



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: 4-30-2024

PROPOSED PROGRESO SPRINGS PHASE I SUBDIVISION, PRECINCT No. 1.

ENGINEER MELDEN & HUNT INC DEVELOPER: HI STARR INVESTMENTS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 40 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTHEAST CORNER OF GONZALEZ ROAD AND BAKER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF PROGRESO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-06-2024 PROPERTY LIES WITHIN FLOOD ZONE: "B" 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: 20.00 FEET ONTO GONZALEZ ROAD

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 4-01-2024 BY, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 4-04-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER MHWSC. LINE SIZE: 10" LOCATION: GONZALEZ ROAD

WATER SERVICE PROVIDER: MHWSC LINE SIZE: 8" LOCATION: MILE 2 ½ WEST ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 2-06-2024 : 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:

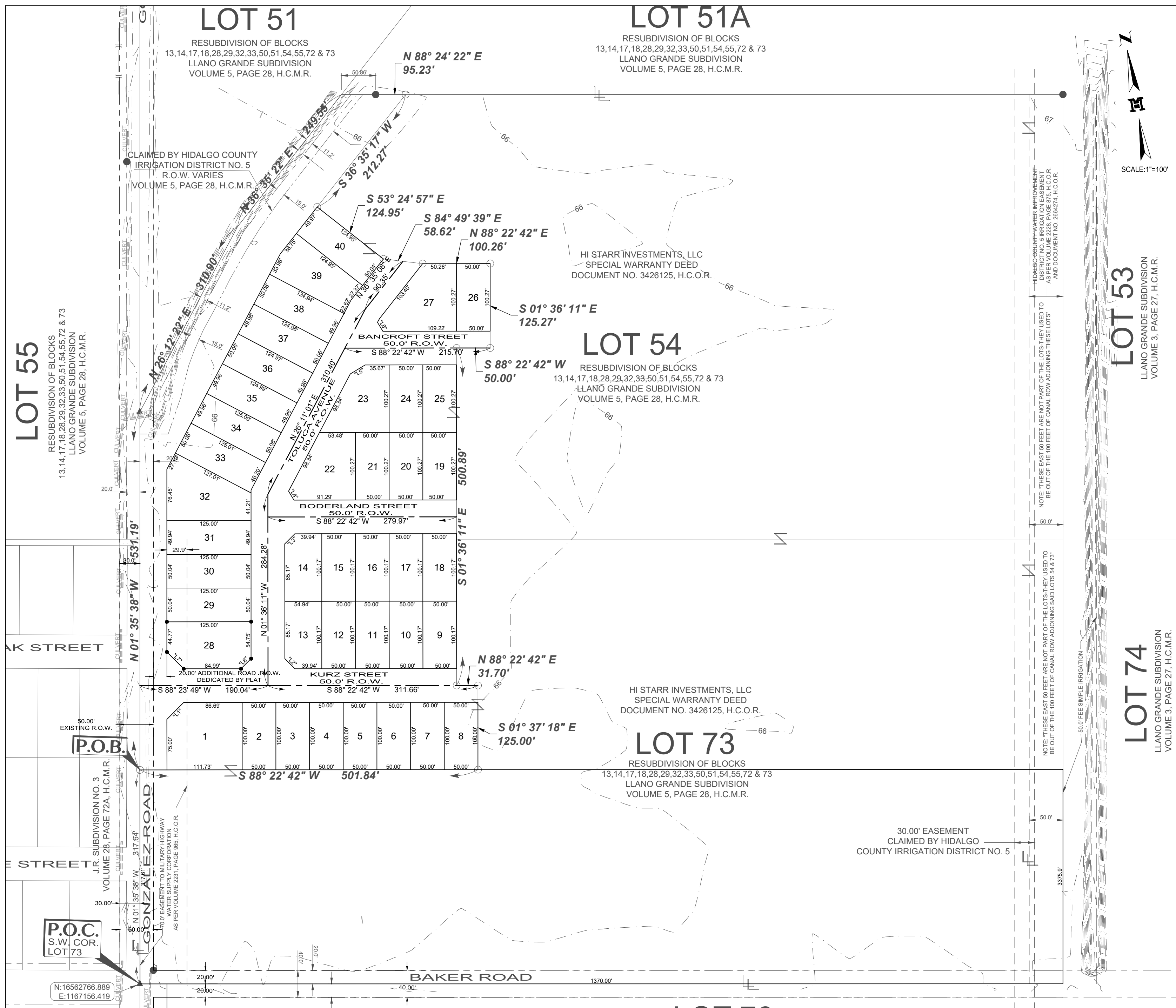
N/A

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

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.

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Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table			Line Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Line #	Direction	Length
1	10888.54	0.249	11	5008.56	0.115	21	5013.56	0.115	31	6242.35	0.143	1.1"	N 43° 23' 10" E	35.36'
2	5000.00	0.115	12	5008.56	0.115	22	7910.47	0.182	32	9074.82	0.208	1.2"	S 46° 36' 45" E	21.21'
3	5000.00	0.115	13	5391.25	0.124	23	7628.62	0.175	33	6256.16	0.144	1.3"	S 43° 23' 10" W	21.22'
4	5000.00	0.115	14	5391.25	0.124	24	5013.56	0.115	34	6251.52	0.144	1.4"	S 32° 43' 37" E	15.50'
5	5000.00	0.115	15	5008.56	0.115	25	5013.56	0.115	35	6244.96	0.143	1.5"	S 07° 16' 23" W	25.69'
6	5000.00	0.115	16	5008.56	0.115	26	5013.56	0.115	36	6250.18	0.143	1.6"	N 32° 41' 40" W	15.48'
7	5000.00	0.115	17	5008.56	0.115	27	8848.01	0.203	37	6249.51	0.143	1.7"	N 46° 36' 11" W	35.36'
8	5000.00	0.115	18	5008.56	0.115	28	8295.70	0.190	38	6248.84	0.143	1.8"	S 43° 23' 40" W	21.23'
9	5008.56	0.115	19	5013.56	0.115	29	6255.66	0.144	39	7665.45	0.176			
10	5008.56	0.115	20	5013.56	0.115	30	6255.66	0.144	40	6248.14	0.143			

METES AND BOUNDS DESCRIPTION:
 A TRACT OF LAND CONTAINING 8.758 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 54 AND 73, LLANO GRANDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 28, HIDALGO COUNTY MAP RECORDS, WHICH SAID 8.758 ACRES WERE CONVEYED TO HI STARR INVESTMENTS, L.L.C. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3426125, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.758 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A COTTON PICKER SPINDLE FOUND [NORTHING: 16562766.889, EASTING: 1167156.419] ON THE SOUTHWEST CORNER OF SAID LOT 73.
 THENCE, N 01° 35' 38" W ALONG THE WEST LINES OF SAID LOTS 73 AND 54, A DISTANCE 317.64 FEET TO NO. 4 REBAR SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 01° 35' 38" W ALONG THE WEST LINES OF SAID LOTS 73 AND 54, AND WITHIN THE RIGHT-OF-WAY OF GONZALEZ ROAD, AT A DISTANCE OF 342.23 FEET PASS THE NORTHWEST CORNER OF SAID LOT 73 AND THE SOUTHWEST CORNER OF SAID LOT 54, CONTINUING A TOTAL DISTANCE OF 531.19 FEET TO A COTTON PICKER SPINDLE FOUND ON AN OUTSIDE CORNER OF SAID LOT 54, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 26° 12' 22" E ALONG A WEST LINE OF SAID LOT 54, AT A DISTANCE OF 42.88 FEET PASS THE EAST RIGHT-OF-WAY LINE OF GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 310.90 FEET TO AN OUTSIDE CORNER OF SAID LOT 54, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 36° 35' 22" E ALONG A WEST LINE OF SAID LOT 54, A DISTANCE OF 249.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 54, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, N 88° 22' 42" E ALONG THE NORTH LINE OF SAID LOT 54, AT A DISTANCE OF 68.88 FEET PASS A NO. 4 REBAR FOUND IN LINE CONTINUING A TOTAL DISTANCE OF 95.23 FEET TO A NO. 4 REBAR SET FOR THE NORTHEASTERMOST CORNER OF THIS TRACT;
- THENCE, S 36° 35' 17" W A DISTANCE OF 212.27 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 53° 24' 57" E A DISTANCE OF 124.95 FEET TO A NO. 4 REBAR SET FOR AN INSIDE ANGLE OF THIS TRACT;
- THENCE, S 84° 49' 39" E A DISTANCE OF 58.62 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 88° 22' 42" E A DISTANCE OF 100.26 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 01° 36' 11" E A DISTANCE OF 125.27 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 88° 22' 42" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 01° 36' 11" E A DISTANCE OF 500.89 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 88° 22' 42" E A DISTANCE OF 31.70 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 01° 37' 18" W A DISTANCE OF 125.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 88° 24' 22" W ALONG THE SOUTH LINE OF SAID LOT 73 A DISTANCE OF 501.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.758 ACRES OF LAND MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

- SETBACKS:
FRONT: 25'
REAR: 10'
SIDE: 5'
SIDE CORNER: 10'
CUL-DE-SAC: 18'
- FLOOD ZONE DESIGNATION:
THIS SUBDIVISION LIES ON FLOOD ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480334 0525 B, MAP REVISED: JANUARY 2, 1981.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISHED FLOOR ELEVATION SHALL BE ELEV. XXXX OR 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
+8.8 M. NO. 1-ELEVY. 65.67 N.A.V.D. 88 DESCRIPTIONS: MHI DISK SET 2X2' CONCRETE SLAB SET ON NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N:16563160.480 E:1167185.546
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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 237,888 CUBIC-FEET (5.457 ACRE-FEET) OF STORM WATER RUNOFF; DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS SHALL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING.
- A 4-FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.
- FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
- STREET LIGHT MUST BE LOCATED EVERY 300 FEET.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT.
- CORNERS LOT DRIVEWAYS SHOULD BE CONSTRUCTED AT THE FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.
- COMMON AREAS, PRIVATE STREETS, AND DETENTION PONDS MUST BE MAINTAINED BY THE LOT OWNERS AND NOT THE CITY OF PROGRESO.
- ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- THE OWNER(S)/DEVELOPER(S) SHALL SIGN AND RECORD AN INDEMNIFICATION AGREEMENT HOLDING HARMLESS THE CITY OF PROGRESO AND INDEMNIFYING IT FROM ALL OBLIGATIONS TO MAINTAIN SAID STREETS AND FROM ANY LIABILITY ARISING OUT OF OR INCIDENT TO SUCH STREETS.

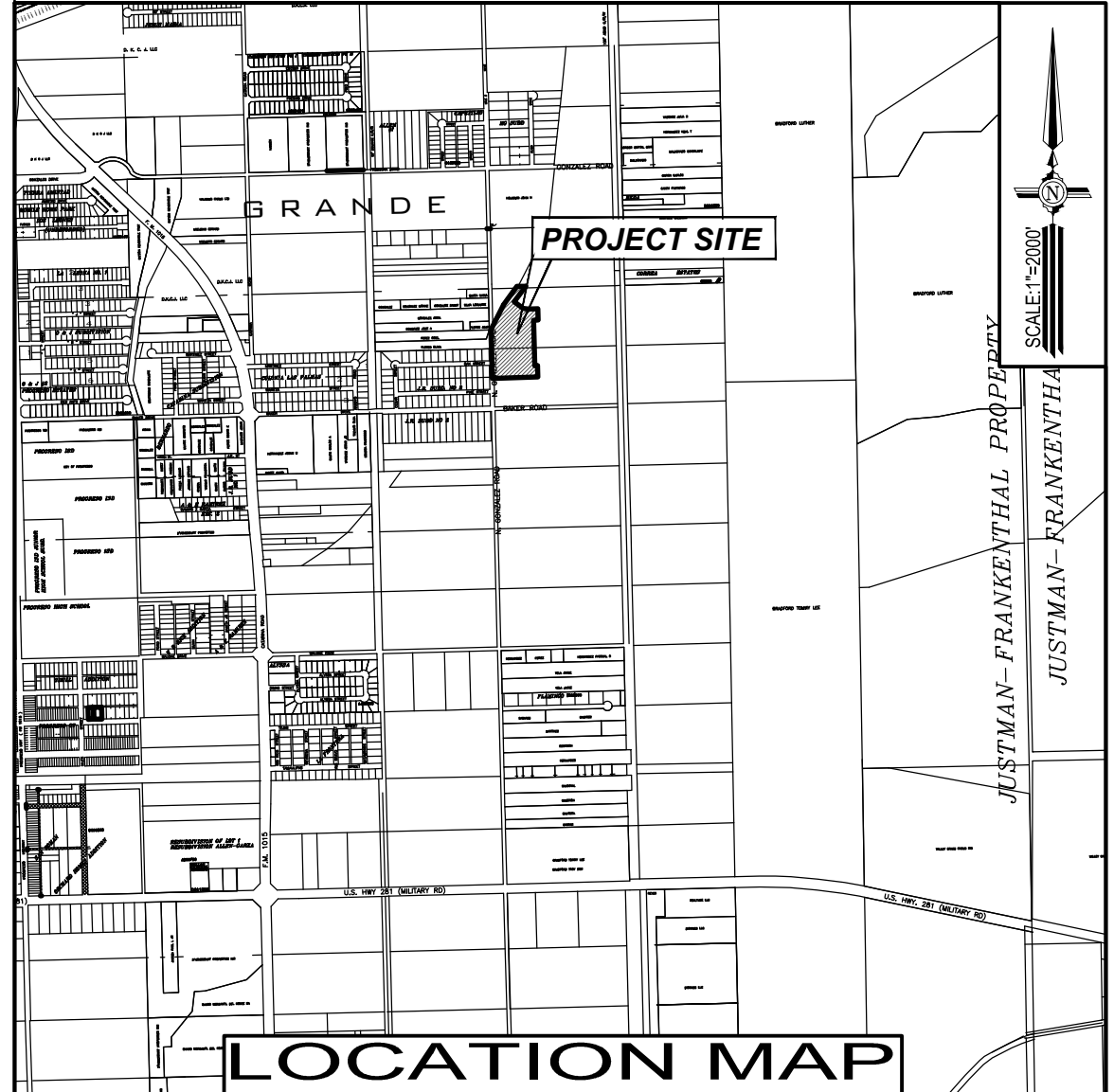
STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 5
 THIS PLAT IS APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No.5 ON THIS ____ DAY OF _____ 2024.
 ATTEST:

SECRETARY _____ GENERAL MANAGER _____
 HIDALGO COUNTY IRRIGATION DISTRICT No. 5

MILITARY HIGHWAY WATER SUPPLY CORPORATION
 THIS PLAT PROGRESO SPRINGS SUBDIVISION PHASE I HAS IS SUBMITTED TO AND CONSIDERED BY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST
 DATE THIS ____ DAY OF _____ 2024.

APPROVED BY _____ MANAGER _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 PROGRESO SPRINGS SUBDIVISION PHASE I IS LOCATED IN THE SOUTH EAST PART OF HIDALGO COUNTY LOCATED 5250.00 FEET NORTH FROM THE INTERSECTION OF GONZALEZ ROAD AND US HIGHWAY 281 ON THE NORTH EAST CORNER OF THE INTERSECTION OF GONZALEZ ROAD AND BAKER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PROGRESO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY PROGRESO (POPULATION 5,086). PROGRESO SPRINGS SUBDIVISION PHASE I LIES APPROXIMATELY 0.01 MILES EAST OF THE CITY LIMITS (AND IS WITHIN THE 3.1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.



LEGEND
 ● FOUND NO. 4 REBAR
 ▲ FOUND COTTON PICKER SPINDLE
 ○ SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
 R.O.W. - RIGHT OF WAY
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 S.W. COR. - SOUTHWEST CORNER
 P.O.B. - POINT OF BEGINNING
 AC. - OF ONE ACRE
 LT. - LOT LINE
 S - SAME OWNER

LOT 76
 LLANO GRANDE SUBDIVISION
 VOLUME 3, PAGE 27, H.C.M.R.
STATE OF TEXAS
COUNTY OF HIDALGO
 APPROVED BY DRAINAGE DISTRICT:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 RAUL E. SESIN, P.E., C.F.M.
 GENERAL MANAGER
 THIS PLAT APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 5 ON THIS THE ____ DAY OF _____ 20 ____

ATTEST:
 SECRETARY _____

SUBDIVISION MAP OF PROGRESO SPRINGS SUBDIVISION PHASE I
 BEING A SUBDIVISION OF 8.758 ACRES OUT OF LOTS 54 AND 73 LLANO GRANDE SUBDIVISION VOLUME 5, PAGE 28 H.C.M.R. HIDALGO COUNTY, TEXAS
 DRAWN BY: E.V.Z., DATE: 03-22-2024
 SURVEYED, CHECKED _____ DATE: _____
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
 PRINCIPAL CONTACTS NAME ADDRESS CITY & ZIP PHONE FAX
 OWNER: KYLE D. RUPPERT P.O. BOX 959 EDINBURG, TEXAS 78540 (956) 383-0868 FAX
 ENGINEER: RUBEN JAMES DE JESUS P.E. 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839
 SURVEYOR: ROBERTO N. TAMEZ R.P.L.S. 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

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

WE, HI STARR INVESTMENTS, L.L.C. AS OWNER OF THE 8.758 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PROGRESO SPRINGS SUBDIVISION PHASE I HEREBY SUBMIT TO THE CITY OF PROGRESO 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.

KYLE D. RUPPERT, MANAGER DATE: _____
 P.O. BOX 959
 EDINBURG, TEXAS
 78540-0959

STATE OF TEXAS
 COUNTY OF HIDALGO:

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

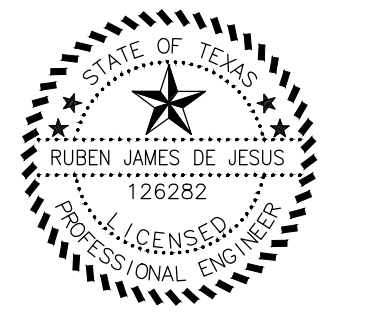
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 20 ____

NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

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

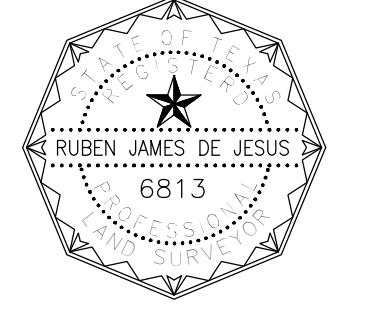
RUBEN JAMES DE JESUS, PE # 126282 DATE: _____
 DATE PREPARED: 03-22-2024
 JOB NO. 23120.00



STATE OF TEXAS
 COUNTY OF HIDALGO

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

DATED THIS THE ____ DAY OF _____ 20 ____



RUBEN JAMES DE JESUS, R.P.L.S. No.6813
 STATE OF TEXAS
 DATE SURVEYED: 08-01-2023
 T-1201, PG. 41
 SURVEY JOB # 23120.08

CERTIFICATION OF POTABLE WATER SUPPLY
 THIS PLAT, PROGRESO SPRINGS SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST

DATE THIS ____ DAY OF _____ 20 ____

APPROVED BY _____ MANAGER _____ DATE: _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PROGRESO SPRINGS SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ____ DAY OF _____ 20 ____

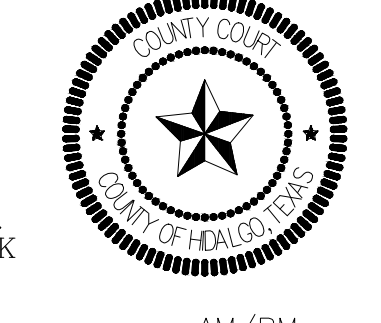
HIDALGO COUNTY JUDGE _____ DATE: _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PROGRESO SPRINGS SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT
 ON ____ DAY OF _____ 20 ____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____



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

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

PROGRESO SPRINGS SUBDIVISION PHASE I WILL BE PROVIDED WITH POTABLE WATER BY MILITARY HIGHWAY WATER SUPPLY CORPORATION THE SUBDIVIDER AND M.H.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH M.H.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND M.H.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.

M.H.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF MILE 2 1/2 W (FM 1015). THE WATER SYSTEM FOR PROGRESO SPRINGS SUBDIVISION PHASE I CONSISTS OF A PROPOSED 8" WATER LINE THAT WILL TAP INTO THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED WHICH THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF BAKER ROAD AND THEN NORTH AT THE NORTHEAST CORNER OF THE INTERSECTION OF BAKER ROAD AND GONZALEZ ROAD. THIS 8" WATER LINE WILL RUN NORTH ALONG THE EAST RIGHT-OF-WAY OF GONZALEZ ROAD WHERE IT WOULD BE TAPPED IN BY AN 8" WATER LINE THAT RUNS ALONG THE RIGHT OF WAYS INSIDE OF THIS SUBDIVISION AND LOOPS AROUND WITHIN THE PROGRESO SPRINGS SUBDIVISION PHASE I.

WATER DISTRIBUTION FOR THE PROGRESO SPRINGS SUBDIVISION PHASE I CONSISTS OF SIXTEEN (16) 2" DIAMETER DUAL SERVICE LINES SERVICING 32 LOTS AND EIGHT (8) 1" SINGLE SERVICING 8 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$419,650.00, OR \$10,491.25 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID M.H.W.S.C. THE SUM OF \$245,000.00, WHICH COVERS THE \$1,000.00 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 M.H.W.S.C. UPON REQUEST BY THE LOT OWNER, M.H.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$6,150.00 FOR A TOTAL COST OF \$18,450.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY M.H.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 PROGRESO SPRINGS SUBDIVISION PHASE I IS BEING TREATED BY MILITARY HIGHWAY WATER SUPPLY CORPORATION. THERE IS A PROPOSED SANITARY SEWER LINE ALONG THE WEST OF GONZALEZ ROAD. THE PROGRESO SPRINGS SUBDIVISION PHASE I CONNECTION WILL BE MADE TO AN EXISTING SANITARY SEWER LIFT STATION ON THE NORTHWEST CORNER OF THIS SUBDIVISION WITH A 10 INCH SANITARY SEWER LINE WHICH RUNS ALONG THE INTERIOR STREETS PROVIDING SEWER SERVICES TO 40 LOTS.

SOIL EVALUATION REPORT:

THE LOTS IN THE PROPOSED SUBDIVISION ARE LESS THAN 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED AN HARLEIGH CLAY. THE SOIL IS A UNIFORM CLAY EXTENDING UP TO 12" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 30" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE 40 1/4 SINGLE SANITARY SERVICES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$381,889.00 OR \$9,547.23 PER LOT. IN ADDITION THE DEVELOPER HAS PAID TO M.H.W.S.C. THE SUM OF \$66,900.00 WHICH COVERS \$403.01 PER LOT AS STATED IN THE 30 YEAR OLD WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO M.H.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY HIDALGO COUNTY AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$419,650.00 WHICH EQUALS TO \$10,491.25 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$381,889.00 WHICH EQUALS TO \$9,547.23 PER LOT.

ENGINEER'S SIGNATURE

SUBDIVIDER CERTIFICATION: _____ DATE _____

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

SUBDIVIDER STATEMENT:

WE, HI STARR INVESTMENTS, LLC SUBDIVIDERS OF PROGRESO SPRINGS SUBDIVISION PHASE I HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

KYLE D. RUPPERT, MANAGER
P.O. BOX 959
EDINBURG, TEXAS 78540-0959

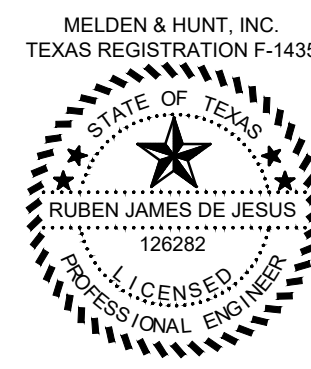
DATE _____

STATE OF TEXAS \$
COUNTY OF HIDALGO \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE D. RUPPERT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE 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: _____



**INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO
PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO**

PROGRESO SPRINGS SUBDIVISION SERA PROVISTA CON AGUA POTABLE POR MILITARY HIGHWAY WATER SUPPLY CORPORATION EL SUBDIVISOR Y M.H.W.S.C. HAN ENTRADO EN UN CONTRATO EN EL CUAL M.H.W.S.C. HA PROMETIDO PROVEER SUFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS Y M.H.W.S.C. HA PROVISTO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

M.H.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL DERECHO DE VIA OESTE DE LA MILLA 2 1/2 W (FM 1015). EL SISTEMA DE AGUA PARA LA SUBDIVISION PROGRESO SPRINGS CONSISTE EN UNA LINEA DE AGUA DE 8" PROPUESTA QUE SE CONECTARA A LA LINEA DE AGUA DE 8" EXISTENTE MENCIONADA ANTERIORMENTE, LA CUAL CORRE HACIA EL ESTE A LO LARGO DEL DERECHO DE VIA NORTE DE BAKER ROAD Y LUEGO HACIA EL NORTE EN LA ESQUINA NORESTE DE LA INTERSECCION DE BAKER ROAD Y GONZALEZ ROAD. ESTA LINEA DE AGUA DE 8" CORRERIA HACIA EL NORTE A LO LARGO DEL DERECHO DE VIA ESTE DE GONZALEZ ROAD DONDE SERIA CONECTADA POR UNA LINEA DE AGUA DE 8" QUE CORRE A LO LARGO DEL DERECHO DE VIA DENTRO DE ESTA SUBDIVISION Y DA LA VUELTA DENTRO DE LA SUBDIVISION PROGRESO SPRINGS.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION PROGRESO SPRINGS CONSISTE EN DIEZISEIS (16) LINEAS DE SERVICIO DOBLES DE 2" DE DIAMETRO QUE DAN SERVICIO A 32 LOTES Y OCHO (8) 1" SIMPLES QUE DAN SERVICIO A 8 LOTES. DICHAOS SERVICIOS TERMINAN EN LAS CAJAS DE MEDIDORES DE AGUA DE CADA LOTE. LAS LINEAS Y SERVICIOS DE 8" Y LAS CAJAS DE MEDIDORES YA HAN SIDO INSTALADAS, A UN COSTO TOTAL DE \$419,650.00 O \$10,491.25 POR LOTE. ADEMÁS, EL SUBDIVISOR HA PAGADO A M.H.W.S.C. LA SUMA DE \$245,000.00, QUE CUBRE EL COSTO DE \$1,000.00 POR LOTE, COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA. LAS CUOTAS DE ADQUISICION DE DERECHOS Y TODAS LAS CUOTAS DE MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES DE LA SUBDIVISION A M.H.W.S.C. A PETICION DEL PROPIETARIO DEL LOTE, M.H.W.S.C. INSTALARA SIN DEMORA Y SIN CARGO ALGUNO EL CONTADOR DE AGUA CORRESPONDIENTE A DICHO LOTE. EL SUBDIVISOR HA INSTALADO 3 BOCAS DE INCENDIO A UN COSTO UNITARIO DE \$6,150.00 PARA UN COSTO TOTAL DE \$18,450.00. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR M.H.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTA EN FUNCIONAMIENTO A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

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

LAS AGUAS RESIDUALES DE LA SUBDIVISION PROGRESO SPRINGS ESTAN SIENDO TRATADAS POR MILITARY HIGHWAY WATER SUPPLY CORPORATION. HAY UNA LINEA DE ALCANTARILLADO SANITARIO PROPUESTA A LO LARGO DEL GESTE DE GONZALEZ ROAD. LA CONEXION DE LA SUBDIVISION PROGRESO SPRINGS SE HARA A UNA ESTACION DE ELEVADOR DE ALCANTARILLADO SANITARIO EXISTENTE EN LA ESQUINA NORESTE DE ESTA SUBDIVISION CON UNA LINEA DE ALCANTARILLADO SANITARIO DE 10 PULGADAS QUE CORRE A LO LARGO DE LAS CALLES INTERIORES PROPORCIONANDO SERVICIOS DE ALCANTARILLADO A 40 LOTES.

INFORME DE EVALUACION DE SUELOS

LOS LOTES DE LA SUBDIVISION PROPUESTA TIENEN UN TAMAÑO MÍNIMO DE 1/2 ACRE. EL LIBRO DE ESTUDIO DE SUELO DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICA UN SUELO FRANCO ARENOSO FINO DE BRENNAN Y FRANCO ARCILLOSO ARENOSO DE HIDALGO. EL SUELO ES UN FRANCO ARENOSO FINO UNIFORME QUE SE EXTIENDE HASTA 12" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 80" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN.

SE HAN INSTALADO LOS 40 SERVICIOS SANITARIOS INDIVIDUALES DE 4". A UN COSTO TOTAL DE \$381,889.00 O \$9,547.23 POR LOTE. ADEMÁS EL DESARROLLADOR HA PAGADO A M.H.W.S.C. LA SUMA DE \$66,900.00 QUE CUBRE \$403.01 POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUAS RESIDUALES DE 30 AÑOS DE ANTIGUEDAD CUYA SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y CUOTAS DE ADQUISICION, Y TODAS LAS CUOTAS DE MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A M.H.W.S.C. LA TOTALIDAD DE LAS INSTALACIONES DE AGUAS RESIDUALES HAN SIDO APROBADAS Y ACEPTADAS POR EL CONDADO DE HIDALGO Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERABLE A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

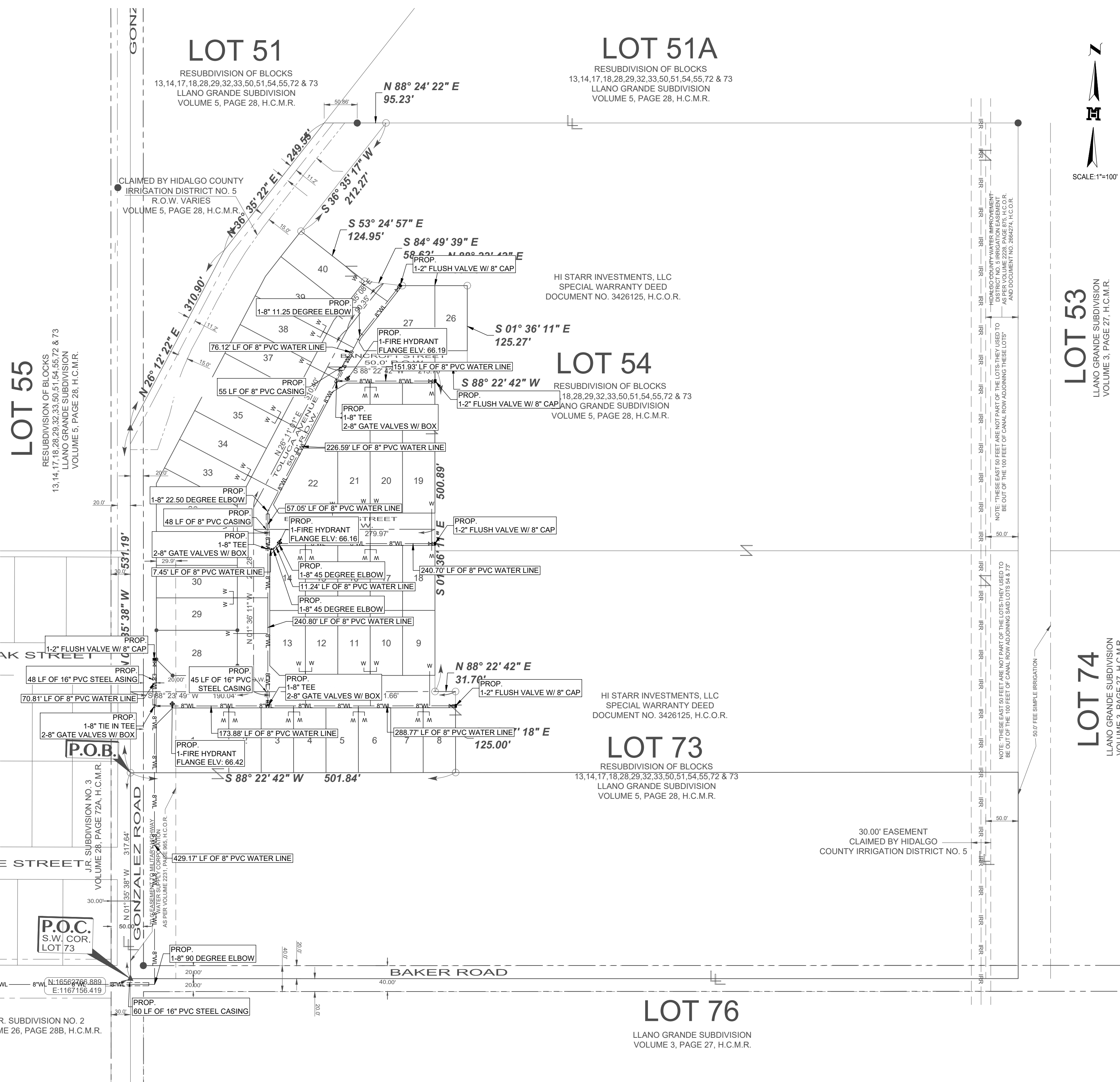
CERTIFICACION DEL INGENIERO:
CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS DE INSTALACION DE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARÁN UN TOTAL DE \$419,650.00 LO QUE ES IGUAL A \$10,491.25 POR LOTE.

INSTALACIONES DE ALCANTARILLADO - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS COSTARÁN UN TOTAL DE \$381,889.00, LO QUE EQUIVALE A \$9,547.23 POR LOTE.

FIRMA DEL INGENIERO _____ FECHA _____

LOT 55
RESUBDIVISION OF BLOCKS
13, 14, 17, 18, 28, 29, 32, 33, 50, 51, 54, 55, 72 & 73
LLANO GRANDE SUBDIVISION
VOLUME 5, PAGE 28, H.C.M.R.



**MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
SUBDIVISION MAP OF
PROGRESO SPRINGS
SUBDIVISION PHASE I**

BEING A SUBDIVISION OF 40.061 ACRES OUT OF
LOTS 54 AND 73
LLANO GRANDE SUBDIVISION
VOLUME 5, PAGE 28 H.C.M.R.
HIDALGO COUNTY, TEXAS

COST ESTIMATE:
WATER DISTRIBUTION: \$ 419,650.00
SANITARY SEWER IMPROVEMENTS / OSSF: \$ 381,889.00
DRAINAGE IMPROVEMENTS: \$ 202,978.50

ESTIMACION DE COSTOS:
SERVICIO DE AGUA POTABLE: \$ 419,650.00
SERVICIO DE DRENAJE SANITARIO: \$ 381,889.00
DREAJE PLUVIAL: \$ 202,978.50

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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KYLE D. RUPPERT	P.O. BOX 959	EDINBURG, TEXAS 78540	(956) 383-0868	FAX
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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

PROGRESO SPRINGS SUBDIVISION PHASE I WILL BE PROVIDED WITH POTABLE WATER BY MILITARY HIGHWAY WATER SUPPLY CORPORATION THE SUBDIVIDER AND M.H.W.S.C. HAS ENTERED INTO A CONTRACT IN WHICH M.H.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND M.H.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.

M.H.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF MILE 2 1/2 W (FM 1015). THE WATER SYSTEM FOR PROGRESO SPRINGS SUBDIVISION PHASE I CONSISTS OF A PROPOSED 8" WATER LINE THAT WILL TAP INTO THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED WHICH THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF BAKER ROAD AND THEN NORTH AT THE NORTHEAST CORNER OF THE INTERSECTION OF BAKER ROAD AND GONZALEZ ROAD. THIS 8" WATER LINE WILL RUN NORTH ALONG THE EAST RIGHT-OF-WAY OF GONZALEZ ROAD WHERE IT WILL BE TAPPED IN BY AN 8" WATER LINE THAT RUNS ALONG THE RIGHT OF WAYS INSIDE OF THIS SUBDIVISION AND LOOPS AROUND WITHIN THE PROGRESO SPRINGS SUBDIVISION PHASE I.

WATER DISTRIBUTION FOR THE PROGRESO SPRINGS SUBDIVISION PHASE I CONSISTS OF SIXTEEN (16) 2" DIAMETER DUAL SERVICE LINES SERVICING 32 LOTS AND EIGHT (8) 1" SINGLE SERVICING 8 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$419,650.00, OR \$10,491.25 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID M.H.W.S.C. THE SUM OF \$245,000.00, WHICH COVERS THE \$1,000.00 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 M.H.W.S.C. UPON REQUEST BY THE LOT OWNER, M.H.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$6,150.00 FOR A TOTAL COST OF \$18,450.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY M.H.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 PROGRESO SPRINGS SUBDIVISION PHASE I IS BEING TREATED BY MILITARY HIGHWAY WATER SUPPLY CORPORATION. THERE IS A PROPOSED SANITARY SEWER LINE ALONG THE WEST OF GONZALEZ ROAD. THE PROGRESO SPRINGS SUBDIVISION PHASE I CONNECTION WILL BE MADE TO AN EXISTING SANITARY SEWER LIFT STATION ON THE NORTHWEST CORNER OF THIS SUBDIVISION WITH A 10 INCH SANITARY SEWER LINE WHICH RUNS ALONG THE INTERIOR STREETS PROVIDING SEWER SERVICES TO 40 LOTS.

SOIL EVALUATION REPORT:

THE LOTS IN THE PROPOSED SUBDIVISION ARE LESS THAN 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED AN HARLEIGH CLAY. THE SOIL IS A UNIFORM CLAY EXTENDING UP TO 12" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 30" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE 40 1/4 SINGLE SANITARY SERVICES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$381,889.00 OR \$9,547.23 PER LOT. IN ADDITION THE DEVELOPER HAS PAID TO M.H.W.S.C. THE SUM OF \$66,900.00 WHICH COVERS \$403.01 PER LOT AS STATED IN THE 30 YEAR OLD WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO M.H.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY HIDALGO COUNTY AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$419,650.00 WHICH EQUALS TO \$10,491.25 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$381,889.00 WHICH EQUALS TO \$9,547.23 PER LOT.

ENGINEER'S SIGNATURE

DATE

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 AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

WE, HI STARR INVESTMENTS, LLC SUBDIVIDERS OF PROGRESO SPRINGS SUBDIVISION PHASE I HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

KYLE D. RUPPERT, MANAGER
 P.O. BOX 959
 EDINBURG, TEXAS 78540-0959

DATE

NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS \$
 COUNTY OF HIDALGO \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE D. RUPPERT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE 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: _____

STATE OF TEXAS \$
 COUNTY OF HIDALGO \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYLE D. RUPPERT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

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

INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO
 PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO

PROGRESO SPRINGS SUBDIVISION SERA PROVISTA CON AGUA POTABLE POR MILITARY HIGHWAY WATER SUPPLY CORPORATION EL SUBDIVISOR Y M.H.W.S.C. HAN ENTRADO EN UN CONTRATO EN EL CUAL M.H.W.S.C. HA PROMETIDO PROVEER SUFICIENTEMENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS Y M.H.W.S.C. HA PROVISTO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

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

LAS AGUAS RESIDUALES DE LA SUBDIVISION PROGRESO SPRINGS ESTAN SIENDO TRATADAS POR MILITARY HIGHWAY WATER SUPPLY CORPORATION. HAY UNA LINEA DE ALCANTARILLADO SANITARIO PROPUESTA A LO LARGO DEL OESTE DE GONZALEZ ROAD. LA CONEXION DE LA SUBDIVISION PROGRESO SPRINGS SE HARA A UNA ESTACION DE ELEVADOR DE ALCANTARILLADO SANITARIO EXISTENTE EN LA ESQUINA NORESTE DE ESTA SUBDIVISION CON UNA LINEA DE ALCANTARILLADO SANITARIO DE 10 PULGADAS QUE CORRE A LO LARGO DE LAS CALLES INTERIORES PROPORCIONANDO SERVICIOS DE ALCANTARILLADO A 40 LOTES.

INFORME DE EVALUACION DE SUELOS

LOS LOTES DE LA SUBDIVISION PROPUESTA TIENEN UN TAMAÑO MÍNIMO DE 1/2 ACRE. EL LIBRO DE ESTUDIO DE SUELO DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICA UN SUELO FRANCO ARENOSO FINO DE BRENNAN Y FRANCO ARCILLOSO ARENOSO DE HIDALGO. EL SUELO ES UN FRANCO ARENOSO FINO UNIFORME QUE SE EXTIENDE HASTA 12" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE 80" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN.

SE HAN INSTALADO LOS 40 SERVICIOS SANITARIOS INDIVIDUALES DE 4". A UN COSTO TOTAL DE \$381,889.00 O \$9,547.23 POR LOTE. ADEMÁS EL DESARROLLADOR HA PAGADO A M.H.W.S.C. LA SUMA DE \$66,900.00 QUE CUBRE \$403.01 POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUAS RESIDUALES DE 30 AÑOS DE ANTIGUEDAD CUYA SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y CUOTAS DE ADQUISICION, Y TODAS LAS CUOTAS DE MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A M.H.W.S.C. LA TOTALIDAD DE LAS INSTALACIONES DE AGUAS RESIDUALES HAN SIDO APROBADAS Y ACEPTADAS POR EL CONDADO DE HIDALGO Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERABLE A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

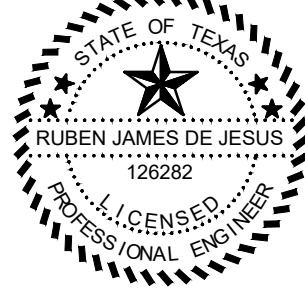
CERTIFICACION DEL INGENIERO:
 CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTES DE INSTALACION DE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE SON LOS SIGUIENTES:

INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARÁN UN TOTAL DE \$419,650.00 LO QUE ES IGUAL A \$10,491.25 POR LOTE.

INSTALACIONES DE ALCANTARILLADO - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS COSTARÁN UN TOTAL DE \$381,889.00, LO QUE EQUIVALE A \$9,547.23 POR LOTE.

FIRMA DEL INGENIERO _____ FECHA _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



MAP OF SEWER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRUBUCION DE ALCANTARILLADO
 SUBDIVISION MAP OF
PROGRESO SPRINGS
SUBDIVISION PHASE I

BEING A SUBDIVISION OF 40.061 ACRES OUT OF
 LOTS 54 AND 73
 LLANO GRANDE SUBDIVISION
 VOLUME 5, PAGE 28 H.C.M.R.
 HIDALGO COUNTY, TEXAS

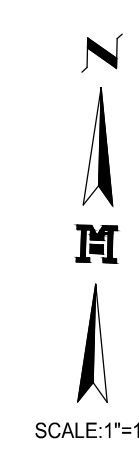
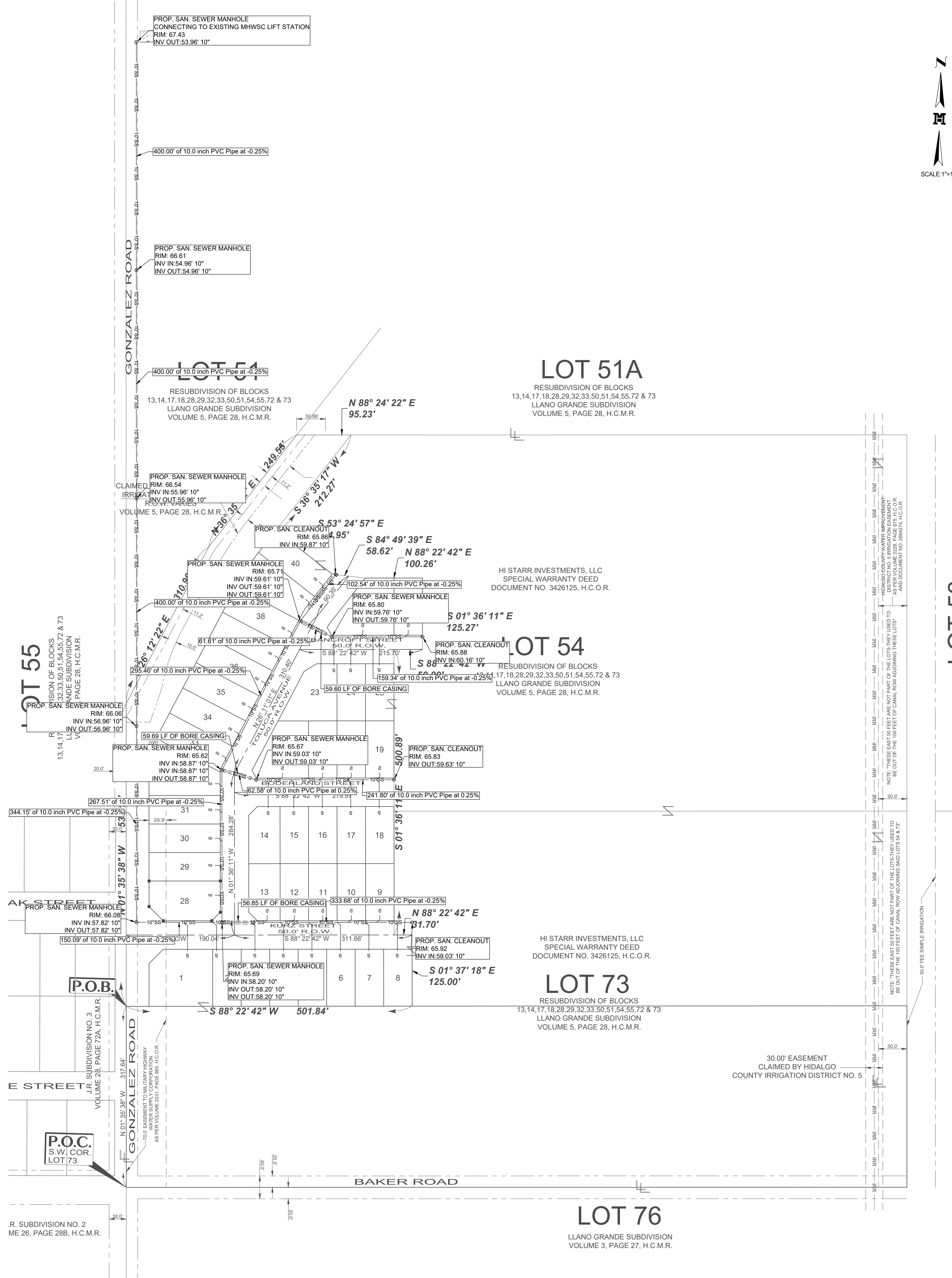
COST ESTIMATE:
 WATER DISTRIBUTION: \$ 419,650.00
 SANITARY SEWER: \$ 381,889.00
 IMPROVEMTNS / OSSF:
 DRAINAGE IMPROVEMENTS: \$ 202,978.50

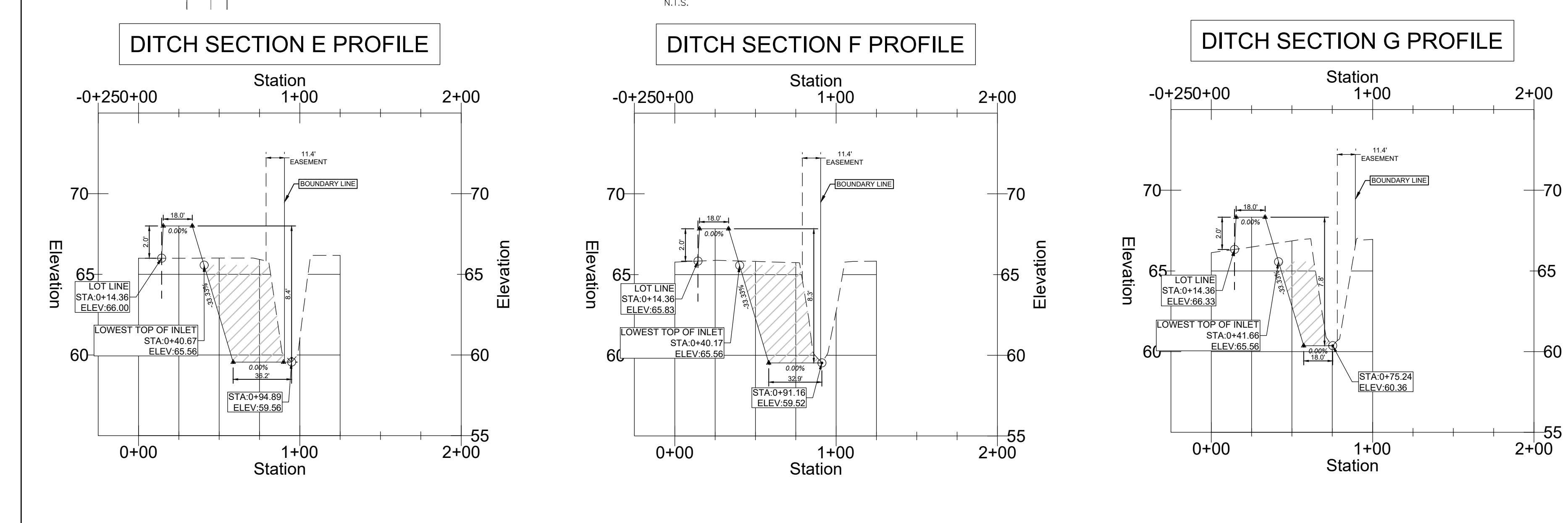
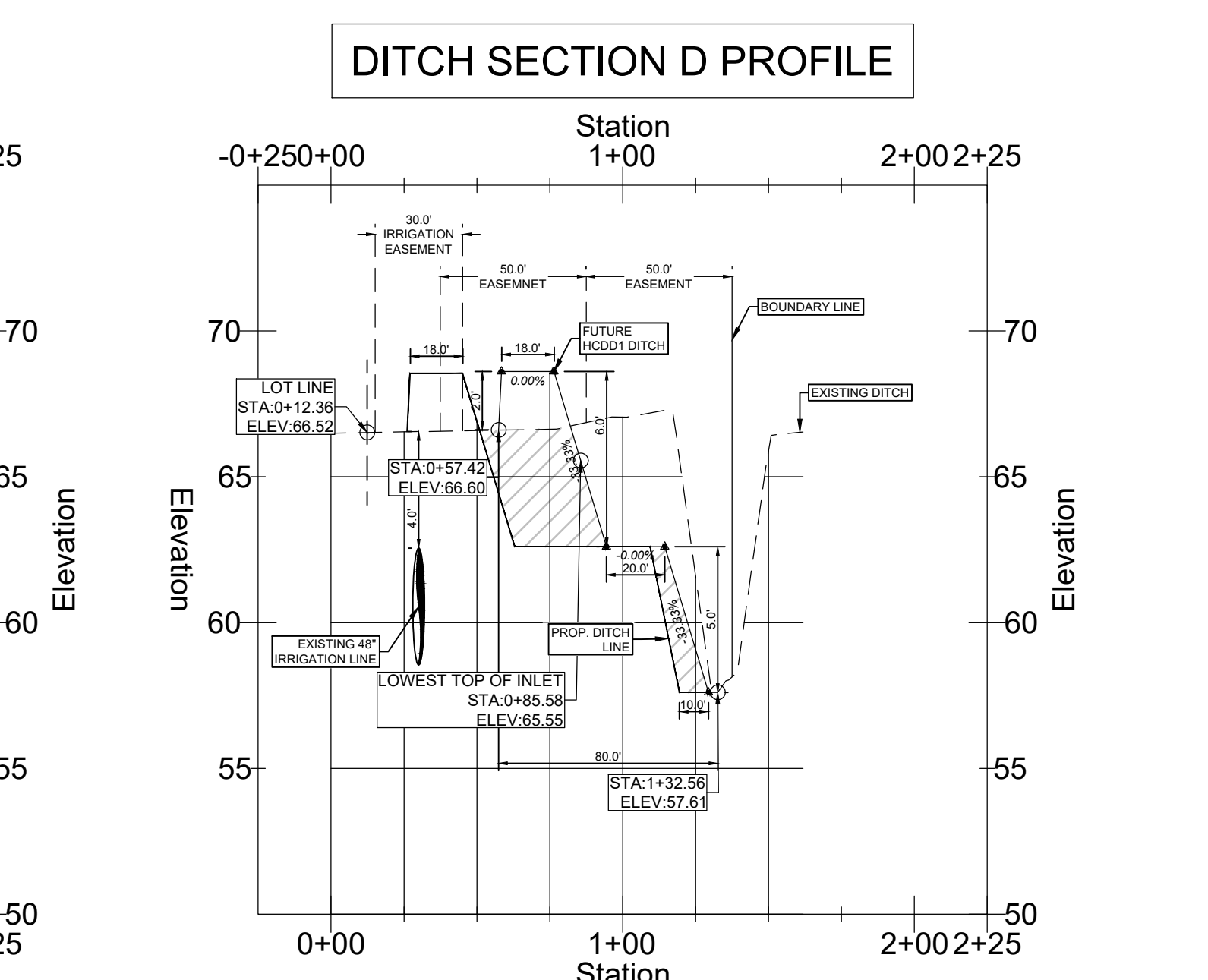
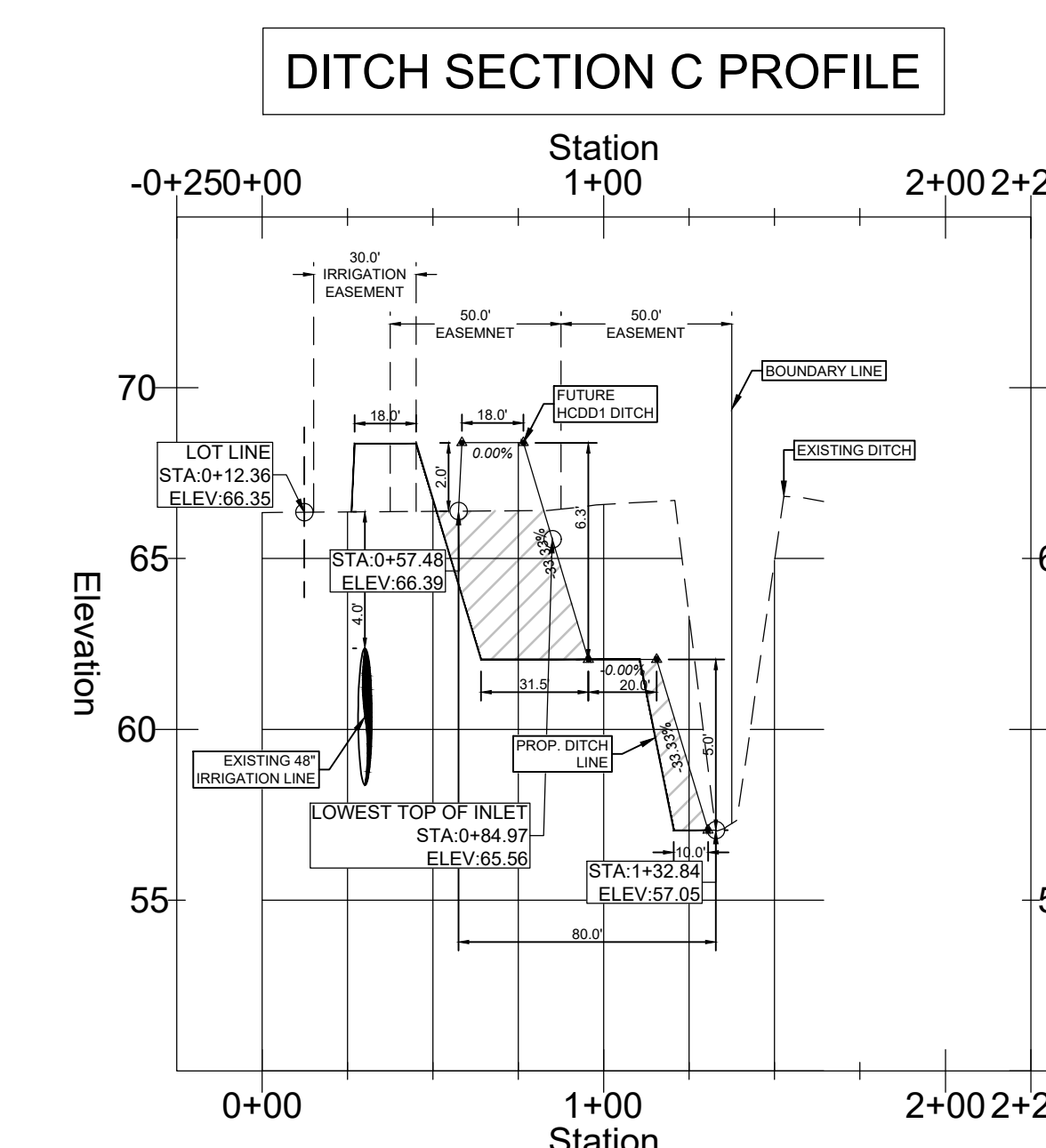
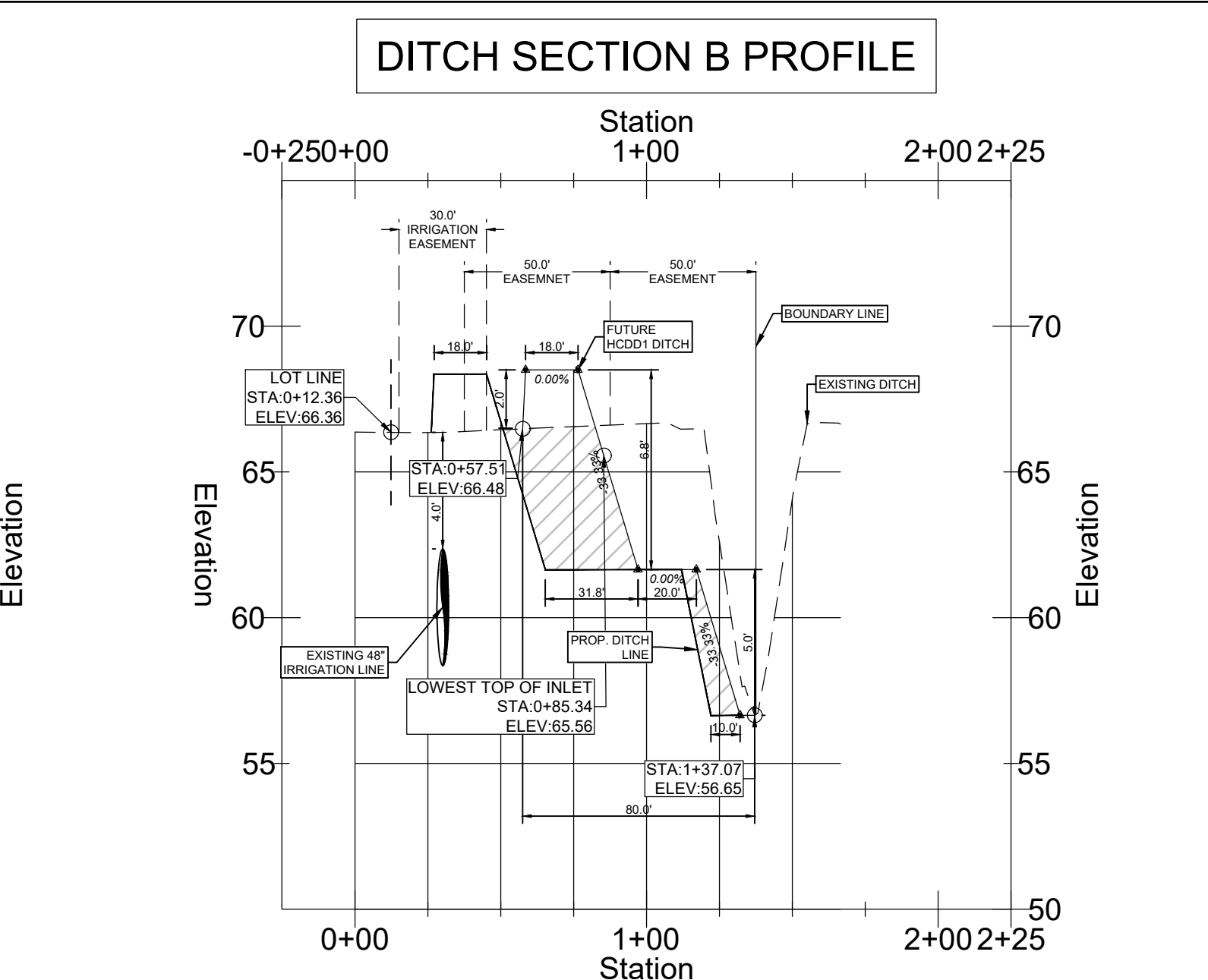
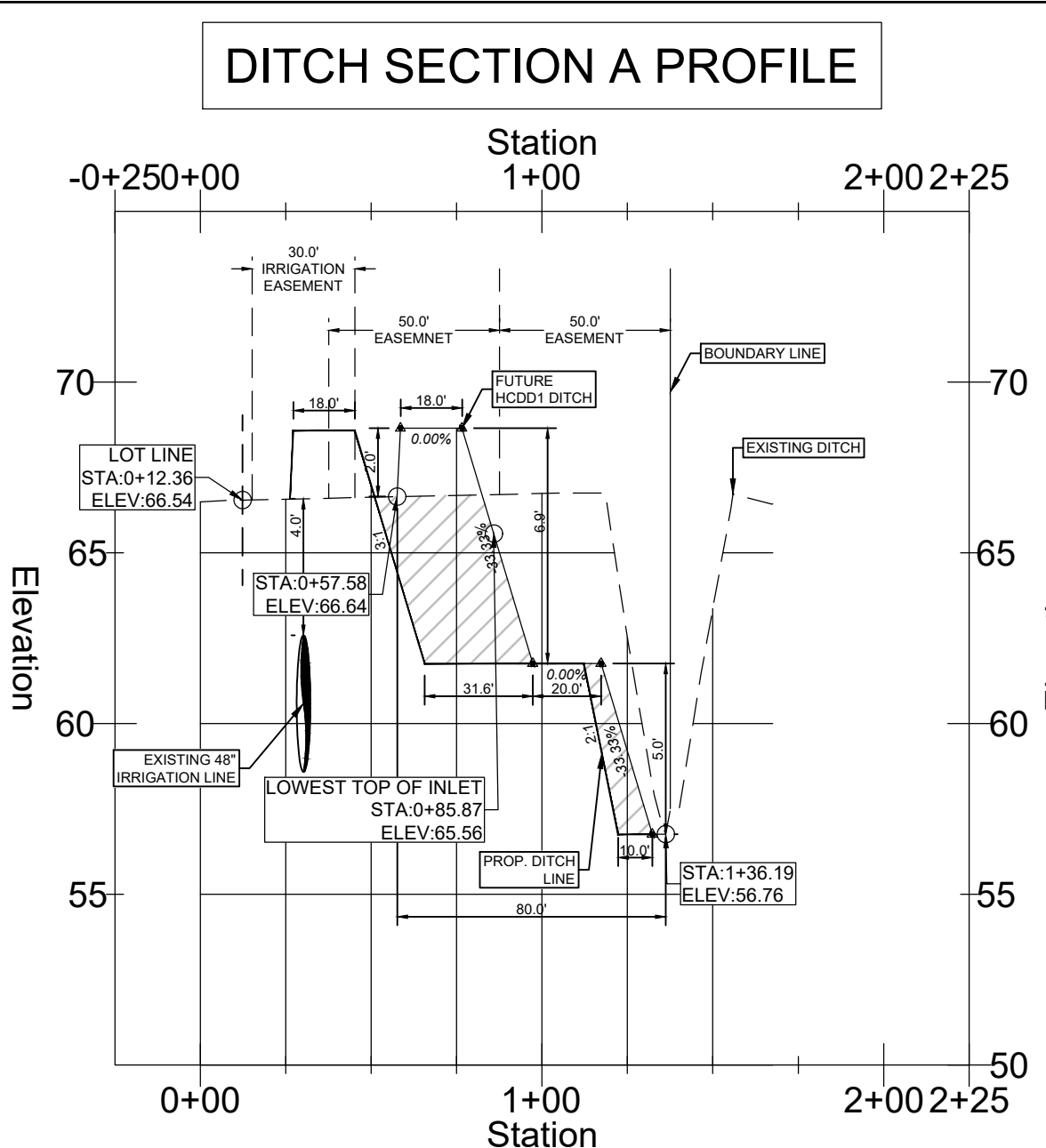
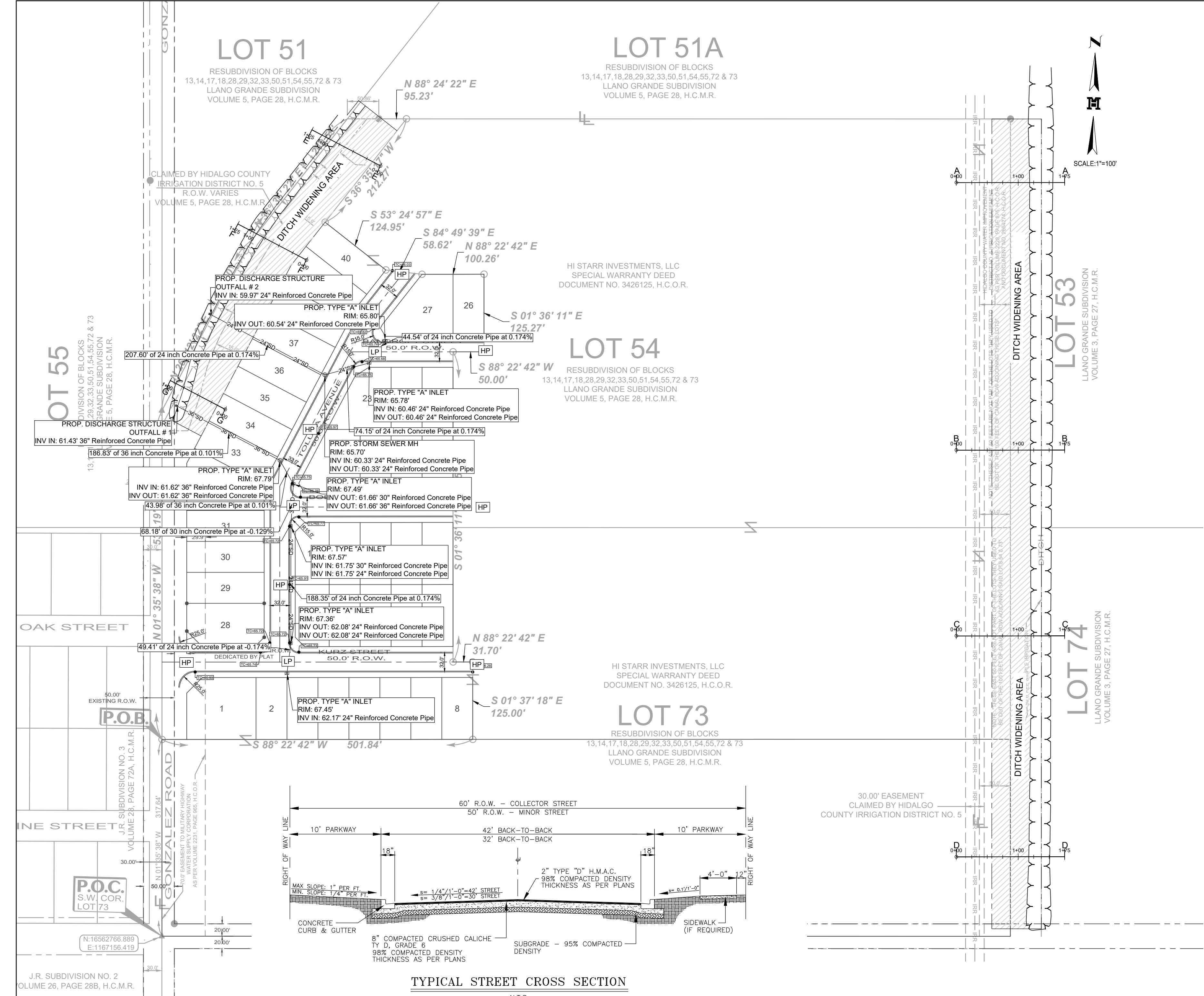
ESTIMACION DE COSTOS:
 SERVICIO DE AGUA POTABLE: \$ 419,650.00
 SERVICIO DE DRENAJE SANITARIO \$ 381,889.00
 DREAJE PLUVIAL: \$ 202,978.50

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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KYLE D. RUPPERT	P.O. BOX 959	EDINBURG, TEXAS 78540	XXXXXXXXXXXX	
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839





PROGRESO SPRINGS PHASE I A TRACT OF LAND CONTAINING 6.758 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 54 AND 73, LLANO GRANDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 28, HIDALGO COUNTY MAP RECORDS, WHICH SAID 6.758 ACRES WERE CONVEYED TO HI STARR INVESTMENTS, LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3426125. THIS SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY, 5250.00 FEET NORTH FROM THE INTERSECTION OF GONZALEZ ROAD AND US HIGHWAY 281 ON THE NORTHEAST CORNER OF THE INTERSECTION OF GONZALEZ ROAD AND BAKER ROAD INSIDE THE CITY OF PROGRESO'S ETJ WITHIN HIDALGO COUNTY JURISDICTION. THE PROPERTY IS CURRENTLY OPEN GRASS LAND PROPOSED 40 SINGLE FAMILY RESIDENTIAL LOTS.

SUBDIVISION MAP OF PROGRESO SPRINGS SUBDIVISION PHASE I
 BEING A SUBDIVISION OF 40.061 ACRES OUT OF LOTS 54 AND 73
 LLANO GRANDE SUBDIVISION
 VOLUME 5, PAGE 28 H.C.M.R.
 HIDALGO COUNTY, TEXAS

THIS PROPERTY IS LOCATED IN ZONE "B" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0595 B, MAP EFFECTIVE DATE JANUARY 2, 1981. ZONE "X" UNSHADED IS DEFINED "AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN"

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

THE SOILS ARE (1) HARLINGEN CLAY GROUP "D", (39.4) HIDALGO SANDY CLAY LOAM GROUP "D", GROUP "D" SOILS HAVING A SLOW INFILTRATION RATE (HIGH RUNOFF POTENTIAL) WHEN THOROUGHLY WET, (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS" FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "D", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTH DIRECTION AND HAS A RUNOFF OF 3.53 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 29.46 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 25.93 C.F.S.

THE PROPOSED DRAINAGE FOR PROGRESO SPRINGS PHASE I SHALL CONSIST OF SURFACE RUNOFF FROM THE BUILDING ONTO THE CURB AND GUTTER INTO INLETS AT KEY LOCATIONS. THE STORM SEWER SYSTEM FLOWS WESTWARD INTO EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO. 5 IN WHICH THE DITCH IS MAINTAINED BY HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE DITCH WILL BE WIDEN TO ACCOMMODATE DETENTION FOR THIS SITE.

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, 55,041 CUBIC FEET OF DETENTION WILL BE REQUIRED AS PER HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS AND WILL BE ACHIEVED BY THE PROPOSED DITCH WIDENING WITH A CAPACITY OF 103,485.33 CUBIC FEET OF AVAILABLE STORAGE.

CERTIFICATION,
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0525 B MAP REVISED: JANUARY 2, 1981 IS CONTAINED WITHIN THE DRAINAGE ROADSIDE DITCH IN FRONT OF THE OF THE SUBDIVISION.

BY:
 RUBEN JAMES DE JESUS P.E., #126282 DATE _____

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435

PROP. EAST DITCH EXTENSION AVERAGE AREA: 145.10 FT
 ADDITIONAL DITCH EXCAVATION AVERAGE AREA: 181.07 FT
 OVERALL LENGTH OF DRAINAGE AREA: 1,290 LF
 DRAINAGE OVERALL AREA VOLUME PROVIDED:
 145.10 SQ. FT. X 1,290 L.F. = 187,179 C.F.
 181.07 SQ. FT. X 1,290 L.F. = 233,573.85 C.F.

PROP. NORTHWEST DITCH EXTENSION AVERAGE AREA: 171.33 SQ.FT
 OVERALL LENGTH OF DRAINAGE AREA: 604 LF
 DRAINAGE OVERALL AREA VOLUME PROVIDED:
 171.33 SQ. FT. X 604 L.F. = 103,485.33 C.F.

STORM STORAGE VOLUMES:
 REQUIRED: 244,021 C.F. (5.602Ac.-Ft.)
 PROVIDED: 524,238.18 C.F. (12.035 Ac.-Ft.)

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