



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED LOS CORTIJOS SUBDIVISION PRECINCT No. 4.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 182 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 22

FILLING STATIONS: 13

LOCATION DESCRIPTION: NORTH OF TRENTON ROAD APPROXIMATELY ½ MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-3-2022 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: 40.00 FEET ONTO TRENTON ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-3-2022 REVIEWED BY JOSE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-3-2022 BY ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER N.A.W.S.C. EXISTING LINE SIZE: 10" LOCATION: TRENTON ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 6" LOCATION: TRENTON ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 5-07-2022 : 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:

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.*

Line Data		
Line #	Length	Direction
"L1"	35.00'	N08° 35' 43"E
"L2"	594.89'	S81° 24' 17"E
"L3"	176.85'	N08° 35' 43"E
"L4"	43.97'	N81° 24' 17"W
"L5"	28.61'	S81° 24' 17"E
"L6"	180.00'	S08° 35' 43"W
L1	56.57'	S53° 35' 43"W
L2	21.21'	N36° 24' 17"W
L3	21.21'	N53° 35' 43"E
L4	21.21'	S36° 24' 17"E
L5	21.21'	S53° 35' 43"W
L6	21.21'	N36° 24' 17"W
L7	21.21'	N53° 35' 43"E
L8	21.21'	S36° 24' 17"E
L9	21.21'	N53° 35' 43"E
L10	21.21'	S36° 24' 17"E

Line Data		
Line #	Length	Direction
L11	21.21'	S53° 35' 43"W
L12	21.21'	S36° 24' 17"E
L13	21.21'	N53° 35' 43"E
L14	21.21'	S36° 24' 17"E
L15	21.21'	N53° 35' 43"E
L16	21.21'	S36° 24' 17"E
L17	21.21'	S53° 35' 43"W
L18	21.21'	S36° 24' 17"E
L19	21.21'	S53° 35' 43"W
L20	21.21'	S36° 24' 17"E
L21	21.21'	N53° 35' 43"E
L22	56.59'	N36° 25' 30"W
L23	21.21'	S36° 24' 17"E
L24	56.57'	N53° 35' 43"E
L25	21.21'	S53° 35' 43"W
L26	56.57'	S36° 24' 17"E

GENERAL PLAT NOTES & RESTRICTIONS
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
ZONE "B" 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 (1) ACRE PROTECTED BY LEASES FROM THE BASE FLOOD.
SOURCE: M&H. AREA PROTECTED BY LEASES FROM THE BASE FLOOD.
COMMUNITY-PANEL NUMBER: 480334 0425 5 MAP REVISED: NOVEMBER 16, 1982
- SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- THIS DEVELOPMENT IS FOR SINGLE-FAMILY USE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" 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:
BENCHMARK NO.1 SET WITH DISE IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF LOT 54 I.B.M. ELEVATION= 92.67
BENCHMARK NO.2 SET WITH DISE IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF LOT 1 I.B.M. ELEVATION= 91.21
BENCHMARK NO.3 SET WITH DISE IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF THIS SUBDIVISION I.B.M. ELEVATION= 90.50
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 251,472 CUBIC-FEET (5,773 ACRE-FEET) OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
- 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% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPROX. 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 OPERATION 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 DEICATED 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 METERS).
- EACH LOT SHALL HAVE IT'S OWN WATER METER.
- A 5' SIDEWALK WITH A.D.A. RAMPS FOR ALL INTERIOR STREET AT BUILDING PERMIT STAGE AS PER CITY OF EDINBURG.
- 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.
- ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
- BUFFER FENCE SHALL BE INSTALL BY DEVELOPER FOR ALL LOTS ABUTTING TRENTON ROAD.
- 6" CEDER FENCE REQUIRED ALONG THE NORTH SIDE OF LOTS 18 THROUGH 37 BY THE DEVELOPER DURING CONSTRUCTION.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 41.667 ACRES SITUATED IN THE COUNTY OF HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 13, BLOCK 57, AND ALL OF LOT 16, BLOCK 58, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS, WHICH SAID 60,000-ACRE TRACT WAS CONVEYED TO xxxx LLC, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER XXXXXX, HIDALGO COUNTY OFFICIAL RECORDS, SAID 60,000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, BLOCK 57

THENCE N 81° 28' 09" W A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING;

- THENCE, N 08° 35' 43" E AT A DISTANCE OF 20.00 FEET PASS THE NORTH RIGHT-OF-WAY OF TRENTON ROAD AND CONTINUING A TOTAL DISTANCE OF 1280.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 80.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No. 2, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 24' 17" E AT A DISTANCE 660.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 13, BLOCK 57 AND THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 58 CONTINUING A TOTAL DISTANCE OF 1963.90 FEET TO THE WEST RIGHT-OF-WAY OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2 FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 43" E ALONG THE EAST RIGHT-OF-WAY OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2, A DISTANCE OF 35.00 FEET TO AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 17" W A DISTANCE OF 594.98 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 35' 43" W, A DISTANCE OF 176.85 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 24' 43" E A DISTANCE OF 43.97 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 35' 39" W A DISTANCE OF 888.15 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 43" W A DISTANCE OF 28.61 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 35' 43" W A DISTANCE OF 180.00 FEET TO A NAIL SET ON THE SOUTH LINE OF LOT 16, BLOCK 58 FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE N S 81° 28' 09" W ALONG THE SOUTH LINES OF SAID LOT 16, BLOCK 58 AND LOT 13, BLOCK 57 AT A DISTANCE OF 660.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 58 AND CONTINUING A TOTAL DISTANCE OF 1384.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.667 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 2

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT

NO. 2, DATED THIS THE ____ DAY OF _____, 2022.

PRESIDENT

ATTEST: _____
SECRETARY

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

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

WE THE UNDER SIGNED CERTIFY THAT THIS

PLAT OF LOS CORTIJOS SUBDIVISION

WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY

COMMISSIONERS COURT ON ____DAY OF ____ 20____.

HIDALGO COUNTY JUDGE

HIDALGO COUNTY CLERK

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LOS CORTIJOS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE _____ DAY OF _____, 20____."

CHAIRPERSON PLANNING AND ZONING COMMISSION

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:

SUBDIVISION MAP OF
LOS CORTIJOS SUBDIVISION
BEING 41.677 ACRES OUT OF
THE EAST HALF OF LOT 13, BLOCK 57
ALL OF LOT 16, BLOCK 58
ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION
VOLUME 1, PAGE 24 H.C.M.R.
HIDALGO COUNTY, TEXAS

INDEX TO SHEET OF LOS CORTIJOS SUBDIVISION

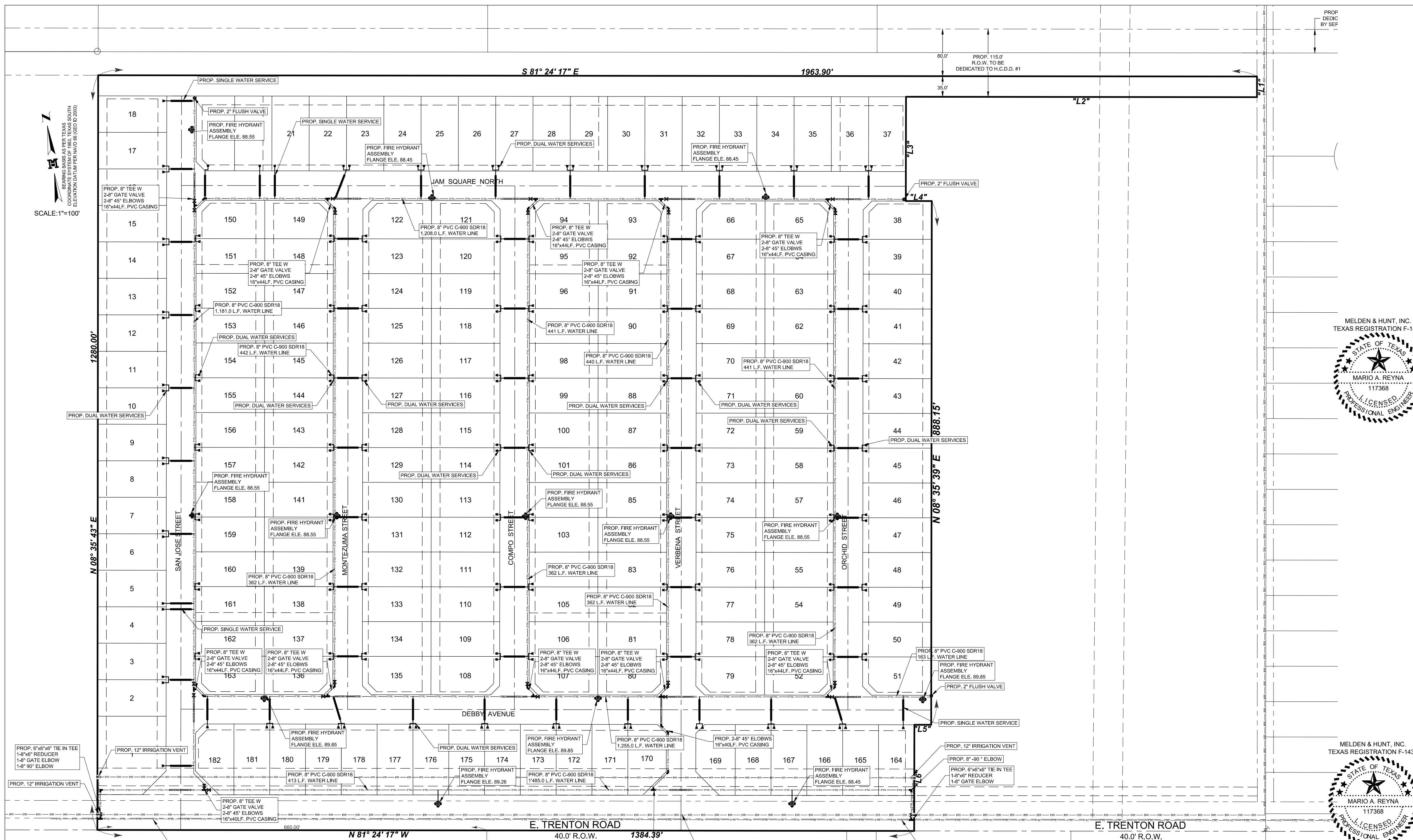
SHEET 1: HEADING; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION; SURVEYORS CERTIFICATION; OWNERS DEDICATION CERTIFICATION; ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, AGUA SPECIAL UTILITY DISTRICT CERTIFICATION.

SHEET 2: HEADING; INDEX; DESCRIPTION (METES AND BOUNDS); ENGINEERING CERTIFICATION SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; ATTESTATION; IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; COUNTY JUDGE CERTIFICATION, PLANNING & ZONING CERTIFICATION.

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

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION) CONSTRUCTION DETAILS.

SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.



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

LOS CORTIJOS 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 6" WATER LINE LONG THE NORTH RIGHT-OF-WAY OF E. TRENTON ROAD. THE WATER SYSTEM FOR LOS CORTIJOS SUBDIVISION CONSISTS OF A 6" WATER LINE THAT CONNECTS ONTO THE EXISTING 6" WATER LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 6" WATER LINE ALONG THE SOUTHWEST CORNER OF THIS SUBDIVISION THEN RUNS NORTH INTO A N.A.W.S.C. EXCLUSIVE EASEMENT RUNNING EAST TO THE EAST EAST BOUNDARY LINE THEN RUNS SOUTH CONNECTING TO THE EXISTING 6" WATER LINE. AN OTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE NORTH END OF SAN JOSE AVENUE ENDING ALONG THE NORTH BOUNDARY LINE OF THIS SUBDIVISION. AN OTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE EAST SIDE OF SAN JOSE STREET THEN RUNNING EAST ALONG THE NORTH RIGHT-OF-WAY OF DEBBY AVENUE AND THE SOUTH SIDE OF JAM SQUARE NORTH, ENDING ALONG THE EAST BOUNDARY OF THIS SUBDIVISION. AN OTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF DEBBY AVENUE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF COMPO STREET CONNECT TO THE 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF JAM SQUARE NORTH TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LOS CORTIJOS SUBDIVISION CONSISTS OF EIGHTY-SEVEN (87) -1" DIAMETER DUAL SERVICE LINES SERVING 174 LOTS AND 92" SINGLE SERVING 9 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 888.15' 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 13 FIRE HYDRANTS AT A UNIT COST OF \$4,860.00 FOR A TOTAL COST OF \$631,890.00. 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 _____

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

LA SUBDIVISION LOS CORTIJOS 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.

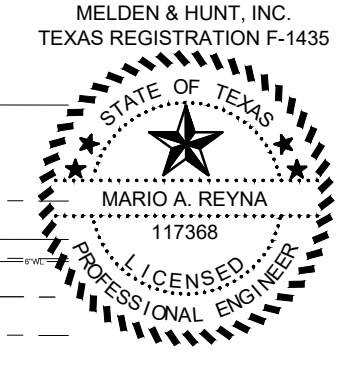
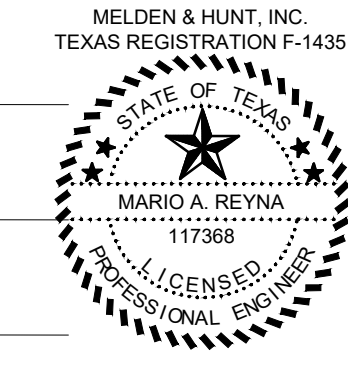
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION LOS CORTIJOS CONSISTE DE CONDUCTO EXISTENTE DE AGUA DE 6" QUE PASA POR EL LADO NORTE DEL DERECHO DE VILLA DE TRENTON ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION LOS CORTIJOS CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EXISTENTE DE 6" EN EL LADO SURESTE DE ESTA SUBDIVISION Y SIGUE AL NORTE LUEGO SIGUE AL ESTE DENTRO DE UN CONCESION EXCLUSIVO DE NORTH ALAMO WATER SUPPLY CORPORATION ASTA LA LINEA DE PROPIEDAD LUEGO SIGUE AL SUR CONECTANDO A LA LINEA EXISTENTE DE 6" EN EL LADO NORTE DE TRENTON ROAD. ORTA LINEA DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NORTE DE TRENTON ROAD Y SIGUE AL NORTE POR EL LADO ESTE DE SAN JOSE STREET TREMANDO EN EL LADO NORTE DE ESTA SUBDIVISION. OTRO DOS CONDUCTOS DE 8" SE CONECTAN A LA LINEA PREVIAMENTE MENCIONADA EL LADO ESTE DEL DERECHO DE VILLA DE SAN JOSE STREET Y SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE DEBBY AVENUE Y EN EL LADO SUR DEL DERECHO DE VILLA DE JAM SQUARE NORTH, TREMANDO EN LA LINEA DE PROPIEDAD DE ESTA SUBDIVISION. OTROS 3 CONDUCTOS SE CONECTAN A LA LINEA DE 8" EN EL LADO NORTE DEL DERECHO DE VILLAS DE DEBBY AVENUE Y SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE MONTEZUMA STREET, VERBERNA STREET Y ORCHID STREET CONECTANDO A LA LINEA DE 8" EN EL LADO SUR DEL DERECHO DE VILLA DE JAM SQUARE NORTH. OTRO CONDUCTOS SE CONECTAN A LA LINEA DE 8" EN EL LADO NORTE DEL DERECHO DE VILLAS DE DEBBY AVENUE Y SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE COMPO STREET CONECTANDO A LA LINEA DE 8" EN EL LADO NORTE DEL DERECHO DE VILLA DE JAM SQUARE NORTH PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN OCHENTA-SETE CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CIENTO SETENTA CUATRO LOTES Y NUEVE SERVICIOS INDIVIDUALES SERVIENDO NUEVE 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 HA PAGADO A LA COMPANIA 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 COMPANIA N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 13 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,860.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL DE \$631,890.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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



LEGEND

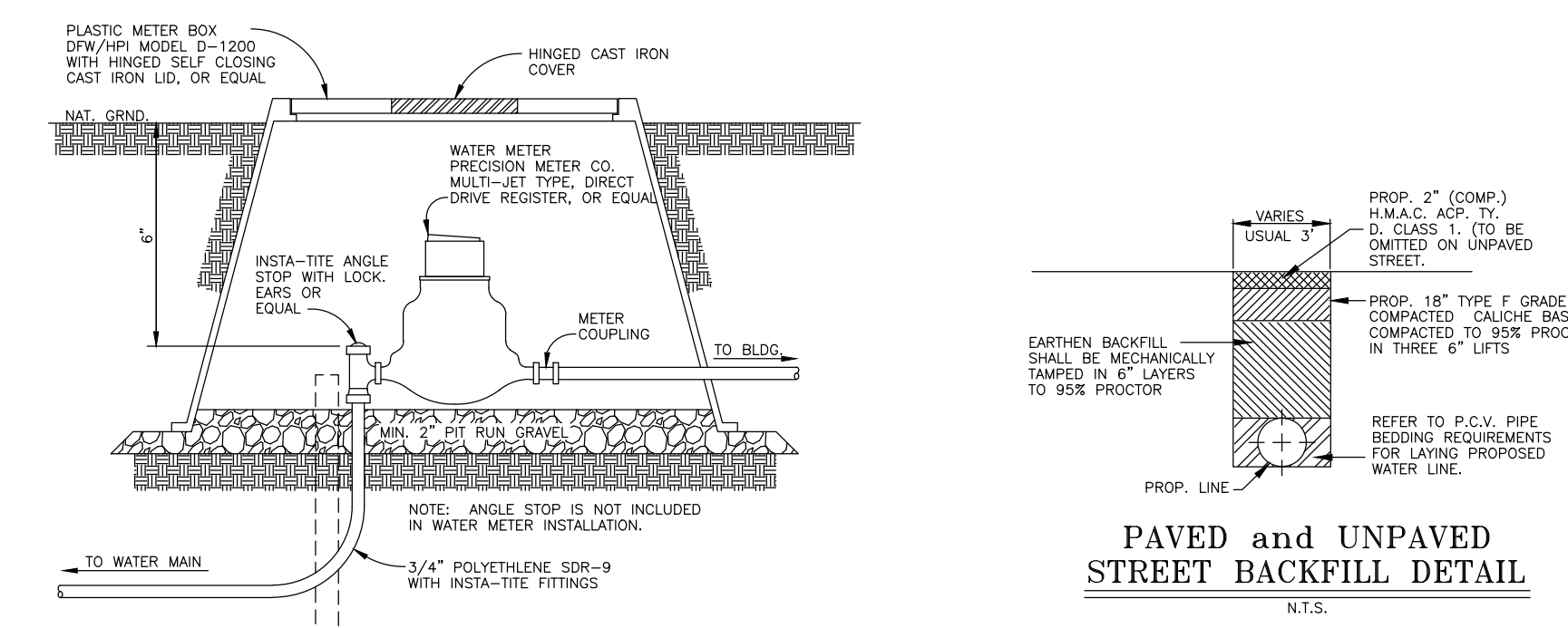
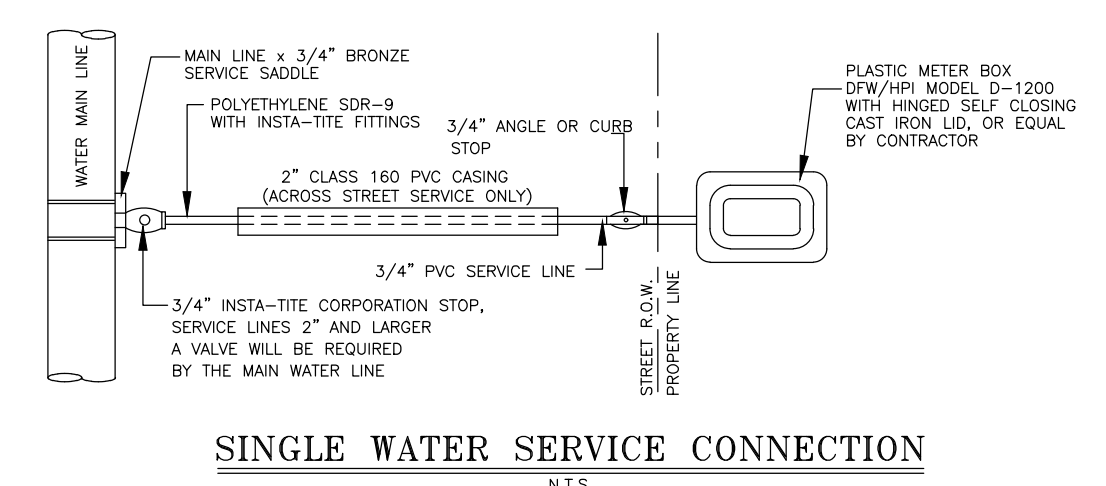
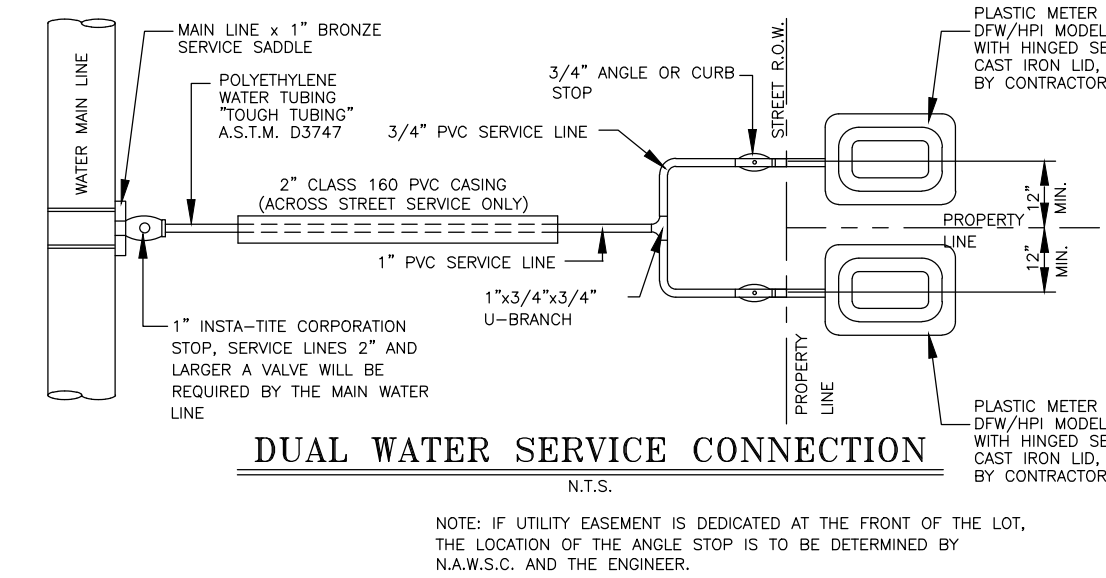
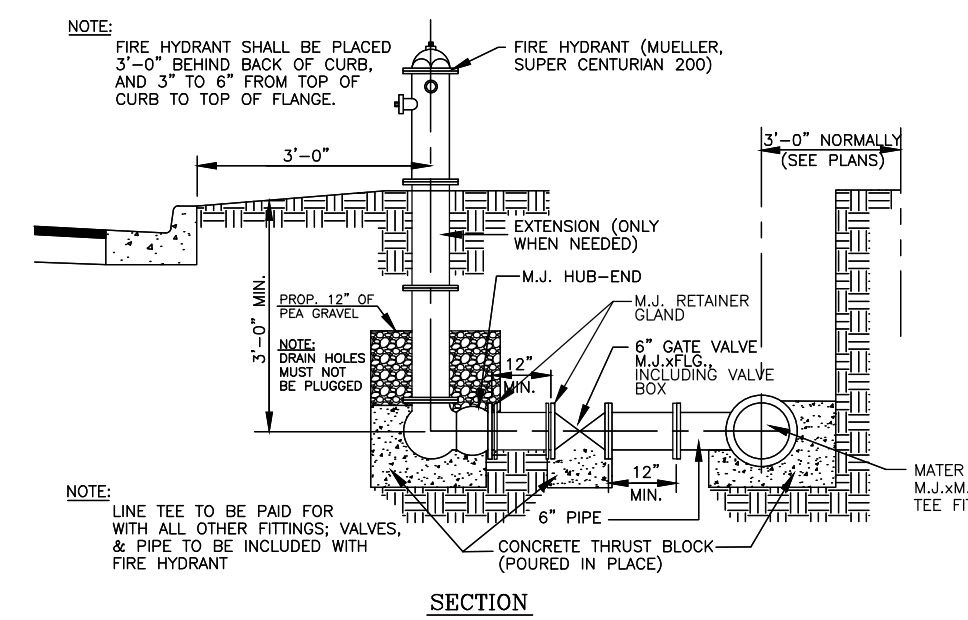
- FOUND No. 4 REBAR
- FOUND PIPE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAH

H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 N.E. COR. - NORTHEAST CORNER
 S.D.E. - STORM DRAIN EASEMENT

MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
LOS CORTIJOS SUBDIVISION
 BEING 41.677 ACRES OUT OF
 THE EAST HALF OF LOT 13, BLOCK 57
 ALL OF LOT 16, BLOCK 58
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOLUME 1, PAGE 24 H.C.M.R.
 HIDALGO COUNTY, TEXAS

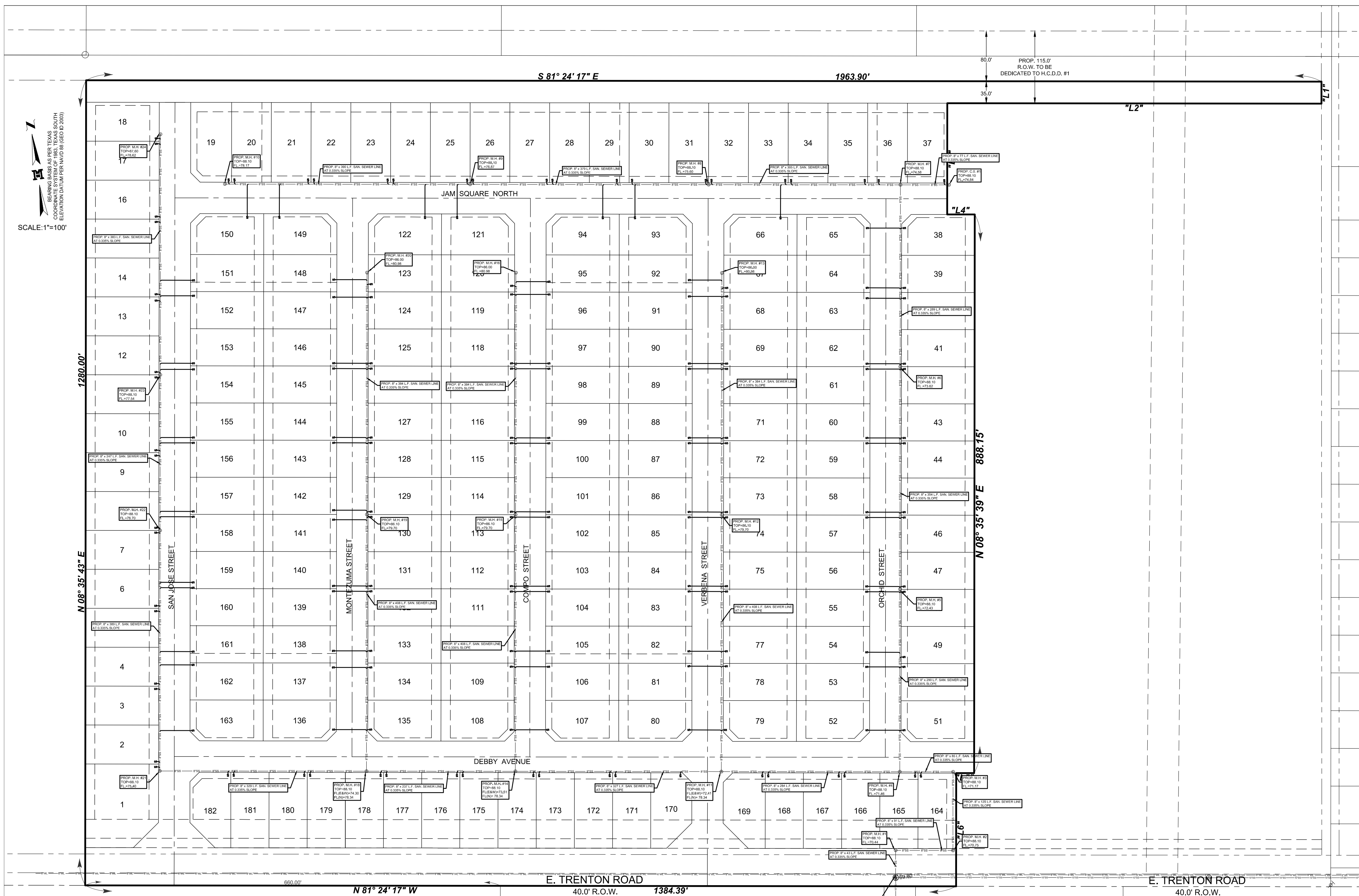
COST ESTIMATE:
 PAVING IMPROVEMENTS: \$ 251,478.20
 DRAINAGE IMPROVEMENTS: \$ 00,000.00
 WATER DISTRIBUTION: \$ 86,360.00
 SANITARY SEWER IMPROVEMENTS / OSSF: \$ 90,000.00

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



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WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
 LOS CORTIJOS 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 NORTH RIGHT-OF-WAY OF TRENTON ROAD AND APPROXIMATELY 3,268.00 FEET EAST OF TOWER ROAD. THE WASTEWATER SYSTEM FOR LOS CORTIJOS SUBDIVISION CONSISTS OF 8" SEWER LINES. AN 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED EXISTING SANITARY MANHOLE RUNS NORTH THEN EAST ALONG THE NORTH RIGHT-OF-WAY OF E. TRENTON ROAD THEN RUNS NORTH ALONG THE EAST LINE OF LOT 164 TO A SANITARY MANHOLE ALONG THE SOUTH RIGHT-OF-WAY OF DEBBY AVENUE THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF DEBBY AVENUE TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 1 THEN RUNS NORTH ALONG WEST RIGHT-OF-WAY OF SAN JOSE STREET ENDING AT THE SOUTHEAST CORNER OF LOT 18. ANOTHER 8" SANITARY SEWER LINE CONNECTS TO A SANITARY MANHOLE AT THE NORTH LINE OF LOT 165 THEN RUNS NORTH ALONG THE EAST SIDE OF ORCHID STREET TO A MANHOLE ON THE SOUTHEAST CORNER OF LOT 36 THEN RUNS WEST AND EAST ALONG THE NORTH RIGHT-OF-WAY OF JAM SQUARE NORTH ENDING AT THE SOUTHEAST CORNER OF LOT 19 AND THE SOUTHEAST CORNER OF LOT 37. ANOTHER 8" SANITARY SEWER LINE CONNECTS TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 170 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF VERBENA STREET ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 67. ANOTHER 8" SANITARY SEWER LINE CONNECTS TO A MANHOLE AT THE NORTH LINE OF LOT 175 THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF CAMPO STREET ENDING WITH A MANHOLE AT THE SOUTHEAST CORNER OF LOT 120. ANOTHER 8" SANITARY SEWER LINE CONNECTS TO A MANHOLE AT THE NORTH LINE OF LOT 179 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF MONTEZUMA STREET ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 123 TO SERVE THIS SUBDIVISION.

THE 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 _____

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

LA SUBDIVISION LOS CORTIJOS 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 NORTE DEL DERECHO DE VILLA DE E. TRENTON ROAD APROXIMAMENTE 3,268.00 PIES AL ESTE DE TOWER ROAD. EL SISTEMA DE LA SUBDIVISION LOS CORTIJOS CONSISTE DE UN CONDUCTO DE SANITARIOS DE 8" UNA CONDUCTO DE 8" SE CONECTA AL ALCANTERILLA DENTRO EL DERECHO DE VILLA DE E. TRENTON ROAD Y SIGUE AL NORTE LUEGO AL ESTE EN EL LADO NORTE DE E. TRENTON ROAD LUEGO SIGUE AL NORTE POR EL LADO ESTE DE LOTE 164 A UN ALCANTERILLA LUEGO SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE DEBBY AVENUE A UN ALCANTERILLA LOCALIZADA EN EL LADO NORESTE DE LOTE 1 Y SIGUE AL NORTE EN EL LADO OESTE DEL DERECHO DE VILLA DE SAN JOSE STREET TERMINANDO CON UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 18. OTRO CONDUCTO SE CONECTA A UN ALCANTERILLA EN EL LADO NORTE DE LOTE 165 Y SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE ORCHID STREET A UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 37 Y SIGUE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE JAM SQUARE NORTH TERMINANDO CON UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 19. OTRO CONDUCTO DE 8" SE CONECTA A UN ALCANTERILLA EN EL LADO NORESTE DE LOTE 170 Y SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE VERBENA STREET TERMINANDO CON UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 67. OTRO CONDUCTO DE 8" SE CONECTA A UN ALCANTERILLA EN EL LADO NORTE DE LOTE 175 Y SIGUE AL NORTE EN EL LADO OESTE DEL DERECHO DE VILLA DE CAMPO STREET TERMINANDO CON UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 120. OTRO CONDUCTO DE 8" SE CONECTA A UN ALCANTERILLA EN EL LADO NORTE DE LOTE 179 Y SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE MONTEZUMA STREET TERMINANDO CON UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 123. PARA SERVIR ESTA SUBDIVISION.

LAS LINEAS DE 8" SERVICIO DE 4 PULGADAS Y VENTE-TRES (23) ALCANTARILLAS 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 REGLAS DE DRENAJE SANITARIO DE LA SUBDIVISION (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 _____

SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

I, WE, ABIGAIL V SANDOVAL, JULIA VILLANUEVA GARCIA, FRANK VILLANUEVA GARCIA, SUBDIVIDERS OF LOS CORTIJOS 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.

ABIGAIL V SANDOVAL, _____

JULIA VILLANUEVA GARCIA, _____

FRANK VILLANUEVA GARCIA, _____

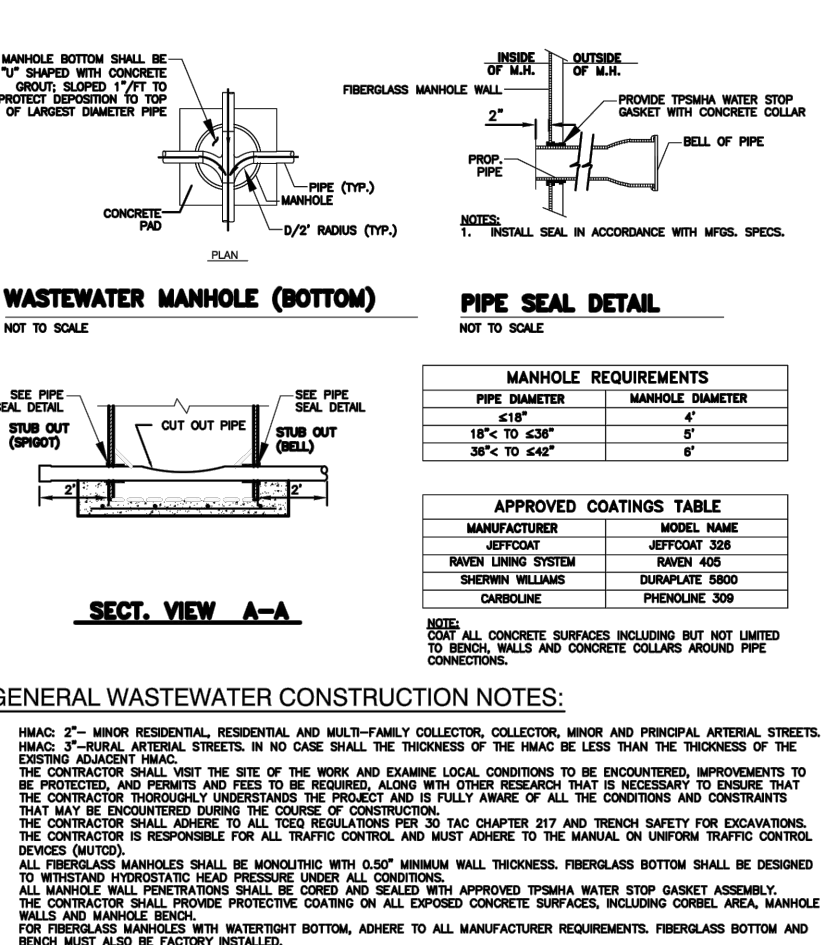
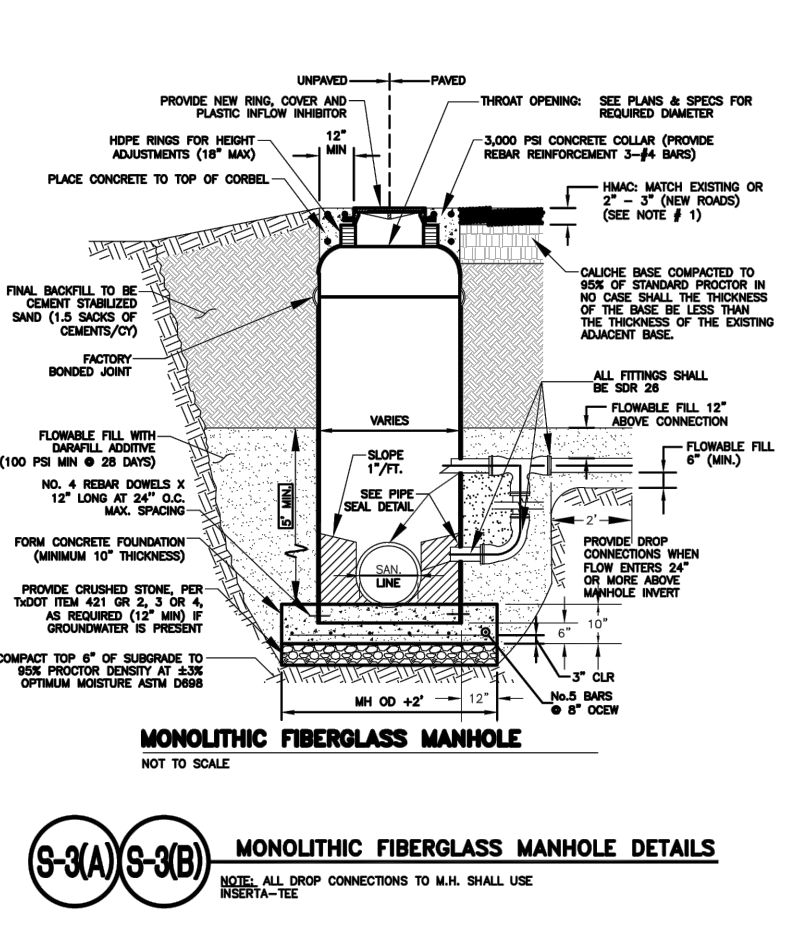
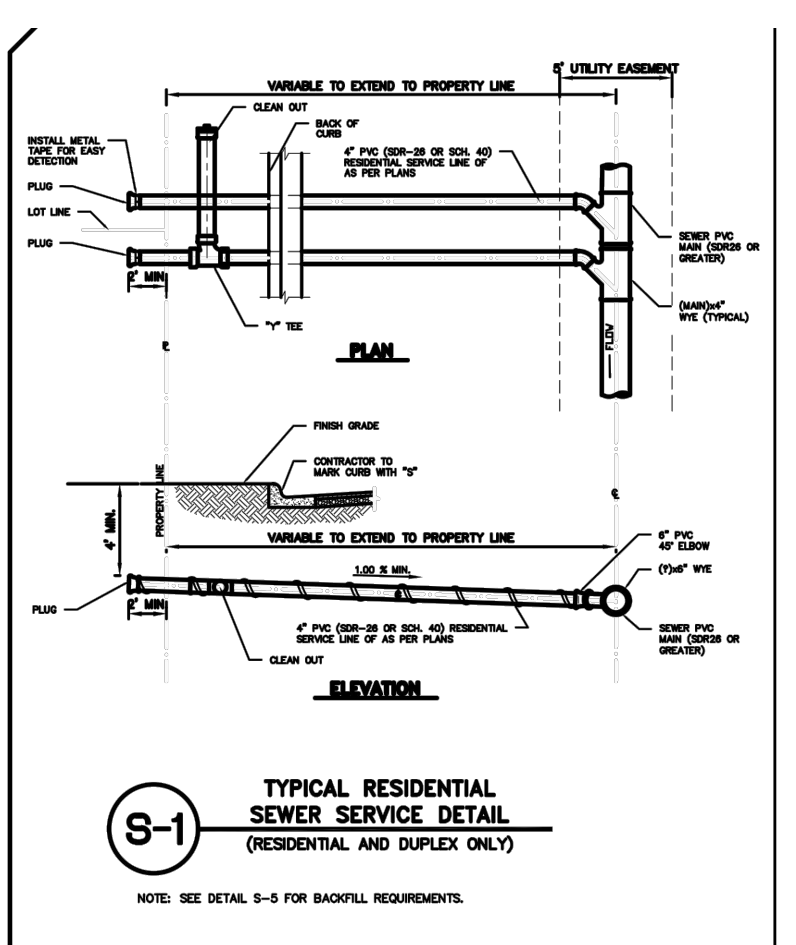
STATE OF TEXAS
 COUNTY OF HIDALGO:

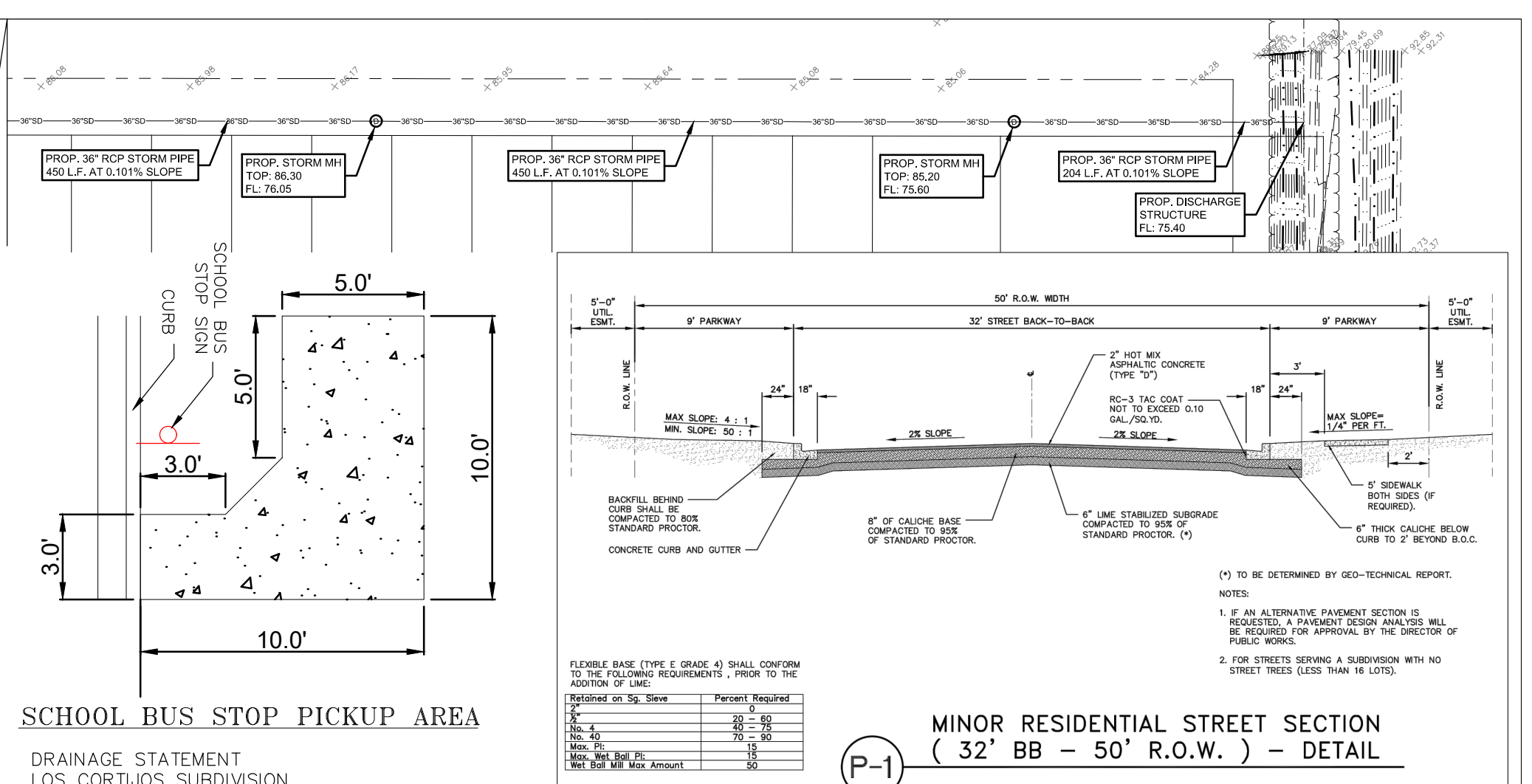
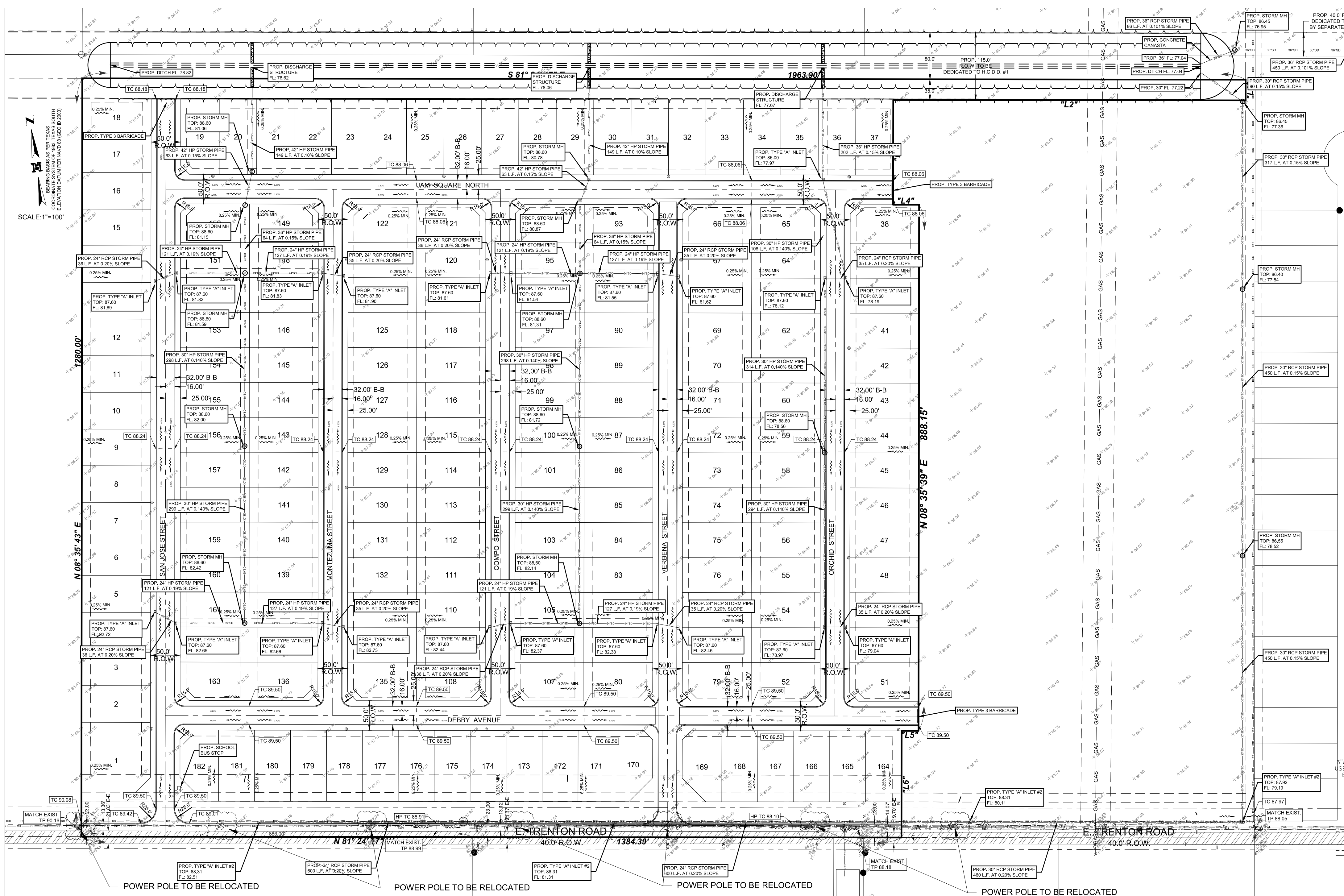
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABIGAIL V SANDOVAL, JULIA VILLANUEVA GARCIA, FRANK VILLANUEVA GARCIA, KNOWN TO ME THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED.

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

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____.

MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO
 SUBDIVISION MAP OF
 LOS CORTIJOS SUBDIVISION
 BEING 41.677 ACRES OUT OF
 THE EAST HALF OF LOT 13, BLOCK 57
 ALL OF LOT 16, BLOCK 58
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOLUME 1, PAGE 24 H.C.M.R.
 HIDALGO COUNTY, TEXAS





SCHOOL BUS STOP PICKUP AREA
 DRAINAGE STATEMENT
 LOS CORTIJOS SUBDIVISION

LOS CORTIJOS SUBDIVISION A TRACT OF LAND CONTAINING 42,222 ACRES BEING THE EAST 1/2 OUT OF LOT 13, BLOCK 57 AND ALL OF LOT 16, BLOCK 58, ALAMO LAND AND SUGAR COMPANY, VOLUME 1, PAGES 24, H.C.M.R. HIDALGO COUNTY, TEXAS. THIS SUBDIVISION LIES IN ZONE "C", WHICH ARE AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982. THE PROPERTY IS LOCATED 2,686 FEET WEST OF THE INTERSECTION OF TOWER ROAD & E. TRENTON ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 173 RESIDENTIAL LOTS, CURRENTLY INSIDE THE CITY OF EDINBURG'S E.T.J., TEXAS.

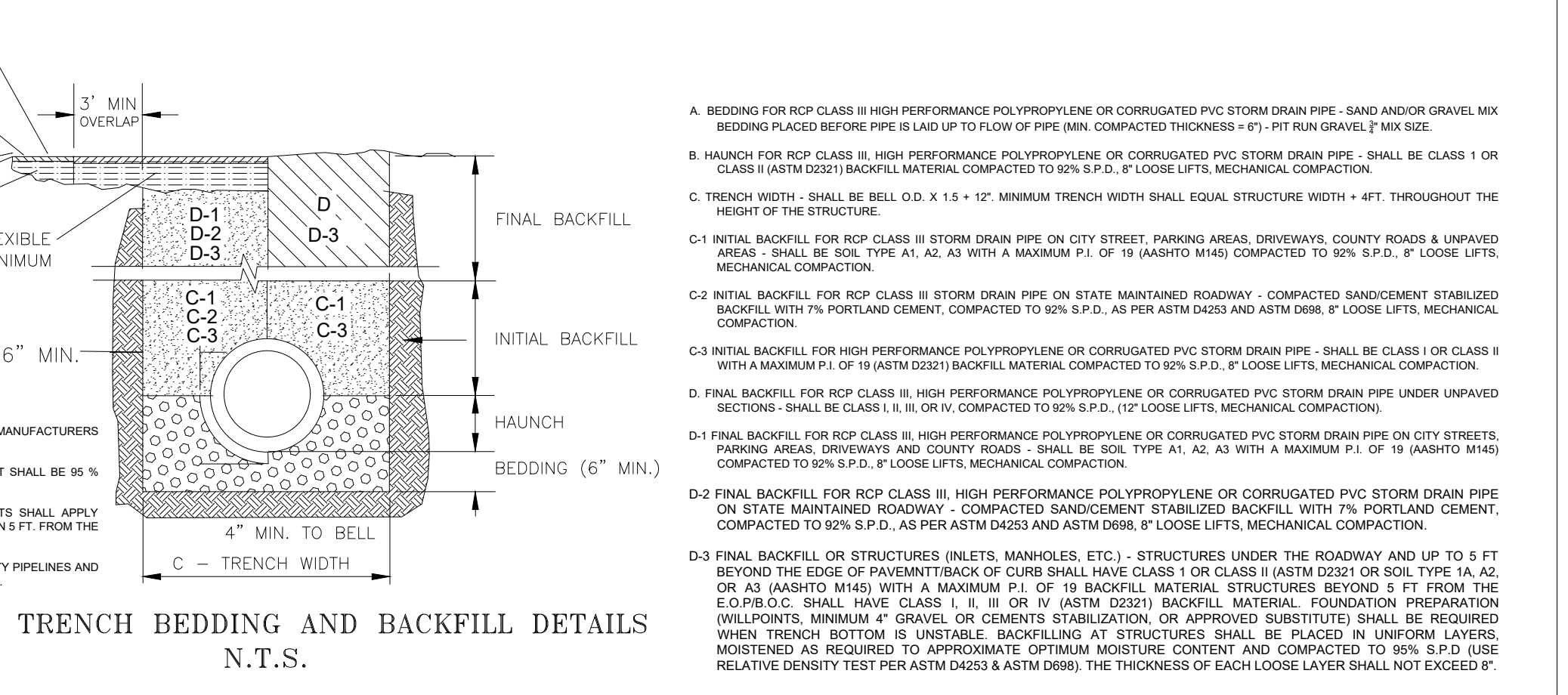
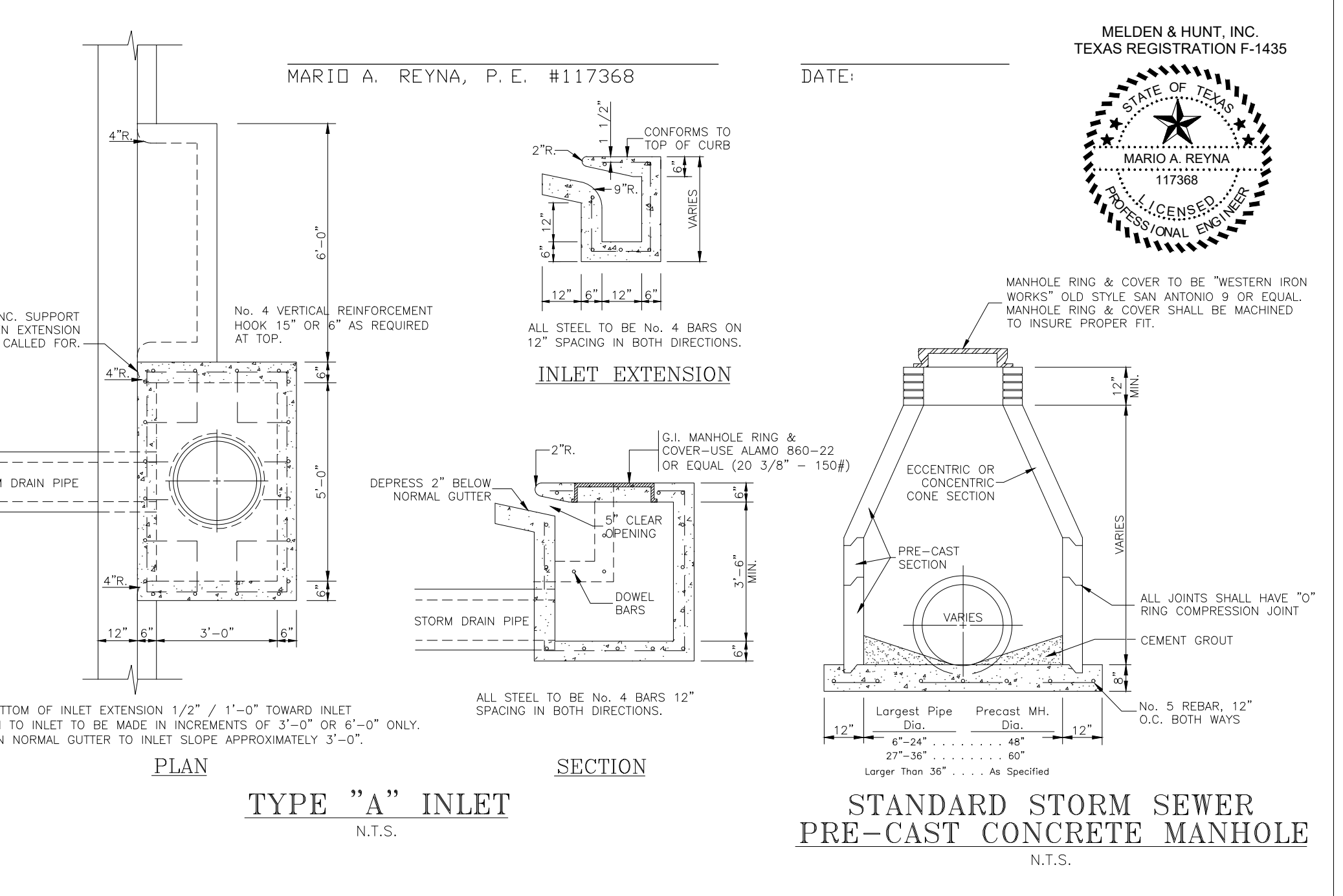
THE SOIL IN THIS AREA IS (28) HIDALGO SANDY CLAY LOAM, WHICH IS IN HYDROLOGIC GROUP "B". THIS SOIL IS MODERATELY PERVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 23.58 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 125.30 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 101.72 C.F.S.

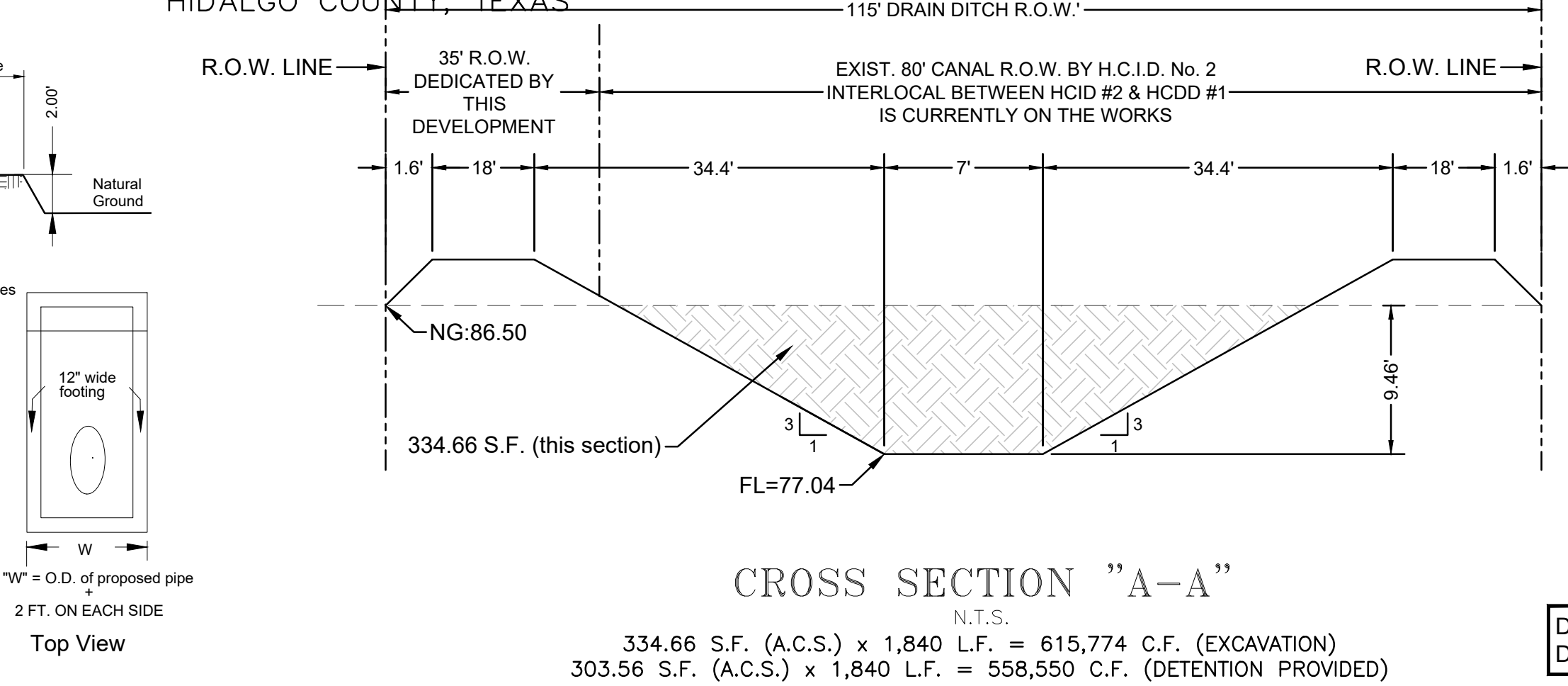
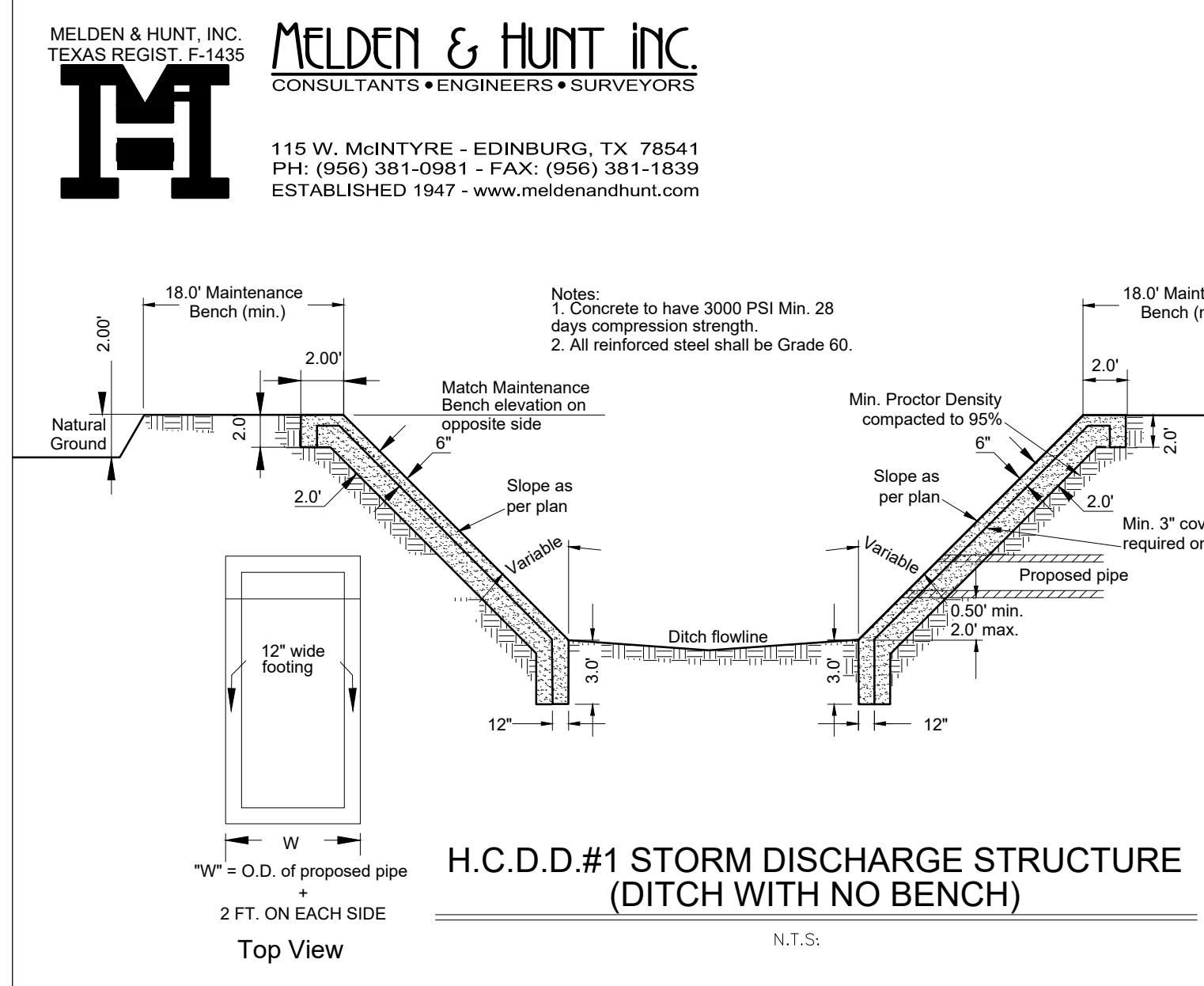
THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO A PROPOSED DRAIN DITCH ON THE NORTH SIDE OF THE SITE, AN INTERLOCAL BETWEEN H.C.D.#2 AND H.C.D.#1 IS CURRENTLY IN THE WORKS. ONCE FINALIZED, THE DEVELOPER WILL BE RESPONSIBLE FOR EXCAVATING THE DITCH EAST TO WEST IN ITS ENTIRETY ALONG THE NORTH PROPERTY LINE. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING A 30 INCH STORM LINE EAST OF THE PROPOSED DITCH THAT WILL DISCHARGE INTO AN EXISTING ALAMO LATERAL (HIDALGO COUNTY DRAIN DITCH) EAST OF THE SITE.

IN ACCORDANCE WITH THE HIDALGO COUNTY'S 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 251,472 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAIN DITCH HAS A CAPACITY OF 558,550 CUBIC FEET. THE EXCESS AMOUNT 307,078 CUBIC FEET WILL CREDIT FOR FUTURE PHASE OF SUBDIVISION.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0425 C, MAP 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
LOS CORTIJOS SUBDIVISION
 BEING 41,667 ACRES OUT OF
 THE EAST HALF OF LOT 13, BLOCK 57
 ALL OF LOT 16, BLOCK 58
 ALAMO LAND AND SUGAR COMPANY'S
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 ESTABLISHED 1947 - www.meldenandhunt.com

MARIO A. REYNA, P.E. #117368
 DATE: _____
 MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435
 STATE OF TEXAS
 MARIO A. REYNA
 117368
 LICENSED PROFESSIONAL ENGINEER

DETENTION REQUIRED= 251,472 C.F.
 DETENTION PROVIDED= 558,550 C.F.