



# 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: 1-26-2021

PROPOSED CANTERA HERMOSA PHASE 2 SUBDIVISION PRECINCT No. 1.

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

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 139  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 20

FILLING STATIONS: 9

LOCATION DESCRIPTION: NORTH 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 & 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: 1-07-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-07-2021 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: 1-07-2021: 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.*

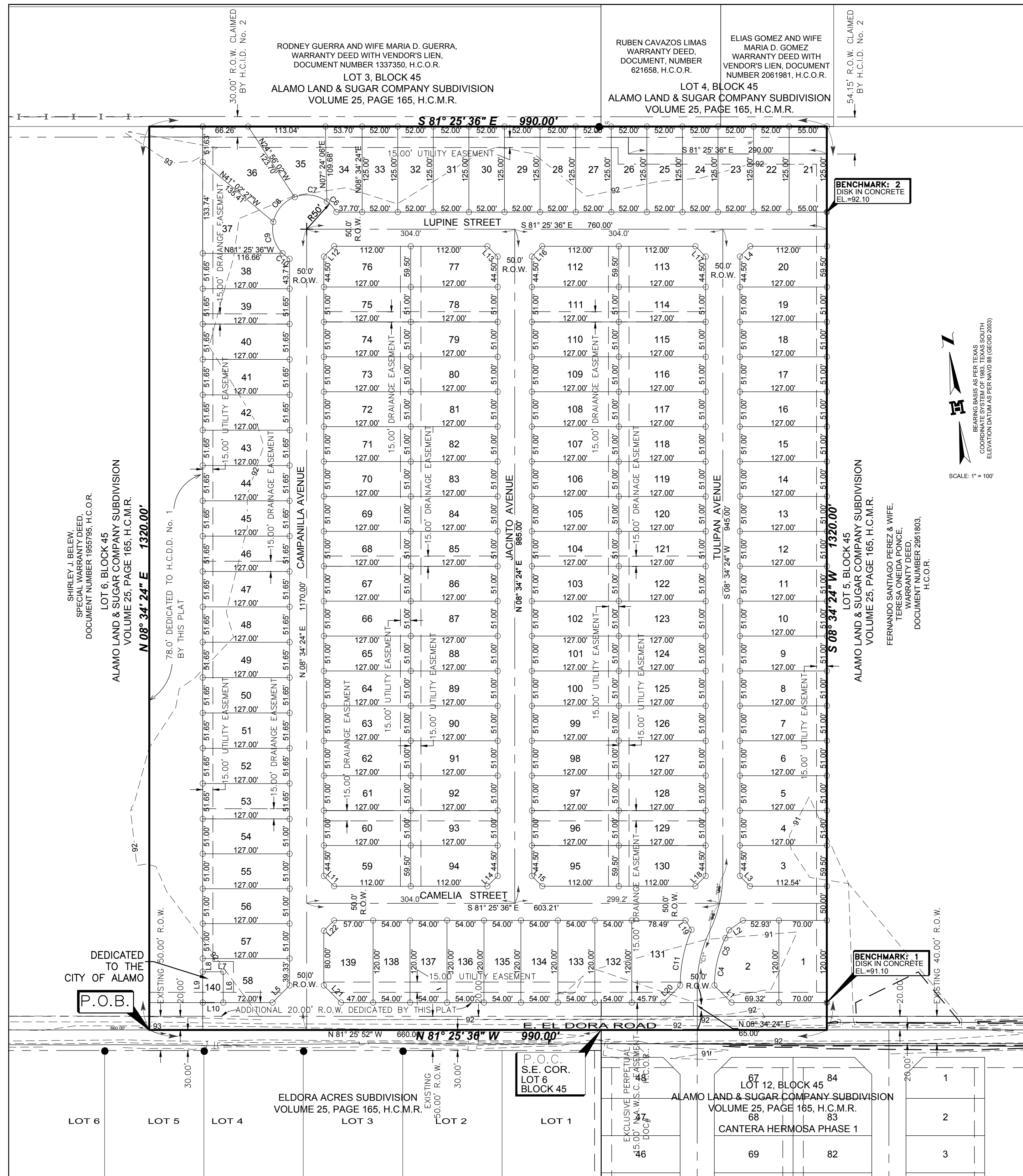
**Final Approval** *subject to recommendations other departments*

*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 2

BEING A RESUBDIVISION OF 30.000 ACRES  
OUT OF LOTS 5, 6 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 WIDENS 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.

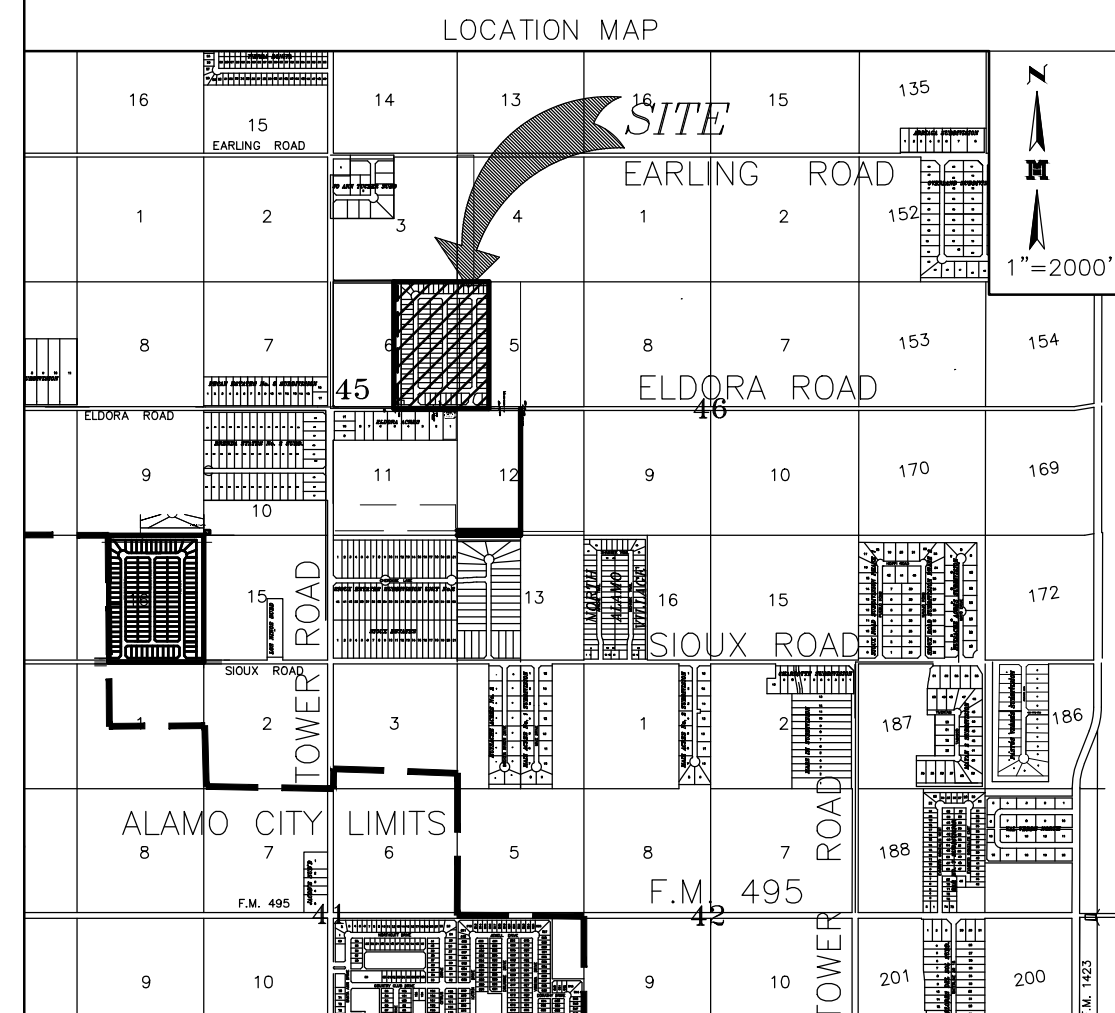
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

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 MINIDISK 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 2 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 TOWER ROAD AND SILOUX 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 2 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.

SHEET 1 OF 6 SHEETS  
DRAWN BY: C180  
DATE:  
FINAL CHECK: \_\_\_\_\_ DATE:

**MELDEN & HUNT, INC.**  
TEXAS REGIST. F-1435  
**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

### INDEX TO SHEET OF CANTERA HERMOSA PHASE 2

- 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; SURVEY'S CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION.
- SHEET 2: HEADING; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; CERTIFICATION, ATTESTATION, ENGINEERING CERTIFICATION, SURVEY'S CERTIFICATION, CITY APPROVAL CERTIFICATE; MAYOR'S CERTIFICATION, PLANNING & ZONE, COUNTY JUDGE, IRRIGATION DISTRICT #2, H.C.D.D. NO. 1; REVISION NOTES, LOT SQUARE FOOTAGE, LINE DATA, CURVE DATA.
- 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: MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.
- SHEET 6: MAP OF TOPOGRAPHY; REVISION NOTES, CONSTRUCTION DETAILS; STREETS, GRADING.

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	J.H. McKEEVER	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
ENGINEER:	LUCILLE T. McKEEVER	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(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 30.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CANTERA HERMOSA PHASE 2, 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 2, 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

SUBDIVISION MAP OF  
**CANTERA HERMOSA PHASE 2**  
BEING A RESUBDIVISION OF 30.000 ACRES  
OUT OF LOTS 5, 6 BLOCK 45  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
VOLUME 1, PAGE 25, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

DESCRIPTION OF CANTERA HERMOSA PHASE 2

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 30.000 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, CONSISTING OF: 20.000 ACRES OUT OF LOT 6, BLOCK 45, AND 10.000 ACRES OUT OF LOT 5, BLOCK 45, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-25, HIDALGO COUNTY MAP RECORDS, WHICH SAID 30.000 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO IVA JULIA CANNON, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2109461, HIDALGO COUNTY OFFICIAL RECORDS, SAID 30.000 ACRES ARE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 45;

THENCE, S 81° 25' 36"E ALONG THE SOUTH LINE OF SAID LOT 6, WITHIN THE EXISTING RIGHT-OF-WAY OF EL DORA ROAD, A DISTANCE OF 600.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

1. THENCE, N 08° 34' 24"E AT A DISTANCE OF 20.00 PASS A NO. 4 REBAR SET [NORTHING: 16603942.741, EASTING: 1114250.746] ON THE NORTH RIGHT-OF-WAY LINE OF EL DORA ROAD, AT A DISTANCE OF 1284.63 FEET PASS A NO. 4 REBAR SET ON THE SOUTH RIGHT-OF-WAY LINE FOR HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, CONTINUING A TOTAL DISTANCE OF DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;

2. THENCE, S 81° 25' 36"E AT A DISTANCE OF 660.00 FEET PASS THE NORTHEAST CORNER OF SAID LOT 6, CONTINUING A TOTAL DISTANCE OF 990.00 FEET TO A NO. 4 REBAR SET [NORTHING: 16605080.629, EASTING: 1115423.484] FOR THE NORTHEAST CORNER OF THIS TRACT;

3. THENCE, S 08° 34' 24"W AT A DISTANCE OF 40.00 FEET PASS A NO.4 REBAR SET FOR THE SOUTH RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AT A DISTANCE OF 1,300.00 PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF EL DORA ROAD, CONTINUING A TOTAL DISTANCE OF 1,320.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;

4. THENCE, N 81° 25' 36"W AT A DISTANCE OF 330.00 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 5, CONTINUING A TOTAL DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 30.000 ACRES OF WHICH 0.455 OF ONE ACRE LIES WITHIN EL DORA ROAD AND 0.516 OF ONE ACRE LIES WITHIN HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHT-OF-WAY, LEAVING A NET OF 29.029 ACRES, MORE OR LESS.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Tangent
"C1"	82.79'	182.89'	025° 56' 09"	S21° 32' 29"W	82.08'
"C2"	42.50'	187.98'	012° 57' 14"	N28° 01' 56"E	21.34'
"C3"	40.36'	187.98'	012° 18' 09"	N15° 24' 14"E	40.29'
C4	71.47'	157.89'	025° 56' 09"	S21° 32' 29"W	70.86'
C5	71.47'	157.89'	025° 56' 09"	S21° 32' 29"W	70.86'
C6	20.18'	50.00'	023° 07' 48"	N32° 59' 30"W	20.05'
C7	49.43'	50.00'	056° 38' 39"	N73° 31' 50"W	47.44'
C8	50.00'	50.00'	057° 17' 45"	S49° 29' 59"W	47.94'
C9	50.00'	50.00'	057° 17' 45"	S7° 47' 46"E	47.94'
C10	13.07'	50.00'	014° 58' 57"	S43° 56' 07"E	13.04'
C11	83.60'	207.89'	023° 02' 31"	S20° 05' 16"W	83.04'

Lot Line Table		
Line #	Length	Direction
L1	35.39'	N36° 25' 36"W
L2	24.62'	N63° 43' 02"E
L3	20.83'	N35° 22' 22"W
L4	21.21'	N53° 34' 24"E
L5	35.36'	S53° 34' 24"W
L6	45.00'	N08° 34' 24"E
L7	30.00'	N81° 25' 36"W
L8	19.33'	S08° 34' 24"W
L9	1228.37'	S08° 34' 24"W
L10	102.50'	N81° 25' 36"W

Lot Line Table		
Line #	Length	Direction
L11	21.21'	S36° 25' 36"E
L12	21.21'	N53° 34' 24"E
L13	21.21'	S36° 25' 36"E
L14	21.21'	N53° 34' 24"E
L15	21.21'	S36° 25' 36"E
L16	21.21'	N53° 34' 24"E
L17	21.21'	S36° 25' 36"E
L18	21.21'	N53° 34' 24"E
L19	16.19'	N24° 06' 21"W
L20	35.26'	S53° 28' 11"W

Lot Area Table		
Lot #	SQ. FT.	Area
1	8399.60	0.193
2	9988.22	0.229
3	7448.06	0.171
4	6477.00	0.149
5	6477.00	0.149
6	6477.00	0.149
7	6477.00	0.149
8	6477.00	0.149
9	6477.00	0.149
10	6477.00	0.149
11	6477.00	0.149
12	6477.00	0.149
13	6477.00	0.149
14	6477.00	0.149
15	6477.00	0.149
16	6477.00	0.149
17	6477.00	0.149
18	6477.00	0.149
19	6477.00	0.149
20	7444.00	0.171

Lot Area Table		
Lot #	SQ. FT.	Area
21	6874.94	0.158
22	6499.95	0.149
23	6499.95	0.149
24	6499.95	0.149
25	6499.95	0.149
26	6499.95	0.149
27	6499.95	0.149
28	6499.95	0.149
29	6499.95	0.149
30	6499.95	0.149
31	6499.95	0.149
32	6499.95	0.149
33	6499.95	0.149
34	6434.76	0.148
35	8207.12	0.188
36	9938.25	0.228
37	9381.92	0.215
38	6514.20	0.150
39	6558.95	0.151
40	6558.95	0.151

Lot Area Table		
Lot #	SQ. FT.	Area
41	6558.95	0.151
42	6558.95	0.151
43	6558.95	0.151
44	6558.95	0.151
45	6558.95	0.151
46	6558.95	0.151
47	6558.95	0.151
48	6558.95	0.151
49	6558.95	0.151
50	6558.95	0.151
51	6558.95	0.151
52	6558.95	0.151
53	6558.95	0.151
54	6476.40	0.149
55	6476.40	0.149
56	6476.40	0.149
57	6476.40	0.149
58	6507.19	0.149
59	7444.00	0.171
60	6477.00	0.149

Lot Area Table		
Lot #	SQ. FT.	Area
61	6477.00	0.149
62	6477.00	0.149
63	6476.98	0.149
64	6477.00	0.149
65	6477.00	0.149
66	6477.00	0.149
67	6477.00	0.149
68	6477.00	0.149
69	6477.00	0.149
70	6477.00	0.149
71	6477.00	0.149
72	6477.00	0.149
73	6477.00	0.149
74	6477.00	0.149
75	6477.00	0.149
76	7444.00	0.171
77	7444.00	0.171
78	6477.00	0.149
79	6477.00	0.149
80	6477.00	0.149

Lot Area Table		
Lot #	SQ. FT.	Area
81	6477.00	0.149
82	6477.00	0.149
83	6477.00	0.149
84	6477.00	0.149
85	6477.00	0.149
86	6477.00	0.149
87	6477.00	0.149
88	6477.00	0.149
89	6477.00	0.149
90	6476.98	0.149
91	6477.00	0.149
92	6477.00	0.149
93	6477.00	0.149
94	7444.00	0.171
95	7444.00	0.171
96	6477.00	0.149
97	6477.00	0.149
98	6477.00	0.149
99	6477.00	0.149
100	6477.00	0.149

Lot Area Table		
Lot #	SQ. FT.	Area
101	6477.00	0.149
102	6477.00	0.149
103	6477.00	0.149
104	6477.00	0.149
105	6477.00	0.149
106	6477.00	0.149
107	6477.00	0.149
108	6477.00	0.149
109	6477.00	0.149
110	6477.00	0.149
111	6477.00	0.149
112	7444.00	0.171
113	7444.00	0.171
114	6477.00	0.149
115	6477.00	0.149
116	6477.00	0.149
117	6477.00	0.149
118	6477.00	0.149
119	6477.00	0.149
120	6477.00	0.149

Lot Area Table		
Lot #	SQ. FT.	Area
121	6477.00	0.149
122	6477.00	0.149
123	6477.00	0.149
124	6477.00	0.149
125	6477.00	0.149
126	6477.00	0.149
127	6477.00	0.149
128	6477.00	0.149
129	6477.00	0.149
130	7444.00	0.171
131	8776.77	0.201
132	6480.00	0.149
133	6480.00	0.149
134	6480.00	0.149
135	6480.00	0.149
136	6480.00	0.149
137	6480.00	0.149
138	6480.00	0.149
139	8215.13	0.189
140	1350.00	0.031

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 TOP OF CURB AT CENTER OF LOT 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 WITHIN 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. 92.10 N.G.V.D. 29 DESCRIPTIONS: MH DISK SET IN CONCRETE LOCATED ON THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16603814.800, E: 1115232.670.  
-->B.M. NO. 2--ELEV. 91.10 N.G.V.D. 29 DESCRIPTIONS: MH DISK SET IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 21 OF THIS SUBDIVISION. N: 16604957.080, E: 1115404.860.

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 143,976 CUBIC- FEET 3.305 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS.)

7. 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.

8. 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: COUNTY CONSTRUCTION.

9. 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.

10. 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.

11. 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.

12. NO ACCESS SHALL BE PERMITTED FROM N. EL DORA ROAD ONTO LOTS 1, 2, 58, 131 THROUGH 139 & 140.

13. DEVELOPER SHALL INSTALL A 6 FOOT BUFFER FENCE ALONG THE REAR OF LOTS 1, 2, 58, 131 THROUGH 139 AND 140.

14. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION

15. 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).

16. 5 FOOT SIDEWALK TO BE INSTALL BY DEVELOPER ALONG THE NORTH RIGHT-OF-WAY OF E. EL DORA ROAD AT CONSTRUCTION STAGE AS PER CITY OF ALAMO.

17. 4 FOOT SIDEWALK TO BE INSTALL ALONG BOTH SIDES OF INTERIOR STREET BY LOT OWNERS AT BUILDING PERMIT STAGE AS PER CITY OF ALAMO.

18. LOT 140 SHALL BE DEDICATED TO THE CITY OF ALAMO.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CANTERA HERMOSA PHASE 2

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 2

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

# CANTERA HERMOSA PHASE 2

BEING A RESUBDIVISION OF 30.000 ACRES  
OUT OF LOTS 5, 6 BLOCK 45  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
VOLUME 1, PAGE 25, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

FINAL WATER ENGINEERING REPORT FORMAT  
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

CANTERA HERMOSA PHASE 2 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.

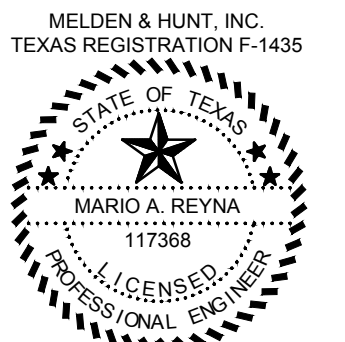
N.A.W.S.C. HAS AN EXISTING 8" WATER LINE LONG THE SOUTH RIGHT-OF-WAY OF E. EL DORA ROAD. THE WATER SYSTEM FOR CANTERA HERMOSA PHASE 2 CONSISTS OF A 8" WATER LINE THAT CONNECTS ONTO THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF E. EL DORA ROAD THEN RUNS NORTH CROSSING WITH AN OPEN CUT AND CONTINUES NORTH ALONG THE EAST RIGHT-OF-WAY OF CAMPANILLA AVENUE THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF LUPINE STREET ENDING AT THE NORTHEAST CORNER OF LOT 20. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 113 THEN RUNS SOUTH ALONG THE WEST TIGHT-OF-WAY OF TULIPAN AVENUE AND CONNECTING TO AN EXISTING WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF TULIPAN AVENUE. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 139 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF CAMELIA STREET CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 131 AND CONTINUES EAST ENDING AT THE NORTHEAST CORNER OF LOT 1. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 134 THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF JACINTO AVENUE AND CONNECT TO A PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 112 TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE CANTERA HERMOSA PHASE 2 CONSISTS OF FIFTY-SIX (56) 1" DIAMETER DUAL SERVICE LINES SERVING 112 LOTS AND 27-3/4" SINGLE SERVING 27 LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 3/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$245,237.44, OR \$1,764.29 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$139,000.00, WHICH COVERS THE \$1000.00 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 6 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$41,940.00. 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 CONFORMANCE 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 \$384,237.44 WHICH EQUALS TO \$2,764.30 PER LOT.

ENGINEER'S SIGNATURE DATE



REPORTE FINAL DE AGUA DEL INGENIERO  
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION CANTERA HERMOSA PHASE 2 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

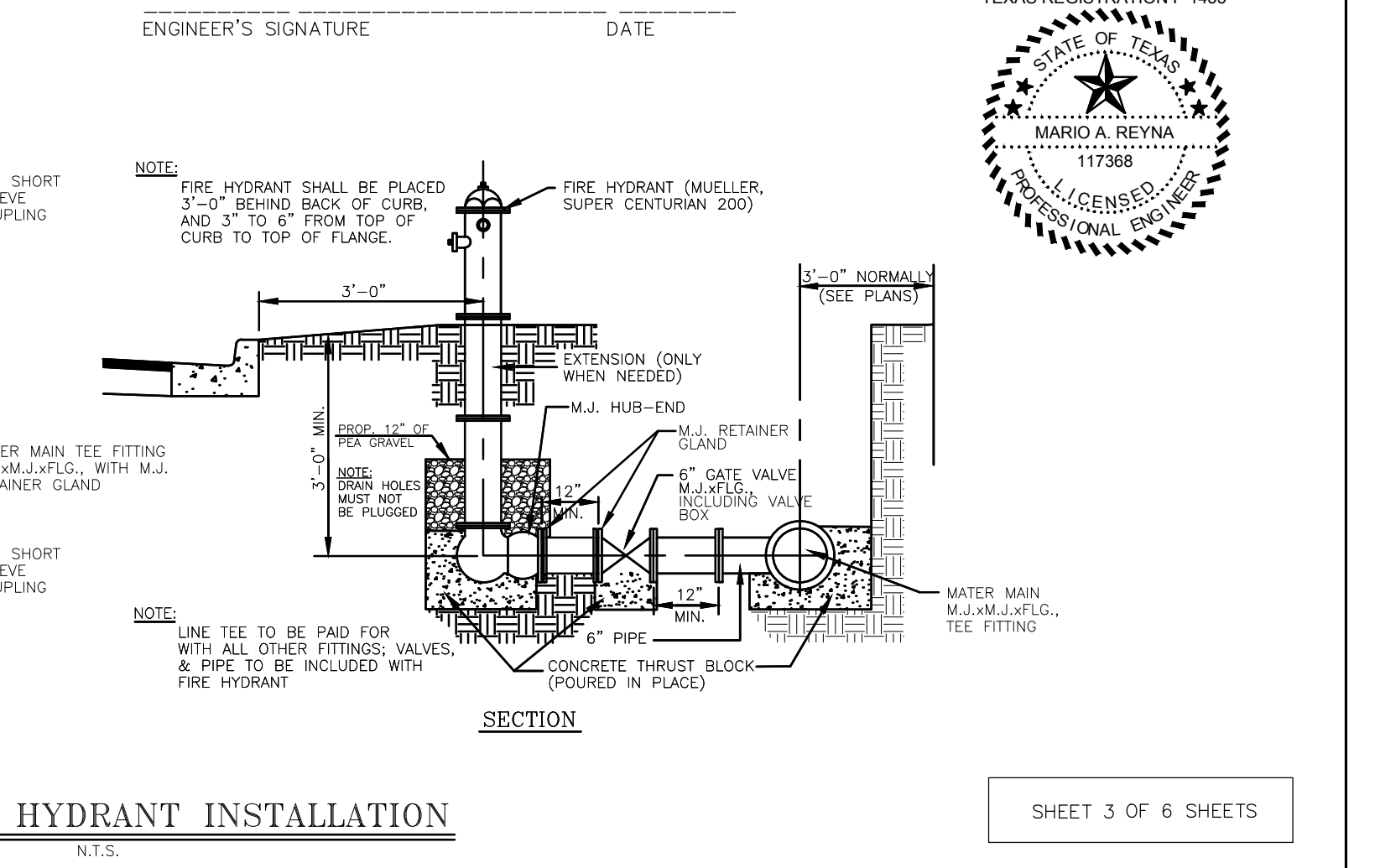
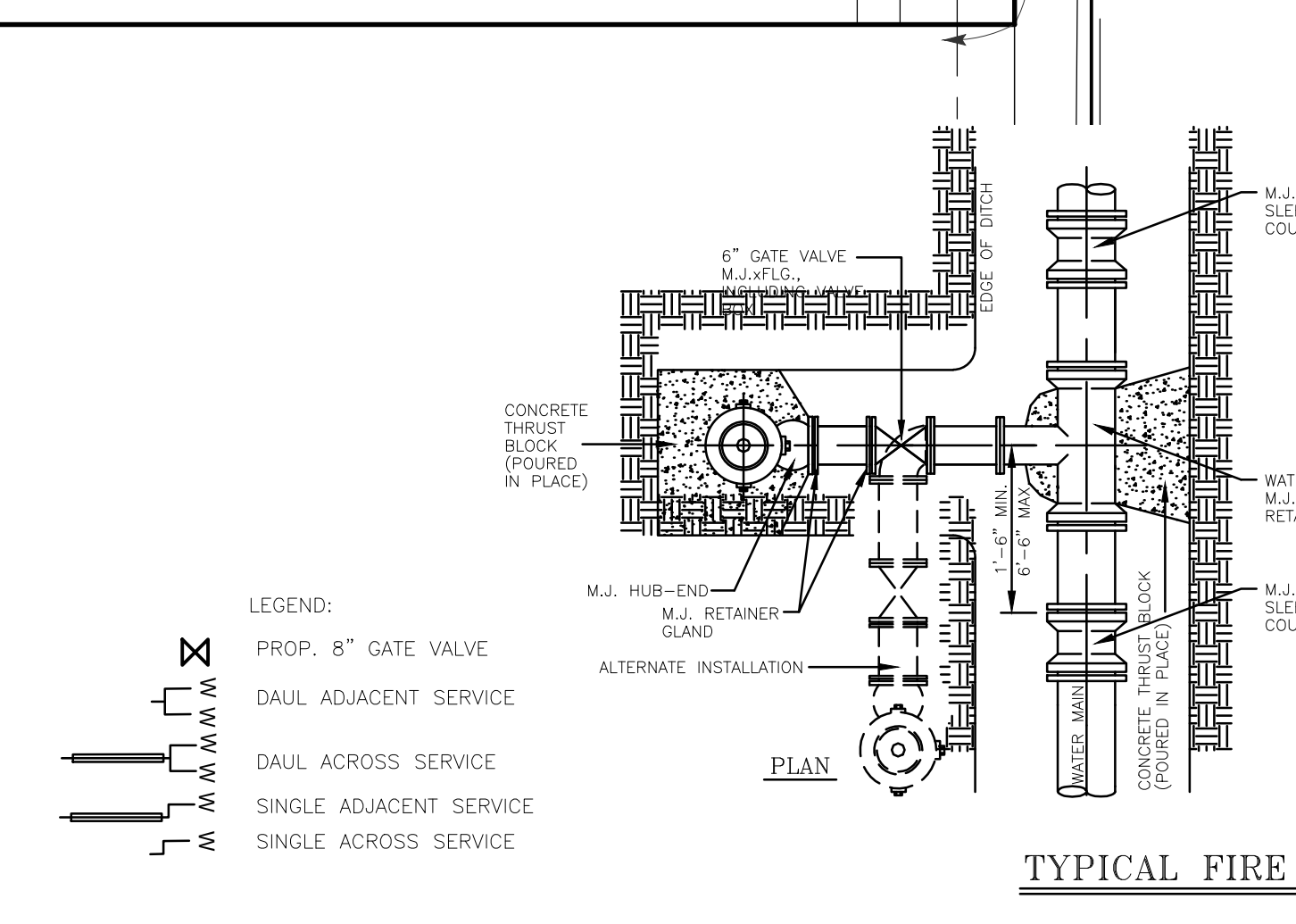
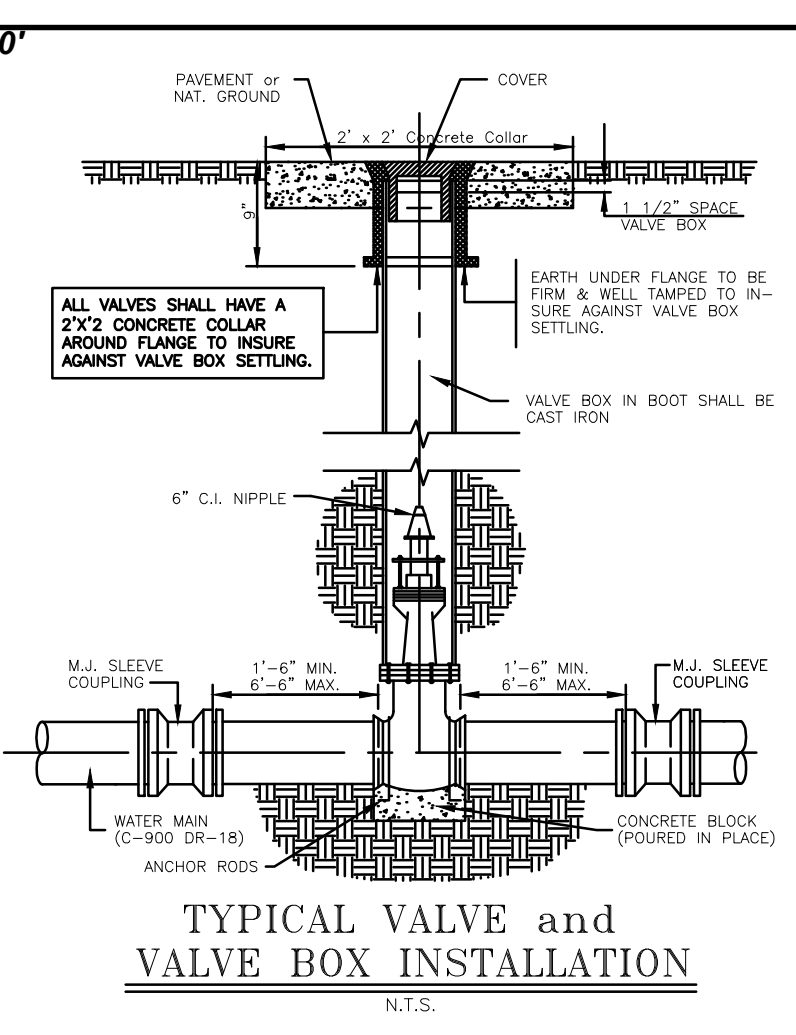
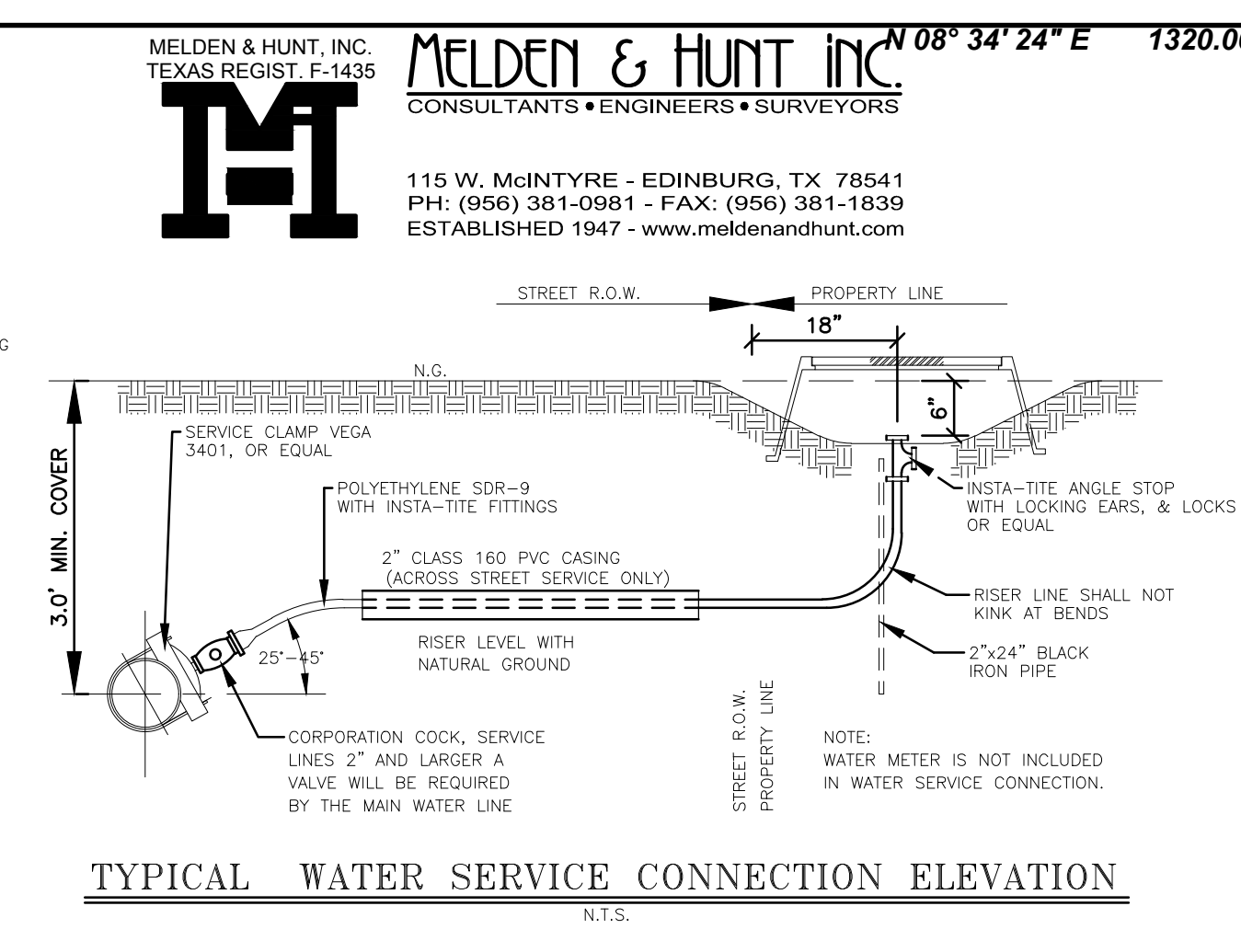
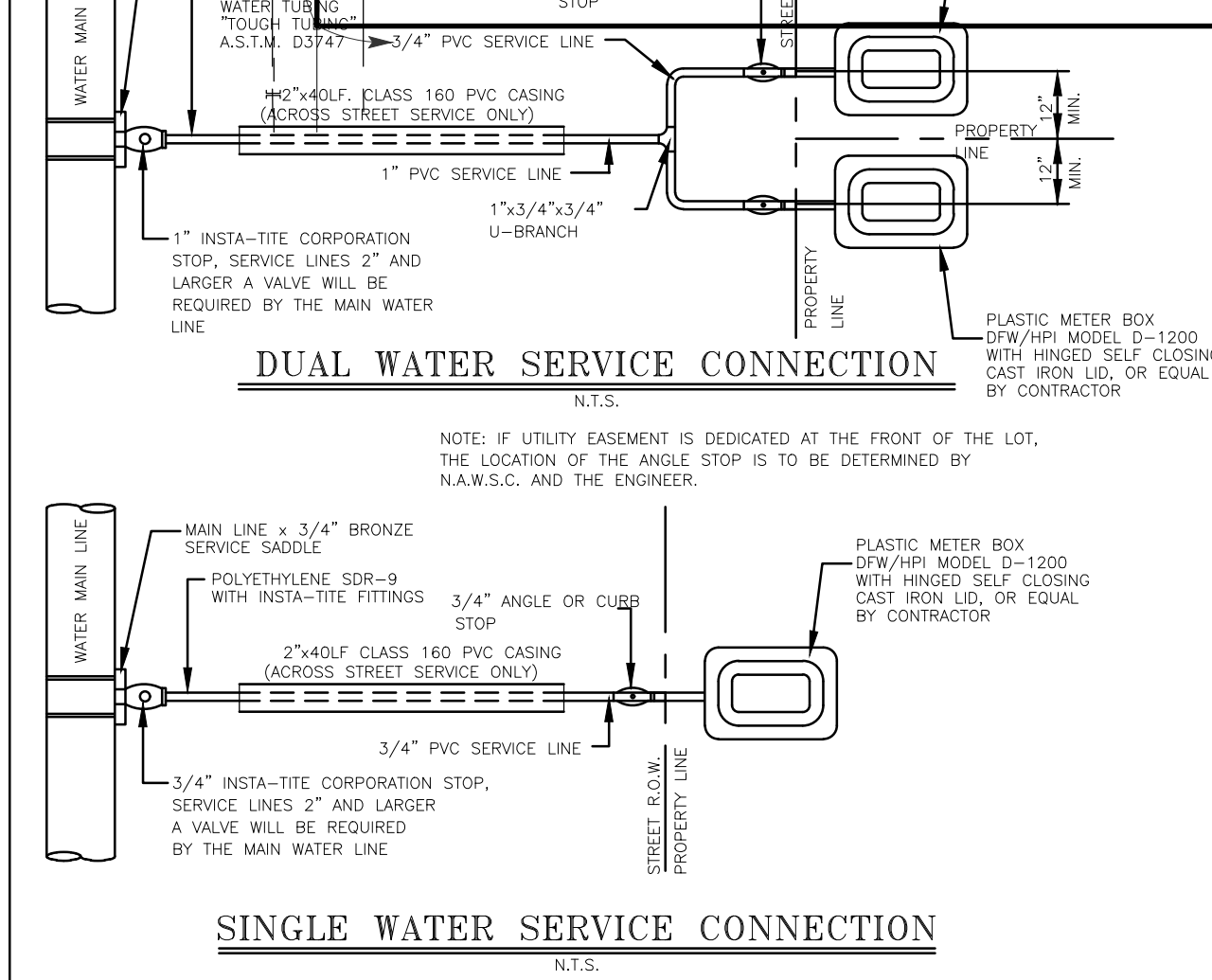
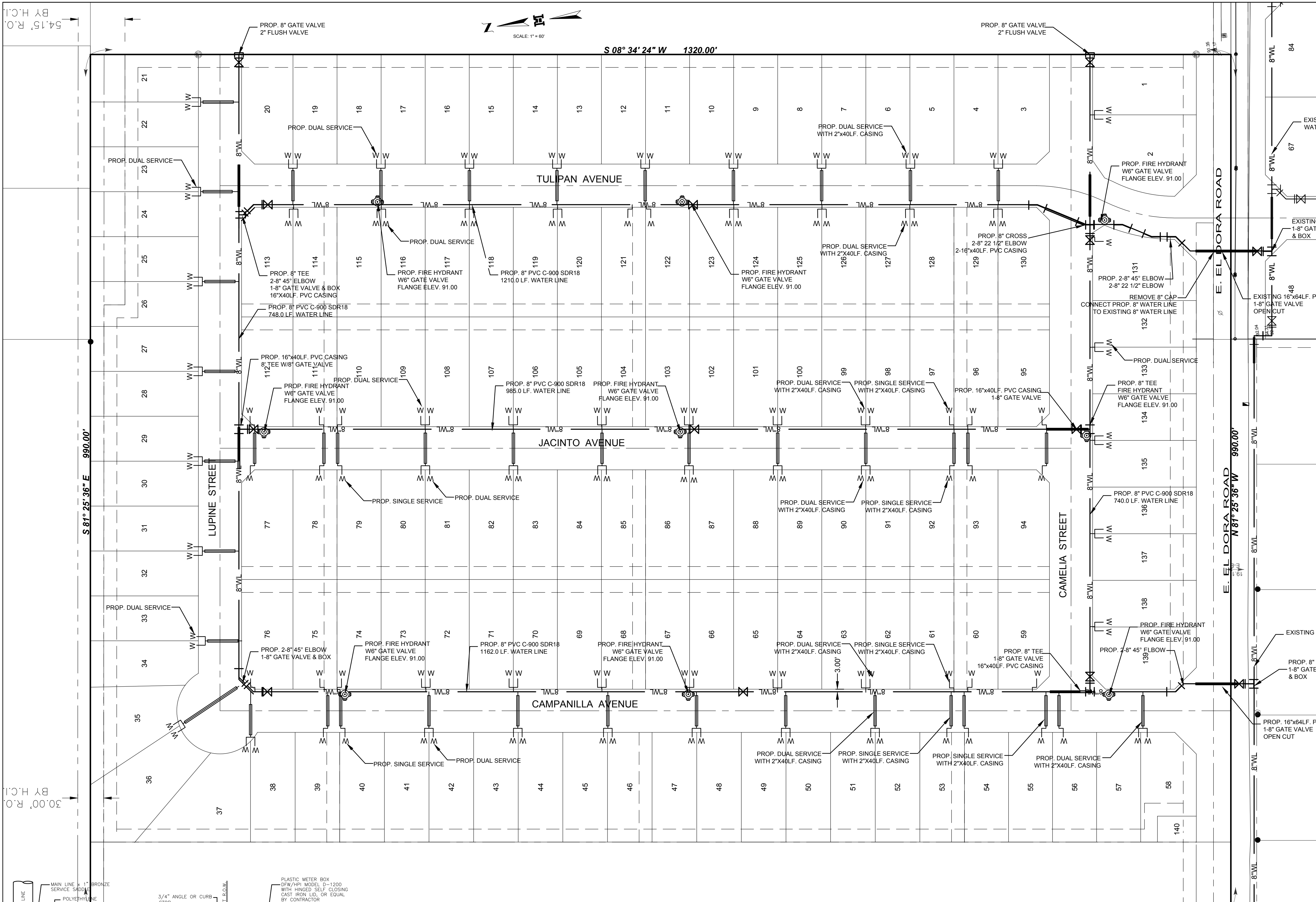
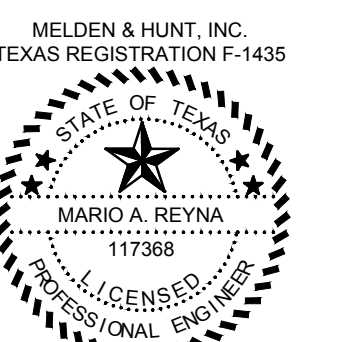
EL SISTEMA DE PROVISION DE AGUA PARA LA SUBDIVISION CANTERA HERMOSA PHASE 2 CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO SUR DEL DERECHO DE E. EL DORA ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION CANTERA HERMOSA PHASE 2 CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE PREVIAMENTE MENCIONADA. UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EN EL LADO SUR DE E. EL DORA ROAD Y CRUSA AL NORTE POR MEDIO DE CORTE DE CALLE Y SIGUE CORRIENDO AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE CAMPANILLA AVENUE LUEGO SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE LUPINE STREET TERMINANDO EN EL LADO NOROESTE DE LOTE 20. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NROESTE DE LOTE 113 Y SIGUE AL SUR EN EL LADO OESTE DEL DERECHO DE VILLA DEL TULIPAN AVENUE CONECTANDO CON UN CONDUCTO EXISTENTE DE AGUA DE 8" EN EL LADO NORTE DE E. EL DORA ROAD, OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 139 Y SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE CAMELIA STREET CONECTADO A LA LINEA DE 8" PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 131 Y SIGUE AL ESTE TERMINANDO EN EL LADO NOROESTE DE LOTE 1. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 134 Y SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE JACINTO AVENUE CONECTADO A LA LINEA DE 8" PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 112 PARA SEVER ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN CINCUENTA-SIESE CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CINCUENTA-SIESE LOTES Y VEINTE SIETE SERVICIOS INDIVIDUALES SERVINDO VEINTE-SIESE LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS DOBLE-CONDUCTOS DE AGUA DE 1", EL CONDUCTO DE 3/4", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 245,237.44 O \$ 1,764.29 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 139,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 1,000.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 6 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,660.00 POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL \$ 41,940.00. EL SISTEMA DE AGUA 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:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 384,237.44 O \$ 2,764.30 POR LOTE.

ENGINEER'S SIGNATURE DATE



**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

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

SUBDIVISION MAP OF  
**CANTERA HERMOSA PHASE 2**

BEING A RESUBDIVISION OF 30.000 ACRES  
 OUT OF LOTS 5, 6 BLOCK 45  
 ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
 VOLUME 1, PAGE 25, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.

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:

I, J.H. McKEEVER, SUBDIVIDER OF CANTERA HERMOSA PHASE 2, 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 TRACT. 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 PURPOSED AND CONSIDERATION THEREIN STATED, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

CANTERA HERMOSA PHASE 2 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 AND AN 8" SANITARY SEWER LINE ALONG THE NORTH RIGHT-OF-WAY OF E. EL DORA ROAD AND APPROXIMATELY 888.0 FEET EAST OF TOWER ROAD. THE WASTEWATER SYSTEM FOR CANTERA HERMOSA PHASE 2 CONSISTS OF 8" SANITARY SEWER LINES. AN 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED MANHOLE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF CAMPANILLA AVENUE THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF LUPINE STREET ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 21. AN OTHER 8" SANITARY SEWER LINE RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF CAMELIA STREET ENDING WITH A CLEAN OUT AT THE SOUTHWEST CORNER OF LOT 3. AN OTHER 8" SANITARY SEWER LINE CONNECTS TO THE MANHOLE AT THE SOUTHWEST CORNER OF LOT 94 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF JACINTO AVENUE ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 77. AN OTHER 8" SANITARY SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SEWER LINE AT THE SOUTHWEST CORNER OF LOT 3 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF TULIPAN AVENUE ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 19 TO SERVE THIS SUBDIVISION.

THE 8" SEWER LINES, 4" SERVICE LINE AND FOURTEEN (14) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$241,616.00 OR \$1,738.24 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF ALAMO THE SUM OF \$ 13,205.00 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 \$254,821.00 WHICH EQUALS TO \$1,833.24 PER LOT.

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435

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



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

LA SUBDIVISION CANTERA HERMOSA PHASE 2 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL DUEÑO 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.

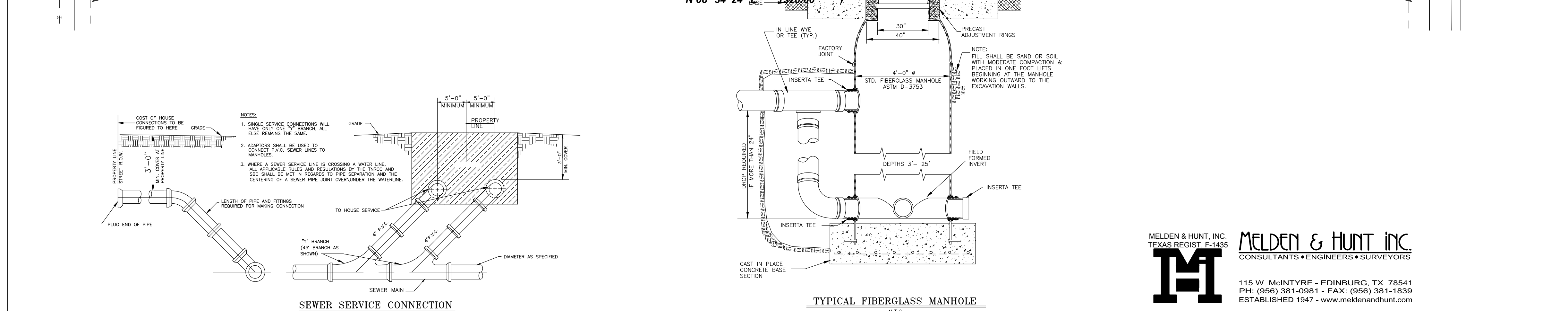
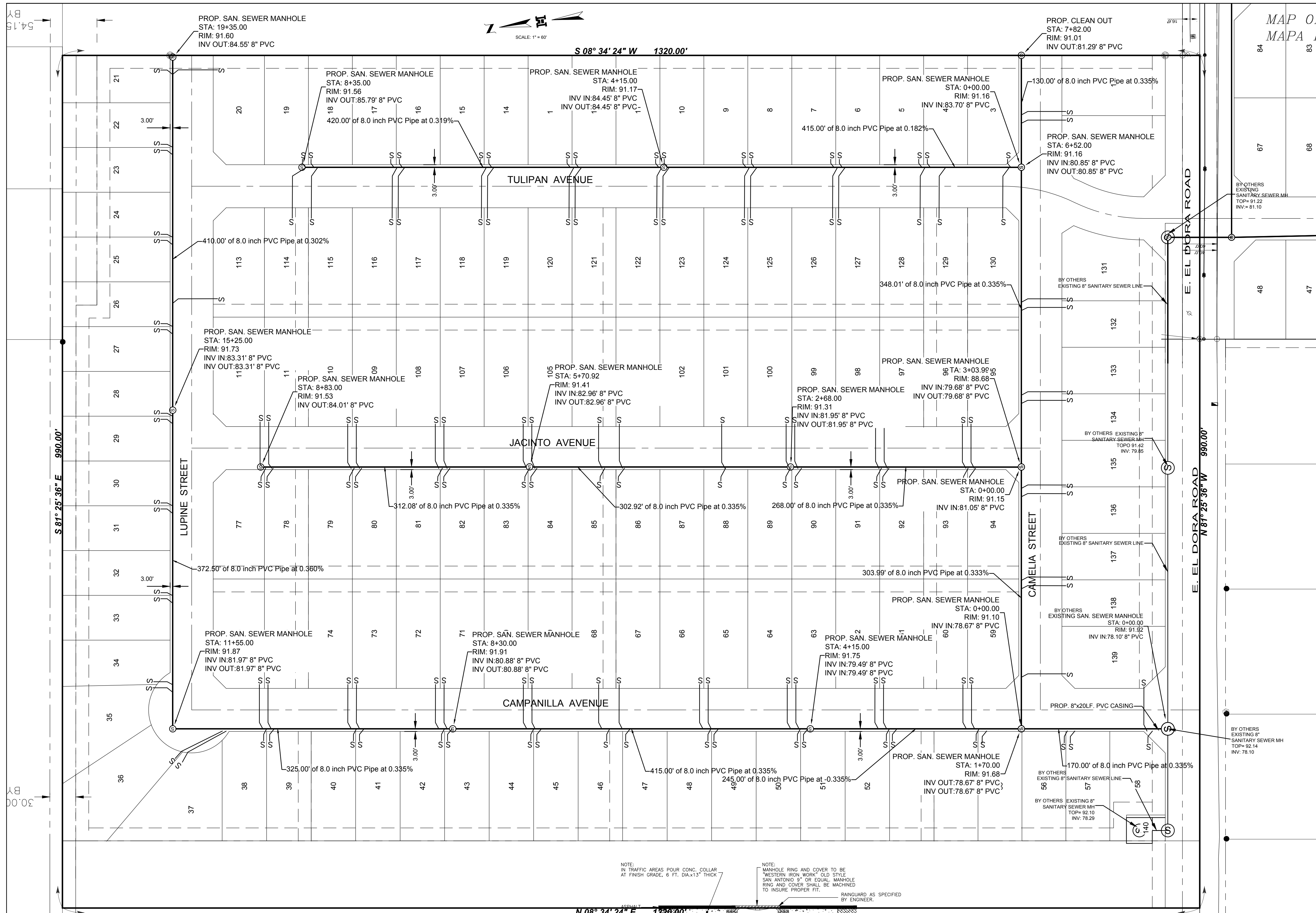
N.A.W.S.C. TIENE UN ALCANTERILLA Y UNA LINEA DE 8" LOCALIZADA EN EL LADO NORTH DEL DERECHO DE VILLA DE E. EL DORA ROAD APROXIMAMENTE 888.0 PIES AL ESTE DE TOWER ROAD. EL SISTEMA DE LA SUBDIVISION CANTERA HERMOSA PHASE 2 CONSISTE DE CONDUCTOS SANITARIOS DE 8". UN CONDUCTO SE CONECTA AL ALCANTERILLA Y SIGUE AL NORTE EN EL LADO OESTE DE CAMPANILLA AVENUE LUEGO SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE LUPINE STREET TREMENDANDO EN EL LADO SURESTE DE LOTE 21. OTRO CONDUCTO SE CONECTA A UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 55 Y SIGUE AL NORTE EN EL LADO OESTE DEL DERECHO DE VILLA DE CAMELIA STREET TERMINANDO CON UN CLEAN OUT EN EL LADO SURESTE DE LOTE 3. OTRO CONDUCTO SE CONECTA A UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 94 Y SIGUE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE JACINTO AVENUE TERMINANDO CON UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 77. OTRO CONDUCTO SE CONECTA A UN ALCANTERILLA EN EL LADO SURESTE DE LOTE 3 Y SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE TULIPAN AVENUE TERMINANDO CON UN ALCANTERILLA EN EL LADO NOROESTE DEL LOTE 19 PARA SERVIR ESTEA SUBDIVISION.

LAS LINEAS DE 8", SERVICIO DE 4 PULGADAS Y CATORSE (14) ALCANTERILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$241,616.00 O \$1,734.97 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE \$ 13,205.00, 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

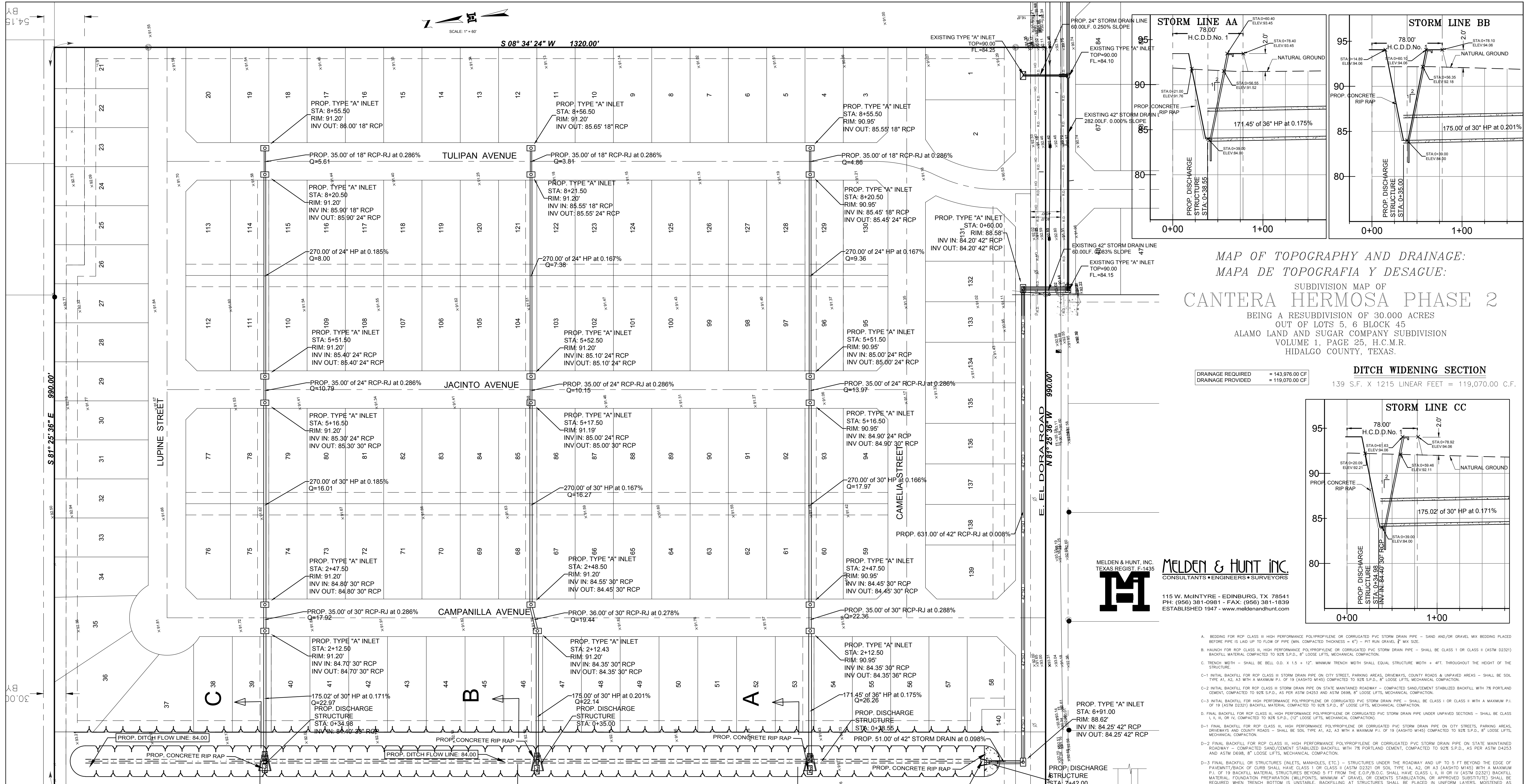
CERTIFICACION:  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS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

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$254,821.00 O \$1,833.24 POR LOTE.

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



MELDEN & HUNT, INC.  
 TEXAS REGIST F-1435  
**MELDEN & HUNT INC.**  
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 115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
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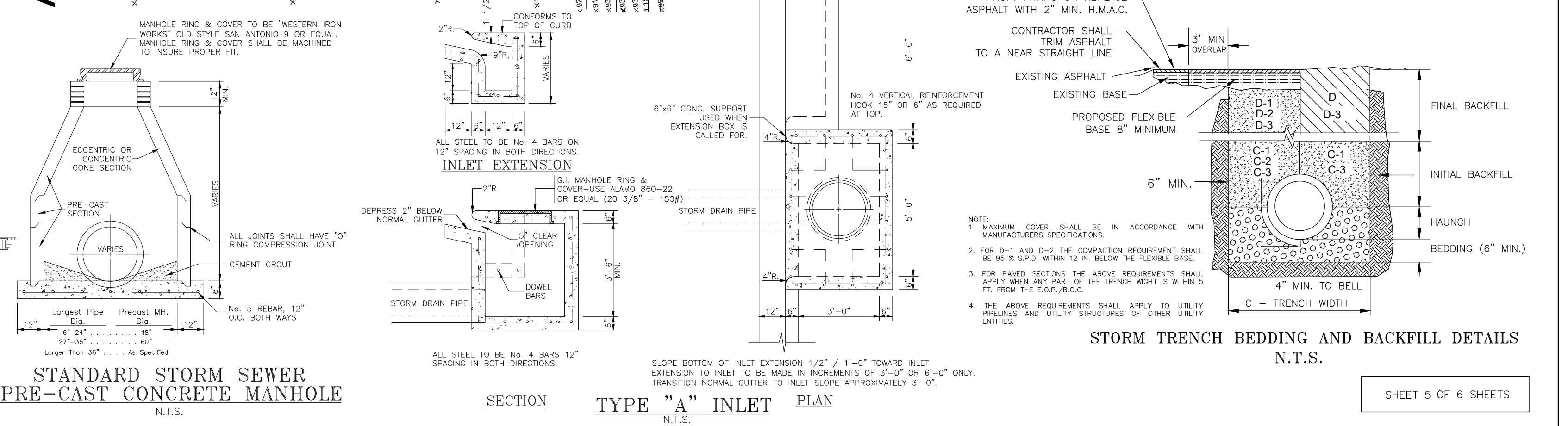
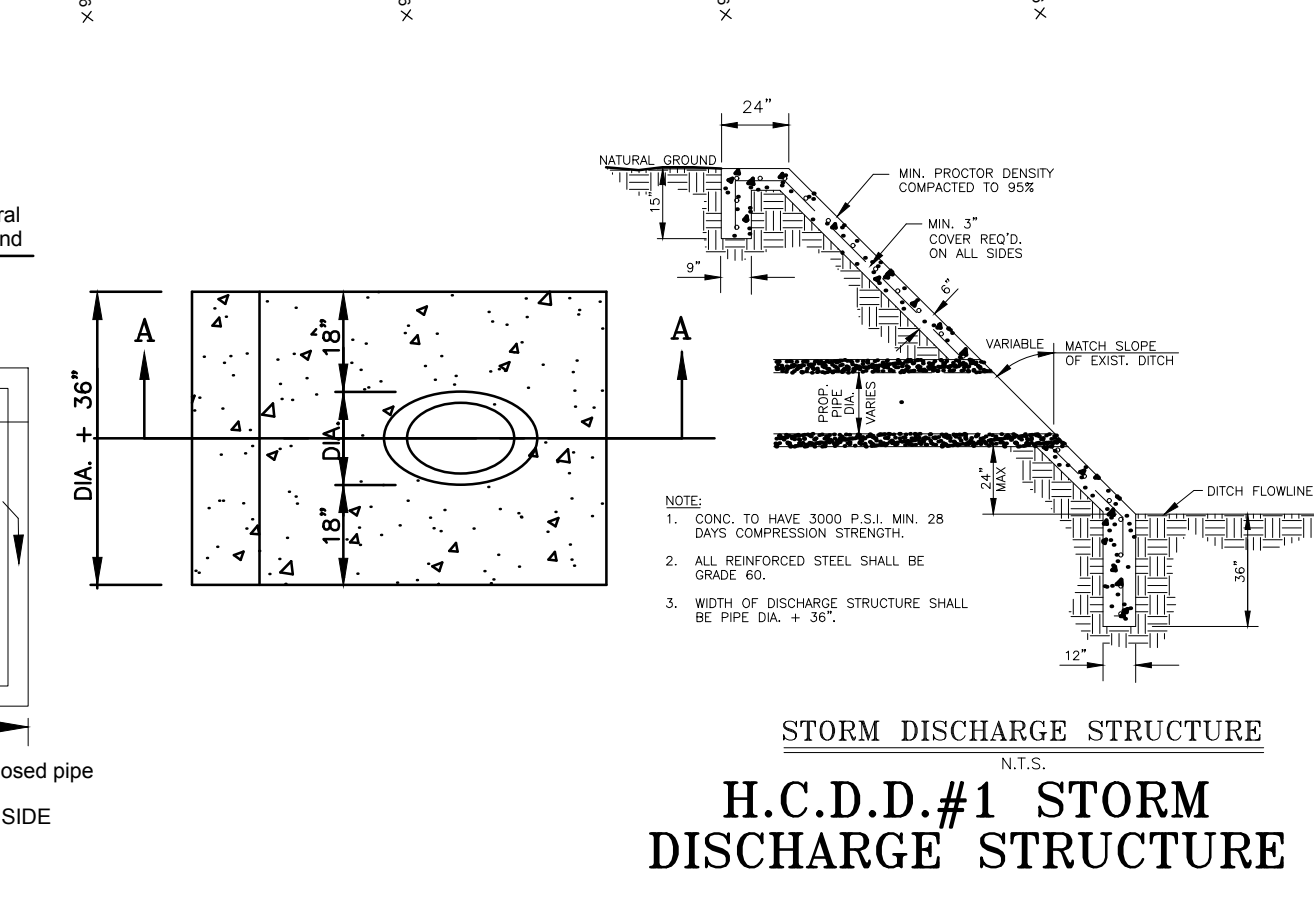
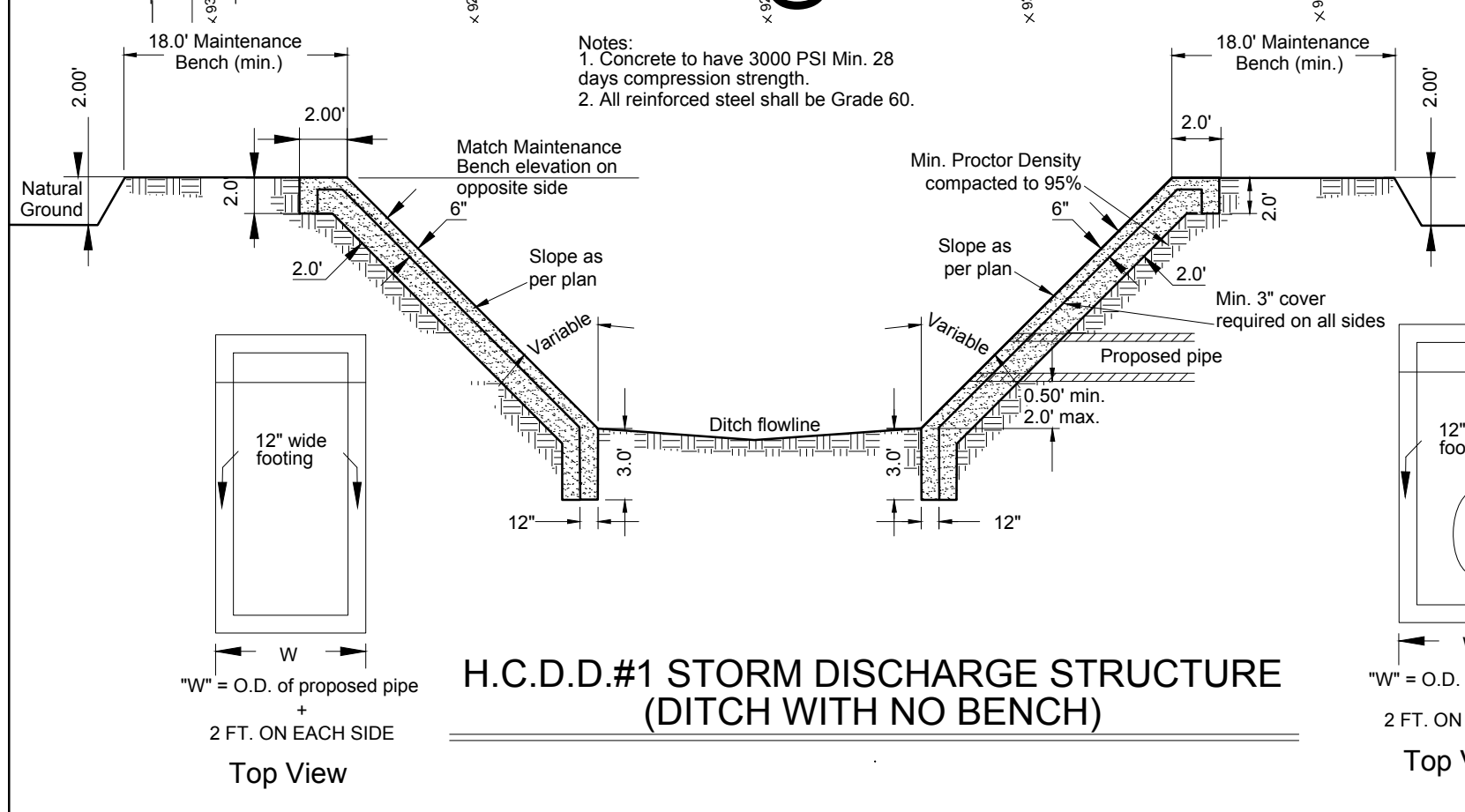


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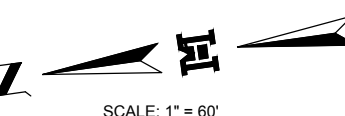
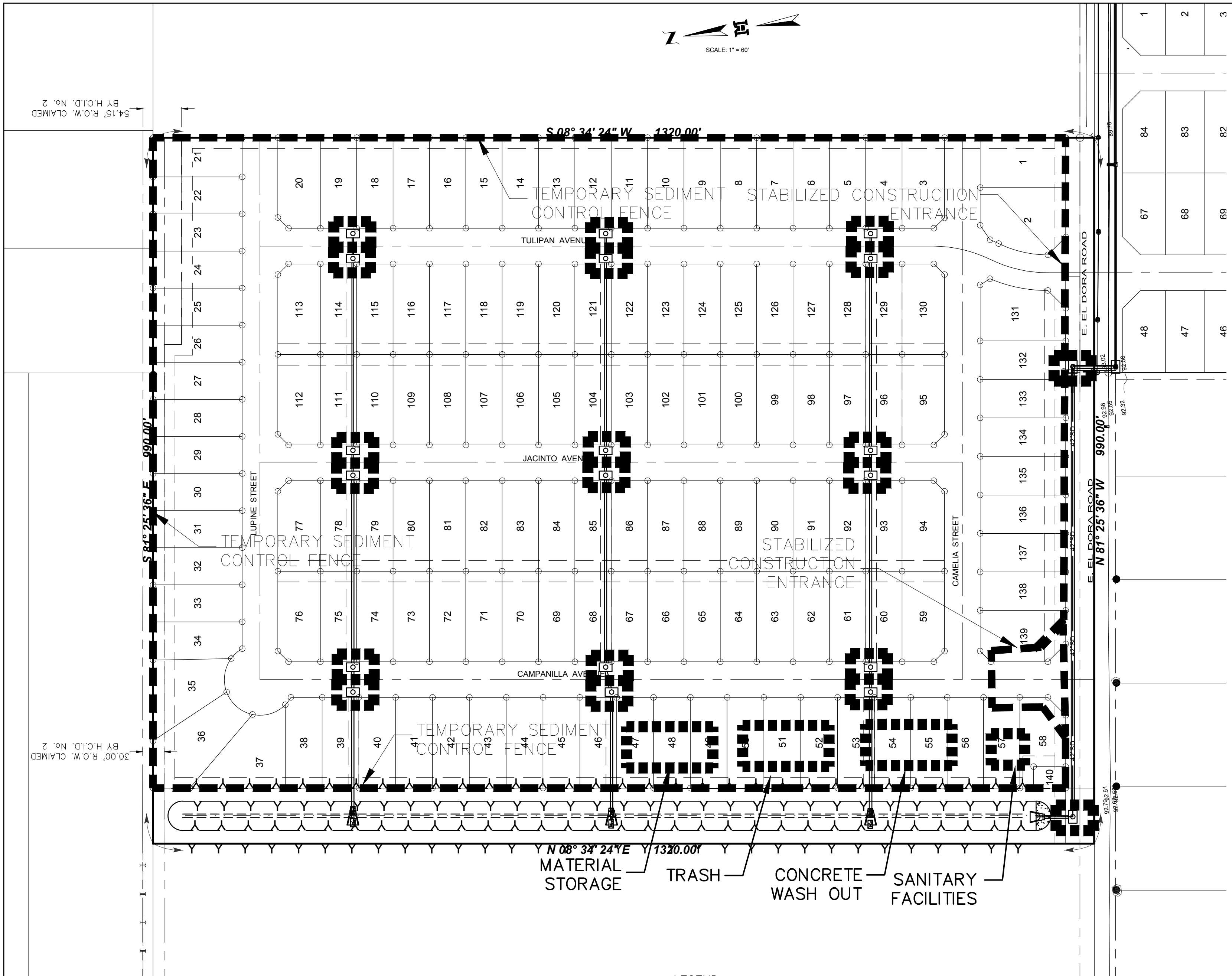
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- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAD UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 4") - R11 RIM GRAVEL 1/2" MIN. SIZE.
- B. HANCHO FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2521) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASTM D145) COMPACTED TO 92% S.P.D., 8" 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 D698, 8" 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 19 (ASTM D2521) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS III, 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 19 (ASTM D145) COMPACTED TO 92% S.P.D., 8" 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 D698, 8" 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 D2521) OR SOIL TYPE A1, A2, OR A3 (ASTM D145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL STRUCTURES BEYOND 5 FT. FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2521) BACKFILL MATERIAL. FOUNDATION PREPARATION (WILDFLOTT, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".







SCALE: 1" = 60'

BY H.C.I.D. NO. 2  
54.15' R.O.W. CLAIMED

BY H.C.I.D. NO. 2  
50.00' R.O.W. CLAIMED

Connect the ends of successive reinforcement sheets or rolls a min. of 6 times with hog rings.

LEGEND:

TEMPORARY SEDIMENT CONTROL FENCE

HAY SOCKS



- \*CONTRACTOR SHALL PRESENT SWP3 INSPECTION SCHEDULE TO ENGINEER AT PRE CONSTRUCTION MEETING.
- \*CONTRACTOR SHALL MAINTAIN SWPPP (SWP3) ON-SITE AT CONTRACTOR'S EXPENSE.
- \*CONTRACTOR SHALL SUBMIT N.O.I. TO T.C.E.Q. AND KEEP ON SITE AT ALL TIMES.
- \*NOI SHALL ALSO BE ONSITE AT ALL TIMES.
- \*CONTRACTOR SHALL ABIDE BY TPDES REQUIREMENTS.

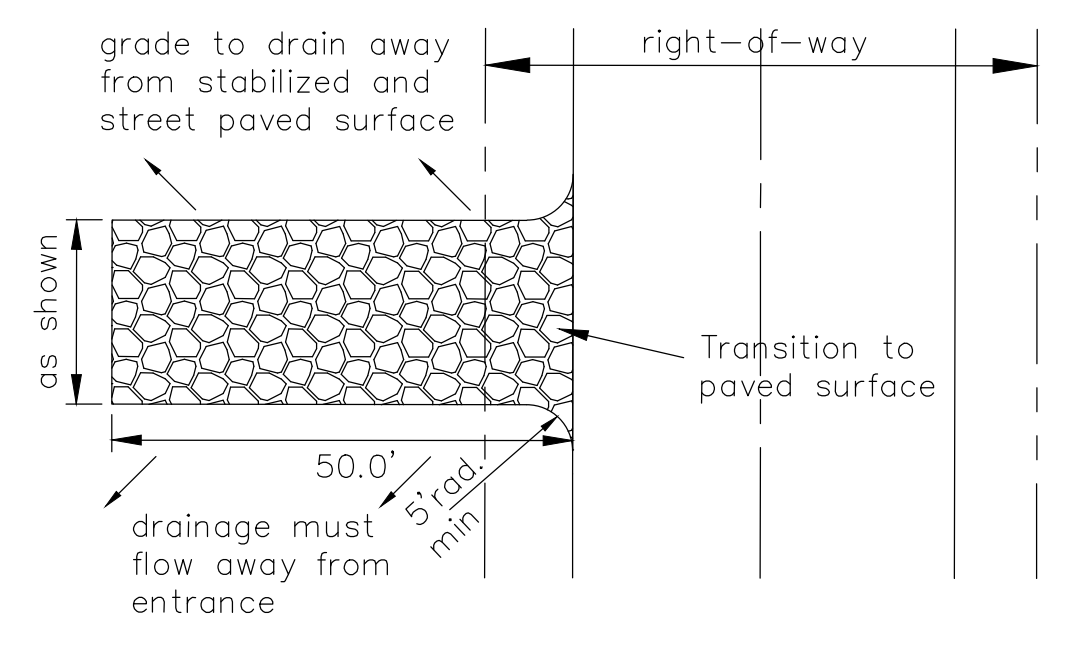
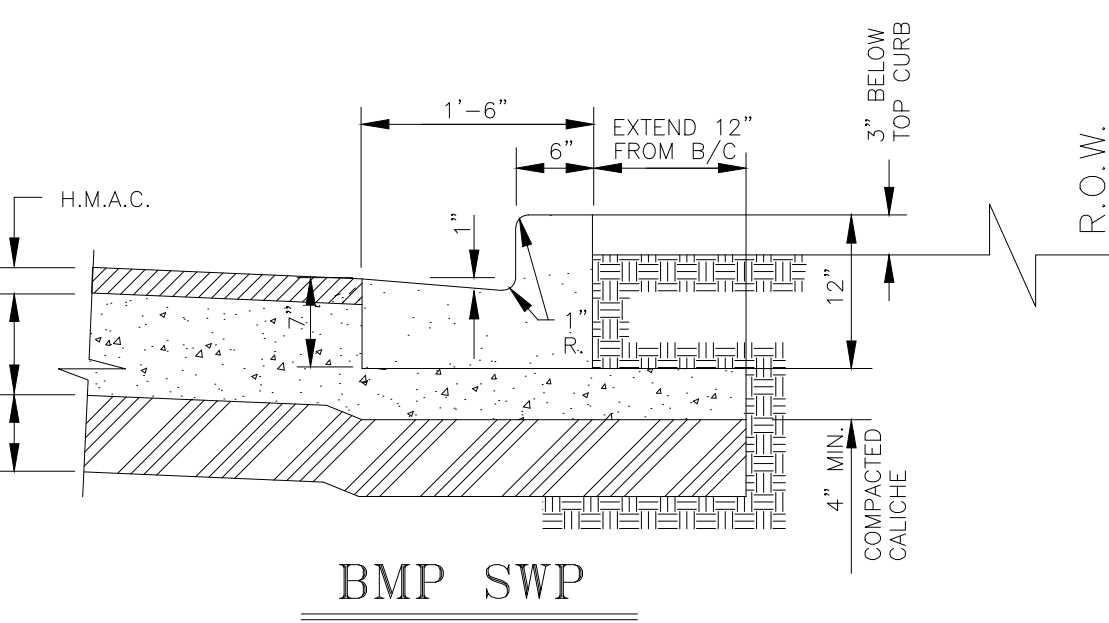
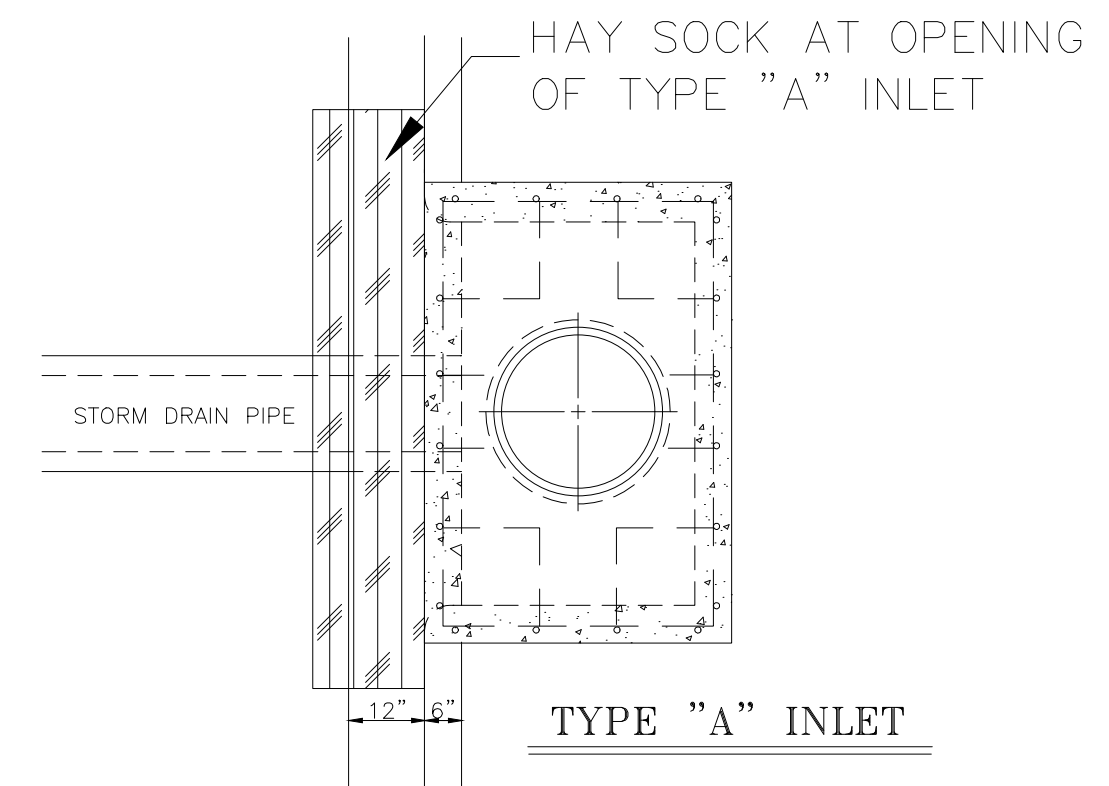
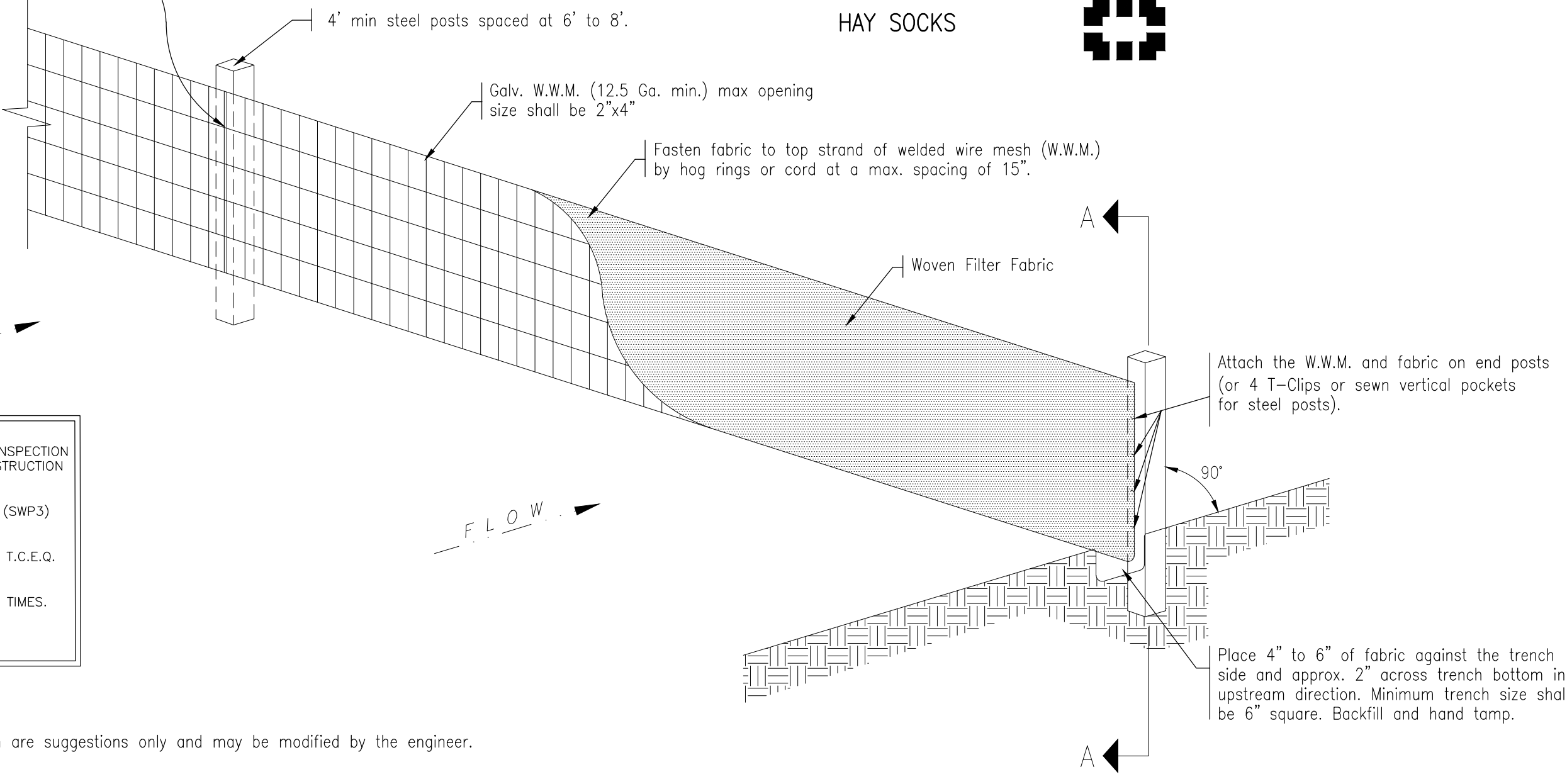
GENERAL NOTES:  
1. The guidelines shown hereon are suggestions only and may be modified by the engineer.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

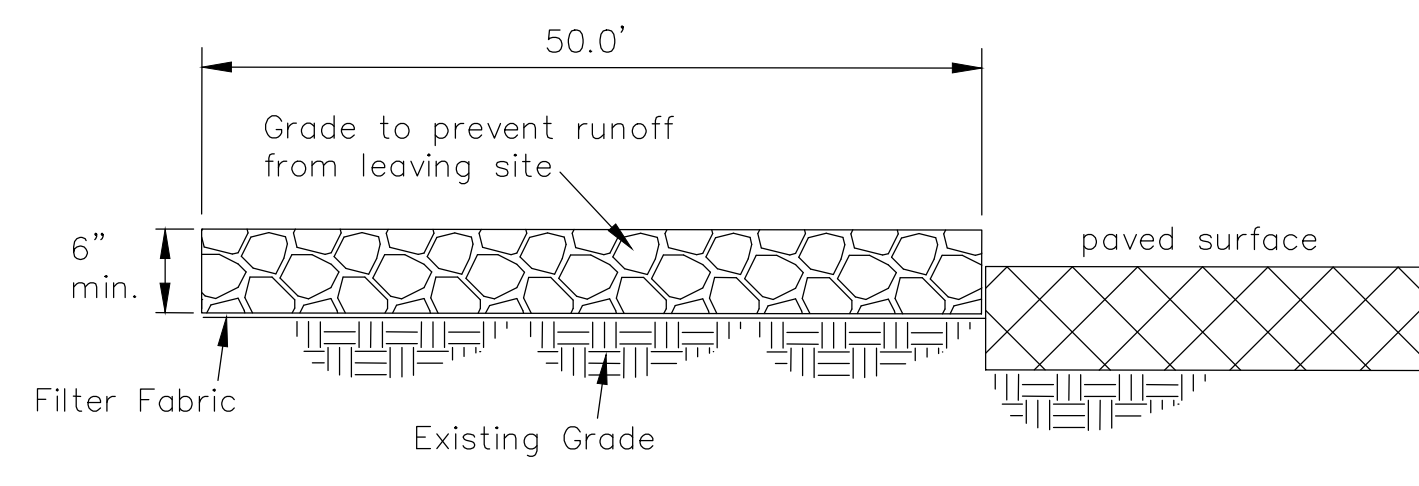
A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2-year storm frequency may be used to calculate the flow rate to be filtered.

Sediment control fence should be sized to filter a max. flow through rate of 100 GPM/FT. Sediment control fence is not recommended to control erosion from a drainage area larger than two acres.

TEMPORARY SEDIMENT CONTROL FENCE



Plan View  
nts



Profile View  
nts

Notes:

1. Construction entrance(s) shall be located at the time of pre-construction meeting.
2. Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
3. When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on a area stabilized with crushed stone with drainage flowing away from both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved methods.
4. The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed or tracked onto paved surfaces, must be removed immediately.
5. The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.

Stabilized Construction Entrance

JOB No. 20143.01

BY	DATE	REVISION
MELDEN & HUNT INC.		
MELDEN & HUNT INC.		
TEXAS REGIST. E-1435		
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ENG. TECH. CIRIO	PROJECT ENG. MARIO A. REYNA
T-BOOK	.PG.
1. RELEASE DATE:	
2. RELEASE DATE:	
3. RELEASE DATE:	
SCALE:	1" = 50'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF MARIO A. REYNA, P.E. 117368 ON JANUARY 14, 2021. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

CONTERA HERMOSA  
PHASE 2  
HIDALGO COUNTY, TEXAS

PAGE DESCRIPTION

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File Name: CANTERA HERMOSA 2