



## 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

### **Contact the Director of Hidalgo County Planning Department to discuss the scope of the project**

1. Please return the following for processing (in duplicate)
  - a. Permit application form.
  - b. Locator map.
  - c. Plans/profile of pipe or utility crossing.
  - d. Applicant's insurance certificate (in compliance with Schedule A).
  
2. Check payable to Hidalgo County Planning Department for appropriate fee(s) upon approval by the Hidalgo County Commissioners Court.

Hidalgo County Planning Department will make effort to process permit applications within a minimum of 30 days after receipt of the above required information.

All questions regarding this application should be addressed to the Director of Hidalgo County Planning Department.



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**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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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

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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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

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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## PIPELINE AND UTILITY PERMIT APPLICATION PACKET

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.

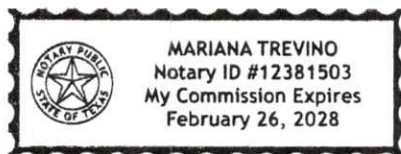
NORDHAUSEN UTILITY CONSTRUCTION, LLC  
(Name of Applicant – Printed or Typed)

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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**PIPELINE AND UTILITY PERMIT APPLICATION PACKET**

**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



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/21/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Shepard Insurance Group 5801 N 10th St Suite 600  McAllen TX 78504		<b>CONTACT NAME:</b> Patricia Cantu <b>PHONE (A/C, No, Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> Pat.Cantu@relationinsurance.com	
		<b>INSURER(S) AFFORDING COVERAGE</b>	
		<b>INSURER A:</b> United Fire Lloyds	<b>NAIC #</b> 43559
<b>INSURED</b> Nordhausen Utility Construction, LLC 36970 W. Mile 7 Rd.  Mission TX 78574		<b>INSURER B:</b> Texas Mutual Insurance Company  <b>INSURER C:</b>  <b>INSURER D:</b>  <b>INSURER E:</b>  <b>INSURER F:</b>	

**COVERAGES****CERTIFICATE NUMBER:** 23-24 GL.Auto.WC.UMB.IM**REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			85325641	12/08/2023	12/08/2024	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			85325641	12/08/2023	12/08/2024	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			85325641	12/08/2023	12/08/2024	EACH OCCURRENCE	\$ 1,000,000
							AGGREGATE	\$ 1,000,000
								\$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	0001316730	12/08/2023	12/08/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER	
							E.L. EACH ACCIDENT	\$ 1000000
							E.L. DISEASE - EA EMPLOYEE	\$ 1000000
							E.L. DISEASE - POLICY LIMIT	\$ 1000000
A	Contractors Equipment			85325641	12/08/2023	12/08/2024	Rented Leased	\$100,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**

[Job #: Job Type: MARAVILLAS ESTATES PHASE 4]  
 General Liability: Automatic Additional Insured & Blanket Waiver of Subrogation included per form CG72080717 & Primary & Non-Contributory wording included per form CG2001 12-19  
 Business Auto: Additional Insured & Waiver of Subrogation included per form CA71090117. Primary Non Contributory as per form CA0449 11-16  
 Umbrella: Additional Insured will be as per underlying per form CU00010413.  
 Workers Comp: Blanket Waiver of Subrogation applies per form WC420304B.

**CERTIFICATE HOLDER****CANCELLATION**

HIDALGO COUNTY PLANNING DEPARTMENT 2818 S. Bus Hwy 281  Edinburg TX 78539	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	--

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**TEXAS WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT**

This endorsement applies only to the insurance provided by the policy because Texas is shown in item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the schedule where you are required by a written contract to obtain this waiver from us.

This endorsement shall not operate directly or indirectly to benefit anyone not named in the Schedule.

The premium for this endorsement is shown in the Schedule.

**Schedule**

1.  Specific Waiver  
Name of person or organization
- Blanket Waiver  
Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.
2. Operations: ALL TEXAS OPERATIONS
3. Premium:  
The premium charge for this endorsement shall be **2.00** percent of the premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.
4. Advance Premium: Included, see Information Page

This endorsement changes the policy to which it is attached effective on the inception date of the policy unless a different date is indicated below.  
(The following "attaching clause" need be completed only when this endorsement is issued subsequent to preparation of the policy.)  
This endorsement, effective on 12/8/23 at 12:01 a.m. standard time, forms a part of:

Policy no. 0001316730 of Texas Mutual Insurance Company effective on 12/8/23

Issued to: NORDHAUSEN UTILITY CONSTRUCTION, LLC



\_\_\_\_\_  
**Authorized representative**

This is not a bill

NCCI Carrier Code: 29939

12/7/23



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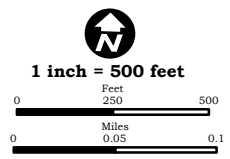
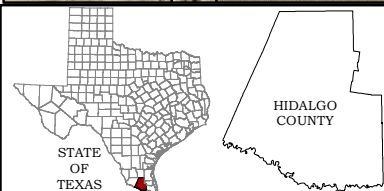
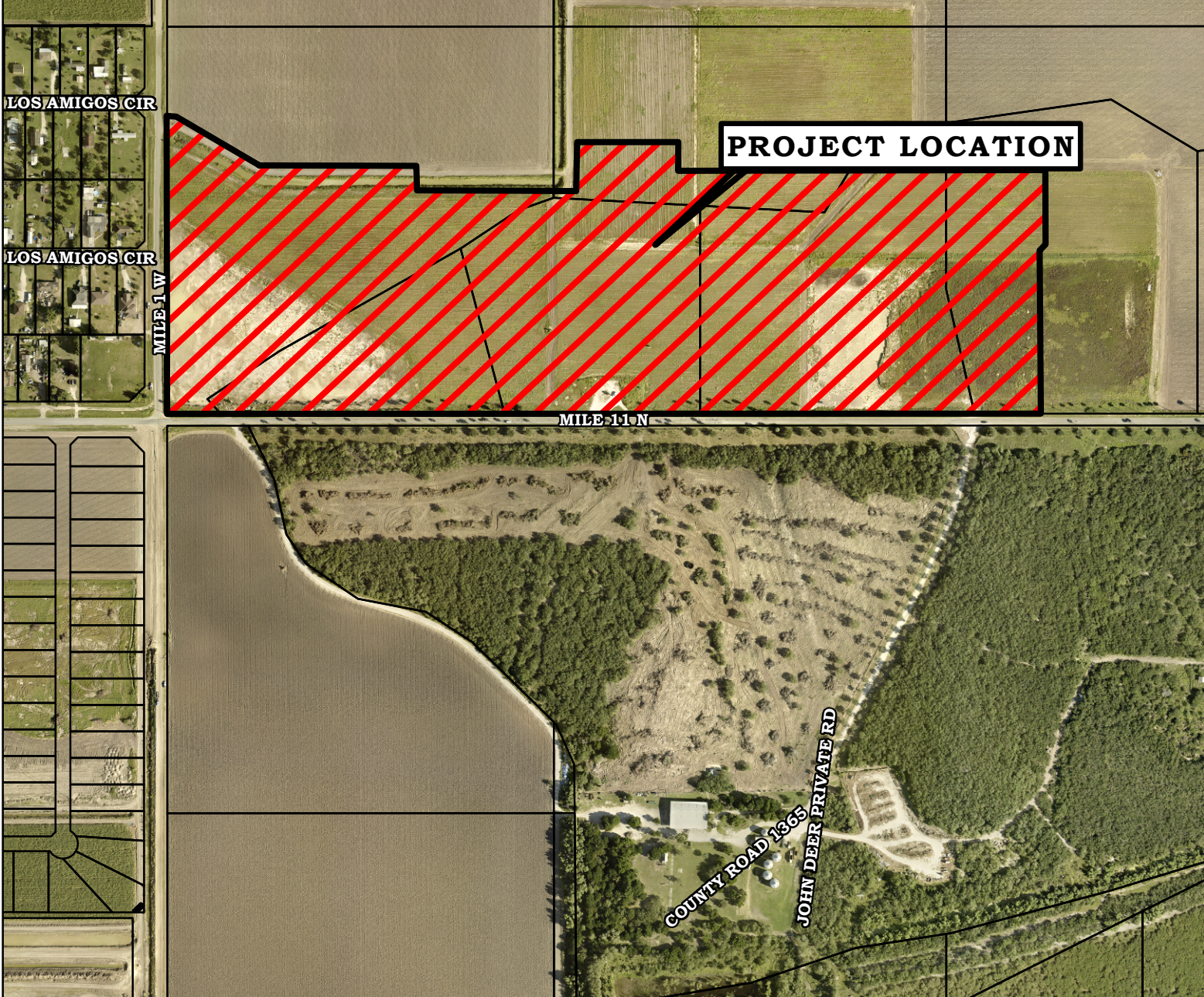
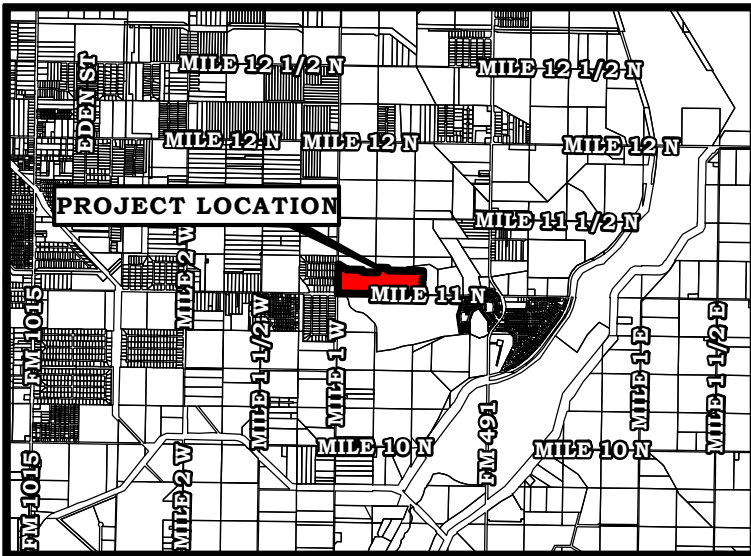
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# PIPELINE AND UTILITY PERMIT APPLICATION PACKET

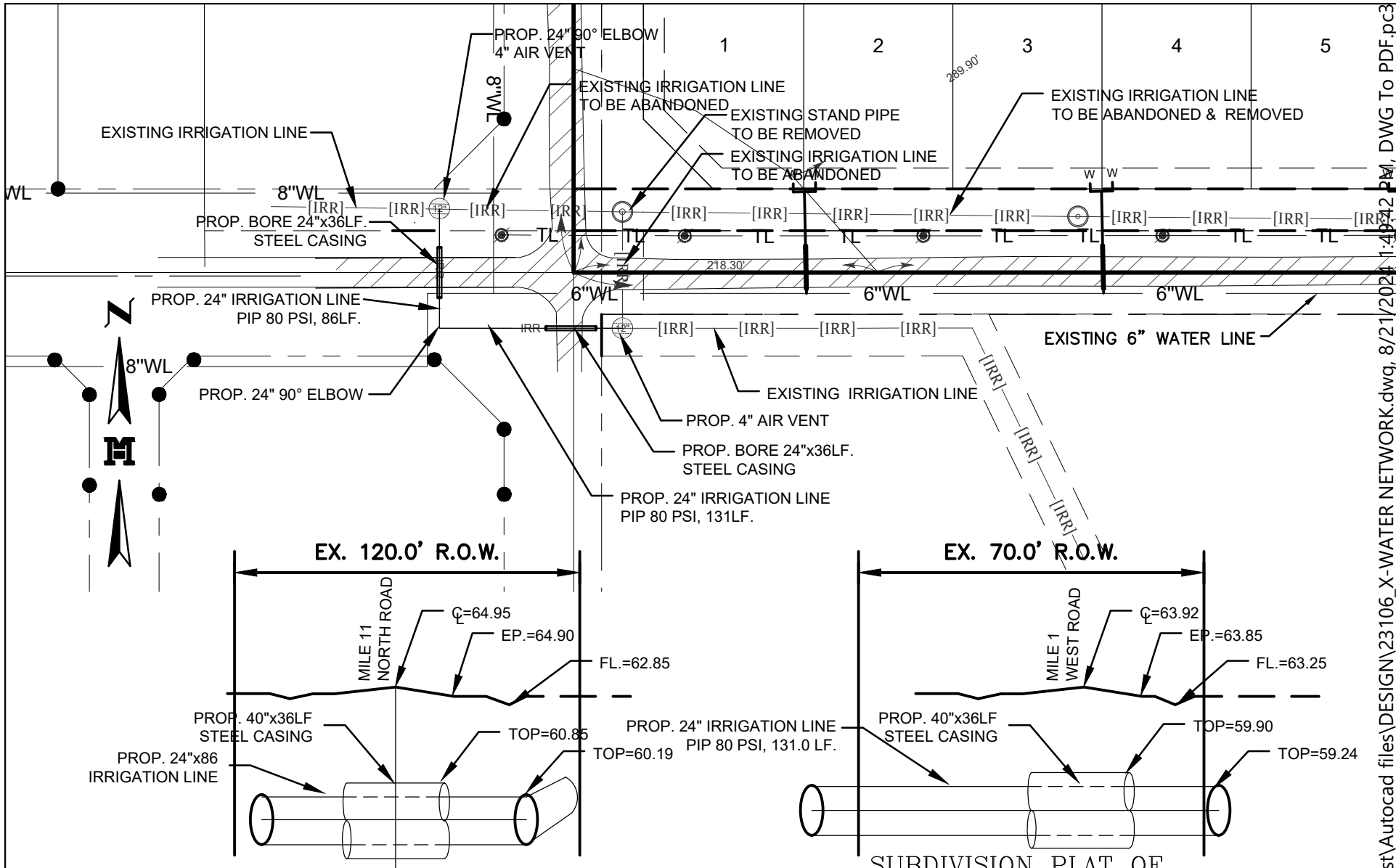
## EXHIBIT A

(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

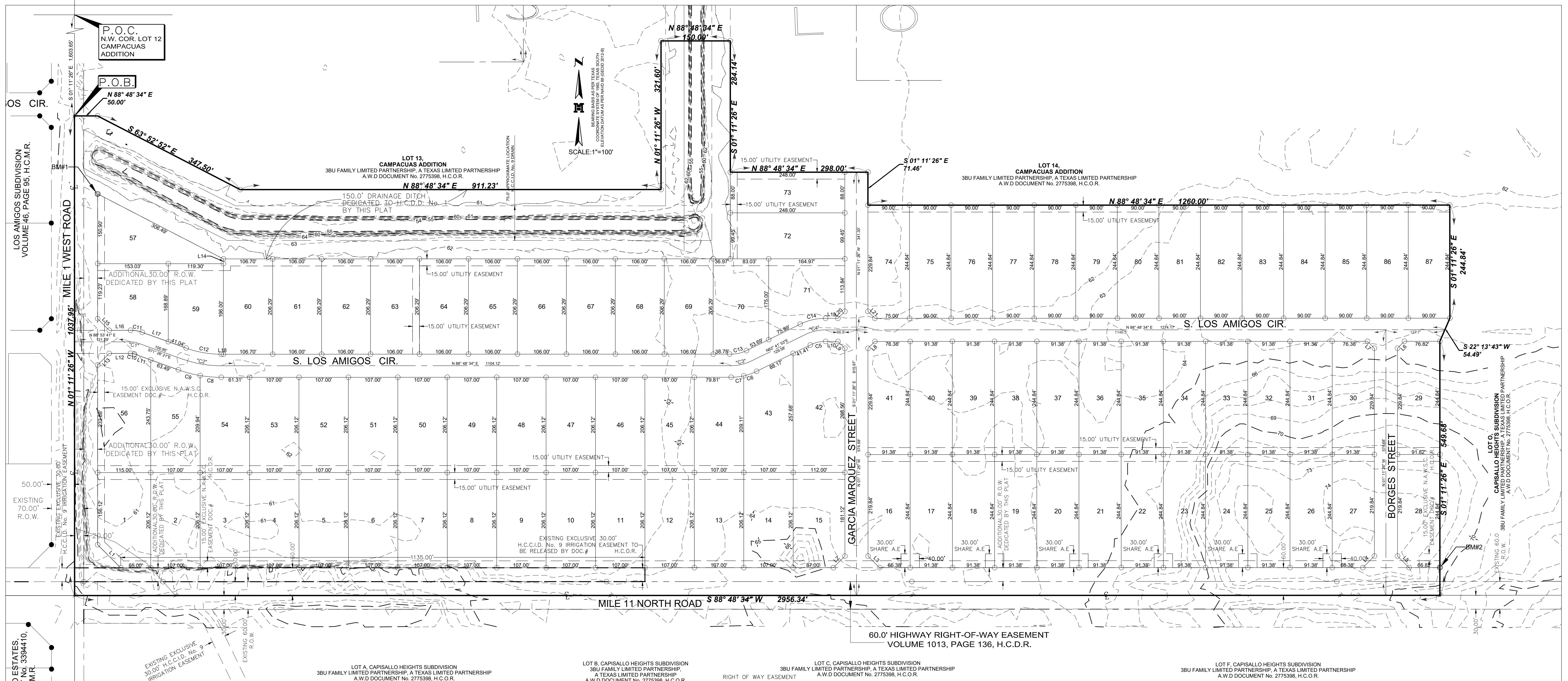


**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

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

SUBDIVISION PLAT OF  
**MARAVILLAS ESTATES**  
**PHASE 4**

60.903 ACRES BEING OUT OF



ADO ESTATES, HNT No. 3394410, I.C.M.R. LOS AMIGOS SUBDIVISION VOLUME 46, PAGE 95, H.C.M.R. LOT 13, CAMPACUAS ADDITION 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP A.W.D DOCUMENT No. 2775398, H.C.O.R. LOT 14, CAMPACUAS ADDITION 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP A.W.D DOCUMENT No. 2775398, H.C.O.R. LOT A, CAPISALLO HEIGHTS SUBDIVISION 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP A.W.D DOCUMENT No. 2775398, H.C.O.R. LOT B, CAPISALLO HEIGHTS SUBDIVISION 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP A.W.D DOCUMENT No. 2775398, H.C.O.R. LOT C, CAPISALLO HEIGHTS SUBDIVISION 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP A.W.D DOCUMENT No. 2775398, H.C.O.R. LOT D, CAPISALLO HEIGHTS SUBDIVISION 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP A.W.D DOCUMENT No. 2775398, H.C.O.R. LOT E, CAPISALLO HEIGHTS SUBDIVISION 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP A.W.D DOCUMENT No. 2775398, H.C.O.R. LOT F, CAPISALLO HEIGHTS SUBDIVISION 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP A.W.D DOCUMENT No. 2775398, H.C.O.R.

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

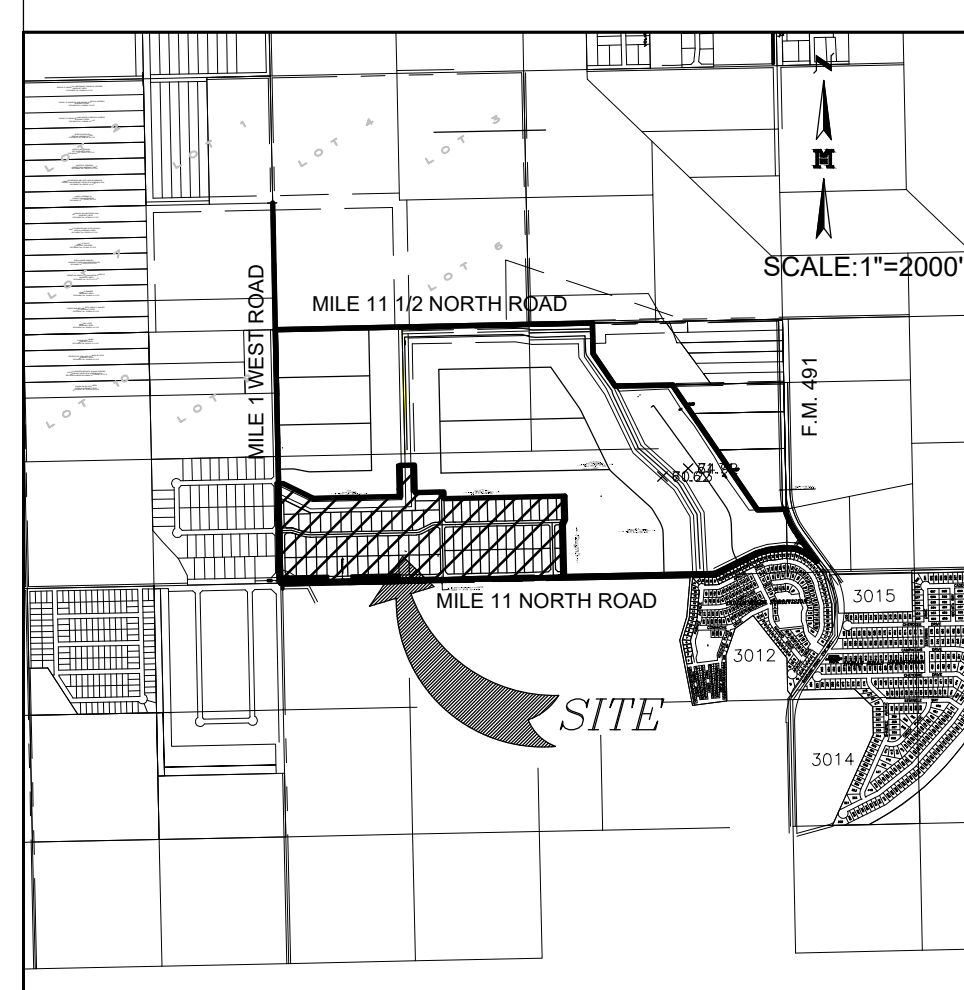
ACKNOWLEDGMENT

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: \_\_\_\_\_



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 ET; 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			
	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
- ▬ C.L. - CENTER LINE
- ▬ TL - TELEPHONE LINE

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

SHEET 1 OF 6 SHEETS

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. STRUCTURES WITHIN THE 100-YEAR FLOOD PLAIN ARE TO BE CONSTRUCTED 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 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.

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-COMPACTION OF SOIL WITHIN SOLD AND RELOCATED EASEMENTS.

20. H.C.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"	S76° 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

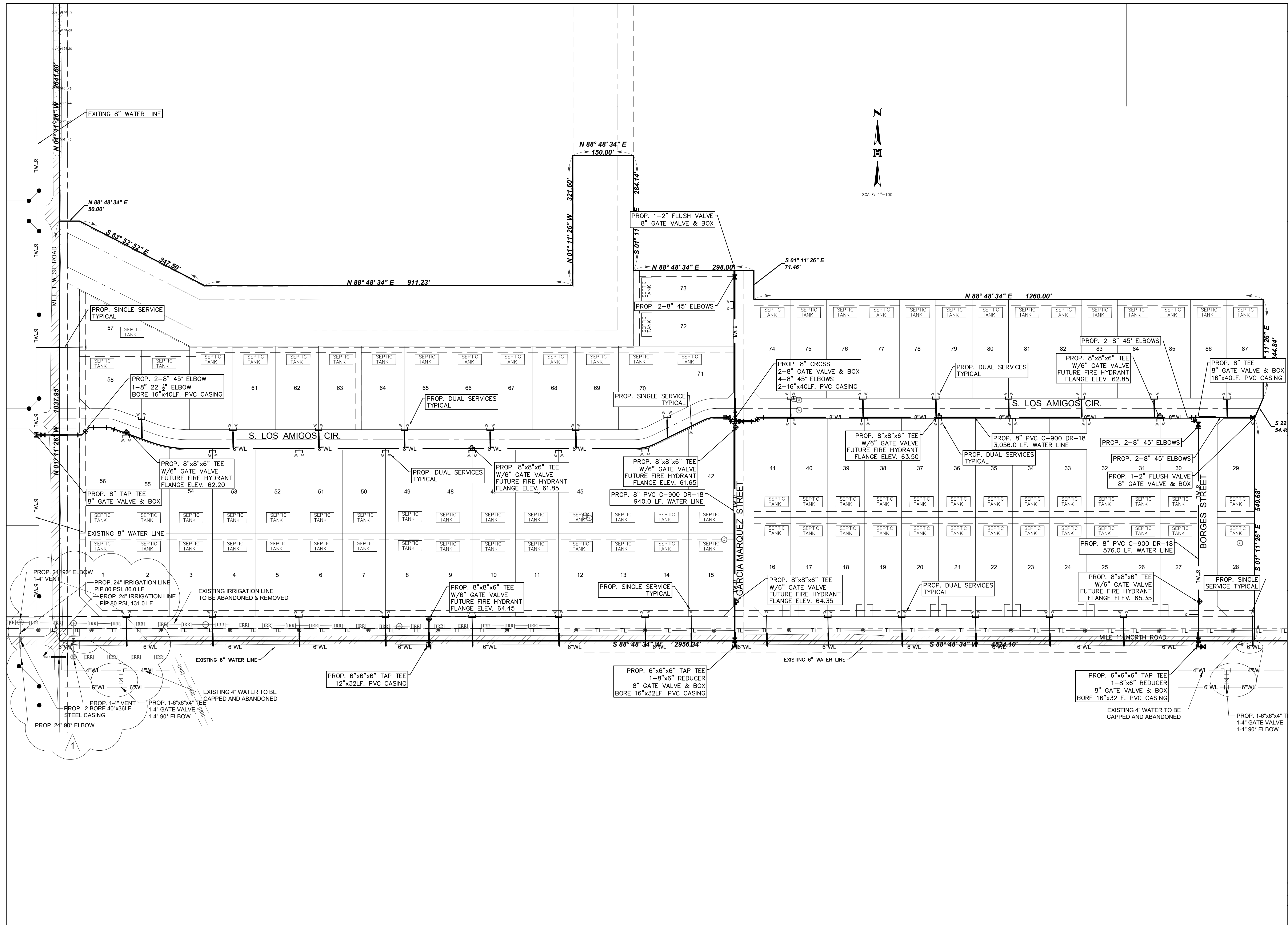
Line #	Direction	Length
L1	N 46° 11' 26" W	70.71'
L2	S 43° 48' 34" W	35.36'
L3	N 46° 11' 26" W	35.36'
L4	S 43° 48' 34" W	35.36'
L5	N 46° 11' 26" W	35.36'
L6	N 43° 48' 34" E	21.21'
L7	S 46° 11' 26" E	21.21'
L8	N 43° 48' 34" E	21.21'
L9	S 46° 11' 26" E	21.21'
L10	N 88° 48' 34" E	26.81'
L11	S 71° 26' 21" 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 REVISED

REVISION

MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541  
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ENG. TECH. CRO  
PROJECT ENG. MARIO REYNA

BOOK: 1  
RELEASE DATE: 8-23-23

SCALE: 100

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

WARIO A. REYNA  
PROFESSIONAL ENGINEER  
NO. 117368

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

06/06/24

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