



# HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25<sup>TH</sup> 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: 08-25-2014

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 ½ North Road, ¼ 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 ½ North Road.

H.C.R.O.W. FINAL APPROVAL DATE: 08-07-2014 By, Jesse Ozuna PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 08-07-2014 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 12 LOCATION: Mile 17 ½ North Rd.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: mile 17 ½ North Rd

H.C.O.E.C. FINAL APPROVAL DATE: 08-11-2014 ; 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.*

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON:

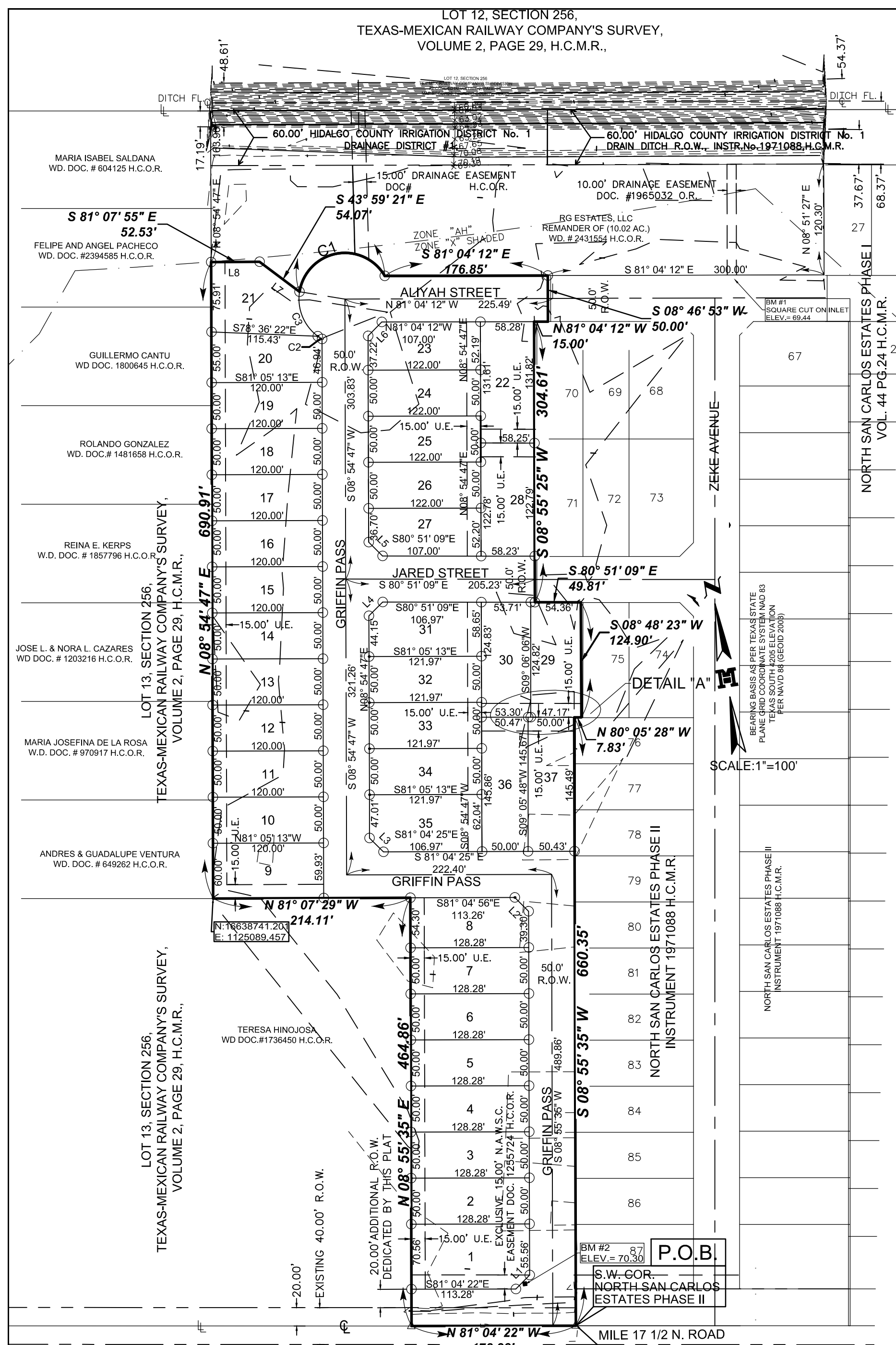
DECEMBER 20, 2013

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.*



**METS 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 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 176.85 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST 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 OF MILE 17 1/2 NORTH ROAD, 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 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 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 A DISTANCE OF 54.07 FEET TO A No. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
7. THENCE, IN AN EASTERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 140°42'00" A RADIUS OF 50 FEET, AN ARC LENGTH OF 122.78 FEET, A TANGENT OF 140.03 FEET AND A CHORD THAT BEARS N 88°34'48" E A DISTANCE OF 94.18 TO A No. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
8. THENCE, S 81° 04' 21" E A DISTANCE OF 176.85 FEET TO A No. 4 REBAR SET FOR THE 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 49.81 FEET TO A No. 4 REBAR FOUND FOR AN OUTSIDE 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, 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 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 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 DETERMINED TO BE OUTSIDE 500-YEAR FLOOD; 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 PLAIN COMMISSION PLAN 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 RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN. 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 FLOOD PLAIN COMMISSION PLAN NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATED MAY 17, 2001.
3. SETBACKS:  
FRONT: 25.00 FEET  
SIDE: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER GARAGE FRONT: 18.00 FEET  
CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE- AND POST- CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
5. 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.A.V.D. 88 (GEOID 2003) DESCRIPTIONS: SQUARE CUT ON AN EXISTING TYPE "A" INLET LOCATED AT THE NORTH INTERSECTION OF ZEKE AVENUE AND ALYAH STREET. N:1663913.4450 E:1125751.1510  
---B.M. NO. 2---ELEV. 70.30 N.A.V.D. 88 (GEOID 2003) DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N:16638274.90 E:1125357.60.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 28,582 CUBIC-Feet (0.521 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 ITS DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
7. 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.
8. 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.
9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
10. 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 DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES 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.
11. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. 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)).
13. 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 AS SHOWN HEREIN, 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.

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

DATE: \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF HIDALGO**

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED WILLIAM A. SCHWARZ, MANAGER, who 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 \_\_\_\_\_, 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 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.

FRED L. KURTH, PE # 54151 RPLS # 4750  
DATE SURVEYED: 08/02/13 JOB NO. 13090.00 MELDEN & HUNT, INC.  
DATE PREPARED: 6-4-12 SURVEY JOB NO. #13090.08 TEXAS REGISTRATION F-1435  
T- 953 PG.31-32

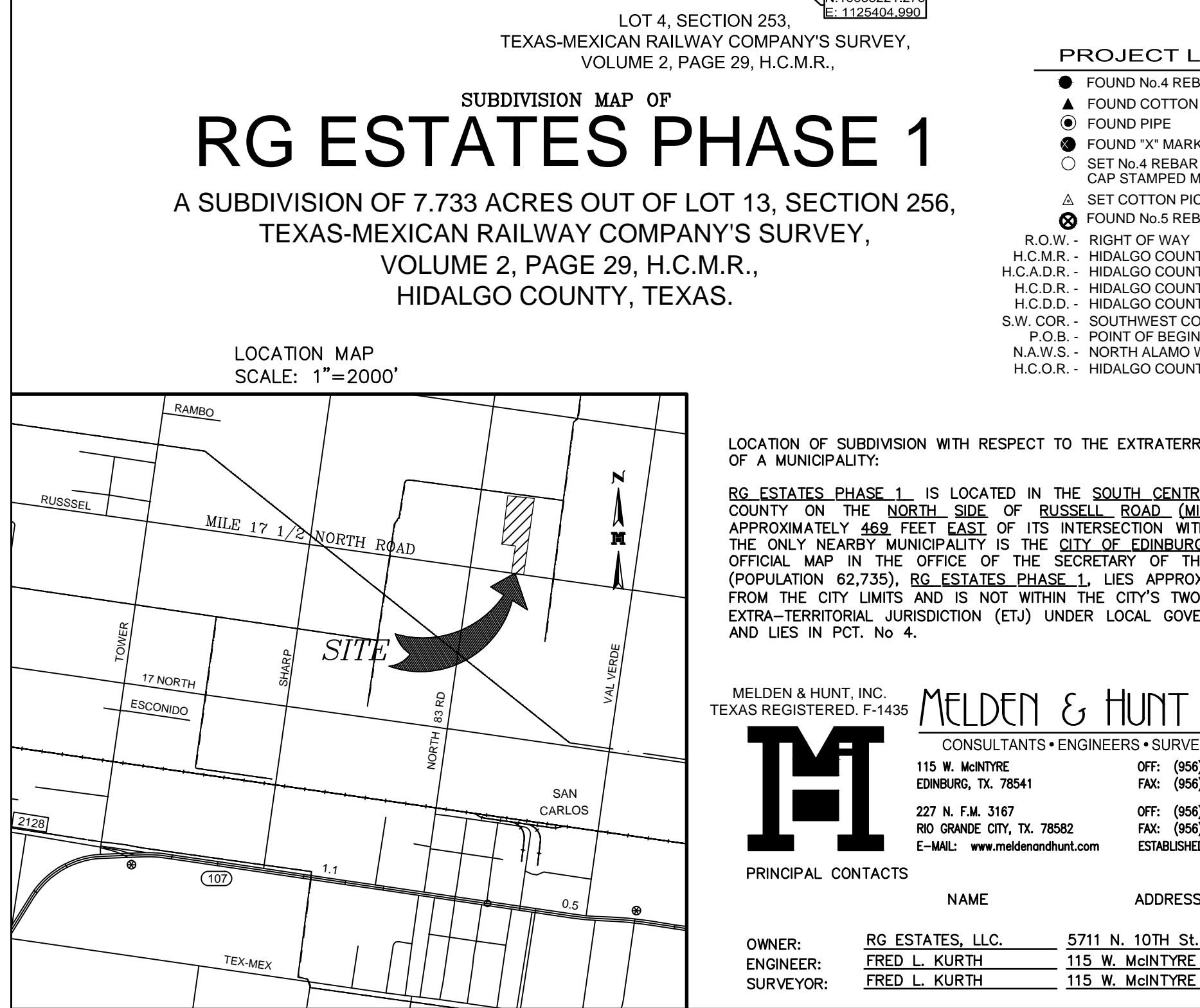
**STATE OF TEXAS  
COUNTY OF HIDALGO**

**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: \_\_\_\_\_



**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.W. COR. - SOUTHWEST 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 MAP**  
SCALE: 1"=2000'

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 ROAD), APPROXIMATELY 469 FEET EAST OF ITS INTERSECTION WITH NORTH 83rd 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.  
TEXAS REGISTERED, F-1435

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. MONTROE, EDINBURG, TX 78541 OFF: (956) 381-0981 FAX: (956) 381-1839  
227 N. FM. 3167, EDINBURG, TX 78541 OFF: (956) 481-8256 FAX: (956) 488-8591  
R.D. 9000, SAN ANTONIO, TX 78242 OFF: (956) 488-8591 FAX: (956) 488-8591  
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. MONTROE EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. MONTROE EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

**INDEX TO SHEET OF RG ESTATES PHASE 1**

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETC.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METS 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 VERSIONS).

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

**Curve Table**

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C1	140° 42' 00"	50.00'	122.78'	N88° 34' 48"E	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 Line Table**

Line #	Length	Direction
L1	21.21'	N53° 55' 37"E
L2	21.24'	S36° 04' 25"E
L3	21.22'	S36° 04' 49"E
L4	21.17'	N54° 01' 49"E
L5	21.26'	N35° 58' 11"W
L6	21.21'	N53° 55' 17"E
L7	54.07'	N43° 59' 21"W
L8	52.53'	S81° 07' 55"E

**Lot Area Table**

Lot #	SQ. FT.	Area
1	8,939.19	0.205
2	6,413.86	0.147
3	6,413.92	0.147
4	6,413.81	0.147
5	6,413.96	0.147
6	6,413.79	0.147
7	6,414.00	0.147
8	6,853.47	0.157
9	7,195.54	0.165
10	6,000.00	0.138
11	6,000.00	0.138
12	6,000.00	0.138
13	6,000.00	0.138
14	6,000.00	0.138
15	6,000.00	0.138
16	6,000.00	0.138
17	6,000.00	0.138
18	6,000.00	0.138
19	6,000.00	0.138

**Lot Area Table**

Lot #	SQ. FT.	Area
20	6,281.09	0.144
21	6,966.87	0.160
22	7,674.26	0.176
23	6,256.43	0.144
24	6,100.00	0.140
25	6,100.00	0.140
26	6,100.00	0.140
27	6,225.82	0.143
28	7,151.45	0.164
29	6,825.09	0.157
30	6,678.65	0.153
31	7,071.56	0.162
32	6,098.31	0.140
33	6,098.31	0.140
34	6,098.31	0.140
35	7,452.50	0.171
36	7,322.57	0.168
37	7,310.58	0.168

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF \_\_\_\_\_ RG ESTATES PHASE 1 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_

ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
IRRIGATION DISTRICT NO. 1**

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 1, DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

PRESIDENT \_\_\_\_\_

SECRETARY \_\_\_\_\_

NOTE: HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 WILL NOT BE RESPONSIBLE FOR 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-WAYS 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 \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF HIDALGO**

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY CLERK**

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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

DOCUMENT NUMBER \_\_\_\_\_

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

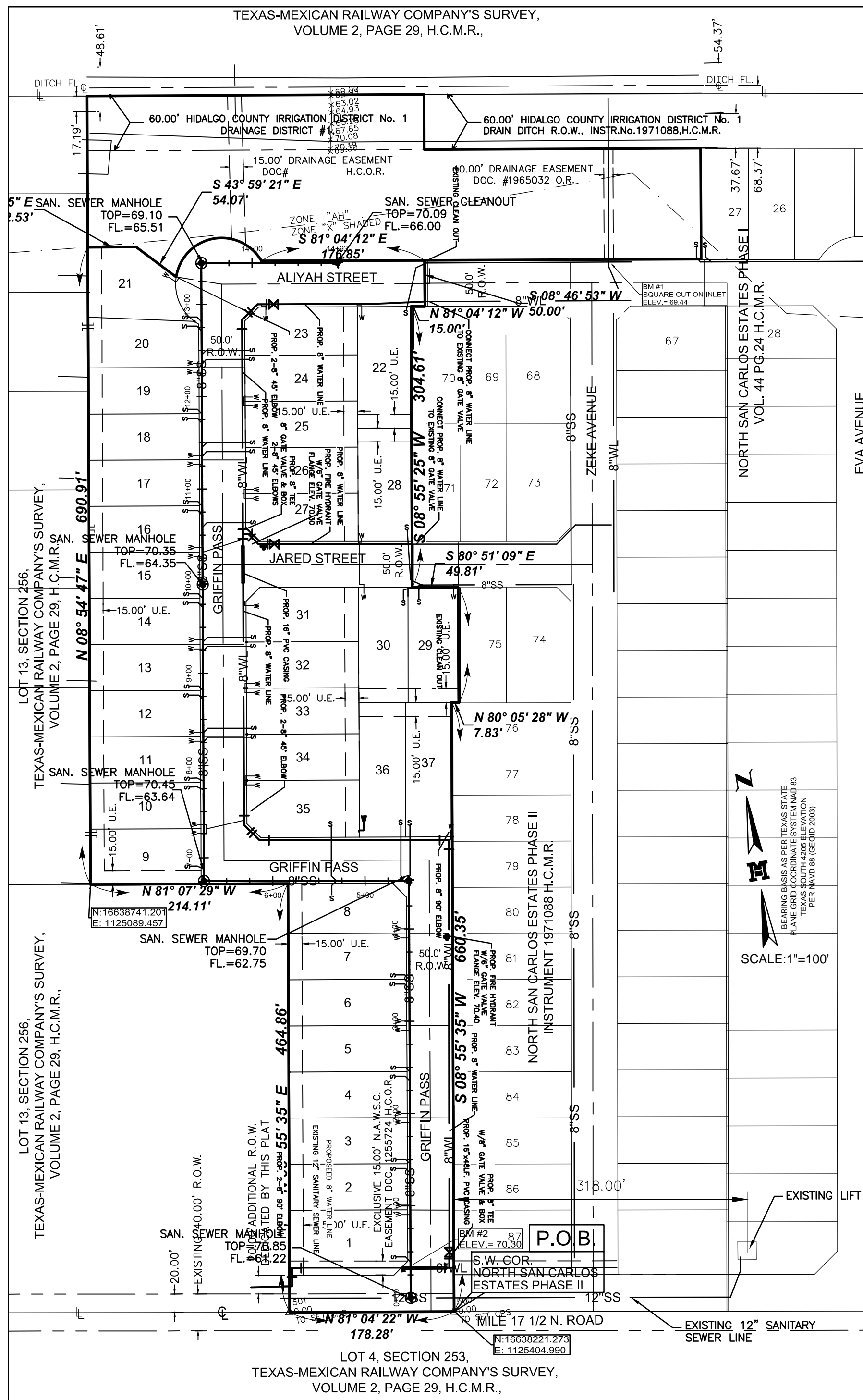
**STATE OF TEXAS  
COUNTY OF HIDALGO**

**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 \_\_\_\_\_

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 8" 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 SOUTHEAST 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" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" 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 \$50,900.00, OR \$1,456.75 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$40,600.00, WHICH COVERS THE \$1,097.29 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, 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 22 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.

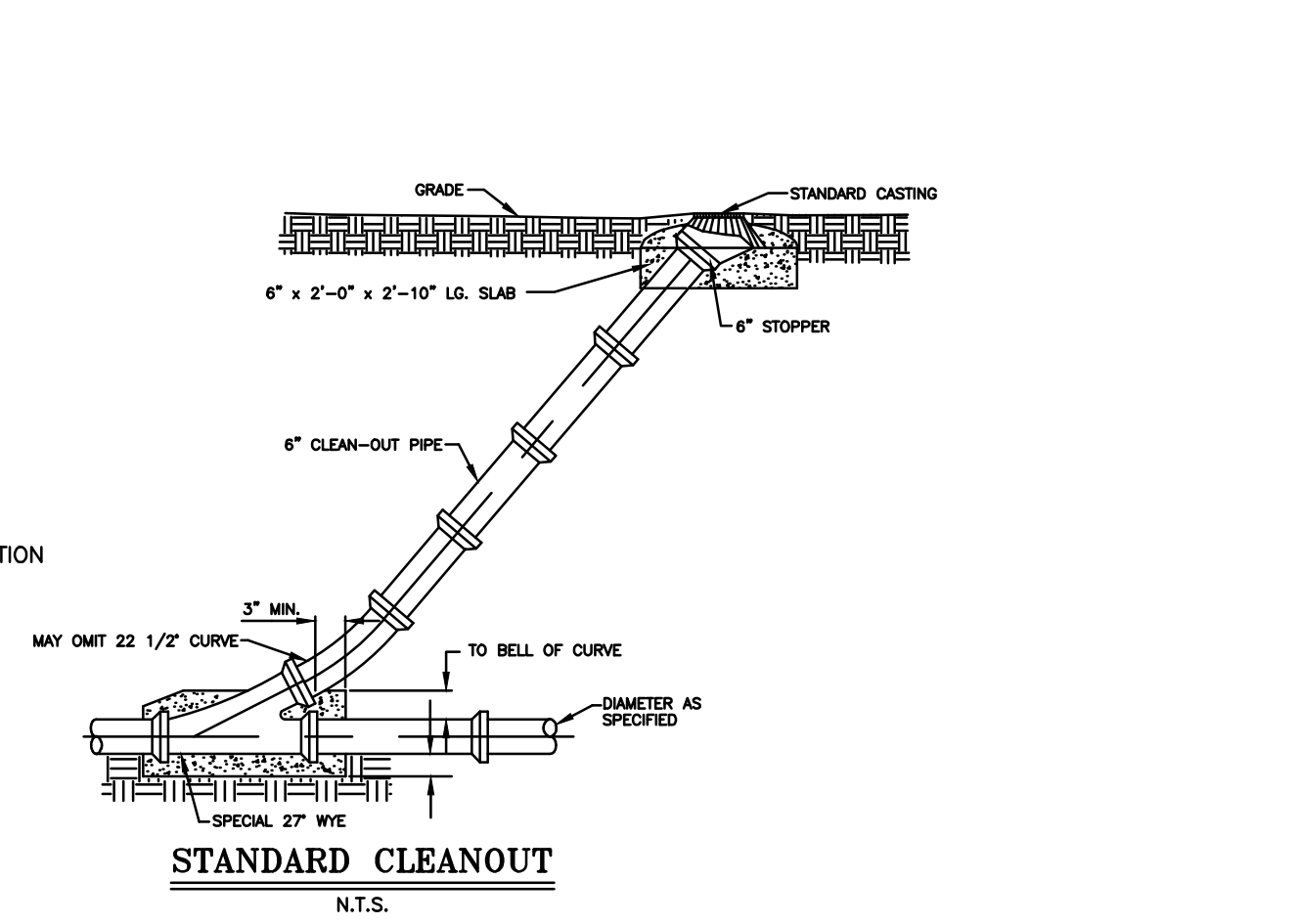
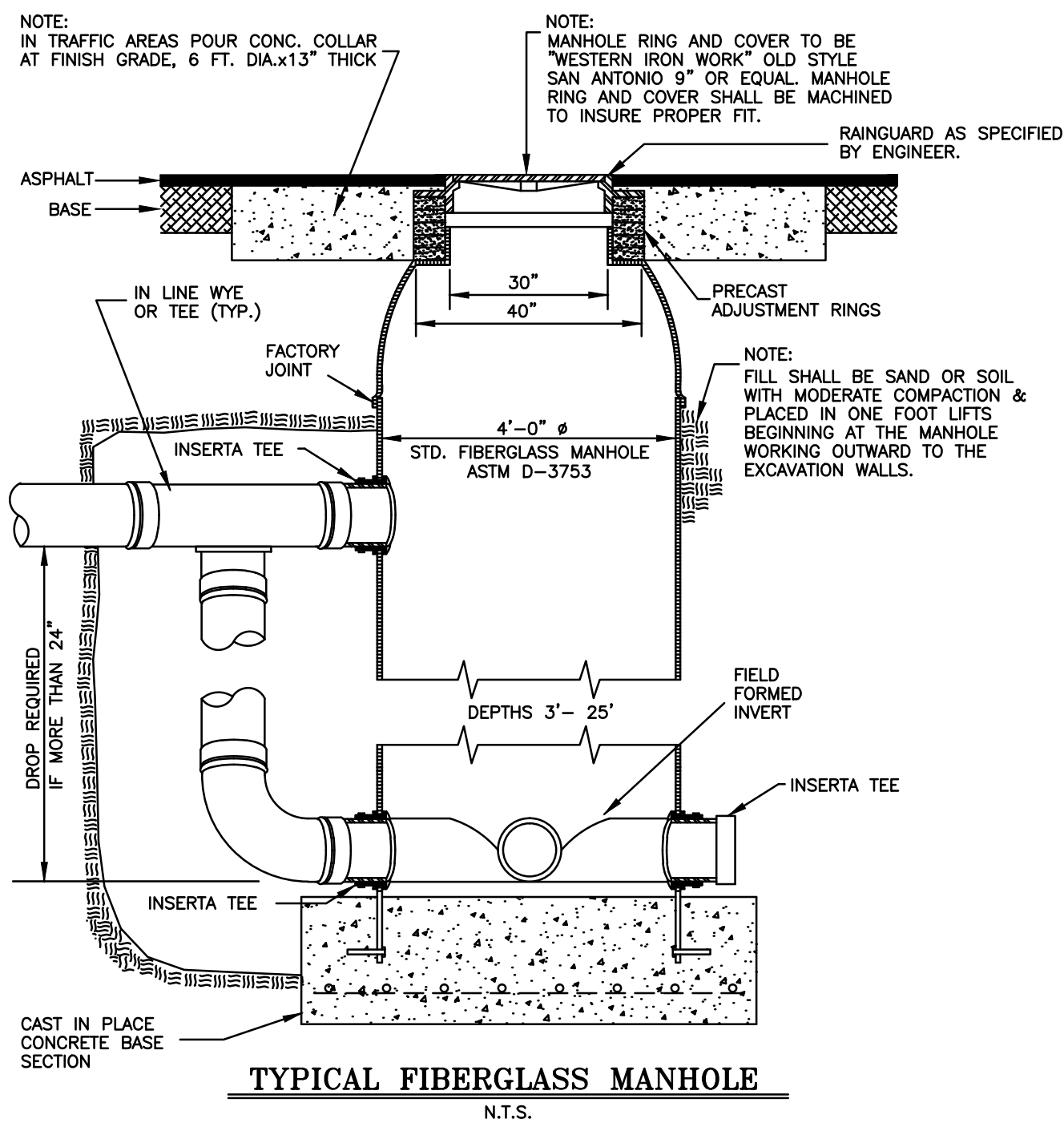
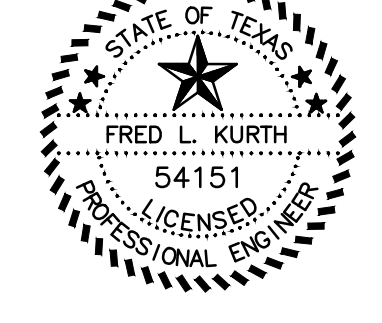
N.A.W.S.C. HAS AN EXISTING 12" DIAMETER SEWER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 17 1/2 NORTH ROAD AND AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE SOUTH SIDE OF RIGHT-OF-WAY LINE OF JARED STREET. THE WASTEWATER SYSTEM FOR RG ESTATES PHASE 1 CONSISTS OF AN 8" DIAMETER 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 A 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" LINES, 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 \$80,729.33 OR \$1,641.33 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$21,475.00 WHICH COVERS THE \$580.40 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 \$91,500.00 WHICH EQUALS TO \$2,472.97 PER LOT.  
 SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$82,204.33 WHICH EQUALS TO \$2,221.74 PER LOT.

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

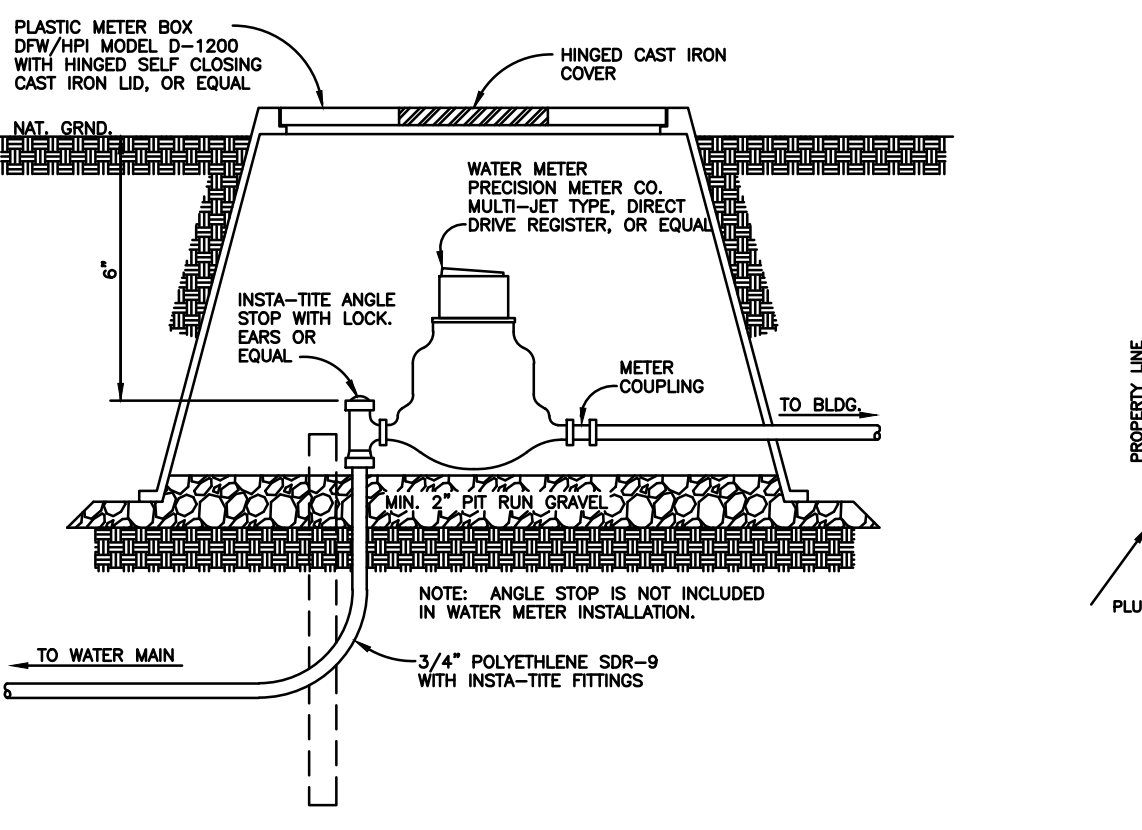
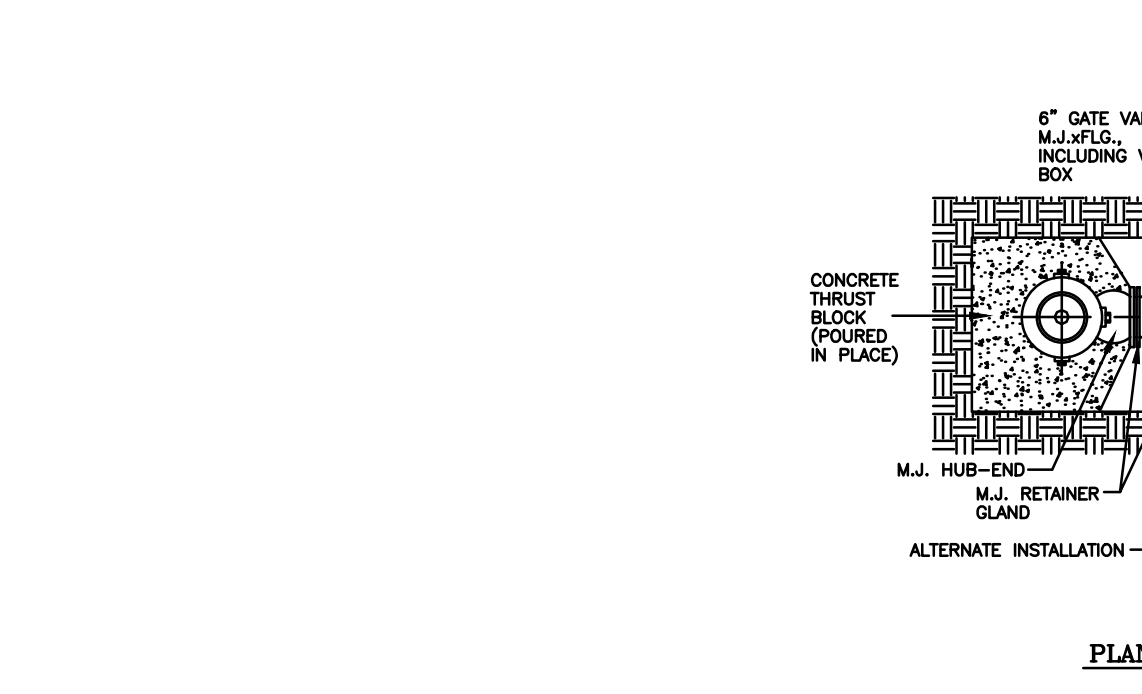
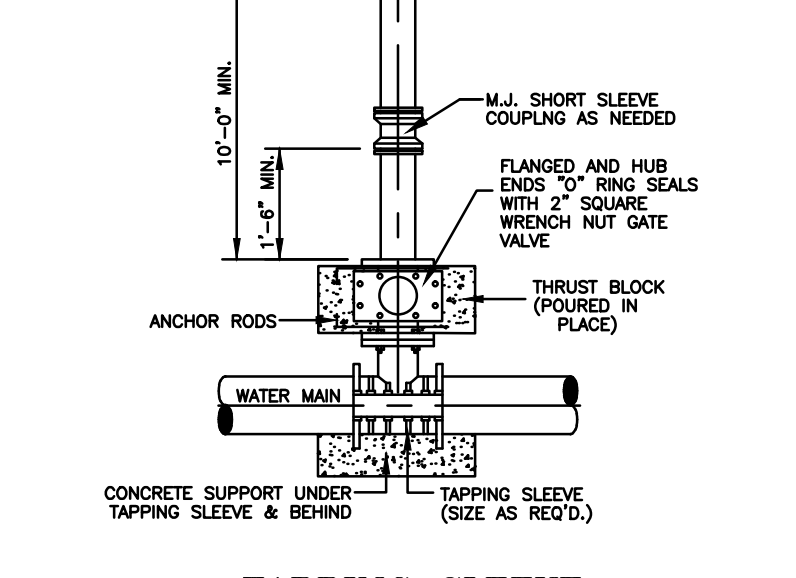
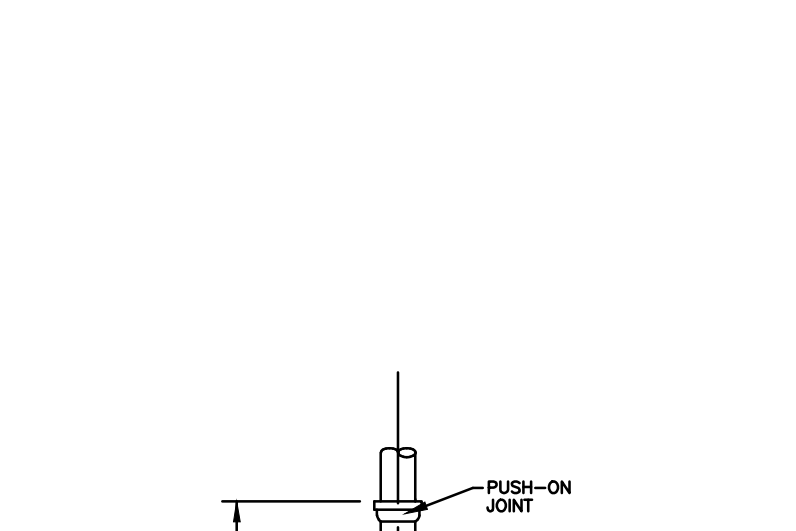
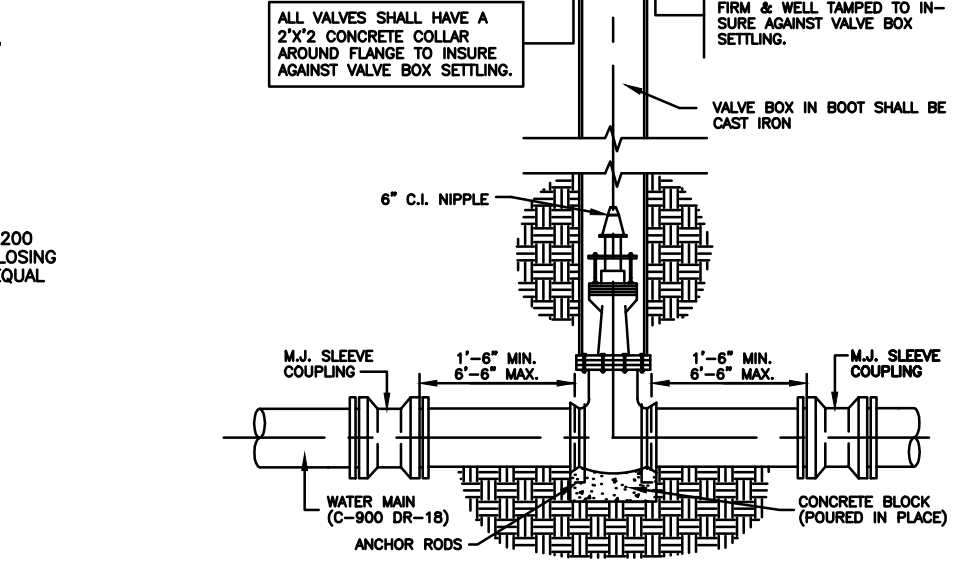
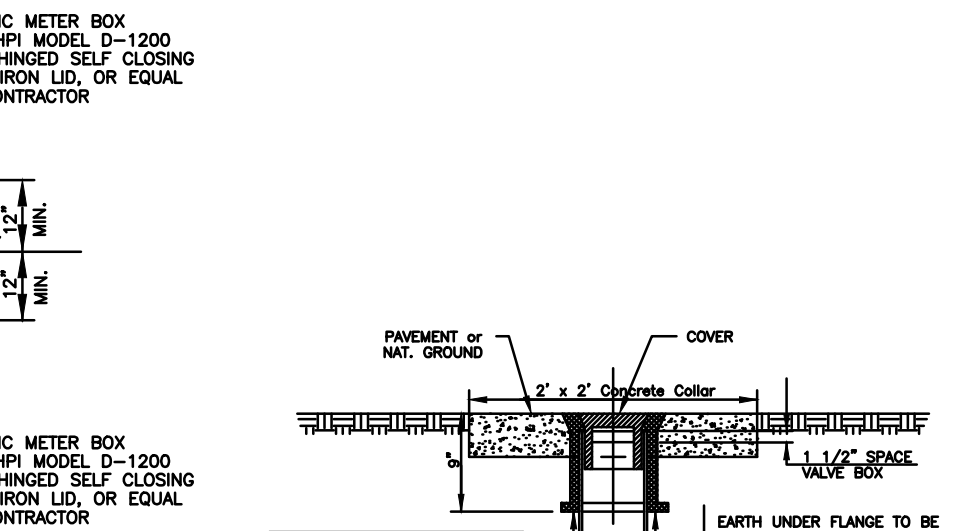
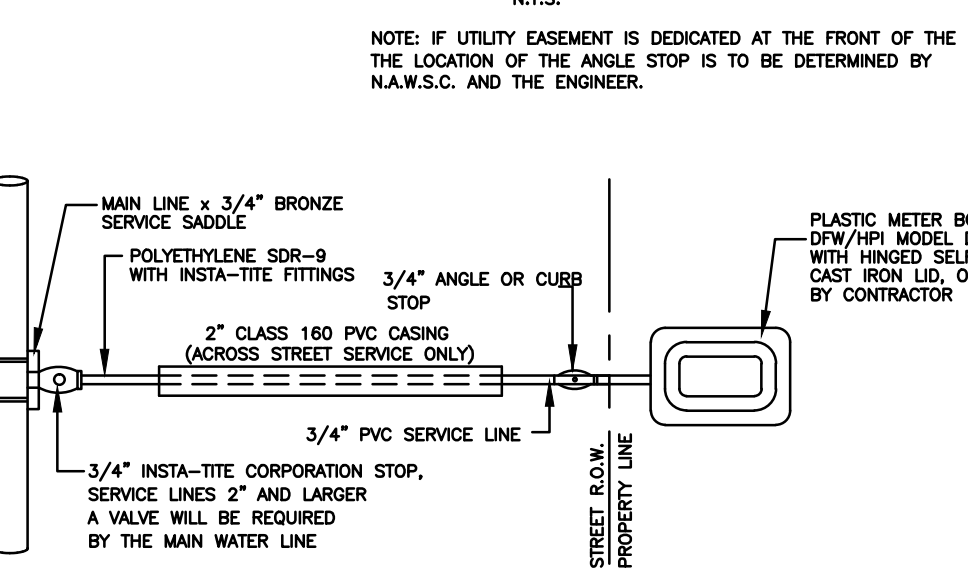
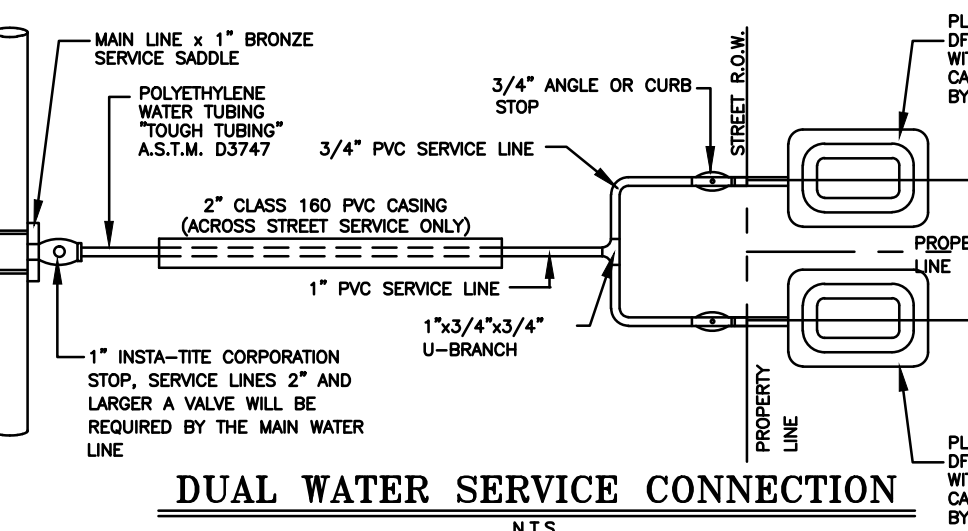
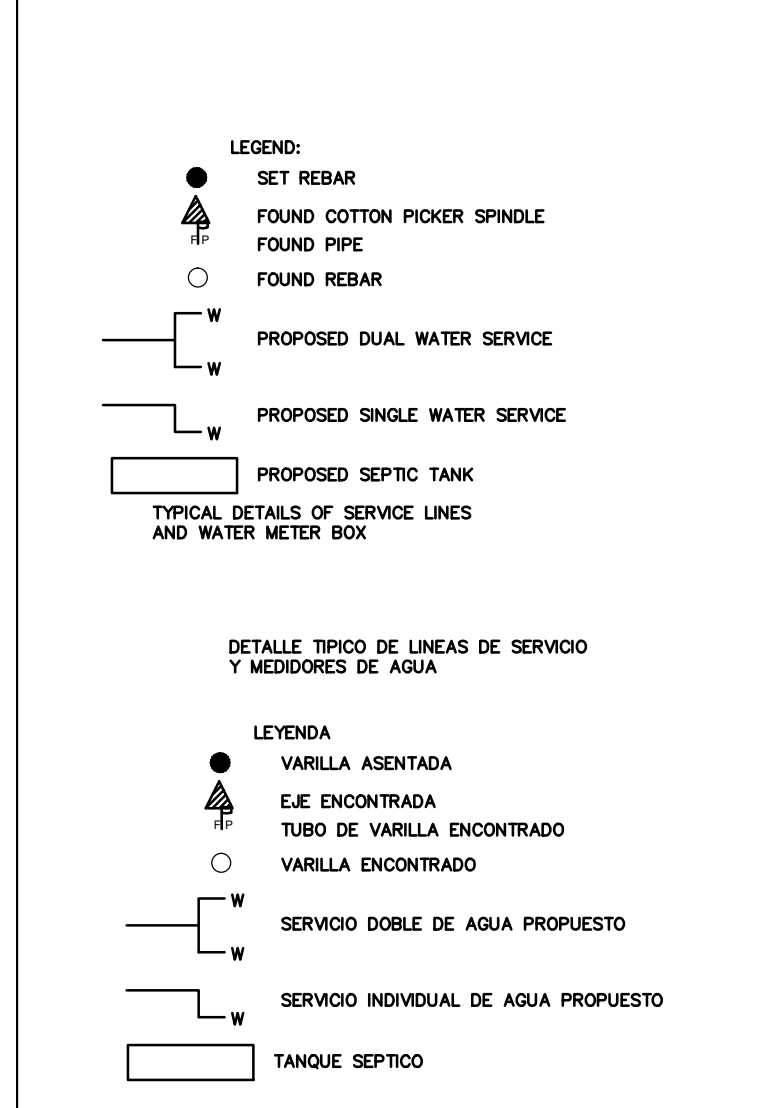


COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 122,650.25
DRAINAGE IMPROVEMENTS:	\$ 79,615.00
WATER DISTRIBUTION	\$ 53,900.00
SANITARY SEWER	\$ 60,729.33
IMPROVEMENTS / OSSF:	

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 122,650.25
DREAJE PLUVIAL:	\$ 79,615.00
SERVICIO DE AGUA POTABLE:	\$ 53,900.00
SERVICIO DE DRENAJE SANITARIO	\$ 60,729.33



REPORT 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 EN EL LADO NORTE DE MILE 17 1/2 ROAD. ESTA LINEA DE 8 PULGADAS CUAL SIQUE 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 NORTES DE LA DE 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 PULGADA DE DIAMETRO PARA CADA LOTE, Y (9) NUEVE CONDUCTOS INDIVIDUALES DE AGUA DE 1/2 PULGADA DE DIAMETRO PARA CADA LOTE. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUENO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUENO. EL DUENO DE LA SUBDIVISION TAMBIEN HA INSTALADO 22 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 3,300.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$6,600.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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.

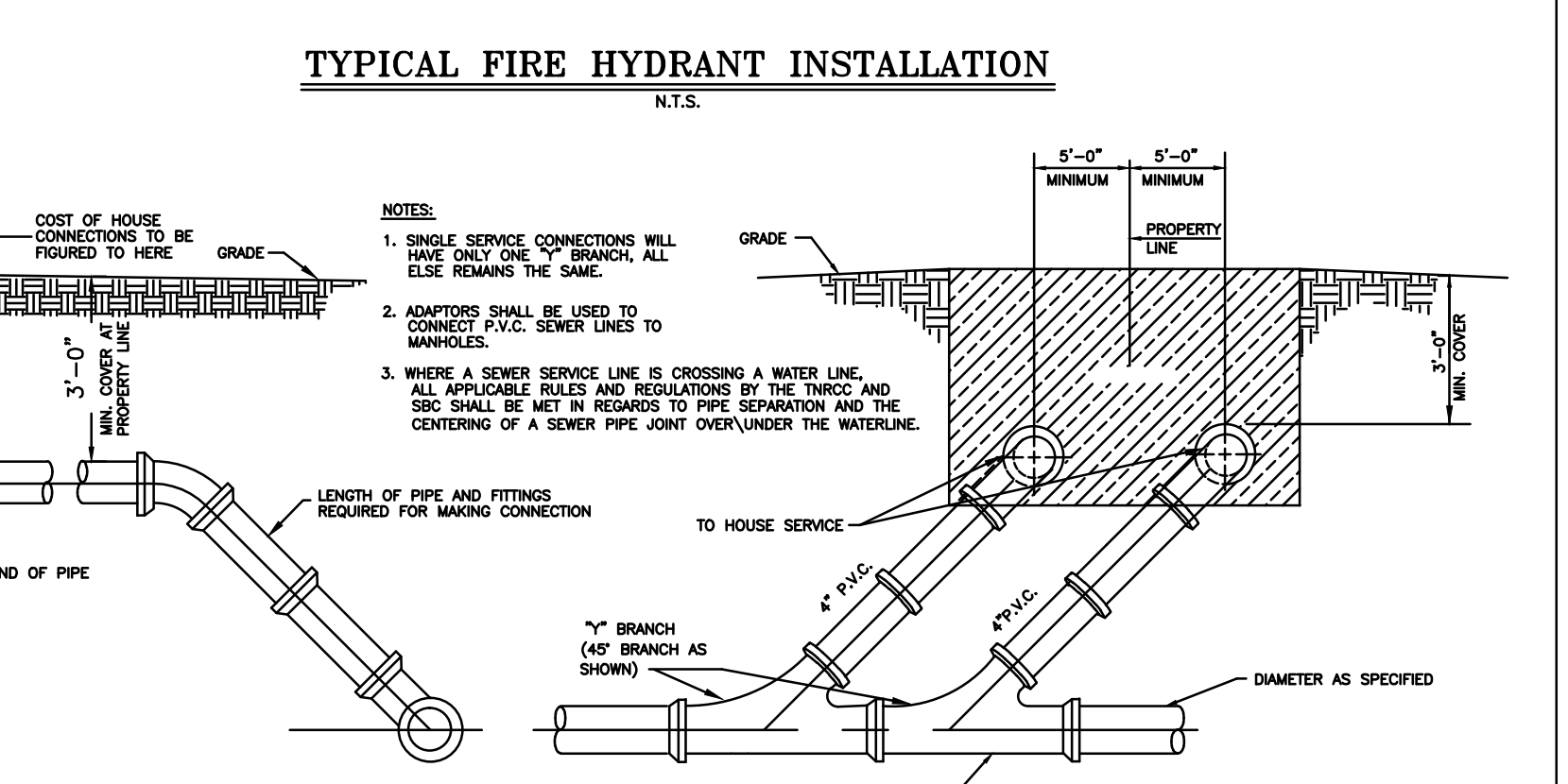
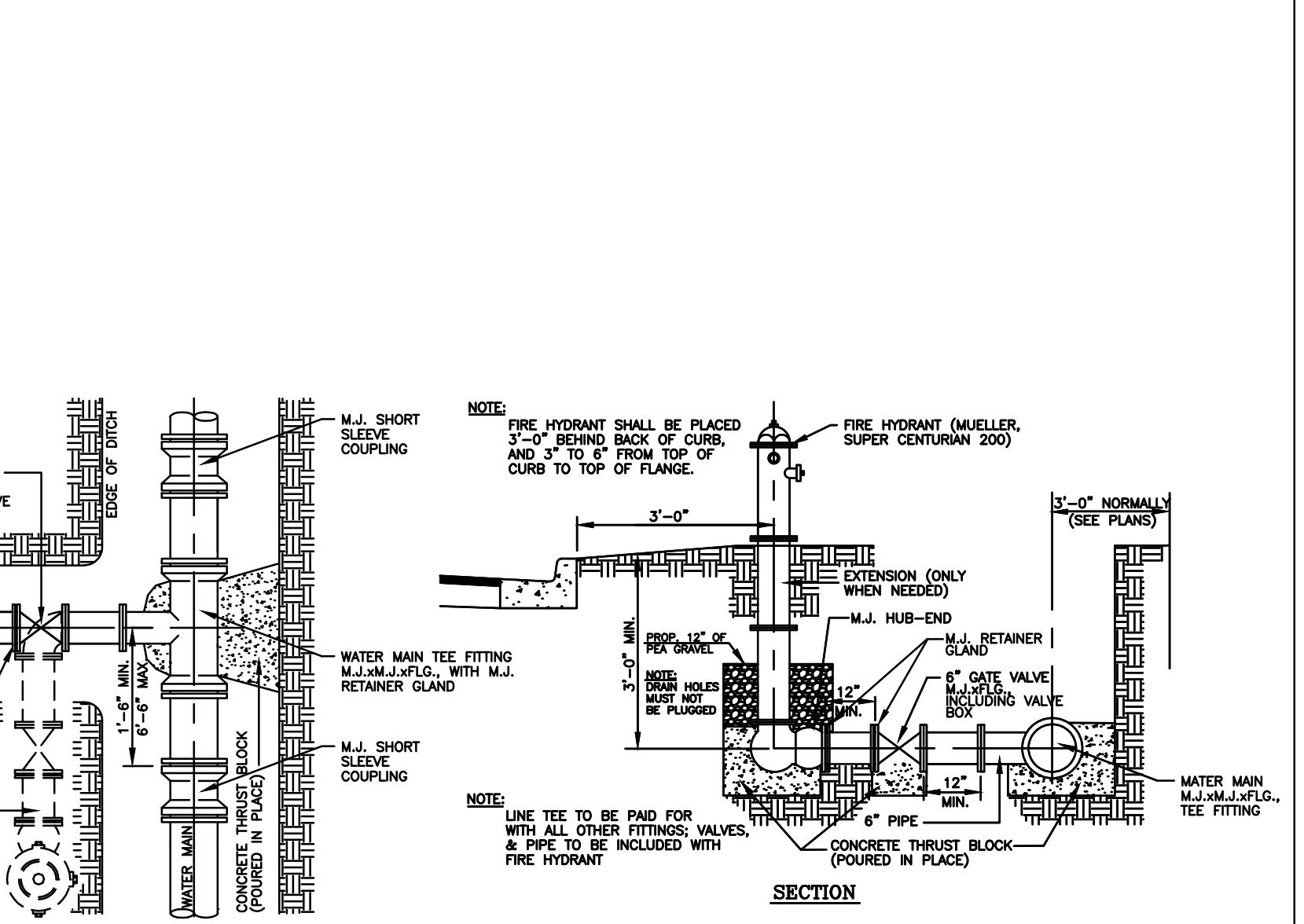
EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION RG ESTATES PHASE 1 CONSISTE DE UN CONDUCTO DE DRENAJE DE 12 PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 17 1/2 NORTH ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION 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 SIQUE HACIA EL NORTE POR EL LADO OESTE DE LA CALLE GRIFFIN PASS, TERMINARA CON UNA ALCANTARILLA DE 48 PULGADAS DE DIAMETRO LOCALIZADA AL NOROESTE 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. TRENTA-SETE (37) SERVICIOS DE 4 PULGADAS SE CONECTAN A LAS LINEAS DE CONDUCTOS DE 8 PULGADAS A LOS LOTES.

LA LINEAS DE 8 PULGADAS, 15- CONDUCTOS DOBLES DE 4 PULGADAS, SIETE CONDUCTOS DE 4 PULGADAS Y SIES (5) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ 80,729.33 O \$ 1,641.33 POR LOTE. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$ 21,475.00, O \$ 580.40 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:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 91,500.00 O \$ 2,472.97 POR LOTE.  
 DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$ 82,204.33 O \$ 2,221.74 POR LOTE.

ENGINEER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



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

