



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: 6-24-2025

PROPOSED PRESIDIO SQUARE PHASE I SUBDIVISION, PRECINCT No. 1.

ENGINEER MELDEN & HUNT INC. DEVELOPER: ADOBE UNLIMITED LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 21 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 5

FILLING STATIONS: 3

LOCATION DESCRIPTION: WEST OF VALVERDE ROAD, APPROXIMATELY 1/2 OF MILE SOUTH OF BUS. HWY. 83.

SUBDIVISION LIES WITHIN THE: ETJ OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-16-2024 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: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: VALVERDE ROAD

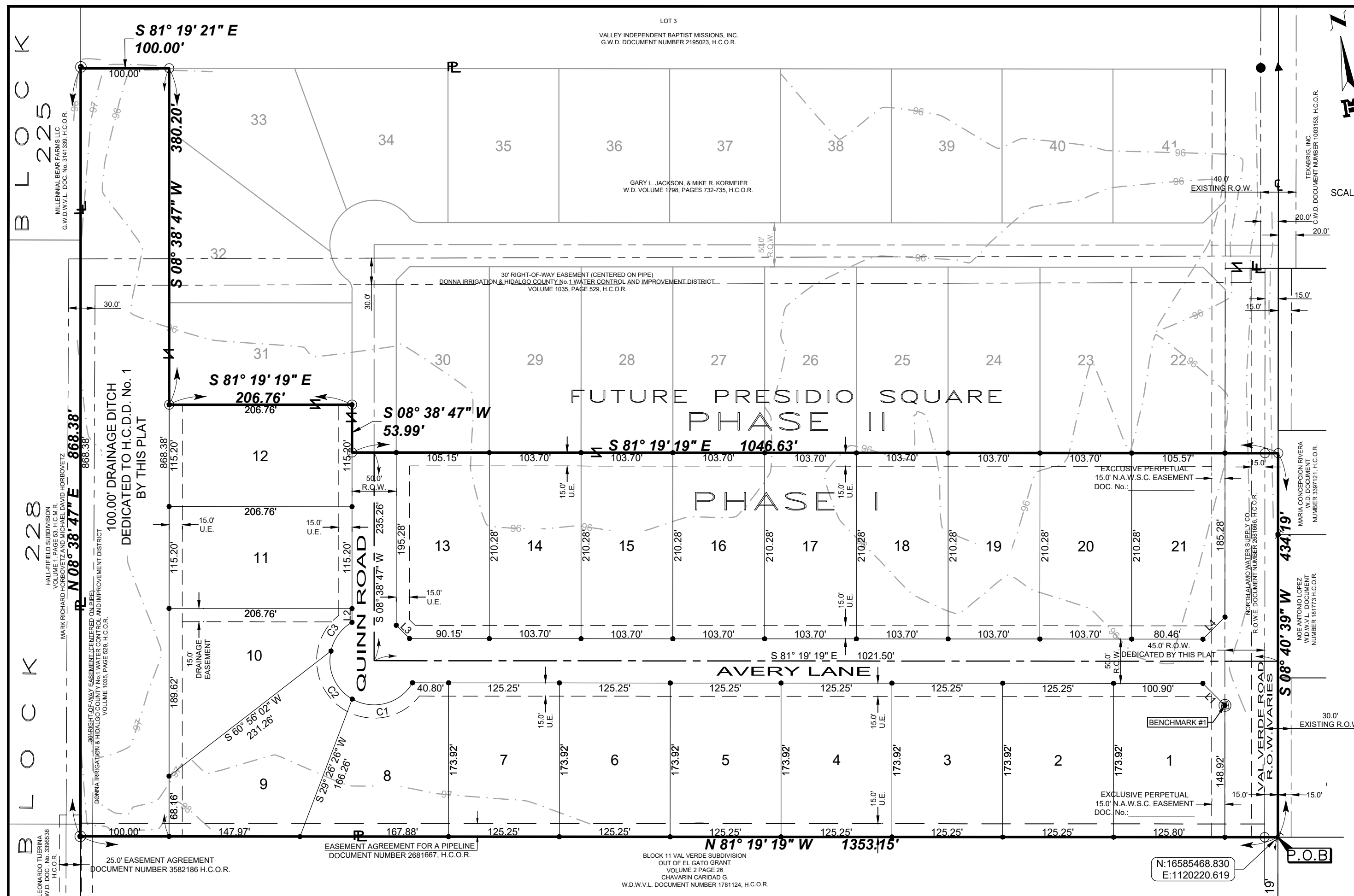
REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: **\$15,720.00** For: (3 FIRE HYDRANTS & PAVING IMPROVEMENTS)

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

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.

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- LEGEND**
- FOUND NO. 4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - FOUND PIPE (SIZE AS NOTED)
 - 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.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - D.A. - DRAINAGE AREA
 - W.D. - WARRANTY DEED
 - C.W.D. - CORRECTION WARRANTY DEED
 - G.W.D. - GIFT WARRANTY DEED
 - W.D.W.V. - WARRANTY DEED WITH VENDOR'S LIEN
 - U.E. - UTILITY EASEMENT
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - LOT LINE
 - PROPERTY LINE
 - SAME OWNER

Lot Area Table

Lot #	SQ. FT.	Area
1	21574.71	0.495
2	21783.23	0.500
3	21783.23	0.500
4	21783.23	0.500
5	21783.23	0.500
6	21783.23	0.500
7	21783.23	0.500
8	22185.28	0.509
9	24827.46	0.570
10	22383.94	0.514
11	23819.24	0.547

Lot Area Table

Lot #	SQ. FT.	Area
12	23818.00	0.547
13	21998.45	0.505
14	21806.05	0.501
15	21806.05	0.501
16	21806.05	0.501
17	21806.05	0.501
18	21806.05	0.501
19	21806.05	0.501
20	21806.05	0.501
21	21874.69	0.502

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	78.24'	50.00'	089° 39' 23"	N83° 30' 22"E	70.50'	49.70'
C2	63.55'	50.00'	072° 49' 39"	S15° 15' 07"E	59.36'	36.88'
C3	41.44'	50.00'	047° 28' 57"	S44° 54' 12"W	40.26'	21.99'

Line Table

Line #	Direction	Length
L1	S 36° 19' 20" E	35.36'
L2	S 08° 38' 47" W	15.98'
L3	S 36° 20' 14" E	21.27'
L4	N 63° 42' 40" E	35.36'

DRAWN BY: E.V.Z. DATE: 02/12/24.
 REVISED BY: E.V.Z. DATE: 06/02/25.
 SURVEYED, CHECKED, DATE:
 FINAL CHECK DATE:

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 14.742 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 14.742 ACRES BEING OUT OF BLOCK 11, VAL VERDE SUBDIVISION OUT OF THE EL GATO GRANT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 28, HIDALGO COUNTY MAP RECORDS, AND LOT 3, RE-SUBDIVISION OF BLOCK NO. 9, OF THE VAL VERDE TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, SAID 14.742 ACRES OUT OF A CERTAIN TRACT CONVEYED TO GARY L. JACKSON AND MIKE R. KORMIERER BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1798, PAGES 732-735, HIDALGO COUNTY OFFICIAL RECORDS, SAID 14.742 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE, N 08° 40' 39" E, ALONG THE LINE OF SAID BLOCK 11, VAL VERDE SUBDIVISION OUT OF THE EL GATO GRANT;
- THENCE, N 08° 40' 39" E, ALONG THE LINE OF SAID BLOCK 11, AND WITHIN THE EXISTING RIGHT-OF-WAY OF VAL VERDE ROAD, A DISTANCE OF 643.19 FEET, TO A P.K. NAIL SET [N:16585468.830, E:1120220.619] FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, S 81° 19' 19" E, AT A DISTANCE OF 15.00 FEET, PASS A NO. 4 REBAR SET ON THE EXISTING WEST RIGHT-OF-WAY LINE OF VAL VERDE ROAD, CONTINUING A TOTAL DISTANCE OF 1353.15 FEET, TO AN IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, S 08° 38' 47" W, AT A DISTANCE OF 225.61 FEET, PASS THE SOUTH LINE OF SAID LOT 3, RE-SUBDIVISION OF BLOCK NO. 9 OF THE VAL VERDE TRACT, CONTINUING A TOTAL DISTANCE OF 380.20 FEET TO NO. 4 REBAR SET ON AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 19' 19" E, AT A DISTANCE OF 206.76 FEET TO A NO. 4 REBAR SET ON AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 38' 47" W, AT A DISTANCE OF 53.99 FEET TO A NO. 4 REBAR SET ON AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 19' 19" E, AT A DISTANCE OF 1,046.63 FEET TO A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 40' 39" W, AT A DISTANCE OF 434.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 14.742 ACRES OF LAND, MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: 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 NO. 480334 0425 EFFECTIVE DATE: NOVEMBER 16, 1982. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 6.00 FEET, OR GREATER FOR EASEMENT CORNER SIDE: 10.00 FEET, OR GREATER FOR EASEMENT GARAGE FRONT SETBACK: 18 FEET, OR GREATER IF EASEMENT.
- 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. -->NO. 1-ELEV. 96.65 N.A.V.D. 88 DESCRIPTIONS: MH DISK SET 2X2' CONCRETE SLAB SET ON LOT 1 OF THIS SUBDIVISION. N:16585625.0954 E:1120183.7735
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 50,970 CUBIC-FEET OF STORM WATER RUNOFF WITH 183,448.88 BEING DETAINED BY ON THE PROPOSED DETENTION AREA. (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS.)
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT 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: CUNTY CONSTRUCTION.
- 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 COMPPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS. SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER.
- STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING PERMIT.
- ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- THE SELLER WILL NOT PROVIDE ANY MEANS OF DELIVERY FOR IRRIGATION WATER FOR THIS PROPERTY.
- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- TODD C. BOOKOUT, OWNER AND SUBDIVIDER OF PRESIDIO SQUARE SUBDIVISION PHASE I, 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH T.C.E.Q. AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
 - OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
 - EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
 - OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- 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.

APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- 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 FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO ACCESS SHALL BE PERMITTED FROM VAL VERDE ROAD FOR LOTS 1 AND 21.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORT 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 ERRECT, CONSTRUCT, INSTALL AND LAY 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 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 COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTEE SHALL BE LIMITED TO OBTAIN AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND DESCRIBED ABOVE 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 A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE COVENANTS THAT HE/SHE 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____.

ADOBE UNLIMITED L.L.C., A LIMITED LIABILITY COMPANY
TODD C. BOOKOUT-OWNER

ACKNOWLEDGEMENT

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 TODD C. BOOKOUT 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:

THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON THIS THE _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

PRESIDENT

ATTEST: SECRETARY

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: TODD C. BOOKOUT-OWNER	6500 N 10TH, STE V	MCALLEN, TX 78502	(956) 821-0769	N/A
ENGINEER: RUBEN JAMES DE JESUS, P.E., R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERT N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, ADOBE UNLIMITED, L.L.C., A LIMITED LIABILITY COMPANY, TODD C. BOOKOUT AS OWNER(S) OF THE _____ 14.742 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED PRESIDIO SQUARE SUBDIVISION PHASE I HEREBY SUBDUIDE 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:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- 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.

ADOBE UNLIMITED L.L.C., A TEXAS LIMITED LIABILITY COMPANY.

TODD C. BOOKOUT _____ DATE: _____
6500 N 10TH, STE V
MCALLEN, TX 78502

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TODD C. BOOKOUT, 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE

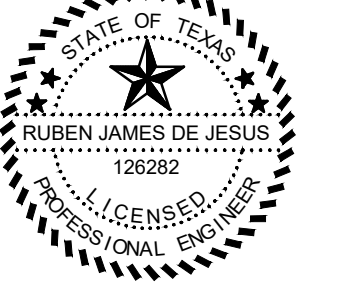
THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

I, 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.

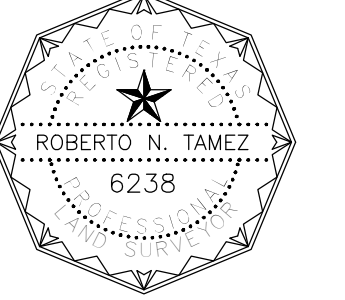
MELDEN & HUNT, INC
TEXAS REGISTRATION F-1435



RUBEN JAMES DE JESUS, PE # 126282
STATE OF TEXAS
DATE PREPARED: February 12, 2024
DATE REVISED: June 2, 2025
JOB NO. (ENG.) 23186.00

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF PRESIDIO SQUARE SUBDIVISION PHASE I WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 01-09-2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



ROBERTO N. TAMEZ, R.P.L.S. # 6238
STATE OF TEXAS
DATE SURVEYED: 01-09-2024
T-1222, PAGE 1
SURVEY JOB NO. 23186.08

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 §40.211 (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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF _____ PRESIDIO SQUARE SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE

ATTEST:

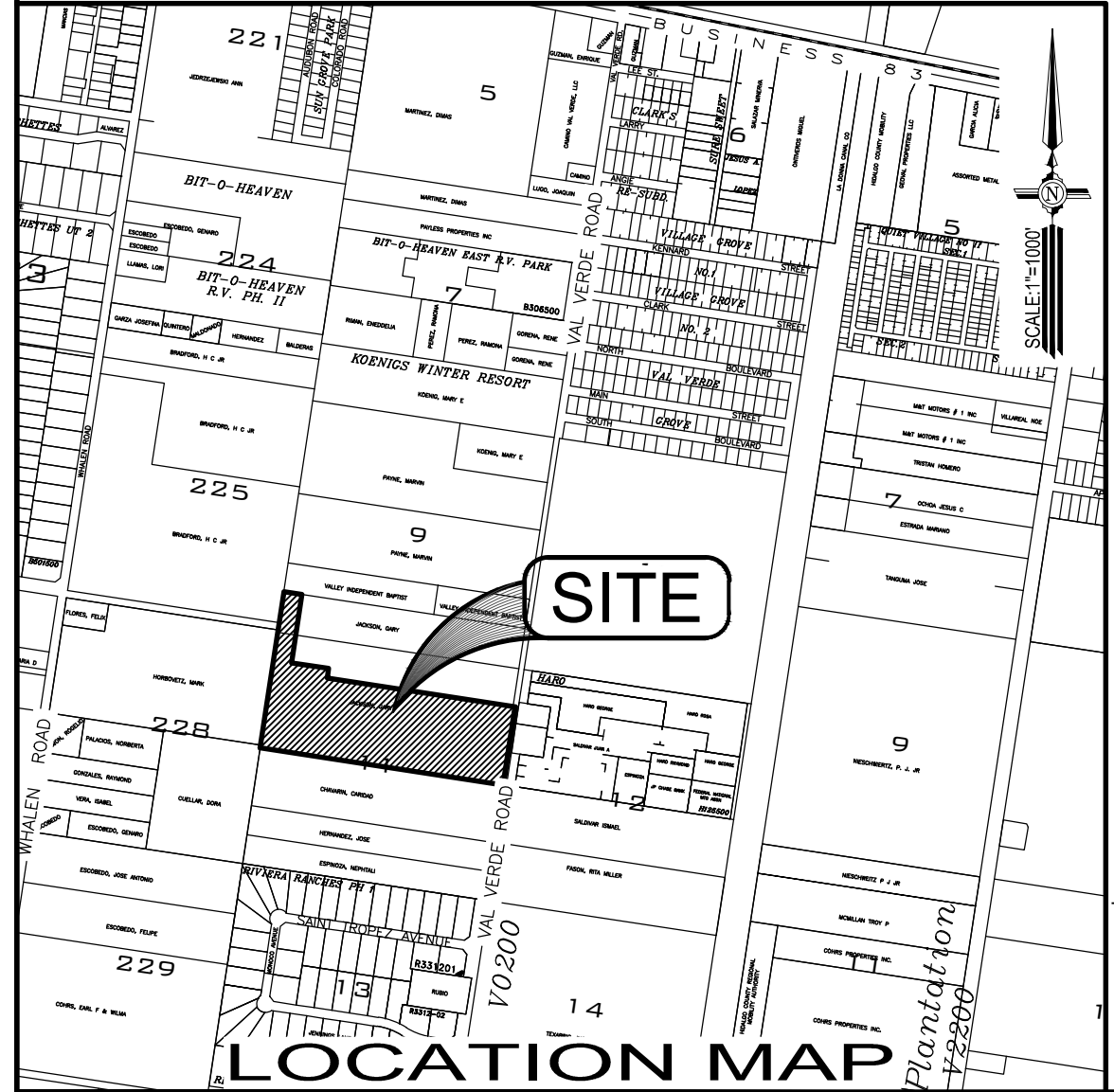
HIDALGO COUNTY CLERK

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF PRESIDIO SQUARE SUBDIVISION PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

ON _____ DAY OF _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER



**PLAT OF
PRESIDIO SQUARE SUBDIVISION
PHASE I**

14.742 ACRES BEING OUT OF BLOCK 11, VAL VERDE SUBDIVISION OUT OF THE EL GATO GRANT VOLUME 2, PAGE 26 AND LOT 3, THE RE-SUBDIVISION OF BLOCK NO. 9, OF THE VAL VERDE TRACT VOLUME 2, PAGE 29, HIDALGO COUNTY, TEXAS

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY. PRESIDIO SQUARE SUBDIVISION PHASE I IS LOCATED IN THE SOUTH HIDALGO COUNTY ON THE WEST SIDE OF VAL VERDE ROAD, APPROXIMATELY 3382 FEET SOUTH OF ITS INTERSECTION WITH BUSINESS HIGHWAY 83. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF SECRETARY OF THE CITY OF DONNA, PRESIDIO SQUARE SUBDIVISION PHASE I FALLS APPROXIMATELY 1/2 MILE FROM THE CITY LIMITS AND IT IS WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021 LIES IN PRECINT 1.

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

SHEET INDEX TO PRESIDIO SQUARE SUBDIVISION PHASE I

SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), PLAT NOTES AND RESTRICTIONS, SURVEYORS CERTIFICATION, OWNER'S DEDICATION, CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, IRRIGATION DISTRICT CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT, APPROVAL CERTIFICATE, H.C.D.D. NO. 1, COUNTY CLERK'S RECORDING CERTIFICATE, N.A.W.S.C. CERTIFICATION, HIDALGO COUNTY JUDGE CERTIFICATION, REVISION NOTES.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SEWAGE ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), SUBDIVIDER STATEMENT AND ATTESTATION, AND WATER AND SANITARY CONSTRUCTION DETAILS.

SHEET 3: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION AND STORM CONSTRUCTION DETAILS.

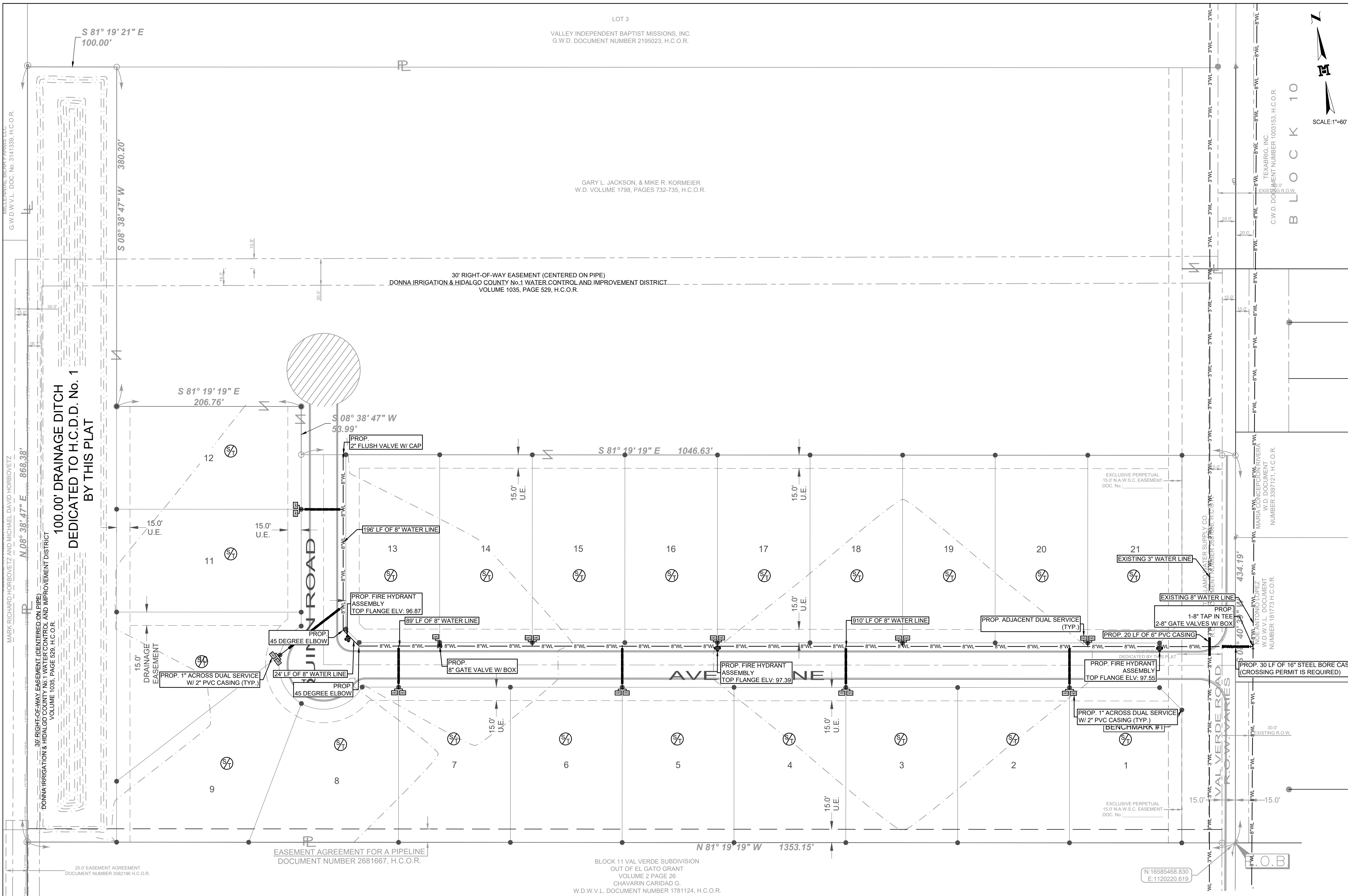


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM

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

BY: _____ DEPUTY



FINAL WATER AND SEWER ENGINEERING REPORT FORMAT
 WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
 PRESIDIO SQUARE SUBDIVISION PHASE I WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF VAL VERDE ROAD. THE WATER SYSTEM FOR PRESIDIO SQUARE SUBDIVISION PHASE I CONSISTS OF A PROPOSED 8" WATER LINE THAT WILL TAP INTO THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED. THIS 8" WATER LINE RUNS ALONG THE RIGHT OF WAYS INSIDE OF THIS SUBDIVISION AND LOOPS AROUND WITHIN THE PRESIDIO SQUARE SUBDIVISION PHASE I.

WATER DISTRIBUTION FOR THE PRESIDIO SQUARE SUBDIVISION PHASE I CONSISTS OF TEN (10) 2" DIAMETER DUAL SERVICE LINES SERVING 20 LOTS AND ONE (1)-1" SINGLE SERVING 21 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 \$118,930.00, OR \$5,963.33 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$5, WHICH COVERS THE \$8 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$6,150.00 FOR A TOTAL COST OF \$18,450.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:
 THE LOTS IN THE PROPOSED SUBDIVISION ARE LESS THAN 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED AN HIDALGO FINE SANDY LOAM AND CLAY LOAM. THE SOIL IS A UNIFORM CLAY AND SANDY LOAM EXTENDING UP TO 12" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

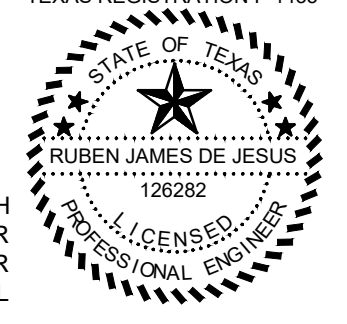
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,200.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST \$46,200.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

ENGINEER CERTIFICATION:
 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 \$118,930.00 WHICH EQUALS TO \$5,963.33 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$ 2,200.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$46,200.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____
 MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435



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.

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

PRESIDIO SQUARE SUBDIVISION PHASE I SERA PROVISTA CON AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORPORATION EL SUBDIVISOR Y N.A.W.S.C. HAN ENTRADO EN UN CONTRATO EN EL CUAL N.A.W.S.C. HA PROMETIDO PROVEER SUFFICIENTE AGUA A LA SUBDIVISION POR AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROVISTO DOCUMENTACION PARA ESTABLECER SUFFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL DERECHO DE VIA ESTE DE VAL VERDE ROAD. EL SISTEMA DE AGUA PARA LA FASE I DE LA SUBDIVISION PRESIDIO SQUARE CONSISTE EN UNA LINEA DE AGUA DE 8" PROPUESTA QUE SE CONECTARA A LA LINEA DE AGUA DE 8" EXISTENTE MENCIONADA ANTERIORMENTE. ESTA LINEA DE AGUA DE 8" CORRE A LO LARGO DEL DERECHO DE VIA DENTRO DE ESTA SUBDIVISION Y DA LA VUELTA DENTRO DE LA FASE I DE LA SUBDIVISION PRESIDIO SQUARE.

LA DISTRIBUCION DE AGUA PARA LA FASE I DE LA SUBDIVISION PRESIDIO SQUARE CONSISTE EN DIEZ (10) LINEAS DE SERVICIO DOBLES DE 2" DE DIAMETRO QUE DAN SERVICIO A 20 LOTES Y UNA (1)-1" SIMPLES QUE DAN SERVICIO A 21 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 \$118,930.00, O \$5,963.33 POR LOTE. ADEMÁS, EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$5, QUE CUBRE EL COSTO DE \$8 POR LOTE COMO SE INDICA EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS. 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 N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARÁ SIN DEMORA Y SIN COSTO ALGUNO EL MEDIDOR DE AGUA PARA ESE LOTE. EL SUBDIVISOR HA INSTALADO 3 BOCAS DE INCENDIO A UN COSTO UNITARIO DE \$6,150.00 PARA UN COSTO TOTAL DE \$18,450.00. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR EL N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTA EN FUNCIONAMIENTO A LA FECHA DE REGISTRO DEL PLANO.

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

LAS AGUAS RESIDUALES DE LA FASE I DE LA SUBDIVISION PRESIDIO SQUARE ESTAN SIENDO TRATADAS POR ALCANTARILLADO INDIVIDUAL EN SITIO ("OSSF") QUE CONSISTE EN UN TANQUE SEPTICO DE DOBLE COMPARTIMIENTO DE DISEÑO ESTANDAR Y CAMPO DE DRENAJE. EL INGENIERO PROFESIONAL NO. 126282, HA EVALUADO LA APTITUD DEL SITIO DE LA SUBDIVISION PARA EL OSSF Y PRESENTO UN INFORME CONCLUYENDO QUE EL SITIO ES APTO PARA EL OSSF. EL INFORME FUE REVISADO Y APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. LOS LOTES TIENEN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

INFORME DE EVALUACION DEL SUELO:

LOS LOTES DE LA SUBDIVISION PROPUESTA TIENEN UN TAMAÑO INFERIOR A 1/2 ACRE. EL LIBRO DE ESTUDIO DE SUELO DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICA UN SUELO FRANCO ARENOSO FINO Y FRANCO ARCILLOSO DE HIDALGO. EL SUELO ES ARCILLOSO Y ARENOSO UNIFORME Y SE EXTIENDE HASTA 12" POR DEBAJO DEL FONDO DE CUALQUIER EXCAVACION PROPUESTA. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICATIVA DENTRO DE 80" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. LA SUBDIVISION DRENA BIEN.

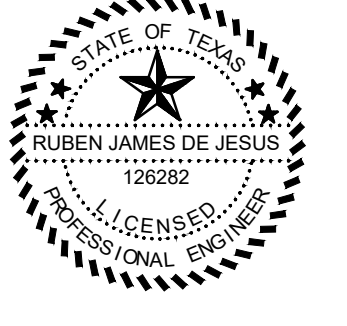
EL COSTO PARA INSTALAR UN SISTEMA SEPTICO EN UN LOTE INDIVIDUAL ES DE \$2,200.00 INCLUYENDO EL COSTO PARA EL PERMISO Y LICENCIA REQUERIDOS TODOS LOS OSSFS HAN SIDO INSTALADOS AL MOMENTO DE LA APLICACION PARA LA APROBACION FINAL DEL PLANO A UN COSTO TOTAL DE \$46,200.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF EN

CERTIFICACION DEL INGENIERO:
 CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS NORMAS MODELADO ADOPTADAS EN VIRTUD DE LA SECCION 16.343 DEL CODIGO DE AGUAS. 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 MEDIDORES DE AGUA, COSTARAN UN TOTAL DE \$118,930.00 LO QUE EQUIVALE A \$5,963.33 POR LOTE.

INSTALACIONES DE ALCANTARILLADO - SE ESTIMA QUE EL SISTEMA SEPTICO COSTARÁ 2,200.00 \$ POR LOTE (TODO INCLUIDO), LO QUE SUPONE UN TOTAL DE \$46,200.00 \$ PARA TODA LA SUBDIVISION.

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435



FIRMA DEL INGENIERO _____ FECHA _____

LEGEND (PROPOSED) (PIPE SIZES AS PER PLANS)

	WATER SERVICE
	WATER VALVE
	FIRE HYDRANT W/ VALVE & TEE
	PROP. 2" DUAL WATER SERVICES WITH 4" PVC CASING
	WATER LINE
	SEPTIC TANK

COST ESTIMATE:

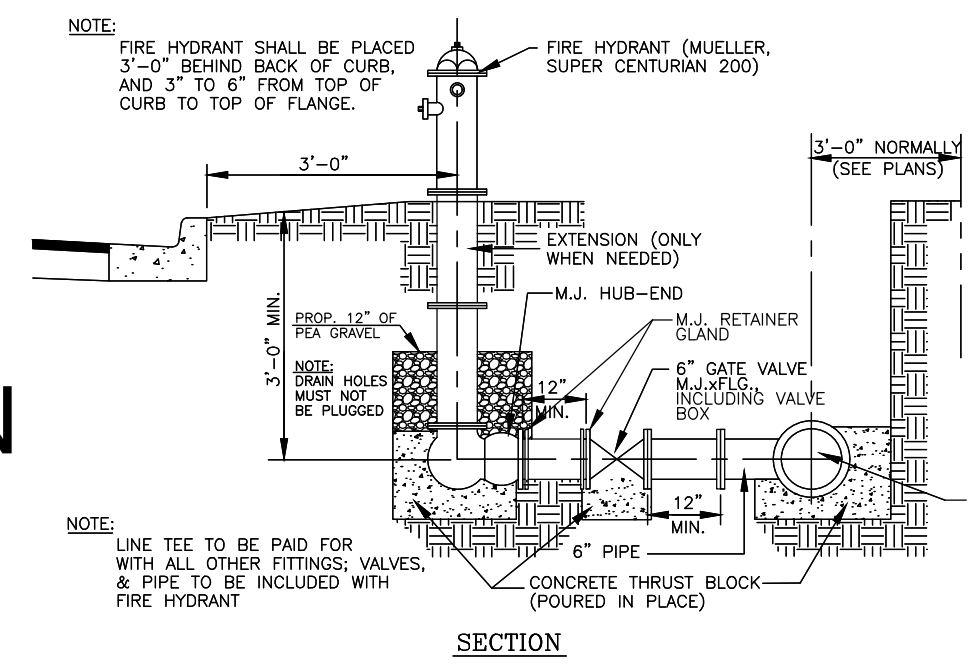
WATER DISTRIBUTION:	\$ 118,930.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 46,200.00
DRAINAGE IMPROVEMENTS:	\$ 319,655.00

ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	\$ 118,930.00
SERVICIO DE DRENAJE SANITARIO:	\$ 46,200.00
DREAJE PLUVIAL:	\$ 319,655.00

MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 PLAT OF
**PRESIDIO SQUARE SUBDIVISION
 PHASE I**

14.742 ACRES BEING OUT OF BLOCK 11, VAL VERDE SUBDIVISION
 OUT OF THE EL GATO GRANT VOLUME 2, PAGE 26
 AND LOT 3, THE RE-SUBDIVISION OF BLOCK NO 9,
 OF THE VAL VERDE TRACT
 VOLUME 2, PAGE 29,
 HIDALGO COUNTY, TEXAS



TYPICAL FIRE HYDRANT INSTALLATION
 N.T.S.

SUBDIVIDER STATEMENT:

I/WE, TODD C. BOOKOUT SUBDIVIDER(S) OF PRESIDIO SQUARE 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.

TODD C. BOOKOUT _____ DATE _____
 6500 N 10TH, STE V
 MCALLEN, TX 78502

STATE OF TEXAS \$
 COUNTY OF HIDALGO \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD C. BOOKOUT, 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____

NOTARY PUBLIC _____
 MY COMMISSION EXPIRES: _____

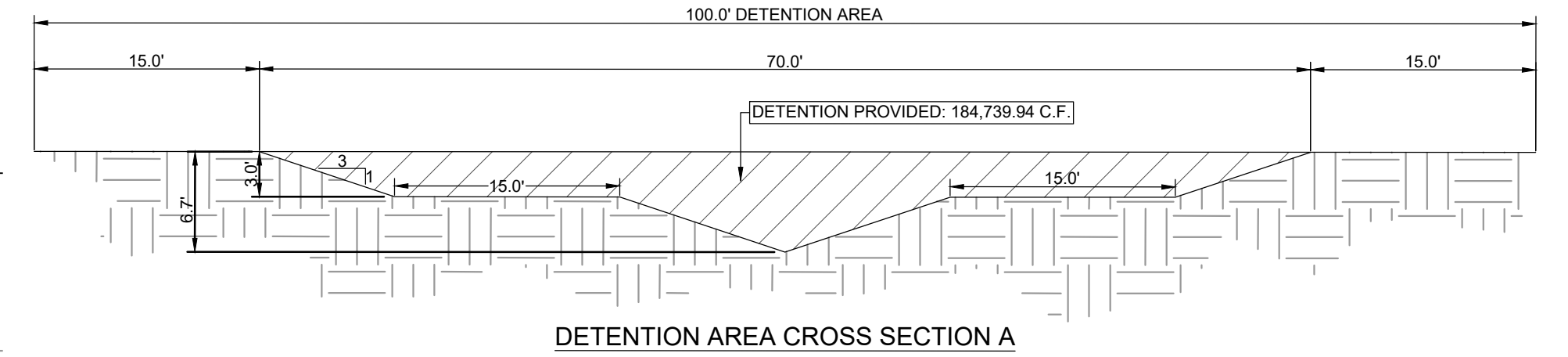
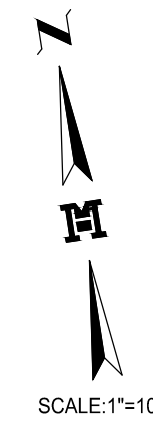
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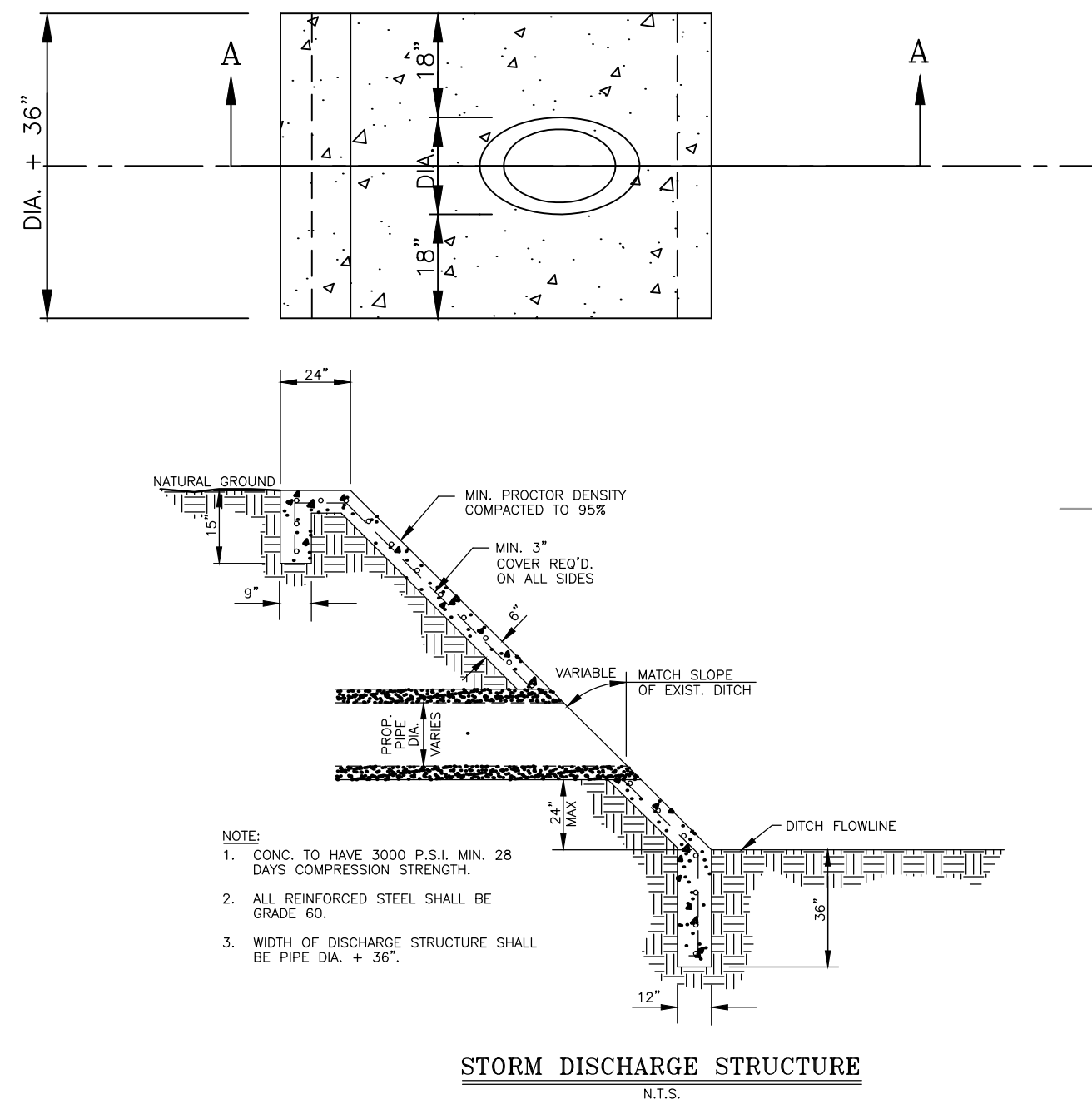
NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: TODD C. BOOKOUT-OWNER	6500 N 10TH, STE V	MCALLEN, TX 78502	(956) 821-0769	N/A
ENGINEER: RUBEN JAMES DE JESUS, P.E., R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERT N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

MAP OF TOPOGRAPHY AND DRAINAGE
 MAPA DE TOPOGRAFIA Y DESAGUE
 PLAT OF
**PRESIDIO SQUARE SUBDIVISION
 PHASE I**

14.742 ACRES BEING OUT OF BLOCK 11, VAL VERDE SUBDIVISION
 OUT OF THE EL GATO GRANT VOLUME 2, PAGE 26
 AND LOT 3, THE RE-SUBDIVISION OF BLOCK NO 9,
 OF THE VAL VERDE TRACT
 VOLUME 2, PAGE 29,
 HIDALGO COUNTY, TEXAS



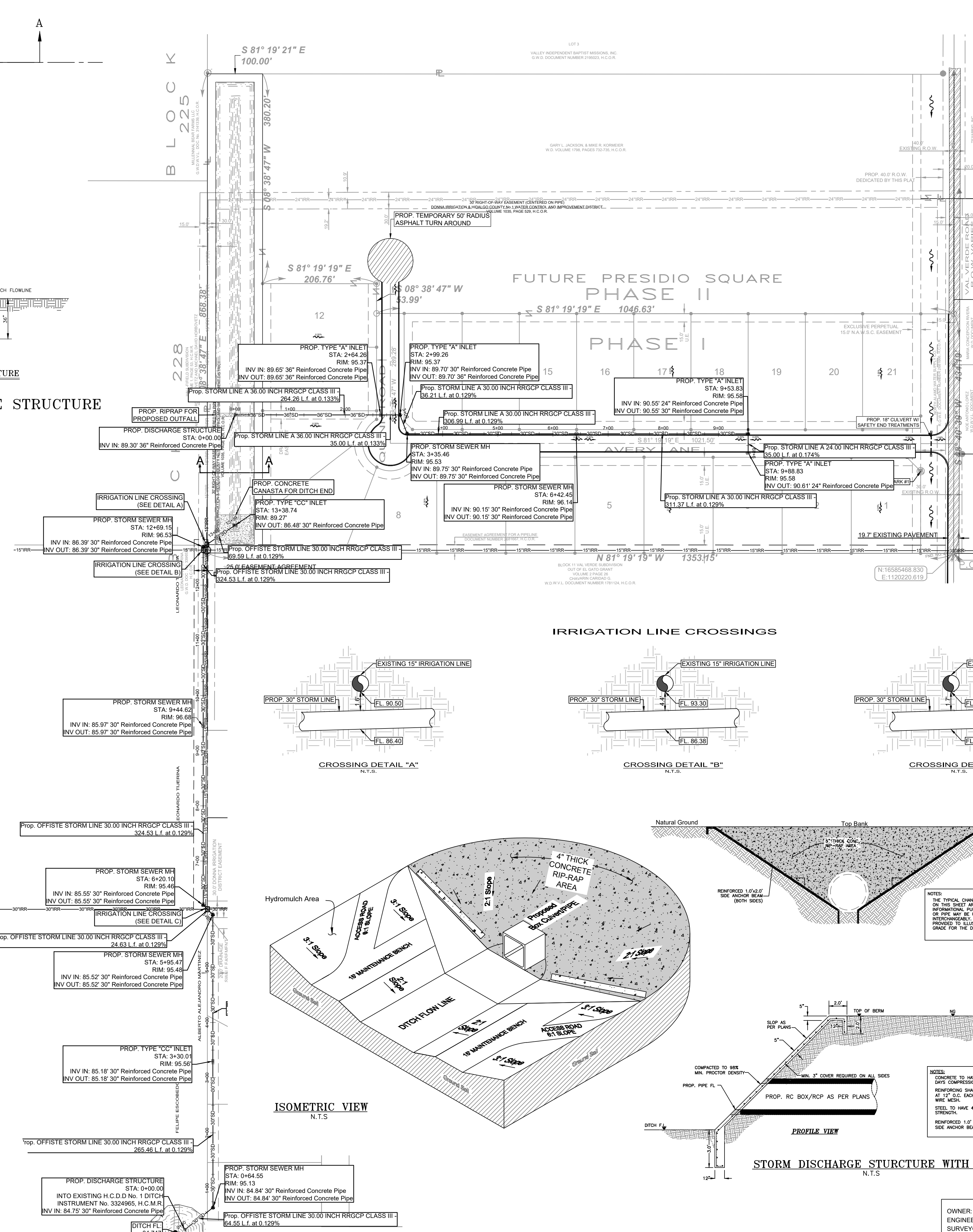
STORM STORAGE VOLUMES
 TOTAL REQUIRED: 95,162 C.F. (2.185Ac.-Ft.)
 TOTAL PROVIDED: 184,739.94 C.F. (4.241 Ac.-Ft.)



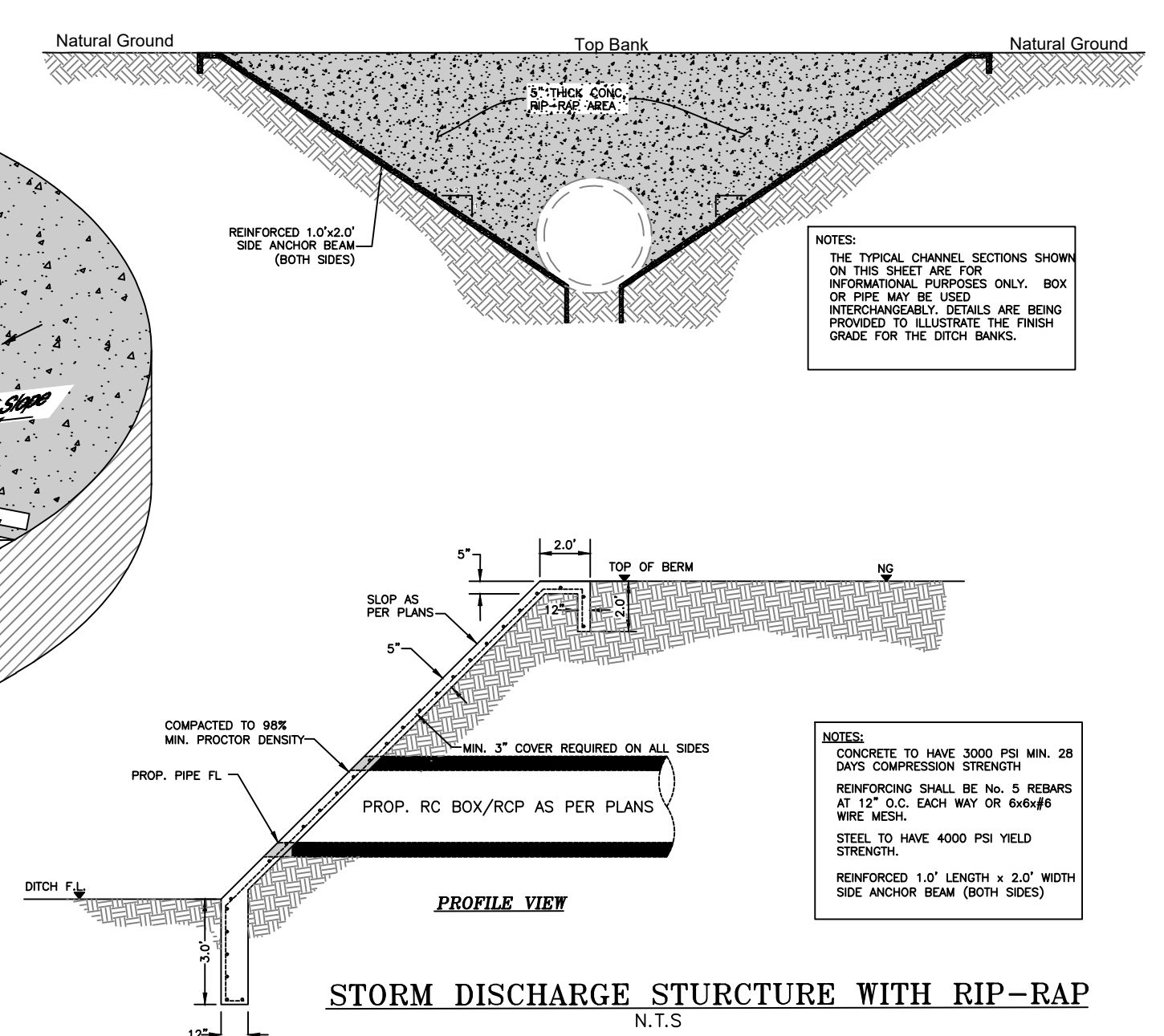
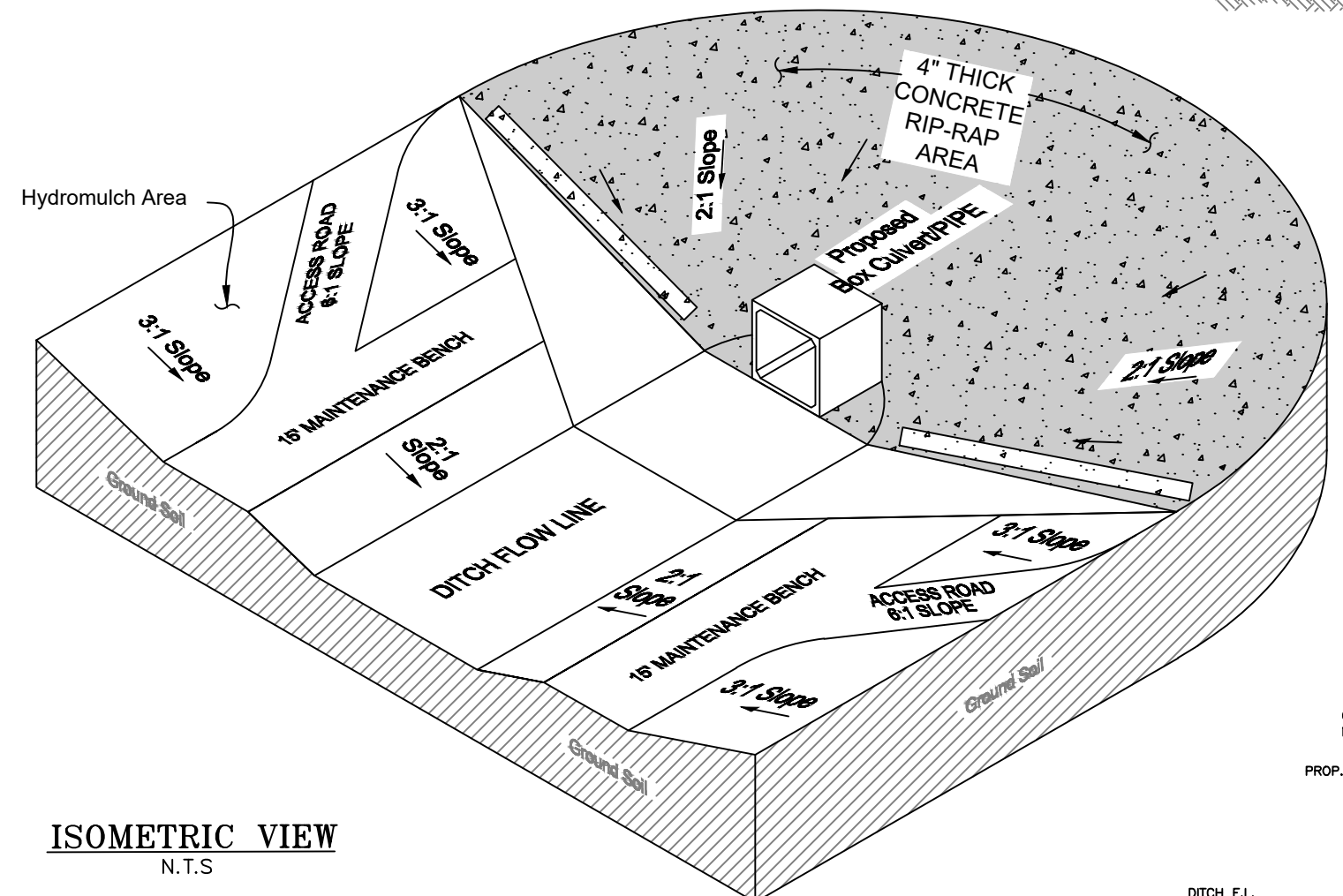
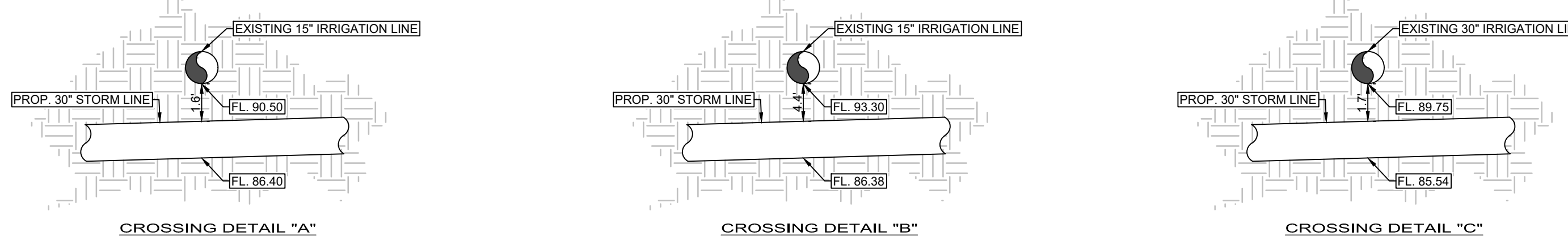
H.C.D.D.#1 STORM DISCHARGE STRUCTURE

COST ESTIMATE:
 WATER DISTRIBUTION: \$ 133,540.00
 SANITARY SEWER IMPROVEMENTS / OSSF: \$ 46,200.00
 DRAINAGE IMPROVEMENTS: \$ 319,655.00

ESTIMACION DE COSTOS:
 SERVICIO DE AGUA POTABLE: \$ 133,540.00
 SERVICIO DE DRENAJE SANITARIO: \$ 46,200.00
 DREAJE PLUVIAL: \$ 319,655.00



IRRIGATION LINE CROSSINGS



DRAINAGE REPORT STATEMENT

PRESIDIO SQUARE SUBDIVISION (PHASE I) IS 14.742 ACRES, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, SAID 14.742 ACRES BEING OUT OF BLOCK 11, VAL VERDE SUBDIVISION OUT OF THE EL GATO GRANT ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 26, HIDALGO COUNTY MAP RECORDS, AND LOT 3, RE-SUBDIVISION OF BLOCK NO 9, OF THE VAL VERDE TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, SAID 14.742 ACRES OUT OF A CERTAIN TRACT CONVEYED TO GARY L. JACKSON AND MIKE R. KORMEIER BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1798, PAGES 732-735, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS LOCATED ON THE WEST SIDE OF VAL VERDE ROAD APPROXIMATELY 3.382 FEET SOUTH OF THE INTERSECTION OF VAL VERDE ROAD AND BUSINESS 83 HIGHWAY. THE PROPERTY IS CURRENTLY OPEN GRASS LAND PROPOSED 41 RESIDENTIAL LOTS, CURRENTLY WITHIN DONNA'S ETJ LIMITS. THIS PROPERTY IS LOCATED IN ZONE "B" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982.

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.

THE SOIL IS (25) HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES, GROUP "B" AND (28) HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES, GROUP "B". GROUP "B" SOILS HAVING A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. (SEE EXCEPTS 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 A SOUTH DIRECTION AND HAS A RUNOFF OF 6.98 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 28.64 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 21.66 C.F.S.

THE PROPOSED DRAINAGE FOR PRESIDIO SQUARE SUBDIVISION (PHASE I) SHALL CONSIST OF SURFACE RUNOFF FROM BUILDING ONTO THE CURB AND GUTTERS INTO INLETS AT KEY LOCATIONS. THE STORM SEWER SYSTEM FLOWS WESTWARD INTO A PROPOSED DETENTION AREA ALONG THE WEST BOUNDARY OF THE SITE. THIS DETENTION AREA WILL THEN DISCHARGE SOUTH INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, DITCH APPROXIMATELY 1,197 FEET SOUTH OF THIS PROPERTY.

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, 50,970 CUBIC FEET OF DETENTION WILL BE REQUIRED AS PER HIDALGO COUNTY DRAINAGE DISTRICT REQUIREMENTS AND 183,449.88 CUBIC FEET WILL BE DETAINED ON THE PROPOSED DETENTION AREA.

CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C MAP REVISED, NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE DITCH IN THE BACK OF THE OF THE SUBDIVISION.

BY: _____ DATE _____



NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	TODD BOOKOUT-OWNER	6500 N 10TH, STE V	MCALLEN TX 78502	(956) 821-0769	N/A
ENGINEER:	RUBEN JAMES DE JESUS, P.E., R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERT N. TAMEZ, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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