



**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

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 1

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

Date: 3-21-21

Nordhausen Utility Construction, LLC (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:

Nordhausen Utility Construction, LLC

36970 W. Mile 7, Mission, Texas 78574 (956)432-1336

2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):

Hidalgo County Drainage District No.1

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

3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):

Hidalgo County Drainage District No.1

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

4. Name, Address and Phone number of contractor to install Pipeline or Utility:

Nordhausen Utility Construction, LLC

36970 W. Mile 7, Mission, Texas 78574 (956) 432-1336

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



**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

**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**

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:

No

6. Does Applicant have the Power of Eminent Domain?

No

7. Will the product be carried for hire or by the owner of the goods?

N/A

8. Name and Legal description of property owner requesting utility services if applicable:

RCI Development-Wisconsin, Ltd  
Proposed Mile 9 North Meadows Subdivision

A 40.00 acre tract of land being all of Lot 3, Block 26, Capihallo District Subdivision  
Hidalgo County, Texas

9. Type of utility work within county road right-of-way:

Bore Crossing     Line Extension Along R.O.W.     Other \_\_\_\_\_

10. Where is the origin of the line?

Bore on the South side of Mile 9 North Road

11. Where is the destination of the line?

North side of Mile 9 North Road



**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

**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**

12. Utility Crossing Coordinate X: 1189449.50 Y: 16593623.8913  
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:  
24" Storm Line
14. Pressure (each line):  
N/A
15. Content (each line):  
N/A
16. Estimated date of installation of Pipeline or Utility:  
As soon as permit is approved



## 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

**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

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 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 Hidalgo County.



## 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

**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

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 Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against 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 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.



## 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

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

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 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.



## 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

**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

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.



**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

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**

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 26<sup>th</sup> day of march, 2021.

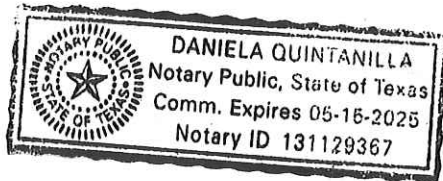
Eric Nordhausen - Nordhausen Utility Construction, LLC  
(Name of Applicant – Printed or Typed)

By: *Eric Nordhausen*  
Signature

Title: President

STATE OF TEXAS  
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,  
Eric Nordhausen, on this 26<sup>th</sup> day of march, 2021,  
to which witness my hand and seal of office.



*Dani Quintanilla*  
Notary Public for the State of Texas

My Commission Expires: 5-15-25



**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

**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**

**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



**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

**Precinct No. 3 Substation**

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

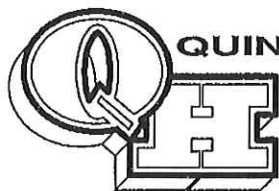
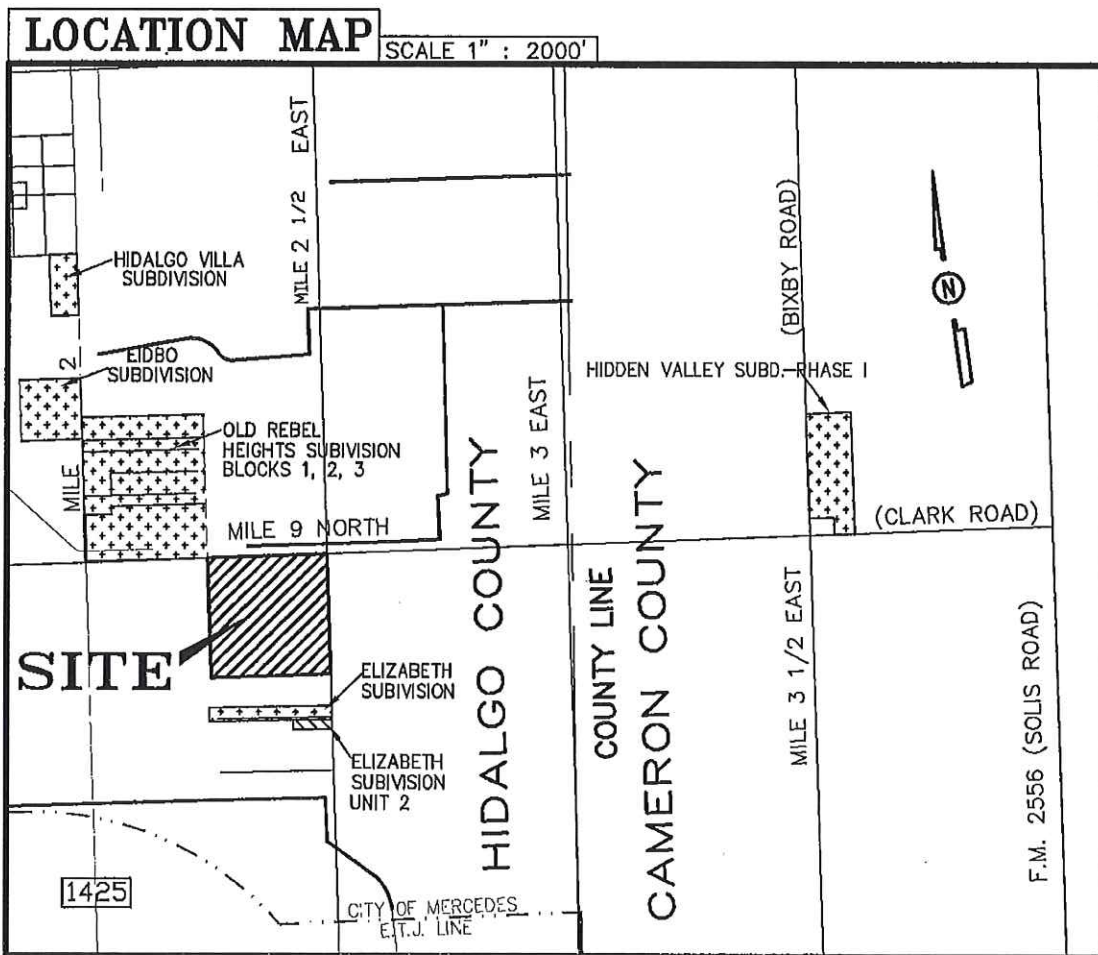
**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

**EXHIBIT A**

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



# MILE 9 NORTH MEADOWS



**QUINTANILLA, HEADLEY AND ASSOCIATES, INC.**

**CONSULTING ENGINEERS**

124 E. STUBBS ST.  
EDINBURG, TEXAS 78539

ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

**LAND SURVEYORS**

PHONE 956-381-6480

FAX 956-381-0527

ALFONSOQ@QHA-ENG.COM

**SUBDIVISION PLAT OF:  
MILE 9 NORTH MEADOWS**

A 40.00 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 26, CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME "P", PAGE 227, DEED RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO ASSUMPTION WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3054916, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

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

I, TIM GEARHART, MEMBER OF RCI DEVELOPMENT-WISCONSIN, LTD., AS OWNER OF THE 40.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MILE 9 NORTH MEADOWS, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE §32.032 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.

TIM GEARHART, MEMBER  
RCI DEVELOPMENT-WISCONSIN, LTD.  
P.O. BOX 2107  
MCALLEN, TEXAS 78505

STATE OF TEXAS  
COUNTY OF HIDALGO  
BEFORE ME, the undersigned notary public, on this day personally appeared

TIM GEARHART, MEMBER OF RCI DEVELOPMENT-WISCONSIN, LTD., proved to me through his his Texas Department of Public Safety Driver 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 therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



BLANCA E. MARTINEZ - NOTARY PUBLIC

CITY OF MERCEDOS  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE §212.009(c) AND §212.0115(b)

WE, THE UNDERSIGNED CERTIFY that this plat of the MILE 9 NORTH MEADOWS, was reviewed and approved by the City Council of the City of Mercedos on \_\_\_\_\_.

Mayor of the City of Mercedos \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST: Secretary of the City of Mercedos \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS  
CITY OF MERCEDOS  
I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MERCEDOS, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN PLANNING COMMISSION

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

- 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.
- 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.
- HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITH IN THIS SUBDIVISION, AS WELL AS WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE.
- 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 AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE MILE 9 NORTH MEADOWS WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_.

Hidalgo County Judge \_\_\_\_\_ Date \_\_\_\_\_  
ATTEST: Hidalgo County Clerk \_\_\_\_\_ Date \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO  
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

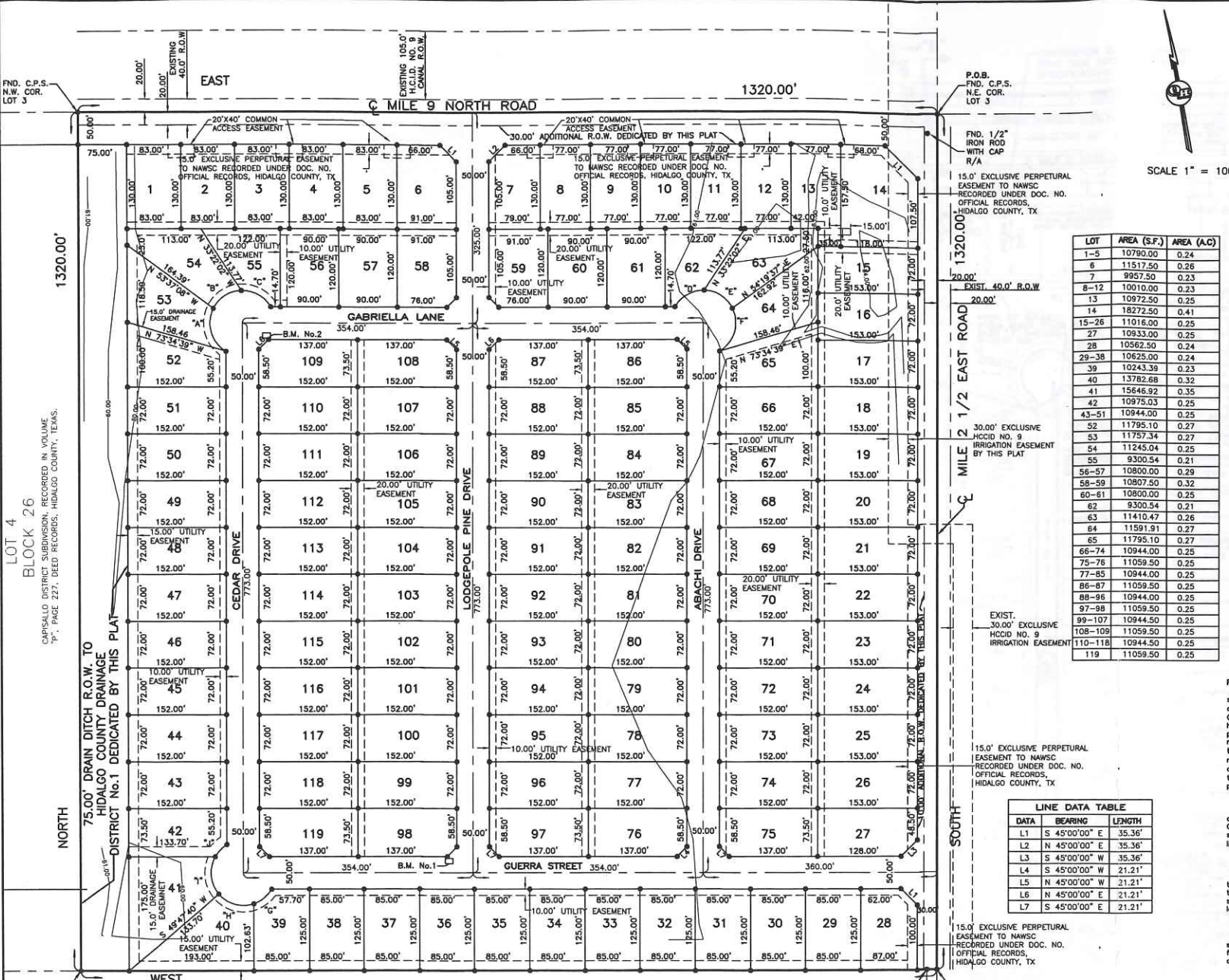


ALFONSO QUINTANILLA  
P.E. No. 95534

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

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

DATE OF PREPARATION: NOV, 16 2020



LOT AREA (S.F.) AREA (AC)

1-5	10790.00	0.24
6	11517.50	0.26
7	9957.50	0.23
8-12	10010.00	0.23
13	10975.50	0.25
14	18272.50	0.41
15-26	11016.00	0.25
27	10933.00	0.25
28	10562.50	0.24
29-38	10625.00	0.24
39	10243.39	0.23
40	13782.68	0.32
41	15646.92	0.35
42	10975.03	0.25
43-51	11795.10	0.27
52	11795.10	0.27
53	11757.34	0.27
54	11245.04	0.25
55	9300.54	0.21
56-57	10800.00	0.29
58-59	10807.50	0.23
60-61	10800.00	0.25
62	9300.54	0.21
63	11410.47	0.26
64	11591.91	0.27
65	11795.10	0.27
66-74	10944.00	0.25
75-78	11059.50	0.25
77-85	10944.00	0.25
86-87	11059.50	0.25
88-96	10944.00	0.25
97-98	11059.50	0.25
99-107	10944.50	0.25
108-109	11059.50	0.25
110-118	10944.50	0.25
119	11059.50	0.25

LINE DATA TABLE

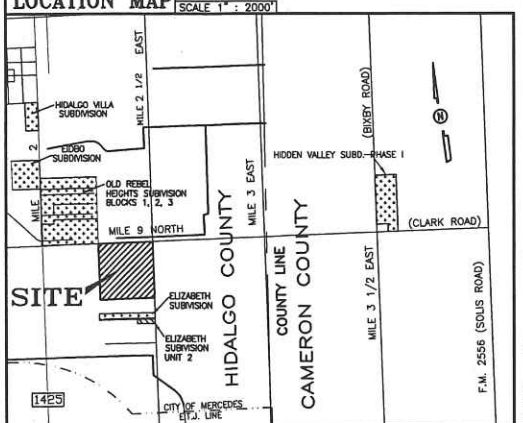
DATA	BEARING	LENGTH
L1	S 45°00'00" E	35.36'
L2	N 45°00'00" E	35.36'
L3	S 45°00'00" W	35.36'
L4	S 45°00'00" W	21.21'
L5	N 45°00'00" W	21.21'
L6	N 45°00'00" E	21.21'
L7	S 45°00'00" E	21.21'

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
"A"	86°44'10"	50.00'	75.69'	68.67'	S 16°37'55" E
"B"	61°37'55"	50.00'	53.78'	51.23'	S 57°33'08" W
"C"	61°37'55"	50.00'	53.78'	51.23'	N 60°48'57" W
"D"	61°37'55"	50.00'	53.78'	51.23'	S 60°48'57" W
"E"	61°37'55"	50.00'	53.78'	51.23'	N 57°33'08" W
"F"	86°44'10"	50.00'	75.69'	68.67'	N 16°37'55" E
"G"	41°20'13"	50.00'	35.30'	35.30'	N 50°40'07" E
"H"	68°06'48"	50.00'	59.44'	58.00'	S 74°36'23" E
"I"	70°33'00"	50.00'	61.57'	57.75'	S 08°16'30" E
"J"	30°00'00"	50.00'	26.18'	25.88'	S 45°00'00" W

**PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100 YEARS FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NUMBER 480334 0450 C MAP REVISED: JUNE 6, 2000 WITH LOMR DATED MAY 30, 2002. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOODPLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM BUILDING SETBACKS LINES: FRONT (MILE 9 NORTH ROAD).....25.00 FEET FRONT (MILE 2 1/2 EAST ROAD).....50.00 FEET REAR.....15.00 FEET SIDE.....5.00 FEET CORNER GARAGE SIDE WHERE R.O.W. IS GREATER THAN 50'.....20.00 FEET CUL-DE-SAC.....15.00 FEET OR EASEMENT WHICHEVER IS GREATER IN ALL CASES
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856 UNLESS OTHERWISE NOTED.
- GENERAL NOTE FOR SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO APPLYING THE LOT.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 24" ABOVE NATURAL GROUND OR AT FINISH FLOOR ELEVATION OF 62.30 WHICHEVER IS GREATER. 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 FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1 - ELEV= 80.73 LOCATED SOUTHEAST CORNER OF LOT 88 OF THIS SUBDIVISION, N.A.V.D. 88 B.M. No. 2 - ELEV= 60.20 LOCATED NORTHWEST CORNER OF LOT 109 OF THIS SUBDIVISION, N.A.V.D. 88
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 1,114,530 CUBIC FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET No. 3.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 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 X SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX S: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.



**JURISDICTION OF A MUNICIPALITY:**  
MILE 9 NORTH MEADOWS, IS LOCATED IN EASTERN HIDALGO COUNTY ON THE SOUTHWEST CORNER OF MILE 2 1/2 EAST ROAD AND MILE 9 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDOS ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MERCEDOS (POPULATION 16,798). MILE 9 NORTH MEADOWS, LIES APPROXIMATELY 1.57 MILES FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S FIVE-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021, AND USES IN PCT. No. 1.

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone	Fax
RCI DEVELOPMENT-WISCONSIN, LTD.	124 E. STUBBS	MCALLEN, TEXAS 78505	(956)807-3502	
ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527
ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	381-0527

**CONSULTING ENGINEERS - LAND SURVEYORS**  
ALFONSO QUINTANILLA & ASSOCIATES, INC.  
124 E. STUBBS ST.  
EDINBURG, TEXAS 78539  
PHONE 956-381-6480  
FAX 956-381-0527  
ENGINEERING REGISTRATION NUMBER F-1513  
SURVEYING REGISTRATION NUMBER 100411-00

TIM GEARHART, MEMBER  
RCI DEVELOPMENT-WISCONSIN, LTD.  
P.O. BOX 2107  
MCALLEN, TEXAS 78505

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, 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.
- AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO RECEIVING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE EXISTING SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 9 NORTH ROAD ON TO LOTS 1 THROUGH 14. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2, 3 & 4, 5 & 6, 7 & 8, 9 & 10, 11 & 12, AND 13 & 14 TO PROVIDE INGRESS AND EGRESS FROM MILE 9 NORTH ROAD.
- LOTS 28 WILL NOT HAVE ACCESS FROM MILE 2 1/2 EAST ROAD.
- 6.0' BUFFER FENCE REQUIRED FOR ALL LOTS ADJACENT TO THE DRAIN DITCH.
- STORM WATER WILL BE OBTAINED IN THE GREEN AREAS OF THE PROPOSED LOTS AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH TO HIDALGO COUNTY SPECIFICATIONS ALONG THE FRONTAGE OF THE PROPERTY ON MILE 9 NORTH ROAD. ANY ALTERATIONS TO THE ROADSIDE SITCH THAT WOULD EITHER REDUCE CURRENT DETENTION REQUIREMENTS OR IMPROVE POSITIVE DRAINAGE INTO OUTFALL ARE PROHIBITED. HIDALGO COUNTY PRECINCT #1 IS RESPONSIBLE FOR MAINTENANCE AND ANY ADDITIONAL IMPROVEMENTS TO THE ROADSIDE DITCH.
- 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.

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

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