



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: 4-29-2025

PROPOSED BASELINE ACRES SUBDIVISION, PRECINCT No. 1.

ENGINEER NAING ENGINEERING DEVELOPER: 1960 INVESTMENT COMPNAY LLC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 41  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 2

LOCATION DESCRIPTION: NORTH OF MILE 12 1/2 NORTH ROAD APPROXIMATE 1/2 MILE WEST OF FM 491

SUBDIVISION LIES WITHIN THE:  RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-12-2024 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 HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: MILE 12 1/2 NORTH ROAD.

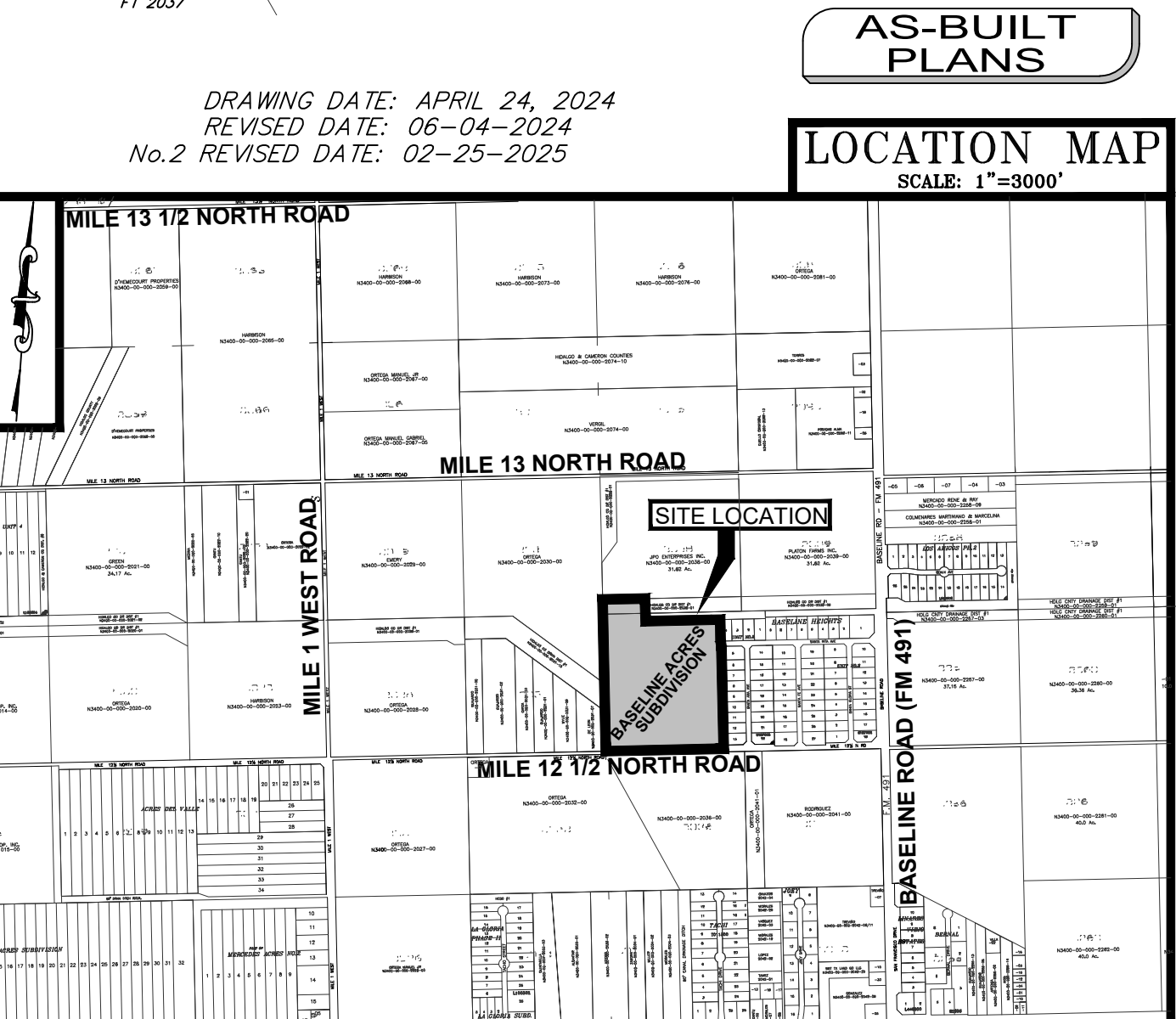
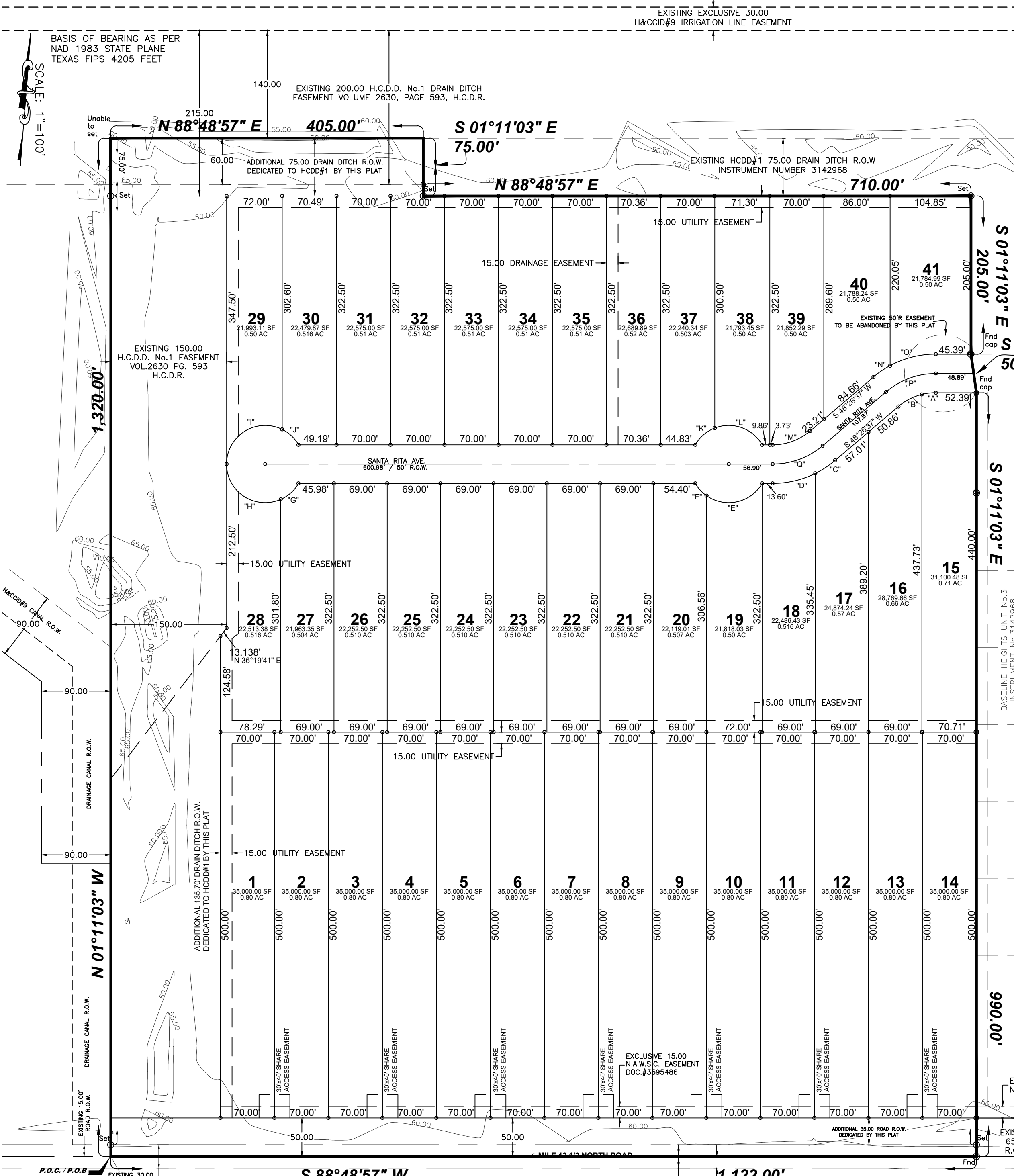
REQUEST FOR FINAL APPROVAL WITH:  CASH DEPOSIT: Amount: \$6,400.00 For: (FIRE HYDRANTS)  
 CASH DEPOSIT: Amount: \$61,500.00 For: (OSSF'S)

STAFF RECOMMENDS:  **Final Approval** with financial guarantee.

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*

# BASELINE ACRES SUBDIVISION

A 32.729 ACRES BEING OUT OF FARM TRACT 2037, NORTH CAPISALO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 2 PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
BASELINE ACRES SUBDIVISION IS LOCATED ON THE NORTH SIDE OF MILE 12 1/2 NORTH ROAD APPROXIMATELY 1/4 MILE WEST OF BASELINE ROAD (FM 491). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDAS...

**AS-BUILT PLANS**

**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED 4541
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED 4541
- SET 60-D NAIL
- R.O.W. - RIGHT OF WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- X - LATITUDE AND LONGITUDE COORDINATES

**INDEX TO SHEETS OF BASELINE ACRES SUBDIVISION**

**SHEET 1** HEADING, INDEX, LOCATION MAP, AND ETC.; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETC. OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; AND UNITED IRRIGATION DIST. REVISION NOTES.

**SHEET 2** WATER DISTRIBUTION DESIGN; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; TYPICAL WATER SERVICE CONNECTION DETAILS.

**SHEET 3** DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.

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

1960 INVESTMENT COMPANY, LLC AS OWNER OF THE 32.729 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED BASELINE ACRES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF 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.

ERIC NORDHAUSEN - MANAGING MEMBER  
1960 INVESTMENT COMPANY, LLC  
36970 W. MILE 7 ROAD  
MISSION, TEXAS 78574

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. GARY ERISBY KNOWN TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARIANA TREVIÑO  
Notary Public, State of Texas  
Comm. Expires 02-28-2028  
Notary ID: 12381503

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 TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE BASELINE ACRES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD
A	18.52'	75.00'	14°08'40"	9.30'	S 81°44'36" W	18.47'
B	34.33'	75.00'	26°13'39"	17.47'	S 61°33'27" W	34.03'
C	30.68'	125.00'	14°03'46"	15.42'	S 55°28'30" W	30.60'
D	52.40'	125.00'	26°18'33"	29.21'	S 75°39'40" W	56.89'
E	82.93'	50.00'	95°01'40"	54.59'	S 76°19'46" W	73.74'
F	21.79'	50.00'	24°58'20"	11.07'	N 43°40'14" W	21.62'
G	31.47'	50.00'	36°03'51"	16.28'	S 46°50'51" W	30.95'
H	99.43'	50.00'	66°03'51"	76.90'	N 58°09'09" W	83.84'
I	101.32'	50.00'	65°53'46"	80.18'	N 56°52'03" E	84.85'
J	29.58'	50.00'	33°53'46"	15.24'	S 48°07'57" E	29.15'
K	33.80'	50.00'	38°44'04"	17.58'	N 48°10'58" E	33.16'
L	70.92'	50.00'	81°15'58"	42.90'	S 71°49'02" E	65.12'
M	52.85'	75.00'	40°22'19"	27.57'	N 68°37'42" E	51.76'
N	26.11'	125.00'	11°57'59"	13.10'	N 54°25'37" E	26.06'
O	61.97'	125.00'	28°24'19"	31.64'	N 54°25'37" E	26.06'
P	70.46'	100.00'	40°22'19"	36.76'	S 68°37'77" W	69.01'
Q	70.46'	100.00'	40°22'19"	36.76'	S 68°37'47" W	69.01'

**PRINCIPAL CONTACTS:**

Name	Address	City & Zip	Phone
OWNER: ERIC NORDHAUSEN - MANAGING MEMBER OF 1960 INVESTMENT COMPANY, LLC	36970 W. MILE 7 ROAD	MISSION, TEXAS 78574	(956) 432-1336
ENGINEER: GUILLERMO A. ARRATIA, P.E.	526 N. 5TH STREET	DONNA, TEXAS 78537	(956) 784-0218
SURVEYOR: HOMERO L. GUTIERREZ R.P.L.S.	2600 SAN DIEGO	MISSION, TEXAS 78572	(956) 583-5479

STATE OF TEXAS COUNTY OF HIDALGO

I, GUILLERMO A. ARRATIA A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE 1 DAY OF APRIL, 2025.

GUILLERMO A. ARRATIA  
REGISTERED PROFESSIONAL ENGINEER  
No. 94001 STATE OF TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

I, HOMERO LUIS GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION OF THIS SUBDIVISION WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

HOMERO LUIS GUTIERREZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 2791 STATE OF TEXAS

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

DATE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHT-OF-WAYS AND/OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF HCCID #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 STORM/DRAINAGE 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 DISTRICTS EXPENSE.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEMS 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 OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

**METES AND BOUNDS**

A 32.729-ACRE TRACT OF LAND, MORE OR LESS, OUT OF FARM TRACT 2037, NORTH CAPISALO DISTRICT SUBDIVISION, AS PLAT THEREOF RECORDED IN VOLUME 2, PAGE 7, MAP RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE NORTH SIDE OF MILE 12 1/2 NORTH ROAD, APPROXIMATELY 1.518 FEET WEST OF HIGHWAY FM 491, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT ON THE APPARENT ORIGINAL EXISTING 30-FOOT RIGHT-OF-WAY CENTERLINE OF SAID MILE 12 1/2 NORTH ROAD FOR THE APPARENT SOUTHWEST CORNER OF SAID FARM TRACT 2037 AND OF SAID 32.729-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 32.729-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 01 DEGREES 11 MINUTES 03 SECONDS WEST, WITH THE APPARENT WEST LOT LINE OF SAID FARM TRACT 2037 AND OF SAID 32.729-ACRE TRACT, A DISTANCE OF 15.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING NORTH RIGHT-OF-WAY LINE OF SAID MILE 12 1/2 NORTH ROAD, THENCE ANOTHER 1,245.00 FEET PAST A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR A POINT OF REFERENCE, CONTINUING FOR A TOTAL DISTANCE OF 1,320.00 FEET TO A POINT (UNABLE TO SET PIN IN EXISTING DRAINAGE DITCH) FOR THE APPARENT NORTHWEST CORNER OF SAID FARM TRACT 2037 AND OF SAID 32.729-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 88 DEGREES 48 MINUTES 57 SECONDS EAST, WITH THE APPARENT NORTH LOT LINE OF SAID FARM TRACT 2037 AND THE NORTHERNMOST NORTH LOT LINE OF SAID 32.729-ACRE TRACT, A DISTANCE OF 405.00 FEET TO A POINT (UNABLE TO SET PIN IN EXISTING DRAINAGE DITCH) FOR THE APPARENT NORTHERNMOST NORTHEAST CORNER OF SAID 32.729-ACRE TRACT OF LAND HEREIN DESCRIBED;

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STATE OF TEXAS COUNTY OF HIDALGO

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GENERAL SUBDIVISION PLAT NOTES

- MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 60.00 ELEVATION OR 24" OR ABOVE THE CENTER LINE OF THE EXISTING PAVEMENT OF MILE 12 1/2 NORTH ROAD WHICHEVER IS GREATER
- THIS SUBDIVISION IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. FEMA FIRM COMMUNITY PANEL No. 480334 0450 C EFFECTIVE DATE: MAP REVISED: 06-06-2000 (LOMR DATE 05-30-2002)
- 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 SETBACK: 50.00 FEET FOR LOTS 1 THROUGH 14  
REAR SETBACK: 25.00 FEET FOR LOTS 15 THROUGH 41  
SIDE SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
REAR SETBACK: 6.00 FEET 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. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP, HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
---B.M. NO. 1---ELEV. 69.66 TOP OF A NAIL SET ON AN EXISTING POWER POLE LOCATED EAST OF MILE 12 1/2 NORTH ROAD IN THE VICINITY APPROXIMATE 254.00 FEET FROM THE S.W. CORNER OF THIS SUBDIVISION (NAVD 1988) COORDINATE: N=16611716.08 E=1175628.71
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AND HIDALGO COUNTY REQUIREMENTS, THE DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DRAINAGE WILL BE ACCOMPLISHED BY NATURAL PAVEMENT WITHIN THE LOTS AND POSITIVE RUNOFF ALONG MILE 12 1/2 NORTH ROAD SIDE DITCH. DETENTION WILL BE ACCOMPLISHED BY WIDENING THE EXISTING DRAIN DITCH. (SEE SHEET NO. 2 FOR CONSTRUCTION DETAILS AND DRAINAGE REPORT APPROVED BY HCCID#1.)
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS EXCEPT LOW-GROWING PLANTS LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
- AN OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- OSFF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS 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.
- APPROVED "OSFF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- 1960 INVESTMENT COMPANY, LLC THE SUBDIVIDER OF BASELINE ACRES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THIS 15 IN AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND GUTTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- DRAINAGE IMPROVEMENTS ALONG MILE 12 1/2 NORTH ROAD ROAD-SIDE DITCH WILL BE MAINTAINED BY HIDALGO COUNTY PCT.1 (NO ALTERATION OR COVERING)
- ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- NO INDIVIDUAL LOT ACCESS WILL BE ALLOWED FOR LOTS 1 THROUGH 14 FROM MILE 12 1/2 NORTH ROAD. A 24 FOOT SHARE DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1&2, 3&4, 5&6, 7&8, 9&10, 11&12 AND 13&14 TO PROVIDE INGRESS AND EGRESS TO LOTS.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE (NOTE #7) IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENT ARE GREATER THAN STATED ABOVE (NOTE #7) DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATION OF THIS SUBDIVISION.
- ALL FENCING ABUTTING DRAIN DITCH ROW SHALL BE PLACED WITHIN INDIVIDUAL LOTS AS TO NOT IMPEDE WITH MAINTENANCE OF DITCH.
- RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor") whether one or more persons are named, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by North Alma Water Supply Corporation, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged, do 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 thereover, use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands for the purpose for which the above mentioned rights are granted. The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipeline(s) is installed, the easement herein granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline installed. In the event the easement hereby granted abuts on a public road and the city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor 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 Grantor 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 Grantor 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 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 Grantor executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

ERIC NORDHAUSEN - MANAGING MEMBER  
1960 INVESTMENT COMPANY, LLC

**AS-BUILT PLANS**

**NAIN ENGINEERING, L.L.C.**  
CONSULTING ENGINEER

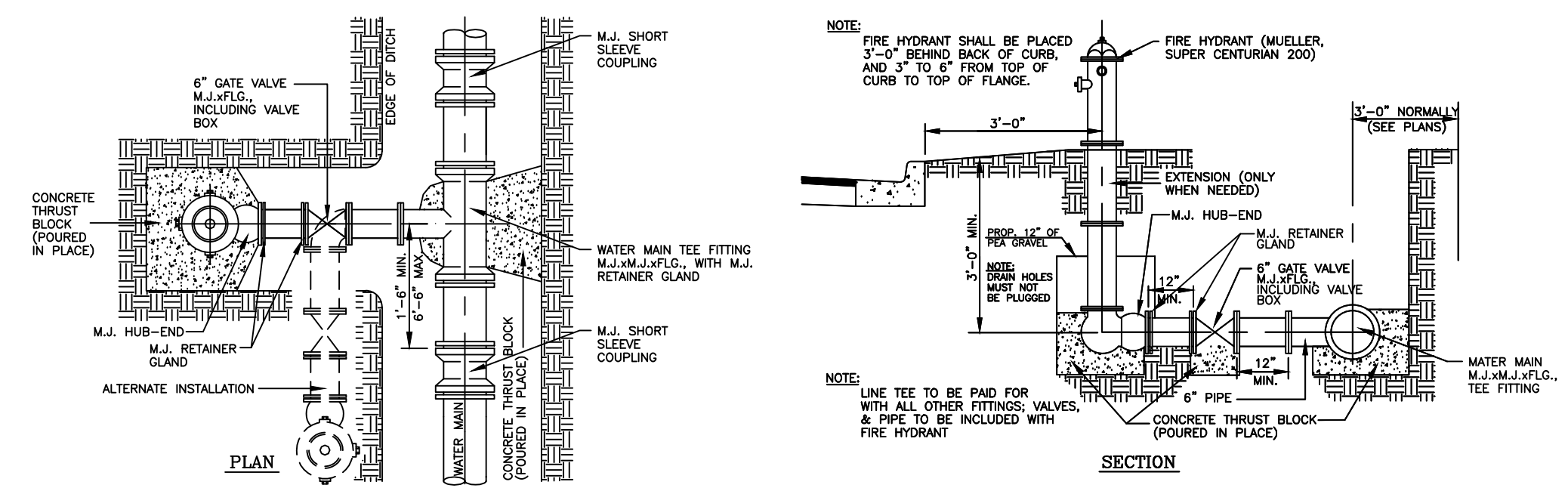
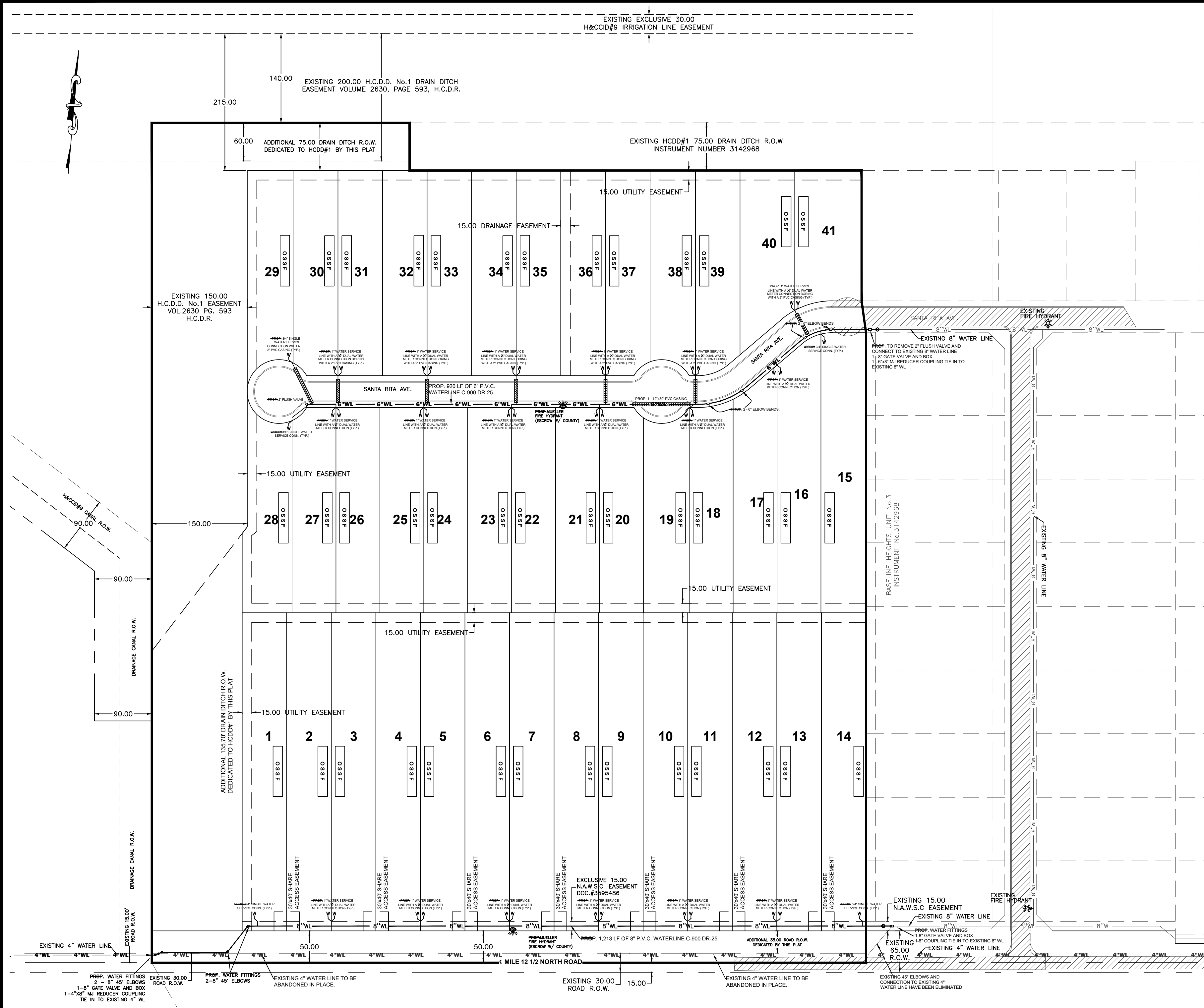
526 N. STREET FIRM No. F-9050  
DONNA, TEXAS 78537 E-MAIL: NAINENGINEERING@YAHOO.COM

**BASELINE ACRES SUBDIVISION**  
 A 32.729 ACRES BEING OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 2 PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
 GUILLERMO A. ARRATIA  
 94001  
 REGISTERED PROFESSIONAL ENGINEER  
 03-31-2025  
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GUILLERMO A. ARRATIA, P.E. No. 94001  
 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

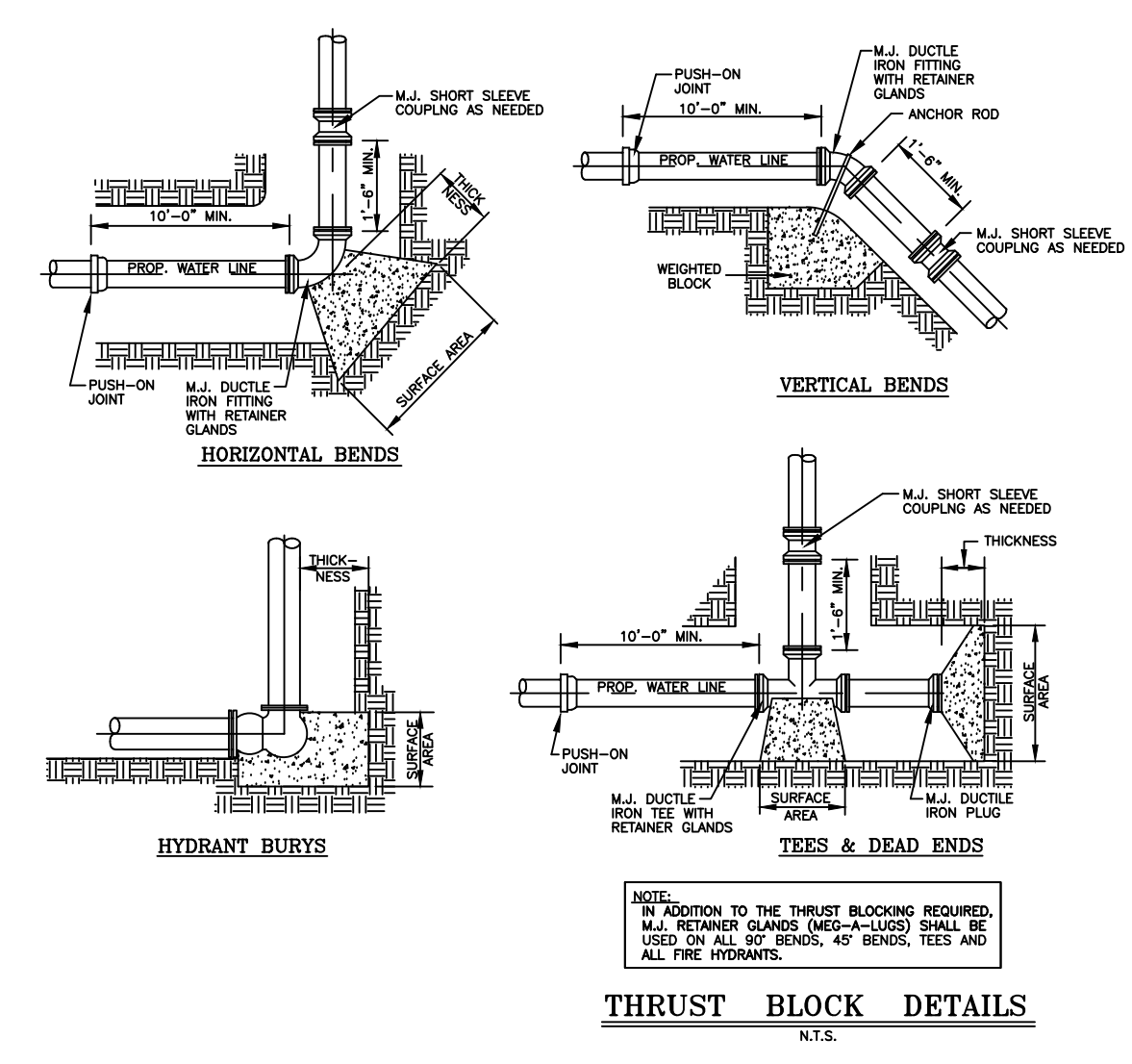
N.A.W.S.C.  
**PROPOSED WATER DISTRIBUTION DESIGN**

**NAIN ENGINEERING, L.L.C.**  
 CONSULTING ENGINEER  
 FIRM No. E-9050  
 526 N. STREET  
 DONNA, TEXAS 78537  
 PH: (986) 784-0218  
 E-MAIL: NAINENGINEERING@YAHOOCOM



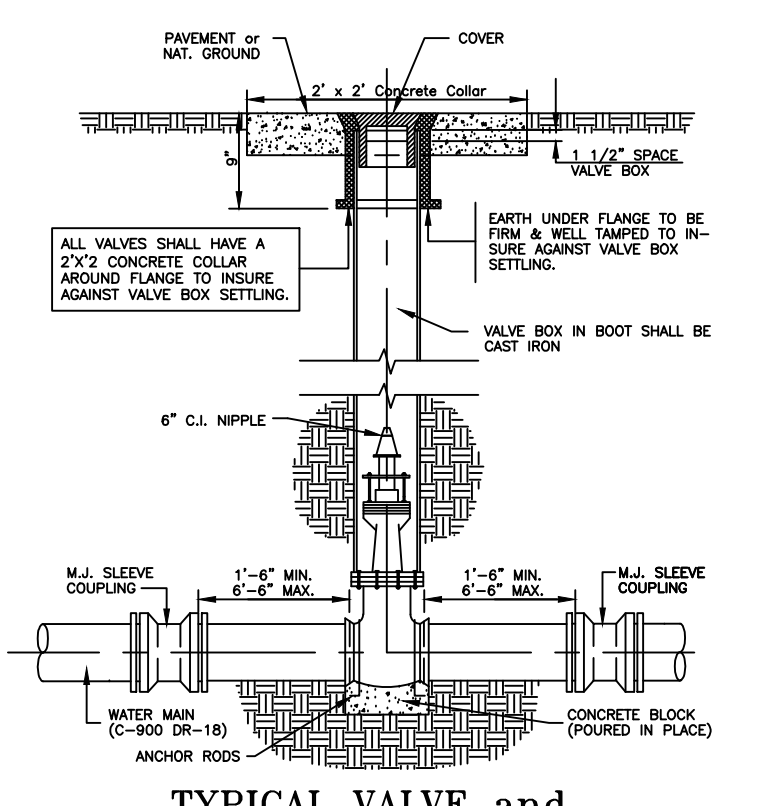
**TYPICAL FIRE HYDRANT INSTALLATION**  
N.T.S.

**AS-BUILT PLANS**

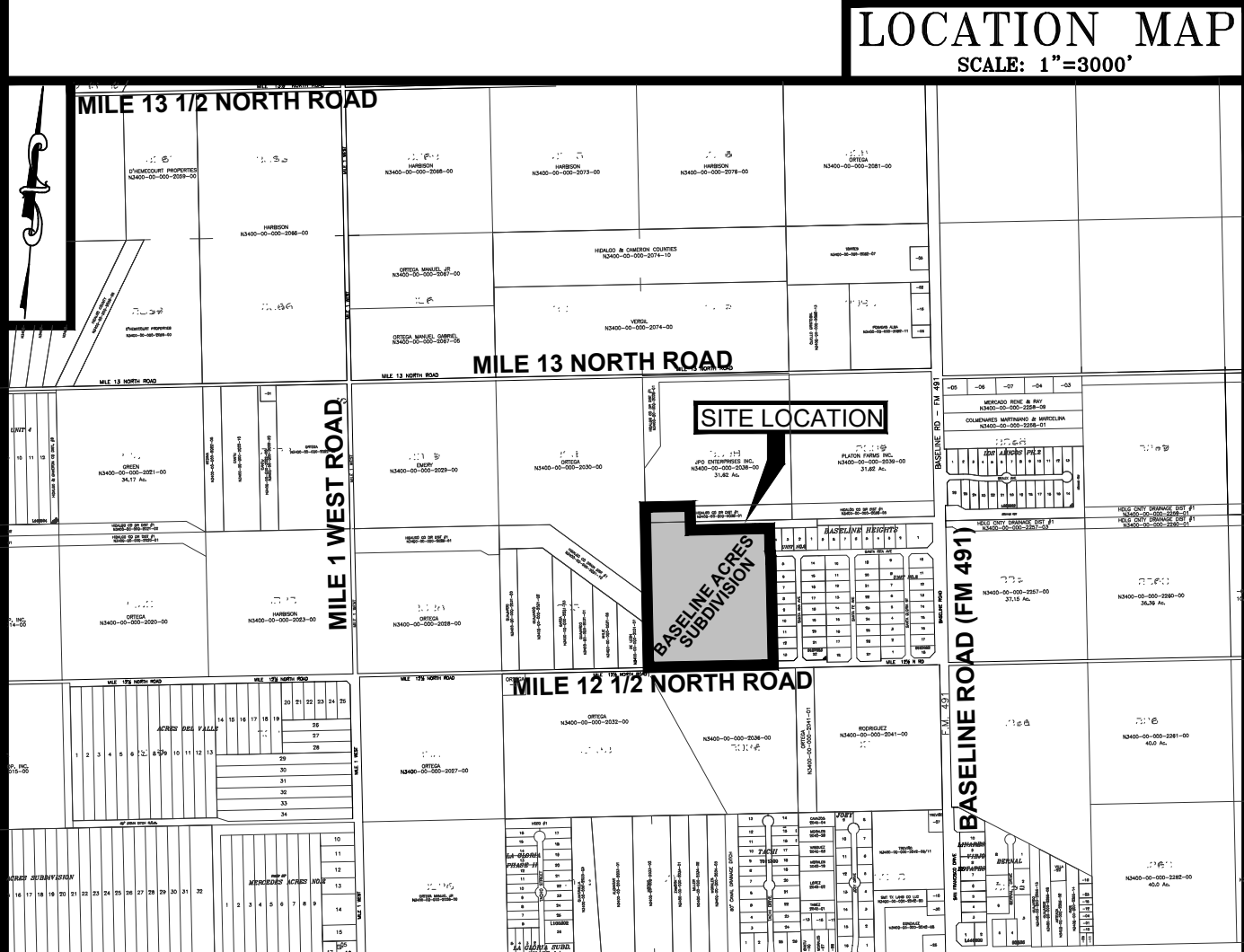


THRUST BLOCK SIZE		WEIGHT	
DIAMETER OF PIPE INCHES	THICKNESS INCHES	AT END OF BENDS - lbs.	AT TEES - lbs.
2 1/2\"/>			

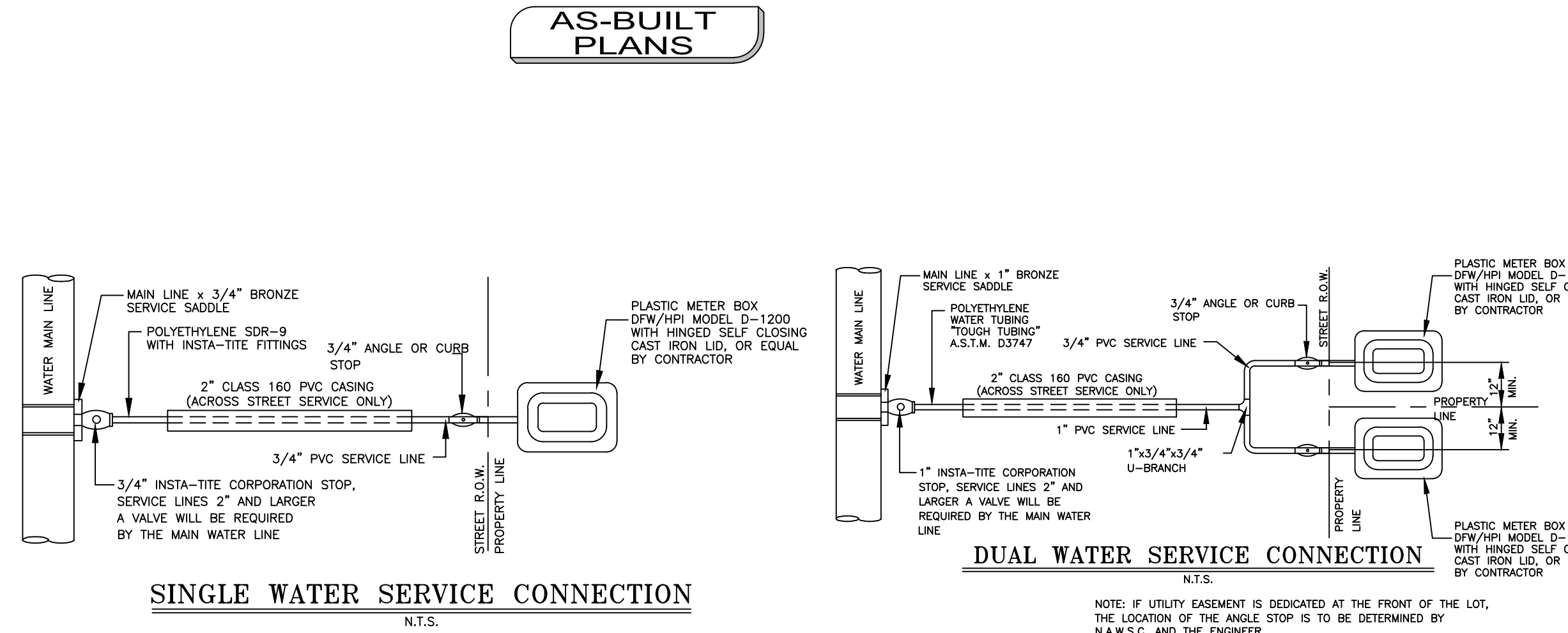
- GENERAL NOTES:
- ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 PSI AND A 50' HEAD OF WATER. VALVES SHALL BE APPROXIMATELY 30' FROM A MINIMUM OF 30' OF COVER.
  - THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
  - THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.
  - PRESSURE TEST MUST BE FOR A MINIMUM OF FOUR (4) HOURS AND COMPLY WITH TEXAS INSTRUMENT 1982-A, APPROX. A.



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

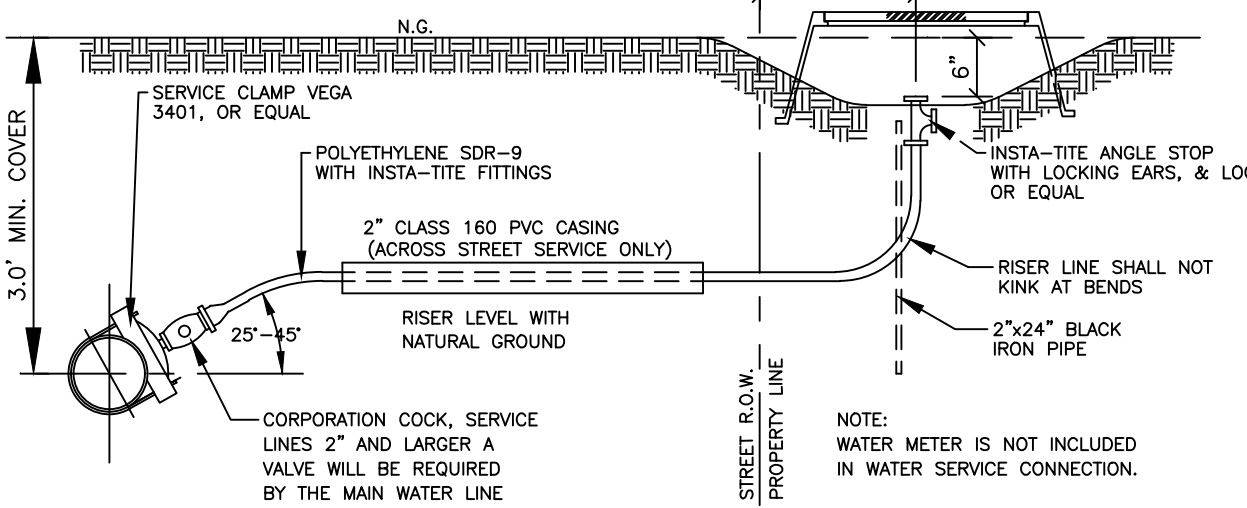


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
 BASELINE ACRES SUBDIVISION IS LOCATED ON THE NORTH SIDE OF MILE 12 1/2 NORTH ROAD APPROXIMATELY 1/4 MILE WEST OF BASELINE ROAD (FM 491). THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MERCEDS ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF MERCEDS (POPULATION 40,000 - 2020 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS SUBDIVISION LIES IN THE RURAL AREA OF THE HIDALGO COUNTY, TEXAS UNDER LOCAL GOVERNMENT CODE 42.02 PRECINCT. No. 1.

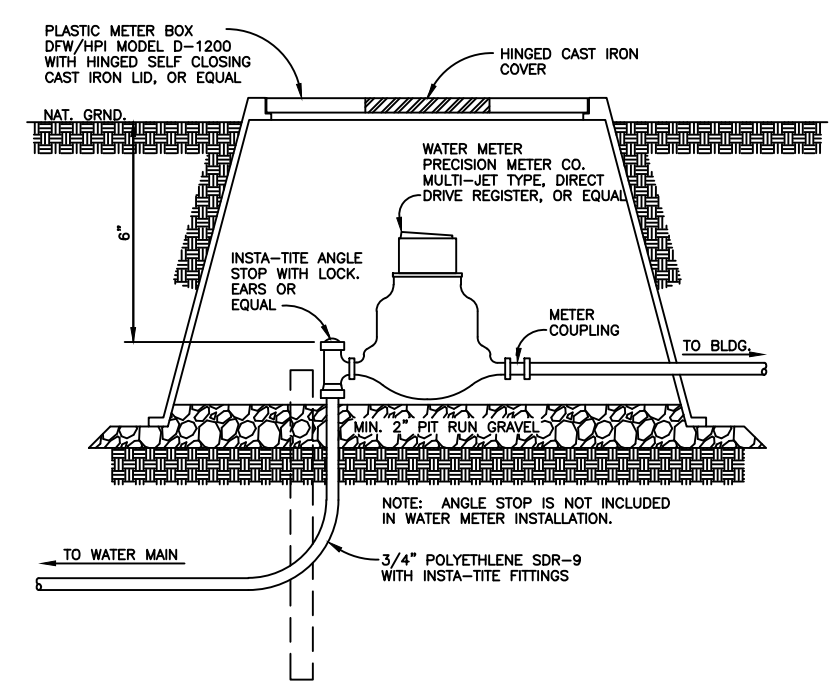


**SINGLE WATER SERVICE CONNECTION**  
N.T.S.

**DUAL WATER SERVICE CONNECTION**  
N.T.S.



**TYPICAL WATER SERVICE CONNECTION ELEVATION**  
N.T.S.



**TYPICAL WATER METER INSTALLATION**  
N.T.S.

BASELINE ACRES SUBDIVISION  
A 32.729 ACRES BEING OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE AMENDED PLAT OR MAP THEREOF RECORDED IN VOLUME 2 PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY GUILLERMO A. ARRATIA, P.E. No. 94001. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

PROP. PAVING AND DRAINAGE DESIGN  
NAIN ENGINEERING, L.L.C.  
CONSULTING ENGINEER  
FIRM No. F- 9050  
526 N. STREET  
DONNA, TEXAS 78837  
PH: (956) 784-0218  
E-MAIL: NAINENGINEERING@AHOOC.COM

PROJECT LOCATION  
A 32.729 ACRE TRACT OF LAND OUT OF FARM TRACT 2037, NORTH CAPISALLO DISTRICT SUBDIVISION, ACCORDING TO THE MAP RECORDED IN VOLUME 2, PAGES 9, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND IS LOCATED ON THE NORTH SIDE OF MILE 12 1/2 NORTH ROAD, 1/4 MILE WEST OF FM 491, AND IS LOCATED WITHIN THE RURAL AREA OF THE COUNTY OF HIDALGO. (REFER TO EXHIBIT B).

