

FINAL ENGINEERING REPORT

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

LAGO BELLO SUBDIVISION SECTION 2, IS FOR RESIDENTIAL USES WITH LOTS OF A 1/6 ACRE OR MORE IN SIZE AND IS SUBJECT TO THE MODEL SUBDIVISION RULE REQUIREMENTS. THE SUBDIVISION MUST COMPLY WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT CODE 212 SUBCHAPTER B. THE SUBDIVISION LIES WITHIN EAST RIO HONDO WATER SUPPLY CORPORATION (ERHWS) PUBLIC SERVICE AREA. THE SUBDIVIDER AND ERHWS HAVE ENTERED INTO AN AGREEMENT IN WHICH ERHWS HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND 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. THE AGREEMENT ALSO STATES THAT THE REQUIRED FEES ASSOCIATED WITH OBTAINING SERVICES HAS BEEN PAID BY THE SUBDIVIDER. THERE IS AN EXISTING 8-INCH WATER LINE ALONG THE EAST SIDE OF THE PRIVATE RIGHT-OF-WAY OF GIUSEPPE VERDI. A PROPOSED 8-INCH TAP WAS DONE TO CONNECT AN EXTEND THE 8-INCH LINE ALONG THE EAST SIDE AND CROSSED TO THE WEST SIDE OF GIUSEPPE VERDI AND EXTENDED TOWARDS THE NORTH AND THEN TO THE SOUTH SIDE OF THE PRIVATE RIGHT-OF-WAY OF GIACOMO PUCCINI. UPON REQUEST ERHWS WILL PROMPTLY INSTALL THE WATER METER FOR EACH LOT. THE SUBDIVIDER HAS PAID ERHWS THE TOTAL AMOUNT OF \$74,464.92 FOR AN INDIVIDUAL COST FOR THE 18 LOT OF \$4,136.94 FOR EACH LOT INCLUDING, MEMBERSHIP FEES, WATER RIGHTS AND ALL REQUIRED FEES. AS STATED ABOVE, ALL WATER DISTRIBUTION SYSTEM HAS BEEN BUILT BEFORE THE FILLING OF THE PLAT. THE METER(S) WILL BE INSTALLED AT NO COST TO EACH LOT BUYER BEFORE A BUILDING IS BUILT ON EACH LOT. ALL WATERLINE HAVE BEEN BUILT AS OF THE RECORDING OF THE PLAT. THE SUBDIVIDER PAID A TOTAL OF \$124,487.90 FOR THE WATER DISTRIBUTION SYSTEM.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

WASTEWATER WILL BE TREATED BY EAST RIO HONDO WATER SUPPLY CORPORATION (ERHWS) WATER SUPPLY. THE SUBDIVIDER AND ERHWS HAVE ENTERED INTO AN AGREEMENT IN WHICH ERHWS HAS PROMISED TO TREAT THE TOTAL WASTEWATER FLOW FROM THE FULLY DEVELOPED SUBDIVISION FOR AT LEAST 30 YEARS AND HAS PROVIDED DOCUMENTATION PER THE AGREEMENT IN WHICH ALSO STATES THAT THE SUBDIVIDER HAS PAID THE COSTS OF ALL FEES ASSOCIATED WITH CONNECTION TO THE WASTEWATER COLLECTION AND TREATMENT SYSTEM. THERE IS AN EXISTING 12-INCH WASTEWATER LINE ALONG THE EAST PRIVATE RIGHT-OF-WAY OF GIUSEPPE VERDI AND AN EXISTING MANHOLE EXISTS WITHIN THE PROPOSED EAST PRIVATE RIGHT-OF-WAY OF GIUSEPPE VERDI. CONNECTION WAS MADE AT THE EXISTING 12-INCH PLUG AND EXTENDED NORTH ALONG THE EAST RIGHT-OF-WAY OF GIUSEPPE VERDI AND EXTENDED FURTHER INTO THE SOUTH RIGHT-OF-WAY LINE OF GIACOMO PUCCINI. ALL THE SANITARY SEWER DISTRIBUTION LINES AND WASTEWATER TAPS HAVE BEEN CONSTRUCTED BEFORE THE PLAT APPROVAL. IN ADDITION, THE SUBDIVIDER HAS PAID A TOTAL SUM OF \$4,000.00 PER LOT (18 LOTS) FOR A TOTAL OF \$72,000 WASTEWATER TAP FEES, IMPACT FEES, AND OTHER FEES. UPON ERHWS WILL PROMPTLY INSTALL THE WASTEWATER TAP FOR THAT LOT. ALL SEWER LINES HAVE BEEN BUILT AS OF THE RECORDING OF THE PLAT. THE SUBDIVIDER PAID \$128,150.00 FOR THE SEWER SYSTEM.

PROVISION DE AGUA: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO

LA SUBSECCIÓN 2 DE LAGO BELLO, ES PARA USOS RESIDENCIALES CON LOTES DE 1/6 ACRE O MAS DE TAMAÑO Y ESTÁ SUJETA A LOS REQUISITOS DE LA REGLA DE SUBDIVISION MODELO. LA SUBDIVISION DEBE CUMPLIR CON LOS REQUISITOS DEL CÓDIGO DE GOBIERNO LOCAL 212 SUBCAPITULO B. LA SUBDIVISION SE ENCUENTRA DENTRO DEL ÁREA DE SERVICIO PÚBLICO DE EAST RIO HONDO WATER SUPPLY CORPORATION (ERHWS). LA SUBDIVISION Y ERHWS HAN ENTRADO EN UN ACUERDO EN EL QUE LA ERHWS SE HA COMPROMETIDO A PROPORCIONAR SUFICIENTE AGUA A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y HA PROPORCIONADO DOCUMENTACIÓN PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR AL PLENO DESARROLLO DE ESTA SUBDIVISION. EL ACUERDO TAMBIEN ESTABLECE QUE LAS TARIFAS REQUERIDAS ASOCIADAS CON LA OBTENCIÓN DE SERVICIOS HAN SIDO PAGADAS POR EL SUBDIVIDOR. HAY UNA LINEA DE AGUA EXISTENTE DE 8 PULGADAS A LO LARGO DEL LADO ESTE DEL DERECHO DE VIA PRIVADO DE GIUSEPPE VERDI. SE HIZO UN GRIFO PROPUESTO DE 8 PULGADAS PARA CONECTAR UNA LINEA EXTENDIDA DE 8 PULGADAS A LO LARGO DEL LADO ESTE Y CRUZÓ AL LADO OESTE DE GIUSEPPE VERDI Y SE EXTENDIÓ HACIA EL NORTE Y LUEGO HACIA EL LADO SUR DEL DERECHO DE VIA PRIVADO DE GIACOMO PUCCINI. PREVIA SOLICITUD, ERHWS INSTALARÁ RÁPIDAMENTE EL MEDIDOR DE AGUA PARA CADA LOTE. EL SUBDIVIDER HA PAGADO A ERHWS LA CANTIDAD TOTAL DE \$ 74,464.92 POR UN COSTO INDIVIDUAL PARA EL LOTE 18 DE \$ 4,136.94 POR CADA LOTE, INCLUIDAS LAS TARIFAS DE MEMBRESÍA, LOS DERECHOS DE AGUA Y TODAS LAS TARIFAS REQUERIDAS. COMO SE INDICÓ ANTERIORMENTE, TODO EL SISTEMA DE DISTRIBUCIÓN DE AGUA SE HA CONSTRUÍDO ANTES DEL LLENADO DE LA PLACA. LOS MEDIDORES SE INSTALARÁN SIN COSTO PARA CADA COMPRADOR DE LOTE ANTES DE QUE SE CONSTRUYA UN EDIFICIO EN CADA LOTE. TODAS LAS LINEAS DE FLOTACIÓN SE HAN CONSTRUÍDO ANTERIOR DE EL ARCHIVO DEL MAPA DE RECORD. EL SUBDIVIDOR PAGÓ UN TOTAL DE \$124,487.90 PARA EL SISTEMA DE DISTRIBUCIÓN DE AGUA.

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

LAS AGUAS RESIDUALES SERÁN TRATADAS POR EAST RIO HONDO WATER SUPPLY CORPORATION (ERHWS) WATER SUPPLY. EL SUBDIVIDER Y ERHWS HAN CELEBRADO UN ACUERDO EN EL QUE ERHWS HA PROMETIDO QUE PODRÁ TRATAR EL FLUJO TOTAL DE AGUAS RESIDUALES DE LA SUBDIVISION COMPLETAMENTE DESARROLLADA DURANTE AL MENOS 30 AÑOS Y HA PROPORCIONADO DOCUMENTACIÓN SEGUN EL ACUERDO EN EL QUE TAMBIEN SE INDICA QUE EL SUBDIVIDOR HA PAGADO LOS COSTOS DE TODAS LAS TARIFAS ASIGNADAS CON LA CONEXION AL SISTEMA DE RECOLECCION Y TRATAMIENTO DE AGUAS RESIDUALES. EXISTE UNA LINEA DE AGUAS RESIDUALES DE 12 PULGADAS A LO LARGO DEL DERECHO DE VIA PRIVADO ESTE DE GIUSEPPE VERDI Y EXISTE UNA ALcantarilla EXISTENTE DENTRO DEL DERECHO DE VIA PRIVADO ESTE PROPUESTO DE GIUSEPPE VERDI. LA CONEXION SE REALIZA EN EL ENCHUFE EXISTENTE DE 12 PULGADAS Y SE EXTENDIÓ HACIA EL NORTE A LO LARGO DEL DERECHO DE VIA ESTE DE GIUSEPPE VERDI Y SE EXTENDIÓ MAS HACIA LA LINEA SUR DEL DERECHO DE VIA DE GIACOMO PUCCINI. TODAS LAS LINEAS DE DISTRIBUCION DE ALcantarillado SANITARIO Y LOS GRIFOS DE AGUAS RESIDUALES SE HAN CONSTRUÍDO ANTES DE LA APROBACION DE LA PLACA. ADEMAS, EL SUBDIVIDOR HA PAGADO UNA SUMA TOTAL DE \$ 4,000.00 POR LOTE (18 LOTES) PARA UN TOTAL DE \$ 72,000 TARIFAS DE GRIFO WASTEWATER, TARIFAS DE IMPACTO Y OTRAS TARIFAS. ERHWS INSTALARÁ RÁPIDAMENTE EL GRIFO DE AGUAS RESIDUALES PARA ESE LOTE. TODAS LAS LINEAS DE ALcantarillado SE HAN CONSTRUÍDO ANTES DE APROBACION DEL MAPA DE RECORD. EL SUBDIVIDER PAGÓ \$128,150.00 PARA EL SISTEMA DE ALcantarillado.

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.

CERTIFY THAT THE ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND WASTEWATER FACILITIES, DISCUSSED ABOVE ARE AS FOLLOWS:

WATER FACILITIES - WATER WILL BE PROVIDED BY EAST RIO HONDO WATER SUPPLY CORPORATION. WATER FEES IN THE AMOUNT OF \$74,464.92 HAVE BEEN PAID.

WASTEWATER FACILITIES - WASTEWATER WILL BE PROVIDED BY EAST RIO HONDO WATER SUPPLY CORPORATION AND ALL WASTEWATER FEES IN THE AMOUNT OF \$72,000.

DRAINAGE REPORT:

THE PROPOSED SUBDIVISION IS A EIGHTEEN (18) SINGLE FAMILY DEVELOPMENT. THE LAND IS VERY FLAT AND HAS A GRADUAL DIRECTION OF FLOW IS GENERALLY EASTERLY TOWARDS A LARGE PRIVATE LAKE.

PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE, THE SOIL TYPES FOR THE AREA ARE PRIMARILY BENITO CLAY - PONDED, THAT HAS A HYDRAULIC SOIL GROUP OF D.

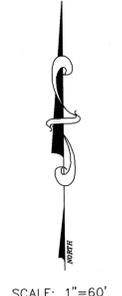
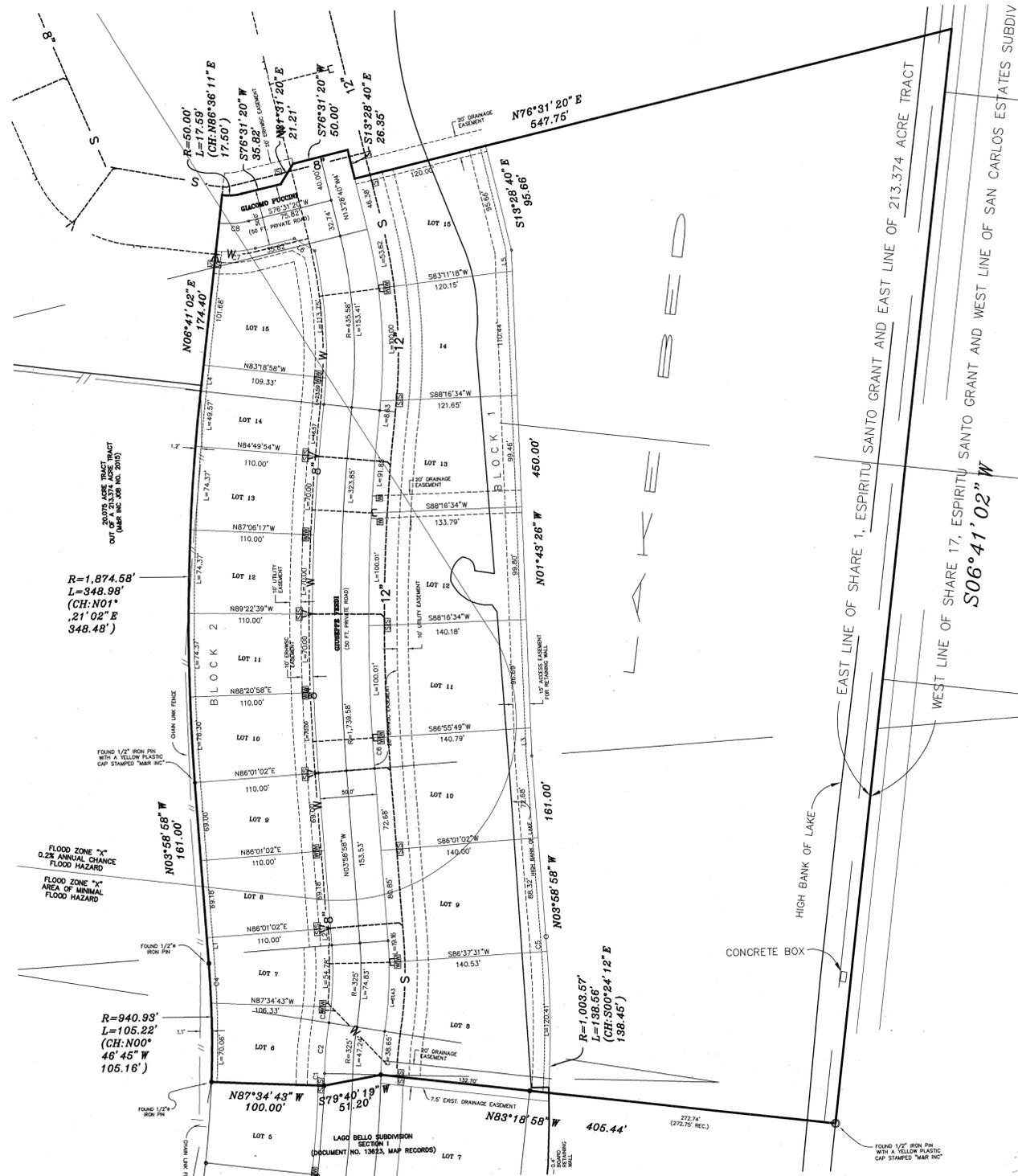
THE PROPOSED SUBDIVISION LIES IN FLOOD ZONE X, MINIMAL FLOODING AND ZONE X (SHADED), 0.2% ANNUAL CHANGE FLOOD HAZARD, AREA OF 1% ANNUAL CHANGE FLOOD AVERAGE DEPTH OF LESS THAN ONE FOOT IN ACCORDING TO THE FIRM COMMUNITY PANEL NUMBER 480103; MAP NUMBER 48061C0445F, MAP REVISED FEBRUARY 16, 2018 AND REISSUED JULY 2018. THE AREA THAT THE SUBDIVISION IS LOCATED WITHIN THE CITY OF BROWNSVILLE AND ZONED R-1. THE PROPOSED DEVELOPMENT IS FOR RESIDENTIAL USE FOR SECTION 2 AND EACH LOT IS RESTRICTED TO ONLY ONE SINGLE FAMILY DETACHED DWELLING PER LOT. MEASURES HAVE BEEN MADE TO ENSURE PROPER DRAINAGE. ALL BUILDINGS WILL NEED TO BUILD A MINIMUM OF 18" ABOVE NATURAL GROUND.

Signature
CARLOS ALEJANDRO SANCHEZ, P.E., CFM
03-11-2025
DATE



5058

PLAT MAP BY: INFRA DESIGNS.



OWNERS
HACIENDA LAKEVIEW, INC.
P.O. BOX 1348
OLMITO, TEXAS 78575
(956) 592-4418

PLANNING AND ZONING CERTIFICATE

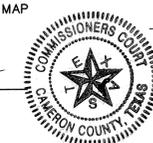
I, MARTIN VEGA, ZONING & PLAT ADMINISTRATOR OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF BROWNSVILLE, TEXAS, DO HEREBY DECLARE THAT SAID DEPARTMENT HAS APPROVED THIS 2025 VERSION OF THE FINAL PLAT OF "LAGO BELLO SUBDIVISION, PHASE 2" WITH SAID PLAT CONSISTING OF A TOTAL OF 3 SHEET OF WHICH THIS IS SHEET NUMBER 3 AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE FOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

Witness my hand on this the 13 day of March, 2025
Signature
MARTIN VEGA, SENIOR PLANNER DATE: 3/13/2025

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 14th DAY OF March, 2025 AT 3:35 O'CLOCK PM IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. 2025-15058

DEPUTY *Signature*



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LAGO BELLO SUBDIVISION, PHASE 2

12.188 ACRES OUT OF A 41.237 ACRE TRACT OUT OF A 213.374 ACRE TRACT, IN SHARE 1 OF THE ESPIRITU SANTO GRANT, CAMERON COUNTY, TEXAS, AND SAID 41.237 ACRE TRACT RECORDED IN VOLUME 12669, PAGE 129, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

Handwritten
3/14/25