



**Planning  
Department**

**Anthony Uresti**  
*Assistant Director*

**Main Office**

2818 S. Business Hwy 281  
Edinburg, Texas 78539  
Phone (956) 318-2840  
Fax (956) 318-2844

**Precinct No. 1 Substation**

1900 Joe Stephens Ave. Ste. A  
Weslaco, TX 78596  
Phone (956) 968-4734  
Fax (956) 973-7850

**Precinct No. 3 Substation**

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

**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 4

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

Date: 10/23/23

North Alamo Water Supply Corporation (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name, Address and Phone number of Applicant:

North Alamo Water Supply Corporation 956-383-1618

420 S Doolittle Rd Edinburg, Tx 78542 Christy Sanchez

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

Same

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

Same

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

Rey Flores, Utility & Boring LLC

(956)483-3844





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12. Utility Crossing Coordinate X: 111674.842      Y: 16628482.894  
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:  
2-1" water lines
14. Pressure (each line):  
35 PSI
15. Content (each line):  
Potable Water
16. Estimated date of installation of Pipeline or Utility:  
As soon as permit gets approved.



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnify and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.  
  
Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 23rd day of October, 2023.

Christy Sanchez

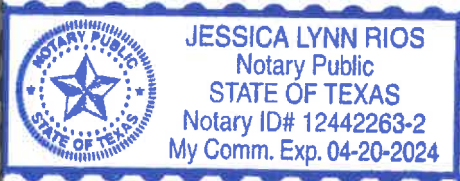
(Name of Applicant – Printed or Typed)

By:   
Signature

Title: New Accounts Supervisor

STATE OF TEXAS  
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,  
Christy Sanchez, on this 23rd day of October, 2023,  
to which witness my hand and seal of office.



  
Notary Public for the State of Texas

My Commission Expires: 4/20/2024



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**APPROVAL OF APPLICATION BY  
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_. The above and foregoing Application for Pipeline and Utility  
Permit, and after consideration of the same by the Hidalgo County  
Commissioners Court, said Application and Agreement for Pipeline or  
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

\_\_\_\_\_  
Richard F. Cortez, County Judge



# PIPELINE AND UTILITY PERMIT APPLICATION PACKET

## EXHIBIT A

### Hidalgo County Planning Department

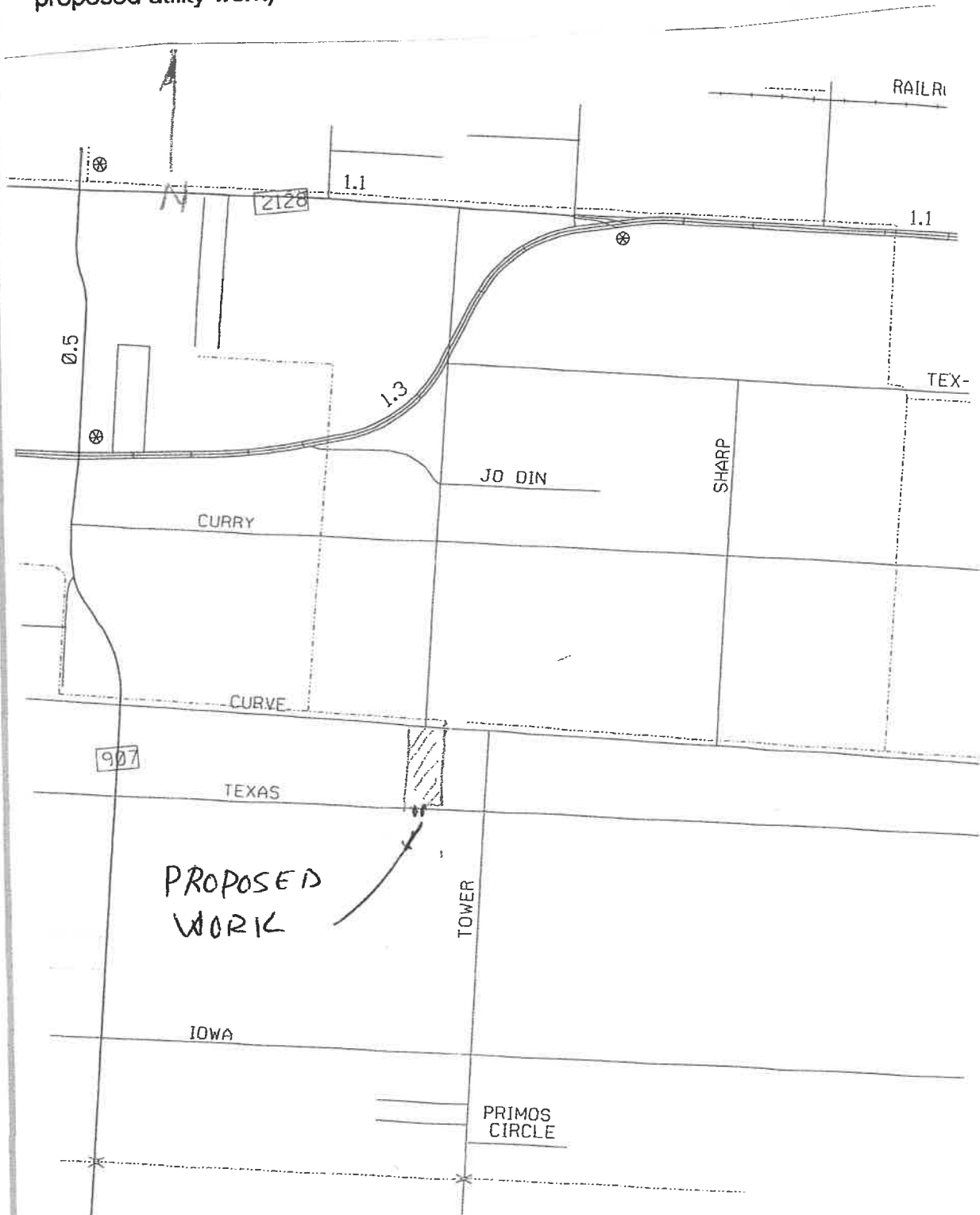
T.J. Arredondo, CFM  
Director of Planning

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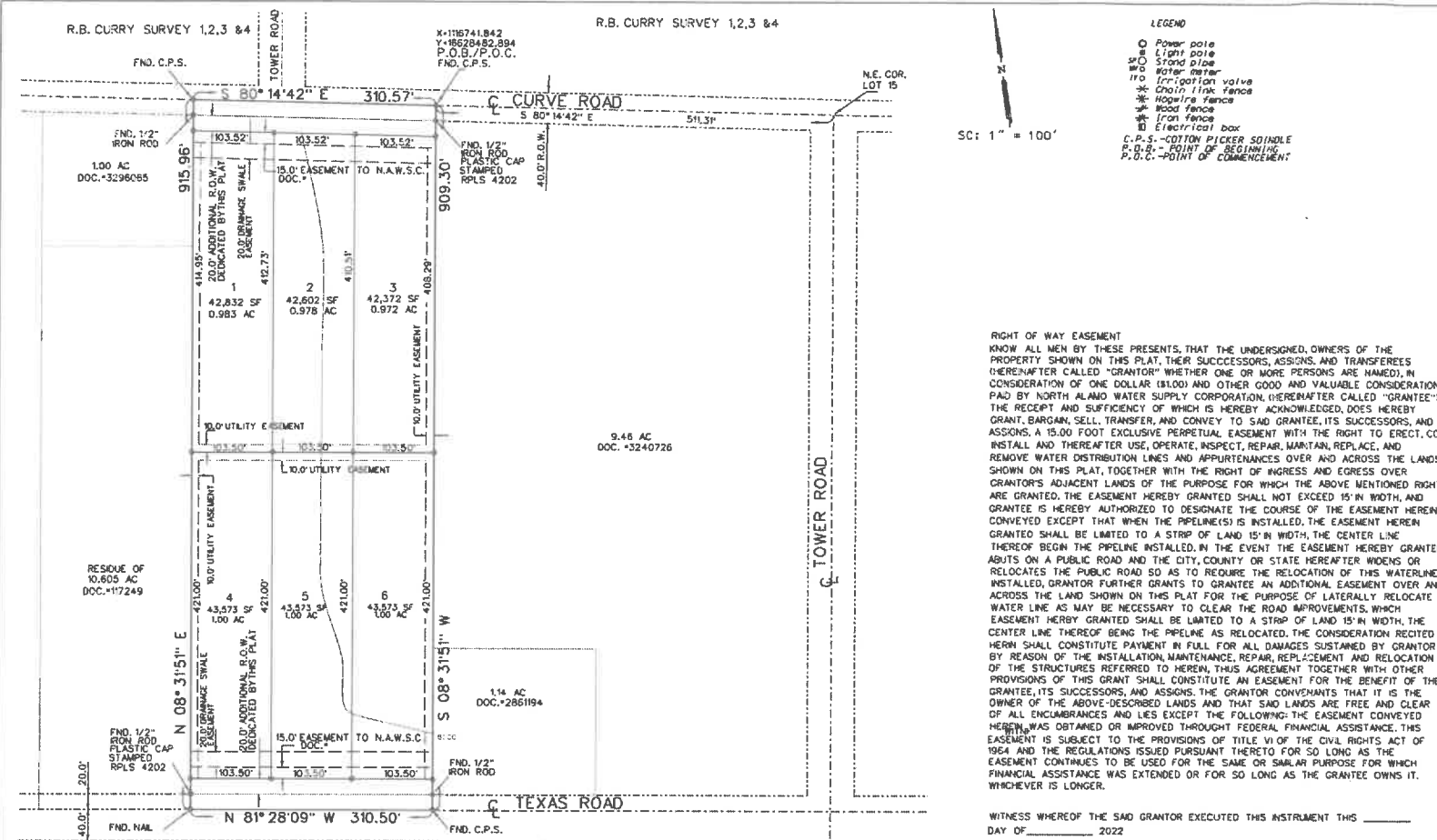
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(Please insert description of project location and supporting documents for proposed utility work)

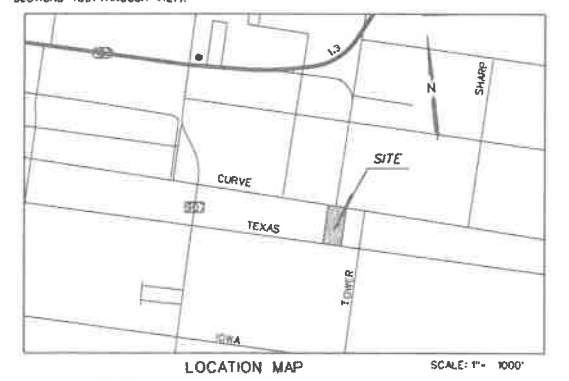






**GENERAL NOTES:**

- MIN. BUILDING SETBACK LINES: FRONT 25.0' CORNER 10.0' OR EASEMENT WHICH EVER IS GREATER SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER REAR 25.0' OR EASEMENT WHICH EVER IS GREATER 20.00 GARAGE / CAR PORT FRONT SET BACK
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION
- Ø-DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED. ○-DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED. >-DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.
- BENCH MARK #82.40, C.P.S. AT NORTHEAST CORNER OF THIS SUBDIVISION
- FLOOD ZONE DESIGNATION ZONE "X": AREAS OF 500-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL No. 480334 - 0325 D MAP REVISED: JUNE 8, 2000. (medium shading)
- FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL No. 480334 - 0425 C MAP REVISED: NOVEMBER 16, 1982. (medium shading)
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR FIRE INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).



**LOCATION MAP** SCALE: 1" = 1000'

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

CURVE CROSSING SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE CENTRAL, EAST OF HIDALGO COUNTY ON THE SOUTH SIDE OF CURVE ROAD 511 FEET WEST OF TOWER ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,000 / 2010 CENSUS). SIENNA SUBDIVISION LIES APPROXIMATELY 1.5 MILES FROM THE CITY LIMITS OF EDINBURG AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021

**LEGEND**

- Power pole
- Light pole
- Stand pipe
- Water meter
- Irrigation valve
- Chain link fence
- Wood fence
- Hoop fence
- Electrical box

**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 TRANSFEREES (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, A 15.00 FOOT EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL 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 OF 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/ARE 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 WATERLINE AS INSTALLED, GRANTEE SHALL BE RESPONSIBLE FOR THE RELOCATION OF THIS WATERLINE AND 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 CONVEYANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF 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.

WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

OWNER: D/MANAGEMENT LLC  
ALBERT HANKS - MANAGER OF D/MANAGEMENT, LLC  
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G  
WESLACO, TEXAS, 78596

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**6. DRAINAGE:**

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF  $35,322 \frac{1}{2}$  CUBIC FEET  $0.36$  ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVEMENTS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION DRAINAGE DETENTION PER LOT - 2,621 CF

- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
  - OSSE SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
  - SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
  - APPROVED "OSSE" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
  - A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
    - ANCHORING OF SEPTIC TANK(S)
    - BACK FLOW VALVES
    - SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
- ALBERT HANKS, THE OWNER & SUBDIVIDERS OF CURVE CROSSING SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- EACH PURCHASED 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.
- FIRE HYDRANTS INSTALLED WITHIN THE CORPORATION'S DISTRIBUTION SYSTEM ARE PROVIDED AT THE CONVENIENCE OF THE CORPORATION AND DO NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE CORPORATION TO MEET FIRE FLOW REQUIREMENTS.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.14

REVISION NOTES			
NO.	SHEET	REVISION	DATE APPROVED

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: ALBERT HANKS	502 E. EXPRESSWAY 83, SUITE G	WESLACO, TEXAS, 78596	956-630-0216
ENGINEER: GUILLEMO A. ARRATIA	526 N. 5TH ST.	DONNA, TX 78537	(956) 784-0218
SURVEYOR:			

# CURVE CROSSING SUBDIVISION

A 6.50 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 85, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS

**METES AND BOUNDS**

BEING 6.50 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF LOT 15, BLOCK 85, OF THE ALAMO LAND AND SUGAR COMPANY SUBDIVISION AS PER MAP RECORDED IN VOLUME 1, PAGE 24 OF THE HIDALGO COUNTY MAP RECORDS, SAID 6.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE NORTH LINE OF LOT 15, AND THE CENTERLINE OF CURVE ROAD FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; SAID COTTON PICKER SPINDLE BEARS NORTH 80°14'24" WEST, 511.31 FEET FROM THE NORTH EAST CORNER OF LOT 15:

THENCE: SOUTH 08°31'51" WEST, WITH THE WEST LINE OF 9.46 ACRE TRACT OF THE LAND DESCRIBED IN DOCUMENT # 3240728 OF THE HIDALGO COUNTY OFFICIAL RECORDS, PASSING A DISTANCE OF 20.00 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 4202" FOUND FOR REFERENCE ON THE SOUTH RIGHT OF WAY LINE OF SAID CURVE ROAD, PASSING AT A DISTANCE OF 670.59 FEET THE SOUTHWEST CORNER OF SAID 9.46 ACRE TRACT AND THE NORTHEAST CORNER OF A 1.14 ACRE TRACT, PASSING AT A DISTANCE OF 869.30 FEET A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE NORTH RIGHT OF WAY LINE OF TEXAS ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 909.30 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF SAID 1.14 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED:

THENCE: NORTH 81°28'09" W, 310.50 FEET WITH THE CENTERLINE OF SAID TEXAS ROAD AND THE SOUTH LINE OF SAID LOT 15 TO A NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED:

THENCE: NORTH 08°31'51" E, WITH A LINE PARALLEL TO THE EAST LINE OF LOT 15, PASSING AT A DISTANCE OF 20.00 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "4202" FOUND FOR A REFERENCE ON THE NORTH RIGHT OF WAY LINE OF SAID TEXAS ROAD, PASSING AT A DISTANCE OF 691.07 FEET THE SOUTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT # 3296065 OF THE HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 895.96 FEET A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE SOUTH RIGHT OF WAY LINE OF SAID CURVE ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 919.96 FEET TO A COTTON PICKER SPINDLE FOUND ON THE NORTH LINE OF SAID LOT 15 AND THE CENTERLINE OF SAID CURVE ROAD FOR THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT AND THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED:

THENCE: SOUTH 80°14'24" EAST, 310.57 FEET WITH THE NORTH LINE OF LOT 15, THE CENTERLINE OF SAID CURVE ROAD, AND THE SOUTH LINE OF R.B. CURRY SURVEY 1,2,3, AND 4, AS PER MAP RECORDED IN VOLUME 2, PAGE 23 OF THE HIDALGO COUNTY MAP RECORDS TO THE POINT OF BEGINNING AND CONTAINING 6.50 ACRES OF LAND MORE OR LESS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028(1)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CURVE CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_, 2022

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

OWNER: D/MANAGEMENT LLC  
ALBERT HANKS - MANAGER OF D/MANAGEMENT, LLC  
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G  
WESLACO, TEXAS, 78596

STATE OF TEXAS  
COUNTY OF HIDALGO

\_\_\_\_\_, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOW AS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR \_\_\_\_\_

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CURVE CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES  
REG. PROFESSIONAL LAND SURVEYOR # 4032  
P.O. BOX 478  
107 W. HUSACHE ST.  
WESLACO, TEXAS, 78596  
PH. 956-968-2422

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GUILLEMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER No. 94001  
526 N. 5TH ST.  
DONNA, TEXAS, 78537

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

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER

526 N. 5TH STREET  
DONNA, TEXAS, 78537

PH. (956) 784-0218  
FIRM NO. F-9050  
E-MAIL: NAINENGINEERING@YAHOO.COM

DATE OF PREPARATION: OCTOBER 9, 2022

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION: ALBERT HANKS OWNERS OF THE 31.06 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SIENNA RIDGE SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: D/MANAGEMENT LLC  
ALBERT HANKS - MANAGER OF D/MANAGEMENT, LLC  
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G  
WESLACO, TEXAS, 78596

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

STATE OF TEXAS  
COUNTY OF HIDALGO

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS-OF-WAYS OR EASEMENTS.

ATTEST: \_\_\_\_\_ SECRETARY

PRESIDENT \_\_\_\_\_

APPROVED BY DRAINAGE DISTRICT:  
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. SESNI, P.E., C.F.M. \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

\_\_\_\_\_, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOW AS SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR \_\_\_\_\_

COUNTY OF HIDALGO  
CERTIFICATE OF PLAT APPROVAL  
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CURVE CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_, 20\_\_\_\_

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES  
REG. PROFESSIONAL LAND SURVEYOR # 4032  
P.O. BOX 478  
107 W. HUSACHE ST.  
WESLACO, TEXAS, 78596  
PH. 956-968-2422

STATE OF TEXAS  
COUNTY OF HIDALGO

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

GUILLEMO A. ARRATIA  
LICENSED PROFESSIONAL ENGINEER No. 94001  
526 N. 5TH ST.  
DONNA, TEXAS, 78537

STATE OF TEXAS  
COUNTY OF HIDALGO

I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES  
REG. PROFESSIONAL LAND SURVEYOR # 4032  
P.O. BOX 478  
107 W. HUSACHE ST.  
WESLACO, TEXAS, 78596  
PH. 956-968-2422

INDEX TO SHEET OF CURVE CROSSING SUBDIVISION

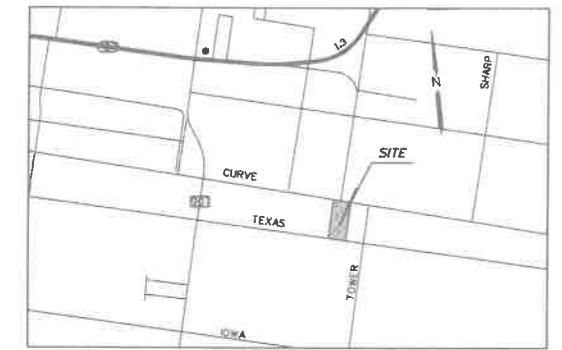
SHEET	DESCRIPTION
SHEET 1	HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS AND EASEMENTS DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEY AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL; CERTIFICATE OF PLAT APPROVAL; HIDALGO COUNTY CERTIFICATE OF APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.C.D. CERTIFICATIONS; H.C.C.L.D. No. 2 CERTIFICATE OF APPROVAL; REVISION NOTES; H.C.D. CITY PLANNING AND CITY COMMISSIONERS CERTIFICATION AND CITY COUNCIL CERTIFICATION.
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); PLAT NOTES.

MAP OF WATER DISTRIBUTION SYSTEM  
MAPA DE DISTRIBUCION DE AGUA

- LEGEND
- Power pole
  - Light pole
  - Stand pipe
  - Water meter
  - Irrigation valve
  - 2" x 1/2" link fence
  - Hogwire fence
  - Wood fence
  - Iron fence
  - Electrical box
- C.P.S. - COTTON PICKER SOINLE  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT

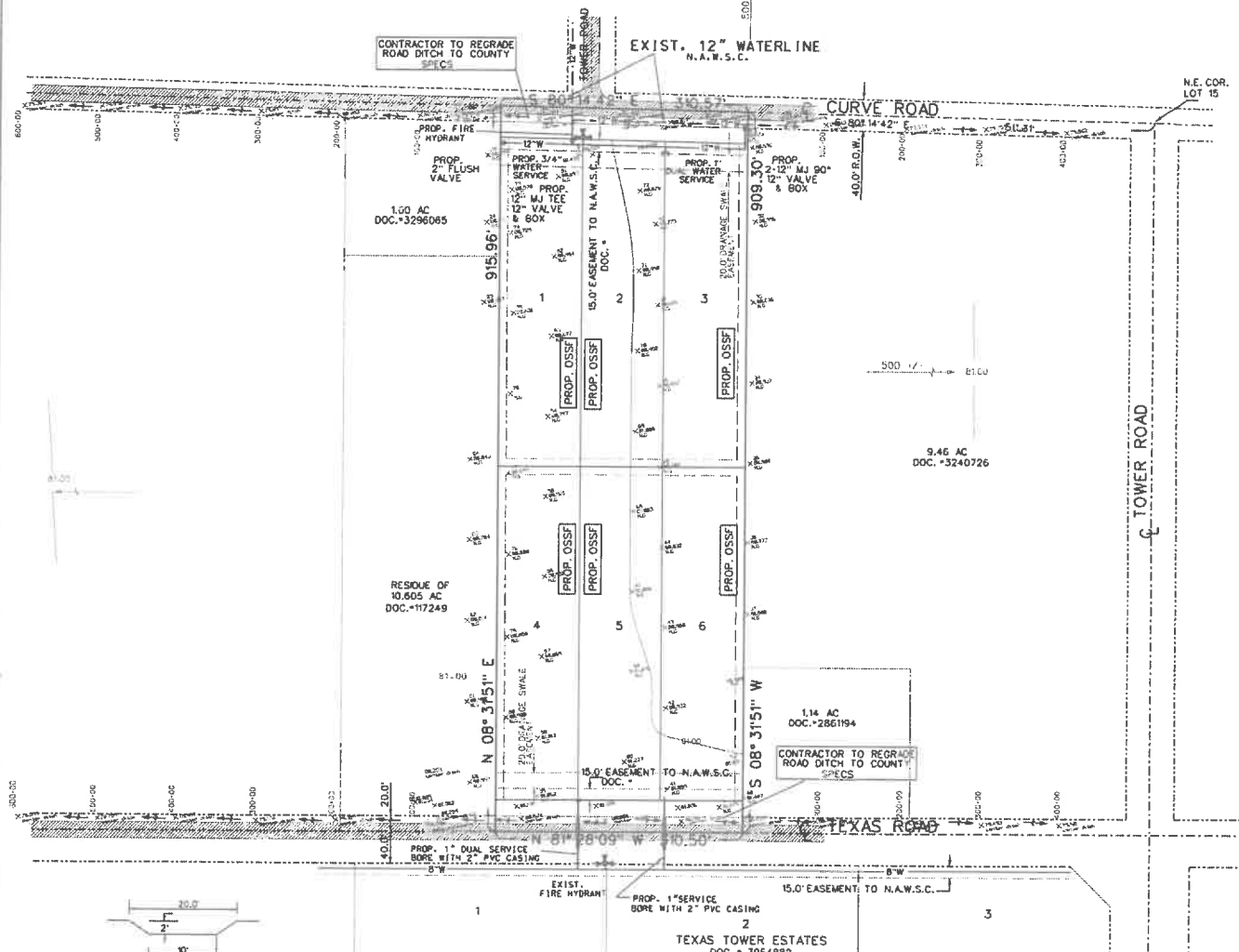
CURVE CROSSING  
SUBDIVISION

A 6.50 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 65, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS



LOCATION MAP SCALE: 1" = 1000'

CURVE CROSSING SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE SOUTH SIDE OF CURVE ROAD 511 FEET WEST OF TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 / 2010 CENSUS). SIENNA SUBDIVISION LIES APPROXIMATELY 1.5 MILES FROM THE CITY LIMITS OF EDINBURG AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021



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

CURVE CROSSING SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (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" DIAMETER WATERLINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF CURVE ROAD AND AN EXISTING 12" INCH WATERLINE ALONG THE SOUTH RIGHT OF WAY OF CURVE ROAD.

3 1/4" INCH SINGLE WATER SERVICE AND 1" INCH DUAL SERVICE AND 1" INCH HYDRANTS FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX, AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 15,000.00, IN ADDITION THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 6,500.00, WHICH COVERS THE COST FOR ALL THE LOTS, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOT 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.

THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COSTS, AND OPERABILITY DATES:

SEWAGE FROM CURVE CROSSING SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT.

THE SITE EVALUATOR GUSTAVO CHAPA REG. # 9754, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE LOT IS A TEXTURE CLASS SANDY LOAM BLOCKY EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL, WITH THE FILING OF THIS PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASHIER'S CHECK OR PERSONAL CHECK REPRESENTING A "CASH DEPOSIT TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ 3,000.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. THERE IS AN EXISTING SEPTIC TANK SYSTEM IN THIS SUBDIVISION.

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 COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE 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 \$ 21,000.00

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 9,000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH  
PROVISION DE AGUA DESCRIPCION, GASTOS Y FECHA DE INICIO

LA SUBDIVISION DE CURVE CROSSING SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA 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 DE SIENNA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA TEXAS ROAD Y UNA DE 12 PULGADAS DE AGUA EN LADO SUR DE LA CALLE CURVE ROAD, SE INSTALATAN 1 SERVICIO DOBLES Y 1 SENCLLOS Y 1 HYDRANTE DE AGUA.

PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$ 15,000.00

EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. \$ 6,500.00 POR LOS LOTES QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C. NO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION, EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. GUSTAVO CHAPA AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE, EN CADA LOTE EN LA SUBDIVISION MEDIO ACRE, SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE LOS SISTEMAS INDIVIDUAL DE FOSAS SEPTICAS PARA LA SUBDIVISION ES DE \$9,000.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSAS SEPTICAS HA SIDO INSTALADA EN EL PROCESO DE LA APROVACION FINAL.

EN CUALQUIER MOMENTO DESPUES QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUENO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

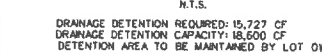
CERTIFICACION:

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 EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA 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 \$ 21,000.00

DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$ 9,000.00 PARA TODA LA SUBDIVISION

Dulles Aratta PE 2/11/2023  
DULLERIO A. ARRATTA  
LICENSED PROFESSIONAL ENGINEER - 94001  
528 N. 5TH ST.  
DONNA, TEXAS, 78537



DRAINAGE DETENTION REQUIRED: 15,727 CF  
DRAINAGE DETENTION CAPACITY: 18,000 CF  
DETENTION AREA TO BE MAINTAINED BY LOT OWNER

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 TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. - ALBERT HANK SUBDIVIDER OF CURVE CROSSING SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND 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 TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: DRMANAGEMENT LLC  
ALBERT HANKS - MANAGER OF DRMANAGEMENT, LLC  
ADDRESS: 502 E. EXPRESSWAY 83, SUITE G  
WESLACO, TEXAS, 78596

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022

DRAINAGE REPORT

I. PROJECT LOCATION  
A 6.50 acre tract of land out of Lot 15, Block 65, Alamo Land and Sugar Company Subdivision, according to the map recorded in Volume 1, page 24, Map Records, Hidalgo County, Texas, and is located between Texas Road and Curve Road, 511 feet west of Tower Road. This property is located within the County of Hidalgo and the 3.5 mile ETJ of the city of Edinburg (Refer to Exhibit B).

II. FLOOD PLAIN  
The subject tract lies in Zone "B", (medium shading) areas between limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; areas protected by levees from the base flood. F.E.M.A.-F.I.R.M. Map No. 480334 0425 C, Map Revised: November 16, 1982. (Refer to Exhibit C).

III. SOIL CONDITIONS  
A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (28) sandy clay loam soil that has a poor low shrink-swell potential and is listed in Hydrological Group B. (Refer to exhibit D)

IV. EXISTING CONDITIONS  
The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.01%). Existing runoff (4.12 cfs) from the site is by form of sheet flow runs towards the north side of the tract.

V. PROPOSED CONDITIONS  
The proposed conditions for this subject tract is for 6 lots for residential use. The storm runoff after development will be increase 1.88 cfs for a total 7.495 cfs. I have calculated that 7,495 cf of storm runoff for a 50 year design frequency and will be detained within the property by a proposed detention areas at the front of the lots. An 18 inch pipe with safety end treatment will be required at driveway.

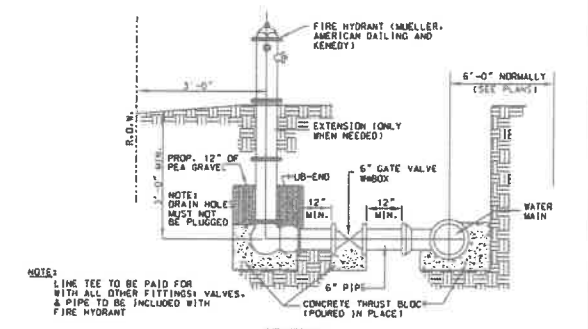
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THIS SUBDIVISION LIES IN A THE SUBJECT TRACT LIES IN ZONE: FLOOD ZONE DESIGNATION: ZONE "B"

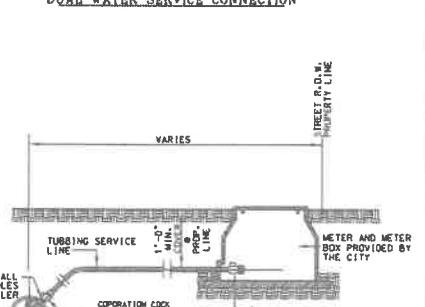
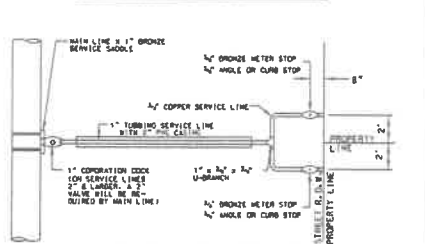
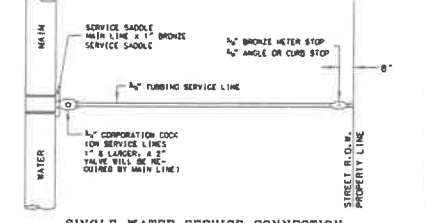
AREAS OF 300-YEAR FLOOD AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL No. 480334 0325 D MAP REVISED: JUNE 6, 2000. (medium shading)

FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 300-YEAR FLOODS OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL No. 480334 0425 C MAP REVISED: NOVEMBER 16, 1982. (medium shading)

Dulles Aratta PE 12/5/2022  
DULLERIO A. ARRATTA  
LICENSED PROFESSIONAL ENGINEER NO. 94001  
528 N. 5TH ST.  
DONNA, TEXAS, 78537



NOTE: LINE TEE TO BE PAID FOR WITH ALL OTHER FITTINGS VALVES. A PIPE TO BE INCLUDED WITH FIRE HYDRANT



COST ESTIMATE:

STREET PAVING:	\$0.00
WATER SUPPLY SYSTEM	\$21,000.00
SANITARY SEWER SYSTEM	\$9,000.00
DRAINAGE	\$0.00

NAIN ENGINEERING, L.L.C.  
CONSULTING ENGINEER  
526 N. 5TH STREET  
DONNA, TEXAS, 78537  
FIRM NO. F-9D50  
PH. (956) 784-0248  
E-MAIL: NAINENGINEERING@YAHOO.COM

DATE OF PREPARATION: OCTOBER 8, 2022