



**Hidalgo County  
Planning  
Department**

**T.J. Arredondo, CFM**  
*Director of Planning*

**Main Office**

1304 S. 25<sup>th</sup> Street  
Edinburg, Texas 78542  
Phone (956) 318-2840  
Fax (956) 318-2844

**Engineering Projects Office**

902 N. Doolittle Road  
Edinburg, Texas 78542  
Phone (956) 292-7080  
Fax (956) 292-7089

**Precinct No. 1 Substation**

1902 Joe Stephens Ave.  
Weslaco, Texas 78596  
Phone (956) 968-4734  
Fax (956) 973-7850

**Precinct No. 3 Substation**

2401 N. Moorefield Road  
Mission, Texas 78572  
Phone (956) 205-7045  
Fax (956) 205-7049

**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

**THE STATE OF TEXAS**

**COUNTY OF HIDALGO**

**PRECINCT Pct.1**

**APPLICATION AND AGREEMENT FOR PIPELINE OR  
UTILITY PERMIT**

Date: 12/20/18

NORTH ALAMO WATER SUPPLY CORP (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name, Address and Phone number of Applicant:  
NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC)  
420 S DOOLITTLE RD EDINBURG, TX 78542
2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):  
SAME
3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):  
SAME
4. Name, Address and Phone number of contractor to install Pipeline or Utility:

~~(NAWSC) EMPLOYEES WILL DO THE INSTALLATION~~

VALLEY PAVING INC. / 321 E. 2 MILE LINE MISSION TX

Visit Hidalgo County Planning Department on the web at [www.co.hidalgo.tx.us](http://www.co.hidalgo.tx.us)

78572.



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5. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:  
**N/A**
- 
- 
- 
6. Does Applicant have the Power of Eminent Domain?  
**N/A**
- 
- 
7. Will the product be carried for hire or by the owner of the goods?  
**NORTH ALAMO WATER SUPPLY CORPORATION**
- 
8. Name and Legal description of property owner requesting utility services if applicable:  
**FUTURE SOLANA VERDE, A 40.00 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 420, OF THE WEST AND ADAMS TRACT SUBDIVISION.**
- 
9. Type of utility work within county road right-of-way:  
 Bore Crossing     Line Extension Along R.O.W.     Other    **N/A**
10. Where is the origin of the line?  
**Existing 6" water line east of Mile 4 West Road and existing 8" water line on the south side of Mile 14 ½ North Road.**
- 
11. Where is the destination of the line?  
**Destination from east of Mile 4 West Road approximate 1,320 feet west along the south side of Mile 14 ½ North Road through a 15' N.A.W.S.C Easments to an existing 8" water line.**
-



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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

12. Utility Crossing Coordinate X:**1152452.25** Y:**16621811.60**  
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:  
**3 – 8” PVC DR-18 C-900 water line w/ 12” PVC casing.**

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14. Pressure (each line):  
**3 – 8” PVC DR-18 C-900 water line at 35 PSI**

---
15. Content (each line):  
**3 – 8” PVC DR-18 C-900 potable water**

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16. Estimated date of installation of Pipeline or Utility:  
**As soon as the permit gets approved.**

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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of the Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of the Hidalgo County.



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## **PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnify and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of the Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against the Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which the Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land

upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.

9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that the Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.

11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.

12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 18<sup>th</sup> day of December, 2018.

Anglicz Hinojosa  
(Name of Applicant – Printed or Typed)

By: [Signature]  
Signature

Title: New Accounts Supervisor

STATE OF TEXAS  
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,  
Anglicz Hinojosa on this 18 day of December, 2018,  
to which witness my hand and seal of office.



[Signature]  
Notary Public for the State of Texas

My Commission Expires: 06/26/2021



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**APPROVAL OF APPLICATION BY  
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_. The above and foregoing Application for Pipeline and Utility  
Permit, and after consideration of the same by the Hidalgo County  
Commissioners Court, said Application and Agreement for Pipeline or  
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

\_\_\_\_\_  
Richard F. Cortez, County Judge



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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

**EXHIBIT A**

(Please insert description of project location and supporting documents for proposed utility work)



# PLAT OF SOLANA VERDE SUBDIVISION

A 40.0 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 420, OF THE WEST AND ADAMS TRACT SUBDIVISION VOLUME 2 PAGE 34, HIDALGO COUNTY, TEXAS,

PREPARED BY: K K ENGINEERING CONSULTANT  
DATE OF PREPARATION: SEPTEMBER, 2018

STATE OF TEXAS COUNTY OF HIDALGO  
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

SOLANA VERDE ESTATES L.P.  
AS OWNER OF THE 40.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SOLANA VERDE SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, 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.

KYNDEL W. BENNETT, PRESIDENT DATE

SOLANA VERDE ESTATES, L.P.  
A TEXAS LIMITED PARTNERSHIP  
BY SOLANA VERDE ESTATES GP, L.L.C.  
ITS GENERAL PARTNER  
BY: KYNDEL W. BENNETT, PRESIDENT  
P.O. BOX 365  
LA BLANCA, TX 78558

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYNDEL W. BENNETT KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.026(c)

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE SOLANA VERDE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE DATE

ATTEST: HIDALGO COUNTY CLERK DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SOLANA VERDE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

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 TEX. WATER CODE §49.21(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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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

STATE OF TEXAS  
COUNTY OF HIDALGO

I, KAMBIZ S. KHADAMI A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_\_\_

REGISTERED PROFESSIONAL ENGINEER

No. 57767 STATE OF TEXAS



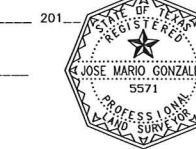
STATE OF TEXAS  
COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THE AS CORDOBA HEIGHTS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 201\_\_\_\_

REGISTERED PROFESSIONAL SURVEYOR

No. 5521 STATE OF TEXAS



## GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 24" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

2. THIS SUBDIVISION IS LOCATED IN: ZONE "X" (NO SHADING) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL NO. 480334 0450 C REVISED TO REFLECT LOMR MAY 30, 2002.

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).

3. SETBACKS:  
FRONT: 25.00 FEET AND 15 FEET FOR CUL-DE-SAC LOTS ONLY.  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET AND 20 FEET ALONG MILE 14 1/2 N. ROAD  
GARAGE FRONT: 15.00 FEET  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

4. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:  
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 APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. NO COMMERCIAL SHALL BE ALLOWED.

5. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.

6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

--B.M. NO. 1--ELEV. 66.98 FOUND NAIL AT THE SOUTH WEST CORNER OF FT 420. (NAVD 1988)  
COORDINATE: X - 1151837.13 Y - 16621780.68

--B.M. NO. 2--ELEV. 65.26 NAIL AT SOUTH EAST CORNER OF FARM TRACT 420 (NAVD 1988)  
COORDINATE: X - 1153156.82 Y - 16621809.29

--B.M. NO. 3--ELEV. 64.25 ON TOP OF A STORM DRAINAGE TYPE "A" INLET SOUTH EAST CORNER OF LOT 45 (NAVD 1988)  
COORDINATE: X - 1152743.22 Y - 16622459.86

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 69,992 CUBIC- FEET (1.61 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.)

8. 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.

9. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS SET BY 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 INCLUDING AN EASEMENT.

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 SEWAGE ONLY.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 2,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT

D. SOIL ANALYSIS HAS 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 DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

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

13. KYNDEL W. BENNETT, THE OWNER & SUBDIVIDER OF SOLANA VERDE SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

14. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

15. STREET & STOP SIGNS INSTALLED BY THE DEVELOPER.

16. FIRE HYDRANTS INSTALLED & PAINTED BLACK BY THE DEVELOPER.

17. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

18. NO ACCESS SHALL BE PERMITTED FROM MILE 14 1/2 NORTH ROAD ON LOTS 1, 37, 58, AND 60. PRIMARY ACCESS SHALL BE FROM MESQUITE DRIVE AND PUESTA DEL SOL DRIVE.

19. M.V.E.C. IS ALLOWED TO PLACE ELECTRICAL SERVICE POLES/LINES WITHIN THE SIDE SETBACKS OF ANY LOT, AS NEEDED.

LOT 111  
LA BLANCA AGRICULTURAL  
COMPANY SUBDIVISION B  
VOL. 2, PG. 42  
MAP RECORDS

## METES AND BOUNDS

A 40.0 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 420, OF THE WEST AND ADAMS TRACT SUBDIVISION RECORDED IN VOLUME 2 PAGE 34 HIDALGO COUNTY, TEXAS, MAP RECORDS. SAID 40.00 ACRE TRACT IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID FARM TRACT 420 WITHIN THE RIGHT OF WAY OF MILE 14 1/2 NORTH, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE N 01°14'31" W, WITH THE WEST LINE OF SAID FARM TRACT 420, AT A DISTANCE OF 30.00 FEET TO A 1/2" IRON ROD FOUND ON THE APPARENT NORTH RIGHT OF WAY LINE OF SAID MILE 14 1/2 NORTH, CONTINUING A TOTAL DISTANCE OF 1320.00' TO THE NORTHWEST CORNER OF SAID FARM TRACT 420, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 88°45'29" E, WITH THE NORTH LINE OF SAID FARM TRACT 420, AT A DISTANCE OF 1320.00' TO THE NORTHEAST CORNER OF SAID FARM TRACT 420, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 01°14'31" E, WITH THE EAST LINE OF SAID FARM TRACT 420, AT A DISTANCE OF 1320.00 FEET PASS A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE APPARENT NORTH RIGHT OF WAY LINE OF SAID MILE 14 1/2 NORTH, CONTINUING A TOTAL DISTANCE OF 1320.00' TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID FARM TRACT 420 WITHIN THE RIGHT OF WAY OF SAID MILE 14 1/2 NORTH, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 88°45'29" W, WITH THE SOUTH LINE OF SAID FARM TRACT 420 AND WITHIN THE RIGHT OF WAY OF SAID MILE 14 1/2 NORTH ROAD, A DISTANCE OF 1320.00' TO THE POINT OF BEGINNING, CONTAINING 40.00 ACRES OF LAND MORE OR LESS, FROM WHICH 0.45 ACRE OF LAND LIE WITHIN ROAD RIGHT OF WAY AND 4.19 ACRES OF LAND LIE WITHIN H.C.C.D. NO. 9, LEAVING 35.36 ACRES NET MORE OR LESS.

## RIGHT OF WAY EASEMENT

KNOW 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 acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install and lay therefor use, operate, inspect, 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, 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 Title 16 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 executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

KYNDEL W. BENNETT, PRESIDENT  
P.O. BOX 365 LA BLANCA ROAD, TX 78558



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

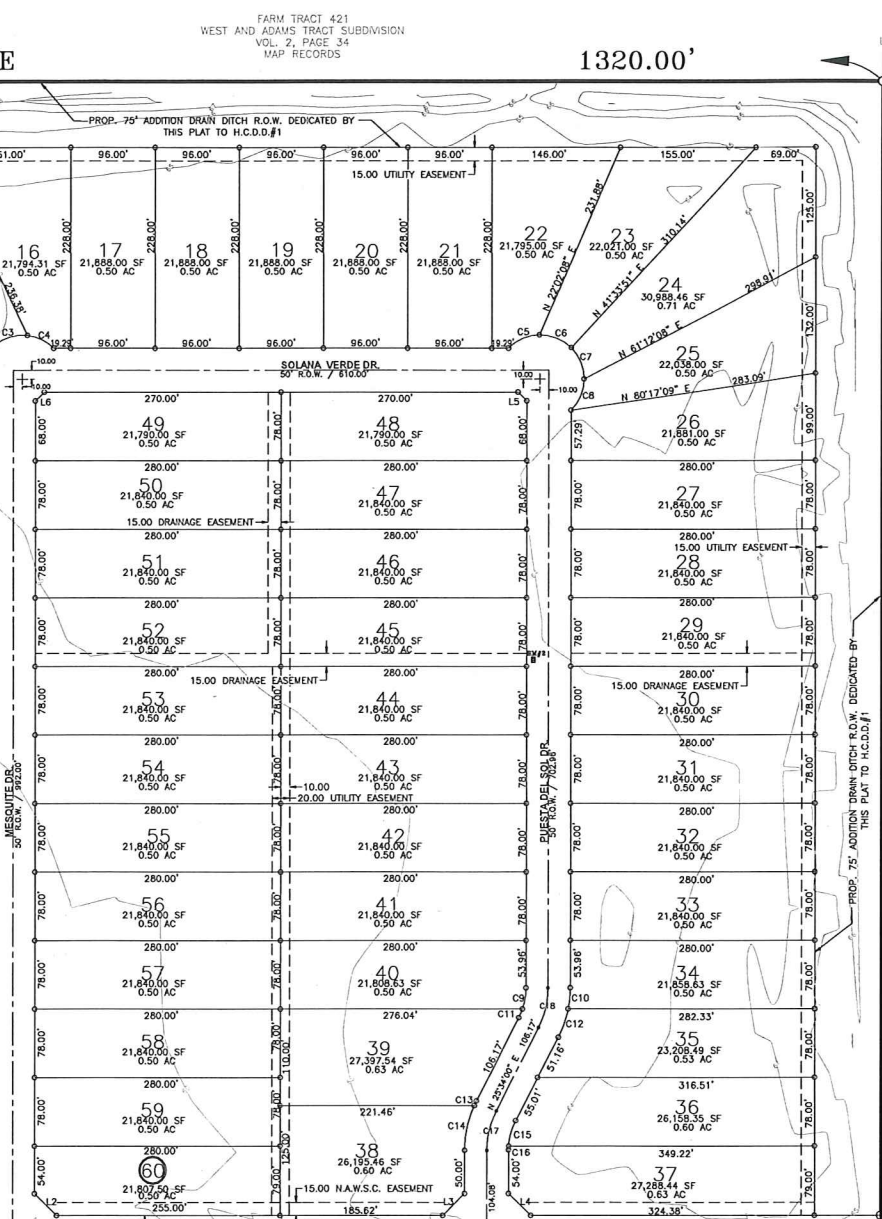
THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO.9

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

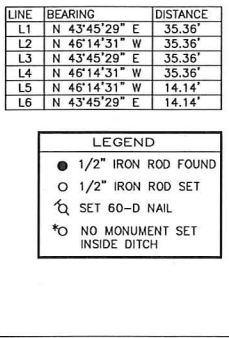
GENERAL MANAGER  
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

PRINCIPAL CONTACTS:  
Name Address City & Zip Phone Fax  
OWNER: KYNDEL W. BENNETT, BENNETT-FLORES INVESTMENTS, L.L.C. P.O. BOX 365 LA BLANCA 78558 (956) 464-4431 (956) 464-2597  
ENGINEER: KAMBIZ S. KHADAMI P.E. 410 E. DOVE AVE. McALLEN 78204 (956) 630-2125 (956) 630-2219  
SURVEYOR: JOSE MARIO GONZALEZ R.P.L.S. 24593 FM88 MONTE ALTO 78538 (956) 380-5154 (956) 380-5156



MILE 14 1/2 NORTH ROAD  
S 88°45'29" W  
N 01°14'31" W  
1320.00'

## LOCATION MAP



LINE	BEARING	DISTANCE
L1	N 43°45'29" E	35.36'
L2	N 46°14'31" W	35.36'
L3	N 43°45'29" E	35.36'
L4	N 46°14'31" W	35.36'
L5	N 46°14'31" W	14.14'
L6	N 43°45'29" E	14.14'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	43.92'	50.00'	50°19'59"	S 21°38'54" E	42.53'
C2	40.08'	50.00'	45°55'37"	S 26°28'54" W	39.01'
C3	40.11'	50.00'	45°57'52"	S 72°25'38" W	39.04'
C4	33.97'	50.00'	38°55'17"	N 85°07'47" W	33.32'
C5	39.14'	50.00'	44°50'46"	S 85°36'29" W	38.14'
C6	39.76'	50.00'	45°33'29"	N 69°11'24" W	38.72'
C7	39.70'	50.00'	45°29'18"	N 23°40'00" W	38.66'
C8	39.49'	50.00'	45°15'13"	N 21°42'15" E	38.47'
C9	24.47'	75.00'	18°41'41"	N 08°06'20" E	24.36'
C10	24.19'	125.00'	11°05'17"	N 04°18'07" E	24.15'
C11	10.62'	75.00'	8°06'50"	N 21°30'35" E	10.61'
C12	34.30'	125.00'	15°43'15"	N 17°42'23" E	34.19'
C13	6.04'	125.00'	2°48'02"	S 24°11'00" W	6.04'
C14	52.45'	125.00'	24°02'30"	S 10°46'44" W	52.07'
C15	30.16'	75.00'	23°02'37"	S 14°02'42" W	29.96'
C16	4.93'	75.00'	3°45'54"	S 00°38'26" W	4.93'
C17	46.79'	100.00'	26°48'31"	S 12°09'45" W	46.36'
C18	46.79'	100.00'	26°48'31"	N 12°09'45" E	46.36'

INDEX TO SHEETS OF SOLANA VERDE SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS;
SHEET 2	OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.O. OF A MUNICIPALITY AND DISSEMINATE THE PRESENT PROJECT IS SITUATED; H.C.C.D. NO. 1 CERTIFICATION; HCCID#9 AND HCCID REVISION NOTES.
SHEET 3	WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
SHEET 4	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

SCALE: 1"=100'

FARM TRACT 421  
WEST AND ADAMS TRACT SUBDIVISION  
VOL. 2, PAGE 34  
MAP RECORDS

SCALE: 1"=4000'

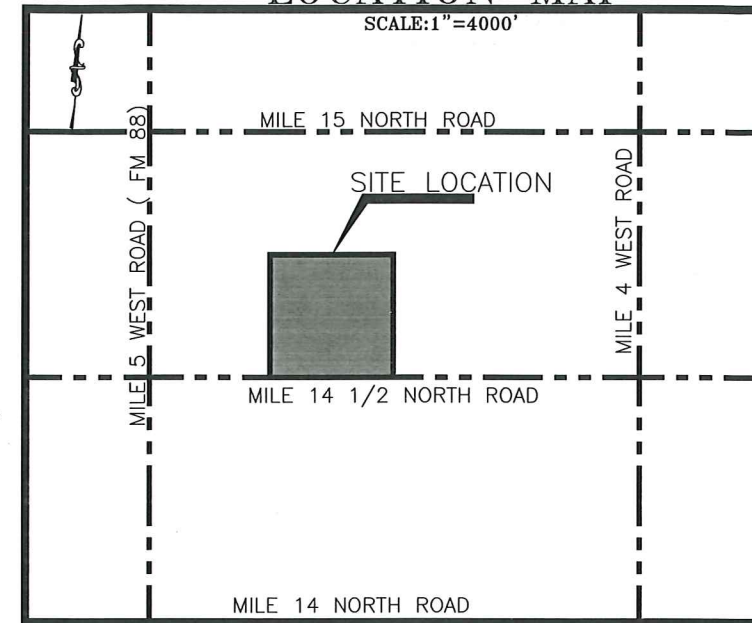
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
SOLANA VERDE SUBDIVISION IS LOCATED NORTH SIDE OF MILE 14 1/2 NORTH ROAD APPROXIMATE 3/4 MILE EAST OF FM 88. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,797 - 2015 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE COUNTY UNDER LOCAL GOVERNMENT CODE 212.001 PRECINCT. NO. 1.

**K K Engineering Consultant**  
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES  
410 E. DOVE (FIRM REGISTRATION #F-1334)  
P.O. BOX 3422 McALLEN, TEXAS 78502 (956) 630-2125 FAX (956) 630-2219

# PLAT OF SOLANA VERDE SUBDIVISION

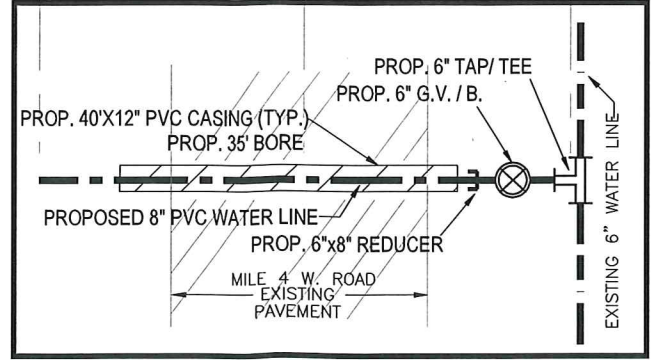
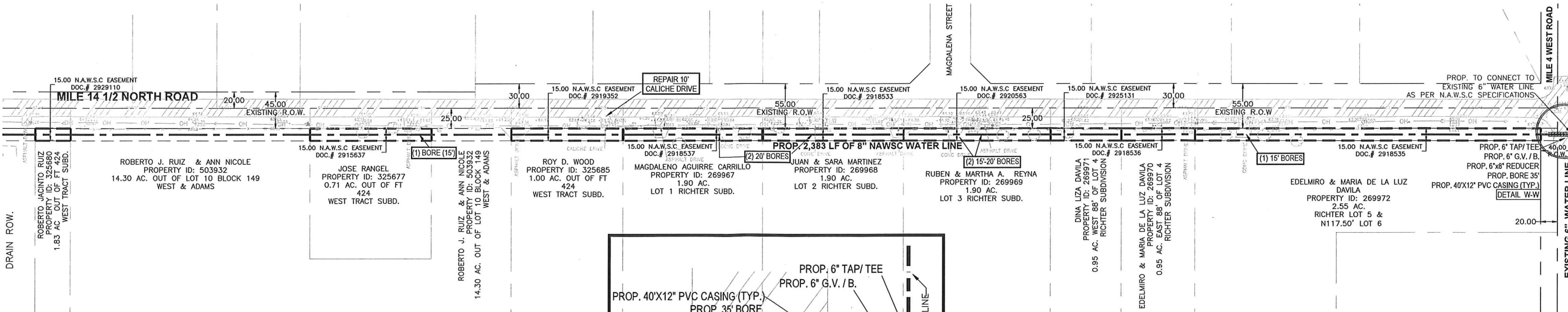
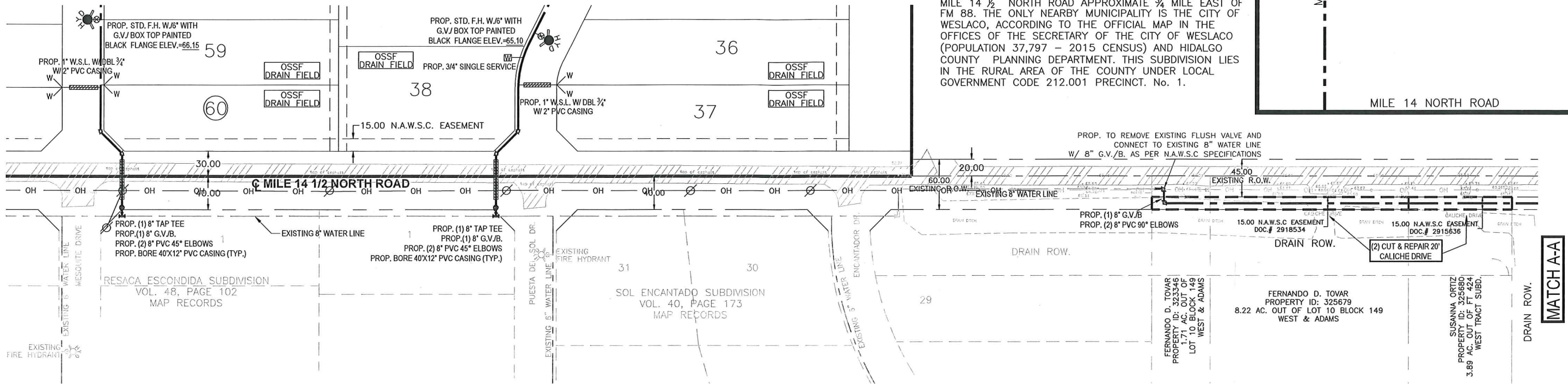
A 40.0 ACRE TRACT OF LAND BEING ALL OF FARM TRACT 420, OF THE WEST AND ADAMS TRACT SUBDIVISION VOLUME 2 PAGE 34, HIDALGO COUNTY, TEXAS,

## LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:  
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**PROPOSED DEL SOLANA VERDE SUBD.  
PROPOSED WATER LINE CROSSING DESIGN**  
SCALE: N.T.S