Anthony Uresti,
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: 3-05-2024

PROPOSED **MARAVILLAS ESTATES PHASE 4**, PRECINCT No. **1.**

ENGINEER **MELDEN AND HUNT, INC.** DEVELOPER: **HANI DIORA LLC**

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: **87** ☒ *SINGLE FAMILY ___ ☐ *MULTI-FAMILY ___ ☐ COMMERCIAL __ ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: **14**

FILLING STATIONS: **9**

LOCATION DESCRIPTION: **NORTHEAST CORNER OF MILE 11 NORTH ROAD AND MILE 1 WEST ROAD.**

SUBDIVISION LIES WITHIN THE: ☒ RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **01-24-2024** 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: **30.0 FEET ONTO MILE 11 NORTH ROAD AND 30.0 FEET ONTO MILE 1 WEST ROAD.**

H.C.R.O.W. PRELIMINARY APPROVAL DATE: **12-27-2023** BY, **PRECINCT 1** R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: **01-03-2024** BY, ENVIRONMENTAL HEALTH DIVISION MANAGER
SEWER SYSTEM: ☒ OSSF'S

WATER SERVICE PROVIDER: **N.A.W.S.C.** LINE SIZE: **6"& 8"** LOCATION: **MILE 1 WEST AND MILE 11 NORTH ROAD.**

H.C.E.O.C. PRELIMINARY APPROVAL DATE: **12-22-2023** : 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.

PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: **N/A**

STAFF RECOMMENDS:
☒ **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments.*
☐ **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.
*

P.O.C.
N.W. COR. LOT 12
CAMPACUAS
ADDITION

P.O.B.

N 88° 48' 34" E
50.00'

S 01° 11' 26" E 1,603.65'

S 63° 52' 52" E 347.50'

N 88° 48' 34" E
150.00'

N 01° 11' 26" W 321.60'

S 01° 11' 26" E 284.14'

SCALE:1"=100'

LOS AMIGOS SUBDIVISION
VOLUME 46, PAGE 95, H.C.M.R.

MILE 1 WEST ROAD

N 01° 11' 26" W 1037.96'

LOT 13,
CAMPACUAS ADDITION
3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
A.W.D DOCUMENT No. 2775396, H.C.O.R.

N 88° 48' 34" E 911.23'

75.0' APPROXIMATE LOCATION OF C.E.I.D. No. 9 DRAIN

15.00' UTILITY EASEMENT

S 01° 11' 26" E
71.46'

LOT 14,
CAMPACUAS ADDITION
3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
A.W.D DOCUMENT No. 2775398, H.C.O.R.

N 88° 48' 34" E 1260.00'

S 01° 11' 26" E
244.84'

S 22° 13' 43" W
54.49'

ADDITIONAL 30.00' R.O.W. DEDICATED BY THIS PLAT

S. LOS AMIGOS CIR.

N 88° 48' 34" E 1104.12'

N 88° 48' 34" E 1274.17'

GARCIA MARQUEZ STREET

BORGES STREET

S 01° 11' 26" E
549.68'

LOT O,
CAPISALLO HEIGHTS SUBDIVISION
3BU FAMILY LIMITED PARTNERSHIP
A.W.D DOCUMENT No. 2775398, H.C.O.R.

50.00'
EXISTING
70.00'
R.O.W.

30.00' SHARE A.E

40.00'

EXISTING 60.0' R.O.W.

MILE 11 NORTH ROAD S 88° 48' 34" W 2956.34'

60.0' HIGHWAY RIGHT-OF-WAY EASEMENT
VOLUME 1013, PAGE 136, H.C.D.R.

ADO ESTATES,
ENT No. 3394410,
I.C.M.R.

LOT A, CAPISALLO HEIGHTS SUBDIVISION
3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
A.W.D DOCUMENT No. 2775398, H.C.O.R.

LOT B, CAPISALLO HEIGHTS SUBDIVISION
3BU FAMILY LIMITED PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP
A.W.D DOCUMENT No. 2775398, H.C.O.R.

LOT C, CAPISALLO HEIGHTS SUBDIVISION
3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
A.W.D DOCUMENT No. 2775398, H.C.O.R.

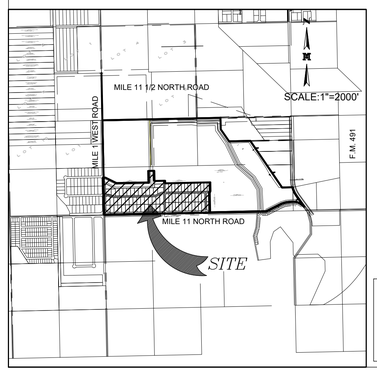
LOT F, CAPISALLO HEIGHTS SUBDIVISION
3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
A.W.D DOCUMENT No. 2775398, H.C.O.R.

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

THERE ARE 87 LOTS WITHIN THIS SUBDIVISION.



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

MARAVILLAS ESTATES PHASE 4 IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE NORTHEAST INTERSECTION OF MILE 11 NORTH & MILE 1 WEST. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF MERCEDES. MARAVILLAS ESTATES PHASE 4 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

INDEX TO SHEET OF MARAVILLAS ESTATES PHASE 4

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ENGINEERING CERTIFICATION; REVISION NOTES.

SHEET 2: DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; ATTESTATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1., HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION, LOT TABLE, CURVE TABLE, LINE TABLE.

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

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES,

SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE DITCH, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 6: MAP OF TOPOGRAPHY AND PAVING; CONSTRUCTION DETAILS.

LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- FLOOD "ZONE X" (SHADED)
- APPROXIMATE LOCATION OF PRIVATE IRRIGATION LINE
- [IRR] APPROXIMATE LOCATION OF IRRIGATION DISTRICT No. 9 IRRIGATION LINE

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
N.E. COR. - NORTHEAST CORNER
N.W. COR. - NORTHWEST CORNER
S.E. COR. - SOUTHEAST CORNER
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
W.D. - WARRANTY DEED
G.W.D. - GENERAL WARRANTY DEED
S.W.D. - SPECIAL WARRANTY DEED
Q.C.D. - QUIT CLAIM DEED
W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
℄ - CENTER LINE
TL- TELEPHONE LINE

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	HANI DIORA, LLC, A TEXAS LIMITED LIABILITY COMPANY ELIAS WOLOSKI	612 W. NOLANA AVENUE SUITE 570A	McALLEN TX. 78504	C/O (956) 381-0981	C/O(956) 381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND 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 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, GRANTOR 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 GRANTOR 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 GRANTOR 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 GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____ 20 ___.

_____
HANI DIORA, LLC, A TEXAS LIMITED LIABILITY COMPANY
ELIAS WOLOSKI, PRESIDENT
612 W. NOLANA AVENUE SUITE 570A
McALLEN, TEXAS 78504

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 ELIAS WOLOSKI 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:

SUBDIVISION PLAT OF

MARAVILLAS ESTATES
PHASE 4

60.903 ACRES BEING OUT OF
LOTS 13 AND 14, BLOCK 84,
CAMPACUAS ADDITION,
VOLUME 1, PAGES 1-2, H.C.M.R.
LOTS O THROUGH R,
CAPISALLO HEIGHTS SUBDIVISION,
VOLUME 3, PAGE 9, H.C.M.R.
HIDALGO COUNTY, TEXAS

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

COUNTY COURT
COUNTY OF HIDALGO, TEXAS

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

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE STATEMENT: ZONE **"X" & "X"(SHADED); ZONE "X"** AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
ZONE "X" (SHADED) 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 0450 C EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 30, 2002.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
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).

2. SETBACKS:
FRONT ALONG MILE 11 NORTH ROAD: 50.00 FEET
FRONT INTERIOR LOTS: 25.00 FEET;
REAR: 15.00 FEET, OR GREATER FOR EASEMENT.
SIDE: 6.00 FEET, OR GREATER FOR EASEMENT.
CORNER SIDE: 20.00 FEET, OR GREATER FOR EASEMENT.
GARAGE FRONT SETBACK: 18 FEET, CORNER GARAGE SIDE: 18.00 FEET.
CORNER SIDE ALONG MILE 1 WEST ROAD: 20.00 FEET

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 64.30 OR 18" ABOVE THE CENTER LINE OF STREET AT THE CENTER OF EACH LOT, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

4. BENCHMARK NOTE:

BM # 1: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED AT NORTHWEST CORNER OF LOT 57 OF THIS SUBDIVISION AND ON THE EAST SIDE OF MILE 1 WEST ROAD. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 16605458.2600 E= 1172063.6000 ELEV.=61.00.

BM # 2: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED AT THE SOUTHEAST CORNER OF LOT 28 OF THIS SUBDIVISION. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 16603836.6900 E= 1174986.1300 ELEV.=72.00.

5. 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 290,661 CUBIC FEET (6.673 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED IN THE DRAINAGE REPORT.

6. 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.

7. 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. HANI DIORA, LLC, A TEXAS LIMITED PARNERSHIP OWNER AND SUBDIVIDER OF MARAVILLAS ESTATES PHASE 4, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS INDICATED ON SHEET NO. 3 OF THIS PLAT.

11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.Q. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.

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 EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

13. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL HAVE A MINIMUM WIDTH OF 15.00 FEET, AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.

14. NO ACCESS SHALL BE PERMITTED FROM MILE 1 WEST ROAD FOR LOTS 1, 56, AND 58.

15. 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 CONSTRUCTION SPECIFICATIONS 3.1.4

16. THE DEVELOPER SHALL BE REQUIRED TO INSTALL A 6 FOOT BUFFER FENCE ALONG THE REAR OF LOTS 57, 60 THROUGH 70; AND ALONG THE WEST SIDE OF LOTS 72 AND 73 DURING CONSTRUCTION.

17. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM *(MILE 11 NORTH ROAD)* ON TO LOTS 16 THROUGH 27. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 16 & 17, 18 & 19, 20 & 21, 22 & 23, 24 & 25, 26 & 27 TO PROVIDE INGRESS AND EGRESS FROM *(MILE 11 NORTH ROAD).*

Lot Area Table		
Lot #	SQ, FT,	Acres
1	22,453.42	0.515
2	22,054.48	0.506
3	22,054.48	0.506
4	22,054.48	0.506
5	22,054.48	0.506
6	22,054.48	0.506
7	22,054.48	0.506
8	22,054.48	0.506
9	22,054.51	0.506
10	22,054.48	0.506
11	22,054.48	0.506
12	22,054.48	0.506
13	22,054.47	0.506
14	22,054.47	0.506
15	22,772.57	0.523
16	22,059.80	0.506
17	22,372.46	0.514
18	22,372.46	0.514
19	22,372.46	0.514
20	22,372.46	0.514

Lot Area Table		
Lot #	SQ, FT,	Acres
21	22,372.46	0.514
22	22,372.46	0.514
23	22,372.46	0.514
24	22,372.46	0.514
25	22,372.46	0.514
26	22,372.46	0.514
27	22,059.96	0.506
28	22,169.40	0.509
29	22,369.40	0.514
30	22,259.96	0.511
31	22,372.46	0.514
32	22,372.46	0.514
33	22,372.46	0.514
34	22,372.46	0.514
35	22,372.46	0.514
36	22,372.46	0.514
37	22,372.46	0.514
38	22,372.46	0.514
39	22,372.46	0.514
40	22,372.46	0.514

Lot Area Table		
Lot #	SQ, FT,	Acres
41	22,259.80	0.511
42	30,940.29	0.710
43	24,802.75	0.569
44	22,081.49	0.507
45	22,054.48	0.506
46	22,054.48	0.506
47	22,054.48	0.506
48	22,054.48	0.506
49	22,054.48	0.506
50	22,054.48	0.506
51	22,054.48	0.506
52	22,054.48	0.506
53	22,054.48	0.506
54	22,112.54	0.508
55	24,099.54	0.553
57	21,947.55	0.504
58	22,615.44	0.519
59	22,271.90	0.511
60	22,010.82	0.505
61	21,866.23	0.502

Lot Area Table		
Lot #	SQ, FT,	Acres
62	21,866.23	0.502
63	21,866.23	0.502
64	21,866.23	0.502
65	21,866.23	0.502
66	21,866.23	0.502
67	21,866.23	0.502
68	21,866.23	0.502
69	21,866.23	0.502
70	23,733.29	0.545
71	23,379.72	0.537
72	24,664.72	0.566
73	21,824.00	0.501
74	21,922.90	0.503
75	22,035.40	0.506
76	22,035.40	0.506
77	22,035.40	0.506
78	22,035.40	0.506
79	22,035.40	0.506
80	22,035.40	0.506
81	22,035.40	0.506

Lot Area Table		
Lot #	SQ, FT,	Acres
82	22,035.40	0.506
83	22,035.40	0.506
84	22,035.40	0.506
85	22,035.40	0.506
86	22,035.40	0.506
87	22,035.40	0.506

Line Table		
Line #	Direction	Length
L1	N 46° 11' 26" W	70.71'
L2	S 43° 48' 34" W	35.36'
L3	N 46° 11' 26" W	35.36'
L4	S 43° 48' 34" W	35.36'
L5	N 46° 11' 26" W	35.36'
L6	N 43° 48' 34" E	21.21'
L7	S 46° 11' 26" E	21.21'
L8	N 43° 48' 34" E	21.21'
L9	S 46° 11' 26" E	21.21'
L10	N 88° 48' 34" E	26.81'
L11	S 71° 26' 21" E	37.46'
L12	N 88° 48' 34" E	46.30'
L13	N 43° 48' 34" E	35.36'
L15	N 46° 11' 26" W	35.36'
L16	S 88° 48' 34" W	46.30'
L17	N 71° 26' 21" W	59.91'
L18	S 88° 48' 34" W	4.63'
L19	S 88° 48' 34" W	26.81'
L20	S 43° 48' 34" W	21.21'
L21	N 46° 11' 26" W	21.21'

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. DATE:
GENERAL MANAGER

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON _____ DAY OF _____ 20___.

_____ _____
HIDALGO COUNTY JUDGE DATE:

ATTEST: _____ _____
HIDALGO COUNTY CLERK DATE:

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20_____.

_____ .
ENVIRONMENTAL HEALTH DIVISION MANAGER

SUBDIVISION PLAT OF

MARAVILLAS ESTATES
PHASE 4

60.903 ACRES BEING OUT OF
LOTS 13 AND 14, BLOCK 84,
CAMPACUAS ADDITION,
VOLUME 1, PAGES 1-2, H.C.M.R.
LOTS O THROUGH R,
CAPISALLO HEIGHTS SUBDIVISION,
VOLUME 3, PAGE 9, H.C.M.R.
HIDALGO COUNTY, TEXAS

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
"C1"	17.24'	50.00'	19° 45' 06"	N81° 18' 53"W	17.15'	8.70'
"C2"	86.18'	250.00'	19° 45' 06"	S81° 18' 53"E	85.76'	43.52'
"C3"	45.57'	100.00'	26° 06' 41"	N75° 45' 13"E	45.18'	23.19'
"C4"	45.57'	100.00'	26° 06' 41"	S75° 45' 13"W	45.18'	23.19'
C5	34.18'	75.00'	26° 06' 41"	N75° 45' 13"E	33.88'	17.39'
C6	29.56'	125.00'	13° 32' 54"	N69° 28' 20"E	29.49'	14.85'
C7	27.41'	125.00'	12° 33' 47"	N82° 31' 40"E	27.35'	13.76'
C8	45.91'	275.00'	9° 33' 52"	S86° 24' 31"E	45.85'	23.01'
C9	48.90'	275.00'	10° 11' 14"	S76° 31' 58"E	48.83'	24.51'
C10	8.62'	25.00'	19° 45' 02"	S81° 18' 56"E	8.58'	4.35'
C11	25.85'	75.00'	19° 45' 06"	N81° 18' 53"W	25.73'	13.06'
C12	77.56'	225.00'	19° 45' 06"	N81° 18' 53"W	77.18'	39.17'
C13	34.18'	75.00'	26° 06' 40"	S75° 45' 13"W	33.88'	17.39'
C14	56.97'	125.00'	26° 06' 41"	S75° 45' 13"W	56.47'	28.99'

DESCRIPTION OF MARAVILLAS ESTATES PHASE 4

A TRACT OF LAND CONTAINING 60.903 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF: ALL OF LOTS 13, AND 14, BLOCK 84, CAMPACUAS ADDITION, RECORDED IN VOLUME 1, PAGES 1-2, HIDALGO COUNTY MAP RECORDS, ALL OF LOTS O TROUGH R, CAPISALLO HEIGHTS SUBDIVISION, RECORDED IN VOLUME 3, PAGE 9, HIDALGO COUNTY MAP RECORDS, SAID 60.903 ACRES WERE CONVEYED TO 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A CORRECTION ASSUMPTION WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775398, HIDALGO COUNTY OFFICIAL RECORDS, SAID 60.903 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF LOT 12, OF SAID BLOCK 84,

THENCE, S 01° 11' 26" E A DISTANCE OF 1,603.65 FEET TO A NAIL SET AT THE WEST LINE OF SAID LOT 13, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

1. THENCE, N 88° 48' 34" E AT A DISTANCE OF 20.00 FEET PAST THE EAST RIGHT-OF-WAY OF MILE 1 WEST ROAD CONTINUING A TOTAL DISTANCE OF 50.00 FEET TO AN OUT SIDE CORNER OF THIS TRACE;
2. THENCE, S 63° 52' 52" E A DISTANCE OF 347.50 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 88° 48' 34" E A DISTANCE OF 911.23 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, N 01° 11' 26" W A DISTANCE OF 321.60 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 88° 48' 34" E A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 01° 11' 26" E A DISTANCE OF 284.14 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, N 88° 48' 34" E A DISTANCE OF 398.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 01° 11' 26" E A DISTANCE OF 71.46 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, N 88° 48' 34" E A DISTANCE OF 1,260.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 01° 11' 26" E A DISTANCE OF 244.84 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 22° 13' 43" E A DISTANCE OF 54.49 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 01° 11' 26" E A DISTANCE OF 549.68 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
7. THENCE, S 88° 48' 34" W A DISTANCE OF 2,956.34 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
8. THENCE, N 01° 11' 26" W ALONG THE WEST LINE OF SAID LOT 13, AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 1 W. ROAD, A DISTANCE OF 1,037.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 60.903 ACRES, OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, HANI DIORA, LLC, A TEXAS LIMITED PARTNERSHIP _____,
AS OWNER OF THE 60.903 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MARAVILLAS ESTATES PHASE 4 _____, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), 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.

_____ _____
ELIAS WOLOSKI, PRESIDENT DATE:
612 W. NOLANA AVENUE SUITE 570A
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI _____,
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_____, 2024 .

_____
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 PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, P.E. # 117368 DATE:
DATE PREPARED: 8-10-2023
ENGINEERING JOB No. 23106.00

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 MARAVILLAS ESTATES PHASE 4 SUBDIVISION ,WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07-27-23, 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: .
DATE SURVEYED: 06-21-23
SURVEY JOB No. 23106.08

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 _____ 2024.

1. 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.C.I.D. #9.

2. 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.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITH IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT 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.

5. HCCID #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

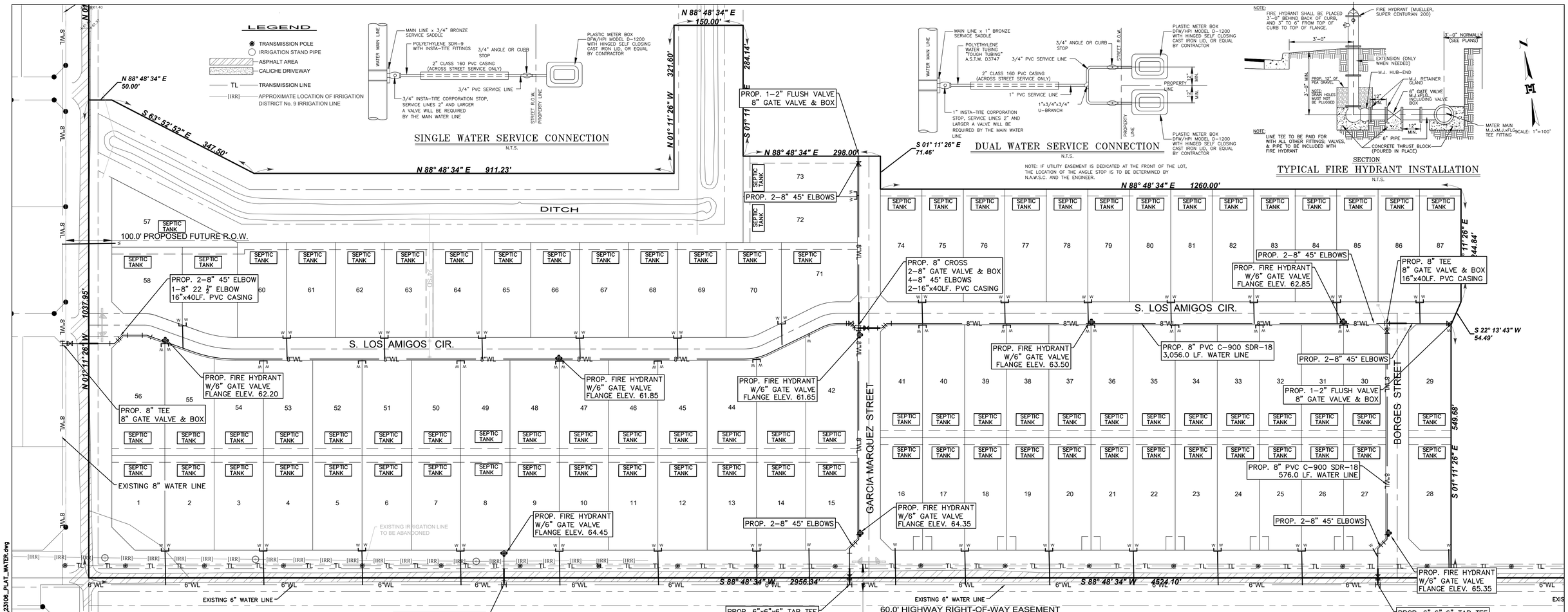
BY:_____ DEPUTY

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

Y:\Land Development\Residential\Hidalgo County\23106 - Maravillas Estates Phase 4 Woloski Mile 11 North & Mile 1 West\Autocad files\PLAT\23106_PLAT.dwg, 2/12/2024 11:53:32 AM, _AutoCAD PDF (General Documentation).pc3



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 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.

SUBDIVIDER STATEMENT:

1. I, HANI DIORA, LLC, A TEXAS LIMITED PARTNERSHIP SUBDIVIDER OF MARAVILLAS ESTATES PHASE 4 HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT; THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

_____
ELIAS WOLOSKI, PRESIDENT
614 W. NOLANA AVENUE SUITE 570A
McALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI, 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_____.

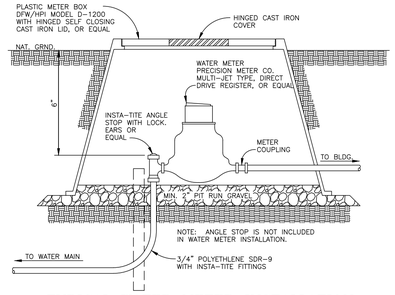
_____
NOTARY PUBLIC
MY COMMISSION EXPIRES_____

COST ESTIMATE:

WATER DISTRIBUTION:	$ 515,035.00
SEPTIC TANK IMPROVEMETNS / OSSF:	$ 130,500.00
DRAINAGE IMPROVEMENTS:	$ 445,577.00
PAVING IMPROVEMENTS:	$ 1,142,709.95

ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	$ 515,035.00
SERVICIO DE DRENAJE SANITARIO	$ 130,500.00
DREAJE PLUVIAL:	$ 445,577.00
PAVIMENTACION DE CALLES:	$ 1,142,709.95



TYPICAL WATER METER INSTALLATION
N.T.S.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

MARAVILLAS ESTATES PHASE 4 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 6" WATER LINE RUNNING ALONG THE SOUTH SIDE RIGHT-OF-WAY OF MILE 11 NORTH ROAD AND AN 8" WATER LINE ALONG THE WEST SIDE OF MILE 1 WEST ROAD. THE WATER SYSTEM FOR MARAVILLAS ESTATES PHASE 4 CONSISTS OF A 8" WATER LINES THAT TAP INTO THE EXISTING 6" & 8" WATER LINES. THIS 8" LINE CONNECT TO THE 6" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF MILE 11 NORTH ROAD THEN RUNS NORTH ALONG THE WEST SIDE OF GARCIA MARQUEZ STREET ENDING AT THE NORTHEAST CORNER OF LOT 73. AN OTHER 8" WATER LINE CONNECT TO THE 6" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF MILE 11 NORTH ROAD THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF BORGES STREET CONNECTING TO AN 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 30. ANOTHER 8" WATER LINE CONNECTS TO THE EXISTING 8" WATER LINE AT THE WEST RIGHT-OF-WAY OF MILE 1 WEST ROAD THEN RUNS EAST CROSSING MILE 1 WEST ROAD CONTINUING EAST ALONG THE SOUTH RIGHT-OF-WAY OF LOS AMIGOS CIRCLE CONNECTING TO THE 8" WATER LINE PREVIOUSLY MENTION 8" WATER LINES CONTINUING EAST ENDING AT THE NORTHEAST CORNER OF LOT 29. AN OTHER 8" WATER LINE CONNECT TO THE EXISTING 8" WATER LINE AT THE NORTH WEST CORNER OF TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE MARAVILLAS ESTATES PHASE 4 CONSISTS OF (41) FORTY ONE-1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO ¾" DIAMETER SERVICE LINES AND (5) FIVE –¾" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINES, THE DUAL SERVICES AND ¾" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF $515,035.00, OR $5,919.94 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $76,248.54, WHICH COVERS THE $876.42 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 WILL ESCROW FOR 8 FILLING STATION (FIRE HYDRANTS) AT A UNIT COST OF $2,600.00 FOR A TOTAL COST OF $20,800.00. 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.

SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES

SEWAGE FROM MARAVILLAS ESTATES PHASE 4 WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO FINE SANDY LOAM, RACOMBES SANDY CLAY LOAM AND WILLACY FINE SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE SUBDIVISION DRAINS WELL THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS $1,500.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A (CASHIERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF $130,500.00, 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.

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 THE WATER AND THE UNCONSTRUCTED 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 $591,283.54 WHICH EQUALS TO $6,796.36 PER LOT.

SEWAGE FACILITIES – SEPTIC SYSTEM IS ESTIMATED TO COST $1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF $130,500.00 FOR THE ENTIRE SUBDIVISION.

_____ _____
ENGINEER'S SIGNATURE DATE

SUBDIVISION PLAT OF
MARAVILLAS ESTATES
PHASE 4

60.903 ACRES BEING OUT OF
LOTS 13 AND 14, BLOCK 84,
CAMPACUAS ADDITION,
VOLUME 1, PAGES 1-2, H.C.M.R.
LOTS O THROUGH R,
CAPISALLO HEIGHTS SUBDIVISION,
VOLUME 3, PAGE 9, H.C.M.R.
HIDALGO COUNTY, TEXAS

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN MARAVILLAS ESTATES PHASE 4 RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN 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 SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN MARAVILLAS ESTATES PHASE 4 CONSISTE DE UN CONDUCTO DE AGUA DE 6" QUE PASA POR EL LADO SUR DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA MILE 11 NORTH ROAD Y UNA LÍNEA DE 8" POR EL LADO OESTE DEL MILE 1 WEST ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN MARAVILLAS ESTATES PHASE 4 CONSISTE DE CONDUCTOS DE 8". ESTA LÍNEA DE 8" SE CONECTA A LA LÍNEA EXISTENTE DE 6" EN EL LADO SUR DE MILE 11 NORTH ROAD Y SIGUE AL NORTE POR EL LADO OESTE DE GRACIA MARQUEZ STREET TERMINADO POR EL LADO NORESTE DE LOTE 73. OTRA LÍNEA DE 8" SE CONECTA A LA LÍNEA EXISTENTE DE 6" EN EL LADO SUR DE MILE 11 NORTH ROAD Y SIGUE AL NORTE POR EL LADO OESTE DE GBORGES STREET CONECTANDO A UNA LÍNEA DE 8" EN EL LADO NORESTE DE LOTE 30. OTRO CONDUCTO DE 8" SE CONECTA A LA LÍNEA DE 8" EN EL LADO OESTE DE MILE 1 WEST ROAD Y SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE LOS AMIGOS CIRCLE CONECTADO A LA LÍNEAS PREVIAMENTE MENSONADA EN EL LADO NORTH ESTE DE LOTE 42 Y 30 TREMINADO CON UNA VARBULA DE 2" EN EL LADO NORESTE DE LOTE 29 PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN (41) QUARENTA UN DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE ¾" PARA CADA LOTE. Y (5) CINCO CONDUCTOS INDIVIDUALES DE AGUA DE ¾" PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 6", LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE ¾ DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE $ 151,035.00 O $ 5,919.94 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. $ 76,248.54, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, $876.42. ESTE PRECIO INCLUYE EL COSTO PARA LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARA SIN ALGÚN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN ASIGNA POR 8 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE $ 2,600.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL $28,500.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

SE INSTALARA UNA FOSA SÉPTICA EN CADA SOLAR DE MARAVILLAS ESTATES PHASE 4. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

CADA LOTE EN LA SUBDIVISIÓN MIDE MEDIO ACRE. EL LIBRO DE RECURSOS DE CONVERSACION DE ESTUDIOS DE TIERRAS INDICA TIERRA DE HIDALGO FINA ARENOSA, RACOMBES ARENOSO ALCIMAR Y WILLACY ARENOSO FINA. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS EN LA SUBDIVISIÓN (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA 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 ÁREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON $1,500.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SÉPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACIÓN FINAL, CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISIÓN PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADAS CON DESEMPEÑO EN FORMA DE UN (CHEQUE DE CAJEROS O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE $130,500.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SÉPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISIÓN INCLUIRÁ EL COSTO DE UN SISTEMA DE FOSA SÉPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUÉS QUE DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACIÓN DE UN SISTEMA SÉPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISIÓN Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACIÓN PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SÉPTICO. LAS FOSAS SÉPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACIÓN DE LUZ Y AGUA.

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 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 CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $ 591,283.54 O $ 6,796.36 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SÉPTICA COSTARA $1,500.00 A UN COSTO TOTAL DE $130,500.00 TODA LA SUBDIVISIÓN.

_____ _____
ENGINEER'S SIGNATURE DATE

Date: Feb 12, 2024, 11:54am User ID: Ciro
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Date: Feb 12, 2024, 11:54am User ID: Cho
File: Y:\Land Development\Residential\Hidalgo County\23106 - Maravillas Estates Phase 4 Woloski Mile 11 North & Mile 1 West\Autocad files\PLAT\23106_PLAT_STORM.dwg

SCALE 1" = 100'

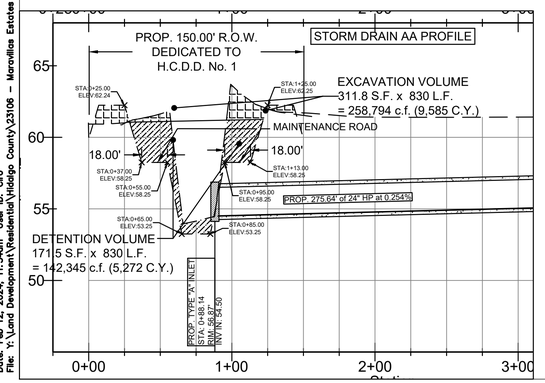
PROP. 61.98' of 24" HP at 0.292%
PROP. DISCHARGE STRUCTURE STA: 0+21.00 INV IN: 55.30'
PROP. RAMP 1-6 SLOPE
PROP. RAMP 1-6 SLOPE
PROP. "C" INLET STA: 0+82.96 RIM: 61.00' INV OUT: 55.49
PROP. 18"x24LF. CULVERT W/S.E.T. FL.=61.50
PROP. 18"x48LF. CULVERT W/S.E.T. FL=62.50
PROP. 275.64' of 24" HP at 0.254%
PROP. 35.00' of 24" RCP-RJ at 0.571% DRAIN LINE
PROP. DISCHARGE STRUCTURE STA: 3+85.76 INV IN: 54.50'
PROP. "A" INLET STA: 3+63.79 RIM: 61.00' INV IN: 55.20 INV OUT: 55.20
PROP. TYPE "A" INLET STA: 3+98.79 RIM: 61.00' INV OUT: 55.40
PROP. RAMP 1-6 SLOPE
PROP. RAMP 1-6 SLOPE
PROP. DISCHARGE STRUCTURE STA: 0+85.76 INV IN: 54.00'
PROP. STORM SEWER MH STA: 4+03.84 RIM: 60.59 INV IN: 54.70 INV OUT: 54.70
PROP. 318.08' of 30" HP at 0.220%
PROP. 302.24' of 30" HP at 0.232%
PROP. "A" INLET STA: 7+06.08 RIM: 61.00' INV IN: 55.40 INV OUT: 55.40
PROP. 35.00' of 30" RCP-RJ at 0.286% DRAIN LINE
PROP. 20.98' of 30" HP at 0.238%
PROP. "A" INLET STA: 7+41.08 RIM: 67.00' INV IN: 55.50 INV OUT: 55.50
PROP. STORM SEWER MH STA: 7+82.96 RIM: 61.00 INV IN: 55.55 INV OUT: 55.55
PROP. 1074.54' of 30" HP at 0.335%
PROP. "A" INLET STA: 18+36.60 RIM: 62.80' INV IN: 57.00 INV OUT: 57.00
PROP. "A" INLET STA: 18+93.42 RIM: 62.50' INV IN: 57.15 INV OUT: 57.15
PROP. "A" INLET STA: 19+28.42 RIM: 62.50' INV OUT: 57.25
PROP. 56.83' of 24" RCP-RJ at 0.264% DRAIN LINE
PROP. 35.00' of 18" RCP-RJ at 0.286% DRAIN LINE
PROP. 18"x24LF. CULVERT W/S.E.T. FL=62.60
PROP. 18"x24LF. CULVERT W/S.E.T. FL=62.65
PROP. 18"x24LF. CULVERT W/S.E.T. FL=62.70
PROP. 18"x24LF. CULVERT W/S.E.T. FL=62.75
PROP. 18"x24LF. CULVERT W/S.E.T. FL=62.80
PROP. 18"x48LF. CULVERT W/S.E.T. FL=62.85
PROP. 18"x32LF. CULVERT W/S.E.T. FL=62.85
PROP. 18"x32LF. CULVERT W/S.E.T. FL=92.90
PROP. 18"x32LF. CULVERT W/S.E.T. FL=66.50
PROP. 18"x32LF. CULVERT W/S.E.T. FL=68.90
PROP. 18"x48LF. CULVERT W/S.E.T.
PROP. 18"x24LF. CULVERT W/S.E.T.
TOP OF BERM
MAINTENANCE ACCESS
DITCH
MILE 11 WEST ROAD
MILE 11 NORTH ROAD
S. LOS AMIGOS CIR.
GARCIA MARQUEZ STREET
BORGES ST.
S 88°48'34" W 4524.10'
60.0' HIGHWAY RIGHT-OF-WAY EASEMENT
EXISTING IRRIGATION LINE TO BE ABANDONED

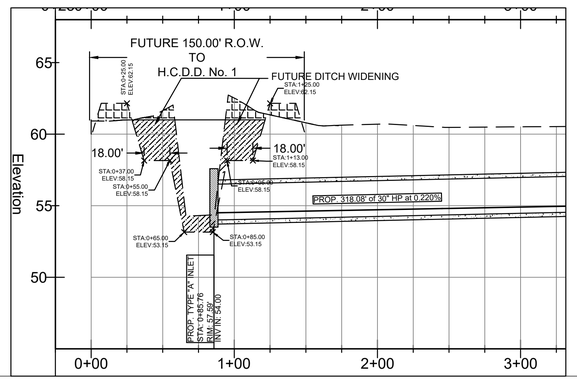
MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:

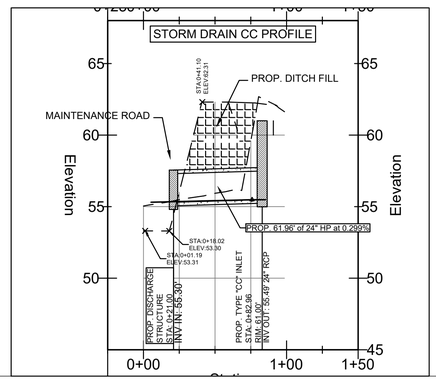
SUBDIVISION PLAT OF

MARAVILLAS ESTATES PHASE 4

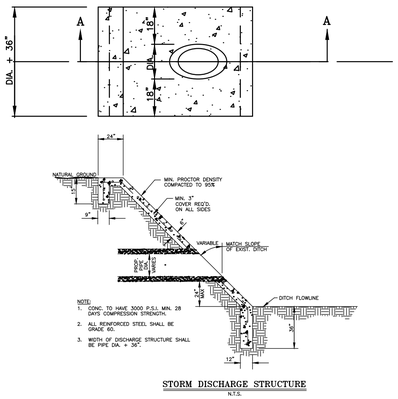
60.903 ACRES BEING OUT OF
LOTS 13 AND 14, BLOCK 84,
CAMPACUAS ADDITION,
VOLUME 1, PAGES 1-2, H.C.M.R.
LOTS 0 THROUGH R,
CAPISALLO HEIGHTS SUBDIVISION,
VOLUME 3, PAGE 9, H.C.M.R.
HIDALGO COUNTY, TEXAS





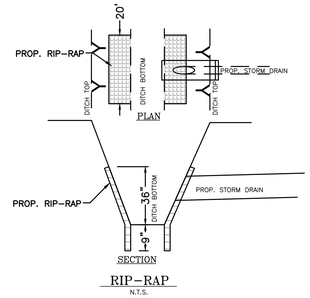


PROFILE SCALE:
HORIZONTAL: 50'
VERTICAL: 5'

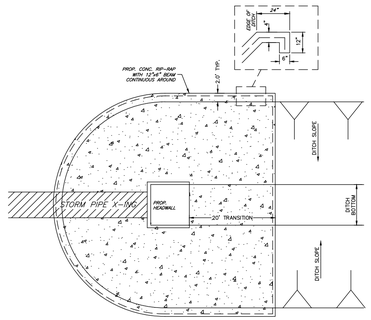


STORM DISCHARGE STRUCTURE
N.T.S.

H.C.D.D.#1 STORM DISCHARGE STRUCTURE



RIP-RAP
N.T.S.



CONCTRETE RIP-RAP DETAIL
N.T.S.

MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION PLAT OF
MARAVILLAS ESTATES
PHASE 4

54.758 ACRES BEING OUT OF
LOTS 13 AND 14, BLOCK 84,
CAMPACUAS ADDITION,
VOLUME 1, PAGES 1-2, H.C.M.R.
LOTS O THROUGH R,
CAPISALLO HEIGHTS SUBDIVISION,
VOLUME 3, PAGE 9, H.C.M.R.
HIDALGO COUNTY, TEXAS

DRAINAGE STATEMENT
MARAVILLAS ESTATES PHASE 4 SUBDIVISION

MARAVILLAS ESTATES PHASE 4 SUBIVISION IS A RESUBDIVISION OF 60.903 ACRES BEING OUT OF LOTS 13 AND 14, BLOCK 84, CAMPACUAS ADDITION AS RECORDED IN VOLUME 1, PAGES 1-2, HIDALGO COUNTY MAP RECORDS, AND ALL OR PART OF LOTS O THROUGH CAPISALLO HEIGHTS SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 9, HIDALGO COUNTY MAP RECORDS. THIS PROPERTY IS LOCATED AT THE NORTHEAST INTERSECTION OF MILE 11 N. ROAD AND MILE 1 WEST ROAD. THIS SUBDIVISION FALLS IN THE RURAL AREA OF HIDALGO COUNTY. THE PROPERTY IS CURRENTLY OPEN & AGRICULTURAL LAND WITH A PROPOSED 87-LOT RESIDENTIAL USE. THIS PROPERTY IS LOCATED IN ZONE "X" & "X SHADED". ZONE IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, MAP DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR MAY 30, 2002. ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "X SHADED" IS DEFINED AS "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".

THE SOILS ARE (8) COMITAS LOAMY FINE SAND, (28) HIDALGO SANDY CLAY LOAM & (52) RAYMONDVILLE CLAY LOAM. SOIL GROUP "A" IS PREVIOUS AND HAS A LOW PLASTICITY INDEX. SOIL GROUP "B" & "C" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"). FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 18.19 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 105.01 C.F.S. DURING THE 50-YEAR STORM FREQUENCY PER THE ATTACHED CALCULATION WHICH IS AN INCREASE OF 86.82 C.F.S.

THE PROPOSED DRAINAGE FOR MARAVILLAS ESTATES PHASE 4 SUBIVISION CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW TO LOW POINTS DRAINING INTO PROPOSED TYPE "A" INLETS, WHICH WILL DRAIN INTO EXISTING HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH. THIS EXISTING HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH FLOWS NORTH, ULTIMATELY DISCHARGES INTO THE MERCEDES LATERAL THEN FLOWS EAST, ULTIMATELY DRAINING INTO THE I.B.W.C. FLOODWAY. PIPE SIZES RANGE FROM 18" TO 30".

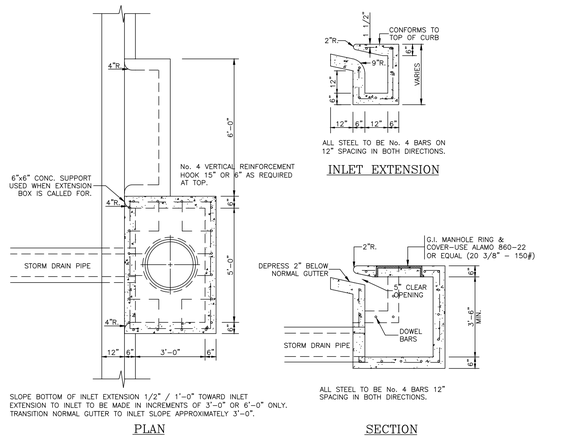
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 290,661 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DITCH ALONG THE WEST AND SOUTH SIDE OF THIS SUBDIVISION.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, REVISED JUNE 6, 2000 IS CONTAINED WITHIN THE WIDENING OF THE EXISTING DRAINAGE DITCH ALONG THE NORTH SIDE OF THE SUBDIVISION.

_____
MARIO A REYNA, P.E. DATE

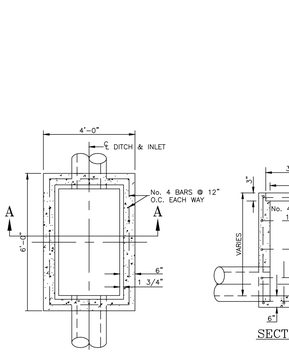
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



PLAN

SECTION

TYPE "A" INLET
N.T.S.



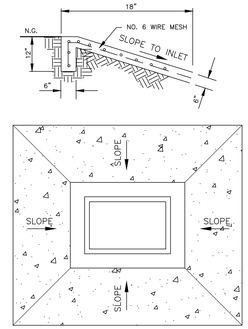
TOP VIEW OF INLET

SECTION "A-A"

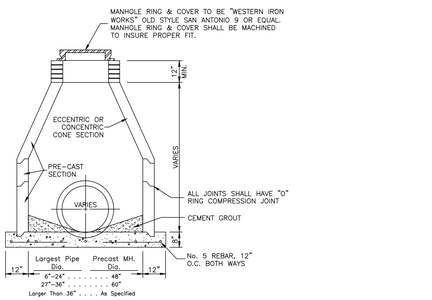
TOP VIEW OF GRATE

SECTION "B-B"

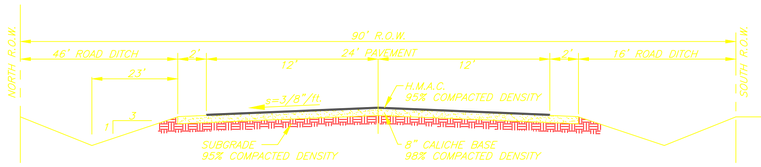
TYPE "C-C" GRATED INLET
(TWO GRATES PER INLET)
N.T.S.



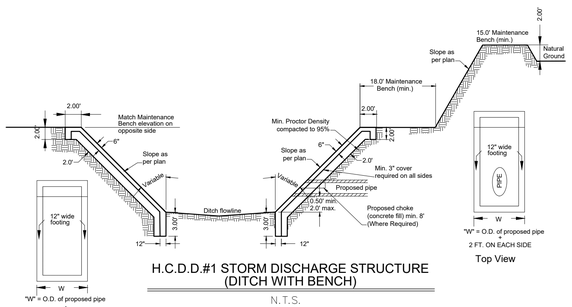
TOP VIEW OF CONCRETE APRON



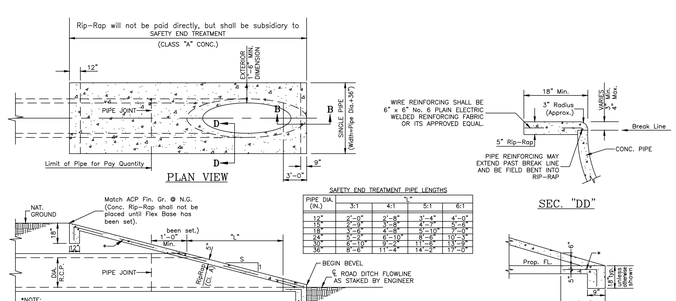
STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE
N.T.S.



TYPICAL PAVING SECTION
MILE 11 NORTH ROAD



H.C.D.D.#1 STORM DISCHARGE STRUCTURE (DITCH WITH BENCH)
N.T.S.



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

A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 2" MIX SIZE.

B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS 1 OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.

C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

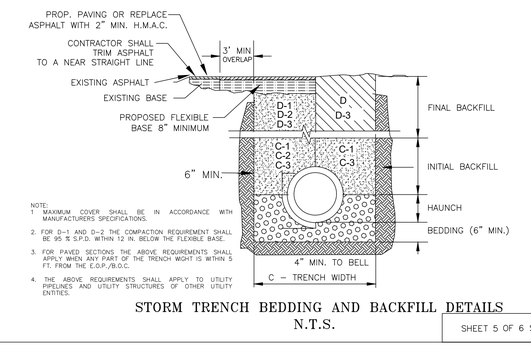
C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).

D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., AS PER ASTM D4253, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMNT/BACK OF CURB SHALL HAVE CLASS 1 OR CLASS II (ASTM D2321 OR SOIL TYPE 1A, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WILLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



NOTE:
1 MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95 % S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIGHT IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

SHEET 5 OF 6 SHEETS

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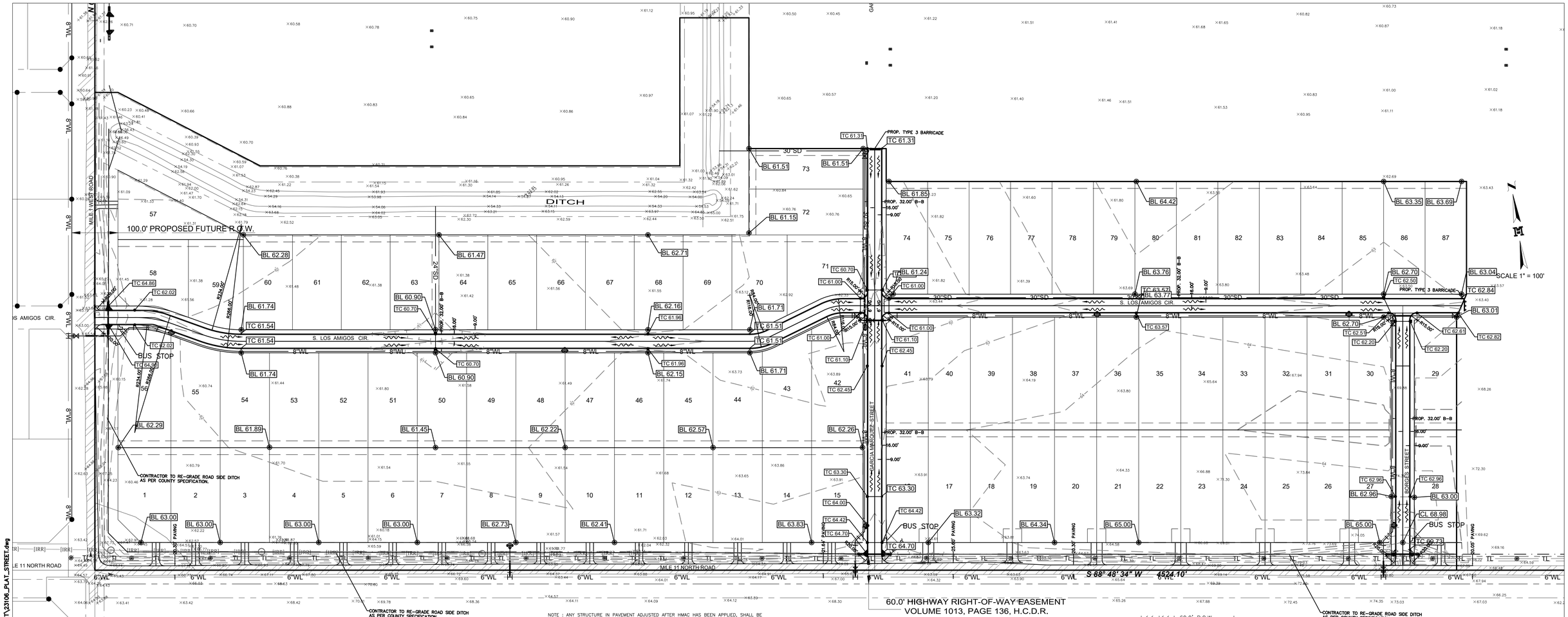

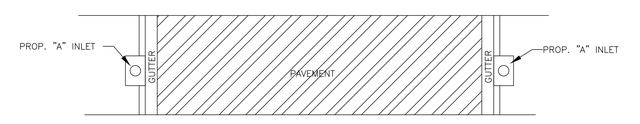

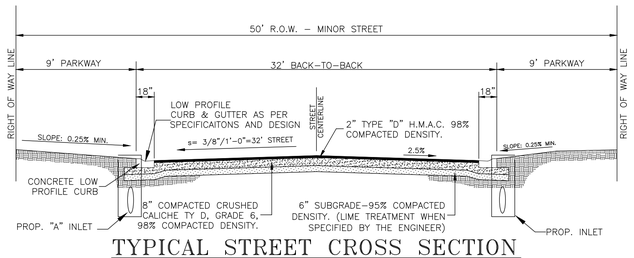

TYPICAL STREET CROSS SECTION

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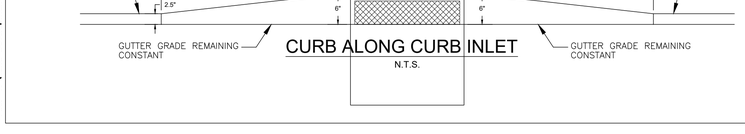
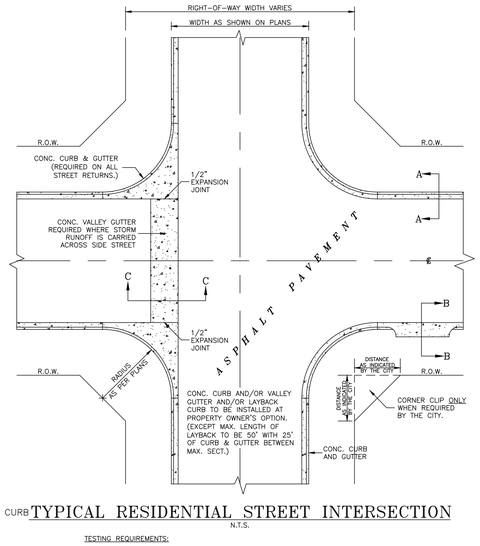


CURB ALONG CURB INLET

N.T.S.

NOTE : ANY STRUCTURE IN PAVEMENT ADJUSTED AFTER HMAC HAS BEEN APPLIED, SHALL BE ADJUSTED TO GRADE, WITH A MINIMUM 6" CONCRETE COLLAR A.O.B.E.



TYPICAL RESIDENTIAL STREET INTERSECTION

N.T.S.

TESTING REQUIREMENTS:

TESTING BY A REPUTABLE SOILS TESTING LABORATORY IS REQUIRED AT DIFFERENT STAGES OF CONSTRUCTION AS FOLLOWS:

1.) SUBGRADE PREPARATION: A MINIMUM OF ONE TEST PER EACH 1000 SQUARE YARDS OR FRACTION THEREOF OF STREET AREA FOR SUBGRADE COMPACTION AND DEPTH.

2.) COMPACTED CALICHE: A MINIMUM OF ONE TEST PER 1000 SQUARE YARDS OR FRACTION THEREOF OF STREET AREA FOR CALICHE COMPACTION AND DEPTH.

3.) HOT MIX: A MINIMUM OF ONE TEST PER EACH 1500 SQUARE YARDS OR FRACTION THEREOF OF STREET AREA FOR THICKNESS VERIFICATION. SUBMITTAL OF CERTIFIED TYPE GRADE FROM SUPPLIER.

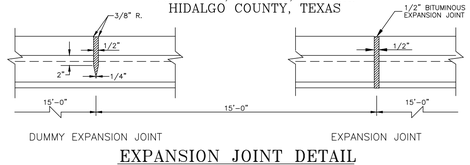
60.0' HIGHWAY RIGHT-OF-WAY EASEMENT
VOLUME 1013, PAGE 136, H.C.D.R.

MAP OF TOPOGRAPHY AND PAVING:
MAPA DE TOPOGRAFIA Y PIVMENTO:

SUBDIVISION PLAT OF

MARAVILLAS ESTATES PHASE 4

60.903 ACRES BEING OUT OF
LOTS 13 AND 14, BLOCK 84,
CAMPACUAS ADDITION,
VOLUME 1, PAGES 1-2, H.C.M.R.
LOTS 0 THROUGH R,
CAPISALLO HEIGHTS SUBDIVISION,
VOLUME 3, PAGE 9, H.C.M.R.
HIDALGO COUNTY, TEXAS



EXPANSION JOINT DETAIL

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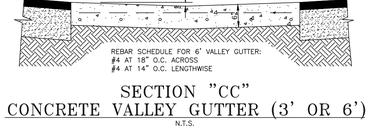


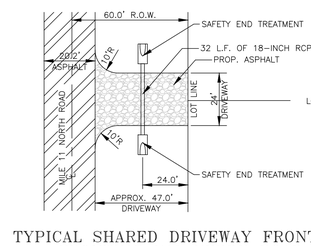
SECTION "CC" CONCRETE VALLEY GUTTER (3' OR 6')

N.T.S.

GENERAL NOTES:

1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE WITH T.H.D. 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.

2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.



TYPICAL SHARED DRIVEWAY FRONTING FRONTING VAL VERDE ROAD

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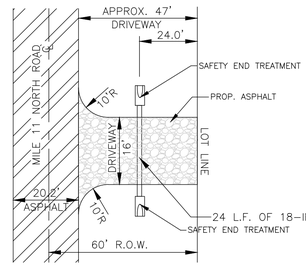

TYPICAL SINGLE DRIVEWAY MILE 11 NORTH ROAD

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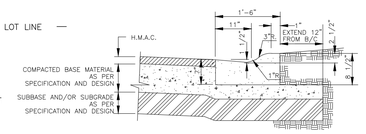
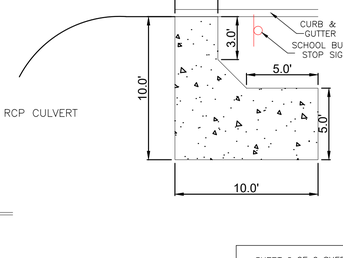


TYPICAL LOW PROFILE CURB & GUTTER SECTION

N.T.S.

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROFIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CUB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEN 3/4" EXPANSION JOINT.



SCALE 1" = 100'

SHEET 6 OF 6 SHEETS

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