



Anthony Uresti
Assistant Director

HIDALGO COUNTY PLANNING DEPARTMENT

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EDINBURG TEXAS 78539
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HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-26-2023

PROPOSED JAGUAR HEIGHTS SUBDIVISION, PRECINCT No. 4.

ENGINEER CRUZ-HOGAN CONSULTANTS INC. DEVELOPER: RGV TIERRA PROPERTIES, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 91 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 13

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 17 NORTH ROAD (JAGUAR DRIVE) AND TERRY ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-7-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY A PROPOSED DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 17 NORTH ROAD (JAGUAR DRIVE) AND 20.0 FEET ONTO TERRY ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-5--2023 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-6-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: N.A.W.S.C. LINE SIZE: 12" LOCATION MILE 17 NORTH ROAD (JAGUAR DRIVE).

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 12" LOCATION: MILE 17 NORTH ROAD (JAGUAR DRIVE).

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-19-2023: 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: 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.*

STATE OF TEXAS COUNTY OF HIDALGO

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS JAGUAR HEIGHTS SUBDIVISION ADDITION OF THE CITY OF EDINBURG, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OF CONSIDERATION THEREIN EXPRESSE

ROV TIERRA PROPERTIES, LLC DATE
ROBERT CALVILLO, CEO MEMBER
1420 ERIE AVE
MCALLEN, TEXAS 78501

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ROBERT CALVILLO, CEO PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREBY EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS DAY OF 20

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MAYOR'S CERTIFICATION

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'S SIGNATURE DATE

ATTEST: CITY SECRETARY DATE

PLANNING & ZONING COMMISSION CERTIFICATION

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS JAGUAR HEIGHTS SUBDIVISION CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHERE IN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE DAY OF 20

CHAIRPERSON & ZONING COMMISSION DATE

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 49.21(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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

IRRIGATION DISTRICT:

THE PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE DAY OF 20

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED ON H.C.I.D. NO.1 RIGHT-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED PERMISSION OF THE H.C.I.D. NO.1

PRESIDENT SECRETARY

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED REYNALDO ROBLES 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 CITY OF EDINBURG, TEXAS

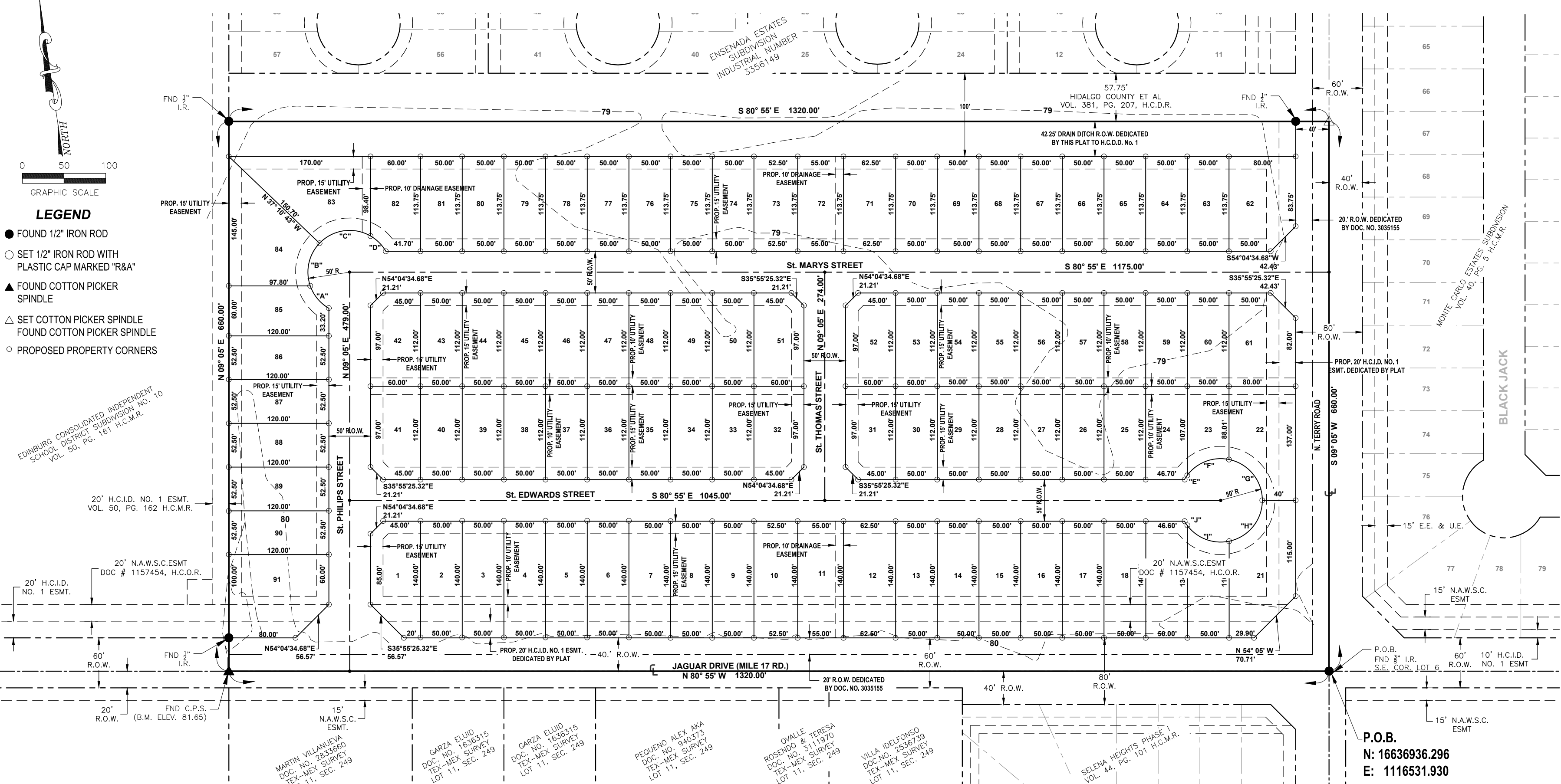
DATED THIS THE DAY OF 20

REYNALDO ROBLES
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4032
WESLACO, TEXAS

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ROLANDO CRUZ, P.E., CFM DATE
REGISTERED PROFESSIONAL ENGINEER
NO.5459
MCALLEN, TEXAS 78504



JAGUAR HEIGHTS SUBDIVISION

A 18,806 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING THE SOUTH ONE HALF OF LOT 6, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY SURVEY AS PER MAP RECORDED IN VOLUME 1, PAGE 21, HIDALGO COUNTY, TEXAS.

GENERAL NOTES:
1. FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) OF FIRM COMMUNITY PANEL NUMBER 480334 0325 D, REVISED TO REFLECT LOMR DATED MAY 17, 2001.

THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN COMMUNITY PANEL NUMBER 480334 0325 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT OR WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

- 2. SETBACKS:
FRONT.....25.00 FEET
REAR.....15.00 FEET
SIDE.....6.00 FEET
CORNER SIDE.....10.00 FEET
CORNER GARAGE SIDE.....18.00 FEET
CORNER GARAGE FRONT.....18.00 FEET
OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.

3. MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND WHICH EVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE THE DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN THE DESIGNATED FLOOD ZONE AT THE TIME DEVELOPMENT PERMIT APPLICATION.

4. THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. ELEV.= 81.65 N.G.V.D. 29 DESCRIPTION: COTTON PICKER SPINDLE FOUND SOUTHWEST CORNER OF THE SURVEY

5. IN ACCORDANCE WITH HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 116,955 CUBIC FEET OR 2.68 ACRE-FEET, OF STORM WATER RUNOFF, DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).

6. NO PERMANENT STRUCTURES SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND ANY OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTION THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENTS.

7. 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL) APPLICATIONS FOR CONSTRUCTIONS ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

8. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

9. A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS AS REQUIRED ALONG NORTH TERRY ROAD AND JAGUAR DRIVE (MILE 17 RD) AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS DIRECTED BY THE CITY ENGINEER.

10. ALL WATER AND SANITARY SEWER FEES SHALL BE PAID BY DEVELOPER.

11. A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG JAGUAR DRIVE(MILE 17 RD) AND NORTH TERRY ROAD DURING SUBDIVISION CONSTRUCTION BY DEVELOPER

12. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/ OR ROADSIDE DITCH AT 1:0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.

13. ALL LOT CORNERS MARKED WITH SET 1/2" IRON ROD WITH A PLASTIC CAP.

14. DEVELOPER SHALL INSTALL BUFFER FENCE ALONG LOTS 91, 1-21 TO RESTRICT ACCESS FROM JAGUAR DRIVE (MILE 17 RD.) AND TO NORTH TERRY ROAD ALONG LOTS 21,22,61,62. (AS PER THE CITY OF EDINBURG)

15. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORM WATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.

16. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

17. 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.

18. 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 AND EASEMENT.

19. CLEARANCE FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODES REQUIRES, SANITARY SEWER, MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER, A SEWER PIP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

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 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 ACKNOWLEDGE, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EXCLUSIVE 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 EXPECT 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 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 LIEN, EXCEPT THE FOLLOWING:

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

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

DEVELOPER

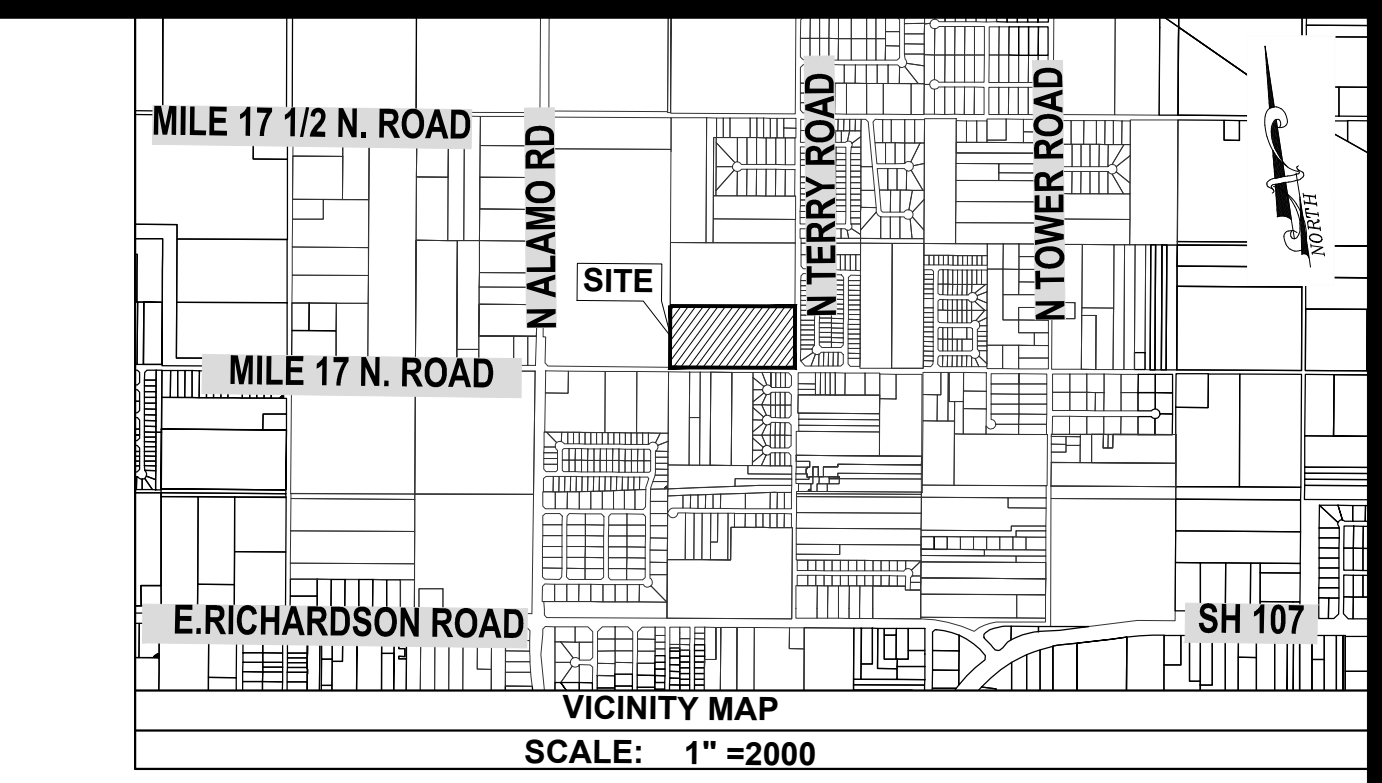
INDEX TO SHEET OF JAGUAR HEIGHTS SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPLES CONTACTS; MAP; LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION CITY APPROVAL CERTIFICATE; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATE; HIDALGO COUNTY JUDGE; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT NO. 1, H.C.D.D. NO.1.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS);

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER/ SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS);

SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
JAGUAR HEIGHTS SUBDIVISION IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY ON THE WEST SIDE OF TERRY ROAD AND IN THE INTERSECTION OF JAGUAR DRIVE (MILE 17 RD.). 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 102,483), JAGUAR HEIGHTS SUBDIVISION LIES APPROXIMATELY 1.5 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THE SUBDIVISION FALLS WITHIN PRECINCT 4.

METES & BOUNDS

BEING 18,806 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING THE SOUTH ONE HALF OF LOT 6, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY SURVEY AS PER MAP RECORDED IN VOLUME 1, PAGE 21, HIDALGO COUNTY MAP RECORDS, SAVE AND EXCEPT 1.194 (DEED 1.193) ACRES OF LAND CONVEYED TO THE CITY OF EDINBURG BY INSTRUMENT RECORDED IN DOCUMENT #3035155, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 18,806 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 3/8-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 80°55' WEST, 1320.00 FEET, WITH THE SOUTH LINE OF SAID LOT 6, THE NORTH LINE OF LOT 11 AND THE CENTERLINE OF MILE 17 NORTH ROAD TO A COTTON PICKER SPINDLE FOUND FOR THE SOUTHWEST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE, NORTH 09°05' EAST, WITH THE WEST LINE OF SAID LOT 6 AND THE EAST LINE OF EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT SUBDIVISION NO. 10 AS PER MAP RECORDED IN VOLUME 50, PAGE 21, HIDALGO COUNTY MAP RECORDS, AT A DISTANCE OF 20.00 FEET PASS A POINT FOR THE SOUTHWEST CORNER OF SAID 1.194 ACRE TRACT, AT A DISTANCE OF 50.00 FEET PASS A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR REFERENCE ON THE MOST WESTERLY NORTHWEST CORNER OF SAID 1.194 ACRE TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 660.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

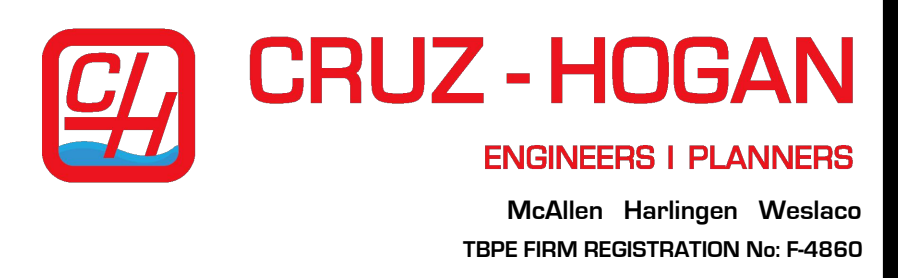
THENCE, SOUTH 80°55' EAST, WITH A LINE THAT IS PARALLEL TO THE SOUTH LINE OF SAID LOT 6, AT A DISTANCE OF 1280.00 FEET PASS A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "R&A" SET FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 1.194 ACRE TRACT, AT A DISTANCE OF 1300.00 FEET PASS THE NORTHEAST CORNER OF SAID 1.194 ACRE TRACT AND CONTINUING FOR A TOTAL DISTANCE OF 1320.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

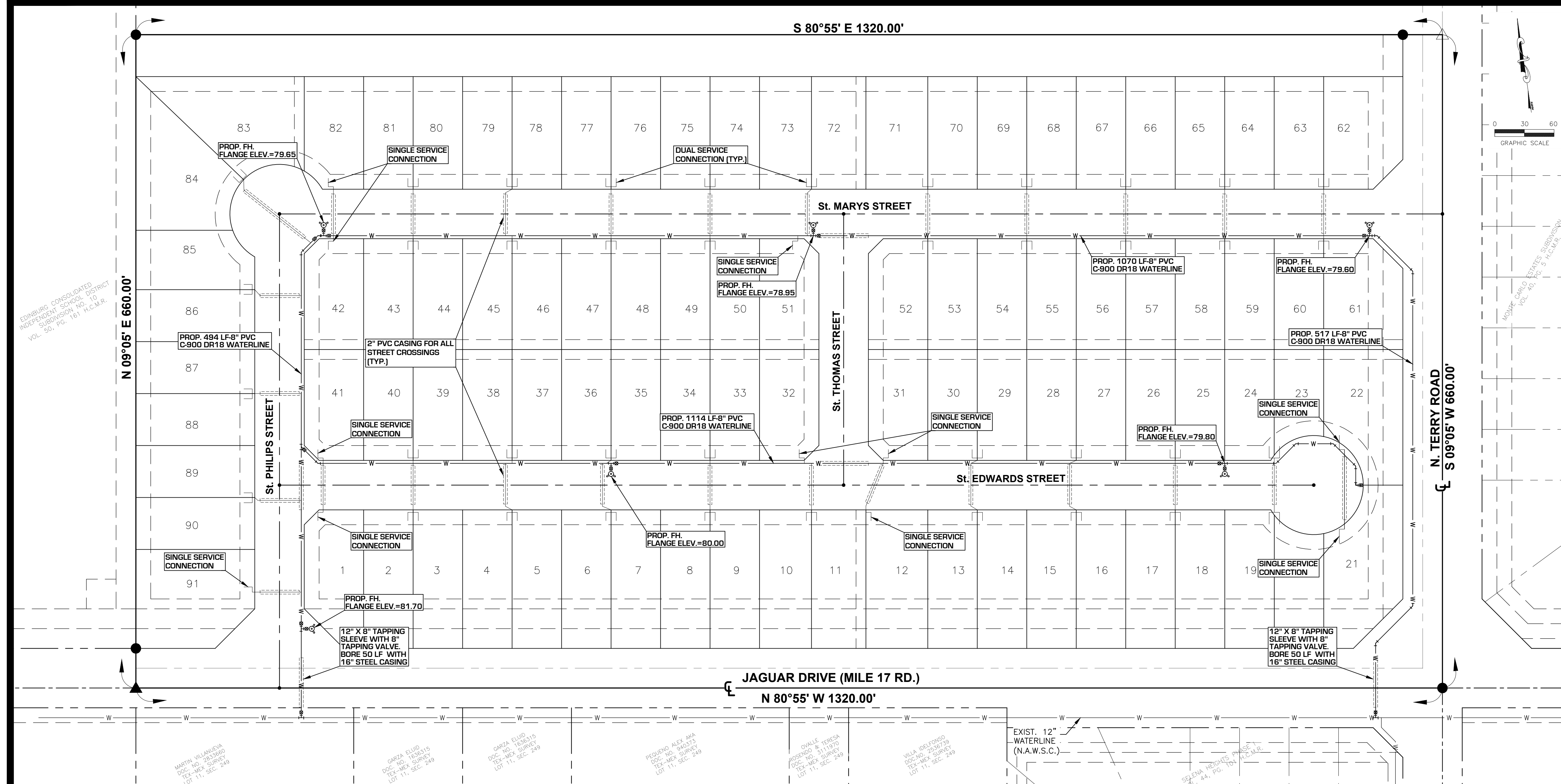
THENCE, SOUTH 09°05' WEST, 660.00 FEET, WITH THE EAST LINE OF SAID LOT 6, THE WEST LINE OF MONTE CARLO ESTATES SUBDIVISION AS PER MAP RECORDED IN VOLUME 44, PAGE 101, HIDALGO COUNTY MAP RECORDS, AND THE CENTERLINE OF TERRY ROAD TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES OF LAND SAVE AND EXCEPT 1.194 (DEED 1.193) ACRES AS DESCRIBED IN DOCUMENT #3035155 LEAVING 18,806 ACRES OF LAND MORE OR LESS.

Table with 4 columns: IRREGULAR LOT AREAS, SO. FT., ACRE. Rows 1-23.

Table with 5 columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD. Rows A-J.

JAGUAR HEIGHTS SUBDIVISION DATE OF PREPARATION: APRIL 04, 2023





WATER SUPPLY: DESCRIPTION, COST AND OPERABILITY DATE:

JAGUAR HEIGHTS 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 12" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF JAGUAR DRIVE (MILE 17 ROAD). THE WATER SYSTEM FOR JAGUAR HEIGHTS SUBDIVISION CONSISTS OF A 8" DIAMETER WATER LINES THAT TIE INTO THE EXISTING 12" LINE. AN 8" LINE THEN RUNS NORTH ALONG THE WEST SIDE OF ST. PHILIPS ST., RIGHT-OF-WAY CONTINUING THE LINE ALONG THE SOUTH SIDE OF ST. MARYS ST., RIGHT-OF-WAY. THE 8" LINE RUNS SOUTH ALONG THE WEST SIDE OF N. TERRY RD., RIGHT-OF-WAY TAPPING INTO THE EXISTING 12" LINE ON THE SOUTH SIDE OF JAGUAR DRIVE (MILE 17 RD.). AN 8" LINE TAPS INTO THE 8" WATER LINE ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF ST. PHILIPS ST. RUNNING EAST ALONG THE NORTH SIDE OF ST. EDWARDS ST. ENDING WITH 2" FLUSH VALVE ON THE FRONT PROPERTY LINE BETWEEN LOTS 21 AND 22.

WATER DISTRIBUTION FOR JAGUAR HEIGHTS SUBDIVISION CONSISTS OF FORTY 1/2" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 3/4" DIAMETER SERVICE LINES AND ELEVEN 3/4" DIAMETER SINGLE SERVICE LINES. 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 ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$_____ WHICH COVERS THE \$_____ 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 5 FIRE HYDRANTS AT A UNIT COST OF \$6,700.00 FOR A TOTAL COST OF \$40,200.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

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

ENGINEER'S SIGNATURE _____ DATE _____

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISION JAGUAR HEIGHTS 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 QUE N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFFICIENTE AGUA A LA SUBDIVISION AL MENOS POR 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER DE MANERA SUFICIENTE LA CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES A LARGO PLAZO PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE AGUA EXISTENTE DE 12" DE DIAMETRO QUE CORRE A LO LARGO DEL LADO SUR DEL DERECHO DE VIA DE JAGUAR DRIVE (MILE 17 ROAD). EL SISTEMA DE AGUA PARA LA SUBDIVISION DE JAGUAR HEIGHTS CONSTA DE LINEAS DE AGUA DE 8" DE DIAMETRO QUE SE CONECTAN CON LA LINEA DE AGUA EXISTENTE DE 12". LA LINEA DE 8" CORRE HACIA EL NORTE A LO LARGO DEL LADO OESTE DE LA CALLE ST. PHILIPS CON EL DERECHO DE PASO CONTINUANDO LA LINEA A LO LARGO DEL LADO SUR DE LA CALLE ST. MARYS CON EL DERECHO DE PASO. OTRA LINEA DE 8" CORRE HACIA EL SUR A LO LARGO DEL LADO OESTE DE N. TERRY RD. DERECHO DE PASO APROVECHANDO LA LINEA EXISTENTE DE 12" EN EL LADO SUR DE JAGUAR DRIVE (MILE 17 RD.). OTRA LINEA DE 8" CONECTA LA LINEA DE AGUA DE 8" A LO LARGO DEL LADO OESTE DEL DERECHO DE VIA DE LA CALLE ST. PHILIPS CORRIENDO AL ESTE A LO LARGO DEL LADO NORTE DE LA CALLE ST. EDWARDS, TERMINANDO CON UN VALVE EN EL FRENTE DE LA PROPIEDAD ENTRE LOS LOTES 21 Y 22.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION JAGUAR HEIGHTS CONSTA DE CUARENTA LINEAS DE SERVICIO DOBLE DE 1" DE DIAMETRO CORREN A PARES DE LOTES ANTES DE DIVIDIRSE EN LINEAS DE SERVICIO DE 3/4" DE DIAMETRO Y ONCE LINEAS DE SERVICIO SIMPLE DE 3/4" DE DIAMETRO. DICHSOS SERVICIOS TERMINAN EN LAS CAJAS DE CONTADORES DE AGUA PARA CADA LOTE. LA LINEA DE 8" LOS SERVICIOS DOBLES Y SENCILLOS DE 3/4", Y LAS CAJAS DE MEDIDORES YA HAN SIDO INSTALADAS CON UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. ADEMAS, EL SUBDIVISOR HA PAGADO N.A.W.S.C. LA SUMA DE \$_____ QUE CUBRE EL COSTO DE \$_____ POR LOTE COMO SE ESTABLECE EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES EN LA SUBDIVISION A 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. EL LOTEADOR HA INSTALADO 5 HIDRANTES A UN COSTO UNITARIO DE \$6,700.00 POR UN COSTO TOTAL DE \$40,200.00. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION SE ENCUENTRA OPERATIVO A PARTIR DE LA FECHA DE LA INSCRIPCION DEL PLAT.

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 \$_____ O \$_____ POR LOTE.

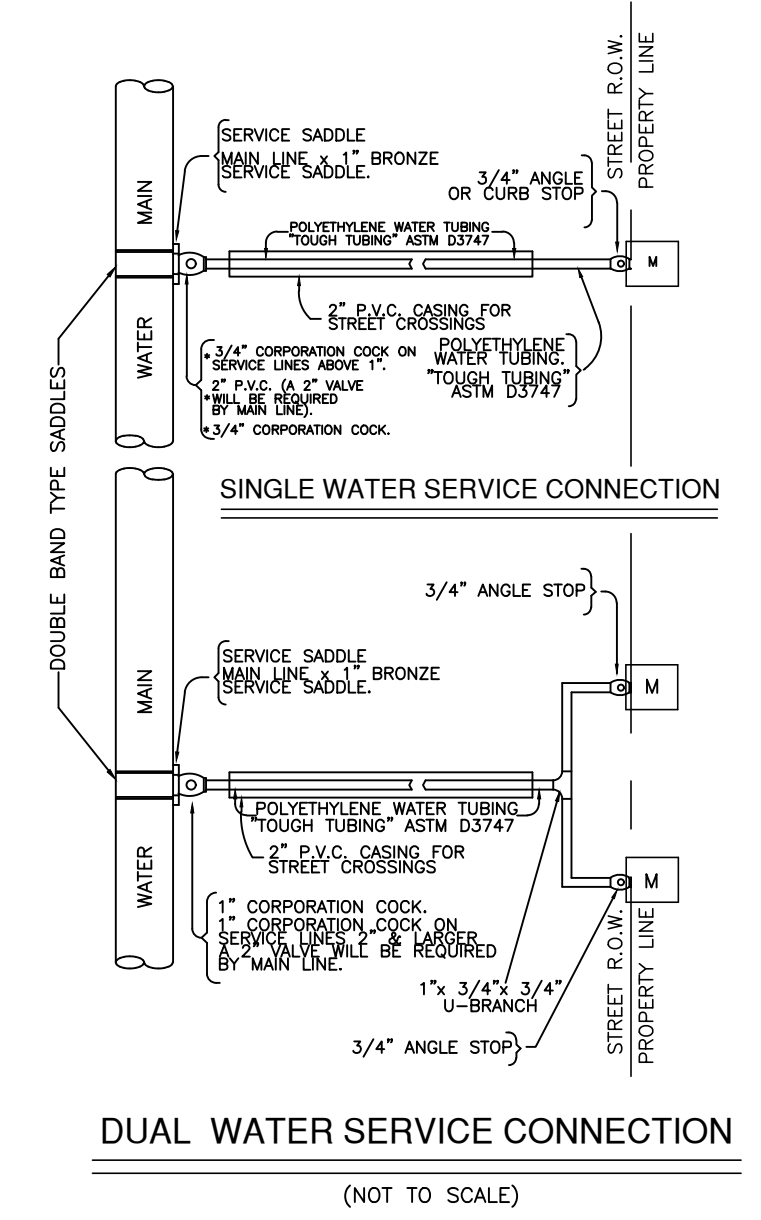
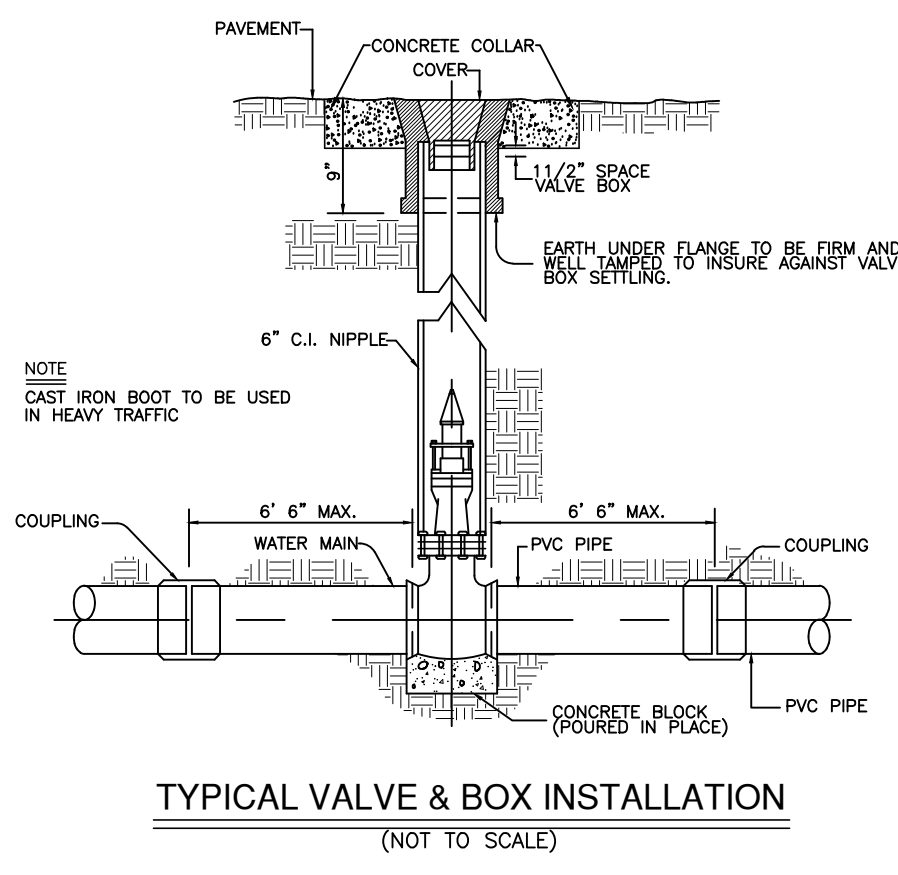
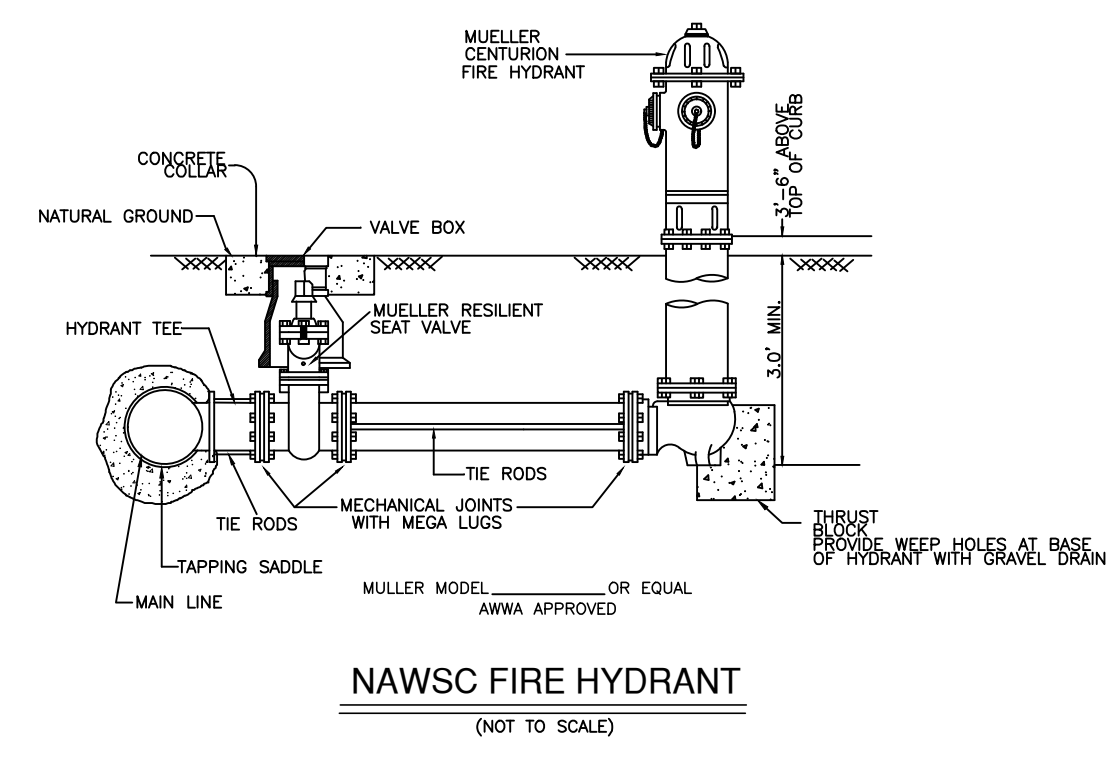
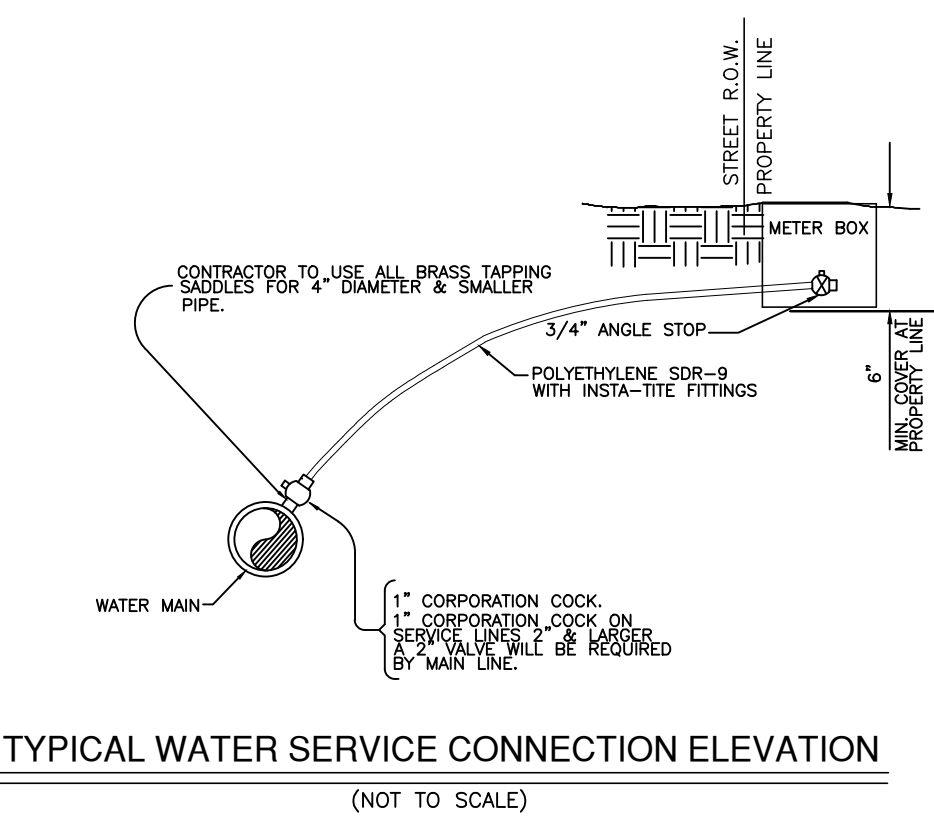
ENGINEER'S SIGNATURE _____ DATE _____

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

SUBDIVISION MAP OF JAGUAR HEIGHTS SUBDIVISION

A 18.806 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING THE SOUTH ONE HALF OF LOT 6, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY SURVEY AS PER MAP RECORDED IN VOLUME 1, PAGE 21, HIDALGO COUNTY, TEXAS

- LEGEND**
- WATER VALVE
 - FIRE HYDRANTS
 - DUAL SERVICE
 - SINGLE SERVICE
 - WATER LINE



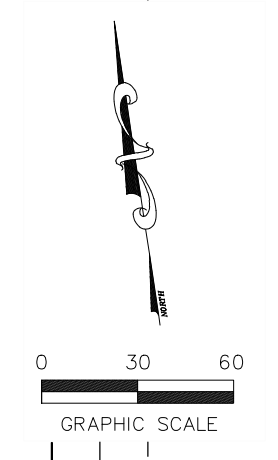
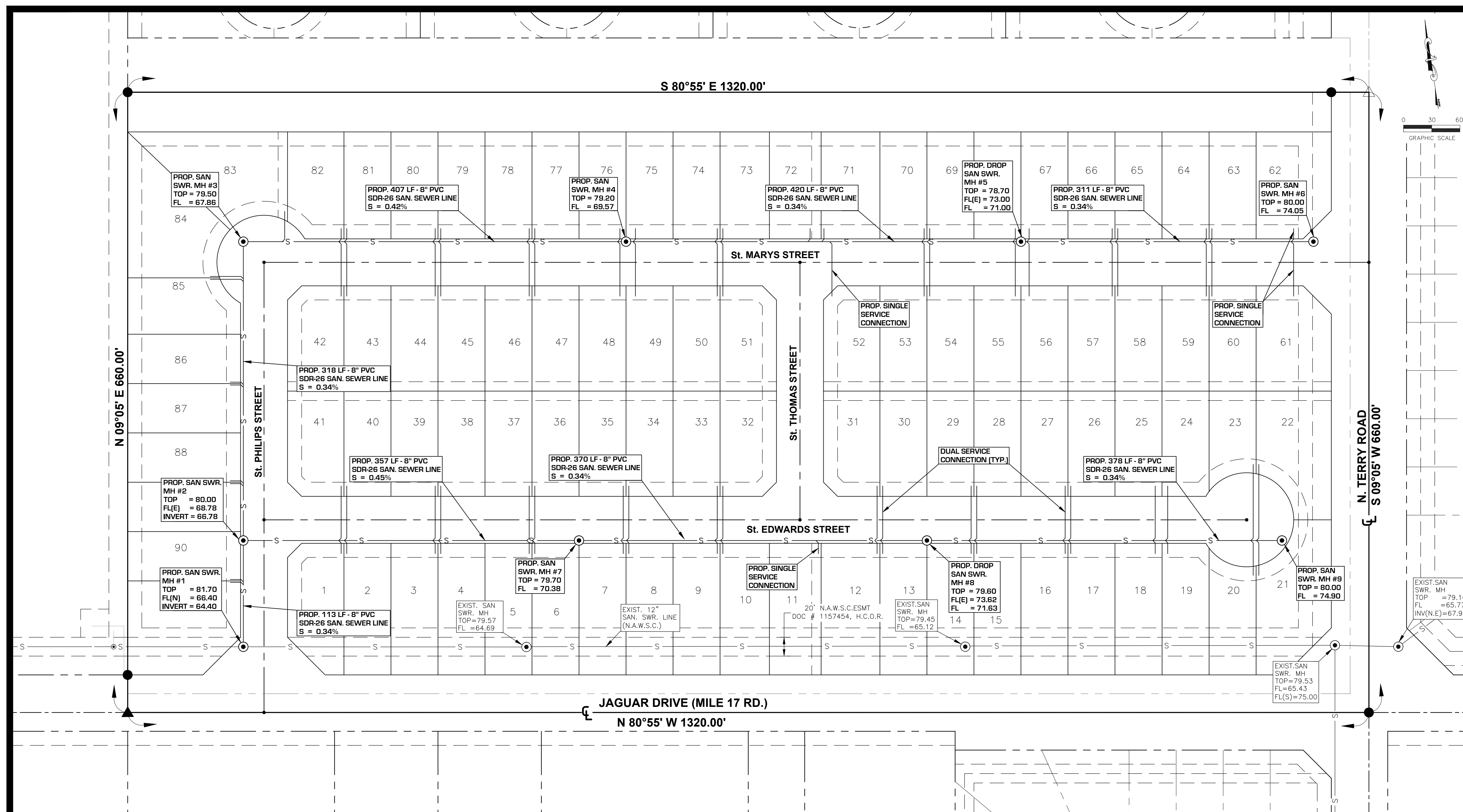
CONSTRUCTION COST ESTIMATE	
PAVING	\$603,660.00
DRAINAGE	\$243,900.00
WATER	\$343,425.00
SEWER	\$238,104.00
TOTAL	\$1,429,089.00

JAGUAR HEIGHTS SUBDIVISION

CRUZ - HOGAN

ENGINEERS | PLANNERS

McAllen Harlingen Weslaco
 TBPE FIRM REGISTRATION No: F-4860



SEWAGE FACILITIES DESCRIPTION; COST AND OPERABILITY DATES
 JAGUAR HEIGHTS SUBDIVISION WILL BE TREATED FOR 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 WASTEWATER TREATMENT TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 12" DIAMETER SANITARY SEWER LINE WITH AN EASEMENT ALONG THE SOUTHERN PROPERTY LINE OF THIS SUBDIVISION. THE EXISTING 12" LINE IS FAIRLY DEEP WITH THE CAPABILITY OF SERVING THIS SUBDIVISION.

THE WASTEWATER SYSTEM FOR JAGUAR HEIGHTS SUBDIVISION WILL CONSIST OF 8" DIAMETER LINES WITH MANHOLES. THE LINES ARE AS FOLLOWS: AN 8" LINE FROM A PROPOSED MANHOLE ON THE EXISTING 12" LINE WILL RUN NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF ST. PHILIPS STREET INTO A MANHOLE LOCATED AT THE NORTHWEST CORNER OF ST. PHILIPS STREET AND ST. MARYS STREET. THE LINE WILL CONTINUE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF ST. MARYS STREET INTO A PROPOSED MANHOLE. A SECOND MAIN LINE, BEING AN 8" LINE WILL RUN FROM ST. PHILIPS STREET EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF ST. EDWARDS STREET INTO A MANHOLE LOCATED AT THE CUL-DE-SAC OF ST. EDWARDS STREET. THERE WILL BE A 4" SERVICE FOR EACH LOT (91). THERE WILL BE 43 DUAL SERVICES AND 5 SINGLE SERVICES.

THE 8" LINES, 4" SERVICE LINES, AND NINE (9) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$231,104.00 OR \$2,539.60 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$ _____ WHICH COVERS THE \$ _____ PER LOT AS STATED IN THE 30 YEAR WASTEWATER 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 WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ _____ WHICH EQUALS TO \$ _____ PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

INSTALACIONES DE DRENAJE SANITARIO; COSTO Y FECHAS DE OPERACION

LA SUBDIVISION JAGUAR HEIGHTS SERA TRATADA POR EL SERVICIO DE AGUAS RESIDUALES DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CEBERADO UN CONTRATO EN EL CUAL N.A.W.S.C. HA PROMETIDO TRATAR LAS AGUAS RESIDUALES SUFICIENTE DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUAS RESIDUALES DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

N.A.W.S.C. TIENE UNA LINEA DE DRENAJE SANITARIO EXISTENTE DE 12" PULGADAS DE DIAMETRO DENTRO DE UNA SERVIDUMBRE PARALELA A LA LINEA SUR DE LA PROPIEDAD DE ESTA SUBDIVISION. LA LINEA EXISTENTE DE 12" PULGADAS DE DIAMETRO ES BASTANTE PROFUNDA CON LA CAPACIDAD DE DAR SERVICIO A ESTA SUBDIVISION.

EL SISTEMA DE AGUAS RESIDUALES PARA LA SUBDIVISION JAGUAR HEIGHTS CONSTA DE LINEAS DE ALICANTARILLADO DE 8" PULGADAS DE DIAMETRO CON POZOS DE ALICANTARILLA. LAS LINEAS SON LAS SIGUIENTES: DE EL PROPUETO POZO DE ALICANTARILLA CORRE UNA LINEA DE 8" PULGADAS DE DIAMETRO DE LA EXISTENTE LINEA DE 12" PULGADAS DE DIAMETRO CORRE HACIA EL NORTE A LO LARGO DEL DERECHO DE VIA OESTE DE LA CALLE ST. PHILIPS HACIA UN POZO DE ALICANTARILLA UBICADA EN LA ESQUINA NOROCCIDENTE DE LA CALLE ST. PHILIPS Y LA CALLE ST. MARYS. LA LINEA CONTINUARA HACIA EL ESTE A LO LARGO DEL DERECHO DE VIA NORTE EN LA CALLE ST. MARYS HACIA EL PROPUETO POZO DE ALICANTARILLA. UNA SEGUNDA LINEA PRINCIPAL, QUE ES UNA LINEA DE 8" PULGADAS DE DIAMETRO, CORRERA DESDE CALLE ST. PHILIPS ESTE A LO LARGO DE LA LINEA DE DERECHO DE VIA SUR DE LA CALLE ST. EDWARDS HACIA UN POZO DE ALICANTARILLA UBICADA EN LA CALLE SIN SALIDA ST. EDWARDS. HABRA UN SERVICIO DE 4" PARA CADA LOTE (91). HABRA 43 SERVICIOS DUALES Y 5 SERVICIOS SIMPLES.

SE HAN INSTALADO LINEAS DE 8", LINEAS DE SERVICIO DE 4" Y NUEVE (9) POZOS DE ALICANTARILLADO SANITARIO DE 48", CON UN COSTO TOTAL DE \$231,104.00 O \$2,539.60. POR LOTE, EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$ _____ O \$ _____ 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 A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALICANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA. CERTIFICO QUE LOS COSTOS PARA INSTALAR LAS INSTALACIONES DE AGUA Y ALICANTARILLADO, MENCIONADOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE ALICANTARILLADO: ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS COSTARAN UN GRAN TOTAL DE \$ _____ QUE EQUIVALE A \$ _____ POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

CONSTRUCTION COST ESTIMATE	
PAVING	= \$603,660.00
DRAINAGE	= \$243,900.00
WATER	= \$343,425.00
SEWER	= \$238,104.00
TOTAL	= \$1,429,089.00

JAGUAR HEIGHTS SUBDIVISION



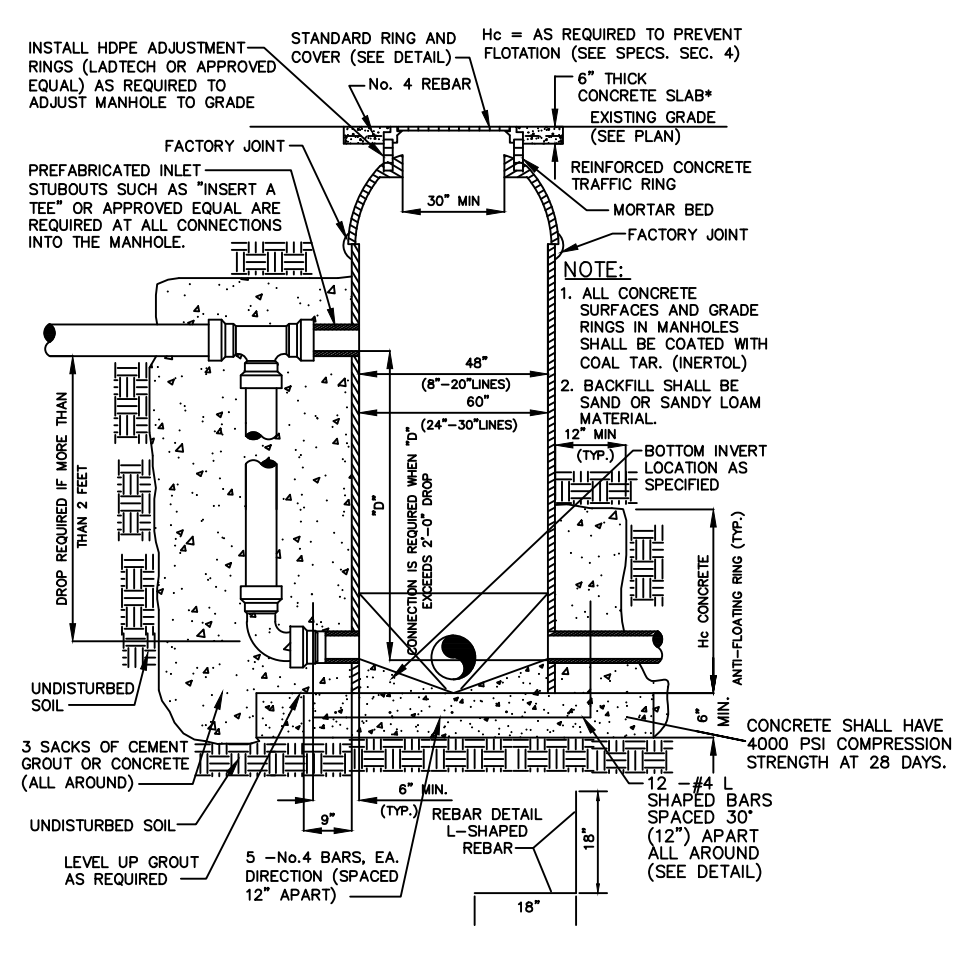
McAllen Harlingen Weslaco
 TBE FIRM REGISTRATION No: F-4860

MAP OF SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO
 SUBDIVISION MAP OF
JAGUAR HEIGHTS SUBDIVISION

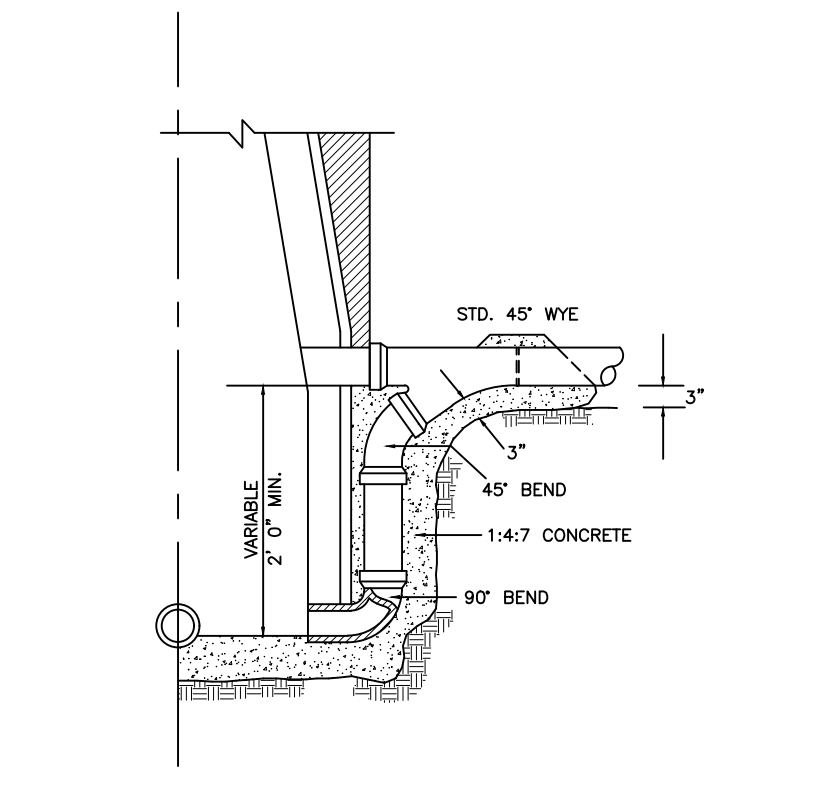
A 18.806 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING THE SOUTH ONE HALF OF LOT 6, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY SURVEY AS PER MAP RECORDED IN VOLUME 1, PAGE 21, HIDALGO COUNTY, TEXAS

LEGEND

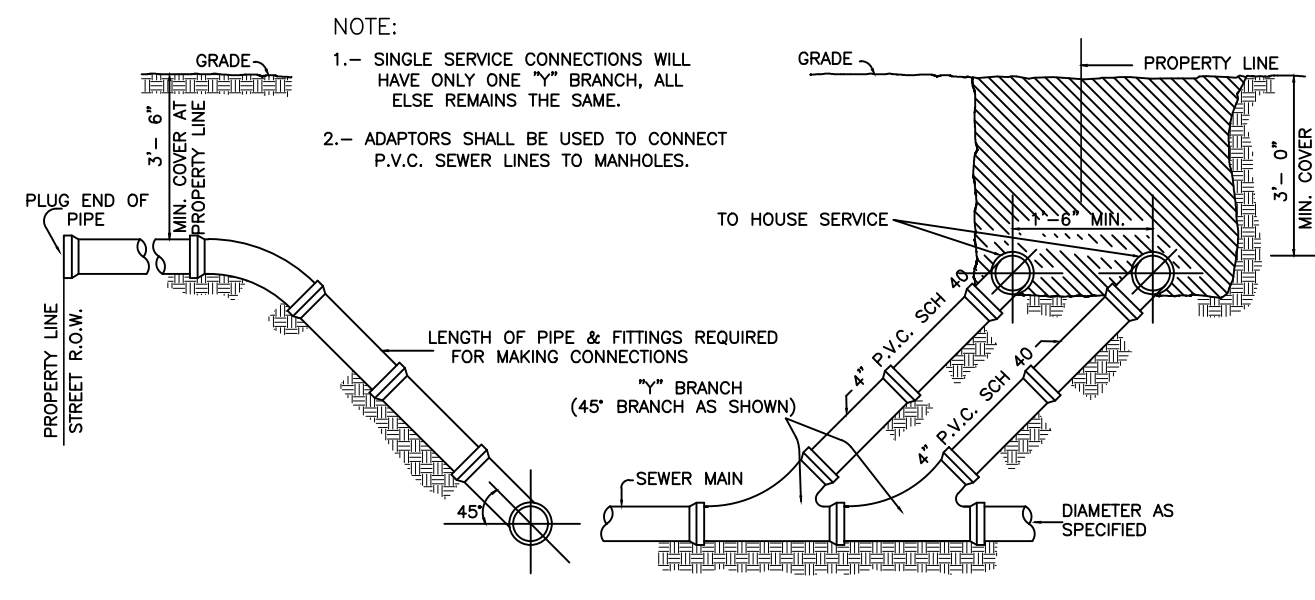
- SANITARY SEWER MANHOLE
- PROP. DUAL SERVICE
- PROP. SINGLE SERVICE
- s SANITARY SEWER



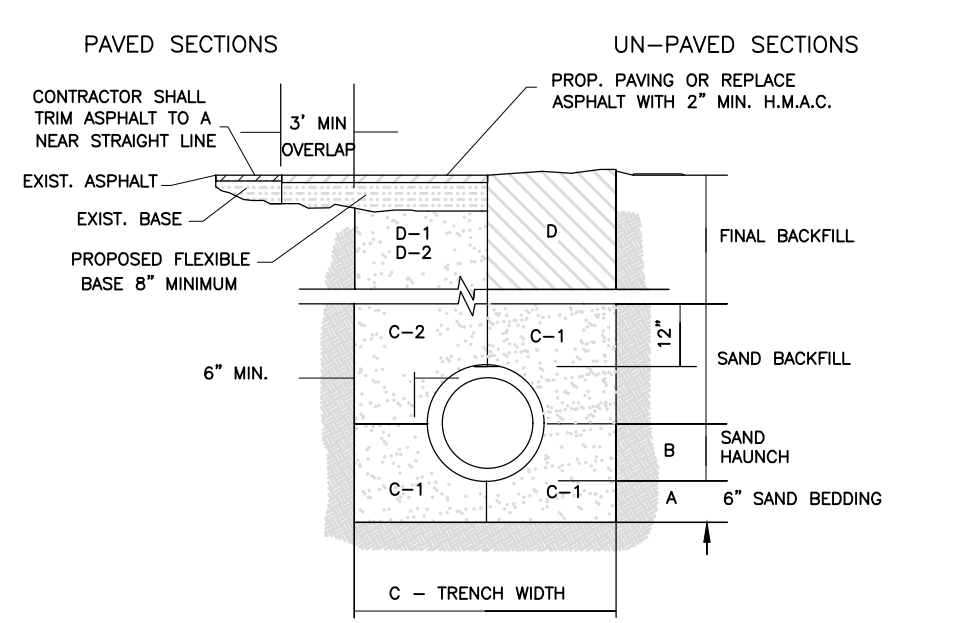
TYPICAL FIBERGLASS MANHOLE DETAIL
 (NOT TO SCALE)



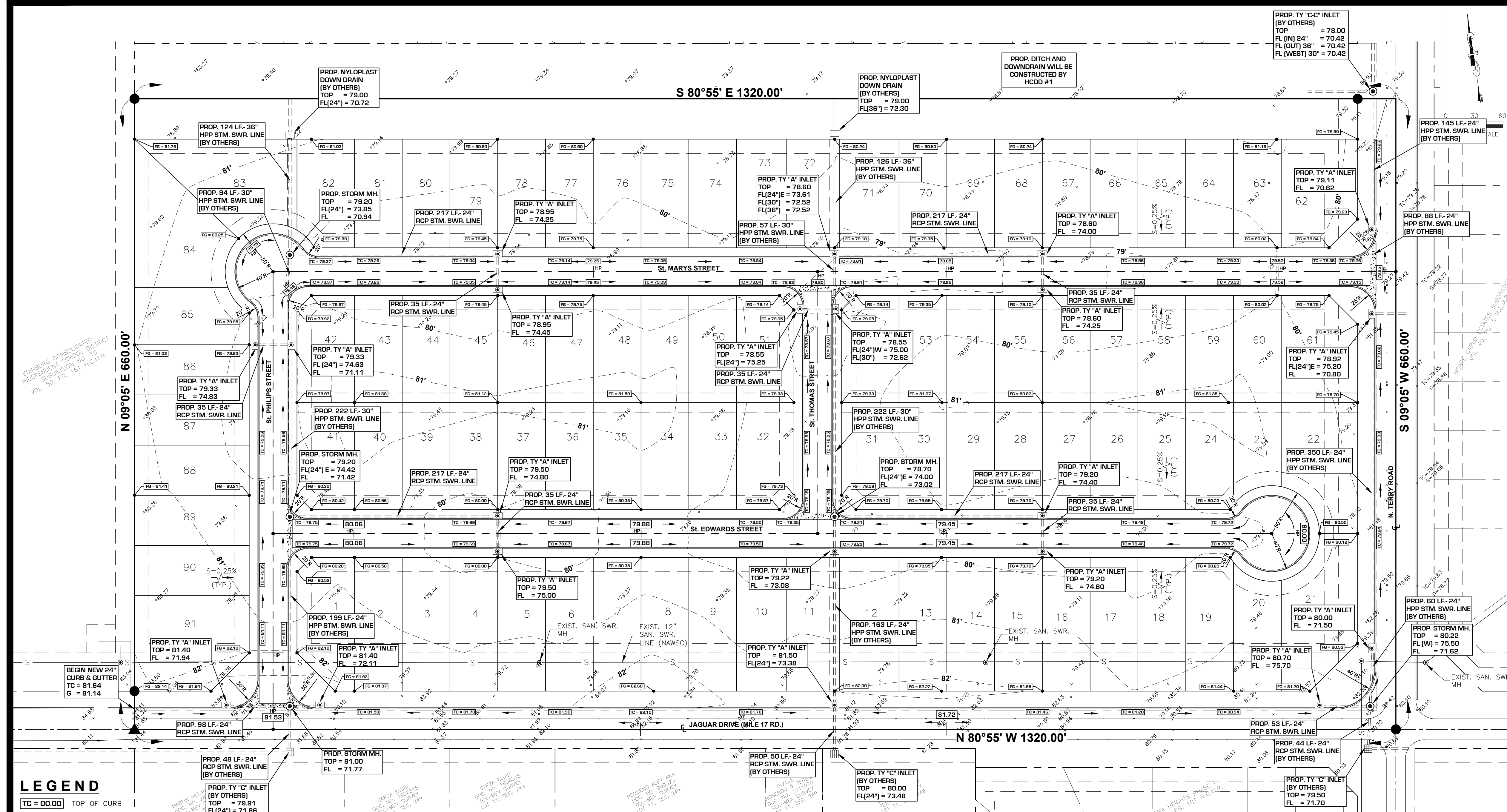
STANDARD DROP CONNECTION TO MANHOLE
 (NOT TO SCALE) TO BE USED WITH NEW OR EXISTING MANHOLES



DUAL SEWER SERVICE CONNECTION
 (NOT TO SCALE)



- NOTE:** MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- SANITARY SEWER TRENCH BEDDING AND BACKFILL DETAILS**
 (NOT TO SCALE)
- A. BEDDING FOR SANITARY SEWER PIPE - SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO AND BEYOND FLOW OF PIPE.
 - B. SANITARY SEWER PIPE - SAND BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" LIFTS, COMPACTION.
 - C. TRENCH WIDTH - SHALL BE 12" MIN. OVERLAP.
 - C-1 SAND BACKFILL FOR SANITARY PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - (ASHTO M145) COMPACTED TO 90% SPD, 8" LIFTS, COMPACTION.
 - C-2 BACKFILL FOR SANITARY SEWER PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
 - C-3 BACKFILL FOR SANITARY SEWER PIPE - BACKFILL MATERIAL COMPACTED TO 90% SPD, 8" LIFT COMPACTION.
 - D. FINAL BACKFILL - COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, COMPACTION). FOUNDATION PREPARATION (WELLPOINTS, SAND OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOSTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 90% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.
 - D-1 FINAL BACKFILL FOR SANITARY SEWER PIPE ON CITY STREETS, PARKING AREA, DRIVEWAYS, COUNTY ROAD & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 (ASHTO M145) COMPACTED TO 90% SPD, 8" LIFTS, COMPACTION.
 - D-2 FINAL BACKFILL FOR SANITARY SEWER PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED AS PER ASTM D-4253 AND ASTM D-698.



DRAINAGE STATEMENT
JAGUAR HEIGHTS SUBDIVISION

THE PROPOSED JAGUAR HEIGHTS SUBDIVISION IS A 18.806 ACRE TRACT OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING THE SOUTH ON HALF OF LOT 6, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AS PER MAP RECORDED IN VOLUME 1, PAGE 21, OF THE HIDALGO COUNTY MAP RECORDS, SAME AND EXCEPT 1.194 (DEED 1.193) ACRES OF LAND CONVEYED TO THE CITY OF EDINBURG BY INSTRUMENT RECORDED IN DOCUMENT #3035155, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. THE SUBDIVISION IS PHYSICALLY LOCATED ON JAGUAR DRIVE (MILE 17) AND TERRY ROAD IN RURAL EDINBURG, TEXAS. FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) OF FIRM COMMUNITY PANEL NUMBER 480334 0325 D, REVISED TO REFLECT LOMR CASE NO. 01-06-1095P DATED MAY 17, 2001. (THE LOMR IS ATTACHED).

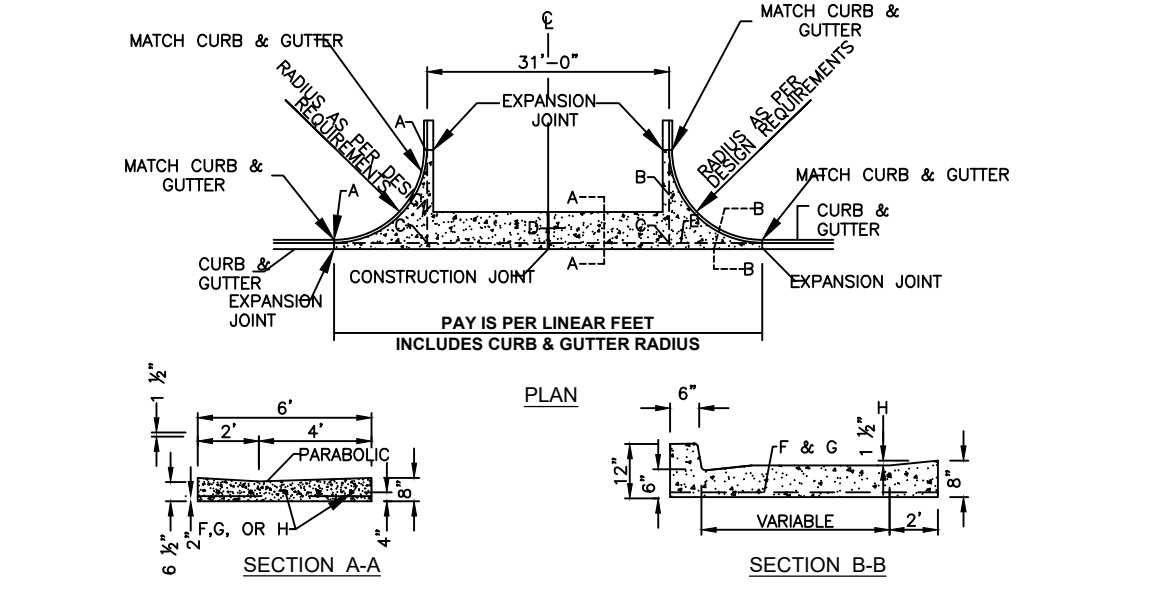
ACCORDING TO THE SOIL SURVEY REPORT FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THERE ARE THREE TYPES OF SOILS. THERE IS (28) HIDALGO SANDY LOAM. THE SOIL IS WELL DRAINED, SURFACE RUNOFF SLOW, AND PERMEABILITY IS MODERATE AND IS WITHIN HYDROLOGICAL GROUP B WITH NATURAL SLOPES OF 0 TO 1 PERCENT. THERE IS (25) HIDALGO FINE SANDY LOAM. THIS SOIL IS WELL DRAINED, SURFACE RUNOFF SLOW, AND PERMEABILITY IS MODERATE AND IS WITHIN HYDROLOGICAL GROUP B WITH NATURAL SLOPES OF 0 TO 1 PERCENT. THE OTHER SOIL IS (52) RAYMONDVILLE CLAY LOAM. THIS SOIL HAS A SLOW INFILTRATION RATE. THIS SOIL IS MODERATELY WELL DRAINED WITH PERMEABILITY AND SURFACE RUNOFF SLOW. THE HYDROLOGICAL GROUP C WITH NATURAL SLOPES OF 0 TO 1 PERCENT.

EXISTING IS OPEN FARM LAND. THE PROPOSED SUBDIVISION IS AT THE NORTHWEST CORNER OF JAGUAR DRIVE (MILE 17) AND TERRY RD. AND LIES IN THE ETJ OF THE CITY OF EDINBURG. TO THE WEST OF THIS SUBDIVISION IS EDINBURG ECONOMEDS HIGH SCHOOL. THE EXISTING RUNOFF FOR A 10-YEAR STORM Q=6.91 CFS. THE SITE HAS A VERY SMALL SLOPE TOWARDS THE EAST.

THE DEVELOPMENT WILL BE FOR 93 RESIDENTIAL LOTS. AFTER DEVELOPMENT, THE RUNOFF WILL INCREASE TO Q=19.38 CFS BASED ON A 50-YEAR STORM. THE DETENTION REQUIRED IS 105,820 FT OR 1.85 AC-FT. THE DETENTION WILL BE ACHIEVED BY WIDENING THE OUTFALL DRAIN DITCH ABOUT 600' TO THE NORTH ALONG TERRY ROAD. THIS DITCH IS THE NORTH BRANCH DRAIN AND IS ON THE HCCD#1 SYSTEM. THE PROPOSED DRAINAGE SYSTEM IS TO INSTALL 12 INLETS AND 18" - 24" RCP WITHIN THE SUBDIVISION. THE PROJECT WILL ALSO INCLUDE THE WIDENING OF TERRY ROAD WHICH WILL INCLUDE CURB AND GUTTER AND INLETS WITH A 36" RCP OUTFALL TO THE EXISTING NORTH BRANCH DRAIN DITCH. THE EXISTING CROSS-SECTION OF THE DITCH IS 50' WIDE AT A DEPTH OF 13.5'. THE DITCH FLOWS EAST THEN NORTH INTO THE J-02-00 DRAIN AND EVENTUALLY INTO THE NORTH FLOODWAY. (DITCH X-SECTION WIDENING ATTACHED).

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 C REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

ENGINEER'S SIGNATURE _____ DATE _____



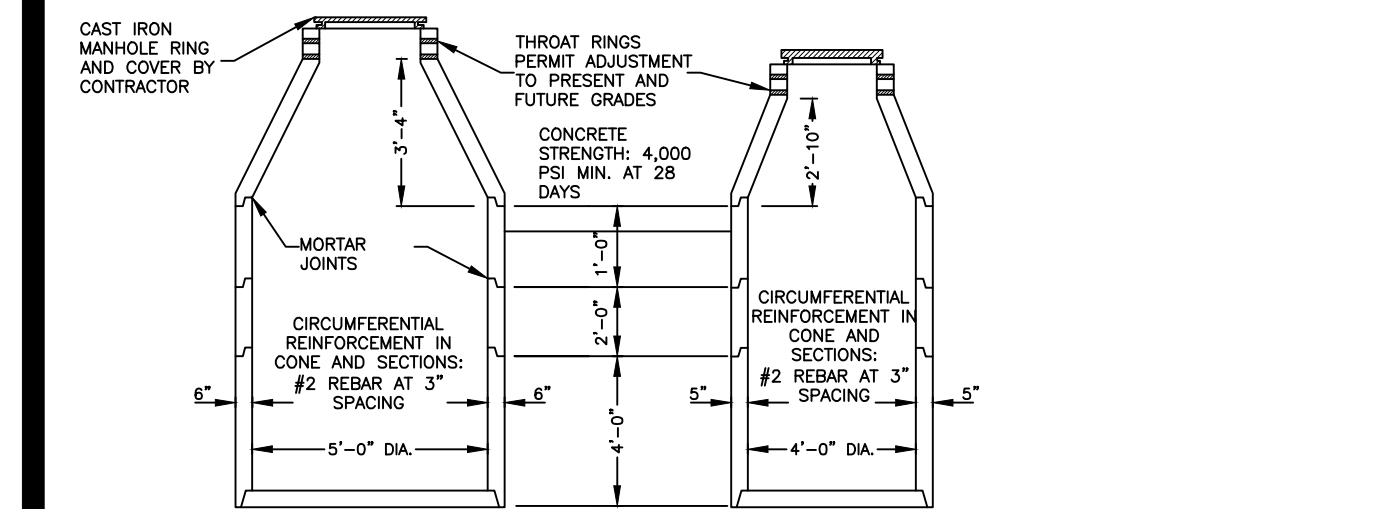
- GENERAL NOTES:**
- DESIGN ELEVATION TO BE GIVEN AT EACH END OF THE CURB RETURN (TOP OF CURB ELEVATION) AND AT INTERSECTIONS OF PROJECTED FLOWLINES (FLOWLINE ELEVATION).
 - ON UPSTREAM AND DOWNSTREAM ENDS OF THE INTERSECTION, VALLEY GUTTER CONSTRUCTION SHALL EXTEND TO THE END OF RETURNS.
 - THE VALLEY GUTTER TO BE REINFORCED WITH 6"x6" No. 6 GA. WIRE MESH OR No. 3@ 12" O.C.E.W. OR No. 4@ 16" O.C.E.W.
 - INVERT OF VALLEY GUTTER TO EXTEND FROM FLOWLINE OF UPSTREAM CURB RETURN TO FLOWLINE OF DOWNSTREAM CURB RETURN.
 - FOR NEW CONSTRUCTION VALLEY GUTTER SHALL BE CONSTRUCTED PRIOR TO ADJACENT PAVEMENT.
 - PRIOR TO CONSTRUCTION OF NEW VALLEY GUTTER ON EXISTING ACCEPTED STREETS, PAVEMENT SHALL BE REMOVED AS SHOWN ON PLANS.
 - VALLEY GUTTER SHALL BE PLACED USING 3000 P.S.I. CONCRETE.
 - EXISTING CURB OR PAVEMENT SHALL BE SAWCUT WHERE NECESSARY TO CONNECT TO PROPOSED VALLEY GUTTER.
- CONSTRUCTION NOTES:**
- END OF CURB RETURN, SEE NOTE 1.
 - PROJECTION FLOW LINE OF 1/2" INVERT SEE NOTE 2.
 - INTERSECTION OF FLOWLINES, SEE NOTE 1.
 - DIRECTION OF FLOW, SEE NOTE 1.
 - FLOWLINE
 - 6"x6" No. 6 GA. WIRE MESH
 - No. 3 BARS AT 12" O.C.E.W.
 - No. 4 BARS AT 16" O.C.E.W.
 - THE 1/2" INVERT DEPTH MAY BE REDUCED TO IMPROVE DERIVABILITY WITH APPROVAL FROM THE CITY ENGINEER.



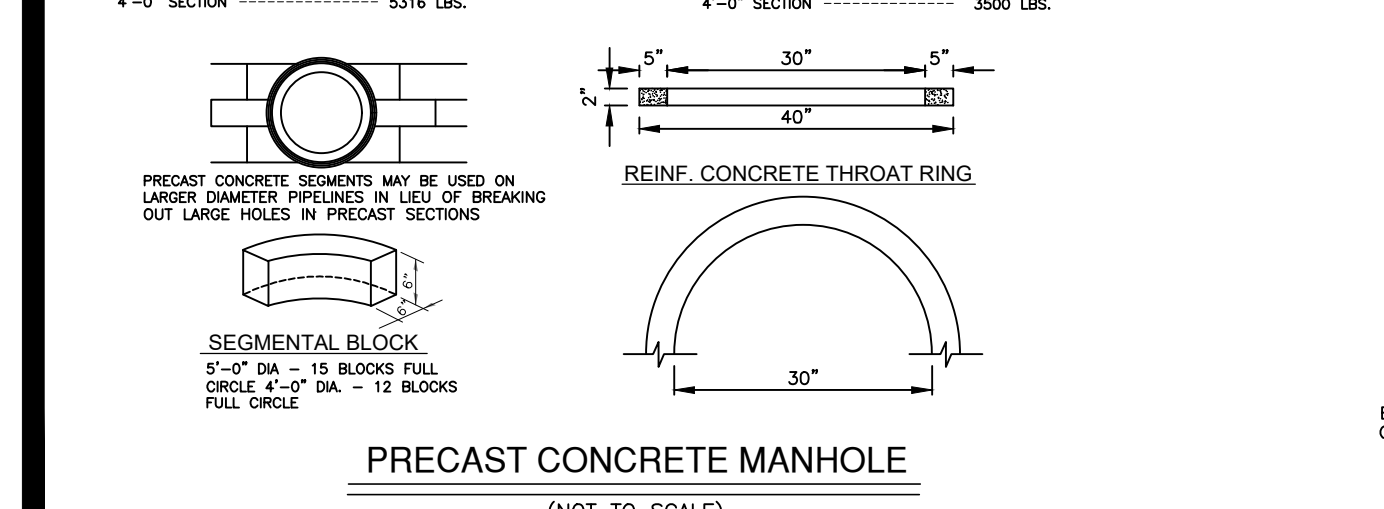
6" VALLEY GUTTER
 (NOT TO SCALE)

CONSTRUCTION COST ESTIMATE	
PAVING	= \$603,660.00
DRAINAGE	= \$243,900.00
WATER	= \$343,425.00
SEWER	= \$238,104.00
TOTAL	= \$1,429,089.00

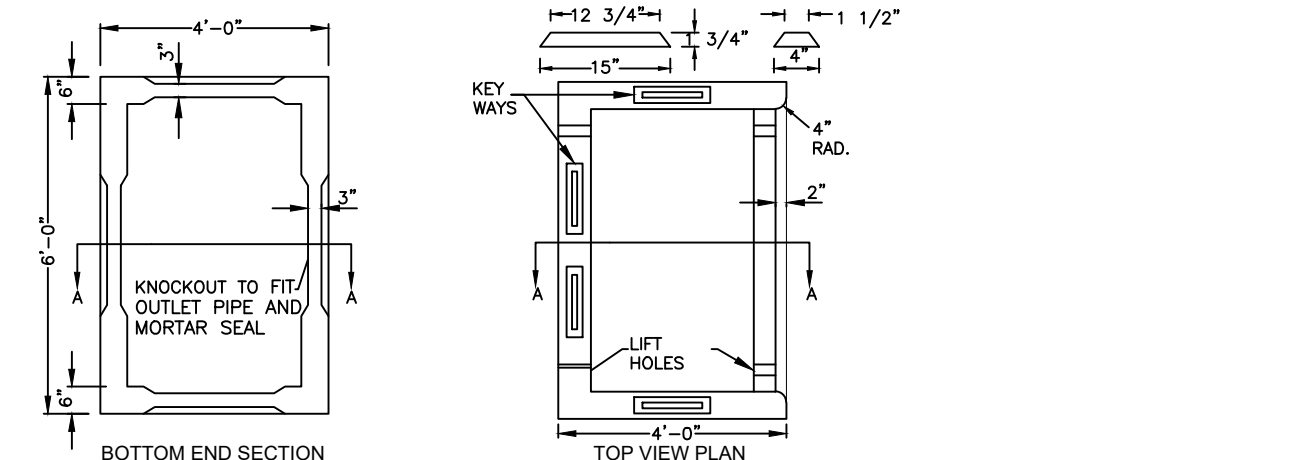
- LEGEND**
- TC=00.00 TOP OF CURB
 - FG=00.00 FINISH GRADE
 - EXISTING ELEVATION
 - CURB INLET
 - STORM SEWER MANHOLE
 - NYLOPLAST DOWN DRAIN



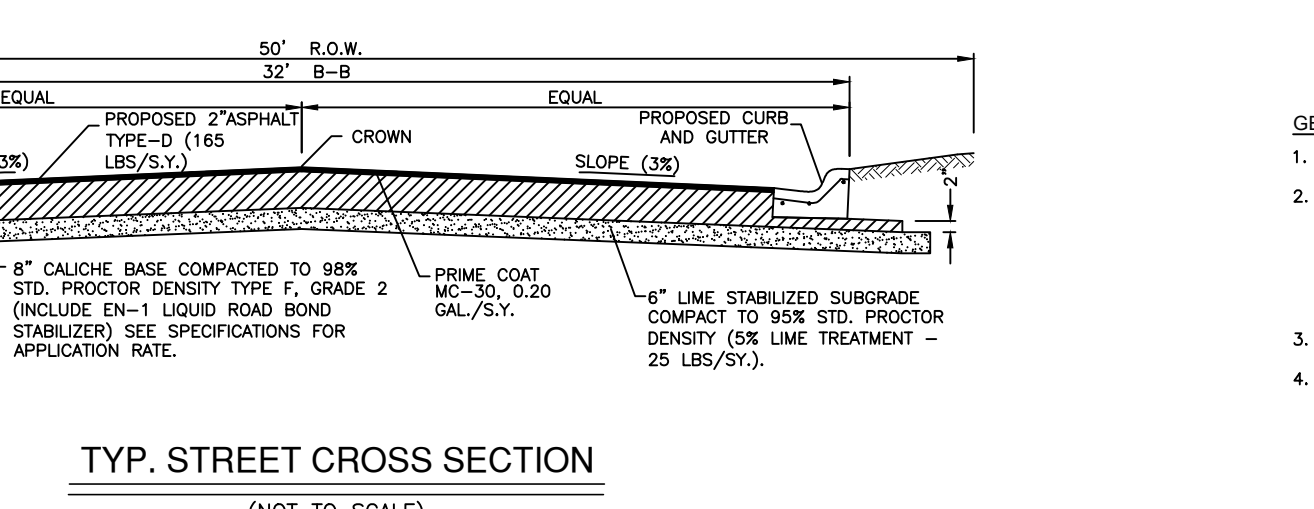
WEIGHTS OF 5'-0" DIA. MANHOLE		WEIGHTS OF 4'-0" DIA. MANHOLE	
THROAT RING	90 LBS.	THROAT RING	90 LBS.
CONE SECTION	2800 LBS.	1'-0" SECTION	1750 LBS.
1'-0" SECTION	1320 LBS.	2'-0" SECTION	875 LBS.
2'-0" SECTION	2620 LBS.	3'-0" SECTION	1750 LBS.
3'-0" SECTION	3987 LBS.	4'-0" SECTION	2620 LBS.
4'-0" SECTION	5316 LBS.		



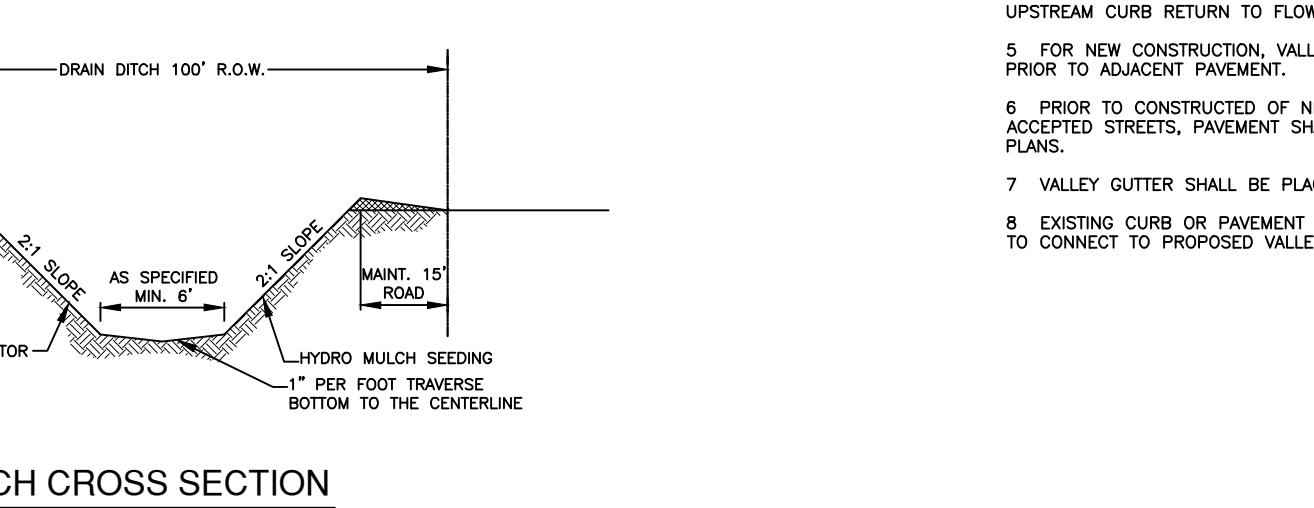
PRECAST CONCRETE MANHOLE
 (NOT TO SCALE)



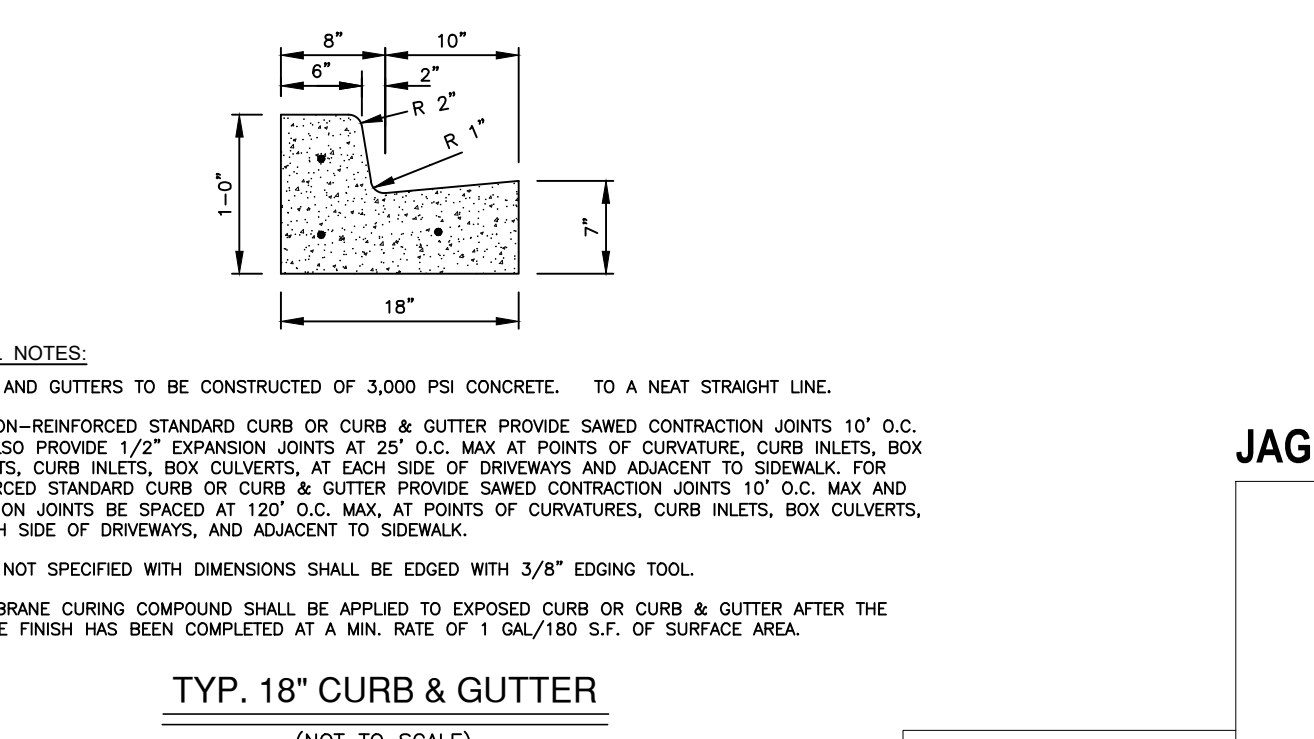
TYP. 'A' INLET
 (NOT TO SCALE)



TYP. STREET CROSS SECTION
 (NOT TO SCALE)



DITCH CROSS SECTION
 (NOT TO SCALE)



TYP. 18" CURB & GUTTER
 (NOT TO SCALE)

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE
SUBDIVISION MAP OF
JAGUAR HEIGHTS SUBDIVISION

A 18.806 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING THE SOUTH ONE HALF OF LOT 6, SECTION 249, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY AS PER MAP RECORDED IN VOLUME 1, PAGE 21, HIDALGO COUNTY, TEXAS

JAGUAR HEIGHTS SUBDIVISION



McAllen Harlingen Weslaco
 TBPB FIRM REGISTRATION No: F-4860