



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: 4-04-2023

PROPOSED MONARCA ESTATES SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: JOHN R. MAYS

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 167 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 23

FILLING STATIONS: 9

LOCATION DESCRIPTION: NORTH OF OWASSA ROAD APPROXIMATELY ¼ MILE EAST OF ALAMO ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 07-16-2021 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 WIDENING THE EXISTING DRAIN DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 02-22-2023 BY, JOE OCHAO, PCT. 4 R.O.W. AGENT.

H.C.H.D. FINAL APPROVAL DATE: 03-16-2023 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: N.A.W.S.C. LINE SIZE: 8" LOCATION: BRAZIL AVENUE.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 8" LOCATION: OWASSA ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 02-23-2023 : 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: NOVEMBER 30, 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.

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SUBDIVISION MAP OF MONARCA ESTATES SUBDIVISION

BEING A SUBDIVISION OF 39.968 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE "B" (SHADED), ZONE "F" (SHADED) ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTH 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.
- 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).
- COMMUNITY-PANEL NUMBER: 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982
- SETBACKS: FRONT: 20.00 FEET OR EASEMENT, WHICHEVER IS GREATER; REAR: 10.00 FEET OR EASEMENT, WHICHEVER IS GREATER; SIDE: 5.00 FEET OR EASEMENT, WHICHEVER IS GREATER; CUL-A-SAC: 15.00 FEET OR EASEMENT, WHICHEVER IS GREATER
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS, AS PER NAVD 83 [GEOID 2003]
- BENCHMARK NO. 1 - DISK SET AT THE NORTHWEST CORNER THIS SUBDIVISION, N:16613355424, E: 1113686.9570, ELEVATION: 91.82.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 166,106 CUBIC-FEET (3.8133 ACRES-FEET) OF STORM WATER RUNOFF.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED AT THE DEVELOPMENT STAGE, AT THE DETENTION REGULATOR, THAT 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 RAMPS IS REQUIRED ALONG NORTH SIDE OF OWASSA ROAD BY DEVELOPER DURING SUBDIVISION CONSTRUCTION. LOT OWNER WILL BE RESPONSIBLE FOR 5 FOOT SIDEWALK AND ADA RAMPS AS PER CITY OF EDINBURG STANDARDS AT BUILDING PERMIT STAGE.
- 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 OCCUPANCY OF 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 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- NO ACCESS SHALL BE PERMITTED FROM OWASSA ROAD ONTO LOTS 1-19 & 77.
- BUFFER FENCE IS REQUIRED BY DEVELOPER ALONG THE REAR SIDE OF ALL THE PROPOSED LOTS ABUTTING OWASSA ROAD.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS) SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS).
- LOT 37 & 38 SHALL NOT FENCE IN THE DRAINAGE EASEMENT.

METS AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 39.968 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 39.968 ACRES CONSISTING OF A CERTAIN TRACT CONVEYED TO EDWIN OBST BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1819, PAGE 922, HIDALGO COUNTY DEED RECORDS, AND OUT OF AN 80-FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, SAID 39.968 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR FOUND ON THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 53 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE S 81° 25' 14" E ALONG THE NORTH LINE OF SAID LOT 16, BLOCK 53, A DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE S 08° 34' 46" W ALONG THE EAST LINE OF SAID LOT 16, BLOCK 53, AT A DISTANCE OF 1,220.00 FEET PASS THE NORTHEAST CORNER OF AN 80-FOOT TRACT CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, RIGHT OF WAY ABANDONED BY Doc. No. 3270268 H.C.O.R., AT A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 53, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE N 81° 25' 14" W ALONG THE SOUTH LINE OF SAID LOT 16, BLOCK 53 AND WITHIN THE EXISTING RIGHT-OF-WAY OF OWASSA ROAD, A DISTANCE OF 1,320.00 FEET TO A NAIL SET ON THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 53, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE N 08° 34' 46" E ALONG THE WEST LINE OF SAID LOT 16, BLOCK 53, A DISTANCE OF 20.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE S 81° 25' 14" E ALONG THE NORTH RIGHT-OF-WAY LINE OF OWASSA ROAD, A DISTANCE OF 17.60 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE N 08° 37' 02" E A DISTANCE OF 80.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE N 81° 25' 14" W A DISTANCE OF 17.65 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE N 08° 34' 46" E ALONG THE WEST LINE OF SAID LOT 16, BLOCK 53, A DISTANCE OF 1,220.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 39.968 ACRES, OF WHICH 6.006 OF ONE ACRE LIE WITHIN THE EXISTING RIGHT-OF-WAY OF OWASSA ROAD, LEAVING A NET OF 39.362 ACRES OF LAND, MORE OR LESS.

INDEX TO SHEET OF MONARCA ESTATES SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP: LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METS AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS;

SHEET 2: OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE, COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION.

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

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER / OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);

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

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

MONARCA ESTATES SUBDIVISION IS LOCATED IN THE NORTHEAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF OWASSA ROAD, APPROXIMATELY 0.39 MILES EAST OF ITS INTERSECTION WITH OWASSA ROAD AND ALAMO ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). MONARCA ESTATE SUBDIVISION LIES APPROXIMATELY 2.0 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 OR 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

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 CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE 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 HEREBY 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 BE USED FOR THE BENEFIT OF THE GRANTEE. THIS EASEMENT 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 26th DAY OF January 20 23

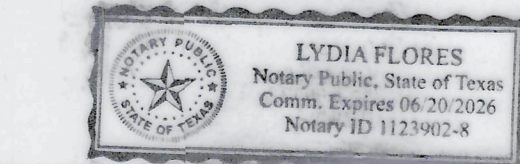
JOHN R. MAVS (GRANTOR'S SIGNATURE)
11410 NORTH FM 493
DONNA, TX 78537

ACKNOWLEDGMENT

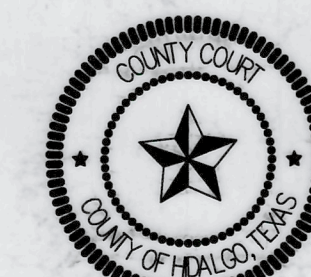
THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN R. MAVS, 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 26th DAY OF January 20 23



LYDIA FLORES
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 06/20/2026



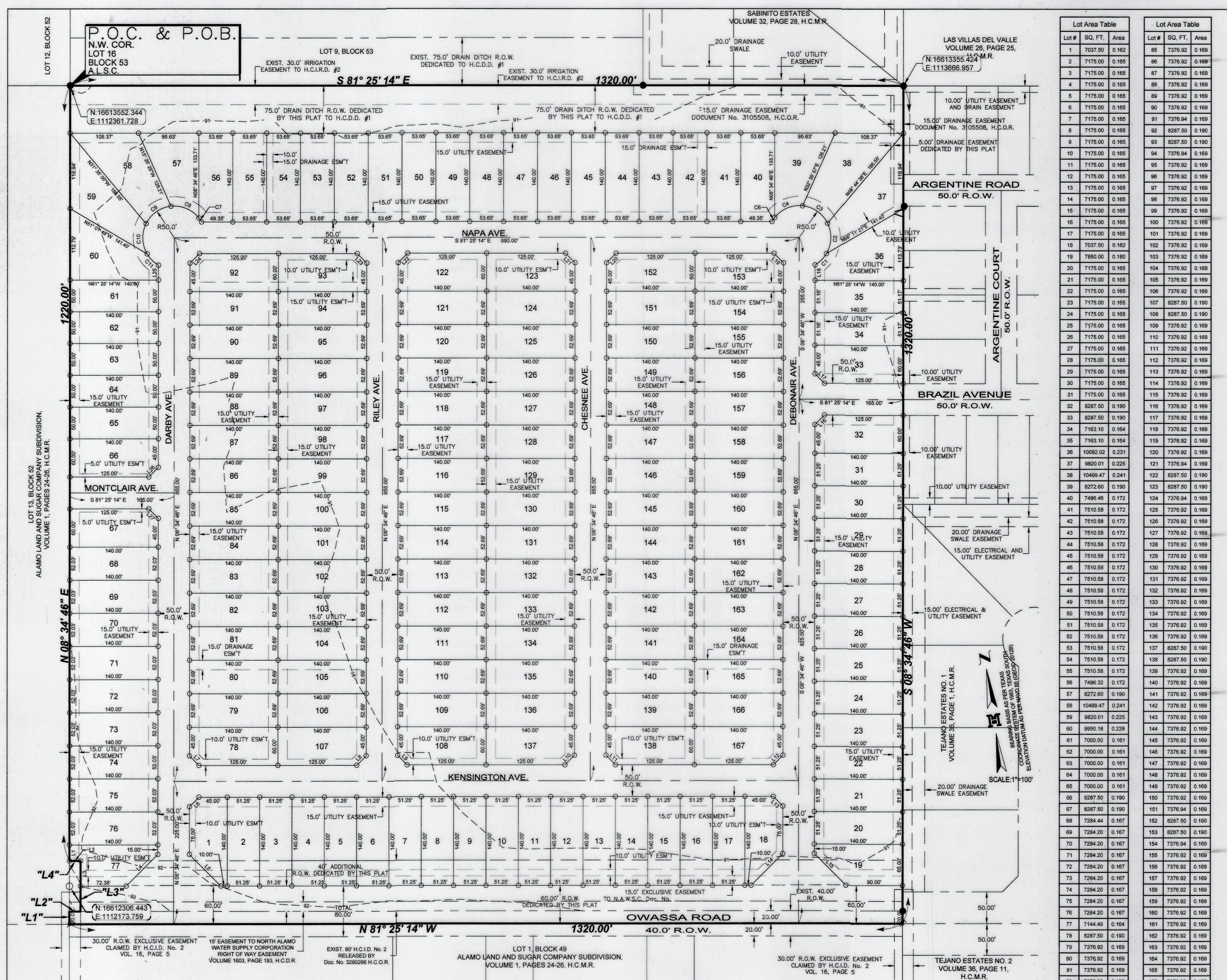
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM

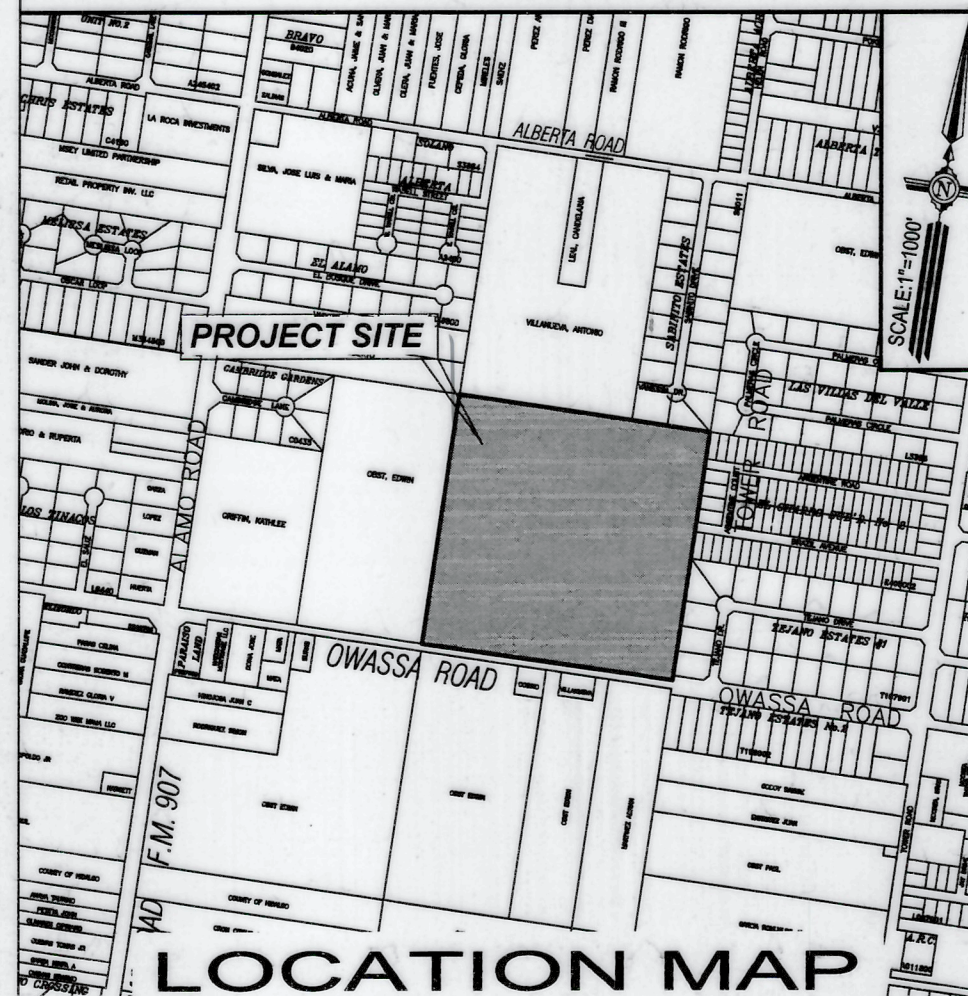
INSTRUMENT NUMBER _____

OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



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 NAIL
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT

R.O.W. - RIGHT OF WAY
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.D.R. - HIDALGO COUNTY DEED RECORDS
H.C.I.R. - HIDALGO COUNTY IRRIGATION DISTRICT
N.W. COR. - NORTHWEST CORNER
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCING
W.D. - WARRANTY DEED
N.T.S. - NOT TO SCALE

DRAWN BY: Cesar P. DATE: 06-28-21

SURVEYED, CHECKED, DATE: _____

FINAL CHECK, DATE: _____

PRINCIPAL CONTACTS

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
	KYNDEL W. BENNETT	11410 NORTH FM 493	DONNA, TX 78537	C/0956-381-0991	C/0956-381-1839
ENGINEER:	MARYA A. REYNA	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	FRED L. KURTH	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	25.63	50.00	029° 22' 24"	N53° 53' 34"E	25.35	13.10
C2	50.00	50.00	057° 17' 45"	N10° 33' 30"E	47.94	27.32
C3	50.00	50.00	057° 17' 45"	N46° 44' 15"W	47.94	27.32
C4	50.00	50.00	057° 17' 45"	S75° 58' 01"W	47.94	27.32
C6	7.63	50.00	009° 44' 22"	S42° 58' 07"W	7.62	3.82
C7	7.63	50.00	009° 44' 22"	N25° 47' 25"W	7.62	3.82
C8	50.00	50.00	057° 17' 45"	N58° 48' 29"W	47.94	27.32
C9	50.00	50.00	057° 17' 45"	S63° 53' 47"W	47.94	27.32
C10	50.00	50.00	057° 17' 45"	S87° 36' 02"W	47.94	27.32
C11	25.63	50.00	029° 22' 24"	S39° 44' 02"E	25.35	13.10

Lot Line Table

Line #	Length	Direction
L1	25.00	S08° 34' 49"W
L2	17.69	N81° 25' 14"W
L3	40.00	N08° 37' 02"E
L4	70.71	N53° 34' 35"E
L5	70.71	S38° 25' 14"E
L6	21.21	N53° 34' 49"E
L7	21.21	S38° 25' 14"E
L8	21.21	N53° 34' 49"E
L9	21.21	N38° 25' 14"W
L10	21.21	S38° 25' 14"W
L11	21.21	S38° 25' 14"W
L12	21.21	S38° 25' 14"W
L13	21.21	S38° 25' 14"E
L14	70.71	S38° 25' 14"E
L15	70.71	S38° 25' 14"E
L16	21.21	S38° 25' 14"E
L17	21.21	N38° 25' 14"W
L18	24.37	N08° 34' 49"E
L19	21.21	S38° 25' 14"E
L20	21.21	N38° 25' 14"E

Boundary Line Table

Line #	Length	Direction
L1	20.00	N08° 34' 49"E
L2	17.60	N81° 25' 14"E
L3	80.00	N08° 37' 02"E
L4	17.60	N81° 25' 14"W

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, JOHN R. MAYS
AS OWNER OF THE 39.968 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED
MONARCA ESTATES SUBDIVISION, 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.

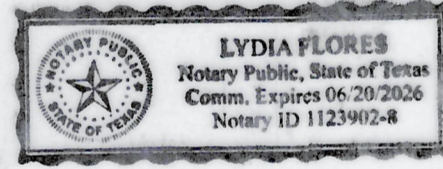
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

John R. Mays 1-26-23
DATE:
JOHN R. MAYS
11410 NORTH FM 493
DONNA, TX. 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 23RD DAY OF January, 2023.

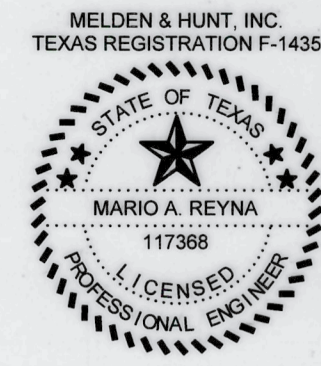
Lydia Flores
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:



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.

Mario A. Reyna 1-26-23
DATE:
MARIO A. REYNA, PE # 117368
DATE PREPARED: 04-21-21
JOB NO. 21099.00

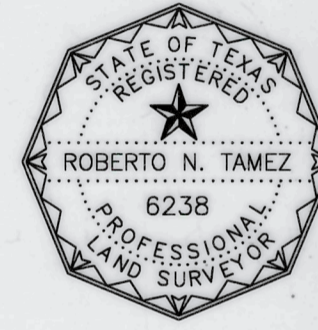


STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERT N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT
THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY
DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS,
VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER
MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION
REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.

DATED THIS THE 0TH DAY OF March, 2023.
Robert N. Tamez
ROBERT N. TAMEZ, R.P.L.S. # 6236
STATE OF TEXAS

DATE SURVEYED: 03/28/2021
T-117, PG. 48
SURVEY JOB # 21384.08



I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS DO
HEREBY CERTIFY THE MINOR SUBDIVISION PLAT KNOWN AS MONARCA ESTATES SUBDIVISION CONFORMS TO ALL
SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN

APPROVED FOR RECORDING ON THIS THE ____ DAY OF _____, 2023.

CHAIRPERSON PLANNING AND ZONING COMMISSION

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

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2.
DATED THIS THE 2ND DAY OF January, 2023.

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

Paul W. Brister
PRESIDENT

ATTEST: SECRETARY
Ken Farris

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MONARCA ESTATES
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY
COMMISSIONERS COURT ON ____ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE DATE:
ATTEST: HIDALGO COUNTY CLERK DATE:

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

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

**MONARCA ESTATES
SUBDIVISION**

BEING A SUBDIVISION OF 37.576 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS

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

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

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE RUNNING ALONG THE NORTH RIGHT-OF-WAY OF OWASSA ROAD & A 4" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF BRAZIL AVENUE. THE WATER SYSTEM FOR MONARCA ESTATES SUBDIVISION CONSISTS OF A 8" WATER LINE THAT TAPS INTO THE EXISTING 8" & 4" WATER LINES. THIS 8" WATER LINE CONNECTS TO THE EXISTING 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OWASSA ROAD AT THE SOUTHWEST CORNER OF THIS SUBDIVISION THEN RUNS NORTH THEN EAST WITHIN A 15.0 FOOT EXCLUSIVE N.A.W.S.C. EASEMENT THEN CONNECTS TO THE EXISTING 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 1 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF DARBY AVENUE THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF MAPA AVENUE THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF DEBONAIR AVENUE CONNECTING TO AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 18. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 1 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF KENSINGTON AVENUE CONNECTING TO AN 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 18. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 6 THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF RILEY AVENUE CONNECTING TO THE WATER LINE AT THE NORTHWEST CORNER OF LOT 93. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 13 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF CHESNEE AVENUE CONNECTING TO THE WATER LINE AT THE NORTHWEST CORNER OF LOT 152. ANOTHER 8" WATER LINE CONNECTS TO THE EXISTING 4" WATER LINE AT THE SOUTHWEST CORNER OF LOT 33 THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF BRAZIL AVENUE CONNECTING TO THE 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 158 TO SERVICE THIS SUBDIVISION.

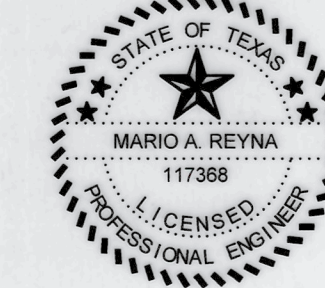
WATER DISTRIBUTION FOR THE MONARCA ESTATES CONSISTS OF SIXTY-NINE (69) 1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND TWENTY-NINE (29) 3/4" SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINES, THE 1" DUAL SERVICES AND THE 3/4" SINGLE SERVICES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ 478,111.00, OR \$ 2,862.94 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ 74,050.00, WHICH COVERS THE \$ 443.41 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 9 FIRE HYDRANTS AT A UNIT COST OF \$ 4,600.00 FOR A TOTAL COST OF \$ 41,400.00. 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 THIS PLAT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE 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 SEWERAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 522,161.00 WHICH EQUALS TO \$ 3,306.35 PER LOT.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
1/26/23
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 INSTALACION

LA SUBDIVISION GEO ACRES NO 2 RECIBIRA SU PROVISION DE AGUA DE NORTH EVEREST 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.

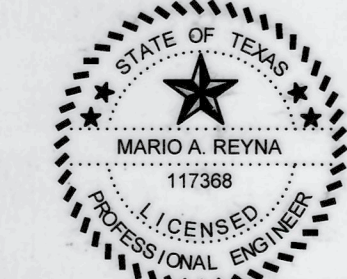
EL SISTEMA DE PROVISION DE AGUA DE N.A.W.S.C. CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA OWASSA ROAD & UN CONDUCTO DE 4" QUE PASA POR EL LADO NORTE DEL DERECHO DE VIA DE BRAZIL AVENUE. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION MONARCA ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8". UN CONDUCTO SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8" EN EL LADO SUROESTE DE ESTA SUBDIVISION LUEGO SIGA AL NORTE LUEGO SIGA AL ESTE DENTRO DE UN CONCESION EXCLUSIVA DE 15 PIES DE N.A.W.S.C. CONECTADO AL CONDUCTO DE 8" EN EL LADO SUROESTE DE ESTA SUBDIVISION. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO SUROESTE DE LOTE 1 Y CONTINUA CORRIENDO AL NORTE POR EL LADO ESTE DE LA CALLE DARBY AVENUE LUEGO SIGA AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE MAPA AVENUE LUEGO SIGA AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE DEBONAIR AVENUE Y SE CONECTA A LA LINE DE 8" EN EL LADO SUROESTE DE LOTE 18. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 1 LA CUAL SERA EXTENDIDA RUMBO AL ESTE POR EL LADO SUR DE LA CALLE KENSINGTON AVENUE CONECTADO A LA LINE DE 8" EN EL LADO NOROESTE DE LOTE 18. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 6 LA CUAL SERA EXTENDIDA RUMBO AL NORTE POR EL LADO OESTE DE LA CALLE RILEY AVENUE CONECTADO A LA LINE DE 8" EN EL LADO NOROESTE DE LOTE 93. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA DE AGUA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 13 LA CUAL SERA EXTENDIDA RUMBO AL NORTE POR EL LADO ESTE DE LA CALLE CHESNEE AVENUE CONECTADO AL CONDUCTO EN EL LADO NOROESTE DE LOTE 152. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA EXISTENTE DE 4" DE AGUA PREVIAMENTE MENCIONADA EN EL LADO SUROESTE DE LOTE 33 LA CUAL SERA EXTENDIDA RUMBO AL OESTE POR EL LADO NORTE DE LA CALLE BRAZIL AVENUE CONECTADO A LA LINE DE 8" EN EL LADO SUROESTE LOTE 158 PARA SERVIR ESTA SUBDIVISION.

LA DISTRIBUCION DE AGUA DE MONARCA ESTATES CONSISTE DE SISENTANUEVE (69) DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES. ESTOS CONDUCTOS SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4" PARA CADA LOTE Y VENTE-UNO (29) CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" PARA CADA LOTE Y SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8". LOS DOBLE-CONDUCTOS DE AGUA DE 1" EL CONDUCTO DE 3/4" Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 478,111.00 O \$ 2,862.94 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 74,050.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 443.41. 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 9 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,600.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 41,400.00. 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 \$ 522,161.00 O \$ 3,306.35 POR LOTE.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435
1/26/23
ENGINEER'S SIGNATURE DATE



LEGEND:

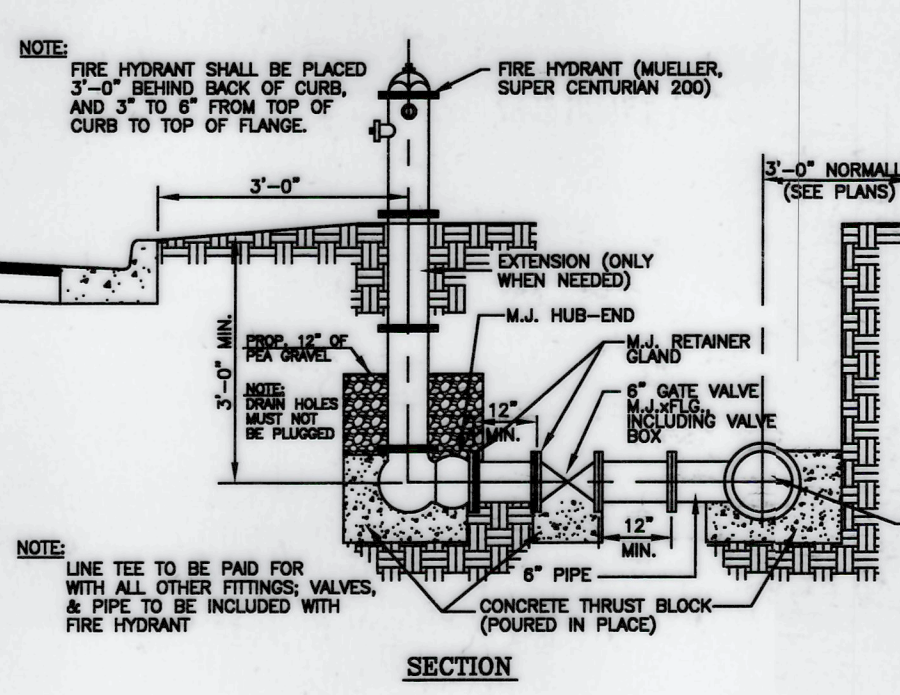
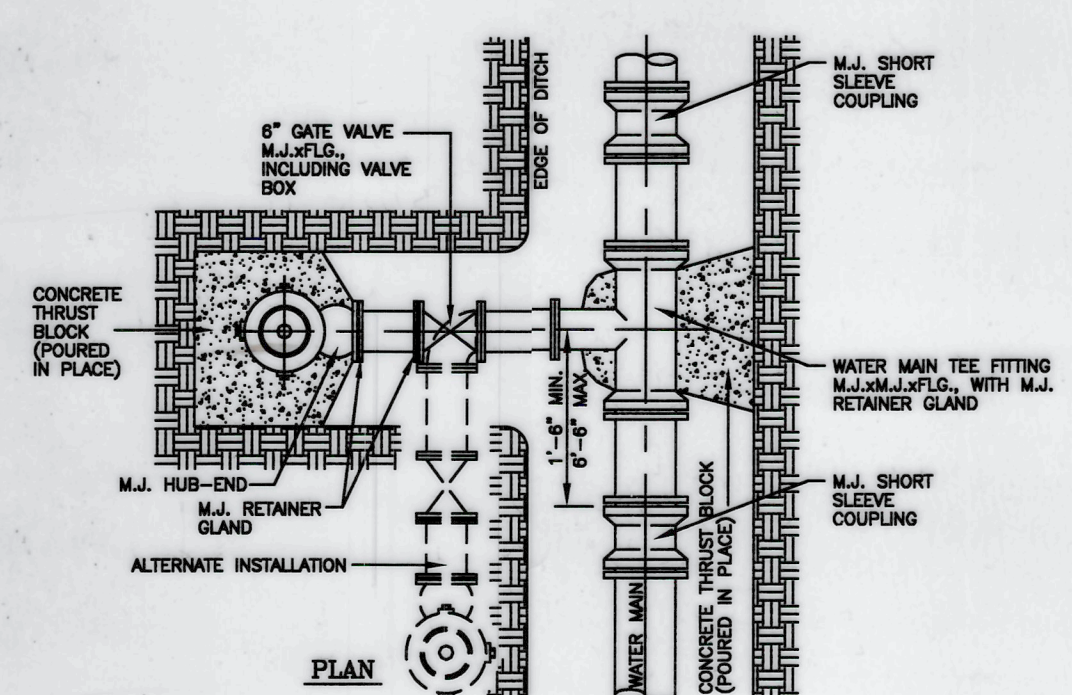
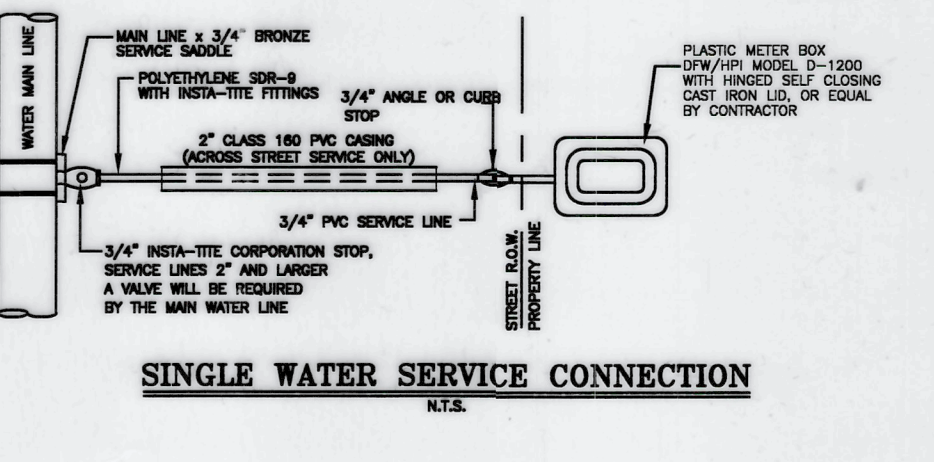
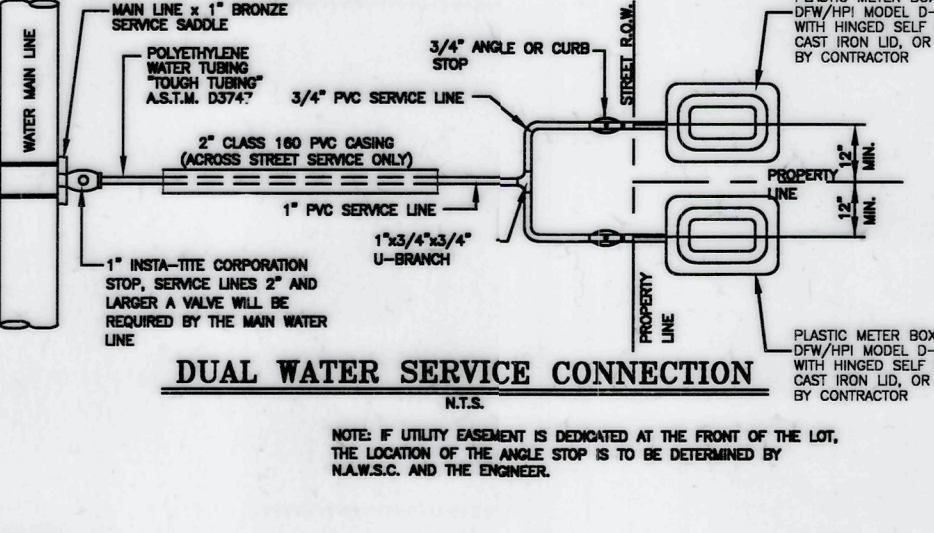
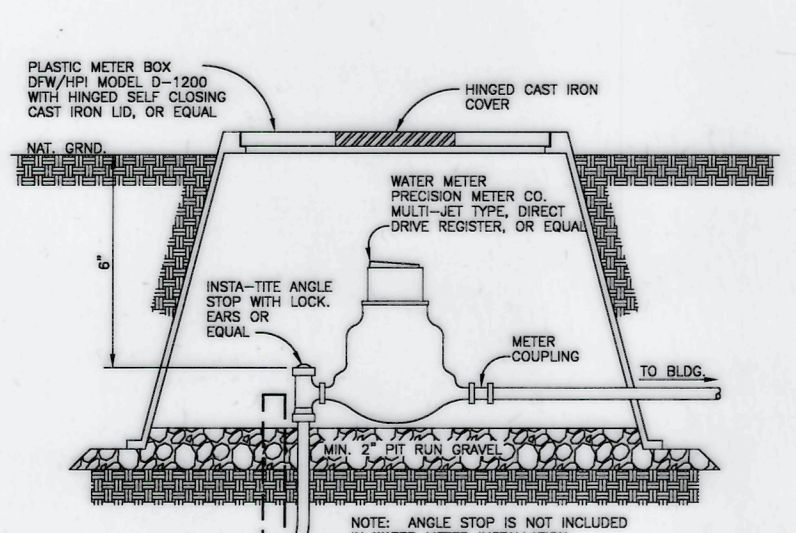
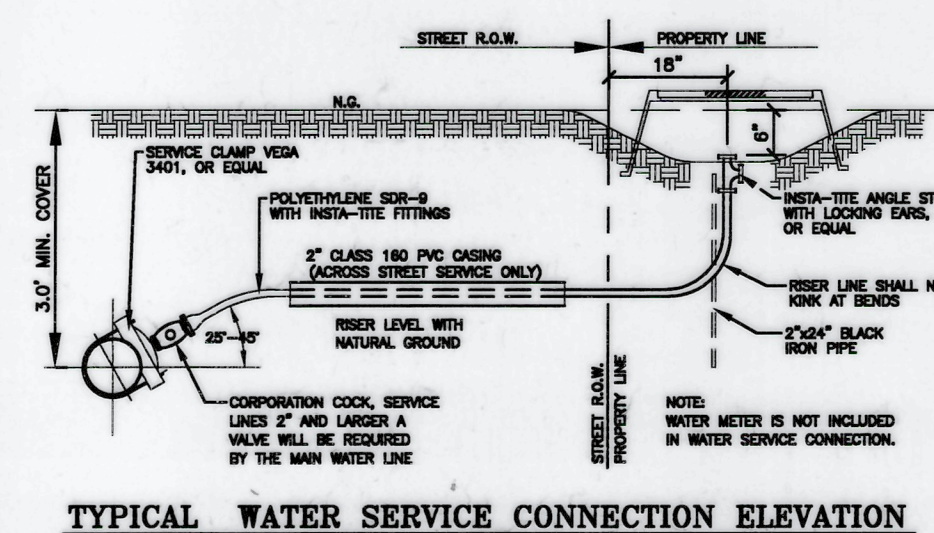
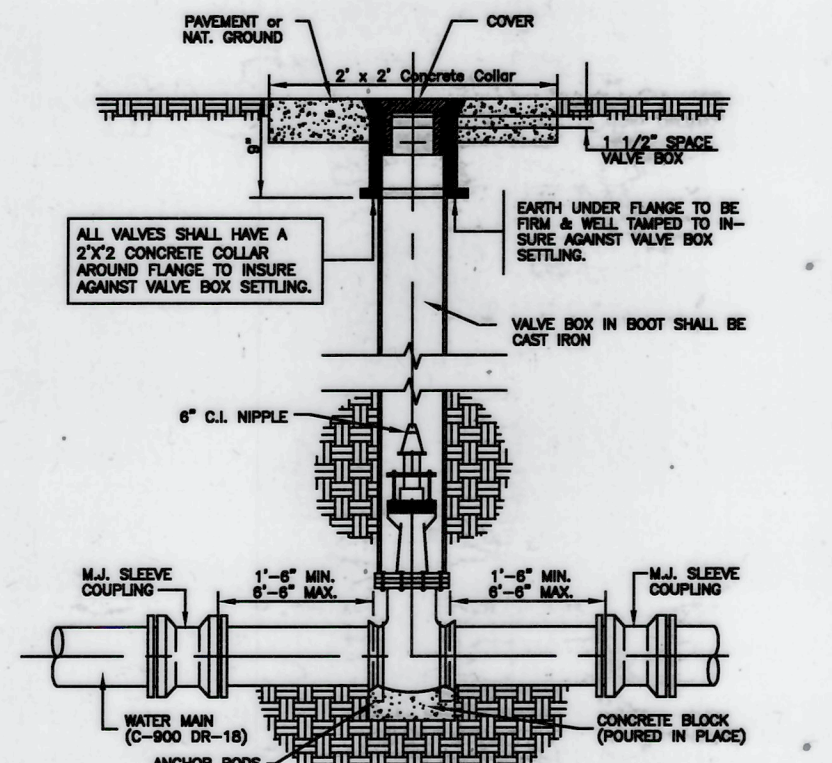
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DUAL WATER SERVICE
- TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX
- DETALLE TIPO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA
- SERVICIO INDIVIDUAL DE AGUA PROPUESTO
- SERVICIO DOBLES DE AGUA PROPUESTO

COST ESTIMATE:

WATER DISTRIBUTION:	\$ 478,111.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 536,971.00
DRAINAGE IMPROVEMENTS:	\$ 472,881.00
PAVING IMPROVEMENTS:	\$ 895,205.00

ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	\$ 478,111.00
SERVICIO DE DRENAJE SANITARIO:	\$ 536,971.00
DREAJE PLUVIAL:	\$ 472,881.00
PAVIMENTACION DE CALLES:	\$ 895,205.00



MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

**MONARCA ESTATES
 SUBDIVISION**

BEING A SUBDIVISION OF 37.576 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS

WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

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

N.A.W.S.C. HAS AN EXISTING 8" SANITARY SEWER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF BRAZIL AVENUE AND ARGENTINE ROAD. THE WASTEWATER SYSTEM FOR MONARCA ESTATES SUBDIVISION CONSISTS OF AN 12" SANITARY SEWER LINE THAT TIES INTO THE EXISTING SANITARY MANHOLE. A 12" SANITARY SEWER LINE CONNECTS TO THE EXISTING MANHOLE ON ARGENTINE ROAD ALONG THE SOUTHWEST CORNER OF LOT 37 THEN RUNS WEST CROSSING DEBONAIR AVENUE AND CONTINUING WEST ALONG THE NORTH RIGHT-OF-WAY OF NAPA AVENUE THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF DARBY AVENUE ENDING WITH A MANHOLE ON THE NORTHEAST CORNER OF LOT 64. ANOTHER 12" SANITARY SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 12" SEWER LINE AT THE SOUTHWEST CORNER OF LOT 45 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY CHEESNEE AVENUE ENDING AT THE NORTHEAST CORNER OF LOT 128. ANOTHER 12" SANITARY SEWER LINE CONNECTING TO THE PREVIOUSLY MENTIONED 12" SEWER LINE AT THE SOUTHWEST CORNER OF LOT 51 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF RILEY AVENUE ENDING AT THE NORTHWEST CORNER OF LOT 117. ANOTHER 12" SANITARY SEWER LINE CONNECTS TO THE EXISTING SANITARY SEWER MANHOLE ON BRAZIL AVENUE AT THE NORTHEAST CORNER OF LOT 32 THEN RUNS WEST TO DEBONAIR AVENUE THEN RUNS SOUTH ALONG THE EAST SIDE OF DEBONAIR AVENUE ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 32 THEN RUNS NORTH ALONG THE OTHER SIDE OF DEBONAIR AVENUE ENDING WITH A MANHOLE AT THE MIDDLE OF LOT 22 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF DEBONAIR AVENUE ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 19. AN OTHER 12" SANITARY SEWER CONNECT TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 116. AN OTHER 12" SANITARY SEWER CONNECT TO A MANHOLE AT THE SOUTHWEST CORNER OF LOT 74 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF DARBY AVENUE ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 77. FROM THE 12" LINE, ONE HUNDRED FIFTY-SEVEN (157) 4" SEWER SERVICE LINES RUN FOR EACH LOT.

THE 12" LINES, 4" ONE HUNDRED SIXTY SEVEN (167) SERVICE LINE AND TWENTY-THREE (23) 4" SANITARY SEWER MANHOLES BE INSTALLED. AT A TOTAL COST OF \$538,971.00 OR \$3,215.40 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$92,975.00 WHICH COVERS THE \$566.74 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 SEWERAGE 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 SEWERAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

SEWERAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$629,946.00 WHICH EQUALS TO \$3,772.13 PER LOT.

ENGINEER'S SIGNATURE DATE: *Mario A. Reyna* 11/26/23



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 VEJUNDADES ROY, L.P., A TEXAS LIMITED PARTNERSHIP, SUBDIVIDER OF MONARCA ESTATES SUBDIVISION HEREBY 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.

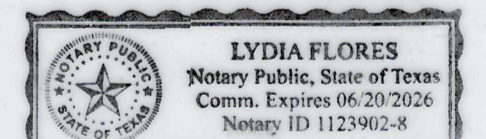
LOS VEJUNDADES ROY, L.P., A TEXAS LIMITED PARTNERSHIP
 JOHN R. MAYS, MANAGER
 4140 N. F.M. 493
 DONNA, TEXAS 78537

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 PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL.

OF OFFICE THIS 26th DAY OF January 2023

NOTARY PUBLIC
 MY COMMISSION EXPIRES 06/20/2026



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

LA SUBDIVISION MONARCA ESTATES 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 MONARCA ESTATES SUBDIVISION HA FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 ANOS. 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 CONDUCTOS DE 8" QUE EXISTEN EN EL DENTRO LA DERECHO DE VILLA DE BRAZIL AVENUE Y ARGENTINE ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION MONARCA ESTATES CONSISTE DE CONDUCTO DE DRENAJE DE 12" QUE SE CONECTA A LOS DOS ALcantarillas. UN CONDUCTO DE 12" SE CONECTA AL Alcantarilla DENTRO DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA ARGENTINE ROAD Y SIGE AL OESTE CRUZANDO DEBONAIR AVENUE Y CONTENIDA AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE NAPA AVENUE LUEGO SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE DEBONAIR AVENUE LUEGO SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE NAPA AVENUE Y SIGUE AL OESTE Y SIGE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE DEBONAIR AVENUE LUEGO SIGUE AL NORTE POR EL LADO NORTE DEL DERECHO DE VILLA DE KENSINGTON AVENUE LUEGO SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE DARBY AVENUE TERMINANDO CON UN Alcantarilla EN EL LADO NOROESTE DE LOTE 65. OTRO CONDUCTO DE 12" SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA EN EL LADO SURESTE DE LOTE 51 LA CUAL SERA EXTENDIDA RUMBO AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE RILEY AVENUE TERMINANDO CON UN Alcantarilla EN EL LADO NOROESTE DE LOTE 117. OTRO CONDUCTO DE 12" SE CONECTA AL Alcantarilla EXISTENTE Y CURSA AL SUR DE BRAZIL AVENUE Y SIGUE AL OESTE Y SIGE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE DEBONAIR AVENUE LUEGO SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE KENSINGTON AVENUE LUEGO SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE DARBY AVENUE TERMINANDO CON UN Alcantarilla EN EL LADO NOROESTE DE LOTE 65. OTRO CONDUCTO DE 12" SERA CONECTADO A LA LINEA DE DRENAJE EN EL LADO SURESTE DE LOTE 134 LA CUAL SERA EXTENDIDA RUMBO AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE DEBONAIR AVENUE TERMINANDO CON UN Alcantarilla EN EL LADO SURESTE DE LOTE 128. OTRO CONDUCTO DE 12" SERA CONECTADO A LA LINEA DE DRENAJE EN EL LADO SURESTE DE LOTE 107 LA CUAL SERA EXTENDIDA RUMBO AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE RILEY AVENUE TERMINANDO CON UN Alcantarilla EN EL LADO SURESTE DE LOTE 116. OTRO CONDUCTO DE 12" SERA CONECTADO A LA LINEA DE DRENAJE EN EL LADO SURESTE DE LOTE 74 LA CUAL SERA EXTENDIDA RUMBO AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE DARBY AVENUE TERMINANDO CON UN Alcantarilla EN EL LADO NOROESTE DE LOTE 77 PARA SERVIR A ESTA SUBDIVISION.

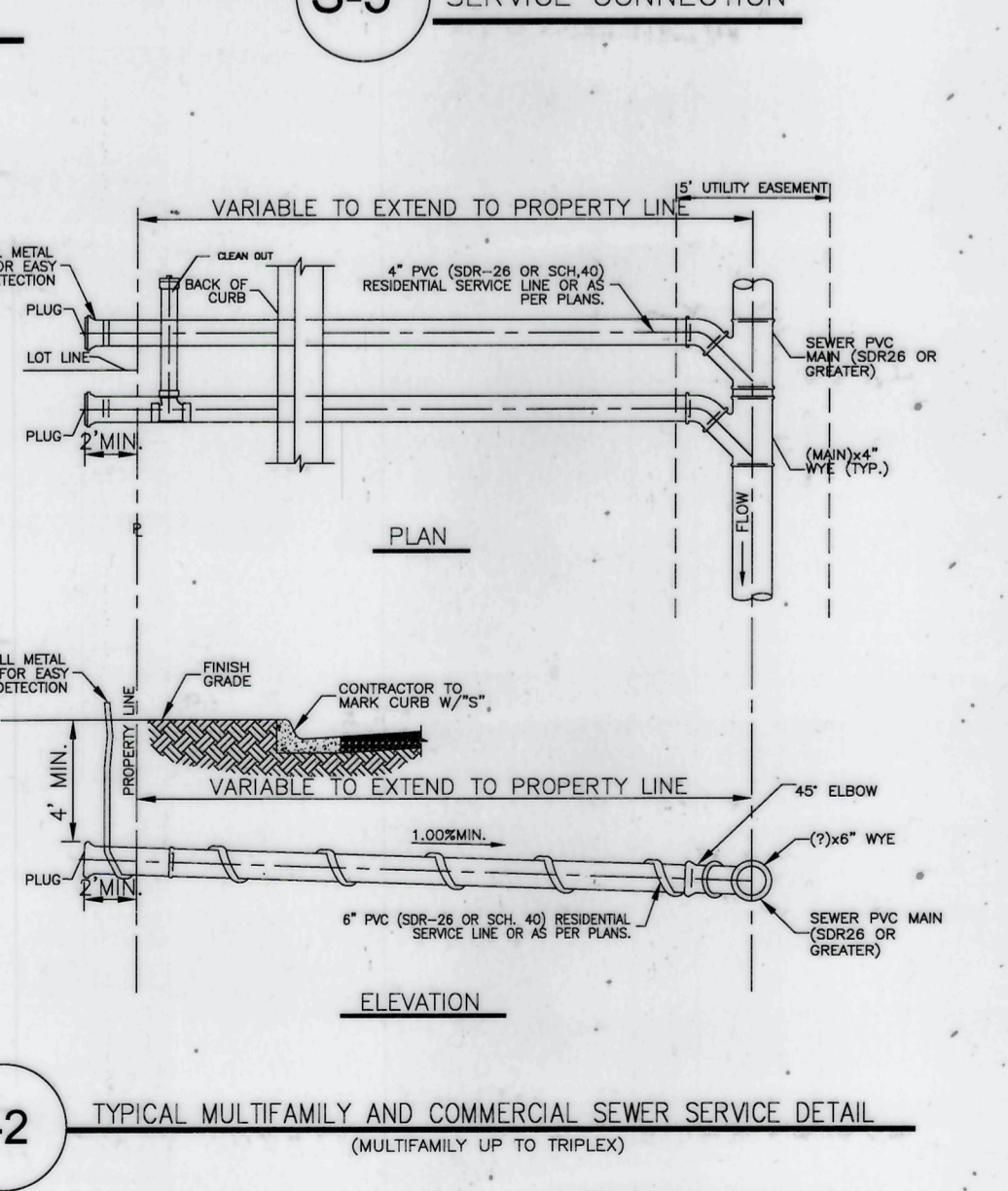
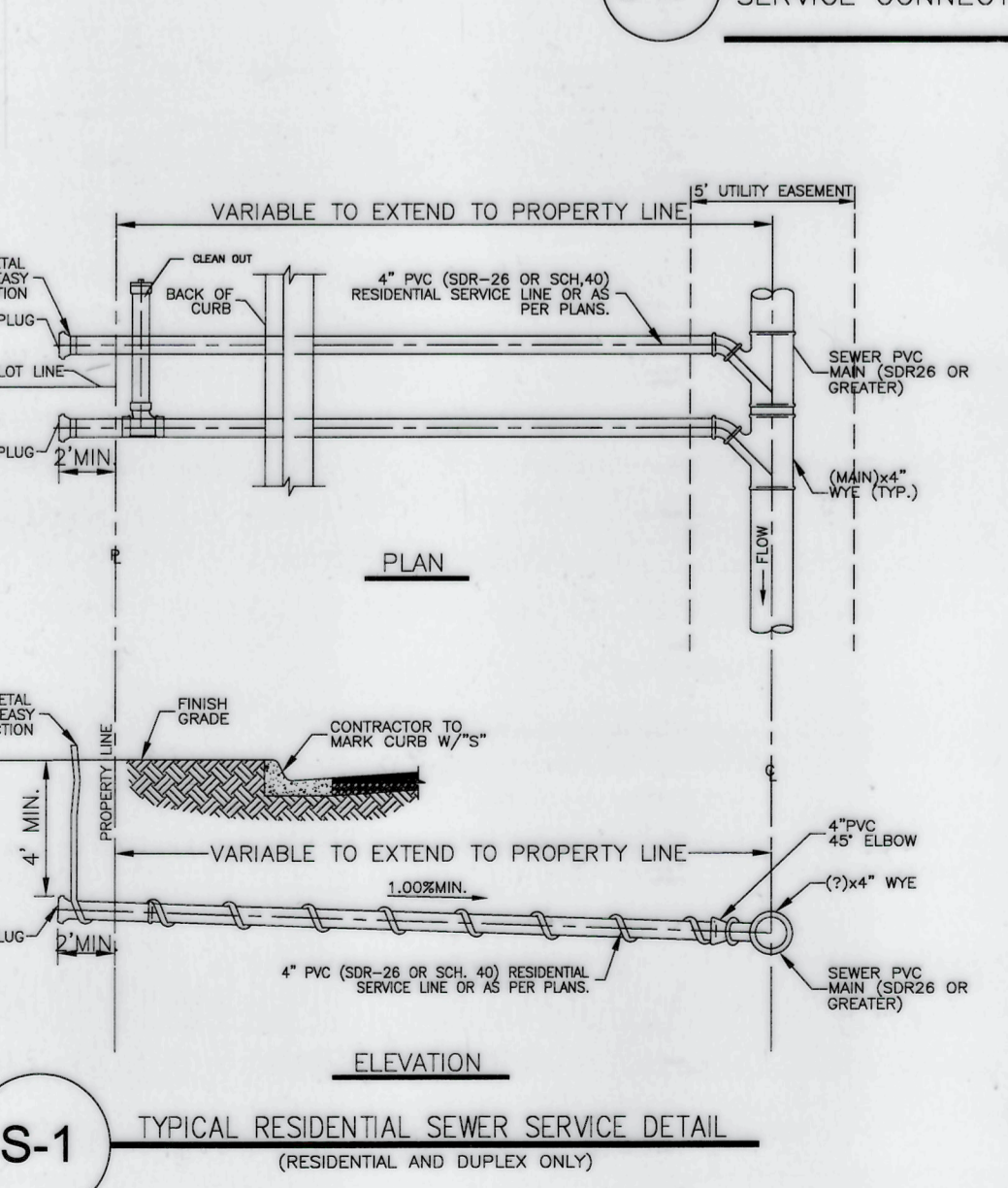
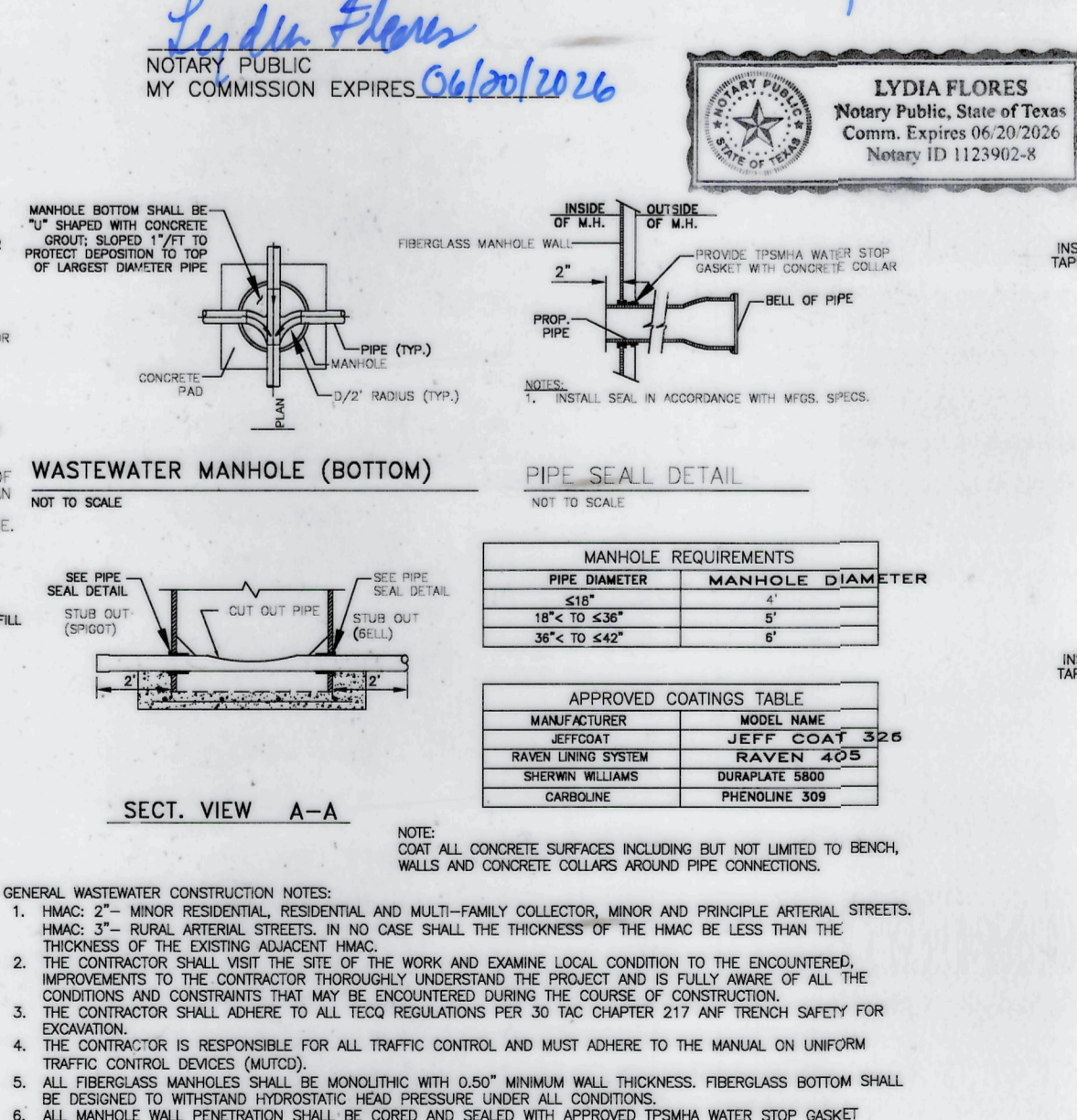
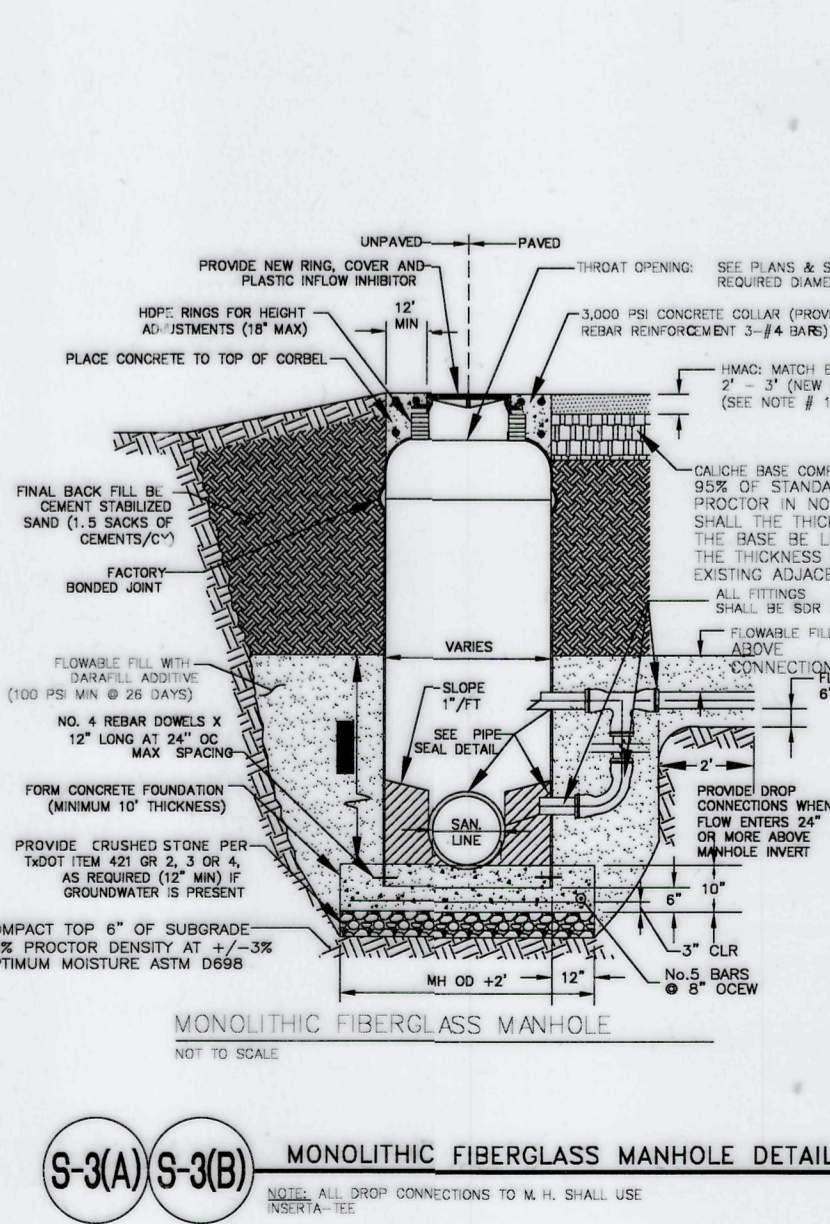
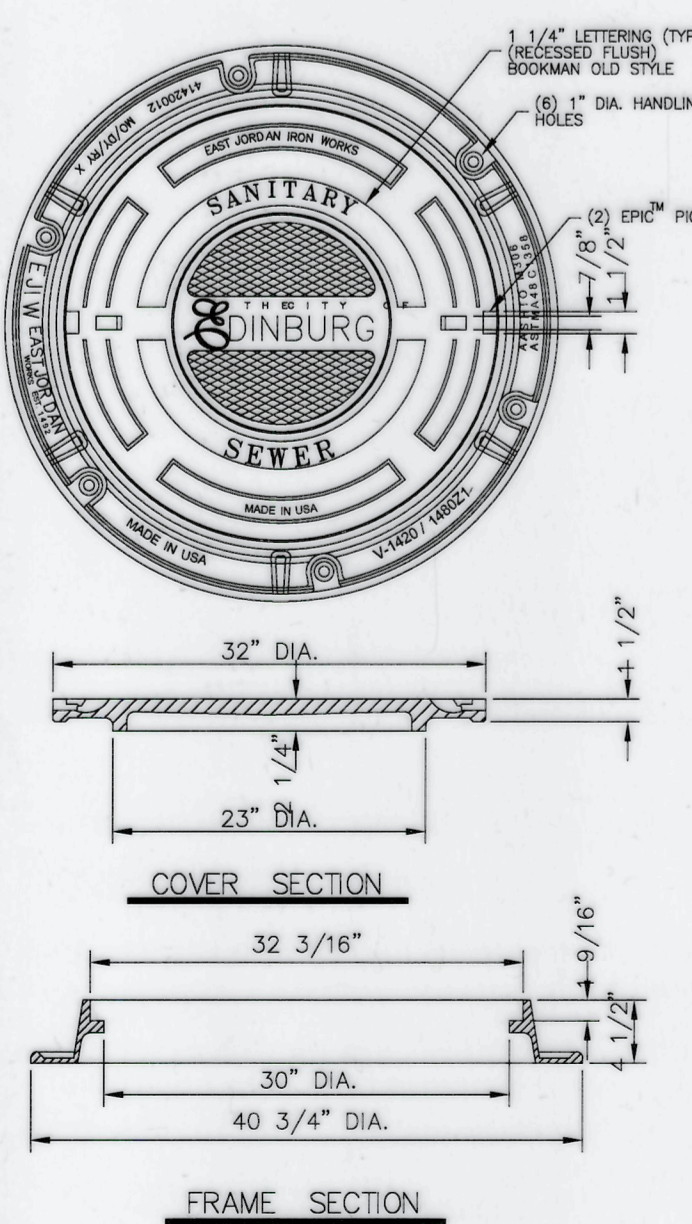
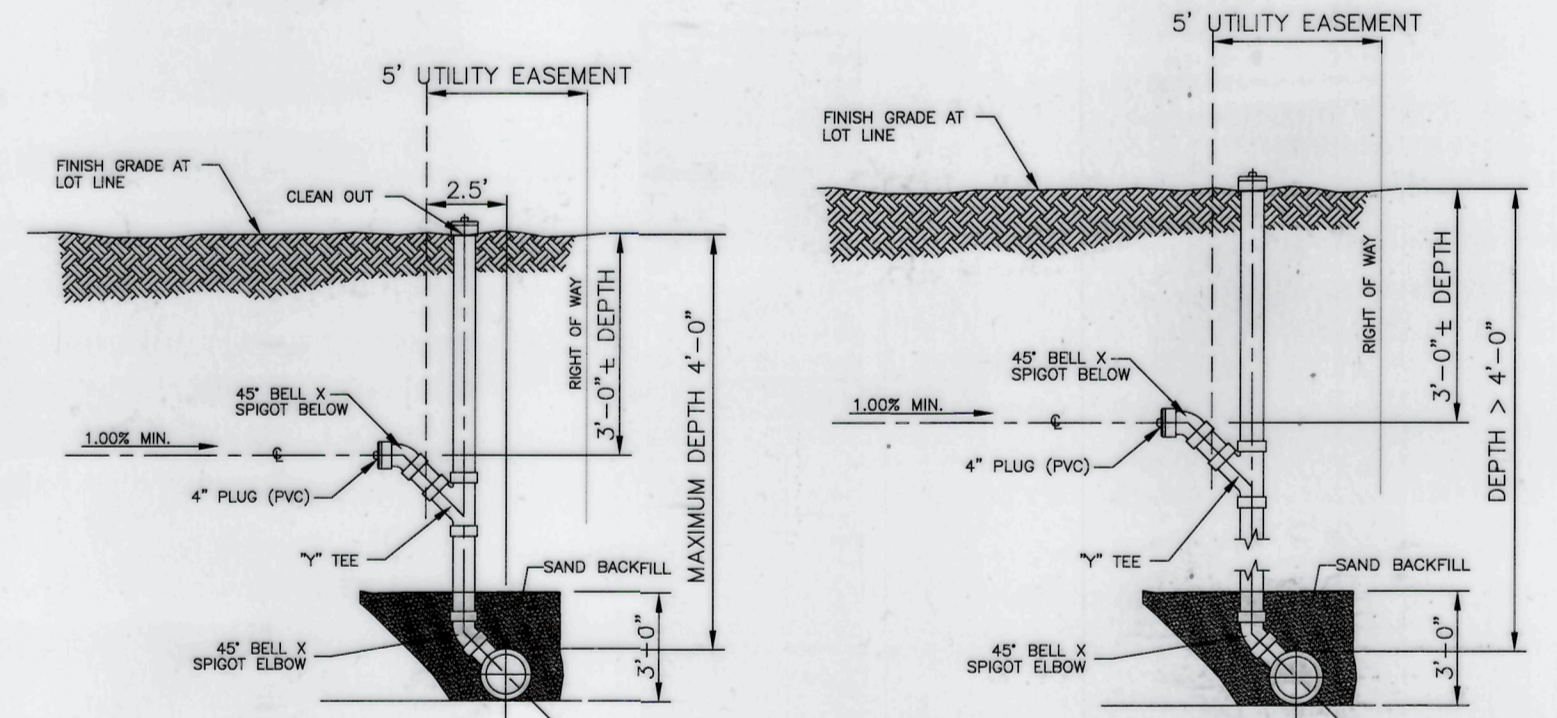
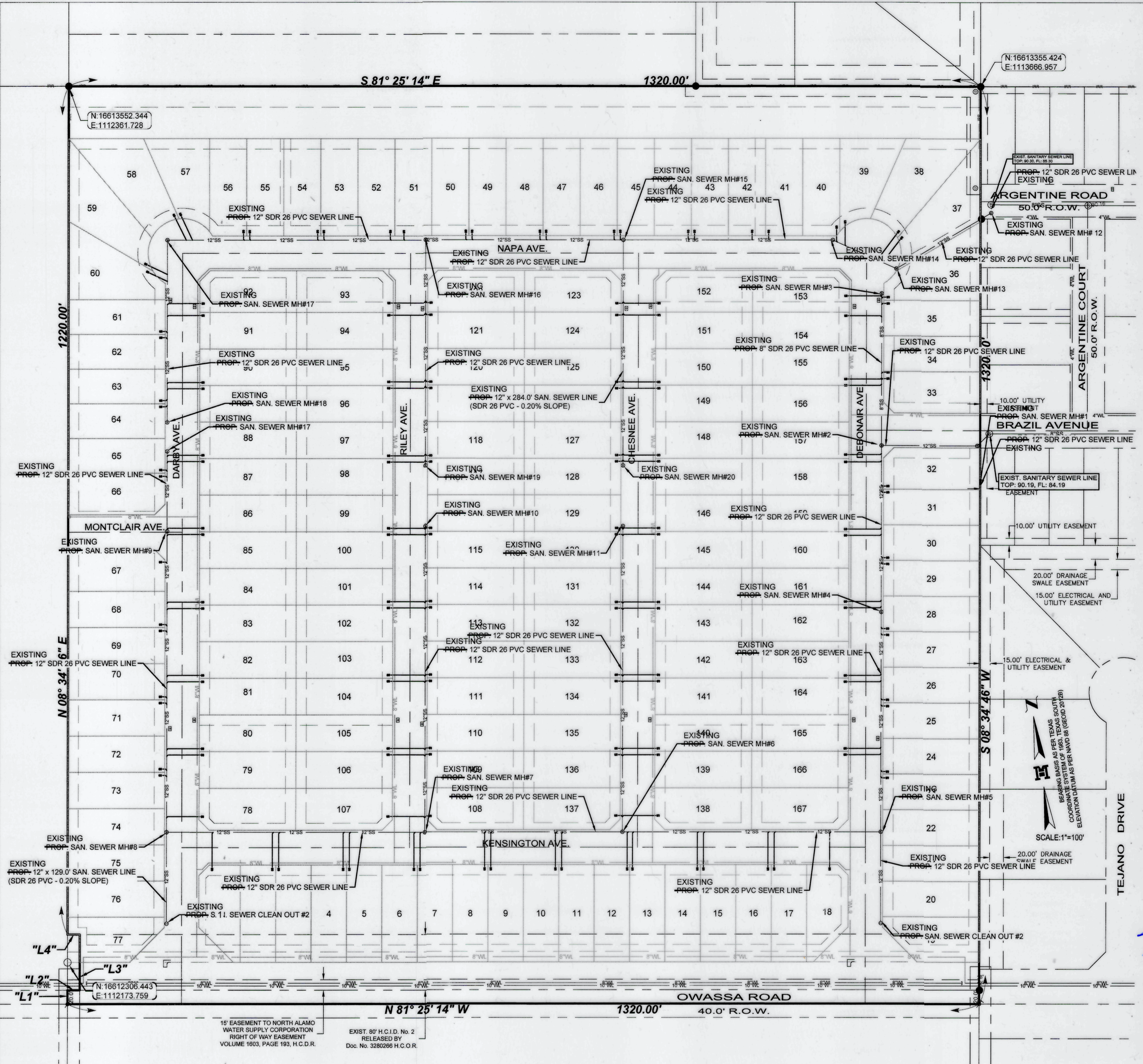
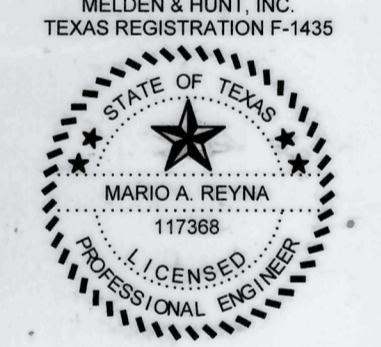
DE ESTAS LINEAS DE DRENAJE SANITARIO DE 12", CIENTO-SESENTA SIETE (167) LINEAS DE SERVICIO DE 4" SERAN EXTENDIDAS HACA CADA LOTE Y VENTRE TRES (23) Alcantarilla DE 48". LAS LINEAS DE 12 PULGADAS, DE 4 PULGADAS Y VIENTRE TRES (23) Alcantarilla HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$538,971.00 O \$3,215.40 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$92,975.00, O \$566.74 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 EL 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 \$629,946.00 O \$3,772.13 POR LOTE.

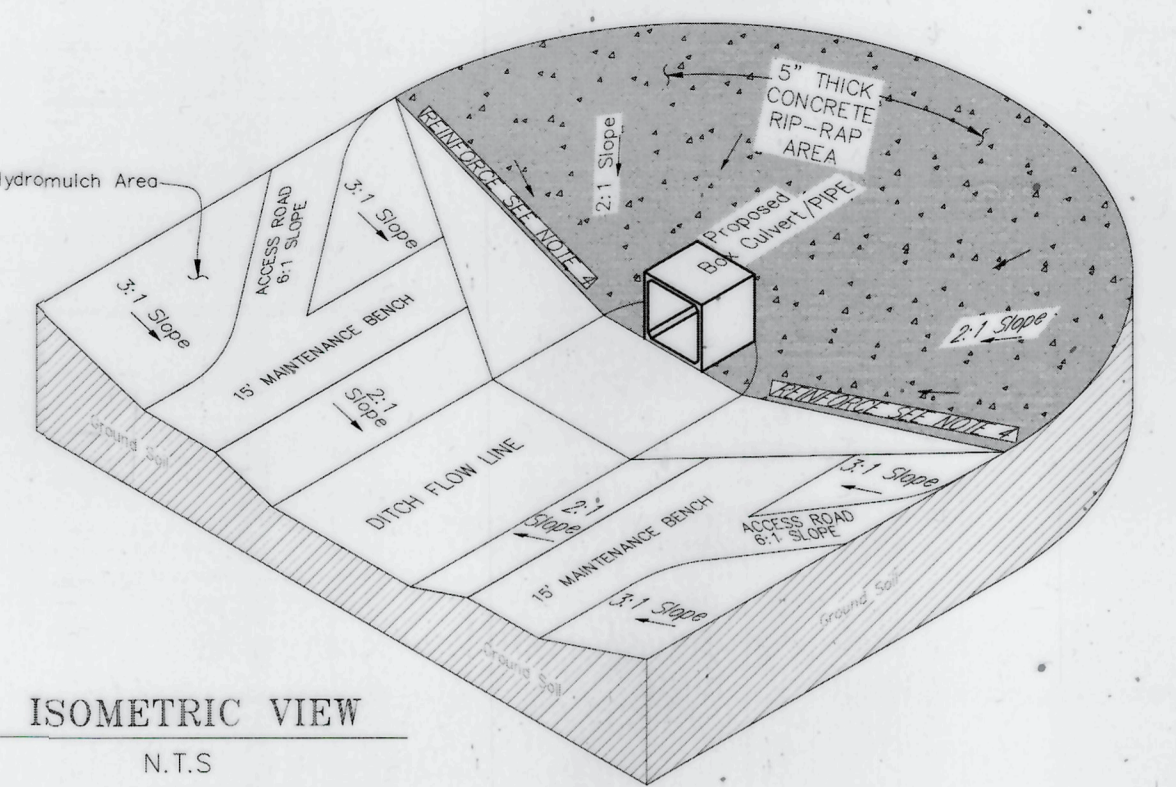
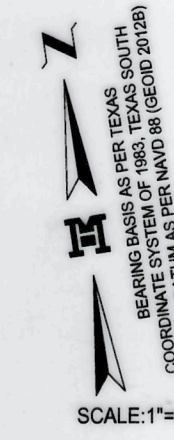
ENGINEER'S SIGNATURE DATE: *Mario A. Reyna* 11/26/23



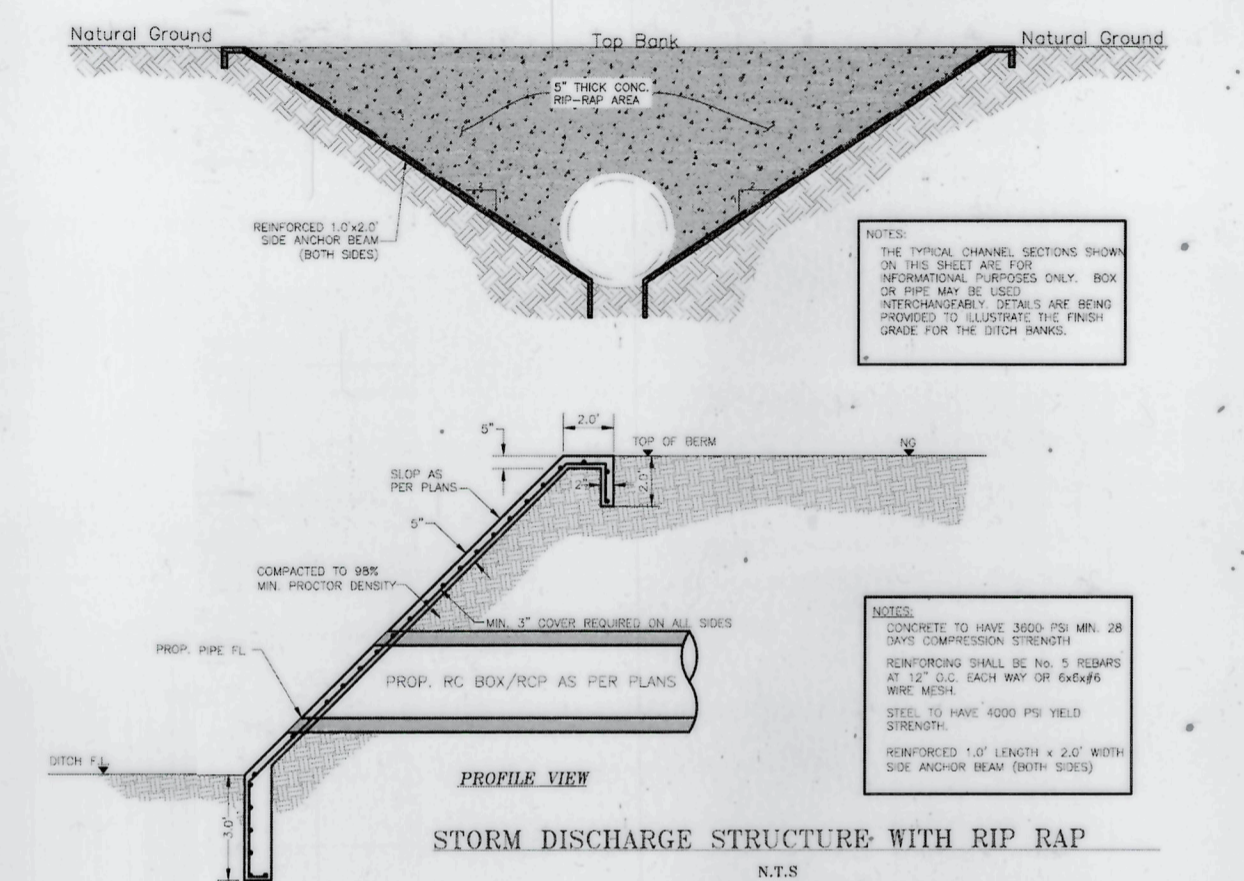
MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. McINTYRE - EDINBURG, TX 78541
 PH. (956) 381-0981 - FAX. (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
**MONARCA ESTATES
 SUBDIVISION**

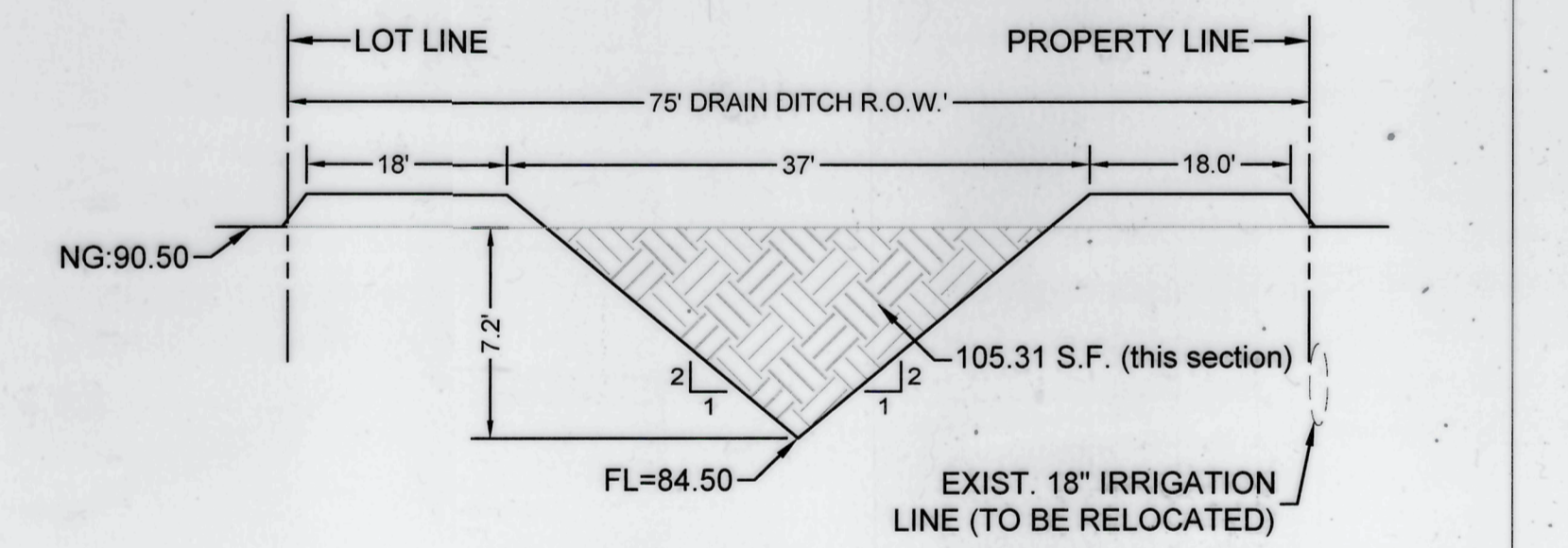
BEING A SUBDIVISION OF 37.576 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS



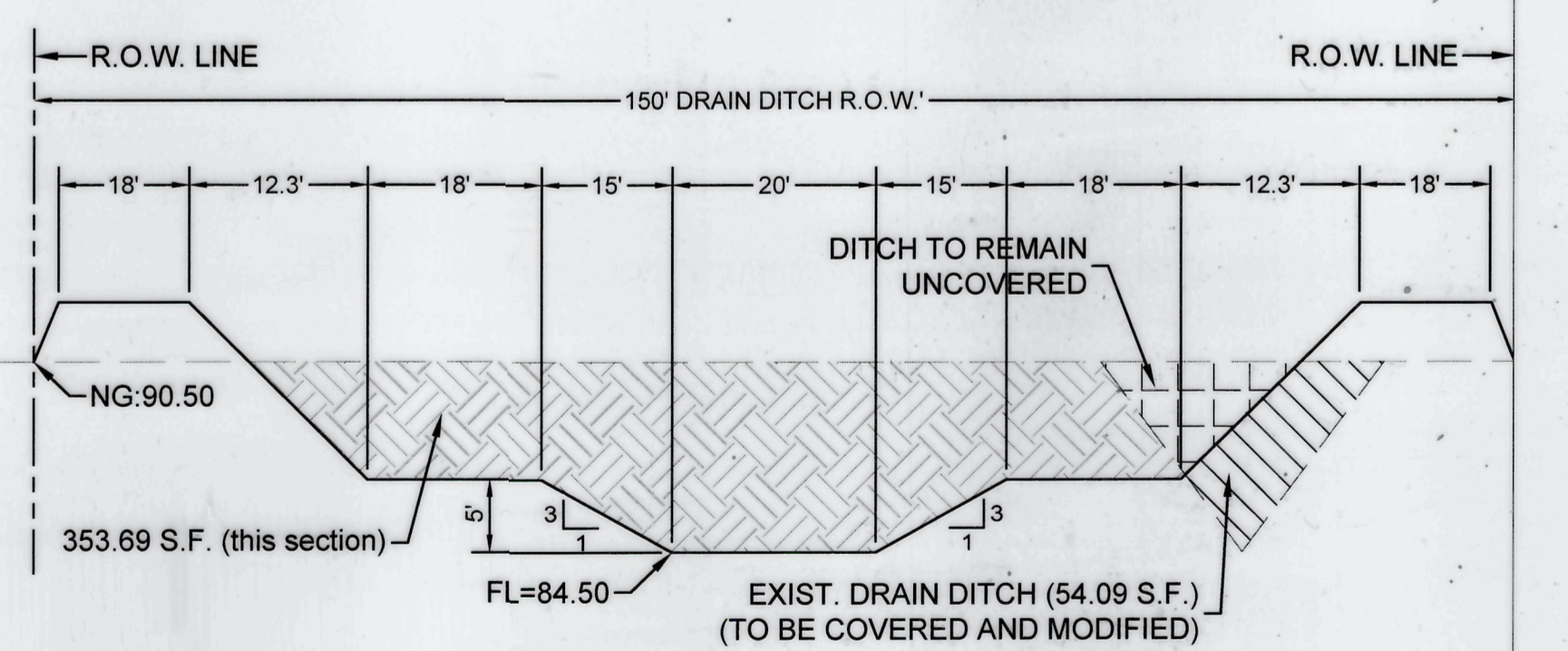
H.C.D.D.#1 STORM DISCHARGE STRUCTURE (RIP-RAP)
N.T.S.



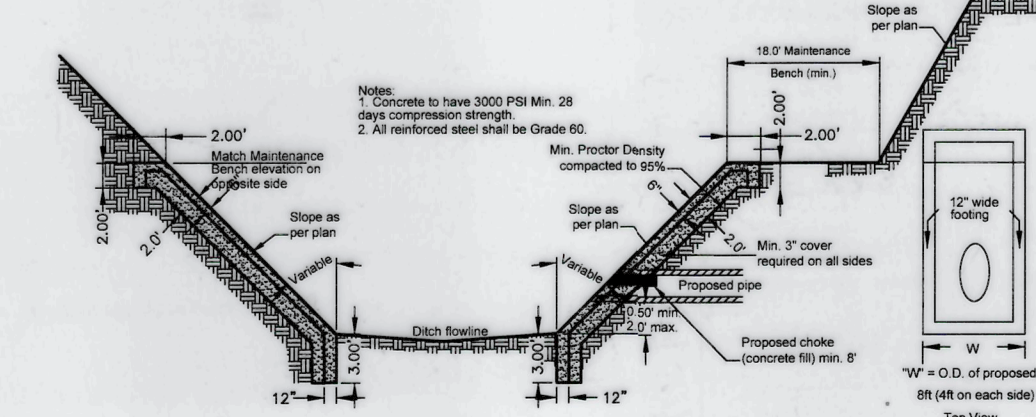
H.C.D.D.#1 STORM DISCHARGE STRUCTURE WITH RIP-RAP DETAIL
N.T.S.



CROSS SECTION "B-B"
N.T.S.
105.31 S.F. (A.C.S.) x 550 L.F. = 57,921 C.F.

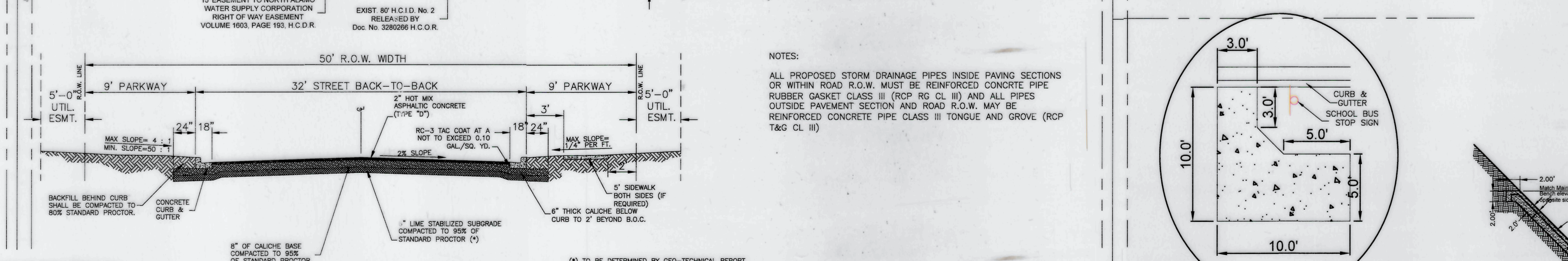
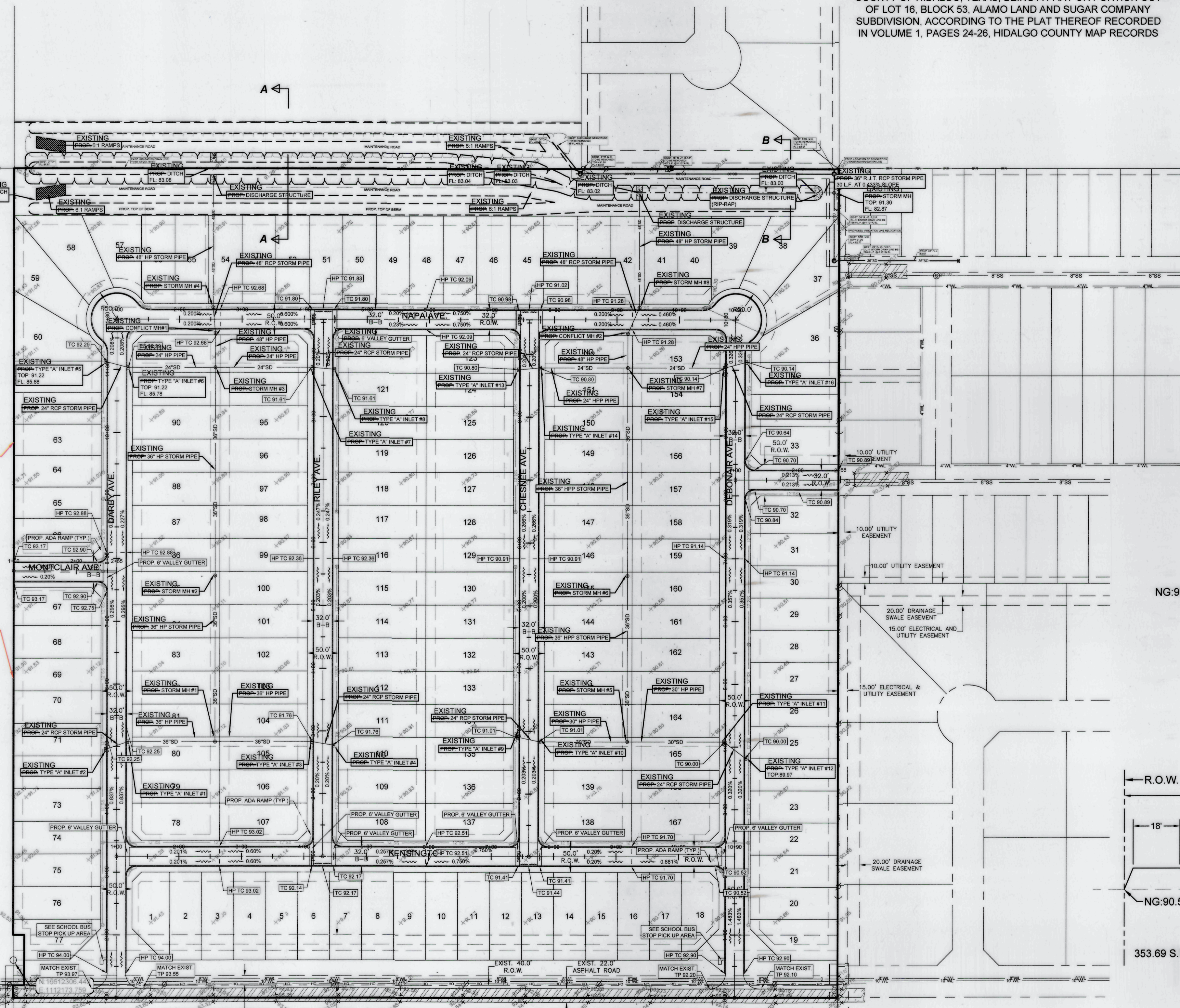


CROSS SECTION "A-A"
N.T.S.
353.69 S.F. (A.C.S.) x 673 L.F. = 238,033 C.F. (EXCAVATION)
54.09 S.F. (A.C.S.) x 850 L.F. = 45,977 C.F. (FILL AREA)

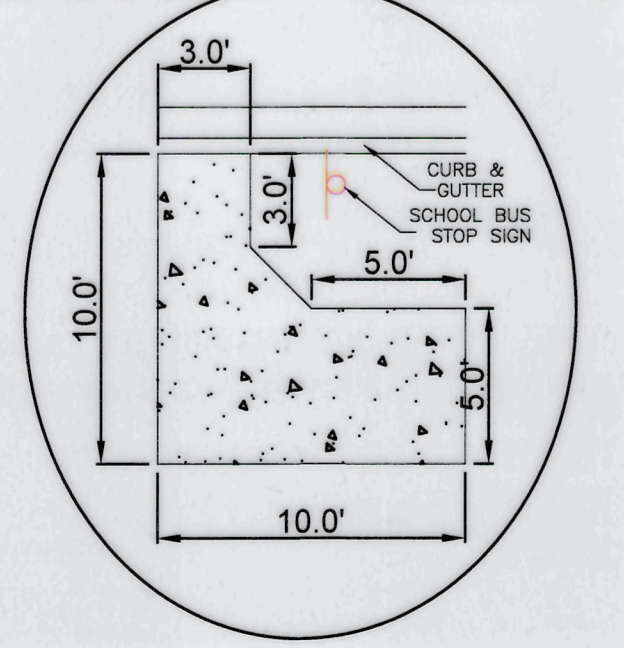


H.C.D.D.#1 STORM DISCHARGE STRUCTURE
N.T.S.

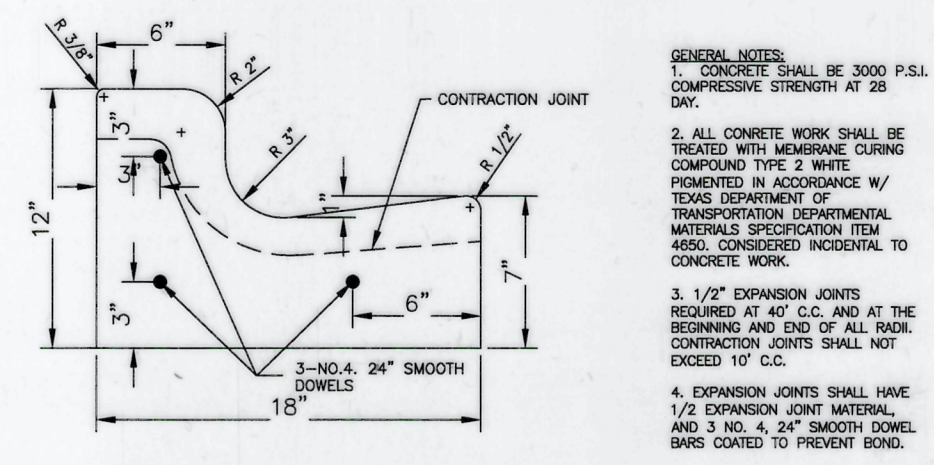
DETENTION REQUIRED= 166,106 C.F.
 DETENTION TO BE FILLED= 45,977 C.F.
 DETENTION PROVIDED= 295,954 C.F.



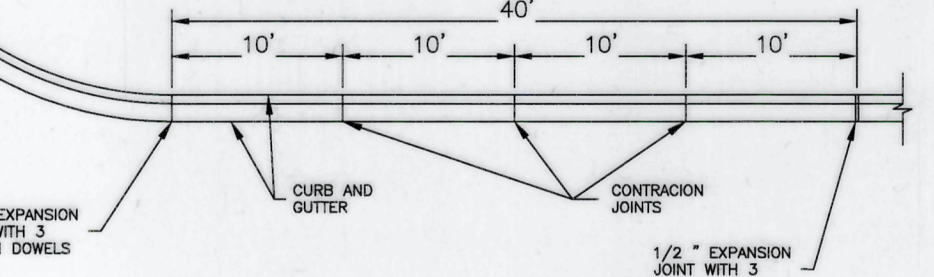
MINOR RESIDENTIAL STREET SECTION (32' BB - 50' R.O.W.) - DETAIL
P-1



SCHOOL BUS STOP PICKUP AREA



CURB AND GUTTER DETAIL
NOT TO SCALE



TYPICAL JOINTS
NOT TO SCALE
P-8

DRAINAGE STATEMENT
 MONARCA ESTATES SUBDIVISION IS A TRACT OF LAND CONTAINING 37.576 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 53, ALAMO LAND AND SUGAR COMPANY SUBDIVISION. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 37.576 ACRES WERE CONVEYED TO EDWIN OBST BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1819, PAGE 922, HIDALGO COUNTY DEED RECORDS. THIS SUBDIVISION FALLS IN ZONE "B" ACCORDING TO FEMA FIRM COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982. ZONE "B" IS DEFINED AS 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. THE PROPERTY IS LOCATED 1,987 FEET EAST OF THE INTERSECTION OF ALAMO ROAD & OWASSA ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 154 RESIDENTIAL LOTS IN THE ETJ OF CITY OF EDINBURG, TEXAS.

THE SOILS IN THIS AREA ARE MOSTLY (48) RACOMBS SANDY CLAY LOAM, (28) HIDALGO SANDY CLAY LOAM, WHICH IS IN HYDROLOGIC GROUP "B". THESE SOILS ARE MODERATELY PERVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

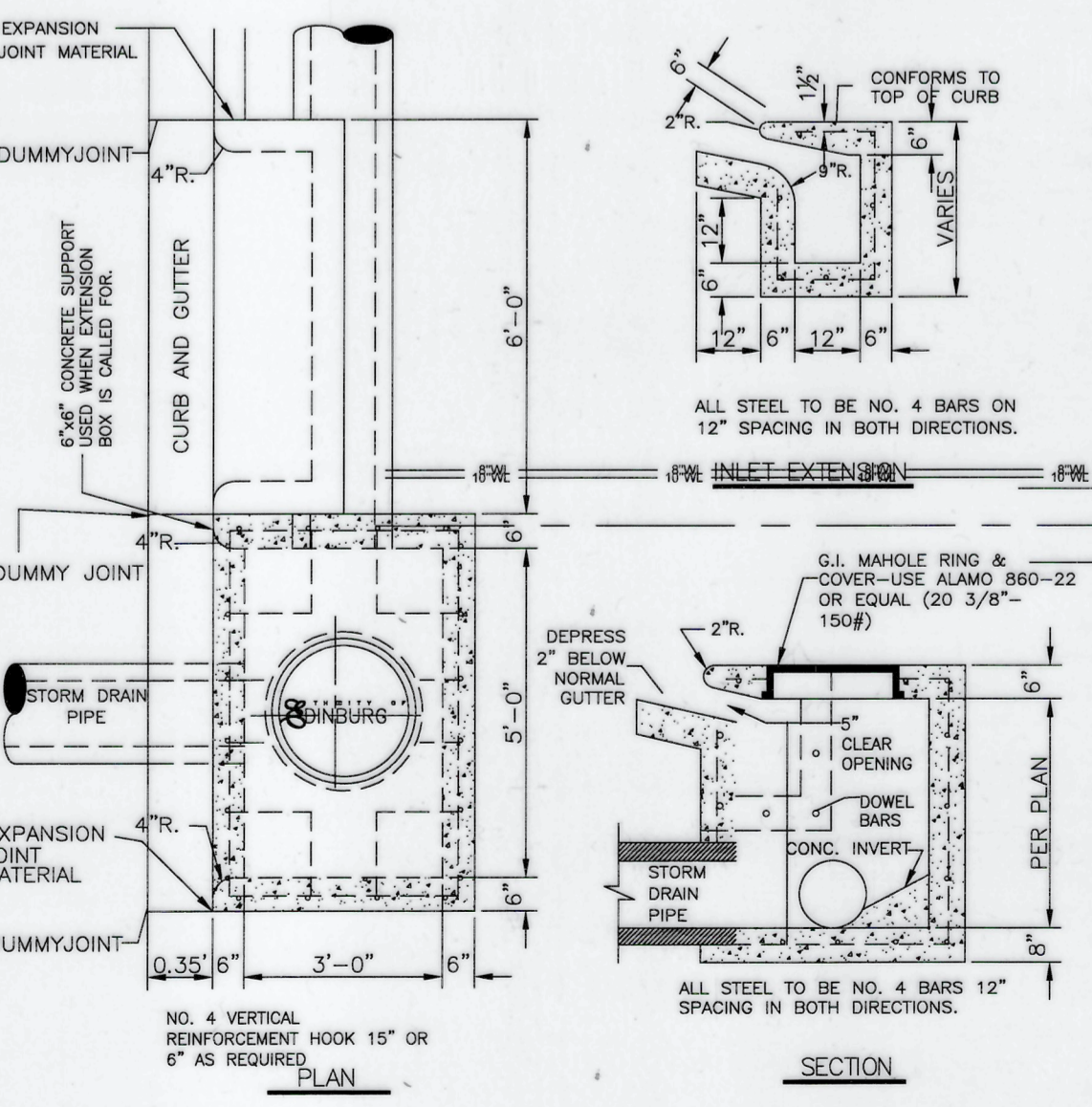
EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 20.99 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 54.21 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 33.22 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 36". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO A PROPOSED DRAIN DITCH BEING DEDICATED TO HDD#1 BY PLAT ON THE NORTH SIDE OF PROPERTY, WHICH WILL THEN DISCHARGE TO AN EXISTING HIDALGO COUNTY STORM SEWER NETWORK.

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 166,106 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAIN DITCH.

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 DITCH WIDENING ALONG THE NORTH BOUNDARY LINE OF THE SUBDIVISION.

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1438
 MARIO A. REYNA, PE # 117368
 1/20/23



EXPANSION JOINT MATERIAL
 DUMMY JOINT
 CURB AND GUTTER
 STORM DRAIN PIPE
 TYPE "A" INLET WITH EXTENSION - DETAILS
 P-2

NOTE: FLEXIBLE BASE (TYPE E GRADE 4) SHALL CONFORM TO THE FOLLOWING REQUIREMENTS PRIOR TO THE ADDITION OF LIME:
 1. FILLER SHALL BE 1/2" MAX. SIZE.
 2. FILLER SHALL BE 100% FINISHED.
 3. ALL FILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR.

NOTE: (*) TO BE DETERMINED BY GEO-TECHNICAL REPORT.
 NOTE: 1. IF AN ALTERNATIVE PAYMENT SECTION IS REQUESTED, A PAYMENT DESIGN ANALYSIS WILL BE REQUIRED FOR APPROVAL BY THE DIRECTOR OF PUBLIC WORKS.
 2. FOR STREETS SERVING A SUBDIVISION WITH NO STREET TREES (LESS THAN 16 LOTS)