



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 8-10-2021

PROPOSED VAQUERO ESTATES PHASE V SUBDIVISION PRECINCT No. 1.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: 3BU FAMILY LIMITED PARTNERSHIP

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 271 *SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 28

FILLING STATIONS: 18

LOCATION DESCRIPTION: SOUTH EAST CORNER OF MILE 11 NORTH ROAD AND F.M. 1015.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-17-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" SHADED AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY AN EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO MILE 11 NORTH ROAD & 40.00 FEET ONTO FM 1015.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 06-04-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 06-02-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 6" LOCATION: MILE 11 NORTH ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 06-02-2021 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

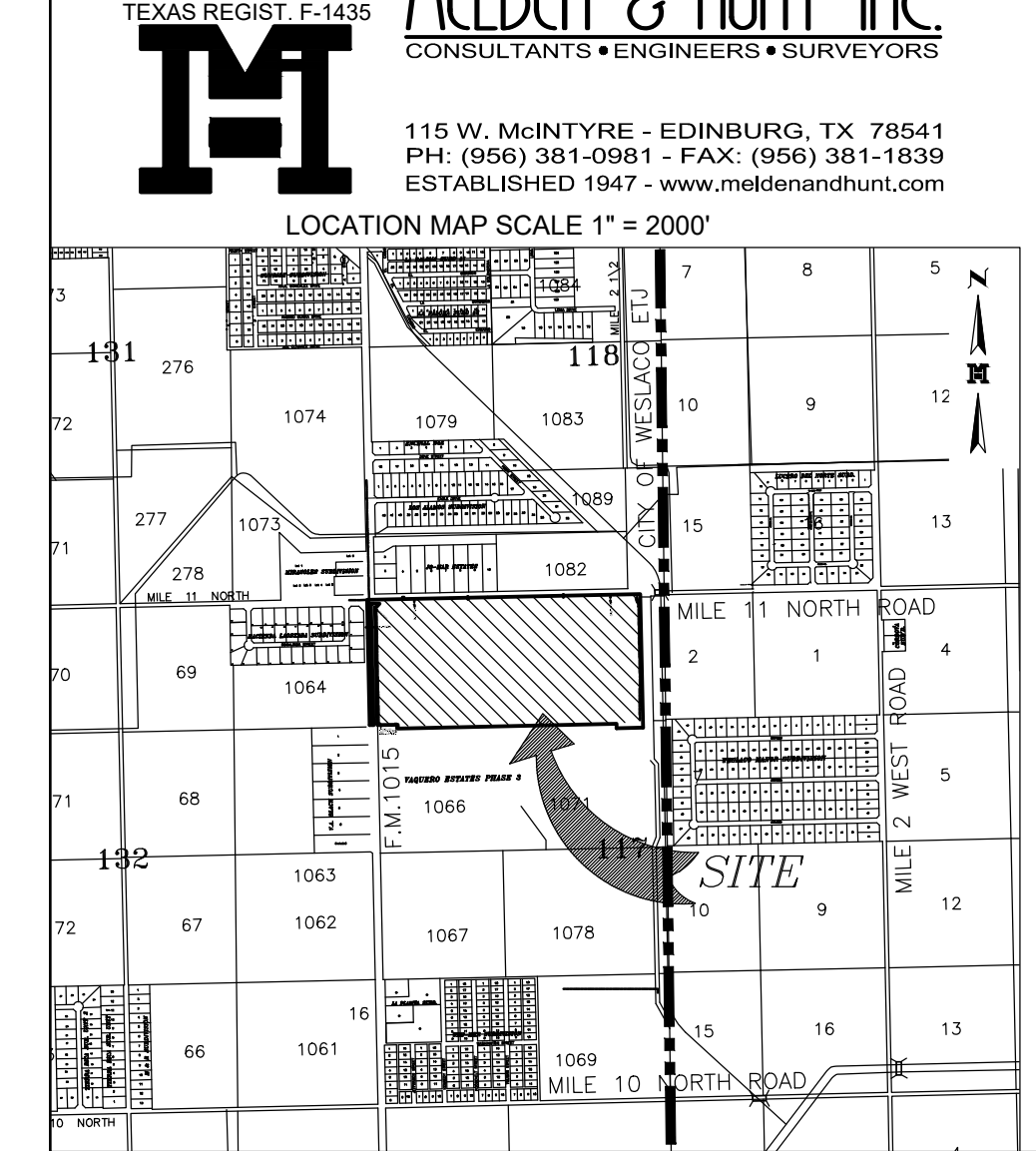
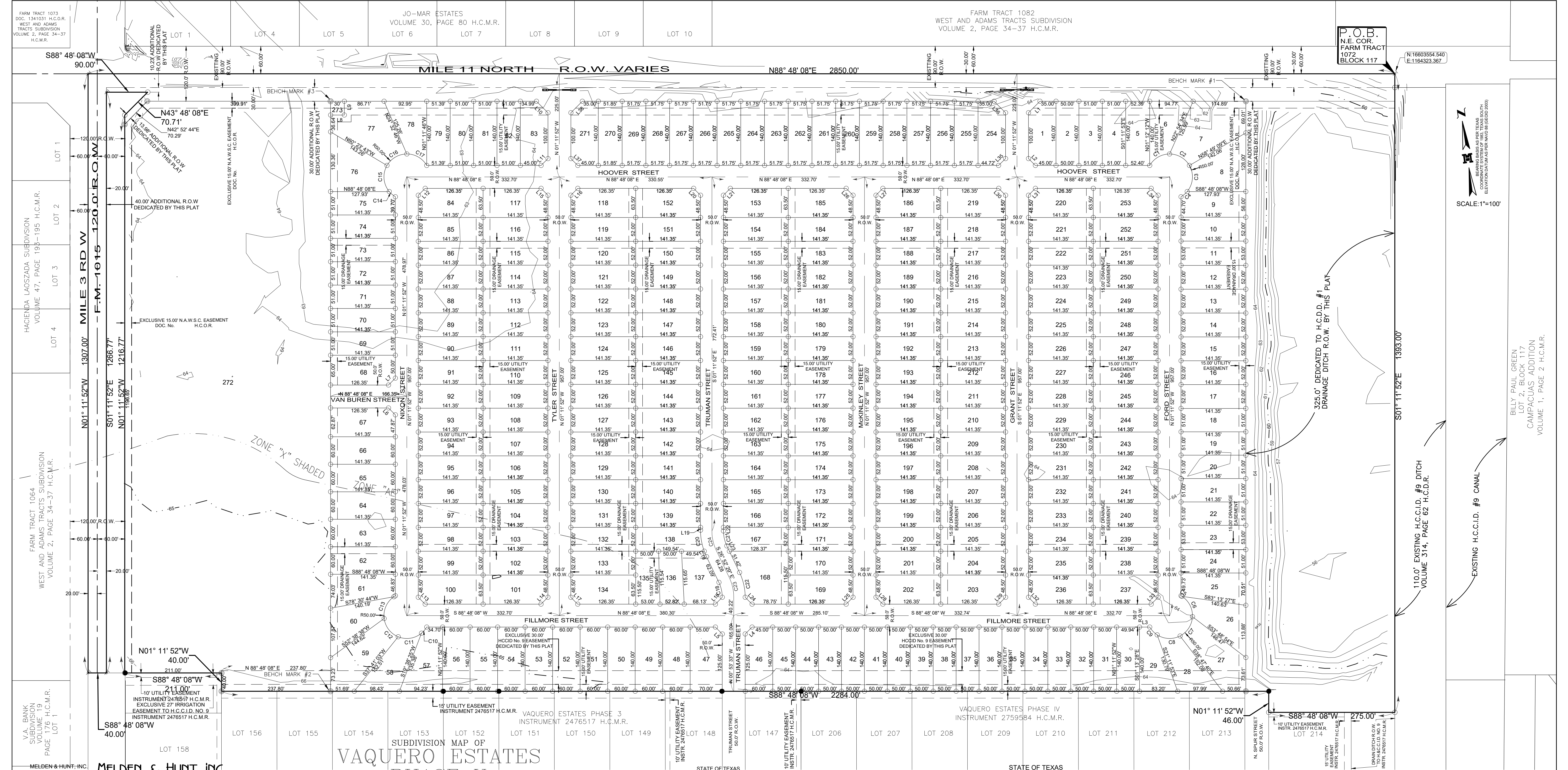
LARGE CONSTRUCTION

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 to comments and future recommendations by planning, other departments and the approval of the City of WESLACO.*
 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.



VAQUERO ESTATES PHASE V
 A RESUBDIVISION OF 86.961 ACRES
 BEING ALL OF FARM TRACT 1072 AND OUT OF
 FARM TRACTS 1065, 1066 & 1071,
 THE WEST & ADAMS TRACTS SUBDIVISION,
 VOLUME 2, PAGE 34-37, H.C.M.R.,
 HIDALGO COUNTY, TEXAS

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 VAQUERO ESTATES PHASE V IS LOCATED IN THE CENTRAL EAST PART OF HIDALGO COUNTY ON THE SOUTHEAST INTERSECTION OF MILE 11 NORTH AND F.M. 1015. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,733), VAQUERO ESTATES PHASE V LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

INDEX TO SHEET OF VAQUERO ESTATES PHASE V

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T., PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION CERTIFICATION, NOTARY PUBLIC CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE;

SHEET 2: HEADING; DESCRIPTION (METES AND BOUNDS); ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATION; IRRIGATION DISTRICT, H.C.D.D. No. 1, NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION, NOTARY PUBLIC CERTIFICATION, LOT DATA, CURVE DATA, LINE DATA, TABLES.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER (ENGLISH AND SPANISH VERSION); ENGINEERS CERTIFICATION; WATER LAYOUT.

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SEWER (ENGLISH AND SPANISH VERSION); ENGINEERS CERTIFICATION; SEWER LAYOUT.

SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAIN DITCH WIDENING, ENGINEERING CERTIFICATION.

SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT; STREET DETAILS.

SHEET 7: WATER, SANITARY SEWER, STORM DETAILS.

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 THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA, P.E. # 117368
 DATE PREPARED: 7-24-2019
 ENGINEERING JOB NO. 2019-103

STATE OF TEXAS
 COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VAQUERO ESTATES PHASE V, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-26-17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
 DATE SURVEYED: 5-16-16
 T: 1001, PAGE 48
 SURVEY JOB NO. 17165.08

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	38U FAMILY L.P.	3120 CENTER POINTE DRIVE EDINBURG, TX 78539	956-605-4544	956-720-4654
ENGINEER:	MARIO A. REYNA P.E.	115 W. MCINTYRE EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH P.E., R.P.L.S.	115 W. MCINTYRE EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CAYETANO DEVELOPMENT, LTD. AS OWNER OF THE 86.961 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VAQUERO ESTATES PHASE V HEREBY SUBDIVIDE THE LAND AS AND EASEMENTS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK SHOW 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.

CAYETANO DEVELOPMENT LTD.
 KYNDLE BENNETT
 2211 HANCOCK
 AUSTIN, TEXAS 78746

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED KYNDLE BENNETT, PROVIDED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

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

LEGEND

- FOUND N4 REBAR
- SET N4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET N4 REBAR SET IN CONCRETE
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.D. - HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION
- N.E.C.O.R. - NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION
- P.O.B. - POINT OF BEGINNING
- V.L. - VOLUME
- INSTR. - INSTRUMENT
- LOT LINE
- SAME OWNER

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" SHADED "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FOOT AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMAR DATE MAY 30, 2002.

COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

LOTS 1-47 AND LOTS 65-79 AND 103-133 AND 135-273 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED 9-02-20 FEMA CASE NO. 20-06-3073A .

2. SETBACKS: FRONT: 25.00 FEET. 50.00 FEET ON MILE 3 WEST ROAD [F.M. 1015] LOT 272 40.00 FEET MILE 11 NORTH ROAD LOT 272 REAR: IS 20% OF LOT DEPTH NEED NOT EXCEED 25 FEET SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET CORNER GARAGE FRONT: 18.00 FEET CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. GENERAL NOTE FOR COMMERCIAL LOT: LOT 272 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 272 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED AROUND ALL ADJUTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT OFFICE OF ENVIRONMENTAL AND COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. LOT 273 SHALL BE FOR LIFT STATION USE ONLY.

6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE ELEV. 64.00 OR 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

7. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. -->BM. NO. 1- DESCRIPTIONS: MHI ALUMINUM DISK SET IN CONCRETE SLAB ON THE NORTHERN CLIP AT THE NORTHEAST CORNER OF LOT 7 OF THIS SUBDIVISION. N: 16603487.7676. E: 118399.8492. ELEV. 64.50 NAD. 83 -->BM. NO. 2-ELEV. 29 DESCRIPTIONS: MHI ALUMINUM DISK SET IN CONCRETE SLAB ON THE SOUTHWEST CORNER OF LOT 59 OF THIS SUBDIVISION. N: 16602159.3168 E: 1162030.8400. ELEV. 64.55 NAD. 83 -->BM. NO. 3-ELEV. 29 DESCRIPTIONS: MHI ALUMINUM DISK SET IN CONCRETE SLAB ON THE NORTHWEST CORNER OF LOT 273 OF THIS SUBDIVISION. N: 16603446.0358 E: 1162003.9352. ELEV. 64.35 NAD. 83

8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 650,279 CUBIC- FEET 14.928 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS).

9. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT'S DETERMINES. AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

10. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

11.NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN 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, SEPTIC, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

12. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 272 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1015 (MILE 3 WEST). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

13. LOTS 1 THROUGH 7 & LOTS 77 THROUGH 83 & 254 THROUGH 271 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 11 NORTH ROAD. A BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR OF LOT LINES ABUTTING MILE 11 NORTH ROAD.

14. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

15. STREET LIGHTS MUST BE LOCATED EVERY 300.00 FEET.

16. A 5 FOOT SIDEWALK IS REQUIRED ALONG EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

17. A 4 FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

18. CORNERS LOT DRIVEWAYS SHALL BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

14. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL 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 OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

20. AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

SUBDIVISION MAP OF VAQUERO ESTATES PHASE V A RESUBDIVISION OF 86.961 ACRES BEING ALL OF FARM TRACT 1072 AND OUT OF FARM TRACTS 1065, 1066 & 1071, THE WEST & ADAMS TRACTS SUBDIVISION, VOLUME 2, PAGE 34-37, H.C.M.R. HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 86.961 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF FARM TRACT 1072 AND OUT OF FARM TRACTS 1065, 1066 & 1071, WEST & ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, SAID 86.961 ACRES WERE CONVEYED TO 38U FAMILY LIMITED PARTNERSHIP BY VIRTUE OF A CORRECTION ASSUMPTION WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775398, HIDALGO COUNTY OFFICIAL RECORDS, SAID 86.961 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET (N:16603554.540 E:1164323.367) AT THE NORTHEAST CORNER OF SAID FARM TRACT 1072;

1. THENCE, S 01° 11' 52" E, ALONG THE EAST LINE OF FARM TRACTS 1072 & 1071, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET AT THE EXISTING SOUTH RIGHT-OF-WAY OF MILE 11 NORTH, AT A DISTANCE OF 1,320.00 FEET PASS THE SOUTHEAST CORNER OF SAID FARM TRACT 1072, CONTINUING A TOTAL DISTANCE OF 1,393.00 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, S 88° 48' 08" W, ALONG THE NORTH LINE OF VAQUERO ESTATES PHASE IV (RECORDED IN INSTRUMENT NUMBER 276954, H.C.M.R.), A DISTANCE OF 275.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

3. THENCE, N 01° 11' 52" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SPUR STREET, A DISTANCE OF 46.00 FEET TO A NO. 4 REBAR FOUND FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, S 88° 48' 08" W, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF SPUR STREET, AT A DISTANCE OF 1,020.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,193.00 PASS A NO. 4 REBAR FOUND ON THE WEST RIGHT-OF-WAY LINE OF TRUMAN STREET, AT DISTANCE OF 1,679.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,800.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 2,284.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

5. THENCE, N 01° 11' 52" W, ALONG THE EAST LINE OF LOT 157, VAQUERO ESTATES PHASE III (RECORDED IN INSTRUMENT NUMBER 2476517, H.C.M.R.), A DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

6. THENCE, S 88° 48' 08" W, ALONG THE NORTH LINE OF SAID LOT 157, AT A DISTANCE OF 210.00 FEET PASS A NO. 4 REBAR FOUND IN LINE, CONTINUING A TOTAL DISTANCE OF 211.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

7. THENCE, N 01° 11' 52" W, ALONG THE EAST RIGHT-OF-WAY LINE OF F.M. 1015, A DISTANCE OF 1,216.77 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;

8. THENCE, N 43° 48' 08" E, ALONG A CORNER CLIP, A DISTANCE OF 70.71 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

9. THENCE, S 88° 48' 08" W, A DISTANCE OF 90.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

10. THENCE, S 01° 11' 52" E, A DISTANCE OF 1,266.77 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;

11. THENCE, S 88° 48' 08" W, A DISTANCE OF 40.00 FEET TO A NAIL SET FOR THE OUTSIDE CORNER OF THIS TRACT;

12. THENCE, S 01° 11' 52" W, ALONG THE WEST LINE OF FARM TRACT 1065 AND WITHIN THE EXISTING RIGHT-OF-WAY OF F.M. 1015, A DISTANCE OF 1,307.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;

13. THENCE, N 88° 48' 08" E, ALONG THE NORTH LINE OF FARM TRACTS 1065 & 1072 WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH, AT A DISTANCE OF 990.00 FEET PASS THE NORTHEAST CORNER OF FARM TRACT 1065, A DISTANCE OF 2,850.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 86.961 ACRES, OF WHICH 1,963 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 11 NORTH AND 1,200 ACRES LIES WITHIN F.M. 1015, LEAVING A NET OF 82,628 OF LAND, MORE OR LESS.

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

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ___ DAY OF ___, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ___ DAY OF ___, 20__.

HIDALGO COUNTY JUDGE

ATTEST: HIDALGO COUNTY CLERK

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO ON ___ DAY OF ___, 20__.

MAYOR OF THE CITY WESLACO

ATTEST: SECRETARY OF THE CITY OF WESLACO

Table with 3 columns: Line #, Direction, Length. Contains 13 rows of line data.

Table with 3 columns: Line #, Direction, Length. Contains 13 rows of line data.

Table with 3 columns: Line #, Direction, Length. Contains 13 rows of line data.

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 TRANSFERREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY 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 HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE 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 GRANITOR 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 GRANITOR 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 GRANITOR HAS EXECUTED THIS INSTRUMENT THE

___ DAY OF ___, 20__.

CAYETANO DEVELOPMENT, LTD KYNDOL W. BENNETT, PRESIDENT

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 KYNDOL W. BENNETT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___, 20__.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

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 ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:

Table with 3 columns: Lot #, SQ. FT., Area. Contains 35 rows of lot data.

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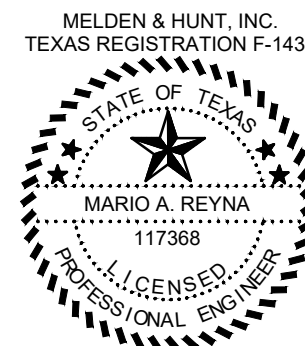
Table with 3 columns: Lot #, SQ. FT., Area. Contains 35 rows of lot data.

Table with 3 columns: Lot #, SQ. FT., Area. Contains 35 rows of lot data.

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 THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA, P.E. # 117368 DATE PREPARED: 7-24-2019 ENGINEERING JOB NO. 20139.00



STATE OF TEXAS COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VAQUERO ESTATES PHASE V, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 11-26-17, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750 DATE SURVEYED: 5-16-18 T- 1001, PAGE 46 SURVEY JOB NO. 17165.08



CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

THIS PLAT IS APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT No. 9.

DATED THIS ___ DAY OF ___, 20__.

- 1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT #9 RIGHTS-OF-WAY AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.
2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.
3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL, HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.
4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT No. 9

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEREIN MY

DATE CHAIRPERSON PLANNING & ZONING COMMISSION

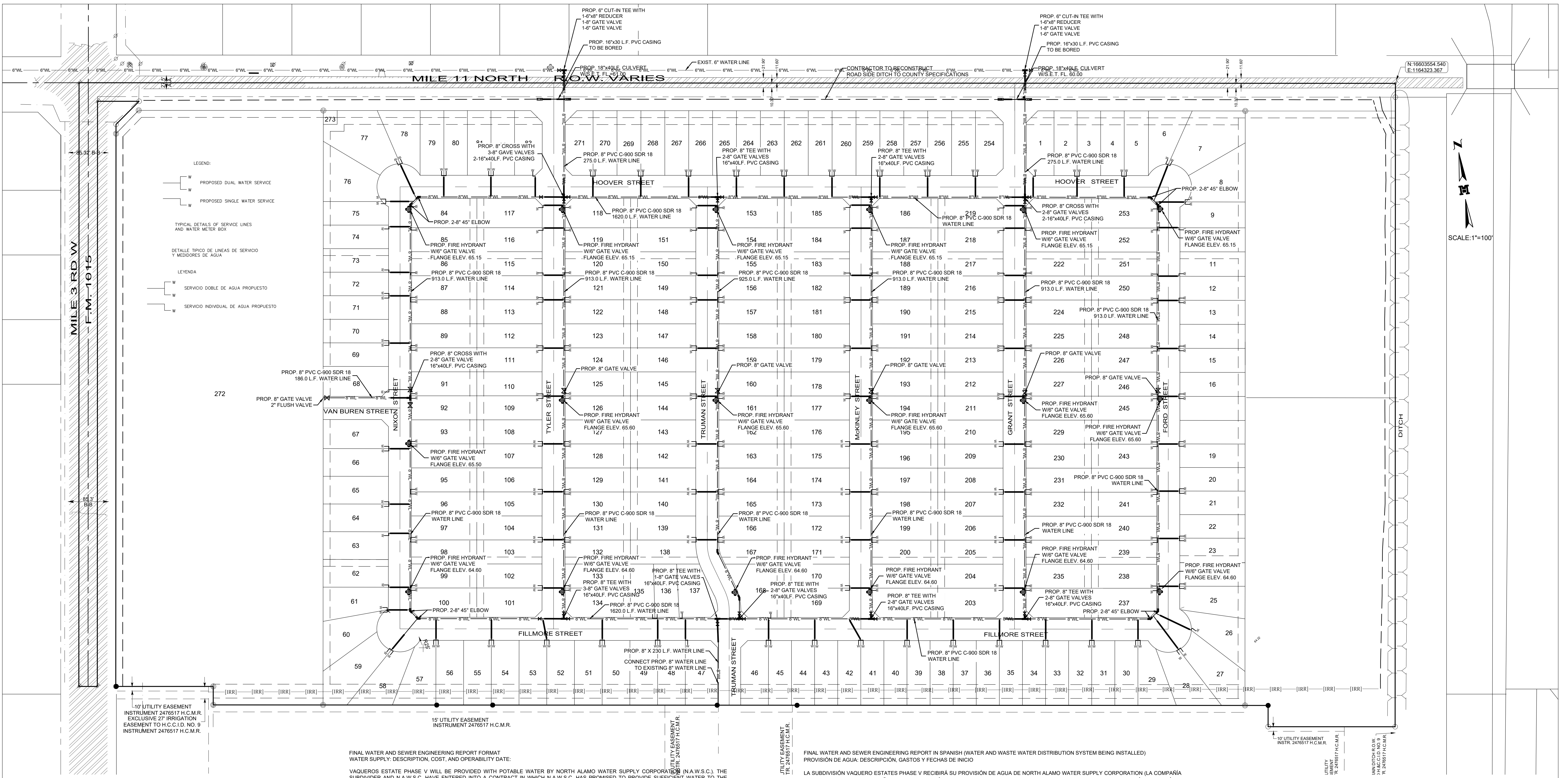
Curve Table with 6 columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length, Tangent. Contains 14 rows of curve data.

Curve Table with 6 columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length, Tangent. Contains 24 rows of curve data.

Curve Table with 6 columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length, Tangent. Contains 24 rows of curve data.

Curve Table with 6 columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length, Tangent. Contains 24 rows of curve data.

MELDEN & HUNT, INC. TEXAS REGIST. #-1435 CONSULTANTS • ENGINEERS • SURVEYORS 115 W. McINTYRE - EDINBURG, TX 78641 PH: (956) 381-0981 - FAX: (956) 381-1839 ESTABLISHED 1947 - www.meldenandhunt.com



MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
VAQUERO ESTATES
PHASE V
 A RESUBDIVISION OF 86.961 ACRES
 BEING ALL OF FARM TRACT 1072 AND OUT OF
 FARM TRACTS 1065, 1066 & 1071,
 THE WEST & ADAMS TRACTS SUBDIVISION,
 VOLUME 2, PAGE 34-37, H.C.M.R.
 HIDALGO COUNTY, TEXAS

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

VAQUEROS ESTATE PHASE V 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 6" WATER LINE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF MILE 11 WEST ROAD. THE WATER SYSTEM FOR VAQUEROS ESTATES PHASE V CONSISTS OF A 6" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 6" LINE AT TWO LOCATIONS. THESE 6" WATER LINES THEN RUN SOUTH ALONG THE EAST RIGHT-OF-WAY OF ADAMS STREET AND WILSON STREET CONNECTING TO AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 134 AND 235. ANOTHER 8" WATER LINES CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 118 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF HARRISON STREET THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF NIXON STREET THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF FILLMORE STREET THEN RUNS NORTH THE WEST RIGHT-OF-WAY OF HARRISON STREET THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF TRUMAN STREET CONNECTING TO THE 8" WATER LINE ON THE NORTHWEST CORNER OF LOT 118. ANOTHER 2-8" WATER LINES CONNECT TO THE PREVIOUSLY 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 152 AND 186 THEN RUNS SOUTH CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 188 AND 202. AN OTHER 8" WATER LINE CONNECT TO THE WATER LINE AT THE SOUTHWEST CORNER OF LOT 188 AND RUNS SOUTH CONNECTING TO AN EXISTING 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 47 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE VAQUEROS ESTATES PHASE V CONSISTS OF ONE HUNDRED FIFTEEN (15) DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO TWO (2) DIAMETER SERVICE LINES AND FORTY-TWO (42) SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$582,253.04, OR \$2,148.53 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$270,084.02, WHICH COVERS THE \$966.62 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 18 FIRE HYDRANTS AT A UNIT COST OF \$4,600.00 FOR A TOTAL COST OF \$82,800.00. 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 PLAN.

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 \$852,337.06 WHICH EQUALS TO \$3,145.15 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION VAQUERO ESTATES PHASE V 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 VAQUERO ESTATES PHASE V CONSISTE DE UN CONDUCTO DE AGUA DE 6" QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 11 WEST ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION VAQUERO ESTATES PHASE V CONSISTE DE UN CONDUCTO DE AGUA DE 6" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 6" EN DOS LUGARES. ESTA LINEA DE 6" CUAL SIGUE HACIA EL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE ADAMS STREET Y WILSON STREET CONECTANDO A UNA LINEA DE 8" EN EL LADO SURESTE DE LOT 134 Y 135. OTRO CONDUCTO DE AGUA DE 6" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 118 Y CONTINUA CORRIENDO AL OESTE POR EL LADO SUR DE DERECHO DE VILLA DE HARRISON STREET LUEGO SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE NIXON STREET LUEGO SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE FILLMORE STREET LUEGO SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE HARRISON STREET LUEGO SIGUE AL OESTE CONECTANDO CON LA LINEA DE 8" EN EL LADO NOROESTE DE LOTE 118. OTRA 3 CONDUCTO DE AGUA DE 8" SERA CONECTADO A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 152 Y 186 LA CUAL SERA EXTENDIDA RUMBO AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE MADISON STREET Y MCKIMLEY STREET CONECTANDO CON UNA LINEA DE 8" EN EL LADO SUROESTE DE LOTES 188 Y 202. OTRA CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA DE 8" EN EL LADO SUROESTE DE LOTE 188 Y SIGUE AL SUR POR EL LADO OESTE DE DERECHO DE VILLA DE TRUMAN STREET Y SE CONECTA A UN CONDUCTO EXISTENTE DE 8".

DEL CONDUCTO DE AGUA DE 6" SE PRODUCEN TREINTA DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2" PARA CADA LOTE Y CINCO CONDUCTOS INDIVIDUALES DE AGUA DE 1/2" PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8". LOS DOBLE-CONDUCTOS DE AGUA DE 1", EL CONDUCTO DE 1/2", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 966.62 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 270,084.02, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$966.62 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 5 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,600.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$82,800.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 852,337.06 O \$ 3,145.15 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

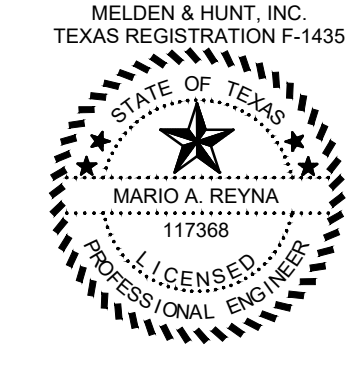
COST ESTIMATE:

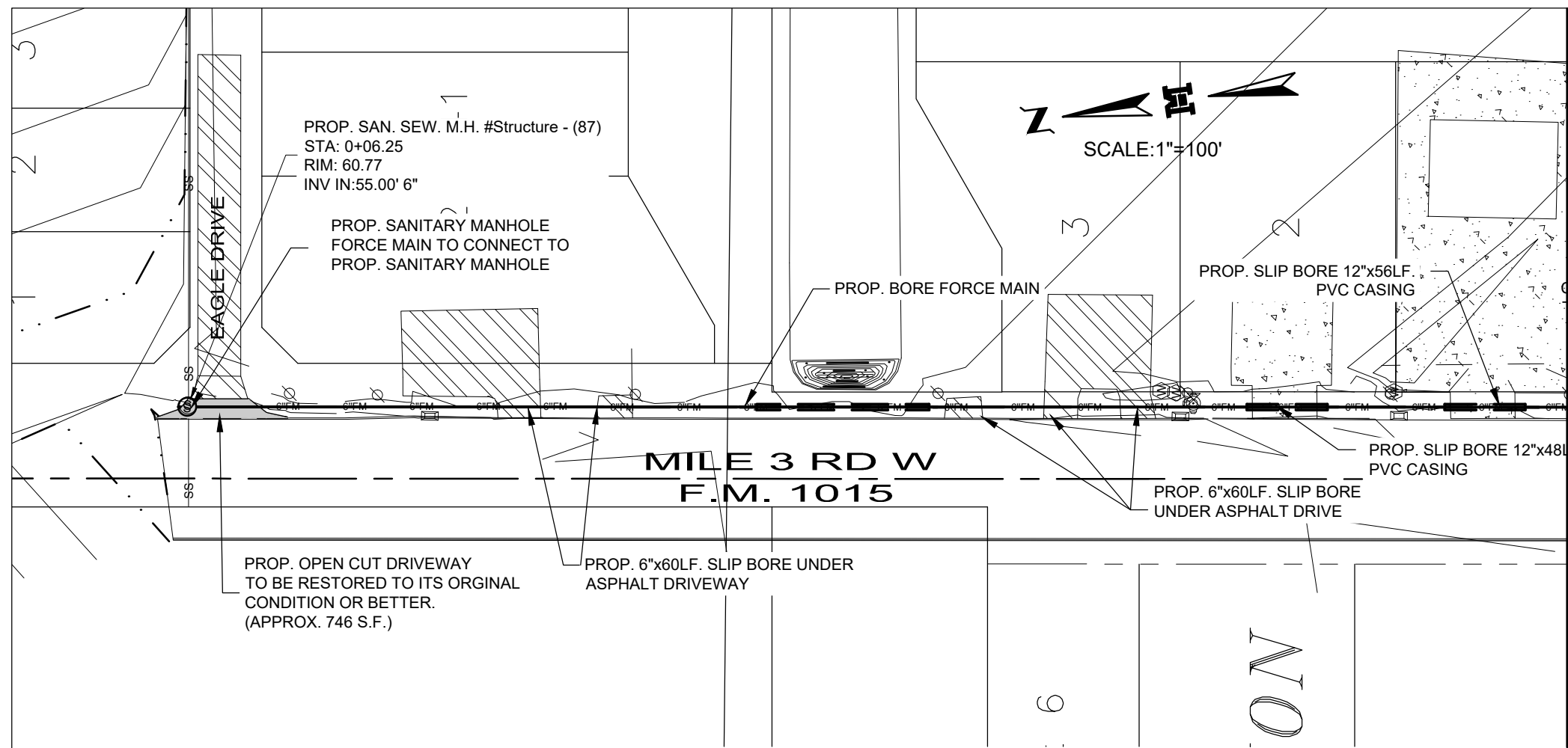
PAVING IMPROVEMENTS:	\$ 2,070,173.00
DRAINAGE IMPROVEMENTS:	\$ 481,722.00
WATER DISTRIBUTION:	\$ 582,253.04
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 1,017,261.45

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 2,070,173.00
DREAJE PLUVIAL:	\$ 481,722.00
SERVICIO DE AGUA POTABLE:	\$ 582,253.04
SERVICIO DE DRENAJE SANITARIO	\$ 1,017,261.45

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





MATCH LINE AA
FORCE MAIN

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
 VAQUEROS ESTATES PHASE V WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" SANITARY SEWER LINE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF EAGLE DRIVE. THE WASTEWATER SYSTEM FOR VAQUEROS ESTATES PHASE V CONSISTS OF A LIFT STATION, A 6" FORCE MAIN, 10" & 8" SANITARY SEWER LINES. THE LIFT STATION LOCATED AT THE NORTHWEST CORNER OF LOT 77. A FORCE MAIN EXITS THE LIFT STATION AND RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF MILE 11 NORTH ROAD THEN CROSSES NORTH VIA A BORE AND CONTINUE NORTH APPROXIMATELY 1,100.00 FEET DISCHARGING INTO A SANITARY MANHOLE. A 10" SANITARY SEWER LINE EXITS THE LIFT STATION THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF MILE 11 NORTH ROAD THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF ADAMS STREET TO A MANHOLE AT THE SOUTHEAST CORNER OF LOT 83 AND CONTINUES RUNNING SOUTH WITH AN 8" SANITARY LINE THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF FILLMORE STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 27. AN OTHER 8" SANITARY SEWER LINE EXITS THE LIFT STATION THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF ARTHUR STREET THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF MADISON STREET, MCKINLEY STREET AND WILSON STREET ENDING WITH MANHOLES AT THE NORTHWEST CORNER OF LOTS 136, 170 AND 204. ANOTHER 8" SANITARY LINE CONNECT TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 53 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF FILLMORE STREET.

FROM THE 8" LINE, TWO HUNDRED SEVENTY-ONE (271) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE LIFT STATION, 6" FORCE MAIN, 10", 8" LINE, 4" SERVICE LINE AND THIRTY-ONE (31) 4" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$1,017,261.45 OR \$3,753.73 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$XX,785.65 WHICH COVERS THE \$361.31 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$XXX,558.40 WHICH EQUALS TO \$X,593.21 PER LOT.

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

LA SUBDIVISION VAQUEROS ESTATES PHASE V RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE DRENAJE SANITARIO 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 CONDUCTO SANITARIO DE 8" EN EL LADO NORTE DEL DERECHO DE VILLA DE EAGLE DRIVE. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION VAQUEROS ESTATES PHASE V CONSISTE DE UN SISTEMA DE POMPAS DE PRESION, UN CONDUCTO DE PRESION DE 6" LINEAS DE DRENAJE DE 10" Y 8". EL SISTEMA DE POMPAS DE PRESION SE ENCONTRARA EN EL LADO NOROESTE DE LOT 77. UNA LINEA DE PRESION DE 6" SALE DEL SISTEMA DE PRESION Y SIGUE AL OESTE EN EL LADO SUR DE MILE 11 NORTH ROAD LUEGO CRUSA AL NORTE CON UN BORE DE 12" Y SIGUE AL NORTE APORXIMATEMENTE 1,100.00 PIES CONECTANDO A UN ALcantarilla LOCALIZADA AL SURESTE DE LOTE 83 Y SIGUE HACIA SUR CON UN CONDUCTO DE 8" LUEGO SIGUE HACIA ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE FILLMORE STREET TERMINANDO CON UN ALcantarilla AL NOROESTE DE LOTE 27. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALcantarilla LOCALIZADA AL SURESTE DE LOTE 83 Y SIGUE HACIA SUR CON UN CONDUCTO DE 8" LUEGO SIGUE HACIA SUR POR EL LADO SUR DEL DERECHO DE VILLA DE FILLMORE STREET TERMINANDO CON UN ALcantarilla LOCALIZADA AL NOROESTE DE LOTE 27. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALcantarilla LOCALIZADA AL SURESTE DE LOTE 83 Y CONTINUA CORRIENDO AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE ARTHUR STREET LUEGO SIGUE HACIA SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE ARTHUR STREET TERMINANDO CON UN ALcantarilla LOCALIZADA AL NOROESTE DE LOTE 27. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALcantarilla LOCALIZADA AL SURESTE DE LOTE 266, SURESTE DE LOTE 260 Y SURESTE DE LOTE 254 Y SIGUE HACIA SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE MADISON STREET, MCKINLEY STREET AND WILSON STREET TERMINANDO CON UN ALcantarilla LOCALIZADA AL NOROESTE DE LOTE 136, 170 Y 204. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALcantarilla LOCALIZADA AL NOROESTE DE LOTE 53 Y SIGUE HACIA ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE FILLMORE STREET TERMINANDO CON UN ALcantarilla LOCALIZADO AL NORESTE DE LOTE 58. PARA SERVIR ESTE SUBDIVISION.

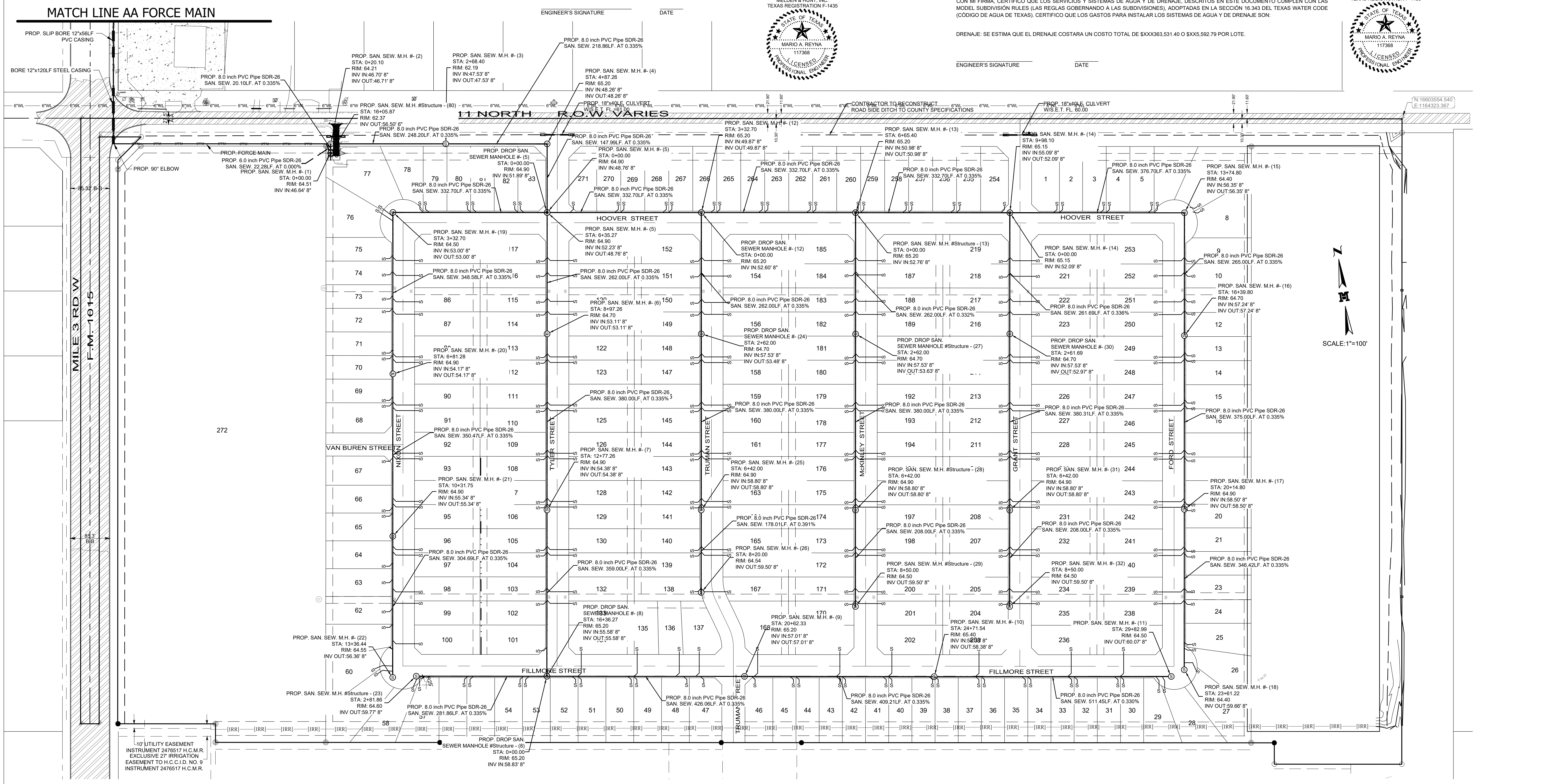
DE ESTAS LINEAS DE DRENAJE SANITARIO DE 4 PULGADAS DOS CIENTOS SESENTA UN (271) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE, NECESANDO LA SISTEMA DE POMPA DE PRESION, LINEA DE PRESION DE 6", LINEAS DE 10" Y 8" DE DRENAJE SANITARIO. EL SISTEMA DE POMPAS DE PRESION, LINEA DE 6" DE PRESION, LA LINEAS DE 10", 8", DE 4" Y TRENAN UN (31) ALcantarillas HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ 1,017,261.45 O \$ 3,753.73 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$XX,785.65, O \$X61.31 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUAS 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 \$XXX363,531.40 O \$XX5,992.79 POR LOTE.

MAP OF SANITARY SEWER:
 MAPA DE DRENAJE SANITARIO:
 SUBDIVISION MAP OF
 VAQUERO ESTATES
 PHASE V

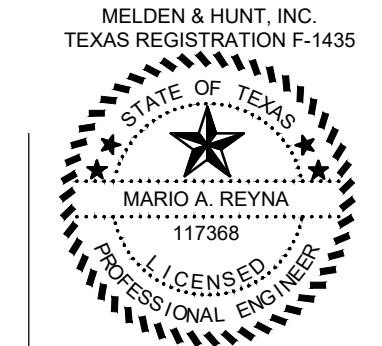
A RESUBDIVISION OF 86.961 ACRES
 BEING ALL OF FARM TRACT 1072 AND OUT OF
 FARM TRACTS 1065, 1066 & 1071,
 THE WEST & ADAMS TRACTS SUBDIVISION,
 VOLUME 2, PAGE 34-37, H.C.M.R.
 HIDALGO COUNTY, TEXAS

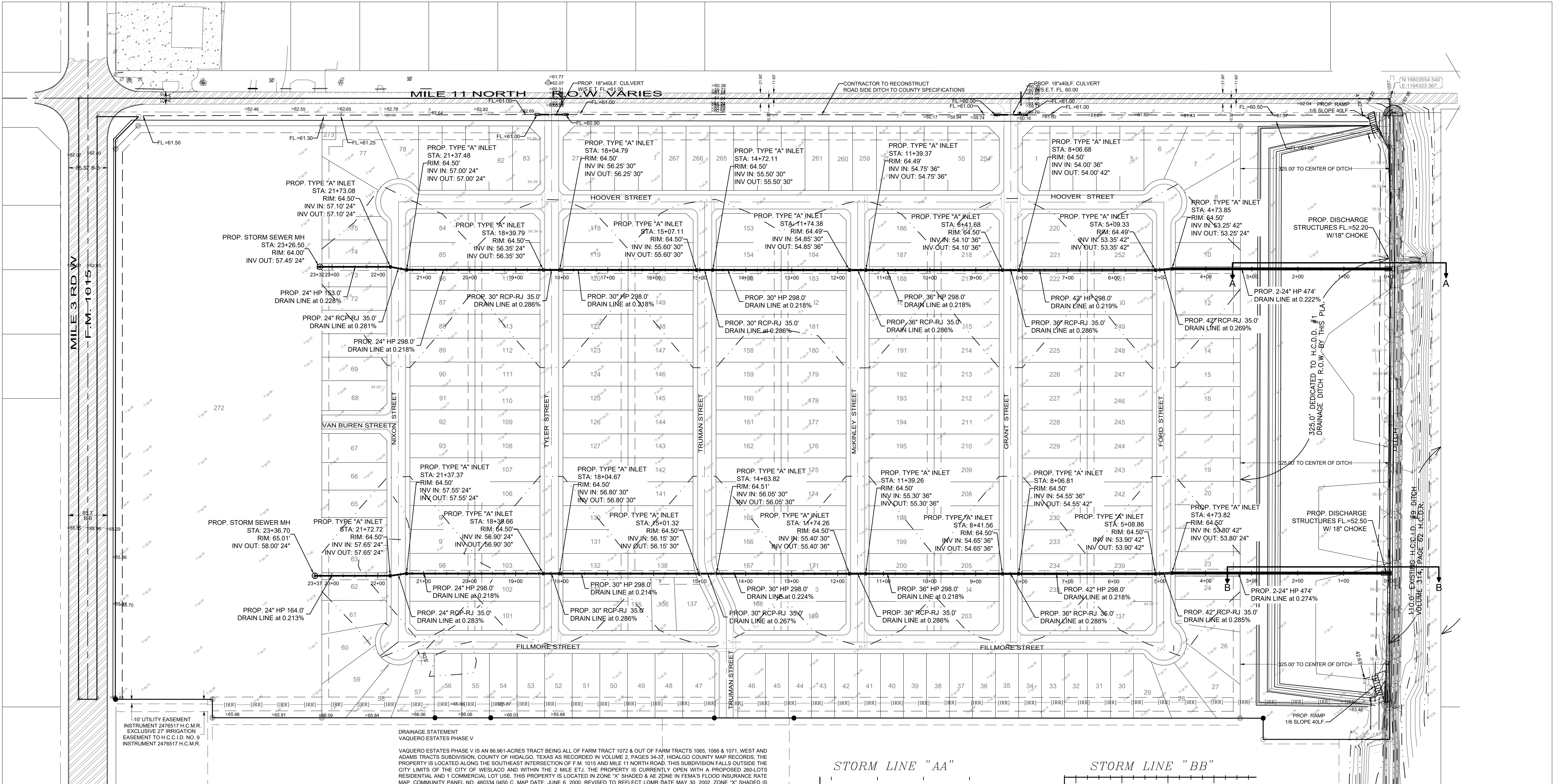


ENGINEER'S SIGNATURE _____ DATE _____



ENGINEER'S SIGNATURE _____ DATE _____





SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

1. I, KYNDEL BENNETT, SUBDIVIDER OF VAQUERO ESTATES PHASE V, 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.

KYNDEL BENNETT

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYNDEL BENNETT 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.

OFF OFICE THIS THE _____ DAY OF _____ 20____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

DRAINAGE STATEMENT
VAQUERO ESTATES PHASE V

VAQUERO ESTATES PHASE V IS AN 86.961-ACRES TRACT BEING ALL OF FARM TRACT 1072 & OUT OF FARM TRACTS 1065, 1066 & 1071, WEST AND ADAMS TRACTS SUBDIVISION, COUNTY OF HIDALGO, TEXAS AS RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE SOUTHEAST INTERSECTION OF F.M. 1015 AND MILE 11 NORTH ROAD. THIS SUBDIVISION FALLS OUTSIDE THE CITY LIMITS OF THE CITY OF WESLACO AND WITHIN THE 2 MILE ETJ. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED 280-LOTS RESIDENTIAL AND 1 COMMERCIAL LOT USE. THIS PROPERTY IS LOCATED IN ZONE "X" SHADED & AE ZONE IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C. MAP DATE: JUNE 6, 2000. REVISED TO REFLECT LOMR DATE MAY 30, 2002. ZONE "X" SHADED IS DEFINED AS "AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD". ZONE "AE" HAS BEEN REDEFINED TO ZONE "X" AS PER LOMR F CASE NO. 20-06-3073A.

THE SOILS ARE (25) HIDALGO FINE SANDY LOAM, (28) HIDALGO SANDY CLAY LOAM, (52) RAYMONDVILLE CLAY LOAM & (70) WILLACY FINE SANDY LOAM. SOIL GROUP "B" & "C" IS MODERATELY PERVIOUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "D", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 18.22 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 210.78 C.F.S. DURING THE 50-YEAR STORM FREQUENCY PER THE ATTACHED CALCULATION WHICH IS AN INCREASE OF 192.56 C.F.S.

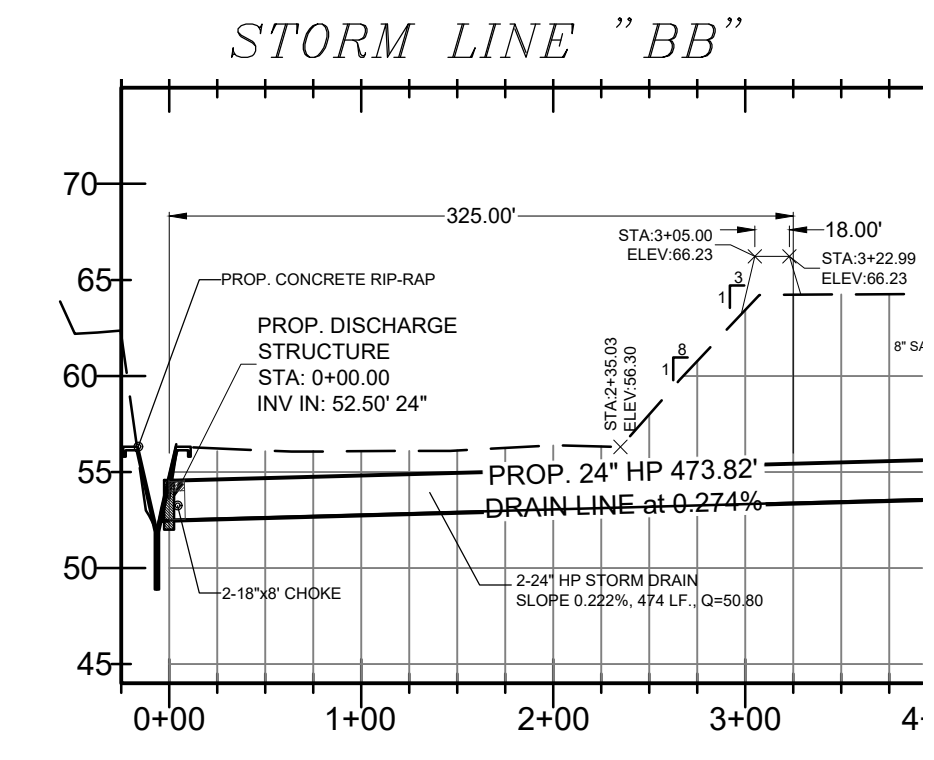
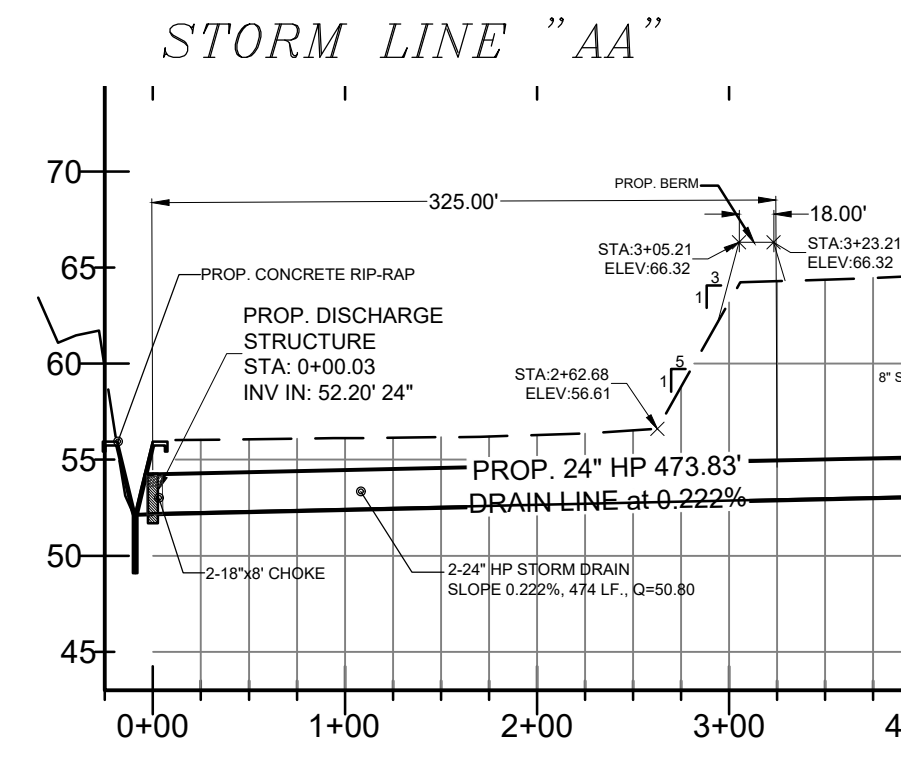
THE PROPOSED DRAINAGE FOR VAQUERO ESTATES PHASE V CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW TO LOW POINTS DRAINING INTO PROPOSED TYPE "A" & TYPE "CC" INLETS, WHICH WILL DRAIN EAST WITHIN THE PROPOSED STORM SEWER SYSTEM DISCHARGING INTO THE HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH. THIS EXISTING HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH FLOW NORTH ULTIMATELY DISCHARGES INTO THE MERCEDES LATER THEN EAST, ULTIMATELY DRAINING INTO THE I.B.W.C. FLOODWAY.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. 24,084.4 C.Y. OF DETENTION IS REQUIRED (TOTAL VOL. REQUIRED 850,279 CUBIC FEET) FOR THE PROPOSED DEVELOPMENT. A TOTAL OF 54,954.00 CUBIC YARDS (1,483,758.00 CUBIC FEET) WILL BE EXCAVATED FROM HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH ALONG THE EAST SIDE OF THIS SUBDIVISION. THE ADDITIONAL FILL THAT IS NEEDED TO FILL THE SITE PAST THE BFE HAS BEEN REMOVED BY HCCD #1 FROM SURROUNDING DITCHES AND IMPORTED BY THE DEVELOPER ONTO THE SITE.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, REVISED JUNE 6, 2000 IS CONTAINED WITHIN THE WIDENING OF THE EXISTING DITCH TO THE EAST SIDE OF THIS SUBDIVISION.

MARIO A. REYNA PE # 117368 DATE: _____



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

SUBDIVISION MAP OF
VAQUERO ESTATES
PHASE V

A RESUBDIVISION OF 86.961 ACRES
BEING ALL OF FARM TRACT 1072 AND OUT OF
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VOLUME 2, PAGE 34-37, H.C.M.R.
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