

FINAL ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

LAGO BELLO SUBDIVISION, SECTION 1 WILL BE PROVIDED WITH POTABLE WATER BY THE EAST RIO HONDO WATER SUPPLY CORPORATION ("ERHWS"). THE SUBDIVIDER, AND ERHWS HAVE ENTERED INTO A CONTRACT IN WHICH ERHWS HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND ERHWS 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. ERHWS HAS AN 8" DIAMETER WATERLINE RUNNING WITHIN AN EXISTING EASEMENT ALONG THE EXISTING INGRESS AND EGRESS EASEMENT. THE WATER SYSTEM FOR THIS SUBDIVISION CONSISTS OF AN 8" DIAMETER PIPE THAT TAPS INTO THE EXISTING 8" DIAMETER PIPE. THE 8" DIAMETER PIPE WILL THEN RUN WITHIN THE PROPOSED 15' ERHWS EASEMENT ALONG THE EAST SIDE OF THE PROPOSED ROAD. FROM THE 8" LINE, WATER SERVICES AND WATER METER BOXES ARE PROVIDED TO EACH LOT AS SHOWN ON THE PLAN. THE 8" LINE, FIRE HYDRANTS, WATER SERVICES AND WATER METER BOXES HAVE ALREADY BEEN INSTALLED AT THE TIME OF PLAT RECORDING. THE SUBDIVIDER HAS IN ADDITION PAID ERHWS THE TOTAL COSTS FOR EACH LOT FOR THE WATER METER (INCLUDING INSTALLATION COSTS AND ALL TAP FEES AND MEMBERSHIP FEES). UPON REQUEST BY THE OWNER OF A LOT, ERHWS WILL PROMPTLY INSTALL THE METER FOR THAT LOT. THIS, IN ANY EVENT, THE ENTIRE WATER FACILITIES IS OPERABLE AT THE TIME OF FINAL PLAT RECORDING OR PROVIDED A FINANCIAL GUARANTEE TO COVER THE INSTALLATION.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

LAGO BELLO SUBDIVISION WILL BE PROVIDED WITH WASTEWATER SERVICE BY THE EAST RIO HONDO WATER SUPPLY CORPORATION ("ERHWS"). THE SUBDIVIDER, AND ERHWS HAVE ENTERED INTO A CONTRACT IN WHICH ERHWS HAS PROMISED TO PROVIDE WASTEWATER SERVICE TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND ERHWS HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM CAPACITY TO TREAT THE PROJECTED WASTEWATER FLOW TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. ERHWS HAS AN 18" DIAMETER WASTEWATER LINE RUNNING ALONG US 77/83 WITHIN AN EXISTING EASEMENT. THE WASTEWATER SYSTEM FOR THIS SUBDIVISION CONSISTS OF TAPPING INTO THE EXISTING WASTEWATER LINE AND RUNNING A 12" DIAMETER PIPE ALONG US 77/83 WITHIN THE EXISTING EASEMENT AND THEN RUNNING A 12" DIAMETER WASTEWATER PIPE ALONG A PROPOSED EASEMENT WITHIN THE EXISTING LOT AND THEN ALONG THE WEST SIDE OF THE PROPOSED PRIVATE ROAD EASEMENT. FROM THE PROPOSED 12" WASTEWATER PIPE, SEWER TAP ARE PROVIDED TO EACH LOT AS SHOWN ON THE PLAN. THE SUBDIVIDER HAS IN ADDITION PAID ERHWS THE TOTAL COSTS FOR EACH TAP FOR THE WASTEWATER SERVICE (INCLUDING INSTALLATION COST AND ALL TAP FEES AND MEMBERSHIP FEES). THUS, IN ANY EVENT, THE ENTIRE WASTEWATER FACILITIES IS OPERABLE AT THE TIME OF FINAL PLAT RECORDING OR SUBMITTED A FINANCIAL GUARANTEE.

PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO

EL FRACCIONAMIENTO "LAGO BELLO, SECCION NO. 1," RECIBIRA SU PROVISION DE AGUA DE EAST RIO HONDO WATER SUPPLY (LA COMPANIA DE AGUA "ERHWS"). EL DUEÑO DEL FRACCIONAMIENTO Y LA COMPANIA ERHWS HAN FIRMADO UN CONTRATO POR EL CUAL EL FRACCIONAMIENTO RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. ERHWS HA PRESENTADO UN DOCUMENTO PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DEL FRACCIONAMIENTO. EL SISTEMA DE PROVISION DE AGUA PARA ESTE FRACCIONAMIENTO CONSISTE DE CONECTAR A UN TUBO EXISTENTE DE 8" PULGADAS DE DIAMETRO QUE PASA POR EL OESTE DEL DERECHO DE VIA DE LA CARRETERA ADENTRO DEL DERECHO DE UTILIDADES A NOMBRE DE ERHWS. EL SISTEMA DE AGUA PARA ESTE FRACCIONAMIENTO SE CONECTARA AL SISTEMA EXISTENTE DE AGUA DE 8 PULGADAS DE DIAMETRO Y SE INSTALARA ADENTRO DE VIA DE DERECHO. EL CONDUCTO DE 8 PULGADAS SIGUE HACIA EL NORTE, ADENTRO DE EL 15 PIES DE DERECHO PARA ERHWS AL LADO OESTE DEL DERECHO DE LA VIA DE LA CALLE PRIVADA. DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN VARIOS CONDUCTOS DE SERVICIOS DE AGUA A CADA SOLAR. YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO, LOS SERVICIOS DE AGUA, Y LAS CAJAS DE MEDIDORES MECANICOS DE AGUA EN CADA SOLAR. EL DUEÑO DEL FRACCIONAMIENTO TAMBIEN LE HA PAGADO A LA COMPANIA ERHWS EL COTO TOTAL, QUE CUBRE EL MEDIDOR MECANICO DE AGUA PARA CADA SOLAR. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA SOLAR SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA ERHWS LO INSTALARA SIN ALGUN GASTO AL DUEÑO. LAS FACILIDADES DE AGUA SON COMPLETAMENTE FUNCIONADAS DESDE LA FECHA QUE EL FRACCIONAMIENTO FUE REGISTRADO O ESTA GARANTIZADO FINANCIAMENTE.

DRENAJE DE AGUAS NEGRAS: DESCRIPCION, GASTOS Y FECHA DE INICIO

EL FRACCIONAMIENTO "LAGO BELLO, SECCION NO. 1" RECIBIRA PROVISION DE AGUAS NEGRAS DE EAST RIO HONDO WATER SUPPLY (LA COMPANIA DE AGUA "ERHWS"). EL DUEÑO DEL FRACCIONAMIENTO Y LA COMPANIA ERHWS HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUAS NEGRAS PARA SERVIR EL FUTURO DESARROLLO DEL FRACCIONAMIENTO. ERHWS TIENE UN CONDUCTO DE AGUAS NEGRAS DE 15 PULGADAS DENTRO LA VIA DE DERECHO DE UTILIDADES QUE CORRE AL OESTE DE LA CALLE US 77/83. EL SISTEMA DE AGUAS NEGRAS DE ESTE FRACCIONAMIENTO CONSISTE DE CONECTARSE EN EL SISTEMA EXISTENTE QUE CORRE POR US 77/83 DENTRO LA VIA DE DERECHO Y LUEGO EXTENDER UN CONDUCTO DE 15 PULGADAS HACIA EL SUR DENTRO LA MISMA VIA DE DERECHO Y LUEGO CORRERA UN CONDUCTO DE 12" DE DIAMETRO DENTRO UN PROPUUESTO VIA DE DERECHO A NOMBRE DE ERHWS HACIA EL FRACCIONAMIENTO. YA DENTRO EL FRACCIONAMIENTO, EL CONDUCTO DE 12" ESTARA AL LADO OESTE DEL PROPUESTA CALLE PRIVADA. DEL PROPUESTO CONDUCTO DE 12" SERVICIOS DE AGUA NEGRAS SE CORRERAN A CADA SOLAR. EL DUEÑO DEL FRACCIONAMIENTO HA PAGADO EL COSTO TOTAL DE CADA CONECCION DE AGUAS NEGRAS. (INCLUSO DE COSTO DE INSTALACION Y MEMEBREIA). LAS FACILIDADES DE AGUAS NEGRAS ESTAN COMPLETAS DESDE LA FECHA QUE EL FRACCIONAMIENTO FUE REGISTRADO O ESTA FINANCIAMENTE GARANTIZADO.

CERTIFICATIONS:

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 ESTIMATED COSTS TO INSTALL UNCONSTRUCTED WATER AND WASTEWATER FACILITIES, DISCUSSED ABOVE ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED, EXCEPT FOR INSTALLATION OF WATER METERS, WHICH COST PER LOT. THE SUBDIVIDER HAS PAID A TOTAL OF \$ TO ERHWS TO COVER THE COST OF METER INSTALLATION.

WASTEWATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED.

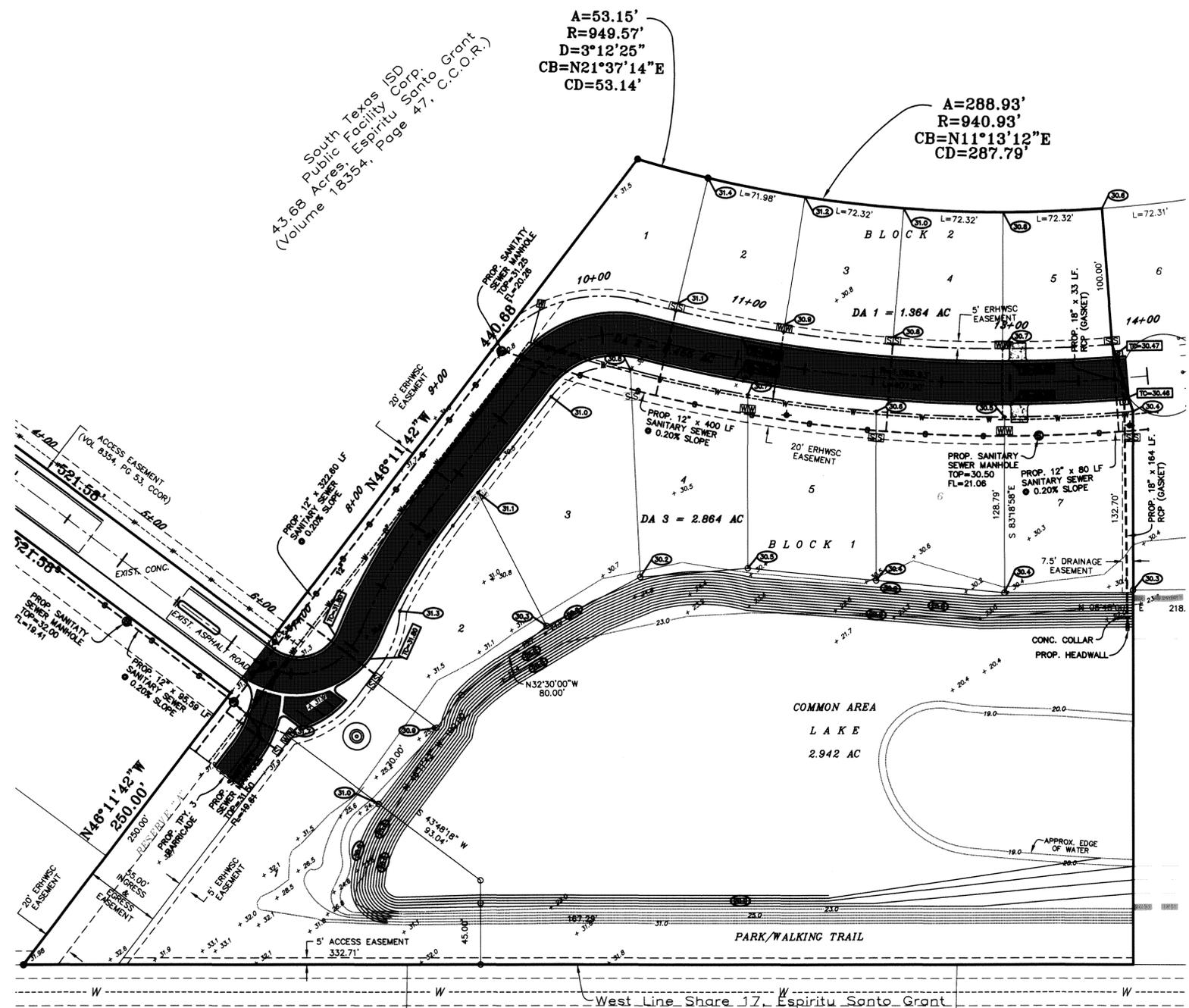
Signature
CARLOS ALEJANDRO SANCHEZ
 06-03-17
 DATE



DRAINAGE REPORT:

LAGO BELLO SUBDIVISION, SECTION 1 IS ON LAND THAT SLOPES IN A NORTHERLY DIRECTION. THE DRAINAGE AREA UPHILL FROM THE SUBDIVISION IS SMALL IN SIZE. THEREFORE, THE AMOUNT OF STORMWATER RUNOFF FLOWING INTO THE SUBDIVISION FROM ADJOINING PROPERTIES ARE INSIGNIFICANT. WITHIN THE SUBDIVISION, THE LOTS WILL BE GRADED SLIGHTLY SO THAT THE DRAINAGE WILL DRAIN FROM WEST TO EAST INTO THE EXISTING/PROPOSED LAKE. THE PROPOSED STREET WILL BE CONSTRUCTED WITH CURB AND GUTTER AT AN ELEVATION TYPICALLY A FEW INCHES LOWER THAN THE ADJOINING LOTS. THUS, THE PROPOSED STREET CAPTURES RUNOFF FROM THE LOTS ON THE WEST SIDE AND CARRIES IT TOWARDS TWO INLETS AT THE END OF THE SUBDIVISION. FROM THE INLETS THE RUNOFF IS CONVEYED TO A PIPE AND FINALLY CONVEYED INTO THE LAKE AREA.

THE SUBDIVISION LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING AS SHOWN IN F.I.R.M. FLOOD INSURANCE RATE MAP WITH COMMUNITY NO. 480101, PANEL NO. 025 B, EFFECTIVE SEPTEMBER 15, 1983. MEASURE HAVE BEEN MADE TO ENSURE PROPER DRAINAGE INTO THE EXISTING LAKE. ALL BUILDINGS WILL NEED TO BUILD 16" ABOVE NATURAL GROUND.



STATE OF TEXAS
 CITY OF BROWNSVILLE
 PLANNING & ZONING COMMISSION CERTIFICATE

I, RONALD MILLS, CHAIR OF THE PLANNING AND ZONING OF THE CITY OF BROWNSVILLE, TEXAS, HERBY CERTIFY THAT SAID COMMISSION HAS APPROVED THIS VERSION OF THE FINAL PLAT OF "LAGO BELLO SUBDIVISION, SECTION 1" WITH SAID PLAT CONSISTING OF A TOTAL OF THREE SHEETS, OF WHICH THIS SHEET NO. THREE AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFTERMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

WITNESS MY HAND ON THIS THE 26 DAY OF JUNE 2017
Signature
 ROLAND MILLS, CHAIR OF THE PLANNING AND ZONING COMMISSION
Signature
 ARTIST: DEREK BENAVIDES
 SECRETARY

COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE 6th DAY OF JULY, 2017 AT 5:00 O'CLOCK P IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. 13624

Signature
 DEPUTY



3624

12 SINGLE FAMILY LOTS
 F-3024
 LAGO BELLO SUBDIVISION, SECTION 1

8.23 ACRE TRACT OUT OF A 39.84 ACRE TRACT OF LAND OUT OF A 213.374 ACRE TRACT OUT OF SHARE 1, ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS CONVEYED TO HACIENDA LAKE VIEW, INC, A TEXAS CORPORATION, ON MAY 3, 2006, PER VOLUME 12669, PAGE 129, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS, SAVE AND EXCEPT 0.693 ACRE TRACT OF LAND CONVEYED TO THE CITY OF BROWNSVILLE AS PER GENERAL WARRANTY DEED RECORDED IN VOLUME 14007, PAGE 141, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS AND A PORTION NW OF SAID 0.693 ACRE TRACT OF LAND.

Infra Designs
 Engineering - Consulting - Construction

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