



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-28-2021

PROPOSED VILLAS WEST PHASE 1 SUBDIVISION PRECINCT No. 3.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: MILE 7 RONNIE LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 48 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 17

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTH WEST CORNER OF MILE 7 NORTH ROAD & TOM GILL ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-21-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE SYSTEM WILL CONSIST OF SURFACE RUNOFF FROM THE 3.00 ACRE LOTS INTO THE PROPOSED ROAD SIDE DITCHES ALONG BOTH SIDES OF THE PROPOSED STREETS AND WILL COMPLY WITH THE DETENTION REQUIRED AS APPROVED BY HCDD#1.

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6-04-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-04-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 12" LOCATION: MILE 7 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-03-2021 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

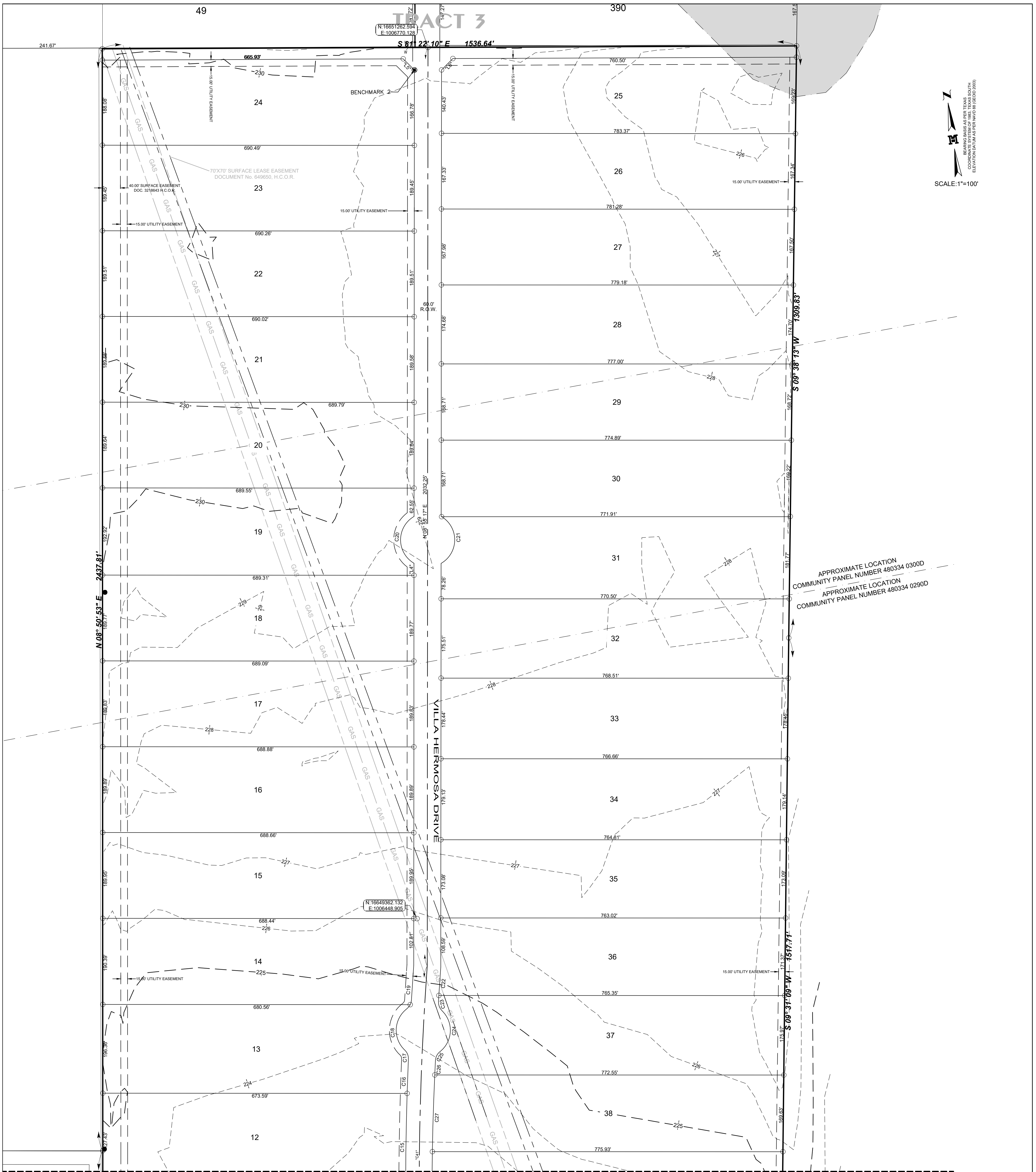
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____

STAFF RECOMMENDS: **Preliminary Approval** *subject comments and future recommendations by planning and other departments.*

Final Approval *subject to recommendations other departments*

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.*

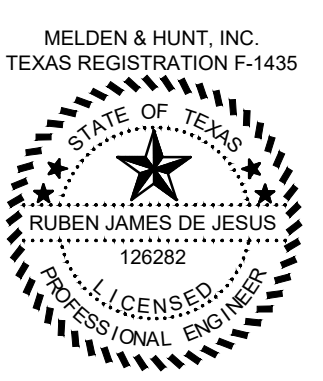


MATCHLINE
SEE SHEET 1-7

SUBDIVISION MAP OF
VILLAS WEST PHASE I
155.158 ACRES OUT OF
LOTS 1 THRU 6, BLOCK 23
HOMEVILLE ASSOCIATION "D" SUBDIVISION,
VOLUME 6, PAGE 36, H.C.M.R.
AND OUT OF PORCION 76
HIDALGO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO
I, RUBEN JAMES DE JESUS, 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.

RUBEN JAMES DE JESUS, PE # 126282
DATE PREPARED: APRIL 30, 2021
JOB No. (ENG.) 21066.00
BY: CIRO



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 VILLAS WEST PHASE I WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 03/15/2021 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, RPLS # 4750
SURVEY JOB No. 21066.08



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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	MILE SEVEN RONIE, LLC	612 W. NOLANA AVE STE. 570	McALLEN, TX 78504-3971	(956) 682-8024
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981
SURVEYOR:	FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981

GENERAL PLAT NOTES & RESTRICTIONS:
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT:

ZONE "A" AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS NOT DETERMINED.
ZONE "X" (UNSHADED) COMMUNITY-PANEL NO. 480334 0290 D & 480334 0300 D EFFECTIVE DATE: JUNE 6, 2000.
THE AREAS ARE WITHIN THE 100-YEAR FLOOD PLAIN.
COMMUNITY-PANEL NO. 480334 0290 D & 480334 0300 D EFFECTIVE DATE: JUNE 6, 2000 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).

2. SETBACKS:

FRONT: 25.00 FEET, 60.00 FEET ON MILE 7 NORTH ROAD (F.M. 2221)
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 2 THROUGH 45.

5. GENERAL NOTE FOR COMMERCIAL LOTS:

LOTS 1, 46, 47, AND 48 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1, 46, 47, 48 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS AND ALONG (MILE 7 NORTH) TO DENY ACCESS ONTO LOT. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT OFFICE OF ENVIRONMENTAL AND COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. A FINISHED FLOOR ELEVATION OF 224' OR 18" ABOVE NATURAL GROUND OR WHICHEVER IS GREATER, SHALL BE USED ADJACENT ANY FLOOD ZONE A. 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.

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

-->B.M. NO. 1--ELEV. 220.00 N.A.V.D. 88 DESCRIPTIONS: MHI DISK SET 2"X2" CONCRETE SLAB SET APPROXIMATELY ON THE SOUTH WEST CORNER OF LOT 46 OF THIS SUBDIVISION. N: 16646541.3633 E: 10066643.9913
-->B.M. NO. 2--ELEV. 229.00 N.A.V.D. 88 DESCRIPTIONS: MHI DISK SET 2"X2" CONCRETE SLAB SET APPROXIMATELY ON THE NORTH EAST CORNER OF LOT 25 OF THIS SUBDIVISION. N: 1661217.8974 E: 1006732.7439

8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 41,641 CUBIC-Feet (0.955 Acre-Feet) OF STORM WATER RUNOFF. DRAINAGE DETENTION IS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 6 FOR STORM SEWER IMPROVEMENTS.)

9. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

10. 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.

11. 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.

12. 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.

13. 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.

14. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED (NORTH) IN A RECORDED PLAT. SAID TEMPORARY EASEMENT SHALL BE AUTOMATICALLY ABANDONED UPON THE CONSTRUCTION OF A DEDICATED STREET TO THE (NORTH).

15. 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 SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.

B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.

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

D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

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

16. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:

- ANCHORING OF SEPTIC TANK(S)
- BACK FLOW VALVES
- SEPTIC TANK COVER SHALL BE ABLE TO SEAL.

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

18. MILE SEVEN RONIE, LLC, THE OWNER & SUBDIVIDER OF VILLAS WEST PHASE I, 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.

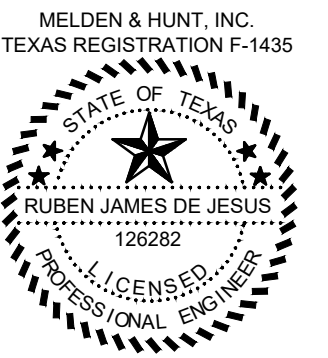
19. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT(S) 1, 46, 47 AND 48 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 2221 (MILE 7 NORTH ROAD). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

20. DRAINAGE DETENTION POND SHALL TO BE CONSTRUCTED IN DESIGNATED EASEMENT AREAS AS DESIGNED BY PROJECT PLAT ENGINEER AT DEVELOPMENT APPLICATION PERMIT STAGE PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. NO FINAL LIGHT OR WATER CLEARANCE SHALL BE ISSUED UNTIL THE DRAINAGE DETENTION POND IS CONSTRUCTED BY OWNER AND INSPECTED BY COUNTY.

STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, 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.

RUBEN JAMES DE JESUS, PE # 126282
DATE PREPARED: AUGUST 30, 2021
JOB No. (ENG.) 21066.00
BY: CIRO



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 VILLAS WEST PHASE I WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE 03/15/2021 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, RPLS # 4750
SURVEY JOB NO. 21066.08



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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLAS WEST PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE: _____
ATTEST: HIDALGO COUNTY CLERK _____ DATE: _____

I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR VILLAS WEST PHASE I SUBDIVISION 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. SAENZ, _____ DATE: _____
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VILLA WEST PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 155.158 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 1 THRU 6, BLOCK 23, HOMEVILLE ASSOCIATION "D" SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGE 36, HIDALGO COUNTY MAP RECORDS, AND OUT OF PORTION 76, SAID 155.158 ACRES WERE CONVEYED TO MILE SEVEN RONIE, LLC BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 3218640, HIDALGO COUNTY OFFICIAL RECORDS, SAID 155.158 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE, N 08° 52' 33" E A DISTANCE OF 30.00 FEET TO AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 09° 41' 20" E A DISTANCE OF 71.76 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 09° 00' 36" E A DISTANCE OF 1,250.39 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 08° 56' 04" E A DISTANCE OF 971.12 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 08° 50' 53" E A DISTANCE OF 2,437.81 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 22' 10" E A DISTANCE OF 1,536.64 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 09° 38' 13" W A DISTANCE OF 1,309.83 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 09° 31' 09" W A DISTANCE OF 1,517.71 FEET TO AN NO. 4 REBAR SET FOR AN OUTSIDE ANGLE OF THIS TRACT;
- THENCE, N 64° 04' 40" W A DISTANCE OF 136.42 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 73° 57' 34" W A DISTANCE OF 163.69 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 84° 08' 16" W A DISTANCE OF 287.83 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, N 88° 23' 31" W A DISTANCE OF 93.76 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 64° 47' 45" W A DISTANCE OF 109.27 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, IN A SOUTHWESTERLY DIRECTION ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 001° 34' 29", A RADIUS OF 5,733.33 FEET, AN ARC LENGTH OF 157.57 FEET, A TANGENT OF 78.79 FEET, AND A CHORD THAT BEARS S 04° 56' 24" W A DISTANCE OF 157.57 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 19° 40' 06" E A DISTANCE OF 497.71 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 34° 19' 47" E A DISTANCE OF 227.64 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 42° 02' 12" E A DISTANCE OF 283.92 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 59° 01' 56" E A DISTANCE OF 367.95 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 57' 28" W A DISTANCE OF 754.63 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHERMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 53° 50' 17" W A DISTANCE OF 70.86 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 07' 27" W A DISTANCE OF 1,656.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 155.158 ACRES OF LAND, MORE OR LESS.

Lot Area Table

Lot #	ACRES
1	3.001
2	3.014
3	3.008
4	3.003
5	3.003
6	3.003
7	3.003
8	3.003
9	3.003
10	3.003
11	3.003
12	3.003
13	3.003
14	3.003
15	3.003
16	3.003
17	3.003
18	3.003
19	3.003
20	3.003
21	3.003
22	3.003
23	3.003
24	3.003
25	3.006
26	3.005
27	3.004
28	3.120
29	3.005
30	3.006
31	3.168
32	3.100
33	3.144
34	3.149
35	3.035
36	3.002
37	3.056
38	3.017
39	3.016
40	3.054
41	3.280
42	3.068
43	3.057
44	3.036
45	3.014
46	3.014
47	3.019
48	3.020

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	88.20'	60.00'	084° 13' 15"	N8° 58' 05"W	80.47'	54.23
C2	76.19'	60.00'	072° 45' 36"	N69° 31' 20"E	71.18'	44.20
C3	179.72'	7,113.47'	001° 26' 51"	N8° 40' 14"E	179.71'	89.86
C4	180.63'	7,113.47'	001° 27' 18"	N7° 13' 10"E	180.62'	90.32
C5	133.09'	7,113.47'	001° 04' 19"	N5° 57' 21"E	133.09'	66.55
C6	21.81'	25.00'	049° 58' 26"	N19° 34' 01"W	21.12'	11.65
C7	23.57'	60.00'	022° 30' 29"	N33° 18' 00"W	23.42'	11.94
C8	63.87'	60.00'	060° 59' 40"	N23° 51' 09"E	60.90'	35.34
C9	21.81'	25.00'	049° 58' 26"	N29° 21' 46"E	21.12'	11.65
C10	109.80'	7,122.54'	000° 53' 00"	N3° 56' 01"E	109.80'	54.90
C12	159.74'	6,643.83'	001° 22' 39"	N4° 56' 30"E	159.73'	79.87
C13	193.44'	6,643.83'	001° 40' 05"	N6° 27' 53"E	193.43'	96.72
C14	194.87'	6,643.83'	001° 40' 50"	N8° 08' 20"E	194.86'	97.44
C15	194.81'	6,643.83'	001° 40' 48"	N9° 49' 09"E	194.80'	97.41
C16	76.56'	6,643.83'	000° 39' 37"	N10° 59' 22"E	76.56'	38.28
C17	21.37'	25.00'	048° 58' 52"	S13° 45' 17"E	20.73'	11.39
C18	104.82'	60.00'	100° 05' 52"	S11° 48' 12"W	91.99'	71.63
C19	78.29'	6,708.42'	000° 40' 07"	N12° 39' 44"E	78.29'	39.14
C20	125.66'	60.00'	120° 00' 00"	S8° 55' 17"W	103.92'	103.92
C21	124.67'	60.00'	119° 03' 13"	S9° 23' 41"W	103.42'	101.97
C22	62.98'	9,605.09'	000° 22' 32"	N12° 42' 18"E	62.98'	31.49
C23	21.89'	25.00'	050° 10' 10"	S12° 25' 17"E	21.20'	11.70
C24	103.31'	60.00'	098° 39' 28"	S11° 49' 20"W	91.02'	69.83
C25	21.91'	25.00'	050° 13' 24"	S36° 02' 21"W	21.22'	11.72
C26	32.53'	5,733.33'	000° 19' 30"	N11° 40' 22"E	32.53'	16.27
C27	169.71'	5,733.33'	001° 41' 46"	N10° 39' 44"E	169.70'	84.86
C28	169.52'	5,733.33'	001° 41' 39"	N8° 58' 02"E	169.51'	84.77
C29	397.02'	5,733.33'	003° 58' 03"	N6° 08' 11"E	396.94'	198.59
C30	397.02'	5,733.33'	003° 58' 03"	N6° 08' 11"E	396.94'	198.59
C31	54.42'	7,276.07'	000° 25' 43"	N3° 29' 28"E	54.42'	27.21
C32	21.58'	25.00'	049° 27' 01"	N20° 19' 53"W	20.91'	11.51
C33	104.65'	60.00'	099° 55' 45"	N4° 54' 29"E	91.88'	71.42
C34	21.58'	25.00'	049° 27' 01"	N30° 08' 51"E	20.91'	11.51
C35	346.90'	7,226.79'	002° 45' 01"	N7° 20' 36"E	346.86'	173.48
C36	89.43'	7,226.79'	000° 42' 32"	N9° 04' 23"E	89.43'	44.71
C37	144.60'	60.00'	138° 04' 48"	S72° 05' 04"E	112.06'	156.63
C38	75.36'	60.00'	071° 57' 59"	S32° 56' 18"W	70.51'	43.57

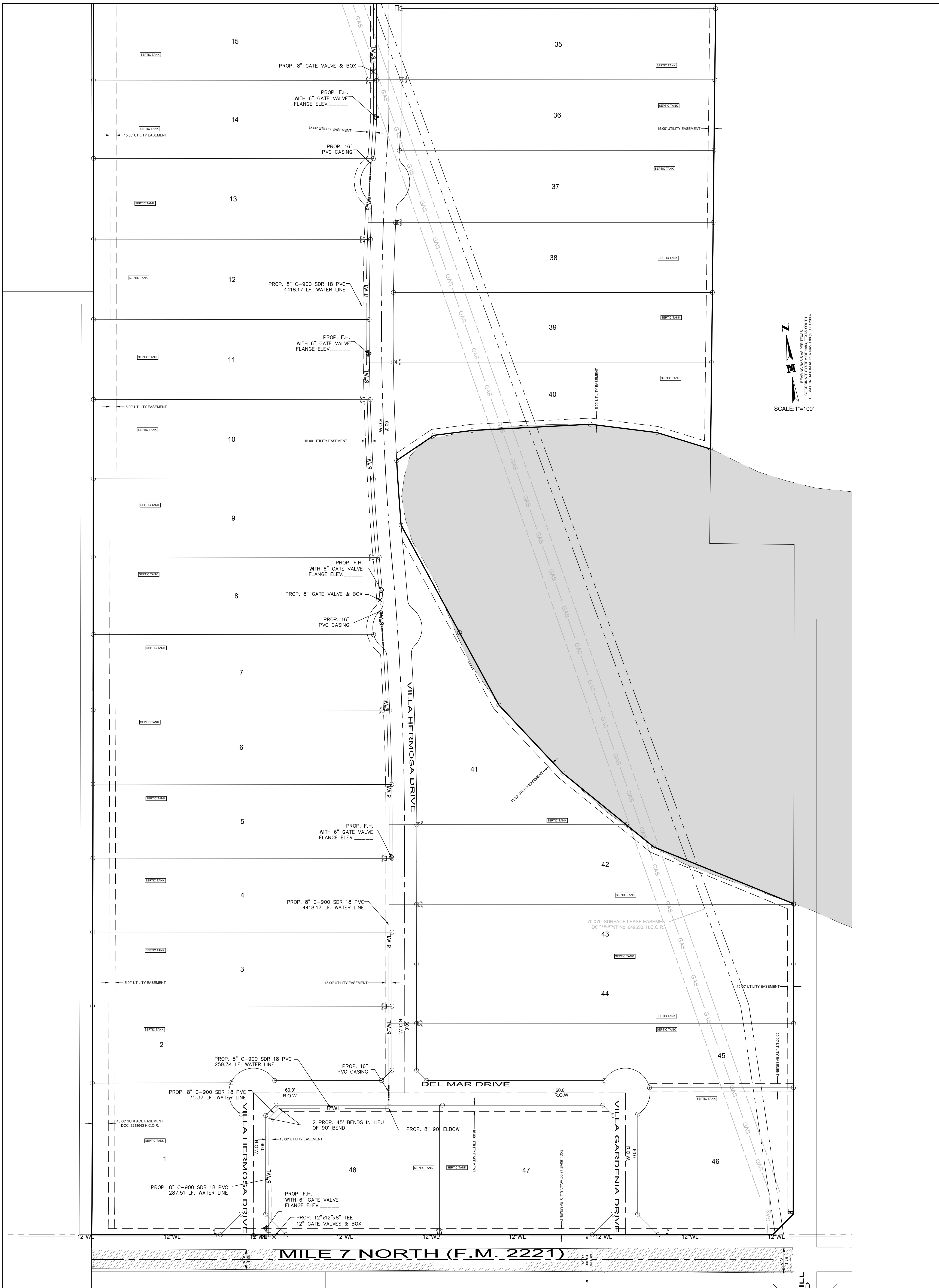
Center Road Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C39"	773.70'	7,172.67'	006° 10' 49"	S6° 20' 57"W	773.33'	387.23
"C40"	147.44'	6,678.45'	001° 15' 54"	S4° 54' 37"W	147.44'	73.72
"C41"	875.15'	6,678.45'	007° 30' 29"	S9° 17' 49"W	874.52'	438.20

Lot Line Table

Line #	Length	Direction
"L1"	70.68'	S53° 53' 55"W
"L2"	35.37'	S53° 53' 55"W
"L3"	30.00'	N08° 52' 33"E
"L4"	26.44'	N08° 54' 59"E
"L5"	34.98'	N36° 13' 26"W
"L7"	35.34'	S36° 06' 05"E
"L8"	70.68'	S36° 06' 02"E
"L9"	70.74'	S53° 53' 55"W
"L10"	35.34'	S36° 06' 05"E
"L11"	25.48'	N53° 53' 55"E
"L12"	60.80'	N36° 06' 05"W

Boundary Curve Table



BEARING BANKS AS PER TEXAS

 COORDINATE SYSTEM OF 1983, TEXAS SOUTH

 ELEVATION DATUM AS PER T&E (2005)

 SCALE: 1"=100'

MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
VILLAS WEST PHASE I
 155.158 ACRES OUT OF
 LOTS 1 THRU 6, BLOCK 23
 HOMEVILLE ASSOCIATION "D" SUBDIVISION,
 VOLUME 6, PAGE 36, H.C.M.R.
 AND OUT OF PORCION 76
 HIDALGO COUNTY, TEXAS

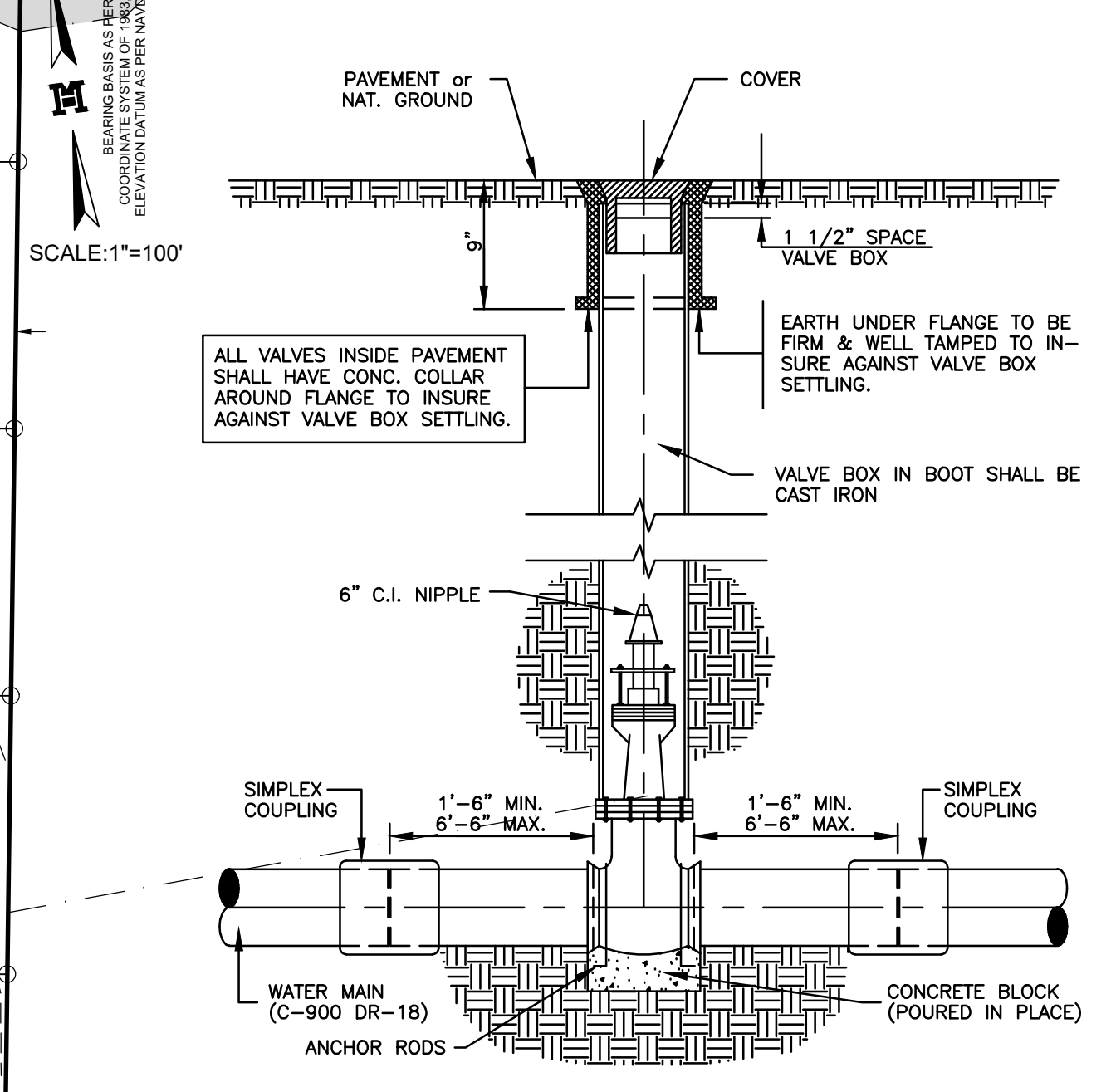
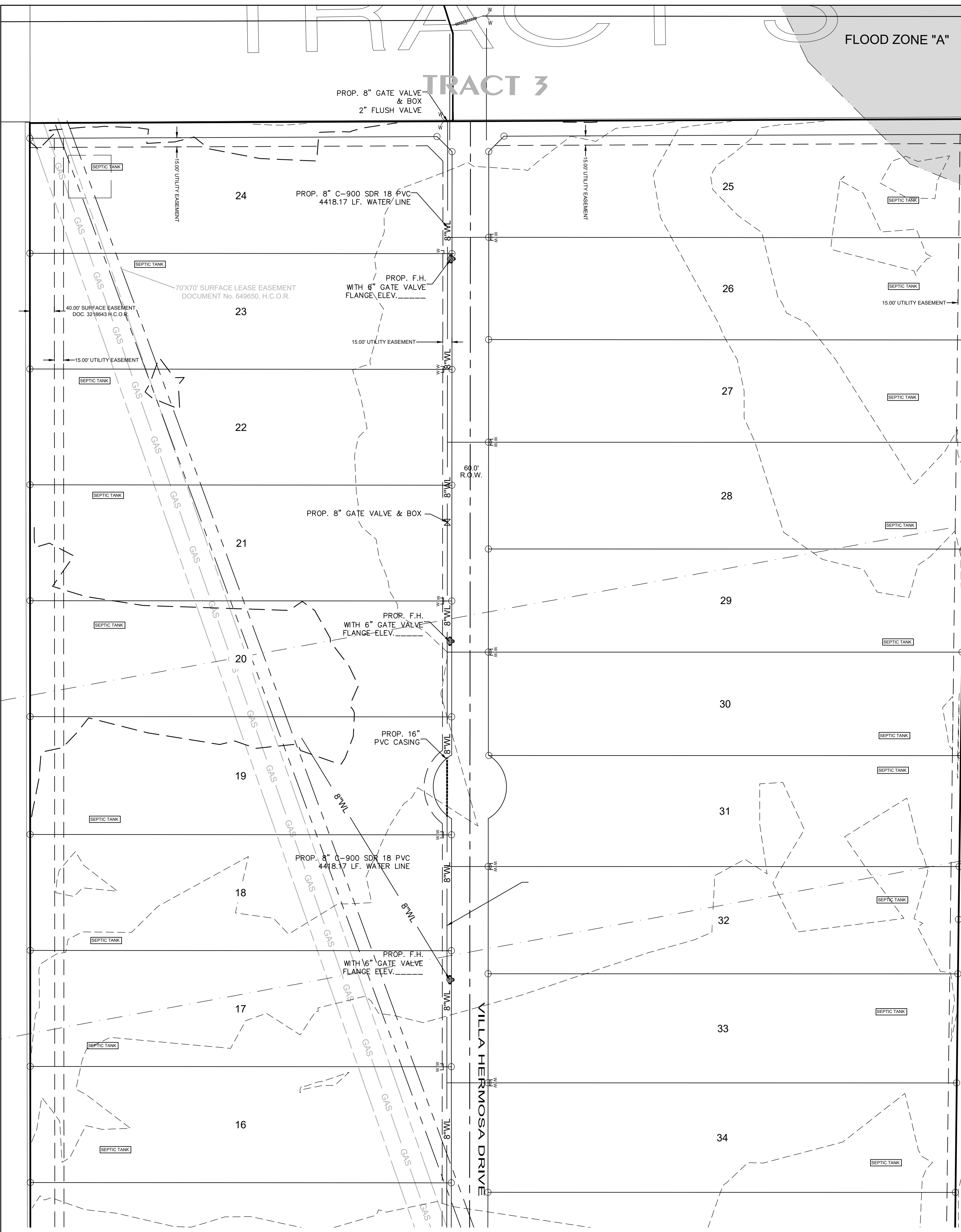
MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
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PRINCIPAL CONTACTS

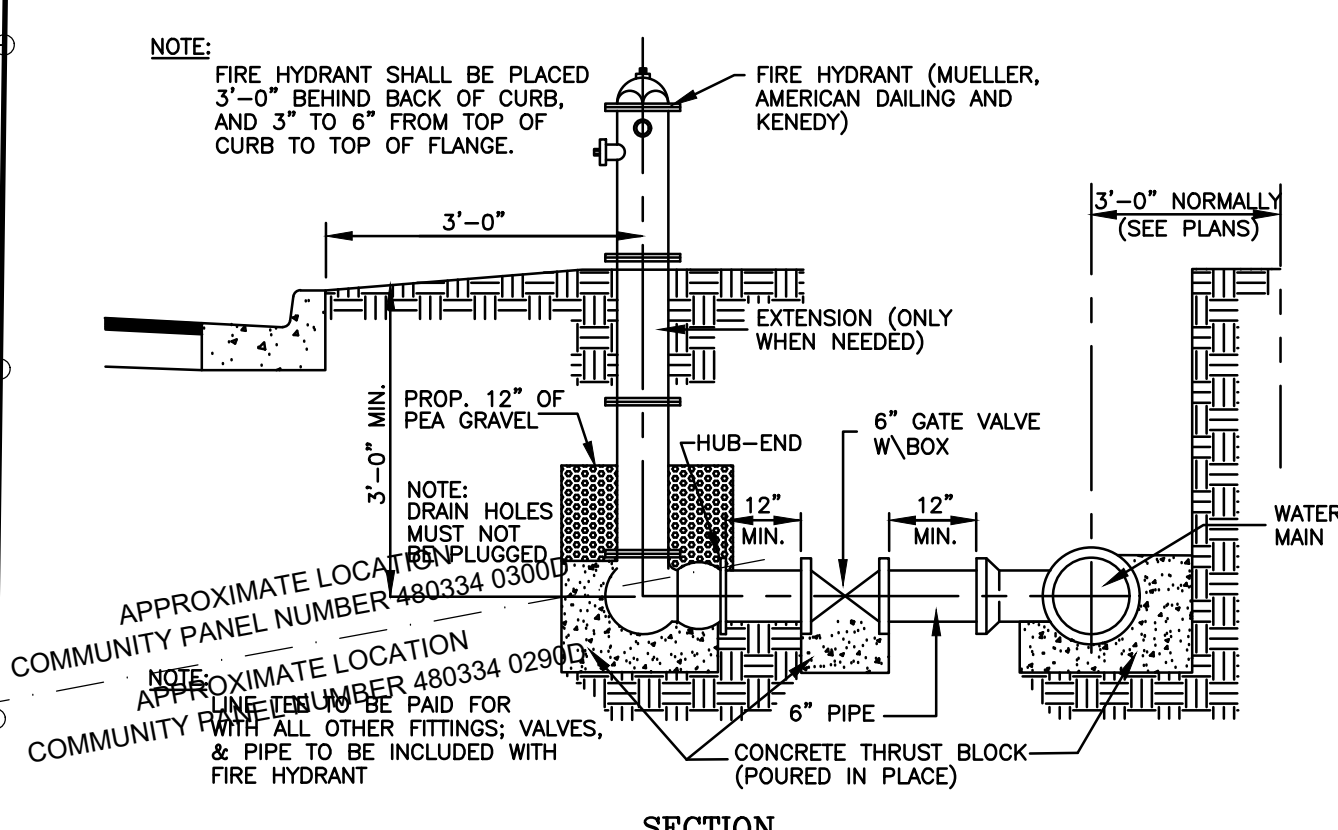
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MILE SEVEN RONIE, LLC	612 W. NOLANA AVE STE. 570	McALLEN, TX 78504-3971	(956) 682-8024
ENGINEER: RUBEN JAMES DE JESUS P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981
SURVEYOR: FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981

MAP OF WATER DISTRIBUTION SYSTEM
FLOOD ZONE "A" MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

SUBDIVISION MAP OF
VILLAS WEST PHASE I
155.158 ACRES OUT OF
LOTS 1 THRU 6, BLOCK 23
HOMEVILLE ASSOCIATION "D" SUBDIVISION,
VOLUME 6, PAGE 36, H.C.M.R.
AND OUT OF PORCION 76
HIDALGO COUNTY, TEXAS



TYPICAL VALVE and VALVE BOX INSTALLATION
N.T.S.



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

LEGEND:

- SET REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND PIPE
- FOUND REBAR
- PROPOSED DUAL WATER SERVICE
- PROPOSED SINGLE WATER SERVICE
- PROPOSED SEPTIC TANK
- TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX
- TYPICAL TYPIC DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA
- VARRILLA ASENTADA
- EJE ENCONTRADA
- TUBO DE VARRILLA ENCONTRADO
- VARRILLA ENCONTRADO
- SERVICIO DOBLE DE AGUA PROPUESTO
- SERVICIO INDIVIDUAL DE AGUA PROPUESTO
- TANQUE SEPTICO

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 820,612.50
DRAINAGE IMPROVEMENTS:	\$ 00,000.00
WATER DISTRIBUTION:	\$ 262,145.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 72,000.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 820,612.50
DREAJE PLUVIAL:	\$ 00,000.00
SERVICIO DE AGUA POTABLE:	\$ 262,145.00
SERVICIO DE DREAJE SANITARIO	\$ 72,000.00

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

VILLAS WEST PHASE I SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SUD. THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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 SUD HAS AN EXISTING 12" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF F.M. 2221. THE WATER SYSTEM FOR VILLAS WEST PHASE I CONSISTS OF AN 8" WATER LINE THAT CONNECTS ONTO THE EXISTING 12" LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF VILLA HERMOSA DRIVE THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY ON DEL MAR DRIVE THEN CROSSING DEL MAR DRIVE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF VILLA HERMOSA DRIVE AND CONTINUE NORTH ENDING AT THE NORTH BOUNDARY LINE OF THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE VILLAS WEST PHASE I SUBDIVISION CONSISTS OF TWENTY-TWO (22) 1" DIAMETER DUAL SERVICE LINES SERVING 44 LOTS AND 4 3/4" SINGLE SERVING 4 LOTS. 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 \$301,580.00, OR \$6,282.92 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$245,000.00, WHICH COVERS THE \$1,000.00 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 SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 10 FIRE HYDRANTS AT A UNIT COST OF \$4,860.00 FOR A TOTAL COST OF \$48,600.00. 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 THIS PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
VILLAS WEST PHASE I 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 3,000 ACRES IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM & SANDY CLAY 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 FINE SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS 1,500.00, INCLUDING THE COST FOR THE REQUIRED PERMITS AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$72,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 00-00-0000.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND 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 \$262,145.00 WHICH EQUALS TO \$5,461.35 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$72,000.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

REPORT FINAL DE AGUA DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION VILLAS WEST FASE I SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

AGUA SUD TIENE UN CONDUCTO DE 12" EN EL LADO NORTE DE F.M. 2221. EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION VILLAS WEST FASE I CONSISTE DE 8" DE AGUA QUE SE CONECTAN AL CONDUCTO PREVIAMENTE MENCIONADO. UN CONDUCTO DE AGUA SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA Y SIGUE AL NORTE EN EL LADO ESTE DE VILLA HERMOSA DRIVE Y SIGUE AL ESTE POR EL LADO SUR DE DEL MAR DRIVE Y CRUZA DEL MAR DRIVE SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VIA DE VILLA HERMOSA DRIVE Y SIGUE AL NORTE TERMINANDO EN LA LINEA DE PROPIEDAD.

EL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VEINTE DOS CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR 44 Y 4 3/4" SERVICIOS INDIVIDUALES SERVINDO 4 LOTES. 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 \$301,580.00 O \$6,282.92 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA AGUA SUD \$ 245,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 1,000.00. 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 COMPAÑIA AGUA SUD LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 10 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$4,860.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$48,600.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: 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 SEPTICO 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 CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE ALMENOS 2.965 ACRES EN TAMAÑO. SE HICIERON DOS ES 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 ARENOSO FINO Y ARENOSO 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 1,500.00 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 \$72,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION).

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUINDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 262,145.00 O \$ 5,461.35 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$72,000.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

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.

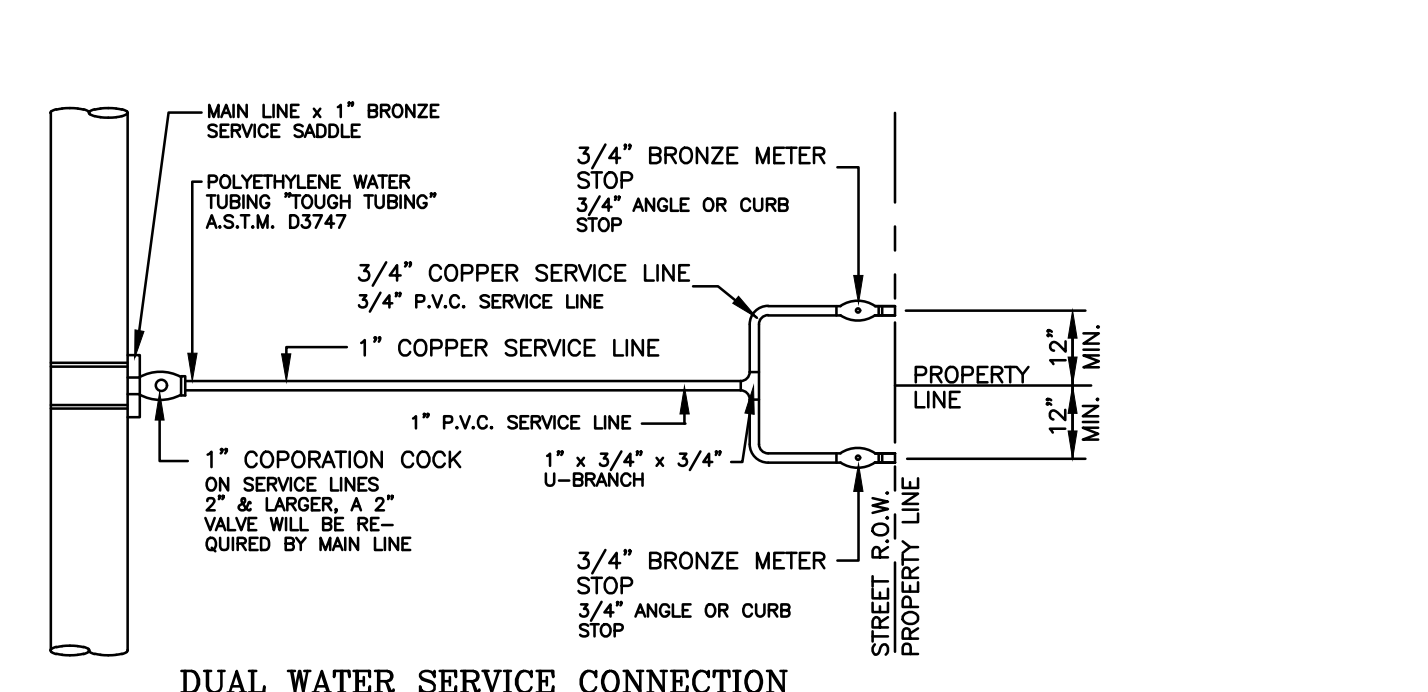
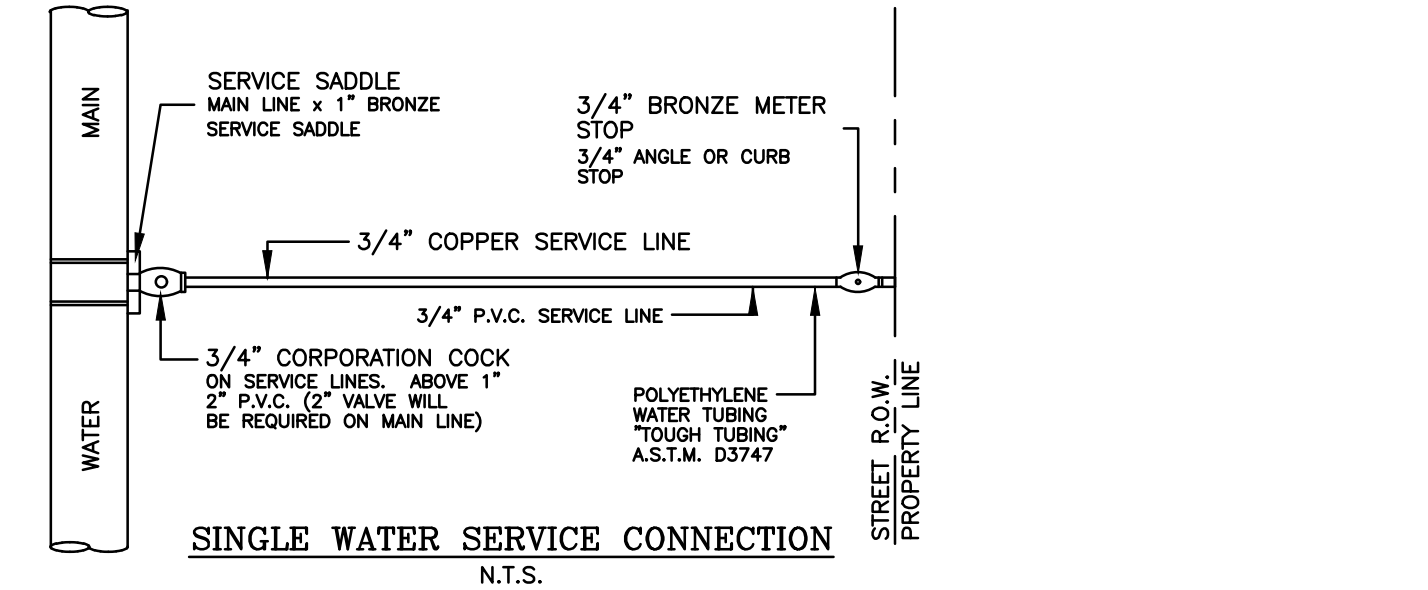
SUBDIVIDER STATEMENT:
1. WE, MILE SEVEN RONIE, L.L.C. SUBDIVIDER(S) OF VILLAS WEST PHASE I, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, 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.

OWNER
STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI KNOWN TO ME THE PERSON(S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

RUBEN JAMES DE JESUS
LICENSED PROFESSIONAL ENGINEER

PRINCIPAL CONTACTS

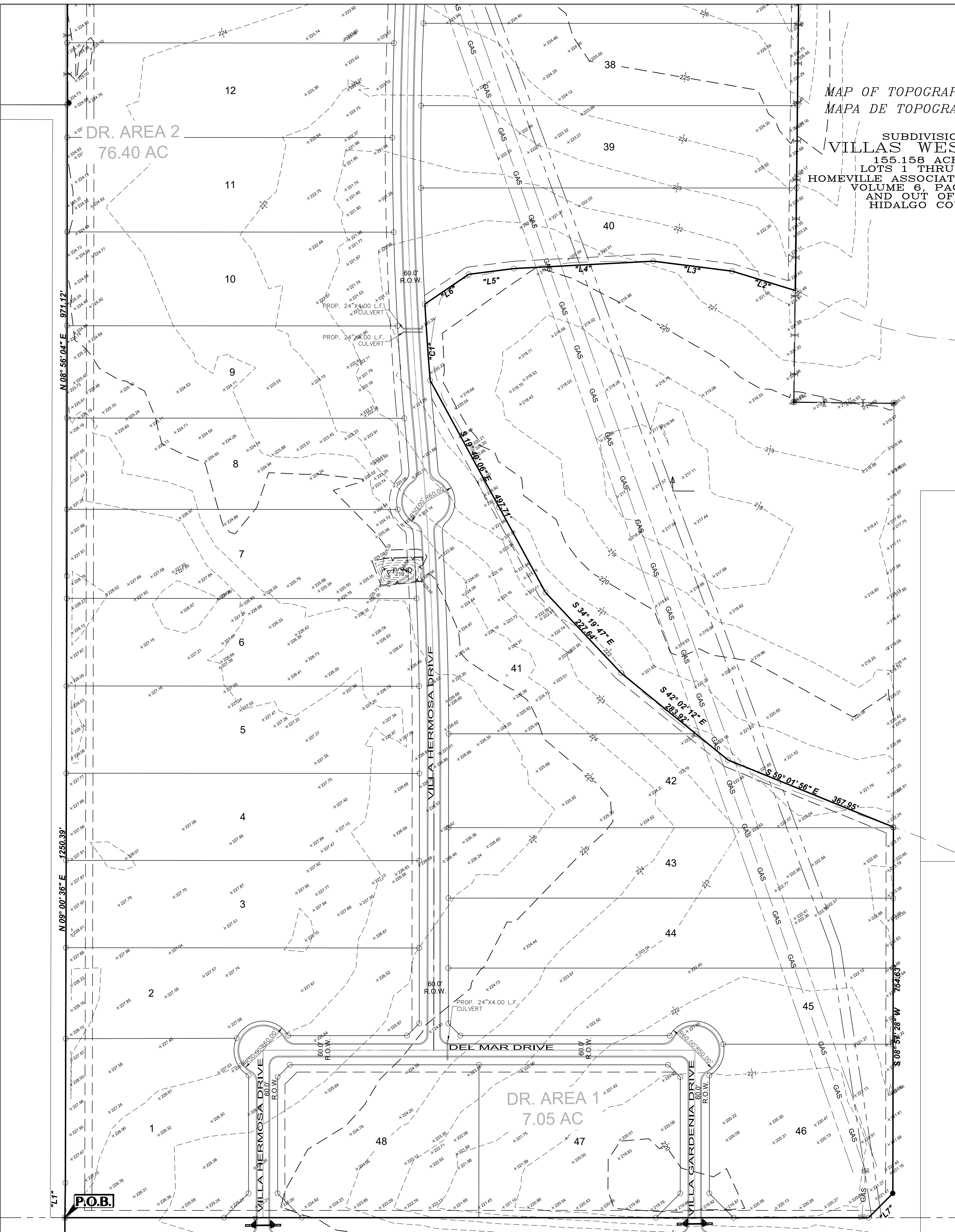
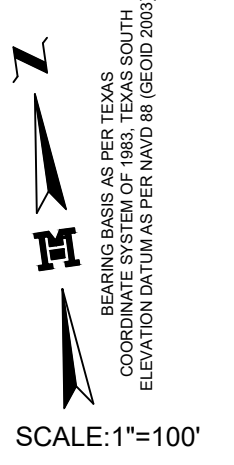
NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: MILE SEVEN RONIE, LLC	612 W. NOLANA AVE STE. 570	McALLEN, TX 78504-3971	(956) 682-8024
ENGINEER: RUBEN JAMES DE JESUS P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981
SURVEYOR: FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981

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ESTABLISHED 1947 - www.meldenandhunt.com

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

SUBDIVISION MAP OF
VILLAS WEST PHASE I
155.158 ACRES OUT OF
LOTS 1 THRU 6, BLOCK 23
HOMEVILLE ASSOCIATION "D" SUBDIVISION,
VOLUME 8, PAGE 36, H.C.M.R.
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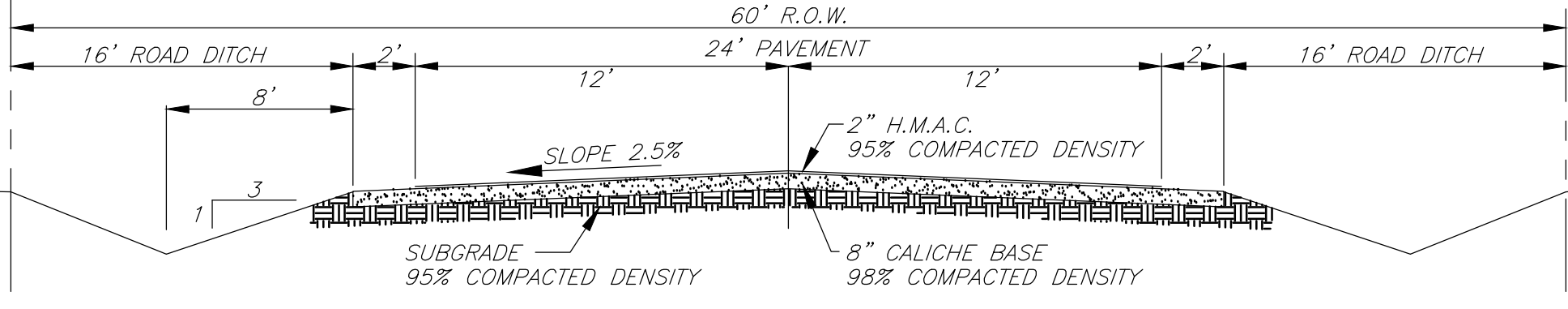


P.O.C. S.W. COR. LOT 4 BLOCK 23

MILE 7 NORTH (F.M. 2221)

LOT 3 LOT 2 LOT 1

TOM GILL ROAD



TYPICAL PAVING SECTION
DITCH EXCAVATION 37.295 CY.

- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PUT RIT GRAVEL 2" MAX SIZE.
- B. HAUNCH FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOL TYPE A1, A2, AS WITH A MAXIMUM P.I. OF 19 (ASHTO M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOL TYPE I, A2, OR A3 (ASHTO M45) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE E.O.D./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (W/POINTS, MINIMUM 4" GRAVEL, OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

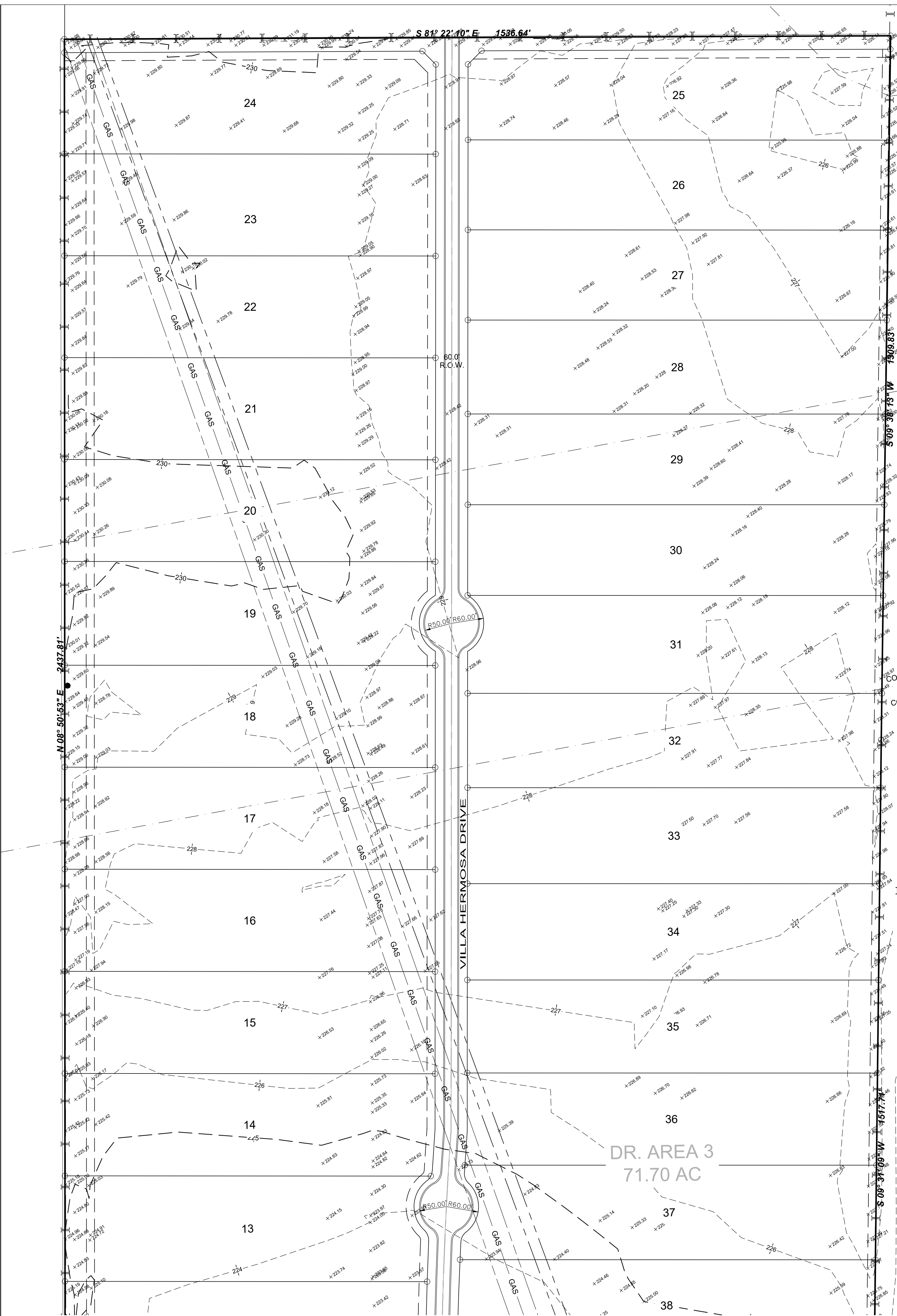
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OWNER:	MILE SEVEN RONIE, LLC	612 W. NOLANA AVE STE. 570	McALLEN, TX 78504-3971	(956) 682-8024
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981
SURVEYOR:	FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981

MELDEN & HUNT, INC.
TEXAS REGIST. F-1425

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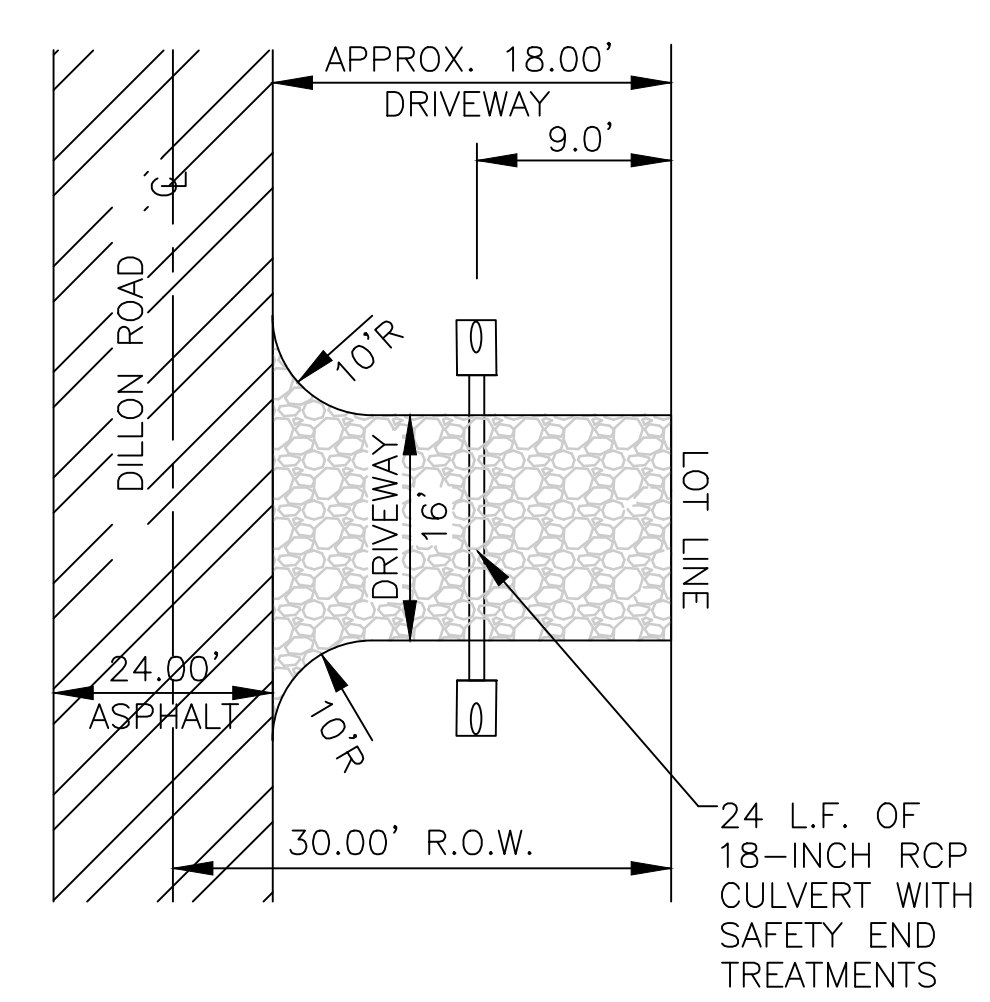


BEARING BASIS AS PER TEXAS CONVENTION
ELEVATION DATUM AS PER NAVD 83 (GEOID 2003)

SCALE: 1"=100'

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

SUBDIVISION MAP OF
VILLAS WEST PHASE I
155.158 ACRES OUT OF
LOTS 1 THRU 6, BLOCK 23
HOMEVILLE ASSOCIATION "D" SUBDIVISION,
VOLUME 6, PAGE 36, H.C.M.R.
AND OUT OF PORCION 76
HIDALGO COUNTY, TEXAS



TYPICAL SINGLE DRIVEWAY
N.T.S.

DRAINAGE STATEMENT
VILLAS WEST PHASE I

VILLAS WEST PHASE I IS A 155.158 ACRES TRACT OF LAND OUT OF LOTS 1 THRU 6, BLOCK 23, HOMEVILLE ASSOCIATION SUBDIVISION "D", HIDALGO COUNTY TEXAS AS RECORDED IN VOLUME 6, PAGE 36, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE NORTHWEST INTERSECTION OF TOM GILL ROAD AND F.M. 2221. THE PROPERTY IS CURRENTLY OPEN GRASS LAND WITH A PROPOSED 44 RESIDENTIAL LOTS & 4 COMMERCIAL LOTS DEVELOPMENT. THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED & ZONE "A" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0290 D & 480334 0300 D, MAP REVISED JUNE 6, 2000.

ZONE "X" UNSHADED IS AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
ZONE "A" AREA OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS & FLOOD HAZARD FACTORS NOT DETERMINED.

THE SOILS ARE (3) BRENNAN FINE SANDY LOAM GROUP "B", (5) MCALLEN FINE SANDY LOAM GROUP "B", (50) RAMADERO SANDY CLAY LOAM "B", & (60) RIO CLAY LOAM GROUP "CD". SOIL GROUP "A" IS PERVIOUS AND HAS A LOW PLASTICITY INDEX. SOIL GROUP "B" & "C" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. SOIL GROUP "D" IS NOT VERY PERVIOUS AND HAS A HIGH PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"). FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.

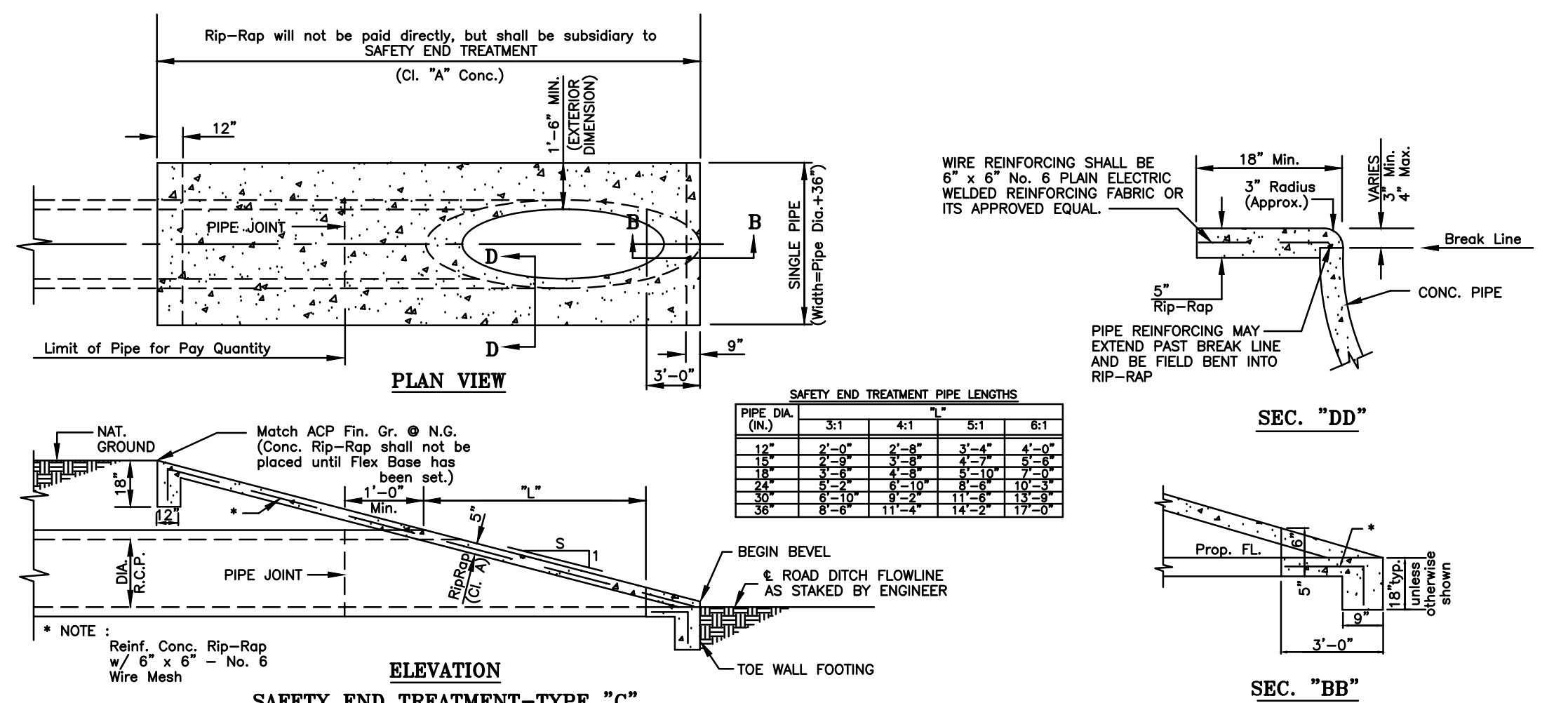
EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHEASTERLY DIRECTION AND HAS A RUNOFF OF 3.72 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 46.32 C.F.S. DURING THE 100-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 42.60 C.F.S.

THE EXISTING DRAINAGE FOR VILLAS WEST PHASE I SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED ROADSIDE DITCH ALONG BOTH SIDE OF THE PROPOSED STREETS. THE ROADSIDE DITCHES SHALL FLOW TO A LOW LYING AREA WITHIN A DESIGNATED FLOOD ZONE A WHICH FLOW EAST OF THE SUBDIVISION.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 100-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 41,641 CUBIC FEET OF DETENTION WILL BE REQUIRED AS PER THE COUNTY OF HIDALGO DRAINAGE DISTRICT REQUIREMENTS AND WILL ACHIEVED BY THE PROPOSED ROADSIDE DITCH WHICH WILL ATTAIN A TOTAL OF 165,218.19 CUBIC FEET OF AVAILABLE STORAGE.

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D & 480334 0300 D, MAP REVISED JUNE 6, 2000.

RUBEN JAMES DE JESUS, P.E. #126282 DATE _____ MELDEN & HUNT, INC. TEXAS REGISTRATION #1435



SAFETY END TREATMENT - (Type "c") DETAILS
N.T.S.

PRINCIPAL CONTACTS

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