



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: 11-30-2021

PROPOSED MONARCO ESTATES SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: CAYETANO DEVELOPMENT, LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 167  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 23

FILLING STATIONS: 9

LOCATION DESCRIPTION: NORTH OF OWASSA ROAD APPROXIMATELY ¼ MILE EAST OF ALAMO 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 07-16-2021 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 WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 40.00 FEET ONTO OWASSA ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 06-23-2021 BY, JOE OCHAO, PCT. 4 R.O.W. AGENT .

H.C.H.D. PRELIMINARY APPROVAL DATE: 7-15-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: N.A.W.S.C. LINE SIZE: 8" LOCATION: BRAZIL AVENUE.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: OWASSA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 7-06-2021 : 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.

VARIANCE REQUEST FROM: HIDALGO COUNTY SUBDIVISION RULES TITLE: B CHAPTER: 3 SECTION: 3.5 ITEM: E.13 SETBACKS

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 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.

# SUBDIVISION MAP OF MONARCO ESTATES SUBDIVISION

BEING A SUBDIVISION OF 39.968 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS

### GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE "B" (SHADED), ZONE "B" (SHADED) 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 THOSE FLOODS.
- 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 4121).
- COMMUNITY-PLAN NUMBER: 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982
- SETBACKS:
  - FRONT: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
  - REAR: 10.00' OR EASEMENT, WHICHEVER IS GREATER
  - SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
  - CUL-ASAC: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 83 [ GEOID 2003 ]:
  - BENCH MARK NO. 1: DISK SET AT THE NORTHWEST CORNER THIS SUBDIVISION. N:16613355424, E: 1113666.9570, ELEVATION: 91.82
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 166,106 CUBIC-FEET (3.813 ACRE-FEET) OF STORM WATER RUNOFF.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAILED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.
- A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG NORTH SIDE OF OWASSA ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE SITUATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 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. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- 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.
- NO ACCESS SHALL BE PERMITTED FROM OWASSA ROAD ONTO LOTS 1-10 & LOTS 66-75.
- BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR SIDE OF ALL THE PROPOSED LOTS ABUTTING OWASSA ROAD.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS. SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).

### METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 39.968 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 39.968 ACRES CONSISTING OF A CERTAIN TRACT CONVEYED TO EDWIN OBST BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1819, PAGE 922, HIDALGO COUNTY DEED RECORDS, AND OUT OF AN 80-FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, SAID 39.968 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND ON THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 53 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, S 81° 25' 14" E ALONG THE NORTH LINE OF SAID LOT 16, BLOCK 53, A DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 34' 46" W ALONG THE EAST LINE OF SAID LOT 16, BLOCK 53, AT A DISTANCE OF 1,220.00 FEET PASS THE NORTHEAST CORNER OF AN 80-FOOT TRACT CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT OF WAY ABANDONED BY DEC. NO. 307268 H.C.O.R., AT A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 53, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 81° 25' 14" W ALONG THE SOUTH LINE OF SAID LOT 16, BLOCK 53 AND WITHIN THE EXISTING RIGHT-OF-WAY OF OWASSA ROAD, A DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 53, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 46" E ALONG THE WEST LINE OF SAID LOT 16, BLOCK 53, A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 25' 14" E ALONG THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, A DISTANCE OF 17.60 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 37' 02" E A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 25' 14" W A DISTANCE OF 17.65 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 34' 46" E ALONG THE WEST LINE OF SAID LOT 16, BLOCK 53, A DISTANCE OF 1,220.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.968 ACRES, OF WHICH 0.606 OF ONE ACRE LIE WITHIN THE EXISTING RIGHT-OF-WAY OF OWASSA ROAD, LEAVING A NET OF 39.362 ACRES OF LAND, MORE OR LESS.

### INDEX TO SHEET OF MONARCO ESTATES SUBDIVISION

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS;
- SHEET 2: OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION (CITY); APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);
- SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);
- SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE SWALES REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

MONARCO ESTATES SUBDIVISION IS LOCATED IN THE NORTHEAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF OWASSA ROAD, APPROXIMATELY 0.38 MILES EAST OF ITS INTERSECTION WITH OWASSA ROAD AND ALAMO ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970), MONARCO ESTATE SUBDIVISION LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2.00 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

Lot #	SO. FT.	Area	Lot #	SO. FT.	Area
1	7975.00	0.183	85	7376.92	0.169
2	7175.00	0.165	86	7376.92	0.169
3	7175.00	0.165	87	7376.92	0.169
4	7175.00	0.165	88	7376.92	0.169
5	7175.00	0.165	89	7376.92	0.169
6	7175.00	0.165	90	7376.92	0.169
7	7175.00	0.165	91	7376.94	0.169
8	7175.00	0.165	92	8287.50	0.190
9	7175.00	0.165	93	8287.50	0.190
10	7175.00	0.165	94	7376.94	0.169
11	7175.00	0.165	95	7376.92	0.169
12	7175.00	0.165	96	7376.92	0.169
13	7175.00	0.165	97	7376.92	0.169
14	7175.00	0.165	98	7376.92	0.169
15	7175.00	0.165	99	7376.92	0.169
16	7175.00	0.165	100	7376.92	0.169
17	7175.00	0.165	101	7376.92	0.169
18	7975.00	0.183	102	7376.92	0.169
19	8787.50	0.202	103	7376.92	0.169
20	7175.00	0.165	104	7376.92	0.169
21	7175.00	0.165	105	7376.92	0.169
22	7175.00	0.165	106	7376.92	0.169
23	7175.00	0.165	107	8287.50	0.190
24	7175.00	0.165	108	8287.50	0.190
25	7175.00	0.165	109	7376.92	0.169
26	7175.00	0.165	110	7376.92	0.169
27	7175.00	0.165	111	7376.92	0.169
28	7175.00	0.165	112	7376.92	0.169
29	7175.00	0.165	113	7376.92	0.169
30	7175.00	0.165	114	7376.92	0.169
31	7175.00	0.165	115	7376.92	0.169
32	8287.50	0.190	116	7376.92	0.169
33	8287.50	0.190	117	7376.92	0.169
34	7163.10	0.164	118	7376.92	0.169
35	7163.10	0.164	119	7376.92	0.169
36	10082.02	0.231	120	7376.92	0.169
37	9820.01	0.225	121	7376.92	0.169
38	10499.47	0.241	122	8287.50	0.190
39	8272.60	0.190	123	8287.50	0.190
40	7496.46	0.172	124	7376.92	0.169
41	7510.58	0.172	125	7376.92	0.169
42	7510.58	0.172	126	7376.92	0.169
43	7510.58	0.172	127	7376.92	0.169
44	7510.58	0.172	128	7376.92	0.169
45	7510.58	0.172	129	7376.92	0.169
46	7510.58	0.172	130	7376.92	0.169
47	7510.58	0.172	131	7376.92	0.169
48	7510.58	0.172	132	7376.92	0.169
49	7510.58	0.172	133	7376.92	0.169
50	7510.58	0.172	134	7376.92	0.169
51	7510.58	0.172	135	7376.92	0.169
52	7510.58	0.172	136	7376.92	0.169
53	7510.58	0.172	137	8287.50	0.190
54	7510.58	0.172	138	8287.50	0.190
55	7510.58	0.172	139	7376.92	0.169
56	7496.32	0.172	140	7376.92	0.169
57	8272.60	0.190	141	7376.92	0.169
58	10499.47	0.241	142	7376.92	0.169
59	9820.01	0.225	143	7376.92	0.169
60	9850.18	0.228	144	7376.92	0.169
61	7000.00	0.161	145	7376.92	0.169
62	7000.00	0.161	146	7376.92	0.169
63	7000.00	0.161	147	7376.92	0.169
64	7000.00	0.161	148	7376.92	0.169
65	7000.00	0.161	149	7376.92	0.169
66	8287.50	0.190	150	7376.92	0.169
67	8287.50	0.190	151	7376.92	0.169
68	7284.44	0.167	152	8287.50	0.190
69	7284.20	0.167	153	8287.50	0.190
70	7284.20	0.167	154	7376.92	0.169
71	7284.20	0.167	155	7376.92	0.169
72	7284.20	0.167	156	7376.92	0.169
73	7284.20	0.167	157	7376.92	0.169
74	7284.20	0.167	158	7376.92	0.169
75	7284.20	0.167	159	7376.92	0.169
76	7284.20	0.167	160	7376.92	0.169
77	8091.99	0.186	161	7376.92	0.169
78	8287.50	0.190	162	7376.92	0.169
79	7376.92	0.169	163	7376.92	0.169
80	7376.92	0.169	164	7376.92	0.169
81	7376.92	0.169	165	7376.92	0.169
82	7376.92	0.169	166	7376.92	0.169
83	7376.92	0.169	167	8287.50	0.190
84	7376.92	0.169	168	8287.50	0.190

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	25.63	50.00	029° 22' 24"	N53° 53' 34"E	25.35	13.10
C2	50.00	50.00	057° 17' 45"	N10° 53' 30"E	47.94	27.32
C3	50.00	50.00	057° 17' 45"	N46° 44' 15"W	47.94	27.32
C4	50.00	50.00	057° 17' 45"	S75° 58' 01"W	47.94	27.32
C5	7.63	50.00	008° 44' 22"	S42° 56' 57"W	7.62	3.82
C6	7.63	50.00	008° 44' 22"	N25° 47' 25"W	7.62	3.82
C7	50.00	50.00	057° 17' 45"	N58° 48' 28"W	47.94	27.32
C8	50.00	50.00	057° 17' 45"	S63° 53' 47"W	47.94	27.32
C9	50.00	50.00	057° 17' 45"	S6° 36' 02"W	47.94	27.32
C10	25.63	50.00	029° 22' 24"	S36° 44' 02"E	25.35	13.10

Line #	Length	Direction
L1	20.00	N08° 34' 46"E
L2	17.60	S81° 25' 14"E
L3	80.00	N08° 37' 02"E
L4	17.65	N81° 25' 14"W
L5	25.00	S08° 34' 46"W
L6	17.65	N81° 25' 14"W
L7	40.00	N08° 37' 02"E
L8	35.36	N53° 34' 46"E
L9	35.36	S36° 25' 14"E
L10	21.21	N53° 34' 46"E
L11	21.21	S36° 25' 14"E
L12	21.21	N53° 34' 46"E
L13	21.21	N36° 25' 14"W
L14	21.21	S53° 34' 46"W
L15	21.21	N36° 25' 14"W
L16	21.21	S53° 34' 46"W
L17	21.21	S36° 25' 14"E
L18	21.21	S53° 34' 46"W
L19	21.21	N36° 25' 14"W
L20	21.21	S53° 34' 46"W
L21	21.21	N36° 25' 14"W
L22	24.37	N08° 34' 46"E

Line #	Length	Direction
L23	21.21	S36° 25' 14"E
L24	21.21	N53° 34' 46"E
L25	21.21	N53° 34' 46"E
L26	21.21	N53° 34' 46"E
L27	21.21	N36° 25' 14"W
L28	21.21	S53° 34' 46"W
L29	23.43	N08° 34' 46"E
L30	21.21	S53° 34' 46"W
L31	21.21	N36° 25' 14"W

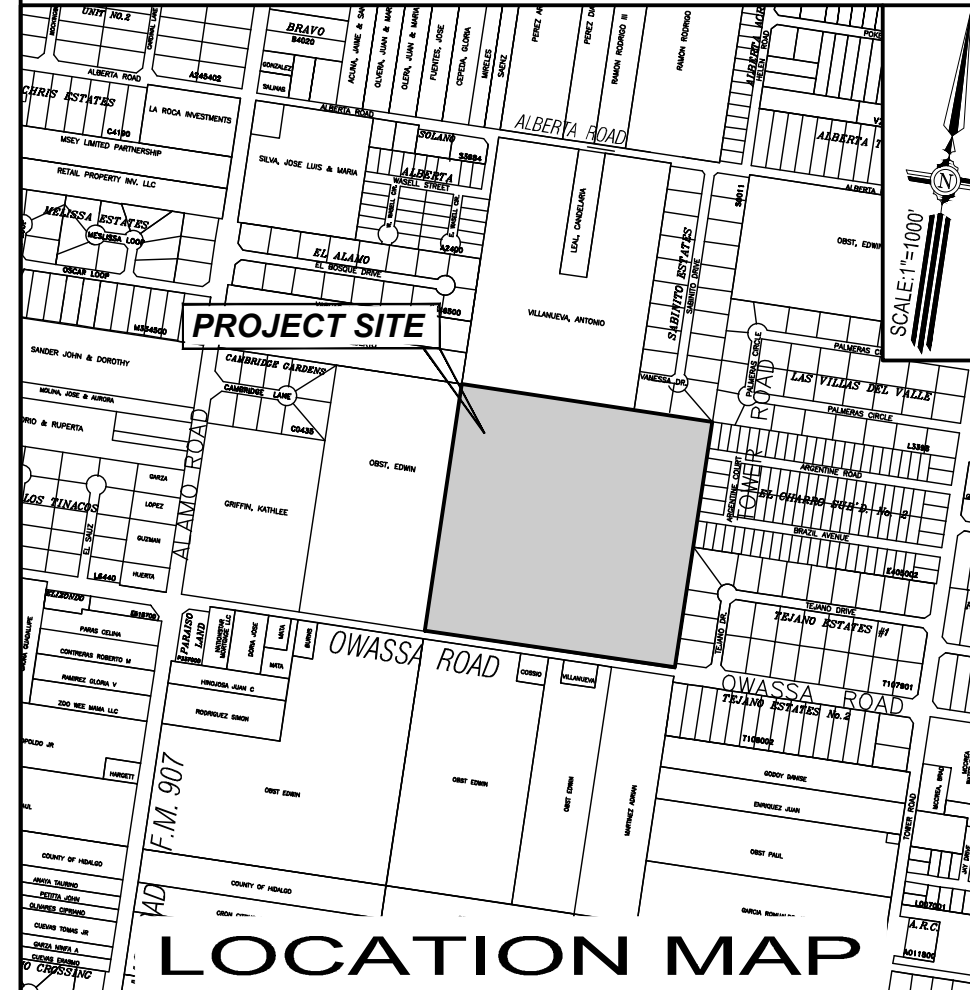
### LEGEND

- FOUND NO. 4 REBAR
- SET NAIL
- ▴ SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- W.D. - WARRANTY DEED
- N.T.S. - NOT TO SCALE

DRAWN BY: Cesar P. DATE: 06-28-21  
 SURVEYED, CHECKED \_\_\_\_\_ DATE: \_\_\_\_\_  
 FINAL CHECK \_\_\_\_\_ DATE: \_\_\_\_\_

PRINCIPAL CONTACTS NAME ADDRESS CITY & ZIP PHONE FAX  
 OWNER: EDWIN OBST 901 OWASSA RD. ALAMO, TX 78516 C/0956-381-0981 C/0956-381-1839  
 ENGINEER: MARIO A. REYNA 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839  
 SURVEYOR: FRED L. KURTH 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

**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



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

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, EDWIN OBST  
AS OWNER OF THE 39.968 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED  
MONARCO ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS  
DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK,  
AND EASEMENTS SHOWN HEREIN.  
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT  
CODE § 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

EDWIN OBST DATE:  
910 DWASA RD.  
ALAMO, TX. 78516

STATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED  
EDWIN OBST  
PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE  
TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO,  
BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE  
AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES  
AND CONSIDERATION THEREBY EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

RIGHT OF WAY EASEMENT

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR  
SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE  
NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH  
ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS  
HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS  
SUCCESSORS AND ASSIGNS, 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 HEREBY 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, GRANTEE 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  
GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE  
STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL  
CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE 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 \_\_\_\_\_, 20\_\_\_\_\_.

EDWIN OBST (GRANTOR'S SIGNATURE)  
901 OWASSA RD.  
ALAMO, TX 78516

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 EDWIN OBST, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) 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:

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. DATE:  
GENERAL MANAGER

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:  
DATE PREPARED: 04-21-21  
JOB No. 21099.00

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



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, 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.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

FRED L. KURTH, R.P.L.S. No.4750  
STATE OF TEXAS

DATE SURVEYED: 03/29/2021  
T-1117, PG. 48  
SURVEY JOB # 21384.08



"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO  
HEREBY CERTIFY THE MINOR SUBDIVISION PLAT KNOWN AS MONARCO ESTATES 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

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

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

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.

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MONARCO ESTATES  
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY  
COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

HIDALGO COUNTY JUDGE DATE:

ATTEST: HIDALGO COUNTY CLERK DATE:

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

**MONARCO ESTATES  
SUBDIVISION**

BEING A SUBDIVISION OF 37.576 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS

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

MONARCO ESTATES 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 8" WATER LINE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF OWASSA ROAD & A 4" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF BRAZIL AVENUE. THE WATER SYSTEM FOR MONARCO ESTATES SUBDIVISION CONSISTS OF A 8" WATER LINE THAT TAPS INTO THE EXISTING 8" & 4" WATER LINE. THIS 8" WATER LINE CONNECTS TO THE WATER LINE ALONG OWASSA ROAD THEN RUNS NORTH ALONG THE EAST SIDE OF ABERDEEN AVENUE RIGHT-OF-WAY ENDING AT THE NORTHWEST CORNER OF LOT 73. ANOTHER 8" LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF CHESNEY AVENUE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF MONTCLAIR AVENUE THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF NAPA AVENUE THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF RILEY AVENUE THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF CHESNEY AVENUE CONNECTING TO THE WATER LINE AT THE NORTHWEST CORNER OF LOT 73. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 73 THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF KENSINGTON AVENUE CONNECTING TO THE WATER LINE AT THE SOUTHWEST CORNER OF LOT 34. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 19 THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF DEBONAIR AVENUE ENDING WITH A 2" FLUSH VALVE AT THE SOUTHWEST CORNER OF LOT 19. AN OTHER 8" WATER LINE CONNECTS TO THE EXISTING 4" WATER LINE AT THE SOUTHWEST CORNER OF LOT 53 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF BRAZIL AVENUE CONNECTING TO THE 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 53 TO SERVICIE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE MONARCO ESTATES CONSISTS OF SEVENTY-1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND SEVENTEEN 3/4" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINES, THE 1" DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$57,870.00, OR \$890.31 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$25,780.00, WHICH COVERS THE \$396.62 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 9 FIRE HYDRANTS AT A UNIT COST OF \$4,600.00 FOR A TOTAL COST OF \$41,400.00. 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.

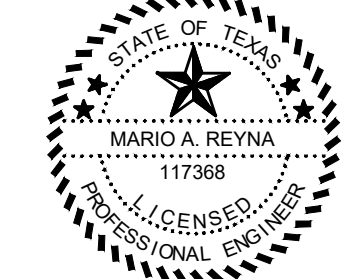
**ENGINEER CERTIFICATION:**

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 \$83,650.00 WHICH EQUALS TO \$1,327.77 PER LOT.

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

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



**LEGEND:**

- PROPOSED SINGLE WATER SERVICE
- PROPOSED DUAL WATER SERVICE
- TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX
- SERVICIO INDIVIDUAL DE AGUA PROPUUESTO
- SERVICIO DOBLES DE AGUA PROPUUESTO

**COST ESTIMATE:**

PAVING IMPROVEMENTS:	\$ 251,478.20
DRAINAGE IMPROVEMENTS:	\$ 00,000.00
WATER DISTRIBUTION:	\$ 86,360.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 90,000.00

**ESTIMACION DE COSTOS:**

PAVIMENTACION DE CALLES:	\$ 251,478.20
DRENAJE PLUVIAL:	\$ 00,000.00
SERVICIO DE AGUA POTABLE:	\$ 86,360.00
SERVICIO DE DRENAJE SANITARIO:	\$ 90,000.00

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 GEO ACRES NO.2 RECIBIRA SU PROVISION DE AGUA DE NORTH EVEREST WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUENO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA DE N.A.W.S.C. CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA OWASSA ROAD & UN CONDUCTO DE 4" QUE PASA POR EL LADO SUR DEL DERECHO DE VIA DE BRAZIL AVENUE. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION MONARCO ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS CUAL SIGUE HACIA EL NORTE POR EL LADO ESTE DE LA CALLE ABERDEEN AVENUE. TERMINARA EN LA ESCINA NOROESTE DE LOTE 73. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA CONTINUANDO CORRIENDO AL OESTE POR EL LADO SUR DE LA CALLE CHESNEY AVENUE. LUEGO SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE MONTCLAIR AVENUE LUEGO SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE NAPA AVENUE LUEGO SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE RILEY AVENUE LUEGO SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLAS DE CHESNEY AVENUE CONECTADO A LA LINEA DE 8" EN EL LADO NOROESTE DEL LOTE 73. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DEL LOTE 71 LA CUAL SERA EXTENDIDA RUMBO AL NORTE POR EL LADO OESTE DE LA CALLE DARBY AVENUE CONECTADO A LA LINE DE 8" EN EL LADO SUROESTE DE LOTE 40. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 3 LA CUAL SERA EXTENDIDA RUMBO AL NORTE POR EL LADO OESTE DE LA CALLE KENSINGTON AVENUE CONECTADO A LA LINE DE 8" EN EL LADO SUROESTE DE LOTE 34. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 19 LA CUAL SERA EXTENDIDA RUMBO AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE DEBONAIR AVENUE TERMINADO CON UNA VALVULA DE PRESION DE 2" EN EL LADO SUROESTE DE LOTE 19. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA EXISTENTE DE 4" DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 53 LA CUAL SERA EXTENDIDA RUMBO AL OESTE POR EL LADO SUR DE LA CALLE BRAZIL AVENUE CONECTADO A LA LINE DE 8" EN EL LADO NOROESTE DE LOTE 53 PARA SERVIR ESTA SUBDIVISION.

LA DISTRIBUCION DE AGUA DE MONARCA ESTATES DEL LOS CONDUCTOS DE AGUA DE 8" SE PRODUCEN SETENTA 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 DIECISIETE CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8" LINEA DE AGUA. LOS DOBLE-CONDUCTOS DE AGUA DE 1" EL CONDUCTO DE 3/4" Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 57,870.00 O \$ 890.31 POR LOTE. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 25,780.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$396.62. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUENO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUENO. EL DUENO DE LA SUBDIVISION TAMBIEN HA INSTALADO 9 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,600.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$41,400.00. 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.

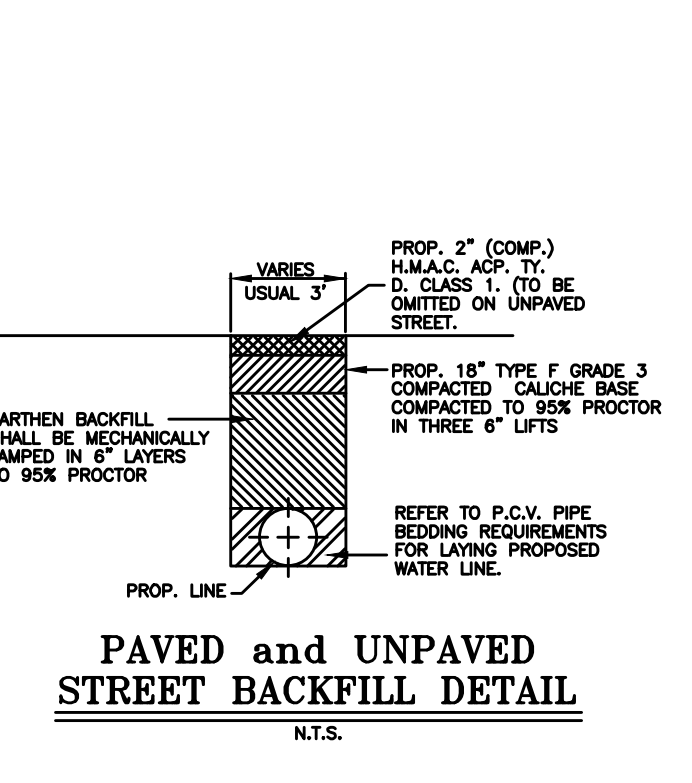
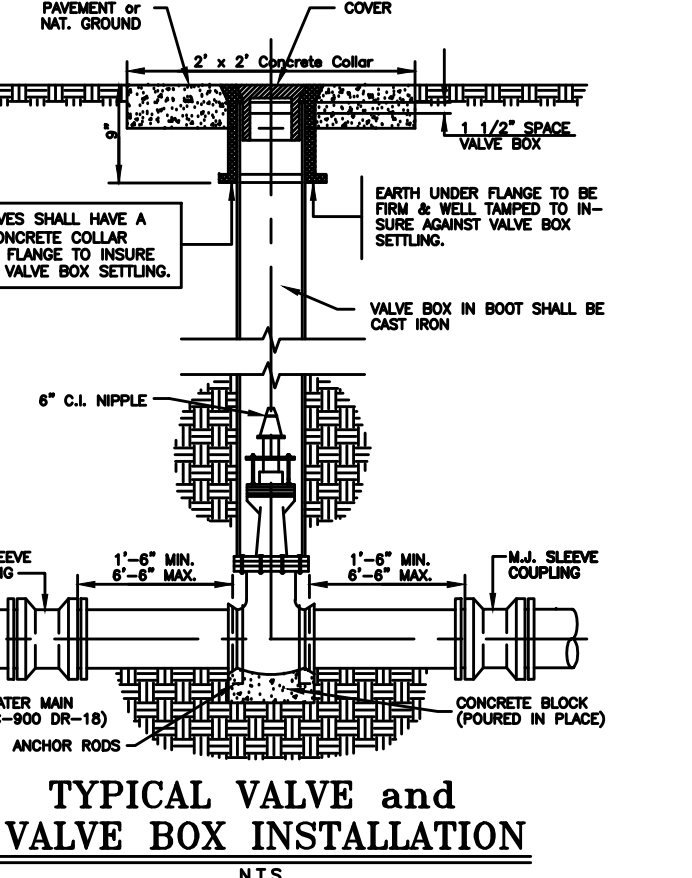
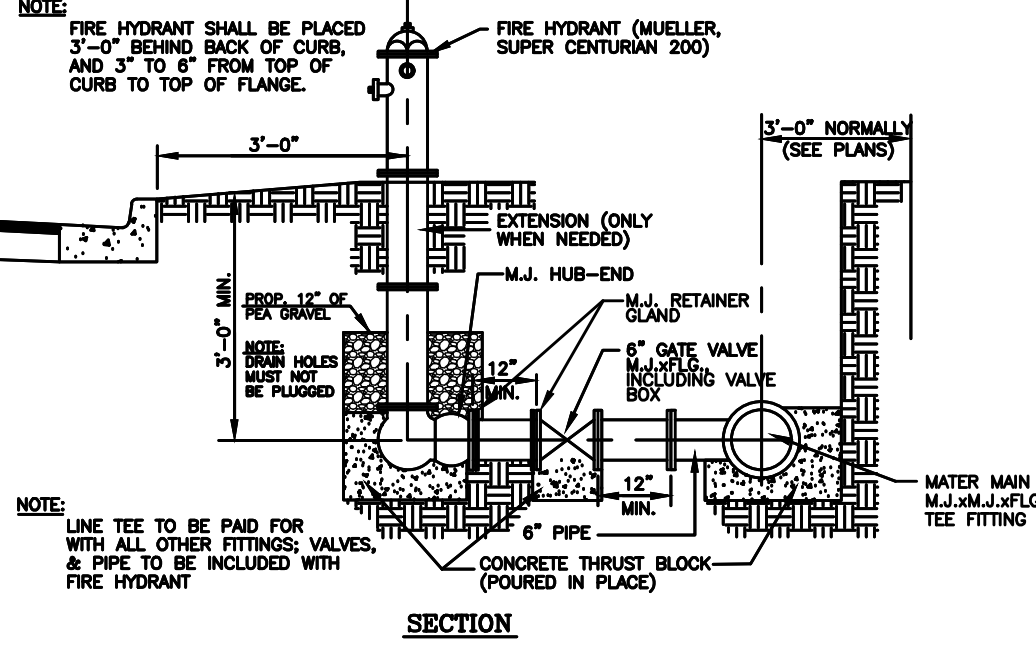
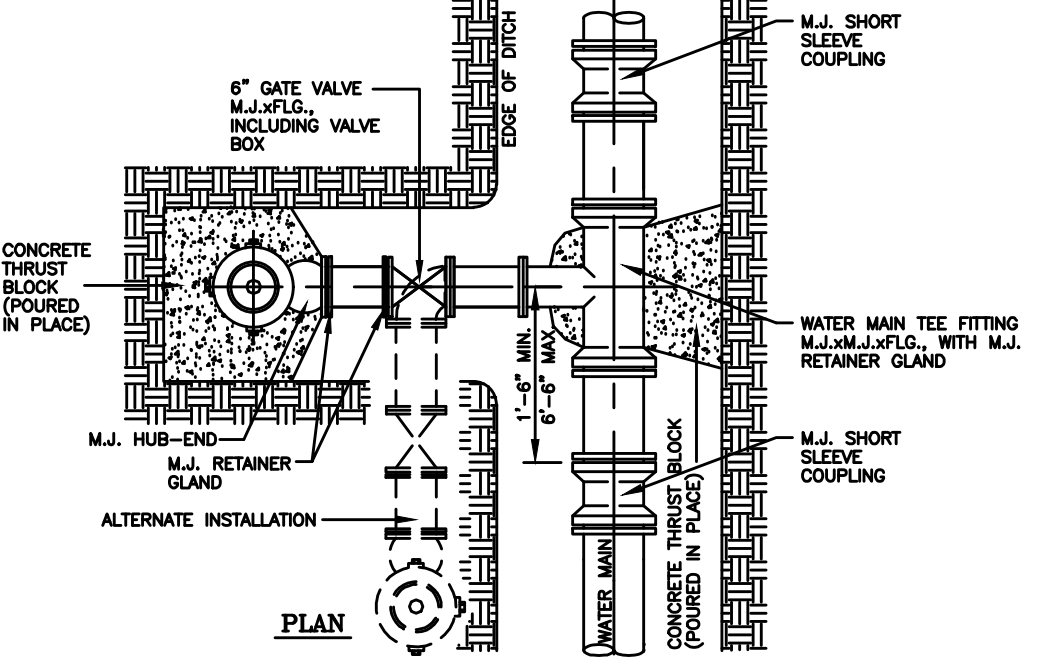
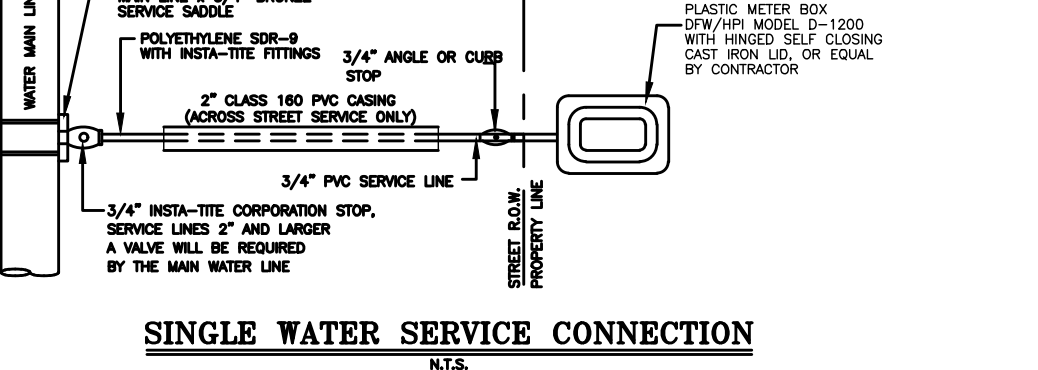
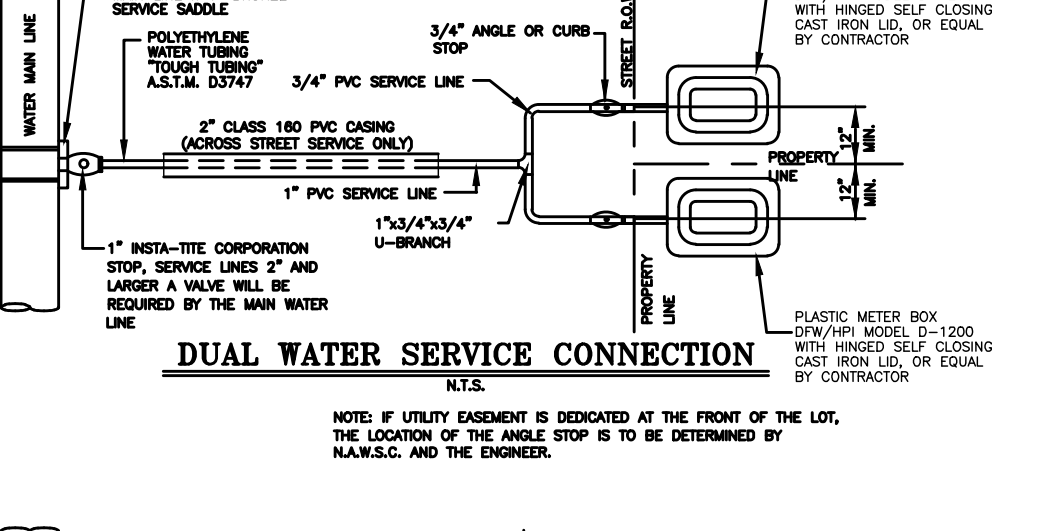
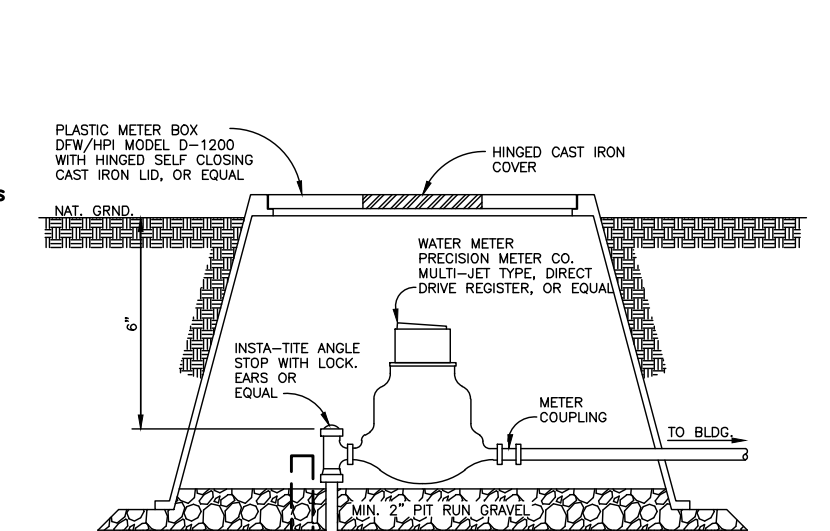
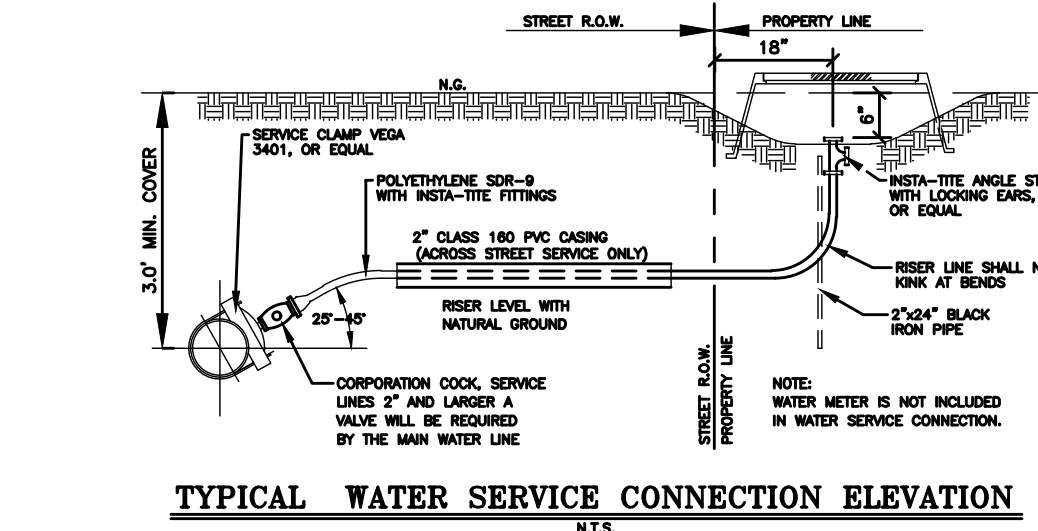
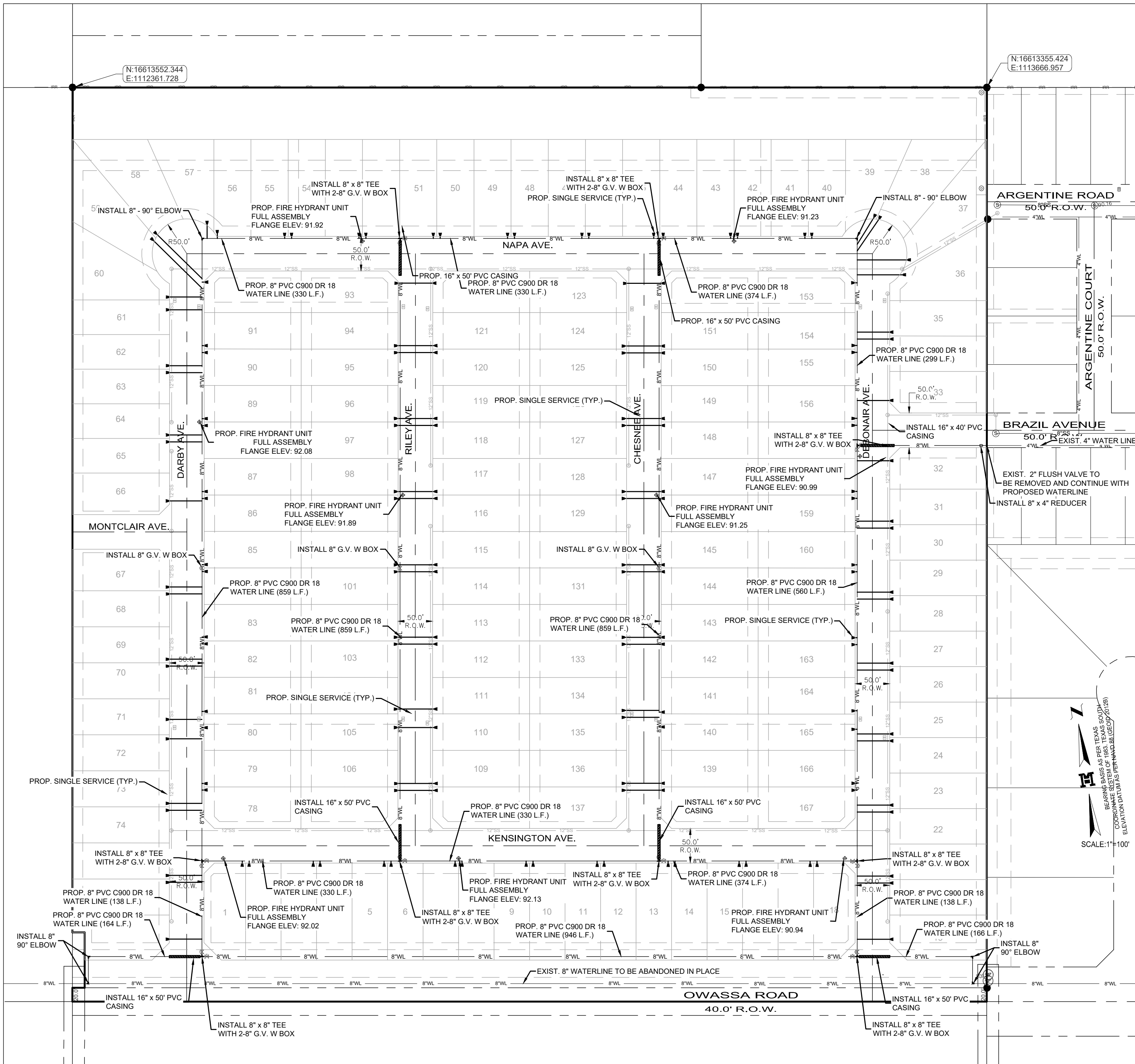
**CERTIFICACION:**  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE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

AGUA: EL SISTEMASERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 83,650.00 O \$ 1,327.77 POR LOTE

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



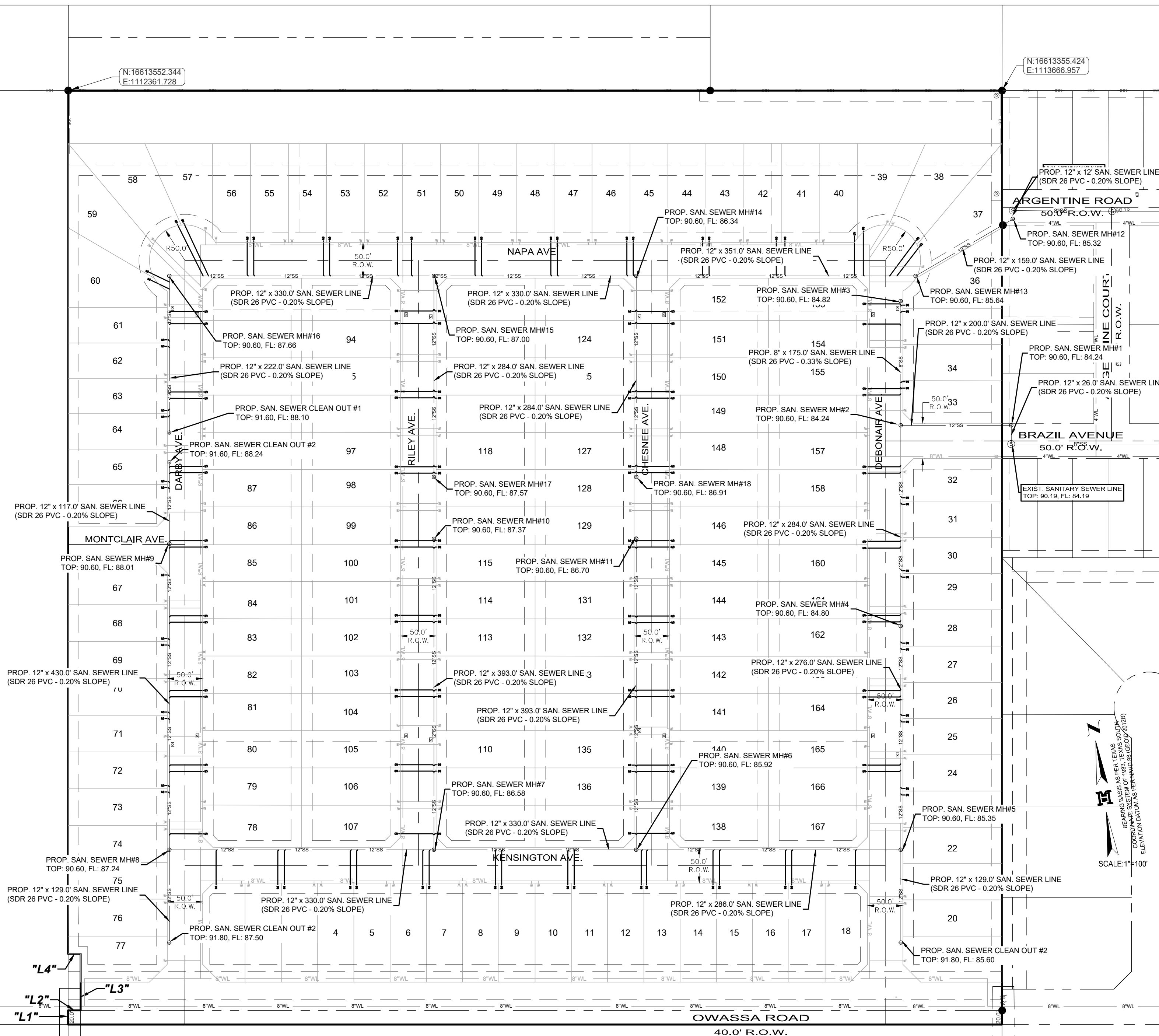
ENGINEER'S SIGNATURE DATE \_\_\_\_\_



MAP OF SANITARY SEWER DISTRIBUTION SYSTEM  
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

MONARCO ESTATES  
 SUBDIVISION

BEING A SUBDIVISION OF 37.576 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS



WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

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

N.A.W.S.C. HAS AN EXISTING 12" SANITARY SEWER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF BRAZIL AVENUE AND ARGENTINE ROAD. THE WASTEWATER SYSTEM FOR MONARCO ESTATES SUBDIVISION CONSISTS OF AN 12" SANITARY SEWER LINE THAT TAPS INTO THE EXISTING 12" LINE. A 12" SANITARY SEWER CONNECTS TO THE EXISTING MANHOLE ALONG NORTHEAST CORNER OF LOT 49 THEN RUNS WEST CROSSING RILEY AVENUE AND CONTINUING WEST ALONG THE SOUTH RIGHT-OF-WAY OF NAPA AVENUE THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF MONTCLAIR AVENUE ENDING WITH A MANHOLE ON THE SOUTHWEST CORNER OF LOT 147. ANOTHER 12" SANITARY SEWER LINE CONNECTING TO THE PREVIOUSLY MENTIONED 12" SEWER LINE AT THE NORTHWEST CORNER OF LOT 88 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY DARBIE AVENUE ENDING AT THE SOUTHWEST CORNER OF LOT 92. ANOTHER 12" SANITARY SEWER LINE CONNECTING TO THE PREVIOUSLY MENTIONED 12" SEWER LINE AT THE NORTHWEST CORNER OF LOT 116 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF "E" STREET ENDING AT THE SOUTHWEST CORNER OF LOT 120. ANOTHER 12" SANITARY SEWER LINE CONNECT TO THE EXISTING SANITARY SEWER MANHOLE AT THE NORTHEAST CORNER OF LOT 53 THEN CROSSES TO THE NORTH SIDE OF BRAZIL AVENUE, THEN RUNS WEST CROSSING RILEY AVENUE THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF RILEY AVENUE THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF CHESSNEE AVENUE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF MONTCLAIR AVENUE ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 149. AN OTHER 12" SANITARY SEWER CONNECT TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 84 THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF RILEY AVENUE ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 87. AN OTHER 12" SANITARY SEWER CONNECT TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 101 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF DARBIE AVENUE ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 94. AN OTHER 12" SANITARY SEWER CONNECT TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 129 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF "E" STREET ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 122. FROM THE 12" LINE, ONE HUNDRED FIFTY-SEVEN (157) 4" SERVICE SEWER LINES RUN FOR EACH LOT.

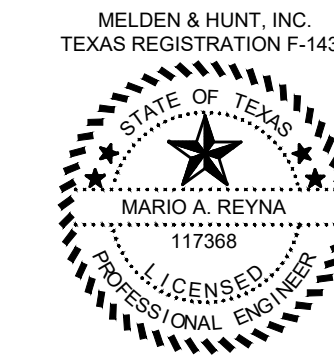
THE 12" LINE, 4" SERVICE LINE AND EIGHT (20) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$325,772.75 OR \$5,011.88 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$37,785.65 WHICH COVERS THE \$581.31 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT 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 \$363,558.40 WHICH EQUALS TO \$5,593.21 PER LOT.

ENGINEER'S SIGNATURE DATE



SUBDIVIDER CERTIFICATION

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS 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, EDWIN OBST, SUBDIVIDER OF MONARCO ESTATES 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.

EDWIN OBST

STATE OF TEXAS  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EDWIN OBST KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL

OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

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

LA SUBDIVISION MONARCO ESTATES 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 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

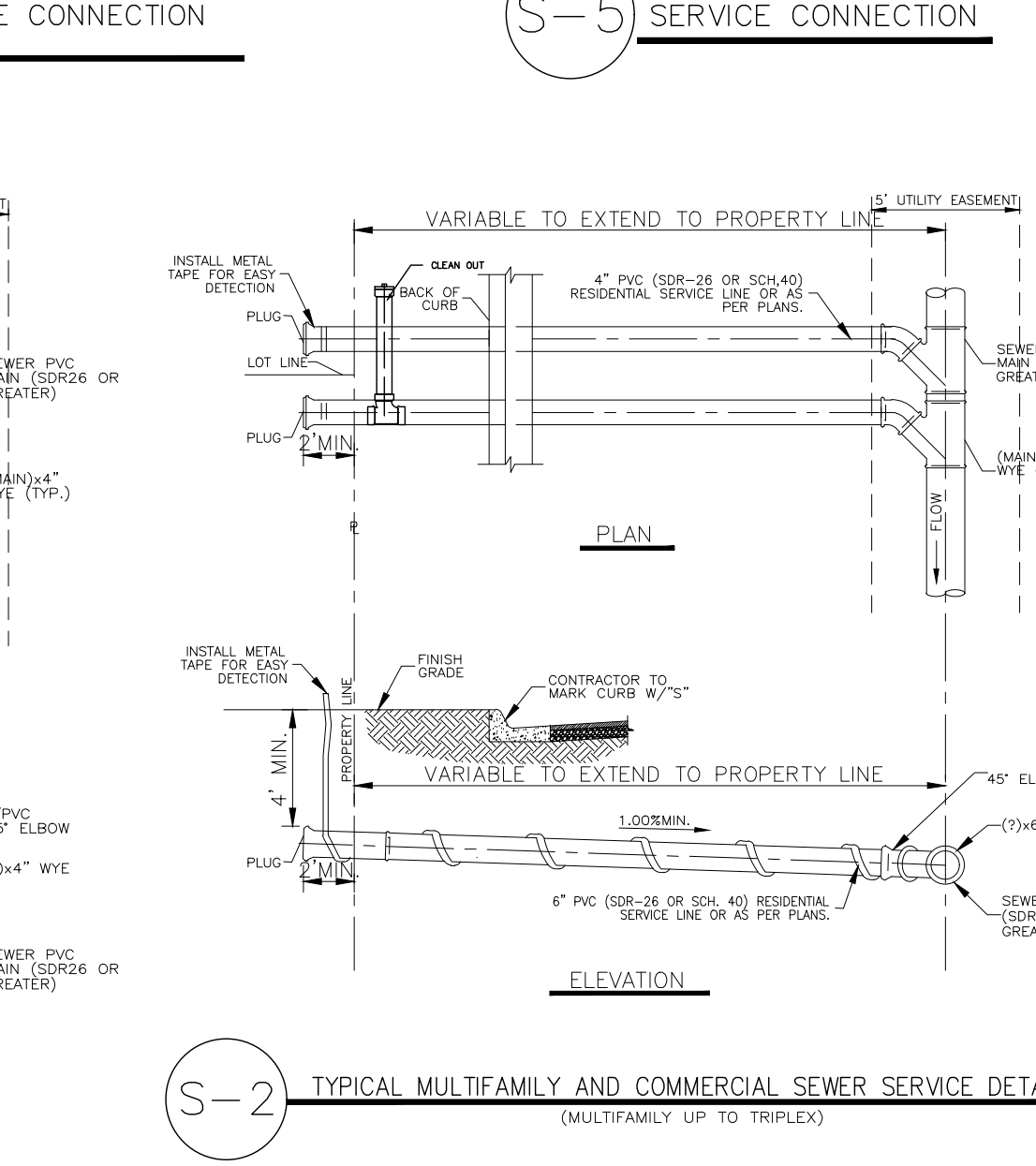
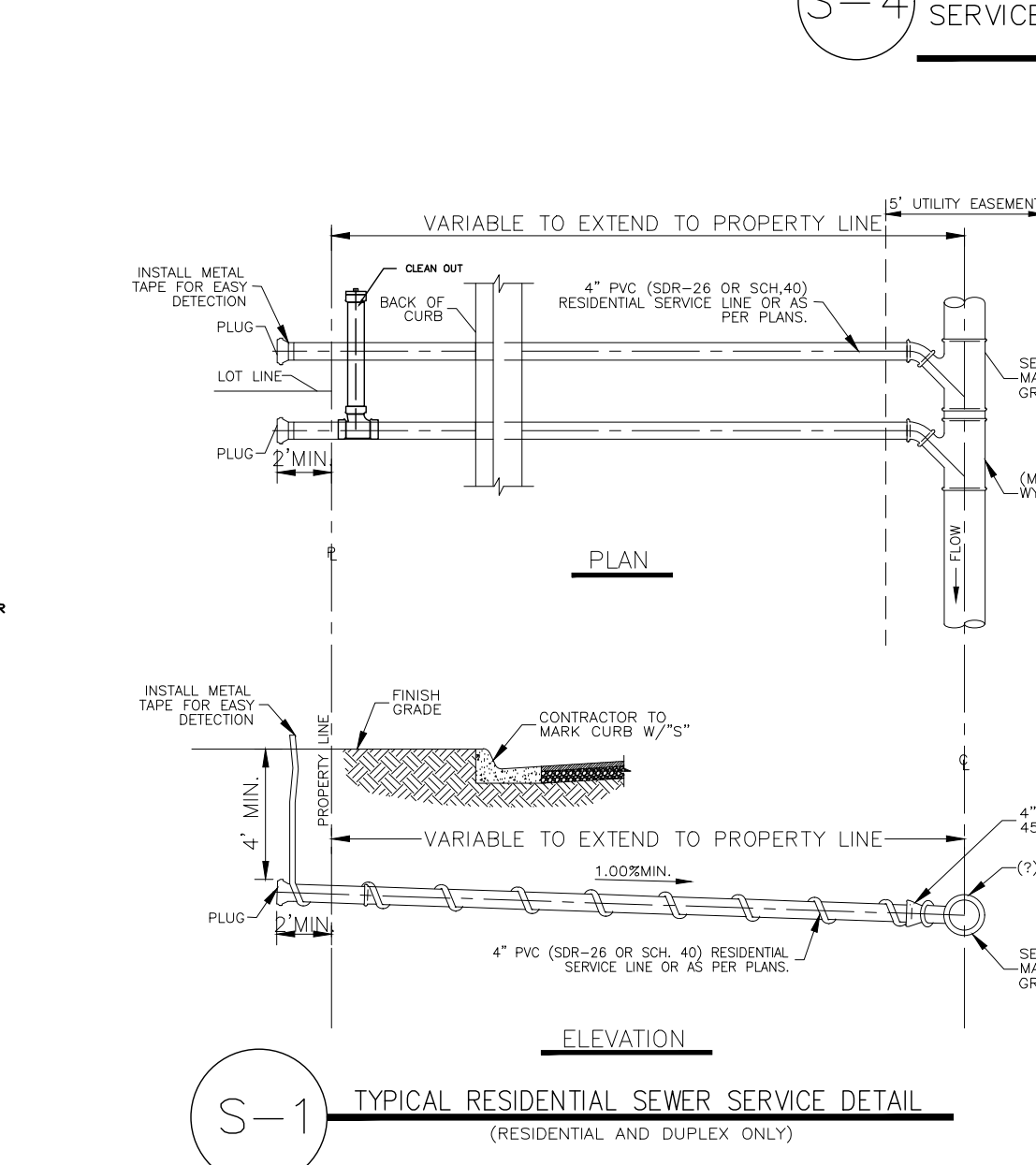
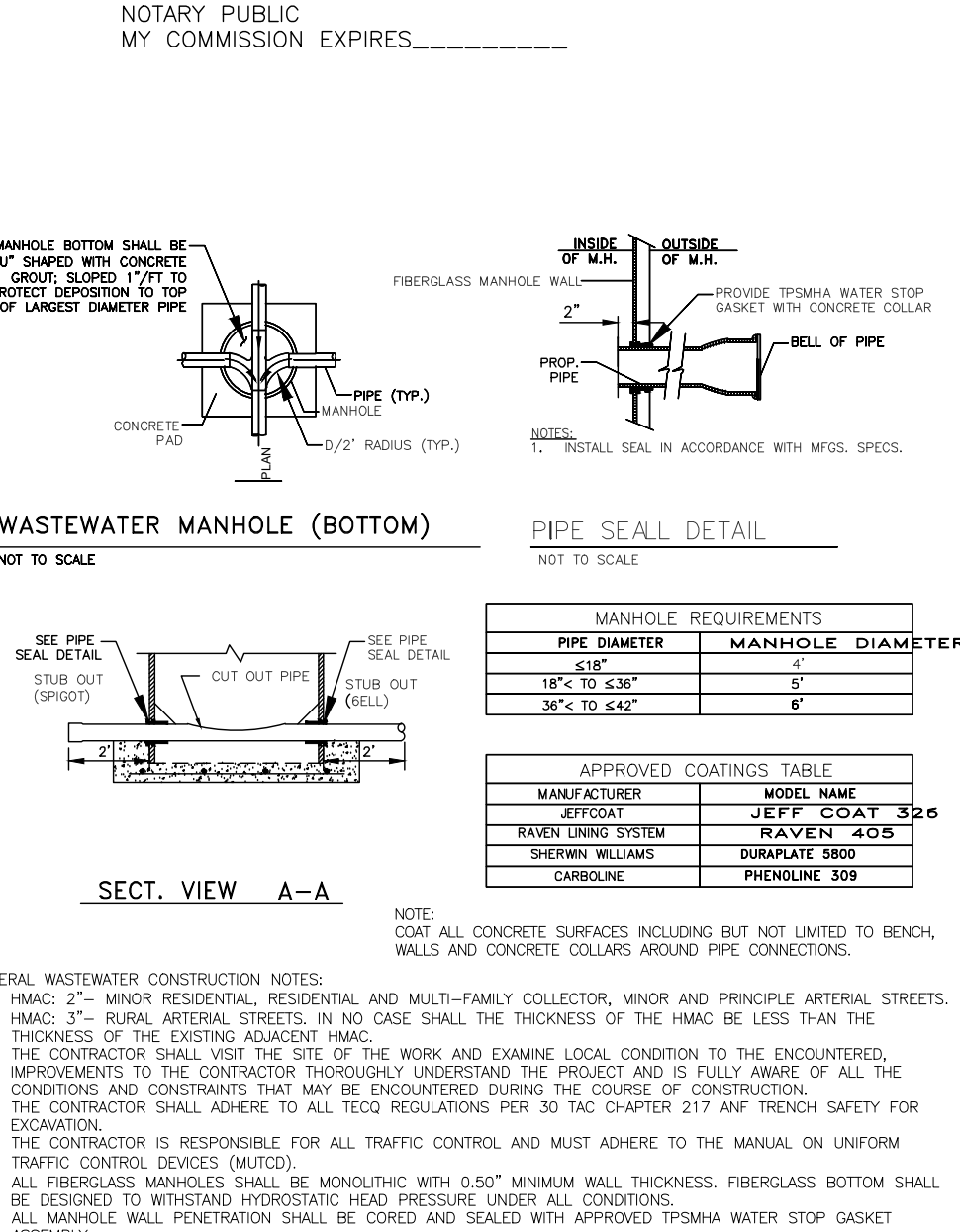
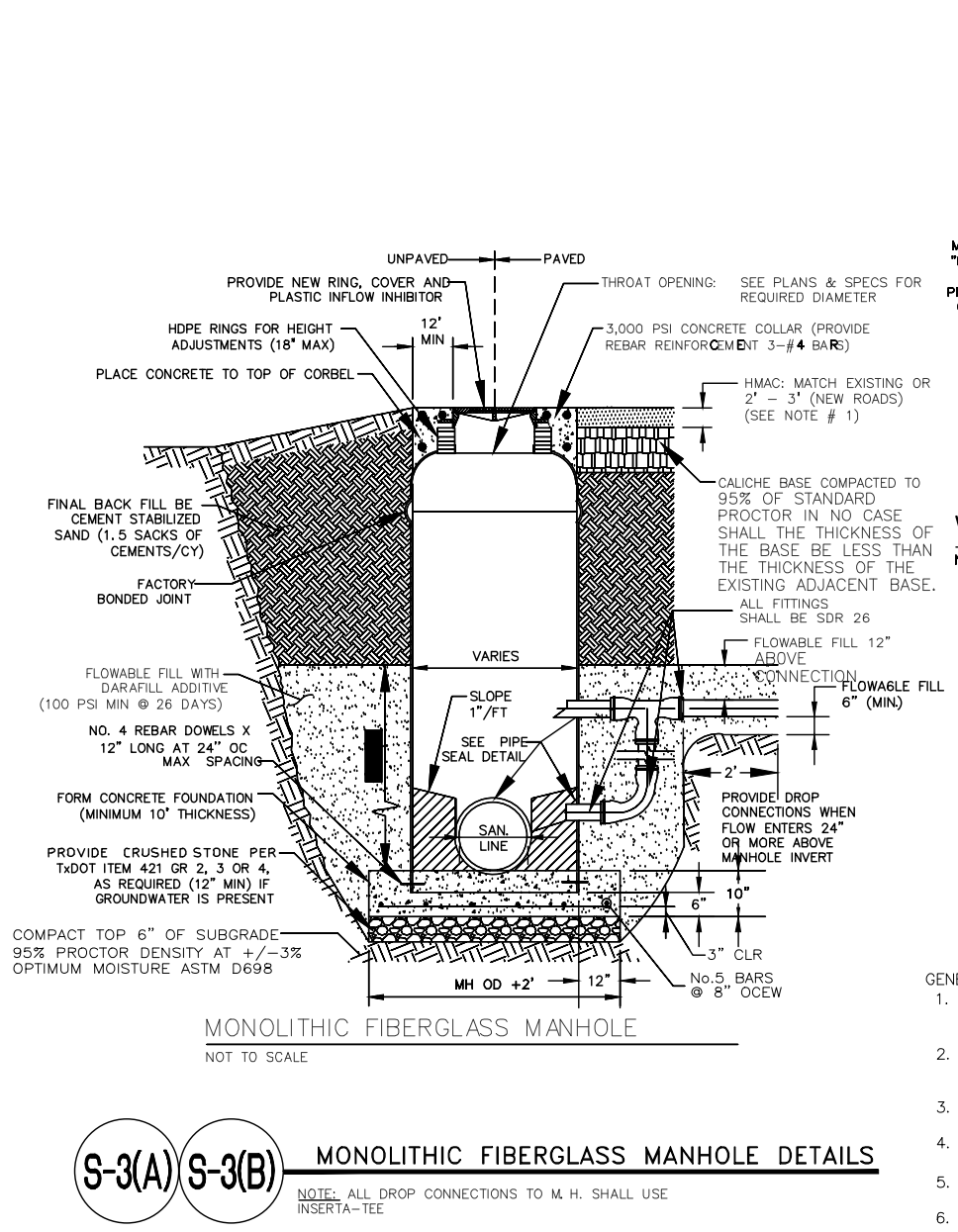
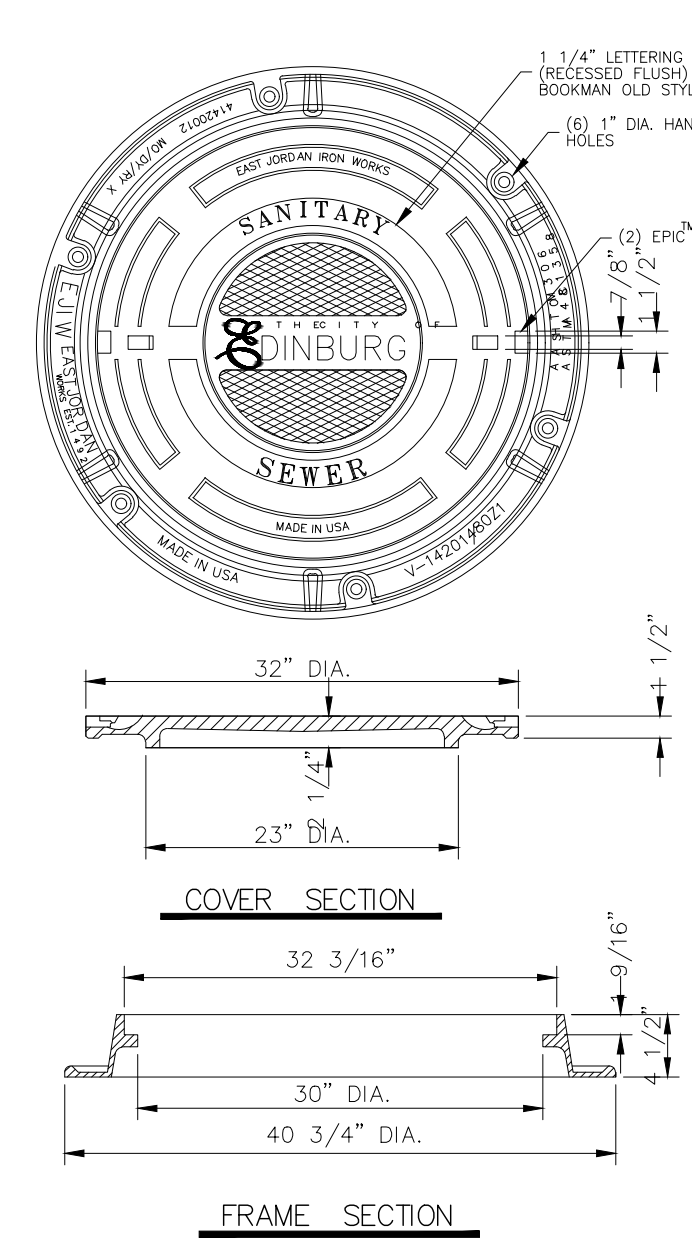
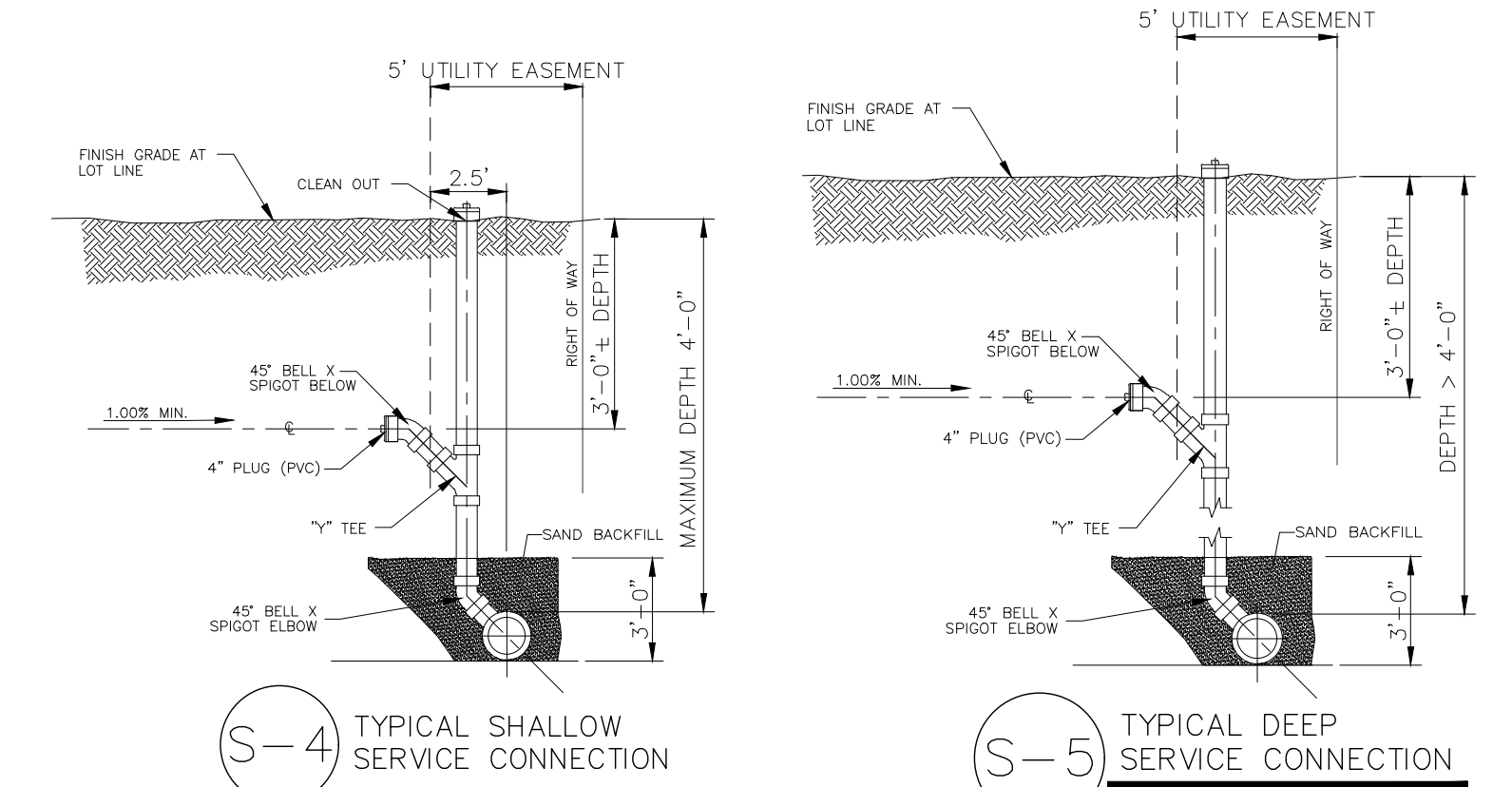
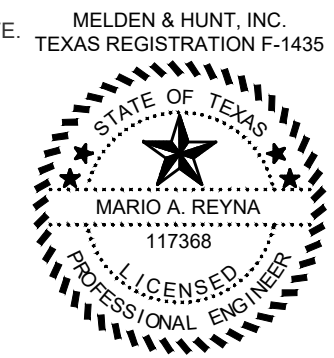
EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION MONARCO ESTATES CONSISTE DE DOS CONDUCTO DE DRENAJE DE 12" QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA BRAZIL AVENUE Y ARGENTINE ROAD, UN CONDUCTO DE 12" SE CONECTA AL ALCANTARILLA DE 48" Y SIGUE AL OESTE CRUZADO "G" STREET Y CONTIENIA AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE NAPA AVENUE LUEGO SIGUE AL SUR POR EL LADO ESTE DE MONTCLAIR AVENUE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO SUROESTE DE LOTE 147. OTRO CONDUCTO DE 12" SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 88 LA CUAL SERA EXTENDIDA RUMBO AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE DARBIE AVENUE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO SUROESTE DE LOTE 92. OTRO CONDUCTO DE 12" SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 116 LA CUAL SERA EXTENDIDA RUMBO AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE "E" STREET TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO SUROESTE DE LOTE 120. OTRO CONDUCTO DE 12" SE CONECTA AL ALCANTARILLA EXISTENTE DE 48" Y CURSA AL NORTE DE BRAZIL AVENUE Y SIGUE AL OESTE CRUZADO "G" STREET Y CONTIENIA AL OESTE POR EL LADO OESTE DEL DERECHO DE VILLA DE RILEY AVENUE LUEGO SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE CHESSNEE AVENUE LUEGO SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE MONTCLAIR AVENUE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO NOROESTE DE LOTE 149. OTRO CONDUCTO DE 12" SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA EN EL LADO SUROESTE DE LOTE 101 LA CUAL SERA EXTENDIDA RUMBO AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE DARBIE AVENUE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO SUROESTE DE LOTE 94. OTRO CONDUCTO DE 12" SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA EN EL LADO SUROESTE DE LOTE 129 LA CUAL SERA EXTENDIDA RUMBO AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE MONTCLAIR AVENUE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO SUROESTE DE LOTE 122. OTRO CONDUCTO DE 12" SERA CONECTADO A LA LINEA DE DRENAJE EN EL LADO SUROESTE DE LOTE 84 LA CUAL SERA EXTENDIDA RUMBO AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE RILEY AVENUE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO SUROESTE DE LOTE 87.

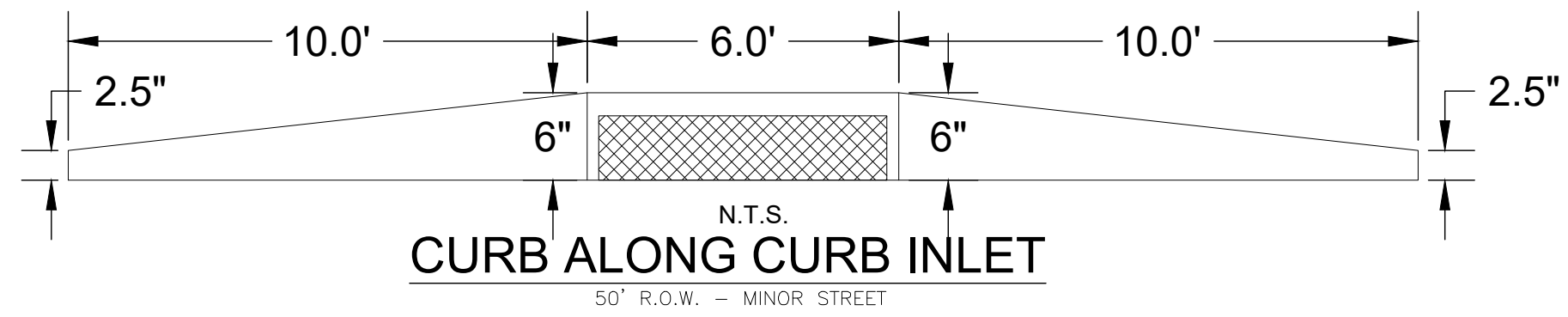
DE ESTAS LINEAS DE DRENAJE SANITARIO DE 12" SETENTA SIETE (77) LINEAS DE SERVICIO DE 4" SERAN EXTENDIDAS HA CADA LOTE. LA LINEAS DE 12 PULGADAS, DE 4 PULGADAS Y VIENTE (20) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$325,772.75 O \$5,011.88 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$37,785.65, O \$581.31 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 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 \$363,531.40 O \$5,592.79 POR LOTE.

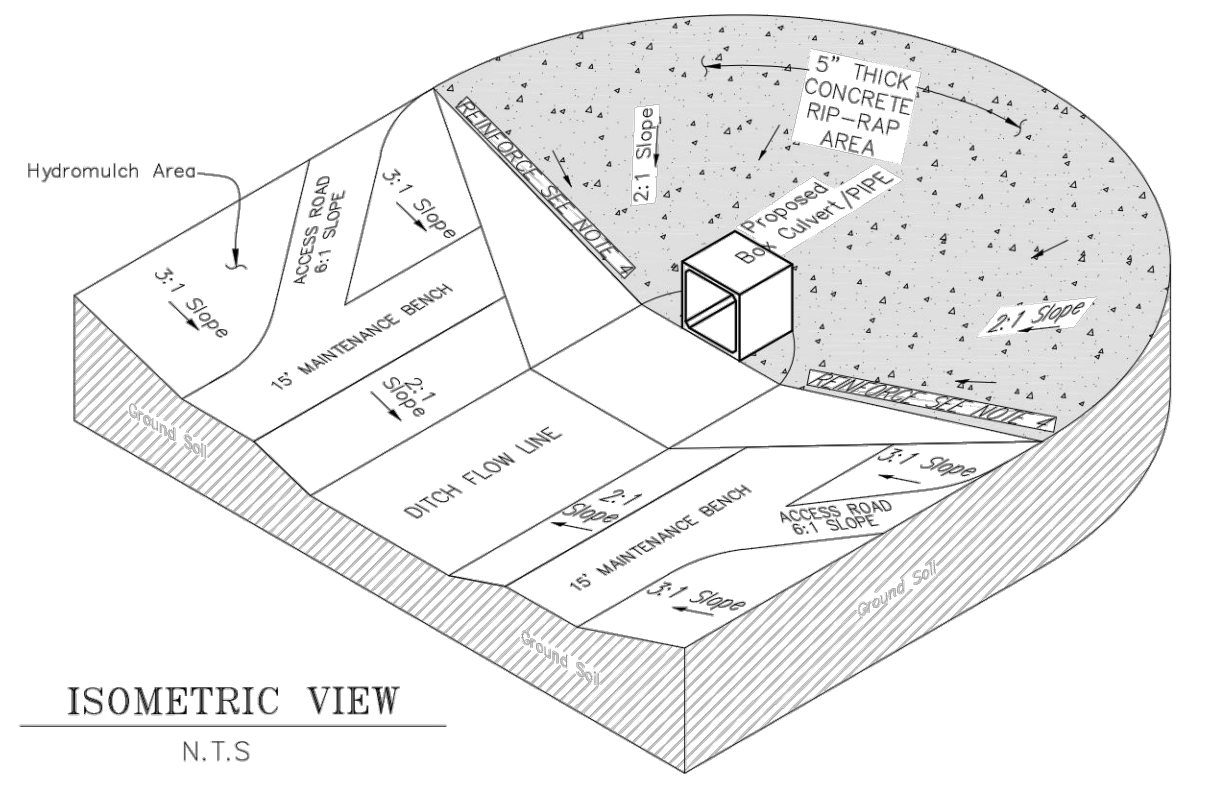
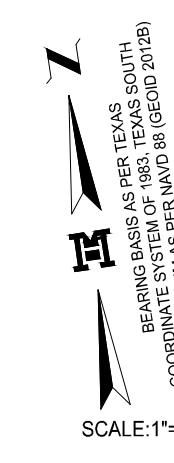
ENGINEER'S SIGNATURE DATE





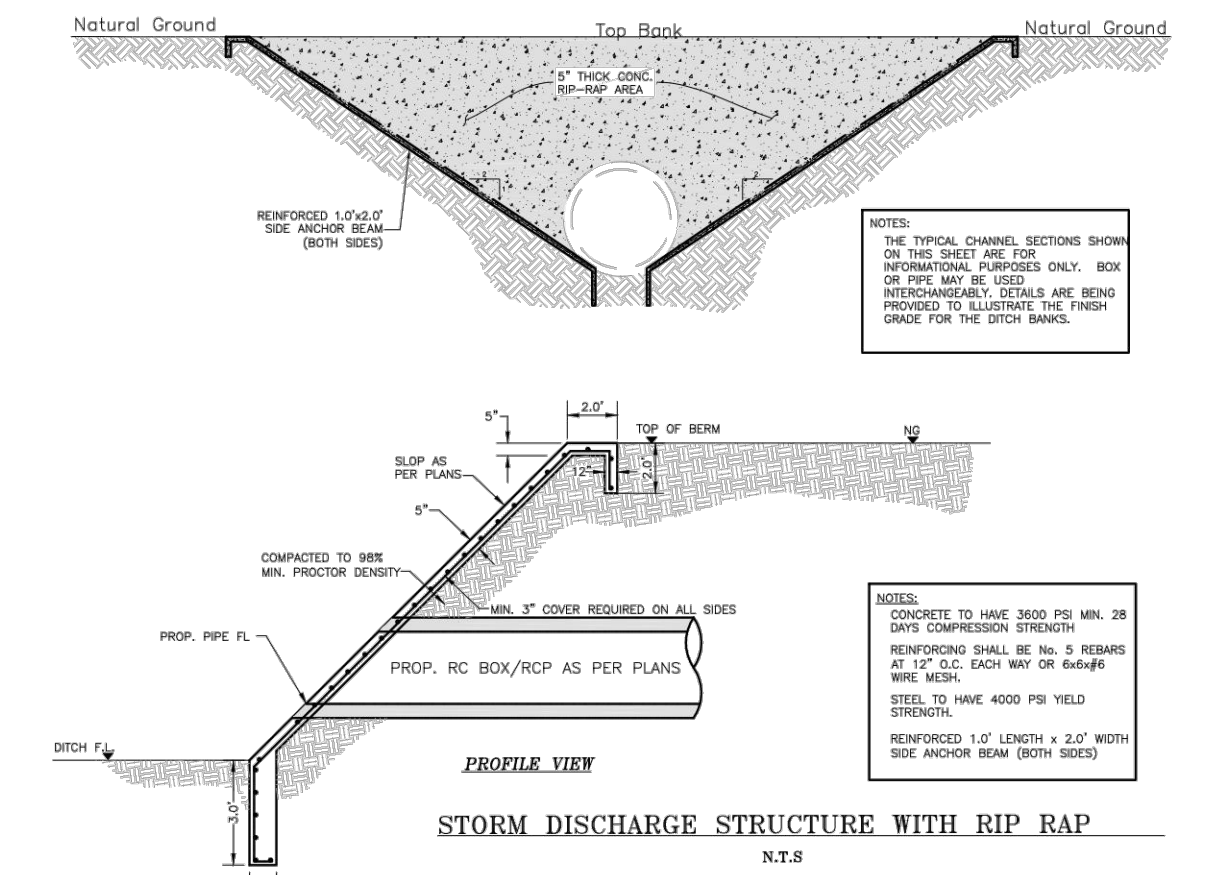
MAP OF TOPOGRAPHY AND DRAINAGE:  
 MAPA DE TOPOGRAFIA Y DESAGUE:  
**MONARCO ESTATES  
 SUBDIVISION**

BEING A SUBDIVISION OF 37.576 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS



ISOMETRIC VIEW  
N.T.S.

H.C.D.D.#1 STORM DISCHARGE STRUCTURE (RIP-RAP)  
N.T.S.



PROFILE VIEW  
STORM DISCHARGE STRUCTURE WITH RIP-RAP  
N.T.S.

H.C.D.D.#1 STORM DISCHARGE STRUCTURE WITH RIP-RAP DETAIL  
N.T.S.

**DRAINAGE STATEMENT**

MONARCO ESTATES SUBDIVISION IS A TRACT OF LAND CONTAINING 37.576 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS. SAID 37.576 ACRES WERE CONVEYED TO EDWIN OBST BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1819, PAGE 922, HIDALGO COUNTY DEED RECORDS. THIS SUBDIVISION FALLS IN "ZONE B" ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982. "ZONE B" IS DEFINED AS 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, THE PROPERTY IS LOCATED 1,987 FEET EAST OF THE INTERSECTION OF ALAMO ROAD & OWASSA ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 154 RESIDENTIAL LOTS IN THE ETJ OF CITY OF EDINBURG, TEXAS.

THE SOILS IN THIS AREA ARE MOSTLY (48) RACOMBES SANDY CLAY LOAM, (28) HIDALGO SANDY CLAY LOAM, WHICH IS IN HYDROLOGIC GROUP "B". THESE SOILS ARE MODERATELY PERVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 20.99 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 54.21 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 33.22 C.F.S.

THE PROPOSED DRAINAGE FOR THIS 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 36". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO A PROPOSED DRAIN DITCH BEING DEDICATED TO H.C.D.D.#1 BY PLAT ON THE NORTH SIDE OF PROPERTY, WHICH WILL THEN DISCHARGE TO AN EXISTING HIDALGO COUNTY STORM SEWER NETWORK.

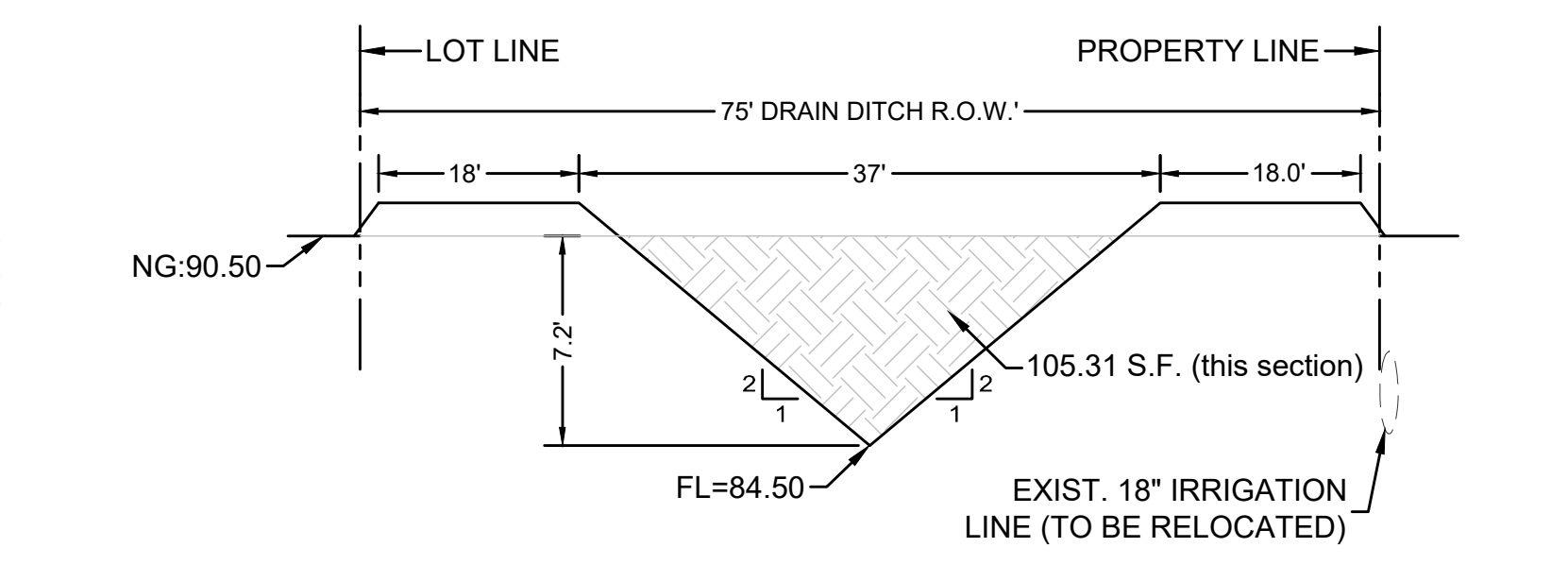
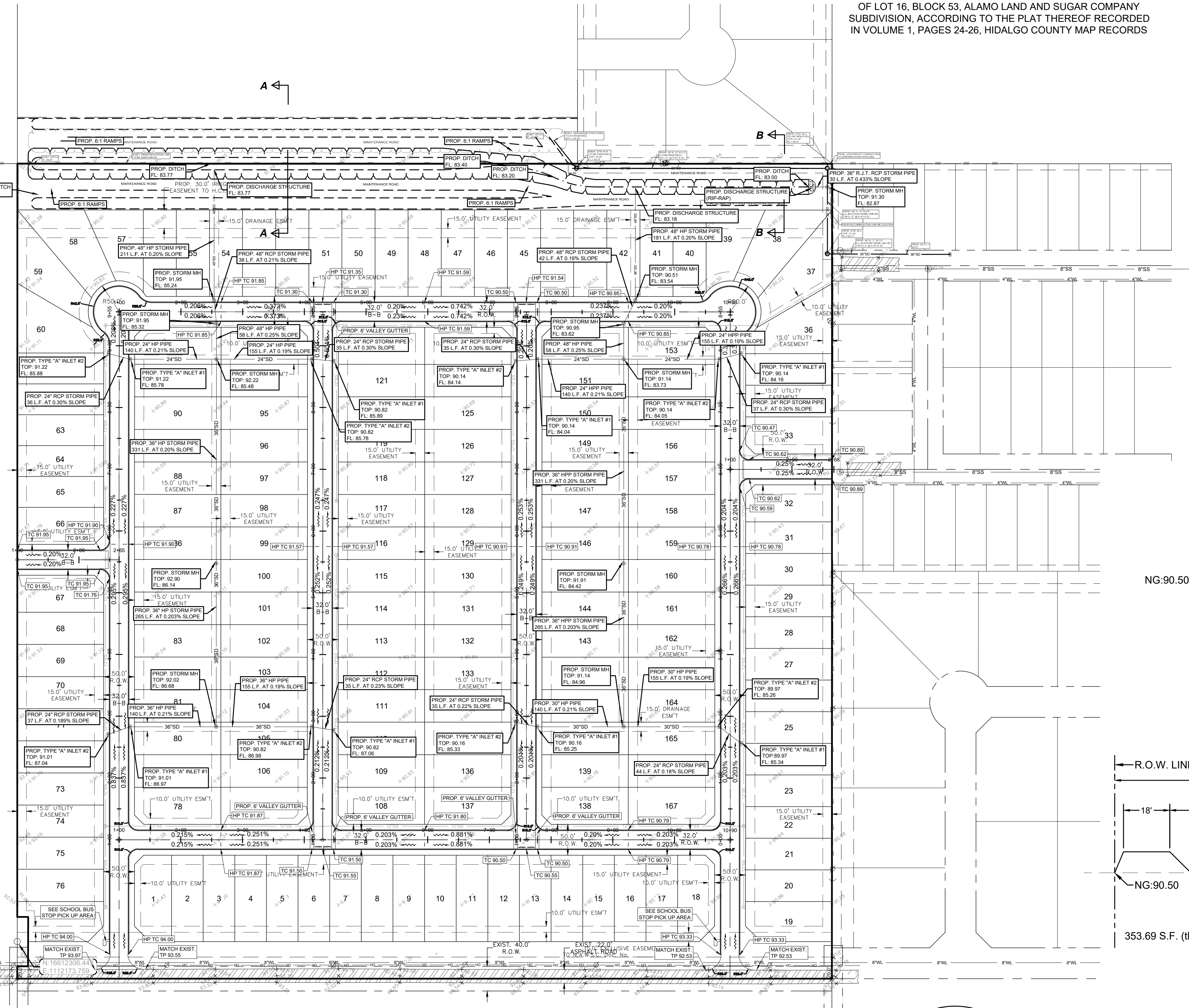
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED 166,106 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAIN DITCH.

**CERTIFICATION:**

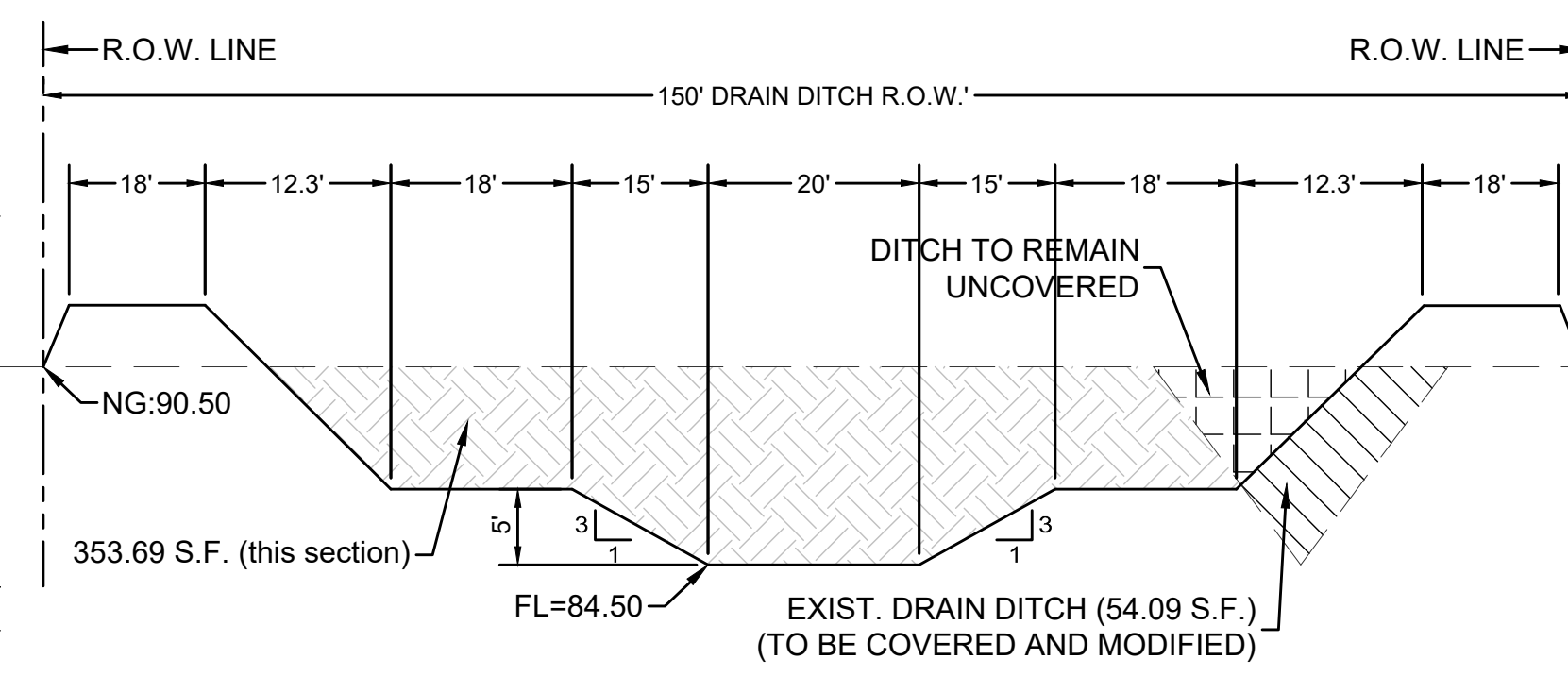
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982. IS CONTAINED WITHIN THE DITCH WIDENING ALONG THE NORTH BOUNDARY LINE OF THE SUBDIVISION.



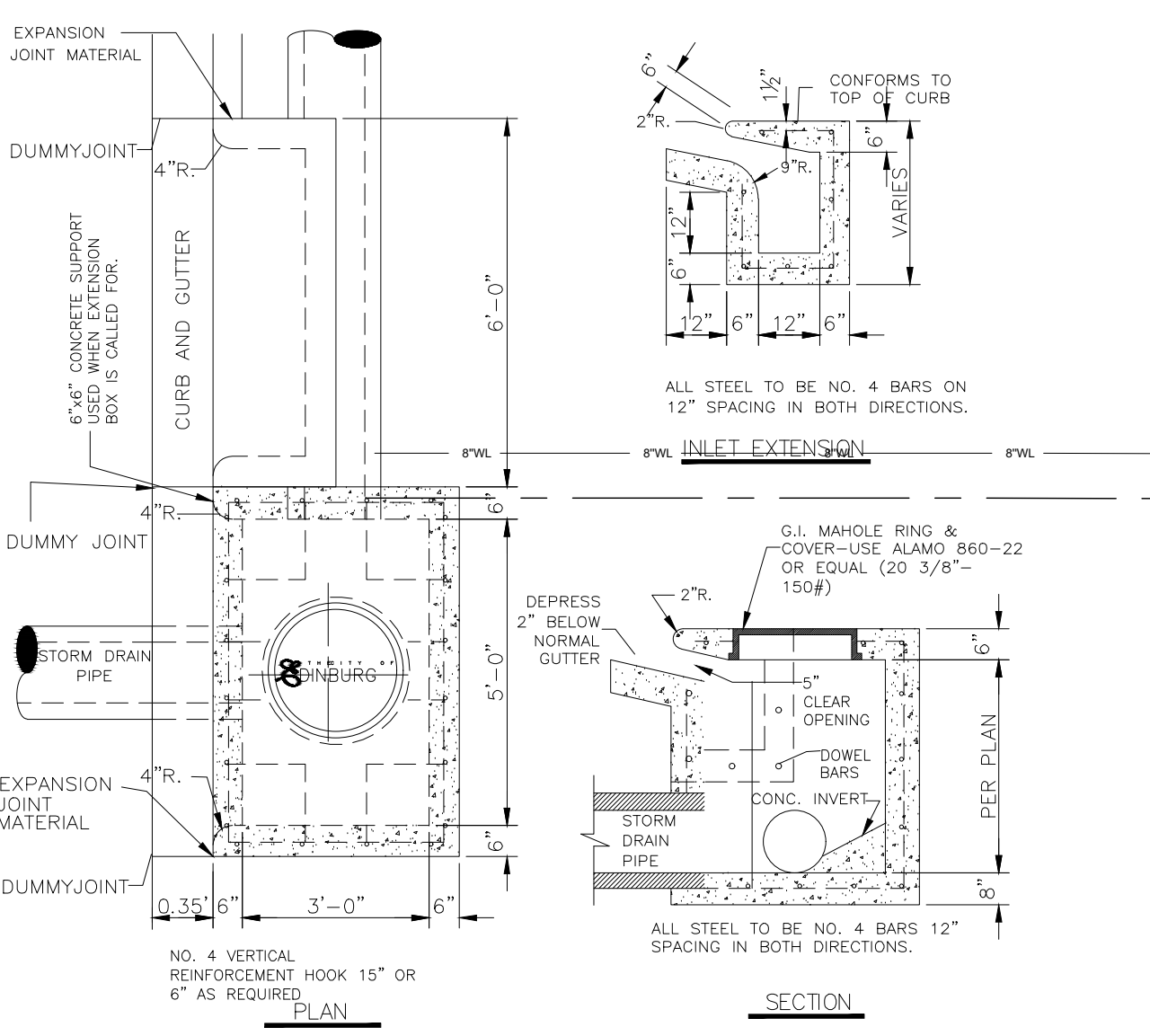
MARIO I. REYNA, PE # 117368



CROSS SECTION "B-B"  
N.T.S.  
105.31 S.F. (A.C.S.) x 550 L.F. = 57,921 C.F.

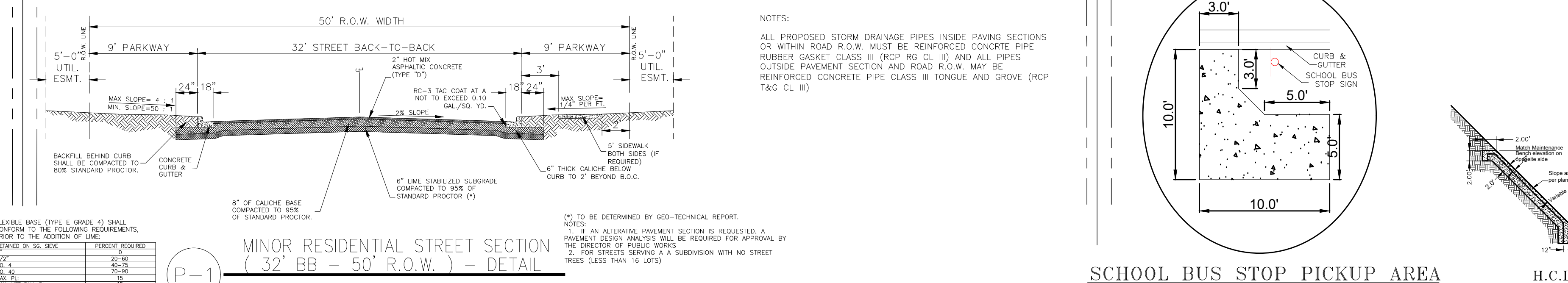


CROSS SECTION "A-A"  
N.T.S.  
353.69 S.F. (A.C.S.) x 673 L.F. = 238,033 C.F. (EXCAVATION)  
54.09 S.F. (A.C.S.) x 850 L.F. = 45,977 C.F. (FILL AREA)

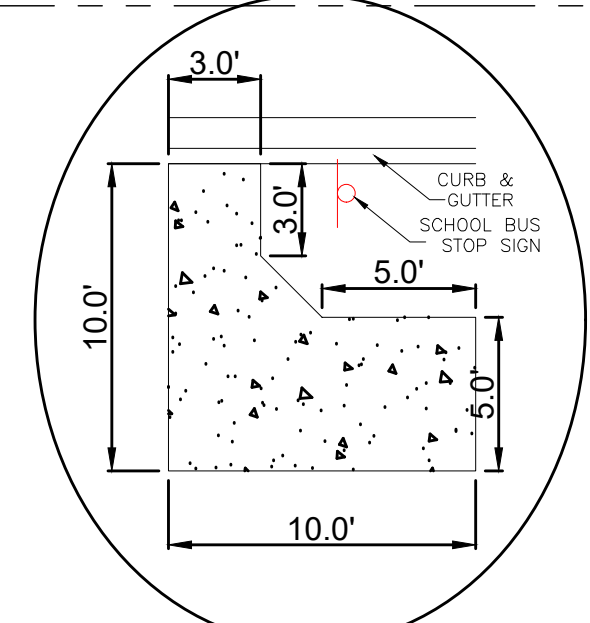


NOTE: SLOPE BOTTOM OF INLET EXTENSION 1/2" TO 1" TOWARD INLET EXTENSION TO INLET TO BE MADE IN INCREMENTS OF 3"-0" OR 6"-0" ONLY. TRANSITION NORMAL GUTTER TO INLET SLOPE APPROXIMATELY 3"-0".

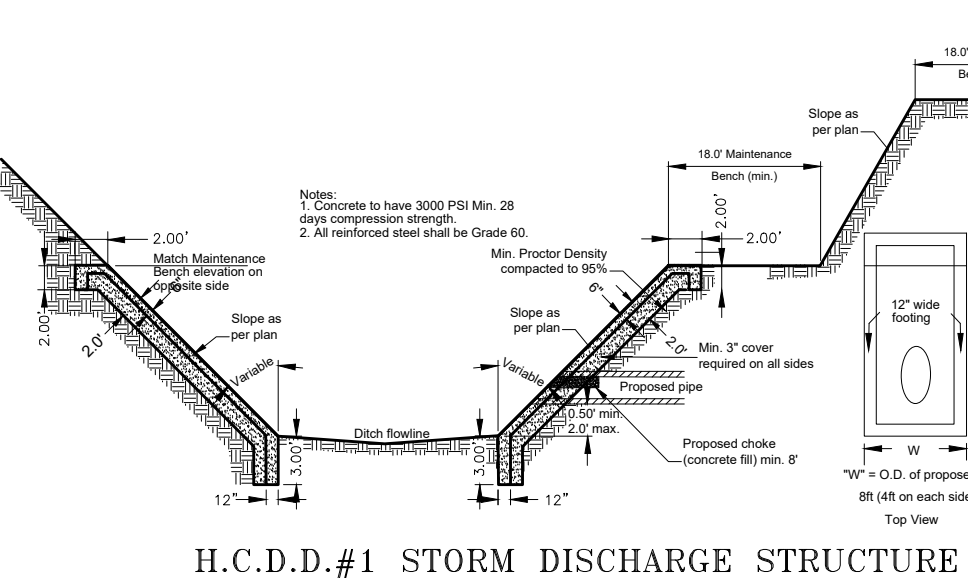
D-2 TYPE "A" INLET WITH EXTENSION - DETAILS



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



SCHOOL BUS STOP PICKUP AREA



H.C.D.D.#1 STORM DISCHARGE STRUCTURE  
N.T.S.

DETENTION REQUIRED= 166,106 C.F.  
 DETENTION TO BE FILLED= 45,977 C.F.  
 DETENTION PROVIDED= 295,954 C.F.