



HIDALGO COUNTY PLANNING DEPARTMENT

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

Anthony Uresti
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-01-2024

PROPOSED MONTREAL ESTATES PHASE 2 SUBDIVISION, PRECINCT No. 4.

ENGINEER: RIO DELTA ENGINEERING DEVELOPER: MONTEREAL LLC, A SERIES OF ROCKO INVESTMENTS LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 10 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 19 N ROAD AND KENYON ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 10-11-2022 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 WIDENING THE EXISTING DRAIN DITCH LOCATED APPROXIMATELY 2400 FT SOUTH OF KENYON ROAD.

ROAD R.O.W. DEDICATION: 20.0 FEET ONTO MILE 19 N. ROAD & 15.0 FEET ONTO KENYON ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 07-31-2024 BY, PRECINCT 4 R.O.W. AGENT

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

SEWER SYSTEM: SANITARY SEWER BY: CITY OF EDINBURG LINE SIZE: 12" LOCATION: DOOLITTLE ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 15" LOCATION: DOOLITTLE ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: 7-26-2024: 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

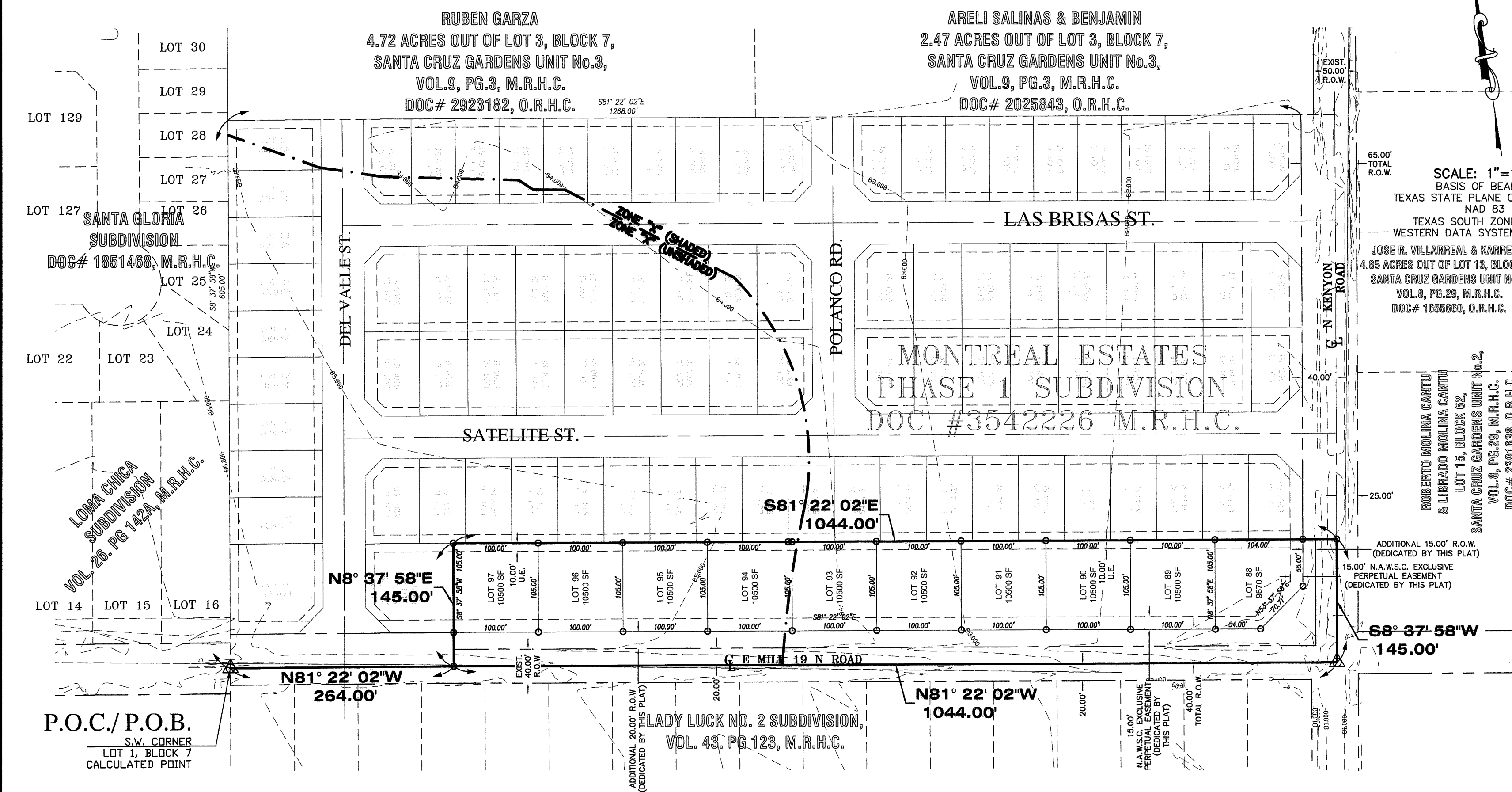
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning,
other departments and the approval of the City of EDINBURG

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.

MONTREAL ESTATES PHASE 2 SUBDIVISION

BEING A 3.48 ACRES TRACT OF LAND, SAME BEING ALL LOTS 1, BLOCK 7, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (2.50 ACRES NET)

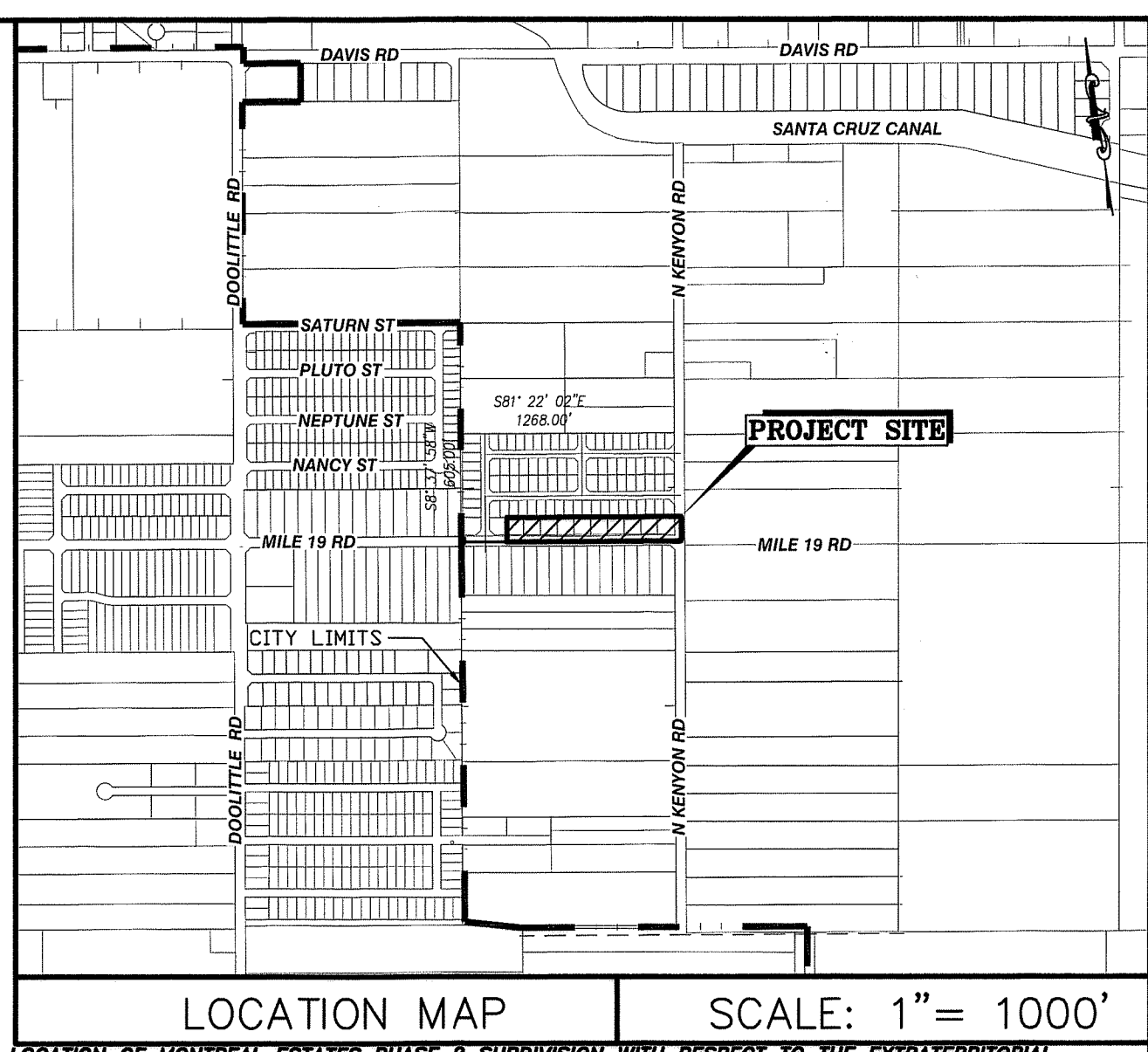


LEGEND

- - SET 1/2 INCH IRON ROD
- - FOUND 1/2 INCH IRON ROD
- - FOUND 5/8 INCH IRON ROD
- - FOUND COTTON PICKER SPINDLE
- - FOUND 60-D NAIL
- - SET COTTON PICKER SPINDLE
- - POWER POLE
- - CUIV WIRE
- - FOUND FENCE POST
- - TRAFFIC SIGN
- - WATER METER
- - WATER VALVE
- - IRRIGATION STAND PIPE
- - DEED RECORD CALL
- - NATURAL GROUND
- - CALCULATED POINT
- - ELECTRICAL & UTILITY EASEMENT

ABBREVIATION LEGEND

- F.B.S.L. - FRONT BUILDING SETBACK LINE
- R.B.S.L. - REAR BUILDING SETBACK LINE
- S.B.S.L. - SIDE BUILDING SETBACK LINE
- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- S.W.C. - SOUTHWEST CORNER
- F.A.M. - FARM-TO-MARKET
- U.E. - UTILITY EASEMENT
- T.E. - TECHNICAL EASEMENT
- E&U.E. - ELECTRICAL AND UTILITY EASEMENT
- C.L. - CENTER LINE
- L.O.T. - LOT LINE



LOCATION MAP SCALE: 1" = 100'

LOCATION OF MONTREAL ESTATES PHASE 2 SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF HIDALGO COUNTY

MONTREAL ESTATES PHASE 2 SUBDIVISION IS LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF MILE 19 ROAD AND KENYON ROAD. THIS SUBDIVISION LIES WITHIN THE CITY OF EDINBURG TWO-MILE EXTRA-TERRITORIAL (ETI) UNDER LOCAL GOVERNMENT CODE § 42.021 IN HIDALGO COUNTY PRECINCT 4. THE ESTIMATED POPULATION OF THE CITY OF EDINBURG IS 84,497 (2015 CENSUS) AS PER THE 2015 UNITED STATES CENSUS BUREAU.

GENERAL PLAT NOTES

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) & ZONE "X" (SHADED). THE SUBDIVISION IS IN ZONE "X" (UNSHADED). AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND 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 LEES FROM 100-YEAR FLOOD, ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 480334 0325 D DATED: JUNE 6, 2000, AND FURTHER REVISED TO REFLECT LOUR CASE NO. 01-06-1098P DATED MAY 17, 2001. CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS: FRONT (MILE 19 ROAD): 25.00 FEET OR EASEMENT WHICHEVER IS GREATER; REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER; SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER; CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT. ANY OTHER USE SHALL REQUIRE HEALTH, PLANNING AND FIRE MARSHALL APPROVAL. NO COMMERCIAL USE SHALL BE ALLOWED.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS: --B.M. NO. 1-- , ELEV. 78.53 N.G.V.D. 88, DESCRIPTION: 1/2"-INCH IRON ROD FOUND LOCATED AT THE INTERSECTION OF KENYON ROAD AND MILE 19 ROAD. GPS POINT, GRID COORDINATES N 16650850.7600, E 1111053.1840. --B.M. NO. 2-- , ELEV. 83.26 N.G.V.D. 88, DESCRIPTION: COTTON PICKER SPINDLE FOUND LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION. GPS POINT, GRID COORDINATES N 16651049.2800, E 1109760.0380.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 18,132 CUBIC-FEET OR 0.371 ACRE-FEET OF STORM WATER RUNOFF.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPANCY AN EASEMENT.
- ALL EASEMENTS SHOWN ARE DEDICATED BY THIS PLAT, UNLESS STATED OTHERWISE.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON THE LOT MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- THE LOT SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE CENTER OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 1.0 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.1.
- 5.00' WIDE CONCRETE SIDEWALK WITH ADA RAMPS AS REQUIRED AT BUILDING PERMIT STAGE BY LOT OWNER.
- 5.00' WIDE CONCRETE SIDEWALK WITH ADA RAMPS AS REQUIRED BY THE CITY OF EDINBURG ALONG KENYON ROAD AND MILE 19 ROAD TO BE DONE AT BUILDING PERMIT STAGE BY LOT OWNER.
- 5.00' SIDEWALK ALONG MILE 19 AND KENYON ROAD SHALL BE OFFSET 2' FROM PROPOSED PROPERTY LINE.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER DRAINAGE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.

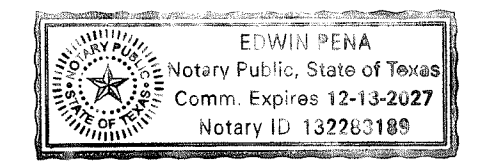
OWNER'S ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF HIDALGO
 I, MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC, AS THE OWNER(S) OF THE 19.37 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED MONTREAL ESTATES PHASE 2 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE STREETS, PARKS, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:
 (A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 (B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, THE MINIMUM REQUIREMENTS OF THE STATE STANDARDS;
 (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
 (D) GAS CONNECTIONS IF AVAILABLE, PROVIDED TO THE LOTS, OR WILL MEET THE MINIMUM STATE STANDARDS.
 I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

Julio C. Montemayor
 JULIO C. MONTEMAYOR, MANAGER
 MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC
 1210 S. RAUL LONGORIA RD STE B
 EDINBURG, TX 78542

STATE OF TEXAS
COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JULIO C. MONTEMAYOR**, 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 PURPOSES AND CONSIDERATIONS THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF August, 2024.

Edwin Pena
 NOTARY PUBLIC COUNTY OF HIDALGO DATE 8/6/24



STATE OF TEXAS
COUNTY OF HIDALGO
 WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF MONTREAL ESTATES PHASE 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY OF EDINBURG ON THIS DAY OF _____, 2024.

MAYOR, CITY OF EDINBURG DATE _____
 SECRETARY, CITY OF EDINBURG DATE _____

CITY OF EDINBURG
STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT KNOWN AS MONTREAL ESTATES PHASE 2 SUBDIVISION CONFORMS TO ALL REQUIREMENTS TO THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THE DAY OF _____, 2024.

CHAIRPERSON, PLANNING AND ZONING COMMISSION DATE _____

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF MONTREAL ESTATES PHASE 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON THIS _____ DAY OF _____, 20____.

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

SANTA CRUZ IRRIGATION DISTRICT NO. 15
 THIS PLAT APPROVED BY SANTA CRUZ IRRIGATION DISTRICT No. 15 ON THIS DAY OF July, 2024 SUBJECT TO THE FOLLOWING

- NO BUILDINGS ALLOWED ON TOP OF AN IRRIGATION LINE;
- FIFTEEN FOOT (15') EASEMENT ON EACH SIDE OF IRRIGATION LINE OR CANAL;
- ALL LOTS SUBJECT TO RULES, REGULATION, RIGHTS-OF-WAY AND EASEMENTS OF DISTRICT; AND
- IF SUBDIVISION IS NOT EXCLUDED FROM DISTRICT AND IRRIGATION TO INDIVIDUAL LOTS IS DESIRED, EASEMENTS FOR NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST DELIVERY POINT SHALL BE PROVIDED, THE LOT OWNER BEING RESPONSIBLE TO INSTALL NECESSARY FACILITIES.

Edwin Pena
 GENERAL MANAGER DATE 7/3/24

METES AND BOUNDS DESCRIPTION
 BEING 3.48 ACRES TRACT OF LAND MORE OR LESS, SITUATED IN HIDALGO COUNTY, TEXAS, SAID 3.48 ACRES BEING OUT OF AND FORMING A PART OR PORTION OF LOT 1, BLOCK 7, SANTA CRUZ GARDENS UNIT No. 3, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS, AND SAID 3.48 ACRES TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;
COMMENCING ON A COTTON PICKER SPINDLE SET AT THE SOUTHWEST CORNER OF THE SAID LOT 1, BLOCK 7, SAME BEING A POINT ON THE CENTERLINE OF MILE 19 N. ROAD;
THENCE, S 81° 22' 02" E ALONG THE SOUTH LINE OF THE SAID LOT 1, BLOCK 7, SAME BEING ALONG THE CENTERLINE OF MILE 19 N. ROAD, A DISTANCE OF 264.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;
THENCE, N 08° 37' 58" E ACROSS THE SAID LOT 1, BLOCK 7, SAME BEING ALONG THE BOUNDARY LINE OF MONTREAL ESTATES PHASE 1 SUBDIVISION RECORDED IN INSTRUMENT NUMBER 3542226, MAP RECORDS OF HIDALGO COUNTY, TEXAS, TO A CORNER POINT OF THE SAID MONTREAL ESTATES PHASE 1 SUBDIVISION, A DISTANCE OF 145.00 FEET TO A 3/4-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 81° 22' 02" E ACROSS THE SAID LOT 1, BLOCK 7, SAME BEING ALONG THE BOUNDARY LINE OF THE SAID MONTREAL ESTATES PHASE 1 SUBDIVISION, TO A POINT ON THE EAST LINE OF THE SAID LOT 1, BLOCK 7, SAME BEING A POINT ON THE CENTERLINE OF N. KENYON ROAD, A DISTANCE OF 1044.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, S 08° 37' 58" W ALONG THE EAST LINE OF THE SAID LOT 1, BLOCK 7, SAME BEING ALONG THE CENTERLINE OF N. KENYON ROAD, TO THE SOUTHWEST CORNER OF THE SAID LOT 1, BLOCK 7, A DISTANCE OF 145.00 FEET TO A COTTON PICKER SPINDLE SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, N 81° 22' 02" W ALONG THE SOUTH LINE OF THE SAID LOT 1, BLOCK 7, SAME BEING ALONG THE CENTERLINE OF MILE 19 N. ROAD, A DISTANCE OF 1044.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID TRACT CONTAINING 3.48 ACRES OF LAND, MORE OR LESS, OUT OF WHICH THE SOUTH 20.00 FEET (0.48 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 19 NORTH ROAD, AND THE EAST 15.00 FEET (0.05 ACRES) LIES WITHIN THE EXISTING RIGHT-OF-WAY OF KENYON ROAD, FOR A TOTAL OF 2.50 ACRES NET.

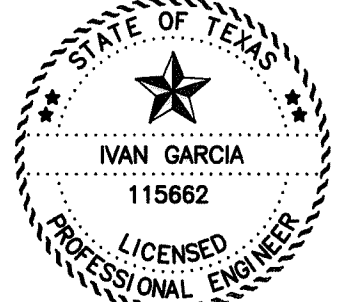
STATE OF TEXAS
COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR 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 AND HIDALGO COUNTY, TEXAS.
 DATED THIS 6 DAY OF August, 2024.

Ivan Garcia
 IVAN GARCIA
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6496
 SURVEY FIRM # 10194207
 DATE 8/6/24



STATE OF TEXAS
COUNTY OF HIDALGO
 I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.
 DATED THIS 6 DAY OF August, 2024.

Ivan Garcia
 IVAN GARCIA, P.E.
 REGISTERED PROFESSIONAL ENGINEER
 NO. 90156 - STATE OF TEXAS



RIGHT OF WAY EASEMENT
 KNOW ALL MEN 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 APURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE- MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE 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 "LATERSLIDING" SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 10' 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 EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF THE SAID GRANTEE EXECUTED THIS INSTRUMENT THIS _____ DAY OF _____, 2024.
 FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUJARDO, JR. HIDALGO COUNTY CLERK
 ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____ OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
 BY: _____ DEPUTY

PRINCIPAL CONTACTS:

NAME	ADDRESS	PHONE & FAX
OWNER: MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC	1210 S RAUL LONGORIA RD STE B EDINBURG, TX 78542	(956) 212-6074
ENGINEER: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083
SURVEYOR: IVAN GARCIA, P.E., R.P.L.S.	921 SOUTH 10th AVE. EDINBURG, TX 78539	(956) 380-5152 (956) 380-5083

REVISION NOTES TABLE

DATE	DESCRIPTION
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SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTEWATER/OSSF AND ENGINEER'S CERTIFICATION.	
SHEET 3: WATER LAYOUT	
SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE, DRAINAGE, REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, CONSTRUCTION DETAILS	
SHEET 5-9: TYPICAL DETAILS	

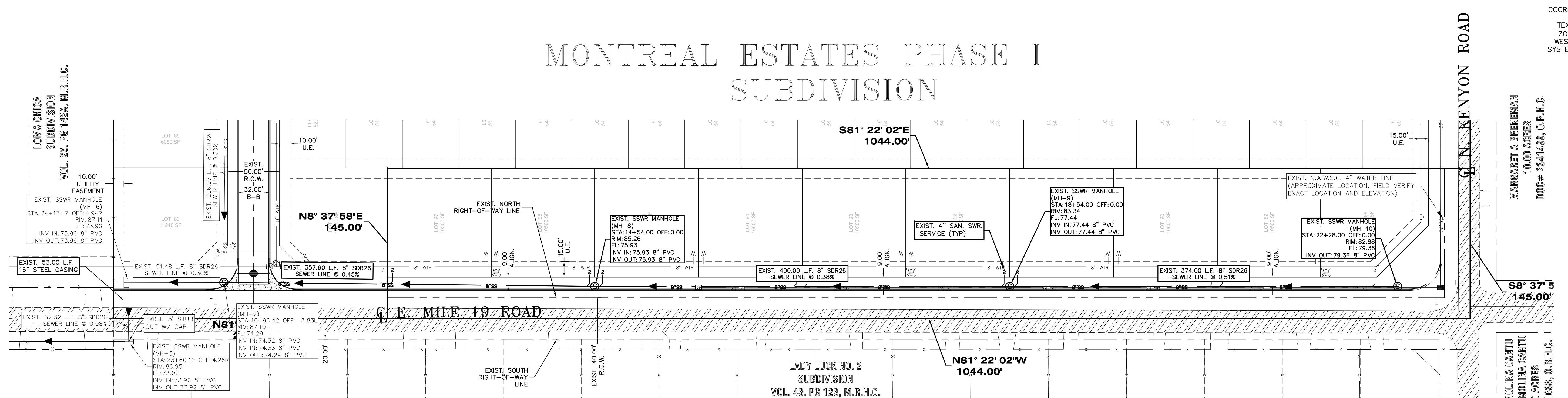
RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

PLAT SHEET
MONTREAL ESTATES PHASE 2 SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

ISSUED FOR **FINAL**

ENGINEER: IVAN GARCIA P.E., R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E., R.P.L.S.
 CHECKED: IVAN GARCIA P.E., R.P.L.S.
 DRAWN: EDWIN PENA
 SCALE: 1" = 30'
 DATE: AUGUST 6, 2024
 PROJECT: SUB 21.011
 REVISIONS:
 PAGE NO. **1-OF-9**

Y: RDE SUBDIVISIONS 2021\SUB 21 011 - MONTEMAYOR\EMAL SENT\COUNTY 9-3-2024\SUB 21 011\RDE SHIT 5 SANITARY SEWER LAYOUT PHASE II SUBDIVISION 9/3/2024 9:16 AM



SCALE: 1" = 50'
BEARING OF BASIS
TEXAS STATE
PLANE
COORDINATES NAD
83
TEXAS SOUTH
ZONE (4200)
WESTERN DATA
SYSTEMS NETWORK

MONTREAL ESTATES PHASE II SUBDIVISION

LOMA CHICA
SUBDIVISION
VOL. 26, PG. 142A, M.R.H.C.

N. KENYON ROAD

MARGARET A BRENNAN
10.00 ACRES
DOC# 2361499, O.R.H.C.

ROBERTO MOLINA CANTU
& LIBRAJO MOLINA CANTU
10.00 ACRES
DOC# 2301638, O.R.H.C.

LADY LUCK NO. 2
SUBDIVISION
VOL. 43, PG. 123, M.R.H.C.

ENGINEERING REPORT FOR MONTREAL ESTATES PHASE II SUBDIVISION
BY IVAN GARCIA, P.E., R.P.L.S.

LEGAL DESCRIPTION
BEING 74.48 ACRES TRACT OF LAND, SAME BEING ALL LOTS 1, BLOCK 7, SANTA CRUZ GARDENS UNIT No.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS.

PROPOSED USE
LOTS ARE VACANT AND WILL BE USED FOR SINGLE FAMILY HOMES, AND COMMERCIAL.

WATER SUPPLY AND DISTRIBUTION
THIS SUBDIVISION WILL BE PROVIDED WATER SERVICE BY NORTH ALAMO WATER SUPPLY CORPORATION, THE SUBDIVIDER AND NORTH ALAMO WATER SUPPLY CORPORATION HAVE ENTERED INTO A CONTRACT WHEREBY NORTH ALAMO WATER SUPPLY CORPORATION HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS. NORTH ALAMO WATER SUPPLY CORPORATION 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.

NORTH ALAMO WATER SUPPLY CORPORATION HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF MILE 19 ROAD RIGHT-OF-WAY. THE WATER SYSTEM FOR MONTREAL ESTATES PHASE 2 SUBDIVISION CONSISTS OF 1066 LF OF A PROPOSED 8" DR18 C900 PVC WATER LINE TO BE EXTENDED ALONG THE SOUTH SIDE OF THE SUBDIVISION TO THIS PROPOSED SUBDIVISION. ADDITIONALLY (5) 1" DIAMETER DUAL WATER SERVICE LINES THAT CONNECT INTO THE PROPOSED 8" LINE FOR THE LOT SERVICES AND TERMINATE AT THE WATER METER BOX FOR THE LOTS. IN ADDITION, THE SUBDIVIDER HAS INSTALLED 3 FIRE HYDRANTS AT A UNIT COST OF \$ 8,200.00, THE 1066 LF OF WATER LINE, THE (5) 1" DIAMETER DUAL SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. THE COST FOR THE CONSTRUCTION OF THE WATER SYSTEM TO THIS SUBDIVISION IS ESTIMATED TO BE \$ 100,325.00. THE OWNER OF THIS DEVELOPMENT HAS PAID WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO NORTH ALAMO WATER SUPPLY CORPORATION, A TOTAL OF \$15,600.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING THE LOTS IN THE SUBDIVISION TO NORTH ALAMO WATER SUPPLY CORPORATION.

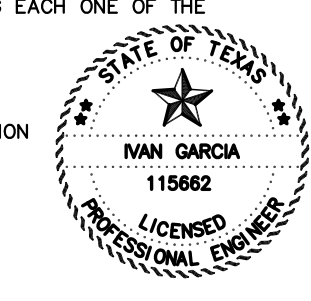
SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
THE DEVELOPER HAS CONNECTED TO THE EXISTING SANITARY SEWER COLLECTION SYSTEM. THE COUNTY HAS AN EXISTING 8" DIAMETER SEWER LINE RUNNING ALONG THE NORTH RIGHT OF WAY OF MILE 19 ROAD AND EXTENSIONS OF INDIVIDUAL 2" SERVICES HAVE BEEN PROVIDED TO ALL LOTS. THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER COLLECTION SYSTEM WAS \$47,424.00, AT A COST PER LOT OF \$ 4,742.40.

ENGINEER CERTIFICATION:
I CERTIFY THAT THE WATER AND SANITARY SEWER SYSTEM FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL SUBDIVISION RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

I CERTIFY THAT THE COSTS FOR THE CONSTRUCTED WATER AND SANITARY SEWER FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES
THESE FACILITIES WILL HAVE A TOTAL COST OF \$100,325.00. THE OWNER OF THIS DEVELOPMENT WILL PAY WATER TAP FEES, WHICH INCLUDE THE WATER METER INSTALLATION AND INSPECTION FEES, TO N.A.W.S.C., A TOTAL OF \$15,600.00, AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUMS REPRESENT SAID INSTALLATIONS, ACQUISITION FEES, AND ALL OTHER FEES ASSOCIATED WITH CONNECTING EACH ONE OF THE LOTS IN THE SUBDIVISION TO N.A.W.S.C.

SANITARY SEWER FACILITIES
THE COST FOR THE CONSTRUCTION OF THE SANITARY SEWER SYSTEM FOR THE LOTS WILL BE \$47,424.00, FOR THE ENTIRE SUBDIVISION



REPORT DE INGENIERIA DE MONTREAL ESTATES PHASE 2 SUBDIVISION
POR: IVAN GARCIA, P.E., R.P.L.S.

ABASTECIMIENTO DE AGUA POTABLE: DESCRIPCION, COSTO, Y FECHA DE OPERABILIDAD
LA SUBDIVISION DE MONTREAL ESTATES SUBDIVISION RECIBIRA SU PROVISION DE NORTH ALAMO WATER SUPPLY CORPORATION, LA COMPANIA DE NORTH ALAMO WATER SUPPLY CORPORATION, EL DUENO DE LA SUBDIVISION Y NORTH ALAMO WATER SUPPLY CORPORATION, HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. NORTH ALAMO WATER SUPPLY CORPORATION HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

NORTH ALAMO WATER SUPPLY CORPORATION TIENE UN CONDUCTO DE AGUA DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL LADO NORTE DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 19 ROAD. EL SISTEMA REQUERIDO PARA MONTREAL ESTATES PHASE 2 SUBDIVISION CONSISTE EN 1066 LF DE 8" DR18 C900 PVC LINEA DE AGUA PROPUESA PARA SER EXTENDIDA A LO LARGO DEL LADO SUR DE LA SUBDIVISION. ADICIONALMENTE (5) LINEAS DOBLES DE AGUA LA CUAL SERA CONECTADA, Y TERMINARA EN EL MEDIDOR DE AGUA. ADICIONALMENTE, EL SUBDIVIDOR A INSTALADO 3 HIDRANTES DE AGUA A UN PRECIO UNITARIO DE \$8,200.00. EL COSTO DE INSTALACION DEL SISTEMA DE DISTRIBUCION DE AGUA POTABLE DE MONTREAL ESTATES PHASE 2 SUBDIVISION SE ESTIMA DE \$100,325.00, A UN COSTO TOTAL, EL DUEÑO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFFAS DE INSPECCION DE NORTH ALAMO WATER SUPPLY CORPORATION, POR UN TOTAL DE \$15,600.00, POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE NORTH ALAMO WATER SUPPLY CORPORATION.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
ESTE DESARROLLO SE HA CONECTADO A UNA LINEA DE COLECCION DE AGUAS RESIDUALES DEL CONDADO DE HIDALGO. EL CONDADO DE HIDALGO TIENE UNA LINEA DE 8" PULGADAS DE DIAMETRO DE AGUAS RESIDUALES QUE PASA POR EL LADO NORTE DE VIA (RIGHT-OF-WAY) DE LA CARRETERA MILE 19 ROAD, SE HAN INSTALADO EXTENSIONES DE SERVICIOS DE (2) PULGADAS PARA TODOS LOS LOTES. EL COSTO DE CONSTRUCCION DEL SISTEMA DE AGUAS RESIDUALES FUE DE \$47,424.00, A UN COSTO DE \$4,742.40 POR LOTE.

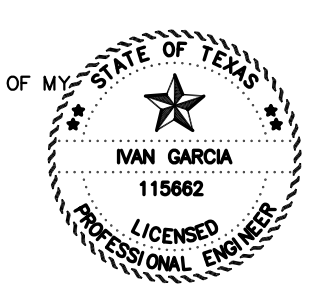
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS).

CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA:
EL SISTEMA/SERVICIO DE AGUA TENDRA UN COSTO DE \$100,325.00. EL DUENO DE LA SUBDIVISION VA PAGAR LOS CARGOS POR CONECCION DE AGUA, LOS CUALES INCLUYEN LA INSTALACION DEL MEDIDOR DE AGUA Y LAS TARIFFAS DE INSPECCION DE NORTH ALAMO WATER SUPPLY CORPORATION, POR UN TOTAL DE \$15,600.00, POR MUCHO LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUA DE 30 ANOS QUE IMPORTES REPRESENTAN DICHAS INSTALACIONES, HONORARIOS DE ADQUISICION Y TODOS LOS OTROS CARGOS RELACIONADOS CON CONEXION DE LOS LOTES INDIVIDUALES EN EL DESARROLLO DE NORTH ALAMO WATER SUPPLY CORPORATION.

DRENAJE:
EL COSTO ESTIMADO PARA LA INSTALACION DEL SISTEMA DE DRENAJE SANITARIO PARA LOS LOTES ES DE \$47,424.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA.

I, IVAN GARCIA, HEREBY ACKNOWLEDGE THAT THE ABOVE TRANSLATION FROM ENGLISH TO SPANISH, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



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 TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

1.- I, JULIO C. MONTEMAYOR (MANAGER, MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC), SUBDIVIDER OF MONTREAL ESTATES SUBDIVISION HEREBY CERTIFY SEWER PERMITS ARE REQUIRED PRIOR TO BUILDING ON ANY LOT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT TO HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

MONTREAL LLC A SERIES OF ROCKO INVESTMENTS LLC
BY: JULIO C. MONTEMAYOR
MANAGER

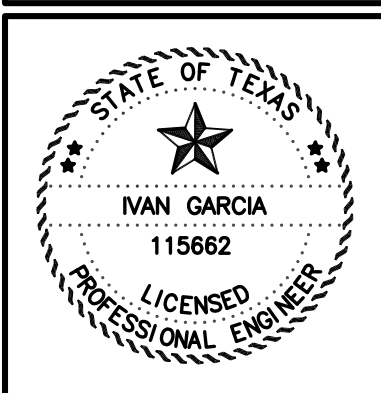
STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME BY THE PERSON (S) WHOSE NAME (S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____ 2024.

NOTARY PUBLIC
MY COMSTUART EXPIRES _____

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SHEET 5-9: TYPICAL DETAILS	

RIO DELTA ENGINEERING
FIRM REGISTRATION No. F-7628
SURVEY FIRM No. 10194027
921 S. 10TH AVENUE EDINBURG, TEXAS 78539
(TEL) 956-380-5152 (FAX) 956-380-5083



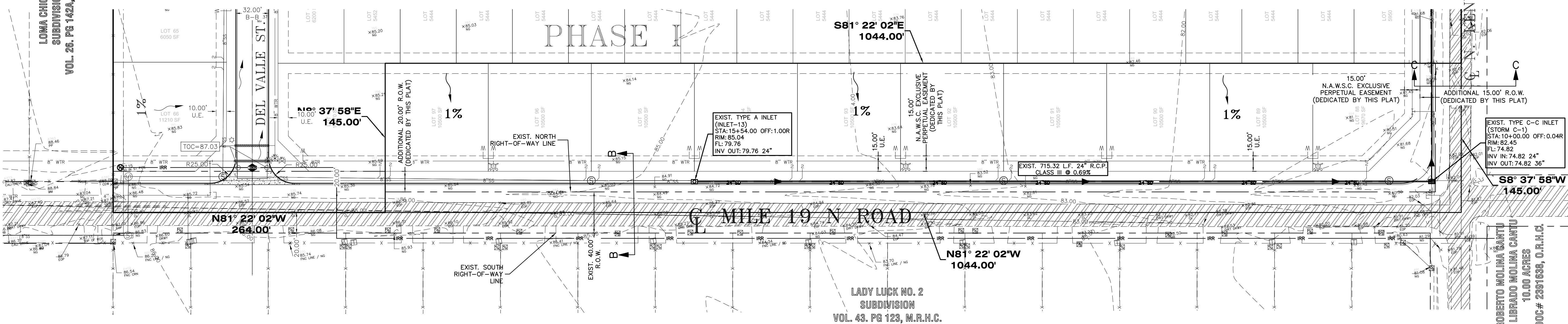
ISSUED FOR:
FINAL

SANITARY SEWER LAYOUT
MONTREAL ESTATES PHASE 2 SUBDIVISION
CITY OF EDINBURG
HIDALGO COUNTY, TEXAS

PROJECT: SUB 21 011
ENGINEER: IVAN GARCIA P.E. R.P.L.S.
SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
CHECKED: IVAN GARCIA P.E. R.P.L.S.
DRAWN: H.G./ G.F.
SCALE: 1"=50'
DATE: AUGUST 7, 2024
PROJECT: SUB 21 011
REVISIONS:
PAGE NO: 2-OF-9

SCALE: 1" = 50'
 BEARING OF BASIS
 TEXAS STATE PLANE COORDINATES
 NAD 83
 TEXAS SOUTH ZONE (4205)
 WESTERN DATA SYSTEMS NETWORK

LOMA CHUCA
 SUBDIVISION
 VOL. 26, PG 142A, M.R.H.C.



DRAINAGE REPORT

MONTREAL ESTATES PHASE II SUBDIVISION IS A PROPOSED 10 LOT RESIDENTIAL SUBDIVISION, LOCATED WITHIN THE CITY OF EDINBURG EXTRAJURISDICTIONAL JURISDICTION, SAME BEING A 3.48 ACRES OF LAND SITUATED IN HIDALGO COUNTY, TEXAS, AND BEING ALL LOT 1, BLOCK 7, SANTA CRUZ GARDENS UNIT NO.3 SUBDIVISION, RECORDED IN VOLUME 9, PAGE 3, MAP RECORDS OF HIDALGO COUNTY, TEXAS. THE LOTS WILL BE USED FOR THE CONSTRUCTION OF RESIDENTIAL HOMES.

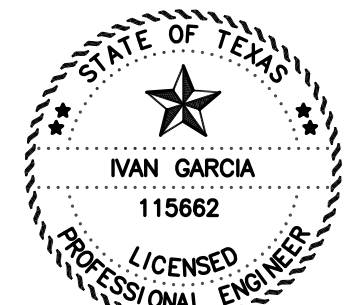
THE SUBDIVISION IS IN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN AND ZONE "Y" (SHADED), AREAS OF 500-YEAR FLOOD. AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREA PROTECTED BY LEVEES FROM 100-YEAR FLOOD. ACCORDING TO THE FEMA'S FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48034 023 D MAP REVISED, JUNE 4, 2009, AND FURTHER REVISED TO REFLECT LOMB CASE NO. 01-06-1095P DATED MAY 17, 2001.

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100.0% OF HIDALGO FINE SANDY LOAM (25), WITH 0 TO 1% SLOPES. THE SOIL IS WELL DRAINED AND SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH AND THE WATER CAPACITY IS MODERATE. THIS SOIL IS CLASSIFIED AS GROUP (b). PLEASE SEE THE ATTACHED TABLES FOR THE ENGINEERING, PHYSICAL AND CHEMICAL PROPERTIES OF THESE SOILS.

EXISTING RUNOFF SHEET FLOWS OVERLAND IN AN EASTERLY DIRECTION AND OVERFLOWS TO THE EXISTING ROADSIDE DITCH ON THE WEST RIGHT-OF-WAY OF KENYON ROAD TO FOLLOW THE EXISTING DRAINAGE PATTERNS OF THE AREA IN AN SOUTHERLY DIRECTION WHICH OUTFALLS DIRECTLY TO THE MONTE CRISTO DRAIN DITCH LOCATED APPROXIMATELY 2,400 FEET SOUTH FROM THE PROPOSED SUBDIVISION, THEN CONVEYED TO THE 24-INCH DRAIN DITCH, THEN CONVEYED TO THE SOUTH MAIN DRAIN 1, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.

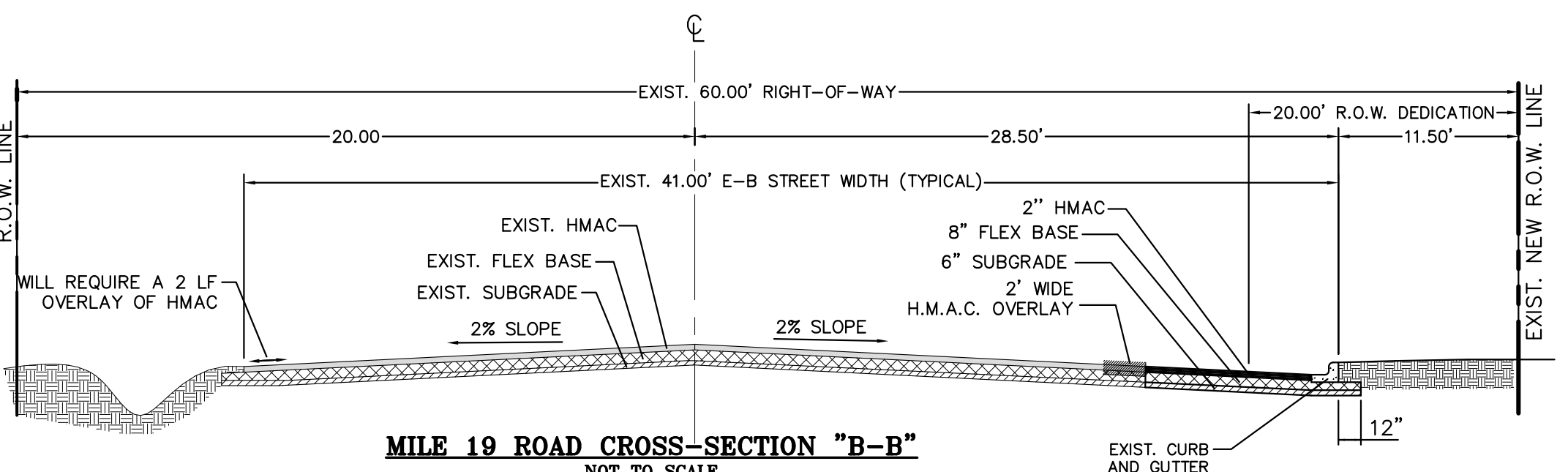
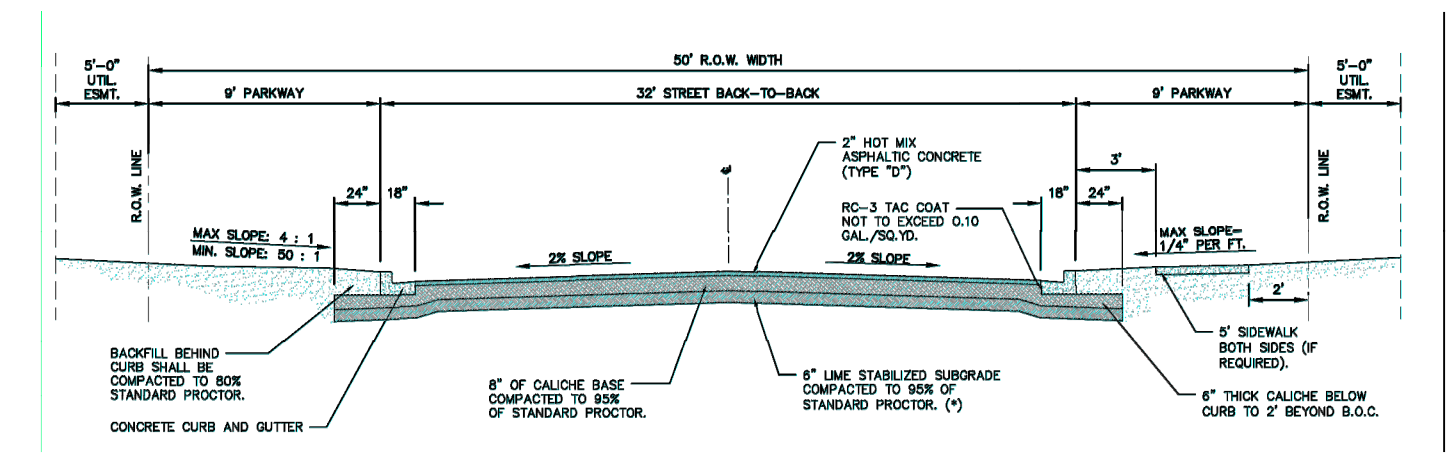
ALL RUNOFF AND DETENTION FOR THIS SUBDIVISION WERE ALREADY ACCOUNTED FOR IN THE APPROVED MONTREAL ESTATES SUBDIVISION MASTER PLAN DRAINAGE REPORT APPROVED ON JUNE 9, 2023 (ATTACHED). THE REQUIRED DETENTION VOLUME FOR PHASE II IS 16,132 CF OR 0.371 AC-FT AS PER THE APPROVED MONTREAL ESTATES SUBDIVISION MASTER PLAN DRAINAGE REPORT.

LINEAR DETENTION WILL BE PROVIDED BY IMPROVING A SECTION OF THE EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 140-00 DRAIN DITCH AS REQUIRED DURING THE CONSTRUCTION OF PHASE I AS PER THE APPROVED MONTREAL ESTATES SUBDIVISION MASTER PLAN DRAINAGE REPORT. STORM WATER WILL BE COLLECTED BY AN ON-SITE COLLECTION SYSTEM, THEN ROUTED NORTH VIA A PROPOSED OFF-SITE MAIN STORM DRAIN LINE OF KENYON ROAD, WITH OUTFALL TO THE NORTH MAIN DRAIN 1 LOCATED APPROXIMATELY 1,700 FEET NORTH FROM THE PROPOSED SUBDIVISION, THEN CONVEYED TO THE NORTH MAIN DRAIN 1 DITCH, THEN CONVEYED TO THE MAIN FLOODWATER CHANNEL, AND SUBSEQUENTLY WITH FINAL OUTFALL TO THE LAGUNA MADRE.

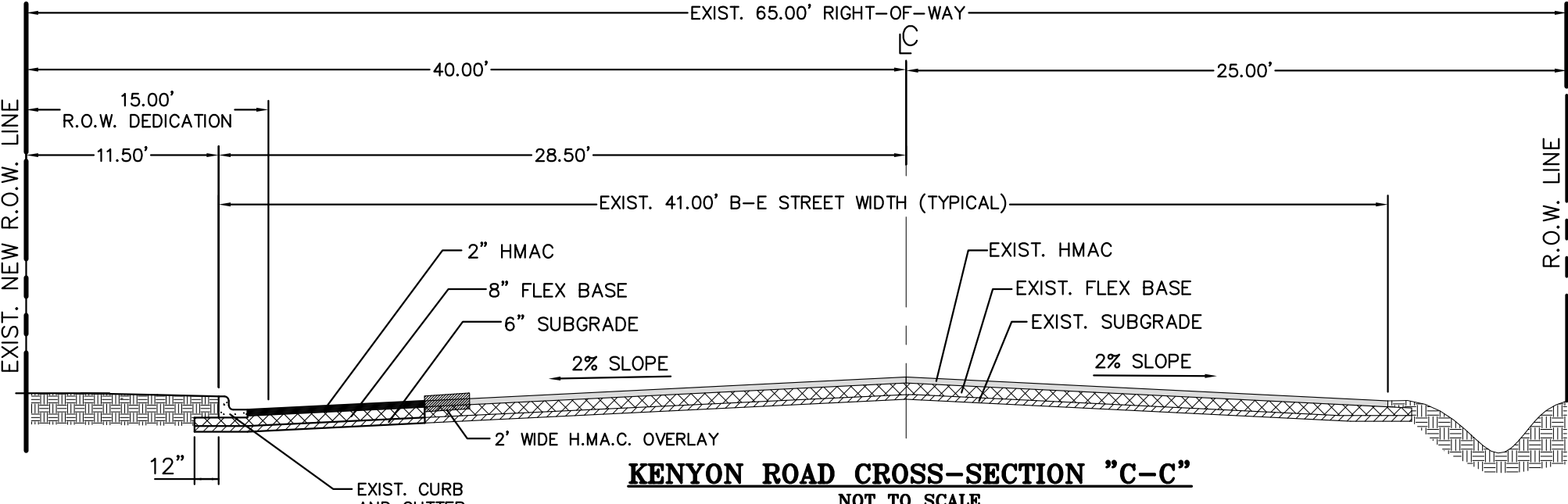


IVAN GARCIA, P.E., R.P.L.S. DATE

LEGEND			
	1/2" IRON ROD SET		EXIST. FLUSH VALVE
	1/2" IRON ROD FOUND		EXIST. IRRIGATION VALVE
	FENCE CORNER FOUND		EXIST. FIRE HYDRANT
	1/2" IRON PIPE FOUND		EXIST. MAIL BOX
	RIGHT-OF-WAY POST FOUND		EXIST. BRICK MAIL BOX
	CALCULATED POINT		EXIST. WATER METER
	COTTON PICKER SPINDLE SET		EXIST. STREET SIGN
	ELECTRICAL BOX		EXIST. SANITARY SEWER MANHOLE
	EXIST. GRATE INLET		EXIST. STORM SEWER MANHOLE
	EXIST. CURB INLET		EXIST. FENCE LINE
	EXIST. TELEPHONE PEDESTAL		EXIST. OVERHEAD ELECTRIC LINE
	EXIST. GRATE INLET		EXIST. UNDERGROUND CABLE
	EXIST. LAMP POLE		EXIST. UNDERGROUND GAS LINE
	EXIST. TRAFFIC POLE		
	EXIST. GUY WIRE		
	EXIST. POWER POLE		
	EXIST. WATER VALVE		



MILE 19 ROAD CROSS-SECTION "B-B"
 NOT TO SCALE



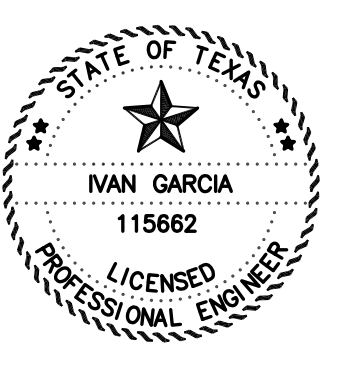
KENYON ROAD CROSS-SECTION "C-C"
 NOT TO SCALE

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DATE	DESCRIPTION

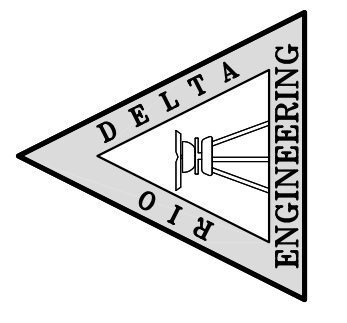
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SHEET 5-9: TYPICAL DETAILS	

OVERALL PAVING AND DRAINAGE LAYOUT
 MONTREAL ESTATES PHASE 2 SUBDIVISION
 CITY OF EDINBURG
 HIDALGO COUNTY, TEXAS

ENGINEER:
 IVAN GARCIA P.E., R.P.L.S.
 SURVEYOR:
 IVAN GARCIA P.E., R.P.L.S.
 CHECKED:
 IVAN GARCIA P.E., R.P.L.S.
 DRAWN:
 G.F./H.G./Y.V.
 SCALE:
 1"=50'
 DATE:
 FEBRUARY 6, 2024
 PROJECT:
 SUB 22 011
 REVISIONS:
 PAGE NO:
 4-OF-9



ISSUED FOR:
FINAL



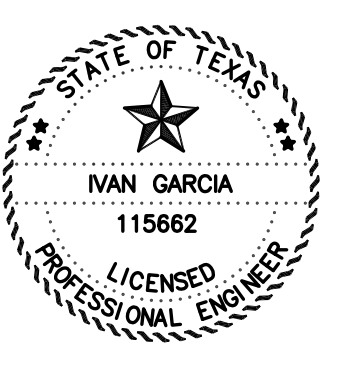
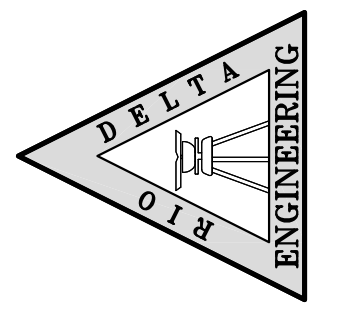
RIO DELTA ENGINEERING
 FIRM REGISTRATION No. F-7628
 SURVEY FIRM No. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083

Y: RDE SUBDIVISIONS 2021\SUB 21\011 - MONTREAL\EMAIL SENT\COUNTY 9-3-2024\SUB 21_011\RDE_SHT 11-12_PAVING AND DRAINAGE_LAYOUT.dwg RIBDELTA 9/3/2024 9:33 AM

Y: RDE SUBDIVISIONS 2021\SUB 21.011 - MONTENAYOR\EMAIL SENT\COUNTY 9-3-2024\SUB 21.011_RDE_SHT 12 WATER LAYOUT PHASE II.dwg RIBOETA 9/3/2024 9:20 AM

SCALE: 1" = 50'
 BEARING OF BASIS
 TEXAS STATE
 PLANE
 COORDINATES NAD
 83
 TEXAS SOUTH
 ZONE (4205)
 WESTERN DATA
 SYSTEMS NETWORK

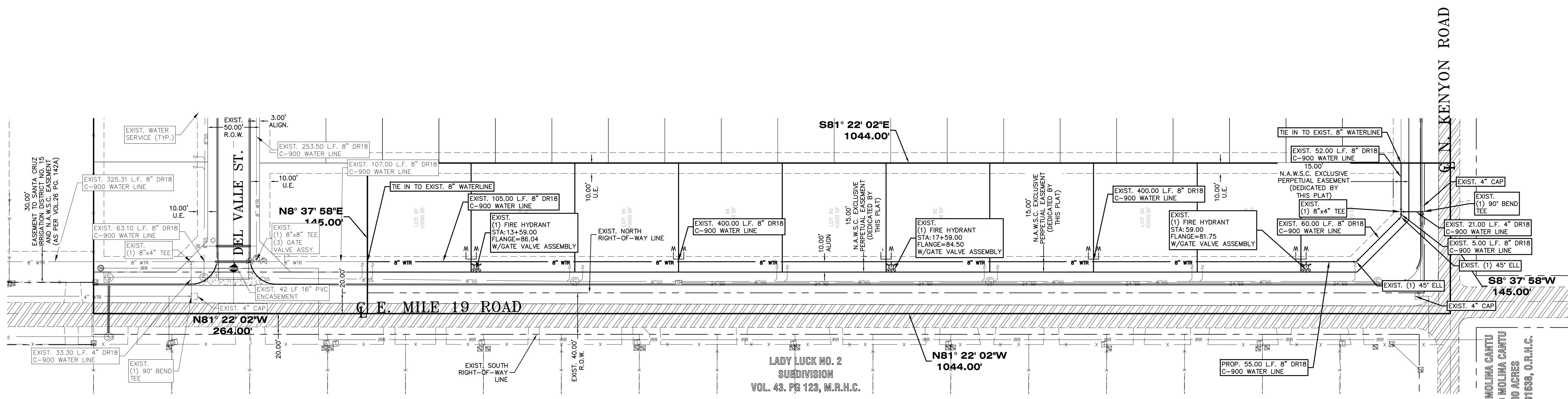
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 SURVEY FIRM NO. 10194027
 921 S. 10TH AVENUE EDINBURG, TEXAS 78539
 (TEL) 956-380-5152 (FAX) 956-380-5083



ISSUED FOR:
FINAL

WATER LAYOUT
 MONTREAL ESTATES PHASE 2 SUBDIVISION
 CITY OF EDINBURG
 HIDALGO COUNTY, TEXAS

PROJECT: MONTREAL ESTATES PHASE 2 SUBDIVISION
 ENGINEER: IVAN GARCIA P.E. R.P.L.S.
 SURVEYOR: IVAN GARCIA P.E. R.P.L.S.
 CHECKED: IVAN GARCIA P.E. R.P.L.S.
 DRAWN: H.G./G.F.
 SCALE: 1"=50'
 DATE: AUGUST 7, 2024
 PROJECT: SUB 21.011
 REVISIONS:
 PAGE NO: **3-OF-9**



LEGEND

	EXIST. GRATE INLET		1/2" IRON ROD SET		EXIST. FLUSH VALVE		EXIST. SANITARY SEWER MANHOLE
	EXIST. CURB INLET		1/2" IRON ROD FOUND		EXIST. IRRIGATION VALVE		EXIST. STORM SEWER MANHOLE
	EXIST. TELEPHONE PEDESTAL		FENCE CORNER FOUND		EXIST. FIREHYDRANT		EXIST. FENCE LINE
	EXIST. GRATE INLET		1/2-INCH IRON PIPE FOUND		EXIST. MAIL BOX		EXIST. UNDERGROUND CABLE
	EXIST. LAMP POLE		RIGHT-OF-WAY POST FOUND		EXIST. BRICK MAIL BOX		EXIST. UNDERGROUND GAS LINE
	EXIST. TRAFFIC POLE		CALCULATED POINT		EXIST. WATER METER		
	EXIST. GUY WIRE		COTTON PICKER SPINDLE SET		EXIST. STREET SIGN		
	EXIST. POWER POLE		ELECTRICAL BOX				
	EXIST. WATER VALVE						

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SHEET 5-9: TYPICAL DETAILS	