



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-22-2020

PROPOSED CANTERA HERMOSA PHASE I SUBDIVISION PRECINCT No. 1.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: J.H. MCKEEVER

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 84  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 15

FILLING STATIONS: 6

LOCATION DESCRIPTION: SOUTH OF ELDORA 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 11-12-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY PROPOSED DRAIN DITCH.

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-07-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-03-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 8" LOCATION: ELDORA ROAD

WATER SERVICE PROVIDER: NAWSC EXISTING LINE SIZE: 8" LOCATION: ELDORA ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-03-2020: 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 comments and future recommendations by planning, other departments and the approval of the City of ALAMO.*

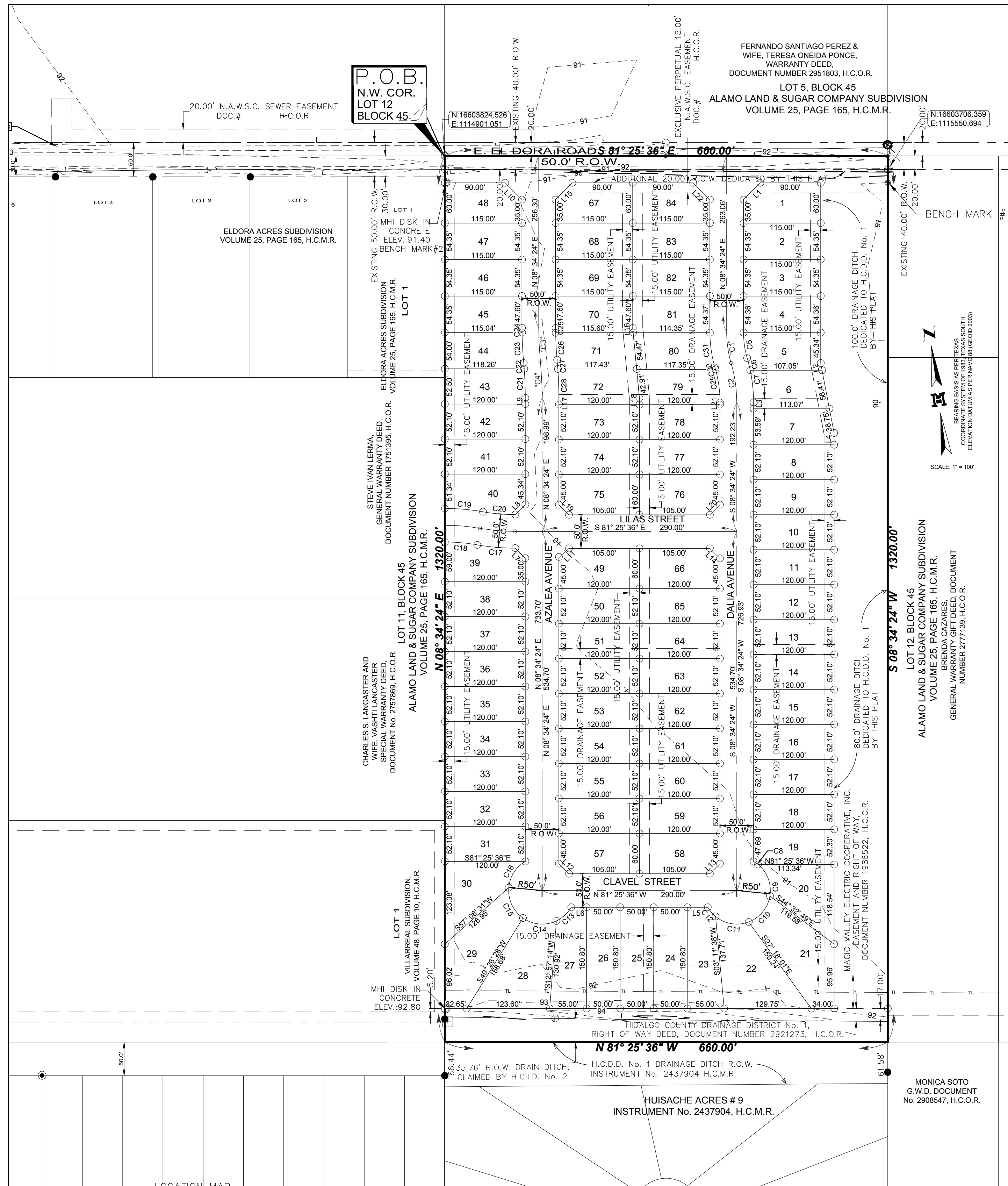
**Final Approval** *subject to recommendations other departments*

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

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

# SUBDIVISION MAP OF CANTERA HERMOSA PHASE 1

BEING A RESUBDIVISION OF 20.000 ACRES  
OUT OF LOT 12, BLOCK 45  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
VOLUME 1, PAGE 25, H.C.M.R.  
HIDALGO COUNTY, TEXAS.



### RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THIS PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EXCLUSIVE EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS THE LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE FOR WHICH THE ABOVE-MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

IN THE EVENT THE EASEMENT HEREBY GRANTED ABUTS ON A PUBLIC ROAD AND THE CITY, COUNTY OR STATE HEREAFTER WORNS OR RELOCATES THE PUBLIC ROAD SO AS TO REQUIRE THE RELOCATION OF THIS WATER LINE AS INSTALLED, GRANTOR FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERALLY RELOCATING SAID WATER LINE AS MAY BE NECESSARY TO CLEAR THE ROAD IMPROVEMENTS, WHICH EASEMENT HEREBY GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE AS RELOCATED.

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE ABOVE-DESCRIBED LANDS AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS, EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF THE TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS EXECUTED THIS INSTRUMENT THE

DAY OF \_\_\_\_\_ 20 \_\_\_\_

(GRANTOR'S SIGNATURE)

ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF HIDALGO

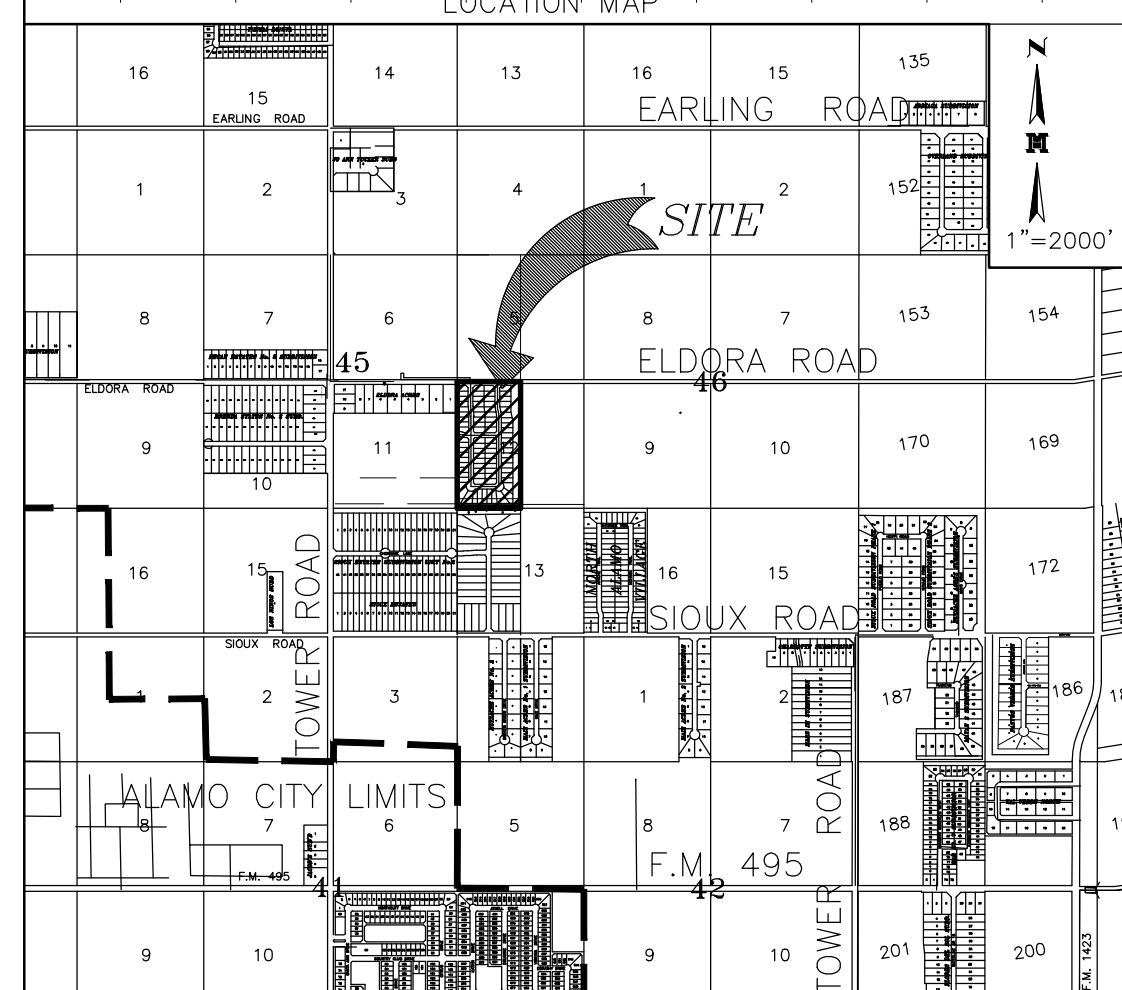
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED J.H. McKEEVER & LUCILLE T. McKEEVER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

### LEGEND

- FOUND No.4 REBAR
- FOUND No.5 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- ⊗ SET SQUARE CUT
- ⊗ SET MH DISK IN CONCRETE
- 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
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- Ac. - TRANSMISSION LINE



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
CANTERA HERMOSA PHASE 1 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF ELDORA ROAD, APPROXIMATELY .25 OF ONE MILE EAST OF ITS INTERSECTION WITH ELDORA ROAD AND TOWER 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 19,149). CANTERA HERMOSA PHASE 1 LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

### INDEX TO SHEET OF CANTERA HERMOSA PHASE 1

- SHEET 1: HEADING; INDEX; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION.
- SHEET 2: DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; HIDALGO COUNTY JUDGE; ALAMO PLANNING & ZONING; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.
- SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS.
- SHEET 5: WASTE WATER FORCE MAIN ROUTE.
- SHEET 6: DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.
- SHEET 7: MAP OF TOPOGRAPHY; REVISION NOTES.; STREETS, GRADING; DETAILS.

### PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: J.H. McKEEVER LUCILLE T. McKEEVER	ADDRESS 115 W. McINTYRE	CITY & ZIP EDINBURG, TX 78541	PHONE (956) 381-0981	FAX (956) 381-1839
ENGINEER: MARIO A. REYNA	ADDRESS 115 W. McINTYRE	CITY & ZIP EDINBURG, TX 78541	PHONE (956) 381-0981	FAX (956) 381-1839
SURVEYOR: FRED L. KURTH	ADDRESS 115 W. McINTYRE	CITY & ZIP EDINBURG, TX 78541	PHONE (956) 381-0981	FAX (956) 381-1839

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, J.H. McKEEVER & LUCILLE T. McKEEVER  
AS OWNER OF THE 20.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CANTERA HERMOSA PHASE 1, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN.  
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

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

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

J. H. McKEEVER DATE: \_\_\_\_\_ LUCILLE T. McKEEVER DATE: \_\_\_\_\_  
STREET/P. O. BOX ADDRESS  
CITY, STATE AND ZIP

STATE OF TEXAS  
COUNTY OF HIDALGO

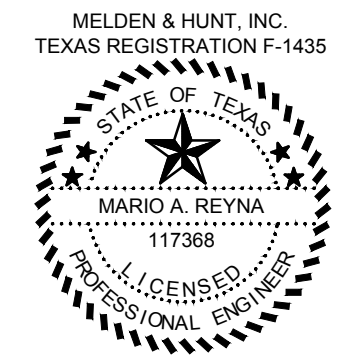
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED J.H. McKEEVER & LUCILLE T. McKEEVER  
PROVED TO ME THROUGH THEIR TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:

STATE OF TEXAS  
COUNTY OF HIDALGO

I, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER 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 HEREON DESCRIBED.

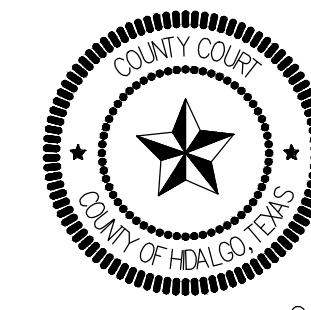
MARIO A. REYNA, P.E. # 117368  
DATE PREPARED: AUGUST 12, 2020  
JOB No. (ENG.) 20142.00



STATE OF TEXAS  
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE CANTERA HERMOSA PHASE 1 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 5/18/20 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, R.P.L.S. # 4750  
SURVEY JOB No. 20142.08



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 78541  
PH: (956) 381-0981 • FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

# SUBDIVISION MAP OF CANTERA HERMOSA PHASE 1

BEING A RESUBDIVISION OF 20.000 ACRES  
OUT OF LOT 12, BLOCK 45  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
VOLUME 1, PAGE 25, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

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

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C" (UNSHADED) ZONE "C" AREAS OF MINIMAL FLOODING, FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982.

ZONE "C" (UNSHADED) COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:  
FRONT: 25.00 FEET.  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET  
CORNER GARAGE FRONT: 20.00 FEET

3. 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITH A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
--->B.M. NO. 1 - ELEV. 91.30 N.G.V.D. 29 DESCRIPTION: MH MOUNTMENT SET IN CONCRETE LOCATED ON THE NORTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION, N: 16603666.58, E: 1115547.71.  
--->B.M. NO. 2 - ELEV. 93.07 N.G.V.D. 29 DESCRIPTIONS: SQUARE CUT SET ON CONCRETE LOCATED AT THE SOUTHWEST CORNER OF THIS SUBDIVISION, N: 16602546.969M E: 1114721.432.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 88,474 CUBIC-Feet (2.031 Acre-Feet) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS) THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, AT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS OF THIS SUBDIVISION.

7. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTRY CONSTRUCTION.

8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

11. 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/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND SANITARY SEWER PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.

12. NO ACCESS SHALL BE PERMITTED FROM N. EL DORA ROAD ONTO LOTS 1, 49, 67 & 85.  
13. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

14. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).  
15. 5 FOOT SIDEWALK TO BE INSTALL BY DEVELOPER ALONG THE SOUTH RIGHT-OF-WAY OF EL DORA ROAD AT CONSTRUCTION STAGE.  
16. 4 FOOT SIDEWALK TO BE INSTALL ALONG BOTH SIDES OF INTERIOR STREET BY LOT OWNERS AT BUILDING PERMIT STAGE.

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 232.028 (A)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CANTERA HERMOSA PHASE 1  
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY  
COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE: \_\_\_\_\_  
ATTEST: \_\_\_\_\_ HIDALGO COUNTY CLERK \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF ALAMO  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)**

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF CANTERA HERMOSA PHASE 1  
WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALAMO  
ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

MAYOR OF THE CITY ALAMO \_\_\_\_\_  
ATTEST: \_\_\_\_\_ SECRETARY OF THE CITY OF ALAMO \_\_\_\_\_

**HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1**

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1  
RAUL E. SESIN P. E., C. F. M. \_\_\_\_\_ DATE: \_\_\_\_\_  
GENERAL MANAGER

STATE OF TEXAS  
COUNTY OF HIDALGO

I, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER 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 HEREON DESCRIBED.

MARIO A. REYNA, P.E. # 117368  
DATE PREPARED: AUGUST 12, 2020  
JOB No. (ENG.) 20142.00



STATE OF TEXAS  
COUNTY OF HIDALGO

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE CANTERA HERMOSA PHASE 1 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 5/18/20 BY ME OR UNDER MY SUPERVISION.

FRED L. KURTH, R.P.L.S. # 4750  
SURVEY JOB No. 20142.08



Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
*C1*	45.67'	159.71'	016° 23' 00"	S0° 22' 54"W	45.51'	22.99
*C2*	59.97'	209.71'	016° 23' 00"	N0° 22' 54"E	59.76'	30.19
*C3*	49.78'	159.13'	005° 29' 40"	S5° 49' 34"W	49.76'	24.91
*C4*	54.58'	183.13'	005° 29' 40"	N5° 49' 34"E	54.56'	27.31
C5	38.52'	134.71'	016° 23' 00"	S0° 22' 54"W	38.39'	19.39
C6	18.66'	234.71'	004° 33' 16"	N5° 31' 58"W	18.65'	9.33
C7	48.45'	234.71'	011° 49' 38"	N2° 39' 29"E	48.36'	24.31
C8	8.11'	50.00'	009° 17' 16"	N46° 46' 58"W	8.10'	4.06
C9	52.36'	50.00'	060° 00' 00"	N12° 08' 20"W	50.00'	28.87
C10	52.36'	50.00'	060° 00' 00"	N47° 51' 40"E	50.00'	28.87
C11	52.36'	50.00'	060° 00' 00"	S72° 08' 20"E	50.00'	28.87
C12	18.07'	50.00'	020° 42' 44"	S31° 46' 58"E	17.98'	9.14
C13	30.41'	50.00'	034° 50' 58"	N55° 59' 53"E	29.95'	15.69
C14	52.36'	50.00'	060° 00' 00"	S76° 34' 38"E	50.00'	28.87
C15	52.36'	50.00'	060° 00' 00"	S16° 34' 38"E	50.00'	28.87
C16	48.13'	50.00'	055° 09' 02"	S40° 59' 53"W	46.29'	26.11
C17	57.03'	333.50'	009° 47' 53"	S76° 31' 39"E	56.96'	28.59
C18	48.48'	283.50'	009° 47' 53"	N76° 31' 39"W	48.42'	24.30
C19	57.03'	333.50'	009° 47' 53"	N76° 31' 39"W	56.96'	28.59
C20	48.48'	283.50'	009° 47' 53"	S76° 31' 39"E	48.42'	24.30
C21	43.50'	544.13'	004° 34' 48"	N6° 17' 00"E	43.48'	21.76
C22	8.68'	544.13'	000° 54' 52"	N3° 32' 10"E	8.68'	4.34
C23	45.43'	544.13'	004° 47' 01"	S5° 28' 15"W	45.42'	22.73
C24	6.75'	544.13'	000° 42' 39"	S8° 13' 05"W	6.75'	3.38
C25	0.00'	6.13'	000° 00' 20"	S8° 34' 24"W	0.00'	0.00
C26	40.62'	494.13'	004° 42' 36"	S5° 26' 03"W	40.61'	20.32
C27	13.72'	594.13'	001° 19' 23"	N3° 44' 26"E	13.72'	6.86
C28	43.25'	594.13'	004° 10' 16"	N6° 29' 15"E	43.24'	21.64
C29	50.09'	184.71'	015° 32' 20"	N0° 48' 14"E	49.94'	25.20
C30	2.72'	184.71'	000° 50' 40"	N7° 23' 16"W	2.72'	1.36
C31	52.82'	184.71'	016° 23' 00"	S0° 22' 54"W	52.64'	26.59

Line #	Length	Direction
L1	35.36'	N53° 34' 24"E
L2	10.95'	S02° 17' 30"E
L3	9.26'	N08° 34' 24"E
L4	17.50'	N08° 34' 24"E
L5	30.45'	S81° 25' 36"E
L6	22.95'	S81° 25' 36"E
L7	21.21'	N36° 25' 36"W
L8	21.21'	N53° 34' 24"E
L9	9.05'	N08° 34' 24"E
L10	35.36'	S36° 25' 36"E
L11	21.21'	N53° 34' 24"E
L12	21.21'	N36° 25' 36"W
L13	21.21'	N53° 34' 24"E
L14	21.21'	S36° 25' 36"E
L15	35.36'	N53° 34' 24"E
L16	6.80'	S03° 09' 30"W
L17	9.80'	N08° 34' 24"E
L18	9.80'	N08° 34' 24"E
L19	21.21'	N36° 25' 36"W
L20	21.21'	S53° 34' 24"W
L21	3.03'	N08° 34' 24"E
L22	35.36'	S36° 25' 36"E

DESCRIPTION OF CANTERA HERMOSA PHASE 1

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 20.000 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 12, BLOCK 45, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25, HIDALGO COUNTY MAP RECORDS, WHICH SAID 20.000 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO J.H. MCKEEVER AND WIFE, LUCILLE T. MCKEEVER, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER VOLUME 1379, PAGE 245, HIDALGO COUNTY DEED RECORDS, SAID 20.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NAIL SET AT THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 45 FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81° 25' 36"E ALONG THE NORTH LINE OF SAID LOT 12 AND WITHIN THE EXISTING RIGHT-OF-WAY OF EL DORA ROAD, A DISTANCE OF 660.00 FEET TO A NAIL SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 34' 24"W AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF EL DORA ROAD, AT A DISTANCE OF 1,270.00 FEET PASS A NO. 4 REBAR SET ON THE NORTHEAST CORNER OF A TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, BY VIRTUE OF A RIGHT-OF-WAY DEED RECORDED UNDER DOCUMENT NUMBER 2921273, HIDALGO COUNTY OFFICIAL RECORDS, AT A DISTANCE OF 1,287.00 FEET A NO. 4 REBAR SET ON THE SOUTHEAST CORNER OF SAID TRACT, AT A DISTANCE OF 1,289.24 FEET PASS THE NORTH LINE OF A RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 81° 25' 36"W ALONG THE SOUTH LINE OF SAID LOT 12 AND WITHIN THE RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, A DISTANCE OF 660.00 FEET, TO THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 34' 24"E AT A DISTANCE OF 37.64 FEET PASS THE NORTH RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AT A DISTANCE OF 44.80 FEET PASS A NO. 4 REBAR SET ON THE NORTHERNMOST SOUTHWEST CORNER OF SAID TRACT, AT A DISTANCE OF 50.00 FEET PASS A NO. 4 REBAR SET ON THE NORTHWEST CORNER OF SAID TRACT, AT A DISTANCE OF 1,300.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE OF EL DORA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 20.000 ACRES OF LAND OF WHICH 0.231 OF ONE ACRE CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, 0.303 OF AN ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF EL DORA ROAD, AND 0.507 OF ONE ACRE LIES WITHIN A HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY, LEAVING A NET OF 18.959 ACRES MORE OR LESS.

Lot #	SQ. FT.	Area
1	6587.72	0.151
2	6250.25	0.143
3	6250.25	0.143
4	6251.63	0.144
5	6250.00	0.143
6	6250.00	0.143
7	6305.61	0.145
8	6252.00	0.144
9	6252.00	0.144
10	6252.00	0.144
11	6252.00	0.144
12	6252.00	0.144
13	6252.00	0.144
14	6252.00	0.144
15	6252.00	0.144
16	6252.00	0.144
17	6252.00	0.144
18	6252.00	0.144
19	6259.30	0.144
20	8093.16	0.186

Lot #	SQ. FT.	Area
21	11063.05	0.254
22	11474.68	0.263
23	7142.55	0.164
24	7539.96	0.173
25	7539.96	0.173
26	7539.96	0.173
27	7169.27	0.165
28	11375.04	0.261
29	10609.88	0.244
30	8024.34	0.184
31	6252.00	0.144
32	6252.00	0.144
33	6252.00	0.144
34	6252.00	0.144
35	6252.00	0.144
36	6252.00	0.144
37	6252.00	0.144
38	6252.00	0.144
39	6347.33	0.146
40	6643.41	0.153

Lot #	SQ. FT.	Area
41	6252.00	0.144
42	6252.00	0.144
43	6274.85	0.144
44	6278.31	0.144
45	6250.34	0.143
46	6250.25	0.143
47	6250.25	0.143
48	6587.54	0.151
49	7087.82	0.163
50	6252.00	0.144
51	6252.00	0.144
52	6252.00	0.144
53	6252.00	0.144
54	6252.00	0.144
55	6252.00	0.144
56	6252.00	0.144
57	7087.50	0.163
58	7087.50	0.163
59	6252.00	0.144
60	6252.00	0.144

Lot #	SQ. FT.	Area
61	6252.00	0.144
62	6252.00	0.144
63	6252.00	0.144
64	6252.00	0.144
65	6252.00	0.144
66	7087.82	0.163
67	6587.16	0.151
68	6250.25	0.143
69	6250.25	0.143
70	6254.32	0.144
71	6336.56	0.145
72	6294.28	0.144
73	6252.00	0.144
74	6252.00	0.144
75	7087.50	0.163
76	7087.50	0.163
77	6252.00	0.144
78	6252.00	0.144
79	6278.54	0.144
80	6263.08	0.144

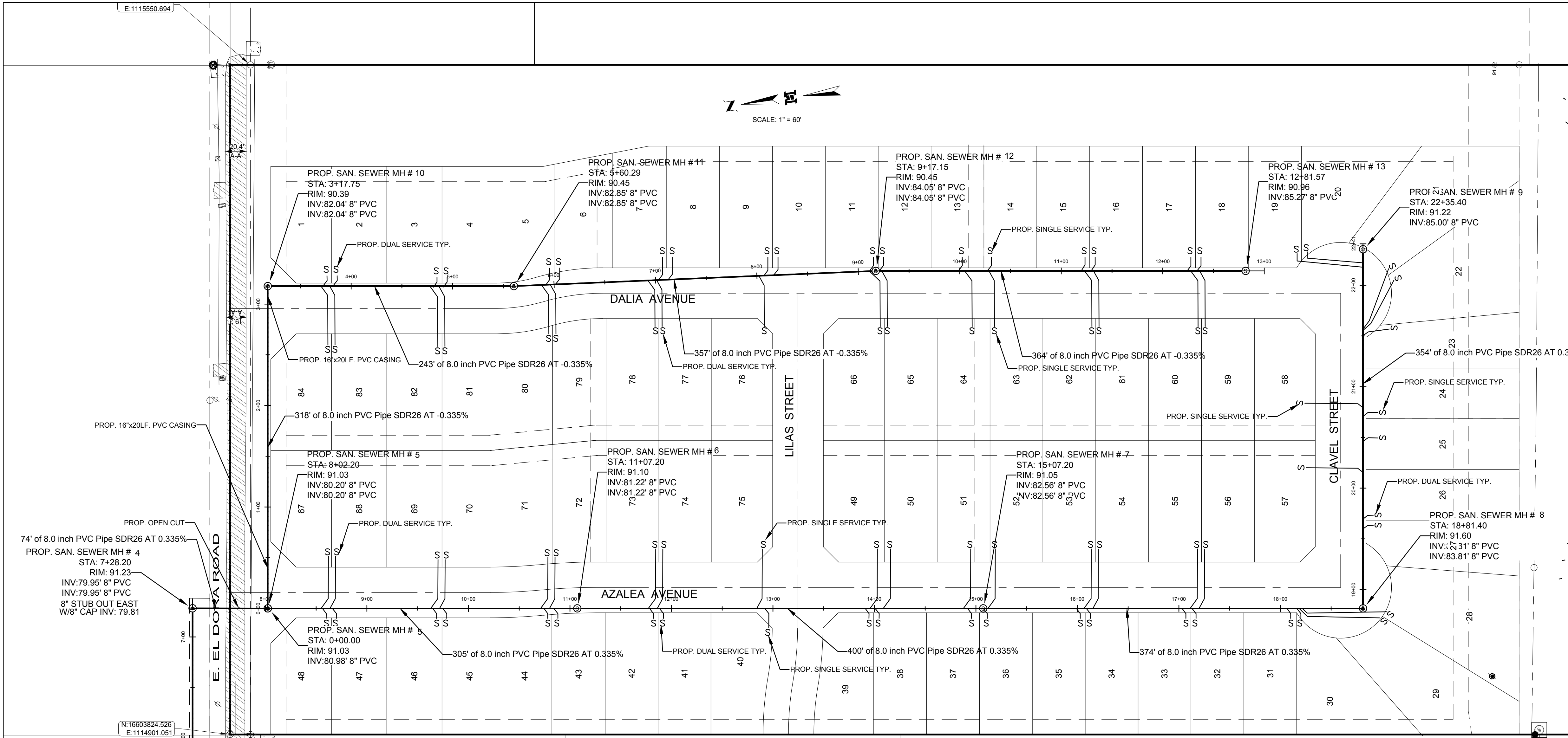
Lot #	SQ. FT.	Area
81	6250.00	0.143
82	6250.25	0.143
83	6250.26	0.143
84	6587.15	0.151

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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:

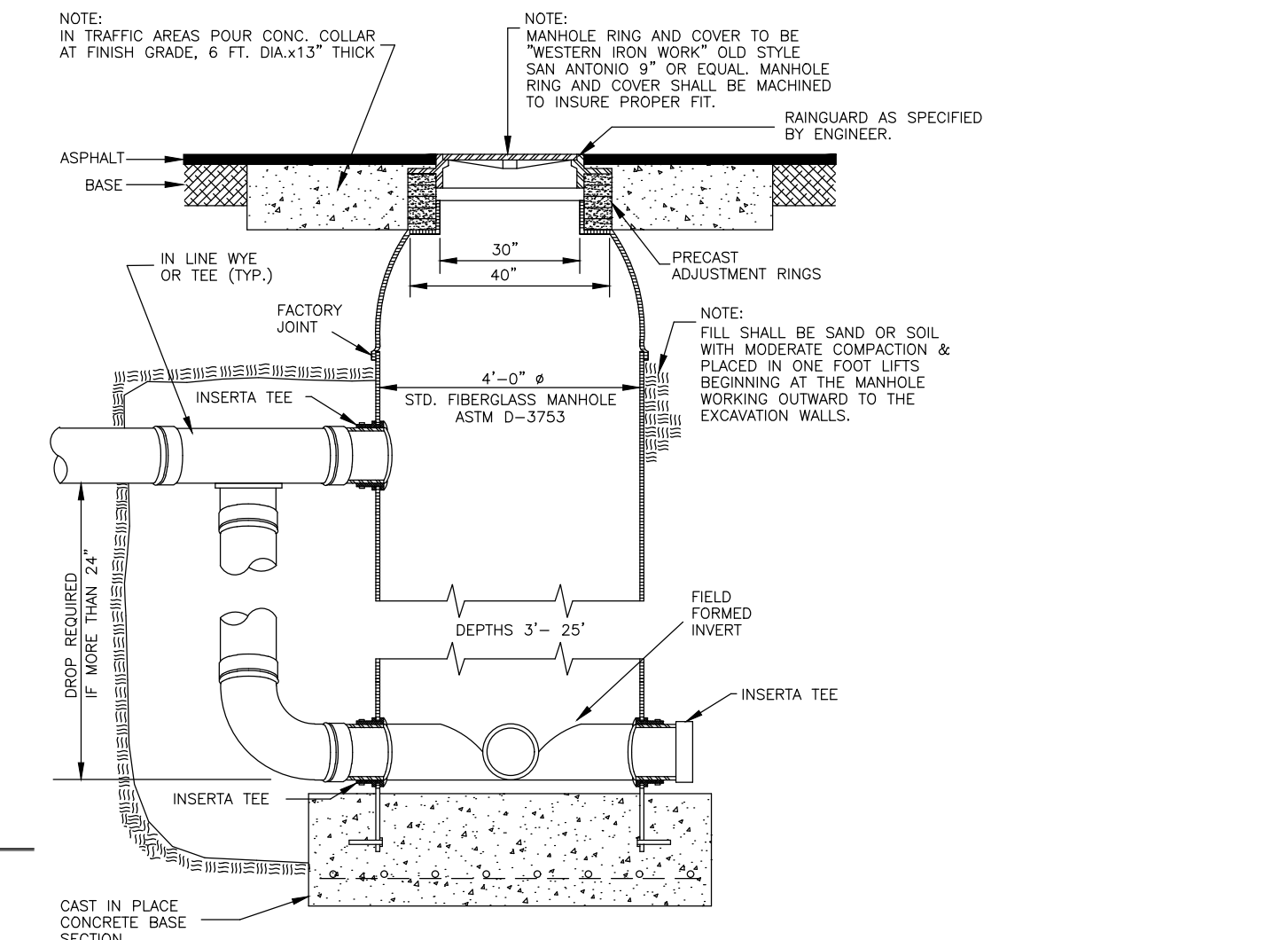
1. I, J. H. McKEEVER, SUBDIVIDER OF CANTERA HERMOSA PHASE 1, HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE 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.

J.H. McKEEVER

STATE OF TEXAS  
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.H. McKEEVER, 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, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_



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

SUBDIVISION MAP OF  
**CANTERA HERMOSA PHASE 1**  
BEING A RESUBDIVISION OF 20.000 ACRES  
OUT OF LOT 12, BLOCK 45  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
VOLUME 1, PAGE 25, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

CANTERA HERMOSA PHASE 1 WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE N.A.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

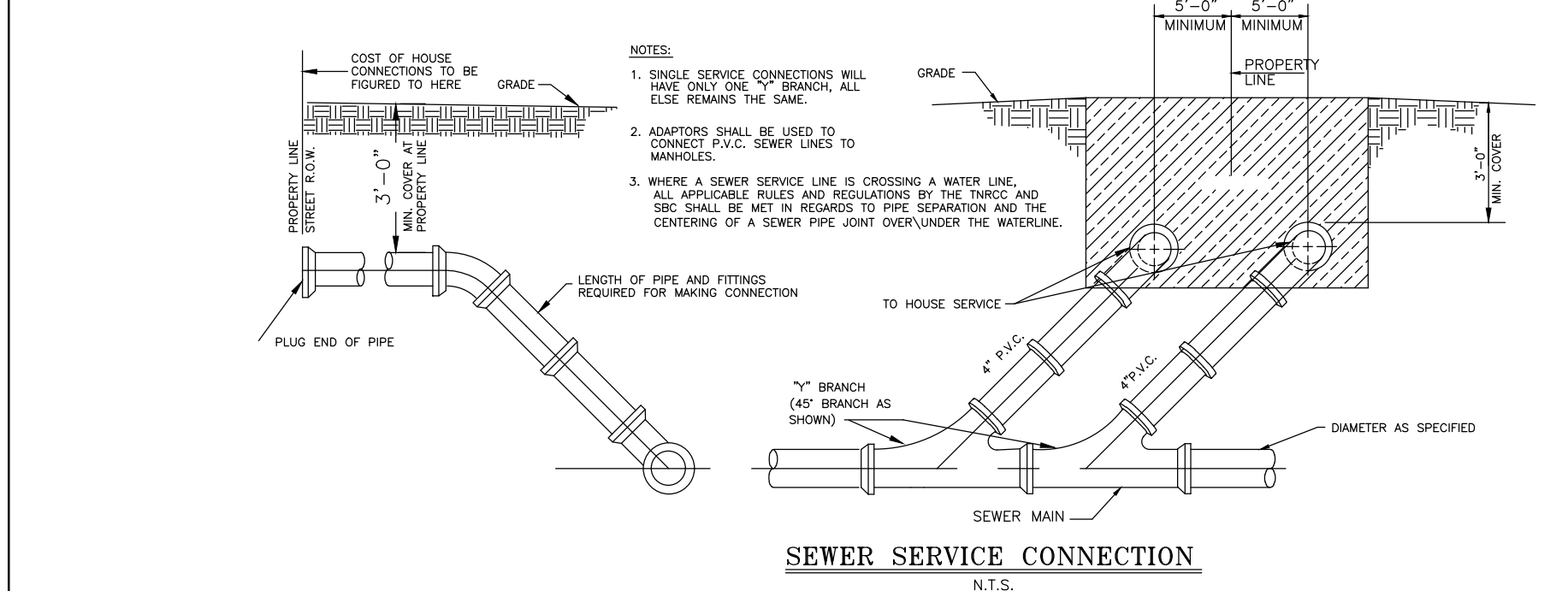
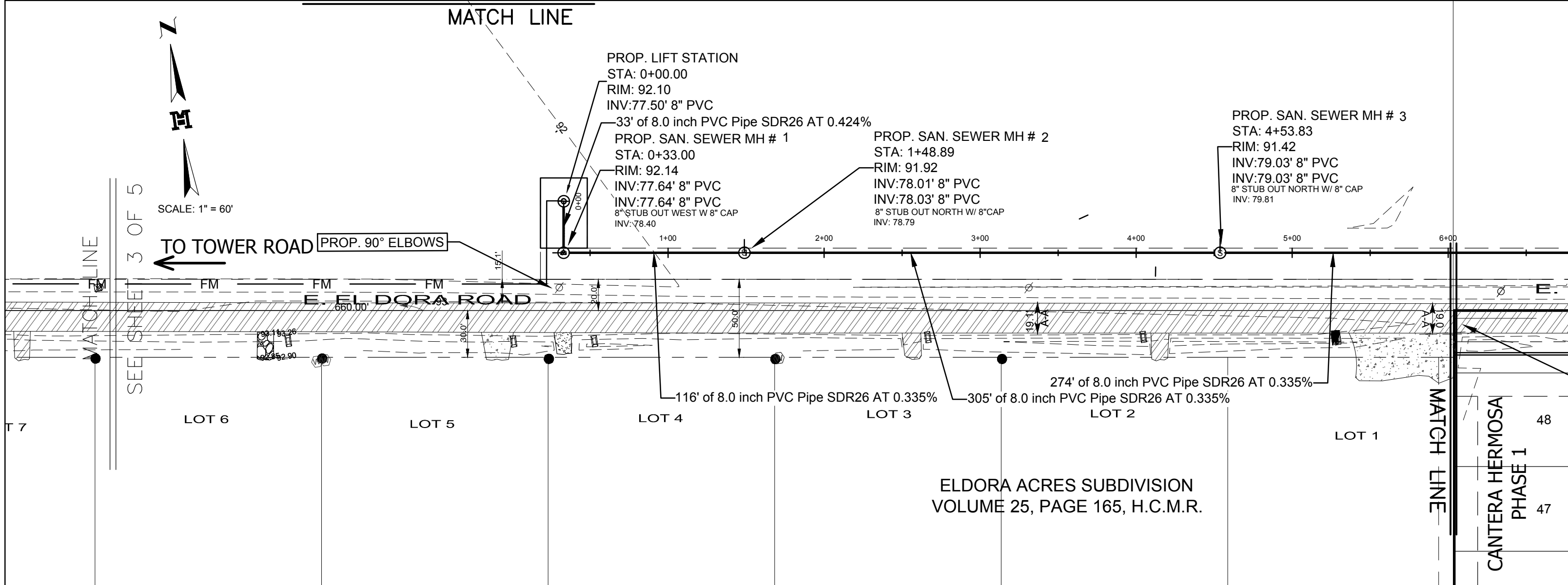
N.A.W.S.C. HAS ONE (1) EXISTING MANHOLE ALONG THE NORTH RIGHT-OF-WAY OF SIOUX ROAD AND APPROXIMATELY 1,320.00 FEET WEST OF TOWER ROAD. THE WASTEWATER SYSTEM FOR CANTERA HERMOSA PHASE 1 CONSISTS OF 6" FORCE MAIN, LIFT STATION, 8" SEWER LINES. A 6" FORCE MAIN SHALL CONNECT TO THE EXISTING MANHOLE THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF SIOUX ROAD CROSSING TOWER ROAD WITH A BORE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF TOWER ROAD THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF ELDORA ROAD RUNNING APPROXIMATELY 735.0 FEET TO A LIFT STATION. AN 8" SEWER LINE CONNECT TO THE PREVIOUSLY MENTION LIFT STATION RUNS EAST APPROXIMATELY 700.00 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY AZALEA AVENUE THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF DALIA AVENUE ENDING WITH A MANHOLE AT THE NORTH WEST CORNER OF LOT 18 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 \$249,133.05 OR \$2,264.84 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF ALAMO THE SUM OF \$ 10,450.00 WHICH COVERS THE \$ 95.00 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 \$259,583.05 WHICH EQUALS TO \$2,359.85 PER LOT.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



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

LA SUBDIVISION CANTERA HERMOSA PHASE 1 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUENO 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 ALCANTARILLA LOCALIZADA EN EL LADO NORTE DEL DERECHO DE VILLA DE SIOUX ROAD APROXIMAMENTE 1,320.00 PIES AL OESTE DE TOWER ROAD. EL SISTEMA DE LA SUBDIVISION CANTERA HERMOSA PHASE 1 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 ALCANTARILLA Y SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE SIOUX ROAD Y CRUSA TOWER ROAD CON UN BORE LUEGO SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE TOWER ROAD CUSADO ELDORA ROAD Y SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE ELDORA ROAD APROXIMAMENTE 735.0 PIES CONECTANDO A UN SISTEMA DE POMPAS DE PRECISION. UNA LINEA SE CONECTA AL SISTEMA DE POMPAS DE PRECISION Y SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE ELDORA ROAD APROXIMAMENTE 700.0 PIES LUEGO SIGUE AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DE ELDORA ROAD APROXIMAMENTE 735.0 PIES CONECTANDO A UN SISTEMA DE POMPAS DE PRECISION. UNA LINEA SE CONECTA AL SISTEMA DE POMPAS DE PRECISION Y SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE AZALEA AVENUE LUEGO SIGUE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE CLAVEL STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO NORTE DE LOTE 21. OTRO CONDUCTO SE CONECTA A UN ALCANTARILLA EN EL LADO NORESTE DE LOTE 49 Y CORRE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE ELDORA ROAD LUEGO SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE DALIA AVENUE TERMINANDO CON UN ALCANTARILLA EN EL LADO NORESTE DEL LOTE 18 PARA SERVIR ESTA SUBDIVISION.

LAS LINEAS DE 6" DE PRECISION, SISTEMA DE POMPAS DE PRECISION, 8", SERVICIO DE 4 PULGADAS Y DIES (13) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$249,133.05 O \$2,264.84 POR LOTE. EL DUENO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE \$ 10,450.00, O \$95.00 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

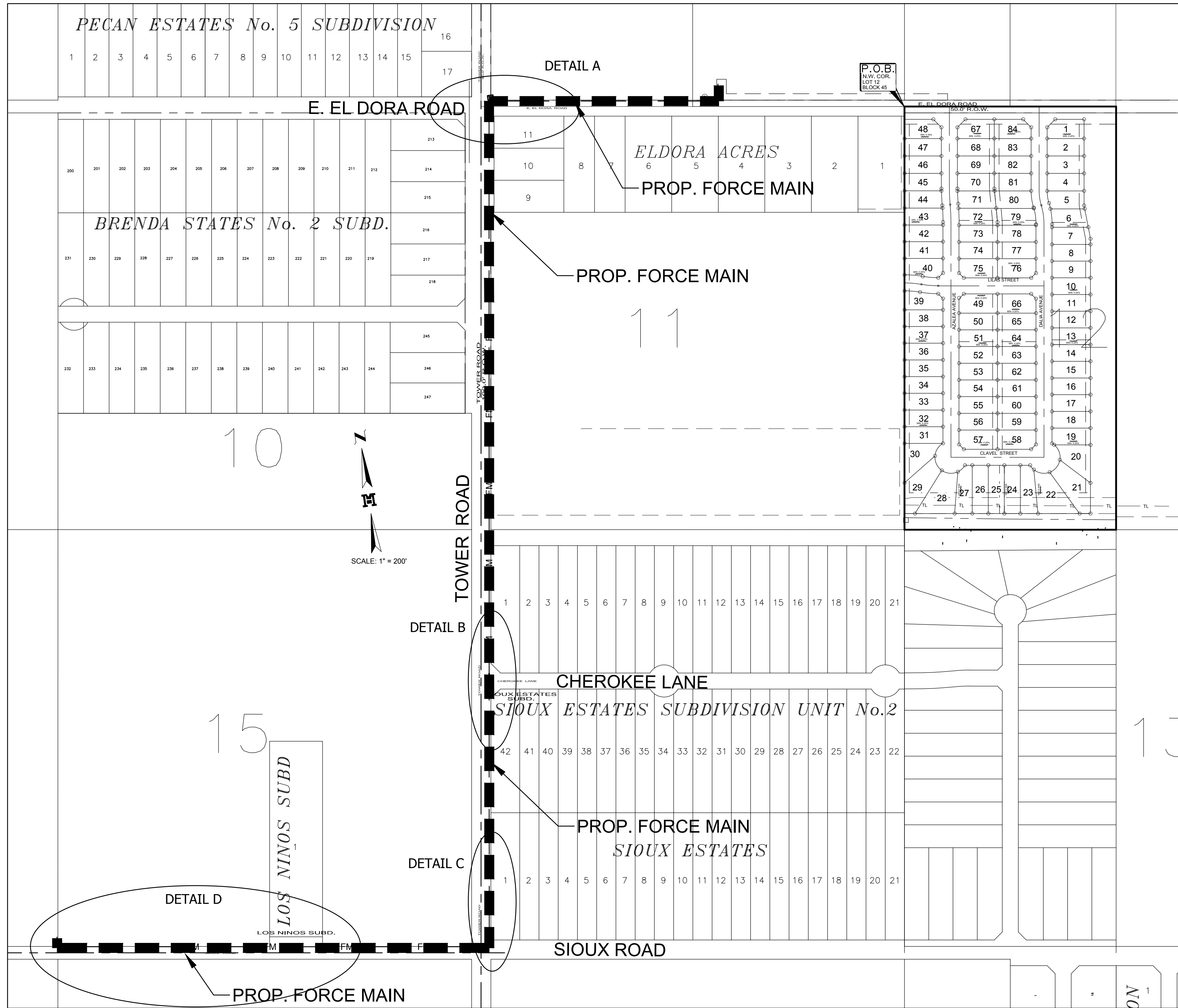
CERTIFICACION:  
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS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

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$259,583.05 O \$2,359.85 POR LOTE.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



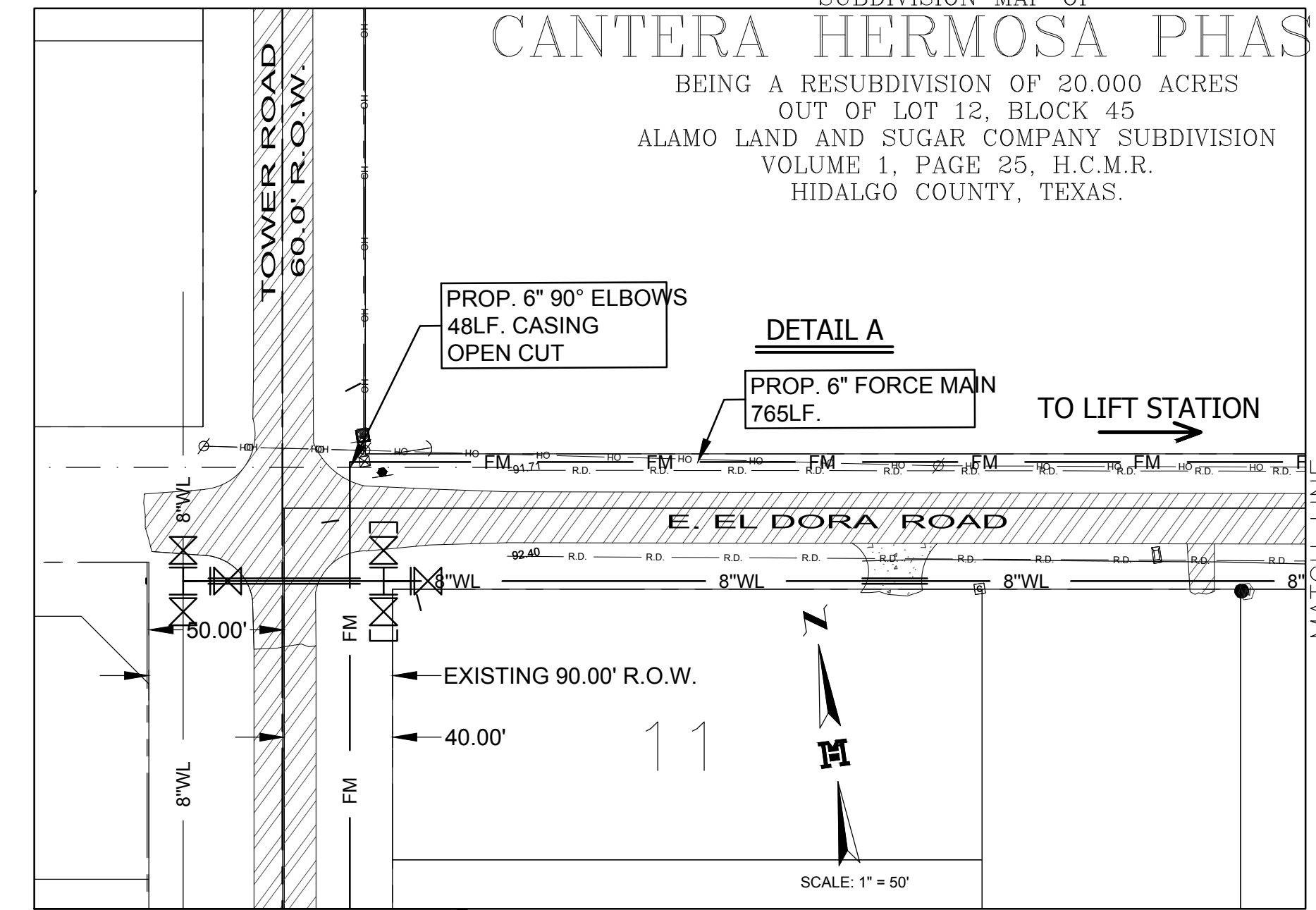
PECAN ESTATES No. 5 SUBDIVISION



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

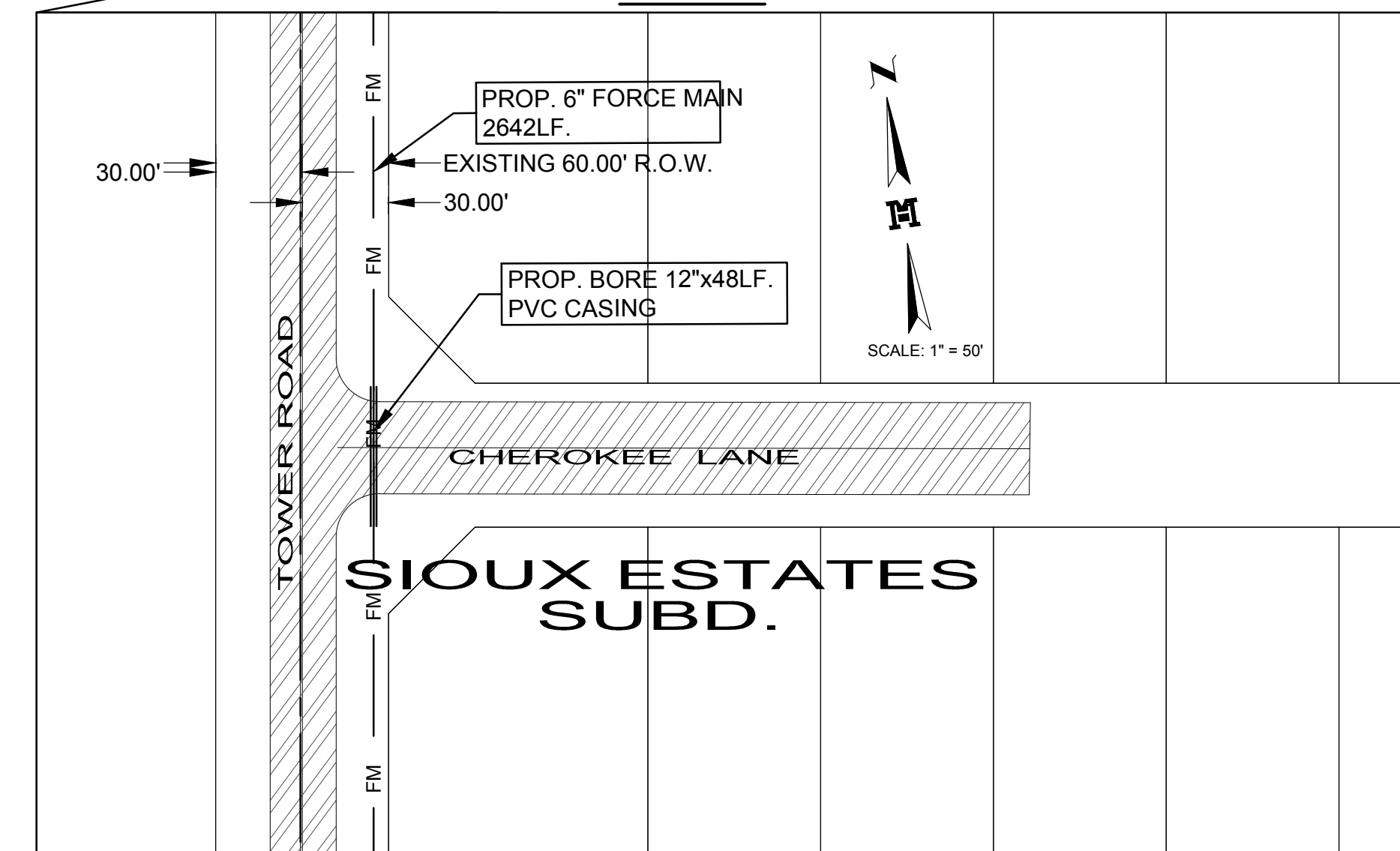
CANTERA HERMOSA PHASE 1

BEING A RESUBDIVISION OF 20.000 ACRES  
 OUT OF LOT 12, BLOCK 45  
 ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
 VOLUME 1, PAGE 25, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.

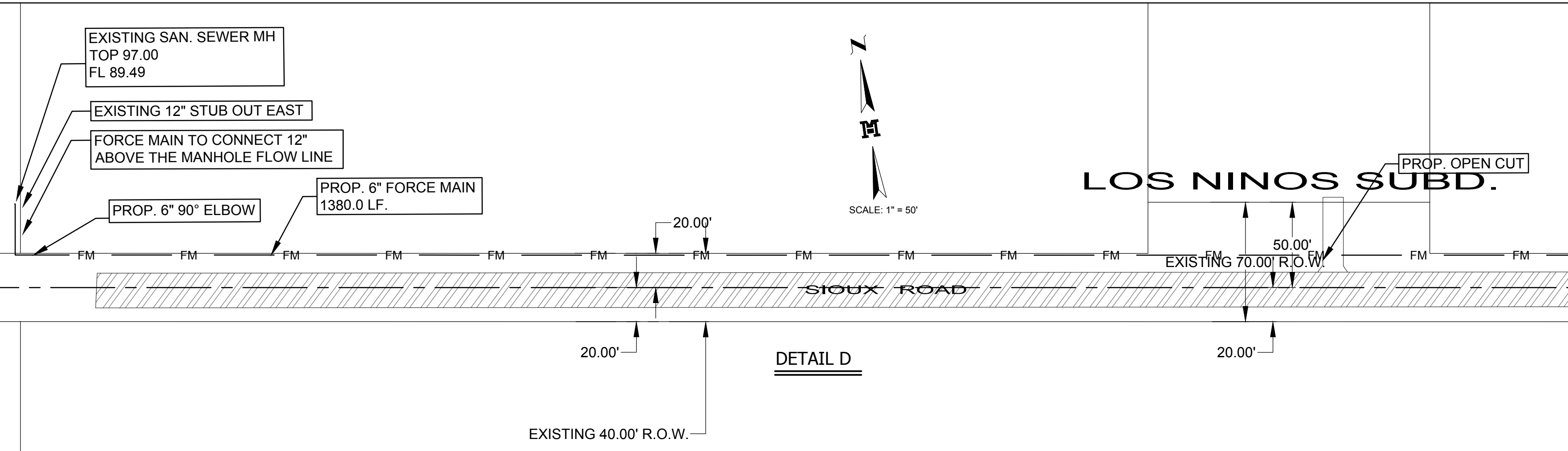
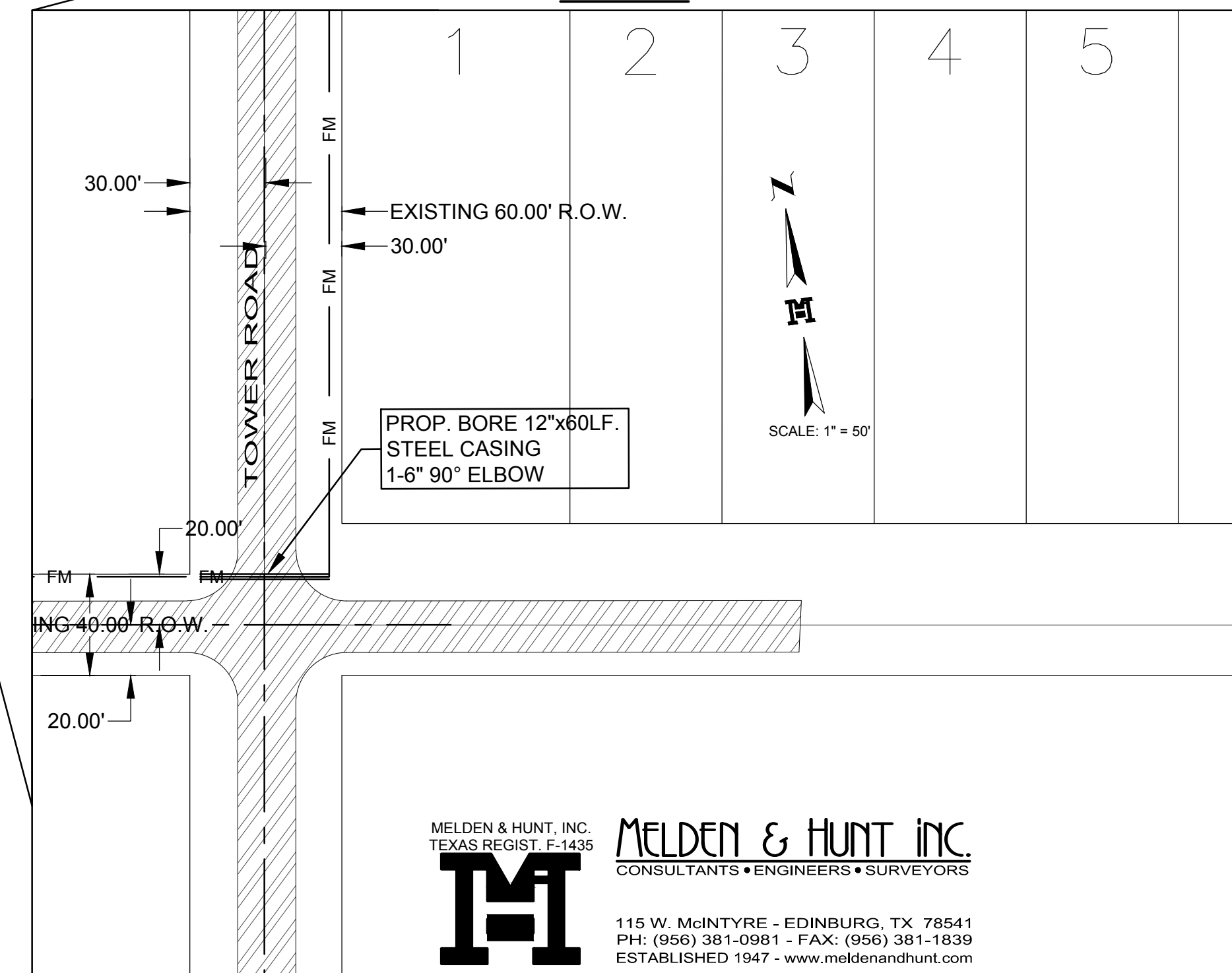


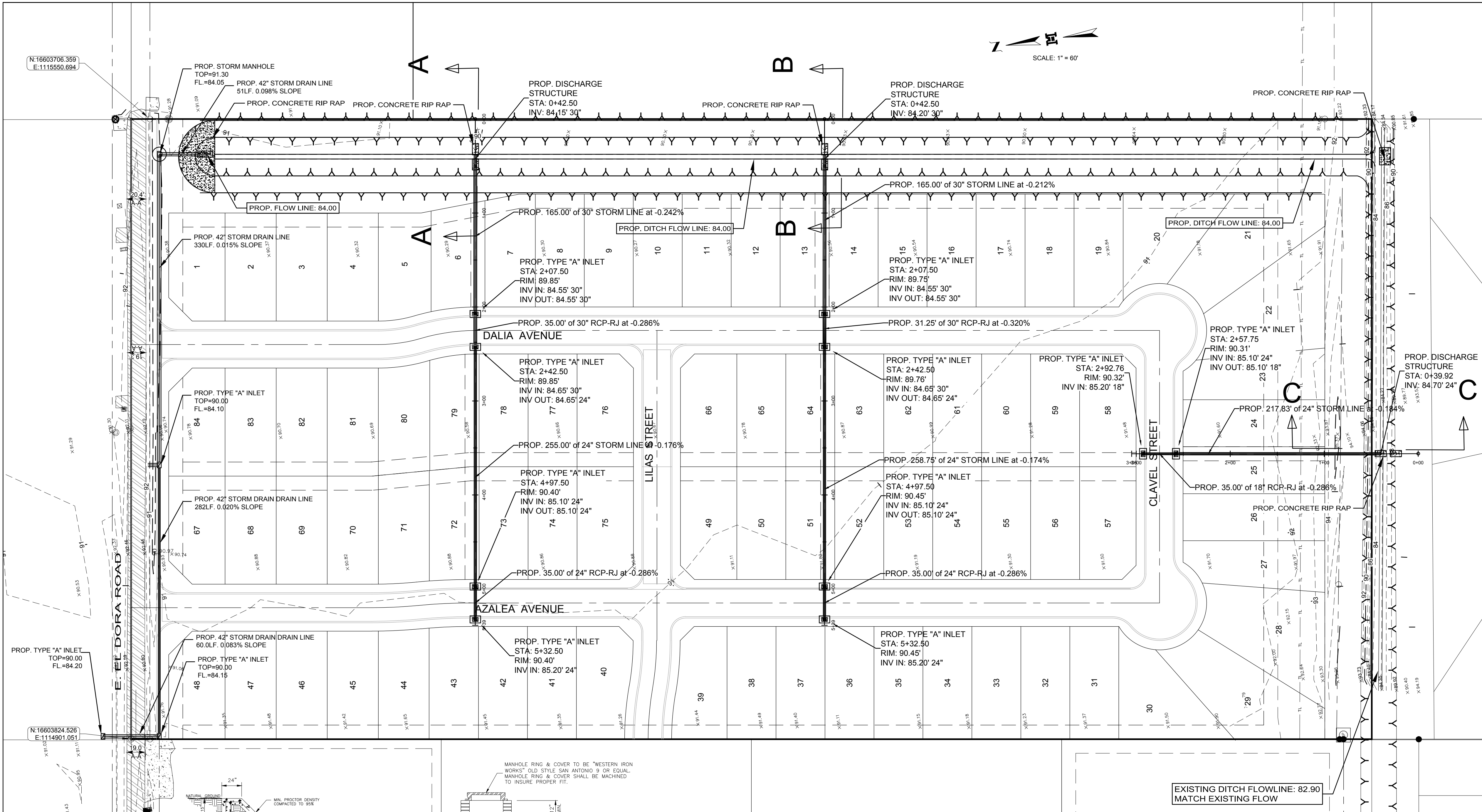
SEE SHEET 2 OF 5

DETAIL B



DETAIL C





**DRAINAGE STATEMENT**

CANTERA HERMOSA PHASE 1 IS A 19.769 ACRES SITUATED IN THE HIDALGO COUNTY, TEXAS AND WITHIN THE CITY OF ALAMO ETL, CONSISTING OF: 20,000 ACRES OUT OF LOT 12, BLOCK 45, ALAMO LAND AND SUGAR COMPANY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGES 25 HIDALGO COUNTY MAP RECORDS; SAID 20,000 ACRES BEING CERTAIN TRACTS CONVEYED TO J.H. McKEEVER & LUCILLE T. McKEEVER BY VIRTUE OF DEEDS RECORDED IN VOLUME 1370, PAGE 245, HIDALGO COUNTY DEED RECORDS; SAID AND EXCEPT: 0.231 OF ONE ACRE [0.23 AC. DEED CALL] WHICH IS ALSO KNOWN AS PARCEL #14 WAS CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THE PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF EL DORA ROAD AND APPROXIMATELY 1,320 FEET EAST OF TOWER ROAD. THE PROPERTY IS AN 85-LOT RESIDENTIAL DEVELOPMENT. THE PROPERTY IS CURRENTLY OPEN AND IS LOCATED IN ZONE "C" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982, ZONE "C" (UNSHADED) IS DEFINED AS: AREAS OF MINIMAL FLOODING.

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

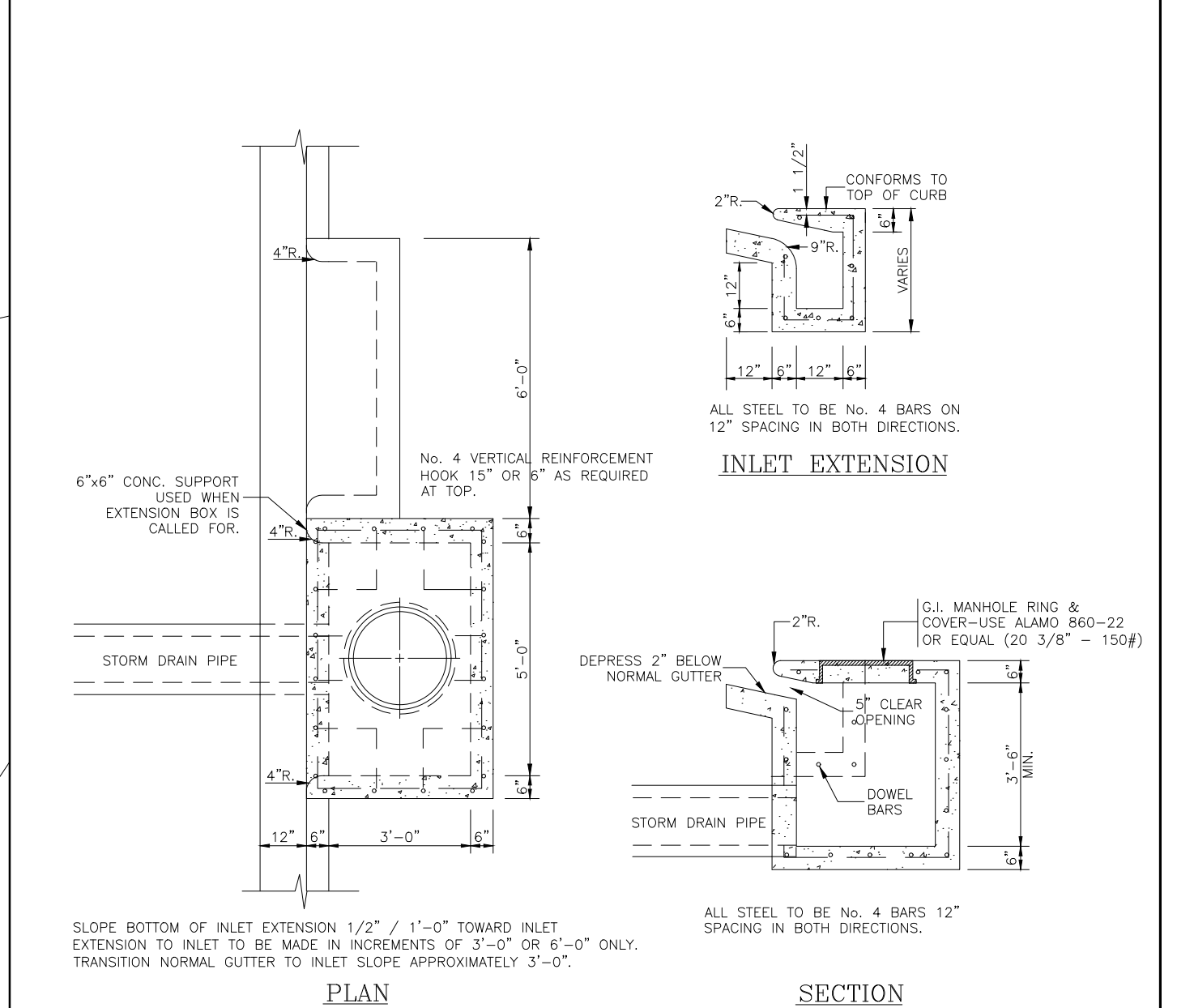
EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTHEASTERLY DIRECTION AND HAS A RUNOFF OF 5.75 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF BY 50.47 C.F.S. TO A TOTAL OF 56.22 C.F.S.

THE PROPOSED DRAINAGE FOR CANTERA HERMOSA PHASE 1 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.D. #1. FLOWING INTO THE H.C.D.D. NO. 1 DRAIN DITCH WHICH FLOWS EAST, ULTIMATELY DRAINING INTO THE ALAMO LATERAL. THE PROPOSED DRAINAGE SYSTEM SHALL BE COMPOSED OF 10" TYPE "A" INLET ALONG THE PROPOSED STREET WITH 18", 24", 30", 36" & 42" DRAINAGE PIPE.

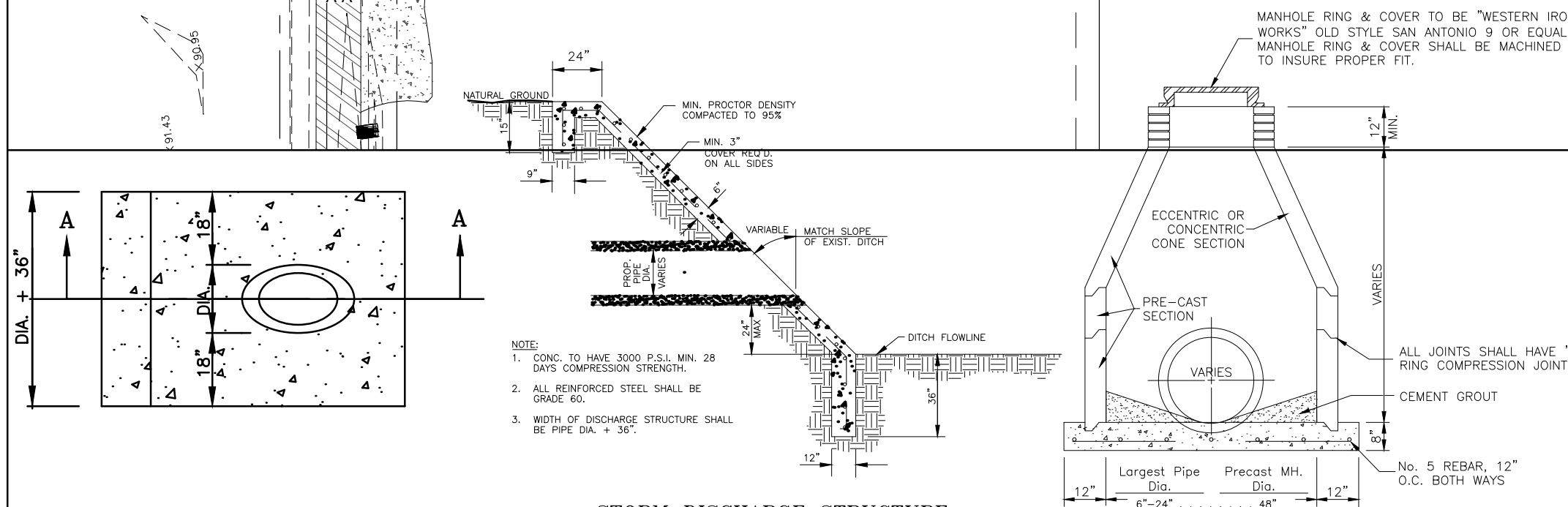
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF FROM THIS SUBDIVISION WILL NOT BE INCREASED EXCEEDING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 91.64 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN A PROPOSED DITCH THAT WILL BE DEDICATED TO THE H.C.D.D. #1.

**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 P.E. # 117368 DATE: \_\_\_\_\_



SLOPE BOTTOM OF INLET EXTENSION 1/2" / 1'-0" TOWARD INLET EXTENSION TO INLET TO BE MADE IN INCREMENTS OF 3'-0" OR 6'-0" ONLY. TRANSITION NORMAL GUTTER TO INLET SLOPE APPROXIMATELY 3'-0".

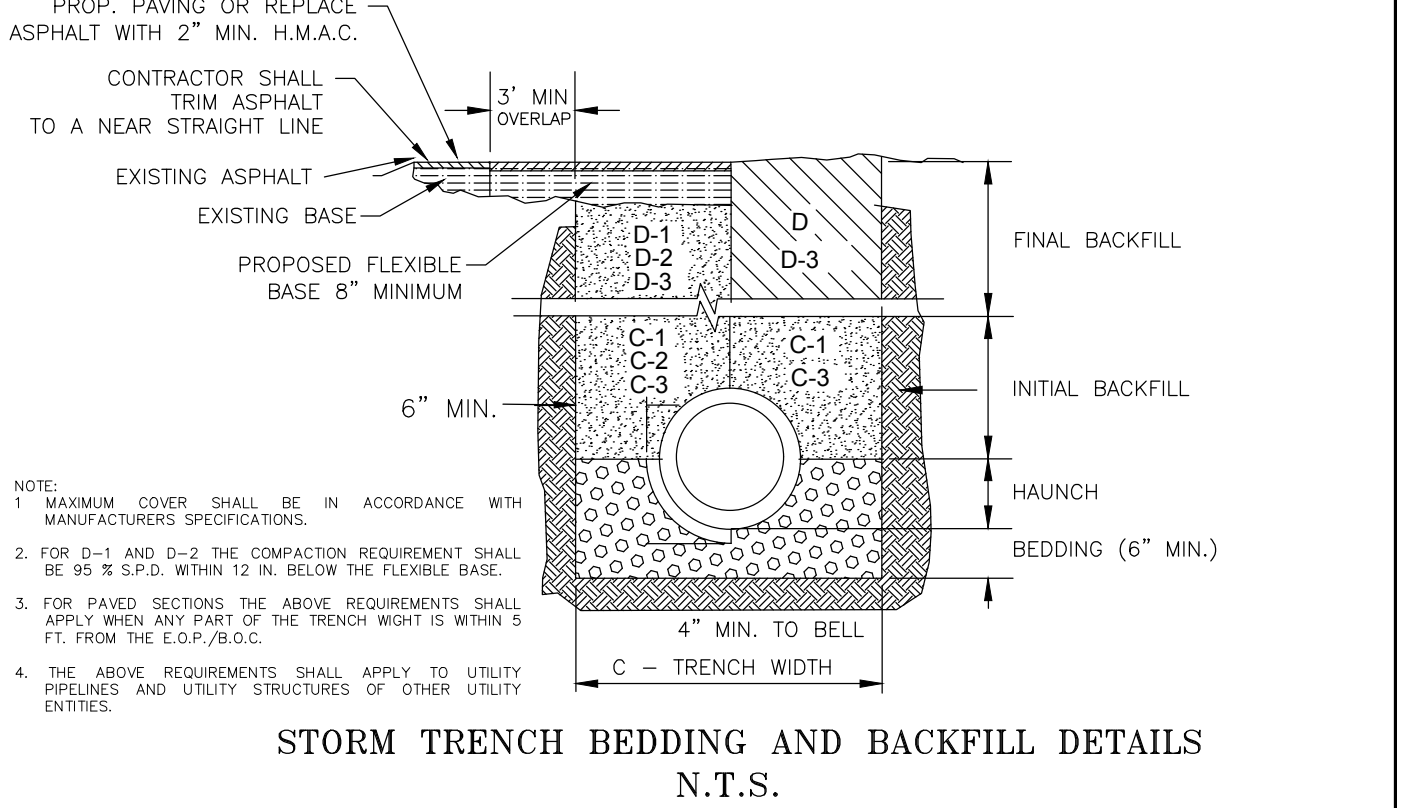
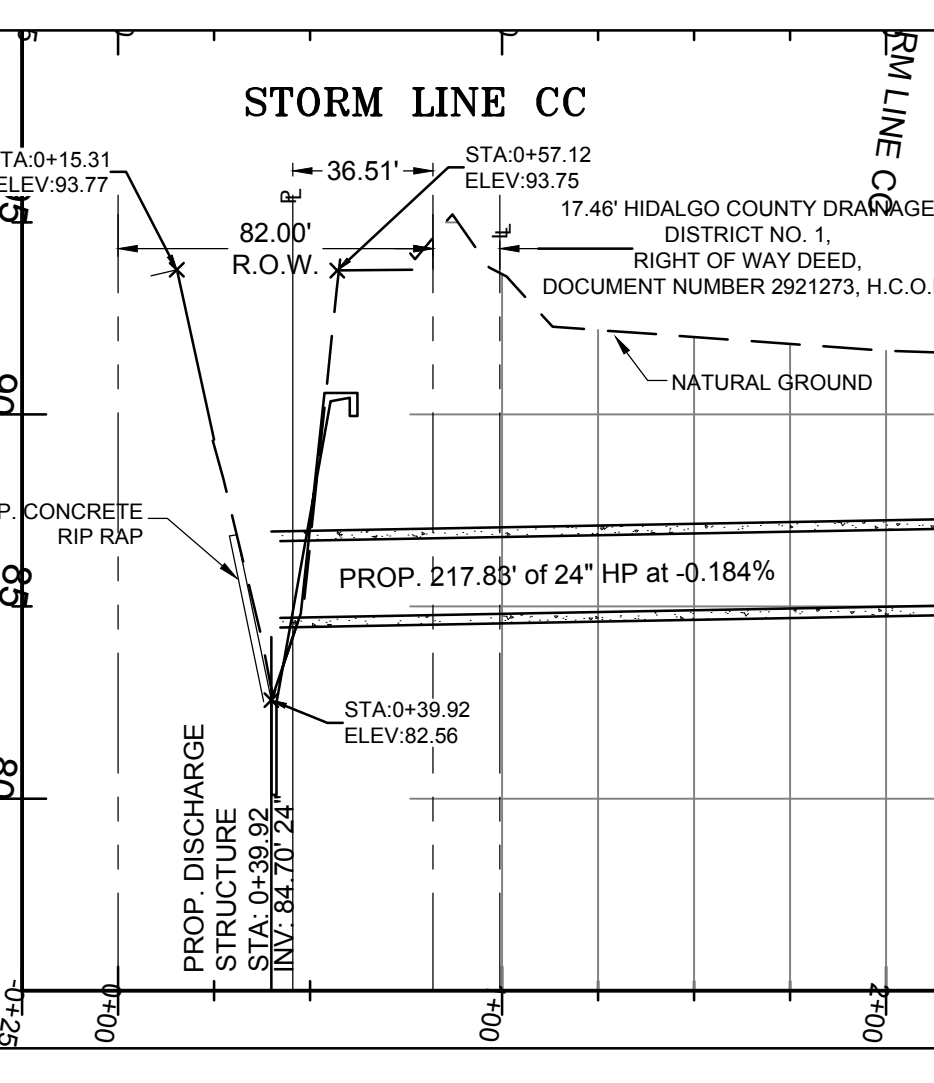
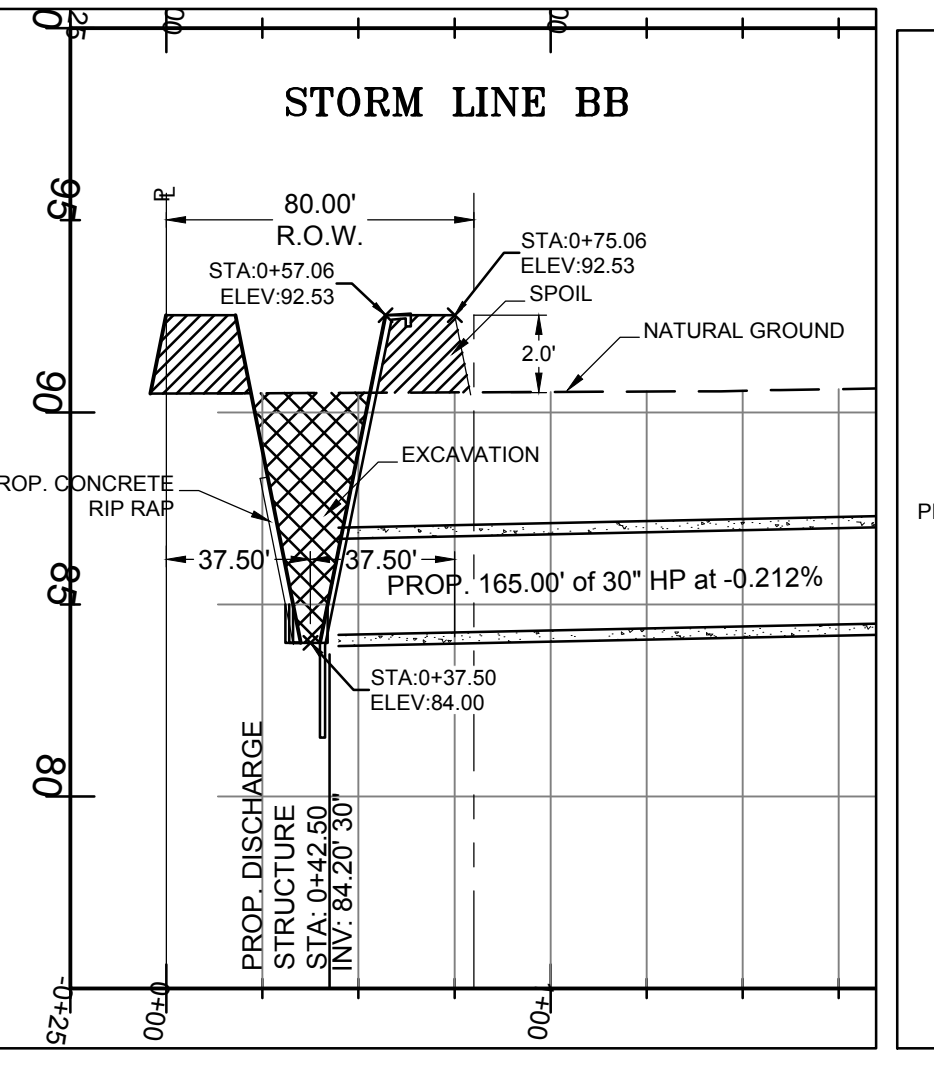
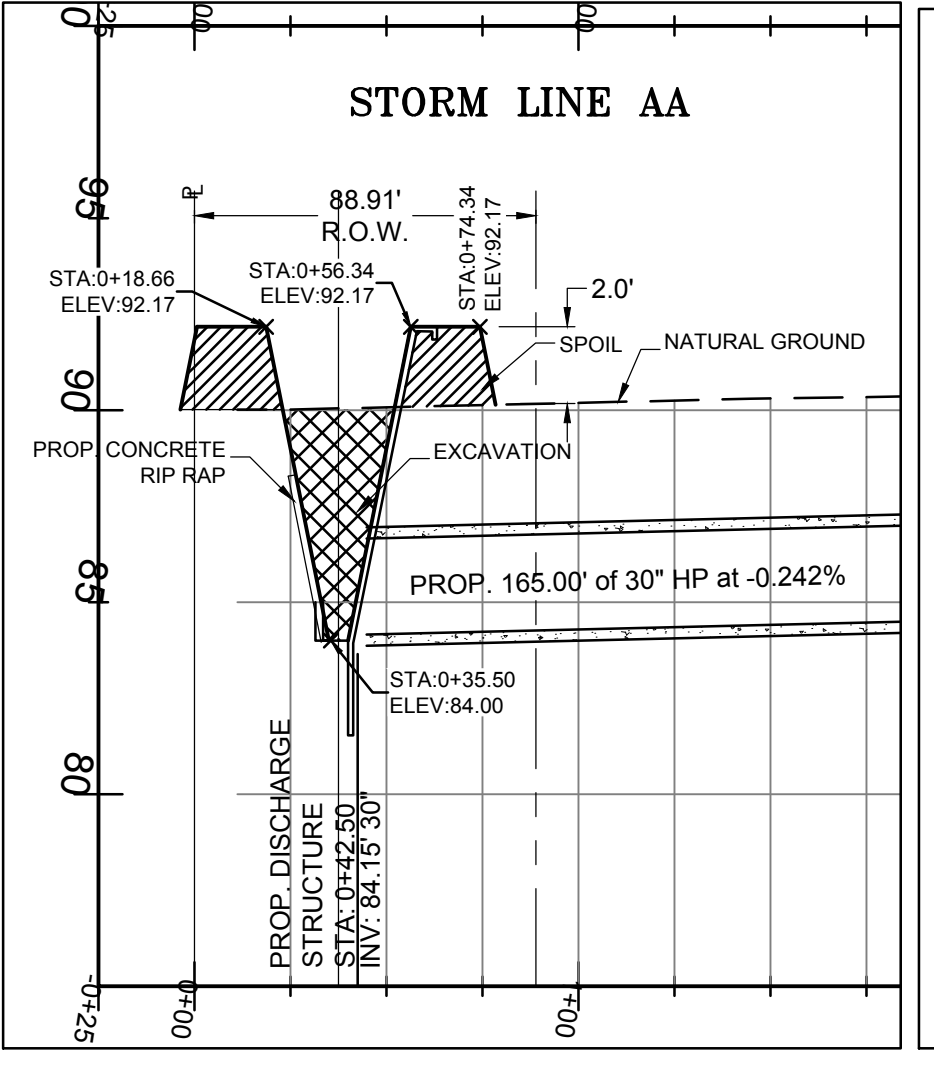
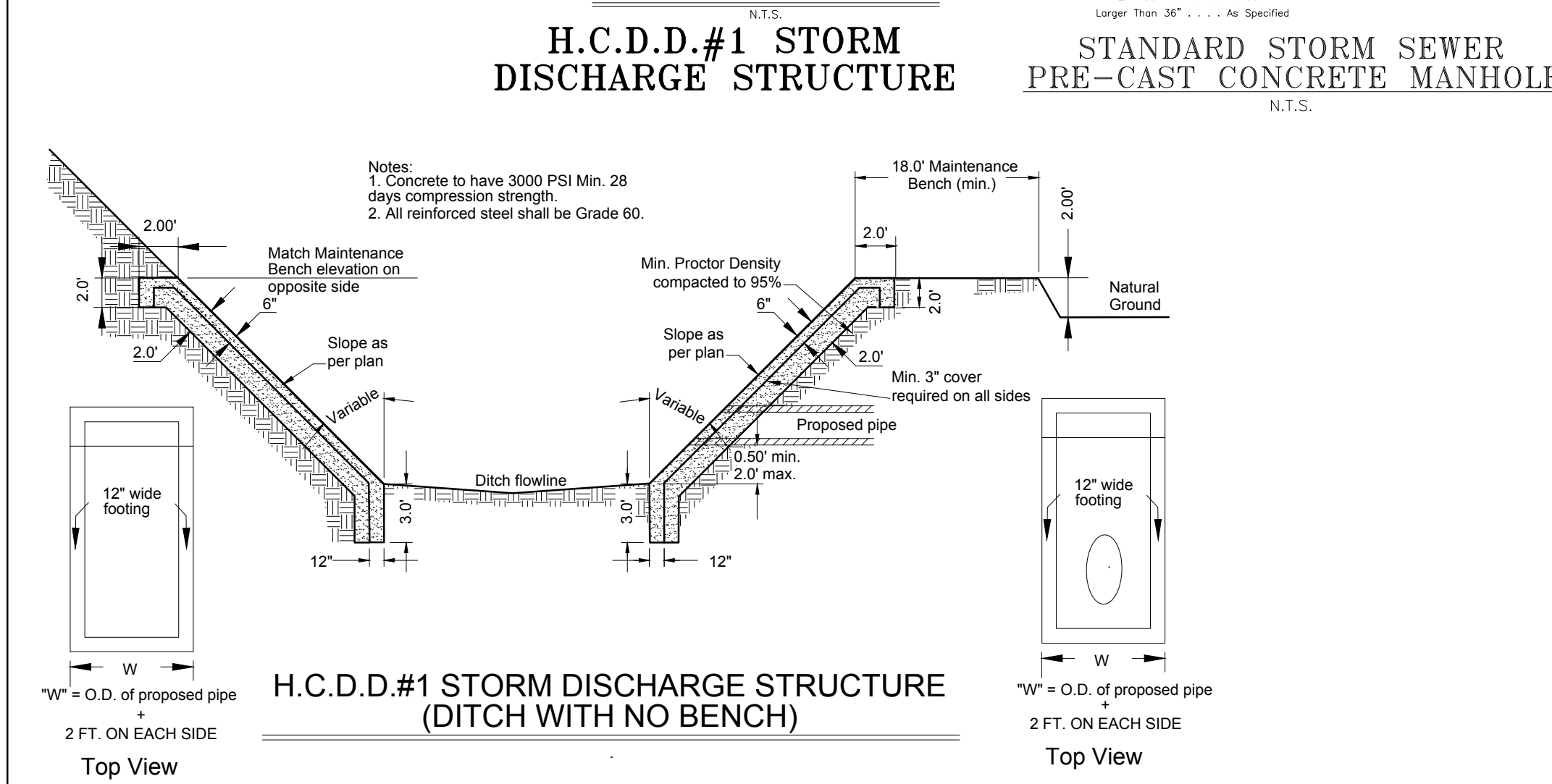


**MAP OF TOPOGRAPHY AND DRAINAGE:**  
**MAPA DE TOPOGRAFIA Y DESAGUE:**  
SUBDIVISION MAP OF  
**CANTERA HERMOSA PHASE 1**  
BEING A RESUBDIVISION OF 20,000 ACRES  
OUT OF LOT 12, BLOCK 45  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
VOLUME 1, PAGE 25, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

EXISTING DITCH FLOWLINE: 82.90  
MATCH EXISTING FLOW

DRAINAGE REQUIRED = 88,474.00 CF  
DRAINAGE PROVIDED = 119,070.00 CF

98 S.F. X 1215 LINEAR FEET = 119,070.00 C.F.

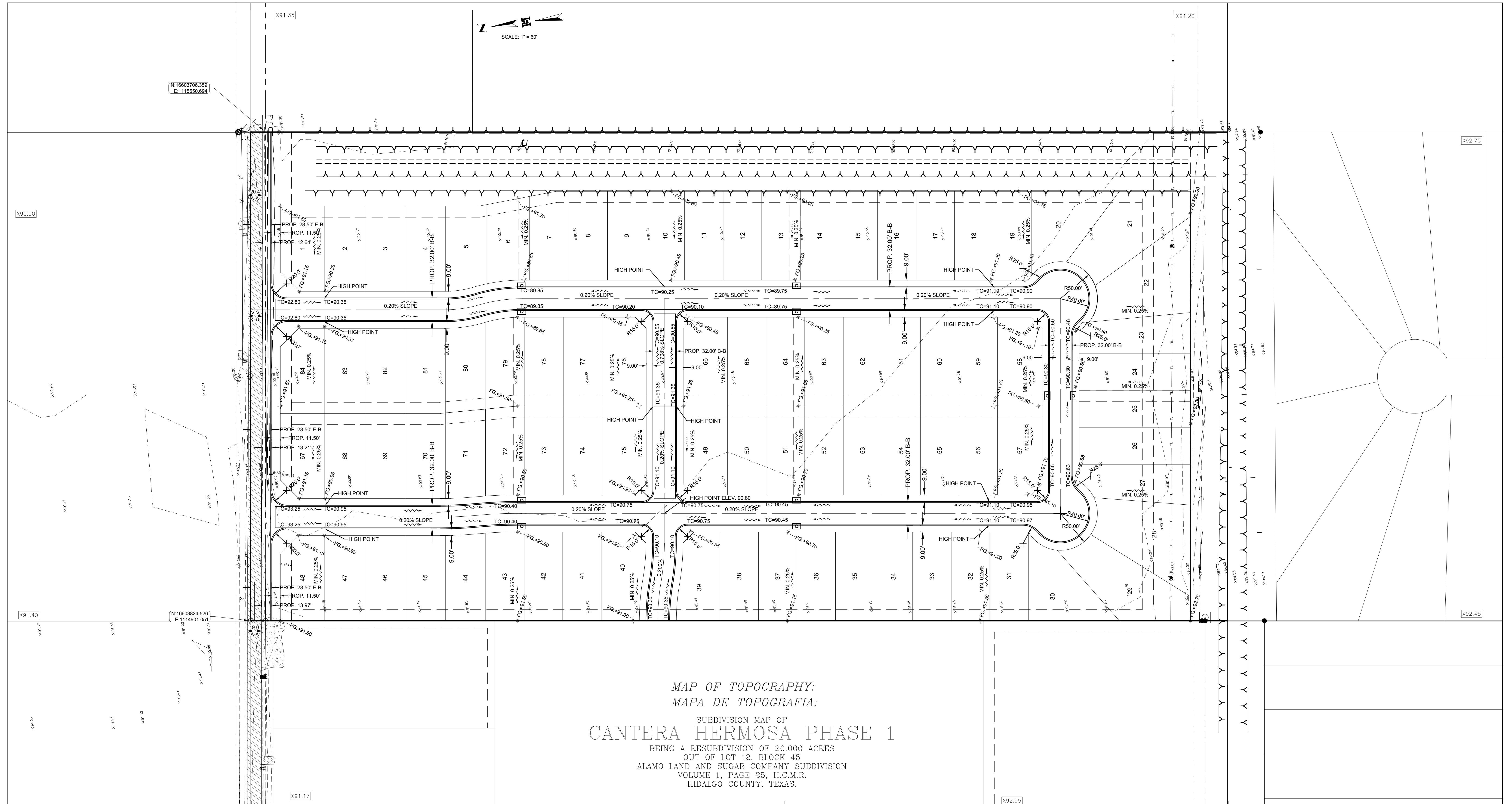


NOTE:  
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. FOR S-11 AND S-12 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12 IN. BELOW THE FLEXIBLE BASE.  
3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY UNLESS ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.  
4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

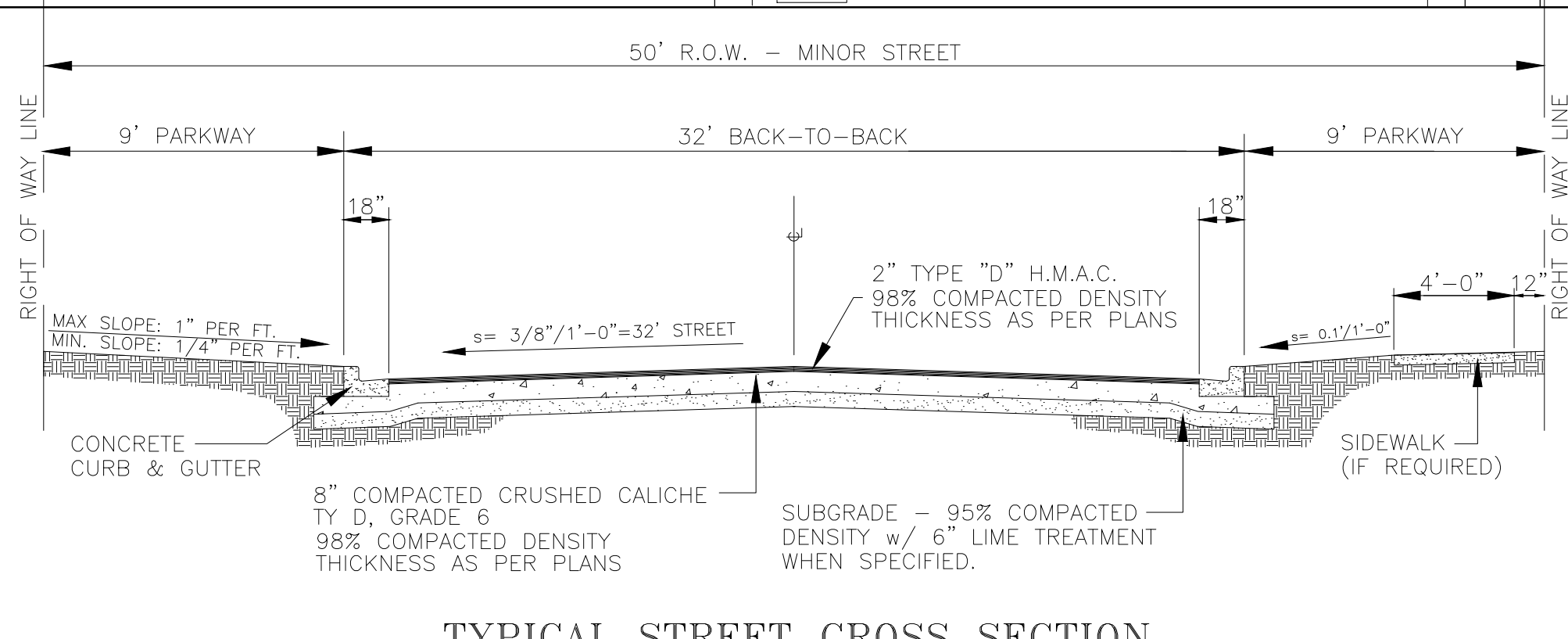
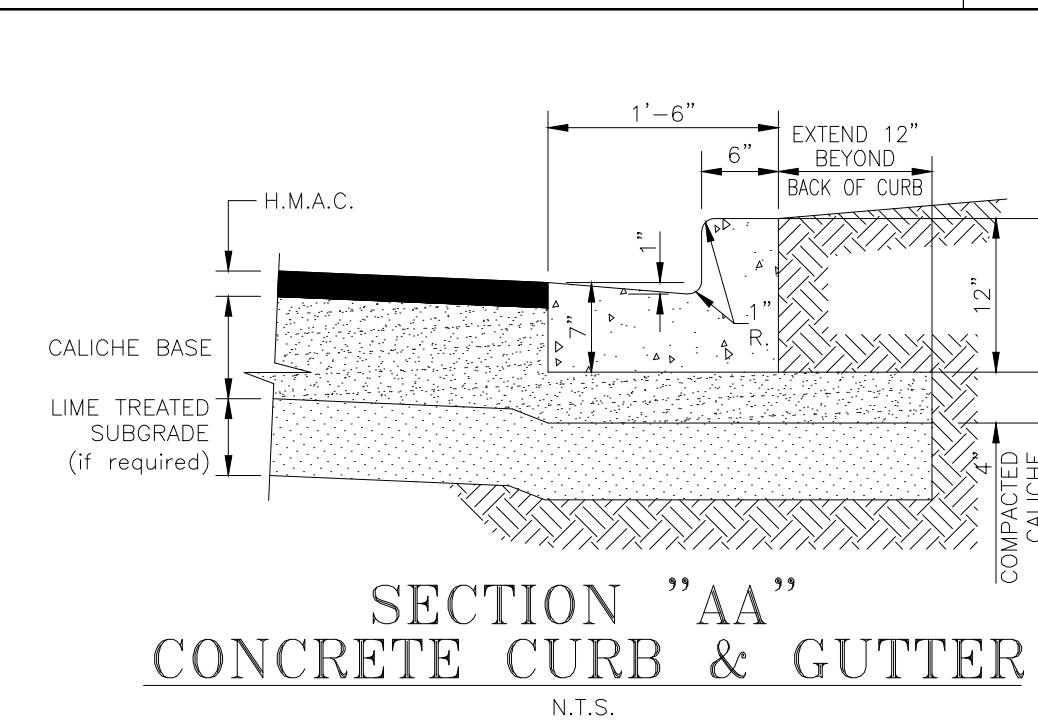
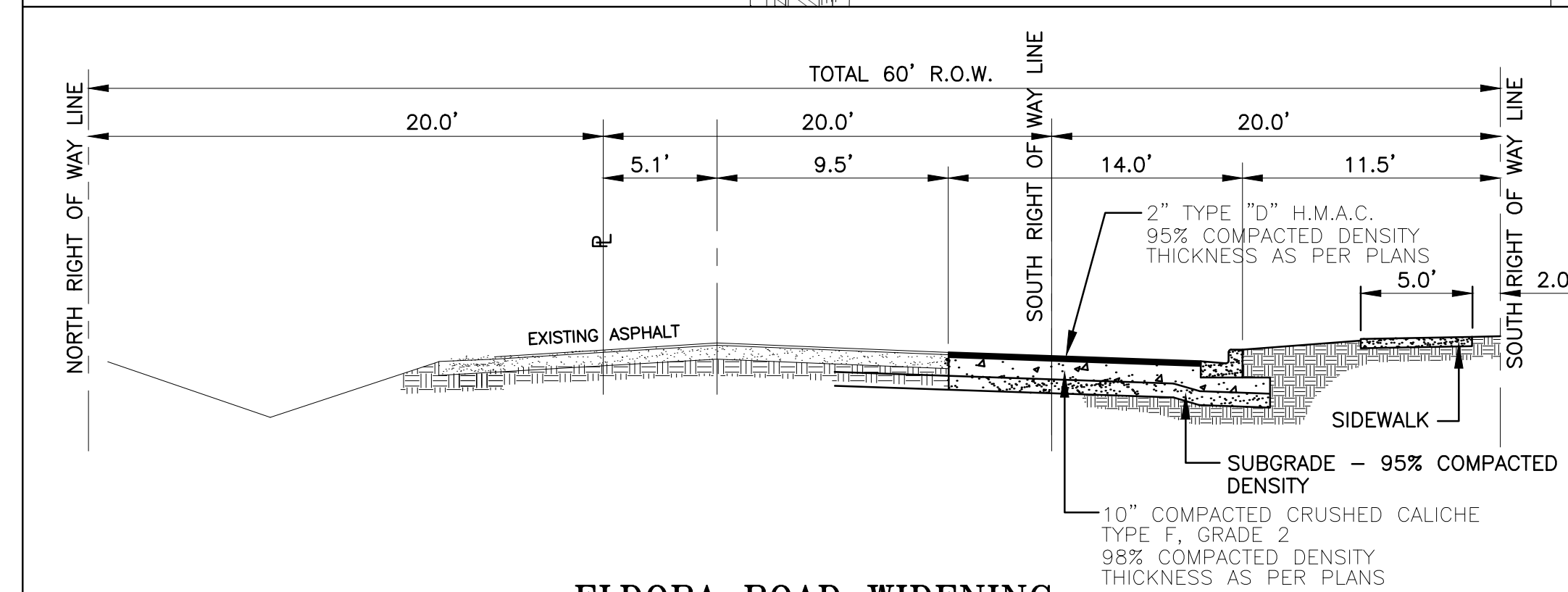
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SHEET 6 OF 7 SHEETS



MAP OF TOPOGRAPHY:  
 MAPA DE TOPOGRAFIA:  
 SUBDIVISION MAP OF  
**CANTERA HERMOSA PHASE 1**  
 BEING A RESUBDIVISION OF 20.00 ACRES  
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 VOLUME 1, PAGE 25, H.C.M.R.  
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