



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: 10-28-2025

PROPOSED LOS CORTIJOS NO. 2 SUBDIVISION, PRECINCT No. 1.

ENGINEER MELDEN AND HUNT, INC. DEVELOPER CAYETANO DEVELOPMENT, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 75 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 5

LOCATION DESCRIPTION: SOUTH OF TRENTON ROAD APPROXIMATELY ¼ OF A MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: REMOVED FROM THE ETJ OF EDINBURG.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-09-2024 PROPERTY LIES WITHIN FLOOD ZONE "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

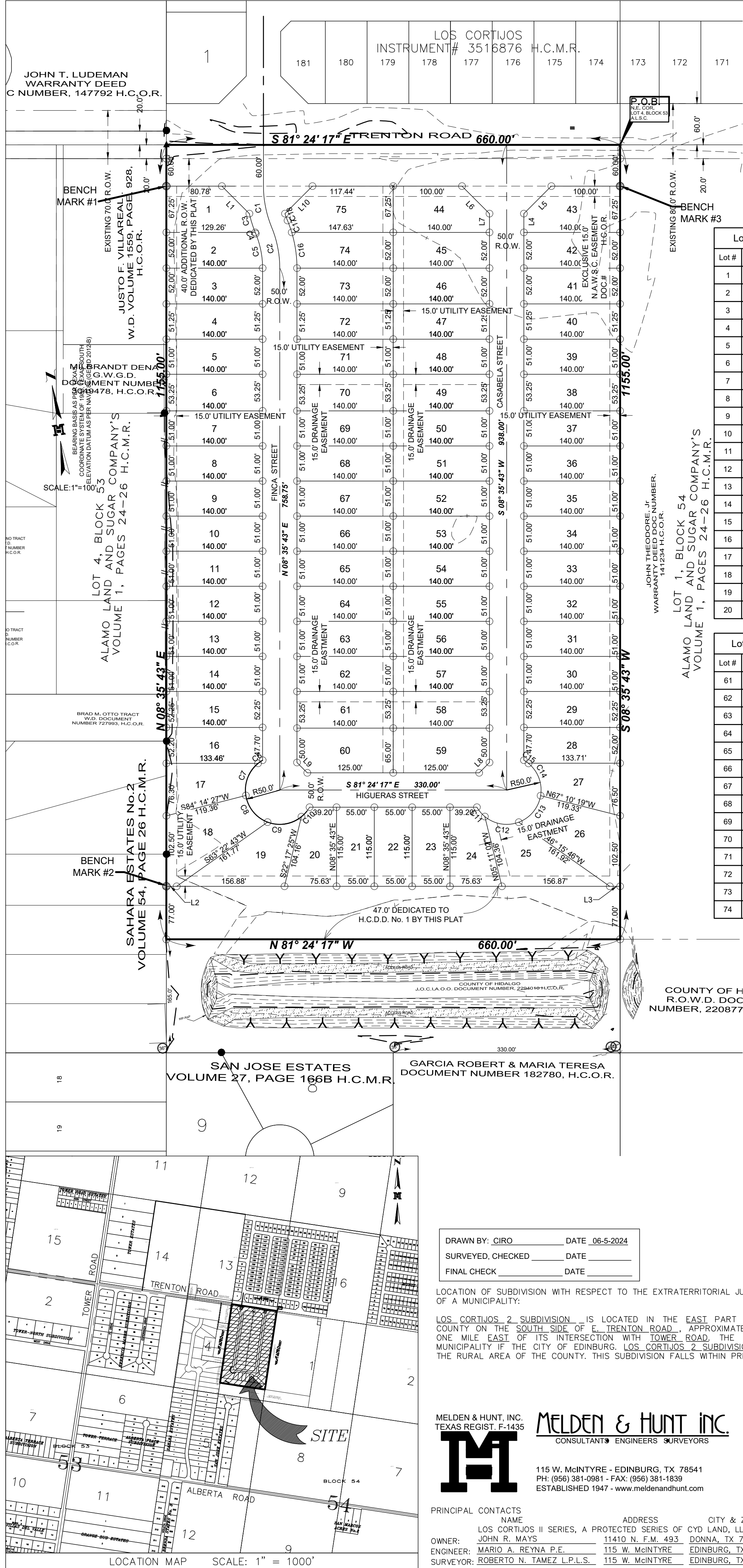
SEWER SYSTEM: SEWER N.A.W.S.C. LINE SIZE: 12" LOCATION TRENTON ROAD

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: TRENTON ROAD

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, other departments.*

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.



LOS CORTIJOS 2 SUBDIVISION
 BEING 17.500 ACRES
 OUT OF LOT 4, BLOCK 53
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOLUME 1, PAGE 24-26 H.C.M.R.
 HIDALGO COUNTY, TEXAS

Lot Area Table

Lot #	SQ. FT.	Acres
1	7,427.15	0.171
2	7,096.54	0.163
3	7,280.00	0.167
4	7,175.00	0.165
5	7,140.00	0.164
6	7,455.00	0.171
7	7,140.00	0.164
8	7,140.00	0.164
9	7,140.00	0.164
10	7,140.00	0.164
11	7,140.00	0.164
12	7,140.00	0.164
13	7,140.00	0.164
14	7,140.00	0.164
15	7,140.00	0.164
16	7,222.28	0.167
17	7,302.00	0.168
18	10,725.25	0.246
19	9,491.49	0.218
20	7,017.51	0.161

Lot Area Table

Lot #	SQ. FT.	Acres
21	6,325.00	0.145
22	6,325.00	0.145
23	6,325.00	0.145
24	7,009.53	0.161
25	8,482.43	0.218
26	10,727.18	0.246
27	7,343.83	0.169
28	7,265.57	0.167
29	7,315.00	0.168
30	7,140.00	0.164
31	7,140.00	0.164
32	7,140.00	0.164
33	7,140.00	0.164
34	7,140.00	0.164
35	7,140.00	0.164
36	7,140.00	0.164
37	7,140.00	0.164
38	7,140.00	0.164
39	7,140.00	0.164
40	7,175.00	0.165

Lot Area Table

Lot #	SQ. FT.	Acres
41	7,280.00	0.167
42	7,280.00	0.167
43	8,815.00	0.198
44	8,615.00	0.198
45	7,280.00	0.167
46	7,280.00	0.167
47	7,175.00	0.165
48	7,140.00	0.164
49	7,140.00	0.164
50	7,140.00	0.164
51	7,140.00	0.164
52	7,140.00	0.164
53	7,140.00	0.164
54	7,140.00	0.164
55	7,140.00	0.164
56	7,140.00	0.164
57	7,140.00	0.164
58	7,140.00	0.164
59	8,987.50	0.206
60	8,987.50	0.206

Lot Area Table

Lot #	SQ. FT.	Acres
61	7,455.00	0.171
62	7,140.00	0.164
63	7,140.00	0.164
64	7,140.00	0.164
65	7,140.00	0.164
66	7,140.00	0.164
67	7,140.00	0.164
68	7,140.00	0.164
69	7,140.00	0.164
70	7,455.00	0.171
71	7,140.00	0.164
72	7,175.00	0.165
73	7,280.00	0.167
74	7,411.18	0.170

Lot Line Table

Line #	Length	Direction
L1	56.57'	N36° 24' 17" W
L2	660.00'	N81° 24' 17" W
L3	660.00'	N81° 24' 17" W
L4	27.25'	S08° 35' 43" W
L5	56.57'	N53° 35' 43" E
L6	56.57'	N36° 24' 17" W
L7	27.25'	S08° 35' 43" W
L8	21.21'	S53° 35' 43" W
L9	21.21'	N36° 24' 17" W
L10	56.57'	N53° 35' 43" E

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

- FLOOD ZONE STATEMENT: ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.
- SETBACKS: FRONT: 25.00 FEET REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER SIDE: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
- THIS DEVELOPMENT IS FOR SINGLE-FAMILY USE.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION 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 NORTHWEST CORNER OF LOT 1. N:16616719.960, E:111751.550 B.M. ELEVATION= 90.20. BENCHMARK NO.2 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHWEST CORNER OF LOT 18. N:16615713.400, E:1117359.410 B.M. ELEVATION= 90.00. BENCHMARK NO.3 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 43. N:16616621.320, E:1118164.170 B.M. ELEVATION= 90.00.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 76,871 CUBIC-FEET 1.765 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 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 METER(S).
 - EACH LOT SHALL HAVE ITS OWN WATER METER.
 - A 5' SIDEWALK WITH A.D.A. RAMPS FOR ALL INTERIOR STREET AT BUILDING PERMIT STAGE AS PER CITY OF EDINBURG.
 - NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
 - ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES
 - AS PER PUBLIC WORKS, ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWSP) REQUIREMENTS.
 - BUFFER FENCE SHALL BE INSTALLED BY DEVELOPER FOR ALL LOTS ABUTTING TRENTON ROAD.
 - 6' CEDER FENCE REQUIRED ALONG THE NORTH SIDE OF LOTS 17 THROUGH 36 BY THE DEVELOPER DURING CONSTRUCTION.
 - NO ACCESS SHALL BE PERMITTED FROM TRENTON ROAD ONTO LOTS 1, 43, 44 AND 75.

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 TRANSFEREES (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, A 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 INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WIDENS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

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

DAY OF _____, 20____.

LOS CORTIJOS II SERIES, A PROTECTED SERIES OF CYD LAND, LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY
 JOHN R. MAYS, MANAGER
 11410 N. F.M. 493
 DONNA, TEXAS 78572

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 _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE _____ DAY OF _____, 2025.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS-OF-WAY OR EASEMENTS.

PRESIDENT
 SECRETARY

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

WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LOS CORTIJOS 2 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE
 HIDALGO COUNTY CLERK

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

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 17.500 ACRES, SITUATED IN THE CITY OF MCALLEN, COUNTY OF HIDALGO, TEXAS, SAID 17.500 ACRES BEING OUT OF LOT 4, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 17.500 ACRES OUT OF A CERTAIN TRACT CONVEYED TO HI 1836, L.L.C. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 347061, HIDALGO COUNTY OFFICIAL RECORDS, SAID 17.500 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- THENCE, S 08° 35' 43" W, ALONG THE EAST LINE OF LOT 4 AND THE WEST LINE OF LOT 1, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AT A DISTANCE OF 20.00 FEET, PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF TRENTON ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,155.00 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF A CERTAIN TRACT CONVEYED TO THE COUNTY OF HIDALGO, BY VIRTUE OF JUDGMENT OF COURT IN ABSENCE OF OBJECTION, RECORDED UNDER DOCUMENT NUMBER 2264010, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 81° 24' 17" W, ALONG THE NORTH LINE OF SAID TRACT CONVEYED TO THE COUNTY OF HIDALGO, A DISTANCE OF 660.00 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF SAHARA ESTATES NO. 2, ACCORDING TO THE PLAT RECORDED IN VOLUME 54, PAGE 26, HIDALGO COUNTY MAP RECORDS, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 35' 43" E, AT A DISTANCE OF 288.17 FEET, PASS A NO. 4 REBAR FOUND FOR AN OUTSIDE CORNER OF SAHARA ESTATES NO. 2, AT A DISTANCE OF 1,135.00 FEET, PASS A NO. 4 REBAR FOUND ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF TRENTON ROAD, CONTINUING FOR A TOTAL DISTANCE OF 1,155.00 FEET TO A COTTON-PICKER SPINDLE FOUND ON THE EXISTING LINE OF SAID LOT 4 AND WITHIN THE EXISTING RIGHT-OF-WAY OF TRENTON ROAD, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 24' 17" E, CONTINUING ALONG THE NORTH LINE OF SAID LOT 4 AND THE EXISTING RIGHT-OF-WAY OF TRENTON ROAD A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.50 ACRES, OF WHICH 0.303 OF ONE ACRE FALLS WITHIN THE EXISTING RIGHT-OF-WAY OF TRENTON ROAD, LEAVING A NET OF 17.197 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, LOS CORTIJOS II SERIES, A PROTECTED SERIES OF CYD LAND, LLC, AS OWNER OF THE 17.500 TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LOS CORTIJOS 2 ACRES HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE (STREETS), PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS AND;
- 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.

LOS CORTIJOS II SERIES, A PROTECTED SERIES OF CYD LAND, LLC, A TEXAS SERIES LIMITED LIABILITY COMPANY

JOHN R. MAYS, MANAGER
 11410 N. F.M. 493
 DONNA, TEXAS 78572

DATE:

STATE OF TEXAS
 COUNTY OF HARRIS

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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN GIVEN UNDER MY HAND AND

SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____.

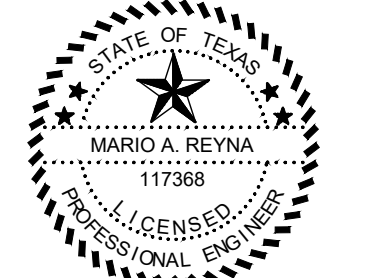
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS
 MY COMMISSION EXPIRES: _____

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, P.E. # 117368
 DATE PREPARED: 3-08-2024
 ENGINEERING JOB NO. 23187.00

DATE:

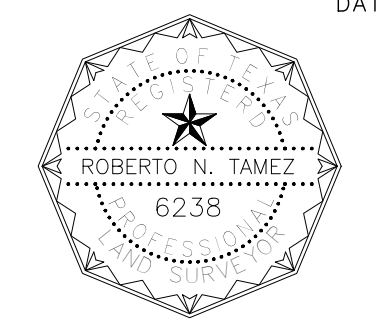


STATE OF TEXAS
 COUNTY OF HIDALGO

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 LOS CORTIJOS 2 SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 12-07-23, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HERON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
 SURVEY JOB NO. 23793.08

DATE:



INDEX TO SHEET OF LOS CORTIJOS 2 SUBDIVISION

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; ATTESTATION; IRRIGATION DISTRICT, H.C.D. NO. 1, COUNTY JUDGE CERTIFICATION.
- SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS' CERTIFICATION (ENGLISH AND SPANISH VERSION), CONSTRUCTION DETAILS.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER AND ENGINEERS' CERTIFICATION (ENGLISH AND SPANISH VERSION), CONSTRUCTION DETAILS.
- SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE AND STREET AND LOT GRADING; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.



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

DRAWN BY: CIRO DATE 06-5-2024
 SURVEYED, CHECKED DATE
 FINAL CHECK DATE

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

LOS CORTIJOS 2 SUBDIVISION IS LOCATED IN THE EAST PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF E. TRENTON ROAD, APPROXIMATELY 0.38 OF ONE MILE EAST OF ITS INTERSECTION WITH TOWER ROAD, THE ONLY MARIQUITY MUNICIPALITY IF THE CITY OF EDINBURG. LOS CORTIJOS 2 SUBDIVISION FALLS IN THE RURAL AREA OF THE COUNTY. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

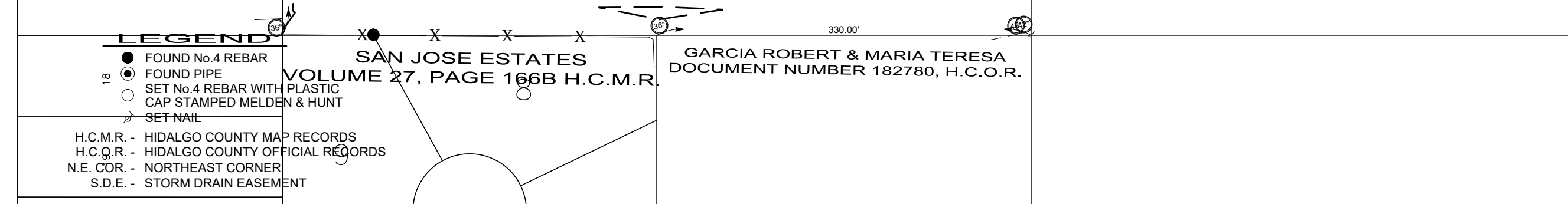
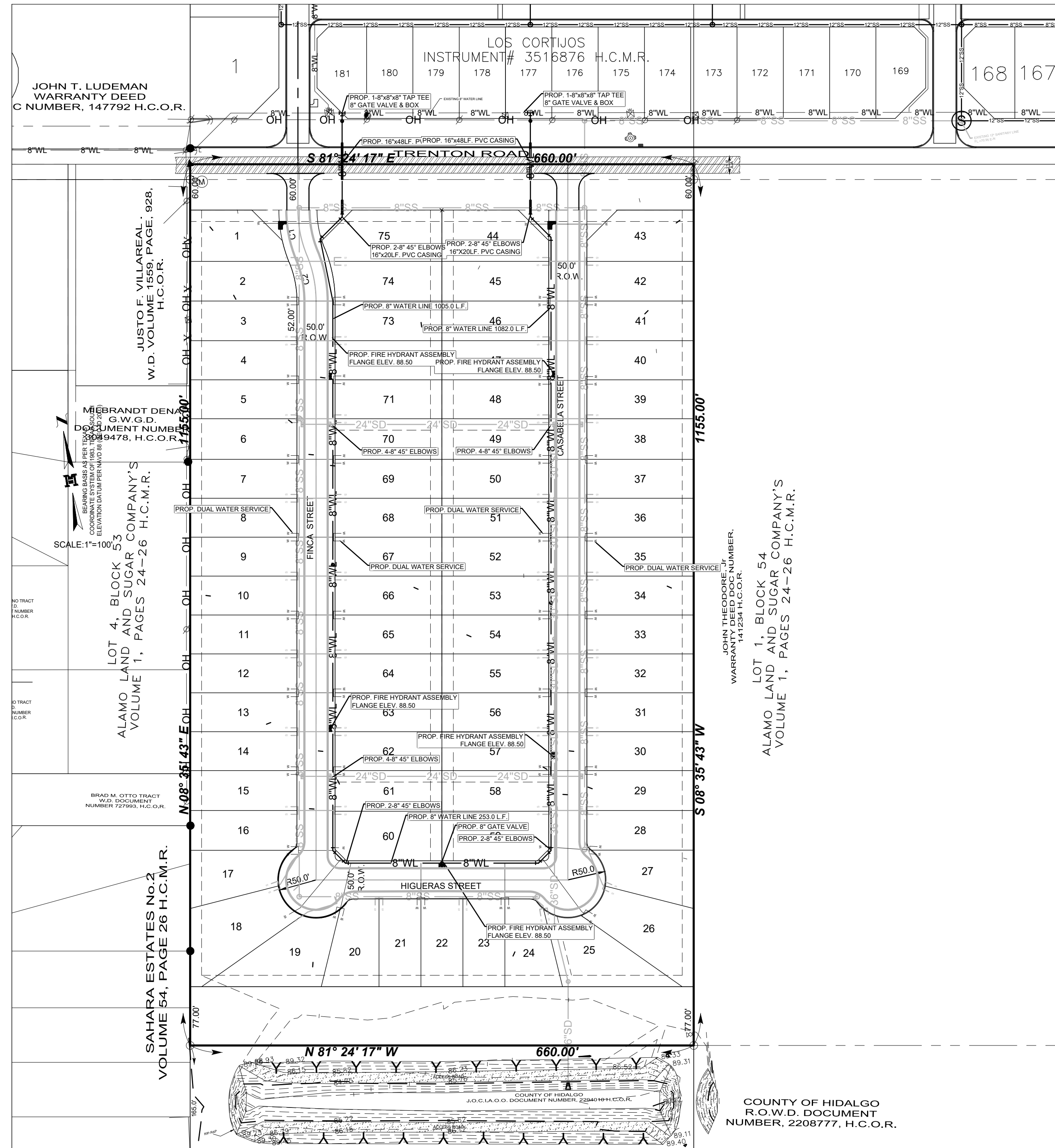
MELDEN & HUNT, INC.
 CONSULTANTS ENGINEERS SURVEYORS

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
OWNER: JOHN R. MAYS	11410 N. F.M. 493	DONNA, TX 78537	(956) 464-4431	C/(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 L.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

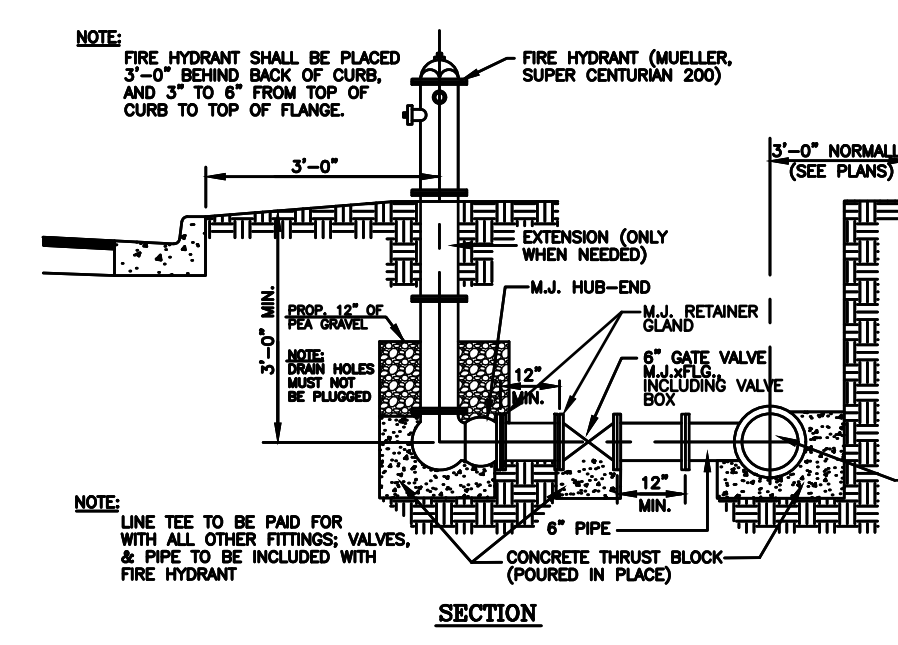
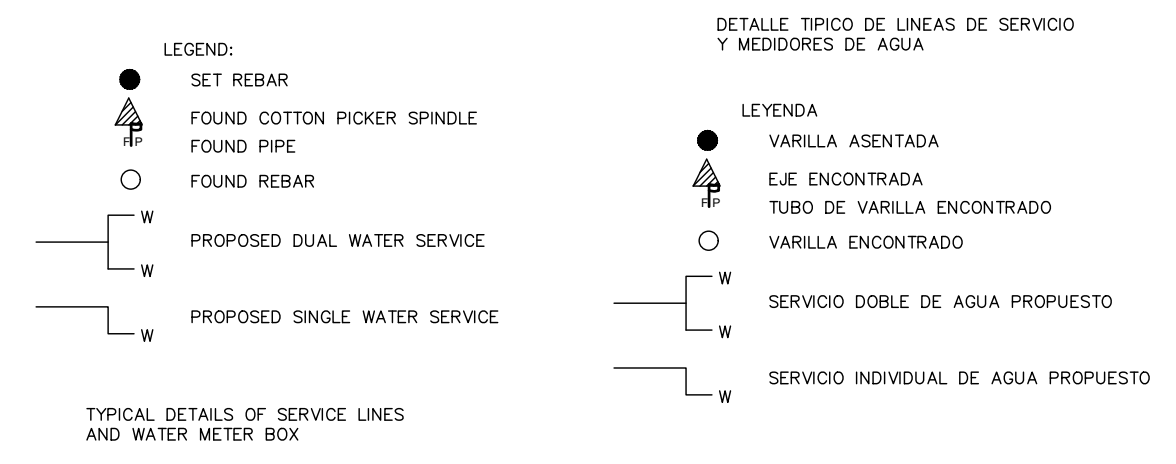
MAP OF WATER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA
 SUBDIVISION MAP OF
 LOS CORTIJOS 2 SUBDIVISION
 BEING 17.500 ACRES
 OUT OF LOT 4, BLOCK 53
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOLUME 1, PAGE 24-26 H.C.M.R.
 HIDALGO COUNTY, TEXAS



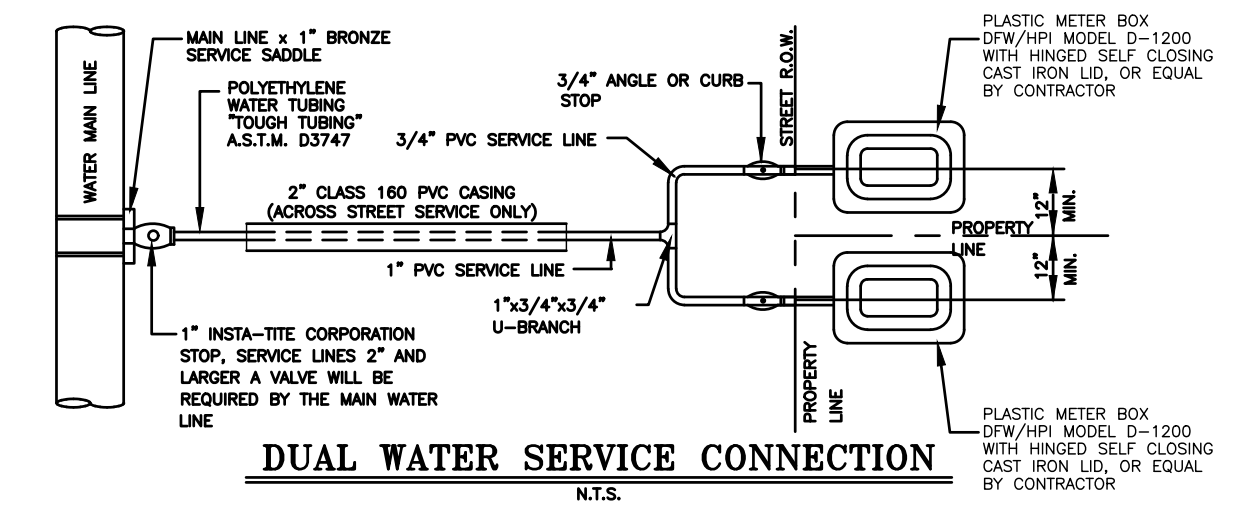
COST ESTIMATE:
 WATER DISTRIBUTION: \$ 776,426.00
 SANITARY SEWER \$ 632,978.00
 IMPROVEMENTS:
 DRAINAGE IMPROVEMENTS: \$ 1,082,794.00
 PAVING IMPROVEMENTS: \$ 1,299,510.00

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

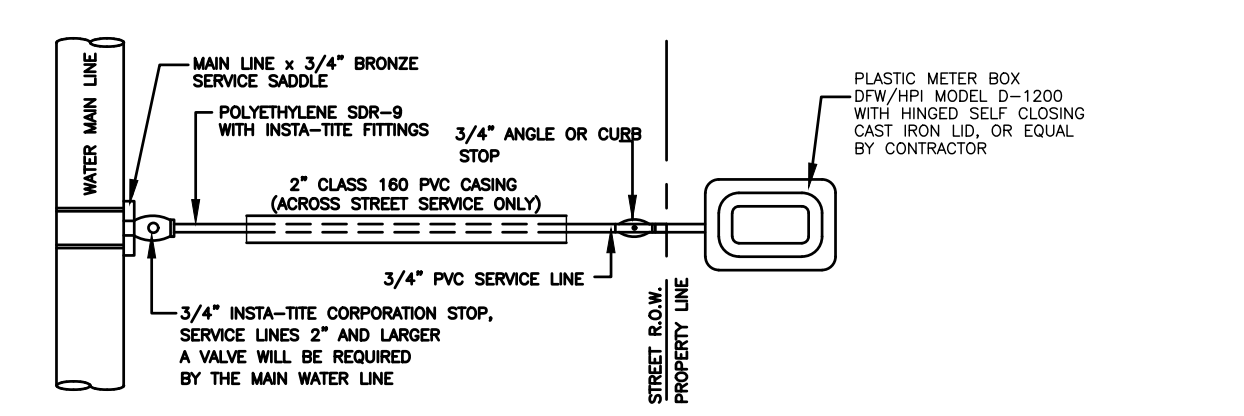
MELDEN & HUNT, INC.
 TEXAS REG. NO. F-1435
MELDEN & HUNT, INC.
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. MCINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0861 FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com



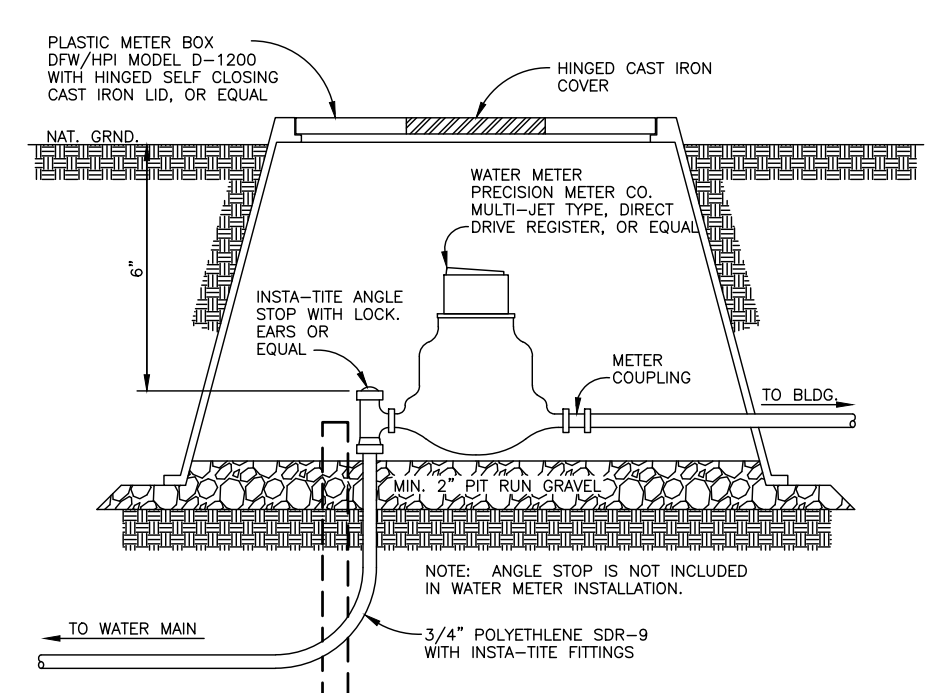
TYPICAL FIRE HYDRANT INSTALLATION
 N.T.S.



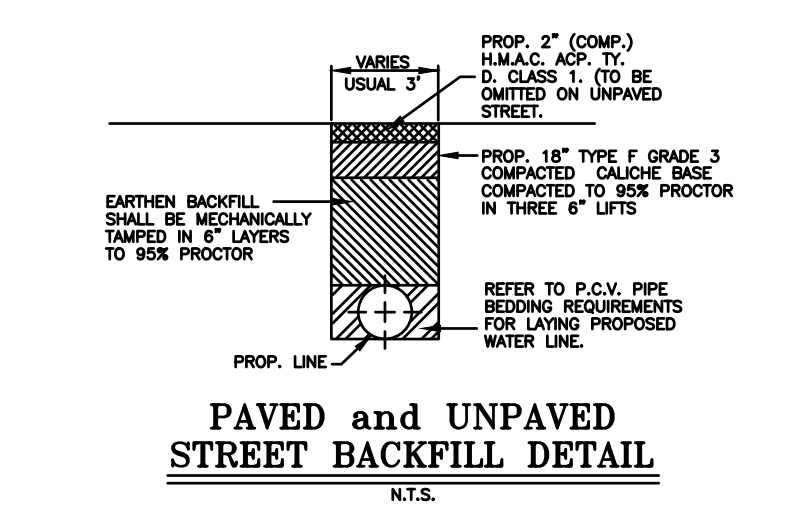
DUAL WATER SERVICE CONNECTION
 N.T.S.



SINGLE WATER SERVICE CONNECTION
 N.T.S.



TYPICAL WATER METER INSTALLATION
 N.T.S.



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

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

LOS CORTIJOS 2 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 8" WATER LINE LONG THE NORTH RIGHT-OF-WAY OF E. TRENTON ROAD. THE WATER SYSTEM FOR LOS CORTIJOS 2 SUBDIVISION CONSISTS OF A 8" WATER LINE THAT CONNECTS ONTO THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 8" WATER LINE ALONG THE NORTH SIDE OF E. TRENTON ROAD THEN CROSSING SOUTH ALONG THE EAST SIDE OF FINCA STREET THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF HIGUERAS STREET THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF CASABELA STREET THEN CROSSING E. TRENTON ROAD CONNECTING TO THE EXISTING 8" WATER LINE TO SERVICE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LOS CORTIJOS 2 SUBDIVISION CONSISTS OF THIRTY-FOUR (34) 1" DIAMETER DUAL SERVICE LINES SERVING 68 LOTS AND 7" SINGLE SERVING 7 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$776,426.00 OR \$4,289.65 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$178,450.00, 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 SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$5,200.00 FOR A TOTAL COST OF \$26,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$954,876.00 WHICH EQUALS TO \$5,275.98 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

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

LA SUBDIVISION LOS CORTIJOS 2 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 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 LOS CORTIJOS 2 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 LOS CORTIJOS 2 CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTAN CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EXISTENTE DE 8" EN EL LADO NORTE DE E. TRENTON ROAD Y SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE FINCA STREET LUEGO SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE HIGUERAS STREET LUEGO SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE CASABELA STREET CRUSANDO A E. TRENTON ROAD CONECTADO CON EL CONDUCTO EXISTENTE DE 8" PARA SERVIR ESTA SUBDIVISION.

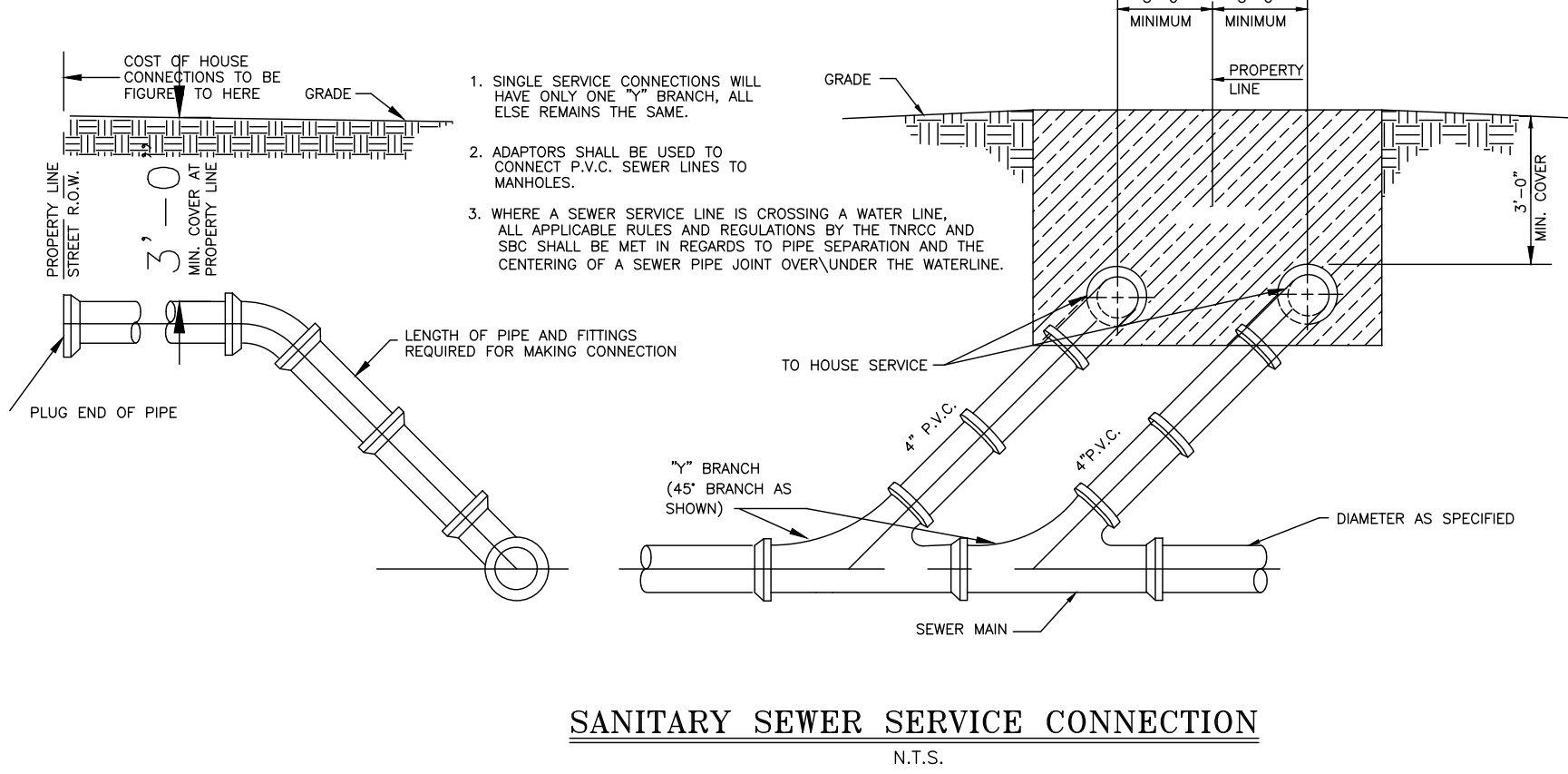
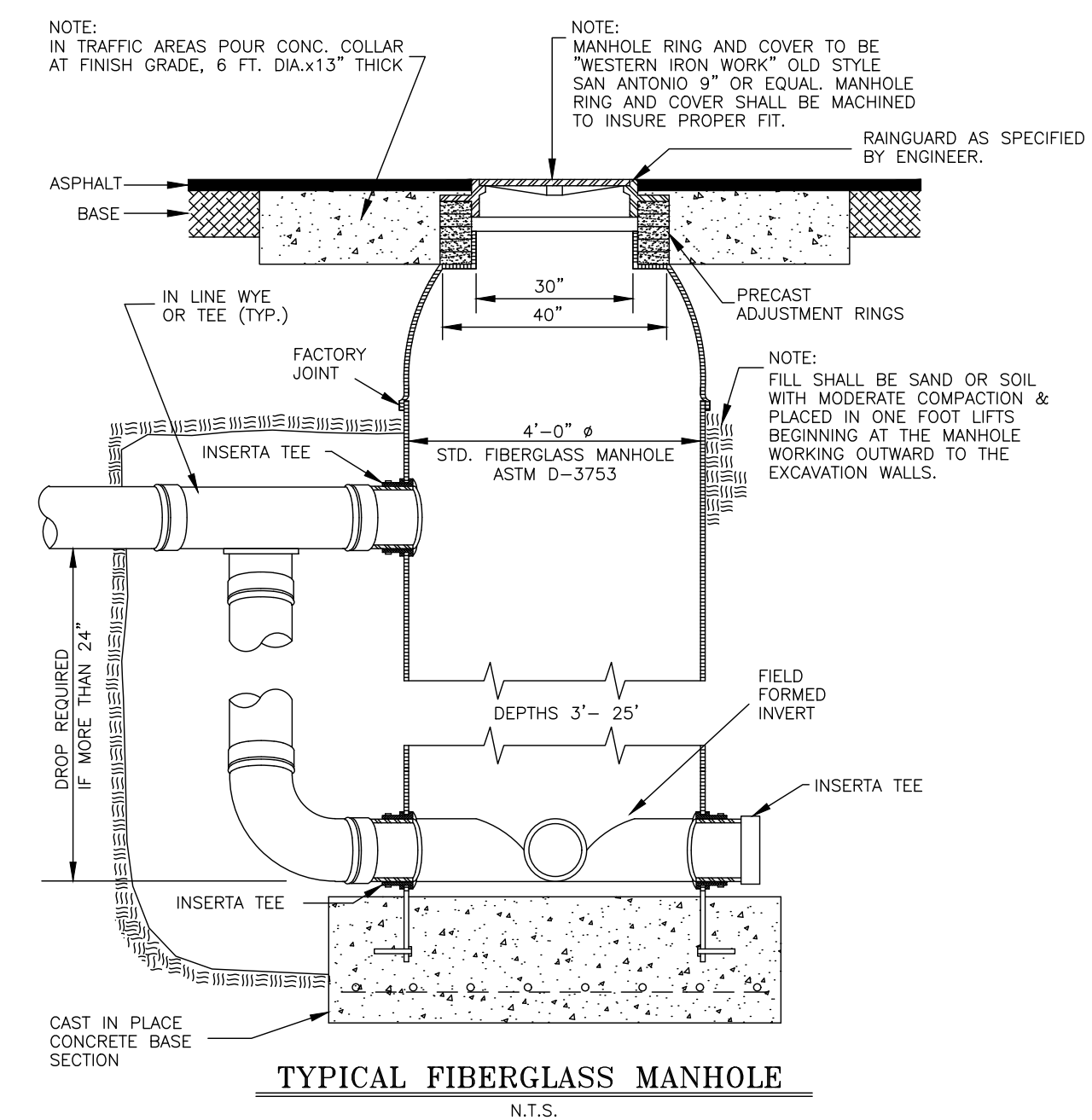
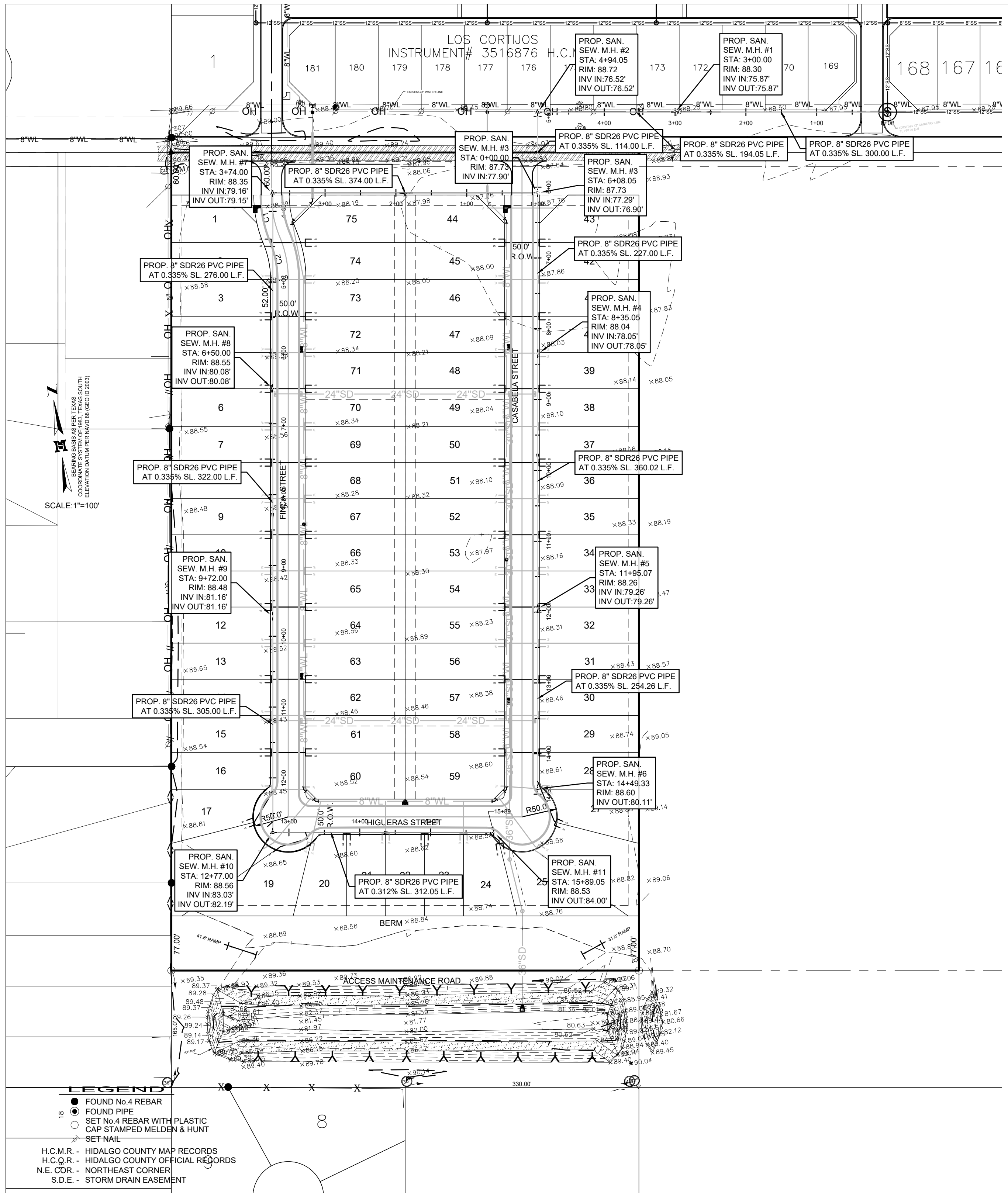
DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN TRENTA-CUATRO (34) CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CIENTO SETENTA DOS LOTES Y (7) SEITE SERVICIOS INDIVIDUALES SERVIENDO (7) SEITE LOTES. SE HAN INSTALADO 5 CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO. EL CONDUCTO DE 1/2 DE PULGADA DE DIAMETRO. Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 776,426.00 O \$ 4,289.65 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$ 178,450.00, 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 COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 5,200.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 26,000.00. 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.

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 954,876.00 O \$ 5,275.98 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

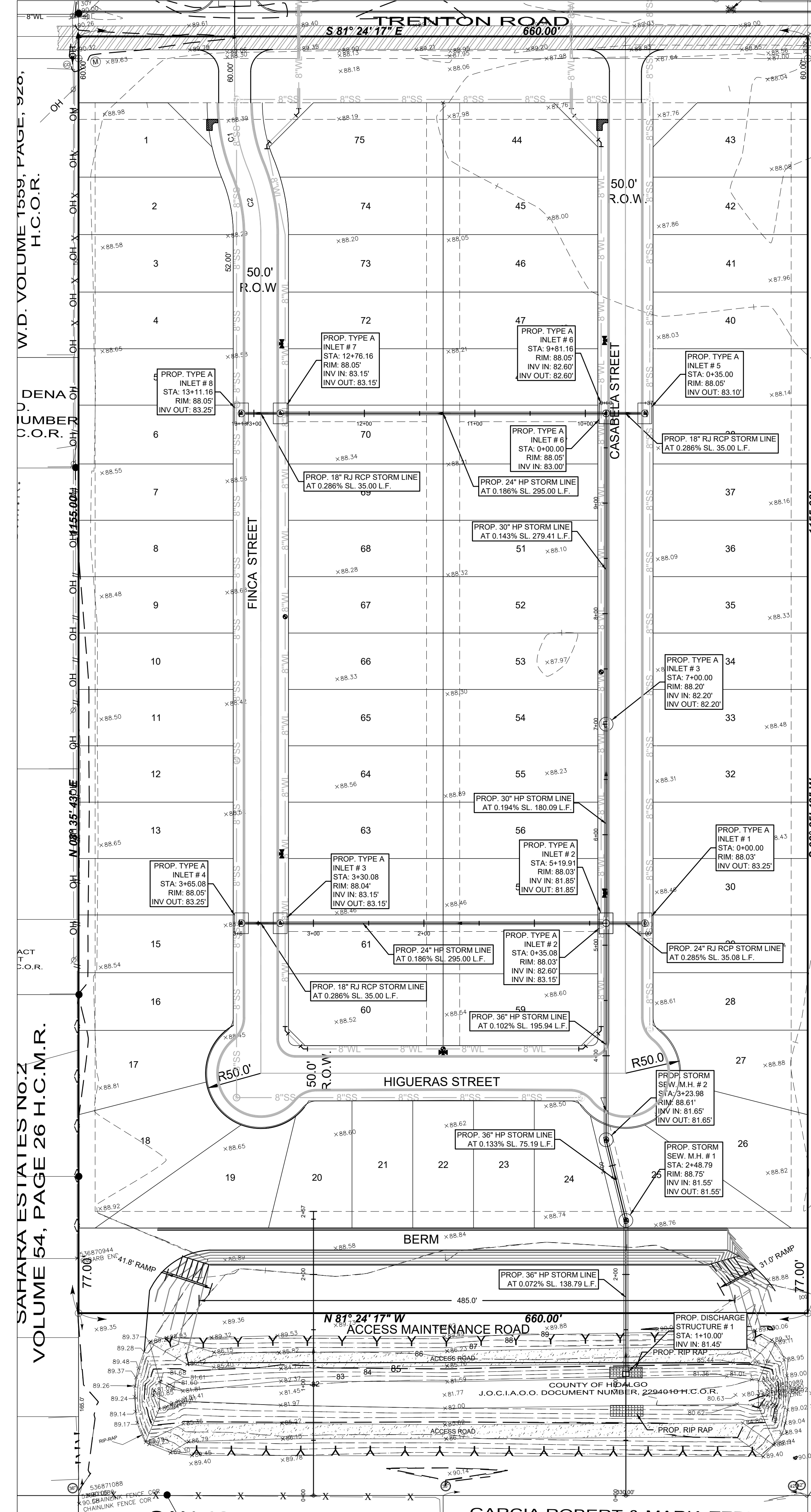
MAP OF SEWER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO
 SUBDIVISION MAP OF
 LOS CORTIJOS 2 SUBDIVISION
 BEING 17.500 ACRES
 OUT OF LOT 4, BLOCK 53
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOLUME 1, PAGE 24-26 H.C.M.R.
 HIDALGO COUNTY, TEXAS



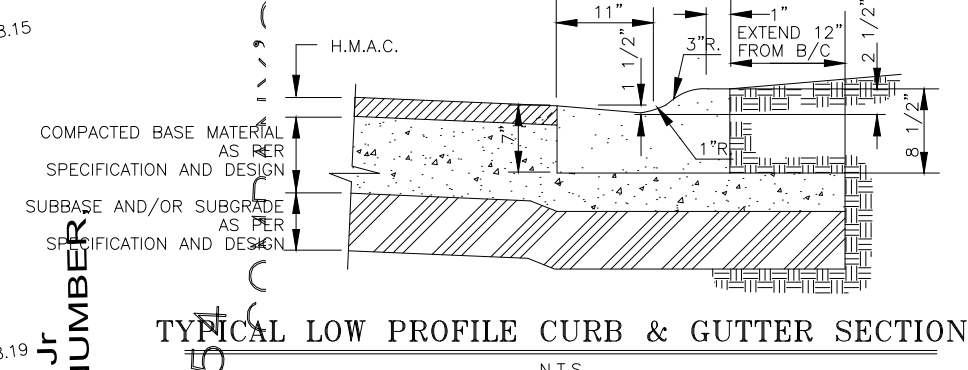
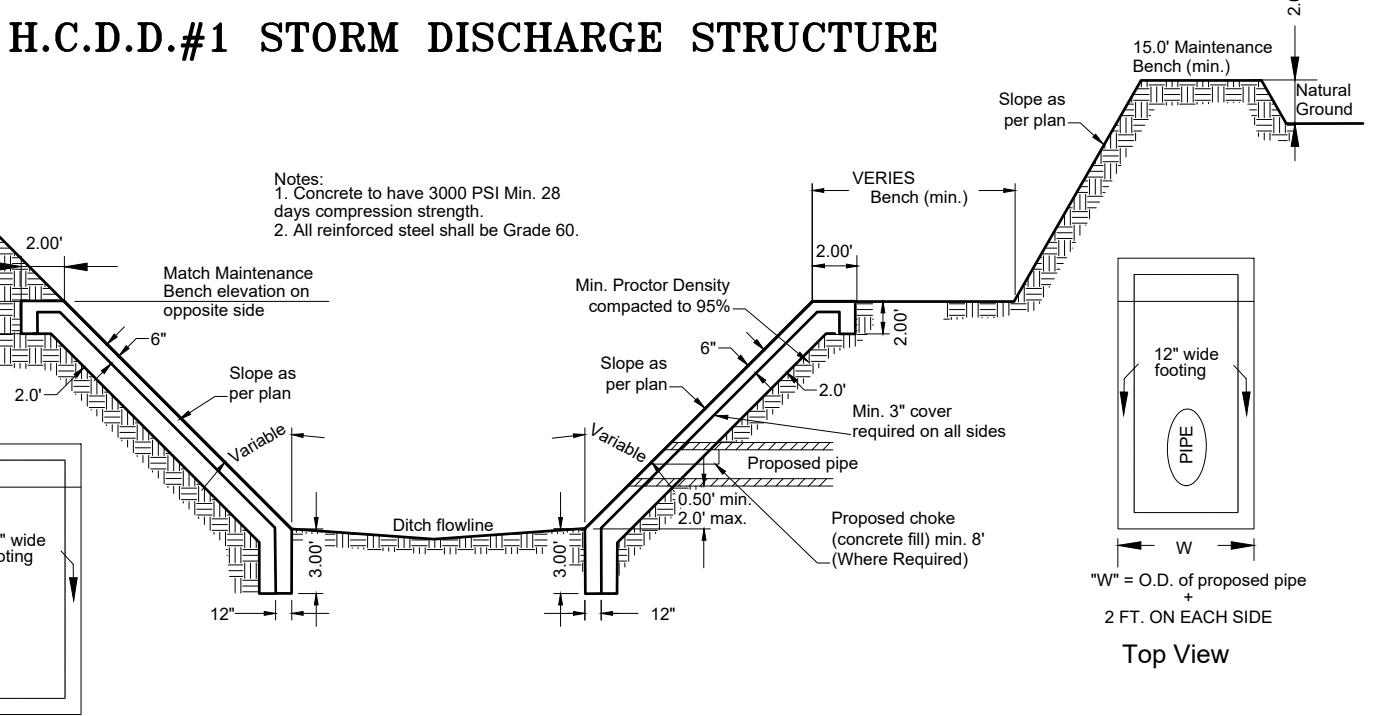
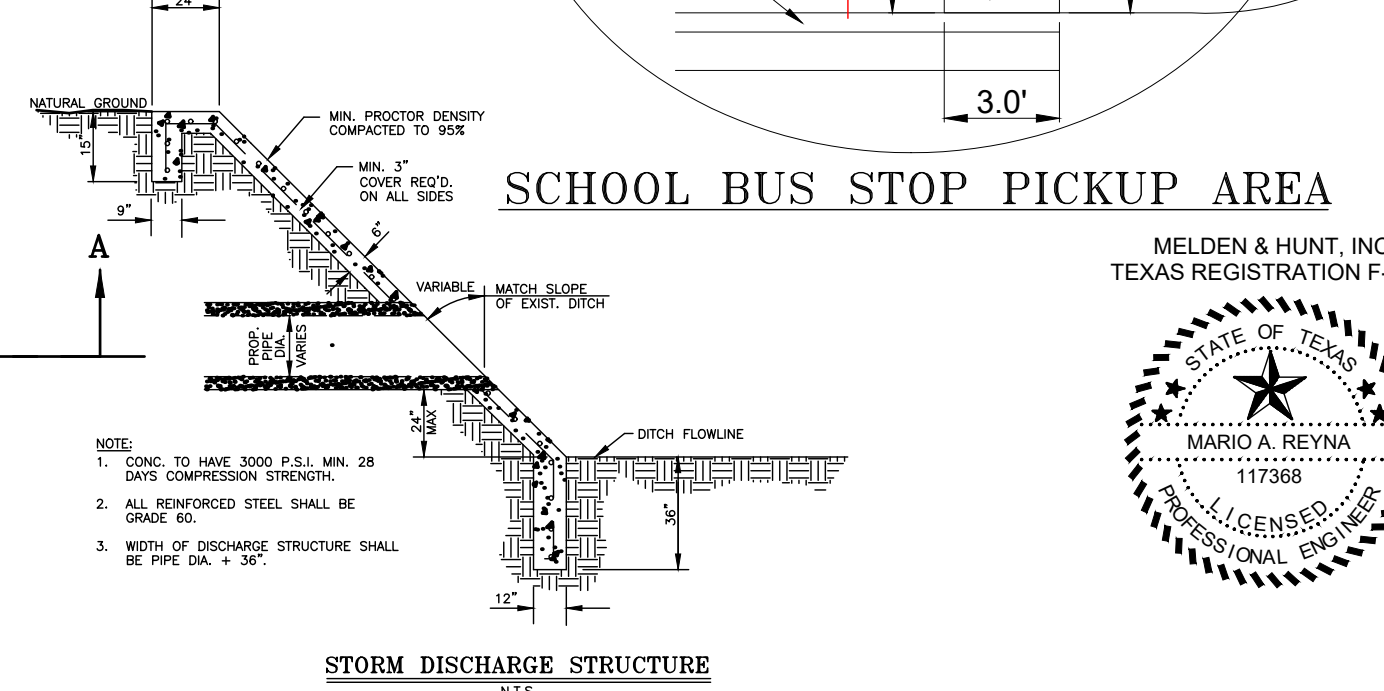
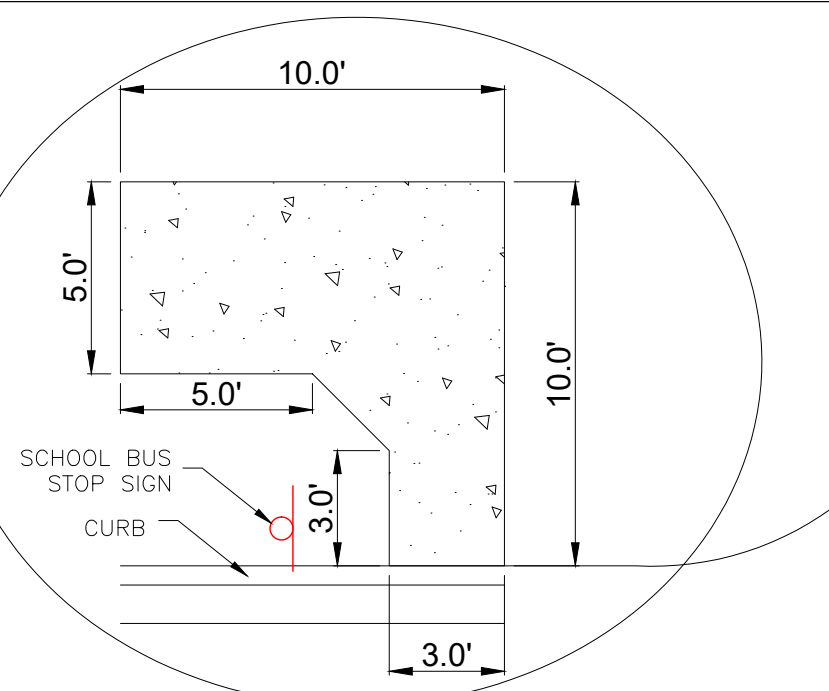
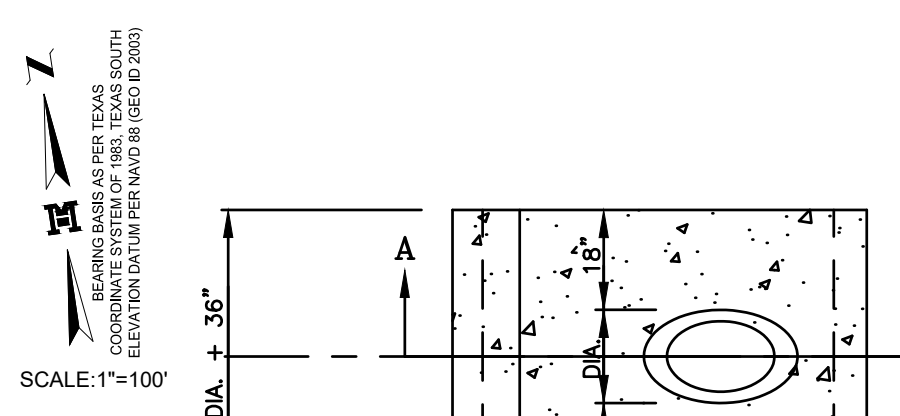
WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:
 LOS CORTIJOS 2 SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.
 N.A.W.S.C. HAS ONE (1) EXISTING MANHOLE ALONG THE NORTH RIGHT-OF-WAY OF E. TRENTON ROAD AND APPROXIMATELY 3,000.00 FEET EAST OF E. TOWER ROAD. THE WASTEWATER SYSTEM FOR LOS CORTIJOS 2 SUBDIVISION CONSISTS OF 8" SEWER LINES. AN 8" SEWER LINE CONNECT TO THE PREVIOUSLY MENTION EXISTING SANITARY MANHOLE RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF E. TRENTON ROAD THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF CASABELLA STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 27. ANOTHER 8" SANITARY SEWER LINE CONNECT TO THE PREVIOUSLY MANHOLE THEN RUNS EAST ENDING AT THE NORTHWEST CORNER OF LOT 43 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF E. TRENTON ROAD TO A MANHOLE AT THE NORTHEAST CORNER OF LOT 1. THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF FINCA STREET TO A MANHOLE ON THE EAST CORNER OF LOT 18 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY HIGUERAS STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 24 TO SERVE THIS SUBDIVISION.
 THE 8" SEWER LINE, 4" SERVICE LINE AND ELEVEN (11) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$632,978.00 OR \$497.12 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE N.A.W.S.C. THE SUM OF \$ 1,125.00 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 WATER AND 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 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 \$634,103.00 WHICH EQUALS TO \$3,503.33 PER LOT.
 ENGINEER'S SIGNATURE _____ DATE _____

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 LA SUBDIVISION LOS CORTIJOS 2 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 ANOS. 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 ALCANTARILLA LOCALIZADA EN EL LADO NORTE DEL DERECHO DE VILLA DE E. TRENTON ROAD APROXIMAMENTE 3,000.00 PIES AL ESTE DE TOWER ROAD. EL SISTEMA DE LA SUBDIVISION LOS CORTIJOS 2 CONSISTE DE UN CONDUCTO DE SANITARIOS DE 8". UNA CONDUCTO DE 8" SE CONECTA AL ALCANTARILLA DENTRO DEL DERECHO DE VILLA DE E. TRENTON ROAD Y SIGUE AL OESTE POR EL LADO NORTE DE E. TRENTON ROAD LUEGO SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE CASABELLA STREET A UN ALCANTARILLA LOCALIZADA EN EL LADO NOROESTE DE LOTE 27. OTRO CONDUCTO SE CONECTA A UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 43 Y CORRE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE E. TRENTON ROAD LUEGO Y SIGUE AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DE FINCA STREET A UN ALCANTARILLA EN EL LADO ESTE DE LOTE 18 LUEGO SIGUE A ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE HIGUERAS STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 24. PARA SERVIR ESTA SUBDIVISION.
 LAS LINEAS DE 8" SERVICIO DE 4 PULGADAS Y ONSE (11) ALCANTARILLAS HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$632,978.00 O \$497.12 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE \$ 1,125.00, 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 (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
 DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$634,103.00 O \$3,503.33 POR LOTE.
 ENGINEER'S SIGNATURE _____ DATE _____

SUBDIVIDER CERTIFICATION
 1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.
SUBDIVIDER STATEMENT:
 1. WE, HERSCHEL ALAN WEISFELD, SUBDIVIDERS OF LOS CORTIJOS 2 SUBDIVISION, HERE BY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.
 HERSCHEL ALAN WEISFELD
 5535 RUTHERGLENN
 HOUSTON, TX 77096
 STATE OF TEXAS
 COUNTY OF HARRIS:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERSCHEL ALAN WEISFELD, KNOWN TO ME THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____



MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
LOS CORTIJOS 2 SUBDIVISION
 BEING 17.500 ACRES
 OUT OF LOT 4, BLOCK 53
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOLUME 1, PAGE 24-26 H.C.M.R.
 HIDALGO COUNTY, TEXAS



- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND PIPE
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 N.E. COR. - NORTHEAST CORNER
 S.D.E. - STORM DRAIN EASEMENT

- STORM TRENCH BEDDING AND BACKFILL DETAILS**
 N.T.S.
- STORM DRAIN LINE AA**
- STORM SECTION BB PROFILE**

DRAINAGE STATEMENT

LOS CORTIJOS 2 SUBDIVISION A TRACT OF LAND CONTAINING 17.500 ACRES BEING THE EAST 1/4 OF LOT 4, BLOCK 53, 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 ALONG THE SOUTH SIDE OF E. TRENTON ROAD APPROXIMATELY 2,688.0 FEET WEST OF THE INTERSECTION OF TOWER ROAD & E. TRENTON ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 81 RESIDENTIAL LOTS, CURRENTLY INSIDE RURAL AREA OF HIDALGO COUNTY, TEXAS.

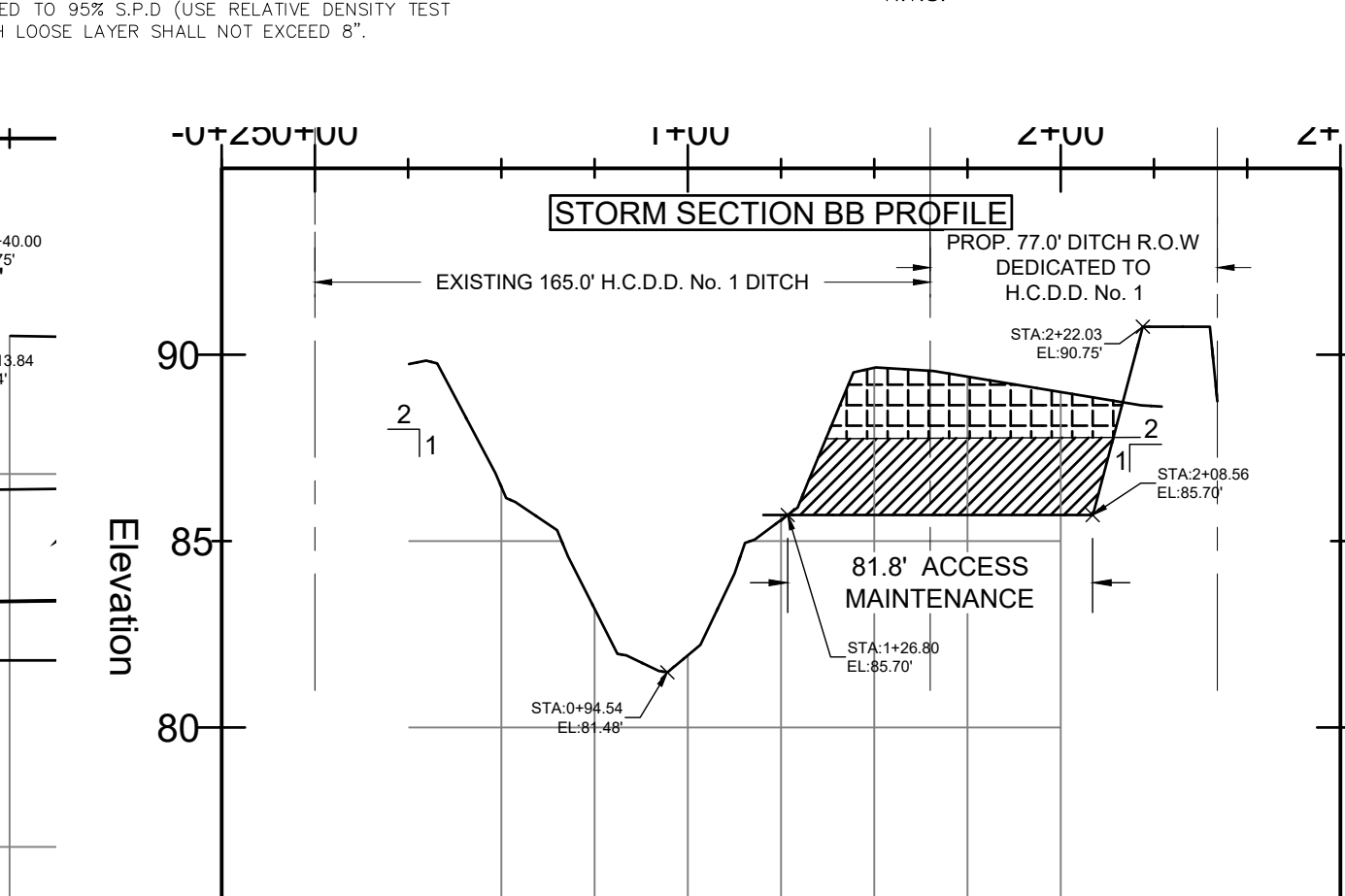
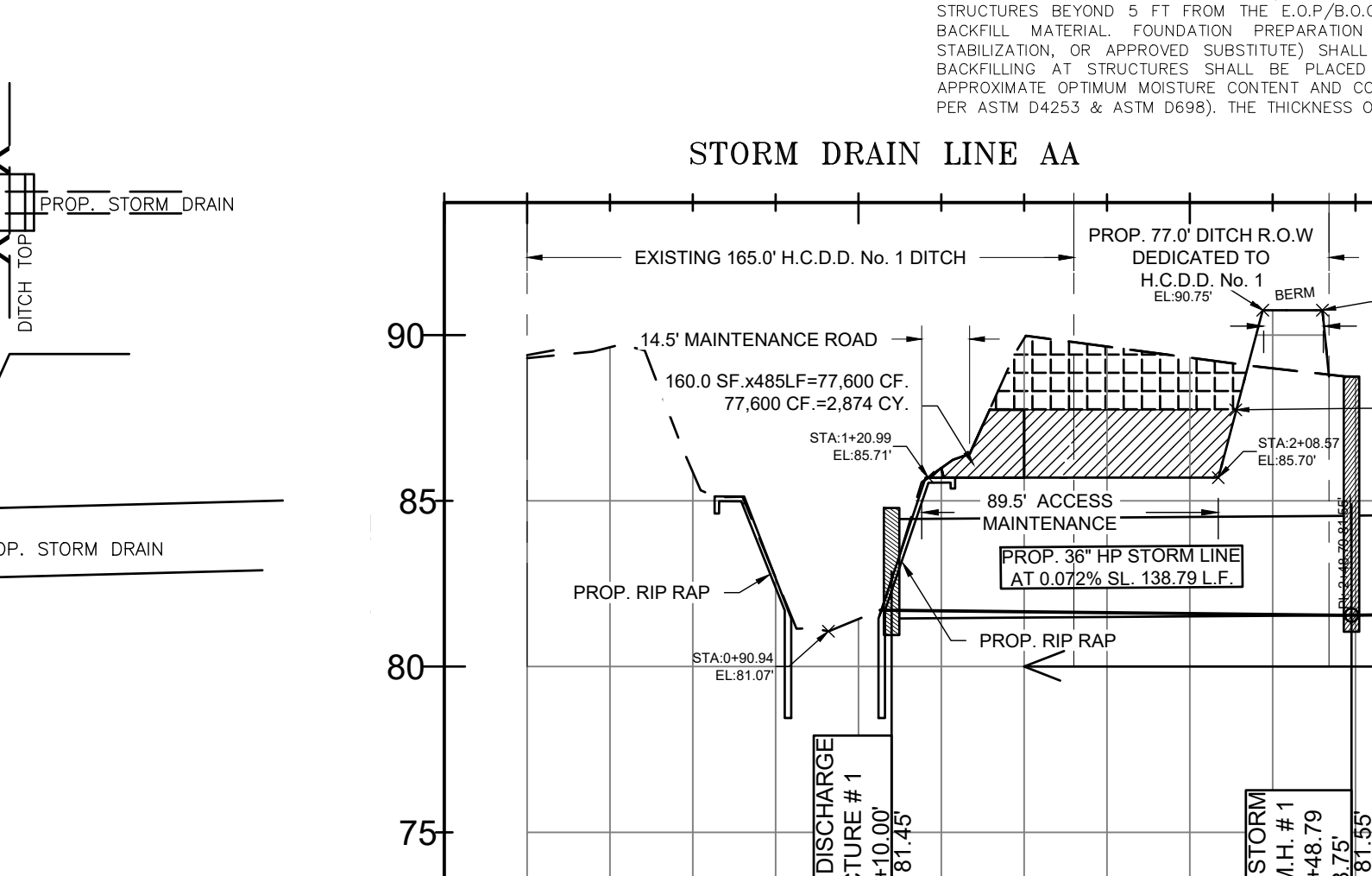
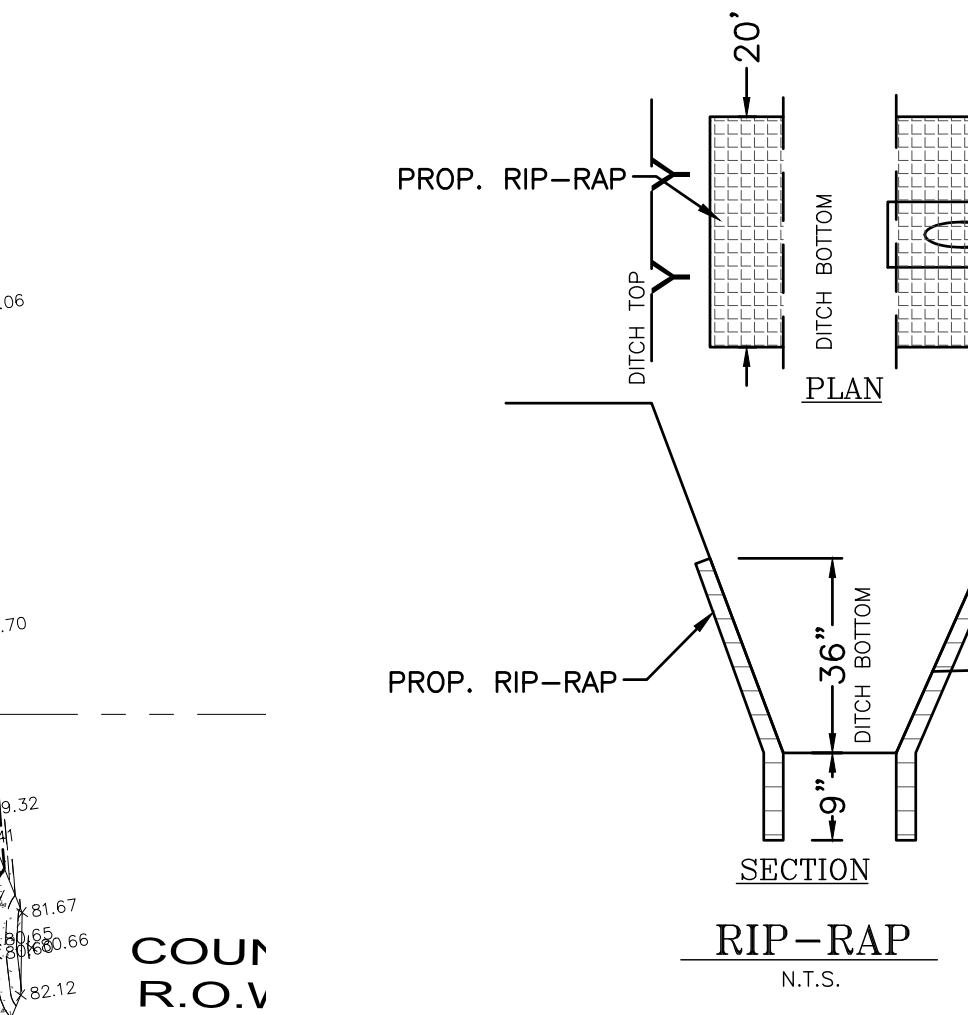
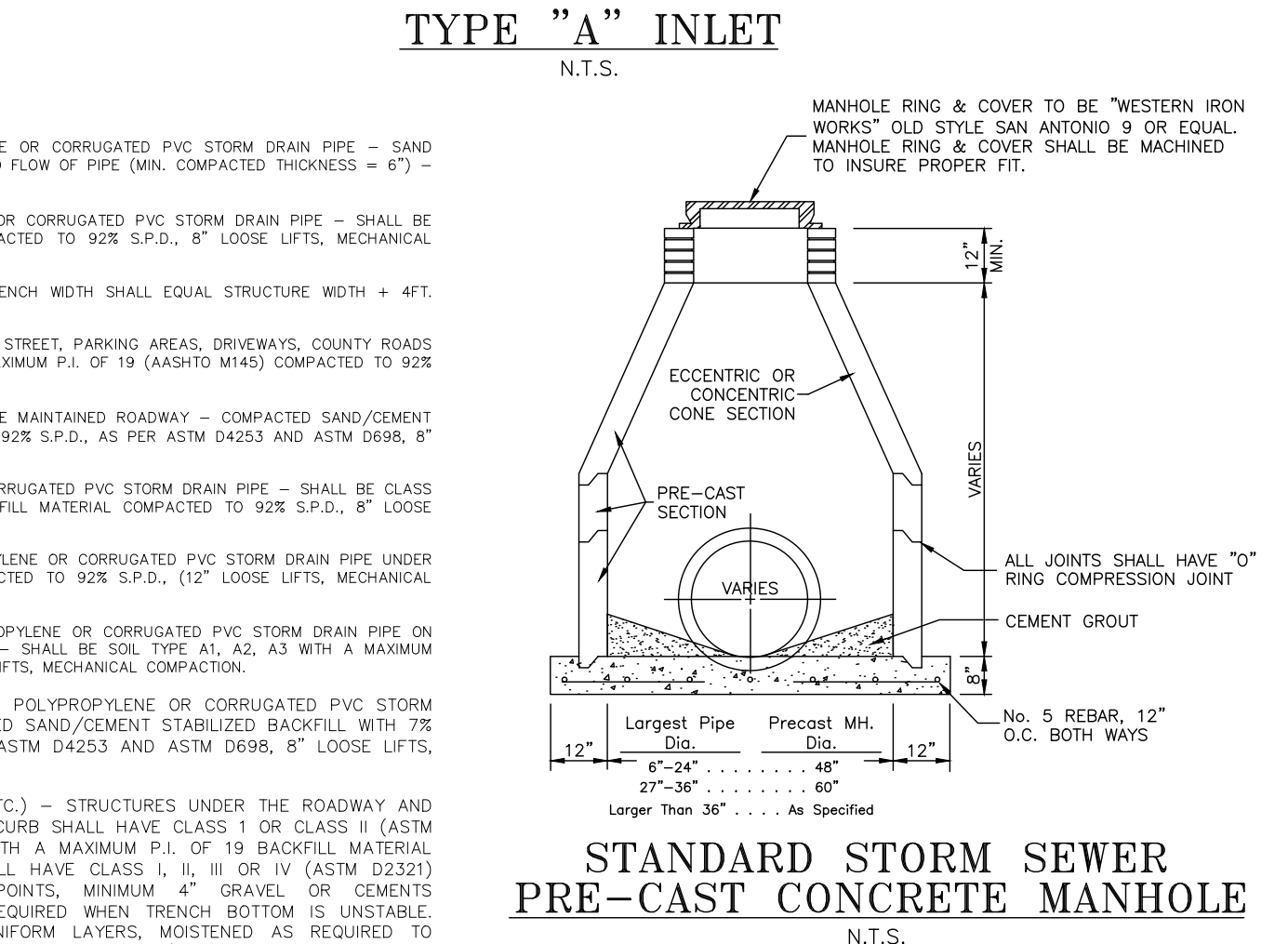
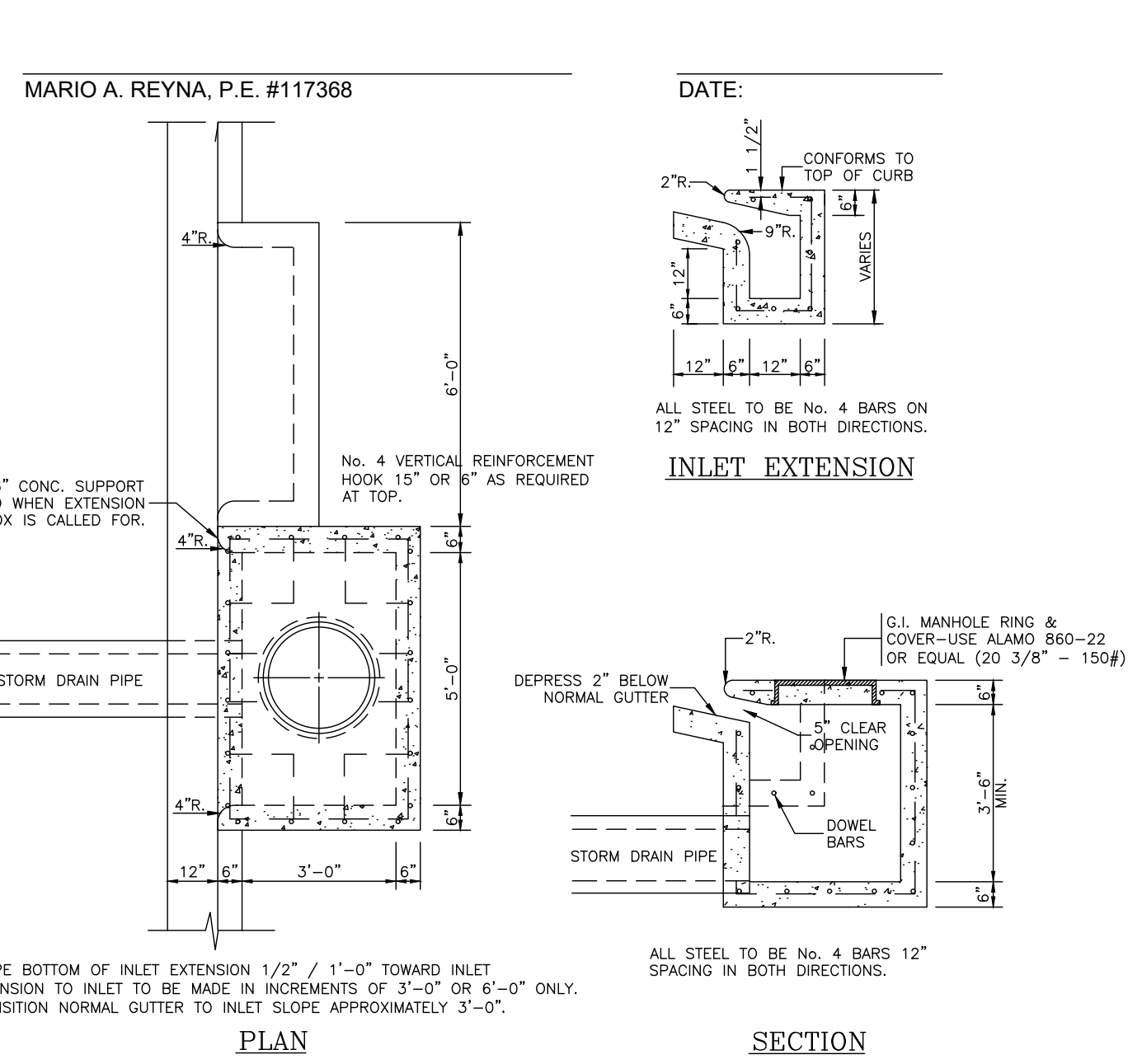
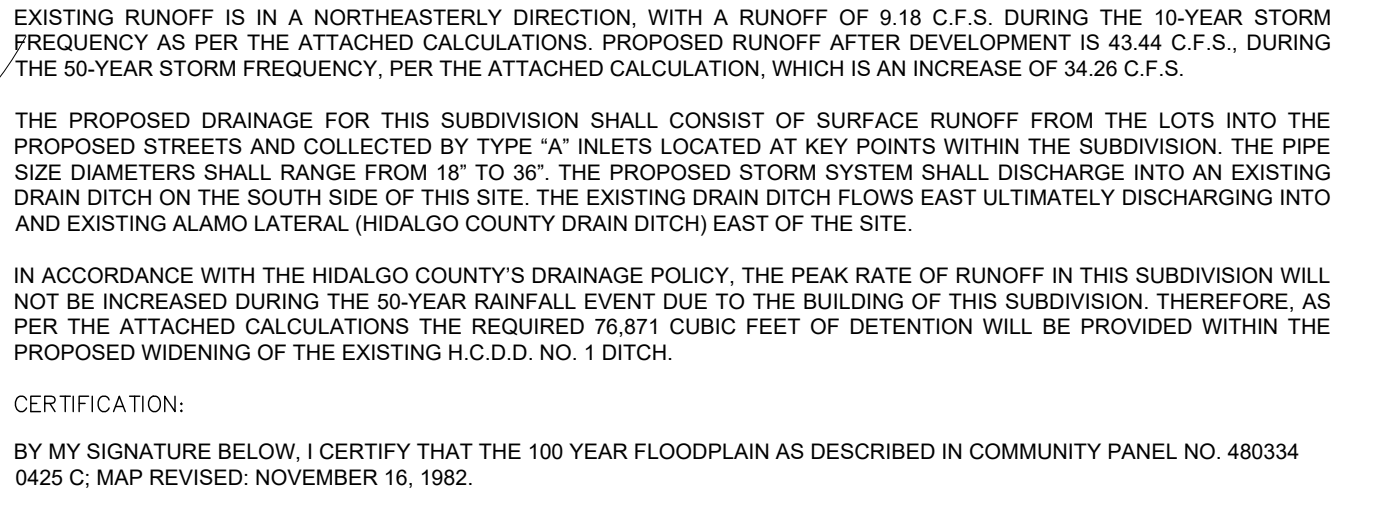
THE SOIL IN THIS AREA IS (28) HIDALGO SANDY CLAY LOAM, WHICH IS IN HYDROLOGIC GROUP "B". THIS SOIL IS MODERATELY PERVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 9.18 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 43.44 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 34.26 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 18" TO 36". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO AN EXISTING DRAIN DITCH ON THE SOUTH SIDE OF THIS SITE. THE EXISTING DRAIN DITCH FLOWS EAST ULTIMATELY DISCHARGING INTO AND EXISTING ALAMO LATERAL (HIDALGO COUNTY DRAIN DITCH) EAST OF THE SITE.

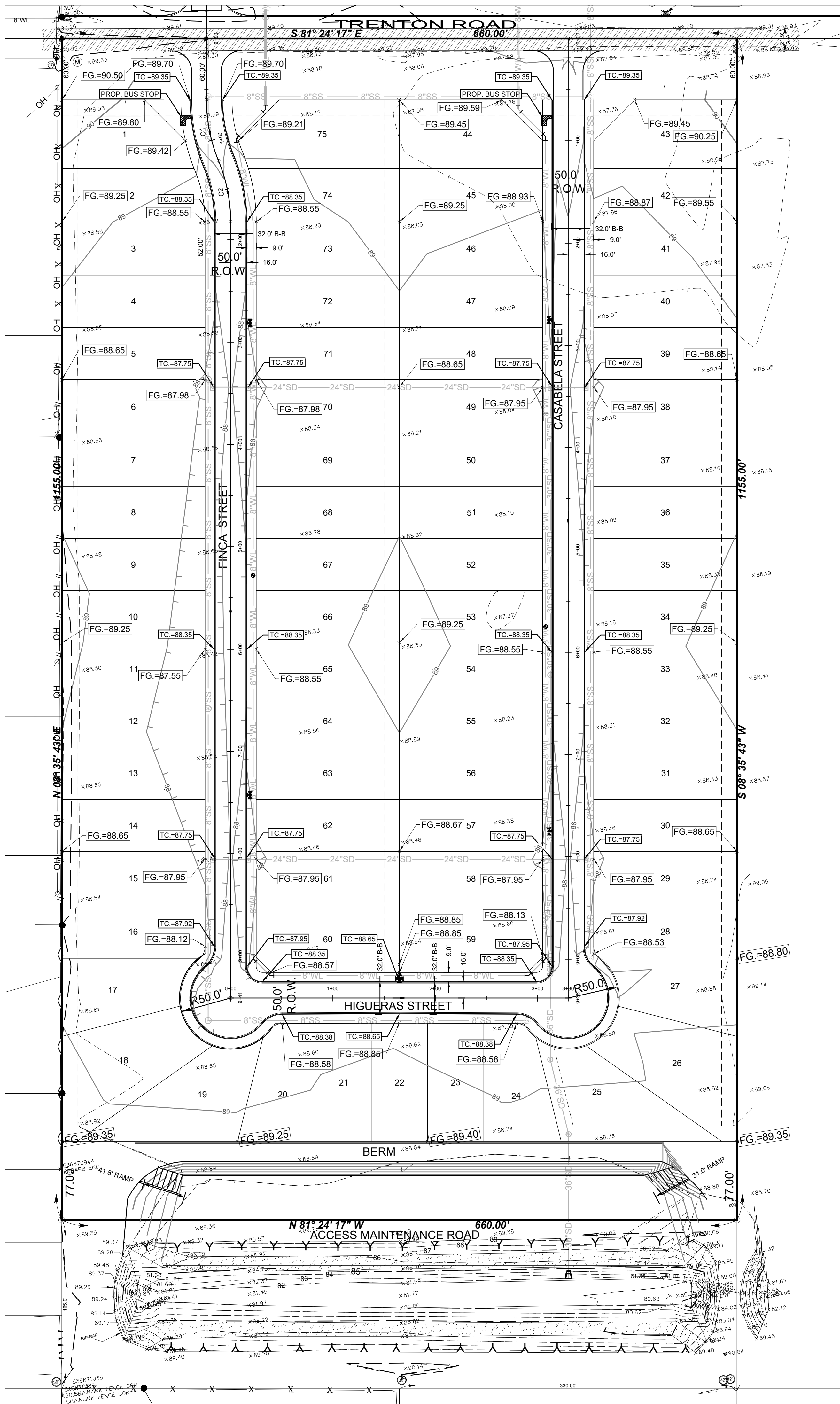
IN ACCORDANCE WITH THE HIDALGO COUNTY'S DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER THE ATTACHED CALCULATIONS THE REQUIRED 76,871 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED WIDENING OF THE EXISTING H.C.D. NO. 1 DITCH.

CERTIFICATION:
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982.



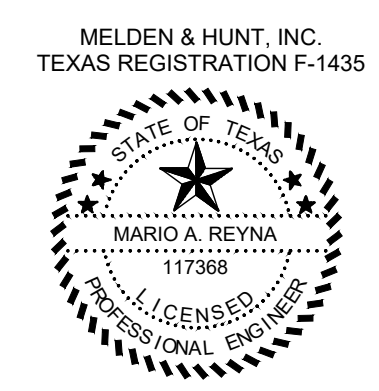
W.D. VOLUME 1559, PAGE 7, 920, H.C.O.R.
 DENA NUMBER C.O.R.
 SAHARA ESTATES NO. 2 VOLUME 54, PAGE 26 H.C.M.R.

MELDEN & HUNT, INC.
 CONSULTANTS ENGINEERS SURVEYORS
 115 W. McINTYRE - EDINBURG, TX 78541
 PH. (956) 381-0981 - FAX. (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com



MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
LOS CORTIJOS 2 SUBDIVISION
 BEING 17.500 ACRES
 OUT OF LOT 4, BLOCK 53
 ALAMO LAND AND SUGAR COMPANY'S
 SUBDIVISION
 VOLUME 1, PAGE 24-26 H.C.M.R.
 HIDALGO COUNTY, TEXAS

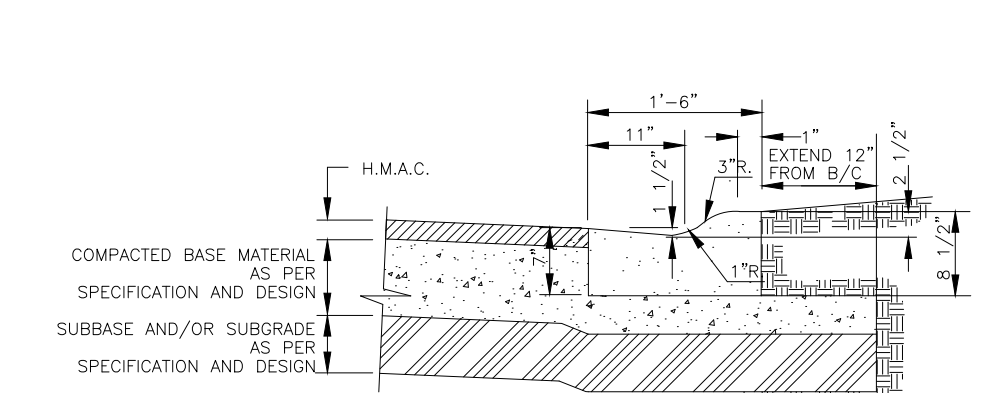
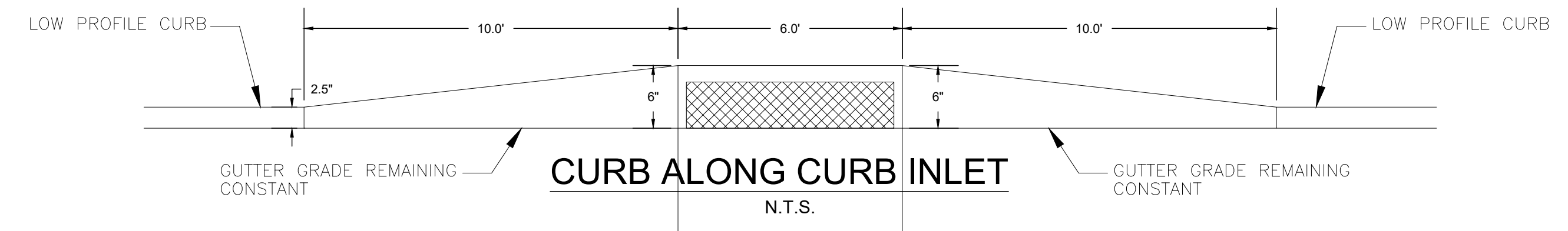
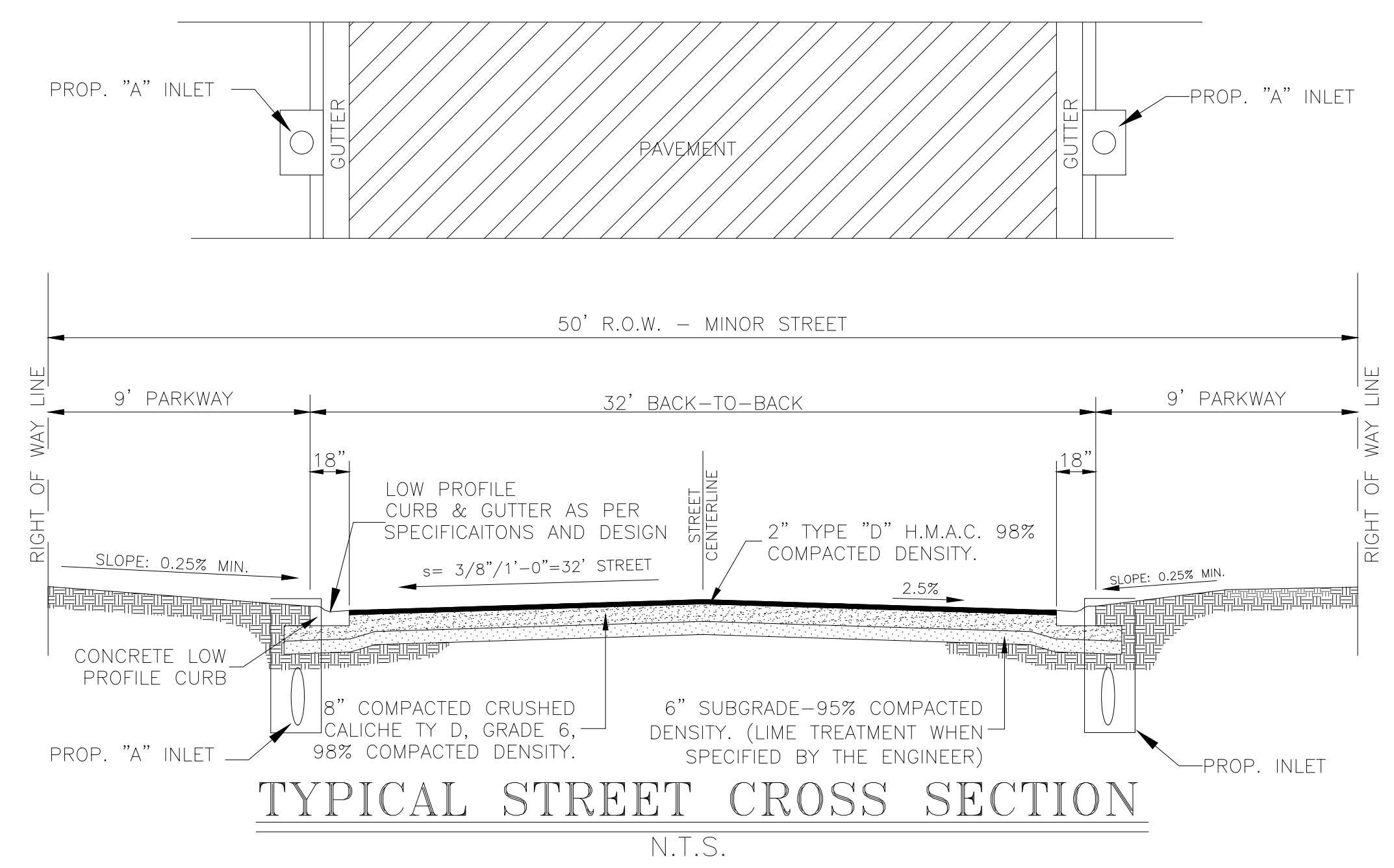
SCALE: 1"=100'



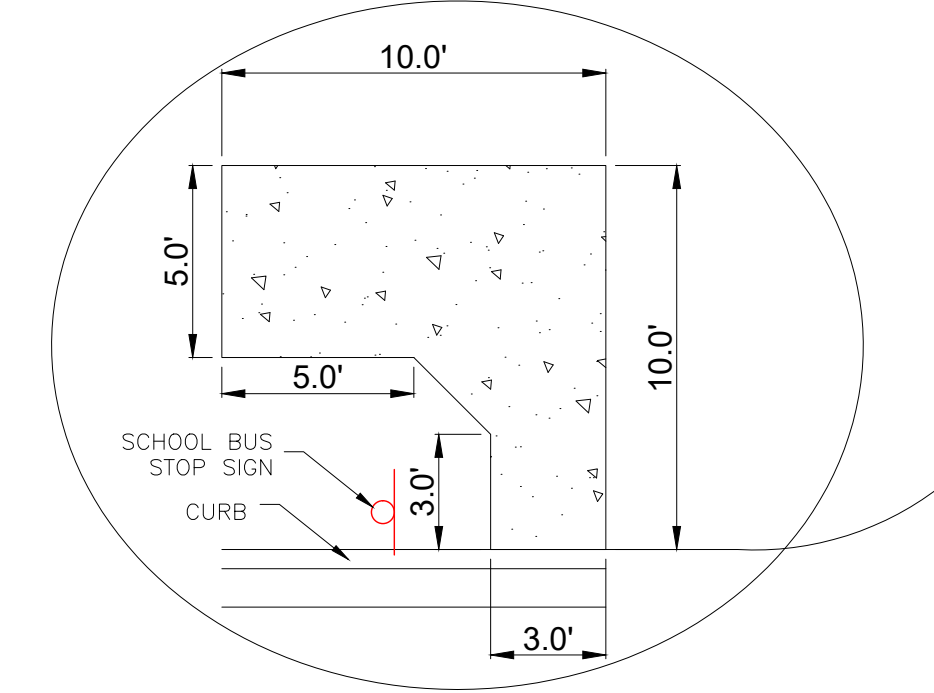
LEGEND

- FOUND NO. 4 REBAR
- FOUND PIPE
- SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

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



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



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

MELDEN & HUNT, INC.
 CONSULTANT ENGINEERS SURVEYORS

115 W. MCINTYRE - EDINBURG, TX 78541
 PH. (956) 381-0981 - FAX. (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com