



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: 9-03-2024

PROPOSED LAKEHURST PHASE 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: SUNNI JO MILLER & TY ANDREW RUNGE

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 3  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: SOUTHEAST INTERSECTION OF MILE 8 ROAD AND TAYLOR ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF MCALLEN

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-1-2022 PROPERTY LIES WITHIN FLOOD ZONE "A" & "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO MILE 8 ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 10.0 FEET ONTO MILE 8 ROAD & 15.00 FEET ONTO TAYLOR ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 8-04-2024 BY, H.C. PLANNING DEPT

H.C.H.D. FINAL APPROVAL DATE: 5-08-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF FOR LOT 3 IS EXISTING. LOTS 1-2 HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: SWSC LINE SIZE: 6" LOCATION: MILE 8 ROAD

H.C.E.O.C. FINAL APPROVAL DATE: 1-03-2022 : BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

The applicant has submitted the required small construction site notice 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.

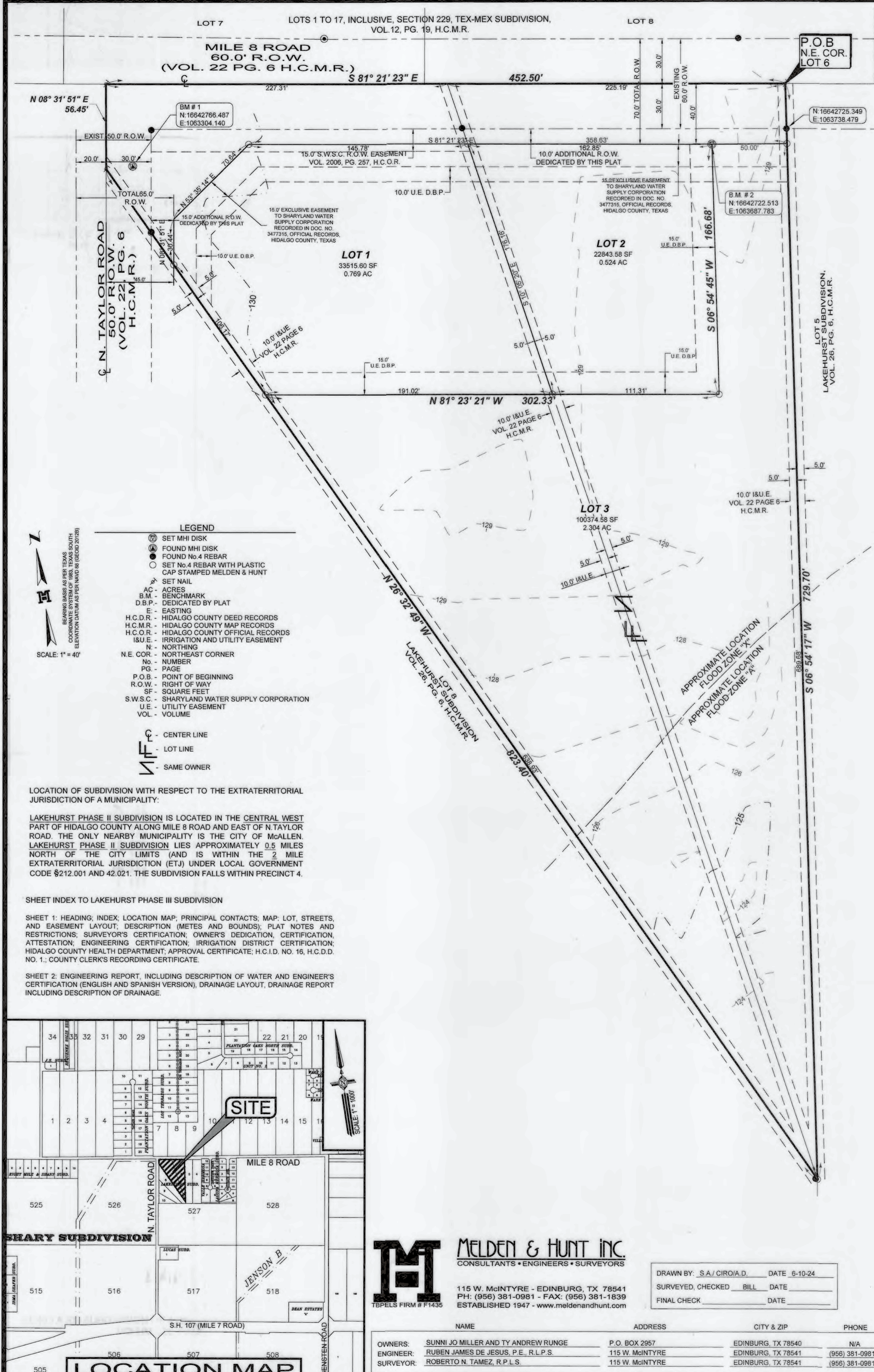
REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$3,000.00 For: ([2] OSSF'S)**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 20, 2022

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

**Final Approval** with financial guarantee.

*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.*



### PLAT OF LAKEHURST PHASE II SUBDIVISION

BEING A RE-SUBDIVISION OF 4.095 ACRES BEING ALL OF LOTS 6 & 7 LAKEHURST SUBDIVISION, VOLUME 26, PAGE 6, H.C.M.R., HIDALGO COUNTY, TEXAS

**GENERAL PLAT NOTES AND RESTRICTIONS:**

- FLOOD ZONE STATEMENT:** FLOOD ZONE DESIGNATION: ZONE "A". ZONE "A" IS "NO BASE FLOOD ELEVATIONS DETERMINED". FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) ZONE "X" (UNSHADED) IS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". AS PER FLOOD PLAIN COMMISSION-PANEL No. 490334 0295 0, REVISED DATE, JUNE 6, 2000.
- MINIMUM SETBACKS SHALL BE AS FOLLOWS:**  
 FRONT: 45.00 FEET OR GREATER FOR EASEMENTS  
 REAR: 15.00 FEET OR GREATER FOR EASEMENTS  
 SIDE: 6.00 FEET OR GREATER FOR EASEMENTS  
 CORNER: 10.00 FEET OR GREATER FOR EASEMENTS  
 GARAGE: 18.00 FEET EXCEPT WHERE GREATER SETBACK IS REQUIRED, GREATER SETBACKS APPLIES  
 COMMERCIAL SETBACKS: AS PER RECORDED PLAT OF LAKEHURST SUBDIVISION RECORDED IN BOOK 22, PAGE 6.
- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 18" ABOVE CENTER OF STREET AND/OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.**
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.**
- THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:**  
 --McALLEN B.M. MC32 - ELEVATION: 131.25 N.A.V.D. 88 DESCRIPTION: 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF TAYLOR RD AND MILE 8 LINE RD (TEXAS SOUTH 4205) NAD 83 NAVD-88 SURVEYED FROM GUCK LINN ON OCTOBER 06, 1999, IRTXAS SOUTH (4205) NAVD 88 (GEOID 2012B) BEING LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TAYLOR ROAD AND MILE 8 ROAD, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION: 131.25 NORTHING: 1866789.2904 EASTING: 1063303.9185  
 --B.M. NO. 2 - ELEVATION: 132.29 N.A.V.D. 88 DESCRIPTION: SET MHI DISK ON CONCRETE AT THE NORTHEAST CORNER OF LOT 2 IN THIS SITE. N. 16642722.5128, E. 1063687.7833  
 CITY OF McALLEN BENCHMARK "MC 32" FROM THE CITY OF McALLEN G.P.S. REFERENCE MARKS LIST PREPARED BY GUCK LINN ON OCTOBER 06, 1999, IRTXAS SOUTH (4205) NAVD 88 (GEOID 2012B) BEING LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF TAYLOR ROAD AND MILE 8 ROAD, 30" ALUMINUM PIPE WITH A 3-1/4" BRASS MONUMENT CAP ON TOP AT ELEVATION: 131.25 NORTHING: 1866789.2904 EASTING: 1063303.9185
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 10.239 CUBIC FEET (0.246 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 2 FOR STORM SEWER IMPROVEMENTS).**
- NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.**
- ALL PUBLIC UTILITY 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 OCCUPANCY AN EASEMENT.**
- A 4-FOOT WIDE MINIMUM SIDEWALK IS REQUIRED ALONG N. TAYLOR ROAD AND MILE 8 ROAD AS PER CITY OF McALLEN REQUIREMENTS.**
- NO CURB CUT, ACCESS, OR LOT FRONTAGE PERMITTED ALONG N. TAYLOR ROAD.**
- UNITED IRRIGATION DISTRICT NOTES:**
  - ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO UNITED 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 UNITED 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 UNITED IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- SUNNI JO MILLER AND TY ANDREW RUNGE, OWNERS AND SUBDIVIDERS OF LAKEHURST PHASE II 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.**
- 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. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
  - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - OSSE SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
  - D SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
  - E APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
  - F THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- NO FILL OR PERMANENT STRUCTURES SHALL BE ALLOWED IN AREAS INCLUDED IN FLOOD ZONE "A" AS INDICATED ON THIS PLAT (ZONE A) EXCEPT AS PROVIDED HEREIN. FURTHER, EACH OWNER OF A LOT ANY PORTION OF WHICH IS IN ZONE A SHALL KEEP SUCH PORTION OF THE LOT CLEAR OF ANY STRUCTURES THAT WOULD INTERFERE WITH THE NATURAL PONDING THAT IS INTENDED TO OCCUR WITHIN ZONE A. IN THE EVENT A LOT OWNER DESIRES TO DEPOSIT FILL OR CONSTRUCT STRUCTURES WITHIN ZONE A, SUCH LOT OWNER MUST FIRST OBTAIN WRITTEN VERIFICATION FROM HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 THAT SUCH FILL AND/OR STRUCTURES WILL BE FULLY COMPLIANT WITH HIDALGO COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS AND FEMA'S NATIONAL FLOOD INSURANCE PROGRAM.**
- DRIVEWAYS MUST HAVE A 24 FOOT CULVERT CROSSING.**
- CONTRACTUAL AGREEMENT NOTE: THE PROPERTY COVERED BY THIS SUBDIVISION PLAT IS SUBJECT TO THAT ONE CERTAIN COVENANT AGAINST REAL PROPERTY BETWEEN SUNNI JO MILLER, TY ANDREW RUNGE AND THE CITY OF McALLEN EXECUTED ON AUGUST 11, 2022 AND RECORDED IN THE FOLLOWING INSTRUMENT 3473459, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.**
- ALL SHARYLAND WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF SHARYLAND WATER SUPPLY CORPORATION.**
- 8 FT OPAQUE BUFFER REQUIRED FROM ADJACENT BETWEEN MULTI-FAMILY RESIDENTIAL AND COMMERCIAL, AND INDUSTRIAL ZONES.**
- 8 FT MASONRY WALL REQUIRED BETWEEN SINGLE-FAMILY RESIDENTIAL AND COMMERCIAL, INDUSTRIAL OR MULTI-FAMILY RESIDENTIAL ZONES/USES.**
- ALL EASEMENTS SHALL BE DEDICATED BY PLAT.**

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAKEHURST PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT No. 1

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 \_\_\_\_\_

I, THE UNDERSIGNED, MAYOR OF THE CITY OF McALLEN, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR, CITY OF McALLEN \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: \_\_\_\_\_

CITY SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF McALLEN HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING AND ZONING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

I, CARLOS LIMA, HEREBY CONDITIONALLY CERTIFY THAT POTABLE WATER SERVICE IS AVAILABLE FOR THE LAKEHURST PHASE II SUBDIVISION LOCATED AT McALLEN IN HIDALGO COUNTY, TEXAS, SUBJECT TO THE SUBDIVISION'S POTABLE WATER SYSTEM MEETING THE APPROVAL OF THE DESIGN ENGINEER, ALL APPLICABLE RULES AND REGULATIONS OF SHARYLAND WATER SUPPLY CORPORATION, AND LOCAL, STATE, AND FEDERAL AGENCIES.

DEVELOPER AND ITS DESIGN ENGINEER SHALL BEAR FULL RESPONSIBILITY TO ENSURE THAT THE ABOVE REFERENCED POTABLE WATER SYSTEM IS CONSTRUCTED WITHIN THE DESIGNATED SHARYLAND WATER SUPPLY CORPORATION EXCLUSIVE EASEMENT.

CARLOS LIMA  
GENERAL MANAGER  
SHARYLAND WATER SUPPLY CORPORATION

DATE: 08-05-2024

**METES AND BOUNDS DESCRIPTION:**

BEING A RE-SUBDIVISION OF A TRACT OF LAND CONTAINING 4.095 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 6 & 7, LAKEHURST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 22, PAGE 6, HIDALGO COUNTY MAP RECORDS, WHICH SAID 4.095 ACRES WERE CONVEYED TO SUNNI JO MILLER, AS HER SOLE AND SEPARATE PROPERTY, AND TY ANDREW RUNGE, AS HIS SOLE AND SEPARATE PROPERTY BY VIRTUE OF A GIFT DEED RESERVING LIFE ESTATE RECORDED UNDER DOCUMENT NUMBER 3115423, HIDALGO COUNTY OFFICIAL RECORDS, SAID 4.095 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE NORTHEAST CORNER OF SAID LOT 6 FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, S 08° 54' 17" W ALONG THE EAST LINE OF SAID LOT 6, AT A DISTANCE OF 30.00 FEET PASS A No. 4 REBAR FOUND [N-16642725.349, E-1063738.479] ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 8 ROAD, CONTINUING A TOTAL DISTANCE OF 729.70 FEET TO A No. 4 REBAR SET FROM WHICH A No. 4 REBAR FOUND BEARS N 69° 44' 12" W, A DISTANCE OF 1.22 FEET FOR THE SOUTHERNMOST CORNER OF THIS TRACT;
- THENCE, N 26° 32' 49" W ALONG A WEST LINE OF SAID LOT 7, AT A DISTANCE OF 771.20 FEET PASS A No. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF N. TAYLOR ROAD, FROM WHICH A No. 4 REBAR FOUND BEARS N 08° 31' 51" W, A DISTANCE OF 0.56 FEET CONTINUING A TOTAL DISTANCE OF 823.40 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 31' 51" E ALONG A WEST LINE OF SAID LOT 7 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF N. TAYLOR ROAD, A DISTANCE OF 56.45 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 21' 23" E ALONG THE NORTH LINE OF SAID LOTS 6 & 7 AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 8 ROAD, A DISTANCE OF 452.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.095 ACRES, OF WHICH 0.345 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 8 ROAD AND N. TAYLOR ROAD, LEAVING A NET OF 3.750 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §  
COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, SUNNI JO MILLER AND TY ANDREW RUNGE, AS OWNERS OF THE 4.095 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE LAKEHURST PHASE II SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK AND EASEMENTS SHOWN HEREIN. WE CERTIFY THAT WE 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 CONNECTION TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;  
 (C) ELECTRICAL CONNECTION 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.

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

*Sunni Jo Miller* 8/1/24  
DATE

SUNNI JO MILLER  
P.O. BOX 2957  
EDINBURG, TEXAS 78540

*Ty Andrew Runge* 8/1/24  
DATE

TY ANDREW RUNGE  
P.O. BOX 2957  
EDINBURG, TEXAS 78540

STATE OF TEXAS §  
COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 1<sup>ST</sup> DAY OF Aug, 2024

*Adelita M. Robles*  
NOTARY PUBLIC, IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 02.01.2025

ADELITA M. ROBLES  
Notary Public, State of Texas  
ID# 12941582-1  
My Commission Expires  
02-01-2025

STATE OF TEXAS §  
COUNTY OF HIDALGO §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 1<sup>ST</sup> DAY OF Aug, 2024

*Adelita M. Robles*  
NOTARY PUBLIC, IN THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 02.01.2025

ADELITA M. ROBLES  
Notary Public, State of Texas  
ID# 12941582-1  
My Commission Expires  
02-01-2025

STATE OF TEXAS §  
COUNTY OF HIDALGO §

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

DATED THIS THE 1<sup>ST</sup> DAY OF Aug, 2024

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

RUBEN JAMES DE JESUS, LICENSED PROFESSIONAL ENGINEER No. 126282  
STATE OF TEXAS

DATE PREPARED: 3-1-2021  
DATE REVISED: 6-10-2024  
ENGINEERING JOB NO. 20203.02

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, ROBERTO N. TAMEZ, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE 5<sup>TH</sup> DAY OF August, 2024

*Roberto N. Tamez*  
ROBERTO N. TAMEZ, R.L.S. # 6238  
STATE OF TEXAS

DATE SURVEYED: 11-2-2020  
T-1108, PG. 48  
SURVEYING JOB NO. 20203.02

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

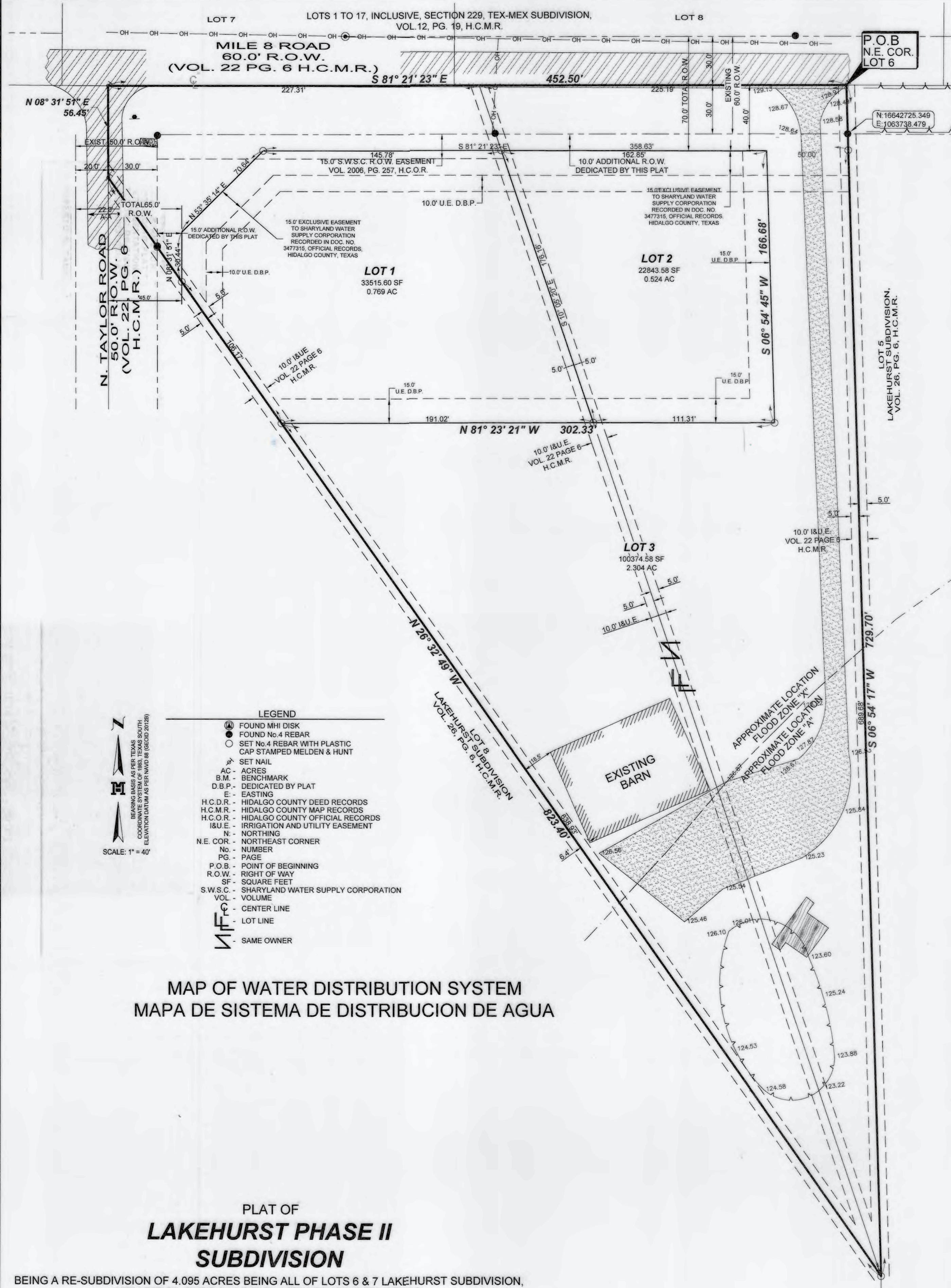
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: S.A./C/O/A/D. DATE: 6-10-24  
SURVEYED, CHECKED, BILL, DATE \_\_\_\_\_  
FINAL CHECK, DATE \_\_\_\_\_

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNERS:	SUNNI JO MILLER AND TY ANDREW RUNGE	EDINBURG, TX 78540	N/A	N/A
ENGINEER:	RUBEN JAMES DE JESUS, P.E., R.L.P.S.	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.L.S.	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



- LEGEND**
- FOUND MH DISK
  - FOUND No. 4 REBAR
  - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET NAIL
  - AC - ACRES
  - B.M. - BENCHMARK
  - D.B.P. - DEDICATED BY PLAT
  - E - EASTING
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - I&U.E. - IRRIGATION AND UTILITY EASEMENT
  - N - NORTHING
  - N.E. COR. - NORTHEAST CORNER
  - No. - NUMBER
  - P.G. - PAGE
  - P.O.B. - POINT OF BEGINNING
  - R.O.W. - RIGHT OF WAY
  - SF - SQUARE FEET
  - S.W.S.C. - SHARYLAND WATER SUPPLY CORPORATION
  - VOL. - VOLUME
  - C.L. - CENTER LINE
  - LOT LINE
  - SAME OWNER

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

**PLAT OF  
LAKEHURST PHASE II  
SUBDIVISION**

BEING A RE-SUBDIVISION OF 4.095 ACRES BEING ALL OF LOTS 6 & 7 LAKEHURST SUBDIVISION, VOLUME 26, PAGE 6, H.C.M.R., HIDALGO COUNTY, TEXAS

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

LAKEHURST PHASE II SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION THE SUBDIVIDER AND S.W.S.C. HAS ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.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.

S.W.S.C. HAS AN EXISTING 6" DIAMETER WATER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF MILE 8 ROAD THE WATER SYSTEM FOR LAKEHURST PHASE II SUBDIVISION CONSISTS OF TWO PROPOSED SERVICE LINES THAT CONNECT TO THE EXISTING 6" WATER LINE PREVIOUSLY MENTIONED WITHIN THE LAKEHURST PHASE II SUBDIVISION. AN EXISTING WATER METER AND SERVICE LINE SERVICE LOT 3 WITHIN THE LAKEHURST SUBDIVISION.

**WATER DISTRIBUTION FOR THE LAKEHURST PHASE II SUBDIVISION CONSISTS OF TWO (2) 1" DIAMETER SINGLE SERVICE LINES THAT TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 1" SINGLE SERVICES AND THE METER BOXES WILL BE INSTALLED AT A TOTAL COST OF \$2,007.00, OR \$5,003.50 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$ 10,007.00, WHICH COVERS THE \$ 5,003.50 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 LOT IN THIS SUBDIVISION TO S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THIS PLAT.**

**SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:**

SEWAGE FROM LAKEHURST PHASE II SUBDIVISION 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. 126292, 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 AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A BRENNAN FINE SANDY LOAM AND HIDALGO SANDY CLAY LOAM. THE SOIL IS A UNIFORM FINE 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 36" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00 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 \$ 3,000.00. TWO(2) OSSFS HAVE BEEN ESCROWED AT HIDALGO COUNTY AT A TOTAL OF \$ 3,000.00, OR \$1,500.00 PER LOT AND OSSF FOR LOT 3 IS EXISTING.

**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 18.343, 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 \$ 1,900.00.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 1,400.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 2,800.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE: *[Signature]* DATE: 8/1/24

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435  
RUBEN JAMES DE JESUS  
126292  
LICENSED PROFESSIONAL ENGINEER

**COST ESTIMATE:**

DRAINAGE IMPROVEMENTS: \$ 00.00  
WATER DISTRIBUTION: \$ 10,007.00  
SEPTIC TANK SEWER IMPROVEMENTS / OSSF: \$ 3,000.00

**DRAINAGE STATEMENT  
LAKEHURST PHASE II SUBDIVISION**

LAKEHURST PHASE II SUBDIVISION IS A TRACT OF LAND CONTAINING 4.095 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 6 & 7 LAKEHURST SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26, PAGE 6, HIDALGO COUNTY MAP RECORDS SAID 4.095 ACERS WERE CONVEYED TO SUNNI JO MILLER AS HER SOLE AND SEPARATE PROPERTY, AND TY ANDREW RUNGE, AS HIS SOLE AND SEPARATE PROPERTY BY VIRTUE OF A GIFT DEED RESERVING LIFE ESTATE RECORDED UNDER DOCUMENT NUMBER 3115423, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY CURRENTLY HAS 2 VACANT LOTS AND ONE (1) LOT BEING USED AS SINGLE FAMILY RESIDENTIAL AND IT IS LOCATED IN ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED AND ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN, COMMUNITY PANEL NO. 480334 0295 D, (REVISED JUNE 6, 2000).

THE SOIL IS (3) BRENNAN FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES, AND (30) HIDALGO SANDY CLAY LOAM, SALINE, 0 TO 1 PERCENT SLOPES WHICH ARE BOTH IN HYDROLOGIC GROUP "B". SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 2.30 C.F.S. DURING THE 10-YEAR STORM FREQUENCY, AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 8.17 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 5.87 C.F.S.

THE PROPOSED DRAINAGE FOR LAKEHURST PHASE II SUBDIVISION SHALL CONSIST OF SURFACE FLOW INTO PROPOSED ROADSIDE DITCHES ALONG MILE 8 CONNECTED BY CULVERTS AND SAFETY END TREATMENTS, IN WHICH RUNOFF FLOWS EAST FOR A DISTANCE OF APPROXIMATELY 3,220.00 FEET TO EXISTING CULVERTS ALONG N. WARE ROAD WHICH CONNECTS TO DRAINAGE LATERAL FOR WEST MAIN DRAIN II.

IN ACCORDANCE WITH THE CITY OF MALLEN DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED FROM THE 10-YEAR RAINFALL EVENT DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, STORM RUNOFF OF 10,732 CUBIC FEET (0.248 AC.-FT) WILL SURFACE FLOW INTO PROPOSED BAR DITCHES ALONG MILE 8 ROAD THAT WILL BE CONNECTED BY CULVERTS WITH SAFETY END TREATMENTS.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0295 D, REVISED DATE JUNE 6, 2000 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG LOT 3 OF THE SUBDIVISION

BY: *[Signature]* DATE: 8/1/24  
RUBEN JAMES DE JESUS, P.E., R.P.L.S.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435  
ADELITA M ROBLETS  
126292  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUNNI JO MILLER, 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 1st DAY OF Aug 20 24

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

LA SUBDIVISION LAKEHURST PHASE II SUBDIVISION RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPANIA SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS S.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO FUTURO DE LA SUBDIVISION.

S.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 6" DE DIAMETRO QUE CORRE A LO LARGO DEL DERECHO DE VIA SUR DE MILE 8 ROAD. EL SISTEMA DE AGUA PARA LAKEHURST PHASE II SUBDIVISION CONSTA DE DOS LINEAS DE SERVICIO DE AGUA PROPUESTAS QUE SE CONECTAN A LA LINEA DE AGUA DE 6" EXISTENTE MENCIONADA ANTERIORMENTE UN MEDIDOR Y UNA LINEA DE SERVICIO DE AGUA YA EXISTE.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LAKEHURST PHASE II SUBDIVISION CONSTA DE DOS (2) LINEAS DE SERVICIO UNICAS DE 1" DE DIAMETRO QUE TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA PARA CADA LOTE. LAS LINEAS DE 1" SERVICIOS UNICOS Y LAS CAJAS DE MEDIDOR YA SE HAN INSTALADO A UN COSTO TOTAL DE \$ 2,007.00 O \$ 5,003.50 POR LOTE. ADEMAS, EL SUBDIVISIONADOR HA PAGADO A S.W.S.C. LA SUMA DE \$ 10,007.00 QUE CUBRE EL COSTO DE \$ 5,003.50 POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DE MEDIDOR DE AGUA, TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DEL LOTE INDIVIDUAL EN ESTA SUBDIVISION A S.W.S.C. A SOLICITUD DEL PROPIETARIO, S.W.S.C. INSTALARA INMEDIATAMENTE SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR S.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION 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 EN LA SUBDIVISION**

EL SISTEMA DE FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL 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 ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO SEGUN EL REPORTE.

EL LOTE DE ESTA SUBDIVISION MIDE AL MENOS MEDIO ACRE. EL TERRENO ES BRENNAN FRANCO ARENOSO FINO Y HIDALGO ARENA ARCILLOSA Y SE EXTIENDE A 12 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 36 PULGADAS MAS ARRIBA DE LO MAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. EL AGUA FLUYE BIEN EN ESTA AREA.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA ES \$1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS LA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION DE LA SUBDIVISION FINAL DE LAKEHURST PHASE II SUBDIVISION A UN COSTO TOTAL DE \$3,000.00 DOLARES.

**CERTIFICACION:**  
COM MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDAS A LAS SUBDIVISIONES ADOPTADAS EN LA SECCION 18.343 DEL 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 COMPLETAMENTE CONSTRUIDO CON EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 1,500.00 DOLARES.

DRENAJE: EL SISTEMA DE ALCANTARILLADO COSTARA \$ 1,500.00 DOLARES POR LOTE A UN COSTO TOTAL DE \$ 3,000.00 PARA LA SUBDIVISION.

ENGINEER'S SIGNATURE: *[Signature]* DATE: 8/1/24

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435  
RUBEN JAMES DE JESUS  
126292  
LICENSED PROFESSIONAL ENGINEER

**ESTIMACION DE COSTOS:**

DRENAJE PLUVIAL: \$ 00.00  
SERVICIO DE AGUA POTABLE: \$10,007.00  
SERVICIO DE DRENAJE SANITARIO: \$3,000.00

**SUBDIVIDER CERTIFICATION:**

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

**SUBDIVIDER STATEMENT:**

WE, SUNNI JO MILLER AND TY ANDREW RUNGE, SUBDIVIDERS OF LAKEHURST PHASE II SUBDIVISION 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.

SUNNI JO MILLER 8/1/24  
P.O. BOX 2957  
EDINBURG, TEXAS 78540

TY ANDREW RUNGE 8/1/24  
P.O. BOX 2957  
EDINBURG, TEXAS 78540

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUNNI JO MILLER, 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 1st DAY OF Aug 20 24

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435  
ADELITA M ROBLETS  
126292  
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TY ANDREW RUNGE, KNOWN TO ME TO BE 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 1st DAY OF Aug 20 24

**MELDEN & HUNT, INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

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ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: SA/CIRO/AD DATE: 6-10-24  
SURVEYED, CHECKED: DATE: \_\_\_\_\_  
FINAL CHECK: DATE: \_\_\_\_\_