



**Hidalgo County
Planning
Department**

T.J. Arredondo, CFM
Director of Planning

Main Office

1304 S. 25th Street
Edinburg, Texas 78542
Phone (956) 318-2840
Fax (956) 318-2844

Engineering Projects Office

902 N. Doolittle Road
Edinburg, Texas 78542
Phone (956) 292-7080
Fax (956) 292-7089

Precinct No. 1 Substation

1902 Joe Stephens Ave.
Weslaco, Texas 78596
Phone (956) 968-4734
Fax (956) 973-7850

Precinct No. 3 Substation

2401 N. Moorefield Road
Mission, Texas 78572
Phone (956) 205-7045
Fax (956) 205-7049

PIPELINE AND UTILITY PERMIT APPLICATION PACKET

THE STATE OF TEXAS

COUNTY OF HIDALGO

**APPLICATION AND AGREEMENT FOR PIPELINE OR
UTILITY PERMIT**

Date: 07/30/18

NORTH ALAMO WATER SUPPLY CORPORATION (hereinafter referred to as "Applicant") does hereby make application to the Hidalgo County through the Hidalgo County Planning Department (hereinafter referred to as "HCPD") to construct, maintain and repair pipelines or utilities across the easements, right-of-ways, property or property interest as described below.

Information required:

1. Name and Address of Applicant:

NORTH ALAMO WATER SUPPLY CORPORATION (NAWSC)

420 S DOOLITTLE RD EDINBURG, TX 78542

2. Name and Address of company or agency owning Pipeline or Utility (please indicate if same as Applicant):

SAME

3. Name and Address of operator of Pipeline or Utility (please indicate if same as Applicant):

SAME

4. Name and Address of contractor to install Pipeline or Utility:

VALLEY PAVING INC.

321 E. 2 MILE LINE, MISSION TX 78572



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5. Estimated date of installation of Pipeline or Utility:
AS SOON AS THE PERMIT GETS APPROVED
6. Location of Pipelines or Utilities (Tract No., Survey, Abstract No.):
**EXISTING 8" WATER LINE NORTH OF CANTON ROAD
Portion out of lot 4 and lot 5 block 56 block 56, all of lot 1 and
a part or portion out lot 8, block 57, Alamo Land and Sugar
Company Subdivision.**
7. Hidalgo County road right-of-way, property or property interest to be crossed:
Proposed to cross / bore Canton Road R.O.W.
8. Names and Addresses of fee owners of property involved and copy of Pipeline or Utility easements acquired:
N/A.
9. Number and size of lines:
**3 – 8" PVC DR-18 C-900 water line w/ 12" PVC casing.
1 – 48" RCP storm drainage pipe**
10. Pressure (each line):
**3 – 8" PVC DR-18 C-900 water line at 35 PSI
1 – 48" RCP storm drainage pipe NO PSI**
11. Content (each line):
**8" PVC DR-18 C-900 Potable water
1 – 48" RCP: storm drainage waters**
12. Is this a common carrier pipeline or utility? If yes, please submit the Applicant's Texas Railroad Commission Form "T-4" or similar form designating the facility:
N/A
13. Does Applicant have the Power of Eminent Domain?
N/A
14. Will the product be carried for hire or by the owner of the goods?
NORTH ALAMO WATER SUPPLY CORPORATION / Valley Paving
15. Where is the origin of the line?
Existing 8" water line north of Canton Rd approximate 1,320 feet east of Alamo Rd
16. Where is the destination of the line?
Destination from south to north crossing Canton Rd approximate 60 feet connecting to existing 8" water line.
17. Utility Crossing Coordinate X: **1114131.98** Y: **16622630.62**
(NAD 83 Texas South FIPS 4205 feet)



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If requested permit is granted by HCPD, Applicant, in consideration thereof, agrees and binds itself as follows:

1. All pipelines or utilities herein will be horizontally placed within the right-of-way as determined by HCPD and at a minimum depth of five (5) feet below natural ground. Depth, horizontal, and vertical location shall be confirmed by HCPD Inspectors.
2. Location map, profile, and plans concerning the proposed pipeline or utility crossing will furnished with this application.
3. HCPD will be notified in writing ten days prior to the beginning date of construction under this permit.
4. Applicant will bear the entire expense of all future relocations of any pipelines or utilities should such relocation, at the sole discretion of the Hidalgo County Commissioners Court, be necessary for improvements, alteration, or maintenance of the Hidalgo County's easement or property of interest.
5. Applicant will notify the HCPD at least 48 hours prior to covering work and or completion of its work and removal of its equipment from the job site to permit HCPD to make an inspection.
6. Upon notification by the HCPD, the Applicant will promptly repair or rectify any deficiency or condition caused by the Applicant's operations or installations under this permit. Applicant will leave easement in as near the same condition or better, in the HCPD's sole judgment, as it existed prior to the commencement of the operations under this permit.



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7. Hidalgo County shall not be liable or responsible for, and shall be saved and held harmless by Applicant, and further shall be indemnified by Applicant, from and against any and all suits, actions, losses, damages, claims, or liability of any character, type, or description, including all expenses of litigation, court costs, attorney's fees, and engineering fees for injury or death to any person, or injury to any property, received or sustained by any person or persons or property, arising out of, or occasioned by, directly or indirectly, the performance of Applicant under this agreement, including claims and damages arising in part from the negligence of the Hidalgo County.

It is the expressed intent of the parties to this agreement that the indemnity provided for in this section is extended by Applicant to indemnify and protect Hidalgo County from the consequences of Hidalgo County's own negligence, whether that negligence is the sole or contributory cause of the resultant injury death, or damage.

Applicant further agrees to defend, at its own expense, with attorneys acceptable to Hidalgo County and on behalf of the Hidalgo County, and in the name of Hidalgo County, any claim or litigation brought against the Hidalgo County in connection with any such injury, death or damage.

Before construction is begun on such pipeline or utility crossings, Applicant will furnish to the HCPD a certificate of insurance (or other security approved by the HCPD) payable to Hidalgo County and protecting Hidalgo County (as an additional named insured) against any claims for personal injuries or damages to property resulting from the operations of Applicant, its agents, servants, employees, and contractors under this permit. Insurance is to be supplied in accordance with the attached Schedule A.

8. Hidalgo County makes no warranties, expressed or implied, in the granting of this permit; nor does Hidalgo County purport to grant any property interest or exclusive privileges whatsoever by granting such permit. It is specifically understood that Hidalgo County is not the agent for, nor does it act for, the fee owners or any persons or entities having any right, or title to possession of the land upon which the Hidalgo County's easement or other property interest is located. Furthermore, in granting this permit Hidalgo County makes no representation or warranty that it has any property interest, including, but not limited to, an easement or right of way, in the land



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upon which Applicant constructs, maintains, repairs, or modifies the pipelines or utilities, made the subject of this application, nor does Hidalgo County make any representation or warranty as to the validity, quality or extent of such property interest, if any. Applicant acknowledges its understanding that Hidalgo County in granting this permit, does not convey or grant to Applicant any rights, title or interest for which is has no legal authority to grant or convey.

9. Applicant binds itself to comply with all federal, state, and local laws or regulations and will obtain all necessary permits from all local and federal agencies required by law before installation or construction is begun.
10. Applicant will install its pipelines and utilities in a manner and location as shown in the plans and specifications filed with HCPD in support of this application for permit. Hidalgo County Planning Department's representative may at any time make such inspection as such engineer or other representation may deem necessary to assure that the construction of the pipeline or utilities is in accordance with the plans and specifications submitted, and said engineer or representative shall have the right to temporarily suspend Applicant's work if necessary, while such inspection is being made. Should Applicant not install the pipelines or utilities in accordance with the terms and conditions of this permit, Applicant agrees that the Hidalgo County shall have the right to require, at Applicant's expense, the removal of the pipelines and utilities and its replacement in conformance to said plans and specifications and conditions of this permit. Hidalgo County may revoke this permit and suspend all work hereunder if it is determined by Hidalgo County that the pipelines or utilities are not being installed in accordance with such plans and specifications and conditions of this permit. The suspension or revocation of this permit shall not be a basis for a claim for damages against Hidalgo County.
11. Except in emergency situations where it is necessary to protect life and property, Applicant will not make any change, modification, or alteration in or to the pipelines or utilities without first securing a new or amended permit from Hidalgo County prior to the making of any such change. Applicant will maintain the pipelines or utilities hereby authorized in good and safe condition, and in accordance with plans, specifications, and this permit.



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12. Applicant agrees to pay HCPD a permit fee to cover administrative costs in the amount of **\$500.00**, plus a reimbursement to HCPD for any necessary engineering fees which may be incurred for the study and processing of the Application. This fee will permit a single pipeline or utility to be within County right-of-way. Applicant further agrees to pay an additional fee of **\$500.00** for each additional line included in permit application at the same location; however, more than one location may be included in a single application.

Requests to lay additional line or lines, not included in an initial permit application, must be made by separate application, with new permit fees paid accordingly and support data provided.

All permits fees must be submitted with the application for permit.

Permit fees submitted with this application for which pipeline or utility crossing are not approved by Hidalgo County Commissioners Court will be refunded to Applicant.

Permit fees may be waived where Applicant is a state, county, municipality, or a special political subdivision.

13. The Applicant is allowed one hundred twenty days (120) from the granting of the permit to start construction of the pipelines or utilities crossings. Once started, the Applicant is allowed ninety (90) days to complete all work under such permit. All construction must be completed within two hundred ten (210) days from the date of issuance of permit. Upon application, extension of the time periods set forth in this paragraph may be granted by the Hidalgo County Commissioners Court. Such applications for extension must be received by HCPD at least thirty days before the expiration of the two hundred ten (210) days period. A new permit fee, in accordance with Paragraph 12 hereof, will be charged for each extension granted.

Construction of any pipeline or utility crossing will not begin until written approval has been given by HCPD.

14. All provisions of the Pipeline and Utility Permit Administration Policy of Hidalgo County, if any, and all amendments thereto, are hereby incorporated herein as part of the terms and conditions of this permit for all purposes.



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15. Applicant warrants and represents that it has secured from all fee owners of the involved property an easement or other property rights to construct, repair or modify the pipeline or utility in the manner set forth herein.
16. This Pipeline and Utility Permit if granted by Hidalgo County is subject to any and all other requirements, specifications and conditions listed in Exhibit A attached hereto.
17. Hidalgo County requires all coordinates of all utility crossings. Horizontal datum to be in NAD 83 State Plane Texas South 4205 feet and vertical datum in NAVD 88 Geoid 12a.
18. This permit constitutes the entire agreement between the parties with regard to the subject matter hereof, and all prior agreements, representations, and negotiations between the parties regarding the subject matter are hereby superseded. This permit shall not be altered or amended except by an agreement in writing executed by the parties hereto.
19. Applicant warrants and represents that its undersigned representative has full authority to bind Applicant to the terms and conditions of the foregoing Application and Agreement for Pipeline or Utility Permit.



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DATED this 30th day of July, 2018.

Angelica Hinojosa
(Name of Applicant – Printed or Typed)

By: Angelica Hinojosa
Signature

Title: New Accounts Supervisor

STATE OF TEXAS
COUNTY OF HIDALGO

SUBSCRIBED AND SWORN TO before me the Applicant,
Angelica Hinojosa, on this 30th day of July, 2018,
to which witness my hand and seal of office.

Susan J Headley
Notary Public for the State of Texas



My Commission Expires: 6-26-2021



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**APPROVAL OF APPLICATION BY
HIDALGO COUNTY PLANNING DEPARTMENT**

Came on for consideration this _____ day of _____,
20____. The above and foregoing Application for Pipeline and Utility
Permit, and after consideration of the same by the Hidalgo County
Commissioners Court, said Application and Agreement for Pipeline or
Utility Permit is hereby APPROVED.

HIDALGO COUNTY:

Ramon Garcia, County Judge





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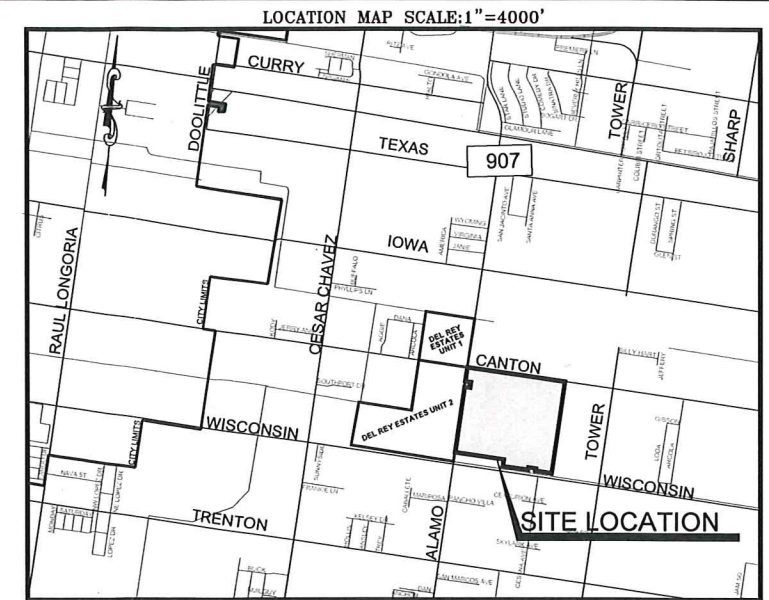
EXHIBIT A

(Please insert description of project location and supporting documents for proposed utility work)

PLAT OF DEL REY ESTATES UNIT 3 SUBDIVISION

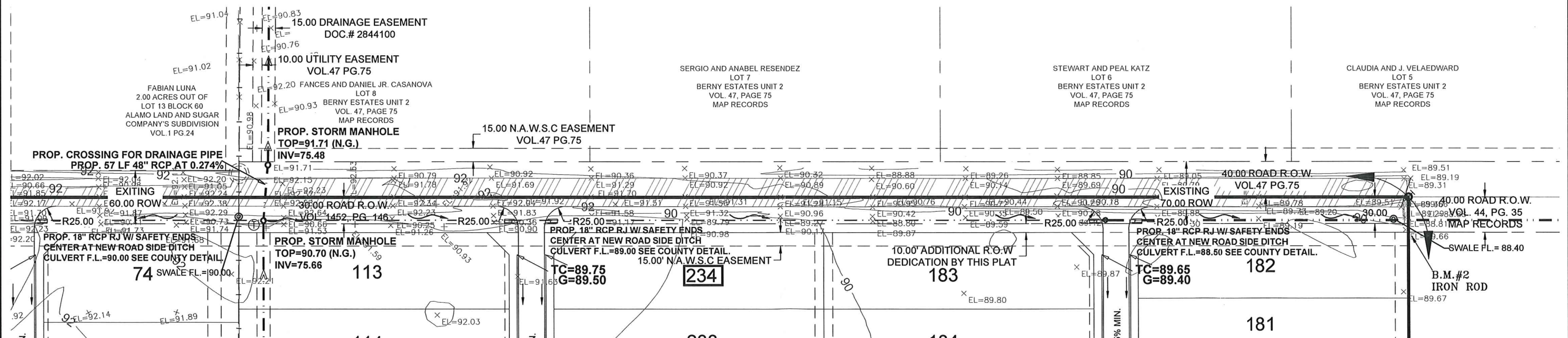
A 144.64 ACRE TRACT OF LAND OUT OF A PART OR PORTION OUT OF LOT 4 AND LOT 5, BLOCK 56, ALL OF LOT 1 AND A PART OR PORTION OUT OF LOT 8, BLOCK 57, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS,

PREPARED BY: K K ENGINEERING CONSULTANT
DATE: JANUARY, 2018



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL

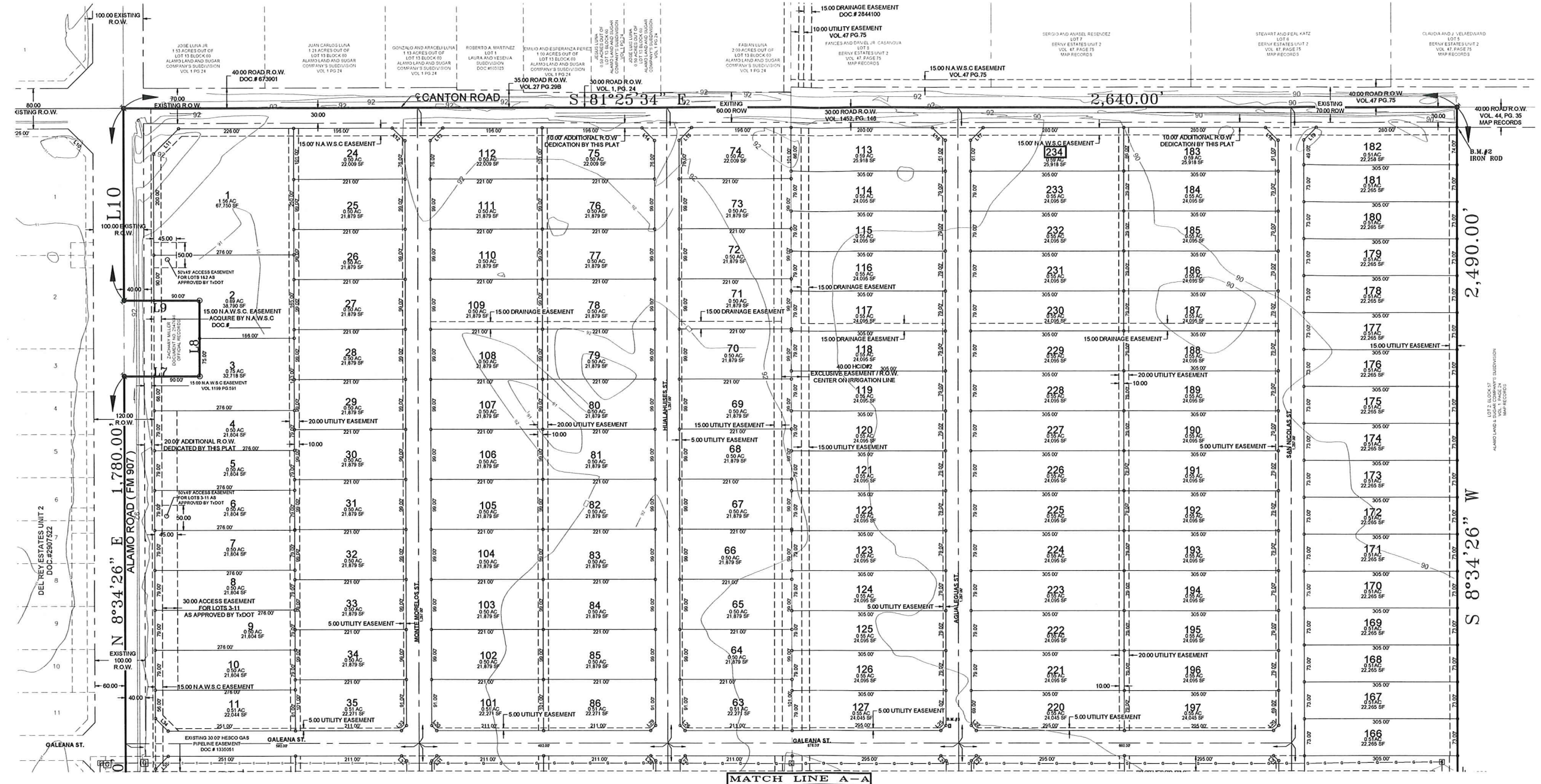
JURISDICTION OF A MUNICIPALITY:
DEL REY ESTATES UNIT 3 LOCATED NORTH WEST CORNER OF ALAMO ROAD AND WISCONSIN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 77,100 - 2010 CENSUS) AND HIDALGO 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.



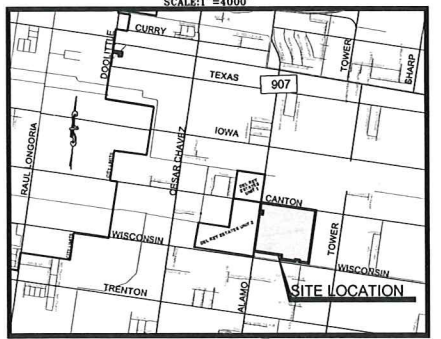
**PROPOSED DEL REY ESTATES UNIT 3 SUBD
PROPOSED STORM DRAINAGE CROSSING**
SCALE: N.T.S

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

SCALE: 1"=100'



LOCATION MAP
SCALE: 1"=4000'



INDEX TO SHEETS OF AS DEL REY ESTATES UNIT 3 SUBDIVISION

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.D. 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;



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

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

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.52'	50.00'	45°17'23"	S 31°30'09" W	38.50'
C2	39.52'	50.00'	45°16'59"	S 13°47'05" E	38.50'
C3	39.47'	50.00'	45°13'40"	S 59°02'24" E	38.45'
C4	39.57'	50.00'	45°20'43"	N 75°40'24" E	38.55'
C5	39.57'	50.00'	45°20'43"	S 58°11'53" E	38.55'
C6	39.47'	50.00'	45°13'40"	N 76°11'16" E	38.45'
C7	39.52'	50.00'	45°16'59"	N 30°55'58" E	38.50'
C8	39.52'	50.00'	45°17'23"	N 59°22'54" E	38.50'
C9	39.40'	50.00'	45°09'02"	S 31°34'17" W	38.39'
C10	39.64'	50.00'	45°25'21"	S 13°42'54" E	38.61'
C11	39.47'	50.00'	45°13'40"	S 59°02'24" E	38.45'
C12	39.57'	50.00'	45°20'43"	N 75°40'24" E	38.55'
C13	39.57'	50.00'	45°20'43"	S 58°11'53" E	38.55'
C14	39.47'	50.00'	45°13'40"	N 76°11'16" E	38.45'
C15	39.64'	50.00'	45°25'21"	N 30°55'58" E	38.61'
C16	39.40'	50.00'	45°09'02"	N 14°25'28" W	38.39'

LINE TABLE

NO.	LENGTH	BEARING	NO.	LENGTH	BEARING	NO.	LENGTH	BEARING
L1	438.34'	N 81°25'34" W	L13	35.36'	N 53°34'26" E	L23	14.14'	N 53°34'26" E
L2	66.00'	N 08°34'26" E	L14	35.36'	N 36°25'34" W	L24	14.14'	S 36°25'34" W
L3	201.66'	N 81°25'34" W	L15	35.36'	N 53°34'26" E	L25	14.14'	N 53°34'26" E
L4	66.00'	S 08°34'26" W	L16	35.36'	S 36°25'34" W	L26	14.14'	N 36°25'34" W
L5	680.00'	N 81°25'34" W	L17	35.36'	S 53°34'26" E	L27	14.14'	S 53°34'26" E
L6	180.00'	N 08°34'26" W	L18	35.36'	N 36°25'34" W	L28	14.14'	N 36°25'34" W
L7	150.00'	S 81°25'34" E	L19	35.36'	N 53°34'26" E	L29	14.14'	S 53°34'26" E
L8	150.00'	N 08°34'26" W	L20	14.14'	N 53°34'26" E	L30	14.14'	N 36°25'34" W
L9	150.00'	N 81°25'34" W	L21	14.14'	N 36°25'34" W	L31	14.14'	S 53°34'26" E
L10	380.00'	N 08°34'26" E	L22	14.14'	S 36°25'34" W	L32	14.14'	N 53°34'26" E
L11	70.71'	N 53°34'26" E	L23	14.14'	S 53°34'26" E	L33	14.14'	N 36°25'34" W
L12	35.36'	N 36°25'34" W	L24	14.14'	N 36°25'34" W	L34	14.14'	N 53°34'26" E
						L35	14.14'	N 36°25'34" W
						L36	14.14'	N 53°34'26" E
						L37	14.14'	N 36°25'34" W
						L38	14.14'	N 53°34'26" E
						L39	14.14'	N 36°25'34" W

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 SEWER 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 / ALREADY INSTALLED TO COVER THE COST OF (SEWER SERVICE CONNECTIONS/INSTALLATION OF SEPTIC SYSTEMS).

DATED THIS _____ DAY OF _____ 201__.

REGISTERED PROFESSIONAL ENGINEER
No. 52262 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, OR 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 FACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS _____ DAY OF _____ 201__.

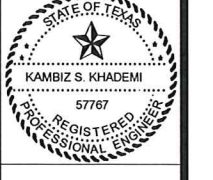
REGISTERED PROFESSIONAL SURVEYOR
No. 5521 STATE OF TEXAS



BY: _____
DATE: _____
REVISION: _____



DRAWING DATE: JANUARY, 2015
RELEASE DATE: _____
DESIGNED BY: K.K.
DRAWN BY: E.D.
CHECKED BY: K.K.
UPDATED DWG. BY: _____
SCALE: 1" = 100'



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KHAMBIZ S. KHADEMI, P.E. 57767 JANUARY/2018 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

PLAT OF
DEL REY ESTATES UNIT 3
SUBDIVISION

DEL REY ESTATES, L.P.
A 144.64 ACRE TRACT OF LAND OUT OF A PART OR PORTION OF LOT 36, BLOCK 5, BEACON HILLS SUBDIVISION, AND A PART OF LOT 36 AND LOT 37, BLOCK 5, BEACON HILLS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 24.

PREPARED BY: K.K. ENGINEERING CONSULTANT
DATE: NOVEMBER, 2017

PLAT OF DEL REY ESTATES UNIT 3 SUBDIVISION

A 144.64 ACRE TRACT OF LAND OUT OF A PART OR PORTION OUT OF LOT 4 AND LOT 5, BLOCK 56, ALL OF LOT 1 AND A PART OR PORTION OUT OF LOT 8, BLOCK 57, ALAMO LAND & SUGAR COMPANY'S SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PREPARED BY: K K ENGINEERING CONSULTANT
DATE: JANUARY, 2018
STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

DEL REY ESTATES L.P., a TEXAS LIMITED PARTNERSHIP
AS OWNER OF THE 144.64 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DEL REY ESTATES UNIT 3 SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 203.032 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.

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

OWNER: DEL REY ESTATES L.P., a TEXAS LIMITED PARTNERSHIP
BY: DEL REY ESTATES GP L.L.C., a TEXAS LIMITED LIABILITY COMPANY
GENERAL PARTNER
BY: KINDEL W. BENNETT, PRESIDENT
P.O. BOX 365
LA BLANCA, TX 78558
4000 IRRIGATION EASEMENT/R.O.W. EXCLUSIVE
STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KINDEL W. BENNETT KNOWN 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 _____ 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 COMPLY WITH ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY HEREIN MY APPROVAL IS REQUIRED.

ATTEST: _____
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 3 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
DATE

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DEL REY ESTATES UNIT 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPOSED CONSTRUCTION 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 16.243, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWER 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 SUBDIVISOR HAS PAID A TOTAL OF \$215,800.00 TO CONTRIBUTE / ALREADY INSTALLED TO COVER THE COST OF (SEWER SERVICE CONNECTIONS/INSTALLATION OF SEPTIC SYSTEMS).

DATED THIS _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL ENGINEER
NO. 52282 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 DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR 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 FACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS _____ DAY OF _____, 20____.

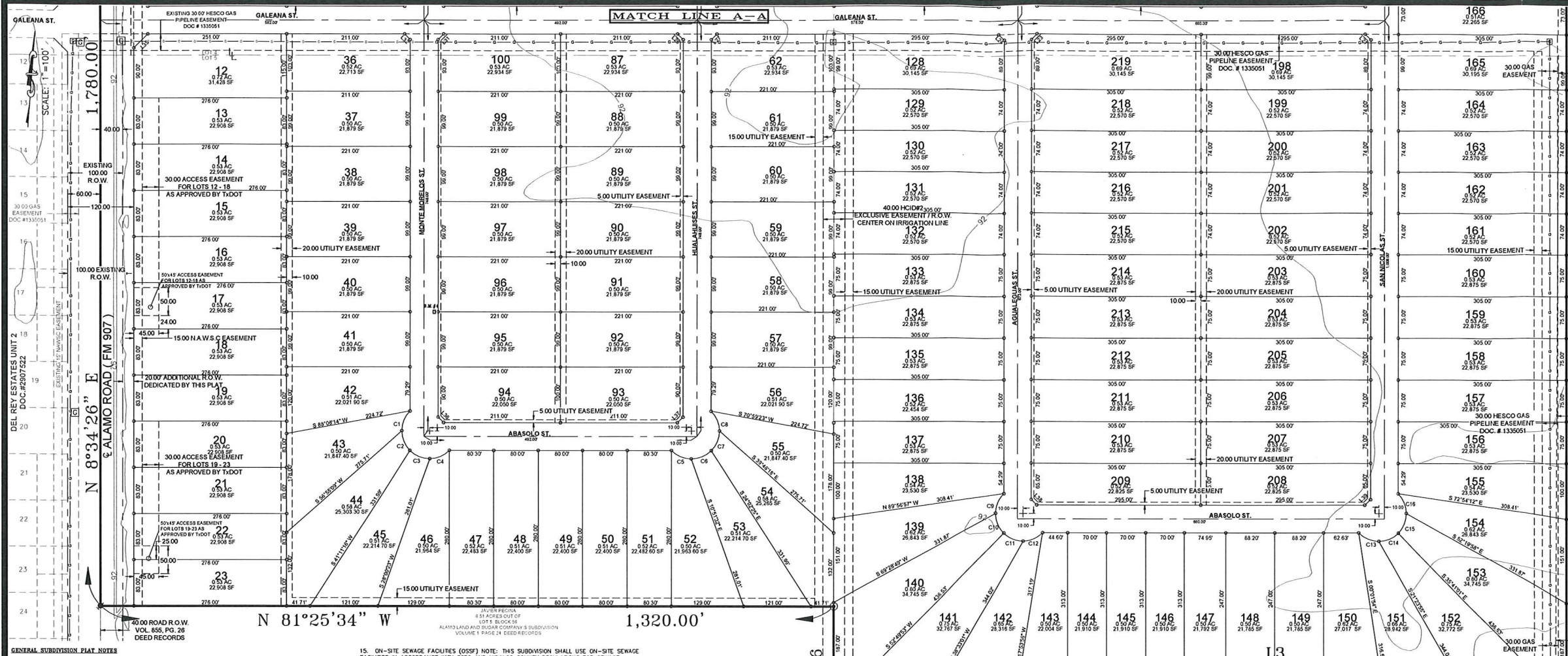
REGISTERED PROFESSIONAL SURVEYOR
NO. 5521 STATE OF TEXAS

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 DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR 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 FACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL SURVEYOR
NO. 5521 STATE OF TEXAS



GENERAL SUBDIVISION PLAT NOTES

- 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 OF APPLICATION FOR CONSTRUCTION. VISIBILITY AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- THIS SUBDIVISION IS LOCATED IN ZONE "B" (MEDIUM SHADED) FEMA FIRM COMMUNITY PANEL NO. 480334 025 C REVISED NOVEMBER 16, 1982. AREAS BETWEEN LINES OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AN AVERAGE DEPTH LESS THAN ONE FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. CONSTRUCTION OF LEVEES, HOUSING WITH AN AREA OF FLOOD PROTECTION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:
FRONT: 25.00 FEET
REAR: 40.00 FEET (FM 907)
SIDE: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE ALAMO RD: 15.00 FEET
CORNER SIDE ALAMO RD: 15.00 FEET
GARAGE FRONT: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE-FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 24 THROUGH 222. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS APPLICABLE FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- LOTS 1 THROUGH 23 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 23 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 ABUTTING RESIDENTIAL LOTS. APPLICATION FOR CONSTRUCTION IS REQUIRED BY PLANNING, HEALTH, AND FIRE MARSHALL DEPARTMENTS PRIOR TO OCCUPANCY OF THE LOT.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM ALAMO ROAD (FM 907) ON TO LOTS 1 THROUGH 23. A 40 FOOT SHARED DRIVEWAY ACCESS SHALL BE CONSTRUCTED BY DEVELOPER ON LOTS 1, 2, 6, 17, AND 22. A 30 FOOT INGRESS AND EGRESS EASEMENT WILL BE DEDICATED BY THIS PLAT TO PROVIDE INGRESS AND EGRESS FOR LOTS 3 THROUGH 23. THIS 30 FOOT ACCESS EASEMENT AS WELL AS DRIVEWAY SHALL BE MAINTAINED BY OWNERS OF LOTS 3 THROUGH 23.
- CORNER MARKERS, CONSISTING OF A ONE-HALF (1/2) INCH STEEL ROD 18 INCHES IN LENGTH, WITH PLASTIC CAP STAMPED "RIG DELTA SURVEYING", HAVE BEEN DRIVEN FUSH WITH THE GROUND SURFACE TO MARK THE CORNERS OF ALL LOTS.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--BM_1--ELEV. 91.04 TOP OF COTTON PICKER SPINDLE ON WISCONSIN ROAD
--BM_2--ELEV. 91.04 TOP OF IRON ROD SOUTH RIGHT OF WAY OF CANTON ROAD BEING THE N.E. CORNER OF LOT 182 OF THIS SUBDIVISION (NAVD 1988)
--BM_3--ELEV. 90.73 TOP OF STORM DRAINAGE TYPE "A" INLET S.W. CORNER OF LOT 127 (NAVD 1988)
--BM_4--ELEV. 90.70 TOP OF STORM DRAINAGE TYPE "A" INLET S.E. CORNER OF LOT 95 (NAVD 1988)
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 23,886 CUBIC FEET (5.36 ACRES-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REGULATIONS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO.3 FOR STORM WATER MONUMENTS)
NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER OBSTRUCTIONS (EXCEPT LOG, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
EACH PURCHASER CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
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.
14. ACCESS FROM WISCONSIN ROAD SHALL NOT BE ALLOWED INTO SUBDIVISION DUE TO THE EXISTING 130 FOOT HIGHWAY CANAL R.O.W. (SHEET 1 OF 2)
- ACCESS EASEMENTS SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- 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 SUBDIVISOR IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A 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 23)
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPTS MAY BE ALSO ON THE UTILITY LAAYOUT 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 ABSORBENT DRAINFIELD SYSTEM.
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY OF A LOT.
16. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
17. KINDEL W. BENNETT, THE OWNER & SUBDIVIDER OF DEL REY ESTATES UNIT 3 SUBDIVISION, RETAINS A EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.
18. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
19. NO ACCESS SHALL BE ALLOWED FROM CANTON ROAD ONTO LOTS 24, 74, 75, 112, 113, 182, 183 AND 234. NO ACCESS SHALL BE ALLOWED FROM GALEANA STREET ONTO LOTS 11 AND 12.
20. STREET & STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER.
21. A 5 FT SIDEWALK IS REQUIRED AT BUILDING PERMIT STAGE, AS PER CITY OF EDINBURG, ALONG ALL INTERNAL STREETS.
22. FIRE HYDRANTS WILL BE INSTALLED & PAINTED BLACK BY THE DEVELOPER.
23. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCUMPLY POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 3: CONSTRUCTION SPECIFICATIONS 3.14.
24. EXISTING 200 FOOT EGRESS EASEMENT OUT OF LOT 8, BLOCK 57, RECORDED UNDER VOLUME 135 PAGE 659 & 899 SHALL BE ABANDONED BY THIS PLAT.

CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	59.22	50.00	45°17'23"	S 31°07'07" E	58.50
C2	59.22	50.00	45°17'23"	N 31°07'07" E	58.50
C3	59.47	50.00	45°13'40"	S 59°02'24" E	58.45
C4	59.47	50.00	45°13'40"	N 59°02'24" E	58.45
C5	59.27	50.00	45°20'43"	S 58°31'33" E	58.50
C6	59.47	50.00	45°13'40"	N 78°11'16" E	58.45
C7	59.27	50.00	45°18'00"	N 50°55'58" E	58.50
C8	59.27	50.00	45°17'23"	N 14°21'15" E	58.50
C9	59.40	50.00	45°09'02"	S 31°34'18" W	58.39
C10	59.27	50.00	45°18'00"	S 14°24'24" E	58.61
C11	59.47	50.00	45°13'40"	S 59°02'24" E	58.45
C12	59.27	50.00	45°20'43"	N 75°02'25" E	58.50
C13	59.27	50.00	45°18'00"	S 81°31'31" E	58.50
C14	59.47	50.00	45°13'40"	N 78°11'16" E	58.45
C15	59.47	50.00	45°13'40"	N 20°51'48" E	58.61
C16	59.40	50.00	45°09'02"	N 14°24'24" E	58.39

LINE TABLE

NO.	LENGTH	BEARING
L1	438.34	S 81°25'34" W
L2	65.00	S 08°34'26" E
L3	201.68	N 81°25'34" W
L4	43.00	S 08°34'26" E
L5	650.00	N 81°25'34" W
L6	180.00	N 08°34'26" E
L7	150.00	S 81°25'34" W
L8	150.00	N 08°34'26" E
L9	43.00	S 08°34'26" E
L10	300.00	N 81°25'34" W
L11	70.71	N 53°24'25" E
L12	13.35	N 39°52'41" E

LINE TABLE

NO.	LENGTH	BEARING
L13	35.36	N 32°24'04" E
L14	35.36	N 32°24'04" E
L15	35.36	N 32°24'04" E
L16	35.36	N 32°24'04" E
L17	35.36	N 32°24'04" E
L18	35.36	N 32°24'04" E
L19	35.36	N 32°24'04" E
L20	35.36	N 32°24'04" E
L21	35.36	N 32°24'04" E
L22	35.36	N 32°24'04" E
L23	35.36	N 32°24'04" E
L24	35.36	N 32°24'04" E
L25	35.36	N 32°24'04" E
L26	35.36	N 32°24'04" E
L27	35.36	N 32°24'04" E
L28	35.36	N 32°24'04" E
L29	35.36	N 32°24'04" E
L30	35.36	N 32°24'04" E

LEGEND

- NAIL SET
- 1/2" IRON ROD SET
- COTTON PICKER SPINDLE FOUND

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DEL REY ESTATES UNIT 3 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PROPOSED CONSTRUCTION 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 16.243, WATER CODE. THE ESTIMATED COST TO INSTALL UNCONSTRUCTED WATER AND SEWER 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 SUBDIVISOR HAS PAID A TOTAL OF \$215,800.00 TO CONTRIBUTE / ALREADY INSTALLED TO COVER THE COST OF (SEWER SERVICE CONNECTIONS/INSTALLATION OF SEPTIC SYSTEMS).

DATED THIS _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL ENGINEER
NO. 52282 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 DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR 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 FACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL SURVEYOR
NO. 5521 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 DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR 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 FACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF EDINBURG, TEXAS.

DATED THIS _____ DAY OF _____, 20____.

REGISTERED PROFESSIONAL SURVEYOR
NO. 5521 STATE OF TEXAS

INDEX TO SHEETS OF AS DEL REY ESTATES UNIT 3 SUBDIVISION

SHEET	INDEX TO SHEETS OF AS DEL REY ESTATES UNIT 3 SUBDIVISION
1 OF 2 PLAT	HEADING, INDEX, LOCATION MAP, AND ETC. 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 CITY OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; H.C. IRRIGATION DISTRICT #2.
2 OF 2 PLAT	PLAT WITH LOT, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION, COUNTY CLERK'S, SURVEYOR AND ENGINEER'S CERTIFICATIONS;
3 OF 2 PLAT	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.
4 OF 2 PLAT	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.

LOCATION MAP SCALE=1"=4000'

ADDRESS OF SUBDIVISION WITH RESPECT TO THE EXTRAJURISDICTIONAL JURISDICTION OF A MUNICIPALITY:
DEL REY ESTATES UNIT 3 LOCATED NORTH WEST CORNER OF ALAMO ROAD AND WISCONSIN ROAD THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, TEXAS. REFER TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (PHONE: 713.710.2010 - 2010 CENTOS) AND HIDALGO COUNTY PLANNING DEPARTMENT. THIS FACILITY LIES IN A 2.16 SQUARE EXTRAJURISDICTIONAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG LOCAL GOVERNMENT CODE 212.001 PRECINCT NO. 4.

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

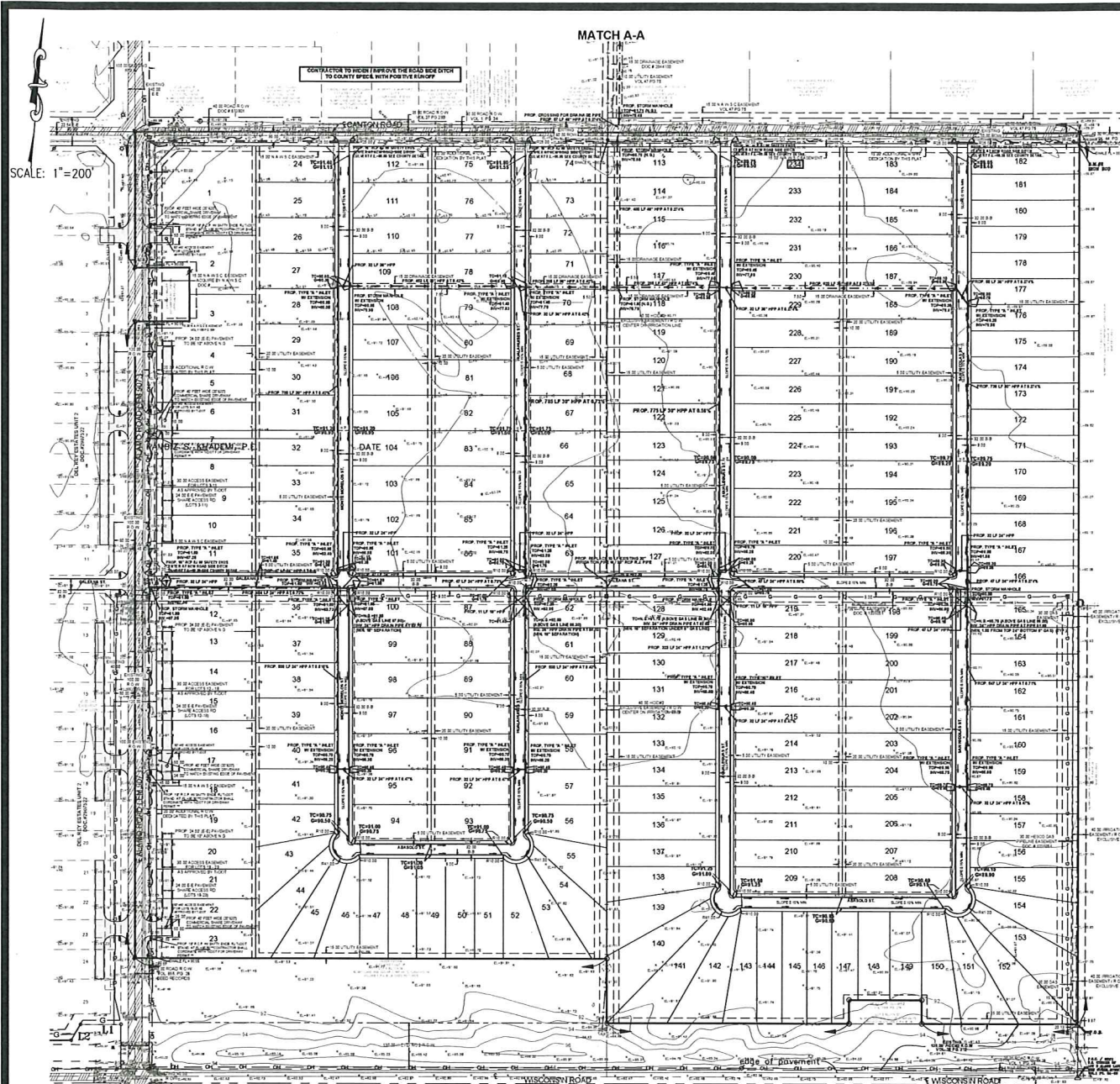
PRINCIPAL CONTACTS:
Name: KYNDL W. BENNETT, BENNETT-FLORES INVESTMENTS, L.L.C.
Address: P.O. BOX 365 LA BLANCA 78558
City & Zip: (956) 464-4431
Phone: (956) 464-2597
Engineer: KAMBIZ S. KHADEMI, P.E.
Address: 410 E. DOVE AVE. McALLEN 78504
City & Zip: (956) 380-2125
Phone: (956) 630-2219
Surveyor: JOSE MARIO GONZALEZ, R.P.L.S.
Address: 24593 FMB8 MOUNTAIN 78538
City & Zip: (956) 380-5154
Phone: (956) 380-5155

NOTARY PUBLIC
KINDEL W. BENNETT, PRESIDENT
P.O. BOX 365 LA BLANCA ROAD, TX 78558

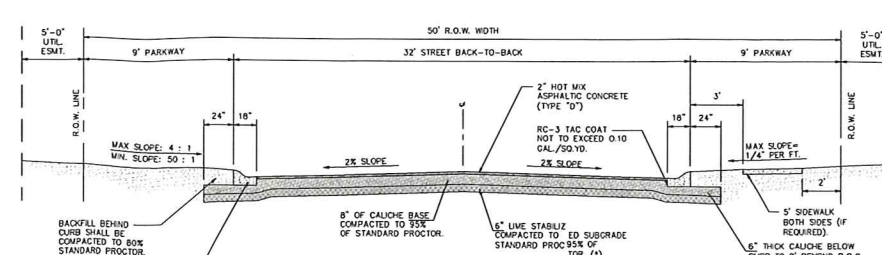
REGISTERED PROFESSIONAL ENGINEER
RAUL SESIN, P.E., C.F.M.
GENERAL MANAGER

REGISTERED PROFESSIONAL SURVEYOR
KAMBIZ S. KHADEMI
PROFESSIONAL ENGINEER
57767

REGISTERED PROFESSIONAL SURVEYOR
JOSE MARIO GONZALEZ
PROFESSIONAL SURVEYOR
5571



SCALE: 1"=200'



BASED ON 5% SLOPE

Material	Percent Required
Gravel	20
Crushed Stone	10
Crushed Shell	10
Crushed Limestone	10
Crushed Granite	10
Crushed Gneiss	10
Crushed Basalt	10
Crushed Sandstone	10
Crushed Limestone	10
Crushed Granite	10
Crushed Gneiss	10
Crushed Basalt	10
Crushed Sandstone	10

MINOR RESIDENTIAL STREET SECTION

DRAINAGE REPORT

DEL REY ESTATES UNIT 3 IS A RE-SUBDIVISION OF 144.64 ACRES OF LAND OUT OF LOTS 4 AND 5 BLK. 56 AND LOTS 1 AND 8 BLK. 57 ALAMO LANE & SUGAR CO'S SUBDIVISION, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAN THEREOF RECORDED IN VOLUME 1, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS. THIS SUBDIVISION IS LOCATED IN THE CITY OF EDINBURG, TEXAS. THE TRACT IS CURRENTLY VACATED WITH A PROPOSED LAND USE FOR 1/2 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.

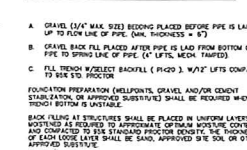
THE SOILS IN THIS AREA ARE MOSTLY SANDY CLAY LOAM WITH SOME CLAY LOAM (MAJORITY SOILS 28). THESE SOILS BELONG TO HYDROLOGIC GROUP "B", WHICH HAVE A MODERATE INFILTRATION RATE WHEN THOROUGHLY WET. THESE CONSIST CHIEFLY OF MODERATELY DEEP OR DEEP, MODERATELY WELL DRAINED OR WELL DRAINED SOILS THAT HAVE MODERATELY FINE 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 46.56 CFS BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS. THE POST-DEVELOPMENT VOLUME OR STORM RUNOFF IS 66.90 CFS BASED ON THE 10-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 20.34 CFS.

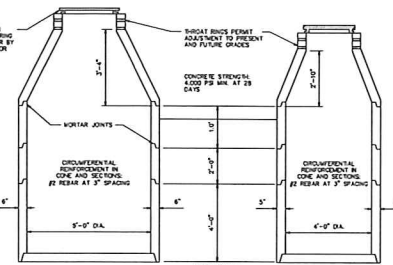
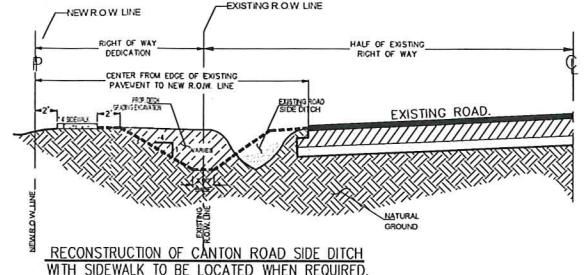
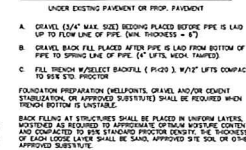
IN ACCORDANCE WITH THE COUNTY DRAINAGE POLICY, THE PROPOSED STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION WILL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 48". THE ULTIMATE OUTFALL IS A PROPOSED 1/2 MILE OF 48" OFF-SITE TO THE NORTH, INTO HCCD#1 MAIN DRAIN WHICH IS LOCATED 1/2 MILE NORTH OF CANTON ROAD. A 1/2 MILE OF 15" OFF-SITE EXCLUSIVE HCCD#1 DRAINAGE EASEMENT HAS BEEN ACQUIRED AND SHALL BE DEDICATED AS SUCH. 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 233,684 CUBIC FEET (6.36 ACRES-FEET) OF STORM RUNOFF SHALL GO TOWARDS OUR UNIT 2 EXTRA DETENTION CREDIT OF 355,251 CUBIC FEET WHICH WAS RESERVED FOR THIS UNIT 3. PLEASE SEE ATTACHED UNIT 3'S APPROVED DRAINAGE REPORT. 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.



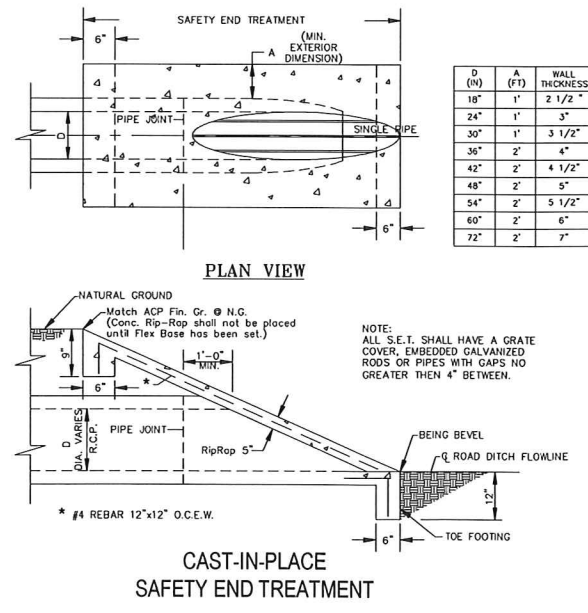
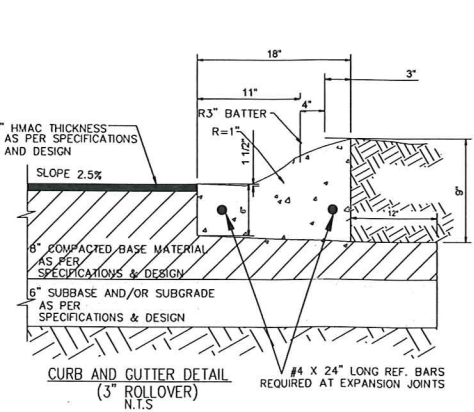
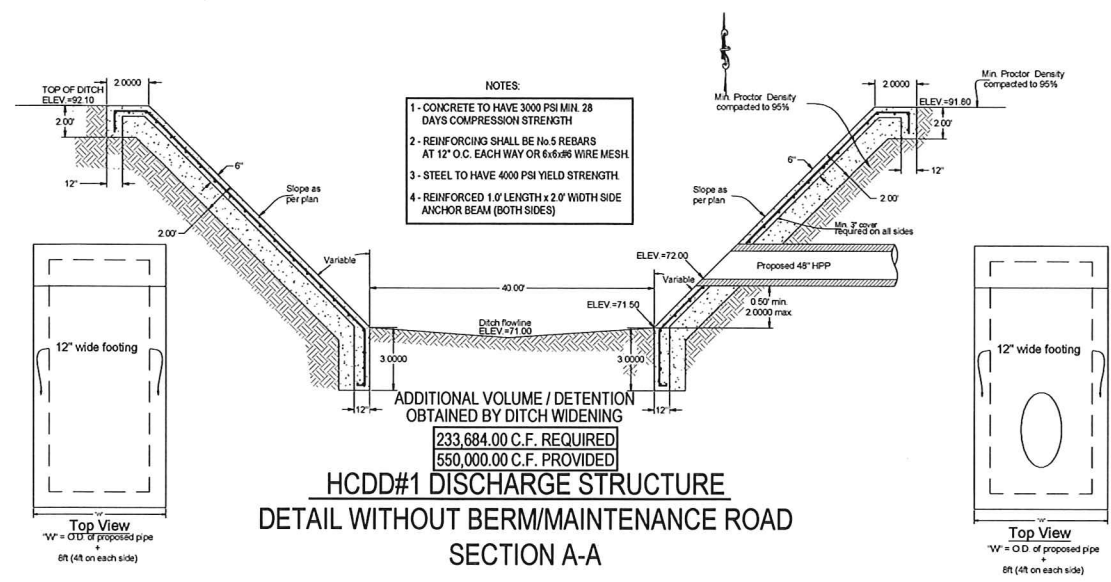
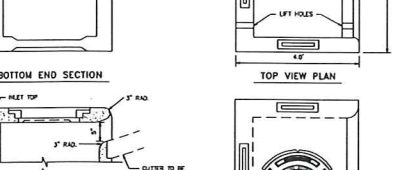
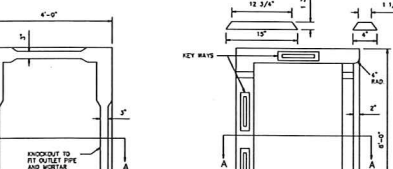
STANDARD PIPE BEDDING



STANDARD PIPE BEDDING DETAILS



MANHOLE SECTIONS	WEIGHTS OF 3'-0" DIA. MANHOLE
1'-0" SECTION	1700 LBS.
2'-0" SECTION	1900 LBS.
3'-0" SECTION	2100 LBS.
4'-0" SECTION	2300 LBS.



K K Engineering Consultant
GENERAL PROFESSIONAL CIVIL ENGINEERING SERVICES
(FIRM REGISTRATION #F-1334)

K K Engineering Consultant
REGISTERED PROFESSIONAL ENGINEER
57767

DEL REY ESTATES UNIT 3
SUBDIVISION
HIDALGO COUNTY
ETJ EDINBURG

EXISTING TOPO AND PROPOSED
PAVING, AND STORM DRAINAGE

DEL REY ESTATES UNIT 3, L.P.

SHEET 4 OF 4



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
07/19/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	SanJuan Ins Agency, IncDBA Valley Ins Providers&/orTruckers Ins PO Dwr3783 McAllen TX 78502-	CONTACT NAME:	Aleyda Molina		
		PHONE (A/C No. Ext):	956-685-1923	FAX (A/C No.): (956) 781-5247	
		E-MAIL ADDRESS:	amolina@vip-ins.com		
INSURED	VALLEY PAVING INC 321 E 2 Mile Rd Mission TX 78572-	INSURER(S) AFFORDING COVERAGE			NAIC #
		INSURER A:	BURLINGTON INSURANCE COMPANY		23620
		INSURER B:	Texas Mutual Insurance COMANY		22945
		INSURER C:	TRAVELERS INSURANCE COMPANY		
		INSURER D:	TRAVELERS INSURANCE COMPANY		
		INSURER E:			
		INSURER F:			

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADOL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	110BW41140	09/05/2017	09/05/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> COE <input type="checkbox"/> RETENTION \$			ZUP-61M84312-17-NF	09/16/2017	09/16/2018	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input checked="" type="checkbox"/>	<input type="checkbox"/>	0001196184-2	11/15/2017	11/15/2018	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
D	EQUIPMENT Theft/deductible: \$2,500			QT-660-9J646677-TLC-	09/16/2017	09/16/2018	Limit of any one loss 1,380,000 Leased equipment 25,000 Deductible (AOP) 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Project: Del Rey Estates Unit 3 Subdivision

CERTIFICATE HOLDER	CANCELLATION	AI 021573
DEL REY ESTATES PHASE III, L.P. PO BOX 365 LA BLANCA TX 78558-	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
	AUTHORIZED REPRESENTATIVE <i>J Young</i>	