



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: 10-01-2024

PROPOSED SIBLEY HAVEN RANCH SUBDIVISION, PRECINCT No. 1.

ENGINEER ROBLES ENGINEERING, LLC DEVELOPER: DANIEL BENITES BENAVIDEZ

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF MILE 12 NORTH ROAD APPROXIMATELY ¼ MILE WEST OF FM 493

SUBDIVISION LIES WITHIN THE: CITY OF DONNA ETJ

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-10-2024 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 35.00 FEET ONTO MILE 12 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 07-29-2024 BY, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 08-06-2024 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 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 08-20-2024: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

VARIANCE REQUEST TITLE B, CHAPTER 2, SECTION 2.8 ITEM BLOCKS AND LOTS

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 and the approval of the City of Donna.

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.

*

LEGEND
 ● Found 1/2" iron rod
 ○ Set 1/2" iron rod with 2 plastic caps stamped "6&A"
 ▲ Found cotton picker sprindle
 ○ Set cotton picker sprindle

BASIS OF BEARINGS: 1/2-INCH IRON RODS FOUND FOR THE EAST LINE OF LOT 2, SIBLEY HAVEN SUBD.

SCALE: 1"=100'

SIBLEY HAVEN RANCH
A REPEAT OF LOT 2, SIBLEY HAVEN SUBDIVISION
 BEING A SUBDIVISION OF LOT 2, SIBLEY HAVEN SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN DOCUMENT #2039402 OF THE HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

Being 2.73 acres of land situated in Hidalgo County, Texas and being all of Lot 2 of Sibley Haven Subdivision as per map recorded in Document #2039402 of the Hidalgo County Map Records and said 2.73 acre tract being more particularly described by metes and bounds as follows:

COMMENCING for reference at a point for the southeast corner of said Sibley Haven; THENCE, WEST 185.66 feet with the south line of said Sibley Haven and the centerline of Mile 12 North Road to a point; THENCE, NORTH 40.00 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 2, the southeast corner of said tract herein described and the POINT OF BEGINNING;

THENCE, WEST, 185.66 feet with the south line of said Lot 2 and the north right-of-way line of said Mile 12 North Road to a 1/2-inch iron rod found for the southwest corner of said Lot 2 and the southwest corner of said tract herein described;

THENCE, NORTH, 641.98 feet with the west line of said Lot 2 and the east line of Lot 1 to a point for the northwest corner of said Lot 2, the northeast corner of said Lot 1 and the northwest corner of said tract herein described;

THENCE, NORTH 89°56'12"E, 185.66 feet with the north line of said Lot 2 and the south line of a 100-foot Donna Irrigation District No.1 right-of-way to a point for the northeast corner of said Lot 2 and the northeast corner of said tract herein described;

THENCE, SOUTH, 642.18 feet with the east line of said Lot 2 and the west line of Lot 3 to the POINT OF BEGINNING and containing 2.73 acres of land more or less.

STATE OF TEXAS
 HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE) DANIEL BENITES BENAVIDEZ AND IRASEMA TREVIÑO, THE UNDERSIGNED, OWNER(S) OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "SIBLEY HAVEN RANCH" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE THE PUBLIC USE THE STREETS, PARKS 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 CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I (WE) ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: DANIEL BENITES BENAVIDEZ DATE
 ADDRESS: 1501 E MILE 12 N ROAD
 DONNA, TEXAS 78537

OWNER: IRASEMA TREVIÑO DATE
 ADDRESS: 1501 E MILE 12 N ROAD
 DONNA, TEXAS 78537

STATE OF TEXAS
 HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DANIEL BENITES BENAVIDEZ AND PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
 HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED IRASEMA TREVIÑO AND PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

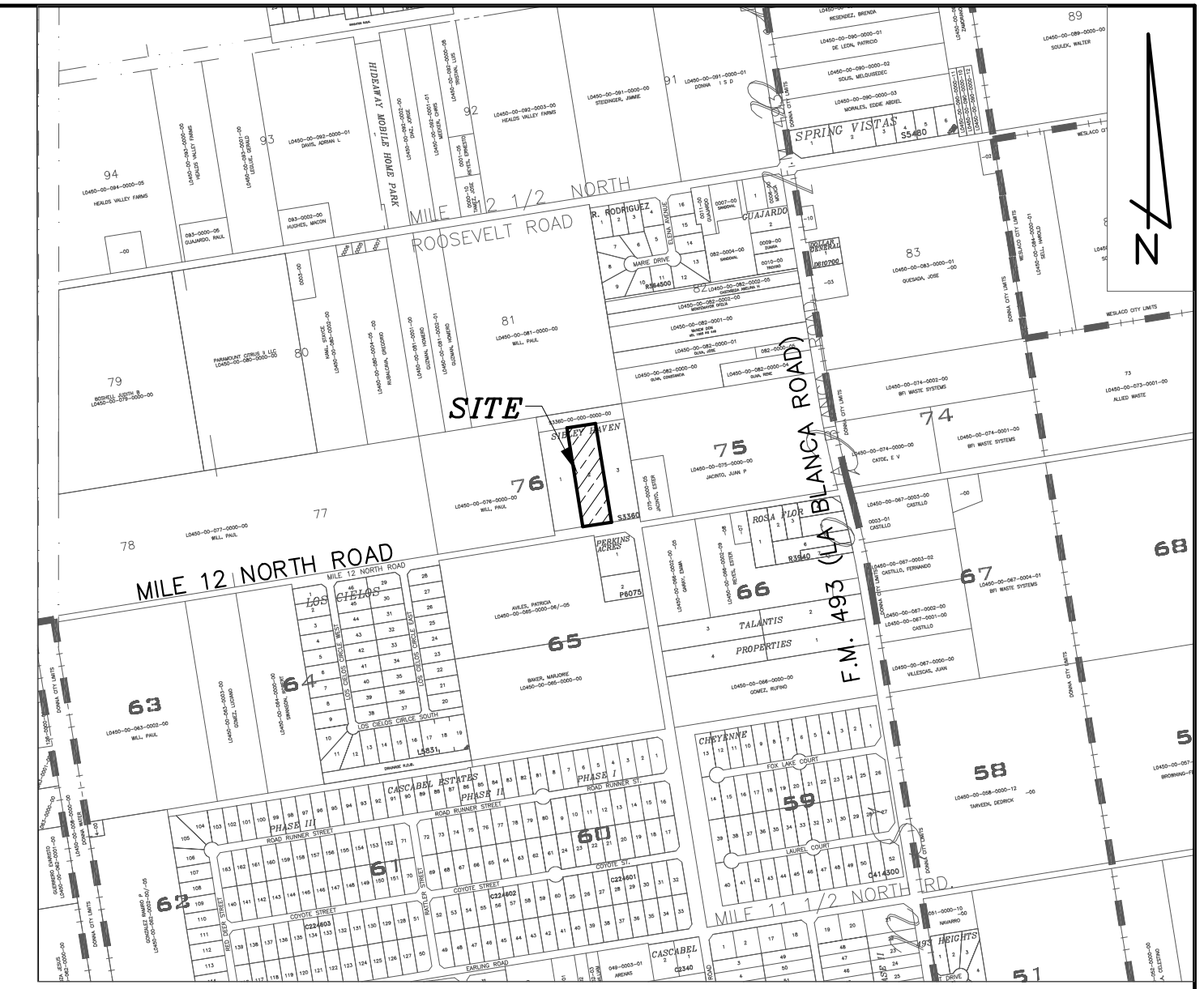
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, FOR THE STATE OF TEXAS

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SIBLEY HAVEN RANCH WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE



SIBLEY HAVEN RANCH
 LOCATION MAP
 (SCALE: 1" = 1,000')

SUBDIVISION LOCATION DESCRIPTION
 SIBLEY HAVEN RANCH IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE NORTH SIDE OF MILE 12 NORTH ROAD APPROXIMATELY 1/4 OF A MILE WEST OF F.M. 493. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. THIS SUBDIVISION LIES APPROXIMATELY 1/2 OF A MILE WEST OF THE CITY LIMITS OF DONNA AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

APPROVED BY THE 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 CODES 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 SESIN, P.E., C.F.M. DATE
 GENERAL MANAGER

STATE OF TEXAS
 HIDALGO COUNTY

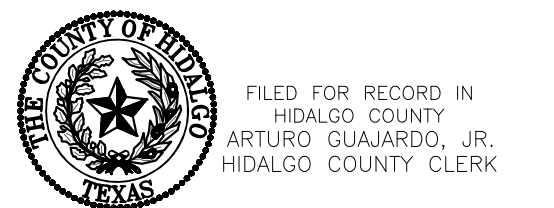
I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES DATE
 R.P.L.S.#4032
 PO BOX 476
 WESLACO, TX, 78599

STATE OF TEXAS
 HIDALGO COUNTY

I, THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

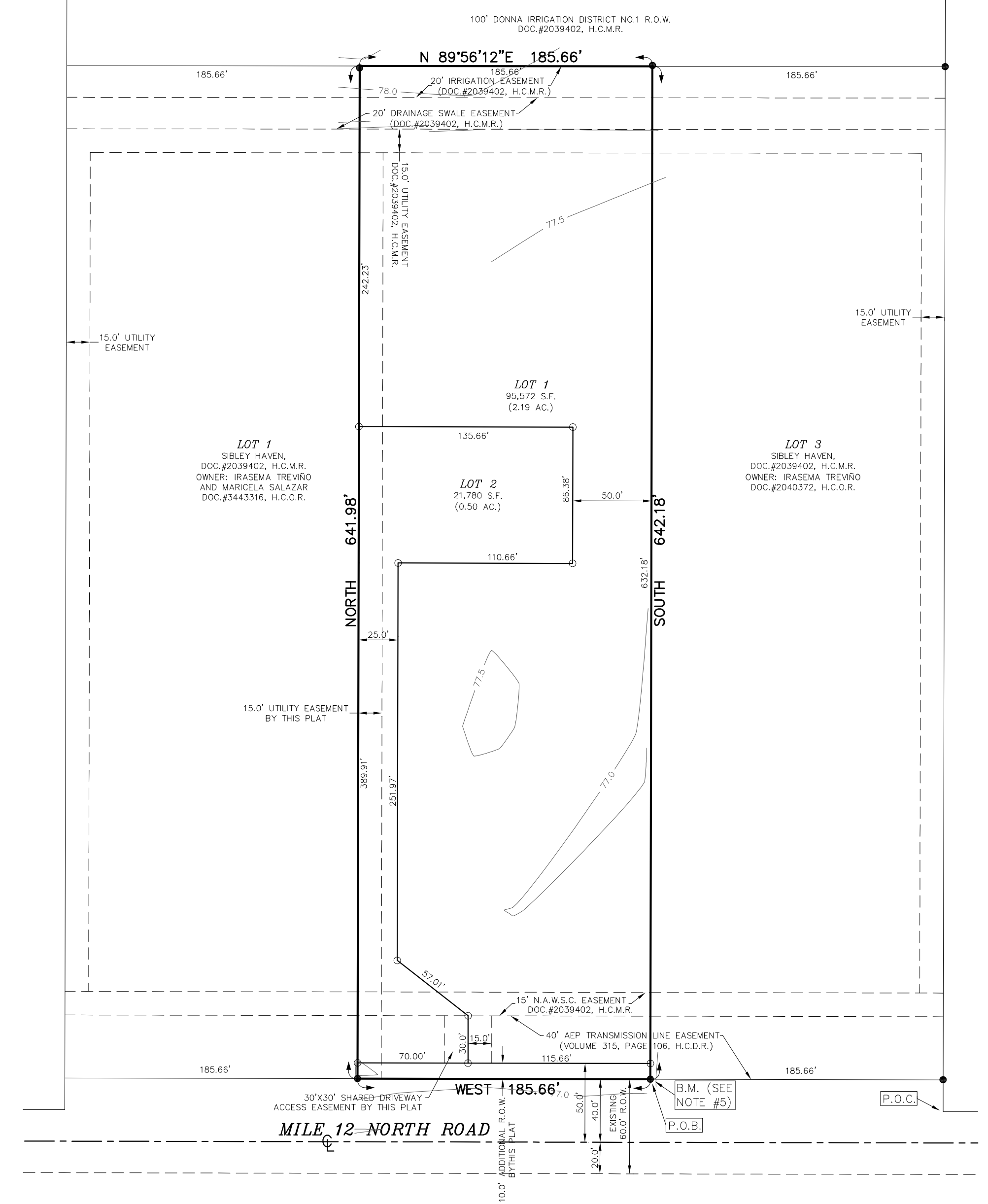
REYNALDO ROBLES, JR. DATE
 LICENSED PROFESSIONAL ENGINEER #102357
 PO BOX 476
 WESLACO, TX, 78599



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

INDEX TO SHEETS OF SIBLEY HAVEN RANCH	
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, 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 CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SEWER CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, 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



GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C", AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334 425 C; MAP REVISED TO REFLECT LOMR DATED 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 REVISED NOVEMBER 16, 1982.
- SETBACKS:
 FRONT: 40.00 FEET;
 REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- BENCHMARK: ELEV. 77.15 (NAVD 1988); 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 9,052 CUBIC- FEET (0.208 ACRE-FEET), OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE DETAINED WITHIN ONSITE DETENTION AREAS, SEE SHEET 2.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- 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.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED 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.
- DETENTION SWALES SHALL BE MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY ARE LOCATED.
- NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 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.

- SS SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE 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.
 - 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 DRAINFIELD SYSTEM.
 - APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC; TANK(S)BACK FLOW VALVES; SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
16. DANIEL BENAVIDEZ, THE OWNER & SUBDIVIDER OF SIBLEY HAVEN RANCH 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.

RIGHT OF WAY EASEMENT
 KNOW ALL MEN BY THESE PRESENTS: that the undersigned, owners of the property shown on the 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, his successors, and assigns on Exclusive Perpetual Easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of 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 relocate 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 and relocation of the structures referred to herein, thus 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 W of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF, the said Grantor has executed this instrument the _____ day of _____, 20____

ACKNOWLEDGMENT
 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 _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ day of _____, 20____

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION:
 THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION DATE
 CITY OF DONNA

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

MAYOR DAVID MORENO DATE
 CITY OF DONNA

ATTEST:

CITY SECRETARY DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

THIS PLAT WAS REVIEWED AND APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____

ATTEST: SECRETARY

REVISION NOTES:

NO.	SHEET	REVISION	DATE	APPROVED

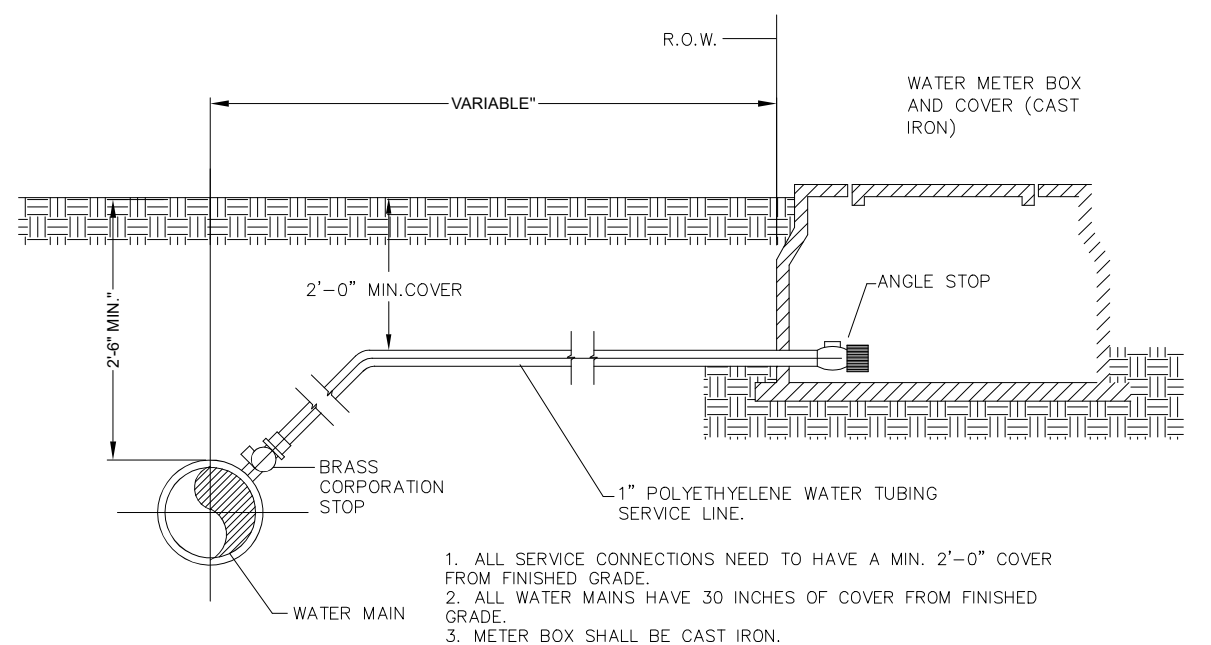
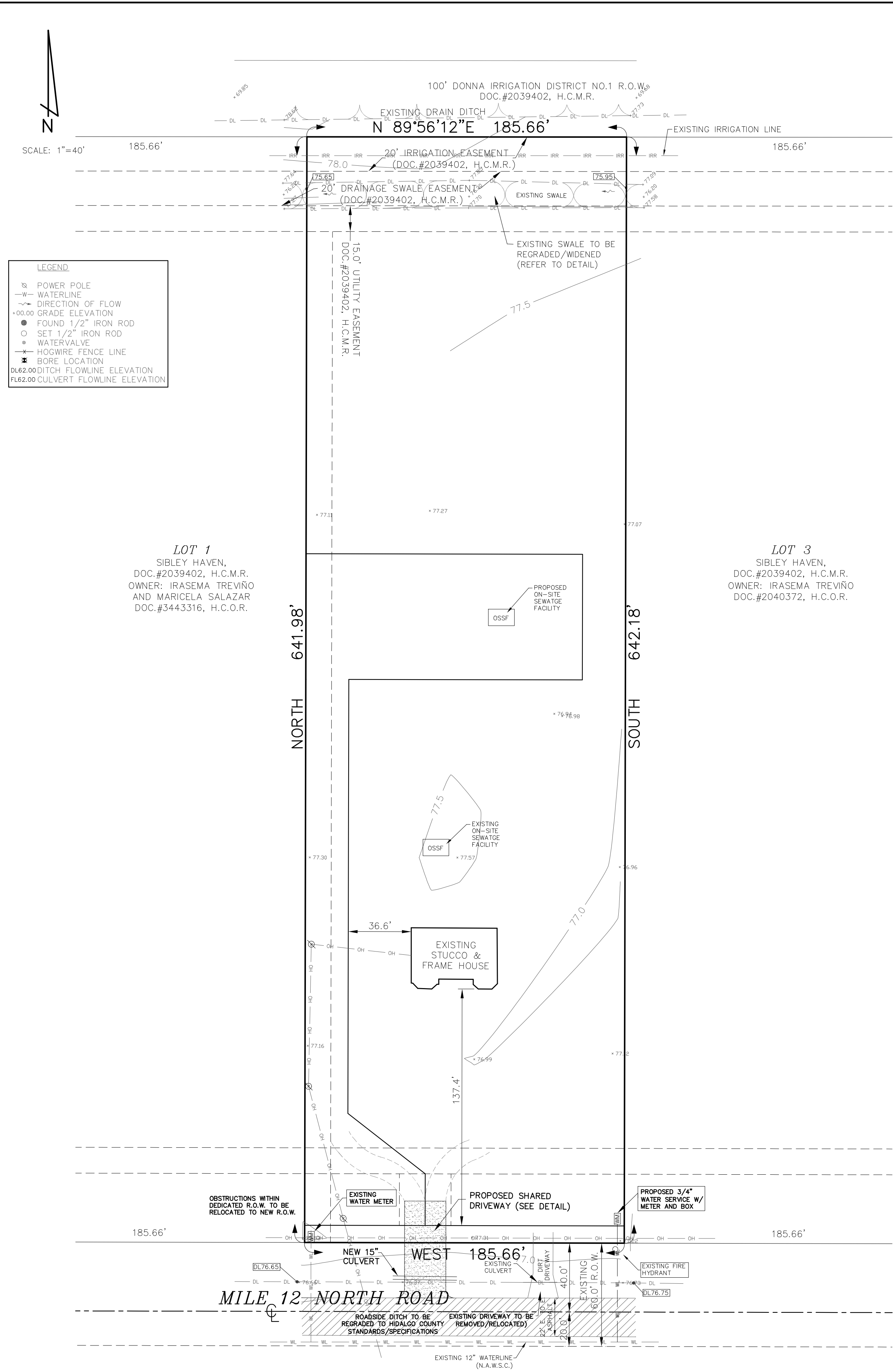
NAME	ADDRESS	PHONE
OWNER: DANIEL BENITES BENAVIDEZ	1501 E MILE 12 N ROAD	(956) 960-7417
SURVEYOR: REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER: REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES _____

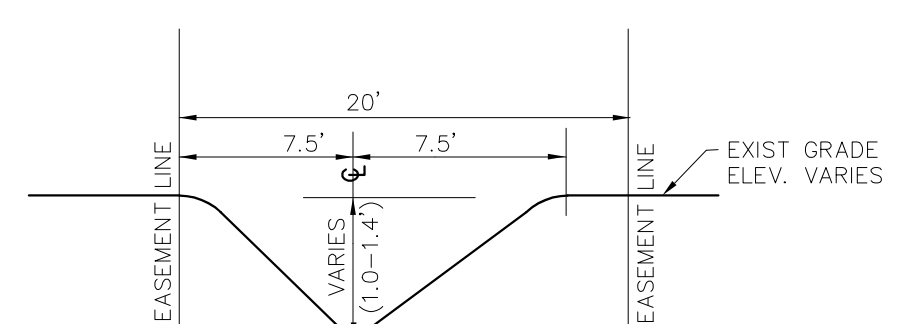
ROBLES ENGINEERING, LLC
 FIRM NO. F-1791
 PO BOX 476
 107 W. HUSACHE ST.
 WESLACO, TEXAS 78596
 PHONE (956) 968-2422
 FAX (956) 968-2011

ROBLES & ASSOCIATES, PLLC
 PROFESSIONAL LAND SURVEYORS
 PO BOX 476
 107 W. HUSACHE ST.
 WESLACO, TEXAS 78596
 PHONE (956) 968-2422
 FAX (956) 968-2011
 FIRM No. 10096700

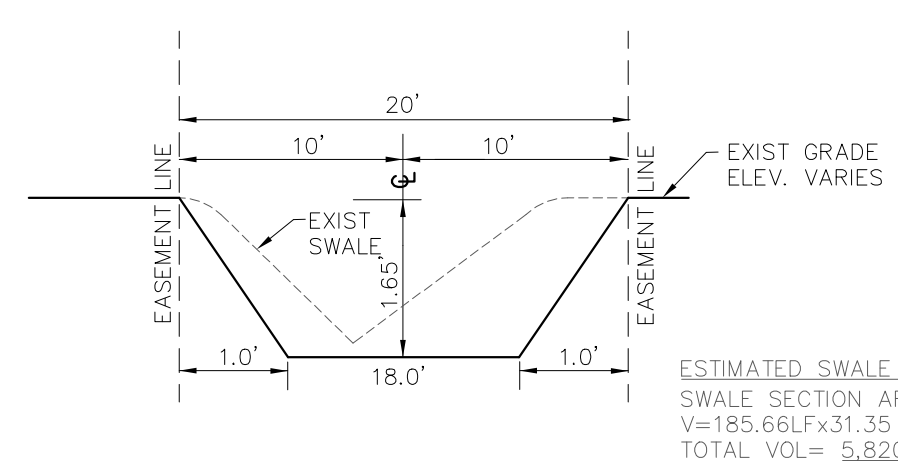
PRELIMINARY-FOR REVIEW ONLY



STANDARD WATER SERVICE CONNECTION
N.T.S.

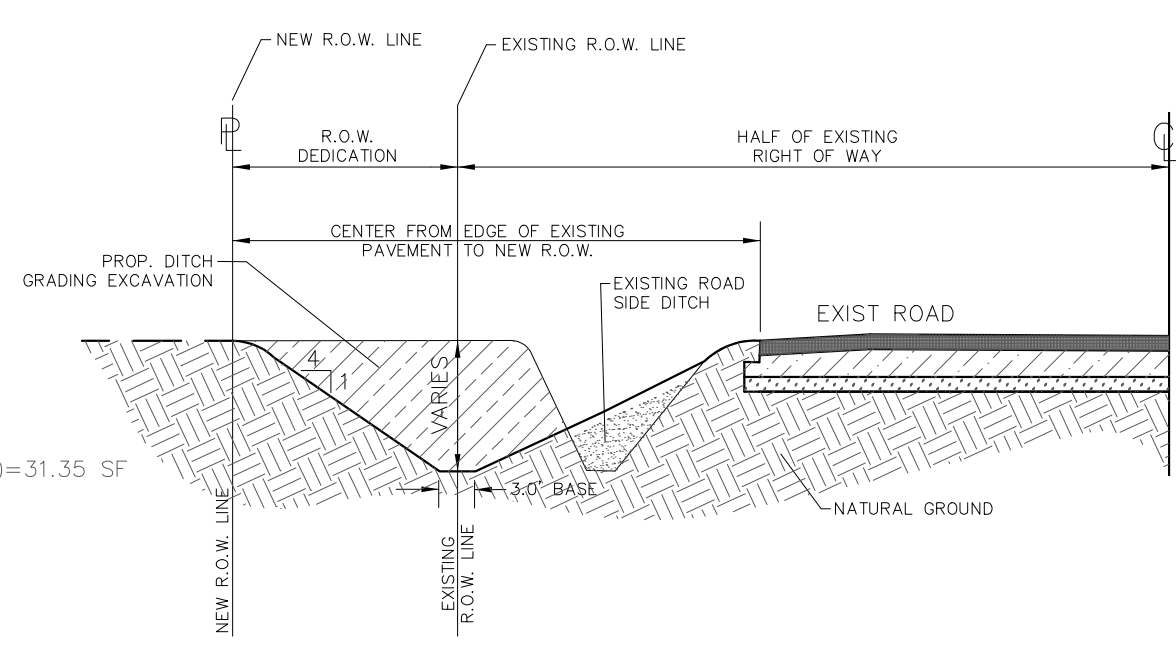


TYPICAL SECTION EXISTING DETENTION SWALE
N.T.S.

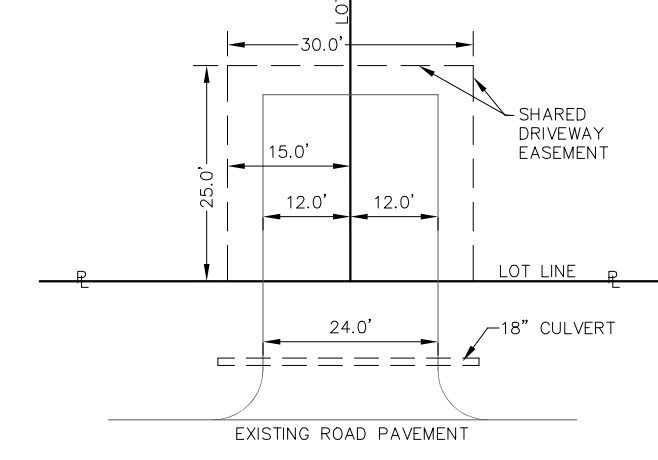


TYPICAL SECTION DETENTION SWALE REGRADING
N.T.S.

ESTIMATED SWALE VOLUME:
SWALE SECTION AREA: $18 \times 1.65 + 2 \left(\frac{1}{2} \times 1 \times 1.65 \right) = 31.35$ SF
 $V = 185.66 \text{ LF} \times 31.35 \text{ SF} = 5820 \text{ CF}$
TOTAL VOL = 5,820CF



RECONSTRUCTION OF ROADSIDE DITCH
N.T.S.



TYPICAL SHARED DRIVEWAY
N.T.S.

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC 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.

NAWSC HAS AN EXISTING 12" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF MILE 12 NORTH ROAD.

WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF AN EXISTING 3/4" SERVICE CONNECTION TO THE EXISTING 12" WATERLINE SERVING LOT 1 AND A NEW 3/4" SERVICE CONNECTION TO SERVE LOT 2. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$1,200.00, WHICH COVERS THE 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 RESIDENTIAL LOT IN THE SUBDIVISION. UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METERS FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWER FACILITIES DESCRIPTION, COST, AND OPERABILITY DATE:
SEWERAGE FROM THIS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE SITE EVALUATOR JOSE ANGELO GONZALEZ, LICENSE NO.0512258, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. LOT 3 HAS AN EXISTING SEPTIC TANK SYSTEM AND NO OTHER OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SEPTIC TANK SYSTEMS FOR LOTS 1 AND 2 (COMMERCIAL) SHALL BE INSTALLED AT THE TIME OF BUILDING PERMIT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF EACH RESIDENTIAL LOT.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE ON-SITE SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, COST AN ESTIMATED \$1,950.00 WHICH EQUALS TO \$1,950.00 PER LOT.
SEWER FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$3,000.00 PER LOT (ALL INCLUSIVE).

LOCATION
Sibley Haven Ranch is located on the north side of Mile 12 North Road west of F.M. 493 within the City of Donna ETJ, in the County of Hidalgo, Texas and is described as follows: 2.73 acres of land being all of Lot 2, Sibley Haven Subdivision, according to the map or plat thereof recorded in Document #2039402 of the Hidalgo County Map Records.

FLOOD ZONE DESIGNATION:
By graphical plotting this property falls in Flood Zone "C", which is described as areas of minimal flooding, as per F.E.M.A. flood insurance rate map with community panel No. 480334 0425 C, revision date of November 16, 1982.

EXISTING SOILS:
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (2B). Hidalgo sandy clay loam is listed in hydrologic soil group B, which consist of well drained soils with a moderate infiltration rate.

PRE-DEVELOPMENT CONDITIONS:
The land comprising this subdivision consists of an existing home and open land currently in residential use. Review of the topographic information of the site reveals the site is fairly level with a slight slope towards the southeast. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 2.82 CFS.

FUTURE CONDITIONS:
Expected future use for this subdivision will be for residential use. The development will consist of two lots for single family home use. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 4.38 CFS and a future peak Q of 7.20 CFS. Detention requirements based on the original development, Sibley Haven (see calculations page 6) require this site to detain 9,052 cubic feet, or 0.208 acre-feet. 5,820 cubic feet will be detained within the regraded existing swale on the north side of this subdivision and 3,232 cubic feet within the existing low areas within Lot 1.

ENGINEERS' SIGNATURE _____ DATE _____

SUBDIVIDER CERTIFICATION:
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS 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:
I (WE), DANIEL BENITES BENAVIDEZ AND IRASEMA TREVIÑO, THE UNDERSIGNED, SUBDIVIDER(S) OF SIBLEY HAVEN RANCH HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: DANIEL BENITES BENAVIDEZ _____ DATE _____
ADDRESS: 1501 E MILE 12 N ROAD
DONNA, TEXAS 78537

OWNER: IRASEMA TREVIÑO _____ DATE _____
ADDRESS: 1501 E MILE 12 N ROAD
DONNA, TEXAS 78537

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DANIEL BENITES BENAVIDEZ AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED IRASEMA TREVIÑO AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH:
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUEÑO DE LA SUBDIVISION Y NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DE LA CARRETERA MILE 12 NORTH.

DEL CONDUCTO DE 12" EXISTE UNA CONEXION RESIDENCIAL DE 3/4" PARA EL LOTE 1 CON MEDIDOR MECANICO DE AGUA. SERVICIO DE AGUA PARA LOTE 2 SERA CONSISTE DE UNA CONEXION DE 3/4" DE LA LINEA DE 12". EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A NAWSC \$1,200 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DEL LOTE (RESIDENCIAL) SOLICITE UN MEDIDOR DE AGUA, NAWSC LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE: PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE ANGELO GONZALEZ, LICENCIA NO. 0512258, HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE EL MINIMO DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARENOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS O MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 3,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS, LOTE 3 TIENE UNA FOSA SEPTICA Y NINGUNA OTRA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA YA EXISTENTE, Y COMPLETAMENTE CONSTRUIDO CON EL MEDIDOR MECANICO DE AGUA A UN COSTO ESTIMADO DE \$1,950.00 POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTO \$3,000.00 POR LOTE.

ENGINEERS' SIGNATURE _____ DATE _____

SUBDIVISION CONSTRUCTION COST:
PAVING IMPROVEMENTS - \$00.00
WATER SERVICE IMPROVEMENTS - \$1,950.00
OSSF - \$3,000.00
DRAINAGE IMPROVEMENTS - \$750.00
TOTAL COSTS: \$5,700.00

EXISTING CONDITION, WATER AND SEWER SERVICE AND DRAINAGE SWALE

ROBLES ENGINEERING, LLC
FIRM NO. F-17391
PO BOX 476
107 W. WILSON ST.
WESLACO, TEXAS 75786
PHONE (956) 968-2422
FAX (956) 969-2011

INDEX TO SHEETS OF SIBLEY HAVEN RANCH	
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, 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 CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, 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

PRELIMINARY-FOR REVIEW ONLY