



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 4-18-2023

PROPOSED PUNTA DEL CIELO SUBDIVISION PRECINCT No. 1

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: CAYETANO DEVELOPMENT, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 123 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 14

FILLING STATIONS: 8

LOCATION DESCRIPTION: WEST OF MILE 4 ½ WEST ROAD APPROXIMATELY ¼ MILE SOUTH OF MILE 10 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-28-21 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: 10.00 FEET ONTO MILE 4 ½ WEST ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 4-12-2023 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-12-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: CITY OF WESLACO EXISTING LINE SIZE: 8" LOCATION: MILE 4 ½ WEST ROAD.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: MILE 4 ½ WEST ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 3-15-2023: 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$5,460.00 For: (FENCE)**

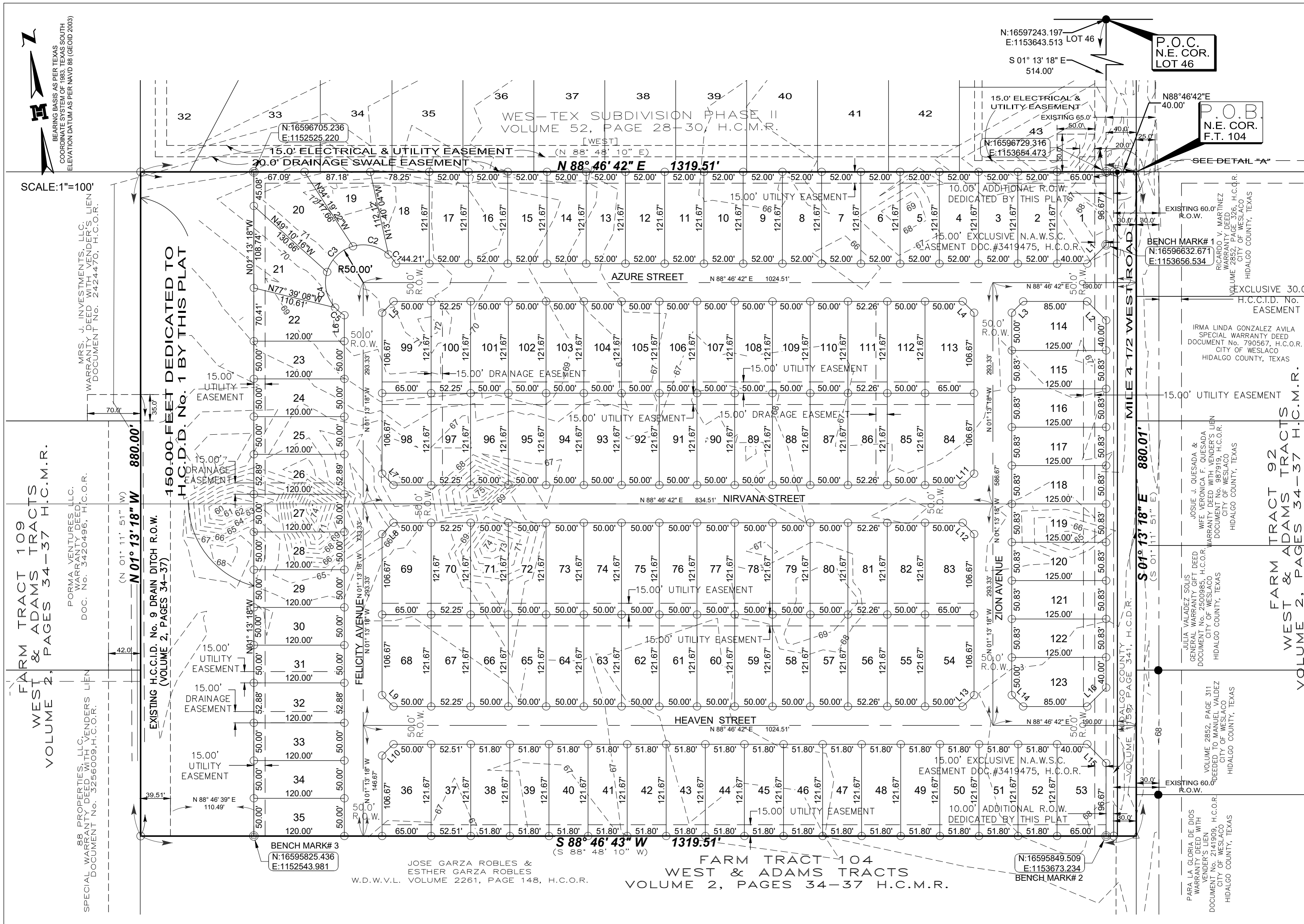
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 2/22/2022

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

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.

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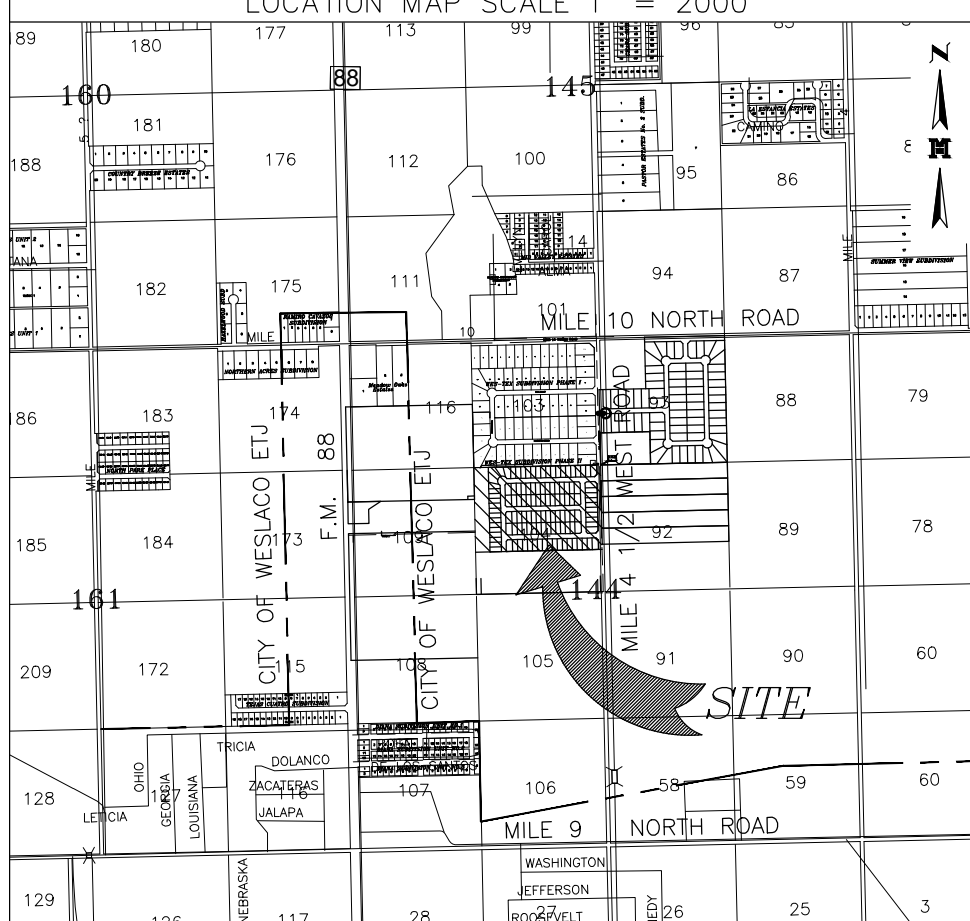


**SUBDIVISION MAP OF
PUNTA DEL CIELO**
26.657 ACRES OUT OF
FARM TRACT 104
WEST & ADAMS TRACTS
VOLUME 2, PAGES 34-37 H.C.M.R.
CITY OF WESLACO
HIDALGO COUNTY, TEXAS

LEGEND & ABBREVIATIONS

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC
- ⊙ CAP STAMPED MELDEN & HUNT
- ⊙ SET COTTON PICKER SPINDLE
- ⊙ SET MONUMENT IN CONCRETE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- R.O.W. - RIGHT-OF-WAY
- H.C.I.D. - HIDALGO CAMERON COUNTY IRRIGATION DISTRICT
- N.T.S. - NOT TO SCALE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- N.E. COR. - NORTHEAST CORNER

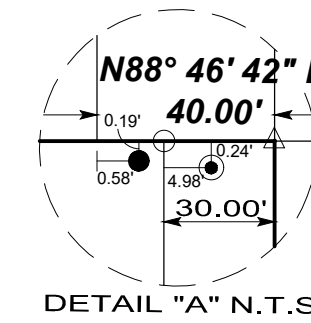
MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
PUNTA DEL CIELO IS LOCATED IN THE CENTRAL EAST PART OF HIDALGO COUNTY ALONG THE WEST SIDE OF MILE 4 1/2 WEST ROAD AND APPROXIMATELY 1320 FEET SOUTH OF MILE 10 NORTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY WESLACO (POPULATION 37,797), PUNTA DEL CIELO LIES APPROXIMATELY 0.25 OF ONE MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.01. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

- INDEX TO SHEET OF PUNTA DEL CIELO**
- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; PLAT NOTES AND RESTRICTIONS; LOTS, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION; SURVEYORS CERTIFICATION; OWNERS DEDICATION CERTIFICATION, NOTARY PUBLIC CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION, IRRIGATION DISTRICT.
 - SHEET 2: HEADING; DESCRIPTION (METES AND BOUNDS); ENGINEERING CERTIFICATION; SURVEYORS CERTIFICATION; HIDALGO COUNTY JUDGE CERTIFICATION; H.C.D. No. 1; MAYOR CERTIFICATION, PLANNING & ZONING CERTIFICATION, LOT DATA, CURVE DATA, LINE DATA, TABLES.
 - SHEET 3: WATER & SANITARY SEWER LAYOUT.
 - SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER & SANITARY SEWER (ENGLISH AND SPANISH VERSION); ENGINEERS CERTIFICATION; WATER & SANITARY SEWER DETAILS.
 - SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAIN DITCH WIDENING, ENGINEERING CERTIFICATION, DRAINAGE LAYOUT, STORM DETAILS.
 - SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS.

- GENERAL PLAT NOTES & RESTRICTIONS:
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN. COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 8, 2000. REVISED TO REFLECT LOAIW DATE MAY 30, 2002.
LOTS 1-123 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP AMENDMENT FILL DATE SEPT. 29, 2021. FEMA CASE NO. 21-06-3205A.
COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 8, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAS IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN 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: 20.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
 - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE ELEV. 66.40 OR 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
-B.M. NO. 1- DESCRIPTIONS: MHI ALUMINUM DISK SET IN CONCRETE SLAB ON THE NORTHERN CLIP AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16596632.6710, E: 1153656.5340, ELEV. 67.65 MAD 83
-B.M. NO. 2-ELEV. 29 DESCRIPTIONS: MHI ALUMINUM DISK SET IN CONCRETE SLAB ON THE SOUTHWEST CORNER OF LOT 53 OF THIS SUBDIVISION. N: 16596630.809, E: 1153673.2340, ELEV. 67.65 MAD 83
-B.M. NO. 3-ELEV. 29 DESCRIPTIONS: MHI ALUMINUM DISK SET IN CONCRETE SLAB ON THE SOUTHWEST CORNER OF LOT 35 OF THIS SUBDIVISION. N: 16596625.4360, E: 1152543.9810, ELEV. 67.90 MAD 83
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 650,279 CUBIC-FEET 14.928 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS.)
 - THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
 - 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.
 - 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.
 - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - LOTS 1, 53, 114 THROUGH 123 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 4 1/2 WEST ROAD. A BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR OF LOT LINES ABUTTING MILE 4 1/2 WEST ROAD.
 - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - STREET LIGHTS MUST BE LOCATED EVERY 250.00 FEET.
 - A 5 FOOT SIDEWALK IS REQUIRED BY CITY OF WESLACO ALONG THE WEST SIDE OF MILE 4 1/2 WEST ROAD UPON THE ISSUANCE OF A NOTICE TO PROCEED.
 - A 4 FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
 - CORNERS LOT DRIVEWAYS SHALL BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
 - 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).



RIGHT OF WAY EASEMENT

KNOW 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 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, AND 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____.

CAMPOS DE ORO, LP, A TEXAS LIMITED PARTNERSHIP
JOHN R. MAYS
11410 N. F.M. 493
DONNA, TEXAS 78537

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 JOHN R. MAYS, 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: _____

PRINCIPAL CONTACTS

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOHN R. MAYS	11410 N. F.M. 493	DONNA, TX 78537	c/956-381-0981	c/956-381-1839
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CAMPOS DE ORO, LP, A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 26.657 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PUNTA DEL CIELO, HEREBY SUBDIVIDE THE LAND AS AND EASEMENTS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK 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.

CAMPOS DE ORO, LP, A TEXAS LIMITED PARTNERSHIP DATE: _____
JOHN R. MAYS
11410 N. F.M. 493
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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 THE HEREIN PREPARED PLAT AND DESCRIPTION OF PUNTA DEL CIELO, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 7-13-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 9-03-2021
ENGINEERING JOB NO. 21133.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 7-13-21
SURVEY JOB NO. 21133.08

CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9.

DATED THIS ____ DAY OF _____, 20____.

- NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9 RIGHTS-OF-WAY AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.I.D. #9.
- IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
- H.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, H.C.I.D. #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
- H.C.I.D. #9 HAS NOT REVIEWED AND DOES NOT PARTICIPATE IN THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
- H.C.I.D. #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHERS OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER _____
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

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

SHEET 1 OF 6 SHEETS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 26.657 ACRES SITUATED IN THE CITY OF WESLACO, COUNTY OF HIDALGO, TEXAS, BEING OUT OF FARM TRACT 104, WEST AND ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 26.657 ACRES BEING ALL OF A CERTAIN TRACT CONVEYED TO IDEA PUBLIC SCHOOLS, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2813810, HIDALGO COUNTY OFFICIAL RECORDS, SAID 26.657 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A NO. 4 REBAR FOUND, WITH A NORTHING OF 16,597.243.197, AND AN EASTING OF 1,153,643.513, AT THE NORTHEAST CORNER OF LOT 46, WEST-TEX SUBDIVISION PHASE II AS RECORDED IN VOLUME 52, PAGE 28, HIDALGO COUNTY MAP RECORDS AND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF MILE 4 1/2 WEST ROAD;

THENCE, S 01° 13' 18" E ALONG THE EAST LINES OF SAID LOT 46 AND LOTS 45, 44, AND 43 OF SAID WEST-TEX SUBDIVISION PHASE II, AND THE EXISTING WEST RIGHT-OF-WAY LINE OF MILE 4 1/2 WEST ROAD, A DISTANCE OF 514.00 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID FARM TRACT 104 AND THE SOUTHEAST CORNER OF SAID LOT 45;

THENCE, N 88° 46' 42" E (N 88° 48' 10" E DEED CALL) [WEST PLAT CALL] ALONG THE NORTH LINE OF SAID FARM TRACT 104, AT A DISTANCE OF 10.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF MILE 4 1/2 WEST ROAD, CONTINUING A TOTAL DISTANCE OF 40.00 FEET TO A COTTON PICKER SPINDLE SET AT THE NORTHEAST CORNER OF SAID FARM TRACT 104 FOR THE POINT OF BEGINNING, AND NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, S 01° 13' 18" E (S 01° 11' 51" E DEED CALL), ALONG THE EAST LINE OF SAID FARM TRACT 104 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 4 1/2 WEST ROAD, A DISTANCE OF 880.01 FEET TO A COTTON PICKER SPINDLE SET AT THE NORTHEAST CORNER OF A CERTAIN TRACT OF LAND CONVEYED TO JOSE GARZA ROBLES AND ESTHER GARZA ROBLES, BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 2261, PAGE 148, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, S 88° 46' 43" W (S 88° 48' 10" W DEED CALL) ALONG THE NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO JOSE GARZA ROBLES AND ESTHER GARZA ROBLES, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF MILE 4 1/2 WEST ROAD, AT A DISTANCE OF 1,280.00 FEET PASS THE EAST RIGHT-OF-WAY LINE OF AN EXISTING DRAIN DITCH, CONTINUING A TOTAL DISTANCE OF 1,319.51 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF SAID FARM TRACT 104 AND THE EAST LINE OF FARM TRACT 109 OF SAID WEST AND ADAMS TRACTS, FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 01° 13' 18" W (N 01° 11' 51" W DEED CALL) ALONG THE WEST LINE OF SAID FARM TRACT 104 AND THE EAST LINE OF SAID FARM TRACT 109, AT A DISTANCE OF 585.00 FEET PASS THE NORTH RIGHT-OF-WAY LINE OF SAID DRAIN DITCH, CONTINUING A TOTAL DISTANCE OF 880.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF LOT 32, OF SAID WEST-TEX SUBDIVISION PHASE II, FOR THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, N 88° 46' 42" E (N 88° 48' 10" E DEED CALL) [WEST PLAT CALL] ALONG THE NORTH LINE OF SAID FARM TRACT 104 AND THE SOUTH LINE OF SAID WEST-TEX SUBDIVISION PHASE II, AT A DISTANCE OF 1,289.51 FEET PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF MILE 4 1/2 WEST ROAD, CONTINUING A TOTAL DISTANCE OF 1,319.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.657 ACRES OF WHICH 0.606 OF ONE ACRE LIES IN THE EXISTING RIGHT-OF-WAY OF MILE 4 1/2 WEST ROAD, AND 0.531 OF ONE ACRE LIES IN THE DRAINAGE DITCH RIGHT-OF-WAY, LEAVING AN EXISTING NET OF 25.520 ACRES OF LAND, MORE OR LESS.

SUBDIVISION MAP OF
PUNTA DEL CIELO
26.657 ACRES OUT OF
FARM TRACT 104
WEST AND ADAMS TRACTS
VOLUME 2, PAGES 34-37 H.C.M.R.
CITY OF WESLACO
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:

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 THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 9/03/2021
ENGINEERING JOB NO. 21133.00



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PUNTA DEL CIELO, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 7-13-21, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 7-13-21
SURVEY JOB NO. 21133.08



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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUNTA DEL CIELO WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE

ATTEST: _____
HIDALGO COUNTY CLERK

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PUNTA DEL CIELO WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

ON _____ DAY OF _____, 20____.

MAYOR OF THE CITY WESLACO

ATTEST: _____
SECRETARY OF THE CITY OF WESLACO

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

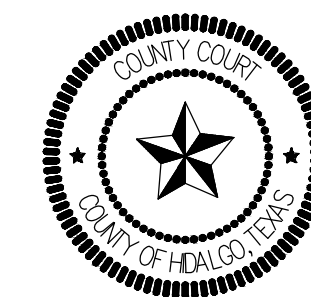
I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MY

DATE _____ CHAIRPERSON PLANNING & ZONING COMMISSION

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	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	7,596.05	0.174	22	6,659.90	0.153	43	6,302.61	0.145	64	6,083.50	0.140	85	6,083.50	0.140	106	6,083.50	0.140	127	6,083.50	0.140
2	6,326.84	0.145	23	6,000.00	0.138	44	6,302.62	0.145	65	6,083.50	0.140	86	6,358.47	0.146	107	6,083.50	0.140	128	6,083.50	0.140
3	6,326.84	0.145	24	6,000.00	0.138	45	6,302.64	0.145	66	6,083.50	0.140	87	6,083.50	0.140	108	6,083.50	0.140	129	6,083.50	0.140
4	6,326.84	0.145	25	6,000.00	0.138	46	6,302.65	0.145	67	6,357.26	0.146	88	6,083.50	0.140	109	6,083.50	0.140	130	6,083.50	0.140
5	6,326.84	0.145	26	6,346.80	0.146	47	6,302.66	0.145	68	7,796.05	0.179	89	6,083.50	0.140	110	6,083.50	0.140	131	6,083.50	0.140
6	6,326.84	0.145	27	6,000.00	0.138	48	6,302.68	0.145	69	7,796.05	0.179	90	6,083.50	0.140	111	6,358.47	0.146	132	6,083.50	0.140
7	6,326.84	0.145	28	6,000.00	0.138	49	6,302.69	0.145	70	6,357.26	0.146	91	6,083.50	0.140	112	6,083.50	0.140	133	6,083.50	0.140
8	6,326.84	0.145	29	6,000.00	0.138	50	6,302.70	0.145	71	6,083.50	0.140	92	6,083.50	0.140	113	7,796.05	0.179	134	6,083.50	0.140
9	6,326.84	0.145	30	6,000.00	0.138	51	6,302.72	0.145	72	6,083.50	0.140	93	6,083.50	0.140	114	7,700.00	0.177	135	6,083.50	0.140
10	6,326.84	0.145	31	6,000.00	0.138	52	6,302.58	0.145	73	6,083.50	0.140	94	6,083.50	0.140	115	6,354.75	0.146	136	6,083.50	0.140
11	6,326.84	0.145	32	6,345.60	0.146	53	7,596.05	0.174	74	6,083.50	0.140	95	6,083.50	0.140	116	6,354.75	0.146	137	6,083.50	0.140
12	6,326.84	0.145	33	6,000.00	0.138	54	7,796.05	0.174	75	6,083.34	0.140	96	6,083.50	0.140	117	6,354.75	0.146	138	6,083.50	0.140
13	6,326.84	0.145	34	6,000.00	0.138	55	6,083.50	0.140	76	6,083.50	0.140	97	6,357.26	0.146	118	6,354.75	0.146	139	6,083.50	0.140
14	6,326.84	0.145	35	6,000.00	0.138	56	6,358.47	0.146	77	6,083.50	0.140	98	7,796.05	0.179	119	6,354.75	0.146	140	6,083.50	0.140
15	6,326.84	0.145	36	7,796.05	0.179	57	6,083.50	0.140	78	6,083.50	0.140	99	7,796.05	0.179	120	6,354.75	0.146	141	6,083.50	0.140
16	6,326.84	0.145	37	6,388.89	0.147	58	6,083.50	0.140	79	6,083.50	0.140	100	6,357.26	0.146	121	6,354.75	0.146	142	6,083.50	0.140
17	6,326.84	0.145	38	6,302.54	0.145	59	6,083.50	0.140	80	6,083.50	0.140	101	6,083.50	0.140	122	6,354.75	0.146	143	6,083.50	0.140
18	7,836.06	0.180	39	6,302.56	0.145	60	6,083.50	0.140	81	6,358.47	0.146	102	6,083.50	0.140	123	7,700.00	0.177	144	6,083.50	0.140
19	6,538.55	0.150	40	6,302.57	0.145	61	6,083.50	0.140	82	6,083.32	0.140	103	6,083.50	0.140	145	6,083.50	0.140	145	6,083.50	0.140
20	9,216.08	0.212	41	6,302.58	0.145	62	6,083.34	0.140	83	7,796.05	0.179	104	6,083.50	0.140	146	6,083.50	0.140	146	6,083.50	0.140
21	7,471.66	0.172	42	6,302.60	0.145	63	6,083.50	0.140	84	7,796.05	0.179	105	6,083.50	0.140	147	6,083.50	0.140	147	6,083.50	0.140

Line Table		
Line #	Direction	Length
L1	S 43° 46' 42" W	35.36'
L2	N 46° 13' 18" W	35.36'
L3	S 43° 46' 42" W	21.21'
L4	S 46° 13' 18" E	21.21'
L5	N 43° 46' 42" E	21.21'
L6	N 01° 13' 18" W	34.26'
L7	S 46° 13' 18" E	21.21'
L8	N 43° 46' 42" E	21.21'
L9	S 46° 13' 18" E	21.21'
L10	N 43° 46' 42" E	21.21'
L11	S 43° 46' 42" W	21.21'
L12	S 46° 13' 18" E	21.21'
L13	S 43° 46' 42" W	21.21'
L14	N 46° 13' 18" W	21.21'
L15	S 46° 13' 18" E	35.36'
L16	S 43° 46' 42" W	35.36'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	15.75'	50.00'	18° 02' 33"	N40° 14' 34"W	15.68'	7.94
C2	50.44'	50.00'	57° 48' 16"	N78° 09' 59"W	48.33'	27.60
C3	50.44'	50.00'	57° 48' 16"	S44° 01' 45"W	48.33'	27.60
C4	50.44'	50.00'	57° 48' 16"	S13° 46' 31"E	48.33'	27.60
C5	16.18'	50.00'	18° 32' 39"	S51° 56' 58"E	16.11'	8.16

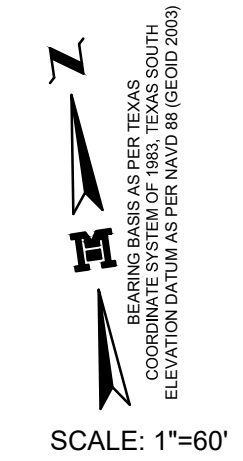


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

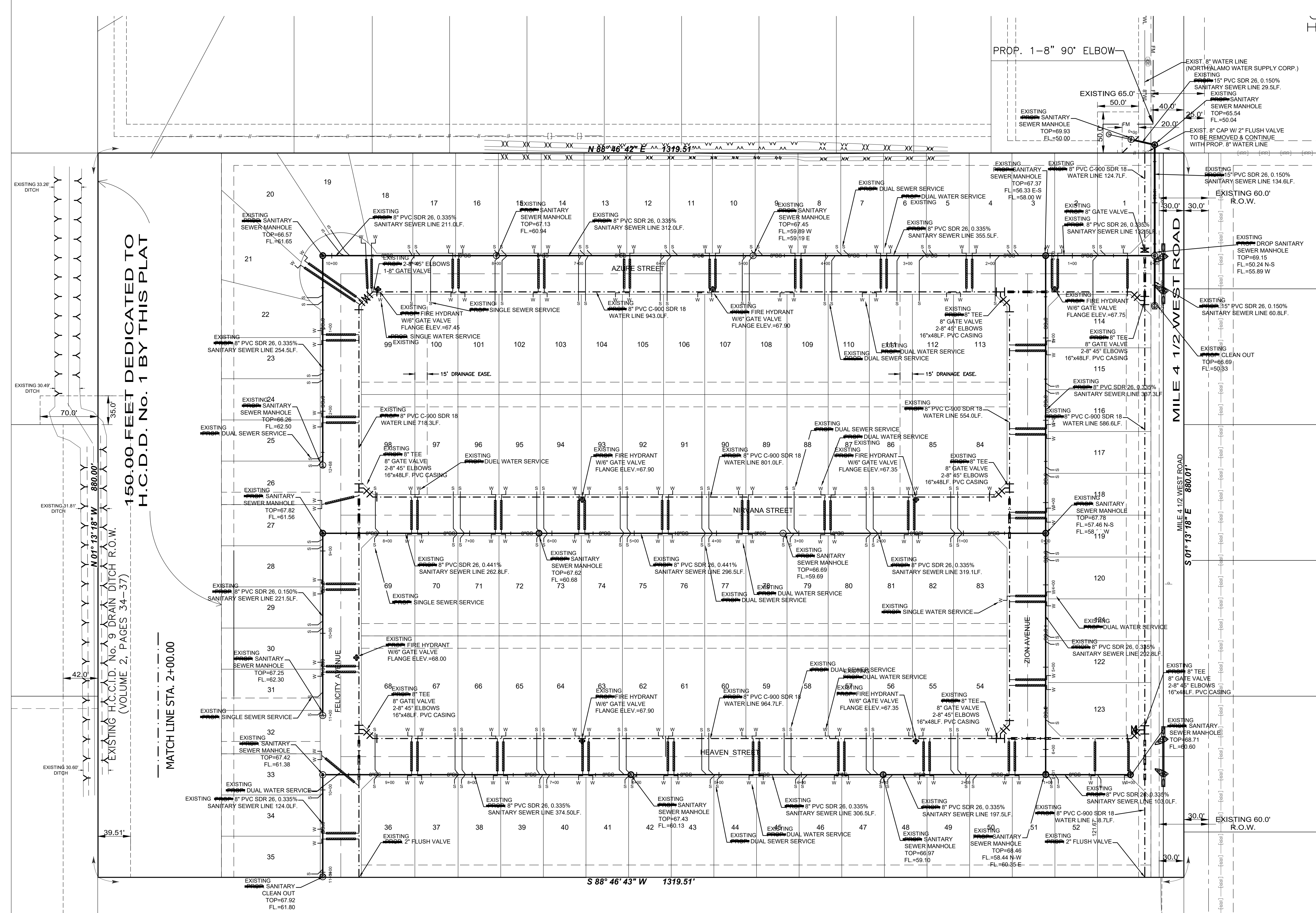
MAP OF WATER & SEWER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA & DRENAJE

SUBDIVISION MAP OF
PUNTA DEL CIELO
 26.657 ACRES OUT OF
 FARM TRACT 104
 WEST AND ADAMS TRACTS
 VOLUME 2, PAGES 34-37 H.C.M.R.
 CITY OF WESLACO
 HIDALGO COUNTY, TEXAS



COST ESTIMATE:	
PAVING IMPROVEMENTS:	\$ 709,917.59
DRAINAGE IMPROVEMENTS:	\$ 265,353.00
WATER DISTRIBUTION:	\$ 278,533.70
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 341,032.80

ESTIMACION DE COSTOS:	
PAVIMENTACION DE CALLES:	\$ 709,917.59
DREAJE PLUVIAL:	\$ 265,353.00
SERVICIO DE AGUA POTABLE:	\$ 278,533.70
SERVICIO DE DRENAJE SANITARIO	\$ 341,032.80



150.00 FEET DEDICATED TO
 H.C.D.D. No. 1 BY THIS PLAT

MATCH LINE STA. 2+00.00

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
 CONSULTANTS • ENGINEERS • SURVEYORS

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

MAP OF WATER & SANITRY DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA Y DRENAJE

SUBDIVISION MAP OF
PUNTA DEL CIELO
 26.657 ACRES OUT OF
 FARM TRACT 104
 WEST AND ADAMS TRACTS
 VOLUME 2, PAGES 34-37 H.C.M.R.
 CITY OF WESLACO
 HIDALGO COUNTY, TEXAS

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

PUNTA DEL CIELO 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 SURFICENT 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 RUNNING ALONG THE WEST RIGHT-OF-WAY OF MILE 4 1/2 WEST ROAD. THE WATER SYSTEM FOR PUNTA DEL CIELO CONSISTS OF A 8" WATER LINE THAT CONNECTS TO THE EXISTING 8" WATER LINE AT THE NORTHEAST CORNER OF THIS SUBDIVISION. THIS 8" WATER LINE THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF MILE 4 1/2 WEST ROAD WITHIN A 15 FOOT EXCLUSIVE N.A.W.S.C. EASEMENT ENDING AT THE SOUTHEAST CORNER OF LOT 63 OF THIS PLAT. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHEAST CORNER OF LOT 1 THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF AZURE STREET THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF FELICITY STREET ENDING AT THE SOUTHWEST CORNER OF LOT 36. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED WATER LINE AT THE SOUTHWEST CORNER OF LOT 68 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF HEAVEN STREET CONNECTING TO THE 8" WATER LINE AT MILE 4 1/2 WEST ROAD. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHEAST CORNER OF LOT 54 THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF ZION AVENUE CONNECTING TO THE 8" WATER LINE AT THE SOUTHEAST CORNER OF LOT 3. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED WATER LINE AT THE SOUTHWEST CORNER OF LOT 89 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE PUNTA DEL CIELO CONSISTS OF FIFTY-FOUR (54) 4" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 2" DIAMETER SERVICE LINES AND FIFTEEN (15) 2" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINE, THE DUAL SERVICES AND 2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$278,633.70, OR \$2,264.50 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$55,460.00, WHICH COVERS THE \$450.81 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 8 FIRE HYDRANTS AT A UNIT COST OF \$4,600.00 FOR A TOTAL COST OF \$38,800.00. 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.

WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

PUNTO DEL CIELO WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF WESLACO. THE SUBDIVIDER AND CITY OF WESLACO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF WESLACO HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF WESLACO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

THE CITY OF WESLACO HAS AN PROPOSED LIFT STATION AT THE SOUTHEAST CORNER OF LOT 43 OF WES-TEX SUBDIVISION No. 2 ALONG THE WEST SIDE OF MILE 4 1/2 ROAD AND APPROXIMATELY 1288.0 FEET SOUTH OF MILE 10 NORTH ROAD. THE WASTEWATER SYSTEM FOR PUNTA DEL CIELO CONSISTS OF 15" & 8" SANITARY SEWER LINES. A 15" SANITARY SEWER LINE ENITS THE LIFT STATION THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF MILE 4 1/2 ROAD APPROXIMATELY 195.50 FEET ENDING WITH A CLEANOUT AT THE NORTHEAST CLIP OF LOT 114 OF THIS SUBDIVISION. ANOTHER 8" SANITARY SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SANITARY LINE THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF AZURE STREET THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF FELICITY STREET ENDING WITH A SANITARY MANHOLE ON THE NORTHEAST CORNER OF LOT 26. ANOTHER 8" SANITARY LINE CONNECTS TO A MANHOLE AT THE SOUTHEAST CORNER OF LOT 3 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF ZION AVENUE THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF HEAVEN STREET THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF FELICITY AVENUE ENDING WITH A CLEAN OUT AT THE SOUTHWEST CORNER OF LOT 35. ANOTHER 8" SANITARY SEWER LINE CONNECT TO SANITARY MANHOLE AT THE WEST SIDE OF LOT 119 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF NIRVANA STREET THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF FELICITY AVENUE ENDING WITH A SANITARY SEWER MANHOLE AT THE NORTHEAST CORNER OF LOT 32. ANOTHER 8" SANITARY SEWER LINE CONNECTS TO THE MANHOLE AT THE NORTHEAST CORNER OF LOT 51 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF HEAVEN STREET ENDING AT THE NORTH CLIP OF LOT 53. ANOTHER 8" SANITARY SEWER CONNECTS TO A SANITARY MANHOLE AT THE EAST SIDE OF LOT 33 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF HEAVEN STREET ENDING WITH A SANITARY MANHOLE AT THE NORTHWEST CORNER OF LOT 53 TO SERVICE THIS SUBDIVISION.

FROM THE 15" & 8" LINE, ONE HUNDRED TWENTY-THREE (123) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE 8" LINE, 4" SERVICE LINE AND SEVENTEEN (17) 4" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$ 341,032.80 OR \$2,772.82 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF WESLACO, THE SUM OF \$108,401.13 WHICH COVERS THE \$881.31 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 WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF WESLACO 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:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$401,117.96 WHICH EQUALS TO \$3,261.12 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 449,433.93 WHICH EQUALS TO \$3,653.93 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____



SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. I, CAMPOS DE ORO, LP, A TEXAS LIMITED PARTNERSHIP (SUBDIVIDER OF PUNTA DEL CIELO 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 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.

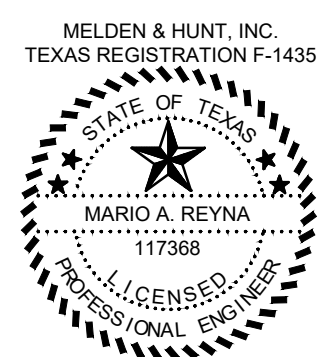
CAMPOS DE ORO, LP, A TEXAS LIMITED PARTNERSHIP
 JOHN R. MAVS
 11410 N.M. 493
 DONNA, TEXAS 78537

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. MAVS, 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 THE _____ DAY OF _____, 20____

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
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FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)
 PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION PUNTO DEL CIELO RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION HA 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 AGUA PARA LA SUBDIVISION PUNTA DEL CIELO CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 4 1/2 WEST ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION PUNTA DEL CIELO CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8" EN EL LADO NOROESTE DE ESTA SUBDIVISION. ESTA LINEA DE 8" CUAL SIGUE HACIA EL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE MILE 4 1/2 WEST ROAD SIGUE AL SUR DENTRO DE UN CONSECCION EXCLUSIVO DE 15.0 PIES DE N.A.W.S.C. TERMINANDO EN EL LADO SURESTE DE LOT 53. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENSIONADA EN EL LADO SURESTE DE LOTE 1 Y CONTINUA CORRIENDO AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE AZURE STREET LUEGO SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE FELICITY STREET TERMINANDO EN EL LADO SUROESTE DE LOTE 36. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENSIONADA EN EL LADO SUROESTE DE LOT 68 LUEGO SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE HEAVEN AVENUE CONECTANDO A LA LINEA EN EL LADO SURESTE DE LOTS 123. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENSIONADA EN EL LADO SURESTE DE LOT 54 LUEGO SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE ZION AVENUE CONECTANDO A LA LINEA EN EL LADO SUROESTE DE LOT 3. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENSIONADA EN EL LADO SURESTE DE LOT 84 LUEGO SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE NIRVANA STREET CONECTANDO A LA LINEA EN EL LADO SUROESTE DE LOT 89 PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN CENQUENTA-QUATRO (54) DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" PARA CADA LOTE. Y QUENCE (15) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8". LOS DOBLE-CONDUCTOS DE AGUA DE 1", EL CONDUCTO DE 3/4", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 278,633.70 O \$ 2,264.50 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.E.W.S.C. \$ 122,584.26, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$996.62. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 8 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,600.00 POR CADA UNO CUAL CUENTA UNA CANTIDAD TOTAL \$36,800.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION PUNTA DEL CIELO RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE LA CIUDAD DE WESLACO. EL DUEÑO DE LA SUBDIVISION Y LA CIUDAD DE WESLACO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. LA CIUDAD DE WESLACO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE WESLACO PROPONE UN SISTEMA DE POMPAS DE PRESION EN EL LADO SURESTE DEL LOTE 43 DEL WES-TEX SUBDIVISION No. 2 EN EL LADO OESTE DE MILE 4 1/2 ROAD Y APROXIMATEMENTE 1288.0 PIES AL SUR DE MILE 10 NORTH ROAD. EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO PARA LA SUBDIVISION PUNTO DEL CIELO CONSISTE DE UN SISTEMA LINEA DE DRENAJE DE 15" & 8". UN CONDUCTO SANITARIO DE 15" SALE DE SISTEMA DE POMPAS DE PRESION Y SIGUE HACIA AL SUR POR EL LADO OESTE DE MILE 4 1/2 ROAD APROXIMATEMENTE 195.50 PIES TERMINANDO EN EL LADO NROESTE DE LOT 114. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALCANTARILLA LOCALIZADA AL SURESTE DE LOTE 1 Y CONTINUA CORRIENDO AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE AZURE STREET LUEGO SIGUE HACIA SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE FELICITY AVENUE TERMINANDO CON UN ALCANTARILLA EN EL LADO NROESTE DE LOTE 26. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALCANTARILLA LOCALIZADA AL SURESTE DE LOTE 3 Y CONTINUA CORRIENDO AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE ZION AVENUE LUEGO SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE HEAVEN STREET LUEGO SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE FELICITY AVENUE TERMINANDO EN EL LADO SURESTE DE LOTS 35. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALCANTARILLA LOCALIZADA AL LADO OESTE DE LOTE 119 Y SIGUE HACIA OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE NIRVANA STREET LUEGO SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE FELICITY AVENUE TERMINANDO POR EL LADO NROESTE DE LOTE 32. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALCANTARILLA LOCALIZADA AL NROESTE DE LOTE 51 Y CONTINUA CORRIENDO AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE HEAVEN STREET TERMINANDO EN EL NROESTE DE LOTE 53. PARA SERVIR ESTA SUBDIVISION.

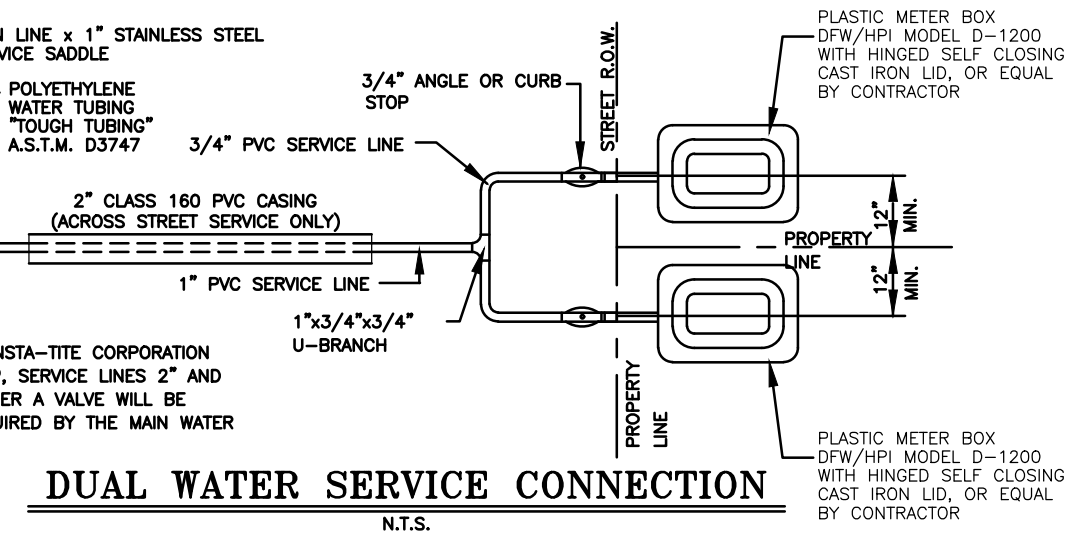
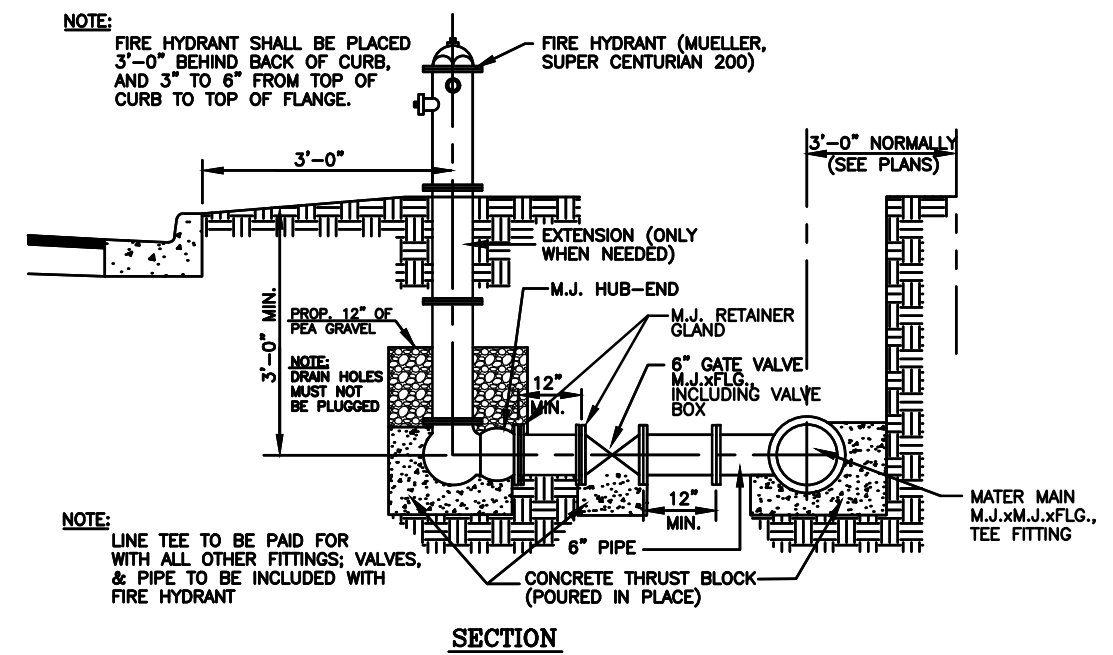
DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS CIENTO VEINTE-TRES (123) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE LINEA DE 15" Y 8" DE DRENAJE SANITARIO. LA LINEAS DE 8", DE 4" Y DIEZIEITE (17) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ 341,032.80 O \$ 2,772.82 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA CIUDAD DE WESLACO UN COSTO TOTAL DE \$108,401.13, O \$881.31 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO 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 (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

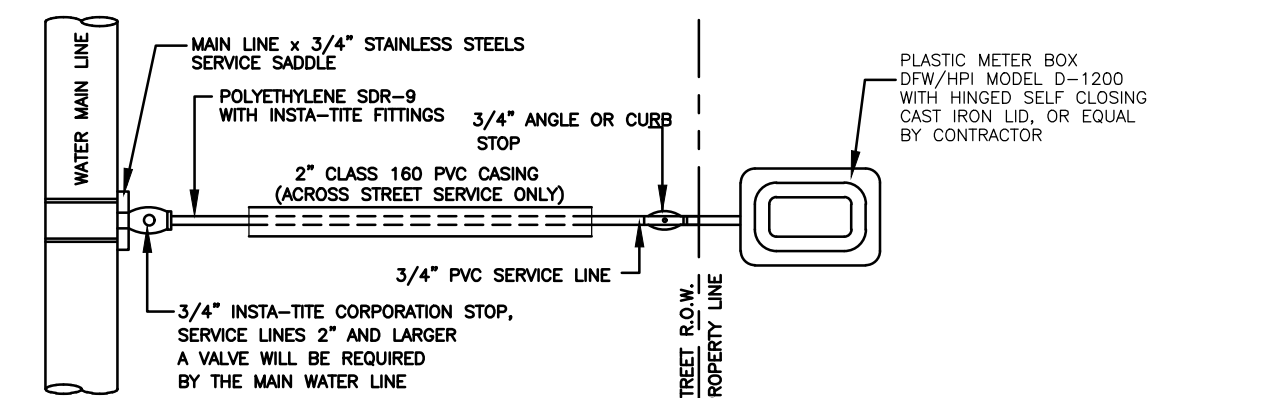
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUINDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 401,117.96 O \$ 3,261.12 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$ 449,433.93 O \$ 3,653.93 POR LOTE.

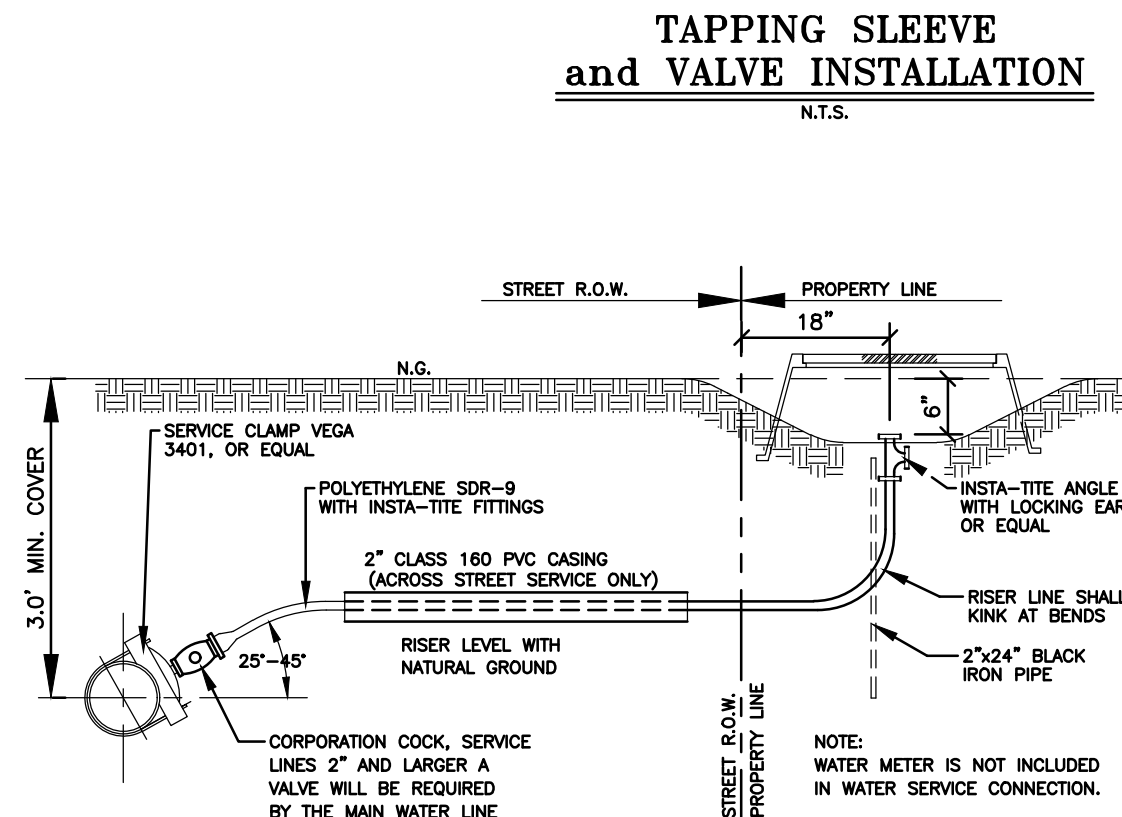
ENGINEER'S SIGNATURE _____ DATE _____



NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



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NOTE: WATER METER IS NOT INCLUDED IN WATER SERVICE CONNECTION.

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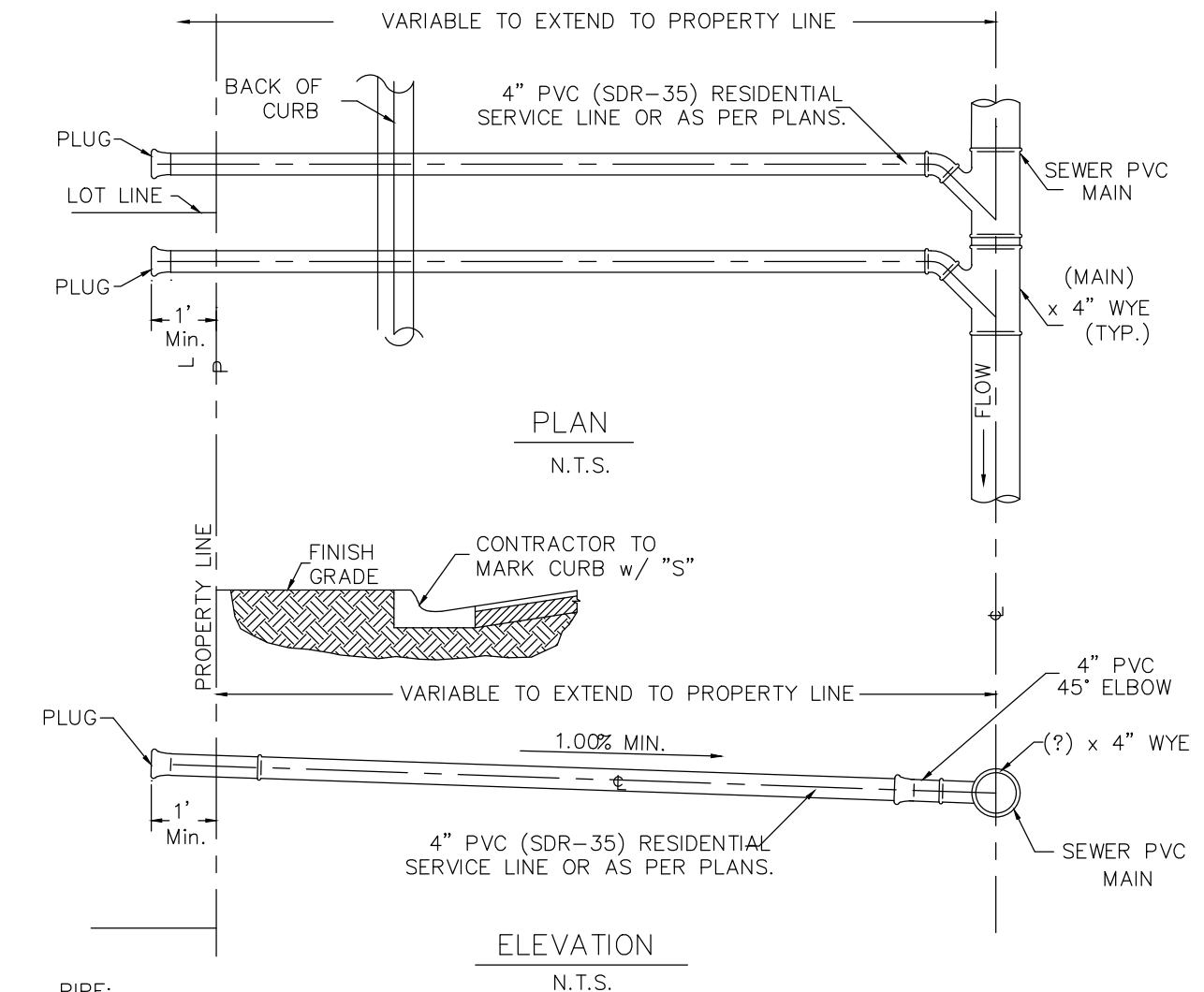
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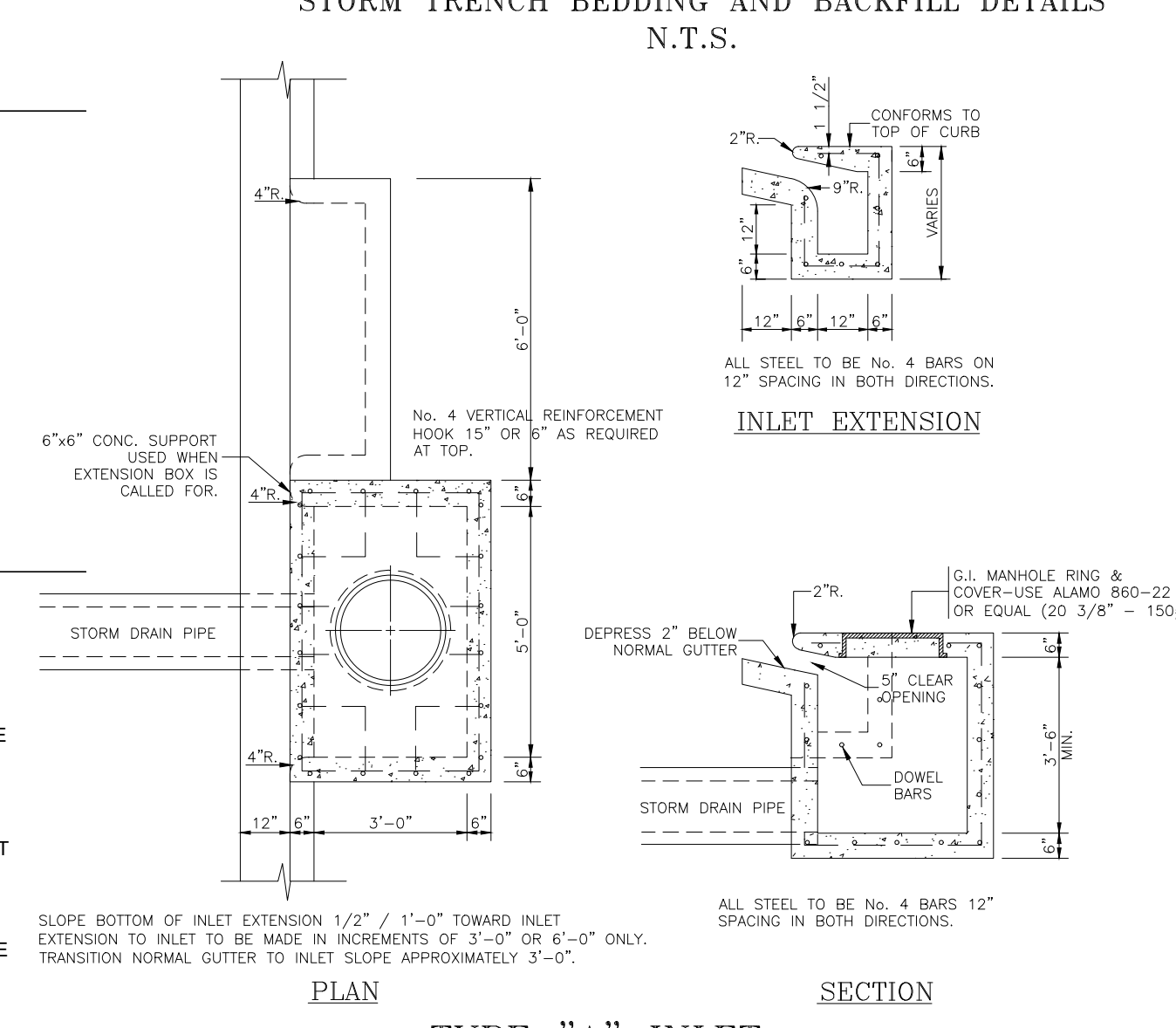
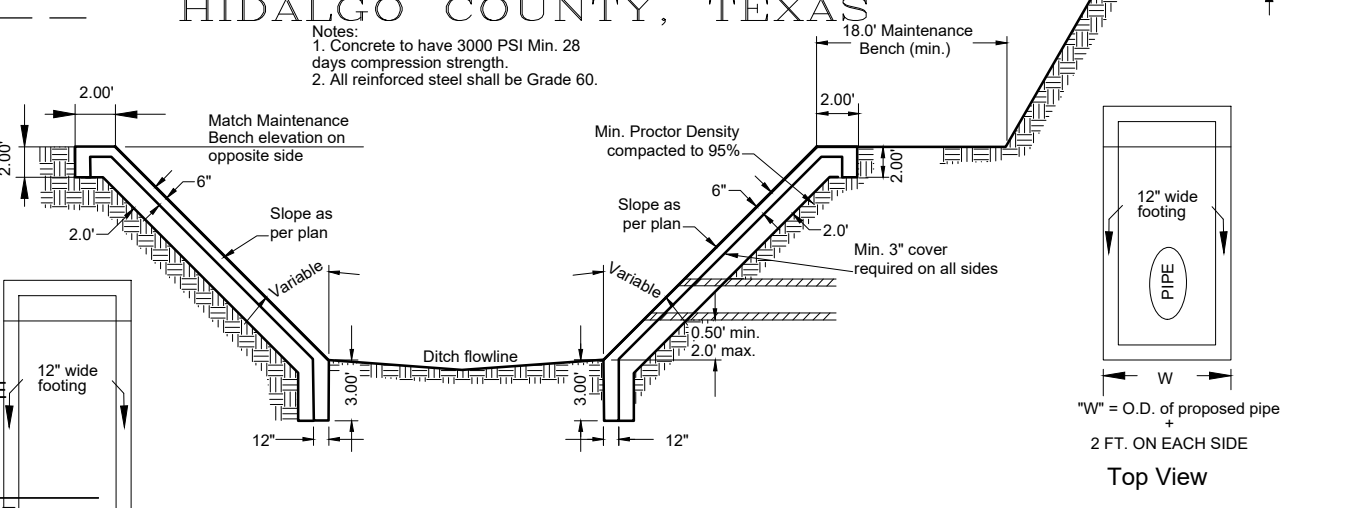
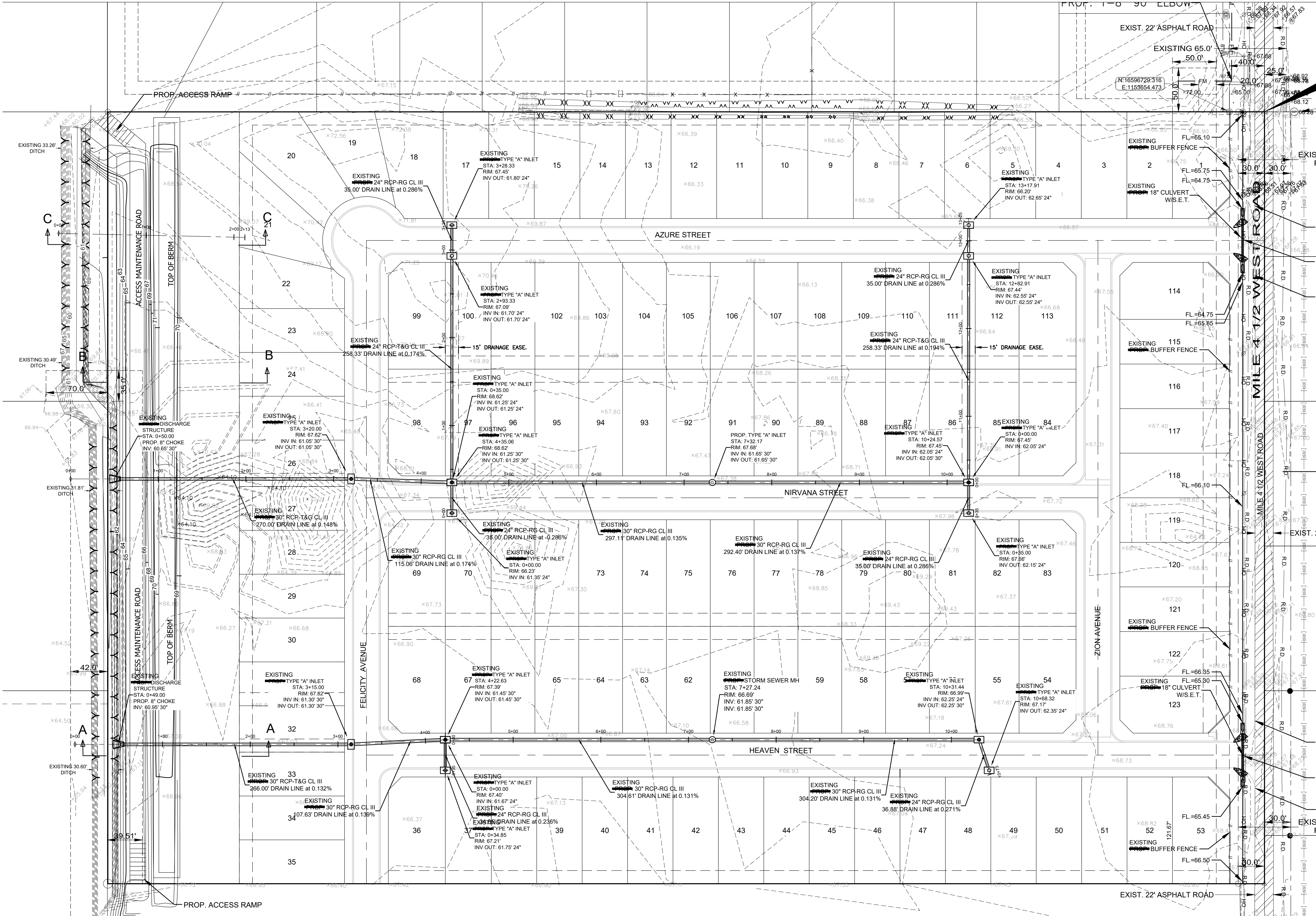
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MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
PUNTA DEL CIELO
 26.657 ACRES OUT OF
 FARM TRACT 104
 WEST AND ADAMS TRACTS
 VOLUME 2, PAGES 34-37 H.C.M.R.
 CITY OF WESLACO, TEXAS
 HIDALGO COUNTY, TEXAS

P.O.B.
 N.E. COR.
 F.T. 104



DRAINAGE STATEMENT

PUNTA DEL CIELO A TRACT OF LAND CONTAINING 26.657 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OR PORTION OUT OF FARM TRACT 104, WEST AND ADAMS TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, SAID 26.657 ACRES CONVEYED TO IDEA PUBLIC SCHOOLS, BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2813810, HIDALGO COUNTY OFFICIAL RECORDS. THIS SUBDIVISION LIES IN ZONE "A", ZONE "A" BASE FLOOD ELEVATION 66.40. COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATE MAY 30, 2002. THE PROPERTY IS LOCATED ALONG THE WEST SIDE OF MILE 1/2 WEST ROAD & APPROXIMATELY 1320 FEET SOUTH OF MILE 10 NORTH ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 123 RESIDENTIAL LOTS INSIDE THE CITY OF WESLACO E.T.J.

THE SOIL IN THIS AREA (23) HEBBRONVILLE SANDY LOAM, (25) HIDALGO FINE SANDY LOAM, & (28) HIDALGO SANDY CLAY LOAM WHICH ARE HYDROLOGIC GROUPS "A" & "B". THESE SOILS HAVING A HIGH INFILTRATION RATE AND ARE MODERATELY PEROUS INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

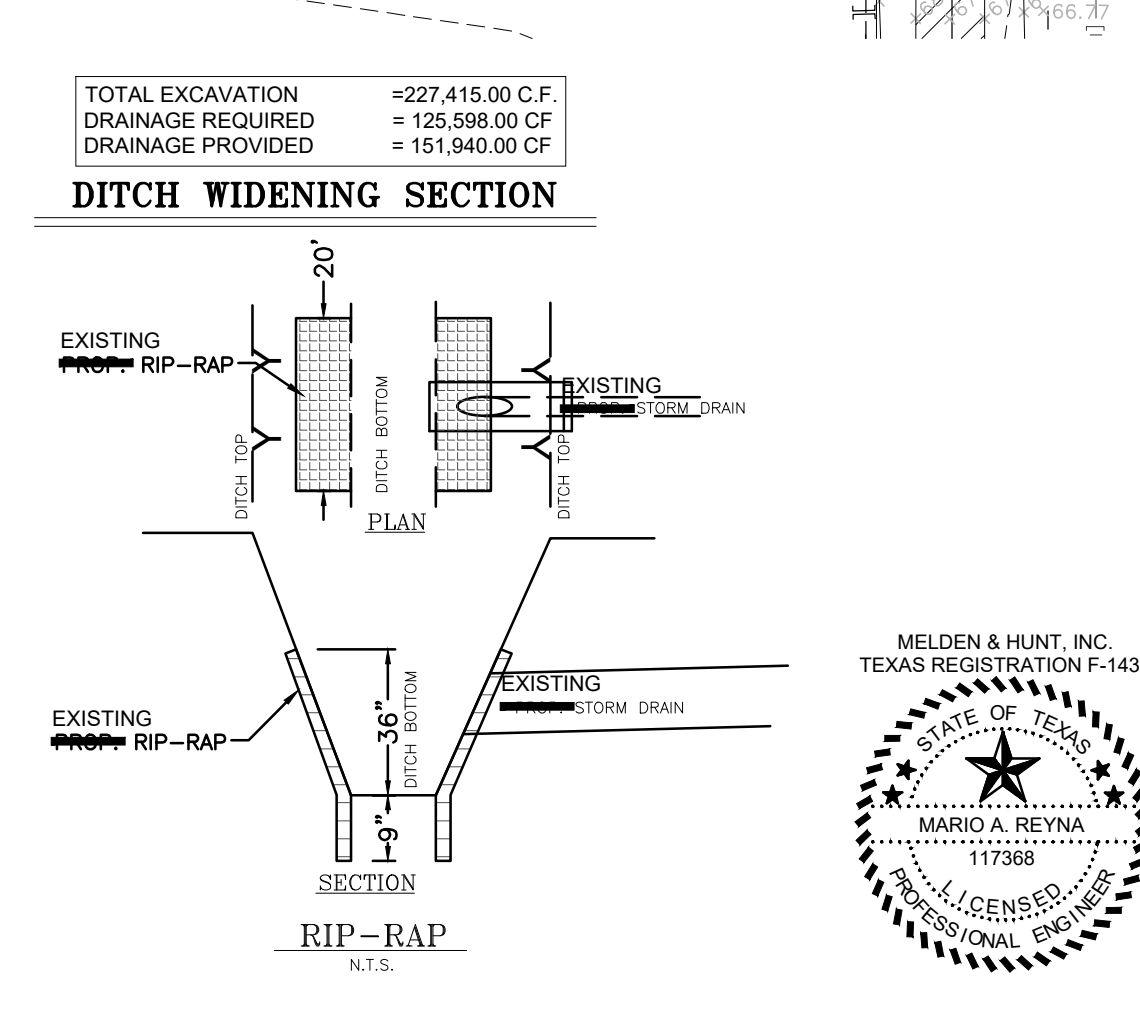
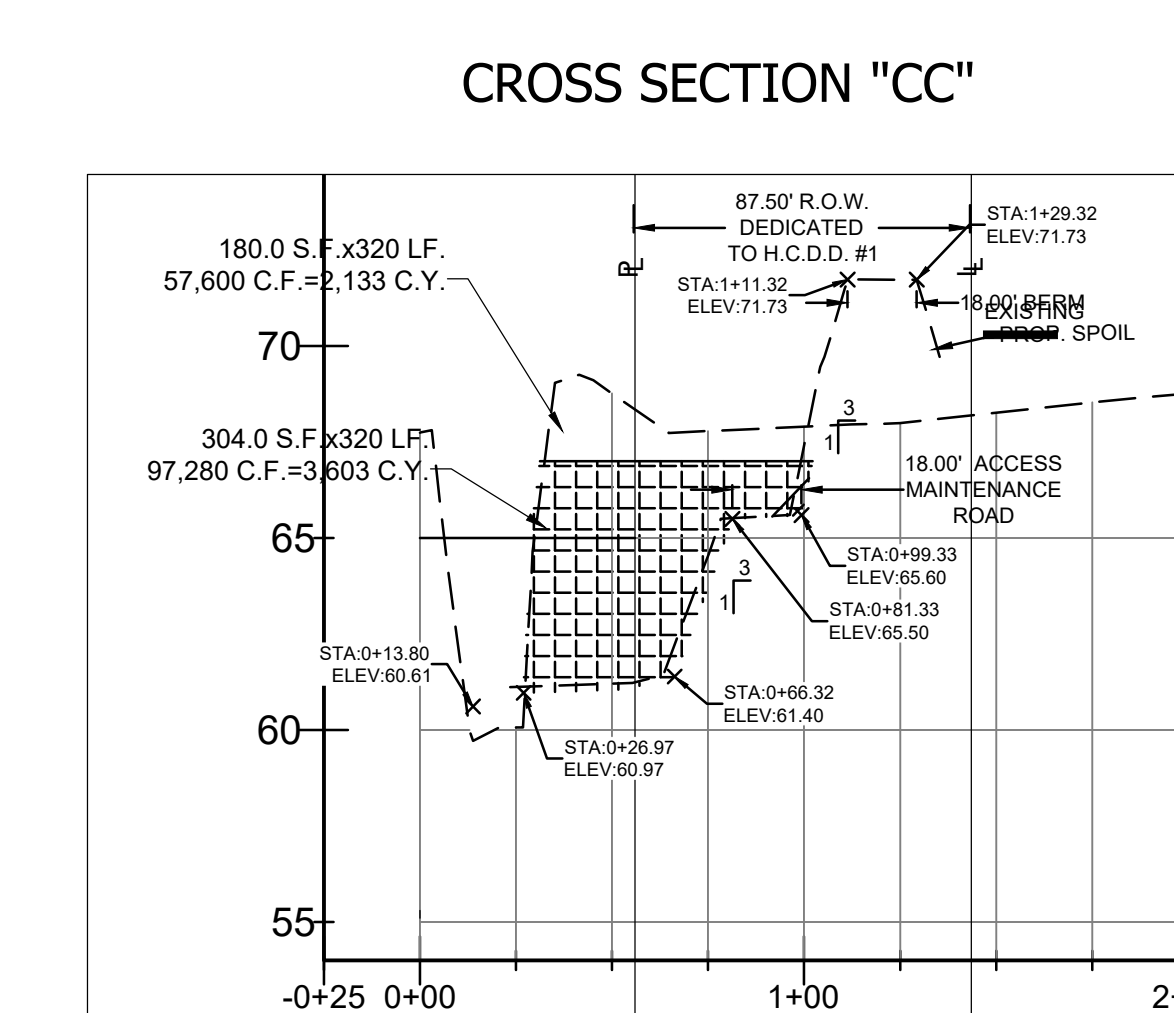
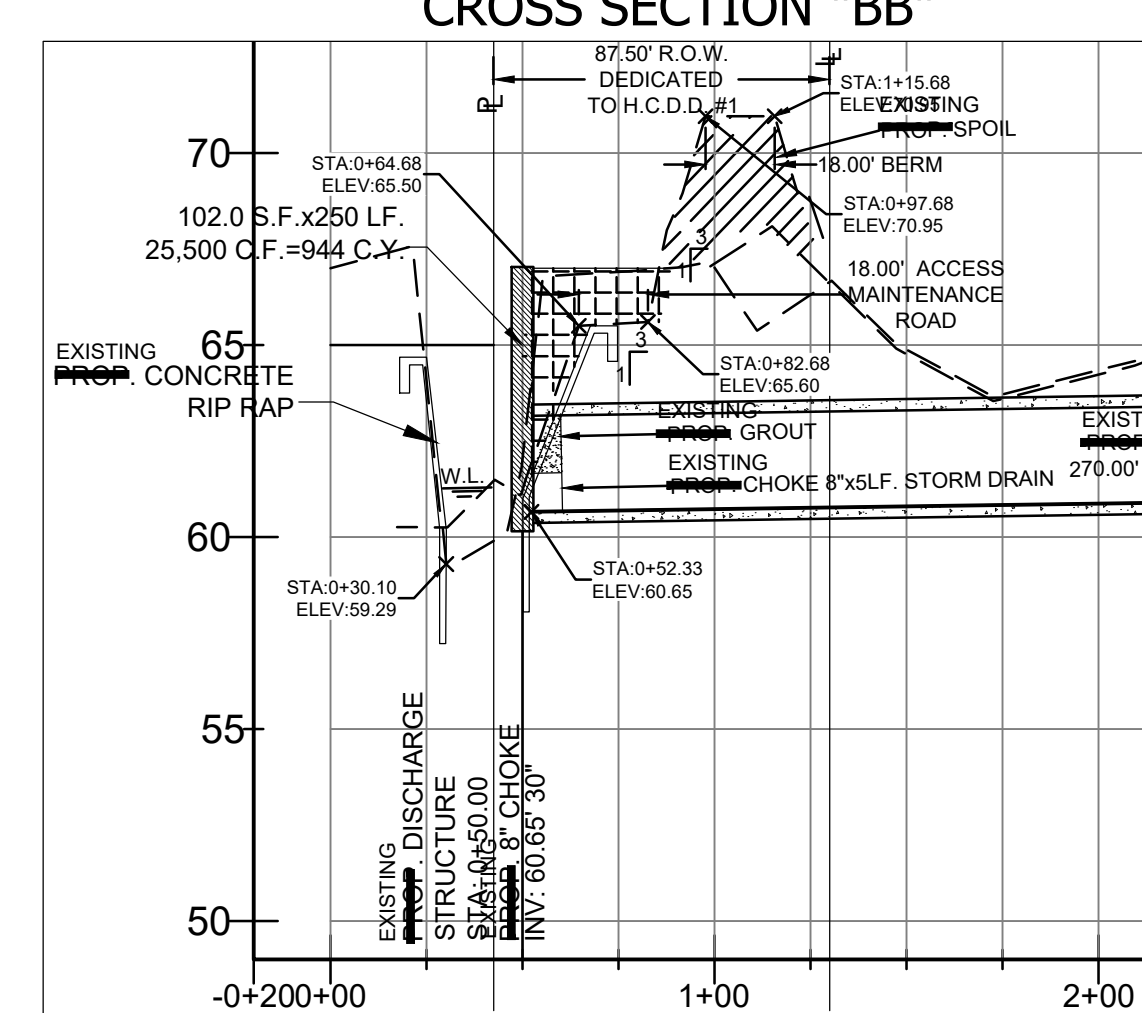
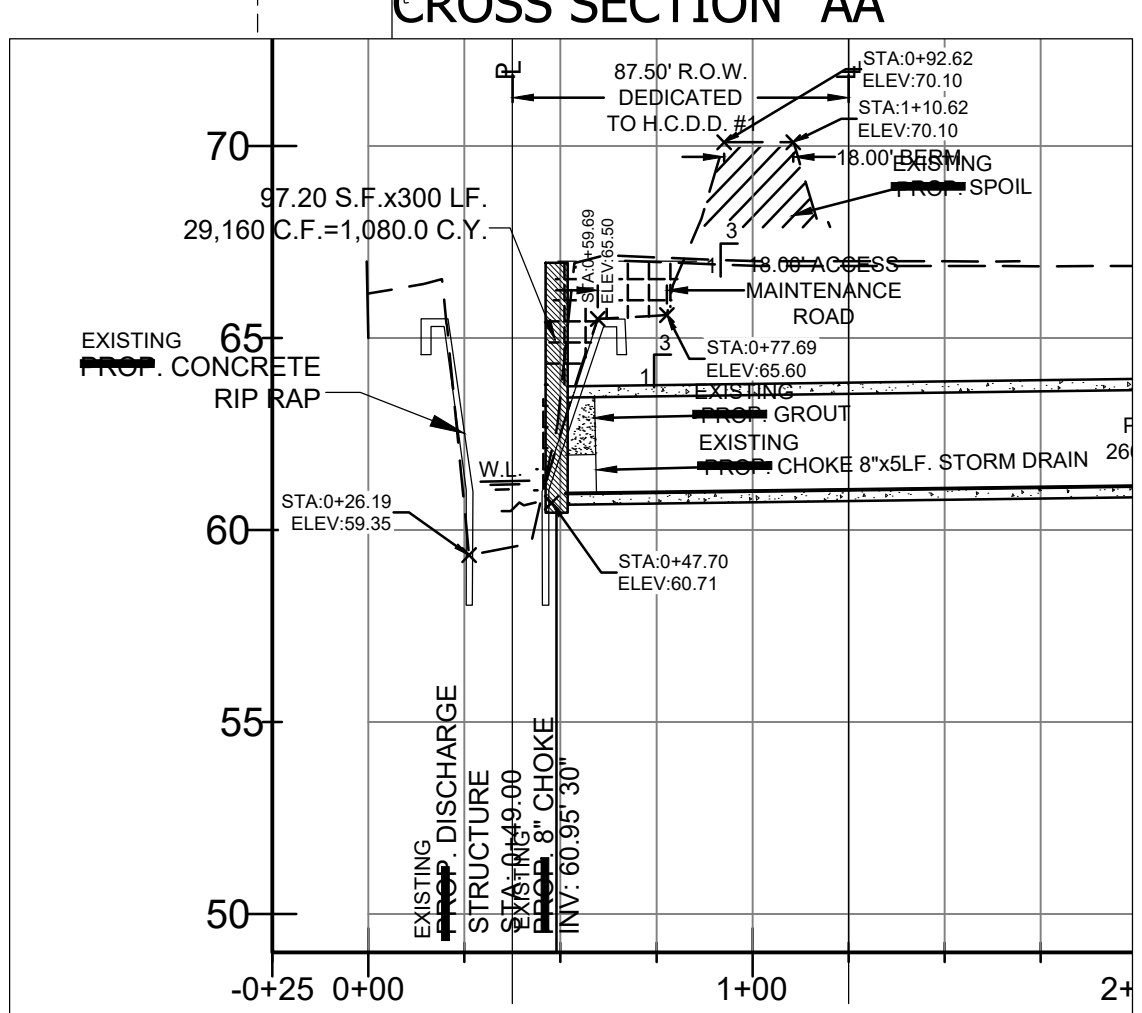
EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 16.28 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 64.80 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 48.52 C.F.S.

THE PROPOSED DRAINAGE FOR THIS 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 PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO AN EXISTING HCD #9 DRAIN DITCH ON THE WEST SIDE OF SUBDIVISION.

IN ACCORDANCE WITH THE CITY OF WESLACO DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT. DUE TO THE BUILDING OF THIS SUBDIVISION, THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED 125,598 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED WIDENING OF THE HCD#9 DRAIN DITCH.

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, PE # 117368 DATE: SHEET 5 OF 6 SHEETS



MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
PUNTA DEL CIELO
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 FARM TRACT 104
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 VOLUME 2, PAGES 34-37 H.C.M.R.
 CITY OF WESLACO
 HIDALGO COUNTY, TEXAS

SCALE: 1"=100'

