



Anthony Uresti,
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-29-2026

PROPOSED DUNHILL ESTATES PHASE I SUBDIVISION, PRECINCT No. 4

ENGINEER HALFF ASSOCIATES, INC. DEVELOPER: MILE 19 DEVELOPMENT LLC

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☒ WITH VARIANCE

NUMBER OF LOTS: 110 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 18

FILLING STATIONS: 8

LOCATION DESCRIPTION: SOUTHWEST OF MILE 19 N. ROAD AND CESAR CHAVEZ ROAD.

SUBDIVISION LIES WITHIN THE: ☒ RURAL

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 4-27-2026 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.

SEWER SYSTEM: ☒ SANITARY SEWER CITY OF EDINBURG LOCATION: CESAR CHAVEZ

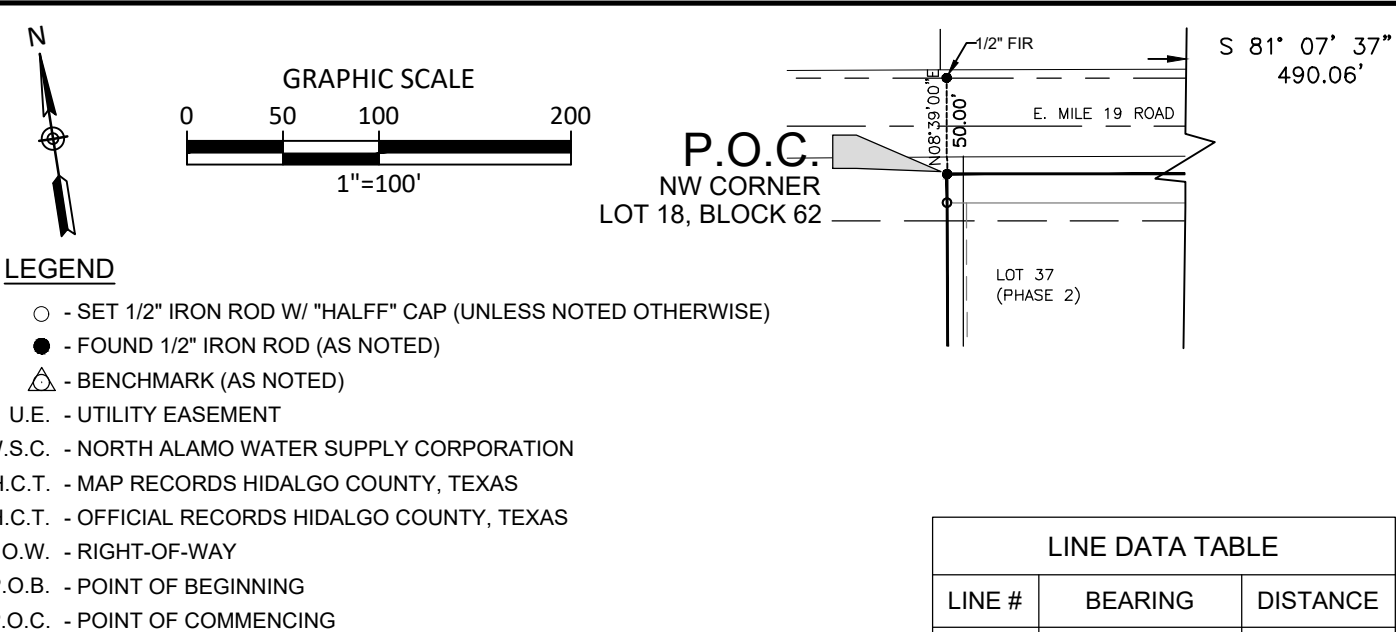
WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: CESAR CHAVEZ

VARIANCE REQUEST TITLE B. CHAPTER 3. SECTION 3.5 ITEM E13 SETBACKS
TITLE B. CHAPTER 2. SECTION 2.7 ITEM EASEMENTS

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

☐ **Final Approval** *with financial guarantee.*

* 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.



KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE SO NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTHWESTERN NATURAL GAS COMPANY, INC. (HEREINAFTER CALLED "GRANTEE" OR "GRANTEE COMPANY"), HAVE 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 THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS/ARE INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

THE CONSIDERATION RETED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR 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 GRANTOR 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:

ACKNOWLEDGMENT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF , 20

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

I, GUADALUPE B. NUÑEZ JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS A CORRECT AND TRUE REPRESENTATION OF THE SURVEY MADE BY ME OR MADE UNDER MY SUPERVISION ON THE GROUND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH SUITABLE PERMANENT MONUMENTS OF THE SIZE AND TYPE NOTED; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST ORIGINAL PLAT CORNER, AS SHOWN HEREON. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

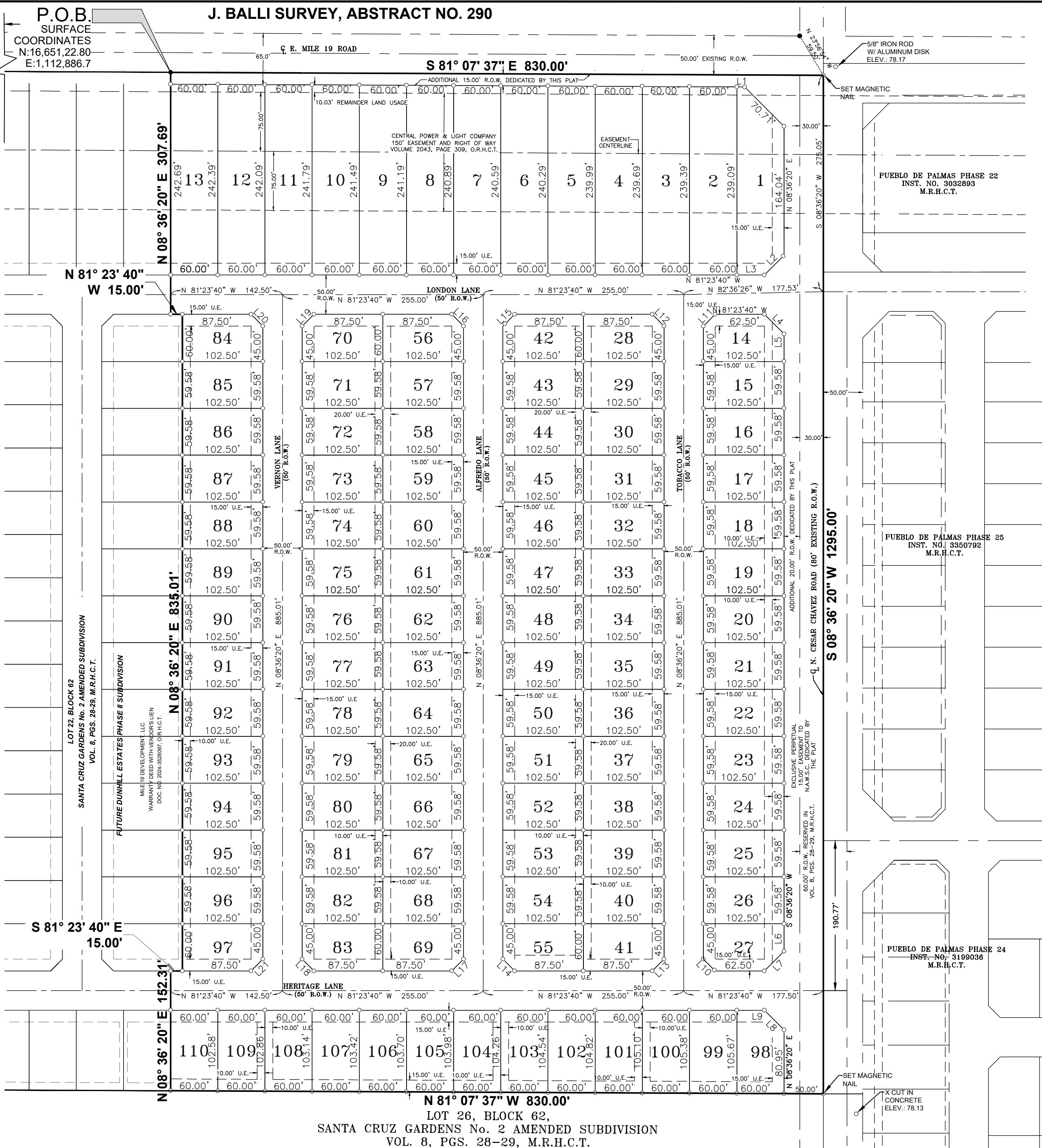
GUADALUPE B. NUÑEZ JR. DATE
TEXAS REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5914

STATE OF TEXAS
COUNTY OF HIDALGO

I, MARIO A. GARCIA, A LICENSED PROFESSIONAL ENGINEER
IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER
ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS
PLAT.

MARIO A. GARCIA
LICENSED PROFESSIONAL ENGINEER
REGISTRATION NO. 137503

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	N 81° 06' 31" W	10.00'
L2	S 53° 36' 20" E	35.36'
L3	S 81° 23' 40" E	35.00'
L4	S 36° 23' 40" E	35.36'
L5	S 08° 36' 20" W	35.00'
L6	S 08° 36' 20" W	34.99'
L7	S 53° 35' 38" W	35.36'
L8	N 36° 23' 40" W	35.36'
L9	N 81° 23' 40" W	35.00'
L10	N 36° 22' 32" W	21.22'
L11	N 53° 36' 20" E	21.21'
L12	N 36° 23' 40" W	21.21'
L13	N 53° 36' 20" E	21.23'
L14	S 36° 23' 40" E	21.23'
L15	S 53° 36' 20" W	21.21'
L16	N 36° 23' 40" W	21.21'
L17	N 53° 36' 20" E	21.23'
L18	S 36° 23' 40" E	21.23'
L19	S 53° 36' 20" W	21.21'
L20	N 36° 23' 40" W	21.21'
L21	N 53° 36' 20" E	21.23'



**METES AND BOUNDS DESCRIPTION
OF A
24.39 ACRE TRACT**

Being a 24.39 acre tract of land, more or less, out of Lots 18, 20, 22 and 24, Block 62, Amended Map of Santa Cruz Gardens Unit No. 2 as recorded in Volume 8, Page 28 of the Map Records of Hidalgo County, Texas; said 24.39 acre tract being more particularly located and described as follows:

COMMENCING at a one-half inch iron rod found in the Northwest corner of said Lot 18, Block 62, said corner being in the South right-of-way line of East Mile 19 Road (existing 50 ft wide road right-of-way, a one-half inch iron rod found in the Northwest corner of said Lot 18, Block 62, same being the South right-of-way line of said East Mile 19 Road, South 81 degrees 07 minutes 37 seconds East, a distance of 490.06 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALF" set, for the Northwest corner and the **POINT OF BEGINNING** of this 24.39 acre tract;

THENCE, continuing with the South right-of-way line of said East Mile 19 Road, South 81 degrees 07 minutes 37 seconds East, a distance of 800.00 feet to the West right-of-way line of North Carsex Chavez Road (existing 80 ft wide road right-of-way), continuing with the South right-of-way line of said East Mile 19 Road, at a total distance of 830.00 feet to magnetic nail set at a point in the intersection of the centerline of said East Mile 19 Road with the centerline of said North Carsex Chavez Road, a one-half inch iron rod found at North 23 degrees 56 minutes 54 seconds West, a distance of 59.50 feet from said point, said point being the Northeast corner of this 24.39 acre tract;

THENCE, with the centerline of said North Cesar Chavez Road, South 08 degrees 36 minutes 20 seconds West, a distance of 1295.00 feet to a magnetic nail set at a point, a one-half inch iron rod with a yellow plastic cap stamped "M&H" found at South 01 degree 42 minutes 12 seconds West, a distance of 416.07 feet from said point, said point being the Southeast corner of this 24.39 acre tract;

THENCE, North 81 degrees 07 minutes 37 seconds West, a distance of 30.00 feet to the existing West right-of-way line of said North Cesar Chavez Road, continuing at a distance of 50.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, continuing at a total distance of 830.00 to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for the Southwest corner of this 24.39 acre tract;

THENCE, North 08 degrees 36 minutes 20 seconds East, a distance of 152.31 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set for a corner of this 24.39 acre tract:

THENCE, South 81 degrees 23 minutes 40 seconds East, a distance of 15.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 24.39 acre tract;

THENCE, North 08 degrees 36 minutes 20 seconds East, a distance of 835.01 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 24.39 acre tract;

THENCE, North 81 degrees 23 minutes 40 seconds West, a distance of 15.00 feet to a one-half inch iron rod with a yellow plastic cap stamped "HALFF" set, for a corner of this 24.39 acre tract;

THENCE, North 08 degrees 36 minutes 20 seconds East, a distance of 307.69 feet, to the POINT OF BEGINNING;

NOTES:
 1. HORIZONTAL DATUM IS REFERENCED TO THE STATE-PLANE COORDINATE SYSTEM (NAD 83, TEXAS SOUTH ZONE 4205, 2011 ADJ., EPOCH 2010.0, GEOID 18). ALL DISTANCES AND COORDINATES ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00004.

2. VERTICAL DATUM IS REFERENCED TO NAVD 88.
ALL MEASUREMENTS ARE U.S. SURVEY FEET.

3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR REPORT.

INDEX TO SHEET OF DUNHILL ESTATES PHASE I SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; DESCRIPTION (METES AND BOUNDS); MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION, COUNTY CLERK'S RECORDING CERTIFICATE, LOT AREAS, LINE TABLE; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION;

SHEET 2: PLAT NOTES AND RESTRICTIONS; SANTA CRUZ IRRIGATION DISTRICT; CITY OF EDINBURG
CERTIFICATE; COUNTY JUDGE CERTIFICATION; PLANNING & ZONING COMMISSION; HIDALGO
COUNTY DRAINAGE DISTRICT No. 1;

SHEET 3: WATER LAYOUT, ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS;

SHEET 4: SANITARY LAYOUT, ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); SUBDIVIDER CERTIFICATION; SANITARY SEWER LAYOUT; DETAILS

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

DUNHILL ESTATES
PHASE I SUBDIVISION
PRELIMINARY PLAT

A SUBDIVISION OF 24.39 ACRES BEING
A PORTION OF LOTS 18, 20, 22, AND 24, BLOCK 62
SANTA CRUZ GARDENS No. 2 AMENDED SUBDIVISION

SITUATED IN
HIDALGO COUNTY, TEXAS

OWNER: MILE 19 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY

PREPARED BY



5000 WEST MILITARY HWY. SUITE 100
MCALLEN, TX 78503
TEL. (956) 664-0286
TBPLS SURVEYING FIRM #10029600

AVO: 54792.002

DATE OF PREPARATION: AUGUST 2026

SHEET 1 OF 6

PRINCIPAL CONTACTS

OWNER: MILE 19 DEVELOPMENT, LLC
ENGINEER: HALFF ASSOCIATES, INC.
SURVEYOR: HALFF ASSOCIATES, INC.

P.O. BOX 3668
5000 W. MILITARY STE. 100
5000 W. MILITARY STE. 100

MCALLEN, TX	78502	
MCALLEN, TX	78503	(956) 664-0286
MCALLEN, TX	78503	(956) 664-0286

GENERAL PLAT NOTES & RESTRICTIONS

1.

FLOOD ZONE STATEMENT:

FLOODS ZONE DESIGNATION: ZONE "X" (SHADED);

ZONE "X" SHADED AREA OF 500-YEAR FLOOD AND AREA OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THEN ONE SQUARE MILE; AND ARES PROTECTED BY LEVEES FROM 100-YEAR FLOOD. COMMUNITY-PANEL NO. 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 FURTHER REVISED AS PER LOMR DATED MAY 17, 2001.

COMMUNITY-PANEL NO. 480334 0325D EFFECTIVE DATE: JUNE 6, 2000 FURTHER REVISED AS PER LOMR DATED MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.

CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCER UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
2.

SETBACKS:

FRONT: 25.00 FEET or ½ of the ROW not to exceed 50 feet

50.00 FEET When fronting a 100 foot ROW or greater

REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER

SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER

CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET

CORNER GARAGE FRONT: 18.00 FEET

CORNER SIDE WHERE R.O.W. IS GREATER THAN 50.00 FEET: 20.00 FEET
3.

NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL LOTS. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
4.

GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:

NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT. SINGLE FAMILY RESIDENCES SHALL INCLUDE THE FOLLOWING: MOBILE HOME, FRAME HOME, AND SLAB HOME.
5.

MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
6.

THE FOLLING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. DATUM BASED ON TEXAS SOUTH 4205 ELEVATION PER NAVD 88 (GEOID18)

"X" W/ BOX CUT SET ON CONCRETE NEAR THE INTERSECTION CESAR CHAVEZ ROAD AND DUST BOWL AVENUE ELEVATION - 78.16 FEET (NAVD88)

"X" W/ BOX CUT SET ON A CONCRETE SIDEWALK NEAR THE INTERSECTION OF CESAR CHAVEZ ROAD AND WESMER AVENUE.ELEVATION - 78.16 FEET (NAVD88)

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 DRIANAGE DISTRICT NO. 1

DATE:

7.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 266,364 CUBIC-FEET (6.11 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE UNDERGROUND SYSTEM WILL RUN OFFSITE FOR AN APPROXIMATE DISTANCE OF 1,190 FEET SOUTH OF THE SUBDIVISION. ULTIMATELY DISCHARGING INTO NORTH MAIN DRAIN EXTENSION DITCH, OWNED AND MAINTAINED BY HCDD1.
8.

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.
9.

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.
10.

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.
11.

NO DRIVE WAY ACCESS ONTO CESAR CHAVEZ ROAD WILL BE ALLOWED FOR LOTS 1, 14 THROUGH 27 AND 98.
12.

NO DRIVE WAY ACCESS ONTO MILE 19 ROAD WILL BE ALLOWED FOR LOTS 1 THROUGH 13.
13.

AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.
14.

ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
15.

THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
16.

ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON ALL LOTS MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
17.

ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25 % SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

HIDALGO COUNTY

CERTIFICATE OF PLAT APPROVAL

UNDER LOCAL GOVERNMENT CODE § 232028 (A)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF DUNHILL ESTATES PHASE I WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE

ATTEST: _____

HIDALGO COUNTY CLERK

DATE: _____

UTILITY NOTES

1.

ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
2.

NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES, POLES OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT.
3.

NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
4.

NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
5.

CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS(S).

HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISCTRICT

CERTIFICATE OF PLAT APPROVAL

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT ON THIS ____ DAY OF _____, 2026,

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY CONSOLIDATED WATER CONTROL AND IMPROVEMENT DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE, WAIVER OR ABANDONMENT OF ANY PROPERTY INTEREST HELD BY INTEREST HELD BY THE DISTRICT IN THE PROPERTY SHOWN ON THE PLAT; OR THE ACCEPTANCE OR APPROVAL OF THE ACCURACY OF ANY STATEMENT, DIMENSION OR DESCRIPTION SHOWN ON THE PLAT.

PRESIDENT

ATTEST: _____

SECRETARY

DUNHILL ESTATES

PHASE 1 SUBDIVISION

A SUBDIVISION OF 25.083 ACRES BEING

A PORTION OF LOTS 18, 20, 22, AND 24, BLOCK 62

SANTA CRUZ GARDENS No. 2 AMENDED SUBDIVISION

SITUATED IN

HIDALGO COUNTY, TEXAS

OWNER: MILE 19 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY



PRINCIPAL CONTACTS

OWNER: MILE 19 DEVELOPMENT, LLC

ENGINEER: HALFF ASSOCIATES, INC.

SURVEYOR: HALFF ASSOCIATES, INC.

P.O. BOX 3668

5000 W. MILITARY STE. 100

5000 W. MILITARY STE. 100

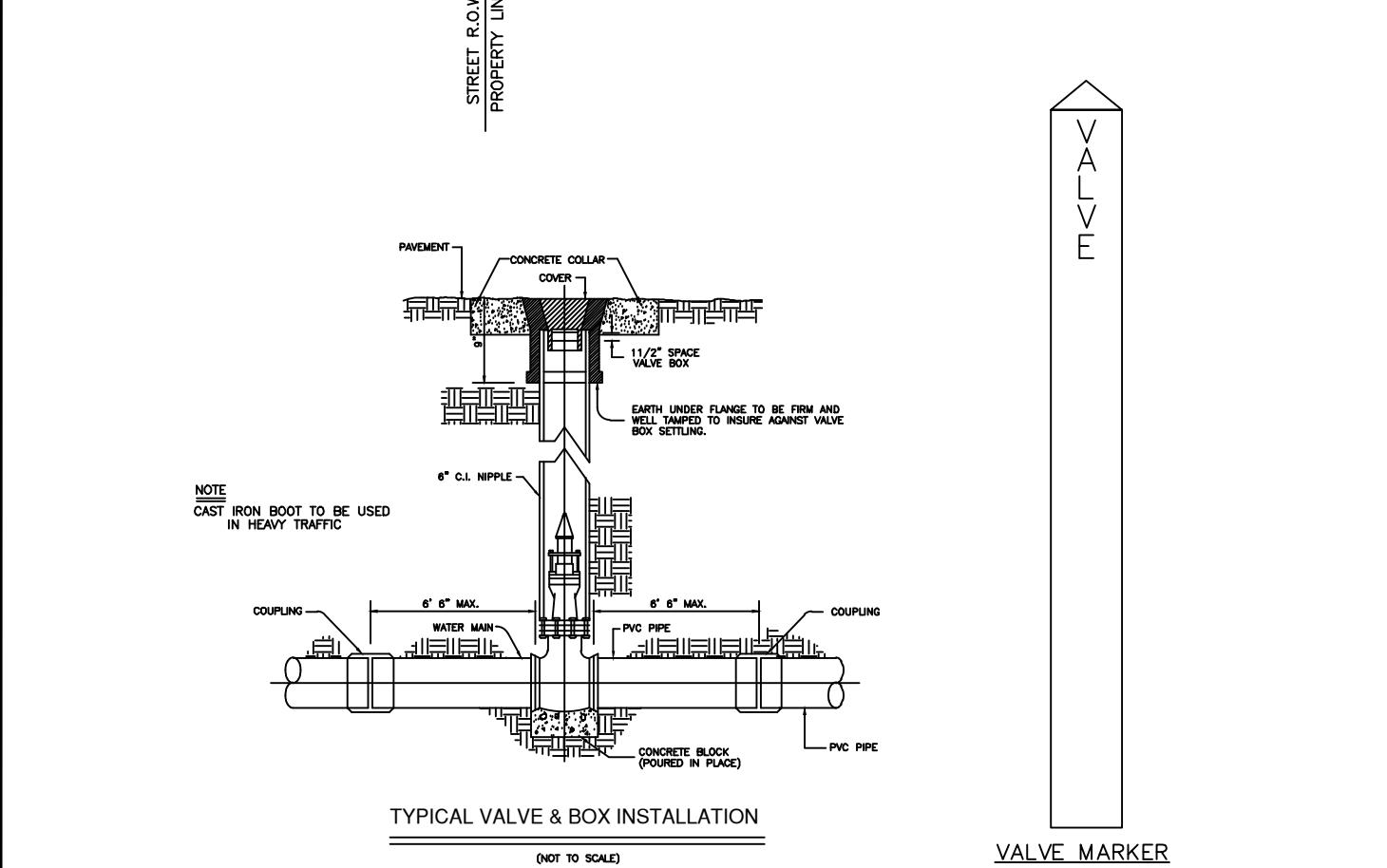
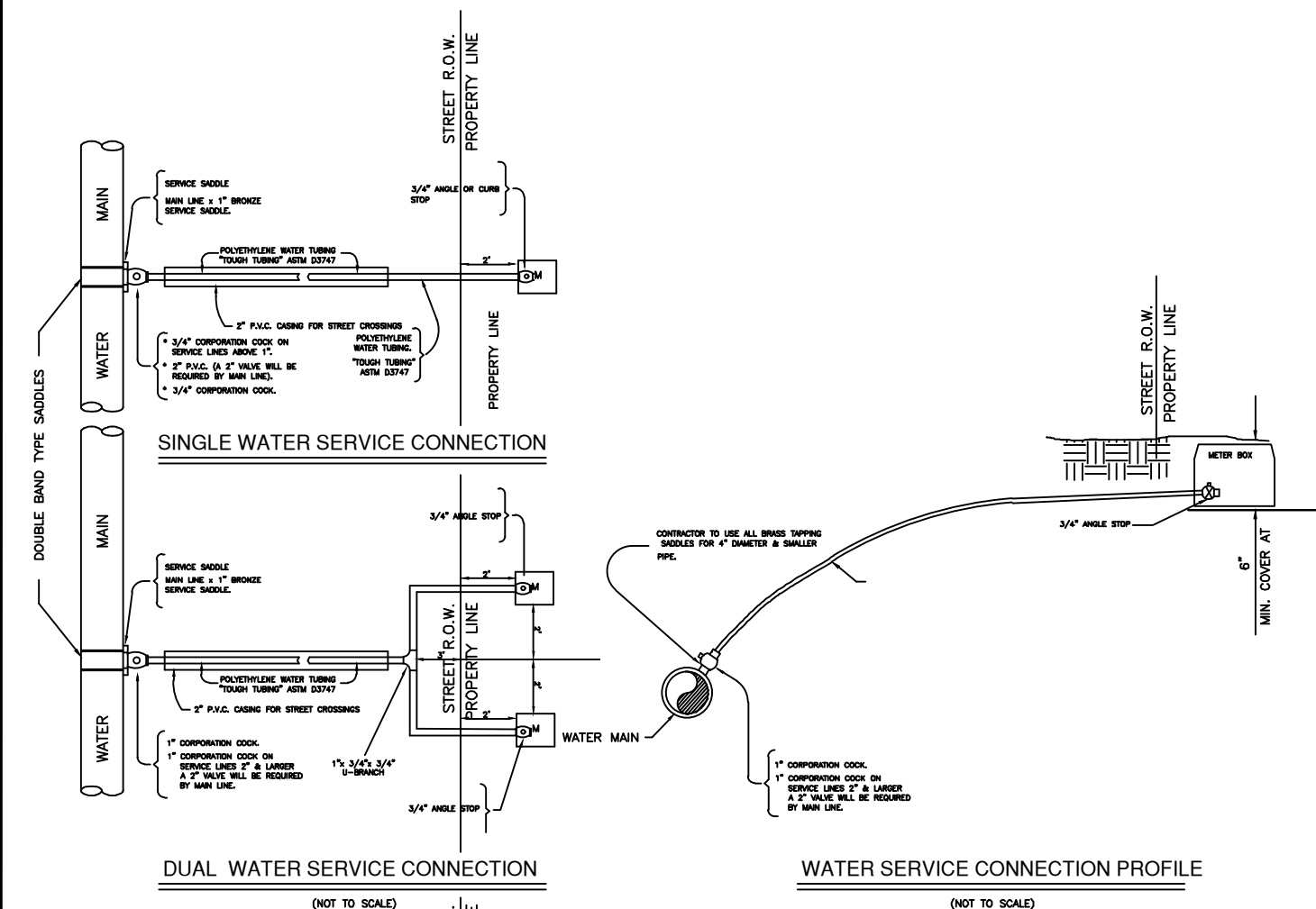
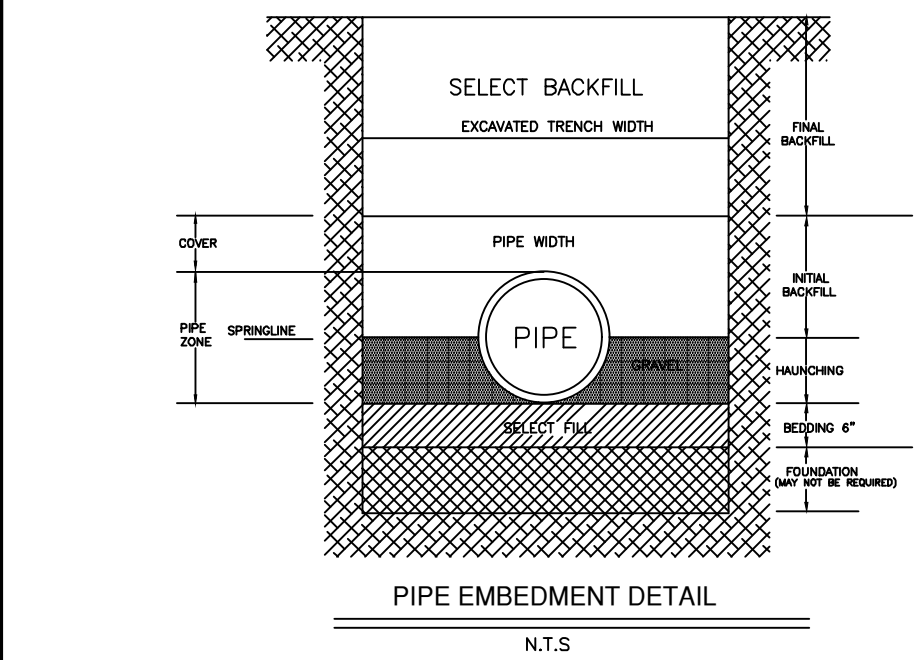
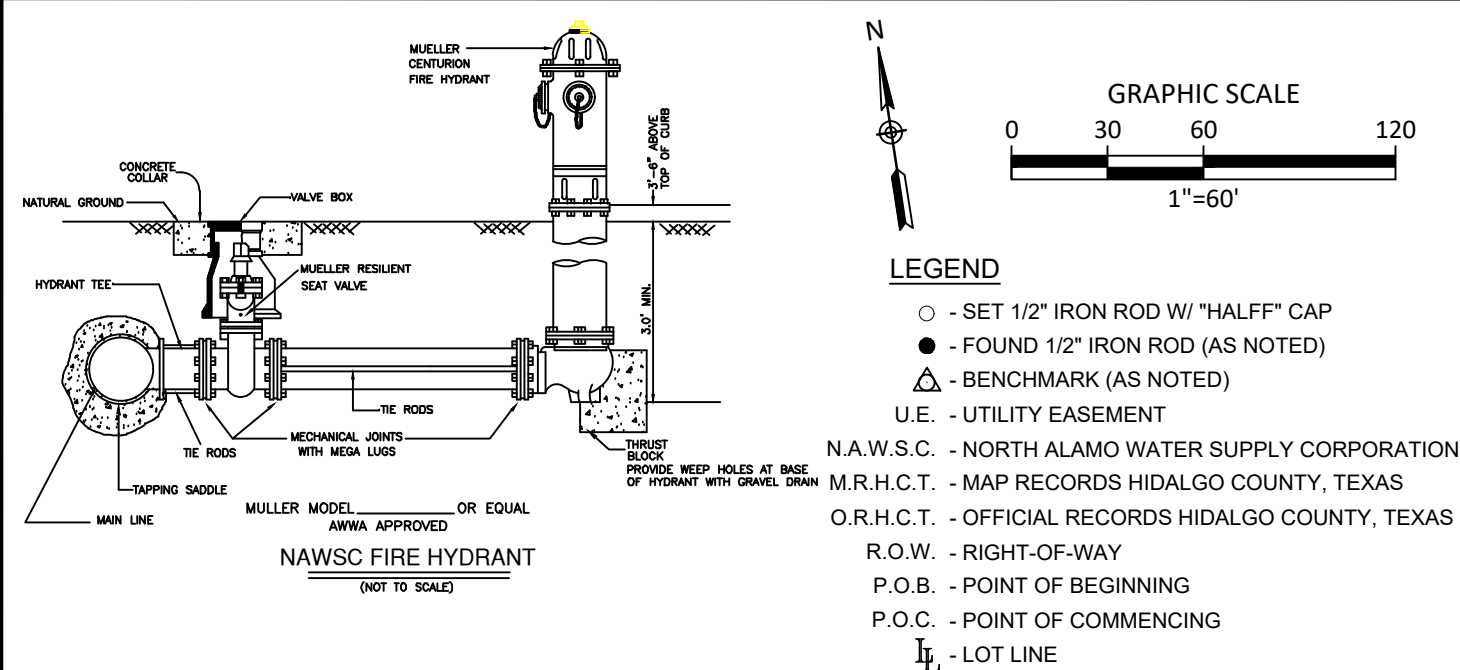
MCALLEN, TX 78502

MCALLEN, TX 78503

MCALLEN, TX 78503

(956) 664-0286

(956) 664-0286



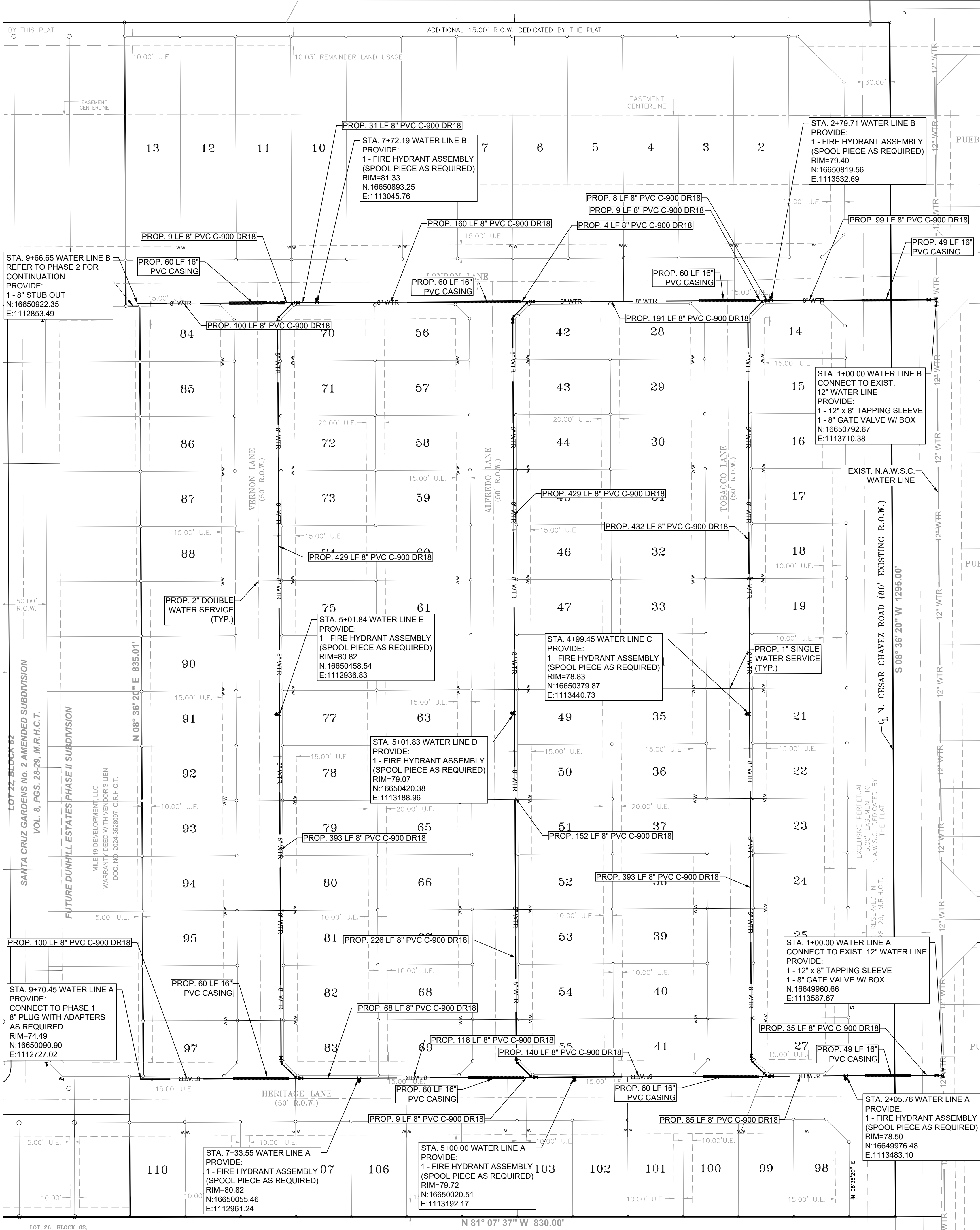
SUBDIVIDER STATEMENT,

I, SUBDIVIDER OF DUNHILL ESTATES PHASE I 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

(OWNERS SIGNATURE)

DATE:

SECTION	DESCRIPTION	LF	4.306	\$	50.00	\$	215,299.45
35	8-inch PVC C-900 Water Line (Open Cut) (with or without restrained joint)	LF	49	\$	150.00	\$	7,350.00
36	16-inch Steel Casing (Open Cut with Road Repair)	LF	412	\$	110.00	\$	45,332.00
37	16-inch Steel Casing	LF	412	\$	110.00	\$	45,332.00
38	Fire Hydrant Assembly, all depths, (including 8-inch x 6-inch Tee and 6-inch diameter gate valve & box)	EA	6	\$	8,000.00	\$	48,000.00
39	8-inch x 6-inch Tee	EA	6	\$	295.00	\$	1,770.00
40	8-inch 45 deg. Bend	EA	6	\$	325.00	\$	1,950.00
41	8-inch Tee	EA	6	\$	300.00	\$	1,800.00
42	8-inch Gate Valve w/ Box	EA	12	\$	2,500.00	\$	30,000.00
43	12-inch x 8-inch TS&V BOX	EA	2	\$	6,250.00	\$	12,500.00
44	2-inch Flush Valve Assembly	EA	2	\$	3,500.00	\$	7,000.00
45	8-inch Plug	EA	2	\$	1,000.00	\$	2,000.00
46	Single Short Water Service w/ Casing & Meter	EA	0	\$	1,500.00	\$	
47	Single Long Water Service w/ Casing & Meter	EA	4	\$	1,800.00	\$	7,200.00
48	Dual Short Water Service w/ Casing & Meter	EA	21	\$	2,300.00	\$	48,300.00
49	Dual Long Water Service w/ Casing & Meter	EA	32	\$	2,800.00	\$	89,600.00
50	Trench Safety System for Trench Excavation (5-10 foot depth)	LF	4,306	\$	5.00	\$	21,529.00
SUBTOTAL						\$	539,637.00



WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

DUNHILL ESTATES PHASE I 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 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" WATER LINE ALONG THE EAST SIDE OF NORTH CESAR CHAVEZ ROAD. THE WATER SYSTEM FOR DUNHILL ESTATES PHASE I CONSISTS OF TWO 8" WATER LINES THAT TAP INTO THE EXISTING 12" WATER LINE PREVIOUSLY MENTIONED. ONE OF THE 8" LINES THEN RUNS WEST ALONG THE SOUTH SIDE OF LONDON LANE RIGHT OF WAY ENDING WITH A STUB OUT ON THE NORTHWEST CORNER OF LOT 84. THE OTHER 8" LINE RUNS WEST ALONG THE NORTH SIDE OF HERITAGE LANE RIGHT OF WAY ENDING WITH A STUB OUT ON THE SOUTHWEST CORNER OF LOT 97. THE 8" WATER LINES CONNECT THE TWO PREVIOUSLY MENTIONED WATER LINES ALONG THE EAST SIDE OF TOBACCO LANE, ALFREDO LANE, AND VERNON LANE RIGHT OF WAYS.

WATER DISTRIBUTION FOR THE DUNHILL ESTATES PHASE I SUBDIVISION CONSISTS OF FIFTY THREE - 2" DIAMETER DUAL SERVICE LINES AND FOUR - 1" DIAMETER SINGLE SERVICE LINES. ALL PROPOSED LOTS WILL BE SERVICED BY 3/4" WATER METERS. THERE ARE NINE PROPOSED FIRE HYDRANTS FOR THE 110 LOTS IN PHASE I. THE 8" LINE, THE DUAL SERVICES AND 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$XXXXXXX OR \$XXXXXXX PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$XXXXXX, WHICH COVERS THE \$XXXX COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGS 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 9 FIRE HYDRANTS AT A UNIT COST OF \$XXXXXX FOR A TOTAL COST OF \$XXXXXX. 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.

REPORTE FINAL DE AGUA DEL INGENIERO

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION DUNHILL ESTATES PHASE I SUBDIVISION 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 DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. CUENTA CON UNA LINEA DE AGUA EXISTENTE DE 12" A LO LARGO DEL LADO ESTE DE LA CARRETERA NORTH CESAR CHAVEZ. EL SISTEMA DE AGUA PARA DUNHILL ESTATES FASE I CONSISTE EN DOS LINEAS DE AGUA DE 8" QUE SE CONECTAN A LA LINEA DE AGUA EXISTENTE DE 12" MENCIONADA ANTERIORMENTE. UNA DE LAS LINEAS DE 8" SE EXTIENDE HACIA EL OESTE A LO LARGO DEL LADO SUR DEL DERECHO DE VIA DE LONDON LANE, TERMINANDO CON UN PUNTO DE CONEXION EN LA ESQUINA NOROESTE DEL LOTE 84. LA OTRA LINEA DE 8" SE EXTIENDE HACIA EL OESTE A LO LARGO DEL LADO NORTE DEL DERECHO DE VIA DE HERITAGE LANE, TERMINANDO CON UN PUNTO DE CONEXION VÁLVULA DE PURGA EN LA ESQUINA SUROESTE DEL LOTE 97. LAS LINEAS DE AGUA DE 8" CONECTAN LAS DOS LINEAS MENCIONADAS ANTERIORMENTE A LO LARGO DEL LADO ESTE DE LOS DERECHOS DE VIA DE TOBACCO LANE, ALFREDO LANE Y VERNON LANE.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION DUNHILL ESTATES FASE I CONSISTE EN CINCUENTA Y TRES LINEAS DE SERVICIO DOBLE DE 2" DE DIAMETRO QUE SE DIRIGEN A PARES DE LOTES ANTES DE DIVIDIRSE EN LINEAS DE SERVICIO DE 3/4" DE DIAMETRO, Y CUATRO LINEAS DE SERVICIO INDIVIDUAL DE 1" DE DIAMETRO. DICHS SERVICIOS TERMINAN EN LAS CAJAS DE MEDIDORES DE AGUA DE 3/4" DE CADA LOTE. LA LINEA DE 8", LOS SERVICIOS DOBLES Y LOS SERVICIOS INDIVIDUALES DE 2", ASÍ COMO LAS CAJAS DE MEDIDORES, YA HAN SIDO INSTALADOS, A UN COSTO TOTAL DE \$XXXXX, O \$XXXX POR LOTE. ADEMÁS, EL SUBDIVIDOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$XXXXXX, LA CUAL CUBRE EL COSTO DE \$XXXX POR LOTE SEGÚN LO ESTABLECIDO EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS, SUMA QUE REPRESENTA EL COSTO TOTAL DEL MEDIDOR DE AGUA, TARIFAS DE ADQUISICION DE DERECHOS Y TODAS LAS TARIFAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES DE LA SUBDIVISION A N.A.W.S.C. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARA PRONTAMENTE Y SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. EL SUBDIVIDOR HA INSTALADO 9 HIDRANTES CONTRA INCENDIOS A UN COSTO UNITARIO DE \$XXXX PARA UN COSTO TOTAL DE \$XXXX. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C., DICHO SISTEMA DE DISTRIBUCION ES OPERABLE A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

ENGINEER CERTIFICATE,

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE 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 FOLLO.

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$834,246.0 WHICH EQUALS TO \$7,584.05 PER LOT.

ENGINEER'S SIGNATURE

DATE:

CERTIFICACION,

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEM DE AGUA Y DRENAJE, DESCRIPROS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISION), 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 CONSTRUIDI MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$834,246.0 O \$7,584.05 POR LOTE.

ENGINEER'S SIGNATURE

DATE:



DUNHILL ESTATES
PHASE I SUBDIVISION
WATER LAYOUT

A SUBDIVISION OF 25.083 ACRES BEING
A PORTION OF LOTS 18, 20, 22, AND 24, BLOCK 62
SANTA CRUZ GARDENS No. 2 AMENDED SUBDIVISION

SITUATED IN
HIDALGO COUNTY, TEXAS

OWNER: MILE 19 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY



8000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503-7446
TEL: (361) 664-0286
TPELS SURVEYING FRM #10154444

DATE OF PREPARATION: AUGUST 2026

SHEET 3 OF 6

PRINCIPAL CONTACTS
OWNER: MILE 19 DEVELOPMENT, LLC
ENGINEER: HALFF ASSOCIATES, INC.
SURVEYOR: HALFF ASSOCIATES, INC.

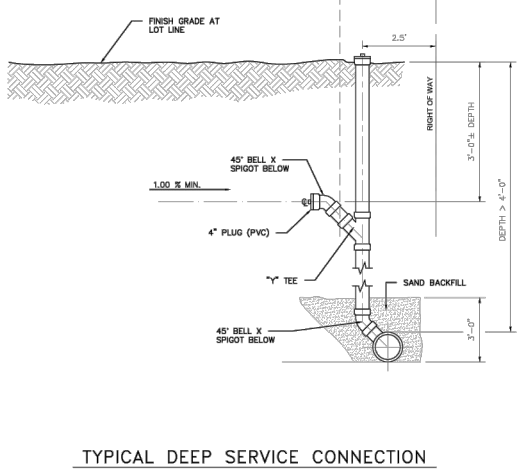
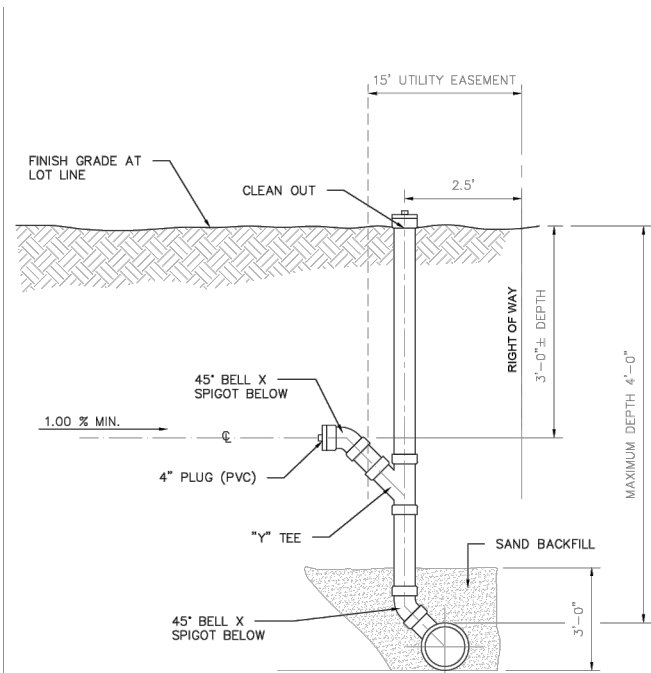
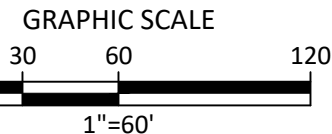
P.O. BOX 3668
5000 W. MILITARY STE. 100
5000 W. MILITARY STE. 100

MCALLEN, TX 78502
MCALLEN, TX 78503
MCALLEN, TX 78503

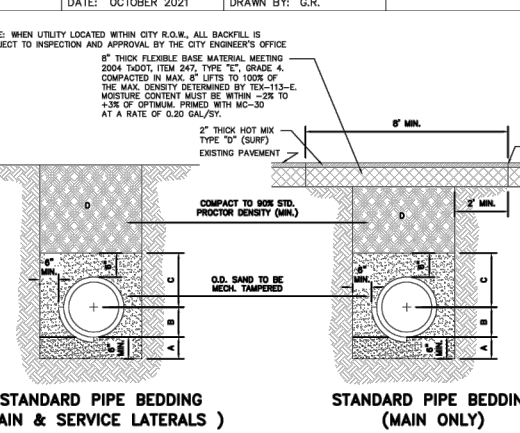
(956) 664-0286
(956) 664-0286
(956) 664-0286

LEGEND

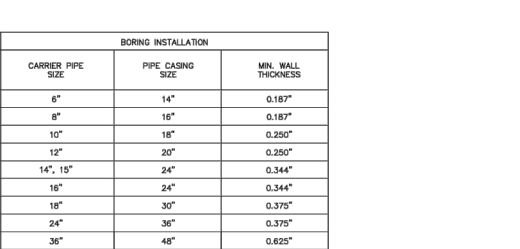
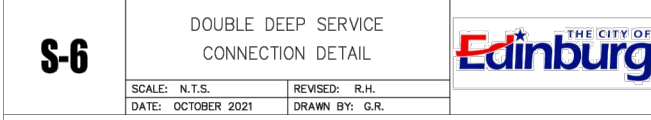
- - SET 1/2" IRON ROD W/ "HALF" CAP
- - FOUND 1/2" IRON ROD (AS NOTED)
- △ - BENCHMARK (AS NOTED)
- U.E. - UTILITY EASEMENT
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- M.R.H.C.T. - MAP RECORDS HIDALGO COUNTY, TEXAS
- O.R.H.C.T. - OFFICIAL RECORDS HIDALGO COUNTY, TEXAS
- R.O.W. - RIGHT-OF-WAY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- LL - LOT LINE



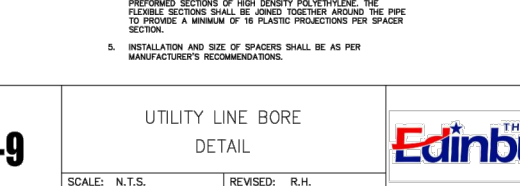
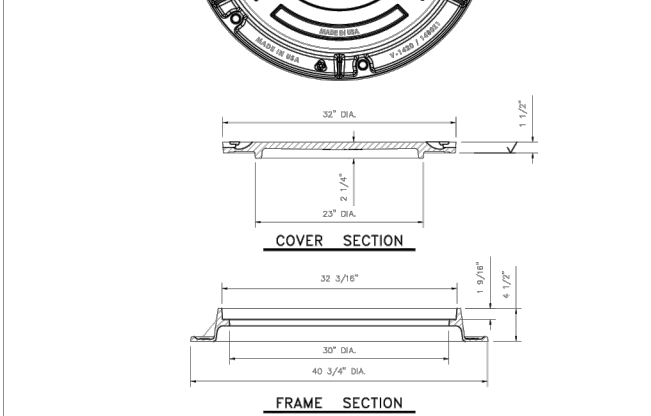
TYPICAL DEEP SERVICE CONNECTION



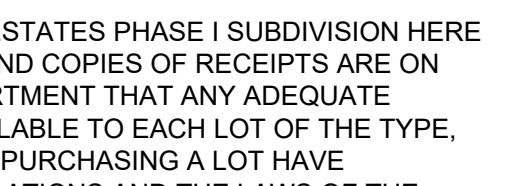
TYPICAL DOUBLE DEEP SERVICE CONNECTION



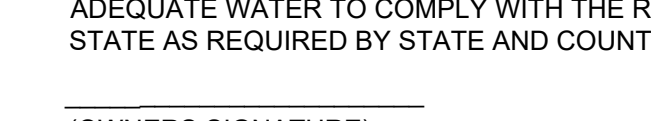
TYPICAL DOUBLE DEEP SERVICE CONNECTION



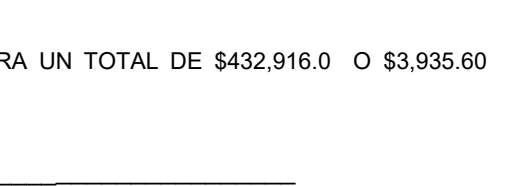
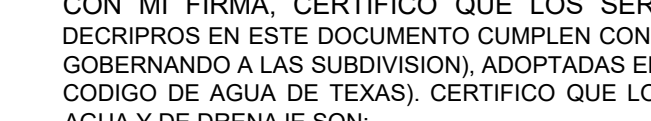
TYPICAL DOUBLE DEEP SERVICE CONNECTION



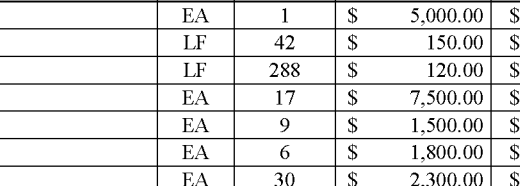
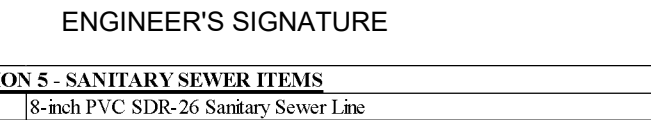
TYPICAL DOUBLE DEEP SERVICE CONNECTION



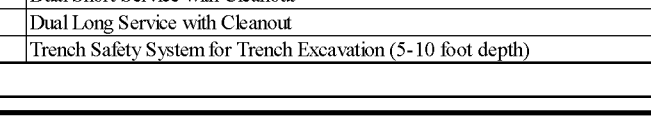
TYPICAL DOUBLE DEEP SERVICE CONNECTION



TYPICAL DOUBLE DEEP SERVICE CONNECTION



TYPICAL DOUBLE DEEP SERVICE CONNECTION



TYPICAL DOUBLE DEEP SERVICE CONNECTION

SUBDIVIDER STATEMENT,

I, SUBDIVIDER OF DUNHILL ESTATES PHASE I SUBDIVISION HEREBY 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 LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS

(OWNERS SIGNATURE)

DATE:

CERTIFICACION,

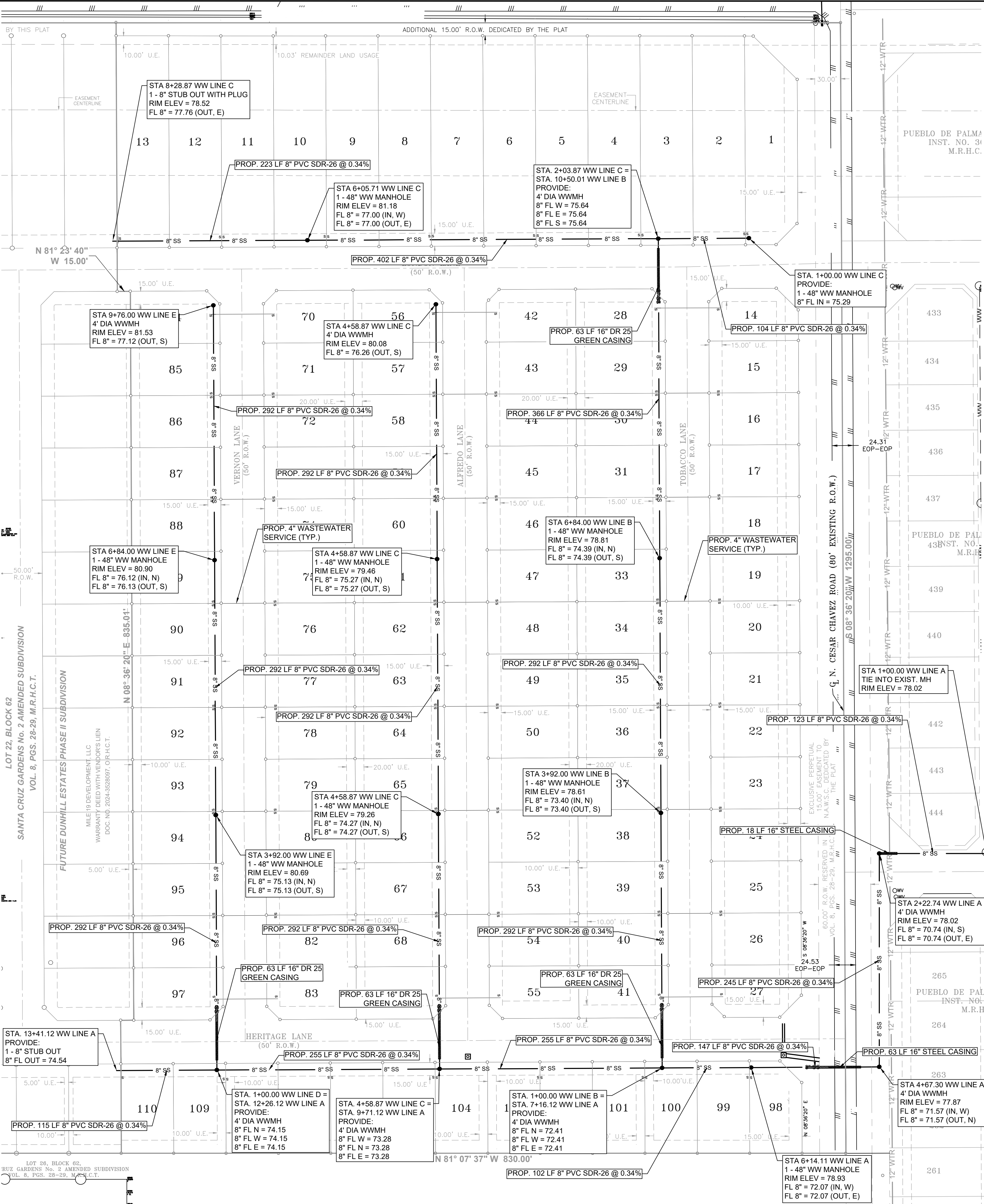
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEM DE AGUA Y DRENAJE, DESCRIPROS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISION), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS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

DRENAJE: EL SISTEMA/SERVICIO DE DRENAJE COSTARA UN TOTAL DE \$432,916.00 O \$3,935.60 POR LOTE.

ENGINEER'S SIGNATURE

DATE:

SECTION 5 - SANITARY SEWER ITEMS	LF	4.819	\$	40.00	\$	192,752.24
51 8-inch PVC SDR-26 Sanitary Sewer Line	EA	1	\$	5,000.00	\$	5,000.00
52 Tie into Existing Manhole	LF	42	\$	150.00	\$	6,300.00
53 16-inch Steel Casing (Open Cut with Road Repair)	EA	1	\$	120.00	\$	120.00
54 16-inch Steel Casing	EA	17	\$	7,500.00	\$	127,500.00
55 48-inch Sanitary Sewer Manhole	EA	9	\$	1,500.00	\$	13,500.00
56 Single Short Service with Cleanout	EA	6	\$	1,800.00	\$	10,800.00
57 Single Long Service with Cleanout	EA	30	\$	2,300.00	\$	69,000.00
58 Dual Long Service with Cleanout	EA	18	\$	2,800.00	\$	50,400.00
59 Trench Lay Service with Cleanout	EA	1	\$	5.00	\$	5.00
60 Trench Safety System for Trench Excavation (5-10 foot depth)	EA	1	\$	24,094.03	\$	24,094.03
SUBTOTAL SECTION 5						\$33,979.77



WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

DUNHILL ESTATES PHASE I SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM THE CITY OF EDINBURG. THE SUBDIVIDER AND CITY OF EDINBURG HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF EDINBURG HAS PROMISED TO TREAT SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE CITY OF EDINBURG 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.

THE CITY OF EDINBURG HAS AN EXISTING SANITARY SEWER MANHOLE LOCATED WITHIN PUEBLO DE PALMAS PHASE 25 SUBDIVISION, ON THE NORTH SIDE OF WESMER AVE, AND WILL BE THE PROPOSED DISCHARGE POINT FOR DUNHILL ESTATES PHASE I SUBDIVISION. THIS PROPOSED WASTEWATER SYSTEM WILL CONSIST OF ALL 8" SANITARY SEWER GRAVITY LINES AT A SLOPE OF 0.34%. THE PROPOSED ALIGNMENT BEGINS FROM SAID EXISTING MANHOLE AND RUNS WEST UNTIL REACHING THE EAST SIDE OF THE NORTH CESAR CHAVEZ ROAD RIGHT-OF-WAY, AT A DISTANCE OF 123 LF. IT THEN CONTINUES SOUTH FOR A DISTANCE OF 245 LF, PARALLEL TO NORTH CESAR CHAVEZ ROAD. AFTER THAT, IT TURNS WEST AND CROSSES NORTH CESAR CHAVEZ ROAD TO ENTER THE DUNHILL ESTATES PHASE I SUBDIVISION AND INTO THE UTILITY EASEMENT LOCATED SOUTH OF HERITAGE LANE UNTIL REACHING A PROPOSED STUB-OUT FOR DUNHILL ESTATES PHASE II ADJACENT TO LOT 13. THIS PORTION OF THE RUN WILL SERVE AS THE MAIN TRUNK LINE OF DUNHILL ESTATES I AND WILL INTERCEPT THE FLOWS GENERATED BY THE LOTS FROM VERNON LANE, ALFREDO LANE, TOBACCO LANE, AND LONDON LANE, FOR A TOTAL OF 110 SINGLE FAMILY RESIDENTIAL LOTS.

THE 8" LINE, 4" SERVICE LINE AND SEVENTEEN (17) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$XXXXXX OR \$XXXXXX PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF EDINBURG THE SUM OF \$XXXXXX WHICH COVERS THE \$XXX 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 CITY OF EDINBURG THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE CITY OF EDINBURG AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SUMINISTRO DE AGUAS RESIDUALES: DESCRIPCION, COSTO Y FECHA DE OPERACION

LA SUBDIVISION DUNHILL ESTATES "PHASE I" SERA ATENDIDA POR EL SERVICIO DE AGUAS RESIDUALES DE LA CIUDAD DE EDINBURG. EL SUBDIVISOR Y LA CIUDAD DE EDINBURG HAN CELEBRADO UN CONTRATO MEDIANTE EL CUAL LA CIUDAD DE EDINBURG SE COMPROMETE A TRATAR UNA CANTIDAD SUFICIENTE DE AGUAS RESIDUALES DURANTE AL MENOS 30 AÑOS, Y LA CIUDAD DE EDINBURG HA PROPORCIONADO DOCUMENTACION SUFICIENTE PARA ESTABLECER LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUAS RESIDUALES DISPONIBLES PARA ATENDER EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

LA CIUDAD DE EDINBURG CUENTA CON UN POZO DE REGISTRO DE ALCANTARILLADO SANITARIO EXISTENTE UBICADO DENTRO DE LA SUBDIVISION PUEBLO DE PALMAS "PHASE 25", EN EL LADO NORTE DE WESMER AVE, Y SERA EL PUNTO PROPUUESTO DE DESCARGA PARA LA SUBDIVISION DUNHILL ESTATES "PHASE I". ESTE SISTEMA DE AGUAS RESIDUALES PROPUUESTO CONSISTIRA EN TODAS LAS LINEAS DE ALCANTARILLADO SANITARIO POR GRAVEDAD DE 8" CON UNA PENDIENTE DE 0.34%. LA ALINEACION PROPUUESTA COMIENZA DESDE DICHO POZO DE REGISTRO EXISTENTE Y SE EXTIENDE HACIA EL OESTE HASTA LLEGAR AL LADO ESTE DEL DERECHO DE VIA DE NORTH CESAR CHAVEZ ROAD, A UNA DISTANCIA DE 123 PIES LINEALES. LUEGO CONTINUA HACIA EL SUR POR UNA DISTANCIA DE 245 PIES LINEALES, PAREALELA A NORTH CESAR CHAVEZ ROAD. DESPUES, GIRA AL OESTE Y CRUZA NORTH CESAR CHAVEZ ROAD PARA INGRESAR A LA SUBDIVISION DUNHILL ESTATES "PHASE I" Y AL DERECHO DE PASO DE SERVICIOS UBICADO AL SUR DE HERITAGE LANE HASTA LLEGAR A UNA CONEXION PROPUUESTA PARA DUNHILL ESTATES "PHASE I" ADVACENTE AL LOTE 110. ESTA PARTE DEL TRAMO SERVIRA COMO LA LINEA TRONCAL PRINCIPAL DE DUNHILL ESTATES "PHASE I" Y INTERCEPTARA LOS FLUJOS GENERADOS POR LOS LOTES DE VERNON LANE, ALFREDO LANE, TOBACCO LANE Y LONDON LANE, PARA UN TOTAL DE 110 LOTES RESIDENCIALES UNIFAMILIARES.

LA LINEA DE 8", LA LINEA DE SERVICIO DE 4" Y DIECISIETE (17) POZOS DE REGISTRO DE ALCANTARILLADO SANITARIO DE 48" HAN SIDO INSTALADOS, A UN COSTO TOTAL DE \$XXXXXX O \$XXXXXX POR LOTE. ADEMAS, EL SUBDIVISOR HA PAGADO A LA CIUDAD DE EDINBURG LA SUMA DE \$XXXXXX, QUE CUBRE LOS \$XXX POR LOTE SEGUN LO ESTABLECIDO EN EL CONTRATO DE SERVICIO DE AGUAS RESIDUALES A 30 AÑOS, MONTO QUE REPRESENTA EL COSTO TOTAL DE LOS SERVICIOS Y TARIFAS DE ADQUISICION, ASI COMO TODAS LAS CUOTAS DE MEMBRESIA U OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOS LOTES INDIVIDUALES DE LA SUBDIVISION A LAS INSTALACIONES DE AGUAS RESIDUALES DE LA CIUDAD DE EDINBURG. TODO EL SISTEMA DE DISTRIBUCION DE AGUAS RESIDUALES HA SIDO APROBADO Y ACEPTADO POR LA CIUDAD DE EDINBURG Y DICHO SISTEMA ESTA OPERATIVO A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

ENGINEER CERTIFICATE,

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE 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 FOLLO.

SEWER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WILL COST A GRAND TOTAL OF \$432,916.00 WHICH EQUALS TO \$3,935.60 PER LOT

ENGINEER'S SIGNATURE

DATE:



DUNHILL ESTATES PHASE I SUBDIVISION WASTEWATER LAYOUT

A SUBDIVISION OF 25.083 ACRES BEING
A PORTION OF LOTS 18, 20, 22, AND 24, BLOCK 62
SANTA CRUZ GARDENS No. 2 AMENDED SUBDIVISION

SITUATED IN
HIDALGO COUNTY, TEXAS

OWNER: MILE 19 DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY

BY



5000 WEST MILITARY, SUITE 100
MCALLEN, TX 78503-7446
TEL: (956) 664-0286
TPELS SURVEYING FIRM #1019444

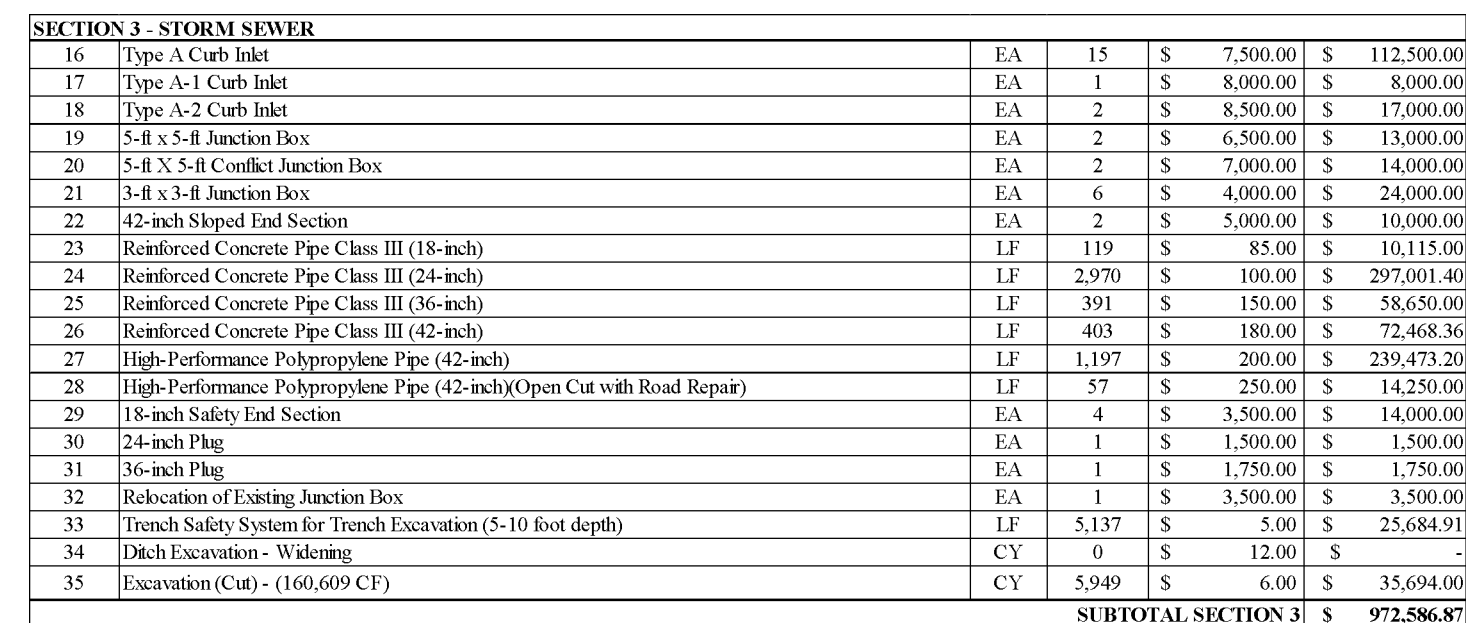
DATE OF PREPARATION: AUGUST 2026

SHEET 4 OF 6

78502
MCALLEN, TX
78503
MCALLEN, TX
78503

P.O. BOX 3688
5000 W. MILITARY STE. 100
5000 W. MILITARY STE. 100

PRINCIPAL CONTACTS
OWNER: MILE 19 DEVELOPMENT, LLC
ENGINEER: HALF ASSOCIATES, INC.
SURVEYOR: HALF ASSOCIATES, INC.



DATE OF PREPARATION: AUGUST 2026

PRINCIPAL CONTACTS
OWNER: MILE 19 DEVELOPMENT, LLC
ENGINEER: HALFF ASSOCIATES, INC.
SURVEYOR: HALFF ASSOCIATES, INC.

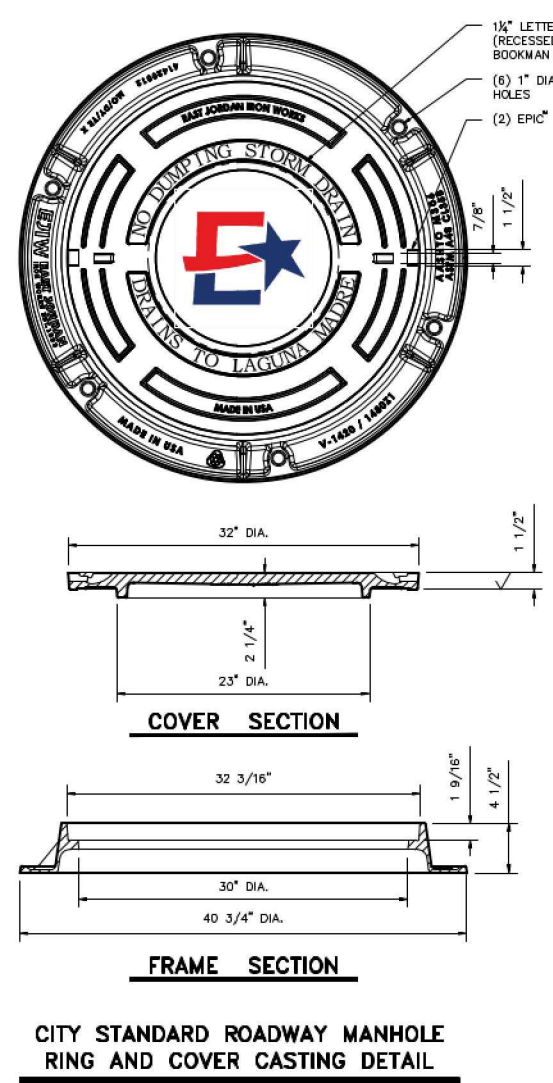
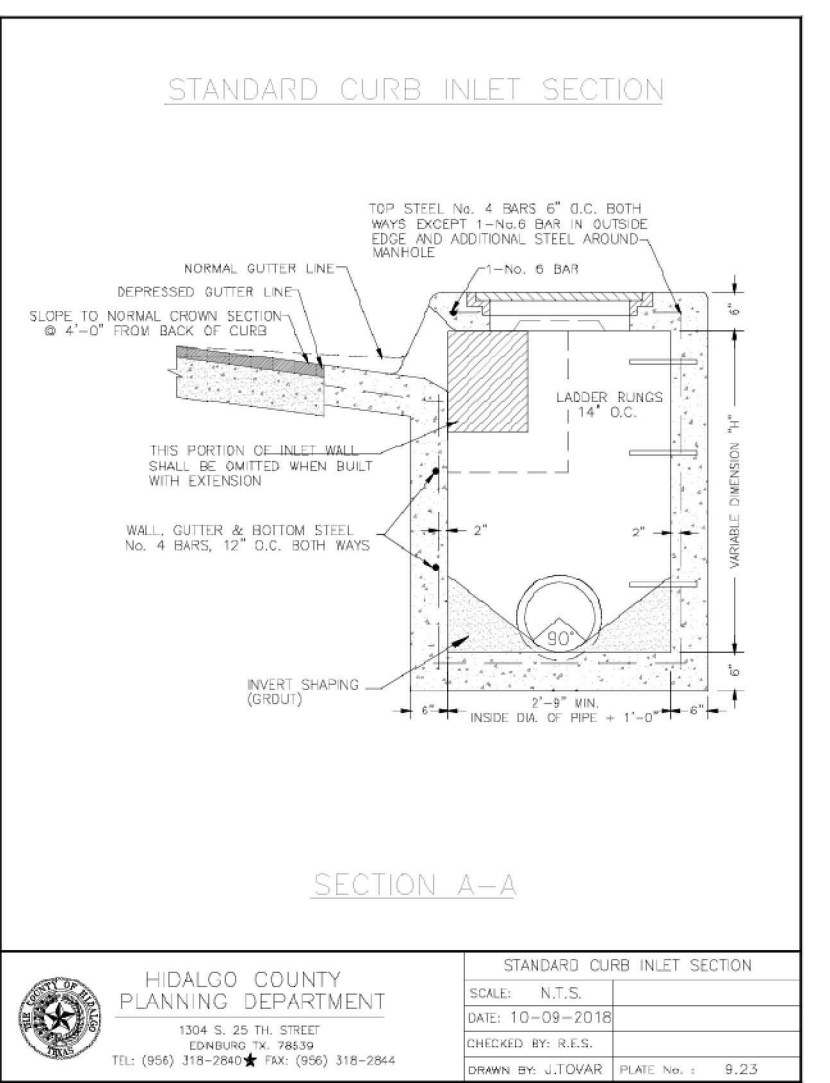
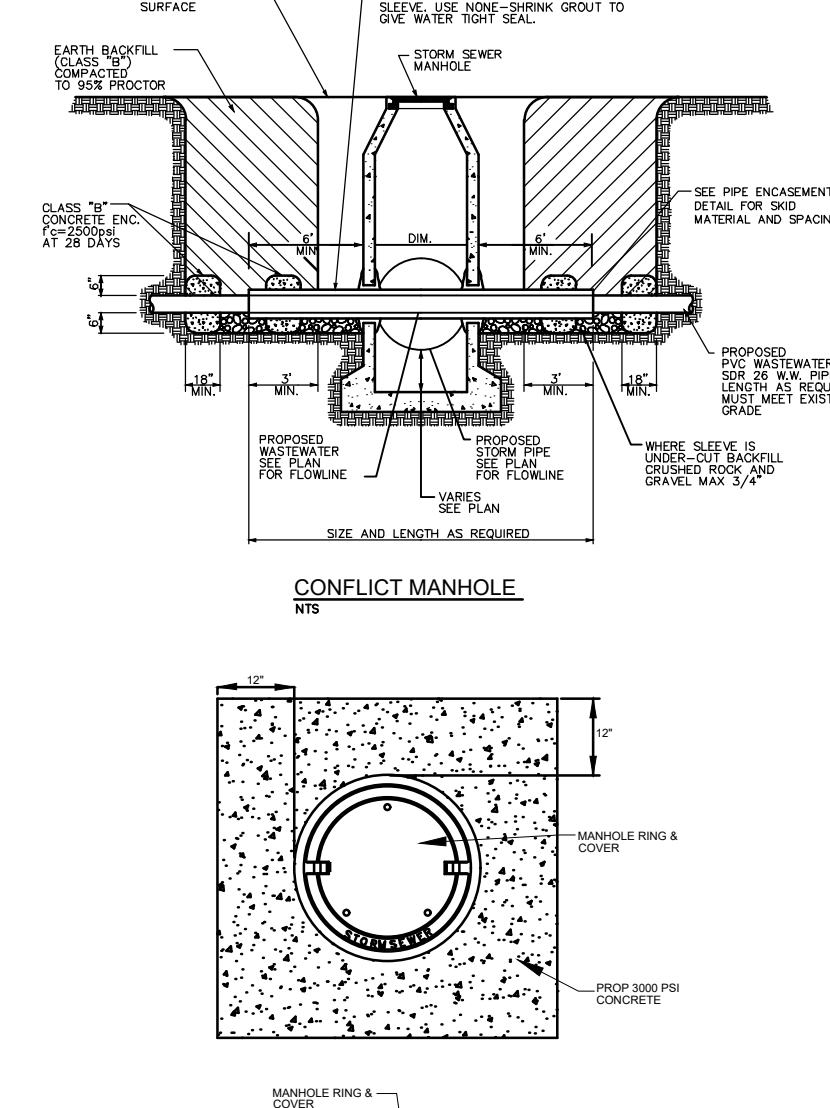
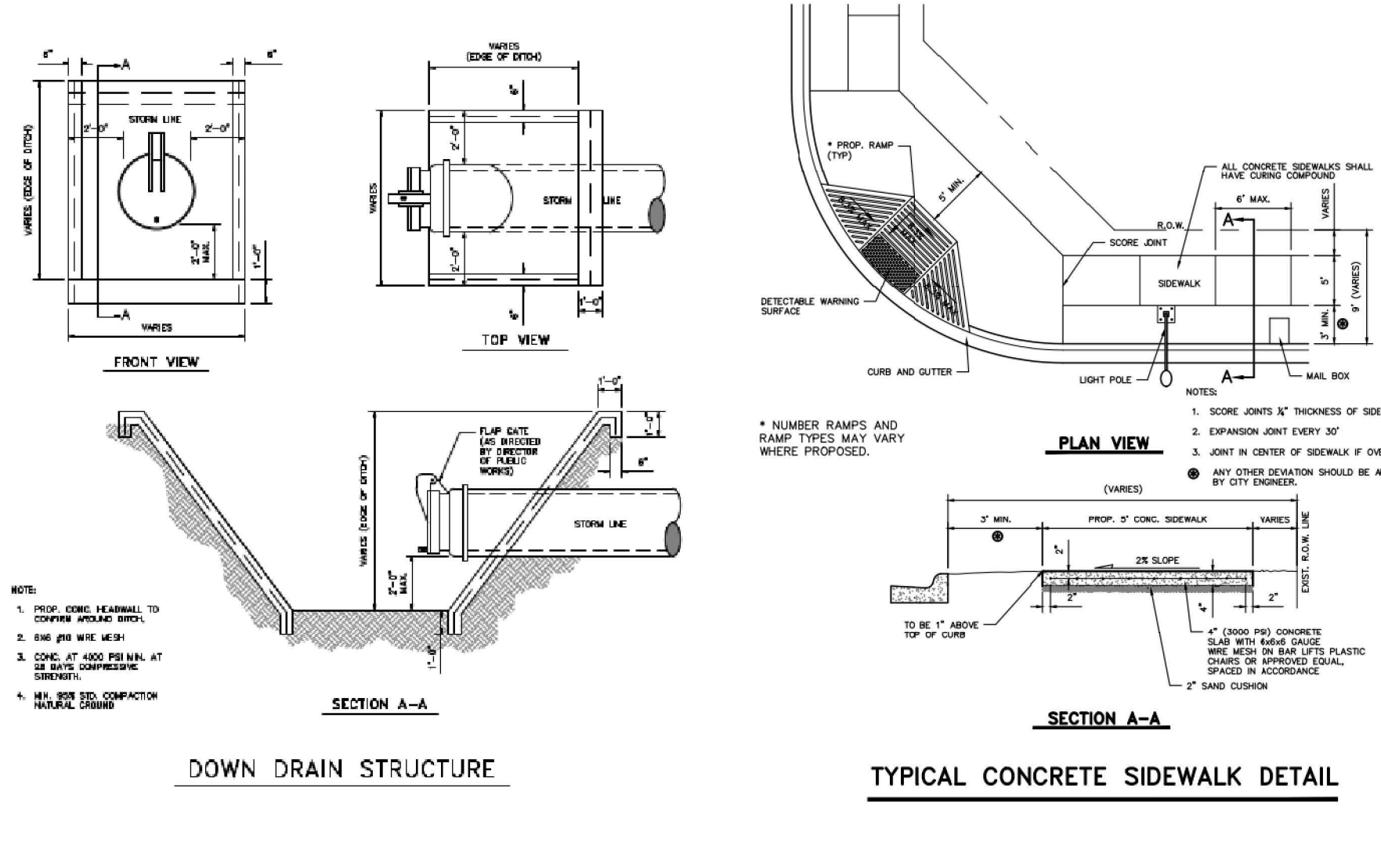
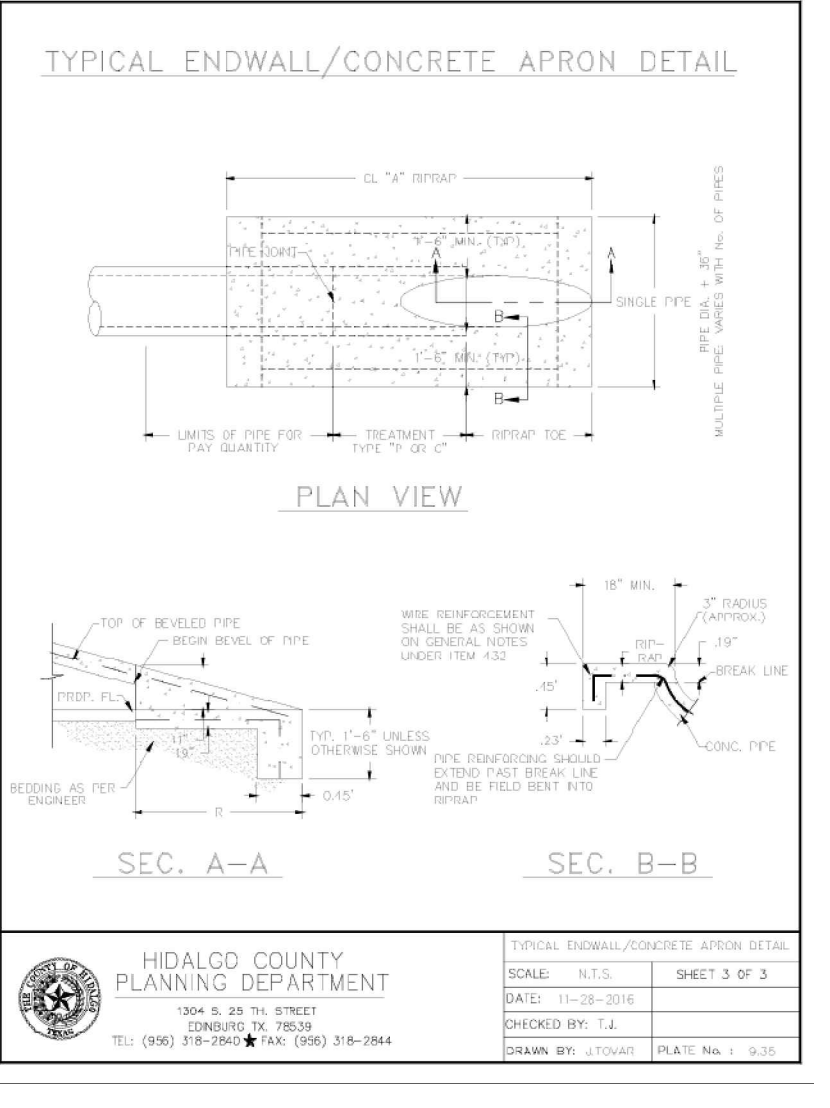
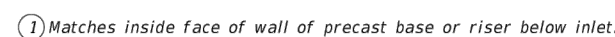
FABRICATION NOTES:

1. Maximum spacing of reinforcement is 8".
2. At manufacturer's option, provide cast or cored holes or thin wall panels (KO) to the maximum diameter shown for each panel. No penetration is required, it is acceptable to provide a wall with no sectional reduction.

GENERAL NOTES:

1. Precast Junction Box consists of base slab, base unit, risers (as required), and below grade slab. See sheet PUB for details.
2. Precast Base consists of base slab, base unit, risers (as required), reducing slab (as required), and reduced risers (as required). See sheet PB for details.
3. Min height shown is for stock base units. Use stock base units whenever practical. Special height bases can be used in special installation circumstances, when detailed elsewhere in the plans. Minimum height of base units is 2'-0".

HL93 LOADING		Bridge Division Standard															
 Texas Department of Transportation																	
DESIGN DATA FOR PRECAST BASE AND JUNCTION BOX																	
PDD																	
FILE: CD-PDD-20.dgs ©TxDOT February 2020 REV15/20S	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">ON TxDOT</th> <th style="width: 15%;">CR TxDOT</th> <th style="width: 15%;">ON TxDOT</th> <th style="width: 15%;">OFF TxDOT</th> <th style="width: 15%;">CR TxDOT</th> </tr> </thead> <tbody> <tr> <td>CENT</td> <td>SECT</td> <td>JOB</td> <td colspan="2">HIGHWAY</td> </tr> <tr> <td colspan="2">STATE</td> <td>COUNTY</td> <td colspan="2">SHEET # OF</td> </tr> </tbody> </table>	ON TxDOT	CR TxDOT	ON TxDOT	OFF TxDOT	CR TxDOT	CENT	SECT	JOB	HIGHWAY		STATE		COUNTY	SHEET # OF		
ON TxDOT	CR TxDOT	ON TxDOT	OFF TxDOT	CR TxDOT													
CENT	SECT	JOB	HIGHWAY														
STATE		COUNTY	SHEET # OF														

DATE OF PREPARATION: AUGUST 2026 SHEET 8 OF 9