



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 7-23-2024

PROPOSED LAS VILLAS SAN MIGUEL SUBDIVISION PRECINCT No. 1.

ENGINEER MELDEN & HUNT INC. DEVELOPER: MAVERICK VALLEY BUILDER

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 30 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTH OF MINNESOTA ROAD, APPROXIMATELY ¼ OF A MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-2-2024 PROPERTY LIES WITHIN FLOOD ZONE: "C" 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 MINNESOTA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 6-24-2024 BY, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 6-20-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 6-20-2024: 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.

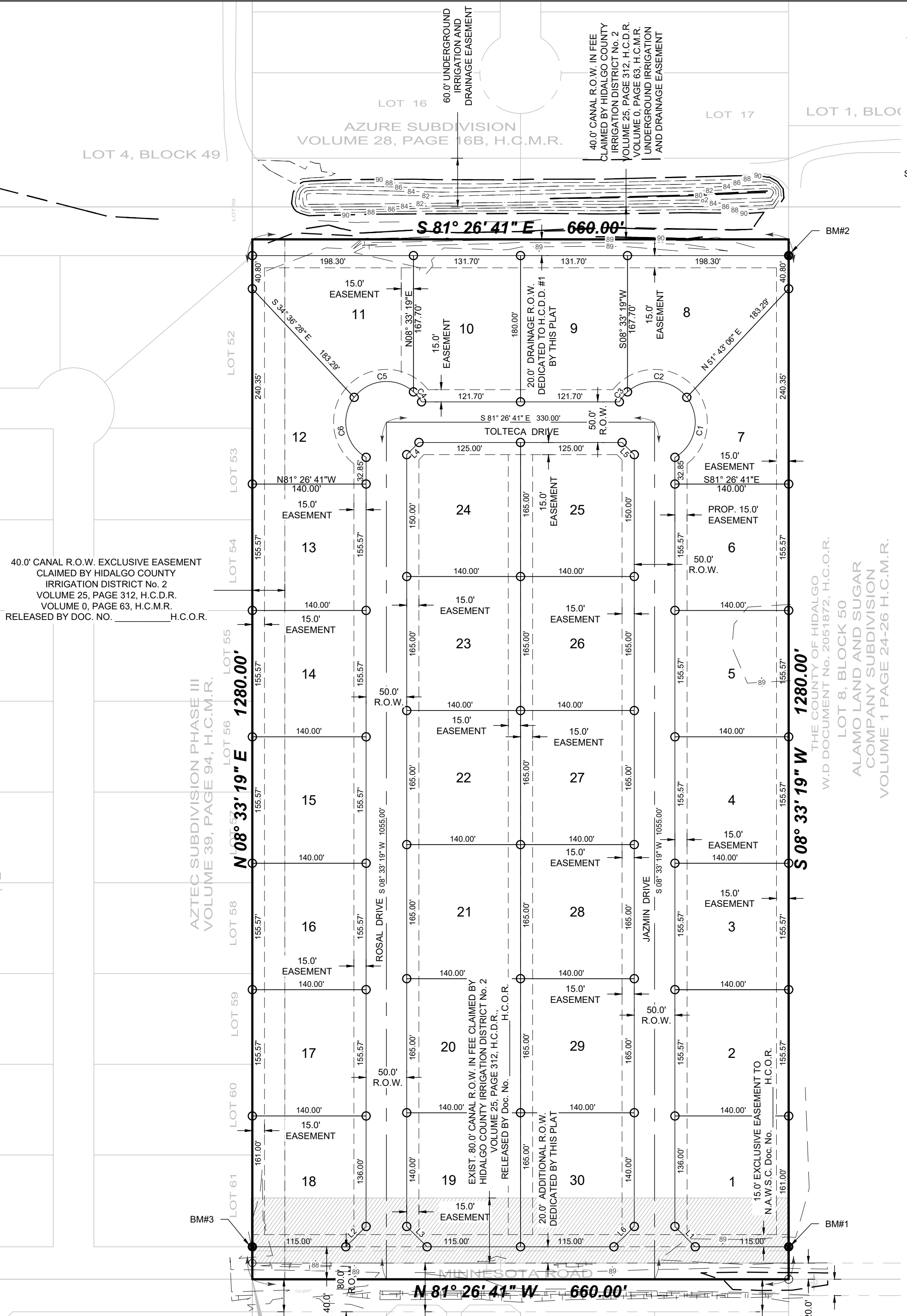
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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.

**SUBDIVISION MAP OF
LAS VILLAS SAN MIGUEL**
BEING 18.182 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, BLOCK 50, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS



INDEX TO SHEET OF LAS VILLAS SAN MIGUEL

SHEET 1: HEADING; LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP; LOT, STREETS AND EASEMENT LAYOUT; ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, INDEX; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS.

SHEET 2: HEADING; LOCATION MAP; ENGINEERING CERTIFICATION, SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; REVISION NOTES, ATTESTATION; IRRIGATION DISTRICT NO. 2, H.C.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; COUNTY JUDGE CERTIFICATION.

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

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 5: MAP OF TOPOGRAPHY & STREETS; CONSTRUCTION DETAILS.

DRAWN BY: CESAR DATE 05-31-2024
SURVEYED, CHECKED _____ DATE _____
FINAL CHECK _____ DATE _____

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

LAS VILLAS SAN MIGUEL IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF MINNESOTA ROAD, APPROXIMATELY 0.63 OF ONE MILE EAST OF ITS INTERSECTION WITH TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,972). LAS VILLAS SAN MIGUEL LIES APPROXIMATELY 3.2 MILE FROM THE CITY LIMITS (AND IS OUTSIDE THE 3. MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

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 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, 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 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 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 CITY, 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 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 GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE 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 _____

TLS PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP
 BRUCE A. SMITH, MANAGER
 4417 REGAL OAKS DRIVE
 COLLEGE STATION, TEXAS 77845

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 _____
 BRUCE A. SMITH, 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: _____

GENERAL PLAT NOTES & RESTRICTIONS:
 HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

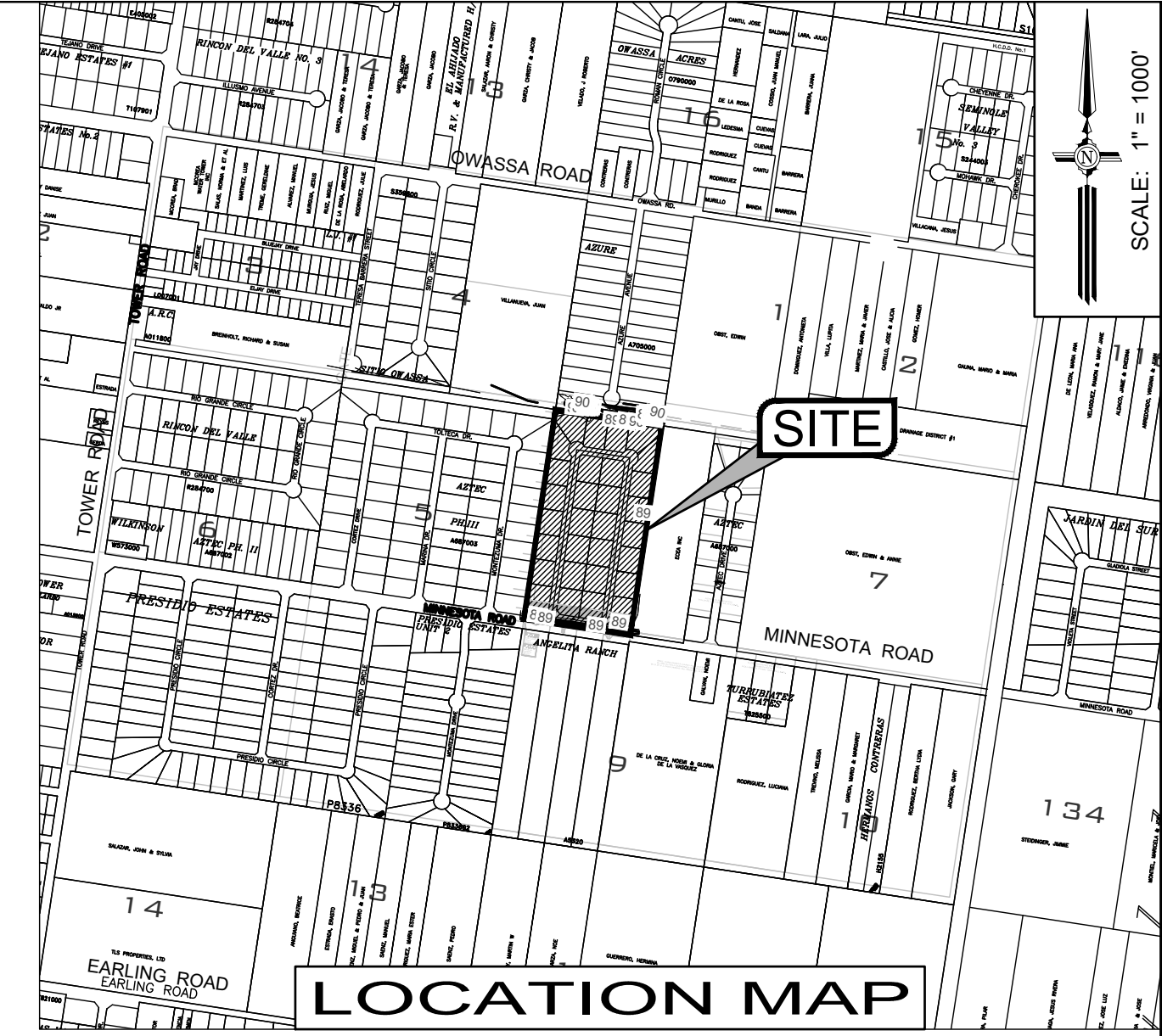
- FLOOD ZONE STATEMENT:
 ZONE "C" AREAS OF MINIMAL FLOODING.
 COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
- SETBACKS:
 FRONT: 25.00 FEET
 REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- THIS DEVELOPMENT IS FOR SINGLE-FAMILY USE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB 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:
 BENCHMARK NO.1 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 1, N:16602788.840, E:1117651.390 B.M. ELEVATION= 90.25.
 BENCHMARK NO.2 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 8, N:1660995.270, E:1117832.890 B.M. ELEVATION= 88.75.
 BENCHMARK NO.3 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHWEST CORNER OF LOT 18, N:1660887.030, E:1116998.740 B.M. ELEVATION= 89.40.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 81,277 CUBIC- FEET 1.866 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:(SEE SHEET NO. 4 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 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% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY 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 DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- ON-SITE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DRAINAGE ANALYST
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
- OWNER NAME: THE OWNER & SUBDIVIDER OF LAS VILLAS SAN MIGUEL SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- 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(S).
- EACH LOT SHALL HAVE IT'S OWN WATER METER.
- 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.
- ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- 6' CEDAR FENCE REQUIRED ALONG THE NORTH SIDE OF LOT 8-11 BY THE DEVELOPER DURING CONSTRUCTION.
- LOTS 1, 18, 19 & 30 SHALL NOT HAVE ACCESS ONTO MINNESOTA ROAD.

LEGEND

- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- ▲ BENCHMARK
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- W.D. - WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED
- S.W. COR. - SOUTHWEST CORNER
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- BM - BENCHMARK

Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	22227.50	0.510	21	23100.00	0.530
2	21779.94	0.500	22	23100.00	0.530
3	21779.66	0.500	23	23100.00	0.530
4	21779.80	0.500	24	22987.50	0.528
5	21779.80	0.500	25	22987.50	0.528
6	21779.80	0.500	26	23100.00	0.530
7	21884.11	0.502	27	23100.00	0.530
8	25165.33	0.578	28	23100.00	0.530
9	23637.60	0.543	29	23100.00	0.530
10	23637.60	0.543	30	22787.50	0.523
11	25165.33	0.578			
12	21884.11	0.502			
13	21779.80	0.500			
14	21779.80	0.500			
15	21779.80	0.500			
16	21779.66	0.500			
17	21779.94	0.500			
18	22227.50	0.510			
19	22787.50	0.523			
20	23100.00	0.530			

Lot Line Table			Curve Table						
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
L1	35.36'	N96° 26' 41" W	C1	85.17'	50.00'	097° 36' 01"	N19° 45' 19" E	75.24'	57.11'
L2	35.36'	S53° 33' 19" W	C2	82.17'	50.00'	094° 09' 39"	N76° 07' 31" W	73.23'	53.77'
L3	35.36'	N36° 26' 41" W	C3	15.92'	50.00'	018° 14' 20"	S47° 40' 29" W	15.85'	8.03'
L4	21.21'	N53° 33' 19" E	C4	15.92'	50.00'	018° 14' 20"	N30° 33' 51" W	15.85'	8.03'
L5	21.21'	S36° 26' 41" E	C5	82.17'	50.00'	094° 09' 39"	N86° 45' 51" W	73.23'	53.77'
L6	35.36'	S53° 33' 19" W	C6	85.17'	50.00'	097° 36' 01"	S2° 36' 40" E	75.24'	57.11'



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 18.182 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, BLOCK 50, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 19.394 ACRES BEING OUT A CERTAIN TRACT CONVEYED TO TLS PROPERTIES LTD., A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 871306, HIDALGO COUNTY OFFICIAL RECORDS, SAVE AND EXCEPT 1.212 ACRES BEING AN 80-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, RECORDED IN VOLUME 25, PAGE 312, HIDALGO COUNTY DEED RECORDS, LEAVING 18.182 ACRES, SAID 18.182 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 50, POINT ALSO BEING THE SOUTHEAST CORNER OF AZTEC SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 39, PAGE 94, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

- THENCE, N 08° 33' 19" E ALONG THE WEST LINE OF SAID LOT 8, BLOCK 50 AND THE EAST LINE OF SAID AZTEC SUBDIVISION AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH LINE OF A 40-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RECORDED IN VOLUME 25, PAGE 312, HIDALGO COUNTY DEED RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 26' 41" E ALONG THE SOUTH LINE OF SAID 40-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 33' 19" W AT A DISTANCE OF 1,260.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY OF MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 8, BLOCK 50, AND WITHIN THE EXISTING RIGHT-OF-WAY OF MINNESOTA ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 26' 41" W ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK 50, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.394 ACRES SAVE AND EXCEPT SAID 1.212 ACRES, LEAVING 18.182 ACRES GROSS, OF WHICH 0.303 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF CANAL RIGHTS-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, LEAVING A NET OF 16.881 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

A TRACT OF LAND CONTAINING 1.212 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, BLOCK 50, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 1.212 ACRES BEING OUT AN 80-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, RECORDED IN VOLUME 25, PAGE 312, HIDALGO COUNTY DEED RECORDS, SAID 1.212 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 50, POINT ALSO BEING THE SOUTHEAST CORNER OF AZTEC SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 39, PAGE 94, HIDALGO COUNTY MAP RECORDS

THENCE, N 08° 33' 19" E A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:

- THENCE, N 08° 33' 19" E ALONG THE WEST LINE OF SAID LOT 8, BLOCK 50, AND EAST LINE OF SAID AZTEC SUBDIVISION, A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 26' 41" E ALONG THE NORTH LINE OF SAID 80-FOOT CANAL RIGHT-OF-WAY CLAIMED IN FEE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 33' 19" W A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 26' 41" W ALONG THE EXISTING NORTH RIGHT-OF-WAY LINE OF MINNESOTA ROAD, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.212 ACRES OF LAND MORE OR LESS.



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

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

SUBDIVISION MAP OF
LAS VILLAS SAN MIGUEL

BEING 18.182 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, BLOCK 50, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LAS VILLAS SAN MIGUEL 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 8" WATER LINE RUNNING ALONG THE NORTH SIDE RIGHT-OF-WAY OF MINNESOTA ROAD. THE WATER SYSTEM FOR THE LAS VILLAS SAN MIGUEL CONSISTS OF AN 8" WATER LINES THAT TAP INTO THE EXISTING 8" WATER LINE AT 2 PLACES. THIS 8" LINE CONNECTS TO THE EXISTING 8" WATER LINE AT THE SOUTHEAST CORNER OF LOT 18 THEN RUNS NORTH ALONG THE WEST SIDE OF ROSAL DRIVE THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF TOLTECA DRIVE THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF JAZMIN DRIVE CONNECTING TO THE EXISTING 8" WATER LINE ALONG THE SOUTHWEST CORNER OF LOT 1 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LAS VILLAS SAN MIGUEL CONSISTS OF (15) FIFTEEN ONE-1/2" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES. THE 8" LINES, THE DUAL SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$199,325.00, OR \$6,644.17 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$26,292.00, WHICH COVERS THE 8" TAP 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 FILING 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 LAS VILLAS SAN MIGUEL 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 SANDY CLAY LOAM AND RAYMONDVILLE CLAY 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 \$2,800.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSFS 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 (CASHIER'S CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$84,000.00, WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.

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

ENGINEER CERTIFICATION:

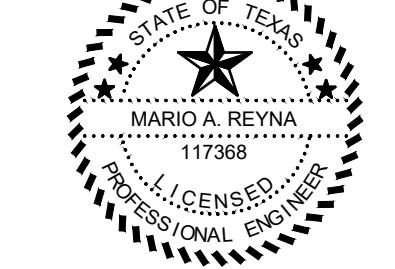
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES FOR ADOPTING UNDER SECTION 16.343, WATER CODE, I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$225,617.60 WHICH EQUALS TO \$7,520.58 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$2,800.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$84,000.00 FOR THE ENTIRE SUBDIVISION.

MELDEN & HUNT INC.
TEXAS REGISTRATION F-1435

ENGINEER'S SIGNATURE _____ DATE _____



PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION LAS VILLAS SAN MIGUEL RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA (N.A.W.S.C.)). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION LAS VILLAS SAN MIGUEL CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MINNESOTA ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION LAS VILLAS SAN MIGUEL CONSISTE DE CONDUCTOS DE 8". ESTA LINEA DE 8" SE CONECTA A LA LINEA EXISTENTE DE 8" EN EL LADO SUR DEL DERECHO DE LOTES 18 Y SIGUE AL NORTE POR EL LADO SUR DE ROSAL DRIVE LUEGO SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE TOLTECA DRIVE LUEGO SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE JAZMIN DRIVE CONECTADO CON EL CONDUCTO EXISTENTE DE 8" EN EL LADO SUR OESTE DEL DERECHO DE VILLA DE JAZMIN DRIVE.

EL CONDUCTO DE AGUA DE 8" SE PRODUCEN (15) QUENCE DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2" PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8". LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2" DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 199,325.00 O \$ 6,644.17 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 26,292.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$876.42. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION ASIGNA POR 8 BOMBAS DE REGO (FIRE HYDRANT) A UN COSTO DE \$ 4,600.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$27,800.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE LAS VILLAS SAN MIGUEL. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE AL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE, EL LIBRO DE RECURSOS DE CONVERSACION DE ESTUDIOS DE TIERRAS INDICA TIERRA DE HIDALGO ARENOSA ALCIAR Y RAYMONDVILLE ALCIAR. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO EXAMINADO ES UNIFORME (HIDALGO SANDY LOAM) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$2,800.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADA 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 \$84,000.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRA EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

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

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

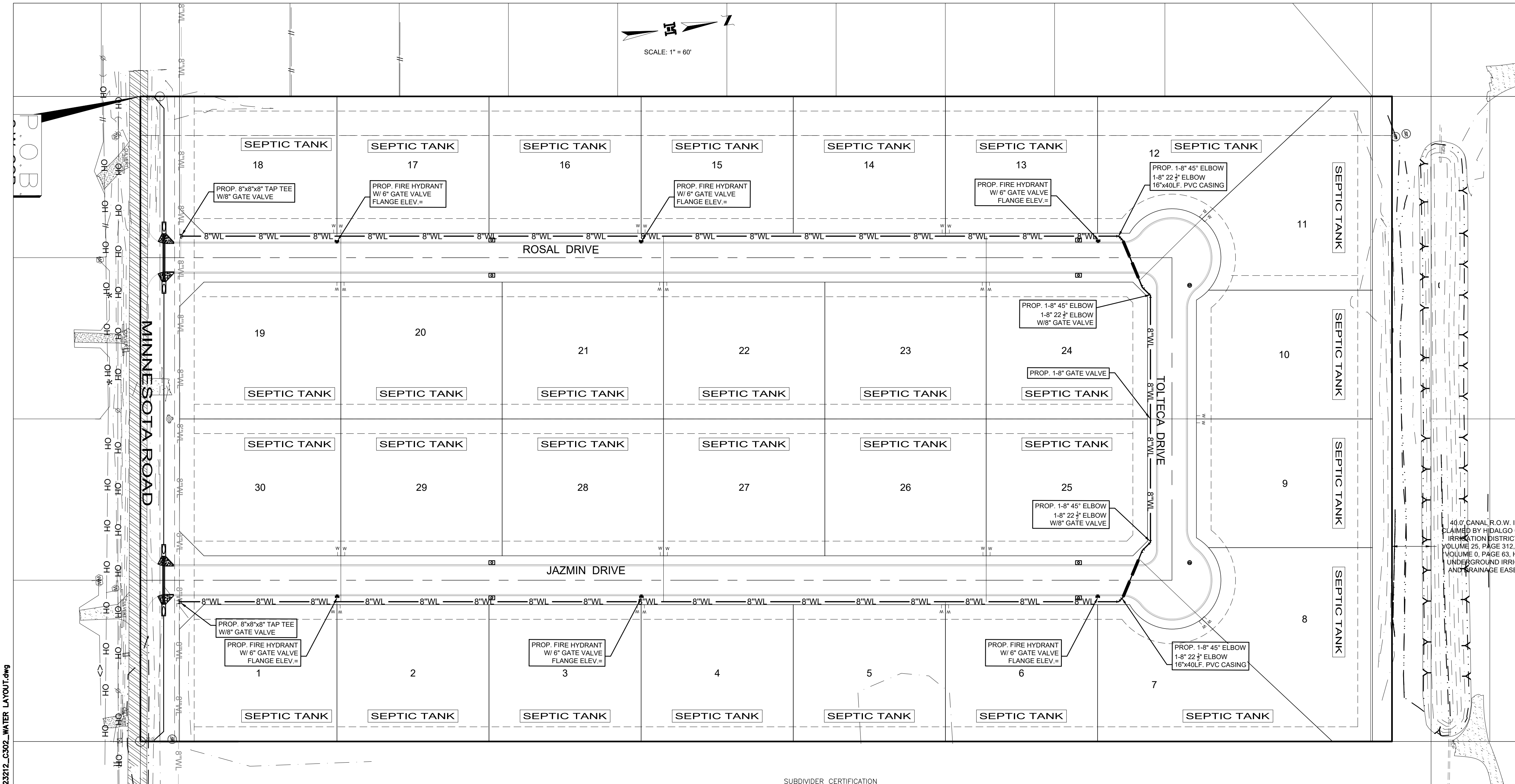
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLEMENTADO CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 225,617.60 O \$ 7,520.58 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$2,800.00 A UN COSTO TOTAL DE \$84,000.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT INC.
TEXAS REGISTRATION F-1435

ENGINEER'S SIGNATURE _____ DATE _____



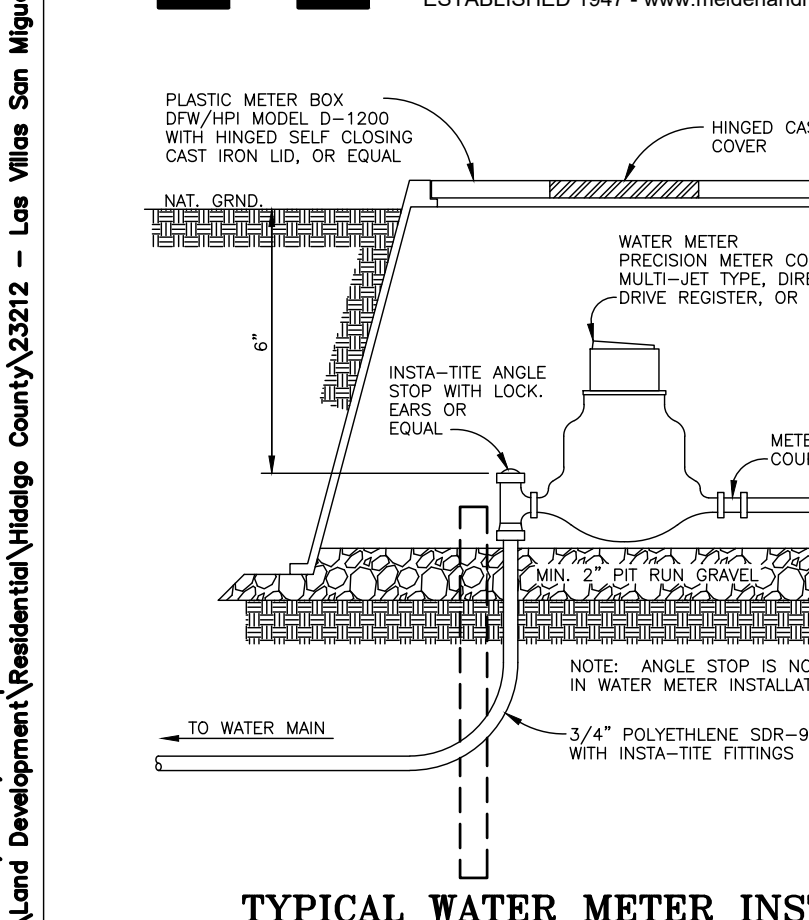
COST ESTIMATE:

WATER DISTRIBUTION:	\$ 199,325.00
SANITARY SEWER IMPROVEMENTS:	\$ 84,000.00
DRAINAGE IMPROVEMENTS:	\$ 277,230.00
PAVING IMPROVEMENTS:	\$ 581,916.40

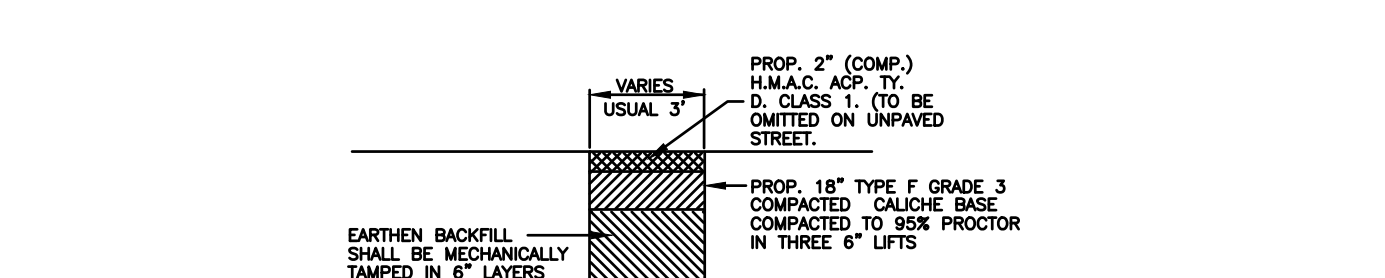
ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	\$ 199,325.00
SERVICIO DE DRENAJE SANITARIO:	\$ 84,000.00
DREAJE PLUVIAL:	\$ 277,230.00
PAVIMENTACION DE CALLES:	\$ 581,916.40

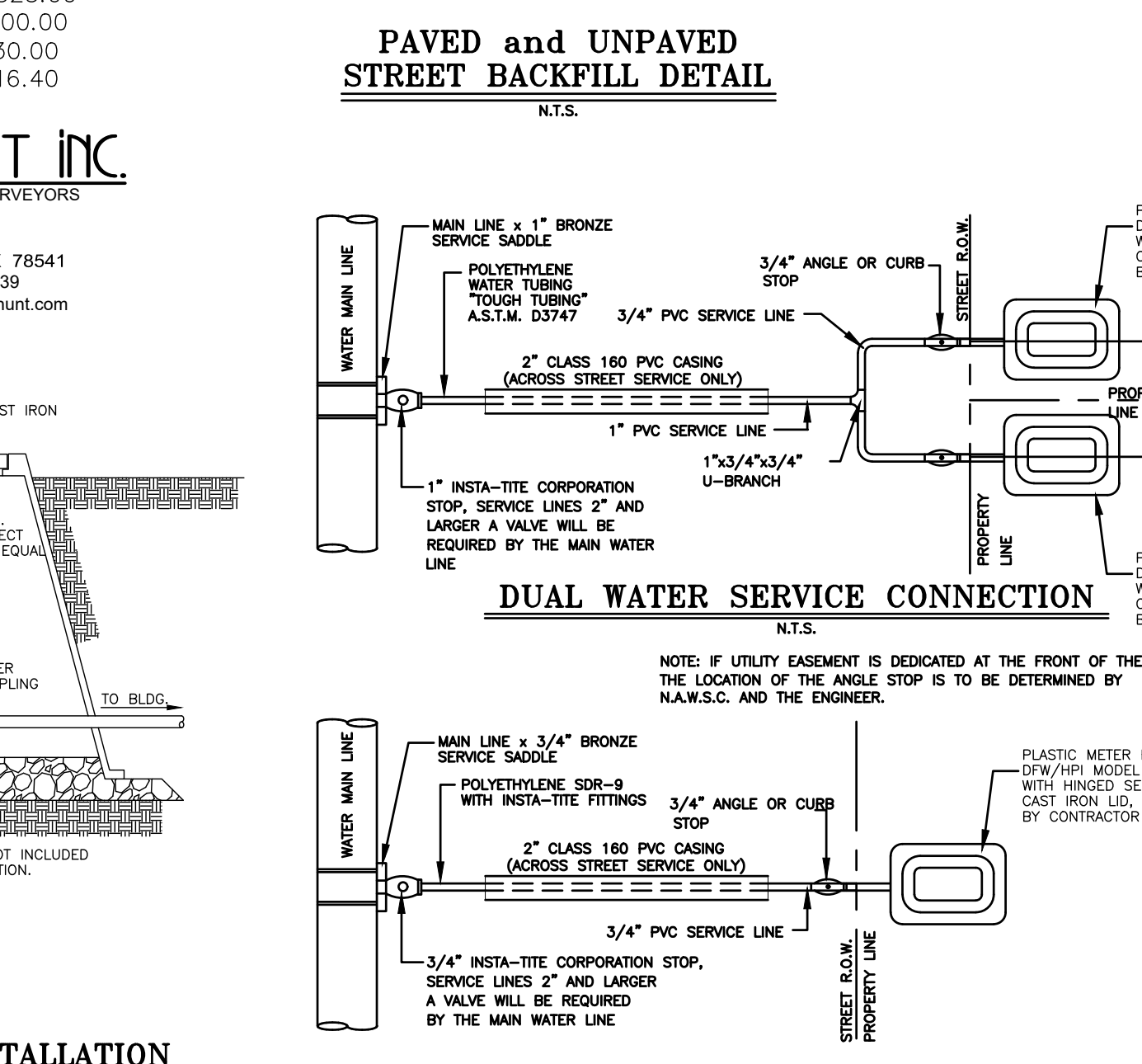
MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



TYPICAL WATER METER INSTALLATION N.T.S.



PAVED and UNPAVED STREET BACKFILL DETAIL N.T.S.



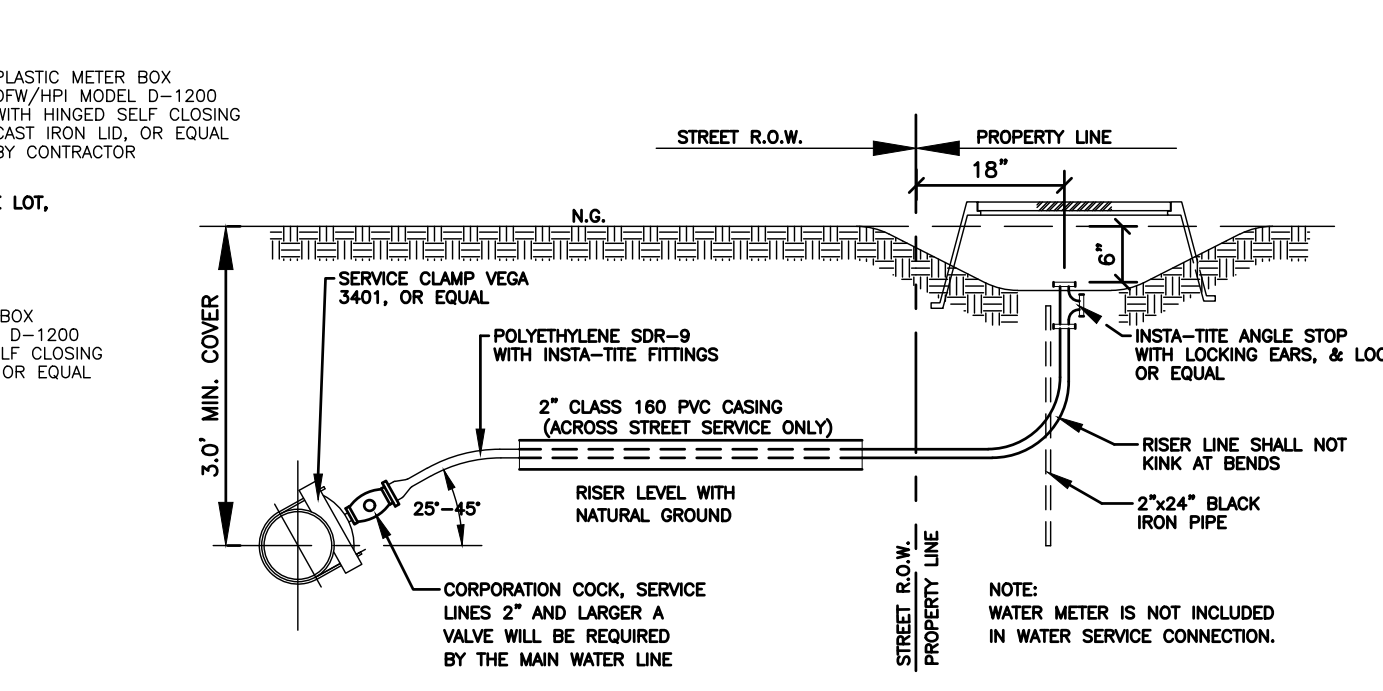
DUAL WATER SERVICE CONNECTION N.T.S.
SINGLE WATER SERVICE CONNECTION N.T.S.

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 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:
2. I, CAMPOS DE ORO, L.P., A TEXAS LIMITED PARTNERSHIP, SUBDIVIDER OF LAS VILLAS SAN MIGUEL, HERE BY 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.

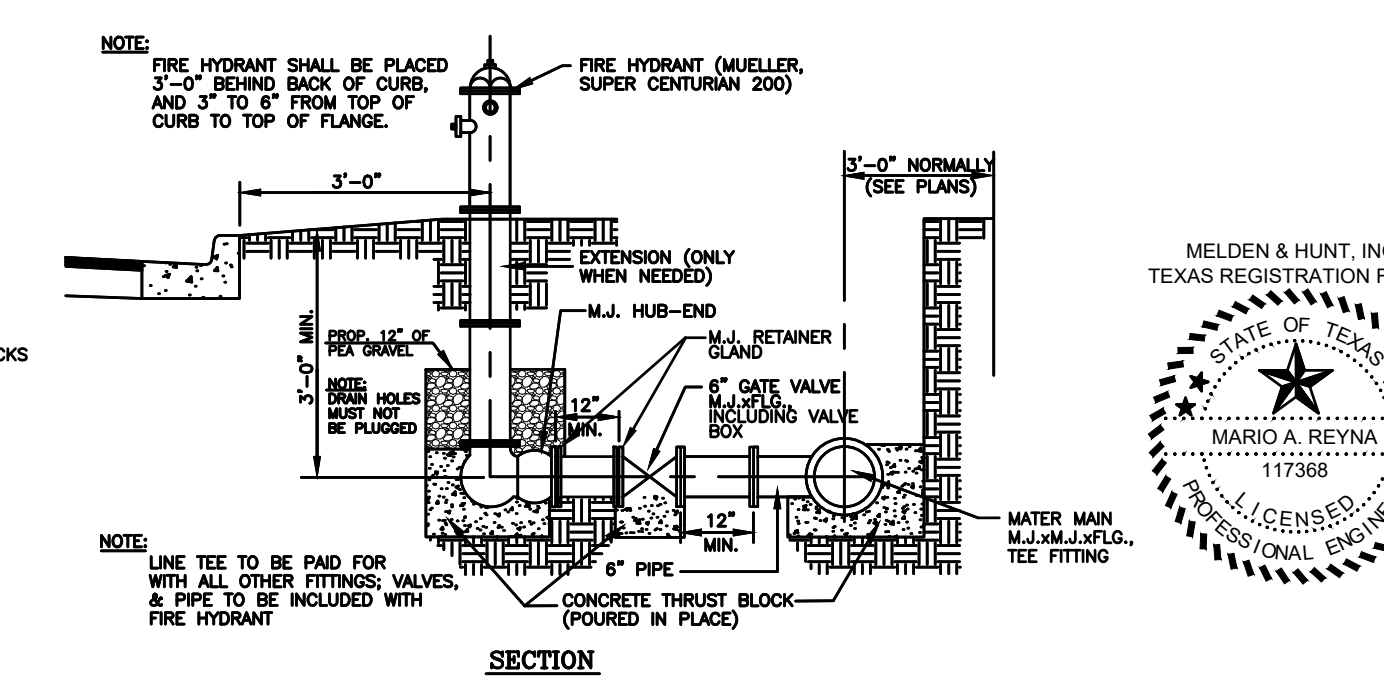
TLS PROPERTIES, L.P., A TEXAS LIMITED PARTNERSHIP
BRUCE A. SMITH, MANAGER
4417 REGAL OAKS DRIVE
COLLEGE STATION, TEXAS 77845

STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRUCE A. SMITH, 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 _____ DAY OF _____ 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

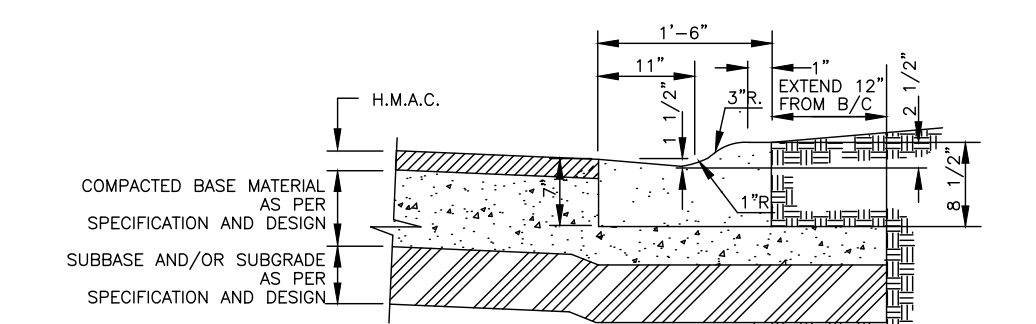
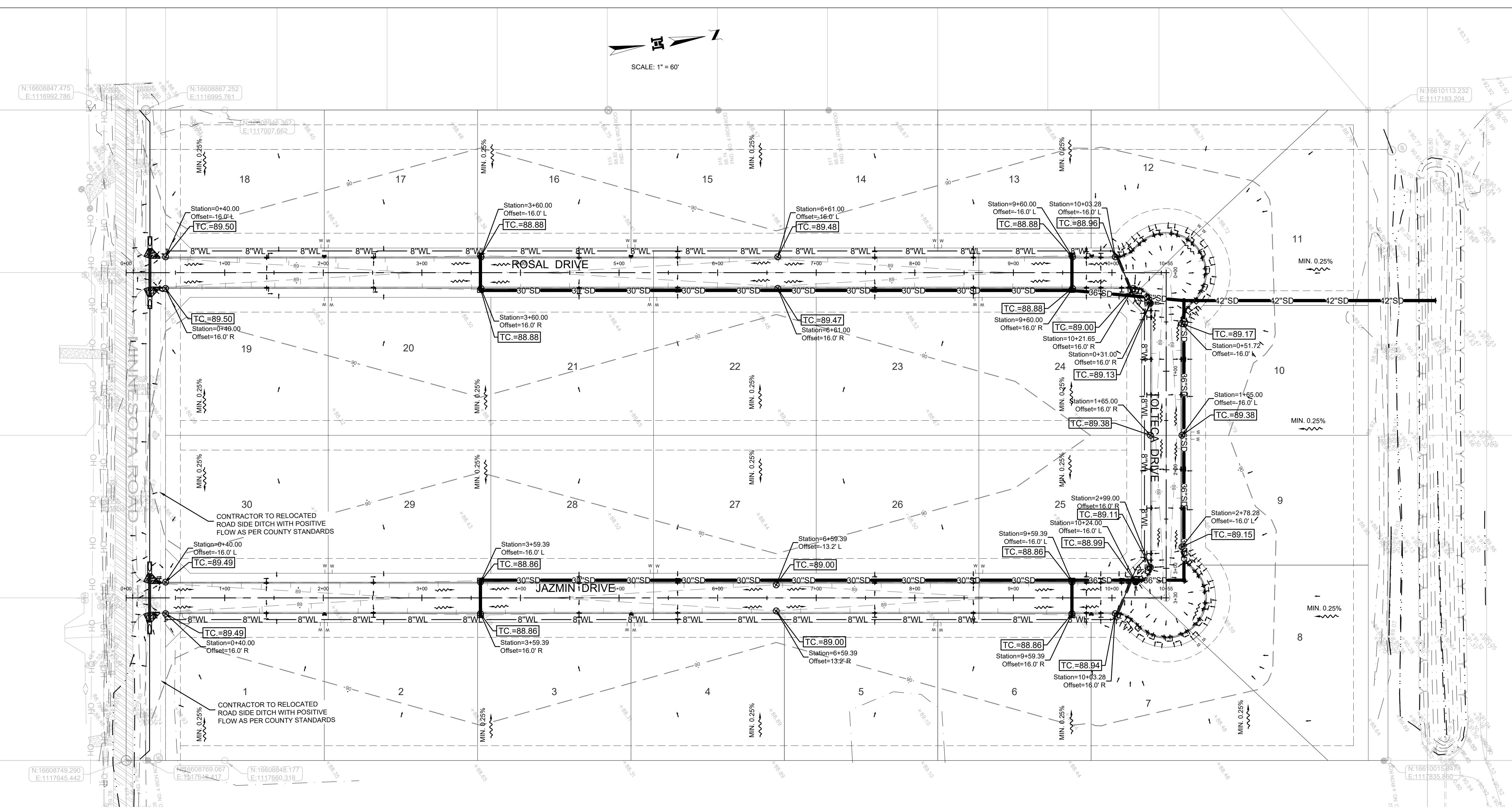
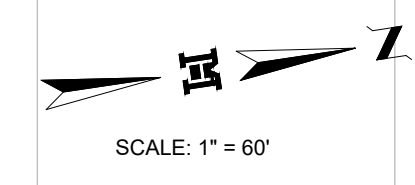


TYPICAL WATER SERVICE CONNECTION ELEVATION N.T.S.

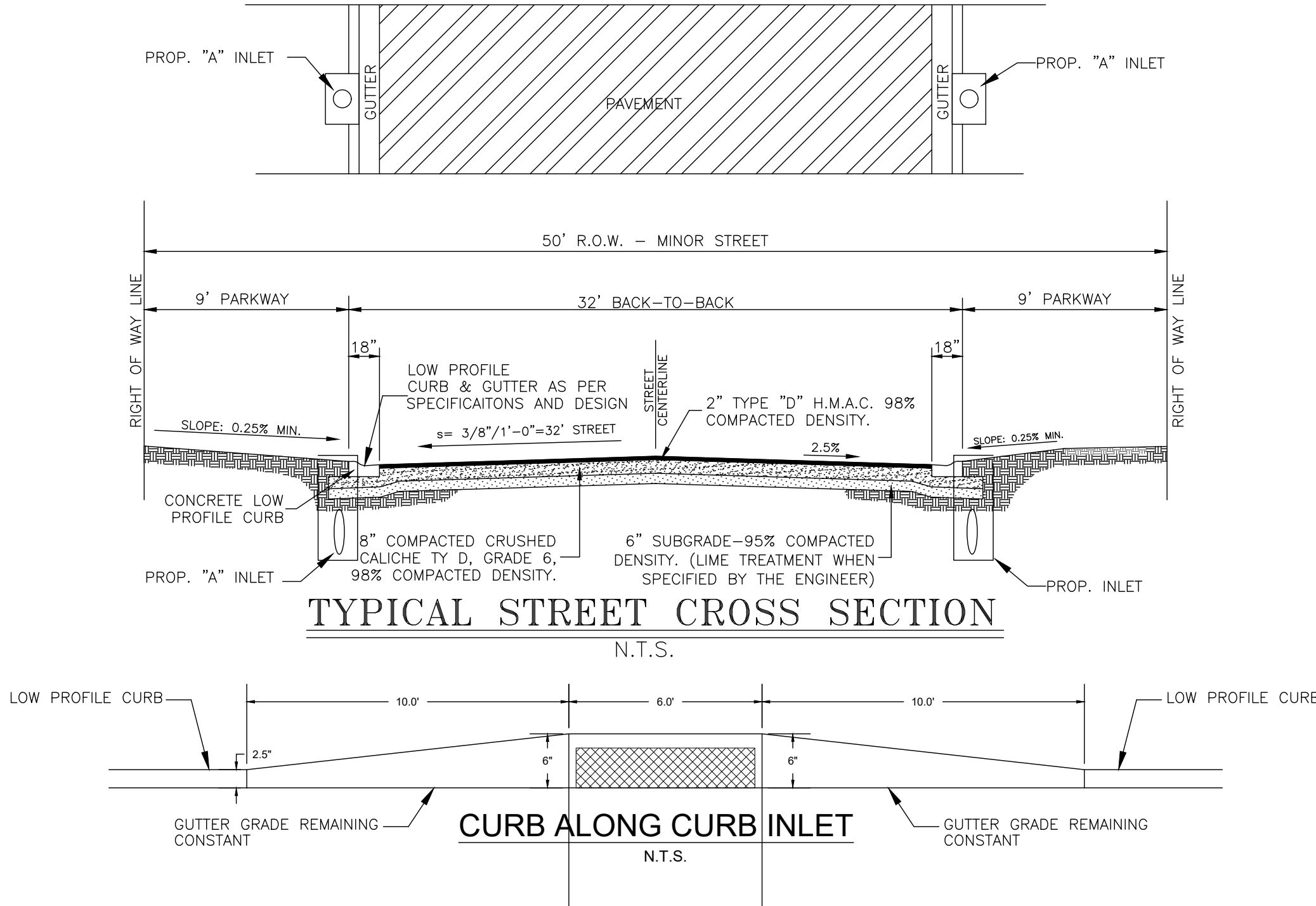
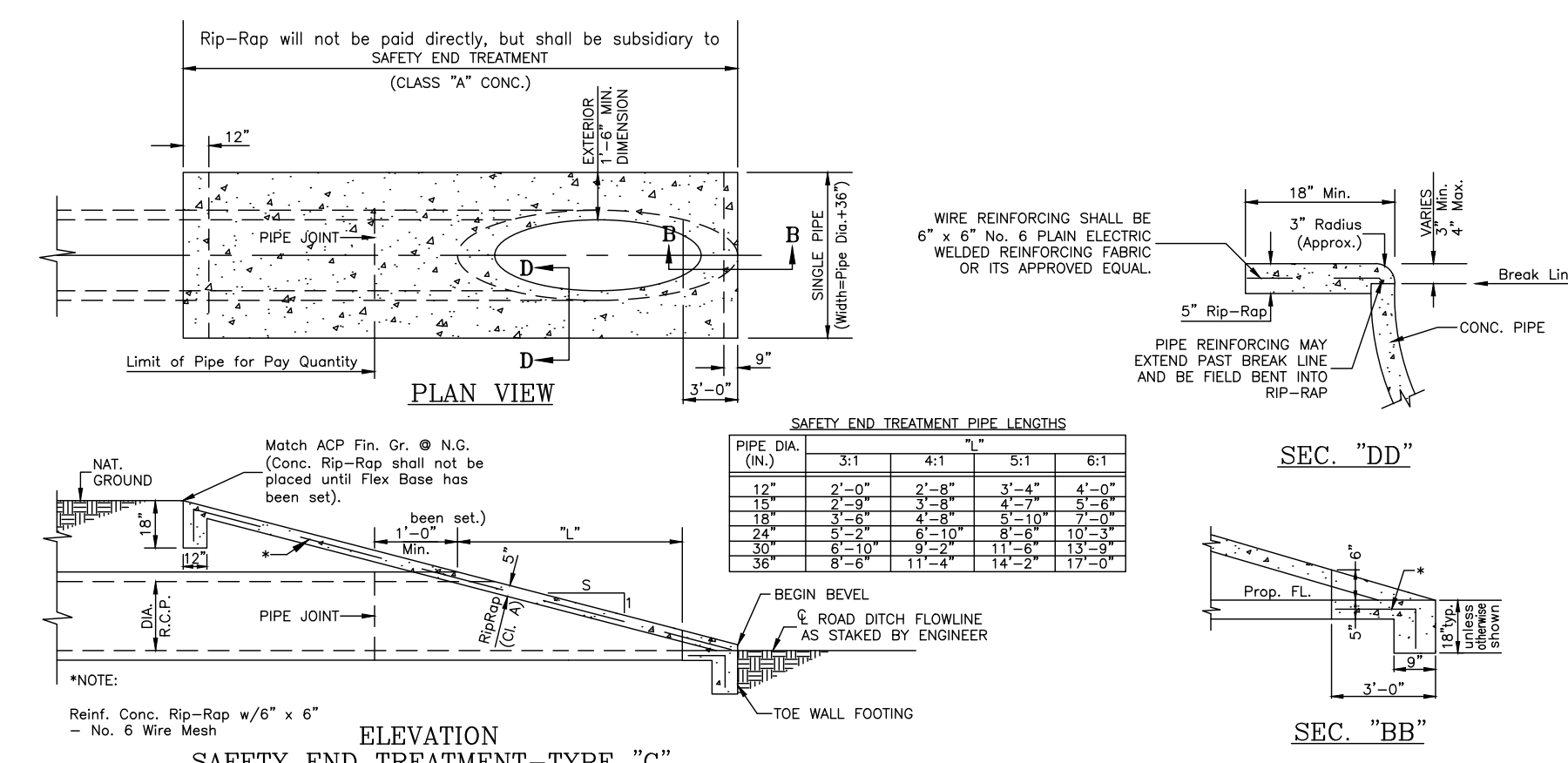
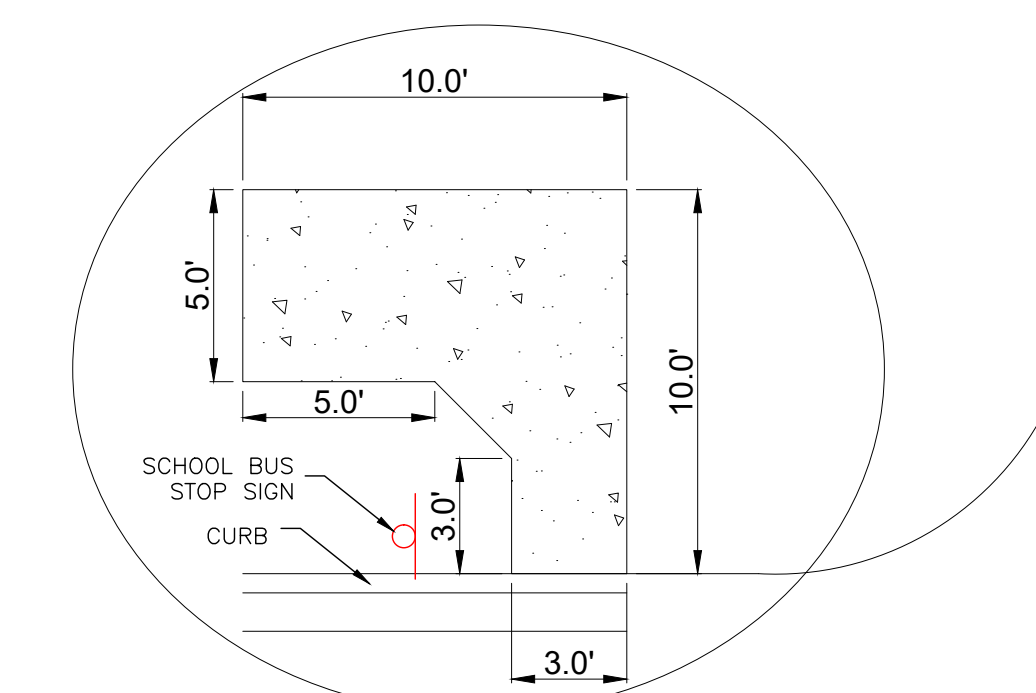


TYPICAL FIRE HYDRANT INSTALLATION N.T.S.

MAP OF TOPOGRAPHY AND PAVING:
 MAPA DE TOPOGRAFIA Y PIVMENTO:
 SUBDIVISION MAP OF
 LAS VILLAS SAN MIGUEL
 BEING 18.182 ACRES SITUATED IN HIDALGO
 COUNTY, TEXAS, BEING A PART OR PORTION OUT
 OF LOT 8, BLOCK 50, ALAMO LAND AND SUGAR
 COMPANY SUBDIVISION, ACCORDING TO THE PLAT
 THEREOF RECORDED IN VOLUME 1, PAGES 24-26,
 HIDALGO COUNTY MAP RECORDS



- TYPICAL LOW PROFILE CURB & GUTTER SECTION**
 N.T.S.
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
 2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB 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' BETWEEN 3/4" EXPANSION JOINT.



Date: Jun 10, 2024, 12:26pm User ID: Ciro
 File: Y:\Land Development\Residential\Hidalgo County\32312 - Las Villas San Miguel - Moverick Valley Builder (Tower & Minnesota)\AutoCAD files\32312_C305_LOT GRADING(C).dwg