



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: 1-28-2025

PROPOSED BARCELONA ESTATES SUBDIVISION, PRECINCT No. 1.

ENGINEER MELDEN & HUNT DEVELOPER: SAH-SANTA ANA DEVELOPMENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 99 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 19

FILLING STATIONS: 11

LOCATION DESCRIPTION: SOUTH WEST CORNER OF STITES ROAD AND SOUTH RIVER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-21-2024 PROPERTY LIES WITHIN FLOOD ZONE: "B" 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: 30.0 FEET ONTO S. RIVER ROAD AND 40.0 FEET ONTO STITES ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-8-24 BY, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-21-25 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY CITY OF DONNA. LINE SIZE: 8" LOCATION: S. RIVER ROAD

WATER SERVICE PROVIDER: CITY OF DONNA. LINE SIZE: 8" LOCATION: S. RIVER ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-21-25: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

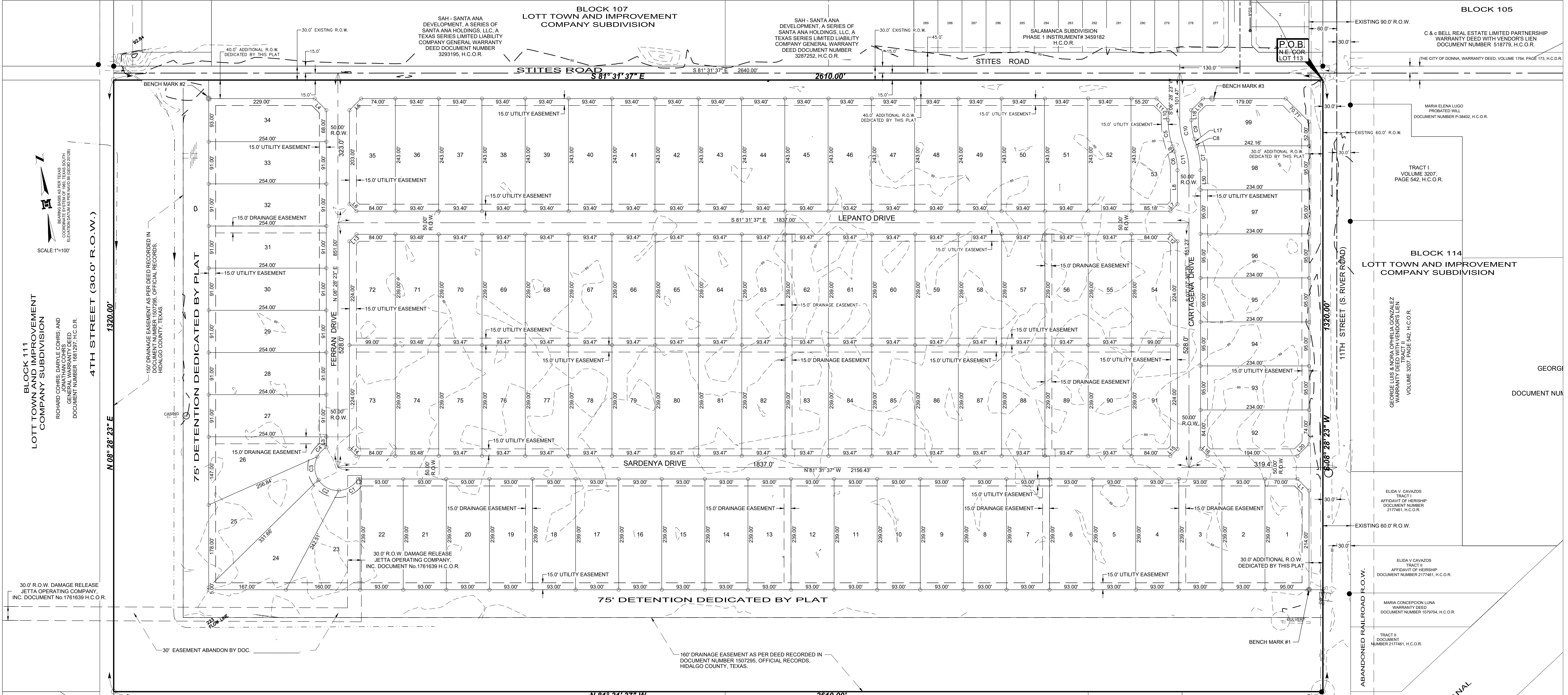
The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

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.



BLOCK 120
 RICHARD COHRS; DARYLE COHRS;
 AND JONATHAN COHRS
 GENERAL WARRANTY DEED
 DOCUMENT NUMBER 1691297, H.C.O.R.

BLOCK 119
LOTT TOWN AND IMPROVEMENT
COMPANY SUBDIVISION
 7G RANCH, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
 GENERAL WARRANTY DEED
 TRACT III
 DOCUMENT NUMBER 2772374, H.C.O.R.

INDEX TO SHEET OF BARCELONA ESTATES
 SHEET 1: HEADING; INDEX; LOCATION MAP & ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; OWNERS DEDICATION; CERTIFICATION; SURVEYOR'S CERTIFICATION; ENGINEERING CERTIFICATION; ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.
 SHEET 2: HEADING; MAP; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; LOT AREA TABLE, LOT CURVE TABLE, LOT LINE TABLE; H.C.O.D. NO. 1; DONNA IRRIGATION DISTRICT; CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE; CITY; MAYOR CERTIFICATE; DONNA PLANNING & ZONING.
 SHEET 3: WATER LAYOUT AND DISTRIBUTION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).
 SHEET 4: SANITARY SEWER LAYOUT IMPROVEMENTS; ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).
 SHEET 5: CONSTRUCTION DETAILS OF WATER AND SANITARY.
 SHEET 6: MAP OF TOPOGRAPHY AND DRAINAGE, REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING; ENGINEERING CERTIFICATION; STORM CONSTRUCTION DETAILS.
 SHEET 7: MAP OF TOPOGRAPHY AND PAVING; CONSTRUCTION DETAILS.

LEGEND
 ● FOUND No. 4 REBAR
 ○ FOUND PIPE
 ○ SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 ⊕ BENCH MARK
 R.O.W. - RIGHT OF WAY
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 N.E. COR. - NORTHEAST CORNER
 L - LOT LINE

PLAT OF
BARCELONA ESTATES
 79.091 ACRES
 BEING ALL OF
BLOCKS 112 AND 113
LOTT TOWN AND IMPROVEMENT COMPANY
SUBDIVISION
VOLUME 0, PAGE 57 H.C.M.R.
HIDALGO COUNTY, TEXAS

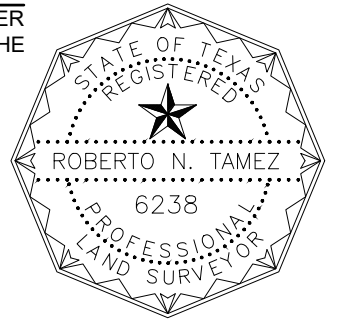
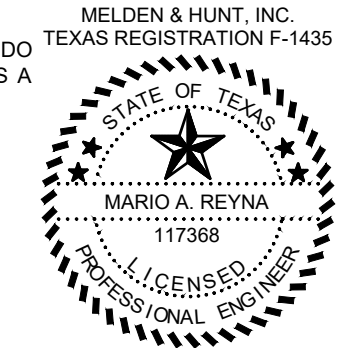
STATE OF TEXAS
COUNTY OF HIDALGO
 I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

MARIO A. REYNA, P.E. # 22180.00
 DATE PREPARED: 01/06/24 BY: CP

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF BARCELONA ESTATES, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-29-22, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
 DATE SURVEYED: 11-29-2022
 T-1160, PAGE 61-62
 SURVEY JOB NO. 22180.08



STATE OF TEXAS
COUNTY OF HIDALGO
 OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION

WE, SAH-SANTA ANA DEVELOPMENT LLC, AS OWNER OF THE 79.091 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BARCELONA ESTATES HEREBY SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREETS, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

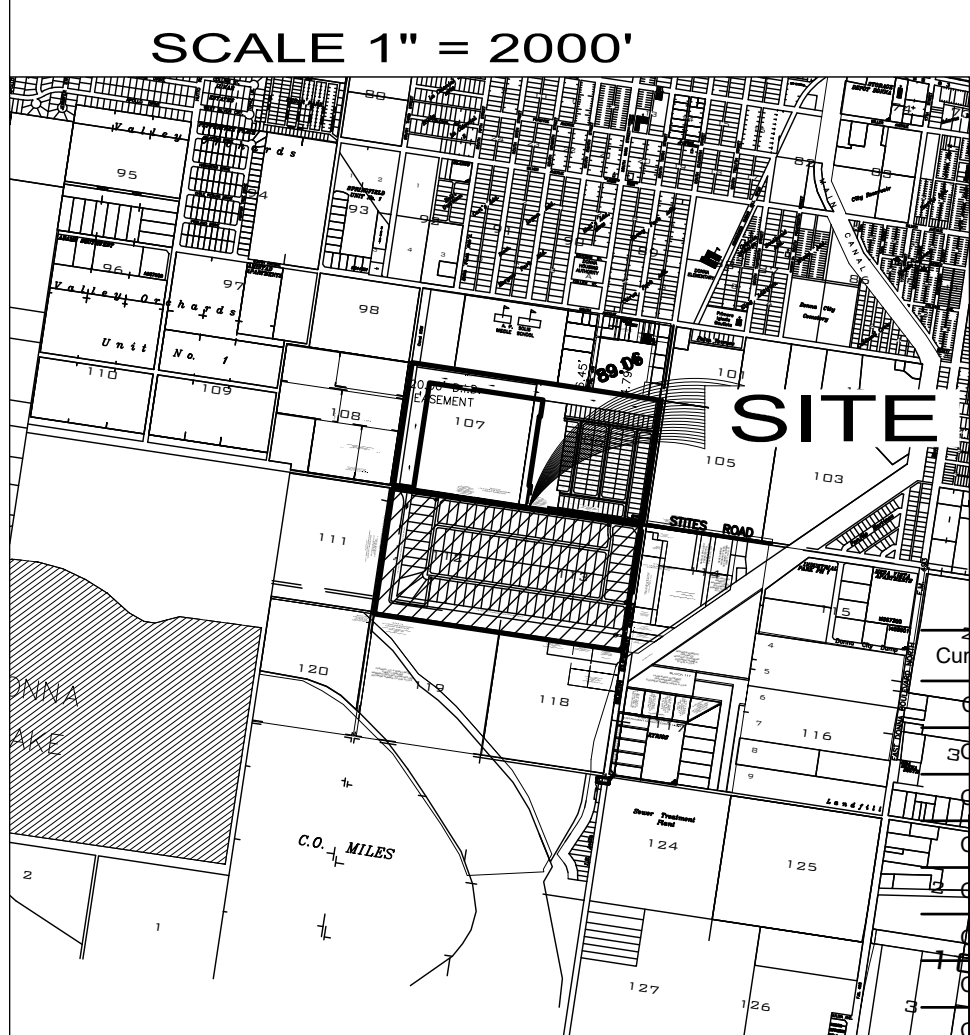
SAH-SANTA ANA DEVELOPMENT LLC, A SERIES OF SANTA ANA HOLDINGS, L.L.C. DATE: _____
 A TEXAS SERIES LIMITED LIABILITY COMPANY
 JONATHAN COHRS, PRESIDENT
 P.O. BOX 730
 MCALLEN, TEXAS 78505-0730

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JONATHAN COHRS, 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC IN THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____



MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
SAH-SANTA ANA DEVELOPMENT LLC	P.O. BOX 730	MCALLEN, TEXAS 78505	C/O(956) 381-0981	C/O(956) 381-1839
JONATHAN COHRS	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
ENGINEER: MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



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

PLAT OF BARCELONA ESTATES

79.091 ACRES
BEING ALL OF
BLOCKS 112 AND 113
LOTT TOWN AND IMPROVEMENT COMPANY
SUBDIVISION
VOLUME 0, PAGE 57 H.C.M.R.
HIDALGO COUNTY, TEXAS

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON
THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT ATTEST: _____
SECRETARY

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

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

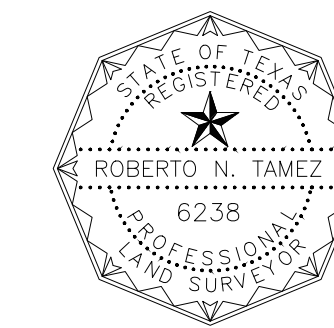
HIDALGO COUNTY JUDGE DATE: _____
ATTEST: _____
HIDALGO COUNTY CLERK DATE: _____

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

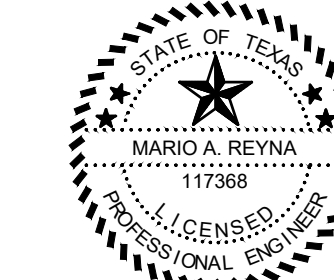
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1



MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 79.091 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOTS 112 & 113, LOTT TOWN AND IMPROVEMENTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGE 56, HIDALGO COUNTY MAP RECORDS, SAID 79.091 ACRES OUT OF A CERTAIN TRACT CONVEYED TO THE DAVIS FAMILY TRUST BY VIRTUE OF A DISTRIBUTION DEED RECORDED UNDER DOCUMENT NUMBER 2811528, HIDALGO COUNTY OFFICIAL RECORDS, SAID 79.091 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A NO. 4 REBAR SET (NORTHING: 16598765.174, EASTING: 11276055.331) AT THE NORTHEAST CORNER OF SAID LOT 113:

1. THENCE, S 08° 28' 23" W, ALONG THE EAST LINE OF SAID LOT 113 A DISTANCE OF 1320.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 31' 37" W AT A DISTANCE OF 1,290.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 113 AND THE SOUTHEAST CORNER OF SAID LOT 112, CONTINUING A TOTAL DISTANCE OF 2610.00 FEET TO A NO. 4 REBAR SET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 28' 23" E ALONG THE WEST LINE OF SAID LOT 112 A DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 31' 37" E ALONG THE NORTH LINE OF SAID LOTS 112 A DISTANCE OF 1320.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 112 AND THE NORTHWEST CORNER OF SAID LOT 113, CONTINUING A TOTAL DISTANCE OF 2,610.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 79.091 ACRES OF LAND, MORE OR LESS.

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF BARCELONA ESTATES WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA

ON _____, DAY OF _____, 20____.

MAYOR OF THE CITY OF DONNA DATE

ATTEST:

SECRETARY OF THE CITY OF DONNA DATE

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF BARCELONA ESTATES WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA

ON _____, DAY OF _____, 20____.

P&Z CHAIRMAN OF THE CITY OF DONNA DATE

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.
ZONE "C" COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2. SETBACKS:
FRONT: 25.00 FEET. CUL-DE-SAC 15.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
3. 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.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 16" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
→B.M. NO. 1-ELEV. 89.65 N.G.V.D. 29 DESCRIPTIONS: MHI DISC SET IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16581431.360, E: 1130252.010.
→B.M. NO. 2-ELEV. 89.90 N.G.V.D. 29 DESCRIPTIONS: MHI DISC SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 34 OF THIS SUBDIVISION. N: 1658229.730, E: 1128059.110
→B.M. NO. 3-ELEV. 89.50 N.G.V.D. 29 DESCRIPTIONS: MHI DISC SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 99 OF THIS SUBDIVISION. N: 16582510.580, E: 1130201.470.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 390,654 CUBIC-FEET 8.968 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS. (SEE SHEET NO. 6 FOR STORM SEWER IMPROVEMENTS.)
7. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF ITS DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
8. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
9. 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.
10. 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.
11. 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.
12. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE AND MULTI-FAMILY USE.
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.
17. 4-FT. SIDEWALK IS REQUIRED ON BOTH SIDES OF ALL INTERIOR STREET AT TIME OF BUILDING PERMIT STAGE.
18. FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
19. STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING PERMIT.
20. ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT.
21. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
22. LOTS 34 THROUGH 53 AND LOT 99, SHALL NOT HAVE ACCESS ON TO THE STITES ROAD AND LOT 1, 92 THROUGH 99 SHALL NOT HAVE ACCESS ON TO S. 11TH STREET.
23. ALL IRRIGATION EASEMENT ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
24. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
25. NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
26. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THIS DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

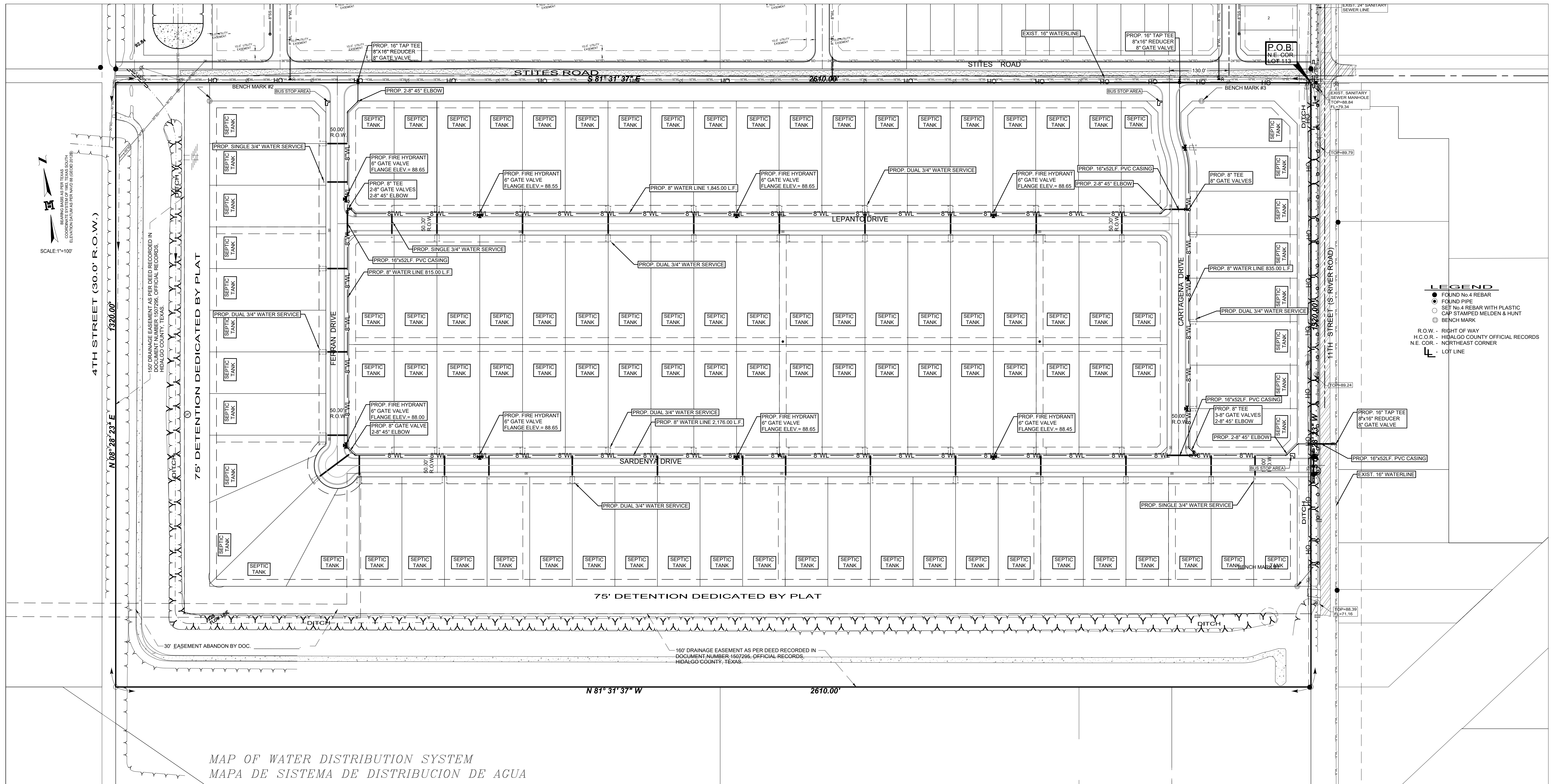
BEARING BASED UPON THE TEXAS
COORDINATE SYSTEM SOUTH
ELEVATION DATA AS PER NAVD83 (GEOID 2011B)
SCALE: 1"=100'

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

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	ACRES	Lot #	SQ. FT.	ACRES	Lot #	SQ. FT.	ACRES	Lot #	SQ. FT.	ACRES
1	22392.50	0.514	31	23114.00	0.531	61	22339.33	0.513	91	23548.50	0.541
2	22227.00	0.510	32	23114.00	0.531	62	22339.33	0.513	92	22741.00	0.522
3	22227.00	0.510	33	23114.00	0.531	63	22339.33	0.513	93	22230.00	0.510
4	22227.00	0.510	34	23309.50	0.535	64	22339.33	0.513	94	22230.00	0.510
5	22227.00	0.510	35	23631.96	0.543	65	22339.33	0.513	95	22230.00	0.510
6	22227.00	0.510	36	22696.15	0.521	66	22339.33	0.513	96	22230.00	0.510
7	22227.00	0.510	37	22696.13	0.521	67	22339.33	0.513	97	22230.00	0.510
8	22227.00	0.510	38	22696.12	0.521	68	22339.33	0.513	98	22372.18	0.514
9	22227.00	0.510	39	22696.11	0.521	69	22339.33	0.513	99	24114.73	0.554
10	22227.00	0.510	40	22696.10	0.521	70	22339.33	0.513			
11	22227.00	0.510	41	22696.09	0.521	71	22341.72	0.513			
12	22227.00	0.510	42	22696.08	0.521	72	23548.50	0.541			
13	22227.00	0.510	43	22696.06	0.521	73	23548.50	0.541			
14	22227.00	0.510	44	22696.05	0.521	74	22341.72	0.513			
15	22227.00	0.510	45	22696.04	0.521	75	22339.33	0.513			
16	22227.00	0.510	46	22698.06	0.521	76	22339.33	0.513			
17	22227.00	0.510	47	22696.02	0.521	77	22339.33	0.513			
18	22227.00	0.510	48	22696.01	0.521	78	22339.33	0.513			
19	22227.00	0.510	49	22695.99	0.521	79	22339.33	0.513			
20	22227.00	0.510	50	22695.98	0.521	80	22339.33	0.513			
21	22227.00	0.510	51	22695.97	0.521	81	22339.33	0.513			
22	22227.33	0.510	52	22695.96	0.521	82	22339.33	0.513			
23	22476.22	0.516	53	21848.04	0.502	83	22339.33	0.513			
24	26241.49	0.602	54	23548.50	0.541	84	22339.33	0.513			
25	26811.10	0.615	55	22339.33	0.513	85	22339.33	0.513			
26	22863.86	0.525	56	22339.33	0.513	86	22339.33	0.513			
27	23114.00	0.531	57	22339.33	0.513	87	22339.33	0.513			
28	23114.00	0.531	58	22339.33	0.513	88	22339.33	0.513			
29	23114.00	0.531	59	22339.33	0.513	89	22339.33	0.513			
30	23114.00	0.531	60	22339.33	0.513	90	22339.33	0.513			

Line Table		
Line #	Direction	Length
L1	S 36° 31' 37" E	35.36'
L2	S 81° 31' 37" E	4.70'
L3	S 08° 28' 23" W	22.70'
L4	N 36° 31' 37" W	35.36'
L5	S 53° 28' 23" W	35.36'
L6	N 36° 31' 37" W	21.21'
L7	S 53° 28' 23" W	21.21'
L8	S 08° 28' 23" W	73.20'
L9	S 10° 27' 32" E	11.62'
L10	S 08° 28' 23" W	21.47'
L11	S 36° 31' 37" E	35.36'
L12	N 36° 31' 37" W	21.21'
L13	S 53° 28' 23" W	21.21'
L14	S 36° 31' 37" E	21.21'
L15	S 53° 28' 23" W	21.21'
L16	N 36° 31' 37" W	21.21'
L17	S 10° 27' 32" E	11.62'
L18	S 08° 28' 23" W	21.47'
L19	N 53° 28' 23" E	35.36'
L20	N 53° 28' 23" E	35.36'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	50.36'	50.00'	057° 42' 29"	N67° 19' 37"E	48.26'	27.55'
C2	52.36'	50.00'	060° 00' 00"	S53° 49' 09"E	50.00'	28.87'
C3	52.36'	50.00'	060° 00' 00"	S6° 10' 51"W	50.00'	28.87'
C4	28.18'	50.00'	032° 17' 31"	S52° 19' 37"W	27.81'	14.48'
C5	57.82'	175.00'	018° 55' 55"	S0° 59' 35"E	57.56'	29.18'
C6	41.30'	125.00'	018° 55' 55"	N0° 59' 35"W	41.12'	20.84'
C7	53.64'	175.00'	017° 33' 40"	N0° 18' 27"W	53.43'	27.03'
C8	4.19'	175.00'	001° 22' 15"	N9° 46' 24"W	4.19'	2.09'
C9	41.30'	125.00'	018° 55' 55"	S0° 59' 35"E	41.12'	20.84'
C10	49.56'	150.00'	018° 55' 55"	S0° 59' 35"E	49.34'	25.01'
C11	49.56'	150.00'	018° 55' 55"	N0° 59' 35"W	49.34'	25.01'



- LEGEND**
- FOUND No. 4 REBAR
 - FOUND PIPE
 - SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊙ BENCH MARK
 - R.O.W. - RIGHT OF WAY
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - LOT LINE

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

PLAT OF
BARCELONA ESTATES
 79.091 ACRES
 BEING ALL OF
 BLOCKS 112 AND 113
 LOTT TOWN AND IMPROVEMENT COMPANY
 SUBDIVISION
 VOLUME 0, PAGE 57 H.C.M.R.
 HIDALGO COUNTY, TEXAS



- LEGEND (PROPOSED)** (PIPE SIZES AS PER PLANS)
- WATER VALVE
 - ▲ FIRE HYDRANT W/ VALVE & TEE
 - ▨ PROP. 1" DUAL WATER SERVICES WITH 2" PVC CASING
 - ▨ PROP. 1" SINGLE WATER SERVICES WITH 2" PVC CASING
 - STORM MANHOLE
 - ⊠ TYPE "A" INLET
 - ⊙ SANITARY MANHOLE
 - 1" DUAL SANITARY SEWER SERVICE
 - 1" SINGLE SANITARY SEWER SERVICE
 - 8"WL — 8"WL — WATER LINE
 - 8"SS — 8"SS — SEWER LINE
 - 24"SD — 24"SD — STORM LINE
 - IRR — IRR — IRRIG. LINE

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COST ESTIMATE:

WATER DISTRIBUTION:	\$ 86,360.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 90,000.00
DRAINAGE IMPROVEMENTS:	\$ 00,000.00
PAVING IMPROVEMENTS:	\$ 251,478.20

ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	\$ 86,360.00
SERVICIO DE DRENAJE SANITARIO	\$ 90,000.00
DREAJE PLUVIAL:	\$ 00,000.00
PAVIMENTACION DE CALLES:	\$ 251,478.20

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

BARCELONA ESTATES WILL BE PROVIDED WITH POTABLE WATER BY CITY OF DONNA. THE SUBDIVIDER AND CITY OF DONNA HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF DONNA HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF DONNA 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.

THE CITY OF DONNA HAS TWO EXISTING 16" WATER LINE ALONG THE EAST RIGHT-OF-WAY OF 11TH STREET (S. RIVER ROAD) AND ALONG THE SOUTH RIGHT OF STITES ROAD. THE WATER SYSTEM FOR BARCELONA ESTATES SHALL CONSISTS OF A 8" WATER LINE THAT TAPS INTO THE EXISTING 16" WATER LINES. AN 8" WATER LINE TAPS ONTO THE EXISTING 8" WATER LINE ALONG THE EAST SIDE OF 11TH STREET THEN CROSSING 11TH STREET TO THE WEST, THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF SOUTH STREET, THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF WEST STREET CONNECTING THE EXISTING 16" WATER ALONG THE NORTHWEST CORNER OF LOT 35. ANOTHER 8" WATER LINE TAP ONTO THE EXISTING 16" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF STITES ROAD THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF EAST STREET CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHEAST CORNER OF LOT 91. ANOTHER 8" WATER LINE CONNECT ONTO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE WEST LINE OF LOT 87 THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF NORTH STREET CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 35 TO SERVICE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE BARCELONA ESTATES CONSISTS OF FOURTY-SIX (46) -1" DIAMETER DUAL SERVICE LINES RUN TO EACH LOT CORNER. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT & SEVEN (7) SINGLE SERVICES SERVING 7 LOTS. THE 8" LINES, 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$662,876.80, OR \$1,978.34 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$42,000.00, WHICH COVERS THE \$1,200.00 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 LOTS 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 FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 10 FIRE HYDRANTS AT A UNIT COST OF \$4,600.00 FOR A TOTAL COST OF \$46,000.00. 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, COST AND OPERABILITY DATES

SEWAGE FROM BARCELONA ESTATES WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER 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 HIDALGO FINE SANDY LOAM, RACOMBS SANDY CLAY LOAM AND WILLACY FINE 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 GROUND WATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE SUBDIVISION DRAINS WELL. THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,900.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. WITH THE FILING OF THIS FINAL 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 \$287,100.00, 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.

ENGINEER CERTIFICATION:

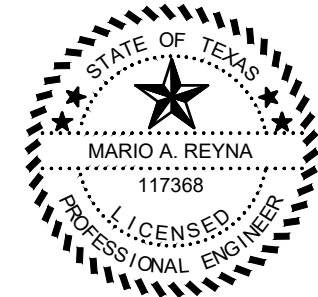
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$371,389.54 WHICH EQUALS TO \$4,268.85 PER LOT.

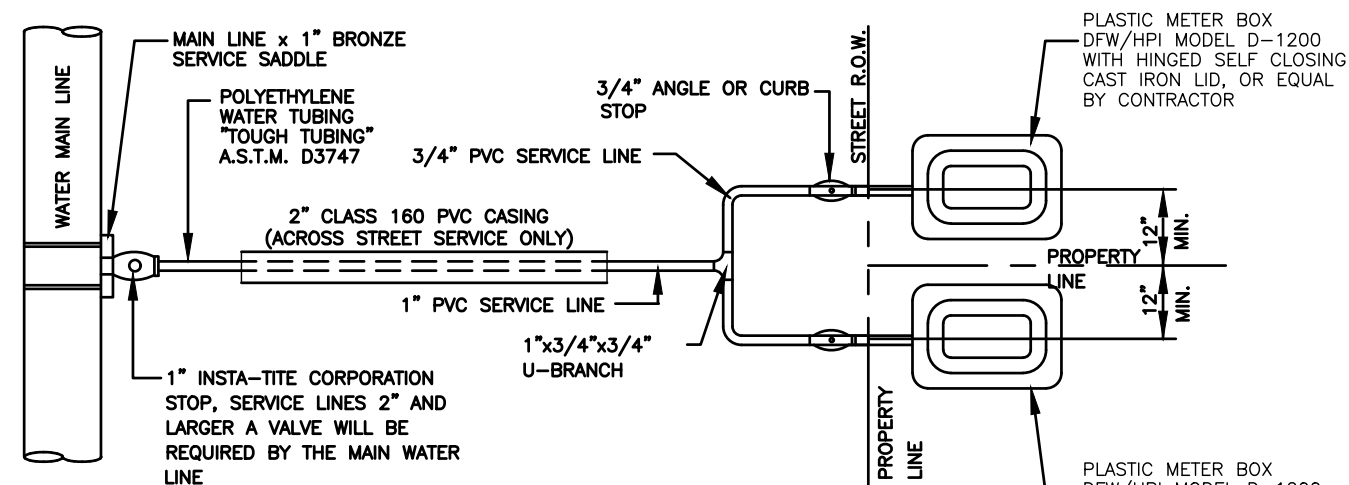
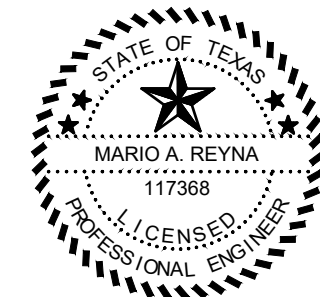
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$2,900.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$287,100.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

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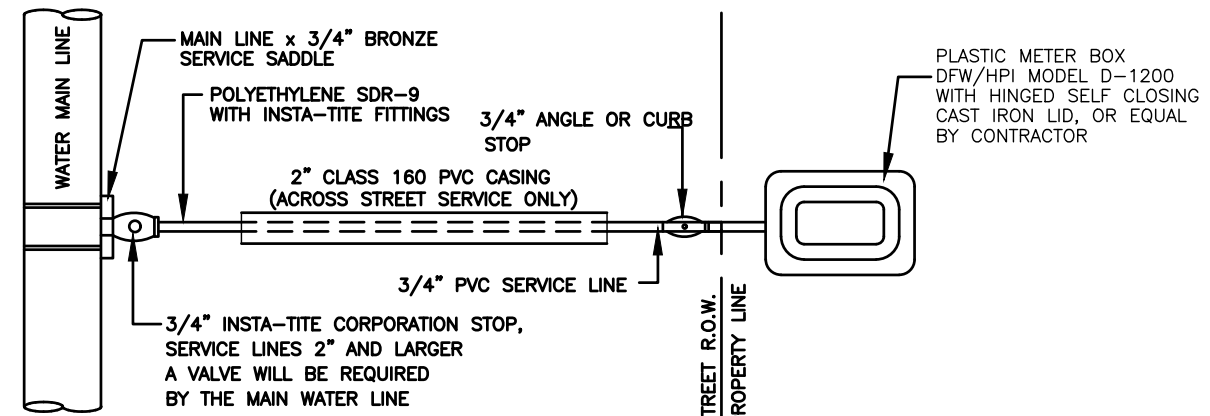


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DUAL WATER SERVICE CONNECTION
N.T.S.

NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



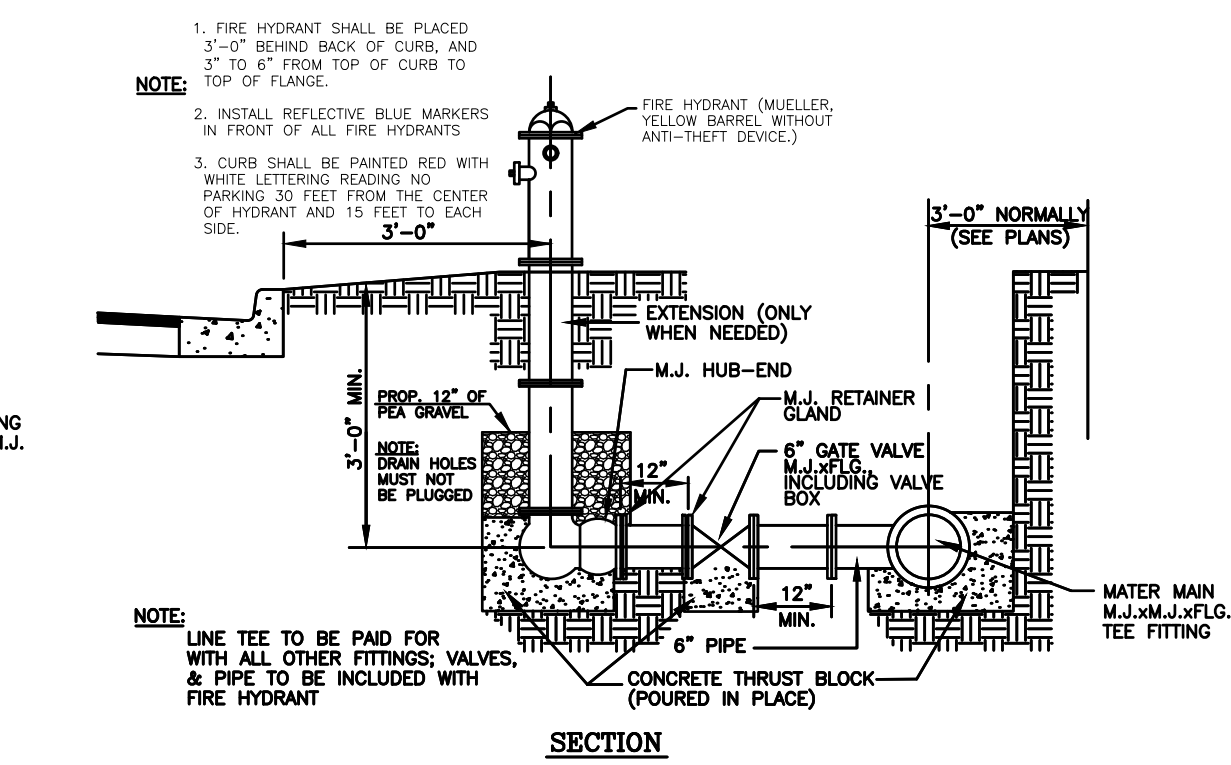
SINGLE WATER SERVICE CONNECTION
N.T.S.

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

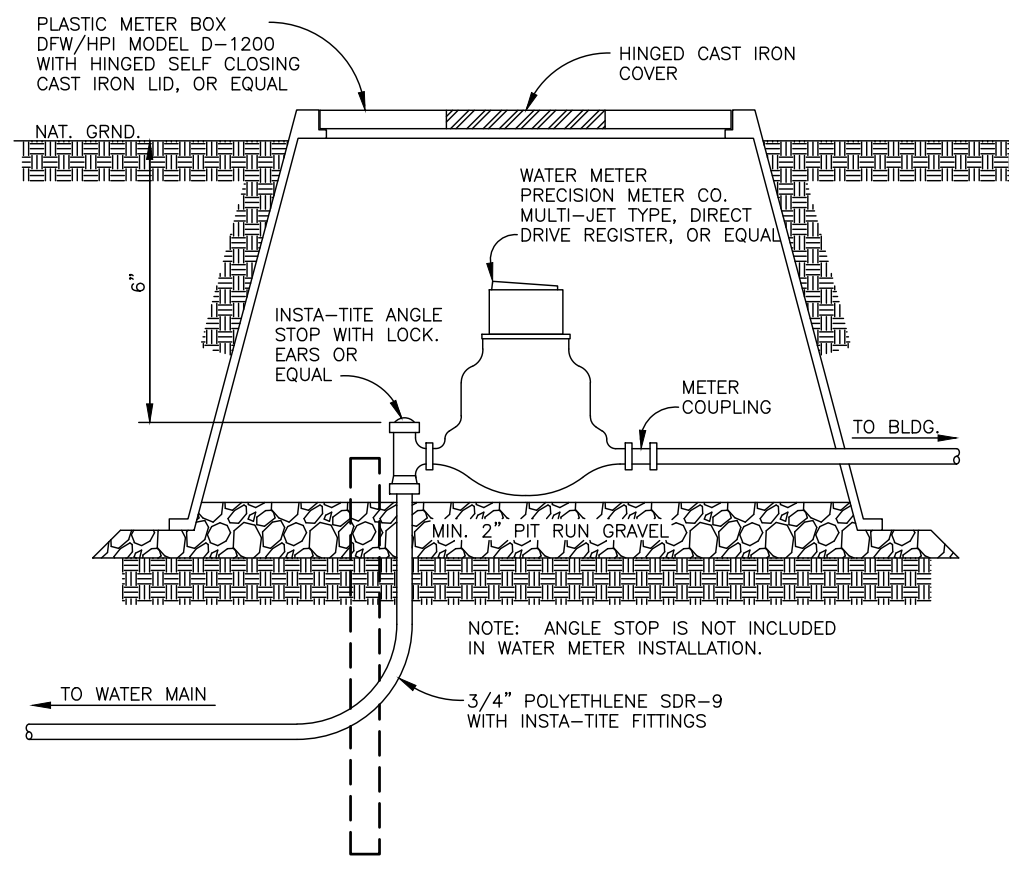
PLAT OF

BARCELONA ESTATES

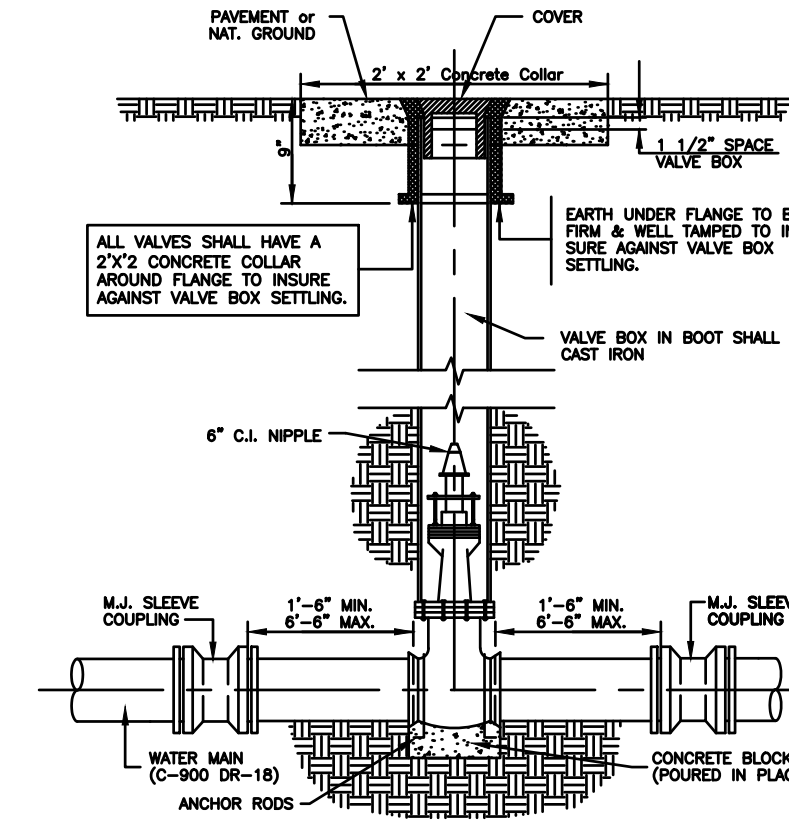
79.091 ACRES
BEING ALL OF
BLOCKS 112 AND 113
LOTT TOWN AND IMPROVEMENT COMPANY
SUBDIVISION
VOLUME 0, PAGE 57 H.C.M.R.
HIDALGO COUNTY, TEXAS



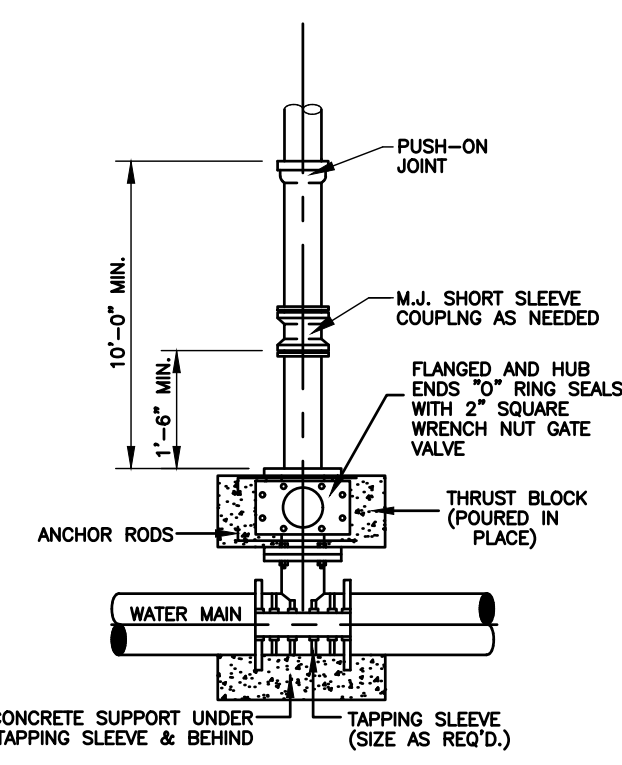
TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



TYPICAL WATER METER INSTALLATION
N.T.S.



TYPICAL VALVE and VALVE BOX INSTALLATION
N.T.S.



TAPPING SLEEVE and VALVE INSTALLATION
N.T.S.

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**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)
PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO**

BARCELONA ESTATES RECIBIRÁ SU PROVISIÓN DE AGUA DE LA CIUDAD DE DONNA. EL DUEÑO DE LA SUBDIVISIÓN Y LA CIUDAD DE DONNA HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PROXIMOS 30 AÑOS. LA CIUDAD DE DONNA, HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA CIUDAD DE DONNA TIENE DOS CONDUCTO DE 16" EN EL LADO ESTE DE 11TH STREET (S. RIVER ROAD) Y EN EL LADO SUR DEL DERECHO DE VILLA DE STITES ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE BARCELONA ESTATES CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON UN CONDUCTOS DE AGUA EXISTENTE DE 16" UN CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINE DE 8" EN EL LADO ESTE DE 11TH STREET Y CRUSA AL ESTE DE 11TH STREET LUEGO SIGUE AL OESTE Y SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE SOUTH STREET LUEGO SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE WEST STREET CONECTADO AL CONDUCTO EXISTENTE DE 16" EN EL LADO NOROESTE DE LOTE 35. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINE DE 16" EN EL LADO SUR DE STITES ROAD YSIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE EAST STREET Y SE CONECTA AL CONDUCTO PREVIAMENTE MENSIONADA EN LA LADO SUROESTE DE LOTE 92. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENSIONADA DE 8" EN EL LADO OESTE DE LOTE 87 Y SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE NORTH STREET CONECTANDO AL CONDUCTO DEL 8" PREVIAMENTE MENSIONADA EN EL LADO SUROESTE DE LOTE 35 PARA SERVIE ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN CUARENTA-SIES (46) CONDUCTOS DE AGUA DE 1" PARA CADA LOTE Y SIETE (7) CONDUCTOS DE AGUA DE 3/4". SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 1", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 862,876.80, O \$1,978.34 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIÉN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$42,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$1,200.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 10 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,600.00 POR CADA UN CUAL GASTA UNA CANTIDAD TOTAL \$46,000.00. 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 DE BARCELONA ESTATES ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA 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 MEDIO ACRE. EL LIBRO DE RECURSOS DE CONVERSACION DE ESTUDIOS DE TIERRAS INDICA TIERRA DE HIDALGO FINA ARENOSA, RACOMBS ARENOSO ALCAMAR Y WILLACY ARENOSO FINA. 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 ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 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 ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$2,900.00, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL. CON EL ARCHIVAMIENTO DEL PLAN FINAL, EL DUEÑO DE LA SUBDIVISION PROPORCIONARA UNA GARANTIA FINANCIERA ADECUADAS CON DESEMPEÑO EN FORMA DE UN (CHEQUE DE CAJEROS O CHEQUE PERSONAL) REPRESENTANDO UN "DEPOSITO EN EFECTIVO" OBTENIDO POR EL CONDADO DE HIDALGO EN LA CANTIDAD DE \$287,100.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSA SEPTICAS EN CADA TERRENO. EL DUEÑO DE LA SUBDIVISION INCLUIRÁ EL COSTO DE UN SISTEMA DE FOSA SEPTICAS EN EL PRECIO DE VENTA DEL TERRENO.

EN CUALQUIER MOMENTO DESPUÉS DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVADO 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 EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMASERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 371,389.54 O \$ 4,268.85 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$2,900.00 A UN COSTO TOTAL DE \$287,100.00 TODA LA SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____

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 AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1. We, SAH-SANTA ANA DEVELOPMENT, LLC, SUBDIVIDER OF BARCELONA ESTATES, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

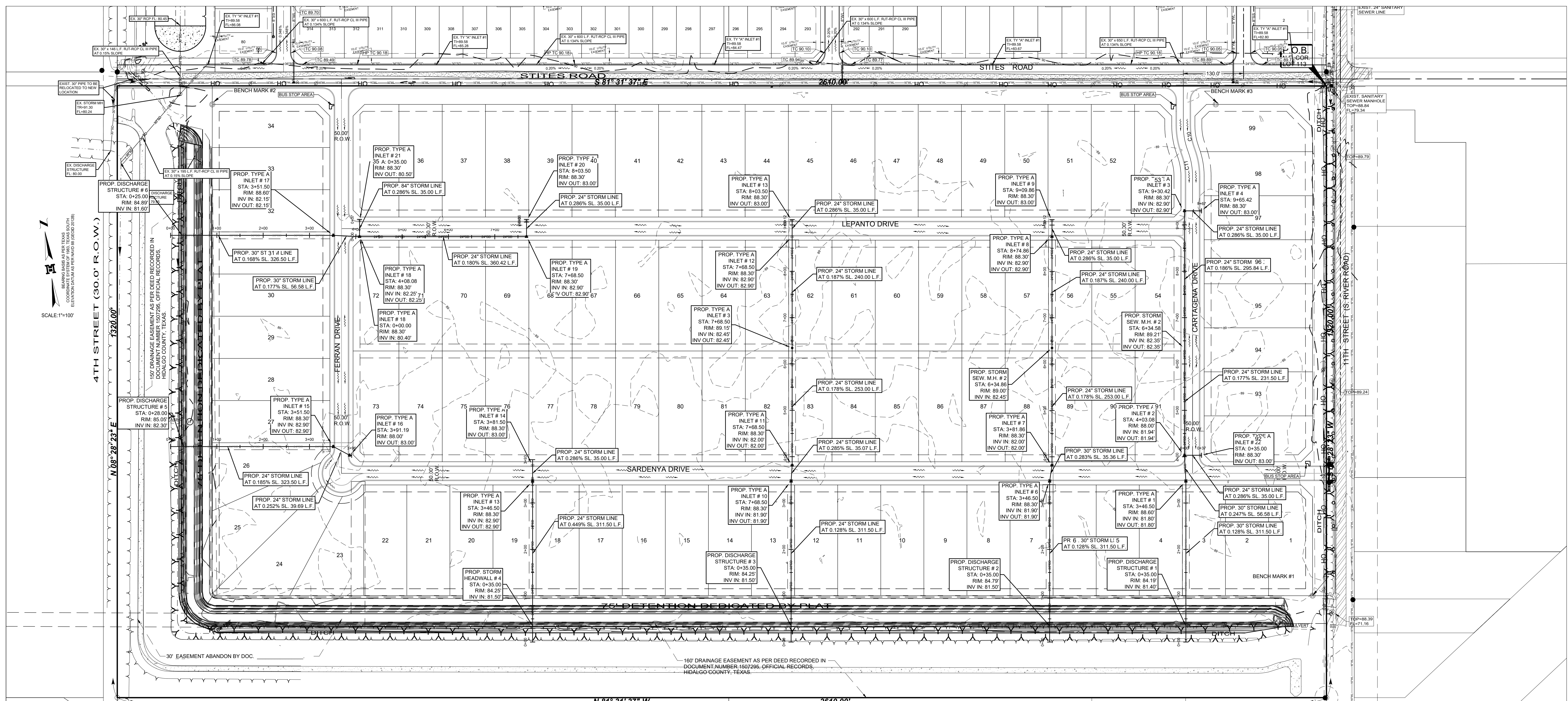
SAH-SANTA ANA DEVELOPMENT LLC, A SERIES OF SANTA ANA HOLDINGS, LLC
JOHATHAN COHRS, RESIDENT
P.O. BOX 730
McALLEN, TEXAS 78505-0730

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHATHAN COHRS, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____



MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 PLAT OF
BARCELONA ESTATES
 79.091 ACRES
 BEING ALL OF
 BLOCKS 112 AND 113
 LOTT TOWN AND IMPROVEMENT COMPANY
 SUBDIVISION
 VOLUME 0, PAGE 57 H.C.M.R.
 HIDALGO COUNTY, TEXAS

- LEGEND**
- FOUND No.4 REBAR
 - FOUND PIPE
 - SET No.4 REBAR WITH PLASTIC
 - CAP STAMPED MELDEN & HUNT
 - BENCH MARK
 - R.O.W. - RIGHT OF WAY
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - N.E. COR. - NORTHEAST CORNER
 - └─ LOT LINE

DRAINAGE STATEMENT
 BARCELONA ESTATES

BARCELONA ESTATES A TRACT OF LAND CONTAINING 79.091 ACRES OUT OF LOTS 112 & 113, LOTT TOWN AND IMPROVEMENTS CO. SUBDIVISION, VOLUME 0, PAGES 56-57, H.C.M.R. THIS SUBDIVISION LIES IN ZONE "B", WHICH IS DEFINED AS 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; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982. THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER OF S. 11TH STREET & STITES ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 99 RESIDENTIAL LOTS, CURRENTLY INSIDE THE ETJ OF THE CITY OF DONNA, TEXAS.

THE SOIL IN THIS AREA IS (28) HIDALGO SANDY CLAY, WHICH IS IN HYDROLOGIC GROUP "B". THESE SOILS ARE MODERATELY PEROUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

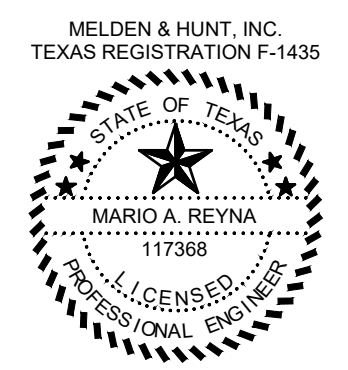
EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 23.81 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 148.67 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 124.86 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 30". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO THE EXISTING DRAINAGE DITCH ALONG THE WEST AND SOUTH SIDE OF THIS SUBDIVISION. THIS DITCH SYSTEM THEN DISCHARGES INTO THE CHAPARRAL DRAIN EXTENSION DITCH SYSTEM THAT CONNECTS TO A HCCD #1 CHAPARRAL DRAIN THAT ULTIMATELY DISCHARGES INTO THE I.B.W.C. FLOODWAY.

IN ACCORDANCE WITH THE HIDALGO COUNTY'S DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 390,654 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED WIDENING OF THE EXISTING DONNA IRRIGATION DRAIN DITCH.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE WIDEN DITCH ALONG THE WEST AND SOUTH SIDE OF THIS SUBDIVISION.



MARIDO A. REYNA, PE # 117368

DATE:

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