



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: 3-04-2025

PROPOSED MARIVILLAS ESTATES PHASE 5, PRECINCT No. 1.

ENGINEER MELDEN & HUNT, INC. DEVELOPER: HANI DIORA, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 93 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 15

FILLING STATIONS: 7

LOCATION DESCRIPTION: NORTHEAST CORNER OF MILE 11 ½ NORTH ROAD AND MILE 1 WEST ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-7-2025 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: OSSF'S

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

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments.*

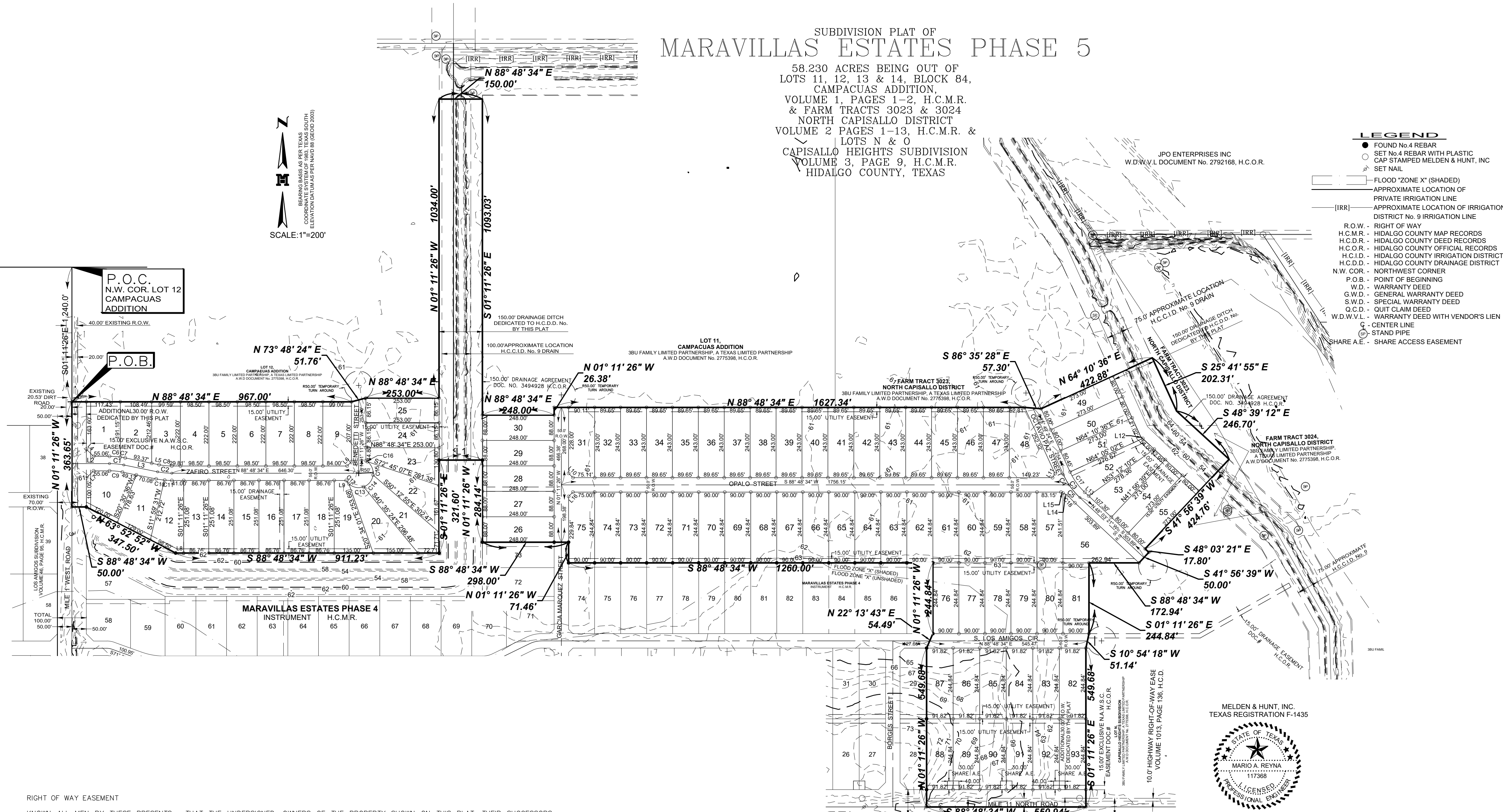
Final Approval *subject to recommendations other departments*

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.*

SUBDIVISION PLAT OF MARAVILLAS ESTATES PHASE 5

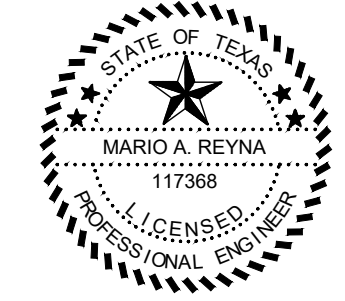
58.230 ACRES BEING OUT OF
LOTS 11, 12, 13 & 14, BLOCK 84,
CAMPACUAS ADDITION,
VOLUME 1, PAGES 1-2, H.C.M.R.
& FARM TRACTS 3023 & 3024
NORTH CAPISALLO DISTRICT
VOLUME 2 PAGES 1-13, H.C.M.R. &
LOTS N & O
CAPISALLO HEIGHTS SUBDIVISION
VOLUME 3, PAGE 9, H.C.M.R.
HIDALGO COUNTY, TEXAS



- 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.W. COR. - NORTHWEST 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.L. - WARRANTY DEED WITH VENDOR'S LIEN
 - CENTER LINE
 - STAND PIPE
 - SHARE A.E. - SHARE ACCESS EASEMENT

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Acres	Lot #	SQ. FT.	Acres	Lot #	SQ. FT.	Acres
1	21,866.53	0.502	21	25,324.22	0.581	41	21,785.00	0.500
2	21,866.53	0.502	22	23,126.54	0.531	42	21,785.00	0.500
3	21,866.53	0.502	23	22,417.69	0.515	43	21,785.00	0.500
4	21,866.53	0.502	24	21,795.95	0.500	44	21,785.00	0.500
5	21,866.53	0.502	25	21,795.95	0.500	45	21,785.00	0.500
6	21,866.53	0.502	26	21,824.00	0.501	46	21,785.00	0.500
7	21,866.53	0.502	27	21,824.00	0.501	47	21,785.00	0.500
8	21,866.53	0.502	28	21,824.00	0.501	48	26,268.62	0.603
9	21,866.53	0.502	29	21,824.00	0.501	49	21,840.00	0.501
10	21,858.20	0.502	30	21,824.00	0.501	50	21,840.00	0.501
11	21,897.97	0.503	31	21,785.00	0.500	51	21,918.43	0.503
12	22,056.64	0.506	32	21,785.00	0.500	52	21,961.12	0.504
13	21,785.00	0.500	33	21,785.00	0.500	53	21,874.23	0.502
14	21,785.00	0.500	34	21,785.00	0.500	54	21,840.00	0.501
15	21,785.00	0.500	35	21,785.00	0.500	55	21,840.00	0.501
16	21,785.00	0.500	36	21,785.00	0.500	56	32,394.80	0.744
17	21,785.00	0.500	37	21,785.00	0.500	57	22,023.99	0.506
18	21,785.00	0.500	38	21,785.00	0.500	58	22,035.40	0.506
19	22,772.38	0.523	39	21,785.00	0.500	59	22,035.40	0.506
20	23,170.11	0.532	40	21,785.00	0.500	60	22,035.40	0.506

Lot Area Table			Lot Area Table			Line Table		
Lot #	SQ. FT.	Acres	Lot #	SQ. FT.	Acres	Line #	Direction	Length
61	22,035.40	0.506	81	22,035.40	0.506	L1	S 88° 48' 34" W	150.00'
62	22,035.40	0.506	82	22,481.90	0.516	L2	N 88° 48' 34" E	130.06'
63	22,035.40	0.506	83	22,481.90	0.516	L3	S 79° 47' 54" E	119.22'
64	22,035.40	0.506	84	22,481.90	0.516	L4	N 46° 11' 26" W	35.36'
65	22,035.40	0.506	85	22,481.90	0.516	L5	N 79° 47' 54" W	25.85'
66	22,035.40	0.506	86	22,481.90	0.516	L6	S 43° 48' 34" W	21.21'
67	22,035.40	0.506	87	22,481.90	0.516	L7	N 43° 48' 34" E	35.36'
68	22,035.40	0.506	88	22,481.90	0.516	L8	S 88° 48' 34" W	27.93'
69	22,035.40	0.506	89	22,481.90	0.516	L9	N 88° 48' 34" E	41.41'
70	22,035.40	0.506	90	22,481.90	0.516	L10	N 46° 11' 26" W	21.21'
71	22,035.40	0.506	91	22,481.90	0.516	L11	S 31° 29' 35" W	16.20'
72	22,035.40	0.506	92	22,481.90	0.516	L12	S 48° 03' 21" E	9.71'
73	22,035.40	0.506	93	22,481.90	0.516	L13	N 48° 03' 21" W	18.79'
74	22,035.40	0.506				L14	S 65° 16' 42" E	19.34'
75	21,922.90	0.503				L15	S 65° 16' 42" E	7.62'
76	22,035.40	0.506				L16	N 43° 48' 34" E	21.21'
77	22,035.40	0.506						
78	22,035.40	0.506						
79	22,035.40	0.506						
80	22,035.40	0.506						



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 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 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 INSTALLED.

IN THE EVENT THE EASEMENT HERIN 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.

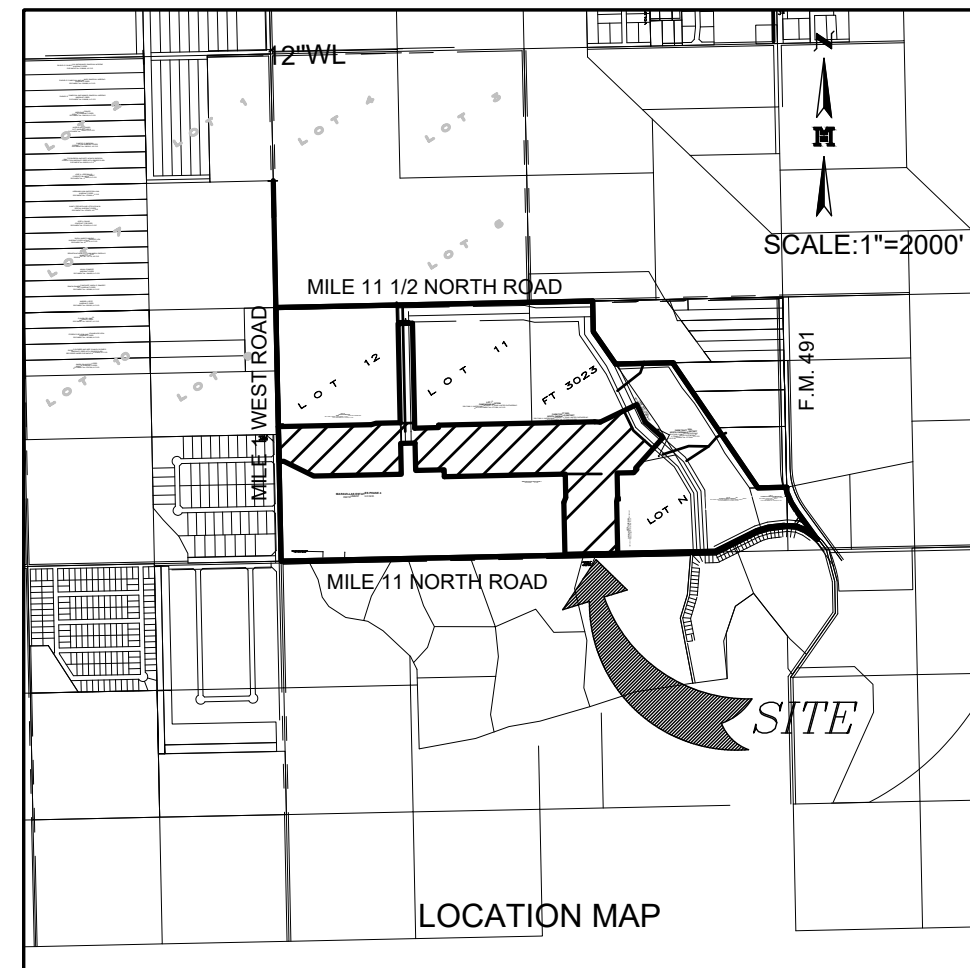
IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF _____ 20 ____

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

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

MARAVILLAS ESTATES PHASE 5 IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE NORTHEAST INTERSECTION OF MILE 11 1/2 NORTH ROAD & MILE 11 WEST ROAD. THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF MERCEDES. MARAVILLAS ESTATES PHASE 5 FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.



- INDEX TO SHEET OF MARAVILLAS ESTATES PHASE 5**
- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION; REVISION NOTES; LOT TABLE, CURVE TABLE, LINE TABLE.
 - SHEET 2: OWNER'S DEDICATION, CERTIFICATION, ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; ATTESTATION; COUNTY JUDGE CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
 - SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNERS CERTIFICATION.
 - SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE DITCH, ENGINEERING CERTIFICATION; DITCH CROSS SECTION.
 - SHEET 5: MAP OF TOPOGRAPHY AND PAVING; CONSTRUCTION DETAILS.
 - SHEET 6: WATER, STORM, STREET CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	HANI DIORA, LLC, A TEXAS LIMITED LIABILITY COMPANY	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

HANI DIORA, LLC, A TEXAS LIMITED LIABILITY COMPANY
ELIAS WOLOSKI, PRESIDENT
612 W. NOLANA AVENUE SUITE 570A
McALLEN, TEXAS 78504

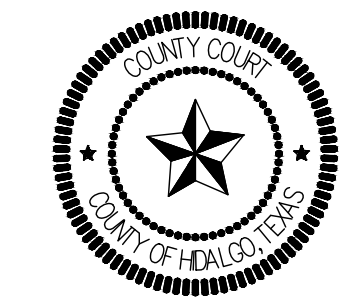
ACKNOWLEDGMENT

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:



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

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, REVISED 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 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 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 64.30 OR 18" ABOVE THE CENTER LINE OF STREET AT THE CENTER OF EACH LOT, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

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= 16605458.2600 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= 16603836.6900 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 REQUIRED TO DETAIN A TOTAL OF 282,608 CUBIC FEET (6.488 ACRE-FEET) OF STORM WATER RUNOFF. 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, 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 5, 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 AND 10.

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 10 THROUGH 30; LOTS 40 THROUGH 55 DURING CONSTRUCTION.

17. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (MILE 11 NORTH ROAD) ON TO LOTS 88 THROUGH 93. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 88 & 89, 90 & 91, 92 & 93 TO PROVIDE INGRESS AND EGRESS FROM (MILE 11 NORTH ROAD).

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 5 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 5 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

SUBDIVISION PLAT OF
MARAVILLAS ESTATES PHASE 5

58.230 ACRES BEING OUT OF
LOTS 11, 12, 13 & 14, BLOCK 84,
CAMPACUAS ADDITION,
VOLUME 1, PAGES 1-2, H.C.M.R.
& FARM TRACTS 3023 & 3024
NORTH CAPISALLO DISTRICT
VOLUME 2 PAGES 1-13, H.C.M.R. &
LOTS N & O
CAPISALLO HEIGHTS SUBDIVISION
VOLUME 3, PAGE 9, H.C.M.R.
HIDALGO COUNTY, TEXAS

DESCRIPTION OF MARAVILLAS ESTATES PHASE 5

A TRACT OF LAND CONTAINING 58.230 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, CONSISTING OF: ALL OF LOTS 13, AND 14, BLOCK 84, CAMPACUAS ADDITION, RECORDED IN VOLUME 1, PAGES 1-2, HIDALGO COUNTY MAP RECORDS, ALL OF LOTS O TROUGH R, CAPISALLO HEIGHTS SUBDIVISION, RECORDED IN VOLUME 3, PAGE 9, HIDALGO COUNTY MAP RECORDS, SAID 58.230 ACRES WERE CONVEYED TO 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A CORRECTION ASSUMPTION WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775598, HIDALGO COUNTY OFFICIAL RECORDS, SAID 58.196 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND AT THE NORTHWEST CORNER OF LOT 12, OF SAID BLOCK 84,
THENCE, S 01° 11' 26" E A DISTANCE OF 1,240.00 FEET TO A NAIL SET AT THE WEST LINE OF SAID LOT 12, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

- 1. THENCE, N 88° 48' 34" E AT A DISTANCE OF 20.00 FEET PAST THE EAST RIGHT-OF-WAY OF MILE 1 WEST ROAD CONTINUING A TOTAL DISTANCE OF 967.00 FEET TO AN IN SIDE CORNER OF THIS TRACT;
2. THENCE, N 73° 48' 24" E A DISTANCE OF 51.76 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 88° 48' 34" E A DISTANCE OF 253.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
4. THENCE, N 01° 11' 26" W A DISTANCE OF 1034.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
5. THENCE, N 88° 48' 34" E A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
6. THENCE, S 01° 11' 26" E A DISTANCE OF 1093.03 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, N 88° 48' 34" E A DISTANCE OF 248.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 01° 11' 26" W A DISTANCE OF 26.38 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, N 88° 48' 34" E A DISTANCE OF 1,627.34 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, S 86° 35' 28" E A DISTANCE OF 57.30 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
11. THENCE, N 64° 10' 36" E A DISTANCE OF 273.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
12. THENCE, S 25° 49' 24" E A DISTANCE OF 231.02 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, S 48° 03' 21" E A DISTANCE OF 276.66 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, S 41° 56' 39" W A DISTANCE OF 273.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 48° 03' 21" E A DISTANCE OF 17.80 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
16. THENCE, S 41° 56' 39" W A DISTANCE OF 50.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
17. THENCE, S 88° 48' 34" E A DISTANCE OF 172.94 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
18. THENCE, S 01° 11' 26" E A DISTANCE OF 244.84 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
19. THENCE, S 10° 54' 18" E A DISTANCE OF 51.14 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
20. THENCE, S 01° 11' 26" E AT A DISTANCE 519.68 FEET PASS THE NORTH RIGHT-OF-WAY OF MILE 11 NORTH ROAD, CONTINUING A TOTAL DISTANCE OF 549.68 FEET TO A NAIL SET FOR AN INSIDE CORNER OF THIS TRACT;
21. THENCE, S 88° 48' 34" E A DISTANCE OF 550.94 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
22. THENCE, N 01° 11' 26" W AT A DISTANCE OF 30.00 FEET PASS THE NORTH RIGHT-OF-WAY OF MILE 11 NORTH ROAD, CONTINUING A TOTAL DISTANCE OF 231.02 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
23. THENCE, N 22° 13' 43" E A DISTANCE OF 54.49 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
24. THENCE, N 01° 11' 26" W A DISTANCE OF 244.84 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
25. THENCE, S 88° 48' 34" W A DISTANCE OF 1260.00 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
26. THENCE, N 01° 11' 26" E A DISTANCE OF 71.46 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
27. THENCE, S 88° 48' 34" W A DISTANCE OF 298.00 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
28. THENCE, N 01° 11' 26" W A DISTANCE OF 284.14 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
29. THENCE, S 88° 48' 34" W A DISTANCE OF 150.00 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
30. THENCE, S 01° 11' 26" E A DISTANCE OF 321.60 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
31. THENCE, S 88° 48' 34" W A DISTANCE OF 911.23 FEET TO A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
32. THENCE, N 63° 52' 52" W A DISTANCE OF 347.50 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
33. THENCE, S 88° 48' 34" W AT A DISTANCE OF 30.00 FEET PASS THE EAST RIGHT-OF-WAY OF MILE 1 WEST ROAD, CONTINUING A TOTAL DISTANCE OF 50.00 FEET TO A NAIL FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
34. THENCE, N 01° 11' 26" W ALONG THE WEST LINE OF SAID LOT 12, AND WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 1 W. ROAD, A DISTANCE OF 363.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 58.230 ACRES, OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, HANI DIORA, LLC, A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 58.230 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MARAVILLAS ESTATES PHASE 5, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), 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.

ELIAS WLOSKSI, PRESIDENT DATE:
612 W. NDLANA AVENUE SUITE 570A
MCALLEN, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

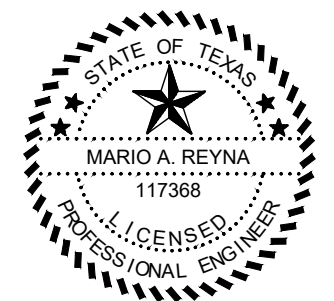
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ELIAS WLOSKSI, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN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

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: 8-10-2023
ENGINEERING JOB No. 240625.00



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 MARAVILLAS ESTATES PHASE 5 SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 07-27-23, 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: 06-21-23
SURVEY JOB No. 23106.08



CERTIFICATION OF HIDALGO & CAMERON COUNTIES
IRRIGATION DISTRICT No. 9

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.

DATED THIS _____ DAY OF _____, 2025.

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORMDRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION. AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED. THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.
5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHERS OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

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
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LEGEND

- TRANSMISSION POLE
- IRRIGATION STAND PIPE
- ▨ ASPHALT AREA
- ▨ CALICHE DRIVEWAY
- TL TRANSMISSION LINE
- [IRR] APPROXIMATE LOCATION OF IRRIGATION DISTRICT No. 9 IRRIGATION LINE

MARAVILLAS ESTATES PHASE 5

SUBDIVISION PLAT OF
 58.230 ACRES BEING OUT OF
 LOTS 11, 13 & 14, BLOCK 84,
 CAMPACUAS ADDITION,
 VOLUME 1, PAGES 1-2, H.C.M.R.
 & FARM TRACTS 3023 & 3024
 NORTH CAPISALLO DISTRICT
 VOLUME 2 PAGES 1-13, H.C.M.R. &
 LOTS N & O
 CAPISALLO HEIGHTS SUBDIVISION
 VOLUME 3, PAGE 9, H.C.M.R.
 HIDALGO COUNTY, TEXAS

COST ESTIMATE:
 WATER DISTRIBUTION: \$ 295,141.00
 SEPTIC TANK \$ 252,300.00
 IMPROVEMENTS / OSSF:
 DRAINAGE IMPROVEMENTS: \$ 351,352.00
 PAVING IMPROVEMENTS: \$ 1,029,971.70

ESTIMACION DE COSTOS:
 SERVICIO DE AGUA POTABLE: \$ 295,141.00
 SERVICIO DE DRENAJE SANITARIO \$ 252,300.00
 DREAJE PLUVIAL: \$ 351,352.00
 PAVIMENTACION DE CALLES: \$ 1,029,971.70

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

MARAVILLAS ESTATES PHASE 5 WILL BE PROVIDED WITH POTABLE WATER BY 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 PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE RUNNING ALONG THE SOUTH SIDE RIGHT-OF-WAY OF MILE 11 NORTH ROAD AND AN 8" WATER LINE ALONG THE WEST SIDE OF MILE 1 WEST ROAD, AN 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF S. LOS AMIGOS CIRCLE, AN 8" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF GARCIA MARQUEZ STREET. THE WATER SYSTEM FOR MARAVILLAS ESTATES PHASE 5 CONSISTS OF A 8" WATER LINE THAT TAP INTO THE EXISTING 6" & 8" WATER LINES, AN 8" WATER LINE CONNECT TO THE EXISTING 8" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF MILE 1 WEST ROAD THEN RUNS EAST CROSSING MILE 1 WEST ROAD THEN CONTINUE ALONG THE NORTH RIGHT-OF-WAY OF ZAFIRO STREET THEN RUNNING NORTH ALONG THE EAST RIGHT-OF-WAY OF BENEDITH STREET ENDING WITH A 2" FLUSH VALVE AT THE NORTHEAST CORNER OF LOT 9. ANOTHER 8" WATER LINE CONNECTS TO THE EXISTING 8" WATER LINE AT THE WEST RIGHT-OF-WAY OF GARCIA MARQUEZ STREET THEN RUNS NORTH ENDING WITH A 2" FLUSH VALVE AT THE NORTHEAST CORNER OF LOT 30. AN OTHER 8" WATER LINE CONNECTS TO THE 8" WATER AT THE NORTHWEST CORNER OF LOT 87 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF S. LOS AMIGOS CIRCLE ENDING WITH A 2" FLUSH VALVE AT THE NORTHEAST CORNER OF LOT 82. AN OTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 27 THEN CROSSING GARCIA MARQUEZ STREET CONTINUING ALONG THE SOUTH RIGHT-OF-WAY OF OPALDO STREET THEN CROSSING OCTAVO PAZ STREET CONNECTING TO AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 52. AN OTHER 8" WATER LINE RUN ALONG THE EAST RIGHT-OF-WAY OF OCTAVO PAZ STREET CONNECTING TO A 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 52 AND ENDING WITH A 2" FLUSH VALVE AT THE NORTHWEST CORNER OF LOT 49 AND THE SOUTHWEST CORNER OF LOT 55 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE MARAVILLAS ESTATES PHASE 4 CONSISTS OF (43) FORTY-THREE 1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND (7) SEVEN 1/2" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINES, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$295,141.00, OR \$3,392.53 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$76,248.54, WHICH COVERS THE \$876.42 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 WILL ESCROW FOR 8 FILING STATION (FIRE HYDRANTS) AT A UNIT COST OF \$6,750.00 FOR A TOTAL COST OF \$54,000.00. 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 MARAVILLAS ESTATES PHASE 5 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, RACOMBES 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 (CASHERS CHECK OR PERSONAL CHECK) REPRESENTING A "CASH DEPOSIT" TO BE HELD BY THE COUNTY OF HIDALGO IN ESCROW IN THE AMOUNT OF \$269,700.00, 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 \$269,700.00 FOR THE ENTIRE SUBDIVISION.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



ENGINEER'S SIGNATURE _____ DATE _____

PROVISION DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION MARAVILLAS ESTATES PHASE 5 RECIBIRÁ SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION MARAVILLAS ESTATES PHASE 5 CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA UNA LINEA DE 8" POR EL LADO OESTE DEL MILE 11 WEST ROAD Y EN EL LADO OESTE DE LA CARRETERA DE GARCIA MARTINEZ STREET Y EN EL LADO SUR DEL DERECHO DE VILLA DEL S. LOS AMIGOS CIRCLE. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION MARAVILLAS ESTATES PHASE 5 CONSISTE DE CONDUCTOS DE 8". ESTA LINEA DE 8" SE CONECTA A LA LINEA EXISTENTE DE 8" EN EL LADO OESTE DE MILE 11 WEST ROAD Y CRUSA AL ESTE DE MILE 1 WEST ROAD Y SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE ZAFIRO STREET LADO LUEGO SIGUE AL NORTE BENEDITH STREET POR EL LADO OESTE TREMANANDO CON UNA VARVULA DE 2" ON EL LADO NORESTE DE LOTE 9. OTRA LINEA DE 8" SE CONECTA A LA LINEA EXISTENTE DE 8" EN EL LADO OESTE DE GARCIA MARQUEZ STREET Y SIGUE AL NORTE POR EL LADO OESTE DE GARCIA MARQUEZ STREET TERMINANDO CON UNA VARVULA DE 2" EN EL LADO NORESTE DE LOTE 30. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE 8" EN EL LADO SUR DE S. LOS AMIGOS CIRCLE Y SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE LOS AMIGOS CIRCLE TREMANANDO CON UNA VAL DEL 2" EN EL LADO NORESTE DE LOTE 82. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA MENCIONADA EN EL LADO NORESTE DE LOTE 27 Y CURSA GARCIA MARQUEZ STREET Y SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE OPALDO STREET CRUSANDO OCTAVO PAZ STREET CONECTADO CON UNA CONDUCTO DE 8" EN EL LADO SUROESTE DE LOTE 52. OTRO CONDUCTO DE 8" PROPONE EN EL LADO ESTE DEL OCTAVO PAZ STREET CONECTADO CON UN CONDUCTO EN EL LADO SUROESTE DE LOTE 52 Y TERMINADO CON UNA VARVULA DE 2" EN EL LADO NORESTE DE LOTE 49 EN EL LADO SUROESTE DE LOTE 55 PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN (43) CUARENTA-TRES DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2" PARA CADA LOTE. Y (7) SIETE CONDUCTOS INDIVIDUALES DE AGUA DE 1/2" PARA CADA LOTE. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 6". LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 1/2 PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 295,141.00 O \$ 3,392.43 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 76,248.54, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$876.42. 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 ASIGNA POR 8 Bocas de Riego (FIRE HYDRANT) A UN COSTO DE \$ 6,750.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$54,000.00. EL SISTEMA DE AGUA ESTARÁ EN FUNDACIONAMENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR DE MARAVILLAS ESTATES PHASE 5. 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, RACOMBES ARENOSO ALCIMAR 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 AGRADO Y SUELO FRANO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARIBA 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 ADECUADA 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 \$269,700.00, QUE ES EL COSTO TOTAL ESTIMADO PARA INSTALAR UN SISTEMA DE FOSAS 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.

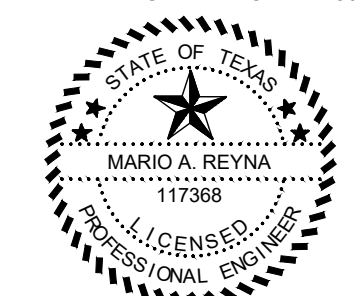
EN CUALQUIER MOMENTO DESPUES DE QUE EL TERRENO SEA VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE UN SISTEMA SEPTICO ESCRIBIENDO O LLAMANDO AL DUEÑO DE LA SUBDIVISION Y ENTONCES ARCHIVANDO EN EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO UNA APLICACION PARA UN PERMISO DE CONSTRUCCION PARA UN 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:

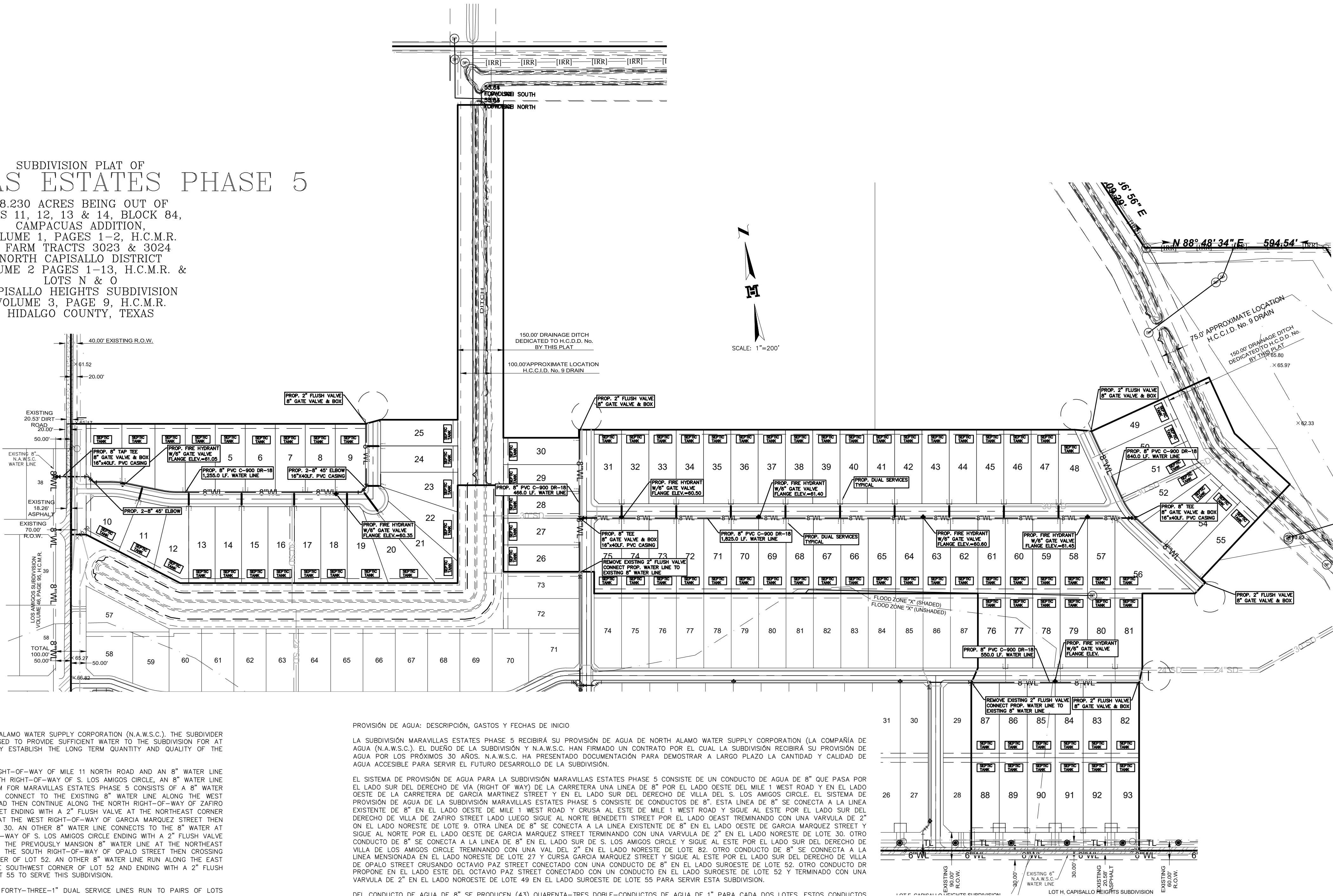
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 371,389.54 O \$ 4,268.85 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$2,900.00 A UN COSTO TOTAL DE \$269,700.00 TODA LA SUBDIVISION.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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

SUBDIVIDER STATEMENT:

1. I, HANI DIORA, LLC, A TEXAS LIMITED PARTNERSHIP, SUBDIVIDER OF MARAVILLAS ESTATES PHASE 4, HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT; 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.

ELIAS WOLOSKI, PRESIDENT
 614 W. NOLANA AVENUE SUITE 570A
 McALLEN, TEXAS 78504

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

DRAINAGE STATEMENT
MARAVILLAS ESTATES PHASE 5 SUBDIVISION

MARAVILLAS ESTATES PHASE 5 SUBDIVISION IS A RESUBDIVISION OF 58.196 ACRES BEING OUT OF LOTS 11, 12, 13 AND 14, BLOCK 84, CAMPACUAS ADDITION AS RECORDED IN VOLUME 1, PAGES 1-2, HIDALGO COUNTY MAP RECORDS, AND FARM TRACTS 3023 & 3024 NORTH CASALLO DISTRICT AS RECORDED IN VOLUME 2, PAGE 1-13, H.C.M.R. AND ALL OR PART OF LOTS N AND O, CAPISALLO HEIGHTS SUBDIVISION, AS RECORDED IN VOLUME 3, PAGE 9, HIDALGO COUNTY MAP RECORDS. THIS PROPERTY IS LOCATED AT THE NORTHEAST INTERSECTION OF MILE 11 N. ROAD AND MILE 1 WEST ROAD. THIS SUBDIVISION FALLS IN THE RURAL AREA OF HIDALGO COUNTY. THE PROPERTY IS CURRENTLY OPEN & AGRICULTURAL LAND WITH A PROPOSED 87-LOT RESIDENTIAL USE. THIS PROPERTY IS LOCATED IN ZONE "X" & "X SHADED". ZONE "X" FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, MAP DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR, DATE MAY 30, 2002. ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "X SHADED" IS DEFINED AS "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".

THE SOILS ARE (8) COMITAS LOAMY FINE SAND, (28) HIDALGO SANDY CLAY LOAM & (52) RAYMONDVILLE CLAY LOAM. SOIL GROUP "A" IS PREVIOUS AND HAS A LOW PLASTICITY INDEX. SOIL GROUP "B" & "C" IS MODERATELY PERVIOUS 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 17.38 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 91.25 C.F.S. DURING THE 50-YEAR STORM FREQUENCY PER THE ATTACHED CALCULATION WHICH IS AN INCREASE OF 73.87 C.F.S.

THE PROPOSED DRAINAGE FOR MARAVILLAS ESTATES PHASE 5 SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW TO LOW POINTS DRAINING INTO PROPOSED TYPE "A" INLETS, WHICH WILL DRAIN INTO EXISTING HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH. THIS EXISTING HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH FLOWS NORTH, ULTIMATELY DISCHARGES INTO THE MERCEDES LATERAL THEN FLOWS EAST, ULTIMATELY DRAINING INTO THE I.B.W.C. FLOODWAY. PIPE SIZES RANGE FROM 18" TO 30".

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 282,608 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DITCH ALONG THE BOUNDARY 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 OF THE EXISTING DRAINAGE DITCH ALONG THE NORTH SIDE OF THE SUBDIVISION.

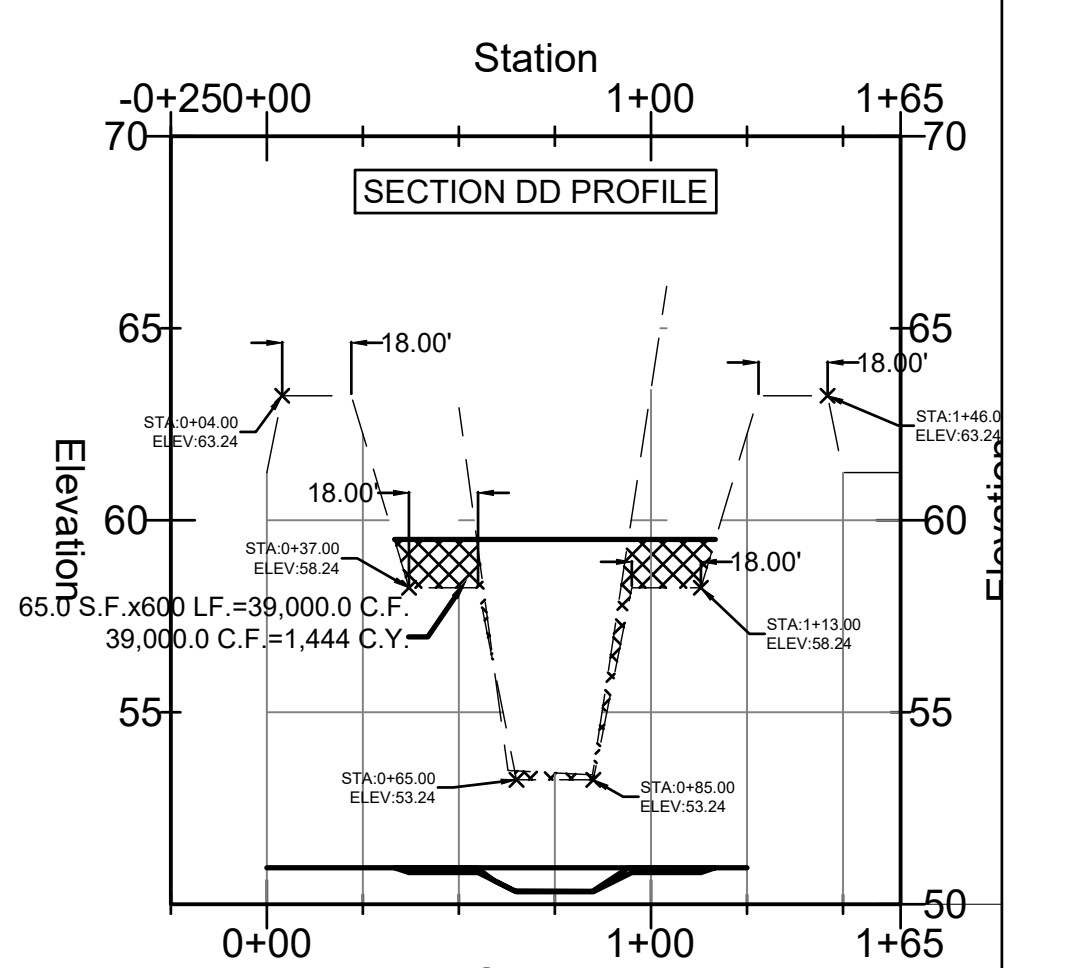
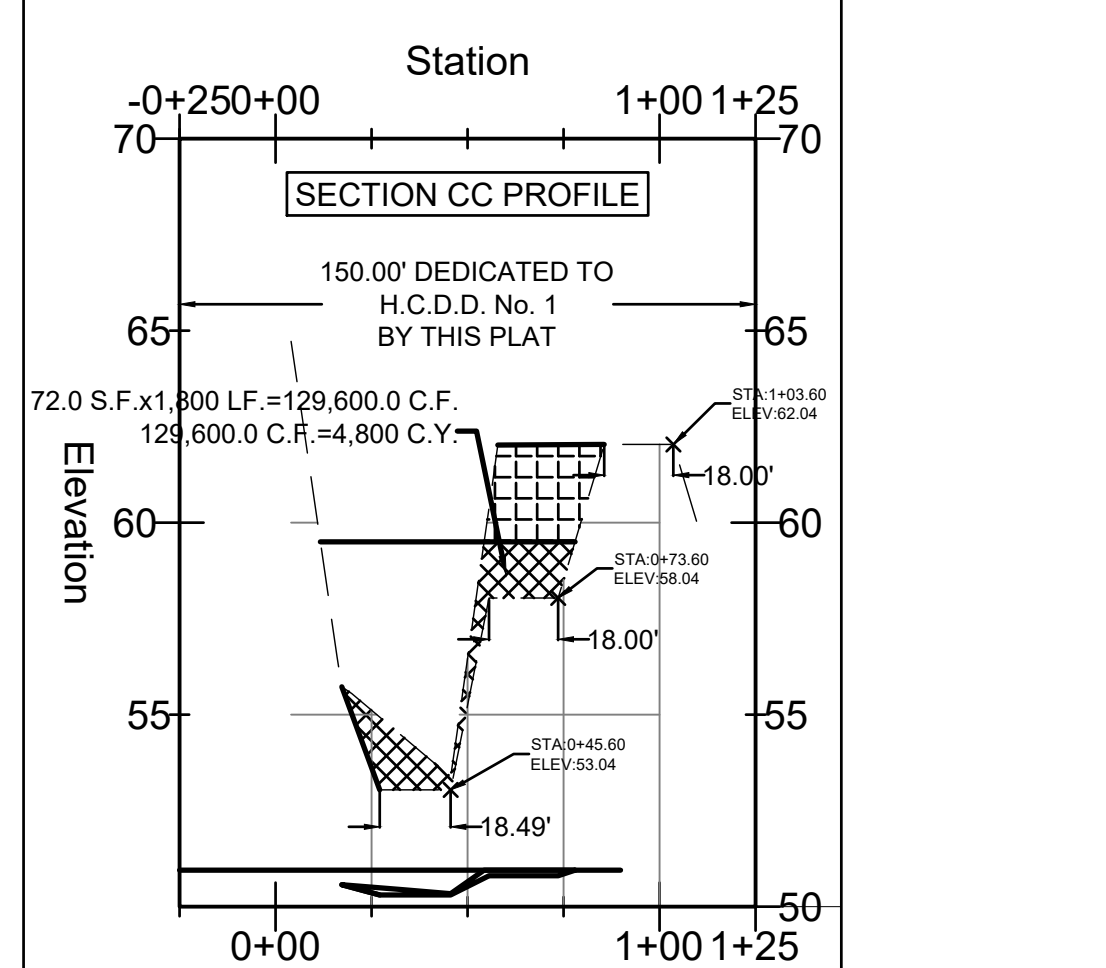
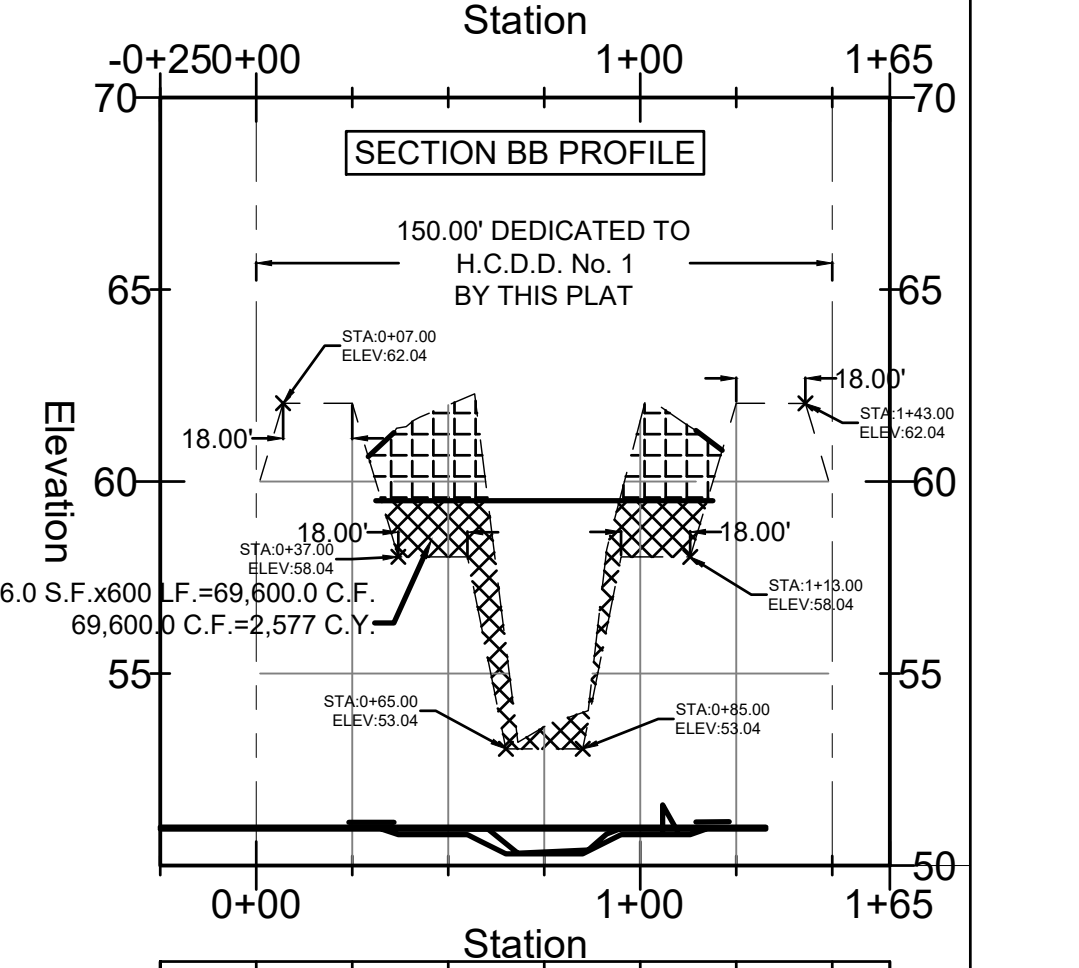
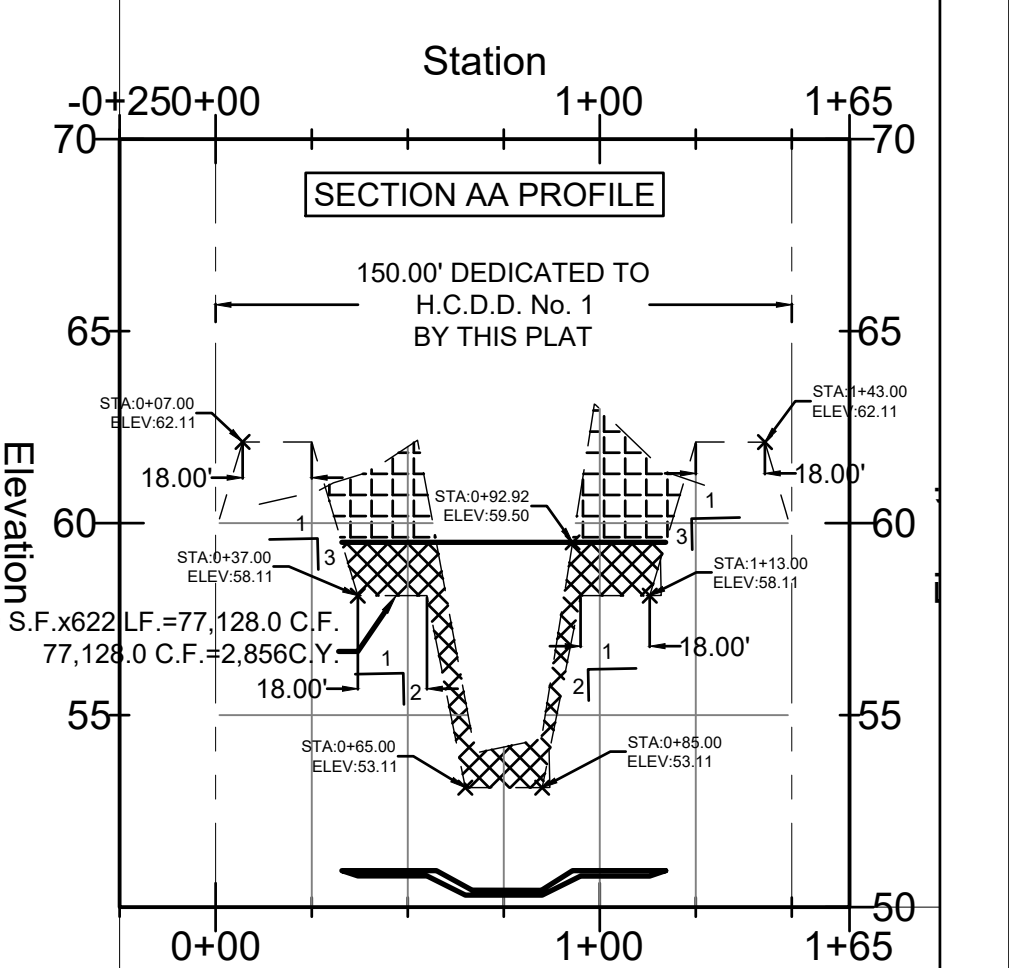
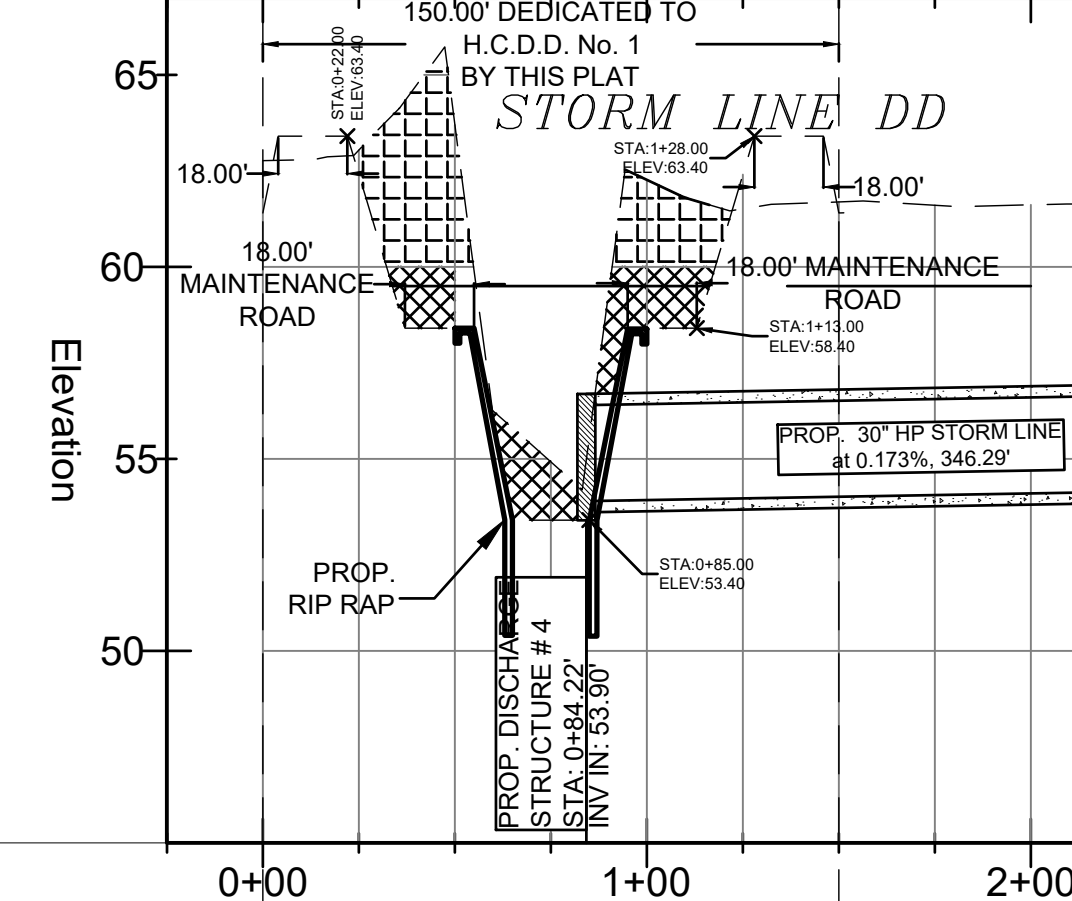
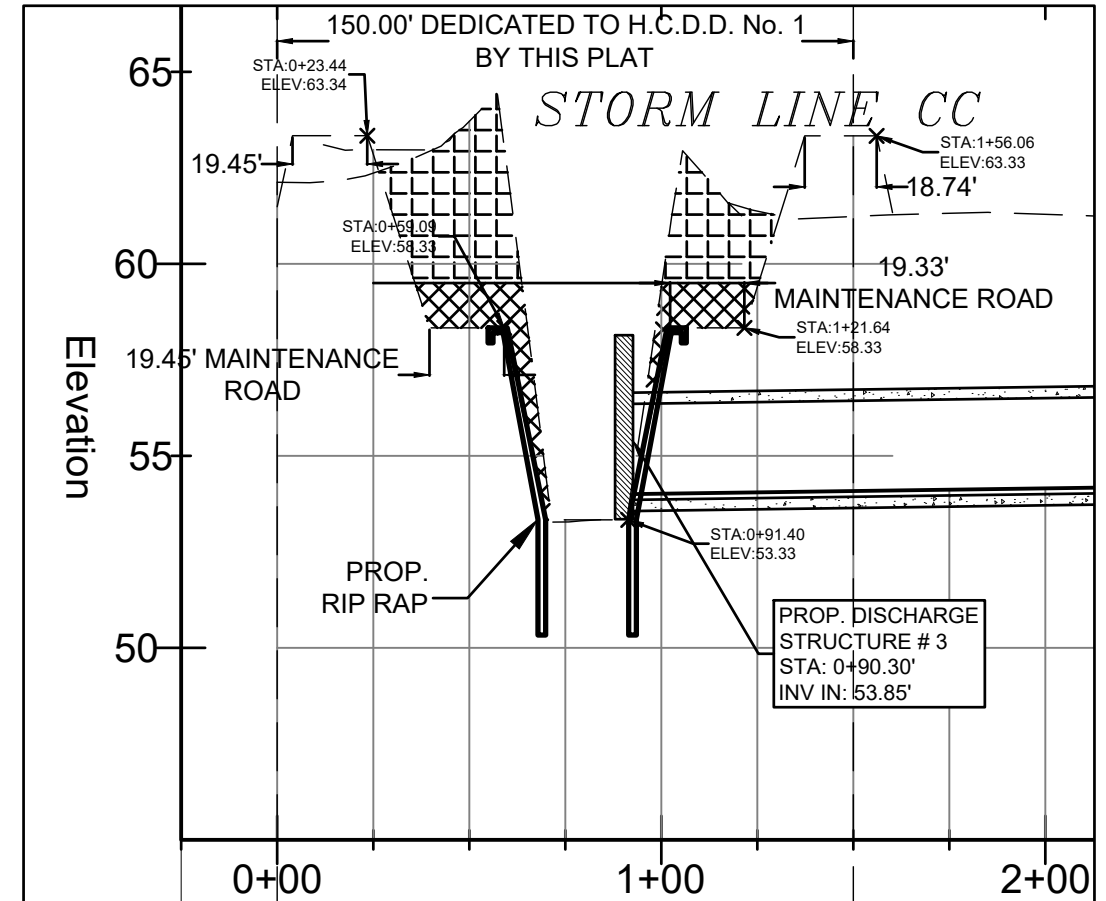
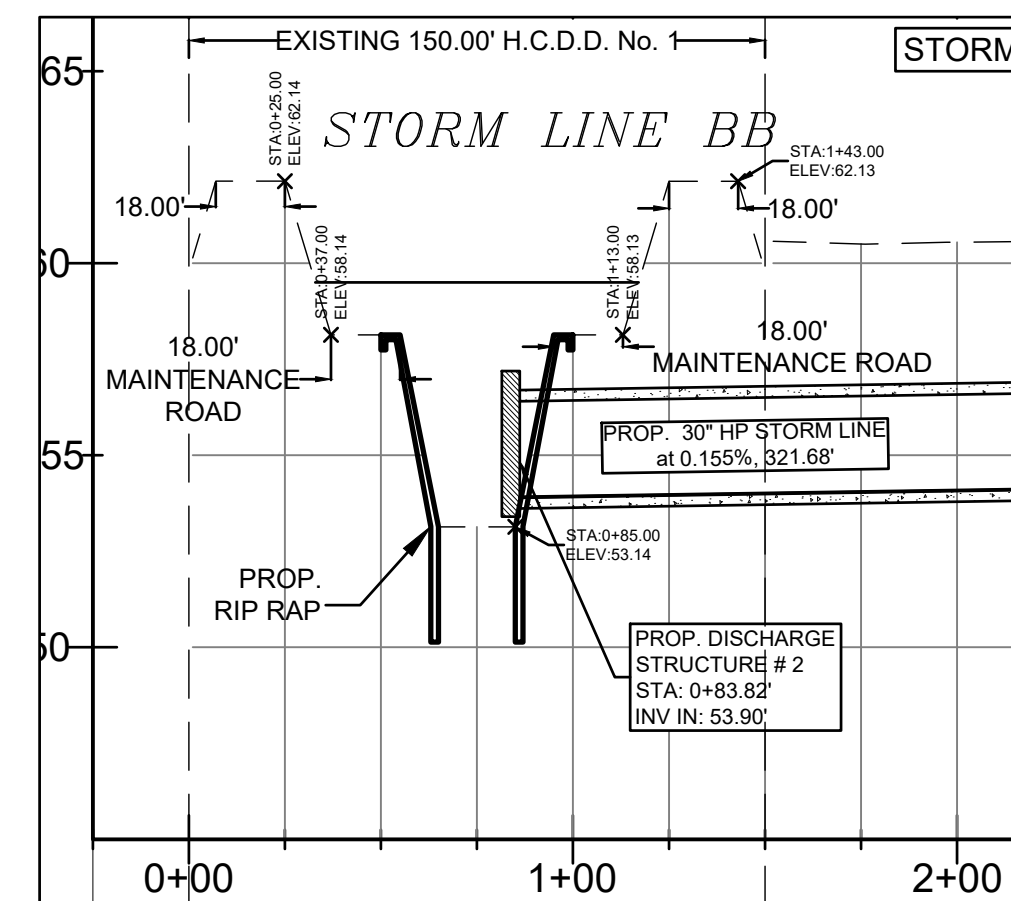
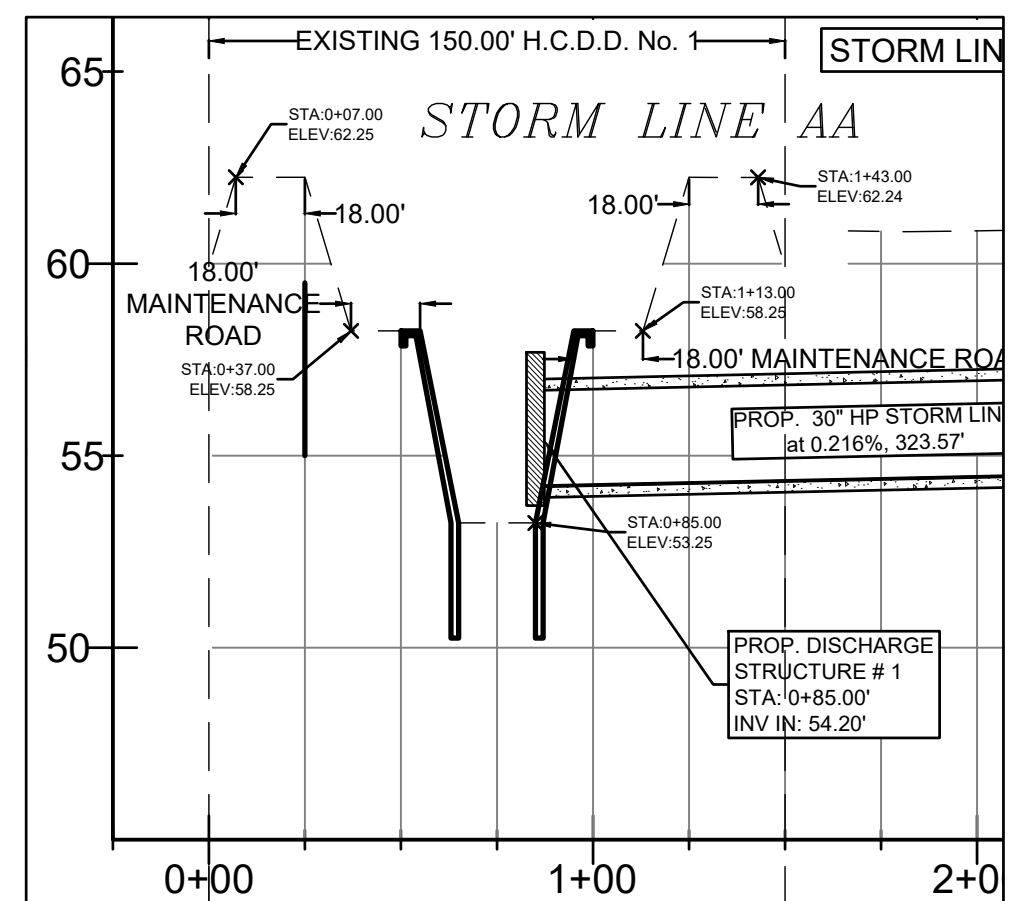
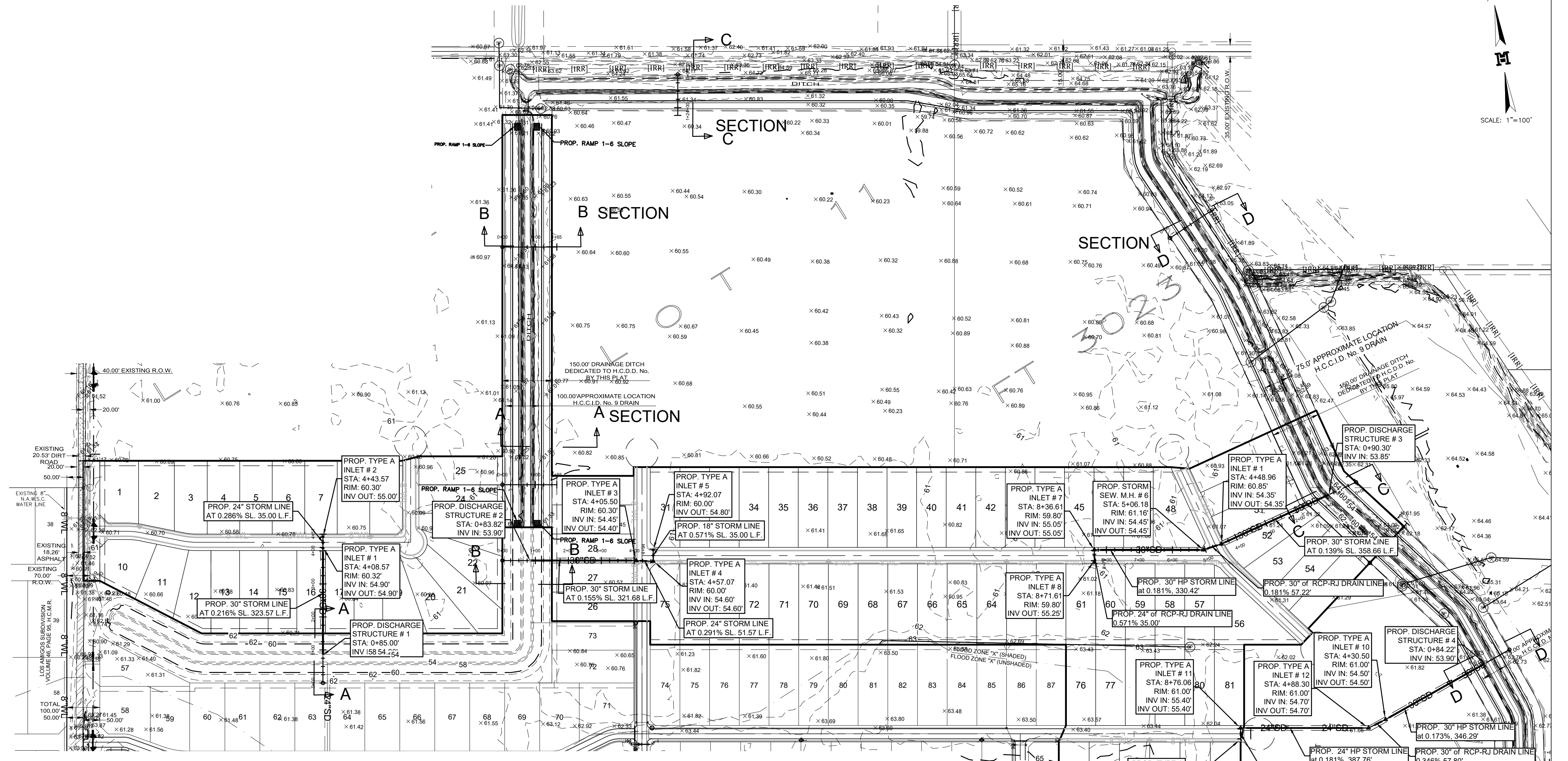
MARIO A REYNA, P.E. DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
SUBDIVISION PLAT OF
MARAVILLAS ESTATES PHASE 5

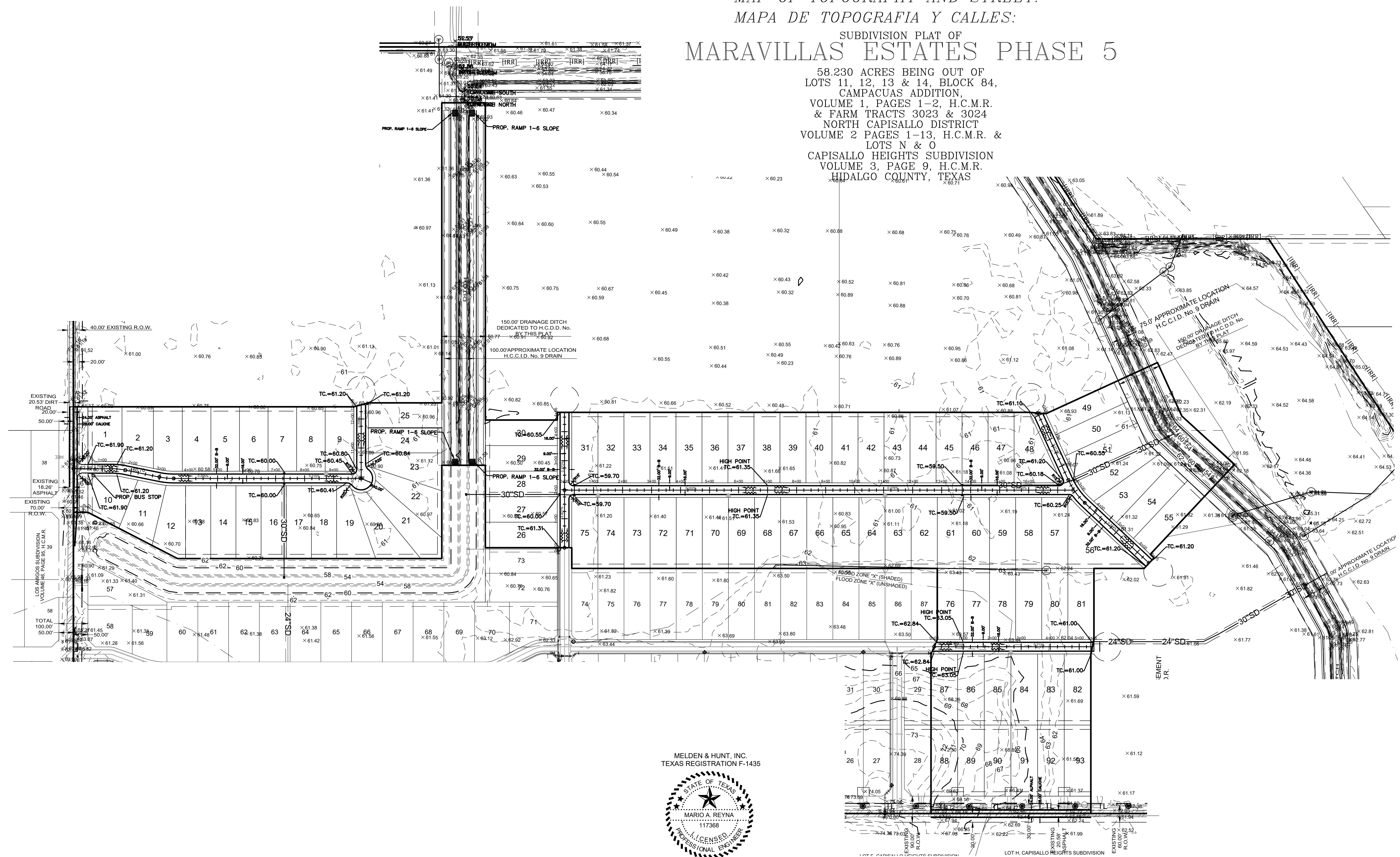
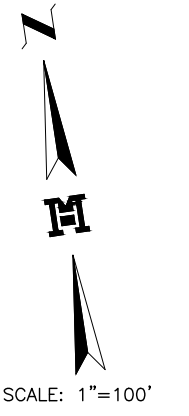
58.230 ACRES BEING OUT OF
LOTS 11, 12, 13 & 14, BLOCK 84,
CAMPACUAS ADDITION,
VOLUME 1, PAGES 1-2, H.C.M.R.
& FARM TRACTS 3023 & 3024
NORTH CASALLO DISTRICT
VOLUME 2 PAGES 1-13, H.C.M.R. &
LOTS N & O
CAPISALLO HEIGHTS SUBDIVISION
VOLUME 3, PAGE 9, H.C.M.R.
HIDALGO COUNTY, TEXAS



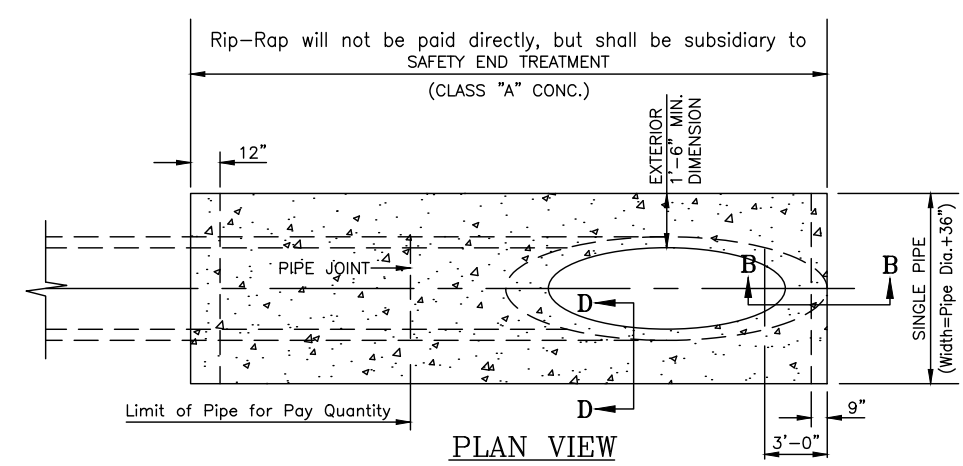
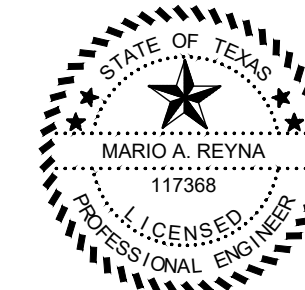
PROFILE SCALE:
HORIZONTAL: 50'
VERTICAL: 5'

MAP OF TOPOGRAPHY AND STREET:
 MAPA DE TOPOGRAFIA Y CALLES:
 SUBDIVISION PLAT OF
MARAVILLAS ESTATES PHASE 5

58.230 ACRES BEING OUT OF
 LOTS 11, 12, 13 & 14, BLOCK 84,
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 LOTS N & O
 CAPISALLO HEIGHTS SUBDIVISION
 VOLUME 3, PAGE 9, H.C.M.R.
 HIDALGO COUNTY, TEXAS

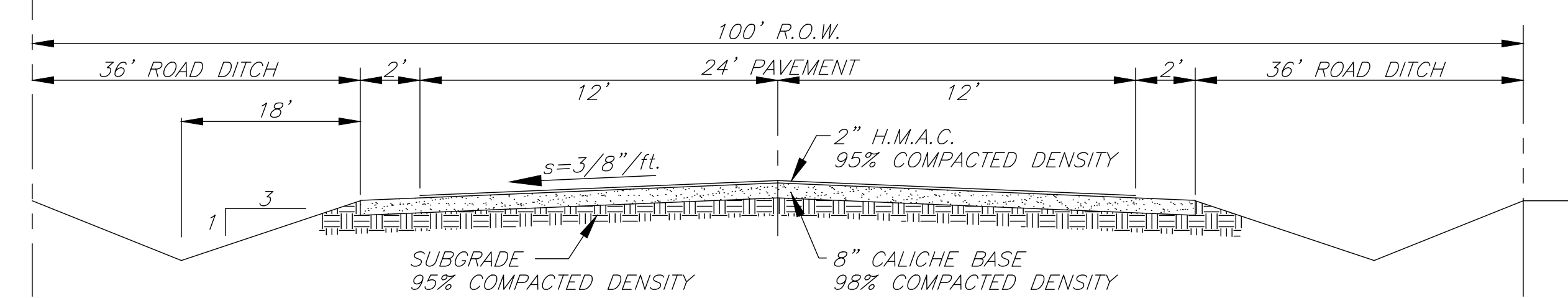
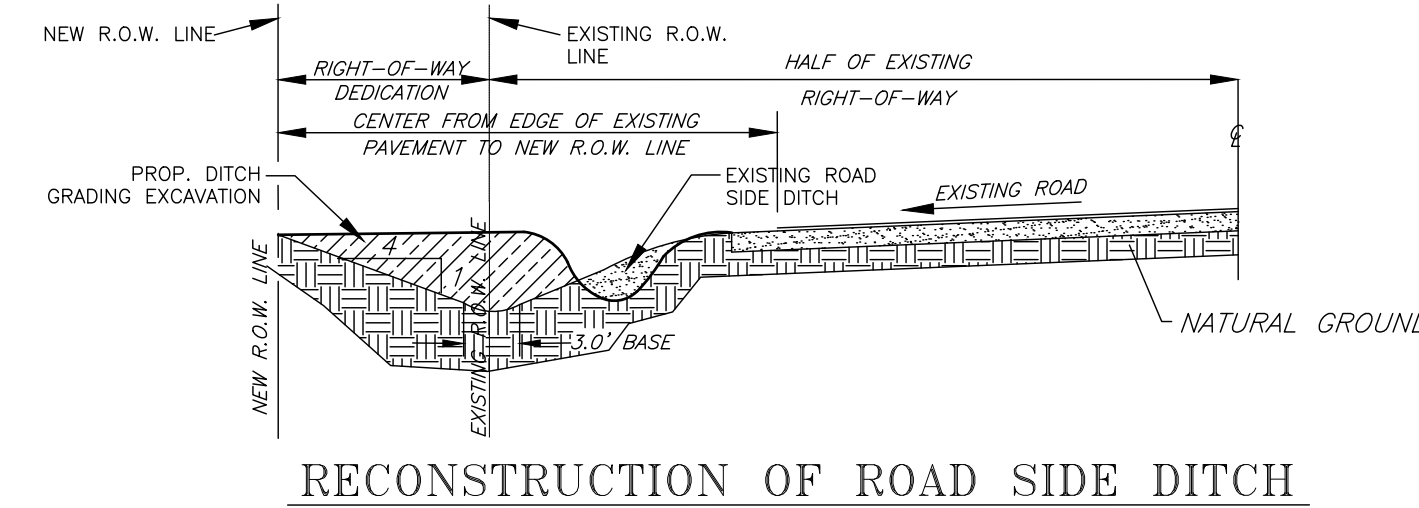
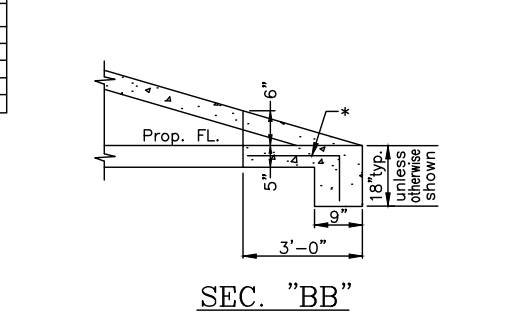
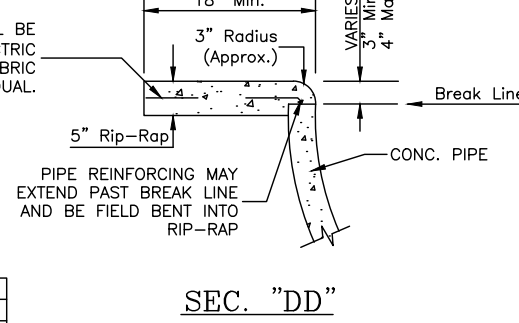
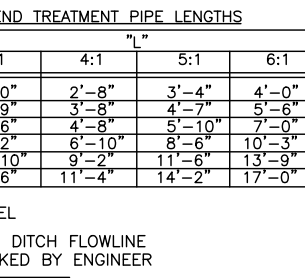


MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



SAFETY END TREATMENT PIPE LENGTHS

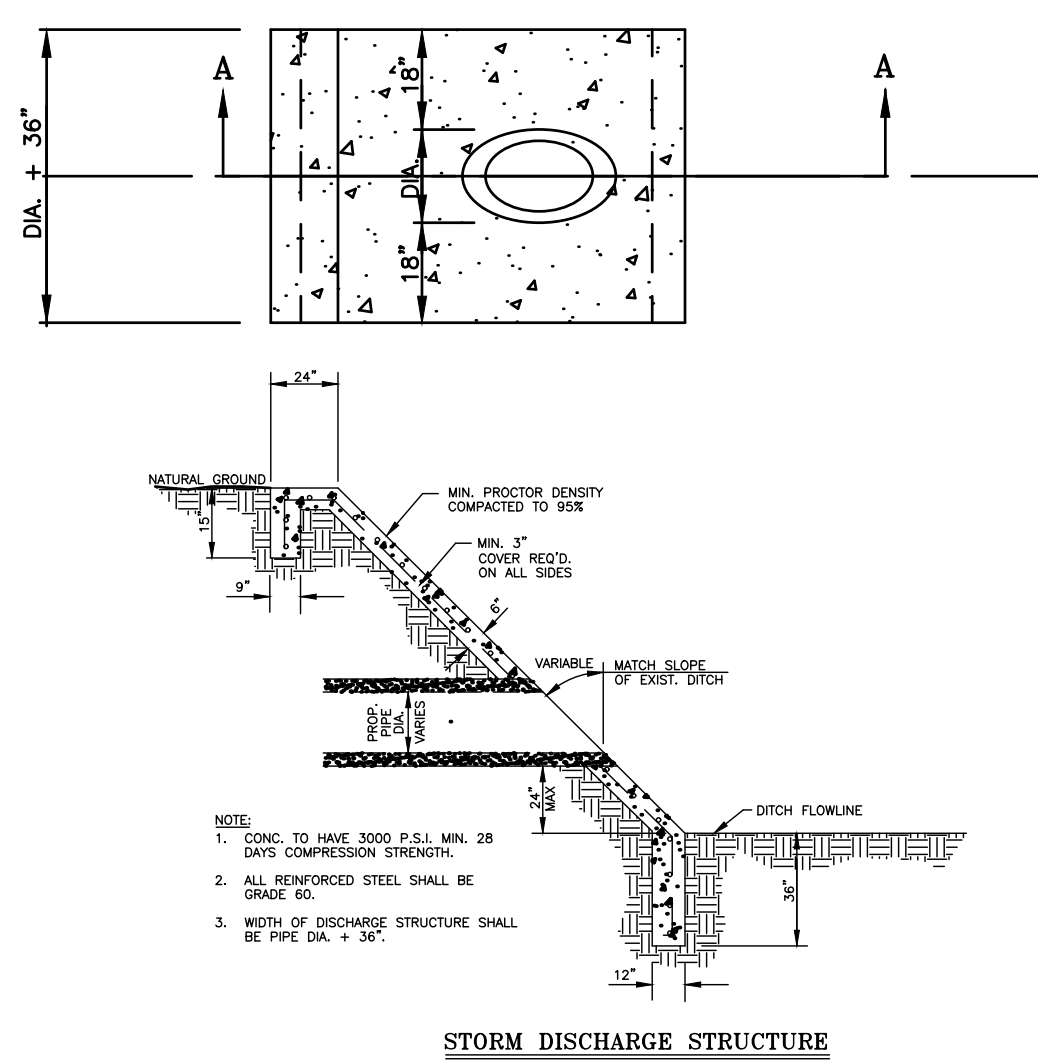
PIPE DIA. (IN.)	31	41	51	61
12"	2'-0"	3'-0"	4'-0"	4'-0"
15"	3'-0"	4'-0"	5'-0"	5'-0"
18"	4'-0"	5'-0"	6'-0"	6'-0"
24"	6'-0"	7'-0"	8'-0"	8'-0"
30"	8'-0"	9'-0"	10'-0"	10'-0"
36"	10'-0"	11'-0"	12'-0"	12'-0"



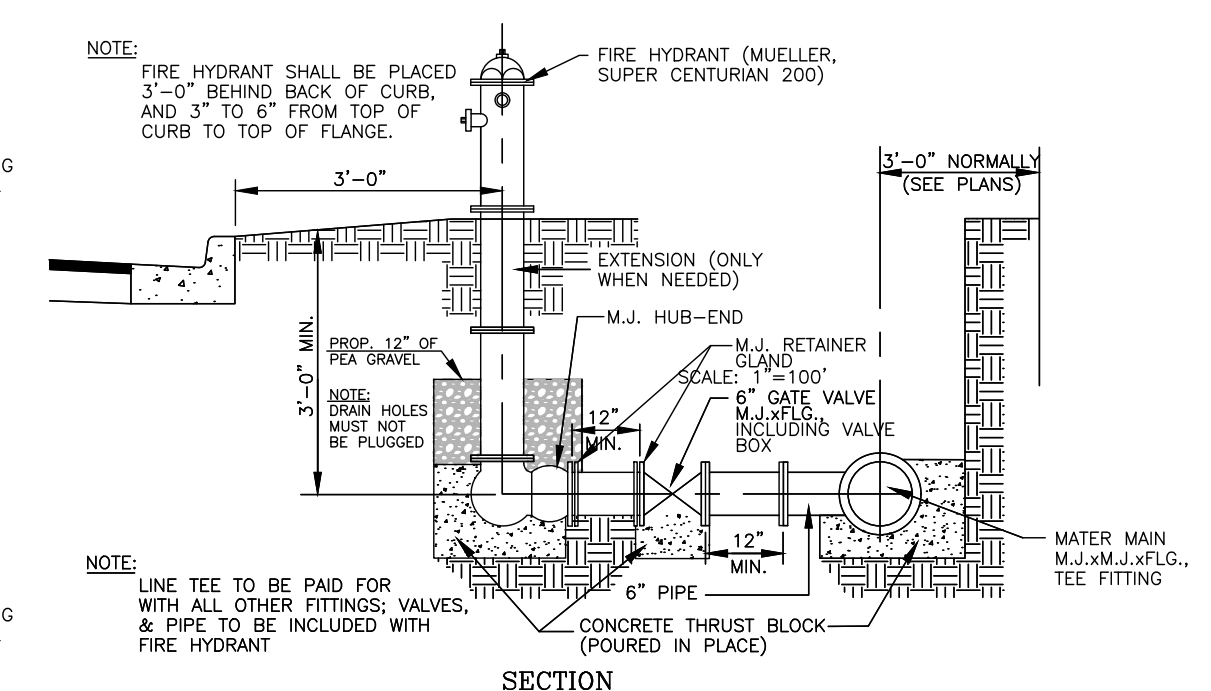
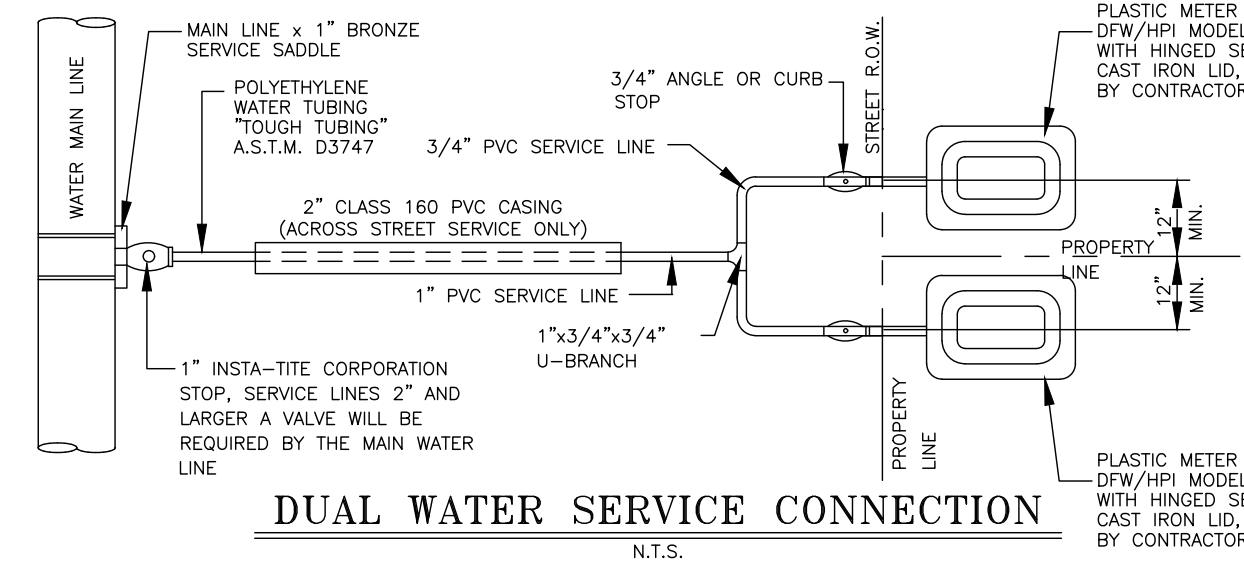
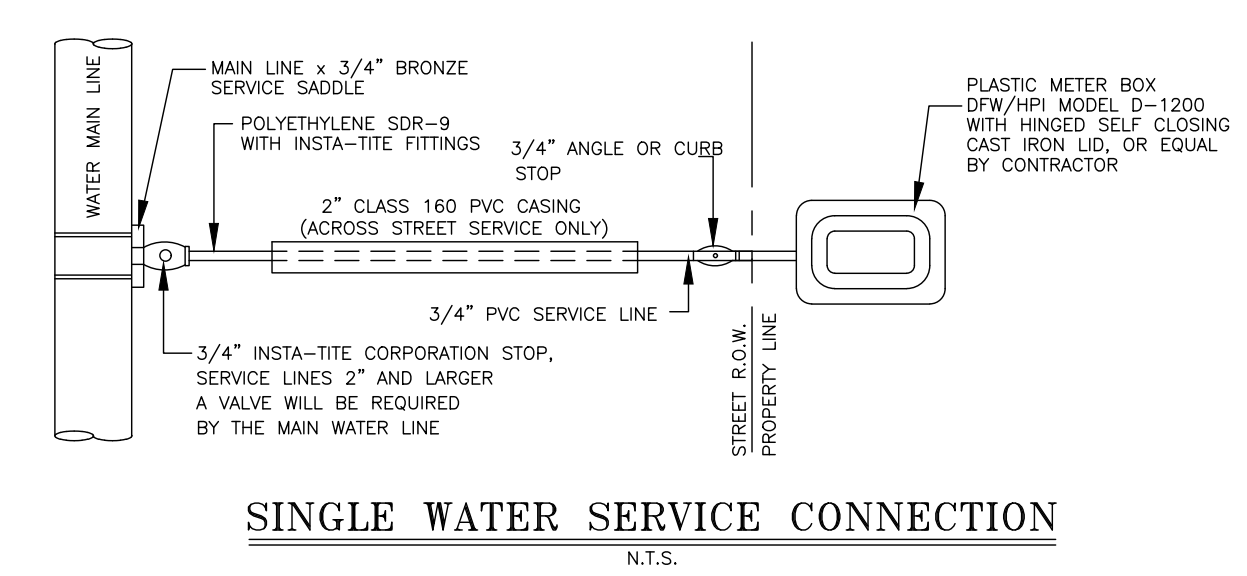
ELEVATION
 SAFETY END TREATMENT-TYPE "C"

SAFETY END TREATMENT - (Type "C") DETAILS

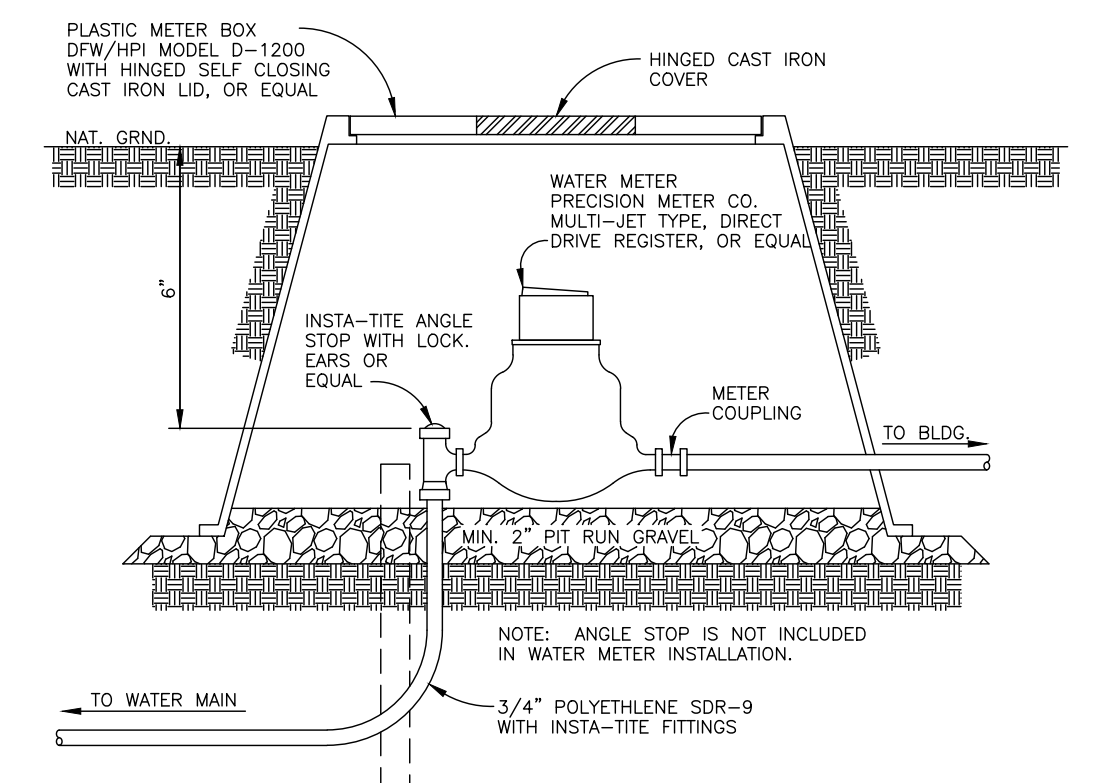
N.T.S.



H.C.D.#1 STORM DISCHARGE STRUCTURE



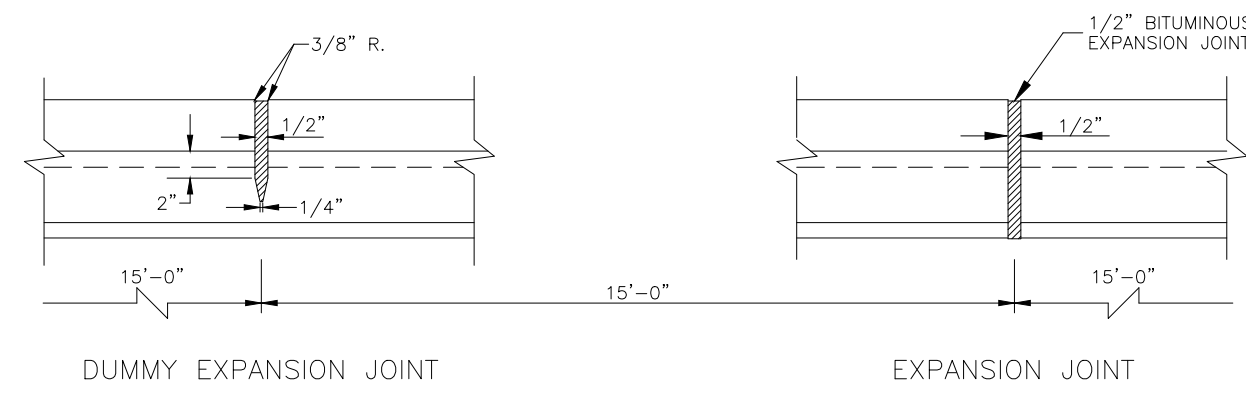
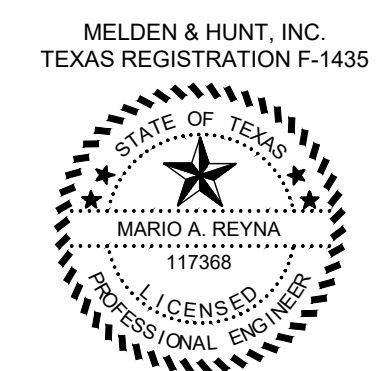
TYPICAL FIRE HYDRANT INSTALLATION



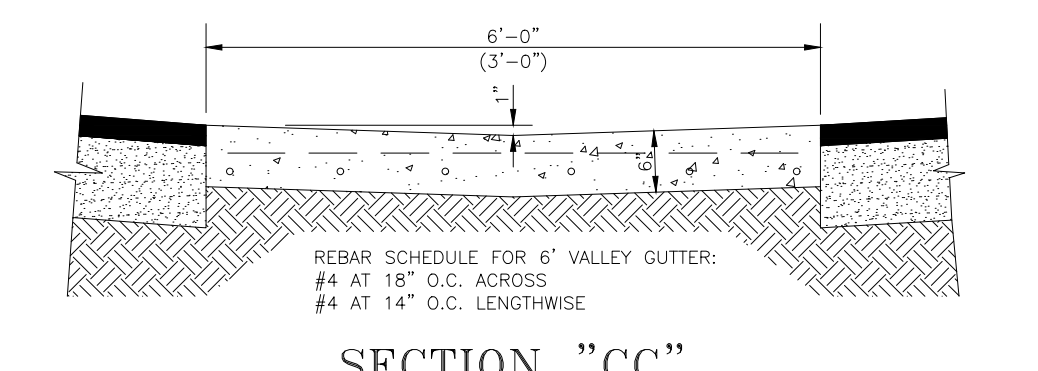
TYPICAL WATER METER INSTALLATION

**DETAILS
DETALLES**
SUBDIVISION PLAT OF
MARAVILLAS ESTATES PHASE 5

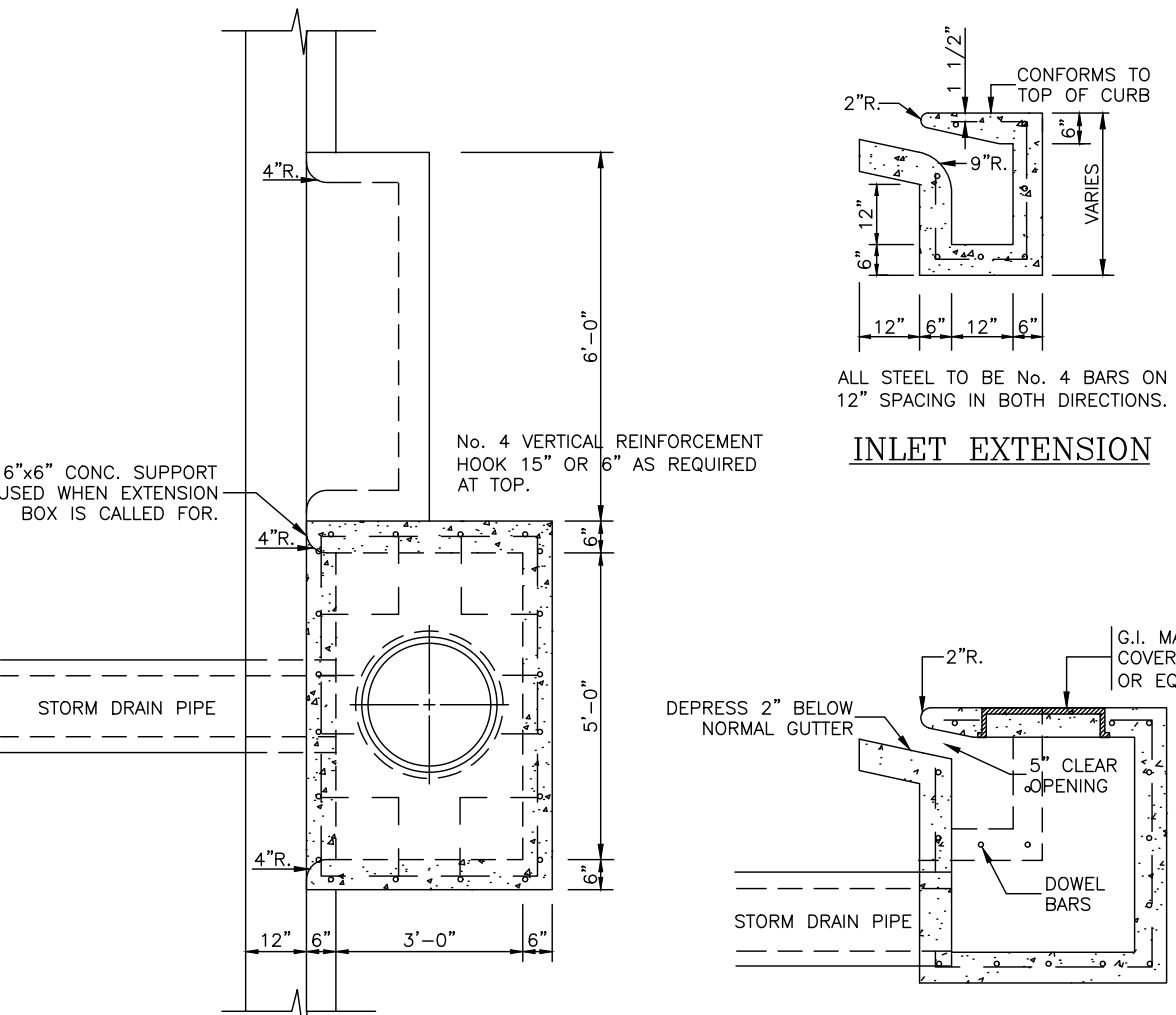
58.230 ACRES BEING OUT OF
LOTS 11, 12, 13 & 14, BLOCK 84,
CAMPACUAS ADDITION,
VOLUME 1, PAGES 1-2, H.C.M.R.
& FARM TRACTS 3023 & 3024
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LOTS N & O
CAPISALLO HEIGHTS SUBDIVISION
VOLUME 3, PAGE 9, H.C.M.R.
HIDALGO COUNTY, TEXAS



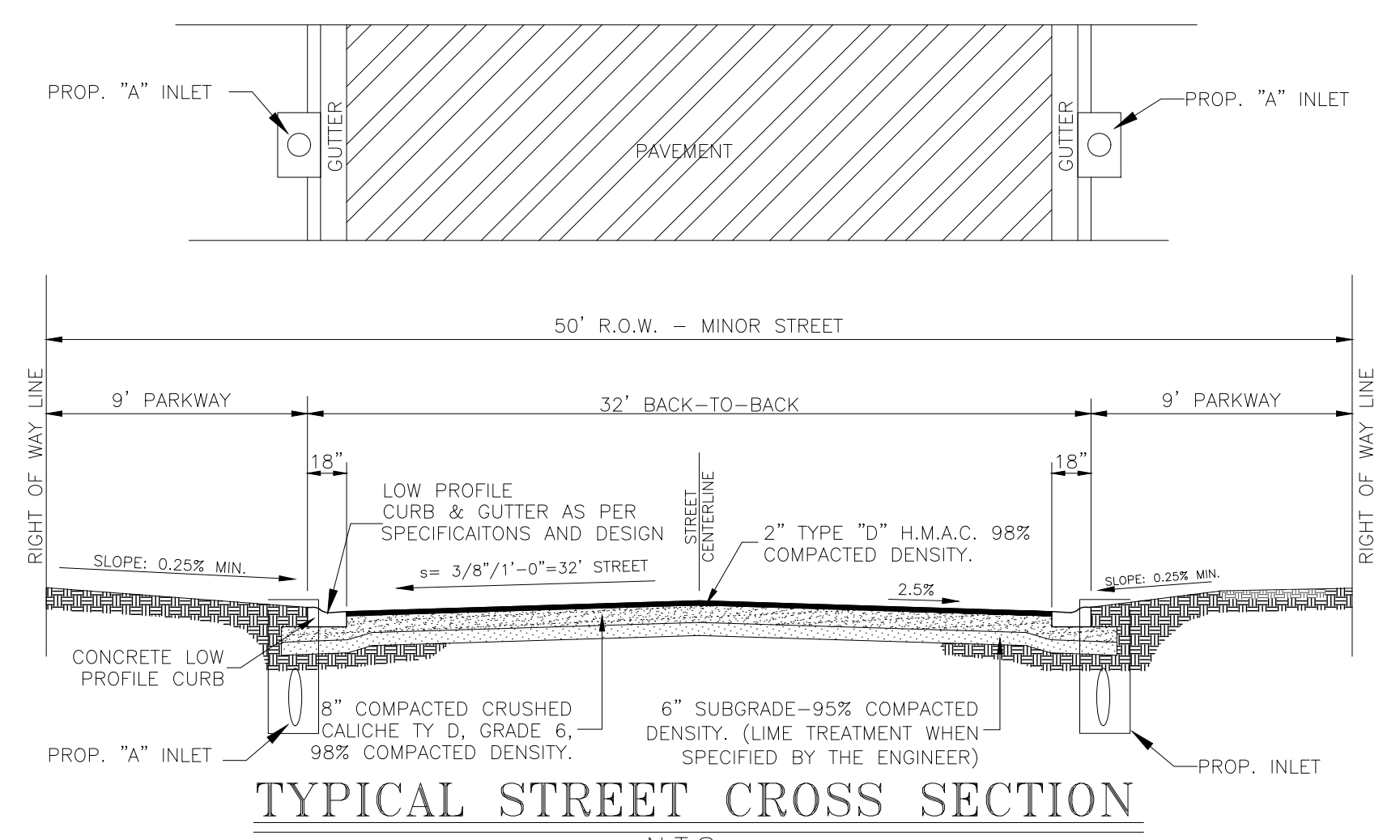
EXPANSION JOINT DETAIL



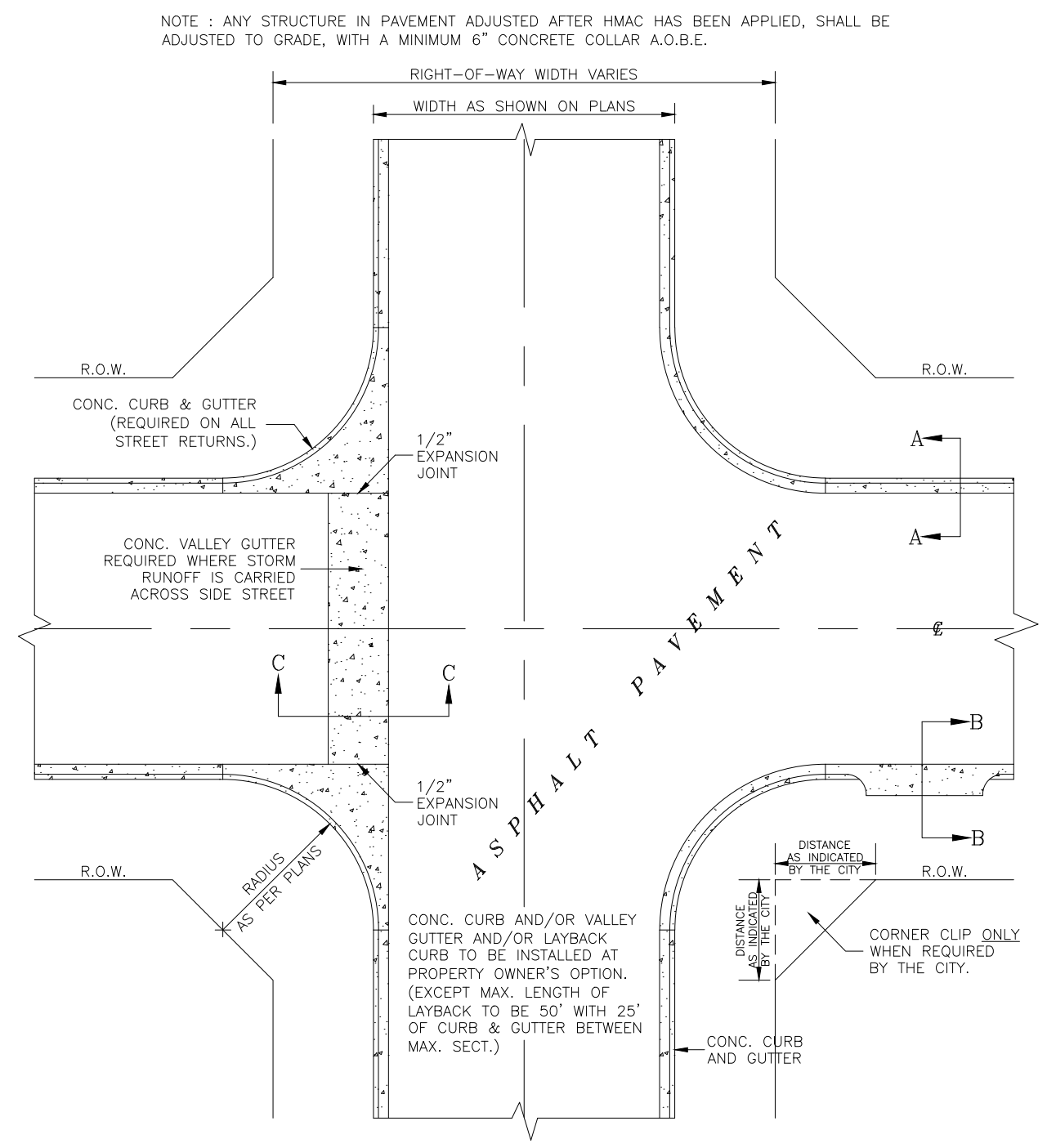
**SECTION "CC"
CONCRETE VALLEY GUTTER (3' OR 6')**



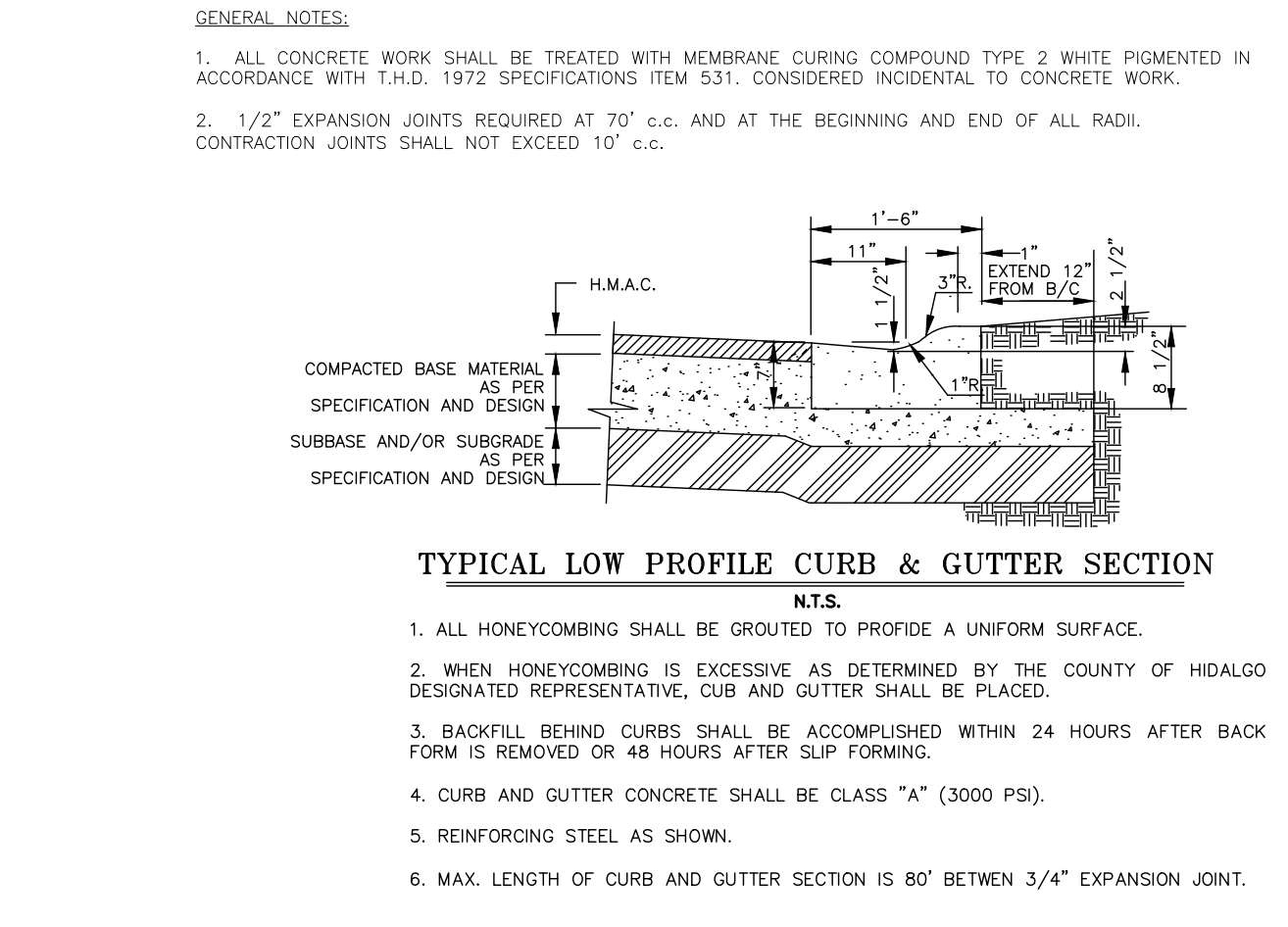
TYPE "A" INLET



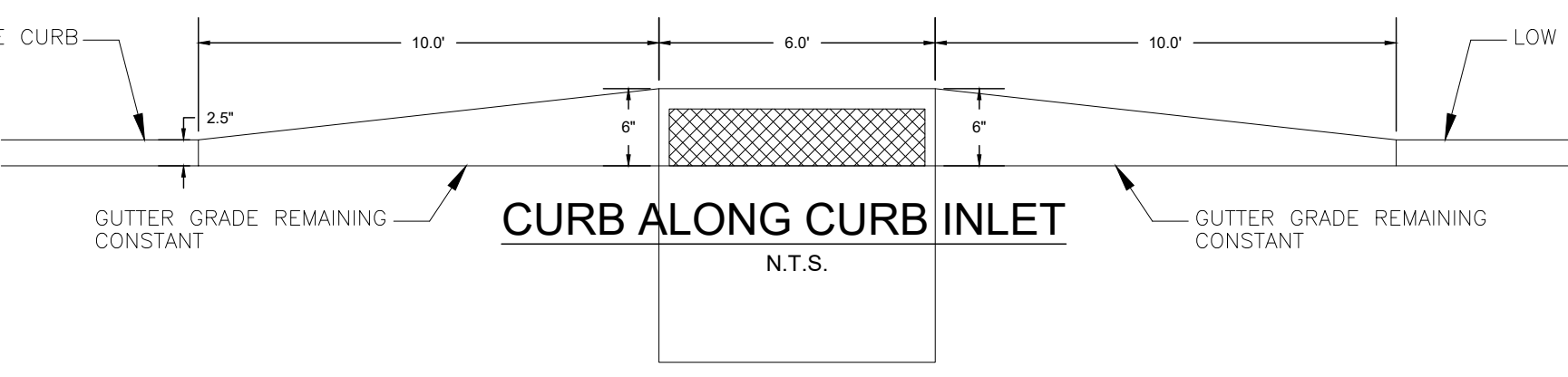
TYPICAL STREET CROSS SECTION



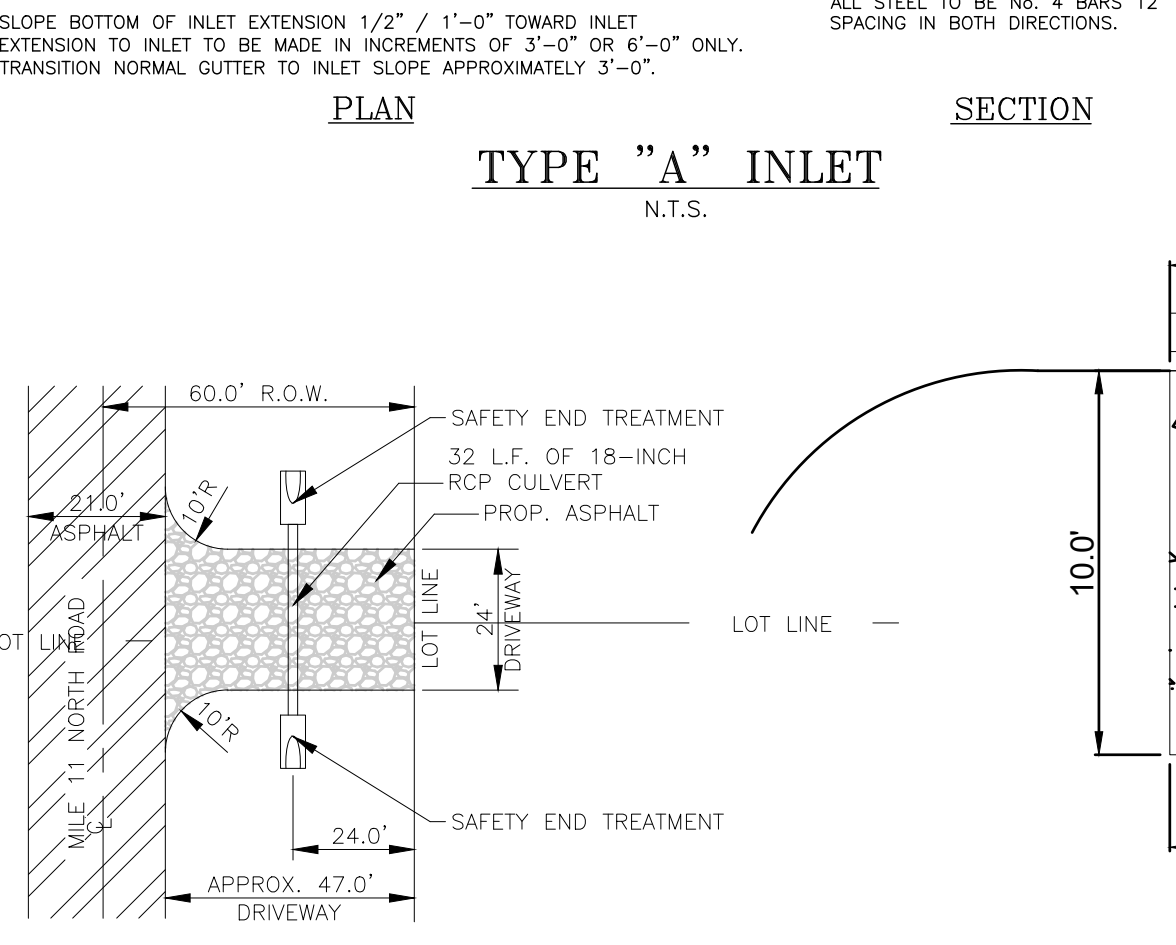
TYPICAL RESIDENTIAL STREET INTERSECTION



TYPICAL LOW PROFILE CURB & GUTTER SECTION

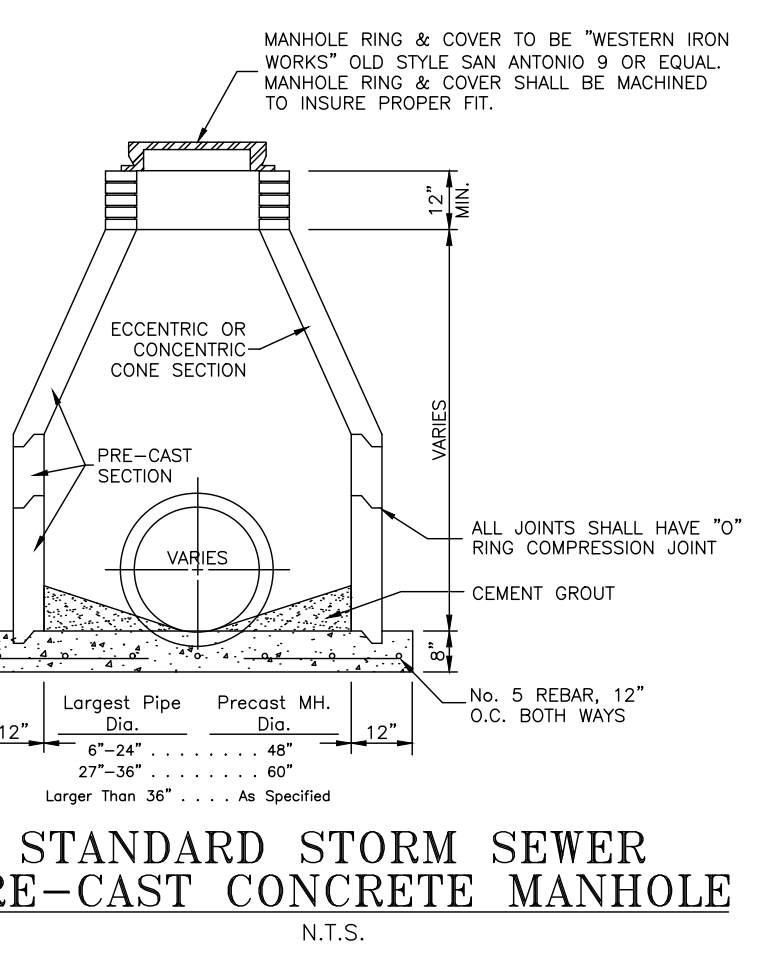


CURB ALONG CURB INLET

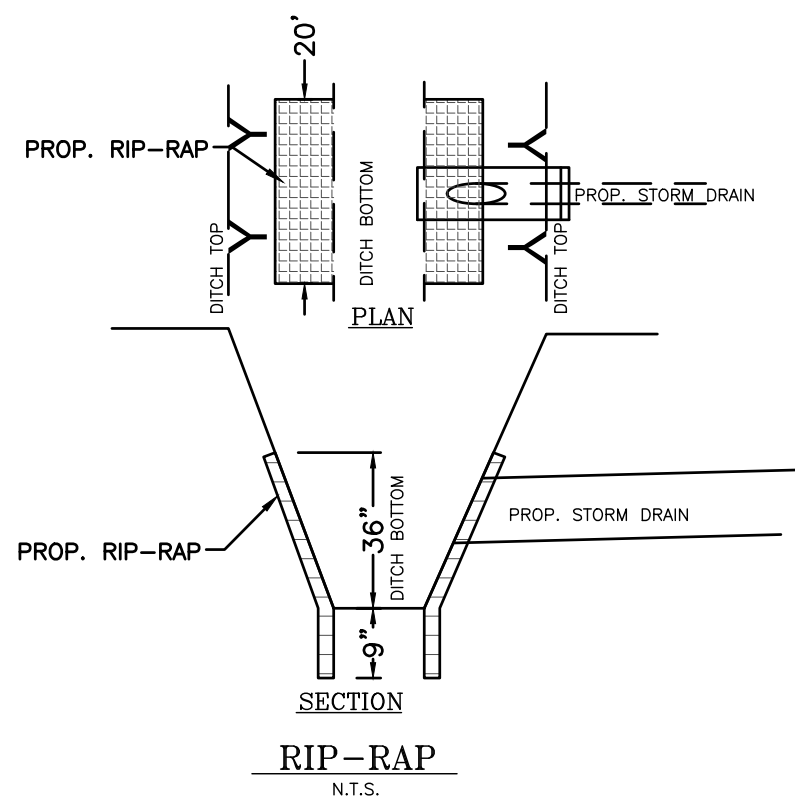


**TYPICAL SHARED DRIVEWAY FRONTING
FRONTING MILE 11 NORTH ROAD**

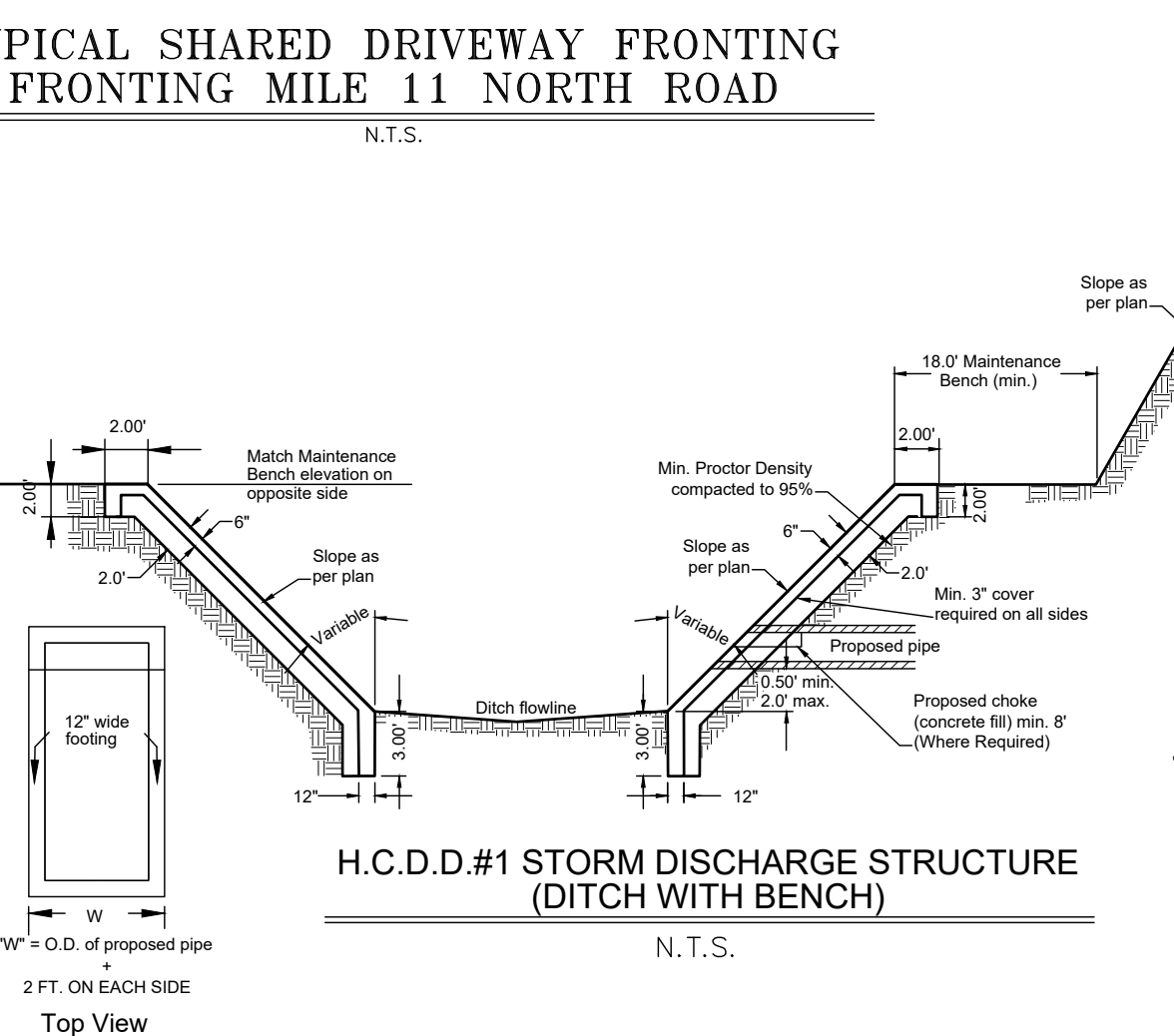
BUS STOP



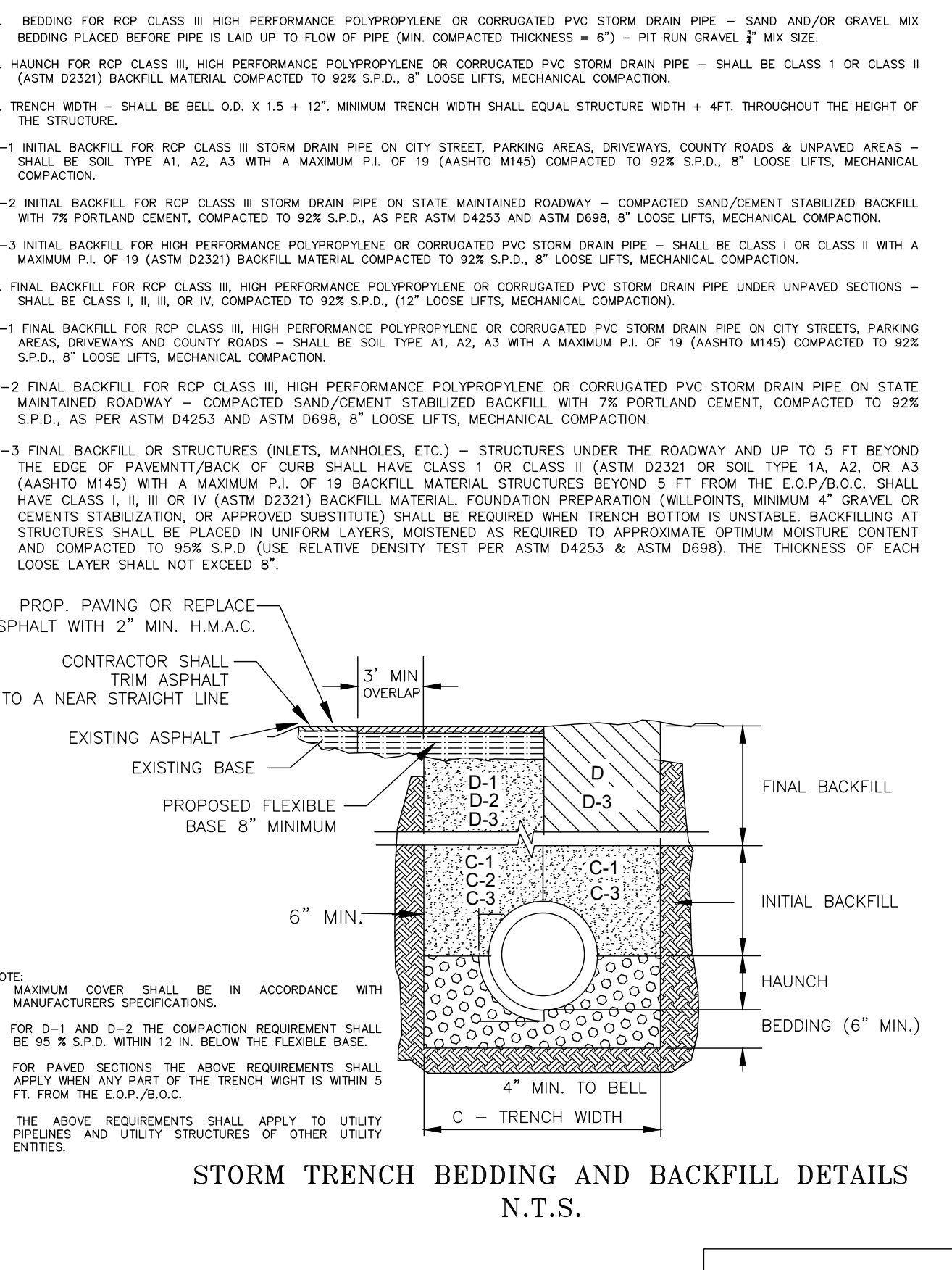
**STANDARD STORM SEWER
PRE-CAST CONCRETE MANHOLE**



**PROP. RESTRICTION
DETAIL**



**H.C.D.#1 STORM DISCHARGE STRUCTURE
(DITCH WITH BENCH)**



STORM TRENCH BEDDING AND BACKFILL DETAILS