



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: 12-22-2020

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

NUMBER OF STREETLIGHTS: 21

FILLING STATIONS: 14

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. FINAL APPROVAL DATE: 11-24-2020 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-24-2019 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. FINAL APPROVAL DATE: 11-23-2020 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit: Amount: \$ 343,286.30 For: PAVING & DRAINAGE**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 30, 2019

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

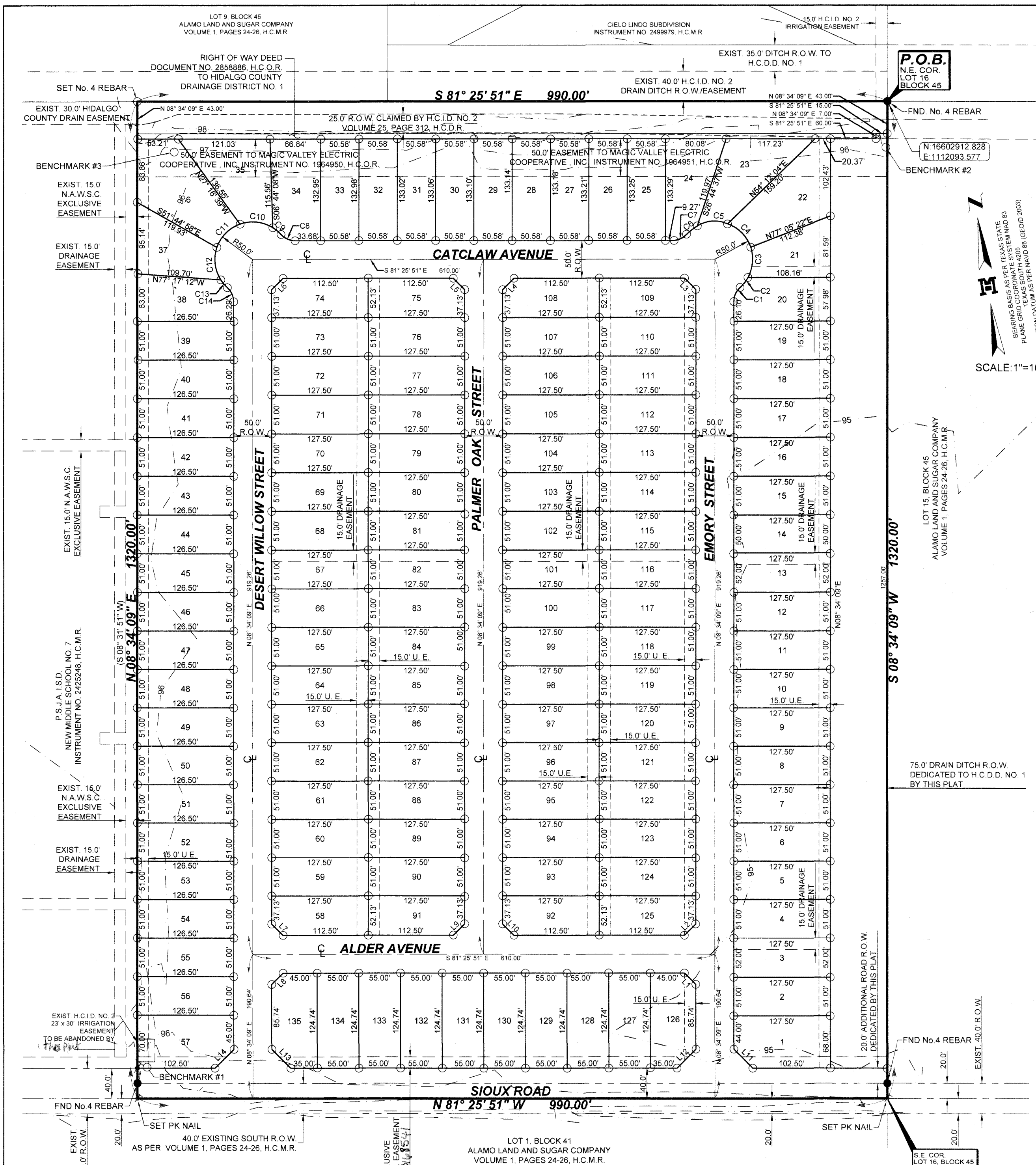
Final Approval with financial guarantee.

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 & RESTRICTIONS:**
HIDALGO COUNTY GENERAL SUBDIVISION PLAN NOTES
- FLOOD ZONE STATEMENT: THIS PROPERTY LIES WITHIN ZONE "B".
ZONE "B" 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.
 - BUILDING SETBACKS NOTE:
MINIMUM BUILDING SETBACK LINES SHALL BE AS FOLLOWS OR MATCH GREATER EASEMENTS:
FRONT: 25 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
CORNER: 15 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 15" ABOVE TOP OF CURB MEASURED AT THE CENTER OF EACH LOT OR 18" ABOVE NATURAL GROUND. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PLOT 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:
--B.M. NO. 1: A NO. 4 REBAR SET LOCATED NEAR THE SOUTHWEST CORNER OF THE ALONG THE NORTH R.O.W. LINE OF SIOUX ROAD. ELEV = 97.38.
--B.M. NO. 2: A NO. 4 REBAR SET LOCATED 85 FEET SOUTH OF THE NORTHEAST CORNER OF THIS SUBDIVISION PLAT. ELEV = 97.02.
--B.M. NO. 3: A NO. 4 REBAR SET LOCATED NEAR THE NORTHWEST CORNER OF THIS SUBDIVISION PLAT. ELEV = 96.62.
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 111,078.34 CUBIC FEET 2.550 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 ABOVE IF ITS DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT FOR 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.
 - 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 AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 - NO ACCESS ALLOWED FROM SIOUX ROAD ON LOTS 1, 57 AND 126 - 135.
 - BUFFER FENCE FOR LOTS 126 - 135 ABUTTING SIOUX ROAD BY DEVELOPER.
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 2.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX E, COUNTY CONSTRUCTION.

METS 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, H.C.M.R. SAID 30.000 ACRES BEING CERTAIN TRACTS CONVEYED TO LYDIA H. GLOVER BY VIRTUE OF DEEDS RECORDED IN VOLUME 1272, PAGE 664, HIDALGO COUNTY DEED RECORDS AND VOLUME 2555, PAGE 923, HIDALGO COUNTY OFFICIAL RECORDS, AND BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1395, 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.
SAID 30.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A NO. 4 REBAR FOUND (NORTHING: 16602912.828, EASTING: 1112093.577) AT THE NORTHEAST CORNER OF SAID LOT 16 BLOCK 45, AND THE SOUTHWEST CORNER OF CIELO LINDO SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2495979, 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 SIOUX ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A PK NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 16, BLOCK 45 AND THE SOUTHWEST CORNER OF LOT 15, BLOCK 45, FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 81° 25' 51" W ALONG THE SOUTH LINE OF SAID LOT 16, BLOCK 45 AND WITHIN THE EXISTING RIGHT-OF-WAY SIOUX ROAD, A DISTANCE OF 990.00 FEET TO A PK NAIL SET ON THE SOUTHWEST CORNER OF P.S.J.A. I.S.D. NEW MIDDLE SCHOOL NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2425248, HIDALGO COUNTY MAP RECORDS, BLOCK 45, FOR THE SOUTHWEST CORNER OF THIS TRACT.
- THENCE, N 06° 34' 09" E (S 08° 31' 51" W MAP CALL) ALONG THE EAST LINE OF SAID P.S.J.A. I.S.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 SIOUX ROAD, AT A DISTANCE OF 40.00 FEET PASS A PK NAIL FOUND ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF SIOUX ROAD FOR SAID P.S.J.A. I.S.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, CONTINUING 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 LOT 9, BLOCK 45 OF SAID ALAMO LAND AND SUGAR COMPANY AND AT THE NORTHEAST CORNER OF SAID P.S.J.A. I.S.D. NEW MIDDLE SCHOOL NO. 7, FOR THE NORTHWEST 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 9, BLOCK 45, AT A DISTANCE OF 330.00 FEET PASS THE SOUTHWEST CORNER OF SAID CIELO LINDO SUBDIVISION CONTINUING A TOTAL DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A TOTAL OF 30.000 ACRES OF LAND, MORE OR LESS.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD TANGENT	
C1	48° 11' 23"	25.00	21.03	S32° 39' 51"W	20.41	11.18
C2	22° 42' 17"	42.81	16.96	N46° 43' 43"E	16.85	8.59
C3	45° 17' 32"	52.41	41.43	N13° 38' 07"E	40.36	21.86
C4	51° 33' 58"	50.00	45.00	N36° 05' 47"W	43.50	24.15
C5	56° 03' 35"	42.44	41.52	N85° 23' 07"W	39.88	22.59
C6	12° 39' 22"	81.62	18.03	S60° 44' 39"W	17.99	9.06
C7	48° 11' 23"	25.00	21.03	N74° 28' 28"E	20.41	11.18
C8	48° 11' 23"	25.00	21.03	S57° 20' 09"E	20.41	11.18
C9	18° 10' 29"	50.00	14.12	N41° 19' 42"W	14.07	7.10
C10	51° 33' 58"	50.00	45.00	N75° 11' 56"W	43.50	24.15
C11	51° 33' 58"	50.00	45.00	S53° 14' 06"W	43.50	24.15
C12	51° 33' 58"	50.00	45.00	S1° 40' 07"W	43.50	24.15
C13	15° 30' 22"	50.00	13.53	S31° 52' 03"E	13.49	6.81
C14	47° 45' 20"	25.00	20.84	N15° 44' 33"W	20.24	11.07

IRREGULAR LOT AREA		
LOT #	SQ FT	AREA
1	1,845.00	0.195 AC.
2	7,196.27	0.164 AC.
21	6,367.85	0.146 AC.
22	10,216.64	0.235 AC.
23	8,730.85	0.200 AC.
24	7,629.81	0.175 AC.
34	8,546.15	0.196 AC.
35	9,218.85	0.212 AC.
36	11,150.85	0.256 AC.
37	7,221.01	0.166 AC.
38	7,271.86	0.167 AC.
57	8,612.50	0.198 AC.
58	6,534.00	0.150 AC.
74	6,534.00	0.150 AC.
75	6,534.01	0.150 AC.
91	6,534.00	0.150 AC.
92	6,534.00	0.150 AC.
108	6,534.00	0.150 AC.
109	6,534.01	0.150 AC.
126	6,534.00	0.150 AC.
127	7,119.51	0.163 AC.
135	7,119.30	0.163 AC.

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
SEDONA ESTATES SUBDIVISION IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE NORTH SIDE OF SIOUX ROAD, APPROXIMATELY 0.31 OF ONE MILE EAST OF ITS INTERSECTION WITH ALAMO ROAD AND SIOUX 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 19,579. SEDONA ESTATES LIES APPROXIMATELY 0.1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2, MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

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 INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF 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 PIPELINE(S) IS INSTALLED, THE EASEMENT HERIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE(S) 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 IMPROVED THROUGH 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 10 DAY OF November 2020

(GRANTOR'S SIGNATURE) _____
(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 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF November 2020

(GRANTOR'S SIGNATURE) _____
(GRANTOR'S SIGNATURE) _____

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

THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SEDONA ESTATES SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____ 20____.

HIDALGO COUNTY JUDGE _____
HIDALGO COUNTY CLERK _____

ATTEST: _____

APPROVED BY DRAINAGE DISTRICT
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER TEXAS WATER CODE 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

**CITY OF ALAMO
CERTIFICATE OF APPROVAL**

I, THE UNDERSIGNED, MAYOR OF THE CITY OF ALAMO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE THIS THE 10th DAY OF Nov 2020

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS
DATE SURVEYED: 8-27-2019
1-1082, PG. 43
SURVEY JOB # 19137-08

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 12th DAY OF November 2020

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.

DATE THIS THE 4th DAY OF December, A.D. 2020

CHAIRMAN _____
SECRETARY _____

INDEX TO SHEET OF SEDONA ESTATES

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS, MAP, LOT, STREET AND EASEMENT LAYOUT, DESCRIPTION (METS 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.D. NO. 1

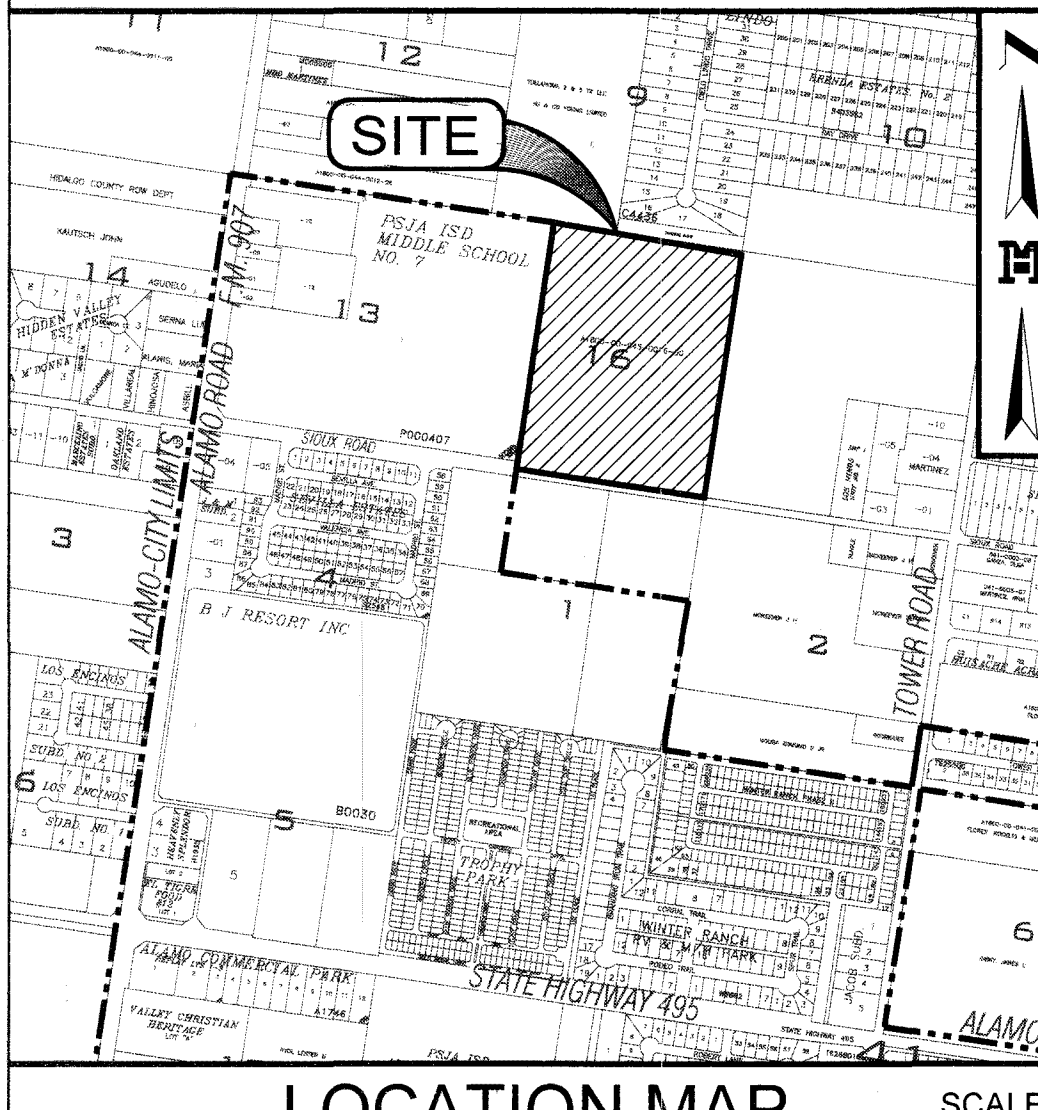
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), DETAILS

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER / SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION), 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	KYNDEL W. BENNETT	11410 NORTH F.M. 493	DOONA, TX 78537		
ENGINEER	MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR	FRED L. KURTH, P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: EM DATE: 1-13-2020
SURVEYED CHECKED: DATE: 12-1-20
FINAL CHECK: DATE: 12-1-20



LEGEND
● FOUND NO. 4 REBAR
○ SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
* SET PK NAIL
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.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT

H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
AC - OF ONE ACRE
P.O.B. - POINT OF BEGINNING
EXIST. - EXISTING
S.E. COR. - SOUTHWEST CORNER
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
U.E. - UTILITY EASEMENT
() - RECORDED MAP CALLS
C - CENTER LINE

CURVE TABLE						
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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

STATE OF TEXAS COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION
KYNDEL W. BENNETT, CEO
AS OWNER OF THE 29.834 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SEDONA ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.
I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.0032 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.
SED-VIC INVESTORS, LP, A TEXAS LIMITED LIABILITY COMPANY
KYNDEL W. BENNETT, CEO
11410 NORTH F.M. 493
DOONA, TEXAS 78537
DATE: 11/10/2020

STATE OF TEXAS COUNTY OF HIDALGO
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KYNDEL W. BENNETT 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 10 DAY OF November 2020

(GRANTOR'S SIGNATURE) _____
(GRANTOR'S SIGNATURE) _____

ACKNOWLEDGMENT
THE STATE OF TEXAS §
COUNTY OF HIDALGO §

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, THE UNDERSIGNED, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF November 2020

(GRANTOR'S SIGNATURE) _____
(GRANTOR'S SIGNATURE) _____

ACKNOWLEDGMENT
THE STATE OF TEXAS §
COUNTY OF HIDALGO §

**STATE OF TEXAS
COUNTY OF HIDALGO**

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, 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.

DATE THIS THE 10th DAY OF Nov 2020

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
STATE OF TEXAS
DATE SURVEYED: 8-27-2019
1-1082, PG. 43
SURVEY JOB # 19137-08

**CITY OF ALAMO
CERTIFICATE OF APPROVAL**

I, THE UNDERSIGNED, MAYOR OF THE CITY OF ALAMO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS (TITLE 11 OF THE MUNICIPAL CODE) OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

DATE THIS THE 4th DAY OF December, A.D. 2020

CHAIRMAN _____
SECRETARY _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 ON THIS THE 12th DAY OF November 2020

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.

DATE THIS THE 4th DAY OF December, A.D. 2020

CHAIRMAN _____
SECRETARY _____

**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

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 CATLAW 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 SOUTHWEST 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 SOUTHWEST CORNER OF LOT 4. ANOTHER 8" LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 92 THEN RUNS NORTH ALONG THE EAST SIDE OF THE PALMER OAK STREET RIGHT-OF-WAY AND CONNECT TO A PREVIOUSLY MENTIONED WATER LINE AT THE NORTHWEST CORNER OF LOT 108 IN ORDER TO SERVE THIS SUBDIVISION.

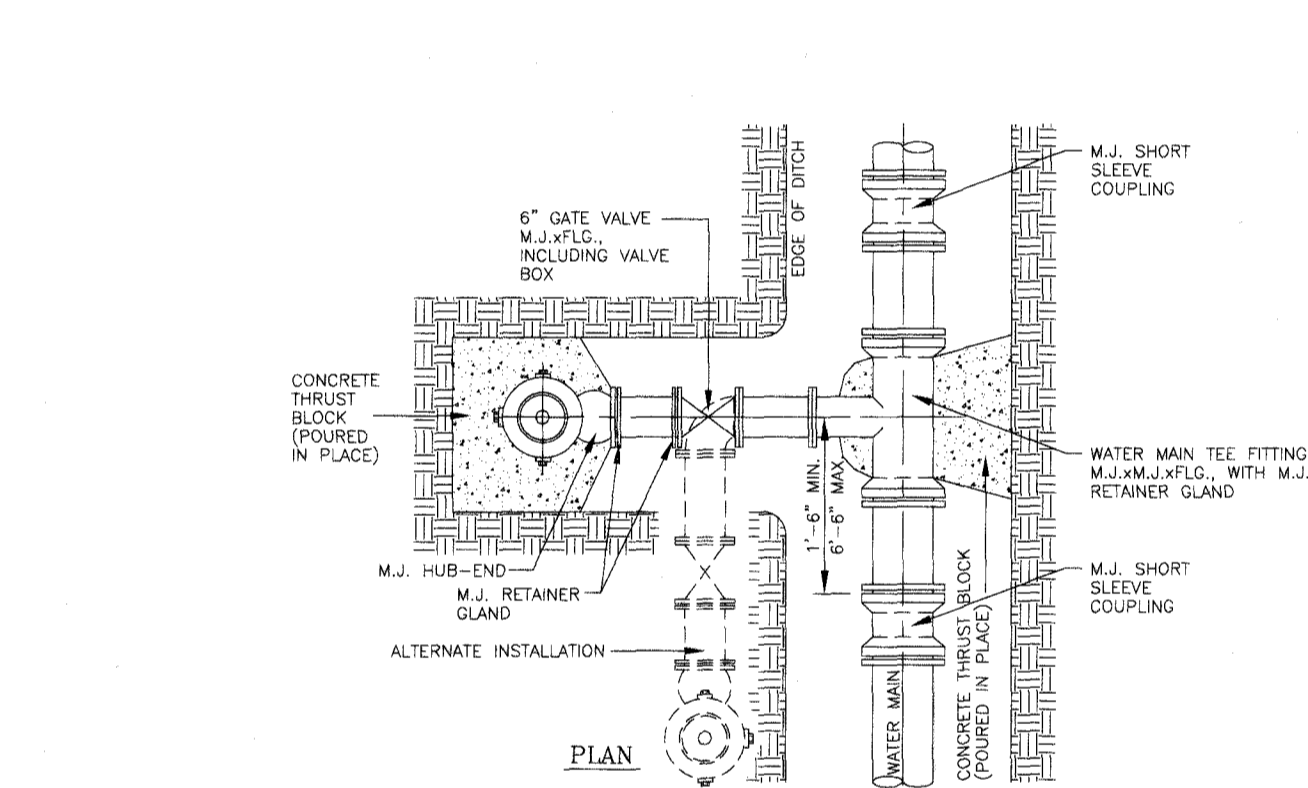
WATER DISTRIBUTION FOR THE SEDONA ESTATES SUBDIVISION CONSISTS OF 135 3/4" DIAMETER SINGLE SERVICE LINES. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE, THE DUAL SERVICES AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$415,172.00, OR \$3,075.35 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$136,650.00, WHICH COVERS THE \$1,012.22 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 14 FIRE HYDRANTS AT A UNIT COST OF \$4,500.00 FOR A TOTAL COST OF \$63,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.E.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:

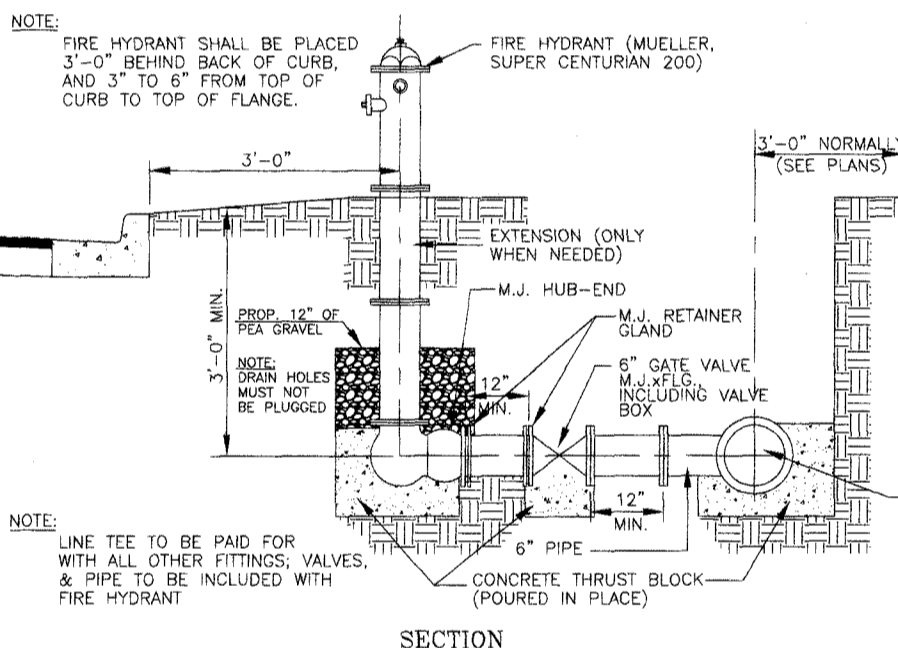
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$83,650.00 WHICH EQUALS TO \$1,327.77 PER LOT.

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:

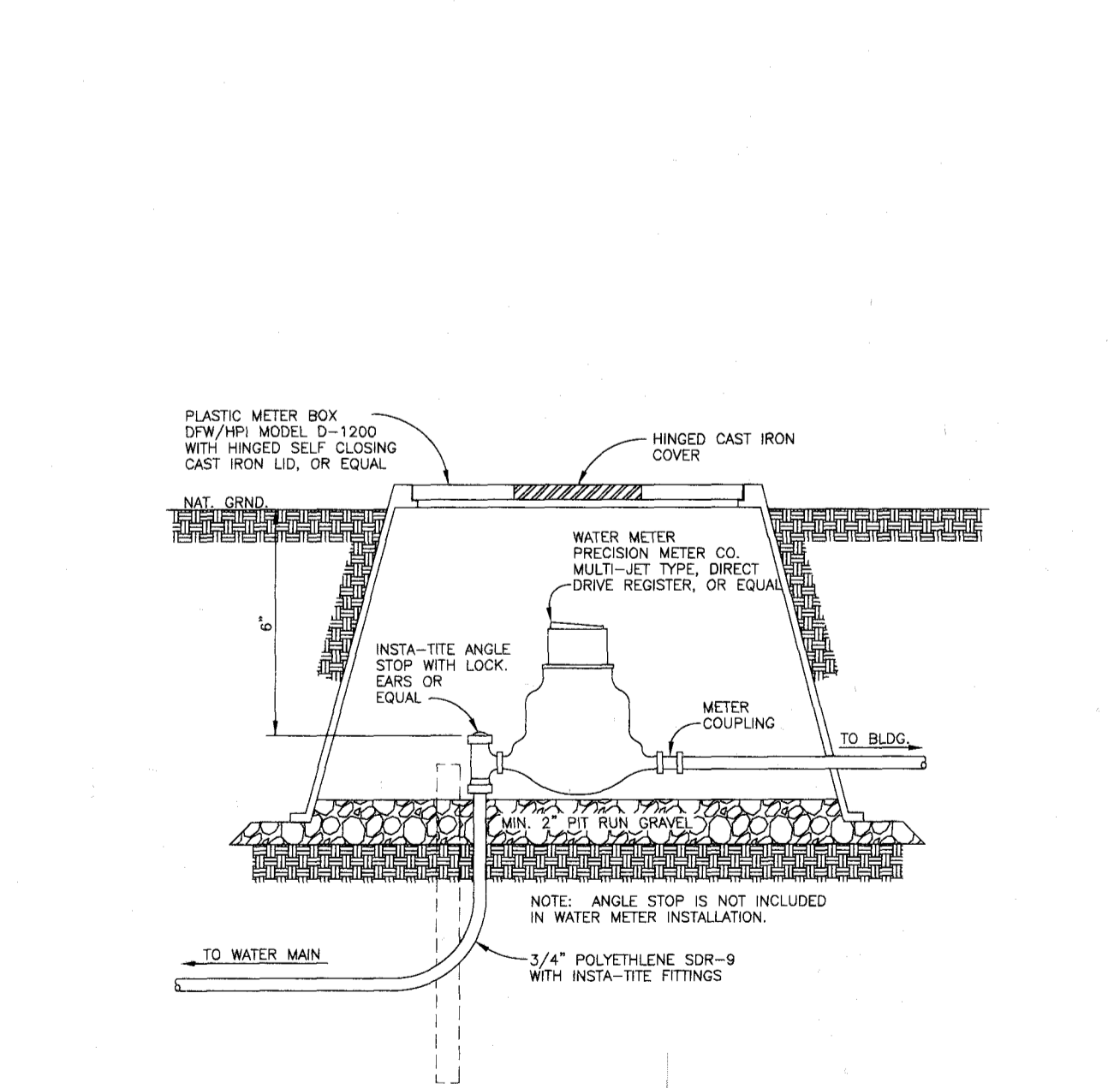
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$83,650.00 WHICH EQUALS TO \$1,327.77 PER LOT.



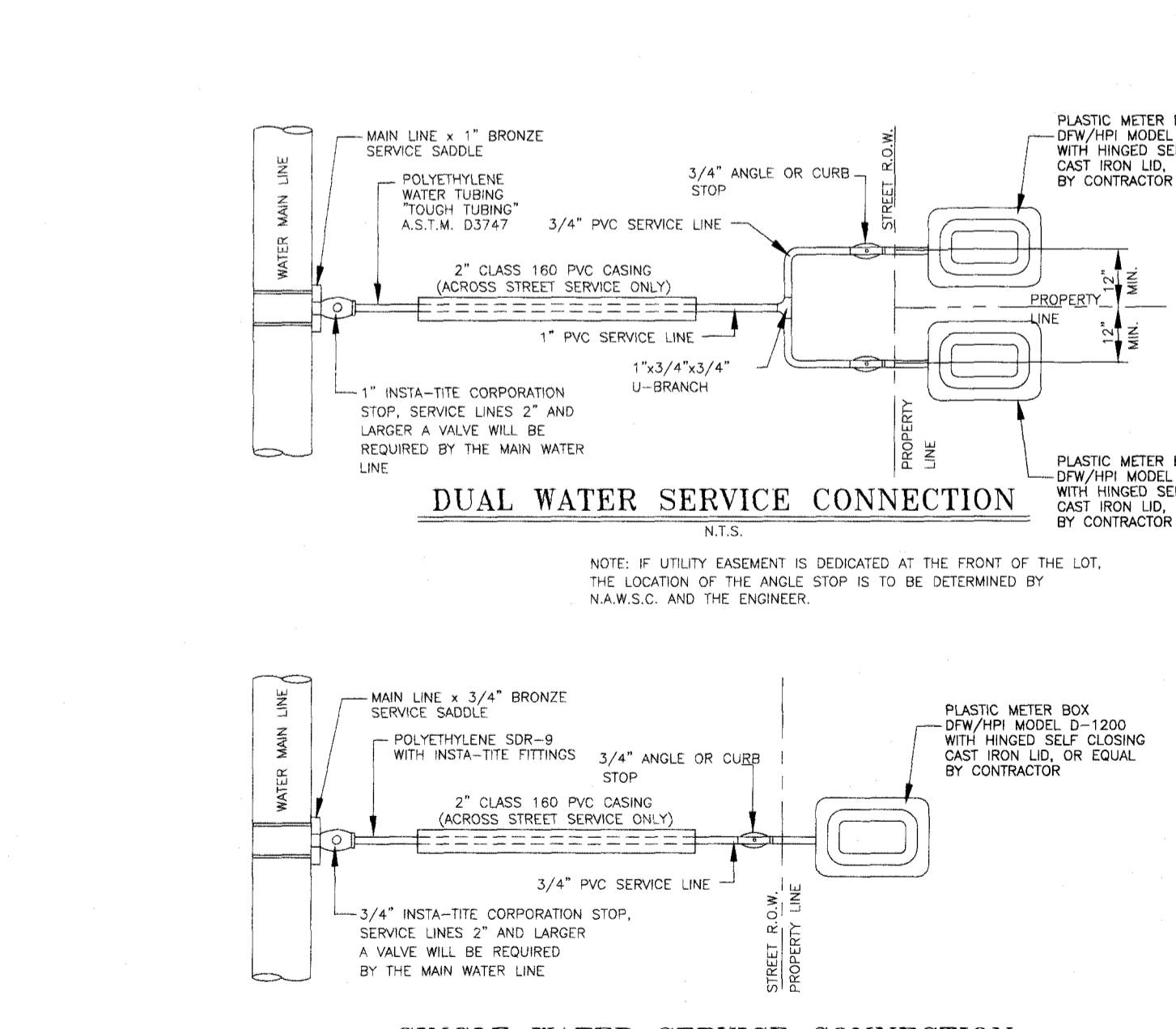
TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



DUAL WATER SERVICE CONNECTION
N.T.S.



TYPICAL WATER METER INSTALLATION
N.T.S.



SINGLE WATER SERVICE CONNECTION
N.T.S.

- LEGEND**
- FOUND NO. 4 REBAR
 - ▲ FOUND PK NAIL
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - ⊙ SET PK NAIL
 - ⊙ 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
 - AC. - OF 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 DEED CALLS
 - () - RECORDED MAP CALLS

MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
SUBDIVISION MAP OF
SEDONA ESTATES SUBDIVISION

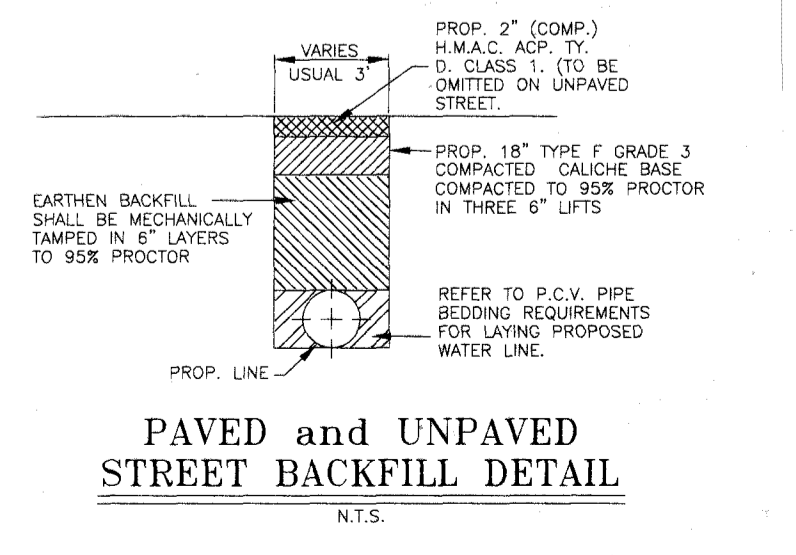
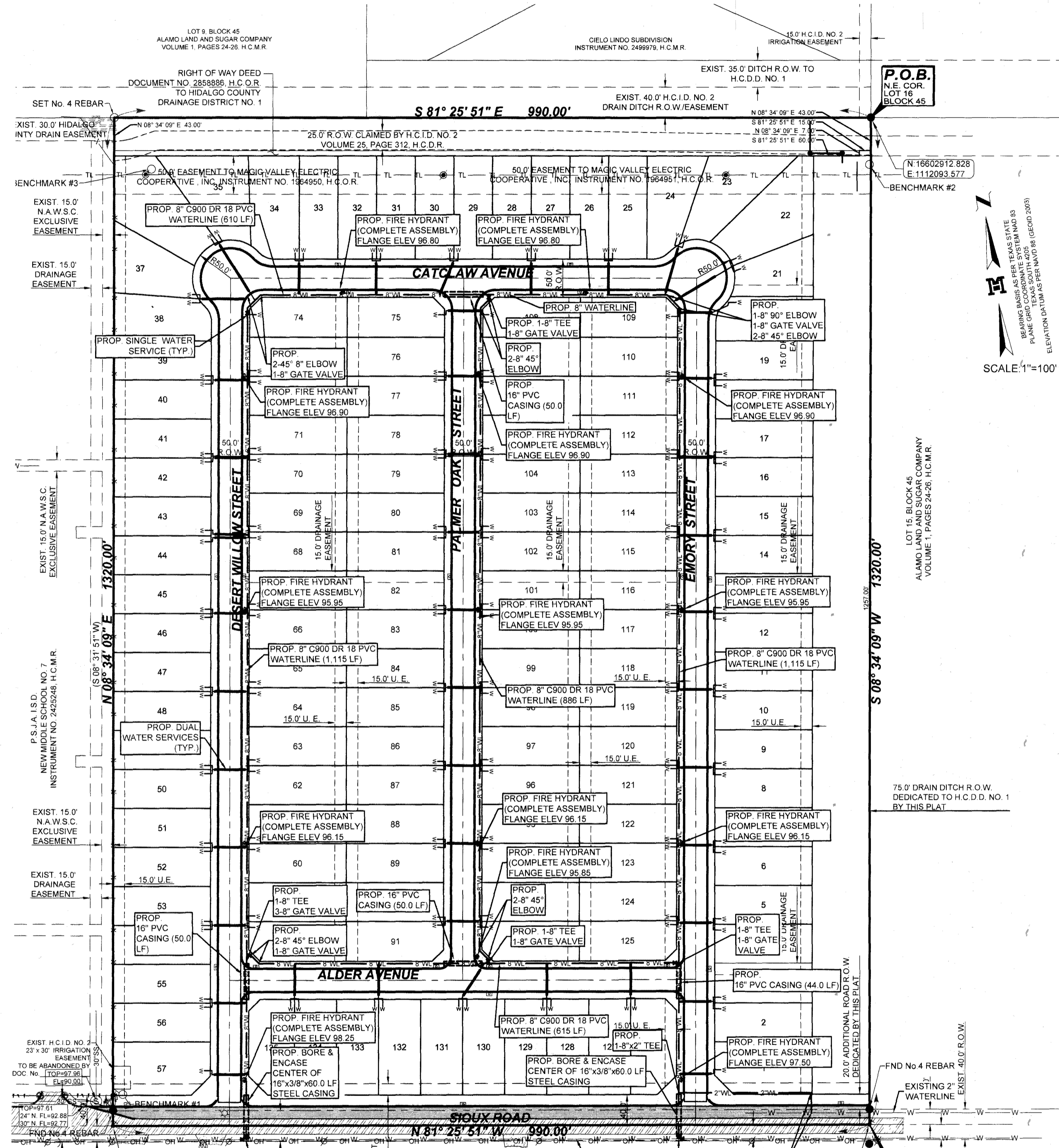
BEING A RESUBDIVISION OF 29,834 ACRES
OUT OF LOT 18, BLOCK 45
ALAMO LAND AND SUGAR COMPANY
CITY OF ALAMO
HIDALGO COUNTY, TEXAS

COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 569,745.80
DRAINAGE IMPROVEMENTS:	\$ 287,563.00
WATER DISTRIBUTION:	\$ 278,522.00
SANITARY SEWER:	\$ 586,103.00

ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 569,745.80
DREAJE PLUVIAL:	\$ 287,563.00
SERVICIO DE AGUA POTABLE:	\$ 278,522.00
SERVICIO DE DRENAJE SANITARIO:	\$ 586,103.00



PAVED and UNPAVED STREET BACKFILL DETAIL
N.T.S.

SCALE 1"=100'

**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 1395, PAGE 965, 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" (SHADED) IS DEFINED AS: AREAS WITH 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 PERVIOUS 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 12.66 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.

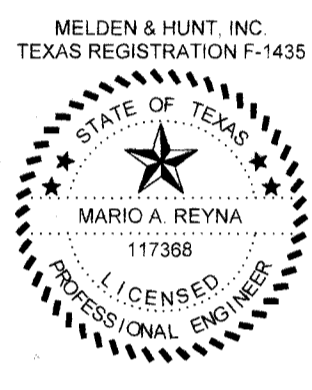
THE PROPOSED DRAINAGE FOR SEDONA ESTATES SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, INTO PROPOSED TYPE "A" INLETS, INTO WHICH WILL DRAIN INTO A PROPOSED DITCH THAT WILL BE DEDICATED TO THE H.C.D.D. #1, INTO THE CESAR CHAVEZ DRAIN WHICH FLOWS EAST, ULTIMATELY DRAINING INTO THE ALAMO LATERAL. THE PROPOSED DRAINAGE SYSTEM SHALL BE COMPOSED OF 16"-TYPE "A" INLET ALONG THE PROPOSED STREET WITH 18", 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.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.

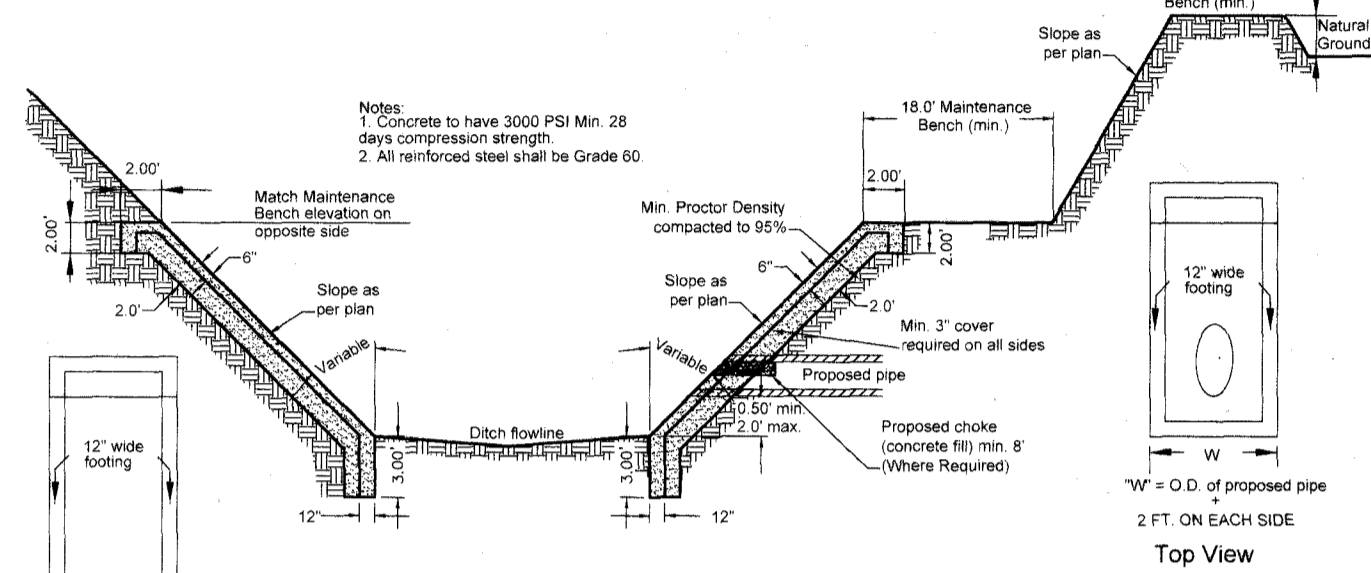
MARIO A. REYNA PE # 117368 DATE: 12-1-2



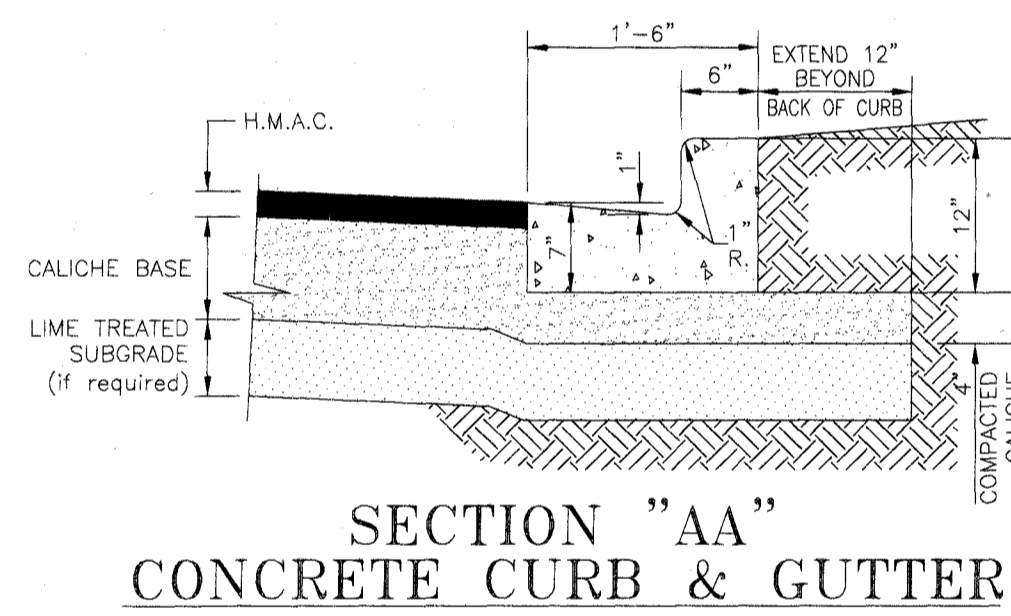
**MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:**

**SUBDIVISION MAP OF
SEDONA ESTATES SUBDIVISION**

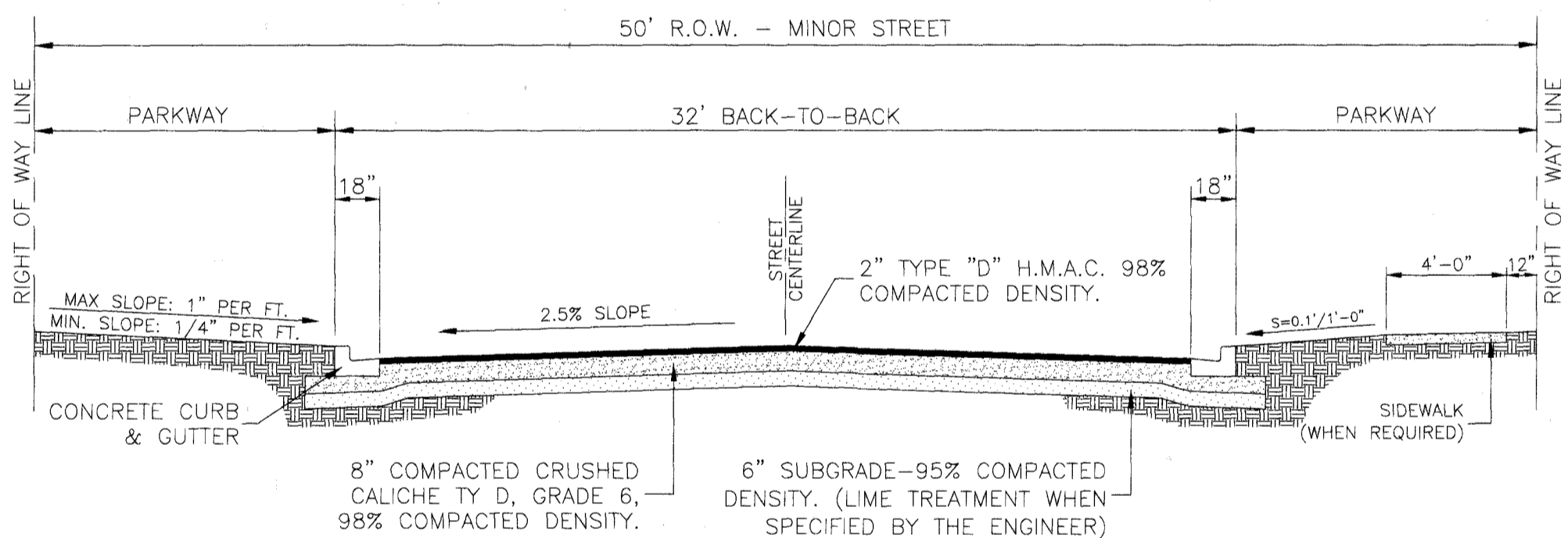
BEING A SUBDIVISION OF 29.834 ACRES
OUT OF LOT 16, BLOCK 45
ALAMO LAND AND SUGAR COMPANY
CITY OF ALAMO
HIDALGO COUNTY, TEXAS



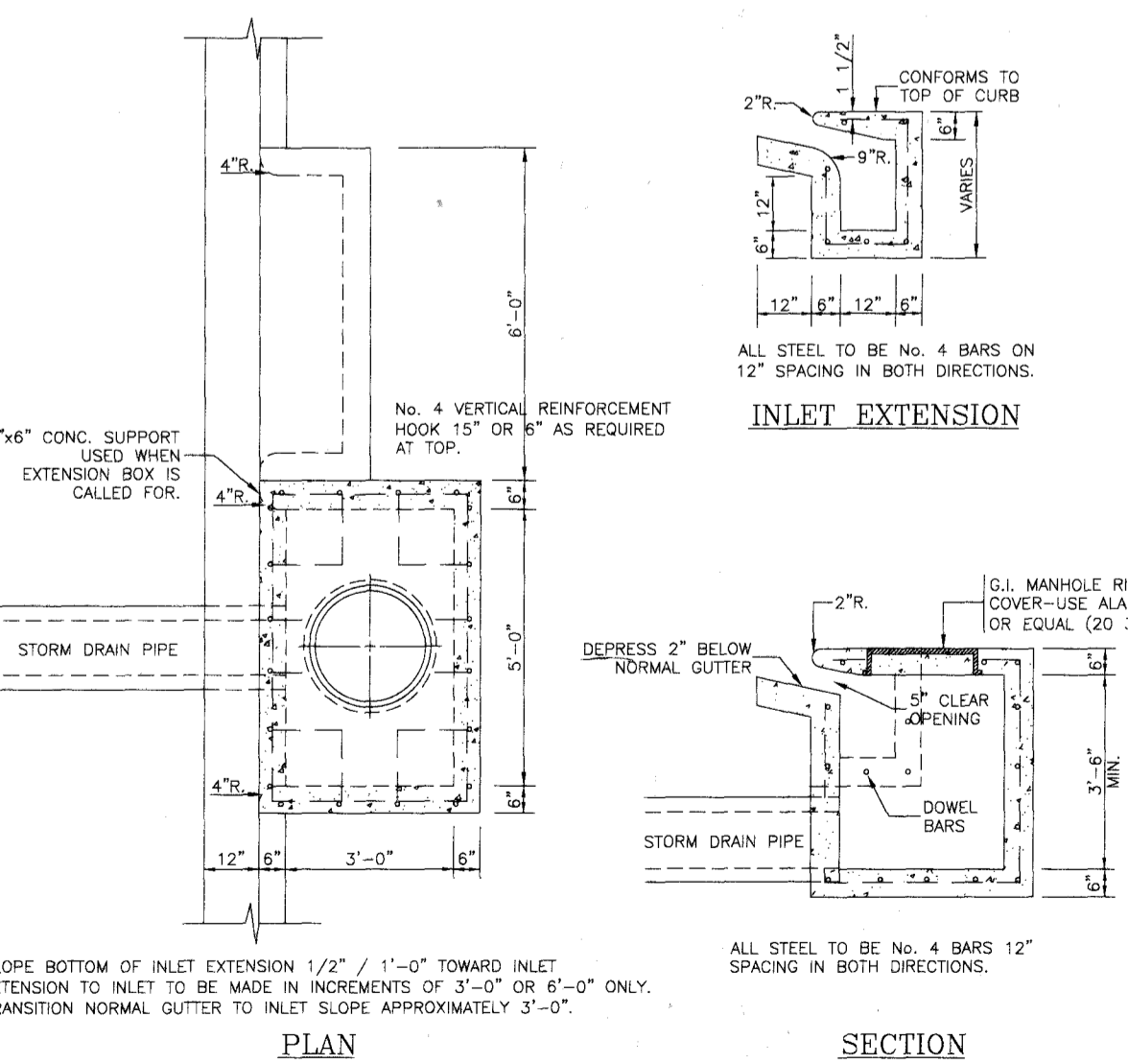
**H.C.D.D.#1 STORM DISCHARGE STRUCTURE
(DITCH WITH BENCH)**



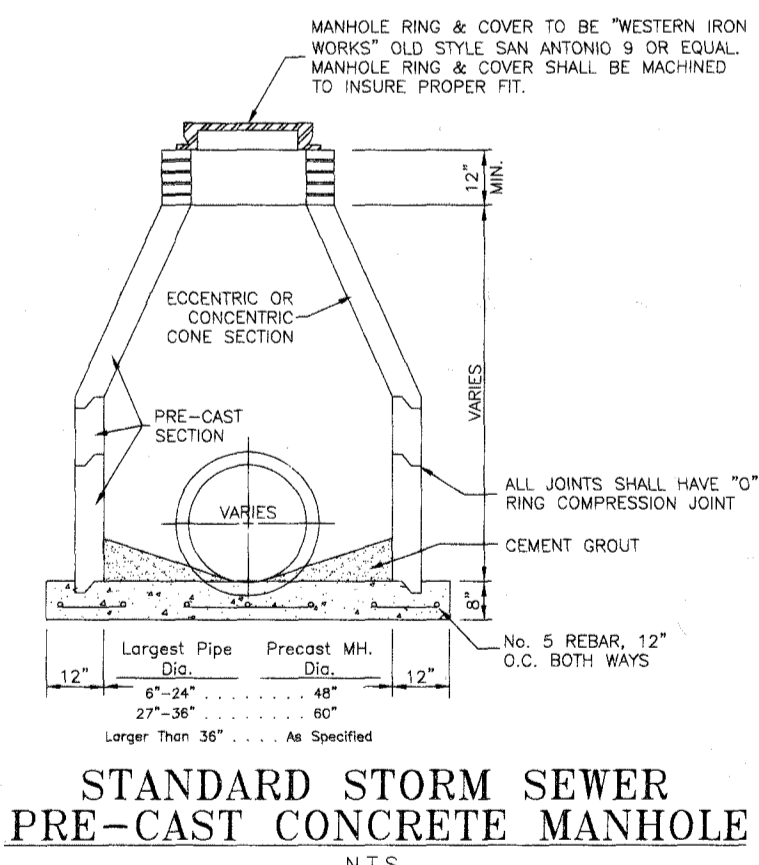
**SECTION "AA"
CONCRETE CURB & GUTTER**
N.T.S.



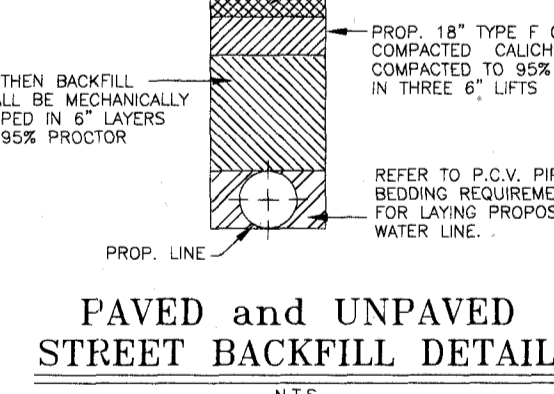
TYPICAL STREET CROSS SECTION
N.T.S.



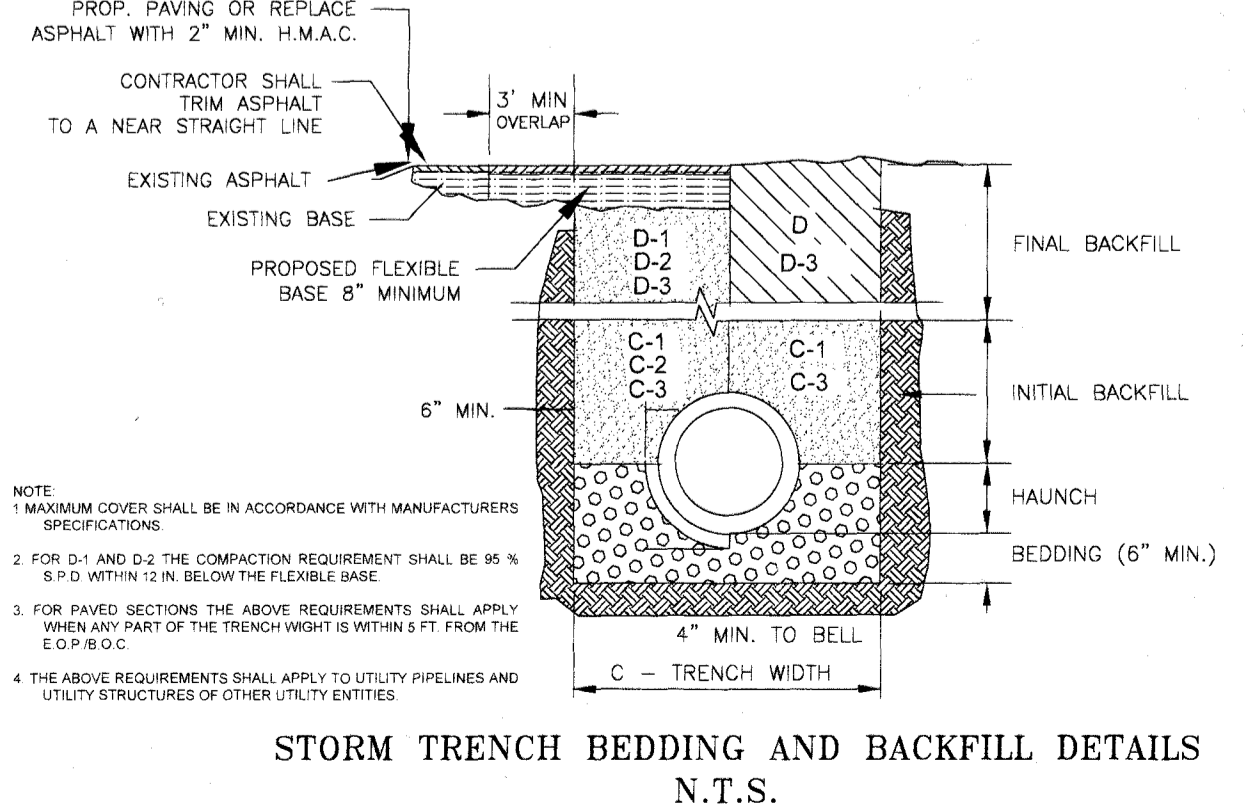
TYPE "A" INLET
N.T.S.



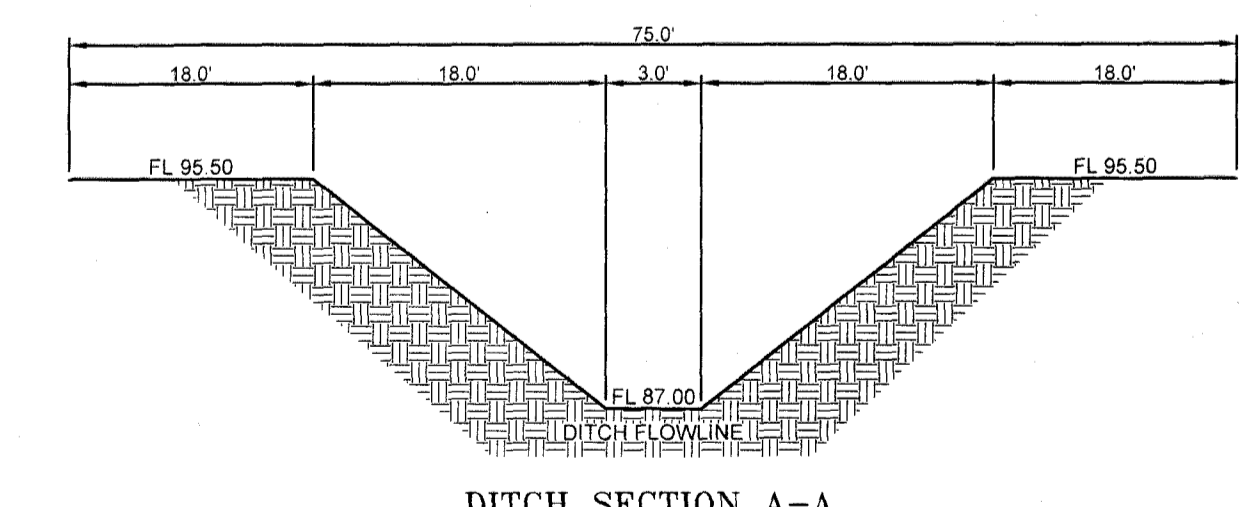
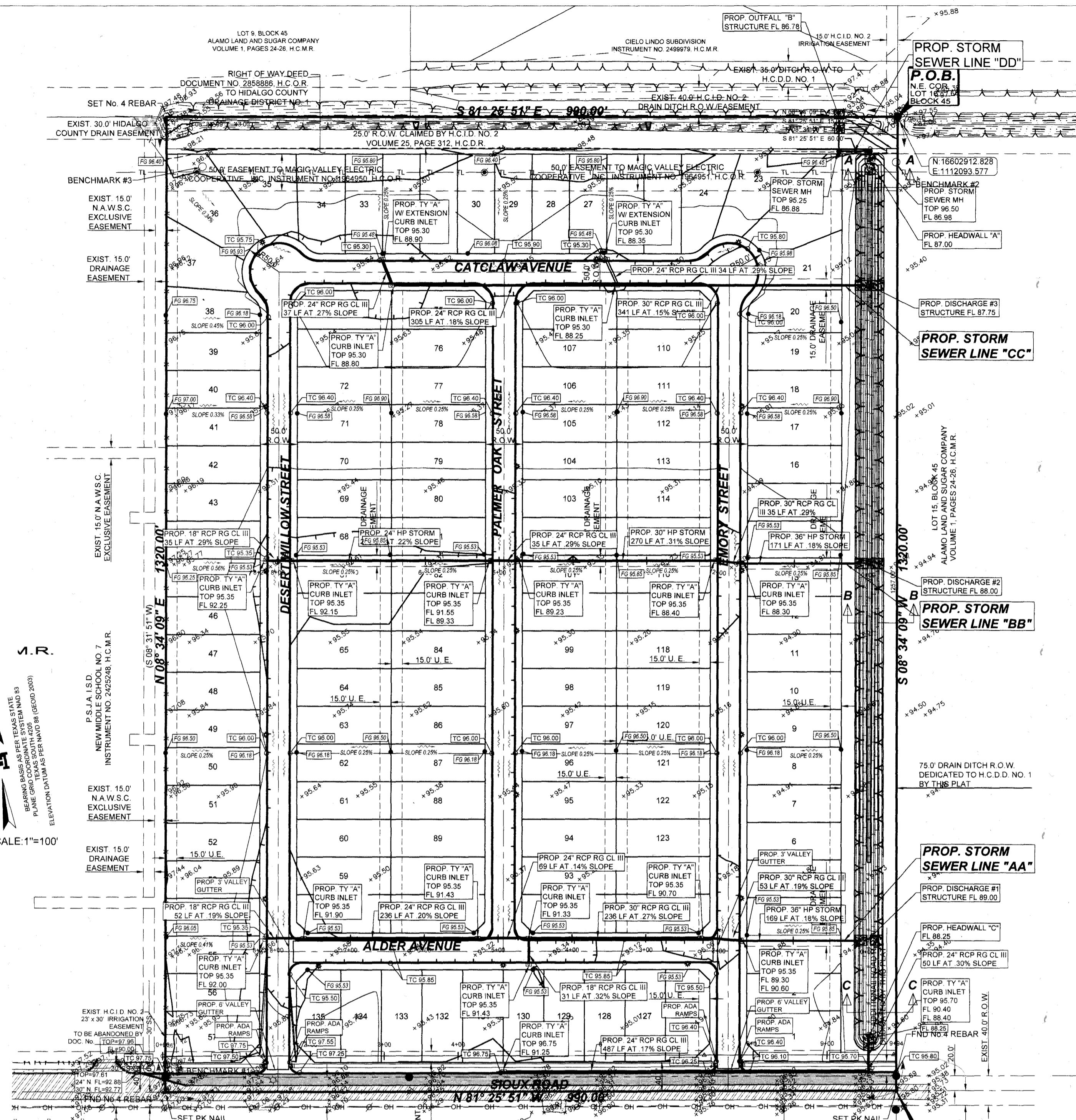
**STANDARD STORM SEWER
PRE-CAST CONCRETE MANHOLE**
N.T.S.



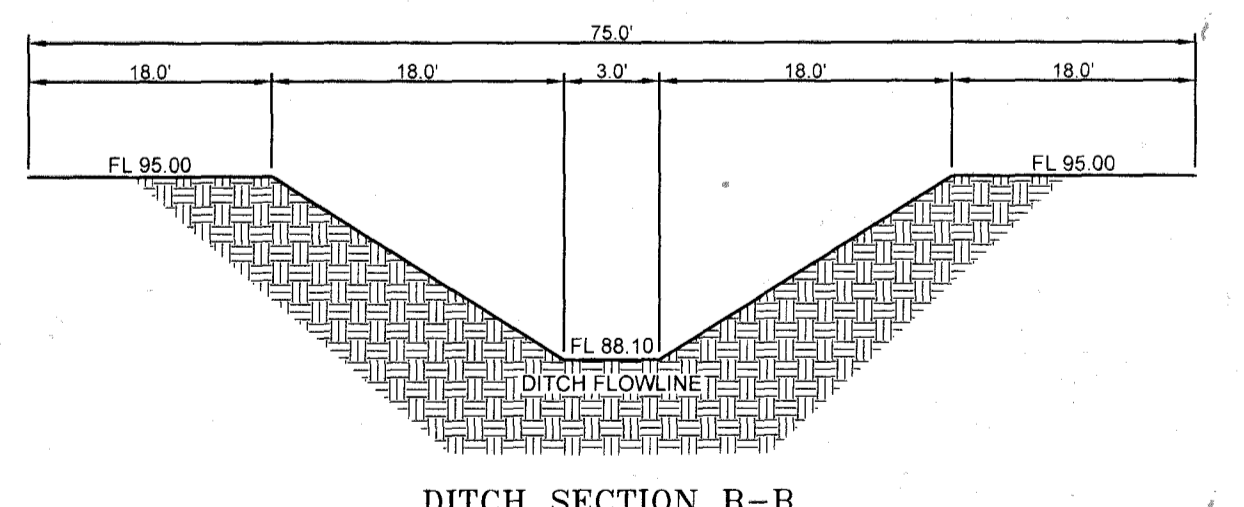
**PAVED AND UNPAVED
STREET BACKFILL DETAIL**
N.T.S.



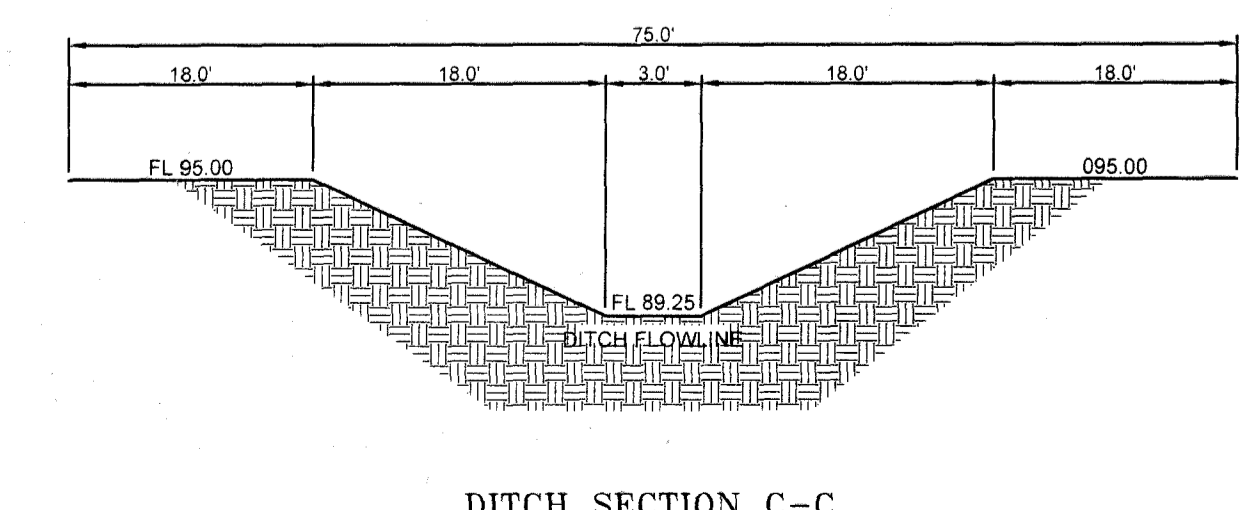
STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.



DITCH SECTION A-A
N.T.S.



DITCH SECTION B-B
N.T.S.



DITCH SECTION C-C
N.T.S.

- NOTE:**
- MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.
 - FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12" BELOW THE FLEXIBLE BASE.
 - FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY. WHERE ANY PART OF THE TRENCH WIDTH IS WITHIN 1 FT. FROM THE E.O.P.O.C.
 - THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.
- A.** BEDDING FOR RCP CLASS II: HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE AND COMPACTED THICKNESS 6". (1" FOR BENCH) & 1" WIDE.
- B.** HAUNCH FOR RCP CLASS II: HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2231) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. IF LOOSE LIFTS MECHANICAL COMPACTION.
- C.** TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 - 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4" THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1.** INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL, TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 18 (ASHTO M45) COMPACTED TO 92% S.P.D. IF LOOSE LIFTS MECHANICAL COMPACTION.
- C-2.** INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT - COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D688. IF LOOSE LIFTS MECHANICAL COMPACTION.
- C-3.** INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 18 (ASTM D2231) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. IF LOOSE LIFTS MECHANICAL COMPACTION.
- D.** FINAL BACKFILL FOR RCP CLASS II: HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS II OR CLASS III (ASTM D2231) BACKFILL MATERIAL COMPACTED TO 92% S.P.D. (1" LOOSE LIFTS MECHANICAL COMPACTION).
- D-1.** FINAL BACKFILL FOR RCP CLASS II: HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL, TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 18 (ASHTO M45) COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D688. IF LOOSE LIFTS MECHANICAL COMPACTION.
- D-2.** FINAL BACKFILL FOR RCP CLASS II: HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT - COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D688. IF LOOSE LIFTS MECHANICAL COMPACTION.
- D-3.** FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT. BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2231) OR SOIL, TYPE A1, A2, OR A3 (ASHTO M45) WITH A MAXIMUM P.I. OF 18. BACKFILL MATERIAL STRUCTURES BEYOND 5 FT. FROM THE E.O.P.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2231) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELDPONTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTES) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS. MOISTENED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D688. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6".

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