



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: 3-07-2023

PROPOSED VAQUERO ESTATES PHASE V SUBDIVISION PRECINCT No. 1.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: TRES TERRENOS RGV, L.P.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 271 SINGLE FAMILY *MULTI-FAMILY 1 COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 35

FILLING STATIONS: 18

LOCATION DESCRIPTION: SOUTH EAST CORNER OF MILE 11 NORTH ROAD AND F.M. 1015.

SUBDIVISION LIES WITHIN THE: ETJ OF WESLACO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 02-17-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" SHADED 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: 30.00 FEET ONTO MILE 11 NORTH ROAD & 40.00 FEET ONTO FM 1015.

H.C.R.O.W. FINAL APPROVAL DATE: 01-27-2023 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 01-26-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: F.M. 1015 & EAGLE DRIVE.

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 6" LOCATION: MILE 11 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 01-25-2023: 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.

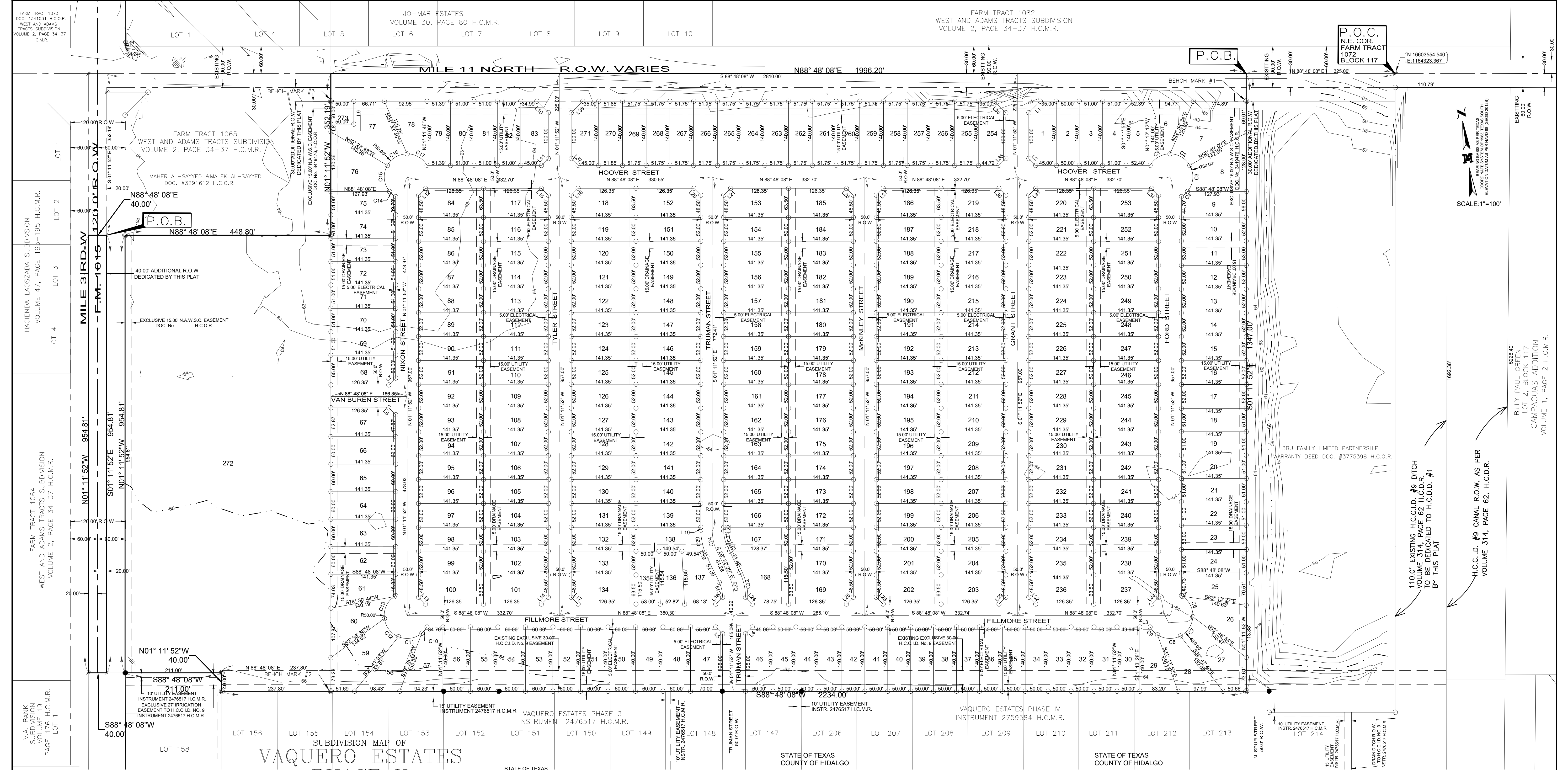
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: AUGUST 10, 2021

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

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 VAQUERO ESTATES PHASE V

A RESUBDIVISION OF 72.661 ACRES
BEING ALL OF FARM TRACT 1072 AND OUT OF
FARM TRACTS 1065, 1066 & 1071,
THE WEST & ADAMS TRACTS SUBDIVISION,
VOLUME 2, PAGE 34-37, H.C.M.R.,
HIDALGO COUNTY, TEXAS

VAQUERO ESTATES PHASE V IS LOCATED IN THE CENTRAL EAST PART OF HIDALGO COUNTY ON THE SOUTHEAST INTERSECTION OF MILE 11 NORTH AND F.M. 1015. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF WESLACO. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF WESLACO (POPULATION 37,707), VAQUERO ESTATES PHASE V LIES APPROXIMATELY 2 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

- INDEX TO SHEET OF VAQUERO ESTATES PHASE V**
- SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION; SURVEYORS CERTIFICATION; OWNER'S DEDICATION CERTIFICATION; NOTARY PUBLIC CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE.
 - SHEET 2: HEADING, DESCRIPTION (METES AND BOUNDS); ENGINEERING CERTIFICATION; SURVEYORS CERTIFICATION; PLAT NOTES AND RESTRICTIONS; HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATION; IRRIGATION DISTRICT, H.C.D.D. No. 1, NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION; NOTARY PUBLIC CERTIFICATION; LOT DATA, CURVING DATA, LINE DATA, TABLES.
 - SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER (ENGLISH AND SPANISH VERSION); ENGINEERS CERTIFICATION; WATER LAYOUT.
 - SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF SEWER (ENGLISH AND SPANISH VERSION); ENGINEERS CERTIFICATION; SEWER LAYOUT.
 - SHEET 5: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAIN DITCH WIDENING, ENGINEERING CERTIFICATION.
 - SHEET 6: MAP OF TOPOGRAPHY AND STREET LAYOUT, STREET DETAILS.
 - SHEET 7: WATER, SANITARY SEWER, STORM DETAILS.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	TRES TERRENOS RGV, L.P.	11410 N. FM 493	DONNA, TX 78537	(956) 381-0981 / (956) 381-1839
OWNER:	3BU FAMILY LIMITED PARTNERSHIP	533 N. ALAMO ROAD	ALAMO, TX 78516	(956) 381-0981 / (956) 381-1839
OWNER:	MARIO A. REYNA P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981 / (956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS P.E.	Rt. 9, McINTYRE	EDINBURG, TX 78541	(956) 381-0981 / (956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

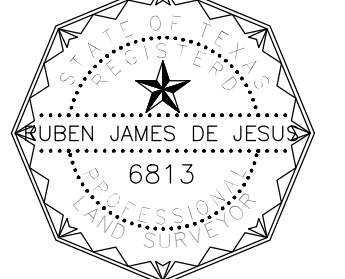
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 7-24-2019
ENGINEERING JOB NO. 20139.00



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VAQUERO ESTATES PHASE V, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 1-19-23, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



RUBEN JAMES DE JESUS, R.P.L.S. # 6813
DATE SURVEYED: 1-19-23
T-1001, PAGE 48
SURVEY JOB NO. 17165.08

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, TRES TERRENOS RGV, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 61.728 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VAQUERO ESTATES PHASE V, HEREBY SUBDIVIDE THE LAND AND EASEMENTS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK 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.

TRE TERRENOS RGV, L.P., A TEXAS LIMITED PARTNERSHIP
JOHN R. MAYS
11410 N. FM 493
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, 3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 10.933 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED VAQUERO ESTATES PHASE V, HEREBY SUBDIVIDE THE LAND AND EASEMENTS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET(S), PARK 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.

3BU FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
ARTURO ORTEGA
533 N. ALAMO ROAD
ALAMO, TEXAS 78516

STATE OF TEXAS
COUNTY OF HIDALGO

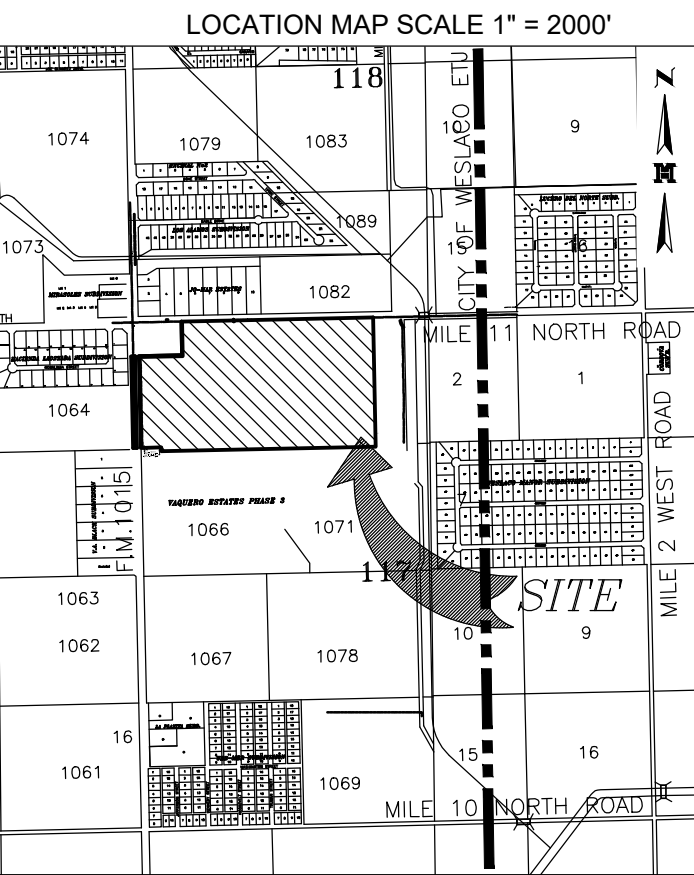
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ARTURO ORTEGA, PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN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

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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



- LEGEND**
- FOUND NO. 4 REBAR
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊙ SET NAIL
 - ⊕ SET NO. 4 REBAR SET IN CONCRETE
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.G.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
 - H.C.D.I. - HIDALGO & CAMERON COUNTY IRRIGATION DISTRICT
 - N.E. COR. - NORTHEAST CORNER
 - P.O.C. - POINT OF BEGINNING
 - VOL. - VOLUME
 - P.G. - PAGE
 - INSTR. - INSTRUMENT



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

GENERAL PLAT NOTES & RESTRICTIONS:

1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" SHADED "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE FOOT; AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000, REVISED TO REFLECT LOMAR DATE MAY 30, 2002..

COMMUNITY-PANEL NO. 480334 0450 C EFFECTIVE DATE: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

LOTS 1-47 AND LOTS 65-79 AND 103-133 AND 135-273 HAVE A NEW FLOOD ZONE DESIGNATION AS PER LETTER OF MAP REVISION BASED ON FILL DATED 9-02-20 FEMA CASE NO. 20-06-3023A .

2. SETBACKS: FRONT: 25.00 FEET. 50.00 FEET ON MILE 3 WEST ROAD [F.M. 1015] LOT 272 40.00 FEET MILE 11 NORTH ROAD LOT 272 REAR: IS 20% OF LOT DEPTH NEED NOT EXCEED 25 FEET SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET CORNER GARAGE FRONT: 18.00 FEET CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET

3. 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.

4. GENERAL NOTE FOR COMMERCIAL LOT: LOT 272 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOT 272 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT OFFICE OF ENVIRONMENTAL AND COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

5. LOT 273 SHALL BE FOR LIFT STATION USE ONLY.

6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE ELEV. 64.50 OR 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

7. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

-->B.M. NO. 1-- DESCRIPTIONS: MHI ALUMINUM DISK SET IN CONCRETE SLAB ON THE NORTHERN CLIP AT THE NORTHEAST CORNER OF LOT 7 OF THIS SUBDIVISION. N: 16603487.7676; E: 1163999.8492; ELEV. 64.50 NAD, 83 -->B.M. NO. 2--ELEV. 29 DESCRIPTIONS: MHI ALUMINUM DISK SET IN CONCRETE SLAB ON THE SOUTHWEST CORNER OF LOT 59 OF THIS SUBDIVISION. N: 16602159.3168 E: 1162030.8400. ELEV. 64.55 NAD, 83 -->B.M. NO. 3--ELEV. 29 DESCRIPTIONS: MHI ALUMINUM DISK SET IN CONCRETE SLAB ON THE NORTHWEST CORNER OF LOT 273 OF THIS SUBDIVISION. N: 16603446.0358 E: 1162003.9352. ELEV. 64.35 NAD, 83

8. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 552,020 CUBIC-FEET (2,673 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS).

9. THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT'S DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

10. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.

11. 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.

12. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY 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.

13. 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.

14. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT 272 PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE ON TO FM 1015 (MILE 3 WEST). TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.

15. LOTS 1 THROUGH 7 & LOTS 77 THROUGH 83 & 254 THROUGH 271 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO MILE 11 NORTH ROAD. A BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR OF LOT LINES ABUTTING MILE 11 NORTH ROAD.

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

17. STREET LIGHTS MUST BE LOCATED EVERY 300.00 FEET.

18. A 5-FOOT SIDEWALK IS REQUIRED EXTERIOR PERIMETER UPON THE ISSUANCE OF A NOTICE TO PROCEED.

19. A 4-FOOT SIDEWALK IS REQUIRED ALONG ALL INTERIOR STREETS UPON THE ISSUANCE OF A BUILDING PERMIT. ON CORNER LOTS, THE OWNER SHALL BE RESPONSIBLE FOR THE SIDEWALK ALONG ALL STREETS ADJOINING THE LOT.

20. CORNERS LOT DRIVEWAYS SHALL BE CONSTRUCTED AT FURTHEST POSSIBLE POINT FROM INTERSECTIONS AND IN COMPLIANCE WITH ACCESS MANAGEMENT ORDINANCE.

21. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSP PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

22. 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).

23. DRIVEWAYS CONSTRUCTED ADJACENT TO FIRE HYDRANT SHALL HAVE A 5' CLEAR SPACE FROM DRIVEWAY EDGE TO FIRE HYDRANT; SUBJECT TO LOTS 84, 100, 118, 126, 134, 153, 161, 186, 194, 202, 220, 228, 236, 137, 145 & 253.

SUBDIVISION MAP OF VAQUERO ESTATES PHASE V

A RESUBDIVISION OF 72.661 ACRES BEING ALL OF FARM TRACT 1072 AND OUT OF FARM TRACTS 1065, 1066 & 1071. THE WEST & ADAMS TRACTS SUBDIVISION, VOLUME 2, PAGE 34-37, H.C.M.R. HIDALGO COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 71.784 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING OUT OF FARM TRACTS 1065, 1071 & 1072, WEST AND ADAMS TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, WHICH SAID 71.784 ACRES WERE CONVEYED TO 3BU FAMILY LIMITED PARTNERSHIP BY VIRTUE OF A CORRECTION ASSUMPTION WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775398. HIDALGO COUNTY OFFICIAL RECORDS, TRES TERRENOS ROV, L.P., A TEXAS LIMITED PARTNERSHIP, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 3261467, HIDALGO COUNTY OFFICIAL RECORDS, SAID 71.784 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET (N:16603554.540 E:1164323.367) AT THE NORTHEAST CORNER OF SAID FARM TRACT 1072;

THENCE, S 88° 48' 08" W, A DISTANCE OF 325.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, S 01° 11' 52" E AT A DISTANCE OF 30.00 FEET PASS THE SOUTH RIGHT-OF-WAY LINE MILE 11 NORTH, CONTINUING A TOTAL DISTANCE OF 1,347.00 FEET TO A NO. 4 REBAR FOUND ON A NORTH BOUNDARY LINE OF VAQUERO ESTATES PHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2759584, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, S 88° 48' 08" W ALONG THE NORTH LINE OF SAID VAQUERO ESTATES PHASE IV, AT A DISTANCE OF 970.00 FEET PASS A NO. 4 REBAR FOUND IN LINE ON THE NORTHWEST CORNER OF SAID VAQUERO ESTATES PHASE IV AND THE NORTHEAST CORNER OF VAQUERO ESTATES PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2476517, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 1,143.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING WEST RIGHT-OF-WAY LINE OF TRUMAN STREET, CONTINUING A TOTAL DISTANCE OF 1,996.20 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 01° 11' 52" W AT A DISTANCE OF 27.00 PASS THE SOUTH LINE OF SAID FARM TRACT 1065 AND THE NORTH LINE OF SAID FARM TRACT 1068, CONTINUING A TOTAL DISTANCE OF 40.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

4. THENCE, S 88° 48' 08" W A DISTANCE OF 211.0 FEET TO A NO. 4 REBAR SET FOR THE NORTHERNMOST SOUTHWEST CORNER OF THIS TRACT;

5. THENCE, N 01° 11' 52" W A DISTANCE OF 954.81 FEET TO A NO. 4 REBAR SET ON THE SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT

6. THENCE, N 43° 48' 08" E A DISTANCE OF 448.80 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;

7. THENCE, N 01° 11' 52" W AT A DISTANCE OF 322.19 FEET PASS A NO. 4 REBAR SET, CONTINUING A TOTAL DISTANCE OF 352.19 ON THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;

8. THENCE, N 88° 48' 08" E, AT A DISTANCE OF 461.20 PASS THE EAST LINE OF SAID FARM TRACT 1065 AND THE WEST LINE OF FARM TRACT 1072, CONTINUING A TOTAL DISTANCE OF 1,996.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 71.784 ACRES OF LAND, MORE OR LESS.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 0.877 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING PART OR PORTION OUT OF FARM TRACTS 1065, WEST & ADAMS TRACTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS, SAID 0.877 ACRES WERE CONVEYED TO 3BU FAMILY LIMITED PARTNERSHIP BY VIRTUE OF A CORRECTION ASSUMPTION WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2775398. HIDALGO COUNTY OFFICIAL RECORDS, SAID 0.877 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET (N:16603554.540 E:1164323.367) AT THE NORTHEAST CORNER OF SAID FARM TRACT 1072;

THENCE, S 88° 48' 08" W, ALONG THE NORTH LINE OF FARM TRACTS 1072 & 1065, A DISTANCE OF 2,810.00 FEET;

THENCE, S 01° 11' 52" E, WITHIN THE F.M. 1015 RIGHT-OF-WAY A DISTANCE OF 954.81 FEET TO A NAIL SET AT THE SOUTH LINE OF FARM TRACT 1065 FOR THE SOUTHEAST CORNER OF THIS TRACT;

1. THENCE, S 01° 11' 52" E, WITHIN THE F.M. 1015 RIGHT-OF-WAY A DISTANCE OF 954.81 FEET TO A NAIL SET AT THE SOUTH LINE OF FARM TRACT 1065 FOR THE SOUTHEAST CORNER OF THIS TRACT;

2. THENCE, S 88° 48' 08" W, ALONG THE SOUTH LINE OF FARM TRACT 1065, A DISTANCE OF 40.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;

3. THENCE, N 01° 11' 52" W, WITHIN THE F.M. 1015, A DISTANCE OF 954.81 FEET TO THE NORTHWEST CORNER OF THIS TRACT;

4. THENCE, N 88° 48' 08" E, WITHIN THE F.M. 1015, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.877 ONE ACRE OF LAND, MORE OR LESS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON ____ DAY OF _____, 20__.

ENVIRONMENTAL HEALTH DIVISION MANAGER

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ____ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE

ATTEST: HIDALGO COUNTY CLERK

CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(B)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF VAQUERO ESTATES PHASE V WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WESLACO

ON ____ DAY OF _____, 20__.

MAYOR OF THE CITY WESLACO

ATTEST: SECRETARY OF THE CITY OF WESLACO

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Table with 3 columns: Line #, Direction, Length. Contains line data for the plat.

Table with 3 columns: Line #, Direction, Length. Contains line data for the plat.

RIGHT OF WAY EASEMENT

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

TRE TERRENOS ROV, L.P. KYNDEL W. BENNETT, PRESIDENT 3BU FAMILY LIMITED PARTNERSHIP, LP ARTURO ORTEGA

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 KYNDEL W. BENNETT, 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:

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 ARTURO ORTEGA, 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:

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:

Table with 3 columns: Lot #, SQ. FT., Area. Contains lot area data.

Table with 3 columns: Lot #, SQ. FT., Area. Contains lot area data.

Table with 3 columns: Lot #, SQ. FT., Area. Contains lot area data.

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Table with 3 columns: Lot #, SQ. FT., Area. Contains lot area data.

Table with 3 columns: Lot #, SQ. FT., Area. Contains lot area data.

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 THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

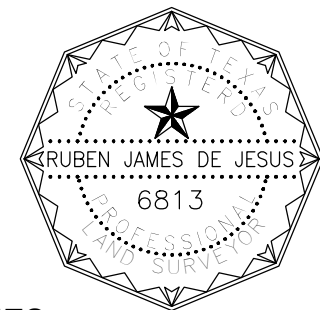
MARIO A. REYNA, P.E. # 117368 DATE PREPARED: 7-24-2019 ENGINEERING JOB NO. 2019-50



STATE OF TEXAS COUNTY OF HIDALGO:

I, THE UNDERSIGNED, RUBEN JAMES DE JESUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF VAQUERO ESTATES PHASE V, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 1-19-23, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, R.P.L.S. # 6813 DATE SURVEYED: 1-19-23 1-1001, PAGE 46 SURVEY JOB NO. 17165.08



CERTIFICATION OF HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

THIS PLAT APPROVED BY THE HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9.

DATED THIS ____ DAY OF _____, 2023.

1. NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON HIDALGO AND CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 RIGHTS-OF-WAY AND/OR EASEMENT WITHOUT THE EXPRESSED WRITTEN PERMISSION OF H.C.C.I.D. #9.

2. IT IS UNDERSTOOD THAT THE RATE OF FLOW OF STORM WATER FOR THE DEVELOPMENT WILL BE NO GREATER THAN THE RATE OF FLOW OF STORM WATER WHEN THE LAND WAS IN AGRICULTURAL USE.

3. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE STORM/DRAINAGE WATER SYSTEM TO ANY LOT WITHIN THIS SUBDIVISION, AS WELL. HCCID #9 WILL NOT BE RESPONSIBLE FOR THE DELIVERY OF WATER TO ANY LOT WITHIN THIS SUBDIVISION, IF DESIRED, THIS WILL NOT BE AT THE DISTRICT EXPENSE.

4. HCCID #9 HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE STORM SEWER OR UTILITIES SYSTEM DESCRIBED ARE APPROPRIATE FOR THE PARTICULAR SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. THE DEVELOPER AND HIS ENGINEER ARE RESPONSIBLE FOR THEIR DETERMINATIONS.

5. HCCID #9 EXCLUSIVE EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, FENCES, SHRUBS, TREES, AND OTHER PLANTINGS AND OTHERS OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

GENERAL MANAGER

HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9

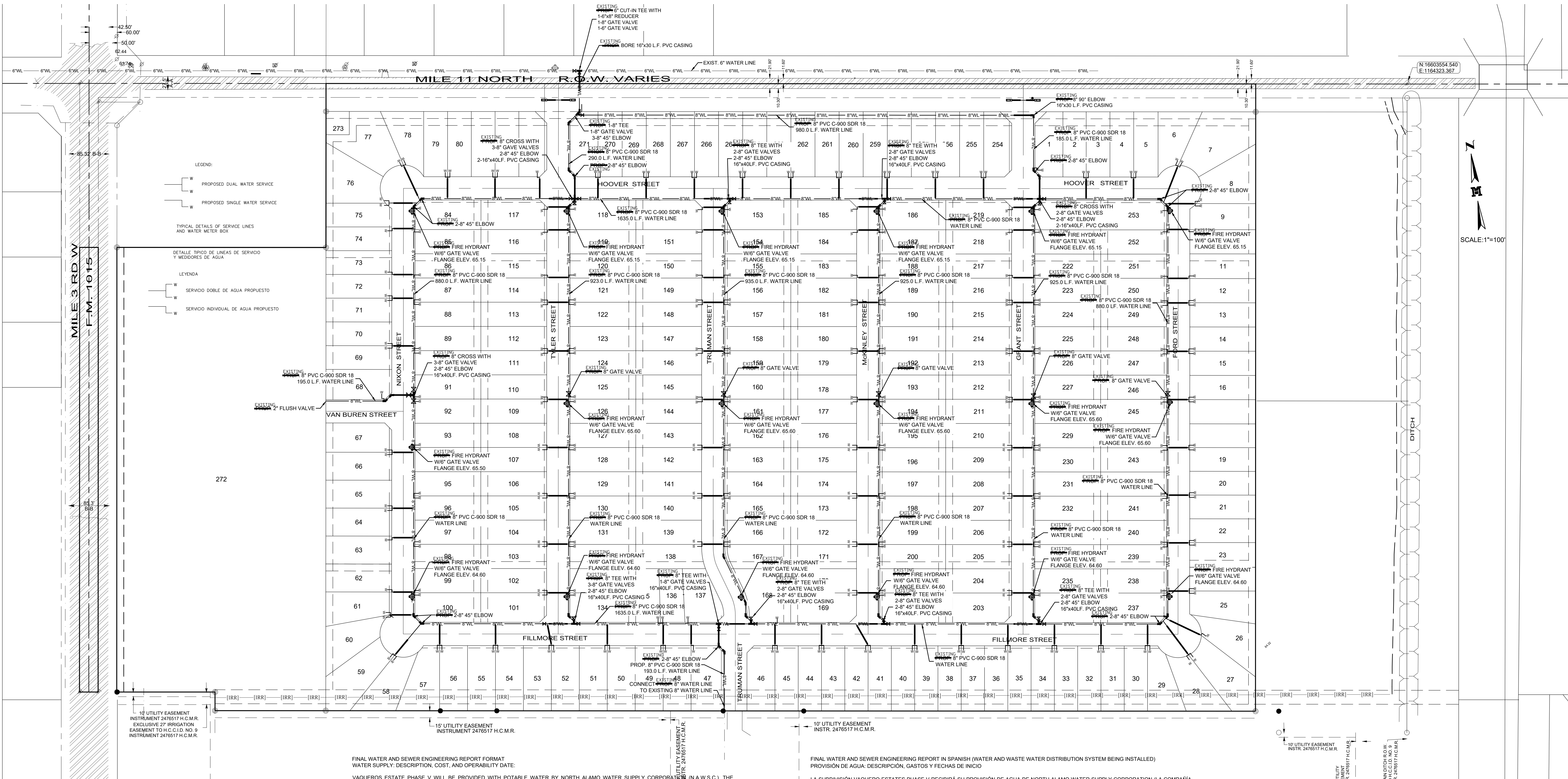
CITY OF WESLACO CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.011(B)

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF WESLACO, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION OF THIS CITY WHEN MY

DATE

CHAIRPERSON PLANNING & ZONING COMMISSION

MELDEN & HUNT, INC. TEXAS REGIST. E-1415 MELDEN & HUNT INC CONSULTANTS & ENGINEERS • SURVEYORS 115 W. MCINTYRE • EDINBURG, TX 78541 PH: (956) 381-0981 • F: (956) 381-1830 ESTABLISHED 1947 • www.meldenandhunt.com



MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
VAQUERO ESTATES
PHASE V
 A RESUBDIVISION OF 72.661 ACRES
 BEING ALL OF FARM TRACT 1072 AND OUT OF
 FARM TRACTS 1065, 1066 & 1071,
 THE WEST & ADAMS TRACTS SUBDIVISION,
 VOLUME 2, PAGE 34-37, H.C.M.R.
 HIDALGO COUNTY, TEXAS

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

VAQUEROS ESTATE PHASE V 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 RUNNING ALONG THE NORTH RIGHT-OF-WAY OF MILE 11 WEST ROAD. THE WATER SYSTEM FOR VAQUEROS ESTATES PHASE V CONSISTS OF A 6" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 6" LINE AT TWO LOCATIONS. THESE 6" WATER LINES THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF ADAMS STREET AND WILSON STREET CONNECTING TO AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 134 AND 235. ANOTHER 8" WATER LINES CONNECT TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 118 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF ARTHUR STREET THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF NIXON STREET THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF FILLMORE STREET THEN RUNS NORTH THE WEST RIGHT-OF-WAY OF HARRISON STREET THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF TRUMAN STREET CONNECTING TO THE 8" WATER LINE ON THE NORTHWEST CORNER OF LOT 118. ANOTHER 2.8" WATER LINES CONNECT TO THE PREVIOUSLY 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 152 AND 186 THEN RUNS SOUTH CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 188 AND 202. AN OTHER 8" WATER LINE CONNECT TO THE WATER LINE AT THE SOUTHWEST CORNER OF LOT 188 AND RUNS SOUTH CONNECTING TO AN EXISTING 8" WATER LINE AT THE SOUTHEAST CORNER OF LOT 47 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE VAQUEROS ESTATES PHASE V CONSISTS OF ONE HUNDRED FIFTEEN (15) DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND FORTY-TWO (42) SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINE, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ 591,855.00, OR \$ 2,183.97 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 270,650.00, WHICH COVERS THE \$ 998.71 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 18 FIRE HYDRANTS AT A UNIT COST OF \$4,600.00 FOR A TOTAL COST OF \$82,800.00. 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 PLAN.

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 \$ 862,505.00, WHICH EQUALS TO \$ 3,182.67 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)
 PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION VAQUERO ESTATES PHASE V 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 ANOS. 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 VAQUERO ESTATES PHASE V CONSISTE DE UN CONDUCTO DE AGUA DE 6" QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA MILE 11 WEST ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION VAQUERO ESTATES PHASE V CONSISTE DE UN CONDUCTO DE AGUA DE 6" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 6" EN DOS LUGARES. ESTA LINEA DE 6" CUAL SIGUE HACIA EL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE ADAMS STREET Y WILSON STREET CONECTANDO A UNA LINEA DE 8" EN EL LADO SURESTE DE LOT 134 Y 135. OTRO CONDUCTO DE AGUA DE 6" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOT 118 Y CONTINUA CORRIENDO AL OESTE POR EL LADO SUR DE DERECHO DE VILLA DE ARTHUR STREET LUEGO SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE NIXON STREET LUEGO SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE FILLMORE STREET LUEGO SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE HARRISON STREET LUEGO SIGUE AL OESTE CONECTANDO CON LA LINEA DE 8" EN EL LADO NOROESTE DE LOT 118. OTRO 3 CONDUCTO DE AGUA DE 6" SERA CONECTADO A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOT 152 Y 186 LA CUAL SERA EXTENDIDA RUMBO AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE MADISON STREET Y MCKINLEY STREET CONECTANDO CON UNA LINEA DE 8" EN EL LADO SURESTE DE LOTES 168 Y 202. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA DE 8" EN EL LADO SURESTE DE LOTE 168 Y SIGUE AL SUR POR EL LADO OESTE DE DERECHO DE VILLA DE TRUMAN STREET Y SE CONECTA A UN CONDUCTO EXISTENTE DE 8".

DEL CONDUCTO DE AGUA DE 6" SE PRODUCEN CIENTO CINCO (115) DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 1/2" PARA CADA LOTE, Y CUARENTA Y DOS (42) CONDUCTOS INDIVIDUALES DE AGUA DE 1/2" PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 6". LOS DOBLE-CONDUCTOS DE AGUA DE 1", EL CONDUCTO DE 1/2", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 591,855.00 O \$ 2,183.97 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 270,650.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 998.71. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 18 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,600.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$82,800.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 862,505.00 O \$ 3,182.67 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

COST ESTIMATE:

WATER DISTRIBUTION:	\$ 591,855.00
SANITARY SEWER ONSITE:	\$ 1,063,471.00
SANITARY SEWER OFFSITE IMPROVEMENTS:	\$ 102,661.00
DRAINAGE IMPROVEMENTS:	\$ 452,643.00
PAVING IMPROVEMENTS:	\$ 1,379,697.00

ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	\$ 591,855.00
SERVICIO DE DRENAJE SANITARIO:	\$ 1,063,471.00
DRENAJE SANITARIO FUERA DE JUEGO:	\$ 102,661.00
DREAJE PLUVIAL:	\$ 452,643.00
PAVIMENTACION DE CALLES:	\$ 1,379,697.00

MELDEN & HUNT, INC.
 TEXAS REGIST F-1435

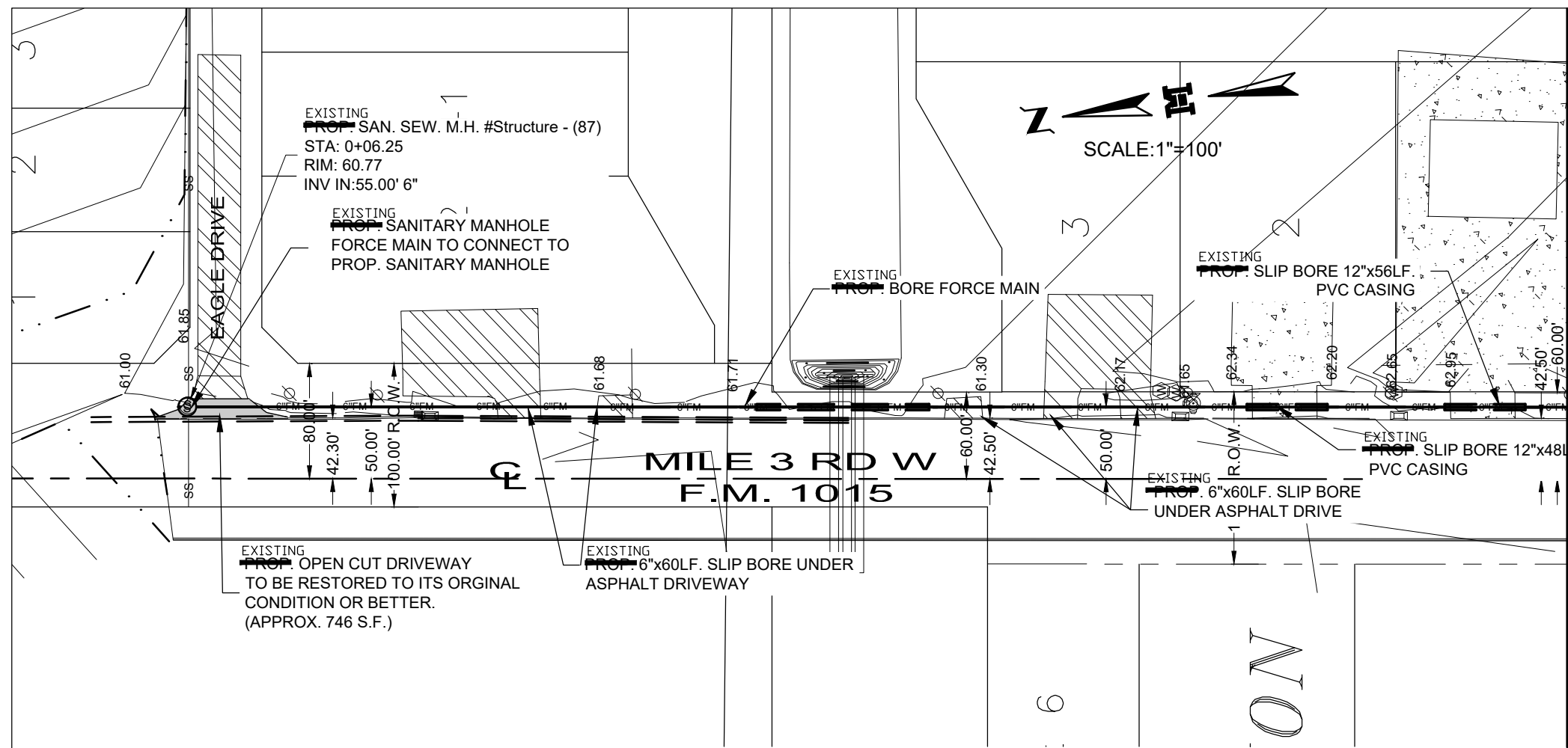
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 PH: (956) 381-0981 - FAX: (956) 381-1839
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MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

 MARIO A. REYNA
 117368
 LICENSED PROFESSIONAL ENGINEER

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

 MARIO A. REYNA
 117368
 LICENSED PROFESSIONAL ENGINEER



MATCH LINE AA

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

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

N.A.W.S.C. HAS AN EXISTING 8" SANITARY SEWER LINE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF EAGLE DRIVE. THE WASTEWATER SYSTEM FOR VAQUEROS ESTATES PHASE V CONSISTS OF A LIFT STATION, A 6" FORCE MAIN, 10" & 8" SANITARY SEWER LINES. THE LIFT STATION LOCATED AT THE NORTHWEST CORNER OF LOT 77, A FORCE MAIN EXIT THE LIFT STATION AND RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF MILE 11 NORTH ROAD THEN CROSSES NORTH VIA A BORE AND CONTINUE NORTH APPROXIMATELY 1,100.00 FEET DISCHARGING INTO A SANITARY MANHOLE. A 10" SANITARY SEWER LINE EXIT THE LIFT STATION THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF MILE 11 NORTH ROAD THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF ADAMS STREET TO A MANHOLE AT THE SOUTHEAST CORNER OF LOT 83 AND CONTINUES RUNNING SOUTH WITH AN 8" SANITARY LINE THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF FILLMORE STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 27. AN OTHER 8" SANITARY SEWER LINE CONNECTS TO A SANITARY MANHOLE AT THE SOUTHEAST CORNER OF LOT 83 THEN RUNS SOUTH ALONG THE NORTH RIGHT-OF-WAY OF ARTHUR STREET THEN RUNS SOUTH ALONG THE EAST SIDE OF HARRISON STREET ENDING THIS A SANITARY SEWER MANHOLE ON THE NORTHWEST CORNER OF LOT 27. ANOTHER 3.5" LINE CONNECTING TO THE PREVIOUSLY MENTIONED 8" SANITARY LINE AT THE SOUTHWEST CORNER OF LOT 266, THE SOUTHEAST CORNER OF LOT 260 AND THE SOUTHEAST CORNER OF LOT 254 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF MADISON STREET, MCKINLEY STREET AND WILSON STREET ENDING WITH MANHOLES AT THE NORTHWEST CORNER OF LOTS 136, 170 AND 204. ANOTHER 8" SANITARY LINE CONNECT TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 53 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF FILLMORE STREET.

FROM THE 8" LINE, TWO HUNDRED SEVENTY-ONE (271) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE LIFT STATION, 6" FORCE MAIN, 8" LINE, 4" SERVICE LINE AND THIRTY-ONE (31) 4" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$ 1,166,132.00 OR \$ 4,307.07 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 1,125.00 WHICH COVERS THE \$ 4.15 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 1,167,257.00 WHICH EQUALS TO \$ 4,307.22 PER LOT.

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

LA SUBDIVISION VAQUEROS ESTATES PHASE V RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE DRENAJE SANITARIO N.A.W.S.C.) EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 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 CONDUCTO SANITARIO DE 8" EN EL LADO NORTE DEL DERECHO DE VILLA DE EAGLE DRIVE. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION VAQUEROS ESTATES PHASE V CONSISTE DE UN SISTEMA DE POMPAS DE PRESION, UN CONDUCTO DE PRESION DE 6" LINEAS DE DRENAJE DE 10" Y 8" EL SISTEMA DE POMPAS DE PRESION SE ENCONTRARA EN EL LADO NOROESTE DE LOT 77. UNA LINEA DE PRESION DE 6" SALE DEL SISTEMA DE PRESION Y SIGUE AL OESTE EN EL LADO SUR DE MILE 11 NORTH ROAD LUEGO CRUSA AL NORTE CON UN BORE DE 12" Y SIGUE AL NORTE APROXIMAMENTE 1,100.00 PIES CONECTANDO A UN ALcantarilla LOCALIZADA AL SURESTE DE LOTE 83 Y SIGUE HACIA SUR CON UN CONDUCTO DE 8" LUEGO SIGUE HACIA ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE FILLMORE STREET TERMINANDO CON UN ALcantarilla AL NOROESTE DE LOTE 27. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALcantarilla LOCALIZADA AL SURESTE DE LOTE 83 Y SIGUE HACIA SUR CON UN CONDUCTO DE 8" LUEGO SIGUE HACIA SUR POR EL LADO SUR DEL DERECHO DE VILLA DE FILLMORE STREET TERMINANDO CON UN ALcantarilla LOCALIZADA AL NOROESTE DE LOTE 27. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALcantarilla LOCALIZADA AL SURESTE DE LOTE 83 Y CONTINUA CORRIENDO AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE ARTHUR STREET LUEGO SIGUE HACIA SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE HARRISON STREET TERMINANDO CON UN ALcantarilla LOCALIZADO AL NORESTE DE LOTE 27. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALcantarilla LOCALIZADA AL SURESTE DE LOTE 266, SURESTE DE LOTE 260 Y SURESTE DE LOTE 254 Y SIGUE HACIA SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE MADISON STREET, MCKINLEY STREET AND WILSON STREET TERMINANDO CON UN ALcantarilla LOCALIZADO AL NOROESTE DE LOTE 136, 170 Y 204. OTRO CONDUCTO DE DRENAJE DE 8" SE CONECTA A UN ALcantarilla LOCALIZADA AL NORESTE DE LOTE 53 Y SIGUE HACIA ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE FILLMORE STREET TERMINANDO CON UN ALcantarilla LOCALIZADO AL NORESTE DE LOTE 58. PARA SERVIR ESTE SUBDIVISION.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 8 PULGADAS DOS CIENTOS SESENTA UN (271) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. NECTANDO LA SISTEMA DE POMA DE PRESION, LINEA DE PRESION DE 6", LINEAS DE 8" DE DRENAJE SANITARIO. EL SISTEMA DE POMPAS DE PRESION, LINEA DE 6" DE PRESION, LA LINEAS DE 10", 8", DE 4" Y TRENAN UN (31) ALcantarillas HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$ 1,166,132.00 O \$ 4,307.07 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C UN COSTO TOTAL DE \$ 1,125.00, O \$ 4.15 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.

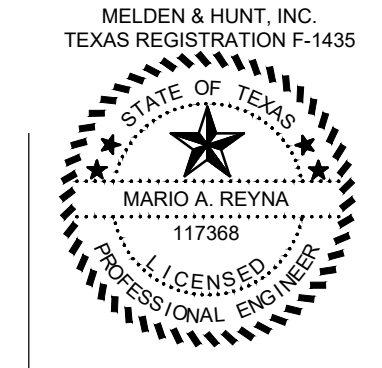
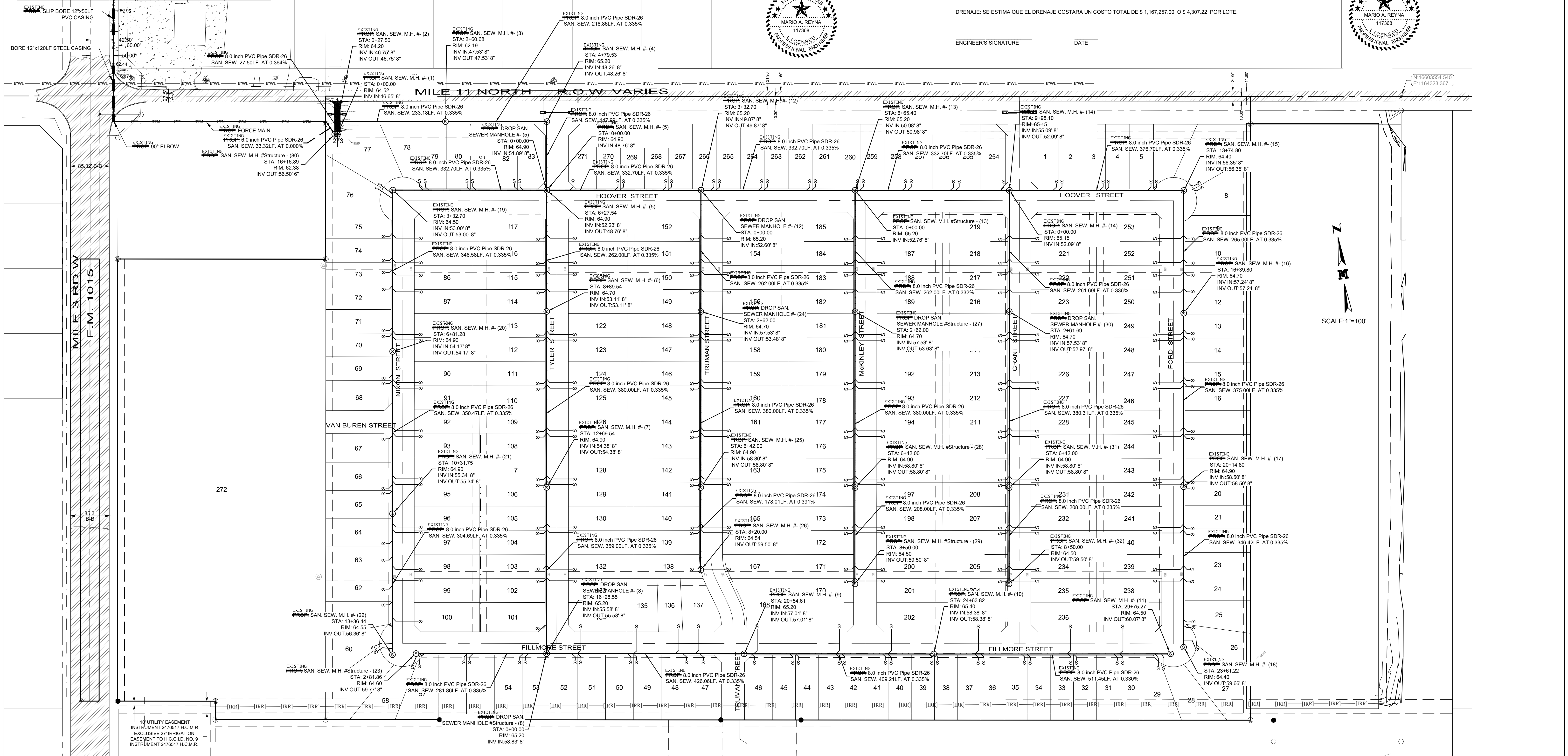
CERTIFICACION:
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS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

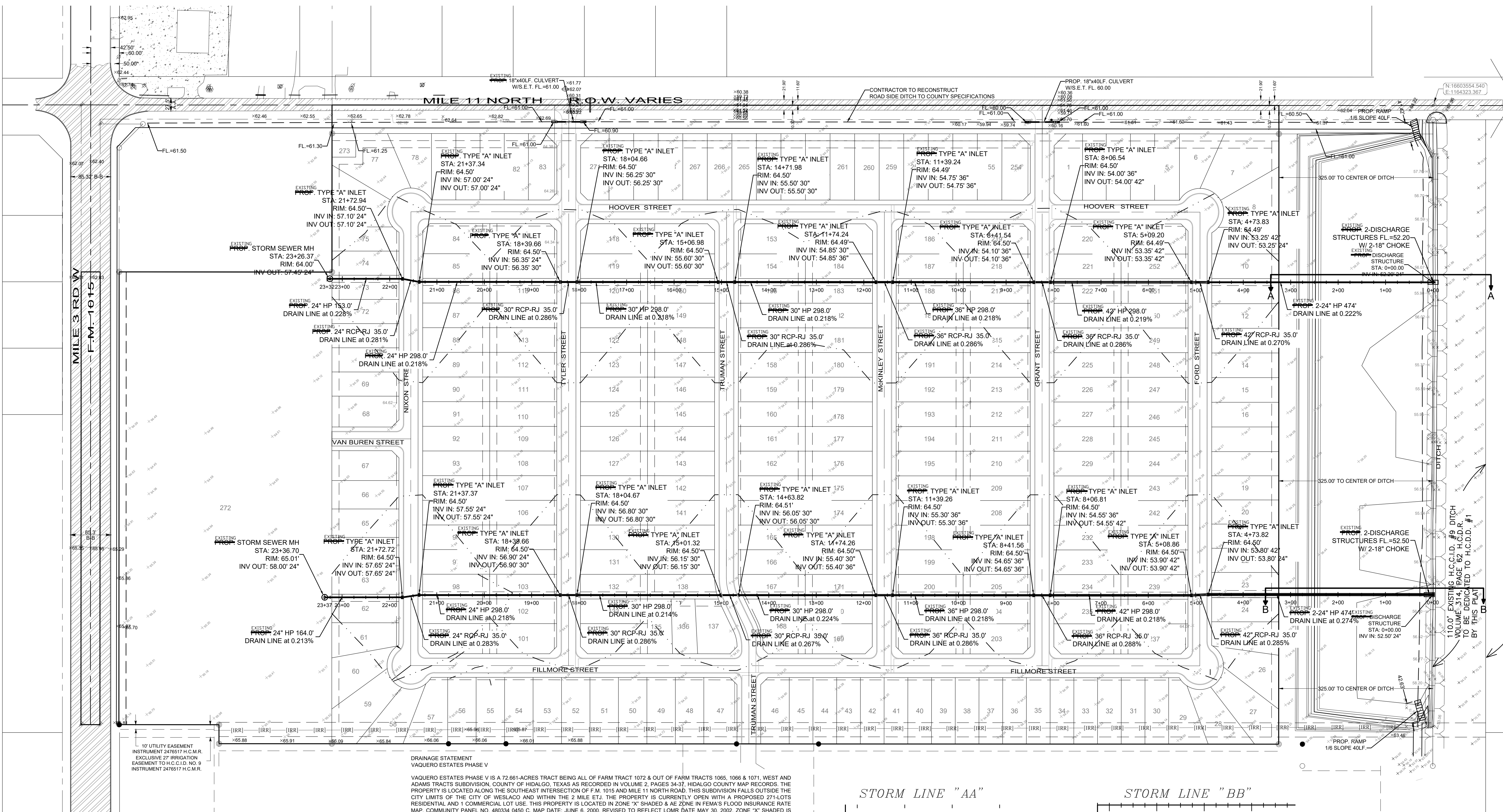
DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$ 1,167,257.00 O \$ 4,307.22 POR LOTE.

MAP OF SANITARY SEWER:
 MAPA DE DRENAJE SANITARIO:
 SUBDIVISION MAP OF
VAQUERO ESTATES
 PHASE V

A RESUBDIVISION OF 72.661 ACRES
 BEING ALL OF FARM TRACT 1072 AND OUT OF
 FARM TRACTS 1065, 1066 & 1071,
 THE WEST & ADAMS TRACTS SUBDIVISION,
 VOLUME 2, PAGE 34-37, H.C.M.R.
 HIDALGO COUNTY, TEXAS

MATCH LINE AA FORCE MAIN





10' UTILITY EASEMENT
INSTRUMENT 2476517 H.C.M.R.
EXCLUSIVE 27' IRRIGATION
EASEMENT TO H.C.C.I.D. NO. 9
INSTRUMENT 2476517 H.C.M.R.

**DRAINAGE STATEMENT
VAQUERO ESTATES PHASE V**

VAQUERO ESTATES PHASE V IS A 72.661-ACRES TRACT BEING ALL OF FARM TRACT 1072 & OUT OF FARM TRACTS 1065, 1066 & 1071, WEST AND ADAMS TRACTS SUBDIVISION, COUNTY OF HIDALGO, TEXAS AS RECORDED IN VOLUME 2, PAGES 34-37, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE SOUTHEAST INTERSECTION OF F.M. 1015 AND MILE 11 NORTH ROAD. THIS SUBDIVISION FALLS OUTSIDE THE CITY LIMITS OF THE CITY OF WESLACO AND WITHIN THE 2 MILE ETJ. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED 271-LOTS RESIDENTIAL AND 1 COMMERCIAL LOT USE. THIS PROPERTY IS LOCATED IN ZONE "X" SHADED & AE ZONE IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0450 C, MAP DATE: JUNE 6, 2000, REVISED TO REFLECT LOMR DATE MAY 30, 2002. ZONE "X" SHADING IS DEFINED AS "AREAS OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF FEET LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD." ZONE "AE" HAS BEEN REDEFINED TO ZONE "X" AS PER LOMR F CASE NO. 20-06-3073A.

THE SOILS ARE (25) HIDALGO FINE SANDY LOAM, (28) HIDALGO SANDY CLAY LOAM, (52) RAYMONDVILLE CLAY LOAM & (70) WILLACY FINE SANDY LOAM. SOIL GROUP "B" & "C" IS MODERATELY PEROUS WITH A RELATIVELY LOW PLASTICITY INDEX. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXPERTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS") FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "D", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 16.86 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 183.57 C.F.S. DURING THE 50-YEAR STORM FREQUENCY PER THE ATTACHED CALCULATION WHICH IS AN INCREASE OF 166.71 C.F.S.

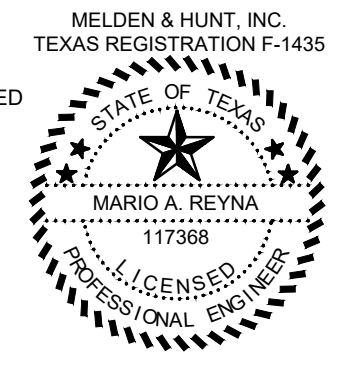
THE PROPOSED DRAINAGE FOR VAQUERO ESTATES PHASE V CONSISTS OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS. THE RUNOFF SHALL FLOW TO LOW POINTS DRAINING INTO PROPOSED TYPE "A" & TYPE "CC" INLETS, WHICH WILL DRAIN EAST WITHIN THE PROPOSED STORM SEWER SYSTEM DISCHARGING INTO THE HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH. THIS EXISTING HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH FLOW NORTH ULTIMATELY DISCHARGES INTO THE MERCEDES LATER THEN EAST, ULTIMATELY DRAINING INTO THE I.B.W.C. FLOODWAY.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. 20.4457 C.V. OF DETENTION IS REQUIRED (TOTAL VOL. REQUIRED 552.02 CUBIC FEET) FOR THE PROPOSED DEVELOPMENT. A TOTAL OF 54,954.00 CUBIC YARDS (1,483,750.00 CUBIC FEET) WILL BE EXCAVATED FROM HIDALGO & CAMERON COUNTIES IRRIGATION DISTRICT NO. 9 DITCH ALONG THE EAST SIDE OF THIS SUBDIVISION THE ADDITIONAL FILL THAT IS NEEDED TO FILL THE SITE PAST THE BEF HAS BEEN REMOVED BY HCCD #1 FROM SURROUNDING DITCHES AND IMPORTED BY THE DEVELOPER ONTO THE SITE.

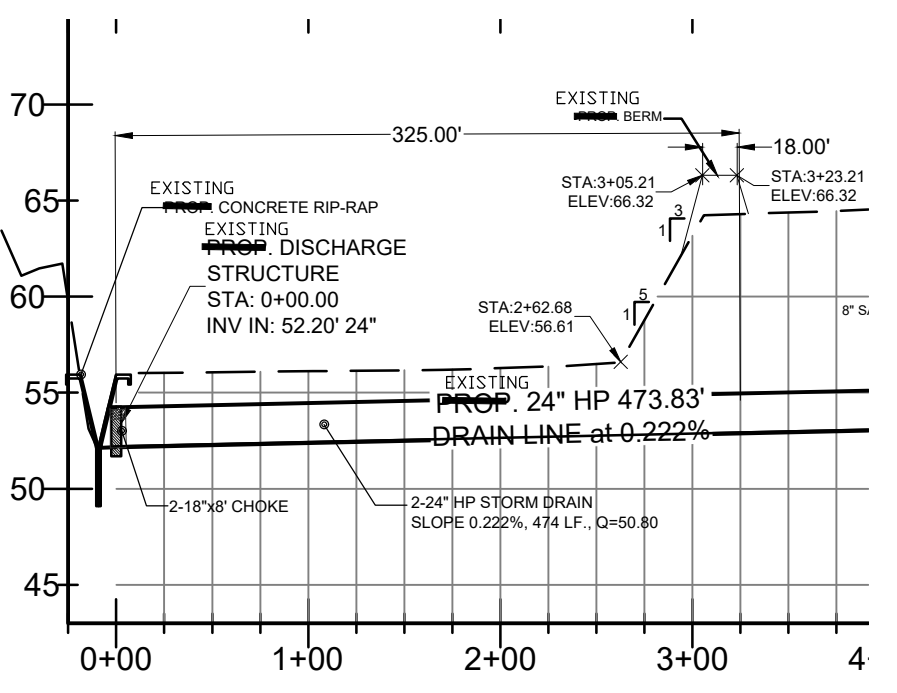
CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0450 C, REVISED JUNE 6, 2000 IS CONTAINED WITHIN THE WIDENING OF THE EXISTING DITCH TO THE EAST SIDE OF THIS SUBDIVISION.

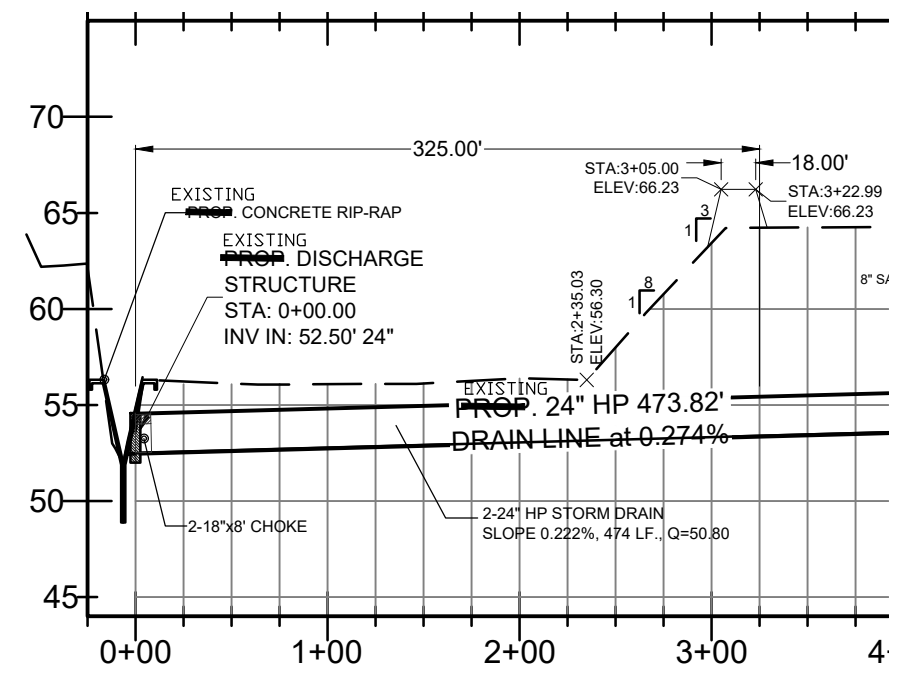
MARIO A. REYNA PE # 117368 DATE:



STORM LINE "AA"



STORM LINE "BB"



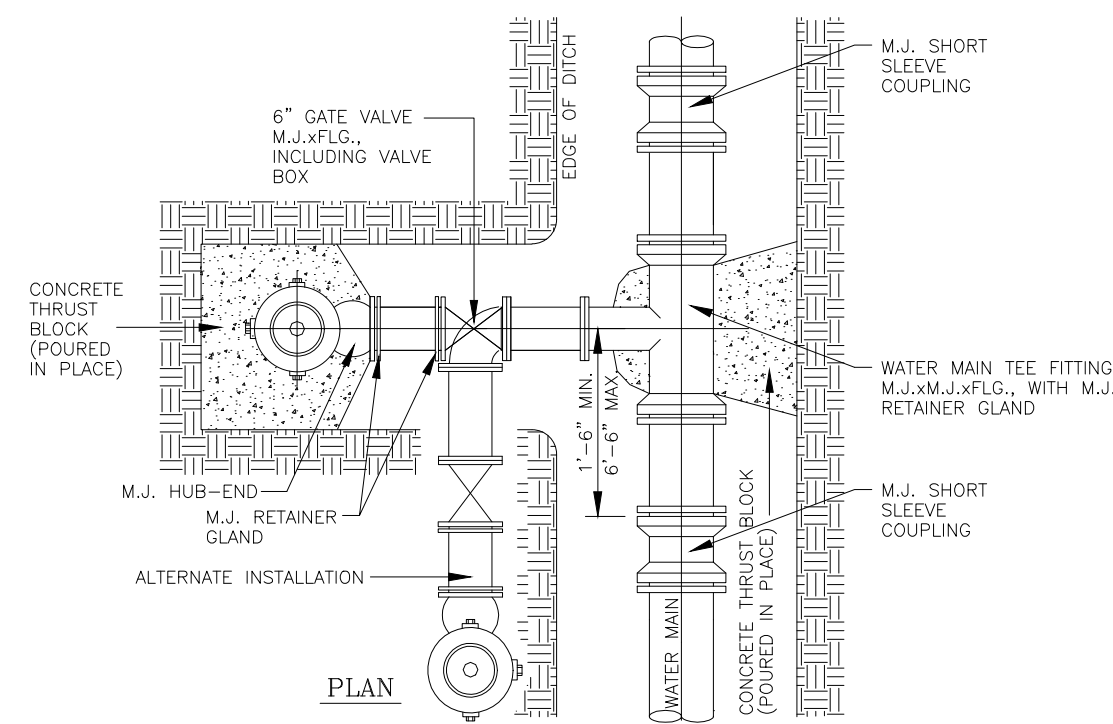
SUBDIVIDER CERTIFICATION
1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.
SUBDIVIDER STATEMENT:
1. I, JOHN R. MAYS, SUBDIVIDER OF VAQUERO ESTATES PHASE V, 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.

TRES TERRENOS RGV/L.P.
JOHN R. MAYS
11410 N. FM. 493
DONNA, TEXAS 78537

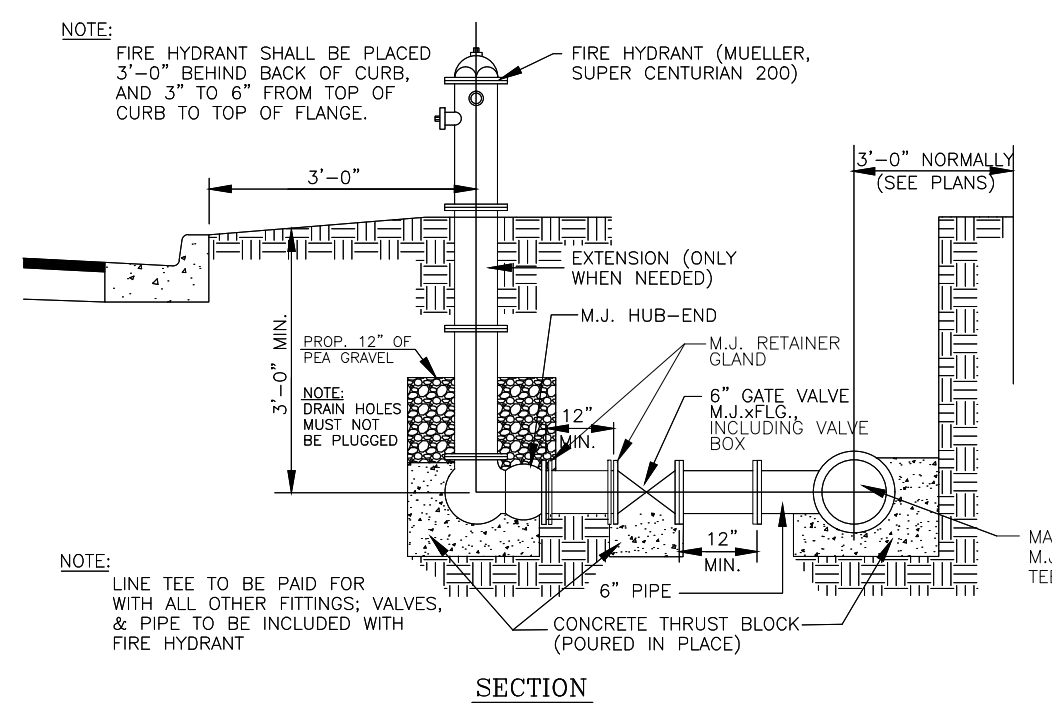
STATE OF TEXAS
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER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

NOTARY PUBLIC
MY COMMISSION EXPIRES

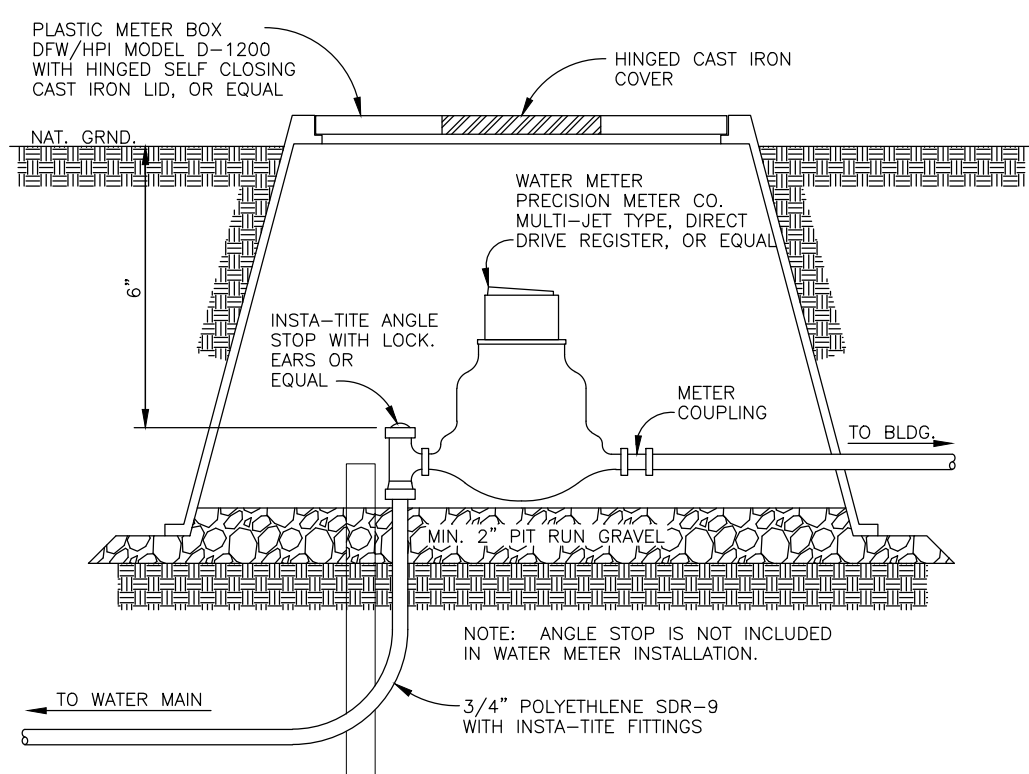
**MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:**
SUBDIVISION MAP OF
**VAQUERO ESTATES
PHASE V**
A RESUBDIVISION OF 72.661 ACRES
BEING ALL OF FARM TRACT 1072 AND OUT OF
FARM TRACTS 1065, 1066 & 1071,
THE WEST & ADAMS TRACTS SUBDIVISION,
VOLUME 2, PAGE 34-37, H.C.M.R.
HIDALGO COUNTY, TEXAS



TYPICAL FIRE HYDRANT INSTALLATION

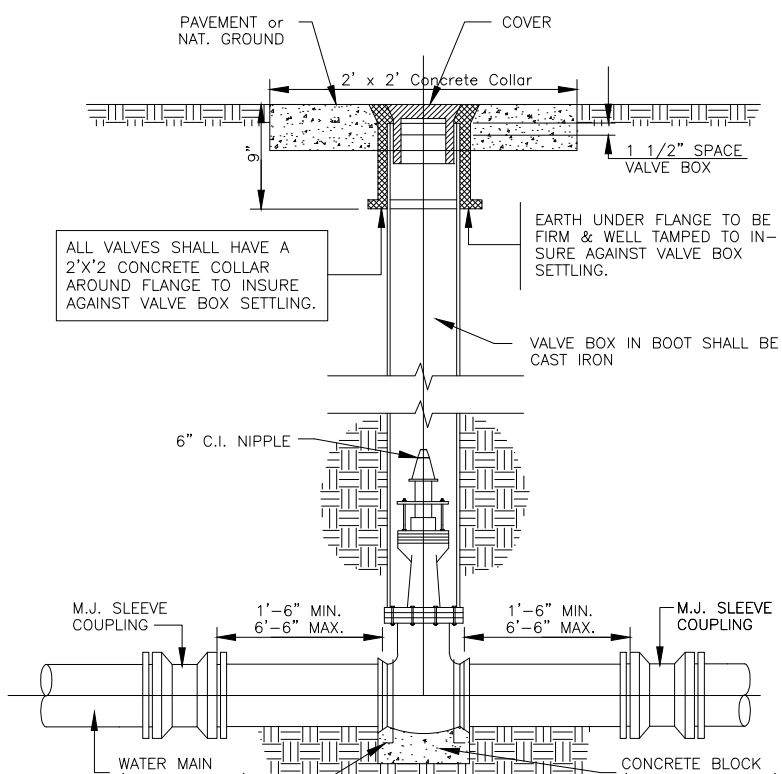


N.T.S.



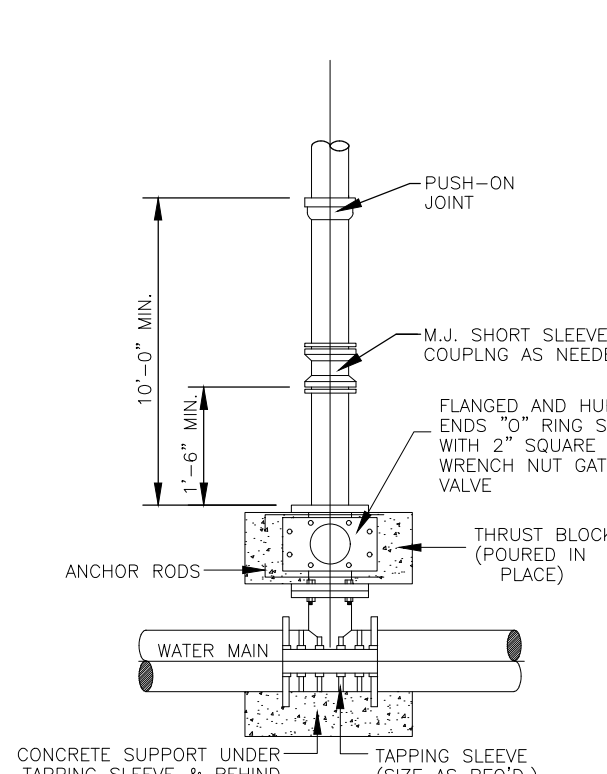
TYPICAL WATER METER INSTALLATION

N.T.S.



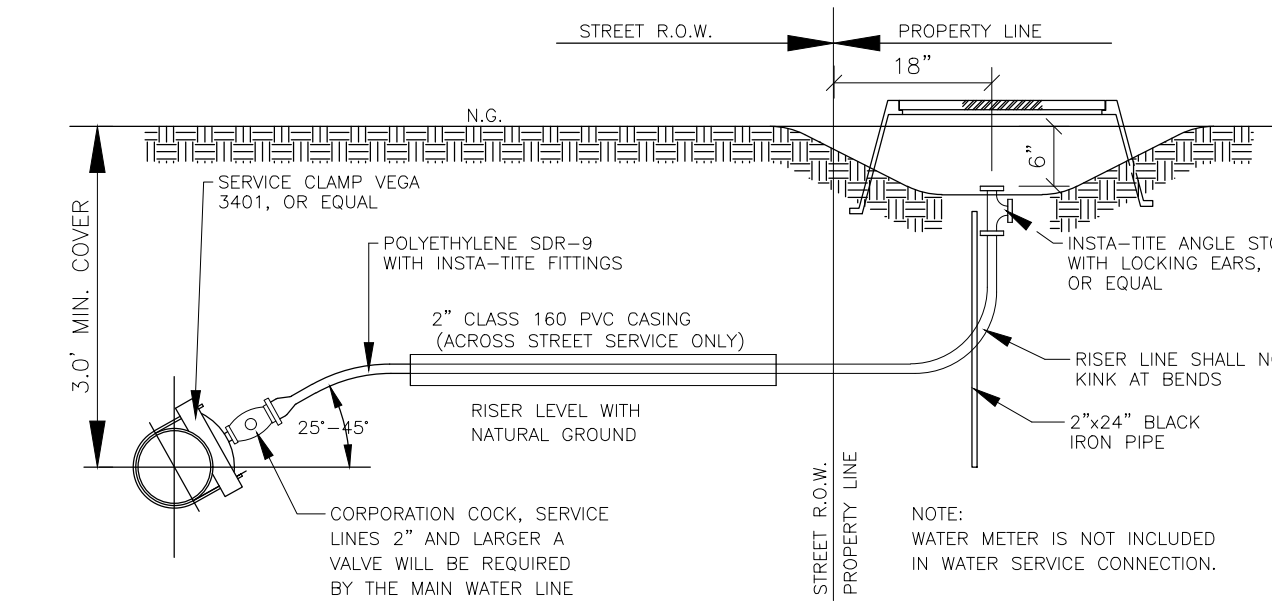
TYPICAL VALVE and VALVE BOX INSTALLATION

N.T.S.



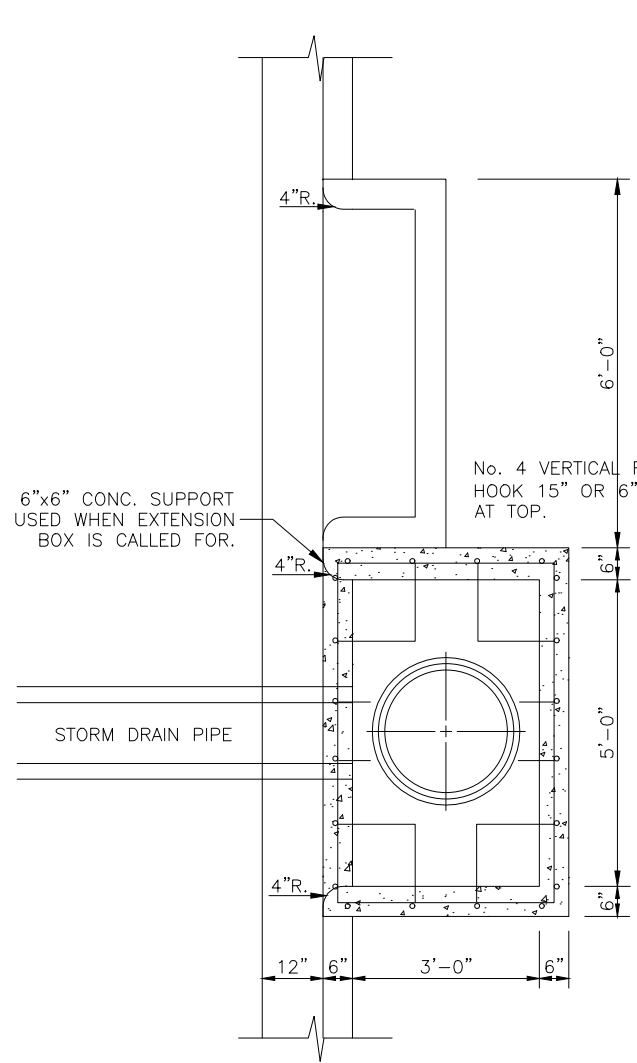
TAPPING SLEEVE and VALVE INSTALLATION

N.T.S.



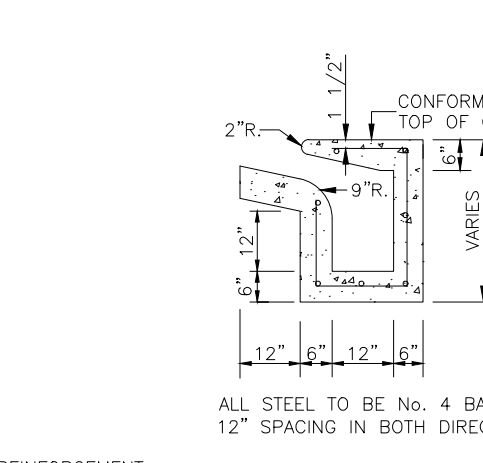
TYPICAL WATER SERVICE CONNECTION ELEVATION

N.T.S.



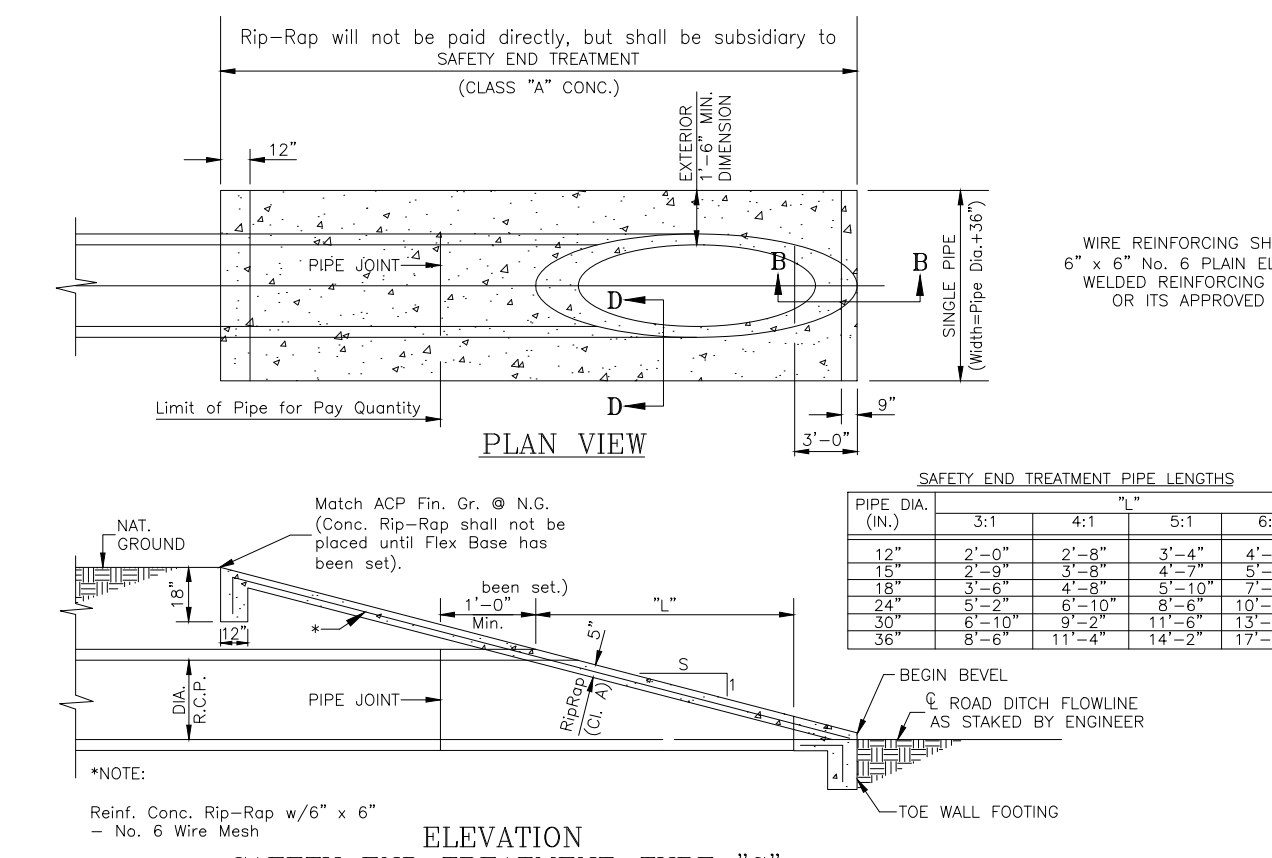
TYPE "A" INLET

N.T.S.



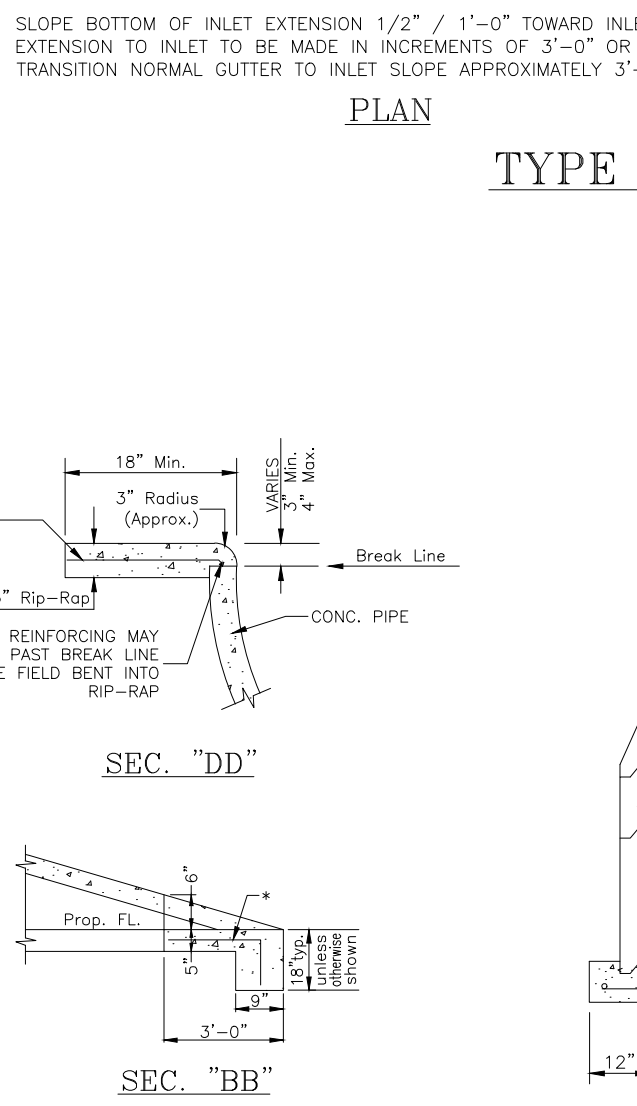
INLET EXTENSION

N.T.S.



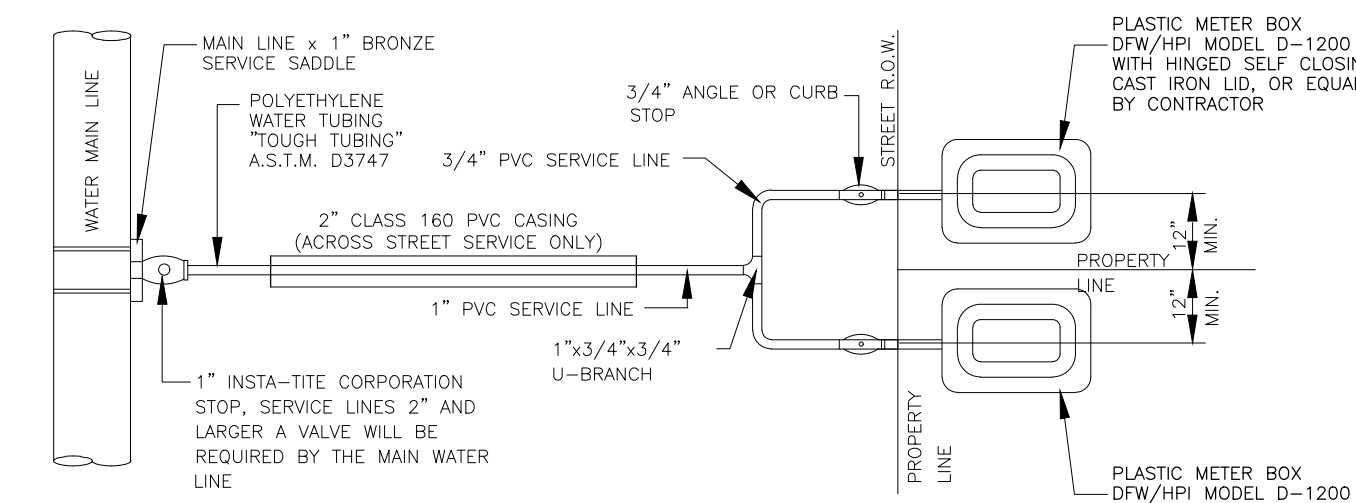
SAFETY END TREATMENT - (Type "C") DETAILS

N.T.S.



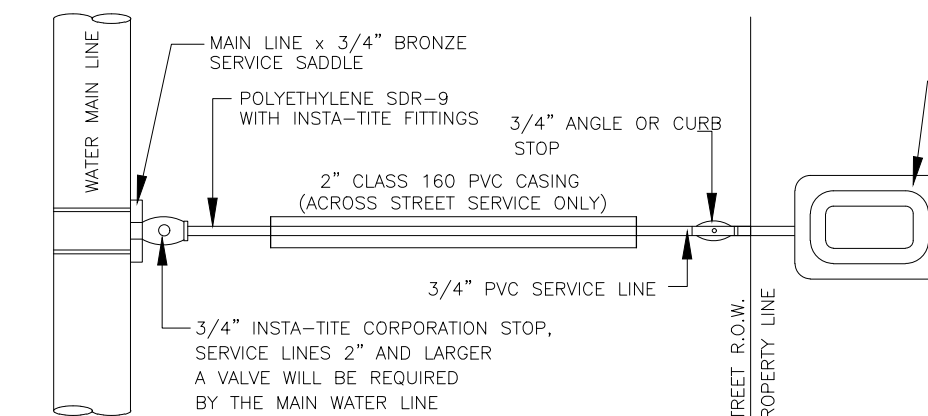
STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE

N.T.S.



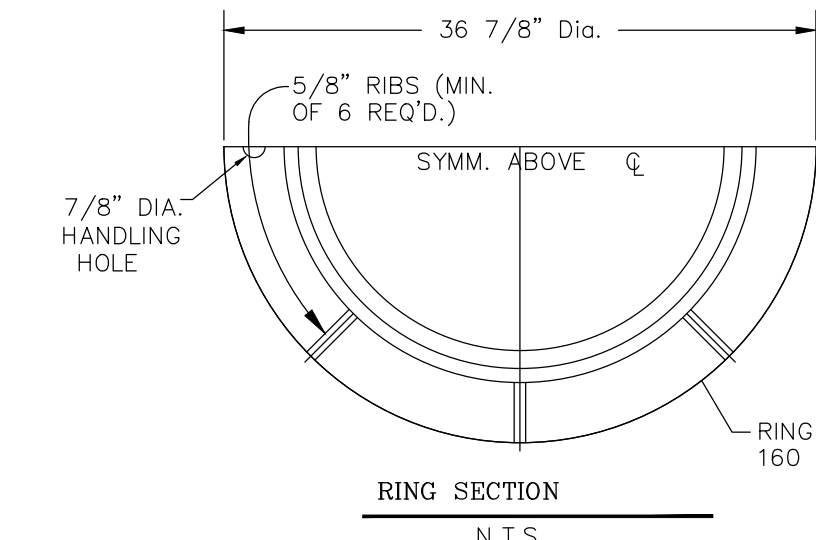
DUAL WATER SERVICE CONNECTION

N.T.S.



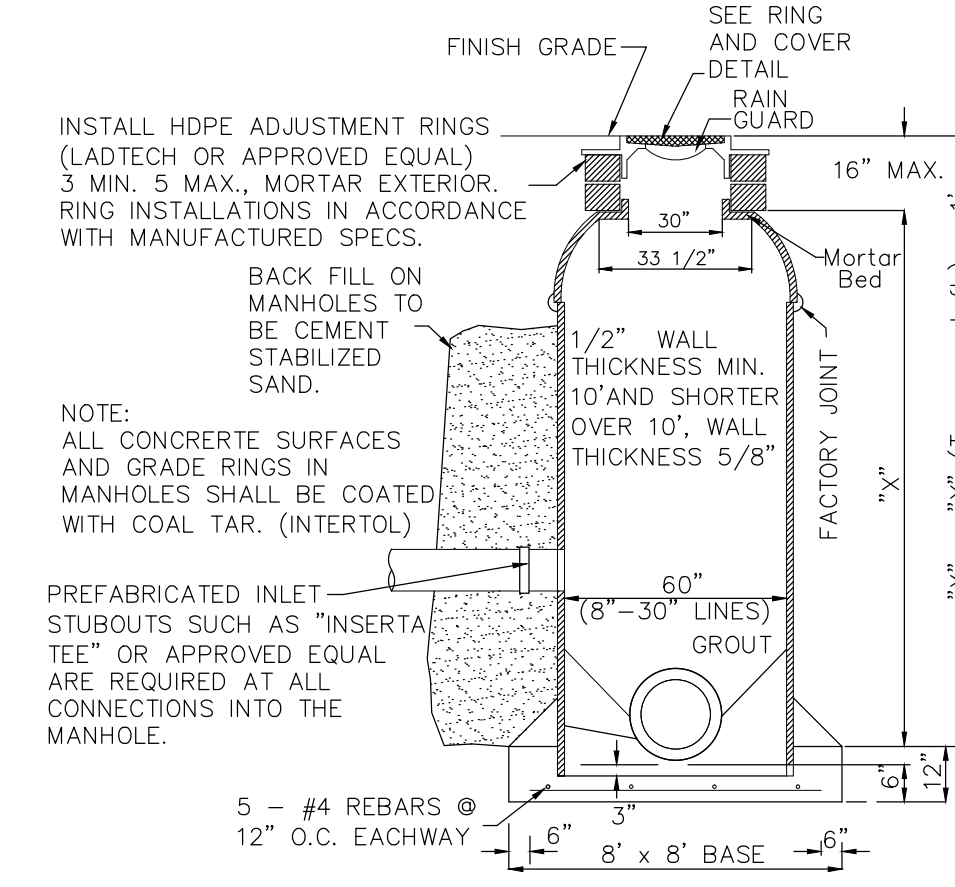
SINGLE WATER SERVICE CONNECTION

N.T.S.



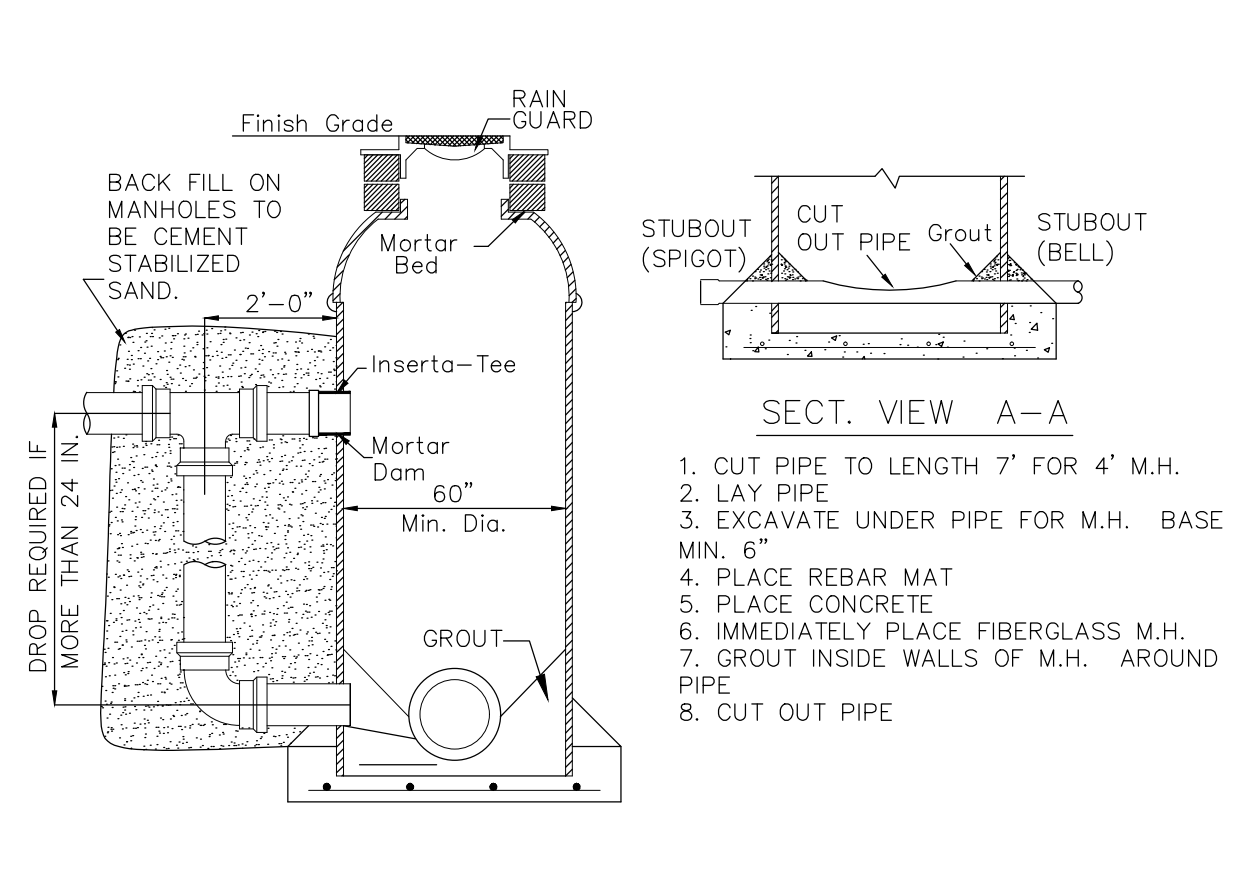
CITY STANDARD ROADWAY MANHOLE RING & COVER CASTING DETAIL

N.T.S.



TYPICAL FIBERGLASS MANHOLE

N.T.S.

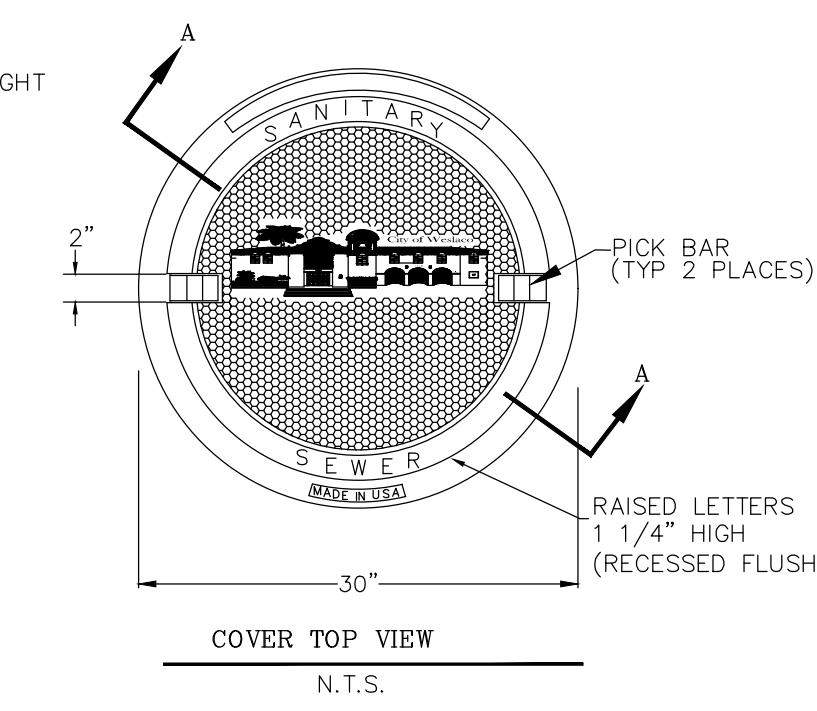


TYPICAL FIBERGLASS MANHOLE With DROP STRUCTURE

N.T.S.

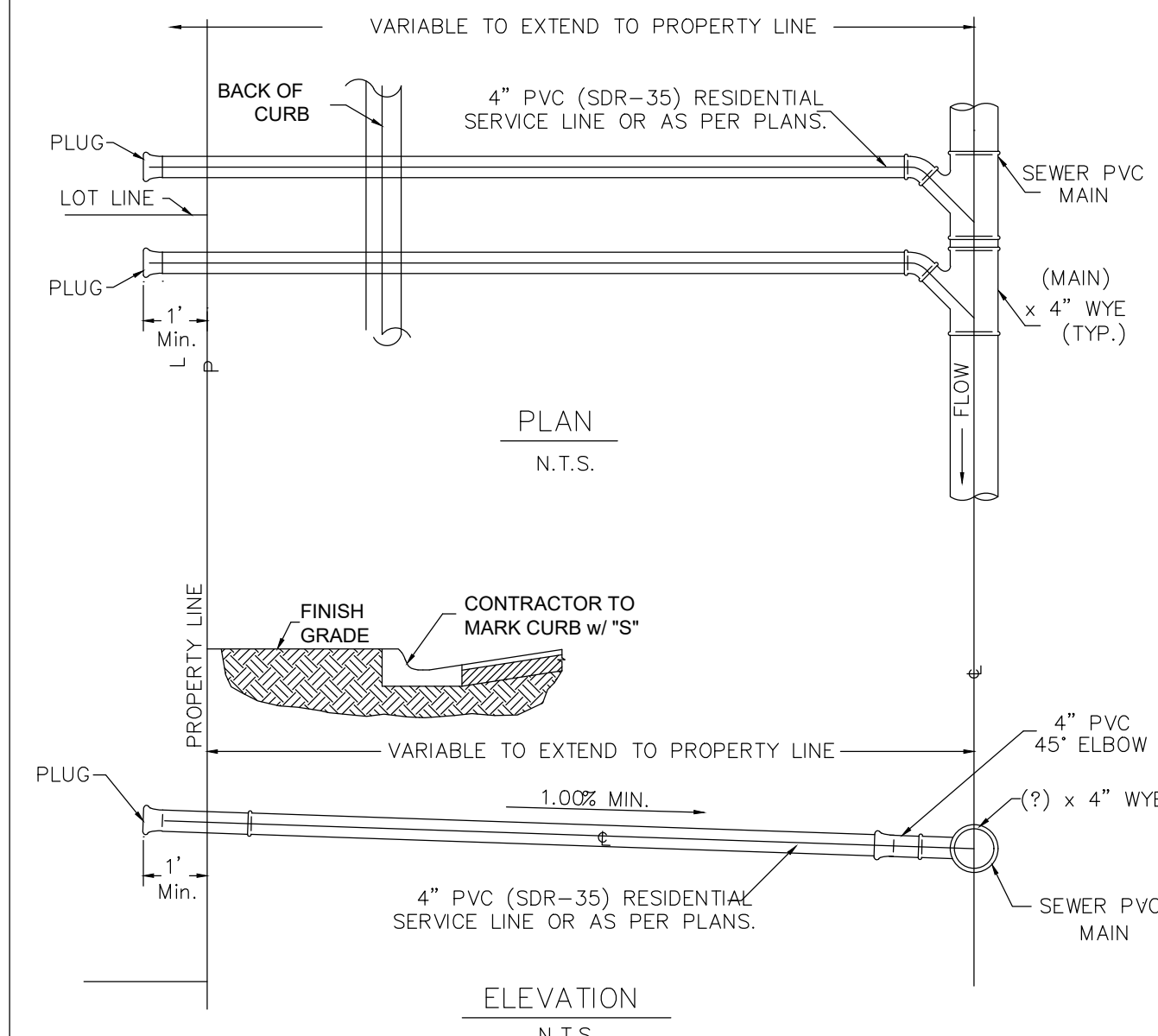
NOTE: ALL CONCRETE SURFACES AND GRADE RINGS IN MANHOLES SHALL BE COATED WITH COAL TAR. (INTERTOL) PRE-FABRICATED INLET STUBOUTS SUCH AS "INSERTA TEE" OR APPROVED EQUAL ARE REQUIRED AT ALL CONNECTIONS INTO THE MANHOLE.

NOTE: ALL MANHOLE COVERS & RINGS TO BE DOMESTIC EAST JORDAN IRON WORKS MODEL # V-1342 OR APPROVED EQUAL (ASTM A48-CL35) 894785984



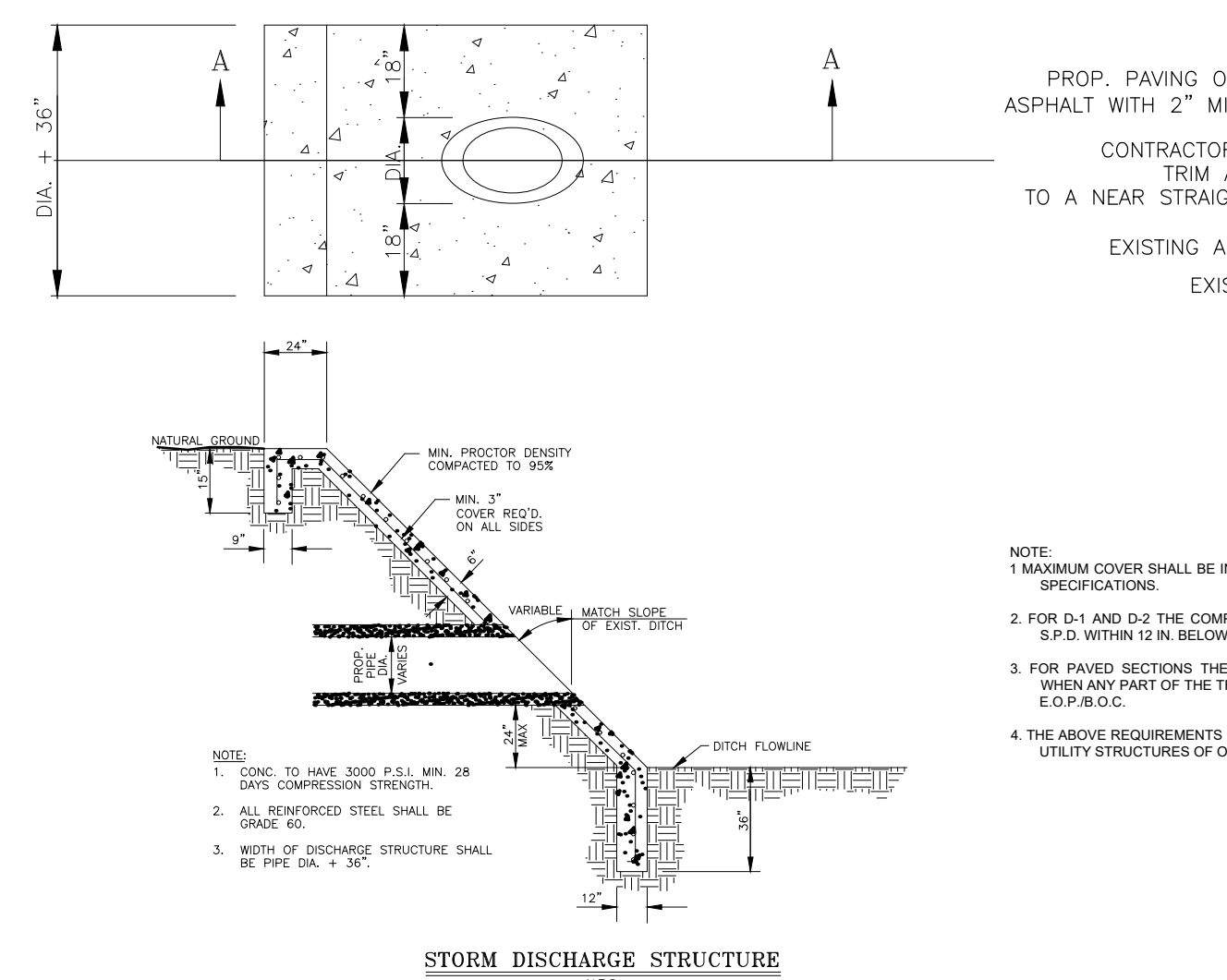
COVER TOP VIEW

N.T.S.



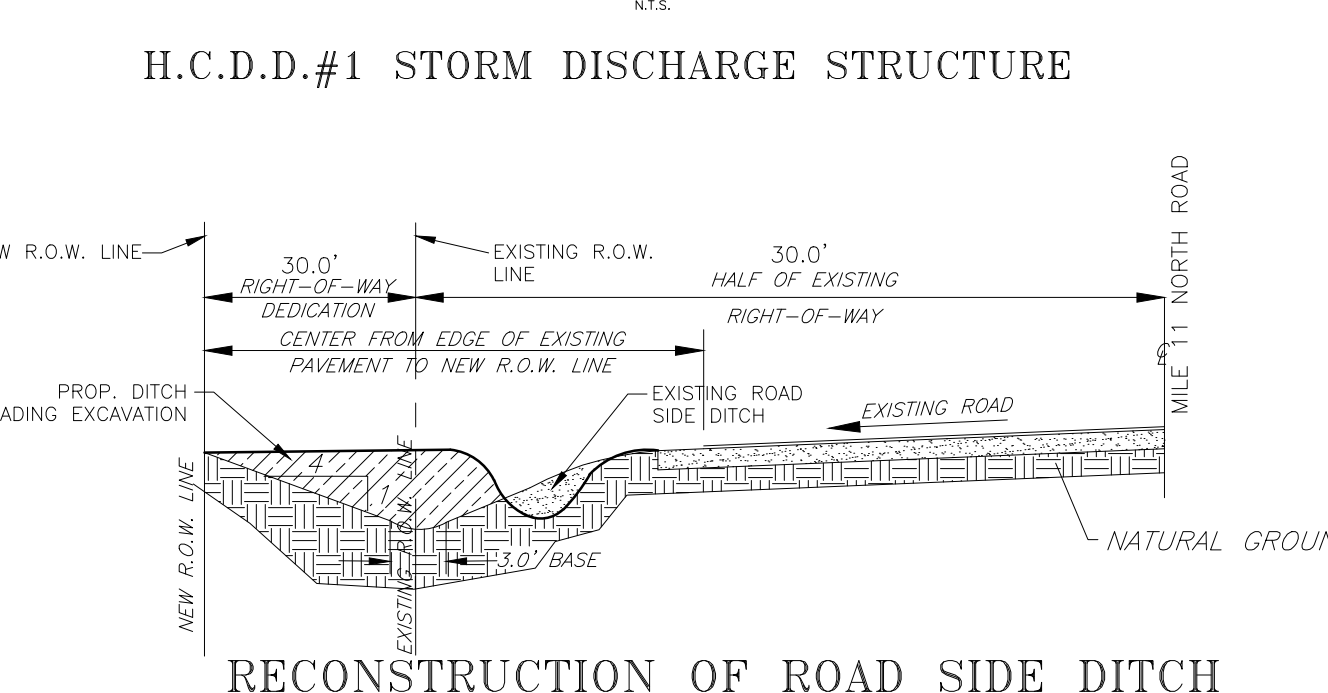
TYPICAL SEWER SERVICE LINE INSTALLATION

PIPE: POLY (VINYL CHLORIDE) (PVC) SEWER PIPE SHALL CONFORM TO REQUIREMENTS OF ASTM D-3034-73-JOHNS-MANVILLE "RING TITE" PVC (SDR-35) SEWER PIPE OR APPROVED EQUAL.



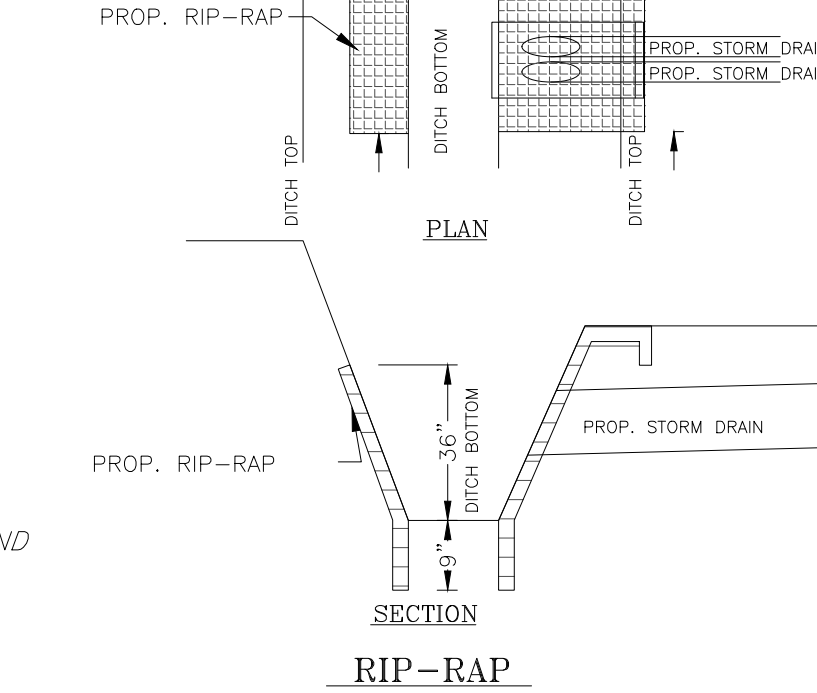
STORM TRENCH BEDDING AND BACKFILL DETAILS

N.T.S.



H.C.D.#1 STORM DISCHARGE STRUCTURE

RECONSTRUCTION OF ROAD SIDE DITCH



RIP-RAP

N.T.S.

- 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 LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") FT. 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 15 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- D. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHSTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- E. 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 D688, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- F. 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.
- G. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS III, III, OR IV, COMPACTED TO 92% S.P.D., 12" LOOSE LIFTS, MECHANICAL COMPACTION.
- H. 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 (ASHSTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- I. 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 D688, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- J. FINAL BACKFILL FOR 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 1A, A2, OR A3 (ASHSTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE E.P.P.O.C. SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELDRONS, MINIMUM #4 GRAVEL OR CEMENT 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 90% S.F.O. USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D688. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

SUBDIVISION MAP OF
VAQUERO ESTATES PHASE V
A RESUBDIVISION OF 72.661 ACRES
BEING ALL OF FARM TRACT 1072 AND OUT OF
FARM TRACTS 1065, 1066 & 1071.
THE WEST & ADAMS TRACTS SUBDIVISION,
VOLUME 2, PAGE 34-37, H.C.M.R.
HIDALGO COUNTY, TEXAS