



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: 6-11-2024

PROPOSED PRESIDIO SQUARE PHASE I SUBDIVISION, PRECINCT No. 1.

ENGINEER MELDEN & HUNT INC. DEVELOPER: ADOBE UNLIMITED LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

ESTIMATED NUMBER OF STREETLIGHTS: 9

FILLING STATIONS: 3

LOCATION DESCRIPTION: WEST OF VALVERDE ROAD, APPROXIMATELY 1/2 OF MILE SOUTH OF BUS. HWY. 83.

SUBDIVISION LIES WITHIN THE: REMOVED FROM THE ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-16-2024 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: 45.0 FEET ONTO VALVERDE ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-10-2024 BY, PCT.1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-9-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: VALVERDE ROAD

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-08-2024: 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.

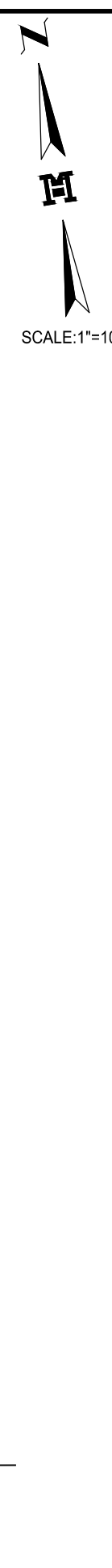
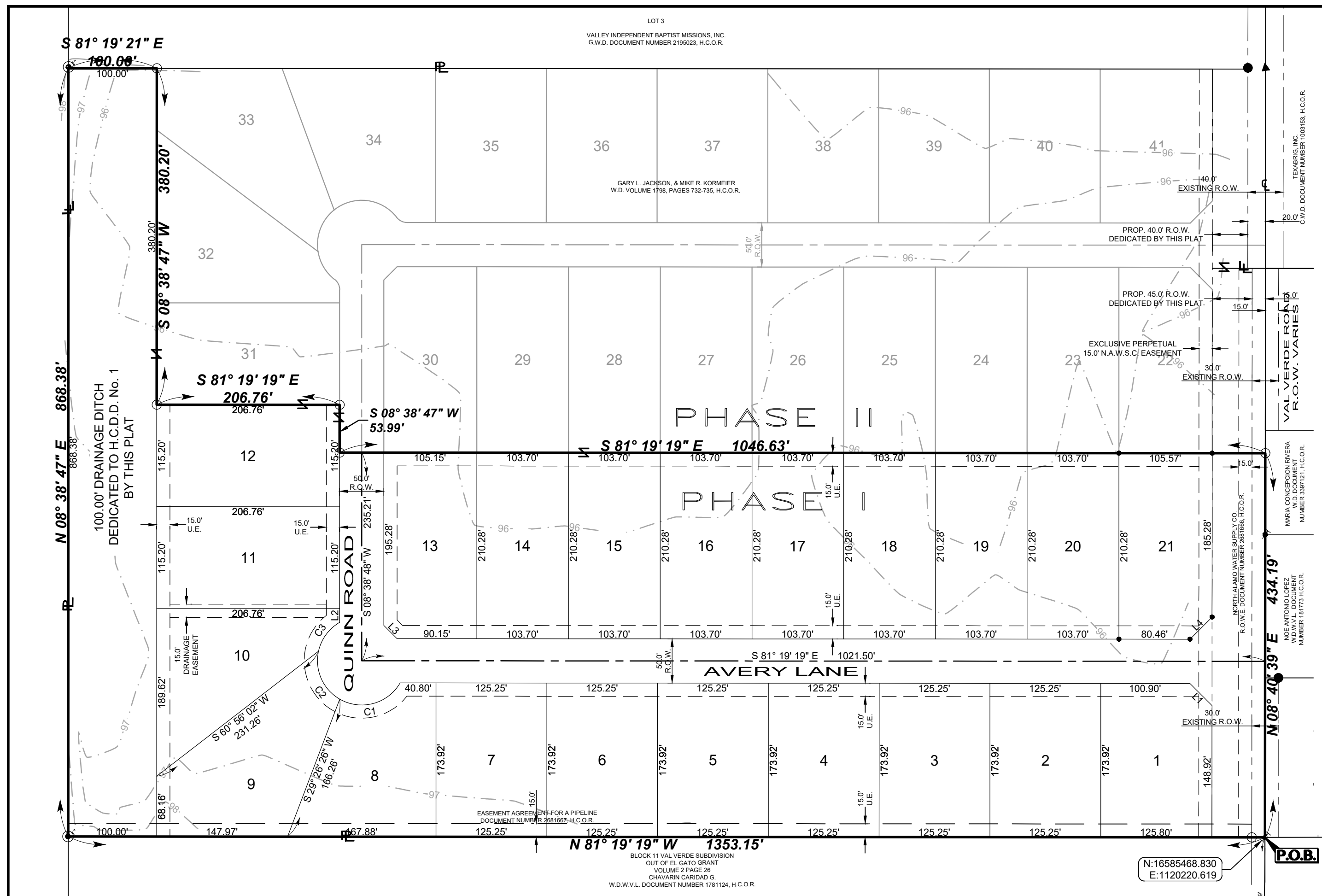
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

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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GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: 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 NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1962.
- SETBACKS: FRONT: 50.00 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. --NO. 1-ELEV. XX.XX N.A.V.D. 88 DESCRIPTIONS: MHI DISK SET 2X2' CONCRETE SLAB SET ON LOT 2 OF THIS SUBDIVISION. N.XXXXXXXX.XXX E.XXXXXXXX.XXX
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 3,485 CUBIC-FEET (0.089 ACRE-FEET) OF STORM WATER RUNOFF WITH 1,742.50 CUBIC-FEET BEING DETAINED ON EACH LOT. (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.)
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT'S DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- 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.
- ALL PUBLIC UTILITIES EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER.
- FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
- STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING PERMIT.
- 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 SELLER WILL NOT PROVIDE ANY MEANS OF DELIVERY FOR IRRIGATION WATER FOR THIS PROPERTY.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- CROSS-HATCHED AREAS IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED IN A RECORDED PLAT.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, TODD BOOKOUT AS OWNERS OF THE 14.742 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PRESIDIO SQUARE SUBDIVISION PHASE I 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.

TODD BOOKOUT _____ DATE: _____
6500 N 10TH, STE V
MCALLEN, TX 78502

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TODD BOOKOUT, 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 CONSIDERATIONS THEREIN 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, 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.

MELDEN & HUNT, INC
TEXAS REGISTRATION F-1435

RUBEN JAMES DE JESUS, PE # 126282
DATE PREPARED: February 12, 2024
JOB NO. (ENG.) 23186.00
BY: E.V.Z.

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN J. DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PRESIDIO SQUARE SUBDIVISION PHASE I WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01/09/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERT N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 01-09-2024
T-1222, PAGE 1
SURVEY JOB NO: 23186.08

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF PRESIDIO SQUARE SUBDIVISION PHASE I, WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA ON _____ DAY OF _____, 20____.

MAYOR OF THE CITY OF DONNA _____ DATE _____

ATTEST:

SECRETARY OF THE CITY OF DONNA _____ DATE _____

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

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF PRESIDIO SQUARE SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA ON _____ DAY OF _____, 20____.

P&Z CHAIRMAN OF THE CITY OF DONNA _____ DATE _____

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE § 49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M.
GENERAL MANAGER _____ DATE _____

LEGEND

- FOUND NO. 4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- FOUND PIPE (SIZE AS NOTED)
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- D.A. - DRAINAGE AREA
- W.D. - WARRANTY DEED
- C.W.D. - CORRECTION WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- U.E. - UTILITY EASEMENT
- L - LOT LINE
- P - PROPERTY LINE
- M - SAME OWNER

Lot Area Table

Lot #	SQ. FT.	Area
1	21574.71	0.495
2	21783.23	0.500
3	21783.23	0.500
4	21783.23	0.500
5	21783.23	0.500
6	21783.23	0.500
7	21783.23	0.500
8	22185.28	0.509
9	24827.46	0.570
10	22383.94	0.514
11	23819.24	0.547

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 14.742 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 14.742 ACRES BEING OUT OF BLOCK 11, VAL VERDE SUBDIVISION OUT OF THE EL GATO GRANT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 28, HIDALGO COUNTY MAP RECORDS, AND LOT 3, RE-SUBDIVISION OF BLOCK NO. 9, OF THE VAL VERDE TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, SAID 14.742 ACRES OUT OF A CERTAIN TRACT CONVEYED TO GARY L. JACKSON AND MIKE R. KORMIER BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1798, PAGES 732-735, HIDALGO COUNTY OFFICIAL RECORDS, SAID 14.742 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF VAL VERDE ROAD, ON THE NORTH LINE OF RIVIERA RANCHES PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2164685, HIDALGO COUNTY MAP RECORDS;

THENCE, S 81° 19' 21" E, A DISTANCE OF 15.00 FEET, TO THE SOUTHEAST CORNER OF SAID BLOCK 11, VAL VERDE SUBDIVISION OUT OF THE EL GATO GRANT;

THENCE, N 08° 40' 39" E, ALONG THE LINE OF SAID BLOCK 11, AND WITHIN THE EXISTING RIGHT-OF-WAY OF VAL VERDE ROAD, A DISTANCE OF 643.19 FEET, TO A PK NAIL SET (N:16585468.830, E:1120220.619) FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 81° 19' 19" W, AT A DISTANCE OF 15.00 FEET, PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF VAL VERDE ROAD, CONTINUING A TOTAL DISTANCE OF 1353.15 FEET, TO AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

2. THENCE, N 08° 38' 47" E, AT A DISTANCE OF 642.74 FEET, PASS THE SOUTHWEST CORNER OF SAID LOT 3, RE-SUBDIVISION OF BLOCK NO. 9 OF THE VAL VERDE TRACT, CONTINUING A TOTAL DISTANCE OF 868.38 FEET TO NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARING N 17° 58' 36" E, A DISTANCE OF 1.52 FEET FOR THE NORTHWEST CORNER OF THIS TRACT;

3. THENCE, S 81° 19' 21" E, A DISTANCE OF 100.00 FEET TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF THIS TRACT;

4. THENCE, S 08° 38' 47" W, AT A DISTANCE OF 225.61 FEET, PASS THE SOUTH LINE OF SAID LOT 3, RE-SUBDIVISION OF BLOCK NO. 9 OF THE VAL VERDE TRACT, CONTINUING A TOTAL DISTANCE OF 380.20 FEET TO NO. 4 REBAR SET ON AN INSIDE CORNER OF THIS TRACT;

5. THENCE, S 81° 19' 19" E, A DISTANCE OF 206.76 FEET TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF THIS TRACT;

6. THENCE, S 08° 38' 47" W, A DISTANCE OF 53.99 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF THIS TRACT;

7. THENCE, S 81° 19' 19" E, A DISTANCE OF 1,046.63 FEET TO A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF THIS TRACT;

8. THENCE, S 08° 40' 39" W, A DISTANCE OF 434.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.742 ACRES OF LAND, MORE OR LESS.

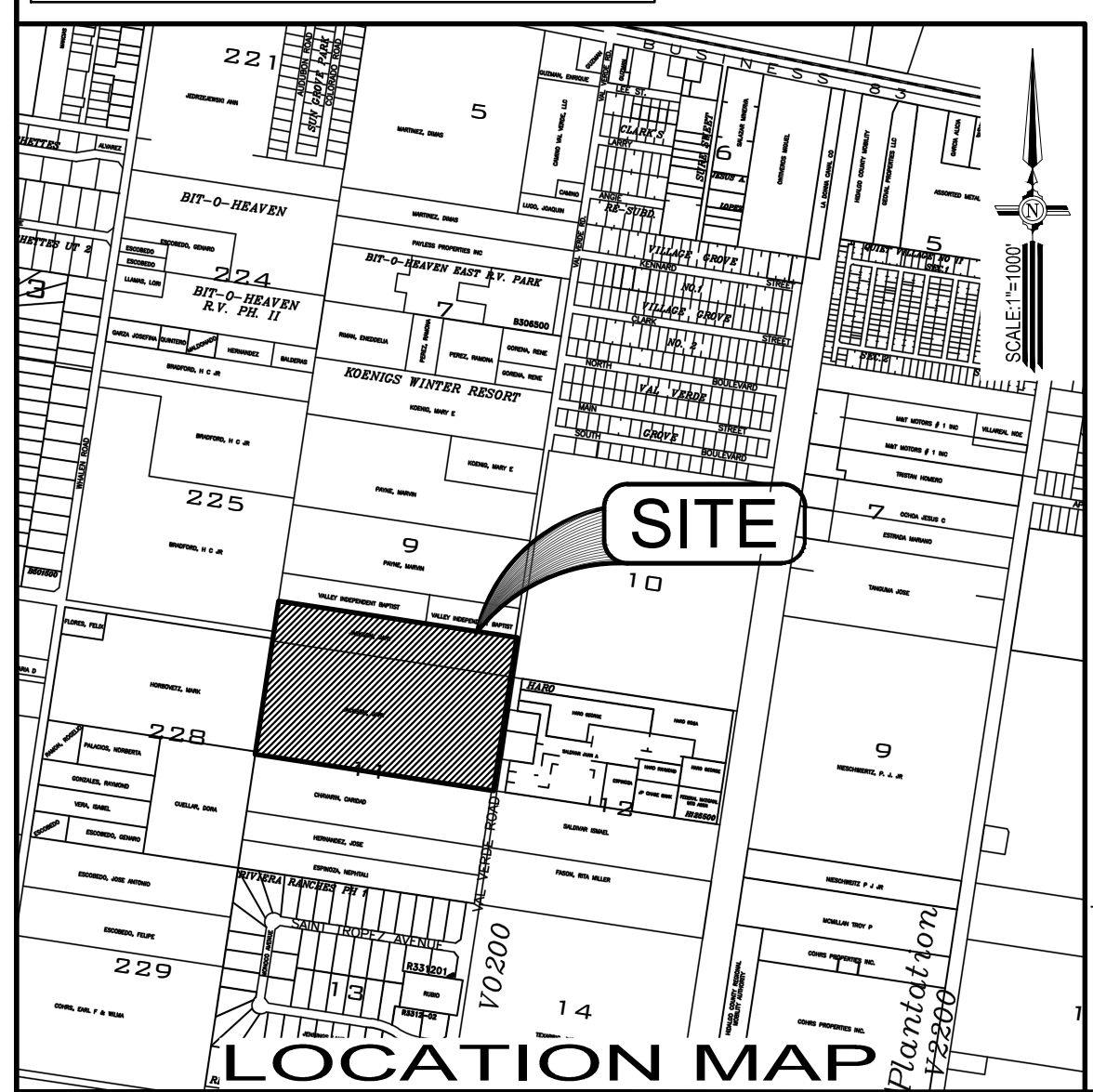
Line Table

Line #	Direction	Length
L1	S 81° 19' 21" E	35.36'
L2	S 08° 38' 47" W	15.58'
L3	S 38° 20' 16" E	21.22'
L4	N 57° 40' 40" E	35.36'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	78.24'	50.00'	089° 39' 23"	N83° 30' 22"E	70.50'	49.70'
C2	63.55'	50.00'	072° 49' 39"	S15° 15' 07"E	59.36'	38.88'
C3	41.44'	50.00'	047° 28' 57"	S44° 54' 12"W	40.26'	21.99'

DRAWN BY: E.V.Z. DATE: 02/12/24.
SURVEYED, CHECKED _____ DATE: _____
FINAL CHECK _____ DATE: _____



HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT NO. 1 ON THIS _____ DAY OF _____, 20____.

SECRETARY _____ PRESIDENT _____

NOTE: DONNA IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.

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

PRESIDENT _____ ATTEST: SECRETARY _____

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
PRESIDIO SQUARE SUBDIVISION PHASE I IS LOCATED IN THE SOUTH HIDALGO COUNTY ON THE WEST SIDE OF VAL VERDE ROAD, APPROXIMATELY 3382 FEET SOUTH OF ITS INTERSECTION WITH BUSINESS HIGHWAY 83. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF DONNA, PRESIDIO SQUARE SUBDIVISION PHASE I FALLS APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 LIES IN PRECINT 1.

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

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS 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 HEREON CONVEYED EXCEPT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY 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 COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS BEING NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT HE/SHE IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

TODD BOOKOUT-OWNER _____

ACKNOWLEDGEMENT

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 TODD BOOKOUT 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: _____

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PRESIDIO SQUARE SUBDIVISION (PHASE I & II) WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____

ATTEST:
HIDALGO COUNTY CLERK _____

**PLAT OF
PRESIDIO SQUARE SUBDIVISION
PHASE I**

14.742 ACRES BEING OUT OF BLOCK 11, VAL VERDE SUBDIVISION OUT OF THE EL GATO GRANT VOLUME 2, PAGE 28 AND LOT 3, THE RE-SUBDIVISION OF BLOCK NO. 9, OF THE VAL VERDE TRACT VOLUME 2, PAGE 29, HIDALGO COUNTY, TEXAS

SHEET INDEX TO PRESIDIO SQUARE SUBDIVISION PHASE I

SHEET 1: HEADING; INDEX; LOCATION MAP, PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT; APPROVAL CERTIFICATE; H.C.D. NO. 1; COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SEWAGE ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION).

SHEET 3: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.

OWNER: TODD BOOKOUT-OWNER 6500 N 10TH, STE V MCALLEN, TX 78502 (956) 821-0769 N/A
ENGINEER: RUBEN JAMES DE JESUS, P.E., R.P.L.S. 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839
SURVEYOR: ROBERT N. TAMEZ, R.P.L.S. 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

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

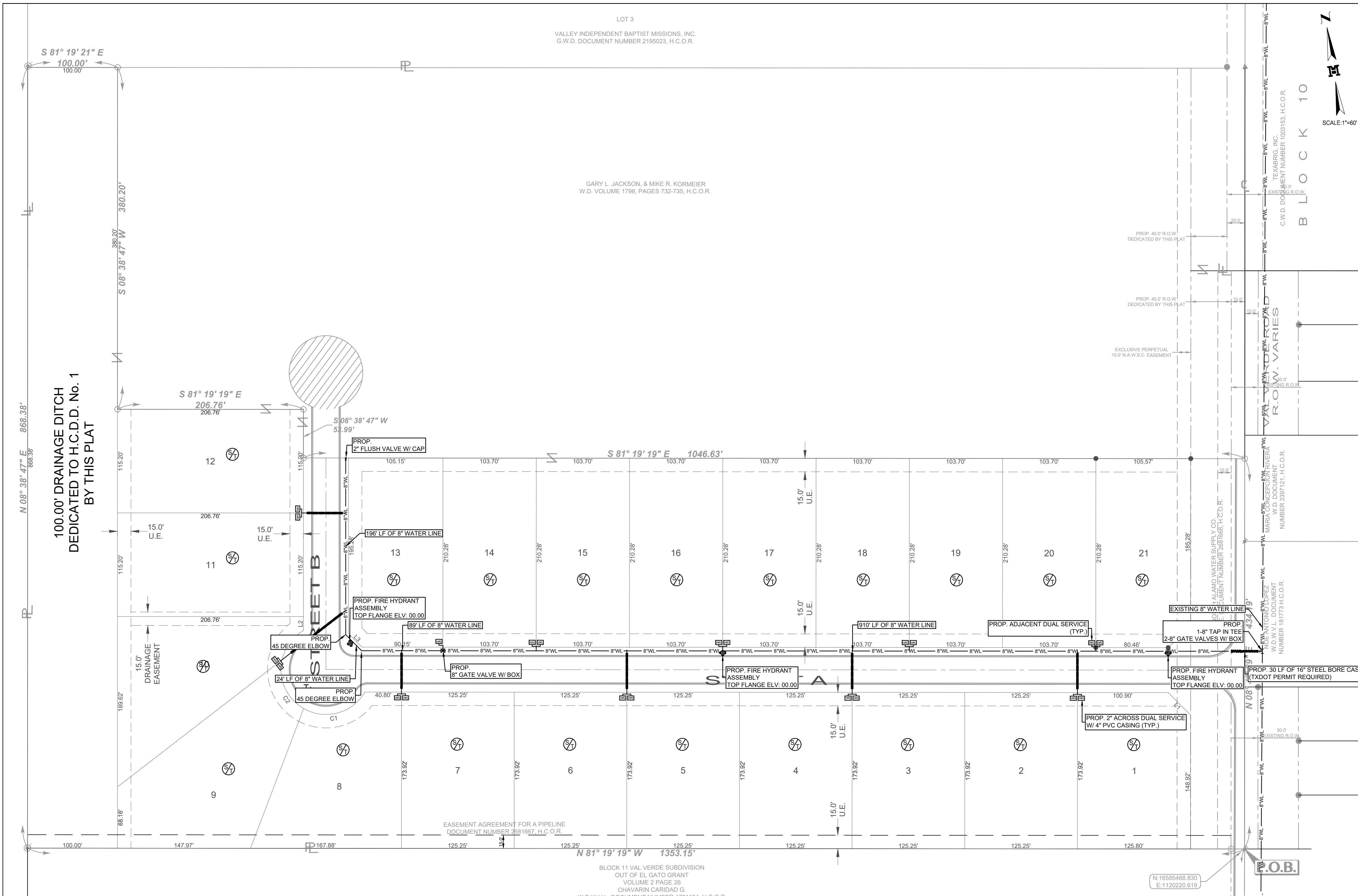
ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 01 OF 03

LOT 3
VALLEY INDEPENDENT BAPTIST MISSIONS, INC.
G.W.D. DOCUMENT NUMBER 2195223, H.C.O.R.

GARY L. JACKSON, & MIKE R. KORMEIER
W.D. VOLUME 1786, PAGES 732-735, H.C.O.R.



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

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

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF VAL VERDE ROAD. THE WATER SYSTEM FOR PRESIDIO SQUARE SUBDIVISION PHASE I CONSISTS OF A PROPOSED 8" WATER LINE THAT WILL TAP INTO THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED. THIS 8" WATER RUNS ALONG THE RIGHT OF WAYS INSIDE OF THIS SUBDIVISION AND LOOPS AROUND WITHIN THE PRESIDIO SQUARE SUBDIVISION PHASE I.

WATER DISTRIBUTION FOR THE PRESIDIO SQUARE SUBDIVISION PHASE I CONSISTS OF TEN (10) 2" DIAMETER DUAL SERVICE LINES SERVING 20 LOTS AND ONE (1) 1" SINGLE SERVING 21 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 \$118,930.00, OR \$5,663.33 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$5, WHICH COVERS THE \$3 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 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 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 PRESIDIO SQUARE SUBDIVISION PHASE I IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL, COMPARTMENT SEPTIC TANK AND DRAIN FIELD. THE PROFESSIONAL ENGINEER No. 126282, 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. THE LOTS HAVE ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

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 HIDALGO FINE SANDY LOAM AND CLAY LOAM. THE SOIL IS A UNIFORM CLAY AND SANDY LOAM EXTENDING UP TO 12" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,200.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST \$46,200.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

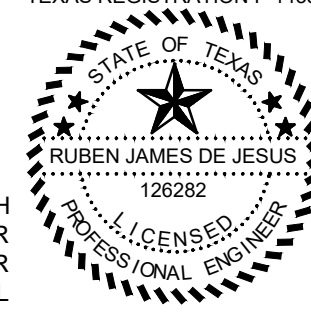
ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$118,930.00 WHICH EQUALS TO \$5,663.33 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 2,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$46,200.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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.

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

PRESIDIO SQUARE SUBDIVISION PHASE I SERA PROVISTA CON AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION EL SUBDIVISOR Y N.A.W.S.C. HAN ENTRADO EN UN CONTRATO EN EL CUAL N.A.W.S.C. HA PROMETIDO PROVEER SUFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS Y N.A.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.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL DERECHO DE VIA ESTE DE VAL VERDE ROAD. EL SISTEMA DE AGUA PARA LA FASE I DE LA SUBDIVISION PRESIDIO SQUARE CONSISTE EN UNA LINEA DE AGUA DE 8" PROPUESTA QUE SE CONECTARA A LA LINEA DE AGUA DE 8" EXISTENTE MENCIONADA ANTERIORMENTE. ESTA LINEA DE AGUA DE 8" CORRE A LO LARGO DEL DERECHO DE VIA DENTRO DE ESTA SUBDIVISION Y DA LA VUELTA DENTRO DE LA FASE I DE LA SUBDIVISION PRESIDIO SQUARE.

LA DISTRIBUCION DE AGUA PARA LA FASE I DE LA SUBDIVISION PRESIDIO SQUARE CONSISTE EN DIEZ (10) LINEAS DE SERVICIO DOBLES DE 2" DE DIAMETRO QUE DAN SERVICIO A 20 LOTES Y UNA (1) 1" SIMPLES QUE DAN SERVICIO A 21 LOTES. DICHSOS 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 \$118,930.00, O \$5,663.33 POR LOTE. ADEMÁS, EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$5, QUE CUBRE EL COSTO DE \$3 POR LOTE COMO SE INDICA EN EL CONTRATO 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 N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARA SIN DEMORA Y SIN COSTO ALGUNO EL MEDIDOR DE AGUA PARA ESE 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 EL N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTA EN FUNCIONAMIENTO A LA FECHA DE REGISTRO DEL PLANO.

DESCRIPCION, COSTO Y FECHAS DE OPERATIVIDAD DE LAS INSTALACIONES DE ALCANTARILLADO:

LAS AGUAS RESIDUALES DE LA FASE I DE LA SUBDIVISION PRESIDIO SQUARE ESTAN SIENDO TRATADAS POR ALCANTARILLADO INDIVIDUAL EN SITIO ("OSSF") QUE CONSISTE EN UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y CAMPO DE DRENAJE. EL INGENIERO PROFESIONAL No. 126282, HA EVALUADO LA APTITUD DEL SITIO DE LA SUBDIVISION PARA EL OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES APTO PARA EL OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. LOS LOTES TIENEN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

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

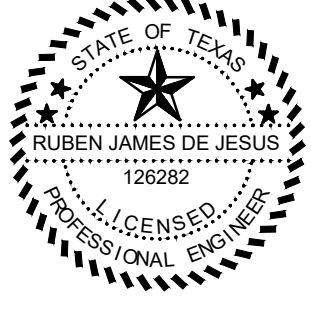
EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$2,200.00 INCLUYENDO EL COSTO PARA EL PERMISO Y LICENCIA REQUERIDOS TODOS LOS OSSFS HAN SIDO INSTALADOS AL MOMENTO DE LA APLICACION PARA LA APROBACION FINAL DEL PLANO A UN COSTO TOTAL DE \$46,200.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EN

CERTIFICACION DEL INGENIERO:
CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS NORMAS MODELO ADOPTADAS EN VIRTUD DE LA SECCION 16.343 DEL CODIGO DE AGUAS. 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, COSTARAN UN TOTAL DE \$118,930.00 LO QUE EQUIVALE A \$5,663.33 POR LOTE.

INSTALACIONES DE ALCANTARILLADO - SE ESTIMA QUE EL SISTEMA SEPTICO COSTARA 2,200.00 \$ POR LOTE (TODO INCLUIDO), LO QUE SUPONE UN TOTAL DE \$46,200.00 \$ PARA TODA LA SUBDIVISION.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



FIRMA DEL INGENIERO _____ FECHA _____

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

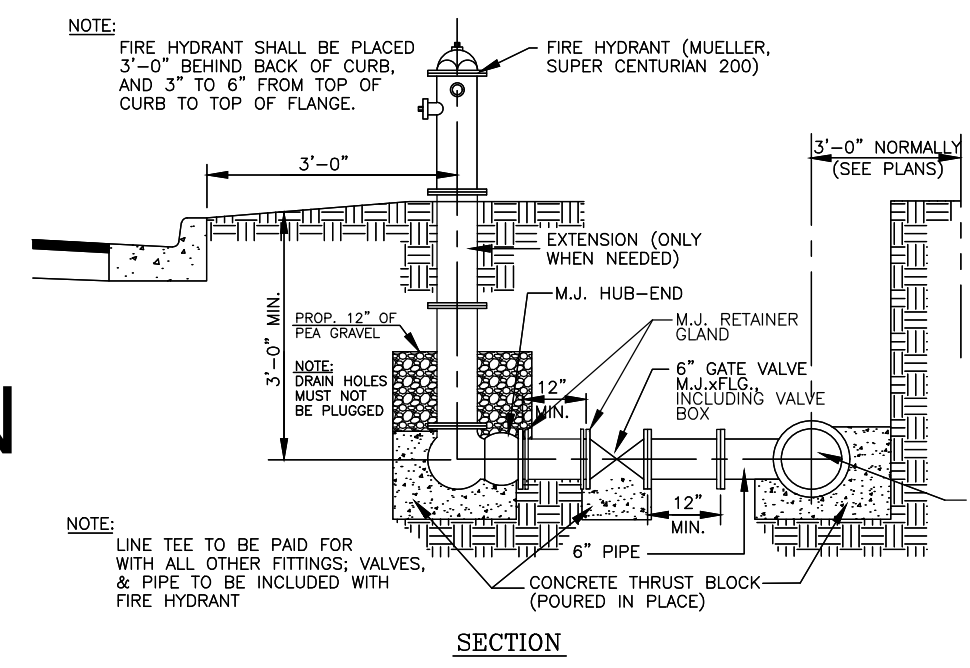
- WATER SERVICE
- WATER VALVE
- FIRE HYDRANT W/ VALVE & TEE
- PROP. 2" DUAL WATER SERVICES WITH 4" PVC CASING
- WATER LINE
- SEPTIC TANK

COST ESTIMATE:
WATER DISTRIBUTION: \$ 118,930.00
SANITARY SEWER IMPROVEMENTS / OSSF: \$ 46,200.00
DRAINAGE IMPROVEMENTS: \$ 319,655.00

ESTIMACION DE COSTOS:
SERVICIO DE AGUA POTABLE: \$ 118,930.00
SERVICIO DE DRENAJE SANITARIO \$ 46,200.00
DRENAJE PLUVIAL: \$ 319,655.00

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
PLAT OF
PRESIDIO SQUARE SUBDIVISION
PHASE I

14.742 ACRES BEING OUT OF BLOCK 11, VAL VERDE SUBDIVISION
OUT OF THE EL GATO GRANT VOLUME 2, PAGE 26
AND LOT 3, THE RE-SUBDIVISION OF BLOCK NO 9,
OF THE VAL VERDE TRACT
VOLUME 2, PAGE 29,
HIDALGO COUNTY, TEXAS



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

SUBDIVIDER STATEMENT:
I, TODD BOOKOUT, SUBDIVIDERS OF PRESIDIO SQUARE 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.

TODD BOOKOUT _____ DATE _____
6500 N 10TH, STE V
MCALLEN, TX 78502

STATE OF TEXAS \$
COUNTY OF HIDALGO \$

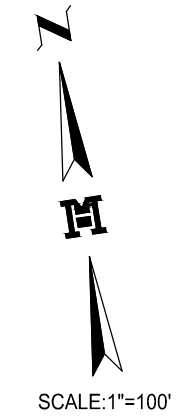
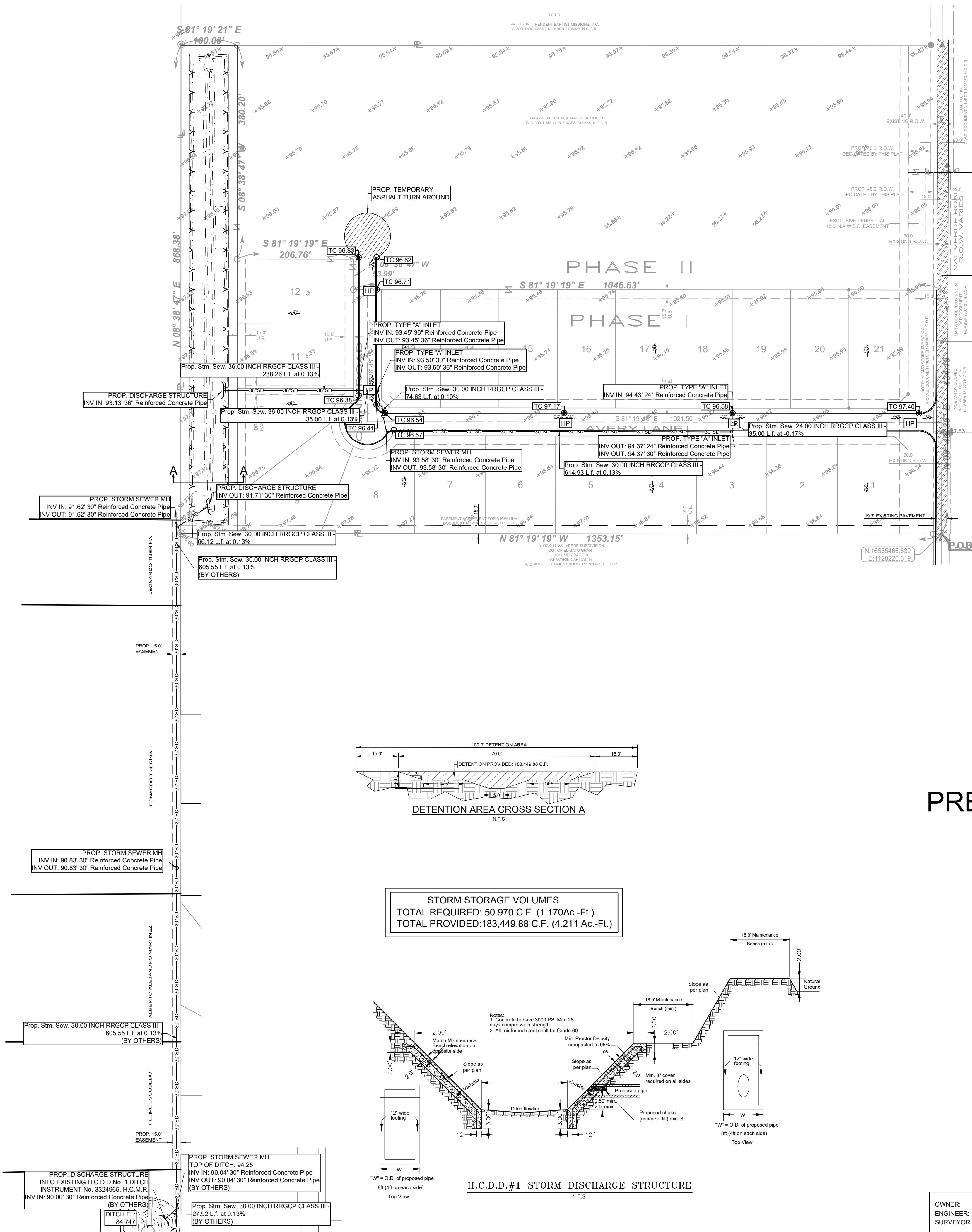
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD BOOKOUT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT SHE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

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

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: TODD BOOKOUT-OWNER	6500 N 10TH, STE V	MCALLEN, TX 78502	(956) 821-0769	N/A
ENGINEER: RUBEN JAMES DE JESUS, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



DRAINAGE REPORT STATEMENT

PRESIDIO SQUARE SUBDIVISION (PHASE II) IS 14.742 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 14.742 ACRES BEING OUT OF BLOCK 11, VAL VERDE SUBDIVISION OUT OF THE EL GATO GRANT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 26, HIDALGO COUNTY MAP RECORDS, AND LOT 3, RE-SUBDIVISION OF BLOCK NO. 9, OF THE VAL VERDE TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, SAID 14.742 ACRES OUT OF A CERTAIN TRACT CONVEYED TO GARY L. JACKSON AND MIKE R. KORMIER BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1788, PAGES 732-735, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS LOCATED ON THE WEST SIDE OF VAL VERDE ROAD APPROXIMATELY 3,382 FEET SOUTH OF THE INTERSECTION OF VAL VERDE ROAD AND BUSINESS 83 HIGHWAY. THE PROPERTY IS CURRENTLY OPEN GRASS LAND PROPOSED 41 RESIDENTIAL LOTS, CURRENTLY WITHIN DONNAN'S ETJ LIMITS. THIS PROPERTY IS LOCATED IN ZONE "B" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

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.

THE SOIL IS (25) HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES, GROUP "B" AND (26) HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES, GROUP "B". GROUP "B" SOILS HAVING A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. (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 A SOUTH DIRECTION AND HAS A RUNOFF OF 6.96 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 28.64 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 21.68 C.F.S.

THE PROPOSED DRAINAGE FOR PRESIDIO SQUARE SUBDIVISION (PHASE I) SHALL CONSISTS OF SURFACE RUNOFF FROM BUILDING ONTO THE CURB AND CUTTERS INTO INLETS AT KEY LOCATIONS. THE STORM SEWER SYSTEM FLOWS WESTWARD INTO A PROPOSED DETENTION AREA ALONG THE WEST BOUNDARY OF THE SITE. THIS DETENTION AREA WILL THEN DISCHARGE SOUTH INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DITCH APPROXIMATELY 1,197 FEET SOUTH OF THIS PROPERTY.

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, 50,970 CUBIC FEET OF DETENTION WILL BE REQUIRED AS PER HIDALGO COUNTY DRAINAGE DISTRICT REQUIREMENTS AND 183,449.88 CUBIC FEET WILL BE OBTAINED ON THE PROPOSED DETENTION AREA.

CERTIFICATION

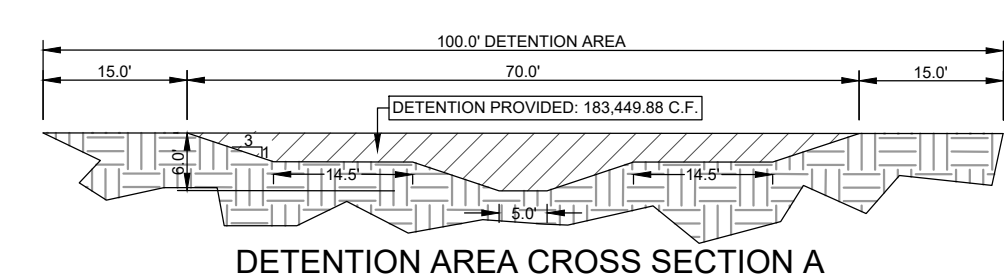
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C MAP REVISED: NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE DITCH IN THE BACK OF THE OF THE SUBDIVISION.

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

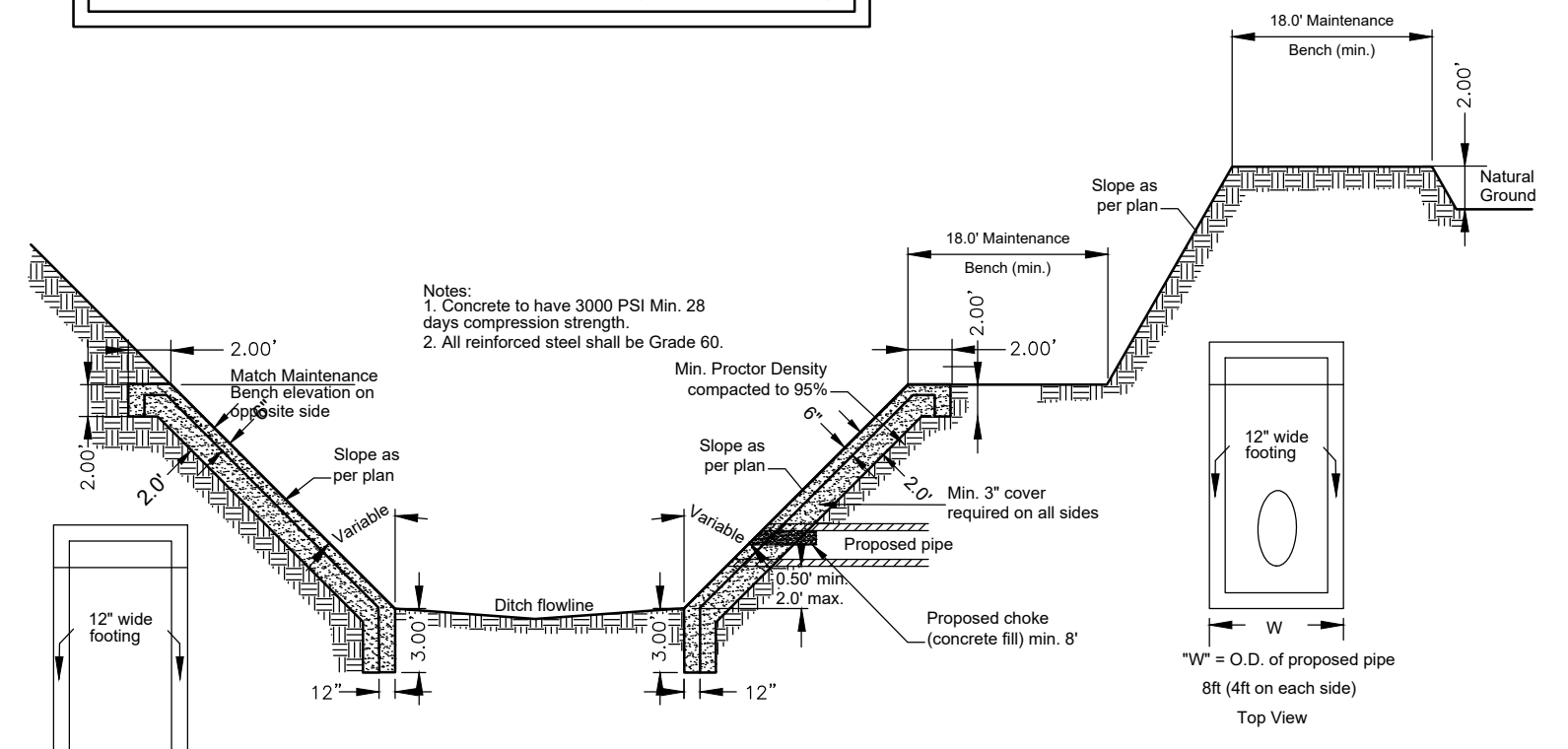


**MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE
PLAT OF
PRESIDIO SQUARE SUBDIVISION
PHASE I**

14.742 ACRES BEING OUT OF BLOCK 11, VAL VERDE SUBDIVISION
OUT OF THE EL GATO GRANT VOLUME 2, PAGE 26
AND LOT 3, THE RE-SUBDIVISION OF BLOCK NO 9,
OF THE VAL VERDE TRACT
VOLUME 2, PAGE 29,
HIDALGO COUNTY, TEXAS



STORM STORAGE VOLUMES
TOTAL REQUIRED: 50,970 C.F. (1.170Ac.-Ft.)
TOTAL PROVIDED: 183,449.88 C.F. (4.211 Ac.-Ft.)



COST ESTIMATE:
WATER DISTRIBUTION: \$ 133,540.00
SANITARY SEWER: \$ 46,200.00
IMPROVEMENTS / OSSF: \$ 319,655.00
DRAINAGE IMPROVEMENTS: \$ 319,655.00

ESTIMACION DE COSTOS:
SERVICIO DE AGUA POTABLE: \$ 133,540.00
SERVICIO DE DRENAJE SANITARIO: \$ 46,200.00
DREAJE PLUVIAL: \$ 319,655.00

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