



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-03-2024

PROPOSED TRENTON RANCH SUBDIVISION PRECINCT No. 4.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: CAYETANO DEVELOPMENT, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 2*SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF TRENTON ROAD APPROXIMATELY 1/2 OF MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA OF THE COUNTY (AREA HAS BEEN RELEASED FROM CITY ETJ)

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-12-2024 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO TRENTON ROAD SIDE DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 8-02-2024 BY, PRECINCT 4 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 8-06-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SEWER NAWSC LINE SIZE: 10" LOCATION: TRENTON ROAD.

WATER SERVICE PROVIDER: NAWSC. LINE SIZE: 6" LOCATION: TRENTON ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 8-02-2024: BY MARTIN RAMIREZ ENVIRONMENTAL COMPLIANCE COORDINATOR

SMALL CONSTRUCTION

The applicant has submitted the required small construction site notice 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.

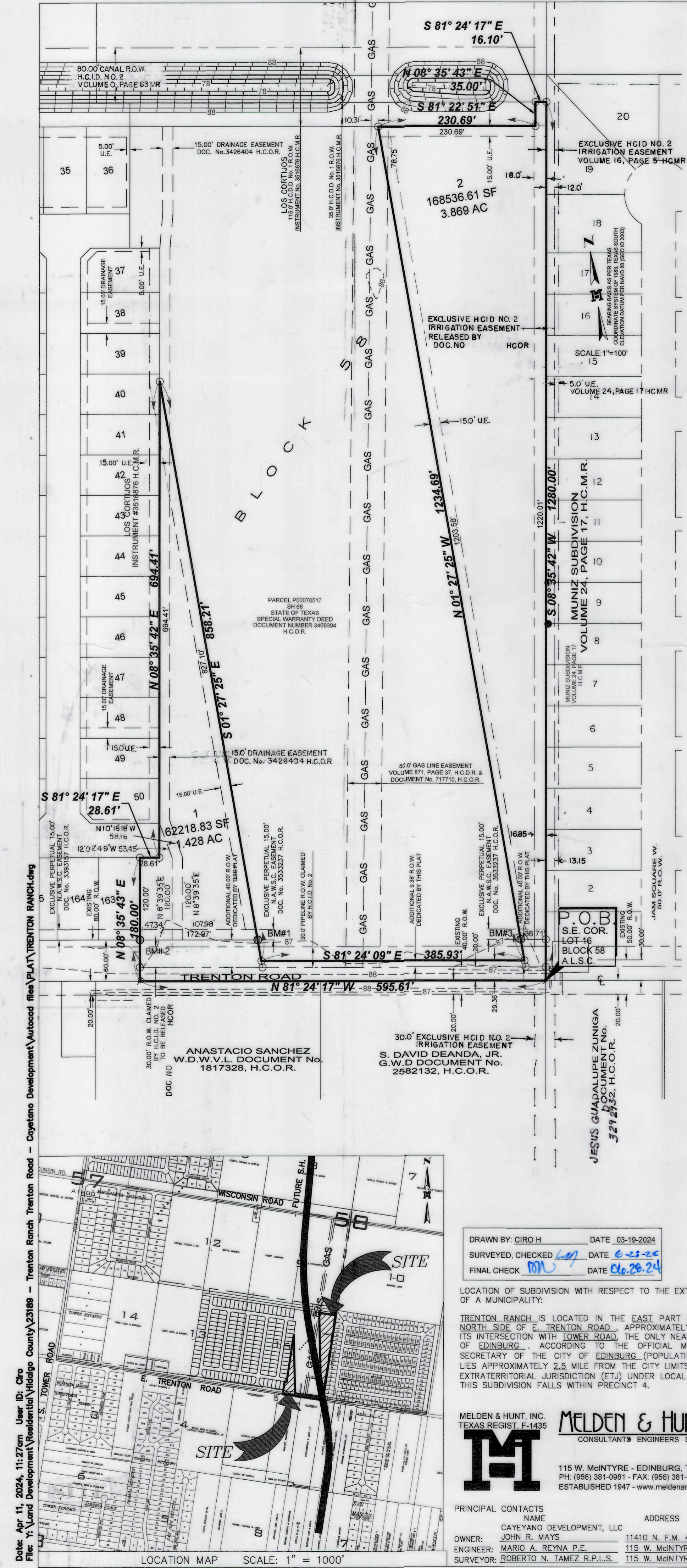
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: APRIL 30, 2024

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.



**SUBDIVISION MAP OF
TRENTON RANCH
BEING 5.846 ACRES
OUT OF LOT 16, BLOCK 58
ALAMO LAND AND SUGAR COMPANY'S
SUBDIVISION
VOLUME 1, PAGE 24-26 H.C.M.R.
HIDALGO COUNTY, TEXAS**

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

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

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

IN WITNESS WHEREOF THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE 22ND DAY OF April 20 24

John R. Mays
CAYETANO DEVELOPMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
JOHN R. MAYS
11410 N. F.M. 493
DONNA, TEXAS 78537

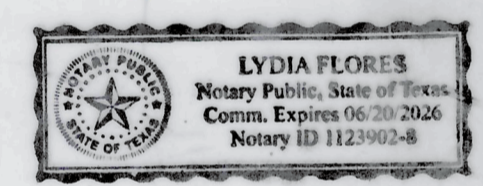
ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22ND DAY OF April 20 24

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



- LEGEND**
- FOUND NO. 4 REBAR
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
 - SET NAIL
 - MHI DISK SET IN CONCRETE
 - GAS LINE
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 - P.O.B. - POINT OF BEGINNING
 - S.E. COR. - SOUTHEAST CORNER
 - N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 - G. - CENTER LINE
 - H.C.D.D. N.I. - HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 - U.E. - UTILITY EASEMENT
 - B.M. - BENCH MARK
 - W.D.W.V.L. - WARRANTY DEED WITH VENDERS LIEN
 - G.W.D. - GIFT WARRANTY DEED

**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

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

- FLOOD ZONE STATEMENT:**
ZONE "B" AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD, OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982
- SETBACKS:**
FRONT: 50.00 FEET FRONTING TRENTON ROAD
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 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 MARSHAL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.**
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" 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 16616605.860, E 1119069.360 B.M. ELEVATION= 87.00.
BENCHMARK NO. 2 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHWEST CORNER OF LOT 1, N 16616617.0, E 1119068.330 B.M. ELEVATION= 87.00.
BENCHMARK NO. 3 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHWEST CORNER OF LOT 2, N 16616548.172, E 1119450.954 B.M. ELEVATION= 87.00.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 1,348 CUBIC FEET (0.031 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE EXISTING H.C.D.D. NO. 1 DITCH HAS BEEN DESIGNED TO ACCOMMODATE TRENTON RANCH DETENTION.**
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND ROADSIDE DITCH AT A 0.25% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.**
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.**
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.**
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER 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 METERS).**
- EACH LOT SHALL HAVE ITS OWN WATER METER.**
- ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES**
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS.**
- 16' CEDAR FENCE REQUIRED ALONG THE NORTH SIDE OF LOT 2 BY THE DEVELOPER DURING CONSTRUCTION.**
- ACCESS RESTRICTED TO S.H. 68 FOR LOTS 1 AND 2 AS STIPULATED ON DOCUMENT NUMBER 3463994 H.C.O.R. ACCESS FOR LOTS 1 AND 2 WILL BE ON TRENTON ROAD.**

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 5.846 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 16, BLOCK 58, ALAMO LAND AND SUGAR COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 5.846 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO CAYETANO DEVELOPMENT, L.L.C. BY VIRTUE OF A GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3351245, HIDALGO COUNTY OFFICIAL RECORDS, SAID 5.846 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A NAIL SET AT THE SOUTHEAST CORNER OF SAID LOT 16 FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:
- THENCE N 81° 24' 17" W ALONG THE SOUTH LINE OF SAID LOT 16, A DISTANCE OF 595.61 FEET TO A NAIL SET ON THE SOUTH LINE OF SAID LOT 16 AND SOUTHWEST CORNER OF LOS CORTIJOZ ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 3546676, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
 - THENCE N 08° 35' 43" E AT A DISTANCE OF 20.00 FEET PASS THE EXISTING NORTH RIGHT-OF-WAY LINE OF THIS TRACT, CONTINUING A TOTAL DISTANCE OF 180.00 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 24' 17" E A DISTANCE OF 28.61 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE N 08° 35' 42" E CONTINUING ALONG THE EAST LINE OF SAID TRACT CONVEYED TO LOS CORTIJOZ A DISTANCE OF 694.41 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF A CERTAIN TRACT CONVEYED TO THE STATE OF TEXAS BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3468994, HIDALGO COUNTY OFFICIAL RECORDS, FOR SOUTHERNMOST NORTHWEST CORNER OF THIS TRACT;
 - THENCE, S 01° 27' 25" E ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO THE STATE OF TEXAS, A DISTANCE OF 888.21 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 24' 09" E ALONG THE SOUTH LINE OF SAID CERTAIN TRACT CONVEYED TO THE STATE OF TEXAS, A DISTANCE OF 385.93 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, N 01° 27' 25" W ALONG THE EAST LINE OF SAID CERTAIN TRACT CONVEYED TO THE STATE OF TEXAS, A DISTANCE OF 1,234.69 FEET TO A NO. 4 REBAR SET, FOR THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT;
 - THENCE, S 81° 22' 51" E A DISTANCE OF 230.69 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
 - THENCE, N 08° 35' 43" E A DISTANCE OF 35.00 FEET TO A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF AN 80-FOOT CANAL RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, FOR AN OUTSIDE CORNER OF THIS TRACT;
 - THENCE, S 81° 24' 17" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY OF SAID 80-FOOT CANAL RIGHT-OF-WAY, A DISTANCE OF 16.10 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF MUNIZ SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 17, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS TRACT;
 - THENCE, S 08° 35' 42" W ALONG THE WEST LINE OF SAID MUNIZ SUBDIVISION, AT A DISTANCE OF 1,260.00 PASS A NO. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, CONTINUING A TOTAL DISTANCE OF 1,260.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.846 ACRES OF WHICH 0.274 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF TRENTON ROAD, LEAVING A NET OF 5.572 ACRES OF LAND, MORE OR LESS.

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF TRENTON RANCH WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____.

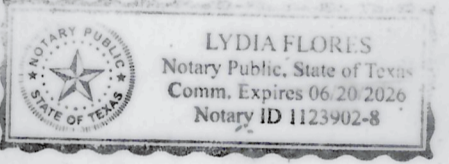
HIDALGO COUNTY JUDGE _____
HIDALGO COUNTY CLERK _____

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION
CAYETANO DEVELOPMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
AS OWNER OF THE 5.846 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED TRENTON RANCH SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

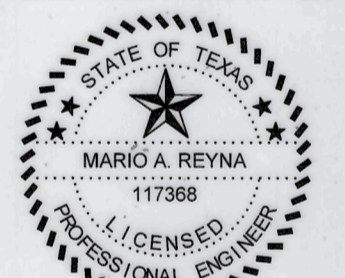
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.0032 AND THAT:
(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS.
(C) MINIMUM STATE STANDARDS; AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.
John R. Mays 4/22/24
DATE: _____
CAYETANO DEVELOPMENT, L.L.C.
JOHN R. MAYS
11410 N. F.M. 493
DONNA, TEXAS 78537

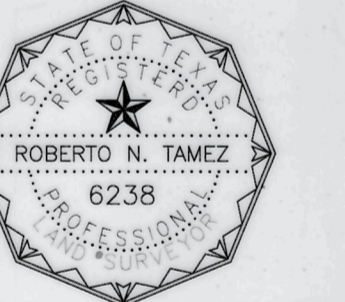
STATE OF TEXAS
COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 22ND DAY OF April 20 24
Lydia Flores
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
MY COMMISSION EXPIRES:



STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
Mario A. Reyna 04/22/24
DATE: _____
MARIO A. REYNA, P.E. # 117368
DATE PREPARED: 1-22-2020
ENGINEERING JOB NO. 23189.00



STATE OF TEXAS
COUNTY OF HIDALGO
I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF TRENTON RANCH, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 09/02/2024, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.
Roberto N. Tamez 09/02/2024
DATE: _____
ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 09-02-2023
SURVEY JOB NO. 23649.08



**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 22ND DAY OF August 2024.

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.
Roberto N. Tamez *Mario A. Reyna*
PRESIDENT ATTEST: SECRETARY



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

ON: _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

DRAWN BY: CIROH DATE: 03-19-2024
SURVEYED, CHECKED: *LM* DATE: 6-23-2024
FINAL CHECK: *ML* DATE: 06-28-24

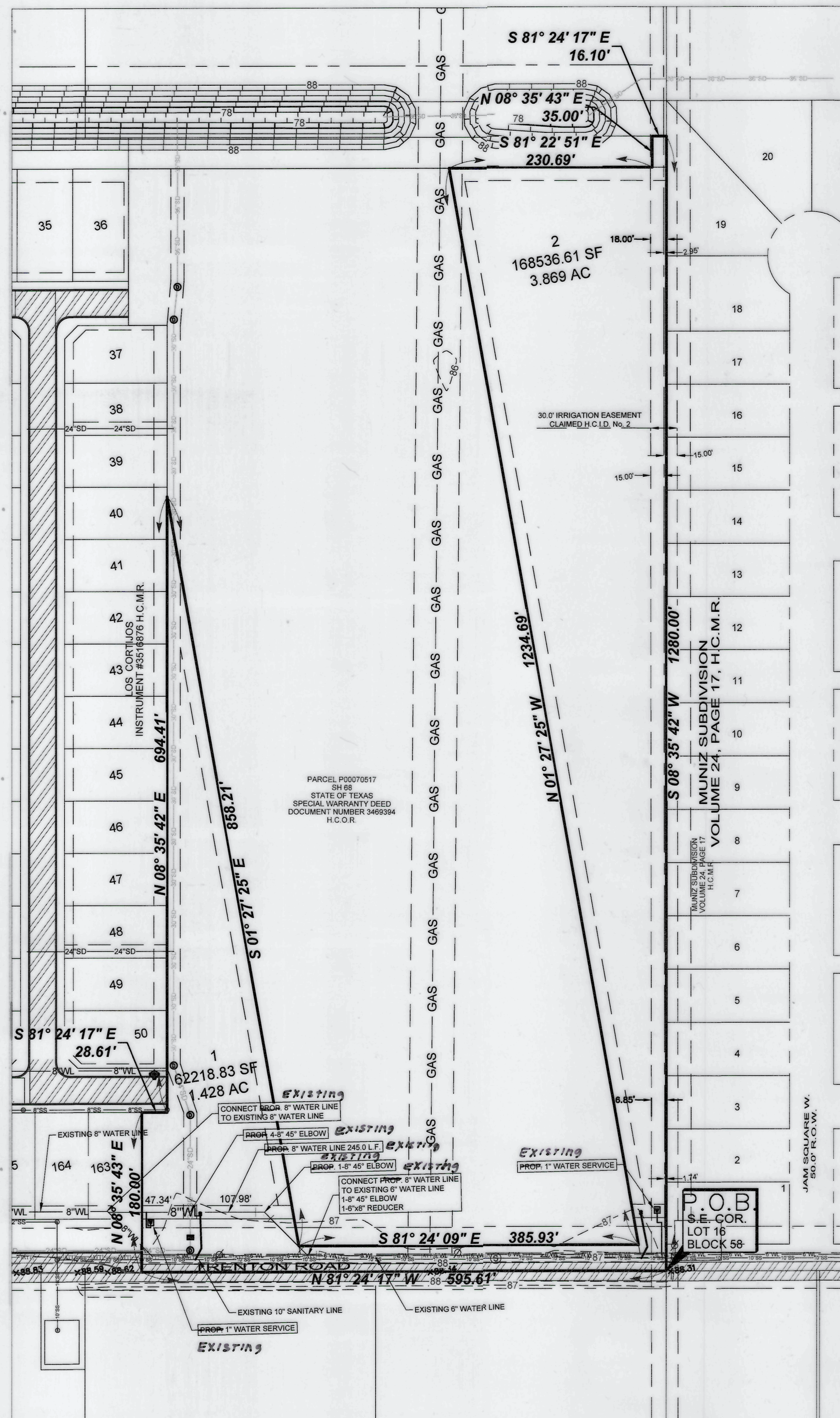
LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
TRENTON RANCH IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF E. TRENTON ROAD, APPROXIMATELY 0.83 OF ONE MILE EAST OF ITS INTERSECTION WITH IOWA ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). TRENTON RANCH LIES APPROXIMATELY 2.5 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 3-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

MELDEN & HUNT, INC.
TEXAS REGIST. F-1495
CONSULTANTS ENGINEERS SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541
PH (956) 381-0981 - FAX (956) 381-1839
ESTABLISHED 1947 - WWW.MELDENANDHUNT.COM

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
CAYETANO DEVELOPMENT, L.L.C.				
OWNER: JOHN R. MAYS	11410 N. F.M. 493	DONNA, TX 78537	(956) 464-4431	C/O(956) 381-1839
ENGINEER: MARIO A. REYNA P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



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

SUBDIVISION MAP OF
 TRENTON RANCH
 BEING 5.846 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

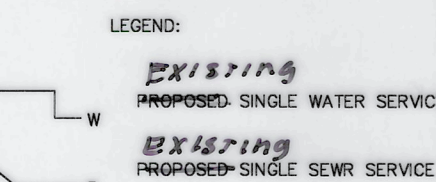
COST ESTIMATE:

WATER DISTRIBUTION:	\$ 14,600.00
SANITARY SEWER IMPROVEMENTS:	\$ 2,600.00
DRAINAGE IMPROVEMENTS:	\$ 3,500.00
PAVING IMPROVEMENTS:	\$ 0.00

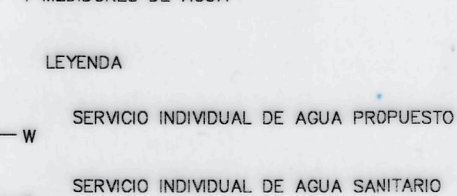
ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	\$ 14,600.00
SERVICIO DE DRENAJE SANITARIO:	\$ 2,600.00
DREAJE PLUVIAL:	\$ 3,500.00
PAVIMENTACION DE CALLES:	\$ 0.00

TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX



DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA



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

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

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE LONG THE NORTH RIGHT-OF-WAY OF E. TRENTON ROAD. THE WATER SYSTEM FOR TRENTON RANCH CONSISTS OF 2-1" SINGLE DIAMETER DUAL SERVICE LINES SERVING 2 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$14,600.00 OR \$ 7,300.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$1,871.82 WHICH COVERS THE \$985.91 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 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.

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

TRENTON RANCH 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 AN EXISTING 10" SANITARY SEWER LINE ALONG THE NORTH RIGHT-OF-WAY OF TRENTON ROAD. THE WASTEWATER SYSTEM FOR TRENTON RANCH CONSISTS OF 2-6" SEWER SERVICES THAT WILL CONNECT TO THE EXISTING 10" SANITARY SEWER LINE TO SERVICE 2 LOTS.

THE 2-6" SERVICE LINE HAVE BEEN INSTALLED. AT A TOTAL COST OF \$ 2,600.00 OR \$ 1,300.00 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF ALAMO THE SUM OF \$ 12.44 WHICH COVERS THE \$ 6.22 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE 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 LEAST 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 \$ 16,871.82 WHICH EQUALS TO \$ 8,285.91 PER LOT.

SEWER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$ 2,612.44 WHICH EQUALS TO \$ 1,306.22 PER LOT.

ENGINEER'S SIGNATURE: *Mario A. Reyna* DATE: 8/2/24

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435



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

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

EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION TRENTON RANCH CONSISTE DE CONDUCTO EXISTENTE DE AGUA DE 8" QUE PASA POR EL LADO NORTE DEL DERECHO DE VILLA DE E. TRENTON ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION TRENTON RANCH CONSISTE DE 2 SERVICIOS DE 2". LOS 2 SERVICIOS DE AGUA SE CONECTARAN AL CONDUCTO DE 8" PARA LOS DOS LOTES.

DEL CONDUCTO DE AGUA DE DE TRENTON RANCH CONSISTED DE DOS (2)-CONDUCTOS DE AGUA DE 1" PARA SERVIR DOS LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 1" DE DIAMETRO INDIVIDUALES. Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 14,600.00 O \$ 7,300.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 1,871.82, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 985.91. 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 SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

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

N.A.W.S.C. TIENE UN CONDUCTO SANITARIO DE 10" EN EL LADO NORTE DEL DERECHO DE VILLA DE E. TRENTON ROAD. EL SISTEMA DE LA SUBDIVISION TRENTON RANCH CONSISTE DE DOS CONDUCTO DE SERVICIO DE 10" QUE SE CONECTAN A LA LINEA SANITARIO DE 10" PARA SERVIR 2 LOTES.

LAS LINEAS DE 6". SERVICIO DE 4 PULGADAS Y VEINTE-TRES (23) ANTI-CANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$ 2,600.00 O \$ 1,300.00 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE \$ 12.44, O \$ 6.22 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACION:

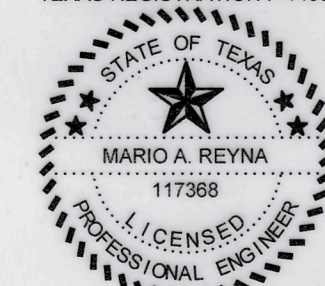
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR 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 \$ 16,871.82 O \$ 8,285.91 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$ 2,612.44 O \$ 1,306.22 POR LOTE.

ENGINEER'S SIGNATURE: *Mario A. Reyna* DATE: 8/2/24

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435



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 TRENTON RANCH, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

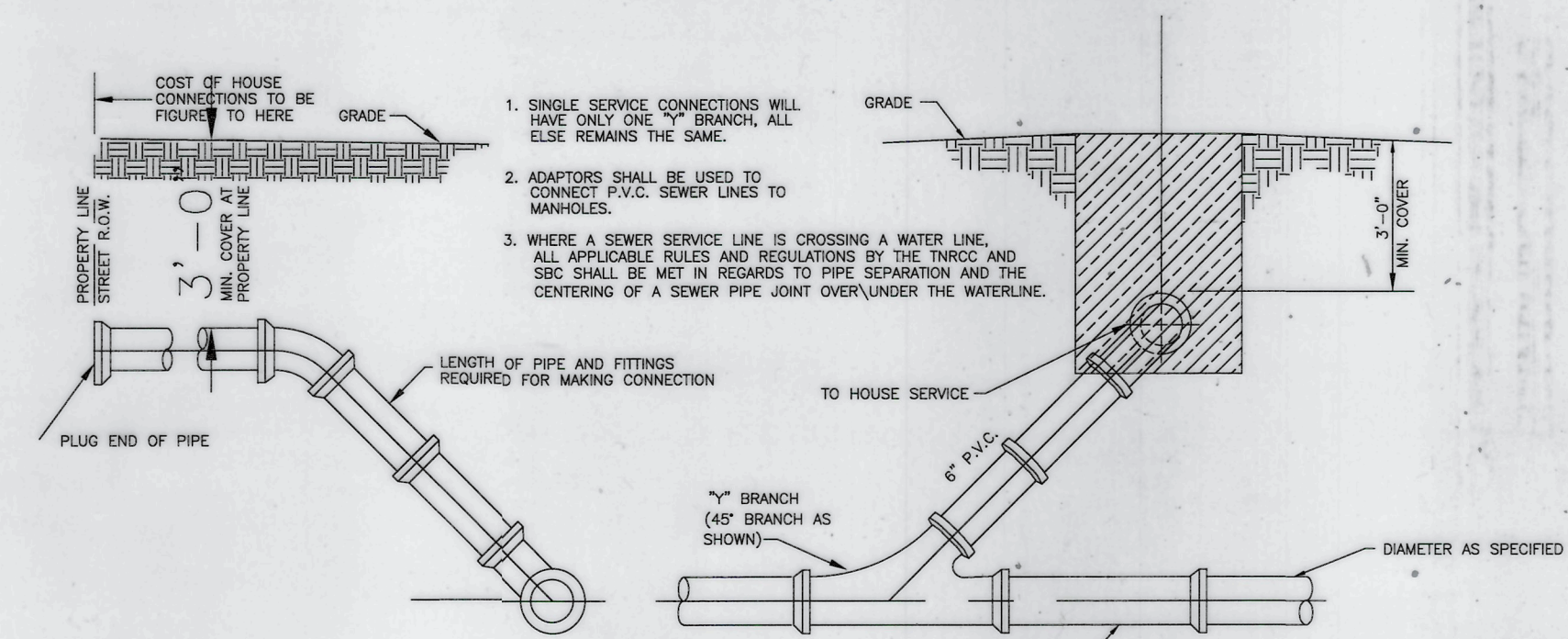
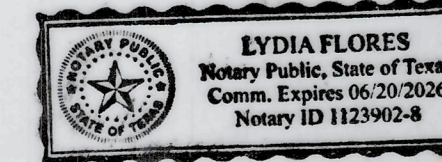
John R. Mays
 CAMPOS DE ORO, L.P., A TEXAS LIMITED PARTNERSHIP
 JOHN R. MAYS
 11410 N. F.M. 493
 DONNA, TEXAS 75837

STATE OF TEXAS
 COUNTY OF HIDALGO

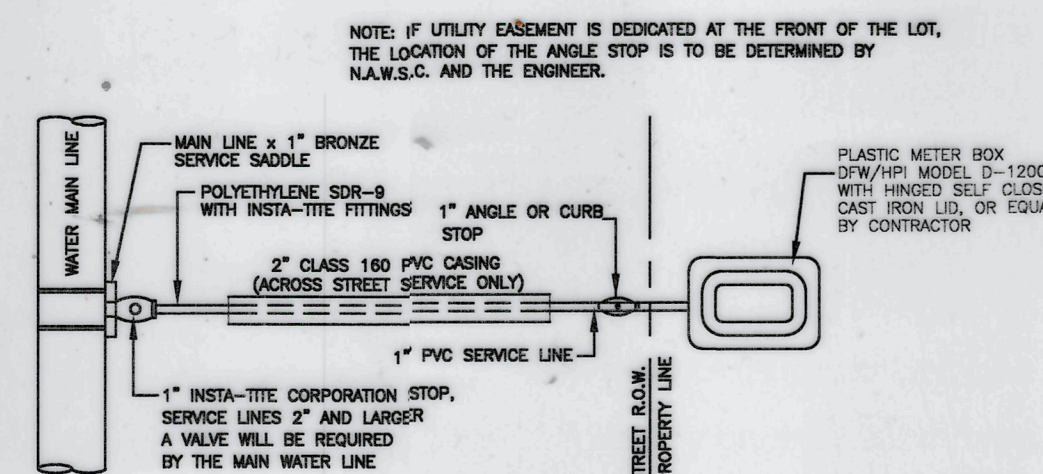
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, KNOWN TO ME THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF April 2022

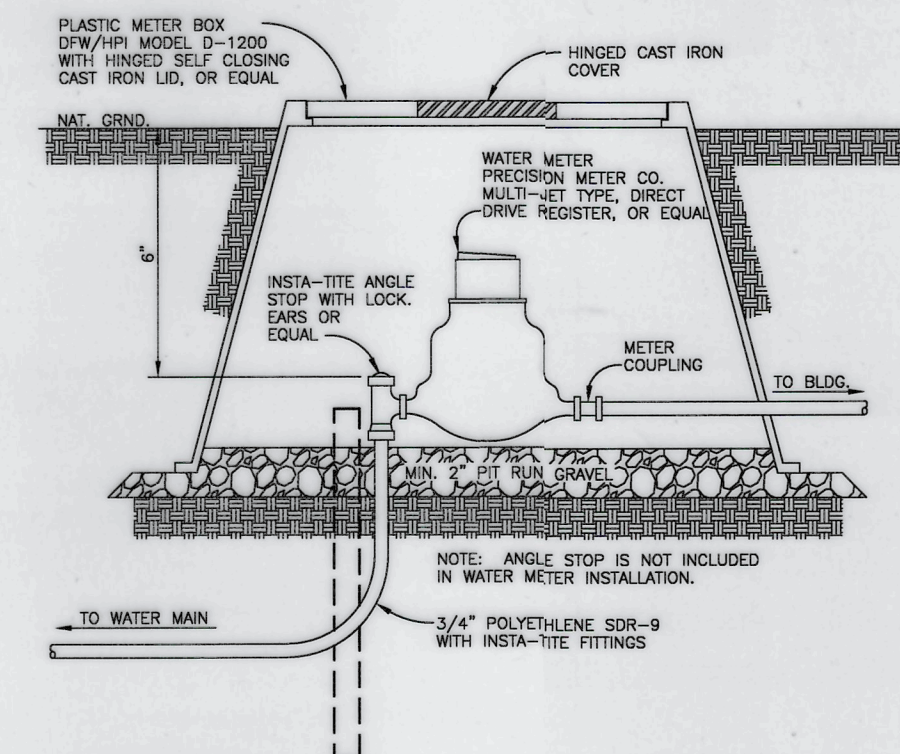
Lydia Flores
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 06/20/2026



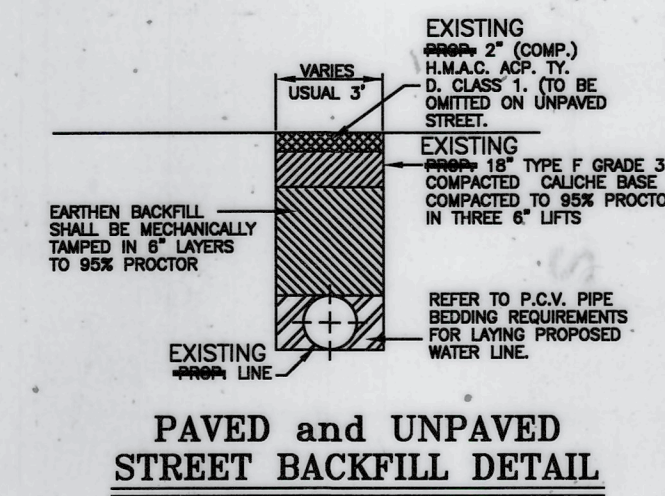
SANITARY SEWER SERVICE CONNECTION
 N.T.S.



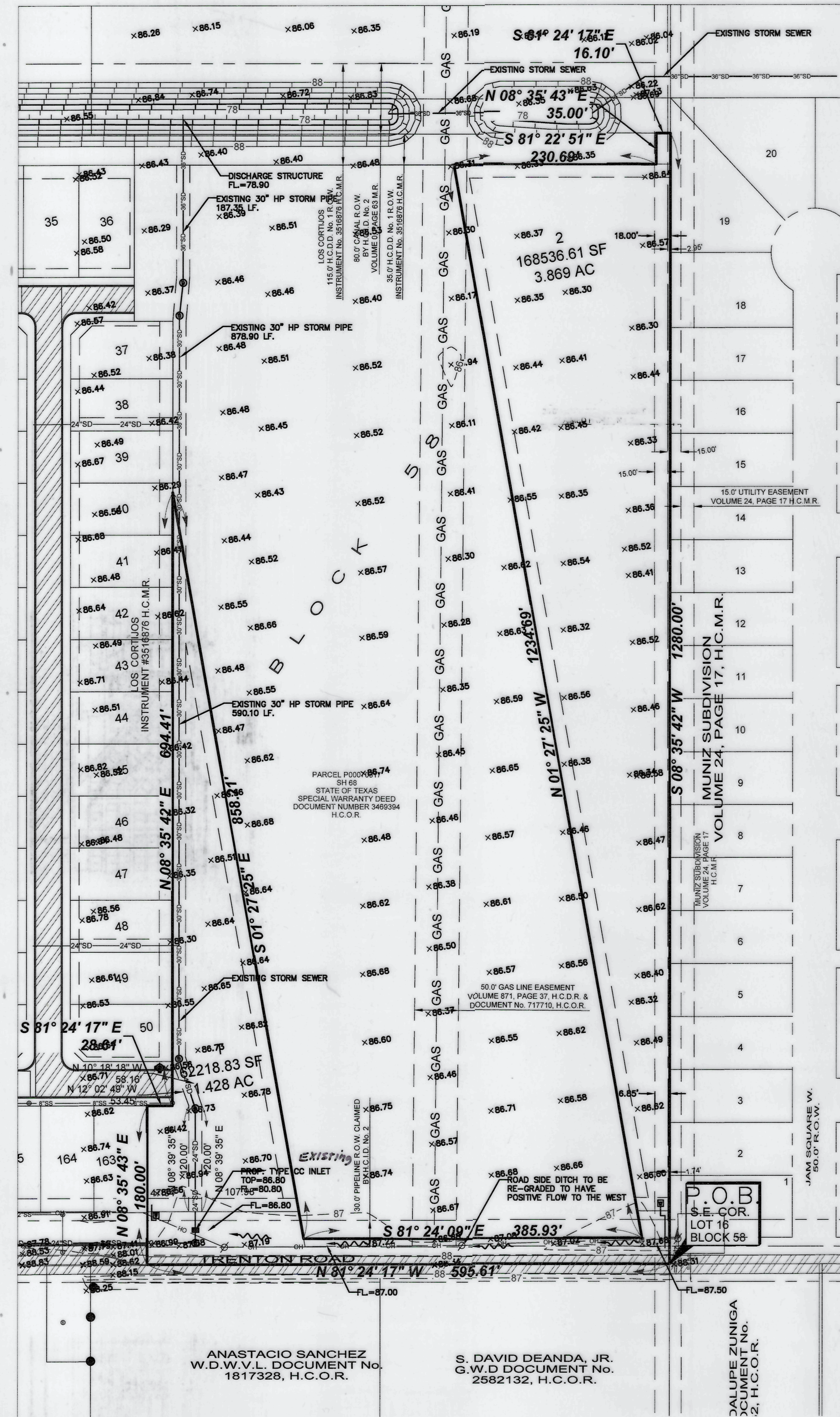
SINGLE WATER SERVICE CONNECTION
 N.T.S.



TYPICAL WATER METER INSTALLATION
 N.T.S.



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



SUBDIVISION MAP OF
TRENTON RANCH
 BEING 5.846 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

DRAINAGE STATEMENT
 TRENTON RANCH
 PROJECT #23189.00 JANUARY 03, 2024

TRENTON RANCH A TRACT OF LAND CONTAINING 5.846 ACRES BEING THE EAST 1/4 OUT 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 3.354 FEET EAST OF THE INTERSECTION OF TOWER ROAD & E. TRENTON ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 2 RESIDENTIAL LOTS, CURRENTLY IN THE RURAL AREA OF THE COUNTY OF HIDALGO, 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").

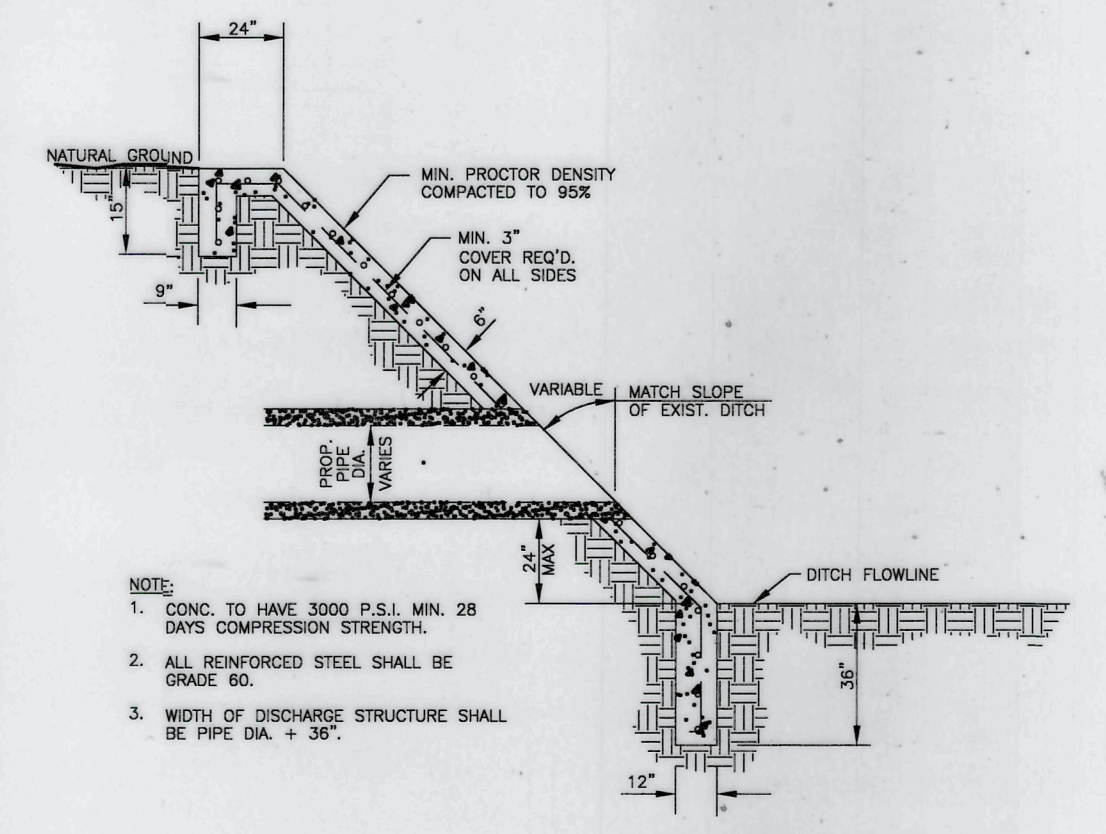
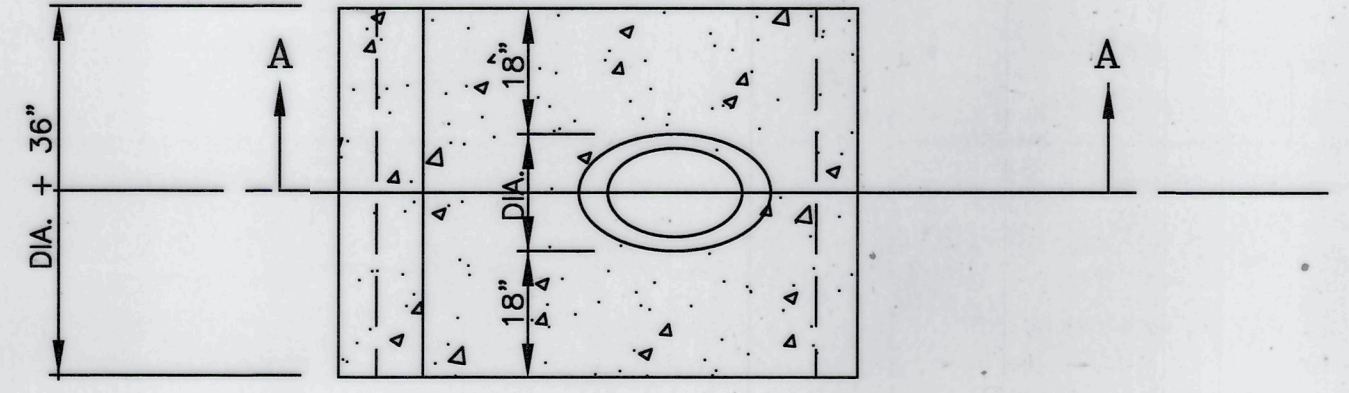
EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 2.85 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 4.26 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 1.41 C.F.S.

THE PROPOSED DRAINAGE FOR TRENTON RANCH SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE ROADSIDE DITCH ALONG THE NORTH R.O.W. OF E. TRENTON ROAD. THE ROADSIDE DITCH SHALL BE RE-GRADED TO FLOW WEST TO A PROPOSED TYPE "CC" INLET LOCATED ALONG THE SOUTHWEST OF LOT 1. THE TYPE "CC" INLET SHALL CONNECT TO THE EXISTING STORM SEWER SYSTEM FLOWING NORTH TO THE EXISTING DRAIN DITCH ON THE NORTH SIDE OF THE SITE. AN INTERLOCAL BETWEEN HOID #2 AND HOID#1 THEN FLOW EAST WITHIN A 36-INCH STORM LINE THAT WILL DISCHARGE INTO AN EXISTING ALAMO LATERAL (HIDALGO COUNTY DRAIN DITCH) EAST OF THE SITE.

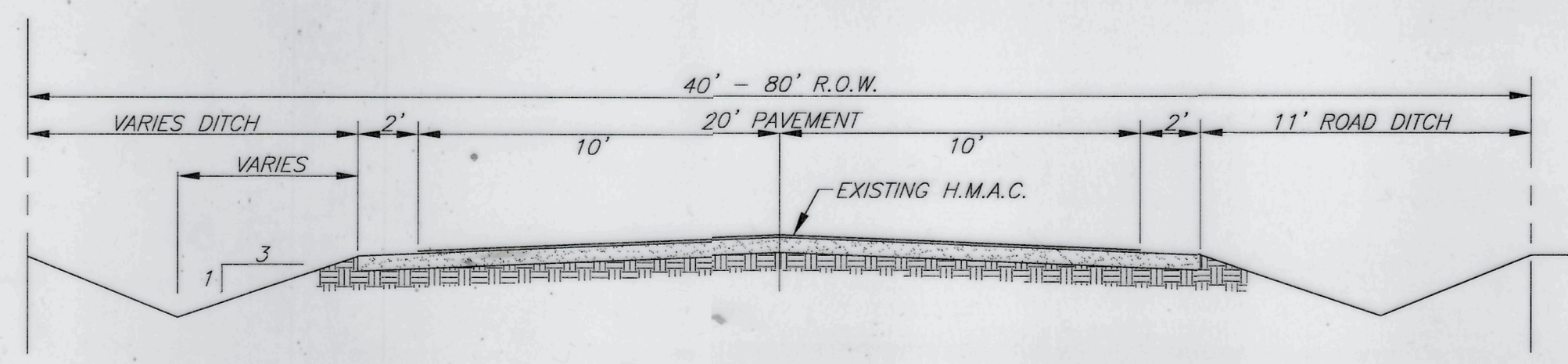
IN ACCORDANCE WITH THE HIDALGO COUNTY'S DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 1,348 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE EXISTING DRAIN DITCH. THE HAS A CAPACITY OF 555.550 CUBIC FEET. LOS CORTUJOS SUBDIVISION OCCUPIES 248.157 CUBIC FEET & TRENTON RANCH OCCUPIES 1,348 C.F. LEAVING AN EXCESS AMOUNT 309.045 CUBIC FEET WILL CREDIT FOR FUTURE DEVELOPMENT.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE DITCH CONSTRUCTION WITH LOS CORTUJOS SUBDIVISION ALONG THE REAR OF LOT 2 OF THE SUBDIVISION.

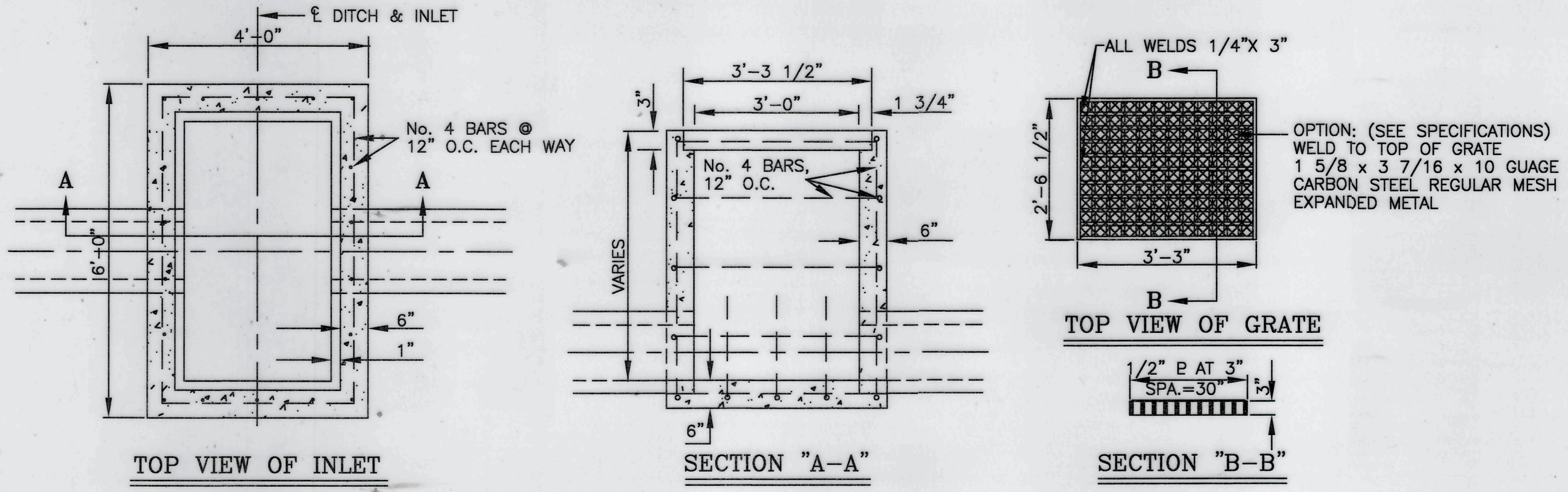
MAR 10 8/2/24
 MARIO A. REYNA, P.E. #117368 DATE



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



TYPICAL PAVING SECTION



TYPE "C-C" GRATED INLET
 (TWO GRATES PER INLET)