



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: 11-26-2024

PROPOSED CURVE CROSSING SUBDIVISION, PRECINCT No. 4.

ENGINEER: NAIN ENGINEERING, LLC. DEVELOPER: DII MANAGEMENT LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 6 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 2

LOCATION DESCRIPTION: SOUTH OF CURVE ROAD APPROXIMATE 300 FT WEST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-9-2022 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCOLATION AND SURFACE RUNOFF WILL DRAIN INTO CURVE ROAD AND TEXAS ROAD SIDE DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO CURVE ROAD AND 20.0 FEET ONTO TEXAS ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 11-06-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-19-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 12" LOCATION: CURVE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-07-2024 : 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: \$9,000.00 For: (6 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 EDINBURG.

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.



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

SUBDIVISION ADVISORY BOARD REGULAR MEETING

DATE: 11-19-2024

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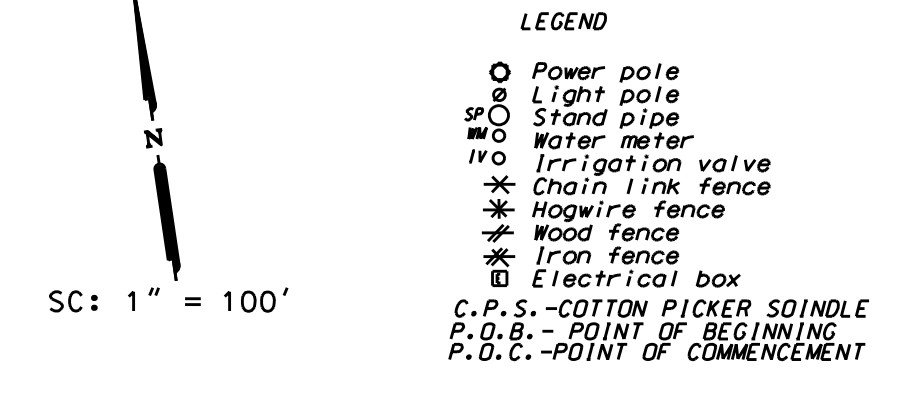
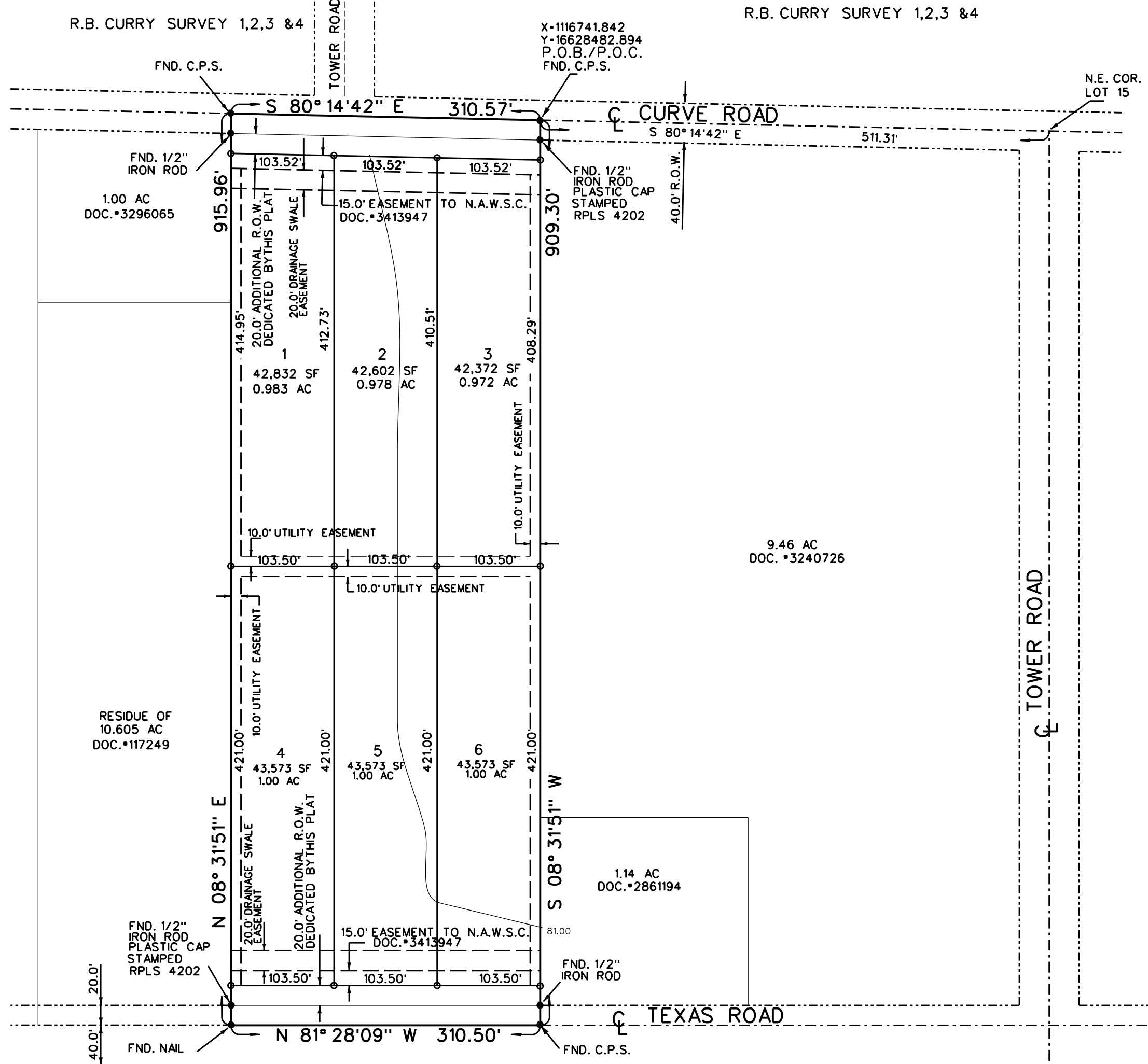
REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT: Amount: \$2,000.00 For: (6 OSSF'S)**

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 EDINBURG.

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.



RIGHT OF WAY EASEMENT
 KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE") THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER, AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS, A 15.00 FOOT 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 THE 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/ARE INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEGINS 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 WATERLINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATE SAID CENTER 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 CONVEYANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIES EXCEPT THE FOLLOWING: THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____ 2024

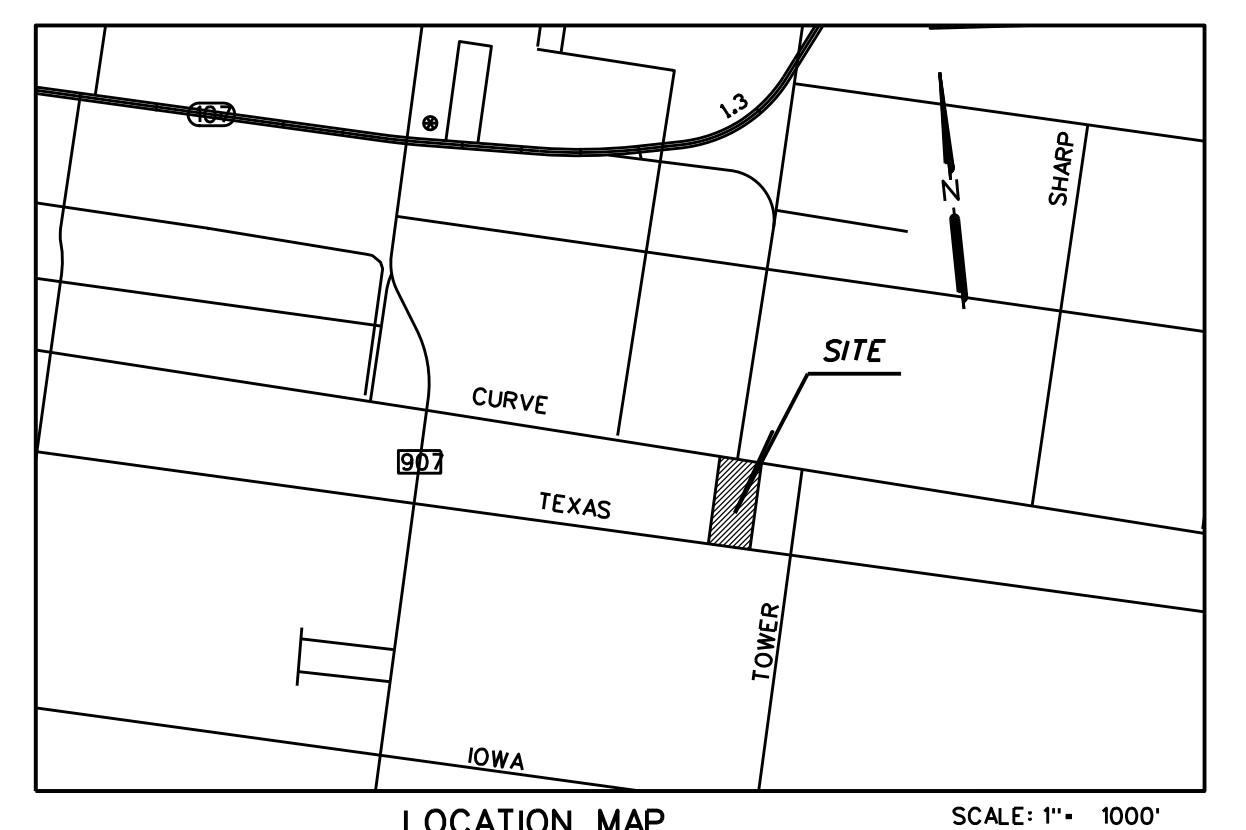
OWNER: DIMANAGEMENT LLC
 ALBERT HANKS - MANAGER OF DIMANAGEMENT, LLC
 ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
 WESLACO, TEXAS, 78596

GENERAL NOTES:
 1. MIN. BUILDING SETBACK LINES:
 FRONT 25.0'
 CORNER 10.0' OR EASEMENT WHICH EVER IS GREATER
 SIDE 6.0' OR EASEMENT WHICH EVER IS GREATER
 REAR 25.0' OR EASEMENT WHICH EVER IS GREATER
 20.0' GARAGE / CAR PORT FRONT SET BACK

2. MINIMUM FINISH FLOOR NOTE:
 MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB
 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER
 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. AN ELEVATION
 CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE
 AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

3. ● DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.
 ○ DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
 > DENOTES NAIL FOUND UNLESS OTHERWISE NOTED.

4. BENCH MARK - B2.40, C.P.S. AT NORTHEAST CORNER OF THIS SUBDIVISION
 5. FLOOD ZONE DESIGNATION: ZONE "X"
 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 0325 D
 MAP REVISED: JUNE 6, 2000. (medium shading)



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 CURVE CROSSING SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 4 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE SOUTH SIDE OF CURVE ROAD 511 FEET WEST OF TOWER ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 (2010 CENSUS)). CURVE CROSSING SUBDIVISION LIES APPROXIMATELY 1.5 MILES FROM THE CITY LIMITS OF EDINBURG AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 42.021

TEXAS TOWER ESTATES
 DOC. # 3054882

6. DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 19,727 CUBIC FEET 0.36 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE FOR THIS DEVELOPMENT WILL BE SELF-CONTAINED WITHIN THE SUBDIVISION THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREAS BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION
 DRAINAGE DETENTION PER LOT : 2,621 CF

7. 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 THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
 NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

9. 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 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 DRAINFIELD SYSTEM.
- E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- F. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
 - 1. ANCHORING OF SEPTIC TANK(S)
 - 2. BACK FLOW VALVES
 - 3. SEPTIC TANK COVER SHALL BE ABLE TO SEAL
- 10. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION

- 11. ALBERT HANKS, THE OWNER & SUBDIVIDERS OF CURVE CROSSING SUBDIVISION RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- 12. EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

No.	SHEET	REVISION NOTES	DATE	APPROVED

PRINCIPAL CONTACTS:
 NAME ADDRESS CITY & ZIP PHONE
 OWNER: ALBERT HANKS 502 E. EXPRESSWAY 83, SUITE G WESLACO, TEXAS, 78596 956-630-0216
 ENGINEER: GUILLERMO A. ARRATIA 526 N. 5TH ST. DONNA, TX 78537 (956) 784-0218
 SURVEYOR: REYNALDO ROBLES 107 W. HUISACHE ST. WESLACO, TEXAS, 78596 956-968-2422

CURVE CROSSING SUBDIVISION

A 6.50 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 65, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS

METES AND BOUNDS

BEING 6.50 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS AND BEING OUT OF LOT 15, BLOCK 65, OF THE ALAMO LAND AND SUGAR COMPANY SUBDIVISION AS PER MAP RECORDED IN VOLUME 1, PAGE 24 OF THE HIDALGO COUNTY MAP RECORDS, SAID 6.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE NORTH LINE OF LOT 15, AND THE CENTERLINE OF CURVE ROAD FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; SAID COTTON PICKER SPINDLE BEARS NORTH 80° 14' 42" WEST, 511.31 FEET FROM THE NORTH EAST CORNER OF LOT 15;

THENCE SOUTH 08° 31' 51" WEST, WITH THE WEST LINE OF 9.46 ACRE TRACT OF THE LAND DESCRIBED IN DOCUMENT # 3240726 OF THE HIDALGO COUNTY OFFICIAL RECORDS, PASSING A DISTANCE OF 20.00 FEET A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 4202" FOUND FOR REFERENCE ON THE SOUTH RIGHT OF WAY LINE OF SAID CURVE ROAD, PASSING AT A DISTANCE OF 670.59 FEET THE SOUTHWEST CORNER OF SAID 9.46 ACRE TRACT AND THE NORTHWEST CORNER OF A 1.14 ACRE TRACT, PASSING AT A DISTANCE OF 889.30 FEET A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE NORTH RIGHT OF WAY LINE OF TEXAS ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 909.30 FEET TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF SAID 1.14 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 81° 28' 09" W, 310.50 FEET WITH THE CENTERLINE OF SAID TEXAS ROAD AND THE SOUTH LINE OF SAID LOT 15 TO A NAIL FOUND FOR THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;
 THENCE NORTH 08° 31' 51" E, WITH A LINE PARALLEL TO THE EAST LINE OF LOT 15, PASSING AT A DISTANCE OF 20.00 FEET A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "4202" FOUND FOR A REFERENCE ON THE NORTH RIGHT OF WAY LINE OF SAID TEXAS ROAD, PASSING AT A DISTANCE OF 691.07 FEET THE SOUTHEAST CORNER OF A 1.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT # 3296065 OF THE HIDALGO COUNTY OFFICIAL RECORDS, PASSING AT A DISTANCE OF 895.96 FEET A 1/2-INCH IRON ROD FOUND FOR REFERENCE ON THE SOUTH RIGHT OF WAY LINE OF SAID CURVE ROAD, AND CONTINUING FOR A TOTAL DISTANCE OF 915.96 FEET TO A COTTON PICKER SPINDLE FOUND ON THE NORTH LINE OF SAID LOT 15 AND THE CENTERLINE OF SAID CURVE ROAD FOR THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT AND THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

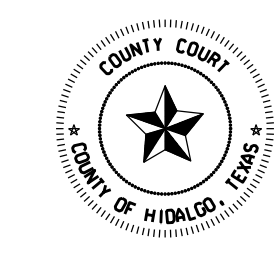
THENCE SOUTH 80° 14' 42" EAST, 310.57 FEET WITH THE NORTH LINE OF LOT 15, THE CENTERLINE OF SAID CURVE ROAD, AND THE SOUTH LINE OF R.B. CURRY SURVEY 1,2,3, AND 4, AS PER MAP RECORDED IN VOLUME 2, PAGE 23 OF THE HIDALGO COUNTY MAP RECORDS TO THE POINT OF BEGINNING AND CONTAINING 6.50 ACRES OF LAND MORE OR LESS.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CURVE CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____, 20____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: _____
 HIDALGO COUNTY CLERK _____ DATE _____



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

DATE OF PREPARATION: OCTOBER 9, 2022

NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET DONNA, TEXAS, 78537
 FIRM NO. F-9050 PH. (956) 784-0218
 E-MAIL: NAINENGINEERING@YAHOO.COM

STATE OF TEXAS
 COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
 (ALBERT HANKS OWNERS OF THE 6.50 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CURVE CROSSING 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 CONNECTION 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 CONNECTION, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.
 WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: DIMANAGEMENT LLC
 ALBERT HANKS - MANAGER OF DIMANAGEMENT, LLC
 ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
 WESLACO, TEXAS, 78596

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND 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 _____, 2024

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE _____ DAY OF _____, 20____

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACE UPON HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHTS-OF-WAYS OR EASEMENTS.

ATTEST: _____
 PRESIDENT _____ SECRETARY _____

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 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 E. SESIN, P.E., C.F.M. _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 I, _____, ADMINISTRATOR/DIRECTOR OF PLANNING AND ZONING DEPARTMENT OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOW AS JSI SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE _____ DAY OF _____, 20____ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

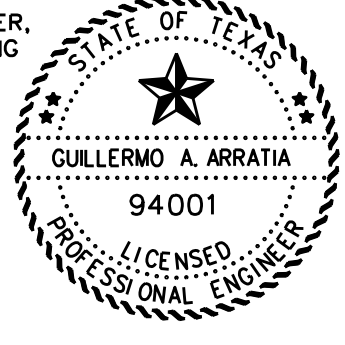
ADMINISTRATOR / PLANNING AND ZONING DEPARTMENT DIRECTOR
 COUNTY OF HIDALGO
 CERTIFICATE OF PLAT APPROVAL
 I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CURVE CROSSING SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, _____
 HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO
 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
 REGISTERED PROFESSIONAL LAND SURVEYOR # 4032
 P.O. BOX 476
 107 W. HUISACHE ST.
 WESLACO, TEXAS, 78596
 PH. 956-968-2422



STATE OF TEXAS
 COUNTY OF HIDALGO
 I, THE UNDERSIGNED, GUILLERMO A. ARRATIA, A LICENSED PROFESSIONAL ENGINEER, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
 Guillermo A. Arratia P.E. 11/6/2024
 GUILLERMO A. ARRATIA
 LICENSED PROFESSIONAL ENGINEER No. 94001
 526 N. 5TH ST.
 DONNA, TEXAS, 78537

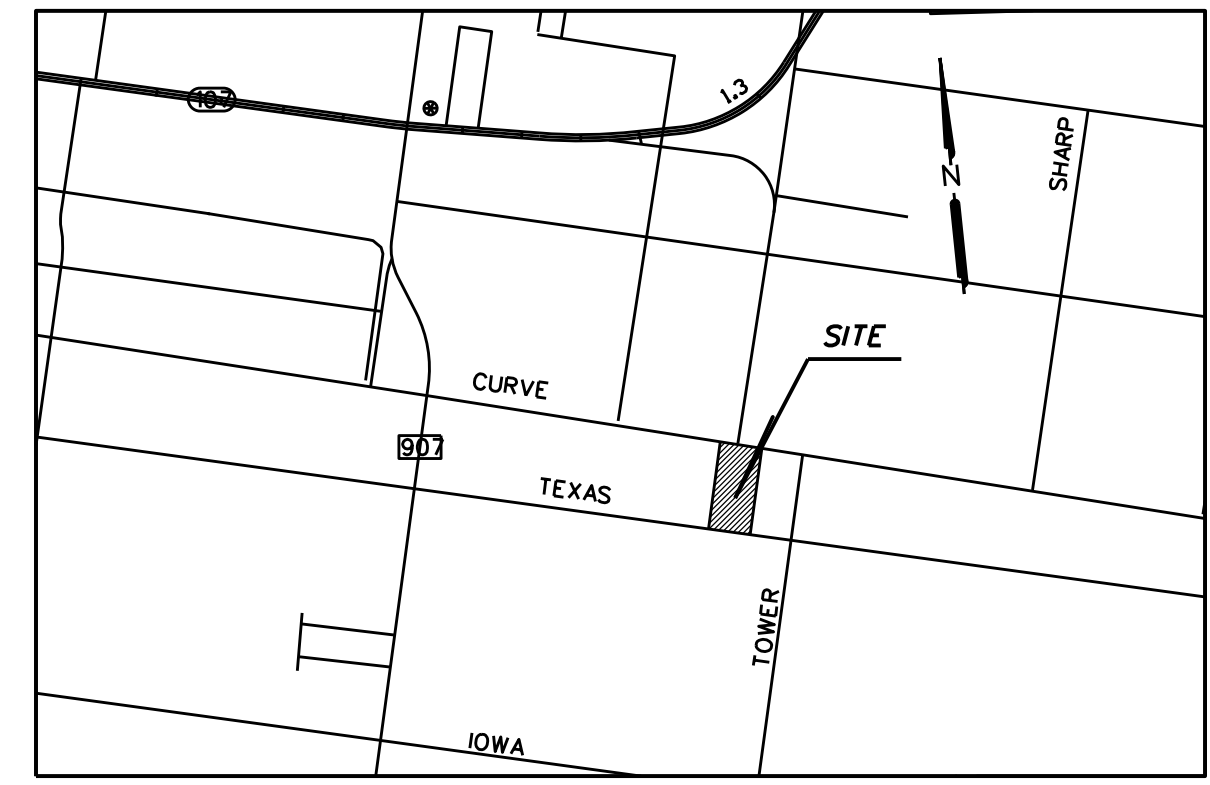


INDEX TO SHEET OF CURVE CROSSING SUBDIVISION	
SHEET 1	HEADING: INDEX; LOCATION MAP AND E.T.J.; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT SUBDIVISION RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE E.T.J. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; H.C.H.D. No. 2 CERTIFICATE OF APPROVAL; REVISION NOTES; H.C.H.D. CITY PLANNING AND CITY COMMISSIONS CERTIFICATION AND CITY COUNCIL CERTIFICATION
SHEET 2	WATER DISTRIBUTION AND ON-SITE SEWAGE FACILITY; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); TYPICAL WATER SERVICE CONNECTION; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; CONSTRUCTION DETAILS

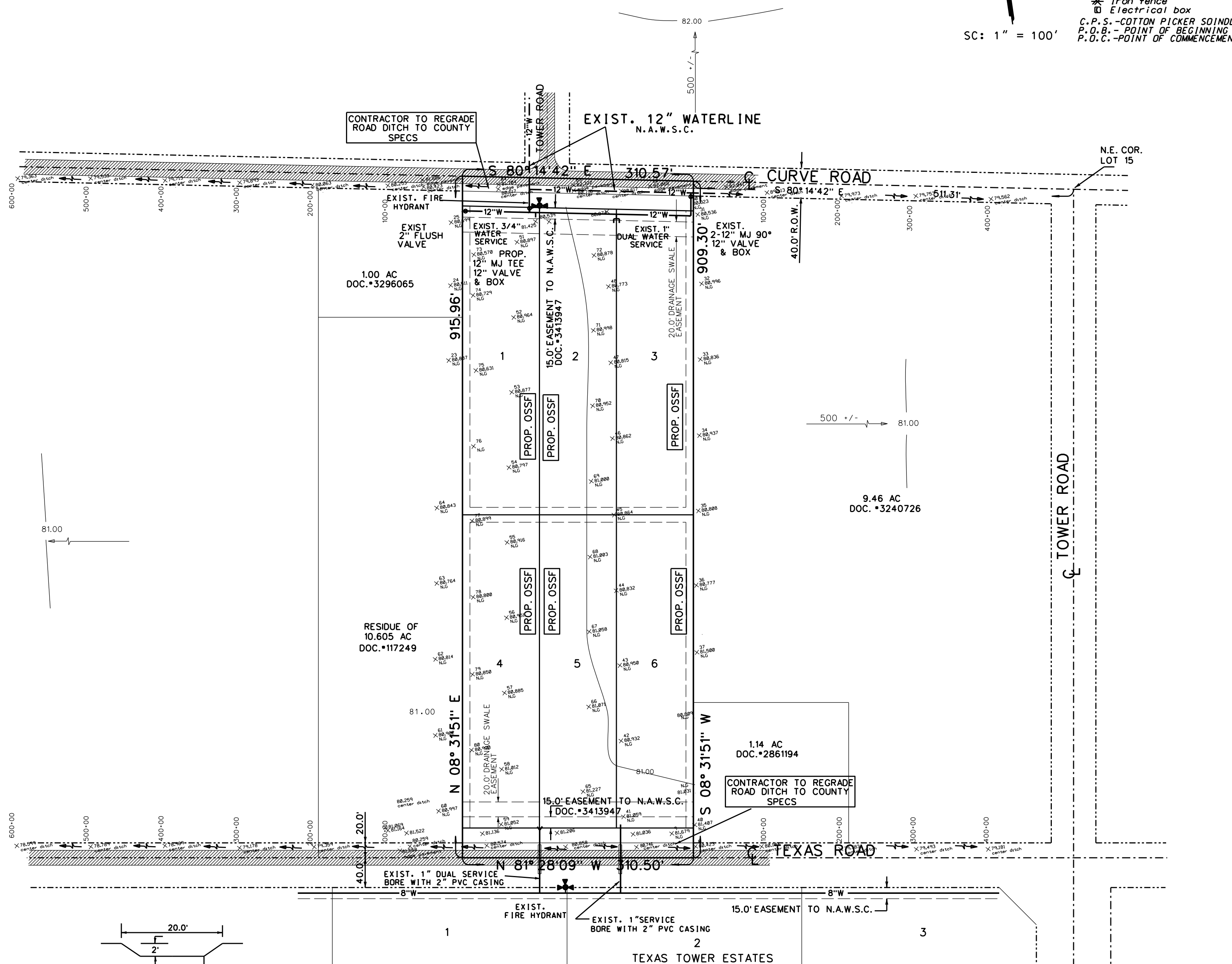
MAP OF WATER DISTRIBUTION SYSTEM MAPA DE DISTRIBUCION DE AGUA

CURVE CROSSING SUBDIVISION

A 6.50 ACRE TRACT OF LAND OUT OF LOT 15, BLOCK 65, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, HIDALGO COUNTY, TEXAS



LOCATION MAP SCALE: 1" = 1000'
 LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 CURVE CROSSING SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 4 IN THE CENTRAL EAST OF HIDALGO COUNTY ON THE SOUTH SIDE OF CURVE ROAD 511 FEET WEST OF TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 /2010 CENSUS). CURVE CROSSING SUBDIVISION LIES APPROXIMATELY 1.5 MILES FROM THE CITY LIMITS OF EDINBURG AND LIES WITHIN THE CITY'S 3.5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021



FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
 CURVE CROSSING SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATERLINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF TEXAS ROAD AND AN EXISTING 12 INCH WATERLINE ALONG THE SOUTH RIGHT OF WAY OF CURVE ROAD. 3 3/4 INCH SINGLE WATER SERVICE AND 1 INCH DUAL SERVICE AND 1 INCH SINGLE SERVICE AND 1 FIRE HYDRANT FOR THIS SUBDIVISION, SAID SERVICES TERMINATE AT THE WATER METER BOX. AND THE METER BOX HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 27,950.00, IN ADDITION THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 9,600.00, WHICH COVERS THE COST FOR ALL THE LOTS, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTIONS TO THE INDIVIDUAL LOT IN THE SUBDIVISION TO N.A.W.S.C., UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C., AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
 SEWAGE FROM CURVE CROSSING SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON THIS LOT. THE SITE EVALUATOR GUSTAVO CHAPA REG. # 9754, 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 REPLACEMENTS DRAIN FIELD.
 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 LOT IS A TEXTURE CLASS # SANDY LOAM BLOCKY 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 \$ 1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL, WITH THE FILING OF THIS PLAT, THE SUBDIVIDER IS PROVIDING ADEQUATE FINANCIAL GUARANTEES OF PERFORMANCE IN THE FORM OF A CASHIERS CHECK OR PERSONAL CHECK REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$ 1,000.00 WHICH IS THE ESTIMATED TOTAL COST TO INSTALL A SEPTIC TANK SYSTEM ON EACH LOT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT.
 AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE. THERE IS AN EXISTING SEPTIC TANK SYSTEM IN THIS SUBDIVISION

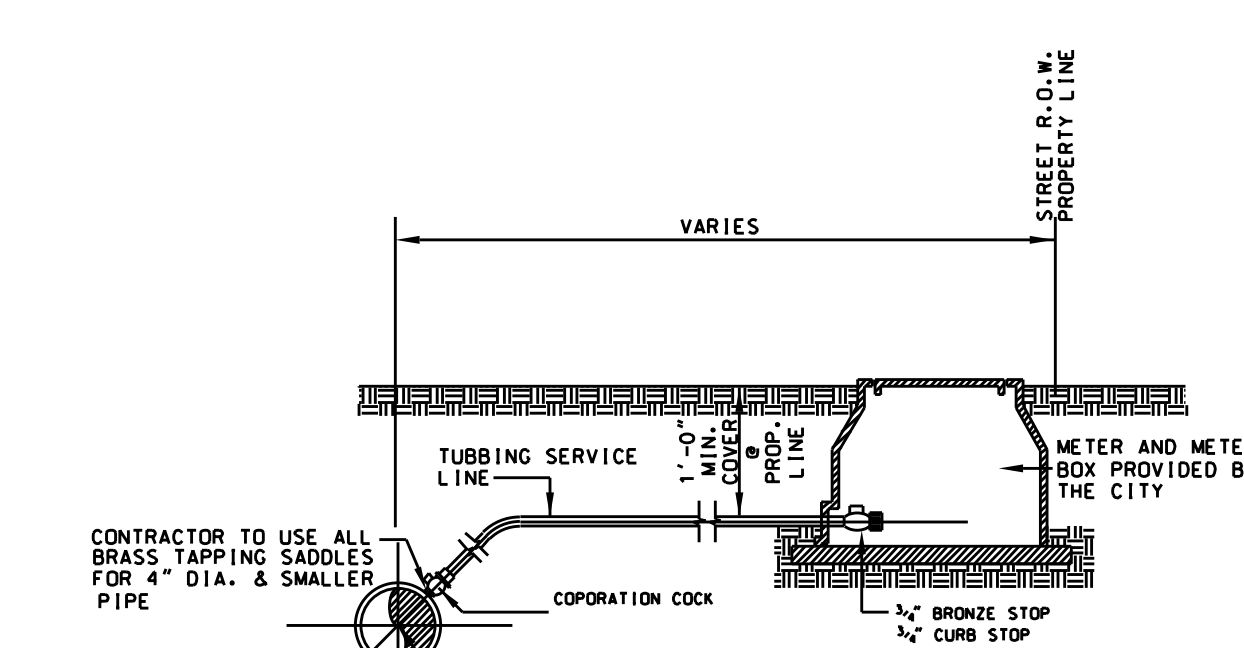
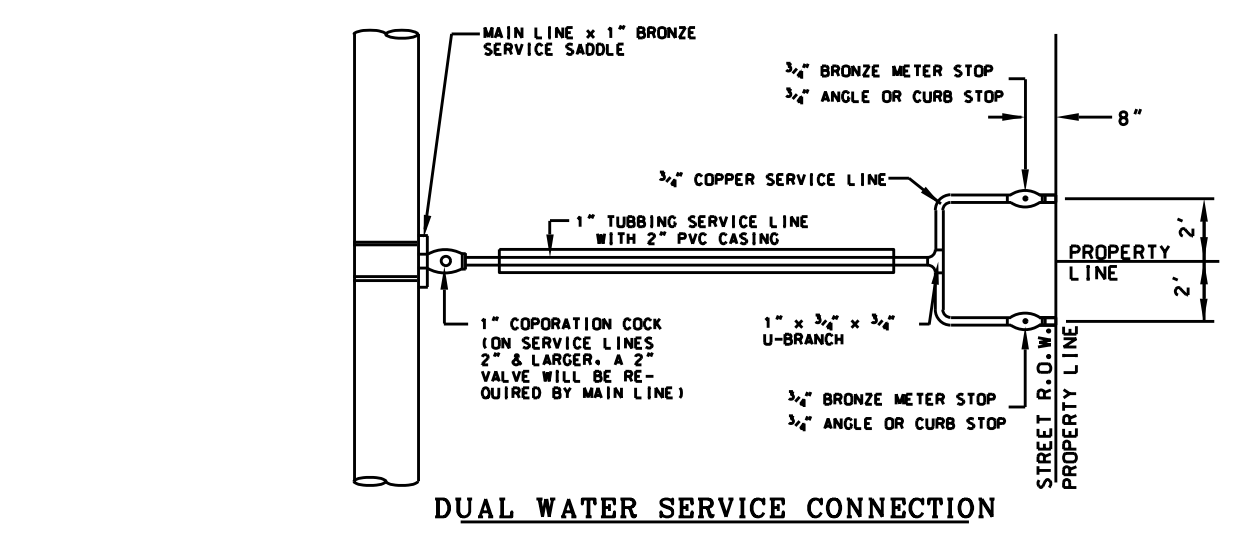
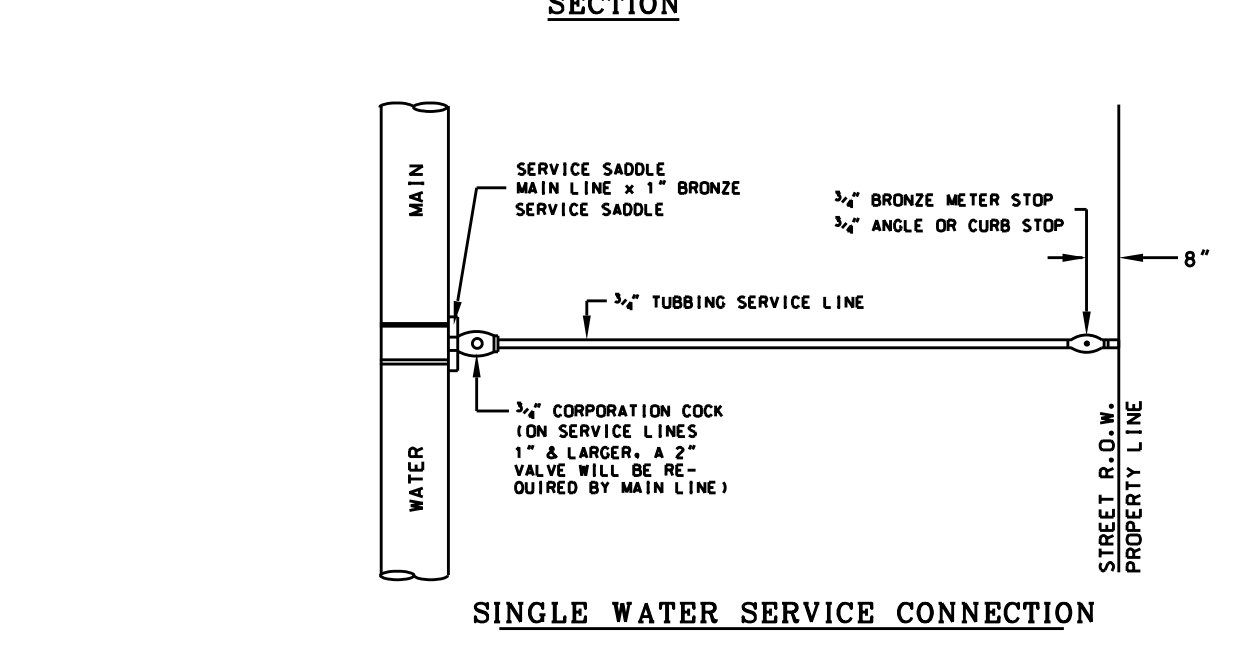
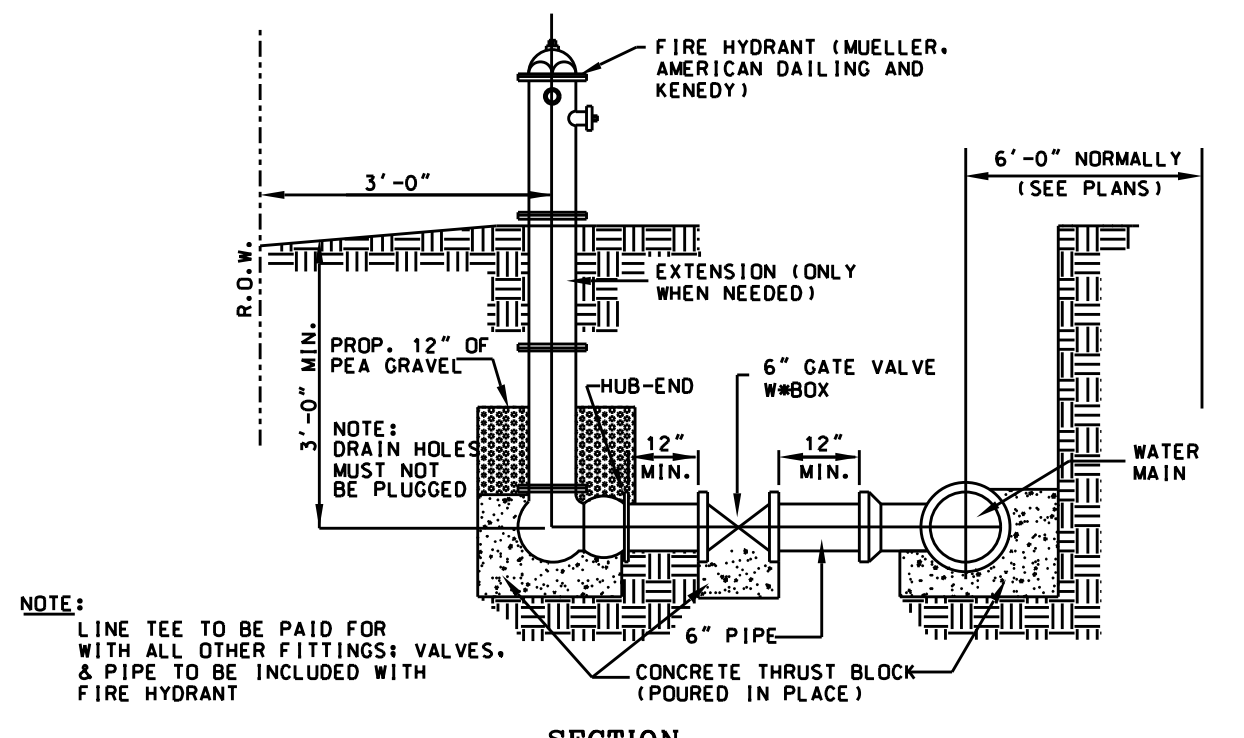
ENGINEER CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE, I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 37,550.00
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 9,000.00 FOR THE ENTIRE SUBDIVISION.

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO
 LA SUBDIVISION DE CURVE CROSSING SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY. EL DUENO DE LA SUBDIVISION Y LA COMPANIA AGUA N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.
 EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DE SIENNA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT-OF-WAY) DE LA CARRETERA TEXAS ROAD Y UNA DE 12 PULGADAS DE AGUA EN LADO SUR DE LA CALLE CURVE ROAD, SE INSTALATAN 1 SERVICIO DOBLES Y 1 SENCILLOS Y 1 HYDRANTE DE AGUA.
 PARA ESTA SUBDIVISION Y EL MEDIDOR MECANICO DE AGUA A UN COSTO TOTAL DE \$ 27,950.00
 EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. \$ 9,600.00 POR LOS LOTES QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DEL MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DEL LOTE SOLICITE EL MEDIDOR DE AGUA, LA COMPANIA DE N.A.W.S.C. LO INSTALARA SIN COSTO ALGUNO AL DUENO DE LA SUBDIVISION. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION.
 SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. GUSTAVO CHAPA, AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROVADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE. CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LOS LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME) EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 60 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.
 EL COSTO TOTAL PARA LA INSTALACION DE LOS SISTEMAS INDIVIDUAL DE FOSAS SEPTICAS PARA LA SUBDIVISION ES DE \$9,000.00 INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSAS SEPTICAS HA SIDO INSTALADA EN EL PROCESO DE LA APROVACION FINAL.
 EN CUALQUIER MOMENTO DESPUES QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUENO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUIR PARA UN SISTEMA SEPTICO. LAS FOSAS SEPTICAS DEBEN DE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EL LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA 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 MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 37,550.00
 DRENAJE: SE ESTIMA QUE LAS FOSAS SEPTICAS COSTARAN \$ 9,000.00 PARA TODA LA SUBDIVISION



COST ESTIMATE:

STREET PAVING:	\$0.00
WATER SUPPLY SYSTEM	\$37,550.00
SANITARY SEWER SYSTEM	\$9,000.00
DRAINAGE	\$0.00

DRAINAGE REPORT

I. PROJECT LOCATION
 A 6.50 acre tract of land out of Lot 15, Block 65, Alamo Land and Sugar Company Subdivision, according to the map recorded in volume 1, page 24, Map Records, Hidalgo County, Texas, and is located between Texas Road and Curve Road, 511 feet west of Tower Road. This property is located within the County of Hidalgo and is 1.5 mile ETJ of the city of Edinburg (Refer to Exhibit B).

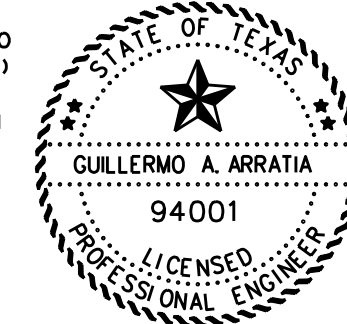
II. FLOOD PLAIN
 The subject tract lies in Zone 7/32B(2), (medium shading) areas between limits of the 100-year flood and the 500-year flood or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile or areas protected by levees from the base flood. F.E.M.A., FIRM Map No. 480334 0425 C, Map Revised: November 16, 1982. (Refer to Exhibit C).

III. SOIL CONDITIONS
 A review of the Soil Survey of Hidalgo County indicates the subject tract lies in an area of predominantly Hidalgo (29) sandy clay loam soil that has a pour low shrink-swell potential and is listed in Hydrological Group B. (Refer to exhibit D)

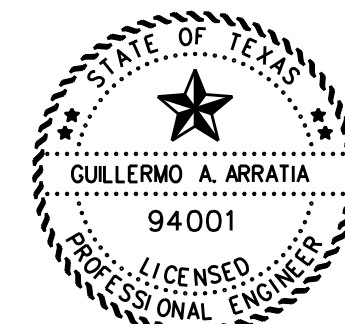
IV. EXISTING CONDITIONS
 The subject tract is currently undeveloped. The existing terrain has a grade of approximately (0.01%). Existing runoff (4.12 cfs) from the site is by form of sheet flow runs towards the north side of this tract.

V. PROPOSED CONDITIONS
 The proposed conditions for this subject tract is for 6 lots for residential use. The storm runoff after development will be increase 1.68 cfs for a total 7.495 cfs. I have calculated that 7,495 cf of storm runoff for a 50 year design frequency and will be detained within the property by a proposed detention areas at the front of the lots. An 18 inch pipe with safety end treatment will be required at driveway.

COMMUNITY-PANEL No. 480334 0325 D
 MAP REVISED: JUNE 6, 2000. (medium shading)
 FLOOD ZONE B - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE. AREAS PROTECTED BY LEEVES FROM THE BASE FLOOD.
 COMMUNITY-PANEL No. 480334 0425 C
 MAP REVISED: NOVEMBER 16, 1982. (medium shading)
 GUILLERMO A. ARRATIA
 LICENSED PROFESSIONAL ENGINEER NO. 94001
 526 N. 5TH ST.
 DONNA, TEXAS. 78537



Guillermo Arratia PE
 11/6/2024
 GUILLERMO A. ARRATIA
 LICENSED PROFESSIONAL ENGINEER • 94001
 526 N. 5TH ST.
 DONNA, TEXAS. 78537



AS BUILT: SEP. 15, 2024

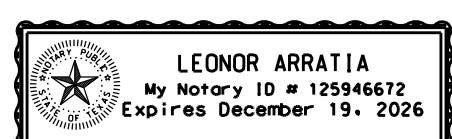
SUBDIVIDER CERTIFICATION:
 1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOT MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOT OR SEPTIC TANK MEET OR WILL MEET SUCH STANDARDS AND WILL BE BY STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:
 1.- ALBERT HANK SUBDIVIDER OF CURVE CROSSING SUBDIVISION HEREBY CERTIFY THAT ANY ADEQUATE DRINKING WATER PERMITS HAVE BEEN PAID AND 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 TO THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: DIMANAGEMENT LLC
 ALBERT HANKS - MANAGER OF DIMANAGEMENT, LLC
 ADDRESS: 502 E. EXPRESSWAY 83, SUITE G
 WESLACO, TEXAS. 78596

STATE OF TEXAS
 COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ALBERT HANKS PROVED TO BE THROUGH THEIR TEXAS
 SUBSCRIBED OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSON WHOSE NAME IS TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE AND 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 _____, 2024



NAIN ENGINEERING, L.L.C.
 CONSULTING ENGINEER
 526 N. 5TH STREET DONNA, TEXAS. 78537 FIRM NO. F-9050 PH. (956) 784-0218 E-MAIL: NAINENGINEERING@YAHOO.COM

DATE OF PREPARATION: OCTOBER 8, 2022