



**Planning
Department**

Anthony Uresti
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, TX 78596
Phone (956) 968-4734

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 1

**APPLICATION AND AGREEMENT FOR PIPELINE OR
UTILITY PERMIT**

Date: 08-21-24

NORDHAUSEN UTILITY CONSTRUCTION (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name, Address and Phone number of Applicant:

NORDHAUSEN UTILITY CONSTRUCTION, LLC. Eric Nordhausen. (956)
271-4450 36970 W. Mile 7 Rd. Mission, TX 78574

2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):

SAME

3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):

SAME

4. Name, Address and Phone number of contractor to install Pipeline or Utility:

NORDHAUSEN UTILITY CONSTRUCTION, LLC. Eric Nordhausen. (956)
271-4450 36970 W. Mile 7 Rd. Mission, TX 78574



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5. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:

Utility

6. Does Applicant have the Power of Eminent Domain?

Utility, H.C.C.I.D. No. 9

7. Will the product be carried for hire or by the owner of the goods?

By the owner of the Utility

8. Name and Legal description of property owner requesting utility services if applicable:

Hani Dora, LLC, 60.903 AC. Out of Lots 13 & 14, Block 84, Campacusa Addition, Volume 1, Page 1-2 H.C.M.R. & Lots O through R, Capisallo Heights Subdivision, Volume 3, Page 9 H.C.M.R.

9. Type of utility work within county road right-of-way:

Bore Crossing Line Extension Along R.O.W. Other _____

10. Where is the origin of the line?

Along north r.o.w. of Mile 11 North Road approximately 115.0 lf. Mile 1 West Road.

11. Where is the destination of the line?

Irrigation line shall cross Mile 11 North Road to the south then cross Mile 1 West Raod to the east.



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12. Utility Crossing Coordinate X: 1171916.62 Y: 16603748.48
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:
2-24" pip irrigation line with 40inch x 36lf. steel casing
14. Pressure (each line):
80 PSI
15. Content (each line):
Irrigation water
16. Estimated date of installation of Pipeline or Utility:
after approval from Hidalgo County Commissioners Court



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will be furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnity and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 21ST day of AUGUST, 2024.

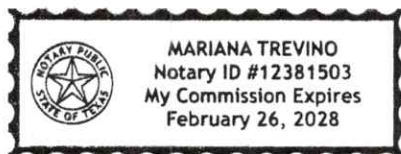
NORDHAUSEN UTILITY CONSTRUCTION, LLC
(Name of Applicant – Printed or Typed)

By: 
Signature

Title: MANAGING MEMBER

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,
ERIC NORDHAUSEN, on this 21ST day of AUGUST, 2024,
to which witness my hand and seal of office.




Notary Public for the State of Texas

My Commission Expires: 02/26/2028



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**APPROVAL OF APPLICATION BY
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this _____ day of _____,
20____. The above and foregoing Application for Pipeline and Utility
Permit, and after consideration of the same by the Hidalgo County
Commissioners Court, said Application and Agreement for Pipeline or
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

Richard F. Cortez, County Judge



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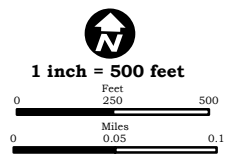
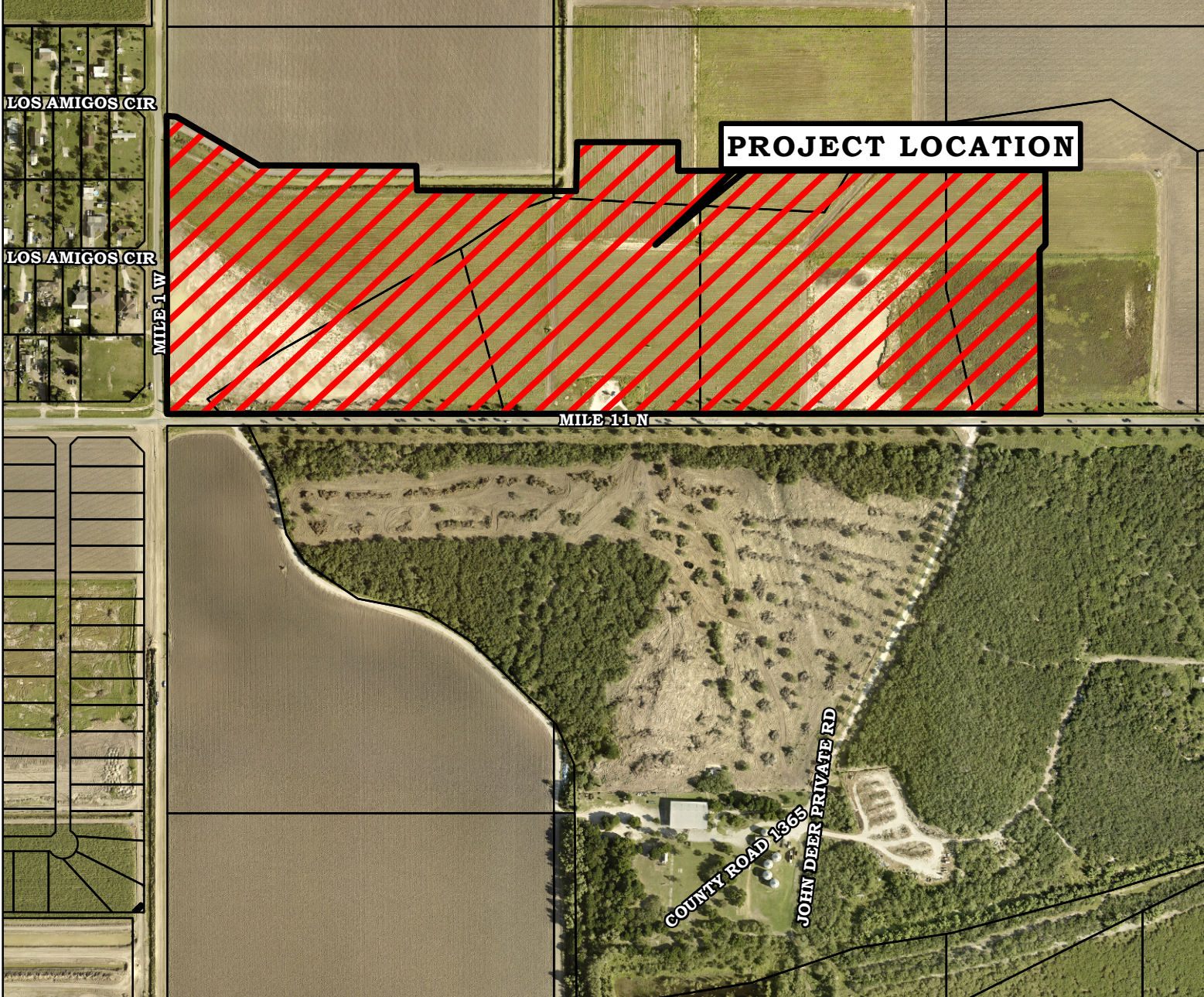
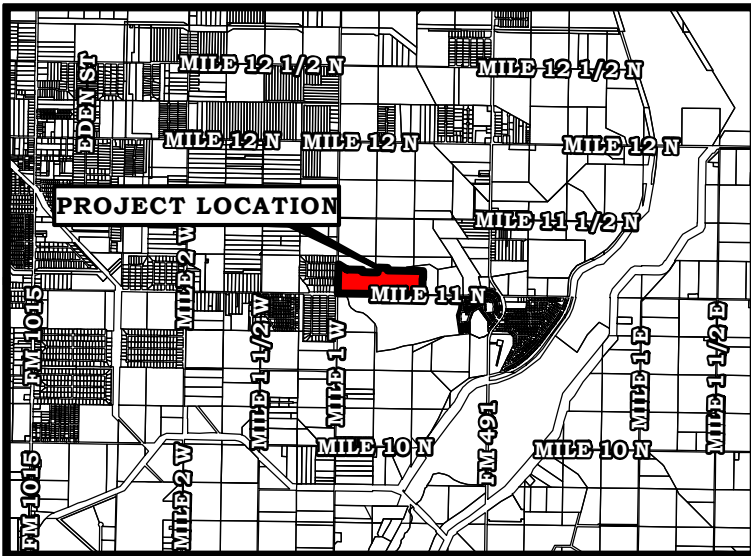
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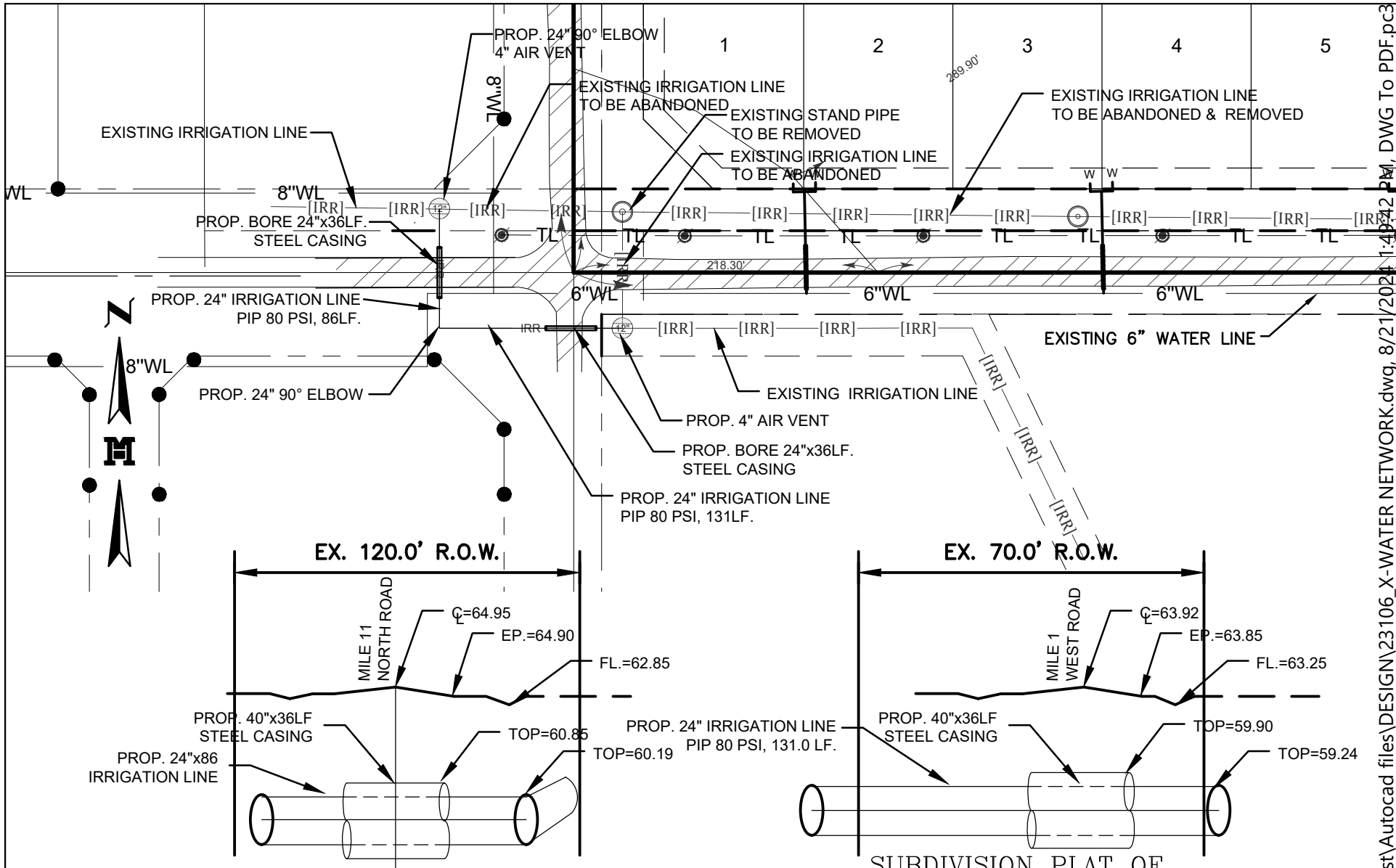
EXHIBIT A

(Please insert description of project location and supporting documents for proposed utility work)



**MARAVILLAS ESTATES
PHASE IV
SUBDIVISION
CITY OF MCALEN
HIDALGO COUNTY, TEXAS
PROJECT LOCATION MAP**

M 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: M. HELLER
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MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

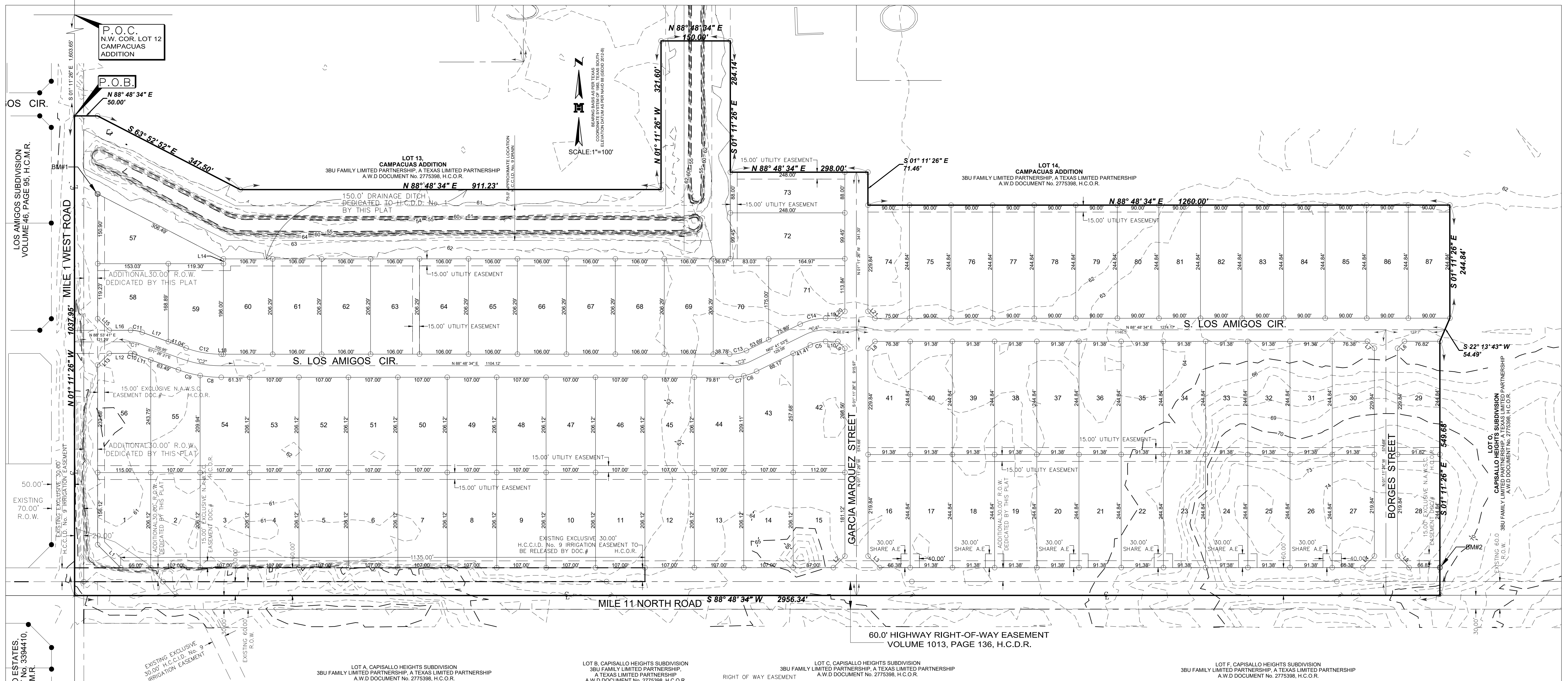


MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS

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SUBDIVISION PLAT OF
MARAVILLAS ESTATES
PHASE 4

60.903 ACRES BEING OUT OF



ADO ESTATES, VOLUME 46, PAGE 95, H.C.M.R. (Left side)

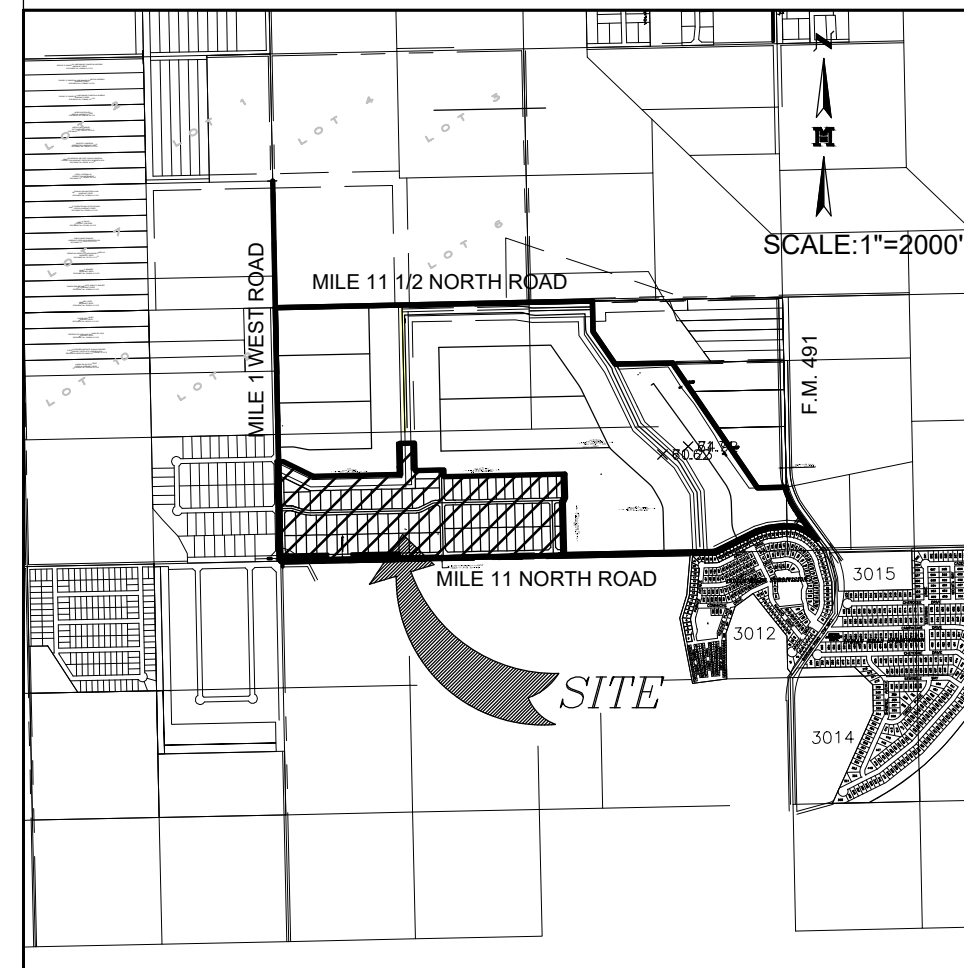
LOT A, CAPISALLO HEIGHTS SUBDIVISION, 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, A.W.D. DOCUMENT NO. 2775398, H.C.O.R. (Bottom left)

LOT B, CAPISALLO HEIGHTS SUBDIVISION, 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, A.W.D. DOCUMENT NO. 2775398, H.C.O.R. (Bottom middle-left)

LOT C, CAPISALLO HEIGHTS SUBDIVISION, 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, A.W.D. DOCUMENT NO. 2775398, H.C.O.R. (Bottom middle-right)

LOT D, CAPISALLO HEIGHTS SUBDIVISION, 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, A.W.D. DOCUMENT NO. 2775398, H.C.O.R. (Bottom right)

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

MARAVILLAS ESTATES PHASE 4 IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE NORTHEAST INTERSECTION OF MILE 11 NORTH & MILE 1 WEST, THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF MERCEDES. MARAVILLAS ESTATES PHASE 4 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

INDEX TO SHEET OF MARAVILLAS ESTATES PHASE 4

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ENGINEERING CERTIFICATION; REVISION NOTES.

SHEET 2: DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; ATTESTATION; COUNTY CLERK CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION, LOT TABLE, CURVE TABLE, LINE TABLE.

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

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES.

SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE DITCH, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

SHEET 6: MAP OF TOPOGRAPHY AND PAVING; CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	HANI DIORA, LLC, A TEXAS LIMITED LIABILITY COMPANY			
OWNER:	ELIAS WOLOSKI	612 W. NOLANA AVENUE SUITE 570A McALLEN TX, 78504	C/O (956) 381-0981	C/O(956) 381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE EDINBURG, TX 78539	(956) 381-0981	(956) 381-1839

- LEGEND**
- FOUND NO. 4 REBAR
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
 - ▬ SET NAIL
 - ▬ FLOOD "ZONE X" (SHADED)
 - ▬ APPROXIMATE LOCATION OF PRIVATE IRRIGATION LINE
 - ▬ APPROXIMATE LOCATION OF IRRIGATION DISTRICT NO. 9 IRRIGATION LINE
 - ▬ R.O.W. - RIGHT OF WAY
 - ▬ H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - ▬ H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - ▬ H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - ▬ H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - ▬ H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
 - ▬ N.E. COR. - NORTHEAST CORNER
 - ▬ N.W. COR. - NORTHWEST CORNER
 - ▬ S.E. COR. - SOUTHEAST CORNER
 - ▬ S.W. COR. - SOUTHWEST CORNER
 - ▬ P.O.B. - POINT OF BEGINNING
 - ▬ W.D. - WARRANTY DEED
 - ▬ G.W.D. - GENERAL WARRANTY DEED
 - ▬ S.W.D. - SPECIAL WARRANTY DEED
 - ▬ Q.C.D. - QUIT CLAIM DEED
 - ▬ W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
 - ▬ CL - CENTER LINE
 - ▬ TL - TELEPHONE LINE

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFERREES (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 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, 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____ 20 ____

HANI DIORA, LLC, A TEXAS LIMITED LIABILITY COMPANY
 ELIAS WOLOSKI, PRESIDENT
 612 W. NOLANA AVENUE SUITE 570A
 McALLEN, TEXAS 78504

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 ELIAS WOLOSKI, 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: _____

SUBDIVISION PLAT OF
MARAVILLAS ESTATES
 PHASE 4
 60.903 ACRES BEING OUT OF
 LOTS 13 AND 14, BLOCK 84,
 CAMPACUAS ADDITION,
 VOLUME 1, PAGES 1-2, H.C.M.R.
 LOTS 0 THROUGH R,
 CAPISALLO HEIGHTS SUBDIVISION,
 VOLUME 3, PAGE 9, H.C.M.R.
 HIDALGO COUNTY, TEXAS

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE STATEMENT: ZONE "X" & "X"(SHADED); ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD
 COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000, REVISSED TO REFLECT LOMR: MAY 30, 2002.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. THE 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).

2. SETBACKS:
 FRONT ALONG MILE 11 NORTH ROAD: 50.00 FEET
 FRONT INTERIOR LOTS: 25.00 FEET;
 REAR: 15.00 FEET, OR GREATER FOR EASEMENT.
 SIDE: 6.00 FEET, OR GREATER FOR EASEMENT.
 CORNER SIDE: 20.00 FEET, OR GREATER FOR EASEMENT.
 GARAGE FRONT SETBACK: 18 FEET; CORNER GARAGE SIDE: 18.00 FEET.
 CORNER SIDE ALONG MILE 1 WEST ROAD: 20.00 FEET

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET AT THE CENTER OF EACH LOT, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. LOT 1 THROUGH 28 SHALL US THE 18" ABOVE NATURAL ELEVATION FOR ITS FINISH FLOOR ELEVATION. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS.

4. BENCHMARK NOTE:
 BM # 1: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED AT NORTHWEST CORNER OF LOT 57 OF THIS SUBDIVISION AND ON THE EAST SIDE OF MILE 1 WEST ROAD. GEODETIC G.P.S. STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 16604585.2600 E= 1172063.6000 ELEV =61.00.

BM # 2: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED AT THE SOUTHEAST CORNER OF LOT 28 OF THIS SUBDIVISION. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 16603836.8900 E= 1174986.1300 ELEV=72.00.

5. DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUESTED TO DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS INDICATED IN THE DRAINAGE REPORT.

6. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

7. 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 OCCUPYING THE LOT.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. 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.

10. HANI DIORA, LLC, A TEXAS LIMITED PARTNERSHIP OWNER AND SUBDIVIDER OF MARAVILLAS ESTATES PHASE 4, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS INDICATED ON SHEET NO. 3 OF THIS PLAT.

11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.Q. 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 SEWAGE 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.
- 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 DRAIN FIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.

13. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL HAVE A MINIMUM WIDTH OF 15.00 FEET, AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.

14. NO ACCESS SHALL BE PERMITTED FROM MILE 1 WEST ROAD FOR LOTS 1, 56, AND 58.

15. 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 CONSTRUCTION SPECIFICATIONS 3.1.4

16. THE DEVELOPER SHALL BE REQUIRED TO INSTALL A 6 FOOT BUFFER FENCE ALONG THE REAR OF LOTS 57, 60 THROUGH 70; AND ALONG THE WEST SIDE OF LOTS 72 AND 73 DURING CONSTRUCTION. ALL FENCES ABUTTING DRAIN DITCH R.O.W. SHALL BE PLACED WITHIN INDIVIDUALS LOTS AS TO NOT IMPEDE WITH MAINTENANCE OF DITCH.

17. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (MILE 11 NORTH ROAD) ON TO LOTS 16 THROUGH 27. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 16 & 17, 18 & 19, 20 & 21, 22 & 23, 24 & 25, 26 & 27 TO PROVIDE INGRESS AND EGRESS FROM (MILE 11 NORTH ROAD).

18. LOT 1 THROUGH 15 SHALL HAVE INDIVIDUAL DRIVEWAYS ONTO MILE 11 NORTH ROAD.

19. PURCHASER AND OR OWNER IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL IRRIGATION LINES AND RE-COMPACT OF SOIL WITHIN SOLD AND RELOCATED EASEMENTS.

20. H.C.I.D. NO. 9 IN NO WAY RESPONSIBLE FOR THE REMOVAL OF SAID IRRIGATION LINES, COMPACTION, ETC. WITHIN THE SOLD OR RE-LOCATED EASEMENT.

Lot #	SQ. FT.	Acres
1	22,453.42	0.515
2	22,054.48	0.506
3	22,054.48	0.506
4	22,054.48	0.506
5	22,054.48	0.506
6	22,054.48	0.506
7	22,054.48	0.506
8	22,054.48	0.506
9	22,054.51	0.506
10	22,054.48	0.506
11	22,054.48	0.506
12	22,054.48	0.506
13	22,054.47	0.506
14	22,054.47	0.506
15	22,772.57	0.523
16	22,059.80	0.506
17	22,372.46	0.514
18	22,372.46	0.514
19	22,372.46	0.514
20	22,372.46	0.514

Lot #	SQ. FT.	Acres
21	22,372.46	0.514
22	22,372.46	0.514
23	22,372.46	0.514
24	22,372.46	0.514
25	22,372.46	0.514
26	22,372.46	0.514
27	22,059.96	0.506
28	22,169.40	0.509
29	22,369.40	0.514
30	22,259.96	0.511
31	22,372.46	0.514
32	22,372.46	0.514
33	22,372.46	0.514
34	22,372.46	0.514
35	22,372.46	0.514
36	22,372.46	0.514
37	22,372.46	0.514
38	22,372.46	0.514
39	22,372.46	0.514
40	22,372.46	0.514

Lot #	SQ. FT.	Acres
41	22,259.80	0.511
42	30,940.29	0.710
43	24,802.75	0.569
44	22,081.49	0.507
45	22,054.48	0.506
46	22,054.48	0.506
47	22,054.48	0.506
48	22,054.48	0.506
49	22,054.48	0.506
50	22,054.48	0.506
51	22,054.48	0.506
52	22,054.48	0.506
53	22,054.48	0.506
54	22,112.54	0.508
55	24,099.54	0.553
56	29,064.98	0.667
57	21,947.55	0.504
58	22,615.44	0.519
59	22,271.90	0.511
60	22,010.82	0.505

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

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE DATE: _____
 ATTEST: HIDALGO COUNTY CLERK DATE: _____

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

SUBDIVISION PLAT OF
MARAVILLAS ESTATES
 PHASE 4
 60.903 ACRES BEING OUT OF
 LOTS 13 AND 14, BLOCK 84,
 CAMPACUJAS ADDITION,
 VOLUME 1, PAGES 1-2, H.C.M.R.
 LOTS 0 THROUGH R,
 CAPISALLO HEIGHTS SUBDIVISION,
 VOLUME 3, PAGE 9, H.C.M.R.,
 HIDALGO COUNTY, TEXAS

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1*	17.24'	50.00'	19° 45' 06"	N81° 18' 53"W	17.15'	8.70'
C2*	86.18'	250.00'	19° 45' 06"	N81° 18' 53"E	85.76'	43.52'
C3*	45.57'	100.00'	26° 06' 41"	N75° 45' 13"E	45.18'	23.19'
C4*	45.57'	100.00'	26° 06' 41"	S75° 45' 13"W	45.18'	23.19'
C5	34.18'	75.00'	26° 06' 41"	N75° 45' 13"E	33.88'	17.39'
C6	29.56'	125.00'	13° 32' 54"	N69° 28' 20"E	29.49'	14.85'
C7	27.41'	125.00'	12° 33' 47"	N82° 31' 40"E	27.35'	13.76'
C8	45.91'	275.00'	9° 33' 52"	S86° 24' 31"E	45.85'	23.01'
C9	49.90'	275.00'	10° 11' 14"	S78° 31' 58"E	48.83'	24.51'
C10	8.62'	25.00'	19° 45' 02"	S81° 18' 56"E	8.58'	4.35'
C11	25.85'	75.00'	19° 45' 06"	N81° 18' 53"W	25.73'	13.06'
C12	77.56'	225.00'	19° 45' 06"	N81° 18' 53"W	77.18'	39.17'
C13	34.18'	75.00'	26° 06' 40"	S75° 45' 13"W	33.88'	17.39'
C14	56.97'	125.00'	26° 06' 41"	S75° 45' 13"W	56.47'	28.99'

Lot #	SQ. FT.	Acres
61	21,866.23	0.502
62	21,866.23	0.502
63	21,866.23	0.502
64	21,866.23	0.502
65	21,866.23	0.502
66	21,866.23	0.502
67	21,866.23	0.502
68	21,866.23	0.502
69	21,866.23	0.502
70	23,733.29	0.545
71	23,379.72	0.537
72	24,064.72	0.566
73	21,824.00	0.501
74	21,922.90	0.503
75	22,035.40	0.506
76	22,035.40	0.506
77	22,035.40	0.506
78	22,035.40	0.506
79	22,035.40	0.506
80	22,035.40	0.506

Lot #	SQ. FT.	Acres
81	22,035.40	0.506
82	22,035.40	0.506
83	22,035.40	0.506
84	22,035.40	0.506
85	22,035.40	0.506
86	22,035.40	0.506
87	22,035.40	0.506

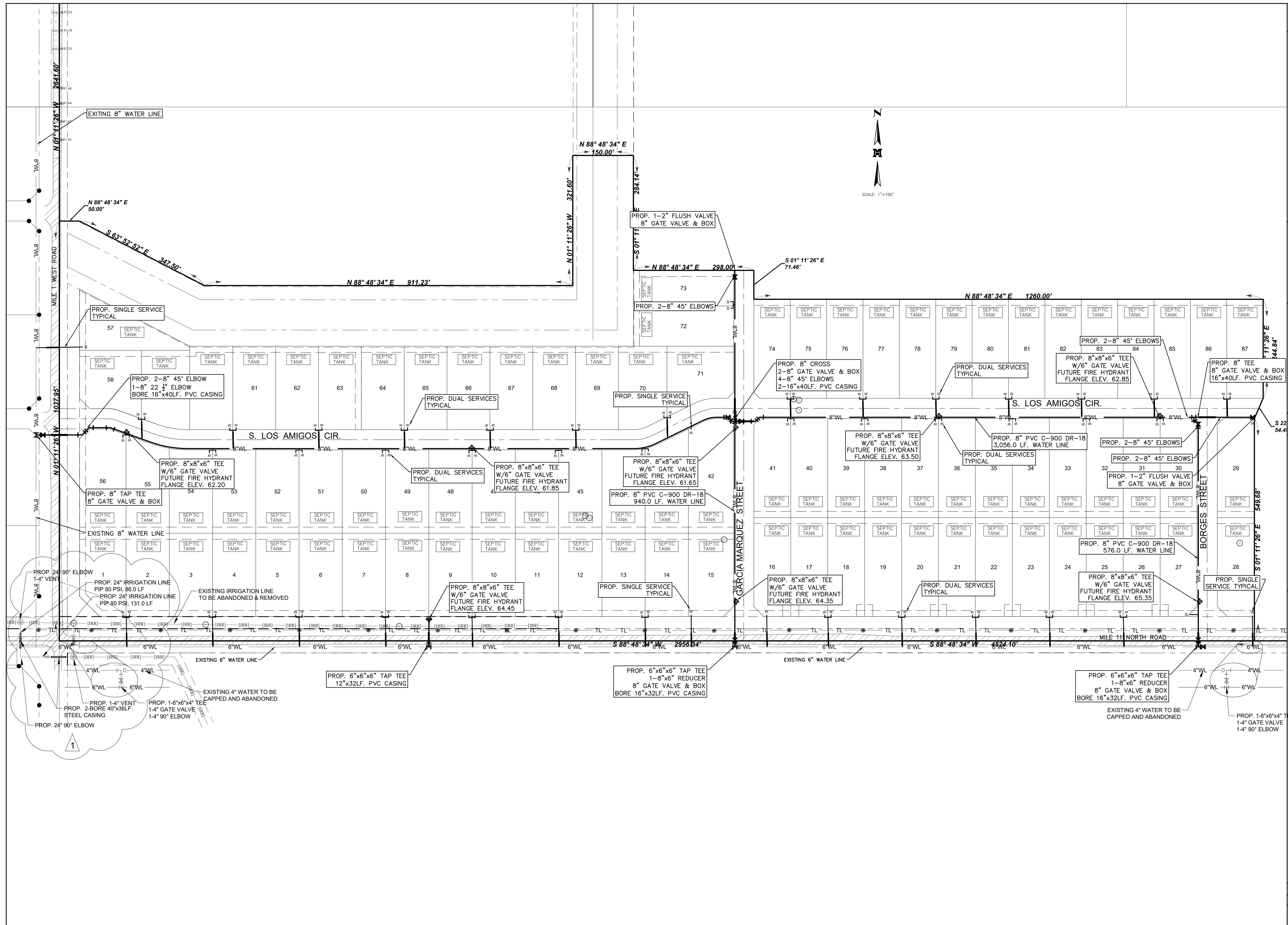
Line #	Direction	Length
L1	N 46° 11' 26" W	70.71'
L2	S 43° 48' 34" W	35.36'
L3	N 46° 11' 26" W	35.36'
L4	S 43° 48' 34" W	35.36'
L5	N 46° 11' 26" W	35.36'
L6	N 43° 48' 34" E	21.21'
L7	S 46° 11' 26" E	21.21'
L8	N 43° 48' 34" E	21.21'
L9	S 46° 11' 26" E	21.21'
L10	N 88° 48' 34" E	26.81'
L11	S 71° 26' 21" E	37.46'
L12	N 88° 48' 34" E	46.30'
L13	N 43° 48' 34" E	35.36'
L14	S 01° 11' 26" E	10.29'
L15	N 46° 11' 26" W	35.36'
L16	S 88° 48' 34" W	46.30'
L17	N 71° 26' 21" W	59.91'
L18	S 88° 48' 34" W	4.63'
L19	S 88° 48' 34" W	26.81'
L20	S 43° 48' 34" W	21.21'
L21	N 46° 11' 26" W	21.21'

FG+18" - 18 INCHES ADDED TO FINISH GROUND ELEVATION ON LOT
 CURB+18" - 18 INCHES ADDED TO TOP OF CURB ELEVATION AT FRONT CENTER OF LOT
 TOP OF ASPHALT - EXISTING ELEVATION OF ASPHALT AT FRONT CENTER OF LOT

FINISH FLOOR ELEVATION	LOT	TOP OF ASPHALT	FG+18"
66.60	1	67.03	64.75
67.03	2	66.63	64.75
66.63	3	67.50	64.75
67.50	4	68.14	64.75
68.14	5	67.60	64.75
67.60	6	65.75	64.75
65.75	7	64.78	64.75
64.78	8	63.10	64.75
63.10	9	63.75	64.75
63.75	10	63.55	64.00
63.55	11	63.90	64.65
63.90	12	64.20	65.25
64.20	13	64.55	66.60
64.55	14	64.90	65.45
64.90	15	64.35	64.80
64.35	16	63.95	65.10
63.95	17	63.60	65.50
63.60	18	63.70	65.80
63.70	19	64.25	66.15
64.25	20	65.40	66.50
65.40	21	66.65	67.50
66.65	22	68.70	69.30
68.70	23	70.70	69.90
70.70	24	71.00	70.50
71.00	25	73.00	70.95
73.00	26	72.30	71.35
72.30	27	70.50	68.70

FINISH FLOOR ELEVATION	LOT	CURB+18"	FG+18"
64.21	29	64.05	64.80
64.05	30	64.25	64.65
64.25	31	64.40	64.85
64.40	32	64.55	65.00
64.55	33	64.80	65.20
64.80	34	65.00	65.40
65.00	35	64.90	65.35
64.90	36	64.90	65.35
64.90	37	64.45	65.00
64.45	38	64.00	64.65
64.00	39	63.60	64.15
63.60	40	63.10	63.70
63.10	41	62.65	63.25
62.65	42	62.60	63.15
62.60	43	62.85	63.25
62.85	44	63.10	63.55
63.10	45	63.30	63.50
63.30	46	63.45	63.75
63.45	47	63.10	63.60
63.10	48	62.80	63.30
62.80	49	62.55	62.95
62.55	50	62.20	62.80

FINISH FLOOR ELEVATION	LOT	CURB+18"	FG+18"
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JOB No. 23106.01

DATE: 8-21-24

BY: Melden & Hunt, Inc.

IRRIGATION REVISION

CONSULTANTS ENGINEERS & SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541
 ESTABLISHED 1947 - www.meldenandhunt.com

ENG. TECH. CRO: PROJECT ENG. MARIO REYNA

BOOK: 1. RELEASE DATE: 8-23-23

2. RELEASE DATE:

3. RELEASE DATE:

SCALE: 100

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

MARAVILLAS ESTATES
 PHASE 4
 HIDALGO COUNTY, TEXAS

WATER LINE
 IMPROVEMENTS

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File Name: 23106_X_WATER

SHEET 5 OF 18

Y:\Land Development\Residential\Hidalgo County\23106 - Maravillas Estates Phase 4 - Woolski Mills 11 North & Mile 11 West\Autocad Files\DESIGN\23106_X-WATER NETWORK.dwg, 8/21/2024 1:53:22 PM, DWG To PDF.pc3

