



T.J. Arredondo, CFM  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 2-23-2021

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

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: AMADO A. ARTEAGA

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 141  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 21

FILLING STATIONS: 9

LOCATION DESCRIPTION: NORTHEAST OF TOWER ROAD & WISCONSIN ROAD.

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 2-05-2021 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY A PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO TOWER ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-14-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-14-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 12" LOCATION: TOWER ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-14-2021: BY 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: \_\_\_\_\_, \_

STAFF RECOMMENDS:  **Preliminary Approval** *subject 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.*

WARRANTY DEED WITH VENDORS LIEN, DOCUMENT NUMBER, 1481337, H.C.O.R. LOT 3, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION S 81° 15' E S 81° 25' 13" E 1320.00'

SUBDIVISION MAP OF DEL REY ESTATES UNIT 4 SUBDIVISION BEING A SUBDIVISION OF 40.000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 40.000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 40.000 ACRES TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO AMADO A. ARTEAGA, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 1184192, HIDALGO COUNTY OFFICIAL RECORDS, SAID 40.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 57, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE N 08° 34' 47" E (S 08° 45' E DEED CALL) ALONG THE WEST LINE OF SAID LOT 6 AND WITHIN THE EXISTING RIGHT-OF-WAY OF TOWER ROAD, A DISTANCE OF 1,320.00 FEET TO A NAIL FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;

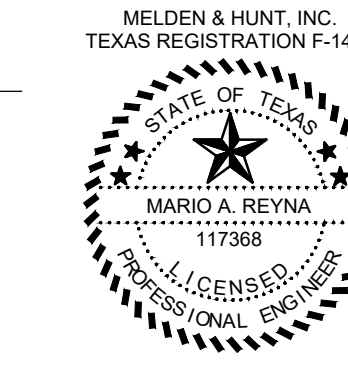
THENCE S 81° 25' 13" E (S 81° 15' E DEED CALL) ALONG THE NORTH LINE OF SAID LOT 6, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR FOUND THE EAST RIGHT-OF-WAY LINE OF TOWER ROAD, AT A DISTANCE OF 60.00 FEET PASS A NO. 4 REBAR SET ON THE EAST RIGHT-OF-WAY LINE CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RECORDED UNDER DOCUMENT NUMBER 1168720, HIDALGO COUNTY OFFICIAL RECORDS, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND [NORTHING: 16620793.678, EASTING: 1117458.217] FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 08° 34' 47" W (S 08° 45' W DEED CALL) ALONG THE EAST LINE OF SAID LOT 6, AT A DISTANCE OF 1170.00 FEET PASS A NO. 4 REBAR SET FOR THE NORTH RIGHT OF WAY LINE CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF WISCONSIN ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL FOUND FOR THE SOUTHEAST CORNER IF THIS TRACT;

THENCE N 81° 25' 13" W (N 81° 15' DEED CALL) ALONG THE SOUTH LINE OF SAID LOT 6 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.000 ACRES OF LAND, IN WHICH 4,656 ACRES LIES WITHIN THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AND 1,501 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF WISCONSIN ROAD AND TOWER ROAD, LEAVING A NET OF 33,843 ACRES OF LAND, MORE OR LESS.

- GENERAL PLAT NOTES & RESTRICTIONS: FLOOD ZONE STATEMENT: ZONE "B" ZONE "B" ARE 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... 1. SETBACKS: REAR: 10.00' OR EASEMENT, WHICHEVER IS GREATER... 2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 16" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND... 3. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS... 4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 137,408 CUBIC-FEET (3.154 ACRE-FEET) OF STORM WATER RUNOFF... 5. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE... 6. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG TOWER ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION... 7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS... 8. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT... 9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE... 10. NO STRUCTURE SHALL BE PERMITTED UNDER ANY EASEMENT... 11. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE... 12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION... 13. NO ACCESS SHALL BE PERMITTED FROM TOWER ROAD ONTO LOTS 1, 61, 62, 101, 102 & 141... 14. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION... 15. CLEARANCES FOR WATER METERS; ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS... 16. LOT 142 SHALL BE DEDICATED TO THE CITY OF EDINBURG FOR LIFT STATION USE.

STATE OF TEXAS COUNTY OF HIDALGO I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



MARIO A. REYNA, PE # 117368 DATE PREPARED: 1-27-21 JOB NO. 20144.00

STATE OF TEXAS COUNTY OF HIDALGO I, FRED L. KURTH, A 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 ROADS 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 COUNTY OF HIDALGO, TEXAS.



FRED L. KURTH, R.P.L.S. No. 4750 STATE OF TEXAS DATE SURVEYED: 12-13-2018 T-1101, PG. 74 SURVEY JOB # 20144.08

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THAT THE MINOR SUBDIVISION PLAT KNOWN AS DEL REY ESTATES UNIT 4 SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE DAY OF 2021.

CHAIRPERSON PLANNING AND ZONING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2. DATED THIS THE DAY OF 2021.

PRESIDENT ATTEST: SECRETARY

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

STATE OF TEXAS COUNTY OF HIDALGO APPROVED BY DRAINAGE DISTRICT: HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS/HER ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 RAUL E. SESIN, P.E., C.F.M. GENERAL MANAGER DATE

PRINCIPAL CONTACTS NAME ADDRESS CITY & ZIP PHONE FAX OWNER: AMADO A. ARTEAGA 2807 SOFIA AVENUE EDINBURG, TX 78539 PHONE (936) 381-0981 (936) 381-1839 ENGINEER: MARIO A. REYNA 115 W. McINTYRE EDINBURG, TX 78541 (936) 381-0981 (936) 381-1839 SURVEYOR: FRED L. KURTH 115 W. McINTYRE EDINBURG, TX 78541 (936) 381-0981 (936) 381-1839

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION I, AMADO A. ARTEAGA AS OWNER OF THE 40.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DEL REY ESTATES UNIT 4 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE (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 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.

AMADO A. ARTEAGA DATE: 2807 SOFIA AVENUE EDINBURG, TEXAS 78539

STATE OF TEXAS COUNTY OF HIDALGO: BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED AMADO A. ARTEAGA AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NOTARY PUBLIC IN THE STATE OF TEXAS MY COMMISSION EXPIRES:

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

MAYOR CITY OF EDINBURG DATE CITY SECRETARY DATE

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

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 15' EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS 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 AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTEE 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 THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE DAY OF 2021.

AMADO A. ARTEAGA (GRANTOR'S SIGNATURE) 2807 SOFIA AVENUE EDINBURG, TX 78539

ACKNOWLEDGMENT THE STATE OF TEXAS § COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED AMADO A. ARTEAGA, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF 20

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

Lot Line Table with columns: Line #, Length, Direction. Includes lines L1 through L20 with specific measurements and bearings.



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

ON: AT AM/PM

INSTRUMENT NUMBER OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

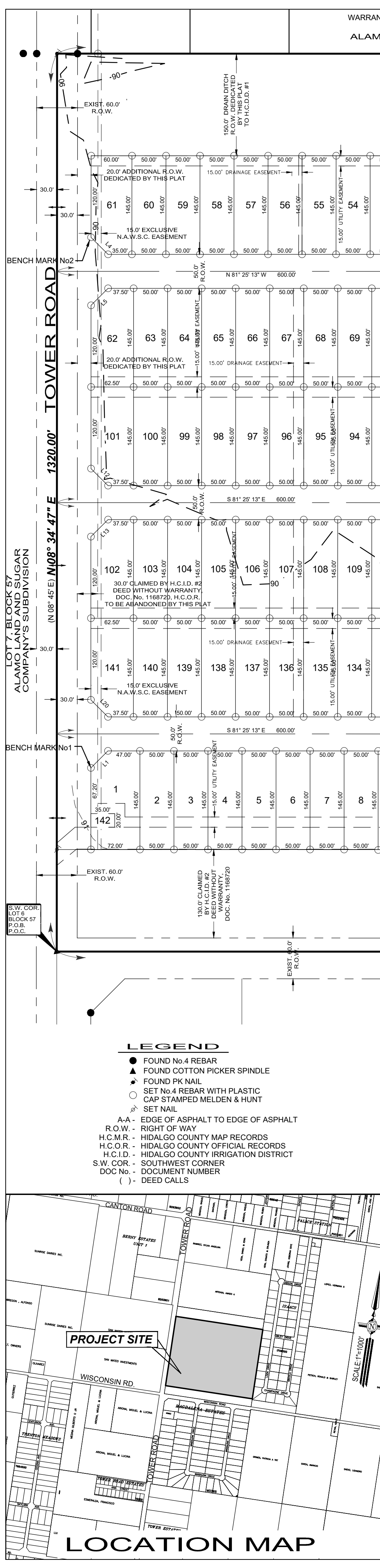
BY: DEPUTY

Lot Area Table with 7 columns. Each column contains Lot #, SQ. FT., and Area. Lists lots 1 through 142 with their respective square footages and areas.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length, Tangent. Lists curves C1 through C14 with their geometric data.

DRAWN BY: Cesar P. DATE: 10-1-20 SURVEYED, CHECKED DATE: FINAL CHECK DATE:

Melden & Hunt Inc. CONSULTANTS • ENGINEERS • SURVEYORS 115 W. McINTYRE - EDINBURG, TX 78541 PH: (936) 381-0981 - FAX: (936) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com



S 81° 25' 13" E 1320.00'

N 16620793.678  
E 1117458.217

**FINAL WATER ENGINEERING REPORT FORMAT  
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**

DEL REY ESTATES UNIT 4 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 12" WATER LINE LONG THE WEST RIGHT-OF-WAY OF TOWER ROAD. THE WATER SYSTEM FOR DEL REY ESTATES UNIT 4 SUBDIVISION CONSISTS OF A 8" WATER LINE THAT CONNECTS ONTO THE EXISTING 12" WATER LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 12" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF TOWER ROAD THEN RUNS EAST CROSSING WITH A BORE AND CONTINUES EAST ALONG THE SOUTH RIGHT-OF-WAY OF SIGLEY DRIVE THEN RUNNING SOUTH ALONG THE WEST RIGHT-OF-WAY OF MARINA DEL REY STREET THEN RUNNING WEST ALONG THE NORTH RIGHT-OF-WAY OF CHAMPAGNE DRIVE CROSSING TOWER ROAD CONNECTING TO THE EXISTING 12" WATER LINE. AN OTHER 8" WATER LINE CONNECT TO THE EXISTING 12" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF TOWER ROAD THEN RUNS EAST CROSSING WITH A BORE AND CONTINUES EAST ALONG THE SOUTH RIGHT-OF-WAY OF PLAYA DEL REY DRIVE CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE ON MARINA DEL REY STREET TO SERVE THIS SUBDIVISION.

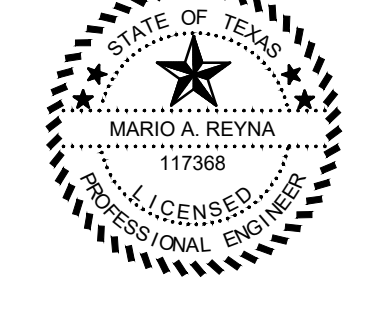
WATER DISTRIBUTION FOR THE DEL REY ESTATES UNIT 4 SUBDIVISION CONSISTS OF SEVENTY (70) 1" DIAMETER DUAL SERVICE LINES SERVING 140 LOTS AND 63" SINGLE SERVING 6 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$254,473.40 OR \$1,754.98 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$145,000.00, WHICH COVERS THE \$1000.00 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 6 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$27,960.00. 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.

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$399,473.40 WHICH EQUALS TO \$2,754.98 PER LOT.

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

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



**REPORTE FINAL DE AGUA DEL ENGENIERO  
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO**

LA SUBDIVISION DEL REY ESTATES UNIT 4 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION DEL REY ESTATES UNIT 4 CONSISTE DE CONDUCTO EXISTENTE DE AGUA DE 12" QUE PASA POR EL LADO OESTE DEL DERECHO DE TOWER ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION DEL REY ESTATES UNIT 4 CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EN EL LADO OESTE DE TOWER ROAD Y CRUSA AL ESTE POR MEDIA DE UN BORE Y SIGUE CORRIENDO AL ESTE POR EL LADO SUR DEL DERECHO DE VIA DE SIGLEY DRIVE APROXIMAMENTE 1,178.00 PIES LUEGO SIGUE AL SUR POR EL LADO OESTE DE MARINA DEL REY STREET APROXIMAMENTE 636.00 PIES LUEGO SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE CHAMPAGNE DRIVE APROXIMAMENTE 1,178.00 PIES CRUSANDO TOWER ROAD POR MEDIO DE UN BORE Y CONECTANDO A LA LINEA EXISTENTE DE 12" OTRO CONDUCTO DE 8" SE CONECTA AL CONDUCTO EN EL LADO OESTE DE TOWER ROAD Y CRUSA AL ESTE POR MEDIA DE UN BORE Y SIGUE CORRIENDO AL ESTE POR EL LADO SUR DEL DERECHO DE VIA DE PLAYA DEL REY DRIVE APROXIMAMENTE 1,178.00 PIES CONECTANDO A LA LINEA DE 8" PEVEAMENTE MANSIONADA EN EL LADO OESTE DE MARINA DEL REY STREET PARA SEVER ESTA SUBDIVISION.

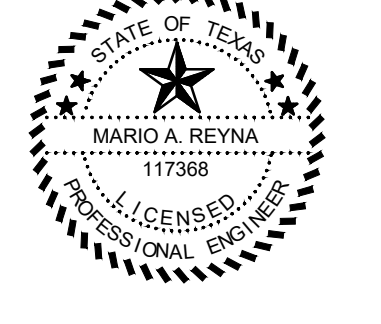
DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN SESENTA CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CIENTO CUARENTA LOTES Y SIEN SERVICIOS INDIVIDUALES SERVIENDO SIEN LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO. EL CONDUCTO DE 1/2 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 254,473.40 O \$ 1,754.98 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 145,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 1,000.00. 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 COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 6 BOCCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 27,960.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 399,473.40 O \$ 2,754.98 POR LOTE.

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

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



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

**SUBDIVISION MAP OF  
DEL REY ESTATES  
UNIT 4 SUBDIVISION**

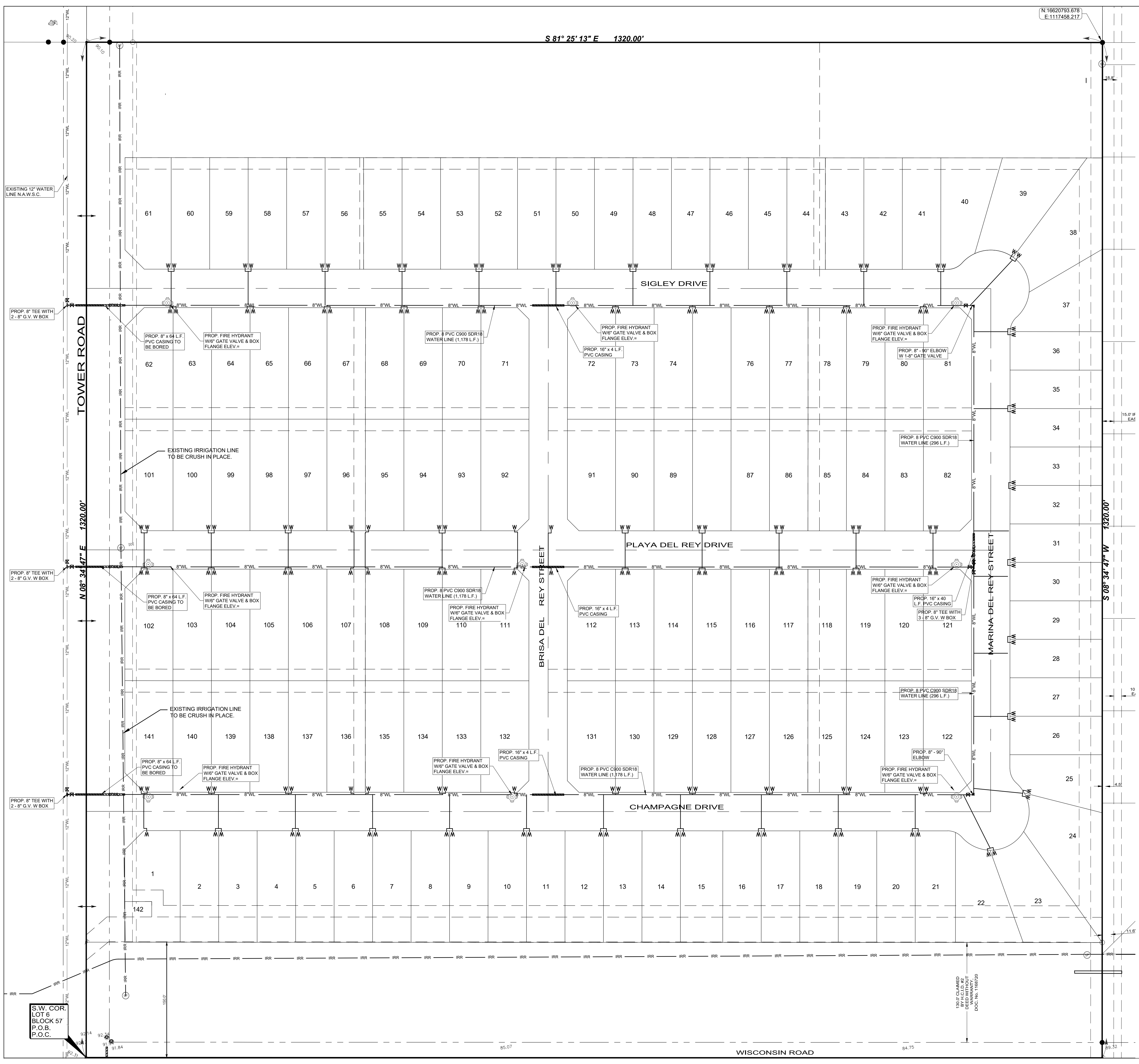
BEING A SUBDIVISION OF 40,000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 785,160.05
DRAINAGE IMPROVEMENTS:	\$ 417,703.00
WATER DISTRIBUTION:	\$ 254,473.40
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 277,305.70

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 785,160.05
DRENAJE PLUVIAL:	\$ 417,703.00
SERVICIO DE AGUA POTABLE:	\$ 254,473.40
SERVICIO DE DRENAJE SANITARIO	\$ 277,305.70



**DEL REY ESTATES  
 UNIT 4 SUBDIVISION**

BEING A SUBDIVISION OF 40.000 ACRES SITUATED IN THE  
 CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF  
 LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S  
 SUBDIVISION, ACCORDING TO THE PLAT THEREOF  
 RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY  
 MAP RECORDS.

**WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**

DEL REY ESTATES UNIT 4 SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS ONE (1) EXISTING MANHOLE ALONG THE WEST RIGHT-OF-WAY OF TOWER ROAD AND APPROXIMATELY 1,800.00 FEET SOUTH OF WISCONSIN ROAD. THE WASTEWATER SYSTEM FOR DEL REY ESTATES UNIT 4 SUBDIVISION CONSISTS OF 6" FORCE MAIN, LIFT STATION, 8" SEWER LINES, A 6" FORCE MAIN SHALL CONNECT TO THE EXISTING MANHOLE THEN CROSSING TOWER ROAD WITH A BORE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF TOWER ROAD THEN CROSSING WISCONSIN ROAD WITH A BORE THEN CONTINUES RUNNING NORTH APPROXIMATELY 280.00 FEET THEN RUNS EAST ON TO A LIFT STATION ALONG THE EAST SIDE OF TOWER ROAD. AN 8" SEWER LINE CONNECT TO THE PREVIOUSLY MENTIONED LIFT STATION RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF CHAMPAGNE DRIVE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY MARINA DEL REY STREET THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF SIGLEY DRIVE ENDING AT THE SOUTHWEST CORNER OF LOT 61. ANOTHER 8" SANITARY SEWER LINE CONNECT TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 31 THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF PLAYA DEL REY DRIVE AVENUE ENDING AT THE SOUTHEAST CORNER OF LOT 101 TO SERVE THIS SUBDIVISION.

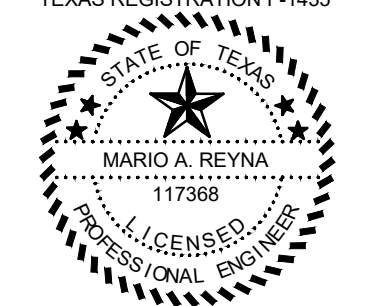
THE 6" FORCE MAIN, 8" SEWER LINE, 4" SERVICE LINE AND THIRTEEN (13) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$277,305.76 OR \$1,912.45 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF ALAMO THE SUM OF \$ 13,775.00 WHICH COVERS THE \$ 95.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$291,080.75 WHICH EQUALS TO \$2,007.45 PER LOT.

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

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435



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

LA SUBDIVISION DEL REY ESTATES UNIT 4 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN ALCANTERILLA LOCALIZADA EN EL LADO OESTE DEL DERECHO DE VILLA DE TOWER ROAD APROXIMAMENTE 1,452.00 PIES AL SUR DE WISCONSIN ROAD. EL SISTEMA DE LA SUBDIVISION DEL REY ESTATES UNIT 4 CONSISTE DE UN CONDUCTO DE PRECCION DE 6", UN SISTEMA DE POMPAS DE PRECCION, Y CONDUCTOS SANITARIOS DE 8". UNA LINEA DE 6" LINEA DE PRECCION SE CONECTA AL ALCANTERILLA Y CRUSA A TOWER ROAD POR MEDIO DE UN BORE Y SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE TOWER ROAD Y CRUSA WISCONSIN ROAD CON UN BORE LUEGO SIGUE AL NORTE APROXIMAMENTE 280.00 PIES LUEGO SIGUE AL ESTE A UN SISTEMA DE POMPAS DE PRECCION. UNA LINEA SE CONECTA AL SISTEMA DE POMPAS DE PRECCION Y SIGUE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE CHAMPAGNE DRIVE LUEGO SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE MARINA DEL REY STREET LUEGO SIGUE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE SIGLEY DRIVE TERMINANDO EN EL LADO SUROESTE DE LOTE 61. OTRO CONDUCTO SE CONECTA AL ALCANTERILLA EN EL LADO NOROESTE DE LOTE 31 Y CORRE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE PLAYA DEL REY DRIVE TERMINANDO EN EL LADO SUROESTE DE LOTE 101 PARA SERVIR ESTA SUBDIVISION.

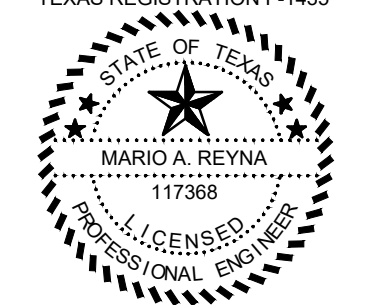
LAS LINEAS DE 6" DE PRECCION, SISTEMA DE POMPAS DE PRECCION, 8", SERVICIO DE 4 PULGADAS Y DIEZ (13) ALCANTERILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$277,305.75 O \$1,912.45 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE \$ 13,775.00, O \$95.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO

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

**DRENAJE:** SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$291,080.75 O \$2,007.45 POR LOTE.

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

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435



**SUBDIVIDER CERTIFICATION**

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

**SUBDIVIDER STATEMENT:**

I, AMADO A. ARTEAGA, SUBDIVIDER OF DEL REY ESTATES UNIT 4 SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

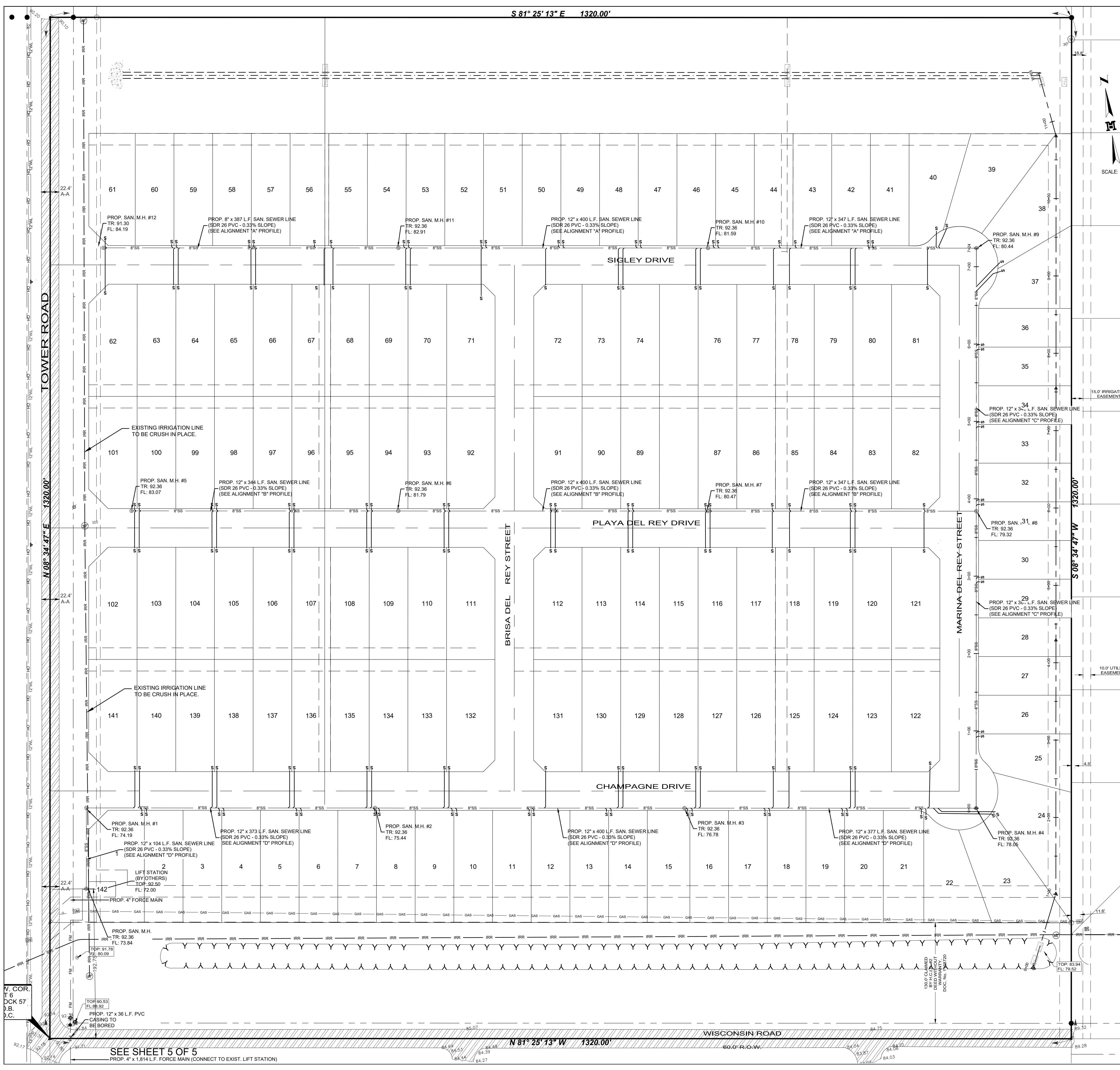
AMADO A. ARTEAGA

STATE OF TEXAS  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AMADO A. ARTEAGA, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

MELDEN & HUNT, INC.  
 TEXAS REGIST F-1435  
**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com



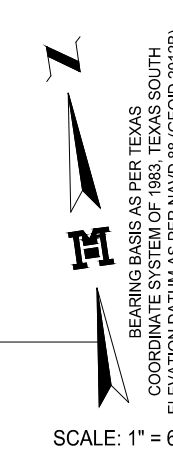
SEE SHEET 5 OF 5  
 PROP. 4" x 1.814 L.F. FORCE MAIN (CONNECT TO EXIST. LIFT STATION)

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

**DEL REY ESTATES  
 UNIT 4 SUBDIVISION**

BEING A SUBDIVISION OF 40,000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.



**DRAINAGE STATEMENT  
 DEL REY ESTATES UNIT 4 SUBDIVISION**

DEL REY ESTATES UNIT 4 SUBDIVISION IS A TRACT OF LAND CONTAINING 40,000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 40,000 ACRES TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO AMADO A. ARTEAGA, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 1184192, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS CURRENTLY VACANT WITH A PROPOSED 148-LOT SINGLE-FAMILY RESIDENTIAL USE AND IS LOCATED IN ZONE "B" ZONE "B" ARE 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. COMMUNITY PANEL NUMBER 480334 0426 C, MAP REVISED, NOVEMBER 18, 1982.

THE SOIL IS (28) HIDALGO SANDY CLAY LOAM WHICH IS IN HYDROLOGIC GROUP "B"; SOIL GROUP "B" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCEPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS".)

EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 18.16 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 45.16 C.F.S. DURING THE 50-YEAR STORM FREQUENCY. PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 27.00 C.F.S. OUTFALL IS LOCATED JUST SOUTHEAST OF PROPERTY, AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH.

THE PROPOSED DRAINAGE FOR DEL REY ESTATES UNIT 4 SUBDIVISION SHALL 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 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO A PROPOSED 150 FT DRAIN DITCH ON THE NORTH SIDE OF PROJECT THAT WILL BE DEDICATED TO H.C.D.D.#1, WHICH WILL THEN DISCHARGE WITH A PROPOSED 24" DRAINPIPE INTO AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT #2 DRAIN DITCH THAT RUNS ALONG THE SOUTHERN BOUNDARY. THE H.C.D.D.#2 DRAIN DITCH ULTIMATELY DISCHARGES INTO THE ALAMO LATERAL.

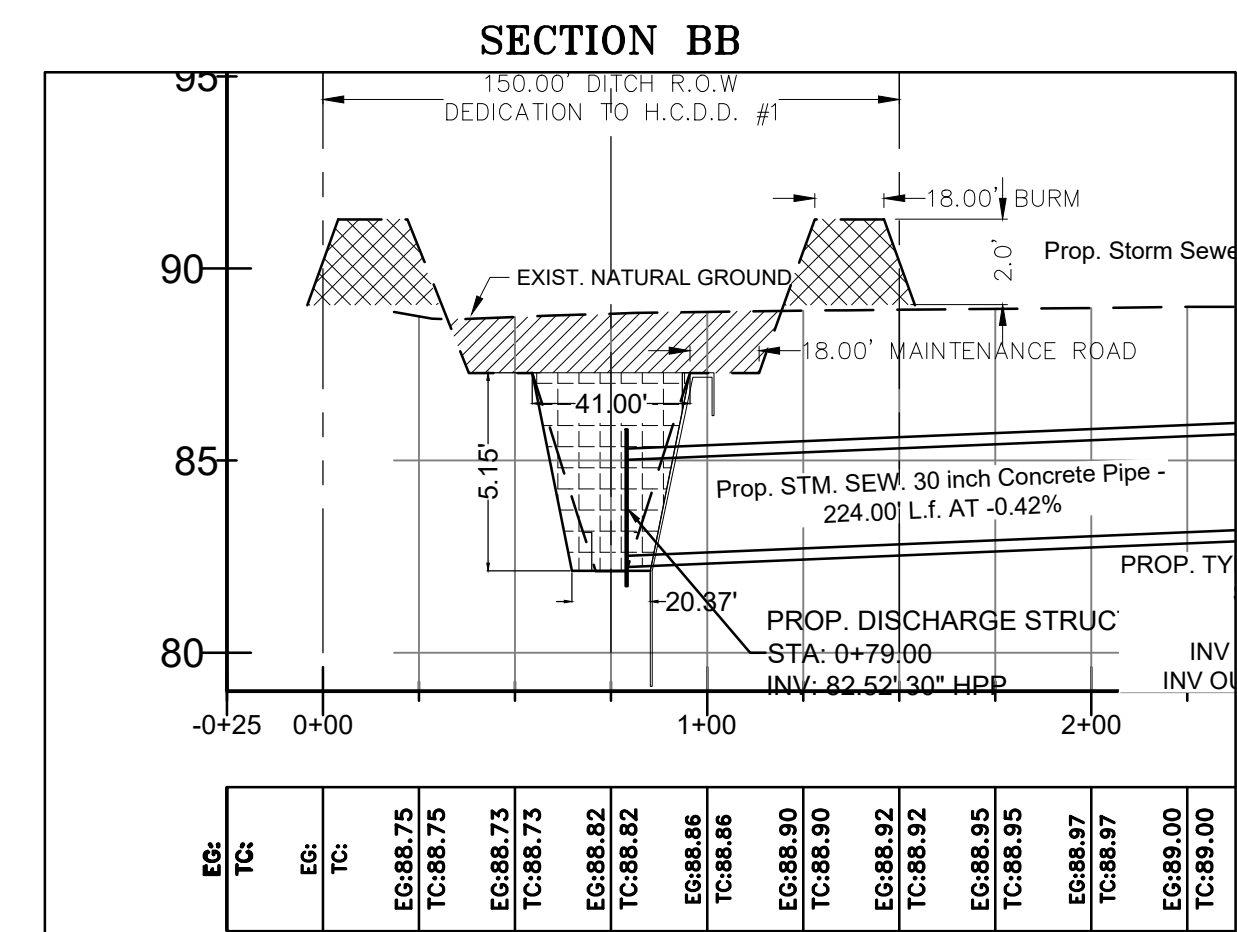
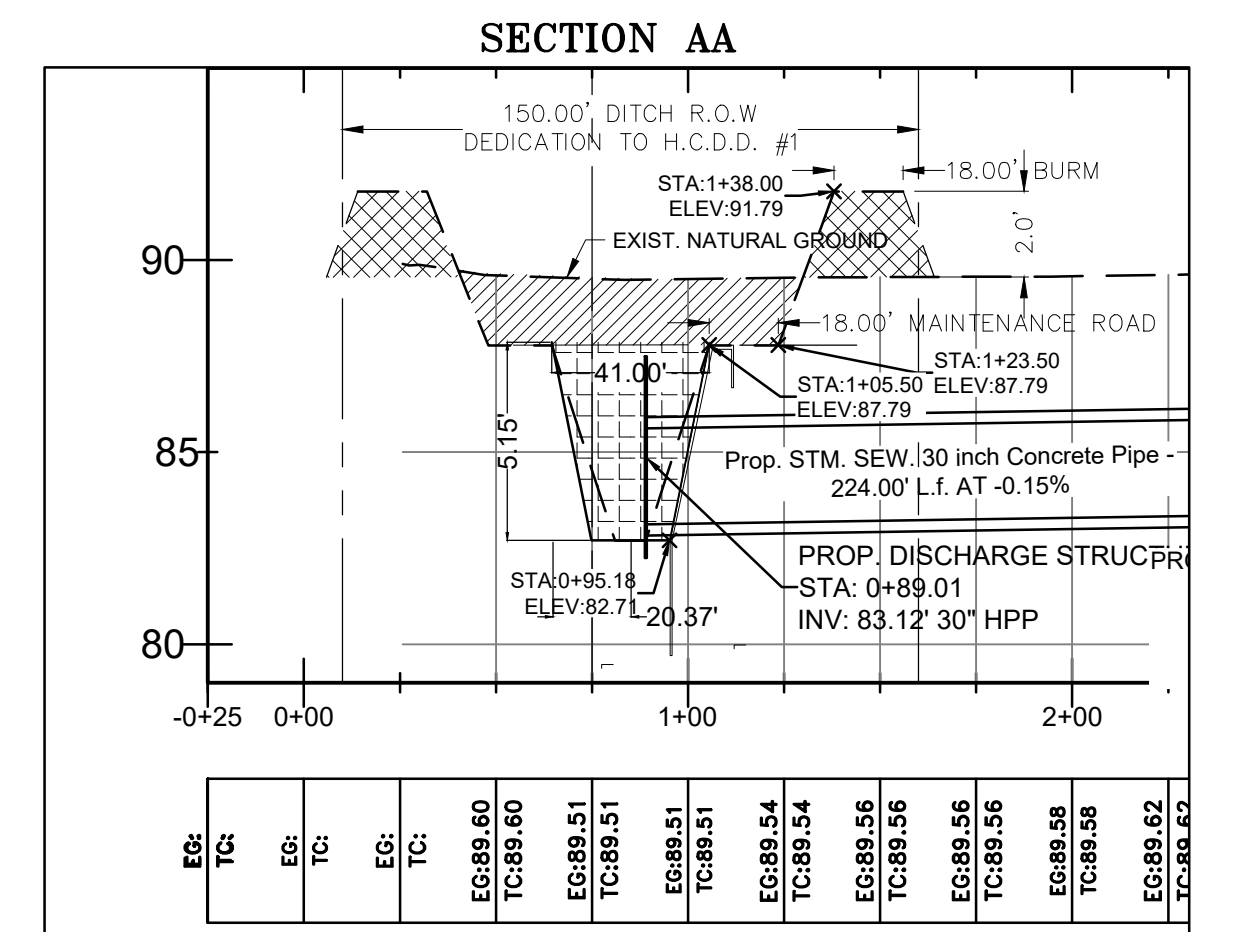
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 137,408 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAIN DITCH THAT WILL BE DEDICATED TO H.C.D.D.#1. THE REMAINING DETENTION OF 42,992 C.F. SHALL BE CREDITED TO SUNCREST ACRES SUBDIVISION. SUNCREST ACRES SUBDIVISION IS LOCATED TO THE NORTH OF DEL REY ESTATES UNIT 4 SUBDIVISION.

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

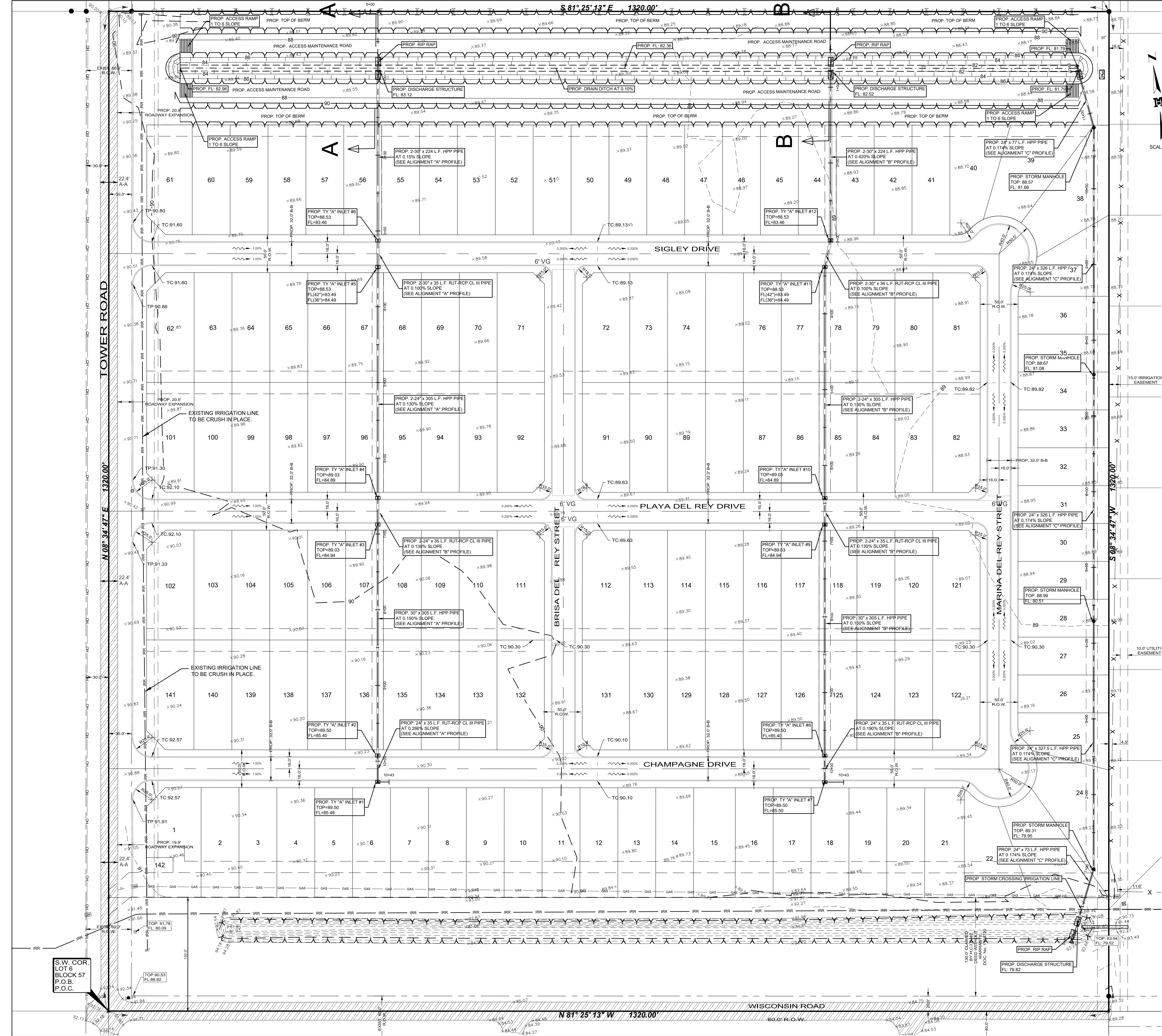
BY:

MARIO A. REYNA P.E. # 117368      DATE



**DITCH WIDENING SECTION**

TOTAL EXCAVATION 278.0 S.F. X 1200 LF = 333,600.00 C.F.  
 DETENTION PROVIDED 150.0 S.F. X 1200 LF = 180,000.00 C.F.  
 DETENTION REQUIRED = 137,408.00 C.F.



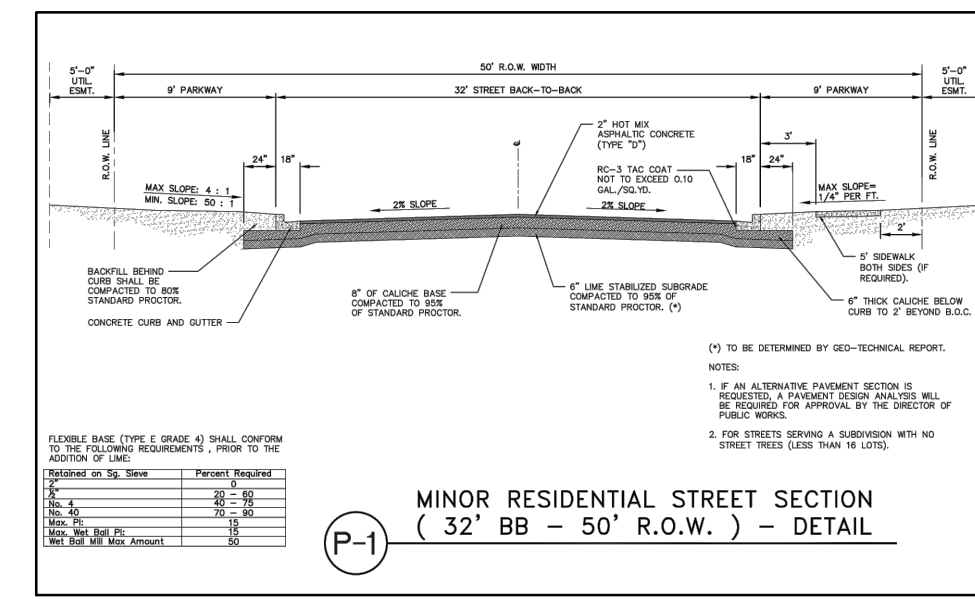
S.W. COR.  
 LOT 6  
 BLOCK 57  
 P.O.B.  
 P.O.C.

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

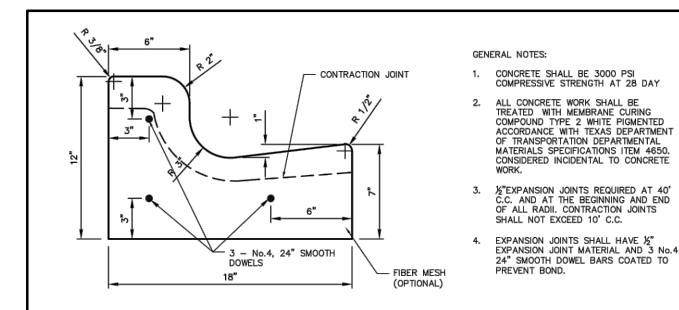
**DEL REY ESTATES  
UNIT 4 SUBDIVISION**

BEING A SUBDIVISION OF 40.000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.

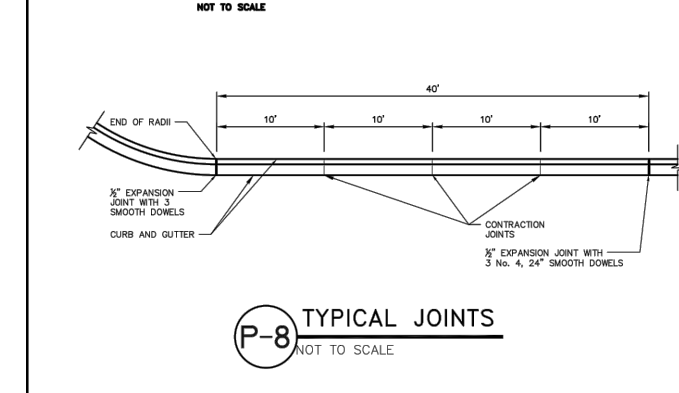


MINOR RESIDENTIAL STREET SECTION  
(32' BB = 50' R.O.W.) - DETAIL

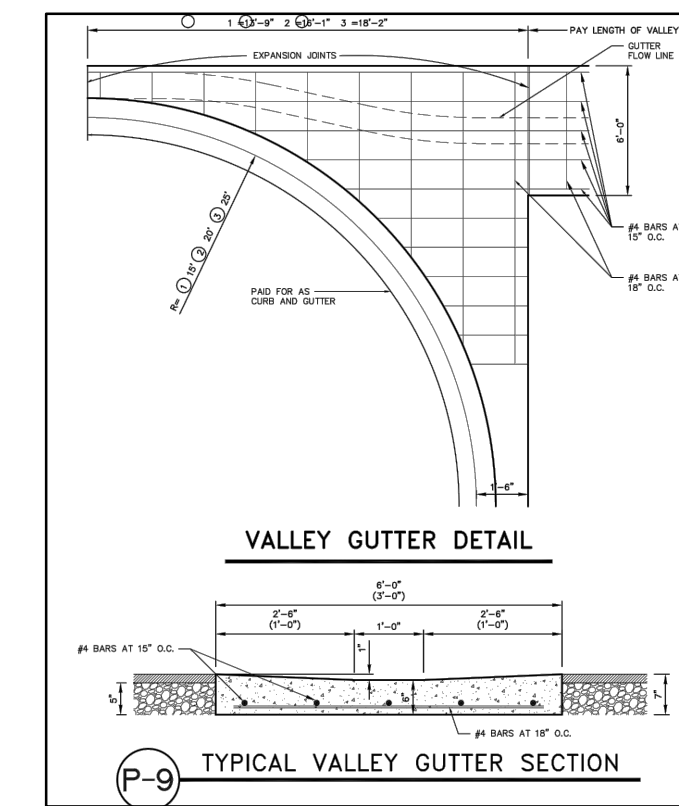
- A. BEDDING FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - FIT RUN GRAVEL 2" MIX SIZE.
- B. HAUNCH FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASTM M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASTM M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT. BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOL. TYPE 1A, A2, OR A3 (ASTM M45)) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT. FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



CURB AND GUTTER DETAIL

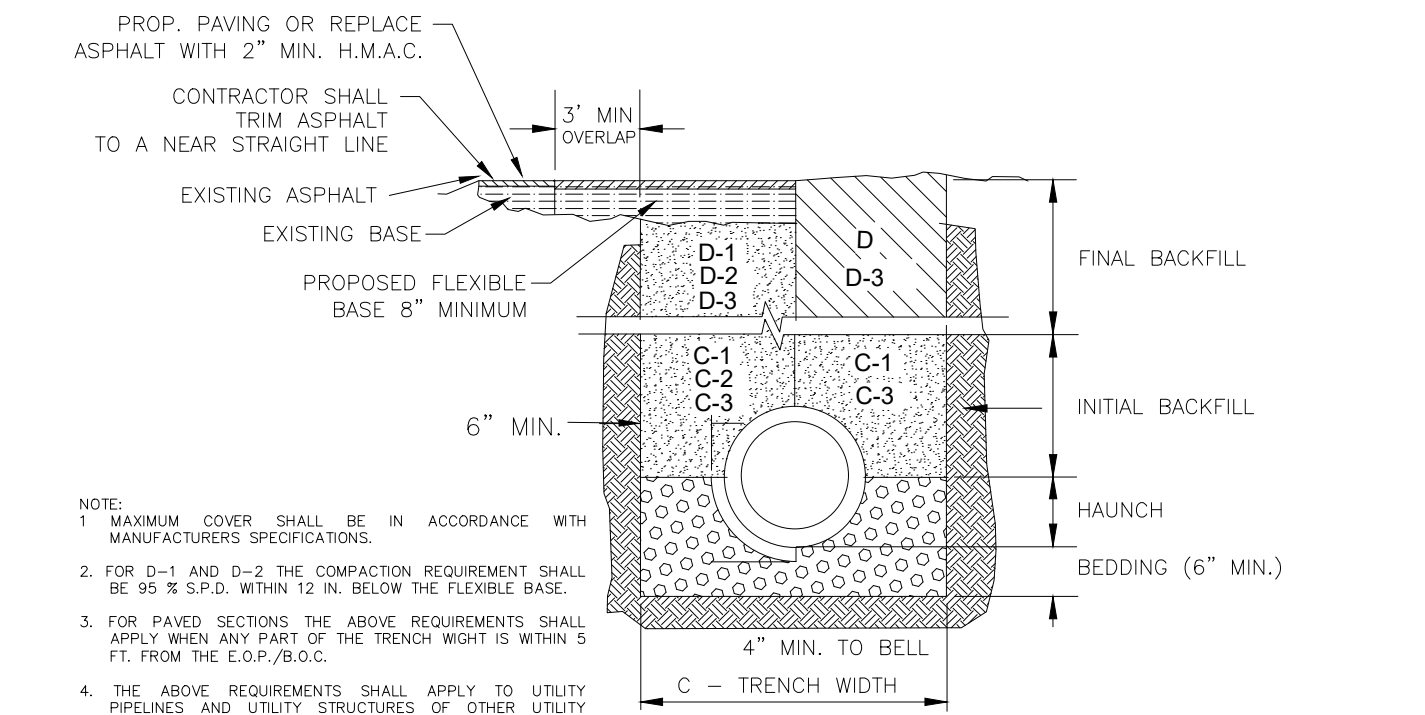


TYPICAL JOINTS



VALLEY GUTTER DETAIL

TYPICAL VALLEY GUTTER SECTION

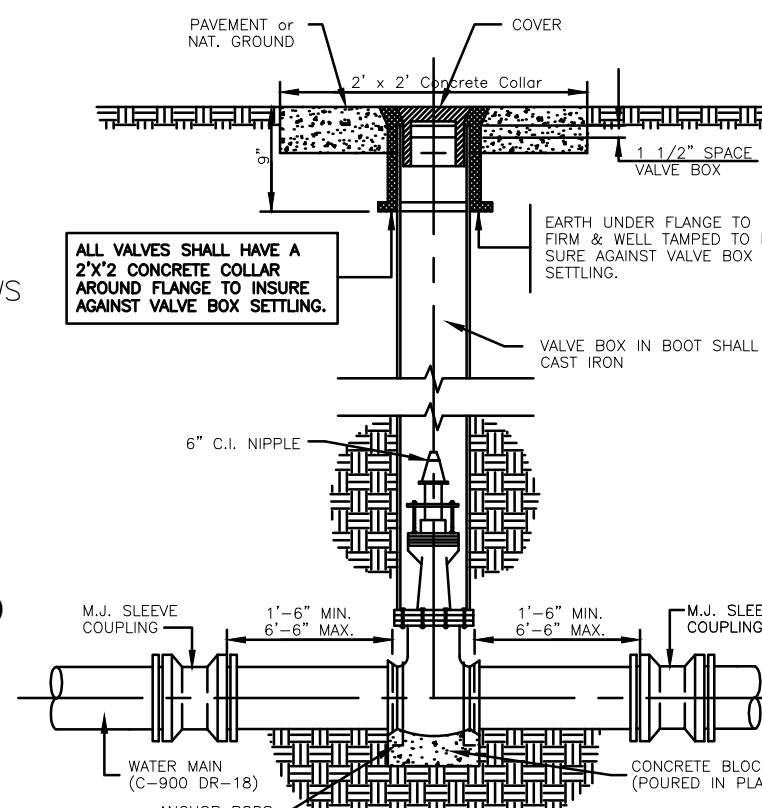


STORM TRENCH BEDDING AND BACKFILL DETAILS

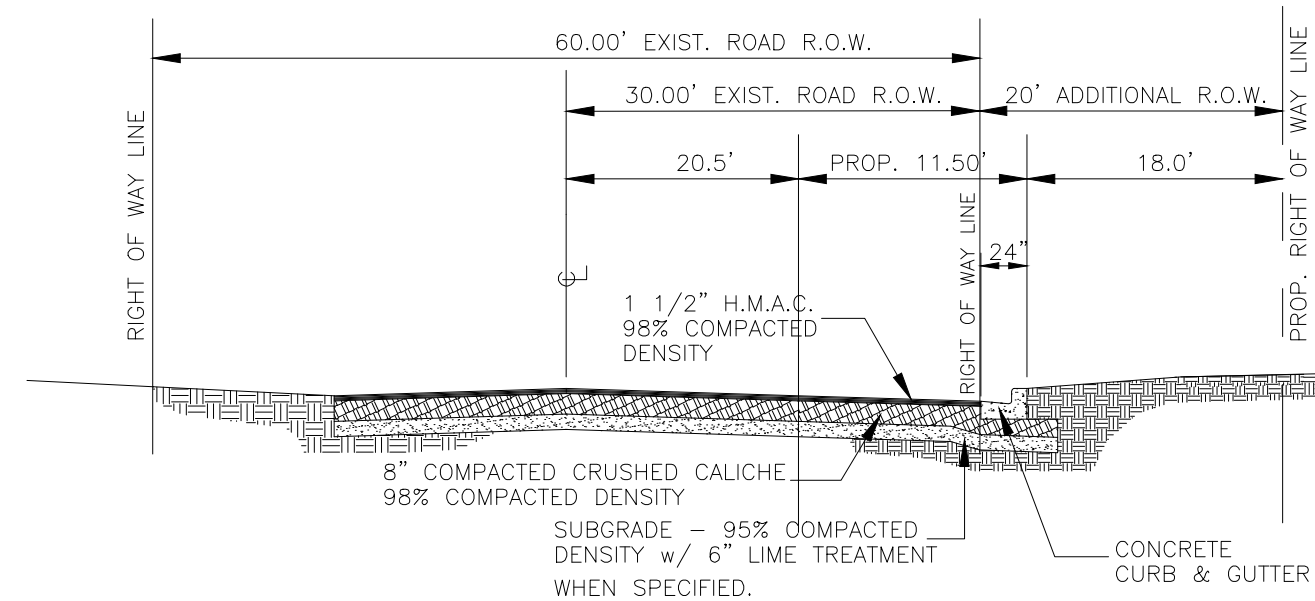
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.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

N.T.S.

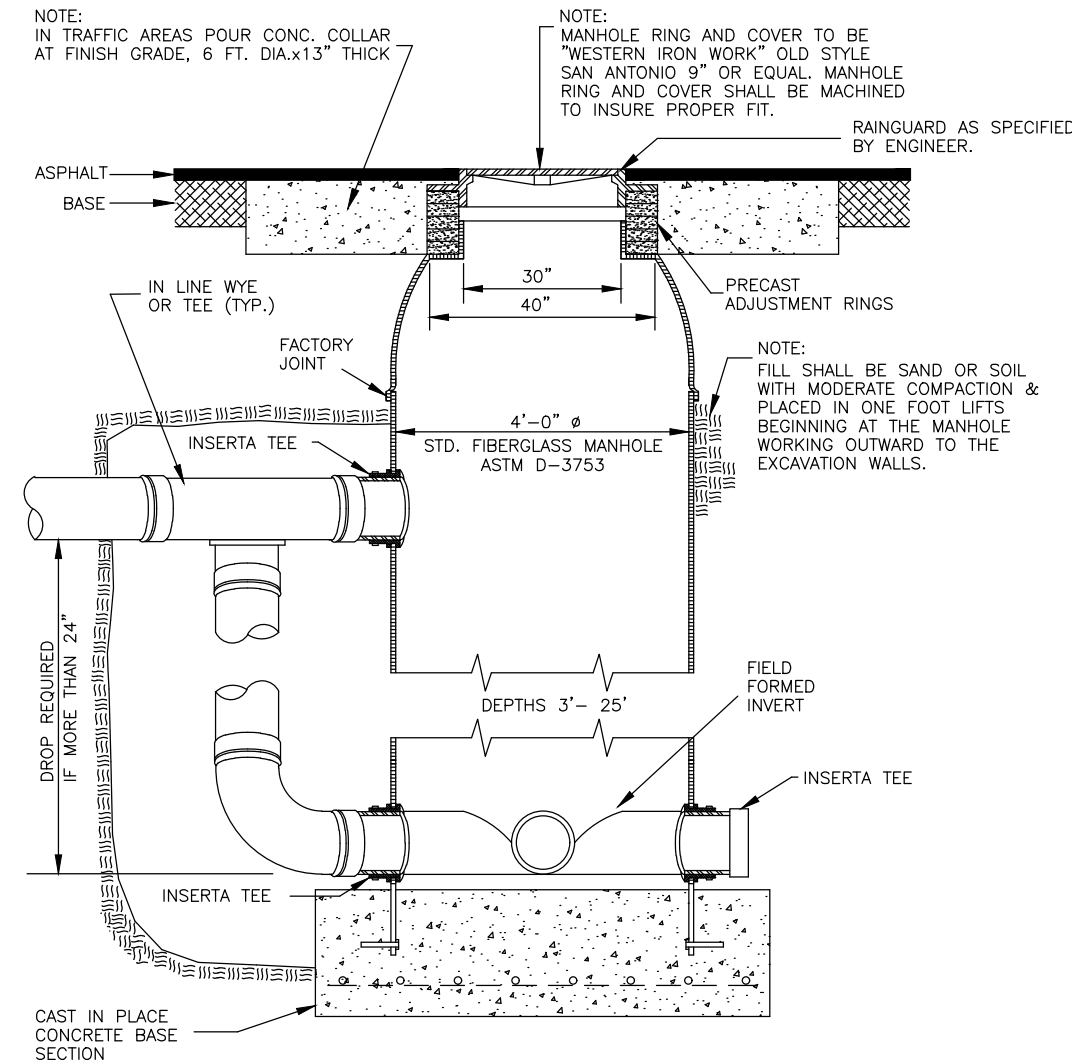
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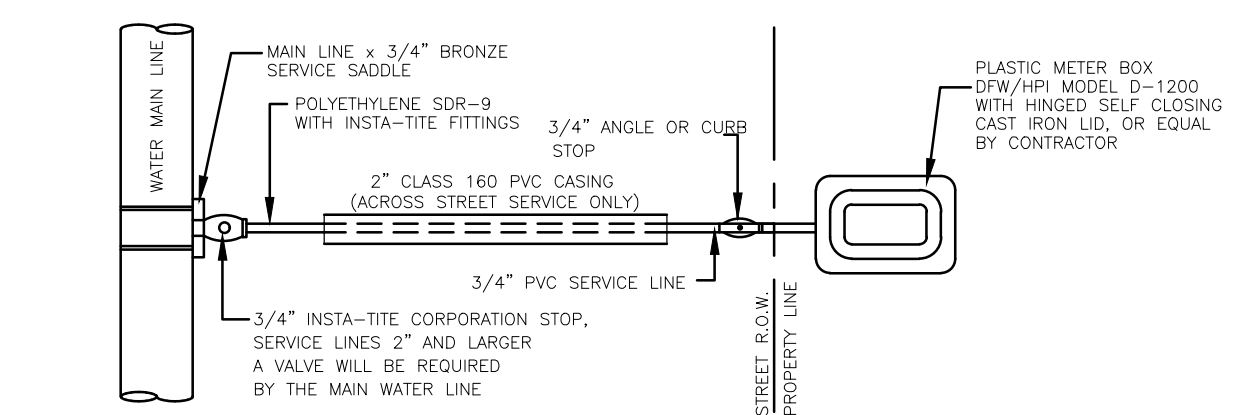
TYPICAL VALVE and VALVE BOX INSTALLATION



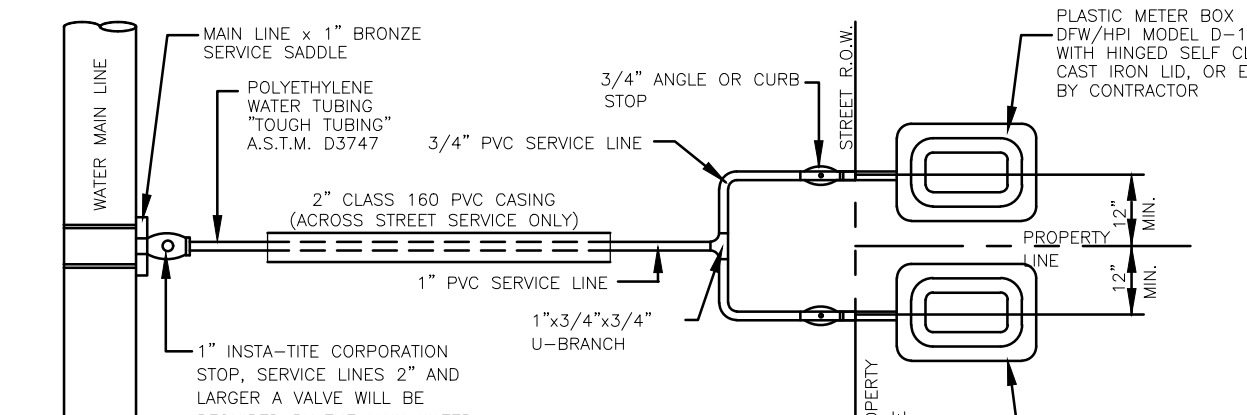
TRENTON ROAD WIDENING



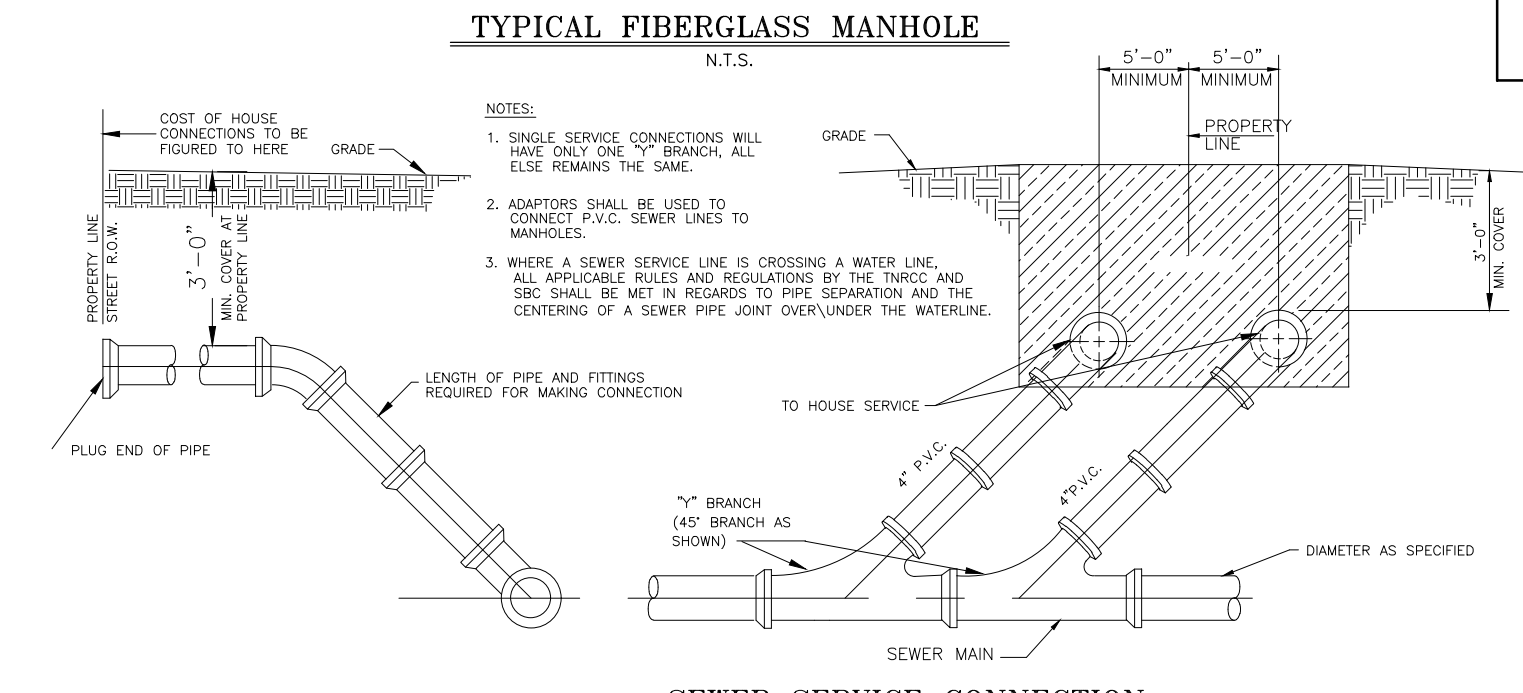
TYPICAL FIBERGLASS MANHOLE



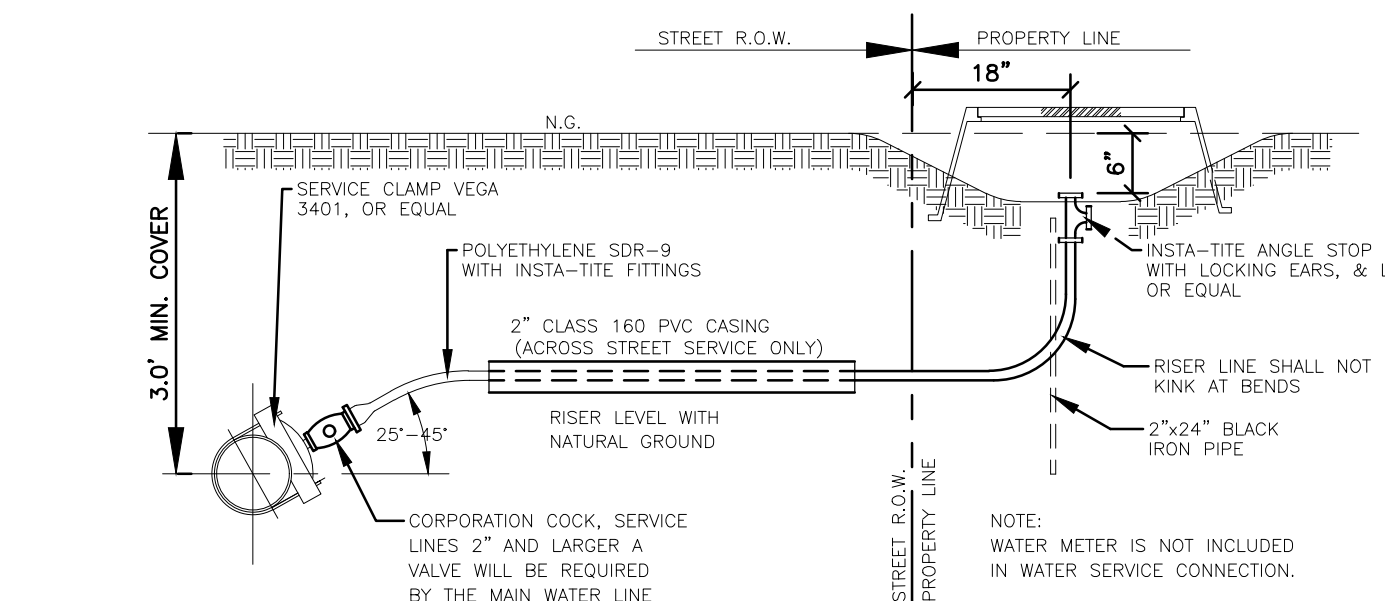
SINGLE WATER SERVICE CONNECTION



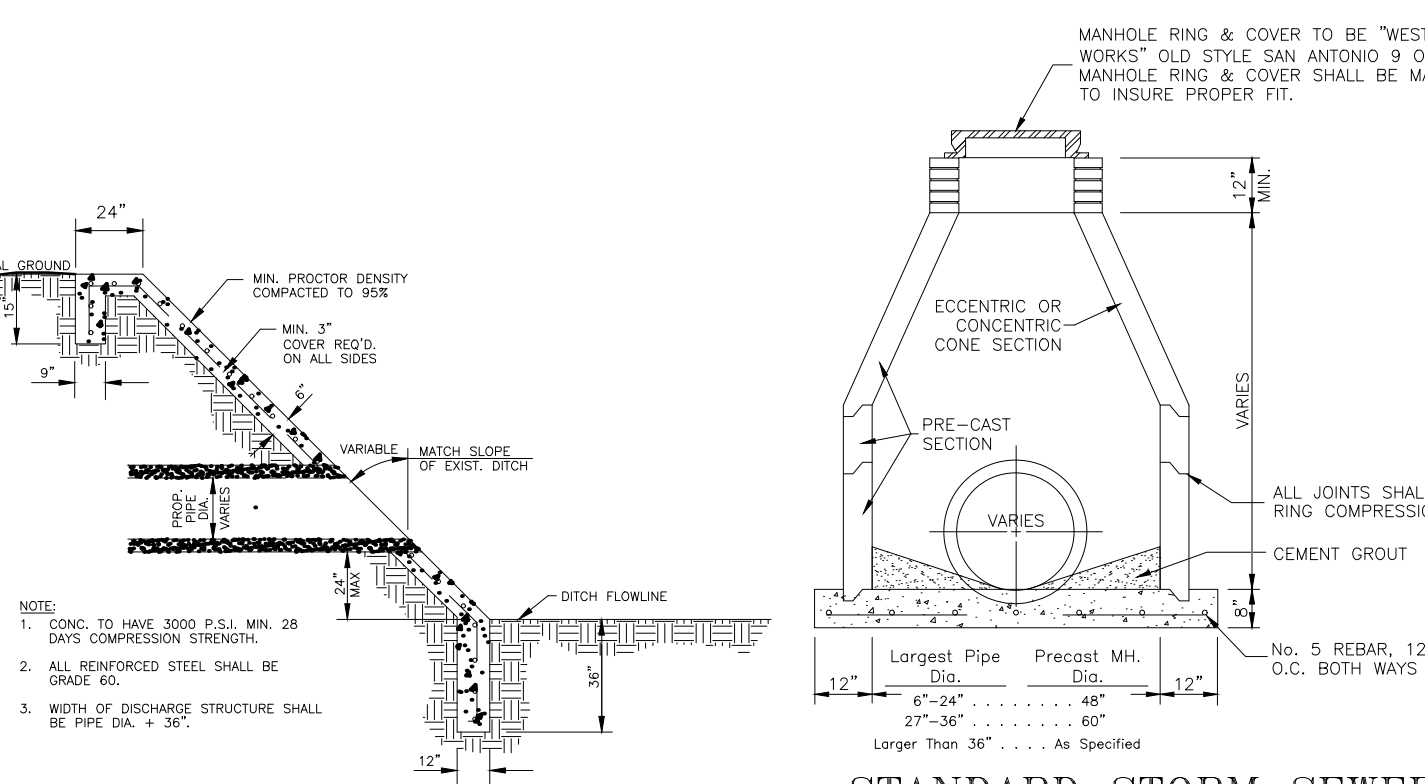
DUAL WATER SERVICE CONNECTION



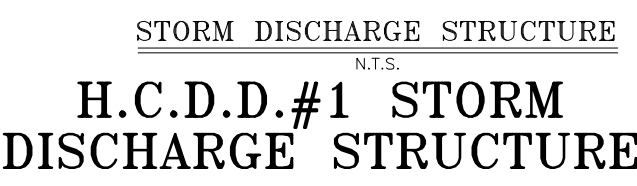
SEWER SERVICE CONNECTION



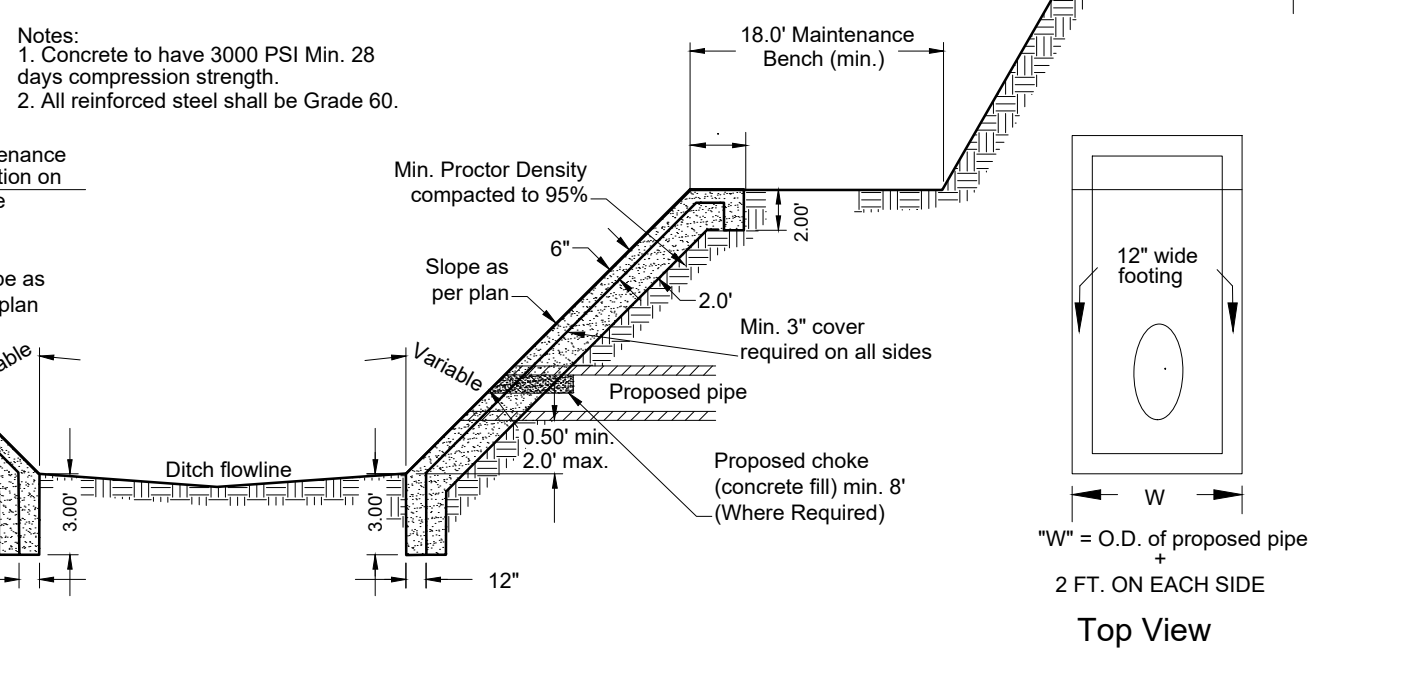
TYPICAL WATER SERVICE CONNECTION ELEVATION



STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE

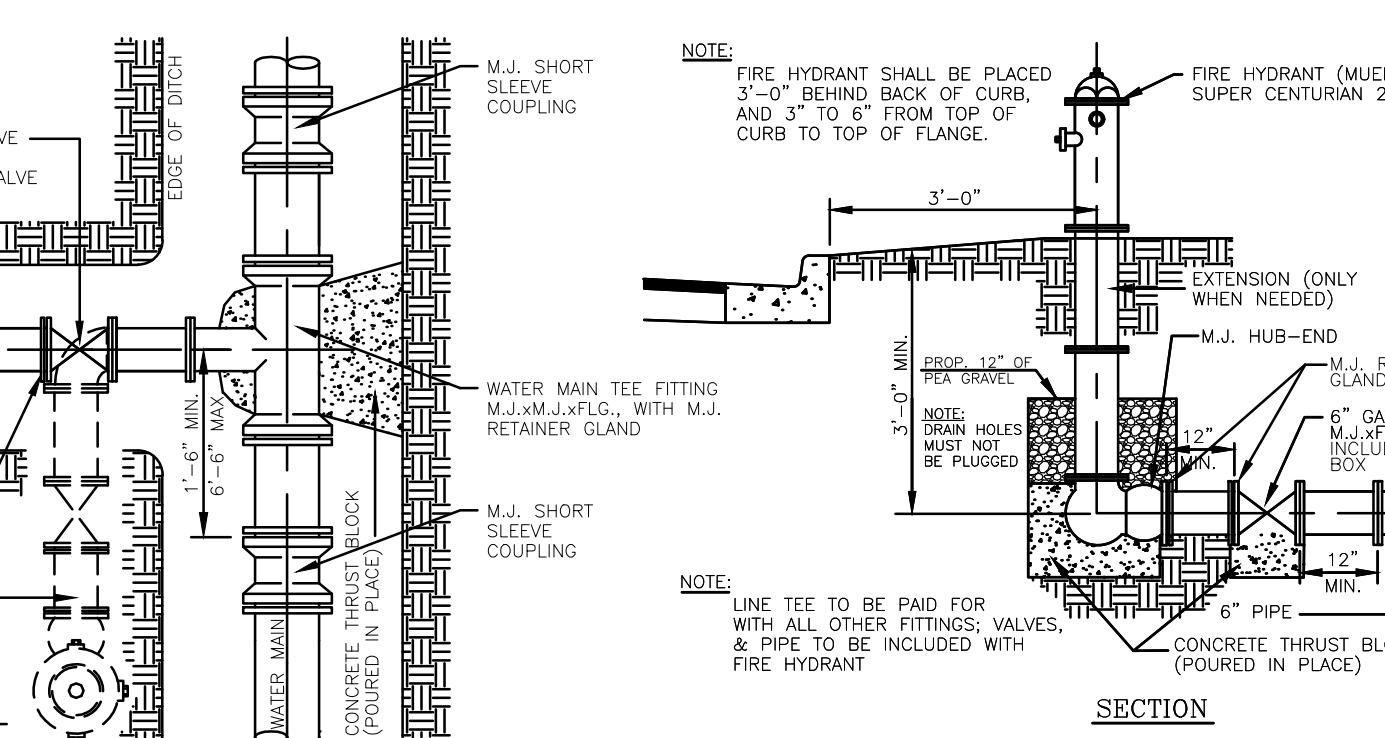


H.C.D.#1 STORM DISCHARGE STRUCTURE

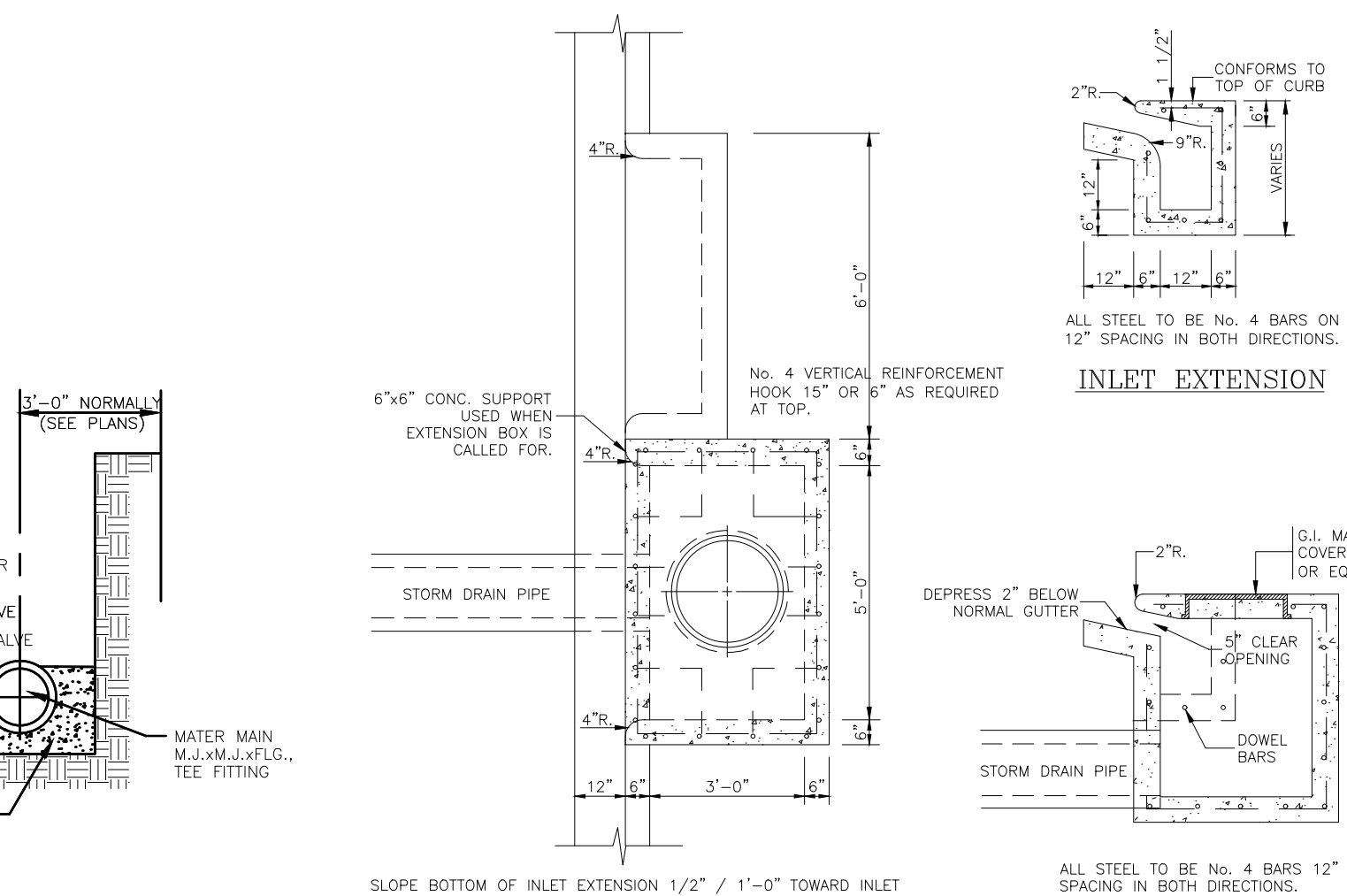


H.C.D.#1 STORM DISCHARGE STRUCTURE (DITCH WITH BENCH)

Top View



TYPICAL FIRE HYDRANT INSTALLATION



PLAN TYPE "A" INLET SECTION

N.T.S.

