



HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Anthony Uresti,
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 5-27-2025

PROPOSED PROGRESO SPRING PHASE I SUBDIVISION, PRECINCT No. 1.

ENGINEER MELDEN & HUNT INC DEVELOPER: HI STARR INVESTMENTS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 40 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTHEAST CORNER OF GONZALEZ ROAD AND BAKER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF PROGRESO

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-06-2024 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

SEWER SYSTEM: SANITARY SEWER MHWSC. LINE SIZE: 10" LOCATION: GONZALEZ ROAD

WATER SERVICE PROVIDER: MHWSC LINE SIZE: 8" LOCATION: MILE 2 ½ WEST ROAD.

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, Other departments, and the approval of the City of PROGRESO.

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 MAP OF PROGRESO SPRINGS SUBDIVISION PHASE I

BEING A SUBDIVISION OF 8.866 ACRES OUT OF
LOTS 54 AND 73
LLANO GRANDE SUBDIVISION
VOLUME 5, PAGE 28 H.C.M.R.
HIDALGO COUNTY, TEXAS

SCALE: 1"=100'

LOT 53
LLANO GRANDE SUBDIVISION
VOLUME 5, PAGE 27, H.C.M.R.

LOT 74
LLANO GRANDE SUBDIVISION
VOLUME 5, PAGE 27, H.C.M.R.

Line #	Direction	Length
L1	N 36° 35' 22" E	89.68'
L2	S 26° 12' 22" W	65.90'
L3	S 01° 36' 11" E	33.74'
L4	N 53° 24' 57" W	124.91'
L5	N 36° 35' 22" E	51.45'
L6	N 36° 35' 22" E	37.26'
L7	N 26° 12' 22" E	27.88'
L8	N 26° 12' 22" E	51.47'
L9	N 26° 12' 22" E	51.47'
L10	N 26° 12' 22" E	51.47'
L11	N 26° 12' 22" E	51.47'
L12	N 26° 12' 22" E	51.41'
L13	N 26° 12' 22" E	75.97'
L14	N 01° 36' 11" W	20.95'
L15	N 46° 36' 45" W	35.35'
L16	S 88° 22' 42" W	85.08'
L17	S 43° 05' 35" W	21.07'
L18	S 26° 12' 22" W	45.00'
L19	S 26° 12' 22" W	51.51'
L20	S 26° 12' 22" W	51.47'
L21	S 26° 12' 22" W	51.47'
L22	S 26° 12' 22" W	51.47'
L23	S 26° 12' 22" W	51.47'

Line #	Direction	Length
L24	S 26° 12' 22" W	16.45'
L25	S 36° 35' 22" W	25.93'
L26	S 36° 35' 22" W	51.48'
L27	N 36° 35' 22" E	103.42'
L28	N 26° 13' 57" E	6.50'
L29	N 32° 41' 40" W	15.48'
L30	S 57° 16' 23" W	25.43'
L31	S 26° 12' 22" W	98.53'
L32	S 26° 12' 22" W	98.38'
L33	S 32° 43' 37" E	15.50'
L34	S 43° 23' 15" W	21.22'
L35	S 46° 36' 45" E	21.21'
L36	N 88° 22' 42" E	18.36'
L37	S 01° 36' 11" E	22.05'
L38	S 46° 36' 45" E	21.21'
L39	N 43° 23' 15" E	35.36'
L40	N 01° 36' 11" W	55.19'
L42	S 15° 57' 06" W	81.54'
L43	S 52° 16' 30" W	134.41'
L44	S 62° 52' 18" W	115.51'
L45	S 88° 23' 49" W	102.75'

Lot #	SQ. FT.	Area
1	6428.64	0.148
3	6428.60	0.148
4	6428.61	0.148
5	6428.62	0.148
6	6428.63	0.148
7	6427.41	0.148
8	10935.93	0.251
9	7075.20	0.162
10	6250.17	0.143
11	6250.17	0.143
12	5755.04	0.132
13	6273.36	0.144
14	6331.88	0.145
15	6113.11	0.140
16	5118.10	0.117
17	5000.00	0.115
18	5000.00	0.115
19	5000.00	0.115
20	5000.00	0.115
21	5000.00	0.115

Lot #	SQ. FT.	Area
22	5008.56	0.115
23	5008.56	0.115
24	5008.56	0.115
25	5008.56	0.115
26	6325.85	0.145
27	6325.85	0.145
28	5008.56	0.115
29	5008.56	0.115
30	5008.56	0.115
31	5008.56	0.115
32	5013.56	0.115
33	5013.56	0.115
34	5013.56	0.115
35	8842.76	0.203
36	8554.43	0.196
37	5013.56	0.115
38	5013.56	0.115
39	5013.56	0.115
40	8846.91	0.203

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	35.76'	50.00'	040° 58' 23"	S37° 52' 53"W	35.00'	18.68'
C2	37.25'	50.00'	042° 40' 49"	S3° 56' 43"E	36.39'	19.53'
C3	37.25'	50.00'	042° 40' 49"	S46° 37' 32"E	36.39'	19.53'
C4	37.25'	50.00'	042° 40' 49"	S89° 18' 21"E	36.39'	19.53'
C5	35.76'	50.00'	040° 58' 32"	N48° 51' 59"E	35.00'	18.68'

LEGEND

- FOUND NO. 4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC.
- DENOTES BREAK & START
- R.O.W. - RIGHT OF WAY
- D.B.P. - DEDICATED BY THIS PLAT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- S.W. COR. - SOUTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- AC. - OF ONE ACRE
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- M.H.W.S.C. - MILITARY HIGHWAY WATER SUPPLY CORPORATION
- CL - CENTER LINE
- ML - LOT LINE
- MS - SAME OWNER

GENERAL PLAT NOTES & RESTRICTIONS:

- SETBACKS:
FRONT: 25.00 FEET OR EASEMENT WHICH EVER IS GREATER.
REAR: 15.00 FEET OR EASEMENT WHICH EVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICH EVER IS GREATER
CORNER SIDE: 8.00 FEET OR EASEMENT WHICH EVER IS GREATER
- FLOOD ZONE DESIGNATION:
THIS SUBDIVISION LIES ON FLOOD ZONE "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480334 0525 B, MAP REVISED: JANUARY 2, 1981.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--BENCH MARK NO. 1- MH1 MONUMENT SET IN CONCRETE AT THE NORTHWEST CORNER CLIP OF LOT 9 OF THIS SUBDIVISION. N: 16563410.725, E: 1167178.542, ELEVATION: 65.29.
- NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 55,041 CUBIC-FEET (1.264 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS AS FOLLOWS IN SHEET 4.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH 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 COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- 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.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- LOTS 8, 9, 10, 11, 12, 13, AND 14 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO N GONZALEZ ROAD.
- LOTS 8 AND 9 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO BODERLAND STREET.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM DONNA IRRIGATION DISTRICT.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FORM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THIS DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO MORE THAN N ON-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 OCCUPYING LOT.
- 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.

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

PROGRESO SPRINGS SUBDIVISION PHASE I IS LOCATED IN THE SOUTH EAST PART OF HIDALGO COUNTY LOCATED 5250.00 FEET NORTH FROM THE INTERSECTION OF GONZALEZ ROAD AND US HIGHWAY 281 ON THE NORTH EAST CORNER OF THE INTERSECTION OF GONZALEZ ROAD AND BAKER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PROGRESO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF PROGRESO (POPULATION 5,068). PROGRESO SPRINGS SUBDIVISION PHASE I LIES APPROXIMATELY 0.01 MILES EAST OF THE CITY LIMITS (AND IS WITHIN THE 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

SHEET INDEX TO PROGRESO SPRINGS SUBDIVISION PHASE I

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; PLAT NOTES AND RESTRICTIONS; COUNTY CLERK'S RECORDING CERTIFICATE.

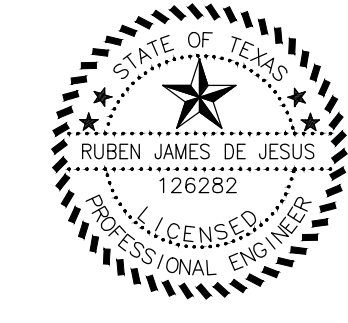
SHEET 2: DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; IRRIGATION DISTRICT CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT; APPROVAL CERTIFICATE; H.C.D.D. NO. 1.

SHEET 3 & 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SEWAGE ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION).

SHEET 5: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.

DRAWN BY: E.V.Z. DATE: 03/24/2022
 REVISED BY: E.V.Z. DATE: 05/05/2025
 SURVEYED, CHECKED DATE: _____
 FINAL CHECK DATE: _____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KYLE D. RUPPERT	P.O. BOX 959	EDINBURG, TEXAS 78540	(956) 383-0868	FAX
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



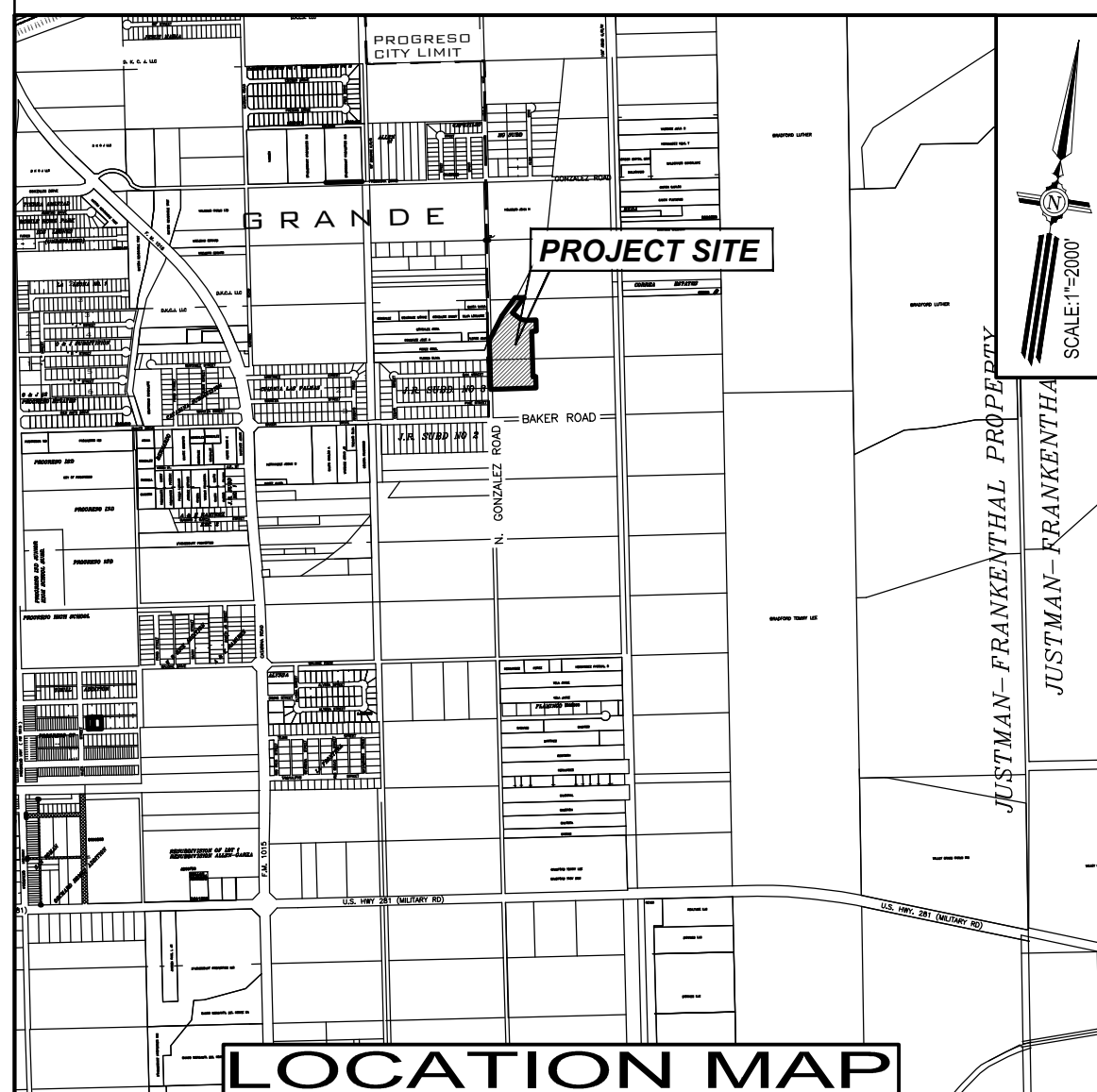
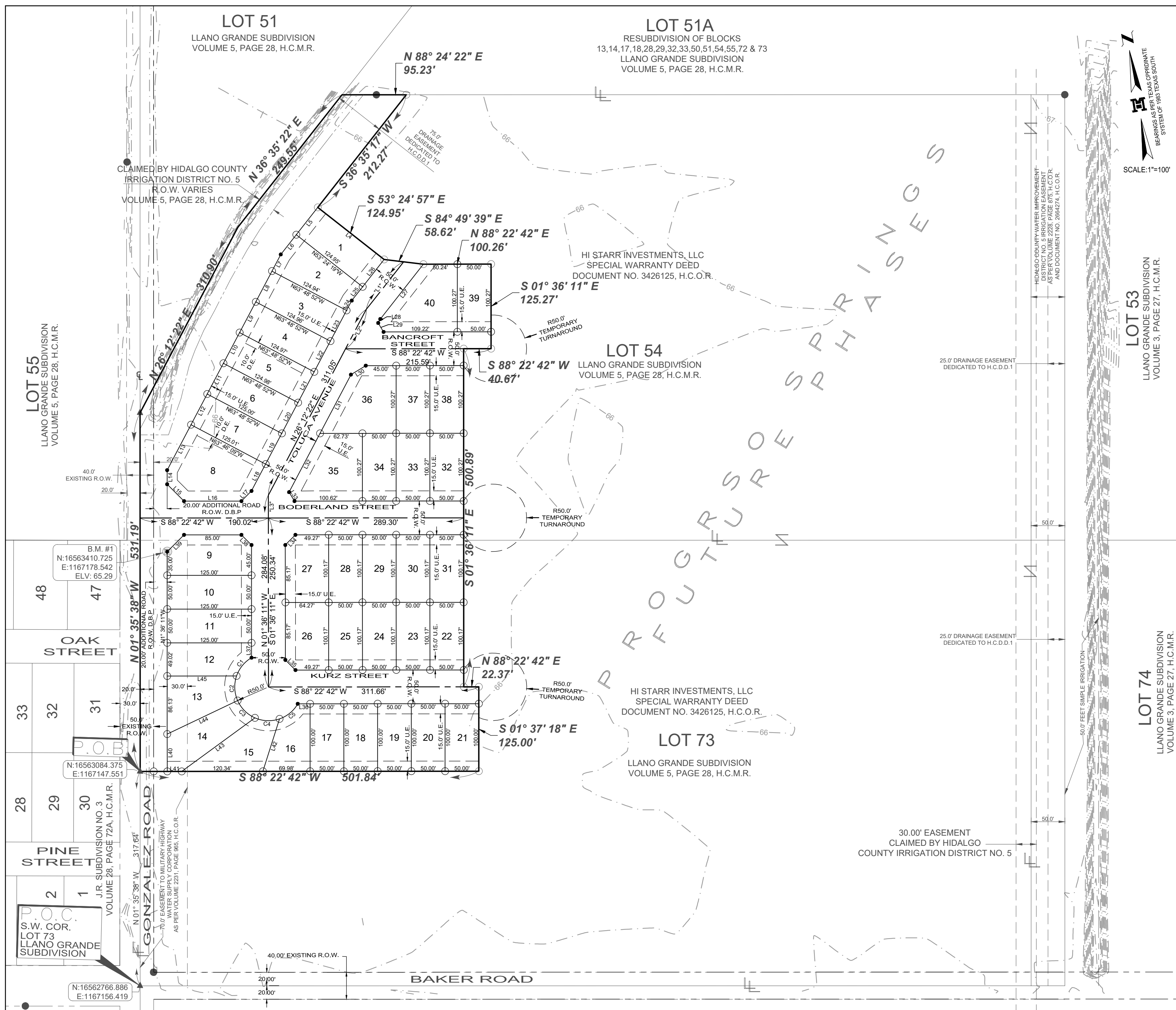
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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



SUBDIVISION MAP OF PROGRESO SPRINGS SUBDIVISION PHASE I

BEING A SUBDIVISION OF 8.866 ACRES OUT OF
LOTS 54 AND 73
LLANO GRANDE SUBDIVISION
VOLUME 5, PAGE 28 H.C.M.R.
HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 8.866 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, CONSISTING OF SAID 8.866 ACRES BEING A PART OR PORTION OF LOTS 54 AND 73, LLANO GRANDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5, PAGE 28, HIDALGO COUNTY MAP RECORDS, WHICH SAID 8.866 ACRES WERE CONVEYED TO HI STARR INVESTMENTS, LLC, BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3426125, HIDALGO COUNTY OFFICIAL RECORDS, SAID 8.866 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COTTON PICKER SPINDLE FOUND [NORTHING:16562766.886 EASTING:1167156.419] AT THE SOUTHWEST CORNER OF SAID LOT 73 WITHIN THE RIGHT-OF-WAY OF GONZALEZ ROAD AND BAKER ROAD;

THENCE, N 01° 35' 38" W ALONG THE WEST LINE OF SAID LOT 73 AND WITHIN THE EXISTING RIGHT-OF-WAY OF GONZALEZ ROAD AT A DISTANCE OF 317.64 FEET TO A COTTON PICKER SPINDLE SET [NORTHING:16563084.375 EASTING: 1167147.551] FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THIS HEREIN TRACT;

1. THENCE, N 01° 35' 38" W ALONG THE WEST LINES OF SAID LOT 73 AND SAID LOT 54, AND WITHIN THE EXISTING RIGHT-OF-WAY OF GONZALEZ ROAD, AT A DISTANCE OF 342.32 FEET PASS THE NORTHWEST CORNER OF SAID LOT 73 AND THE SOUTHWEST CORNER OF SAID LOT 54, CONTINUING A TOTAL DISTANCE OF 531.19 FEET TO A COTTON PICKER SPINDLE FOUND AT AN OUTSIDE CORNER OF SAID LOT 54, FOR AN OUTSIDE CORNER OF THIS TRACT;
2. THENCE, N 26° 12' 22" E ALONG A WEST LINE OF SAID LOT 54, AT A DISTANCE OF 42.88 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF GONZALEZ ROAD, CONTINUING A TOTAL DISTANCE OF 310.90 FEET TO AN OUTSIDE CORNER OF SAID LOT 54, FOR AN OUTSIDE CORNER OF THIS TRACT;
3. THENCE, N 36° 35' 22" E ALONG A WEST LINE OF SAID LOT 54, A DISTANCE OF 249.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 54, FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, N 88° 24' 22" E ALONG THE NORTH LINE OF SAID LOT 54, AT A DISTANCE OF 50.96 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 95.23 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
5. THENCE, S 36° 35' 17" W A DISTANCE OF 212.27 FEET TO A NO.4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
6. THENCE, S 53° 24' 57" E A DISTANCE OF 124.95 FEET TO A NO.4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, S 84° 49' 39" E A DISTANCE OF 58.62 FEET TO A NO.4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, N 88° 22' 42" E A DISTANCE OF 100.26 FEET TO A NO.4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
9. THENCE, S 01° 36' 11" E A DISTANCE OF 125.27 FEET TO A NO.4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, S 88° 22' 42" W A DISTANCE OF 40.67 FEET TO A NO.4 REBAR SET FOR THE INSIDE CORNER OF THIS TRACT;
11. THENCE, S 01° 36' 11" E AT A DISTANCE OF 263.76 FEET PASS THE SOUTH LINE OF SAID LOT 54 AND THE NORTH LINE OF SAID LOT 73 CONTINUING A TOTAL DISTANCE OF 500.89 TO A NO.4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, N 88° 22' 42" E A DISTANCE OF 22.37 FEET TO A NO.4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
13. THENCE, S 01° 37' 18" E A DISTANCE OF 125.00 FEET TO A NO.4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
14. THENCE, S 88° 22' 42" W A DISTANCE OF 481.84 FEET PASSING A NO. 4 REBAR SET AND CONTINUING AT A TOTAL DISTANCE OF 501.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.866 ACRES GROSS, OF WHICH 0.253 OF ONE ACRE LIES WITHIN THE RIGHT-OF-WAY GONZALEZ ROAD LEAVING A NET OF 7.351 ACRES OF LAND MORE OR LESS.

**STATE OF TEXAS
COUNTY OF HIDALGO**

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

**STATE OF TEXAS
HIDALGO COUNTY IRRIGATION DISTRICT No. 5**

THIS PLAT IS APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No.5 ON THIS ____ DAY OF _____, 2025.
ATTEST:

PRESIDENT _____ DATE _____

SECRETARY _____ DATE _____

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PROGRESO SPRINGS SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE _____ DATE: _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE: _____

MILITARY HIGHWAY WATER SUPPLY CORPORATION

THIS PLAT PROGRESO SPRINGS SUBDIVISION PHASE I HAS IS SUBMITTED TO AND CONSIDERED BY THE MILITARY HIGHWAY WATER SUPPLY CORPORATION AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT PROPER WATER IS AVAILABLE UPON REQUEST

DATE THIS ____ DAY OF _____, 20____.

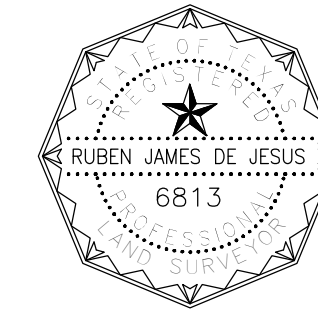
APPROVED BY _____
GENERAL MANAGER

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE ____ DAY OF _____, 20____.

RUBEN JAMES DE JESUS, R.P.L.S. No.6813
STATE OF TEXAS
DATE SURVEYED: 08-01-2023
T-1201, PG. 41
SURVEY JOB # 23120.08

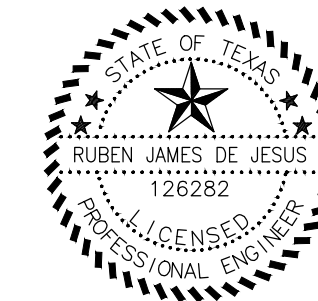


**STATE OF TEXAS
COUNTY OF HIDALGO**

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

DATED THIS THE ____ DAY OF _____, 20____.

RUBEN JAMES DE JESUS, P.E. # 126282
STATE OF TEXAS
DATE PREPARED: 03-22-2024
JOB No. 23120.00



**STATE OF TEXAS
COUNTY OF HIDALGO**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I/WE HI STARR INVESTMENTS LLC, A LIMITED LIABILITY COMPANY AS OWNER (S) OF THE 8.866 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PROGRESO SPRINGS SUBDIVISION PHASE I, 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.

KYLE D. RUPPERT, MANAGER
HI STARR INVESTMENTS, LLC
A LIMITED LIABILITY COMPANY
P.O. BOX 959
EDINBURG, TEXAS 78540-0959

DATE: _____

**STATE OF TEXAS
COUNTY OF HIDALGO:**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED KYLE D. RUPPERT, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435

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

DRAWN BY:	E.V.Z.	DATE:	03/24/2022
REVISED BY:	E.V.Z.	DATE:	04/30/2025
SURVEYED, CHECKED	_____	DATE:	_____
FINAL CHECK	_____	DATE:	_____

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KYLE D. RUPPERT	P.O. BOX 959	EDINBURG, TEXAS 78540	(956) 383-0868	FAX
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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

PROGRESO SPRINGS SUBDIVISION PHASE I WILL BE PROVIDED WITH POTABLE WATER BY MILITARY HIGHWAY WATER SUPPLY CORPORATION THE SUBDIVIDER AND M.H.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH M.H.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND M.H.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.

M.H.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST RIGHT-OF-WAY OF MILE 2 1/2 W (FM 1015). THE WATER SYSTEM FOR PROGRESO SPRINGS SUBDIVISION PHASE I CONSISTS OF A PROPOSED 8" WATER LINE THAT WILL TAP INTO THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED WHICH THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF BAKER ROAD AND THEN NORTH AT THE NORTHEAST CORNER OF THE INTERSECTION OF BAKER ROAD AND GONZALEZ ROAD. THIS 8" WATER LINE WILL RUN NORTH ALONG THE EAST RIGHT-OF-WAY OF GONZALEZ ROAD WHERE IT WILL BE TAPPED IN BY AN 8" WATER LINE THAT RUNS ALONG THE RIGHT OF WAYS INSIDE OF THIS SUBDIVISION AND LOOPS AROUND WITHIN THE PROGRESO SPRINGS SUBDIVISION PHASE I.

WATER DISTRIBUTION FOR THE PROGRESO SPRINGS SUBDIVISION PHASE I CONSISTS OF SEVENTEEN (17) 2" DIAMETER DUAL SERVICE LINES SERVICING 34 LOTS AND SIX (6) 1" SINGLE SERVICING 6 LOTS SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$322,117.58, OR \$8,052.94 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID M.H.W.S.C. THE SUM OF \$197,338.94, WHICH COVERS THE \$1,000.00 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO M.H.W.S.C. UPON REQUEST BY THE LOT OWNER, M.H.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$6,443.74 FOR A TOTAL COST OF \$19,331.22. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY M.H.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 PROGRESO SPRINGS SUBDIVISION PHASE I IS BEING TREATED BY MILITARY HIGHWAY WATER SUPPLY CORPORATION. THERE IS A PROPOSED SANITARY SEWER LINE ALONG THE WEST OF GONZALEZ ROAD. THE PROGRESO SPRINGS SUBDIVISION PHASE I CONNECTION WILL BE MADE TO AN EXISTING SANITARY SEWER LIFT STATION ON THE NORTHWEST CORNER OF THIS SUBDIVISION WITH A 10 INCH SANITARY SEWER LINE WHICH RUNS ALONG THE INTERIOR STREETS PROVIDING SEWER SERVICES TO 40 LOTS.

SOIL EVALUATION REPORT:

THE LOTS IN THE PROPOSED SUBDIVISION ARE LESS THAN 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED AN HARLEIGH CLAY. THE SOIL IS A UNIFORM CLAY EXTENDING UP TO 12" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 30" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE 40 4' SINGLE SANITARY SERVICES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$318,217.15 OR \$7,955.43 PER LOT. IN ADDITION THE DEVELOPER HAS PAID TO M.H.W.S.C. THE SUM OF \$66,900.00 WHICH COVERS \$403.01 PER LOT AS STATED IN THE 30 YEAR OLD WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO M.H.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY HIDALGO COUNTY AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$322,117.58 WHICH EQUALS TO \$8,052.94 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$318,217.15 WHICH EQUALS TO \$7,955.43 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

SUBDIVIDER CERTIFICATION:

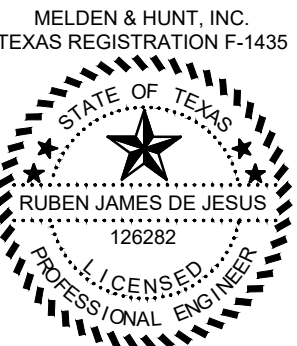
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

WE, HI STARR INVESTMENTS, LLC SUBDIVIDERS OF PROGRESO SPRINGS SUBDIVISION PHASE I HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

KYLE D. RUPPERT, MANAGER
 P.O. BOX 959
 EDINBURG, TEXAS 78540-0959

DATE _____ NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



STATE OF TEXAS §
 COUNTY OF HIDALGO §

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

INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

PROGRESO SPRINGS SUBDIVISION PHASE I SERA PROVISTA CON AGUA POTABLE POR MILITARY HIGHWAY WATER SUPPLY CORPORATION EL SUBDIVISOR Y M.H.W.S.C. HAN CELEBRADO UN CONTRATO EN EL CUAL M.H.W.S.C.HA PROMETIDO PROVEER SUFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 ANOS Y M.H.W.S.C.HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

M.H.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL DERECHO DE VIA OESTE DE LA MILLA 2 1/2 W (FM 1015). EL SISTEMA DE AGUA PARA LA FASE I DE LA SUBDIVISION PROGRESO SPRINGS CONSISTE EN UNA LINEA DE AGUA DE 8" PROPUESTA QUE SE CONECTARA A LA LINEA DE AGUA DE 8" EXISTENTE MENCIONADA ANTERIORMENTE, LA CUAL CORRE HACIA EL ESTE A LO LARGO DEL DERECHO DE PASO NORTE DE BAKER ROAD Y LUEGO HACIA EL NORTE EN LA ESQUINA NORESTE DE LA INTERSECCION DE BAKER ROAD Y GONZALEZ ROAD. ESTA LINEA DE AGUA DE 8" CORRERIA HACIA EL NORTE A LO LARGO DEL DERECHO DE VIA ESTE DE GONZALEZ ROAD DONDE SERIA APROVECHADA POR UNA LINEA DE AGUA DE 8" QUE CORRE A LO LARGO DEL DERECHO DE VIA DENTRO DE ESTA SUBDIVISION Y DA LA VUELTA DENTRO DE LA SUBDIVISION PROGRESO SPRINGS FASE I.

LA DISTRIBUCION DE AGUA PARA LA FASE I DE LA SUBDIVISION PROGRESO SPRINGS CONSISTE EN DIECISIETE (17) LINEAS DE SERVICIO DOBLES DE 2" DE DIAMETRO QUE DAN SERVICIO A 34 LOTES Y SEIS (6) 1" SENCILLAS QUE DAN SERVICIO A 6 LOTES. DICHSOS SERVICIOS TERMINAN EN LAS CAJAS DE MEDIDORES DE AGUA DE CADA LOTE. LAS LINEAS Y SERVICIOS DE 8" Y LAS CAJAS DE MEDIDORES YA HAN SIDO INSTALADAS. A UN COSTO TOTAL DE \$322,117.58, O \$8,052.94 POR LOTE. ADEMÁS, EL SUBDIVISOR HA PAGADO A M.H.W.S.C. LA SUMA DE \$197,338.94, QUE CUBRE EL COSTO DE \$1,000.00 POR LOTE, COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 ANOS, CUYA SUMA REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS CUOTAS DE ADQUISICION DE DERECHOS Y TODAS LAS CUOTAS DE MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES DE LA SUBDIVISION A M.H.W.S.C. A PETICION DEL PROPIETARIO DEL LOTE, M.H.W.S.C. INSTALARA SIN DEMORA Y SIN CARGO ALGUNO EL CONTADOR DE AGUA PARA DICHO LOTE. EL SUBDIVISOR HA INSTALADO 3 BOCAS DE INCENDIO A UN COSTO UNITARIO DE \$6,443.74 POR UN COSTO TOTAL DE \$19,331.22. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR M.H.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTA EN FUNCIONAMIENTO A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

DESCRIPCION, COSTO Y FECHAS DE OPERATIVIDAD DE LAS INSTALACIONES DE ALCANTARILLADO:

LAS AGUAS RESIDUALES DE LA SUBDIVISION PROGRESO SPRINGS FASE I ESTAN SIENDO TRATADAS POR LA MILITARY HIGHWAY WATER SUPPLY CORPORATION. SE PROPONE UNA LINEA DE ALCANTARILLADO SANITARIO A LO LARGO DEL OESTE DE GONZALEZ ROAD. LA CONEXION DE LA FASE I DE LA SUBDIVISION PROGRESO SPRINGS SE HARA A UNA ESTACION DE ELEVACION DE ALCANTARILLADO SANITARIO EXISTENTE EN LA ESQUINA NORESTE DE ESTA SUBDIVISION CON UNA LINEA DE ALCANTARILLADO SANITARIO DE 10 PULGADAS QUE CORRE A LO LARGO DE LAS CALLES INTERIORES PROPORCIONANDO SERVICIOS DE ALCANTARILLADO A 40 LOTES.

INFORME DE EVALUACION DEL SUELO:

LOS LOTES DE LA SUBDIVISION PROPUESTA TIENEN UN TAMAÑO INFERIOR A 1/2 ACRE. EL LIBRO DE ESTUDIO DEL SUELO DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICA UNA ARILLA HARLEIGHA. EL SUELO ES UNA ARILLA UNIFORME QUE SE EXTIENDE HASTA 12" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICIOS DE AGUAS SUBTERRANEAS O UNA CAPA RESTRICTIVA DENTRO DE 80" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN.

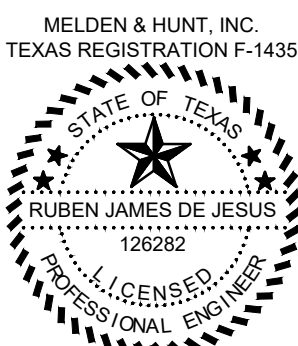
SE HAN INSTALADO LOS 40 SERVICIOS SANITARIOS INDIVIDUALES DE 4". A UN COSTO TOTAL DE \$318,217.15 O \$7,955.43 POR LOTE. ADEMÁS EL DESARROLLADOR HA PAGADO A M.H.W.S.C. LA SUMA DE \$66,900.00 POR LOTE COMO SE INDICA EN EL ACUERDO DE SERVICIO DE AGUAS RESIDUALES DE 30 ANOS DE ANTIGUEDAD CUYA SUMA REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y CUOTAS DE ADQUISICION, Y TODAS LAS CUOTAS DE MEMBRESIA U OTRAS CUOTAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A M.H.W.S.C. TODAS LAS INSTALACIONES DE AGUAS RESIDUALES HAN SIDO APROBADAS Y ACEPTADAS POR EL CONDADO DE HIDALGO Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERABLE A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

CERTIFICACION DEL INGENIERO:
 CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS NORMAS MODELO ADOPTADAS EN VIRTUD DE LA SECCION 16.343, CODIGO DEL AGUA. CERTIFICO QUE LOS COSTES DE INSTALACION DE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE SON LOS SIGUIENTES:

INSTALACIONES DE AGUA: ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE CONTADORES DE AGUA, COSTARAN UN TOTAL DE 322.117,58 DOLARES, LO QUE EQUIVALE A 8.052,94 DOLARES POR LOTE.

INSTALACIONES DE ALCANTARILLADO - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS COSTARAN UN TOTAL DE 318.217,15 DOLARES, LO QUE EQUIVALE A 7.955,43 DOLARES POR LOTE.

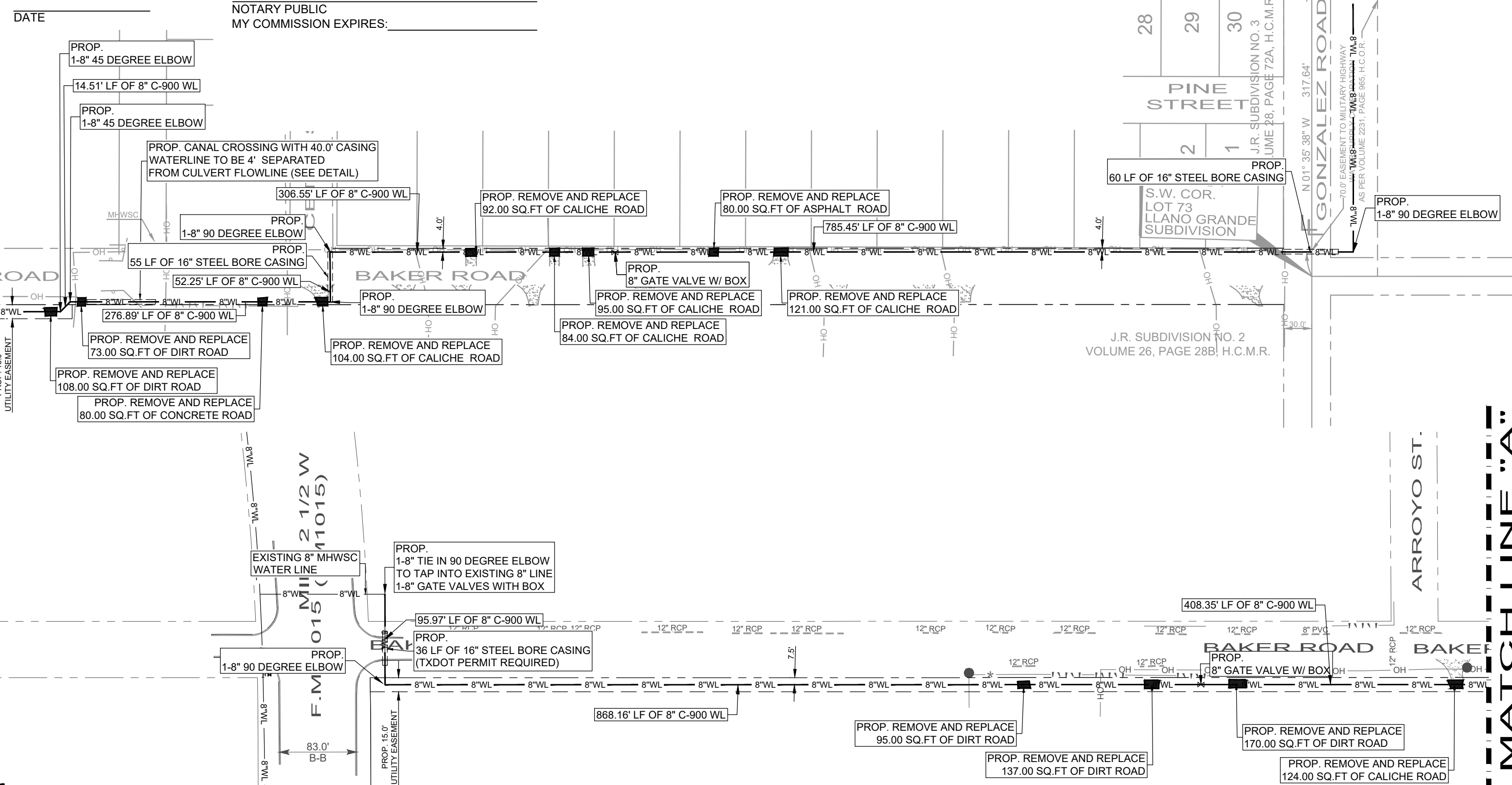
FIRMA DEL INGENIERO _____ FECHA _____



STATE OF TEXAS §
 COUNTY OF HIDALGO §

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

MATCH LINE "A"



MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
PROGRESO SPRINGS
SUBDIVISION PHASE I

BEING A SUBDIVISION OF 8.866 ACRES OUT OF
 LOTS 54 AND 73
 LLANO GRANDE SUBDIVISION
 VOLUME 5, PAGE 28 H.C.M.R.
 HIDALGO COUNTY, TEXAS

COST ESTIMATE:
 WATER DISTRIBUTION: \$ 322,117.58
 SANITARY SEWER IMPROVEMENTS / OSSF: \$ 318,217.15
 DRAINAGE IMPROVEMENTS: \$ 145,045.52

ESTIMACION DE COSTOS:
 SERVICIO DE AGUA POTABLE: \$ 322,117.58
 SERVICIO DE DRENAJE SANITARIO: \$ 318,217.15
 DREAJE PLUVIAL: \$ 145,045.52

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PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	KYLE D. RUPPERT	P.O. BOX 959	EDINBURG, TEXAS 78540	XXXXXXXXXXXX	
ENGINEER:	RUBEN JAMES DE JESUS P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839