



T.J. Arredondo, CFM  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS 281  
EDINBURG TEXAS 78539  
Tel. 956-318-2840 Fax. 956-318-2844

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED ENSENADA ESTATES SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: CUATRO TIERRAS, LP.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 72  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 7

LOCATION DESCRIPTION: WEST OF TERRY ROAD APPROXIMATELY 660.00 FEET NORTH OF MILE 17 NORTH ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-01-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 4-29-2022 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-09-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 8" LOCATION: TERRY ROAD

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

H.C.E.O.C. FINAL APPROVAL DATE: 5-04-2022 : 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.

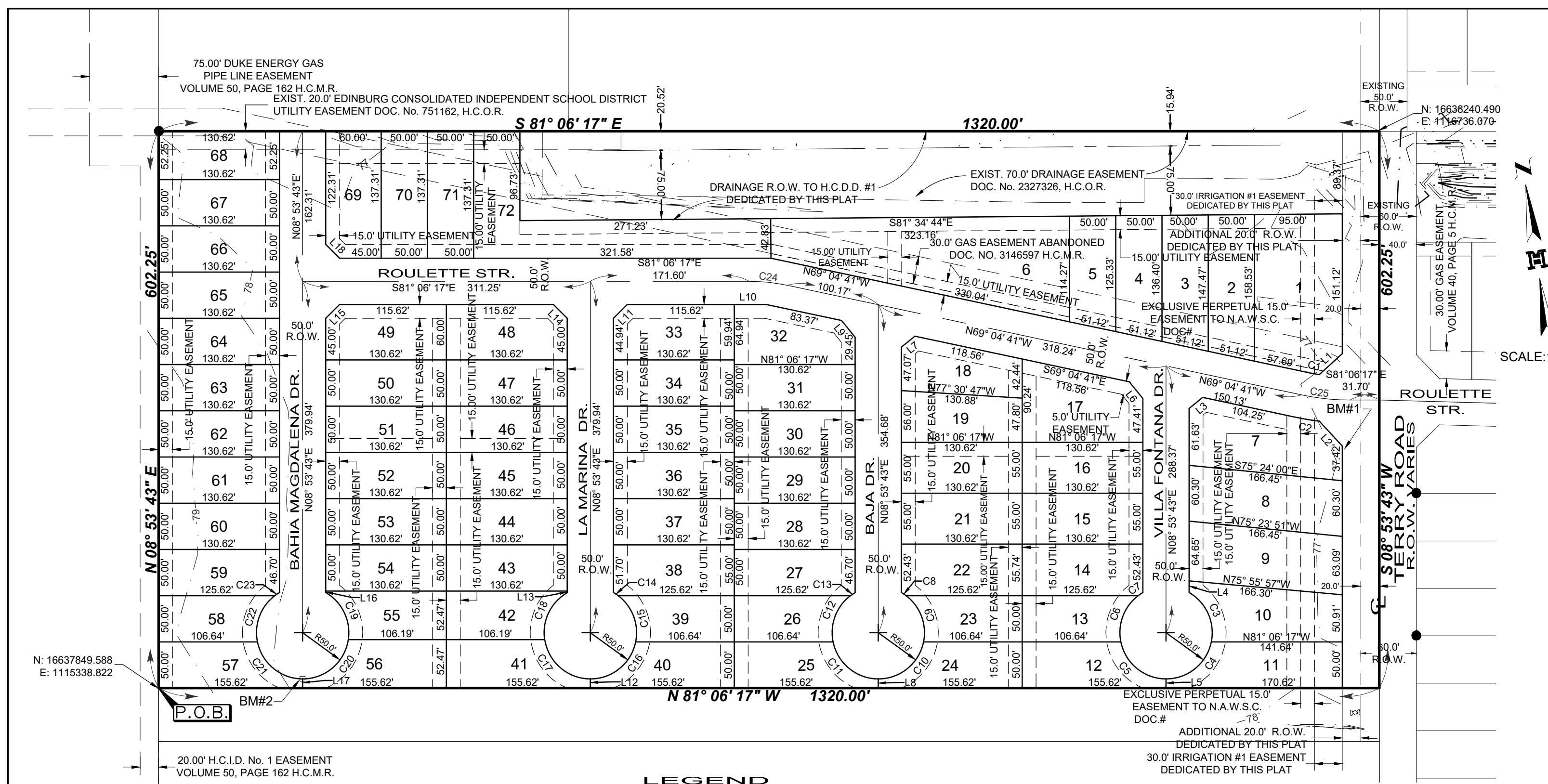
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 22, 2020

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

**Final Approval** *subject to recommendations other departments*

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,*

*\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



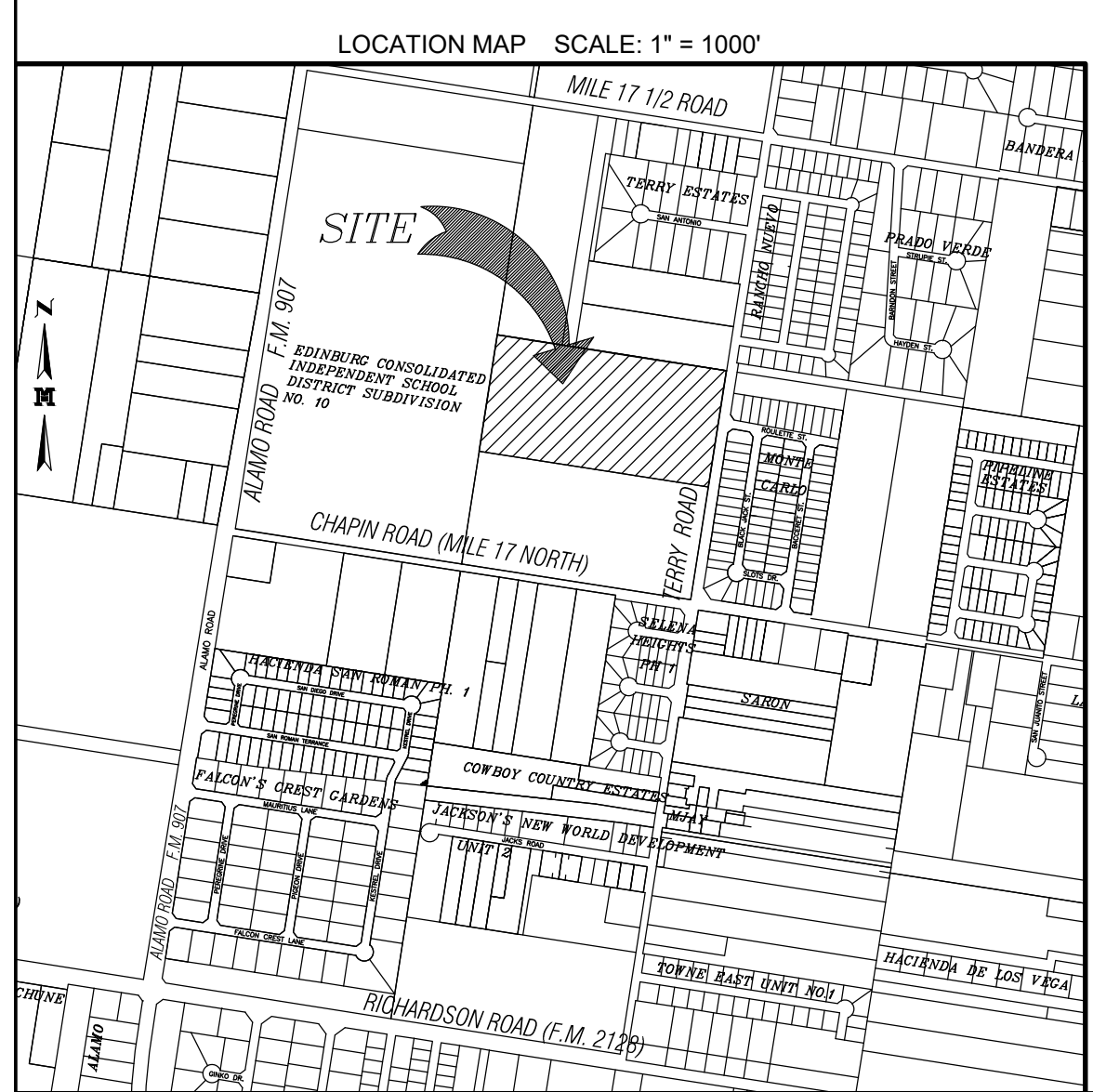
**SUBDIVISION MAP OF ENSENADA ESTATES SUBDIVISION**  
 BEING 18.250 ACRES OUT OF LOT 6, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY SURVEY  
 VOLUME 1, PAGE 21, H.C.M.R. HIDALGO COUNTY, TEXAS

**LEGEND**  
 ● FOUND COTTON PICKER SPINDLE FOUND NO. 4 REBAR  
 ○ FOUND PIPE  
 ⊙ DISK SET IN CONCRETE  
 ⊙ SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT  
 ⊙ SET MARK  
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS  
 N.E. COR. - NORTHEAST CORNER  
 G.W.D. - GENERAL WARRANTY DEED  
 W.D.W.V.L. - WARRANTY DEED WITH VENDORS LIEN  
 F.A.D.S.V.C. - FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF SUNSET VILLAGE CONDOMINIUMS  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCING  
 S.W. COR. - SOUTHWEST CORNER  
 R.O.W. - RIGHT-OF-WAY  
 N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION  
 U.E. - UTILITY EASEMENT  
 D.E. - DRAINAGE EASEMENT  
 H.C.D.D. No. 1 - HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

Lot #	Area	Lot #	Area	Lot #	Area	Lot #	Area	
1	15,697.88	0.360	19	6,778.95	0.156	37	6,531.25	0.150
2	7,649.95	0.176	20	7,183.85	0.165	38	7,175.76	0.165
3	7,096.66	0.163	21	7,183.85	0.165	39	5,525.48	0.127
4	6,543.37	0.150	22	7,271.90	0.167	40	6,314.40	0.145
5	5,990.08	0.138	23	5,525.48	0.127	41	6,577.45	0.151
6	25,362.92	0.582	24	6,314.40	0.145	42	5,899.68	0.135
7	10,797.79	0.248	25	6,314.40	0.145	43	6,531.25	0.150
8	9,987.36	0.229	26	5,525.48	0.127	44	6,531.25	0.150
9	10,579.06	0.243	27	6,522.64	0.150	45	6,531.25	0.150
10	8,659.04	0.199	28	6,531.25	0.150	46	6,531.25	0.150
11	8,064.41	0.185	29	6,531.25	0.150	47	6,531.25	0.150
12	6,314.40	0.145	30	6,531.25	0.150	48	7,725.00	0.177
13	5,525.48	0.127	31	6,531.25	0.150	49	7,725.00	0.177
14	7,271.90	0.167	32	7,387.28	0.170	50	6,531.25	0.150
15	7,183.85	0.165	33	7,177.74	0.177	51	6,531.25	0.150
16	7,183.85	0.165	34	6,531.25	0.150	52	6,531.25	0.150
17	9,859.71	0.226	35	6,531.25	0.150	53	6,531.25	0.150
18	6,715.91	0.154	36	6,531.25	0.150	54	6,531.25	0.150

**Lot Curve Table**

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent
C1	3° 32' 30"	225.00'	13.91'	S70° 50' 58"E	13.91'	6.96'
C2	5° 05' 09"	275.00'	24.41'	S71° 33' 16"E	24.40'	12.21'
C3	71° 32' 13"	50.00'	62.43'	N15° 20' 11"W	58.45'	36.02'
C4	78° 27' 47"	50.00'	68.47'	N59° 39' 49"E	63.25'	40.82'
C5	78° 27' 47"	50.00'	68.47'	S41° 52' 24"E	63.25'	40.82'
C6	64° 40' 01"	50.00'	56.43'	S29° 41' 30"W	53.48'	31.65'
C7	6° 52' 12"	50.00'	6.00'	S65° 27' 37"W	5.99'	3.00'
C8	6° 52' 12"	50.00'	6.00'	N47° 40' 12"W	5.99'	3.00'
C9	64° 40' 01"	50.00'	56.43'	N11° 54' 05"W	53.48'	31.65'
C10	78° 27' 47"	50.00'	68.47'	N59° 39' 49"E	63.25'	40.82'
C11	78° 27' 47"	50.00'	68.47'	S41° 52' 24"E	63.25'	40.82'
C12	64° 40' 01"	50.00'	56.43'	S29° 41' 30"W	53.48'	31.65'
C13	6° 52' 12"	50.00'	6.00'	S65° 27' 37"W	5.99'	3.00'
C14	6° 52' 12"	50.00'	6.00'	N47° 40' 12"W	5.99'	3.00'
C15	64° 40' 01"	50.00'	56.43'	N11° 54' 05"W	53.48'	31.65'
C16	78° 27' 47"	50.00'	68.47'	N59° 39' 49"E	63.25'	40.82'
C17	81° 20' 27"	50.00'	70.98'	S40° 26' 04"E	65.17'	42.96'
C18	68° 39' 33"	50.00'	59.92'	S34° 33' 56"W	56.40'	34.15'
C19	68° 39' 33"	50.00'	59.92'	N16° 46' 31"W	56.40'	34.15'
C20	81° 20' 27"	50.00'	70.98'	N58° 13' 29"E	65.17'	42.96'
C21	78° 27' 47"	50.00'	68.47'	S41° 52' 24"E	63.25'	40.82'
C22	64° 40' 01"	50.00'	56.43'	S29° 41' 30"W	53.48'	31.65'
C23	6° 52' 12"	50.00'	6.00'	S65° 27' 37"W	5.99'	3.00'
C24	12° 01' 36"	200.00'	41.98'	N75° 05' 29"W	41.90'	21.07'
C25	12° 01' 36"	250.00'	52.48'	S75° 05' 29"E	52.38'	26.34'



**Line Table**

Line #	Direction	Length
L1	N 56° 32' 42" E	33.68'
L2	N 33° 56' 13" W	36.67'
L3	S 59° 54' 31" W	18.87'
L4	N 08° 53' 43" E	12.60'
L5	N 08° 53' 43" E	10.00'
L6	N 30° 05' 29" W	23.32'
L7	S 59° 54' 31" W	18.87'
L8	N 08° 53' 43" E	10.00'
L9	N 30° 05' 29" W	23.32'
L10	S 81° 06' 17" E	34.41'

**GENERAL PLAT NOTES & RESTRICTIONS:**  
 HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT: ZONE "X" (SHADED) COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 17, 2001 AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD. 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).
- SETBACKS: FRONT: 25.00 FEET; CUL-DE-SAC 15.00 FEET; REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER; SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER; SIDE CORNER 10.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- 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.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 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: BENCH MARK #1: DISK SET IN CONCRETE AT THE SOUTH CLIP OF LOT 7. N:16637913.50, E:1116608.98, ELEV. 77.65. BENCH MARK #2: DISK SET IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 57. N:16637835.40, E:1115494.12, ELEV. 77.50.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 77,115 CUBIC-FEET (1.770 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT IS DETERMINED AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 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.
- 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 METER(S)).
- LOT 1, 7-11 SHALL NOT HAVE ACCESS FROM TERRY ROAD.
- DEVELOPER SHALL INSTALL BUFFER FENCE ALONG LOTS 1, 7-11 TO RESTRICT ACCESS FROM TERRY ROAD.
- EACH LOT SHALL HAVE ITS OWN WATER METER.
- SIDEWALK WILL BE REQUIRED ALONG TERRY ROAD AND WITHIN THE SUBDIVISION AS PER LATEST CITY OF EDINBURG ENGINEERING STANDARDS MANUAL OR AS DIRECTED BY CITY ENGINEER.
- ALL INTERIOR LOTS SHALL HAVE 5-FT SIDEWALKS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWP) REQUIREMENTS.
- ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES.

**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 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 HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HERIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN 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 ADJACENT LANDS FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CUATRO TIERRAS, L.P. (GRANTOR'S SIGNATURE)  
 JOHN R. MAYS  
 11410 FM 493  
 DONNA, TEXAS 78537

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 JOHN R. MAYS, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

METES AND BOUNDS DESCRIPTION  
 A TRACT OF LAND CONTAINING 18,250 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 6, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18,250 ACRES WERE CONVEYED TO CUATRO TIERRAS, LP ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 3189944 HIDALGO COUNTY OFFICIAL RECORDS; DEED WITHOUT WARRANTY RESERVING EASEMENT DOCUMENT NUMBER 3205692, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18,250 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A COTTON PICKER SPINDLE FOUND (N:16637140.470, E:1115227.839) AT THE SOUTHWEST CORNER OF SAID LOT 6, SECTION 249;  
 THENCE, N 08° 53' 43" E A DISTANCE OF 717.75 FEET TO A NO. 4 REBAR SET (N:16637849.588, E:1115338.822) FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:  
 1. THENCE, N 08° 53' 43" E ALONG THE WEST LOT LINE OF SAID LOT 6, A DISTANCE OF 602.25 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;  
 2. THENCE, S 81° 06' 17" E ALONG THE NORTH LOT LINE OF SAID LOT 6, AT A DISTANCE OF 1,320.00 FEET PASS A NO. 4 REBAR SET ON THE WEST LINE OF A CANAL RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET (N:16638240.490, E:1116736.070) FOR THE NORTHEAST CORNER OF THIS TRACT;  
 3. THENCE, S 08° 53' 43" W ALONG THE EAST LINE OF SAID LOT 6, AND WITHIN THE EXISTING RIGHT-OF-WAY OF TERRY ROAD, A DISTANCE OF 602.25 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;  
 4. THENCE, N 81° 06' 17" W AT A DISTANCE OF 60.00 FEET PASS A NO. 4 REBAR SET ON THE WEST LINE OF A CANAL RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,250 ACRES OF WHICH 0.830 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF A 60.00-FOOT CANAL, LEAVING A NET OF 17,420 ACRES OF LAND, MORE OR LESS;

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF ENSENADA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_  
 HIDALGO COUNTY CLERK \_\_\_\_\_

ATTEST:  
 HIDALGO COUNTY CLERK \_\_\_\_\_

IN 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 ADJACENT LANDS FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS AND ASSIGNS. THE GRANTEE COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

CUATRO TIERRAS, L.P. (GRANTOR'S SIGNATURE)  
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NOTARY PUBLIC, STATE OF TEXAS  
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METES AND BOUNDS DESCRIPTION  
 A TRACT OF LAND CONTAINING 18,250 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 6, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, HIDALGO COUNTY MAP RECORDS, WHICH SAID 18,250 ACRES WERE CONVEYED TO CUATRO TIERRAS, LP ACCORDING TO WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT NUMBER 3189944 HIDALGO COUNTY OFFICIAL RECORDS; DEED WITHOUT WARRANTY RESERVING EASEMENT DOCUMENT NUMBER 3205692, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18,250 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A COTTON PICKER SPINDLE FOUND (N:16637140.470, E:1115227.839) AT THE SOUTHWEST CORNER OF SAID LOT 6, SECTION 249;  
 THENCE, N 08° 53' 43" E A DISTANCE OF 717.75 FEET TO A NO. 4 REBAR SET (N:16637849.588, E:1115338.822) FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT:  
 1. THENCE, N 08° 53' 43" E ALONG THE WEST LOT LINE OF SAID LOT 6, A DISTANCE OF 602.25 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHWEST CORNER OF THIS TRACT;  
 2. THENCE, S 81° 06' 17" E ALONG THE NORTH LOT LINE OF SAID LOT 6, AT A DISTANCE OF 1,320.00 FEET PASS A NO. 4 REBAR SET ON THE WEST LINE OF A CANAL RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET (N:16638240.490, E:1116736.070) FOR THE NORTHEAST CORNER OF THIS TRACT;  
 3. THENCE, S 08° 53' 43" W ALONG THE EAST LINE OF SAID LOT 6, AND WITHIN THE EXISTING RIGHT-OF-WAY OF TERRY ROAD, A DISTANCE OF 602.25 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;  
 4. THENCE, N 81° 06' 17" W AT A DISTANCE OF 60.00 FEET PASS A NO. 4 REBAR SET ON THE WEST LINE OF A CANAL RIGHT-OF-WAY LINE, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 18,250 ACRES OF WHICH 0.830 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF A 60.00-FOOT CANAL, LEAVING A NET OF 17,420 ACRES OF LAND, MORE OR LESS;

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

CUATRO TIERRAS, L.P. A TEXAS LIMITED PARTNERSHIP AS OWNER OF THE 18,250 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED ENSENADA ESTATES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.0032 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.

CUATRO TIERRAS, L.P. A TEXAS LIMITED PARTNERSHIP DATE: \_\_\_\_\_  
 JOHN R. MAYS,  
 1221 HANCOCK DRIVE  
 AUSTIN, TEXAS 78746

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, 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 PURPOSED AND CONSIDERATION THEREIN

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
 MY COMMISSION EXPIRES: \_\_\_\_\_

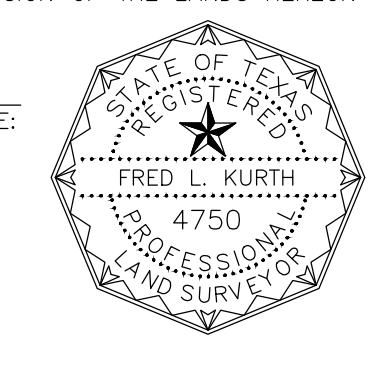
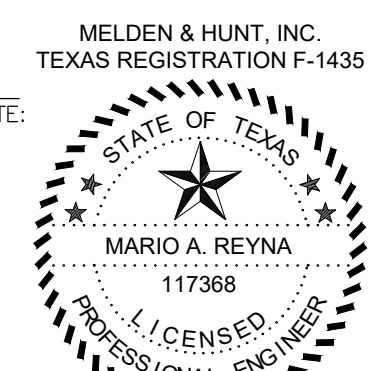
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 TEXAS REGIST F-1435

MARIO A. REYNA, P.E. # 117368 DATE: \_\_\_\_\_  
 DATE SURVEYED: 10-23-2019  
 ENGINEERING JOB NO. 19193.00

FRED L. KURTH, R.P.L.S. # 4750 DATE: \_\_\_\_\_  
 T- 1041, PGS. 9-12  
 SURVEY JOB NO. 19193.02

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

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

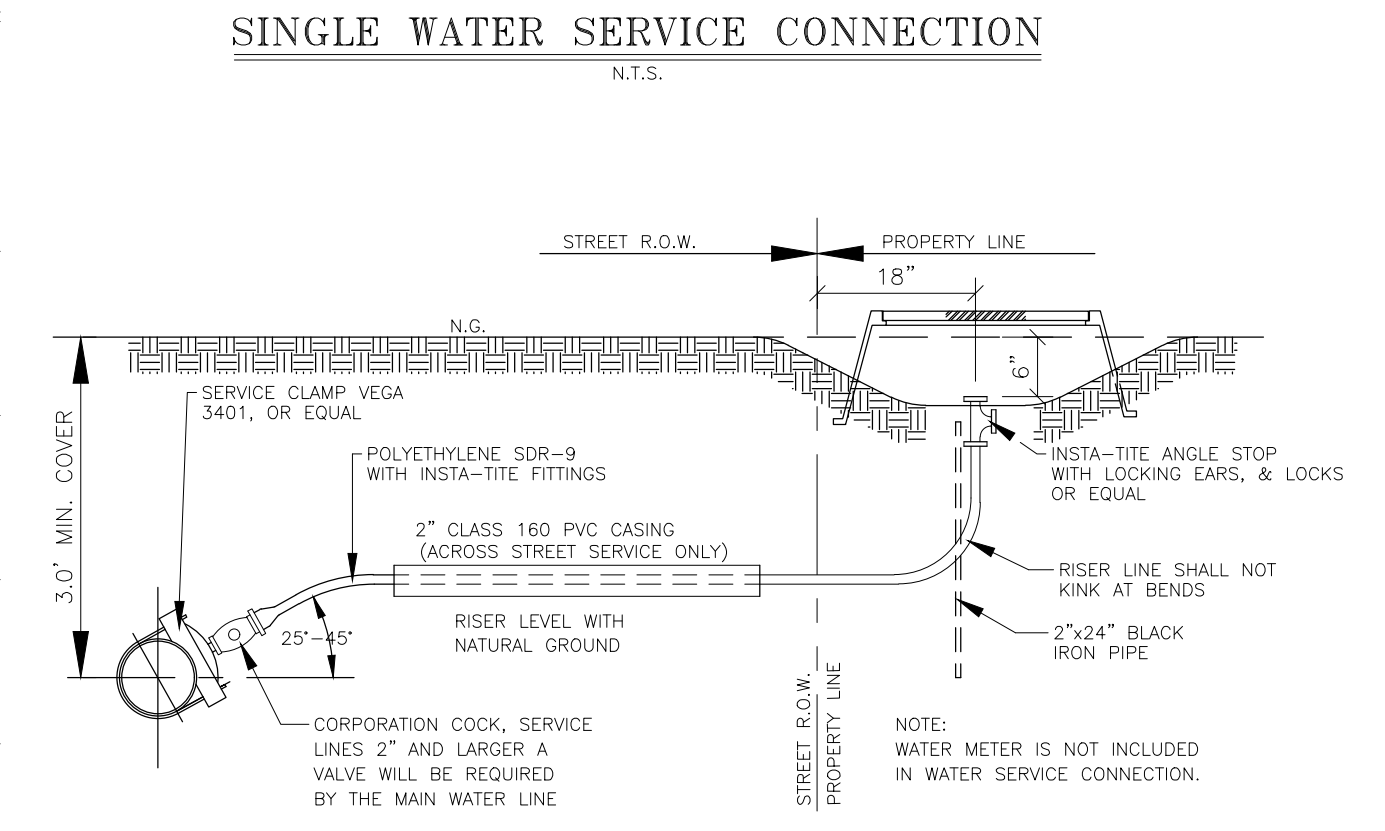
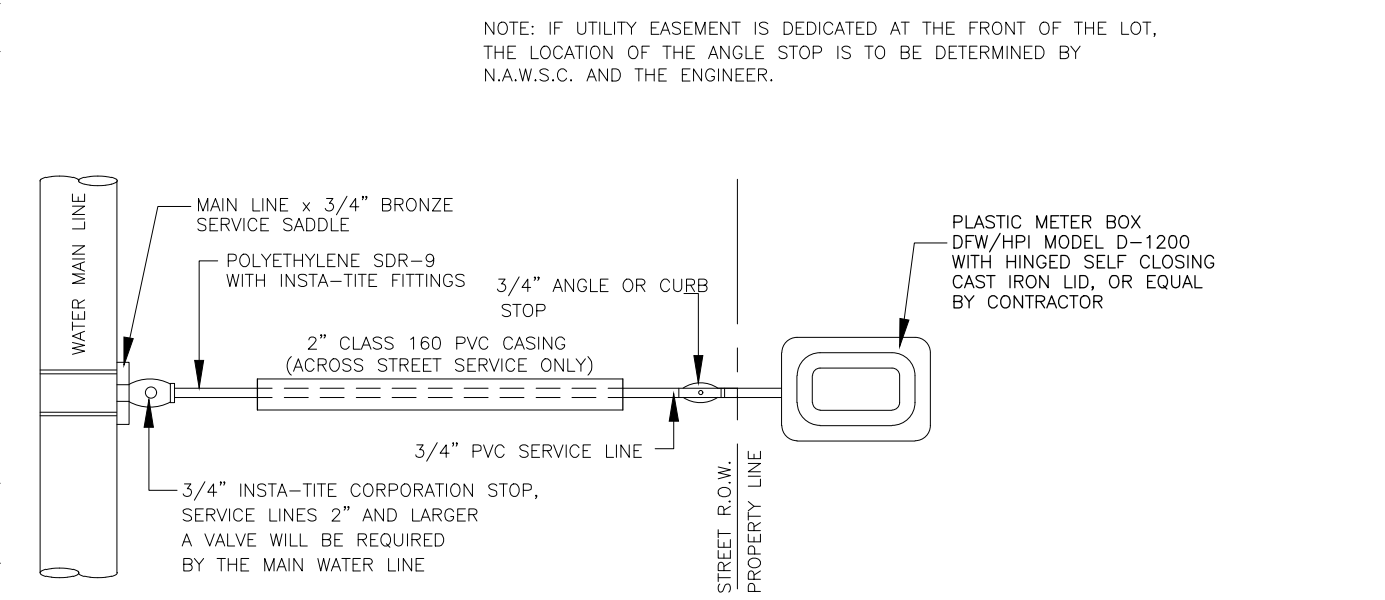
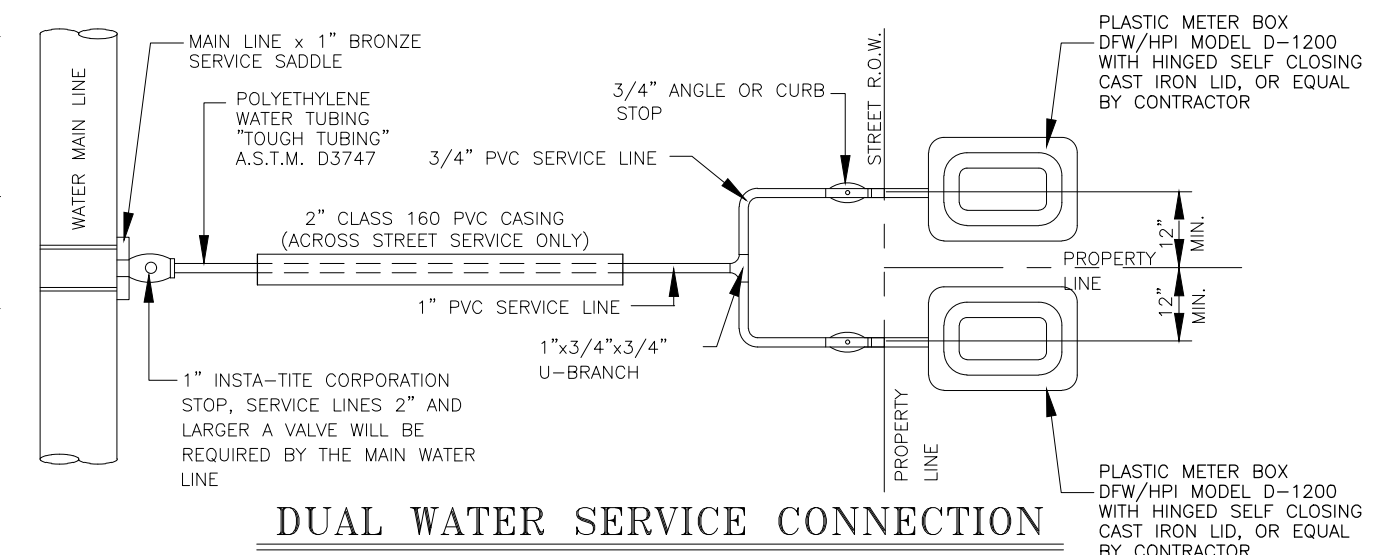
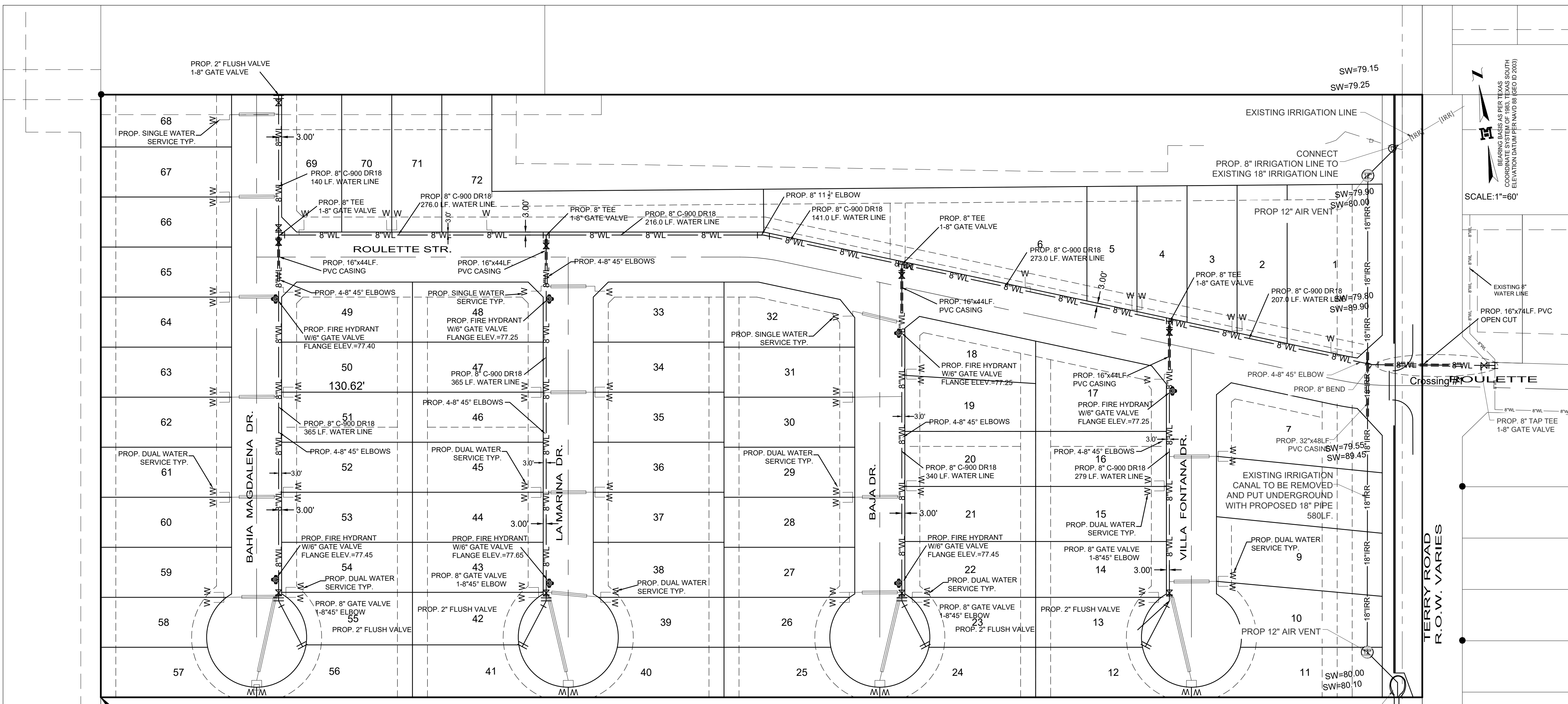


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DRAWN BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE
CUATRO TIERRAS, L.P. A TEXAS LIMITED PARTNERSHIP	115 W. McINTYRE	AUSTIN, TX 78768	(512) 600-3119
JOHN R. MAYS	1221 HANCOCK DRIVE	AUSTIN, TX 78741	(956) 381-0981
MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981
FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981



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

SUBDIVISION MAP OF  
**ENSENADA ESTATES SUBDIVISION**  
BEING 18.250 ACRES OUT OF  
LOT 6, BLOCK 249,  
TEXAS-MEXICAN RAILWAY COMPANY SURVEY  
VOLUME 1, PAGE 21, H.C.M.R.  
HIDALGO COUNTY, TEXAS

**LEGEND**

- PROF. FIRE HYDRANT
- PROF. GATE VALVE
- SINGLE SERVICE
- DUAL SERVICE

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

ENSENADA 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.

**PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO**

LA SUBDIVISION ENSENADA ESTATES RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA 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.

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF TERRY ROAD, THE WATER SYSTEM FOR ENSENADA ESTATES SUBDIVISION CONSISTS OF AN 8" WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE CROSSING TERRY ROAD AND RUNS WEST ALONG THE NORTH SIDE OF ROULETTE STREET RIGHT-OF-WAY ENDING WITH A TEE AT THE SOUTHWEST CORNER OF LOT 69. ANOTHER 8" LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER ALONG THE SOUTH LINE OF LOT 4 AND RUNS SOUTH ALONG THE WEST SIDE OF VILLA FONTANA DRIVE ENDING WITH A 2" FLUSH VALVE AT THE NORTHEAST CORNER OF LOT 13. ANOTHER 8" LINE TAPS INTO THE 8" WATER LINE ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF ROULETTE STREET AND RUNNING SOUTH ALONG THE EAST SIDE OF BAJA DRIVE, ENDING WITH A 2" FLUSH VALVE AT THE NORTHWEST CORNER OF LOT 23. ANOTHER 8" LINE TAPS INTO THE 8" WATER LINE ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF ROULETTE STREET AND RUNNING SOUTH ALONG THE WEST SIDE OF LA MARINA DRIVE, ENDING WITH A 2" FLUSH VALVE AT THE NORTHEAST CORNER OF LOT 42. ANOTHER 8" LINE CONNECTS TO THE TEE AT THE SOUTHWEST CORNER OF LOT 69 AND RUNS NORTH AND SOUTH ENDING WITH A 2" FLUSH VALVE AT THE NORTHWEST CORNER OF LOT 69 AND THE NORTHWEST CORNER OF LOT 55 TO SERVE THIS SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION ENSENADA ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA TERRY ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION ENSENADA ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8" ESTA LINEA DE 8" SIGUE HACIA EL OESTE CRUZANDO A TERRY ROAD Y SIGUE POR EL LADO NORTE DE LA CALLE ROULETTE STREET. TERMINARA CON UNA TEE DE 8" LOCALIZADA AL SUROESTE DE LOTE 69. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA AL SUR POR EL LADO OESTE DE LA CALLE VILLA FONTANA DRIVE TERMINARA CON UNA VALVULA DE PRESION DE 2" LOCALIZADA AL NOROESTE DE LOTE 13. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NORTE DE CENICIENTA DRIVE Y SIGUE CORRIENDO AL SUR POR EL LADO ESTE DE LA CALLE BAJA MAGDALENA DRIVE TERMINARA CON UNA VALVULA DE PRESION DE 2" LOCALIZADA AL NOROESTE DE LOTE 42. OTRO CONDUCTO DE 8" SERA CONECTADO A LA TEE EN EL LADO SUROESTE DE LOTE 69 Y SIGUE CORRIENDO AL NORTE Y EL SUR POR EL LADO ESTE DE LA CALLE BAJA MAGDALENA DRIVE TERMINARA CON UNA VALVULA DE PRESION DE 2" LOCALIZADA AL NOROESTE DE LOTE 69 Y SUROESTE DE LOTE 55 PARA SERVIR ESTA SUBDIVISION.

WATER DISTRIBUTION FOR THE ENSENADA ESTATES SUBDIVISION CONSISTS OF THIRTY-ONE (31) 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" SERVICE LINES AND TEN (10) SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$190,083.00, OR \$2,940.04 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.E.W.S.C. THE SUM OF \$95,850.00, WHICH COVERS THE \$1,331.25 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.E.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 7 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$32,620.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.E.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN TREINTA-UN (31) 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 DIEZ CONDUCTOS INDIVIDUALES DE AGUA DE 1/2" PARA CADA LOTE Y SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS DOBLE-CONDUCTOS DE AGUA DE 1", EL CONDUCTO DE 3/4", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$190,083.00 O \$2,940.04 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$95,850.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ 1,331.25 ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 7 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$32,620.00. 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.

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:

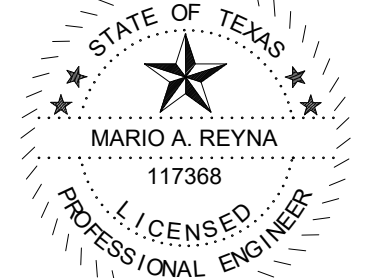
CERTIFICACION:  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDAS A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$285,933.00 WHICH EQUALS TO \$3,971.29 PER LOT.

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 285,933.00 O \$ 3,971.29 POR LOTE

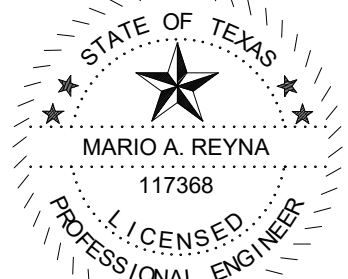
ENGINEER'S SIGNATURE DATE

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TEXAS REGISTRATION F-1435



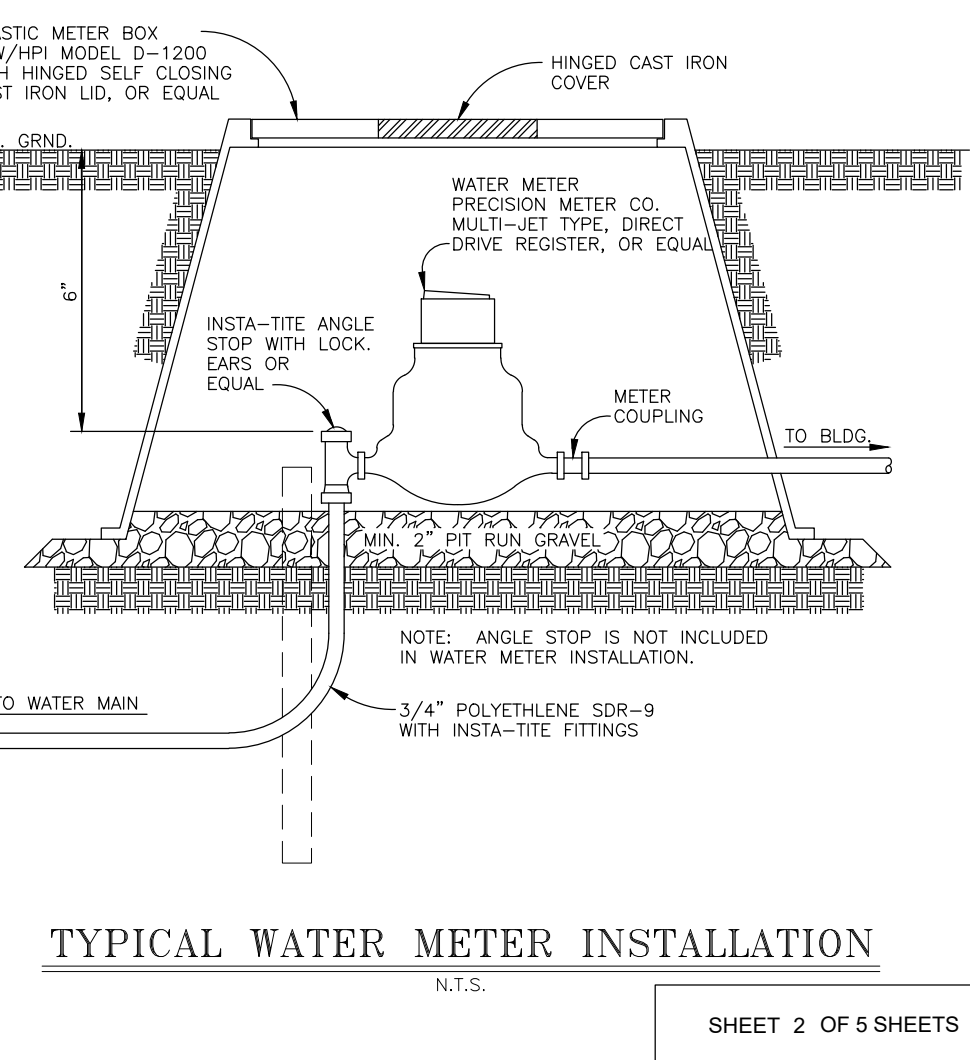
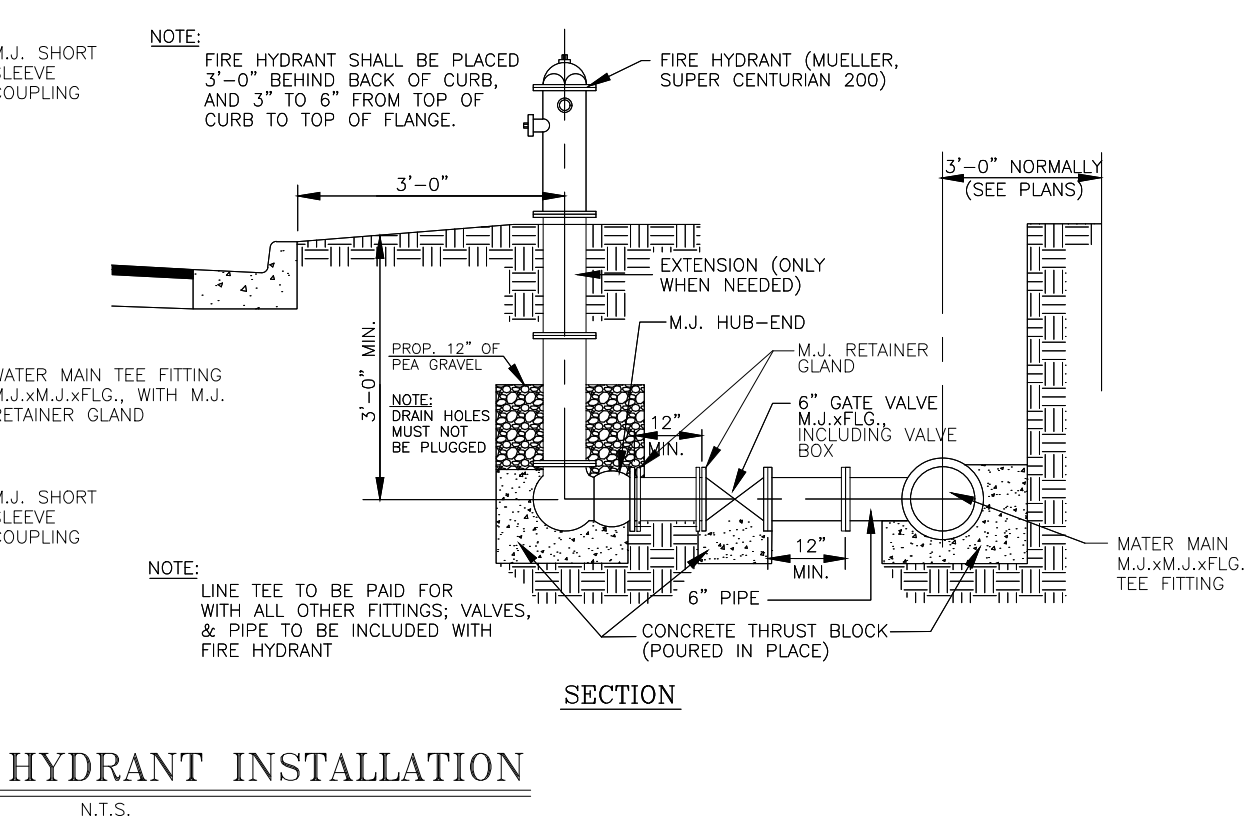
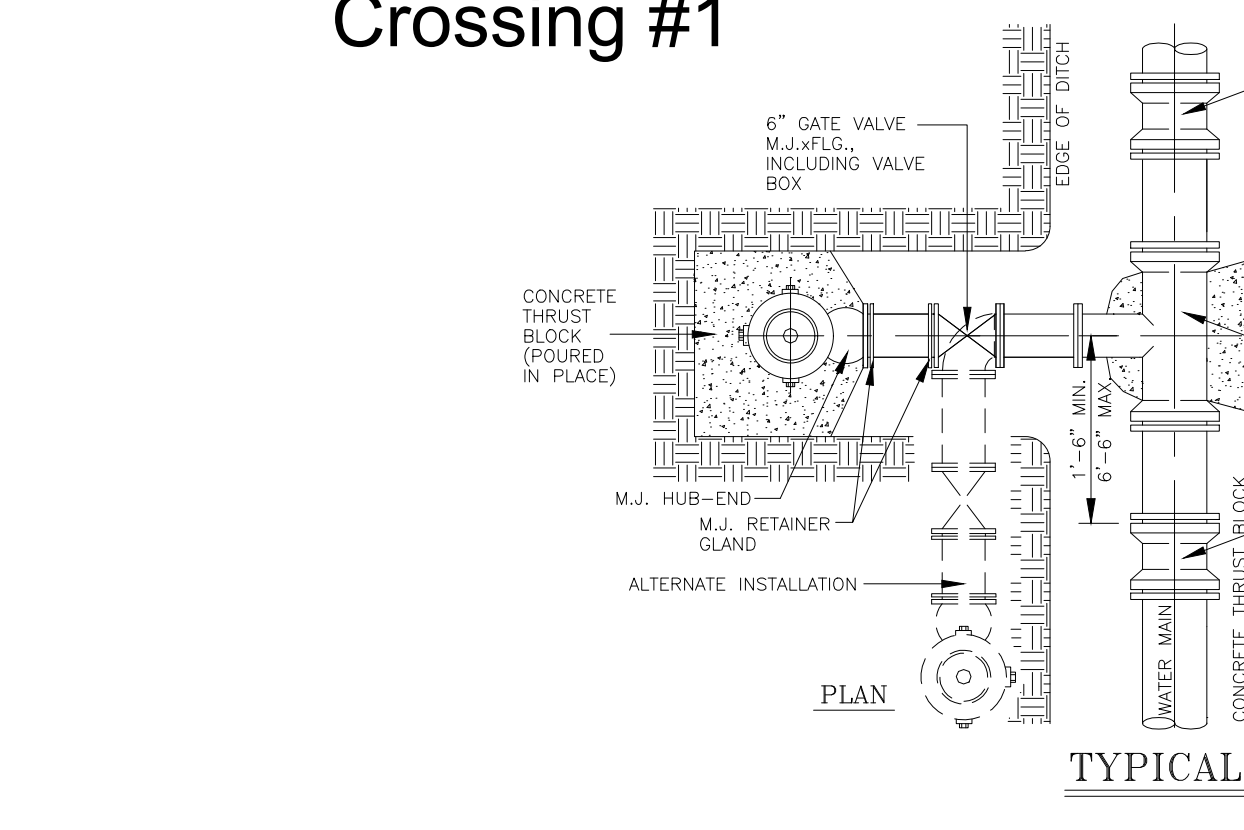
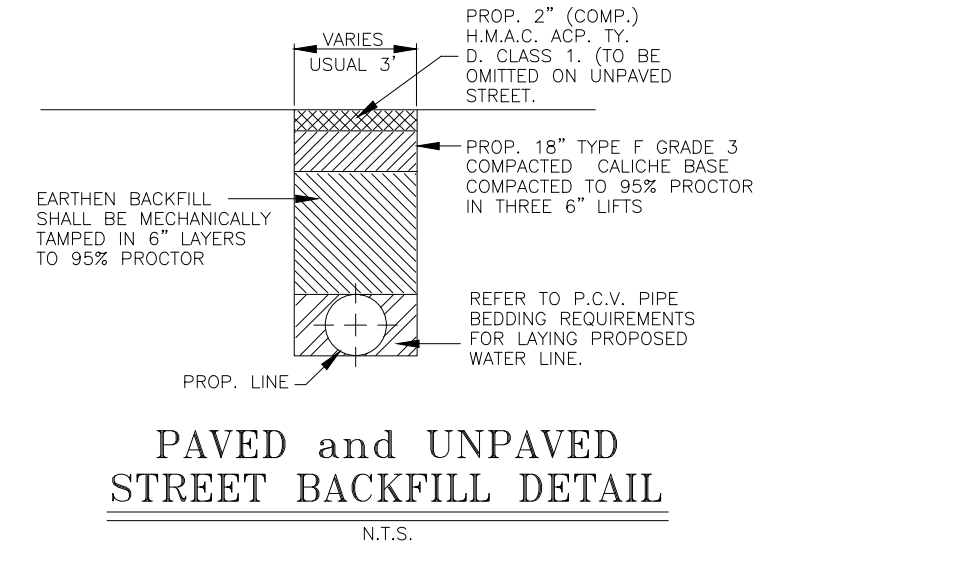
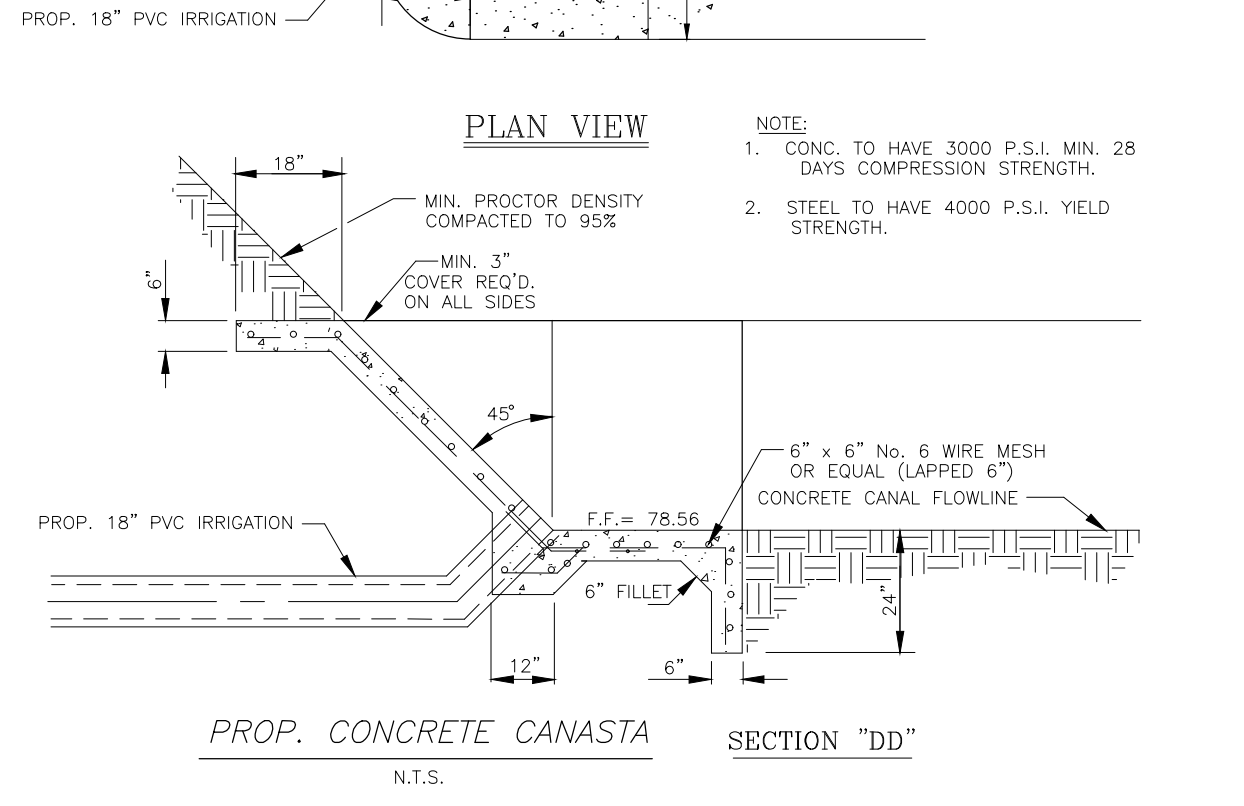
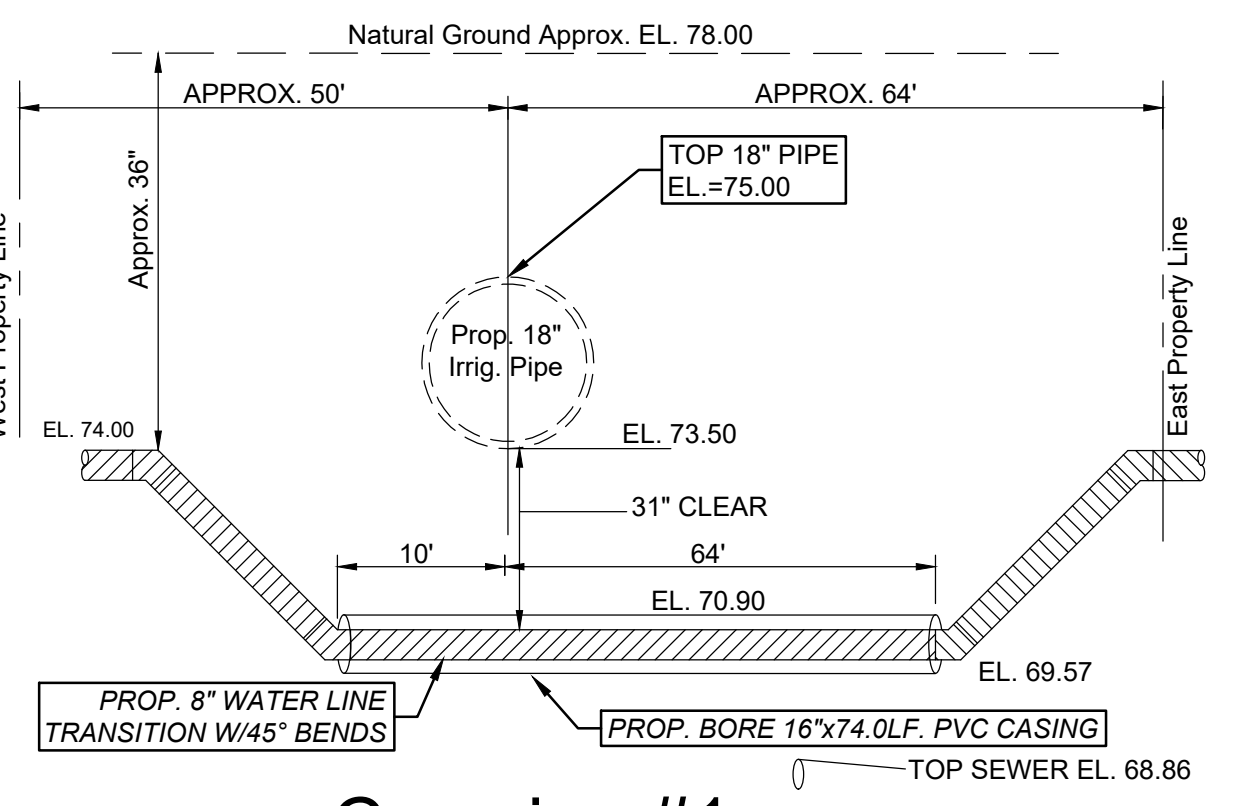
ENGINEER'S SIGNATURE DATE

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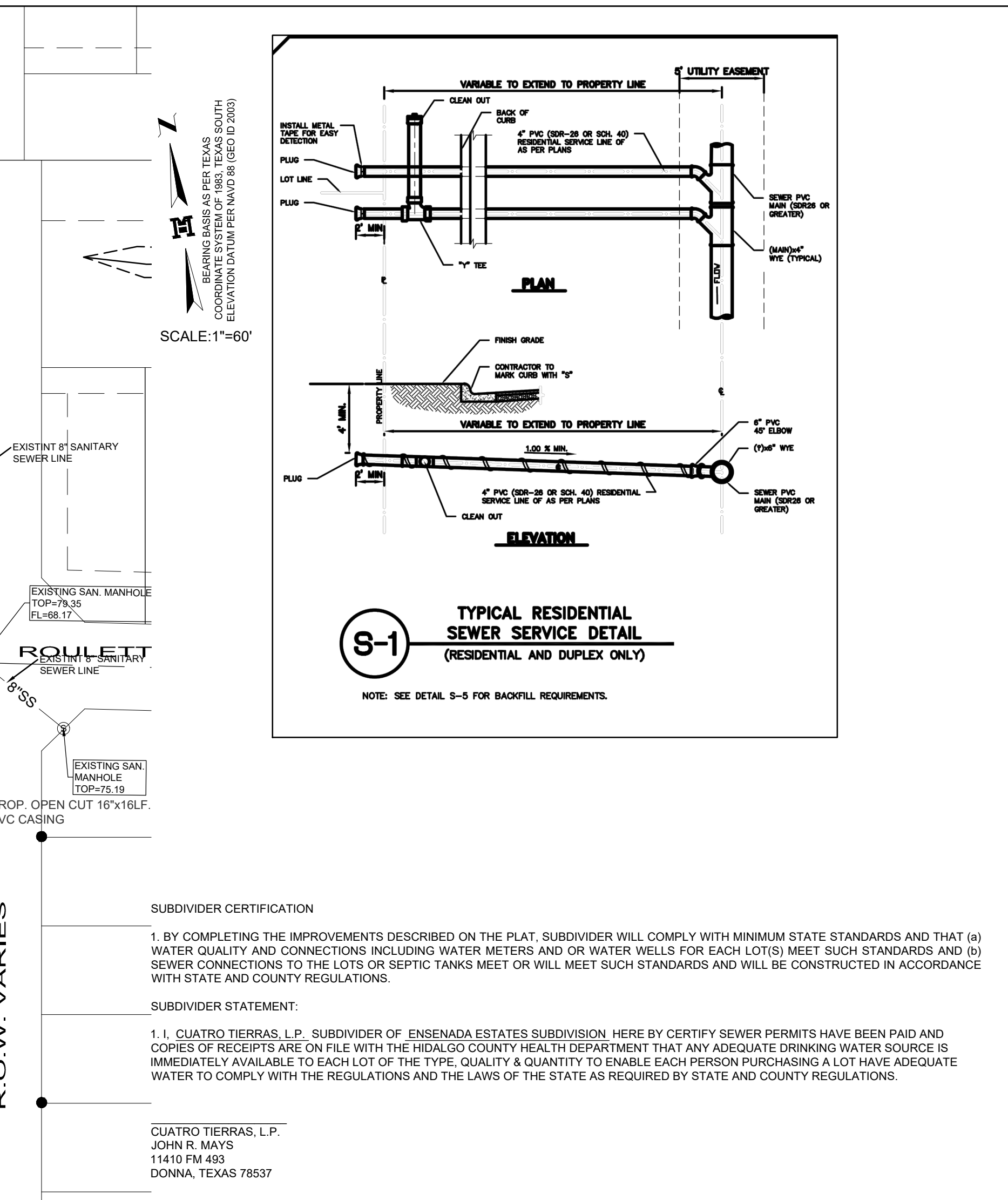
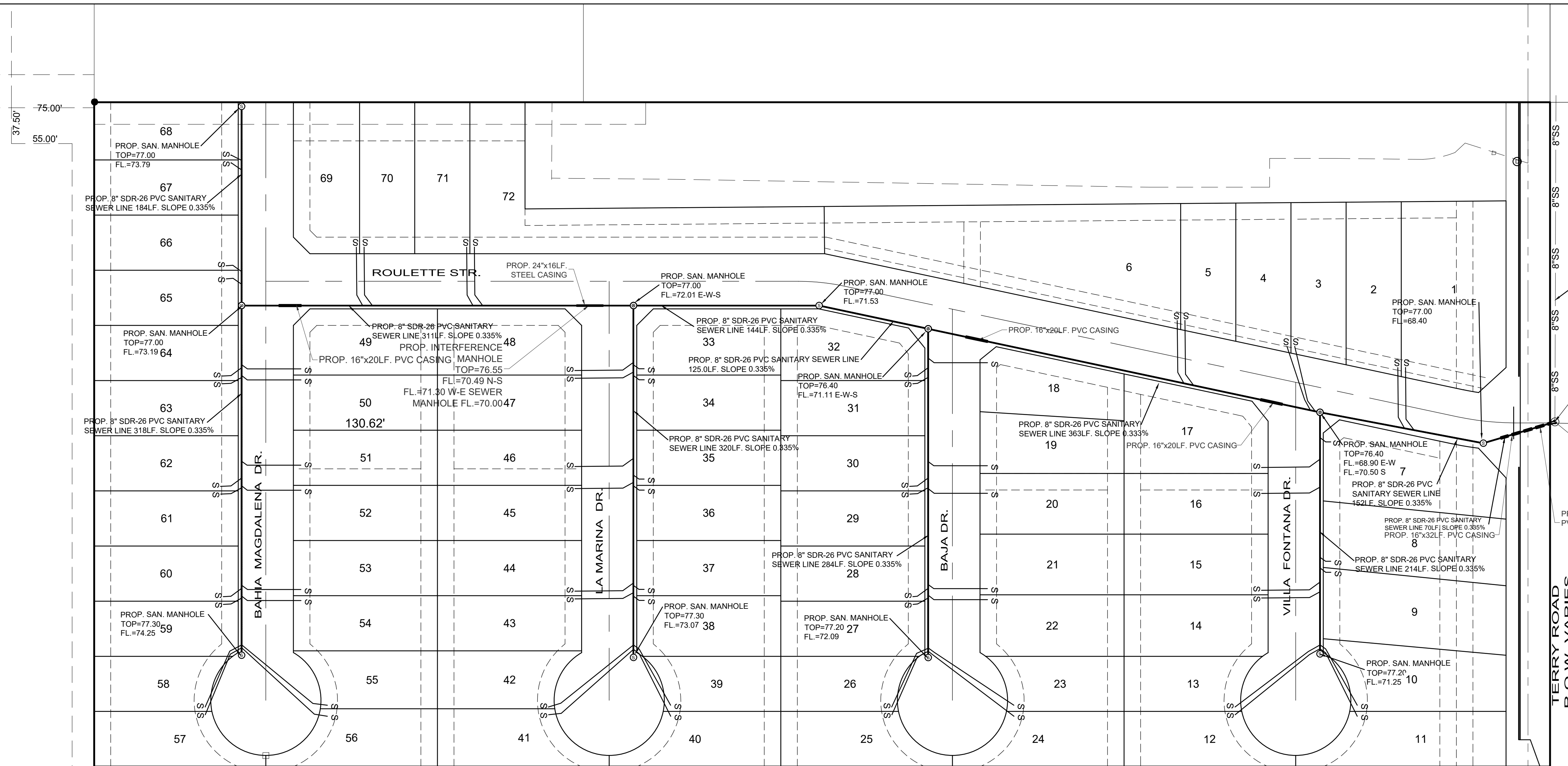


**COST ESTIMATE:**

PAVING IMPROVEMENTS:	\$ 475,681.00
DRAINAGE IMPROVEMENTS:	\$ 155,127.00
WATER DISTRIBUTION:	\$ 190,083.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 175,431.00

**ESTIMACION DE COSTOS:**

PAVIMENTACION DE CALLES:	\$ 475,681.00
DREAJE PLUVIAL:	\$ 155,127.00
SERVICIO DE AGUA POTABLE:	\$ 190,083.00
SERVICIO DE DRENAJE SANITARIO	\$ 175,431.00



MAP OF SEWER DISTRIBUTION SYSTEM  
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENJE SANITARIO

SUBDIVISION MAP OF  
 ENSENADA ESTATES SUBDIVISION  
 BEING 18.250 ACRES OUT OF  
 LOT 6, BLOCK 249,  
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY  
 VOLUME 1, PAGE 21, H.C.M.R.  
 HIDALGO COUNTY, TEXAS

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

ENSENADA 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 8" SEWER LINE RUNNING ALONG THE CENTER OF TERRY ROAD RIGHT-OF-WAY RUNNING EAST AND NORTH. THE WASTEWATER SYSTEM FOR ENSENADA ESTATES SUBDIVISION CONSISTS OF AN 8" SEWER LINE THAT TAPS INTO THE EXISTING SANITARY MANHOLE. THIS 8" SANITARY SEWER LINE THEN RUNS WEST ALONG THE SOUTH SIDE OF ROULETTE STREET RIGHT-OF-WAY ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE SOUTHEAST CORNER OF LOT 64 THEN RUNS NORTH ALONG THE EAST SIDE OF BAHIA MAGDALENA DRIVE RIGHT-OF-WAY ENDING WITH A 48" SANITARY MANHOLE AT THE NORTHEAST CORNER OF LOT 68. ANOTHER 8" LINE CONNECTING TO A 48" SANITARY MANHOLE AT THE SOUTH RIGHT-OF-WAY OF ROULETTE STREET THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF VILLA FONTANA DRIVE ENDING WITH A 48" SANITARY MANHOLE AT THE NORTHWEST CORNER OF LOT 10. ANOTHER 8" LINE CONNECTING TO A 48" SANITARY MANHOLE AT THE SOUTH RIGHT-OF-WAY OF ROULETTE STREET THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF BAJA DRIVE ENDING WITH A 48" SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 28. ANOTHER 8" LINE CONNECTING TO A 48" SANITARY MANHOLE AT THE SOUTH RIGHT-OF-WAY OF ROULETTE DRIVE THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF LA MARINA DRIVE ENDING WITH A 48" SANITARY MANHOLE AT THE NORTHWEST CORNER OF LOT 39. ANOTHER 8" LINE CONNECTING TO A 48" SANITARY MANHOLE AT THE WEST RIGHT-OF-WAY OF BAHIA MAGDALENA DRIVE THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF BAHIA MAGDALENA DRIVE ENDING WITH A 48" SANITARY MANHOLE AT THE SOUTHEAST CORNER OF LOT 59 TO SERVE THIS SUBDIVISION.

THE 8" LINE, 4" SERVICE LINE AND ELEVEN (11) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$175,431.00 OR \$2,436.54 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$6,480.00 WHICH COVERS THE \$90.00 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

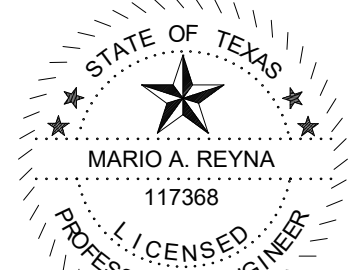
ENGINEER CERTIFICATION:

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 \$181,911.00 WHICH EQUALS TO \$2,526.54 PER LOT.

ENGINEER'S SIGNATURE DATE

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435



MELDEN & HUNT, INC.  
 TEXAS REGIST. F-1435  
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DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

LA SUBDIVISION ENSENADA ESTATES RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA 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.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION ENSENADA ESTATES CONSISTE DE UN CONDUCTO DE DRENAJE DE 8" QUE PASA POR EL CENTRO DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA TERRY ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION ENSENADA ESTATES CONSISTE DE UN CONDUCTO DE DRENAJE DE 8" QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO EXISTENTE DE 8". ESTA LINEA DE 8" CUAL SIGUE HACIA EL OESTE POR EL LADO SUR DE LA CALLE ROULETTE STREET TERMINARA CON UNA ALCANTARILLA DE 48" LOCALIZADA AL SURESTE DE LOTE 65 LUEGO SIGE AL NORTE POR EL LADO OESTE DE BAHIA MAGDALENA DRIVE TERMINADA CON UNA ALCANTARILLA DE 48" LOCALIZADA AL NOROESTE DE LOTE 68. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA CON UNA ALCANTARILLA DE 48" LOCALIZADO AL NOROESTE DE LOTE 7 Y CONTINUA CORRIENDO AL SUR POR EL LADO ESTE DE LA CALLE VILLA FONTANA DRIVE, TERMINANDO CON UNA ALCANTARILLA DE 48" PULGADAS AL NOROESTE DE LOTE 10. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA CON UNA ALCANTARILLA DE 48" LOCALIZADO AL NROESTE DE LOTE 32 Y CONTINUA CORRIENDO AL SUR POR EL LADO OESTE DE LA CALLE BAJA DRIVE, TERMINANDO CON UNA ALCANTARILLA DE 48" AL SURESTE DE LOTE 27. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA CON UNA ALCANTARILLA DE 48" LOCALIZADO AL NOROESTE DE LOTE 33 Y CONTINUA CORRIENDO AL SUR POR EL LADO ESTE DE LA CALLE LA MARINA DRIVE, TERMINANDO CON UNA ALCANTARILLA DE 48" AL NOROESTE DE LOTE 39. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA CON UNA ALCANTARILLA DE 48" LOCALIZADO AL SURESTE DE LOTE 65 Y CONTINUA CORRIENDO AL SUR POR EL LADO OESTE DE LA CALLE BAHIA MAGDALENA DRIVE, TERMINANDO CON UNA ALCANTARILLA DE 48" AL SURESTE DE LOTE 59.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8" SETENTA DOS (72) LINEAS DE SERVICIO DE 4" SERAN EXTENDIDAS HA CADA LOTE. LA LINEAS DE 8" PULGADAS, DE 4" Y ONSE (11) ALCANTARILLAS HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$175,431.00 O \$2,436.54 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. UN COSTO TOTAL DE \$6,480.00, O \$90.00 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

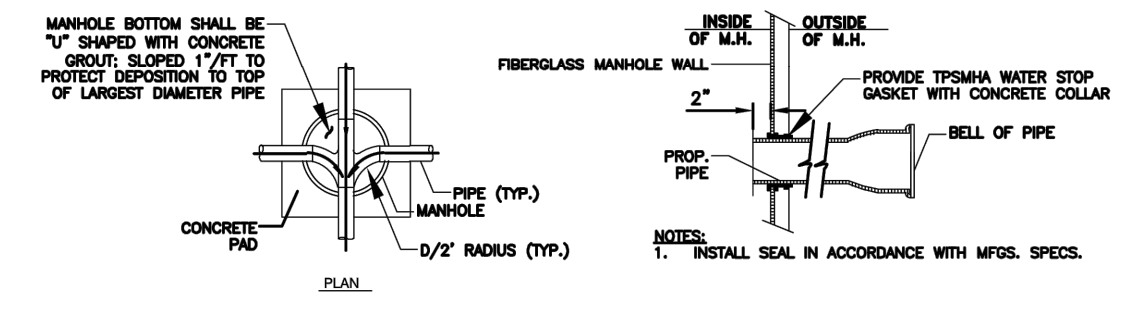
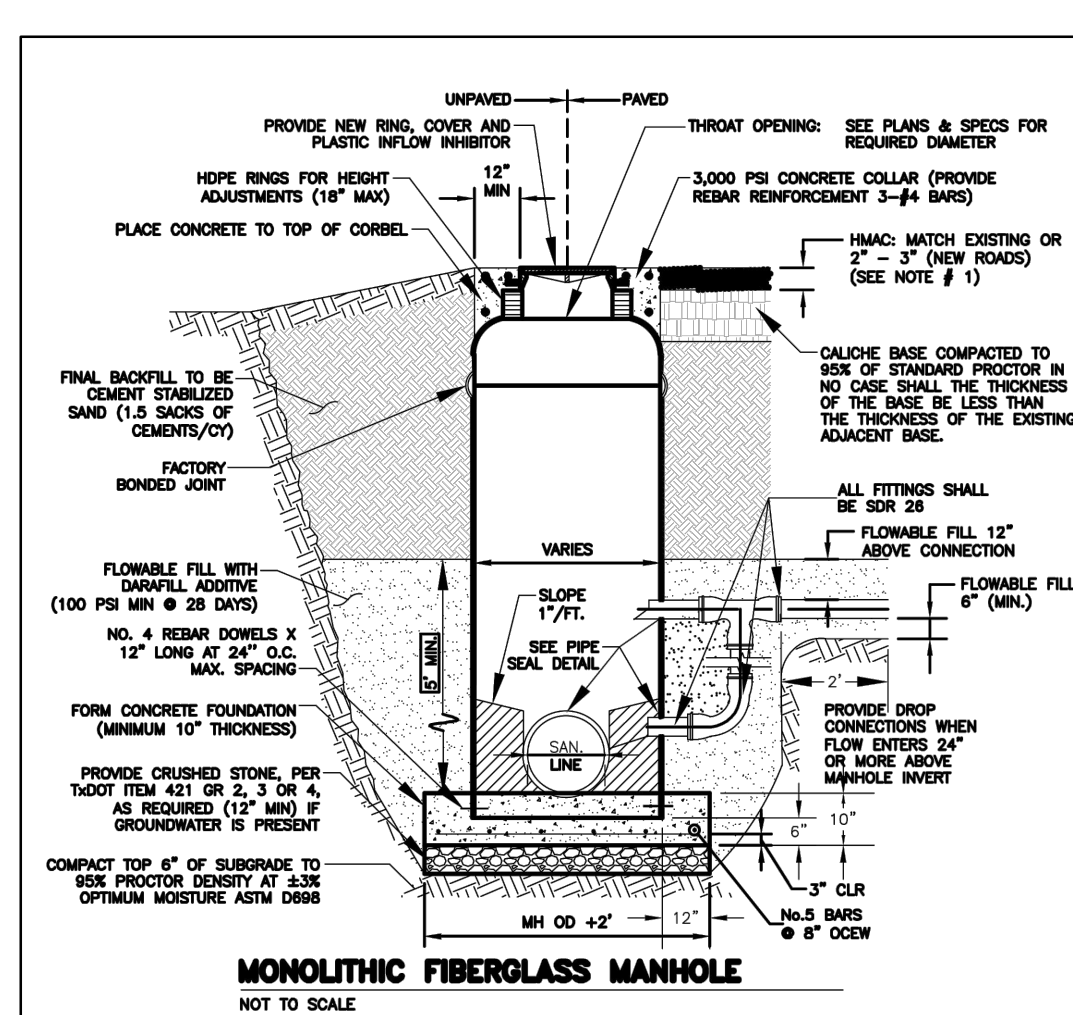
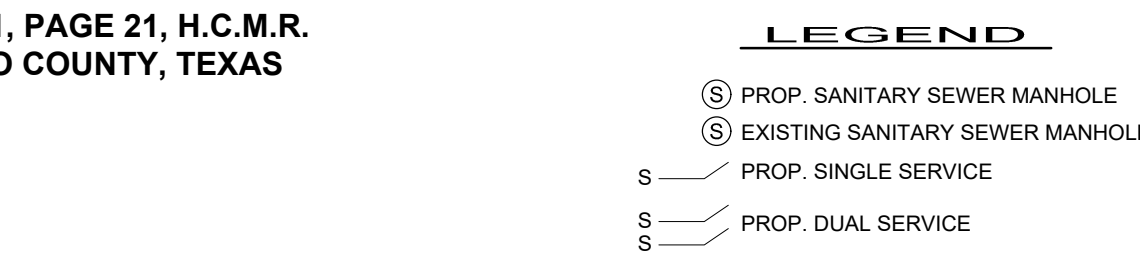
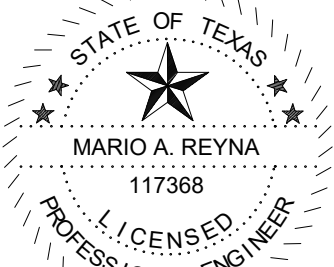
CERTIFICACION:

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

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$181,911.00 O \$2,526.54 POR LOTE.

ENGINEER'S SIGNATURE DATE

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435



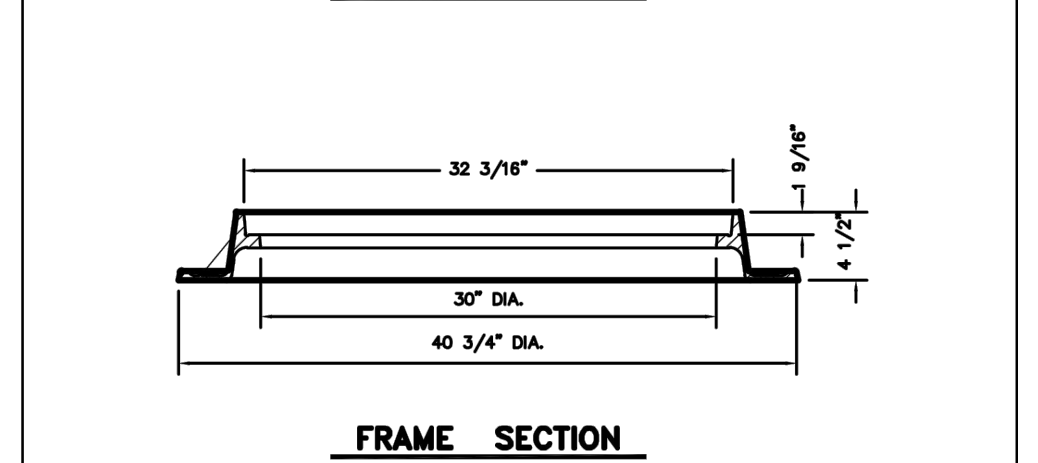
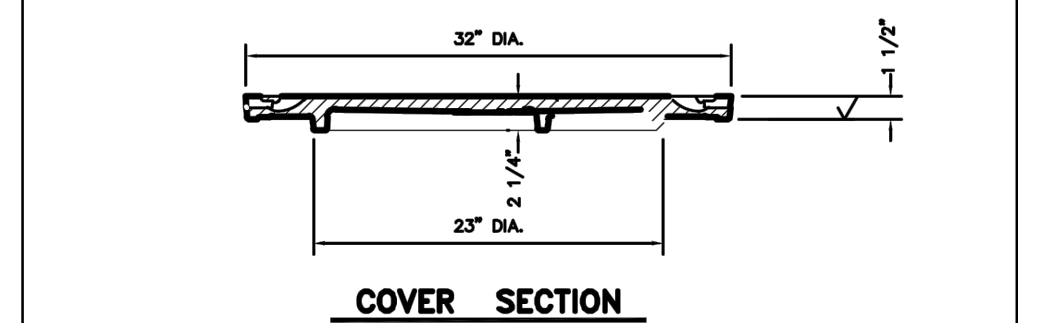
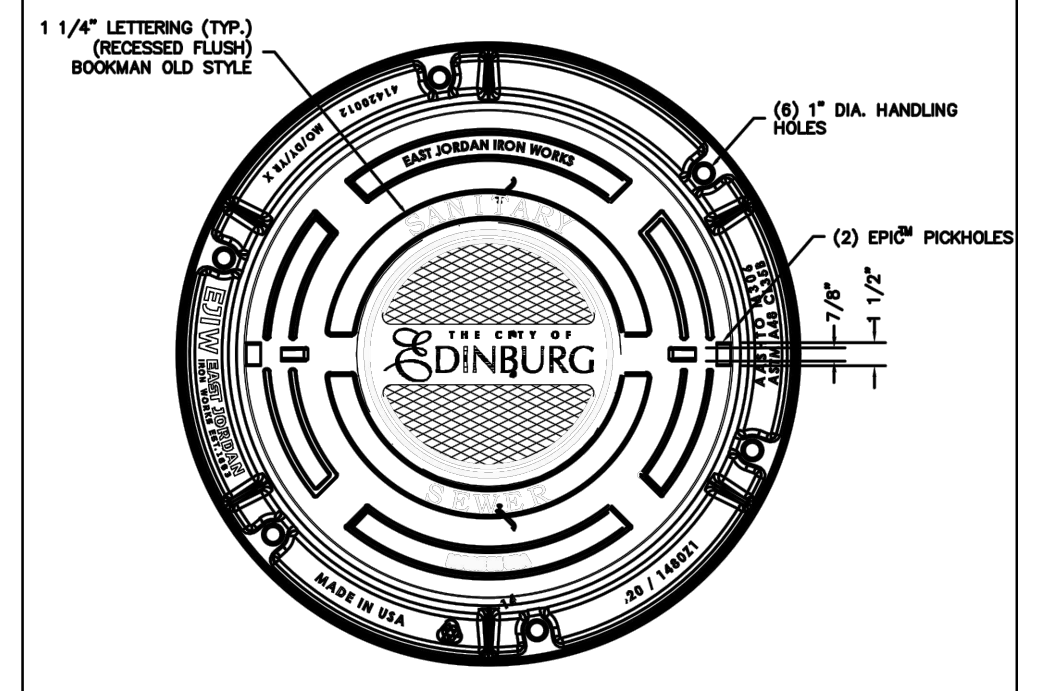
MANHOLE REQUIREMENTS

PIPE DIAMETER	MANHOLE DIAMETER
18" TO 23"	24"
24" TO 30"	30"
30" TO 42"	36"

APPROVED COATINGS TABLE

MANUFACTURER	MODEL NAME	THICKNESS
ARROW	ARROW 300	3/32"
RAVEN LINING SYSTEM	RAVEN 405	3/32"
SHAWNEE WELLS	SHAWNEE 300	3/32"
PHENOLINE	300	3/32"

GENERAL WASTEWATER CONSTRUCTION NOTES:  
 1. HMA: 2" MINOR RESIDENTIAL AND MULTI-FAMILY COLLECTOR, COLLECTOR, MINOR AND PRINCIPAL ARTERIAL STREETS. HMA: 3" MAJOR ARTERIAL STREETS. IN NO CASE SHALL THE THICKNESS OF THE HMA BE LESS THAN THE THICKNESS OF THE EXISTING ADJACENT STREET SURFACE.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF EDINBURG AND THE STATE OF TEXAS.  
 3. THE CONTRACTOR SHALL PROTECT THE SITE OF THE WORK AND EXISTING LOCAL CONDITIONS TO BE RECOVERED IMPROVEMENTS TO BE PROTECTED, AND PERMITS AND FEES TO BE OBTAINED, ALONG WITH OTHER RESEARCH THAT IS NECESSARY TO ENSURE THAT THE CONTRACTOR IS FULLY AWARE OF ALL THE CONDITIONS AND CONSTRAINTS THAT MAY BE ENCOUNTERED DURING THE COURSE OF CONSTRUCTION.  
 4. THE CONTRACTOR SHALL ADHERE TO ALL CITY REGULATIONS PER 30' HAZARD ZONE AND TRAFFIC SAFETY FOR EDUCATION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, AND MUST ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).  
 5. ALL FIBERGLASS MANHOLES SHALL BE MONOLITHIC WITH 0.007" MINIMUM WALL THICKNESS. FIBERGLASS BOTTOM SHALL BE DESIGNED TO WITHSTAND HYDROSTATIC HEAD PRESSURE UNDER ALL CONDITIONS.  
 6. ALL MANHOLE WALL PENETRATIONS SHALL BE COURED AND SEALED WITH APPROVED TPMMA WATER STOP CASSET ASSEMBLY.  
 7. THE CONTRACTOR SHALL PROVIDE PROTECTIVE COATING ON ALL EXPOSED CONCRETE SURFACES, INCLUDING CURB, AREA MANHOLE WALLS AND MANHOLE BENCH.  
 8. FOR FIBERGLASS MANHOLES WITH WATERSTOP BOTTOM, ADHERE TO ALL MANUFACTURER REQUIREMENTS. FIBERGLASS BOTTOM AND BENCH MUST ALSO BE FACTORY INSTALLED.



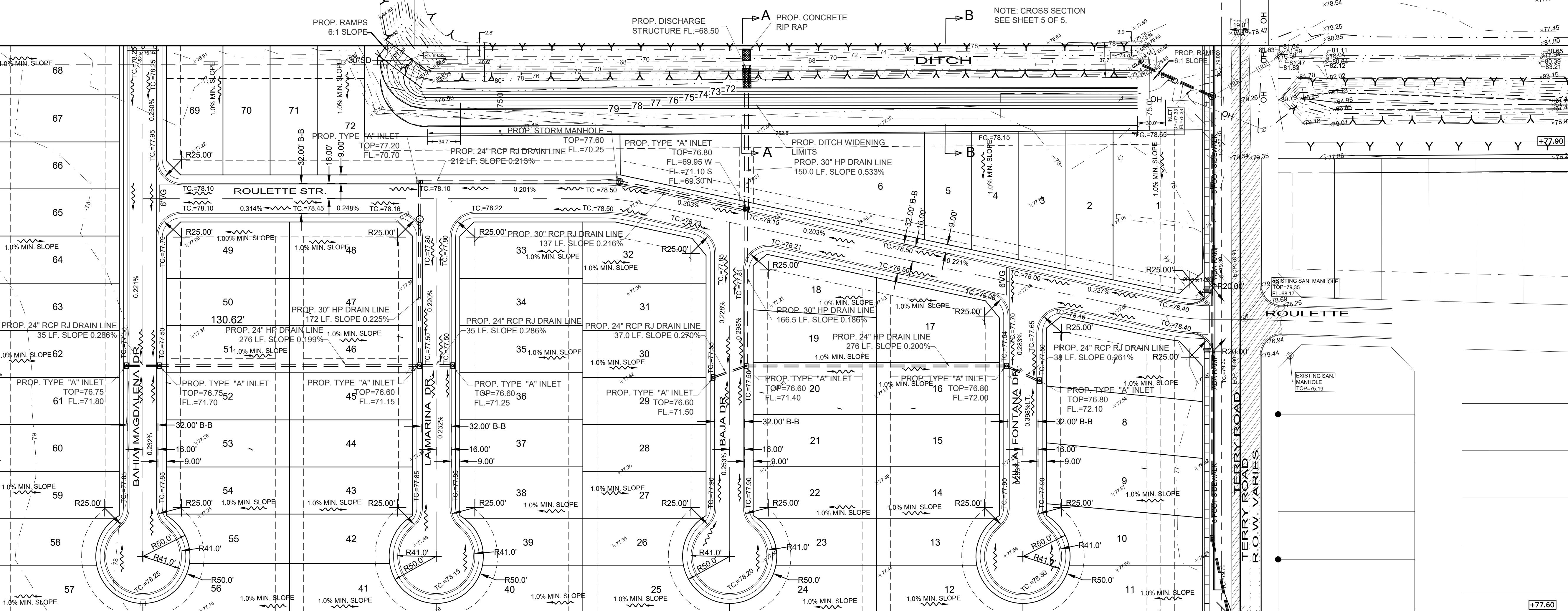
+78.55

+77.65

+79.45

+79.35

+77.60



SCALE: 1"=60'

COORDINATE SYSTEM OF 1983, TEXAS SOUTH ELEVATION DATUM PER NAD 83 (GSD ID 2003)

NOTE: CROSS SECTION SEE SHEET 5 OF 5.

**DRAINAGE STATEMENT**  
**ENSENADA ESTATES SUBDIVISION**

ENSENADA ESTATES SUBDIVISION A TRACT OF LAND CONTAINING 18.250 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 6, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 21, HIDALGO COUNTY MAP RECORDS, SAID 17.213 ACRES WERE CONVEYED TO ROMAN VERA JR. AND/OR EDNA V. VERA, TRUSTEE AND THEIR SUCCESSORS-IN-TRUST OF THE ROMAN & EDNA VERA LIVING TRUST ACCORDING TO THE WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2045447, HIDALGO COUNTY OFFICIAL RECORDS. THIS SUBDIVISION FALLS IN "ZONE X" (SHADED) ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0325 D MAP REVISED: JUNE 6, 2000, REVISED TO REFLECT LOMR: MAY 17, 2001. ZONE "X" (SHADED) IS DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS IF 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." THE PROPERTY IS LOCATED APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF MILE 17 ROAD N. & ALONG THE WEST SIDE OF TERRY ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 71 RESIDENTIAL LOTS, IN THE CITY OF EDINBURG ET., TEXAS.

THE SOILS IN THIS AREA ARE (25) HIDALGO FINE SANDY LOAM, (28) HIDALGO SANDY CLAY LOAM & (52) RAYMONDVILLE CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUP "B" & "C". THESE SOILS ARE MODERATELY PEROUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS IN AN EASTERLY DIRECTION, WITH A RUNOFF OF 9.94 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 37.65 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 27.71 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 30". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DITCH, WHICH WILL BE WIDENED TO ACCOMMODATE THE APPROPRIATE DETENTION WHICH IS LOCATED ON THE NORTH BOUNDARY LINE OF THE SITE. THE H.C.D.D. NO. 1 DITCH FLOW WEST 1.75 MILE EAST THEN NORTH 1.25 NORTH ULTIMATELY DISCHARGING INTO THE MONTE CRISTO MAIN DRAIN (H.C.D.D. #1) ALONG THE SOUTH SIDE OF MONTE CRISTO ROAD. THE EXISTING CONCRETE IRRIGATION CANAL ALONG THE WEST SIDE OF TERRY ROAD SHALL BE REPLACED WITH AN 18" IRRIGATION PVC PIPE PLACED UNDERGROUND.

IN ACCORDANCE WITH THE COUNTY OF HIDALGO 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 77,115 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF THE HIDALGO COUNTY DITCH.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

**MAP OF TOPOGRAPHY AND DRAINAGE:**  
**MAPA DE TOPOGRAFIA Y DESAGUE:**  
 SUBDIVISION MAP OF  
**ENSENADA ESTATES SUBDIVISION**  
 BEING 18.250 ACRES OUT OF  
 LOT 6, BLOCK 249,  
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY  
 VOLUME 1, PAGE 21, H.C.M.R.  
 HIDALGO COUNTY, TEXAS

- LEGEND**
- x77.57- EXISTING ELEVATION
  - TC=77.10- TOP OF CURB
  - FG=77.95- FINISH GRADE
  - +77.60- EXISTING ELEVATION 400 FEET AWAY
  - ⊙ STORM SEWER MANHOLE
  - ⊠ TYPE "A" INLET
  - ⊞ GAS MARKER
  - GAS
  - GAS LINE

**MELDEN & HUNT, INC.**  
 TEXAS REGIST F-1436

**MELDEN & HUNT INC.**  
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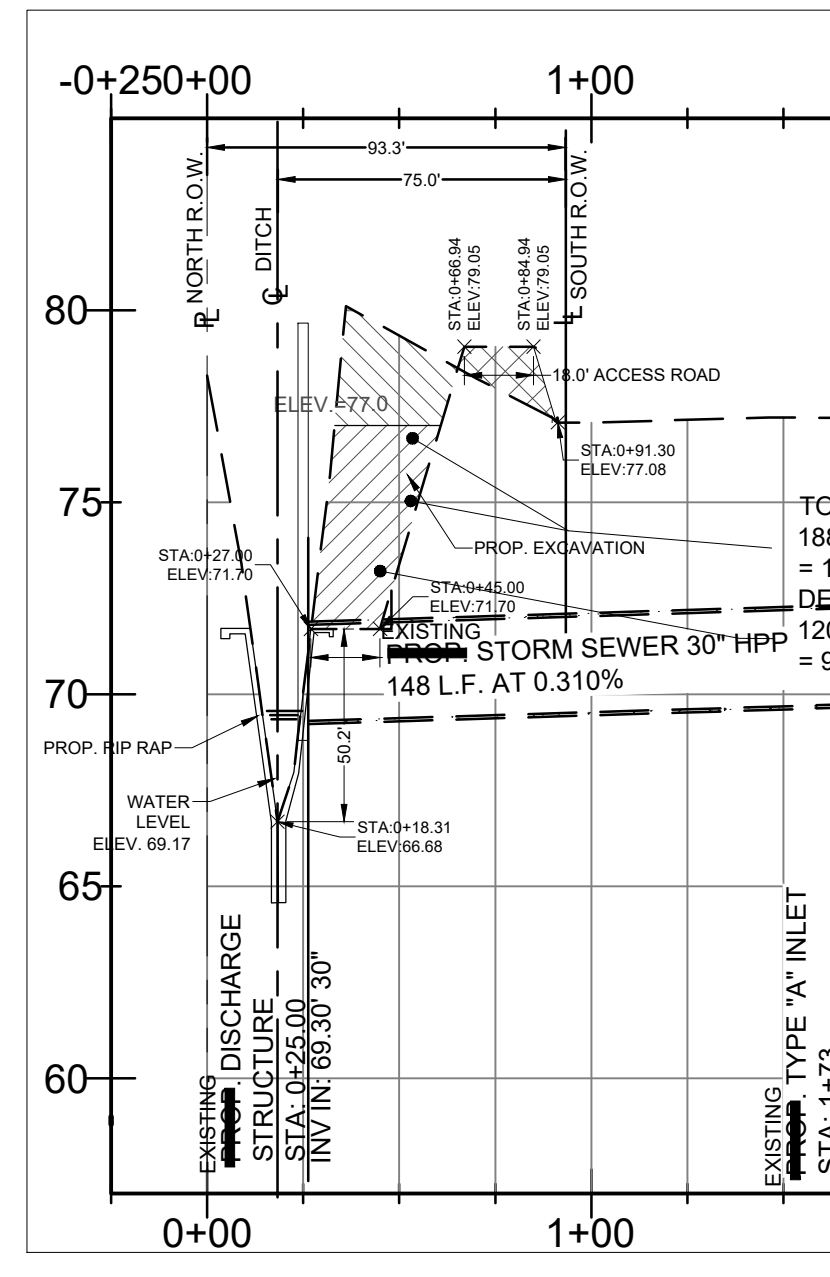
+77.70

MARIO A. REYNA, P.E. # 117368

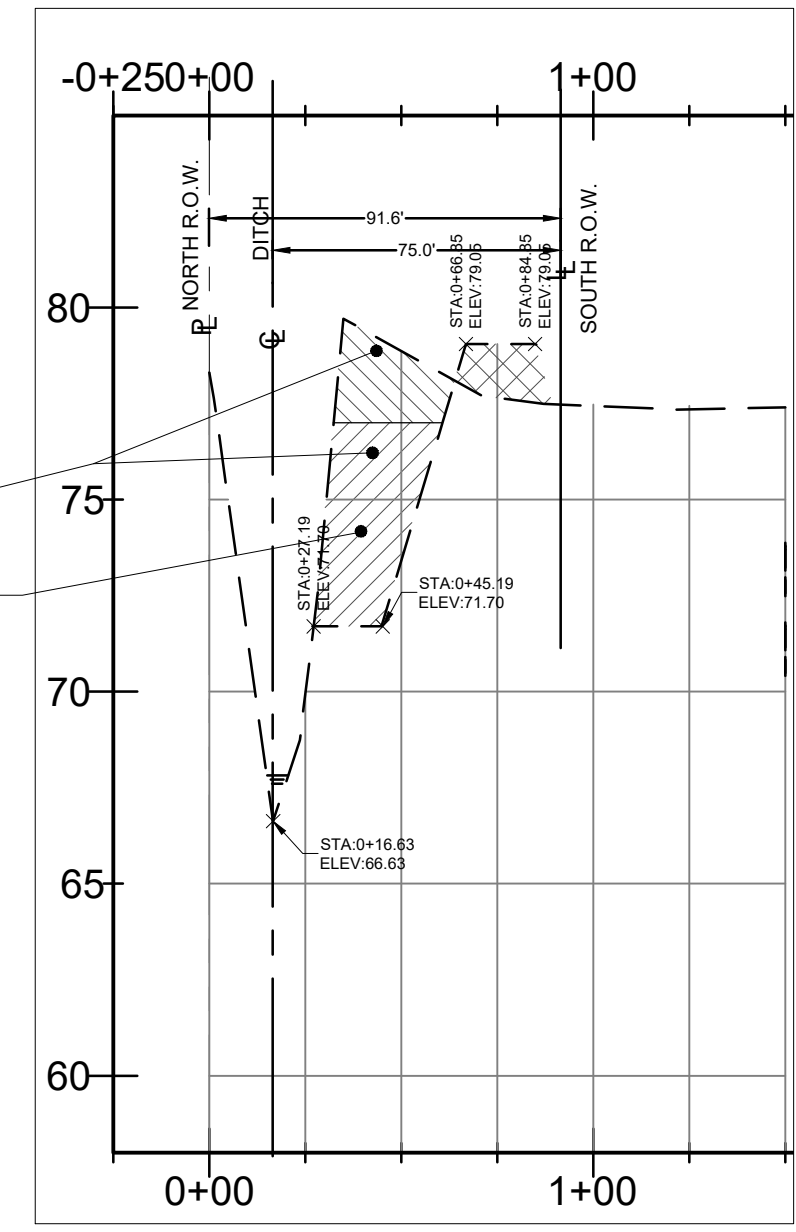
DATE:

SUBDIVISION MAP OF  
**ENSENADA ESTATES SUBDIVISION**  
 BEING 18.250 ACRES OUT OF  
 LOT 6, BLOCK 249,  
 TEXAS-MEXICAN RAILWAY COMPANY SURVEY  
 VOLUME 1, PAGE 21, H.C.M.R.  
 HIDALGO COUNTY, TEXAS

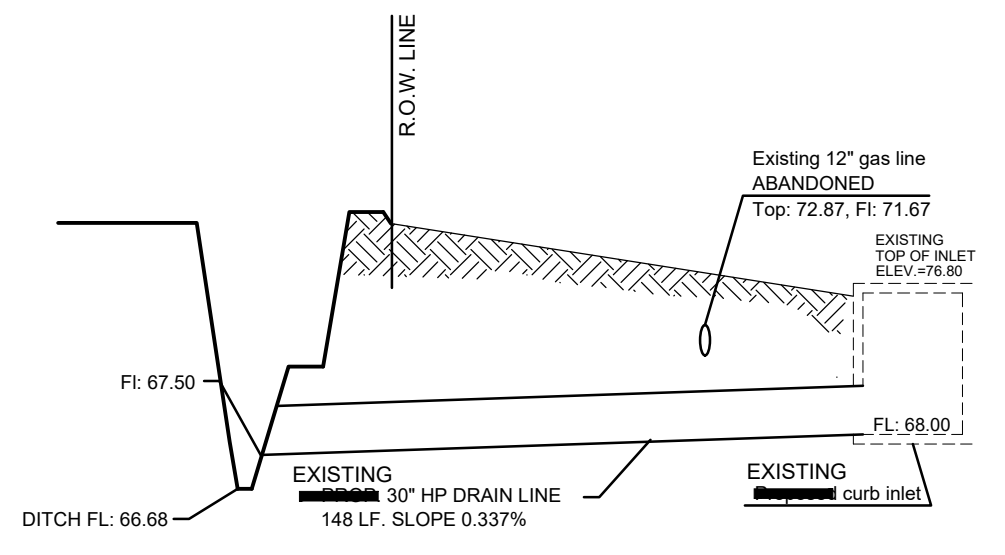
DETENTION REQUIRED= 77,115 C.F.  
 DETENTION PROVIDED= 90,240 C.F.  
 TOTAL EXCAVATION = 141,376 C.F.



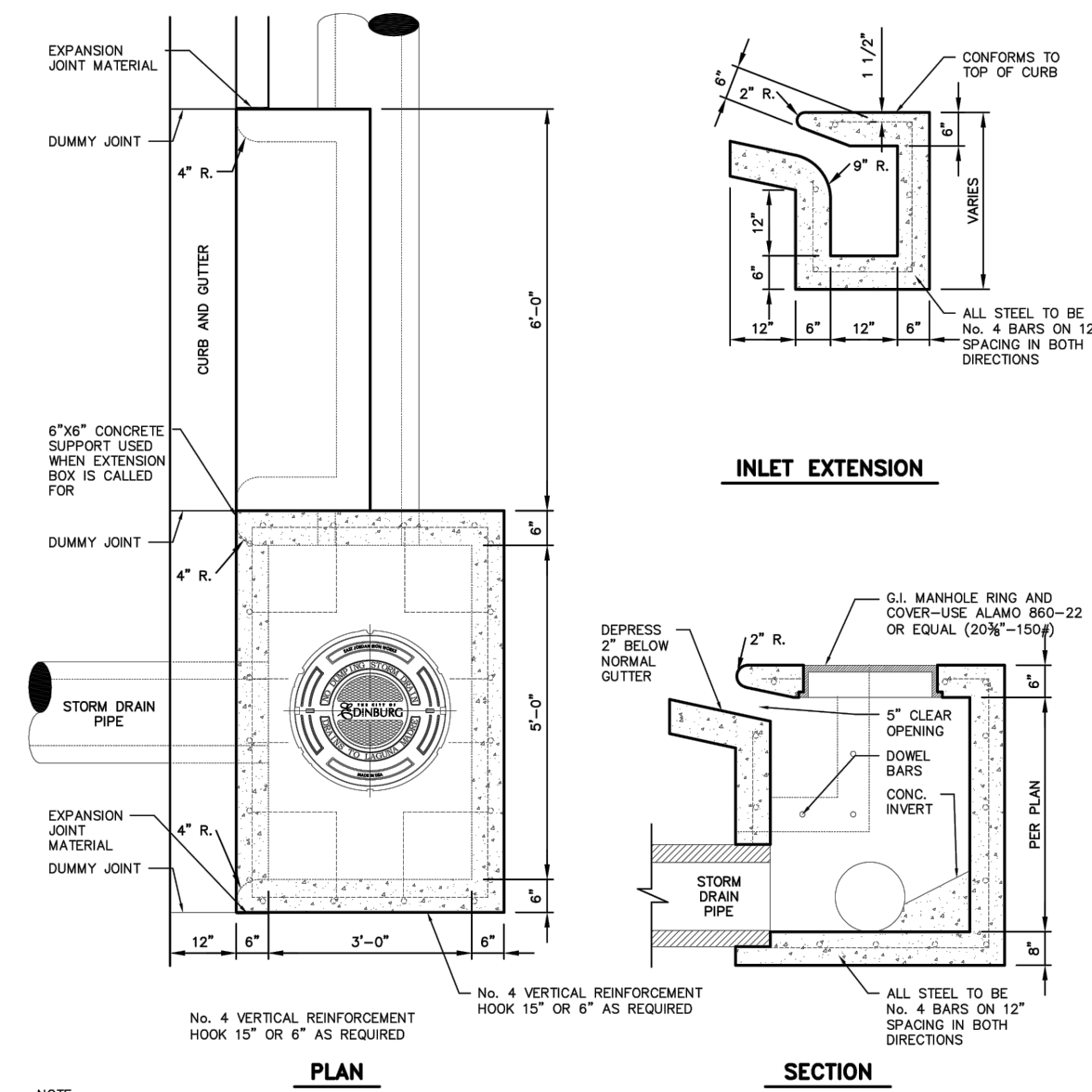
SECTION A-A



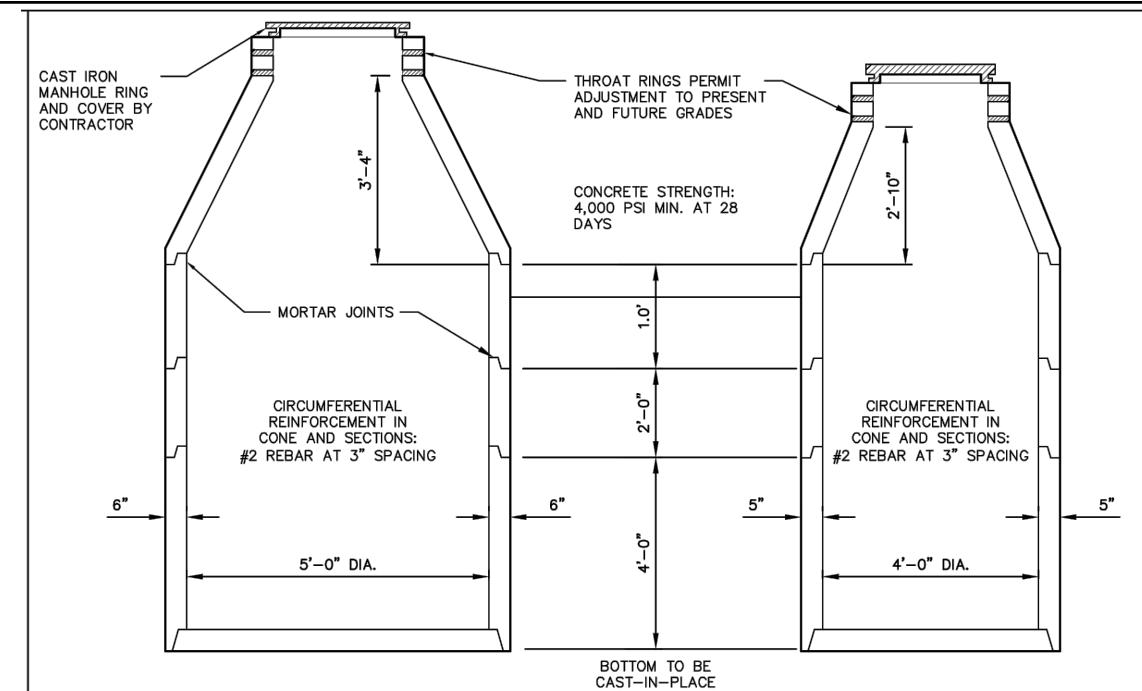
SECTION B-B



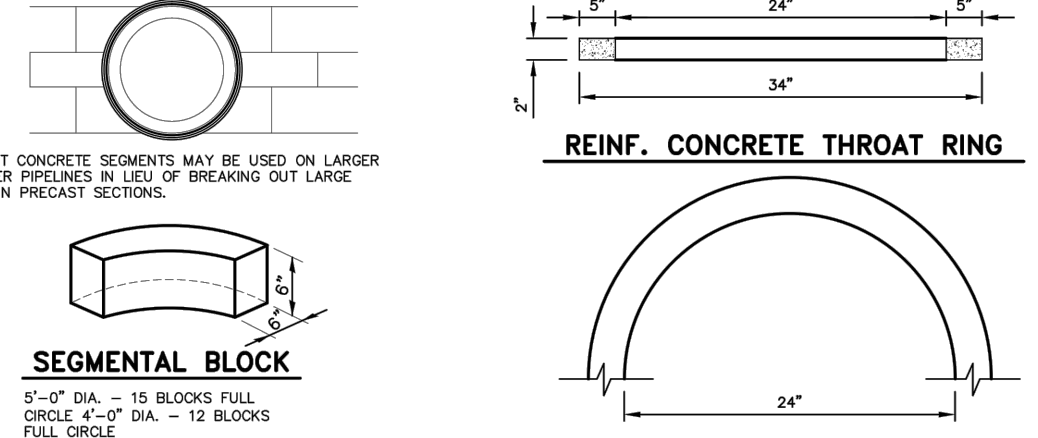
SECTION "A-A"  
 N.T.S.



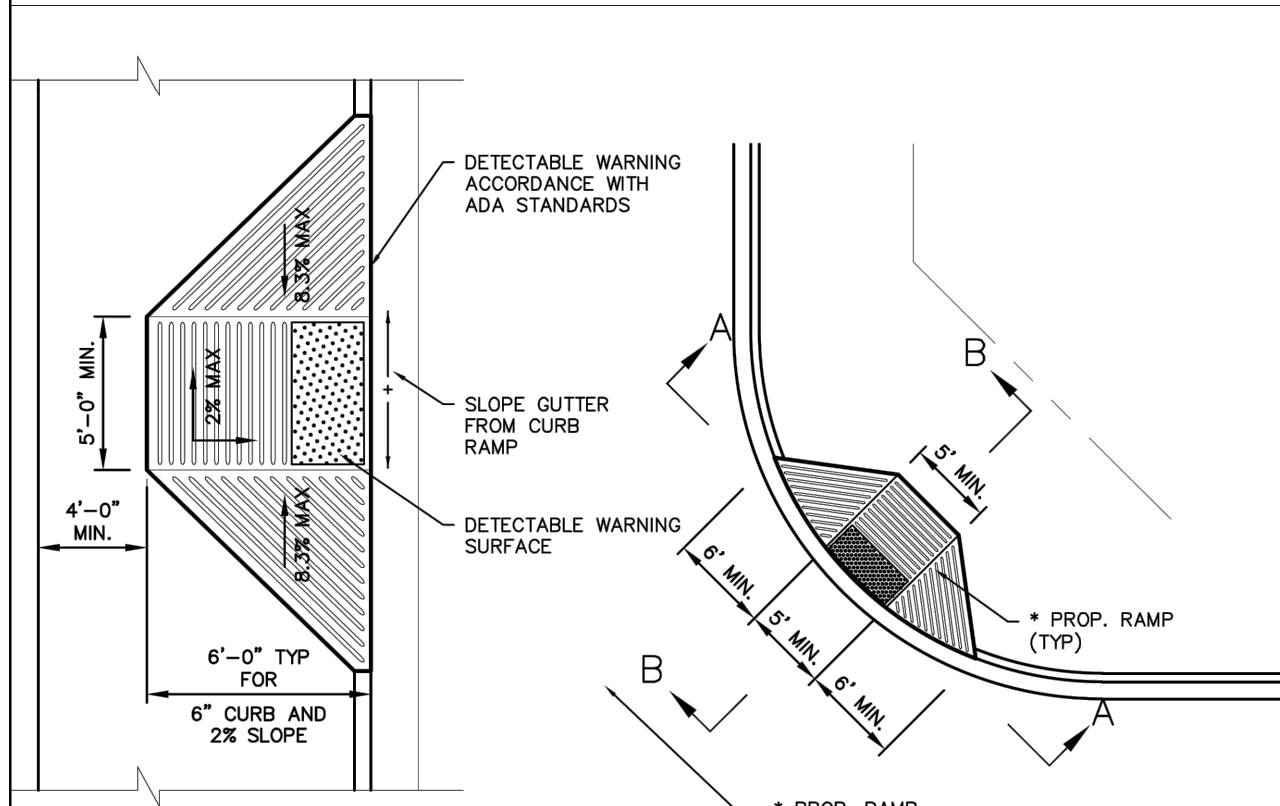
D-2 TYPE "A" INLET WITH EXTENSION - DETAILS



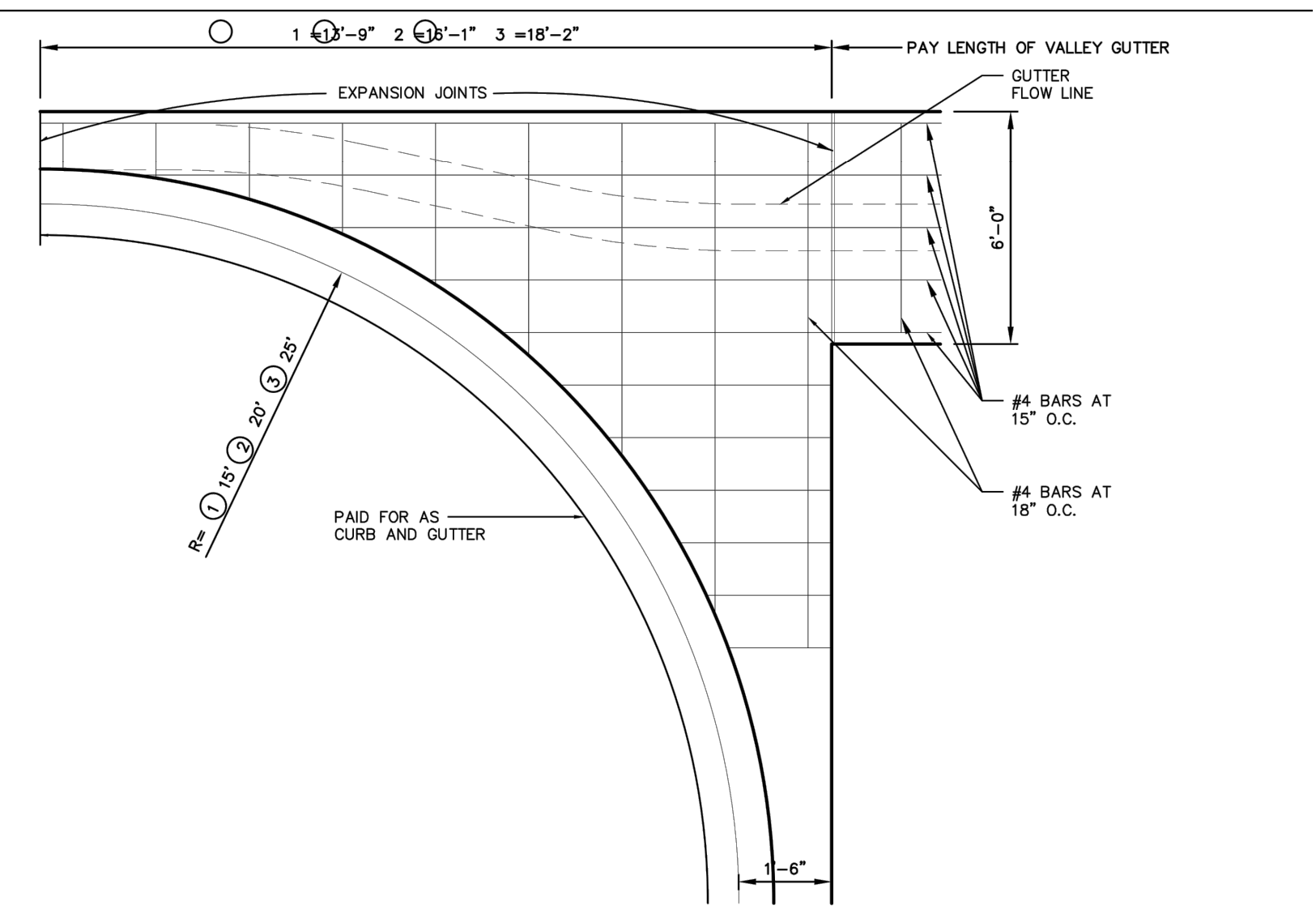
WEIGHTS OF 5'-0" DIA. MANHOLE		MANHOLES SECTIONS		WEIGHTS OF 4'-0" DIA. MANHOLE	
THROAT RING	90 LBS.	ARE CAST IN	THROAT RING	90 LBS.	
CONC. SECTION	2800 LBS.	1'-0" SECTION	CONC. SECTION	1700 LBS.	
1'-0" SECTION	1320 LBS.	2'-0" SECTION	CONC. SECTION	870 LBS.	
2'-0" SECTION	950 LBS.	3'-0" SECTION	CONC. SECTION	1700 LBS.	
3'-0" SECTION	590 LBS.	4'-0" SECTION	CONC. SECTION	2820 LBS.	
4'-0" SECTION	510 LBS.	4'-0" SECTION	CONC. SECTION	3500 LBS.	



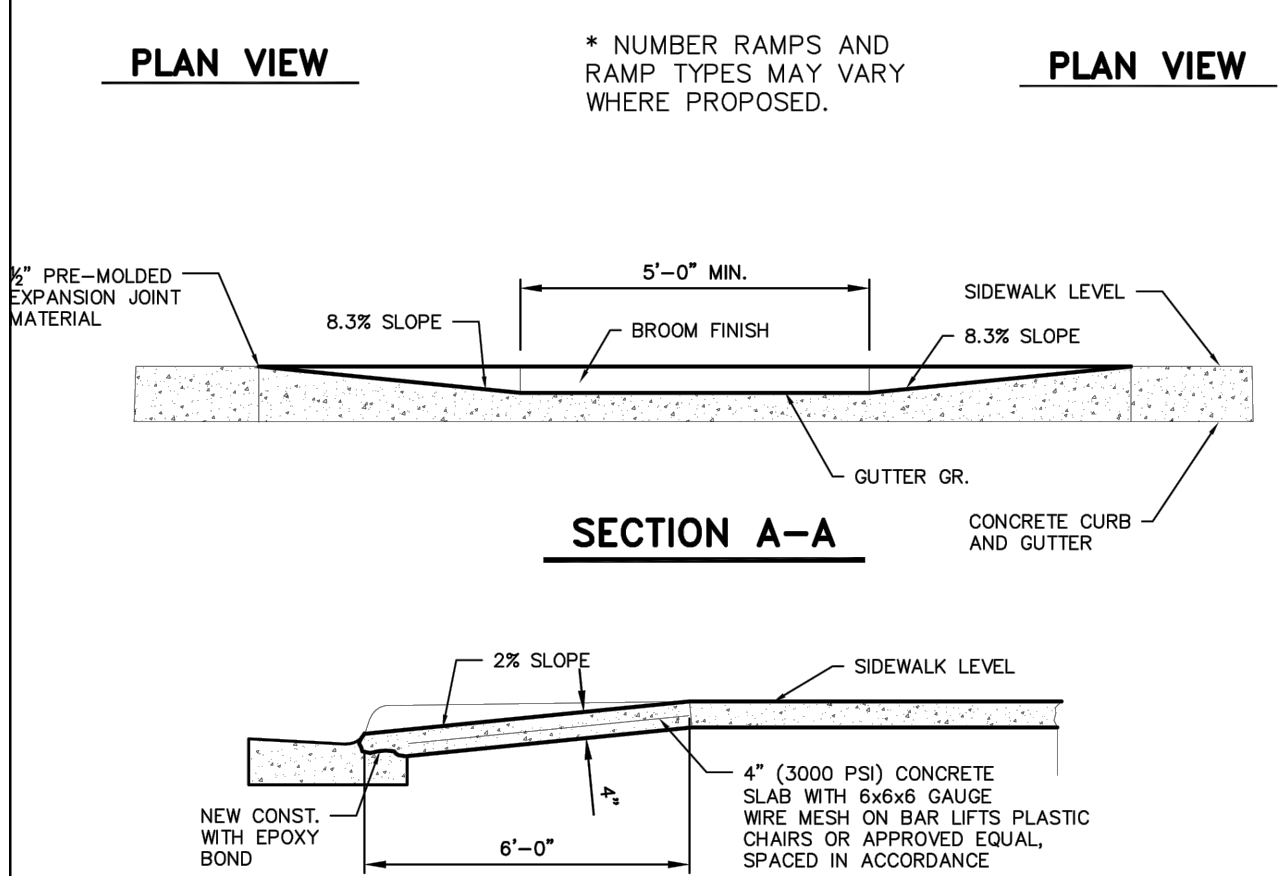
D-4 PRECAST CONCRETE MANHOLES - DETAILS



PLAN VIEW



VALLEY GUTTER DETAIL

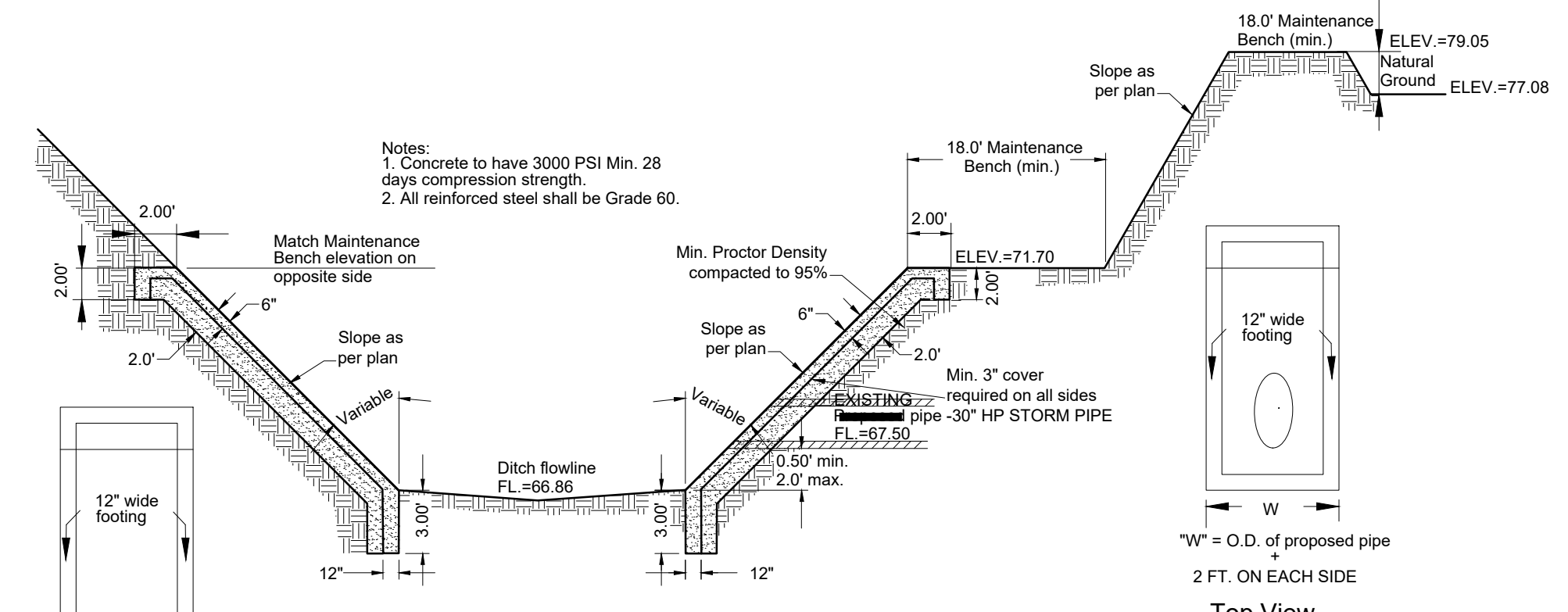


SECTION A-A

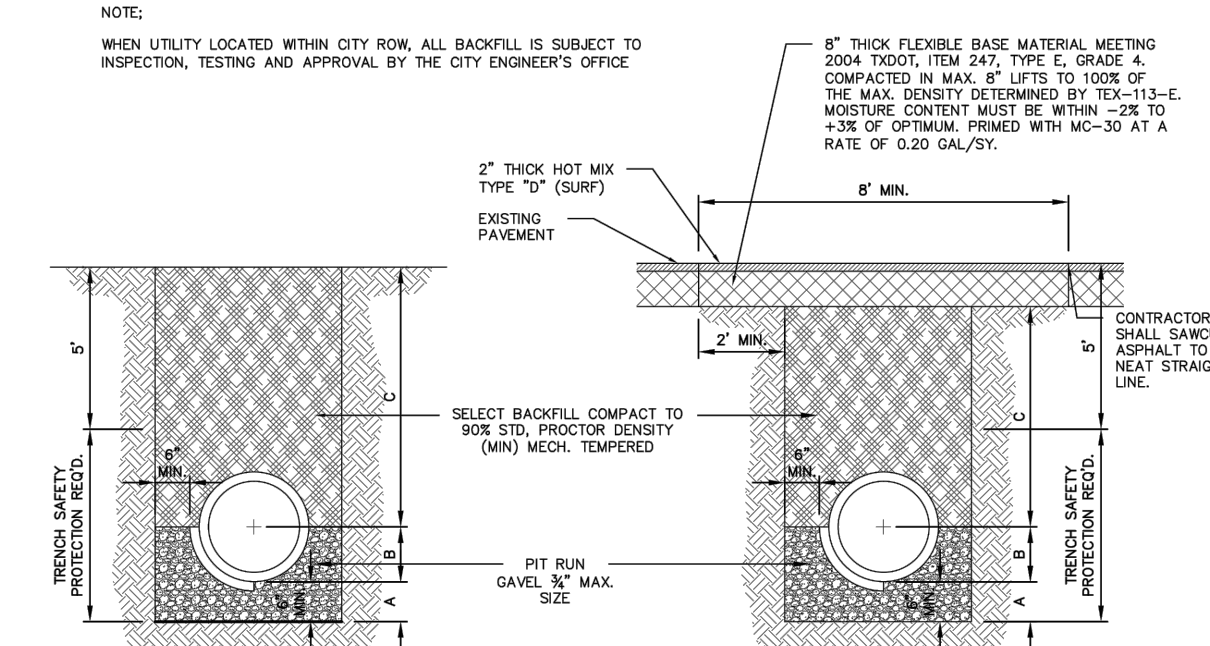
SECTION B-B

HANDICAP RAMP - DETAILS

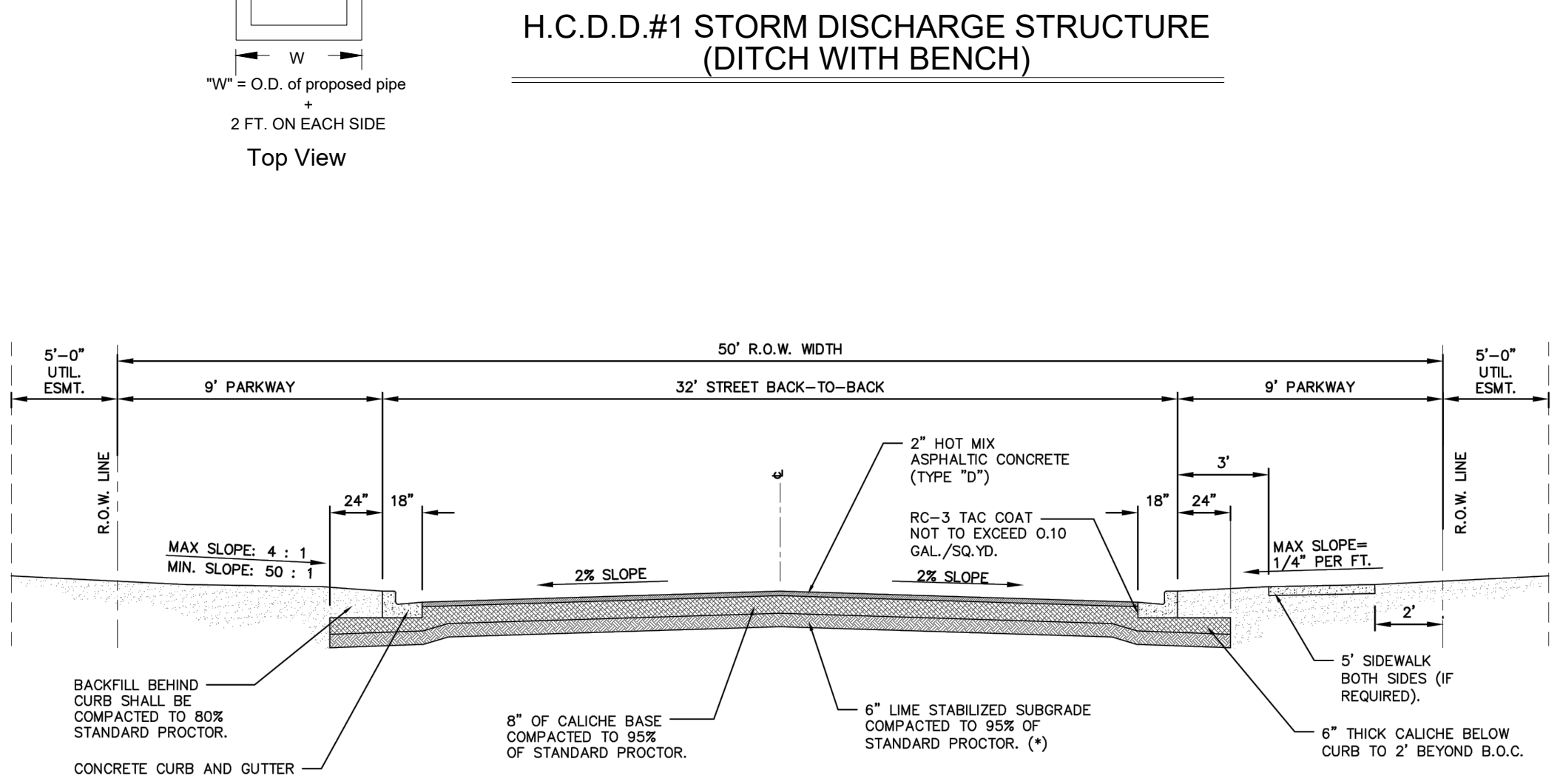
TYPICAL VALLEY GUTTER SECTION



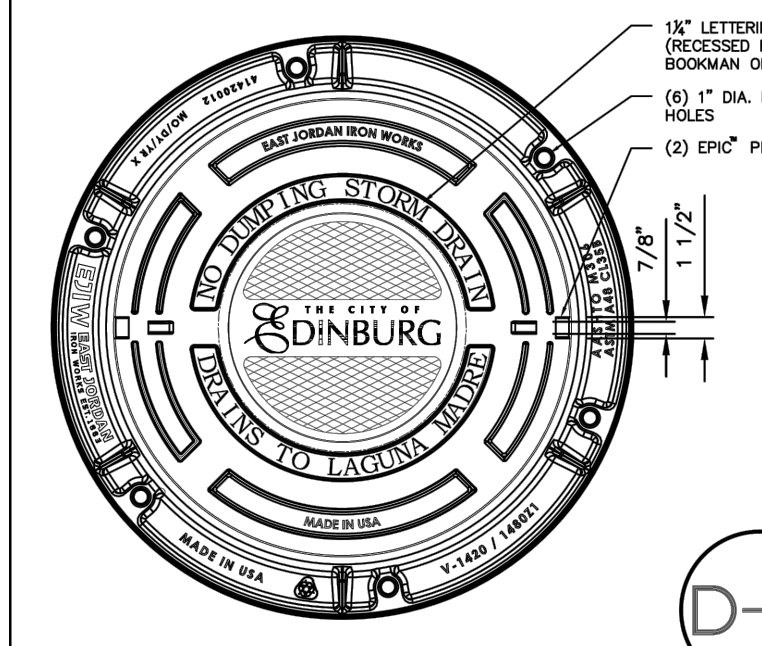
H.C.D.#1 STORM DISCHARGE STRUCTURE  
 (DITCH WITH BENCH)



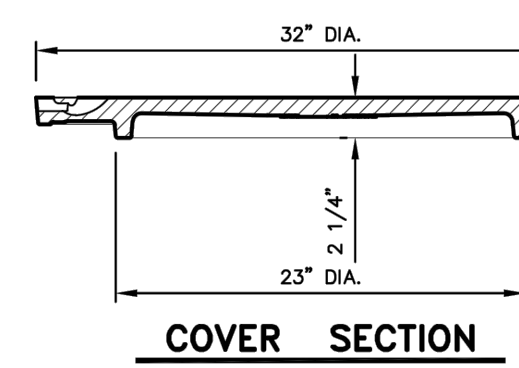
STANDARD PIPE BEDDING - DETAILS



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



D-10 CITY STANDARD ROADWAY MANHOLE RING AND COVER CASTING DETAIL



COVER SECTION

FRAME SECTION

FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, PRIOR TO THE ADDITION OF LIME:

Retained on Sq. Sieve	Percent Required
2"	0
No. 4	20 - 90
No. 40	70 - 90
Max. PI	15
Max. Wet Ball PI	15
Wet Ball Mill Max. Amount	50

- GENERAL NOTES:
- CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH AT 28 DAY
  - ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION DEPARTMENTAL MATERIALS SPECIFICATIONS ITEM 4650, CONSIDERED INCIDENTAL TO CONCRETE WORK.
  - 3" EXPANSION JOINTS REQUIRED AT 40' C.C. AND AT THE BEGINNING AND END OF ALL RADI. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.
  - EXPANSION JOINTS SHALL HAVE 3" EXPANSION JOINT MATERIAL AND 3" No. 4 24" SMOOTH DOWEL BARS COATED TO PREVENT BOND.

CURB AND GUTTER DETAIL

NOT TO SCALE