



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: 4-29-2025

PROPOSED MARAVILLAS ESTATES PHASE 4, PRECINCT No. 1.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 87 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 25

FILLING STATIONS: 8

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

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 01-24-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

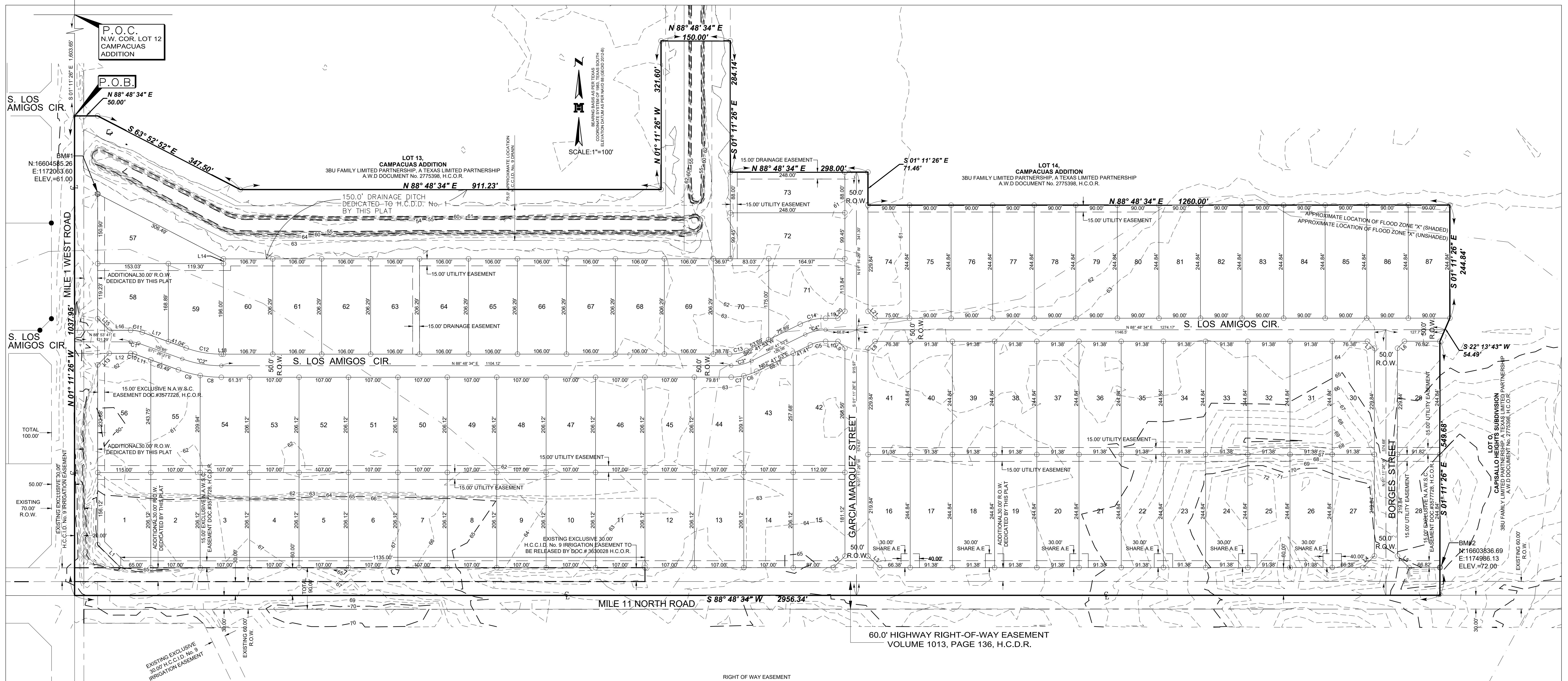
DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

SEWER SYSTEM: (24) OSSF'S HAVE BEEN INSTALLED. THE REMAINING HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" & 8" LOCATION: MILE 1 WEST AND MILE 11 NORTH ROAD.

REQUEST FOR FINAL APPROVAL WITH: CASH DEPOSIT: Amount: \$25,600.00 For: (FIRE HYDRANTS)
 CASH DEPOSIT: Amount: \$94,500.00 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.



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

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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

HANI DIORA, LLC, A TEXAS LIMITED LIABILITY COMPANY
 ELIAS WOLOSKI, PRESIDENT
 612 W. NOLANA AVENUE SUITE 570A
 McALLEN, TEXAS 78804

ACKNOWLEDGMENT

THE STATE OF TEXAS
 COUNTY OF HIDALGO

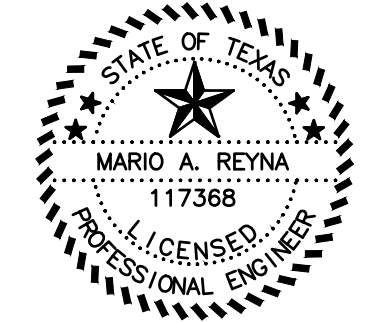
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ELIAS WOLOSKI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF ____ 20__.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

**SUBDIVISION PLAT OF
 MARAVILLAS ESTATES
 PHASE 4**
 60.903 ACRES BEING OUT OF
 LOTS 13 AND 14, BLOCK 84,
 CAMPACUAS ADDITION,
 VOLUME 1, PAGES 1-2, H.C.M.R.
 LOTS 0 THROUGH R,
 CAPISALLO HEIGHTS SUBDIVISION,
 VOLUME 3, PAGE 9, H.C.M.R.
 HIDALGO COUNTY, TEXAS

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

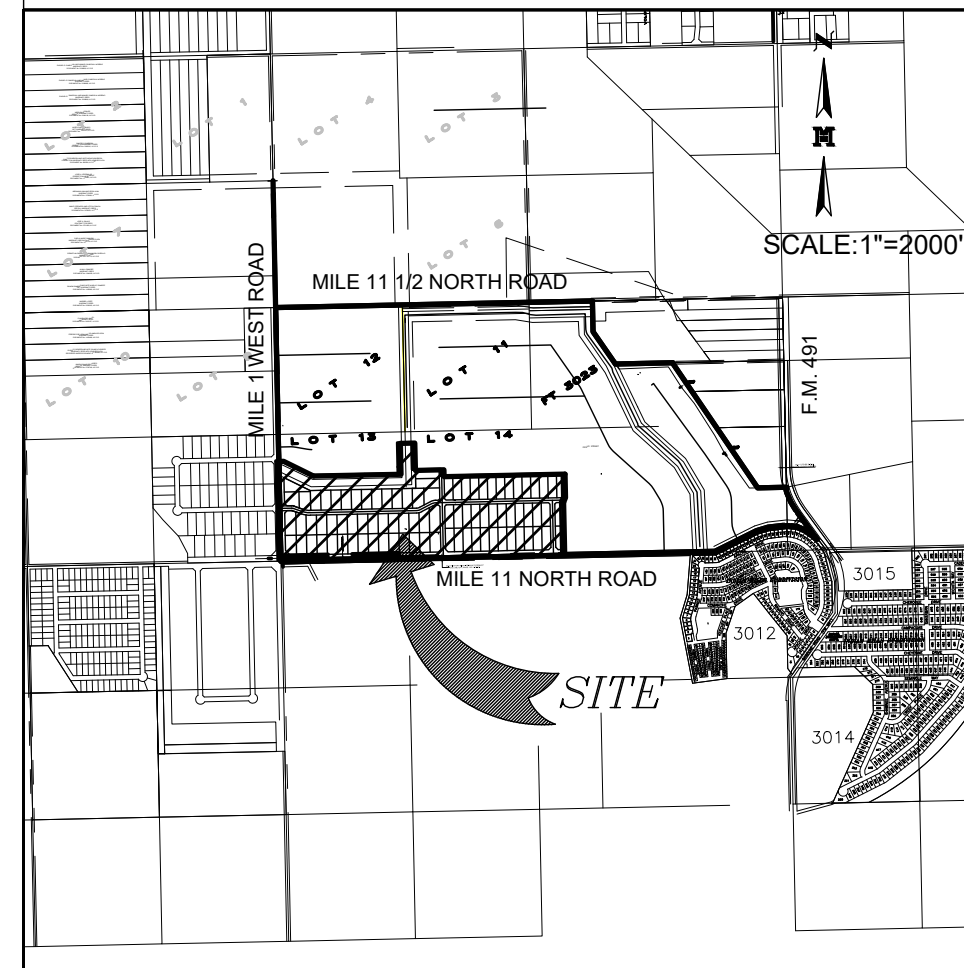


**FILED FOR RECORD IN
 HIDALGO COUNTY
 ARTURO GUAJARDO, JR.
 HIDALGO COUNTY CLERK**

ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

MELDEN & HUNT, INC.
 TEXAS REGIST F-1435
M
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. McINTYRE - EDINBURG, TX 78841
 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 4 IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE NORTHEAST INTERSECTION OF MILE 11 NORTH & MILE 1 WEST THE ONLY NEARBY MUNICIPALITIES IS THE CITY OF MERCEDES. MARAVILLAS ESTATES PHASE 4, FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

INDEX TO SHEET OF MARAVILLAS ESTATES PHASE 4

- SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION.
- SHEET 2: DESCRIPTION (METES AND BOUNDS); OWNERS DEDICATION, ENGINEERING CERTIFICATION, SURVEYOR'S CERTIFICATION; 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; LOT TABLE, CURVE TABLE, LINE TABLE.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / OS&F AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNERS CERTIFICATION DETAILS.
- SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES.
- SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE DITCH, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.
- SHEET 6: MAP OF TOPOGRAPHY AND PAVING; CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	HANI DIORA, LLC, A TEXAS LIMITED LIABILITY COMPANY	612 W. NOLANA AVENUE SUITE 570A	McALLEN TX, 78804	C/O (956) 381-0981	C/O(956) 381-1839
OWNER:	ELIAS WOLOSKI	115 W. McINTYRE	EDINBURG, TX 78839	(956) 381-0981	(956) 381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78839	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78839	(956) 381-0981	(956) 381-1839

LEGEND

- FOUND NO. 4 REBAR
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- ⚡ 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
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING
- A.W.D. - CORRECTION ASSUMPTION WARRANTY DEED
- H.C.C.I.D. - HIDALGO CAMERON COUNTY IRRIGATION DISTRICT
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- CENTER LINE
- FLOOD "ZONE X" (SHADED)

HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:

1. FLOOD ZONE STATEMENT: ZONE "X" & "X"(SHADED); ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN
 ZONE "X" (SHADED) AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD
 COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000, REVISSED TO REFLECT LOMR: MAY 30, 2002.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED FLOOD PLAIN WITHIN THE 100-YEAR FLOOD PLAIN. THE 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 18" ABOVE THE CENTER LINE OF STREET AT THE CENTER OF EACH LOT, OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. LOT 1 THROUGH 12 SHALL USE THE 24" ABOVE FINISHED GRADE ELEVATION FOR ITS FINISH FLOOR ELEVATION. LOTS 13 THROUGH 28 SHALL BE 18" ABOVE FINISH GRADE ELEVATION FOR ITS FINISH FLOOR ELEVATION. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS.

4. BENCHMARK NOTE:
 BM # 1: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED AT NORTHWEST CORNER OF LOT 57 OF THIS SUBDIVISION AND ON THE EAST SIDE OF MILE 1 WEST ROAD. GEODETIC G.P.S. STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 16604585.2600 E= 1172063.6000 ELEV=61.00.

BM # 2: MELDEN AND HUNT INC. STAMPED ALUMINUM DISK SET IN CONCRETE BASE LOCATED AT THE SOUTHEAST CORNER OF LOT 28 OF THIS SUBDIVISION. GEODETIC G.P.S. TEXAS STATE PLANE GRID COORDINATE SYSTEM NAD 83 TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID 2003) N= 16603936.8900 E= 1174986.1300 ELEV=72.00.

5. DRAINAGE:
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 290,861 CUBIC FEET (6.73 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 DETAILED 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 DWELLINGS 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 OCCUPANCY OF THE LOT.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. HANI DIORA, LLC, A TEXAS LIMITED PARTNERSHIP OWNER AND SUBDIVIDER OF MARAVILLAS ESTATES PHASE 4, RETAINS AN EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOTS AS INDICATED ON SHEET NO. 3 OF THIS PLAT.

11. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.Q. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVISION 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 OCCUPANCY A LOT.

12. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
 13. ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL HAVE A MINIMUM WIDTH OF 15.00 FEET, AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES.
 14. NO ACCESS SHALL BE PERMITTED FROM MILE 1 WEST ROAD FOR LOTS 1, 56, AND 58.

15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO CONSTRUCTION SPECIFICATIONS 3.1.4

16. THE DEVELOPER SHALL BE REQUIRED TO INSTALL A 6 FOOT BUFFER FENCE ALONG THE REAR OF LOTS 57, 60 THROUGH 70; AND ALONG THE WEST SIDE OF LOTS 72 AND 73 DURING CONSTRUCTION. ALL FENCES ABUTTING DRAIN DITCH R.O.W. SHALL BE PLACED WITHIN INDIVIDUAL LOTS AS TO NOT IMPEDE WITH MAINTENANCE OF DITCH.

17. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (MILE 11 NORTH ROAD) ON TO LOTS 16 THROUGH 27. A 30x40 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 16 & 17, 18 & 19, 20 & 21, 22 & 23, 24 & 25, 26 & 27 TO PROVIDE INGRESS AND EGRESS FROM (MILE 11 NORTH ROAD).

18. LOT 1 THROUGH 15 SHALL HAVE INDIVIDUAL DRIVEWAYS ONTO MILE 11 NORTH ROAD.

19. PURCHASER AND OR OWNER IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL IRRIGATION LINES AND RE-COMPACTING OF SOIL WITHIN SOLD AND RELOCATED EASEMENTS.

20. H.C.I.D. NO. 9 IN NO WAY RESPONSIBLE FOR THE REMOVAL OF SAID IRRIGATION LINES, COMPACTION, ETC. WITHIN THE SOLD OR RE-LOCATED EASEMENT.

Lot #	SQ. FT.	Acres
1	22,453.42	0.515
2	22,054.48	0.506
3	22,054.48	0.506
4	22,054.48	0.506
5	22,054.48	0.506
6	22,054.48	0.506
7	22,054.48	0.506
8	22,054.48	0.506
9	22,054.51	0.506
10	22,054.48	0.506
11	22,054.48	0.506
12	22,054.48	0.506
13	22,054.47	0.506
14	22,054.47	0.506
15	22,772.57	0.523
16	22,059.80	0.506
17	22,372.46	0.514
18	22,372.46	0.514
19	22,372.46	0.514
20	22,372.46	0.514

Lot #	SQ. FT.	Acres
21	22,372.46	0.514
22	22,372.46	0.514
23	22,372.46	0.514
24	22,372.46	0.514
25	22,372.46	0.514
26	22,372.46	0.514
27	22,059.96	0.506
28	22,169.40	0.509
29	22,369.40	0.514
30	22,259.96	0.511
31	22,372.46	0.514
32	22,372.46	0.514
33	22,372.46	0.514
34	22,372.46	0.514
35	24,099.54	0.553
36	22,372.46	0.514
37	22,372.46	0.514
38	22,372.46	0.514
39	22,372.46	0.514
40	22,372.46	0.514

Lot #	SQ. FT.	Acres
41	22,259.80	0.511
42	30,940.29	0.710
43	24,802.75	0.569
44	22,081.49	0.507
45	22,054.48	0.506
46	22,054.48	0.506
47	22,054.48	0.506
48	22,054.48	0.506
49	22,054.48	0.506
50	22,054.48	0.506
51	22,054.48	0.506
52	22,054.48	0.506
53	22,054.48	0.506
54	22,112.54	0.508
55	24,099.54	0.553
56	29,064.98	0.667
57	21,947.55	0.504
58	22,615.44	0.519
59	22,271.90	0.511
60	22,010.82	0.505

Lot #	SQ. FT.	Acres
61	21,866.23	0.502
62	21,866.23	0.502
63	21,866.23	0.502
64	21,866.23	0.502
65	21,866.23	0.502
66	21,866.23	0.502
67	21,866.23	0.502
68	21,866.23	0.502
69	21,866.23	0.502
70	23,733.29	0.545
71	23,379.72	0.537
72	24,064.72	0.566
73	21,824.00	0.501
74	21,922.90	0.503
75	22,035.40	0.506
76	22,035.40	0.506
77	22,035.40	0.506
78	22,035.40	0.506
79	22,035.40	0.506
80	22,035.40	0.506

Lot #	SQ. FT.	Acres
81	22,035.40	0.506
82	22,035.40	0.506
83	22,035.40	0.506
84	22,035.40	0.506
85	22,035.40	0.506
86	22,035.40	0.506
87	22,035.40	0.506

Line #	Direction	Length
L1	N 46° 11' 26" W	70.71'
L2	S 43° 48' 34" W	35.36'
L3	N 46° 11' 26" W	35.36'
L4	S 43° 48' 34" W	35.36'
L5	N 46° 11' 26" W	35.36'
L6	N 43° 48' 34" E	21.21'
L7	S 46° 11' 26" E	21.21'
L8	N 43° 48' 34" E	21.21'
L9	S 46° 11' 26" E	21.21'
L10	N 88° 48' 34" E	26.81'
L11	S 71° 26' 21" E	37.46'
L12	N 88° 48' 34" E	46.30'
L13	N 43° 48' 34" E	35.36'
L14	S 01° 11' 26" E	10.29'
L15	N 46° 11' 26" W	35.36'
L16	S 88° 48' 34" W	46.30'
L17	N 71° 26' 21" W	59.91'
L18	S 88° 48' 34" W	4.63'
L19	S 88° 48' 34" W	26.81'
L20	S 43° 48' 34" W	21.21'
L21	N 46° 11' 26" W	21.21'

FG+18" - 18 INCHES ADDED TO FINISH GROUND ELEVATION ON LOT
 FG+24" - 24 INCHES ADDED TO FINISH GROUND ELEVATION ON LOT
 CURB+18" - 18 INCHES ADDED TO TOP OF CURB ELEVATION AT FRONT CENTER OF LOT
 TOP OF ASPHALT - EXISTING ELEVATION OF ASPHALT AT FRONT CENTER OF LOT

FINISH FLOOR ELEVATION	LOT	TOP OF ASPHALT	FG+24"
1	66.60	67.30	
2	67.03	68.10	
3	66.63	68.75	
4	67.50	69.10	
5	68.14	69.55	
6	67.60	70.00	
7	65.75	67.40	
8	64.78	66.50	
9	63.10	65.90	
10	63.75	65.30	
11	63.55	65.15	
12	63.90	65.50	

FINISH FLOOR ELEVATION	LOT	TOP OF ASPHALT	FG+18"
13	64.20	65.25	
14	64.55	65.45	
15	64.90	65.50	
16	64.35	65.20	
17	63.95	65.25	
18	63.90	65.55	
19	63.70	65.85	
20	64.25	66.15	
21	65.40	66.50	
22	66.85	67.85	
23	68.70	70.30	
24	70.70	72.00	
25	71.00	72.25	
26	73.00	72.30	
27	72.30	71.75	
28	70.50	69.45	

FINISH FLOOR ELEVATION	LOT	CURB+18"	FG+18"
29	64.21	64.65	
30	64.05	64.80	
31	64.26	64.65	
32	64.40	64.85	
33	64.55	65.00	
34	64.90	65.20	
35	65.00	65.40	
36	64.90	65.35	
37	64.45	65.00	
38	64.00	64.55	
39	63.60	64.15	
40	63.10	63.70	
41	62.95	63.25	
42	62.60	63.15	
43	62.85	63.25	
44	63.10	63.35	
45	63.30	63.50	
46	63.45	63.75	
47	63.10	63.60	
48	62.90	63.30	
49	62.55	62.95	
50	62.20	62.80	

FINISH FLOOR ELEVATION	LOT	CURB+18"	FG+18"
51	62.40	62.95	
52	62.60	63.15	
53	62.80	63.35	
54	63.10	63.50	
55	63.25	63.55	
56	63.65	63.90	
57	63.90	63.65	
58	63.45	63.65	
59	63.20	63.45	
60	62.95	63.20	
61	62.70	63.00	
62	62.50	62.80	
63	62.30	62.60	
64	62.55	62.65	
65	62.65	62.95	
66	62.95	63.20	
67	63.25	63.50	
68	63.40	63.75	
69	63.15	63.45	
70	62.95	63.15	

FINISH FLOOR ELEVATION	LOT	CURB+18"	FG+18"
71	62.70	62.80	
72	62.55	62.95	
73	62.75	63.00	
74	62.65	63.00	
75	63.10	63.40	
76	63.60	63.85	
77	64.00	64.25	
78	64.45	64.70	
79	64.90	65.15	
80	65.00	65.25	
81	64.80	65.10	
82	64.65	64.90	
83	64.45	64.75	
84	64.30	64.50	
85	64.10	64.35	
86	64.10	64.40	
87	64.25	64.55	

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 (G). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

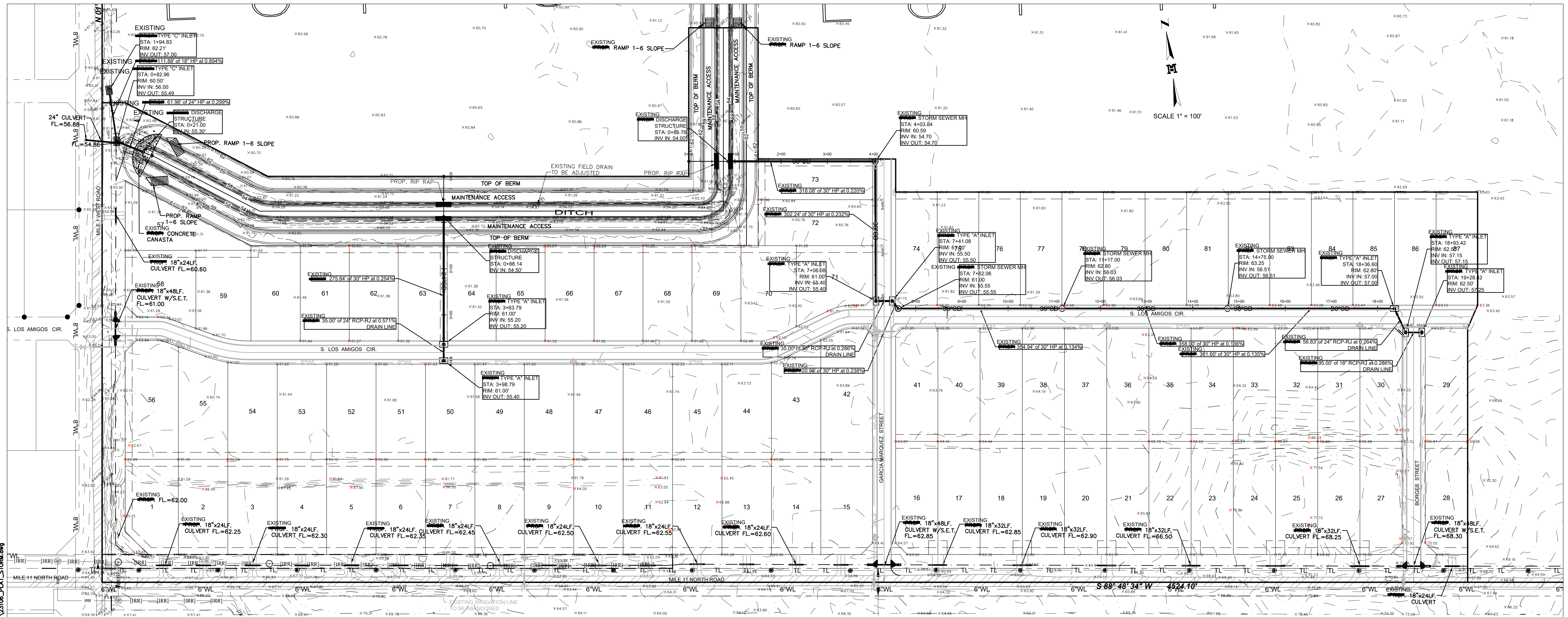
HIDALGO COUNTY JUDGE DATE:
 HIDALGO COUNTY CLERK DATE:

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL
 HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MARAVILLAS ESTATES PHASE 4 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER

SUBDIVISION PLAT OF
 MARAVILLAS ESTATES
 PHASE 4
 60.903 ACRES BEING OUT OF
 LOTS 13 AND 14, BLOCK 84,
 CAMPACUAS ADDITION,
 VOLUME 1, PAGES 1-2, H.C.M.R.
 LOTS 0 THROUGH R,
 CAPITAL

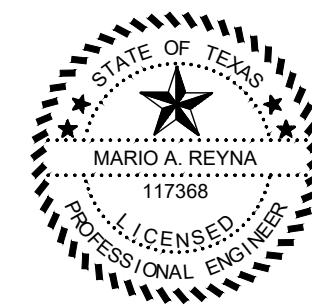


MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:

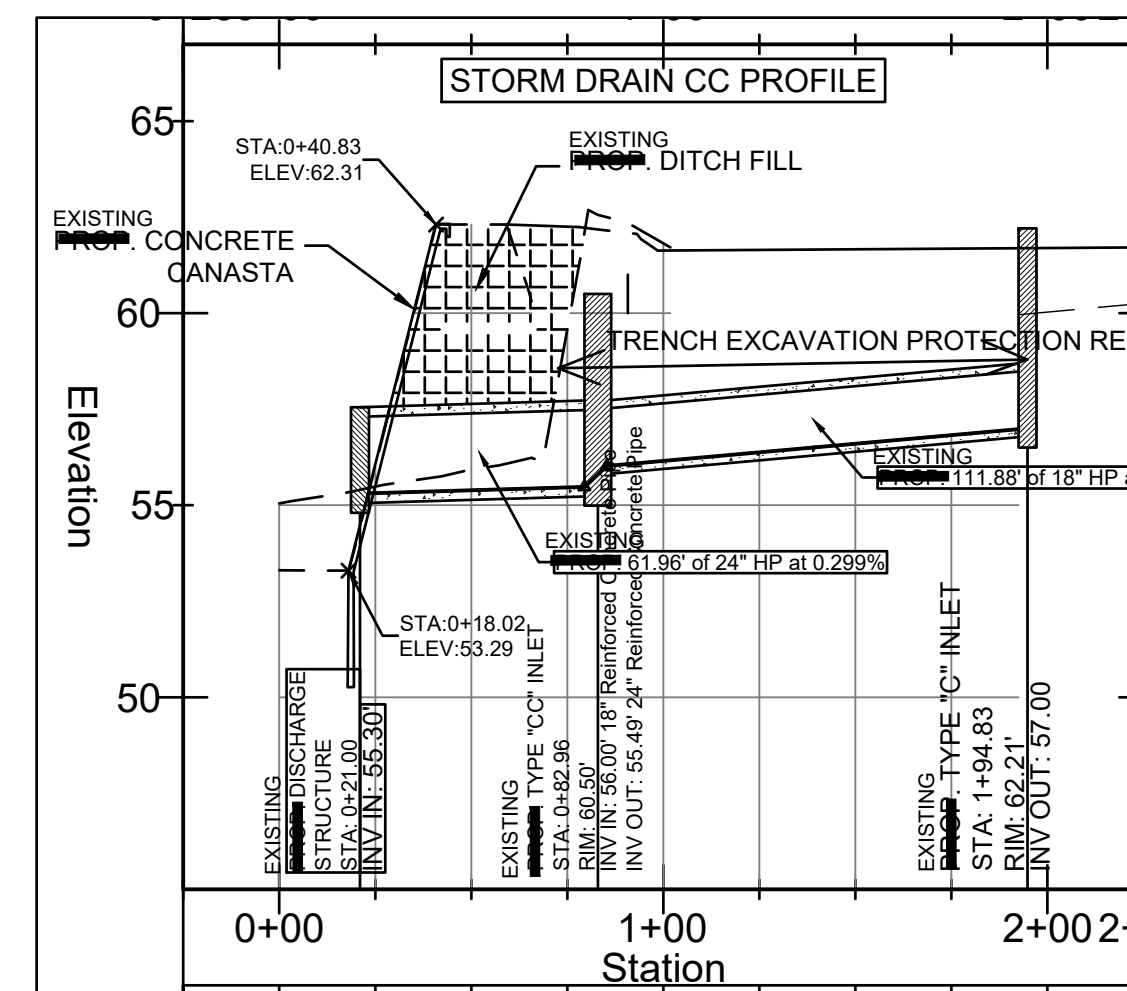
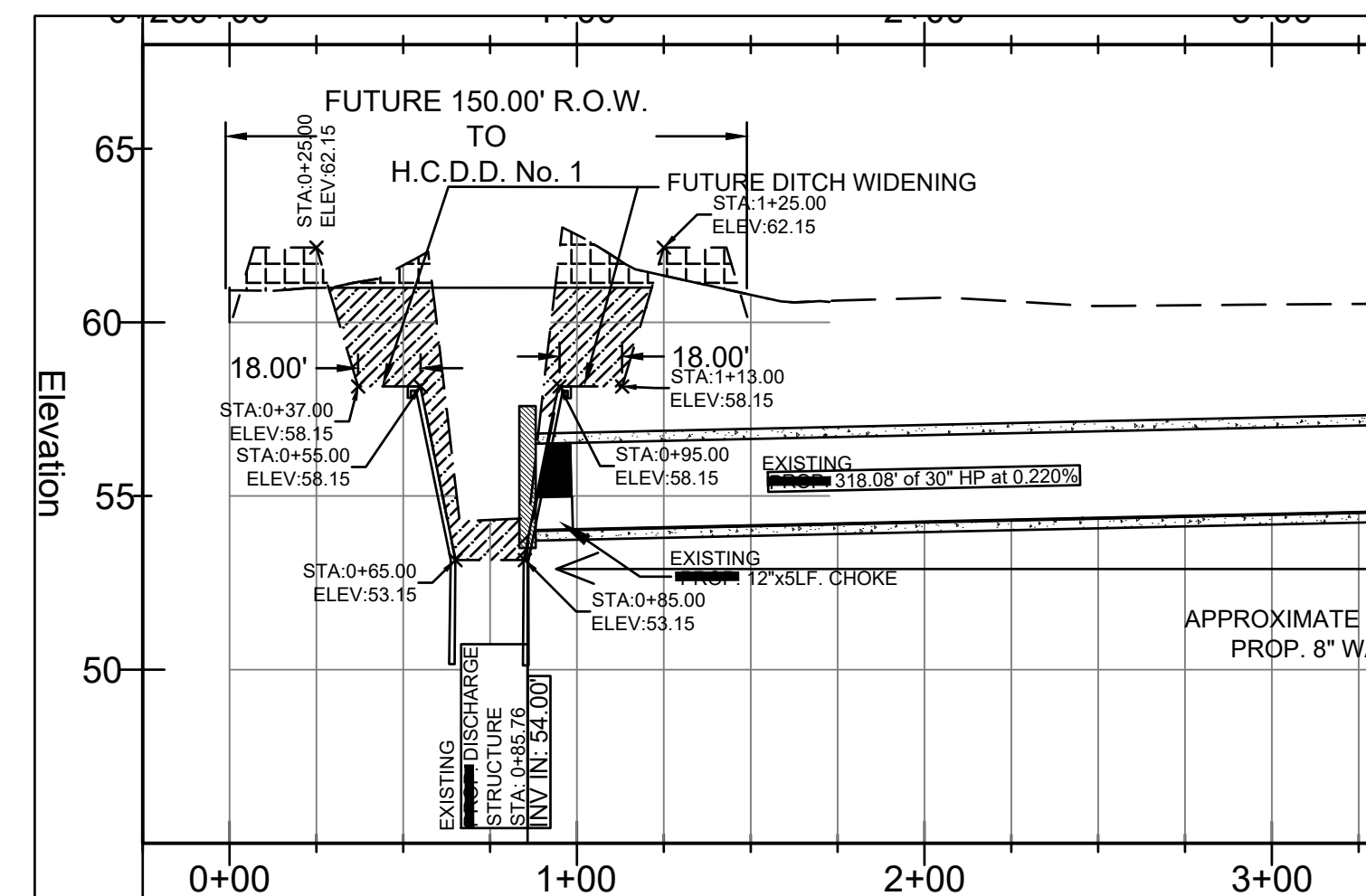
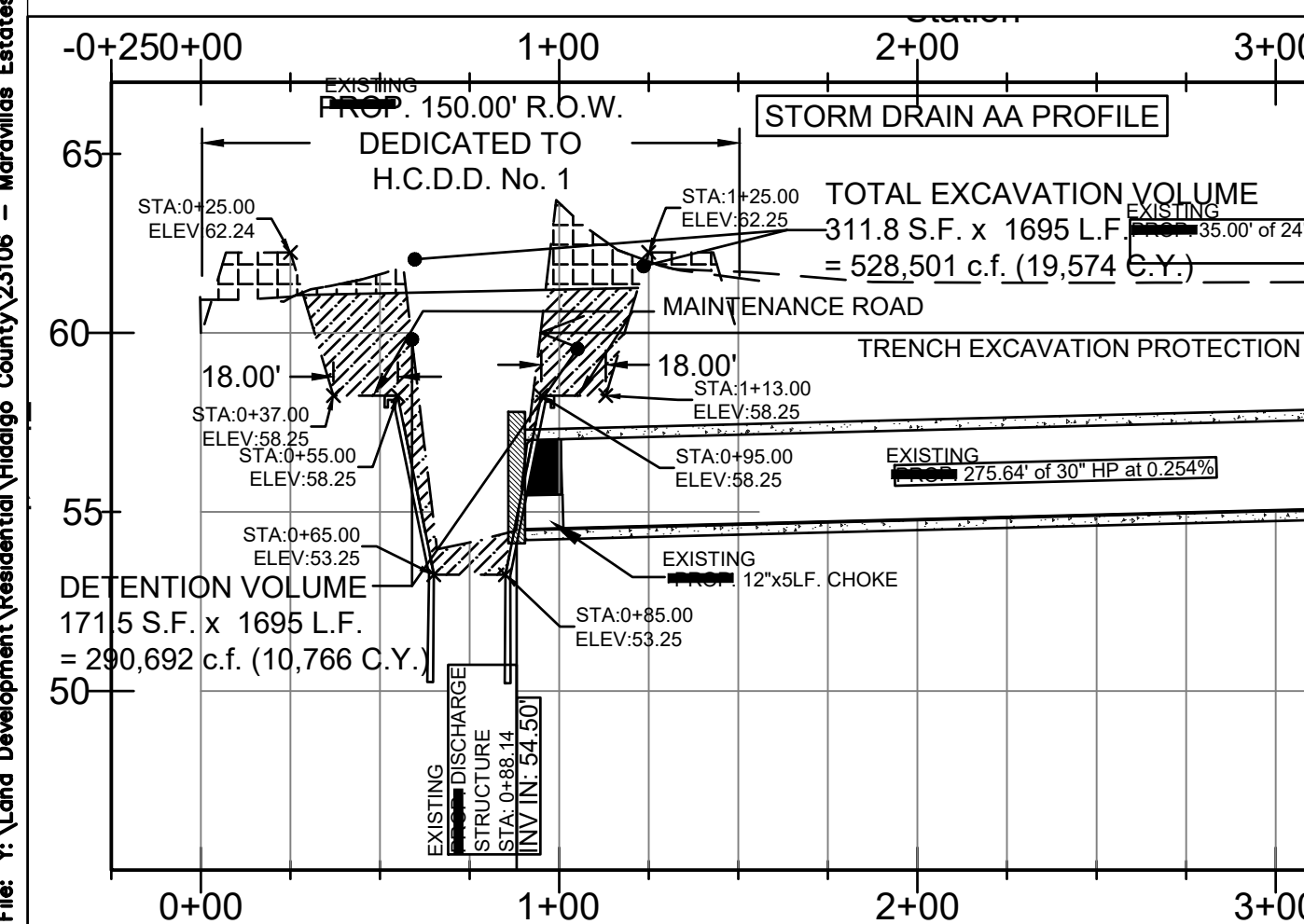
SUBDIVISION PLAT OF
MARAVILLAS ESTATES
 PHASE 4

60.903 ACRES BEING OUT OF
 LOTS 13 AND 14, BLOCK 84,
 CAMPACUAS ADDITION,
 VOLUME 1, PAGES 1-2, H.C.M.R.
 LOTS O THROUGH R,
 CAPISALLO HEIGHTS SUBDIVISION,
 VOLUME 3, PAGE 9, H.C.M.R.
 HIDALGO COUNTY, TEXAS

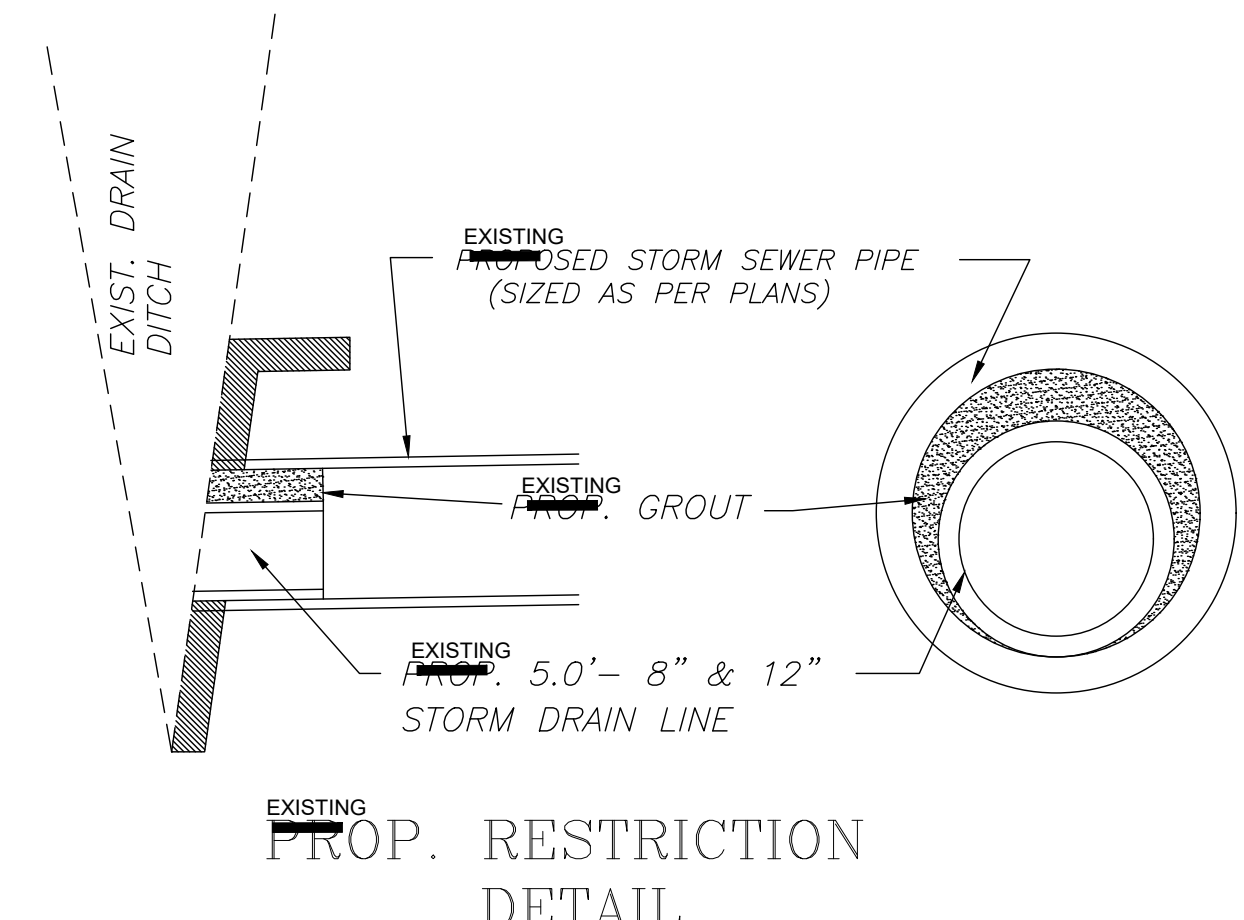
MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



Date: Apr 01, 2025, 1:45pm User ID: cdo
 File: Y:\Land Development\Residential\Hidalgo County\23106 - Maravillas Estates Phase 4\Notes\Mile 11 North & Mile 11 West\Autocad Files\PLAT\23106_PLAT_STORM.dwg



PROFILE SCALE:
 HORIZONTAL: 50'
 VERTICAL: 5'



MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION PLAT OF
MARAVILLAS ESTATES
PHASE 4

54.758 ACRES BEING OUT OF
LOTS 13 AND 14, BLOCK 84,
CAMPACUAS ADDITION,
VOLUME 1, PAGES 1-2, H.C.M.R.
LOTS 0 THROUGH R,
CAPISALLO HEIGHTS SUBDIVISION,
VOLUME 3, PAGE 9, H.C.M.R.
HIDALGO COUNTY, TEXAS

MARAVILLAS ESTATES PHASE 4 SUBDIVISION IS A RESUBDIVISION OF 60.903 ACRES BEING OUT OF LOTS 13 AND 14, BLOCK 84, CAMPACUAS ADDITION AS RECORDED IN VOLUME 1, PAGES 1-2, HIDALGO COUNTY MAP RECORDS, AND ALL OR PART OF LOTS 0 THROUGH 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" & "Y" SHADED. ZONE IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, MAP DATE: JUNE 6, 2000, REVISED TO REFLECT LOWR MAY 30, 2002. ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN. ZONE "Y" 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 18.19 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 105.01 C.F.S. DURING THE 50-YEAR STORM FREQUENCY PER THE ATTACHED CALCULATION WHICH IS AN INCREASE OF 86.82 C.F.S.

THE PROPOSED DRAINAGE FOR MARAVILLAS ESTATES PHASE 4 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".

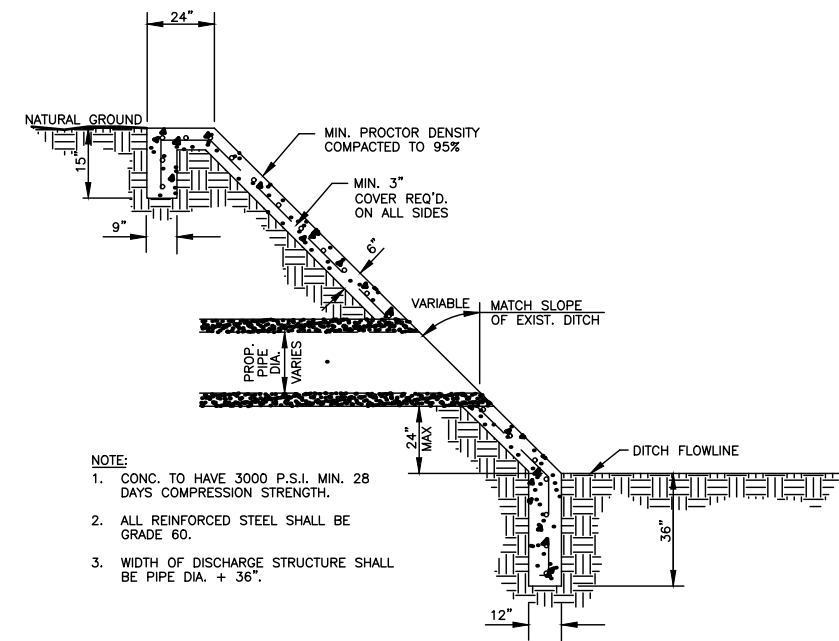
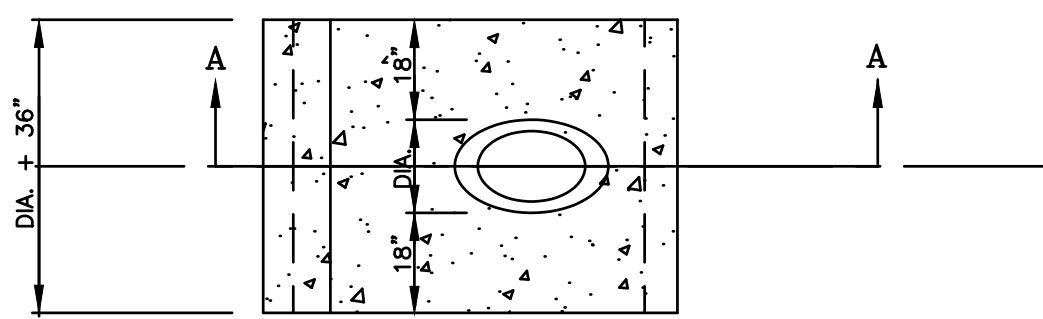
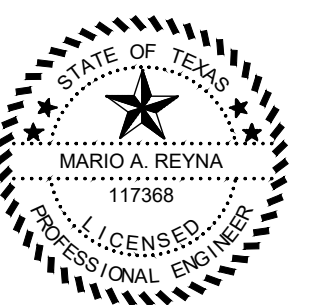
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 290,661 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DITCH ALONG THE WEST AND SOUTH 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 OF THE EXISTING DRAINAGE DITCH ALONG THE NORTH SIDE OF THE SUBDIVISION.

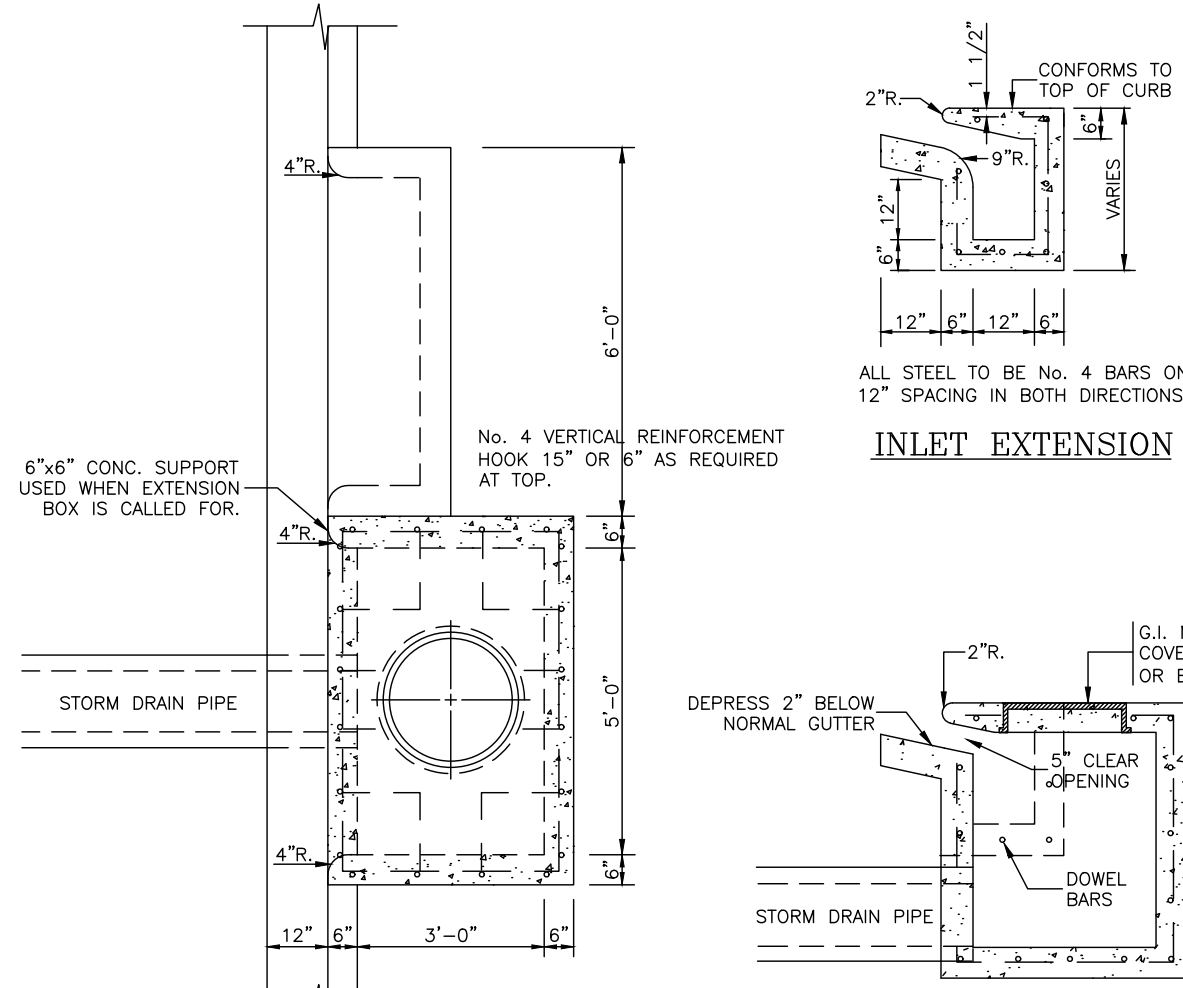
MARIO A REYNA, P.E. DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

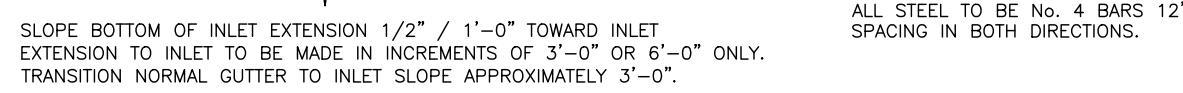


STORM DISCHARGE STRUCTURE
N.T.S.

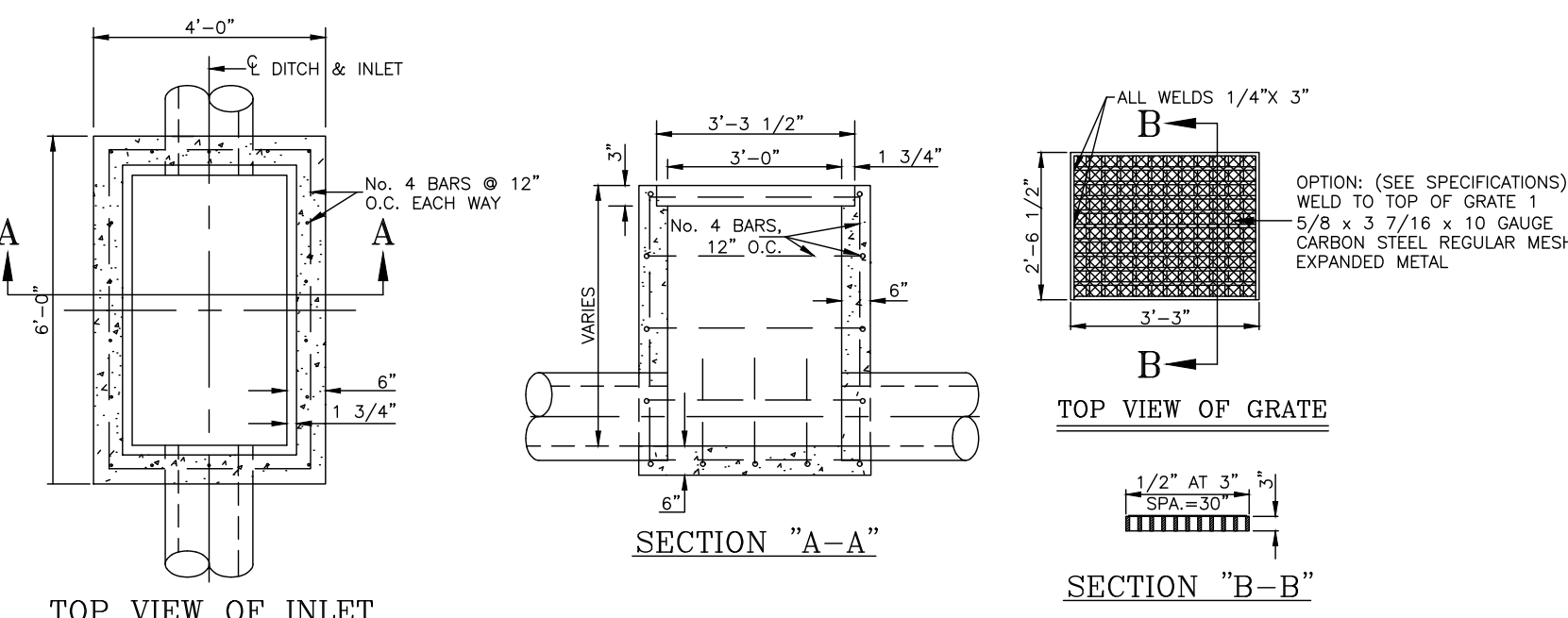
H.C.D.D.#1 STORM DISCHARGE STRUCTURE



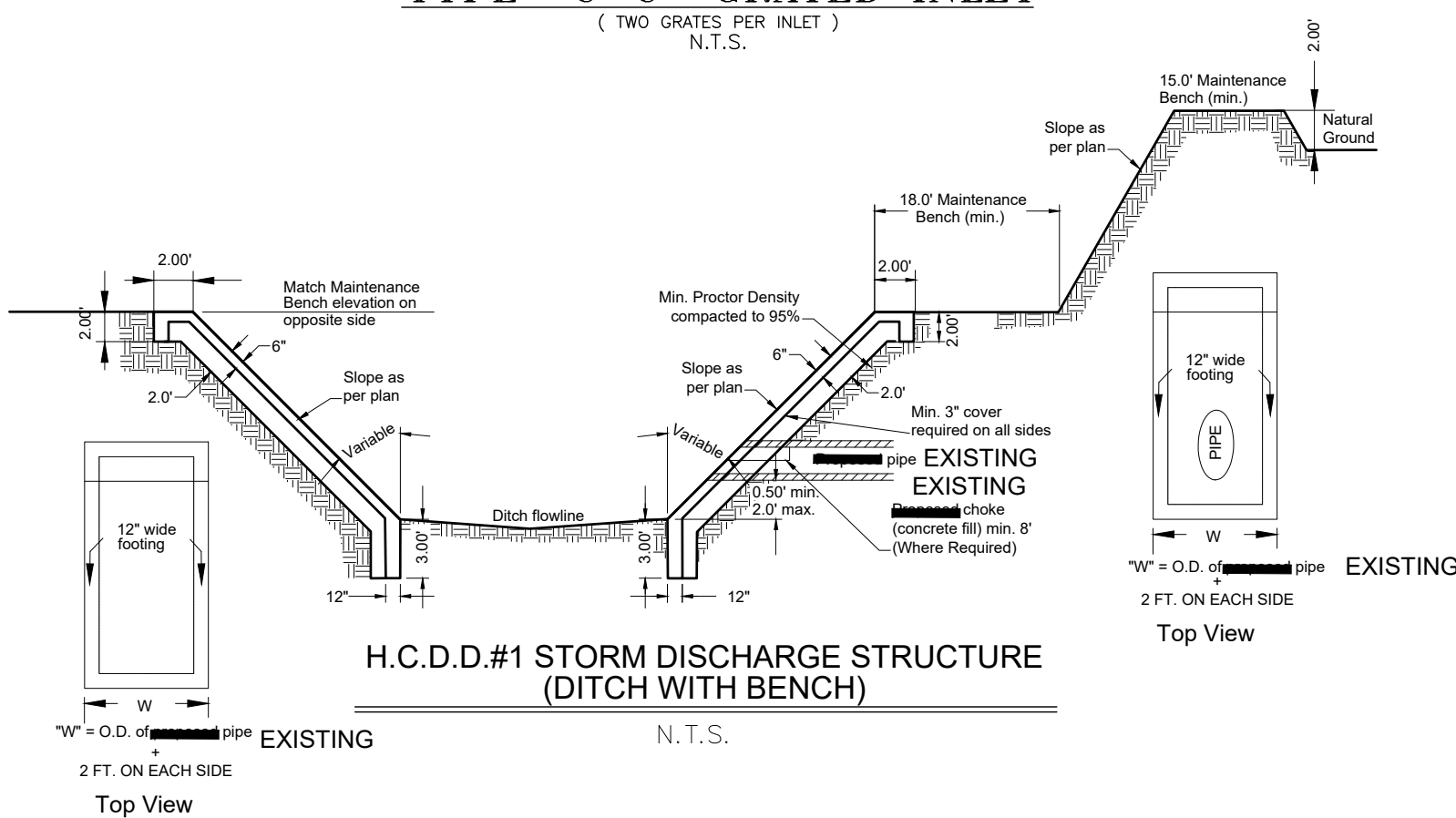
INLET EXTENSION
N.T.S.



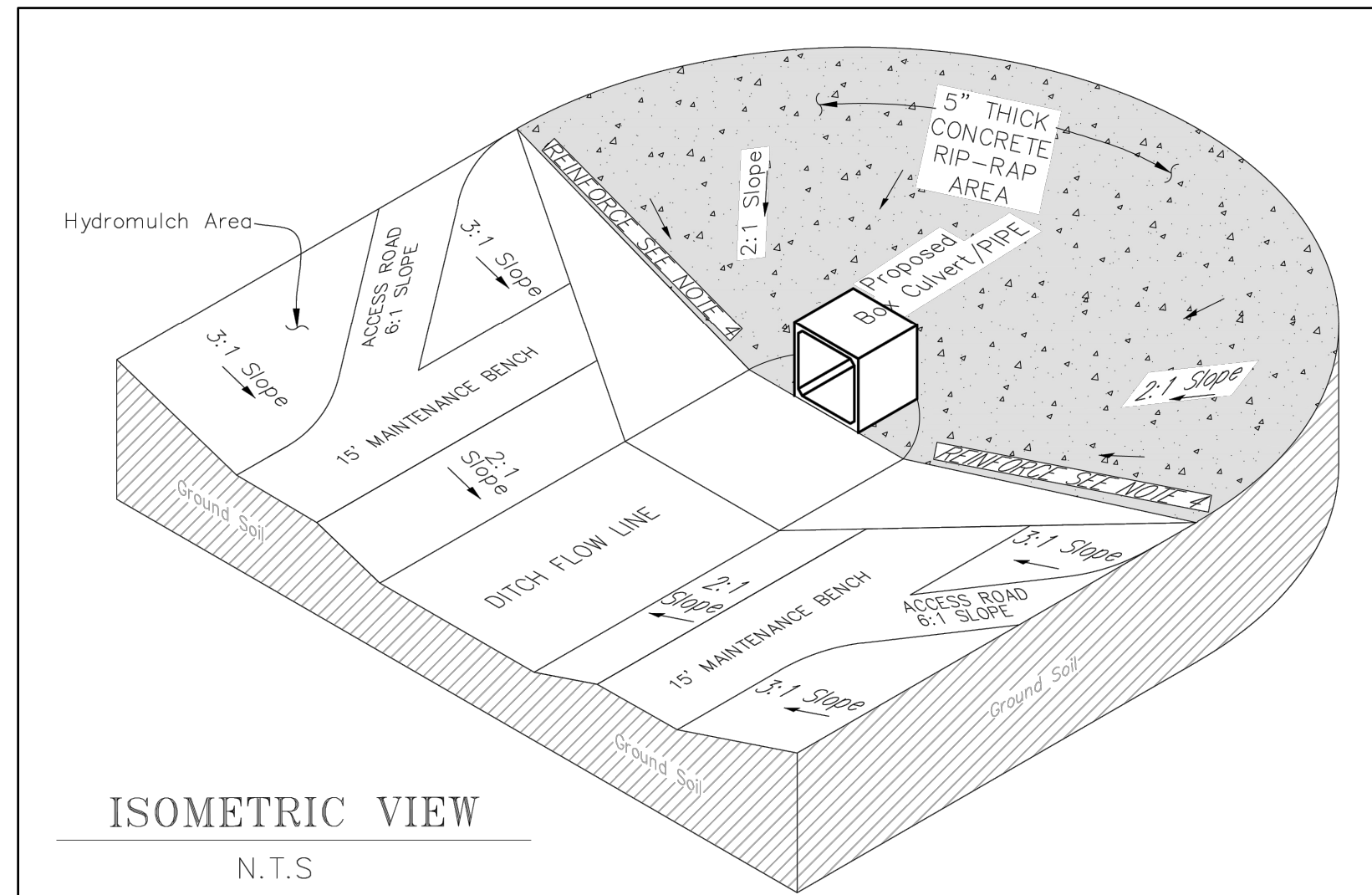
TYPE "A" INLET
N.T.S.



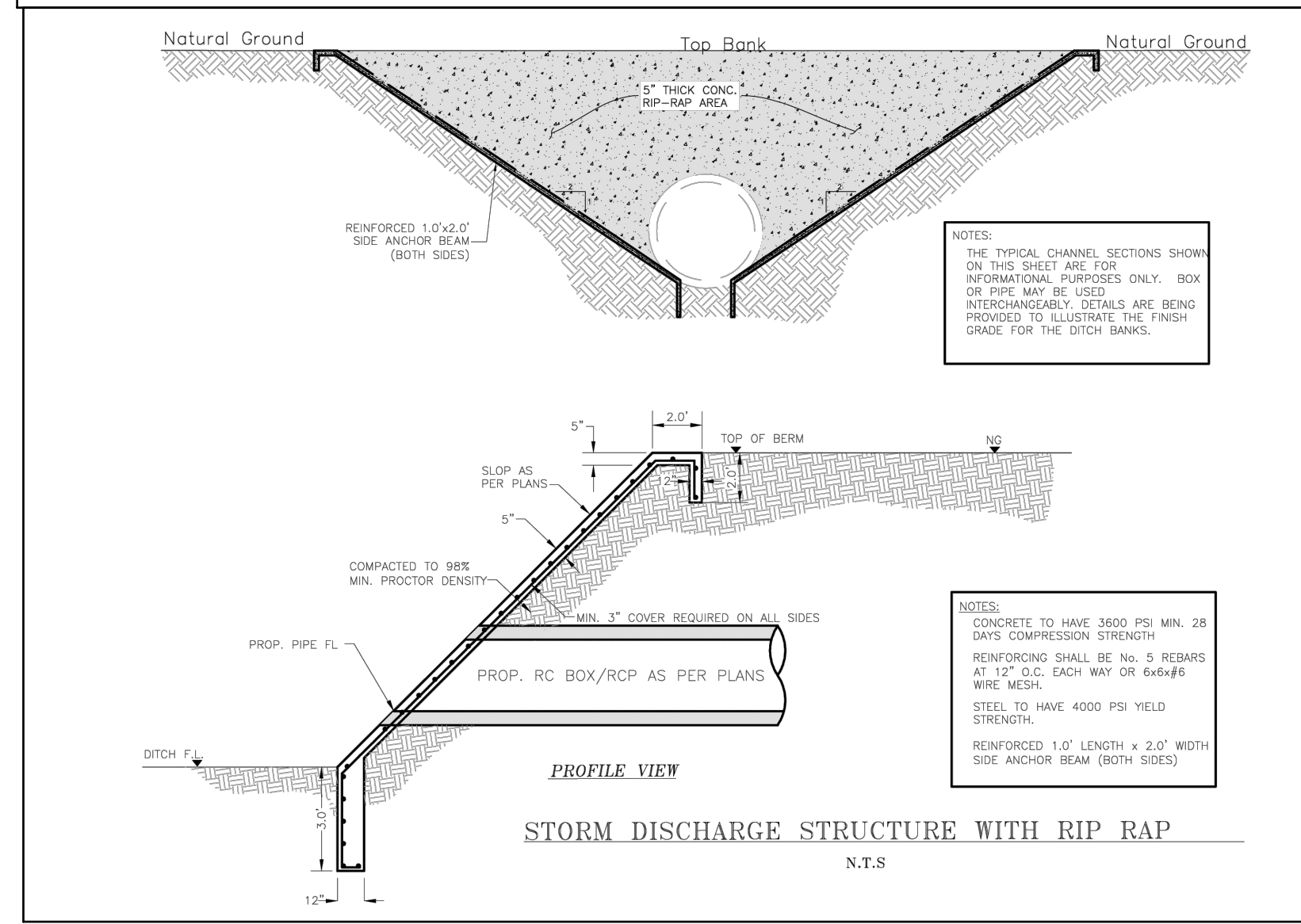
TYPE "C-C" GRATED INLET
(TWO GRATES PER INLET)
N.T.S.



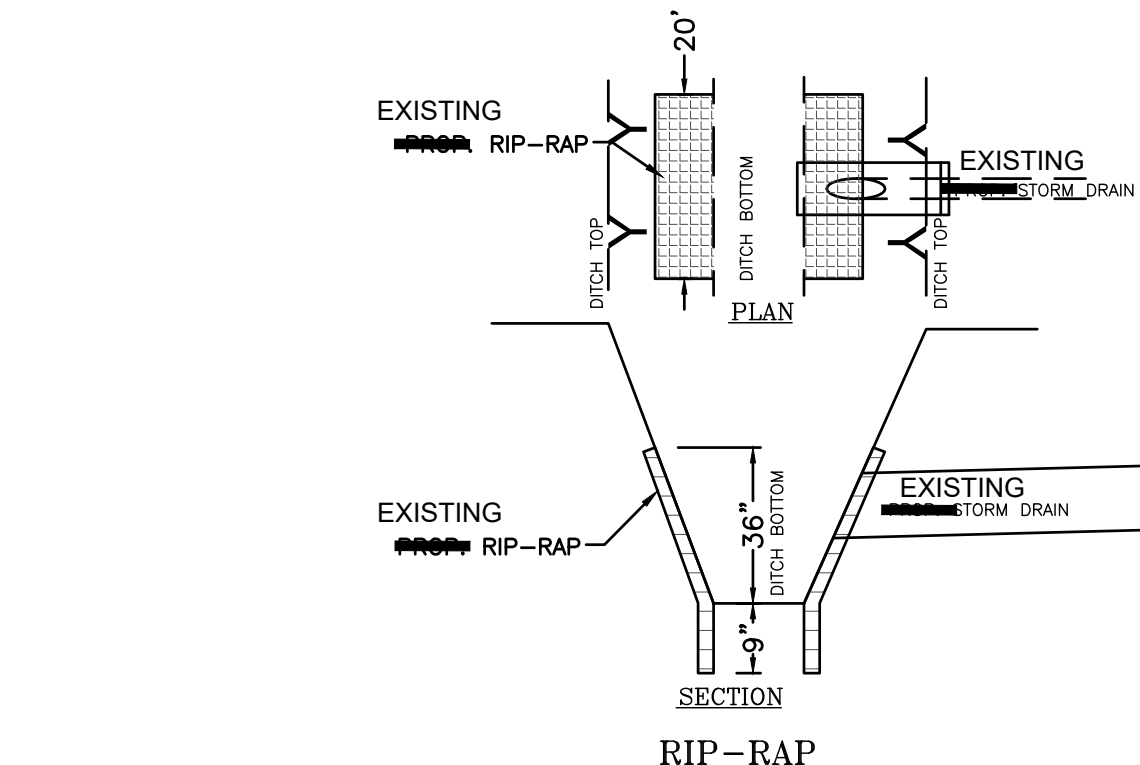
H.C.D.D.#1 STORM DISCHARGE STRUCTURE
(DITCH WITH BENCH)
N.T.S.



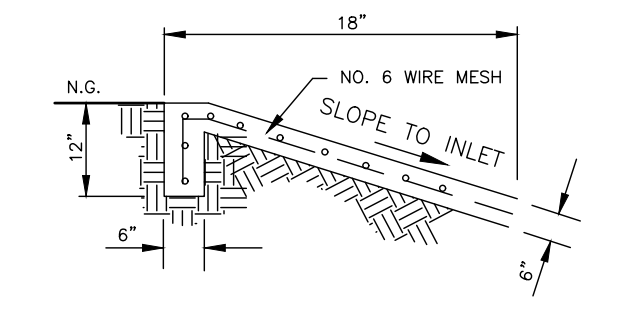
ISOMETRIC VIEW
N.T.S.



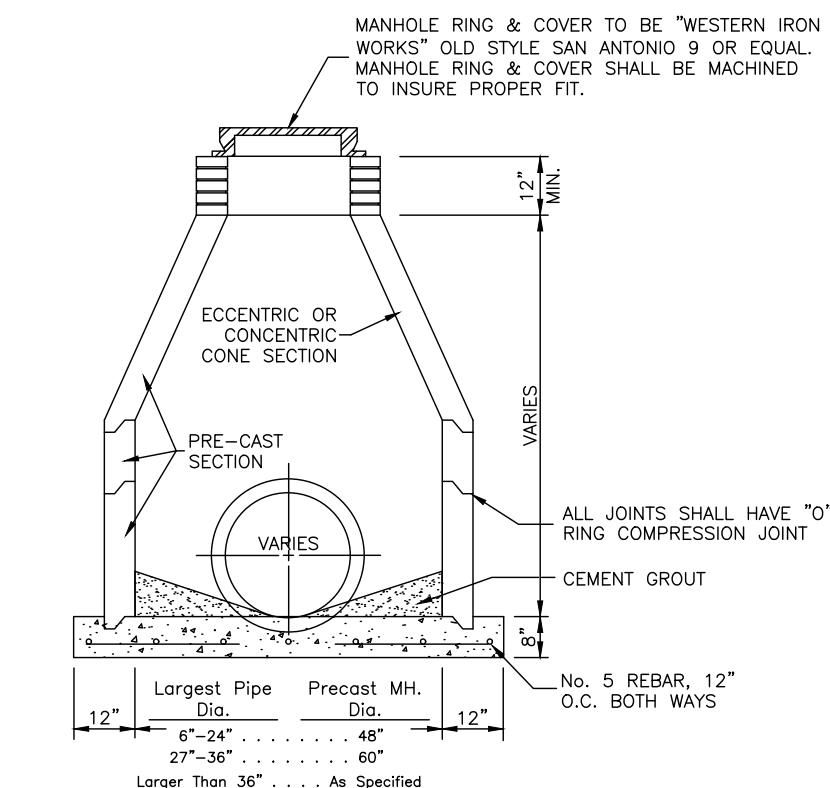
STORM DISCHARGE STRUCTURE WITH RIP RAP
N.T.S.



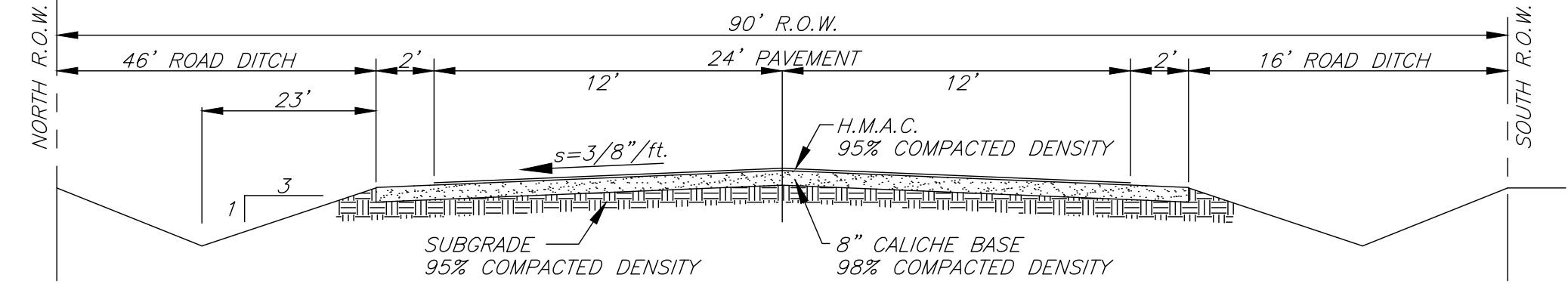
RIp-RAP
N.T.S.



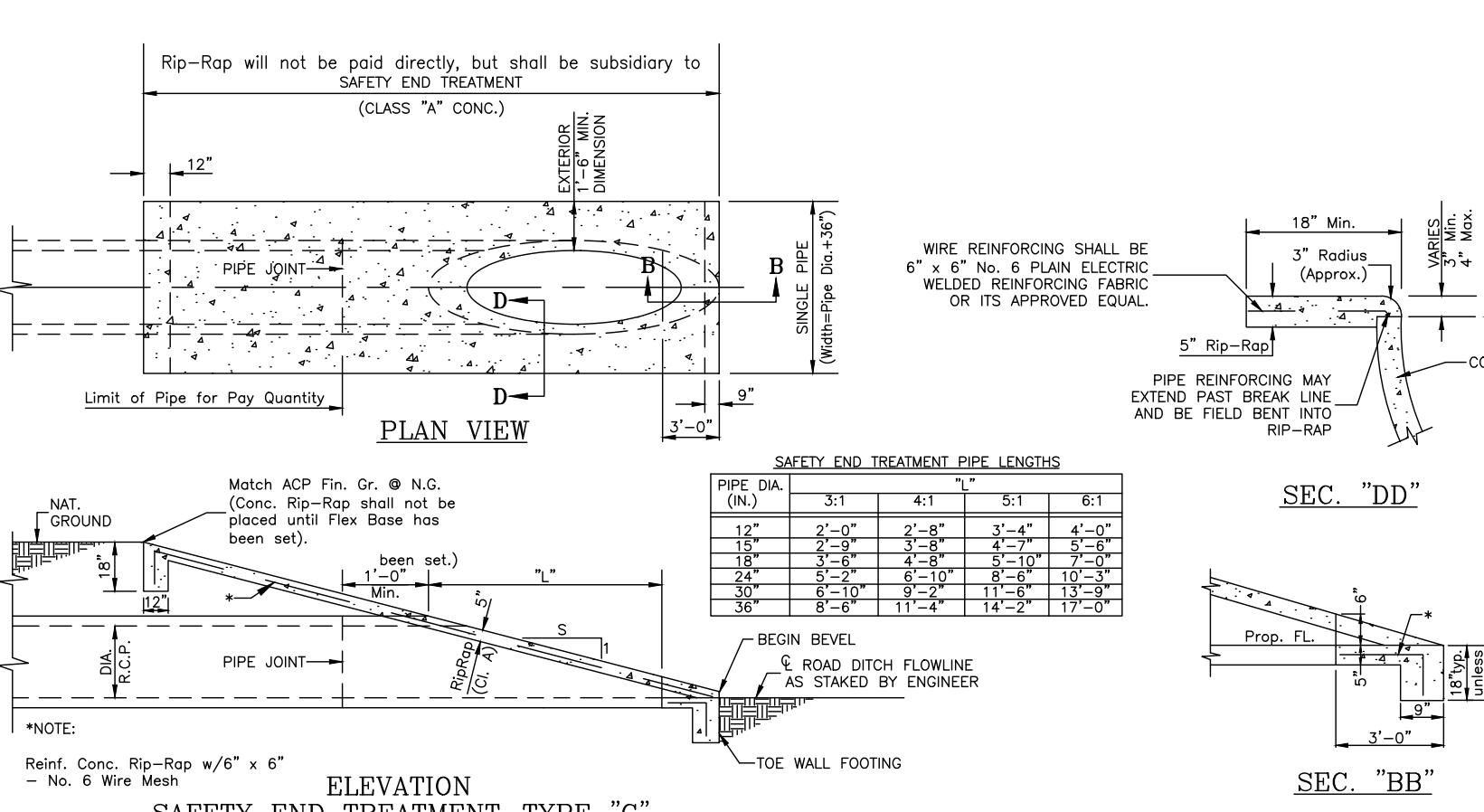
TOP VIEW OF CONCRETE APRON
N.T.S.



STANDARD STORM SEWER
PRE-CAST CONCRETE MANHOLE
N.T.S.

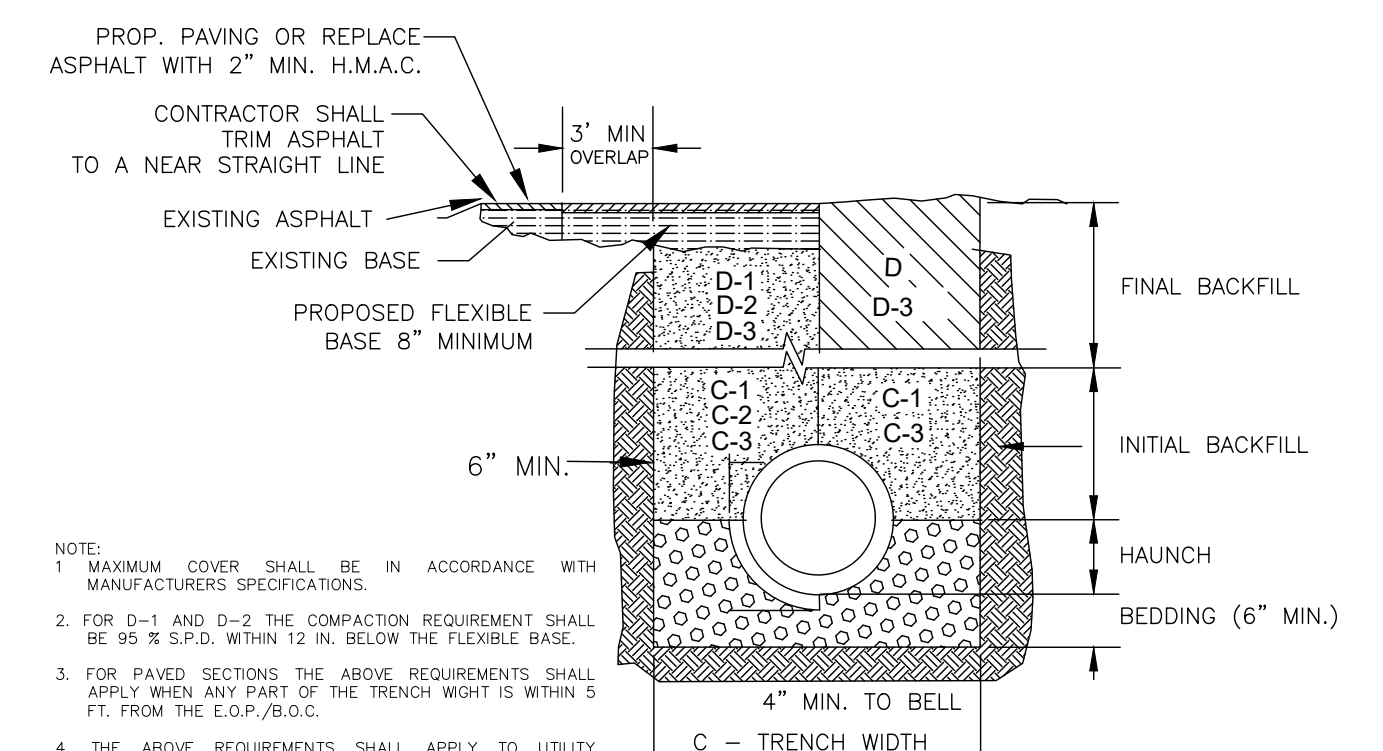


TYPICAL PAVING SECTION
MILE 11 NORTH ROAD



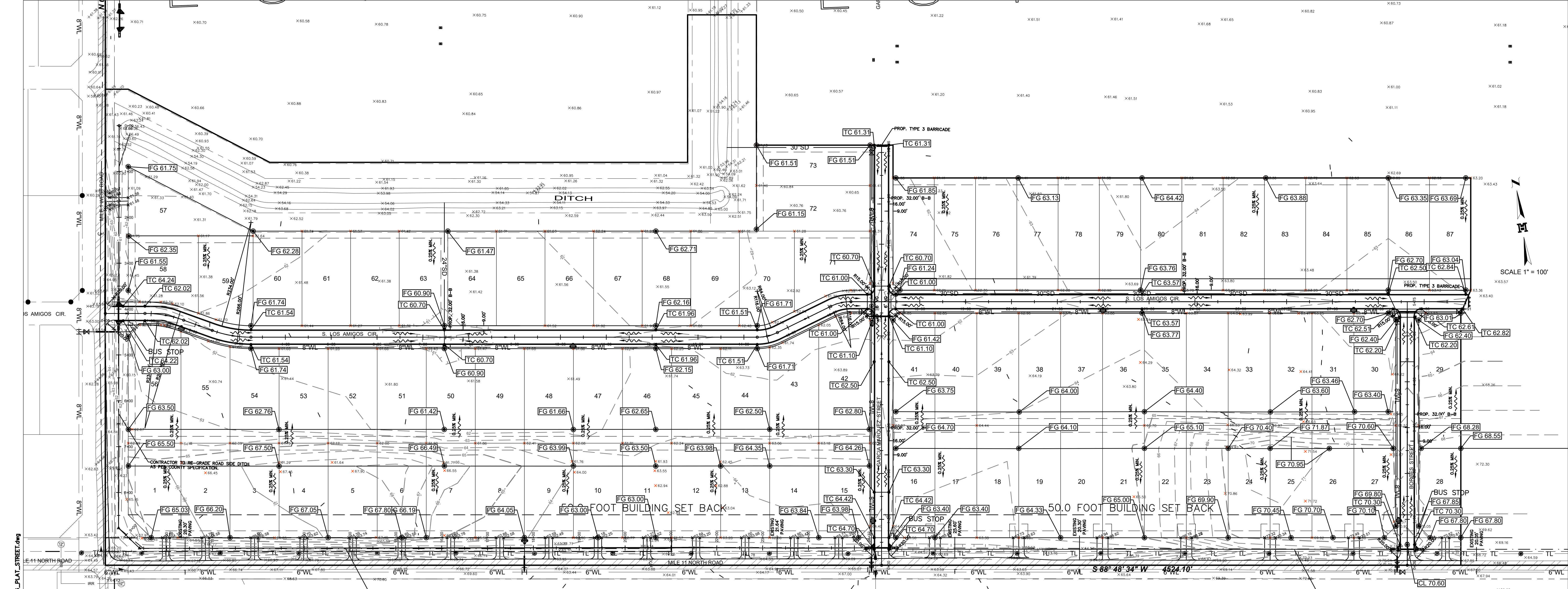
SAFETY END TREATMENT - (Type "C") DETAILS
N.T.S.

- A. BEDDING FOR RIP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 2" MIX SIZE.
- B. HAUNCH FOR RIP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. x 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RIP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RIP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RIP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RIP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RIP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - HIGH COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHTO M45) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WILPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 90% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



- NOTE: 1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 2 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY TRENCHES AND UTILITY STRUCTURES OF OTHER UTILITY ENTRIES.

STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.



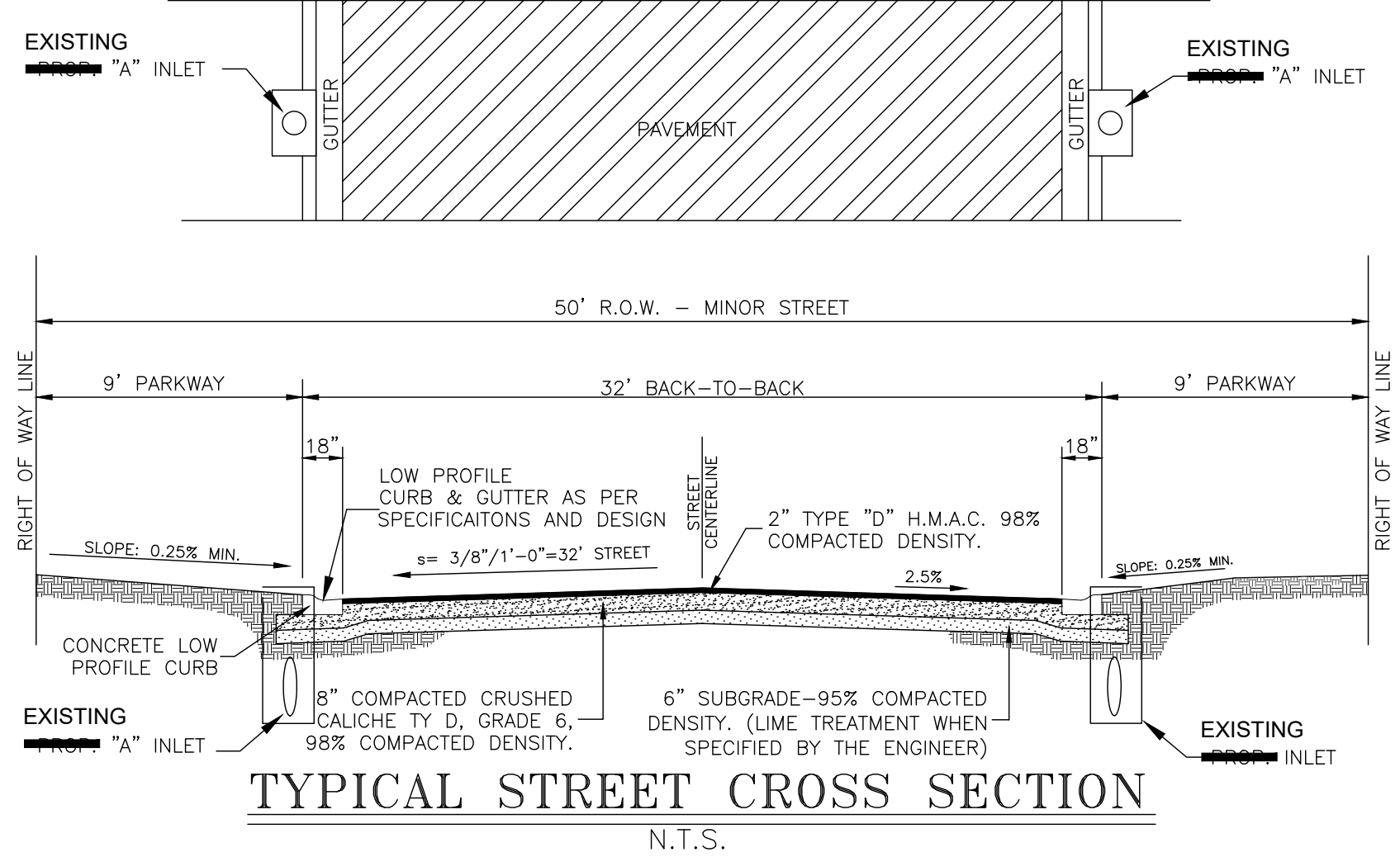
SCALE 1" = 100'

Date: Apr 01, 2025, 11:45am User ID: dco
 File: Y:\Land Development\Residential\Hidalgo County\23106 - Maravillas Estates Phase 4\23106_PLAT_23106_PLAT_STREET.dwg

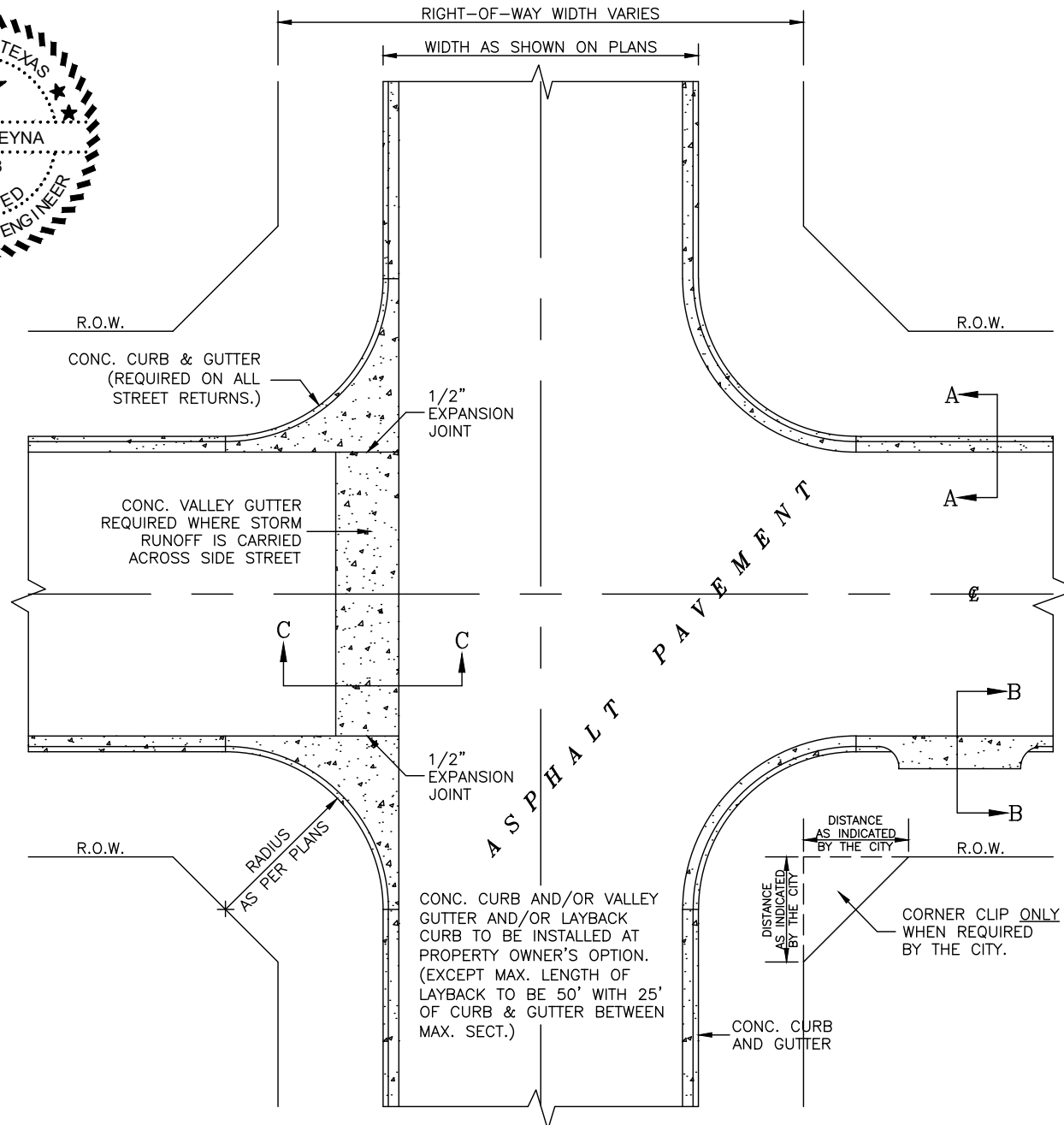


NOTE: ANY STRUCTURE IN PAVEMENT ADJUSTED AFTER H.M.A.C. HAS BEEN APPLIED, SHALL BE ADJUSTED TO GRADE, WITH A MINIMUM 6" CONCRETE COLLAR A.O.B.E.

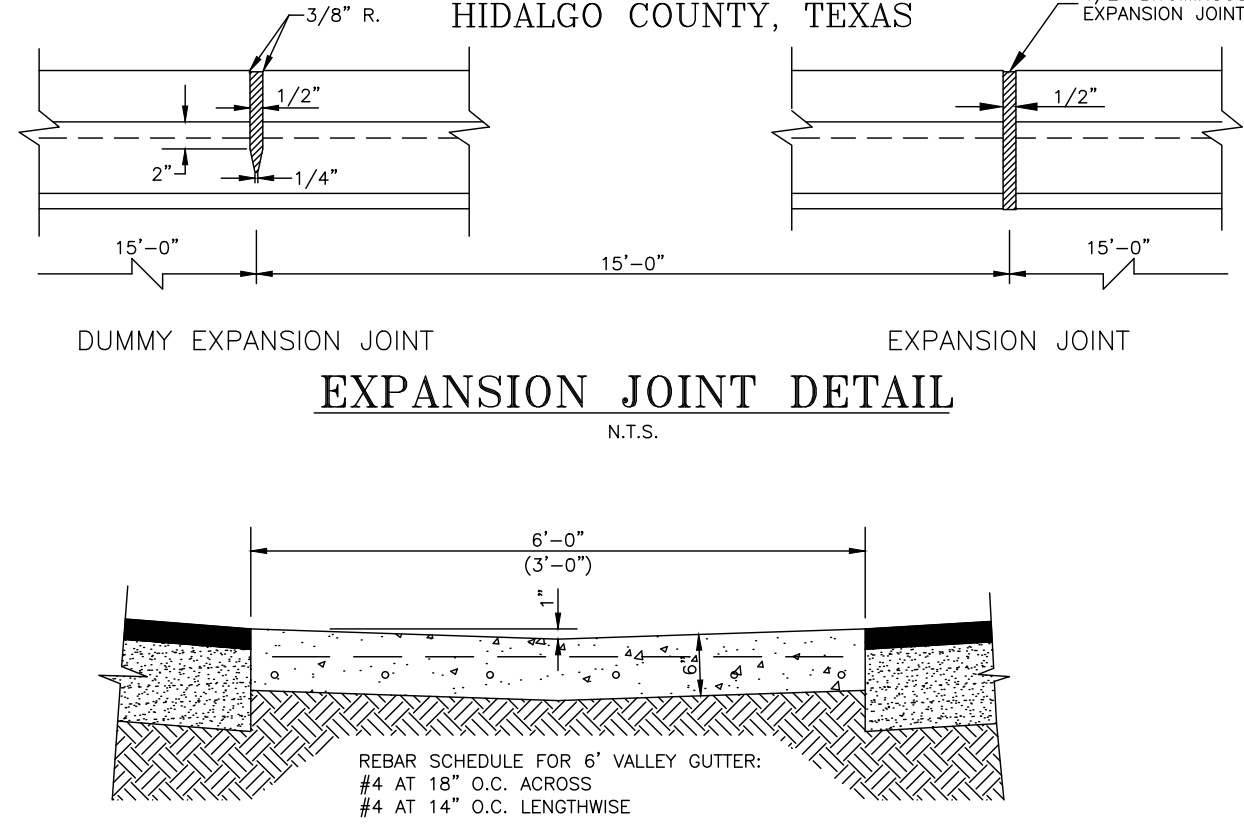
60.0' HIGHWAY RIGHT-OF-WAY EASEMENT
 VOLUME 1013, PAGE 136, H.C.D.R.
MAP OF TOPOGRAPHY AND PAVING:
MAPA DE TOPOGRAFIA Y PIVENTO:
 SUBDIVISION PLAT OF
MARAVILLAS ESTATES
PHASE 4
 60.903 ACRES BEING OUT OF
 LOTS 13 AND 14, BLOCK 84,
 CAMPACUAS ADDITION,
 VOLUME 1, PAGES 1-2, H.C.M.R.
 LOTS 0 THROUGH R,
 CAPISALLO HEIGHTS SUBDIVISION,
 VOLUME 3, PAGE 9, H.C.M.R.
 HIDALGO COUNTY, TEXAS



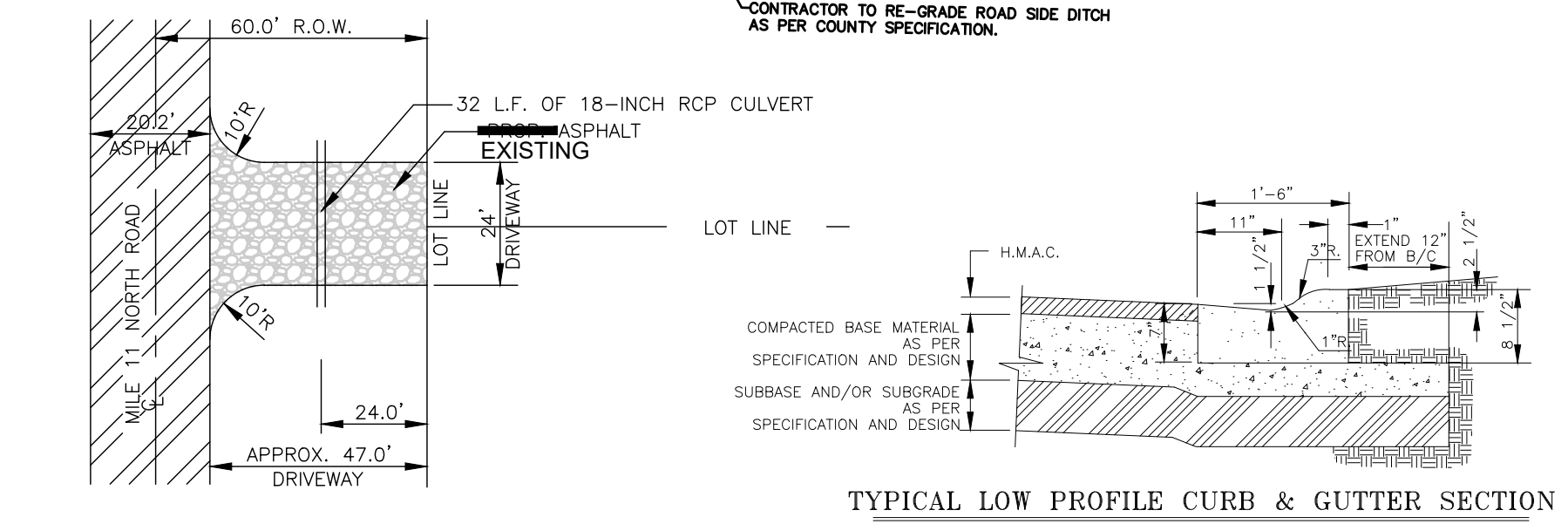
TYPICAL STREET CROSS SECTION
N.T.S.



TYPICAL RESIDENTIAL STREET INTERSECTION
N.T.S.

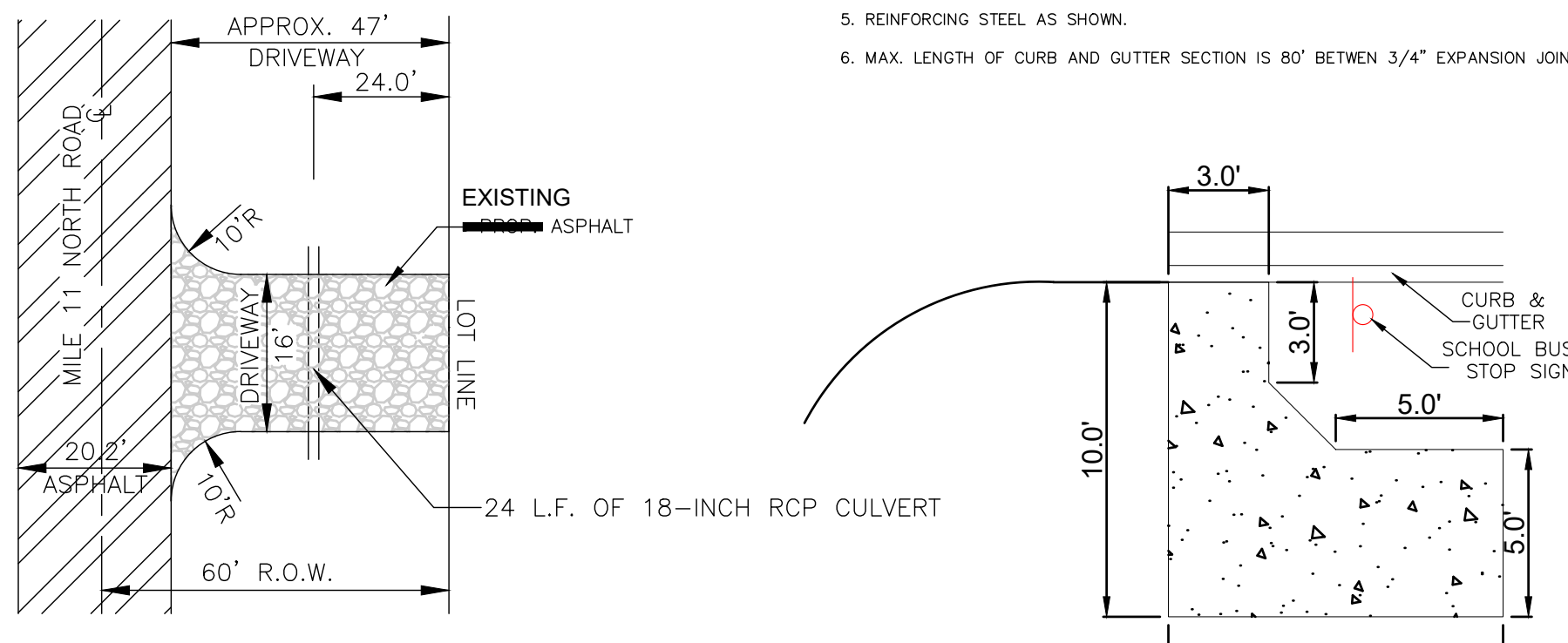


SECTION "CC" CONCRETE VALLEY GUTTER (3' OR 6')
N.T.S.



TYPICAL SHARED DRIVEWAY FRONTING FRONTING VAL VERDE ROAD
N.T.S.

- TYPICAL LOW PROFILE CURB & GUTTER SECTION**
N.T.S.
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
 2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
 3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
 4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
 5. REINFORCING STEEL AS SHOWN.
 6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



TYPICAL SINGLE DRIVEWAY
MILE 11 NORTH ROAD
N.T.S.

- TESTING REQUIREMENTS:**
 TESTING BY A REPUTABLE SOILS TESTING LABORATORY IS REQUIRED AT DIFFERENT STAGES OF CONSTRUCTION AS FOLLOWS:
- 1.) SUBGRADE PREPARATION: A MINIMUM OF ONE TEST PER EACH 1000 SQUARE YARDS OR FRACTION THEREOF OF STREET AREA FOR SUBGRADE COMPACTION AND DEPTH.
 - 2.) COMPACTED CALICHE: A MINIMUM OF ONE TEST PER 1000 SQUARE YARDS OR FRACTION THEREOF OF STREET AREA FOR CALICHE COMPACTION AND DEPTH.
 - 3.) HOT MIX: A MINIMUM OF ONE TEST PER EACH 1500 SQUARE YARDS OR FRACTION THEREOF OF STREET AREA FOR THICKNESS VERIFICATION. SUBMITTAL OF CERTIFIED TYPE GRADE FROM SUPPLIER.

- GENERAL NOTES:**
1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE WITH T.H.D. 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
 2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADI.