



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-26-2022

PROPOSED OWASSA PLACE SUBDIVISION PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC DEVELOPER: VALLEY AFFORDABLE HOUSING, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 91 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 16

FILLING STATIONS: 8

LOCATION DESCRIPTION: NORTH OF OWASSA ROAD APPROXIMATELY 1/2 MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-18-2022 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 40.00 FEET ONTO OWASSA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 06-17-2022 BY, DANNY GUZMAN, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-15-2022 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: OWASSA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-25-2022 : 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 to comments and future recommendations by planning,
other departments and the approval of the City of **EDINBURG**

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.

SUBDIVISION MAP OF OWASSA PLACE SUBDIVISION

BEING A SUBDIVISION OF 19.309 ACRES OUT OF
LOT 15, BLOCK 54,
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.

GENERAL PLAT NOTES & RESTRICTIONS:

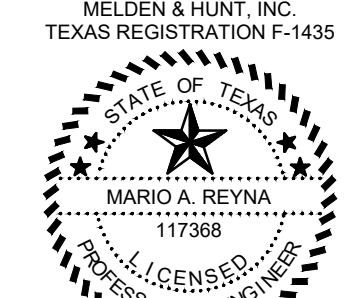
- FLOOD ZONE STATEMENT: ZONE "C", ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982
- SETBACKS:
REAR: 15.00' OR EASEMENT, WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
FRONT: 25.00 FEET OR EASEMENT, WHICHEVER IS GREATER
CUL-A-SAC: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 (GEOID 2003):
BENCH MARK No. 1- DISK SET AT THE SOUTH CLIP OF THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N:16611288.900, E: 1191960.590, ELEVATION: 87.00.
BENCH MARK No. 2- DISK SET AT THE SOUTHEAST CORNER OF LOT 21 OF THIS SUBDIVISION. N:16612423.010, E: 1191962.970, ELEVATION: 89.65.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 88,764 CUBIC-FEET (1.992 ACRE-FEET) OF STORM WATER RUNOFF.
- 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.
- A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG OWASSA ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- NO ACCESS SHALL BE PERMITTED FROM OWASSA ROAD ONTO LOTS 1, 86 THROUGH 94.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- CLEARANCES FOR WATER METERS: ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).
- LOT 95 SHALL BE DEDICATED TO NORTH ALAMO WATER SUPPLY CORPORATION FOR LIFT STATION USE.
- ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
OWASSA PLACE SUBDIVISION IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY LOCATED AT THE NORTH SIDE OF OWASSA ROAD AND APPROXIMATELY 3.965 FEET EAST OF TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), OWASSA PLACE SUBDIVISION LIES APPROXIMATELY 3.3 MILES EAST OF THE CITY LIMITS (AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021).
THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

METES AND BOUNDS DESCRIPTION
A TRACT OF LAND CONTAINING 19.309 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 15, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 19.309 ACRES OUT OF A CERTAIN TRACT CONVEYED TO CARSON & CARSON LTD BY VIRTUE OF A QUILCLAIM DEED RECORDED UNDER DOCUMENT NUMBER 1857083, HIDALGO COUNTY OFFICIAL RECORDS, SAID 19.309 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 54, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, N 08° 34' 32" E ALONG THE WEST LINE OF SAID LOT 15, BLOCK 54, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, CONTINUING A TOTAL DISTANCE OF 1,274.31 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 26' 37" E A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 34' 32" W AT A DISTANCE OF 1,254.53 FEET PASS A NO. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, CONTINUING A TOTAL DISTANCE OF 1,274.31 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 25' 28" W ALONG THE SOUTH LINE OF SAID LOT 15, BLOCK 54, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.309 ACRES OF WHICH 0.303 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF OWASSA ROAD, LEAVING A NET OF 19.006 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



MARIO A. REYNA, PE # 117368
DATE PREPARED: 1-30-22
JOB NO. 22030.00

STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR SHADOWS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.



DATED THIS ___ DAY OF _____, 20__

RUBEN JAMES DE JESUS, R.P.L.S. No. 6813
STATE OF TEXAS
DATE SURVEYED: 10-25-2021
1:138, PG. 6
SURVEY JOB # 21908.08

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS OWASSA PLACE SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE ___ DAY OF _____, 20__.

CHAIRPERSON PLANNING AND ZONING COMMISSION
THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, DATED THIS THE ___ DAY OF _____, 20__

NO IMPROVEMENT OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHT-OF-WAYS OR EASEMENTS.

PRESIDENT
ATTEST: SECRETARY

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF OWASSA PLACE SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ___ DAY OF _____, 20__

HIDALGO COUNTY JUDGE
ATTEST: HIDALGO COUNTY CLERK

STATE OF TEXAS
COUNTY OF HIDALGO
APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER

INDEX TO SHEET OF OWASSA PLACE SUBDIVISION

SHEET 1: DESCRIPTION (METES AND BOUNDS); HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; SURVEYORS CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; REVISION NOTES; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION; PLAT NOTES AND RESTRICTIONS; CERTIFICATION; ATTESTATION; CITY APPROVAL CERTIFICATE; HIDALGO COUNTY JUDGE; ALAMO PLANNING & ZONING; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.

SHEET 4: DRAINAGE & STREETS; MAP OF TOPOGRAPHY; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 5: DETAILS OF WATER, SANITARY SEWER, DRAINAGE AND STREETS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CARSON & CARSON LTD AS OWNER OF THE 19.309 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED OWASSA PLACE 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:

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

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

CARSON & CARSON, LTD
WILLIAM C. CARSON
P.O. BOX 12221
ODESSA, TEXAS 79768

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED WILLIAM C. CARSON, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, 20__

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR CITY OF EDINBURG _____ DATE _____

CITY SECRETARY _____ DATE _____

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 TRANSFERRES (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 15' 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 THE 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 CITY, 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 SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY 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 AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF 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__.

CARSON & CARSON LTD.
WILLIAM C. CARSON
P.O. BOX 12221
ODESSA, TEXAS 79768

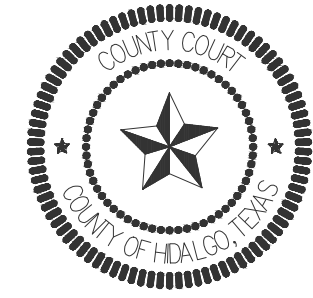
ACKNOWLEDGMENT
THE STATE OF TEXAS & COUNTY OF HIDALGO &

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WILLIAM C. CARSON, 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__

Line #	Direction	Length	Line #	Direction	Length
L11	S 36° 25' 28" E	70.71'	L21	N 36° 25' 28" W	21.21'
L12	S 08° 34' 32" W	14.65'	L22	N 53° 34' 32" E	21.21'
L13	N 81° 25' 28" W	30.03'	L23	S 36° 25' 28" E	70.71'
L14	N 81° 25' 28" W	20.10'	L24	N 81° 25' 28" W	12.70'
L15	N 81° 25' 28" W	15.00'	L25	S 36° 25' 28" E	21.21'
L16	N 81° 25' 28" W	15.00'	L26	N 53° 34' 32" E	70.71'
L17	N 81° 25' 28" W	11.40'	L27	N 81° 25' 28" W	12.30'
L18	S 36° 25' 28" E	21.21'			
L19	S 53° 34' 32" W	21.21'			
L20	N 53° 34' 32" E	21.21'			

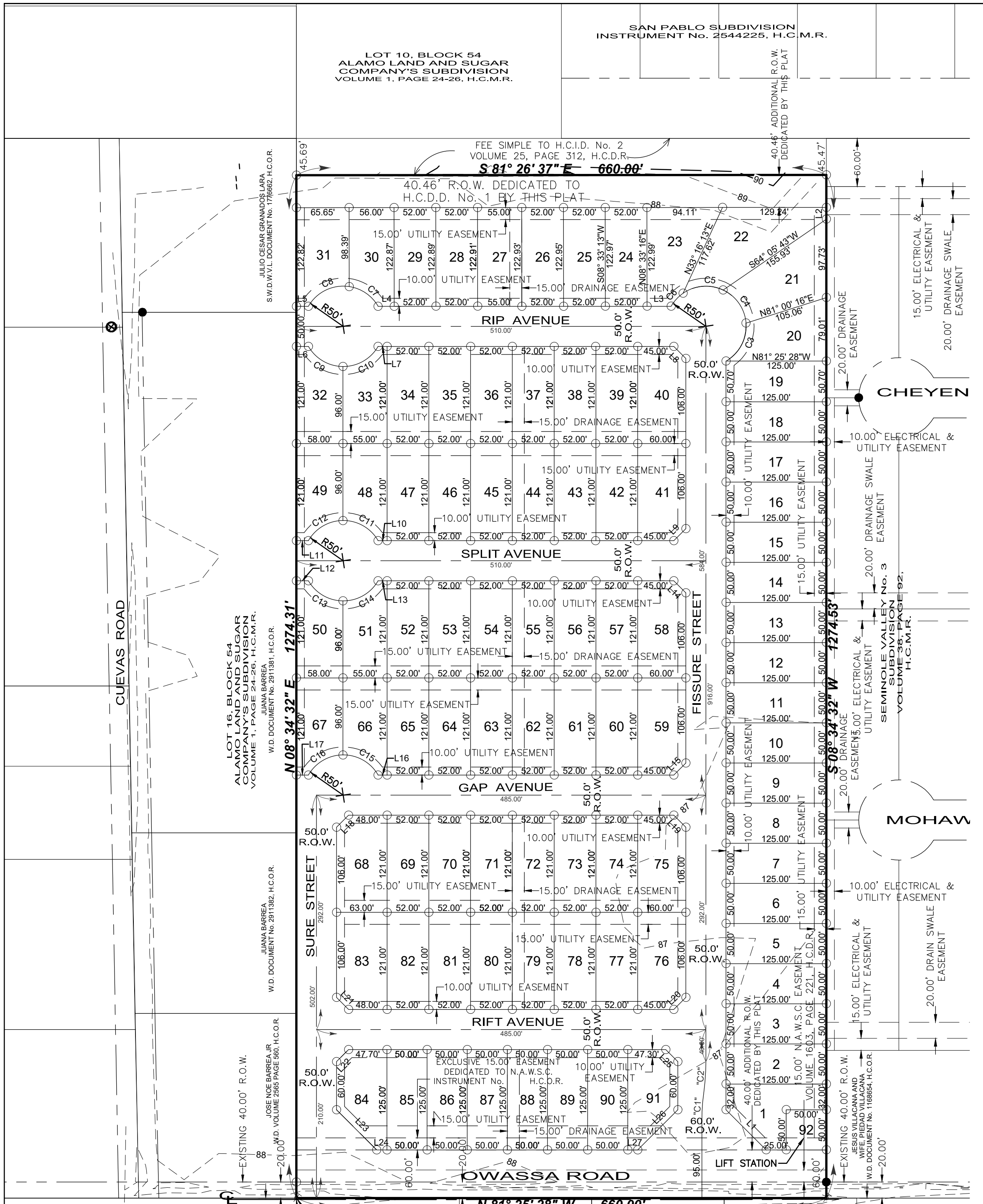
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK



ON: _____ AT _____ AM/PM

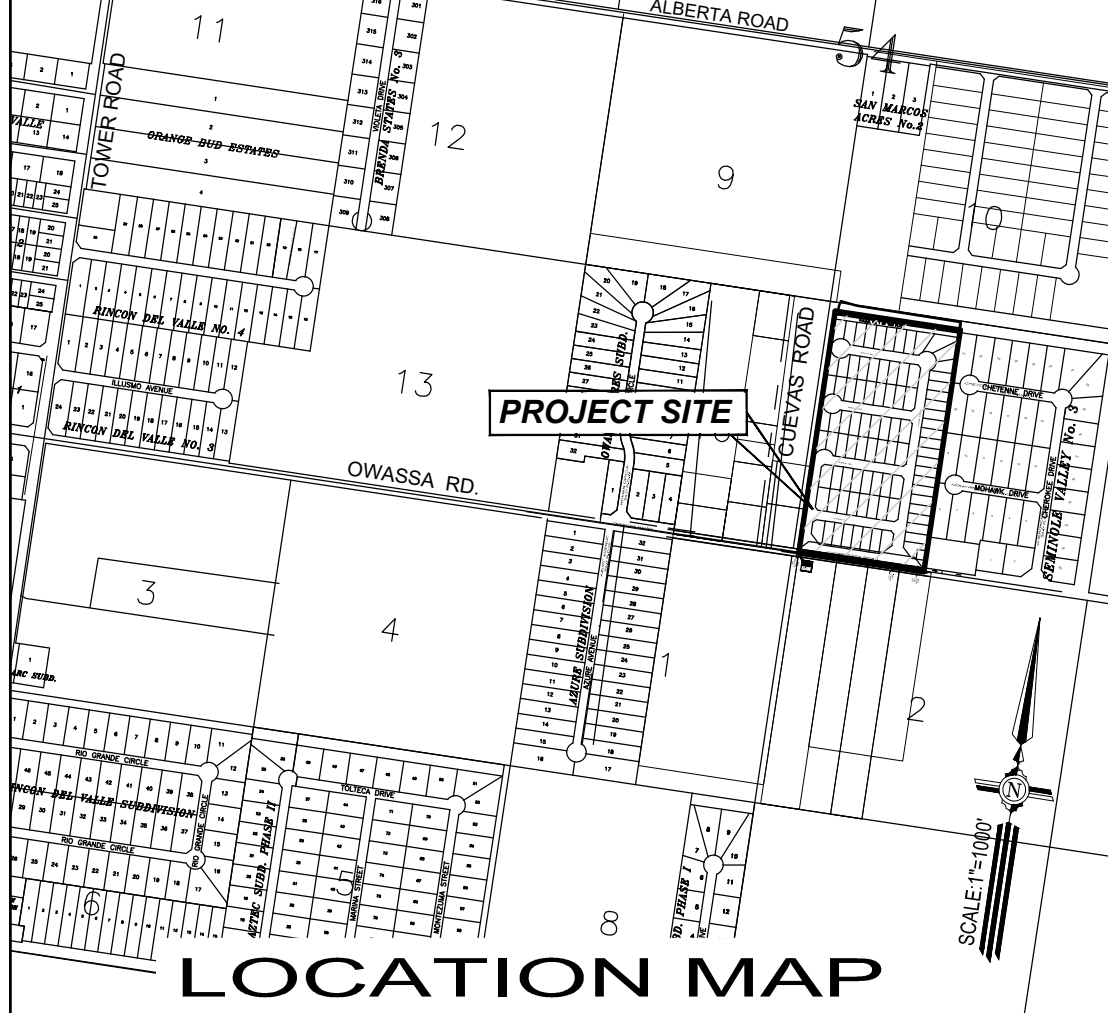
INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



LEGEND
● FOUND NO 4 REBAR
○ SET NO 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
— SET NAIL
R.O.W. - RIGHT OF WAY
H.C.D.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
P.O.B. - POINT OF BEGINNING
S.W. COR. - SOUTHWEST CORNER
W.D. - WARRANTY DEED
Q.C.D. - QUIT CLAIM DEED
W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN
S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDORS LIEN

FOUND NO 4 REBAR
AURELIO GARZA AND WIFE, GUADALUPE GARZA, W.D.W.V.L. DOCUMENT NO. 218848, H.C.O.R.
ANTONIA DOMINQUEZ AND MANUEL PLATA II, W.D.W.V.L. DOCUMENT NO. 176247, H.C.O.R.
AURELIO GARZA AND WIFE, GUADALUPE GARZA, W.D.W.V.L. DOCUMENT NO. 218848, H.C.O.R.
CHRISTIAN MARTINEZ HORNADAY, JAVIER MARTINEZ, JR. AND NOE MARTINEZ, W.D.W.V.L. DOCUMENT NO. 313648, H.C.O.R.
VICTOR HUGO VAZQUEZ AND EMILIA ALCORRADO, W.D.W.V.L. DOCUMENT NO. 316291, H.C.O.R.



Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	6,500.00	0.149	17	6,250.00	0.143	33	5,879.99	0.135	49	6,257.53	0.144	65	6,292.00	0.144	81	6,291.98	0.144
2	6,250.00	0.143	18	6,250.00	0.143	34	6,292.01	0.144	50	6,257.43	0.144	66	5,880.11	0.135	82	6,292.00	0.144
3	6,250.00	0.143	19	6,337.20	0.145	35	6,292.00	0.144	51	5,880.11	0.135	67	6,257.43	0.144	83	7,510.48	0.172
4	6,250.00	0.143	20	6,632.80	0.152	36	6,292.00	0.144	52	6,292.00	0.144	68	7,510.50	0.172	84	6,474.95	0.149
5	6,250.00	0.143	21	8,565.87	0.157	37	6,292.00	0.144	53	6,292.00	0.144	69	6,292.00	0.144	85	6,292.00	0.143
6	6,250.00	0.143	22	9,926.22	0.228	38	6,292.00	0.144	54	6,292.00	0.144	70	6,291.98	0.144	86	6,250.00	0.143
7	6,250.00	0.143	23	8,014.77	0.184	39	6,292.00	0.144	55	6,292.00	0.144	71	6,292.02	0.144	87	6,250.00	0.143
8	6,250.00	0.143	24	6,394.48	0.147	40	7,147.50	0.164	56	6,292.00	0.144	72	6,292.01	0.144	88	6,250.00	0.143
9	6,250.00	0.143	25	5,393.65	0.147	41	7,147.50	0.164	57	6,292.00	0.144	73	6,291.99	0.144	89	6,250.00	0.143
10	6,250.00	0.143	26	6,392.81	0.147	42	6,292.00	0.144	58	7,147.50	0.164	74	6,292.01	0.144	90	6,250.00	0.143
11	6,250.00	0.143	27	6,760.69	0.155	43	6,292.00	0.144	59	7,147.50	0.164	75	7,147.50	0.164	91	6,425.00	0.147
12	6,250.00	0.143	28	6,390.66	0.147	44	6,292.00	0.144	60	6,292.00	0.144	76	7,147.50	0.164	92	2,500.00	0.057
13	6,250.00	0.143	29	6,389.62	0.147	45	6,292.00	0.144	61	6,292.00	0.144	77	6,292.01	0.144			
14	6,250.00	0.143	30	6,295.71	0.145	46	6,292.00	0.144	62	6,292.00	0.144	78	6,291.99	0.144			
15	6,250.00	0.143	31	7,115.97	0.163	47	6,291.40	0.144	63	6,292.00	0.144	79	6,292.02	0.144			
16	6,250.00	0.143	32	6,257.54	0.144	48	5,880.01	0.135	64	6,292.00	0.144	80	6,292.03	0.144			

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ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: Ciro DATE: 07-12-22
SURVEYED, CHECKED, DATE: _____
FINAL CHECK, DATE: _____

PRINCIPAL CONTACTS
OWNER: WILLIAM C. CARSON P.O. BOX 12221 ODESSA, TX 79768 C/O(956)381-0981 C/O(956)381-1839
ENGINEER: MARIO A. REYNA 115 W. McINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839
SURVEYOR: RUBEN JAMES DE JESUS 115 W. McINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

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

SUBDIVISION MAP OF
 OWASSA PLACE
 SUBDIVISION

BEING A SUBDIVISION OF 19.309 ACRES OUT OF
 LOT 15, BLOCK 54,
 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,
 ACCORDING TO THE PLAT THEREOF RECORDED IN
 VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.

COST ESTIMATE:

WATER DISTRIBUTION:	\$ 245,418.00
SANITARY SEWER:	\$ 680,991.66
DRAINAGE IMPROVEMENTS:	\$ 273,999.00
PAVING IMPROVEMENTS:	\$ 609,290.40
IMPROVEMENTS / OSSF:	

ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	\$ 245,418.00
SERVICIO DE DRENAJE SANITARIO:	\$ 680,991.66
DREAJE PLUVIAL:	\$ 273,999.00
PAVIMENTACION DE CALLES:	\$ 609,290.40

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

OWASSA PLACE 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 TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

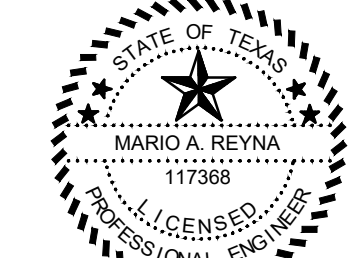
N.A.W.S.C. HAS AN EXISTING 8" WATER LINE LONG THE NORTH RIGHT-OF-WAY OF OWASSA ROAD. THE WATER SYSTEM FOR OWASSA PLACE SUBDIVISION CONSISTS OF A 8" WATER LINE THAT CONNECTS ONTO THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 8" WATER LINE ALONG THE SOUTHWEST CORNER OF THIS SUBDIVISION THEN RUNS EAST WITHIN A N.A.W.S.C. EXCLUSIVE EASEMENT RUNNING TO THE EAST THEN CONNECTING TO THE EXISTING 8" WATER LINE AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE THEN RUNS NORTH ALONG THE WEST SIDE OF FISSURE AVENUE THEN RUNNING WEST ALONG THE SOUTH RIGHT-OF-WAY OF RIFT STREET ENDING AT THE WEST BOUNDARY LINE OF THIS SUBDIVISION. AN THREE OTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE WEST SIDE OF FISSURE STREET THEN RUNNING WEST ALONG THE NORTH RIGHT-OF-WAY OF SPLIT AVENUE, GAP AVENUE AND RIFT AVENUE, ENDING ALONG THE WEST BOUNDARY OF THIS SUBDIVISION TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE OWASSA PLACE SUBDIVISION CONSISTS OF FORTY-TWO (42) 1" DIAMETER DUAL SERVICE LINES SERVICING 84 LOTS AND 10 3" SINGLE SERVICING 10 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 \$245,418.00 OR \$2,610.83 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$90,100.00, WHICH COVERS THE \$988.81 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 7 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$32,620.00. THE CENTRE 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.

ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE 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 SEWERAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$335,518.00 WHICH EQUALS TO \$3,569.34 PER LOT.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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

LA SUBDIVISION OWASSA PLACE RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA 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 RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION OWASSA PLACE CONSISTE DE CONDUCTO EXISTENTE DE AGUA DE 8" QUE PASA POR EL LADO NORTE DEL DERECHO DE VILLA DE OWASSA ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION OWASSA PLACE CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EXISTENTE DE 8" EN EL LADO SURESTE DE ESTA SUBDIVISION Y SIGUE AL ESTE DENTRO DE UN CONCESSION EXCLUSIVO DE N.A.W.S.C. Y SE CONECTANDO A LA LINEA EXISTENTE DE 8" EN EL LADO SURESTE DE ESTA SUBDIVISION. ORTA LINEA DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NORTE DE TRENTON ROAD Y SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE FISSURE STREET LUEGO SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE RIP AVENUE TERMINADO EN LA LINEA DE PROPIEDAD DE ESTA SUBDIVISION. OTROS TRES CONDUCTOS DE 8" SE CONECTAN A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NORTE DEL DERECHO DE VILLA DE FISSURE STREET Y SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE SPLIT AVENUE, GAP AVENUE Y RIFT AVENUE, TERMINADO EN LA LINEA DE PROPIEDAD DE ESTA SUBDIVISION PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CUARENTA-DOS CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CIENTO CUARENTA DOS LOTES Y DIEZ SERVICIOS INDIVIDUALES SERVIENDO DIEZ 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 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 245,418.00 O \$ 2,610.83 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 90,100.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 988.81. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 7 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 32,620.00. 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.

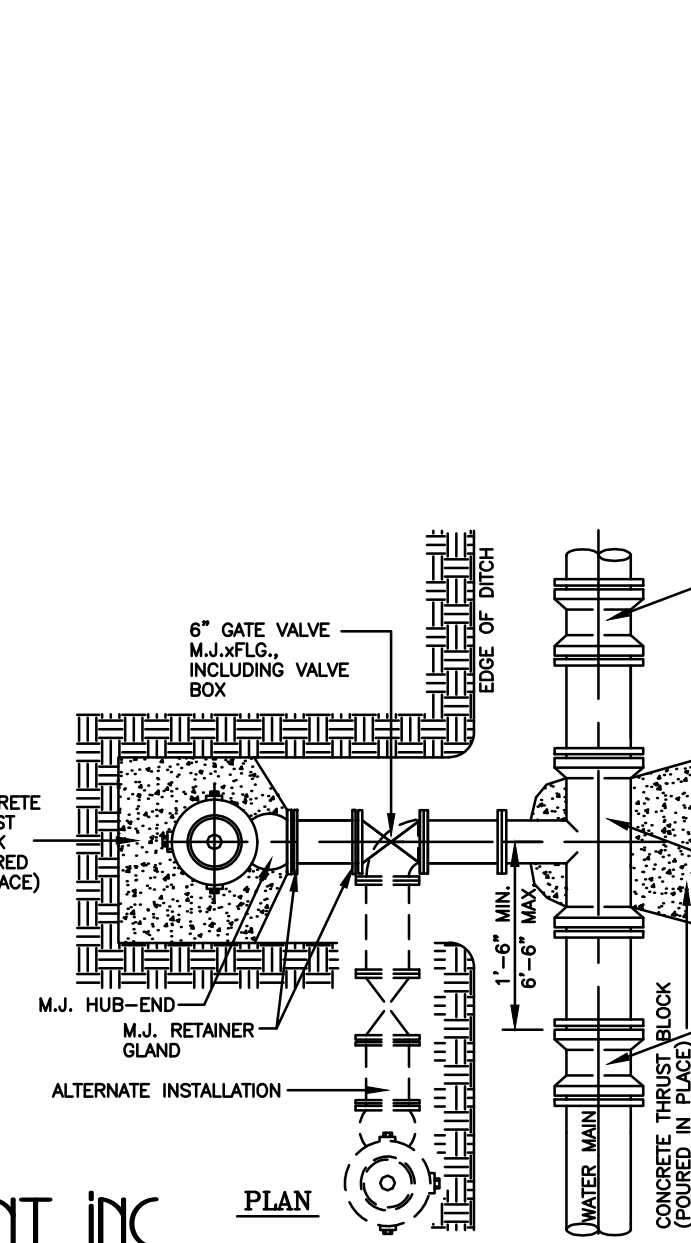
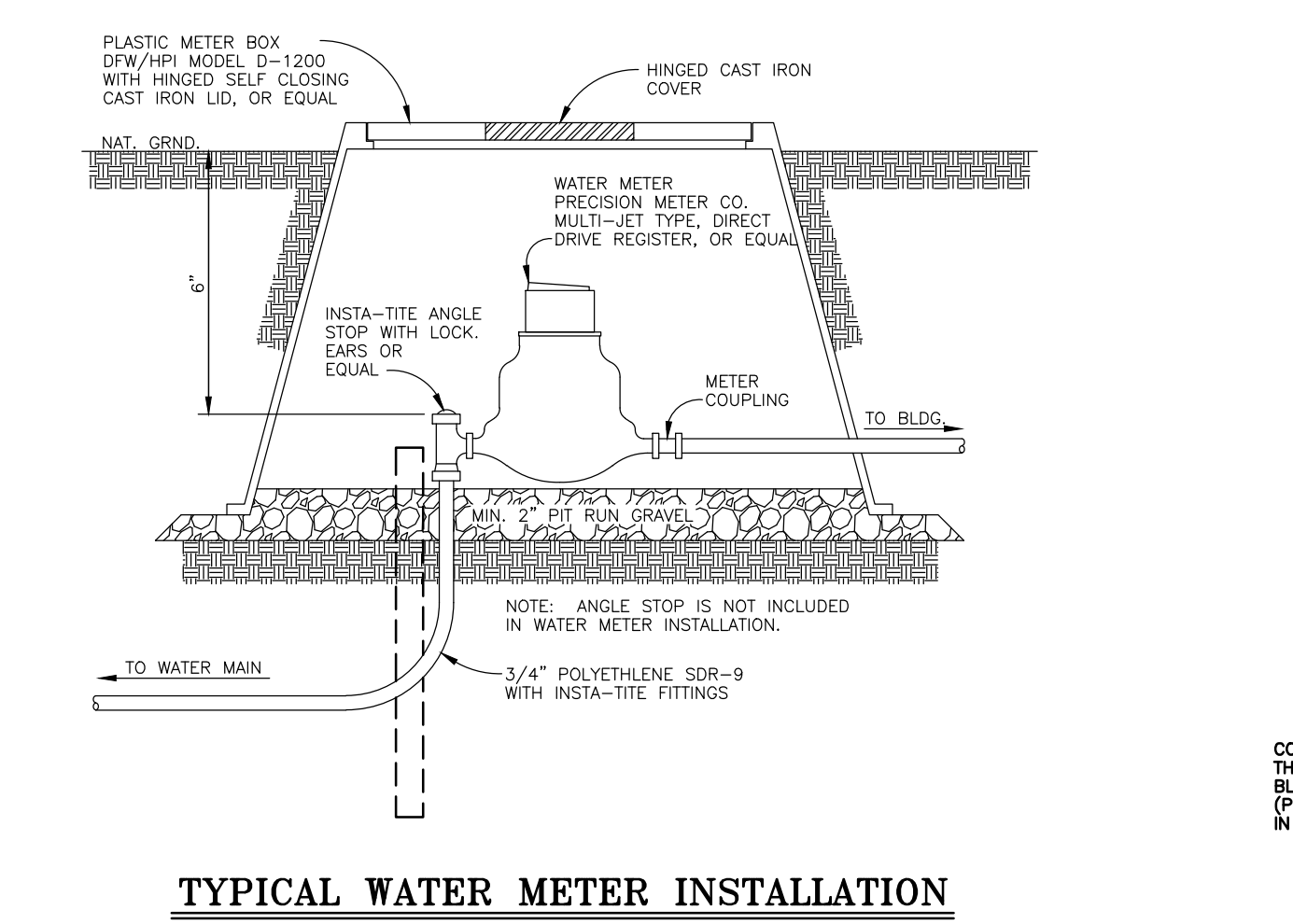
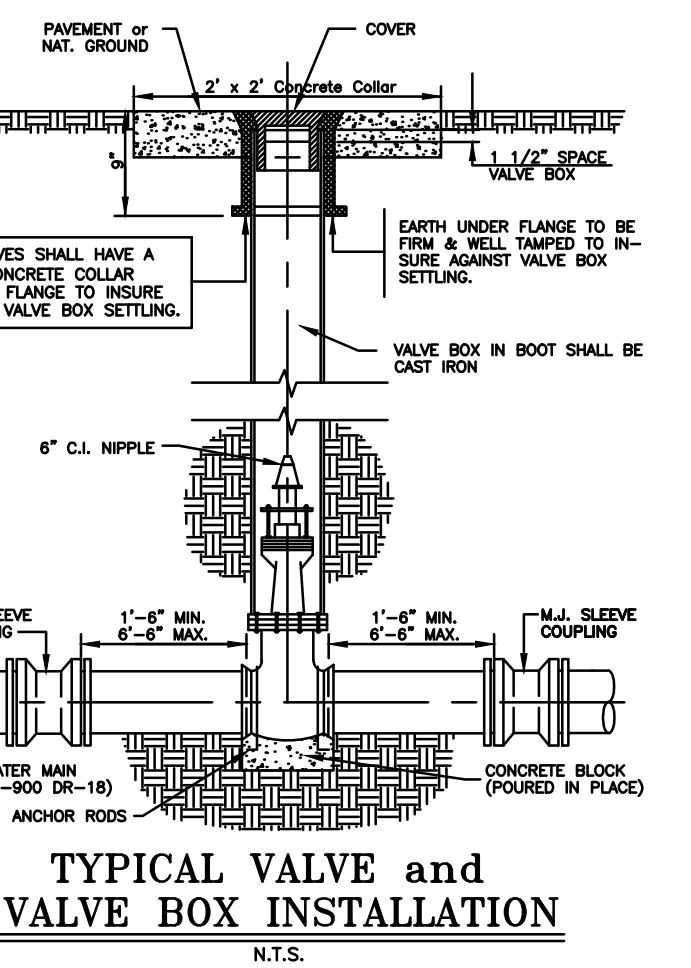
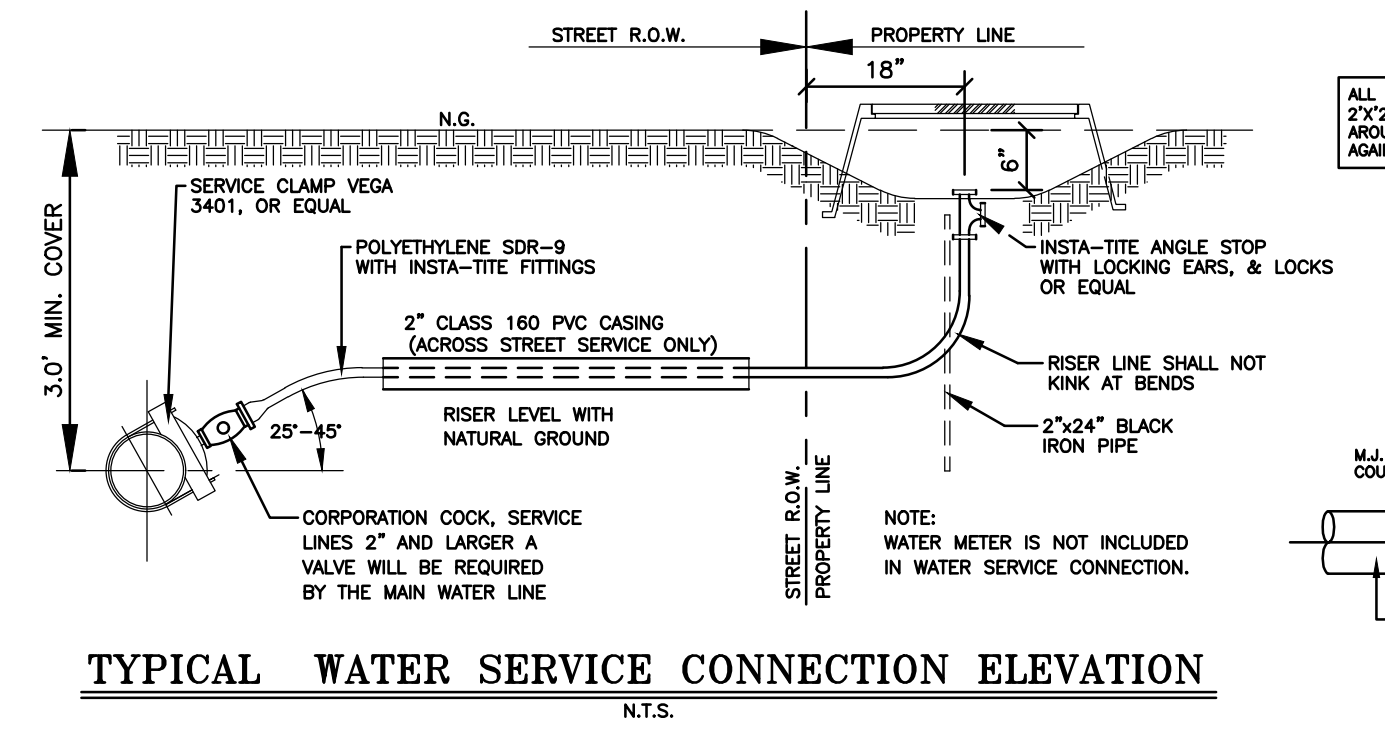
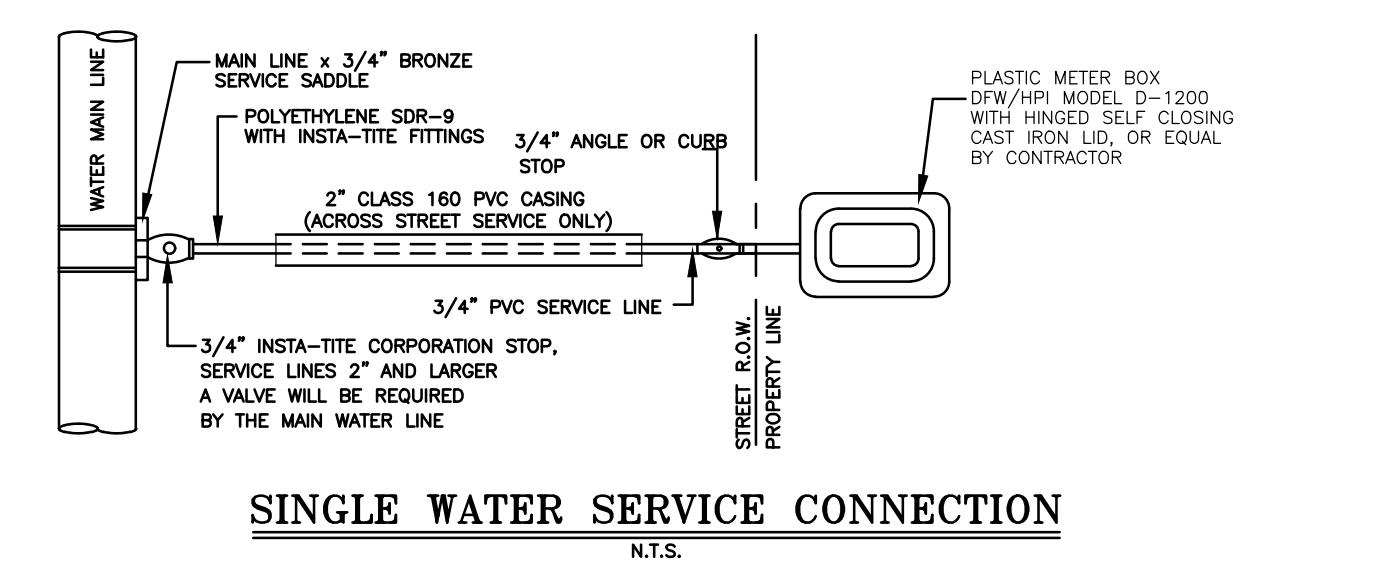
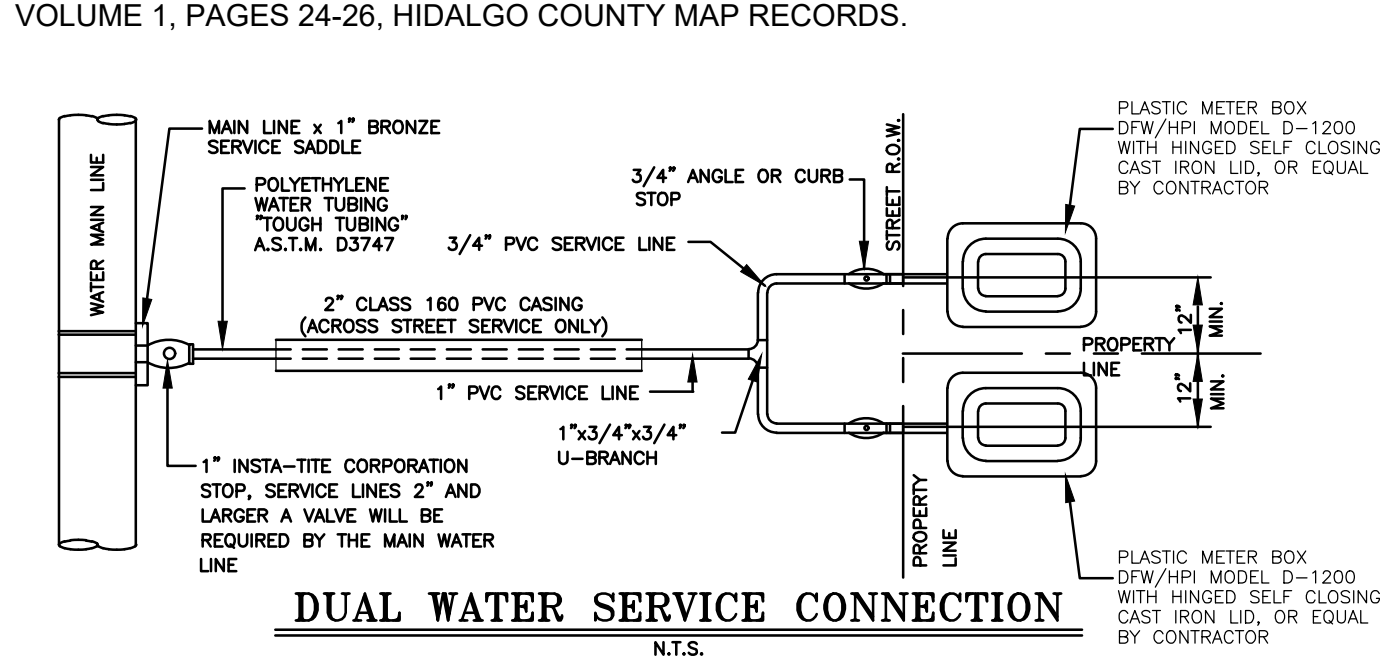
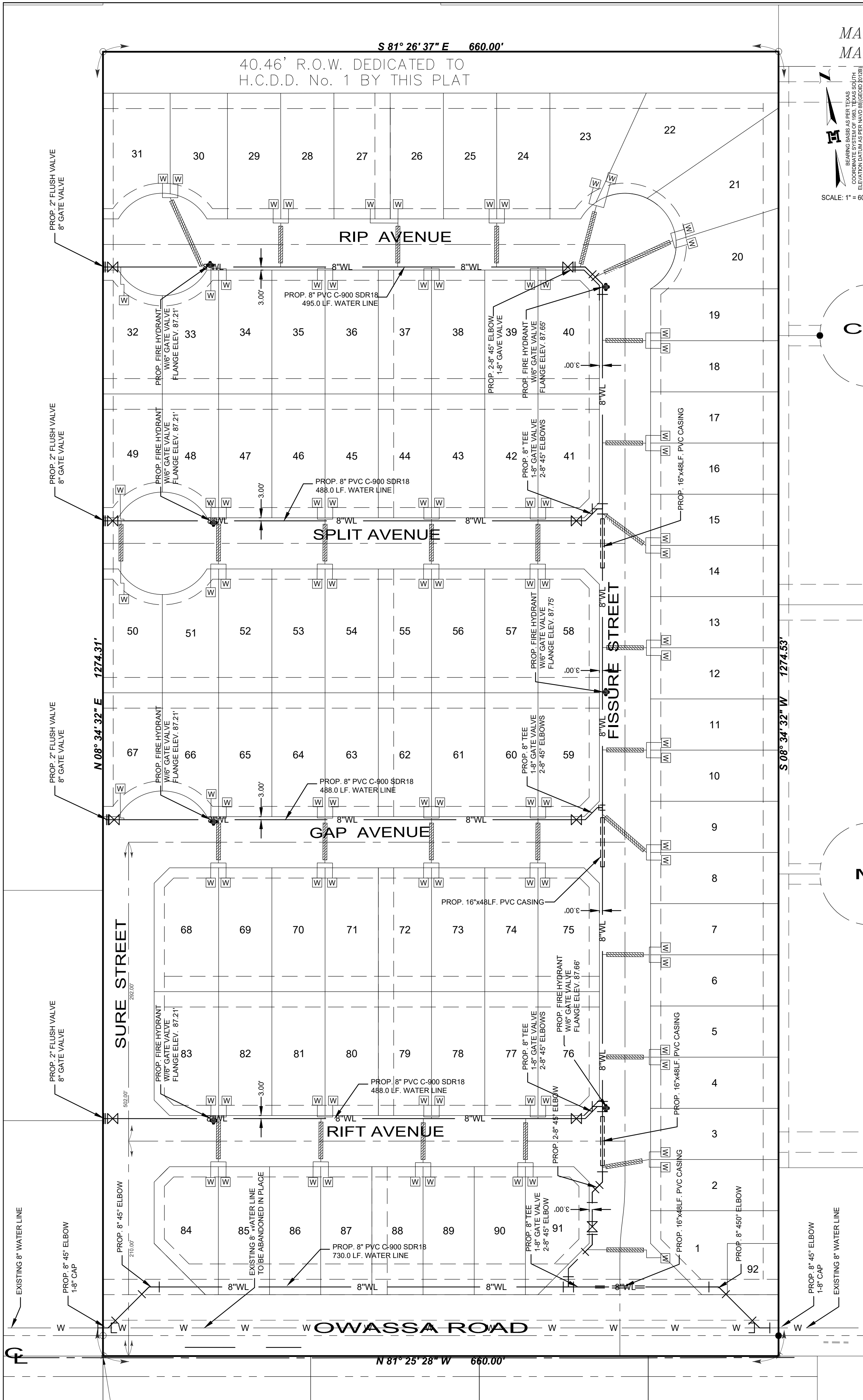
CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 335,518.00 O \$ 3,569.34 POR LOTE.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



ENGINEER'S SIGNATURE _____ DATE _____



- LEGEND**
- FOUND NO.4 REBAR
 - SET NO.4 REBAR WITH PLASTIC CAP STAMPED M.E.L. & HUNT
 - SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 - P.O.B. - POINT OF BEGINNING
 - S.W. COR. - SOUTHWEST CORNER
 - W.D. - WARRANTY DEED
 - Q.C.D. - QUIT CLAIM DEED
 - W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
 - S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

MELDEN & HUNT, INC.
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 ESTABLISHED 1947 - www.meldenandhunt.com

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

OWASSA PLACE SUBDIVISION WILL BE PROVIDED WITH WASTEWATER SERVICE 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 TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" SANITARY SEWER LINE ALONG THE WEST RIGHT-OF-WAY OF N. TOWER ROAD. THE SANITARY SEWER SYSTEM FOR OWASSA PLACE SUBDIVISION CONSISTS OF A 6" FORCE MAIN, LIFT STATION & 8" SANITARY SEWER LINE THAT CONNECTS ONTO THE EXISTING 8" SANITARY SEWER LINE PREVIOUSLY MENTIONED. A 6" FORCE MAIN CONNECT TO A PROPOSED SANITARY MANHOLE THEN RUN EAST ALONG THE NORTH RIGHT-OF-WAY OF OWASSA ROAD APPROXIMATELY 4,725.0 FEET TO A PROPOSED LIFT STATION. AN 10" WATER LINE EXISTING THE LIFT STATION RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OWASSA ROAD WITH AN 8" SANITARY SEWER LINE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF FISSURE STREET THEN RUNNING WEST ALONG THE NORTH RIGHT-OF-WAY OF RIP AVENUE ENDING AT THE WEST BOUNDARY LINE OF THIS SUBDIVISION. TWO OTHER 8" SANITARY LINES CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE EAST SIDE OF FISSURE STREET THEN RUNNING WEST ALONG THE SOUTH RIGHT-OF-WAY OF SPLIT AVENUE AND GAP AVENUE, ENDING AT THE NORTHEAST CORNER OF LOTS 51 & 69. ANOTHER 8" SANITARY LINES CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE EAST SIDE OF FISSURE STREET THEN RUNNING WEST ALONG THE SOUTH RIGHT-OF-WAY OF RIFT AVENUE, ENDING AT THE EAST BOUNDARY LINE OF THIS SUBDIVISION TO SERVE THIS SUBDIVISION.

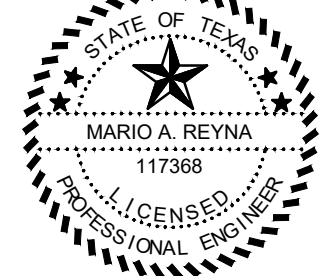
THE 8" SEWER LINE, 4" SERVICE LINE, 6" FORCE MAIN AND FOURTEEN (14) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$680,991.66 OR \$7,244.59 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF N.A.W.S.C. THE SUM OF \$ 1,125.00 WHICH COVERS THE \$ 11.96 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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:

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$682,116.66 WHICH EQUALS TO \$7,256.56 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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

LA SUBDIVISION OWASSA PLACE RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE DRENAJE SANITARIO 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.

EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA LA SUBDIVISION OWASSA PLACE CONSISTE DE CONDUCTO EXISTENTE DE QUE PASA POR EL LADO OESTE DEL DERECHO DE VILLA DE TOWER ROAD. EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO DE LA SUBDIVISION OWASSA PLACE CONSISTE DE CONDUCTOS DE 6" DE PRECISION, UN SISTEMA DE POMPAS DE PRECISION Y DE CONDUCTOS DE 8" QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 6" SE CONECTA UN ALCANTERILLA PROPUUESTO Y SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE OWASSA ROAD APROXIMAMENTE 4,725.0 PIES CONECTANDO AL SISTEMA DE POMPAS DE PRECISION. UN CONDUCTOR DE 10" SALE DEL LA POMPA DE PRECISION LUEGO SIGUE AL OESTE CON UN CONDUCTO DE 8" POR EL LADO NORTE DEL DERECHO DE VILLA DE OWASSA ROAD LUEGO SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE FISSURE STREET LUEGO SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE RIP AVENUE TERMINADO EN LA LINEA DE PROPIEDAD DE ESTA SUBDIVISION. OTRA DOS CONDUCTOS DE 8" SE CONECTAN A LA LINEA PREVIAMENTE MENCIONADA. EL LADO ESTE DEL DERECHO DE VILLA DE FISSURE STREET Y SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE SPLIT AVENUE Y GAP AVENUE TERMINADO EN EL LADO NORESTE DE LOTE 51 & 69. OTRA CONDUCTOS DE 8" SE CONECTAN A LA LINEA PREVIAMENTE MENCIONADA EL EL LADO ESTE DEL DERECHO DE VILLA DE FISSURE STREET Y SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE RIFT AVENUE TERMINADO TERMINADO EN LA LINEA DE PROPIEDAD DE ESTA SUBDIVISION PARA SERVIR ESTA SUBDIVISION.

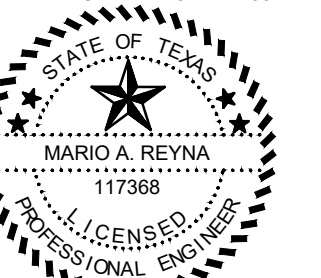
LAS LINEAS DE 8" SERVICIO DE 4 PULGADAS, LAS LINEA DE 6" DE PRECISION, TRESE (3) ALCANTERILLAS Y EL SISTEMA DE POMPA HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$680,991.66 O \$7,244.59 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE \$ 1,125.00, O \$11.96 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$682,116.66 O \$7,256.56 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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:

I, CARSON & CARSON, LTD. SUBDIVIDER OF OWASSA PLACE SUBDIVISION, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

WILLIAM C. CARSON

STATE OF TEXAS
 COUNTY OF HIDALGO:

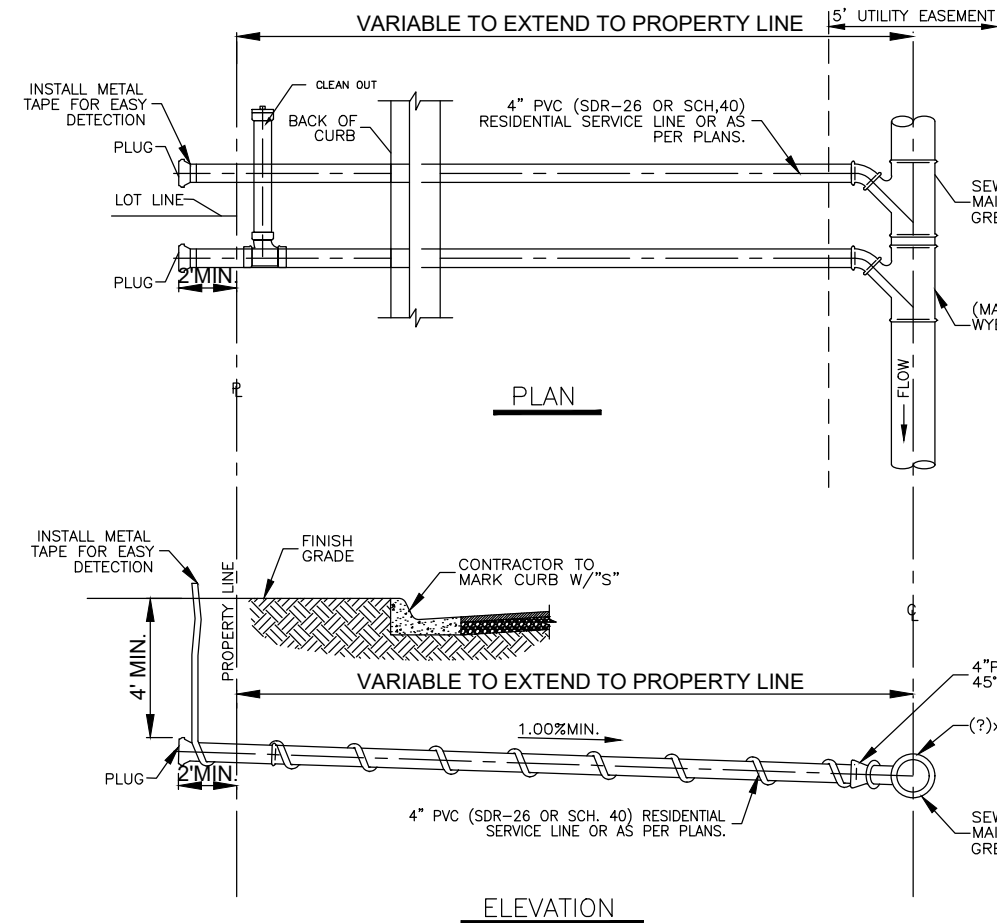
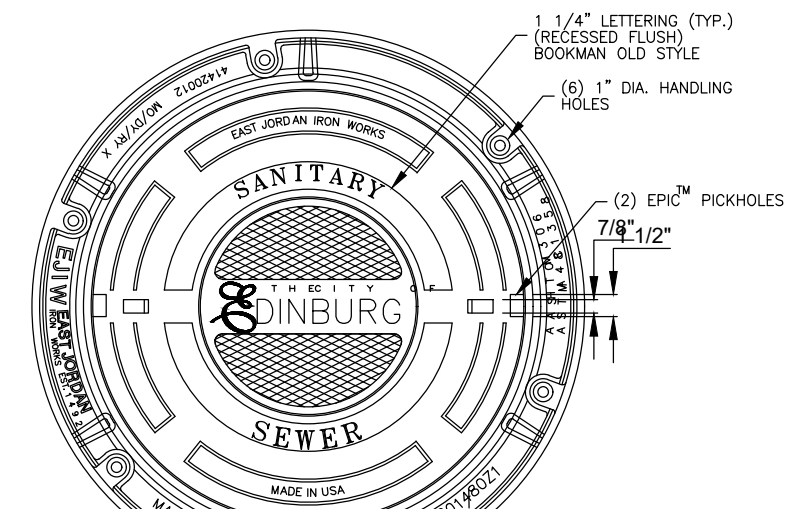
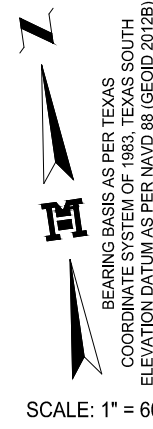
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM C. CARSON KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

SUBDIVISION MAP OF
OWASSA PLACE
SUBDIVISION

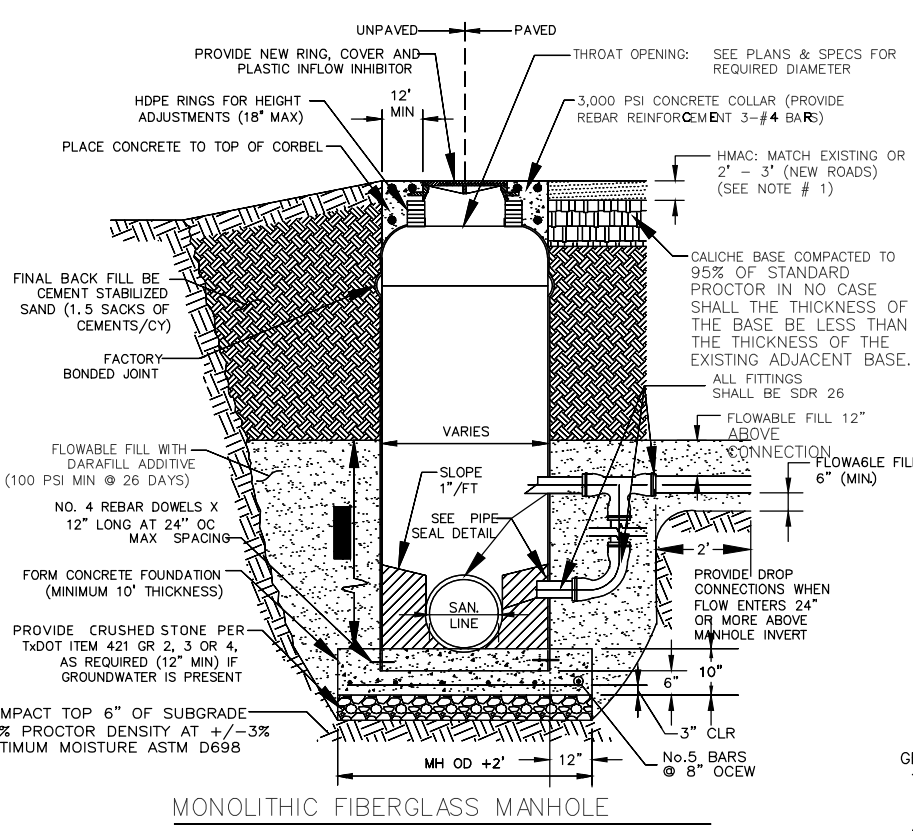
BEING A SUBDIVISION OF 19.309 ACRES OUT OF LOT 15, BLOCK 54, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.



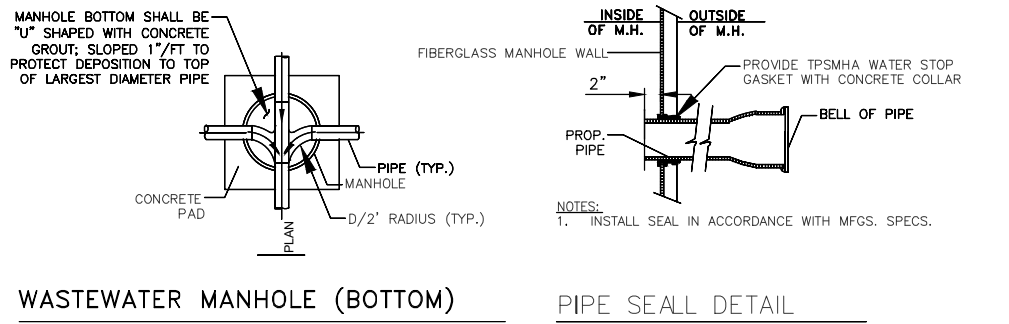
S-1 TYPICAL RESIDENTIAL SEWER SERVICE DETAIL
 (RESIDENTIAL AND DUPLEX ONLY)

S-10 CITY STANDARD ROADWAY MANHOLE RING AND COVER CASTING DETAIL

NOTE: SEE DETAIL S-5 FOR BACKFILL REQUIREMENTS.



S-3(A) S-3(B) MONOLITHIC FIBERGLASS MANHOLE DETAILS



WASTEWATER MANHOLE (BOTTOM)

MANHOLE REQUIREMENTS	
PIPE DIAMETER	MANHOLE DIAMETER
18" TO 24"	36"
24" TO 30"	42"
30" TO 36"	48"

APPROVED COATINGS TABLE	
BY/DATE	MODEL NAME
JEFF COYNE 3/20	JEFFCOYNE
SEVEN LING SYSTEM	REVENUE 403S
SHOWERS WELLS	SHOWERS 580
CHRYSLER	PHENOLIC 509

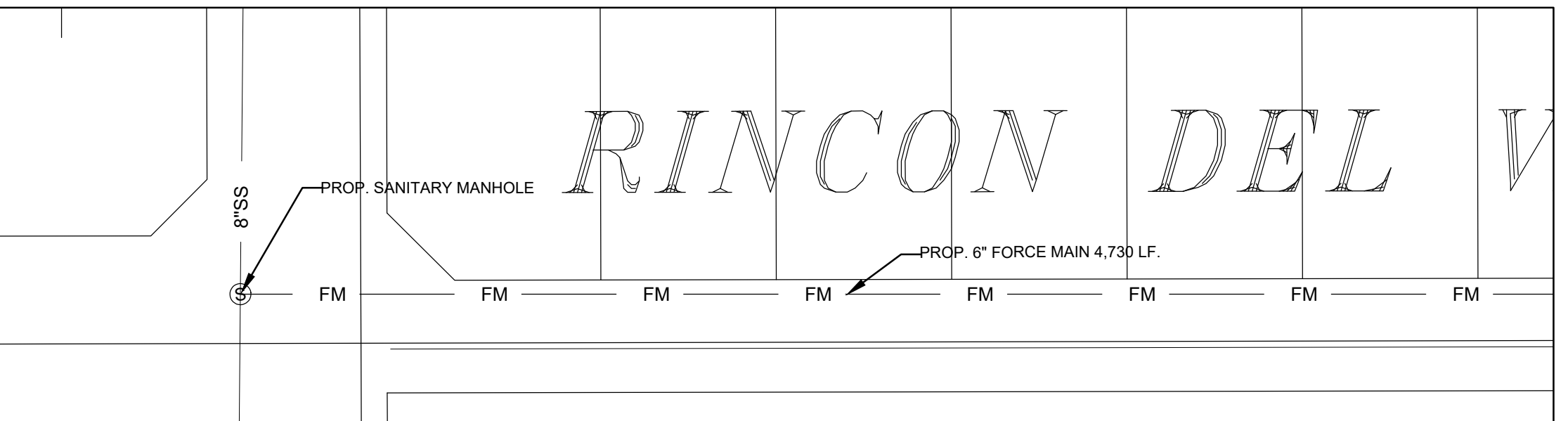
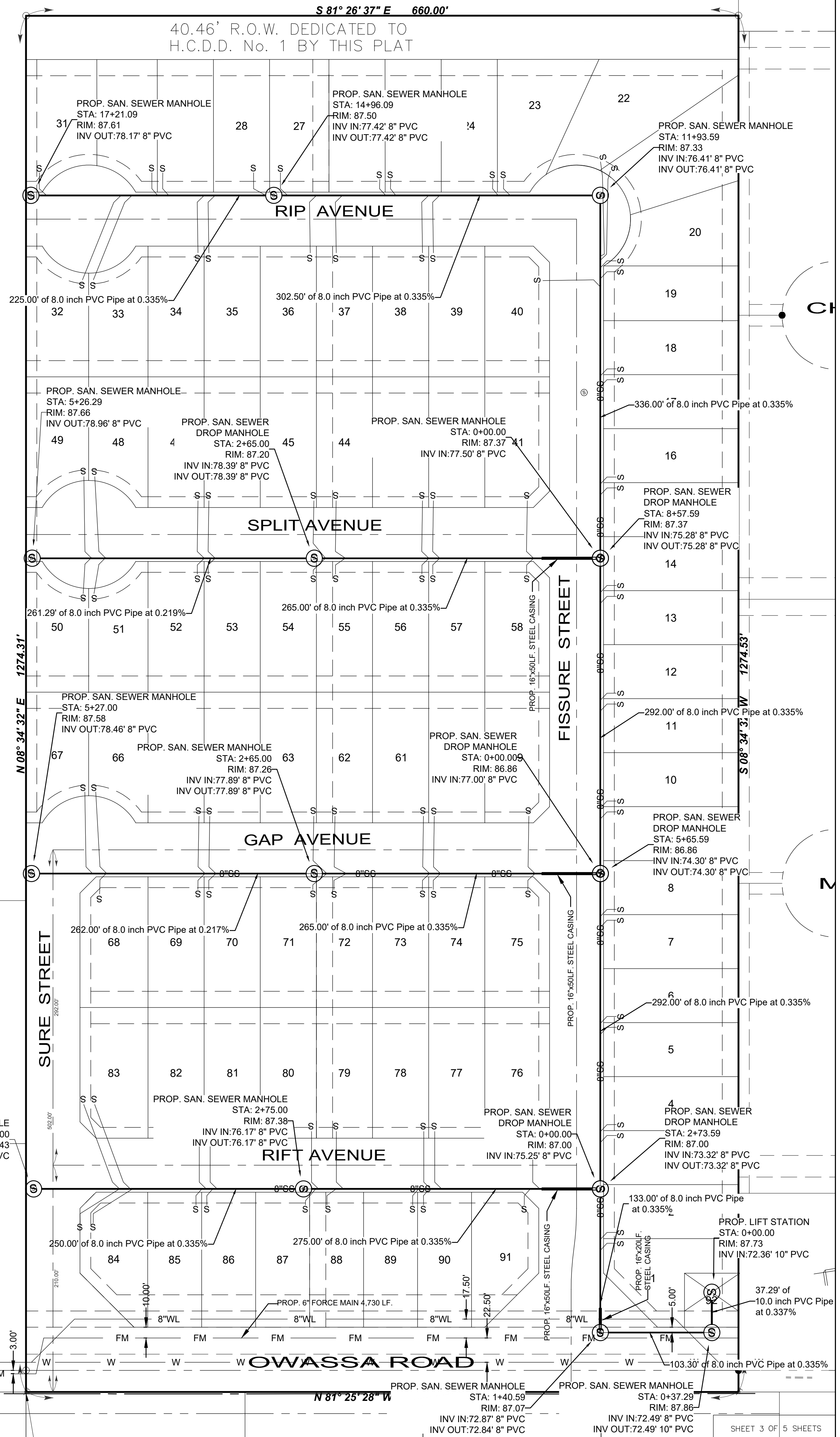
- GENERAL WASTEWATER CONSTRUCTION NOTES:**
1. HMCC 2" - MINOR RESIDENTIAL, RESIDENTIAL AND MULTI-FAMILY COLLECTOR, MANHOLES AND PRINCIPLE ARTERIAL STREETS.
 2. HMCC 3" - RURAL, ARTERIAL STREETS, IN NO CASE SHALL THE THICKNESS OF THE HMCC BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT MANHOLE.
 3. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE LOCAL CONDITIONS TO THE ENCOUNTERED, IMPROVEMENTS TO THE CONTRACTOR THOROUGHLY UNDERSTANDING THE PROJECT AND IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.
 4. THE CONTRACTOR SHALL ADHERE TO ALL TCCO REGULATIONS PER 30 TAC CHAPTER 217 AND TRENCH SAFETY FOR EXCAVATION.
 5. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 6. ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.50" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.
 7. ALL MANHOLE WALL PENETRATION SHALL BE CORDED AND SEALED WITH APPROVED TRSMA WATER STOP GASKET ASSEMBLY.
 8. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CORBEL AREA MANHOLE WALL AND MANHOLE BENCH.
 9. FOR FIBERGLASS MANHOLES WITH WATERTIGHT BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.

NOTE: LIFT STATION PLANS & DETAILS WILL BE SUBMITTED WITH FINAL CONSTRUCTION PLANS

MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

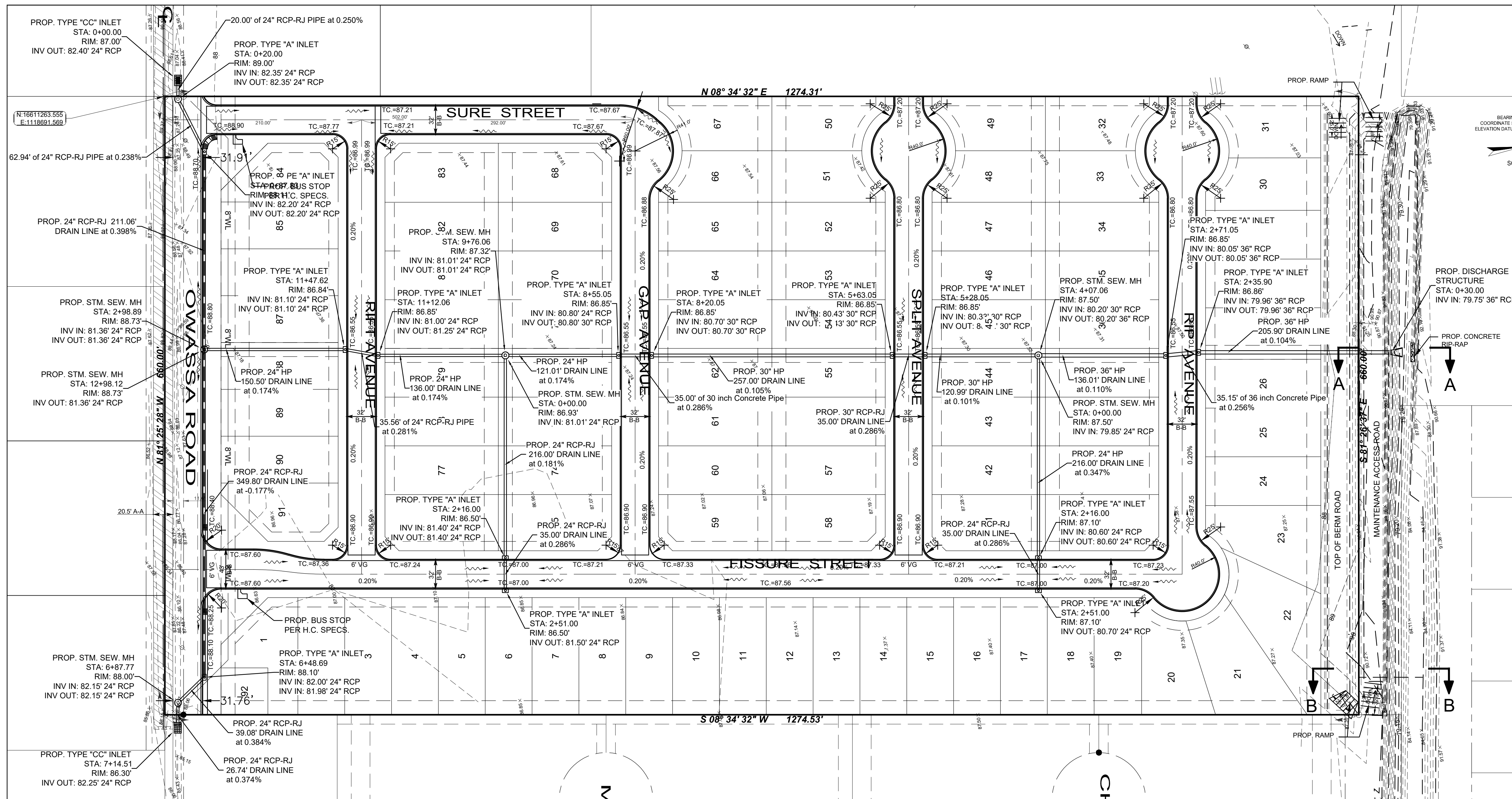
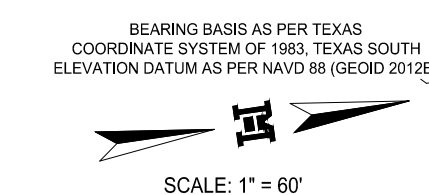
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 PH: (956) 381-0981 - FAX: (956) 381-1839
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- LEGEND**
- FOUND N.O. REBAR
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 - P.O.B. - POINT OF BEGINNING
 - S.W. COR. - SOUTHWEST CORNER
 - W.D. - WARRANTY DEED
 - O.C.D. - OUNT CLAIM DEED
 - W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
 - S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDORS LIEN



**SUBDIVISION MAP OF
OWASSA PLACE
SUBDIVISION**

BEING A SUBDIVISION OF 19.309 ACRES OUT OF
LOT 15, BLOCK 54,
ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.



**DRAINAGE STATEMENT
OWASSA PLACE SUBDIVISION**

OWASSA PLACE SUBDIVISION IS A 19.309 ACRES TRACT OF LAND OUT OF LOT 15, BLOCK 54, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS AS RECORDED IN VOLUME 1, PAGE 24-26, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE NORTH SIDE OF OWASSA ROAD AND APPROXIMATELY 3,965 FEET EAST OF TOWER ROAD. THE PROPERTY FALLS WITHIN THE CITY OF EDINBURG, ETJ. THE PROPERTY IS A 99 RESIDENTIAL LOT DEVELOPMENT AND LOT 94 SHALL BE FOR LIFT STATION USE. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "C" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. ZONE "C" IS AN "AREA OF MINIMAL FLOODING."

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 10.35 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 43.12 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 32.77 C.F.S.

THE PROPOSED DRAINAGE FOR OWASSA PLACE SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PROPOSED STORM SEWER SYSTEM WILL DRAIN INTO THE EXISTING H.C.I.D. NO. 2 DITCH WHICH FLOWS EAST. ULTIMATELY DRAINING INTO THE ALAMO LATERAL. THE PROPOSED DRAINAGE SYSTEM SHALL BE COMPOSED OF 14-TYPE "A" INLET & 2-TYPE "CC" INLETS ALONG THE PROPOSED STREET WITH 24", 30" & 36" DRAINAGE PIPE.

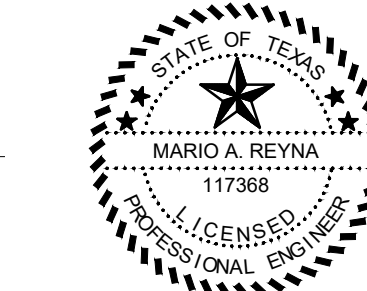
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 86,764 CUBIC FEET OF DETENTION WILL BE PROVIDED ON THE PROPOSED DITCH WIDENING ALONG THE NORTH BOUNDARY LINE OF THIS SUBDIVISION.

CERTIFICATION:

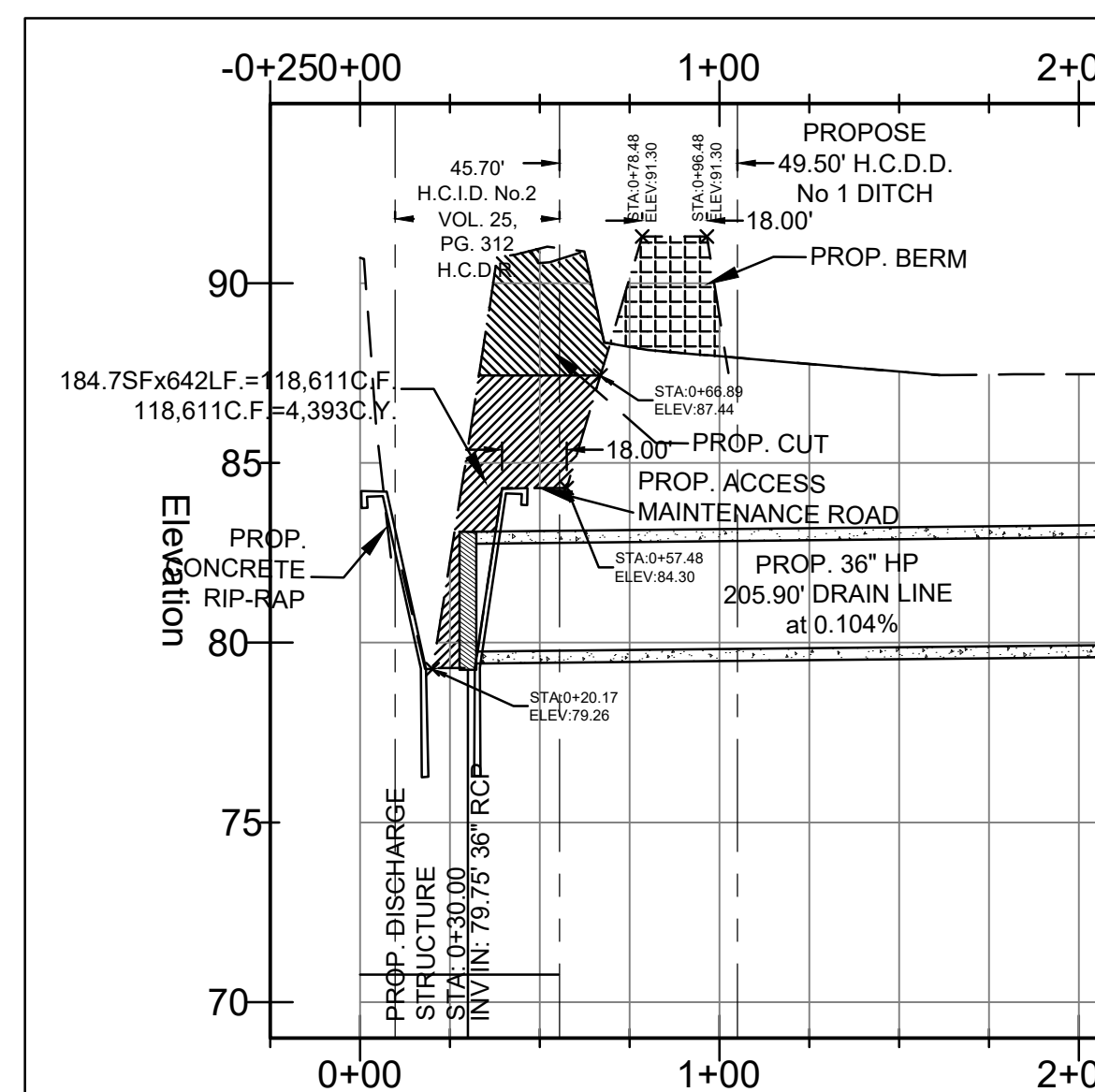
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

MARIO A. REYNA P.E. # 117368 DATE:

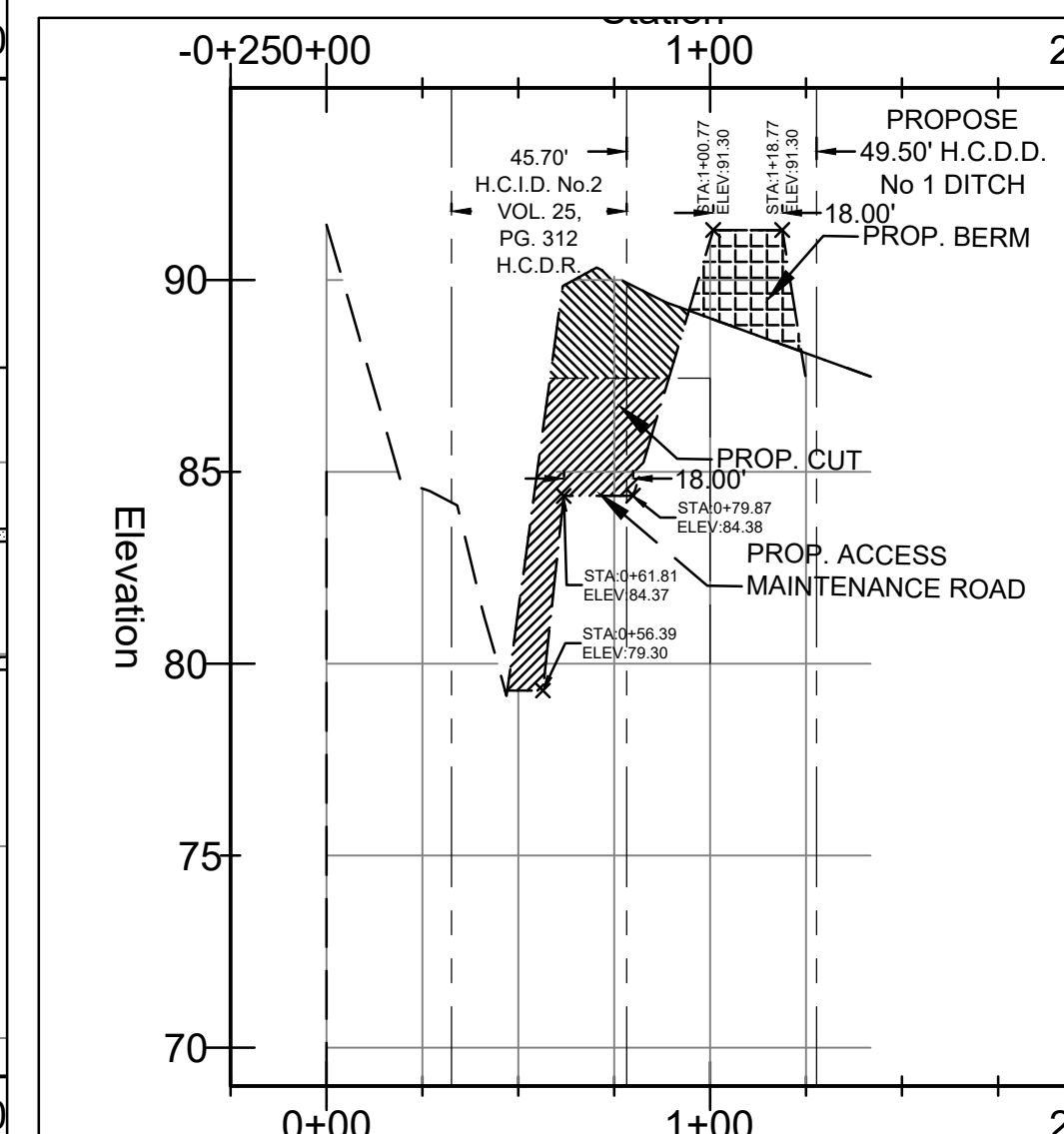
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TEXAS REGISTRATION F-1435



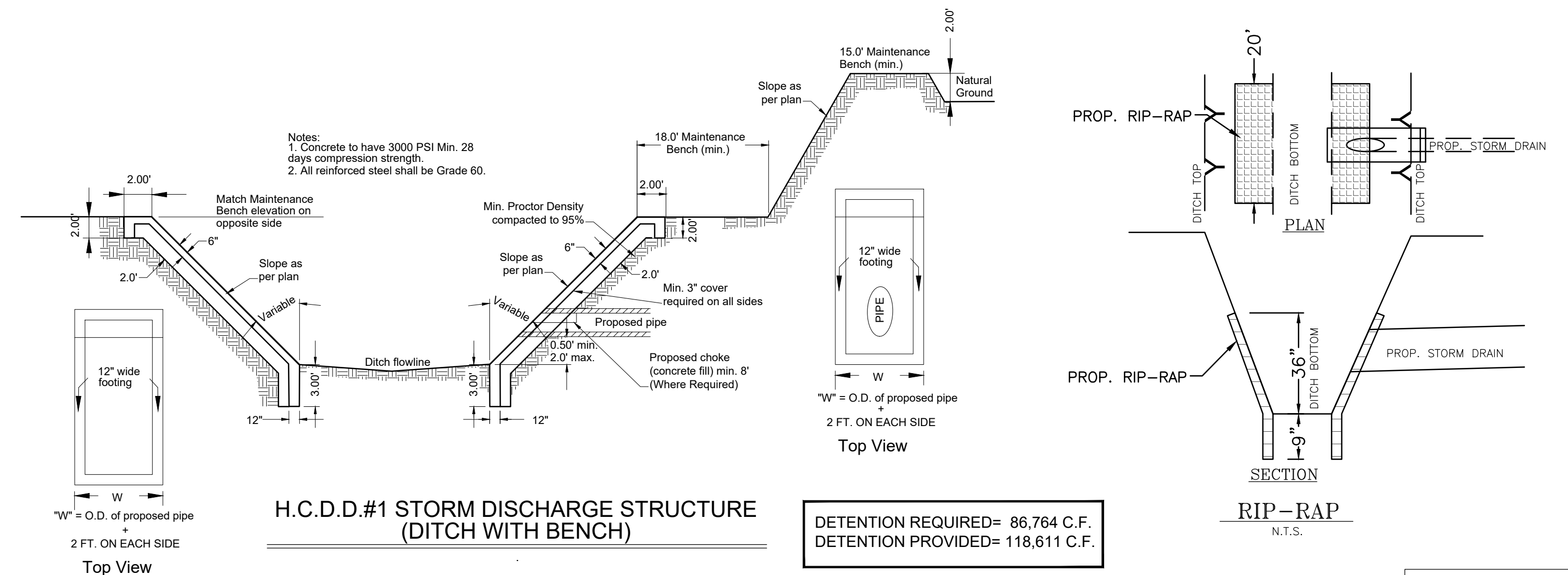
SECTION AA



SECTION BB



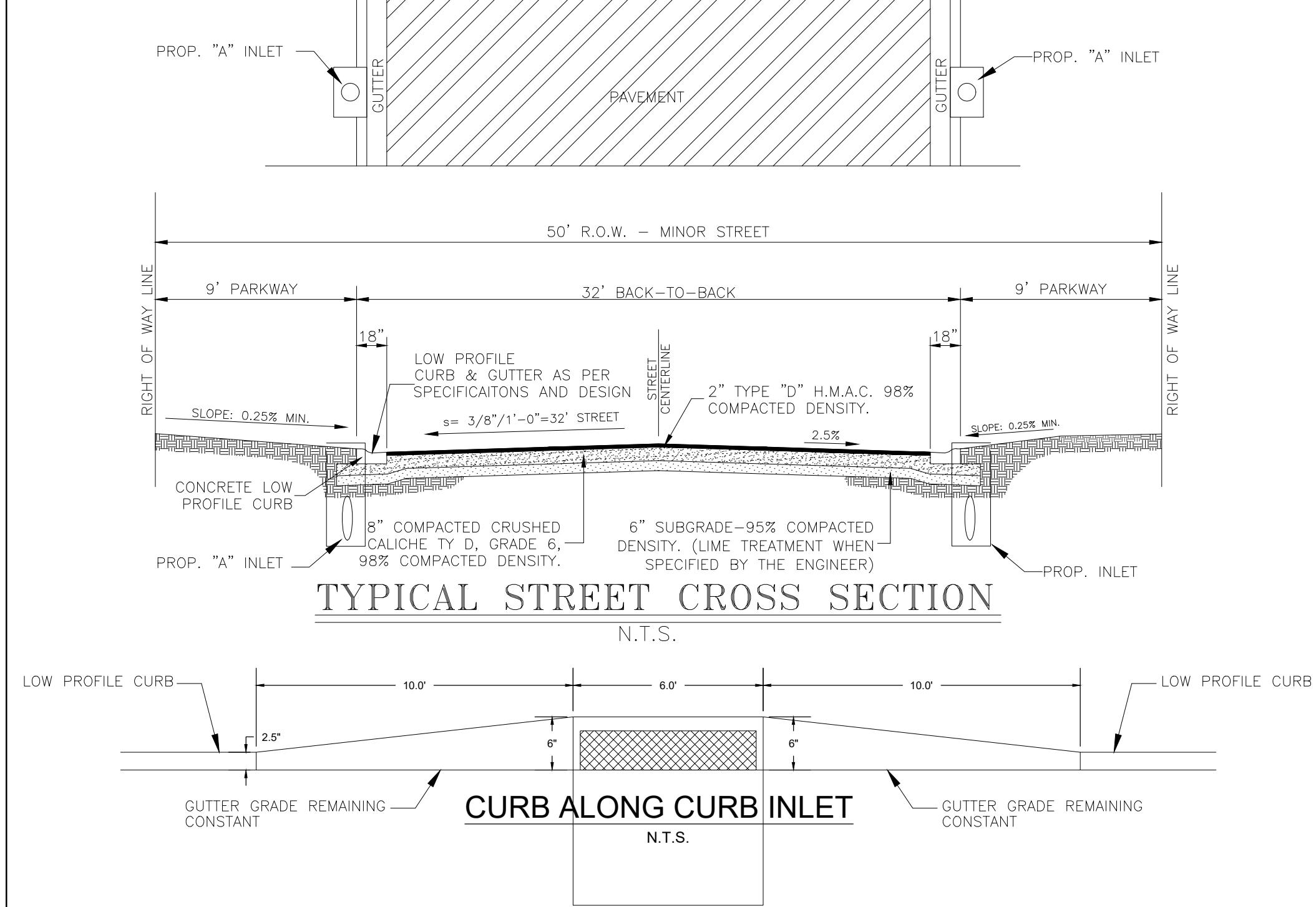
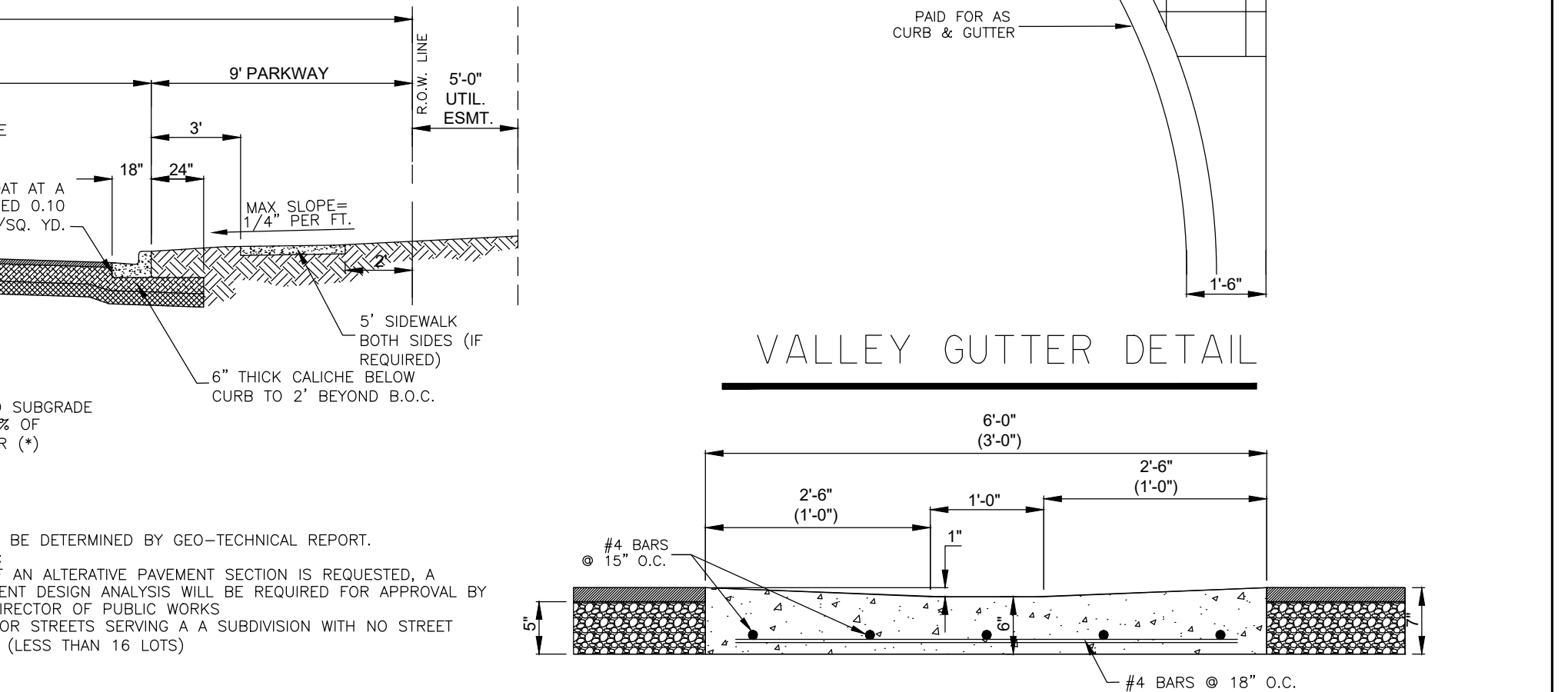
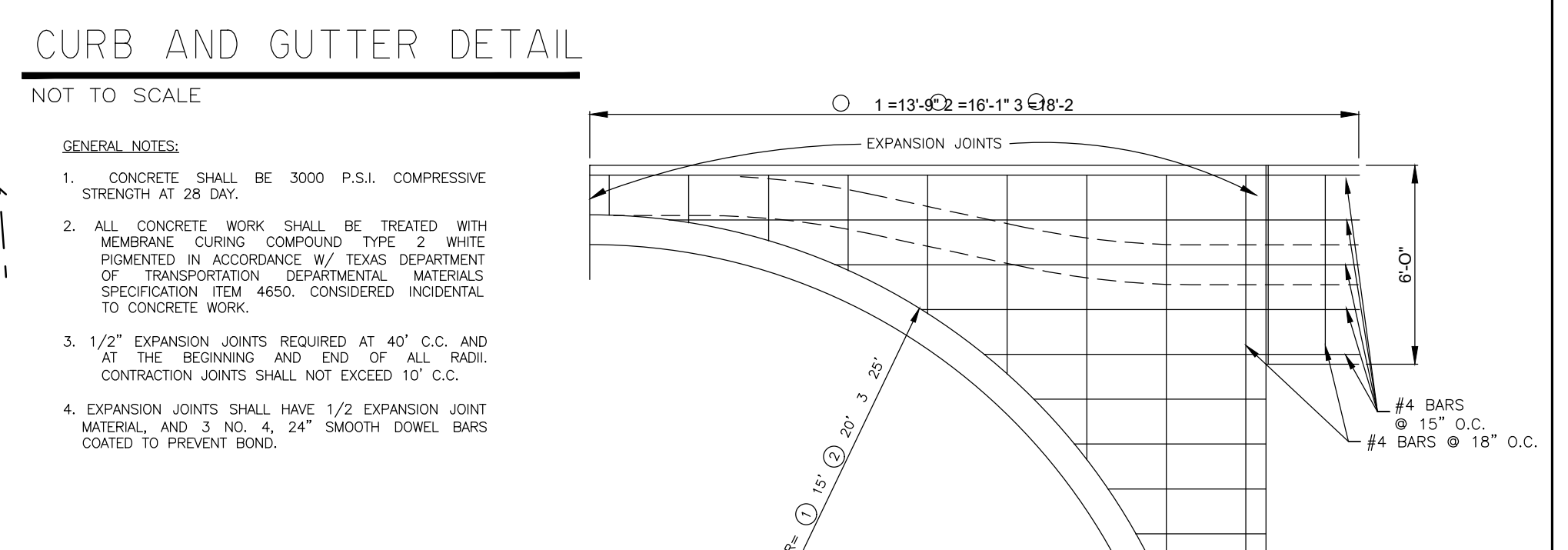
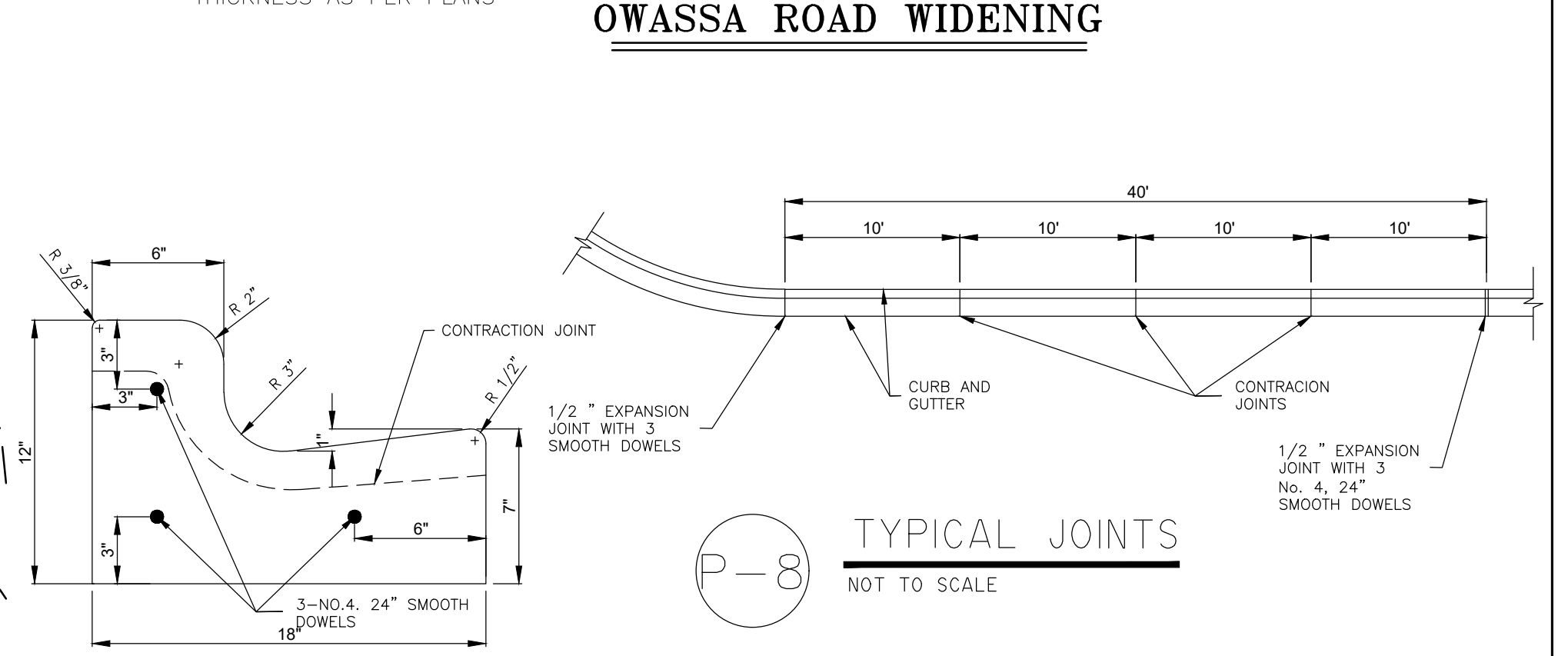
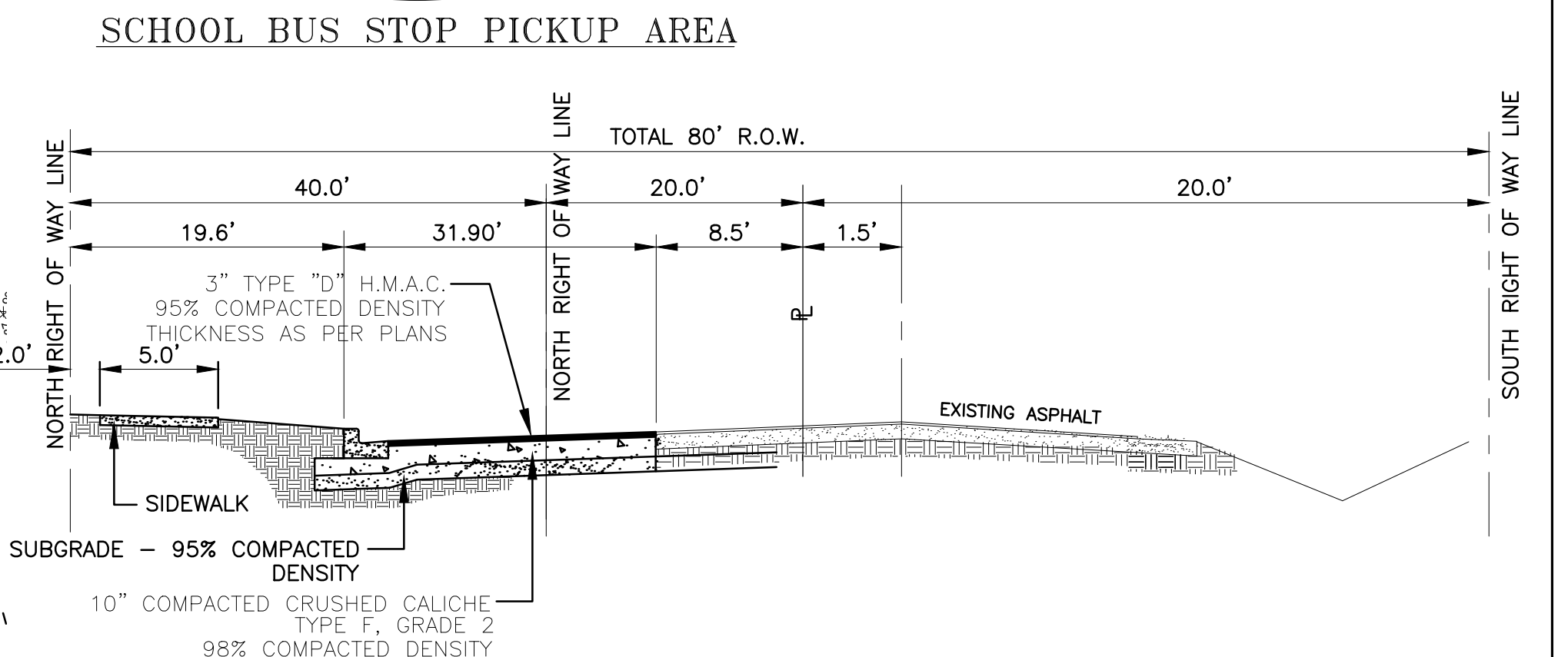
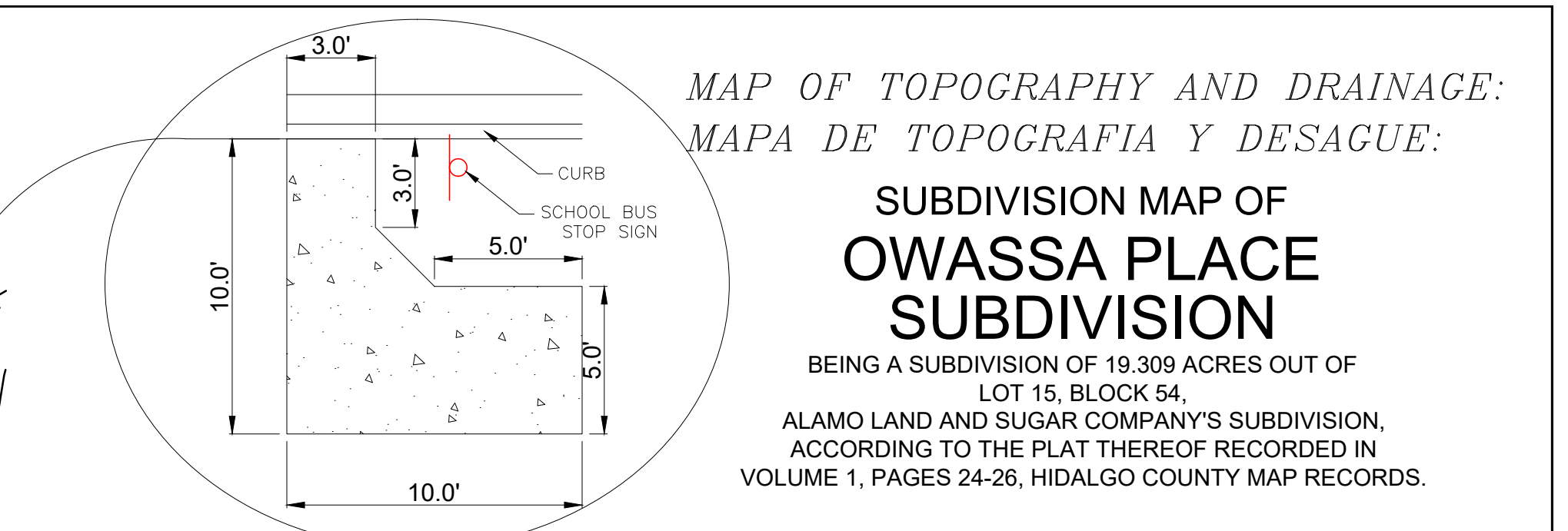
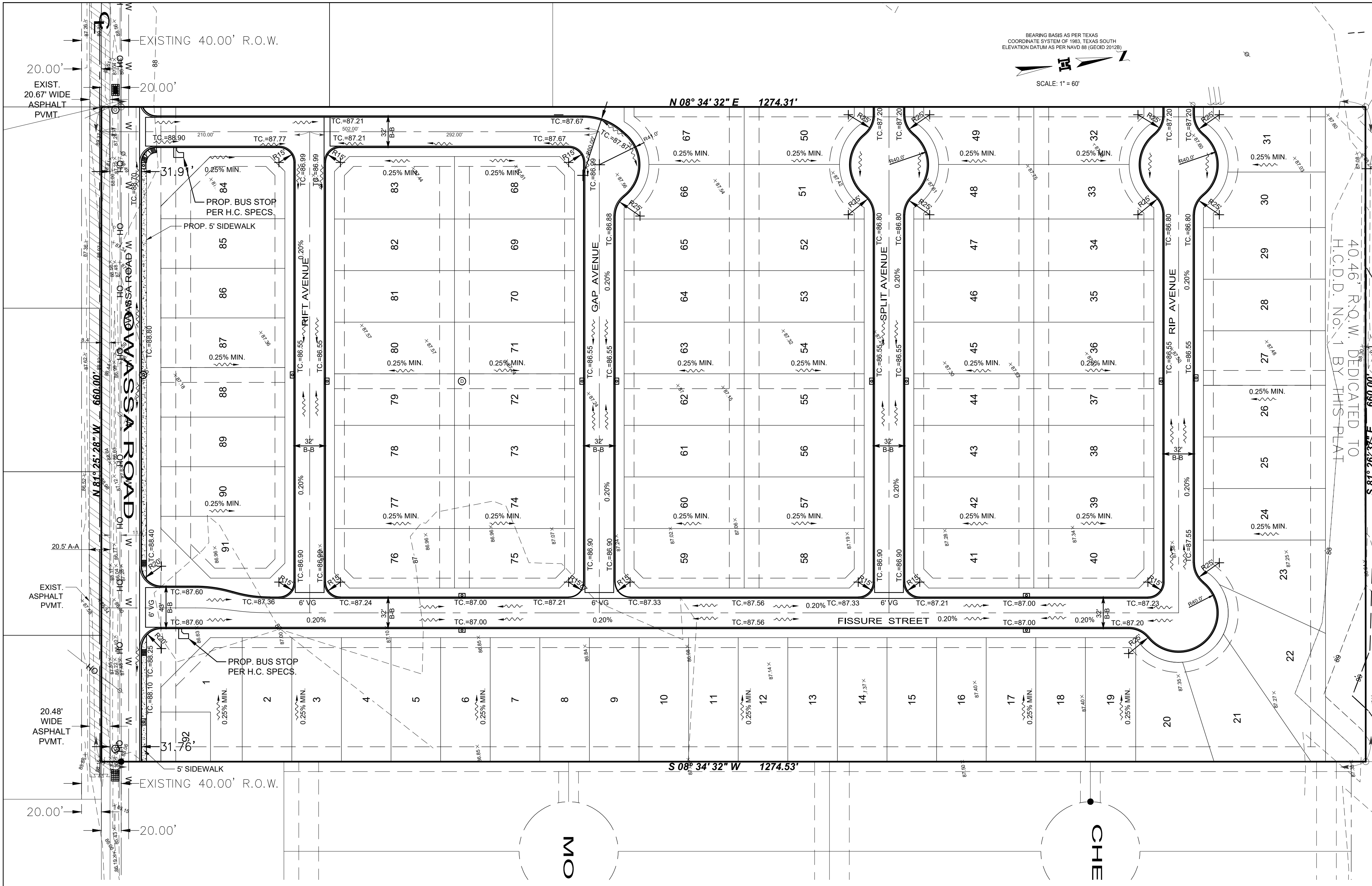
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 - S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN



DETENTION REQUIRED= 86,764 C.F.
DETENTION PROVIDED= 118,611 C.F.

CROSS SECTION A-A
N.T.S.

RIP-RAP
N.T.S.



NOTE ALL BUS STOPS PER HIDALGO COUNTY SPECIFICATIONS

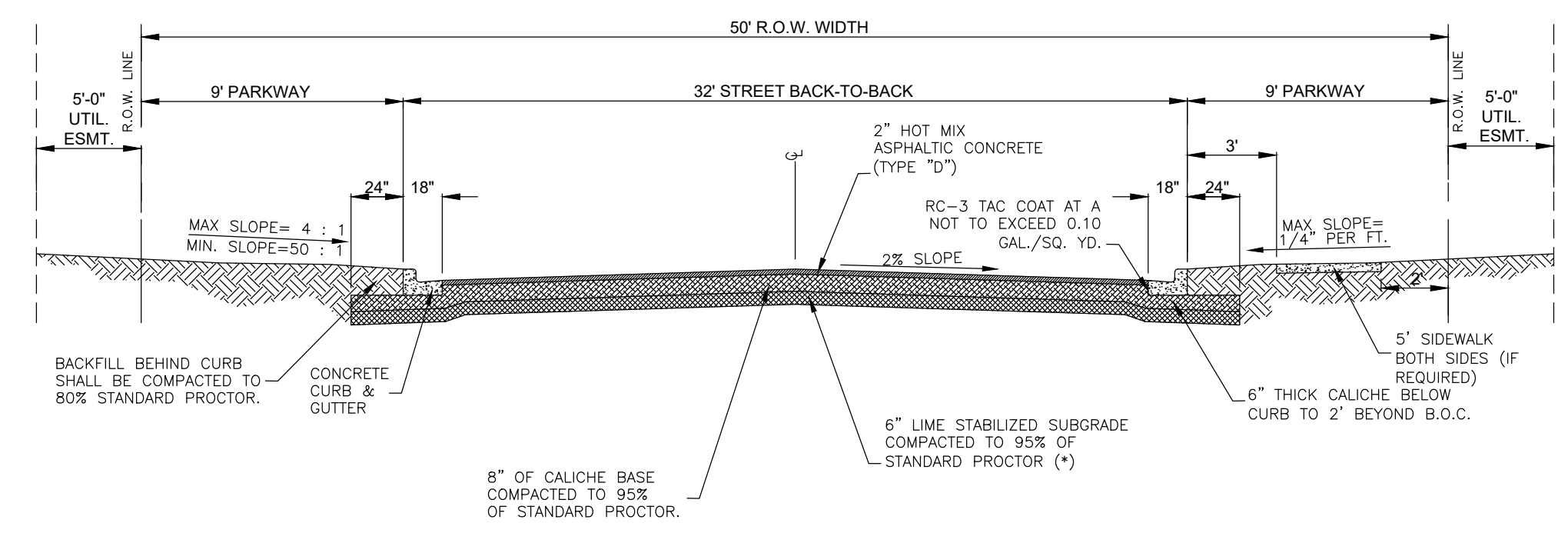
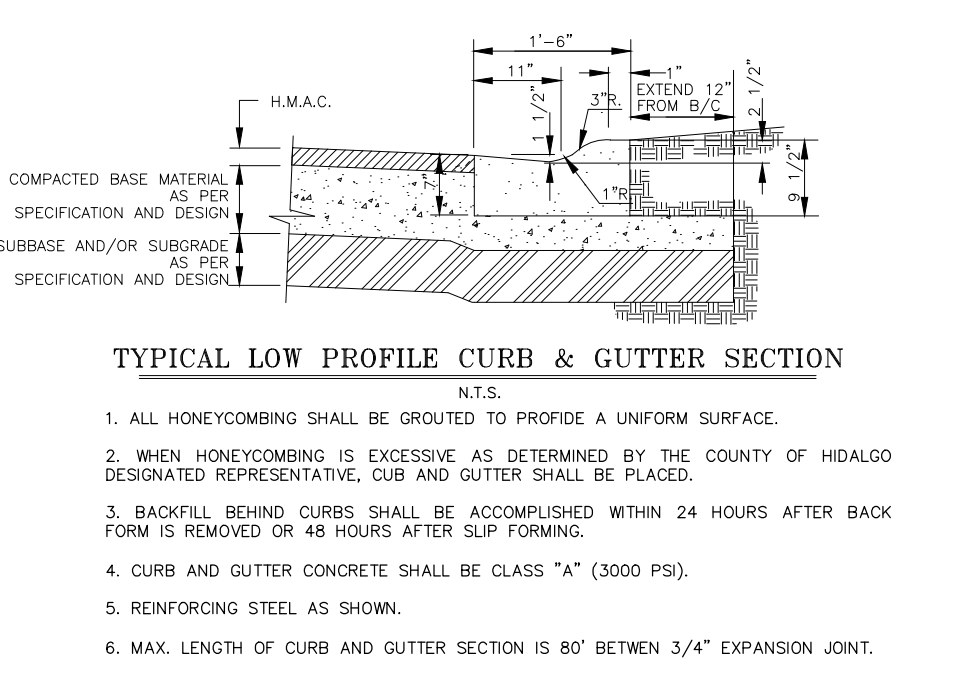


TABLE 1: FLEXPABLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, PRIOR TO THE ADDITION OF LIME.

RETAINED ON S.S. SIEVE	PERCENT REQUIRED
1 1/2"	0
NO. 4	20-50
NO. 10	60-75
NO. 20	70-90
NO. 40	75-95
NO. 60	80-95
NO. 100	85-95
NO. 200	90-95
NO. 425	95-98
NO. 850	98-99
NO. 1750	99-100
NO. 3500	100

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