



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-20-2018

PROPOSED TIERRA DEL SOL ACRES PHASE 1 SUBDIVISION, PRECINCT No. 3.

ENGINEER: MELDEN & HUNT ENGINEERING DEVELOPER: DANIEC LAND & CATTLE CO. (PAUL A. DANIEC)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 31 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: INTERSECTION OF MILE 6 NORTH ROAD & EL CONEJO ROAD APPROXIMATELY 1.5 MILE SOUTH OF MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-19-2018 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: NO R.O.W. DEDICATION

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-29-2018 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-24-2018 BY, ENVIRONMENTAL HEALTH DIVISION
SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: MILE 6 NORTH ROAD & EL CONEJO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-24-2018 : 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.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

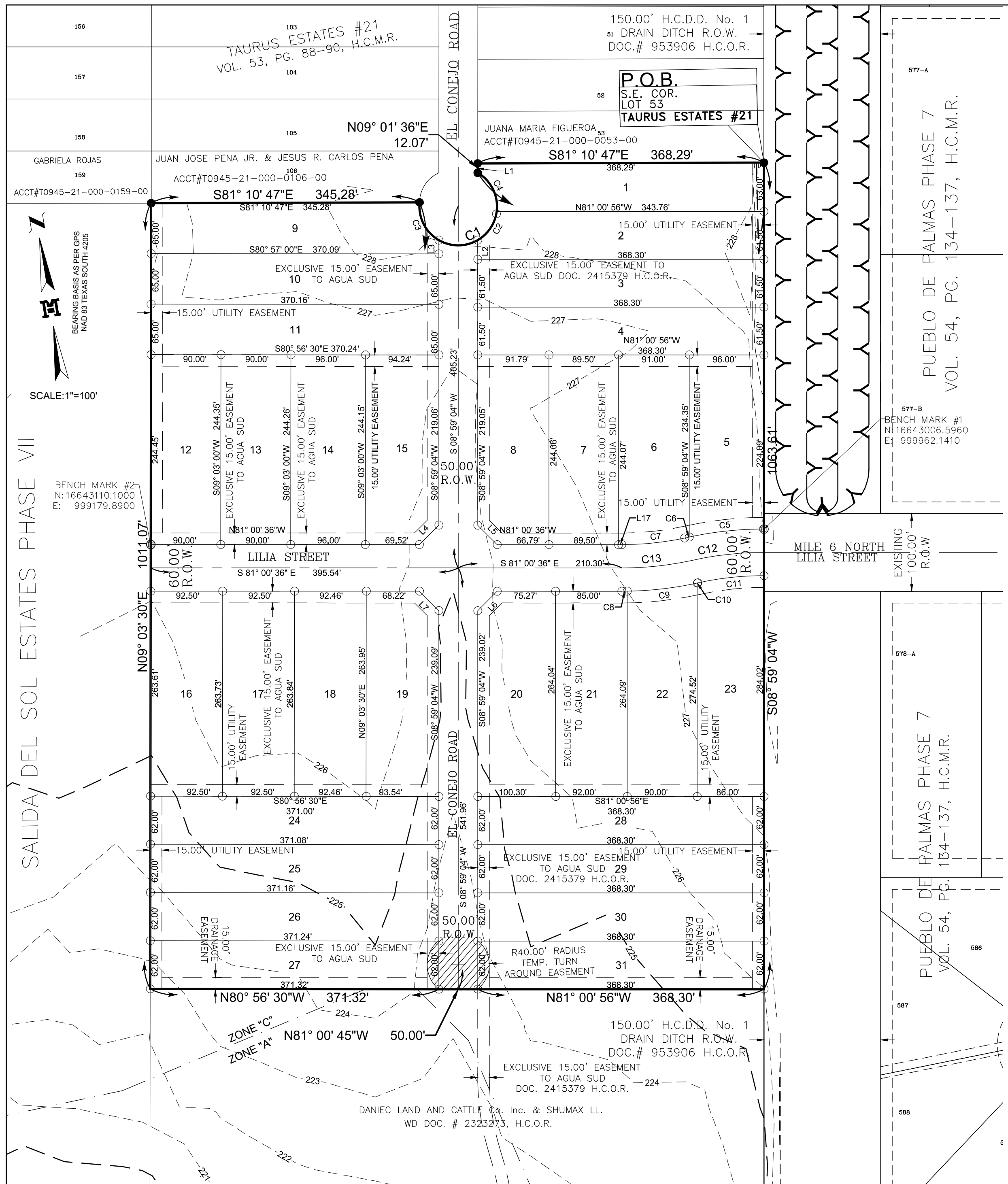
STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other Departments,*

Final Approval *subject to recommendations other departments*

Final Approval with financial guarantee.

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

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



SUBDIVISION MAP OF TIERRA DEL SOL ACRES PHASE 1

BEING A RESUBDIVISION OF 18.643 ACRES
OUT OF
SHARE 4, OUT OF THE SCHUNIOR SUBDIVISION
VOL. 2, PG. 23, H.C.M.R.
HIDALGO COUNTY, TEXAS.

LEGEND:

- FND. NO. 4 REBAR
- SET NO. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ BENCH MARK SET IN CONCRETE

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT

S.E. COR. - SOUTHEAST CORNER
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
MAP CALLS
VOL. - VOLUME
PG. - PAGE
DOC.# - DOCUMENT NUMBER

DRAWN BY: CIRO H DATE: _____
SURVEYED, CHECKED _____ DATE: _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	DANIEC LAND & CATTLE COMPANY, INC.	24165 IH-10 SUITE 217-610	SAN ANTONIO, TX 78257	(210)374-5466	(210)544-5038
OWNER:	SHUMAX LLC	1313 N. CONWAY SUITE 1	MISSION, TX 78572	(956)580-9600	(956)580-9603
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

Lot #	SQ. FT.	Area
1	22,079.24	0.507
2	22,048.06	0.506
3	22,648.48	0.520
4	22,650.40	0.520
5	21,839.75	0.501
6	21,929.80	0.503
7	21,843.85	0.501
8	22,090.31	0.507
9	23,426.83	0.538
10	24,058.38	0.552
11	24,064.08	0.552
12	21,995.00	0.505
13	21,988.11	0.505
14	23,443.72	0.538
15	22,725.49	0.522
16	24,388.92	0.560

Lot #	SQ. FT.	Area
17	24,399.87	0.560
18	24,400.49	0.560
19	24,336.86	0.559
20	26,171.25	0.601
21	24,291.55	0.558
22	24,099.69	0.553
23	24,153.65	0.554
24	23,004.40	0.528
25	23,009.34	0.528
26	23,014.33	0.528
27	23,019.27	0.528
28	22,834.35	0.524
29	22,834.33	0.524
30	22,834.37	0.524
31	21,841.36	0.501

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TIERRA DEL SOL ACRES PHASE 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS _____ DAY OF _____, 2018.

ENVIRONMENTAL HEALTH DIVISION MANAGER



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

TIERRA DEL SOL ACRES PHASE 1 IS LOCATED IN THE SOUTHWESTERN PART OF HIDALGO COUNTY ALONG THE NORTH AND SOUTH SIDES OF MILE 6 NORTH ROAD. TIERRA DEL SOL ACRES PHASE 1 IS LOCATED APPROXIMATELY 7.722 FEET SOUTH OF THE INTERSECTION OF MILE 7 NORTH ROAD AND EL CONEJO ROAD. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF PENTAS, TIERRA DEL SOL ACRES PHASE 1 FALLS IN THE RURAL AREA OF THE COUNTY.

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" ZONE "C" AREAS OF MINIMAL FLOODING.
- COMMUNITY-PANEL NO. 480334 0275 B EFFECTIVE DATE: JANUARY 2, 1981 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF STRUCTURES WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
FRONT: 25 FEET ALONG STREET WITH 50-FOOT R.O.W. EL CONEJO ROAD
FRONT: 30 FEET ALONG STREET WITH 60-FOOT R.O.W. LILIA STREET (MILE 6 NORTH)
REAR: 15.00 FEET OR GREATER FOR EASEMENT
SIDE: 6.00 FEET OR GREATER FOR EASEMENT
CORNER SIDE: 10.00 FEET OR GREATER FOR EASEMENT
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20 FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
---B.M. NO. 1---ELEV. 228.50 N.C.V.D. 29 DESCRIPTIONS: ALUMINUM DISK IN 2'X2' CONCRETE SLAB SET AT THE SOUTHEAST CORNER OF LOT 5 OF THIS SUBDIVISION.
N: 16643026.3460, E: 999995.2636.
---B.M. NO. 2---ELEV. 226.25 N.C.V.D. 29 DESCRIPTIONS: ALUMINUM DISK IN 2'X2' CONCRETE SLAB SET AT THE SOUTHWEST CORNER OF LOT 12 OF THIS SUBDIVISION.
N: 16643149.6076, E: 999186.1285.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 40,557 CUBIC-FEET (0.93 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS AND OTHER PLANTINGS (EXCEPT TREES, BUT NOT LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (SOUTH) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (SOUTH).
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PAVED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- DANIEC LAND & CATTLE COMPANY, INC. & SHUMAX LLC, THE OWNERS & SUBDIVIDERS OF TIERRA DEL SOL ACRES PHASE 1, RETAINS A BLENDED EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF TIERRA DEL SOL ACRES PHASE 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 2018.

HIDALGO COUNTY JUDGE

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

I, JOSE E. EDIE SAENZ, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS. THAT INCLUDES THIS SUBDIVISION. AN IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH PARABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

JOSE E. "EDDIE" SAENZ, P.E. IITERIM GENERAL MANAGER DATE: _____
AGUA SPECIAL UTILITY DISTRICT

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DESCRIPTION OF TIERRA DEL SOL ACRES PHASE 1
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 18.643 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, OUT OF SHARE 4 OF THE SCHUNIOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS, SAID 18.643 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A #4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 53, TAURUS ESTATES #21, AS RECORDED IN VOLUME 53, PAGES 88-90, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 59' 04" W ALONG THE WEST LINE OF A 150.00-FOOT H.C.D.D. NO. 1 DRAINAGE DITCH RIGHT-OF-WAY AT A DISTANCE OF 451.59 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), AT A DISTANCE OF 551.59 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), CONTINUING A TOTAL DISTANCE OF 1063.61 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 00' 56" W A DISTANCE OF 368.30 FEET TO A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY OF EL CONEJO ROAD, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 81° 00' 45" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET ON THE WEST RIGHT-OF-WAY OF EL CONEJO ROAD, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 80° 56' 30" W A DISTANCE OF 371.32 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 09° 03' 30" E AT A DISTANCE OF 511.61 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), AT A DISTANCE OF 571.61 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY OF LILIA STREET (MILE 6 NORTH ROAD), CONTINUING A TOTAL DISTANCE OF 1011.07 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF LOT 106, TAURUS ESTATES #21, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 10' 47" E ALONG THE SOUTH BOUNDARY LINE OF SAID TAURUS ESTATES #21 A DISTANCE OF 345.28 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 106 FOR A POINT OF CURVATURE TO THE LEFT;
- THENCE, IN A NORTHEASTERLY DIRECTION ALONG THE SOUTH BOUNDARY LINE OF TAURUS ESTATES #21 AND A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 246° 08' 00, A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 214.75 FEET, A TANGENT 76.84 FEET, AND A CHORD THAT BEARS N 72° 03' 51" E A DISTANCE OF 83.82' TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 09° 01' 36" E A DISTANCE OF 12.07 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 53 FOR THE EASTERMOST NORTHWEST CORNER OF THIS TRACT
- THENCE, S 81° 10' 47" E ALONG THE SOUTH LINE OF SAID LOT 53, TAURUS ESTATES #21 A DISTANCE OF 368.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 18.643 ACRES OF LAND, MORE OR LESS.

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C1	246° 08' 00"	50.00'	214.75'	N72° 03' 51"E	83.82'	76.84'
C2	52° 23' 38"	50.00'	45.72'	N42° 45' 25"E	44.15'	24.60'
C3	66° 09' 36"	50.00'	57.74'	S17° 57' 58"E	54.58'	32.57'
C4	67° 32' 50"	50.00'	58.95'	N17° 12' 49"W	55.59'	33.44'
C5	12° 13' 12"	453.55'	96.73'	N87° 07' 12"W	96.55'	48.55'
C6	0° 15' 19"	453.55'	2.02'	S86° 38' 33"W	2.02'	1.01'
C7	12° 28' 30"	393.55'	85.69'	S87° 14' 52"E	85.52'	43.01'
C8	0° 53' 04"	453.54'	7.00'	S81° 27' 16"E	7.00'	3.50'
C9	11° 27' 53"	453.54'	90.75'	S87° 37' 44"E	90.60'	45.53'
C10	0° 07' 34"	453.54'	1.00'	N86° 34' 33"E	1.00'	0.50'
C11	12° 28' 34"	393.55'	85.70'	N87° 14' 49"W	85.53'	43.02'
C12	12° 28' 30"	423.55'	92.22'	N87° 14' 52"W	92.04'	46.29'
C13	12° 28' 30"	423.55'	92.22'	S87° 14' 52"E	92.04'	46.29'

Line #	Length	Direction
L1	12.07'	S09° 01' 36"W
L2	24.81'	S08° 59' 04"W
L3	17.76'	S08° 59' 04"W
L4	35.35'	N53° 59' 14"E
L5	35.36'	S36° 00' 46"E
L6	35.40'	S53° 59' 08"W
L7	35.32'	N36° 01' 07"W

INDEX TO SHEET OF TIERRA DEL SOL ACRES PHASE 1

SHEET 1: HEADING; INDEX; LOCATION MAP AND ET; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING LAYOUT CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. NO. 1, HIDALGO COUNTY RIGHT-OF-WAY DEPARTMENT CERTIFICATE; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; AGUA SPECIAL UTILITY DISTRICT CERTIFICATION, DESCRIPTION (METES AND BOUNDS); GENERAL NOTES.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, DANIEC LAND & CATTLE COMPANY, INC. AS OWNER OF THE 18.643 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TIERRA DEL SOL ACRES PHASE 1 SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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;
(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.

DANIEC LAND & CATTLE COMPANY, INC. DATE: _____
PAULA DANIEC, PRESIDENT
24165 IH-10, SUITE 217-610
SAN ANTONIO, TEXAS 78257

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, DANIEC, PAULA, PRESIDENT OF DANIEC LAND & CATTLE COMPANY, INC., A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF TEXAS, 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 _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, SHUMAX LLC AS OWNER OF THE 18.643 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TIERRA DEL SOL ACRES PHASE 1 SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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;
(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.

SHUMAX LLC
RICHARD G. SHUMACK, PRESIDENT
2421 MIMOSA STREET
MISSION, TEXAS 78574

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____, SHUMAX LLC, RICHARD G. SHUMACK, PRESIDENT OF SHUMAX LLC, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF TEXAS, 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 _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, PE # 117368
DATE PREPARED: JUNE 24, 2012
JOB No. (ENG.) 12068.00



STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE TIERRA DEL SOL ACRES PHASE 1 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 6/20/12 BY ME OR UNDER MY SUPERVISION.



FRED L. KURTH, RPLS # 4750
JOB No. (SURVEY) 12068.08
1-934, PAGE 2-4



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

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

BY: _____ DEPUTY