



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-30-2021

PROPOSED EL ENCANTADO SUBDIVISION PRECINCT No. 1

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: E&W COHRS, LLC.

☒ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☐ FINAL APPROVAL WITH FINANCIAL GUARANTEE ☐ WITH VARIANCE

NUMBER OF LOTS: 322 ☒ *SINGLE FAMILY ☐ *MULTI-FAMILY ☐ COMMERCIAL ☐ INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 49

FILLING STATIONS: 22

LOCATION DESCRIPTION: SOUTHEAST CORNER OF MILE 9 NORTH ROAD AND HUTTO ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 09-09-2021 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 WIDENING THE EXISTING DRAIN DITCH.

ROAD R.O.W. DEDICATION: 25.00 FEET ONTO HUTTO ROAD AND 15.00 FEET ONTO MILE 9 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 9-15-2021 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-13-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: ☒ SANITARY SEWER BY: NAWSC LINE SIZE: 8" LOCATION: GOOLIE ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. EXISTING LINE SIZE: 6" LOCATION: GOOLIE ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-14-2021 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

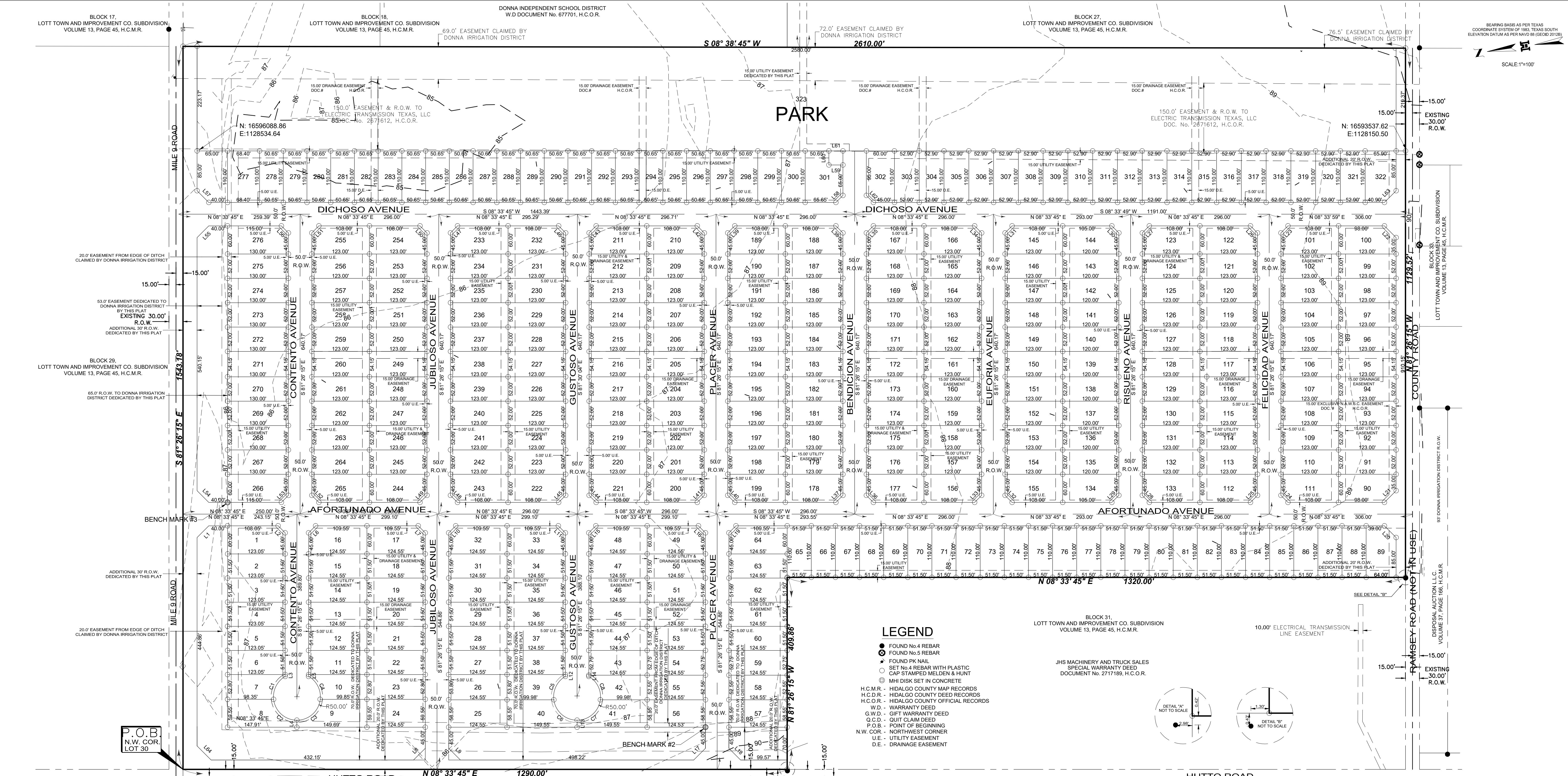
☒ **LARGE CONSTRUCTION**

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.

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

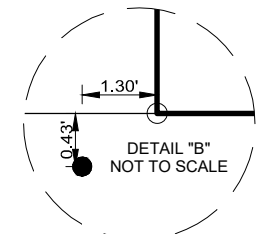
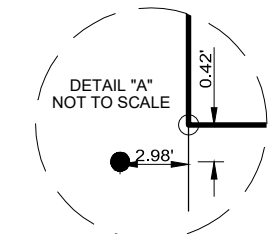
☐ **Final Approval** with financial guarantee.

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.



LEGEND

- FOUND NO.4 REBAR
- FOUND NO.5 REBAR
- FOUND PK NAIL
- SET NO.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ MHI DISK SET IN CONCRETE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- W.D. - WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- Q.C.D. - QUIT CLAIM DEED
- P.O.B. - POINT OF BEGINNING
- N.W. COR. - NORTHWEST CORNER
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT



PLAT OF
EL ENCANTADO

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 79.929 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCKS 30 AND 31, LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGES 56-57, HIDALGO COUNTY MAP RECORDS

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.

MARIO A. REYNA, P.E. # 21046.00
DATE PREPARED: 04/26/19 BY: CP

DATE:



STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF EL ENCANTADO, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03-4-2021, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 03-4-2021
T-1031, PAGE 52
SURVEY JOB NO. 19432.08



THIS PLAT APPROVED BY THE DONNA IRRIGATION DISTRICT NUMBER ONE ON

THIS _____ DAY OF _____, 20____.

ATTEST:

PRESIDENT

SECRETARY

NOTE: DONNA IRRIGATION DISTRICT No. 1 WILL NOT BE RESPONSIBLE FOR DRAINAGE OR DELIVERY OF WATER TO ANY LOT IN THIS SUBDIVISION.

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF _____ NAME OF SUBD _____ WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20____.

HIDALGO COUNTY JUDGE

DATE:

HIDALGO COUNTY CLERK

DATE:



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

DRAWN BY: CIRQ DATE: 09/13/21
SURVEYED, CHECKED _____ DATE: _____
FINAL CHECK _____ DATE: _____

MELDEN & HUNT, INC.
TEXAS REGIST. F-1435
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER: E&W CORHS, LLC	P.O. BOX 639	DONNA, TEXAS 78537	C/O(956) 381-0981	C/O(956) 381-1839	
ENGINEER: MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839	
SURVEYOR: FRED L. KURTH R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839	

Lot Area Table		
Lot #	SQ. FT.	Area
1	7270.50	0.167
2	6337.25	0.145
3	6337.25	0.145
4	6337.25	0.145
5	6337.25	0.145
6	6337.57	0.145
7	5692.04	0.128
8	7125.67	0.164
9	7219.22	0.166
10	5671.56	0.130
11	6414.54	0.147
12	6414.47	0.147
13	6414.50	0.147
14	6414.50	0.147
15	6414.50	0.147
16	7360.50	0.169
17	7360.50	0.169
18	6414.50	0.147
19	6414.50	0.147
20	6414.50	0.147

Lot Area Table		
Lot #	SQ. FT.	Area
21	6414.47	0.147
22	6414.54	0.147
23	6576.42	0.151
24	7417.04	0.170
25	7292.50	0.167
26	6700.96	0.154
27	6414.52	0.147
28	6414.54	0.147
29	6414.46	0.147
30	6414.50	0.147
31	6414.50	0.147
32	7360.50	0.169
33	7360.50	0.169
34	6414.50	0.147
35	6414.50	0.147
36	6414.46	0.147
37	6414.54	0.147
38	6414.52	0.147
39	5771.47	0.132
40	7117.22	0.163

Lot Area Table		
Lot #	SQ. FT.	Area
41	7117.23	0.163
42	5615.79	0.129
43	6570.19	0.151
44	6414.50	0.147
45	6414.51	0.147
46	6414.49	0.147
47	6414.51	0.147
48	7360.50	0.169
49	7360.50	0.169
50	6414.51	0.147
51	6414.49	0.147
52	6414.51	0.147
53	6414.50	0.147
54	6570.19	0.151
55	6545.28	0.150
56	7292.52	0.167
57	7292.52	0.167
58	6545.28	0.150
59	6570.19	0.151
60	6414.51	0.147

Lot Area Table		
Lot #	SQ. FT.	Area
61	6414.51	0.147
62	6414.50	0.147
63	6414.50	0.147
64	7360.50	0.169
65	6414.51	0.147
66	6414.49	0.147
67	6414.51	0.147
68	6414.50	0.147
69	6414.50	0.147
70	6414.51	0.147
71	6414.49	0.147
72	6414.51	0.147
73	6414.50	0.147
74	6414.50	0.147
75	6414.50	0.147
76	6414.46	0.147
77	6414.54	0.147
78	6414.52	0.147
79	6414.50	0.147
80	6414.51	0.147

Lot Area Table		
Lot #	SQ. FT.	Area
81	5665.00	0.130
82	5665.00	0.130
83	5665.00	0.130
84	5665.00	0.130
85	5665.00	0.130
86	5665.00	0.130
87	5665.00	0.130
88	5665.00	0.130
89	5665.00	0.130
90	5665.00	0.130
91	5665.00	0.130
92	5665.00	0.130
93	5665.00	0.130
94	5665.00	0.130
95	5665.00	0.130
96	5665.00	0.130
97	5665.00	0.130
98	5665.00	0.130
99	5665.00	0.130
100	5665.00	0.130

Lot Area Table		
Lot #	SQ. FT.	Area
101	7267.50	0.167
102	6396.02	0.147
103	6396.02	0.147
104	6396.02	0.147
105	6396.02	0.147
106	6660.45	0.153
107	6396.02	0.147
108	6396.02	0.147
109	6396.02	0.147
110	6396.02	0.147
111	7267.50	0.167
112	7267.50	0.167
113	6396.02	0.147
114	6396.02	0.147
115	6396.02	0.147
116	6660.45	0.153
117	6660.45	0.153
118	6396.02	0.147
119	6396.02	0.147
120	6396.02	0.147

Lot Line Table		
Line #	Length	Direction
L1	35.36'	N36° 26' 15"E
L2	21.21'	S53° 33' 45"W
L3	3.99'	N81° 26' 15"W
L4	15.06'	N81° 26' 15"W
L5	3.99'	N81° 26' 15"W
L6	21.21'	N36° 26' 15"W
L7	21.21'	S53° 33' 45"W
L8	35.43'	N36° 19' 22"W
L9	35.36'	N53° 33' 45"E
L10	21.21'	N36° 26' 15"W
L11	21.21'	S53° 33' 45"W
L12	3.99'	N81° 26' 15"W
L13	15.06'	N81° 26' 15"W
L14	2.74'	N81° 26' 15"W
L15	21.21'	N36° 26' 15"W
L16	21.21'	S53° 33' 45"W

Lot Line Table		
Line #	Length	Direction
L18	35.34'	N53° 35' 08"E
L19	21.21'	N36° 26' 15"W
L20	35.36'	N53° 33' 45"E
L21	35.36'	S36° 26' 15"E
L22	35.36'	S53° 33' 45"W
L23	21.21'	S36° 26' 15"E
L24	21.21'	S53° 33' 45"W
L25	21.21'	S36° 26' 15"E
L26	21.21'	S53° 33' 45"E
L27	21.21'	N36° 26' 15"W
L28	21.21'	N53° 33' 45"E
L29	21.21'	N36° 26' 15"W
L30	21.21'	S53° 33' 45"W
L31	21.21'	N36° 26' 15"W
L32	21.21'	S53° 33' 45"W

Lot Line Table		
Line #	Length	Direction
L33	21.21'	N36° 26' 15"W
L34	21.21'	S53° 33' 45"W
L35	21.21'	N36° 26' 15"W
L36	21.21'	S53° 33' 45"W
L37	21.21'	S36° 26' 15"E
L38	21.21'	S53° 33' 45"W
L39	21.21'	S36° 26' 15"E
L40	21.21'	S53° 33' 45"W
L41	21.21'	S36° 26' 15"E
L42	21.21'	N53° 33' 45"E
L43	21.21'	N36° 26' 15"W
L44	21.21'	S53° 33' 45"W
L45	21.21'	N36° 26' 15"W
L46	21.21'	S53° 33' 45"W
L47	21.21'	S53° 33' 45"W
L48	21.21'	N53° 33' 45"E

Lot Line Table		
Line #	Length	Direction
L49	21.21'	N36° 26' 15"W
L50	21.21'	S53° 33' 45"W
L51	21.21'	S36° 26' 15"E
L52	21.21'	S53° 33' 45"W
L53	21.21'	S36° 26' 15"E
L54	35.36'	N53° 33' 45"E
L55	35.36'	S36° 26' 15"E
L56	21.21'	S53° 33' 45"W
L57	35.36'	S53° 33' 45"W
L58	21.21'	N36° 26' 15"W
L59	30.00'	S08° 33' 45"W
L60	30.00'	N81° 26' 15"W
L61	2580.00'	N06° 33' 45"E
L62	21.21'	S53° 33' 45"W
L63	35.36'	S36° 26' 15"E
L64	42.43'	N53° 33' 45"E

PLAT OF EL ENCANTADO

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 79.929 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCKS 30 AND 31, LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGES 56-57, HIDALGO COUNTY MAP RECORDS

METES AND BOUNDS DESCRIPTION

BEING A SUBDIVISION OF 79.929 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCKS 30 AND 31, LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGES 56-57, HIDALGO COUNTY MAP RECORDS, SAID 79.929 ACRES CONSIST OF: 58.315 ACRES CONVEYED TO E&W COHRS, LLC, A TEXAS LIMITED LIABILITY COMPANY, BY VIRTUE OF A GIFT WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2765755, HIDALGO COUNTY OFFICIAL RECORDS, AND 24.614 ACRES CONVEYED TO RICHARD N. COHRS AND WIFE, NANCY ANN COHRS, BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1384, PAGE 563, HIDALGO COUNTY DEED RECORDS, SAID 79.929 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID BLOCK 30, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 81° 26' 15" E ALONG THE NORTH LINE OF SAID BLOCK 30 AND THE EXISTING SOUTH RIGHT-OF-WAY OF MILE 9 ROAD, A DISTANCE OF 1543.18 FEET TO A NO. 4 REBAR SET AT THE NORTHEAST CORNER OF SAID BLOCK 30 FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 38' 45" W ALONG THE EAST LINES OF SAID BLOCKS 30 AND 31, AT A DISTANCE OF 1,290.00 FEET PASS THE SOUTH LINE OF SAID BLOCK 30 AND THE NORTH LINE OF SAID BLOCK 31, CONTINUING A TOTAL DISTANCE OF 2,610.00 FEET TO A NO. 4 REBAR SET (FROM WHICH A NO. 4 REBAR CAN BE FOUND, THENCE, S 08° 38' 45" W) AT THE SOUTHEAST CORNER OF SAID BLOCK 31, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 26' 15" W ALONG THE SOUTH LINE OF SAID BLOCK 31 AND THE NORTH RIGHT-OF-WAY OF A COUNTY ROAD, A DISTANCE OF 1,129.92 FEET TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 33' 45" E A DISTANCE OF 1,320.00 FEET TO A NO. 4 REBAR SET [NORTHING:16594978.418, EASTING:1127447.014] FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 26' 15" W ALONG THE SOUTH LINE OF SAID BLOCK 30 AND THE NORTH LINE OF SAID BLOCK 31, A DISTANCE OF 409.86 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 33' 45" E ALONG THE WEST LINE OF SAID BLOCK 30 AND THE EXISTING EAST RIGHT-OF-WAY OF HUITO ROAD, A DISTANCE OF 1,290.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 79.929 ACRES OF LAND MORE OR LESS.

GENERAL PLAT NOTES & RESTRICTIONS:

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

ZONE "C" 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).
- SETBACKS:
FRONT: 25.00 FEET. CUL-DE-SAC 15.00 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: 18.00 FEET.
- 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.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
--B.M. NO. 1-ELEV. 85.64 N.G.V.D. 29 DESCRIPTIONS: SET SQUARE CUT ON CORNER OF CONCRETE DRIVEWAY. N: 16590243.050 E: 1135668.1320.
--B.M. NO. 2-ELEV. 87.15 N.G.V.D. 29 DESCRIPTIONS: MH DISC SET IN CONCRETE AT THE SOUTHWEST CORNER OF LOT 65 OF THIS SUBDIVISION. N:16595198.67 E:1127156.71
--B.M. NO. 3-ELEV. 86.15 N.G.V.D. 29 DESCRIPTIONS: MH DISC SET IN CONCRETE AT THE NORTHWEST CORNER OF LOT 266 OF THIS SUBDIVISION. N:16596136.28 E:1127783.15.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 496,621 CUBIC-FEET (11.401 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 8 FOR STORM SEWER IMPROVEMENTS.)
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAILED VOLUME SHOWN ABOVE IF ITS DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAT PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- 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.
- 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.
- 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.
- 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.
- 5-FT. SIDEWALK IS REQUIRED ALONG EXTERIOR/INTERIOR PERIMETER UPON THE ISSUANCE OF BUILDING PERMIT.
- FOLLOW LANDSCAPE ORDINANCE AS PER CITY REQUIREMENTS.
- STORM WATER POLLUTION PREVENTION PLAN PRIOR TO BUILDING PERMIT.
- ALL INTERIOR LOT CORNERS ARE SET BY NO. 4 REBARS WITH PLASTIC CAP STAMPED MELDEN & HUNT.
- ALL BEARINGS AND DISTANCES ARE BASED ON GRID COORDINATES.
- LOTS 89 & 322 SHALL NOT HAVE ACCESS ON TO THE EXISTING COUNTY ROAD.
- DEVELOPER SHALL INSTALL A BUFFER FENCE ALONG THE REAR SIDE OF LOTS 1-8 AND LOT 266-227 ABUTTING MILE 9 NORTH ROAD.

- CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)
- WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF EL ENCANTADO WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DONNA
ON _____ DAY OF _____, 20____.
- P&Z CHAIRMAN OF THE CITY OF DONNA _____ DATE _____



MARIO A. REYNA, RPE # 19432.08
DATE PREPARED: 04/26/19 BY: CP

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF EL ENCANTADO, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03-21-21 AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.



FRED L. KURTH, R.P.L.S. # 4750
DATE SURVEYED: 03-4-2021
T-1031, PAGE 52
SURVEY JOB NO. 19432.08

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 77541
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

WE, E&W COHRS, LLC, AS OWNER OF THE 79.929 ACRES
TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EL ENCANTADO,
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.

E&W COHRS, LLC

RICHARD NATHAN COHRS, MANAGER
P.O. BOX 639
DONNA, TEXAS 78537

DATE:

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD NATHAN COHRS,
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN GIVEN
UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, RICHARD N. COHRS & NANCY ANN COHRS, AS OWNER OF THE 79.929 ACRES
TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EL ENCANTADO,
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.

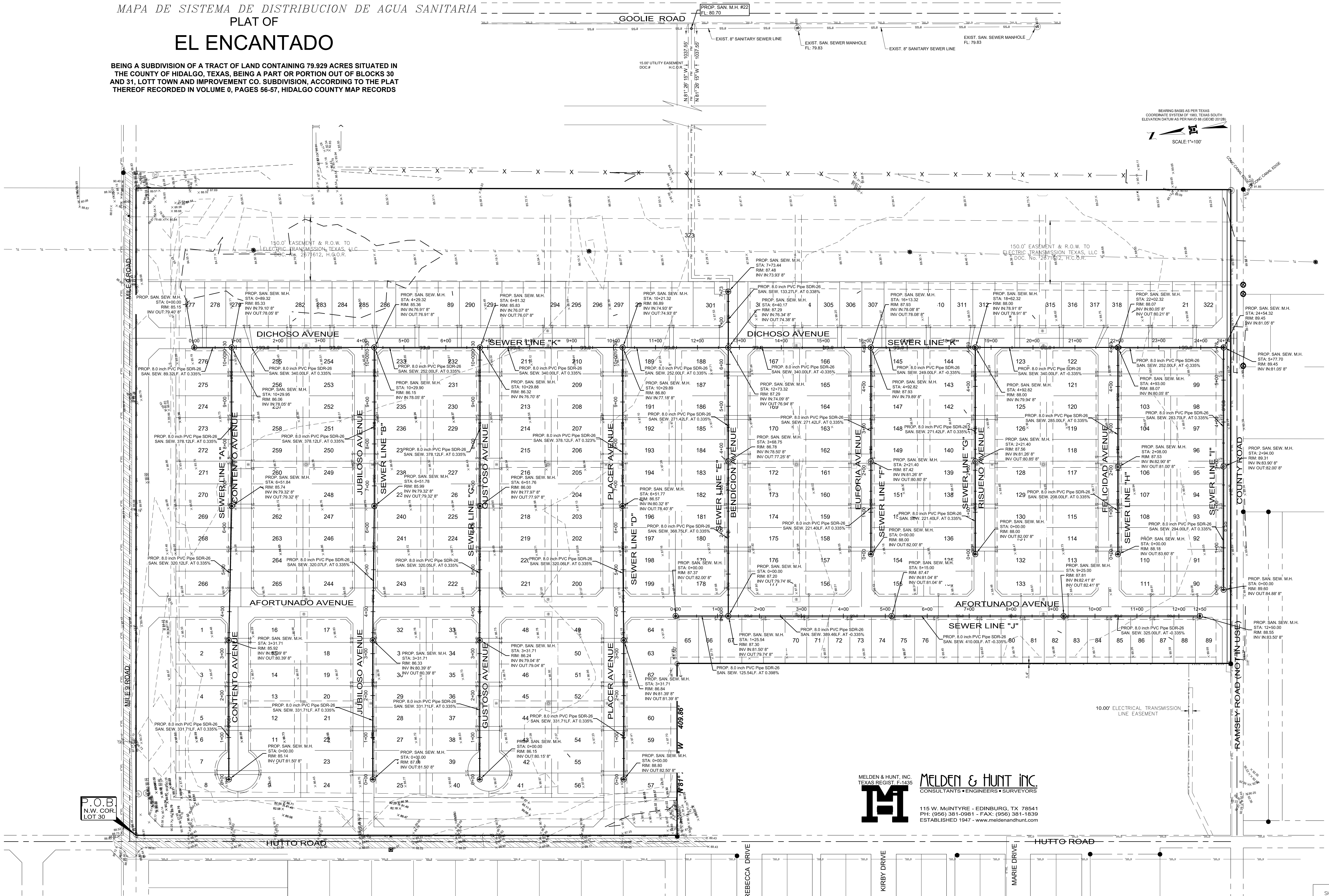
I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RICHARD N. COHRS
P.O. BOX 639
DONNA, TEXAS 78537

NANCY ANN COHRS
P.O.

MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA SANITARIA
PLAT OF
EL ENCANTADO

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 79.929 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCKS 30 AND 31, LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGES 56-57, HIDALGO COUNTY MAP RECORDS



MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 78541
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ESTABLISHED 1947 - www.meldenandhunt.com

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

EL ENCANTADO 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.E.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 4" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF HOTTO ROAD AND AN EXISTING 6" WATER LINE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF HOTTO ROAD APPROXIMATELY 2075 FEET SOUTH OF MILE 9 ROAD AND AN EXISTING 4" WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 9 ROAD. A 6" WATER LINE ALONG THE WEST SIDE OF GOOLIE ROAD APPROXIMATELY 425.0 FEET SOUTH OF MILE 9 ROAD AND A 6" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF COUNTY ROAD ALONG THE SOUTH BOUNDARY LINE OF THIS SUBDIVISION. THE WATER SYSTEM FOR EL ENCANTADO CONSISTS OF A 8" WATER LINE THAT TAPS INTO THE EXISTING 4" & 6" WATER LINES. AN 8" WATER LINE TAPS ONTO THE 6" WATER LINE ALONG THE EAST SIDE OF HOTTO ROAD AND MARIE DRIVE, THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF HOTTO ROAD THEN RUNS EAST ALONG THE NORTH SIDE OF PLACER AVENUE RIGHT-OF-WAY ENDING AT THE EAST SIDE OF DICHOSO AVENUE RIGHT-OF-WAY ON THE SOUTHWEST CORNER OF LOT 298. AN OTHER 8" WATER LINE TAPS ONTO THE 4" WATER LINE ALONG THE WEST SIDE OF HOTTO ROAD APPROXIMATELY 535.0 FEET SOUTH OF MILE 9 ROAD THEN RUNS EAST ALONG THE NORTH SIDE OF JUBILOSO AVENUE RIGHT-OF-WAY ENDING AT THE EAST SIDE OF DICHOSO AVENUE RIGHT-OF-WAY ON THE NORTHWEST CORNER OF LOT 285. ANOTHER 8" WATER LINE TAP ONTO THE 4" WATER LINE ALONG THE NORTH SIDE OF MILE 9 ROAD APPROXIMATELY 580.0 FEET SOUTH OF MILE 9 ROAD THEN RUNS SOUTH ALONG THE EAST SIDE OF AFORTUNADO AVENUE RIGHT-OF-WAY CONNECTING TO AN 8" WATERLINE AT THE SOUTHWEST CORNER OF LOT 90. ANOTHER 8" WATER LINE CONNECT ONTO THE 4" WATER LINE ALONG THE WEST SIDE OF GOOLIE 9 ROAD APPROXIMATELY 425.0 FEET SOUTH OF MILE 9 ROAD THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF GOOLIE ROAD THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF MILE 9 ROAD THEN RUNS SOUTH ALONG THE EAST SIDE OF DICHOSO AVENUE RIGHT-OF-WAY CONNECTING TO AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 322. AN OTHER 8" WATER LINE CONNECTS TO THE 6" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF COUNTY ROAD AND THE SOUTHWEST CORNER OF LOT 98 THEN RUNS EAST CONNECTING TO A 6" WATER LINE AT THE SOUTHEAST CORNER OF LOT 322. ANOTHER 8" WATER LINE TAPS INTO THE 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 280 THEN RUNS WEST ALONG THE SOUTHWEST CORNER OF LOT 302 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF BENDICION AVENUE AND CONNECT TO THE 8" WATER LINE AT THE EAST RIGHT-OF-WAY OF AFORTUNADO AVENUE AT THE NORTHWEST CORNER OF LOT 177. AN OTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE ON THE SOUTHWEST CORNER OF LOT 156 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF EUFORIA AVENUE CONNECT TO THE 8" WATER LINE AT THE EAST RIGHT-OF-WAY OF DICHOSO AVENUE AT THE SOUTHWEST CORNER OF LOT 308. AN OTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 313 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF RISENO AVENUE AND CONNECT TO THE 8" WATER LINE AT THE EAST RIGHT-OF-WAY OF DICHOSO AVENUE AT THE NORTHWEST CORNER OF LOT 313. AN OTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE ON THE SOUTHWEST CORNER OF LOT 112 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF FELICIDAD AVENUE CONNECT TO THE 8" WATER LINE AT THE EAST RIGHT-OF-WAY OF DICHOSO AVENUE AT THE SOUTHWEST CORNER OF LOT 317 TO SERVICE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE EL ENCANTADO CONSISTS OF THREE HUNDRED THIRTY-THREE (333) 1" DIAMETER DUAL SERVICE LINES RUN TO EACH LOT CORNER. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 1" SINGLE SERVICE, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$662,876.80 OR \$1,978.34 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$42,000.00, WHICH COVERS THE \$1,200.00 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 THE 1" DIAMETER SERVICE LINE. THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$4,600.00 FOR A TOTAL COST OF \$96,600.00. 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

WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

EL ENCANTADO SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM 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 TREAT THE SUFFICIENT WASTEWATER 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 WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

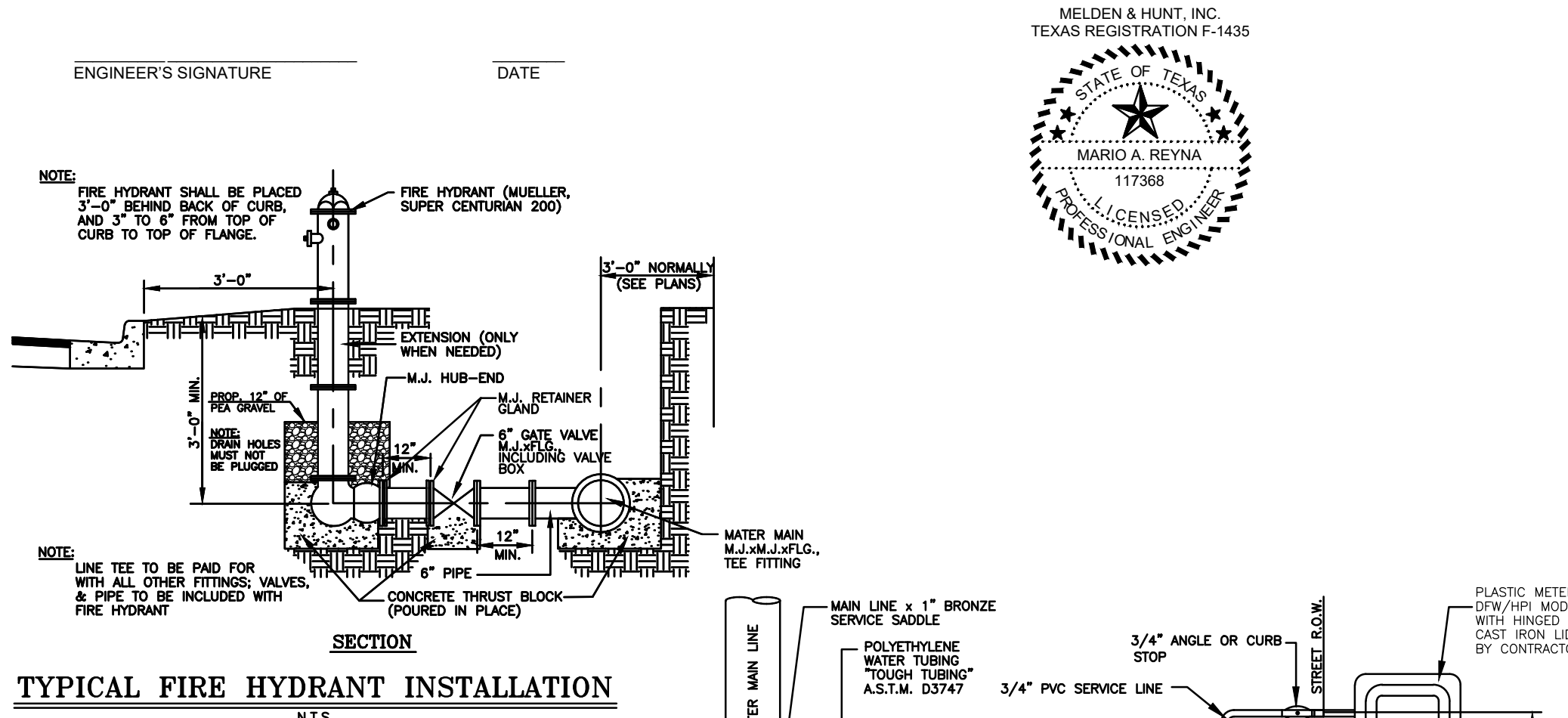
N.A.W.S.C. HAS AN EXISTING 8" SANITARY SEWER LINE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF GOOLIE ROAD. THE WASTEWATER SYSTEM FOR EL ENCANTADO CONSISTS OF A LIFT STATION, 6" FORCE MAIN AND AN 8" SANITARY SEWER LINE. THIS LIFT STATION IS LOCATED AT THE SOUTHEAST CORNER OF LOT 301 WITH A 6" FORCE MAIN RUNNING EAST APPROXIMATELY 1,280.0 FEET CONNECTING TO THE EXISTING 8" SANITARY LINE WITH A PROPOSED SANITARY MANHOLE APPROXIMATELY 1,300.0 FEET SOUTH OF MILE 9 ROAD. AN 8" SANITARY SEWER LINE RUNS FROM THE LIFT STATION AND RUNS WEST ALONG THE NORTH SIDE OF BENDICION AVENUE RIGHT-OF-WAY THEN RUNS NORTH ALONG THE WEST SIDE OF AFORTUNADO AVENUE ENDING WITH A 48" SANITARY SEWER MANHOLE ON THE SOUTHEAST CORNER OF LOT 64. ANOTHER 8" SEWER LINE CONNECTING TO THE PREVIOUSLY MENTIONED 8" SEWER LINE ON THE SOUTHEAST CORNER OF LOT 67 THEN RUNS SOUTH ALONG THE WEST SIDE OF AFORTUNADO AVENUE RIGHT-OF-WAY ENDING WITH A 48" MANHOLE AT THE NORTHEAST CORNER OF LOT 89. ANOTHER 8" SANITARY SEWER LINE TAPS INTO THE 8" SEWER LINE ALONG THE SOUTH SIDE OF PLACER AVENUE RIGHT-OF-WAY ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 90. AN OTHER 8" SEWER LINE CONNECT TO THE 8" SEWER LINE AT THE NORTHEAST CORNER OF LOT 145 THEN RUNS WEST ALONG THE SOUTH SIDE OF EUFORIA AVENUE RIGHT-OF-WAY ENDING WITH A 48" MANHOLE AT THE NORTHEAST CORNER OF LOT 154. AN OTHER 8" SEWER LINE CONNECT TO THE 8" SANITARY SEWER LINE AT THE SOUTHEAST CORNER OF LOT 144 THEN RUNS WEST ALONG THE NORTH SIDE OF RISENO AVENUE RIGHT-OF-WAY ENDING AT THE SOUTHEAST CORNER OF LOT 135. AN OTHER 8" SEWER LINE CONNECT TO THE 8" SEWER LINE AT THE NORTHEAST CORNER OF LOT 101 THEN RUNS WEST ALONG THE SOUTH SIDE OF FELICIDAD AVENUE RIGHT-OF-WAY ENDING WITH A 48" MANHOLE AT THE NORTHWEST CORNER OF LOT 110. AN OTHER 8" SANITARY SEWER LINE CONNECT THE A PREVIOUSLY MENTIONED 8" SANITARY SEWER LINE AT THE SOUTHEAST CORNER OF LOT 189 THEN RUNS WEST ALONG THE SOUTH SIDE OF DICHOSO AVENUE RIGHT-OF-WAY ENDING WITH A 48" MANHOLE AT THE NORTHEAST CORNER OF LOT 276. AN OTHER 8" SEWER LINE CONNECT TO THE 8" SANITARY SEWER LINE AT THE NORTHEAST CORNER OF LOT 189 THEN RUNS WEST ALONG THE SOUTH SIDE OF PLACER AVENUE RIGHT-OF-WAY ENDING AT THE NORTHEAST CORNER OF LOT 57. AN OTHER 8" SANITARY SEWER LINE CONNECT TO THE 8" SEWER LINE AT THE SOUTHEAST CORNER OF LOT 232 THEN RUNS WEST ALONG THE NORTH SIDE OF GUSTOSO AVENUE RIGHT-OF-WAY ENDING WITH A 48" MANHOLE AT THE SOUTHEAST CORNER OF LOT 40. AN OTHER 8" SANITARY SEWER LINE CONNECT TO THE 8" SANITARY SEWER LINE AT THE NORTHEAST CORNER OF LOT 233 THEN RUNS WEST ALONG THE SOUTH SIDE OF JUBILOSO AVENUE RIGHT-OF-WAY ENDING WITH A 48" MANHOLE AT THE NORTHEAST CORNER OF LOT 25. AN OTHER 8" SANITARY SEWER LINE CONNECT TO THE 8" SEWER LINE AT THE SOUTHEAST CORNER OF LOT 276 THEN RUNS WEST ALONG THE NORTH SIDE OF CONTENTO AVENUE RIGHT-OF-WAY ENDING WITH A 48" MANHOLE AT THE SOUTHEAST CORNER OF LOT 8 TO SERVE THIS SUBDIVISION.

FROM THE 8" LINE, THREE HUNDRED TWENTY-TWO (322) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE 8" SANITARY SEWER LINES, 4" SERVICE LINE AND THIRY-THREE (38) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$771,776.80 OR \$2,303.80 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$194,738.85 WHICH COVERS THE \$581.31 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

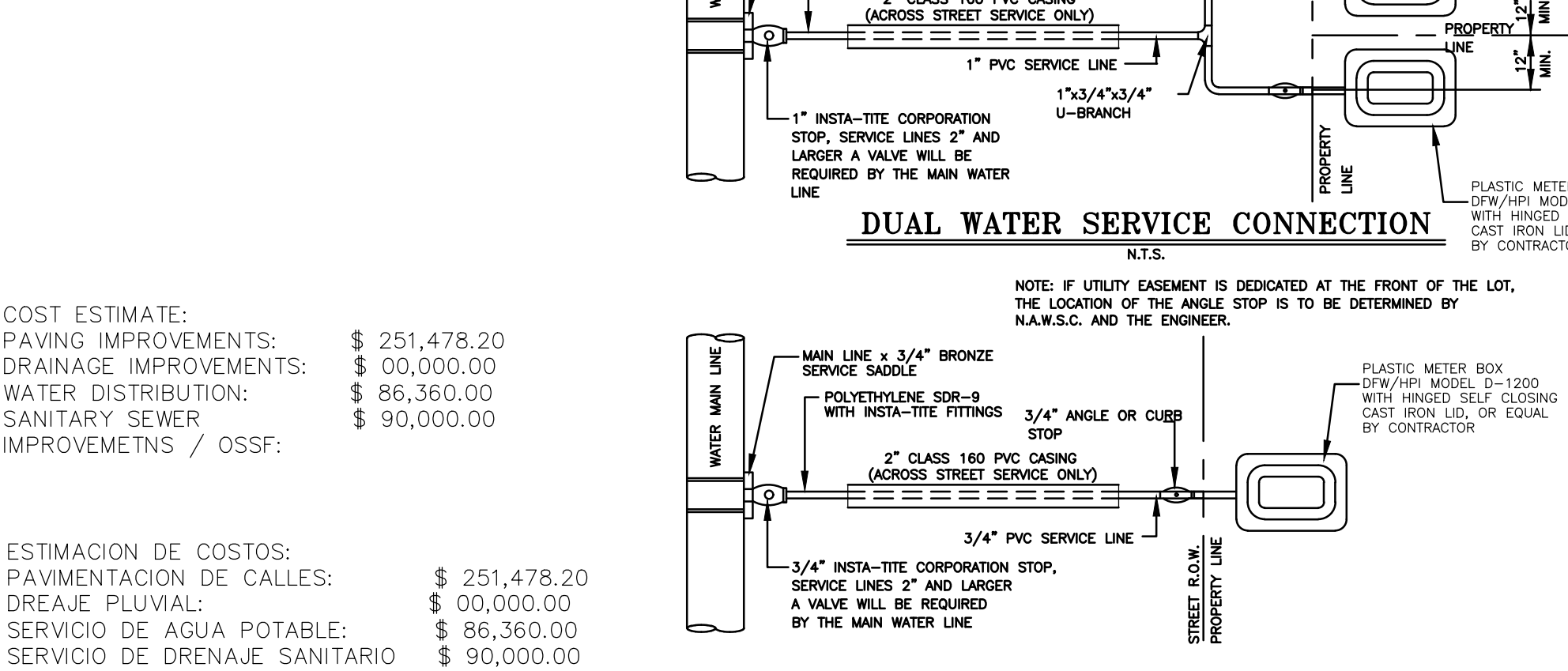
ENGINEER CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$704,876.80 WHICH EQUALS TO \$2,104.11 PER LOT.

SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$966,514.85 WHICH EQUALS TO \$2,885.12 PER LOT.



TYPICAL FIRE HYDRANT INSTALLATION



SINGLE WATER SERVICE CONNECTION

MAP OF WATER & SEWER DISTRIBUTION SYSTEM MAPA DE SISTEMA DE DISTRIBUCION DE AGUA Y DERNAJE SANITARIO PLAT OF

EL ENCANTADO

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 79.929 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCKS 30 AND 31, LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGES 56-57, HIDALGO COUNTY MAP RECORDS

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. We, ELW COHRS, LLC, RICHARD NATHAN COHRS & NANCY ANN COHRS, SUBDIVIDER OF EL ENCANTADO, 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.

RICHARD NATHAN COHRS

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICHARD NATHAN COHRS 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, GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE _____ DAY OF _____, 20____

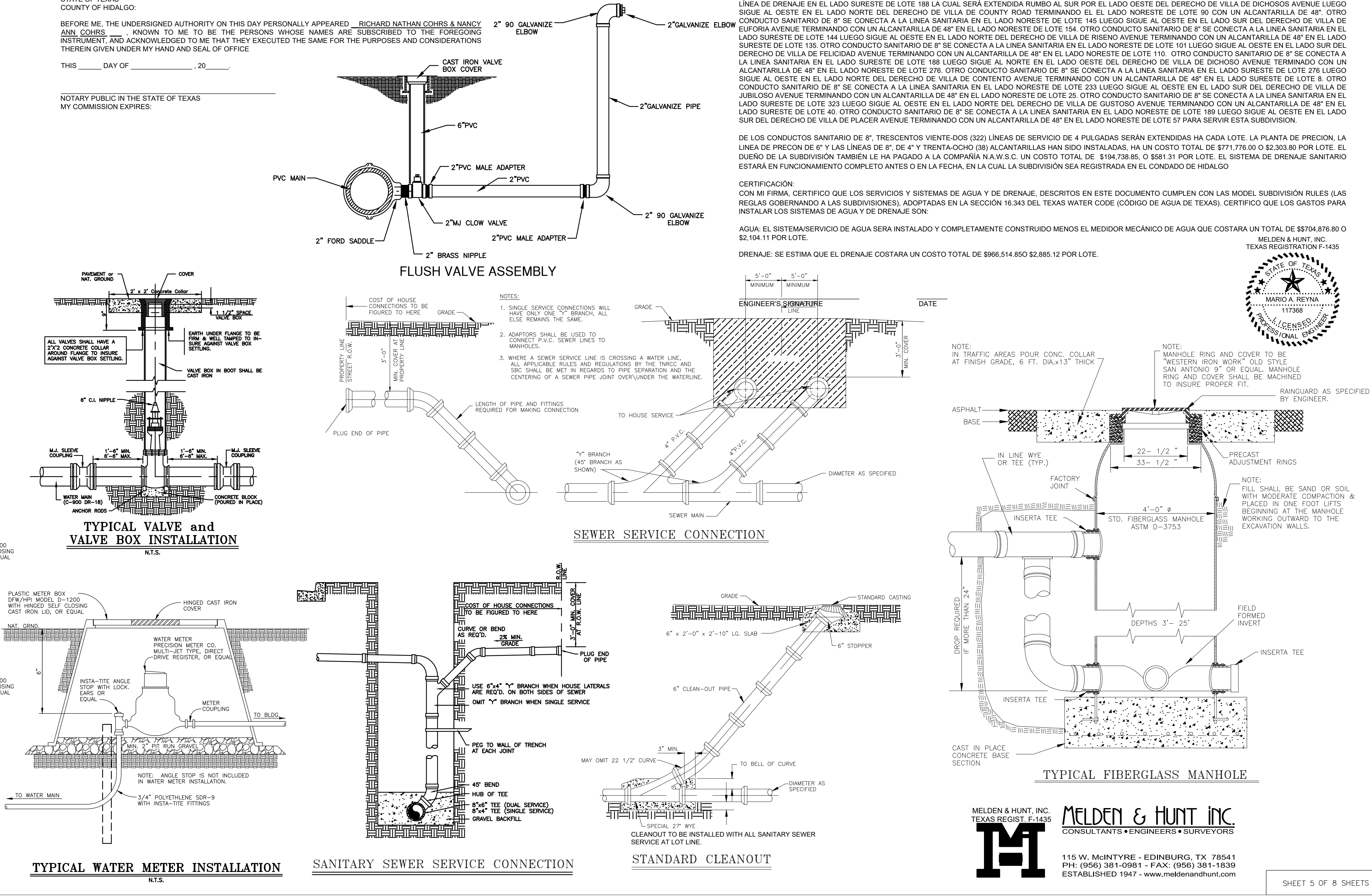
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD NATHAN COHRS & NANCY ANN COHRS, 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 CONSIDERATIONS THEREIN GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 20____

NOTARY PUBLIC IN THE STATE OF TEXAS
MY COMMISSION EXPIRES _____



TYPICAL WATER METER INSTALLATION

SANITARY SEWER SERVICE CONNECTION

STANDARD CLEANOUT

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO

EL ENCANTADO RECIBIRÁ SU PROVISIÓN DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

N.A.W.S.C. TIENE UN CONDUCTO DE 4" EN EL LADO OESTE DE HOTTO ROAD Y UN CONDUCTO DE 6" EN EL LADO ESTE DEL DERECHO DE VILL DE HOTTO ROAD APOXIMATEMENTE 2075.0 PIES SUR DE MILE 9 ROAD, UN CONDUCTO DE 4" EN EL LADO NORTE DEL DERECHO DE VILLA DE GOOLIE ROAD APOXIMATEMENTE 425.0 PIES SUR DEL MILE 9 ROAD Y UN CONDUCTO DE 6" EN EL LADO NORTE DEL DERECHO DE VILLA DE COUNTY ROAD EN EL SUR DE ESTA SUBDIVISION. EL SISTEMA DE PROVISION DE AGUA DE EL ENCANTADO CONSISTE DE CONDUCTOS DE AGUA DE 6" QUE SE CONECTA CON LOS CONDUCTOS DE AGUA EXISTENTE DE 4" Y 6". UN CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA DE 6" EN EL LADO ESTE DE HOTTO ROAD APOXIMATEMENTE 2075.0 PIES SUR DE MILE 9 ROAD CUAL SIGUE HACIA EL NORTE LUEGO SIGUE AL ESTE POR EL LADO NORTE DE DERECHO DE VILL DE PLACER AVENUE TERMINARA EL LADO ESTE DE DICHOSO AVENUE EN EL LADO SUROESTE DE LOTE 298. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA DE 4" EN EL LADO OESTE DE HOTTO ROAD APOXIMATEMENTE 535.0 PIES SUR DE MILE 9 ROAD CUAL SIGUE HACIA EL ESTE POR EL LADO NORTE DE DERECHO DE VILL DE JUBILOSO AVENUE TERMINARA EN EL LADO ESTE DE DICHOSO AVENUE EN EL LADO NORESTE DE LOTE 285. UN CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA DE 4" EN EL LADO NORTE DE MILE 9 ROAD APOXIMATEMENTE 580.0 PIES AL ESTE DE HOTTO ROAD Y SIGUE HACIA EL SUR POR EL LADO ESTE DE DERECHO DE VILL DE AFORTUNADO AVENUE Y SE CONECTA A LA LINEA DE 8" EN EL LADO NORTE DEL DERECHO DE VILLA DE COUNTY ROAD. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA DE 6" EN EL LADO OESTE DEL DERECHO DE VILLA DE GOOLIE ROAD APOXIMATEMENTE 425.0 PIES SUR DE MILE 9 ROAD Y SIGUE AL NORTE LUEGO SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE DICHOSO AVENUE LUEGO SIGUE HACIA EL SUR POR EL LADO ESTE DEL DERECHO DE VILL DE DICHOSO AVENUE CONECTANDO AL DERECHO DE 8" EN EL LADO NORTE DEL DERECHO DE VILLA DE COUNTY ROAD. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE 6" EN EL LADO NORTE DE COUNTY ROAD EN EL LADO SUROESTE DE LOTE 98 Y SIGUE AL ESTE CONECTANDO A LA LINEA DE 6" EN EL LADO SUROESTE DE LOTE 322. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA DE AGUA EN EL LADO NORESTE LOT LOTE 280 Y SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE CONTENTO AVENUE TERMINANDO CON UNA VARILLA DE 2" EN EL LADO NORESTE DE LOTE 9. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE 6" DE AGUA EN EL LADO ESTE DEL DERECHO DE VILLA DE DICHOSO AVENUE EN EL LADO SUROESTE DE LOTE 291 LUEGO SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE GUSTOSO AVENUE TERMINANDO CON UNA VARILLA DE 2" EN EL LADO NORESTE DE LOTE 41. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE AGUA EN EL LADO NORESTE DE LOTE 177 LUEGO SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE BENDICION AVENUE CONECTANDO A LA LINEA DE 8" EN EL LADO NORTE DEL DERECHO DE VILLA DE DICHOSO AVENUE EN EL LADO NORESTE DE LOTE 302. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE 8" EN EL LADO SUEOESTE DE LOTE 156 LUEGO SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE EUFORIA AVENUE CONECTANO EL LADO ESTE DEL DERECHO DE VILLA DE DICHOSO AVENUE EN EL LADO SUROESTE DE LOTE 306. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE AGUA EN EL LADO NORESTE DE LOTE 133 LUEGO SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE RISENO AVENUE TERMINANDO EL LADO ESTE DEL DERECHO DE VILLA DE DICHOSO AVENUE EN EL LADO SUROESTE DE LOTE 110. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE AGUA EN EL LADO SUEOESTE DE LOTE 112 LUEGO SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE FELICIDAD AVENUE CONECTANDO AL CONDUCTO DE 8" EN EL LADO ESTE DEL DERECHO DE VILLA DE DICHOSO AVENUE EN EL LADO SUROESTE DE LOTE 317 PARA SERVIR ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN TRECENTO TREINTA-TRES (333) CONDUCTOS DE AGUA DE 1" PARA CADA LOTE. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS CONDUCTOS DE AGUA DE 1", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 8662.876.80, O \$1978.34 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$42,000.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$1,200.00. ESTE PRECIO INCLUDE 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 COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUNA CARGA. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA SUBDIVISION UN COSTO DE \$ 4,600.00 POR CADA UNO DE LOS LOTES. EL SUBDIVIDER HA PAGADO A N.A.W.S.C. LA SUMA DE \$4,600.00 POR CADA UNO DE LOS LOTES. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONADO DE HIDALGO.

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

EL ENCANTADO RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑÍA DE DRENAJE SANITARIO N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISIÓN Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE DRENAJE SANITARIO POR LOS PRÓXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE N.A.W.S.C. PARA EL ENCANTADO CONSISTE DE UN CONDUCTO DE DRENAJE DE 8" QUE PASA POR EL LADO OESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA GOOLIE ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION EL ENCANTADO CONSISTE DE UN SISTEMA DE PLANTA DE PRECISION, LINEA DE PRECISION DE 8", CONDUCTO DE DRENAJE DE 8". LA PLANTA DE PRECISION ESTA LOCALIZADA EN EL LADO SURESTA DE LOTE 301 Y LA LINEA DE 8" DE PRECISION SIGUE AL ESTE APOXIMATEMENTE 1,280.0 PIES AL ESTE CONECTANDO A LA LINEA SANITARIO DE 8" CUAL EXISTE AL LADO ESTE DEL DERECHO DE VILLA DE GOOLIE ROAD APOXIMATEMENTE 1,300.0 PIES SUR DE MILE 9 ROAD. DE LA PLANTA DE PRECISION SIGUE UN CONDUCTO DE 8" AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE BENDICION AVENUE LUEGO SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE AFORTUNADO AVENUE TREMINANDO CON UN ALcantarilla EL EL LADO SUROESTE DE LOTE 298. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NORESTE DE LOTE 145 LUEGO SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE EUFORIA AVENUE TERMINANDO CON UN ALcantarilla DE 48" EN EL LADO NORESTE DE LOTE 154. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SUROESTE DE LOTE 144 LUEGO SIGUE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE RISENO AVENUE TERMINANDO CON UN ALcantarilla DE 48" EN EL LADO SUROESTE DE LOTE 135. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NORESTE DE LOTE 101 LUEGO SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE FELICIDAD AVENUE TERMINANDO CON UN ALcantarilla DE 48" EN EL LADO SUROESTE DE LOTE 110. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SUROESTE DE LOTE 189 LUEGO SIGUE AL NORTE EN EL LADO OESTE DEL DERECHO DE VILLA DE DICHOSO AVENUE TERMINADO CON UN ALcantarilla DE 48" EN EL LADO SUROESTE DE LOTE 276. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SUROESTE DE LOTE 276 LUEGO SIGUE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE CONTENTO AVENUE TERMINANDO CON UN ALcantarilla DE 48" EN EL LADO SUROESTE DE LOTE 8. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NORESTE DE LOTE 233 LUEGO SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE JUBILOSO AVENUE TERMINANDO CON UN ALcantarilla DE 48" EN EL LADO NORESTE DE LOTE 25. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SUROESTE DE LOTE 323 LUEGO SIGUE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE GUSTOSO AVENUE TERMINANDO CON UN ALcantarilla DE 48" EN EL LADO SUROESTE DE LOTE 40. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO NORESTE DE LOTE 189 LUEGO SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE PLACER AVENUE TERMINANDO CON UN ALcantarilla DE 48" EN EL LADO NORESTE DE LOTE 57 PARA SERVIR ESTA SUBDIVISION.

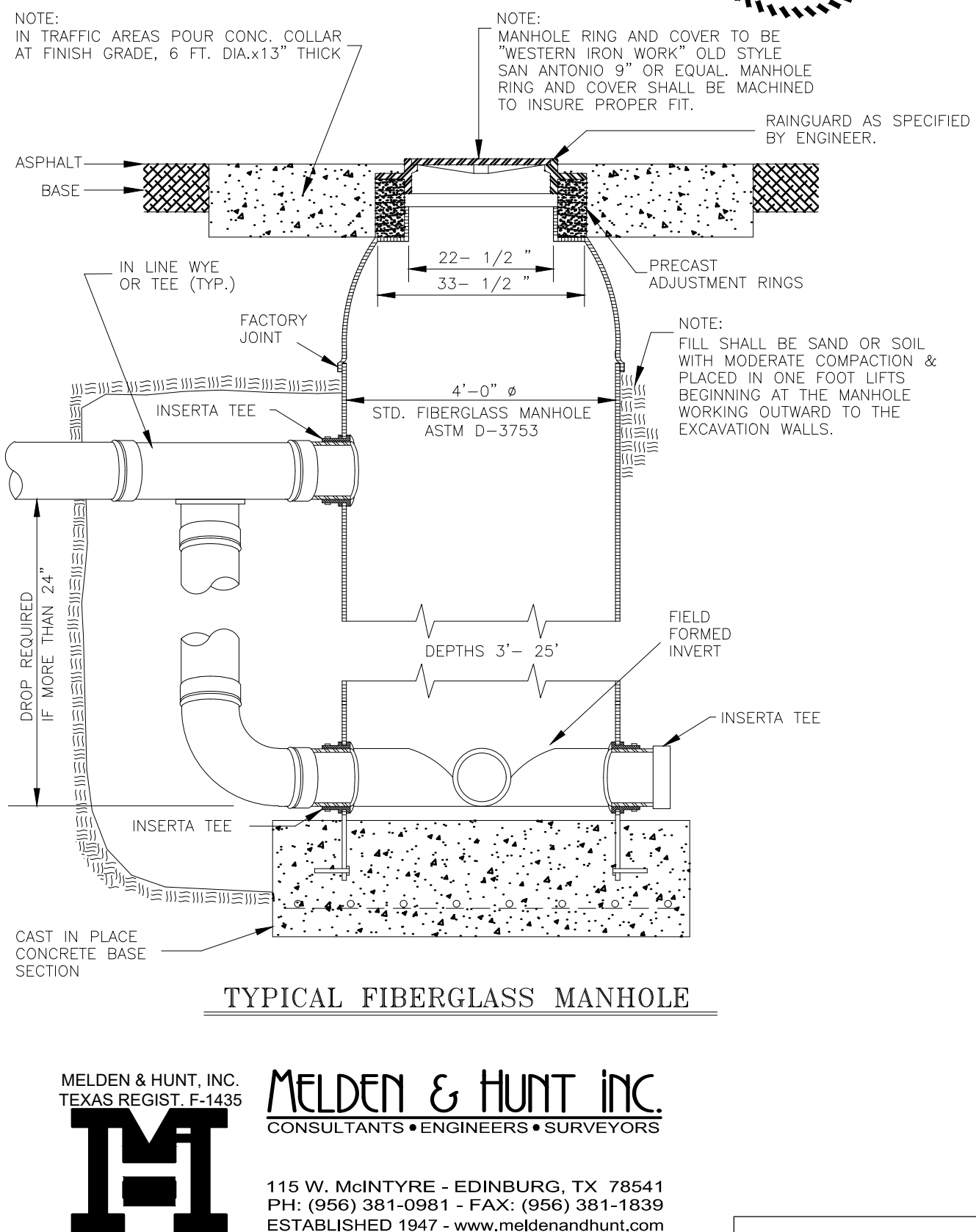
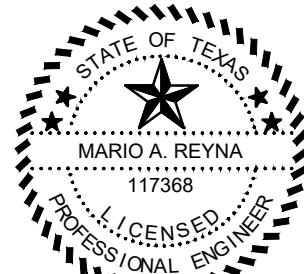
DE LOS CONDUCTOS SANITARIO DE 8", TRESCIENTOS VIENTE-DOS (322) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LA PLANTA DE PRECISION, LA LINEA DE PRECION DE 8" Y LAS LINEAS DE 8", DE 4" Y TRENTA-OCCHO (38) ALcantarillas HAN SIDO INSTALADAS. EL COSTO TOTAL DE \$771,776.80 O \$2,303.80 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. UN COSTO TOTAL DE \$194,738.85, O \$581.31 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONADO 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 \$8704.876.80 O \$2,104.11 POR LOTE.

DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$966,514.85 O \$2,885.12 POR LOTE.

TEXAS REGISTRATION F-1435

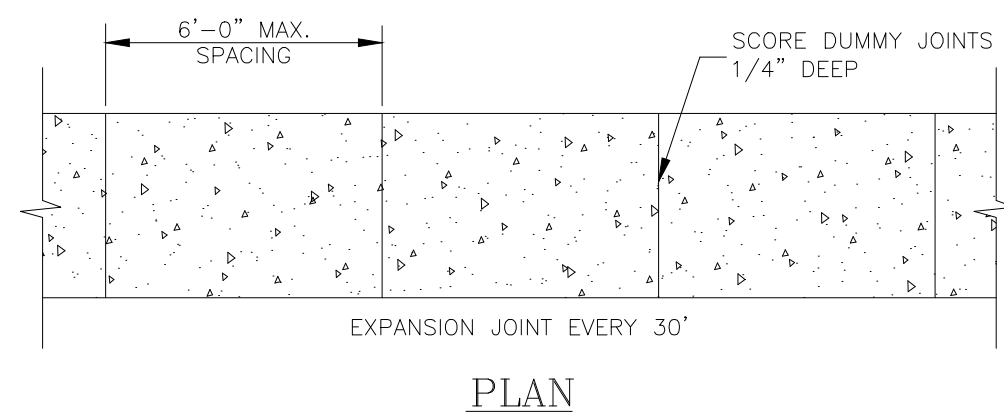
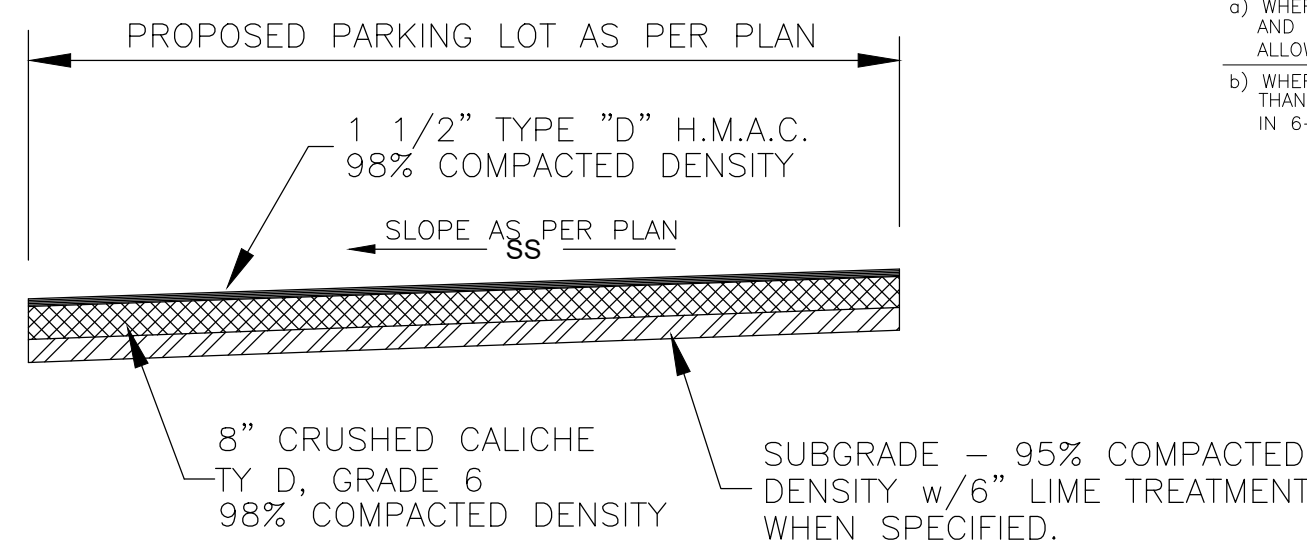
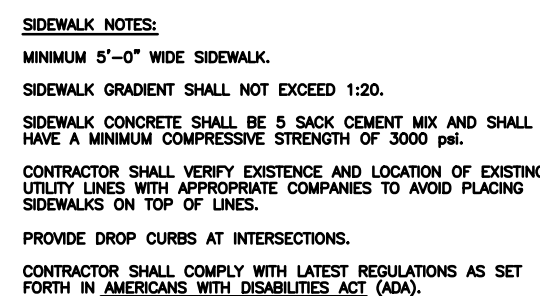
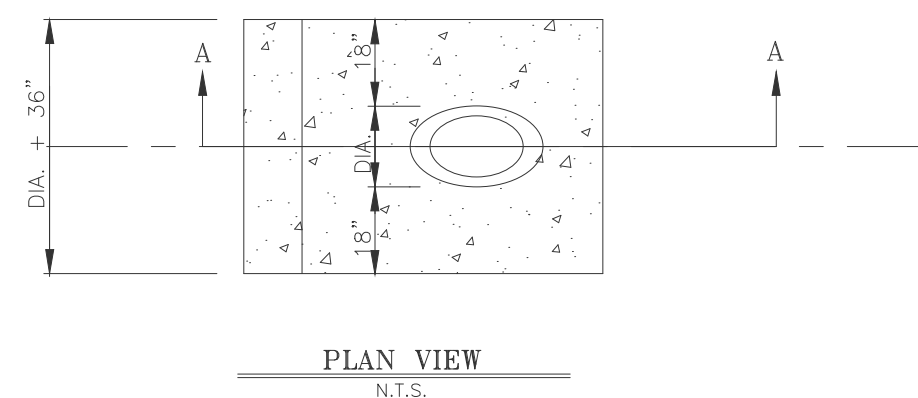
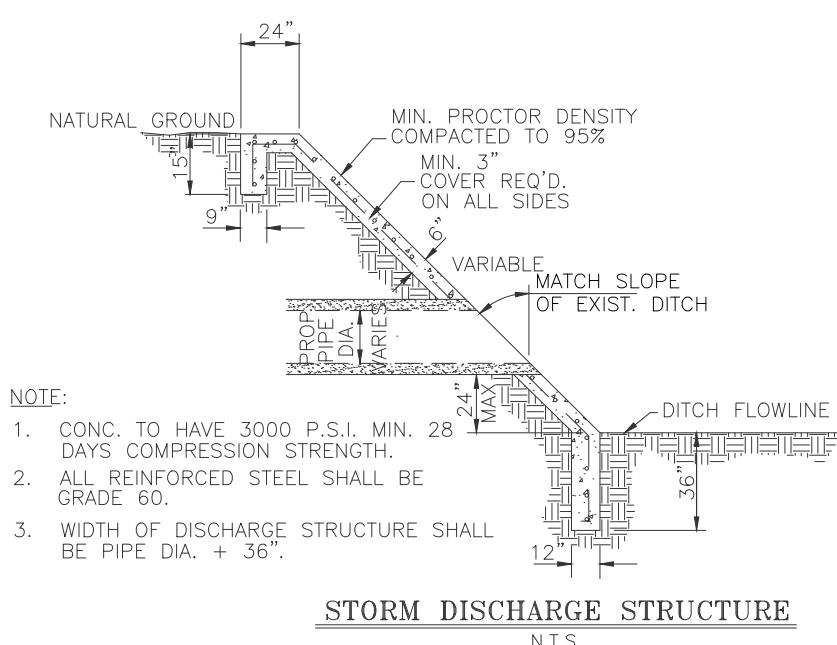


TYPICAL FIBERGLASS MANHOLE



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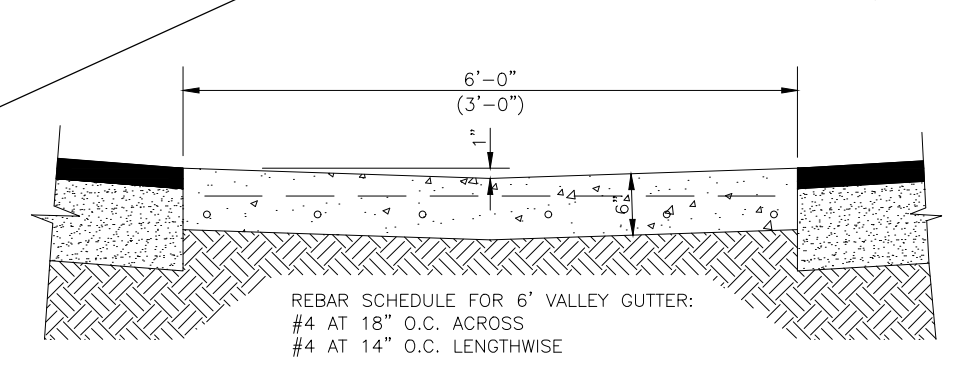
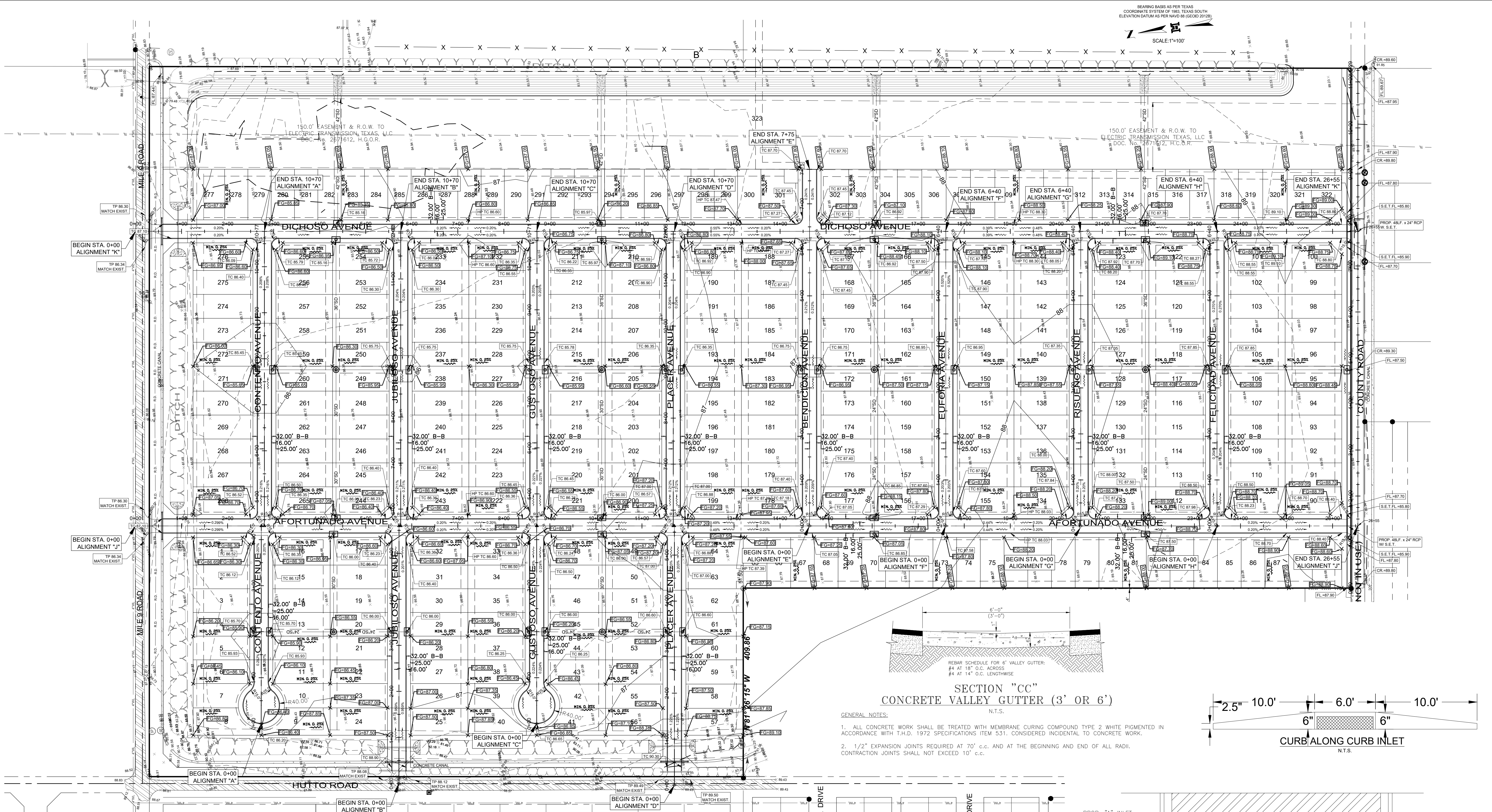


EL ENCANTADO

SIDEWALK DETAILS
N.T.S.

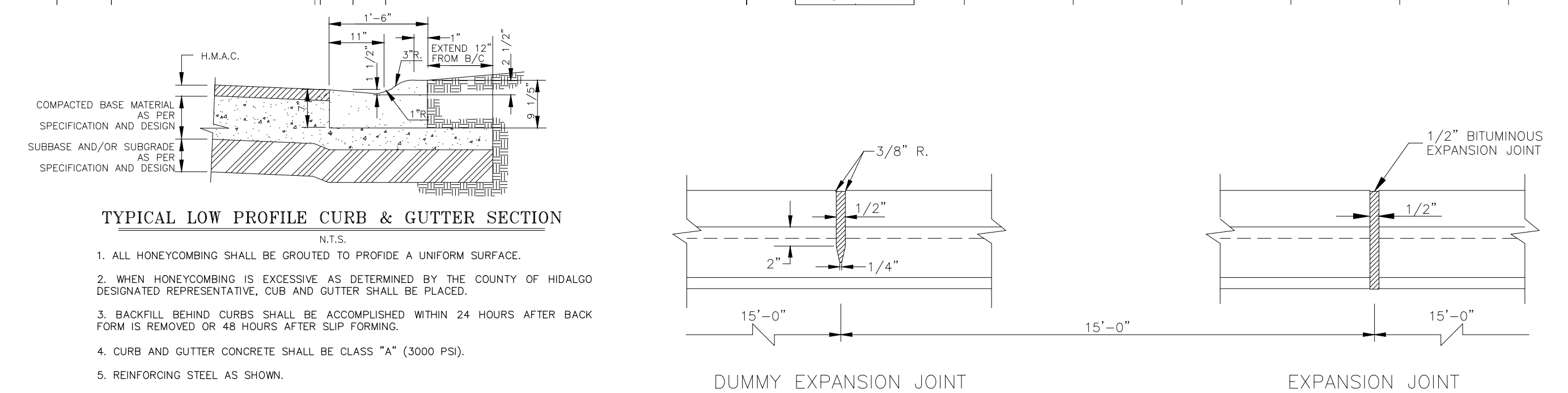
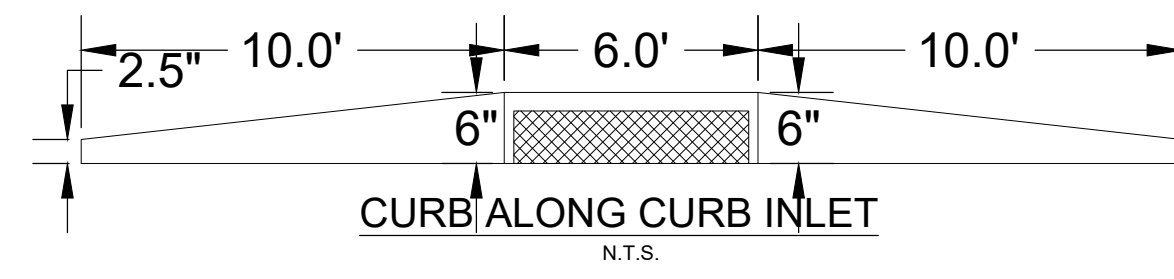
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SHEET 7 OF 8 SHEETS



GENERAL NOTES:

1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE WITH I.H.D. 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
2. 1/2" EXPANSION JOINTS REQUIRED AT 70' c.c. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' c.c.



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

PLAT OF
EL ENCANTADO

BEING A SUBDIVISION OF A TRACT OF LAND CONTAINING 79.929 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF BLOCKS 30 AND 31, LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGES 56-57, HIDALGO COUNTY MAP RECORDS

