



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-30-2021

PROPOSED TRES MARAVILLAS SUBDIVISION PRECINCT No. 1

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: TRES MARAVILLAS, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 49 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 6

LOCATION DESCRIPTION: MILE 9 ½ NORTH ROAD APPROXIMATELY ¼ MILE WEST OF NORTH VICTORIA ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-24-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" 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: 20.00 FEET ONTO MILE 9 ½ NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-15-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-13-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 10" LOCATION: NORTH VICTORIA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-13-2021: 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.

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments and the approval of the City of DONNA.*

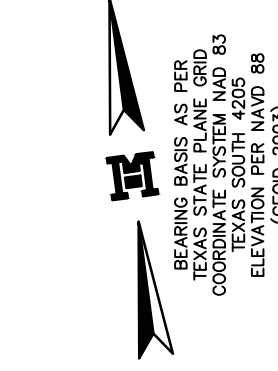
Final Approval *with financial guarantee.*

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

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

Map of TRES MARAVILLAS SUBDIVISION

BEING A RESUBDIVISION OF 32.401 ACRES
OUT OF LOTS H, I AND M
LA BLANCA AGRICULTURAL COMPANY'S
SUBDIVISION "A"
RECORDED IN VOLUME 1, PAGE 44, H.C.M.R.,
HIDALGO COUNTY, TEXAS.



- LEGEND**
- FOUND No. 4 REBAR
 - FOUND COTTON PICKER SPINDLE
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - NAIL SET
 - FOUND PIPE
 - EL - ELEVATION
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - W.D. - WARRANTY DEED
 - G.W.D. - GIFT WARRANTY DEED
 - W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
 - Sq. Ft. - SQUARE FEET
 - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 - NO. - NUMBER
 - R.O.W. - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
 - R.O.W. - RIGHT OF WAY
 - U.E. - UTILITY EASEMENT
 - D.I.D. - DONNA IRRIGATION DISTRICT

Lot Area Table

Lot #	SQ. FT.	Area
1	21780.14	0.500
2	21780.99	0.500
3	21780.99	0.500
4	21780.99	0.500
5	21780.99	0.500
6	21780.99	0.500
7	21780.99	0.500
8	21780.99	0.500
9	30433.26	0.699
10	25297.43	0.581
11	21937.21	0.504
12	21803.08	0.501
13	21780.03	0.500
14	21780.03	0.500
15	21780.03	0.500
16	21780.03	0.500
17	22082.12	0.507
18	22172.53	0.509
19	21782.65	0.500
20	21782.65	0.500

Lot Area Table

Lot #	SQ. FT.	Area
21	21782.65	0.500
22	21782.65	0.500
23	21782.65	0.500
24	21782.65	0.500
25	21782.65	0.500
26	21782.65	0.500
27	21782.65	0.500
28	21782.65	0.500
29	21780.06	0.500
30	21780.14	0.500
31	21780.99	0.500
32	21780.99	0.500
33	21780.99	0.500
34	21780.99	0.500
35	21780.99	0.500
36	21780.99	0.500
37	22153.07	0.509
38	22607.51	0.519
39	21780.25	0.500
40	21780.25	0.500

Line Table

Line #	Direction	Length
L1	N 53° 39' 45" E	35.36'
L2	S 36° 20' 15" E	21.21'
L3	N 08° 39' 45" E	911.38'
L4	N 53° 39' 45" E	21.21'
L5	N 36° 20' 15" W	35.36'
L6	S 53° 39' 45" W	35.36'
L7	S 36° 20' 15" E	35.36'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	78.54'	50.00'	090° 00' 00"	S36° 20' 15" E	70.71'	50.00'
C2	72.46'	50.00'	083° 01' 46"	S50° 10' 37" W	66.28'	44.26'
C3	72.46'	50.00'	083° 01' 46"	N46° 47' 37" W	66.28'	44.26'
C4	12.17'	50.00'	013° 56' 29"	N1° 41' 30" E	12.14'	6.11'
C5	157.08'	50.00'	180° 00' 00"	N81° 20' 15" W	100.00'	INFINITY
C6	78.54'	50.00'	090° 00' 00"	N53° 39' 45" E	70.71'	50.00'
C7	26.18'	50.00'	030° 00' 00"	N36° 20' 15" W	25.88'	13.40'
C8	52.36'	50.00'	060° 00' 00"	N8° 39' 45" E	50.00'	28.87'
C9	52.36'	50.00'	060° 00' 00"	N68° 39' 45" E	50.00'	28.87'
C10	52.36'	50.00'	060° 00' 00"	S51° 20' 15" E	50.00'	28.87'
C11	52.36'	50.00'	060° 00' 00"	S8° 39' 45" W	50.00'	28.87'
C12	26.18'	50.00'	030° 00' 00"	S53° 39' 45" W	25.88'	13.40'

- GENERAL PLAT NOTES & RESTRICTIONS:**
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED); ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0450 C. MAP REVISED, JUNE 6, 2000. 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: 25.00 FEET ON INTERIOR LOTS; REAR: 15.00 FEET, OR GREATER FOR EASEMENT; SIDE: 6.00 FEET, OR GREATER FOR EASEMENT; CUL-DE-SAC: 15.00 FEET, OR GREATER FOR EASEMENT; CORNER SIDE: 20.00 FEET, OR GREATER FOR EASEMENT; GARAGE FRONT SETBACK: 18 FEET, OR GREATER IF EASEMENT.
 - MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT THE CENTER OF EACH LOT, OR 18" ABOVE NATURAL GROUND, 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: BM # 1: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 105,089 CUBIC FEET (2.13 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED IN THE DRAINAGE REPORT.
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.
 - 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 TO 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.
 - TEXAS MARAVILLAS, LLC, OWNER AND SUBDIVIDER OF TRES MARAVILLAS SUBDIVISION, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS INDICATED ON SHEET NO. 4 OF THIS PLAT.
 - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.Q. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - 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.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
 - ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL HAVE A MINIMUM WIDTH OF 15.00 FEET, AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.
 - NO ACCESS SHALL BE PERMITTED ONTO MILE 9 1/2 ROAD FROM LOTS 1, 29, 30 AND 49.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND ANTIROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO CONSTRUCTION SPECIFICATIONS 3.1.4.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS AND TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT HE/SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

ZACHARY R. SCURLOCK

ACKNOWLEDGMENT

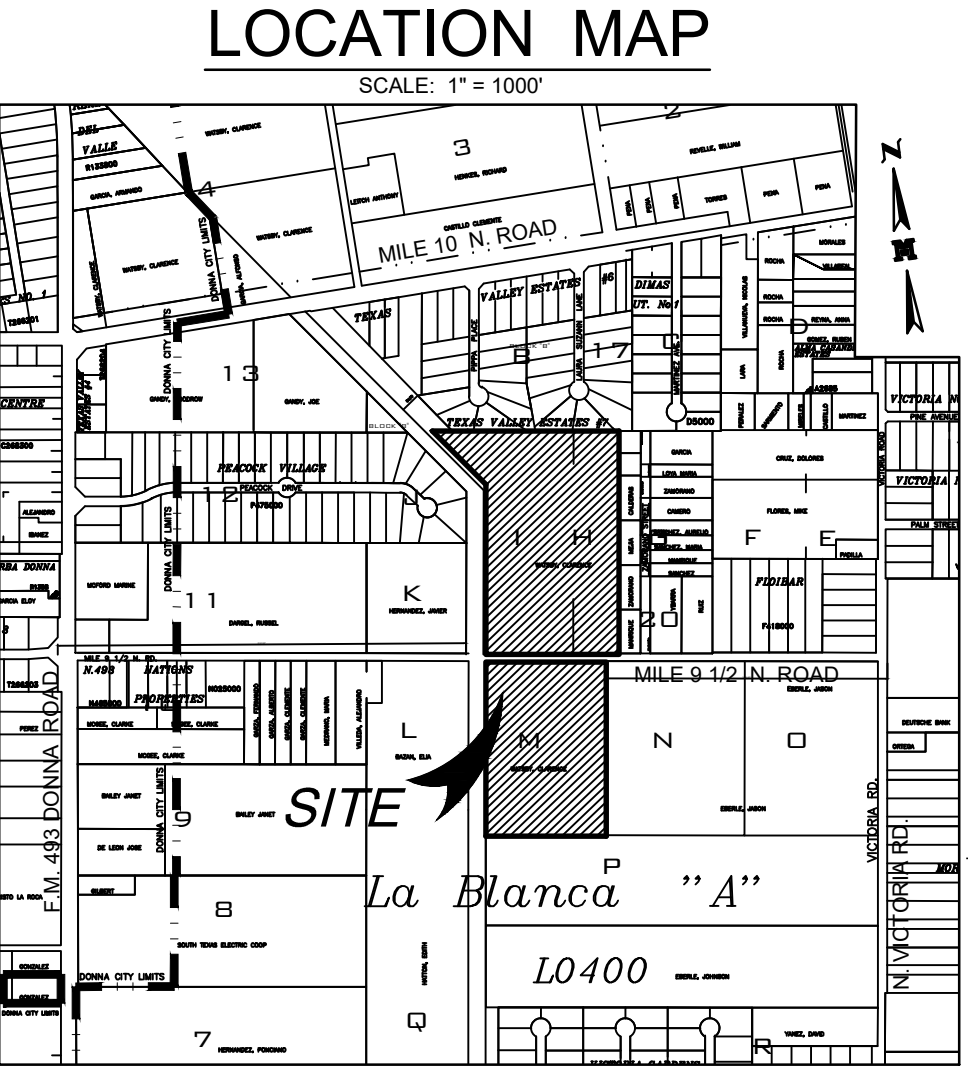
THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ZACHARY R. SCURLOCK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

DRAWN BY: R. DE JESUS DATE: 06-14-21
FINAL CHECK DATE: _____



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

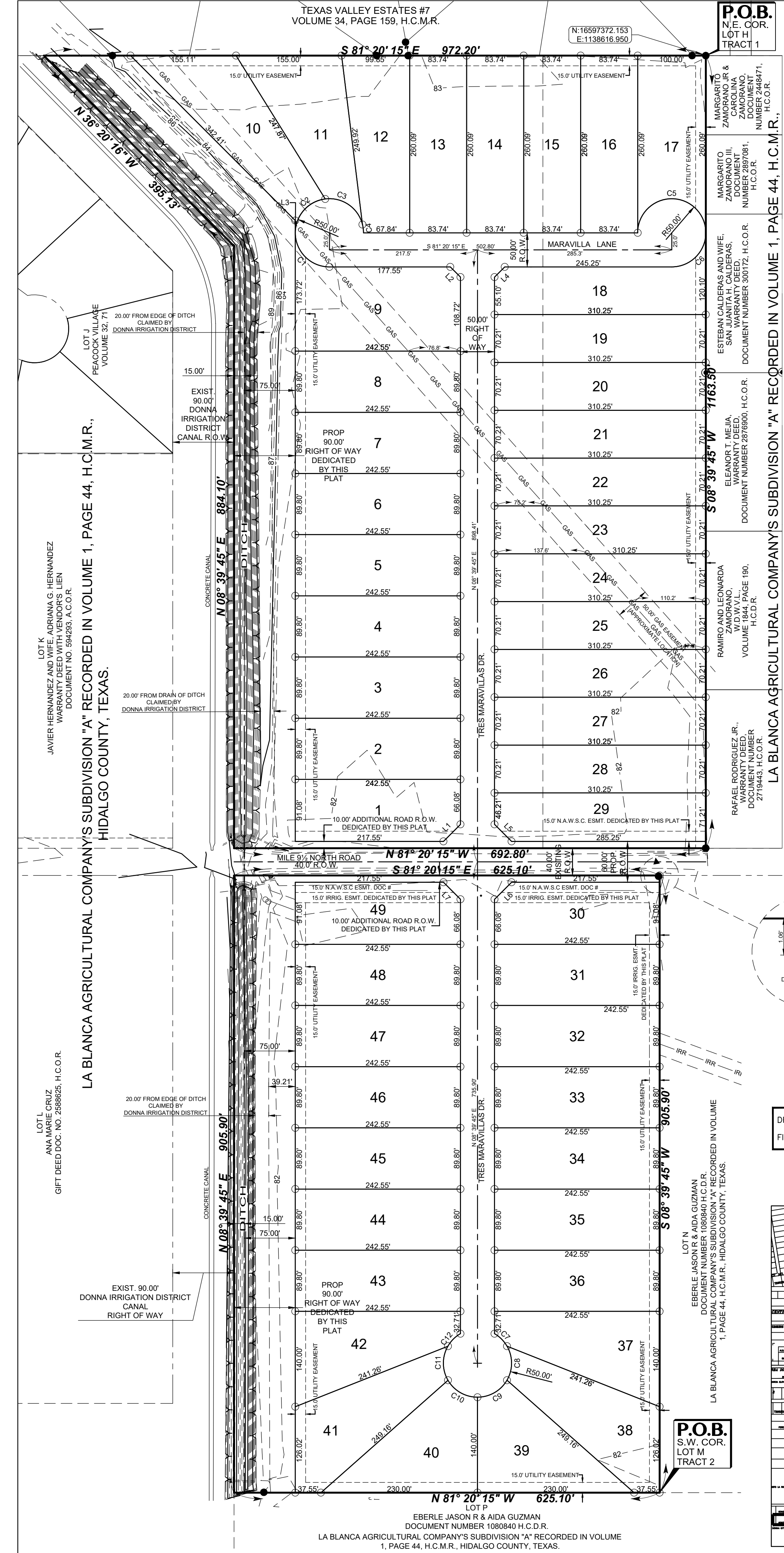
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
TRES VILLAS, LLC	902, BIG HORN DRIVE	EDINBURG, TX 78542	(956)	(956)
OWNER: C/O ZACHARY R. SCURLOCK	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839
ENGINEER: RUBEN JAMES DE JESUS P.E.	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839



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



LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "A", RECORDED IN VOLUME 1, PAGE 44, H.C.M.R., HIDALGO COUNTY, TEXAS, LOT G

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

TRES MARAVILLAS, LLC, OWNER OF THE 32.401 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TRES MARAVILLAS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS.
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; 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.

TRES MARAVILLAS, LLC
ZACHARY R. SCURLOCK, MANAGER
902 BIG HORN DRIVE
EDINBURG, TEXAS 78542

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ZACHARY R. SCURLOCK

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, 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 _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

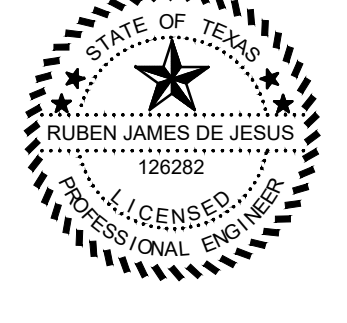
STATE OF TEXAS §
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

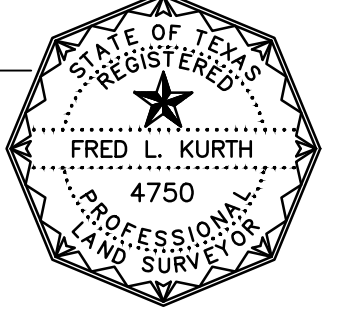
RUBEN JAMES DE JESUS, PROFESSIONAL ENGINEER No. 126282
DATE PREPARED: 6-14-21
ENGINEERING JOB NO. 21096.00



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF TRES MARAVILLAS SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11/03/2020 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 05-13-2021
T-1118, PAGE 69
SURVEYING JOB No. 21096.08



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

TRES MARAVILLAS SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY, APPROXIMATE 1337 FEET WEST OF NORTH VICTORIA ROAD ALONG MILE 9 1/2 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429). TRES MARAVILLAS SUBDIVISION LIES APPROXIMATELY 0.29 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42-021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

NOTE: THERE ARE 49 LOTS WITHIN THIS SUBDIVISION.

- INDEX TO SHEET OF TRES MARAVILLAS SUBDIVISION**
- SHEET 1: HEADING, INDEX, E.T.J., LOCATION MAP, LOTS, STREETS AND EASEMENT LAYOUT, N.A.W.S.C. R.O.W. EASEMENT, GENERAL NOTES, RIGHT OF WAY EASEMENTS, CURVE DATA, LOT LINE TABLE, OWNERS DEDICATION, NOTARY STATEMENT ENGINEER'S AND SURVEYOR'S CERTIFICATION, COUNTY CLERK CERTIFICATION.
- SHEET 2: DESCRIPTION (METES AND BOUNDS), ENGINEER'S AND SURVEYORS CERTIFICATION, DONNA IRRIGATION DISTRICT, H.C.D.D. No. 1, H.C. JUDGE AND H.C.H.D. CERTIFICATIONS, CLERK'S RECORDING CERTIFICATE, MAYORS CERTIFICATE AND ATTESTATION.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND OSSF; ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH); WATER DETAILS.
- SHEET 4: MAP OF TOPOGRAPHY, STORM DRAINAGE PLAN, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE; CONSTRUCTION DETAILS.
- SHEET 5: CONSTRUCTION DETAILS.

Map of TRES MARAVILLAS SUBDIVISION

BEING A RESUBDIVISION OF 32.401 ACRES
OUT OF LOTS H, I AND M
LA BLANCA AGRICULTURAL COMPANY'S
SUBDIVISION "A"
RECORDED IN VOLUME 1, PAGE 44, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

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

DATE:

DESCRIPTION OF TRES MARAVILLAS SUBDIVISION METES AND BOUNDS DESCRIPTION

TRACT 1:

A TRACT OF LAND CONTAINING 19.401 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS H AND I, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "A", ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 44, HIDALGO COUNTY MAP RECORDS, SAID 19.401 ACRES WERE CONVEYED TO CLARENCE WATSBY BY VIRTUE OF A CASH WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1247775, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.401 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NO. 4 REBAR FOUND [NORTHING:16597372.153, EASTING: 1138616.950] AT THE NORTHEAST CORNER OF SAID LOT H FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 08° 39' 45" W ALONG THE EAST LINE OF SAID LOT H, AT A DISTANCE OF 465.40 PASS AN IRON PIPE FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 1,163.50 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID LOT H FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 20' 15" W ALONG THE SOUTH LINES OF SAID LOTS H AND I AND THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 9 1/2 NORTH ROAD, AT A DISTANCE OF 239.20 PASS THE WEST LINE OF SAID LOT H AND THE EAST LINE OF SAID LOT I, CONTINUING A TOTAL DISTANCE OF 692.80 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 39' 45" E ALONG THE WEST LINE OF SAID LOT I, A DISTANCE OF 884.10 FEET TO AN INSIDE CORNER OF THIS TRACT;
4. THENCE, N 36° 20' 16" W CONTINUING ALONG THE WEST LINE OF SAID LOT I, A DISTANCE OF 395.13 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
5. THENCE, S 81° 20' 15" E ALONG THE NORTH LINE OF SAID LOTS H AND I, AT A DISTANCE OF 100.81 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 488.75 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 535.11 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 733.00 FEET PASS THE EAST LINE OF SAID LOT I AND THE WEST LINE OF SAID LOT H, AT A DISTANCE OF 952.04 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 972.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.401 ACRES OF WHICH 1.651 ACRES LIES WITHIN A DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, LEAVING A NET OF 17.750 ACRES OF LAND, MORE OR LESS.

TRACT 2:

A TRACT OF LAND CONTAINING 13.000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOT M, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "A", ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 44, HIDALGO COUNTY MAP RECORDS, SAID 13.000 ACRES WERE CONVEYED TO CLARENCE WATSBY BY VIRTUE OF A LAST WILL AND TESTAMENT RECORDED UNDER DOCUMENT NUMBER 1957567, HIDALGO COUNTY OFFICIAL RECORDS, SAID 13.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF SAID LOT M FOR THE SOUTHEAST CORNER OF THIS HEREON DESCRIBED TRACT;

1. THENCE, N 81° 20' 15" W ALONG THE SOUTH LINE OF SAID LOT "M", A DISTANCE OF 825.10 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 39' 45" E ALONG THE WEST LINE OF SAID LOT M, A DISTANCE OF 905.90 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
3. THENCE, S 81° 20' 15" E ALONG THE NORTH LINE OF SAID LOT M AND THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 9 1/2 NORTH ROAD, A DISTANCE OF 625.10 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 39' 45" W ALONG THE EAST LINE OF SAID LOT M, A DISTANCE OF 905.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.000 ACRES OF WHICH 1.495 ACRES LIES WITHIN A DONNA IRRIGATION DISTRICT RIGHT-OF-WAY, LEAVING A NET OF 11.505 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

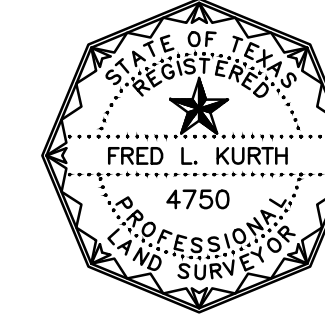
RUBEN JAMES DE JESUS, P.E. # 126282 DATE:
DATE PREPARED: 06-14-2021
ENGINEERING JOB No. 21096.00



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF TRES MARAVILLAS SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 05/13/2021, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750 DATE:
DATE SURVEYED: 05-13-2021
T-1118, PAGE 69
SURVEYING JOB No. 21096.08



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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF TRES MARAVILLAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON _____ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE

ATTEST: _____
HIDALGO COUNTY CLERK

THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT No. 1

ON THIS THE _____ DAY OF _____, 20__.

ATTEST: _____
PRESIDENT

SECRETARY
NOTE: DONNA IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TRES MARAVILLAS, LLC WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER

CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115 (B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF TRES MARAVILLAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF

DONNA ON _____ DAY OF _____, 20__.

P&Z CHAIRMAN OF THE CITY OF DONNA

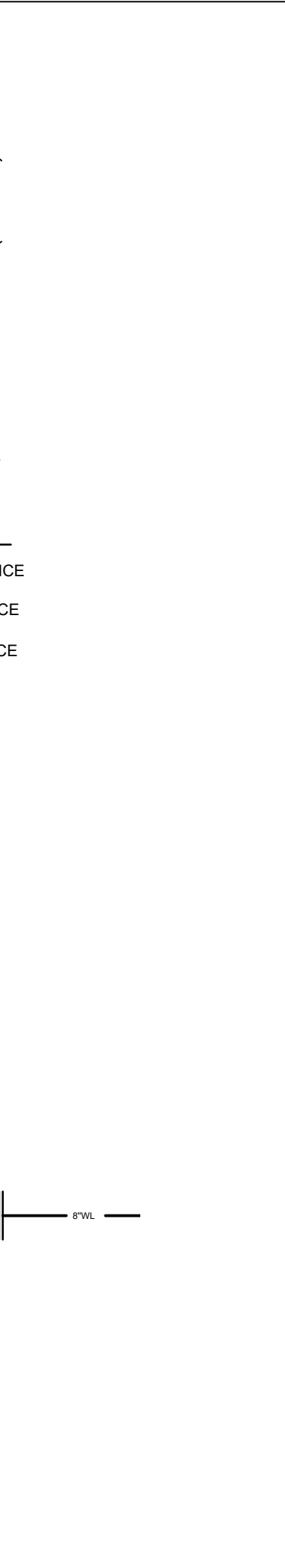
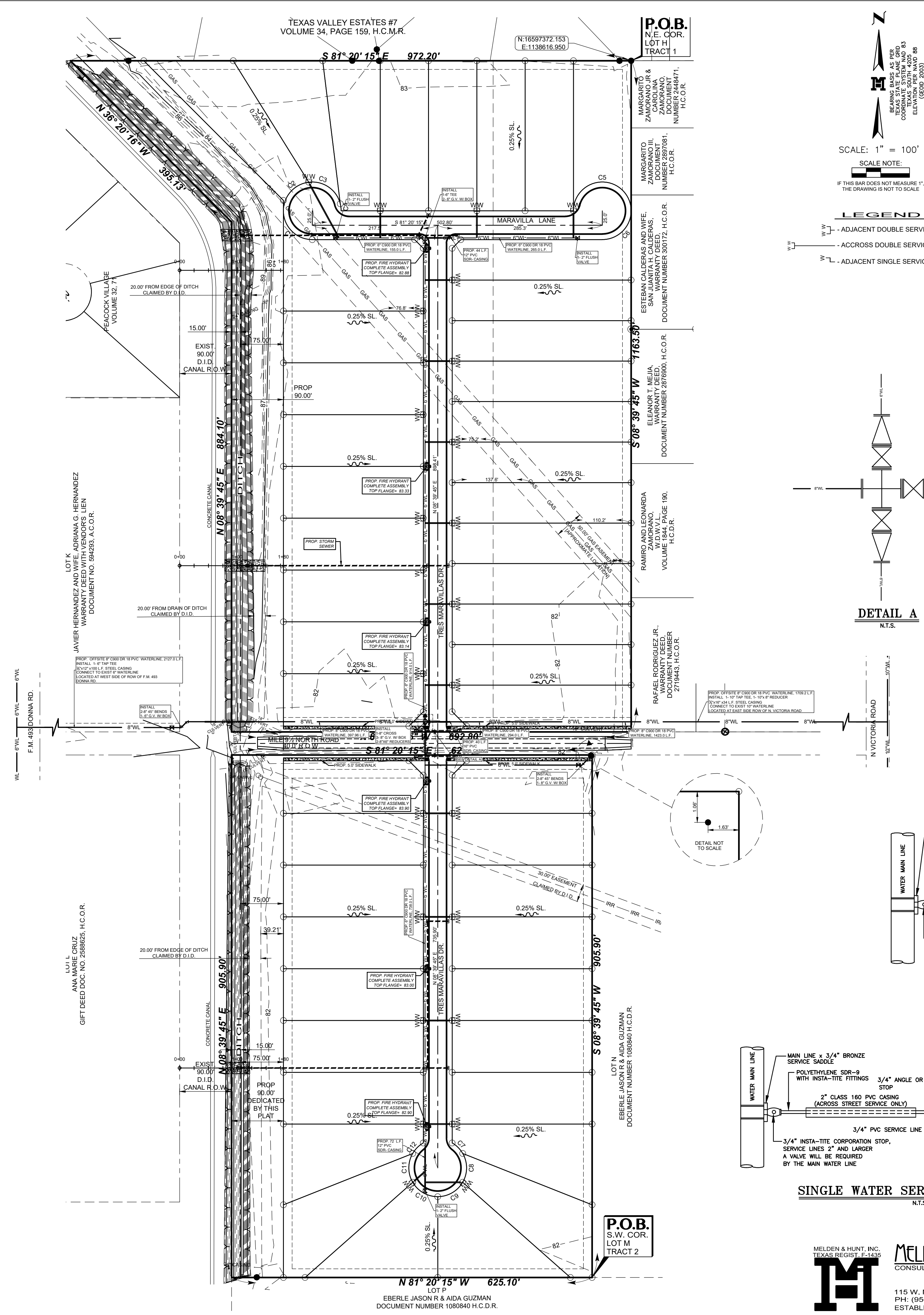
CITY OF DONNA CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF TRES MARAVILLAS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA

ON _____ DAY OF _____, 20__.

MAYOR OF THE CITY DONNA

ATTEST: _____
SECRETARY OF THE CITY OF DONNA



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

TRES MARAVILLAS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 10" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF NORTH VICTORIA ROAD, AND A 6" WATERLINE ALONG THE WEST RIGHT-OF-WAY OF NORTH DONNA RD. (F.M. 493). THE WATER SYSTEM FOR TRES MARAVILLAS SUBDIVISION CONSISTS OF INSTALLING 8" WATER LINES THAT CONNECTS ONTO THE EXISTING 10" AND 6" LINES PREVIOUSLY MENTIONED. BEGINNING AT THE EXISTING 10" WATERLINE ON N. VICTORIA RD. AN 8" WATER LINE WILL RUN WEST ALONG THE SOUTH RIGHT-OF-WAY OF MILE 9 1/2 NORTH ROAD AND WITHIN AN EXCLUSIVE 15.00 FOOT N.A.W.S.C. EASEMENT THEN CONTINUE TO RUN WEST ALONG THE NORTH RIGHT-OF-WAY OF MILE 9 1/2 NORTH ROAD AND WITHIN AN EXCLUSIVE 15.00 FOOT N.A.W.S.C. EASEMENT ENDING AND CONNECTION TO AN EXISTING 6" WATER LINE AT THE WEST RIGHT-OF-WAY OF NORTH DONNA RD. (F.M. 493). A CROSS WITH AN 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE PROPOSED SUBDIVISION AND RUNS NORTH AND SOUTH ALONG THE WEST RIGHT-OF-WAY OF N. & S. TRES MARAVILLAS DRIVE AND TEES EAST & WEST ALONG MARAVILLA LANE AND ENDS WITH FLUSH VALVES ON ALL SIDES IN ORDER TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE TRES MARAVILLAS SUBDIVISION CONSISTS OF TWENTY-SETE (24) -1" DIAMETER DUAL SERVICE LINES SERVING 48 LOTS AND 1-3/4" SINGLE SERVING 1 LOTS SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$116,639.64, OR \$2,378.36 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$49,000.00, 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 N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 6 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$27,960.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
 TRES MARAVILLAS 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 HIDALGO SANDY CLAY LOAM 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 CLAY 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 PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED. OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$73,500.00. 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 \$XXX,XXX.XX WHICH EQUALS TO \$X,XXX.XX PER LOT.
 SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$73,500 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____
 MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

REPORTE FINAL DE AGUA DEL INGENIERO
 PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION TRES MARAVILLAS SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UNA LÍNEA DE AGUA EXISTENTE DE 10" A LO LARGO DEL DERECHO DE VÍA ESTE DE NORTH VICTORIA ROAD, Y UNA LÍNEA DE AGUA DE 6" A LO LARGO DEL DERECHO DE VÍA OESTE DE NORTH DONNA RD (F.M. 493). EL SISTEMA DE AGUA PARA LA SUBDIVISION TRES MARAVILLAS CONSISTE EN LA INSTALACION DE LINEAS DE AGUA DE 8" QUE SE CONECTA A LAS LINEAS EXISTENTES DE 10" Y 6" ANTERIORMENTE MENCIONADAS. COMENZANDO POR LA LÍNEA DE AGUA EXISTENTE DE 10" EN N. VICTORIA RD. UNA LÍNEA DE AGUA DE 8" CORRERÁ HACIA EL OESTE A LO LARGO DEL DERECHO DE VÍA SUR DE LA MILLA 9 1/2 NORTH ROAD Y DENTRO DE UNA SERIEDAD NAWSC EXCLUSIVA DE 15.00 PIES Y LUEGO CONTINUARÁ CORRIENDO HACIA EL OESTE A LO LARGO DEL DERECHO DE VÍA NORTE DE LA MILLA 9 1/2 NORTH ROAD Y DENTRO DE UN EXCLUSIVO 15.00 PIES NAWSC FINALIZACIÓN Y CONEXION A UNA LÍNEA DE AGUA EXISTENTE DE 6" EN EL DERECHO DE VÍA OESTE DE NORTH DONNA RD (FM 493). UNA CRUZ CON UNA LÍNEA DE AGUA DE 8" SE CONECTA A LA LÍNEA DE AGUA DE 8" MENCIONADA ANTERIORMENTE EN LA SUBDIVISION PROPUESTA Y CORRE AL NORTE Y SUR A LO LARGO DEL DERECHO DE VÍA OESTE DE N. & S. TRES MARAVILLAS DRIVE Y TEES ESTE Y OESTE A LO LARGO DE MARAVILLA CARRIL Y EXTREMOS CON VALVULAS DE DESCARGA EN TODOS LOS LADOS PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VEINTICUATRO CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CUARENTA Y OCHO LOTES Y UN SERVICIO INDIVIDUAL SERVIENDO UN LOTE. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIÁMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$ 145,080.00 O \$ 2,378.36 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$ 61,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO 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 COMPAÑÍA N.E.W.S.C. LO INSTALARA SIN ALGÚN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIÉN HA INSTALADO 6 BOCAS DE FUEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$27,960.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTÓR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

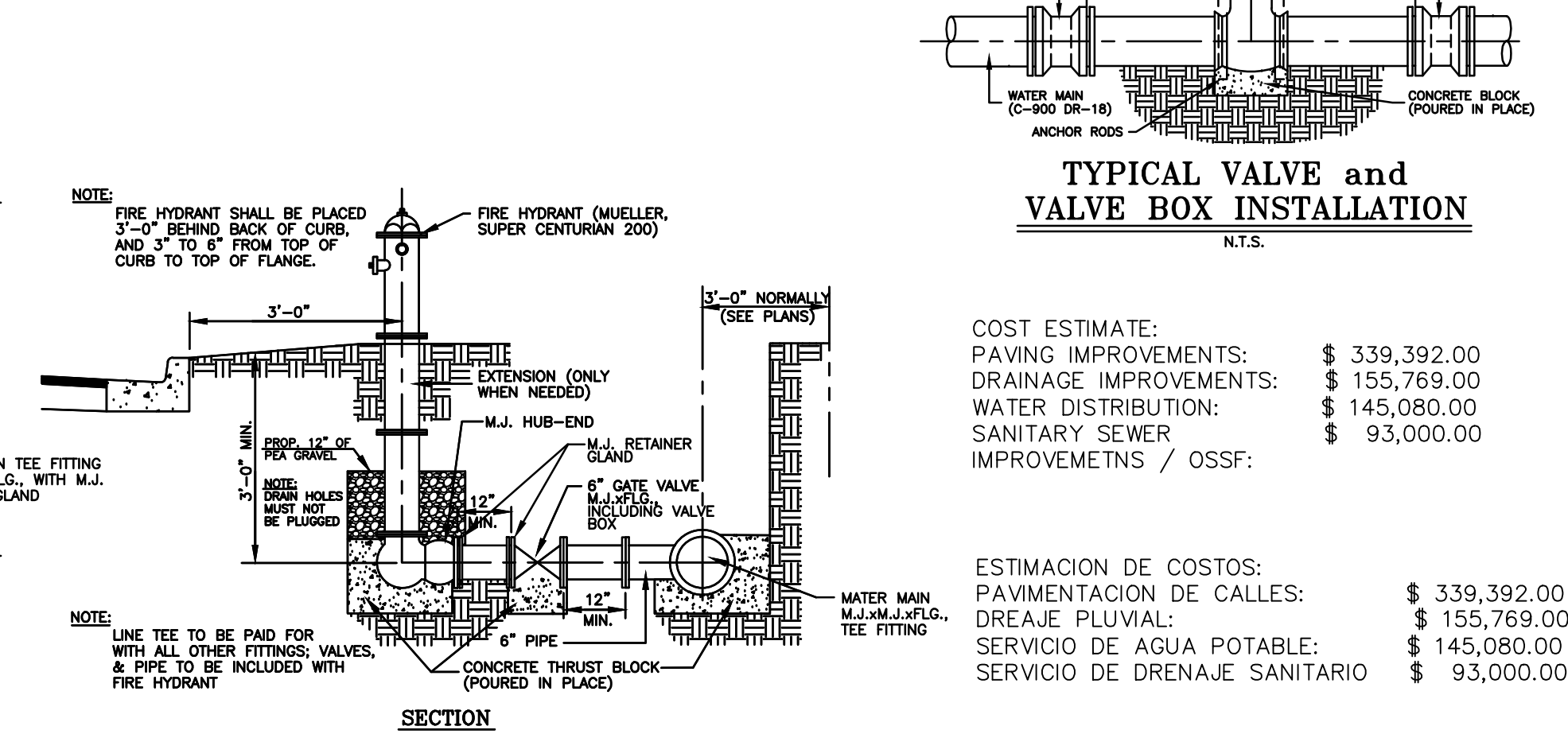
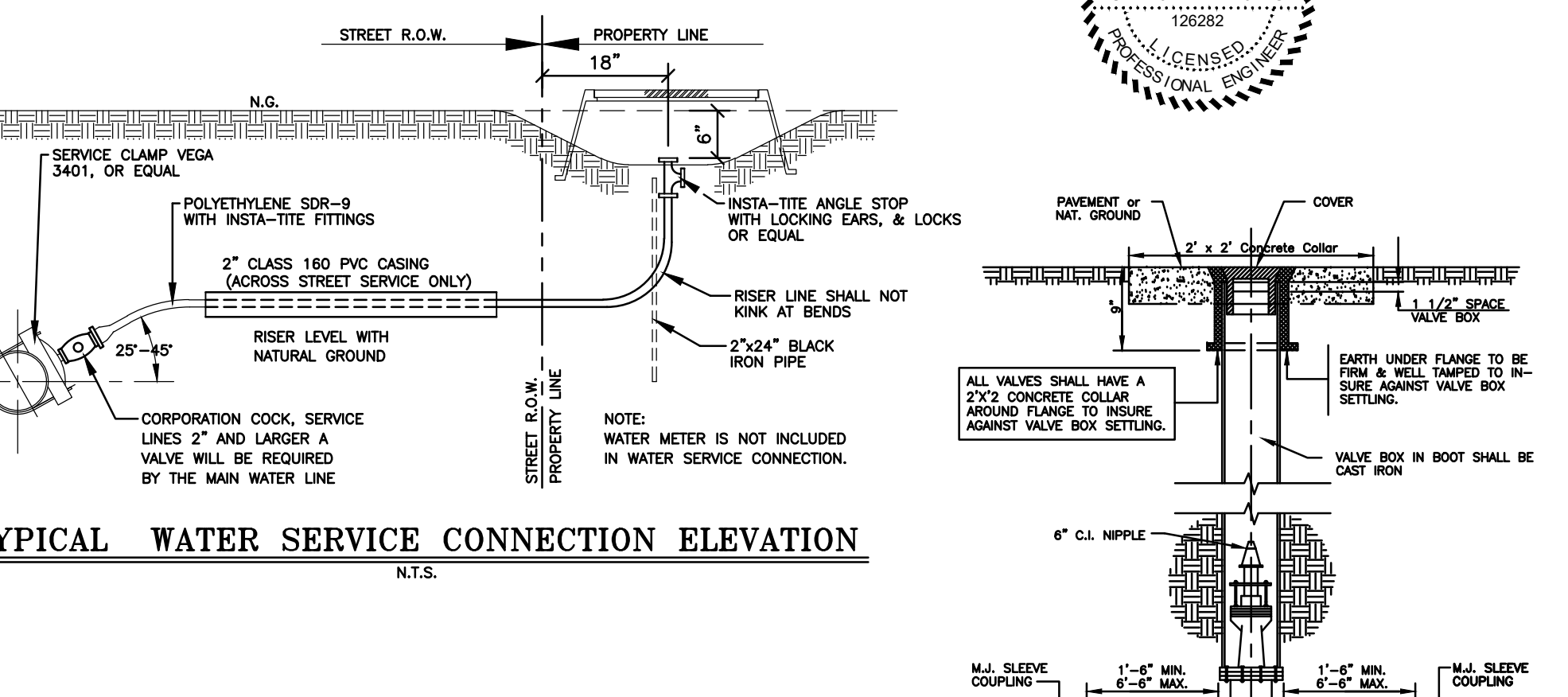
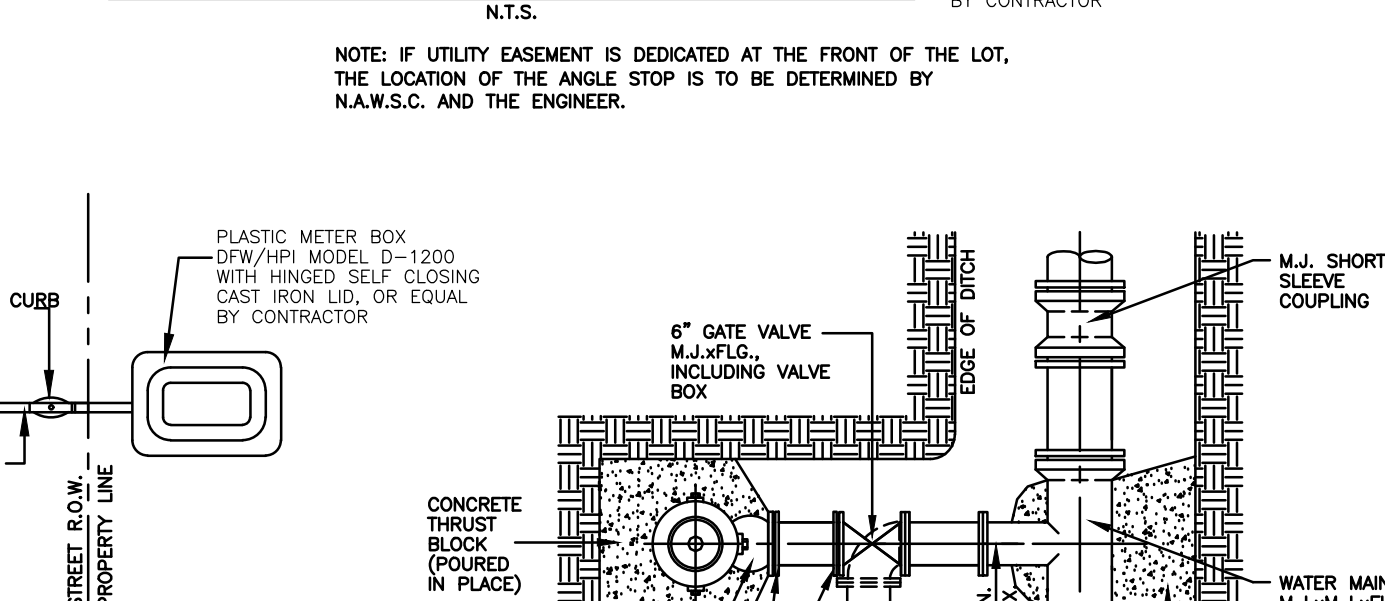
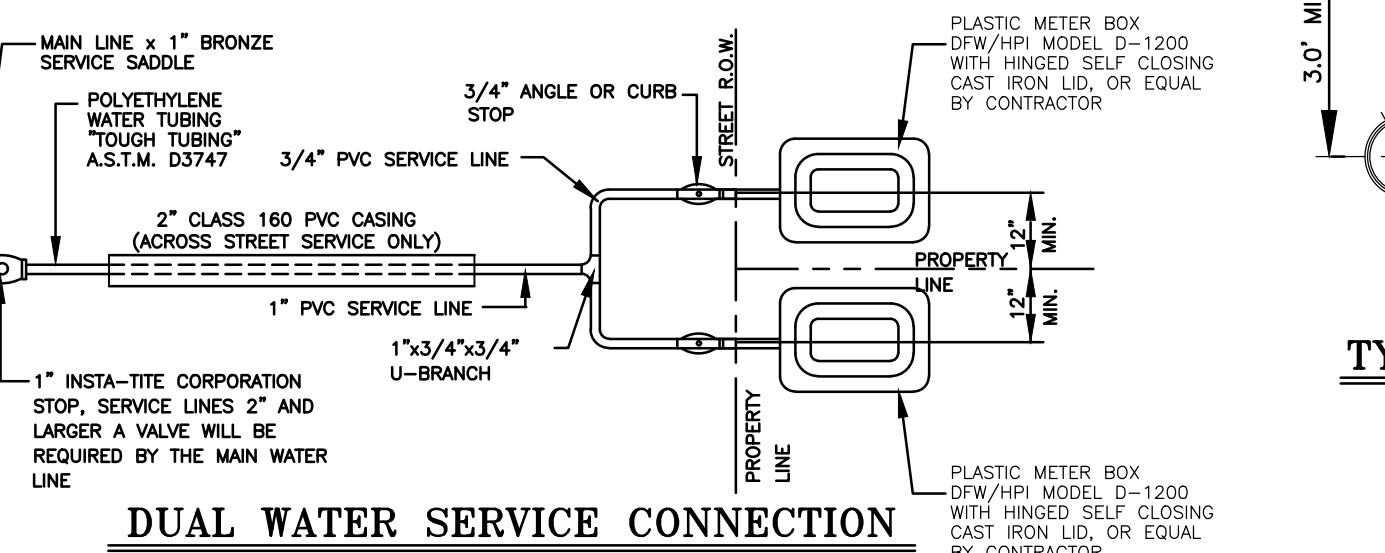
CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO ARENOSO UNIFORME) Y SE 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 ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR ES 1,500.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$ 73,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SÉPTICAS DESDE (FECHA DE INSPECCION).

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 GOBIERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO 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 COMPLEMENTADO CONSTRUINDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE \$ XXX,XXX.XX O \$ X,XXX.XX POR LOTE.
 DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$73,500.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____
 MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
TRES MARAVILLAS SUBDIVISION
 BEING A RESUBDIVISION OF 32.401 ACRES
 OUT OF LOTS H, I AND M
 LA BLANCA AGRICULTURAL COMPANY'S
 SUBDIVISION "A"
 RECORDED IN VOLUME 1, PAGE 44, H.C.M.R.,
 HIDALGO COUNTY, TEXAS.



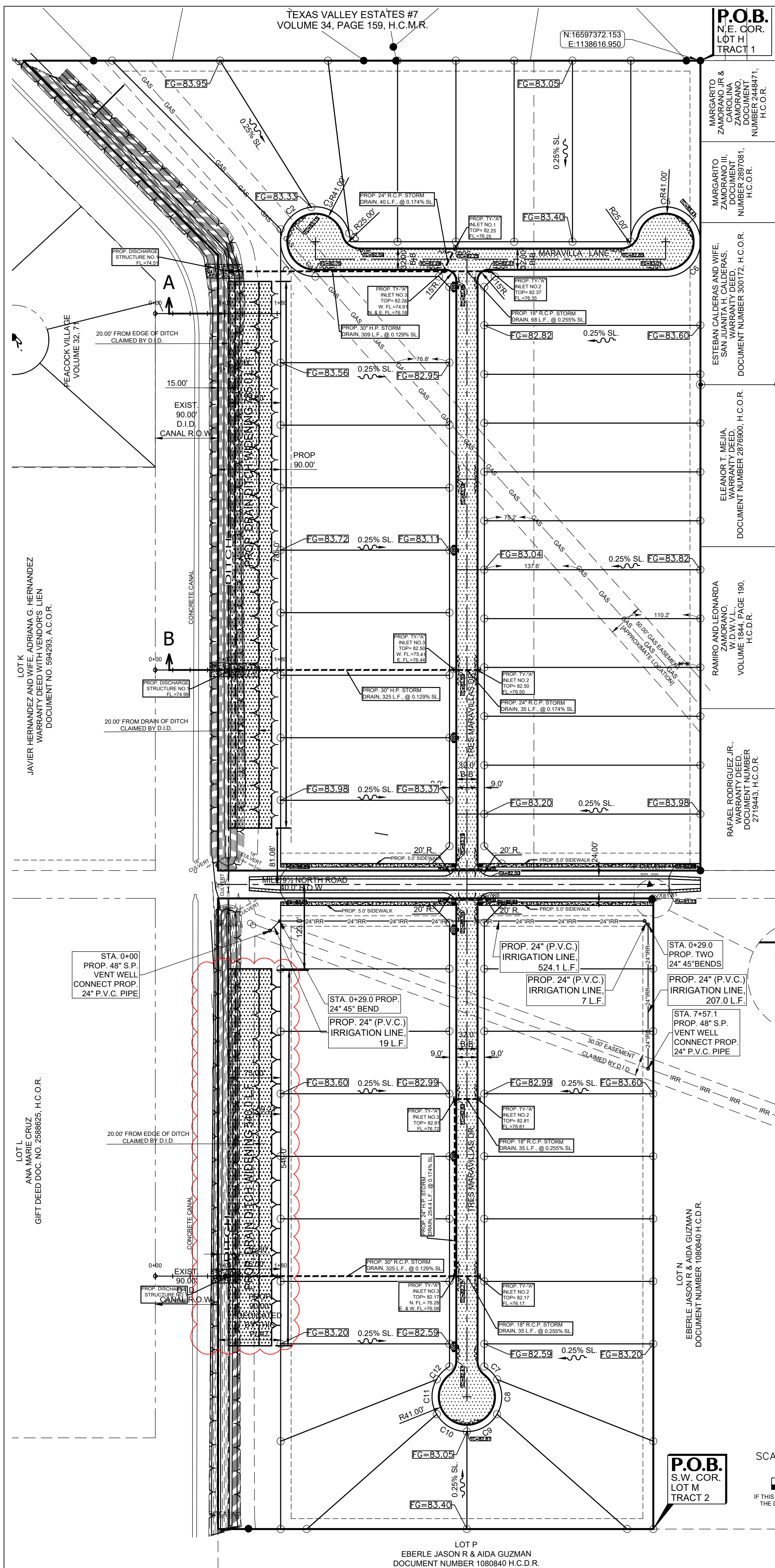
COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 339,392.00
DRAINAGE IMPROVEMENTS:	\$ 155,769.00
WATER DISTRIBUTION:	\$ 145,080.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 93,000.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 339,392.00
DREAJE PLUVIAL:	\$ 155,769.00
SERVICIO DE AGUA POTABLE:	\$ 145,080.00
SERVICIO DE DRENAJE SANITARIO:	\$ 93,000.00

MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. McINTYRE - EDINBURG, TX 78451
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com



DRAINAGE STATEMENT
TRES MARAVILLAS SUBDIVISION

TRES MARAVILLAS SUBDIVISION IS A SUBDIVISION OF 32.401 ACRES BEING A PART OR PORTION OUT OF LOTS H, I, AND M, LA BLANCA AGRICULTURAL COMPANY'S SUBDIVISION "A", AS RECORDED IN VOLUME 1, PAGE 44, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS. THE PROPERTY IS LOCATED AND DIVIDED INTO TWO TRACTS, TRACT ONE ALONG THE NORTH SIDE AND TRACT TWO ALONG THE SOUTH SIDE OF MILE 9 1/2 MILE NORTH ROAD AND 1444 FEET WEST OF N. VICTORIA ROAD. THIS PROPERTY IS BEING PROPOSED AS A 48-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION DEVELOPMENT. THE PROPERTY IS CURRENTLY OPEN LAND. THIS PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4803340 0450 C, MAP REVISED JUNE 6, 1992. ZONE "X" (UNSHADED) IS DEFINED AS "AREAS OUTSIDE 500-YEAR FLOODPLAIN."

THE SOIL IS (28) HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES AND IS IN HYDROLOGIC GROUP "B" SOIL GROUP "B" IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS BY SURFACE FLOW. THE NORTH TRACT 1 FLOWS IN A SOUTHWESTERLY DIRECTION THE SOUTH TRACT 2 FLOWS IN A NORTHWESTERLY DIRECTION AND HAS A RUNOFF OF 11.83 C.F.S. DURING THE 10-YEAR STORM FREQUENCY, AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 51.45 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 39.62 C.F.S.

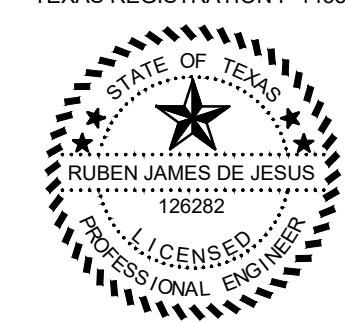
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED FROM THE 10-YEAR RAINFALL EVENT DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED 105,099 CUBIC FEET (2413 AC.-FT.) OF DETENTION WILL BE PROVIDED WITHIN THE EXISTING HIDALGO COUNTY DRAIN DITCH, LOCATED ON THE WEST SIDE OF PROPERTY. WIDENING WILL TAKE PLACE ON THE EAST SIDE OF THE EXISTING DRAIN DITCH. AN ADDITIONAL DITCH EXCAVATION 10' WIDE BY 1325 LINEAR FEET WITH A DESIGN CAPACITY OF 190,203 CUBIC FEET (4.366 AC.-FT.).

CERTIFICATION:

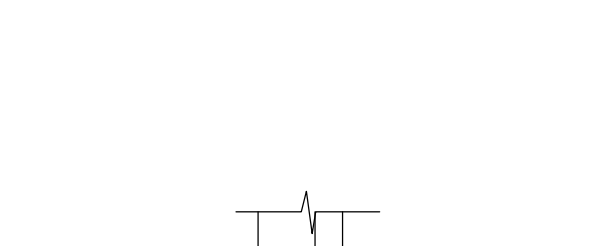
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0450 C, MAP REVISED JUNE 6, 2000, IS CONTAINED WITHIN THE PROPOSED DITCH LOCATED ALONG THE WEST BOUNDARY LINE OF TRES MARAVILLAS

RUBEN JAMES DE JESUS, PE # 126222 DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



No. 4 VERTICAL REINFORCEMENT
HOOK 15" OR 8" AS REQUIRED



SLOPE BOTTOM OF INLET EXTENSION 1/2" / 1'-0" TOWARD INLET
EXTENSION TO INLET TO BE MADE IN INCREMENTS OF 3'-0" OR 6'-0" ONLY.
TRANSITION NORMAL GUTTER TO INLET SLOPE APPROXIMATELY 3'-0"

ALL STEEL TO BE NO. 4 BARS 12" SPACING IN BOTH DIRECTIONS.

CONFORMS TO TOP OF CURB
VARIES

INLET EXTENSION

12" CLEAR OPENING
2" DEPRESS 2" BELOW NORMAL GUTTER

STORM DRAIN PIPE

STORM DRAIN PIPE

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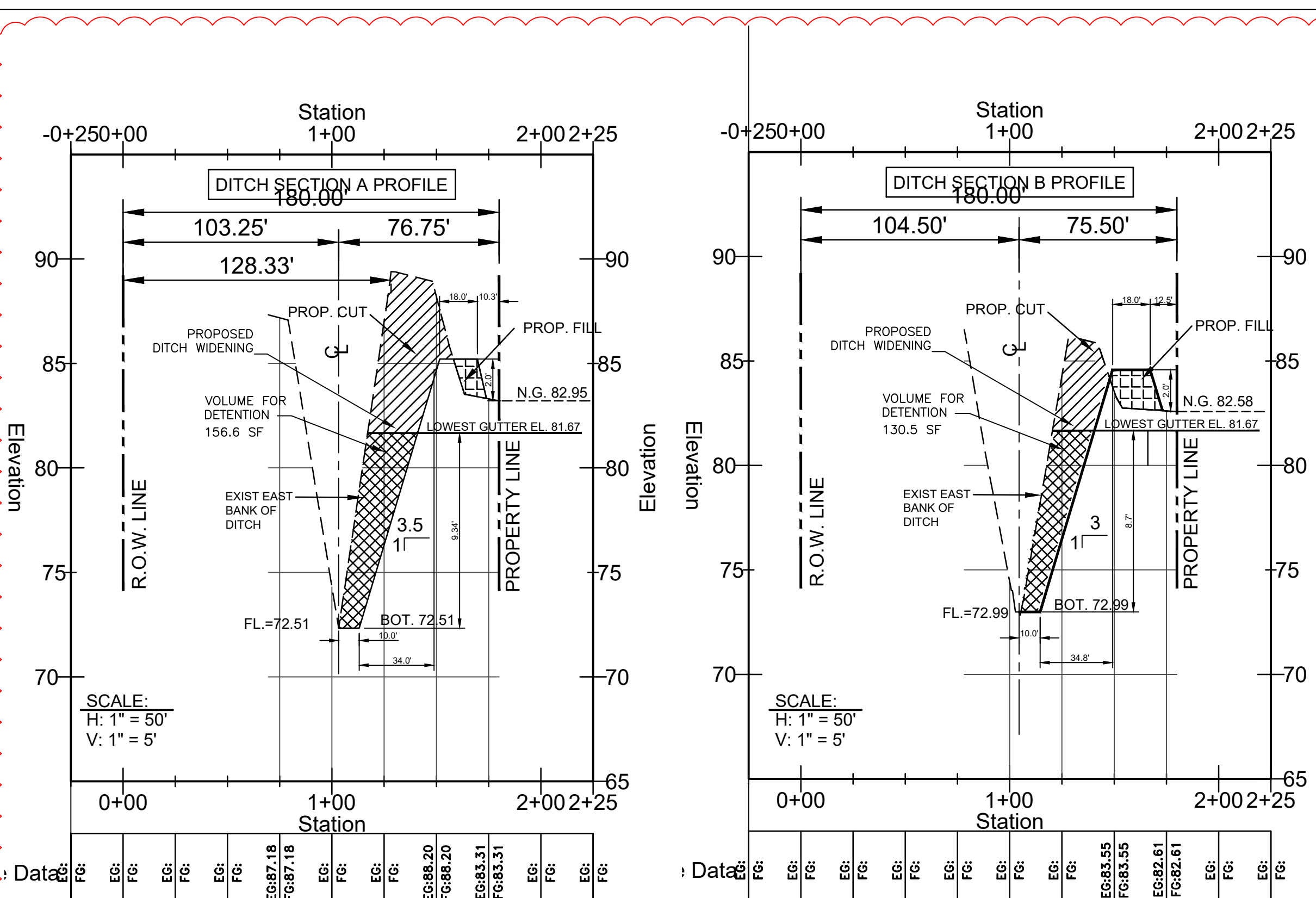
STORM DRAIN PIPE

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$A = 156.6 \text{ SQ. FT.} + B = 130.5 \text{ SQ. FT.} = 287.1 \text{ SQ. FT.}$
 $287.1 \text{ SQ. FT.} / 2 = 143.55 \text{ SQ. FT. AVERAGE}$

ADDITIONAL DETENTION AVAILABLE
 $143.55 \text{ S.F.} \times 1325 \text{ L.F.} = 190,203 \text{ C.F.}$
105,099 C.F. DETENTION REQUIRED

PLAN TYPE "A" INLET
N.T.S.



UNPAVED BACKFILL VARIES DIA. + 24"

PAVED BACKFILL PROPOSED H.M.A.C. ACP. TY. D. CLASS 1. (THICKNESS AS SPECIFIED)

PROP. COMPACTED CALICHE BASE COMPACTED TO 95% PROCTOR (THICKNESS AS SPECIFIED)

90% STANDARD PROCTOR EARTHEN BACKFILL

a) WHERE PLASTICITY IS LESS THAN 20 AND SANDY MATERIAL, WATER JETTING, ALLOWED

b) WHERE PLASTICITY IS GREATER THAN 20 MECHANICAL TAMP BACKFILL IN 6"-8" LAYERS

PROP. LINE 12"

GRAVEL, CRUSHED STONE (3/4" MAX. SIZE), OR SAND (IF NO WATER PRESENT) TO BELL OF PROPOSED LINE & APPURTENANCES TO INSURE PROPER PACKING BELOW HAUNCH OF PIPE.

RJ RCP OR TG RCP BACK FILL DETAILS
N.T.S.



PROP. PAVING OR REPLACE ASPHALT WITH 2" MIN. H.M.A.C.

CONTRACTOR SHALL TRIM ASPHALT TO A NEAR STRAIGHT LINE

EXISTING ASPHALT

PROPOSED FLEXIBLE BASE 8" MINIMUM

6" MIN.

FINAL BACKFILL

INITIAL BACKFILL

HAUNCH

BEDDING (6" MIN.)

4" MIN. TO BELL

C - TRENCH WIDTH

NOTE: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12" BELOW THE FLEXIBLE BASE.

3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL BE 95% WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.

4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

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



Rip-Rop will not be paid directly, but shall be subsidiary to SAFETY END TREATMENT (CLASS "A" CONC.)

PIPE JOINT

MANHOLE RING & COVER - USE ALAMO 860-22 (OR EQUAL (20' 5/8" - 150#))

2" CLEAR OPENING

DOVEL BARS

STORM DRAIN PIPE

STORM DRAIN PIPE

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WIRE REINFORCING SHALL BE 6" x 6" # 6 PLAN ELECTRIC WELDED REINFORCING FABRIC OR ITS APPROVED EQUAL.

18" Min. (Approx.)

CONC. PIPE

5" Rip-Rop

PIPE REINFORCING MAY EXTEND PAST BREAK LINE AND BE FIELD BENT INTO RIP-ROP

SEC. "DD"

SEC. "BB"

SAFETY END TREATMENT - (Type "C") DETAILS

NOTE: 1. MATCH ACP FIN. GR. @ N.G. CONC. RIP-ROP SHOULD NOT BE PLACED UNTIL FLEX BASE HAS BEEN SET.

2. BEGIN BEVEL @ ROAD DITCH FLOWLINE AS STAKED BY ENGINEER

3. TOE WALL FOOTING

STORM DISCHARGE STRUCTURE

NOTE: 1. CONC. TO HAVE 3000 P.S.I. MIN. 28 COMP. COMPRESSIVE STRENGTH.

2. ALL REINFORCING STEEL SHALL BE CLASS 60.

3. WIDTH OF EXCAVATION STRUCTURE SHALL BE PIPE DIA. + 6".

4. MIN. REINFORCING SHALL BE 3" DIA. # 4.

5. MIN. COVER SHALL BE 4" MIN.

6. MIN. COVER SHALL BE 4" MIN.

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39. MIN. COVER SHALL BE 4" MIN.

40. MIN. COVER SHALL BE 4" MIN.

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CONFORMS TO TOP OF CURB
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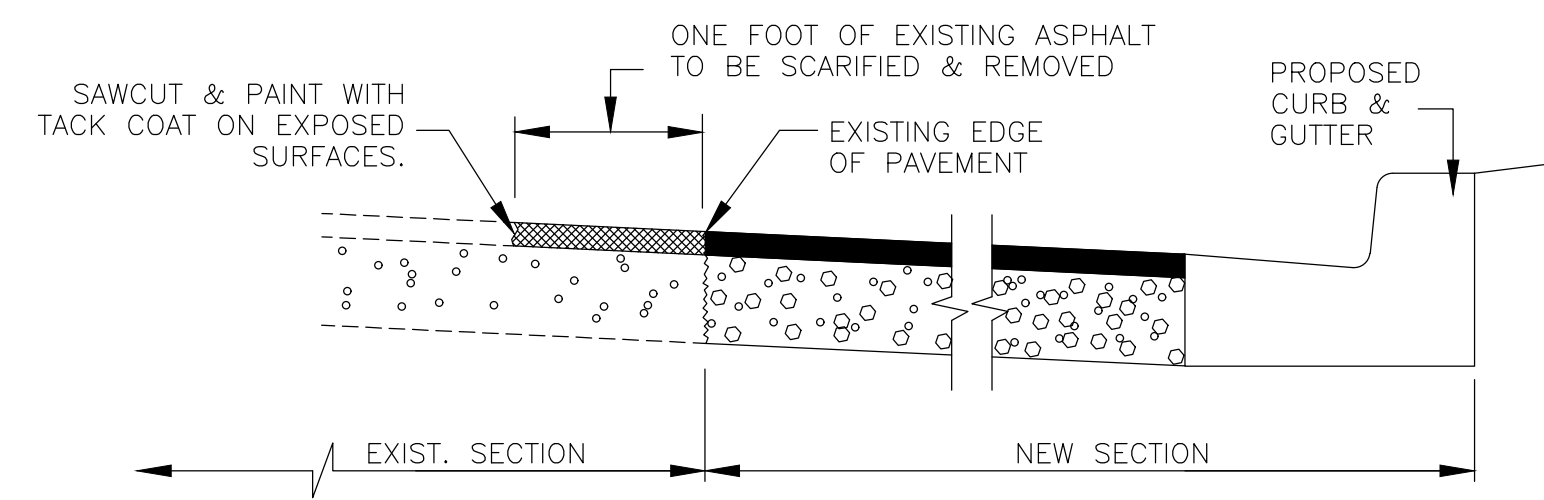
STORM DRAIN PIPE

STORM DRAIN PIPE

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

M

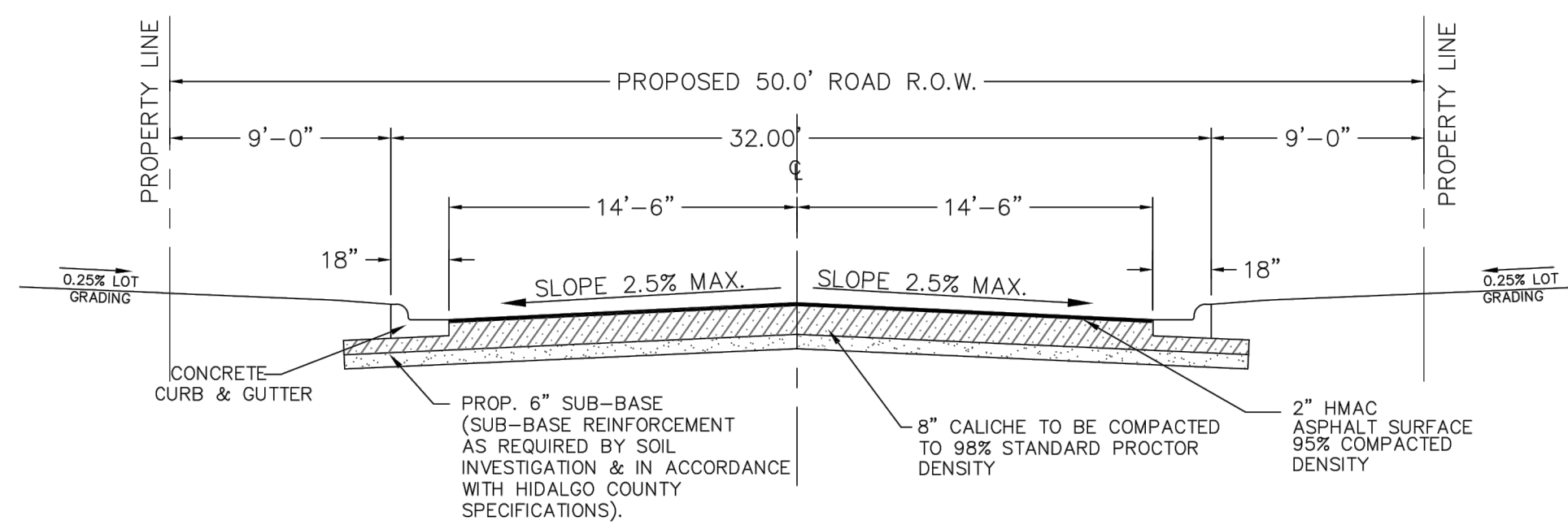
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



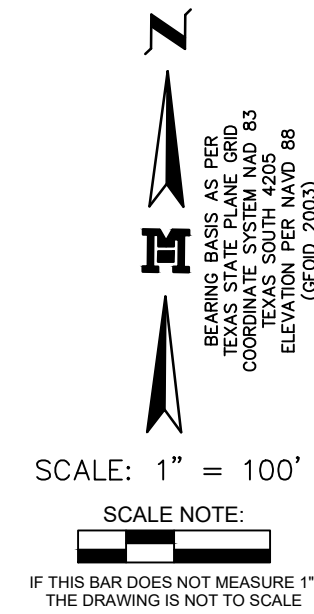
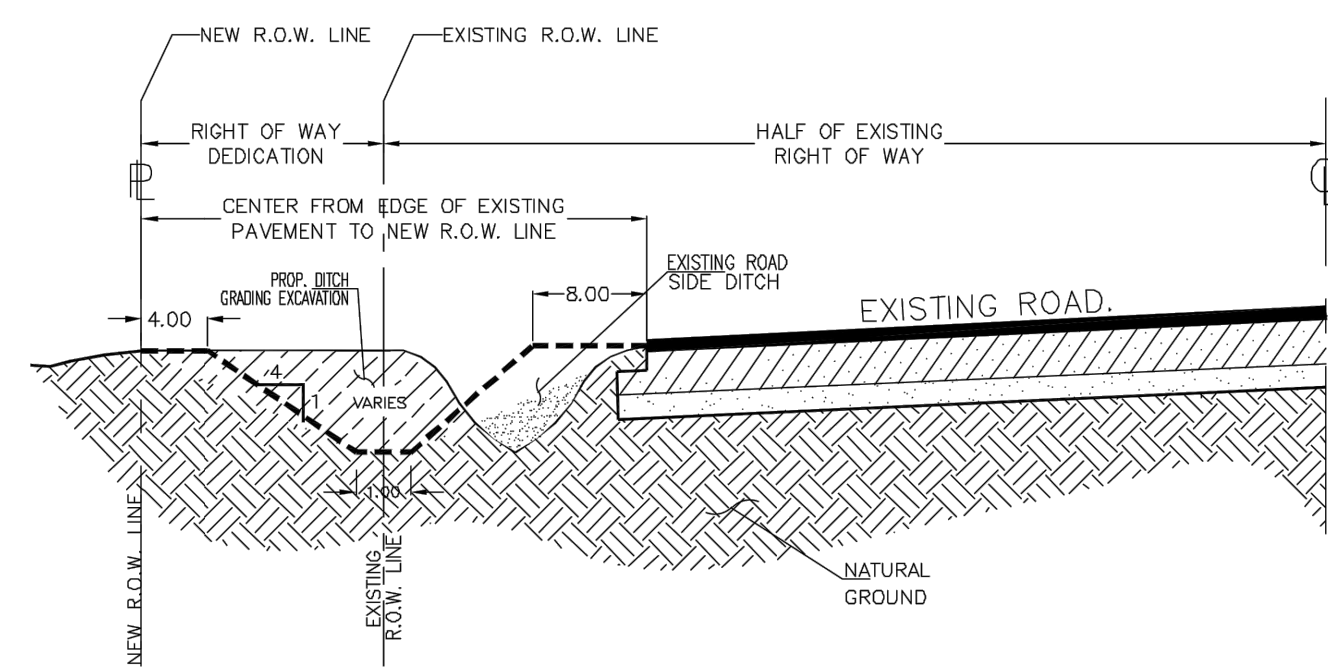
NEW ASPHALT MEETING EXISTING PAVEMENT

MINOR RESIDENTIAL STREET SECTION

50' MINIMUM R.O.W.
NO LESS THAN 32' B-B



RECONSTRUCTION OF ROAD SIDE DITCH

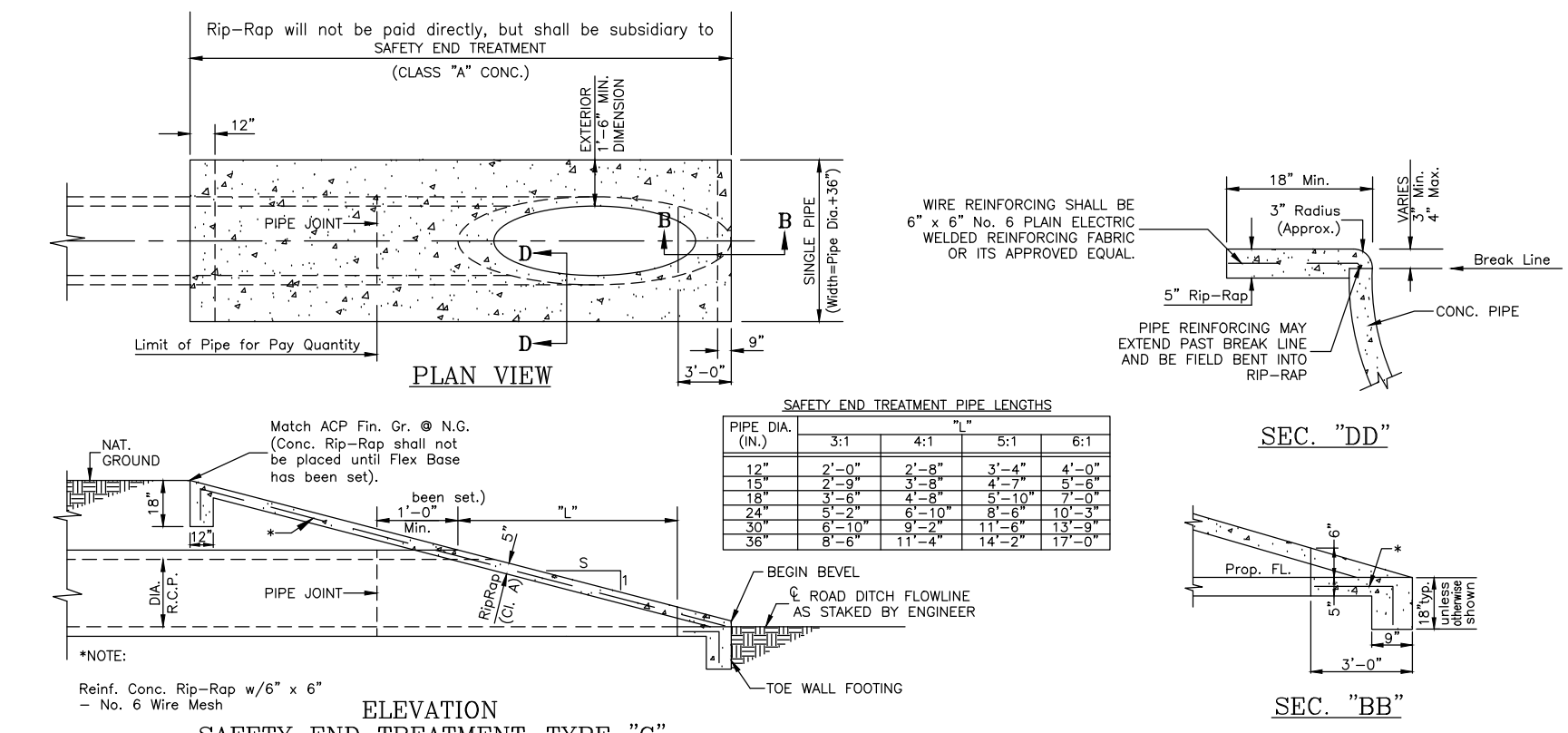


Map of TRES MARAVILLAS SUBDIVISION

BEING A RESUBDIVISION OF 32.401 ACRES
OUT OF LOTS H, I AND M
LA BLANCA AGRICULTURAL COMPANY'S
SUBDIVISION "A"
RECORDED IN VOLUME 1, PAGE 44, H.C.M.R.,
HIDALGO COUNTY, TEXAS.

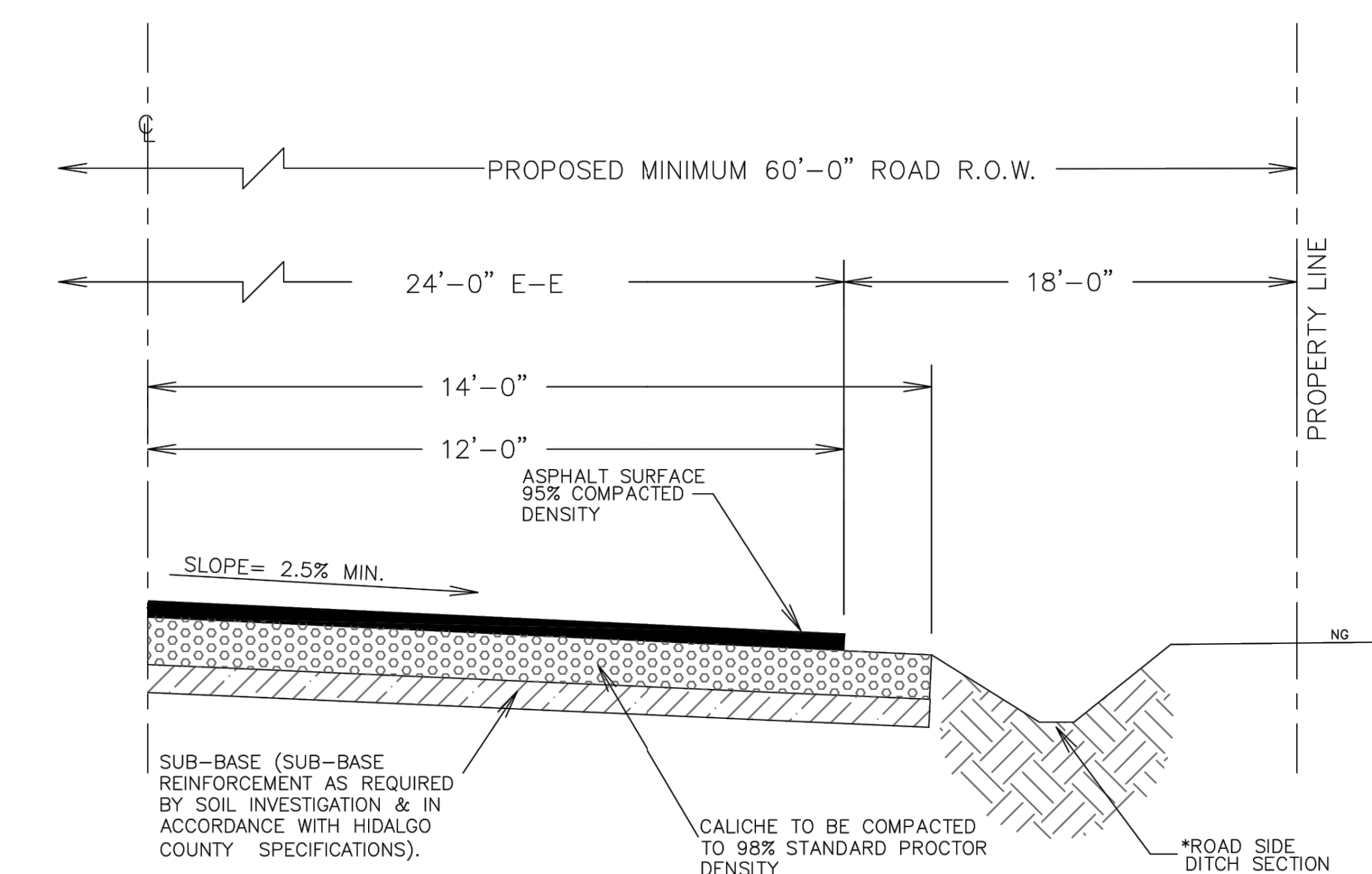
COST ESTIMATE:
PAVING IMPROVEMENTS: \$ 379,113.00
DRAINAGE IMPROVEMENTS: \$ 146,275.00
WATER DISTRIBUTION: \$ 294,880.00
SANITARY SEWER IMPROVEMENTS / OSSF: \$ 80,850.00

ESTIMACION DE COSTOS:
PAVIMENTACION DE CALLES: \$ 379,113.00
DREAJE PLUVIAL: \$ 146,275.00
SERVICIO DE AGUA POTABLE: \$ 294,880.00
SERVICIO DE DRENAJE SANITARIO: \$ 80,850.00



SAFETY END TREATMENT - (Type "C") DETAILS

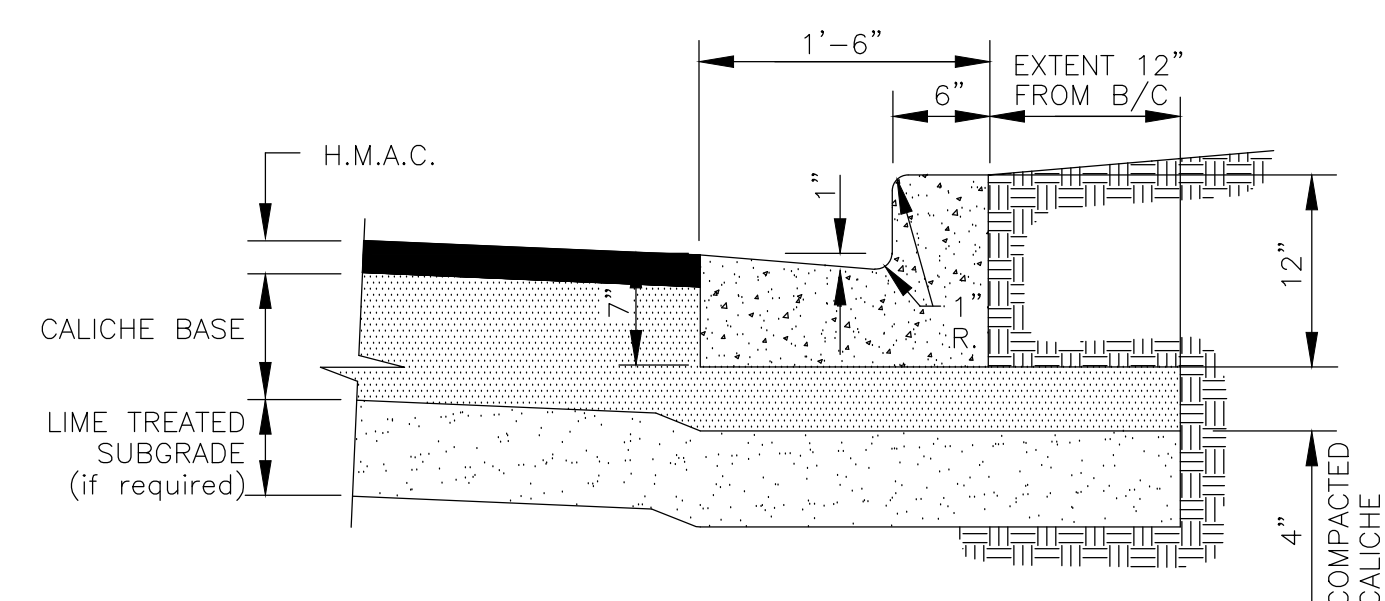
MINOR COLLECTOR STREET SECTION
PAVEMENT WIDTH OF NO LESS 24' E-E



* REFER TO ROAD SIDE DITCH CROSS SECTION DETAIL PLAT No. 9.37

HORIZONTAL CLEARANCE TO OBSTRUCTIONS TO BE DETERMINED BY THE ENGINEER

ROAD SECTION DETAIL APPLIES TO ANY SUBDIVISION IN WHICH ALL LOTS HAVE AN AREA OF GREATER THAN ONE ACRE, NET OF ALL EASEMENTS AND RIGHT OF WAYS



SECTION "AA" - CONCRETE CURB & GUTTER
N.T.S.