



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 3-04-2025

PROPOSED LA LOMA SUBDIVISION, PRECINCT No. 1.

ENGINEER MELDEN & HUNT, INC. DEVELOPER: DANIEC DEVELOPMENT, INC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 187 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 28

FILLING STATIONS: 9

LOCATION DESCRIPTION: SOUTH OF MILE 11 1/2 NORTH ROAD, APPROXIMATE 1/4 OF A MILE WEST OF NORTH VICTORIA ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-17-2025 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

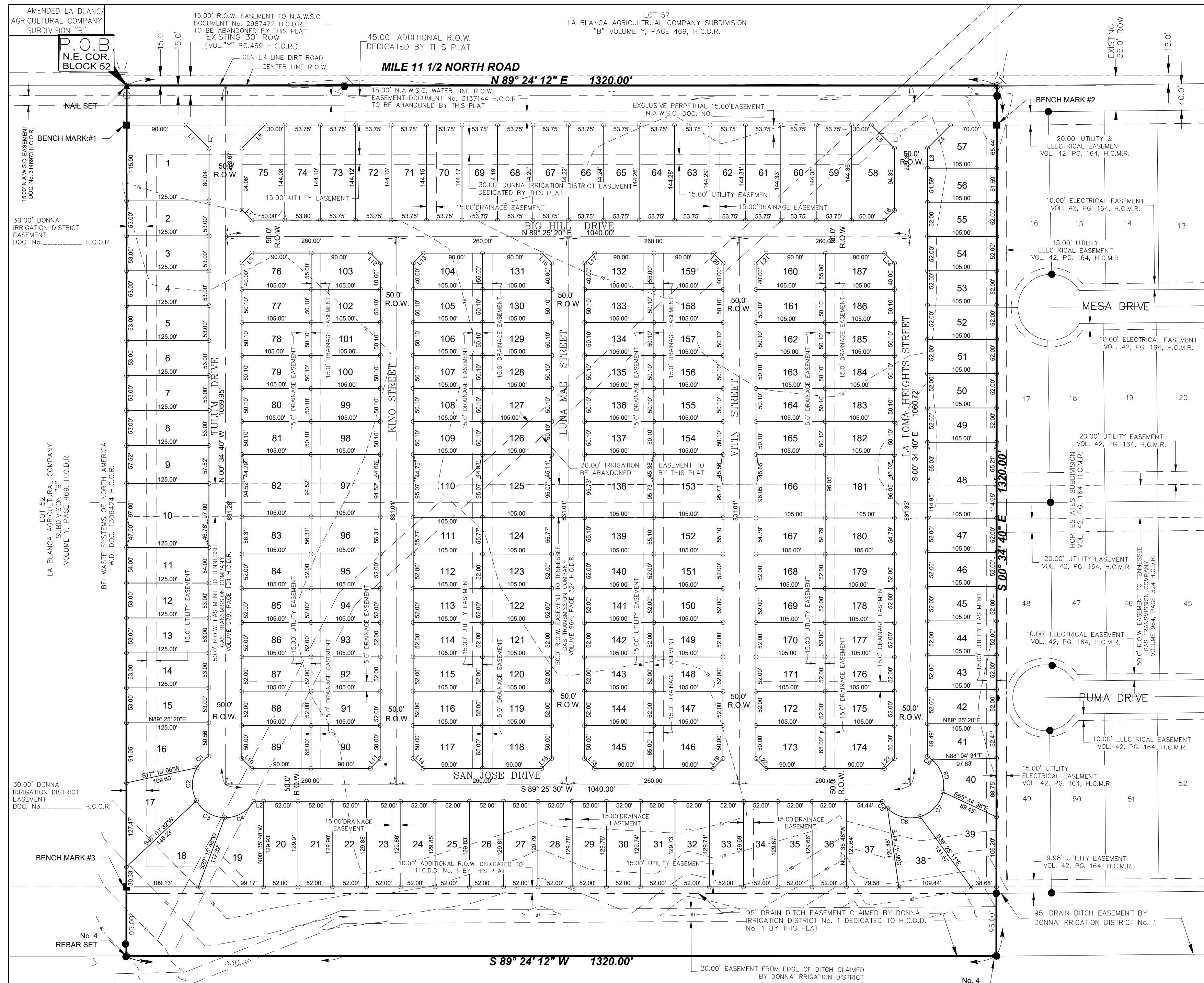
SEWER SYSTEM: SANITARY SEWER BY N.A.W.S.C.

WATER SERVICE PROVIDER: N.A.W.S.C.

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.



RIGHT OF WAY EASEMENT

KNOWN 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, 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 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 HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HERIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE 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 DESCRIBED ABOVE 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTEE COVENANTS THAT SHE 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 9 OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

(GRANTOR'S SIGNATURE)

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 VICTOR DANIEC, 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 _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, DANEC DEVELOPMENT INC., AS OWNER OF THE 40,000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA LOMA SUBDIVISION, SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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.

DATE: _____

DANEC DEVELOPMENT INC.
VICTOR DANIEC, DIRECTOR
5121 W. STATE HIGHWAY 107
EDINBURG, TEXAS 78540

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED VICTOR DANIEC, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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 THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 03-05-2020
ENGINEERING JOB No. 19185.00

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 LA LOMA SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-26-15, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6283
DATE SURVEYED: 11-26-15
T- 1001, PAGE 46
SURVEY JOB No. 19185.08

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE
ON THIS _____ 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.

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LA LOMA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS
COURT ON THIS THE _____ DAY OF _____, 2020.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

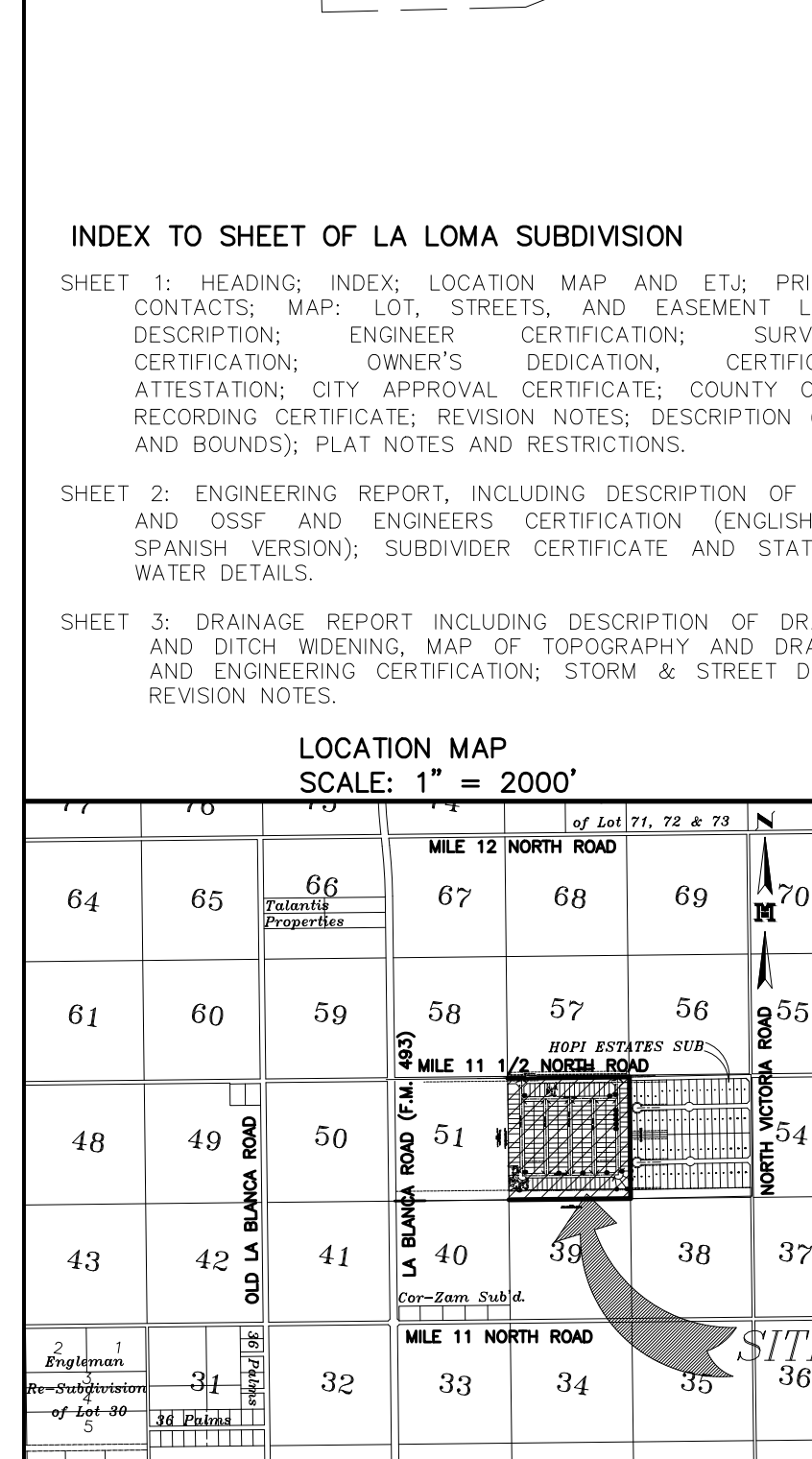
ATTEST: SECRETARY _____ DATE _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LA LOMA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA
ON THIS THE _____ DAY OF _____, 2025.

MAYOR OF THE CITY DONNA _____ DATE _____

ATTEST: SECRETARY OF THE CITY OF DONNA _____ DATE _____



INDEX TO SHEET OF LA LOMA SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND ET; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION; ENGINEER CERTIFICATION; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATE AND STATEMENT; WATER DETAILS.

SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; STORM & STREET DETAILS, REVISION NOTES.

LOCATION MAP
SCALE: 1" = 2000'

LEGEND

- FOUND No. 4 REBAR
- SET No. 4 REBAR
- BENCHMARK
- SET NAIL
- 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
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- W.D. - WARRANTY DEED
- Ac. - OF ONE ACRE

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

LA LOMA SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 11 1/2 NORTH ROAD APPROXIMATELY 1320 FEET WEST OF VICTORIA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 15,611).

LA LOMA SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. THIS SUBDIVISION FALL WITHIN PRINCIPAL 1.

MELDEN & HUNT, INC. TEXAS REGIST. F-1435
CONSULTANTS • ENGINEERS • SURVEYORS

OWNER: DANEC DEVELOPMENT INC. 5121 W. STATE HIGHWAY 107 EDINBURG, TX 78540 (956) 821-7108
ENGINEER: MARIO A. REYNA, P.E. 115 W. McINTYRE EDINBURG, TX 78539 (956) 381-0381 (956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S. 115 W. McINTYRE EDINBURG, TX 78539 (956) 381-0381 (956) 381-1839

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LA LOMA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS
COURT ON THIS THE _____ DAY OF _____, 2020.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

ATTEST: SECRETARY _____ DATE _____

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

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ON THIS THE _____ DAY OF _____, 2025.

MAYOR OF THE CITY DONNA _____ DATE _____

ATTEST: SECRETARY OF THE CITY OF DONNA _____ DATE _____

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 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DRAWN BY: _____ DATE: _____
SURVEYED, CHECKED BY: _____ DATE: _____

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 LA LOMA SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-26-15, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6283
DATE SURVEYED: 11-26-15
T- 1001, PAGE 46
SURVEY JOB No. 19185.08

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE
ON THIS _____ 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.

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COURT ON THIS THE _____ DAY OF _____, 2020.

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

ATTEST: SECRETARY _____ DATE _____

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LA LOMA SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DONNA
ON THIS THE _____ DAY OF _____, 2025.

MAYOR OF THE CITY DONNA _____ DATE _____

ATTEST: SECRETARY OF THE CITY OF DONNA _____ DATE _____

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

SHEET 1 OF 6 SHEETS

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE: JUNE 6, 2000.
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, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR IDENTIFIES NO OTHER AREA 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.)
- SETBACKS:
FRONT: 25 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER: 20.00 FEET WHERE R.O.W IS GREATER THAN 50.00' OR EASEMENT WHICHEVER IS GREATER
- 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.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB. 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.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
B.M. NO. 1 - ELEV. 79.40 N.G.V.D. 29 DESCRIPTION: CONCRETE MONUMENT SET ON THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16606135.46, E: 1137318.49.
B.M. NO. 2 - ELEV. 78.40 N.G.V.D. 29 DESCRIPTION: CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF LOT 57 OF THIS SUBDIVISION. N: 16606149.21, E: 1138638.42.
B.M. NO. 3 - ELEV. 78.40 N.G.V.D. 29 DESCRIPTION: CONCRETE MONUMENT SET AT THE SOUTHWEST CORNER OF LOT 18 OF THIS SUBDIVISION. N: 16604980.19, E: 1137330.13.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 223,246 CUBIC FEET OR 5.125 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION SHALL BE DETAIN ALONG THE SOUTH SIDE DONNA IRRIGATION DISTRICT NO. 1 DRAIN DITCH.
- 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.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- A 6' FENCE BUFFER WILL BE PLACED ALONG THE SOUTH SIDE OF LOTS 18-40.
- A 6' FENCE BUFFER WILL BE PLACED ALONG THE NORTH SIDE OF LOTS 1, 57-75.
- THERE WILL BE NO ACCESS PERMITTED INTO MILE 11 1/2 ROAD FROM LOTS 1, 57-75.
- NO STRUCTURE SHALL BE PLACED UPON TENNESSEE GAS TRANSMISSION COMPANY EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A 2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 40,000 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF BLOCK 52, OUT OF THE AMENDED LA BLANCA AGRICULTURAL COMPANY SUBDIVISION 99 TRACT, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS, SAID 40,000 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO DANEC DEVELOPMENT INC., BY VIRTUE OF A WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 3345800, AND A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2949495, BOTH IN HIDALGO COUNTY OFFICIAL RECORDS, SAID 40,000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A NAIL SET AT THE NORTHWEST CORNER OF SAID BLOCK 52, WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 1/2 ROAD, FOR THE NORTHWEST CORNER OF THIS HERIN DESCRIBED TRACT;
- THENCE, N 89° 24' 12"E, CONTINUING ALONG THE NORTH LINE OF SAID BLOCK 52, WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 1/2 ROAD, A DISTANCE OF 1,320.00 FEET TO A NAIL SET FOR THE NORTHEAST OF SAID BLOCK 52, FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 00° 34' 40"E, ALONG THE EAST LINE OF SAID BLOCK 52 AND THE WEST LINE OF HOPI ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42, PAGE 164, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 15.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 11 1/2 ROAD, AT A DISTANCE OF 1,225.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 52, FOR THE SOUTHEAST CORNER OF THIS TRACT;
 - THENCE, S 89° 24' 12"W, ALONG THE SOUTH LINE OF SAID BLOCK 52, A DISTANCE OF 1,320.00 FEET TO NO. 4 REBAR SET, FROM WHICH A NO. 4 REBAR FOUND BEARS S 33° 25' 41"W A DISTANCE OF 1.99 FEET, AT THE SOUTHWEST CORNER OF SAID BLOCK 52, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE, N 00° 34' 40"W, ALONG THE WEST LINE OF SAID BLOCK 52, AT A DISTANCE OF 1,305.00 FEET, PASS A NO. 4 REBAR SET AT THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 11 1/2 ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40,000 ACRES OF LAND, OF WHICH 0.454 ACRES LIES WITHIN MILE 11 1/2 ROAD RIGHT-OF-WAY, LEAVING 39,546 ACRES OF LAND, MORE OR LESS.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



Curve Table					
Curve #	Delta	Length	Radius	Chord Length	Chord Direction
C1	28° 57' 18"	25.27'	50.00'	25.00'	S44° 56' 41"W
C2	60° 00' 00"	52.36'	50.00'	50.00'	S0° 28' 02"W
C3	60° 00' 00"	52.36'	50.00'	50.00'	S59° 31' 58"E
C4	61° 02' 42"	53.27'	50.00'	50.79'	N59° 56' 41"E
C5	15° 01' 34"	13.11'	50.00'	13.08'	S38° 05' 27"E
C6	61° 33' 38"	53.72'	50.00'	51.17'	S76° 23' 03"E
C7	60° 56' 48"	53.19'	50.00'	50.71'	N42° 21' 44"E
C8	62° 05' 16"	54.18'	50.00'	51.57'	N19° 09' 18"W
C9	10° 22' 44"	9.06'	50.00'	9.05'	N55° 23' 18"W

Parcel Line Table		
Line #	Length	Direction
L1	49.49'	N45° 35' 14"W
L2	14.96'	N89° 25' 20"E
L3	30.41'	S0° 34' 40"E
L4	49.51'	N44° 24' 46"E
L5	49.49'	N45° 35' 14"W
L6	21.21'	N44° 25' 20"E
L7	21.21'	N45° 34' 40"W
L8	49.51'	N44° 24' 46"E
L9	21.21'	N44° 25' 20"E
L10	21.21'	N45° 34' 40"W
L11	21.21'	N44° 25' 21"E
L12	21.21'	S45° 34' 40"E

Parcel Line Table		
Line #	Length	Direction
L13	21.21'	N44° 25' 20"E
L14	21.21'	N45° 34' 40"W
L15	21.21'	N44° 25' 20"E
L16	21.21'	S45° 34' 40"E
L17	21.21'	N44° 25' 20"E
L18	21.21'	S45° 34' 40"E
L19	21.21'	S44° 25' 20"W
L20	21.21'	S45° 34' 40"E
L21	21.21'	N44° 25' 20"E
L22	21.21'	S45° 34' 40"E
L23	21.21'	S44° 25' 20"W
L24	21.21'	S45° 34' 40"E

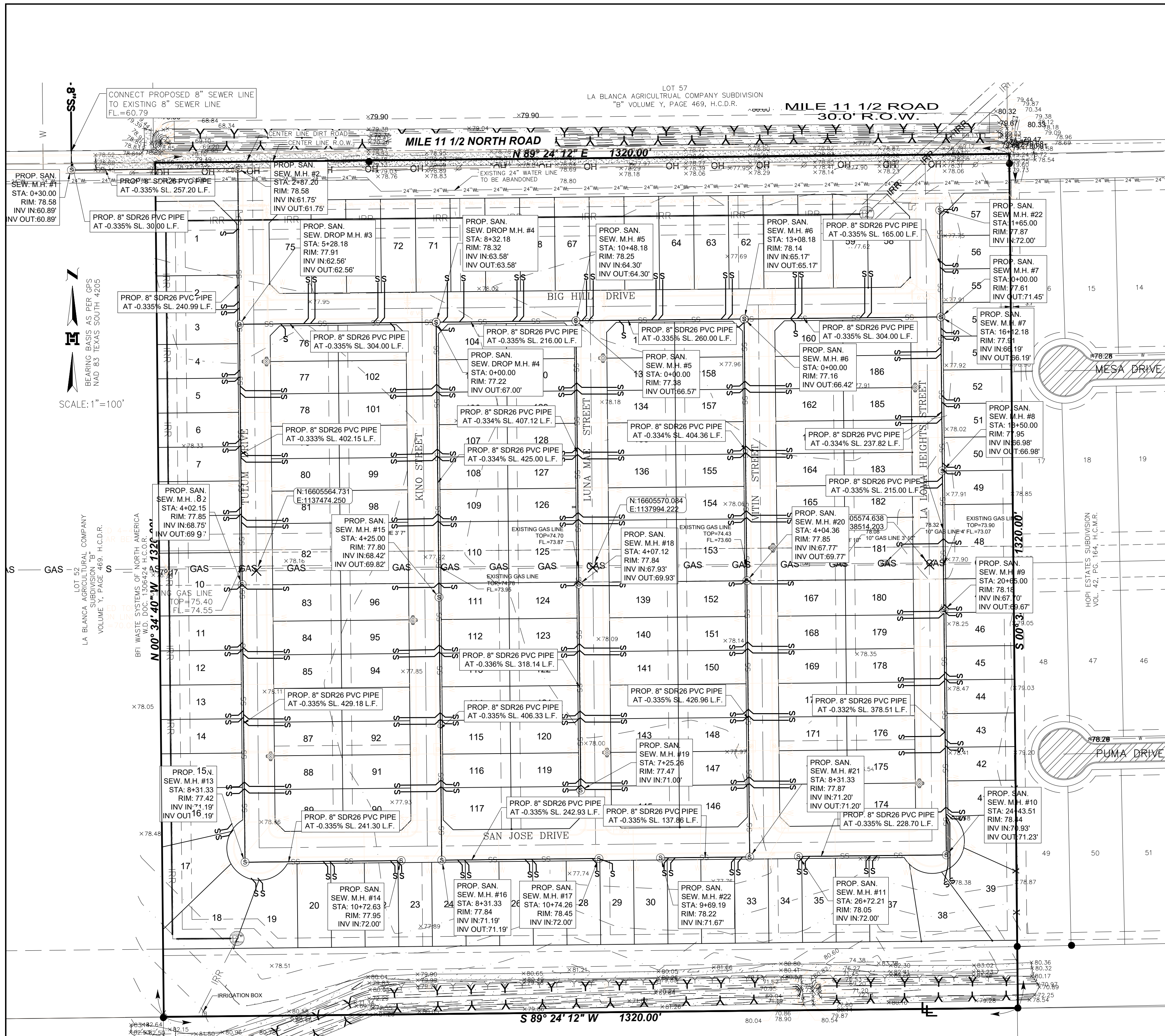
SUBDIVISION MAP OF
LA LOMA SUBDIVISION
A RESUBDIVISION OF 40,000 ACRES
OUT OF BLOCK 52, AMENDED
LA BLANCA AGRICULTURAL COMPANY
SUBDIVISION "B"
VOL. Y, PG. 469, H.C.D.R.
HIDALGO COUNTY, TEXAS.

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	13764.52	0.316	21	6755.09	0.155	41	5611.19	0.129
2	6624.42	0.152	22	6754.19	0.155	42	5459.62	0.125
3	6624.42	0.152	23	6753.30	0.155	43	5460.42	0.125
4	6624.42	0.152	24	6752.41	0.155	44	5460.42	0.125
5	6624.42	0.152	25	6751.51	0.155	45	5460.41	0.125
6	6624.42	0.152	26	6750.62	0.155	46	5460.41	0.125
7	6624.42	0.152	27	6749.73	0.155	47	5460.40	0.125
8	6624.41	0.152	28	6748.83	0.155	48	12069.80	0.277
9	7190.05	0.165	29	6747.94	0.155	49	5459.99	0.125
10	12125.00	0.278	30	6747.05	0.155	50	5459.51	0.125
11	6749.70	0.155	31	6746.15	0.155	51	5459.48	0.125
12	6624.41	0.152	32	6745.26	0.155	52	5459.52	0.125
13	6625.58	0.152	33	6744.37	0.155	53	5459.83	0.125
14	6624.40	0.152	34	6743.47	0.155	54	5459.76	0.125
15	6624.43	0.152	35	6742.58	0.155	55	5459.50	0.125
16	9557.76	0.219	36	6741.69	0.155	56	5416.94	0.124
17	9213.74	0.212	37	9068.00	0.208	57	6256.88	0.144
18	11283.14	0.259	38	8443.46	0.194	58	8659.35	0.199
19	8996.00	0.207	39	10127.57	0.232	59	7755.65	0.178
20	6755.98	0.155	40	5756.64	0.132	60	7758.12	0.178

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
61	7757.17	0.178	81	5260.54	0.121	101	5260.55	0.121
62	7756.22	0.178	82	9924.72	0.228	102	5260.12	0.121
63	7755.26	0.178	83	5912.93	0.136	103	5662.57	0.130
64	7754.31	0.178	84	5460.04	0.125	104	5662.50	0.130
65	7753.36	0.178	85	5460.04	0.125	105	5260.05	0.121
66	7752.40	0.178	86	5460.04	0.125	106	5260.50	0.121
67	7751.45	0.178	87	5460.04	0.125	107	5260.50	0.121
68	7750.50	0.178	88	5460.03	0.125	108	5260.51	0.121
69	7749.55	0.178	89	6712.59	0.154	109	5260.50	0.121
70	7748.59	0.178	90	6712.41	0.154	110	9981.90	0.229
71	7747.64	0.178	91	5459.93	0.125	111	5855.62	0.134
72	7746.69	0.178	92	5459.95	0.125	112	5460.00	0.125
73	7745.73	0.178	93	5459.96	0.125	113	5460.00	0.125
74	7744.78	0.178	94	5459.97	0.125	114	5460.00	0.125
75	8639.51	0.198	95	5459.98	0.125	115	5460.00	0.125
76	5662.55	0.130	96	5912.87	0.136	116	5460.00	0.125
77	5260.10	0.121	97	9924.66	0.228	117	6712.50	0.154
78	5260.54	0.121	98	5260.52	0.121	118	6712.50	0.154
79	5260.54	0.121	99	5260.53	0.121	119	5459.99	0.125
80	5260.54	0.121	100	5260.54	0.121	120	5459.99	0.125

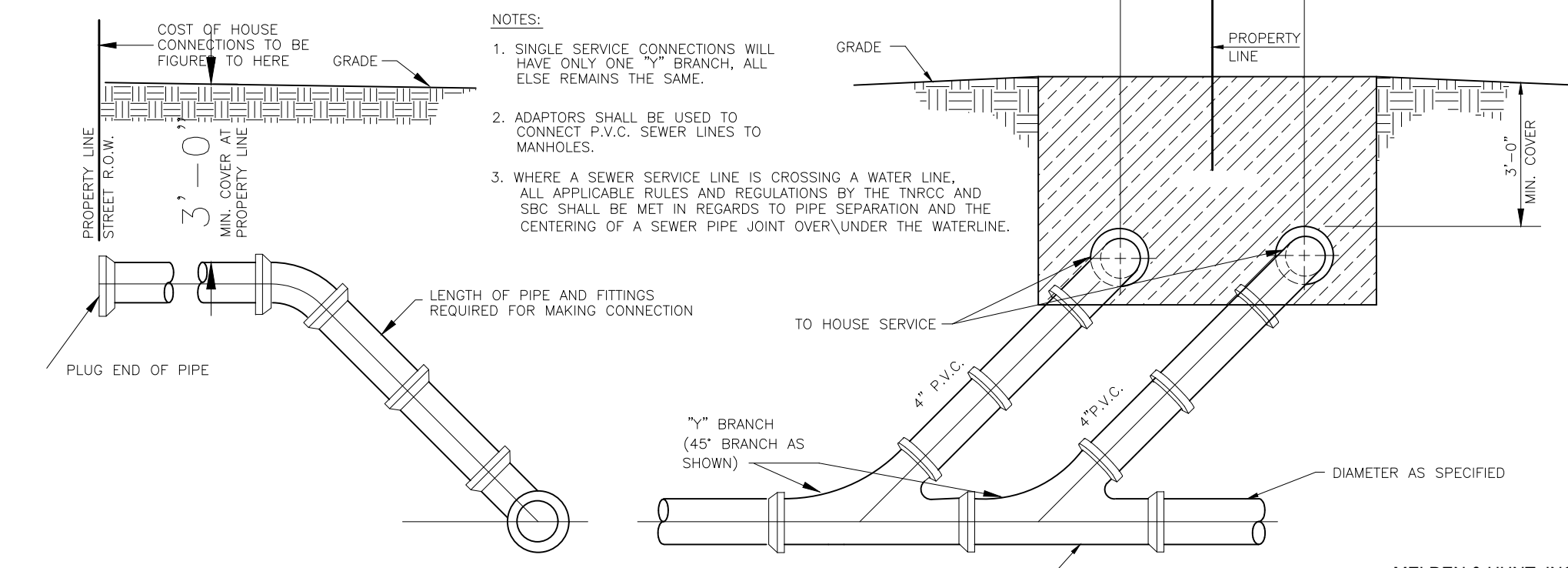
Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
121	5460.00	0.125	141	5460.13	0.125	161	5260.19	0.121
122	5460.00	0.125	142	5460.13	0.125	162	5260.63	0.121
123	5460.01	0.125	143	5460.13	0.125	163	5260.62	0.121
124	5855.62	0.134	144	5460.14	0.125	164	5260.63	0.121
125	9981.90	0.229	145	6712.66	0.154	165	5260.64	0.121
126	5260.50	0.121	146	6712.32	0.154	166	10085.39	0.232
127	5260.50	0.121	147	5459.87	0.125	167	5752.94	0.132
128	5260.50	0.121	148	5459.87	0.125	168	5460.06	0.125
129	5260.50	0.121	149	5459.85	0.125	169	5460.04	0.125
130	5260.06	0.121	150	5459.88	0.125	170	5460.06	0.125
131	5662.50	0.130	151	5459.85	0.125	171	5460.03	0.125
132	5662.64	0.130	152	5785.83	0.133	172	5460.06	0.125
133	5260.19	0.121	153	10051.29	0.231	173	6712.67	0.154
134	5260.63	0.121	154	5260.37	0.121	174	6712.33	0.154
135	5260.62	0.121	155	5260.37	0.121	175	5459.79	0.125
136	5260.63	0.121	156	5260.37	0.121	176	5459.75	0.125
137	5260.64	0.121	157	5260.37	0.121	177	5459.79	0.125
138	10051.79	0.231	158	5259.93	0.121	178	5459.78	0.125
139	5786.12	0.133	159	5662.36	0.130	179	5459.78	0.125
140	5460.13	0.125	160	5662.64	0.130	180	5752.66	0.132

Lot Area Table		
Lot #	SQ. FT.	Area
181	10084.89	0.232
182	5260.37	0.121
183	5260.37	0.121
184	5260.37	0.121
185	5260.37	0.121
186	5259.93	0.121
187	5662.36	0.130



MAP OF SANITARY DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO
 SUBDIVISION MAP OF
LA LOMA SUBDIVISION
 A RESUBDIVISION OF 40.000 ACRES
 OUT OF BLOCK 52
 LA BLANCA AGRICULTURAL COMPANY
 SUBDIVISION "B"
 VOL. Y, PG. 469, H.C.D.R.
 HIDALGO COUNTY, TEXAS.

● SET REBAR	● VARILLA ASENTADA
○ FOUND COTTON PICKER SPINDLE	○ EJE ENCONTRADA
○ FOUND PIPE	○ TUBO DE VARILLA ENCONTRADO
○ FOUND REBAR	○ VARILLA ENCONTRADO
— PROPOSED DUAL WATER SERVICE	— SERVICIO DOBLE DE AGUA PROPUESTO
— PROPOSED SINGLE WATER SERVICE	— SERVICIO INDIVIDUAL DE AGUA PROPUESTO
— PROPOSED SEPTIC TANK	— TANQUE SEPTICO
TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX	DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA



SEWER SERVICE CONNECTION
N.T.S.

FINAL SEWER ENGINEERING REPORT FORMAT
 WASTEWATER SUPPLY; DESCRIPTION, COST, AND OPERABILITY DATE:

LA LOMA SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION (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 TREAT THE SUFFICIENT WASTEWATER 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 WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" SANITARY SEWER LINE ALONG THE NORTH RIGHT-OF-WAY OF MILE 11 1/2 ROAD APPROXIMATELY 1150.0 FEET EAST OF LA BLANCA ROAD. THE WASTEWATER SYSTEM FOR LA LOMA CONSISTS OF 8" SANITARY SEWER LINES. AN 8" SANITARY SEWER LINE CONNECTS TO THE EXISTING 8" SANITARY SEWER LINE AND CROSSING MILE 11 1/2 NORTH ROAD TO THE SOUTH THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILE 11 1/2 NORTH ROAD TO THE SOUTH THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF TULLUM STREET THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAN JOSE STREET ENDING AT THE NORTHWEST CORNER OF LOT 23. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE EAST SIDE OF LOT 3 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF BIG HILL STREET THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF LA LOMA HEIGHTS STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 57. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 104 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF KINO STREET THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAN JOSE STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 29. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 131 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF LUNA MAE STREET ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 118. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 159 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF VITIN STREET THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF SAN JOSE STREET ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 30. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE WEST LINE OF LOT 54 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF LA LOMA HEIGHTS STREET THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF SAN JOSE STREET ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 34 SERVE THIS SUBDIVISION.

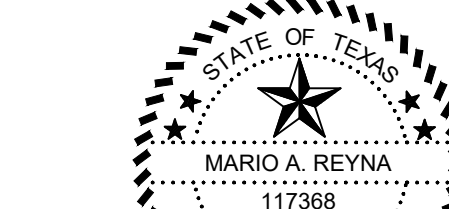
FROM THE 8" LINE, TWO HUNDRED THIRTY-NINE (187) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE 8" SANITARY SEWER LINES, 4" SERVICE LINE AND VENTE DOS (22) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$771,776.00 OR \$2,303.80 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$194,738.85 WHICH COVERS THE \$581.31 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE 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.

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 WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF **\$966,514.85** WHICH EQUALS TO **\$2,885.12** PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA LOMA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE DRENAJE SANITARIO N.A.W.S.C.). EL DUENO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE N.A.W.S.C. CONSISTE DE UN CONDUCTO DE DRENAJE SANITARIO DE 8" QUE ESTA EN EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 11 1/2 ROAD APROXIMAMENTE 1,150.0 PIES AL ESTE DE LA BLANCA ROAD (F.M. 493). EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA LOMA SUBDIVISION CONSISTE DE CONDUCTOS DE DRENAJE DE 8". UN CONDUCTO DE 8" SE CONECTA A LA LINEA EXISTENTE Y CRUZA AL SUR DE MILE 11 1/2 NORTH ROAD LUEGO SIGUE AL ESTE DENTRO DE UN CONCEPCION DE 15.0 PIES EXCLUSIVO Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE TULLUM STREET LUEGO SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE SAN JOSE STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 23. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA DE DRENAJE EN EL LADO ESTE DE LOTE 3 LA CUAL SERA EXTENDIDA RUMBO AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE BIG HILL STREET LUEGO SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE LA LOMA HEIGHT STREET TERMINANDO EN EL LADO NOROESTE DE LOTE 57 CON UN ALCANTARILLA. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NOROESTE DE LOTE 104 LUEGO SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE KINO STREET LUEGO SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE SAN JOSE STREET TERMINANDO EN UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 29. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NOROESTE DE LOTE 131 LUEGO SIGUE AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DE LUNA MAE STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 118. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NOROESTE DE LOTE 159 LUEGO SIGUE AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DE VITIN STREET LUEGO SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE SAN JOSE STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 30. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO OESTE DE LOTE 54 LUEGO SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE LA LOMA HEIGHTS STREET LUEGO SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE SAN JOSE STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 34 PARA SERVIR ESTA SUBDIVISION.

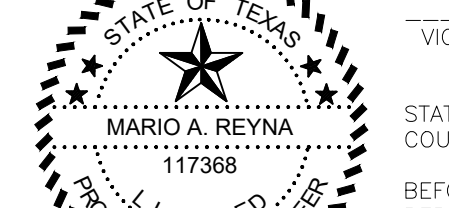
DE LOS CONDUCTOS SANITARIO DE 8", CIENTO OCHENTA-SETE (187) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LAS LINEAS DE 8", DE 4" Y VENTE-DOS (22) ALCANTARILLAS HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$771,776.00 O \$2,303.80 POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$194,738.85, O \$581.31 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL RULES DE TEXAS (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE **\$966,514.85** O **\$2,885.12** POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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:
 I, VICTOR DANIEC, SUBDIVIDER OF LA LOMA SUBDIVISION, 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.

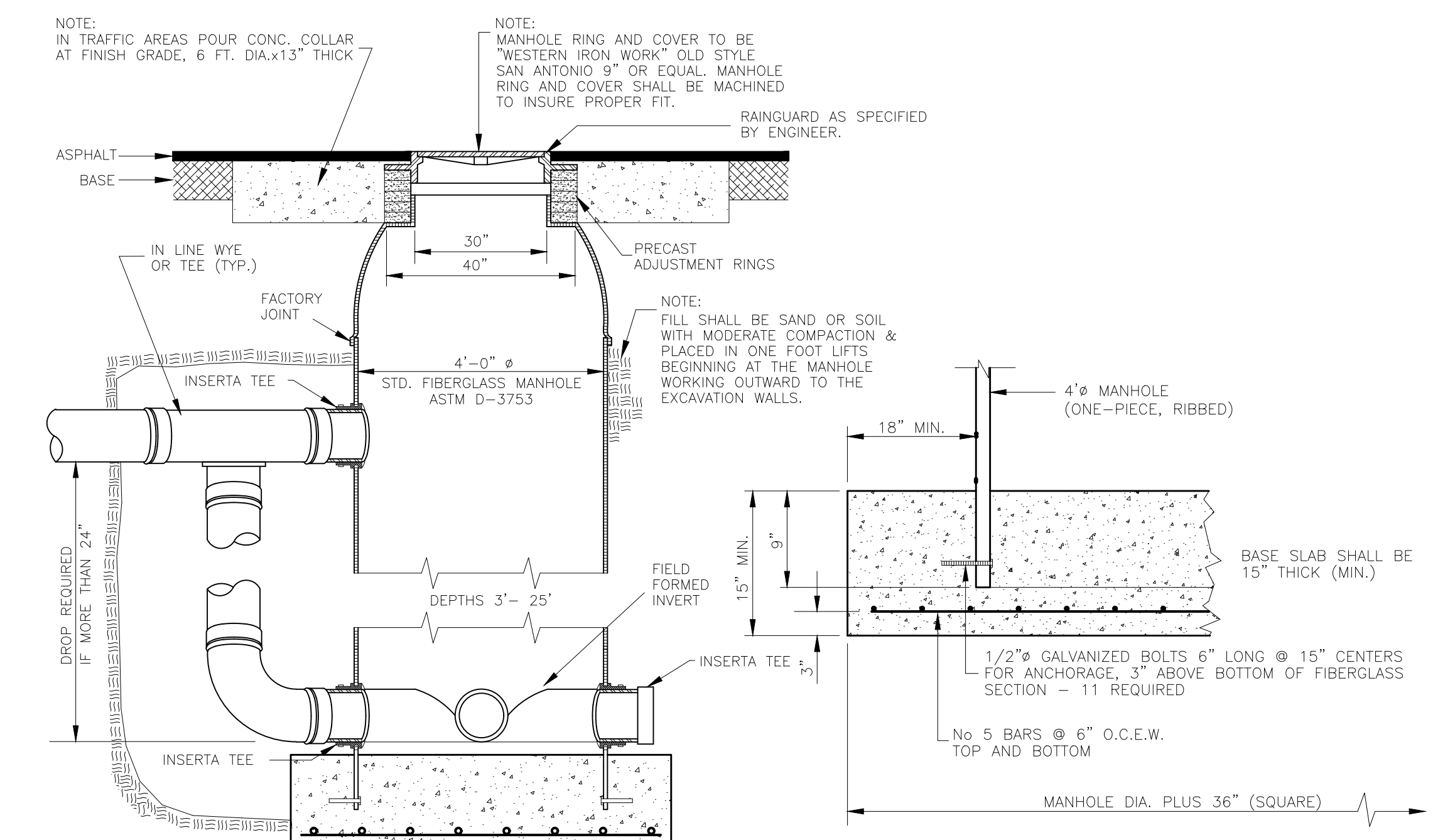
VICTOR DANIEC _____

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICTOR DANIEC, 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 _____

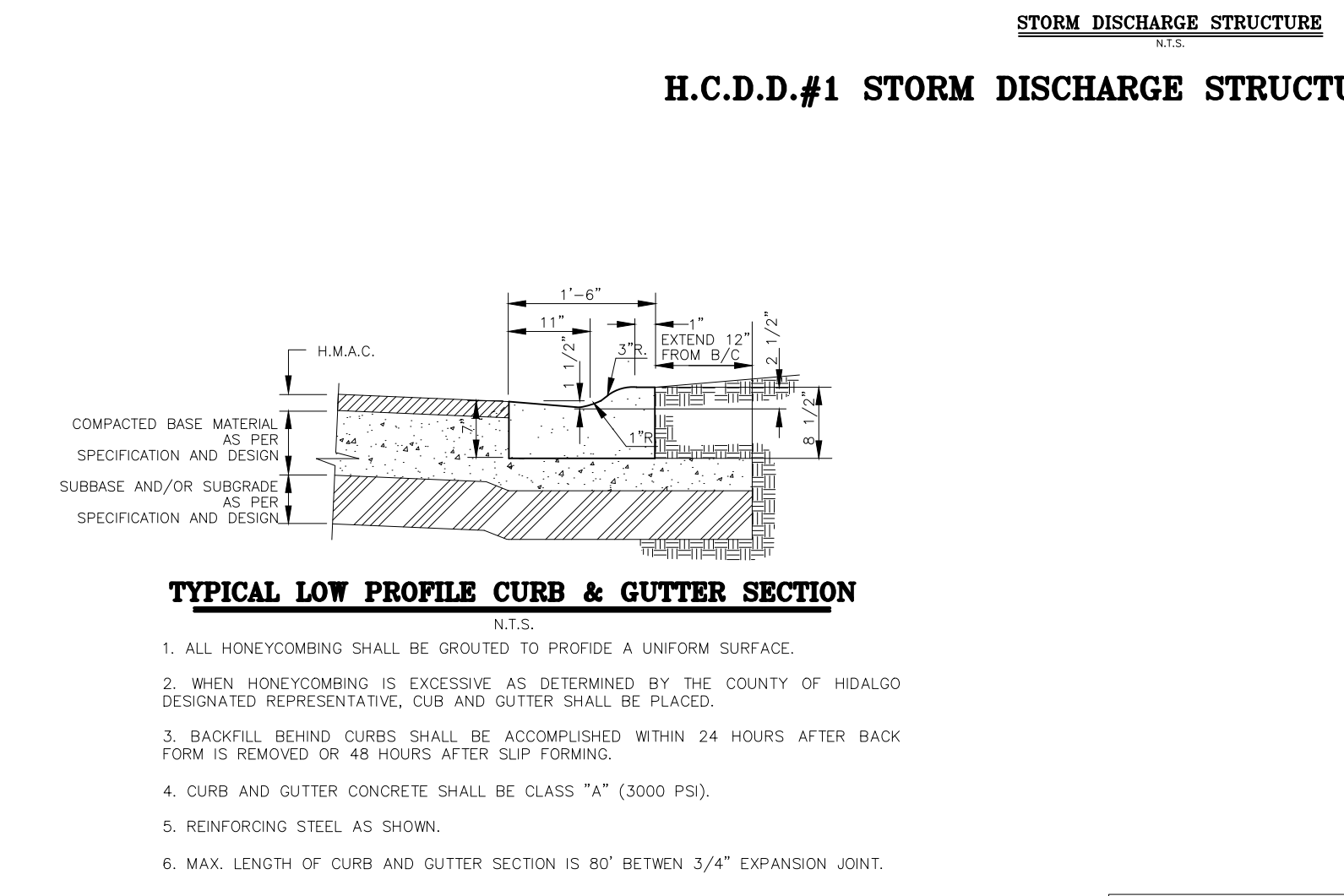
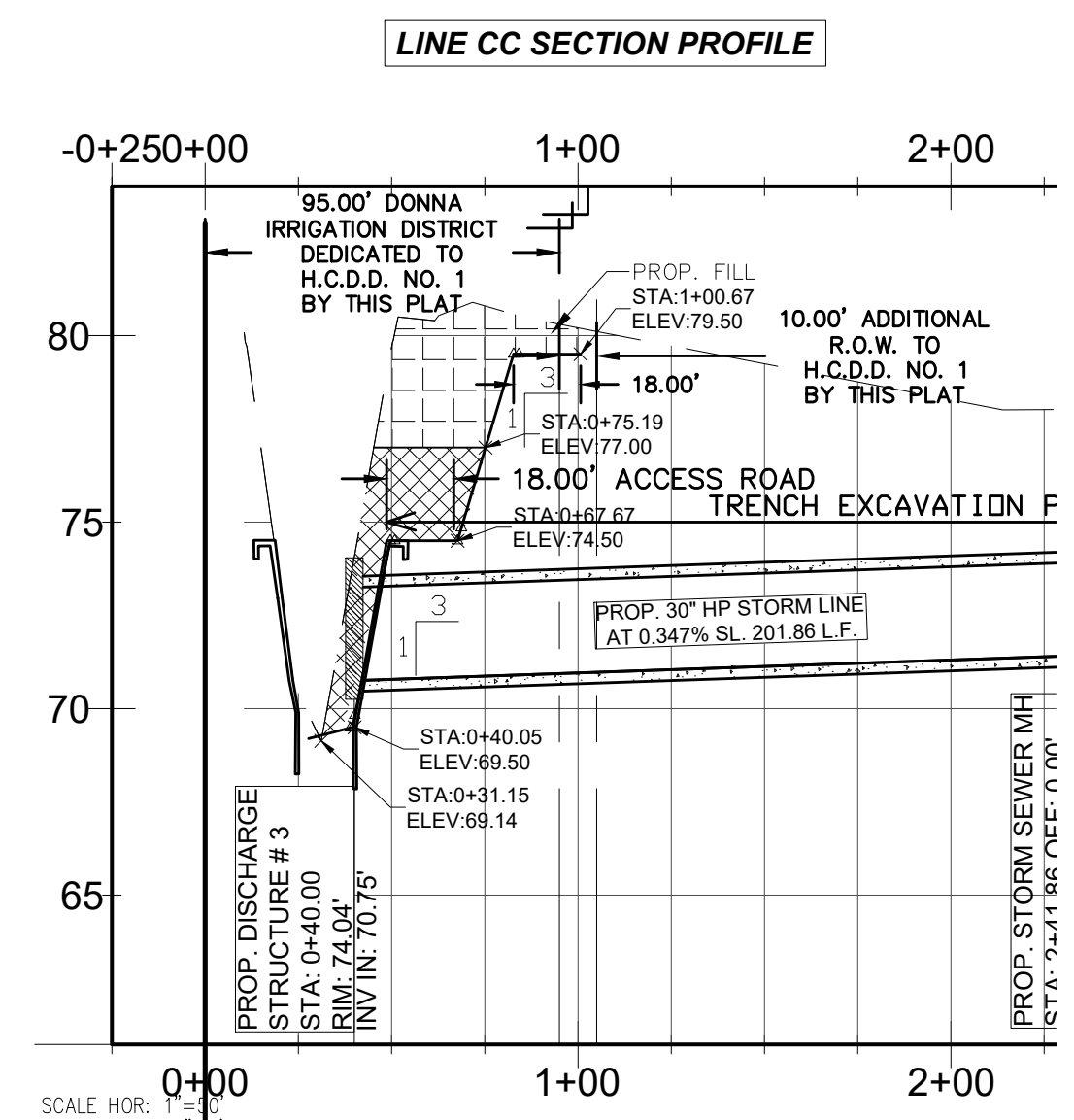
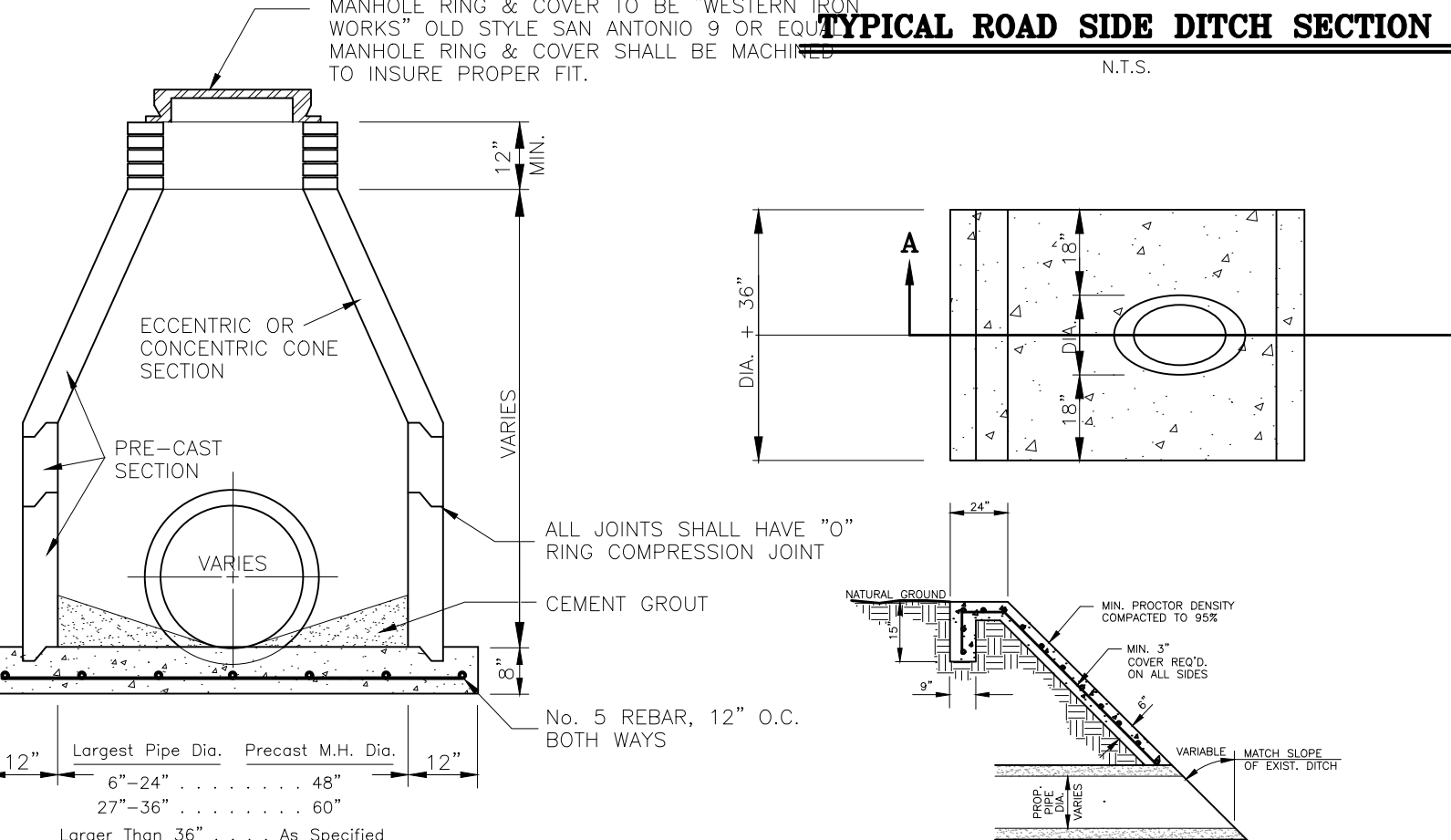
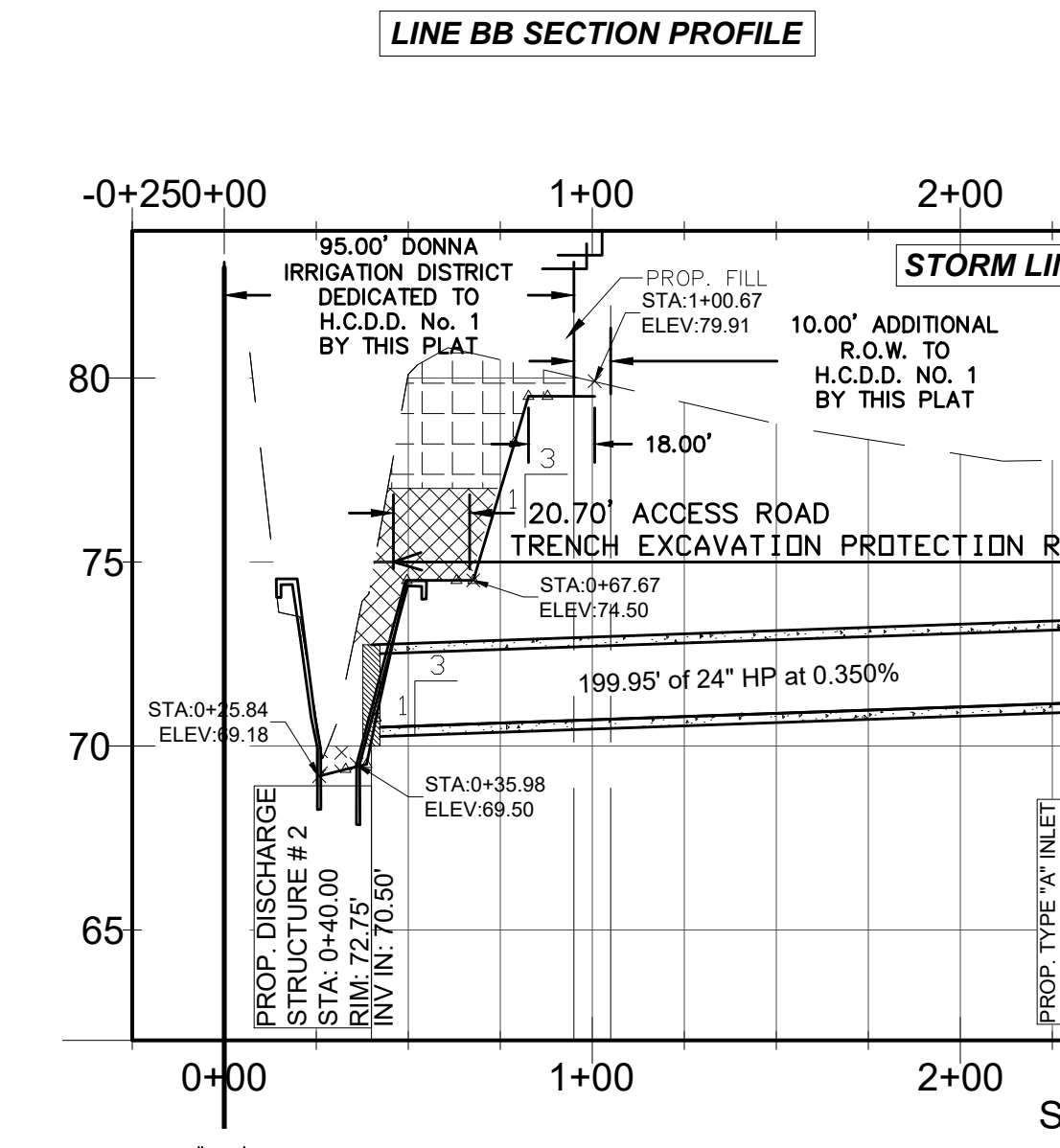
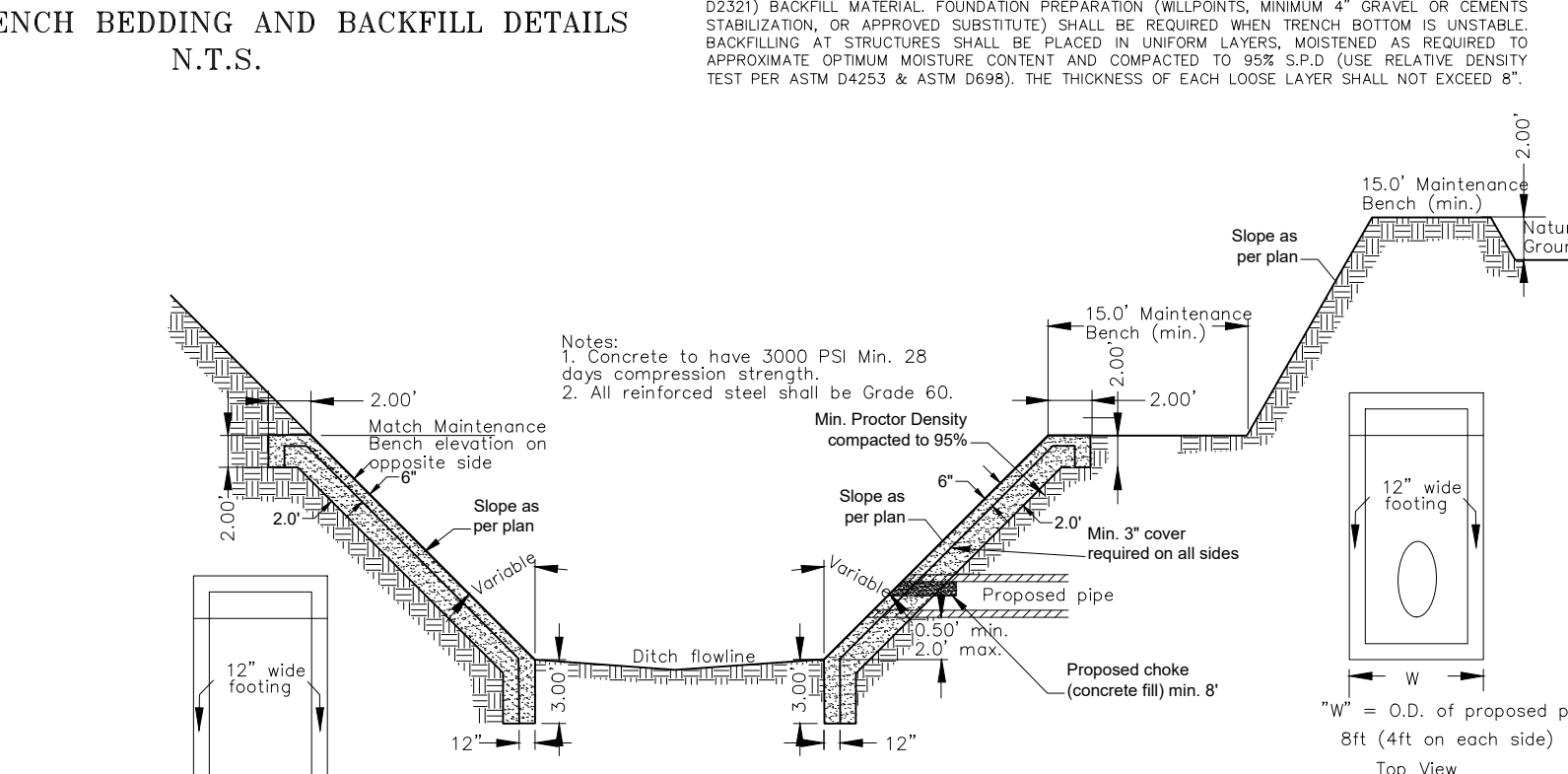
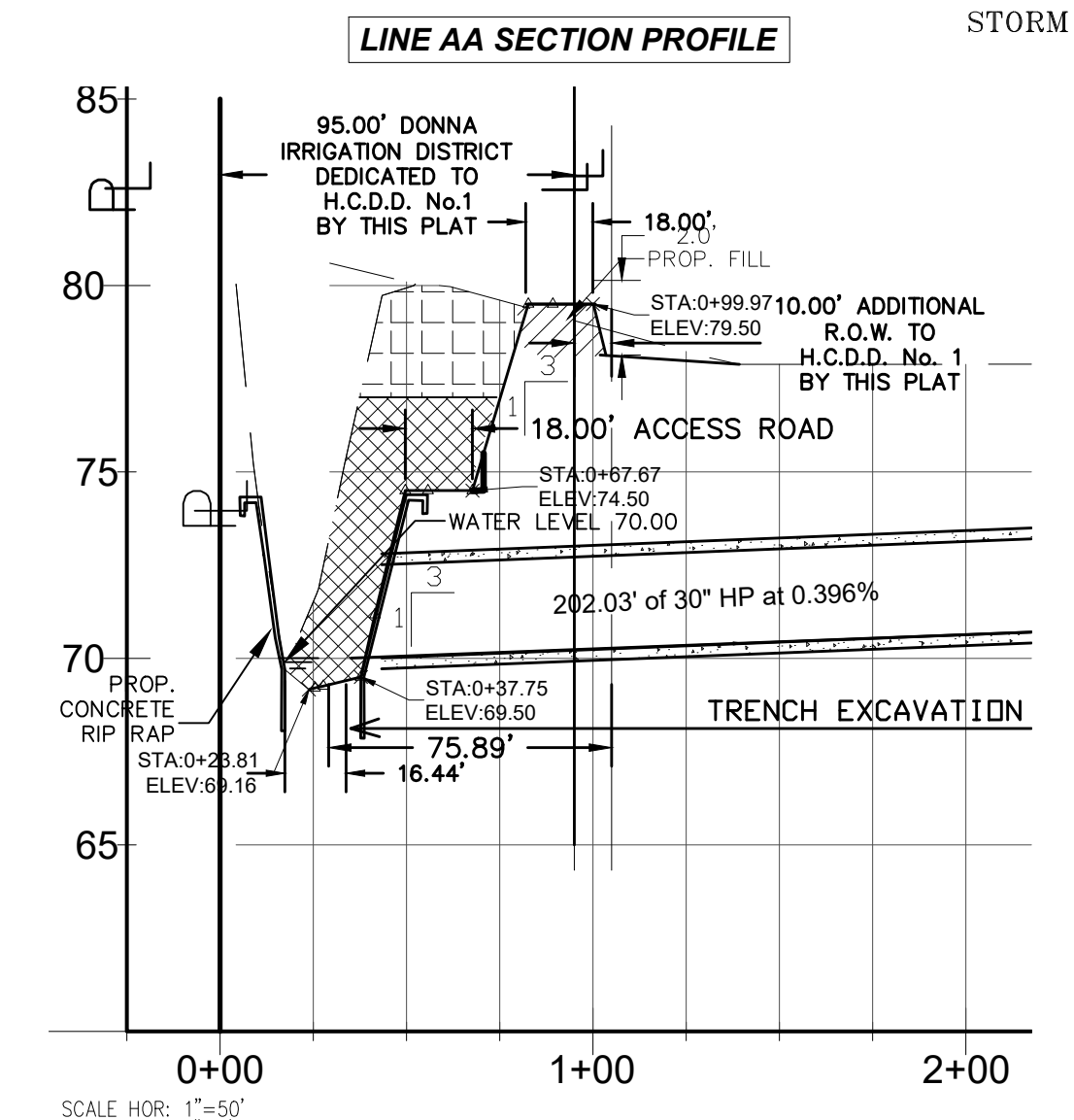
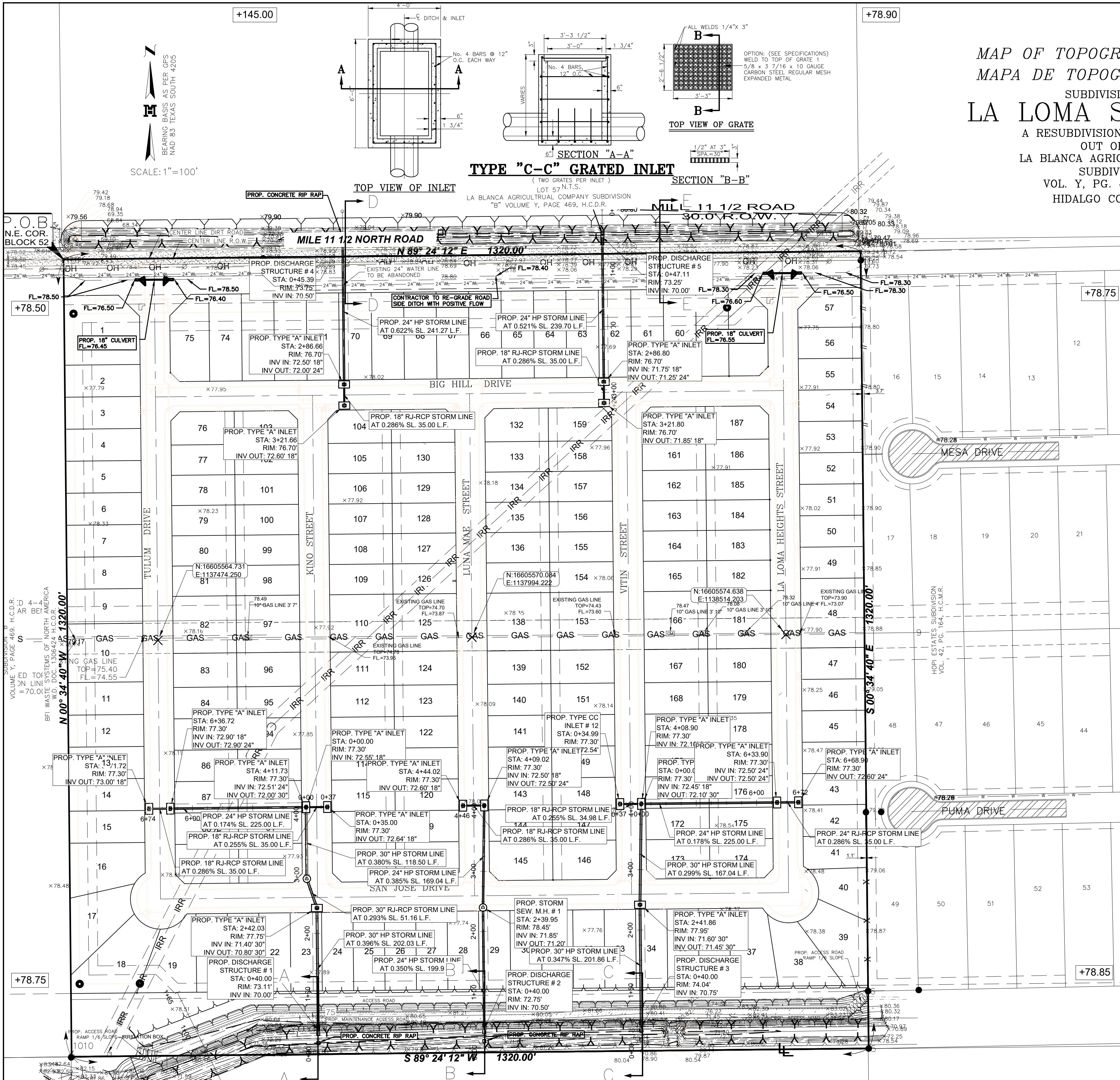
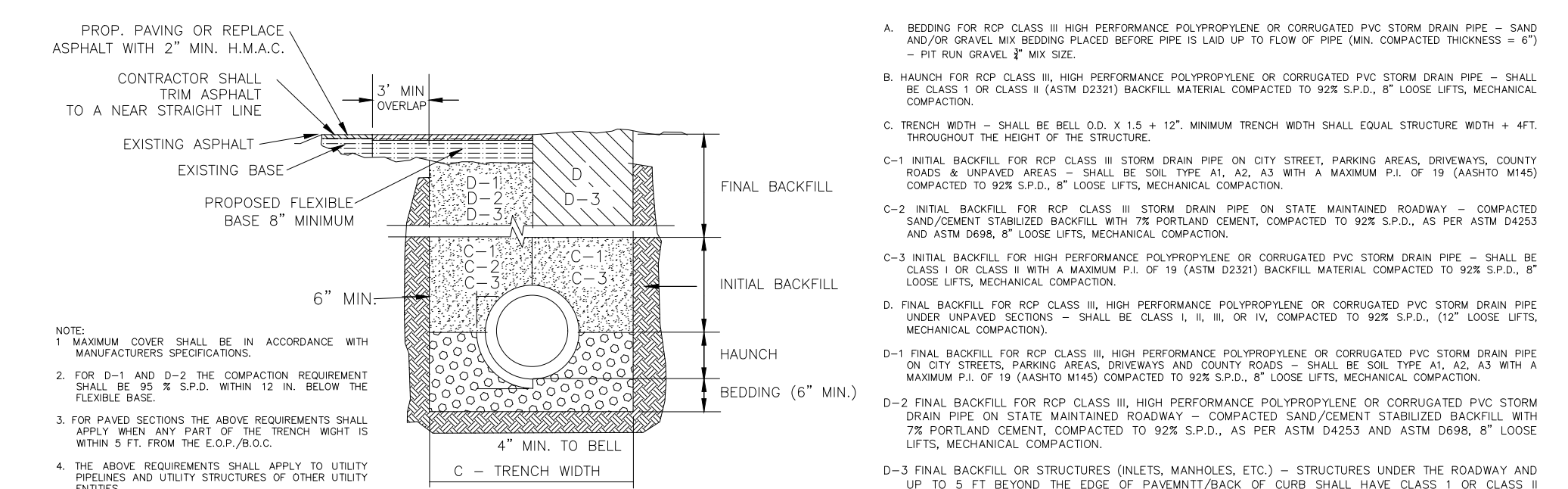
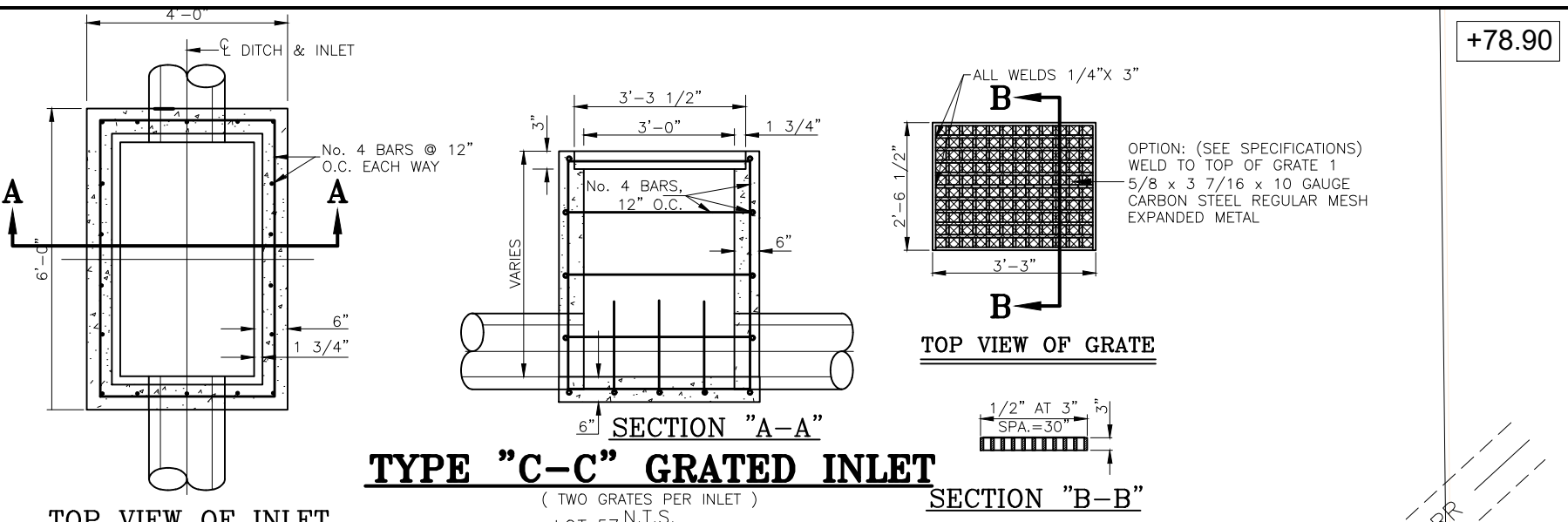


TYPICAL FIBERGLASS MANHOLE BASE
N.T.S.

MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
 CONSULTANTS • ENGINEERS • SURVEYORS

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 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
LA LOMA SUBDIVISION
 A RESUBDIVISION OF 40.000 ACRES
 OUT OF BLOCK 52
 LA BLANCA AGRICULTURAL COMPANY
 SUBDIVISION "B"
 VOL. Y, PG. 469, H.C.D.R.
 HIDALGO COUNTY, TEXAS.



LA LOMA SUBDIVISION IS A 40.000-ACRES TRACT OF LAND BEING ALL OF LOT 52, LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", VOLUME Y, PAGE 469, HIDALGO COUNTY DEED RECORDS. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF MILE 11 NORTH ROAD AND APPROXIMATELY 13200 FEET WEST OF VICTORIA ROAD, OUTSIDE THE CITY LIMITS OF DONNA, TEXAS. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED 18-LOT RESIDENTIAL USE AND IS LOCATED IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, MAP REVISED JUNE 6, 2000. ZONE "X UNSHADED" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

THE SOILS ARE SANDY CLAY LOAM AND CLAY LOAM, WHICH ARE IN HYDROLOGIC SOIL GROUP "B" & "C" IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS") FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 17.58 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 108.43 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 90.86 C.F.S.

THE PROPOSED DRAINAGE FOR LA LOMA SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW TO THE CENTRAL LOCATION DRAINING INTO PROPOSED TYPE "A" INLETS. A PORTION OF THIS SUBDIVISION SHALL DRAIN SOUTH INTO AN EXISTING DONNA IRRIGATION DISTRICT NO. 1 DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION. THE NORTHERN HALF SHALL DRAIN NORTH DISCHARGES INTO THE DONNA IRRIGATION DISTRICT NO. 1 DITCH ALONG THE NORTH SIDE OF THIS SUBDIVISION. THE DONNA IRRIGATION DISTRICT NO. 1 DITCHES FLOW EAST, ULTIMATELY DRAINING INTO THE WESLACO NORTH LATERAL.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 223,246 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF DONNA IRRIGATION DISTRICT NO. 1 DITCH LOCATED ALONG THE SOUTH AND NORTH SIDE OF THIS SUBDIVISION.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, REVISED JUNE 6, 2000 IS CONTAINED WITHIN THE WIDENING IF THE EXISTING DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION.



MELDEN & HUNT, INC.
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MAP OF TOPOGRAPHY AND STREET:
 MAPA DE TOPOGRAFIA Y CALLES:
 SUBDIVISION MAP OF
LA LOMA SUBDIVISION
 A RESUBDIVISION OF 40.000 ACRES
 OUT OF BLOCK 52
 LA BLANCA AGRICULTURAL COMPANY
 SUBDIVISION "B"
 VOL. Y, PG. 469, H.C.D.R.
 HIDALGO COUNTY, TEXAS.

