



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING DATE: 5-30-2023

PROPOSED CESAR VILLAGE SUBDIVISION, PRECINCT No. 4.

ENGINEER TREVIÑO ENGINEERING DEVELOPER: LG HOMELAND DEVELOPMENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 74 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 7

FILLING STATIONS: 7

LOCATION DESCRIPTION: WEST SIDE OF CESAR CHAVEZ ROAD, APPROXIMATELY ¼ OF A MILE NORTH OF WISCONSIN ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-3-2023 PROPERTY LIES WITHIN FLOOD ZONE: "AH" 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: 20.00 FEET ONTO CESAR CHAVEZ ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-4-2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-6-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SEWER CITY OF EDINBURG. LINE SIZE: 8" LOCATION: CESAR CHAVEZ ROAD

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: CESAR CHAVEZ.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-21-2022: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed Project.

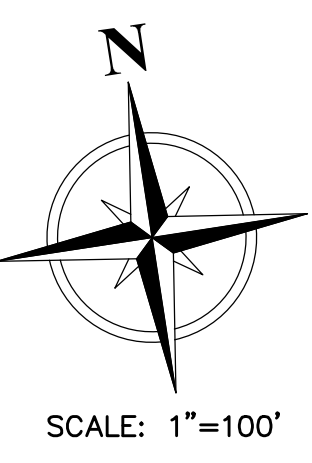
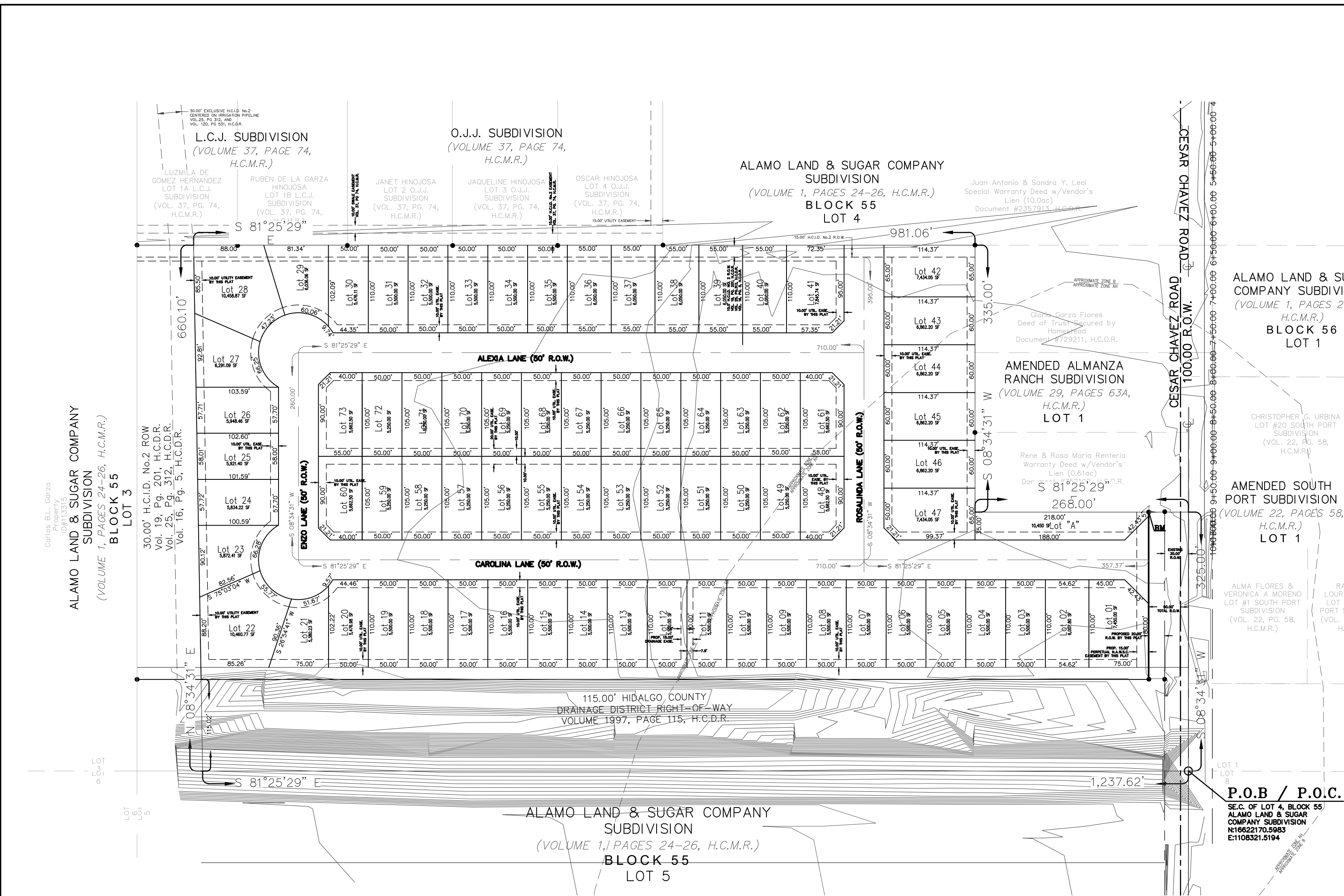
PRELIMINARY APPROVAL FROM THE HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

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

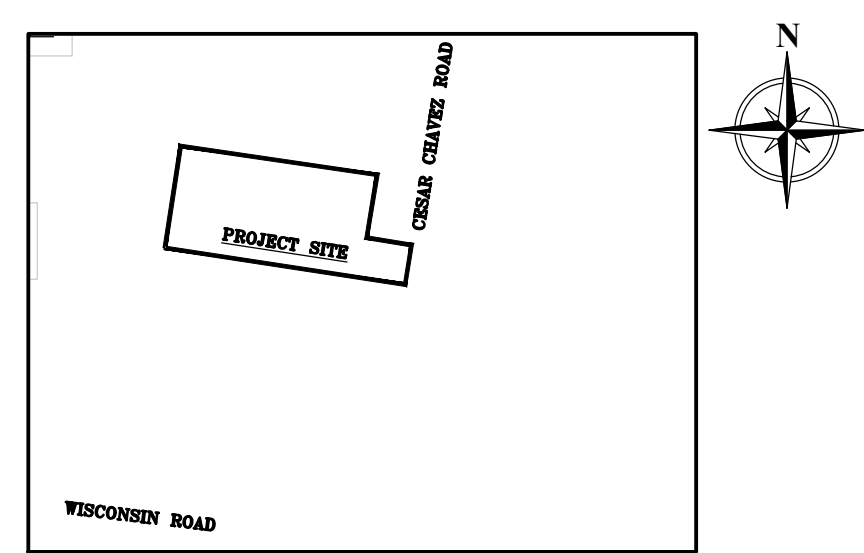
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*



SCALE: 1"=100'

LEGEND
 ○ SET IRON ROD
 ● FD. IRON ROD



VICINITY MAP
SCALE 1" = 1000'

METES AND BOUNDS

A 16.46-ACRE TRACT OF LAND, MORE OR LESS, OUT BEING A PORTION OF THE SOUTH HALF OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES, LOCATED ON THE WEST SIDE OF CESAR CHAVEZ ROAD, APPROXIMATELY 995.00 FEET SOUTH OF CANTON ROAD, IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE POINT OF COMMENCEMENT (P.O.C.) BEING AT A POINT WITHIN THE APPARENT EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE OF SAID CESAR CHAVEZ ROAD FOR THE APPARENT SOUTHEAST CORNER OF SAID LOT 4, BLOCK 55, AND OF SAID 16.46-ACRE TRACT, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.) OF SAID 16.46-ACRE TRACT OF LAND HEREIN DESCRIBED:

THENCE, NORTH 81 DEGREES 25 MINUTES 29 SECONDS WEST, WITH THE APPARENT SOUTH LOT LINE OF SAID LOT 4, BLOCK 55, AND OF SAID 16.46-ACRE TRACT, A DISTANCE OF 30.00 FEET PASSED A POINT ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF SAID CESAR CHAVEZ ROAD, CONTINUING WITH THE SAID 16.46-ACRE TRACT SOUTH LOT LINE AND THE APPARENT EXISTING SOUTH LINE OF A 115.00-FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RIGHT-OF-WAY A DISTANCE OF 15.00 FEET PASSED A POINT ON THE APPARENT EXISTING WEST RIGHT-OF-WAY LINE OF AN EXISTING NORTH ALAMO WATER SUPPLY COOPERATION (NAWSC) OWNED PROPERTY, CONTINUING FOR A TOTAL DISTANCE OF 1,240.00 FEET WITH THE SAID 16.46-ACRE TRACT SOUTH LOT LINE AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 EXISTING SOUTH LINE OF THE 115.00-FOOT RIGHT-OF-WAY TO A POINT WITHIN THE EXISTING DRAIN DITCH FOR THE APPARENT SOUTHWEST CORNER OF SAID 16.46-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, NORTH 07 DEGREES 47 MINUTES 21 SECONDS EAST, WITH THE APPARENT EAST LINE OF AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY AND THE APPARENT WEST LOT LINE OF SAID 16.46-ACRE TRACT, A DISTANCE OF 115.00 FEET PASS A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT NORTH LINE OF SAID 115.00-FOOT HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RIGHT-OF-WAY, CONTINUING FOR A TOTAL DISTANCE OF 645.06 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 ON THE APPARENT EXISTING SOUTH RIGHT-OF-WAY LINE OF AN EXISTING NAWSC OWNED PROPERTY FOR THE APPARENT NORTHWEST CORNER OF SAID 16.46-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 25 MINUTES 29 SECONDS EAST, PARALLEL TO THE APPARENT NORTH LOT LINE OF LOT 4, BLOCK 55, AND WITH THE SAID NAWSC OWNED PROPERTY SOUTH RIGHT-OF-WAY LINE AND THE APPARENT NORTHERMOST NORTH LOT LINE OF SAID 16.46-ACRE TRACT, A DISTANCE OF 880.89 FEET TO A NO. 4 REBAR FOUND ON THE APPARENT WEST LOT LINE OF A TRACT OF LAND VESTED IN GLORIA GARZA FLORES (DOCUMENT #729211, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS) FOR THE APPARENT NORTHERMOST CORNER OF SAID 16.46-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 08 DEGREES 34 MINUTES 31 SECONDS WEST, PARALLEL WITH THE SAID EAST LOT LINE OF LOT 4, BLOCK 55, AND WITH THE APPARENT NORTHERMOST EAST LOT LINE OF SAID 16.46-ACRE TRACT AND THE WEST LOT LINE OF SAID TRACT OF LAND VESTED IN GLORIA GARZA FLORES, AND FOLLOWED BY THE WEST LOT LINE OF AMENDED ALMANZA RANCH SUBDIVISION (VOLUME 29, PAGE 63A, MAP RECORDS, HIDALGO COUNTY, TEXAS), AND OF A 0.61-OF AN ACRE TRACT OF LAND VESTED IN RENE AND ROSA MARIA RENTERIA (DOCUMENT #752102, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS), A DISTANCE OF 320.00 FEET TO A NO. 4 REBAR SET WITH PLASTIC CAP STAMPED 2791 FOR THE APPARENT SOUTHWEST CORNER OF SAID 0.61-OF AN ACRE TRACT VESTED IN RENE AND ROSA MARIA RENTERIA, AND AN INTERNAL CORNER OF SAID 16.46-ACRE TRACT HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 25 MINUTES 29 SECONDS EAST, PARALLEL TO THE SAID NORTH LOT LINE OF LOT 4, BLOCK 55, AND WITH THE APPARENT SOUTHERMOST NORTH LOT LINE OF SAID 16.46-ACRE TRACT, AND AN ACRE TRACT VESTED IN RENE AND ROSA MARIA RENTERIA, A DISTANCE OF 218.00 FEET PASSED A NO. 4 REBAR FOUND (N: 16622499.69, E: 1108320.84) ON THE SAID EXISTING WEST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD, CONTINUING FOR 20.00 FEET PASSED A NO. 4 REBAR FOUND ON THE SAID EXISTING WEST RIGHT-OF-WAY LINE OF CESAR CHAVEZ ROAD, CONTINUING FOR A TOTAL DISTANCE OF 268.00 FEET TO A POINT SAID CESAR CHAVEZ ROAD EXISTING 60-FOOT RIGHT-OF-WAY CENTERLINE AND ON SAID EAST LOT LINE OF LOT 4 FOR THE APPARENT EASTERNMOST NORTHEAST CORNER OF SAID 16.46-ACRE TRACT OF LAND HEREIN DESCRIBED;

THENCE, SOUTH 81 DEGREES 34 MINUTES 31 SECONDS WEST, WITH THE SAID EAST LOT LINE OF LOT 4, BLOCK 55, AND THE APPARENT SOUTHERMOST EAST LOT LINE OF SAID 16.46-ACRE TRACT, A DISTANCE OF 325.00 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 16.46-ACRE TRACT OF LAND HEREIN DESCRIBED, AND ALSO BEING THE POINT OF BEGINNING (P.O.B.), CONTAINING A GROSS OF 16.46 ACRES OF LAND, OF WHICH 0.14 OF AN ACRE LIES IN EXISTING ROAD RIGHT-OF-WAY, AND 3.19-ACRES LIES IN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 RIGHT-OF-WAY EASEMENT, AND 0.07 OF AN ACRE LIES IN NAWSC EASEMENT, LEAVING A NET OF 13.06 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CESAR VILLAGE SUBDIVISION WAS RECEIVED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

ON _____ DAY OF _____, 20____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CESAR VILLAGE SUBDIVISION WAS RECEIVED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT.

HIDALGO COUNTY ASSISTANT CHIEF INSPECTOR DATE

STATE OF TEXAS COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

ALEJANDRO LARA, AS OWNER OF THE 16.46 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED **CESAR VILLAGE SUBDIVISION**, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, 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 THE 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.

LG HOMELAND DEVELOPMENT, OWNER DATE
 601 PECAN BLVD, SUITE 210
 McALLEN, TEXAS 78501

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CESAR VILLAGE SUBDIVISION WAS RECEIVED AND APPROVED BY THE HIDALGO COUNTY RIGHT OF WAY DEPARTMENT. ON _____

HIDALGO COUNTY RIGHT OF WAY DIRECTOR DATE

CITY OF EDINBURG PLANNING AND ZONING COMMISSION

I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS CESAR VILLAGE SUBDIVISION, CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING

ON THE _____ DAY OF _____, 20____

CHAIRMAN PLANNING AND ZONING COMMISSION CITY OF EDINBURG DATE

CITY OF EDINBURG MAYOR'S CERTIFICATION

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 AND HAS BEEN APPROVED FOR RECORDING

ON THE _____ DAY OF _____, 20____

MAYOR CITY OF EDINBURG DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, **ALEJANDRO LARA**, THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE **CESAR VILLAGE SUBDIVISION**, AN ADDITION TO THE CITY OF EDINBURG, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSED.

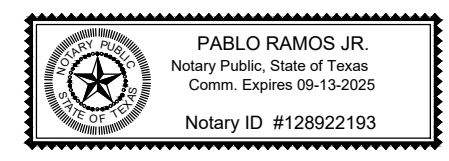
OWNER DATE
 LG HOMELAND DEVELOPMENT,
 601 PECAN BLVD, SUITE 210
 McALLEN, TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE(SHE) EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
 MY COMMISSION EXPIRES ON _____



HIDALGO COUNTY DRAINAGE DISTRICT No. 1

HIDALGO COUNTY DRAINAGE DISTRICT No. 1, HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THE SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 42.211 (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 THESE DETERMINATIONS.

RAUL SESIN, P.E., CFM GENERAL MANAGER HIDALGO COUNTY DRAINAGE DISTRICT No.1 DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, **HOMERO LUIS GUTIERREZ**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

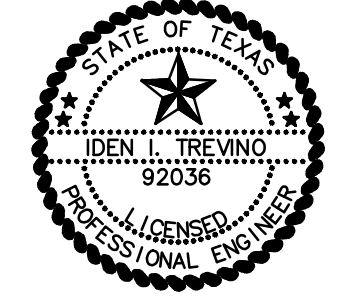
HOMERO LUIS GUTIERREZ RPLS NO. 2791 DATE



STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, **IDEN I. TREVINO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

IDEN I. TREVINO, PE NO. 92036 DATE



HIDALGO COUNTY IRRIGATION DISTRICT No.2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No.2 ON THIS _____ DAY OF _____, 20____

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

PRESIDENT IRRIGATION DISTRICT No. 2 ATTEST: SECRETARY

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232.028 (a)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF **CESAR VILLAGE SUBDIVISION** WAS RECEIVED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS' COURT ON _____

HIDALGO COUNTY JUDGE EDINBURG, TEXAS 78541 DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: LG HOMELAND DEVELOPMENT	601 PECAN BLVD, SUITE 210	McALLEN, TEXAS 78501	(956) 739-4401
ENGINEER: IDEN I. TREVINO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988

INDEX TO SHEET OF CESAR VILLAGE SUBDIVISION

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HCHD CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; RIGHT OF WAY CERTIFICATION NORTH ALAMO WATER SUPPLY CORPORATION.

CESAR VILLAGE SUBDIVISION
73 RESIDENTIAL LOTS

A 16.46-ACRE TRACT OF LAND, MORE OR LESS, OUT BEING A PORTION OF THE SOUTH HALF OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, TEXAS

DATE OF PREPARATION: JANUARY 25, 2023

TREVINO ENGINEERING
 FIRM No. F-7906
 TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303
 McAllen, Texas 78501
 iden@trevinoengineering.com

HCCD #1 APPROVED DRAINAGE REPORT STATEMENT

INTRODUCTION

THE PROPOSED CESAR CHAVEZ HEIGHTS SUBDIVISION (INTENDED FOR RESIDENTIAL). A 17.94--ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24--26, HIDALGO COUNTY MAP RECORDS, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSE, LOCATED ON THE WEST SIDE OF CESAR CHAVEZ ROAD APPROXIMATELY 995.00 FEET (0.19 MILES) SOUTH OF CANTON ROAD.

THIS PROPERTY IS LOCATED ON THE WEST SIDE OF S. CESAR CHAVEZ RD. APPROXIMATELY (0.19 MILES) SOUTH FROM CANTON RD. IN EDINBURG, HIDALGO COUNTY, TEXAS. CURRENTLY, THE PROPERTY IS ALL BEING USED FOR AGRICULTURE FARMLAND. THE SUBDIVISION IS FLANKED BY RESIDENTIAL PROPERTY ON THE EAST SIDE. THE PROPERTIES TO THE NORTH, SOUTH AND WEST ARE AGRICULTURE FARMLAND. PLEASE SEE THE ATTACHED LOCATION MAP AND PLAT FOR REFERENCE.

FEMA:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, THE SUBDIVISION IS IN "ZONE AH" (SHADED) COMMUNITY PANEL NUMBER 480334 0425 C MAP EFFECTIVE DATE NOVEMBER 16, 1982, "ZONE A" AREAS WITH A 1% ANNUAL CHANCE OF SHALLOW FLOODING, USUALLY IN THE FORM OF A POND WITH AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BASE FLOOD ELEVATIONS DERIVED FROM DETAILED ANALYSES ARE SHOWN AT SELECTED INTERVALS WITHIN THESE ZONES.

SOIL:

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE CONSISTS OF ONE SOIL TYPE: (28)--HIDALGO SANDY CLAY LOAM, 0 TO 1 PERCENT SLOPES; AND (52) RAMONVILLE CLAY LOAM, 0 TO 1 PERCENT SLOPES. GROUP B SOILS HAVE A MODERATE INFILTRATION RATE. THIS GROUP CONSISTS CHIEFLY OF DEEP WELL DRAINED SOILS WITH A MODERATELY FINE TO MODERATELY COARSE TEXTURE AND A MODERATE RATE OF WATER TRANSMISSION; AND GROUP C SOILS HAVE A SLOW INFILTRATION RATE. THIS GROUP CONSISTS OF SOILS WITH A LAYER THAT IMPEDES THE DOWNWARD MOVEMENT OF WATER OR FINE TEXTURED SOILS AND A SLOW RATE OF WATER TRANSMISSION. MORE DETAILS MAY BE FOUND IN THE SOIL PROPERTIES PORTION OF THIS DOCUMENT.

EXISTING DRAINAGE CONDITIONS:

THE PROPERTY TOPOGRAPHY NATURALLY SLOPES TO THE WEST OF THE PROPERTY TO S. CESAR CHAVEZ RD. AND DRAIN INTO DITCH LOCATED ON THE SOUTH SIDE OF THE PROPERTY.

DRAINAGE REQUIREMENTS:

THE POST-DEVELOPED STORM RUNOFF IN THE AMOUNT OF 117,905 CUBIC FEET (2.076 ACRE-FT) WILL BE DETAINED ON THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN LOCATED ON THE SOUTH SIDE OF THE PROPERTY. THE DRAIN DITCH WILL BE EXCAVATED TO ACCOMMODATE FOR THE POST-DEVELOPED STORM RUNOFF IN THE AMOUNT OF 117,905 CUBIC FEET (2.076 ACRE-FT). THE EXISTING PEAK RUNOFF FROM A 10-YEAR STORM DETERMINED USING THE RATIONAL METHOD IS 10.16 CFS FOR A 10-YEAR RETURN FREQUENCY AND THE ANTICIPATED PEAK RUNOFF AFTER DEVELOPMENT IS CALCULATED TO BE 55.90 CFS FOR A 50-YEAR RETURN FREQUENCY.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE 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 ERRECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCES, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN, THUS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS; THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE _____ DAY OF _____, 20____.

WORAM INVESTMENTS LLC

**STATE OF TEXAS
COUNTY OF HIDALGO**

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

ALEJANDRO LARA, AS OWNER OF THE 16.46 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CESAR VILLAGE SUBDIVISION, HEREBY THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, 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 THE 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.

LG HOMELAND DEVELOPMENT, OWNER DATE
601 PECAN BLVD, SUITE 210
McALLEN, TEXAS 78501

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT.

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
CESAR VILLAGE 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" DIAMETER WATER LINE RUNNING ALONG THE EAST SIDE TIGHT-OF-WAY OF S. CESAR CHAVEZ ROAD AND AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF S. CESAR CHAVEZ ROAD. THE WATER SYSTEM FOR CESAR VILLAGE SUBDIVISION CONSISTS OF A 8" DIAMETER WATER LINE THAT TAPS INTO THE EXISTING 8" LINE THAT TAPS INTO THE EXISTING 8" LINE. THIS 8" LINE THEN RUNS EAST ALONG TO THE WEST SIDE OF THE PROPERTY ON CAROLINA LANE. THEN 8" WATER LINE CONTINUE ON ENZO LANE TO THE SOUTH TO NORTH, THEN THE 8" LANE TURNING AROUND TO THE EAST ON ALEXIA LANE, CONTINUE TURNING AROUND ON ROSALINDA LANE FROM NORTH TO SOUTH AND CONNECTING TO 8" LINE TO THE EAST SIDE OF THE PROPERTY.

WATER DISTRIBUTION FOR CESAR VILLAGE SUBDIVISION CONSISTS OF FOUR 3/4" SINGLE SERVICE AND THIRTY-FIVE 3/4" DUAL SERVICE. SERVICE LINE SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE WILL BE INSTALLED, AT A TOTAL COST OF \$ 52,450.00 OR \$ 708.78 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$XXX - WHICH COVERS THE \$ XXX 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 SUBDIVISION HAS INSTALLED 8 FIRE HYDRANTS AT A UNIT COST OF \$975.00 FOR A TOTAL COST OF \$7,800.00. THE ENTIRE WATER FACILITIES WILL BE APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE RECORDING OF THE PLAT.

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

CESAR VILLAGE SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM CITY OF EDINBURG. THE OWNER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH CITY OF EDINBURG HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND CITY OF EDINBURG 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.

CITY OF EDINBURG HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF S. CESAR CHAVEZ RD. THE WASTEWATER SYSTEM FOR CESAR VILLAGE SUBDIVISION CONSISTS OF A 4" DIAMETER SEWER SERVICE LINE THAT TAPS INTO THE EXISTING 8" LINE. FROM THE 8" LINE, ONE (1) 4" DIAMETER SEWER SERVICE LINES RUN FOR THIS LOT. THE 4" SERVICE LINE WILL BE INSTALLED, AT A TOTAL COST OF \$1,450.00 PER LOT. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$52,450.00 WHICH EQUALS TO \$708.78 PER LOT.
SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$107,300.00 WHICH EQUALS TO \$1,450.00 PER LOT.

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
FORMATO DE INFORME FINAL DE INGENIERIA DE AGUA Y ALCANTARILLADO.

SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y FECHA DE FUNCIONAMIENTO:
LA SUBDIVISION DE CESAR VILLAGE RECIBIRA AGUA POTABLE POR LA CORPORACION DE SUMINISTRO DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO EN EL CUAL N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DEL SUMINISTRO DE AGUA DISPONIBLE PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.
NAWSC TIENE UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO ESTE DEL TERRENO DE VIA DE S. CESAR CHAVEZ ROAD Y UNA LINEA DE AGUA EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO OESTE DEL DERECHO DE VIA DE S. CESAR CHAVEZ ROAD. EL SISTEMA DE AGUA PARA LA SUBDIVISION CESAR VILLAGE CONSTA DE UNA LINEA DE AGUA DE 8" DE DIAMETRO QUE CONECTA LA LINEA EXISTENTE DE 8", QUE APROVECHA LA LINEA EXISTENTE DE 8". ESTA LINEA DE 8" LUEGO CORRE DEL ESTE A LO LARGO DEL LADO OESTE DE LA PROPIEDAD EN CAROLINA LANE. LUEGO LA LINEA DE AGUA DE 8" CONTINUA EN EL CARRIL ENZO DE SUR A NORTE, LUEGO LA CARRIL DE 8" DANDO LA VUELTA AL ESTE EN EL CARRIL ALEXIA, CONTINGE DANDO LA VUELTA EN EL CARRIL ROSALINDA DE NORTE A SUR Y CONECTÁNDOSE A LA LINEA DE 8" AL LADO ESTE DE LA PROPIEDAD.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CESAR VILLAGE CONSTA DE CUATRO SERVICIOS SIMPLES DE 3/4" Y TREINTA Y CINCO SERVICIOS DOBLES DE 3/4". LA LINEA DE SERVICIO DICHO SERVICIOS TERMINAN EN LAS CAJAS DEL MEDIDOR DE AGUA PARA CADA LOTE. SE INSTALARA LA LINEA DE 8", LOS SERVICIOS DOBLES Y SENCILLOS DE 3/4" Y LAS CAJAS DE MEDIDORES CON UN COSTO TOTAL DE \$ 52,450.00 O \$ 708.78 POR LOTE. ADEMÁS, EL SUBDIVISOR HA PAGADO N.A.W.S.C. LA SUMA DE \$ XXX - QUE CUBRE EL COSTO DE \$ XXX POR LOTE SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFFAS DE MEMBRESIA U OTRAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION DE N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARA PRONTO SIN COSTO EL MEDIDOR DE AGUA PARA ESE LOTE. LA SUBDIVISION HA INSTALADO 8 HIDRANTES A UN COSTO UNITARIO DE \$975.00 POR UN COSTO TOTAL DE \$7,800.00. TODAS LAS INSTALACIONES DE AGUA SERAN APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION SE ENCUENTRA OPERATIVO A PARTIR DE LA INSCRIPCION DEL PLAT.

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

CESAR VILLAGE SERA TRATADA POR EL SERVICIO DE AGUAS RESIDUALES DE LA CIUDAD DE EDINBURG. EL PROPIETARIO Y LA CIUDAD DE EDINBURG HAN CELEBRADO UN CONTRATO EN EL CUAL LA CIUDAD DE EDINBURG SE HA PROMETIDO TRATAR LAS AGUAS RESIDUALES SUFICIENTE DURANTE AL MENOS 30 AÑOS Y LA CIUDAD DE EDINBURG HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LAS AGUAS RESIDUALES DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA LOCALIZACION.

LA CIUDAD DE EDINBURG TIENE UNA LINEA DE ALCANTARILLADO EXISTENTE DE 8" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO ESTE DEL DERECHO DE VIA DE S. CESAR CHAVEZ RD. EL SISTEMA DE AGUAS RESIDUALES PARA LA SUBDIVISION CESAR VILLAGE CONSTA DE UNA LINEA DE SERVICIO DE ALCANTARILLADO DE 4" DE DIAMETRO QUE CONECTA A LA LINEA EXISTENTE DE 8". DESDE LA LINEA DE 8", UNA (1) LINEA DE SERVICIO DE ALCANTARILLADO DE 4" DE DIAMETRO CORRE PARA ESTE LOTE. LA LINEA DE SERVICIO DE 4" SERA INSTALADA A UN COSTO TOTAL DE \$1,450.00 POR LOTE. TODAS LAS INSTALACIONES DE AGUAS RESIDUALES TIENEN HA SIDO APROBADO Y ACEPTADO POR LA CIUDAD DE EDINBURG Y DICHO SISTEMA DE DISTRIBUCION ESTA OPERATIVO A PARTIR DE LA FECHA DEL REGISTRO DEL PLAT.

CERTIFICACION DE INGENIERO:

CON MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS PARA LA INSTALACION DE LAS INSTALACIONES DE AGUA Y ALCANTARILLADO MENCIONADOS ANTERIORMENTE SON LOS SIGUIENTES:
INSTALACIONES DE AGUA - ESTAS INSTALACIONES TOTALMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, TENDRAN UN COSTO GRANDE DE \$52,450.00 QUE EQUIVALE A \$708.78 POR LOTE.
INSTALACIONES DE ALCANTARILLADO - ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS COSTARAN UN GRAN TOTAL DE \$107,300.00 QUE EQUIVALE A \$1,450.00 POR LOTE.

**CESAR VILLAGE
SUBDIVISION**

73 RESIDENTIAL LOTS

A 16.46--ACRE TRACT OF LAND, MORE OR LESS, OUT BEING A PORTION OF THE SOUTH HALF OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24--26, HIDALGO COUNTY MAP RECORDS, TEXAS.

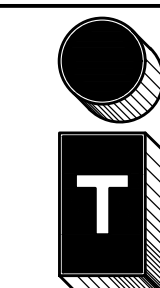
DATE OF PREPARATION: JANUARY 25, 2023

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	<u>LG HOMELAND DEVELOPMENT</u>	<u>601 PECAN BLVD, SUITE 210</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 739-4401</u>
ENGINEER:	<u>IDEN I. TREVIÑO, P.E.</u>	<u>200 S. 10TH ST, SUITE 1303</u>	<u>McALLEN, TEXAS 78501</u>	<u>(956) 283-8847</u>
SURVEYOR:	<u>HOMERO LUIS GUTIERREZ, RPLS</u>	<u>P.O. BOX 548</u>	<u>McALLEN, TEXAS 78505</u>	<u>(956) 369-0988</u>

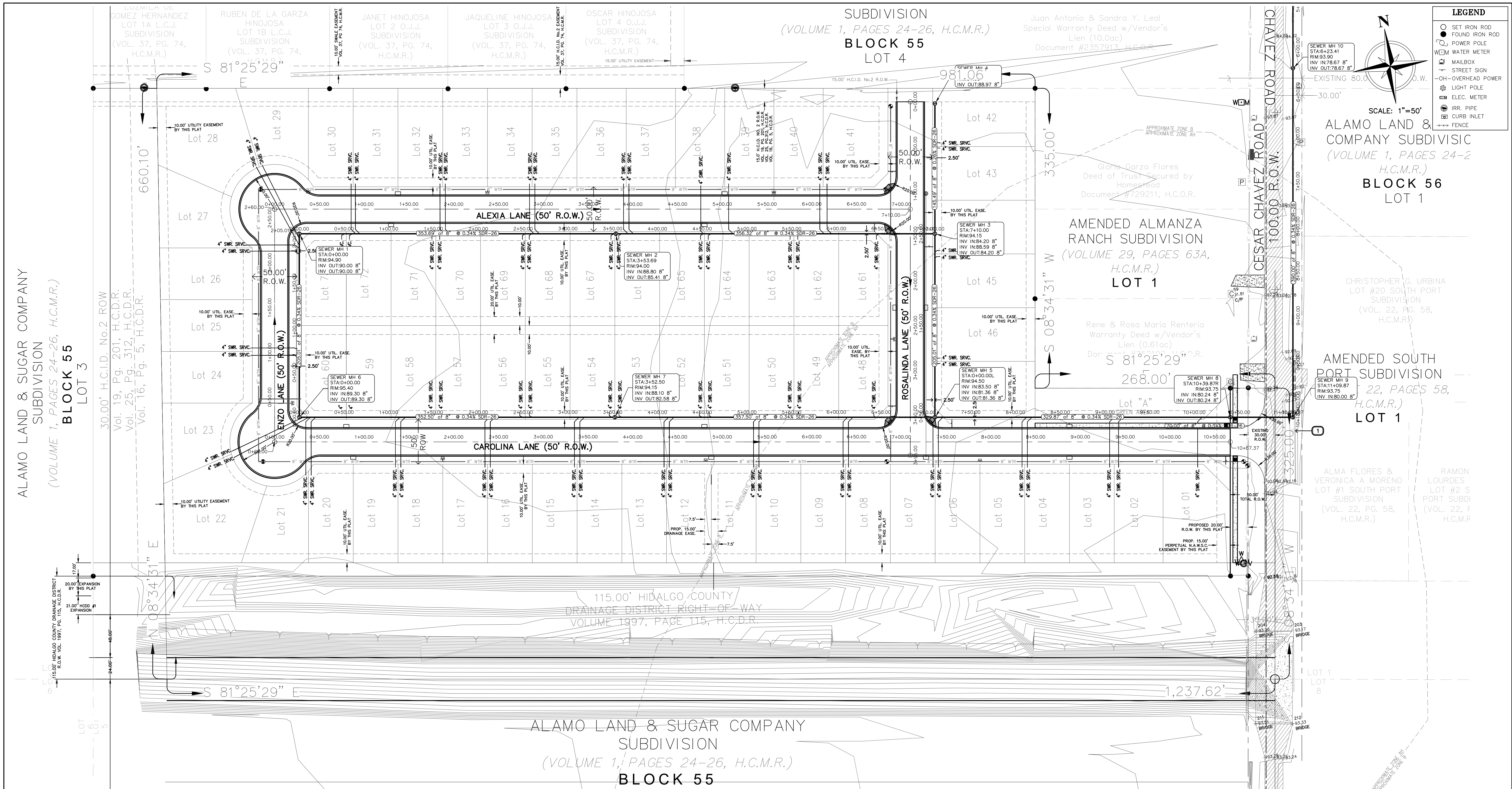
INDEX TO SHEET OF CESAR VILLAGE SUBDIVISION

1	LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOTS, STREETS, AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT TO THE ETJ OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. CERTIFICATION; IRRIGATION DISTRICT CERTIFICATE OF APPROVAL; HCHD CERTIFICATION; REVISION NOTES.
2	WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT (ENGLISH AND SPANISH VERSION), INCLUDING DESCRIPTION OF WATER AND WASTE WATER (OSSF) AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); SAMPLE OF LOG BORE FOR OSSF SYSTEM. TYPICAL WATER SERVICE CONNECTION; SUBDIVIDER CERTIFICATE AND STATEMENT. DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; RIGHT OF WAY CERTIFICATION NORTH ALAMO WATER SUPPLY CORPORATION.



TREVIÑO ENGINEERING

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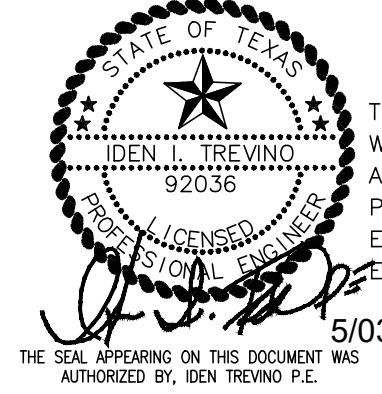
SANITARY SEWER KEYNOTES

1 TIE-IN TO PROPOSED 8" SANITARY SEWER MAIN DISTRIBUTION LINE (OFFSITE IMPROVEMENTS FOR CESAR CHAVEZ HEIGHTS SUBDIVISION, NOT PART OF THIS SET.)

CONTRACTOR NOTE:
 ANY/ALL CONSTRUCTION DEEPER THAN 5.0 FEET, AN OSHA APPROVED TRENCH, WITH APPROPRIATE SHIELDING, SHORING AND BENCHING PROTECTION WILL BE REQUIRED.

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
	LG HOMELAND DEVELOPMENT	501 PECAN BLVD, SUITE 210	McAlLEN, TEXAS 78501	(956) 739-4401
ENGINEER:	IDEN I. TREVIÑO, P.E.	200 S. 10TH ST, SUITE 1303	McAlLEN, TEXAS 78501	(956) 283-8847
SURVEYOR:	HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McAlLEN, TEXAS 78505	(956) 369-0988

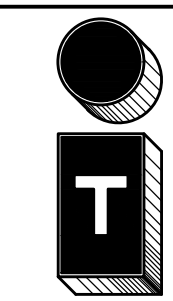


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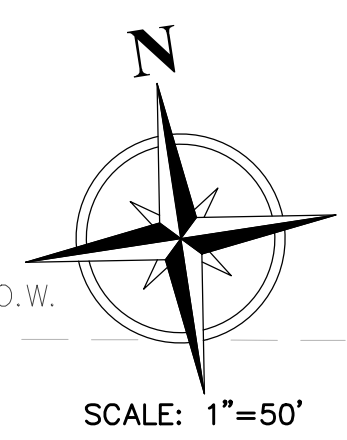
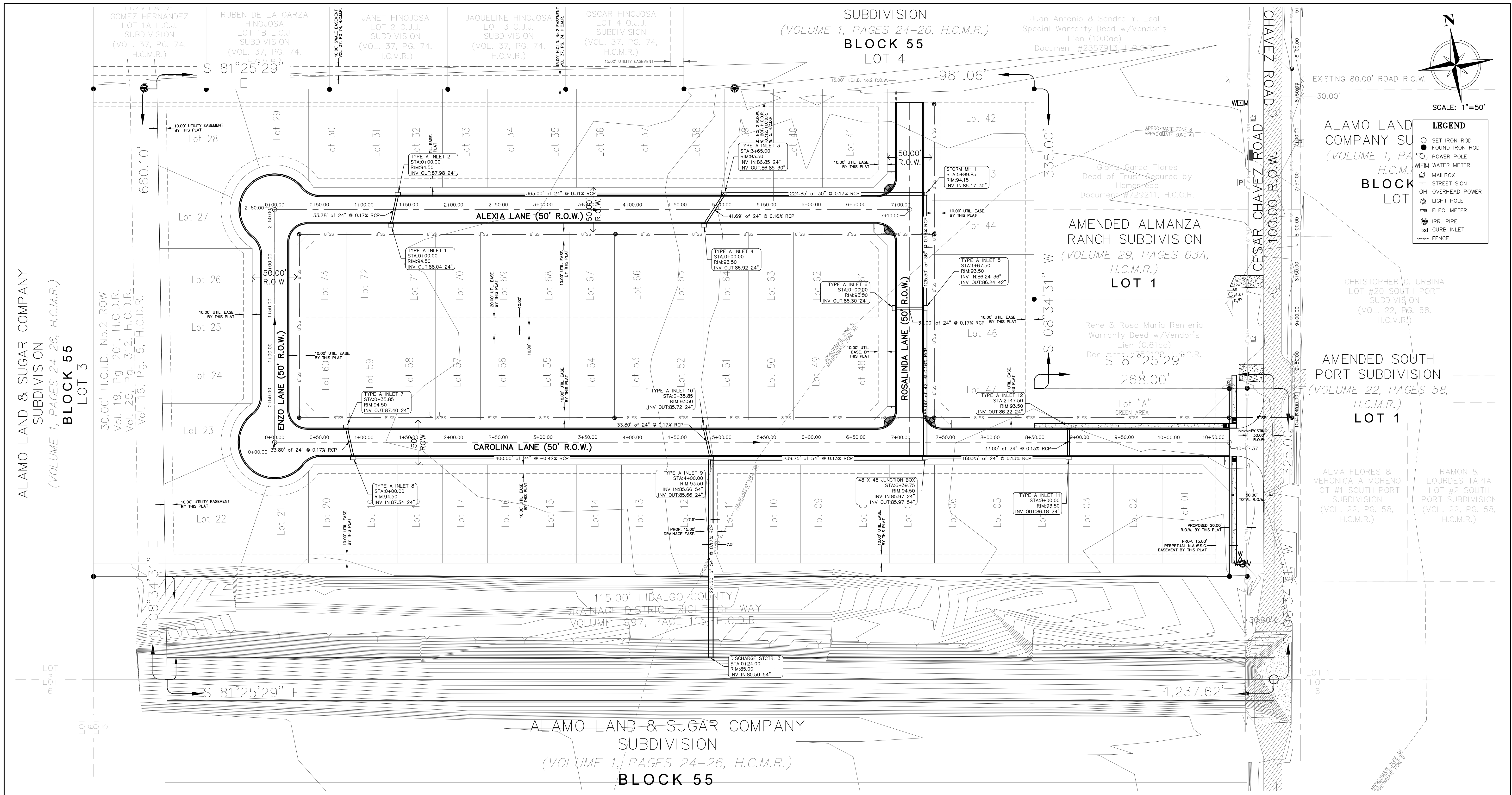
CESAR VILLAGE SUBDIVISION

73 RESIDENTIAL LOTS
 A 16.46-ACRE TRACT OF LAND, MORE OR LESS, OUT BEING A PORTION OF THE SOUTH HALF OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, TEXAS
 DATE OF PREPARATION: OCTOBER 10, 2022

C3.0 SANITARY SEWER - OVERALL PLAN



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 McAllen, Texas 78501
 iden@trevinoengineering.com



LEGEND

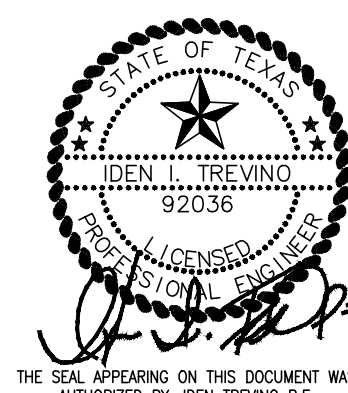
- SET IRON ROD
- FOUND IRON ROD
- POWER POLE
- WATER METER
- MAILBOX
- STREET SIGN
- OVERHEAD POWER
- LIGHT POLE
- ELEC. METER
- IRR. PIPE
- CURB INLET
- FENCE

ALAMO LAND & SUGAR COMPANY
SUBDIVISION
(VOLUME 1, PAGES 24-26, H.C.M.R.)
BLOCK 55
LOT 3

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
	LG HOMELAND DEVELOPMENT	601 PECAN BLVD, SUITE 210	McAlLEN, TEXAS 78501	(956) 739-4401
ENGINEER:	IDEN I. TREVIÑO, P.E.	200 S. 10TH ST, SUITE 1303	McAlLEN, TEXAS 78501	(956) 283-8847
SURVEYOR:	HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McAlLEN, TEXAS 78505	(956) 369-0988

CONTRACTOR NOTE:
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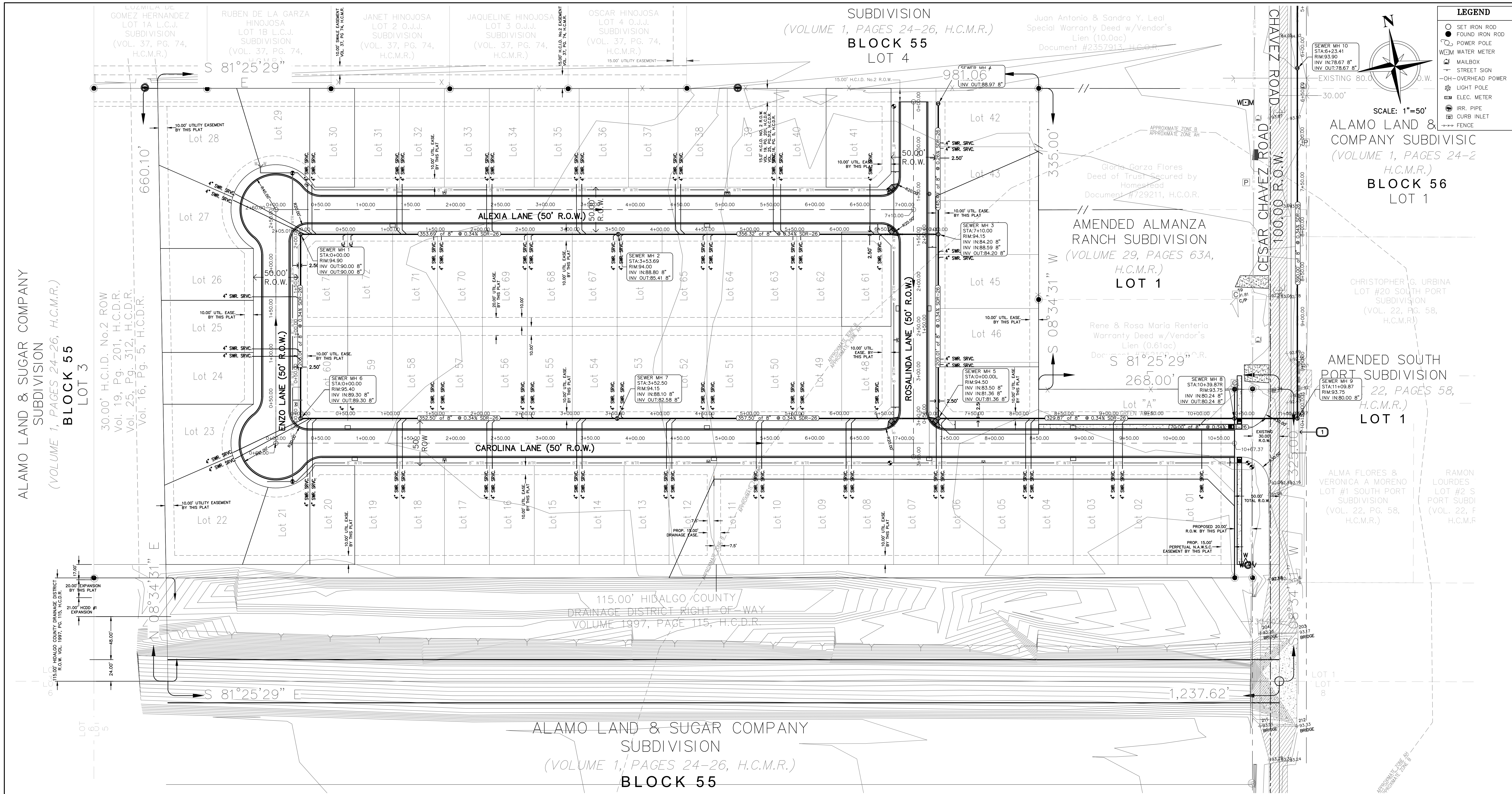
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5/03/2023

CESAR VILLAGE SUBDIVISION

73 RESIDENTIAL LOTS
A 16.46-ACRE TRACT OF LAND, MORE OR LESS, OUT BEING A PORTION OF THE SOUTH HALF OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, TEXAS.
DATE OF PREPARATION: OCTOBER 10, 2022

C4.0 STORM SEWER - OVERALL PLAN

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FIRM No. F-7906
TEL No. (956) 283-8847 200 S. 10th St. Ste. 1303
McAllen, Texas 78501
ident@trevinoengineering.com



LEGEND

- SET IRON ROD
- FOUND IRON ROD
- POWER POLE
- ◻ WATER METER
- ◻ MAILBOX
- ◻ STREET SIGN
- OH—OVERHEAD POWER
- ◻ LIGHT POLE
- ◻ ELEC. METER
- ◻ IRR. PIPE
- ◻ CURB INLET
- FENCE

SCALE: 1"=50'

ALAMO LAND & SUGAR COMPANY SUBDIVISION
(VOLUME 1, PAGES 24-26, H.C.M.R.)

BLOCK 56
LOT 1

AMENDED ALMANZA RANCH SUBDIVISION
(VOLUME 29, PAGES 63A, H.C.M.R.)

LOT 1

AMENDED SOUTH PORT SUBDIVISION
(VOL. 22, PAGES 58, H.C.M.R.)

LOT 1

ALAMO LAND & SUGAR COMPANY
SUBDIVISION
BLOCK 55
LOT 3

30.00' H.C.I.D. No.2 ROW
Vol. 19, Pg. 201, H.C.D.R.
Vol. 25, Pg. 312, H.C.D.R.
Vol. 16, Pg. 5, H.C.D.R.

SANITARY SEWER KEYNOTES

1 TIE-IN TO PROPOSED 8" SANITARY SEWER MAIN DISTRIBUTION LINE (OFFSITE IMPROVEMENTS FOR CESAR CHAVEZ HEIGHTS SUBDIVISION, NOT PART OF THIS SET.)

CONTRACTOR NOTE:
ANY/ALL CONSTRUCTION DEEPER THAN 5.0 FEET, AN OSHA APPROVED TRENCH, WITH APPROPRIATE SHIELDING, SHORING AND BENCHING PROTECTION WILL BE REQUIRED.

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	LG HOMELAND DEVELOPMENT	601 PECAN BLVD. SUITE 210	McALLEN, TEXAS 78501	(956) 739-4401
ENGINEER:	IDEN I. TREVIÑO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
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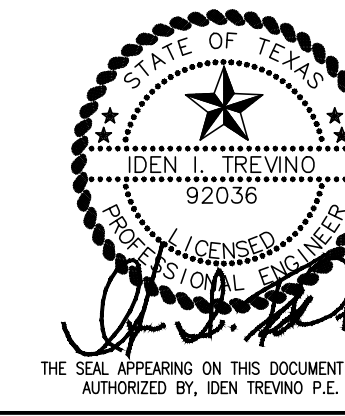
CESAR VILLAGE
SUBDIVISION

73 RESIDENTIAL LOTS

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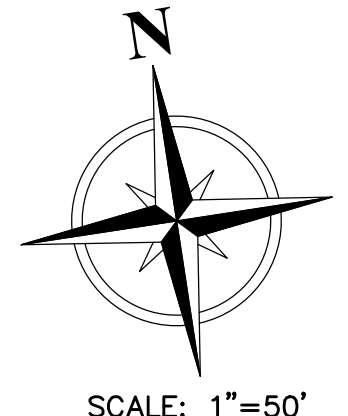
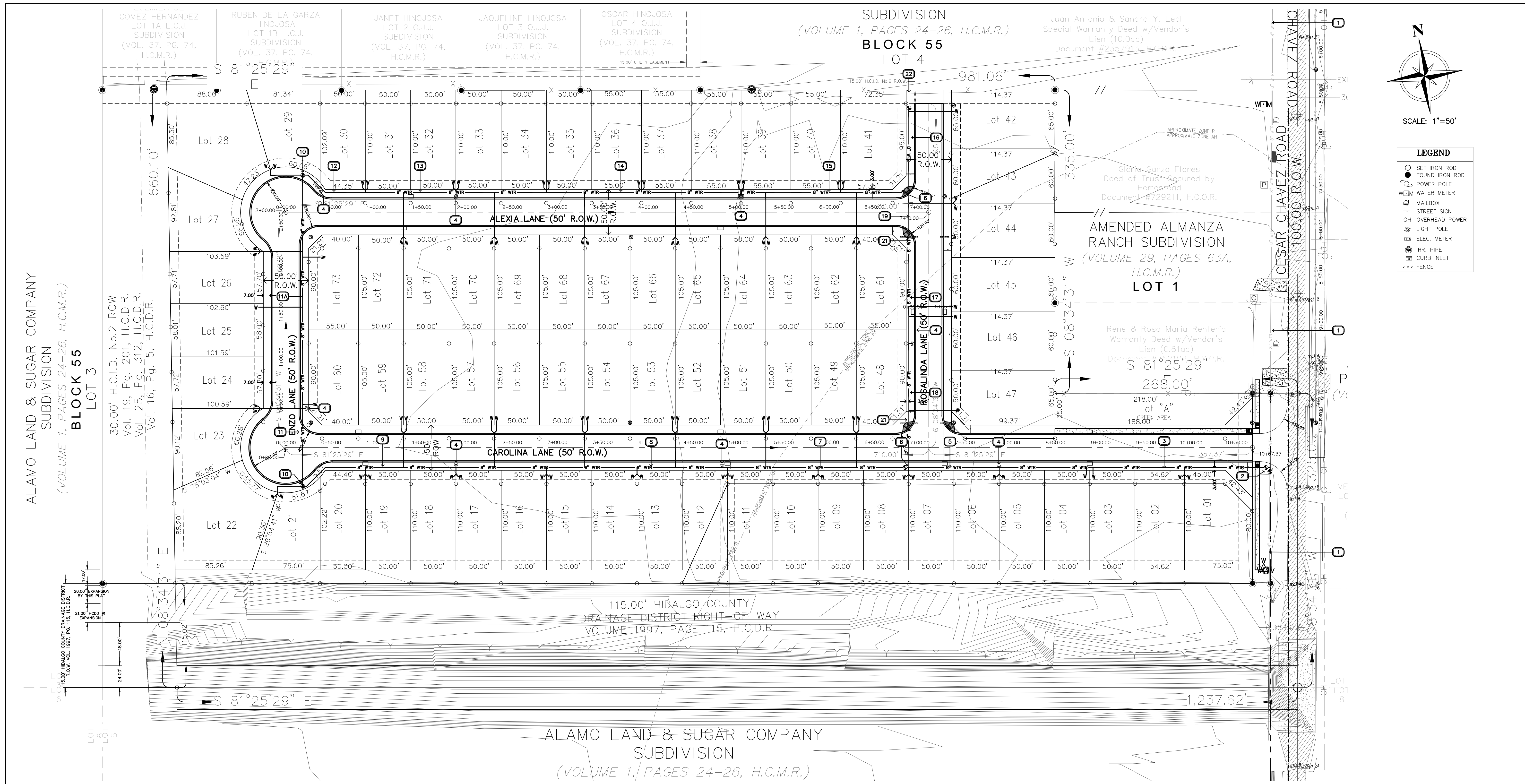
C3.0 SANITARY SEWER - OVERALL PLAN

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5/032023



LEGEND

- SET IRON ROD
- FOUND IRON ROD
- POWER POLE
- WCM WATER METER
- ☐ MAILBOX
- ↑ STREET SIGN
- OH—OVERHEAD POWER
- LIGHT POLE
- ⊕ ELEC. METER
- ⊖ IRR. PIPE
- ⊖ CURB INLET
- FENCE

**UTILITY PLAN
WATER DISTRIBUTION KEYNOTES**

- | | | |
|--|--|---|
| <p>1 EXISTING 8" PVC WATER DISTRIBUTION LINE (NORTH ALAMO WATER SUPPLY CORPORATION)</p> <p>2 PROPOSED 8" x 8" WET TAP WITH 2 (TWO) 8" GATE VALVE AND BOX TO EXISTING 8" WATER LINE.</p> <p>3 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 300.00 LF</p> <p>4 PROPOSED COMPLETE FIRE HYDRANT ASSEMBLY WITH 8" x 6" TAP AND 6" VALVE. BOTTOM OF FLANGE ELEVATION SHALL NOT BE GREATER THAN 6" ABOVE THE TOP OF CURB ELEVATION.</p> <p>5 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 100.00 LF</p> <p>6 PROPOSED 8" TEE AND 8" GATE VALVE (PLEASE REFER TO UTILITY DETAILS SHEET OF NORTH ALAMO WATER SUPPLY CORPORATION FOR DETAILS AND SPECIFICATIONS)</p> | <p>7 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 200.00 LF</p> <p>8 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 300.00 LF</p> <p>9 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 206.00 LF</p> <p>10 PROPOSED 1 (ONE) 8" 90° TEE AND 8" GATE VALVE (REFER TO UTILITY DETAILS SHEET OF NORTH ALAMO WATER SUPPLY CORPORATION FOR DETAILS AND SPECIFICATIONS)</p> <p>11 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 85.00 LF</p> <p>11A PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 257.67 LF</p> <p>12 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 120.00 LF</p> | <p>13 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 853.00 LF</p> <p>14 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 315.00 LF</p> <p>15 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 186.00 LF</p> <p>16 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 108.00 LF</p> <p>17 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 152.00 LF</p> <p>18 PROPOSED 8" C-900, DR-18 PVC WATERLINE ~ 152.00 LF</p> <p>19 NOT USED.</p> <p>20 NOT USED.</p> <p>21 PROPOSED 16", 150 PSI RATED CASING, FOR PROPOSED 8" WATERLINE, AT 9LF O.C. OF SANITARY SEWER LINE CROSSING.</p> <p>22 PROPOSED 2" FLUSH VALVE AT END OF WATER LINE.</p> |
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CONTRACTOR NOTE:

PLEASE REFER TO THE NORTH ALAMO WATER SUPPLY CORPORATION FOR ALL UTILITY DETAILS AND SPECIFICATIONS.

WATER METERS SHALL BE PLACED OUTSIDE OF PAVED AREAS.

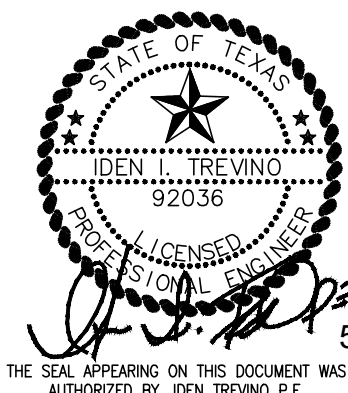
CONTRACTOR SHALL VERIFY AND COMPLY WITH ALL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) SEPARATION DISTANCES OF UTILITIES.

ALL WATER IMPROVEMENTS MUST BE INSTALLED WITHIN 1 YEAR OF NORTH ALAMO WATER SUPPLY CORPORATION APPROVALS. SUBDIVISION APPLICATION, PLAN REVIEWS AND FEES ARE SUBJECT TO RE-SUBMITTAL/RE-ASSESSMENT AFTER THIS TIME PERIOD.

ALL WATER VALVES SHALL BE INSTALLED 2" ABOVE TOP OF CURB.

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE
OWNER: LG HOMELAND DEVELOPMENT	601 PECAN BLVD, SUITE 210	McALLEN, TEXAS 78501	(956) 739-4401
ENGINEER: IDEN I. TREVIÑO, P.E.	200 S. 10TH ST. SUITE 1303	McALLEN, TEXAS 78501	(956) 283-8847
SURVEYOR: HOMERO LUIS GUTIERREZ, RPLS	P.O. BOX 548	McALLEN, TEXAS 78505	(956) 369-0988



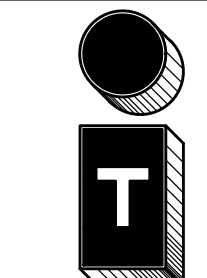
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY IDEN TREVIÑO PE 92036. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

5/032023

**CESAR VILLAGE
SUBDIVISION**

73 RESIDENTIAL LOTS
A 16.46-ACRE TRACT OF LAND, MORE OR LESS, OUT BEING A PORTION OF THE SOUTH HALF OF LOT 4, BLOCK 55, ALAMO LAND AND SUGAR COMPANY SUBDIVISION, MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, TEXAS
DATE OF PREPARATION: OCTOBER 10, 2022

C5.0 WATER DISTRIBUTION PLAN



TREVIÑO ENGINEERING
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