Anthony Uresti,
Director of Planning

HIDALGO COUNTY
PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-10-2026

PROPOSED **LA LOMA SUBDIVISION,** PRECINCT No. **1.**

ENGINEER **MELDEN & HUNT, INC** DEVELOPER: **DANIEC DEVELOPMENT, INC.**

☐ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☒ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☒ WITH VARIANCE

NUMBER OF LOTS: **197** ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

NUMBER OF STREETLIGHTS: **22**

FILLING STATIONS: **9**

LOCATION DESCRIPTION: **SOUTH OF MILE 11 ½ NORTH ROAD, APPROXIMATELY ¼ OF A MILE WEST OF NORTH VICTORIA ROAD.**

SUBDIVISION LIES WITHIN THE: ☒ RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON **1-17-2025** PROPERTY LIES WITHIN FLOOD ZONE: **"X"** AS PER FEMA.

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

SEWER SYSTEM: ☒ SANITARY SEWER BY **N.A.W.S.C.**

WATER SERVICE PROVIDER: **N.A.W.S.C.**

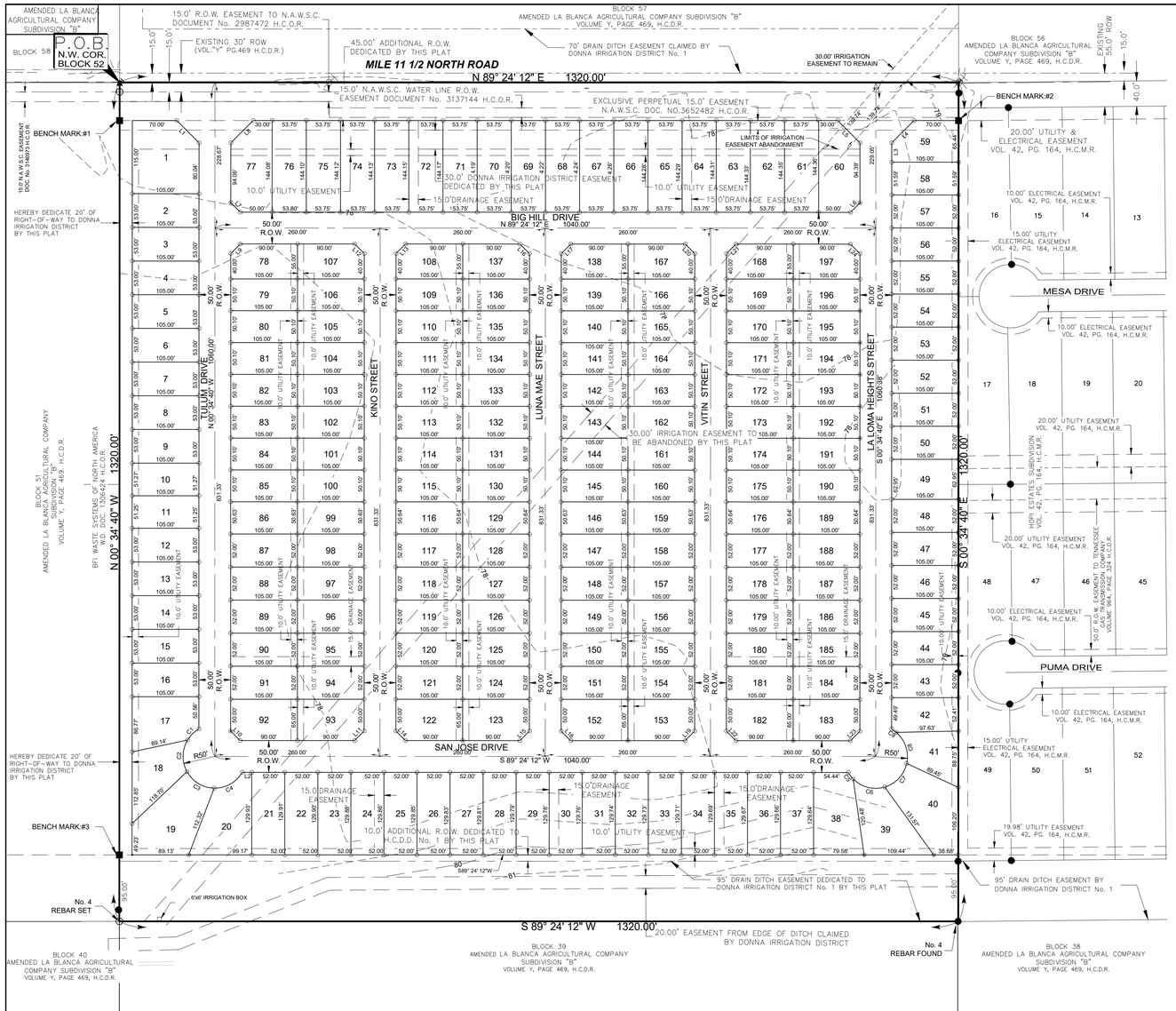
VARIANCE REQUEST TITTLE **B**, CHAPTER **3.5** , SECTION **E.13** ITEM **SETBACKS**
TITTLE **B**, CHAPTER **2.7** SECTION **A** ITEM **UTILITIES**

REQUEST FOR FINAL APPROVAL WITH: ☒ **CASH DEPOSIT:** Amount: **$42,040.00** *For:* (FENCE, PAVING & DRAINAGE IMPS.)

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

☒ **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.*



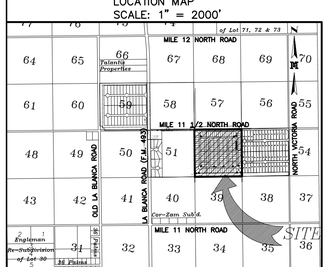
SUBDIVISION MAP OF
LA LOMA SUBDIVISION

A RESUBDIVISION OF 40.000 ACRES
BEING ALL OF BLOCK 52,
AMENDED LA BLANCA AGRICULTURAL
COMPANY SUBDIVISION "B"
VOL. Y, PG. 469, H.C.D.R.
HIDALGO COUNTY, TEXAS.

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

LA LOMA SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF MILE 11 1/2 NORTH ROAD APPROXIMATELY 1320 FEET WEST OF VICTORIA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY DONNA (POPULATION 15,611).
LA LOMA SUBDIVISION LIES APPROXIMATELY 3 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001. THIS SUBDIVISION FALL WITHIN PRICINCT 1.

LOCATION MAP
SCALE: 1" = 2000'



INDEX TO SHEET OF LA LOMA SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION; ENGINEER CERTIFICATION; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION; ATTESTATION; N.A.W.S.C. CERTIFICATION; CITY MAYOR CERTIFICATE; DONNA IRRIGATION DISTRICT; HCDD No. 1; HIDALGO COUNTY JUDGE; COUNTY CLERK'S RECORDING CERTIFICATE;

SHEET 2: DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS, LOT AREA TABLE, LINE TABLE, CURVE TABLE.

SHEET 3 ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); WATER DETAILS.

SHEET 4 ENGINEERING REPORT, INCLUDING DESCRIPTION OF SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATE AND STATEMENT; SEWER DETAILS.

SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; STORM & STREET DETAILS, REVISION NOTES.

SHEET 6: MAP OF TOPOGRAPHY AND STREET, LOT GRADING, DETAILS.

LEGEND

- ● FOUND No.4 REBAR
- ○ SET No. 4 REBAR
- ■ BENCHMARK
- ⌀ SET NAIL

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
S.W. COR. - SOUTHWEST CORNER
P.O.B. - POINT OF BEGINNING
W.D. - WARRANTY DEED
Ac. - OF ONE ACRE

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
TBPLS No. 10096900

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	DANIEC DEVELOPMENT INC.	5121 W. STATE HIGHWAY 107	EDINBURG, TX. 78539	(956) 821-7108	
ENGINEER:	MARIO A. REYNA, PE	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, RPLS	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: CISD — DATE: 07-10-26
SURVEYED, CHECKED BY: _____ — DATE: _____

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR ($1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS 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, GRANTOR FURTHER GRANTS TO GRANTEE 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 GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTOR COVENANTS THAT 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 _____.

DANIEC DEVELOPMENT INC.
VICTOR DANIEC, DIRECTOR
5121 W. STATE HIGHWAY 107
EDINBURG, TEXAS 78539

ACKNOWLEDGMENT

THE STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED VICTOR DANIEC 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 _____ 2026.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LA LOMA SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS

COURT ON THIS THE ____ DAY OF _____ 2026.

_____ DATE _____
HIDALGO COUNTY JUDGE

ATTEST: _____ DATE _____
HIDALGO COUNTY CLERK

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 ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, DANIEC DEVELOPMENT, INC., AS OWNER OF THE 40.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA LOMA SUBDIVISION, 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 PROVIDE ED 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.

_____ _____
DANIEC DEVELOPMENT INC. DATE:
VICTOR DANIEC, DIRECTOR
5121 W. STATE HIGHWAY 107
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED VICTOR DANIEC, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026

_____
NOTARY PUBLIC, STATE OF, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

_____
MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 07-10-2026
ENGINEERING JOB No. 24096.00

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

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 LA LOMA SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08-14-24, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

_____
ROBERTO N. TAMEZ, R.P.L.S. # 6283
DATE SURVEYED: 08-14-24
T- 1001, PAGE 46
SURVEY JOB No. 19185.08/24096

STATE OF TEXAS
ROBERTO N. TAMEZ
6283
REGISTERED PROFESSIONAL LAND SURVEYOR

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

THIS PLAT APPROVED BY DONNA IRRIGATION DISTRICT, HIDALGO COUNTY NUMBER ONE

ON THIS _____ 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.

_____ ATTEST: _____
PRESIDENT SECRETARY

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE: JUNE 6, 2000.

   THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. COMMUNITY PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR IDENTIFIES NO OTHER AREA 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.)

2. SETBACKS:
   FRONT: 20 FEET
   REAR: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
   SIDE CORNER: 20.00 FEET WHERE R.O.W. IS GREATER THAN 50.00' OR EASEMENT WHICHEVER IS GREATER

3. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
   NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISH FLOOR NOTE:
   MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. BENCHMARK NOTE: THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
   B.M. NO. 1 - ELEV. 79.40 N.G.V.D. 29 DESCRIPTION: CONCRETE MONUMENT SET 20.00' WEST FROM THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16606135.46, E:1137318.49.

   B.M. NO. 2 - ELEV. 78.40 N.G.V.D. 29 DESCRIPTION: CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF LOT 59 OF THIS SUBDIVISION. N:16606149.21, E:1138638.42.

   B.M. NO. 3 - ELEV. 78.40 N.G.V.D. 29 DESCRIPTION: CONCRETE MONUMENT SET 20.00' WEST OF THE SOUTHWEST CORNER OF LOT 19 OF THIS SUBDIVISION. N:16604980.19, E:1137330.13.

6. DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPER WILL BE REQUIRED TO DETAIN A TOTAL OF 223,246 CUBIC FEET OR 5.125 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: DETENTION SHALL BE DETAIN ALONG THE SOUTH SIDE DONNA IRRIGATION DISTRICT No. 1 DRAIN DITCH.

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

8. EACH PURCHASED CONTRACT MADE BETWEEN 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.

9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.00 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.

10. A 6' FENCE BUFFER WILL BE PLACED ALONG THE SOUTH SIDE OF LOTS 19-40.

11. A 6' FENCE BUFFER WILL BE PLACED ALONG THE NORTH SIDE OF LOTS 1, 59-77.

12. THERE WILL BE NO ACCESS PERMITTED ONTO MILE 11 1/2 NORTH ROAD FROM LOTS 1, 59-77.

13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AT A .25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

14. 50' R.O.W. EASEMENT TO TENNESSEE GAS TRANSMISSION COMPANY TO BE ABANDONED PER EXISTING EASEMENT DOCUMENT NUMBER FROM ORIGINAL RECORDING AS GAS LINE IS NO LONGER BEING MAINTAINED OR IN SERVICE.

15. OPTING OUT OF CITY ETJ.

16. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO DONNA IRRIGATION DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.

17. 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.

18. 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.

19. 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.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 40.000 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF BLOCK 52, OUT OF THE AMENDED LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B" TRACT, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 2, PAGE 42, HIDALGO COUNTY MAP RECORDS, SAID 40.000 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO DANIEC DEVELOPMENT INC., BY VIRTUE OF A WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 3345800, AND A SPECIAL WARRANTY DEED, RECORDED UNDER DOCUMENT NUMBER 2949495, BOTH IN HIDALGO COUNTY OFFICIAL RECORDS, SAID 40.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A NAIL SET AT THE NORTHWEST CORNER OF SAID BLOCK 52, WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 ½ NORTH ROAD, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 89° 24' 12" E, ALONG THE NORTH LINE OF SAID BLOCK 52, WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 ½ NORTH ROAD, A DISTANCE OF 1,320.00 FEET TO A NAIL SET AT THE NORTHEAST OF SAID BLOCK 52, FOR THE NORTHEAST CORNER OF THIS TRACT;

2. THENCE, S 00° 34' 40"E, ALONG THE EAST LINE OF SAID BLOCK 52 AND THE WEST LINE OF HOPI ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42, PAGE 164, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 15.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 11 ½ NORTH ROAD, AT A DISTANCE OF 1,225.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 52, FOR THE SOUTHEAST CORNER OF THIS TRACT;

3. THENCE, S 89° 24' 12" W, ALONG THE SOUTH LINE OF SAID BLOCK 52, A DISTANCE OF 1,320.00 FEET TO NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID BLOCK 52, FOR THE SOUTHWEST CORNER OF THIS TRACT;

4. THENCE, N 00° 34' 40" W, ALONG THE WEST LINE OF SAID BLOCK 52, AT A DISTANCE OF 1,305.00 FEET, PASS A NO. 4 REBAR SET AT THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 11 ½ NORTH ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.000 ACRES OF LAND, OF WHICH 0.454 ACRES LIES WITHIN MILE 11 ½ NORTH ROAD RIGHT-OF-WAY, LEAVING 39.546 ACRES OF LAND, MORE OR LESS.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



Curve Table					
Curve #	Delta	Length	Radius	Chord Length	Chord Direction
C1	28° 57' 18"	25.27'	50.00'	25.00'	S44° 56' 41"W
C2	60° 00' 00"	52.36'	50.00'	50.00'	S0° 28' 02"W
C3	60° 00' 00"	52.36'	50.00'	50.00'	S59° 31' 58"E
C4	61° 02' 42"	53.27'	50.00'	50.79'	N59° 56' 41"E
C5	15° 01' 34"	13.11'	50.00'	13.08'	S38° 05' 27"E
C6	61° 33' 38"	53.72'	50.00'	51.17'	S76° 23' 03"E
C7	60° 56' 48"	53.19'	50.00'	50.71'	N42° 21' 44"E
C8	62° 05' 16"	54.18'	50.00'	51.57'	N19° 09' 18"W
C9	10° 22' 44"	9.06'	50.00'	9.05'	N55° 23' 18"W

Parcel Line Table		
Line #	Length	Direction
L1	49.49'	N45° 35' 14"W
L2	14.96'	N89° 25' 20"E
L3	30.41'	S0° 34' 40"E
L4	49.51'	N44° 24' 46"E
L5	49.49'	N45° 35' 14"W
L6	21.21'	N44° 25' 20"E
L7	21.21'	N45° 34' 40"W
L8	49.51'	N44° 24' 46"E
L9	21.21'	N44° 25' 20"E
L10	21.21'	N45° 34' 40"W
L11	21.21'	N44° 25' 21"E
L12	21.21'	S45° 34' 40"E

Parcel Line Table		
Line #	Length	Direction
L13	21.21'	N44° 25' 20"E
L14	21.21'	N45° 34' 40"W
L15	21.21'	N44° 25' 20"E
L16	21.21'	S45° 34' 40"E
L17	21.21'	N44° 25' 20"E
L18	21.21'	S45° 34' 40"E
L19	21.21'	S44° 25' 20"W
L20	21.21'	S45° 34' 40"E
L21	21.21'	N44° 25' 20"E
L22	21.21'	S45° 34' 40"E
L23	21.21'	S44° 25' 20"W
L24	21.21'	S45° 34' 40"E

SUBDIVISION MAP OF

LA LOMA SUBDIVISION

A RESUBDIVISION OF 40.000 ACRES
BEING ALL OF BLOCK 52,
AMENDED LA BLANCA AGRICULTURAL
COMPANY SUBDIVISION "B"
VOL. Y, PG. 469, H.C.D.R.
HIDALGO COUNTY, TEXAS.

Lot Area Table		
Lot #	SQ. FT.	Area
1	11464.54	0.263
2	5564.51	0.128
3	5564.51	0.128
4	5564.51	0.128
5	5564.51	0.128
6	5564.51	0.128
7	5564.51	0.128
8	5564.50	0.128
9	5565.05	0.128
10	5383.35	0.124
11	5381.25	0.124
12	5564.75	0.128
13	5564.50	0.128
14	5565.14	0.128
15	5564.85	0.128
16	5564.52	0.128
17	7779.56	0.179
18	6810.47	0.156
19	10487.50	0.241
20	8998.00	0.207

Lot Area Table		
Lot #	SQ. FT.	Area
21	6755.98	0.155
22	6755.09	0.155
23	6754.19	0.155
24	6753.30	0.155
25	6752.41	0.155
26	6751.51	0.155
27	6750.62	0.155
28	6749.73	0.155
29	6748.83	0.155
30	6747.94	0.155
31	6747.05	0.155
32	6746.15	0.155
33	6745.26	0.155
34	6744.37	0.155
35	6743.47	0.155
36	6742.58	0.155
37	6741.69	0.155
38	9068.00	0.208
39	8443.46	0.194
40	10127.57	0.232

Lot Area Table		
Lot #	SQ. FT.	Area
41	5756.64	0.132
42	5611.19	0.129
43	5459.62	0.125
44	5460.42	0.125
45	5460.42	0.125
46	5460.41	0.125
47	5460.41	0.125
48	5460.40	0.125
49	6609.81	0.152
50	5459.99	0.125
51	5459.99	0.125
52	5459.51	0.125
53	5459.48	0.125
54	5459.52	0.125
55	5459.83	0.125
56	5459.76	0.125
57	5459.50	0.125
58	5416.94	0.124
59	6256.88	0.144
60	8659.35	0.199

Lot Area Table		
Lot #	SQ. FT.	Area
61	7755.65	0.178
62	7758.12	0.178
63	7757.17	0.178
64	7756.22	0.178
65	7755.26	0.178
66	7754.31	0.178
67	7753.36	0.178
68	7752.40	0.178
69	7751.45	0.178
70	7750.50	0.178
71	7749.55	0.178
72	7748.59	0.178
73	7747.64	0.178
74	7746.69	0.178
75	7745.73	0.178
76	7748.19	0.178
77	8639.51	0.198
78	5662.55	0.130
79	5260.10	0.121
80	5260.54	0.121

Lot Area Table		
Lot #	SQ. FT.	Area
81	5260.54	0.121
82	5260.54	0.121
83	5260.54	0.121
84	5260.54	0.121
85	5260.59	0.121
86	5316.52	0.122
87	5460.04	0.125
88	5460.04	0.125
89	5460.04	0.125
90	5460.04	0.125
91	5460.03	0.125
92	6712.59	0.154
93	6712.41	0.154
94	5459.93	0.125
95	5459.95	0.125
96	5459.96	0.125
97	5459.97	0.125
98	5459.98	0.125
99	5316.47	0.122
100	5260.54	0.121

Lot Area Table		
Lot #	SQ. FT.	Area
101	5260.52	0.121
102	5260.52	0.121
103	5260.53	0.121
104	5260.54	0.121
105	5260.55	0.121
106	5260.12	0.121
107	5662.57	0.130
108	5662.50	0.130
109	5260.05	0.121
110	5260.50	0.121
111	5260.50	0.121
112	5260.51	0.121
113	5260.50	0.121
114	5260.50	0.121
115	5260.05	0.121
116	5316.97	0.122
117	5460.00	0.125
118	5460.00	0.125
119	5460.00	0.125
120	5460.00	0.125

Lot Area Table		
Lot #	SQ. FT.	Area
121	5460.00	0.125
122	6712.50	0.154
123	6712.50	0.154
124	5459.99	0.125
125	5459.99	0.125
126	5460.00	0.125
127	5460.00	0.125
128	5460.01	0.125
129	5316.97	0.122
130	5260.04	0.121
131	5260.51	0.121
132	5260.50	0.121
133	5260.50	0.121
134	5260.50	0.121
135	5260.50	0.121
136	5260.06	0.121
137	5662.50	0.130
138	5662.64	0.130
139	5260.19	0.121
140	5260.63	0.121

Lot Area Table		
Lot #	SQ. FT.	Area
141	5260.62	0.121
142	5260.63	0.121
143	5260.64	0.121
144	5260.63	0.121
145	5260.52	0.121
146	5316.76	0.122
147	5460.13	0.125
148	5460.13	0.125
149	5460.13	0.125
150	5460.13	0.125
151	5460.14	0.125
152	6712.66	0.154
153	6712.32	0.154
154	5459.87	0.125
155	5459.87	0.125
156	5459.85	0.125
157	5459.88	0.125
158	5459.85	0.125
159	5316.50	0.122
160	5260.26	0.121

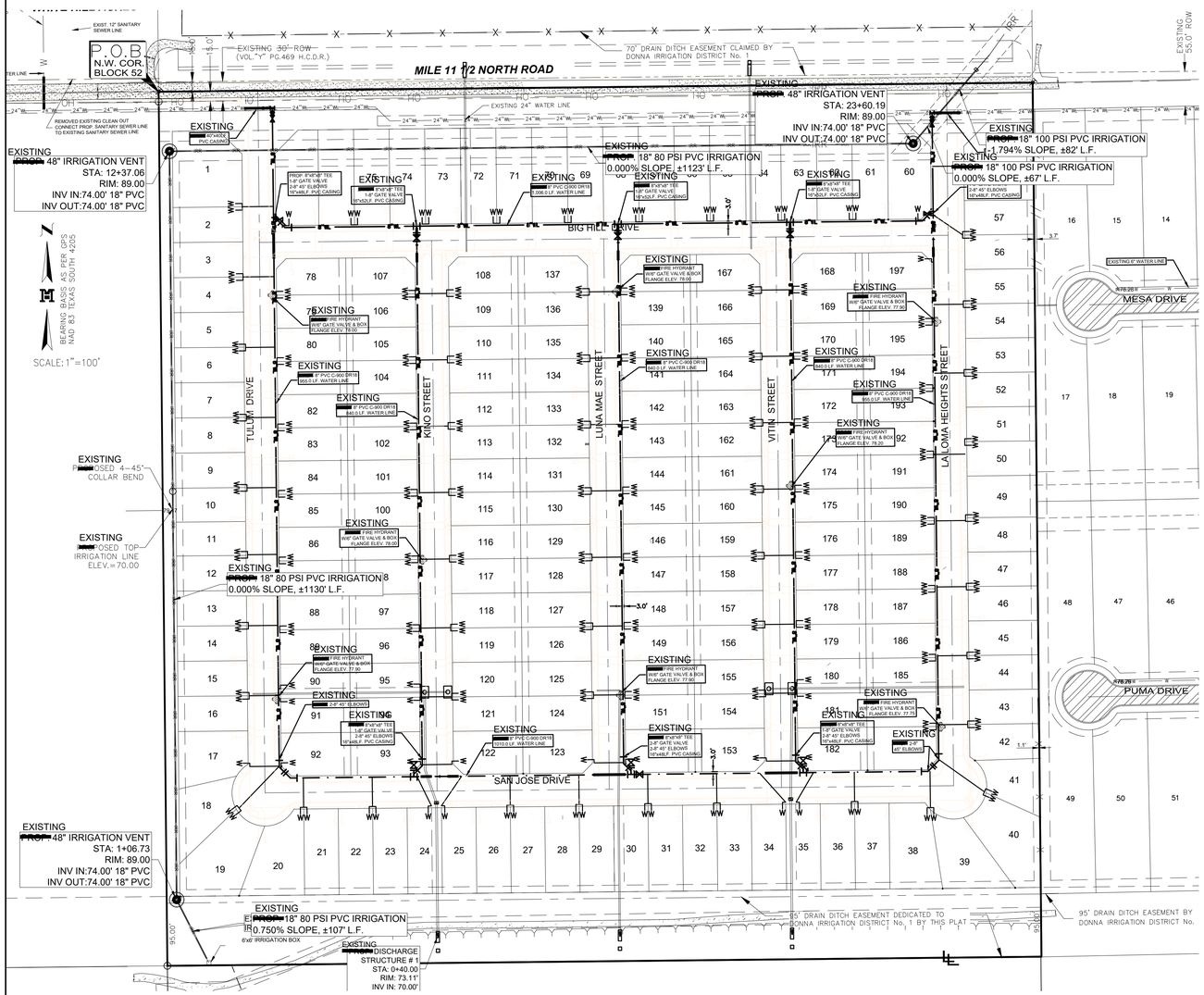
Lot Area Table		
Lot #	SQ. FT.	Area
161	5260.37	0.121
162	5260.37	0.121
163	5260.37	0.121
164	5260.37	0.121
165	5260.37	0.121
166	5259.93	0.121
167	5662.36	0.130
168	5662.64	0.130
169	5260.19	0.121
170	5260.63	0.121
171	5260.62	0.121
172	5260.63	0.121
173	5260.64	0.121
174	5260.63	0.121
175	5260.52	0.121
176	5317.18	0.122
177	5460.06	0.125
178	5460.04	0.125
179	5460.06	0.125
180	5460.03	0.125

Lot Area Table		
Lot #	SQ. FT.	Area
181	5460.06	0.125
182	6712.67	0.154
183	6712.33	0.154
184	5459.79	0.125
185	5459.75	0.125
186	5459.79	0.125
187	5459.78	0.125
188	5459.78	0.125
189	5316.92	0.122
190	5260.27	0.121
191	5260.36	0.121
192	5260.37	0.121
193	5260.37	0.121
194	5260.37	0.121
195	5260.37	0.121
196	5259.93	0.121
197	5662.36	0.130

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115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

Y:\Land Development\Residential\Hidalgo County\24096 - La Loma Subdivision - ETJ (Victor Daniec)\Autocad files\24096_LA LOMA.dwg, 9/1/2026 2:52:47 PM, DWG To PDF.pc3

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA



WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LA LOMA SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). 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 24" WATER LINE AT THE SOUTH SIDE OF THE RIGHT-OF-WAY OF MILE 11 ½ NORTH ROAD WITHIN AN EXCLUSIVE 15 FOOT N.A.W.S.C. EASEMENT APPROXIMATELY 1280.0 FEET EAST OF LA BLANCA ROAD (F.M. 493). THE WATER SYSTEM FOR LA LOMA SUBDIVISION CONSISTS OF AN 8" WATER LINE THAT CONNECTS TO THE EXISTING 24" WATER LINE, AN 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 24" WATER LINE AT THE NORTHWEST CORNER OF LOT 77 THEN RUNS SOUTH WITHIN THE EAST RIGHT-OF-WAY OF TULUM DRIVE THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF SAN JOSE DRIVE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF LA LOMA HEIGHTS STREET CONNECTING TO THE PREVIOUSLY MENTIONED 24" WATER LINE AT THE NORTHEAST CORNER OF LOT 60. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 77 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF BIG HILL DRIVE CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHEAST CORNER OF LOT 60. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 74 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF KINO STREET CONNECTING TO THE 8" WATER LINE AT THE SOUTHEAST CORNER OF LOT 93. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED WATER LINE AT THE SOUTH LINE OF LOT 68 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF LUNA MAE STREET CONNECTING TO AN 8" WATER AT THE SOUTHWEST CORNER OF LOT 152. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED WATER LINE AT THE SOUTHWEST CORNER OF LOT 63 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF VITIN STREET CONNECTING TO AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 182 TO SERVICE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LA LOMA SUBDIVISION CONSISTS OF EIGHT -1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO ¾" SERVICE LINES AND TWENTY-ONE -¾" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINES, THE DUAL SERVICES AND ¾" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF **$ 772,675.00**, OR **$ 3,922.21** PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF **$ 103,500.00** , WHICH COVERS THE **$ 1,032.99** 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 8 FIRE HYDRANTS AT A UNIT COST OF **$ 5,550.00** FOR A TOTAL COST OF **$ 44,400.00**. 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.

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 THE WATER AND THE UN-CONSTRUCTED ON-SITE 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 **$ 976,175.00** WHICH EQUALS TO **$ 4,955.20** PER LOT.

ENGINEER'S SIGNATURE **DATE**

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN LA LOMA RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN AL LOMA CONSISTE DE UN CONDUCTO DE AGUA DE 24" QUE PASA POR EL LADO SUR DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA MILE 11 ½ NORTH ROAD DENTRO DE UN CONCCION EXCLUSIVO DE 15 PIES DE N.A.W.S.C. APROXIAMENTE 1280.0 PIES AL ESTE DE LA BLANCA ROAD (F.M. 493). EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN LA LOMA CONSISTE DE UN CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 24". UN CONDUCTO DE 8" SE CONNECTA AL CONDUCTO DE 24" PREVIAMENTE MANCIONADA EN EL LADO NOROESTE DE LOTE 77 Y SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE TULUM DRIVE LUEGO SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE SAN JOSE DRIVE LUEGO SIGUE A NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE LA LOMA HEIGHTS STREET CONNECTANDO A LA CONDUCTO EXISTENTE DE 24" EN EL LADO NORESTE DE LOTE 60. OTRA LINA DE 8" SE CONNECTA A LA CONDUCTO DE 8" EN EL LADO SUROESTE DEL LOTE 77 Y SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE BIG HILL DRIVE TERMINANDO EL LADO SURESTE DE LOTE 60. OTRO CONDUCTO DE AGUA DE 8" SE CONECTÁ A UN CONDUCTO DE 8" EN EL LADO SURESTE DE LOTE 74 Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE KINO STREET CONNECTADO A UN CONDUCTO DE 8" EN EL LADO SURESTE DE LOTE 93. OTRO CONDUCTO DE AGUA DE 8" SE CONECTÁ A UN CONDUCTO DE 8" EN EL LADO SUR DE LOTE 68 Y SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE LUNA MAE STREET CONNECTADO A UN CONDUCTO DE 8" EN EL LADO SURESTE DE LOTE 152. OTRO CONDUCTO DE AGUA DE 8" SE CONECTÁ A UN CONDUCTO DE 8" EN EL LADO SUROESTE DE LOTE 63 Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE VITIN STREET CONNECTADO A UN CONDUCTO DE 8" EN EL LADO SURESTE DE LOTE 182 A ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN OCHENTA-OCHO DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE ¾" PARA CADA LOTE. Y VEINTI-UN CONDUCTOS INDIVIDUALES DE AGUA DE ¾" PARA CADA LOTE. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS DOBLE-CONDUCTOS DE AGUA DE 1", EL CONDUCTO DE ¾", Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE $772,675.00 O $ 3,922.21 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. $ 203,500.00 , QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, $ 1,032.99. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARA SIN ALGÚN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN HA INSTALADO 8 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE $ 5,550.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL $44,400.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

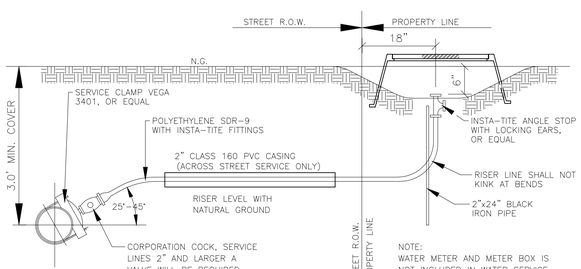
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $ 976,175.00 O $ 4,955.20 POR LOTE

ENGINEER'S SIGNATURE **DATE**

SUBDIVISION MAP OF
LA LOMA SUBDIVISION

A RESUBDIVISION OF 40.000 ACRES
BEING ALL OF BLOCK 52
AMENDED LA BLANCA AGRICULTURAL
COMPANY SUBDIVISION "B"
VOL. Y, PG. 469, H.C.D.R.
HIDALGO COUNTY, TEXAS.

COST ESTIMATE:		ESTIMACION DE COSTOS:	
PAVING IMPROVEMENTS:	$ 731,118.50	PAVIMENTACION DE CALLES:	$ 731,118.50
DRAINAGE IMPROVEMENTS:	$ 246,280.00	DRENAJE PLUVIAL:	$ 246,208.00
WATER DISTRIBUTION:	$ 772,675.00	SERVICIO DE AGUA POTABLE:	$ 772,675.00
SANITARY SEWER IMPROVEMETNS / OSSF:	$ 974,810.00	SERVICIO DE DRENAJE SANITARIO	$ 974,810.00



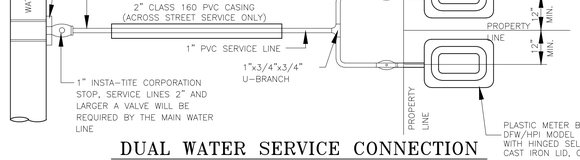
TYPICAL WATER SERVICE CONNECTION ELEVATION
N.T.S.

LEGEND:
- SET REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND PIPE
- FOUND REBAR
- EXISTING DUAL WATER SERVICE
- EXISTING SINGLE WATER SERVICE
- EXISTING SINGLE SANITARY SERVICE

TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX

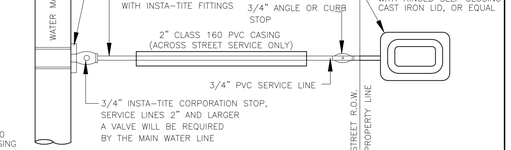
LEYENDA
- VARILLA ASENTADA
- EJE ENCONTRADA
- TUBO DE VARILLA ENCONTRADO
- VARILLA ENCONTRADO
- EXISTING SERVICIO DOBLE DE AGUA
- EXISTING SERVICIO INDIVIDUAL DE AGUA
- EXISTING SERVICIO INDIVIDUAL DE SANITARIO

DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA

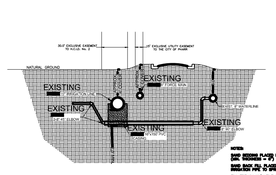


DUAL WATER SERVICE CONNECTION
N.T.S.

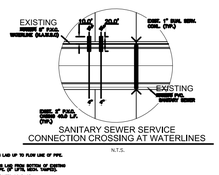
NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



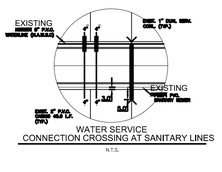
SINGLE WATER SERVICE CONNECTION
N.T.S.



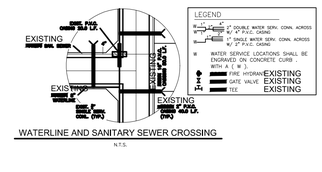
N.T.S.



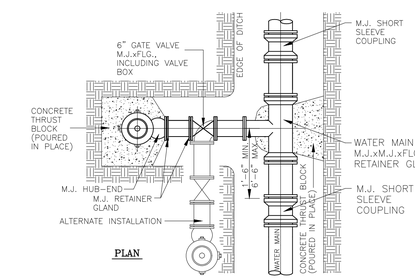
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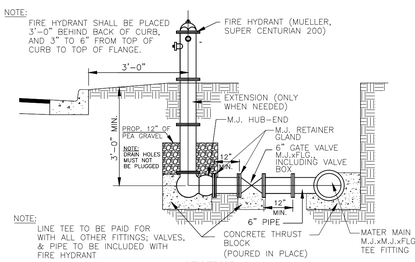
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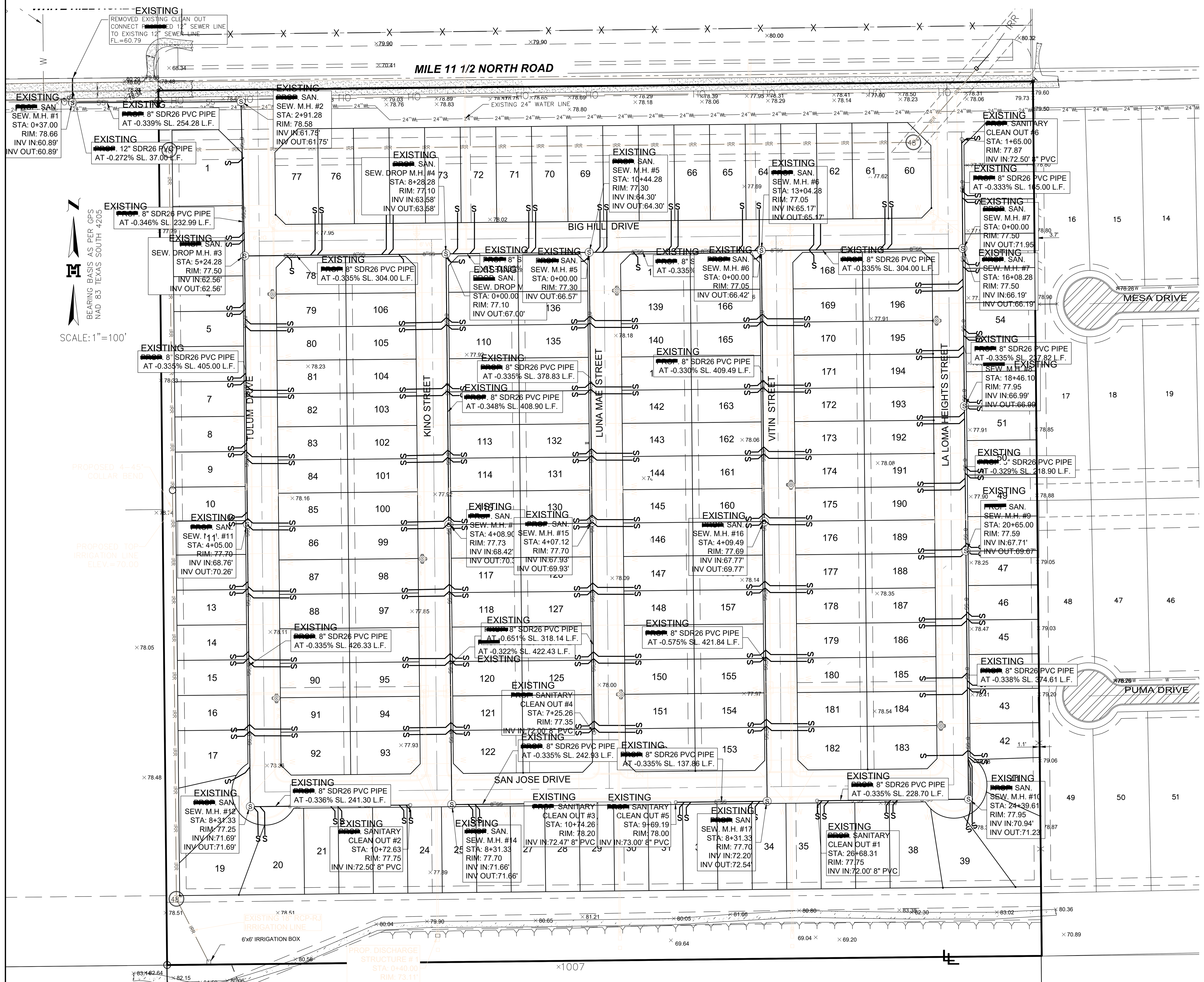
TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

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
TBPLS No. 10096900



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

LA LOMA SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER 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 WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" SANITARY SEWER LINE ALONG THE NORTH RIGHT-OF-WAY OF MILE 11 ½ NORTH ROAD APPROXIMATELY 1150.0 FEET EAST OF LA BLANCA ROAD. THE WASTEWATER SYSTEM FOR LA LOMA CONSISTS OF 8" SANITARY SEWER LINES. AN 8" SANITARY SEWER LINE CONNECTS TO THE EXISTING 8" SANITARY SEWER LINE AND CROSSES MILE 11 ½ NORTH ROAD TO THE SOUTH THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MILE 11 ½ NORTH ROAD THE RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF TULUM DRIVE THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAN JOSE DRIVE ENDING AT THE NORTHWEST CORNER OF LOT 23. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE EAST SIDE OF LOT 3 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF BIG HILL DRIVE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF LA LOMA HEIGHTS STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 57. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 104 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF KINO STREET THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF SAN JOSE DRIVE ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 29. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 131 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF LUNA MAE STREET ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 118. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 159 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF VITIN STREET THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF SAN JOSE DRIVE ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 30. ANOTHER 8" SEWER LINE CONNECTS TO A MANHOLE AT THE WEST LINE OF LOT 54 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF LA LOMA HEIGHTS STREET THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF SAN JOSE DRIVE ENDING WITH A MANHOLE AT THE NORTHEAST CORNER OF LOT 34 TO SERVE THIS SUBDIVISION.

FROM THE 8" LINE, ONE HUNDRED NINETY-SEVEN (197) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE 8" SANITARY SEWER LINES, 4" SERVICE LINE AND TWENTY-TWO (22) 48" SANITARY SEWER MANHOLES HAVE BE INSTALLED, AT A TOTAL COST OF $ 974,810.00 OR $ 4,948.27 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF $ 109,475.00 WHICH COVERS THE $ 555.71 PER LOT AS STATED IN THE 30 YEAR 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 N.A.W.S.C. THE ENTIRE WASTE 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.

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:

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF $ 1,084,285.00 WHICH EQUALS TO $ 5,503.98 PER LOT.

ENGINEER'S SIGNATURE ____________ DATE ________

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED
PROFESSIONAL ENGINEER

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

LA LOMA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE DRENAJE SANITARIO N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO DE N.A.W.S.C. CONSISTE DE UN CONDUCTO DE DRENAJE SANITARIO DE 8" QUE ESTA N EL LADO NORTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA MILE 11 ½ NORTH ROAD APROXIAMENTE 1,150.0 PIES AL ESTE DE LA BLANCA ROAD (F.M. 493). EL SISTEMA DE PROVISIÓN DE DRENAJE SANITARIO DE LA LOMA SUBDIVISIÓN CONSISTE DE CONDUCTOS DE DRENAJE DE 8". UN CONDUCTO DE 8" SE CONNECA A LA LINEA EXISTENTE Y CRUZA AL SUR DE MILE 11 ½ NORTH ROAD LUEGO SIGUE AL ESTE DENTRO DE UN CONCECCION DE 15.0 PIES EXCLUSIVO Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE TULUM DRIVE LUEGO SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE SAN JOSE DRIVE TREMINANDO CON UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 23. OTRO CONDUCTO DE 8" SERÁ CONECTADO A LA LÍNEA DE DRENAJE EN EL LADO ESTE DE LOTE 3 LA CUAL SERÁ EXTENDIDA RUMBO AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE BIG HILL DRIVE LUEGO SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE LA LOMA HEIGHTS STREET TERMINANDO EN EL LADO NOROESTE DE LOTE 57 CON UN ALCANTARILLA. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NOROESTE DE LOTE 104 LUEGO SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE KINO STREET LUEGO SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE SAN JOSE DRIVE TERMINANDO EN UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 29. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NORESTE DE LOTE 131 LUEGO SIGUE AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DE LUNA MAE STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO NORESTE DE LOTE 118. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NORESTE DE LOTE 159 LUEGO SIGUE AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DE VITIN STREET LUEGO SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE SAN JOSE DRIVE TRMINANDO CON UN ALCANTARILLA EN EL LADO NORESTE DE LOTE 30. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO OESTE DE LOTE 54 LUEGO SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE LA LOMA HEIGHTS STREET LUEGO SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE SAN JOSE DRIVE TERMINANDO CON UN ALCANTARILLA EN EL LADO NORESTE DE LOTE 34 PARA SERVIR ESTA SUBDIVISION.

DE LOS CONDUCTOS SANITARIO DE 8", CIENTO NOVENTA-SIETE (197) LÍNEAS DE SERVICIO DE 4 PULGADAS SERÁN EXTENDIDAS HA CADA LOTE. LAS LÍNEAS DE 8", DE 4" Y VENTE-DOS (22) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE $ 974,810.00 O $ 42948.257 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. UN COSTO TOTAL DE $ 109,475.00 O $ 555.71 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE $ 1,084,285.00 O $ 5,503.98 POR LOTE.

ENGINEER'S SIGNATURE ____________ DATE ________

SUBDIVIDER CERTIFICATION

1. 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:

1. WE, DANIEC DEVELOPMENT INC. SUBDIVIDER OF LA LOMA SUBDIVISION HERE BY 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.

____________________ DATE ________

DANIEC DEVELOPMENT INC.
VICTOR DANIEC, DIRECTOR
5121 W. STATE HIGHWAY 107
EDINBURG, TEXAS 78539

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VICTOR DANIEC . KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE 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________

MAP OF SANITARY DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

SUBDIVISION MAP OF

LA LOMA SUBDIVISION

A RESUBDIVISION OF 40.000 ACRES
BEING ALL OF BLOCK 52
AMENDED LA BLANCA AGRICULTURAL
COMPANY SUBDIVISION "B"
VOL. Y, PG. 469, H.C.D.R.
HIDALGO COUNTY, TEXAS.

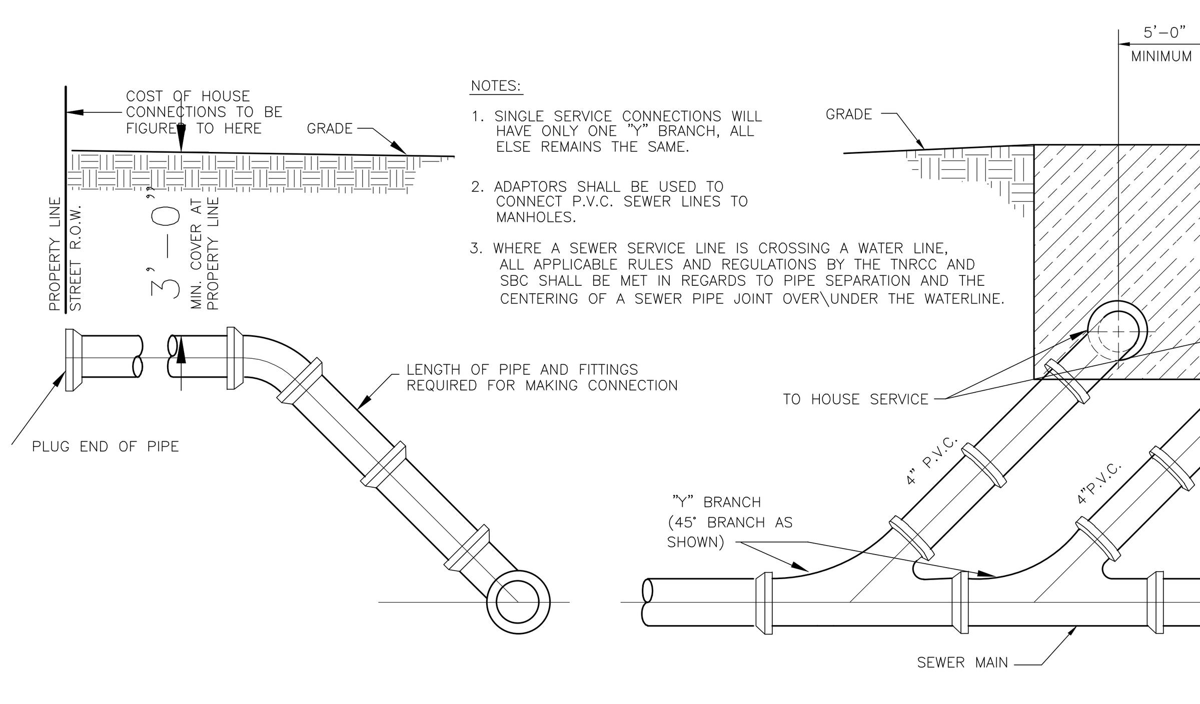
LEGEND:
- SET REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND PIPE
- FOUND REBAR
- EXISTING [redacted] DUAL WATER SERVICE
- EXISTING [redacted] SINGLE WATER SERVICE
- EXISTING [redacted] SINGLE SANITARY SERVICE

TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX

LEYENDA
- VARILLA ASENTADA
- EJE ENCONTRADA
- TUBO DE VARILLA ENCONTRADO
- VARILLA ENCONTRADO
- SERVICIO DOBLE DE AGUA EXISTING [redacted]
- SERVICIO INDIVIDUAL DE AGUA EXISTING [redacted]
- SERVICIO INDIVIDUAL DE SANITARIO EXISTING [redacted]

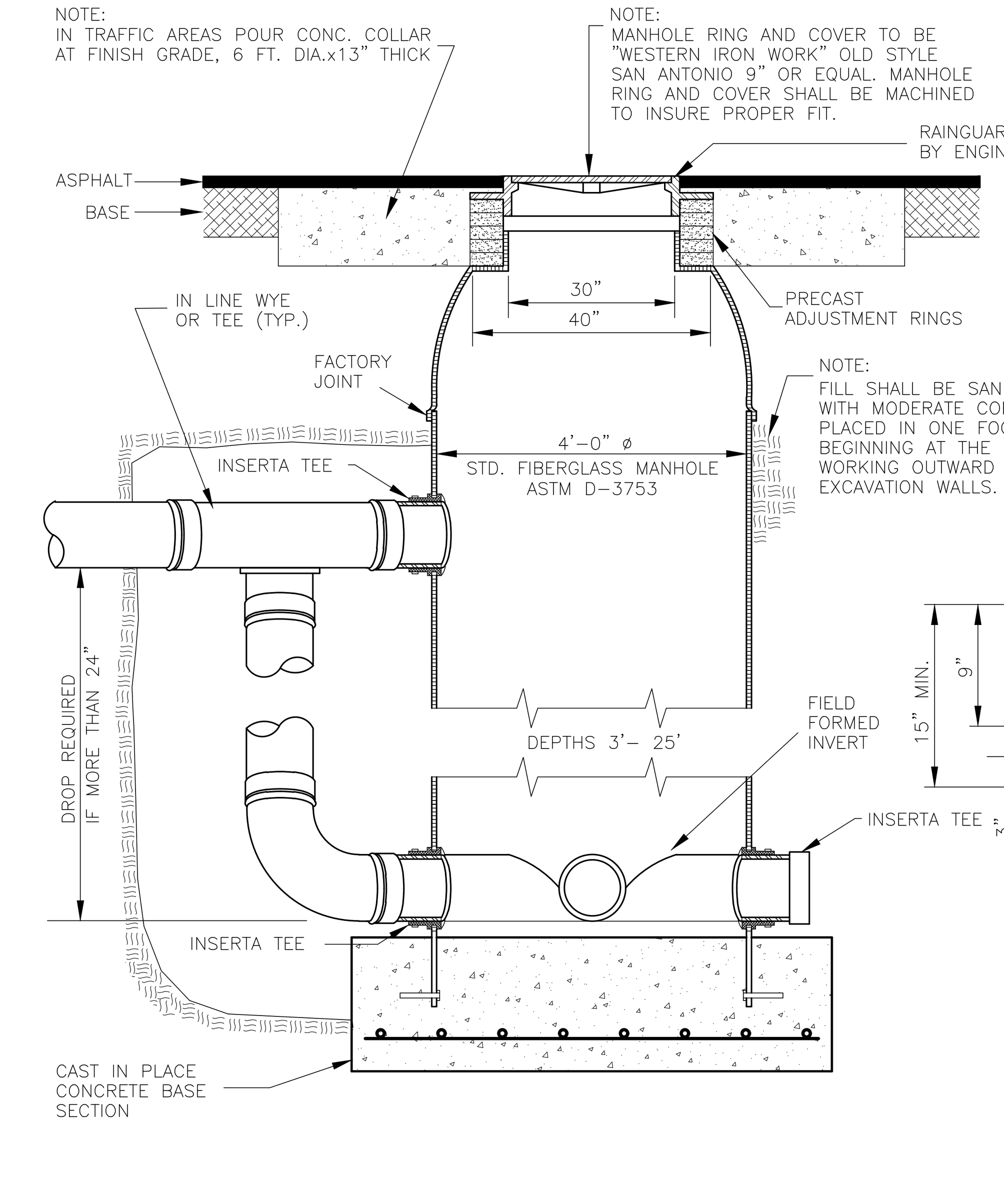
DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA

NOTES:
1. SINGLE SERVICE CONNECTIONS WILL HAVE ONLY ONE "Y" BRANCH, ALL ELSE REMAINS THE SAME.
2. ADAPTORS SHALL BE USED TO CONNECT P.V.C. SEWER LINES TO MANHOLES.
3. WHERE A SEWER SERVICE LINE IS CROSSING A WATER LINE, ALL APPLICABLE RULES AND REGULATIONS BY THE TNRCC AND SBC SHALL BE MET IN REGARDS TO PIPE SEPARATION AND THE CENTERING OF A SEWER PIPE JOINT OVER\UNDER THE WATERLINE.

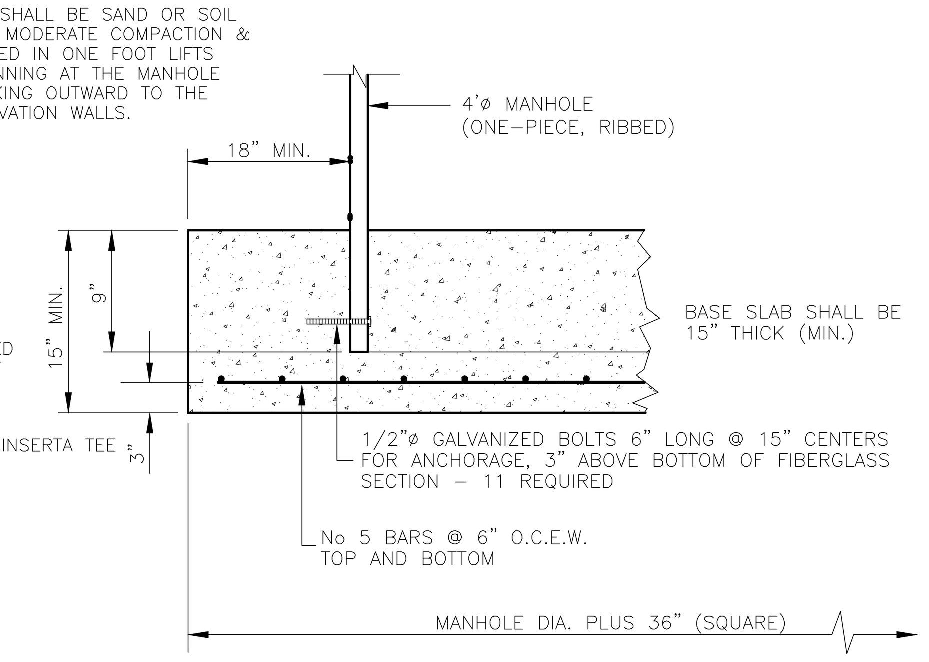


SEWER SERVICE CONNECTION
N.T.S.

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
TBPLS No. 10096900



TYPICAL FIBERGLASS MANHOLE
N.T.S.



TYPICAL FIBERGLASS MANHOLE BASE
N.T.S.

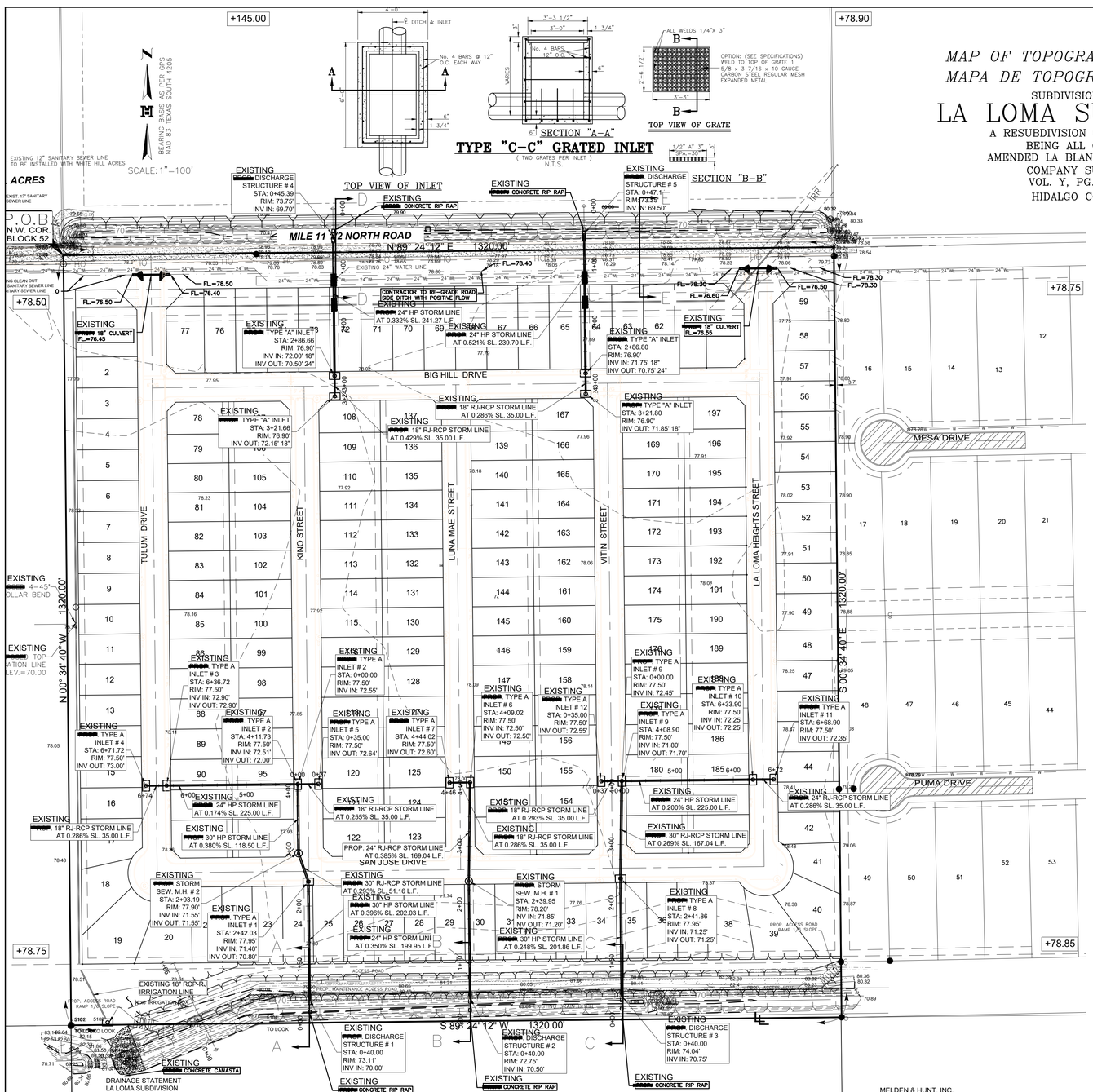
Y:\Land Development\Residential\Hidalgo County\24096 - La Loma Subdivision - ETJ (Victor Daniec)\Autocad files\24096_LA LOMA.dwg, 9/1/2026 3:01:43 PM, DWG To PDF.pc3

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

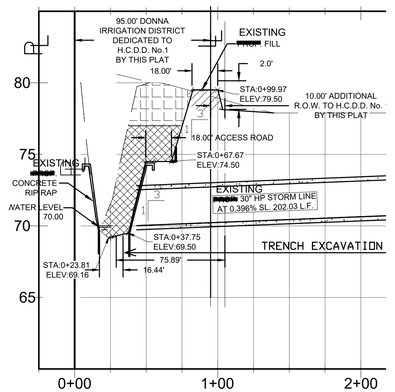
SUBDIVISION MAP OF

LA LOMA SUBDIVISION

A RESUBDIVISION OF 40.000 ACRES
BEING ALL OF BLOCK 52
AMENDED LA BLANCA AGRICULTURAL
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VOL. Y, PG. 469, H.C.D.R.
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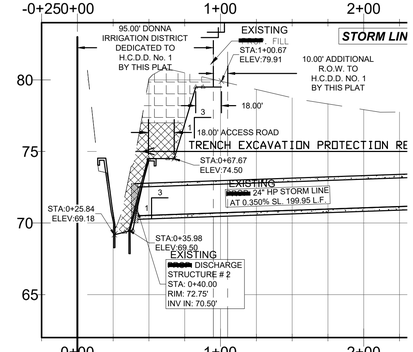


LINE AA SECTION PROFILE



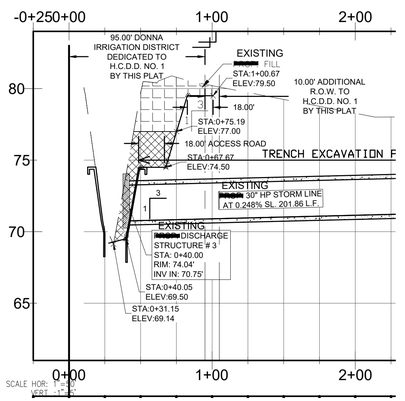
SCALE HOR: 1"=50'
VERT. :1"=5'

LINE BB SECTION PROFILE

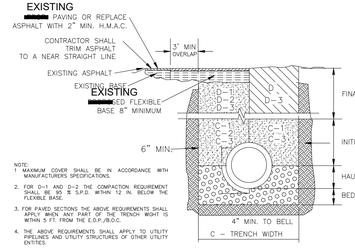


SCALE HOR: 1"=50'
VERT. :1"=5'

LINE CC SECTION PROFILE



SCALE HOR: 1"=50'
VERT. :1"=5'



NOTE:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95 % S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIGHT IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

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

A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") – PIT RUN GRAVEL 2" MIX SIZE.

B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS 1 OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C. TRENCH WIDTH – SHALL BE BELL O.D. + 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.

C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS – SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

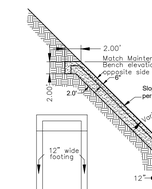
C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

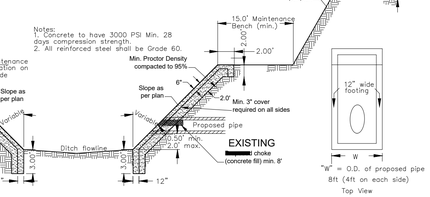
D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS – SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., 12" LOOSE LIFTS, MECHANICAL COMPACTION).

D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS – SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

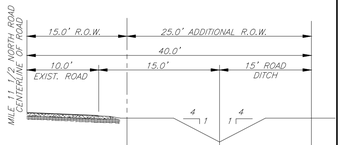
D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) – STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS 1 OR CLASS II (ASTM D2321 OR SOIL TYPE 1A, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL FOUNDATION PREPARATION (WILLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".





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

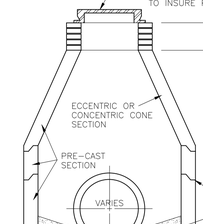
N.T.S.



TYPICAL ROAD SIDE DITCH SECTION

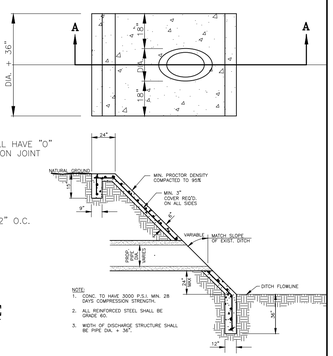
N.T.S.

MANHOLE RING & COVER TO BE "WESTERN IRON WORKS" OLD STYLE SAN ANTONIO 9 OR EQUAL. MANHOLE RING & COVER SHALL BE MACHINED TO INSURE PROPER FIT.



STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE

N.T.S.



NOTE:
1. CONC. TO HAVE 3000 P.S.I. MIN. 28 DAYS COMPRESSION STRENGTH.
2. ALL REINFORCED STEEL SHALL BE GRADE 60.
3. WIDTH OF DISCHARGE STRUCTURE SHALL BE PIPE DIA. + 36".

STORM DISCHARGE STRUCTURE
N.T.S.

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



TYPICAL LOW PROFILE CURB & GUTTER SECTION

N.T.S.

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CUB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEN 3/4" EXPANSION JOINT.

DRAINAGE STATEMENT
LA LOMA SUBDIVISION

LA LOMA SUBDIVISION IS A 40.000-ACRES TRACT OF LAND BEING ALL OF LOT 52, AMENDED LA BLANCA AGRICULTURAL COMPANY SUBDIVISION "B", VOLUME Y, PAGE 469, HIDALGO COUNTY DEED RECORDS. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF MILE 11 ½ NORTH ROAD AND APPROXIMATELY 1320.0 FEET WEST OF VICTORIA ROAD, OUTSIDE THE CITY LIMITS OF THE CITY OF DONNA BUT WITHIN THE 2 MILE ETJ. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED 197-LOT RESIDENTIAL USE AND IS LOCATED IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, MAP REVISED JUNE 6, 2000. ZONE "X UNSHADED" IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."

THE SOILS ARE SANDY CLAY LOAM AND CLAY LOAM, WHICH ARE IN HYDROLOGIC SOIL GROUP "B" & "C" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS"). FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 17.59 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 115.55 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 97.96 C.F.S.

THE PROPOSED DRAINAGE FOR LA LOMA SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW TO THE CENTRAL LOCATION DRAINING INTO PROPOSED TYPE "A" INLETS. A PORTION OF THIS SUBDIVISION SHALL DRAIN SOUTH INTO AN EXISTING DONNA IRRIGATION DISTRICT NO. 1 DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION. THE NORTHERN HALF SHALL DRAIN NORTH DISCHARGES INTO THE DONNA IRRIGATION DISTRICT NO. 1 DITCH ALONG THE NORTH SIDE OF THIS SUBDIVISION. THE DONNA IRRIGATION DISTRICT NO. 1 DITCHES FLOW EAST, ULTIMATELY DRAINING INTO THE WESLACO NORTH LATERAL.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 223,246 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF DONNA IRRIGATION DISTRICT NO. 1 DITCH LOCATED ALONG THE SOUTH AND NORTH SIDE OF THIS SUBDIVISION.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, REVISED JUNE 6, 2000 IS CONTAINED WITHIN THE WIDENING IF THE EXISTING DITCH ALONG THE SOUTH SIDE OF THIS SUBDIVISION.

MARIO A REYNA, PE # 117368 DATE:

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

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
TBPLS No. 10096900

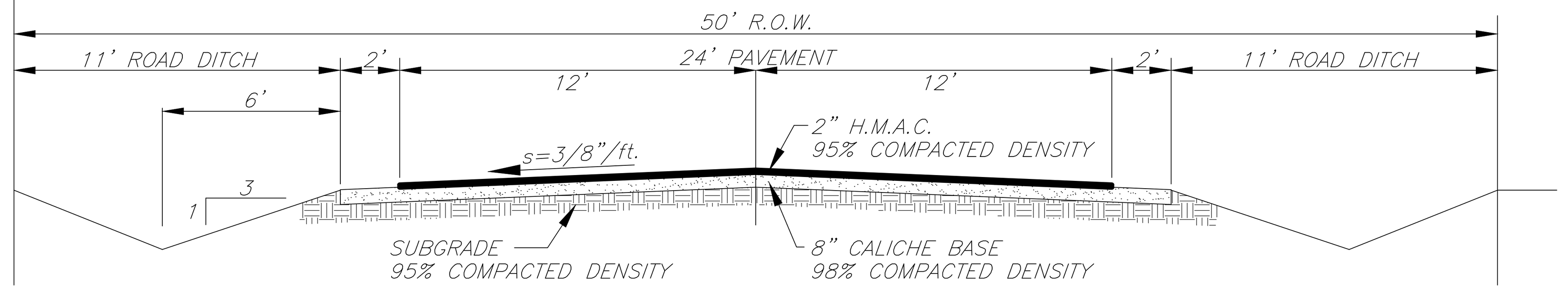
SHEET 5 OF 6 SHEETS

Y:\Land Development\Residential\Hidalgo County\24096 - La Loma Subdivision - ETJ (Victor Daniec)\Autocad files\24096_LA LOMA.dwg, 9/1/2026 3:02:23 PM, DWG To PDF.pc3

+145.00

BEARING BASIS AS PER GPS NAD 83 TEXAS SOUTH 4205

SCALE: 1"=100'

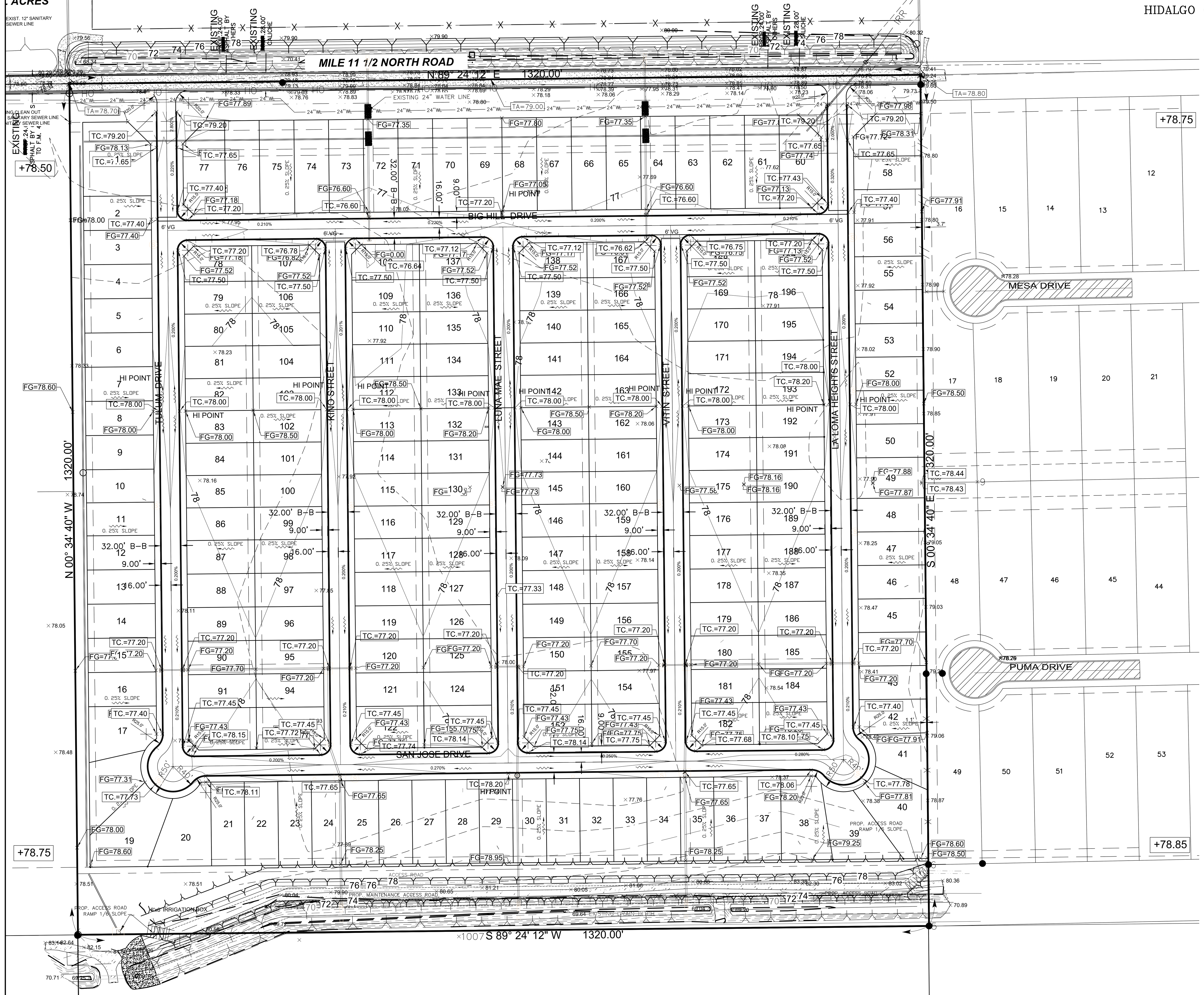


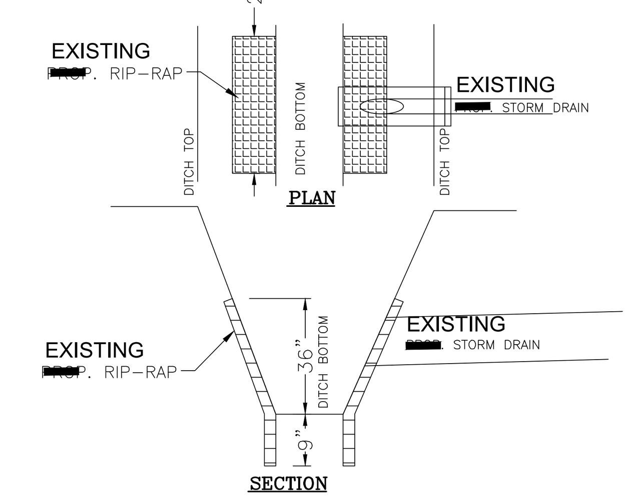
TYPICAL PAVING SECTION 2,560LF.
MILE 11 1/2 NORTH ROAD

+78.90

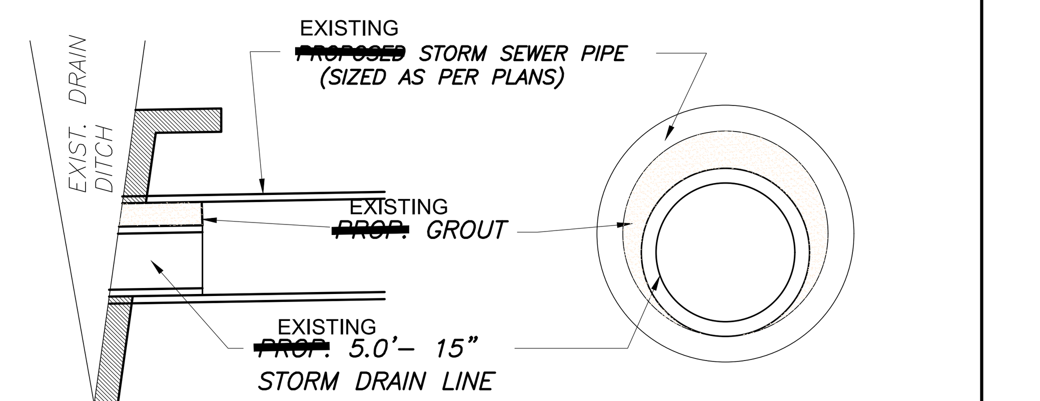
MAP OF TOPOGRAPHY AND STREET:
MAPA DE TOPOGRAFIA Y CALLES:

SUBDIVISION MAP OF
LA LOMA SUBDIVISION
A RESUBDIVISION OF 40.000 ACRES
BEING ALL OF BLOCK 52
AMENDED LA BLANCA AGRICULTURAL
COMPANY SUBDIVISION "B"
VOL. Y, PG. 469, H.C.D.R.
HIDALGO COUNTY, TEXAS

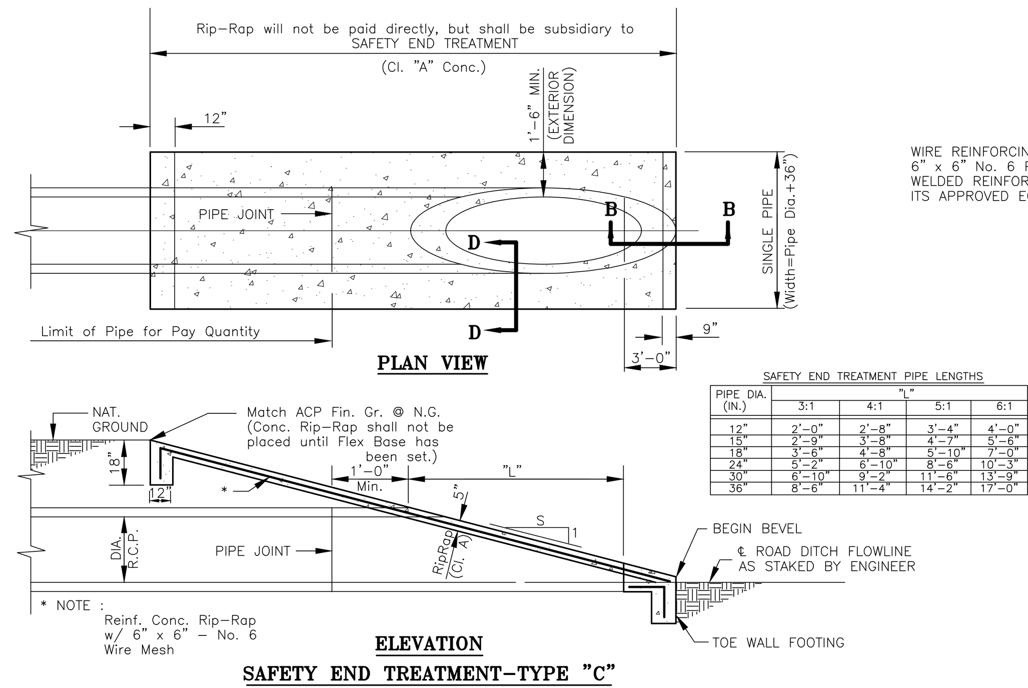




RIP-RAP
N.T.S.



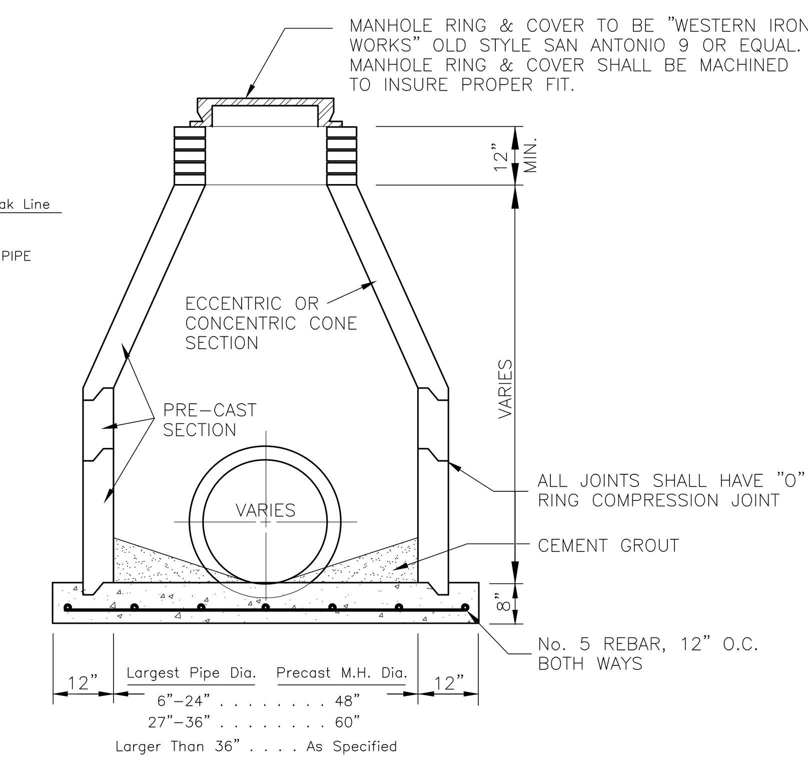
PROP. RESTRICTION



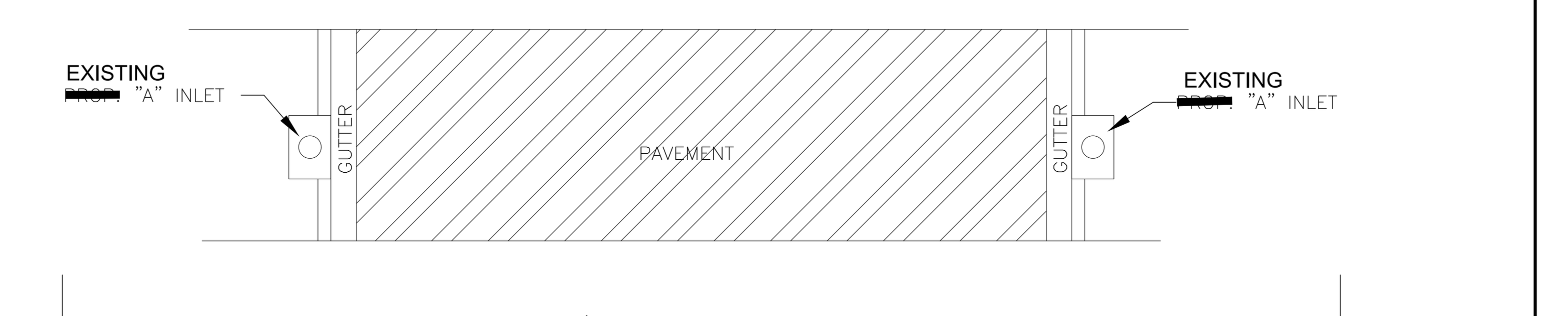
SAFETY END TREATMENT PIPE LENGTHS

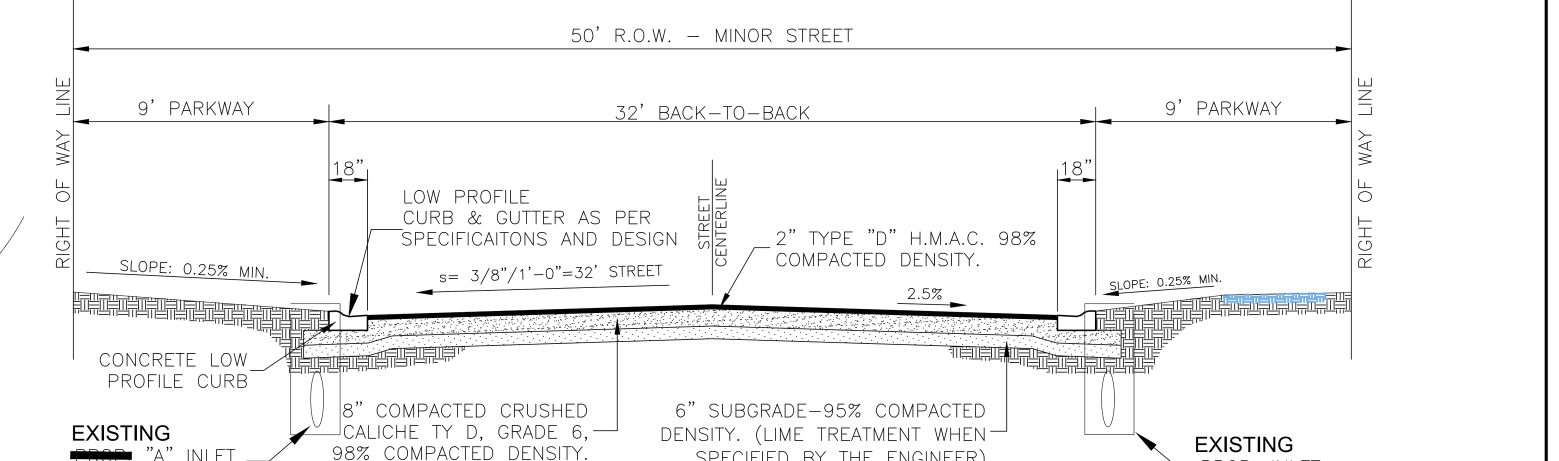
PIPE DIA. (IN.)	"L" 3:1	4:1	5:1	6:1
12"	2'-0"	2'-8"	3'-4"	4'-0"
15"	2'-9"	3'-8"	4'-7"	5'-6"
18"	3'-6"	4'-8"	5'-10"	7'-0"
24"	5'-2"	6'-10"	8'-6"	10'-3"
30"	6'-10"	9'-2"	11'-6"	13'-9"
36"	8'-6"	11'-4"	14'-2"	17'-0"

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

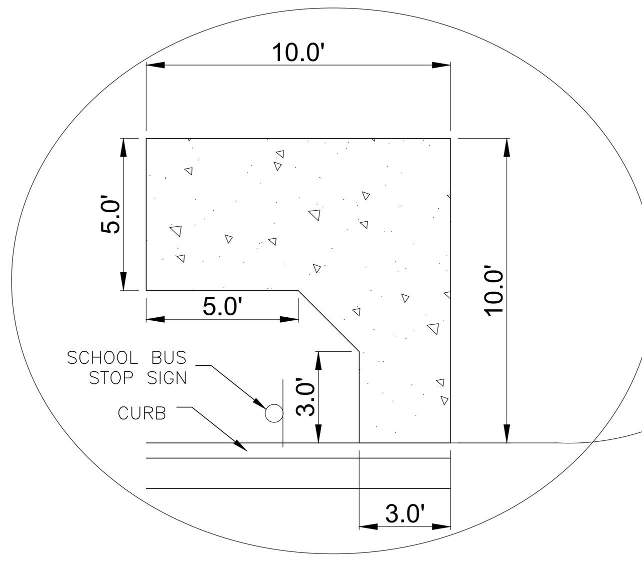


STANDARD STORM SEWER
PRE-CAST CONCRETE MANHOLE
N.T.S.

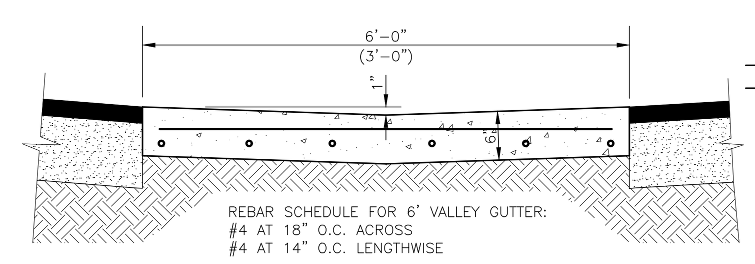




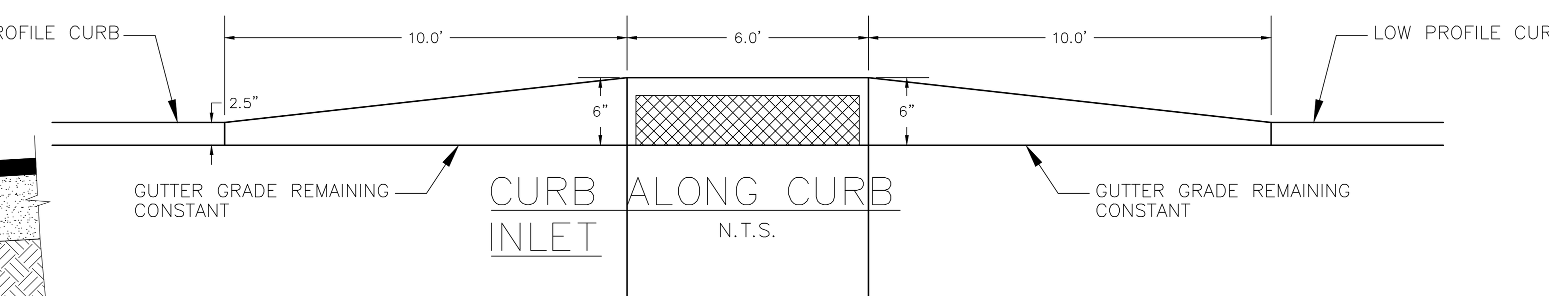
TYPICAL STREET CROSS SECTION
N.T.S.



SCHOOL BUS STOP PICKUP AREA



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

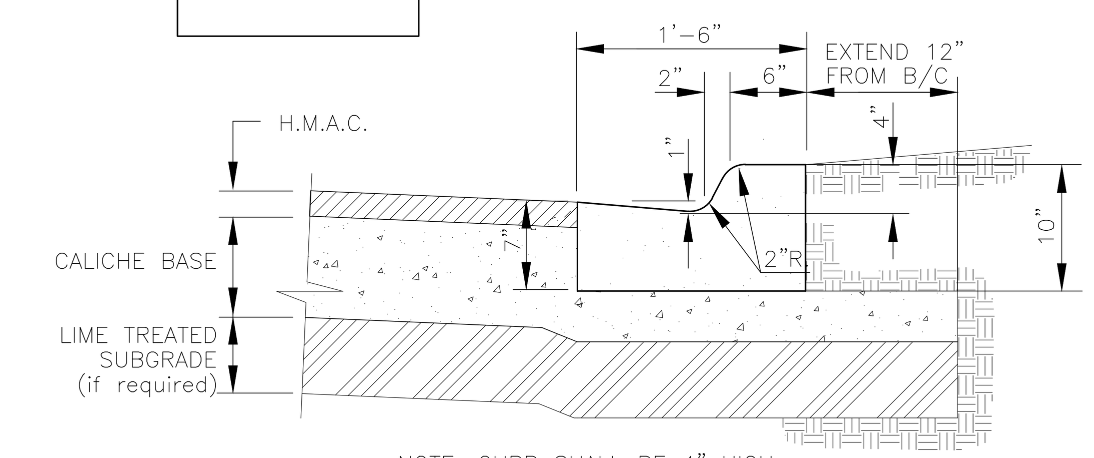


CURB ALONG CURB INLET
N.T.S.

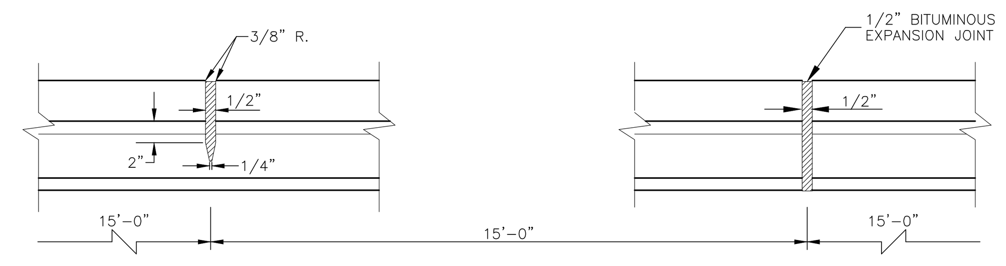
GENERAL NOTES:

1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE WITH T.H.D. 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.

2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.



SECTION "AA" - CONCRETE CURB & GUTTER
N.T.S.

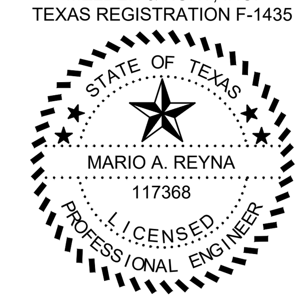


EXPANSION JOINT DETAIL
N.T.S.

+78.80

+78.70

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com
TBPLS No. 10096900

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