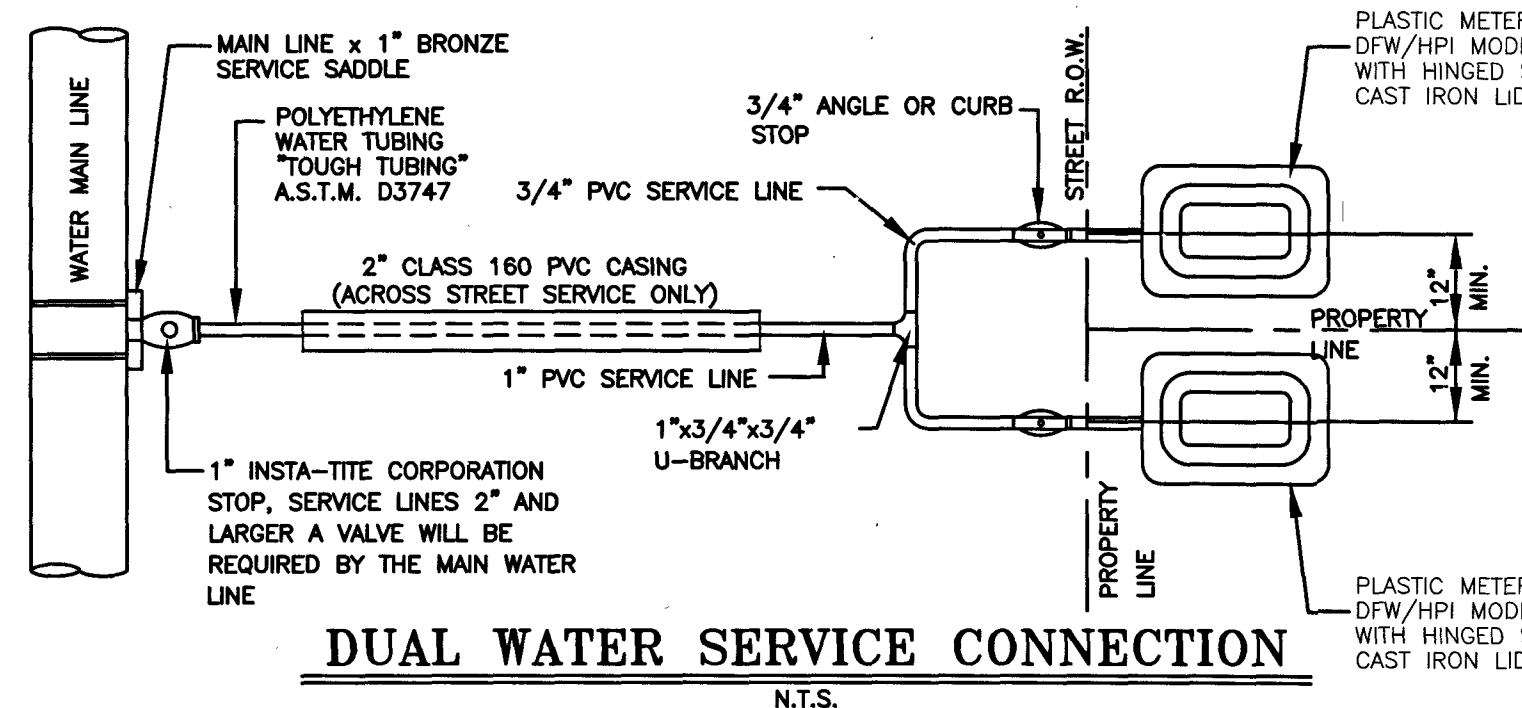
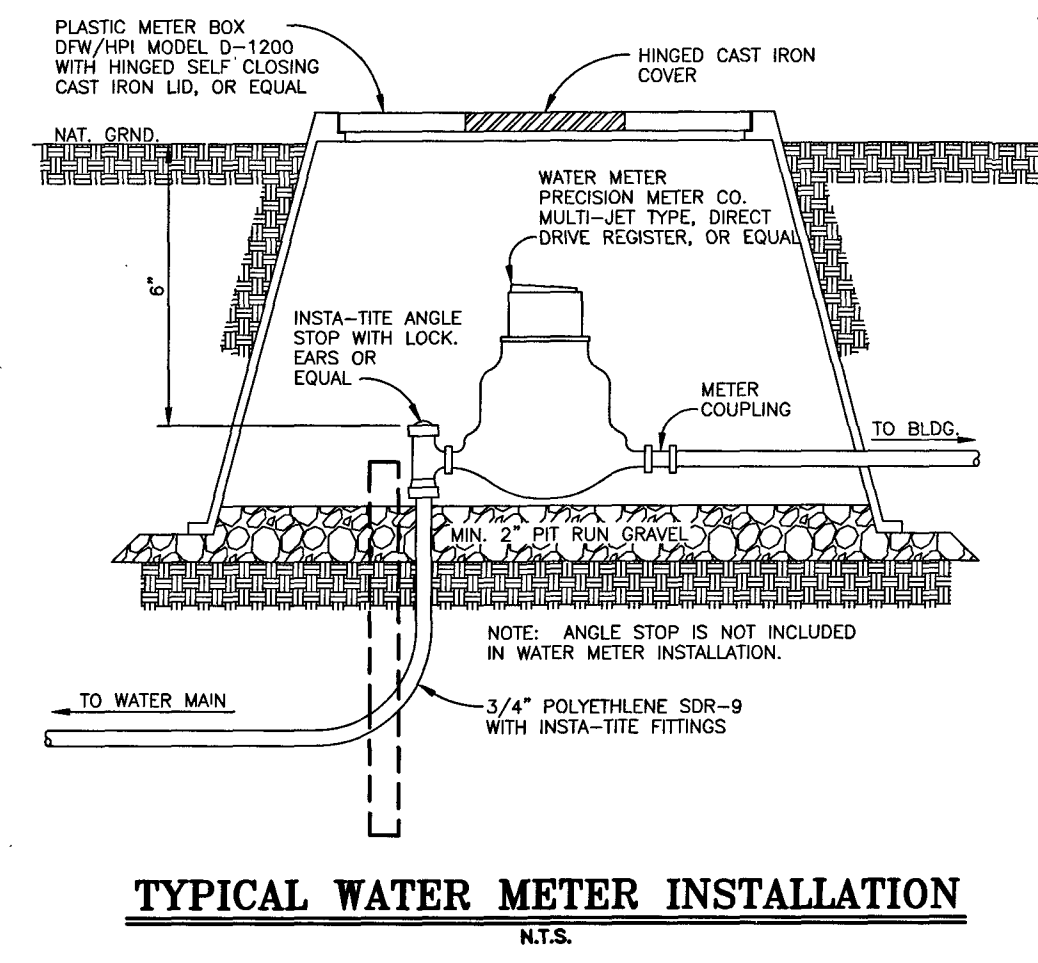
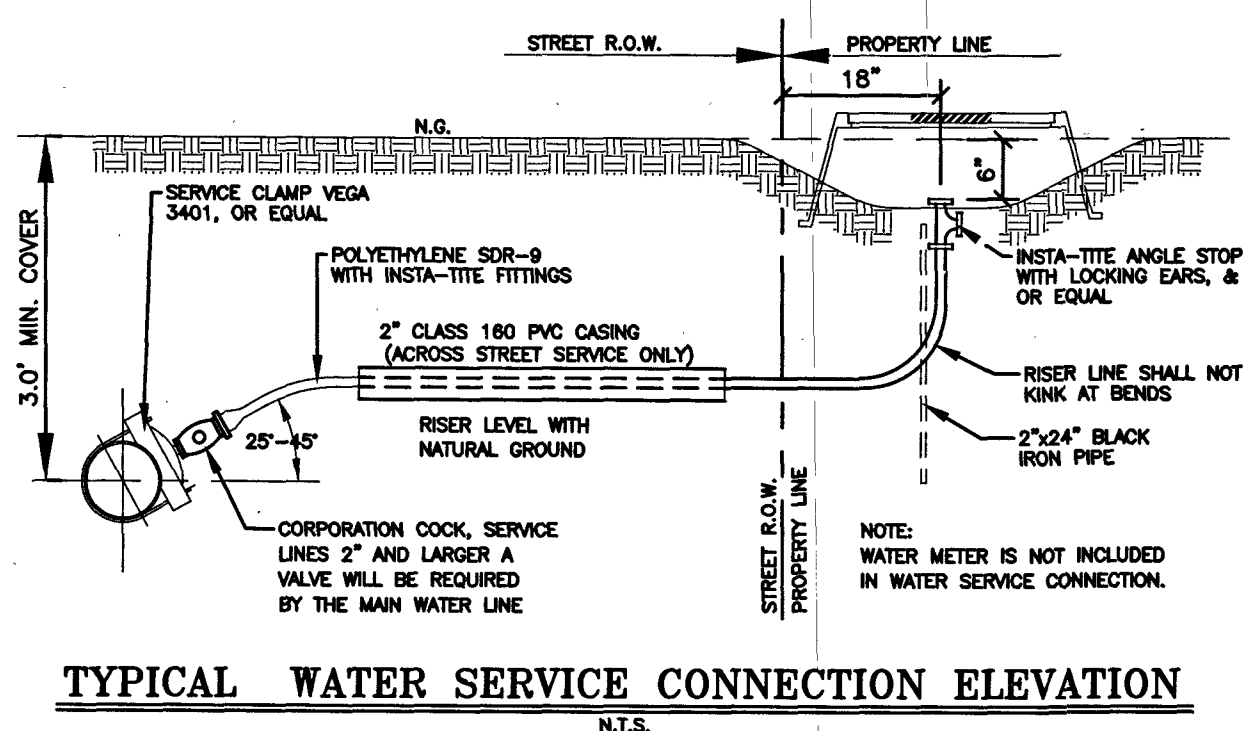
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE TANQUES/FOSAS SEPTICAS POR LOTE ES DE \$ 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. TODOS LOS TANQUES/FOSAS SEPTICAS HAN SIDO INSTALADOS AL TIEMPO DE LA APLICACION PARA LA APROBACION FINAL DE ESTA SUBDIVISION A UN COSTO TOTAL DE \$ 115,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y HA APROBADO SU INSTALACION DESDE LA FECHA DE: 2/18/18.

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 \$ 176,252.00 O \$ 2,288.98 POR LOTE.

DRENAJE SANITARIO: SE ESTIMA QUE LOS TANQUES/FOSAS SEPTICAS COSTARAN \$ 1,500.00 POR LOTE, TENIENDO UN COSTO TOTAL DE \$ 115,500.00 POR TODA LA SUBDIVISION.

Fred L. Kurth 9-5-18  
ENGINEER'S SIGNATURE DATE



MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McARTHUR  
ENRIQUE, TX 75841  
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FAX: (956) 381-1838  
227 N. E.A. 3187  
80 GRAND CITY, TX 77962  
OFF: (956) 467-8226  
FAX: (956) 468-8591  
E-MAIL: www.meldenandhunt.com  
ESTABLISHED 1947

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

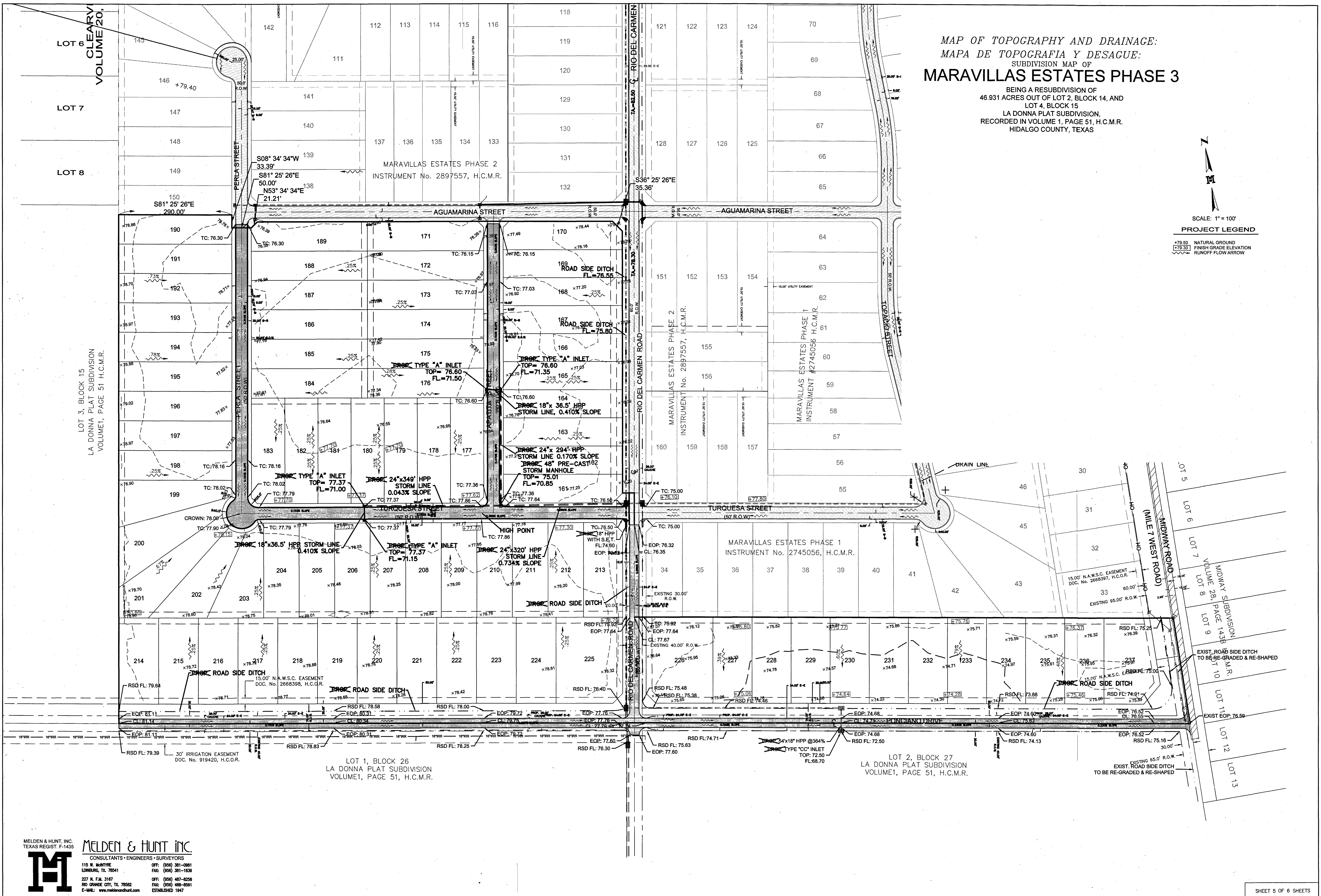
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 LA DONNA PLAT SUBDIVISION,  
 RECORDED IN VOLUME 1, PAGE 51, H.C.M.R.  
 HIDALGO COUNTY, TEXAS



SCALE: 1" = 100'

**PROJECT LEGEND**

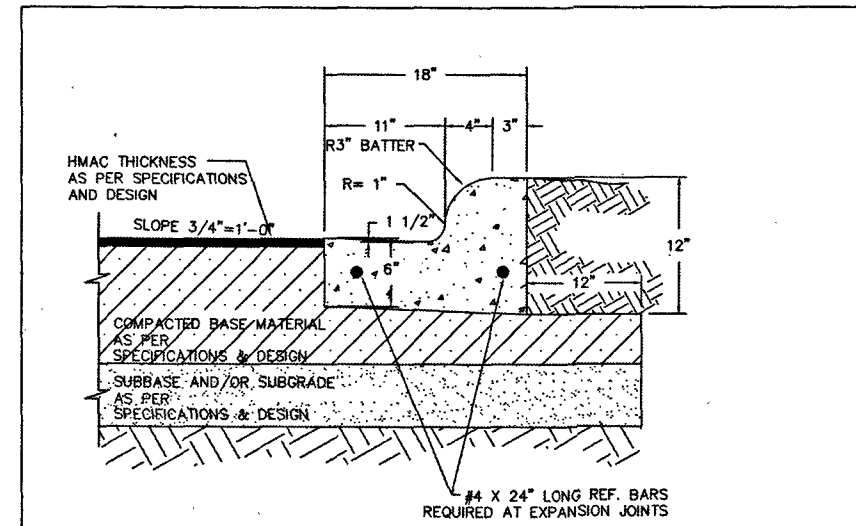
- 78.50 NATURAL GROUND
- 78.30 FINISH GRADE ELEVATION
- RUNOFF FLOW ARROW



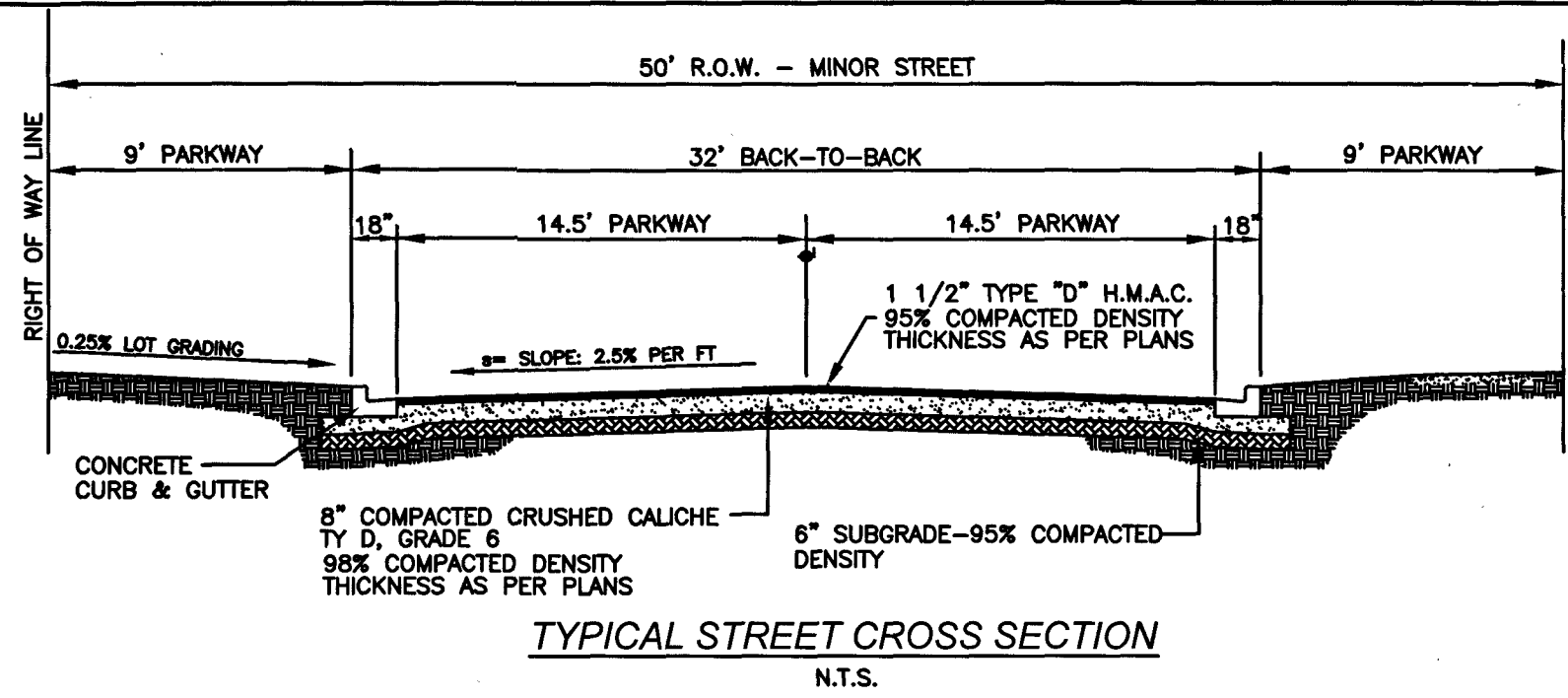
**MELDEN & HUNT, INC.**  
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**MELDEN & HUNT INC.**  
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 E-MAIL: www.meldenandhunt.com      ESTABLISHED 1947

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

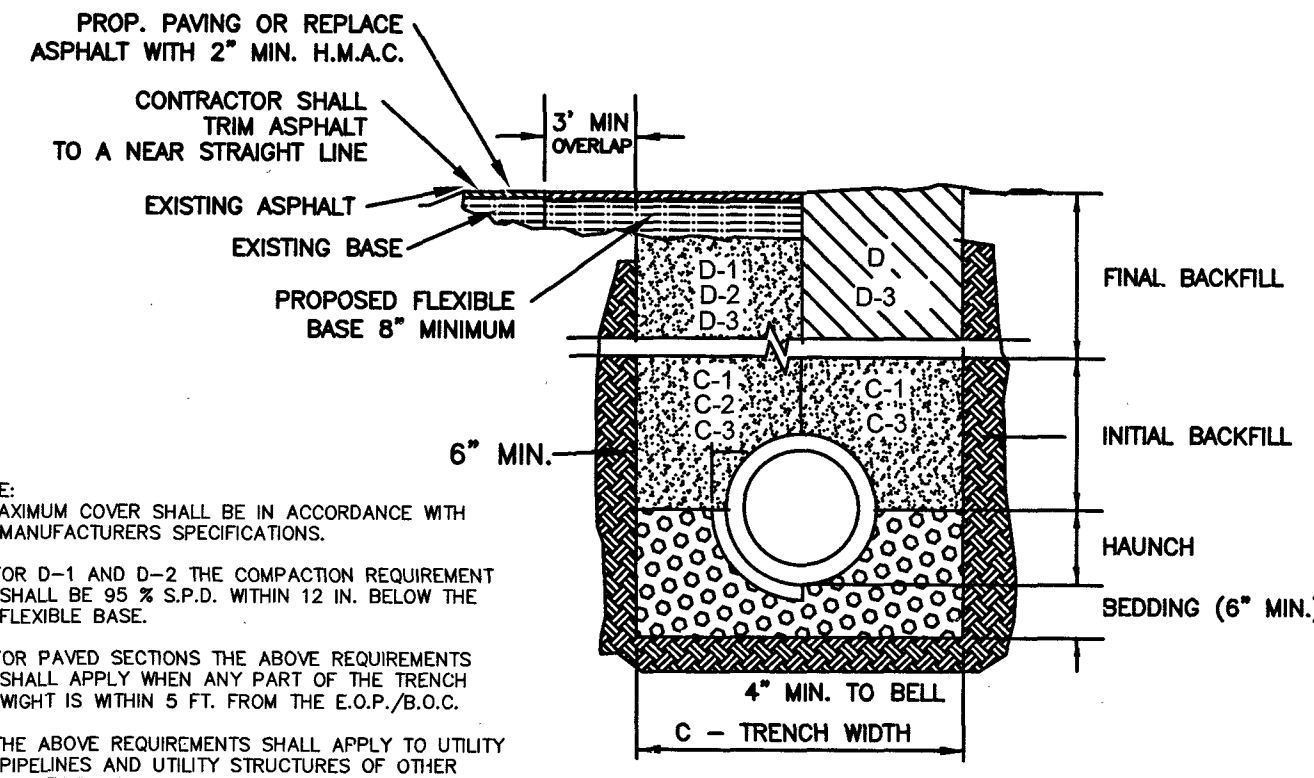
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 HIDALGO COUNTY, TEXAS



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.



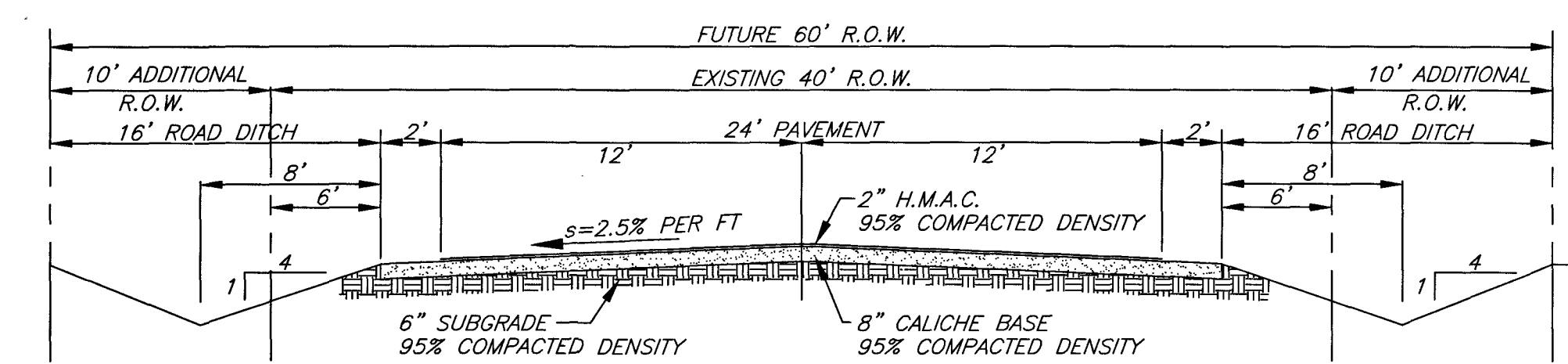
TYPICAL STREET CROSS SECTION  
 N.T.S.



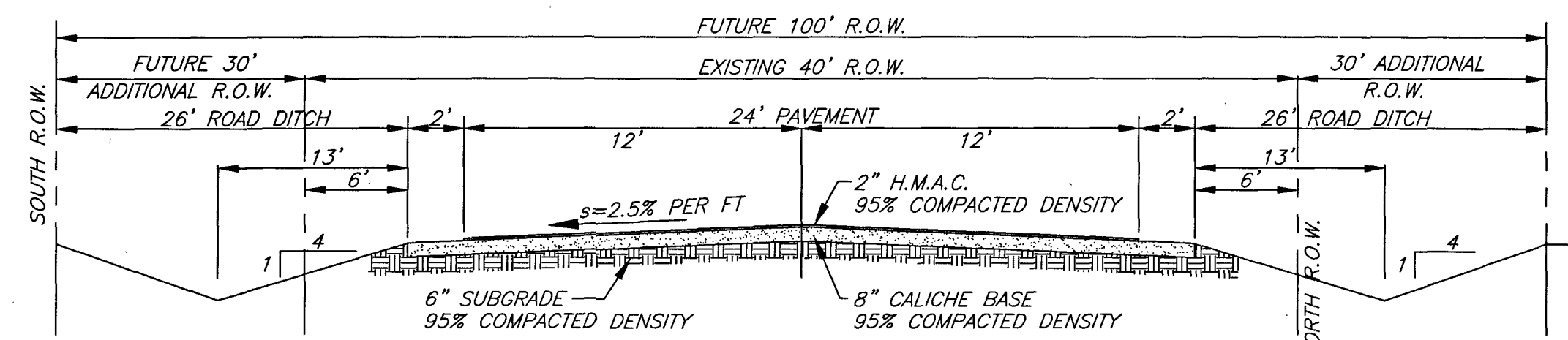
STORM TRENCH BEDDING AND BACKFILL DETAILS  
 N.T.S.

- NOTE:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
  3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
  4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

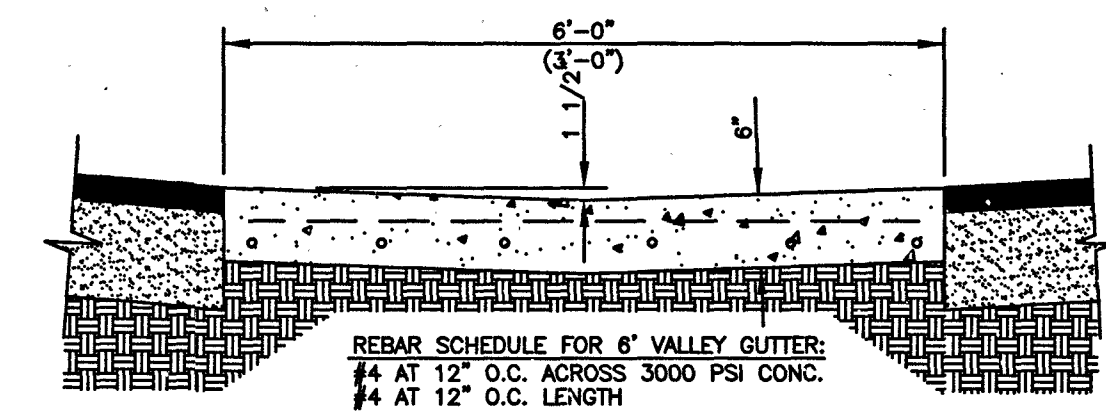
- A. BEDDING FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - FIT RUN GRAVEL 2" MAX. SIZE.
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR 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.
- D-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.L. 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.L. 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.L. 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 SOL. TYPE 1A, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.L. 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 (WELPONS, 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".



RIO DEL CARMEN ROAD  
 TYPICAL URBAN PAVING SECTION

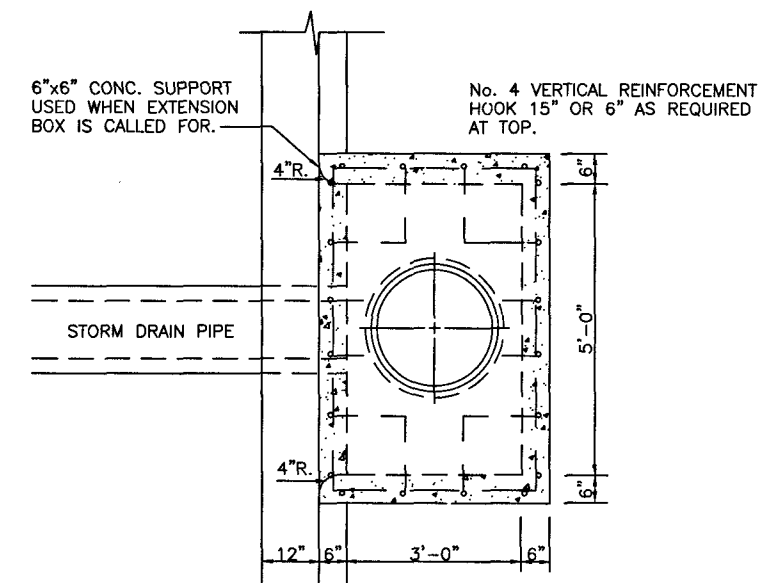


PONCIANO DRIVE  
 TYPICAL URBAN PAVING SECTION

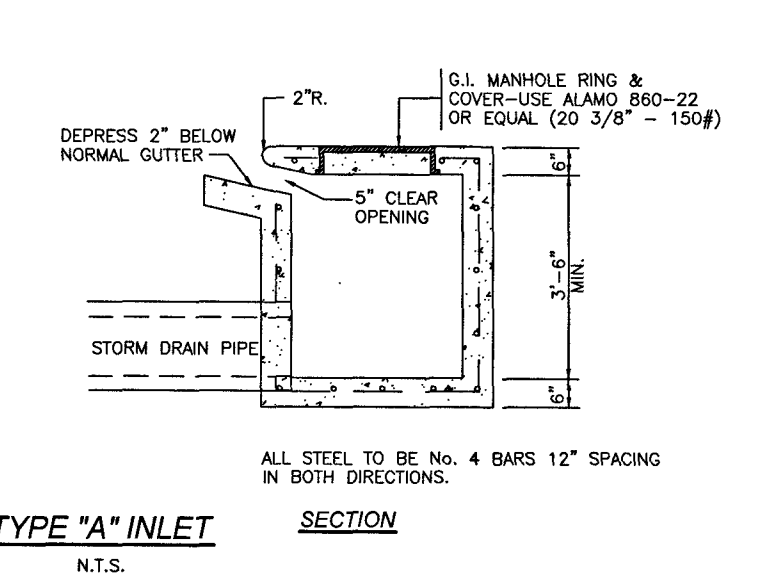


SECTION "CC" - CONCRETE VALLEY GUTTER  
 N.T.S.

- 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" SHADDED IS AN "AREA BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREA SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD".

THE SOILS ARE 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.

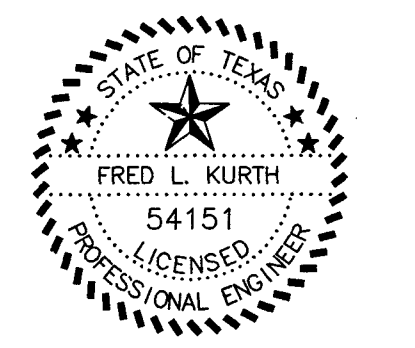
EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHWESTERLY DIRECTION AND HAS A RUNOFF OF 8.22 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 9.67 C.F.S., DURING THE 10-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE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

*Fred L. Kurth*  
 FRED L. KURTH, PE # 54151 RPLS # 4750 DATE: 9-5-18  
 MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435



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 TEXAS REGIST. F-1435  
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