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: 11-10-2026

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

ENGINEER **MELDEN AND HUNT, INC.** DEVELOPER **SOTEX TERRANOVA, LP**

☐ 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: ☒ RURAL

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**

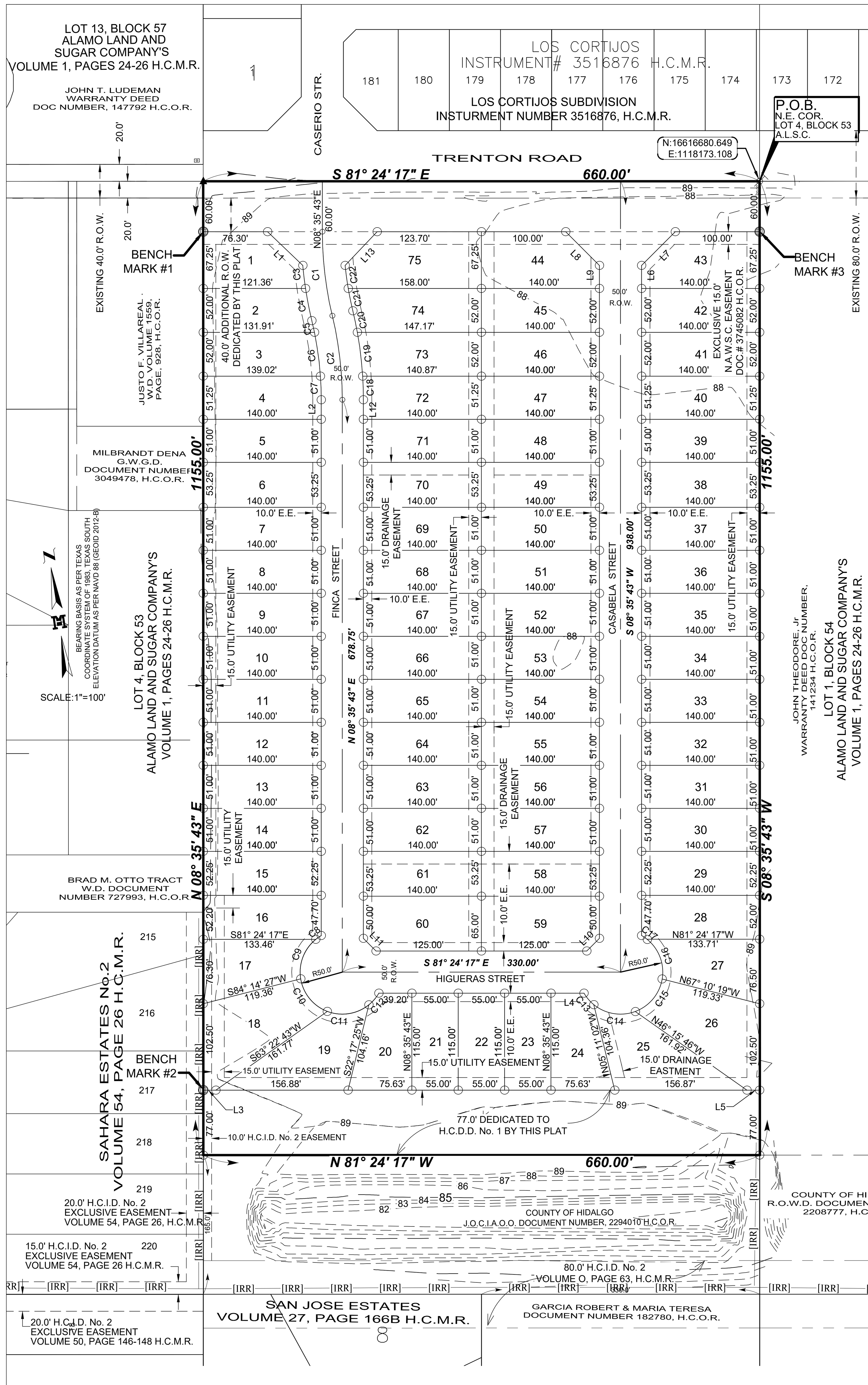
WATER SERVICE PROVIDER: **N.A.W.S.C.** LINE SIZE: **8"** LOCATION: **TRENTON ROAD**

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.*



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

Lot Area Table		
Lot #	SQ, FT,	Area
1	7,146.94	0.164
2	6,567.56	0.151
3	7,074.37	0.162
4	7,165.84	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	7,315.00	0.168
16	7,292.28	0.167
17	7,302.01	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,	Area
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	9,482.43	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	7,455.00	0.171
39	7,140.00	0.164
40	7,175.00	0.165

Lot Area Table		
Lot #	SQ, FT,	Area
41	7,280.00	0.167
42	7,280.00	0.167
43	8,615.00	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	7,455.00	0.171
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	7,455.00	0.171
59	8,987.50	0.206
60	8,987.50	0.206

Lot Area Table		
Lot #	SQ, FT,	Area
61	7,454.99	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	7,183.14	0.165
73	7,462.52	0.171
74	7,937.14	0.182
75	10,069.10	0.231

Lot Line Table		
Line #	Length	Direction
L1	57.81'	N37° 40' 45"W
L2	23.25'	S08° 35' 43"W
L3	660.00'	N81° 24' 17"W
L4	39.20'	N81° 24' 17"W
L5	660.00'	N81° 24' 17"W
L6	27.25'	S08° 35' 43"W
L7	56.57'	N53° 35' 43"E
L8	56.57'	N36° 24' 17"W
L9	27.25'	S08° 35' 43"W
L10	21.21'	S53° 35' 43"W
L11	21.21'	N36° 24' 17"W
L12	23.25'	N08° 35' 43"E
L13	55.14'	N52° 09' 40"E

LEGEND

- ▲ FOUND COTTON PICKER SPINDLE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT, INC
- SET NAIL
- SET MHI DISK IN CONCRETE
- IRRIGATION VALVE
- ◯ IRRIGATION STAND PIPE (SIZE AS NOTED)

E.E.- ELECTRICAL EASEMENT
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
Sq. Ft. - SQUARE FEET
W.D. - WARRANTY DEED
R.O.W.D. - RIGHT OF WAY DEED
G.W.G.D. - GENERAL WARRANTY GIFT DEED
N.E. COR. - NORTHEAST CORNER
P.O.B. - POINT OF BEGINNING
J.O.C.I.A.O.O. - JUDGEMENT OF COURT IN ABSENCE OF OBJECT



LOCATION MAP SCALE: 1" = 1000'

DRAWN BY: CIRO DATE 09-09-2026
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 ONLYNEARBY MUNICIPALITY IF THE CITY OF EDINBURG. LOS CORTIJOS 2 SUBDIVISION LIES APPROXIMATELY 2.5 MILES FROM THE CITY LIMITS (AND IS WITHIN THE 5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPLS No. 10096900
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
	SOTEX TERRANOVA, L.P., A TEXAS LIMITED PARTNERSHIP				
OWNER:	JOHN R. MAYS	11410 N. F.M. 493	DONNA, TX 78537	(956) 464-4431	C/O(956) 381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ L.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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

1. FLOOD ZONE STATEMENT:
ZONE "C" AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL NUMBER: 480334 0425 C MAP REVISED: NOVEMBER 16, 1982.

2. SETBACKS:
FRONT: 25.00 FEET
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. THIS DEVELOPMENT IS FOR SINGLE-FAMILY USE.

4. 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 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.

5. THE FOLLOWING BENCHMARKS:
BENCHMARK NO.1 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF LOT 1, N:16616719.960, E:1117511.550 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.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN 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:

7. 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.

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. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

12. 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).

13. EACH LOT SHALL HAVE IT'S OWN WATER METER.

14. A 5' SIDEWALK WITH A.D.A. RAMPS FOR ALL INTERIOR STREET AT BUILDING PERMIT STAGE AS PER CITY OF EDINBURG.

15. 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.

16. ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES

20. AS PER PUBLIC WORKS, ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

21. BUFFER FENCE SHALL BE INSTALL BY DEVELOPER FOR ALL LOTS ABUTTING TRENTON ROAD.

22. 6' CEDER FENCE REQUIRED ALONG THE NORTH SIDE OF LOTS 17 THROUGH 36 BY THE DEVELOPER DURING CONSTRUCTION.

23. NO ACCESS SHALL BE PERMITTED FORM TRENTON ROAD ONTO LOTS 1, 43, 44 AND 75.

24. A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING H.C.I.D. No. 2 RIGHTS OF WAY, EASEMENT OR FACILITY.

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 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 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:

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 ___.

SOTEX TERRANOVA, L.P., A TEXAS LIMITED PARTNERSHIP
BY: SOTEX TERRANOVA GP, LLC, A TEXAS 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 THE ____ 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 ___________________, 2026

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 ________________ ATTEST: ________________ 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
DATE:

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 17.500 ACRES, SITUATED IN THE 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 SOTEX TERRANOVA, L.P., A TEXAS LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3470461, HIDALGO COUNTY OFFICIAL RECORDS, SAID 17.500 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL SET [N:16616680.649, E:1118173.108] WITHIN THE EXISTING RIGHT-OF-WAY OF TRENTON ROAD, AT THE NORTHEAST CORNER OF LOT 4, BLOCK 53, ALAMO LAND AND SUGAR COMPANY, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT.

1. THENCE, S 08° 35' 43" W, ALONG THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF LOT 1, BLOCK 53, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, AT A DISTANCE OF 20.00 FEET, PASS A NO.4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TRENTON ROAD, CONTINUING 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 2294010, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. 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;
3. THENCE, N 08° 35' 43" E, AT A DISTANCE OF 288.17 FEET, PASS A NO.4 REBAR FOUND FOR AN OUTSIDE CORNER OF SAID 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;
4. 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 17.500 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.

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	100.56'	425.83'	013° 31' 50"	S1° 48' 43"W'	100.33'	50.52
C2	100.56'	424.71'	013° 33' 59"	N1° 48' 43"E'	100.33'	50.52
C3	27.49'	449.71'	003° 30' 09"	S1° 44' 46"W'	27.49'	13.75
C4	38.98'	449.71'	004° 57' 58"	S2° 29' 17"E'	38.97'	19.50
C5	14.10'	399.71'	002° 01' 15"	N3° 57' 38"W'	14.10'	7.05
C6	52.52'	399.71'	007° 31' 43"	N0° 48' 51"E'	52.48'	26.30
C7	28.02'	399.71'	004° 01' 01"	N6° 35' 12"E'	28.02'	14.02
C8	7.94'	50.00'	009° 06' 07"	S64° 02' 40"W'	7.93'	3.98
C9	52.36'	50.00'	060° 00' 00"	S29° 29' 36"W'	50.00'	28.87
C10	52.36'	50.00'	060° 00' 00"	S30° 30' 24"E'	50.00'	28.87
C11	52.36'	50.00'	060° 00' 00"	N89° 29' 36"E'	50.00'	28.87
C12	18.24'	50.00'	020° 53' 53"	N49° 02' 40"E'	18.14'	9.22
C13	17.98'	50.00'	020° 36' 24"	S31° 42' 30"E'	17.89'	9.09
C14	52.36'	50.00'	060° 00' 00"	S72° 00' 41"E'	50.00'	28.87
C15	52.36'	50.00'	060° 00' 00"	N47° 59' 19"E'	50.00'	28.87
C16	52.93'	50.00'	060° 39' 22"	N12° 20' 23"W'	50.50'	29.25
C17	7.62'	50.00'	008° 44' 14"	N47° 02' 10"W'	7.62'	3.82
C18	28.02'	449.71'	003° 34' 11"	N6° 48' 38"E'	28.01'	14.01
C19	52.41'	449.71'	006° 40' 38"	N1° 41' 13"E'	52.38'	26.23
C20	26.05'	449.71'	003° 19' 10"	N3° 18' 41"W'	26.05'	13.03
C21	27.07'	399.71'	003° 52' 50"	S3° 01' 51"E'	27.07'	13.54
C22	27.55'	399.71'	003° 56' 59"	S0° 53' 03"W'	27.55'	13.78

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, SOTEX TERRANOVA, L.P., ____________ AS OWNER OF THE 17.500 ACRE 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 STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.

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

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;
(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;AND
(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

SOTEX TERRANOVA, L.P., A TEXAS LIMITED PARTNERSHIP
BY: SOTEX TERRANOVA GP, LLC, A TEXAS LIMITED LIABILITY COMPANY

JOHN R. MAYS, MANAGER
11410 N. F.M. 493
DONNA, TEXAS 78537
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 THEY EXECUTED THE SAME FOR THE PURPOSED 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.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

MARIO A. REYNA, P.E. # 117368 DATE:
DATE PREPARED: 3-08-2024
ENGINEERING JOB No. 23187.00

STATE OF TEXAS · MARIO A. REYNA · 117368 · LICENSED · PROFESSIONAL ENGINEER

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 HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE:
DATE SURVEYED: 12-07-23
SURVEY JOB No. 23793.08

STATE OF TEXAS · REGISTERED · ROBERTO N. TAMEZ · 6238 · PROFESSIONAL LAND SURVEYOR

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.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; DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 5: MAP OF TOPOGRAPHY AND STREET AND LOT GRADING; CONSTRUCTION DETAILS.

COUNTY COURT · COUNTY OF HIDALGO, TEXAS

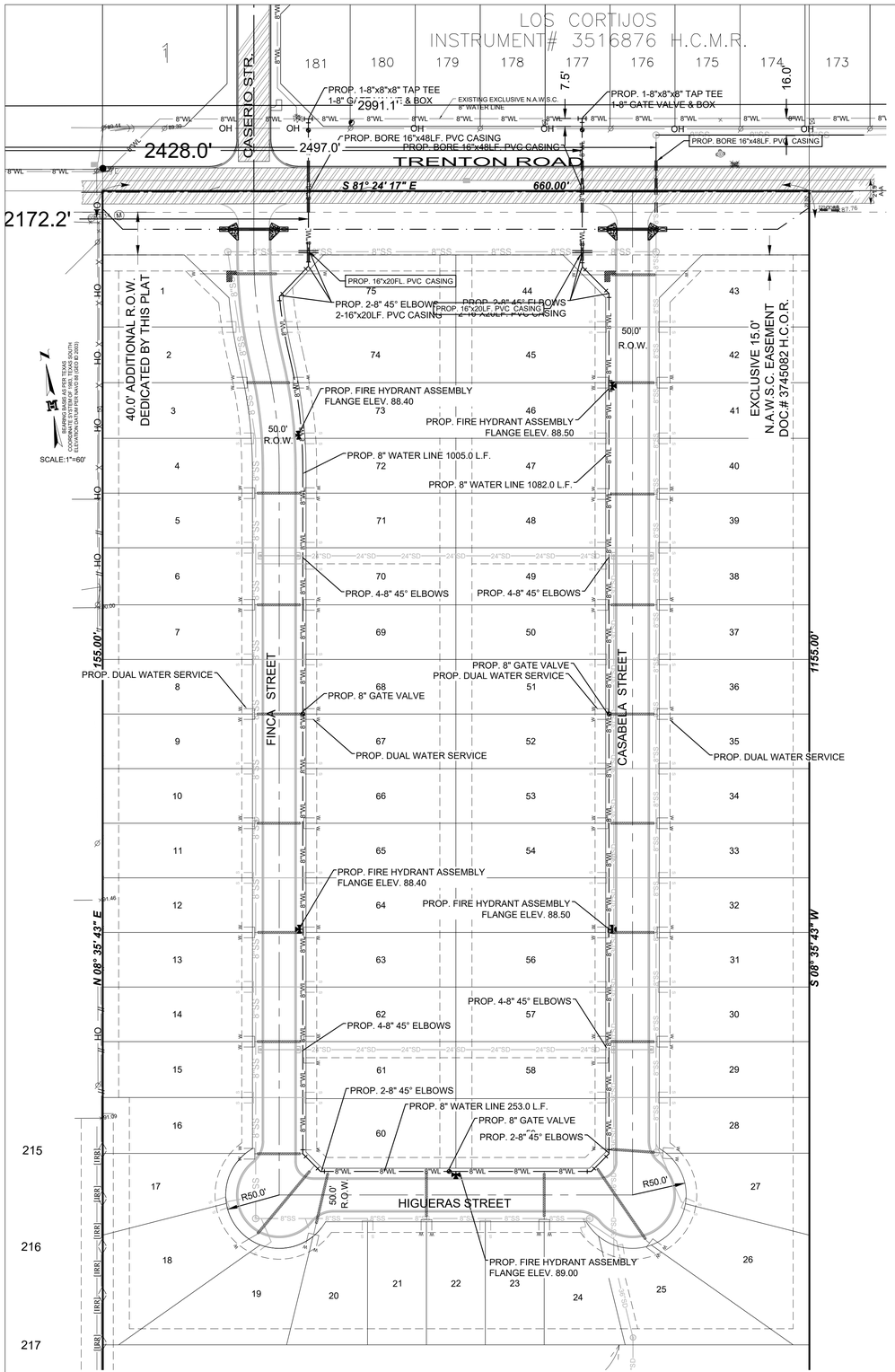
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON: ______________AT_______________ AM/PM

INSTRUMENT NUMBER______________________
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY:______________________________ DEPUTY

Y:\Land Development\Residential\Hidalgo County\23187 - Los Cortijos Phase 2 Trenton Road - Cayetano Development\Autocad files\23187_LOS CORTIJOS 2.dwg, 9/16/2026 3:43:12 PM, DWG To PDF.pc3



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

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:	$ 260,660.00
SANITARY SEWER IMPROVEMENTS:	$ 354,290.00
DRAINAGE IMPROVEMENTS:	$ 314,106.00
PAVING IMPROVEMENTS:	$ 493,527.50

ESTIMACION DE COSTOS:

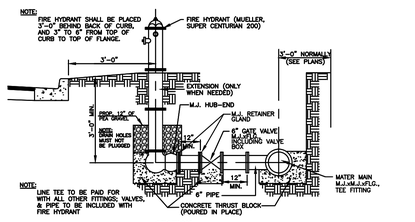
SERVICIO DE AGUA POTABLE:	$ 260,660.00
SERVICIO DE DRENAJE SANITARIO	$ 354,290.00
DREAJE PLUVIAL:	$ 314,106.00
PAVIMENTACION DE CALLES:	$ 493,527.50

LEGEND:
- SET REBAR
- FOUND COTTON PICKER SPINDLE
- FOUND PIPE
- FOUND REBAR
- PROPOSED DUAL WATER SERVICE
- PROPOSED SINGLE WATER SERVICE

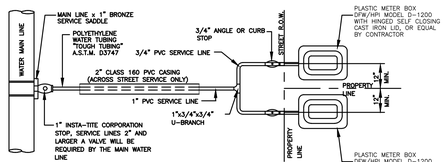
TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX

DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA

LEYENDA
- VARILLA ASENTADA
- EJE ENCONTRADA
- TUBO DE VARILLA ENCONTRADO
- VARILLA ENCONTRADO
- SERVICIO DOBLE DE AGUA PROPUESTO
- SERVICIO INDIVIDUAL DE AGUA PROPUESTO

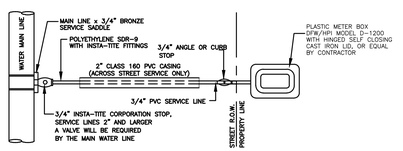


TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.

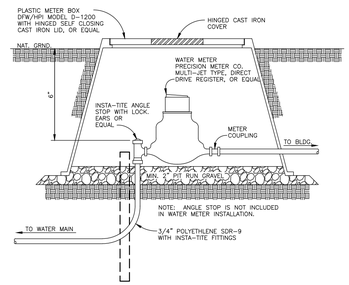


DUAL WATER SERVICE CONNECTION
N.T.S.

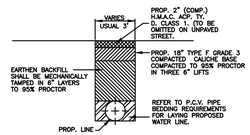
NOTE: IF UTILITY EASEMENT IS DEDICATED AT THE FRONT OF THE LOT, THE LOCATION OF THE ANGLE STOP IS TO BE DETERMINED BY N.A.W.S.C. AND THE ENGINEER.



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 LINES THAT CONNECTS ONTO THE EXISTING 8" WATER LINE PREVIOUSLY MENTION. 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 SERVICING 68 LOTS AND 7-3" SINGLE SERVICING 7 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND ¾" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF **$260,660.00** OR **$3,475.47** 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 **$439,110.00** WHICH EQUALS TO **$5,854.80** PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

REPORTE FINAL DE AGUA DEL ENGENIERO
PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN LOS CORTIJOS 2 RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 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 SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN 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 PROVISIÓN DE AGUA DE LA SUBDIVISIÓN LOS CORTIJOS 2 CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTAN CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENSIONADA. UN CONDUCTO DE 8" SE CONNECTA 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.

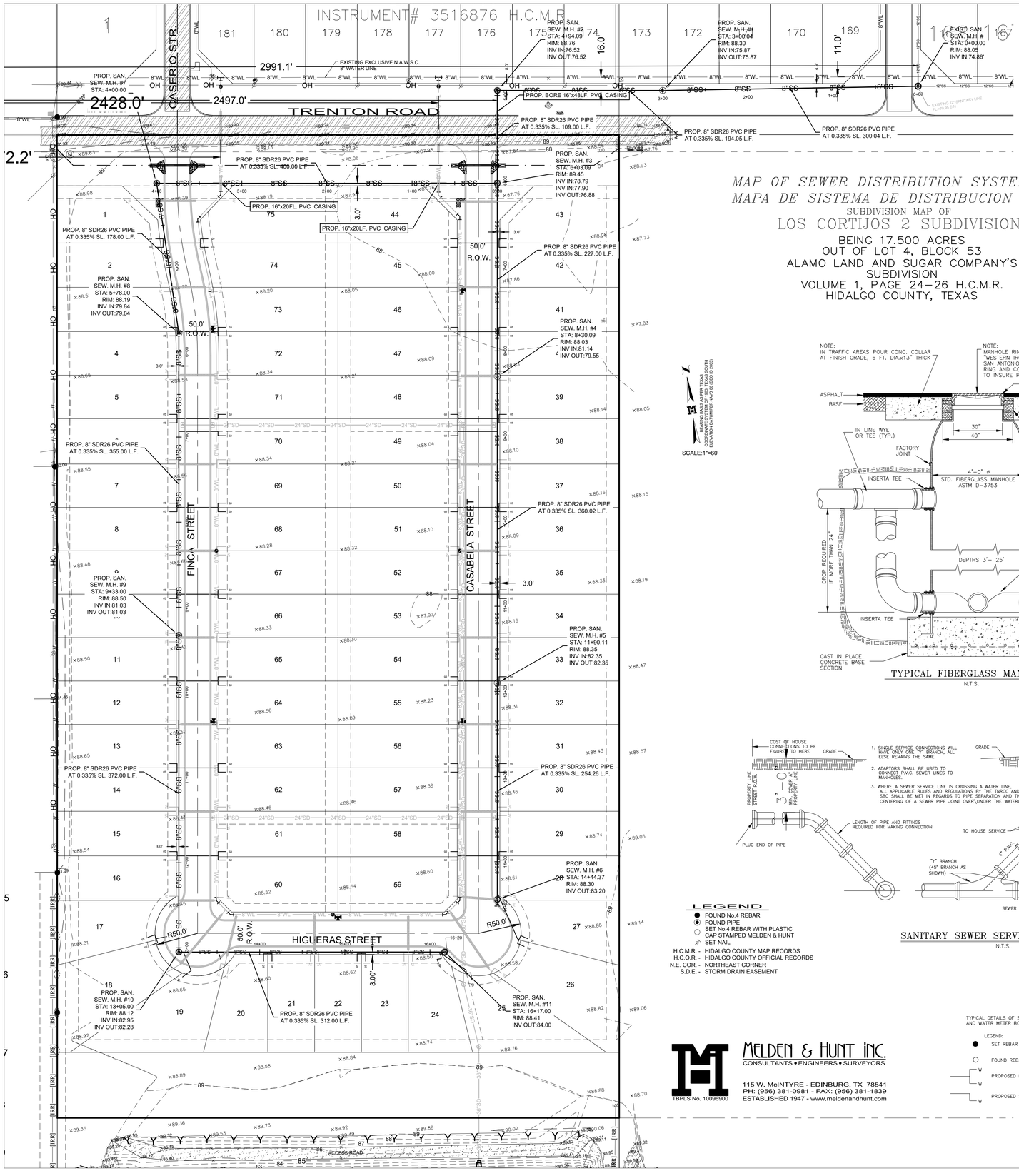
DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN TRENTA-CUATRO (34) CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CIENTO SETENTA DOS LOTES Y (7) SEITE SERVICIOS INDIVIDUALES SERVIENDO (7) SEITE LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIÁMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIÁMETRO, EL CONDUCTO DE ¾ DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE $ 260,660.00 O $ 3,475.47 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. $ 178,450.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, $ 985.91. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.E.W.S.C. LO INSTALARA SIN ALGÚN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN HA INSTALADO 5 BOCAS 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 ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO 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 SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE $ 439,110.00 O $ 5,854.80 POR LOTE.

ENGINEER'S SIGNATURE _____ DATE _____

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
TBPLS No. 10096900



SCALE:1"=60'

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

TYPICAL FIBERGLASS MANHOLE
N.T.S.

SANITARY SEWER SERVICE CONNECTION
N.T.S.

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

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TYPICAL DETAILS OF SERVICE LINES AND WATER METER BOX

LEGEND:
- SET REBAR
- FOUND REBAR
- PROPOSED DUAL WATER SERVICE
- PROPOSED SINGLE WATER SERVICE

DETALLE TIPICO DE LINEAS DE SERVICIO Y MEDIDORES DE AGUA

LEYENDA
- VARILLA ASENTADA
- VARILLA ENCONTRADO
- SERVICIO DOBLE DE AGUA PROPUESTO
- SERVICIO INDIVIDUAL DE AGUA PROPUESTO

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 CASABELA 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 BE INSTALLED, AT A TOTAL COST OF **$354,290.00** OR **$4,723.87** PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE N.A.W.S.C. THE SUM OF **$ 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 WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES 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 **$355,415.00** WHICH EQUALS TO **$4,738.87** PER LOT.

_____ _____
ENGINEER'S SIGNATURE DATE

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISIÓN

LA SUBDIVISIÓN LOS CORTIJOS 2 RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

N.A.W.S.C. TIENE UN ALCANTERILLA LOCALIZADA EN EL LADO NORTE DEL DERECHO DE VILLA DE E. TRENTON ROAD APPOXIAMENTE 3,000.0 PIES AL ESTE DE TOWER ROAD. EL SISTEMA DE LA SUBDIVISIÓN LOS CORTIJOS 2 CONSISTE DE UN CONDUCTO DE SANITARIOS DE 8". UNA CONDUCTO DE 8" SE CONNACTA AL ALCANTERILLA DENTO EL 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 CASABELA STREET A UN ALCANTERILLA LOCALIZADA EN EL LADO NOROESTE DE LOTE 27. OTRO CONDUCTO SE CONECTA A UN ALCANTERILLA 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 ALCANTERILLA 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 ALCANTERILLA EN EL LADO NORESTE DE LOTE 24, PARA SERVIR ESTA SUBDIVISION.

LAS LÍNEAS DE 8", SERVICIO DE 4 PULGADAS Y ONSE (11) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE $354,290.00 O $4,723.87 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN 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 ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO

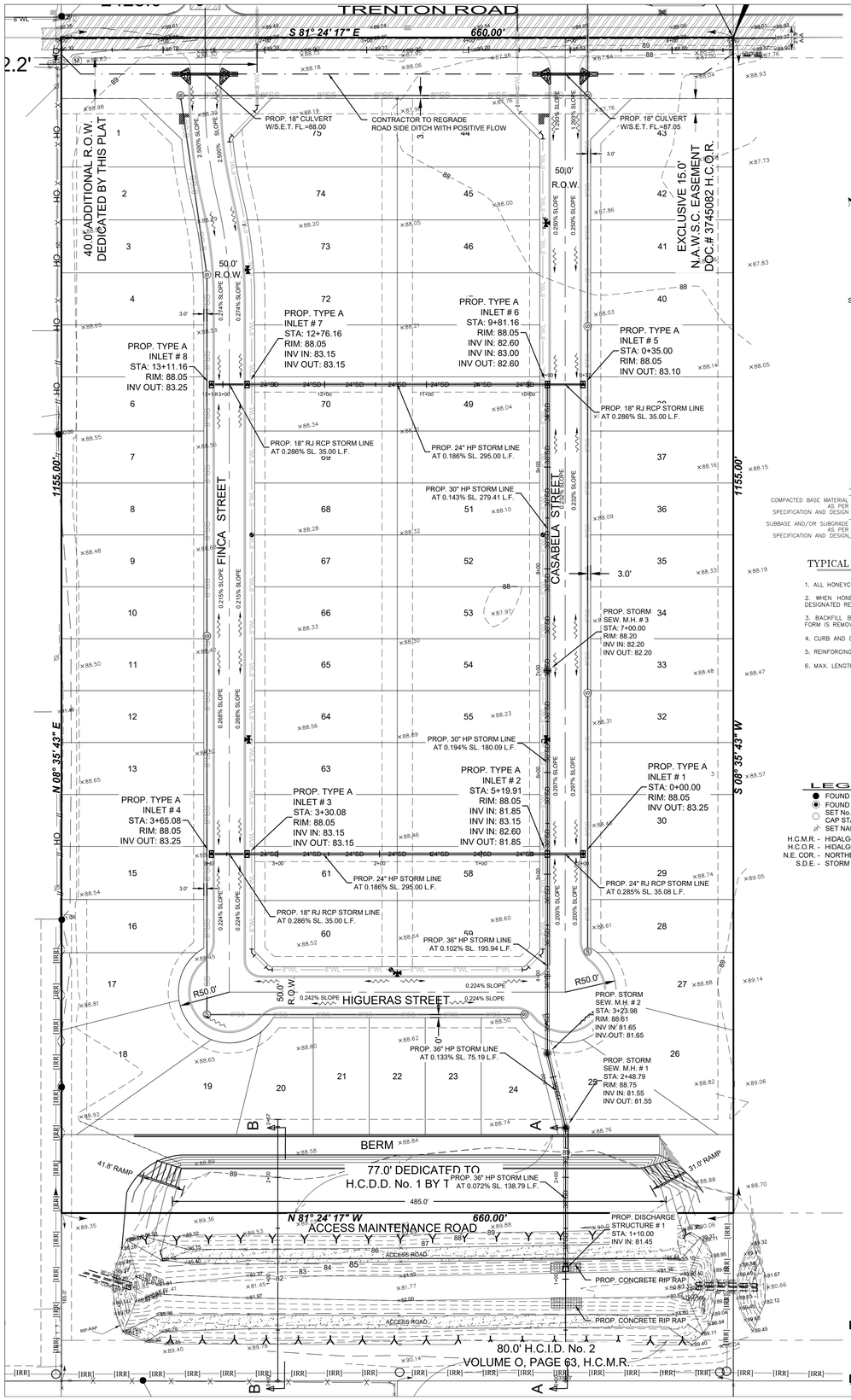
CERTIFICACIÓN:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISIÓN RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS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

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE $355,415.00 O $4,738.87 POR LOTE.

_____ _____
ENGINEER'S SIGNATURE DATE

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER



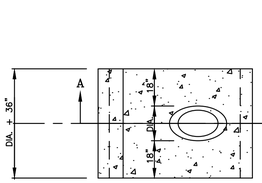
MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:

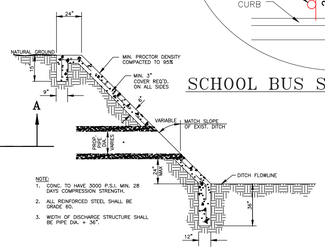
SUBDIVISION MAP OF

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

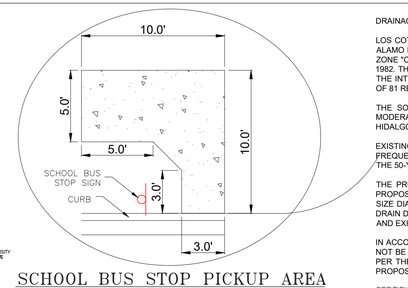
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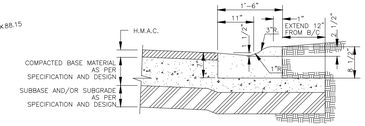


STORM DISCHARGE STRUCTURE
N.T.S.

H.C.D.D.#1 STORM DISCHARGE STRUCTURE

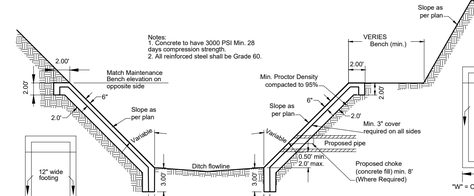


SCHOOL BUS STOP PICKUP AREA

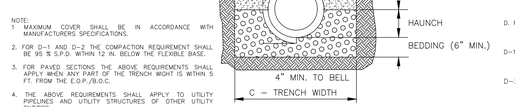


TYPICAL LOW PROFILE CURB & GUTTER SECTION
N.T.S.

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROFIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CUB 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' BETWEN 3/4" EXPANSION JOINT.



H.C.D.D.#1 STORM DISCHARGE STRUCTURE (DITCH WITH BENCH)



NOTE:
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95 % S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIGHT IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") – PIT RUN GRAVEL 1" MIX SIZE.

B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS 1 OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C. TRENCH WIDTH – SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.

C–1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS – SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

C–2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

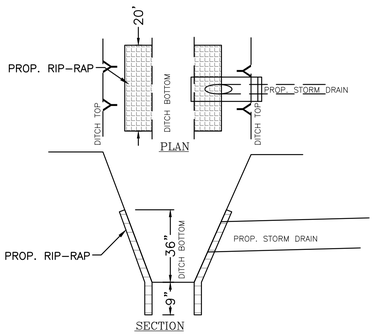
C–3 INITIAL BACKFILL FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE – SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS – SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).

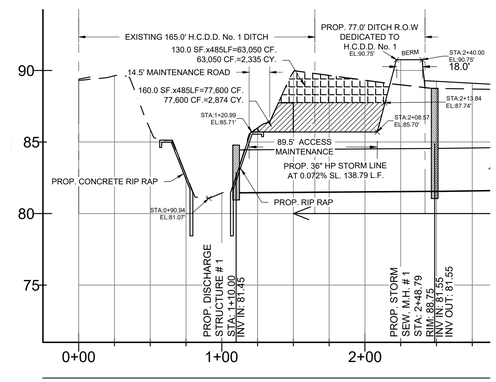
D–1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS – SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.

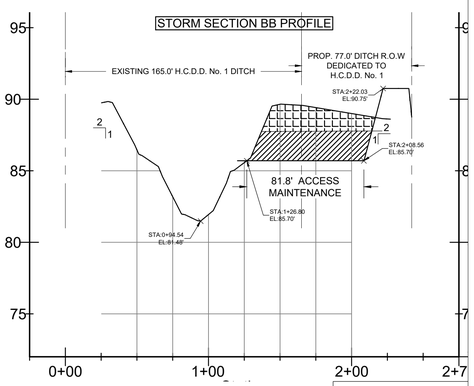
D–2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY – COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.

D–3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) – STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMNTT/BACK OF CURB SHALL HAVE CLASS 1 OR CLASS II (ASTM D2321 OR SOIL TYPE 1A, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WILLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



RIP–RAP
N.T.S.





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
TBPLS No. 10096900

DRAINAGE STATEMENT

LOS COTIJOS 2 SUBDIVISION A TRACT OF LAND CONTAINING 17.500 ACRES BEING THE EAST ½ OUT 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 2,686.0 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 RUAL 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.D. NO. 1 DITCH.

CERTIFICATION:

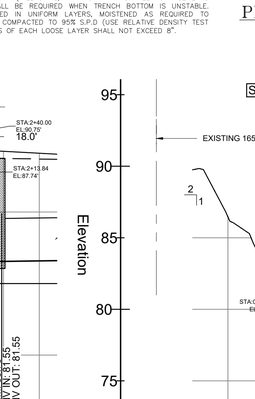
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0425 C; MAP REVISED: NOVEMBER 16, 1982.

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER

MARIO A. REYNA, P.E. #117368

DATE:

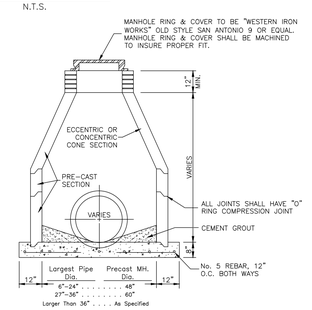


PLAN

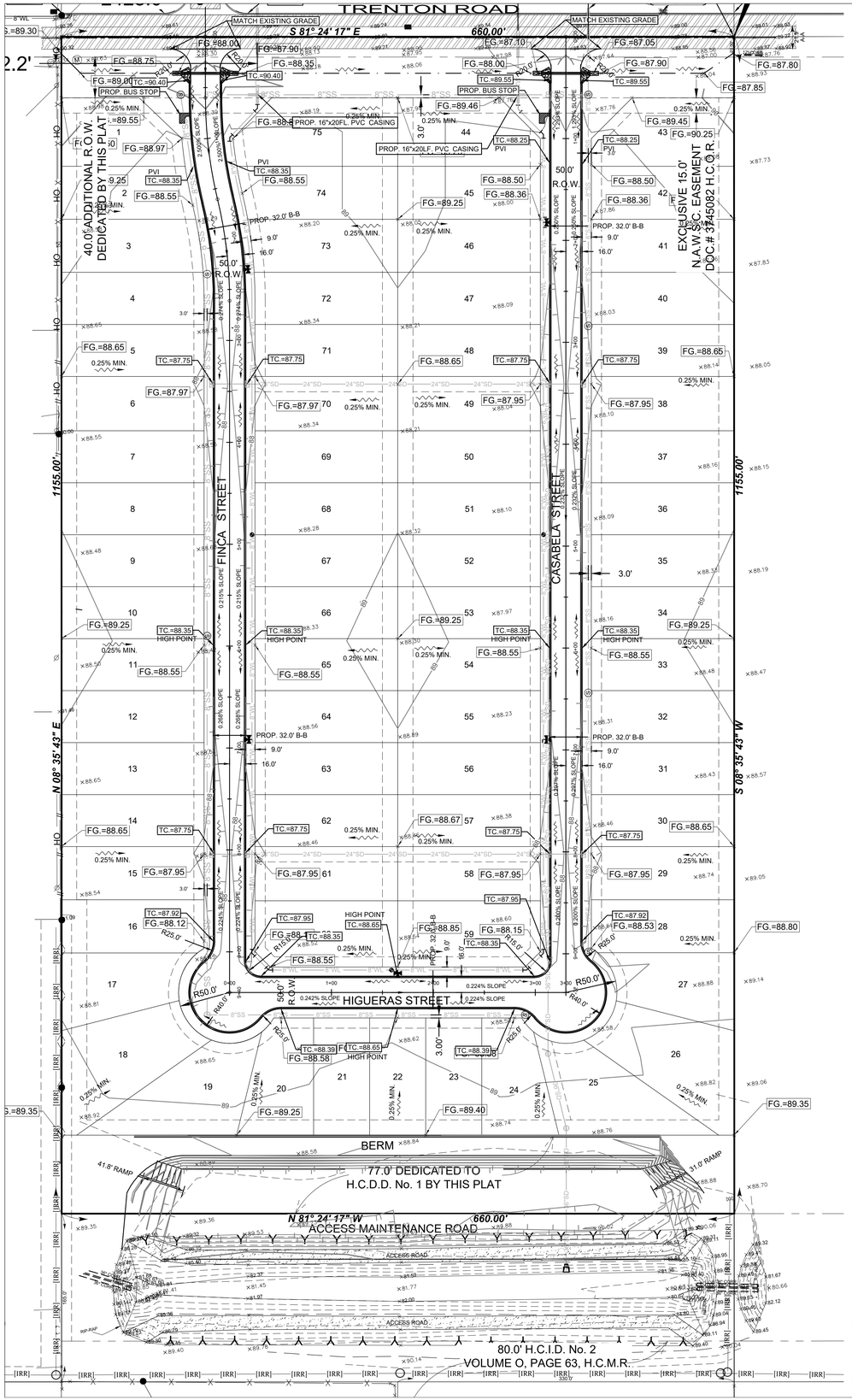
INLET EXTENSION

SECTION

TYPE "A" INLET
N.T.S.



STANDARD STORM SEWER PRE–CAST CONCRETE MANHOLE
N.T.S.



MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:

SUBDIVISION MAP OF

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HIDALGO COUNTY, TEXAS

BEARINGS BASED ON NAD83 TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE (4205) AS PER NAVD 88 (GEOID 12B)

SCALE:1"=60'

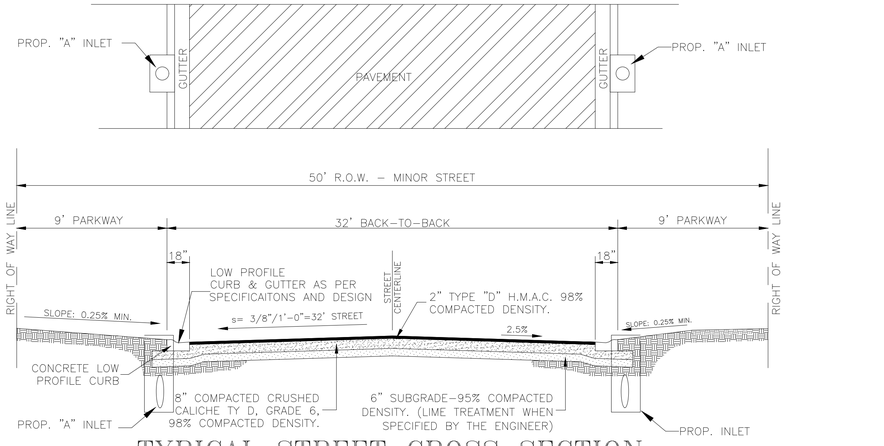
MELDEN & HUNT, INC.
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LEGEND

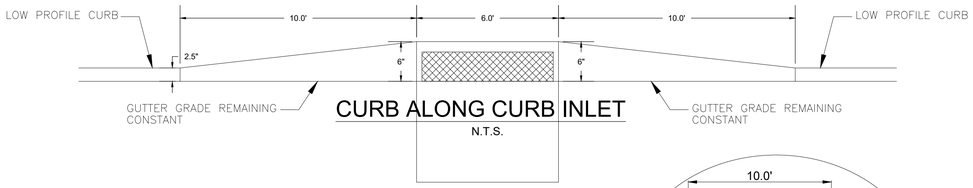
- ● FOUND No.4 REBAR
- ◉ FOUND PIPE
- ○ SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL

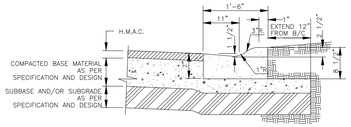
H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
N.E. COR. - NORTHEAST CORNER
S.D.E. - STORM DRAIN EASEMENT



TYPICAL STREET CROSS SECTION

N.T.S.

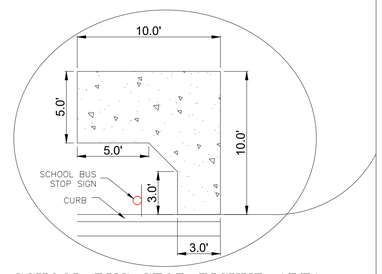




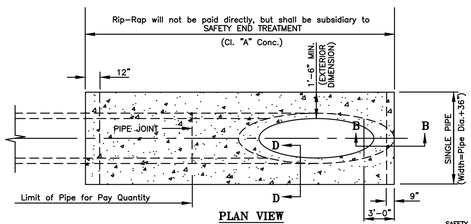
TYPICAL LOW PROFILE CURB & GUTTER SECTION

N.T.S.

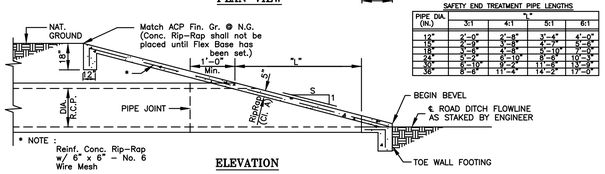
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SCHOOL BUS STOP PICKUP AREA



PLAN VIEW

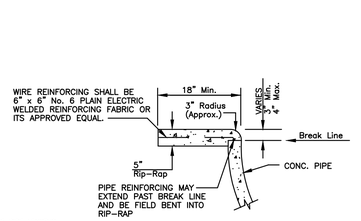


ELEVATION

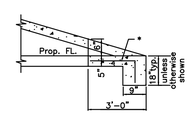
SAFETY END TREATMENT-TYPE "C"

SAFETY END TREATMENT PIPE LENGTHS

PIPE DIA. (IN.)	3:1	4:1	5:1	6:1
12"	2'-0"	3'-0"	3'-4"	4'-0"
15"	2'-0"	3'-0"	4'-2"	5'-0"
18"	3'-0"	4'-0"	5'-0"	6'-0"
24"	5'-0"	6'-8"	8'-10"	10'-0"
30"	6'-10"	9'-0"	11'-8"	13'-6"
36"	8'-6"	11'-4"	14'-2"	17'-0"



SEC. "DD"



SEC. "BB"

SAFETY END TREATMENT - (Type "C") DETAILS

N.T.S.

MELDEN & HUNT INC.
CONSULTANTS • ENGINEERS • SURVEYORS
TBPLS No. 10096900

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