



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: 12-12-2023

PROPOSED LOS CORTIJOS SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC DEVELOPER: CAMPOS DE ORO L.P.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 181 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 22

FILLING STATIONS: 13

LOCATION DESCRIPTION: NORTH OF TRENTON ROAD APPROXIMATELY ½ MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-3-2022 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 A PROPOSED DRAIN DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 11-07-2023 REVIEWED BY PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER N.A.W.S.C. EXISTING LINE SIZE: 10" LOCATION: TRENTON ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 6" LOCATION: TRENTON ROAD.

H.C.E.O.C. FINAL FINAL APPROVAL DATE: 11-07-2023: 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:

MAY 31, 2022

STAFF RECOMMENDS: Preliminary Approval subject 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.

Line Data		
Line #	Length	Direction
L1*	35.00'	S08° 35' 43"W
L2*	594.89'	N81° 24' 17"W
L3*	176.85'	S08° 35' 43"W
L4*	43.99'	S81° 24' 17"E
L5*	28.61'	N81° 24' 17"W
L6*	180.00'	S08° 35' 43"W
L1	56.57'	N53° 35' 43"E
L2	21.21'	N36° 24' 17"W
L3	21.21'	N53° 35' 43"E
L4	21.21'	N36° 24' 17"W
L5	21.21'	N53° 35' 43"E
L6	21.21'	S36° 24' 17"E
L7	21.21'	S53° 35' 43"W
L8	21.21'	N36° 24' 17"W
L9	21.21'	N53° 35' 43"E
L10	21.21'	S36° 24' 17"E
L11	21.21'	N53° 35' 43"E

Line Data		
Line #	Length	Direction
L12	21.21'	S36° 24' 17"E
L13	21.21'	S53° 35' 43"W
L14	21.21'	S36° 24' 17"E
L15	21.21'	N53° 35' 43"E
L16	21.21'	S36° 24' 17"E
L17	21.21'	N53° 35' 43"E
L18	21.21'	S36° 24' 17"E
L19	21.21'	S53° 35' 43"W
L20	21.21'	S36° 24' 17"E
L21	21.21'	S53° 35' 43"W
L22	21.21'	S36° 24' 17"E
L23	21.21'	N53° 35' 43"E
L24	56.59'	N36° 25' 30"W
L25	21.21'	S36° 24' 17"E
L26	56.57'	N53° 35' 43"E
L27	21.21'	S53° 35' 43"W
L28	56.57'	S36° 24' 17"E

GENERAL PLAT NOTES & RESTRICTIONS:
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:
ZONE "C" AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
- SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- THIS DEVELOPMENT IS FOR SINGLE-FAMILY USE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB 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:
BENCHMARK NO.1 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 1. N:16616838.610, E:1117529.490 B.M. ELEVATION= 88.50
BENCHMARK NO.2 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 163. N:16616631.710, E:1118898.330 B.M. ELEVATION= 87.00
BENCHMARK NO.3 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 17. N:16617992.920, E:1117821.580 B.M. ELEVATION= 88.35.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 248,157 CUBIC-Feet (5.697 Acre-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX B: COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON 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 METER(S)).
- EACH LOT SHALL HAVE IT'S OWN WATER METER.
- A 5' SIDEWALK WITH A.D.A. RAMPS FOR ALL INTERIOR STREET AT BUILDING PERMIT STAGE AS PER CITY OF EDINBURG.
- 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.
- ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES
- AS PER PUBLIC WORKS, ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- BUFFER FENCE SHALL BE INSTALL BY DEVELOPER FOR ALL LOTS ABUTTING TRENTON ROAD.
- 6' CEDER FENCE REQUIRED ALONG THE NORTH SIDE OF LOTS 17 THROUGH 36 BY THE DEVELOPER DURING CONSTRUCTION.

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 41.667 ACRES SITUATED IN THE COUNTY OF HIDALGO COUNTY, TEXAS, CONSISTING OF 19.394 ACRES OUT OF THE EAST HALF OF LOT 13, BLOCK 57, AND 22.273 ACRES OUT OF LOT 16, BLOCK 58, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 24, HIDALGO COUNTY MAP RECORDS, WHICH SAID 41.667-ACRE TRACT WAS CONVEYED TO CAMPOS DE ORO, L.P. A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3351816, HIDALGO COUNTY OFFICIAL RECORDS, SAID 41.667 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, BLOCK 57

THENCE N 81° 28' 09" W A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING;

- THENCE, N 08° 35' 43" E AT A DISTANCE OF 20.00 FEET PASS THE NORTH RIGHT-OF-WAY OF TRENTON ROAD AND CONTINUING A TOTAL DISTANCE OF 1280.00 FEET TO A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF 80.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT No. 2, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 24' 17" E AT A DISTANCE 660.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 13, BLOCK 57 AND THE NORTHWEST CORNER OF SAID LOT 16, BLOCK 58 CONTINUING A TOTAL DISTANCE OF 1963.90 FEET TO A NO. 4 SET REBAR SET ON THE WEST RIGHT-OF-WAY OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2, FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 35' 43" W ALONG THE EAST RIGHT-OF-WAY OF HIDALGO COUNTY IRRIGATION DISTRICT No. 2, A DISTANCE OF 35.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 17" W A DISTANCE OF 594.98 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 35' 43" W, A DISTANCE OF 176.85 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 24' 17" E A DISTANCE OF 43.99 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 35' 43" W A DISTANCE OF 888.15 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 24' 17" W A DISTANCE OF 28.61 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 35' 43" W A DISTANCE OF 180.00 FEET TO A NAIL SET ON THE SOUTH LINE OF LOT 16, BLOCK 58 FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 17" W ALONG THE SOUTH LINES OF SAID LOT 16, BLOCK 58 AT A DISTANCE OF 660.00 FEET PASS THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 58 AND THE SOUTHEAST CORNER OF SAID LOT 13, BLOCK 57 CONTINUING A TOTAL DISTANCE OF 1984.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.667 ACRES OF LAND, MORE OR LESS.

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT

NO. 2 ON THIS THE ____ DAY OF _____, 2023

NO IMPROVEMENTS 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.

PRESIDENT

ATTEST: _____
SECRETARY

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

WE THE UNDER SIGNED CERTIFY THAT THIS

PLAT OF LOS CORTIJOS SUBDIVISION
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY
COMMISSIONERS COURT ON ____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE

HIDALGO COUNTY CLERK

"I, THE UNDERSIGNED, CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS LOS CORTIJOS 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____."

CHAIRPERSON PLANNING AND ZONING COMMISSION

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE:

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

INDEX TO SHEET OF LOS CORTIJOS SUBDIVISION

SHEET 1: HEADING; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION; SURVEYORS CERTIFICATION; OWNERS DEDICATION; CERTIFICATION; ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, AGUA SPECIAL UTILITY DISTRICT CERTIFICATION.

SHEET 2: HEADING; INDEX; DESCRIPTION (METES AND BOUNDS); ENGINEERING CERTIFICATION SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; ATTESTATION; IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; COUNTY JUDGE CERTIFICATION, PLANNING & ZONING CERTIFICATION.

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

SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION) CONSTRUCTION DETAILS.

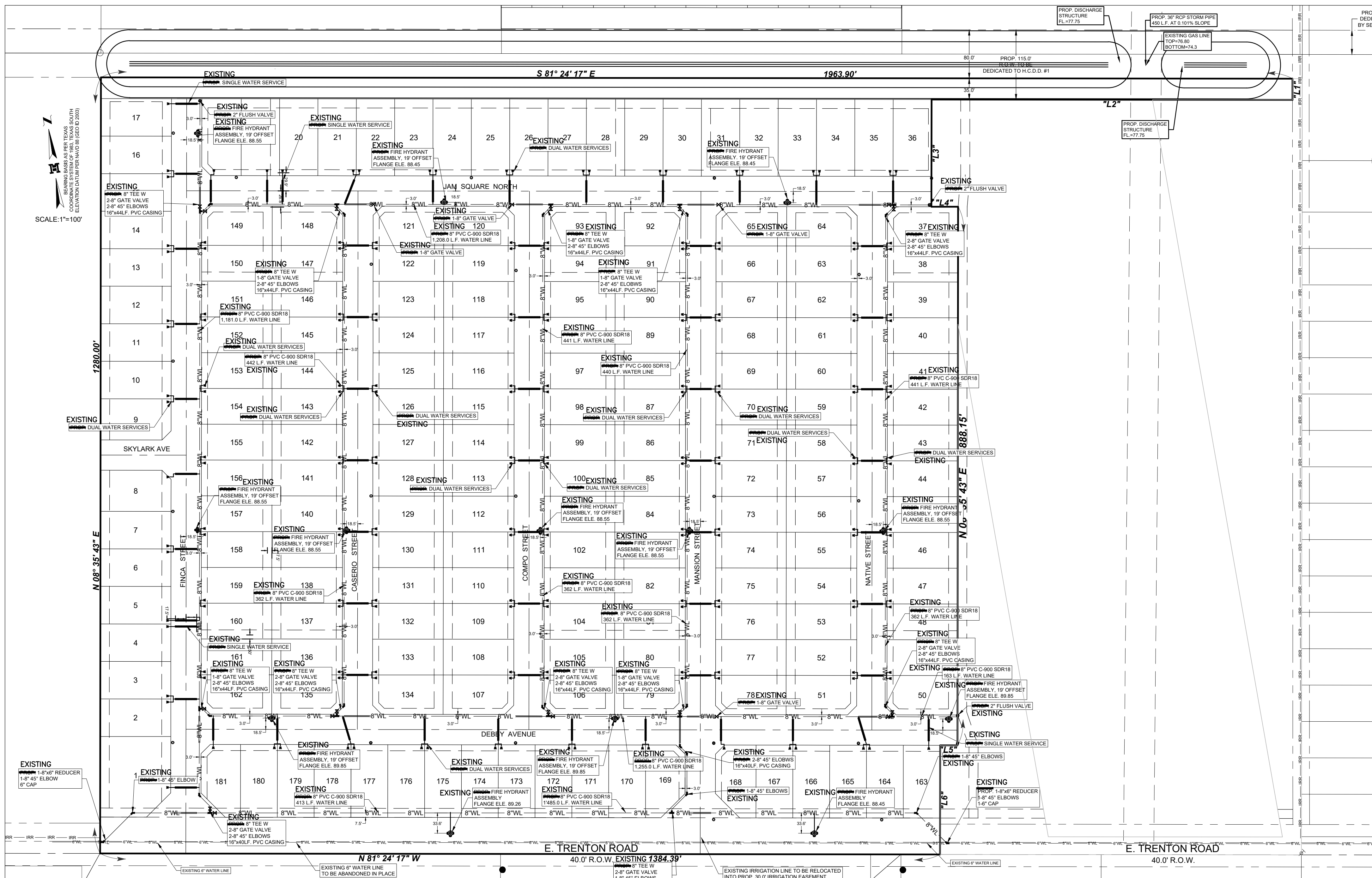
SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435



MELDEN & HUNT INC.
CONSULTANTS ENGINEERS SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (950) 381-0981 - FAX: (950) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



004-01
REAL

LEGEND

- FOUND No. 4 REBAR
- FOUND PIPE
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAH

H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
S.D.E. - STORM DRAIN EASEMENT

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

SUBDIVISION MAP OF
LOS CORTIJOS SUBDIVISION

BEING 41.667 ACRES
CONSISTING OF 19.394 ACRES OUT OF
THE EAST HALF OF LOT 13, BLOCK 57 &
22.273 ACRES OUT OF LOT 16, BLOCK 58
ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION
VOLUME 1, PAGE 24 H.C.M.R.
HIDALGO COUNTY, TEXAS

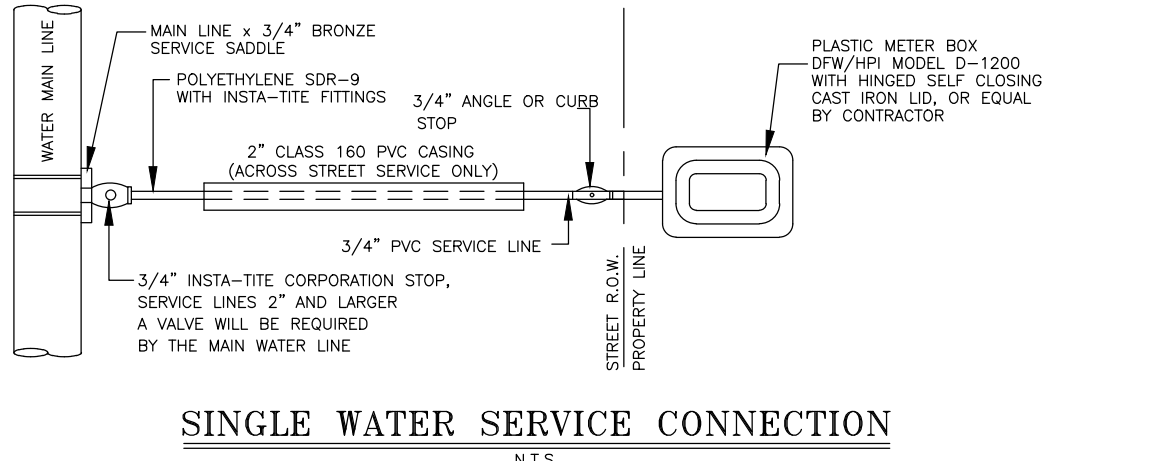
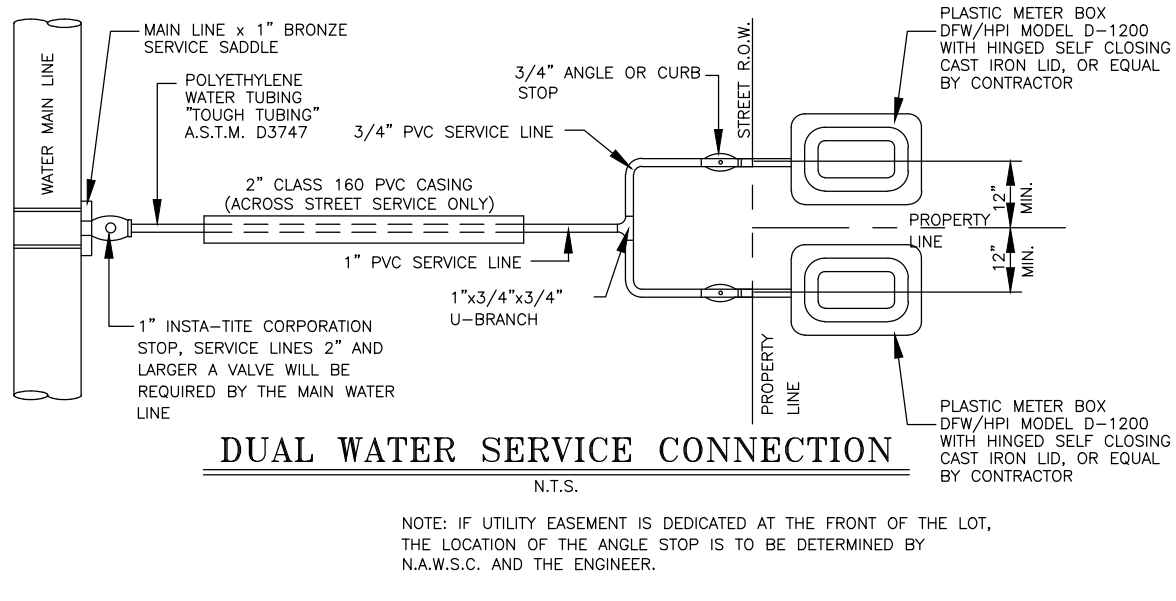
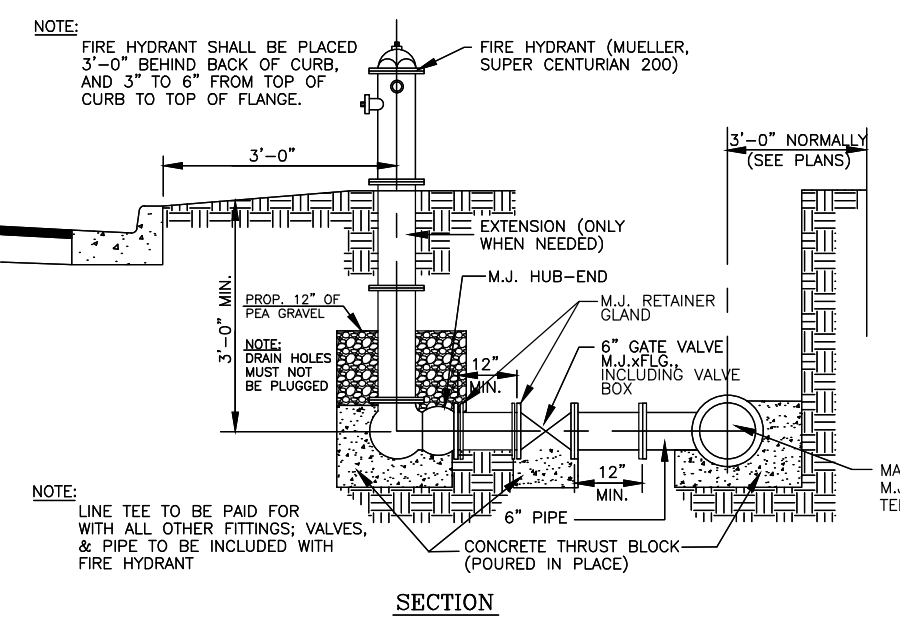
COST ESTIMATE:

WATER DISTRIBUTION: \$ 776,426.00
SANITARY SEWER: \$ 632,978.00
IMPROVEMENTS:

DRAINAGE IMPROVEMENTS: \$ 1,082,794.00
PAVING IMPROVEMENTS: \$ 1,299,510.00

ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE: \$ 776,426.00
SERVICIO DE DRENAJE SANITARIO \$ 632,978.00
DREAJE PLUVIAL: \$ 1,082,794.00
PAVIMENTACION DE CALLES: \$ 1,299,510.00



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

LOS CORTIJOS 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 6" WATER LINE LONG THE NORTH RIGHT-OF-WAY OF E. TRENTON ROAD. THE WATER SYSTEM FOR LOS CORTIJOS SUBDIVISION CONSISTS OF A 6" WATER LINE THAT CONNECTS ONTO THE EXISTING 6" WATER LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 6" WATER LINE ALONG THE SOUTHWEST CORNER OF THIS SUBDIVISION THEN RUNS NORTH INTO A N.A.W.S.C. EXCLUSIVE EASEMENT RUNNING EAST TO THE EAST BOUNDARY LINE THEN RUNS SOUTH CONNECTING TO THE EXISTING 6" WATER LINE. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE EAST SIDE OF FINCA STREET ENDING ALONG THE NORTH BOUNDARY LINE OF THIS SUBDIVISION. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE EAST SIDE OF CASERIO STREET THEN RUNNING EAST ALONG THE NORTH RIGHT-OF-WAY OF DEBBY AVENUE AND THE SOUTH SIDE OF JAM SQUARE NORTH, ENDING ALONG THE EAST BOUNDARY OF THIS SUBDIVISION. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF DEBBY AVENUE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF JAM SQUARE NORTH, ENDING ALONG THE SOUTH RIGHT-OF-WAY OF DEBBY AVENUE AND CONTINUING NORTH CONNECTING TO AN 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF JAM SQUARE NORTH TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LOS CORTIJOS SUBDIVISION CONSISTS OF EIGHTY-SIX (86) 1" DIAMETER DUAL SERVICE LINES SERVING 172 LOTS AND 10 3/4" SINGLE SERVING 10 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$776,426.00 OR \$4,289.85 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$170,850.00, WHICH COVERS THE \$443.32 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 13 FIRE HYDRANTS AT A UNIT COST OF \$52,000.00 FOR A TOTAL COST OF \$676,000.00. 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 \$947,276.00 WHICH EQUALS TO \$5,233.87 PER LOT.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

ENGINEER'S SIGNATURE _____ DATE _____

REPORTE FINAL DE AGUA DEL INGENIERO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION LOS CORTIJOS RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION LOS CORTIJOS CONSISTE DE CONDUCTO EXISTENTE DE AGUA DE 6" QUE PASA POR EL LADO NORTE DEL DERECHO DE VILLA DE TRENTON ROAD. EL SISTEMA DE PROVISION DE AGUA DE AGUA DE LA SUBDIVISION LOS CORTIJOS CONSISTE DE CONDUCTOS DE AGUA DE 6" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EXISTENTE DE 6" EN EL LADO SURESTE DE ESTA SUBDIVISION Y SIGUE AL NORTE LUEGO SIGUE AL ESTE DENTRO DE UN CONCESSION EXCLUSIVO DE NORTH ALAMO WATER SUPPLY CORPORATION ASTA LA LINEA DE PROPIEDAD LUEGO SIGUE AL SURAL CONECTANDO A LA LINEA EXISTENTE DE 6" EN EL LADO NORTE DE TRENTON ROAD. OTRA LINEA DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NORTE DE TRENTON ROAD Y SIGUE AL NORTE POR EL LADO ESTE DE FINCA STREET TREMINANDO EN EL LADO NORTE DE ESTA SUBDIVISION. OTRA DOS CONDUCTOS DE 8" SE CONECTAN A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO ESTE DEL DERECHO DE VILLA DE FINCA STREET Y SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VALL DE DEBBY AVENUE Y EN EL LADO SUR DEL DERECHO DE VILLA DE JAM SQUARE NORTH, TREMINANDO EN LA LINEA DE PROPIEDAD DE ESTA SUBDIVISION. OTRO CONDUCTO SE CONECTAN A LA LINEA DE 6" EN EL LADO NORTE DEL DERECHO DE VILLAS DE DEBBY AVENUE Y SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE CASERIO STREET CONECTANDO A LA LINEA DE 6" EN EL LADO SUE DEL DERECHO DE VILLA DE JAM SQUARE NORTH. OTRO DOS CONDUCTOS SE CONECTAN A LA LINEA DE 8" EN EL LADO NORTE DEL DERECHO DE TRENTON ROAD Y SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE MANSION STREET CONECTANDO A LA LINEA DE 8" EN EL LADO NORTE DEL DERECHO DE VILLAS DE DEBBY AVENUE Y SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE COMPO STREET Y NATIVE STREET CONECTANDO A LA LINEA DE 8" EN EL LADO NORTE DEL DERECHO DE VILLA DE DEBBY AVENUE Y SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE COMPO STREET Y NATIVE STREET CONECTANDO A LA LINEA DE 8" EN EL LADO NORTE DEL DERECHO DE TRENTON ROAD Y SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE MANSION STREET CONECTANDO A LA LINEA DE 8" EN EL LADO NORTE DEL DERECHO DE VILLAS DE DEBBY AVENUE Y SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE MANSION STREET Y NATIVE STREET CONECTANDO A LA LINEA DE 8" EN EL LADO SUE DEL DERECHO DE VILLA DE JAM SQUARE NORTH. PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN OCHENTA-SIE CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CIENTO SETENTA DOS LOTES Y (10) DIEZ SERVICIOS INDIVIDUALES SERVINDO (10) DIEZ LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 776,426.00 O \$ 4,289.85 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 170,850.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 943.32. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA. LA COMPANIA N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 13 BOCAS DE FIERRE (FIRE HYDRANT) A UN COSTO DE \$ 52,000.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 676,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO 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 (CÓDIGO 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 \$ 947,276.00 O \$ 5,233.87 POR LOTE.

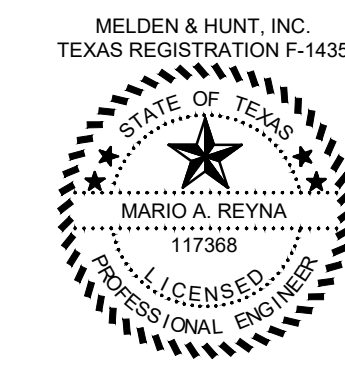
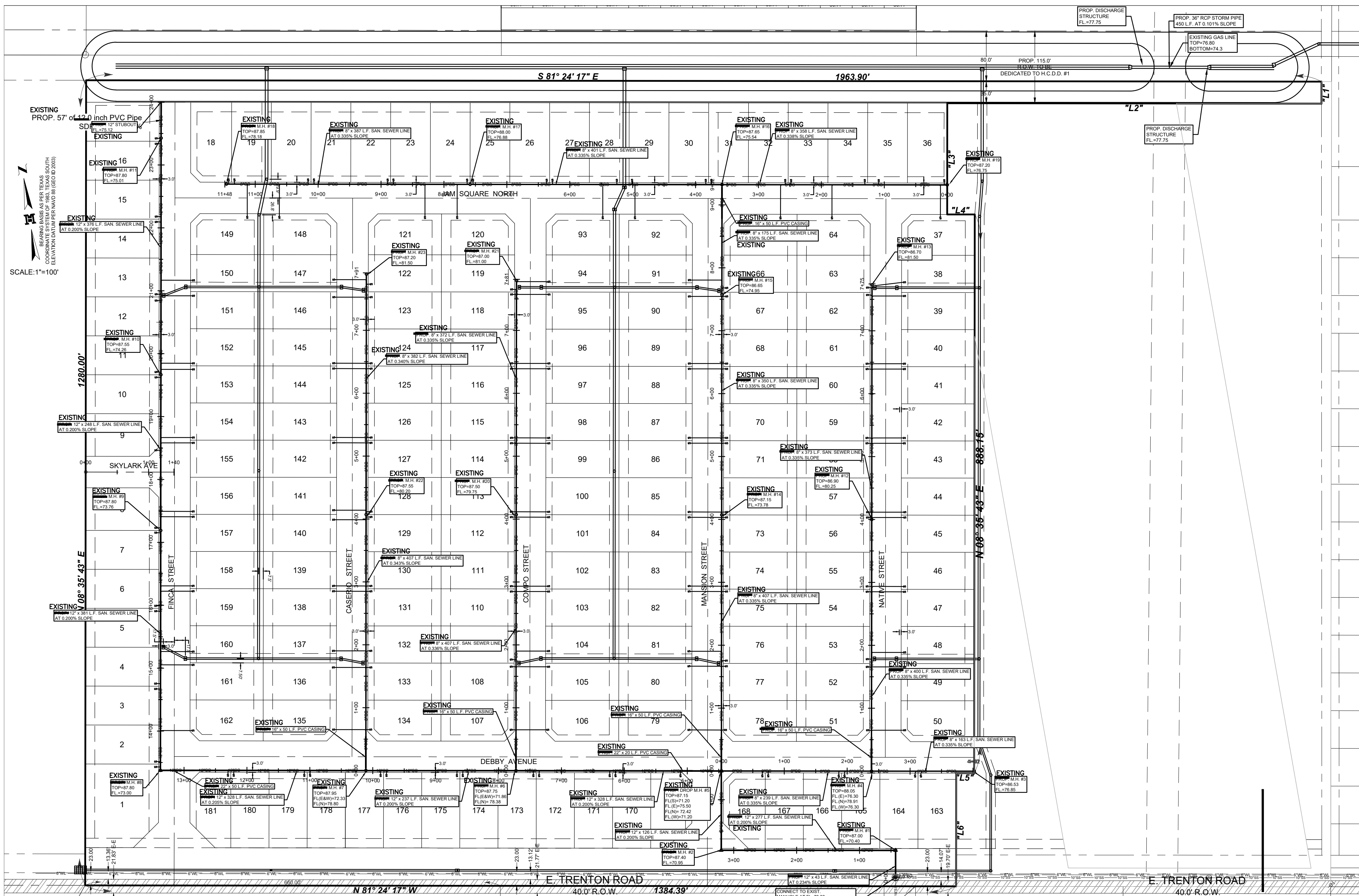
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

ENGINEER'S SIGNATURE _____ DATE _____

TYPICAL WATER METER INSTALLATION
N.T.S.

PAVED and UNPAVED STREET BACKFILL DETAIL
N.T.S.

REFER TO P.C.V. PIPE BEHIND SERVICE SADDLE FOR LAYING PROPOSED WATER LINE.



WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LOS CORTIJOS SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE 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 ONE (1) EXISTING MANHOLE ALONG THE NORTH RIGHT-OF-WAY OF TRENTON ROAD AND APPROXIMATELY 3,268.00 FEET EAST OF TOWER ROAD. THE WASTEWATER SYSTEM FOR LOS CORTIJOS SUBDIVISION CONSISTS OF 8\"/>

THE 8\"/>

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 \$733,653.00 WHICH EQUALS TO \$4,053.33 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

LA SUBDIVISIÓN LOS CORTIJOS RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

N.A.W.S.C. TIENE UN ALCANTARILLA LOCALIZADA EN EL LADO NORTE DEL DERECHO DE VILLA DE E. TRENTON ROAD APROXIMAMENTE 3,268.00 PIES AL ESTE DE TOWER ROAD. EL SISTEMA DE LA SUBDIVISIÓN LOS CORTIJOS CONSISTE DE UN CONDUCTO DE SANITARIOS DE 8\"/>

LAS LÍNEAS DE 8\"/>

CERTIFICACIÓN:
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 SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARÁ UN COSTO TOTAL DE \$733,653.00 O \$4,053.33 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

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. WE, CAMPOS DE ORO, L.P., A TEXAS LIMITED PARTNERSHIP, SUBDIVIDERS OF LOS CORTIJOS SUBDIVISION, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

CAMPOS DE ORO, L.P., A TEXAS LIMITED PARTNERSHIP
JOHN R. MAYS
11410 N. FM. 493
DONNA, TEXAS 78537

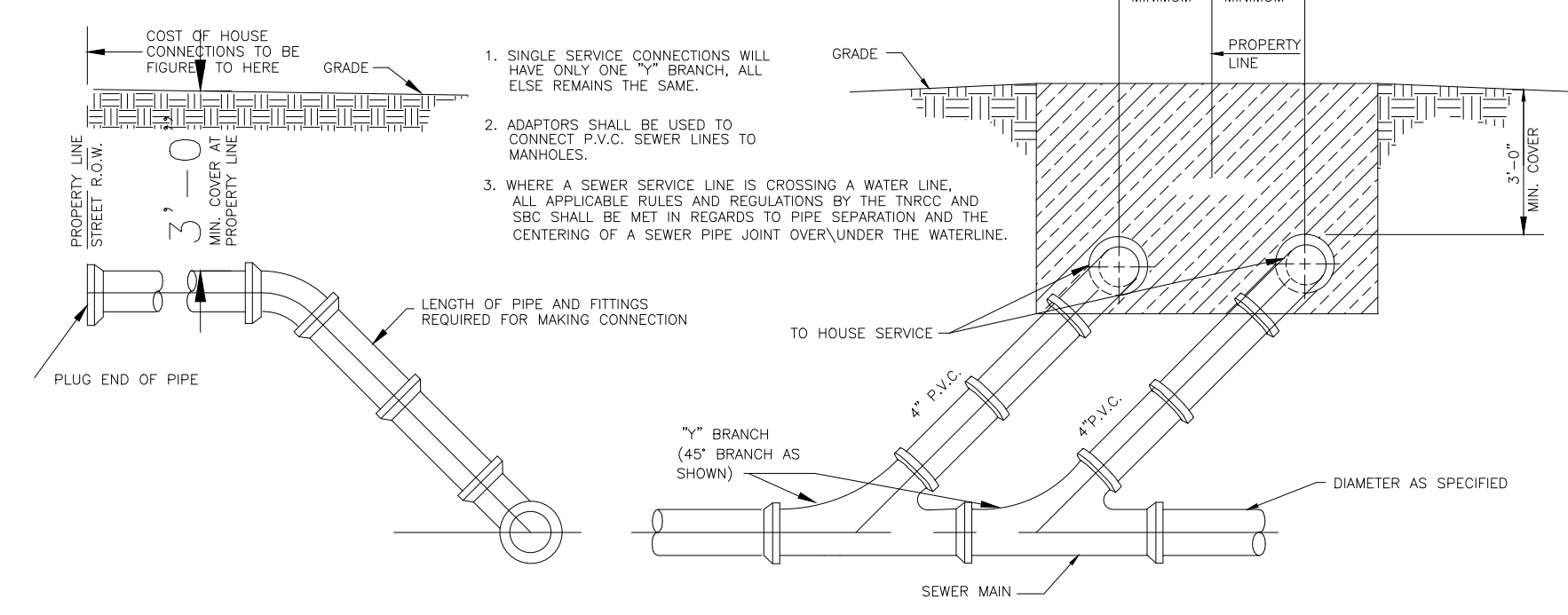
STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, KNOWN TO ME THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED,

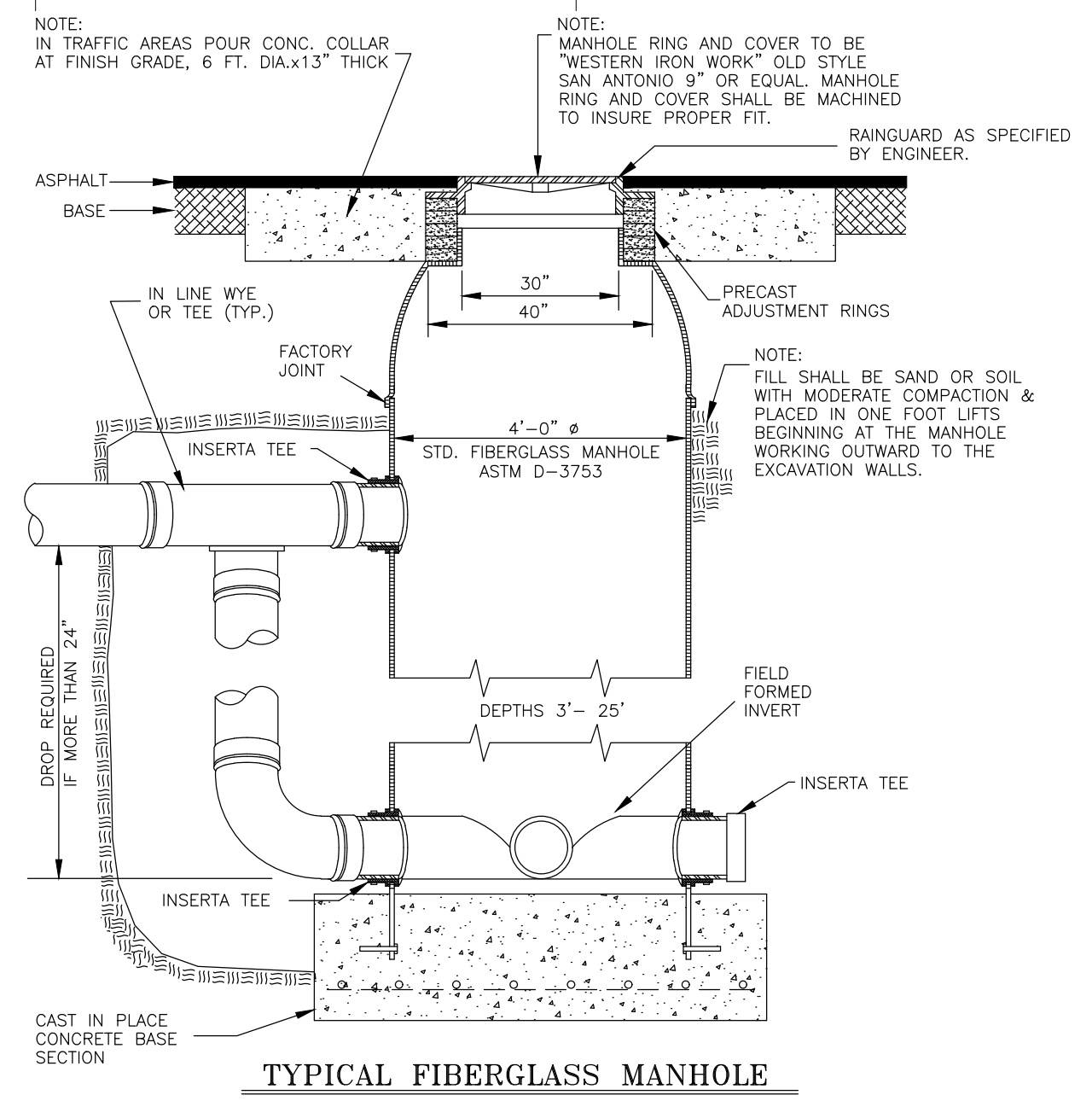
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

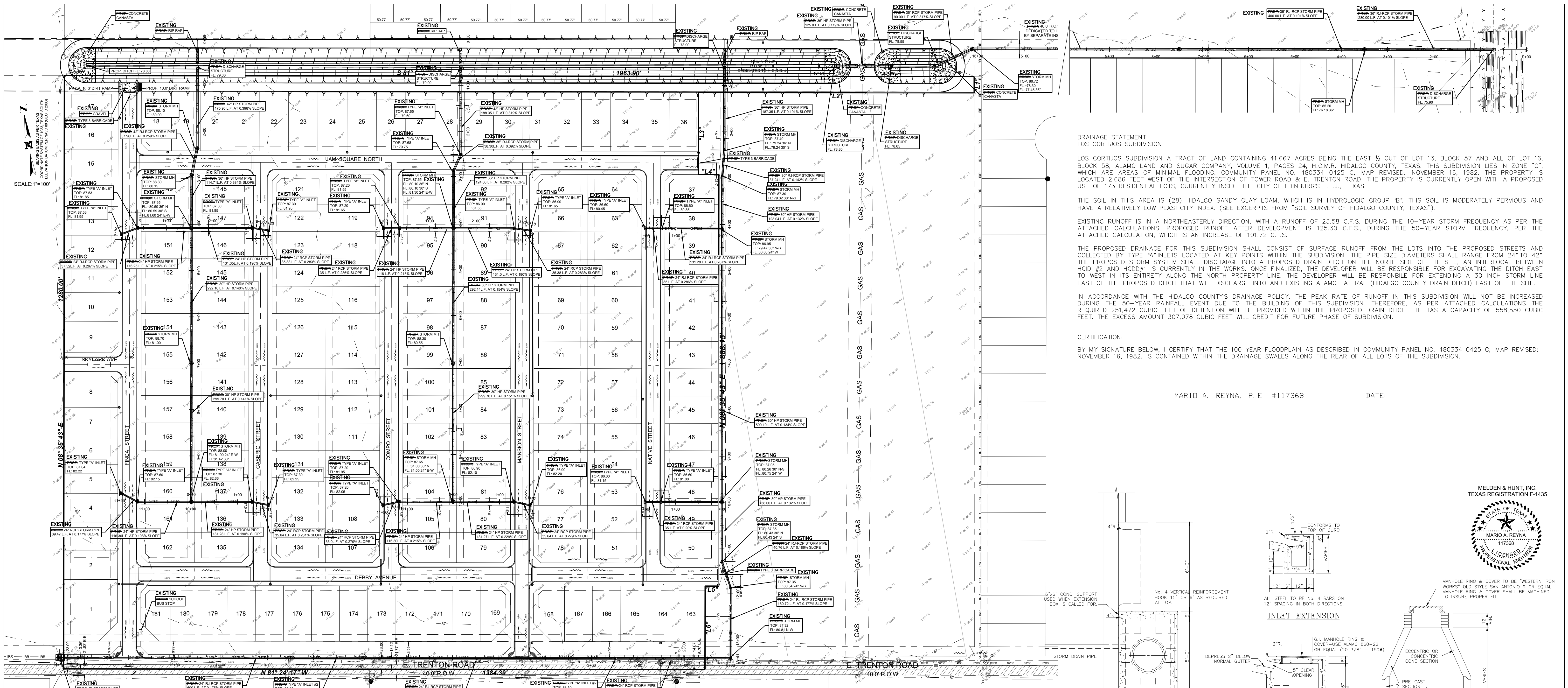
MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO
SUBDIVISION MAP OF
LOS CORTIJOS SUBDIVISION
BEING 41.677 ACRES OUT OF
THE EAST HALF OF LOT 13, BLOCK 57
ALL OF LOT 16, BLOCK 58
ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION
VOLUME 1, PAGE 24 H.C.M.R.
HIDALGO COUNTY, TEXAS



SANITARY SEWER SERVICE CONNECTION
N.T.S.



TYPICAL FIBERGLASS MANHOLE
N.T.S.



MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF
 LOS CORTIJOS SUBDIVISION

BEING 41.667 ACRES
 CONSISTING OF 19.394 ACRES OUT OF
 THE EAST HALF OF LOT 13, BLOCK 57 &
 22.273 ACRES OUT OF LOT 16, BLOCK 58
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOLUME 1, PAGE 24 H.C.M.R.
 HIDALGO COUNTY, TEXAS

MELDEN & HUNT, INC.
 TEXAS REGIST F-1435
M
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. McINTYRE - EDINBURG, TX 78541
 PH: (566) 381-0981 - FAX: (566) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

DRAINAGE STATEMENT
 LOS CORTIJOS SUBDIVISION

LOS CORTIJOS SUBDIVISION A TRACT OF LAND CONTAINING 41.667 ACRES BEING THE EAST 1/2 OUT OF LOT 13, BLOCK 57 AND ALL OF LOT 16, BLOCK 58, ALAMO LAND AND SUGAR COMPANY, VOLUME 1, PAGES 24, H.C.M.R. HIDALGO COUNTY, TEXAS. THIS SUBDIVISION LIES IN ZONE "C", WHICH ARE AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480334 0425 C; MAP REVISED: NOVEMBER 16, 1982. THE PROPERTY IS LOCATED 2,686 FEET WEST OF THE INTERSECTION OF TOWER ROAD & E. TRENTON ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 173 RESIDENTIAL LOTS, CURRENTLY INSIDE THE CITY OF EDINBURG'S E.T.J., TEXAS.

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

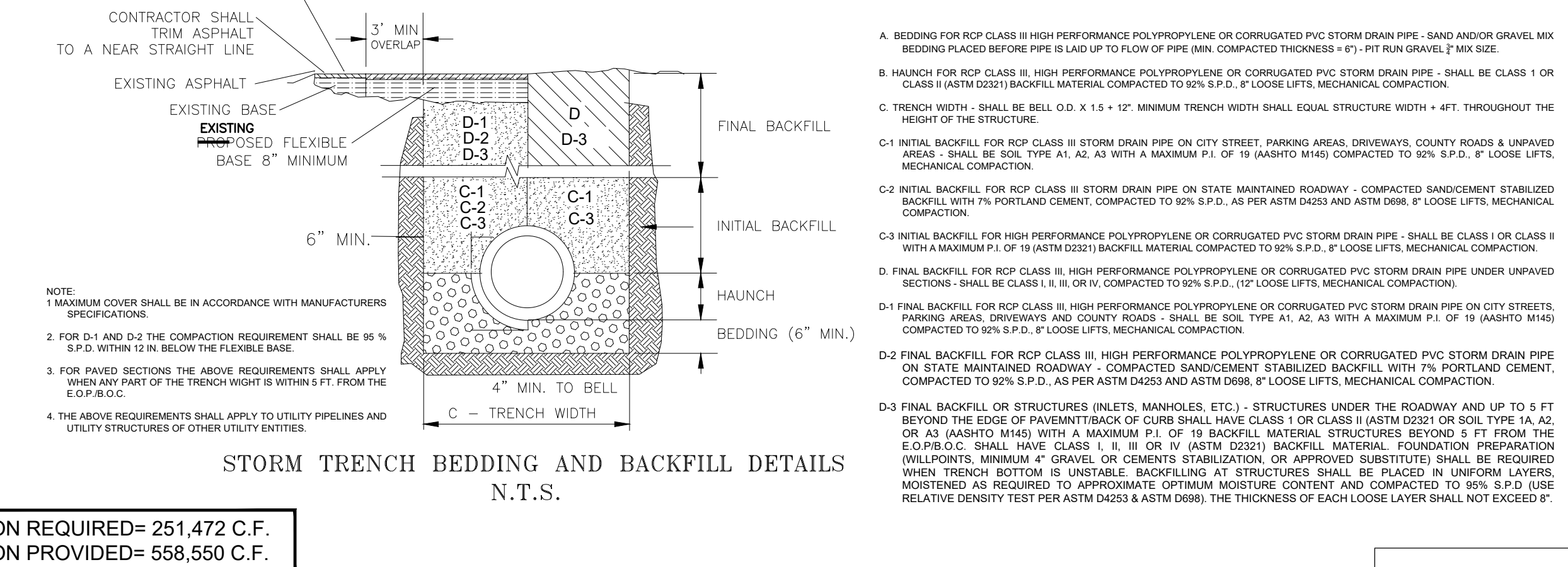
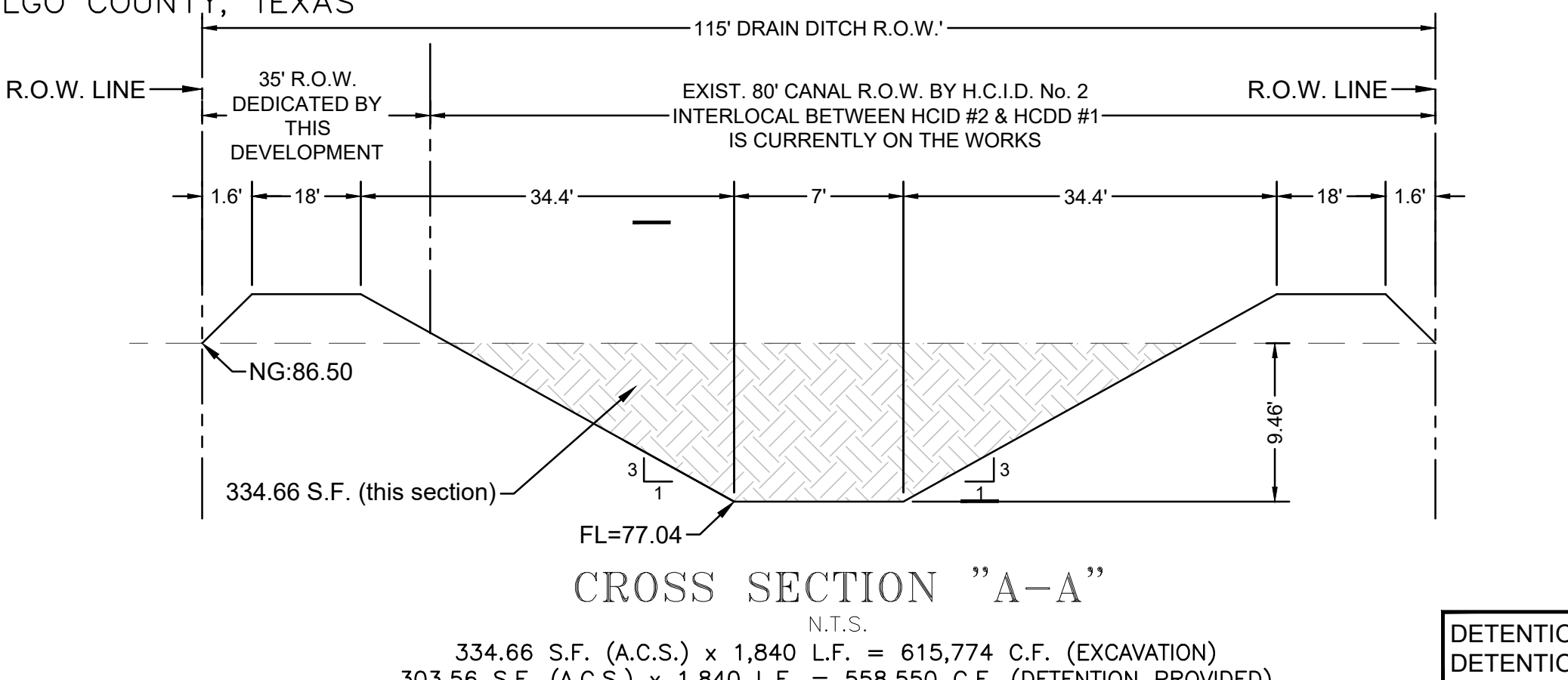
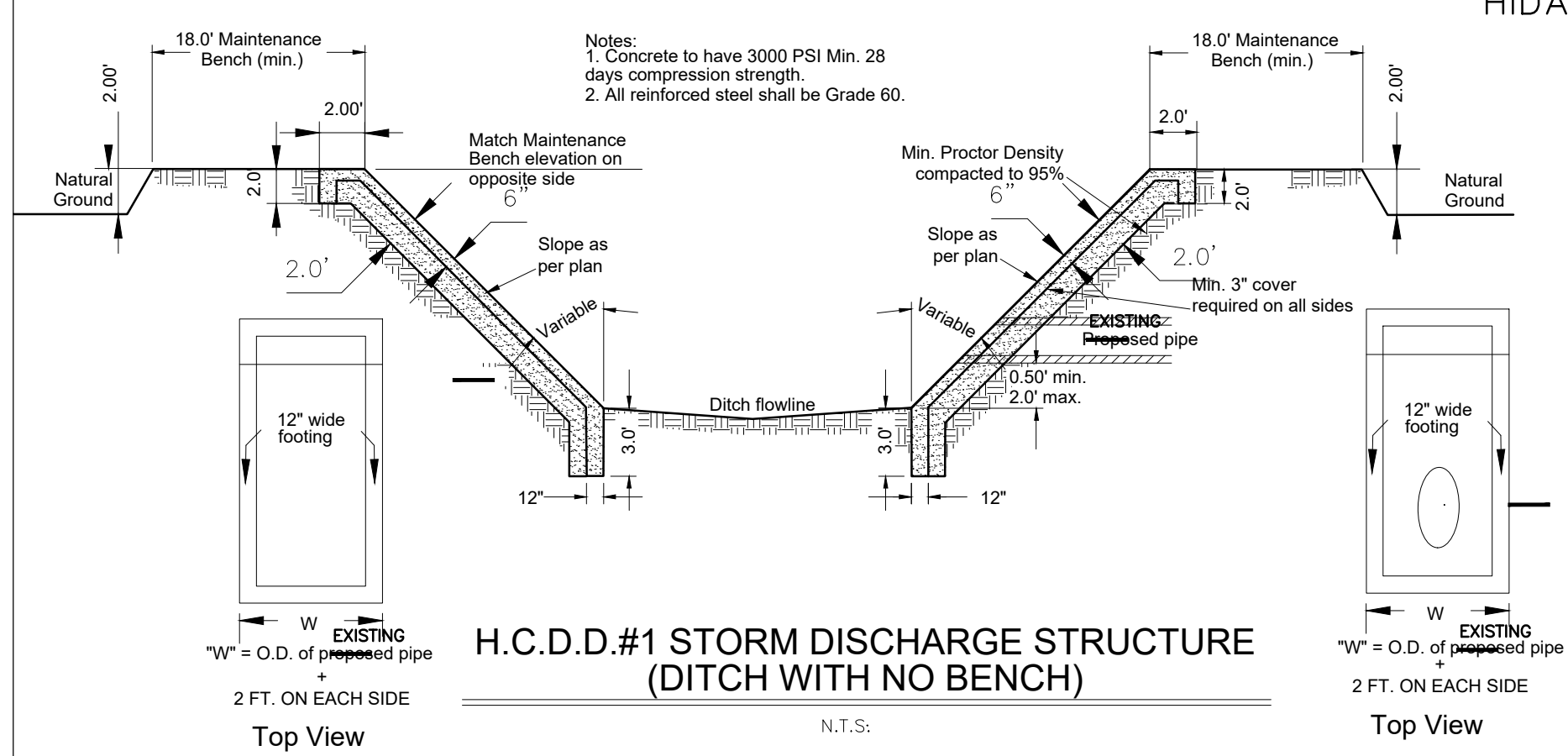
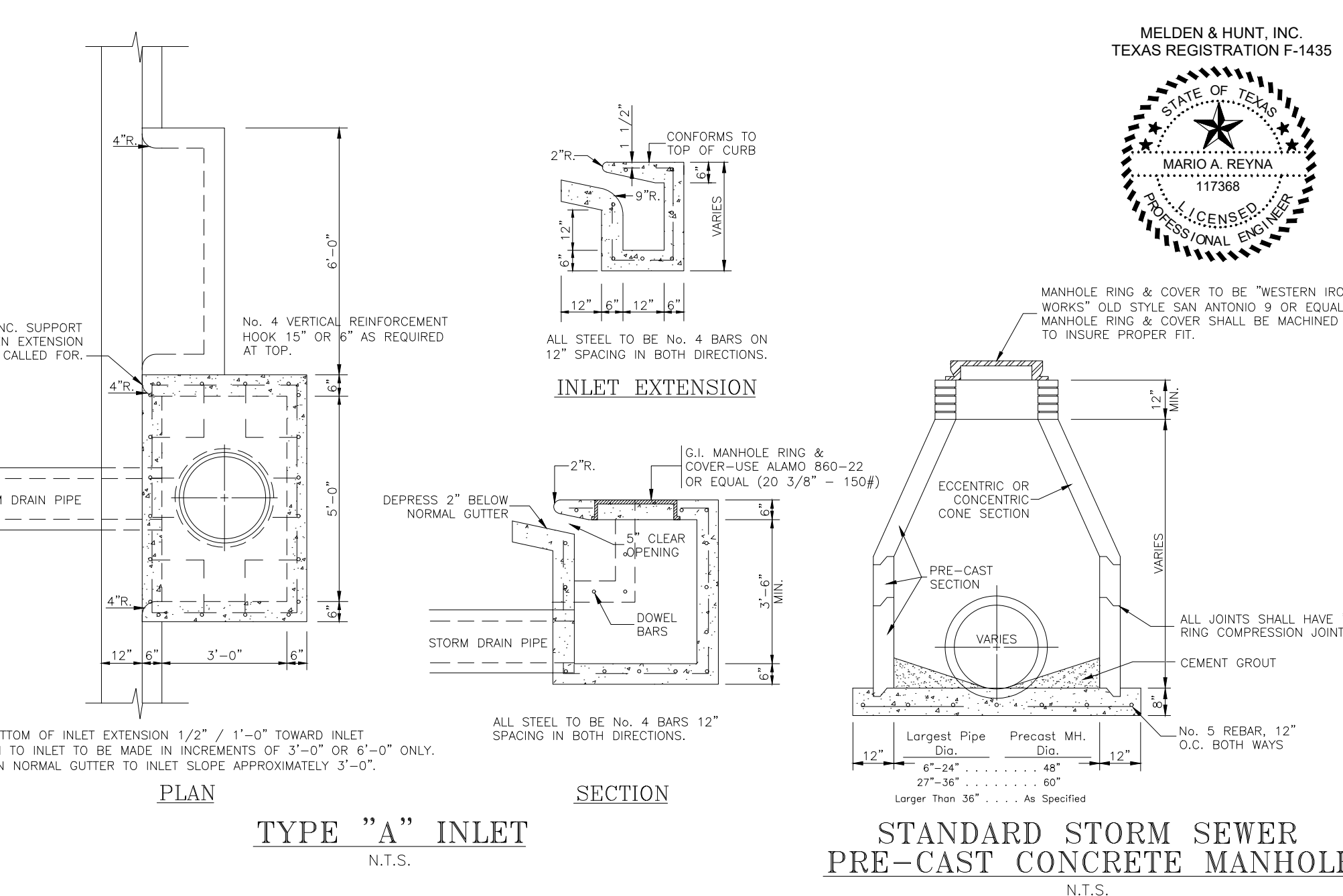
EXISTING RUNOFF IS IN A NORTHEASTELY DIRECTION, WITH A RUNOFF OF 23.58 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 129.30 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 101.72 C.F.S.

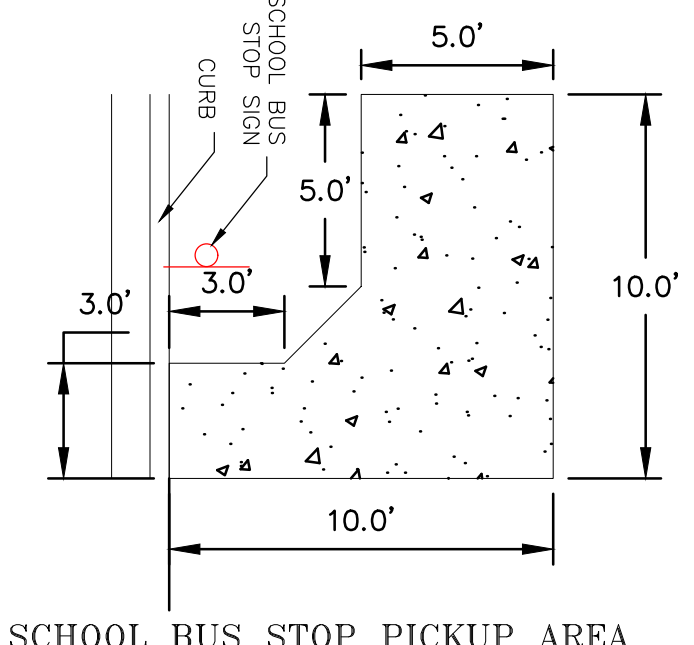
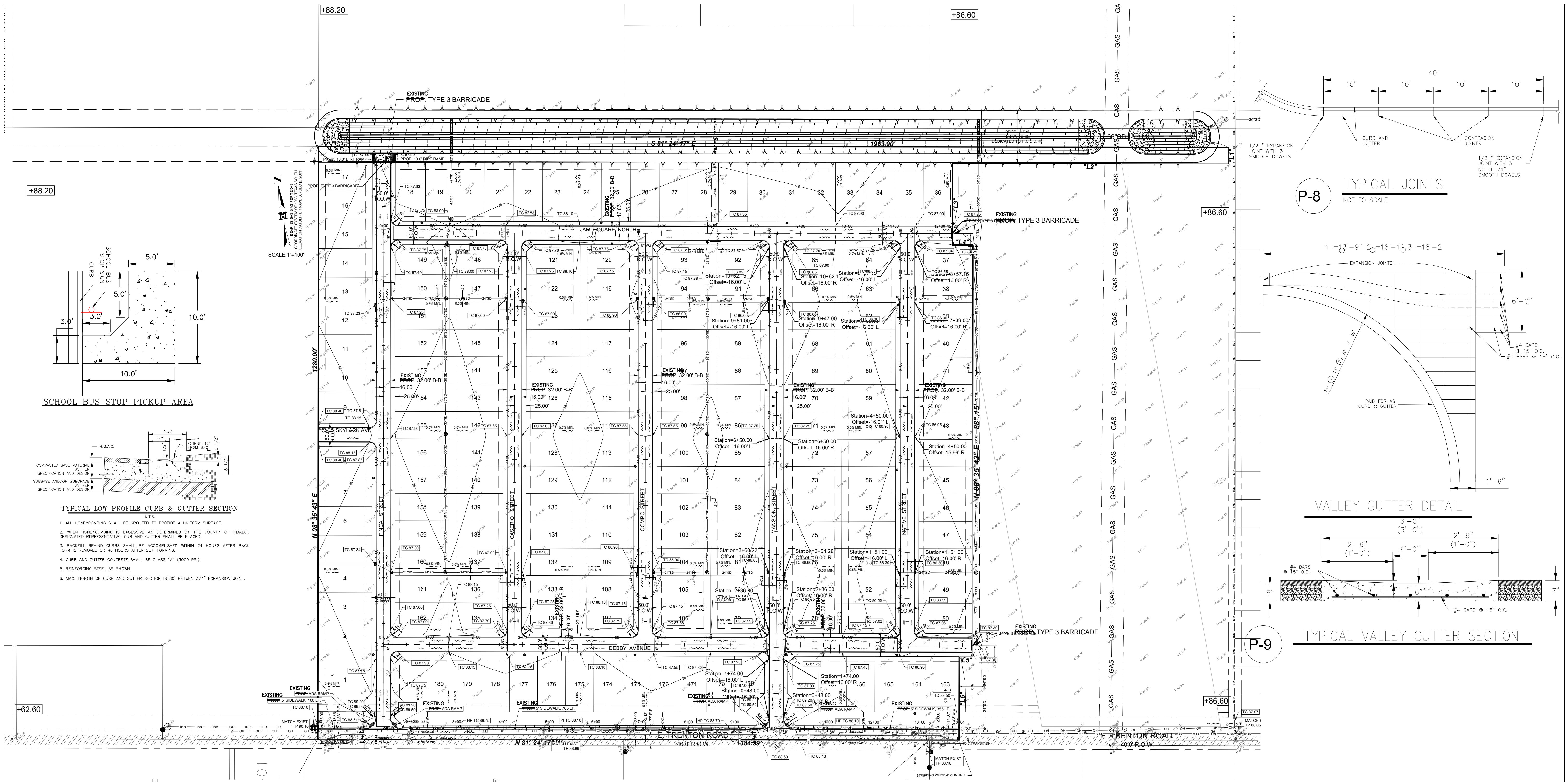
THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 24" TO 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO A PROPOSED DRAIN DITCH ON THE NORTH SIDE OF THE SITE, AN INTERLOCAL BETWEEN HCID #2 AND HCDD#1 IS CURRENTLY IN THE WORKS. ONCE FINALIZED, THE DEVELOPER WILL BE RESPONSIBLE FOR EXCAVATING THE DITCH EAST TO WEST IN ITS ENTIRETY ALONG THE NORTH PROPERTY LINE. THE DEVELOPER WILL BE RESPONSIBLE FOR EXTENDING A 30 INCH STORM LINE EAST OF THE PROPOSED DITCH THAT WILL DISCHARGE INTO AN EXISTING ALAMO LATERAL (HIDALGO COUNTY DRAIN DITCH) EAST OF THE SITE.

IN ACCORDANCE WITH THE HIDALGO COUNTY'S 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 251,472 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAIN DITCH HAS A CAPACITY OF 558,550 CUBIC FEET. THE EXCESS AMOUNT 307,078 CUBIC FEET WILL CREDIT FOR FUTURE PHASE OF SUBDIVISION.

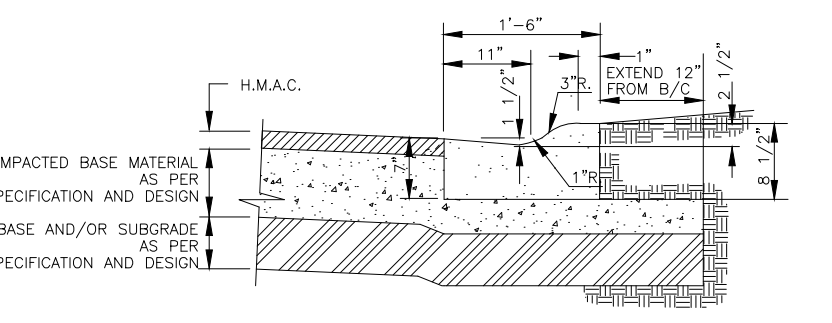
CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0425 C; MAP REVISED: NOVEMBER 16, 1982. IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

MARIO A. REYNA, P. E. #117368 DATE: _____



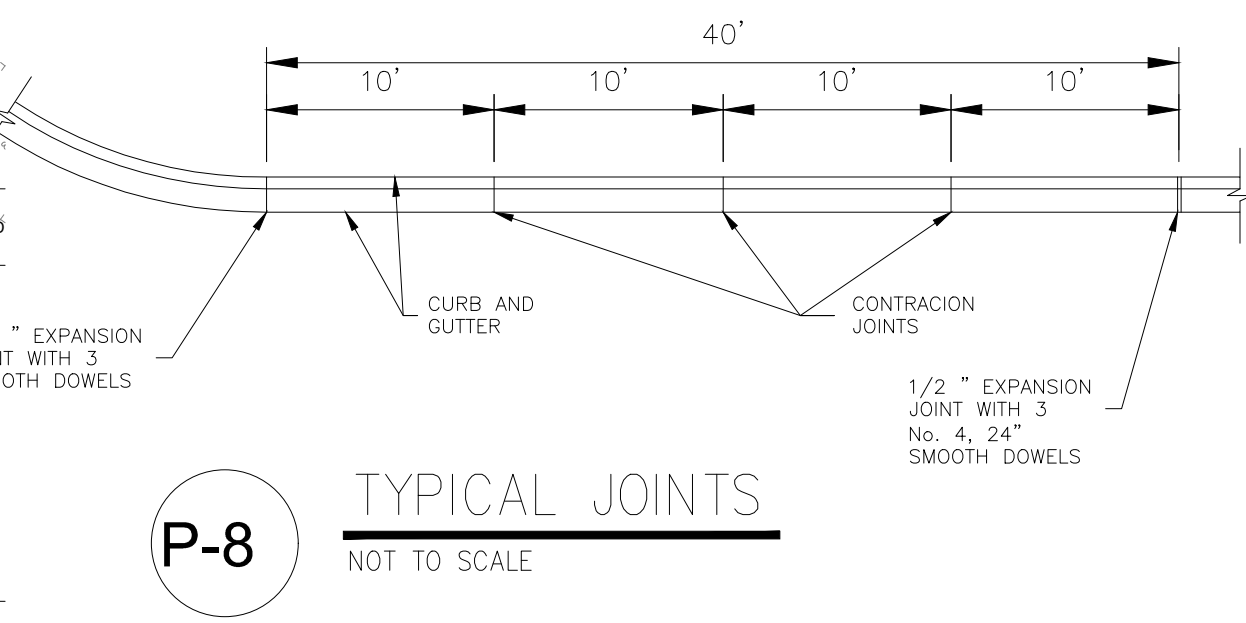


SCHOOL BUS STOP PICKUP AREA

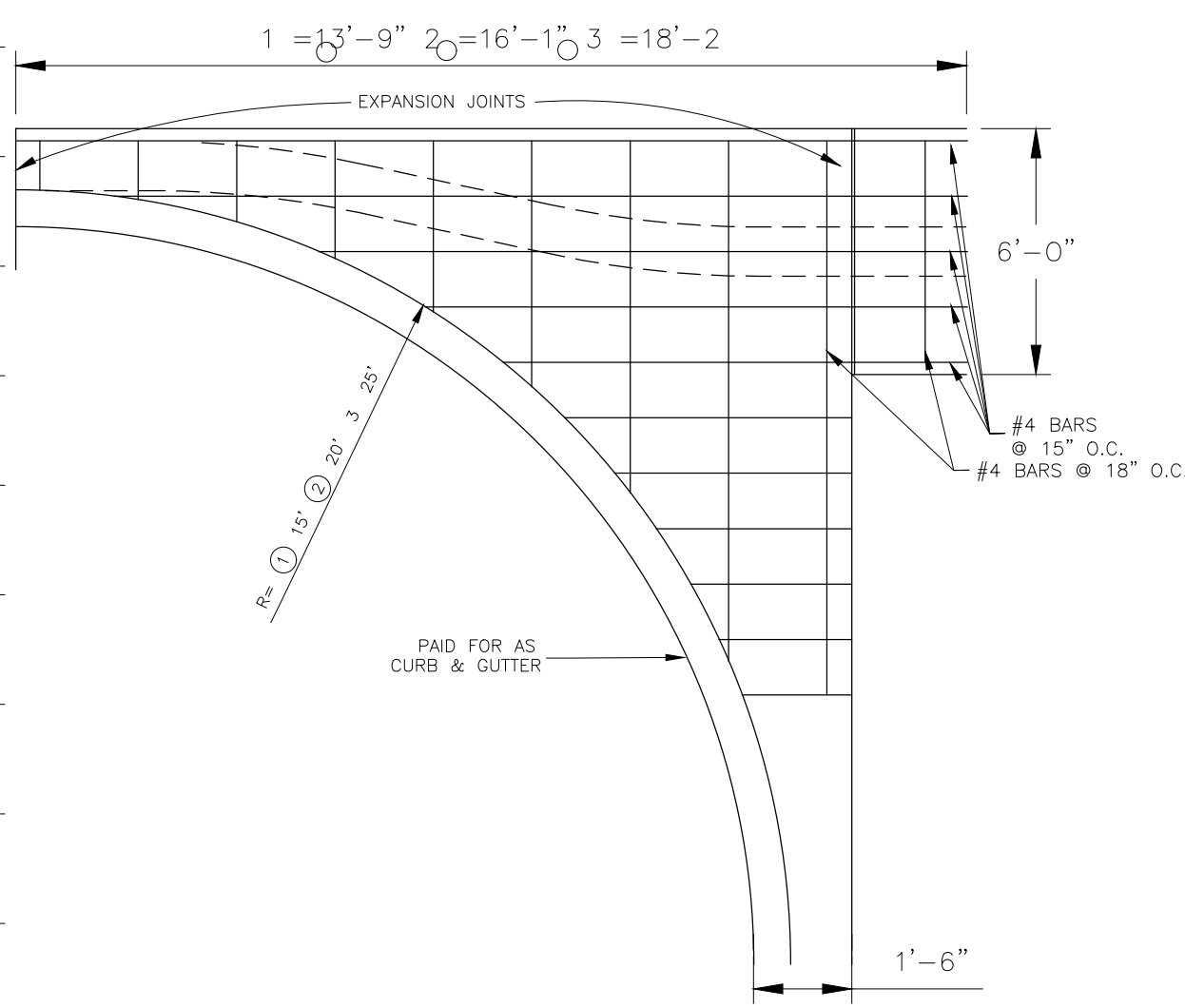


TYPICAL LOW PROFILE CURB & GUTTER SECTION

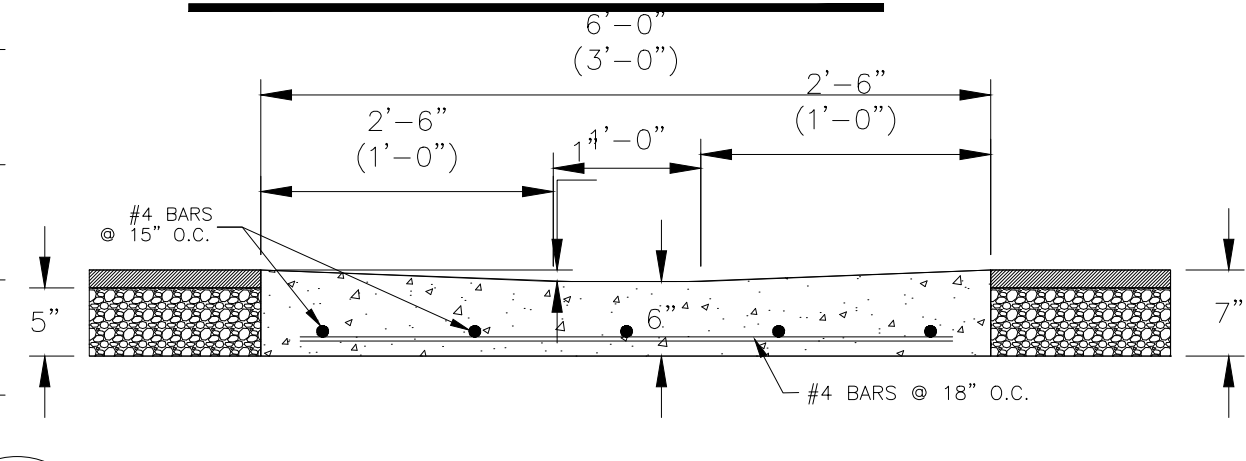
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



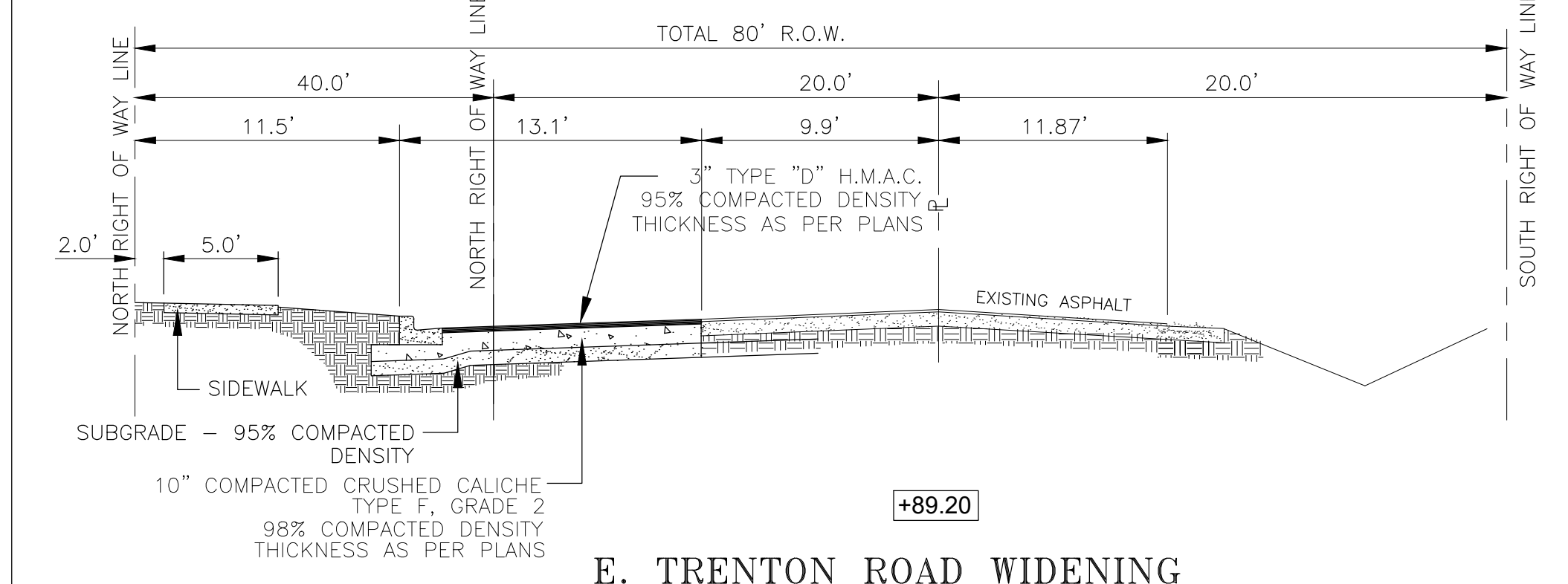
TYPICAL JOINTS
NOT TO SCALE



VALLEY GUTTER DETAIL

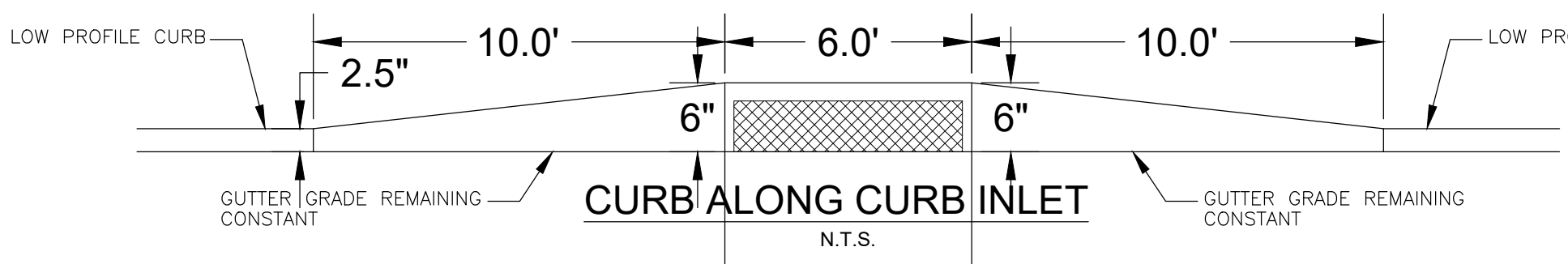


TYPICAL VALLEY GUTTER SECTION

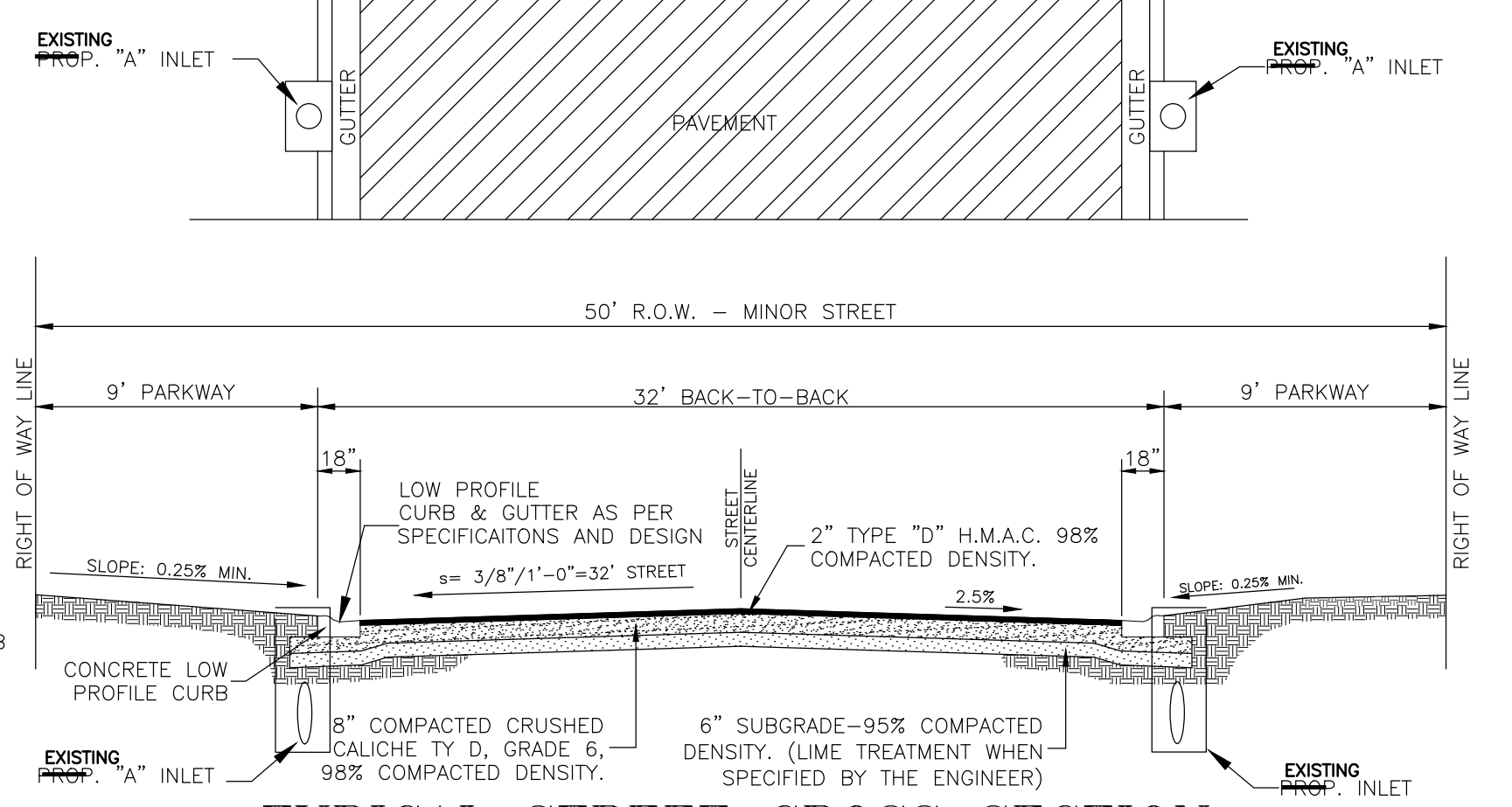


E. TRENTON ROAD WIDENING

MAP OF TOPOGRAPHY AND STREET:
 MAPA DE TOPOGRAFIA Y CALLES:
 SUBDIVISION MAP OF
 LOS CORTIJOS SUBDIVISION
 BEING 41.667 ACRES OUT OF
 THE EAST HALF OF LOT 13, BLOCK 57
 ALL OF LOT 16, BLOCK 58
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOLUME 1, PAGE 24 H.C.M.R.
 HIDALGO COUNTY, TEXAS



CURB ALONG CURB INLET
N.T.S.



TYPICAL STREET CROSS SECTION
N.T.S.