



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-24-2020

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

STREETLIGHTS: 7

FILLING STATIONS: 2

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. FINAL APPROVAL DATE: 3-17-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-17-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  EXISTING OSSF'S

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

H.C.E.O.C. FINAL APPROVAL DATE: 3-17-2020 : 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.*

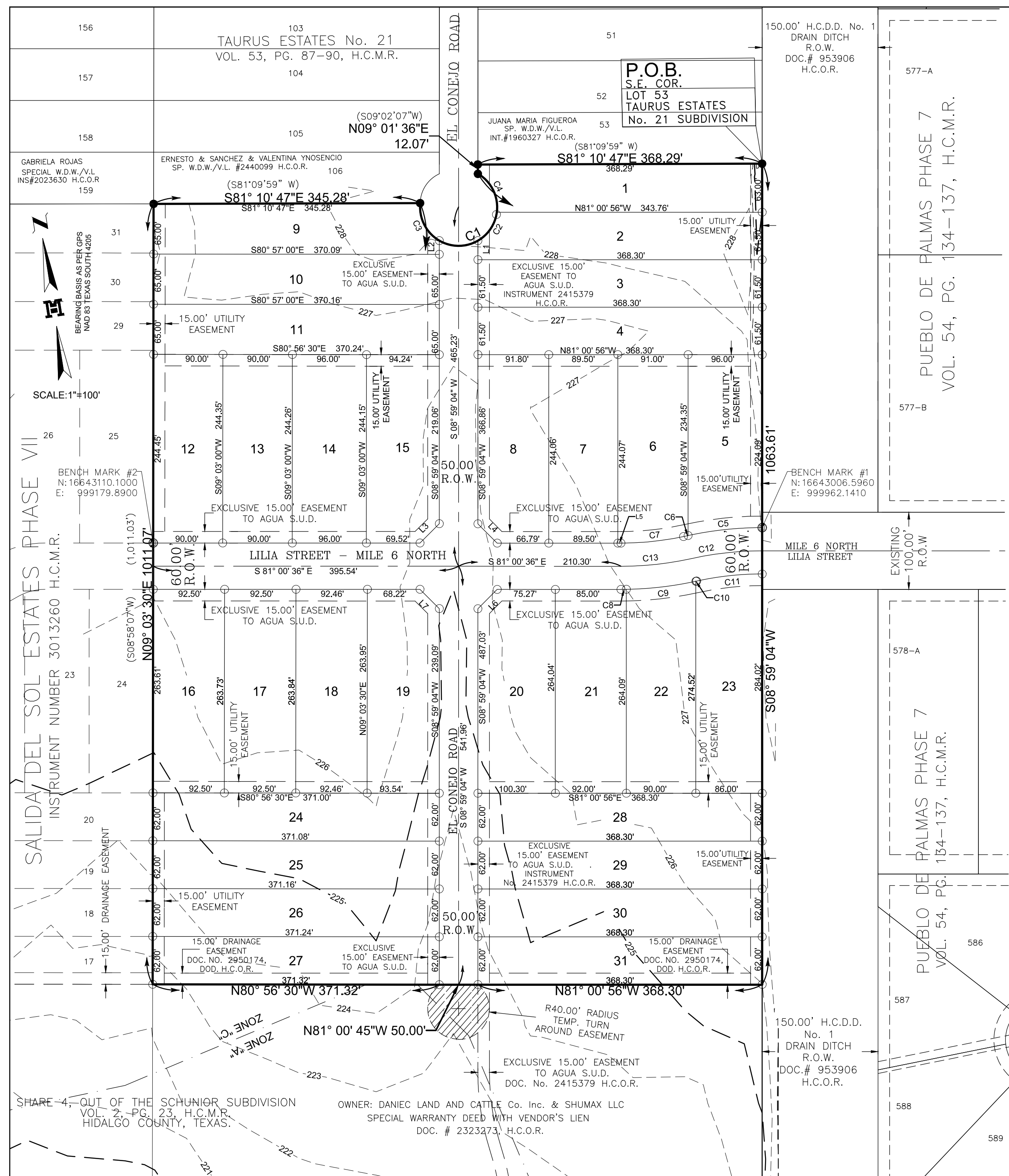
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: NOVEMBER 20, 2018

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

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

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

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



**GENERAL PLAT NOTES & RESTRICTIONS:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C" ZONE "C" ARE 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 PLAN 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 RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT: 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 MARSHAL 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.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK IN 2'X2' CONCRETE SLAB SET AT THE SOUTHWEST CORNER OF LOT 5 OF THIS SUBDIVISION. N: 16643006.5960, E: 999962.1410.
  - B.M. NO. 2-ELEV. 226.25 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK IN 2'X2' CONCRETE SLAB SET AT THE SOUTHWEST CORNER OF LOT 12 OF THIS SUBDIVISION. N: 16643110.1000, E: 999179.8900.
- 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 TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, 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 PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- AN OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- 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 DRAIN FIELD SYSTEM.
- 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 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.
- 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.

**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, BEING A PART OR PORTION OF SHARE 4, SCHUNIOR SUBDIVISION, ACCORDING TO 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 NO. 4 REBAR FOUND [NORTHING: 16643472.3947, EASTING: 1000035.7867] AT THE SOUTHEAST CORNER OF LOT 53, TAURUS ESTATES NO. 21 SUBDIVISION, RECORDED IN VOLUME 53, PAGES 87-90, HIDALGO COUNTY MAP RECORDS AND ON THE WEST LINES OF PUEBLO DE PALMAS PHASE 7, RECORDED IN VOLUME 54, PAGES 134-137, HIDALGO COUNTY MAP RECORDS AND A 150.00-FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 R.O.W., RECORDED IN INSTRUMENT NUMBER 953906, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 59' 04" W ALONG THE WEST LINES OF SAID PUEBLO DE PALMAS PHASE 7, AND SAID 150.00-FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 R.O.W., AT A DISTANCE OF 471.59 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE OF LILIA STREET-MILE 6 NORTH, AT A DISTANCE OF 531.59 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED SOUTH RIGHT-OF-WAY LINE OF LILIA STREET-MILE 6 NORTH, CONTINUING A TOTAL DISTANCE OF 1,063.61 FEET TO A NO. 4 REBAR SET [NORTHING: 16642421.8317, EASTING: 999869.6862] 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 HEREBY PROPOSED EAST RIGHT-OF-WAY LINE 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 HEREBY PROPOSED WEST RIGHT-OF-WAY LINE 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 AT THE SOUTHWEST CORNER OF SALIDA DEL SOL ESTATES PHASE VII, RECORDED IN INSTRUMENT NUMBER 3013260, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 09° 03' 30" E (S 08° 58' 07" W MAP CALL) ALONG THE EAST LINE OF SAID SALIDA DEL SOL ESTATES PHASE VII, AT A DISTANCE OF 511.62 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED SOUTH RIGHT-OF-WAY LINE OF LILIA STREET-MILE 6 NORTH, AT A DISTANCE OF 571.62 FEET PASS A NO. 4 REBAR SET ON THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE OF LILIA STREET-MILE 6 NORTH, CONTINUING A TOTAL DISTANCE OF 1,011.07 FEET (1,011.03 FEET MAP CALL) TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SALIDA DEL SOL ESTATES PHASE VII AND AT THE SOUTHWEST CORNER OF LOT 106 OF SAID TAURUS ESTATES NO. 21 SUBDIVISION, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 81° 10' 47" E (S 81° 09' 59" W MAP CALL) ALONG THE SOUTH LINE OF SAID LOT 106, A DISTANCE OF 345.28 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT 106, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, IN A NORTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 248°06'00" (248°03'36" MAP CALL), A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 214.75 FEET (214.58 FEET MAP CALL), A TANGENT OF 76.84 FEET, AND A CHORD THAT BEARS N 72° 03' 51" E A DISTANCE OF 83.82 FEET (83.92 FEET MAP CALL) TO A NO. 4 REBAR FOUND ON THE HEREBY PROPOSED EAST RIGHT-OF-WAY LINE OF EL CONEJO ROAD, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 09° 01' 36" E (S 09° 02' 07" W MAP CALL) ALONG THE HEREBY PROPOSED EAST RIGHT-OF-WAY LINE OF EL CONEJO ROAD, A DISTANCE OF 12.07 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 53, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 10' 47" E (S 81° 09' 59" W MAP CALL) ALONG THE SOUTH LINE OF SAID LOT 53, A DISTANCE OF 368.29 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.643 ACRES OF LAND, MORE OR LESS.

**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 \_\_\_\_\_, 2020.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_  
 ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

I, JOSE E. "EDDIE" SAENZ, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR TIERRA DEL SOL ACRES PHASE 1, 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, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE 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., INTERIM 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 (G). 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.

**HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
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'

Parcel Line Table	Line #	Length	Direction
L1	24.81'	S08° 59' 04" W	
L2	17.76'	S08° 59' 04" W	
L3	35.35'	N53° 59' 14" E	
L4	35.36'	S36° 00' 46" E	
L5	4.01'	N81° 00' 36" W	
L6	35.40'	S53° 59' 08" W	
L7	35.32'	N36° 01' 07" W	

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 (G). 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.

**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 CERTIFICATION 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.

**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:**

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ BENCHMARK 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.D. - HIDALGO COUNTY DRAINAGE DISTRICT  
 S.E. COR. - SOUTHEAST CORNER  
 S.W. COR. - SOUTHWEST CORNER  
 P.O.B. - POINT OF BEGINNING  
 S.U.D. - SPECIAL UTILITY DISTRICT  
 ( ) - RECORDED MAP CALLS  
 VOL. - VOLUME  
 PG. - PAGE  
 DOC. NO. - DOCUMENT NUMBER  
 SP. W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

**DRAWN BY: CIRO H. / DAVID C. DATE: 3/4/2020**

**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:	RICHARD G. SCHUMACK	2421 MIMOSA STREET	MISSION, TX 78574	(956)580-9600	(956)580-9603
ENGINEER:	FRED L. KURTH	EDINBURG, TX 78541	EDINBURG, TX 78541	(956) 381-1839	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	22,079.24	0.507	17	24,399.87	0.560
2	22,048.06	0.506	18	24,400.49	0.560
3	22,648.48	0.520	19	24,336.86	0.559
4	22,650.40	0.520	20	26,171.25	0.601
5	21,839.75	0.501	21	24,291.55	0.558
6	21,929.80	0.503	22	24,099.69	0.553
7	21,843.65	0.501	23	24,153.85	0.554
8	22,090.31	0.507	24	23,004.40	0.528
9	23,426.83	0.538	25	23,009.34	0.528
10	24,058.38	0.552	26	23,014.33	0.528
11	24,064.06	0.552	27	23,019.27	0.528
12	21,995.00	0.505	28	22,834.35	0.524
13	21,988.11	0.505	29	22,834.33	0.524
14	23,443.72	0.538	30	22,834.37	0.524
15	22,725.49	0.522	31	22,835.34	0.524
16	24,388.92	0.560			

**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com

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 PENITAS. TIERRA DEL SOL ACRES PHASE 1 FALLS IN THE RURAL AREA OF THE COUNTY.

STATE OF TEXAS  
 COUNTY OF HIDALGO

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**  
 WE, 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:

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

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

DANIEC LAND & CATTLE COMPANY, INC. DATE: \_\_\_\_\_  
 PAUL 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 PAUL DANIEC, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF HIDALGO

**OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION**

WE, 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:

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

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

SHUMAX LLC DATE: \_\_\_\_\_  
 RICHARD G. SCHUMACK, PRESIDENT  
 2421 MIMOSA STREET  
 MISSION, TEXAS 78574

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RICHARD G. SCHUMACK, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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.

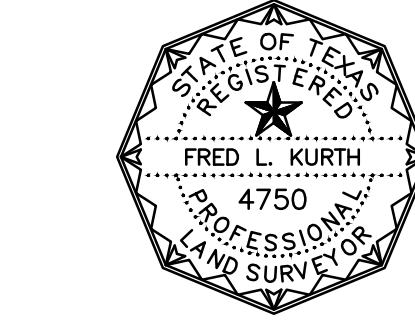
MARIO A. REYNA, PE # 117368  
 DATE PREPARED: JUNE 24, 2012  
 JOB No. (ENG.) 12068.00



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 5/04/12 BY ME OR UNDER MY SUPERVISION.

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



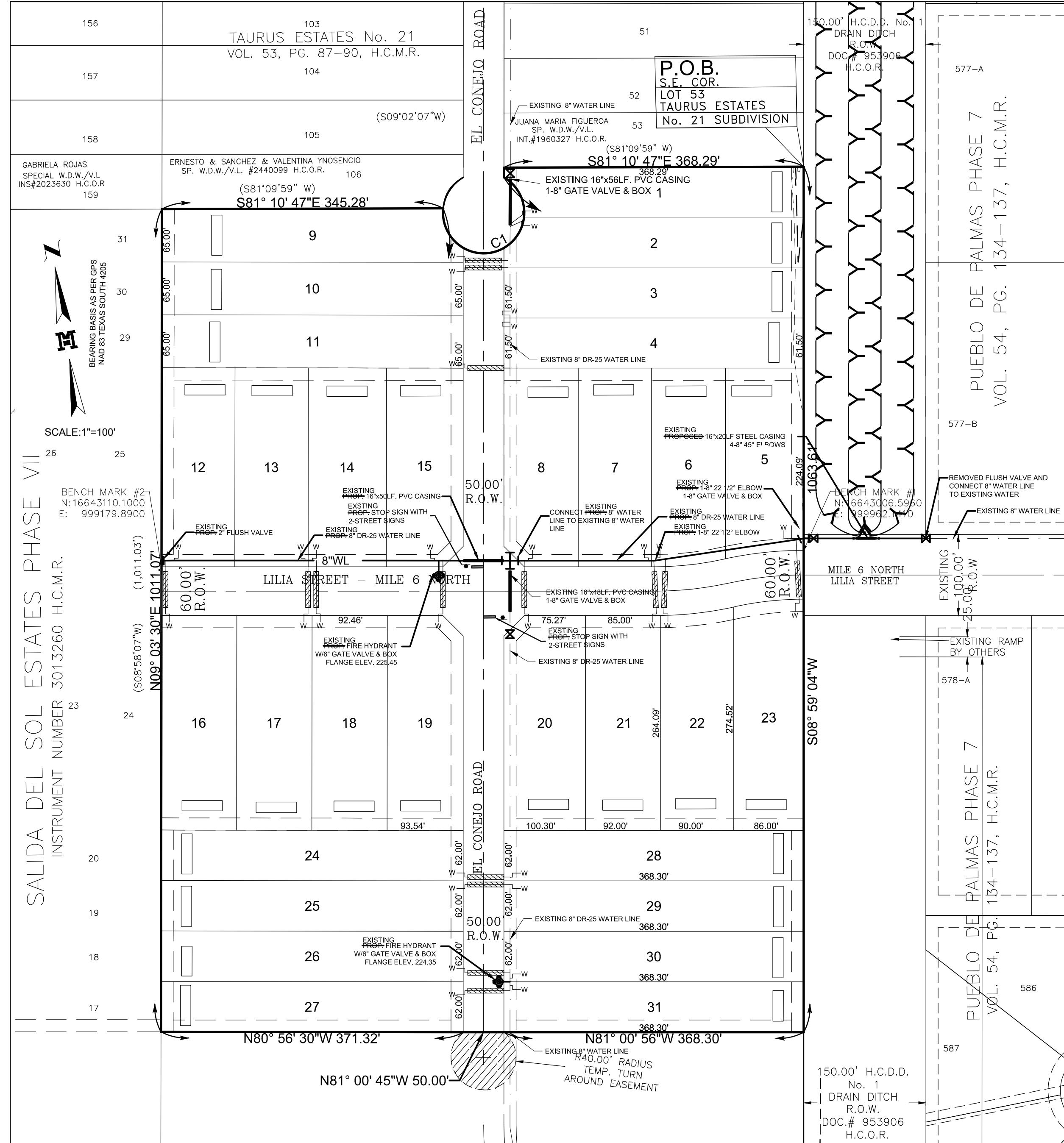
FILED FOR RECORD IN  
 HIDALGO COUNTY  
 ARTURO GUJARDO, JR.  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY



SHARE 4, OUT OF THE SCHUNIOR SUBDIVISION VOL. 2, PG. 23, H.C.M.R. HIDALGO COUNTY, TEXAS. OWNER: DANIEC LAND AND CATTLE Co. Inc. & SHUMAX LLC SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DOC. # 2323273, H.C.O.R.



**LEGEND:**  
 ○ SET REBAR  
 ● FOUND COTTON PICKER SPINDLE  
 ○ FOUND REBAR  
 ● FOUND REBAR  
 --- EXISTING DUAL WATER SERVICE W/ 2" CASING  
 --- EXISTING SINGLE WATER SERVICE WITH 2" CASING  
 --- EXISTING PROPOSED SEPTIC TANK

**DETALLE TIPO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA:**  
 ○ VARILLA ASENTADA  
 △ E.E. ENCONTRADA  
 ● VARILLA ENCONTRADO  
 --- SERVICIO DOBLE DE AGUA EXISTENTE CON UN CONDUCTO DE 2"  
 --- SERVICIO INDIVIDUAL DE AGUA EXISTENTE CON UN CONDUCTO DE 2"  
 --- TANQUE SEPTICO

**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) 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, PAUL DANIEC, SUBDIVIDER(S) OF TIERRA DEL SOL ACRES PHASE 1 SUBDIVISION, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

PAUL DANIEC, PRESIDENT (DANIEL LAND & CATTLE COMPANY, INC.) DATE: \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO: \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL DANIEC, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL.

OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

**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) 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, RICHARD G. SCHUMACK, SUBDIVIDER(S) OF TIERRA DEL SOL ACRES PHASE 1 SUBDIVISION, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RICHARD G. SCHUMACK, PRESIDENT (SHUMAX, LLC) DATE: \_\_\_\_\_

STATE OF TEXAS COUNTY OF HIDALGO: \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD G. SCHUMACK, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL.

OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC MY COMMISSION EXPIRES \_\_\_\_\_

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

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

TIERRA DEL SOL ACRES PHASE 1 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D.). THE SUBDIVIDER AND AGUA S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH AGUA S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA S.U.D. 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.

AGUA S.U.D. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE LILIA STREET (MILE 6 NORTH ROAD) RIGHT-OF-WAY AND AN EXISTING 8" DIAMETER WATER LINE RUNNING WITHIN AN EXCLUSIVE 15 FOOT AGUA S.U.D. EASEMENT ALONG THE EAST SIDE OF EL CONEJO ROAD RIGHT-OF-WAY AND CONTINUING SOUTH THROUGH TIERRA DEL SOL ACRES PHASE 1. THE WATER SYSTEM FOR TIERRA DEL SOL ACRES PHASE 1 SUBDIVISION CONSISTS OF A 8" DIAMETER WATER LINE THAT CONNECTS TO THE EXISTING 8" LINE ALONG THE NORTH SIDE OF MILE 6 NORTH ROAD (LILIA STREET). THE 8" LINE THEN RUNS WEST WITHIN AN EXCLUSIVE 15 FOOT AGUA S.U.D. EASEMENT ALONG THE NORTH SIDE OF MILE 6 NORTH ROAD RIGHT-OF-WAY CONNECTING TO THE EXISTING 8" WATER LINE ALONG THE EAST SIDE OF EL CONEJO ROAD AND CONTINUING WEST ENDING WITH A FLUSH VALVE ON THE SOUTHWEST CORNER OF LOT 12.

WATER DISTRIBUTION FOR THE TIERRA DEL SOL ACRES PHASE 1 SUBDIVISION CONSISTS OF THIRTY-ONE (31) DIAMETER SINGLE SERVICE LINES OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND NINE (9) DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$16,600.00, OR \$535.48 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA S.U.D. THE SUM OF \$78,895.00, WHICH COVERS THE \$2,545.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA S.U.D. UPON REQUEST BY THE LOT OWNER, AGUA S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 2 FIRE HYDRANTS AT A UNIT COST OF \$2,500.00 FOR A TOTAL COST OF \$5,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA S.U.D. 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 TIERRA DEL SOL ACRES PHASE 1 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. THE UNDERSIGNED PROFESSIONAL ENGINEER 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 RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY 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 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.

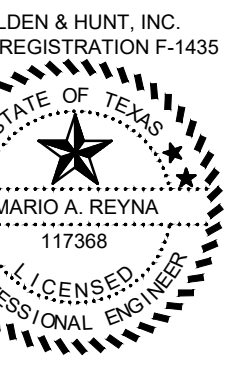
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,600.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$46,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

ENGINEER CERTIFICATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL 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 \$95,495.00 WHICH EQUALS TO \$3,080.48 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,600.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$49,600.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

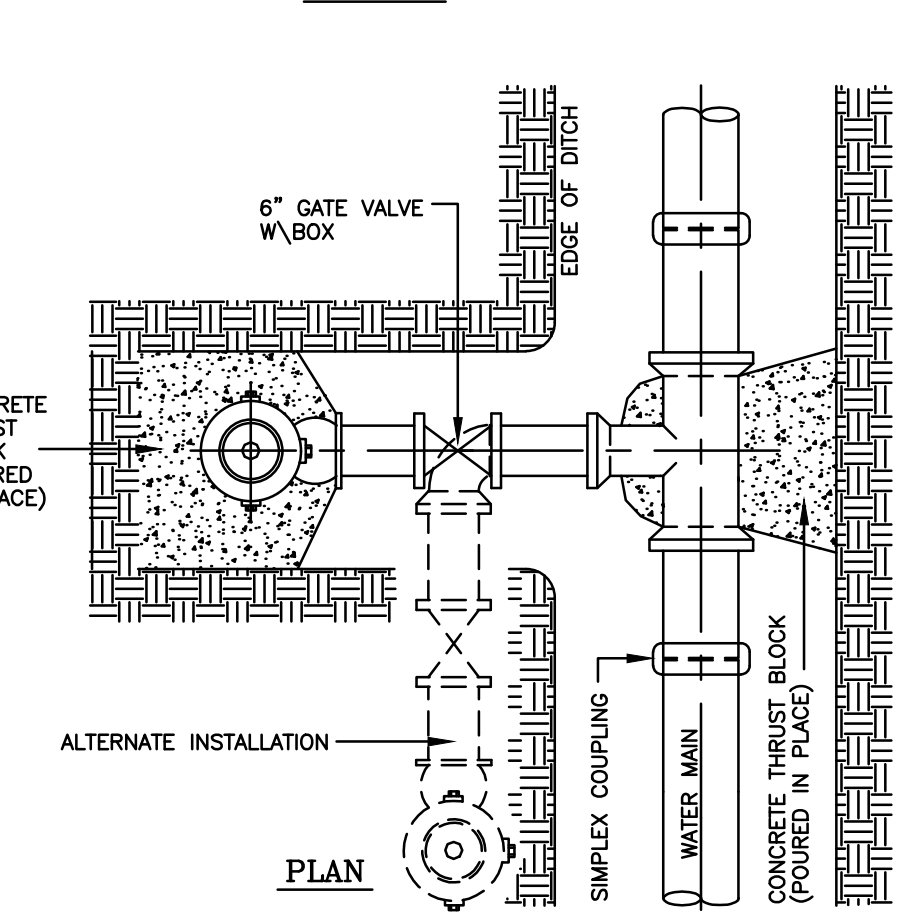
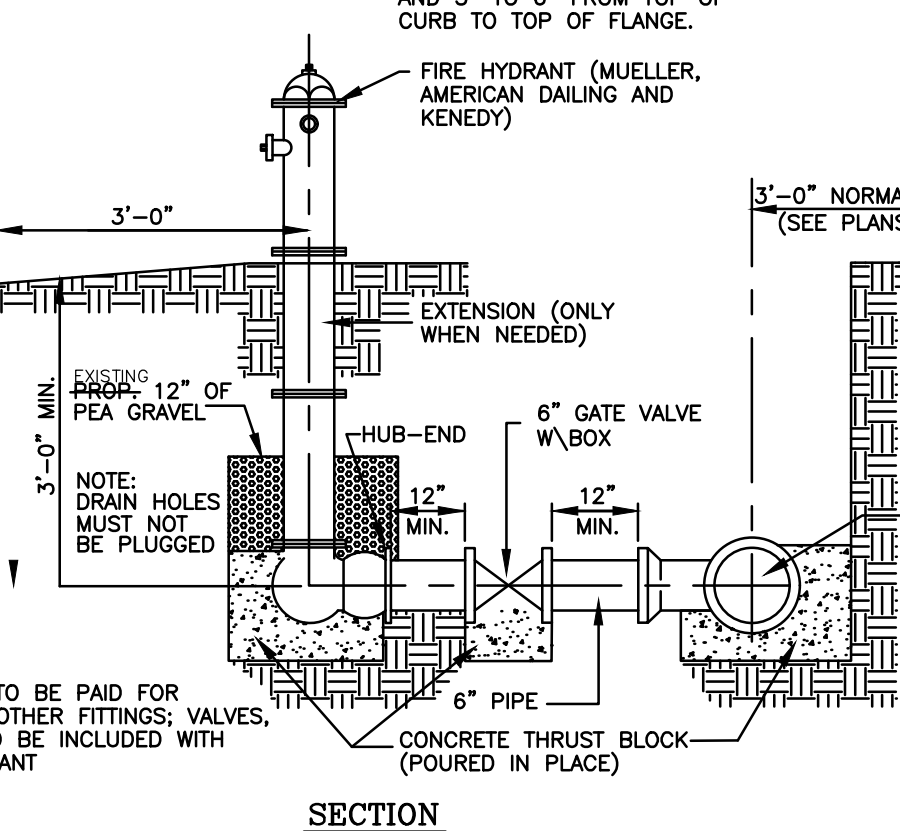


**COST ESTIMATE:**

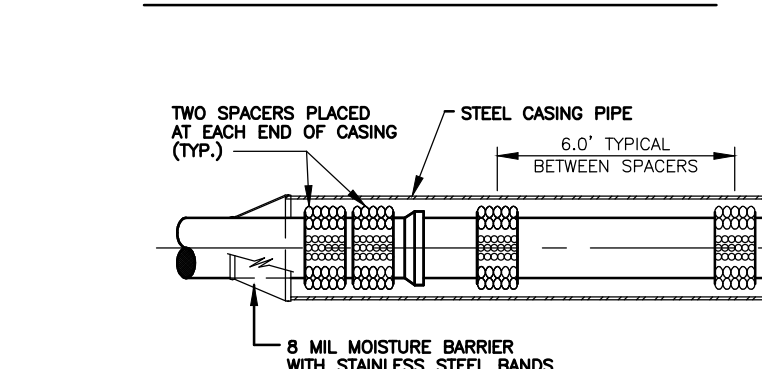
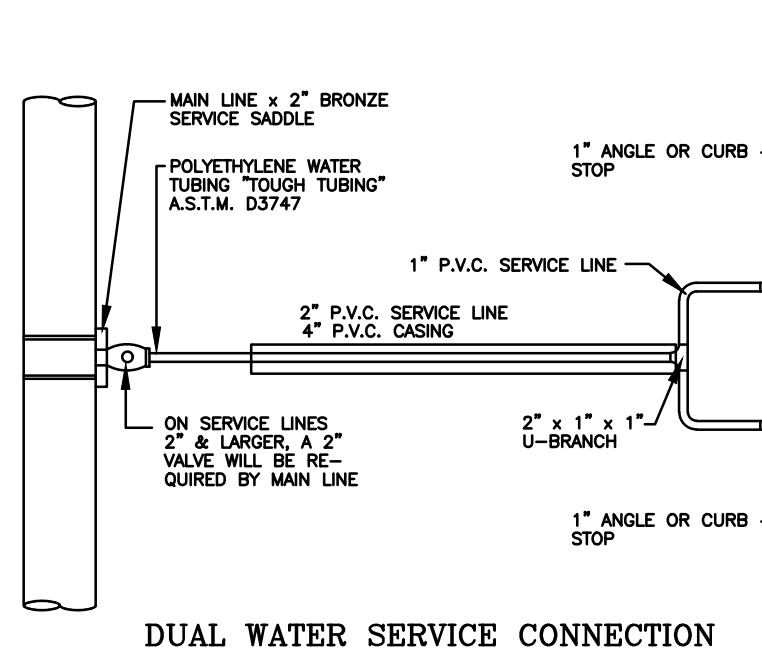
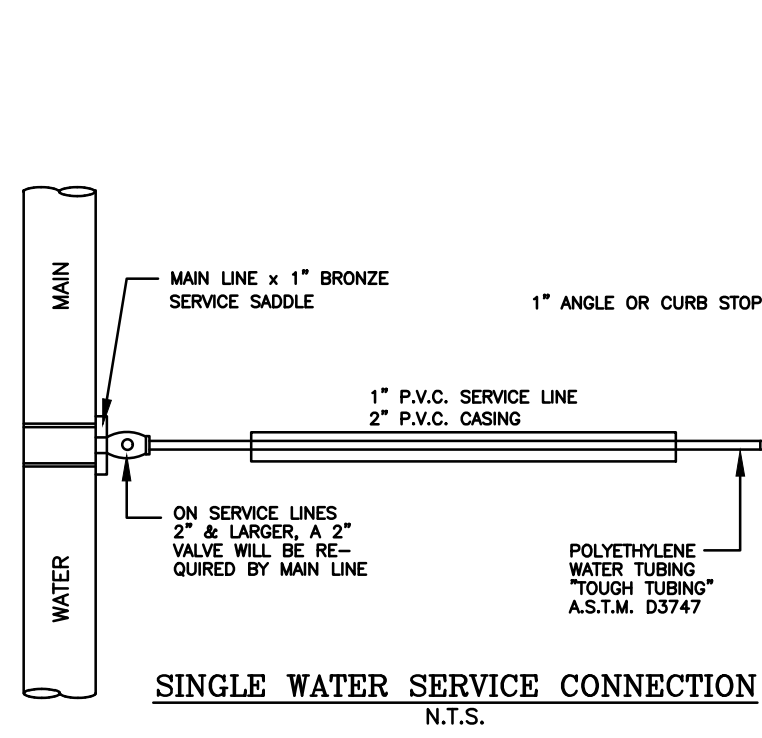
PAVING IMPROVEMENTS:	\$ 147,456.00
DRAINAGE IMPROVEMENTS:	\$ 27,050.00
WATER DISTRIBUTION:	\$ 16,600.00
SERVICE OF AGUA POTABLE:	\$ 16,600.00
SEPTIC TANK IMPROVEMENTS / OSSF:	\$ 49,600.00

**ESTIMACION DE COSTOS:**

PAVIMENTACION DE CALLES:	\$ 147,456.00
DRENAJE PLUVIAL:	\$ 27,050.00
SERVICIO DE AGUA POTABLE:	\$ 16,600.00
SERVICIO DE DRENAJE SANITARIO:	\$ 49,600.00



**TYPICAL FIRE HYDRANT INSTALLATION**  
 N.T.S.



FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER DISTRIBUTION SYSTEM AND OSSF BEING INSTALLED)  
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION TIERRA DEL SOL ACRES PHASE 1 RECIBIRA SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (LA COMPANIA DE AGUA (AGUA S.U.D.)). EL DUEÑO DE LA SUBDIVISION Y AGUA S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA S.U.D. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION TIERRA DEL SOL ACRES PHASE 1 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO DENTRO DE UNA CONSECCION DE 15 PIES EXCLUSIVA DE AGUA S.U.D. POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA LILIA STREET (MILE 6 NORTH ROAD). TAMBIEN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO DENTRO DE UNA CONSECCION DE 15 PIES EXCLUSIVA DE AGUA S.U.D. QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA DE LA CARRETERA EL CONEJO ROAD Y CONTINUA A SUR PASADO TIERRA DEL SOL ACRES PHASE 1. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION TIERRA DEL SOL ACRES PHASE 1 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS EN EL LADO NORTE DE MILE 6 NORTH ROAD. ESTA LINEA DE 8 PULGADAS CUAL SIGUE HACIA EL OESTE POR EL LADO NORTE DE LA CALLE MILE 6 NORTH ROAD DENTRO CONSECCION DE 15 PIES EXCLUSIVA DE AGUA S.U.D. CONECTADO A LA LINEA DE 8 PULGADAS DE DIAMETRO EL LADO ESTE DEL DERECHO DE VIA DE LA CARRETERA EL CONEJO ROAD Y CONTINUA AL OESTE TERMINARA CON UNA VALVULA DE PRESION DE 2 PULGADAS DE DIAMETRO LOCALIZADA AL SUROESTE DE LOTE 12.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN ONSE DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE. Y NUEVE CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$16,600.00 O \$ 535.48 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA AGUA S.U.D. \$ 78,895.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 2,545.00 ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA S.U.D. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 2 Bocas de Riego (FIRE HYDRANT) A UN COSTO DE \$ 2,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$5,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION  
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICOS DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDAO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

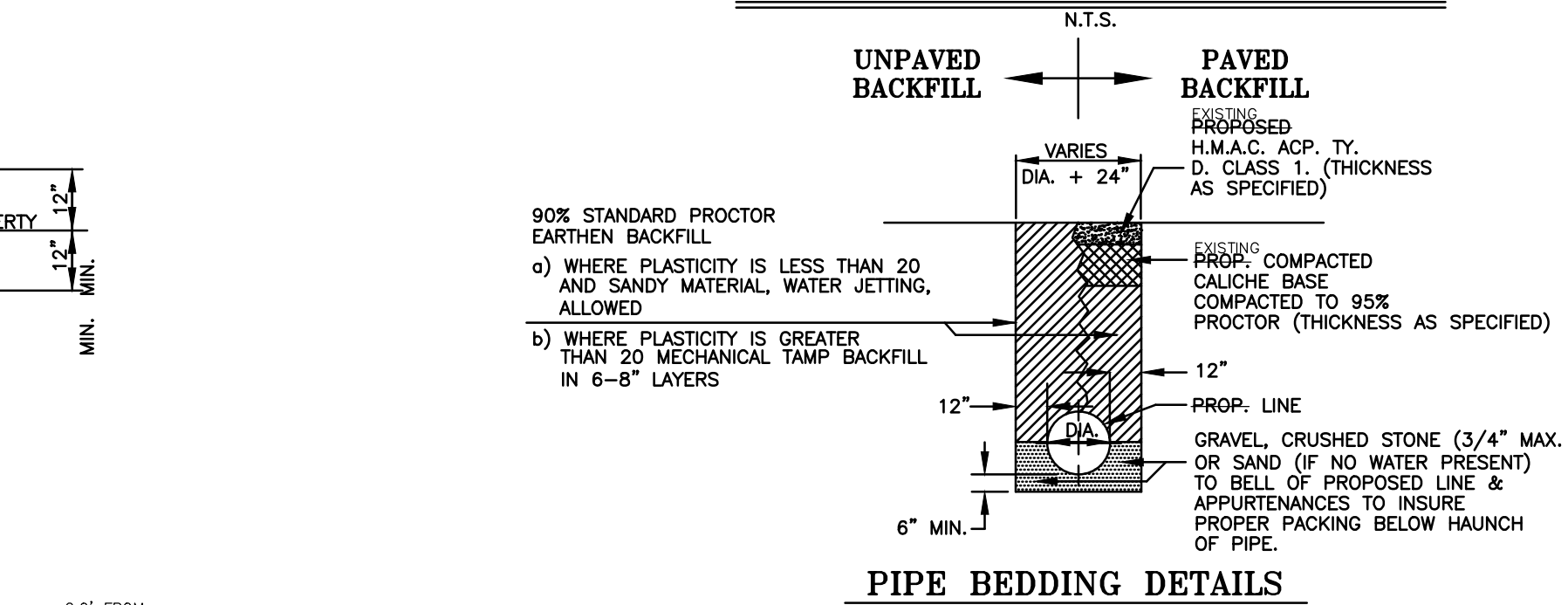
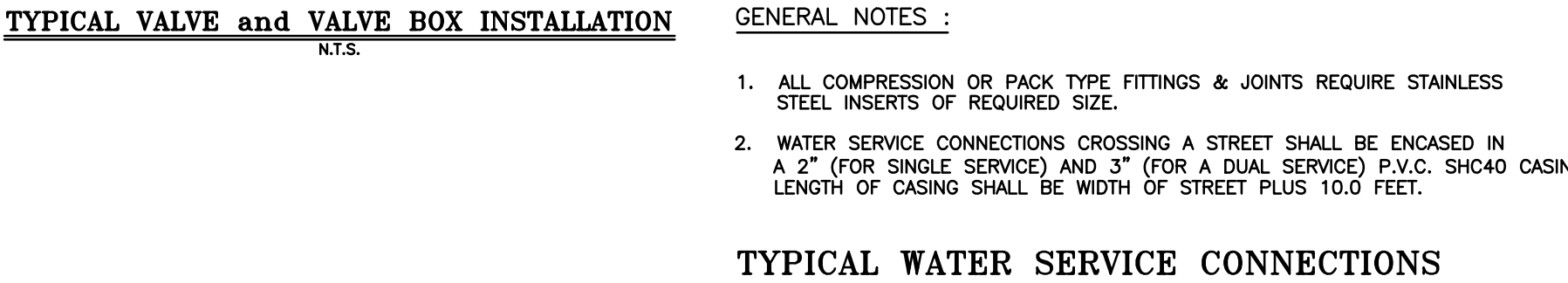
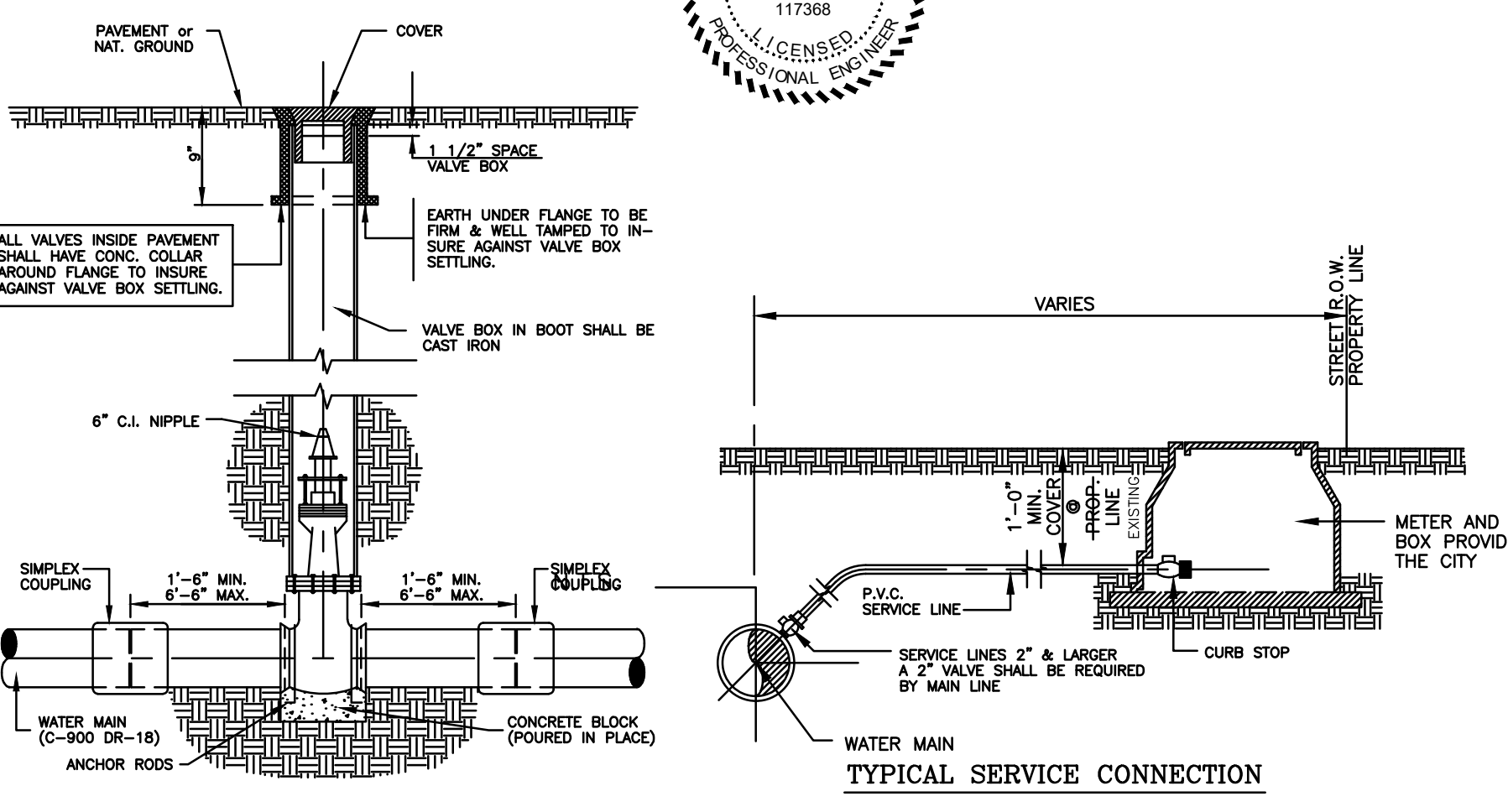
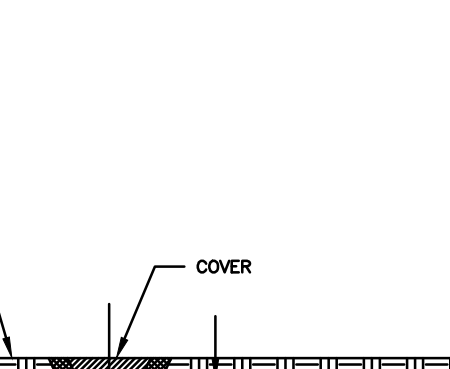
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES \$ 1,600.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$49,600.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDAO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE

CERTIFICACION:  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 16,600.00 O \$ 49,600.00 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 1,600.00 A UN COSTO TOTAL DE \$ 49,600.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**BORING INSTALLATION**

PIPE CASING SIZE	CARRIER PIPE SIZE
12" 0.375 WALL	8"
16" 0.375 WALL	10"
20" 0.375 WALL	14"
24" 0.375 WALL	18"
28" 0.375 WALL	18"
32" 0.375 WALL	18"
36" 0.375 WALL	20"
40" 0.375 WALL	24"

N.T.S.



**SUBDIVISION MAP OF  
TIERRA DEL SOL ACRES  
PHASE 1**  
BEING A RESUBDIVISION OF 18.377 ACRES  
OUT OF  
SHARE 4, OUT OF THE SCHUNIOR SUBDIVISION  
VOL. 2, PG. 23, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

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

**DRAINAGE STATEMENT  
TIERRA DEL SOL ACRES PHASE 1**

TIERRA DEL SOL ACRES PHASE 1 IS A RESUBDIVISION OF AN 18.643-ACRE TRACT OUT OF SHARE 4 SCHUNIOR SUBDIVISION, COUNTY OF HIDALGO, TEXAS, AS RECORDED IN VOLUME 2, PAGE 23, HIDALGO COUNTY MAP RECORDS. THE SUBDIVISION IS CURRENTLY UNDEVELOPED OPEN AREA WITH A PROPOSED 31 LOT RESIDENTIAL USE. THE PROPERTY IS LOCATED 3,793.00 FEET SOUTH OF MILE 7 NORTH ROAD (F.M. 2221) ALONG BOTH SIDES OF EL CONEJO ROAD AND LILIA STREET (MILE 6 NORTH ROAD). THE PROPERTY IS OUTSIDE ANY CITY LIMITS AND WITHIN THE COUNTY OF HIDALGO AND IS LOCATED IN ZONE "C" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0275 B, MAP REVISED JANUARY 2, 1981. ZONE "C" IS AN "AREA OF MINIMAL FLOODING."

THE SOILS ARE BRENNAN (3) FINE SANDY LOAM AND McALLEN (35) FINE SANDY LOAM, WHICH ARE IN HYDROLOGIC GROUP "B" RESPECTIVELY. SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX.

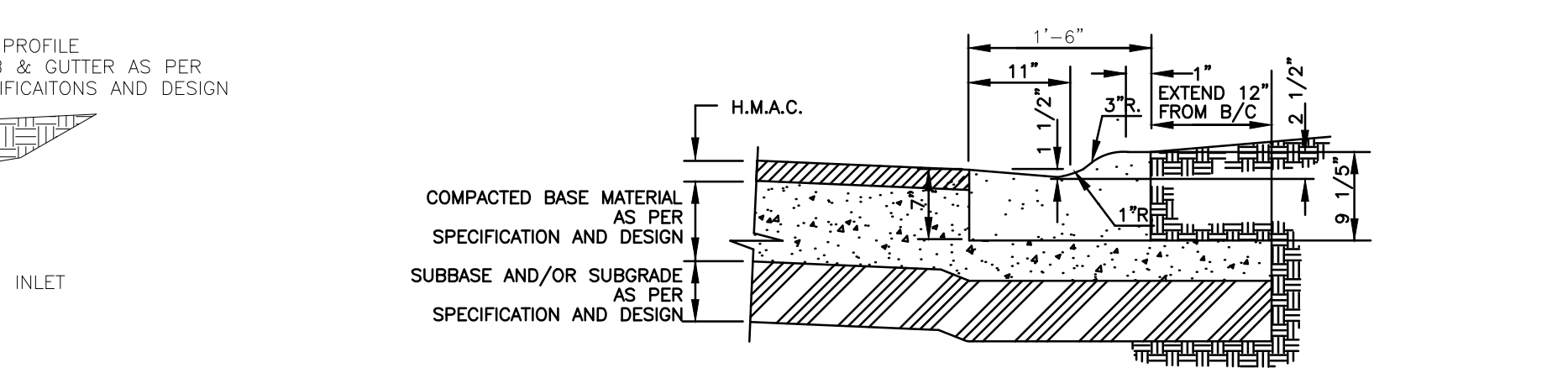
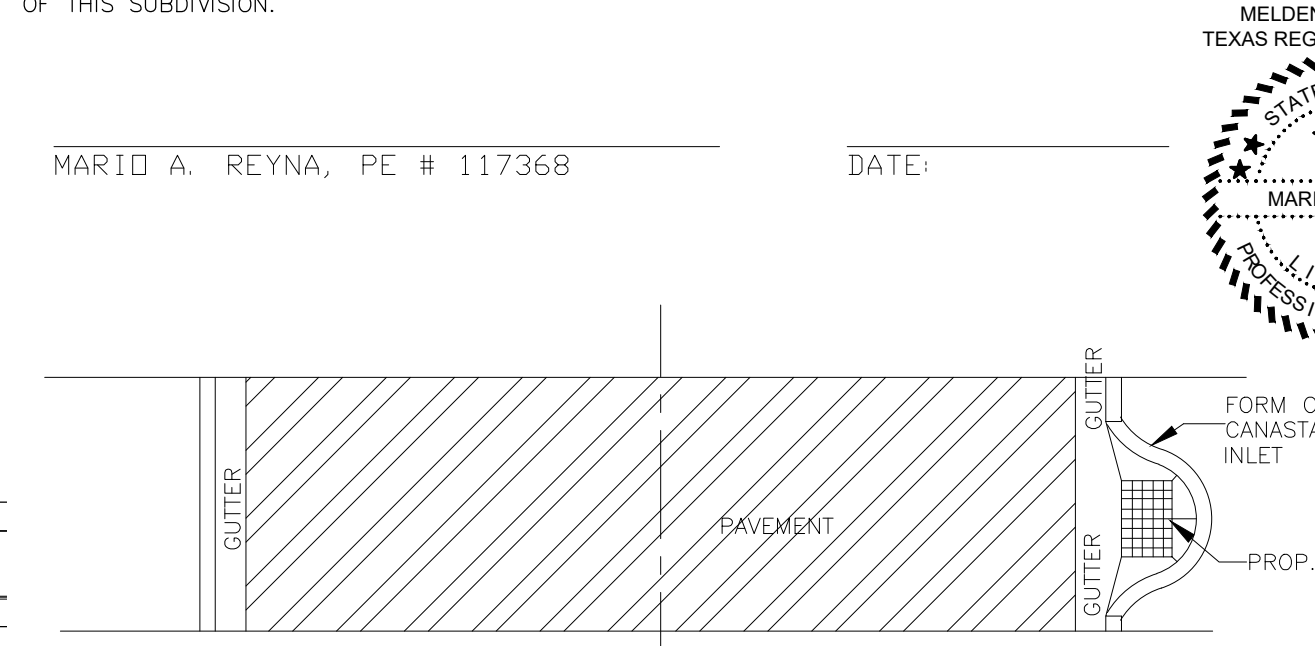
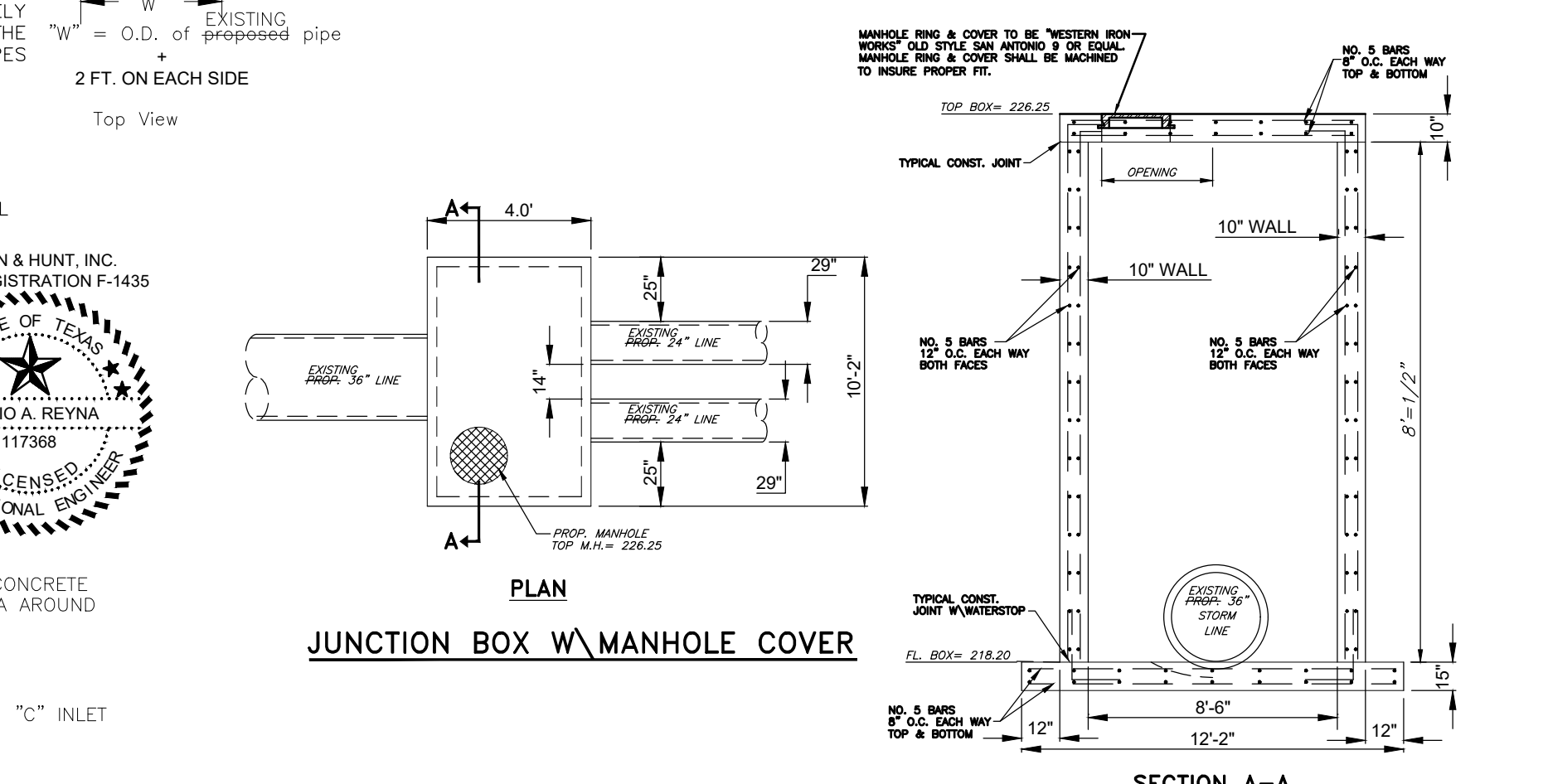
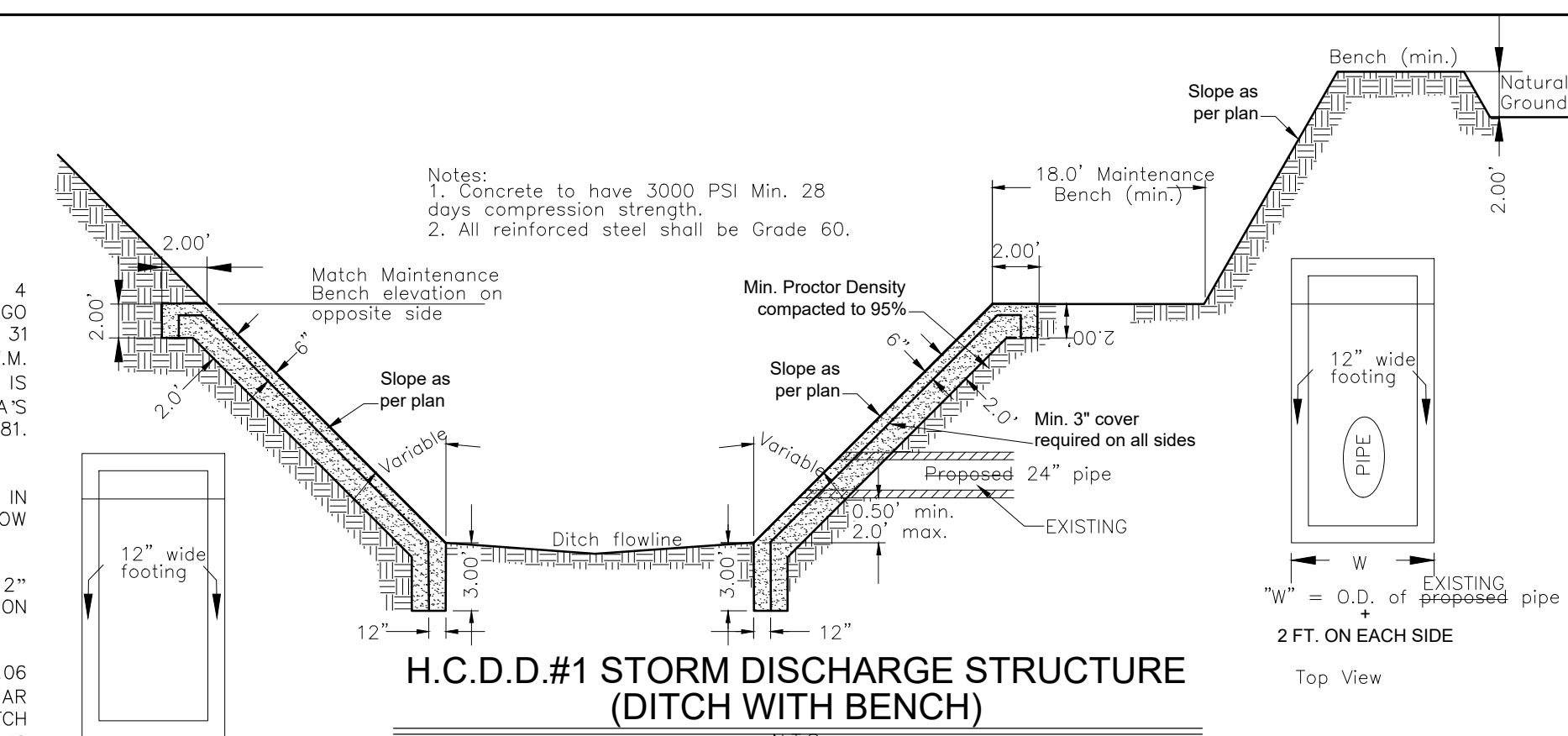
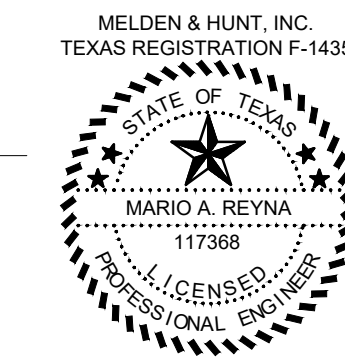
PRESENTLY, THE SITE HAS VERY MINIMAL RUNOFF IN A SOUTHERN DIRECTION WITH AN APPROXIMATE 2" SLOPE. THE EXISTING RUNOFF FOR THE PROPOSED SUBDIVISION IS Q=10.76 CUBIC FEET SECOND BASED ON A 10-YEAR STORM.

AFTER DEVELOPMENT, THE RUNOFF WILL BE Q=11.82 CUBIC FEET PER SECOND FOR AN INCREASE OF 1.06 CUBIC FEET PER SECOND. DETENTION WILL BE 40,557 CUBIC FEET (0.82 ACRE FEET) BASED ON A 25 YEAR STORM AND WILL BE ACCOMPLISHED BY EXCAVATING THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DITCH (PUEBLO DE PALMAS DRAIN) LOCATED ON THE EAST SIDE OF THE PROPOSED SUBDIVISION. H.C.D.D. NO. 1 IS WORKING TO CONNECT THE EXISTING PUEBLO DE PALMAS DRAIN TO THE BELL RD. LOCATED APPROXIMATELY 3 MILES SOUTH ON LIBERTY ROAD AND THIS WILL SERVE AS THE ULTIMATE OUTFALL FOR THE AREAS THE STREET RUNOFF WILL BE COLLECTED BY A STORM SEWER SYSTEM CONSISTING OF 18", 24" AND 30" PIPES AND TYPE "C" INLETS THAT WILL DISCHARGE INTO THE PUEBLO DE PALMAS DRAIN.

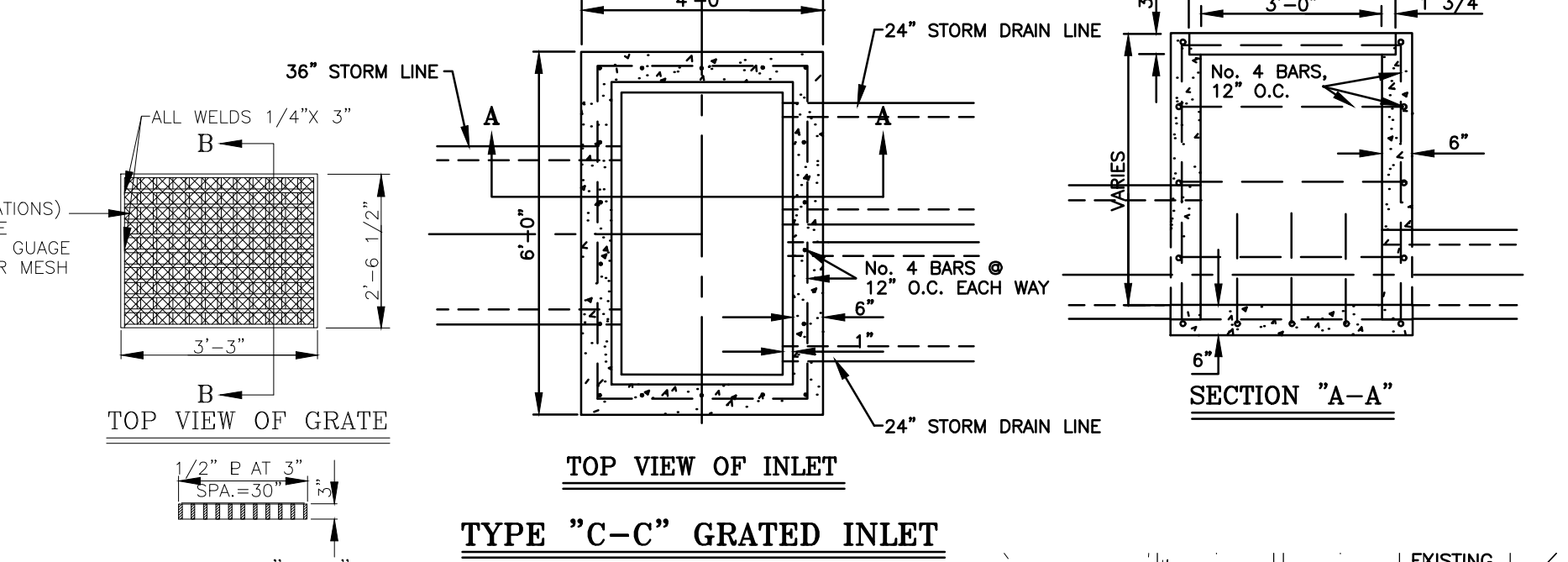
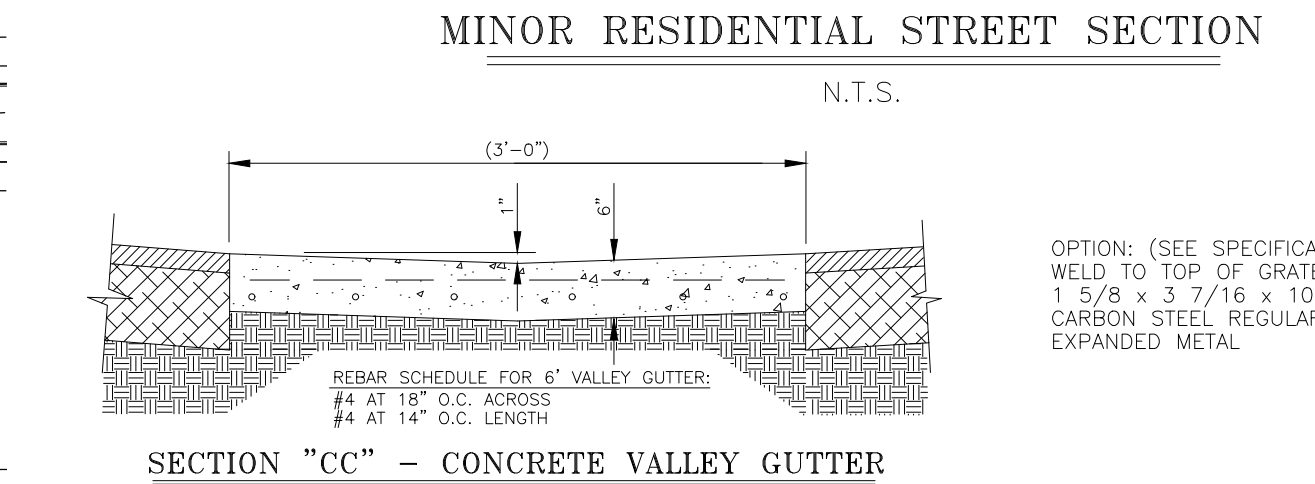
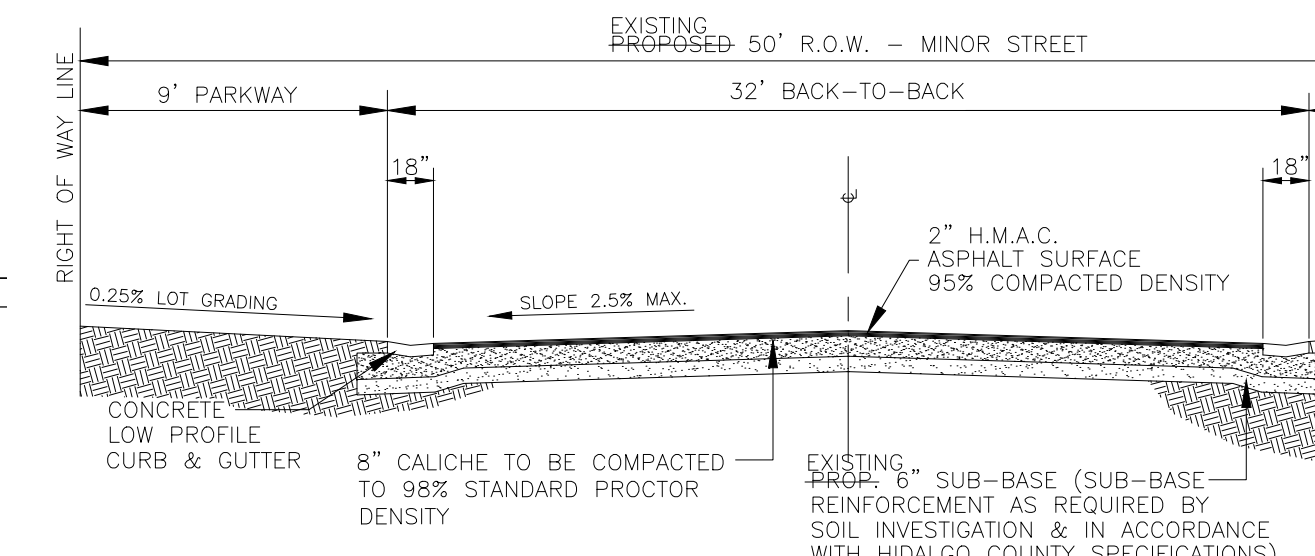
**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0275 B, REVISED JANUARY 2, 1981 IS CONTAINED WITHIN THE LOW AREA TO THE SOUTH OF THIS SUBDIVISION.

MARIO A. REYNA, PE # 117368 DATE:



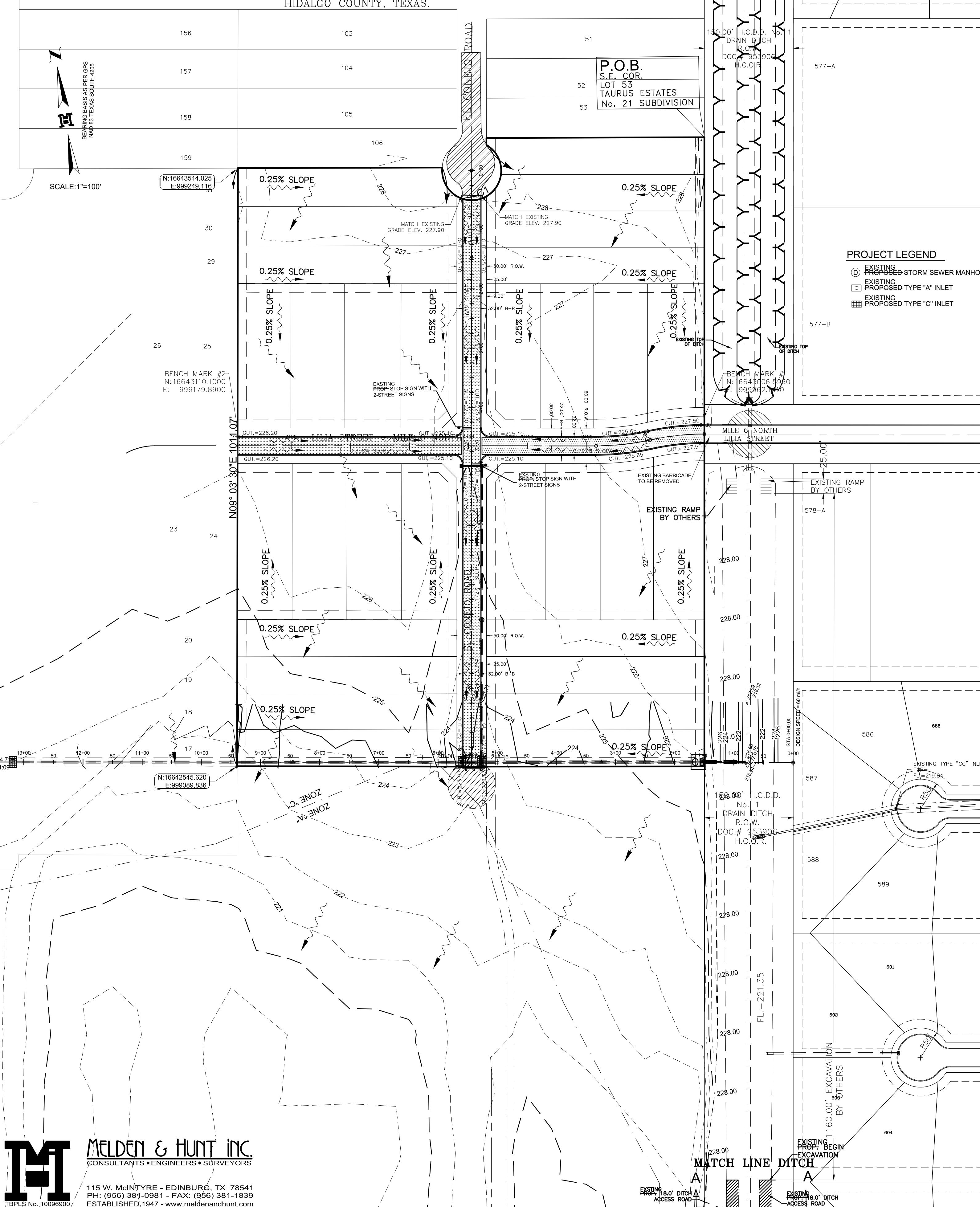
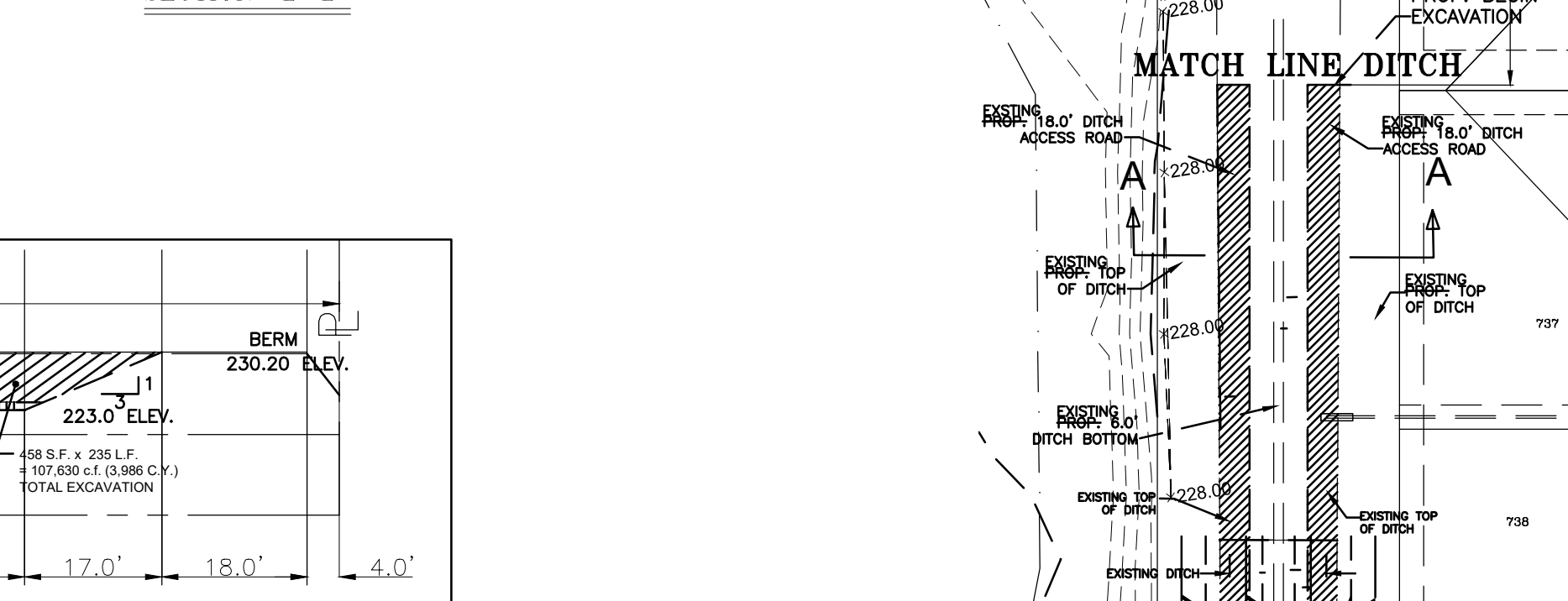
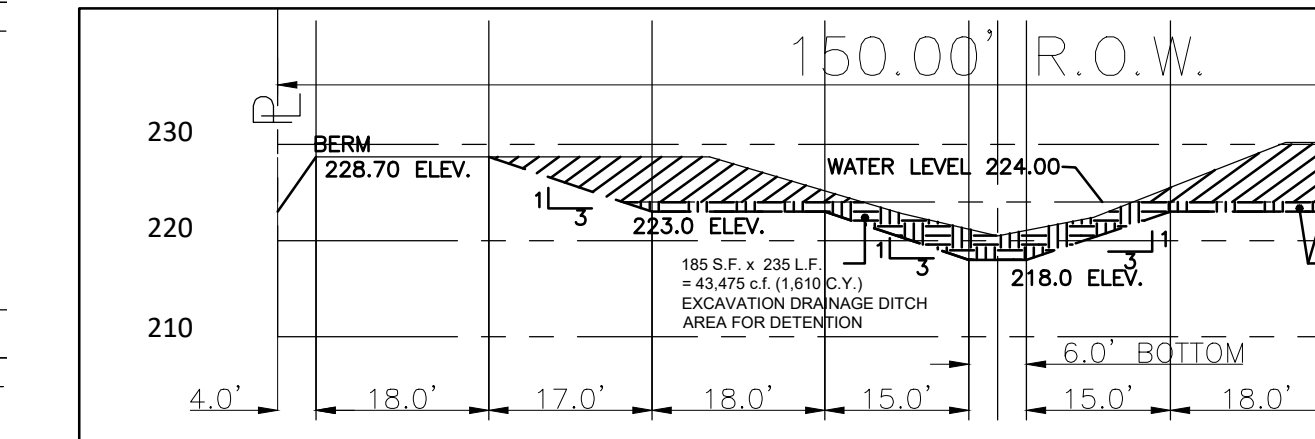
- TYPICAL LOW PROFILE CURB & GUTTER SECTION**  
N.T.S.
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
  2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
  3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED 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.



**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.

TOTAL EXCAVATED = 116,325 C.F.  
DETENTION REQUIRED = 40,557 C.F.  
DETENTION PROVIDED = 43,475 C.F.



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