



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-27-2018

PROPOSED DEL REY ESTATES UNIT 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: KK ENGINEERING DEVELOPER: KYNDEL W. BENNETT (BENNETT-FLORES INVESTMENTS, LLC.)

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 154 *SINGLE FAMILY *MULTI-FAMILY 25 COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: SOUTH WEST CORNER OF CANTON ROAD AND ALAMO ROAD [F.M. 907].

SUBDIVISION LIES WITHIN THE: ETJ of EDINBURG and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-14-2016 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER PIPE SYSTEM DISCHARGING ONTO THE DRAIN DITCH ABUTTING THE WEST LOT LINE OF SAID SUBDIVISION.

ROAD R.O.W. DEDICATION: 10.00 FEET ON CANTON ROAD AND 20.00 FEET ON ALAMO ROAD (F.M. 907)

H.C.R.O.W. FINAL APPROVAL DATE: 2-09-2018 By, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-02-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED

WATER SERVICE PROVIDER: NAWSC LINE SIZE: 8" LOCATION: CANTON ROAD.

H.C.O.E.C. FINAL APPROVAL DATE: 2-26-2018 : By MARTIN RAMIREZ 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: JANUARY 24, 2017

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

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

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PLAT OF DEL REY ESTATES UNIT 2 SUBDIVISION

A 113.25 ACRE TRACT OF LAND OUT OF LOTS 3, 6 AND 7 BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGES 24-26, DEED RECORDS, HIDALGO COUNTY, TEXAS.

PREPARED BY: K K ENGINEERING CONSULTANT
DATE: OCTOBER, 2016

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

DEL REY ESTATES L.P., as OWNER OF THE 113.25 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DEL REY ESTATES UNIT 2 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, 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 STANDARD;
- (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.

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

OWNER: DEL REY ESTATES L.P., a TEXAS LIMITED PARTNERSHIP
BY: KYNDEL W. BENNETT, PRESIDENT
P.O. BOX 365
LA BLANCA, TX 78558

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KYNDEL W. BENNETT WHO TO ME TO BE THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED, MAYOR OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY HEREIN MY APPROVAL IS REQUIRED.

MAYOR'S SIGNATURE _____ DATE _____ CITY SECRETARY _____ DATE _____

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS DEL REY ESTATES UNIT 2 CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE ____ DAY OF _____, 20____.

CHAIRPERSON-PLANNING & ZONING COMMISSION

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

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

STATE OF TEXAS COUNTY OF HIDALGO

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

I CERTIFY THAT THE WATER AND SEWER SERVICE FACILITIES FOR LOTS INTENDED FOR RESIDENTIAL PURPOSES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWAGE FACILITIES DESCRIBED ABOVE ARE AS FOLLOWS: WATER FACILITIES: THESE FACILITIES WILL BE CONSTRUCTED.

SEWER FACILITIES: (SEWER SERVICE CONNECTION/INSTALLATION OF SEPTIC SYSTEMS) ARE ESTIMATED TO COST \$1,400.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF 154 LOTS FOR THIS SUBDIVISION. THE SUBDIVIDER HAS PAID A TOTAL OF \$215,600.00 TO CONTRACTOR(S) ALREADY INSTALLED TO COVER THE COST OF (SEWER SERVICE CONNECTIONS/INSTALLATION OF SEPTIC SYSTEMS).

DATED THIS THE ____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL ENGINEER
No. 52762 STATE OF TEXAS



STATE OF TEXAS COUNTY OF HIDALGO

I, JOSE MARIO GONZALEZ, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR READS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS THE ____ DAY OF _____, 20____.



REGISTERED PROFESSIONAL SURVEYOR
No. 5571 STATE OF TEXAS

GENERAL SUBDIVISION PLAT NOTES

1. MINIMUM FINISH FLOOR ELEVATION SHALL BE AT 24" ABOVE THE TOP OF THE STREET CURB WHEN MEASURED AT THE CENTER FRONT OF ALL LOTS. 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.
2. THIS SUBDIVISION IS LOCATED IN ZONE "B" (MEDIUM SHADED) FEMA FIRM COMMUNITY PANEL NO. 480334 0425 C REVISION NOVEMBER 16, 1982.
3. AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
4. 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 4122).
5. SETBACKS:
FRONT: 25.00 FEET
FRONT ALAMO RD. 60.00 FEET (FM 907)
FRONT CANTON RD. 40.00 FEET FOR LOT 1 ONLY
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 15.00 FEET
CORNER SIDE ALAMO RD: 20.00 FEET
GARAGE FRONT: 18.00 FEET
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
6. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
7. LOTS 1 THROUGH 25 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 25 ARE FOR NON RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ADJACENT RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION IS REQUIRED BY PLANNING, HEALTH, AND FIRE MARSHALL DEPARTMENTS PRIOR TO OCCUPANCY OF THE LOT.
8. NO INDIVIDUAL LOT DRIVEWAY SHALL BE ALLOWED FROM ALAMO ROAD (FM 907) ON TO LOTS 1 THROUGH 25. A 40 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER ON LOTS 1 & 2, 8 & 7, 17 AND 23. A 30 FOOT INGRESS AND EGRESS EASEMENT WILL BE DEDICATED BY THIS PLAT TO PROVIDE INGRESS AND EGRESS FOR LOTS 3 THROUGH 25. THE 30 FOOT ACCESS EASEMENT AS WELL AS DRIVEWAY SHALL BE MAINTAINED BY OWNERS OF LOTS 3 THROUGH 25.
9. CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIO DELTA SURVEYING", HAVE BEEN DRIVEN FLUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
10. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--B.M. NO. 1--ELEV. 91.92 A PK NAIL SET ON THE NORTH WEST CORNER OF THIS SUBDIVISION BEING THE CENTER LINE OF CANTON ROAD. (NAVD 1988)
--B.M. NO. 2--ELEV. 89.90 ON TOP OF STORM DRAINAGE TYPE "A" INLET SOUTH EAST CORNER OF LOT 132 (NAVD 1988)
--B.M. NO. 3--ELEV. 91.75 ON TOP OF STORM DRAINAGE TYPE "A" INLET SOUTH WEST CORNER OF LOT 111 (NAVD 1988)
--B.M. NO. 4--ELEV. 90.85 ON TOP OF STORM DRAINAGE TYPE "A" INLET SOUTH WEST CORNER OF LOT 43 (NAVD 1988)
11. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 194,749.00 CUBIC-FEET (4.47 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).
12. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LUSH, 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.
13. EACH PURCHASED 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.
14. 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.
15. AN OFF-STREET PARKING LOT SITE PLAN AND 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.
16. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
17. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE. (EXCEPT COMMERCIAL ONLY LOTS 1 THROUGH 25)
18. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
19. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
20. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
21. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
22. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
23. KYNDEL W. BENNETT, THE OWNER & SUBDIVIDER OF DEL REY ESTATES UNIT 2 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON THE LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
24. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
25. NO ACCESS SHALL BE ALLOWED FROM CANTON ROAD ONTO LOTS 26, 137, 138, AND 179. NO ACCESS SHALL BE ALLOWED FROM GALIANA STREET ONTO LOTS 11 AND 12.
26. STREET & STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER.
27. A 5.0 FT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE, AS PER CITY OF EDINBURG, ALONG ALL INTERNAL STREETS.
28. A 5.0 FT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE, AS PER CITY OF EDINBURG, ALONG CANTON ROAD.
29. FIRE HYDRANTS WILL BE INSTALLED & PAINTED BLACK BY THE DEVELOPER.
30. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5, COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
31. EXISTING 30 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 EASEMENT RECORDED UNDER VOLUME 25 PAGE 312 SHALL BE ABANDONED BY THIS PLAT. EXISTING IRRIGATION LINE SHALL BE ABANDONED AND CRUSH IN PLACE.
32. ACCESS FROM WISCONSIN ROAD SHALL NOT BE ALLOWED ONTO SUBDIVISION DUE TO THE EXISTING 80 FOOT HD082 CANAL R.O.W. (SHEET 1 OF 2)

METES AND BOUNDS

A 113.25 ACRE TRACT OF LAND OUT OF LOTS 3, 6 AND 7 BLOCK 56, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 1, PAGES 24-26, DEED RECORDS, HIDALGO COUNTY, TEXAS, AND SAID 113.25 ACRE TRACT IS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING ON A PK NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 3, IN THE RIGHT OF WAY OF CANTON ROAD, AS RECORDED IN VOLUME 1, PAGE 24, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE S 81°28'09" E, WITH THE NORTH LINE OF SAID LOT 3 AND WITHIN THE RIGHT OF WAY OF SAID CANTON ROAD, A DISTANCE OF 1320.00' TO A PK NAIL SET, THE NORTHEAST CORNER OF SAID LOT 3 AND THE INTERSECTION OF SAID CANTON ROAD AND ALAMO ROAD, AS RECORDED IN VOLUME 1, PAGE 24, DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE S 08°31'51" W, WITH THE EAST LINE OF SAID LOTS 3 AND 6 AND WITHIN THE RIGHT OF WAY OF SAID ALAMO ROAD, A DISTANCE OF 2496.08' TO A NAIL SET, FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE N 81°28'09" W, AT A DISTANCE OF 40.00' PASSES A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE WEST RIGHT OF WAY LINE OF SAID ALAMO ROAD, CONTINUING A TOTAL DISTANCE OF 153.81' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON AN INSIDE CORNER OF A 30' HESCO GAS EASEMENT, AS RECORDED IN DOCUMENT NO. 1335051, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE S 39°16'06" W, CONTINUING WITH THE SOUTH LINE OF SAID 30' HESCO GAS EASEMENT, A DISTANCE OF 51.17' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON AN OUTSIDE CORNER OF SAID 30' HESCO GAS EASEMENT, FOR AN OUTSIDE CORNER OF THIS TRACT OF LAND;

THENCE N 81°28'09" W, WITH THE SOUTH LINE OF SAID 30' HESCO GAS EASEMENT, A DISTANCE OF 2460.03' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE WEST LINE OF SAID LOT 7, FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE N 08°31'51" E, WITH THE WEST LINE OF SAID LOT 7, A DISTANCE OF 267.60' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE EAST LINE OF SAID H.C.I.D. NO. 2 R.O.W., FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 09°11'56" E, WITH THE EAST LINE OF SAID H.C.I.D. NO. 2 R.O.W., A DISTANCE OF 819.23' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON AN INSIDE CORNER OF SAID H.C.I.D. NO. 2, FOR AN OUTSIDE CORNER OF THIS TRACT;

THENCE S 81°28'09" W, WITH THE SOUTH LINE OF SAID H.C.I.D. NO. 2 R.O.W., A DISTANCE OF 130.38' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON AN OUTSIDE CORNER OF SAID H.C.I.D. NO. 2 R.O.W., FOR AN INSIDE CORNER OF THIS TRACT;

THENCE N 09°50'33" E, CONTINUING WITH THE H.C.I.D. NO. 2 R.O.W. LINE, A DISTANCE OF 133.20' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE NORTH LINE OF SAID LOT 7, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE S 81°28'09" E, WITH THE NORTH LINE OF SAID LOTS 6 AND 7, A DISTANCE OF 1177.02' TO A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE COMMON CORNER OF SAID LOTS 3, 6 AND 7, FOR AN INSIDE CORNER OF THIS TRACT OF LAND;

THENCE N 08°31'51" E, WITH THE WEST LINE OF SAID LOT 3, AT A DISTANCE OF 1290.00' PASSES A 1/2" IRON ROD W/ A RED CAP STAMPED "RIO DELTA SURVEYING" SET ON THE SOUTH CORNER OF CANTON ROAD, CONTINUING A TOTAL DISTANCE OF 1320.00' TO THE POINT OF BEGINNING, CONTAINING 113.25 ACRES OF LAND, MORE OR LESS.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this plat, their successors, assigns, and transferees (hereinafter called "Grantor," whether one or more persons are named), in consideration of one dollar (\$1.00) and other good and valuable consideration paid by 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 thereafter use, operate, inspect, repair, maintain, replace, and remove water distribution lines and appurtenances over and across the 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 city, county or state hereafter widens or relocates the public road so as to require the relocation of this water line as installed, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocating said water line so 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 an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title 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 executed this instrument this ____ day of _____, 20____.

KYNDEL W. BENNETT, PRESIDENT
P.O. BOX 365
LA BLANCA ROAD, TX 78558

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DEL REY ESTATES UNIT 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

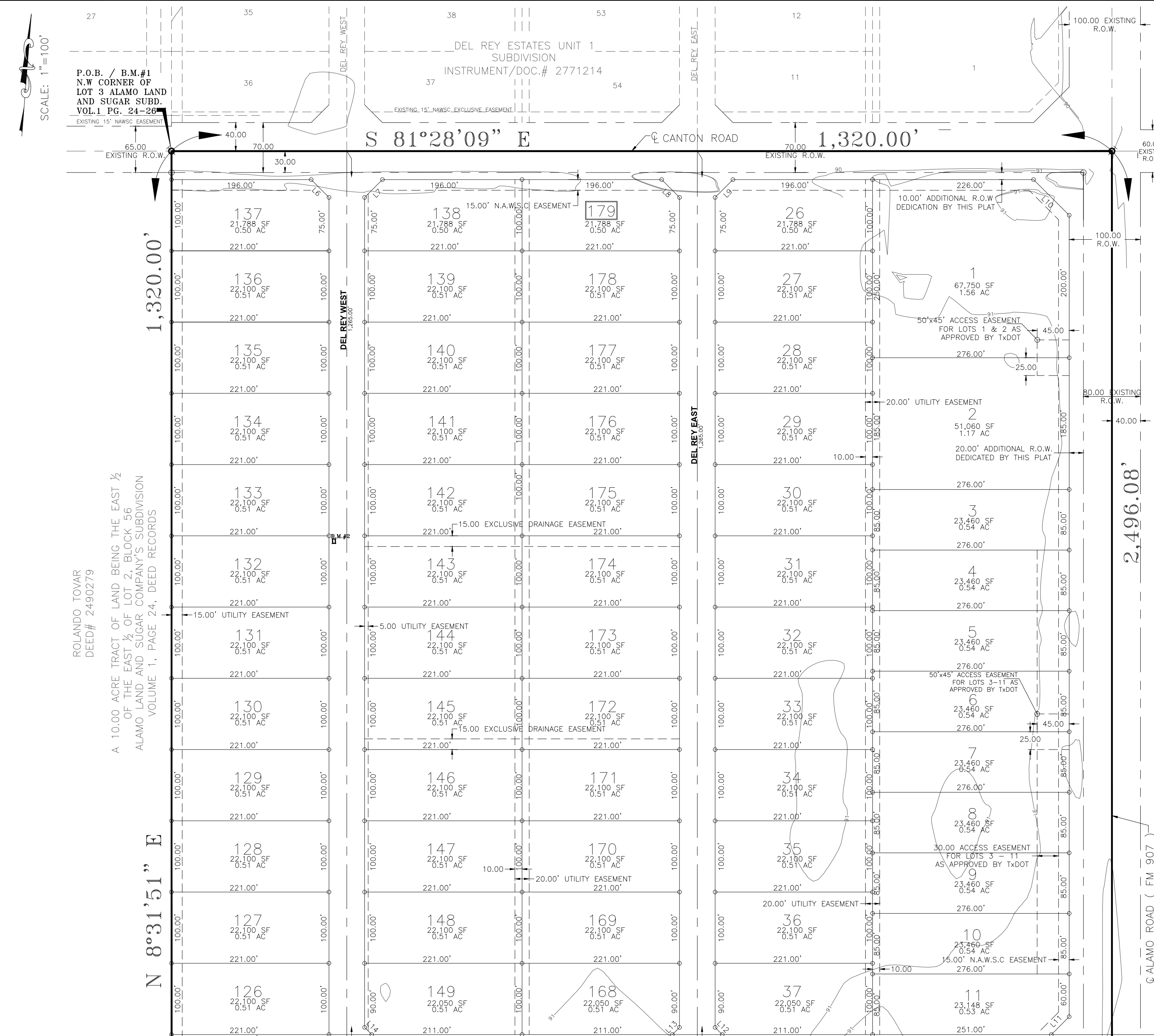
HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE ____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES, AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT #2 RIGHT-OF-WAYS OR EASEMENTS.

PRESIDENT _____ ATTEST _____ SECRETARY _____

REVISION	DATE	BY

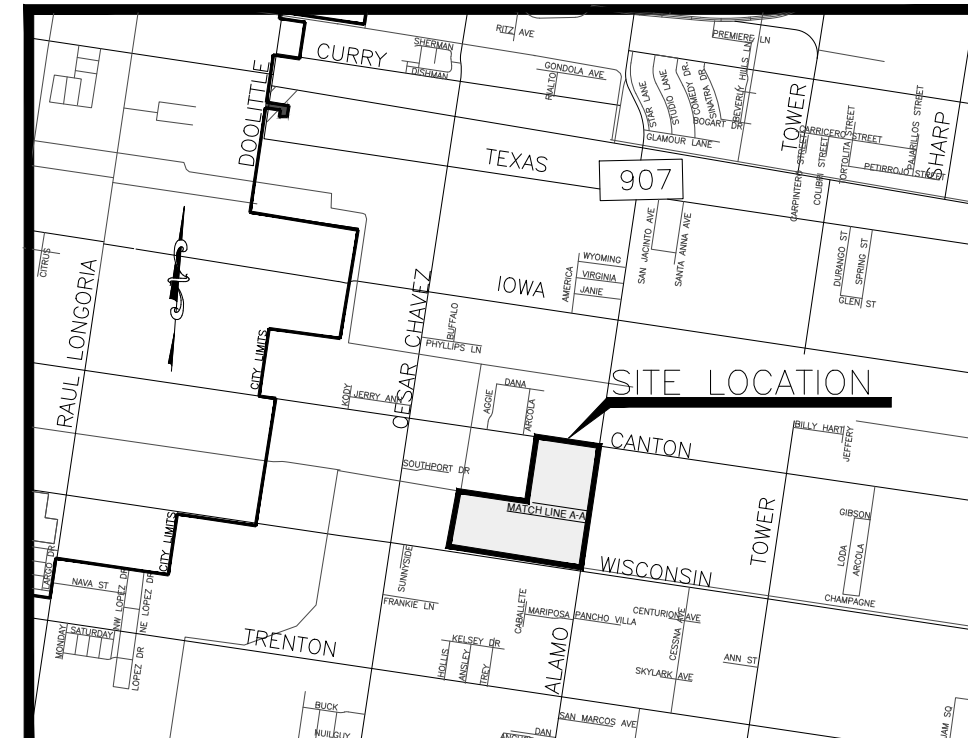


MATCH LINE A-A

LINE	LENGTH	BEARING
L6	35.36'	S 36°28'09\"/>

	NAIL SET
	1/2" IRON ROD SET

LOCATION MAP



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
DEL REY ESTATES UNIT 2 LOCATED NORTH WEST CORNER OF ALAMO ROAD AND WISCONSIN ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, TEXAS. ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 - 2010 CENSUS) AND HIDALGO COUNTY PLANNING DEPARTMENT, THIS SUBDIVISION LIES IN A 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 212.001 PRECINCT NO. 4.

SHEET	DESCRIPTION
SHEET 1 OF 2 PLAT	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.O. NO. 1 CERTIFICATION; H.C.IRRIGATION DISTRICT#2, AND HCHD, REVISION NOTES.
SHEET 2 OF 2 PLAT	PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION, COUNTY CLERKS, SURVEYOR AND ENGINEER'S CERTIFICATIONS;
SHEET 3	WATER DISTRIBUTION AND SANITARY SEWER MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION, OFFSITE WATER LINE DESIGN.
SHEET 4	MAP OF TOPOGRAPHY AND PAVING AND DRAINAGE, AND ENGINEER'S CERTIFICATION AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT;

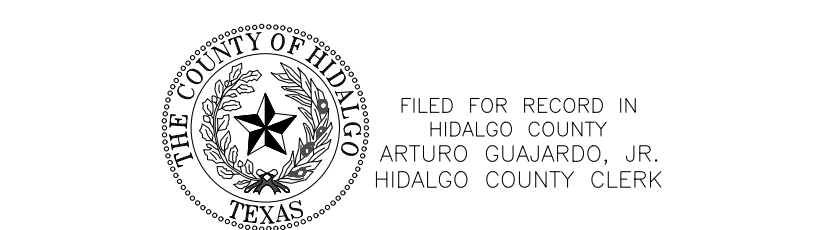
STATE OF TEXAS COUNTY OF HIDALGO

UNDER LOCAL GOVERNMENT CODE § 232.028(a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE DEL REY ESTATES UNIT 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

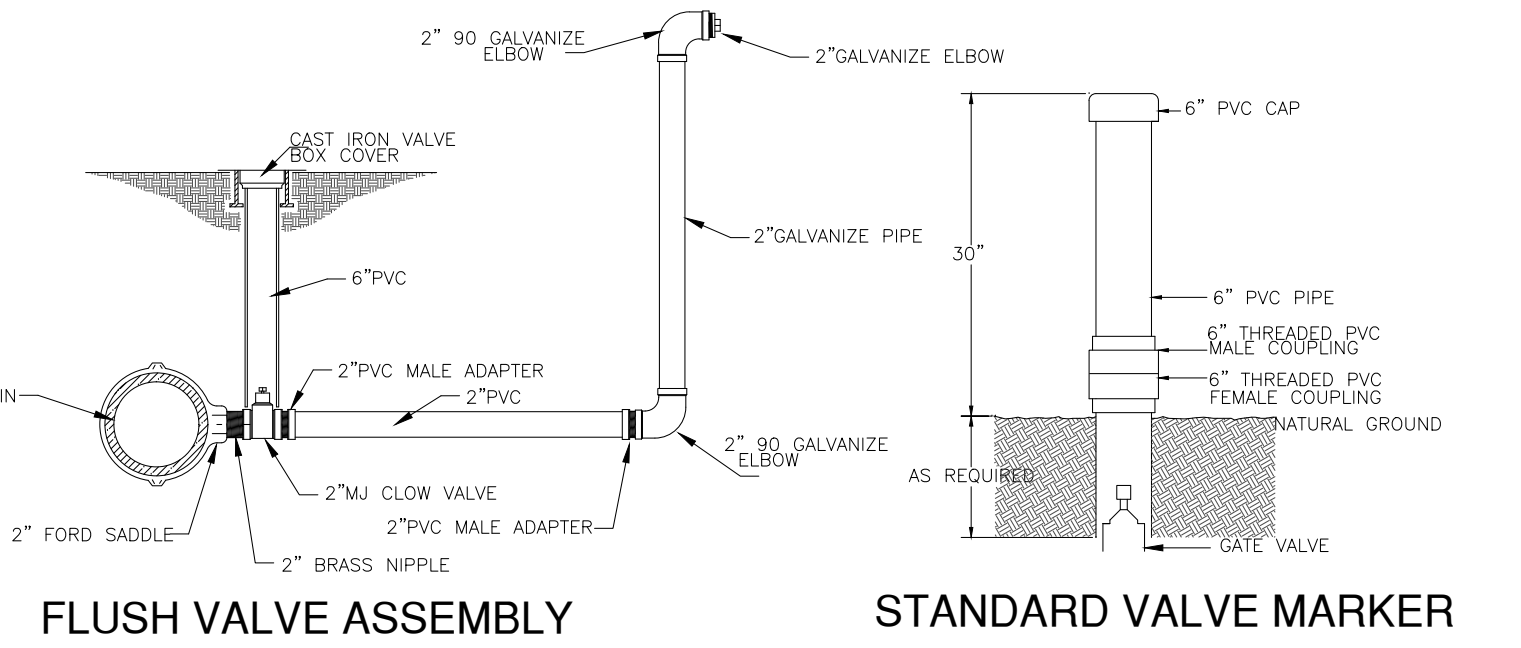
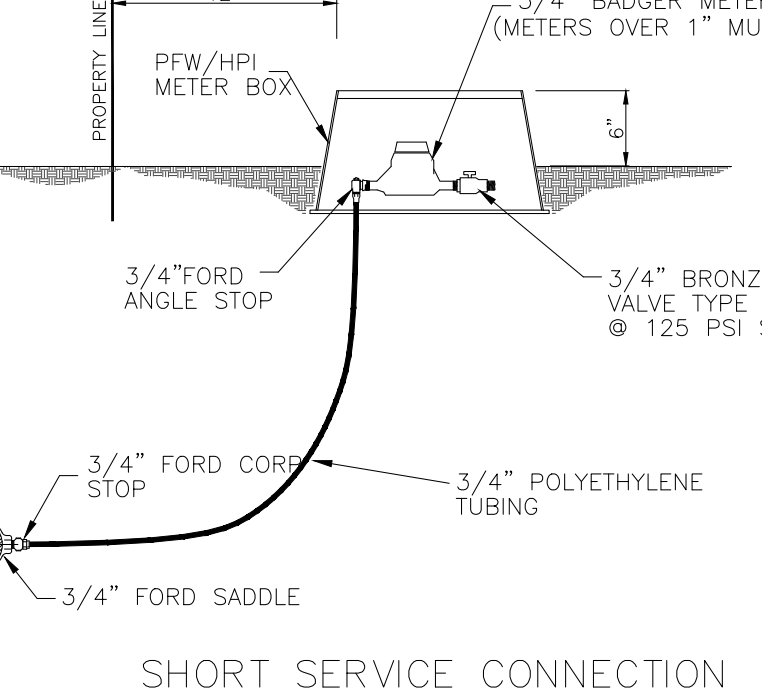
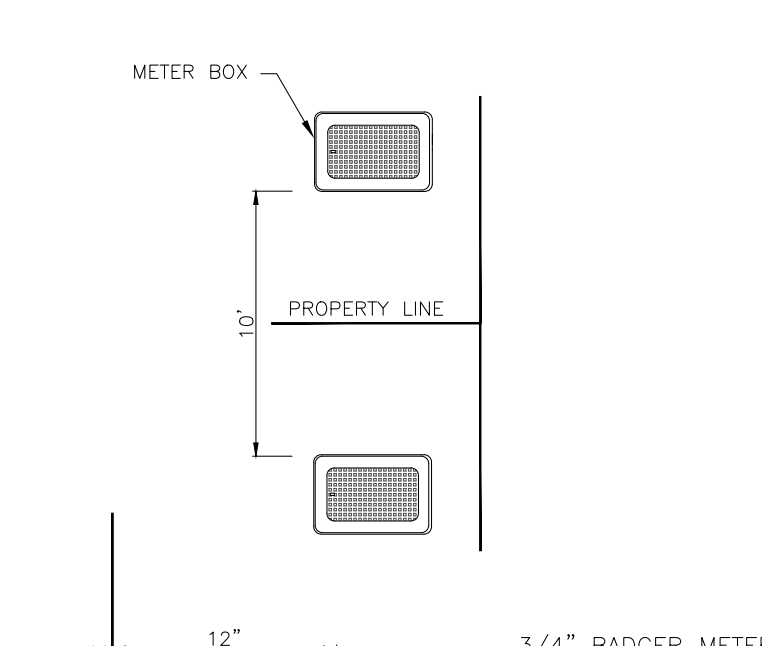
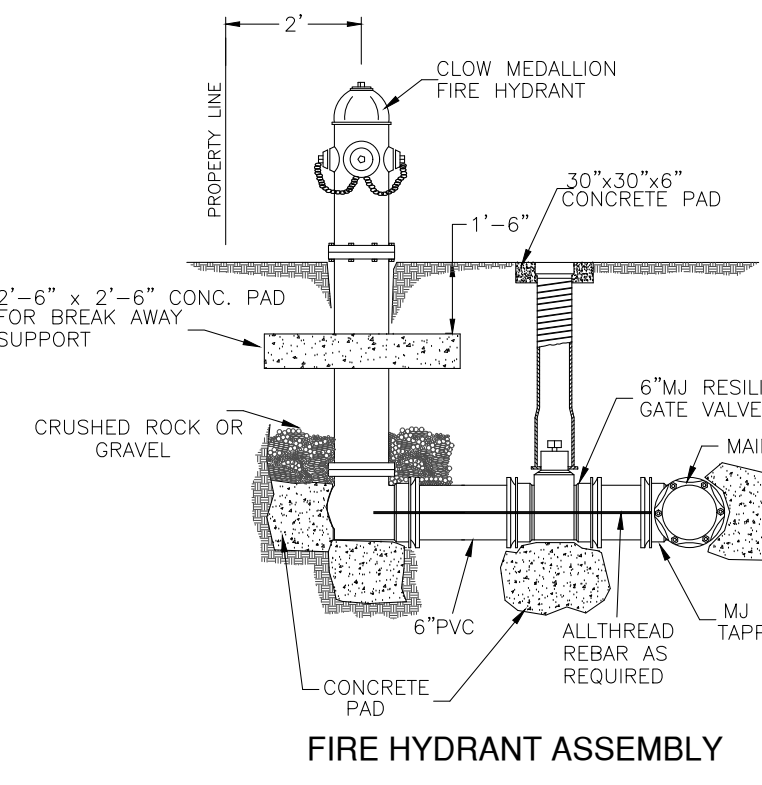
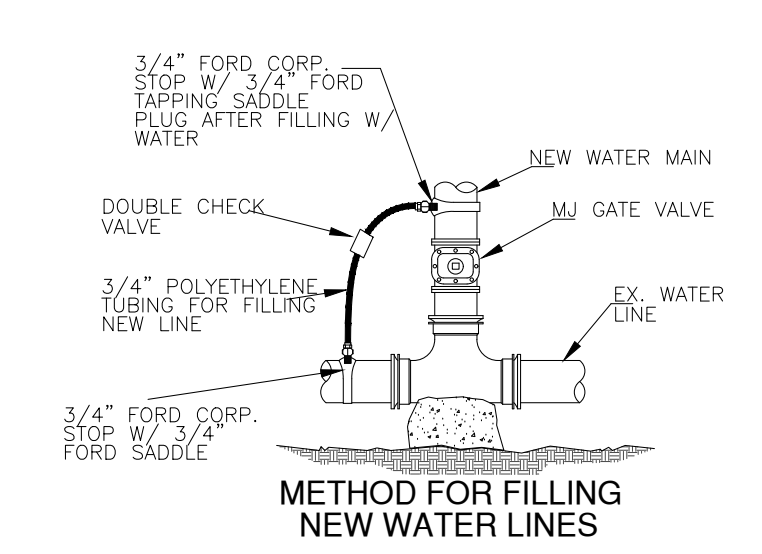
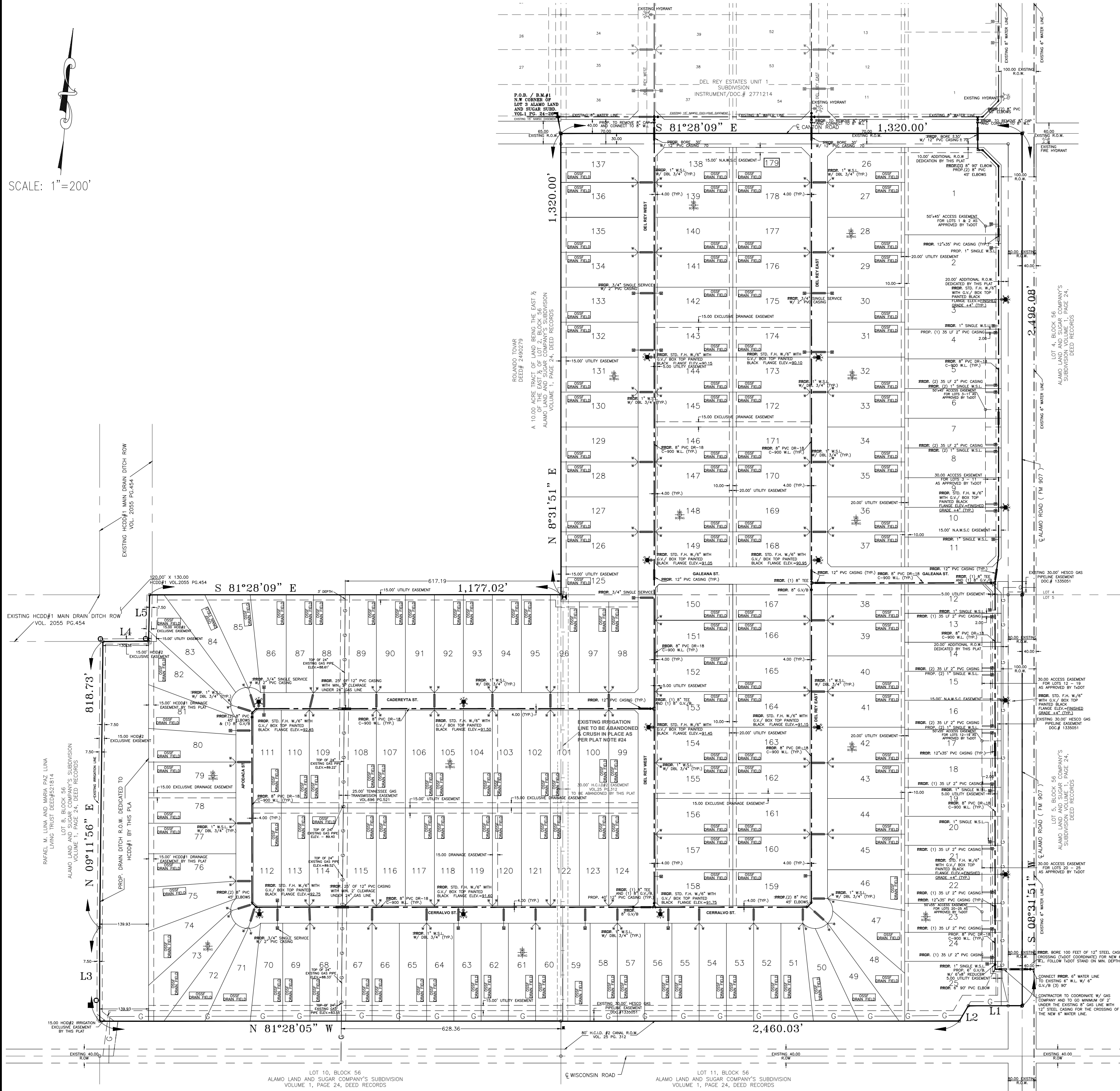


ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

PRINCIPAL CONTACTS:
OWNER: KYNDEL W. BENNETT, BENNETT-FLORES INVESTMENTS, LLC
ENGINEER: KAMBIZ S. KHADEMI, P.E.
SURVEYOR: JOSE MARIO GONZALEZ, R.P.L.S.

K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
(FIRM REGISTRATION #1-1334)
410 E. DOVE
P.O. BOX 3422
(956) 630-2125
McALLEN, TEXAS 78502
FAX (956) 630-2219

SCALE: 1"=200'



CONSTRUCTION COST ESTIMATE:

1-WATER:	\$282,852.50
2-OSSF:	\$215,600.00
3-PAVING:	\$781,299.81
4-DRAINAGES:	\$442,472.25
TOTAL:	\$1,722,224.66

FINAL WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
DEL REY ESTATES UNIT 2 SUBDIVISION HAS BEEN 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 ONE EXISTING 8" WATER LINE ALONG THE NORTH SIDE OF CANTON ROAD WITHIN AN EXISTING 15 FOOT N.A.W.S.C. EASEMENT, AS WELL AS AN EXISTING 6" WATER LINE ON THE EAST SIDE OF ALAMO ROAD (F.M.907). FROM THIS PREVIOUS MENTIONED LINE, THREE PROPOSED 8" WATER LINES WILL INSTALL RUNNING SOUTH BE INSTALLED ALONG THE PROPOSED ROAD ROWS OF (DEL REY WEST, DEL REY EAST, CADEREITA ST., APODACA ST., CERRALVO ST., AND GALEANA ST.)

WATER DISTRIBUTION FOR THE DEL REY ESTATES UNIT 2 SUBDIVISION CONSISTS OF SIXTYEIGHT (68)-1" DIAMETER DUAL SERVICE LINES, FORTYTHREE (43) 3/4" SINGLE SERVICE LINES AND TEN (10) 1" SINGLE SERVICE LINES. THE 8" WATERLINES, THE DUAL SERVICE LINES, THE METER BOXES & LOCKS HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$224,352.50 OR \$1,253.37 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$105,050.00, WHICH COVERS THE \$586.87 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 15 FIRE HYDRANTS AT A UNIT COST OF \$3,900.00 FOR A TOTAL COST OF \$58,500.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION: COST AND OPERABILITY DATES
SEWAGE FROM DEL REY ESTATES UNIT 2 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. JOSE A. GONZALEZ SITE EVALUATOR REC # 122758, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENTS DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. TOTAL OF 6 BORES WERE DONE (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM CLASS III, EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM ON AN INDIVIDUAL LOT WAS \$1,400.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$215,600.00 THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

ENGINEER CERTIFICATION:

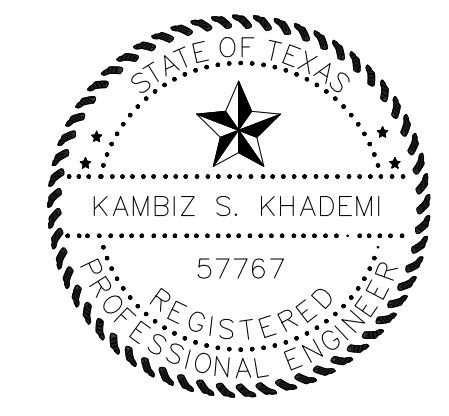
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COST TO INSTALL THE WATER DISTRIBUTION SYSTEM AND ONSITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$387,902.50 WHICH EQUALS TO \$2,167.05 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$1,400.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$215,600.00 FOR THE ENTIRE SUBDIVISION.

KAMBIZ S. KHADEMI, PE
P.E. # 57767

DATE



AS BUILT

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

DEL REY ESTATES UNIT 2 SUBDIVISION HA SIDO PROVEIDA DE AGUA POTABLE POR NORTH ALAMO WATER SUPPLY CORP. (N.A.W.S.C.) EL DUEÑO Y N.A.W.S.C. HAN HECHO UN CONTRATO EN CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO LA DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y LA CALIDAD DE LOS ABASTECIMIENTOS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO LLENO DE ESTA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO A LADO NORTE DE LA CALLE CANTON, AL IGUAL QUE UNA LINEA DE 6 PULGADAS A LADO ESTE DE LA CALLE ALAMO RD (FM 907). DE ESTA LINEA PREVIAMENTE MENCIONADA SE CONECTARA TRES LINEAS NUEVAS DE PVC DE 8 PULGADAS EN DIAMETRO CUAL SERA INSTALADA Y EXTENDIDA A LADO SUR LO LARGO DE LAS CALLES DEL REY EAST, DEL REY WEST, CADEREITA ST., APODACA ST., CERRALVO ST., AND GALEANA.

DISTRIBUCION DE AGUA PARA DEL REY ESTATES UNIT 2 SUBDIVISION CONSISTE EN SESENTA Y OCHO (68) LINEAS DE 1" DIAMETRO DE SERVICIO DUALES, CUARENTA Y TRES (43) LINEAS DE 3/4" DIAMETRO DE SERVICIO SENCILLO CUALES TERMINAN EN LAS CAJA DEL MEDIDOR CON CANDADOS DE CADA SOLAR. LAS LINEAS DE SERVICIO DUALES Y SENCILLOS DE 3/4" Y LAS CAJAS DEL MEDIDOR HAN SIDO INSTALADAS A UN COSTO TOTAL DE \$224,352.50 O \$1,253.37 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.E.W.S.C. \$105,050.00 DE ACUERDO AL CONTRATO DE LA CARTA DE 30 AÑOS LA CUAL CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$586.87. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 15 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO INDIVIDUAL DE \$3,900.00 A UN COSTO TOTAL DE \$58,500.00 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: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN
SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. JOSE A. GONZALEZ EVALUADOR DE SUELOS REG. # 12258 EH AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON 6 EXCAVACIONES DE EVALUACION DE SUELO EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR SON \$1,400.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$215,600.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DEL SISTEMA DE FOSAS SEPTICAS.

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 \$387,902.50 O \$2,167.05 POR LOTE

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,400.00 POR SISTEMA A UN COSTO TOTAL DE \$215,600.00 TODA LA SUBDIVISION.

KAMBIZ S. KHADEMI, PE
P.E. # 57767

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 TO THE LOTS MEET SUCH STANDARDS AND (b)SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.-I KYNDEL W. BENNETT, SUBDIVIDER OF DEL REY ESTATES UNIT 2 SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND ARE ON FILE WITH HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE REQUIRED BY STATE AND COUNTY REGULATIONS.

OWNER:
DEL REY ESTATES L.P., o
A TEXAS LIMITED PARTNERSHIP
DEL REY ESTATES GP L.L.C., o
A TEXAS LIMITED LIABILITY COMPANY
GENERAL PARTNER
KYNDEL W. BENNETT, PRESIDENT
BOX 365
LA BLANCA, TX 78558

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYNDEL W. BENNETT, KNOWN TO ME BY THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS TIME _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

BY: _____ DATE: _____

REVISION: _____

K K Engineering Consultant
GENERAL ENGINEERING, CIVIL ENGINEERING, SURVEYING
(FIRM REGISTRATION # 71134)
MALLEEN, TEXAS 78502
P.O. BOX 4222
P.O. BOX 4222

DRAWING DATE: APRIL, 2016
RELEASE DATE: _____
DESIGNED BY: K.K.
DRAWN BY: F.D.
CHECKED BY: K.K.
UPDATED DWG. BY: _____
SCALE: 1"= 200'

DEL REY ESTATES UNIT 2
SUBDIVISION
HIDALGO COUNTY
ETJ EDINBURG

THE SEAL APPEARING ON THIS DOCUMENT IS AUTHORIZED BY KAMBIZ S. KHADEMI, P.E. # 57767 APRIL 2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

EXISTING TOPO AND PROPOSED WATER IMPROVEMENTS (NAWSC) AND SEPTIC TANKS
DEL REY ESTATES UNIT 2, LLC

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File Name: SEPTIC & WATER
SHEET 3 OF 4

DRAINAGE REPORT

DEL REY ESTATES UNIT 2 IS A RE-SUBDIVISION OF 113.25 ACRES OF LAND OUT OF LOTS 3, 6, AND 7 BLK. 56 ALAMO LAND & SUGAR CO'S SUBDIVISION, HIDALGO COUNTY, TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED IN THE CITY OF EDINBURG E.T.J., COUNTY OF HIDALGO, TEXAS. THE TRACT IS CURRENTLY VACANT WITH A PROPOSED LAND USE FOR 1/4 ACRES RESIDENTIAL LOTS. THIS PROPERTY IS LOCATED IN ZONE "B" ON FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982.

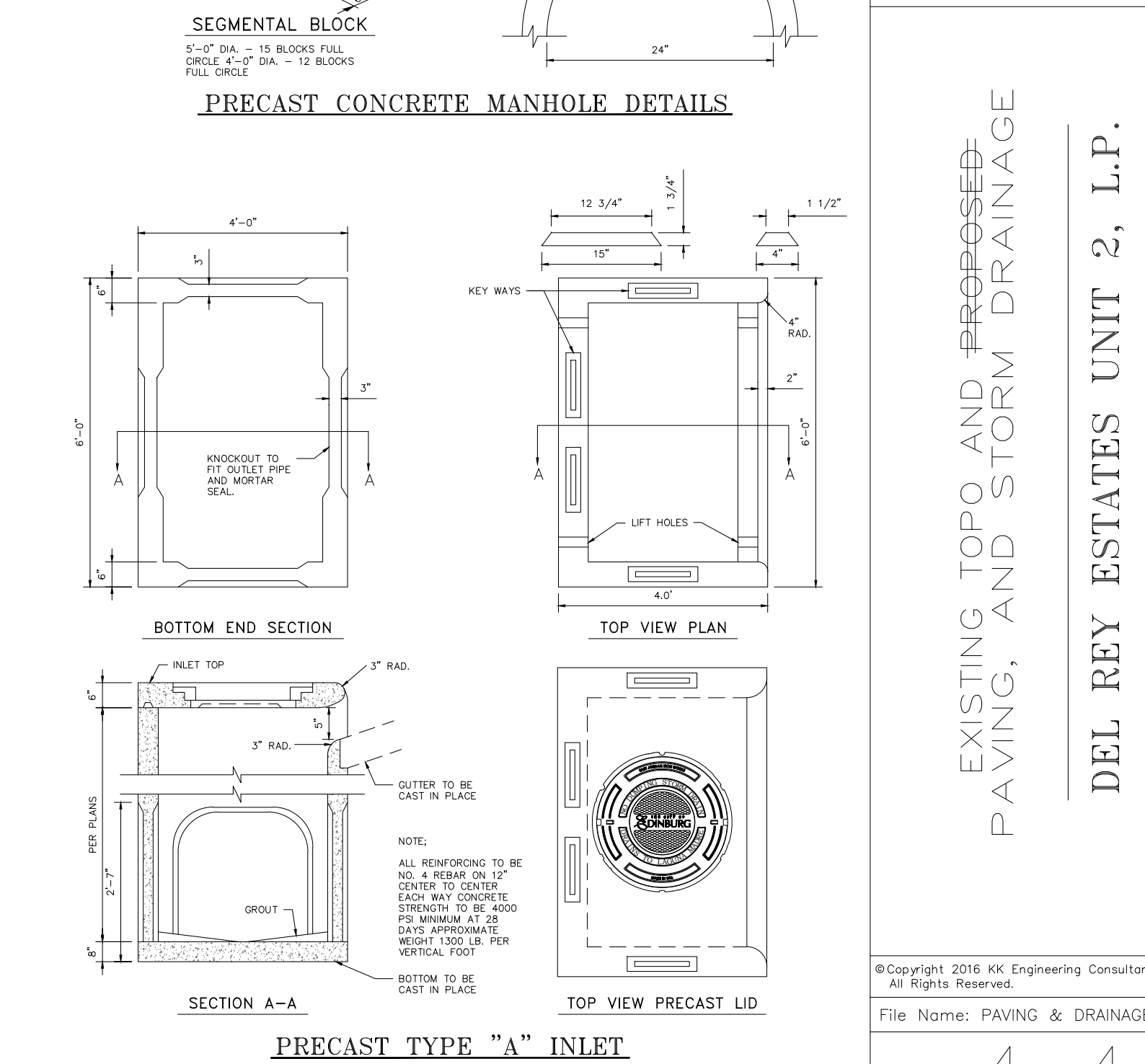
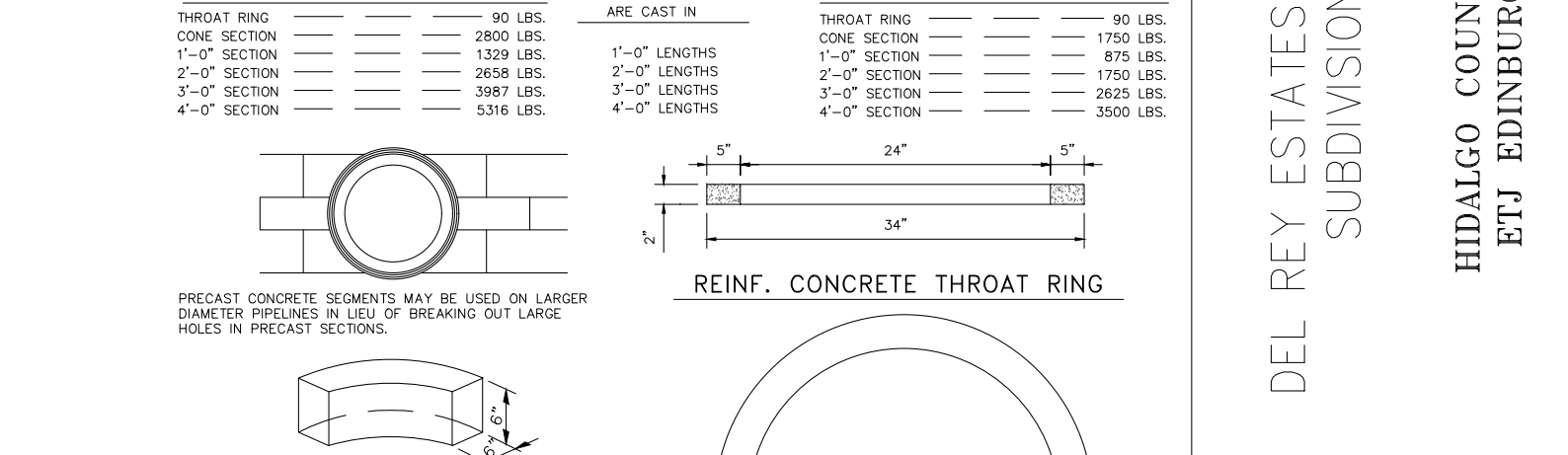
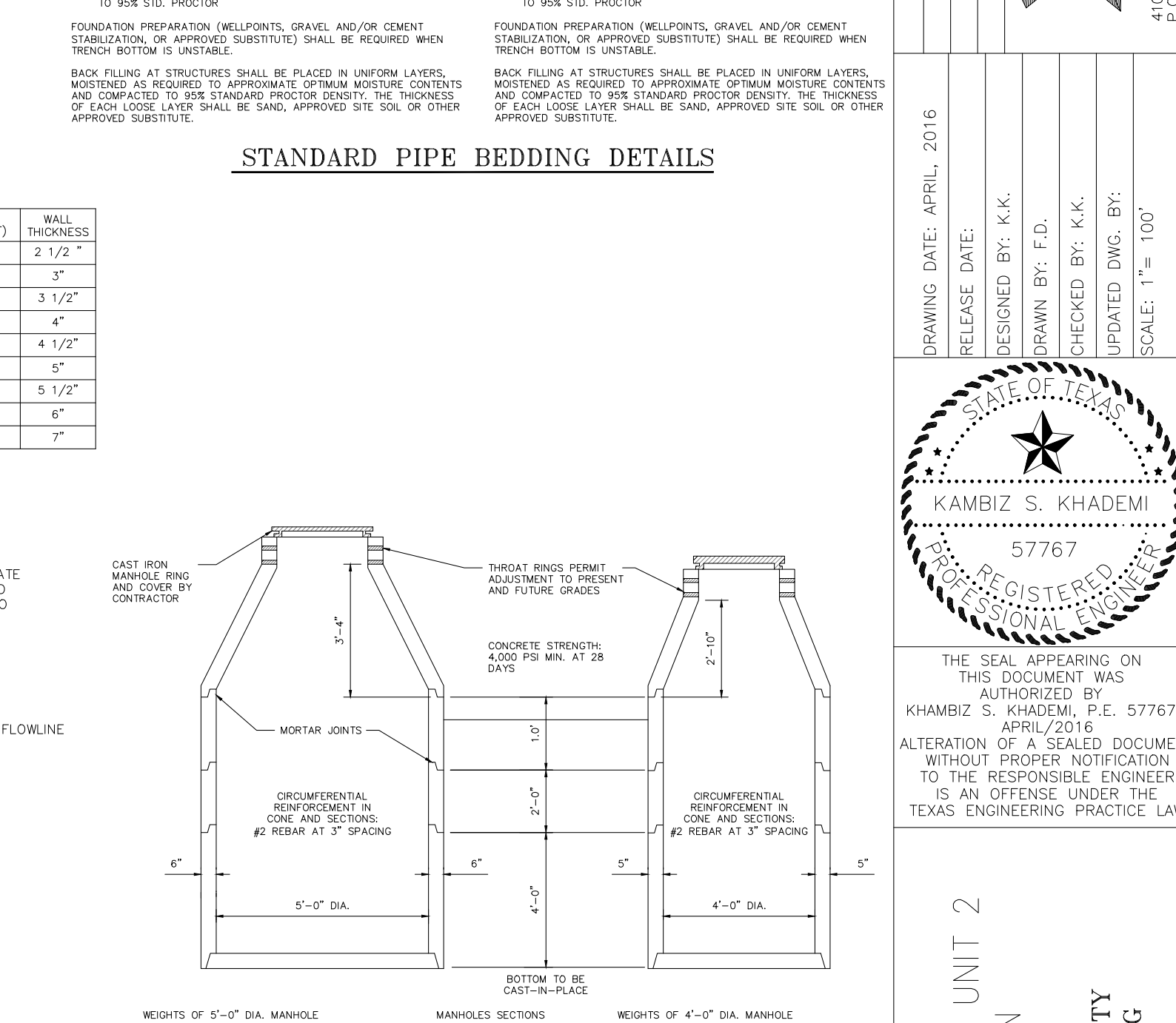
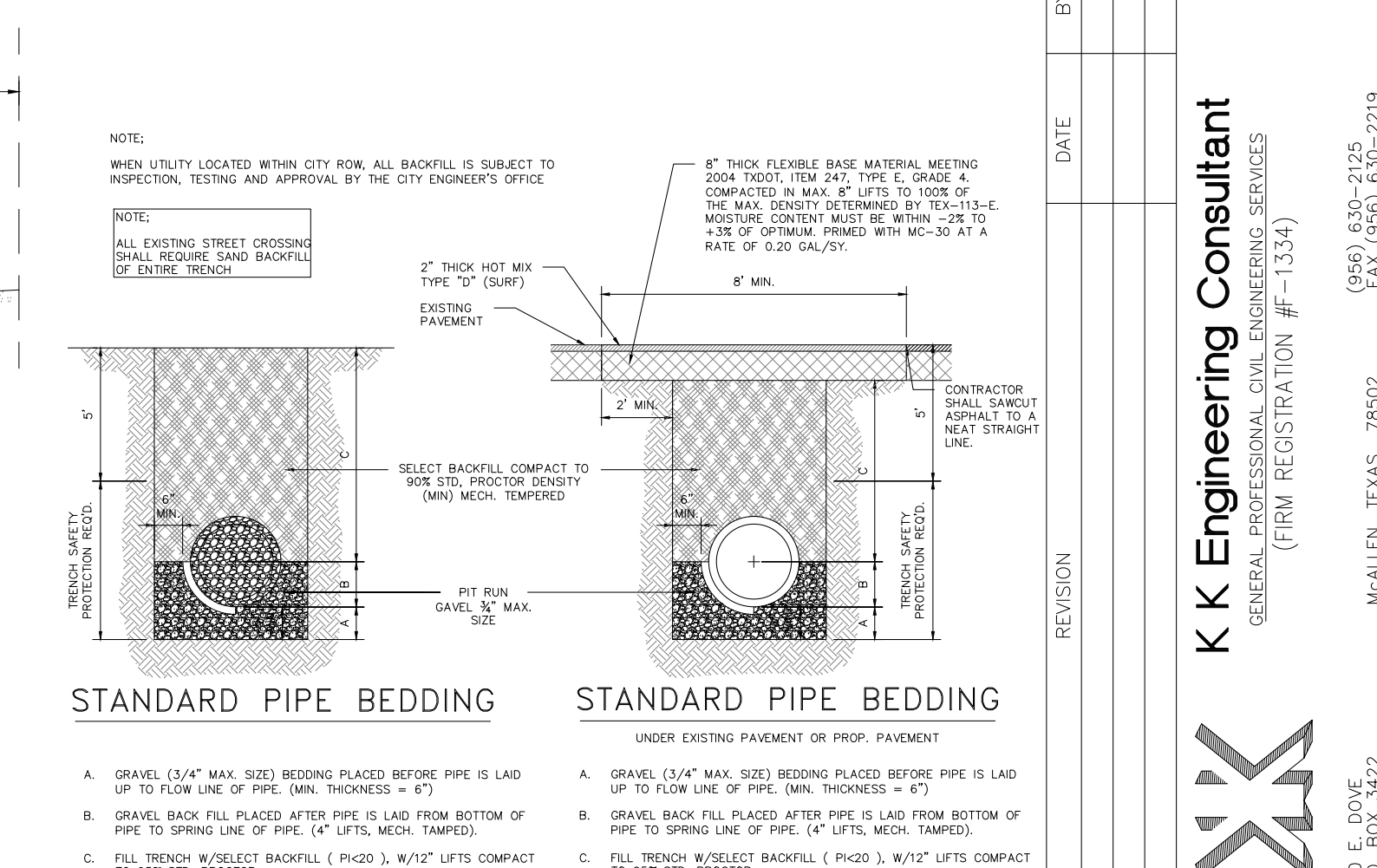
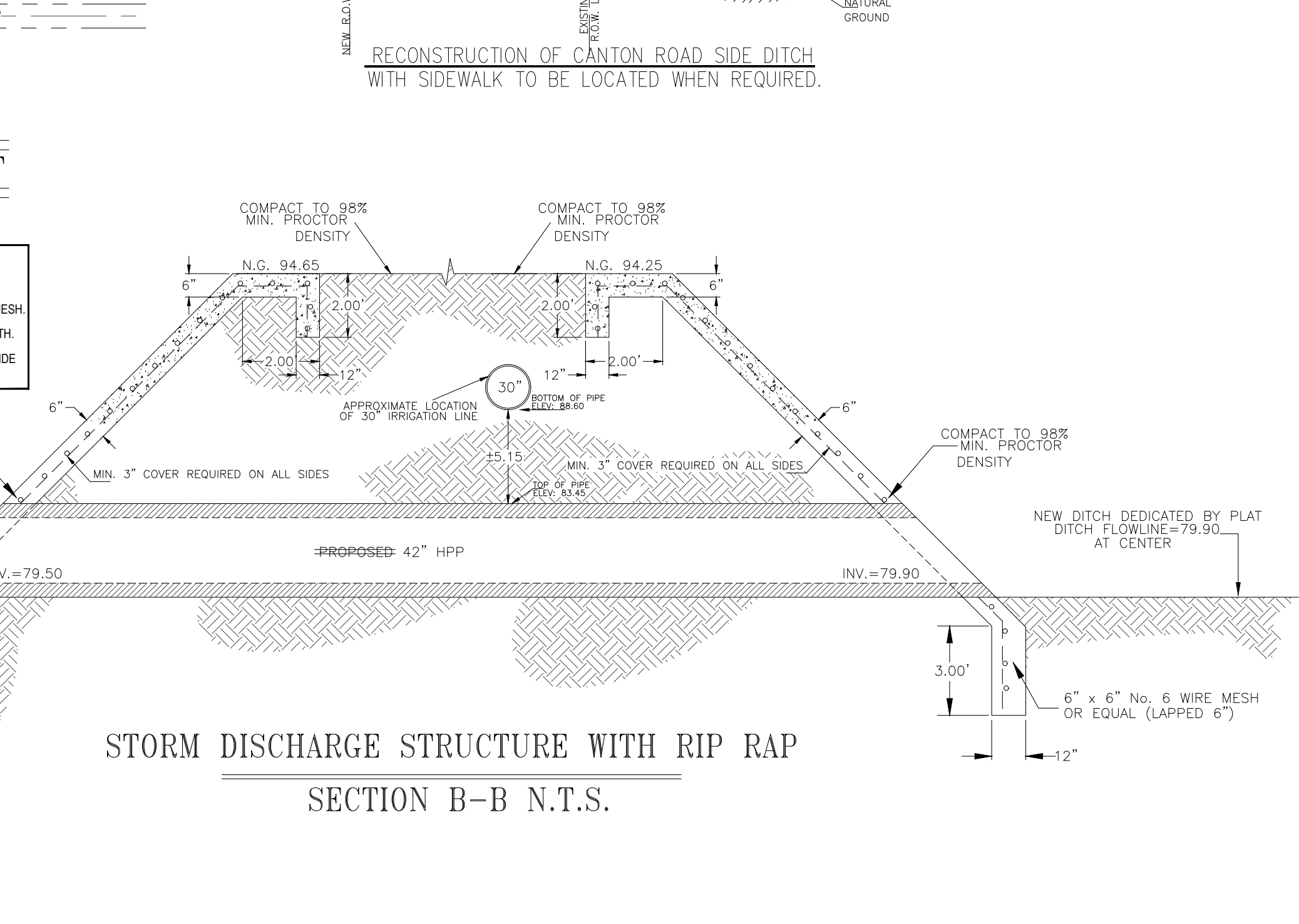
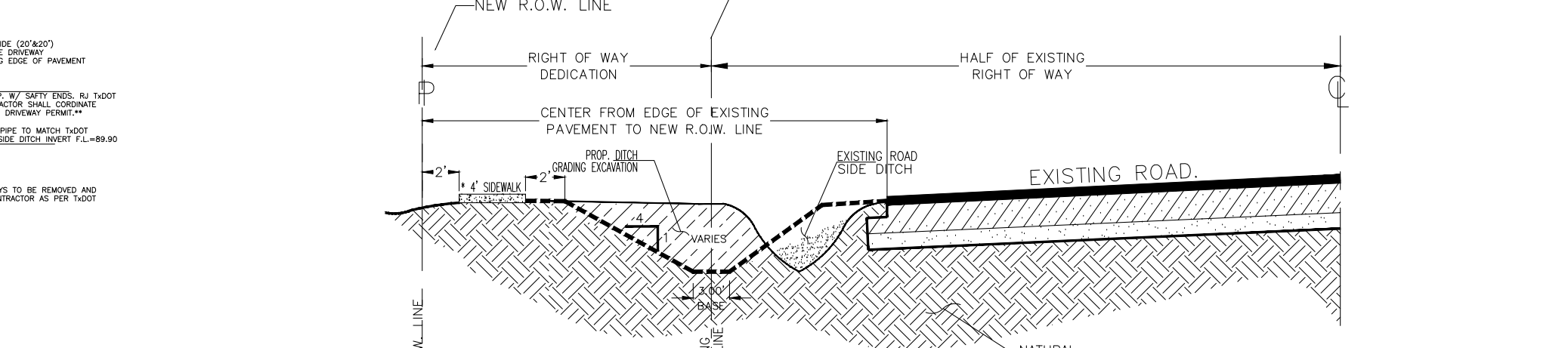
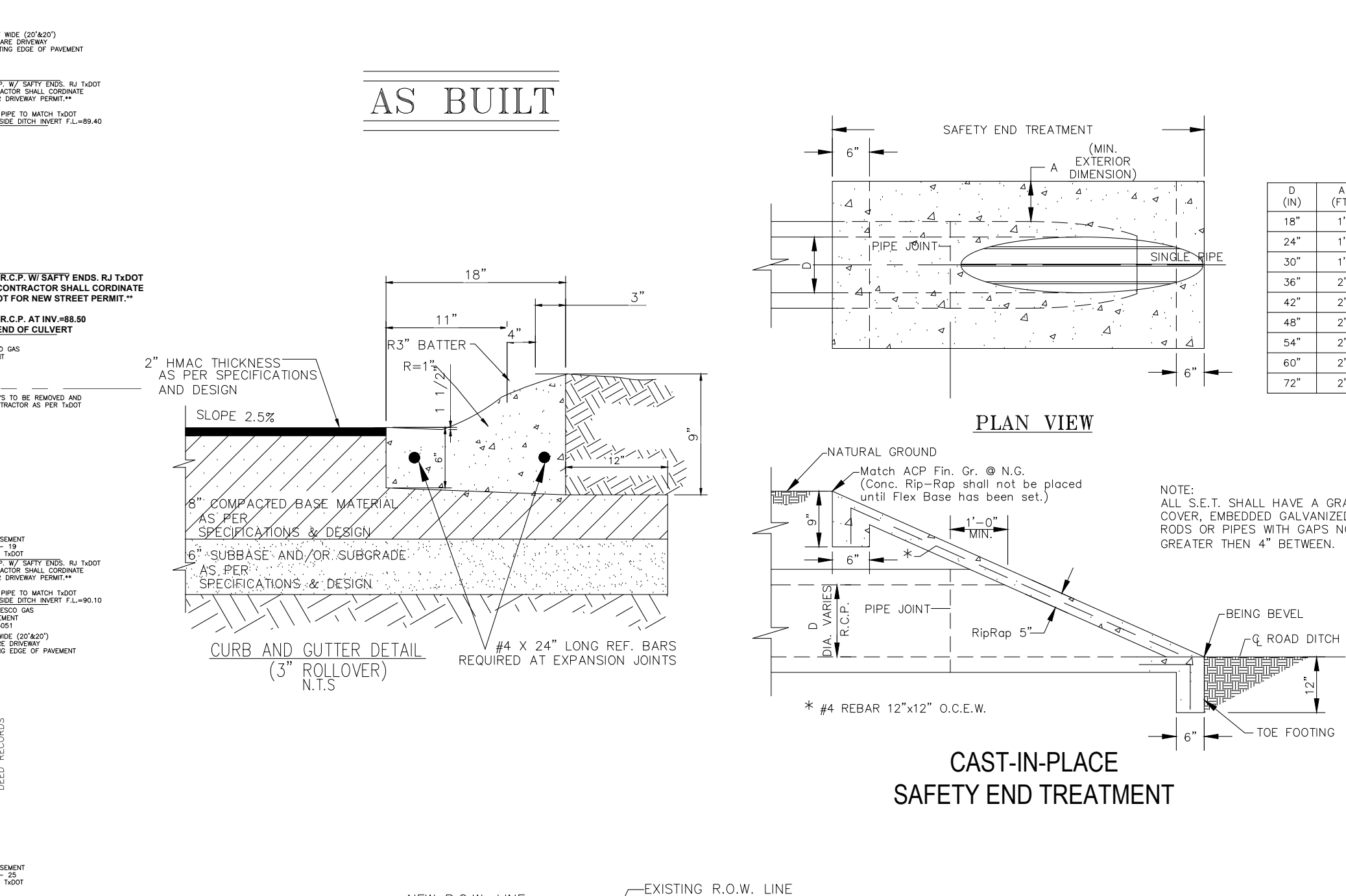
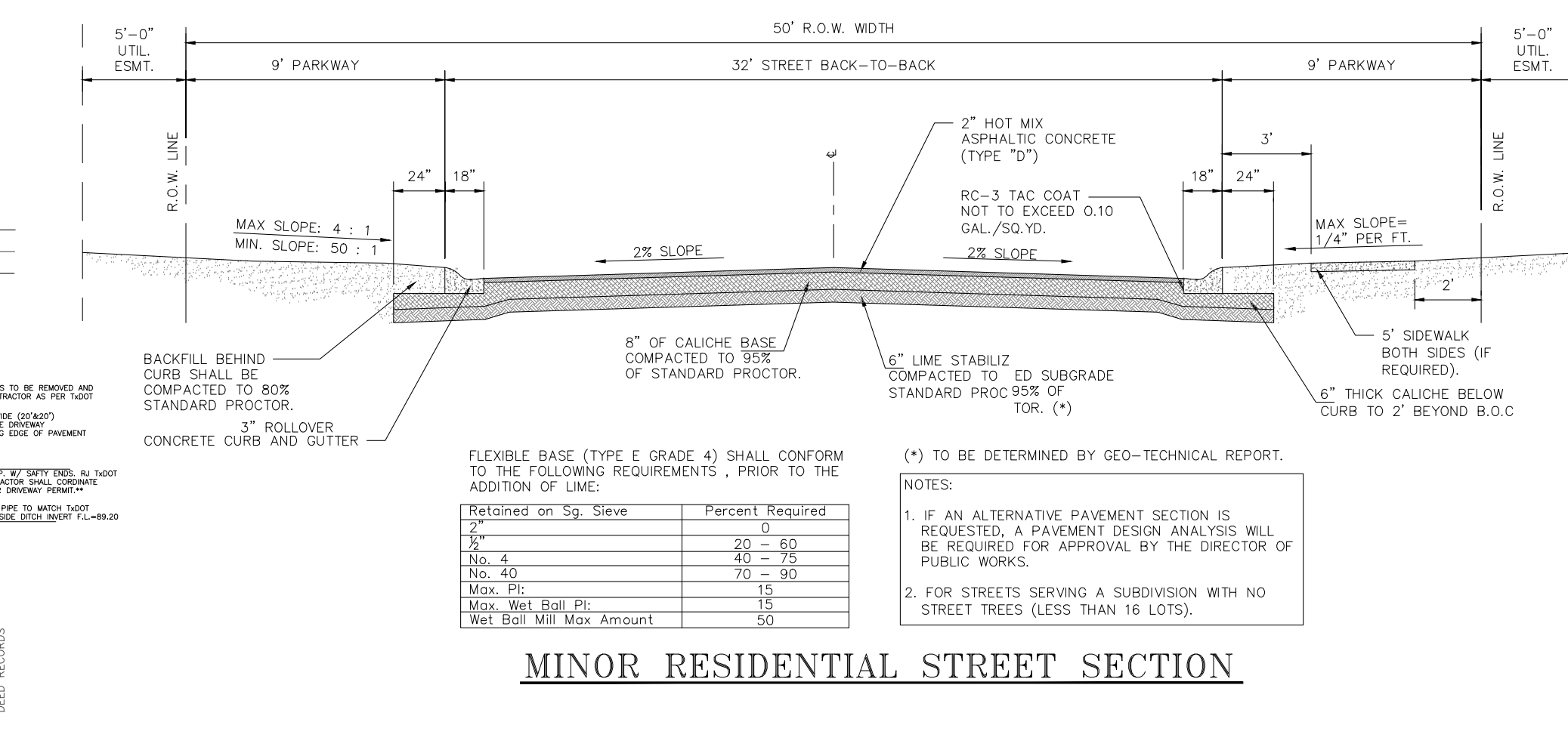
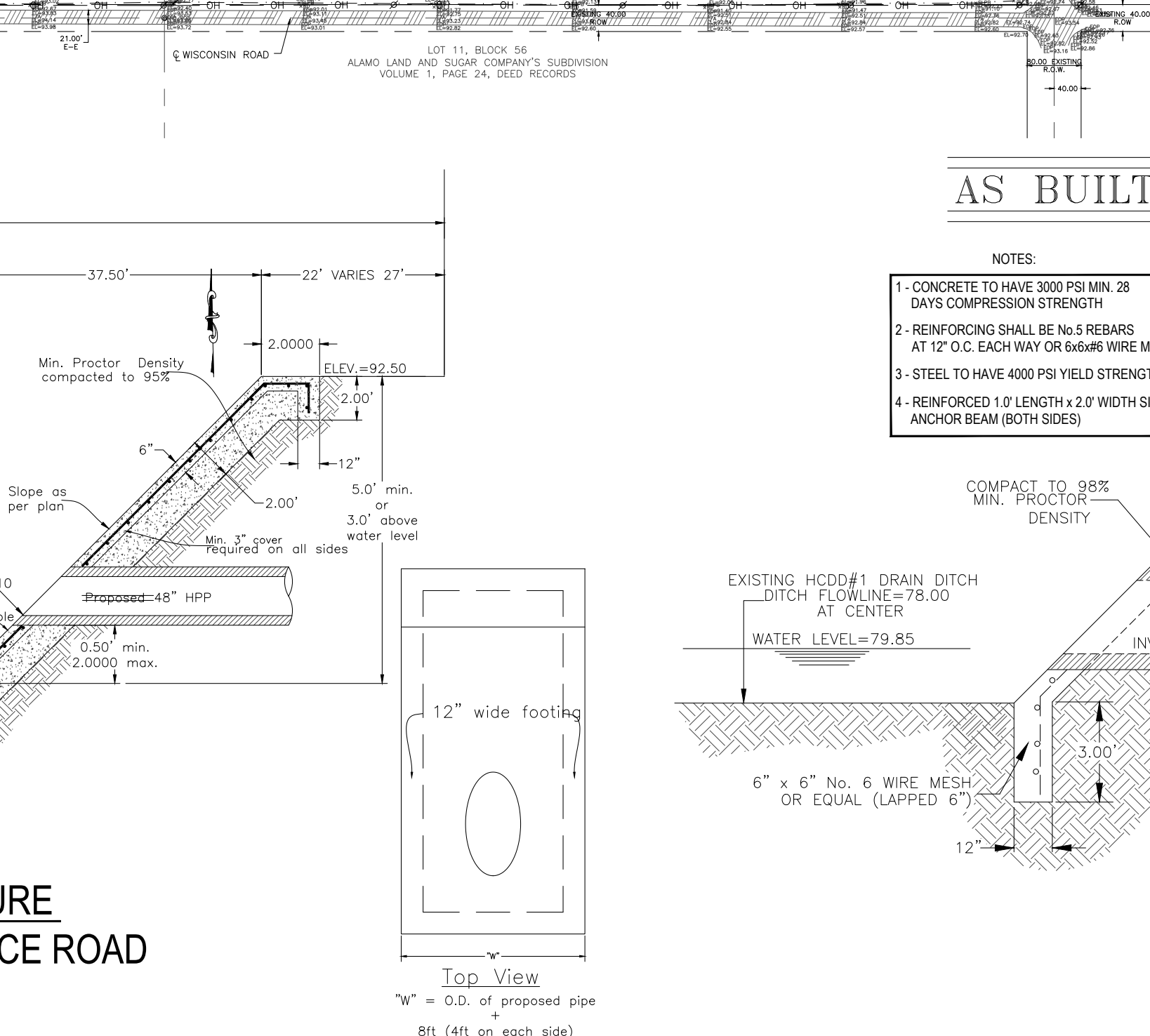
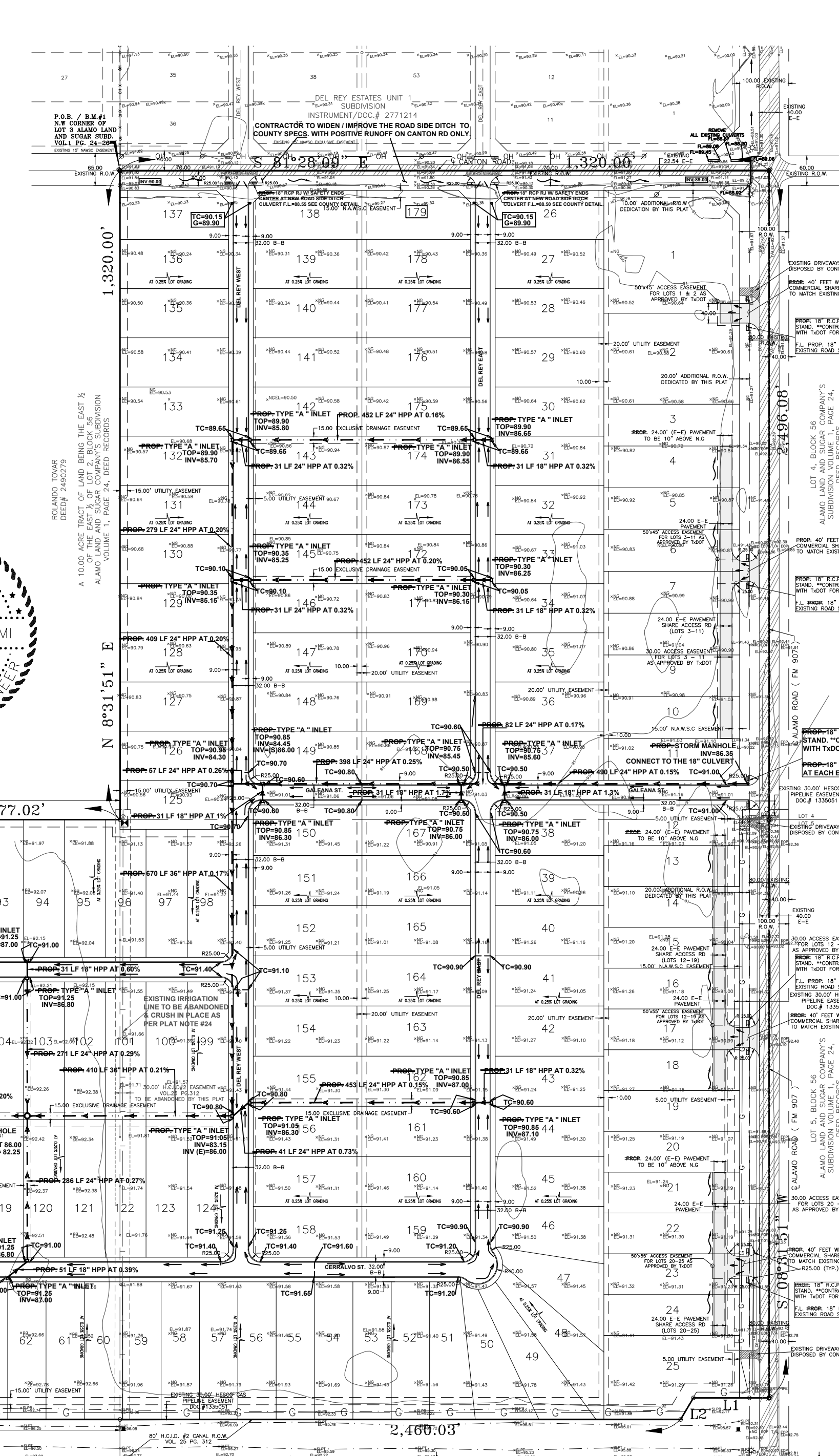
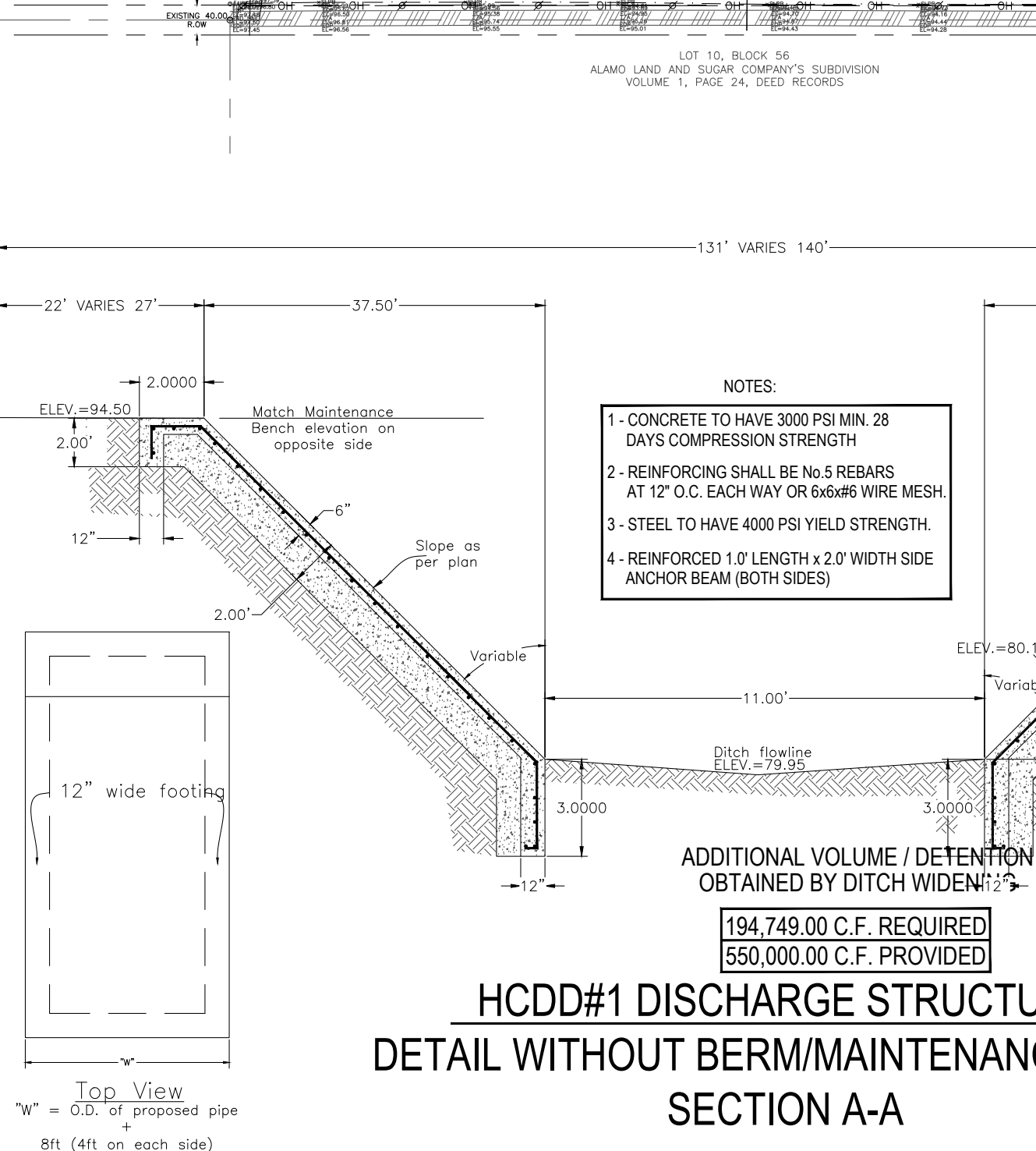
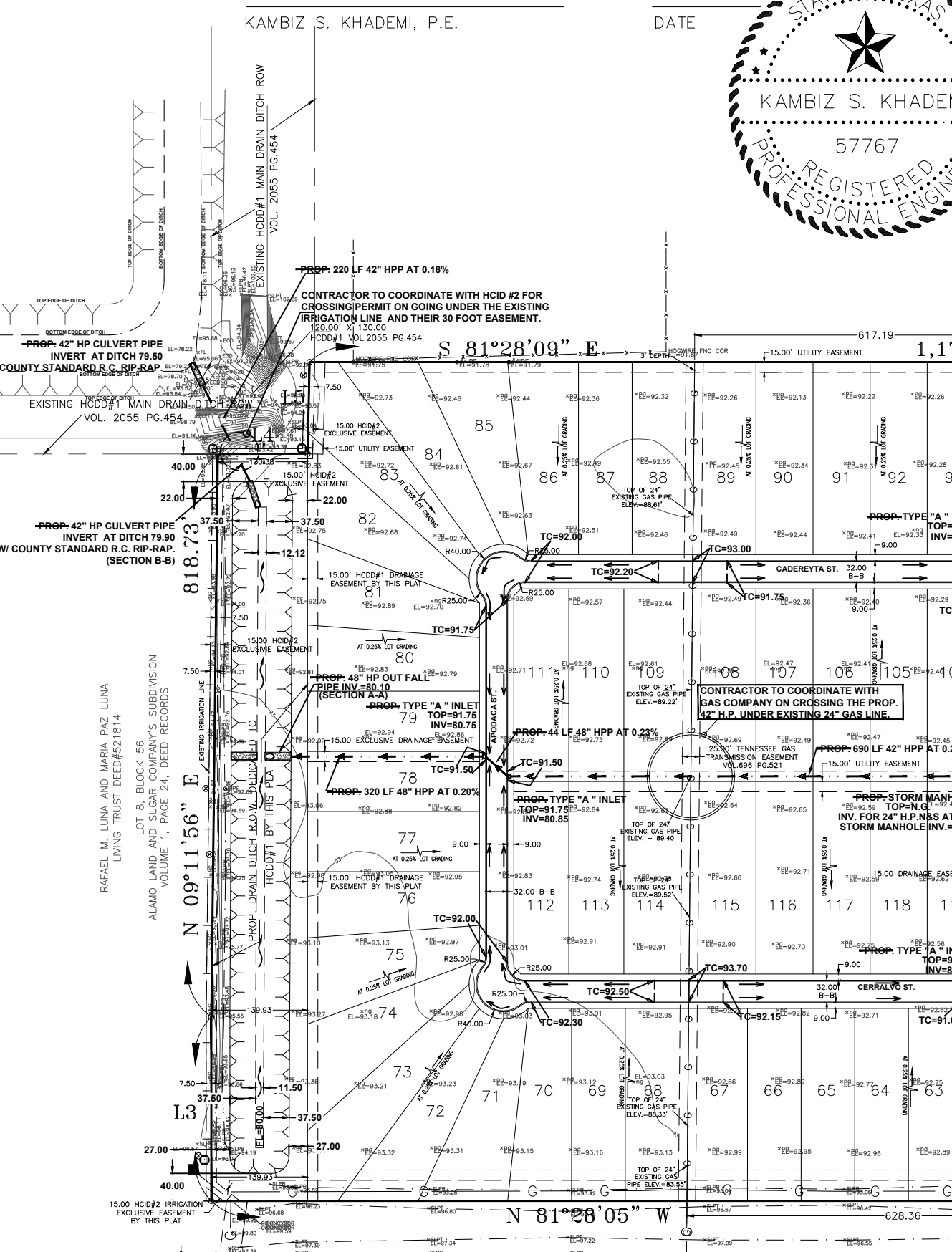
THE SOILS IN THIS AREA ARE MOSTLY SANDY CLAY LOAM WITH SOME CLAY LOAM (MAJORITY SOILS 2B). THESE SOILS BELONG TO HYDROLOGIC GROUP "B", WHICH HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIDERED CHIEFLY OF MODERATELY DEEP OR DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE TEXTURE TO MODERATELY COARSE TEXTURE. THESE SOILS HAVE A MODERATE RATE OF WATER TRANSMISSION. SEE "USDA" NRCS WEB SOIL SURVEY/SOILS MAPS AND INFORMATION FOR THE HIDALGO COUNTY, TEXAS.

SURFACE STORM RUNOFF ON THIS TRACT FLOWS IN AN EASTERLY DIRECTION. THE PRE-DEVELOPMENT VOLUME OF STORM RUNOFF IS 24.99 CFS BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS. THE POST-DEVELOPMENT VOLUME OR STORM RUNOFF IS 32.60 CFS BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 7.61 CFS.

IN ACCORDANCE WITH THE COUNTY DRAINAGE POLICY, THE PROPOSED STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION WILL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 48". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO A NEW PROPOSED HCCD#1 DRAINAGE DITCH ALONG THE WEST END OF THIS SUBDIVISION. THIS SHALL BE DEDICATED TO HCCD#1 BY SUBDIVISION PLAT. ITS SIZE IS AN AVERAGE OF 135' X 1,050', REQUESTED BY MR. SESIN.

THE ULTIMATE OUTFALL WILL BE VIA 42" R.C.P. INTO HCCD#1 MAIN DRAIN WHICH IS LOCATED BY THE NORTH END OF THE NEW DITCH. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT POLICY, THE DIFFERENCE BETWEEN THE PRE (10-YR) AND THE POST (10-YR) DEVELOPMENT STORM RUNOFF SHALL NOT INCREASE. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED DETENTION OF 194,749.00 CUBIC FEET (4.20 ACRE-FEET) OF STORM RUNOFF SHALL BE STORED WITHIN THE PROPOSED NEW DITCH, WHOSE CAPACITY IS APPROXIMATELY 550,000 CUBIC FEET. THE FINISH FLOOR ELEVATION FOR EVERY BUILDING SHALL BE SET AT 24" INCHES ABOVE THE TOP OF CURB, MEASURED FROM THE CENTER AND AT THE FRONT OF EACH LOT. THE LOT SHALL BE GRADED TO ALLOW RUNOFF TO FLOW TOWARDS THE INTERNAL STREETS; THIS MEASURE WILL AVOID THE CONCENTRATION OF RUNOFF INTO OTHER LOTS AND WILL PROMOTE A CONSISTENT DRAINAGE PATTERN FOR THE ENTIRE DEVELOPMENT.

SCALE: 1"=200'



K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
(FIRM REGISTRATION # 1334)
57767
KAMBIZ S. KHADEMI
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
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REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

DESIGNED BY: K.K.
DRAWN BY: F.D.
CHECKED BY: K.K.
UPDATED DWG. BY:
SCALE: 1" = 100'

DRAWING DATE: APRIL, 2016
RELEASE DATE:
BY: K.K.
DATE:

DEL REY ESTATES UNIT 2
SUBDIVISION
HIDALGO COUNTY
ETJ EDINBURG

EXISTING TOPO AND PROPOSED PAVING, AND STORM DRAINAGE
DEL REY ESTATES UNIT 2, L.P.

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File Name: PAVING & DRAINAGE

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