



T.J. Arredondo  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-15-2022

PROPOSED LA MARQUESA ESTATES SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: LOS VECINDADES RGV GP. LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 29  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS: 6

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTH OF OWASSA ROAD APPROXIMATELY 1/2 MILE WEST OF ALAMO ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-16-2021 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 11-03-2022 BY, JOE OCHOA, PCT. 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-03-2022 BY, ENVIRONMENTAL HEALTH DIVISION  
SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 10" LOCATION: OWASSA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 11-03-2022: 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.

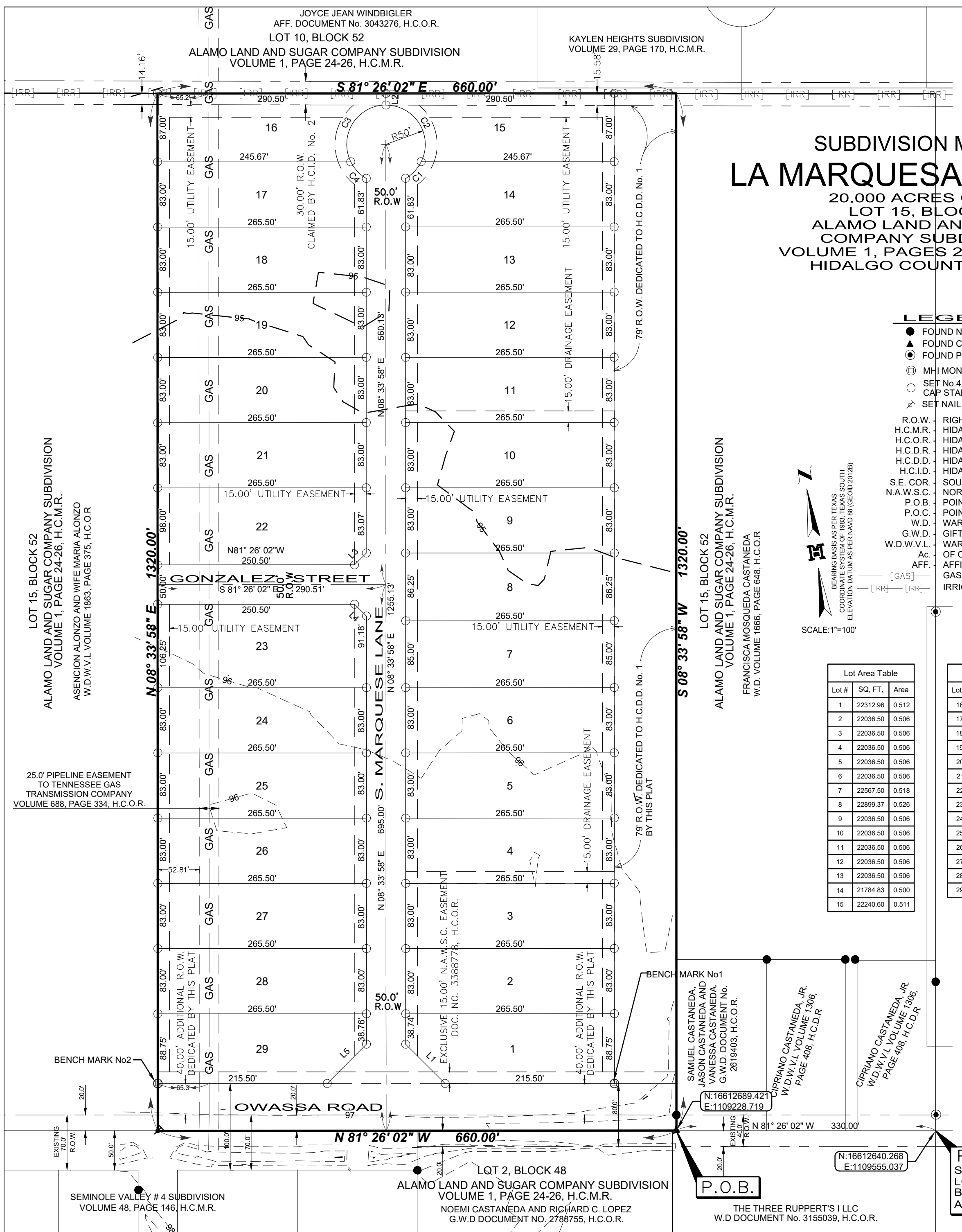
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: AUGUST 10, 2021

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

Final Approval subject to recommendations other departments

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

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



# SUBDIVISION MAP OF LA MARQUESA ESTATES

## 20,000 ACRES OUT OF LOT 15, BLOCK 52 ALAMO LAND AND SUGAR COMPANY SUBDIVISION VOLUME 1, PAGES 24-26 H.C.M.R. HIDALGO COUNTY, TEXAS

- LEGEND**
- FOUND NO. 4 REBAR
  - ▲ FOUND COTTON PICKER SPINDLE
  - FOUND PIPE
  - ⊙ MH MONUMENT SET IN CONCRETE
  - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
  - SET NAIL
  - R.O.W. - RIGHT OF WAY
  - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
  - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
  - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
  - H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
  - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
  - S.E. COR. - SOUTHEAST CORNER
  - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCING
  - W.D. - WARRANTY DEED
  - G.D. - GIFT WARRANTY DEED
  - W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
  - Ac. - OF ONE ACRE
  - AFF. - AFFIDAVIT
  - [GAS] - GAS LINE
  - [IRR] - IRRIGATION



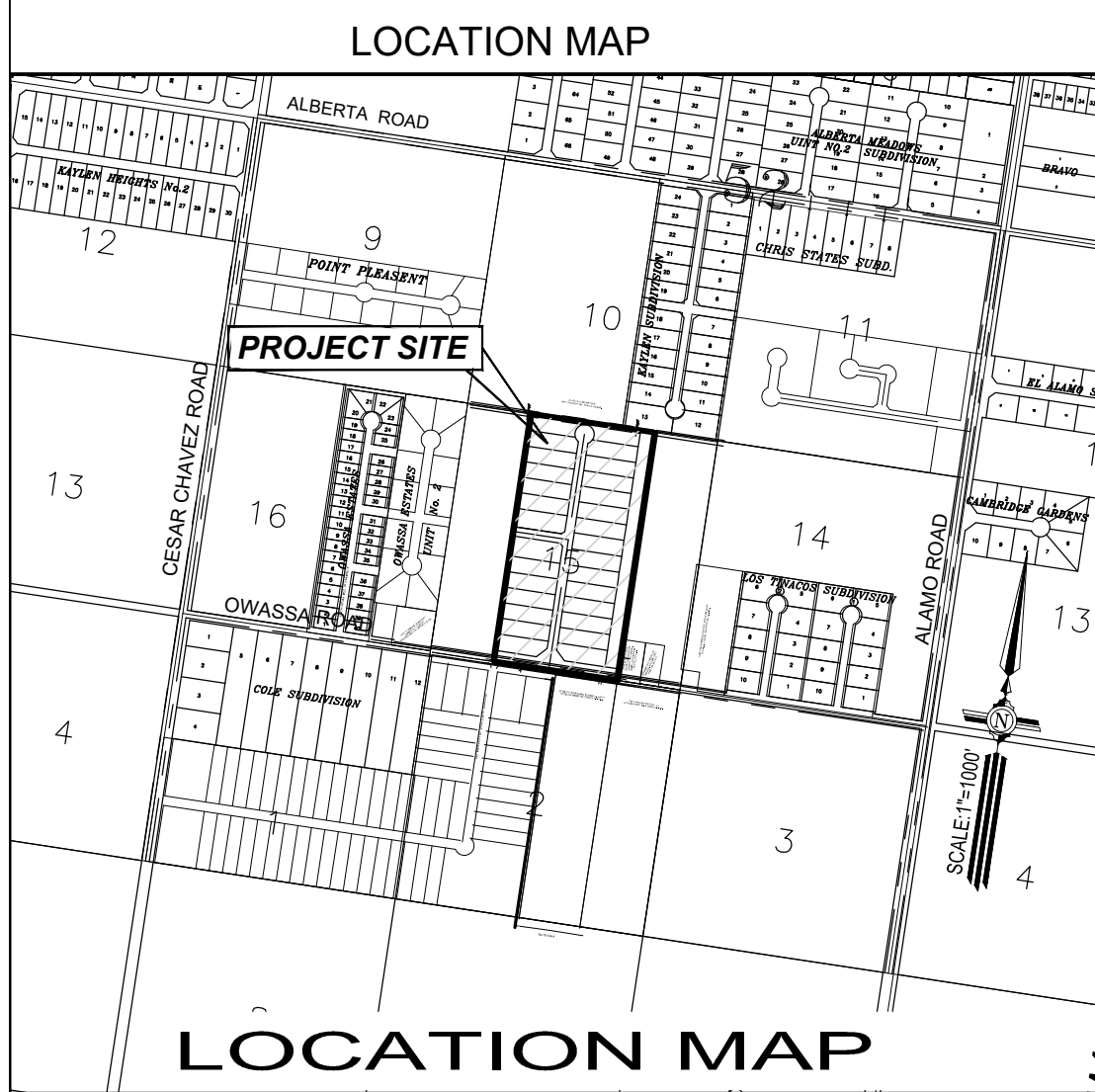
Lot #	SQ. FT.	Area
1	22312.96	0.512
2	22036.50	0.506
3	22036.50	0.506
4	22036.50	0.506
5	22036.50	0.506
6	22036.50	0.506
7	22967.50	0.518
8	22897.39	0.526
9	22036.50	0.506
10	22036.50	0.506
11	22036.50	0.506
12	22036.50	0.506
13	22036.50	0.506
14	21784.83	0.500
15	22240.80	0.511

**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	29.43'	50.00'	033° 43' 30"	N51° 42' 12"E	29.01'	15.16'
C2	101.47'	50.00'	116° 16' 30"	N23° 17' 48"W	84.93'	80.45'
C3	101.47'	50.00'	116° 16' 30"	S40° 25' 43"W	84.93'	80.45'
C4	29.43'	50.00'	033° 43' 30"	S34° 34' 17"E	29.01'	15.16'

**Lot Line Table**

Line #	Length	Direction
L1	70.72'	N36° 25' 49"W
L2	14.87'	N08° 33' 58"E
L3	21.16'	N53° 42' 09"E
L4	21.22'	S36° 25' 35"E
L5	70.71'	S53° 34' 11"W



**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
- SETBACKS:
    - FRONT: 25.00 FEET OR EASEMENT, WHICHEVER IS GREATER
    - REAR: 15.00' OR EASEMENT, WHICHEVER IS GREATER
    - SIDE: 6.00 FEET OR EASEMENT, WHICHEVER IS GREATER
    - CUL-A-SAC: 25.00 FEET OR EASEMENT, WHICHEVER IS GREATER
  - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
  - THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 88 ( GEOID 2003 ):
    - BENCH MARK No. 1- MH DISK SET IN CONCRETE AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION, N 16612757.11, E: 1109227.540, ELEVATION: 96.85.
    - BENCH MARK No. 2- MH DISK SET IN CONCRETE AT THE WEST CORNER OF LOT 30 OF THIS SUBDIVISION, N 16612828.500, E: 1108881.640, ELEVATION: 96.85.
  - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 95,050 CUBIC FEET (2.182 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS) 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, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.
  - A 5 FOOT SIDEWALK WITH ADA RAMP IS REQUIRED ALONG NORTH SIDE OF OWASSA ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMP AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
  - ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.
  - 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.
  - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.2% SLOPE TO ACCOMMODATE POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
  - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
  - EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
  - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
  - NO ACCESS SHALL BE PERMITTED FROM OWASSA ROAD ONTO LOTS 1 & 29.
  - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
    - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
    - B. EACH LOT ON THIS PLAT COMPLY WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
    - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
    - D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ASSOCIATED DRAIN FIELD SYSTEM.
    - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO APPLYING A LOT.
  - THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
  - LOS VEJUNDADES RGV GP, LLC, THE OWNER & SUBDIVIDER OF LA MARQUESA ESTATES, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.

**METES AND BOUNDS DESCRIPTION:**

- METES AND BOUNDS DESCRIPTION
- A TRACT OF LAND CONTAINING 20,000 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 15, BLOCK 52, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 20,000 ACRES OUT OF A CERTAIN TRACT CONVEYED TO LOS VEJUNDADES RGV GP, LLC BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOC. NO. 3329323, HIDALGO COUNTY OFFICIAL RECORDS, SAID 20,000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 15,
- THENCE, N 81° 26' 02" W ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 660.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
  - THENCE, N 08° 33' 58" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
  - THENCE, S 81° 26' 02" E A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
  - THENCE, S 08° 33' 58" W AT A DISTANCE OF 1,300 FEET PASS A NO. 4 REBAR FOUND ON THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 20,000 ACRES OF LAND, MORE OR LESS.
- STATE OF TEXAS  
COUNTY OF HIDALGO
- I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.
- MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435
- MARIO A. REYNA, P.E. # 117368 DATE: \_\_\_\_\_  
DATE PREPARED: 1-27-21  
JOB NO. 21100.00

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, LOS VEJUNDADES RGV GP, LLC, AS OWNER OF THE 20,000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LA MARQUESA ESTATES, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

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

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

JOHN R. MAYS DATE: \_\_\_\_\_  
11410 N. F.M. 493  
DUNNA, TEXAS 78537

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

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

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LOS VEJUNDADES RGV GP, LLC (GRANTOR'S SIGNATURE)  
JOHN R. MAYS  
11410 N. FM 493  
DUNNA, TEXAS 78537

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

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\_\_\_\_.

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

LA MARQUESA ESTATES IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY LOCATED AT ALONG THE NORTH SIDE OF OWASSA ROAD APPROXIMATELY 1652 FEET EAST OF CESAR CHAVEZ ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY, EDINBURG (POPULATION 101,170), LA MARQUESA ESTATES LIES APPROXIMATELY 1.25 MILES EAST OF THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

- INDEX TO SHEET OF LA MARQUESA ESTATES
- SHEET 1: DESCRIPTION (METES AND BOUNDS); HEADINGS; 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; HC ENVIRONMENTAL HEALTH DIVISION MANAGER.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.
- SHEET 3: DRAINAGE & STREETS; MAP OF TOPOGRAPHY; REVISION NOTES; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

THIS PLAT IS HERE BY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

PRESIDENT ATTEST: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF HIDALGO

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

RAUL E. SESIN, P.E., C.F.M. DATE: \_\_\_\_\_  
GENERAL MANAGER

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

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

HIDALGO COUNTY JUDGE DATE: \_\_\_\_\_  
HIDALGO COUNTY CLERK DATE: \_\_\_\_\_

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LA MARQUESA ESTATES WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER

PRINCIPAL CONTACTS NAME ADDRESS CITY & ZIP PHONE FAX  
LOS VEJUNDADES RGV LLC 11410 N. FM 493 DUNNA, TX 78537 C/O (956) 381-0981 C/O 956-381-0981

OWNER: JOHN R. MAYS  
ENGINEER: MARIO A. REYNA, P.E. 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839  
SURVEYOR: ROBERTO N. TAMEZ, R.P.L.S. 115 W. MCINTYRE EDINBURG, TX 78541 (956) 381-0981 (956) 381-1839

MELDEN & HUNT, INC.  
TEXAS REGIST F-1435

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

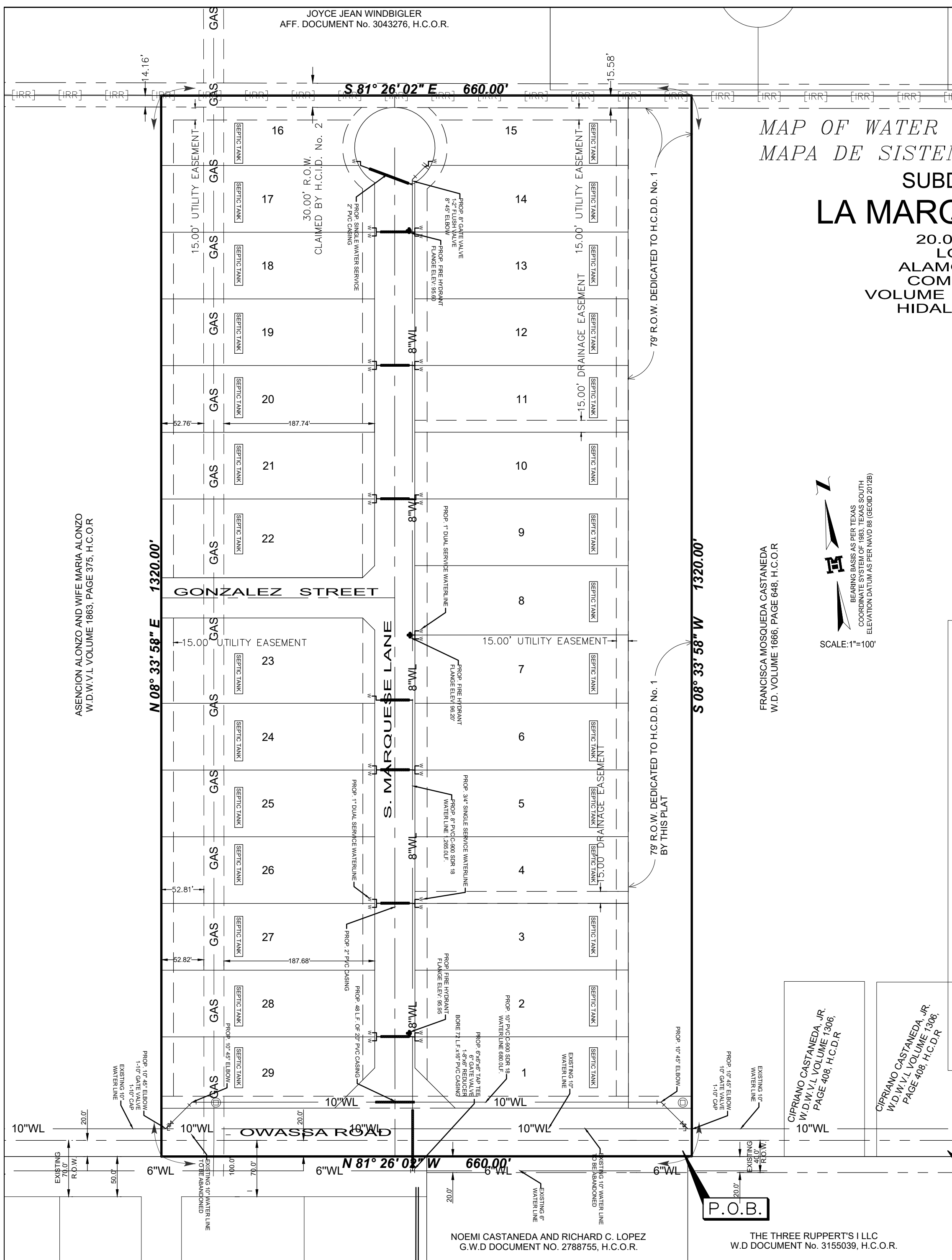
115 W. MCINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com



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

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

By: \_\_\_\_\_ DEPUTY



**MAP OF WATER DISTRIBUTION SYSTEM**  
**MAPA DE SISTEMA DE DISTRIBUCION DE AGUA**  
**SUBDIVISION MAP OF**  
**LA MARQUESA ESTATES**  
**20.00 ACRES OUT OF**  
**LOT 15, BLOCK 52**  
**ALAMO LAND AND SUGAR**  
**COMPANY SUBDIVISION**  
**VOLUME 1, PAGES 24-26 H.C.M.R.**  
**HIDALGO COUNTY, TEXAS**

**COST ESTIMATE:**  
**WATER DISTRIBUTION:** \$ 130,180.00  
**SANITARY SEWER IMPROVEMENTS / OSSF:** \$ 43,500.00  
**DRAINAGE IMPROVEMENTS:** \$ 146,648.50  
**PAVING IMPROVEMENTS:** \$ 238,989.00

**ESTIMACION DE COSTOS:**  
**SERVICIO DE AGUA POTABLE:** \$ 130,180.00  
**SERVICIO DE DRENAJE SANITARIO:** \$ 43,500.00  
**DREAJE PLUVIAL:** \$ 146,648.50  
**PAVIMENTACION DE CALLES:** \$ 238,989.00

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

LA MARQUESA ESTATES 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 10" WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF OWASSA ROAD. THE WATER SYSTEM FOR LA MARQUESA ESTATES CONSISTS OF A 10" & 8" WATER LINE THAT TAPS INTO THE EXISTING 10" LINE. THIS 10" WATER LINE CONNECTS TO THE 10" WATER LINE ALONG THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF OWASSA ROAD THEN CONNECTS TO THE EXISTING 10" WATER LINE AT THE SOUTHWEST CORNER OF LOT 30. AN 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 10" WATER LINE AT THE SOUTHWEST CORNER OF LOT 1 THEN RUNS NORTH ALONG THE EAST SIDE OF S. MARQUESE LANE ENDING AT THE SOUTHWEST CORNER OF LOT 15. IN ORDER TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LA MARQUESA ESTATES CONSISTS OF FOURTEEN (14) DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" SERVICE LINES SERVING 28 LOTS AND TWO (2) SINGLE SERVICE LINES SERVING 2 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 10" & 8" LINES, THE 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$130,180.00, OR \$4,488.96 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$24,650.00, WHICH COVERS THE \$850.00 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 3 FIRE HYDRANTS AT A UNIT COST OF \$4,500.00 FOR A TOTAL COST OF \$13,500.00. 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.

**SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES**

SEWAGE FROM LA MARQUESA ESTATES WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

**SOIL EVALUATION REPORT:**

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE ENDS OF THE PROPOSED DISPOSAL AREA. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

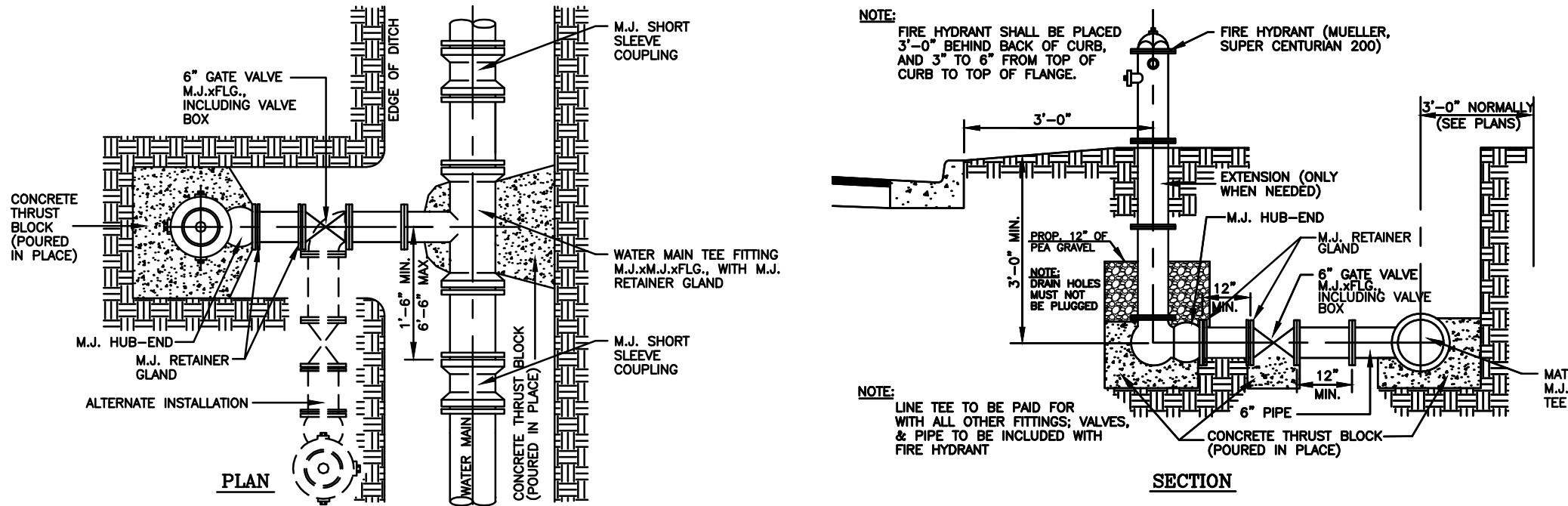
THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$43,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 00-00-0000.

**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 THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

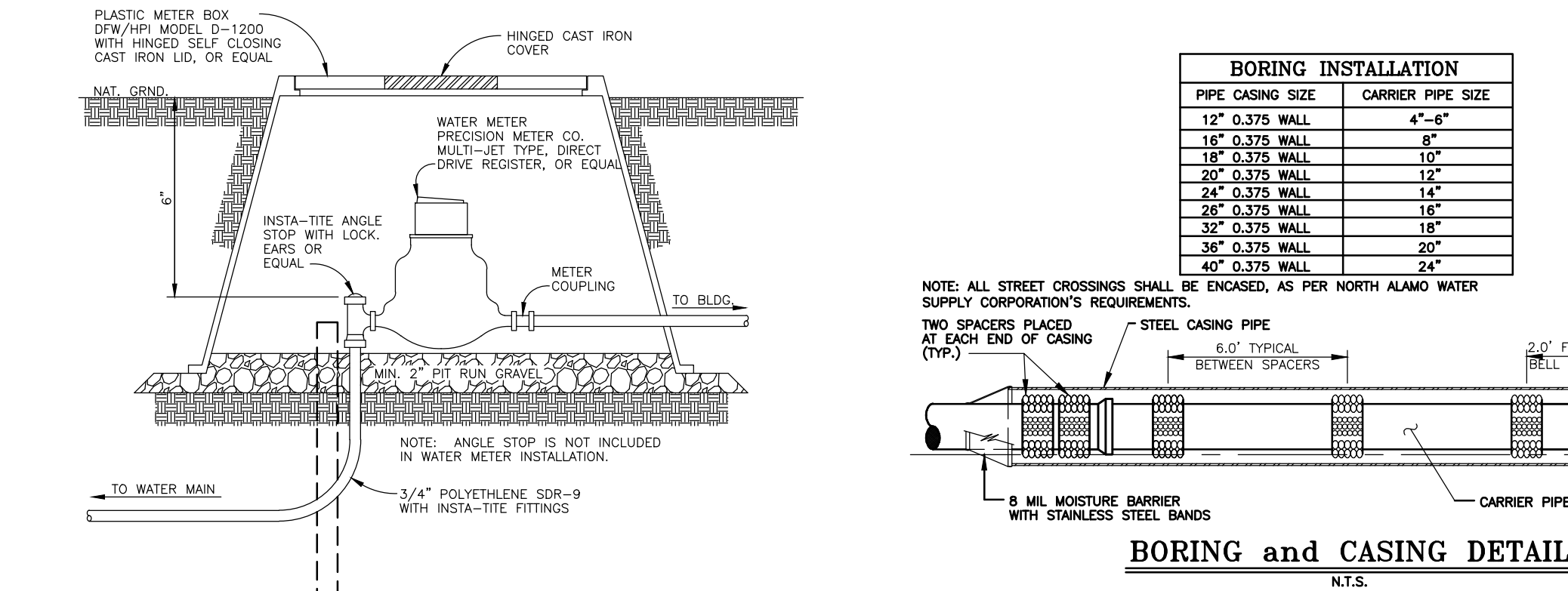
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$164,830.00 WHICH EQUALS TO \$5,338.96 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$43,500.00 FOR THE ENTIRE SUBDIVISION.

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



**TYPICAL FIRE HYDRANT INSTALLATION**  
N.T.S.



**TYPICAL WATER METER INSTALLATION**  
N.T.S.

**FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH**  
**PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO**

LA SUBDIVISION AL MARQUESA ESTATES 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 LA MARQUESA ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 10" QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA OWASSA ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION LA MARQUESA ESTATES CONSISTE DE UN CONDUCTOS DE AGUA DE 10" & 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 10". ESTA LINEA DE 10" SE CONECTA A LA LINEA EXISTENTE DE 10" EN EL LADO SURESTE DE LOTE 1 Y SIGUE AL OESTE POR EL LADO NORTE DE LA CARRETERA DE OWASSA ROAD Y SE CONECTA A LA LINEA EXISTENTE DE 10" EN EL LADO SURESTE DE LOTE 30. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA DE 10" Y CORRE AL NORTE POR EL LADO ESTE DE S. MARQUESE LANE TERMINANDO POR EL LADO SURESTE DE LOTE 15 PARA SERVIR ESTA SUBDIVISION.

LA DISTRIBUCION PARA LA MARQUESA ESTATES CONSISTE DE CATORSE CONDUCTOS DE AGUA DE 1". ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2" PARA SOSTENER 28 LOTES Y DOS CONDUCTOS INDIVIDUALES DE AGUA DE 1/2" PARA DOS LOTES. LOS CONDUCTOS DE AGUA DE 1/2" Y 10". EL CONDUCTO DE 1/2" X 1". LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$130,180.00 O \$ 4,488.96 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 24,650.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$850.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$13,500.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CODIGO DE HIDALGO.

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

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. SE HICIERON DOS ES EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS EN LA SUBDIVISION (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO ARENOSO FINO Y ARENOSO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA MAS ARRIBA DE LO MAS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES 1,500.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL. A UN COSTO TOTAL DE \$43,500.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODOS LAS FOSAS SEPTICAS Y HA APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE (FECHA DE INSPECCION).

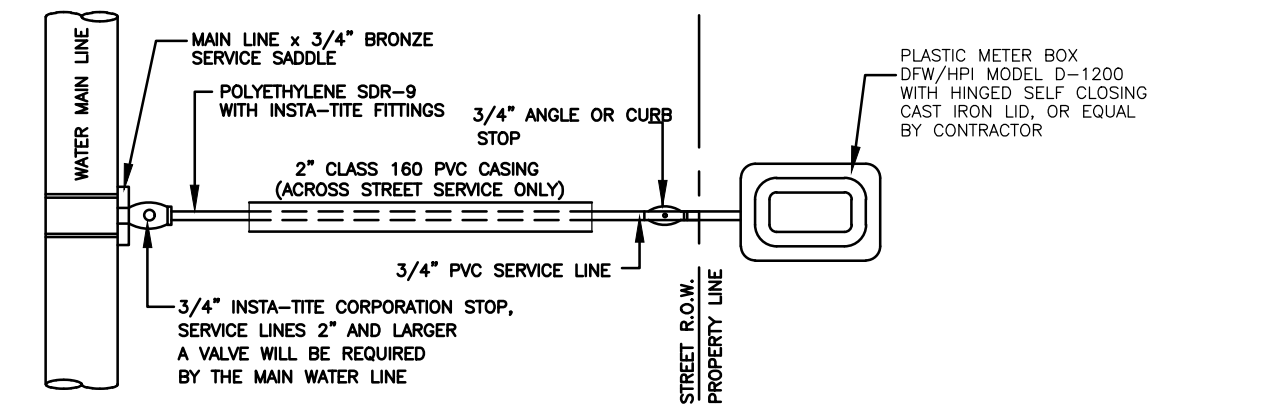
**CERTIFICACION:**

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

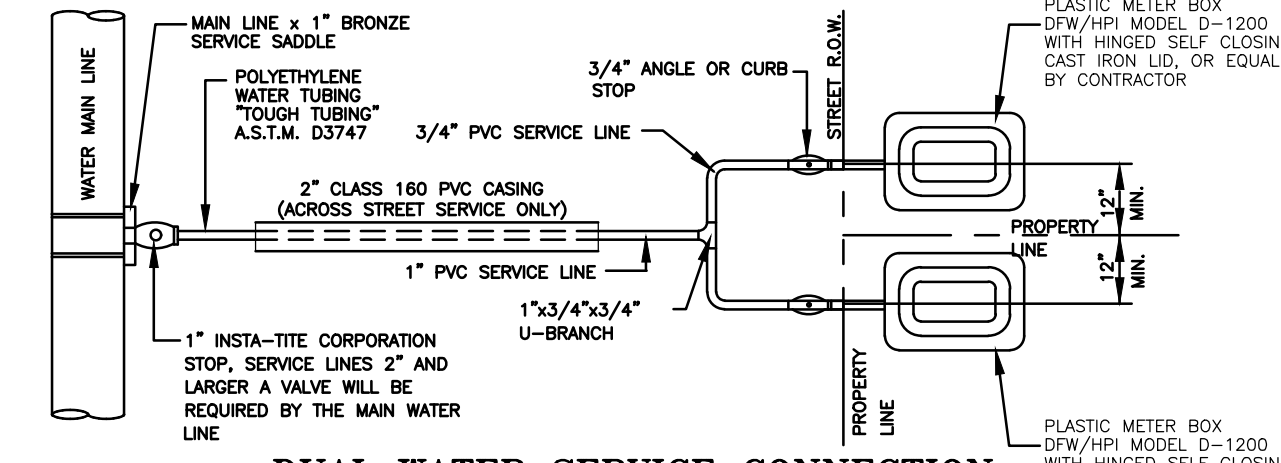
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 154,830.00 O \$ 5,338.96 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 A UN COSTO TOTAL DE \$43,500.00 TODA LA SUBDIVISION.

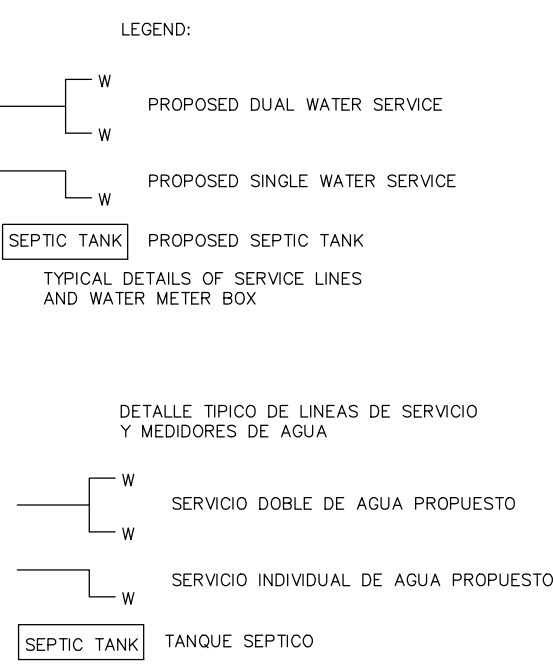
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**SINGLE WATER SERVICE CONNECTION**  
N.T.S.



**DUAL WATER SERVICE CONNECTION**  
N.T.S.



**SUBDIVIDER CERTIFICATION**

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

**SUBDIVIDER STATEMENT:**

1. I, LOS VECINDADES RGV GP, LLC, SUBDIVIDER OF LA MARQUESA ESTATES, 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.

LOS VECINDADES RGV GP, LLC  
 JOHN R. MAYS  
 11410 N. FM 493  
 DONNA, TEXAS 78837

STATE OF TEXAS  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED EJOHN R. MAYS 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

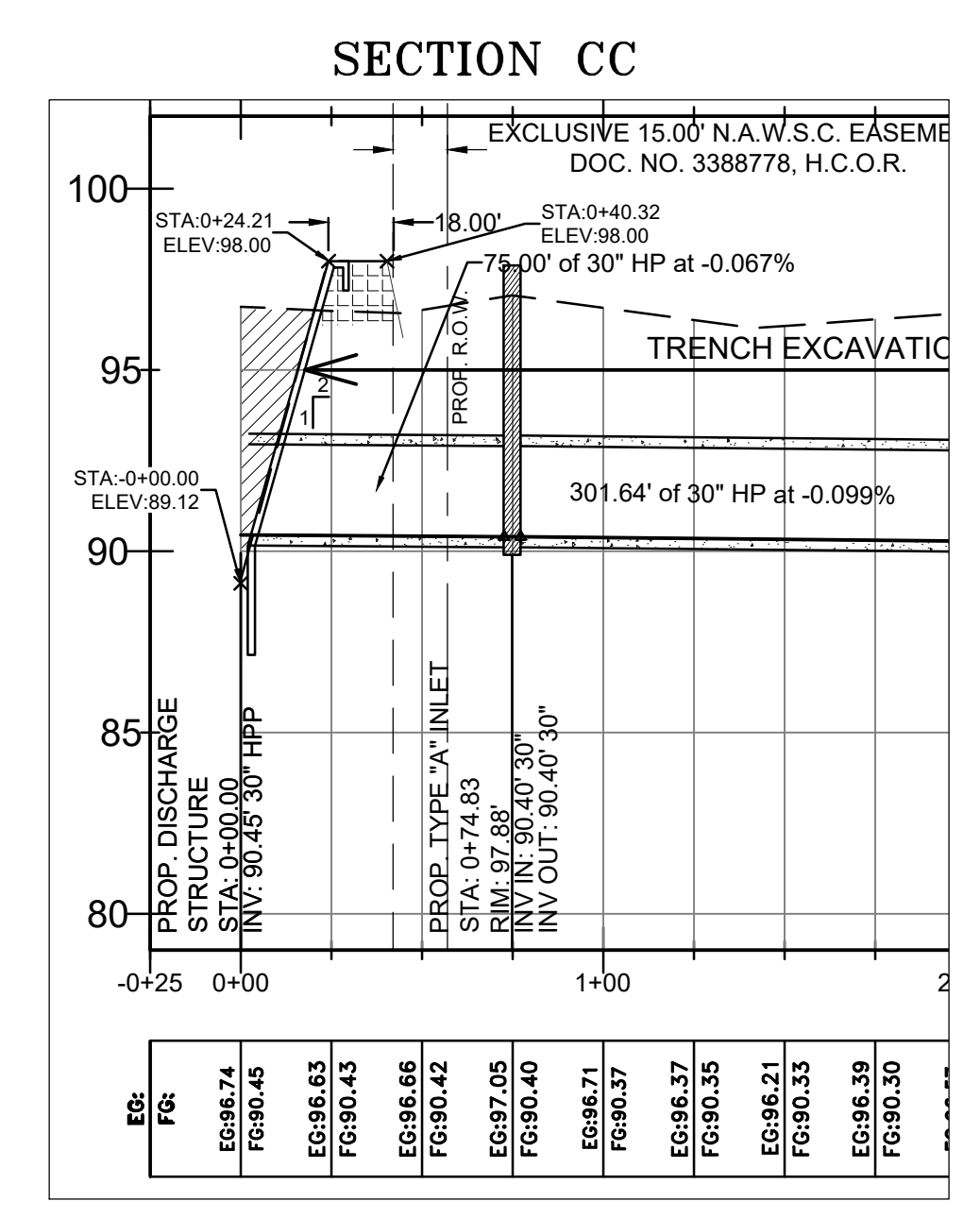
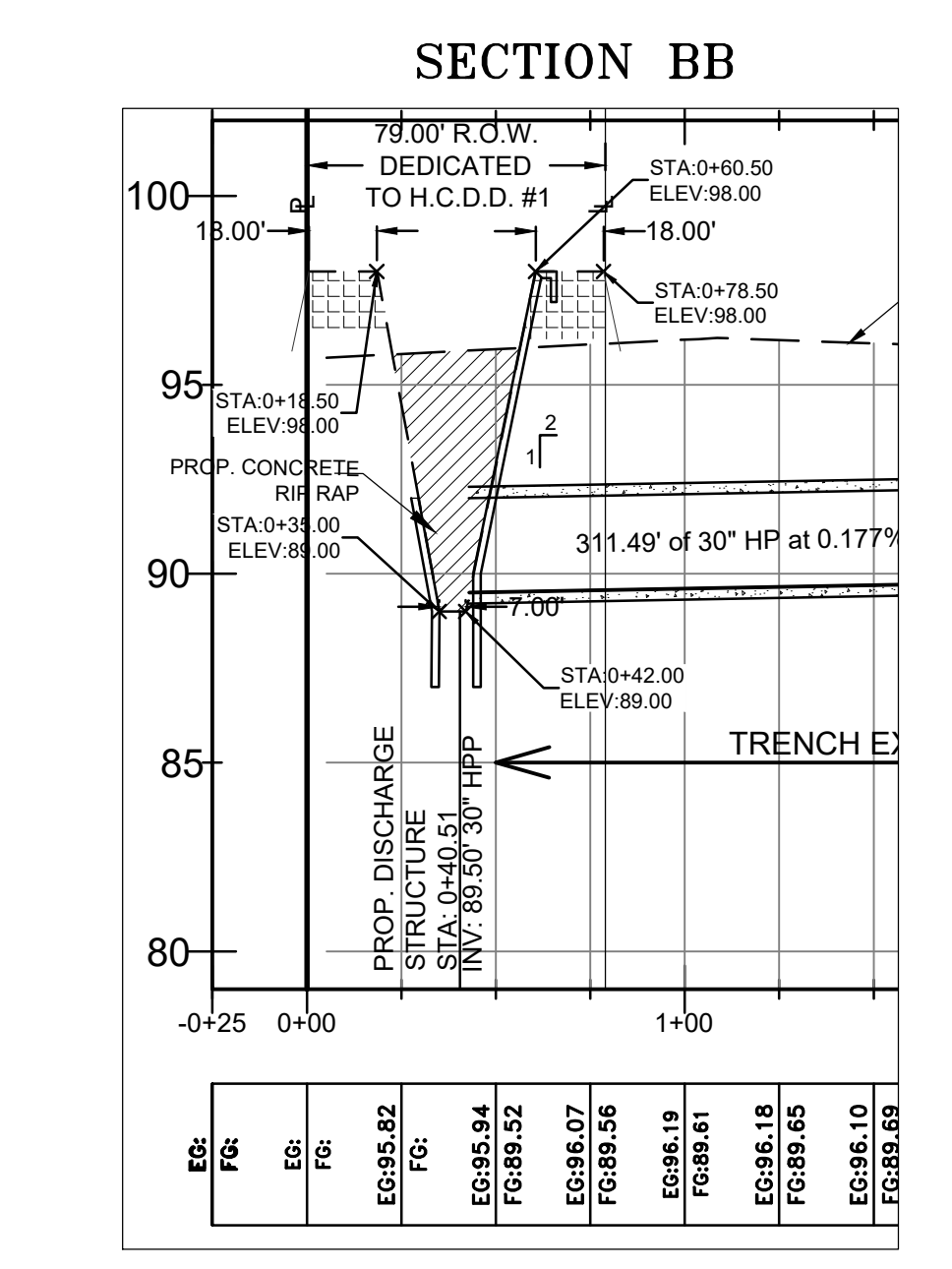
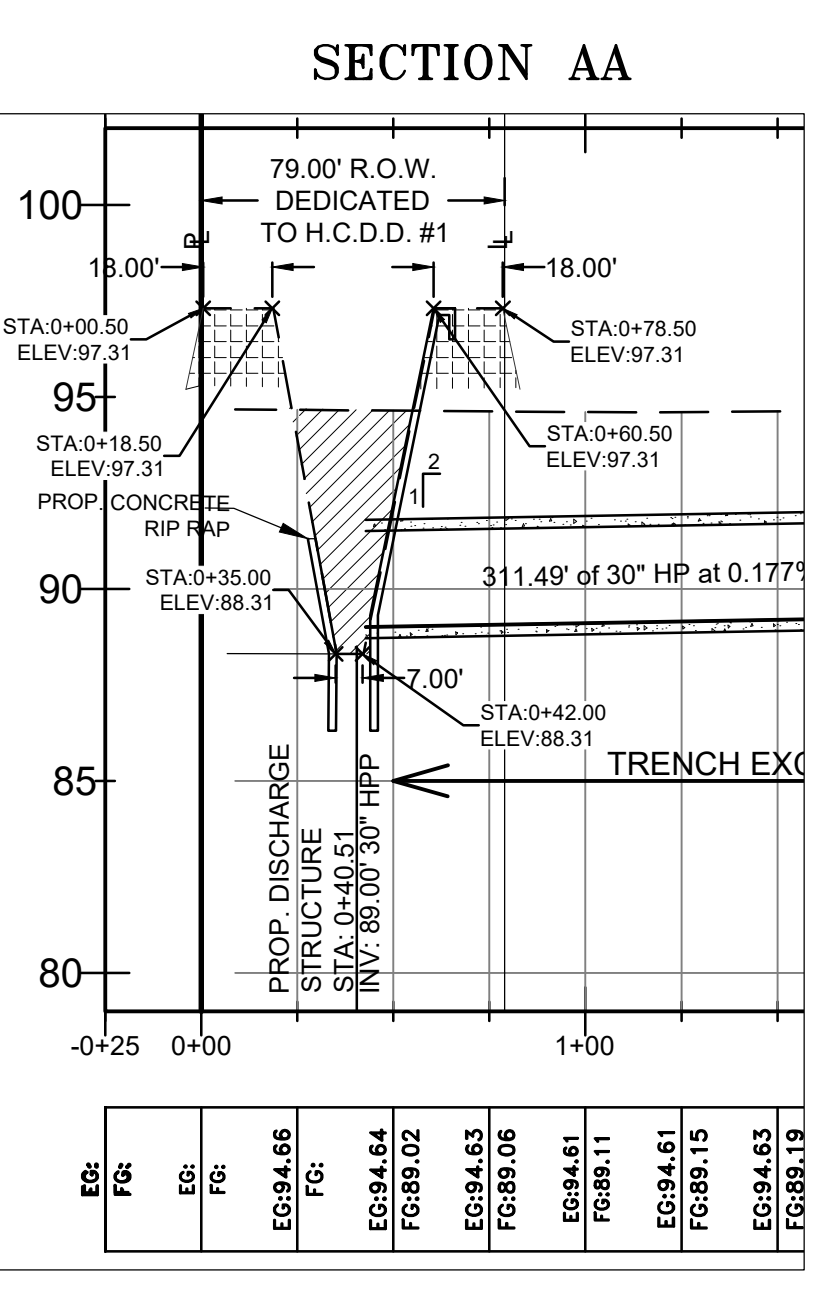
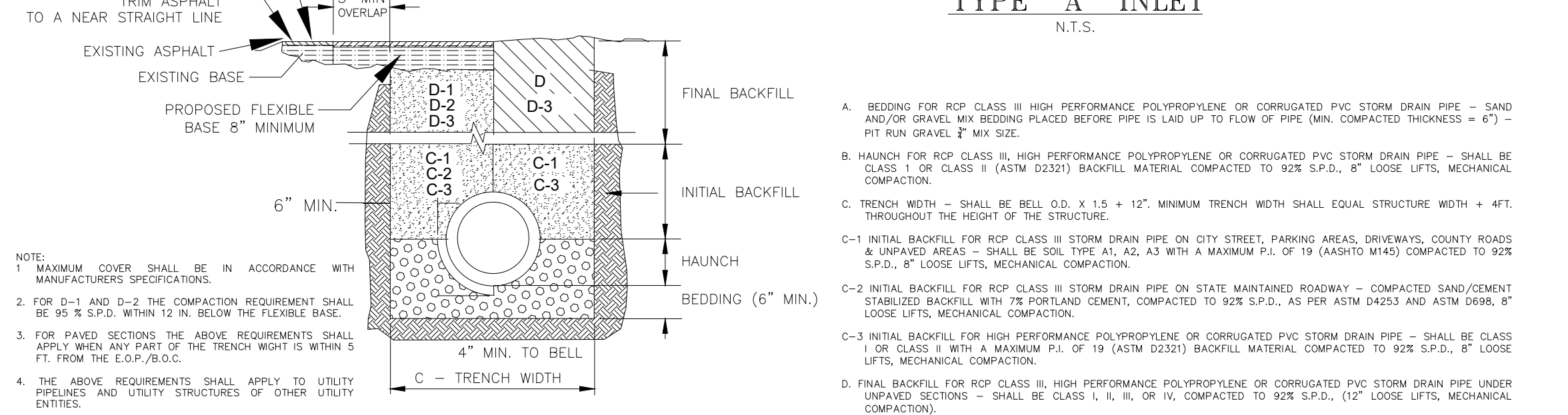
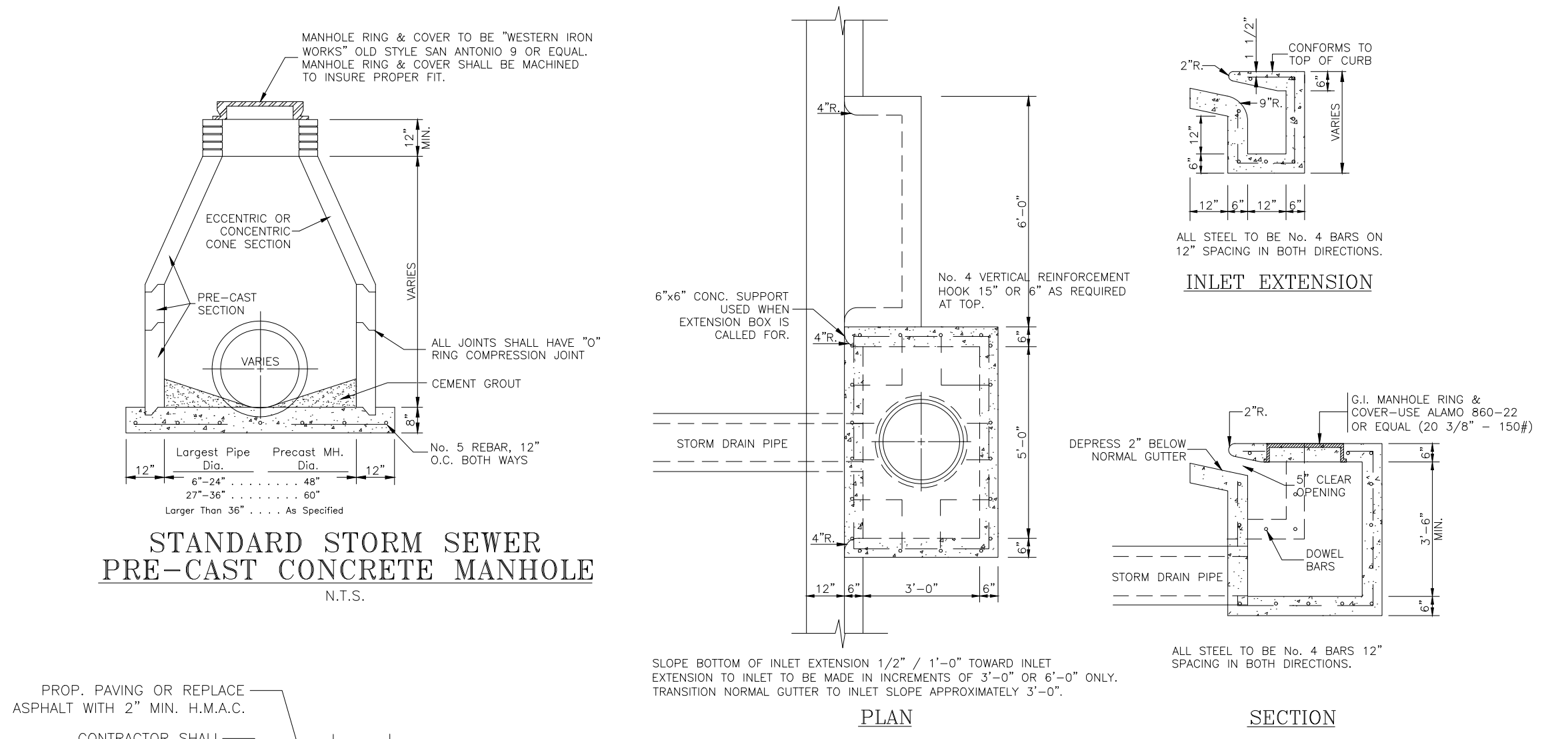
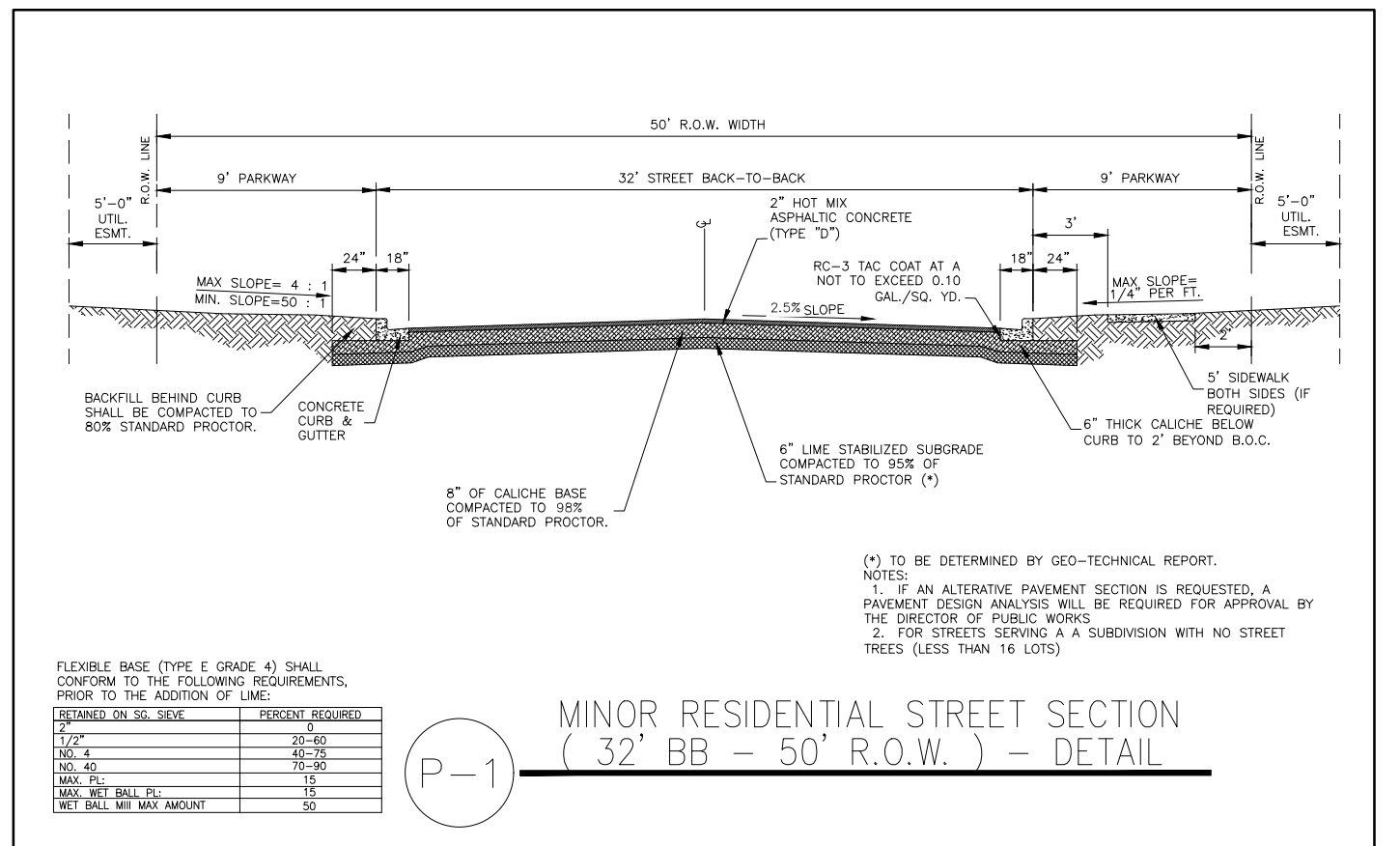
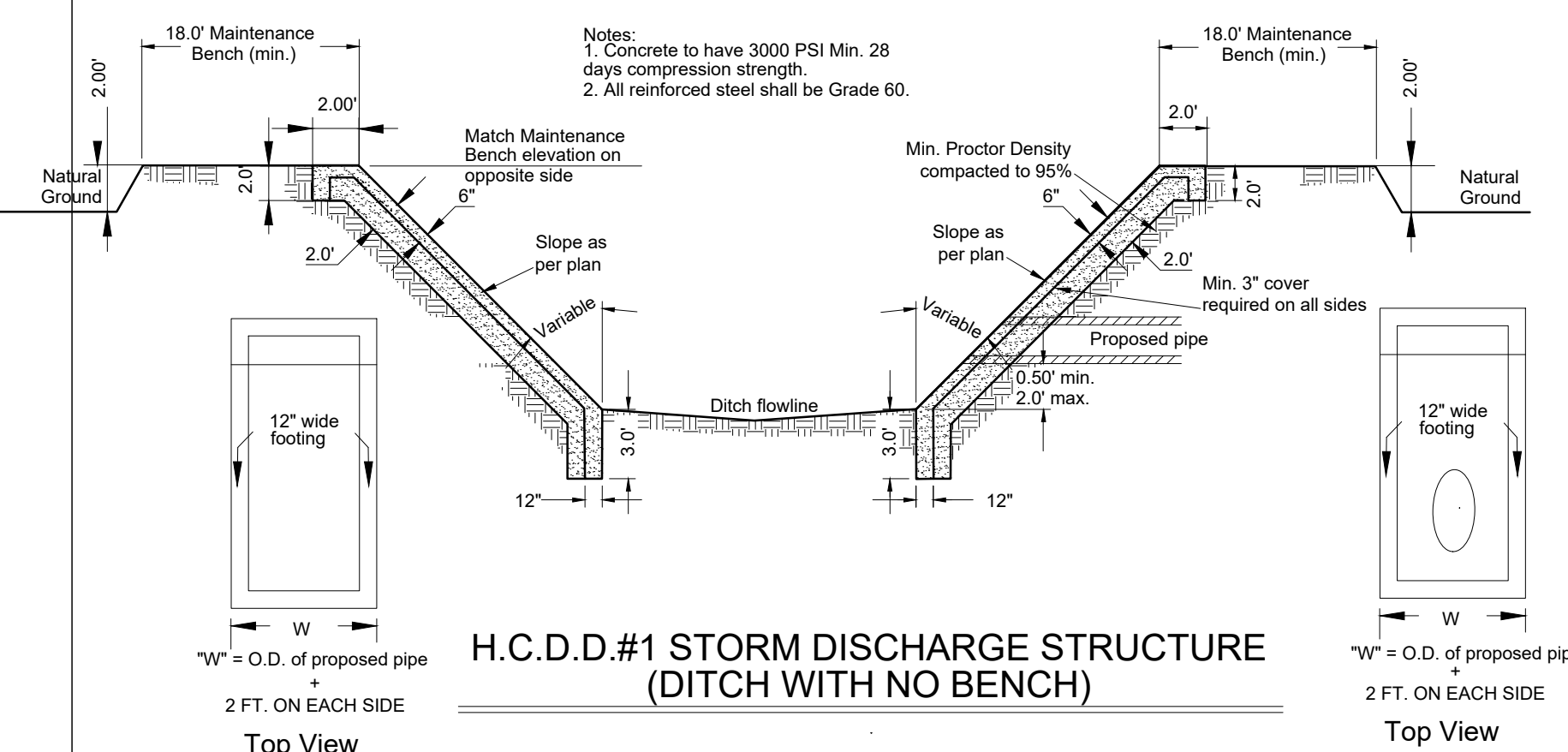
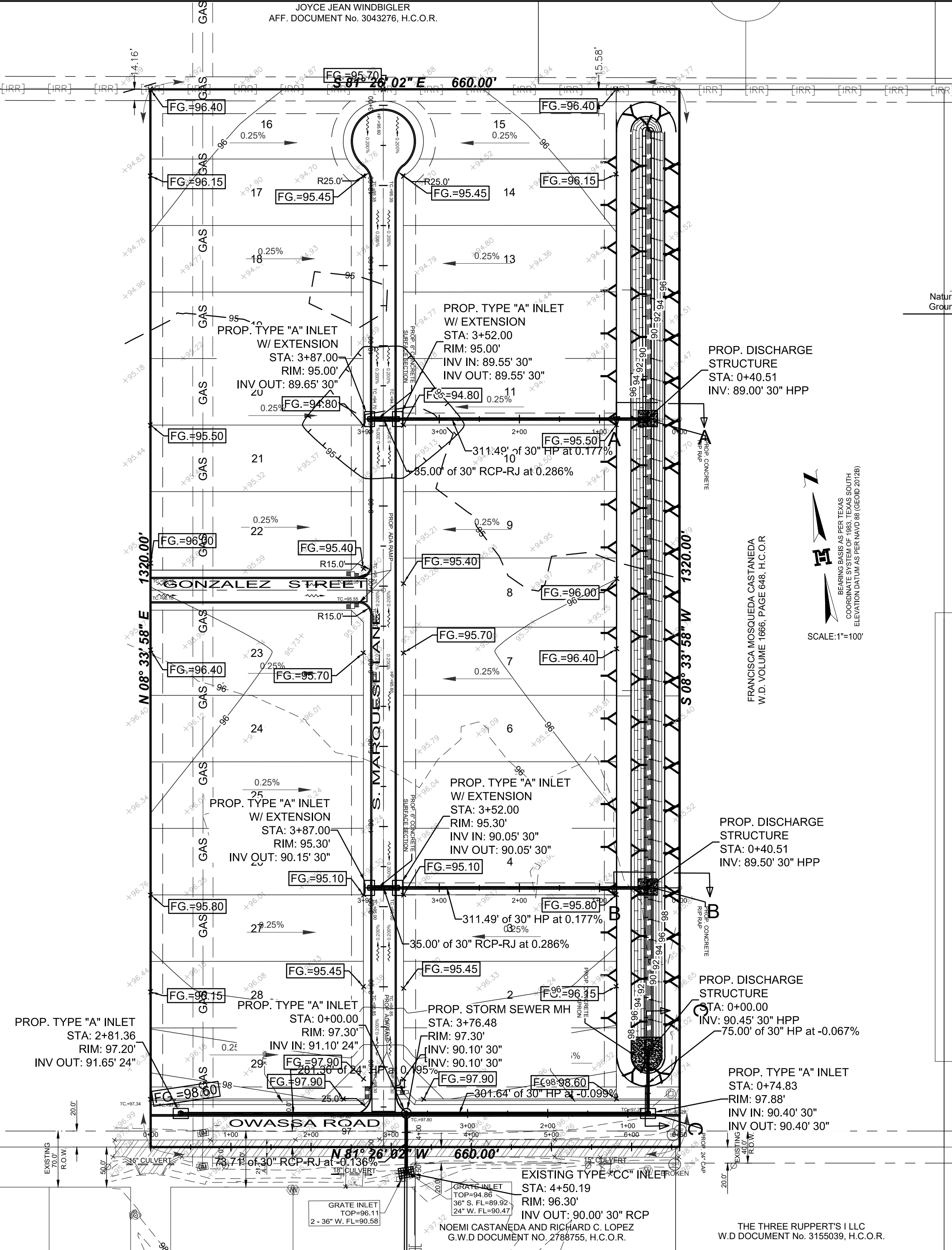
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78841  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com

MAP OF TOPOGRAPHY AND DRAINAGE:  
 MAPA DE TOPOGRAFIA Y DESAGUE:  
 SUBDIVISION MAP OF  
**LA MARQUESA ESTATES**  
 20,000 ACRES OUT OF  
 LOT 15, BLOCK 52  
 ALAMO LAND AND SUGAR  
 COMPANY SUBDIVISION  
 VOLUME 1, PAGES 24-26 H.C.M.R.  
 HIDALGO COUNTY, TEXAS



**DRAINAGE STATEMENT**  
 LA MARQUESA ESTATES

LA MARQUESA ESTATES IS A TRACT OF LAND CONTAINING 20,000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING PART OR PORTION OF LOT 15, BLOCK 52, 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 20,000 ACRES TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO EDWIN OBST, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER VOLUME 1615, PAGES 24-26, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS CURRENTLY VACANT WITH A PROPOSED 30-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 0425 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 EXCERPTS 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 LA MARQUESA ESTATES SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 36". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO A PROPOSED 79.0 FT DRAIN DITCH ON THE WEST SIDE OF PROJECT THAT WILL BE DEDICATED TO H.C.D.#1. THE PROPOSED DITCH SHALL DISCHARGE INTO A PROPOSED STORM DRAIN FLOWING WEST THEN SOUTH CONNECTING TO AN EXISTING TYPE "C" INLET AND CONTINUES SOUTH ULTIMATELY DISCHARGING INTO THE EXISTING DITCH FLOWING EAST ULTIMATELY DISCHARGING 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 80,290 CU. FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAIN DITCH THAT WILL BE DEDICATED TO H.C.D.#1.

CERTIFICATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982 IS CONTAINED WITHIN THE PROPOSED DRAINAGE DITCH ALONG THE EAST SIDE OF THE SUBDIVISION.

MELDEN & HUNT, INC.  
 TEXAS REGIST. F-1425

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MARID A. REYNA, PE # 117368  
 DATE: \_\_\_\_\_

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1425

MARIO A. REYNA  
 117368  
 LICENSED PROFESSIONAL ENGINEER

SHEET 3 OF 3 SHEETS