



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: 1-28-2025

PROPOSED JAGUAR HEIGHTS SUBDIVISION, PRECINCT No. 4.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 6

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

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF EDINBURG

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

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 11-26-2024 BY, PRECINCT 4 R.O.W. AGENT

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

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

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

H.C.E.O.C. FINAL APPROVAL DATE: 11-26-2024: 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: 9/26/2023

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.

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STATE OF TEXAS
COUNTY OF HIDALGO

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

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

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED ROBERT CALVILLO, CEO MEMBER OF ROV TIERRA PROPERTIES, LLC, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS CONTAINED THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

MAYOR'S CERTIFICATION

I, THE UNDERSIGNED MAYOR OF THE CITY OF EDINBURG HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

MAYOR'S SIGNATURE

DATE

ATTEST: CITY SECRETARY

DATE

PLANNING & ZONING
COMMISSION CERTIFICATION

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

CHAIRPERSON
PLANNING & ZONING COMMISSION

DATE

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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

DATE

IRRIGATION DISTRICT:

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

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

PRESIDENT

SECRETARY

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED REYNALDO ROBLES A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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, TEXAS

DATED THIS THE _____ DAY OF _____, 20____.

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

STATE OF TEXAS
COUNTY OF HIDALGO

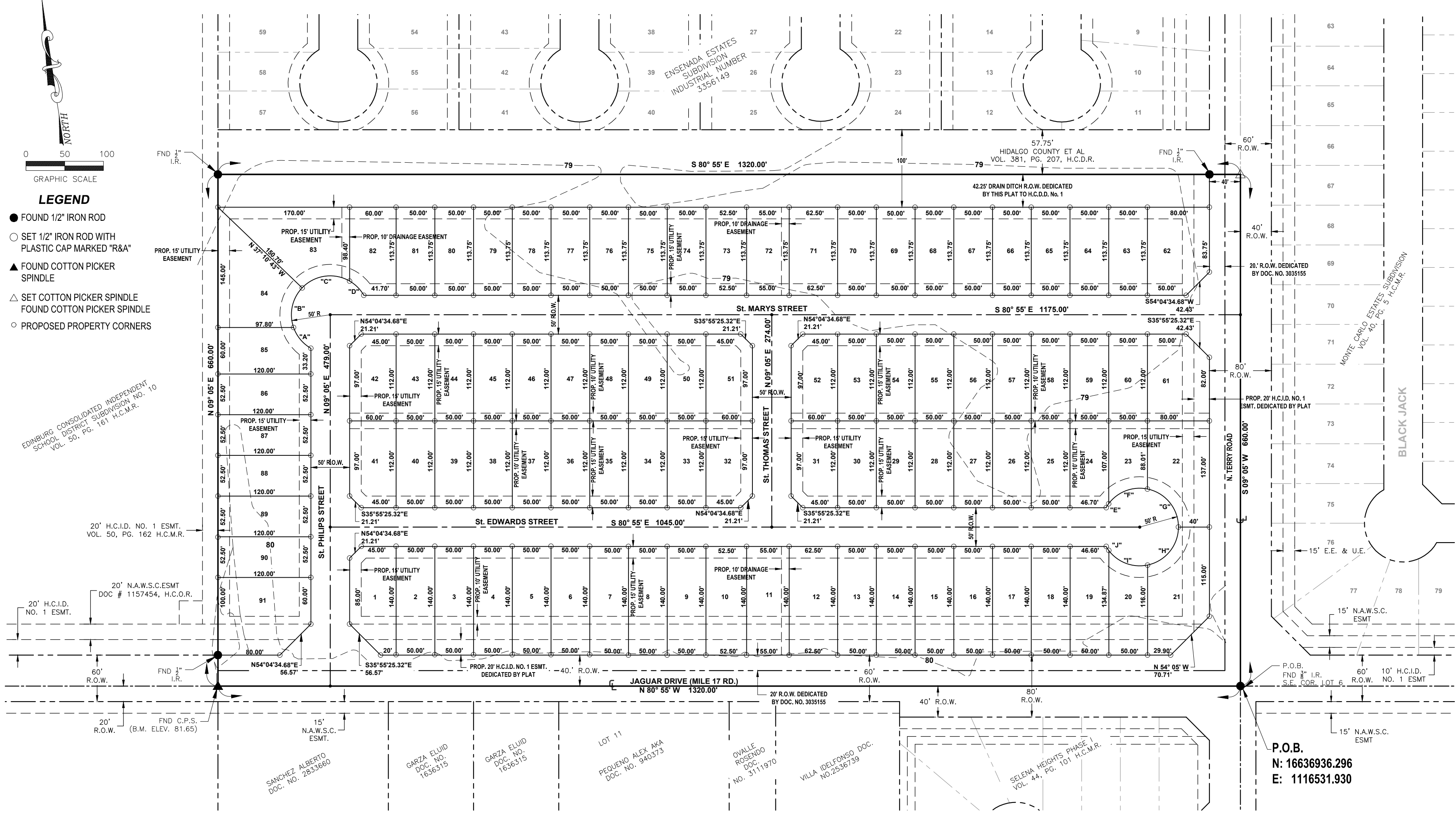
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

ROLANDO CRUZ, P.E. CFM
REGISTERED PROFESSIONAL ENGINEER
NO.55459
MCALLEN, TEXAS 78504

DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: ROBERT CALVILLO	1420 ERIE AVE	MCALLEN, TX. 78501	(956) 687-6263	(956) 862-9751
ENGINEER: ROLANDO CRUZ, PE	605 E. VIOLET AVE. STE. 1	MCALLEN, TX. 78504	(956) 682-5022	(956) 682-5089
SURVEYOR: REYNALDO ROBLES	P.O. BOX 476	WESLACO, TX. 78599	(956) 968-2422	(956) 969-2011



JAGUAR HEIGHTS SUBDIVISION

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

GENERAL NOTES:

- 1. FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) (AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) OF FIRM COMMUNITY PANEL NUMBER 480334 0325 D, REVISED TO REFLECT LOMR DATED MAY 17, 2001.
- 2. SETBACKS: FRONT.....25.00 FEET REAR.....15.00 FEET SIDE.....6.00 FEET CORNER SIDE.....10.00 FEET OR TO EASEMENT LINE WHICHEVER IS GREATER IN ALL CASES.
- 3. MINIMUM FINISH FLOOR ELEVATION: 18" ABOVE TOP OF CURB AT CENTER OF LOT.
- 4. BENCHMARK NOTE: B.M. ELEV.= 81.65 COTTON PICKER SPINDLE FOUND SOUTHWEST CORNER OF THE SURVEY
- 5. TOTAL DRAINAGE DETENTION IS: 116,955 cu.ft. OR 2.68 AC-FT. OF DETENTION WILL BE PROVIDED ON THE EXISTING NORTH BRANCH DRAIN LOCATED NORTH OF PROPOSED SUBDIVISION.
- 6. NO PERMANENT STRUCTURES SHALL BE ALLOWED WITHIN UTILITY EASEMENTS.
- 7. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTIONS ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 8. ALL SUBDIVISION IMPROVEMENTS SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
- 9. A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS AS REQUIRED ALONG NORTH TERRY ROAD AND JAGUAR DRIVE (MILE 17 RD) AS PER LATEST CITY OF EDINBURG ENGINEERING DEPARTMENT STANDARDS OR AS DIRECTED BY THE CITY ENGINEER.
- 10. ALL WATER AND SANITARY SEWER FEES SHALL BE PAID BY DEVELOPER.
- 11. U.E. DENOTES UTILITY EASEMENT E.E. DENOTES ELECTRICAL EASEMENT. D.E. DENOTES DRAINAGE EASEMENT ST. DENOTES STREET
- 12. A FIVE (5.0') FOOT SIDEWALK WITH ADA RAMPS IS REQUIRED ALONG JAGUAR DRIVE(MILE 17 RD) AND NORTH TERRY ROAD DURING SUBDIVISION CONSTRUCTION BY DEVELOPER
- 13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT 1.0% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION RULES APPENDIX 3.1.4.
- 14. ALL LOT CORNERS MARKED WITH SET 1" IRON ROD WITH A PLASTIC CAP.
- 15. DEVELOPER SHALL INSTALL BUFFER FENCE ALONG LOTS 91, 1-21 TO RESTRICT ACCESS FROM JAGUAR DRIVE (MILE 17 RD.) AND TO NORTH TERRY ROAD ALONG LOTS 21,22,61,62.
- 16. ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROLS CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
- 17. ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.

RIGHT OF WAY EASEMENT

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

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANATOR 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 GRANATOR 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 GRANATOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIEN, EXCEPT THE FOLLOWING:

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

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

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
"A"	40°43'52.3"	50.00'	18.56'	35.54'	34.80'
"B"	63°0'25.2"	50.00'	30.64'	54.98'	52.26'
"C"	76°15'42.48"	50.00'	39.25'	66.55'	61.75'
"D"	30°0'0"	50.00'	13.40'	26.18'	25.88'
"E"	6°52'11.64"	50.00'	3.00'	6.00'	5.99'
"F"	64°40'1.56"	50.00'	31.65'	56.43'	53.48'
"G"	78°27'46.8"	50.00'	40.82'	68.47'	63.25'
"H"	78°21'9"	50.00'	40.74'	68.38'	63.17'
"I"	64°35'51"	50.00'	31.61'	56.37'	53.43'
"J"	7°3'0"	50.00'	3.08'	6.15'	6.15'

IRREGULAR LOT AREAS	IRREGULAR LOT AREAS	IRREGULAR LOT AREAS	IRREGULAR LOT AREAS								
LOT #	SQ. FT.	ACRE	LOT #	SQ. FT.	ACRE	LOT #	SQ. FT.	ACRE	LOT #	SQ. FT.	ACRE
1	7,487	0.171	24	5,591	0.128	47	5,600	0.129	70	5,688	0.131
2	7,000	0.161	25	5,600	0.129	48	5,600	0.129	71	7,109	0.163
3	7,000	0.161	26	5,600	0.129	49	5,600	0.129	72	6,256	0.144
4	7,000	0.161	27	5,600	0.129	50	5,600	0.129	73	5,972	0.137
5	7,000	0.161	28	5,600	0.129	51	6,607	0.151	74	5,688	0.131
6	7,000	0.161	29	5,600	0.129	52	6,607	0.151	75	5,688	0.131
7	7,000	0.161	30	5,600	0.129	53	5,600	0.129	76	5,688	0.131
8	7,000	0.161	31	6,607	0.151	54	5,600	0.129	77	5,688	0.131
9	7,000	0.161	32	6,607	0.151	55	5,600	0.129	78	5,688	0.131
10	7,350	0.169	33	5,600	0.129	56	5,600	0.129	79	5,688	0.131
11	7,700	0.177	34	5,600	0.129	57	5,600	0.129	80	5,688	0.131
12	8,750	0.201	35	5,600	0.129	58	5,600	0.129	81	5,688	0.131
13	7,000	0.161	36	5,600	0.129	59	5,600	0.129	82	6,628	0.152
14	7,000	0.161	37	5,600	0.129	60	5,600	0.129	83	11,323	0.259
15	7,000	0.161	38	5,600	0.129	61	8,510	0.195	84	10,687	0.245
16	7,000	0.161	39	5,600	0.129	62	8,650	0.198	85	6,830	0.157
17	7,000	0.161	40	5,600	0.129	63	5,688	0.131	86	6,300	0.145
18	7,000	0.161	41	6,607	0.151	64	5,688	0.131	87	6,300	0.145
19	6,990	0.160	42	6,607	0.151	65	5,688	0.131	88	6,300	0.145
20	5,992	0.137	43	5,600	0.129	66	5,688	0.131	89	6,300	0.145
21	10,922	0.250	44	5,600	0.129	67	5,688	0.131	90	6,300	0.145
22	9,493	0.217	45	5,600	0.129	68	5,688	0.131	91	11,200	0.257
23	4,594	0.105	46	5,600	0.129	69	5,688	0.131			

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

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

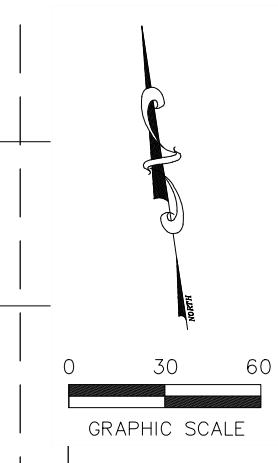
JAGUAR HEIGHTS SUBDIVISION

DATE OF PREPARATION: APRIL 04, 2023



McAllen Harlingen Weslaco
TBE FIRM REGISTRATION No: F-4860

ESTERADA INDUSTRIAL
SUBDIVISION
NUMBER 3334149



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

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

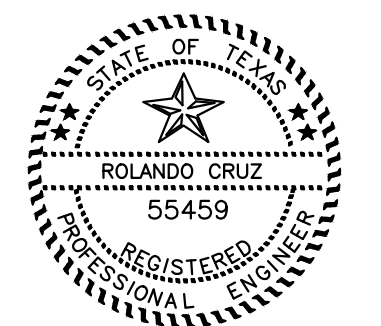
WATER DISTRIBUTION FOR JAGUAR HEIGHTS SUBDIVISION CONSISTS OF TWENTY-THREE (23) DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND SIX (6) 1/2" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICE LINES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____, OR \$_____/PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$_____, WHICH COVERS THE \$_____/COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$_____/FOR A TOTAL COST OF \$_____. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

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

ENGINEER'S SIGNATURE _____

DATE _____



PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO:

LA SUBDIVISIÓN JAGUAR HEIGHTS RECIBIRÁ AGUA POTABLE POR LA CORPORACIÓN DE SUMINISTRO DE AGUA DE NORTH ALAMO (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISIÓN DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER DE MANERA SUFICIENTE LA CANTIDAD Y CALIDAD DE LOS SUMINISTROS DE AGUA DISPONIBLES A LARGO PLAZO PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISIÓN.

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

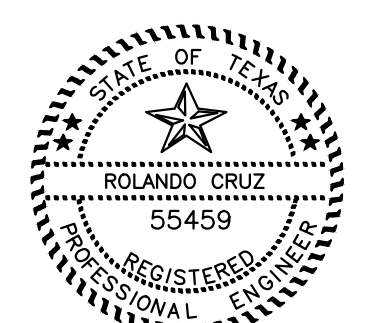
LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISIÓN JAGUAR HEIGHTS CONSTA DE VEINTITRÉS LÍNEAS DE SERVICIO DOBLE DE 1" DE DIÁMETRO CORREN A PARES DE LOTES ANTES DE DIVIDIRSE EN LÍNEAS DE SERVICIO DE 3/4" DE DIÁMETRO Y SEIS LÍNEAS DE SERVICIO SIMPLE DE 1/2" DE DIÁMETRO. DICHO SERVICIOS TERMINAN EN LAS CAJAS DE CONTADORES DE AGUA PARA CADA LOTE. LA LÍNEA DE 8", LOS SERVICIOS DOBLES Y SENCILLOS DE 1/2", Y LAS CAJAS DE MEDIDORES YA HAN SIDO INSTALADAS CON UN COSTO TOTAL DE \$_____/O \$_____/POR LOTE. ADEMÁS, EL SUBDIVISOR HA PAGADO N.A.W.S.C. LA SUMA DE \$_____, QUE CUBRE EL COSTO DE \$_____/POR LOTE COMO SE ESTABLECE EN EL CONTRATO DE SERVICIO DE AGUA DE 30 AÑOS QUE REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, LAS TARIFAS DE ADQUISICIÓN DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRÍA U OTRAS TARIFAS ASOCIADAS CON LA CONEXIÓN DE LOS LOTES INDIVIDUALES EN LA SUBDIVISIÓN A N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARÁ PRONTO SIN COSTO EL MEDIDOR DE AGUA PARA ESE LOTE. EL LOTEADOR HA INSTALADO 5 HIDRANTES A UN COSTO UNITARIO DE \$_____/POR UN COSTO TOTAL DE \$_____. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCIÓN SE ENCUENTRA OPERATIVO A PARTIR DE LA FECHA DE LA INSCRIPCIÓN DEL PLAT.

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 GOBIERNANDO 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:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$_____/O \$_____/POR LOTE.

ENGINEER'S SIGNATURE _____

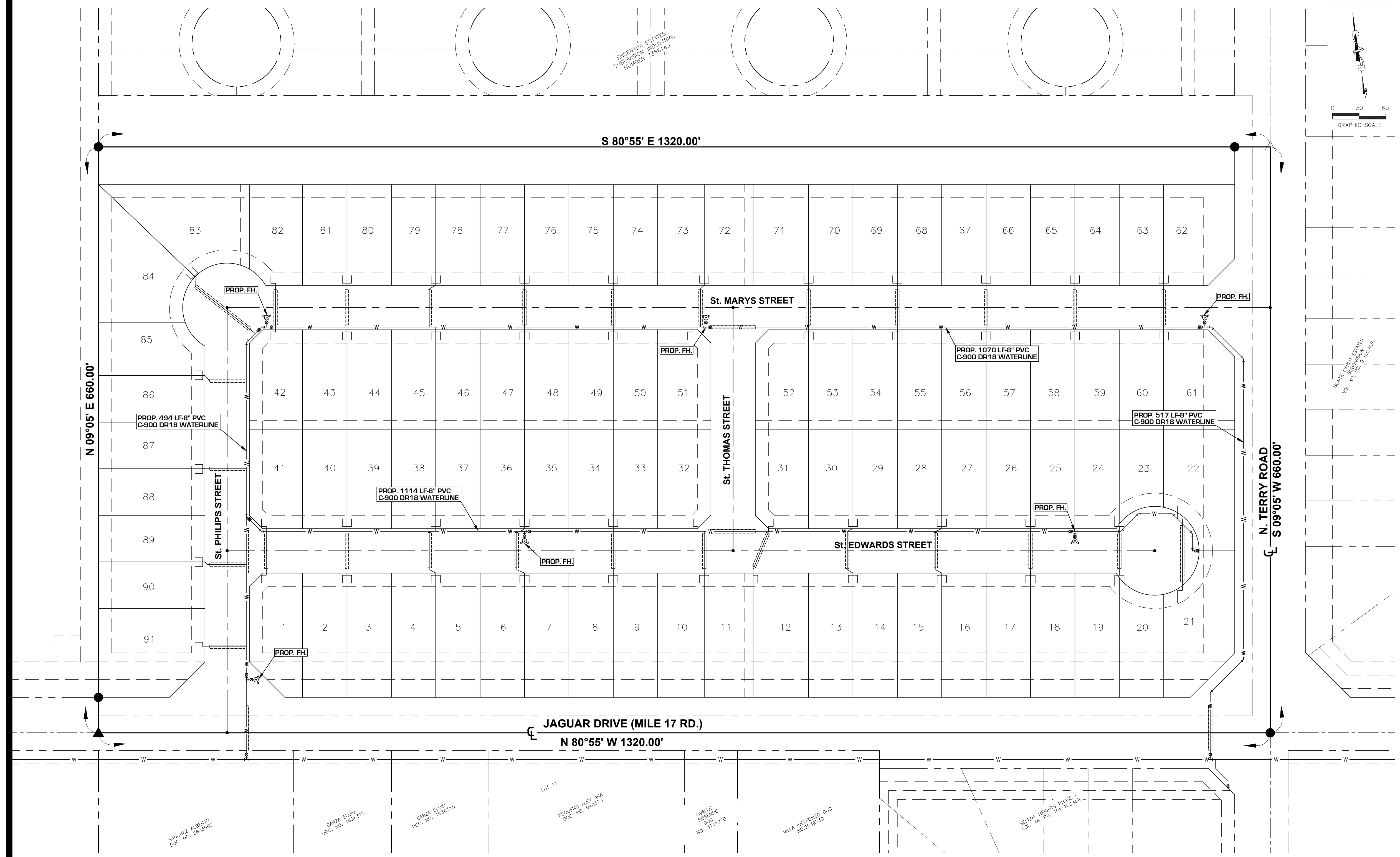
DATE _____



JAGUAR HEIGHTS SUBDIVISION



McAllen Harlingen Weslaco
 TBPCE FIRM REGISTRATION No: F-4860



**MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA**
**SUBDIVISION MAP OF
 JAGUAR HEIGHTS SUBDIVISION**

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

LEGEND

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

SANCHEZ ALBERTO
 DOC. NO. 2833680

OSORIO ELIUD
 DOC. NO. 1836715

OSORIO ELIUD
 DOC. NO. 1836715

RODRIGO ALEX AAA
 DOC. NO. 882373

OSALLE
 DOC. NO. 3111970

MILA (REFORMA) DOC.
 NO. 2538058

SELEN HEIGHTS PHASE
 VOL. 14, PG. 101 F.C.M.R.

WATER SUPPLY: DESCRIPTION, COST AND OPERABILITY DATE:
 JAGUAR HEIGHTS SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 12" DIAMETER SEWER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF JAGUAR DRIVE (MILE 17 RD.)


THE WASTEWATER SYSTEM FOR JAGUAR HEIGHTS SUBDIVISION CONSISTS OF AN 8" DIAMETER SEWER LINE THAT TAPS INTO THE EXISTING 12" LINE. THIS 8" LINE THEN RUNS EAST ALONG THE WEST SIDE OF ST. PHILIPS ST. RIGHT-OF-WAY ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE NORTH WEST CORNER BETWEEN LOT 83 AND 84. ANOTHER 8" LINE CONNECTING TO THE 8" SEWER LINE ON ST. PHILIPS ST. WILL RUN EAST ALONG THE NORTH SIDE OF ST. MARYS ST. RIGHT-OF-WAY TAPPING WITH A 48" MANHOLE. ANOTHER 8" LINE TAPS INTO THE 48" SANITARY SEWER MANHOLE ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF ST. PHILIPS ST. RUNNING EAST ALONG THE SOUTH SIDE OF ST. EDWARDS ST ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE SOUTH EAST OF LOT 21. FROM THE 8" LINE, FIFTY-ONE (51) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT.

THE 8" LINE, 4" SERVICE LINE AND NINE (9) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$_____ WHICH COVERS THE \$_____ PER LOT AS STATED IN THE 30 YEAR WASTEWATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTEWATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

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

ENGINEER'S SIGNATURE _____ DATE _____



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

N.A.W.S.C. TIENE UNA LINEA DE ALCANTARILLADO EXISTENTE DE 12" DE DIÁMETRO QUE CORRE A LO LARGO DEL LADO NORTE DEL DERECHO DE VÍA DE JAGUAR DRIVE (MILE 17 RD.)


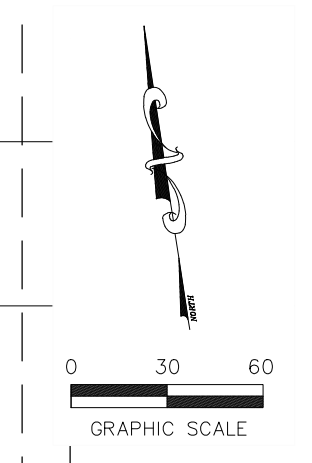
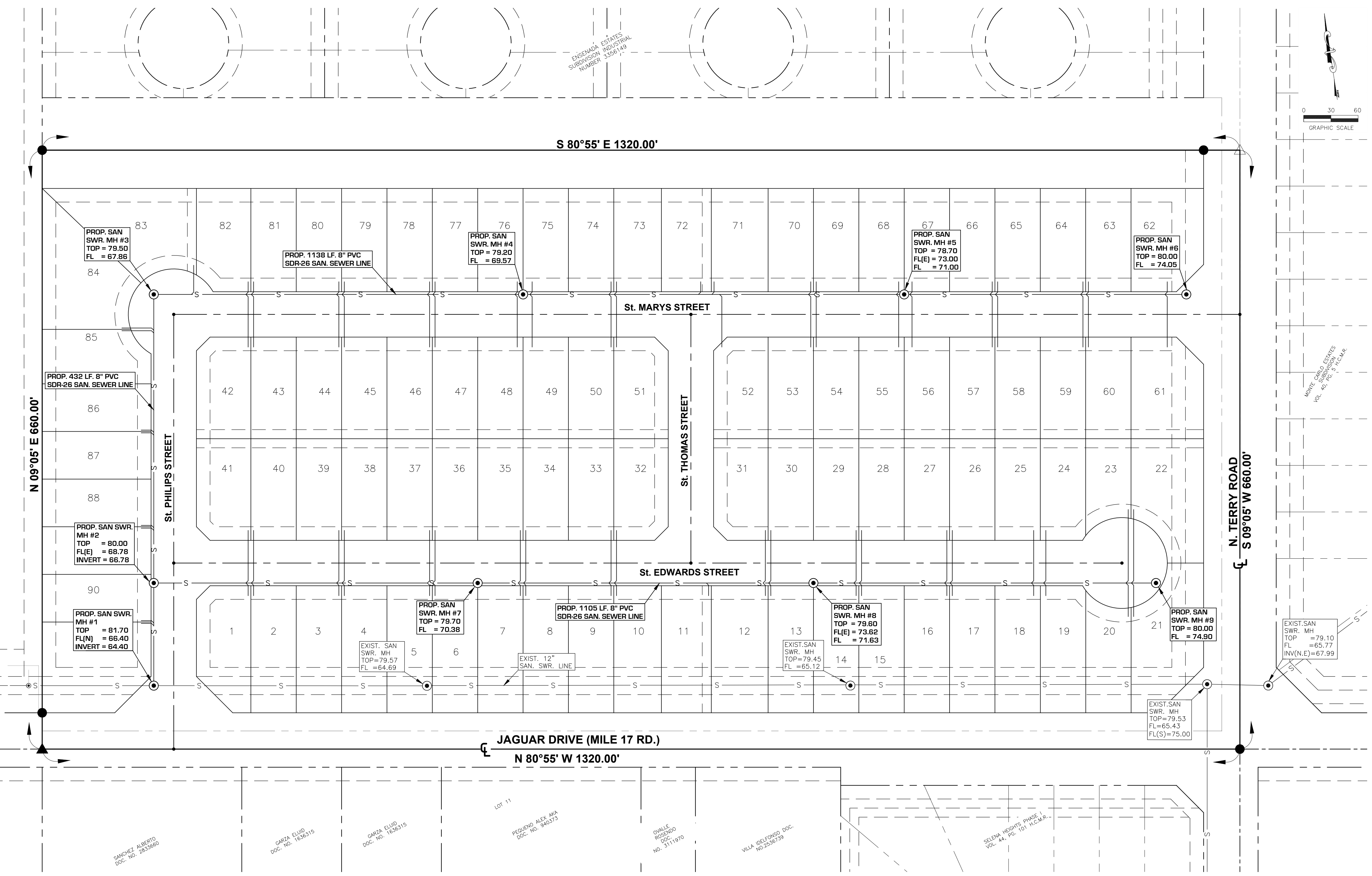
EL SISTEMA DE AGUAS RESIDUALES PARA LA SUBDIVISION JAGUAR HEIGHTS CONSTA DE UNA LINEA DE ALCANTARILLADO DE 8" DE DIÁMETRO QUE CONECTA LA LINEA EXISTENTE DE 12". ESTA LINEA DE 8" CORRE HACIA EL ESTE A LO LARGO DEL LADO OESTE DE ST. PHILIPS ST. BOCA DE ALCANTARILLADO SANITARIO EN LA ESQUINA NOROESTE ENTRE LOTE 83 Y 84. OTRA TUBERIA DE 8" QUE SE CONECTA A LA TUBERIA DE 8" EN ST. PHILIPS ST. CORRERÁ AL ESTE A LO LARGO DEL LADO NORTE DE ST. MARYS ST. TOMA DE DERECHO DE VÍA CON BOCA DE 48". OTRA LINEA DE 8" CONECTA A LA BOCA DE ALCANTARILLADO SANITARIO DE 48" A LO LARGO DEL LADO OESTE DEL DERECHO DE VÍA DE ST. PHILIPS ST. CORRIENDO AL ESTE A LO LARGO DEL LADO SUR DE ST. EDWARDS ST. TERMINA CON UNA BOCA DE ALCANTARILLADO SANITARIO DE 48" EN EL SURESTE DEL LOTE 21. DESDE LA LINEA DE 8", CINCUENTA Y UNA (51) LINEAS DE SERVICIO DE ALCANTARILLADO DE 4" DE DIÁMETRO CORREN POR CADA LOTE.

SE HAN INSTALADO LA LINEA DE 8", LA LINEA DE SERVICIO DE 4" Y NUEVE (9) POZOS DE ALCANTARILLADO SANITARIO DE 48", CON UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO

CERTIFICACIÓN:
 CON MI FIRMA A CONTINUACIÓN, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCIÓN 16.343, CÓDIGO DE AGUA. CERTIFICO QUE LOS COSTOS PARA INSTALAR LAS INSTALACIONES DE AGUA Y ALCANTARILLADO, MENCIONADOS ANTERIORMENTE, SON LOS SIGUIENTES:

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

ENGINEER'S SIGNATURE _____ DATE _____


MINUTE CADASTRAL CERTIFICATES VOL. 40, PG. 101, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

- LEGEND**
- SANITARY SEWER MANHOLE
 - PROP. DUAL SERVICE
 - PROP. SINGLE SERVICE
 - s — s — SANITARY SEWER

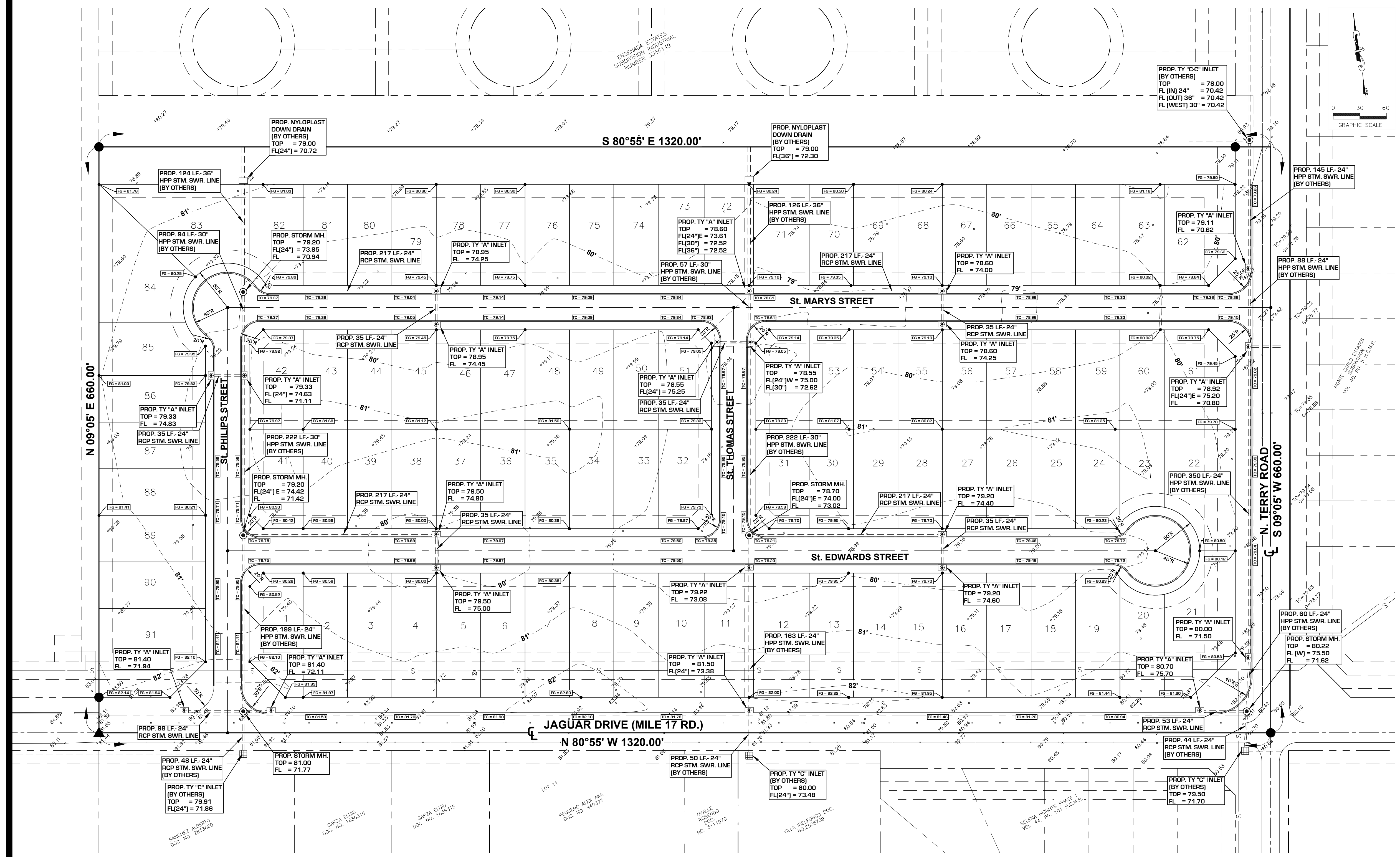
MAP OF SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO
 SUBDIVISION MAP OF
JAGUAR HEIGHTS SUBDIVISION

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

JAGUAR HEIGHTS SUBDIVISION



CRUZ - HOGAN
 ENGINEERS & PLANNERS
 McAllen Harlingen Weslaco
 TBPB FIRM REGISTRATION No: F-4860



DRAINAGE STATEMENT
JAGUAR HEIGHTS SUBDIVISION

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

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

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

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

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

ENGINEER'S SIGNATURE _____ DATE _____

ROLANDO CRUZ
 REGISTERED PROFESSIONAL ENGINEER
 No. 55459

- LEGEND**
- TC = 00.00 TOP OF CURB
 - FG = 00.00 FINISH GRADE
 - x00.00 EXISTING ELEVATION
 - CURB INLET
 - STORM SEWER MANHOLE
 - NYLOPLAST DOWN DRAIN

MAP OF TOPOGRAPHY AND DRAINAGE
MAPA DE TOPOGRAFIA Y DESAGUE

SUBDIVISION MAP OF
JAGUAR HEIGHTS SUBDIVISION

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

JAGUAR HEIGHTS SUBDIVISION

CRUZ - HOGAN
 ENGINEERS | PLANNERS
 McAllen Harlingen Weslaco
 TBPB FIRM REGISTRATION No: F-4860