



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 DEL REY ESTATES UNIT 4 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: 141 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 19

FILLING STATIONS: 9

LOCATION DESCRIPTION: NORTHEAST OF TOWER ROAD & WISCONSIN ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 2-05-2021 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 4-06-2022 BY, JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-13-2022 BY, ENVIRONMENTAL HEALTH DIVISION

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

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

H.C.E.O.C. FINAL APPROVAL DATE: 4-07-2022: 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: FEBRUARY 23, 2021

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

Final Approval subject to recommendations other departments

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

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

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

SUBDIVISION MAP OF DEL REY ESTATES UNIT 4 SUBDIVISION

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

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 40.000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 40.000 ACRES TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO AMADO A. ARTEAGA, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 1181492, HIDALGO COUNTY OFFICIAL RECORDS, SAID 40.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

THENCE, N 81° 25' 13" E (N 81° 15' DEED CALL) ALONG THE SOUTH LINE OF SAID LOT 6 AND WITHIN THE EXISTING RIGHT-OF-WAY LINE OF WISCONSIN ROAD, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 40.000 ACRES OF LAND, IN WHICH 4.656 ACRES LIES WITHIN THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AND 1.501 ACRES LIES WITHIN THE EXISTING RIGHT-OF-WAY OF WISCONSIN ROAD AND TOWER ROAD, LEAVING A NET OF 33.843 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CUATRO TIERRAS, L.P., AS OWNER OF THE 40.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DEL REY ESTATES UNIT 4 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION MAP AND DEDICATE TO PUBLIC USE THE (STREETS), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

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

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

CUATRO TIERRAS, L.P., A TEXAS LIMITED PARTNERSHIP DATE: _____
JOHN R. MAYS, 11410 FM 493, DONNA, TEXAS

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, AND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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

MAYOR CITY OF EDINBURG _____ DATE _____
CITY SECRETARY _____ DATE _____

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN EXCLUSIVE PERPETUAL 15' EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY 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 GRANTOR 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 FOLLOWS:

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 _____, 2021.

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 THE _____ DAY OF _____, 20____.

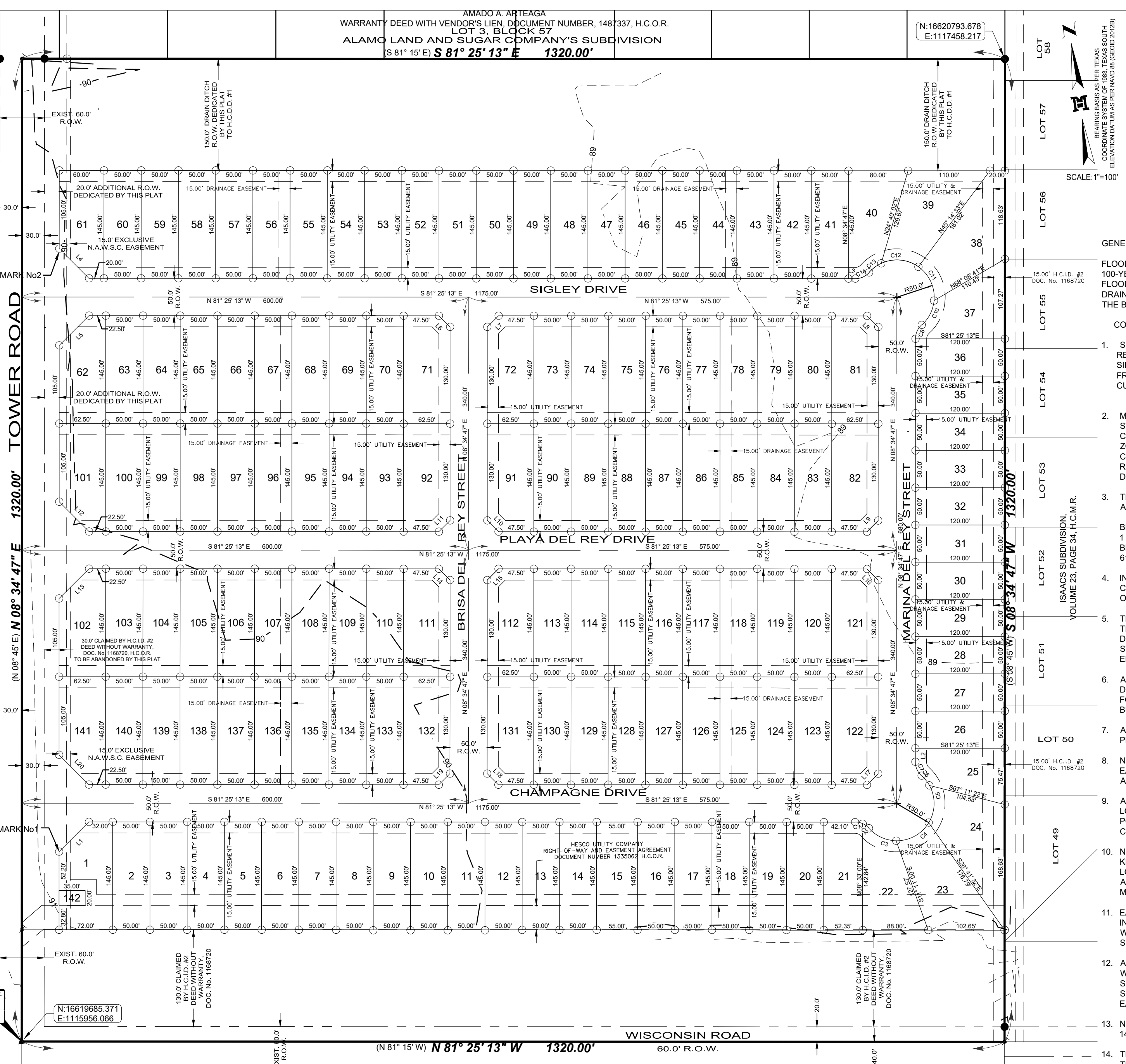
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

ON: _____ AT _____ AM/PM

INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

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



GENERAL PLAT NOTES & RESTRICTIONS:

FLOOD ZONE STATEMENT: ZONE "B", ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER: 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982

1. SETBACKS:
REAR: 10.00' OR EASEMENT, WHICHEVER IS GREATER
SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER
FRONT: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER
CUL-AS-SAC: 30.00 FEET OR EASEMENT, WHICHEVER IS GREATER

2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 16" 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.

3. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 [GEOID 2003]

BENCH MARK No. 1 - DISK SET AT THE SOUTH CLIP OF THE NORTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION, N: 11661994.870, E: 11068720.000, ELEVATION: 89.85
BENCH MARK No. 2 - DISK SET AT THE NORTH CLIP AT THE SOUTHWEST CORNER OF LOT 61 OF THIS SUBDIVISION, N: 16620716.160, E: 111662150, ELEVATION: 89.85.

4. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 175,863 CUBIC-FEET (4.037 ACRE-FEET) OF STORM WATER RUNOFF.

5. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPROVISORY AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.

6. A 5 FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG TOWER 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.

7. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.

8. 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 OCCUPANCY OF THE LOT.

9. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

10. 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 NATURE HEIGHT, GRASS, OR FLOWERS) OR OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

11. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.

13. NO ACCESS SHALL BE PERMITTED FROM TOWER ROAD ONTO LOTS 1, 61, 62, 101, 102 & 141.

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

15. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS. 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(S).

16. LOT 142 SHALL BE DEDICATED TO NORTH ALAMO WATER SUPPLY CORPORATION FOR LIFT STATION USE.

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

DEL REY ESTATES UNIT 4 SUBDIVISION IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY LOCATED AT THE NORTHEAST INTERSECTION WITH TOWER ROAD AND WISCONSIN 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). DEL REY ESTATES UNIT 4 SUBDIVISION LIES APPROXIMATELY 1.25 MILES EAST OF THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

INDEX TO SHEET OF DEL REY ESTATES UNIT 4 SUBDIVISION

SHEET 1: DESCRIPTION (METES AND BOUNDS); HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP LOT STREETS AND EASEMENT LAYOUT; SURVEYORS CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; REVISION NOTES; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION; PLAT NOTES AND RESTRICTIONS; CERTIFICATION; ATTESTATION; CITY APPROVAL CERTIFICATE; HIDALGO COUNTY JUDGE, ALAMO PLANNING & ZONING, COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS;

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

SHEET 4: DRAINAGE & STREETS, MAP OF TOPOGRAPHY; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 5: DETAILS OF WATER, SANITARY SEWER, DRAINAGE AND STREETS.

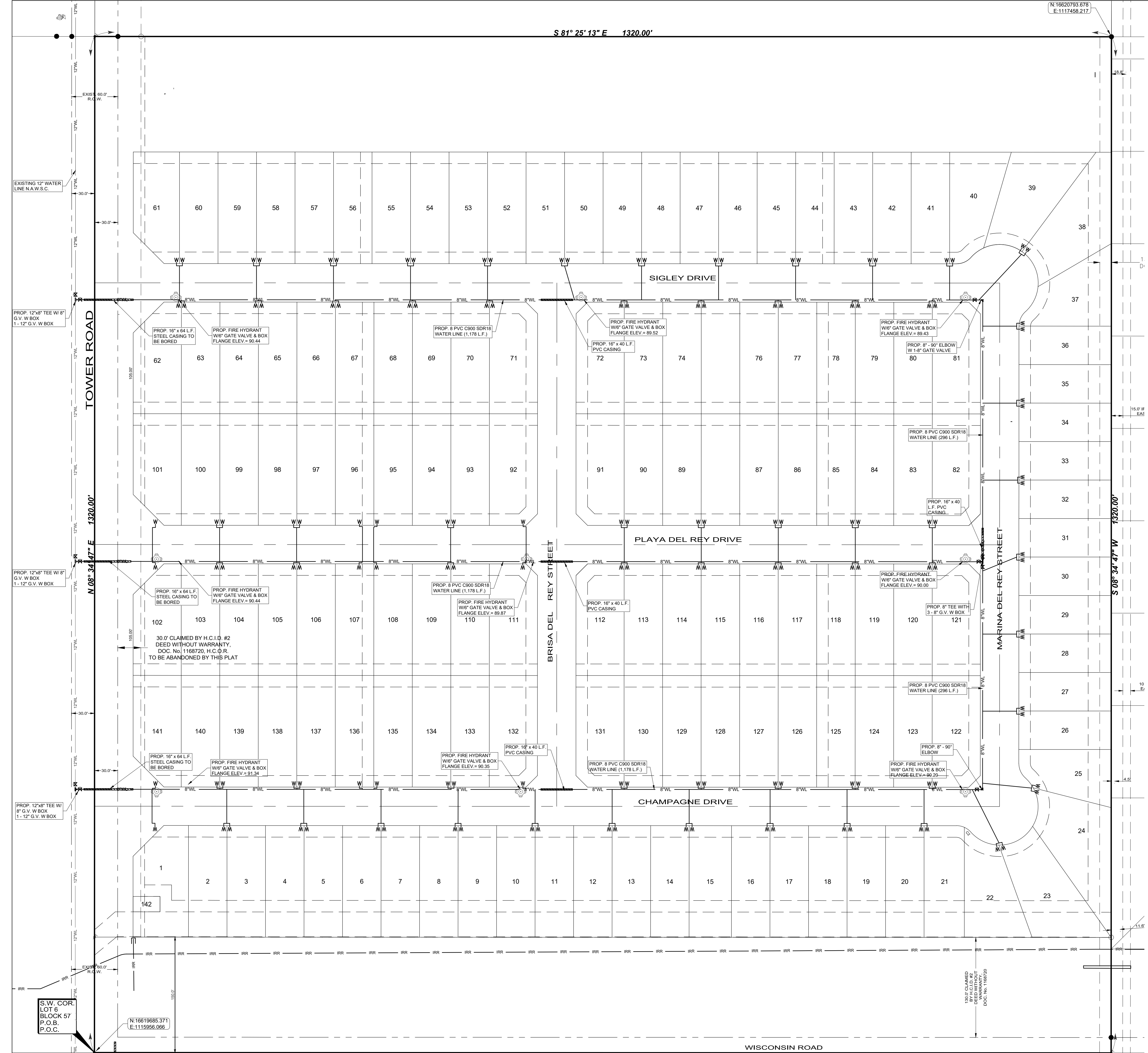
PRINCIPAL CONTACTS NAME ADDRESS CITY & ZIP PHONE FAX

OWNER: JOHN R. MAYS 11410 FM 493 DONNA, TX 78537 C/O(956)381-0981 C/O(956)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

LEGEND

- FOUND NO. 4 REBAR
 - ▲ FOUND COTTON PICKER SPINDLE
 - ▲ FOUND PK NAIL
 - SET NO. 4 REBAR WITH PLASTIC
 - CAP STAMPED MELDEN & HUNT
 - SET NAIL
- A-A: EDGE OF ASPHALT TO EDGE OF ASPHALT
R.O.W.: RIGHT OF WAY
H.C.M.R.: HIDALGO COUNTY MAP RECORDS
H.C.O.R.: HIDALGO COUNTY OFFICIAL RECORDS
H.C.I.D.: HIDALGO COUNTY IRRIGATION DISTRICT
S.W. COR.: SOUTHWEST CORNER
DOC No.: DOCUMENT NUMBER
() : DEED CALLS

Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	8940.00	0.205	20	7250.00	0.166	40	8331.13	0.191	80	7250.00	0.166	120	7250.00	0.166	140	7250.00	0.166	160	7250.00	0.166
2	7250.00	0.166	21	7577.84	0.174	41	7250.00	0.166	81	7900.00	0.191	121	8950.00	0.205	141	8262.50	0.190	161	8262.50	0.190
3	7250.00	0.166	22	8338.35	0.191	42	7250.00	0.166	82	8262.50	0.190	122	8950.00	0.205	142	7900.00	0.191	162	7900.00	0.191
4	7250.00	0.166	23	10327.33	0.237	43	7250.00	0.166	83	7250.00	0.166	123	7250.00	0.166	143	7250.00	0.166	163	7250.00	0.166
5	7250.00	0.166	24	10923.93	0.251	44	7250.00	0.166	84	7250.00	0.166	124	7250.00	0.166	144	7250.00	0.166	164	7250.00	0.166
6	7250.00	0.166	25	7044.05	0.162	45	7250.00	0.166	85	7250.00	0.166	125	7250.00	0.166	145	7250.00	0.166	165	7250.00	0.166
7	7250.00	0.166	26	6000.00	0.138	46	7250.00	0.166	86	7250.00	0.166	126	7250.00	0.166	146	7250.00	0.166	166	7250.00	0.166
8	7250.00	0.166	27	6000.00	0.138	47	7250.00	0.166	87	7250.00	0.166	127	7250.00	0.166	147	7250.00	0.166	167	7250.00	0.166
9	7250.00	0.166	28	6000.00	0.138	48	7250.00	0.166	88	7250.00	0.166	128	7250.00	0.166	148	7250.00	0.166	168	7250.00	0.166
10	7250.00	0.166	29	6000.00	0.138	49	7250.00	0.166	89	7250.00	0.166	129	7250.00	0.166	149	7250.00	0.166	169	7250.00	0.166
11	7250.00	0.166	30	6000.00	0.138	50	7250.00	0.166	90	7250.00	0.166	130	7250.00	0.166	150	7250.00	0.166	170	7250.00	0.166
12	7250.00	0.166	31	6000.00	0.138	51	7250.00	0.166	91	8950.00	0.205	131	8950.00	0.205	151	8950.00	0.205	171	8950.00	0.205
13	23000.00	0.528	32	6000.00	0.138	52	7250.00	0.166	92	8950.00	0.205	132	8950.00	0.205	152	8950.00	0.205	172	8950.00	0.205
14	7250.00	0.166	33	6000.00	0.138	53	7250.00	0.166	93	7250.00	0.166	133	7250.00	0.166	153	7250.00	0.166	173	7250.00	0.166
15	7975.00	0.183	34	6000.00	0.138	54	7250.00	0.166	94	7250.00	0.166	134	7250.00	0.166	154	7250.00	0.166	174	7250.00	0.166
16	7250.00	0.166	35	6000.00	0.138	55	7250.00	0.166	95	7250.00	0.166	135	7250.00	0.166	155	7250.00	0.166	175	7250.00	0.166
17	7250.00	0.166	36	9999.80	0.138	56	7250.00	0.166	96	7250.00	0.166	136	7250.00	0.166	156	7250.00	0.166	176	7250.00	0.166
18	7250.00	0.166	37	8148.04	0.187	57	7250.00	0.166	97	7250.00	0.166	137	7250.00	0.166	157	7250.00	0.166	177	7250.00	0.166
19	7250.00	0.166	38	10701.71	0.246	58	7250.00	0.166	98	7250.00	0.166	138	7250.00	0.166	158	7250.00	0.166	178	7250.00	0.166
20	7250.00	0.166	39	10061.83	0.231	59	7250.00	0.166	99	7250.00	0.166	139	7250.00	0.166	159	7250.00	0.166	179	7250.00	0.166</



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

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

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

WATER DISTRIBUTION FOR THE DEL REY ESTATES UNIT 4 SUBDIVISION CONSISTS OF SEVENTY (70)-1" DIAMETER DUAL SERVICE LINES SERVING 140 LOTS AND 60-3" SINGLE SERVING 6 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$267,040.00 OR \$1,893.90 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$135,150.00, WHICH COVERS THE \$958.51 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 6 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$27,960.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$402,190.00 WHICH EQUALS TO \$2,852.41 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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

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

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

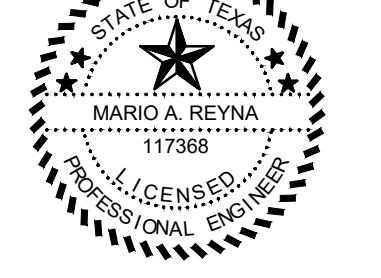
DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN SESENTA CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CIENTO CUARENTA LOTES Y SIEN SERVICIOS INDIVIDUALES SERVIENDO SIEN LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO. EL CONDUCTO DE 1/2 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 267,040.00 O \$ 1,893.90 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 135,150.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ 958.51. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 6 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 27,960.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 402,190.00 O \$ 2,852.41 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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

SUBDIVISION MAP OF
DEL REY ESTATES
UNIT 4 SUBDIVISION

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

COST ESTIMATE:
 PAVING IMPROVEMENTS: \$ 595,518.10
 DRAINAGE IMPROVEMENTS: \$ 357,884.52
 WATER DISTRIBUTION: \$ 267,040.00
 SANITARY SEWER IMPROVEMENTS / OSSF: \$ 333,411.00

ESTIMACION DE COSTOS:
 PAVIMENTACION DE CALLES: \$ 595,518.10
 DRENAJE PLUVIAL: \$ 357,884.52
 SERVICIO DE AGUA POTABLE: \$ 267,040.00
 SERVICIO DE DRENAJE SANITARIO \$ 333,411.00

**DEL REY ESTATES
 UNIT 4 SUBDIVISION**

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

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

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

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

THE 6" FORCE MAIN, 8" SEWER LINE, 4" SERVICE LINE AND THIRTEEN (13) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$333,411.00 OR \$2,364.62 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF ALAMO THE SUM OF \$ 1,125.00 WHICH COVERS THE \$ 7.98 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

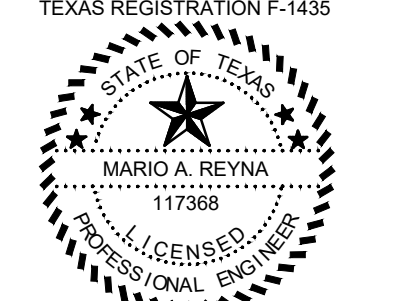
ENGINEER CERTIFICATION:

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

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$334,536.00 WHICH EQUALS TO \$2,372.60 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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

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

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

LAS LINEAS DE 6" DE PRECCION, SISTEMA DE POMPAS DE PRECCION, 8", SERVICIO DE 4 PULGADAS Y DIAS (13) ALCANTERILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$333,411.00 O \$2,364.62 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE \$ 1,125.00, O \$7.98 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 \$334,536.00 O \$2,372.60 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

1. CUATRO TIERRAS, L.P., SUBDIVIDER OF DEL REY ESTATES UNIT 4 SUBDIVISION, HERE BY 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.

CUATRO TIERRAS, L.P.
 JOHN R. MAYES
 11410 FM 493
 DONNA, TEXAS 78537

STATE OF TEXAS
 COUNTY OF HIDALGO:

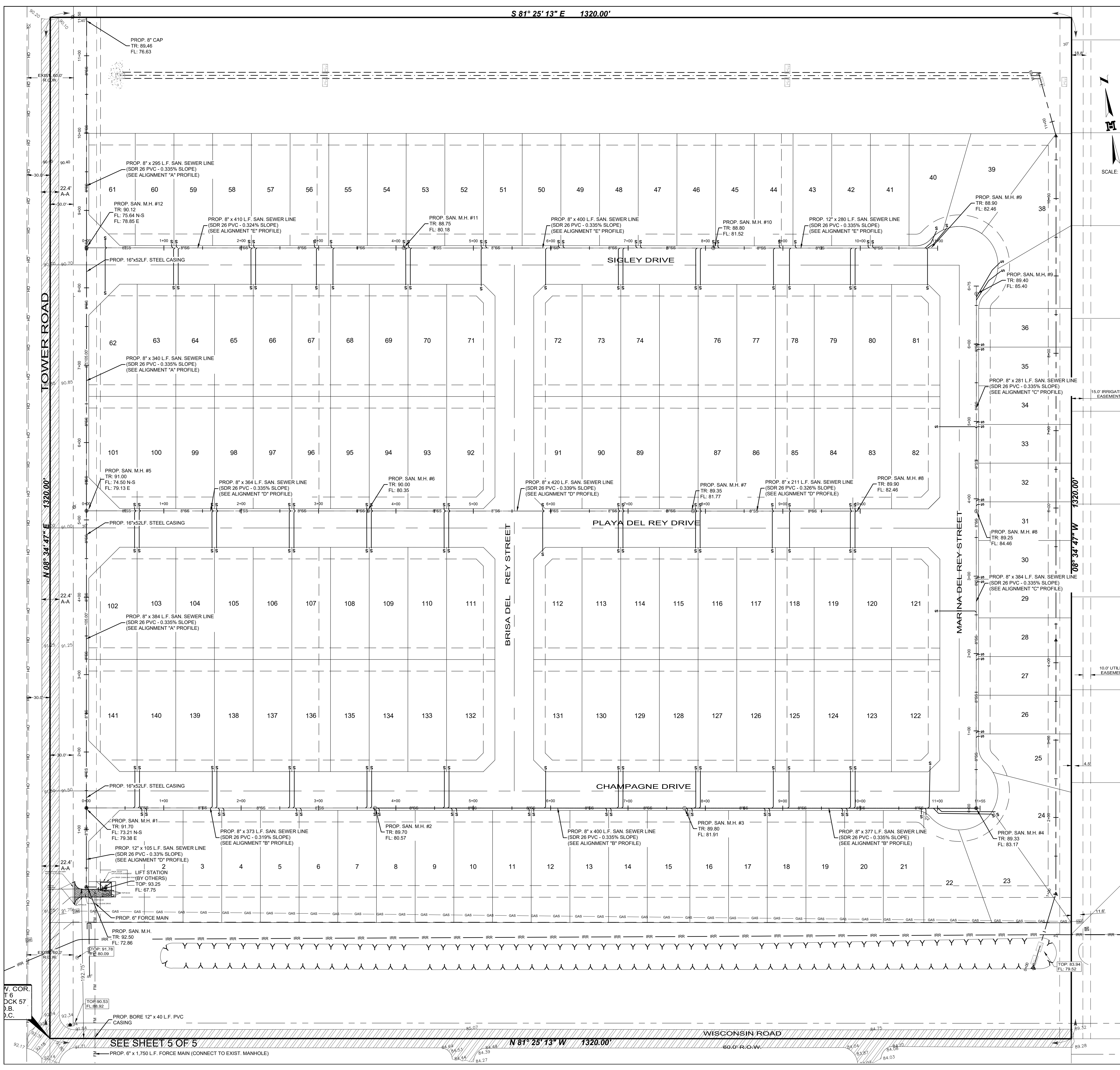
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYES, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS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

DAY OF _____ 20____

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

MELDEN & HUNT, INC.
 TEXAS REGIST F-1435
MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com



V. COR.
 DCK 57
 J.B.
 P.C.

SEE SHEET 5 OF 5

S 81° 25' 13" E 1320.00'

WISCONSIN ROAD

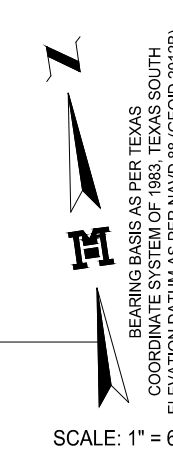
06° 34' 47" W 1320.00'

N 81° 25' 13" W 1320.00'

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

**DEL REY ESTATES
UNIT 4 SUBDIVISION**

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



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

DEL REY ESTATES UNIT 4 SUBDIVISION IS A TRACT OF LAND CONTAINING 40,000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 40,000 ACRES TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO AMADO A. ARTEAGA, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED UNDER DOCUMENT NUMBER 1184192, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS CURRENTLY VACANT WITH A PROPOSED 148-LOT SINGLE-FAMILY RESIDENTIAL USE AND IS LOCATED IN ZONE "B". ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE(1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL NUMBER 480334 0426 C, MAP REVISED, NOVEMBER 16, 1982.

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

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

THE PROPOSED DRAINAGE FOR DEL REY ESTATES UNIT 4 SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO A PROPOSED 150 FT DRAIN DITCH ON THE NORTH SIDE OF PROJECT THAT WILL BE DEDICATED TO HCD#1 BY PLAT, WHICH WILL THEN DISCHARGE WITH A PROPOSED 24" DRAINPIPE INTO AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT #2 DRAIN DITCH THAT RUNS ALONG THE SOUTHERN BOUNDARY. THE HCD#2 DRAINAGE DITCH ULTIMATELY DISCHARGES INTO THE ALAMO LATERAL.

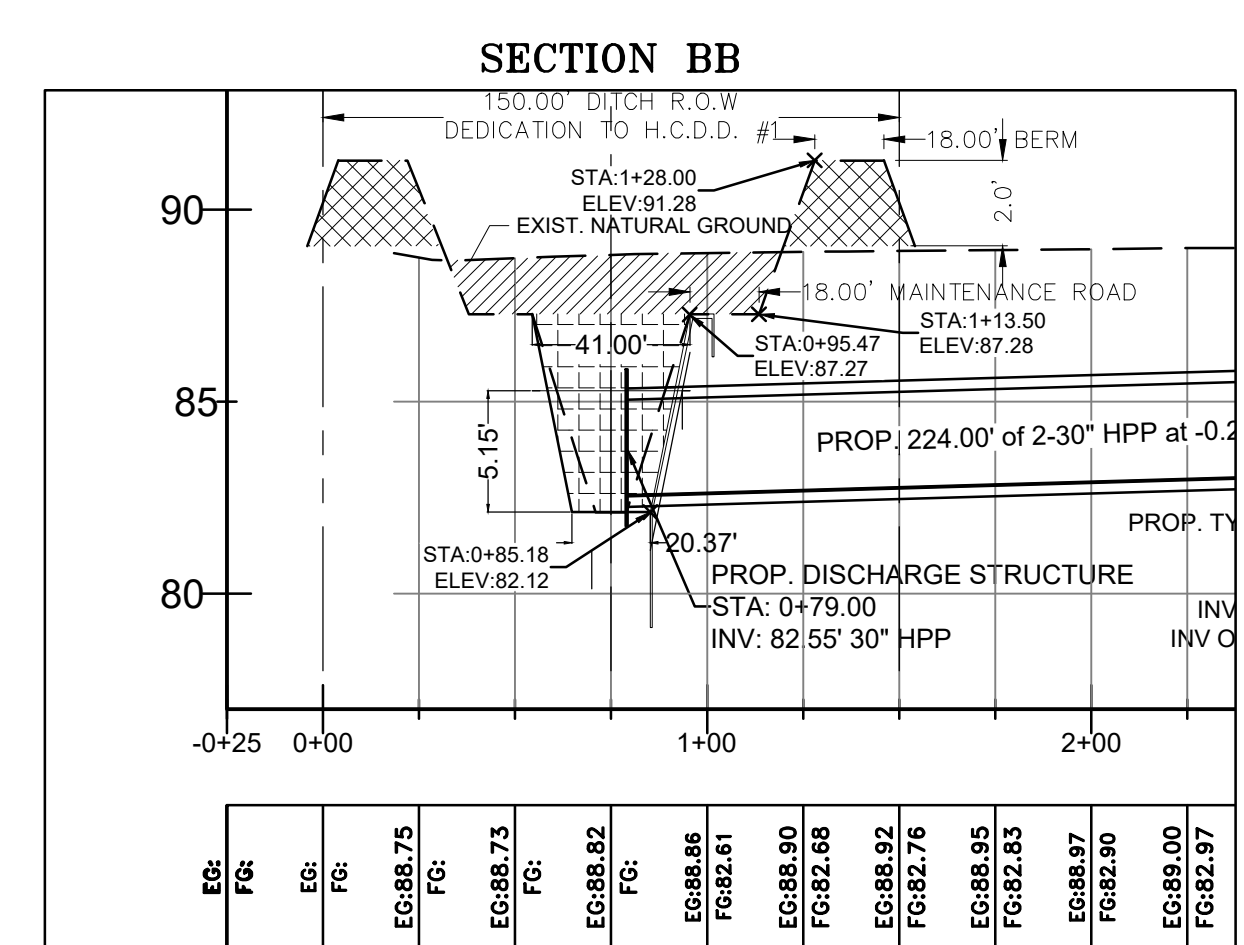
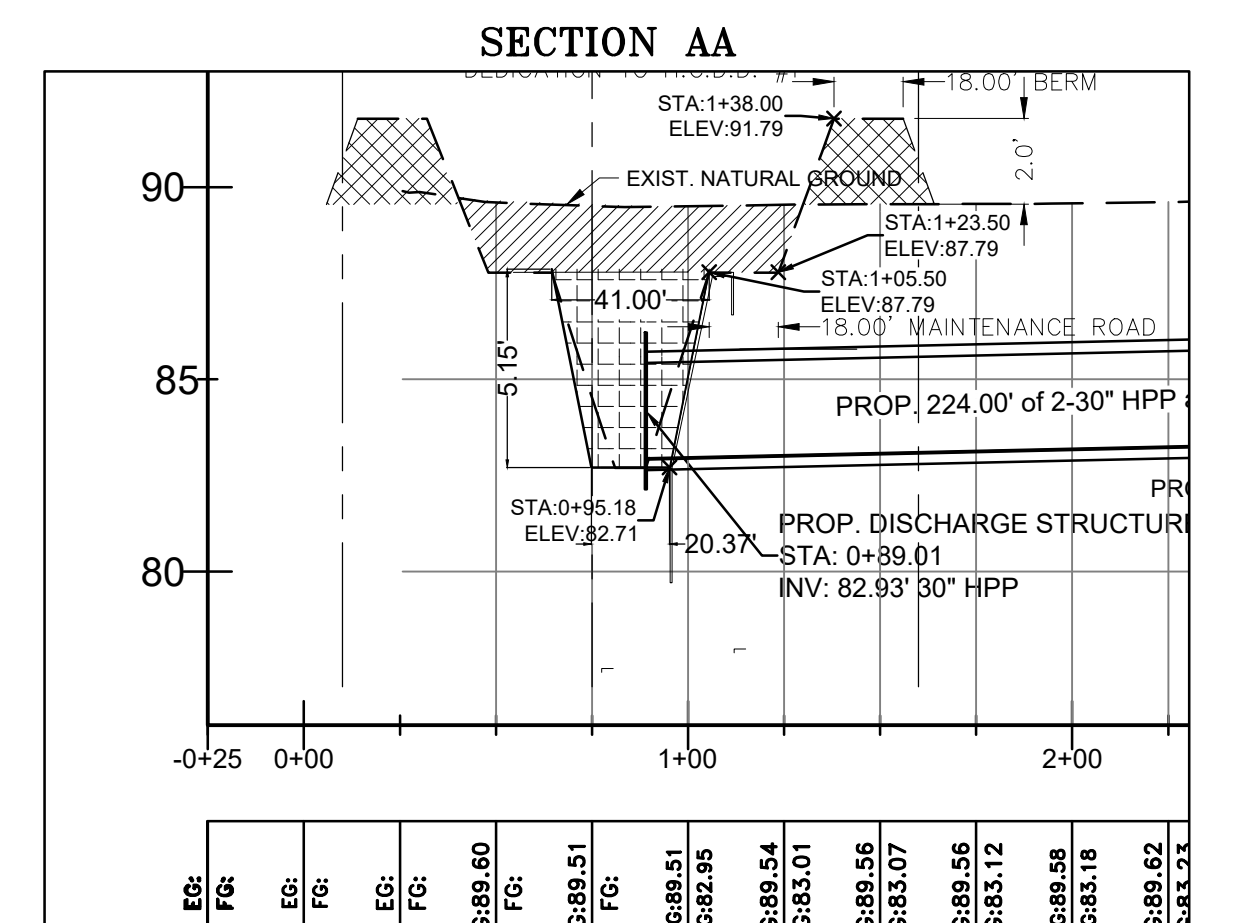
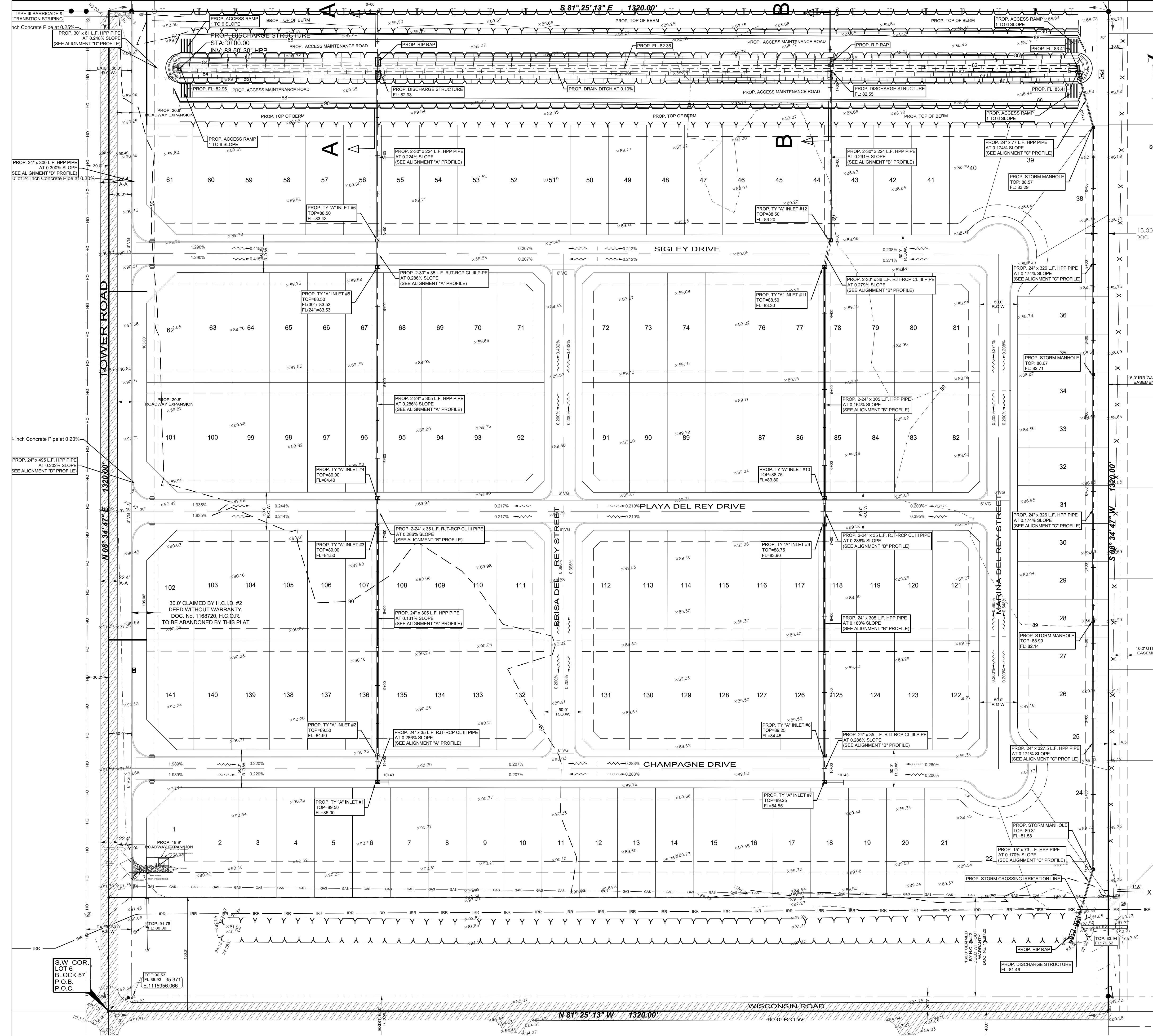
IN ACCORDANCE WITH THE CITY OF EDINBURG DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 137,408 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAIN DITCH THAT WILL BE DEDICATED TO HCD#1. THE REMAINING DETENTION OF 42,592 C.F. SHALL BE CREDITED TO SUNCREST ACRES SUBDIVISION. SUNCREST ACRES SUBDIVISION IS LOCATED TO THE NORTH OF DEL REY ESTATES UNIT 4 SUBDIVISION.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0426 C, MAP REVISED: NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

BY:

MARIO A. REYNA P.E. # 117368 DATE _____



DITCH WIDENING SECTION

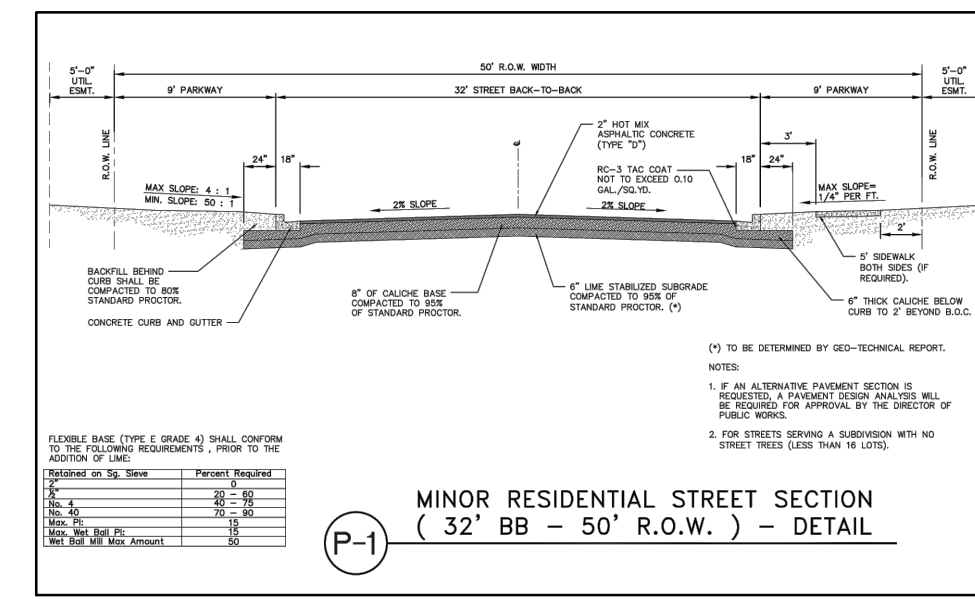
TOTAL EXCAVATION 278.0 S.F. x 1200 LF = 333,600.00 C.F.
DETENTION PROVIDED 150.0 S.F. x 1200 LF = 195,600.00 C.F.
DETENTION REQUIRED = 137,408.00 C.F.

SHEET 4 OF 5 SHEETS

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

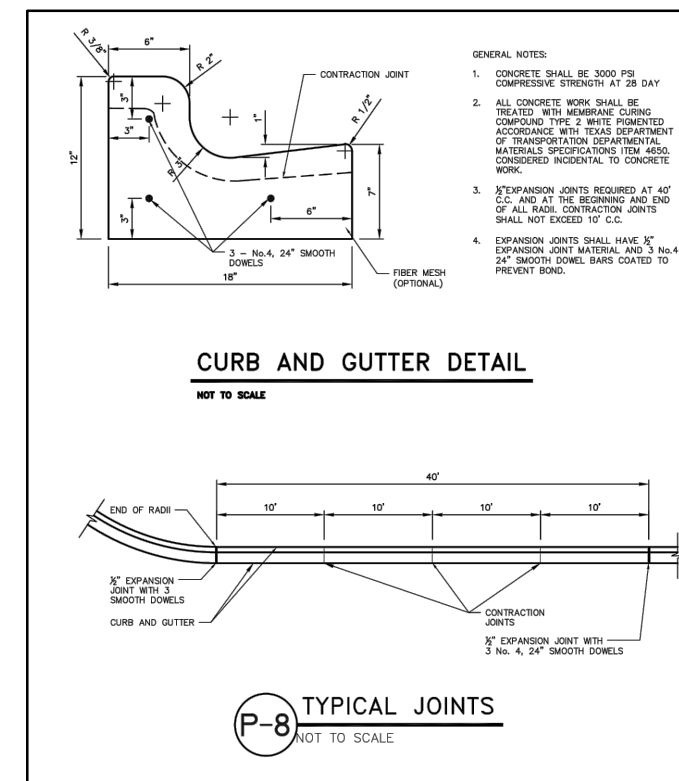
**DEL REY ESTATES
UNIT 4 SUBDIVISION**

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



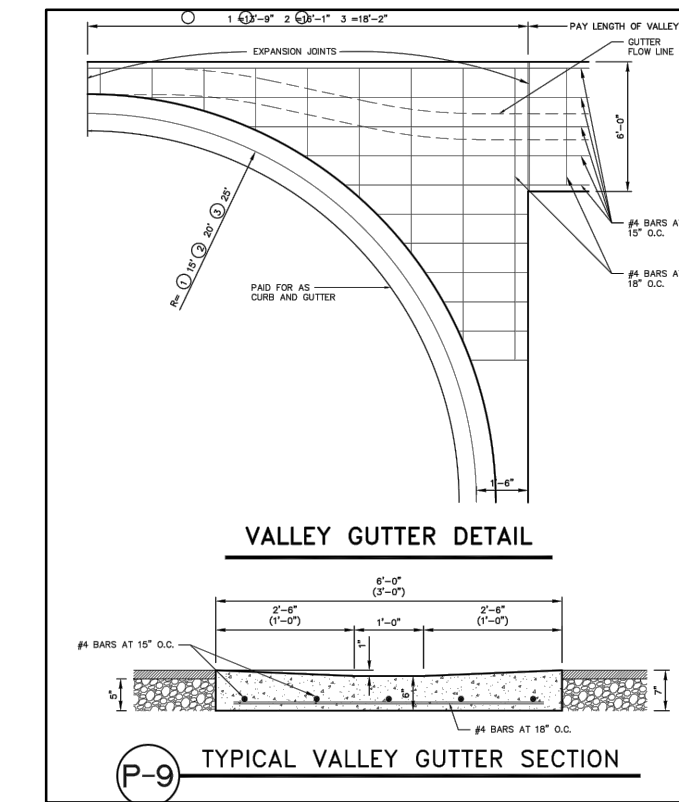
MINOR RESIDENTIAL STREET SECTION
(32' BB = 50' R.O.W.) - DETAIL

- A. BEDDING FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - P1 RUN GRAVEL 2" MIX SIZE.
- B. HAUNCH FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12", MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASTM M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASTM M45) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOIL TYPE A1, A2, OR A3 (ASTM M45) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



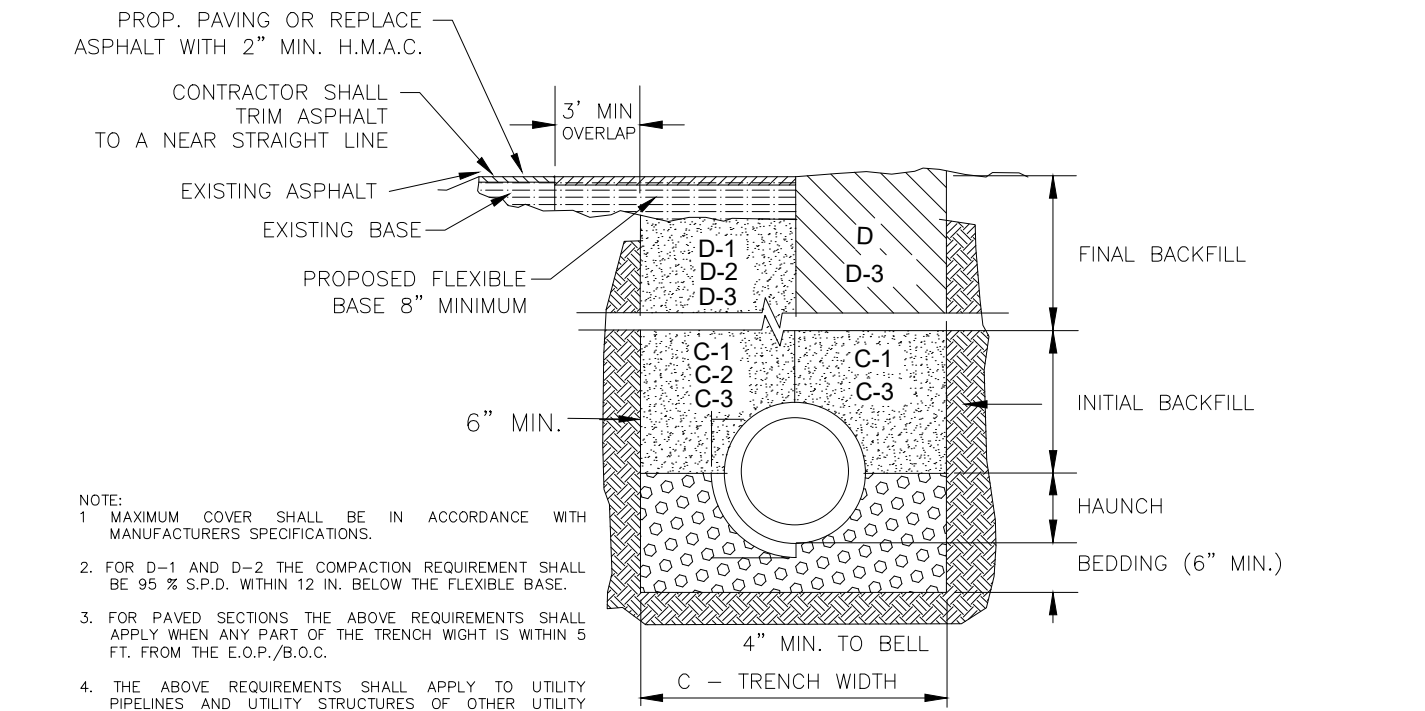
CURB AND GUTTER DETAIL

TYPICAL JOINTS



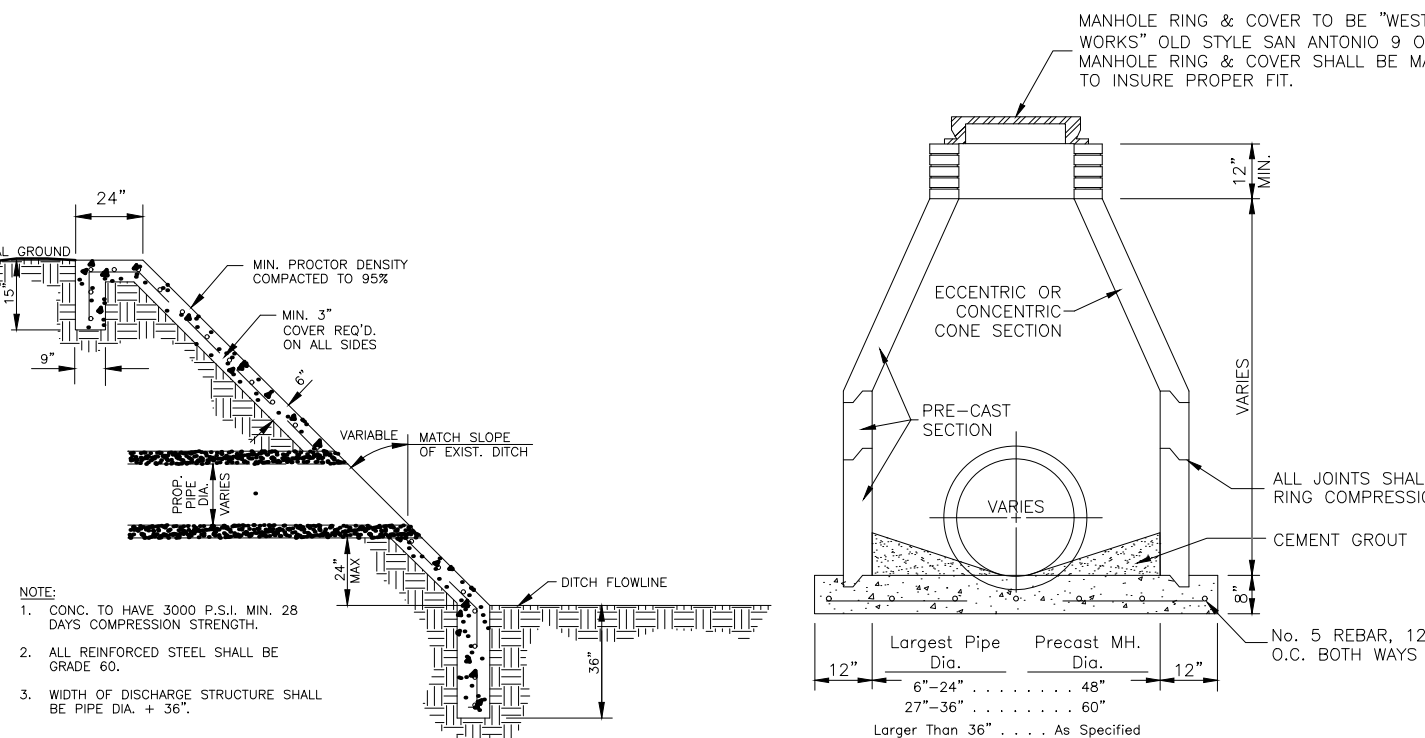
VALLEY GUTTER DETAIL

TYPICAL VALLEY GUTTER SECTION

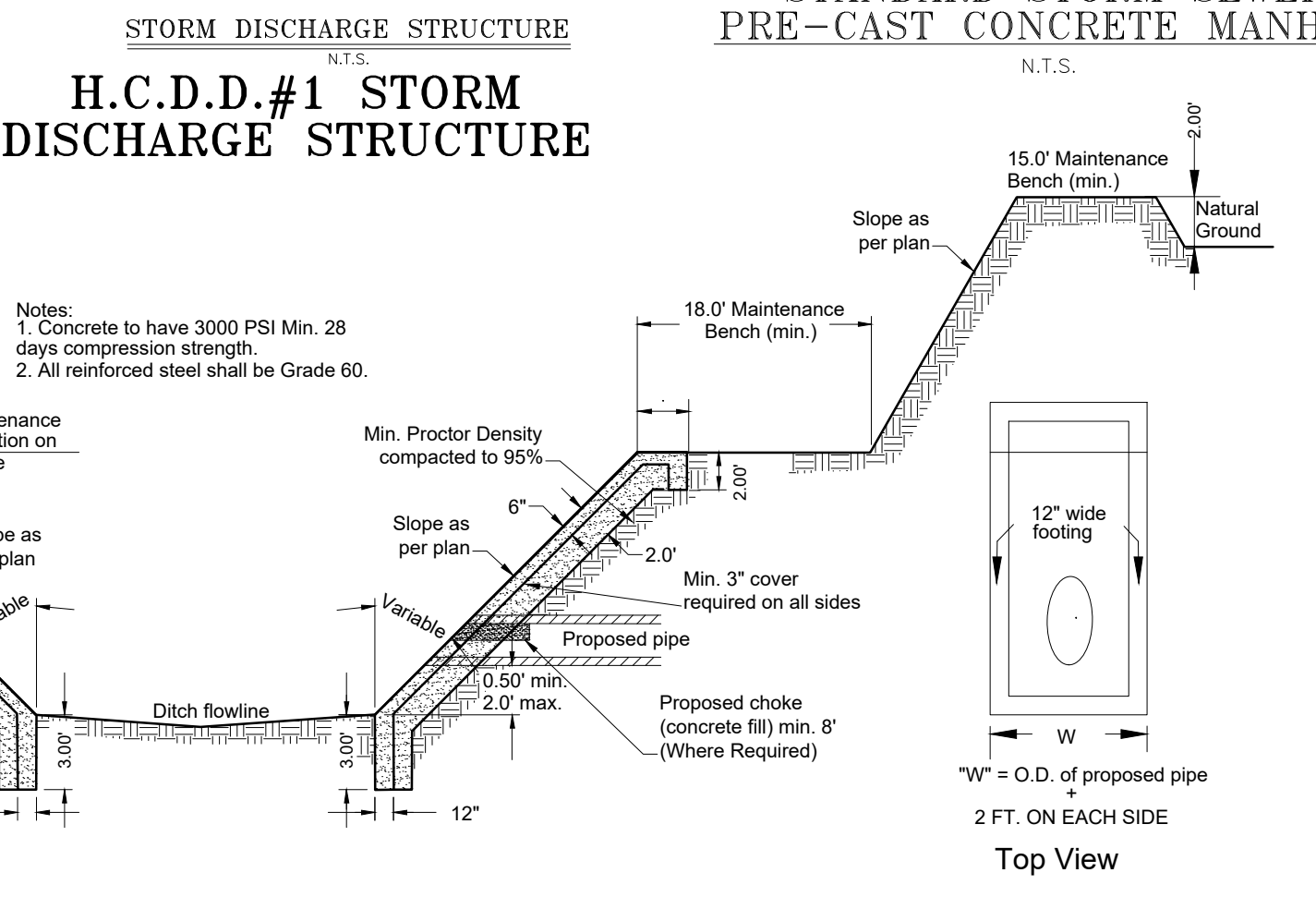


STORM TRENCH BEDDING AND BACKFILL DETAILS

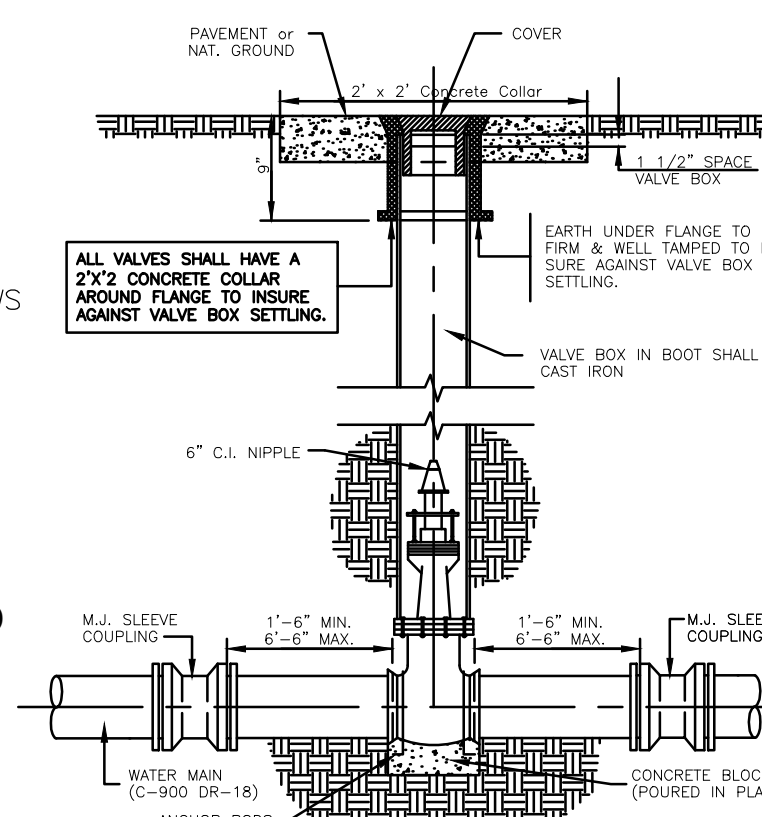
MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
M
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



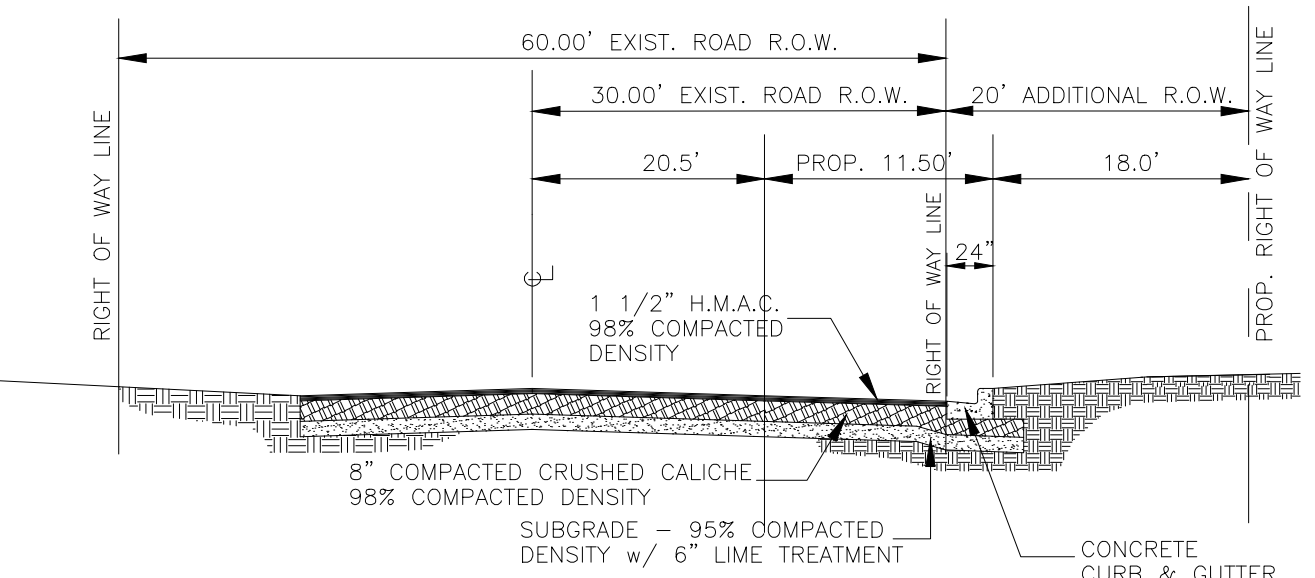
STANDARD STORM SEWER
PRE-CAST CONCRETE MANHOLE



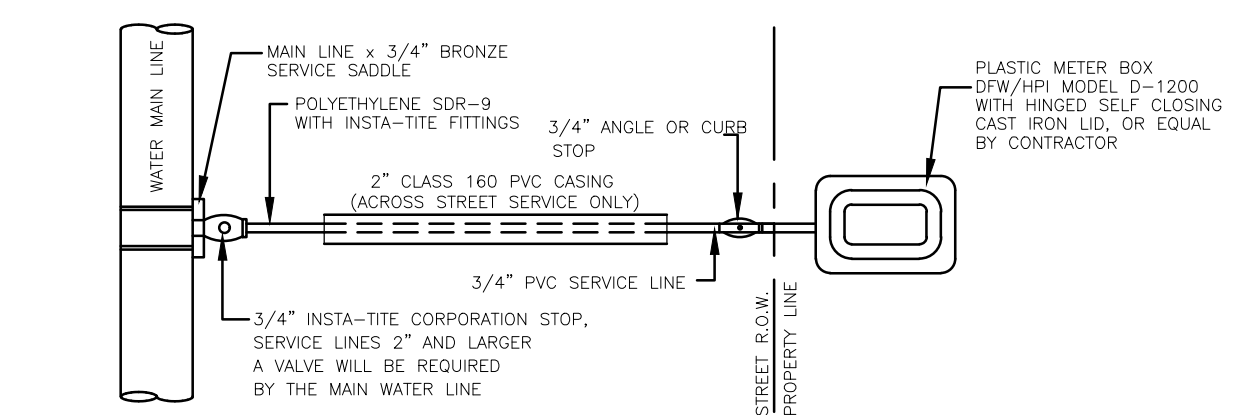
H.C.D.#1 STORM DISCHARGE STRUCTURE
(DITCH WITH BENCH)



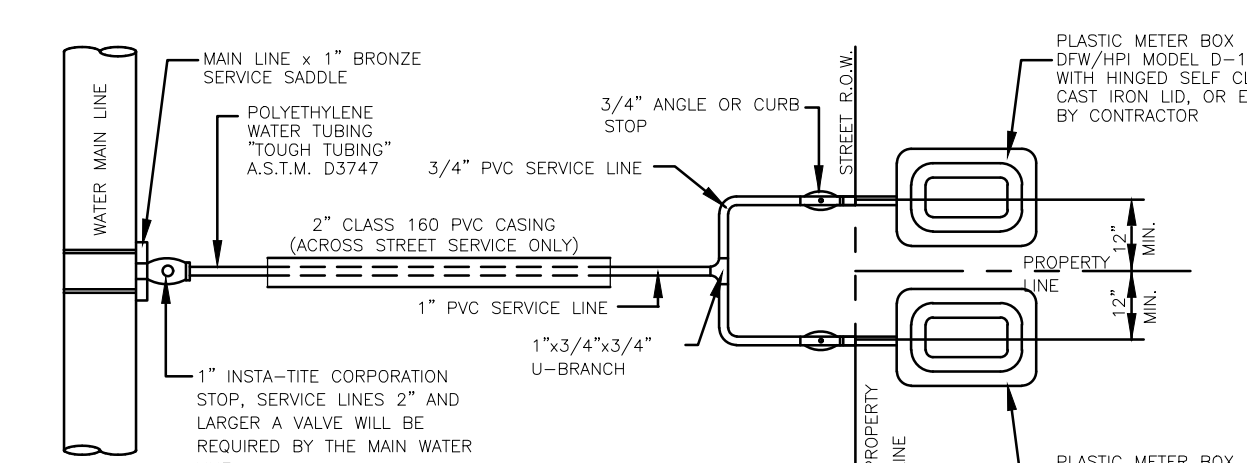
TYPICAL VALVE and
VALVE BOX INSTALLATION



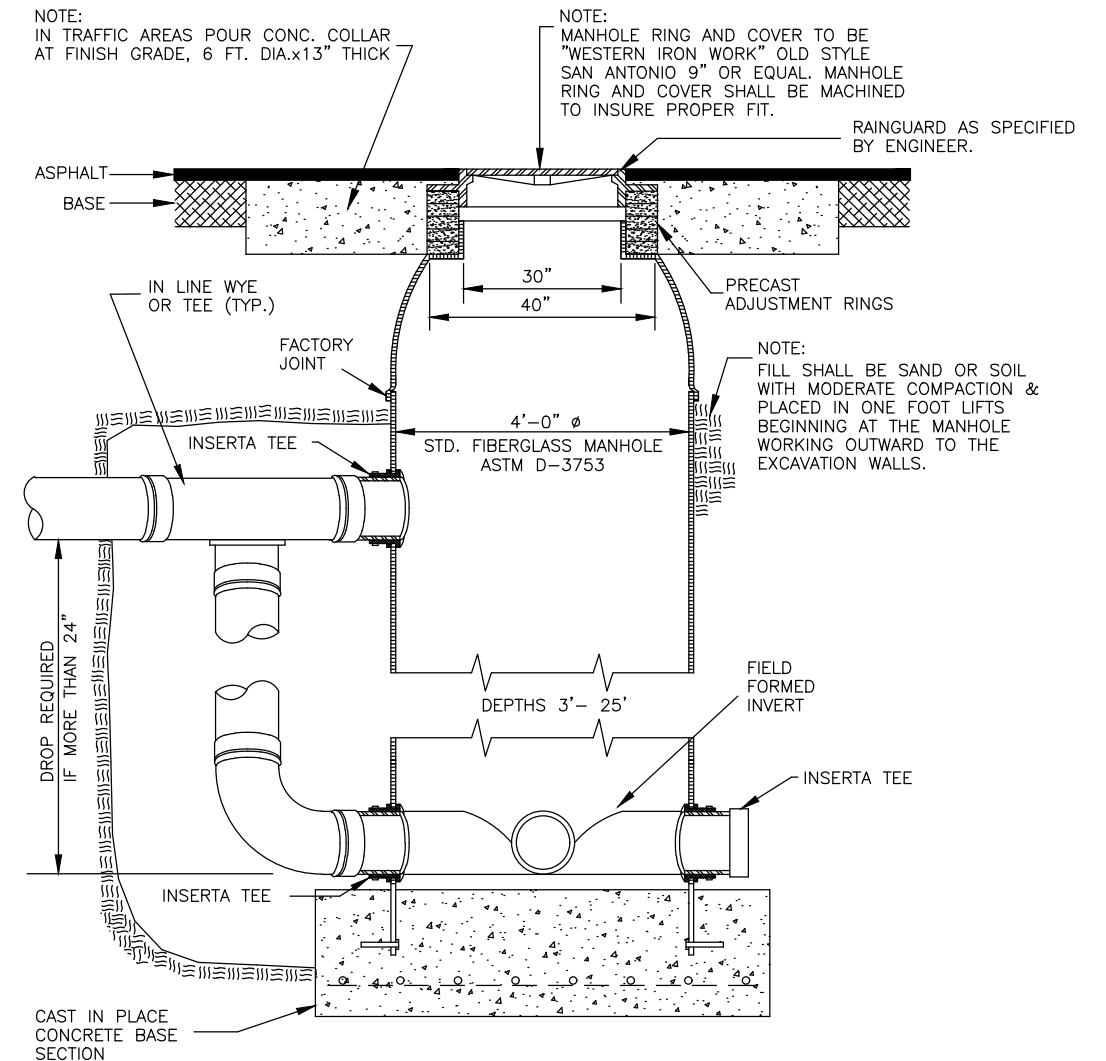
TRENTON ROAD WIDENING



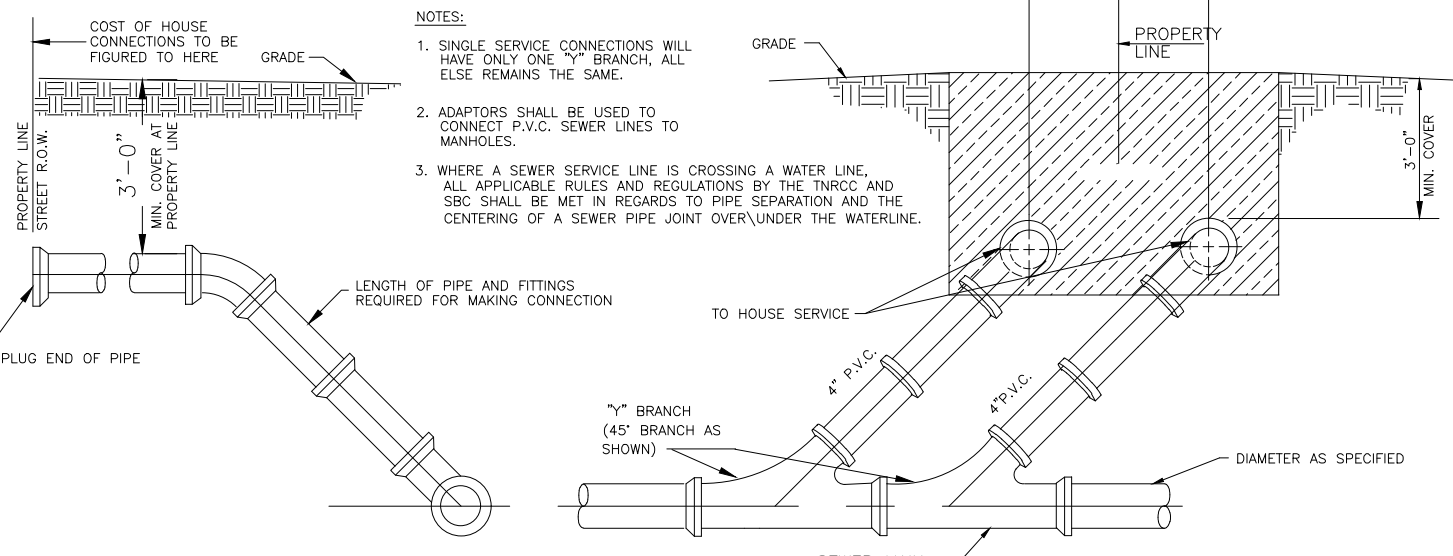
SINGLE WATER SERVICE CONNECTION



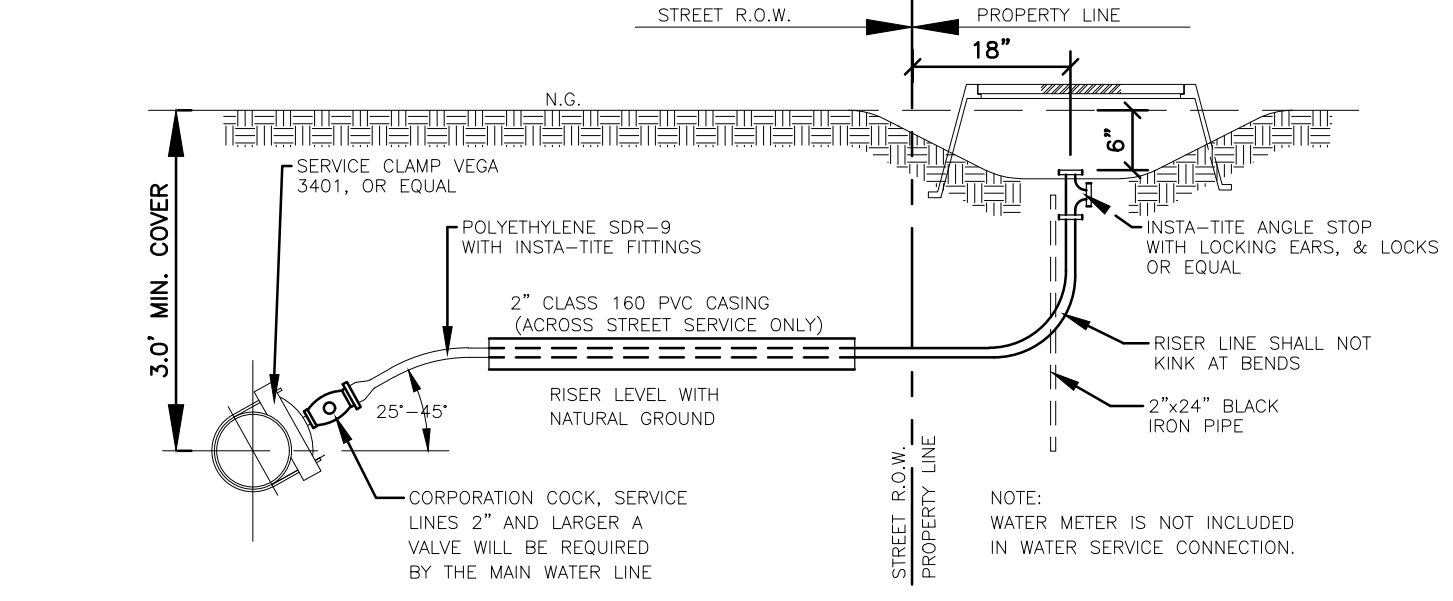
DUAL WATER SERVICE CONNECTION



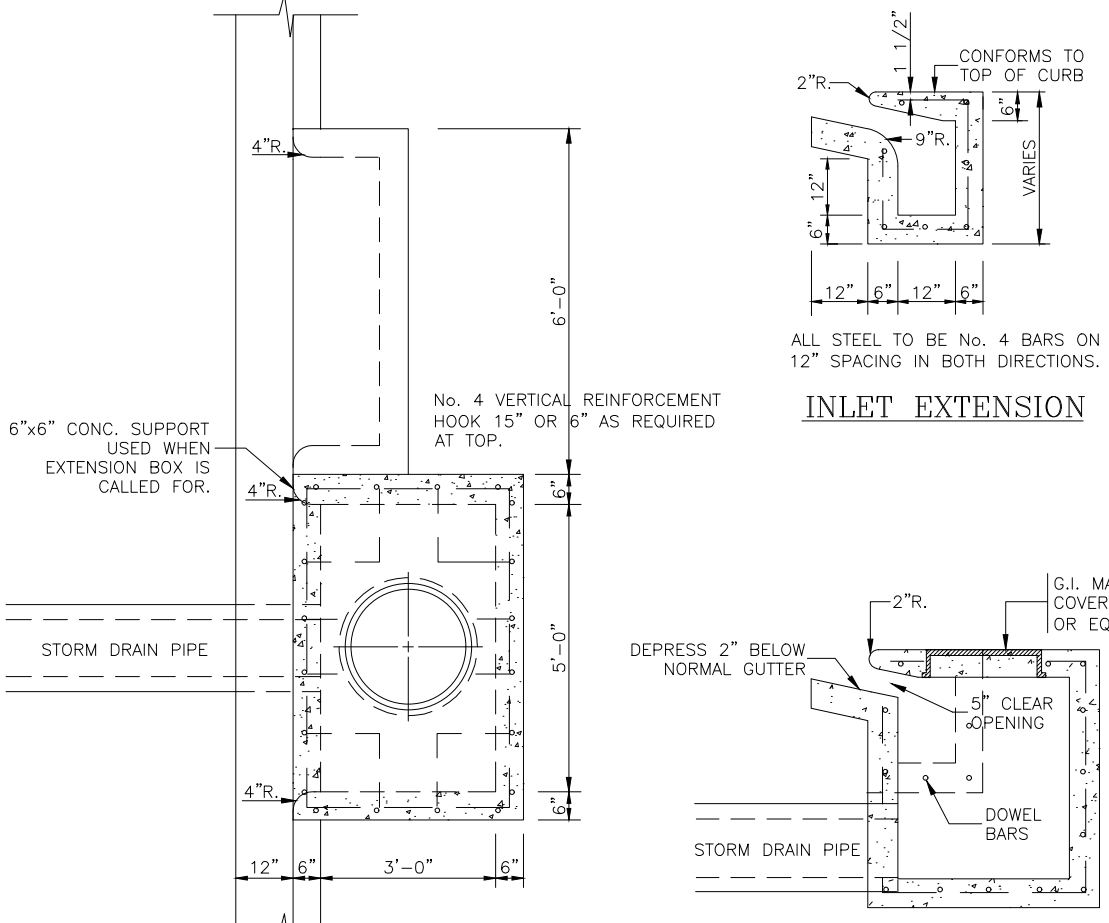
TYPICAL FIBERGLASS MANHOLE



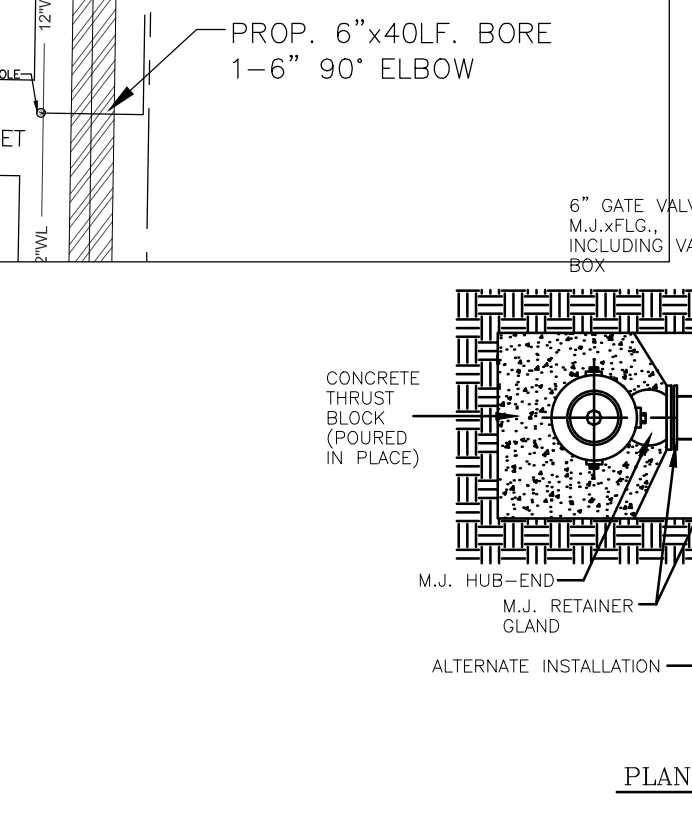
SEWER SERVICE CONNECTION



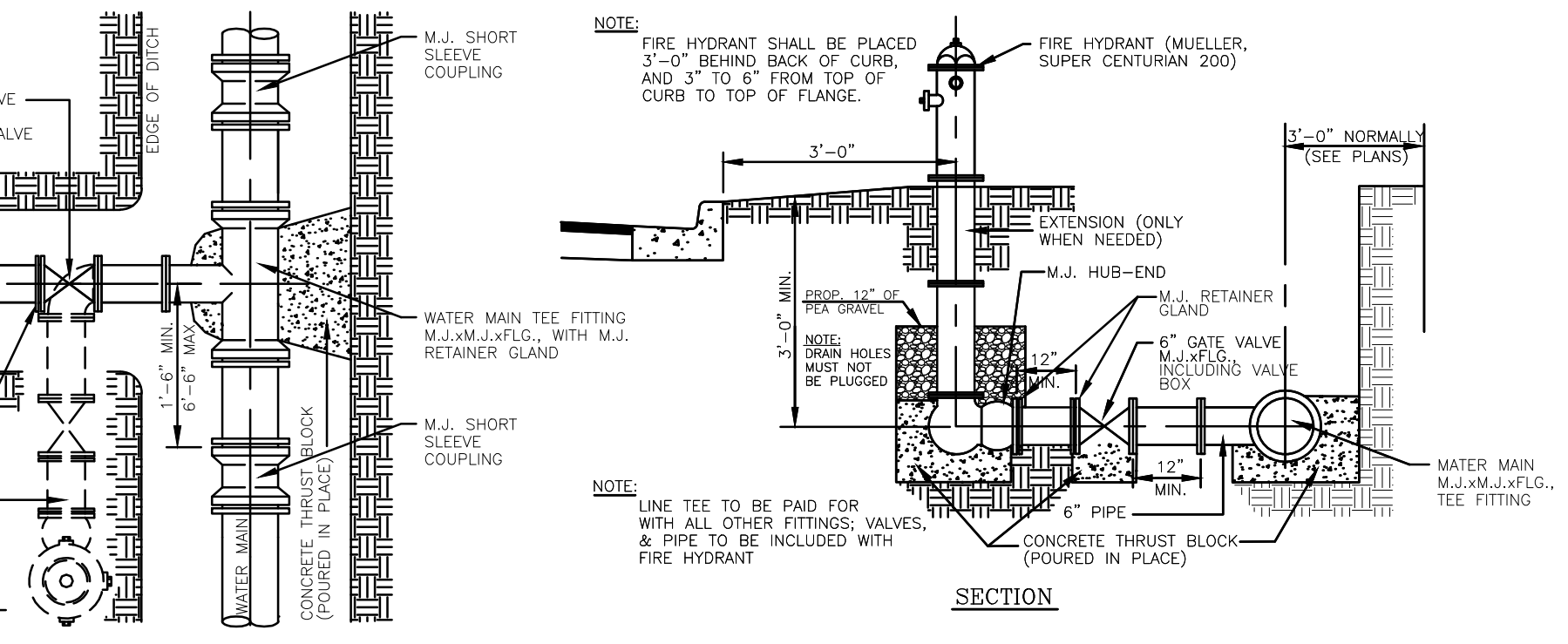
TYPICAL WATER SERVICE CONNECTION ELEVATION



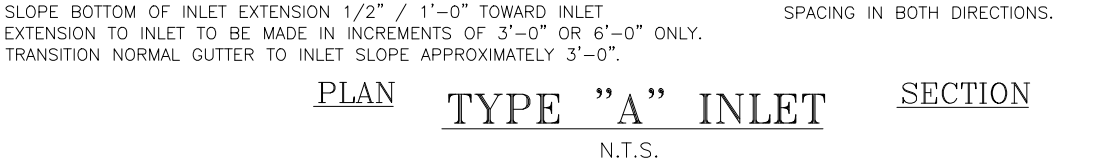
INLET EXTENSION



TYPICAL FIRE HYDRANT INSTALLATION



SECTION



PLAN TYPE "A" INLET

