



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

Raul E. Sesin, P.E., CFM
Planning Administrator

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-20-2013

PROPOSED RG ESTATES PHASE I SUBDIVISION, PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: R G ESTATES, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 37 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: On the North side of Mile 17 1/2 North Road, 1/4 mile West of Val Verde Rd.

SUBDIVISION LIES WITHIN THE: *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-14-2013 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: Drainage will be accomplished by a storm drainage pipe system. Detention will be accomplished by the widening of the existing Hidalgo County Irrigation District No. 1 Ditch along the Northside of the property

ROAD R.O.W. DEDICATION: 20 feet on to Mile 17 1/2 North Road.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-12-2013 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-07-2013 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: SANITARY SEWER BY: NAWSC LINE SIZE: 12 LOCATION: Mile 17 1/2 North Rd.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: Mile 17 1/2 North Rd

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 11-26-2013 ; By Ann De La Fuente Environmental Compliance Coordinator

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

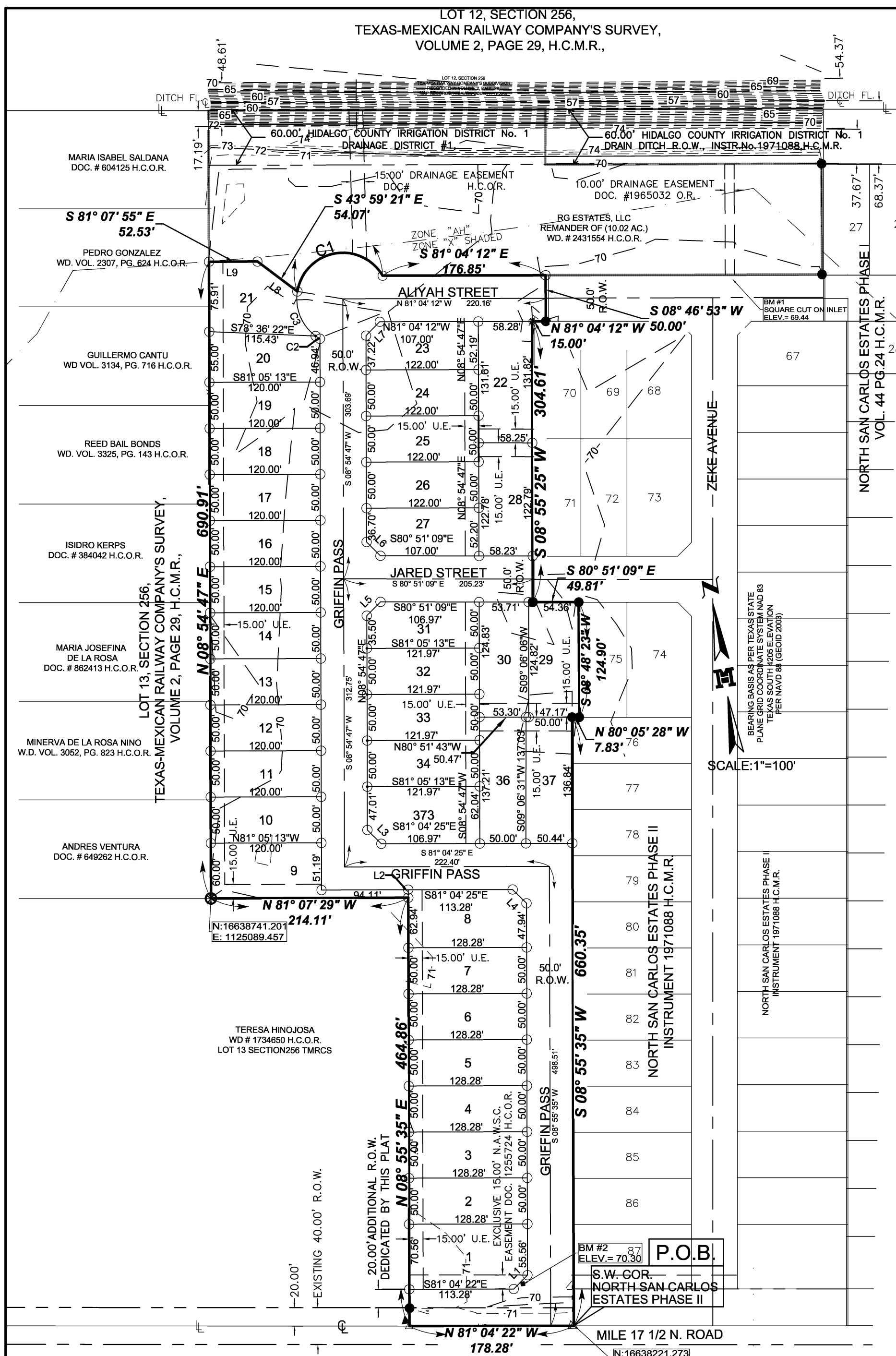
STAFF RECOMMENDS: **Preliminary Approval** subject comments and future recommendations by planning and other Departments,

Final Approval subject to recommendations 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.*



DESCRIPTION OF RG ESTATES METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 7.733 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 13, SECTION 256, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 29, HIDALGO COUNTY MAP RECORDS, SAID 7.733 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET (NORTHING: 16638221.273, EASTING: 1125404.990) AT THE SOUTHWEST CORNER OF NORTH SAN CARLOS ESTATES PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED UNDER INSTRUMENT NUMBER 1971088, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 81° 04' 22" W ALONG THE SOUTH LINE OF SAID LOT 13, SECTION 256 AND WITHIN THE RIGHT-OF-WAY OF MILE 17 1/2 NORTH ROAD, A DISTANCE OF 40.00 FEET PASS A No. 4 REBAR SET FOR THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 464.86 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
2. THENCE, N 08° 55' 35" E AT A DISTANCE OF 20.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 17 1/2 NORTH ROAD, AT A DISTANCE OF 40.00 FEET PASS A No. 4 REBAR SET FOR THE HEREBY PROPOSED NORTH RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 464.86 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
3. THENCE, N 81° 07' 29" W A DISTANCE OF 214.11 FEET TO A No. 5 REBAR FOUND (NORTHING: 16638741.201, EASTING: 1125089.457), FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;
4. THENCE, N 08° 54' 47" E AT A DISTANCE OF 690.91 FEET TO A No. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
5. THENCE, S 81° 07' 55" E AT A DISTANCE OF 52.53 FEET TO A No. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
6. THENCE, S 43° 59' 21" E AT A DISTANCE OF 54.07 FEET TO A No. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
7. THENCE, ALONG A CURVE TO THE RIGHT THROUGH A RADIUS OF 50 FEET, AN ARC LENGTH OF 122.78 FEET, A DELTA ANGLE OF 140°42'00", CHORD LENGTH 94.18 FEET, TANGENT 140.03 FEET, CHORD BEARING N 88°34'48" E TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
8. THENCE, S 81° 04' 21" E AT A DISTANCE OF 176.85 FEET TO A No. 4 REBAR SET FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
9. THENCE, S 08° 46' 53" W ALONG A WESTERN BOUNDARY LINE OF SAID NORTH SAN CARLOS ESTATES PHASE II, A DISTANCE OF 50.00 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
10. THENCE, N 81° 04' 12" W ALONG A NORTHERN BOUNDARY LINE OF SAID NORTH SAN CARLOS ESTATES PHASE II, A DISTANCE OF 15.00 FEET TO A CONCRETE NAIL FOUND FOR AN INSIDE CORNER OF THIS TRACT;:::
11. THENCE, S 08° 55' 25" W ALONG A WESTERN BOUNDARY LINE OF SAID NORTH SAN CARLOS ESTATES PHASE II, A DISTANCE OF 304.61 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
12. THENCE, S 80° 51' 09" E ALONG A SOUTHERN BOUNDARY LINE OF SAID NORTH SAN CARLOS ESTATES PHASE II, A DISTANCE OF 124.90 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
13. THENCE, S 08° 48' 23" W ALONG A WESTERN BOUNDARY LINE OF SAID NORTH SAN CARLOS ESTATES PHASE II, A DISTANCE OF 124.90 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF THIS TRACT;
14. THENCE, N 80° 05' 28" W ALONG A NORTHERN BOUNDARY LINE OF SAID NORTH SAN CARLOS ESTATES PHASE II, A DISTANCE OF 7.83 FEET TO A No. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;
15. THENCE, S 08° 55' 35" W ALONG A WESTERN BOUNDARY LINE OF SAID NORTH SAN CARLOS ESTATES PHASE II, AT A DISTANCE OF 660.35 FEET TO THE POINT OF BEGINNING, AND CONTAINING 7.733 ACRES OF LAND, MORE OR LESS.

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, A 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 HEREBY 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 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 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 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__

(GRANTOR'S SIGNATURE)

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 _____ 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: _____

GENERAL PLAT NOTES & RESTRICTIONS:
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" SHADED. ZONE "X" SHADED AREAS WITHIN THE 100-YEAR FLOOD PLAN. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. PLAN COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATED MAY 17, 2001.
2. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATE MAY 17, 2001 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 PLAN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 401 THROUGH 4127).
3. FRONT YARDS: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 18.00 FEET
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
4. 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET RIGHT-OF-WAY AREA WITHIN THE 100-YEAR FLOOD PLAN. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
---B.M. NO. 1---ELEV. 69.44 N.G.V.D. 29 DESCRIPTIONS: SQUARE CUT ON AN EXISTING TYPE "A" INLET LOCATED AT THE NORTH INTERSECTION OF ZEKE AVENUE AND ALYAH STREET. N:16639313.4450 E:1125751.1510
---B.M. NO. 2---ELEV. 70.30 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN COTTON AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N:16638274.90, E:1125357.60.
7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 26,582 CUBIC-Feet (0.581 ACRE-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (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 THAN THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
8. 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.
9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
11. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DRAINAGE PERMIT. NO WATER OR LIGHT CLEARANCE SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
12. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
13. 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(S)).
14. LOT 1 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 17 1/2 NORTH ROAD, UNLESS SAID LOT IS DESIGNATED FOR COMMERCIAL USE. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, RG ESTATES, LLC AS OWNER OF THE 7.733 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED RG ESTATES PHASE 1, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET OR WILL MEET THE MINIMUM STATE STANDARDS.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

DATE: _____

RG ESTATES, LLC
WILLIAM A. SCHWARZ, MANAGER
5711 N. 10 ST.
McAllen, TEXAS 78504

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED WILLIAM A. SCHWARZ, 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 THEREON 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 _____, 2013.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR AND LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION OF _____ WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 08-02-2013 AND THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION.

FRED L. KURTH, PE # 54151
DATE SURVEYED 08/02/13
DATE PREPARED 6-4-12
T- 953 PG.31-32

RPLS # 4750
JOB NO. 13090.00
SURVEY JOB NO. #13090.08

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO

REGISTERED PROFESSIONAL LAND SURVEYOR
4750

STATE OF TEXAS
COUNTY OF HIDALGO

REGISTERED PROFESSIONAL ENGINEER
54151

LOT 4, SECTION 253,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
VOLUME 2, PAGE 29, H.C.M.R.,
SUBDIVISION MAP OF
RG ESTATES PHASE 1
A SUBDIVISION OF 7.733 ACRES OUT OF LOT 13, SECTION 256,
TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
VOLUME 2, PAGE 29, H.C.M.R.,
HIDALGO COUNTY, TEXAS.



PROJECT LEGEND

- FOUND No.4 REBAR
- ▲ FOUND COTTON PICKER SPINDLE
- FOUND PIPE
- FOUND "X" MARK ON CONCRETE
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- △ SET COTTON PICKER SPINDLE
- ⊙ FOUND No.5 REBAR

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.A.D.R. - HIDALGO COUNTY APPRAISAL DISTRICT RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
S.E. COR. - SOUTHEAST CORNER
P.O.B. - POINT OF BEGINNING
N.A.W.S. - NORTH ALAMO WATER SUPPLY CORPORATION
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS

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

RG ESTATES PHASE 1 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE NORTH SIDE OF RUSSELL ROAD (MILE 17 1/2 NORTH), APPROXIMATELY 468 FEET EAST OF ITS INTERSECTION WITH NORTH 33RD ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 62,735). RG ESTATES PHASE 1 LIES APPROXIMATELY THREE MILES FROM THE CITY LIMITS AND IS NOT WITHIN THE CITY'S TWO AND ONE HALF MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND LIES IN PCT. No. 4.

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE OFF: (956) 381-0981
EDINBURG, TX 78541 FAX: (956) 381-1839
227 N. FM. 3167 OFF: (956) 487-8256
RO GRANE CITY, TX 78582 FAX: (956) 488-3591
E-MAIL: www.meldenandhunt.com ESTABLISHED 1947

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RG ESTATES, LLC.	5711 N. 10TH ST.	McAllen, TX 78504	(956) 682-4128 (956) 682-4129
ENGINEER:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

DRAWN BY: CIBO DATE: 08-16-13
IRRIGATION, CHECKED: _____ DATE: _____
SURVEYED, CHECKED: _____ DATE: _____
FINAL CHECK: _____ DATE: _____

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C1	140° 42' 00"	50.00'	122.78'	S88° 34' 48" W	94.18'	140.03'
C2	6° 24' 19"	50.00'	5.59'	S47° 53' 04" E	13.36'	2.80'
C3	62° 54' 42"	50.00'	54.90'	S13° 13' 33" E	57.96'	30.59'

Lot Area Table

Lot #	SQ. FT.	Area
1	8939.19	0.205
2	6413.86	0.147
3	6413.92	0.147
4	6413.81	0.147
5	6413.96	0.147
6	6413.79	0.147
7	6414.00	0.147
8	7961.77	0.183
9	8013.04	0.184
10	6000.00	0.138
11	6000.00	0.138
12	6000.00	0.138
13	6000.00	0.138
14	6000.00	0.138
15	6000.00	0.138
16	6000.00	0.138
17	6000.00	0.138
18	6000.00	0.138
19	6000.00	0.138

Lot Area Table

Lot #	SQ. FT.	Area
20	6281.09	0.144
21	6966.87	0.160
22	7674.26	0.176
23	6256.43	0.144
24	6100.00	0.140
25	6100.00	0.140
26	6100.00	0.140
27	6225.82	0.143
28	7151.45	0.164
29	6825.09	0.157
30	6678.65	0.153
31	6016.55	0.138
32	6098.31	0.140
33	6098.31	0.140
34	6098.31	0.140
36	6888.01	0.158
37	6876.59	0.158

INDEX TO SHEET OF RG ESTATES PHASE 1

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; APPROVAL, CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. No. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION DISTRICT CERTIFICATION.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER / SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).

SHEET 3: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES; ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 1

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, DATED THIS THE _____ DAY OF _____ 20__

PRESIDENT

ATTEST: SECRETARY _____

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION. IF DESIRED, THIS WILL NOT BE AT THE DISTRICTS EXPENSE. ALSO, THERE WILL NOT BE ANY PERMANENT STRUCTURES ON DISTRICT RIGHT-OF-WAY AND/OR EASEMENTS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF _____ RG ESTATES PHASE 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON THIS THE _____ DAY OF _____ 20__

ENVIRONMENTAL HEALTH DIVISION MANAGER

DATE: _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEX. 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
By: _____

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

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

SHEET 1 OF 3 SHEETS

MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
RG ESTATES PHASE 1
 A SUBDIVISION OF 7.733 ACRES OUT OF LOT 13, SECTION 256,
 TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY,
 VOLUME 2, PAGE 29, H.C.M.R.,
 HIDALGO COUNTY, TEXAS.

ENGINEERING REPORT FOR RG ESTATES PHASE 1
 BY: FRED L. KURTH
 WATER SUPPLY, DESCRIPTION, COSTS, AND OPERABILITY DATE

RG ESTATES PHASE 1 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 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 17 1/2 NORTH ROAD AND AN 8" WATER LINE ALONG THE SOUTH SIDE OF ALIYAH STREET AND ALONG THE NORTH SIDE OF JARED STREET. THE WATER SYSTEM FOR RG ESTATES PHASE 1 CONSISTS OF A 6" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE ALONG THE NORTH SIDE OF MILE 17 1/2 NORTH ROAD. THIS 8" LINE THEN RUNS NORTH ALONG THE EAST SIDE OF GRIFFIN PASS RIGHT-OF-WAY THEN RUNNING EAST ALONG THE SOUTH RIGHT-OF-WAY OF ALIYAH STREET CONNECTING TO THE EXISTING 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 22. ANOTHER 8" LINE RUNS ALONG THE NORTH SIDE OF JARED STREET RIGHT-OF-WAY CONNECTING TO THE EXISTING 8" LINE AT THE SOUTHWEST CORNER OF LOT 28 AND RUNNING WEST CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE ON GRIFFIN PASS.

WATER DISTRIBUTION FOR THE RG ESTATES CONSISTS OF (14) FOURTEEN 1/4" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND (9) NINE 1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$50,365.00, OR \$1,361.22 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$19,429.48, WHICH COVERS THE \$396.62 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 2 FIRE HYDRANTS AT A UNIT COST OF \$3,300.00 FOR A TOTAL COST OF \$6,600.00. 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.

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
 RG ESTATES PHASE 1 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 12" DIAMETER SEWER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 17 1/2 NORTH ROAD AND AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF ALIYAH STREET AND ALONG THE SOUTH SIDE OF RIGHT-OF-WAY LINE OF JARED STREET. THE WASTEWATER SYSTEM FOR RG ESTATES PHASE 1 CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 12" LINE. THIS 8" LINE THEN RUNS NORTH ALONG THE WEST SIDE OF GRIFFIN PASS RIGHT-OF-WAY ENDING WITH AN 48" SANITARY SEWER MANHOLE ON THE NORTHEAST CORNER OF LOT 21. ANOTHER 8" LINE CONNECTING TO THE 8" SEWER LINE ON GRIFFIN PASS WILL RUN EAST 147.00 FEET ALONG THE NORTH SIDE OF ALIYAH STREET ENDING WITH A CLEANOUT FROM THE 8" LINE, THIRTY-SEVEN (37) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" LINE, 15-4" DUAL SERVICES AND 7-4" SERVICE LINE AND EIGHT (8) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$60,969.33 OR \$1,647.82 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$28,484.19 WHICH COVERS THE \$581.31 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:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$69,794.48 WHICH EQUALS TO \$1,886.33 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$89,453.52 WHICH EQUALS TO \$2,417.66 PER LOT.

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. I, WILLIAM A. SCHWARZ, SUBDIVIDER(S) OF RG ESTATES PHASE 1, 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.

WILLIAM A. SCHWARZ, MANAGER
 5711 N. 10 ST
 MCALLEN TEXAS 78514

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM A. SCHWARZ 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, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

DAY OF _____ 20____

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

REPORTE DE INGENIERIA DE RG ESTATES PHASE 1
 POR: FRED L. KURTH
 ABASTECIMIENTO DE AGUA: DESCRIPCION, COSTOS Y FECHA DE OPERABILIDAD

LA SUBDIVISION RG ESTATES PHASE 1 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.), EL DUENO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION RG ESTATES PHASE 1 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 17 1/2 NORTH ROAD. TAMBIEN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO SUR DEL DERECHO DE VIA DE LA CARRETERA ALIYAH STREET Y TAMBIEN CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA DE LA CARRETERA JARED STREET. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION RG ESTATES PHASE 1 CONSISTE DE UN CONDUCTO DE AGUA DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS EN EL LADO NORTE DE MILE 17 1/2 ROAD. ESTA LINEA DE 8 PULGADAS CUAL SIGUE HACIA EL NORTE POR EL LADO ESTE DE LA CALLE GRIFFIN PASS, LUEGO CORRE AL ESTE POR EL LADO SUR DE LA CALLE ALIYAH CONECTANDOSE CON LA LINEA DE AGUA EXISTENTE DE 8 PULGADAS DE DIAMETRO LOCALIZADA AL LADO NORTOESTE DE LA DE LA LOTE 22. OTRO CONDUCTO DE 8 PULGADAS SERA QUE CORRE EN EL LADO NORTE DE LA CALLE JARED STREET CONECTADO A LA LINEA DE 8 PULGADAS EN LOCALIZADA AL LADO SURESTE DE LOTE 28 LUEGO CORRE AL OESTE A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN GRIFFIN PASS.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN (14) CATORSE DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2 DE PULGADA DE DIAMETRO PARA CADA LOTE. Y (9) NUEVE CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 DE PULGADA DE DIAMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA LA CUAL SERA EXTENDIDA RUMBO AL ESTE 147.00 PIES POR EL LADO NORTE DE LA CALLE ALIYAH STREET.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION RG ESTATES PHASE 1 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE DRENAJE SANITARIO N.A.W.S.C.). EL DUENO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

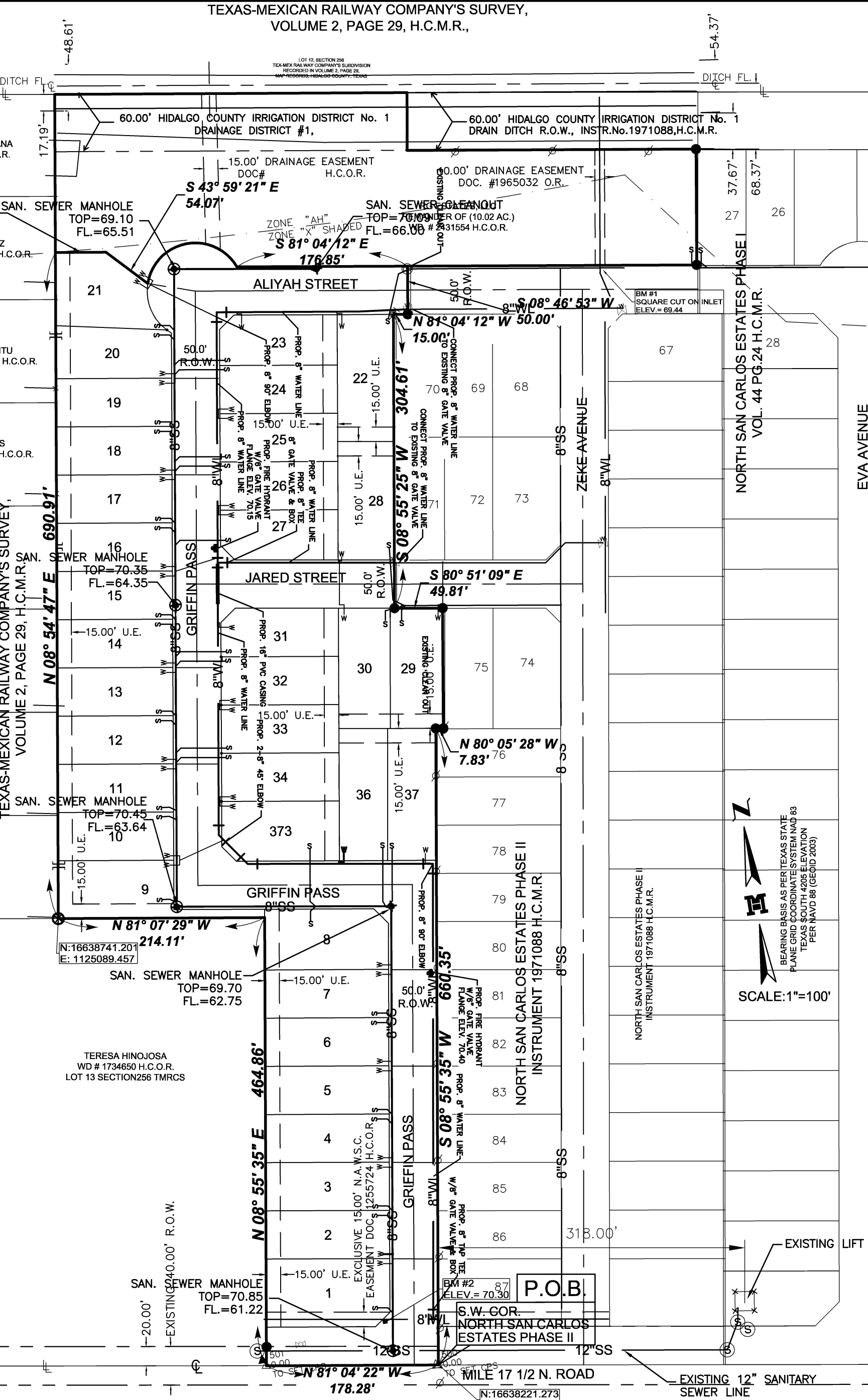
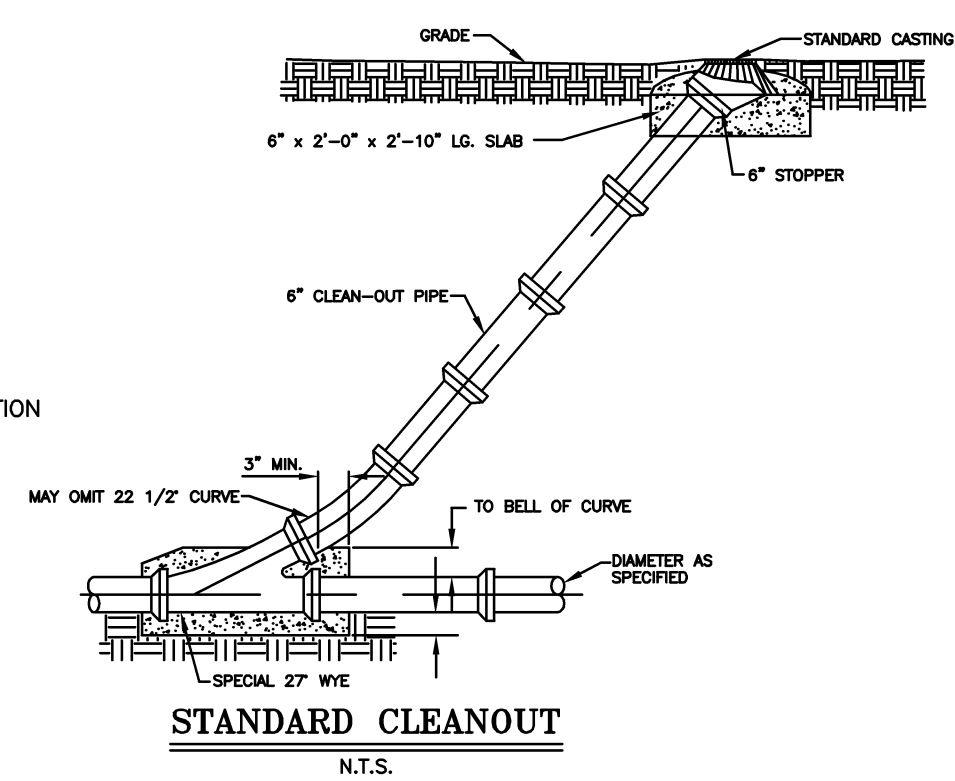
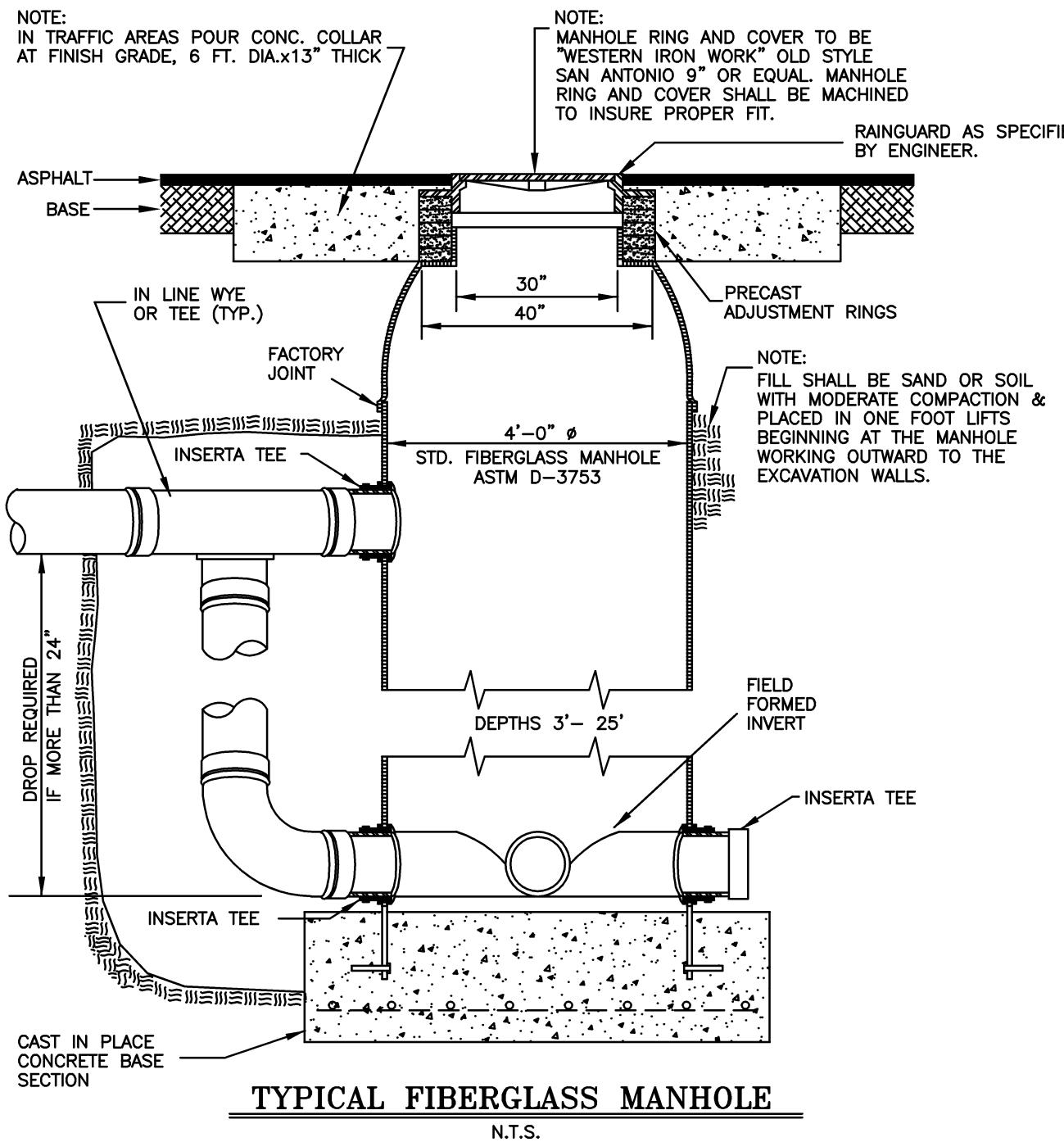
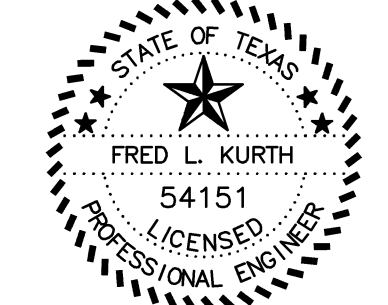
EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION RG ESTATES PHASE 1 CONSISTE DE UN CONDUCTO DE DRENAJE DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 17 1/2 NORTH ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION RG ESTATES PHASE 1 CONSISTE DE UN CONDUCTO DE DRENAJE DE 8 PULGADAS DE DIAMETRO QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 12 PULGADAS. ESTA LINEA DE 8 PULGADAS CUAL SIGUE HACIA EL NORTE POR EL LADO OESTE DE LA CALLE GRIFFIN PASS, TERMINARA CON UNA ALICANTARILLA DE 48 PULGADAS DE DIAMETRO LOCALIZADA AL NORTOESTE DE LOTE 21. OTRO CONDUCTO DE 8 PULGADAS SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA LA CUAL SERA EXTENDIDA RUMBO AL ESTE 147.00 PIES POR EL LADO NORTE DE LA CALLE ALIYAH STREET.

LA LINEAS DE 8 PULGADAS, 15- CONDUCTOS DOBLES DE 4 PULGADAS, SIETE CONDUCTOS DE 4 PULGADAS Y SIETE (7) ALICANTARILLAS HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$ 60,969.33 O \$ 1,647.82 POR LOTE. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$ 28,484.19, O \$ 581.31 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$ 89,453.52 O \$ 2,417.66 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE: _____ TEXAS REGISTRATION F-1435



COST ESTIMATE:		ESTIMACION DE COSTOS:	
PAVING IMPROVEMENTS:	\$ 157,484.50	PAVIMENTACION DE CALLES:	\$ 157,484.50
DRAINAGE IMPROVEMENTS:	\$ 72,545.00	DRENAJE PLUVIAL:	\$ 72,545.00
WATER DISTRIBUTION:	\$ 50,365.00	SERVICIO DE AGUA POTABLE:	\$ 50,365.00
SANITARY SEWER:	\$ 60,969.33	SERVICIO DE DRENAJE SANITARIO:	\$ 60,969.33
IMPROVEMENTS / OSSF:			

