

SUBDIVISION MAP OF DEL REY ESTATES UNIT 4 SUBDIVISION

METES AND BOUNDS DESCRIPTION:

A TRACT OF LAND CONTAINING 40,000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION...

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT: ZONE "B", ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD...
1. SETBACKS: 10.00' OR EASEMENT, WHICHEVER IS GREATER...
2. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND...

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, QUATRO TIERRAS, L.P., AS OWNER OF THE 40,000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED DEL REY ESTATES UNIT 4 SUBDIVISION...

John Mays, QUATRO TIERRAS L.P., A TEXAS LIMITED PARTNERSHIP DATE: 11-5-21. STATE OF TEXAS COUNTY OF HIDALGO. BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS...

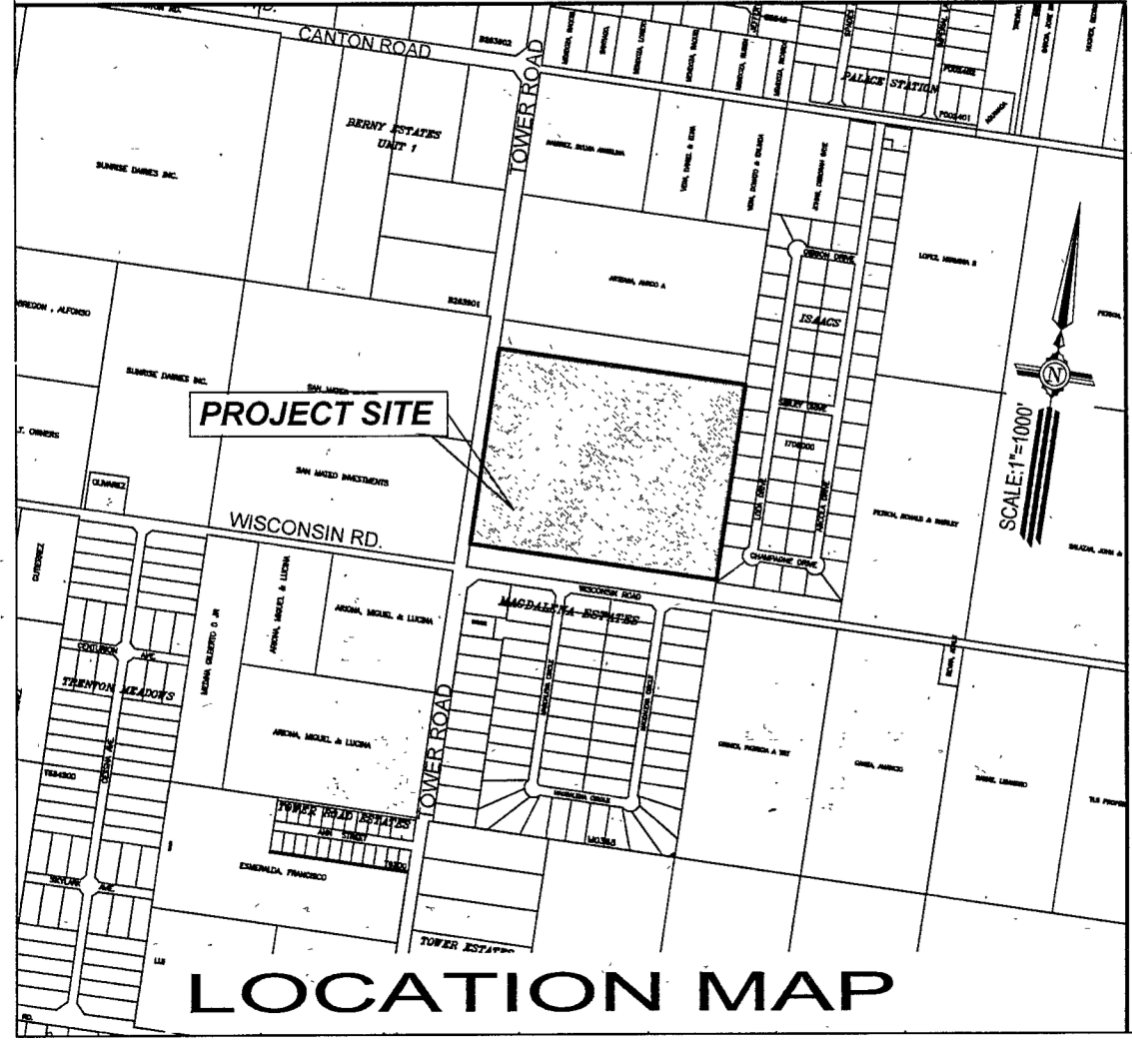
Lydia Flores, Notary Public, State of Texas. Commission Expires 06/20/2022. Notary ID # 11230028.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 232.028 (A). WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF DEL REY ESTATES UNIT 4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON 11/5/21...



- LEGEND: FOUND NO. 4 REBAR, FOUND COTTON PICKER SPINDLE, FOUND PK NAIL, SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT SET NAIL.

Table with 8 columns: Lot #, SQ. FT., Area, Lot #, SQ. FT., Area, Lot #, SQ. FT., Area, Lot #, SQ. FT., Area, Lot #, SQ. FT., Area, Lot #, SQ. FT., Area. Lists lot numbers 1-118 and their respective areas.



Drawn by Circe, Surveyed, Checked, Final Check. Includes contact information for Melden & Hunt, Inc. and Melden & Hunt, Inc. Consultants Engineers Surveyors. 115 W. McIntyre - Edinburg, TX 78641.

INDEX TO SHEET OF DEL REY ESTATES UNIT 4 SUBDIVISION

- SHEET 1: DESCRIPTION (METES AND BOUNDS); HEADING, INDEX; LOCATION MAP AND E.T.J.; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; REVISION NOTES; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION; PLAT NOTES AND RESTRICTIONS; CERTIFICATION, ATTESTATION, CITY, APPROVAL CERTIFICATE; HIDALGO COUNTY JUDGE, ALAMO PLANNING & ZONING, COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1.

STATE OF TEXAS COUNTY OF HIDALGO. I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON...

APPROVED FOR RECORDING ON THIS 13th DAY OF MAY, 2022. Includes signature of Fred L. Kurth, President, and Secretary.

HIDALGO COUNTY IRRIGATION DISTRICT NO. 1. APPROVED BY DRAINAGE DISTRICT: HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE § 46.21 (C)...

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE 5th DAY OF November, 2021.

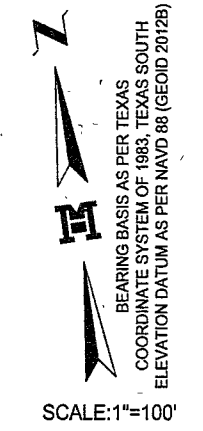
John Mays, QUATRO TIERRAS, L.P., JOHN R. MAYS, 11410 FM 493, DONNA, TEXAS 78537. ACKNOWLEDGMENT.

Lot Line Table with columns: Line #, Length, Direction. Lists line numbers 1-18 and their lengths and directions.

FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUAJARDO, JR. HIDALGO COUNTY CLERK. ON: 10-27-22 AT 3:39 AM (PM). INSTRUMENT NUMBER 3356110.

S 81° 25' 13" E 1320.00'

N 16620793.678  
E 1117459.217



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

DEL REY ESTATES UNIT 4 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

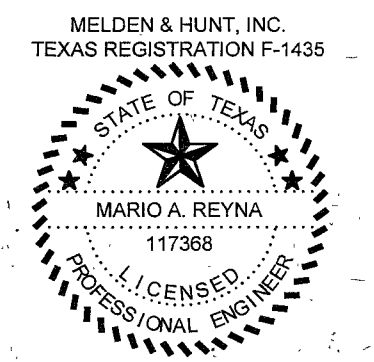
N.A.W.S.C. HAS AN EXISTING 12" WATER LINE LONG THE WEST RIGHT-OF-WAY OF TOWER ROAD, THE WATER SYSTEM FOR DEL REY ESTATES UNIT 4 SUBDIVISION CONSISTS OF A 8" WATER LINES THAT CONNECTS ONTO THE EXISTING 12" WATER LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 12" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF TOWER ROAD THEN RUNS EAST CROSSING WITH A BORE AND CONTINUES EAST ALONG THE SOUTH RIGHT-OF-WAY OF SIGLEY DRIVE THEN RUNNING SOUTH ALONG THE WEST RIGHT-OF-WAY OF MARINA DEL REY STREET THEN RUNNING WEST ALONG THE NORTH RIGHT-OF-WAY OF CHAMPAGNE DRIVE CROSSING TOWER ROAD CONNECTING TO THE EXISTING 12" WATER LINE. AN OTHER 8" WATER LINE CONNECT TO THE EXISTING 12" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF TOWER ROAD THEN RUNS EAST CROSSING WITH A BORE AND CONTINUES EAST ALONG THE SOUTH RIGHT-OF-WAY OF PLAYA DEL REY DRIVE CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE ON MARINA DEL REY STREET TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE DEL REY ESTATES UNIT 4 SUBDIVISION CONSISTS OF SESENTA-QUATRO (64) 1" DIAMETER DUAL SERVICE LINES SERVING 128 LOTS AND 13 1/2 SINGLE SERVICES 13 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$375,440.00 OR \$2,662.70 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$128,350.00 WHICH COVERS THE \$99.32 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 6 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$27,960.00. 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 \$503,790.00 WHICH EQUALS TO \$3,498.54 PER LOT.

ENGINEER'S SIGNATURE: *M. V. [Signature]* DATE: 6-21-22



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

LA SUBDIVISION DEL REY ESTATES UNIT 4 RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA 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 RECIBIRÁ SU PROVISIÓN DE AGUA DENTRO DE 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 SUBDIVISION.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISION DEL REY ESTATES UNIT 4 CONSISTE DE CONDUCTO EXISTENTE DE AGUA DE 12" QUE PASA POR EL LADO OESTE DEL DERECHO DE TOWER ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISION DEL REY ESTATES UNIT 4 CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EN EL LADO OESTE DE TOWER ROAD Y CRUSA AL ESTE POR MEDIO DE UN BORE Y SIGUE CORRIENDO AL ESTE POR EL LADO SUR DEL DERECHO DE VIA DE SIGLEY DRIVE LUEGO SIGUE AL SUR POR EL LADO OESTE DE MARINA DEL REY STREET 636 LUEGO SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE CHAMPAGNE DRIVE CRUSANDO TOWER ROAD POR MEDIO DE UN BORE Y CONECTANDO A LA LINEA EXISTENTE DE 12". OTRO CONDUCTO DE 8" SE CONECTA AL CONDUCTO EN EL LADO OESTE DE TOWER ROAD Y CRUSA AL ESTE POR MEDIO DE UN BORE Y SIGUE CORRIENDO AL ESTE POR EL LADO SUR DEL DERECHO DE VIA DE PLAYA DEL REY DRIVE CONECTANDO A LA LINEA DE 8" PREVIAMENTE MENCIONADA EN EL LADO OESTE DE MARINA DEL REY STREET PARA SEVER ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8" PULGADAS SE PRODUCEN SESENTA CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CIENTO CUARENTA LOTES Y SIES SERVICIOS INDIVIDUALES SERVIENDO SIEN 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 1/2 DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$ 375,440.00 O \$ 2,662.70 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$ 128,350.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$ 99.32. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 6 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 27,960.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARA UN TOTAL DE \$ 503,790.00 O \$3,498.54 POR LOTE.

ENGINEER'S SIGNATURE: *M. V. [Signature]* DATE: 6-21-22



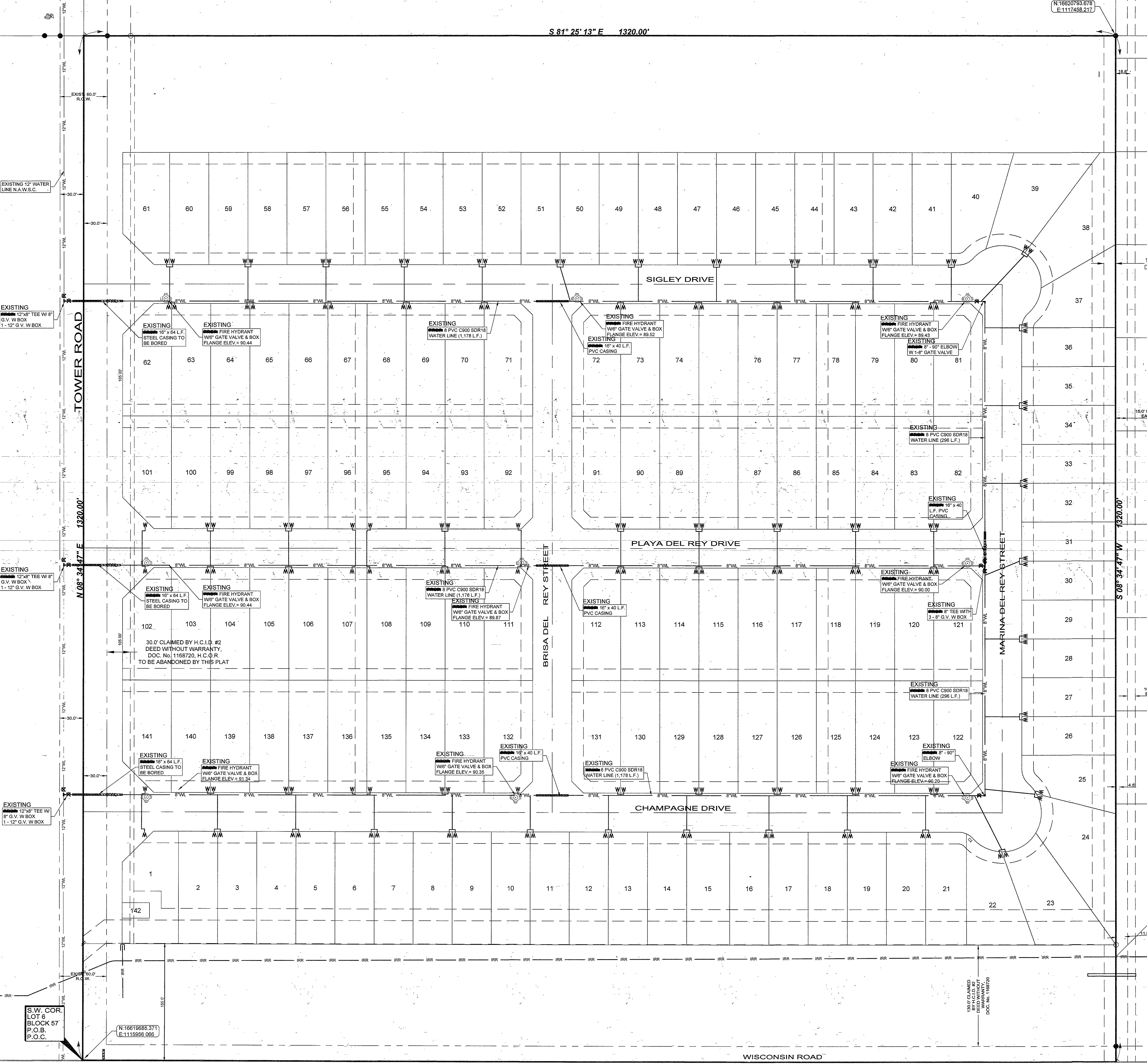
**MAP OF WATER DISTRIBUTION SYSTEM**  
**MAPA DE SISTEMA DE DISTRIBUCION DE AGUA**  
SUBDIVISION MAP OF  
**DEL REY ESTATES**  
**UNIT 4 SUBDIVISION**  
BEING A SUBDIVISION OF 40.000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.

**COST ESTIMATE:**

PAVING IMPROVEMENTS:	\$ 684,862.50
DRAINAGE IMPROVEMENTS:	\$ 370,142.00
WATER DISTRIBUTION:	\$ 375,440.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 356,276.00

**ESTIMACION DE COSTOS:**

PAVIMENTACION DE CALLES:	\$ 684,862.50
DREAJE PLUVIAL:	\$ 370,142.00
SERVICIO DE AGUA POTABLE:	\$ 375,440.00
SERVICIO DE DRENAJE SANITARIO:	\$ 356,276.00



**DEL REY ESTATES  
 UNIT 4 SUBDIVISION**

BEING A SUBDIVISION OF 40.000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.

**WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:**

DEL REY ESTATES UNIT 4 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.

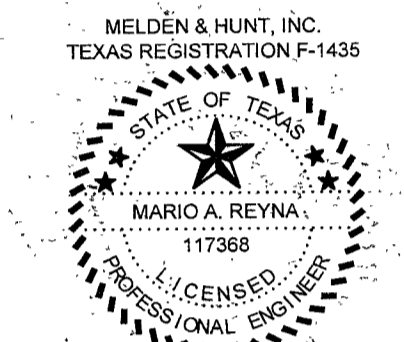
N.A.W.S.C. HAS ONE (1) EXISTING MANHOLE ALONG THE WEST RIGHT-OF-WAY OF TOWER ROAD AND APPROXIMATELY 1,800.00 FEET SOUTH OF WISCONSIN ROAD. THE WASTEWATER SYSTEM FOR DEL REY ESTATES UNIT 4 SUBDIVISION CONSISTS OF 6" FORCE MAIN, LIFT STATION, 8" SEWER LINES, A 6" FORCE MAIN SHALL CONNECT TO THE EXISTING MANHOLE THEN CROSSING TOWER ROAD WITH A BORE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF TOWER ROAD THEN CROSSING WISCONSIN ROAD WITH A BORE THEN CONTINUES RUNNING NORTH APPROXIMATELY 280.00 FEET THEN RUNS EAST ONTO A LIFT STATION ALONG THE EAST SIDE OF TOWER ROAD, AN 8" SEWER LINE CONNECT TO THE PREVIOUSLY MENTIONED LIFT STATION RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF CHAMPAGNE DRIVE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY MARINA DEL REY STREET THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF SIGLEY DRIVE ENDING AT THE SOUTHWEST CORNER OF LOT 61. ANOTHER 8" SANITARY SEWER LINE CONNECT TO A MANHOLE AT THE NORTHWEST CORNER OF LOT 31 THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF PLAYA DEL REY DRIVE ENDING AT THE SOUTHWEST CORNER OF LOT 101 TO SERVE THIS SUBDIVISION.

THE 6" FORCE MAIN, 8" SEWER LINE, 4" SERVICE LINE AND THIRTEEN (13) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$356,276.00 OR \$256.78 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF ALAMO THE SUM OF \$ 1,125.00 WHICH COVERS THE \$ 7.98 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 \$357,401.00 WHICH EQUALS TO \$253.76 PER LOT.

ENGINEER'S SIGNATURE: *[Signature]*  
 DATE: 11-9-21



**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION**

LA SUBDIVISION DEL REY ESTATES UNIT 4 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN ALCANTERILLA LOCALIZADA EN EL LADO OESTE DEL DERECHO DE VILLA DE TOWER ROAD APROXIMAMENTE 1,452.00 PIES AL SUR DE WISCONSIN ROAD. EL SISTEMA DE LA SUBDIVISION DEL REY ESTATES UNIT 4 CONSISTE DE UN CONDUCTO DE PRECISION DE 6", UN SISTEMA DE POMPAS DE PRECISION Y CONDUCTOS SANITARIOS DE 8". UNA LINEA DE 6" LINEA DE PRECISION SE CONECTA AL ALCANTERILLA Y CRUSA A TOWER ROAD POR MEDIO DE UN BORE Y SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE TOWER ROAD Y CRUSA WISCONSIN ROAD CON UN BORE LUEGO SIGUE AL NORTE APROXIMAMENTE 280.00 PIES LUEGO SIGUE AL ESTE A UN SISTEMA DE POMPAS DE PRECISION. UNA LINEA SE CONECTA AL SISTEMA DE POMPAS DE PRECISION Y SIGUE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE CHAMPAGNE DRIVE LUEGO SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE MARINA DEL REY STREET LUEGO SIGUE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE SIGLEY DRIVE TERMINANDO EN EL LADO SURESTE DE LOTE 61. OTRO CONDUCTO SE CONECTA A UN ALCANTERILLA EN EL LADO NOROESTE DE LOTE 31 Y CORRE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE PLAYA DEL REY DRIVE TERMINANDO EN EL LADO SURESTE DE LOTE 101 PARA SERVIR ESTA SUBDIVISION.

LAS LINEAS DE 6" DE PRECISION, SISTEMA DE POMPAS DE PRECISION, 8", SERVICIO DE 4 PULGADAS Y DIEZ (13) ALCANTERILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$356,276.00 O \$256.78 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE \$ 1,125.00, O \$7.98 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

**DRENAJE:** SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$357,401.00 O \$253.76 POR LOTE.

ENGINEER'S SIGNATURE: *[Signature]*  
 DATE: 11-9-21



**SUBDIVIDER CERTIFICATION**

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

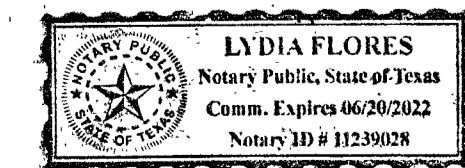
**SUBDIVIDER STATEMENT:**

1. CUATRO TIERRAS, L.P. SUBDIVIDER OF DEL REY ESTATES UNIT 4 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, 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.

STATE OF TEXAS  
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE

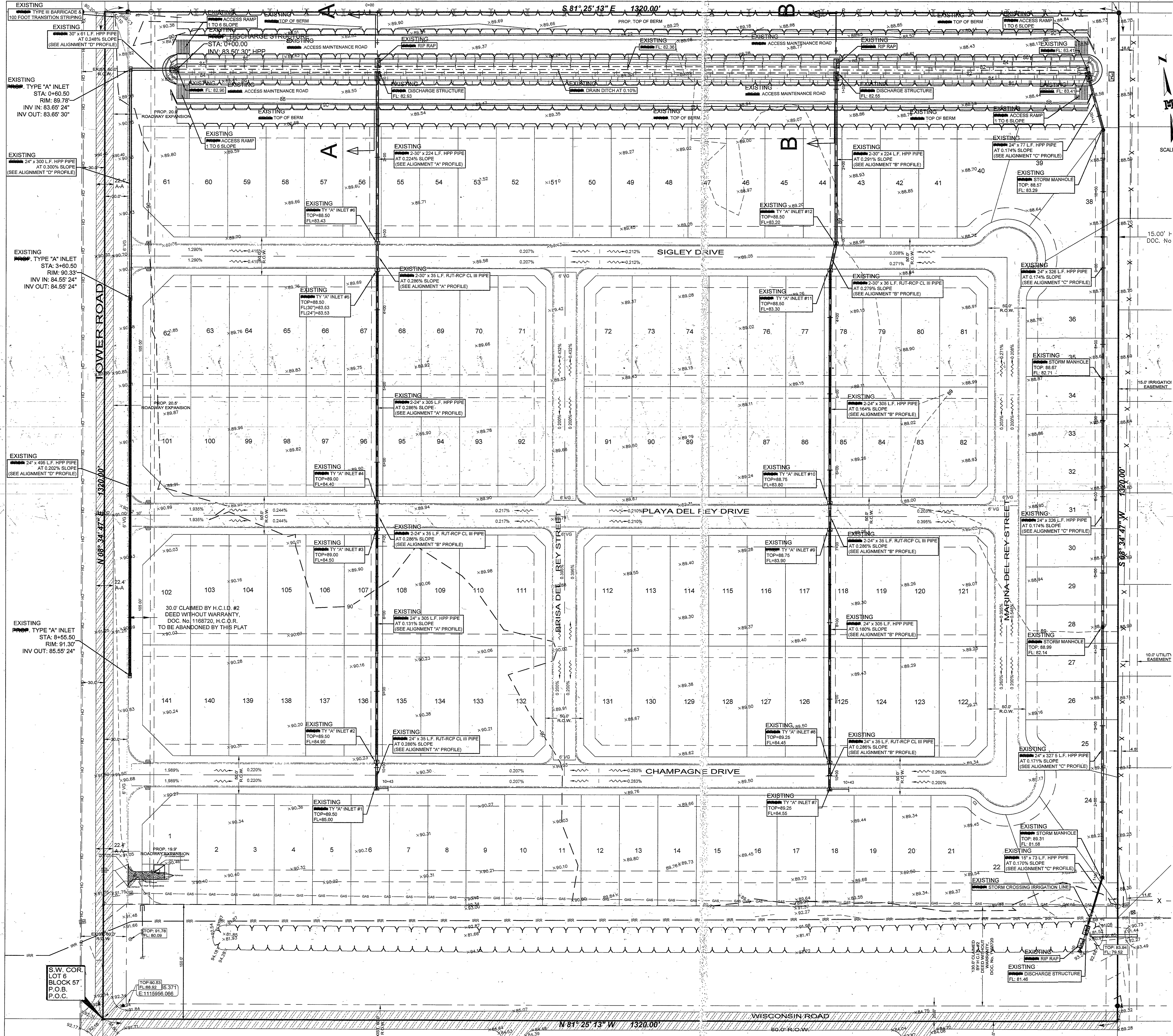
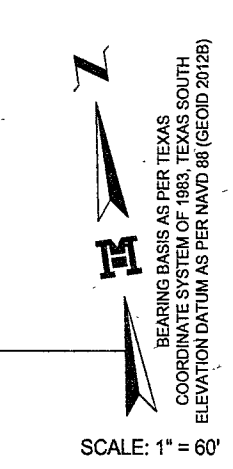
5th DAY OF November 2021  
 Lydia Flores  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 07/20/2022



**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

# DEL REY ESTATES UNIT 4 SUBDIVISION

BEING A SUBDIVISION OF 40.000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.



**DRAINAGE STATEMENT**  
DEL REY ESTATES UNIT 4 SUBDIVISION

DEL REY ESTATES UNIT 4 SUBDIVISION IS A TRACT OF LAND CONTAINING 40.000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, WHICH SAID 40.000 ACRES TRACT IS OUT OF A CERTAIN TRACT CONVEYED TO AMADO A. ARTEAGA, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER DOCUMENT NUMBER 1184192, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS CURRENTLY VACANT WITH A PROPOSED 149-LOT SINGLE-FAMILY RESIDENTIAL USE AND IS LOCATED IN ZONE "B". ZONE "B" ARE AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE, OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982.

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

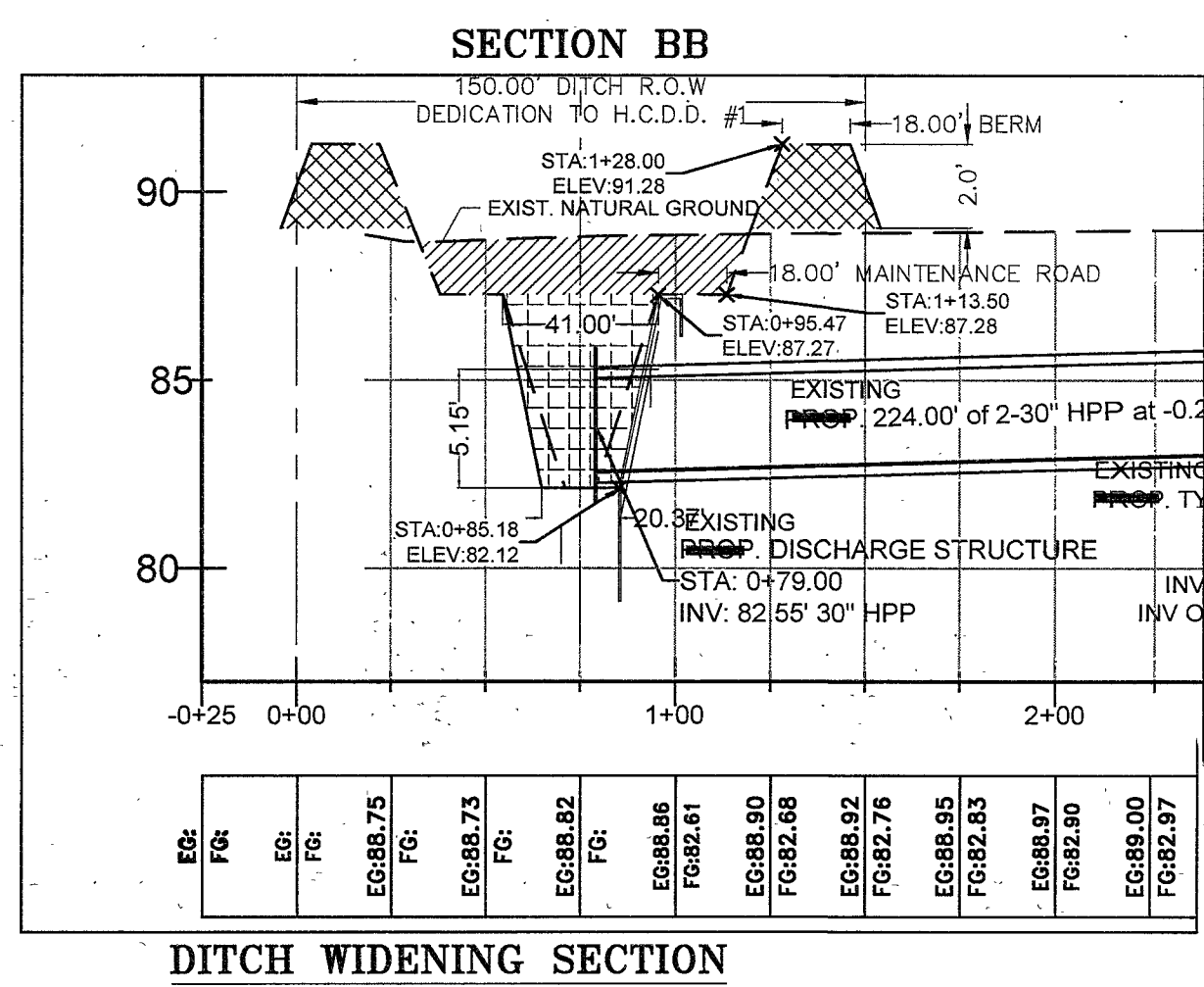
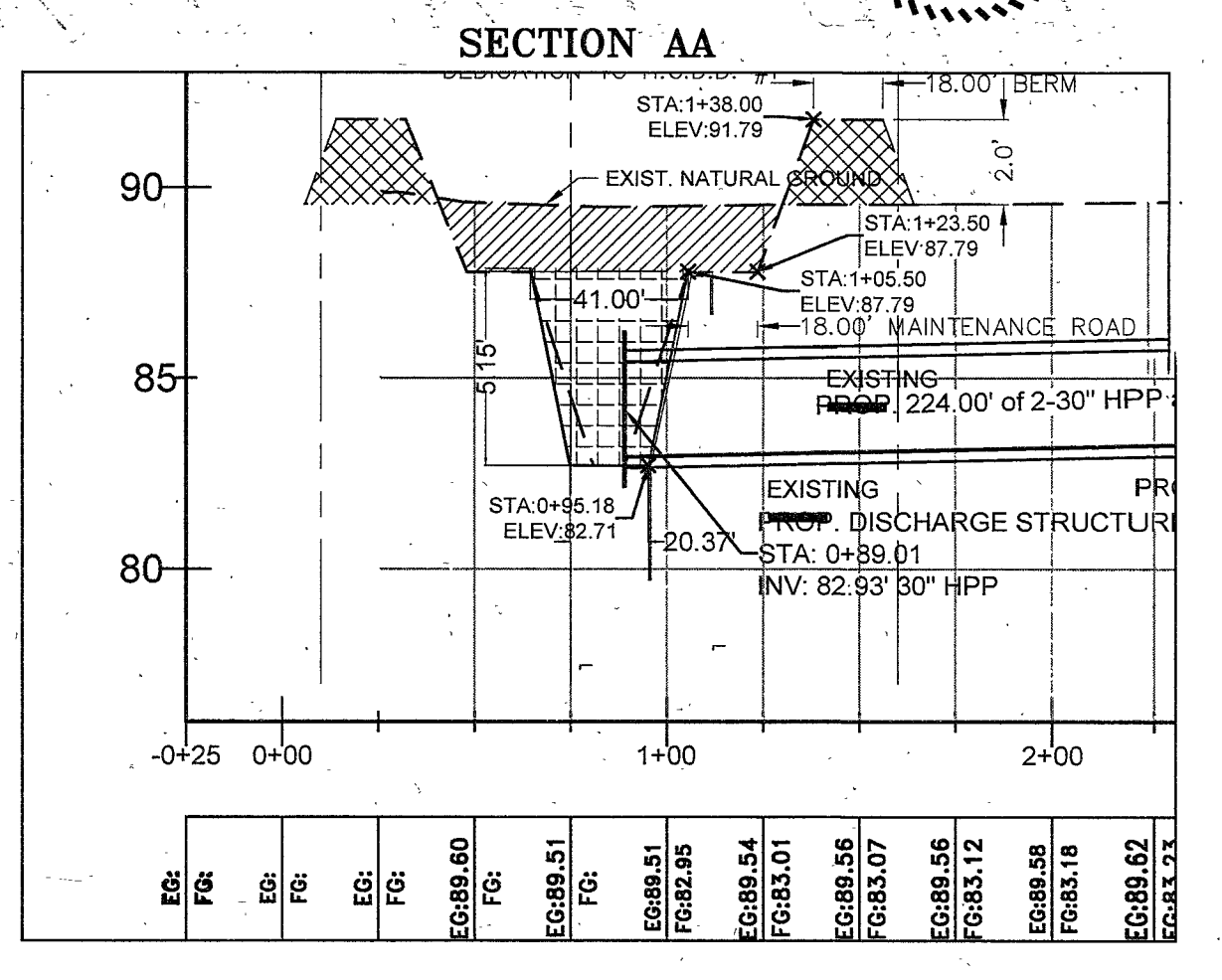
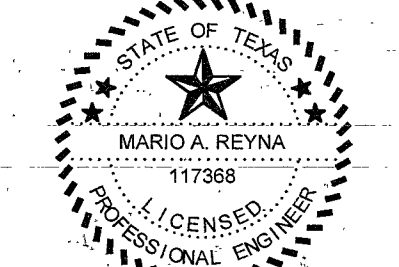
EXISTING RUNOFF IS BY SURFACE FLOW IN A SOUTHERLY DIRECTION AND HAS A RUNOFF OF 18.16C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 45.16 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 27.00 C.F.S. OUTFALL IS LOCATED JUST SOUTHEAST OF PROPERTY, AN EXISTING HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 DRAIN DITCH.

THE PROPOSED DRAINAGE FOR DEL REY ESTATES UNIT 4 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 24" TO 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO A PROPOSED 150 FT DRAIN DITCH ON THE NORTH SIDE OF PROJECT THAT WILL BE DEDICATED TO H.C.D.#1 BY PLAT, WHICH WILL THEN DISCHARGE WITH A PROPOSED 24" DRAINPIPE INTO AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT #2 DRAIN DITCH THAT RUNS ALONG THE SOUTHERN BOUNDARY. THE H.C.D.#2 DRAINAGE DITCH ULTIMATELY DISCHARGES INTO THE ALAMO LATERAL.

IN ACCORDANCE WITH THE CITY OF EDINBURG 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 ATTACHED CALCULATIONS THE REQUIRED 137,408 CUBIC FEET OF DETENTION WILL BE PROVIDED WITH THE PROPOSED DRAIN DITCH THAT WILL BE DEDICATED TO H.C.D.#1. THE REMAINING DETENTION OF 42,592 C.F. SHALL BE CREDITED TO SUNCREST ACRES SUBDIVISION. SUNCREST ACRES SUBDIVISION IS LOCATED TO THE NORTH OF DEL REY ESTATES UNIT 4 SUBDIVISION.

**CERTIFICATION:**  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100-YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED: NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

BY: *Mario A. Reyna* DATE: \_\_\_\_\_  
MARIO A. REYNA P.E. # 117368



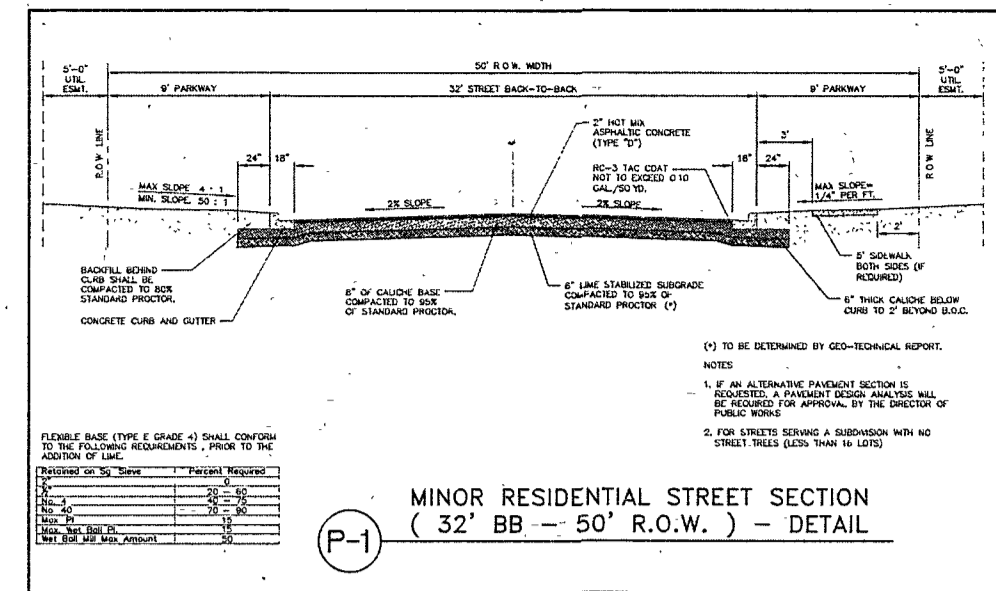
**DITCH WIDENING SECTION**

TOTAL EXCAVATION 278.0 S.F. X 1200 LF = 333,600.00 C.F.  
DETENTION PROVIDED 150.0 S.F. X 1200 LF = 195,600.00 C.F.  
DETENTION REQUIRED = 137,408.00 C.F.

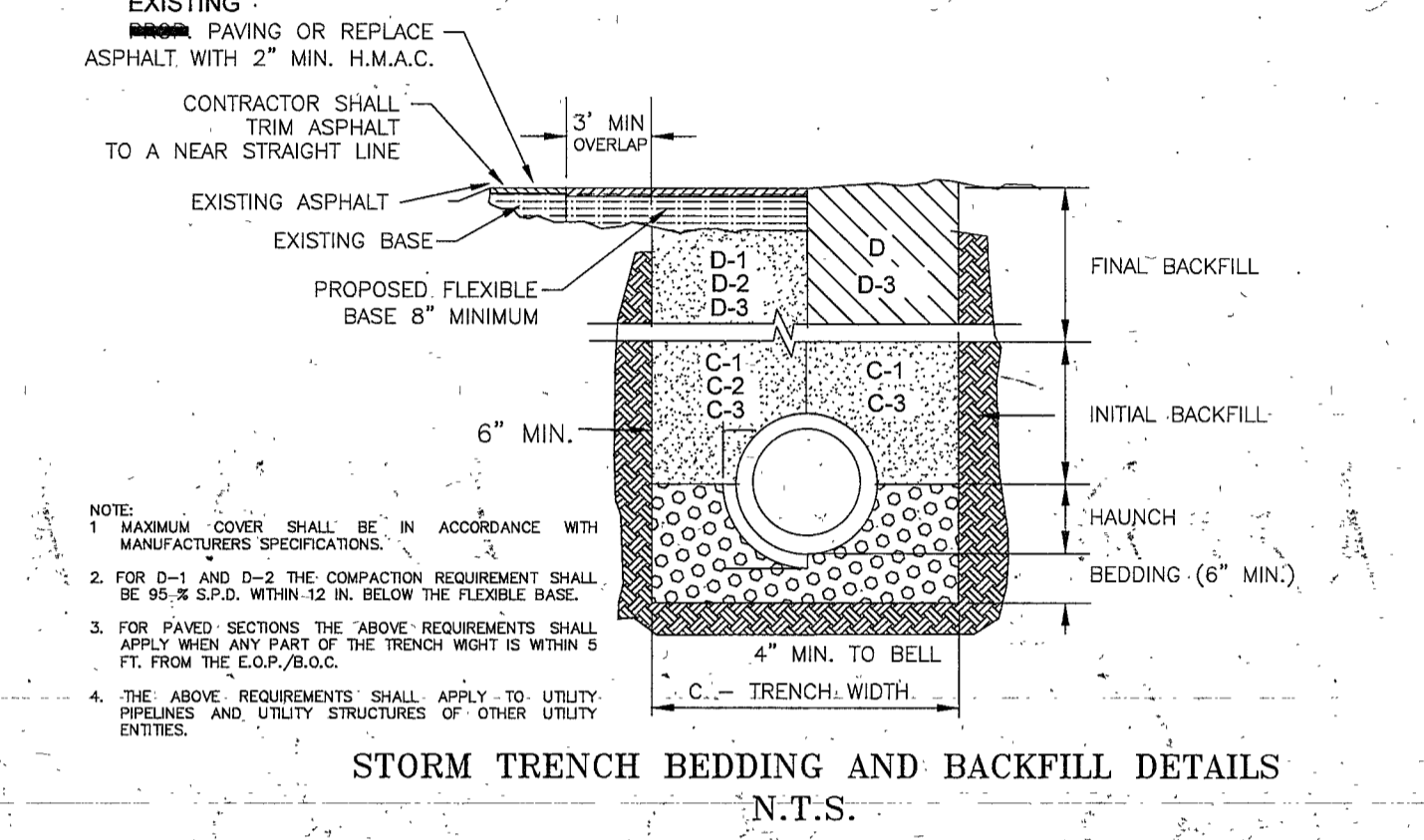
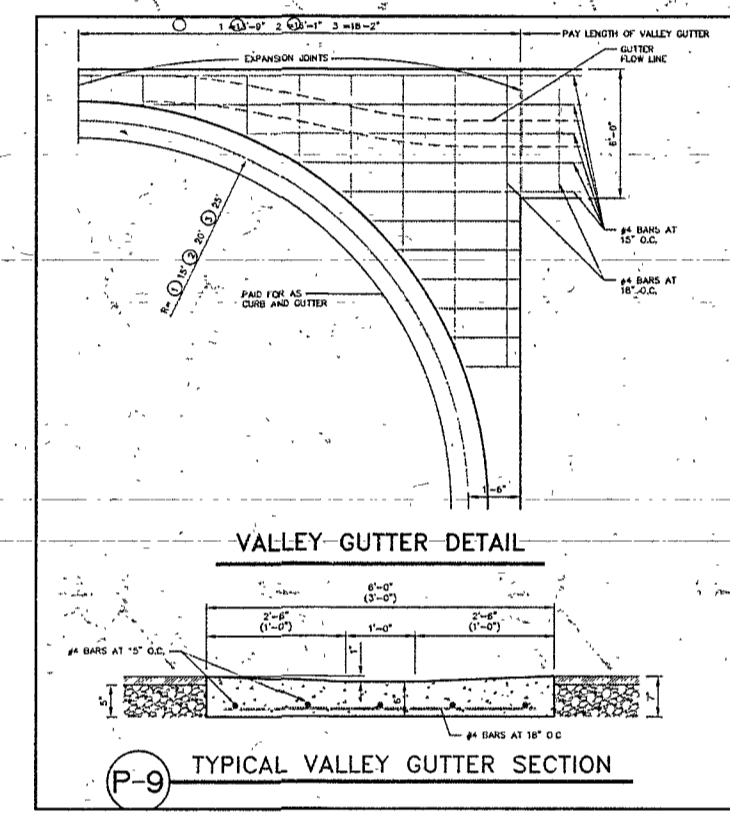
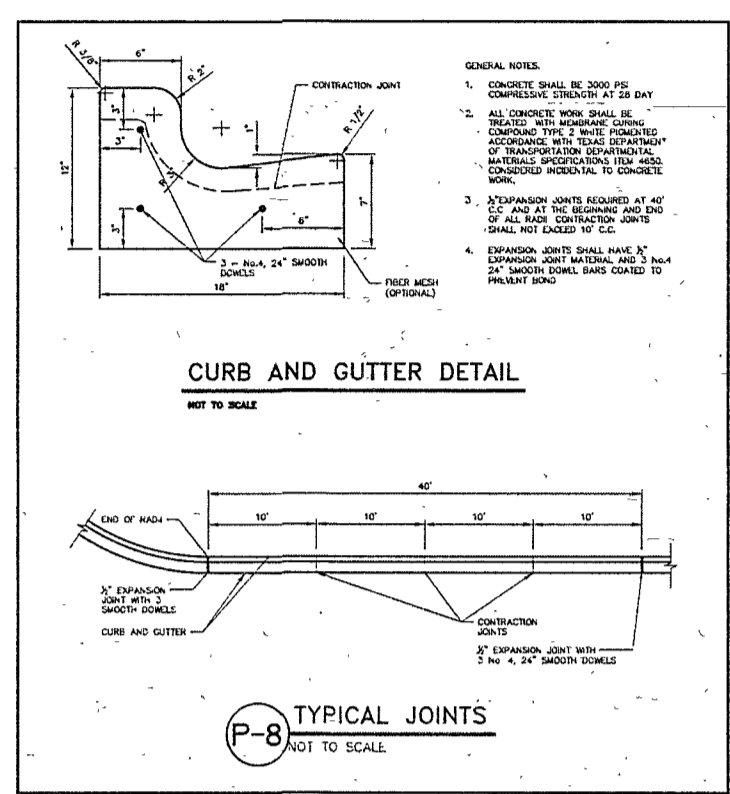
MAP OF TOPOGRAPHY AND DRAINAGE:  
MAPA DE TOPOGRAFIA Y DESAGUE:

**DEL REY ESTATES  
UNIT 4 SUBDIVISION**

BEING A SUBDIVISION OF 40.000 ACRES SITUATED IN THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 57, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS.



- 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") - FIT RUN GRAVEL, 2" MAX SIZE.
- B. HAUNCH FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I 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 II 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 15 (ASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II 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 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. 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 15 (ASHTO 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 PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOIL TYPE A1, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 15) 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 (W/POINTS, MINIMUM 4" GRAVEL OR GEMETS 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".



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