



Anthony Uresti
Assistant Director

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: 10-31-2023

PROPOSED WESTERN MEADOWS SUBDIVISION, PRECINCT No. 3.

ENGINEER: NAIN ENGINEERING, LLC. DEVELOPER: 1960 INVESTMENTS CO., LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 21*SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTH WEST CORNER OF MILE 5 ROAD AND WESTERN ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF MISSION.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-19-2023 PROPERTY LIES WITHIN FLOOD ZONE "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 5 ROAD SIDE DITCH & WESTERN ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 30.0 FEET ONTO MILE 5 ROAD & 20.00 FEET ONTO WESTERN ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 10-17-2023 BY, PRECINCT 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 10-04-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 12" LOCATION: MILE 5 ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 10-17-2023 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

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

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: 2-02-2023

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

Final Approval subject to recommendations other departments

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

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

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

1960 INVESTMENTS COMPANY LLC AS OWNER OF THE 16.00 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED WESTERN MEADOWS SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

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

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

Eric Nordhausen 12/07/2022
 ERIC NORDHAUSEN - PRESIDENT
 1960 INVESTMENTS COMPANY, LLC
 36970 W. MILE 7 ROAD
 MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ERIC NORDHAUSEN KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 7th DAY OF December 2022.

Brianna Ours
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES 02-24-2024
 Notary ID 121818

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.16 ON THIS THE 07 DAY OF September 2022.

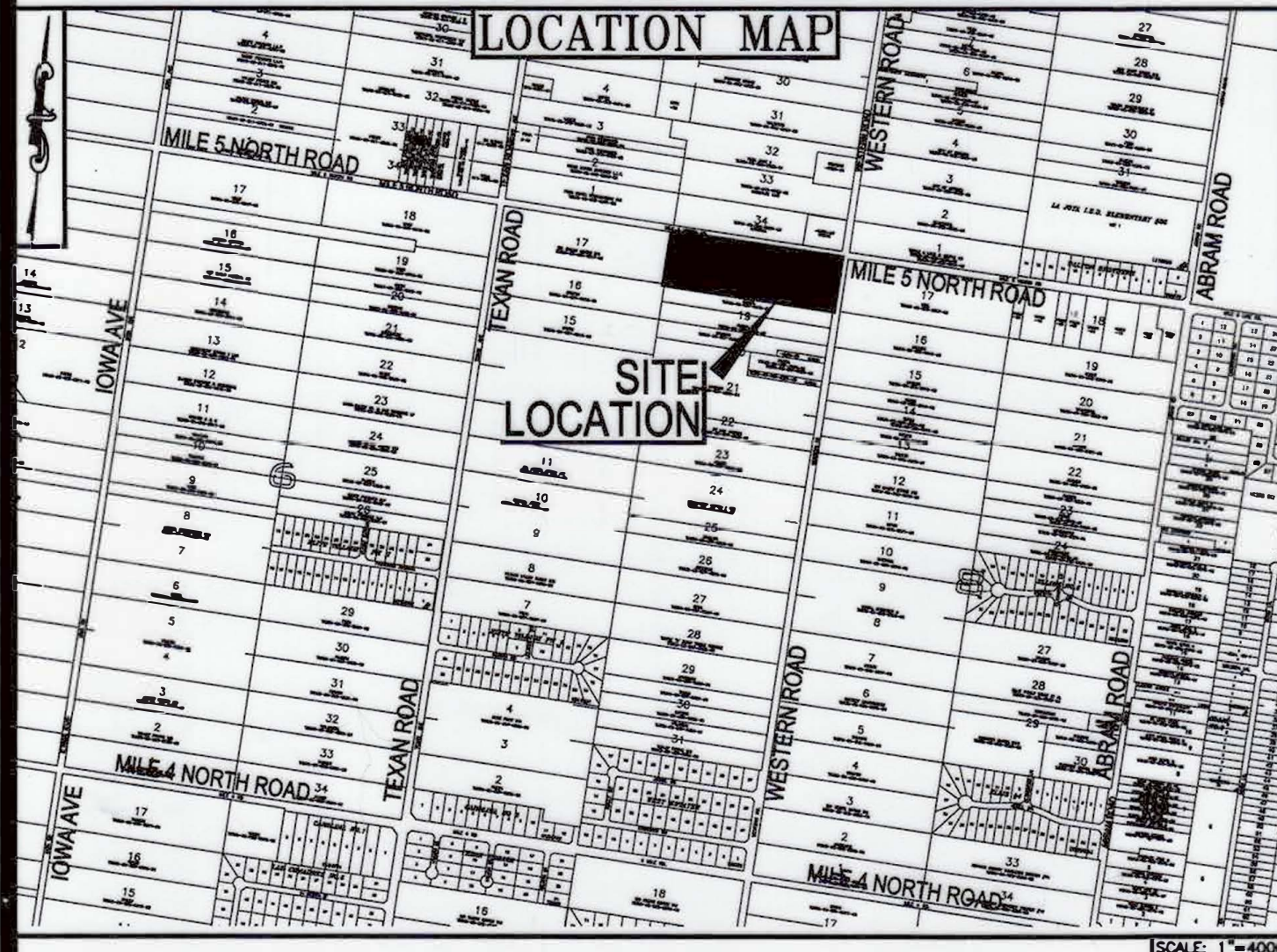
NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON THE HIDALGO COUNTY IRRIGATION DISTRICT NO.16 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

Eric Nordhausen PRESIDENT
 ATTEST: *Brianna Ours* SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WESTERN MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY, OF _____ 20__

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION DATE



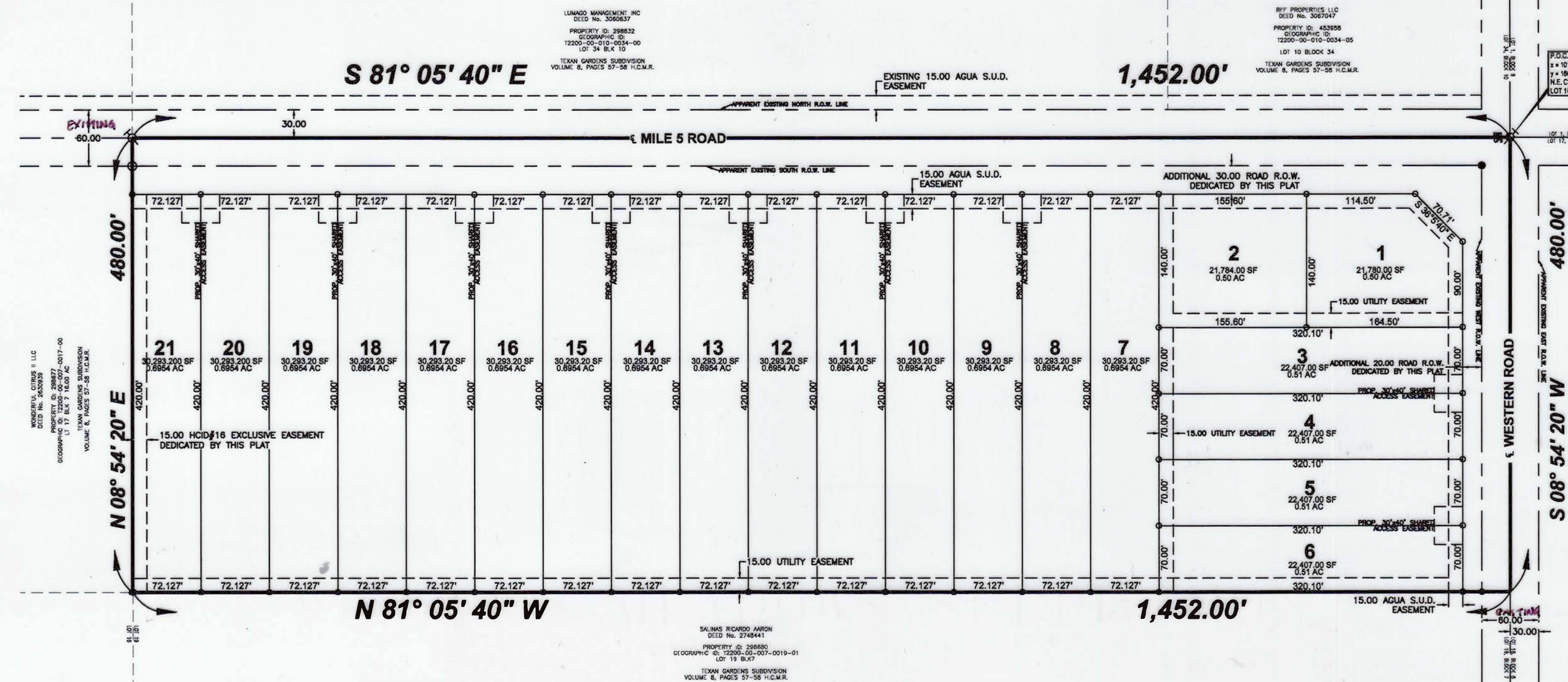
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 WESTERN MEADOWS SUBDIVISION IS LOCATED SOUTHWEST CORNER OF MILE 5 NORTH ROAD AND WESTERN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 85,778 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE CITY'S 2 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 3.

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. STREET FIRM No. F- 9050 PH. (956) 784-0218
 DONNA, TEXAS 78537 E-MAIL: NAINENGINEERING@YAHOO.COM

INDEX TO SHEETS OF WESTERN MEADOWS SUBDIVISION
 SHEET 1: HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; HIDALGO COUNTY IRRIGATION DISTRICT No.6 AND HCHD. REVISION NOTES.
 SHEET 2: WATER DISTRIBUTION AND OSSF MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION
 SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

WESTERN MEADOWS SUBDIVISION

A 16.00-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 18, BLOCK 7, TEXAN GARDENS SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS IN HIDALGO COUNTY CLERK'S OFFICE, HIDALGO COUNTY, TEXAS,



AGUA SPECIAL UTILITY DISTRICT CERTIFICATE

I, **ROBERTO SALINAS**, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE WESTERN MEADOWS SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS. THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

Roberto Salinas, P.E. 9-26-23
 ROBERTO SALINAS, P.E.
 GENERAL MANAGER
 AGUA SPECIAL UTILITY DISTRICT

PLANNING & ZONING COMMISSION ACKNOWLEDGMENT

THIS PLAT OF WESTERN MEADOWS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF _____ 20__

CHAIRMAN

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WESTERN MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF CITY OF MISSION DATE

ATTEST: CITY SECRETARY DATE

METES AND BOUNDS 16.00-ACRE TRACT

A 16.00-ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 18, BLOCK 7, TEXAN GARDENS SUBDIVISION, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS IN HIDALGO COUNTY CLERK'S OFFICE, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED AT THE SOUTHWEST CORNER OF WESTERN ROAD AND MILE 5 NORTH ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A FOUND COTTON PICKER SPINDLE (CPS) AT THE INTERSECTION OF THE APPARENT EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MILE 5 NORTH ROAD AND OF THE EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID WESTERN ROAD FOR THE APPARENT NORTHEAST CORNER OF SAID LOT 18, BLOCK 7 AND OF SAID 16.00-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 16.00-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, SOUTH 08 DEGREES 54 MINUTES 20 SECONDS WEST, WITH THE SAID WESTERN ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE, AND THE EAST LOT LINE OF SAID LOT 18, BLOCK 7 AND OF SAID 16.00-ACRE TRACT, A DISTANCE OF 480.00 FEET TO A POINT FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 18 AND OF SAID 16.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 81 DEGREES 05 MINUTES 40 SECONDS WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 18 AND OF SAID 16.00-ACRE TRACT, A DISTANCE OF 30.00 FEET PASSED A NO. 4 REBAR FOUND ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID WESTERN ROAD, CONTINUING ALONG AN EXISTING HOGWIRE FENCE AT A USUAL 1.29 FEET TO THE LEFT OF, AND WITH THE SAID SOUTH LOT LINE OF LOT 18 AND OF SAID 16.00-ACRE TRACT FOR A TOTAL DISTANCE OF 1,452.00 FEET TO A HALF-INCH IRON PIPE FOUND FOR THE APPARENT SOUTHWEST CORNER OF SAID LOT 18 AND OF SAID 16.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 08 DEGREES 54 MINUTES 20 SECONDS EAST, PARALLEL TO THE SAID EAST LOT LINE OF LOT 18, BLOCK 7, AND WITH THE APPARENT WEST LOT LINE OF SAID LOT 18 AND OF SAID 16.00-ACRE TRACT, A DISTANCE OF 450.00 FEET PASSED A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF SAID MILE 5 NORTH ROAD, CONTINUING FOR A TOTAL DISTANCE OF 480.00 FEET TO A POINT ON THE SAID MILE 5 NORTH ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE AND THE APPARENT NORTH LOT LINE OF SAID LOT 18, BLOCK 7 FOR THE APPARENT NORTHWEST CORNER OF SAID LOT 18 AND OF SAID 16.00-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 05 MINUTES 40 SECONDS EAST, WITH THE SAID MILE 5 NORTH ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE, AND THE SAID NORTH LOT LINE OF LOT 18, BLOCK 7, AND OF SAID 16.00-ACRE TRACT, A DISTANCE OF 1,452.00 FEET TO THE SAID FOUND COTTON PICKER SPINDLE (CPS) AT THE INTERSECTION OF THE EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF MILE 5 NORTH ROAD AND OF THE EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF WESTERN ROAD FOR THE NORTHEAST CORNER OF SAID LOT 18, BLOCK 7 AND OF SAID 16.00-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 16.00 ACRES OF LAND, OF WHICH 1.31 ACRES LIES IN EXISTING ROAD RIGHT-OF-WAY, 1.201 ACRES ADDITIONAL ROAD RIGHT-OF-WAY DEDICATED VIA THIS PLAT; FOR A NET OF 13.489 ACRES OF LAND, MORE OR LESS.

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

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

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ERIC NORDHAUSEN - PRESIDENT	36970 W. MILE 7 ROAD	MISSION, TEXAS 78574	(956) 432-1336
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ, R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

BEARING BASIS AS PER TEXAS STATE PLANE COORDINATES NAD 1983 SOUTH FIPS 4205 FEET
SCALE: 1"=100'

LEGEND

- ⊖ - No. 4 REBAR FOUND
- - 1/2" IRON PIPE FOUND
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- ⊘ - FOUND 60D NAIL
- ⊙ - FOUND CPS
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- X - LATITUDE AND LONGITUDE COORDINATES

STATE OF TEXAS COUNTY OF HIDALGO
 I, GUILLERMO A. ARRATIA A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS 21st DAY OF DECEMBER 2022
Guillermo A. Arratia, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 No. 94001 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO
 I, HOMERO LUIZ GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS 6th DAY OF DECEMBER 2022
Homero Luiz Gutierrez, R.P.L.S.
 REGISTERED PROFESSIONAL SURVEYOR
 No. 2791 STATE OF TEXAS

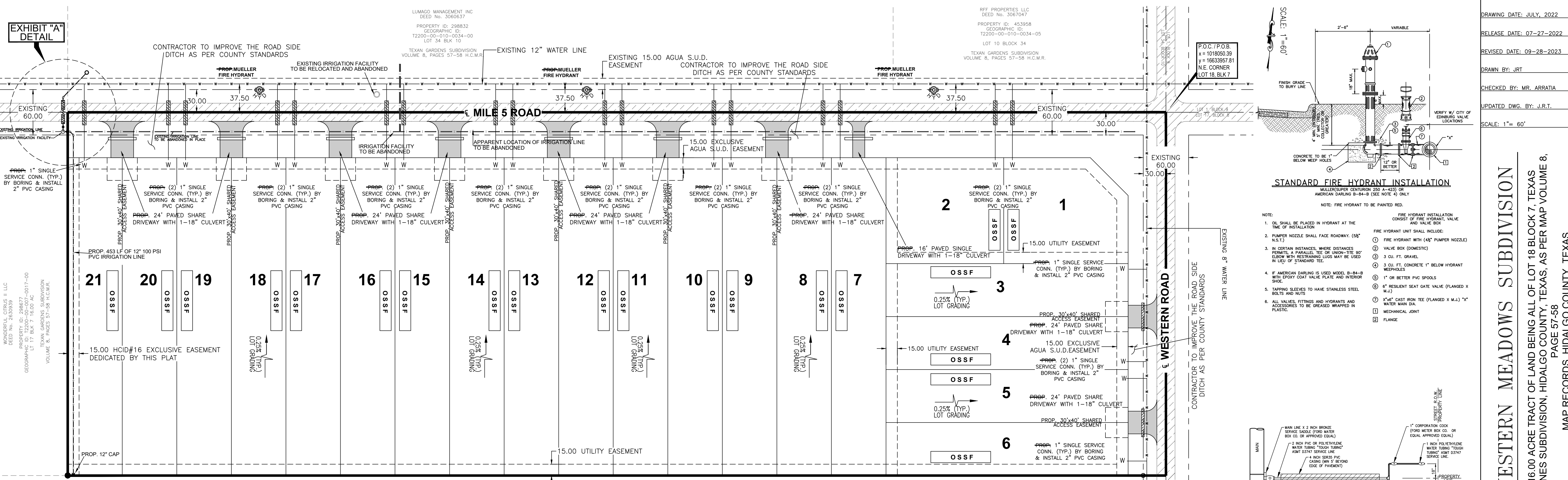


STATE OF TEXAS COUNTY OF HIDALGO
 UNDER LOCAL GOVERNMENT CODE § 232.028(a)
 WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE WESTERN MEADOWS SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 20__

HIDALGO COUNTY JUDGE DATE
 HIDALGO COUNTY CLERK DATE

- GENERAL SUBDIVISION PLAT NOTES
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE THE TOP OF THE CENTER LINE OF BRUSHLINE ROAD AND MILE 7 ROAD WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS. 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.
 - THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D, MAP REVISED: JUNE 6, 2000. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
 - SETBACKS: FRONT SIDE: 50.00 FEET FROM WESTERN ROAD AND MILE 5 NORTH ROAD
 REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
 - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. ONLY LOTS 1 AND 2 MAY BE USED FOR COMMERCIAL USE. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 - CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
 - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
 ---B.M. NO. 1---ELEV. 214.00 TOP FOUND OPS ON THE N.E. CORNER OF THE PROPERTY AT THE EXISTING CENTER LINES ON THE INTERSECTION OF WESTERN ROAD AND MILE 5 ROAD. (NAVD1988) COORDINATE: X=1018050.39 Y=16633957.81
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 4,003 CUBIC-FEET (0.41 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY STORM SEWER SYSTEM, WILL BE ACCOMPLISHED BY NATURAL PERCOLATION AND ON-SITE DRAINAGE DETENTION AREAS. (SEE SHEET NO.2 FOR STORM DRAINAGE IMPROVEMENTS, CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCHD#1.)
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - EACH 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 PER THE MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, THE DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
 B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
 E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
 - 1960 INVESTMENTS COMPANY, LLC THE SUBDIVIDER OF WESTERN MEADOWS SUBDIVISION OBTAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
 - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP3) 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 3.1.4.
 - AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
 - THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
 - ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
 - NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 3 THROUGH 21 FROM MILE 5 NORTH ROAD AND WESTERN ROAD. A 24 FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 3&4, 5&6, 8&9, 10&11, 12&13, 14&15, 16&17, 18&19 AND 20&21 TO PROVIDE INGRESS AND EGRESS TO LOTS.
 - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
 - NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
 - NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

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



PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

WESTERN MEADOWS SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D.). EL DUEÑO Y AGUA S.U.D. HAN HECHO UN CONTRATO EN CUAL AGUA S.U.D. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y AGUA S.U.D. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. AGUA S.U.D. TIENE UNA LINEA DE AGUA DE 12 PULGADAS DE DIAMETRO A LADO NOROCCIDENTAL DE LA CALLE MILE 5 Y OTRA LINEA DE 8 PULGADAS A LADO DE OESTE DE LA CALLE WESTERN ROAD.

LA DISTRIBUCION DE AGUA PARA WESTERN MEADOWS SUBDIVISION CONSISTE EN NUEVE (9) LINEAS DE 1" DIAMETRO DE SERVIDO DUAL Y TRES (3) SERVICIOS INDIVIDUALES DE 1" CUALES TERMINAN EN LAS CAJAS DEL MEDIDOR CON CARGOS DE CADA SOLAR. TRES (3) HIDRANTES DE AGUA SERAN INSTALADOS A LADO NOROCCIDENTAL DE LA CALLE MILE 5. LAS LINEAS DE SERVIDO DUALES Y LAS CAJAS DEL MEDIDOR Y LOS HIDRANTES HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$ 47,700.00 O \$ 2,271.42 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA PAGADO A LA COMPANIA AGUA S.U.D. \$27,250.00 DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO AGUA PARA CADA LOTE. \$2,750.00 ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA AGUA S.U.D. LO INSTALARA SIN GASTO AL DUEÑO. 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.

DENALIA: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENADO PARA LA SUBDIVISION.

SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENADO PARA EL SOLAR. UN EVALUADOR DE SUELO Y INSTALADOR AUTORIZADO POR EL ESTADO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE EL TIPO DE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE, SE HICIERON 8 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARriba DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$23,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SÉPTICAS Y HA APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SÉPTICAS.

CERTIFICACION:

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MEDIO EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$105,450.00 O \$ 5,021.42 POR LOTE.

DRENADO: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA \$ 3,500.00 POR SISTEMA A UN COSTO TOTAL DE \$ 73,500.00, TODA LA SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATA:

WESTERN MEADOWS SUBDIVISION HAS BEEN PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA S.U.D.). THE SUBDIVIDER AND AGUA S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH AGUA S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA S.U.D. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. AGUA S.U.D. HAS ONE EXISTING 12" WATER LINE ALONG THE NORTH SIDE OF MILE 5 ROAD ROAD AND AN 8" WATER LINE ALONG THE WEST SIDE OF WESTERN ROAD.

WATER DISTRIBUTION FOR THE WESTERN MEADOWS SUBDIVISION CONSISTS OF NINE (9) 1" DIAMETER DUAL SERVICE LINES, THREE (3) 1" SINGLE SERVICE LINES AND THREE (3) FIRE HYDRANTS. THE DUAL SERVICE LINES, THE SINGLE SERVICES, THE FIRE HYDRANTS, THE METER BOXES & LOOKS HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ 47,700.00 OR \$ 2,271.42 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA S.U.D. THE SUM OF \$27,250.00, WHICH COVERS THE \$2,750.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA S.U.D. UPON REQUEST BY THE LOT OWNER, AGUA S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWERAGE FROM WESTERN MEADOWS 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 EACH LOT. A CERTIFIED LICENSED SANITARIAN 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 CLAY LOAM SOIL FOR THE AREA. TOTAL OF 6 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM (28) SANDY CLAY LOAM CLASS 1 AND EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS, THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

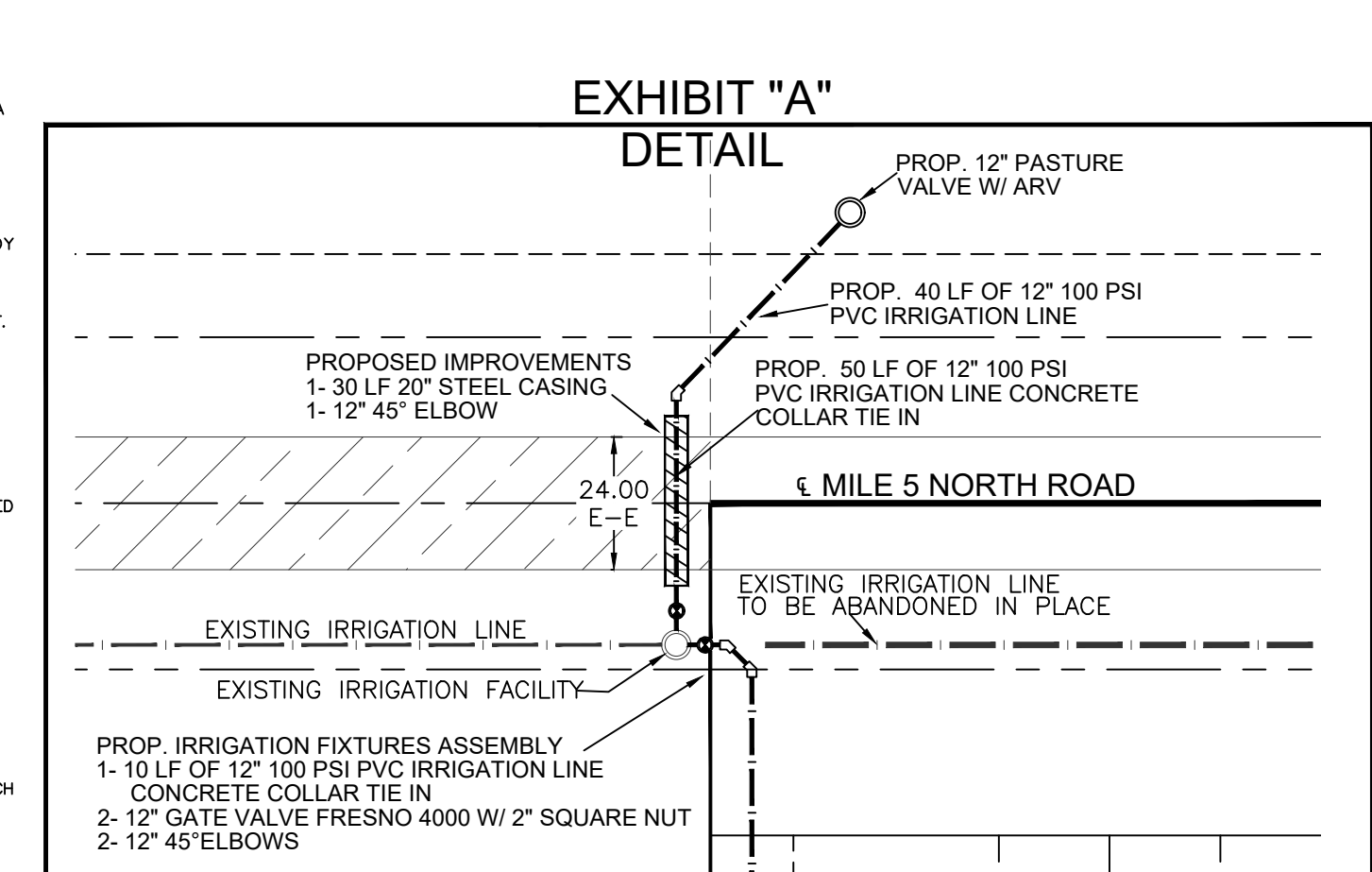
THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$3,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$23,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWER 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, DESCRIBED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$105,450.00 WHICH EQUALS TO \$5,021.42 PER LOT.

SEWER FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$3,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$23,500.00 FOR THE ENTIRE SUBDIVISION.

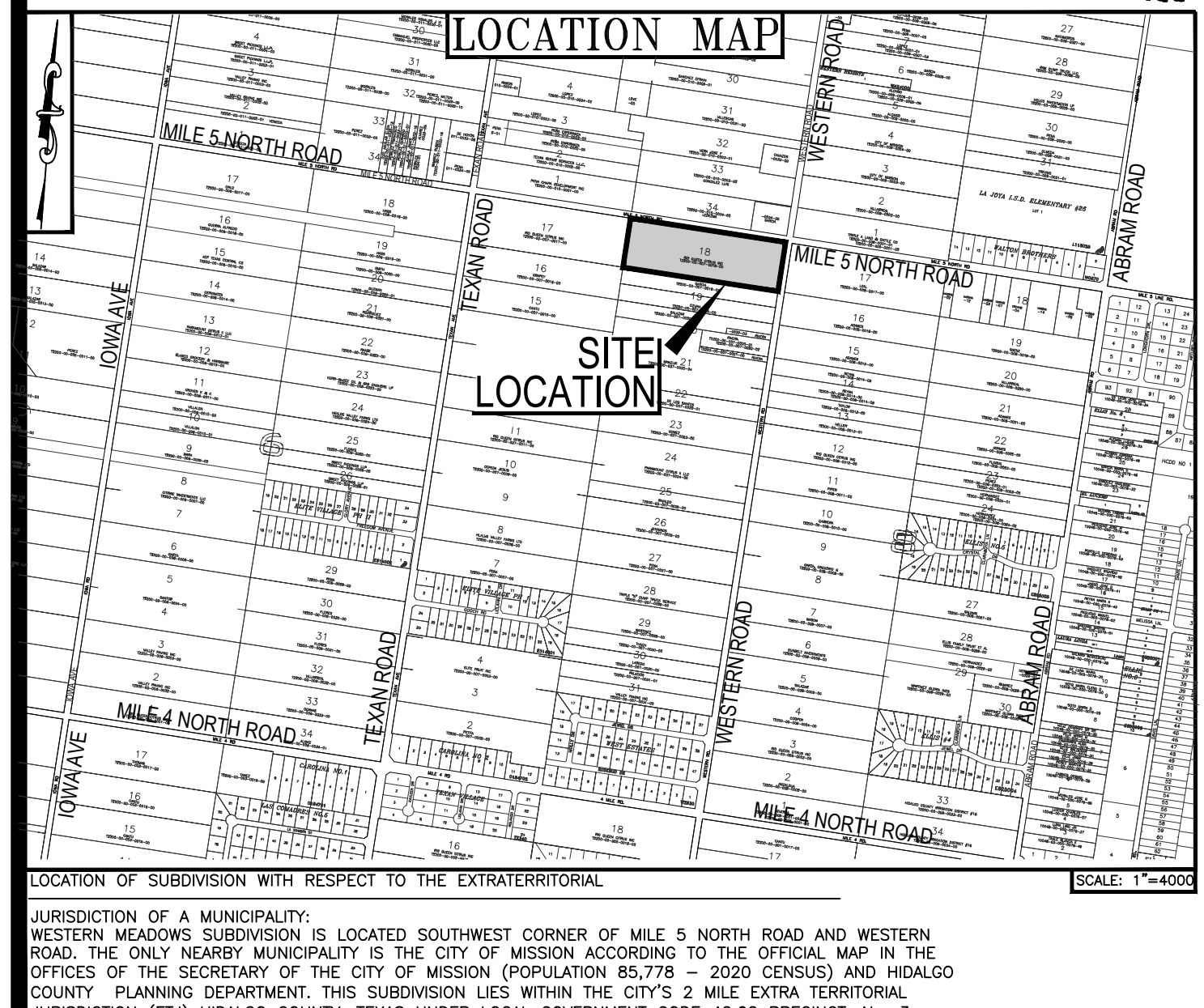
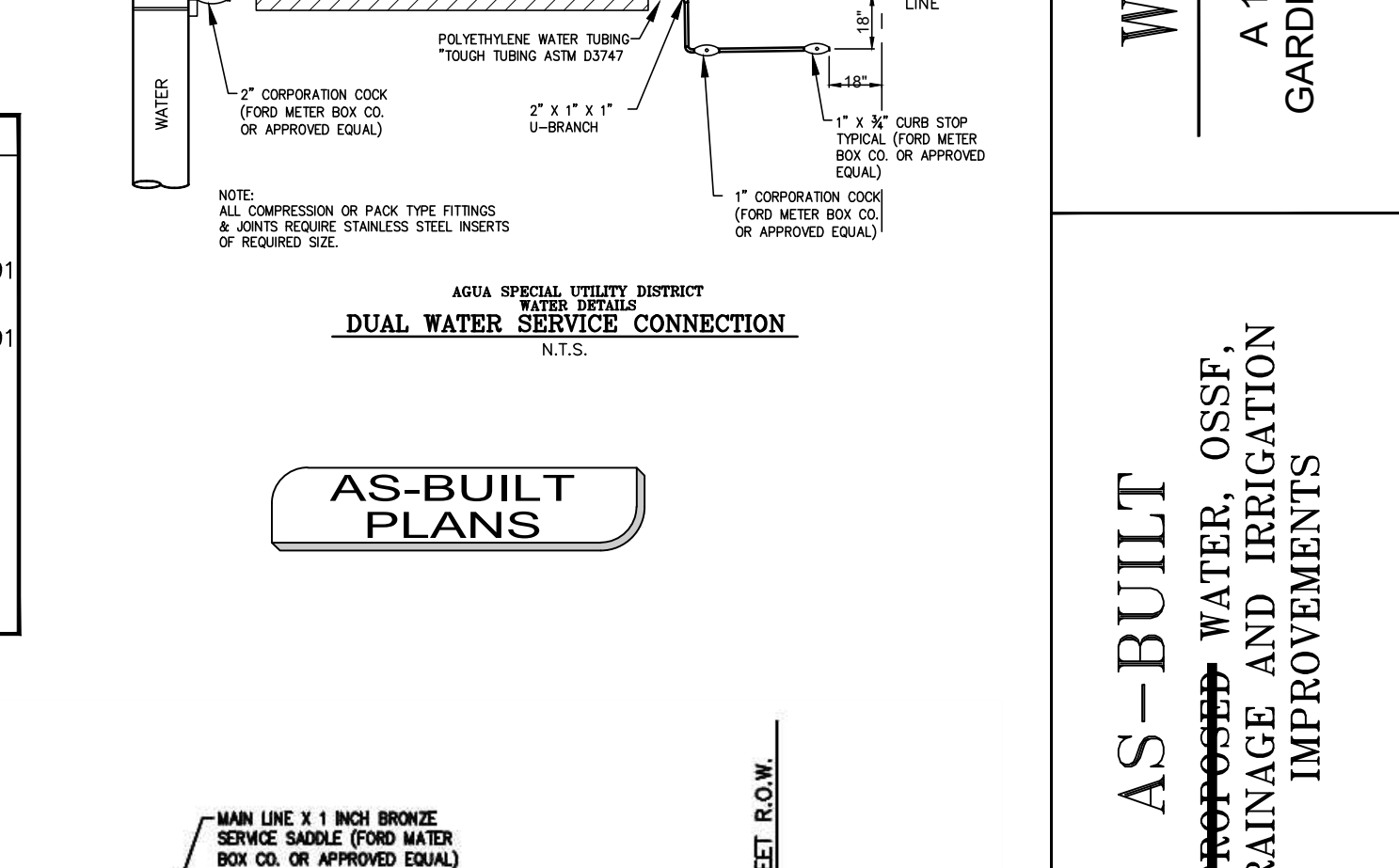


LEGEND

- ⊙ - 1/2" IRON ROD FOUND
- - 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 2791
- - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 2791
- - SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- X, Y - LATITUDE AND LONGITUDE COORDINATES

CONSTRUCTION COST ESTIMATE:

- 1-WATER: \$47,700.00
- 2-OSSF: \$73,500.00
- 3-DRAINAGE: \$38,750.00
- TOTAL: \$159,950.00



DRAINAGE REPORT FOR WESTERN MEADOWS SUBDIVISION

SUBDIVIDER CERTIFICATION:

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 LOTS 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.

PRESIDENT STATEMENT:

ERIC NORDHAUSEN PRESIDENT OF NAIN ENGINEERING, L.L.C., SUBDIVIDER OF WESTERN MEADOWS SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

ERIC NORDHAUSEN DATE: 02-28-2023

36970 W. MILE 7 ROAD
MISSION, TEXAS 78754

STATE OF TEXAS
COUNTY OF HIDALGO

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

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

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

