



**Planning
Department**

Anthony Uresti
Director of Planning

Main Office

2818 S. Business Hwy 281
Edinburg, Texas 78539
Phone (956) 318-2840

Precinct No. 1 Substation

1900 Joe Stephens Ave. Ste. A
Weslaco, TX 78596
Phone (956) 968-4734

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

11329540.15

THE STATE OF TEXAS

COUNTY OF HIDALGO

PRECINCT 1

**APPLICATION AND AGREEMENT FOR PIPELINE OR
UTILITY PERMIT**

Date: 5/30/25

North Alamo Water Supply Corp. (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name, Address and Phone number of Applicant:

North Alamo Water Supply Corp., 420 S Doolittle Road, Edinburg,
Texas, 78542, (956) 383-1618 Christy Sanchez

2. Name, Address and Phone number of company or agency owning Pipeline or Utility (please indicate if same as Applicant):

same

3. Name, Address and Phone number of operator of Pipeline or Utility (please indicate if same as Applicant):

same

4. Name, Address and Phone number of contractor to install Pipeline or Utility:

OMT Utilities, 1906 W Pleasantview, Wesalco, Texas, 78596

(956) 778-0140



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5. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:

N/A

6. Does Applicant have the Power of Eminent Domain?

N/A

7. Will the product be carried for hire or by the owner of the goods?

NAWSC

8. Name and Legal description of property owner requesting utility services if applicable:
Daniel Benavides, Lot 2, Sibley Haven Subdivision

(Sibley Haven Ranch)

9. Type of utility work within county road right-of-way:
 Bore Crossing Line Extension Along R.O.W. Other _____
10. Where is the origin of the line?
south side Mile 12 North Road, west of FM 493

11. Where is the destination of the line?
north side of Mile 12 North Road (water service for the Sibley Haven Ranch)



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12. Utility Crossing Coordinate X: 1134465.08 Y: 16608811.66
(NAD 83 Texas South FIPS 4205 feet)
13. Number and size of lines:
1- 1" service line with 2" casing
14. Pressure (each line):
35psi
15. Content (each line):
potable water
16. Estimated date of installation of Pipeline or Utility:
upon approval



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.
7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of Hidalgo County.



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It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnity and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.
9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.



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10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.
12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.



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Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.
15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.



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18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.

19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.

DATED this 30th day of May, 2025.

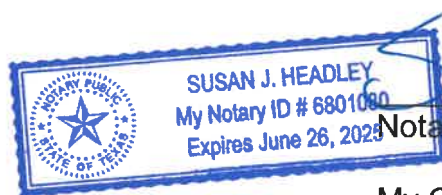
Christy Sanchez
(Name of Applicant – Printed or Typed)

By: [Signature]
Signature

Title: New Accounts Supervisor

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant, Christy Sanchez, on this 30th day of May, 2025, to which witness my hand and seal of office.



[Signature]
Notary Public for the State of Texas

My Commission Expires: 6-26-2025



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**APPROVAL OF APPLICATION BY
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this _____ day of _____,
20____. The above and foregoing Application for Pipeline and Utility
Permit, and after consideration of the same by the Hidalgo County
Commissioners Court, said Application and Agreement for Pipeline or
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

Richard F. Cortez, County Judge



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EXHIBIT A

(Please insert description of project location and supporting documents for proposed utility work)

see attached



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/22/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	San Juan Ins Agency, Inc Valley Ins Providers&/orTruckers Ins PO Box 3783 McAllen TX 78502-	CONTACT NAME: Ruby Hernandez rhernandez@vip-ins.net
		PHONE (A/C, No, Ext): (956)685-1937 FAX (A/C, No): (956)702-7556 E-MAIL ADDRESS: CERTIFICATES REQUEST: INFOCL@VIP-INS.NET
INSURED	OMT UTILITIES LUIS REYES III 1906 S. PLEASANT VIEW Weslaco TX 78596-	INSURER(S) AFFORDING COVERAGE
		INSURER A: MESA UNDERWRITERS
		INSURER B: TEXAS COUNTY MUTUAL INS. CO.L 22945
		INSURER C:
		INSURER D:
		INSURER E:

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

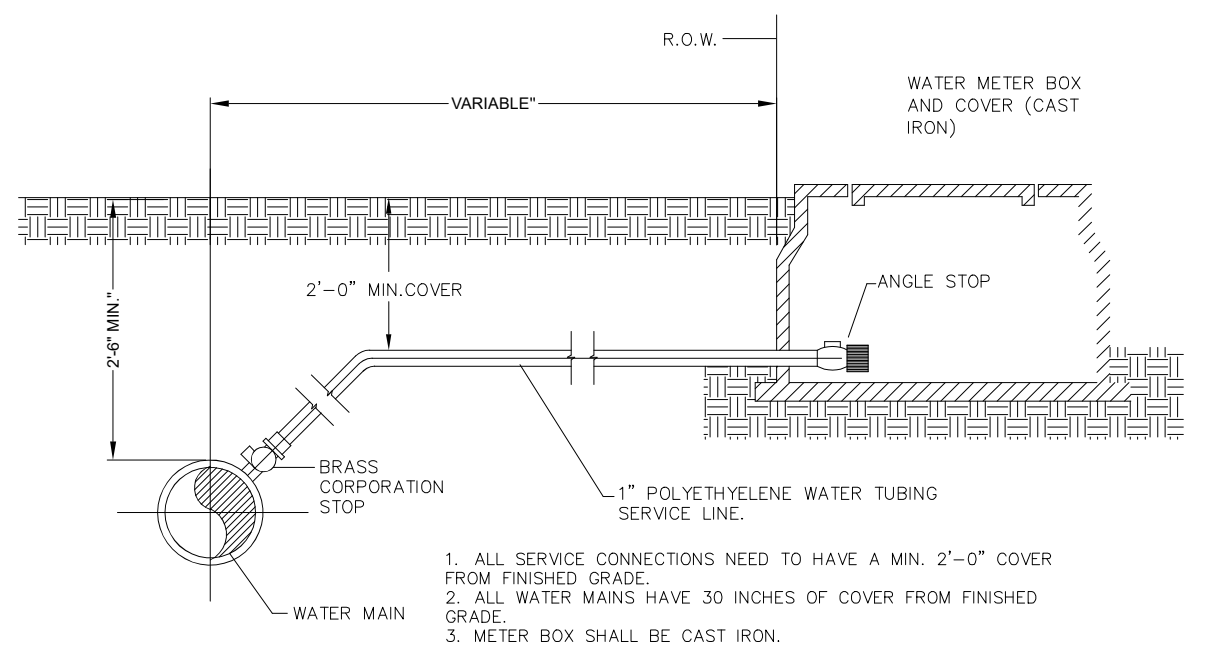
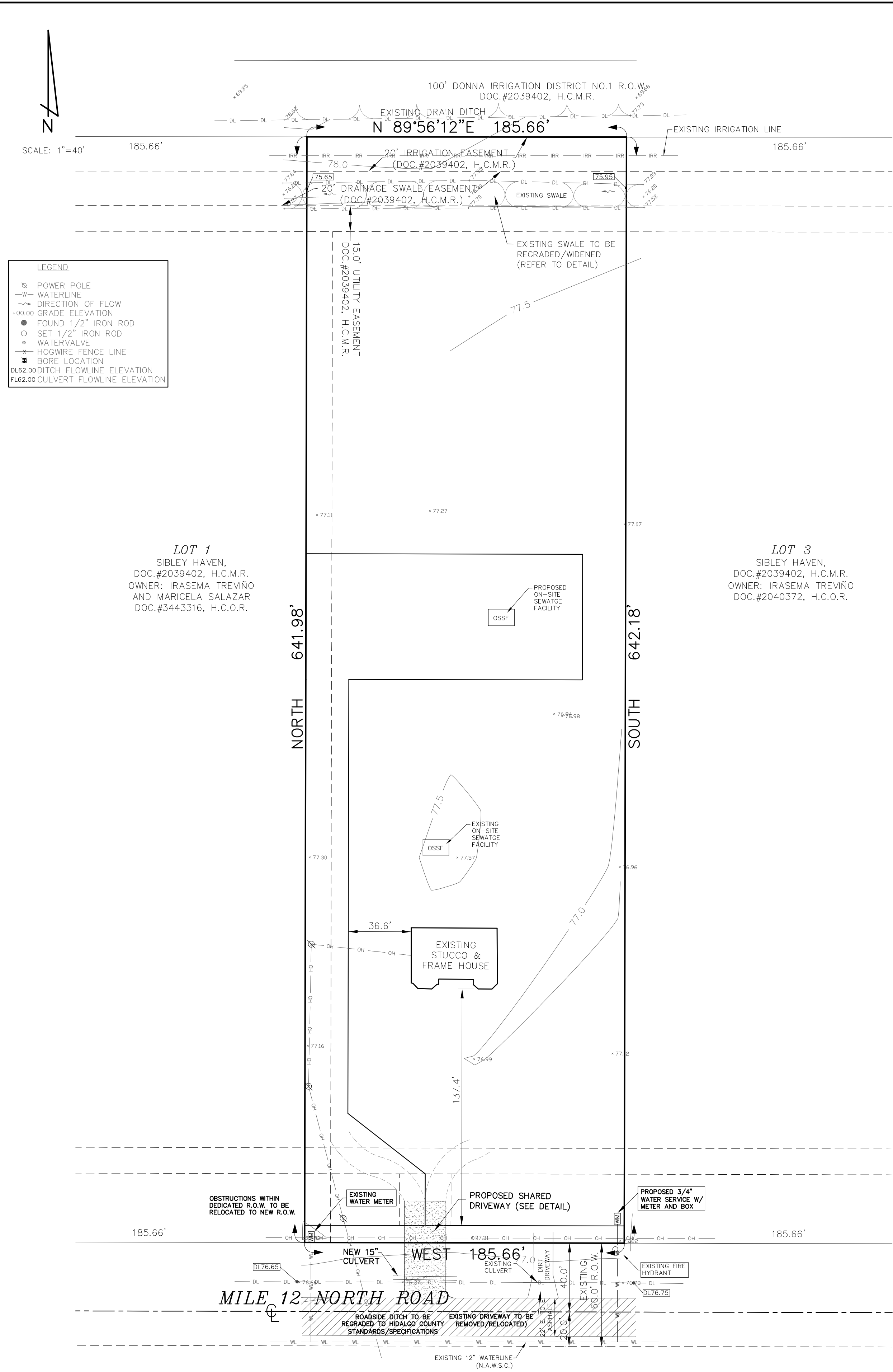
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDD INSD	SUBR WADD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	MP4201310085300	12/20/2024	12/20/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ 2,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:						
	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY		<input checked="" type="checkbox"/>				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		<input checked="" type="checkbox"/>	0002010298-25	02/17/2025	02/17/2026	PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

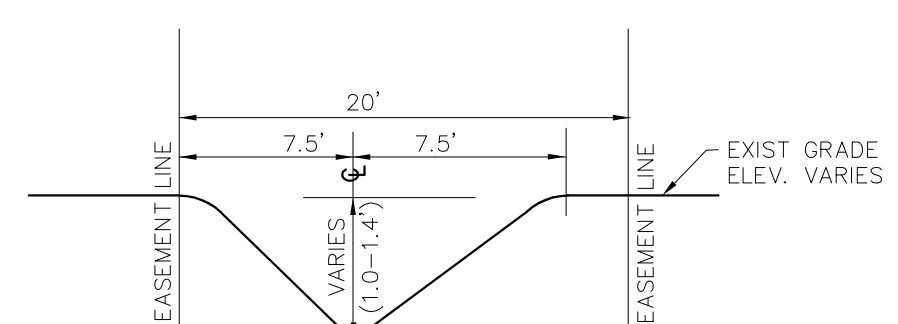
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER CANCELLATION AI 131030

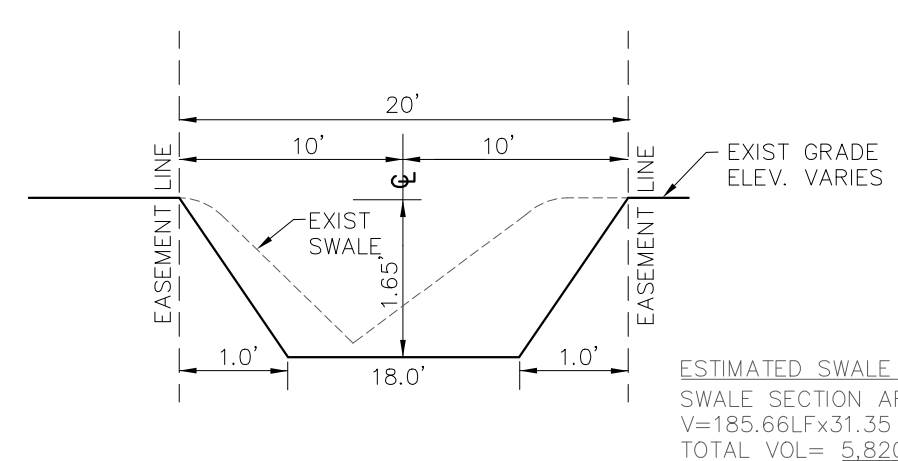
HIDALGO COUNTY PLANNING DEPARTMENT 2818 S Business Hwy 281 EDINBURG TX 78539-	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



STANDARD WATER SERVICE CONNECTION
N.T.S.



TYPICAL SECTION EXISTING DETENTION SWALE
N.T.S.



TYPICAL SECTION DETENTION SWALE REGRADING
N.T.S.

DRAINAGE STATEMENT
LOCATION
Sibley Haven Ranch is located on the north side of Mile 12 North Road west of F.M. 493 within the City of Donna ETJ, in the County of Hidalgo, Texas and is described as follows: 2.73 acres of land being all of Lot 2, Sibley Haven Subdivision, according to the map or plat thereof recorded in Document #2039402 of the Hidalgo County Map Records.

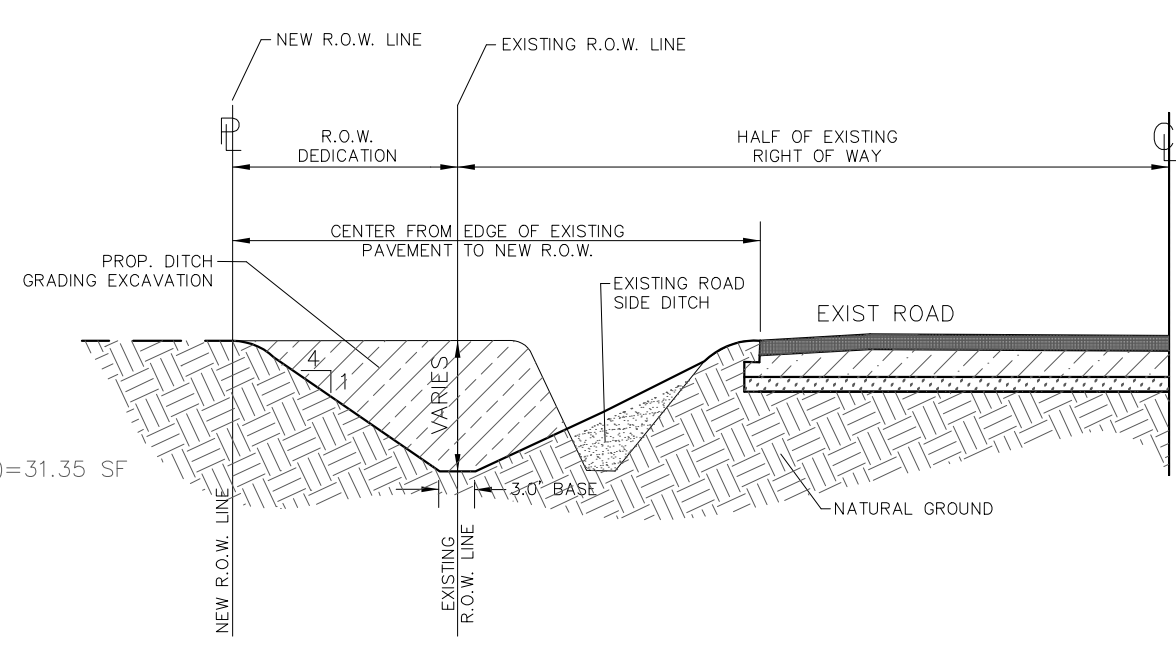
FLOOD ZONE DESIGNATION:
By graphical plotting this property falls in Flood Zone "C", which is described as areas of minimal flooding, as per F.E.M.A. flood insurance rate map with community panel No. 480334 0425 C, revision date of November 16, 1982.

EXISTING SOILS:
Per the USDA Soil Survey of Hidalgo County, the soils in this area consist predominantly of Hidalgo sandy clay loam (2B). Hidalgo sandy clay loam is listed in hydrologic soil group B, which consist of well drained soils with a moderate infiltration rate.

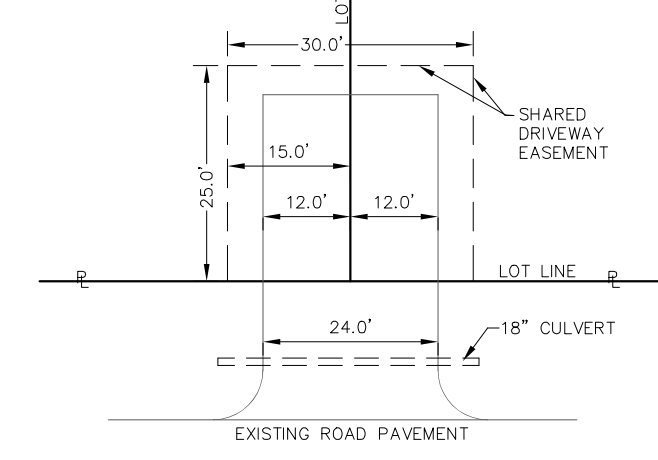
PRE-DEVELOPMENT CONDITIONS:
The land comprising this subdivision consists of an existing home and open land currently in residential use. Review of the topographic information of the site reveals the site is fairly level with a slight slope towards the southeast. Pre-development calculations for a 10-year frequency storm reveal an estimated pre-development runoff of 2.82 CFS.

FUTURE CONDITIONS:
Expected future use for this subdivision will be for residential use. The development will consist of two lots for single family home use. Drainage calculations for a pre-development 10-year frequency storm versus a post-development 50-year frequency storm using the modified rational formula reveal an increase Q of 4.38 CFS and a future peak Q of 7.20 CFS. Detention requirements based on the original development, Sibley Haven (see calculations page 6) require this site to detain 9,052 cubic feet, or 0.208 acre-feet. 5,820 cubic feet will be detained within the regraded existing swale on the north side of this subdivision and 3,232 cubic feet within the existing low areas within Lot 1.

ENGINEERS' SIGNATURE _____ DATE _____



RECONSTRUCTION OF ROADSIDE DITCH
N.T.S.



TYPICAL SHARED DRIVEWAY
N.T.S.

FINAL WATER AND SEWER ENGINEERING REPORT
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
THIS SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). THE SUBDIVIDER AND NAWSC HAVE ENTERED INTO A CONTRACT IN WHICH NAWSC HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND NAWSC 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.

WATER DISTRIBUTION FOR THIS SUBDIVISION CONSISTS OF AN EXISTING 3/4" SERVICE CONNECTION TO THE EXISTING 12" WATERLINE SERVING LOT 1 AND A NEW 3/4" SERVICE CONNECTION TO SERVE LOT 2. IN ADDITION, THE SUBDIVIDER HAS PAID NAWSC THE SUM OF \$1,200.00, WHICH COVERS THE 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 RESIDENTIAL LOT IN THE SUBDIVISION. UPON REQUEST BY THE LOT OWNER, NAWSC WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METERS FOR THAT LOT. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY NAWSC AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWER FACILITIES DESCRIPTION, COST, AND OPERABILITY DATE:
SEWAGE FROM THIS SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE SITE EVALUATOR JOSE ANGELO GONZALEZ, LICENSE NO.0512258, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.
EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.
THE ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3,000.00, INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. LOT 3 HAS AN EXISTING SEPTIC TANK SYSTEM AND NO OTHER OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SEPTIC TANK SYSTEMS FOR LOTS 1 AND 2 (COMMERCIAL) SHALL BE INSTALLED AT THE TIME OF BUILDING PERMIT. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF EACH RESIDENTIAL LOT.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE ON-SITE SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, COST AN ESTIMATED \$1,950.00 WHICH EQUALS TO \$1,950.00 PER LOT.
SEWER FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$3,000.00 PER LOT (ALL INCLUSIVE).

ENGINEER'S SIGNATURE _____ DATE _____

SUBDIVIDER CERTIFICATION:
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH THE MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.
SUBDIVIDER STATEMENT:
I (WE), DANIEL BENITES BENAVIDEZ AND IRASEMA TREVIÑO, THE UNDERSIGNED, SUBDIVIDER(S) OF SIBLEY HAVEN RANCH HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER: DANIEL BENITES BENAVIDEZ _____ DATE _____
ADDRESS: 1501 E MILE 12 N ROAD
DONNA, TEXAS 78537

OWNER: IRASEMA TREVIÑO _____ DATE _____
ADDRESS: 1501 E MILE 12 N ROAD
DONNA, TEXAS 78537

STATE OF TEXAS
HIDALGO COUNTY
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DANIEL BENITES BENAVIDEZ AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
HIDALGO COUNTY
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED IRASEMA TREVIÑO AND PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO
LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA DE LA CIUDAD DE NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC). EL DUEÑO DE LA SUBDIVISION Y NAWSC HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. NAWSC HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CONSISTE DE UN CONDUCTO DE AGUA DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DE LA CARRETERA MILE 12 NORTH.
DEL CONDUCTO DE 12" EXISTE UNA CONEXION RESIDENCIAL DE 3/4" PARA EL LOTE 1 CON MEDIDOR MECANICO DE AGUA. SERVICIO DE AGUA PARA LOTE 2 SERA CONSISTE DE UNA CONEXION DE 3/4" DE LA LINEA DE 12". EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A NAWSC \$1,200 QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DEL LOTE (RESIDENCIAL) SOLICITE UN MEDIDOR DE AGUA, NAWSC LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE ANGELO GONZALEZ, LICENCIA NO. 0512258, HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE EL MINIMO DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO AREOLLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS O MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON 3,000.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS, LOTE 3 TIENE UNA FOSA SEPTICA Y NINGUNA OTRA FOSA SEPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACION FINAL.

CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA YA EXISTENTE, Y COMPLETAMENTE CONSTRUIDO CON EL MEDIDOR MECANICO DE AGUA A UN COSTO ESTIMADO DE \$1,950.00 POR LOTE.
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTO \$3,000.00 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

SUBDIVISION CONSTRUCTION COST:
PAVING IMPROVEMENTS - \$00.00
WATER SERVICE IMPROVEMENTS - \$1,950.00
OSSF - \$3,000.00
DRAINAGE IMPROVEMENTS - \$750.00
TOTAL COSTS: \$5,700.00

EXISTING CONDITION, WATER AND SEWER SERVICE AND DRAINAGE SWALE

ROBLES ENGINEERING, LLC
FIRM NO. F-17391
PO BOX 476
107 W. WILSON ST.
WESLACO, TEXAS 75786
PHONE (956) 968-2422
FAX (956) 969-2011

INDEX TO SHEETS OF SIBLEY HAVEN RANCH	
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, 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 CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.O.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SERVICE CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, 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

PRELIMINARY-FOR REVIEW ONLY

LEGEND
 ● Found 1/2" iron rod
 ○ Set 1/2" iron rod with 2 plastic caps stamped "6&A"
 ▲ Found cotton picker sprindle
 ○ Set cotton picker sprindle

BASIS OF BEARINGS: 1/2-INCH IRON RODS FOUND FOR THE EAST LINE OF LOT 2, SIBLEY HAVEN SUBD.

SCALE: 1"=100'

SIBLEY HAVEN RANCH
A REPEAT OF LOT 2, SIBLEY HAVEN SUBDIVISION
 BEING A SUBDIVISION OF LOT 2, SIBLEY HAVEN SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN DOCUMENT #2039402 OF THE HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

Being 2.73 acres of land situated in Hidalgo County, Texas and being all of Lot 2 of Sibley Haven Subdivision as per map recorded in Document #2039402 of the Hidalgo County Map Records and said 2.73 acre tract being more particularly described by metes and bounds as follows:

COMMENCING for reference at a point for the southeast corner of said Sibley Haven; THENCE, WEST 185.66 feet with the south line of said Sibley Haven and the centerline of Mile 12 North Road to a point; THENCE, NORTH 40.00 feet to a 1/2-inch iron rod found for the southeast corner of said Lot 2, the southeast corner of said tract herein described and the POINT OF BEGINNING;

THENCE, WEST, 185.66 feet with the south line of said Lot 2 and the north right-of-way line of said Mile 12 North Road to a 1/2-inch iron rod found for the southwest corner of said Lot 2 and the southwest corner of said tract herein described;

THENCE, NORTH, 641.98 feet with the west line of said Lot 2 and the east line of Lot 1 to a point for the northwest corner of said Lot 2, the northeast corner of said Lot 1 and the northwest corner of said tract herein described;

THENCE, NORTH 89°56'12"EAST, 185.66 feet with the north line of said Lot 2 and the south line of a 100-foot Donna Irrigation District No.1 right-of-way to a point for the northeast corner of said Lot 2 and the northeast corner of said tract herein described;

THENCE, SOUTH, 642.18 feet with the east line of said Lot 2 and the west line of Lot 3 to the POINT OF BEGINNING and containing 2.73 acres of land more or less.

STATE OF TEXAS
 HIDALGO COUNTY

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

I (WE) DANIEL BENITES BENAVIDEZ AND IRASEMA TREVIÑO, THE UNDERSIGNED, OWNER(S) OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED "SIBLEY HAVEN RANCH" HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE THE PUBLIC USE THE STREETS, PARKS AND EASEMENTS SHOWN HEREIN.

WE CERTIFY THAT WE HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT
 (A) THE WATER QUALITY AND CONNECTION TO THE LOTS MEETS OR WILL MEET THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTION TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET MINIMUM STATE STANDARDS; AND
 (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

I (WE) ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT IS TRUE AND COMPLETE.

OWNER: DANIEL BENITES BENAVIDEZ DATE
 ADDRESS: 1501 E MILE 12 N ROAD
 DONNA, TEXAS 78537

OWNER: IRASEMA TREVIÑO DATE
 ADDRESS: 1501 E MILE 12 N ROAD
 DONNA, TEXAS 78537

STATE OF TEXAS
 HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED DANIEL BENITES BENAVIDEZ AND PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, FOR THE STATE OF TEXAS

STATE OF TEXAS
 HIDALGO COUNTY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED IRASEMA TREVIÑO AND PROVIDED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME DULY SWORN, DECLARED THAT THEIR STATEMENTS THEREIN ARE TRUE, CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

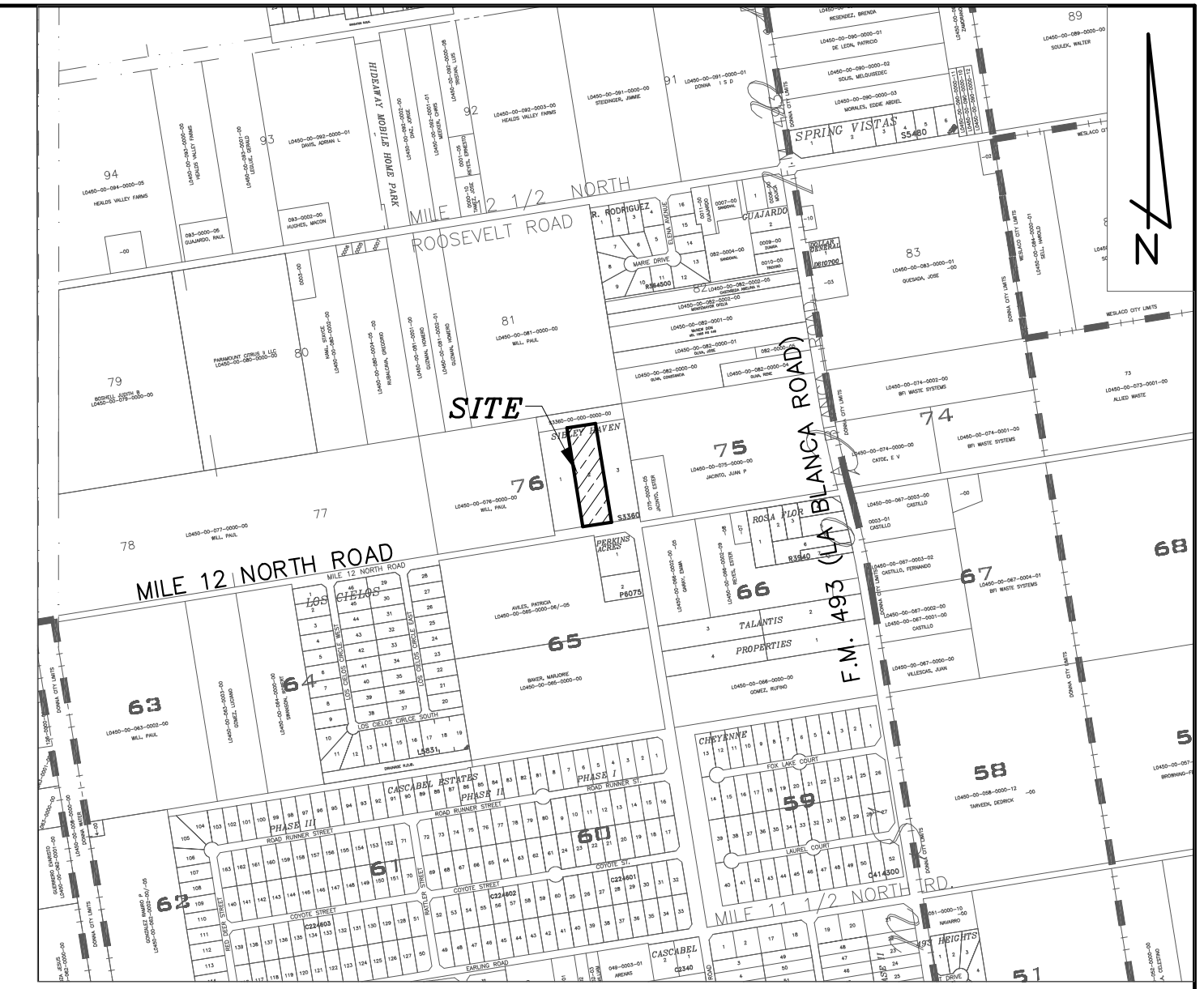
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC, FOR THE STATE OF TEXAS

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SIBLEY HAVEN RANCH WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE



SIBLEY HAVEN RANCH
 LOCATION MAP
 (SCALE: 1" = 1,000')

SUBDIVISION LOCATION DESCRIPTION
 SIBLEY HAVEN RANCH IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO.1 ON THE NORTH SIDE OF MILE 12 NORTH ROAD APPROXIMATELY 1/4 OF A MILE WEST OF F.M. 493. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. THIS SUBDIVISION LIES APPROXIMATELY 1/4 OF A MILE WEST OF THE CITY LIMITS OF DONNA AND LIES WITHIN THE CITY'S 1 MILE EXTRA TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE §42.021.

APPROVED BY THE 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 CODES 49.211(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

STATE OF TEXAS
 HIDALGO COUNTY

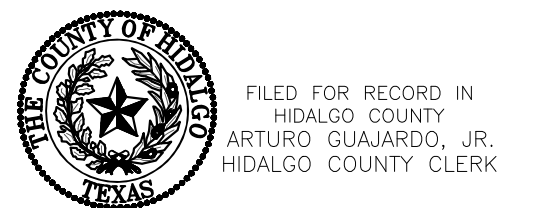
I, THE UNDERSIGNED, REYNALDO ROBLES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REYNALDO ROBLES DATE
 R.P.L.S.#4032
 PO BOX 476
 WESLACO, TX, 78599

STATE OF TEXAS
 HIDALGO COUNTY

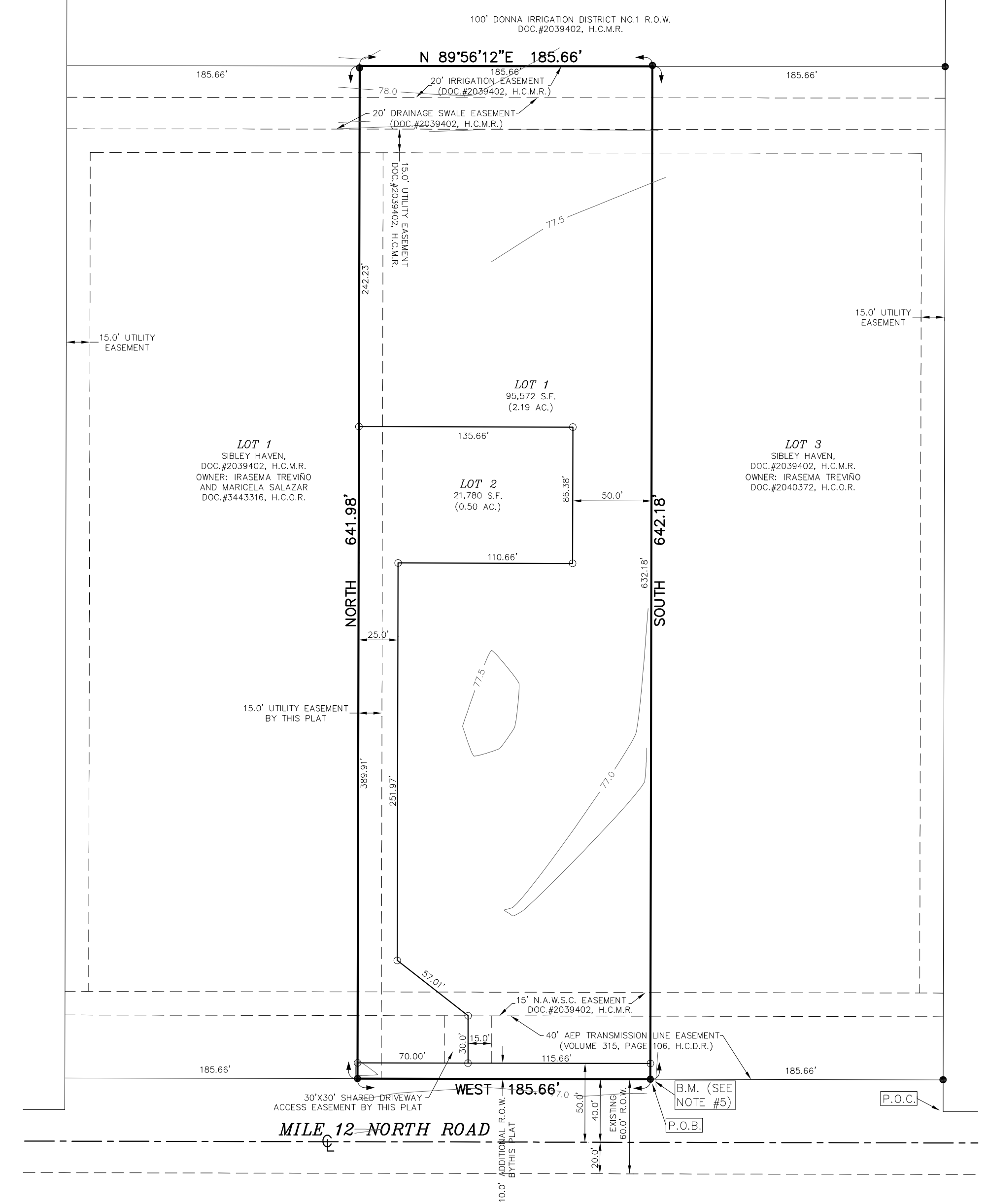
I, THE UNDERSIGNED, REYNALDO ROBLES, JR., A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

REYNALDO ROBLES, JR. DATE
 LICENSED PROFESSIONAL ENGINEER #102357
 PO BOX 476
 WESLACO, TX, 78599



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



GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "C", AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334 425 C; MAP REVISED TO REFLECT LOMR DATED 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 REVISED NOVEMBER 16, 1982.
- SETBACKS:
 FRONT: 40.00 FEET;
 REAR: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 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 OCCUPYING THE LOT.
- 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.
- BENCHMARK: ELEV. 77.15 (NAVD 1988); 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS SUBDIVISION.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 9,052 CUBIC-FEET (0.208 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DRAINAGE FOR THIS DEVELOPMENT WILL BE DETAINED WITHIN ONSITE DETENTION AREAS, SEE SHEET 2.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, 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 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.
- 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.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE FOR INSTALLING DRIVEWAY CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- 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 COUNTY APPENDIX 5; COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- DETENTION SWALES SHALL BE MAINTAINED BY THE OWNER OF THE LOT ON WHICH THEY ARE LOCATED.
- NOTE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 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.

- SS SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- 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 DRAINFIELD SYSTEM.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC; TANK(S)BACK FLOW VALVES; SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- DANIEL BENAVIDEZ, THE OWNER & SUBDIVIDER OF SIBLEY HAVEN RANCH SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: that the undersigned, owners of the property shown on the 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, his successors, and assigns on Exclusive Perpetual Easement with the right to erect, construct, install and thereafter use, operate, inspect, repair, maintain, replace and remove water distribution lines and appurtenances over and across lands shown on this plat, together with the right of ingress and egress over Grantor's adjacent lands of 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 relocate 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, thus 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 W 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____

ACKNOWLEDGMENT
 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 _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument, and acknowledged to me that he (she) (they) executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ day of _____, 20____

CERTIFICATION BY THE CHAIRMAN OF THE COMMISSION:
 THIS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF DONNA, AND IS HEREBY APPROVED BY SUCH COMMISSION.

CHAIRMAN, PLANNING COMMISSION DATE
 CITY OF DONNA

CERTIFICATION OF THE MAYOR OF THE CITY OF DONNA:
 I, THE UNDERSIGNED MAYOR OF THE CITY OF DONNA, TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR DAVID MORENO DATE
 CITY OF DONNA

ATTEST:

CITY SECRETARY DATE

STATE OF TEXAS
 COUNTY OF HIDALGO

THIS PLAT WAS REVIEWED AND APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____

ATTEST: SECRETARY

REVISION NOTES:

NO.	SHEET	REVISION	DATE	APPROVED

NAME	ADDRESS	PHONE
OWNER: DANIEL BENITES BENAVIDEZ	1501 E MILE 12 N ROAD	(956) 960-7417
SURVEYOR: REYNALDO ROBLES	PO BOX 476, WESLACO, TX 78599	(956) 968-2422
ENGINEER: REYNALDO ROBLES, JR.	PO BOX 476, WESLACO, TX 78599	(956) 968-2422

ROBLES ENGINEERING, LLC
 FIRM NO. F-1791
 PHONE (956) 968-2422
 FAX (956) 968-2011

ROBLES & ASSOCIATES, PLLC
 PROFESSIONAL LAND SURVEYORS
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INDEX TO SHEETS OF SIBLEY HAVEN RANCH

SHEET #	DESCRIPTION
SHEET 1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, 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 CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D. CERTIFICATE OF APPROVAL; H.C.H.D. CERTIFICATION; REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) TYPICAL WATER SEWER CONNECTION, SUBDIVIDER CERTIFICATE AND STATEMENT, 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

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