



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-30-2019

PROPOSED SEDONA ESTATES SUBDIVISION PRECINCT No. 1.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: CAYETANO DEVELOPMENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 135 SINGLE FAMILY MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 16

LOCATION DESCRIPTION: NORTH OF SIOUX ROAD APPROXIMATELY ¼ MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF ALAMO AND WAS APPROVED BY THE P & Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-06-2019 PROPERTY LIES WITHIN FLOOD ZONE: "B" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO SIOUX ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-10-2019 BY, DANIEL GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-06-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: SANITARY SEWER BY: NAWSC LINE SIZE: 12" LOCATION: TOWER ROAD.

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-05-2019 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

THE APPLICANT HAS SUBMITTED THE REQUIRED NOI AS PER PART II, SECTION E OF THE TPDES GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES (TXR150000) ALONG WITH A COPY OF THE EROSION CONTROL PLAN FOR THE PROPOSED PROJECT.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, __

STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of ALAMO.

Final Approval subject to recommendations other departments

Final Approval with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

SUBDIVISION MAP OF SEDONA ESTATES SUBDIVISION

BEING A RESUBDIVISION OF 29.834 ACRES
OUT OF LOT 16, BLOCK 45
ALAMO LAND AND SUGAR COMPANY
CITY OF ALAMO
HIDALGO COUNTY, TEXAS

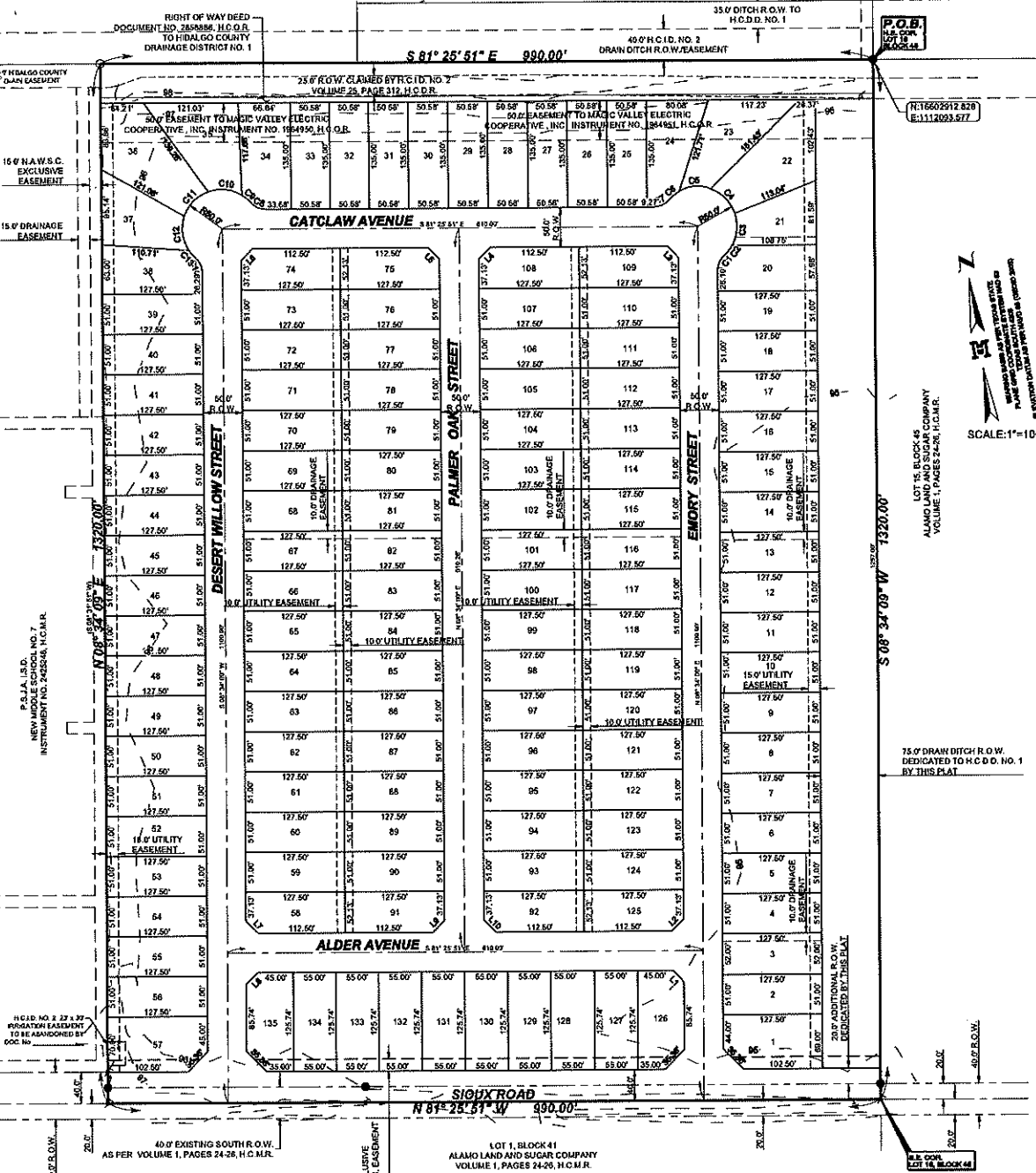
GENERAL PLAN NOTES AND RESTRICTIONS:
HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES

- FLOOD ZONE STATEMENT:** THIS PROPERTY LIES WITHIN ZONE "B" (SHADED).
- ZONE "B" (SHADED) IS DEFINED AS:** AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 600-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:** 400334 0425 B MAP REVISED: NOVEMBER 16, 1982
- BUILDING SETBACKS NOTE:** MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR MATCH GREATER EASEMENTS:
FRONT: 15 FEET OR GREATER FOR EASEMENT
SIDE: 6 FEET OR GREATER FOR EASEMENT
REAR: 15 FEET OR GREATER FOR EASEMENT
SIDE CORNER: 15 FEET OR GREATER FOR EASEMENT
CUL-DE-SAC: 25 FEET OR GREATER FOR EASEMENT
- 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL APPROVAL.) APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.**
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE ELEV. +0.50. 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.**
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:**
→ 84, NO. 1
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 111,078.34 CUBIC FEET 2.50 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REGULATIONS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM WATER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF ITS DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPROVED AREA BEING GREATER THAN THAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.**
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHURB TREES, AND OTHER PLANTINGS EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GRASS COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.**
- 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.**
- 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 SHALL BE RESPONSIBLE TO VERIFY THAT ALL OTHER EASEMENTS SHOWN CONFORM WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.**
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND DEVELOPMENT PERMIT. NO WATER OR LIGHT FIXTURES SHALL BE INSTALLED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.**
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.**
- 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 ENTRY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METERS.**
- NO ACCESS ALLOWED FROM SIXTH ROAD ON LOTS 1 AND 57.**

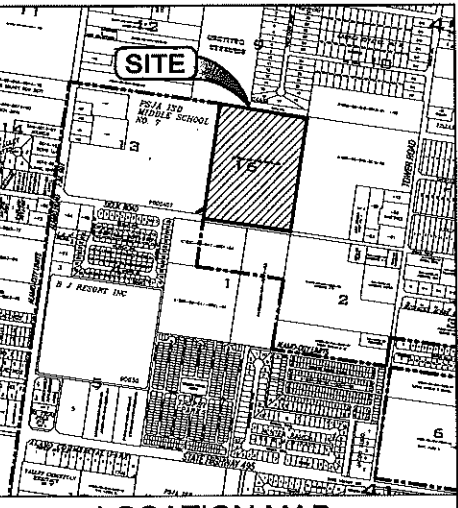
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 29.834 ACRES SITUATED IN THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, CONSISTING OF:
30.000 ACRES OUT OF LOT 16, BLOCK 45, ALAMO LAND AND SUGAR COMPANY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS; SAID 30.000 ACRES BEING CERTAIN TRACTS CONVEYED TO LLOYD H. OLIVER BY VIRTUE OF DEEDS RECORDED IN VOLUME 1272, PAGE 64, HIDALGO COUNTY DEED RECORDS AND VOLUME 2599, PAGE 923, HIDALGO COUNTY OFFICIAL RECORDS, AND BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1995, PAGE 985, HIDALGO COUNTY DEED RECORDS, SAID AND EXCEPT:
0.157 OF ONE ACRE (0.16 AC. DEED CALL) WHICH IS ALSO KNOWN AS PARCEL #14 WAS CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 BY VIRTUE OF RIGHT OF WAY DEED RECORDED UNDER DOCUMENT NUMBER 248888, HIDALGO COUNTY OFFICIAL RECORDS.
SAID 30.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NO. 4 REBAR FOUND (NORTHING: 1602912.828, EASTING: 1112021.577) AT THE NORTHEAST CORNER LOT 16, BLOCK 45, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:

- THENCE, S 08° 34' 09" W ALONG THE EAST LINE OF SAID LOT 16, BLOCK 45, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SIXTH ROAD, CONTAINING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 45 AND THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 81° 25' 51" W ALONG A DISTANCE OF 590.00 FEET TO THE SOUTHWEST CORNER OF LOT 16, BLOCK 45, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 09" E (S 08° 31' 51" W MAP CALL) ALONG THE EAST LINE OF SAID P.S.J.A. 15-D, NEW MIDDLE SCHOOL NO. 7, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SIXTH ROAD, AT A DISTANCE OF 40.00 FEET PASS A NAIL FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SIXTH ROAD FOR SAID P.S.J.A. 15-D, NEW MIDDLE SCHOOL NO. 7, AT A DISTANCE OF 1,270.00 FEET PASS A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID SAVE AND EXCEPT TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AT A DISTANCE OF 1,277.00 FEET PASS A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID CERTAIN SAVE AND EXCEPT TRACT, CONTAINING A TOTAL DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET ON THE NORTH LINE OF SAID LOT 16, BLOCK 45 AND THE SOUTH LINE OF P.S.J.A. 15-D, NEW MIDDLE SCHOOL NO. 7, AT THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 81° 25' 51" E ALONG THE NORTH LINE OF SAID LOT 16, BLOCK 45 AND THE SOUTH LINE OF SAID LOT 6, BLOCK 45, AT A DISTANCE OF 350.00 FEET PASS THE SOUTHWEST CORNER OF CIBOLA LINDO SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 249978, HIDALGO COUNTY MAP RECORDS, CONTAINING A TOTAL DISTANCE OF 590.00 FEET TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF SAID LOT 16, BLOCK 45 AND THE SOUTHWEST CORNER OF CIBOLA LINDO SUBDIVISION, FOR THE NORTHEAST CORNER TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 30.000 ACRES, OF WHICH 0.157 OF ONE ACRE (0.16 AC. DEED CALL) CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, LIES IN THE SAID SAVE AND EXCEPT TRACT, LEAVING THE 29.834 ACRES HEREIN DESCRIBED, OF WHICH 8.445 OF ONE ACRE LIES WITHIN THE EXISTING ROAD RIGHT-OF-WAY OF SIXTH ROAD, LEAVING AN EXISTING NET OF 29.834 ACRES OF LAND, MORE OR LESS.



LEGEND
 FOUND NO. 4 REBAR
 FOUND NAIL
 SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 81° 25' 51" W
 N.E. COR. - NORTHEAST CORNER
 R.O.W. - RIGHT OF WAY
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 A.C. - ONE ACRE
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCING
 S.E. COR. - SOUTHEAST CORNER
 H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
 () - RECORDED CALLS
 () - RECORDED MAP CALLS



CURVE #	DELTA	RADIUS	LENGTH	CHORD		TANGENT
				DIRECTION	LENGTH	
C1	46° 11' 23"	25.00'	21.03'	S32° 29' 51" W	20.41'	11.19'
C2	22° 42' 17"	42.81'	16.96'	N46° 43' 43" E	16.82'	8.59'
C3	45° 17' 32"	52.41'	41.43'	N13° 38' 07" E	40.36'	21.86'
C4	51° 23' 58"	50.00'	45.00'	N36° 09' 47" W	43.92'	24.19'
C5	56° 03' 35"	42.44'	41.52'	N85° 23' 07" W	38.88'	22.89'
C6	12° 39' 22"	81.62'	16.03'	S60° 44' 39" W	17.99'	9.05'
C7	46° 11' 23"	25.00'	21.03'	N74° 28' 28" E	20.41'	11.19'
C8	48° 11' 23"	25.00'	21.03'	S57° 20' 09" E	20.41'	11.19'
C9	15° 10' 29"	50.00'	14.12'	N41° 19' 42" W	14.07'	7.50'
C10	51° 23' 58"	50.00'	45.00'	N78° 11' 56" W	43.92'	24.19'
C11	61° 33' 58"	80.00'	45.00'	S53° 14' 06" W	43.92'	24.19'
C12	51° 23' 58"	50.00'	45.00'	S1° 40' 07" W	43.92'	24.19'
C13	15° 30' 27"	50.00'	13.53'	S31° 52' 03" E	13.49'	6.81'
C14	47° 45' 20"	25.00'	20.54'	N15° 44' 32" W	20.24'	11.07'

LOT #	SQ. FT.	AREA	LINE TABLE		
			LINE #	DIRECTION	LENGTH
1	8,445.00	0.195	L1	S 36° 25' 51" E	212.1'
20	7,156.27	0.164	L2	N 53° 34' 09" E	212.1'
21	6,367.65	0.148	L3	S 28° 25' 51" E	212.1'
22	10,216.64	0.235	L4	N 63° 34' 09" E	212.1'
23	4,730.85	0.200	L5	S 20° 25' 50" E	212.1'
24	7,629.81	0.175	L6	N 53° 34' 09" E	212.1'
25	8,546.15	0.196	L7	S 36° 25' 51" E	212.1'
34	8,546.15	0.196	L8	N 53° 34' 09" E	212.1'
35	9,218.85	0.212	L9	N 53° 34' 09" E	212.1'
36	11,150.85	0.258	L10	S 30° 25' 51" E	212.1'
37	7,221.81	0.166			
38	7,271.88	0.167			
57	6,612.50	0.150			
58	6,634.00	0.150			
74	6,534.00	0.150			
75	6,534.01	0.150			
91	6,634.00	0.150			
92	6,634.00	0.150			
108	6,634.00	0.150			
109	6,534.01	0.150			
125	6,534.00	0.150			
126	7,119.51	0.163			
133	7,119.50	0.163			

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 SEDONA ESTATES SUBDIVISION IS LOCATED IN THE SOUTHWEST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF SIXTH ROAD, APPROXIMATELY 0.31 OF ONE MILE EAST OF ITS INTERSECTION WITH ALAMO ROAD AND SIXTH ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 19,839). SEDONA ESTATES LIES APPROXIMATELY 0.1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 1 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.091 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 4.

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 TRANSFERREES (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, AN EXCLUSIVE 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 ACCESS AND EGRESS OVER ADJACENT LANDS FOR THE PURPOSES 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 HERIN CONVEYED EXCEPT THAT WHEN THE PIPELINES ARE INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15 IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS 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, GRANTEE 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 GRANTEE 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 GRANTEE 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 APPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE PROGRAMS AS SET FORTH IN 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE ____ DAY OF ____ 20__.

(GRANTOR'S SIGNATURE) _____ DATE: _____
 (GRANTOR'S SIGNATURE) _____ DATE: _____
 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 MARIO A. REYNA, RPE # 117368 AND FRED L. MURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREIN DESCRIBED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__.

NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: _____
HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)
 WE, THE UNDER SIGNED CERTIFY THAT THIS PLAT OF SEDONA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS ON ____ DAY OF ____ 20__.
 HIDALGO COUNTY JUDGE _____
 ATTEST: HIDALGO COUNTY CLERK _____

APPROVED BY DRAINAGE DISTRICT:
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION CONFORM 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 THESE DETERMINATIONS.
 HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
 RAUL E. SESIN, P.E., C.F.M. _____ DATE _____
 GENERAL MANAGER

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS, THE ____ DAY OF ____ 20__.
 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.
 ATTEST: SECRETARY _____
 PRESIDENT _____

INDEX TO SHEET OF SEDONA ESTATES
 SHEET 1: HEADINGS, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS; MAP, LOT, STREET, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS' DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, IRRIGATION DISTRICT, H.C.D. NO. 1.
 SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS); DETAILS.
 SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER / SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSIONS); DETAILS.
 SHEET 4: MAP OF TOPOGRAPHY AND DRAINAGE; DRAINAGE REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING, ENGINEERING CERTIFICATION; STREET IMPROVEMENTS, STORM AND STREET CONSTRUCTION DETAILS.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JUDITH ANNIE BEHRINGFIELD	412 N 8TH STREET	MCALLEN, TX 78501	(956) 381-0961	(956) 381-1539
ENGINEER:	MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78641	(956) 381-0961	(956) 381-1539
SURVEYOR:	FRED L. MURTH, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78641	(956) 381-0961	(956) 381-1539

STATE OF TEXAS COUNTY OF HIDALGO
 OWNERS' DEDICATION, CERTIFICATION AND ATTESTATION
 JUDITH ANNIE BEHRINGFIELD
 412 N 8TH ST
 MCALLEN, TX 78501
 DATE: _____
 STATE OF TEXAS COUNTY OF HIDALGO
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUDITH ANNIE BEHRINGFIELD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: _____

STATE OF TEXAS COUNTY OF HIDALGO
 I, FRED L. MURTH, 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, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.
 DATED THIS ____ DAY OF ____ 20__
 FRED L. MURTH, PROFESSIONAL LAND SURVEYOR No. 4750
 STATE OF TEXAS
 DATE SURVEYED: 6-27-2019
 T-1082, P.D. 43
 SURVEY JOB # 19137.08

STATE OF TEXAS COUNTY OF HIDALGO
 I, FRED L. MURTH, 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, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY OF HIDALGO, TEXAS.
 DATED THIS ____ DAY OF ____ 20__
 FRED L. MURTH, PROFESSIONAL LAND SURVEYOR No. 4750
 STATE OF TEXAS
 DATE SURVEYED: 6-27-2019
 T-1082, P.D. 43
 SURVEY JOB # 19137.08

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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

MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE - EDINBURG, TX 78641
 PH: (956) 381-0961 - FAX: (956) 381-1539
 ESTABLISHED 1947 - www.meldenandhunt.com

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:

SEDONA ESTATES 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" DIAMETER WATER LINE RUNNING ALONG THE SOUTH SIDE OF THE RIGHT-OF-WAY OF SIOUX ROAD. THE WATER SYSTEM FOR SEDONA ESTATES SUBDIVISION CONSISTS OF A 8" WATER LINE THAT TAPS INTO THE EXISTING 8" LINE. AN 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED EXISTING 8" WATER LINE ALONG THE SOUTH SIDE OF SIOUX ROAD AND RUNS NORTH ALONG THE EAST SIDE OF DESERT WILLOW STREET RIGHT-OF-WAY THEN RUNS EAST AT THE NORTHWEST CORNER OF LOT 74 RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF CATCLAW AVENUE THEN TURNS SOUTH AT THE NORTHWEST CORNER OF LOT 20 RUNNING ALONG THE EAST RIGHT-OF-WAY OF EMORY STREET AND CROSSING SIOUX ROAD CONNECTING TO THE EXISTING 8" WATER LINE. ANOTHER 8" LINE CONNECTS TO THE PREVIOUSLY MENTIONED WATER LINE AT THE NORTHWEST CORNER OF LOT 58 THEN RUNS EAST ALONG THE NORTH SIDE OF ALDER AVENUE RIGHT-OF-WAY CONNECTING TO THE PREVIOUSLY MENTIONED 8" LINE AT THE NORTHWEST CORNER OF LOT 4. ANOTHER 8" LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 28 THEN RUNS NORTH ALONG THE EAST SIDE OF THE PALMER OAK STREET RIGHT-OF-WAY AND CONNECTS TO A PREVIOUSLY MENTIONED WATER LINE AT THE NORTHWEST CORNER OF LOT 108 IN ORDER TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE SEDONA ESTATES SUBDIVISION CONSISTS OF 135 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$17,870.00, OR \$132.31 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$25,780.00, WHICH COVERS THE \$398.62 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 12 FIRE HYDRANTS AT A UNIT COST OF \$3,500.00 FOR A TOTAL COST OF \$42,000.00. 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 \$83,650.00 WHICH EQUALS TO \$1,327.77 PER LOT.

ENGINEER'S SIGNATURE DATE

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN SEDONA ESTATES 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 SUBDIVISIÓN 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 SEDONA ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO SUR DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA SIOUX ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN SEDONA ESTATES CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 8 PULGADAS. ESTA LÍNEA DE 8" SE CONECTA A LA LÍNEA PREVIAMENTE MENCIONADA Y CRUSA A SIOUX ROAD Y SIGUE HACIA EL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE LA CALLE DESERT WILLOW STREET LUEGO CORRE AL ESTE EN EL LADO NOROCCIDENTE DE LOTE 74 Y CORRE EN EL LADO SUR DEL DERECHO DE VILLA DE CATCLAW AVENUE Y CORRE AL SUR EN LA ESQUINA NOROCCIDENTE DE LOTE 20 EN EL LADO ESTE DEL DERECHO DE VILLA DE EMORY STREET CRUZANDO A SIOUX ROAD CONECTANDO A LA LÍNEA EXISTENTE DE 8". OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LÍNEA PREVIAMENTE MENCIONADA EN LA ESQUINA DE LOTE 58 Y CORRE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE LA CALLE ALDER AVENUE Y SE CONECTA CON LA LÍNEA PREVIAMENTE MENCIONADA EN LA ESQUINA SURESTE DE LOTE 4. OTRO CONDUCTO DE 8" SERÁ CONECTADO A LA LÍNEA DE AGUA PREVIAMENTE MENCIONADA LA CUAL SERÁ EXTENDIDA RUMBO AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE LA CALLE PALMER OAK STREET CONECTANDO A LA LÍNEA PREVIAMENTE MENCIONADA PARA SERVIR ESTA SUBDIVISIÓN.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN 135 CONDUCTOS INDIVIDUALES DE AGUA DE 3/4" DE PULGADA DE DIÁMETRO PARA CADA LOTE YA SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS CONDUCTOS DE 3/4" DE PULGADA DE DIÁMETRO, Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$17,870.00 O \$132.31 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA N.A.W.S.C. \$25,780.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$398.62. 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.A.W.S.C. LO INSTALARÁ SIN AUNO GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN HA INSTALADO 12 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$3,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$42,000.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES DE EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL COMANDO DE HIDALGO.

CERTIFICACIÓN:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS DE SUBDIVISIÓN (LAS REGLAS GOBIERNANDO 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 SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$83,650.00 O \$1,327.77 POR LOTE.

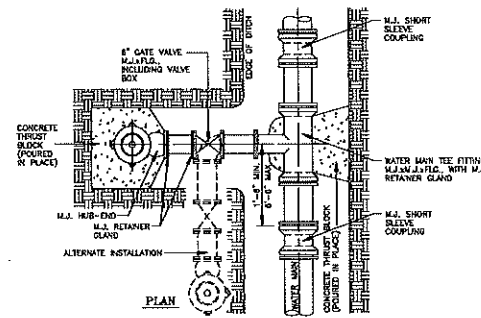
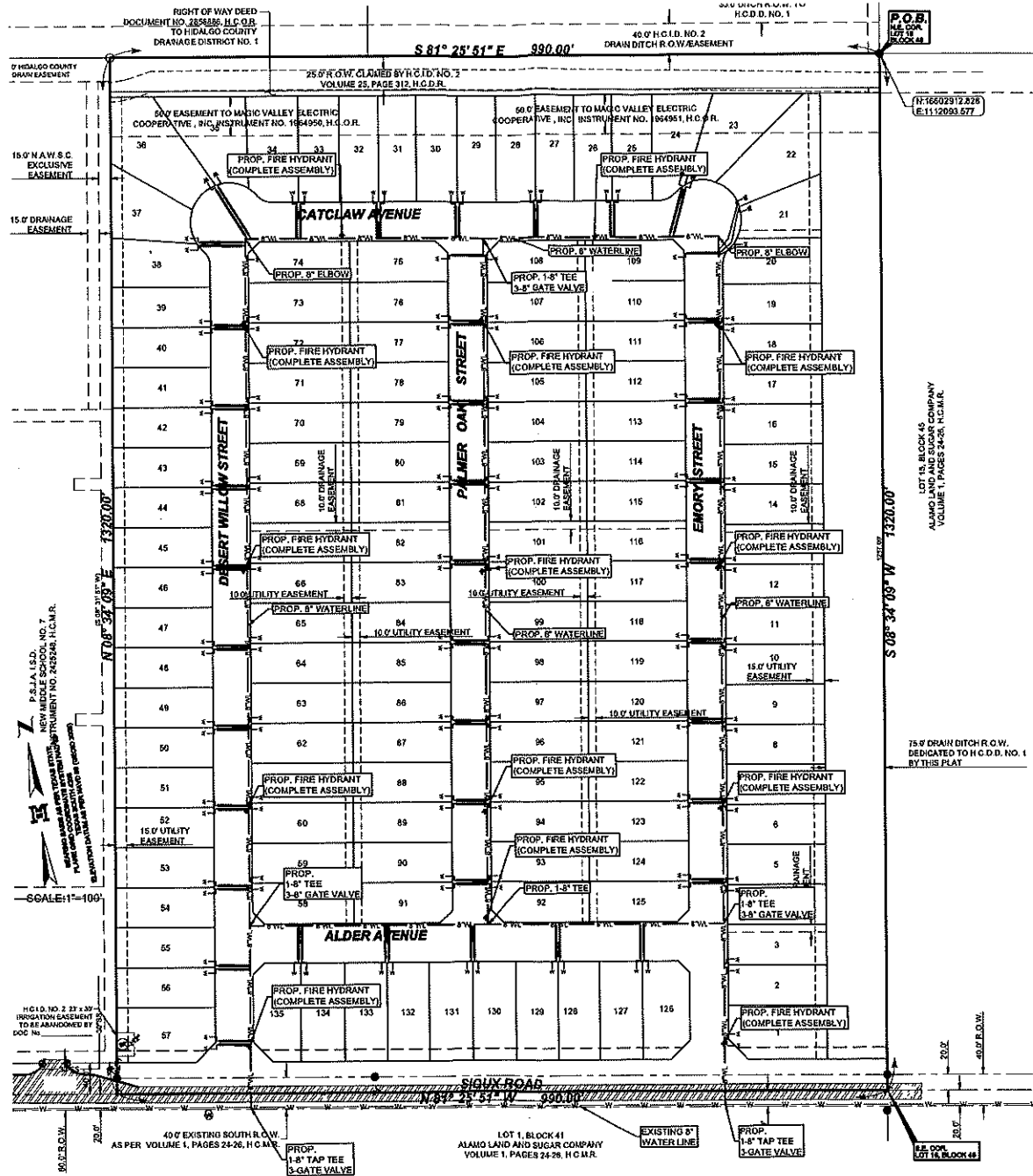
ENGINEER'S SIGNATURE DATE

MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFÍA Y DESAGÜE:
SUBDIVISION MAP OF
SEDONA ESTATES SUBDIVISION

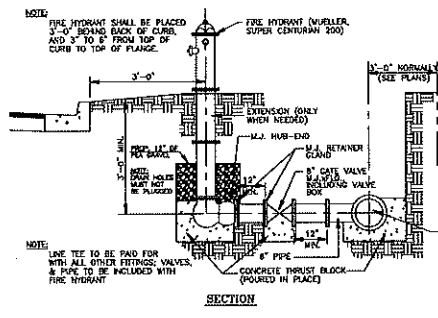
BEING A RESUBDIVISION OF 29.834 ACRES
OUT OF LOT 16, BLOCK 45
ALAMO LAND AND SUGAR COMPANY
CITY OF ALAMO
HIDALGO COUNTY, TEXAS

COST ESTIMATE:
PAVING IMPROVEMENTS: \$ 251,478.20
DRAINAGE IMPROVEMENTS: \$ 00,000.00
WATER DISTRIBUTION: \$ 86,360.00
SANITARY SEWER IMPROVEMENTS / OSSF: \$ 90,000.00

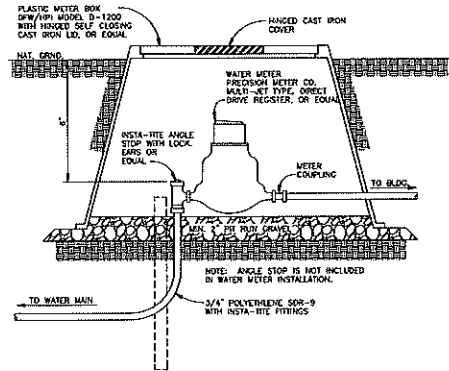
ESTIMACION DE COSTOS:
PAVIMENTACION DE CALLES: \$ 251,478.20
DREAJE PLUVIAL: \$ 00,000.00
SERVICIO DE AGUA POTABLE: \$ 86,360.00
SERVICIO DE DRENAJE SANITARIO: \$ 90,000.00



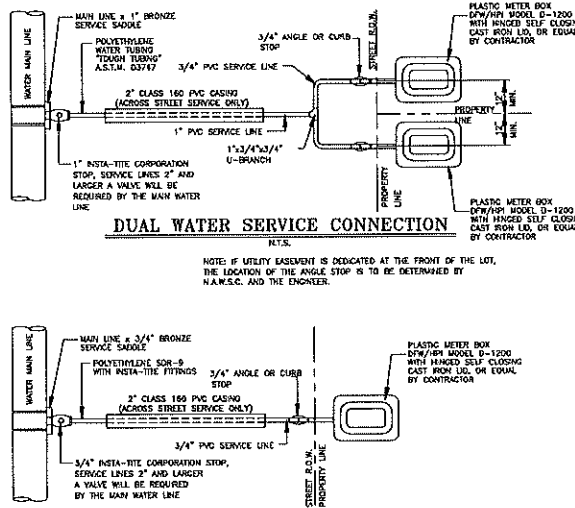
TYPICAL FIRE HYDRANT INSTALLATION



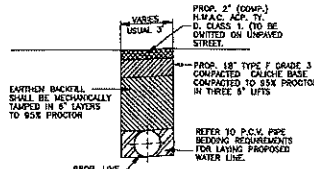
DUAL WATER SERVICE CONNECTION



TYPICAL WATER METER INSTALLATION



SINGLE WATER SERVICE CONNECTION



PAVED AND UNPAVED STREET BACKFILL DETAIL

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

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

AN EXISTING MANHOLE WITH AN EXISTING 8" SANITARY SEWER LINE RUNNING WEST LOCATED 633.0 FEET ALONG THE EAST SIDE OF ALAMO ROAD AND APPROXIMATELY 633.0 FEET NORTH OF SIOUX ROAD. THE WASTEWATER SYSTEM FOR SEDONA ESTATES SUBDIVISION CONSISTS OF AN 12", 10" AND 8" SANITARY SEWER LINE THAT TAPS INTO THE EXISTING SANITARY SEWER MANHOLE. THIS 12" LINE THEN RUNS SOUTH APPROXIMATELY 600.0 FEET ALONG THE EAST SIDE OF ALAMO ROAD RIGHT-OF-WAY THEN RUNNING EAST APPROXIMATELY 2514.0 FEET ALONG THE NORTH RIGHT-OF-WAY OF SIOUX ROAD ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE SOUTHWEST CORNER OF THIS SUBDIVISION. ANOTHER 12" SANITARY SEWER LINE TAPS WITH A 48" MANHOLE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF DESERT WILLOW STREET TO AN 48" SANITARY SEWER MANHOLE ON THE SOUTHWEST CORNER OF LOT 44. THEN CONTINUE NORTH WITH A 10" SANITARY SEWER LINE TO A MANHOLE ON THE NORTHEAST CORNER OF LOT 36. THEN RUNS EAST WITH AN 8" SANITARY SEWER LINE ALONG THE NORTH RIGHT-OF-WAY OF CATCLAW AVENUE ENDING WITH A SANITARY SEWER MANHOLE AT THE SOUTHWEST CORNER OF LOT 24. ANOTHER 10" SANITARY SEWER LINE TAPS TO WITH A 48" MANHOLE THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF ALDER AVENUE ENDING WITH A 48" MANHOLE AT THE NORTHEAST CORNER OF LOT 126. ANOTHER 10" SANITARY SEWER LINE TAPS INTO A MANHOLE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF PALMER OAK STREET ENDING WITH A 48" MANHOLE AT THE NORTHEAST CORNER OF 11 AND CONTINUE WITH AN 8" SANITARY SEWER LINE ENDING WITH AN 48" MANHOLE AT THE SOUTHWEST CORNER OF LOT 76. ANOTHER 10" SANITARY SEWER LINE TAPS WITH A 48" MANHOLE LOCATED AT THE SOUTHWEST CORNER OF LOT 126 AND RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF EMORY STREET ENDING WITH A 48" MANHOLE AT THE NORTHEAST CORNER OF LOT 115 AND CONTINUES WITH AN 8" SANITARY SEWER LINE ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 109 TO SERVE THIS SUBDIVISION.

25 SANITARY SEWER MANHOLE, THE 12", 10" AND 8" SANITARY SEWER LINE, (135) 4" DIAMETER SEWER SERVICE LINES RUN FOR EACH LOT, THE 12", 10" 8" LINES, 4" SERVICE LINE AND TWENTY-FIVE (25) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$325,727.75 OR \$5,011.68 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.E.W.S.C. THE SUM OF \$37,785.68 WHICH COVERS THE \$581.31 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO CITY OF ALAMO THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY CITY OF ALAMO 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 \$363,589.40 WHICH EQUALS TO \$5,593.21 PER LOT.

ENGINEER'S SIGNATURE DATE

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435



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. I, JUDITH ANNE BENNINGFIELD OF SEDONA ESTATES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JUDITH ANNE BENNINGFIELD

STATE OF TEXAS COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUDITH ANNE BENNINGFIELD, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF 20.

NOTARY PUBLIC MY COMMISSION EXPIRES

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

LA SUBDIVISION SEDONA ESTATES RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE CITY OF ALAMO. EL CUENADO DE LA SUBDIVISION Y CITY OF ALAMO HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 ANOS. CITY OF ALAMO HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO PARA LA SUBDIVISION SEDONA ESTATES CONSISTE DE UNA ALCANTARILLA DE 48" Y UN CONDUCTO DE DRENAJE DE 8" QUE CORRE AL OESTE LOCALIZADO EN EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA ALAMO ROAD A APROXIMADAMENTE 600 PIES NORTE DE SIOUX ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION SEDONA ESTATES CONSISTE DE UN CONDUCTO DE DRENAJE DE 12", 10" Y 8" QUE SE CONECTA CON EL CONDUCTO DE DRENAJE SANITARIO. UNA LINEA DE 12" CUAL SIQUE HACIA EL SUR APROXIMADAMENTE 600 PIES POR EL LADO ESTE DE LA CALLE ALAMO ROAD Y LUEGO CORRE AL ESTE APROXIMADAMENTE 2514.0 PIES POR EL LADO NORTE DEL DERECHO DE VILLA DE SIOUX ROAD, TERMINARA CON UNA ALCANTARILLA DE 48" LOCALIZADA AL SURESTE DE ESTA SUBDIVISION. OTRO CONDUCTO DE DRENAJE DE 12" SE CONECTA A UN ALCANTARILLA DE 48" LOCALIZADO EN EL LADO SURESTE DE LOTE 67 Y CORRE AL NORTE POR EL LADO OESTE DE LA CALLE DESERT WILLOW STREET CONECTANDOSE CON UNA ALCANTARILLA DE 48" EN EL LADO NOROESTE DE LOTE 44 Y SIKE AL NORTE A UN ALCANTARILLA DE 48" EN EL LADO SURESTE DE LOTE 136 Y SIKE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DEL CATCLAW AVENUE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO SURESTE DE LOTE 124. OTRO CONDUCTO DE 10" SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA LOCALIZADO EN EL LADO SURESTE DE LOTE 65 Y SIKE AL NORTE CON UNA LINEA DE 8" TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO SURESTE DE LOTE 76. OTRO CONDUCTO DE 10" SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA LOCALIZADO EN EL NOROESTE DE LOTE 131 Y CORRE AL NORTE EN EL LADO OESTE DE LA CALLE PALMER OAK STREET TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO NOROESTE DE LOTE 81 Y SIKE AL NORTE CON UNA LINEA DE 8" TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO SURESTE DE LOTE 76. OTRO CONDUCTO DE 10" SERA CONECTADO A LA LINEA DE DRENAJE PREVIAMENTE MENCIONADA LOCALIZADO EN EL NOROESTE DE LOTE 126 Y CORRE AL NORTE EN EL LADO OESTE DE LA CALLE ALDER AVENUE TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO NOROESTE DE LOTE 115 Y SIKE AL NORTE CON UNA LINEA DE 8" TERMINANDO CON UN ALCANTARILLA DE 48" EN EL LADO SURESTE DE LOTE 109.

DE ESTAS LINEAS DE DRENAJE SANITARIO DE 12", 10" Y 8", (135) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LA LINEAS DE 12", 10", 8", DE 4" Y (25) ALCANTARILLAS VAN SIENDO INSTALADAS. HA UN COSTO TOTAL DE \$325,727.75 O \$5,011.68 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.E.W.S.C. UN COSTO TOTAL DE \$37,785.65, O \$581.31 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 CONDAO 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 (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 \$363,531.40 O \$5,592.79 POR LOTE.

ENGINEER'S SIGNATURE DATE

MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

MARIO A. REYNA LICENSE NO. 117368

PROFESSIONAL ENGINEER

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. I, JUDITH ANNE BENNINGFIELD OF SEDONA ESTATES SUBDIVISION, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

JUDITH ANNE BENNINGFIELD

STATE OF TEXAS COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUDITH ANNE BENNINGFIELD, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE DAY OF 20.

NOTARY PUBLIC MY COMMISSION EXPIRES

SANITARY SEWER SERVICE CONNECTION

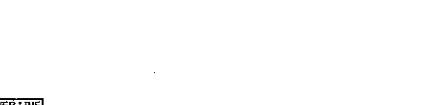
N.T.S.



N.T.S.

TYPICAL FIBERGLASS MANHOLE

N.T.S.



N.T.S.

PAVED and UNPAVED STREET BACKFILL DETAIL

N.T.S.



N.T.S.

LEGEND: FOUND NO. 4 REBAR, SET NO. 4 REBAR WITH PLASTIC, CAP STAMPED MELDEN & HUNT, SET PK HAM, N.E. COR. - NORTHEAST CORNER, R.O.W. - RIGHT OF WAY, H.C.M.R. - HIDALGO COUNTY MAP RECORDS, H.C.D.R. - HIDALGO COUNTY DEED RECORDS, H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS, P.O.B. - POINT OF BEGINNING, P.O.C. - POINT OF COMMENCING, S.E. COR. - SOUTHEAST CORNER, H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT, N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION, () - RECORDED DEED CALLS, () - RECORDED MAP CALLS

N.T.S.

PSJA I.S.D. NEW MIDDLE SCHOOL NO. 7 INSTRUMENT NO. 2426248, H.C.M.R.

N.T.S.

VALUES EQUAL TO PROP. 2" (COMP.) CONC. AC. 1" B. CLASS 1 (TO BE OMITTED ON UNPAVED STREET), PROP. 18" TYPE F GRADE 3 COMPACTED GRAVEL BASE CHANGED TO 8" PROCTOR IN THREE 6" LIFTS, REFER TO P.C.V. PIPE BEYOND REQUIREMENTS TO BE ABANDONED BY DOC. NO.

N.T.S.

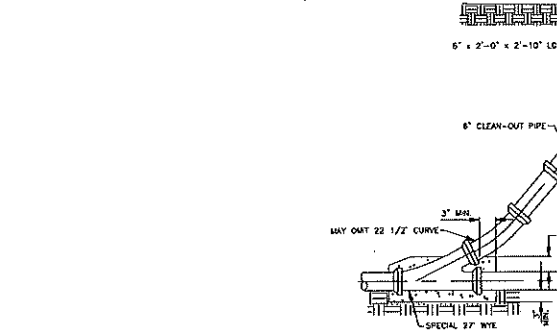
SCALE: 1" = 60'

N.T.S.

MAP OF SANITARY SEWER DISTRIBUTION SYSTEM MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

SUBDIVISION MAP OF SEDONA ESTATES SUBDIVISION

BEING A RESUBDIVISION OF 29.834 ACRES OUT OF LOT 16, BLOCK 45 ALAMO LAND AND SUGAR COMPANY CITY OF ALAMO HIDALGO COUNTY, TEXAS



N.T.S.

STANDARD CLEANOUT

N.T.S.

NOTE: IN TRAFFIC AREAS POUR CONC. COLLAR AT FINISH GRADE, 9 FT. DIA. X 13" THICK

NOTE: MANHOLE RING AND COVER TO BE WESTERN IRON WORK OLD STYLE SAN ANTONIO 8" OR EQUAL. MANHOLE RING AND COVER SHALL BE MACHINED TO INSURE PROPER FIT.

NOTE: FILL SHALL BE SAND OR SOIL WITH MODERATE COMPACTION & PLACED IN ONE FOOT LIFTS BEGINNING AT THE MANHOLE WORKING OUTWARD TO THE EXCAVATION WALLS.

NOTE: CAST IN PLACE CONCRETE BASE SECTION

NOTE: DRAINAGE EASEMENT

NOTE: 50' EASEMENT TO MUD VALLEY ELECTRIC COOPERATIVE, INC. INSTRUMENT NO. 1894858, H.C.O.R.

NOTE: 50' EASEMENT TO MUD VALLEY ELECTRIC COOPERATIVE, INC. INSTRUMENT NO. 1864651, H.C.O.R.

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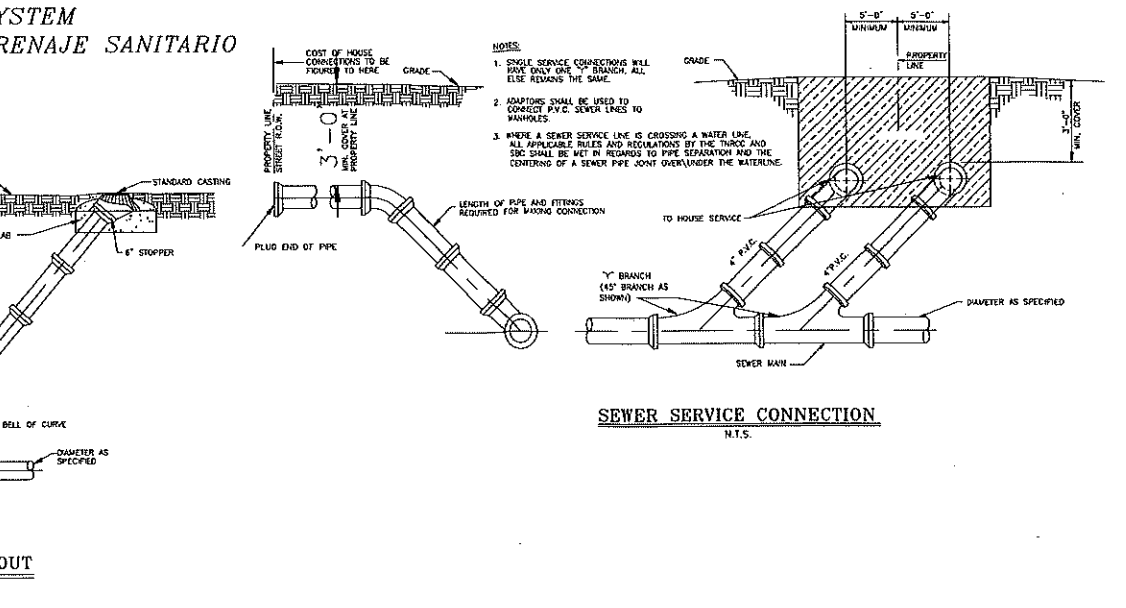
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N.T.S.



118 W. McINTYRE - EDINBURG, TX 78841 PH: (956) 381-0981 - FAX: (956) 381-1838 ESTABLISHED 1947 - www.meldenandhunt.com

Vertical text on the right side of the page, including 'SHEET 3 OF 4 SHEETS' and other project information.

**DRAINAGE STATEMENT
SEDONA ESTATES SUBDIVISION**

SEDONA ESTATES SUBDIVISION IS A 29.834 ACRES SITUATED IN THE CITY OF ALAMO, HIDALGO COUNTY, TEXAS, CONSISTING OF 30,000 ACRES OUT OF LOT 16, BLOCK 45, ALAMO LAND AND SUGAR COMPANY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS; SAID 30,000 ACRES BEING CERTAIN TRACTS CONVEYED TO LLOYD H. GLOVER BY VIRTUE OF DEEDS RECORDED IN VOLUME 1272, PAGE 664, HIDALGO COUNTY DEED RECORDS AND VOLUME 2559, PAGE 923, HIDALGO COUNTY OFFICIAL RECORDS, AND BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1335, PAGE 985, HIDALGO COUNTY DEED RECORDS, SAVE AND EXCEPT 0.157 OF ONE ACRE [0.16 AC. DEED CALL] WHICH IS ALSO KNOWN AS PARCEL #14 WAS CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 BY VIRTUE OF RIGHT OF WAY DEED RECORDED UNDER DOCUMENT NUMBER 2858886, HIDALGO COUNTY OFFICIAL RECORDS. THE PROPERTY IS LOCATED ALONG THE NORTH SIDE OF SIOUX ROAD AND APPROXIMATELY 1,320 FEET EAST OF TOWER ROAD. THE PROPERTY IS A 135 LOT DEVELOPMENT. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "B" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 B, MAP REVISED NOVEMBER 16, 1982. ZONE "B" (UNSHADED) IS DEFINED AS: 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."

THE SOILS ARE (28) HIDALGO FINE SANDY LOAM AND (48) RACOMBS SANDY CLAY LOAM, WHICH ARE IN HYDROLOGIC GROUP "B" RESPECTIVELY. 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 NORTHERLY DIRECTION AND HAS A RUNOFF OF 12.65 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF BY 59.89 C.F.S. TO A TOTAL OF 72.55 C.F.S.

THE PROPOSED DRAINAGE FOR SEDONA ESTATES SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, INTO PROPOSED TYPE "A" INLETS, INTO WHICH WILL DRAIN INTO A PROPOSED DITCH THAT WILL BE DEDICATED TO THE H.C.D.#1 - INTO THE CESAR CHAVEZ DRAIN WHICH FLOWS EAST, ULTIMATELY DRAINING INTO THE ALAMO LATERAL. THE PROPOSED DRAINAGE SYSTEM SHALL BE COMPOSED OF 16" TYPE "A" INLET ALONG THE PROPOSED STREET WITH 16", 24", 30", 36" DRAINAGE PIPE.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF FROM THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 111,078 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN A PROPOSED DITCH THAT WILL BE DEDICATED TO THE H.C.D.#1.

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0425 B, MAP REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DITCH WIDENING TO THE NORTH OF THIS SUBDIVISION.

MARIO A. REYNA PE # 117368

DATE:

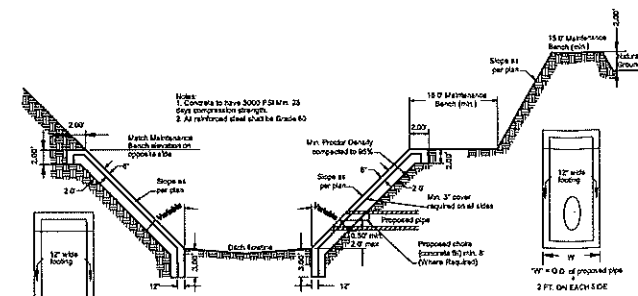
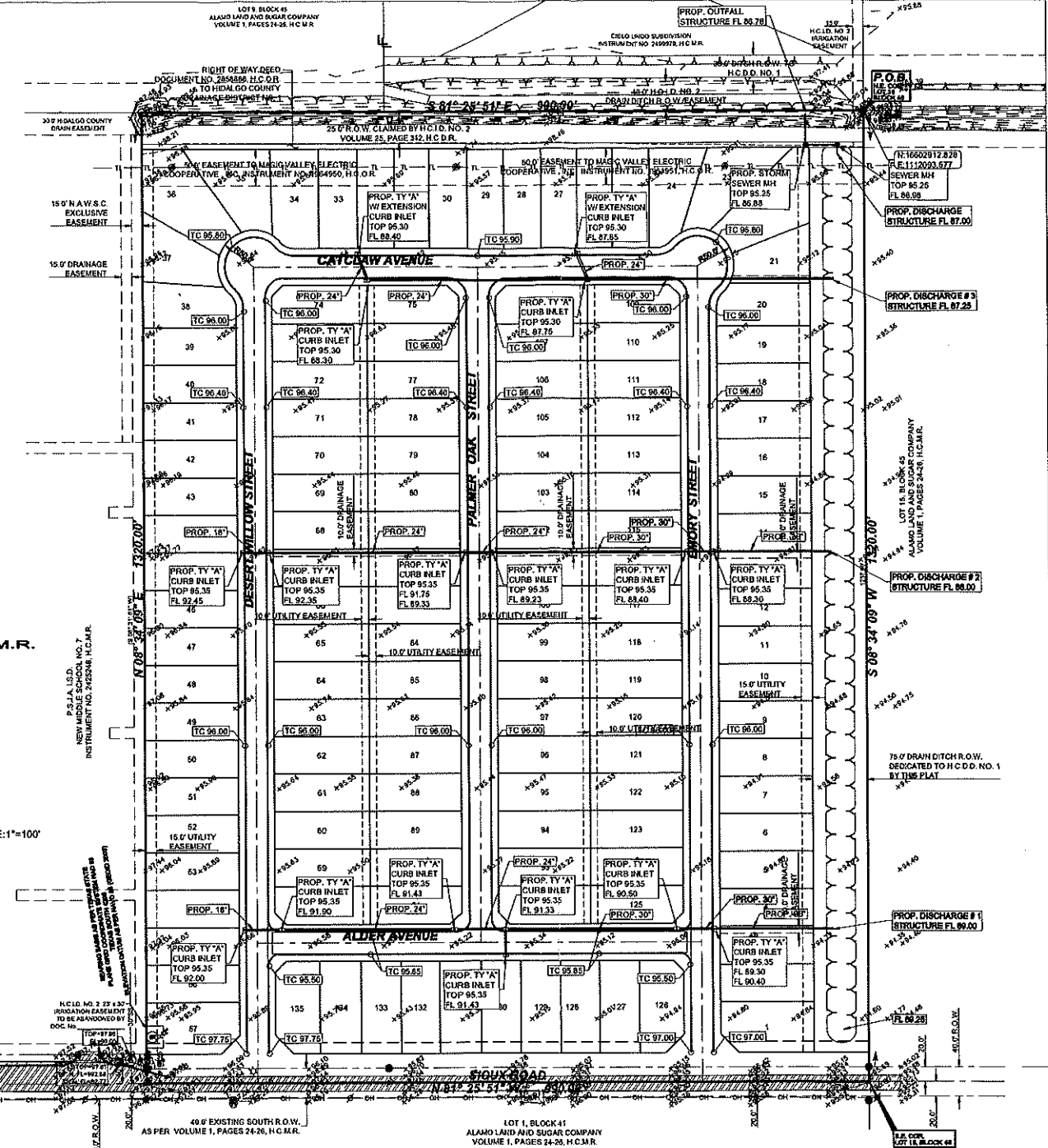
MELDEN & HUNT, INC.
TEXAS REGISTRATION # 1435



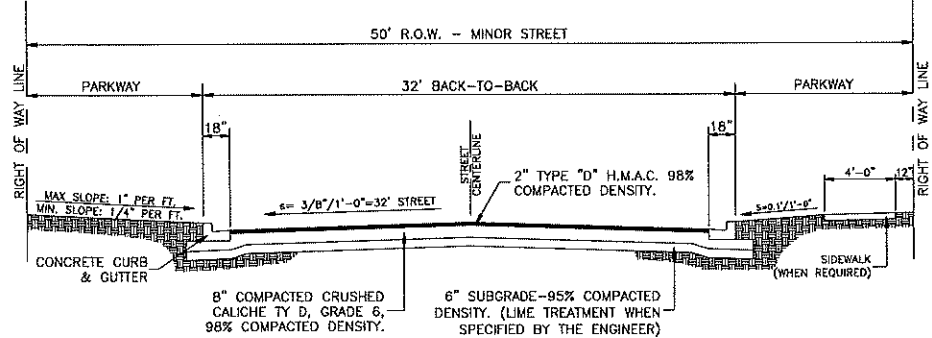
**MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:**

**SUBDIVISION MAP OF
SEDONA ESTATES SUBDIVISION**

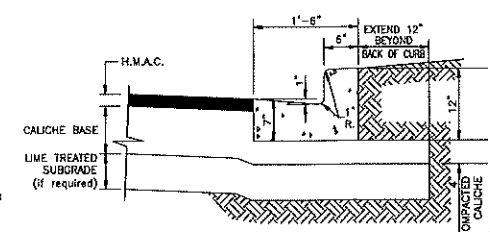
BEING A RESUBDIVISION OF 29.834 ACRES
OUT OF LOT 16, BLOCK 45
ALAMO LAND AND SUGAR COMPANY
CITY OF ALAMO
HIDALGO COUNTY, TEXAS



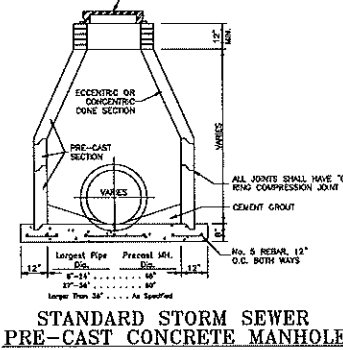
**H.C.D.#1 STORM DISCHARGE STRUCTURE
(DITCH WITH BENCH)**



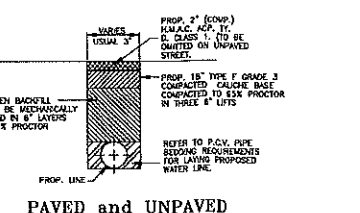
TYPICAL STREET CROSS SECTION



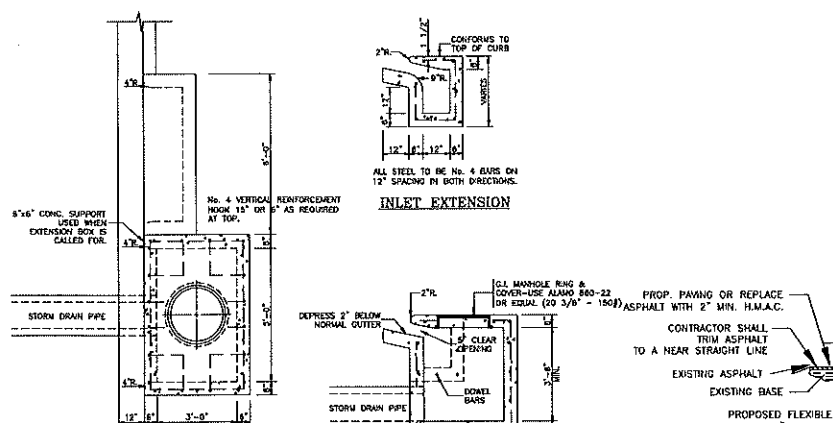
**SECTION "AA"
CONCRETE CURB & GUTTER**



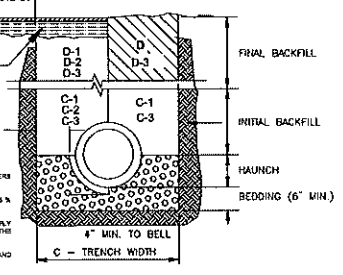
**STANDARD STORM SEWER
PRE-CAST CONCRETE MANHOLE**



**PAVED and UNPAVED
STREET BACKFILL DETAIL**

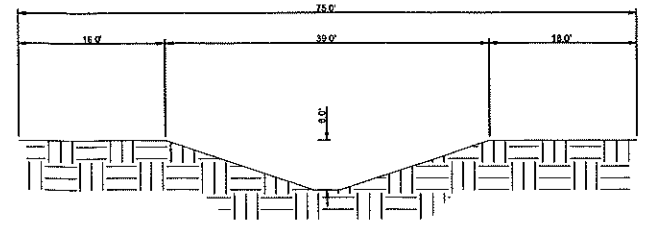


TYPE "A" INLET



STORM TRENCH BEDDING AND BACKFILL DETAILS

1. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
2. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
3. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
4. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
5. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
6. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
7. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
8. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
9. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
10. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
11. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
12. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
13. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
14. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
15. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
16. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
17. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
18. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
19. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.
20. 18" TYPE 'A' CURB INLET SHALL BE CONSTRUCTED TO 18" MINIMUM MECHANICAL COMPACTION.



DITCH SECTION A-A

RETENTION REQUIRED: = 111,078.00 CF
DETENTION PROVIDED: = 149,688.00 CF