



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-23-2024

PROPOSED BASELINE ACRES SUBDIVISION, PRECINCT No. 1.

ENGINEER NAING ENGINEERING DEVELOPER: 1960 INVESTMENT COMPNAY LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 41 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 4

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTH OF MILE 12 1/2 NORTH ROAD APPROXIMATE 1/2 MILE WEST OF FM 491

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-12-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 25.00 FEET ONTO MILE 12 1/2 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 7-10-2024 BY, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 06-17-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: O.S.S.F.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 12 1/2 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-12-2024: 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.

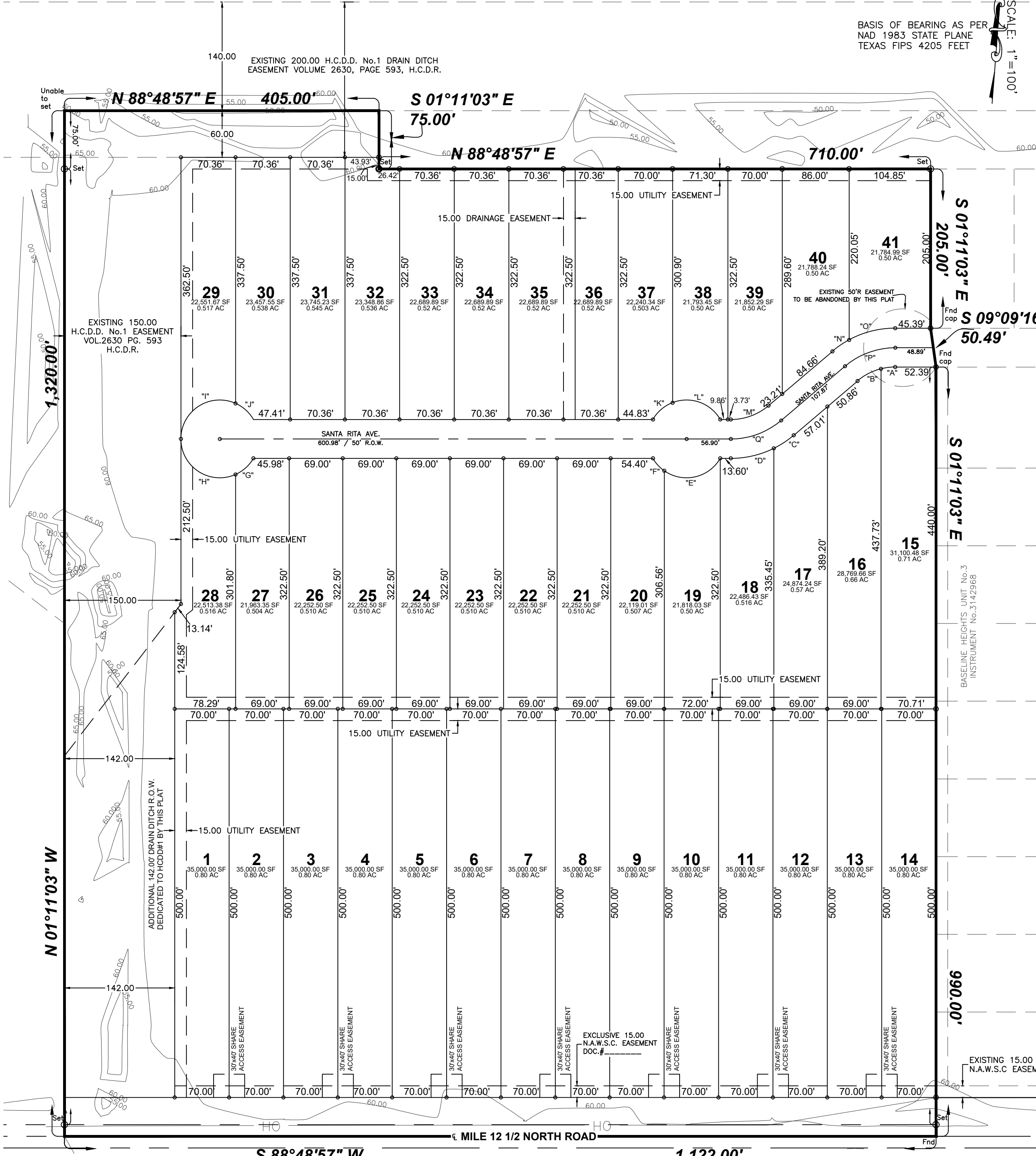
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BASELINE ACRES SUBDIVISION

A 32.729 ACRES BEING OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 2 PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS

GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 69.00 ELEVATION OR 24" OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF MILE 13 NORTH ROAD WHICHEVER IS GREATER
- THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL No. 480334 0450 C EFFECTIVE DATE: MAP REVISED: 06-06-2000 (LDMR DATE 05-30-2002)
- CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
FRONT SETBACK: 50.00 FEET FOR LOTS 1 THROUGH 14
REAR SETBACK: 25.00 FEET FOR LOTS 15 THROUGH 41
SIDE SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE SETBACK: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--B.M. NO. 1--ELEV. 69.66 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF MILE 12 1/2 NORTH ROAD IN THE VICINITY APPROXIMATE 254.00 FEET FROM THE S.W. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: N=16617716.08 E=1175628.71
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 51,852 CUBIC-FEET (1.19 ACRES-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL PAVEMENT WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 13 NORTH ROAD SIDE DITCH. DETENTION WILL BE ACCOMPLISHED BY WIDENING THE EXISTING DRAIN DITCH. (SEE SHEET NO.2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCCDD#1.)
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOG, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET 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 OCCUPANCY AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- 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.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- 1960 INVESTMENT COMPANY, LLC THE SUBDIVIDER OF BASELINE ACRES 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.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- DRAINAGE IMPROVEMENTS ALONG MILE 12 1/2 NORTH ROAD SIDE-DITCH WILL BE MAINTAINED BY HIDALGO COUNTY PCT.1 (NO ALTERATION OR COVERING)
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 14 FROM MILE 12 1/2 NORTH ROAD. A 24 FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1&2, 3&4, 5&6, 7&8, 9&10, 11&12 AND 13&14 TO PROVIDE INGRESS AND EGRESS TO LOTS
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAILED RAINFALL SHOWN IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENT ARE GREATER THAN STATED ABOVE (NOTE #7) DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.



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

1960 INVESTMENT COMPANY, LLC AS OWNER OF THE 32.729 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BASELINE ACRES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

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

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

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

ERIC NORDHAUSEN - MANAGING MEMBER
1960 INVESTMENT COMPANY, LLC
36970 W. MILE 7 ROAD
MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

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

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

MARIANA TREVIÑO
Notary Public, State of Texas
Comm. Expires 02-26-2028
Notary ID 12381503

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS
COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(c)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE BASELINE ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE DAY OF _____ 20____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

STATE OF TEX
HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF BASELINE ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION _____ DATE _____

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
A	52.36'	50.00'	123°50'21"	112.46'	S08°57'13"W	50.00'
B	52.36'	50.00'	78°50'43"	49.32'	S38°21'46"E	50.00'
C	59.96'	50.00'	51°54'22"	29.20'	S27°00'46"E	56.43'
D	70.94'	50.00'	23°10'20"	12.30'	S68°11'58"W	65.14'
E	70.94'	50.00'	77°31'48"	48.18'	S15°50'54"W	65.14'
F	59.96'	50.00'	9°03'50"	4.76'	S27°26'55"E	56.43'
G	52.36'	50.00'	77°36'13"	40.20'	S54°35'36"W	50.00'
H	52.36'	50.00'	42°23'47"	19.39'	S05°24'24"E	50.00'
I	70.94'	50.00'	23°10'20"	12.30'	S68°11'58"W	65.14'
J	70.94'	50.00'	77°31'48"	48.18'	S15°50'54"W	65.14'
K	59.96'	50.00'	9°03'50"	4.76'	S27°26'55"E	56.43'
L	52.36'	50.00'	77°36'13"	40.20'	S54°35'36"W	50.00'
M	52.36'	50.00'	42°23'47"	19.39'	S05°24'24"E	50.00'
N	70.94'	50.00'	23°10'20"	12.30'	S68°11'58"W	65.14'
O	70.94'	50.00'	77°31'48"	48.18'	S15°50'54"W	65.14'
P	59.96'	50.00'	9°03'50"	4.76'	S27°26'55"E	56.43'
Q	52.36'	50.00'	77°36'13"	40.20'	S54°35'36"W	50.00'

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone
OWNER: ERIC NORDHAUSEN - MANAGING MEMBER OF 1960 INVESTMENT COMPANY, LLC	36970 W. MILE 7 ROAD	MISSION, TEXAS 78574	(956) 432-1336
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____ 20____



PRELIMINARY

GUILLERMO A. ARRATIA
REGISTERED PROFESSIONAL ENGINEER
No. 94001 STATE OF TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO

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

DATED THIS _____ DAY OF _____ 20____



PRELIMINARY

HOMERO LUIS GUTIERREZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2791 STATE OF TEXAS

THIS PLAT IS APPROVED BY HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

DATE THIS _____ DAY OF _____ 20____

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCDD #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

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

4. HCCDD #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

5. HCCDD#9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER
HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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 thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated. The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement or relocation of the structures referred to herein. This agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: the easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of 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 some 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 executed this instrument this _____ day of _____ 20____

ERIC NORDHAUSEN - MANAGING MEMBER
1960 INVESTMENT COMPANY, LLC

METES AND BOUNDS

32.729 ACRES BEING ALL OF LOT ONE (1) AND THE WEST 288 FEET LOT TWO (2), BLOCK TWENTY ONE (21), OF SANTA CRUZ GARDENS UNIT 2, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 8 PAGE 28 THOUGH 29, MAP RECORDS OF HIDALGO COUNTY, TEXAS

COMMENCING AT A HALF (1/2) INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 45-3, WEST ADDITION TO SHARYLAND, THENCE SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, WITH THE SOUTH LINE OF LOT 45-3, WEST ADDITION TO SHARYLAND, A DISTANCE OF 330.00 FEET TO A 60-D NAIL SET AT THE SOUTHEAST CORNER OF EL PARASO SUBDIVISION, AS PER MAP RECORDED IN VOLUME 22, PAGE 162, MAP RECORDS FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE NORTH 08 DEGREES 41 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF SAID EL PARASO SUBDIVISION, AT A DISTANCE OF 20.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF MILE 6 NORTH ROAD, AT 1,280.00 FEET PASS THE SOUTH RIGHT OF WAY LINE OF THE UNITED IRRIGATION DISTRICT CANAL, AT A TOTAL DISTANCE OF 1,320.00 FEET TO THREE-QUARTER (3/4) INCH PIPE FOUND AT THE NORTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 81 DEGREES 19 MINUTES 00 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND, A DISTANCE OF 309.37 FEET TO A HALF (1/2) INCH IRON ROD SET AT THE WEST LINE OF THE EDUARDO SUBDIVISION NO. 17, AS PER MAP RECORDED IN INSTRUMENT NUMBER 2862959, MAP RECORDS FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE SOUTH 08 DEGREES 41 MINUTES 00 SECONDS WEST, WITH THE WEST LINE OF SAID EDUARDO SUBDIVISION NO. 17, AT A DISTANCE OF 40.00 FEET SOUTH THE SOUTH RIGHT OF WAY LINE OF SAID UNITED IRRIGATION DISTRICT CANAL, AT 1,300.00 FEET PASS A HALF (1/2) INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF SAID MILE 6 NORTH ROAD, AT A TOTAL DISTANCE OF 1,320.00 FEET TO A 60-D NAIL SET AT THE SOUTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

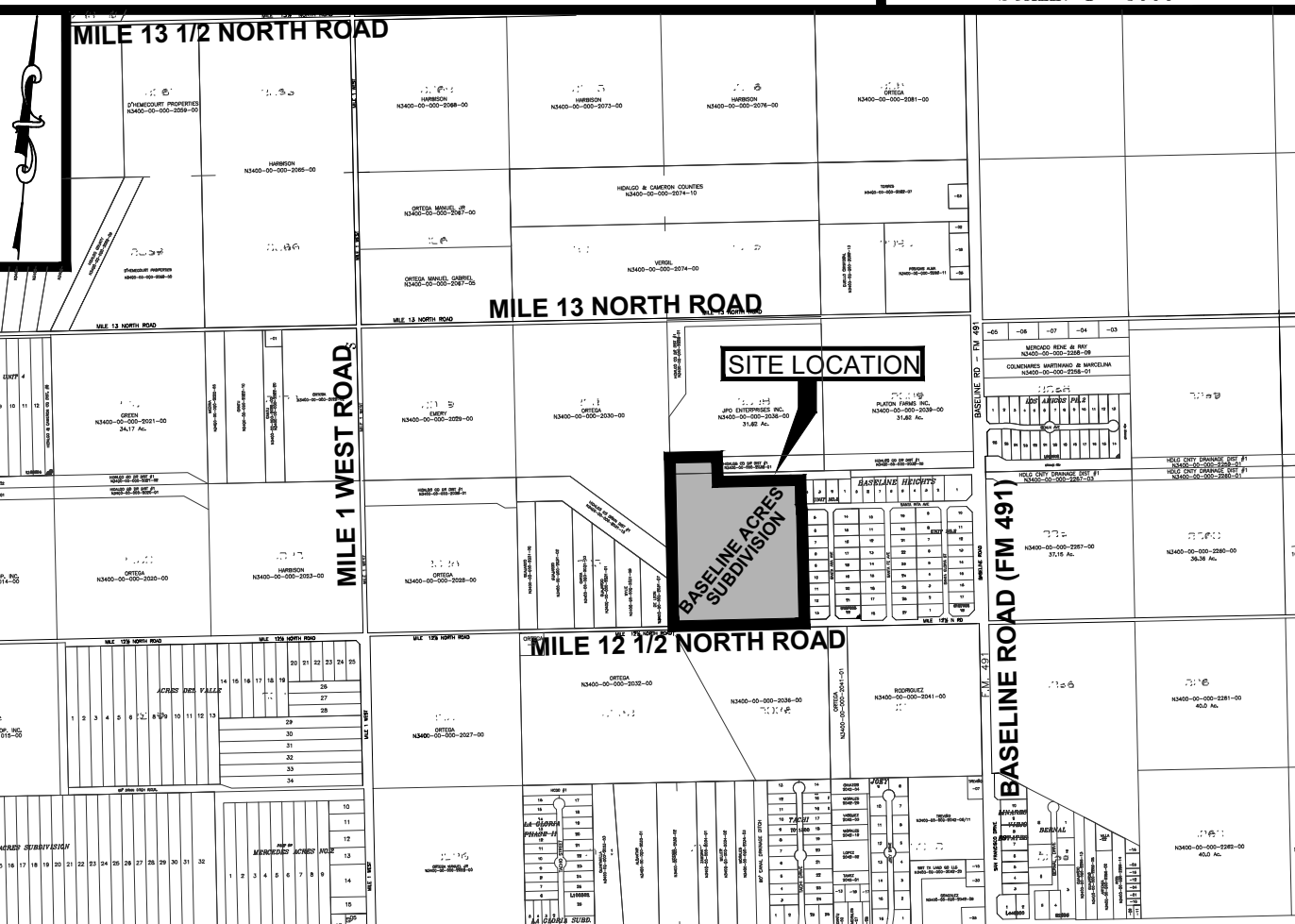
THENCE NORTH 81 DEGREES 19 MINUTES 00 SECONDS WEST, WITH THE SOUTH LINE OF SAID LOT 45-3, WEST ADDITION TO SHARYLAND, A DISTANCE OF 309.37 FEET TO THE POINT OF BEGINNING, CONTAINING 9.37 ACRES, MORE OR LESS.

DRAWING DATE: APRIL 24, 2024
REVISED DATE: 06-04-2024

NAIN ENGINEERING, L.L.C.
CONSULTING ENGINEER
FIRM No. F-9050

526 N. STREET
DONNA, TEXAS 78537
PH. (956) 784-0218
E-MAIL: NAINENGINEERING@YAHOO.COM

LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

JURISDICTION OF A MUNICIPALITY:

BASELINE ACRES SUBDIVISION IS LOCATED ON THE NORTH SIDE OF MILE 12 1/2 NORTH ROAD APPROXIMATE 1/4 MILE WEST OF BASELINE ROAD (FM 491). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDAS ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MERCEDAS (POPULATION 40,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.

LEGEND	
●	1/2" IRON ROD FOUND
●	1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 4541
○	1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 4541
⊙	SET 60-D NAIL
—	R.O.W. - RIGHT OF WAY
•	P.O.B. - POINT OF BEGINNING
•	P.O.C. - POINT OF COMMENCING
•	S.W.C. - SOUTHWEST CORNER
•	— LATITUDE AND LONGITUDE COORDINATES

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK
ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

INDEX TO SHEETS OF BASELINE ACRES SUBDIVISION

- SHEET 1: HEADING, INDEX, LOCATION MAP, AND ETC; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.O. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND UNITED IRRIGATION DIST. REVISION NOTES.
- SHEET 2: WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.
- SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

BASELINE ACRES SUBDIVISION
A 32.729 ACRES BEING OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 2 PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS

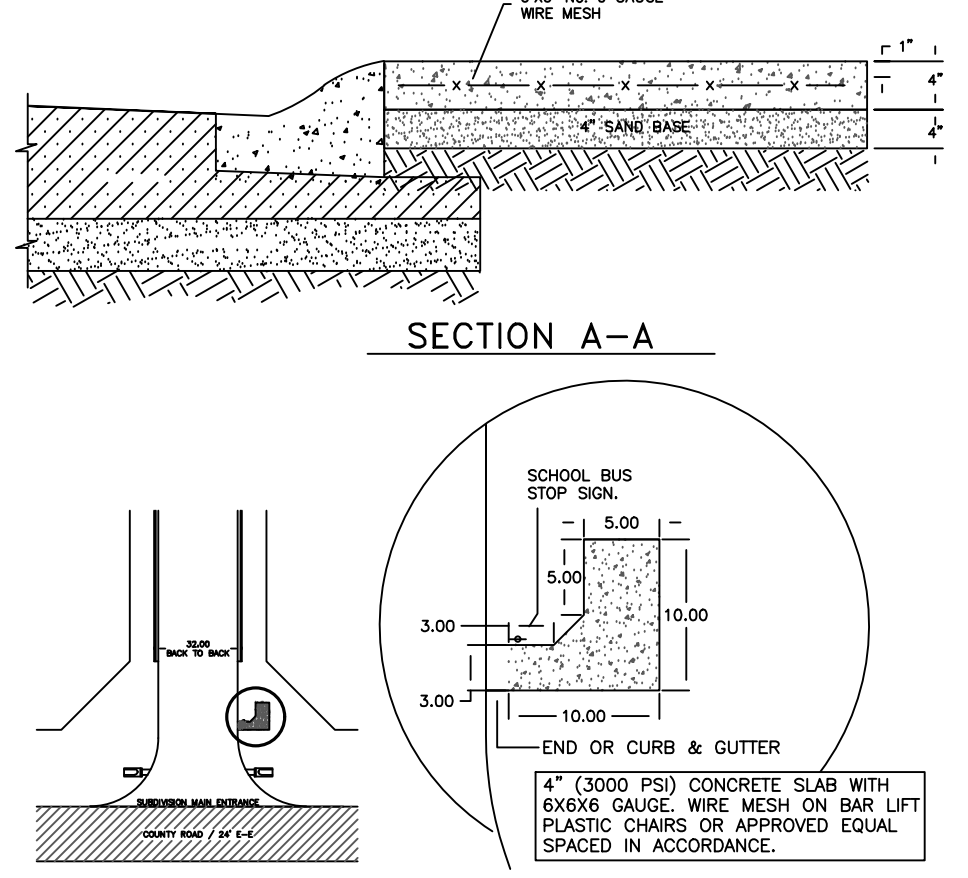


Guillermo Arratia, P.E.
06-04-2024
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SHEET 3 OF 3

CONCRETE SCHOOL BUS STOP PICKUP AREA



PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA

