



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 3-22-2022

PROPOSED CANTERA HERMOSA PHASE I SUBDIVISION PRECINCT No. 1.

ENGINEER: MELDEN & HUNT INC. DEVELOPER: CUATRO TIERRAS L.P.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 15

FILLING STATIONS: 6

LOCATION DESCRIPTION: SOUTH OF ELDORA ROAD APPROXIMATELY ¼ MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF ALAMO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 11-12-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 3-4-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 3-3-2022 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. FINAL APPROVAL DATE: 3-3-2022: 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: DECEMBER 22, 2020

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

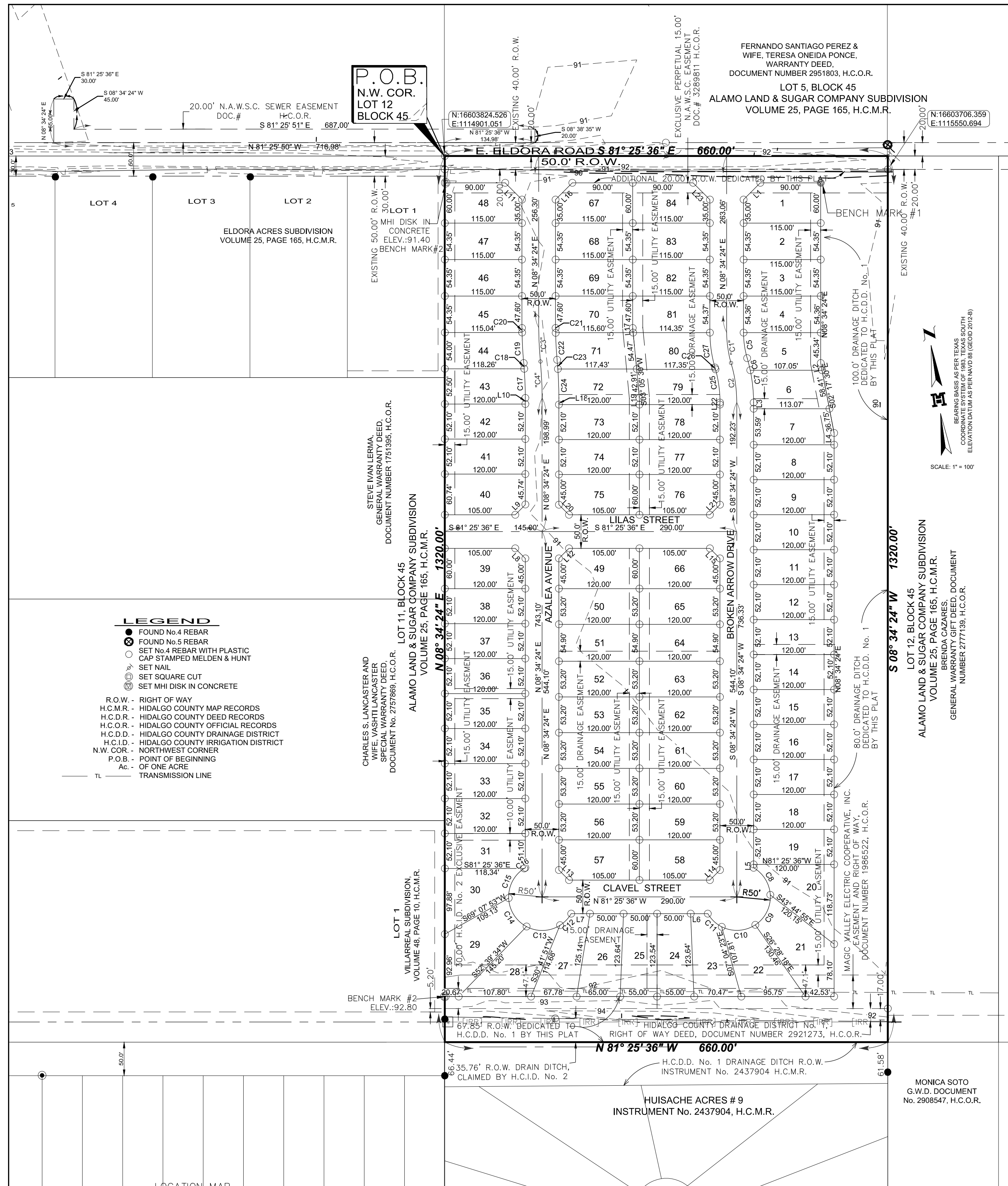
Final Approval subject to recommendations other departments

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

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

SUBDIVISION MAP OF CANTERA HERMOSA PHASE 1

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



RIGHT OF WAY EASEMENT

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

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

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

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH 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____

CUATRO TIERRAS L.P., A TEXAS LIMITED PARTNERSHIP
JOHN R. MAYS
11410 FM 493
DONNA, TEXAS 78537

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 JOHN R. MAYS, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

DESCRIPTION OF CANTERA HERMOSA PHASE 1 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 20.000 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 12, BLOCK 45, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 25, HIDALGO COUNTY MAP RECORDS, WHICH SAID 20.000 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO CUATRO TIERRAS, L.P., A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED UNDER DOCUMENT NUMBER 3189743, HIDALGO COUNTY OFFICIAL RECORDS, SAID 20.000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

INDEX TO SHEET OF CANTERA HERMOSA PHASE 1

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

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CUATRO TIERRAS, L.P., A TEXAS LIMITED PARTNERSHIP	AUSTIN, TEXAS 78746	512-600-3119	FAX
ENGINEER:	JOHN R. MAYS	2211 HANCOCK	(956) 381-0981	(956) 381-1839
SURVEYOR:	MARIO A. REYNA P.E.	115 W. MCINTYRE	(956) 381-0981	(956) 381-1839
	FRED L. KURTH, R.P.L.S.	115 W. MCINTYRE	(956) 381-0981	(956) 381-1839

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CUATRO TIERRAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 20.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CANTERA HERMOSA PHASE 1, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

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

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

CUATRO TIERRAS, L.P., A TEXAS LIMITED PARTNERSHIP DATE: _____
JOHN R. MAYS
2211 HANCOCK
AUSTIN, TEXAS 78746

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, PROVED TO ME THROUGH HIS 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

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



STATE OF TEXAS
COUNTY OF HIDALGO

I, FRED L. KURTH A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE CANTERA HERMOSA PHASE 1 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 7/7/20 BY ME OR UNDER MY SUPERVISION.

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

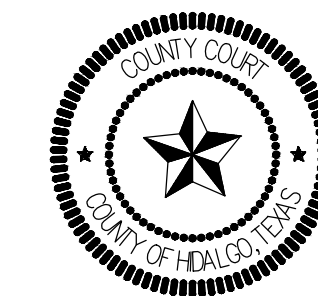


LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:

CANTERA HERMOSA PHASE 1 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF EL DORA ROAD, APPROXIMATELY .25 OF ONE MILE EAST OF ITS INTERSECTION WITH EL DORA ROAD AND TOWER ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 19,149). CANTERA HERMOSA PHASE 1 LIES APPROXIMATELY 1 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 212.001 AND 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

DRAWN BY: C180 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



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

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

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

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

2. SETBACKS:
FRONT: 25.00 FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. REAR LOTS 21-29: 47.13 FEET
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER. 15.00 FOOT ALONG SOUTH SIDE OF LOTS 6, 13, 51, 64, 72, 79 & CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET. EAST SIDE OF LOT 25.
CORNER GARAGE FRONT: 20.00 FEET

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE 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. 91.30 N.G.V.D. 29 DESCRIPTIONS: MH MONUMENT SET IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16603701.49, E: 1115448.83.
-->B.M. NO. 2--ELEV. 93.07 N.G.V.D. 29 DESCRIPTIONS: MH MONUMENT SET ON CONCRETE LOCATED AT THE SOUTHWEST CORNER OF LOT 29 OF THIS SUBDIVISION. N: 16602546.9699M E: 1114721.432.

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 88,474 CUBIC-FEET 2.031 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 6 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 E. ELDORA ROAD ONTO LOTS 1, 48, 67 & 84.

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

14. CLEARANCES FOR WATER METERS: (ONLY FOR LOTS BEING AS PER LOCAL GOVERNMENT CODE REQUIREMENTS, SANITARY SEWER MUST BE CONNECTED TO A RESIDENCE PRIOR TO THE COUNTY PROCESSING A FINAL CLEARANCE FOR A WATER METER. A SEWER TAP INSPECTION SHALL BE PROVIDED FROM THE ENTITY SERVICE PROVIDER PRIOR TO RECEIVING A CLEARANCE FOR WATER METER(S).

15. 5 FOOT SIDEWALK TO BE INSTALL BY DEVELOPER ALONG THE SOUTH RIGHT-OF-WAY OF E. ELDORA ROAD AT CONSTRUCTION STAGE AS PER CITY OF ALAMO.

16. 4 FOOT SIDEWALK TO BE INSTALL ALONG BOTH SIDES OF INTERIOR STREET BY LOT OWNERS AT BUILDING PERMIT STAGE AS PER CITY OF ALAMO.

17. DEVELOPER SHALL INSTALL A 6 FOOT BUFFER FENCE ALONG THE REAR OF LOTS 1 THROUGH 29.

18. LOT OWNERS SHALL BE RESPONSIBLE TO MAINTAIN OF 6 FOOT BUFFER FENCE ALONG THE REAR OF LOTS 1 THROUGH 29.

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

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

HIDALGO COUNTY JUDGE _____ DATE: _____

ATTEST: _____
HIDALGO COUNTY CLERK _____ DATE: _____

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

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

MAYOR OF THE CITY ALAMO

ATTEST: _____
SECRETARY OF THE CITY OF ALAMO

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

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P. E., C. F. M.
GENERAL MANAGER

DATE: _____

STATE OF TEXAS
COUNTY OF HIDALGO

I, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

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



STATE OF TEXAS
COUNTY OF HIDALGO

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

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

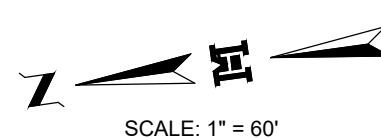
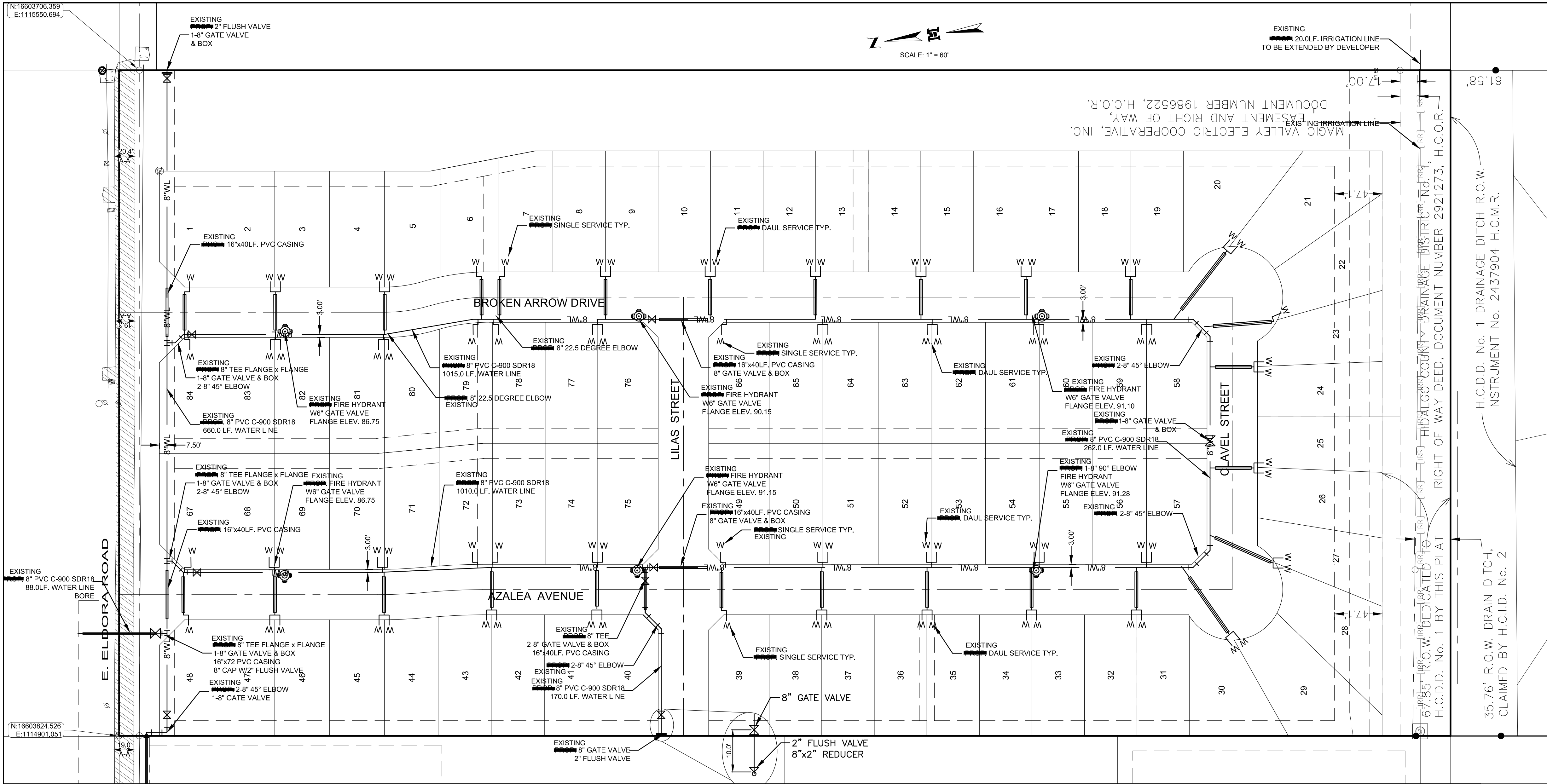


Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	45.67'	159.71'	016° 23' 00"	S0° 22' 54"W	45.51'	22.99
C2	59.97'	209.71'	016° 23' 00"	N0° 22' 54"E	59.76'	30.19
C3	49.78'	519.13'	005° 29' 40"	S5° 49' 34"W	49.76'	24.91
C4	54.58'	569.13'	005° 29' 40"	N5° 49' 34"E	54.56'	27.31
C5	38.52'	134.71'	016° 23' 00"	S0° 22' 54"W	38.39'	19.39
C6	18.66'	234.71'	004° 33' 16"	N5° 31' 58"W	18.65'	9.33
C7	48.45'	234.71'	011° 49' 38"	N2° 39' 29"E	48.36'	24.31
C8	49.36'	50.00'	056° 33' 42"	N23° 08' 45"W	47.38'	26.90
C9	52.36'	50.00'	060° 00' 00"	N35° 08' 07"E	50.00'	28.87
C10	52.36'	50.00'	060° 00' 00"	S84° 51' 53"E	50.00'	28.87
C11	29.18'	50.00'	033° 26' 18"	S38° 08' 45"E	28.77'	15.02
C12	24.24'	50.00'	027° 46' 55"	N52° 27' 52"E	24.01'	12.37
C13	52.36'	50.00'	060° 00' 00"	S83° 38' 41"E	50.00'	28.87
C14	52.36'	50.00'	060° 00' 00"	S23° 38' 41"E	50.00'	28.87
C15	52.36'	50.00'	060° 00' 00"	S36° 21' 19"W	50.00'	28.87
C16	1.94'	50.00'	002° 13' 05"	S67° 27' 52"W	1.94'	0.97
C17	43.50'	544.13'	004° 34' 48"	N6° 17' 00"E	43.48'	21.76
C18	8.68'	544.13'	000° 54' 52"	N3° 32' 10"E	8.68'	4.34
C19	45.43'	544.13'	004° 47' 01"	S5° 28' 15"W	45.42'	22.73
C20	6.75'	544.13'	000° 42' 39"	S8° 13' 05"W	6.75'	3.38
C21	0.00'	6.13'	000° 00' 20"	S8° 34' 24"W	0.00'	0.00
C22	40.62'	494.13'	004° 42' 36"	S5° 26' 03"W	40.61'	20.32
C23	13.72'	594.13'	001° 19' 23"	N3° 44' 26"E	13.72'	6.86
C24	43.25'	594.13'	004° 10' 16"	N6° 29' 15"E	43.24'	21.64
C25	50.09'	184.71'	015° 32' 20"	N0° 48' 14"E	49.94'	25.20
C26	2.72'	184.71'	000° 50' 40"	N7° 23' 16"W	2.72'	1.36
C27	52.82'	184.71'	016° 23' 00"	S0° 22' 54"W	52.64'	26.59

Line #	Length	Direction
L1	35.36'	N53° 34' 24"E
L2	10.95'	S02° 17' 30"E
L3	9.26'	N08° 34' 24"E
L4	17.50'	N08° 34' 24"E
L5	693.04'	N08° 34' 24"E
L6	25.45'	S81° 25' 36"E
L7	27.95'	S81° 25' 36"E
L8	21.21'	N36° 25' 36"W
L9	21.21'	N53° 34' 24"E
L10	9.05'	N08° 34' 24"E
L11	35.36'	S36° 25' 36"E
L12	21.21'	N53° 34' 24"E
L13	21.21'	N36° 25' 36"W
L14	21.21'	N53° 34' 24"E
L15	21.21'	S36° 25' 36"E
L16	35.36'	N53° 34' 24"E
L17	6.80'	S03° 05' 30"W
L18	9.80'	N08° 34' 24"E
L19	9.80'	N08° 34' 24"E
L20	21.21'	N36° 25' 36"W
L21	21.21'	S53° 34' 24"W
L22	3.03'	N08° 34' 24"E
L23	35.36'	S36° 25' 36"E

Lot Area Table			Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area	Lot #	SQ. FT.	Area
1	6587.72	0.151	22	7521.34	0.173	43	6274.85	0.144	64	6588.00	0.151
2	6250.25	0.143	23	6684.15	0.153	44	6278.31	0.144	65	6384.00	0.147
3	6250.25	0.143	24	6485.59	0.149	45	6250.34	0.143	66	7087.82	0.163
4	6251.63	0.144	25	6485.59	0.149	46	6250.25	0.143	67	6587.16	0.151
5	6250.00	0.143	26	7103.27	0.163	47	6250.25	0.143	68	6250.25	0.143
6	6250.00	0.143	27	6400.06	0.147	48	6587.54	0.151	69	6250.25	0.143
7	6305.61	0.145	28	8007.11	0.184	49	7087.82	0.163	70	6254.32	0.144
8	6252.00	0.144	29	9232.82	0.212	50	6384.00	0.147	71	6336.56	0.145
9	6252.00	0.144	30	7042.15	0.162	51	6588.00	0.151	72	6294.28	0.144
10	6252.00	0.144	31	6251.16	0.144	52	6384.00	0.147	73	6252.00	0.144
11	6252.00	0.144	32	6252.00	0.144	53	6384.00	0.147	74	6252.00	0.144
12	6252.00	0.144	33	6252.00	0.144	54	6384.00	0.147	75	7087.50	0.163
13	6252.00	0.144	34	6252.00	0.144	55	6384.00	0.147	76	7087.50	0.163
14	6252.00	0.144	35	6252.00	0.144	56	6384.00	0.147	77	6252.00	0.144
15	6252.00	0.144	36	6252.00	0.144	57	7087.50	0.163	78	6252.00	0.144
16	6252.00	0.144	37	6252.00	0.144	58	7087.50	0.163	79	6278.54	0.144
17	6252.00	0.144	38	6252.00	0.144	59	6384.00	0.147	80	6263.08	0.144
18	6252.00	0.144	39	7087.67	0.163	60	6384.00	0.147	81	6250.00	0.143
19	6252.00	0.144	40	7176.75	0.165	61	6384.00	0.147	82	6250.25	0.143
20	8234.16	0.189	41	6252.00	0.144	62	6384.00	0.147	83	6250.26	0.143
21	9578.54	0.220	42	6252.00	0.144	63	6384.00	0.147	84	6587.15	0.151

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



MAGIC VALLEY ELECTRIC COOPERATIVE, INC.
EASEMENT AND RIGHT OF WAY,
DOCUMENT NUMBER 1986522, H.C.O.R.

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

CANTERA HERMOSA PHASE 1 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 WEST RIGHT-OF-WAY OF TOWER ROAD. THE WATER SYSTEM FOR CANTERA HERMOSA PHASE 1 CONSISTS OF A 8" WATER LINE THAT CONNECTS ONTO THE EXISTING 8" LINE PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 8" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF TOWER ROAD THEN RUNS EAST CROSSING WITH A BORE AND CONTINUES EAST ALONG THE SOUTH RIGHT-OF-WAY OF E. EL DORA ROAD CONNECTING APPROXIMATELY 2,040 FEET TO THE EAST BOUNDARY LINE OF THIS SUBDIVISION. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF DORIA ROAD AT THE NORTHWEST CORNER OF LOT 68 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY AZALEA AVENUE THEN CONTINUING EAST ALONG THE NORTH RIGHT-OF-WAY OF CLAVEL STREET THEN RUNNING NORTH ALONG THE WEST RIGHT-OF-WAY OF DALIA AVENUE CONNECTING TO THE 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF EL DORA ROAD TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE CANTERA HERMOSA PHASE 1 CONSISTS OF THIRTY-SIX (36) 1" DIAMETER DUAL SERVICE LINES SERVING 72 LOTS AND 13 3/4" SINGLE SERVING 13 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 \$251,828.00, OR \$2,997.95 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$63,350.00, WHICH COVERS THE \$754.17 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 \$27,960.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$315,178.00 WHICH EQUALS TO \$3,752.12 PER LOT.

ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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

LA SUBDIVISION CANTERA HERMOSA PHASE 1 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA N.A.W.S.C.) EL DUERO 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 ANOS. 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 1 CONSISTE DE CONDUCTO DE AGUA DE 8" QUE PASA POR EL LADO OESTE DEL DERECHO DE TOWER ROAD. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION CANTERA HERMOSA PHASE 1 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 OESTE DE TOWER ROAD Y CRUSA AL ESTE POR MEDIA DE UN BORE Y SIGUE CORRIENDO AL ESTE POR EL LADO SUR DEL DERECHO DE VIA DE E. EL DORA ROAD APROXIMAMENTE 2,040.00 PIES TERMINANDO EN EL LADO ESTE DE ESTA SUBDIVISION. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 68 Y SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DEL AZALEA AVENUE LUEGO SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE CLAVEL STREET LUEGO SIGUE AL NORTE EN EL LADO OESTE DEL DERECHO DE VILLA DALIA AVENUE CONECTANDO A LA LINEA EN EL LADO SUR DEL DERECHO DE VILLA DE EL DORA ROAD PARA SEVER ESTA SUBDIVISION.

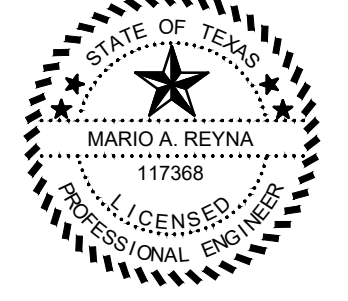
DEL CONDUCTO DE AGUA DE 8 PULGADAS SE PRODUCEN TRENTA-SIS CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR SETENTA-DOS LOTES Y TRESE SERVICIOS INDIVIDUALES SERVINDO TRESE LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8 PULGADAS DE DIAMETRO. LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 251,828.00 O \$ 2,997.95 POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 63,350.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 754.17. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.E.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUERO. EL DUERO DE LA SUBDIVISION TAMBIEN HA INSTALADO 4 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 2,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 10,000.00. 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 MODOS 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 O COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 315,178.00 O \$ 3,752.12 POR LOTE.

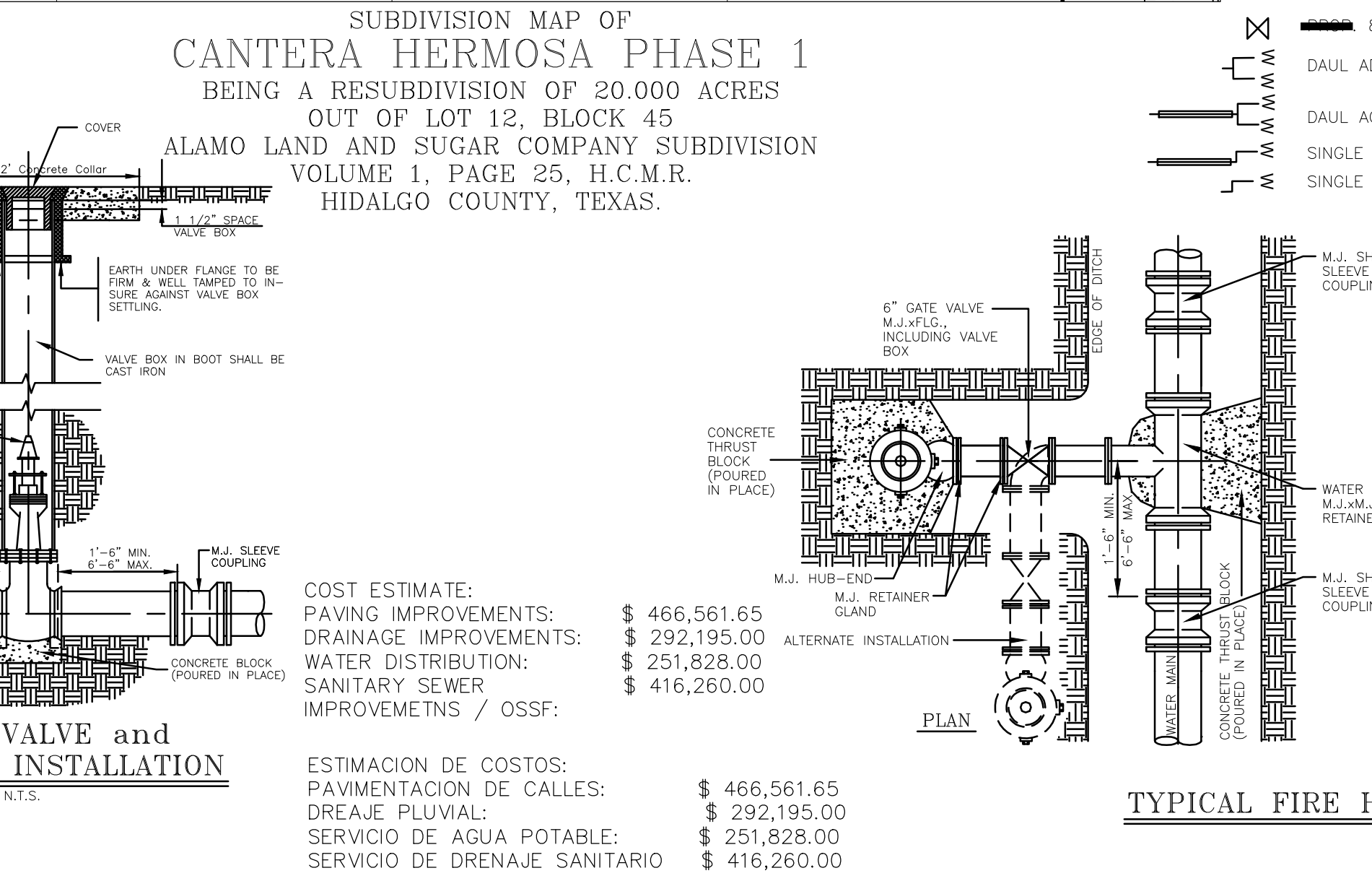
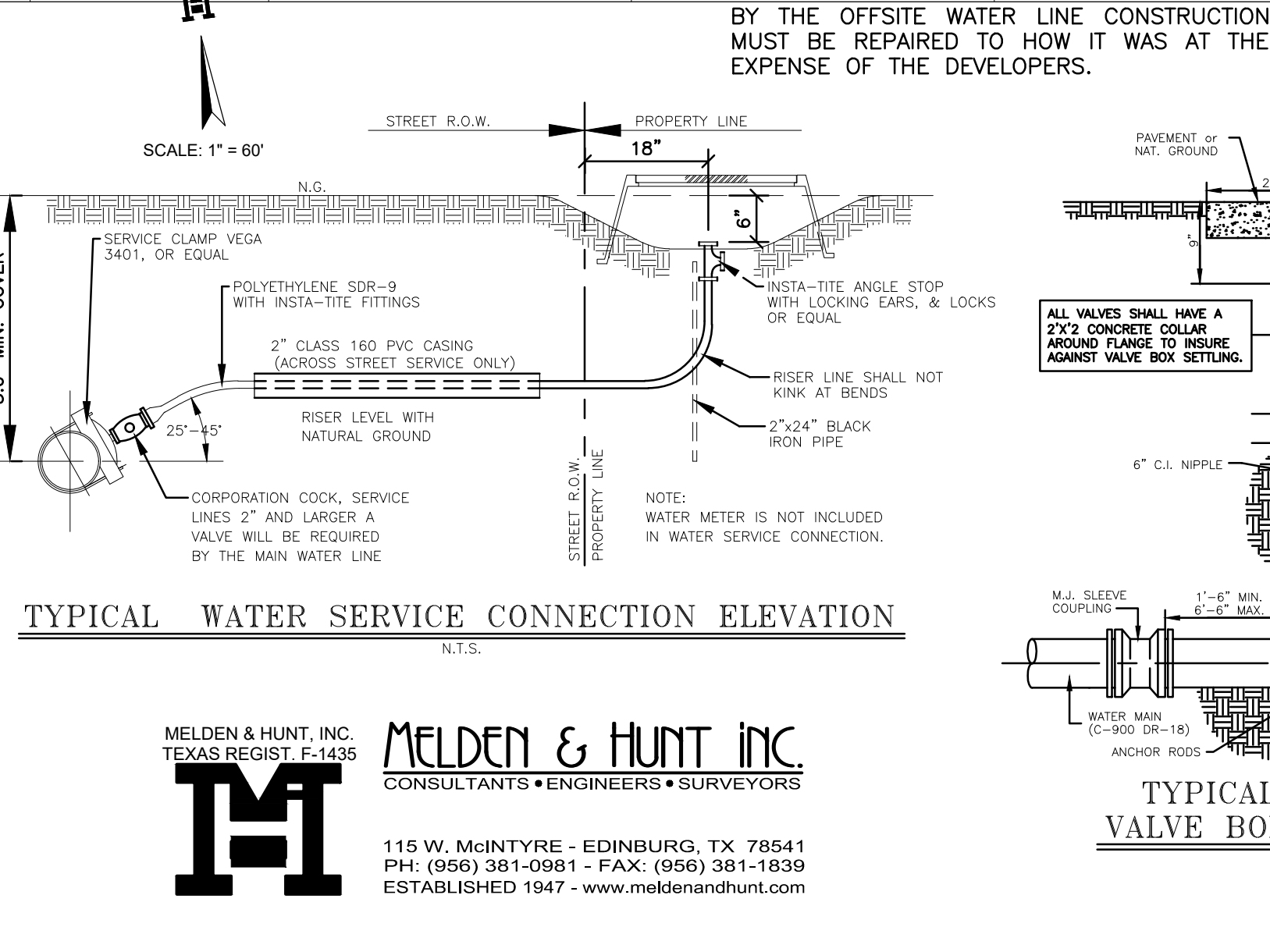
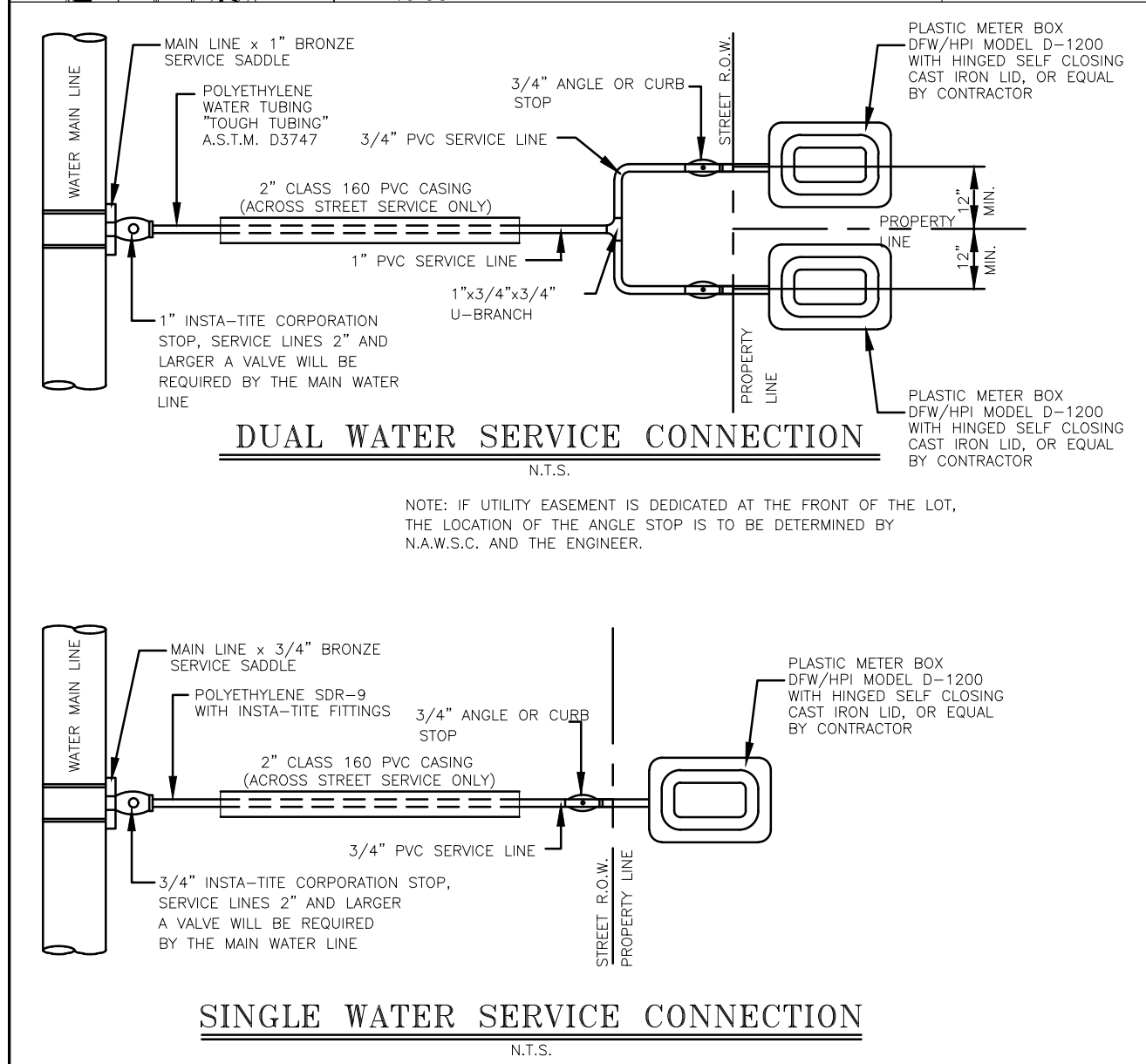
ENGINEER'S SIGNATURE _____ DATE _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



MAP OF WATER DISTRIBUTION SYSTEM
MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

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

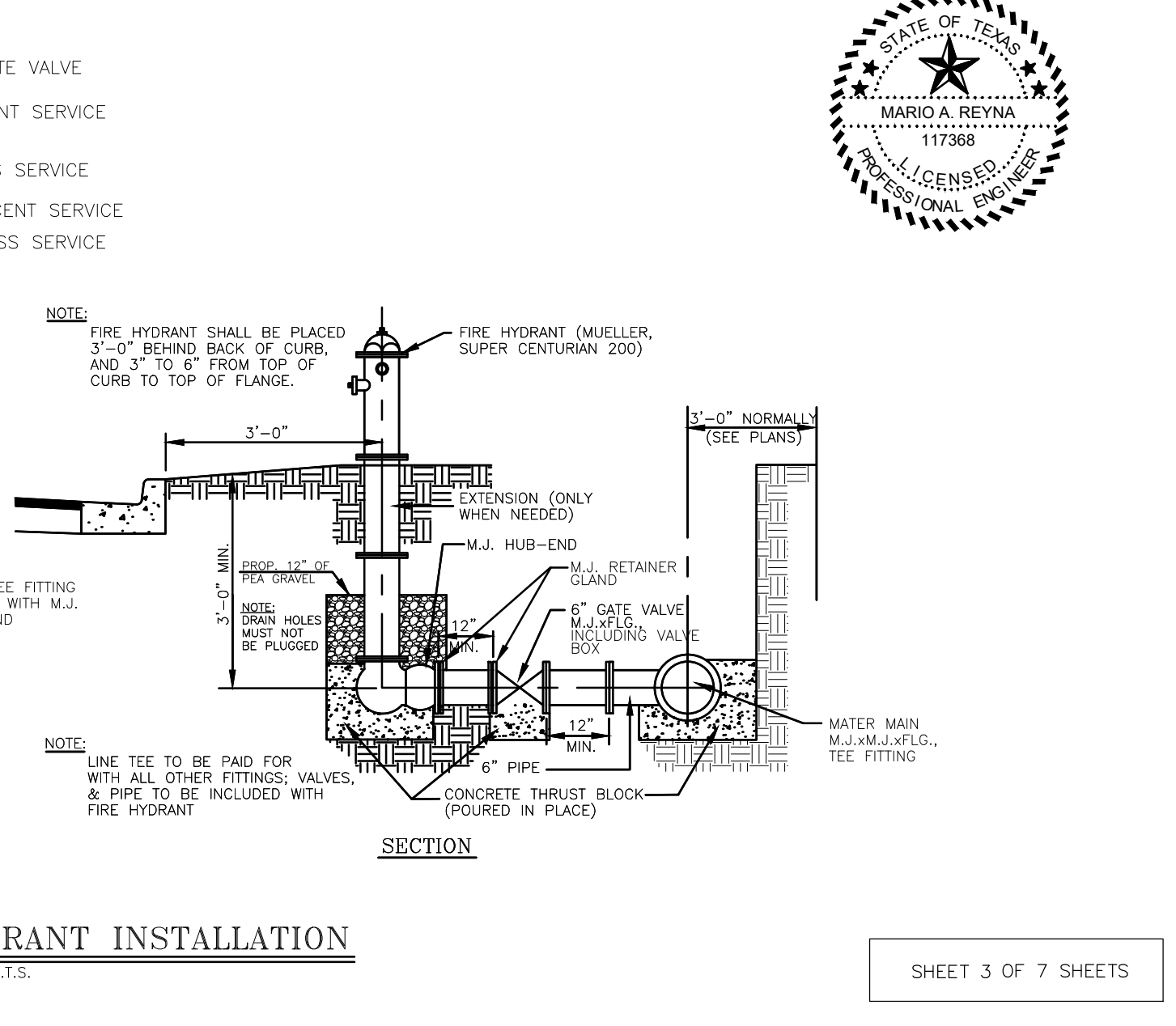


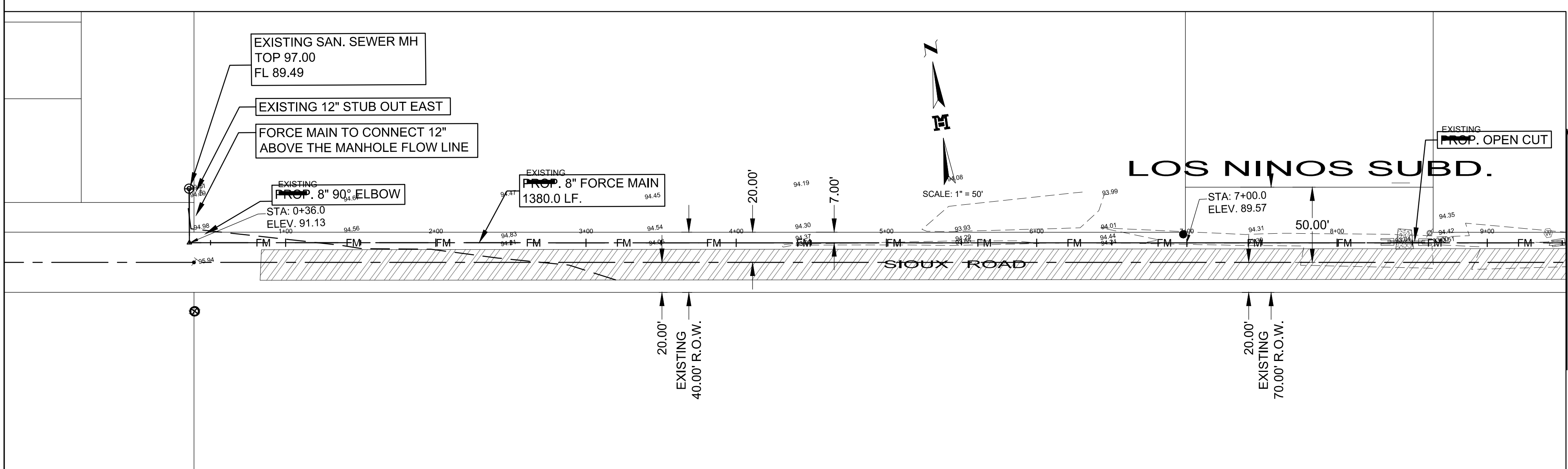
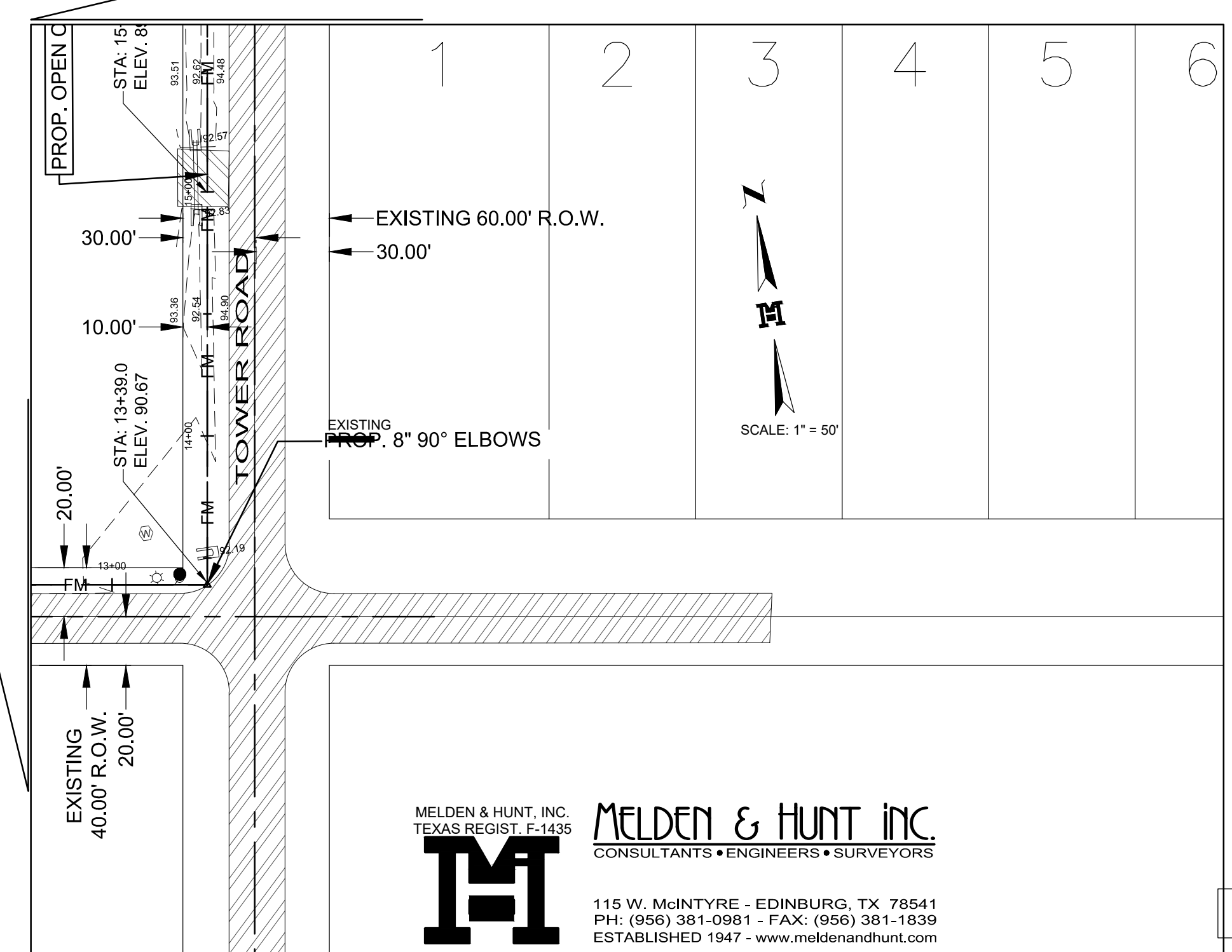
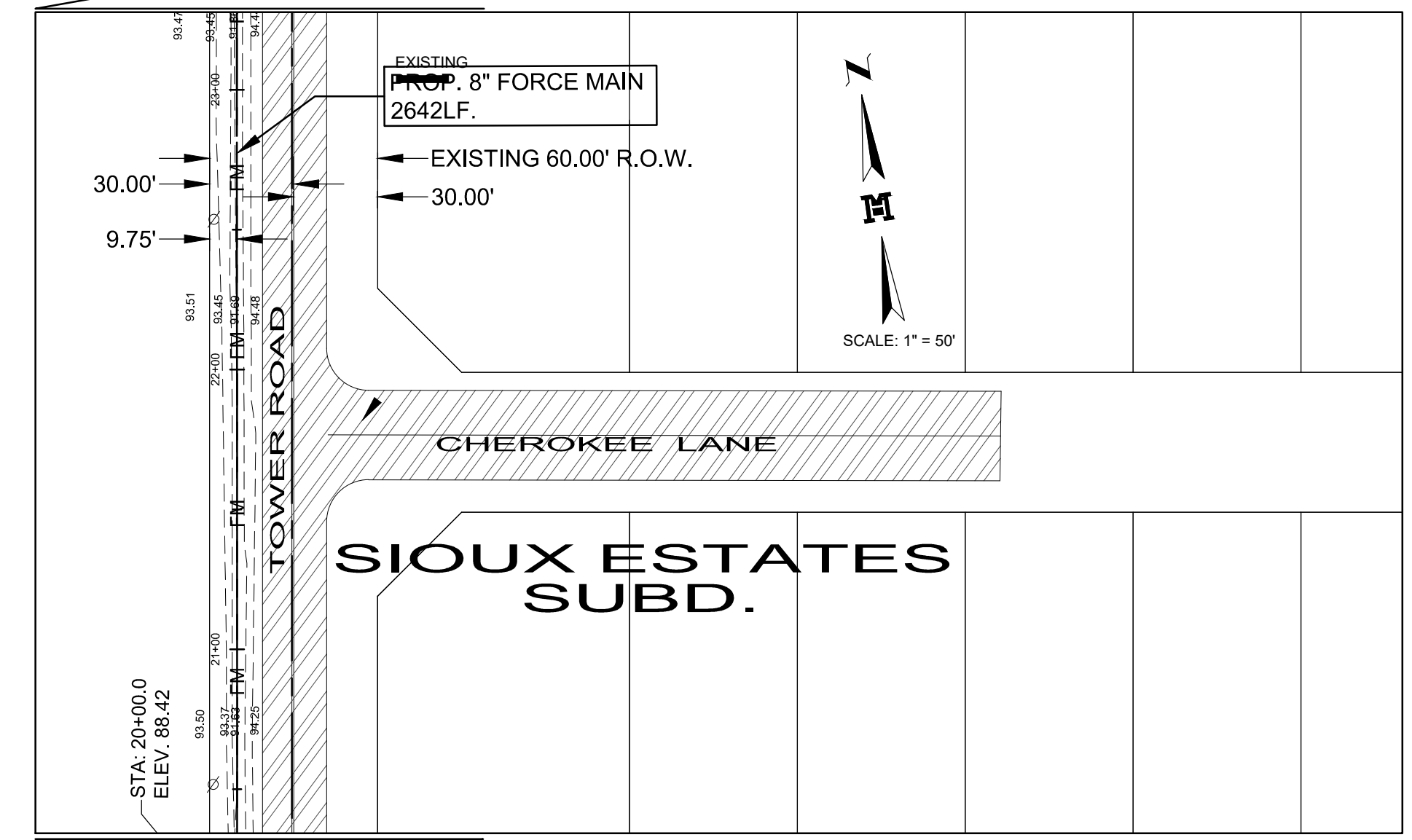
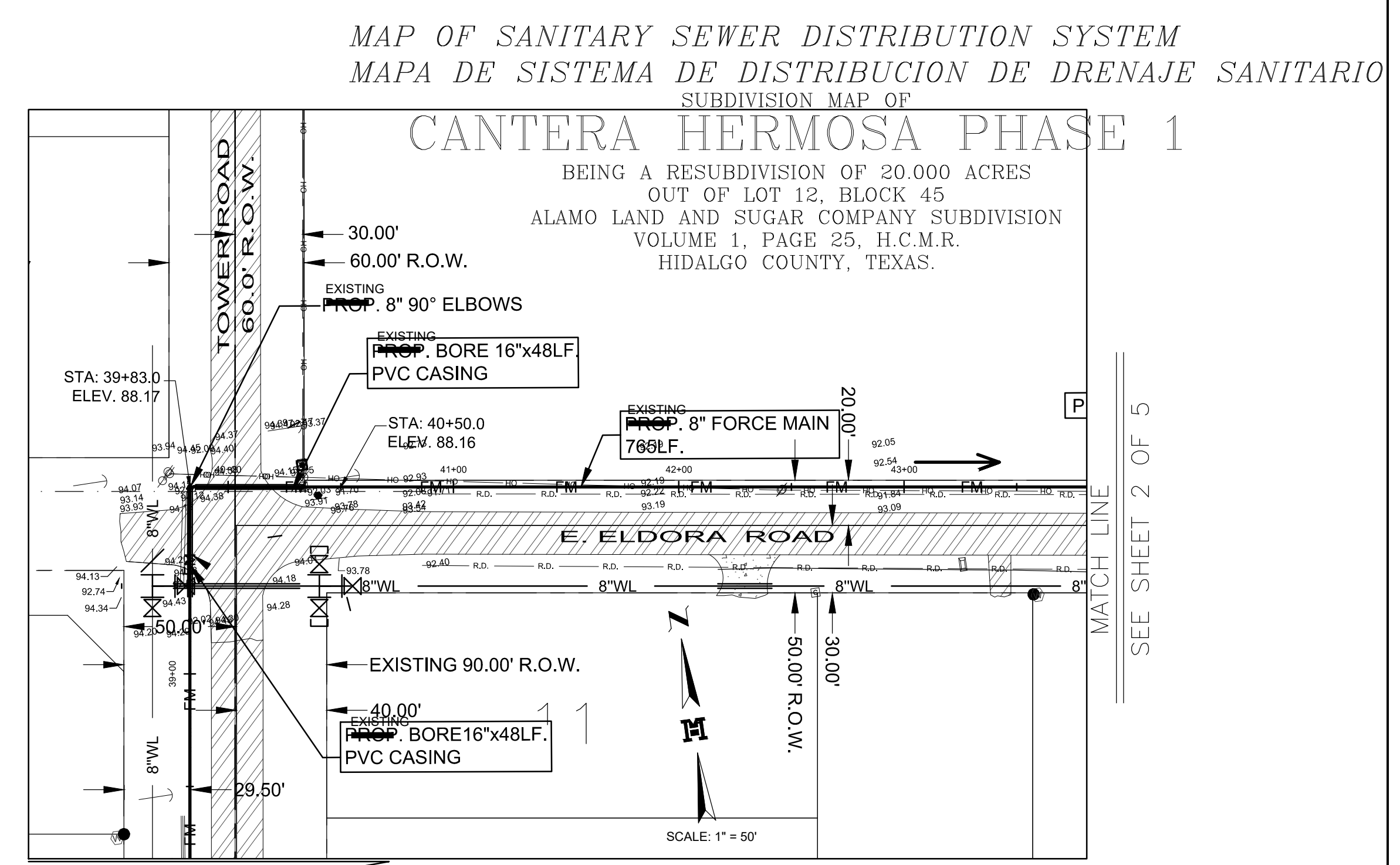
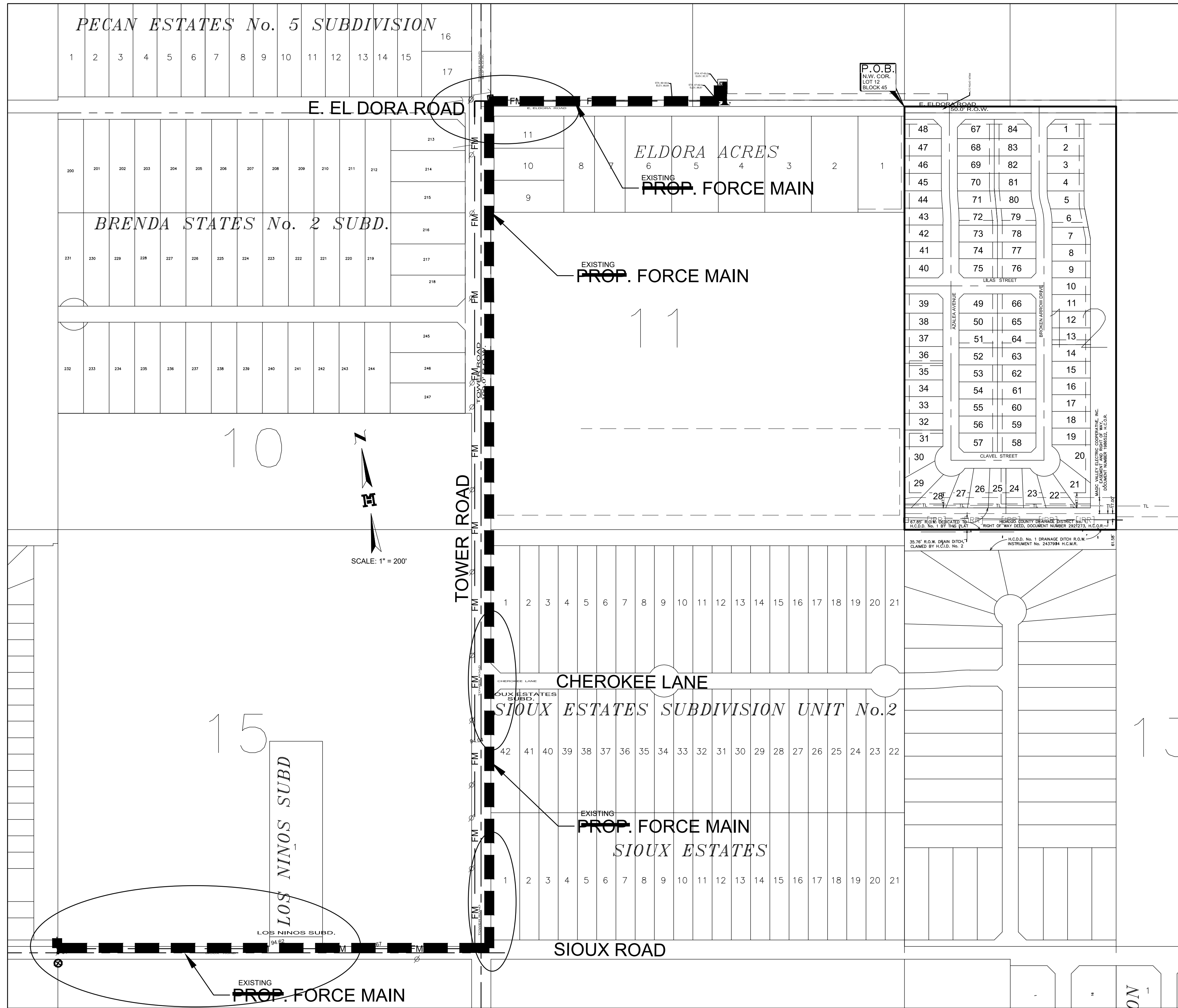
COST ESTIMATE:

PAVING IMPROVEMENTS:	\$ 466,561.65
DRAINAGE IMPROVEMENTS:	\$ 292,195.00
WATER DISTRIBUTION:	\$ 251,828.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 416,260.00

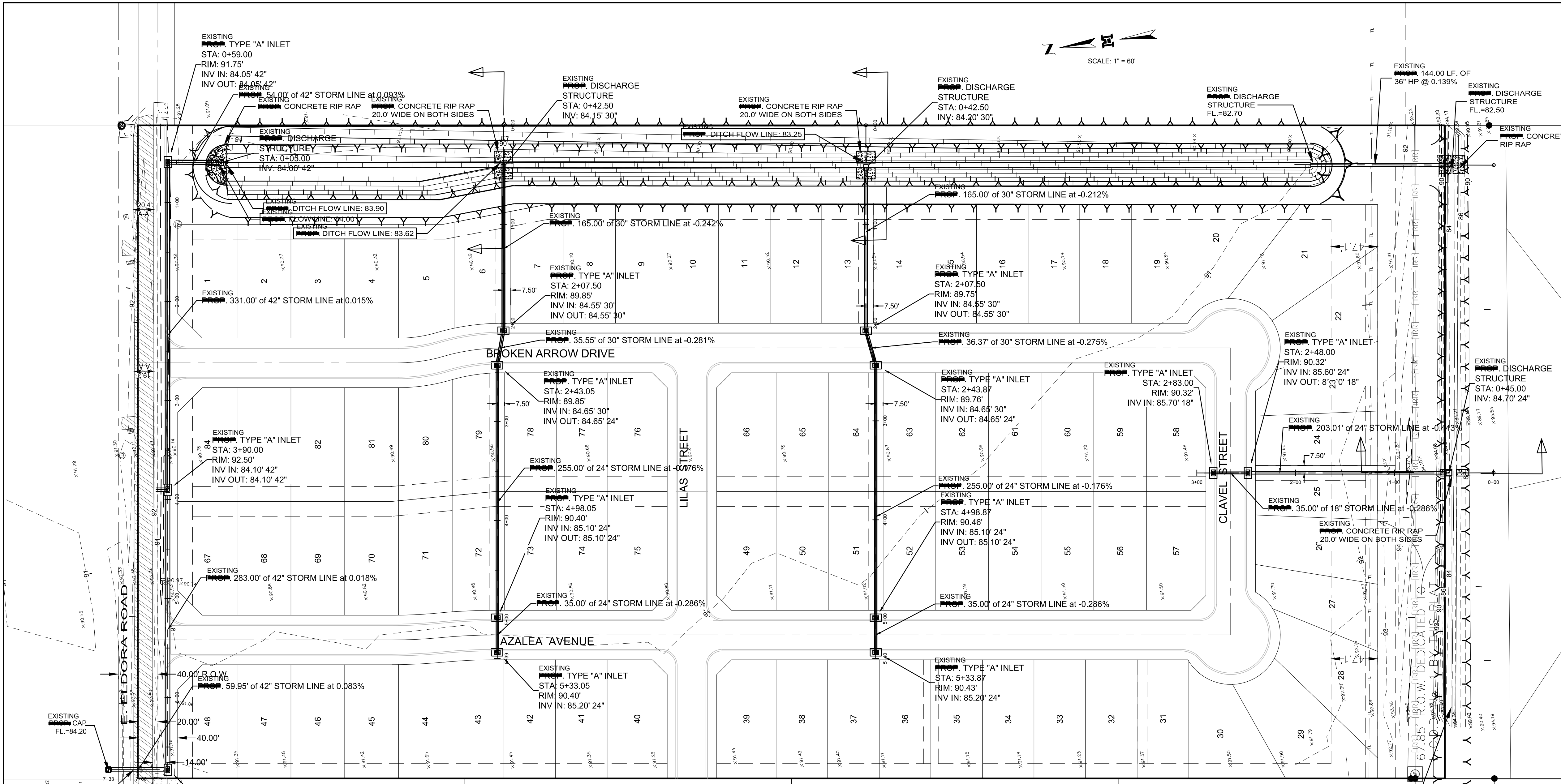
ESTIMACION DE COSTOS:

PAVIMENTACION DE CALLES:	\$ 466,561.65
DREAJE FLUVIAL:	\$ 292,195.00
SERVICIO DE AGUA POTABLE:	\$ 251,828.00
SERVICIO DE DRENAJE SANITARIO	\$ 416,260.00





SEE SHEET 2 OF 5



DRAINAGE STATEMENT

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

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

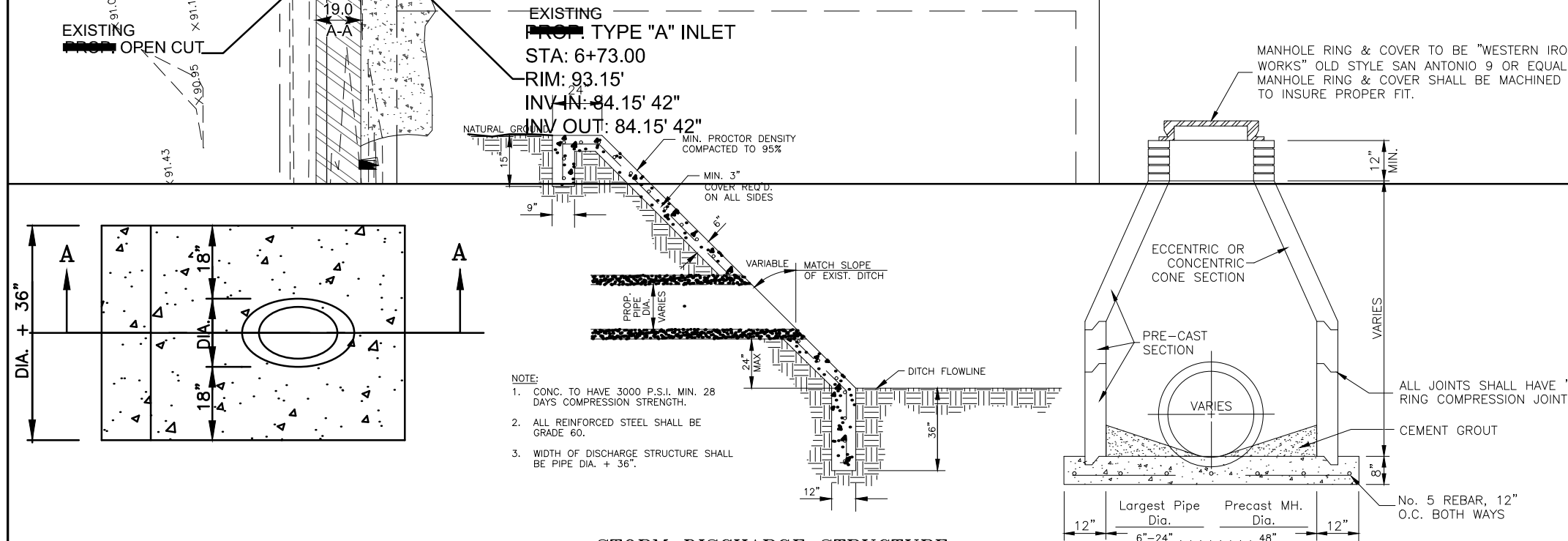
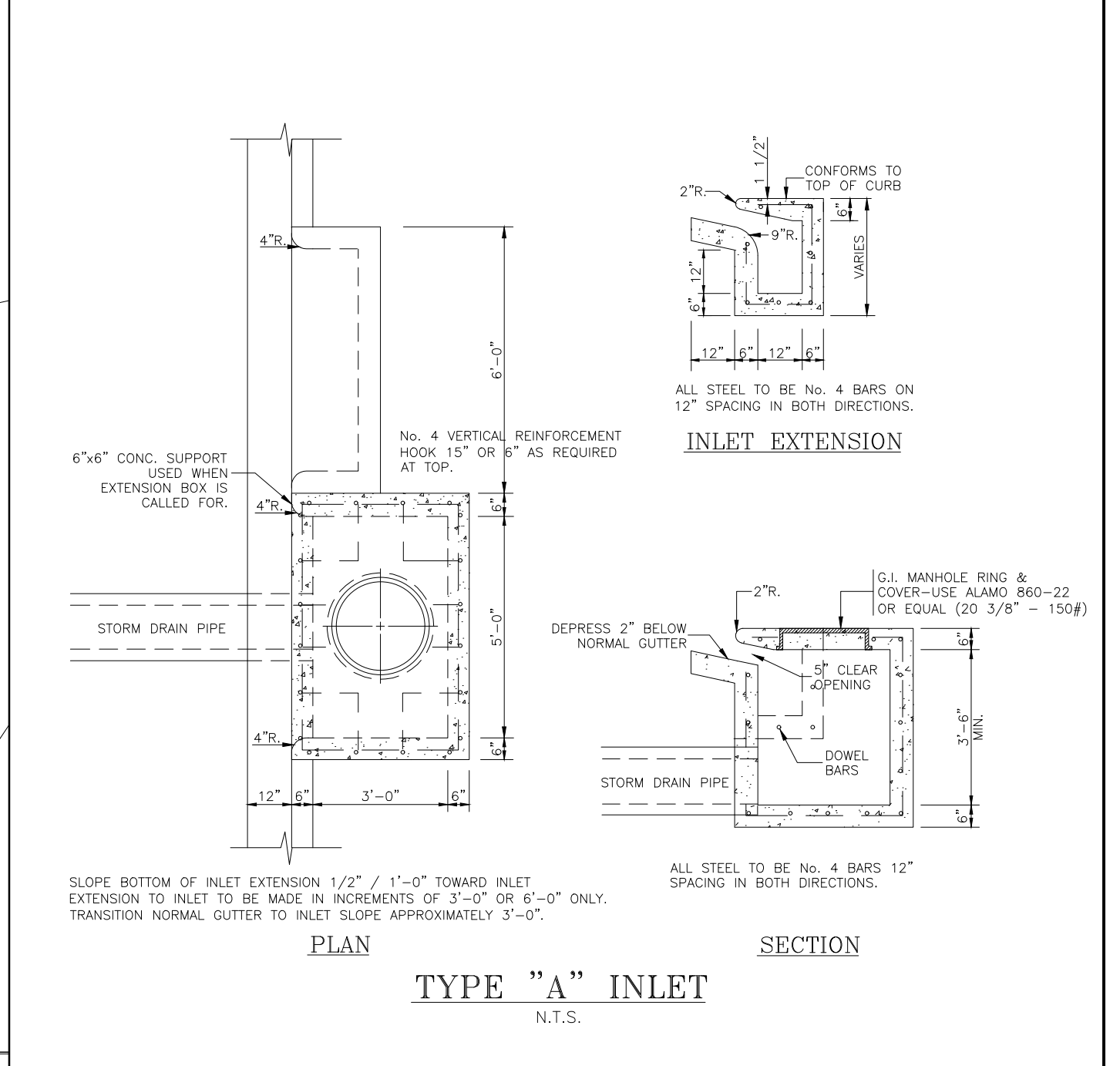
EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTHEASTERLY DIRECTION AND HAS A RUNOFF OF 5.75 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF BY 50.47 C.F.S. TO A TOTAL OF 56.22 C.F.S.

THE PROPOSED DRAINAGE FOR CANTERA HERMOSA PHASE 1 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, INTO PROPOSED TYPE "A" INLETS, INTO WHICH WILL DRAIN INTO A PROPOSED DITCH THAT WILL BE DEDICATED TO THE H.C.D.D. #1. FLOWING INTO THE H.C.D.D. NO. 1 DRAIN DITCH WHICH FLOWS EAST, ULTIMATELY DRAINING INTO THE ALAMO LATERAL. THE PROPOSED DRAINAGE SYSTEM SHALL BE COMPOSED OF 10-TYPE "A" INLET ALONG THE PROPOSED STREET WITH 18", 24", 30", 36" & 42" DRAINAGE PIPE.

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

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DRAINAGE SWALES ALONG THE REAR OF ALL LOTS OF THE SUBDIVISION.

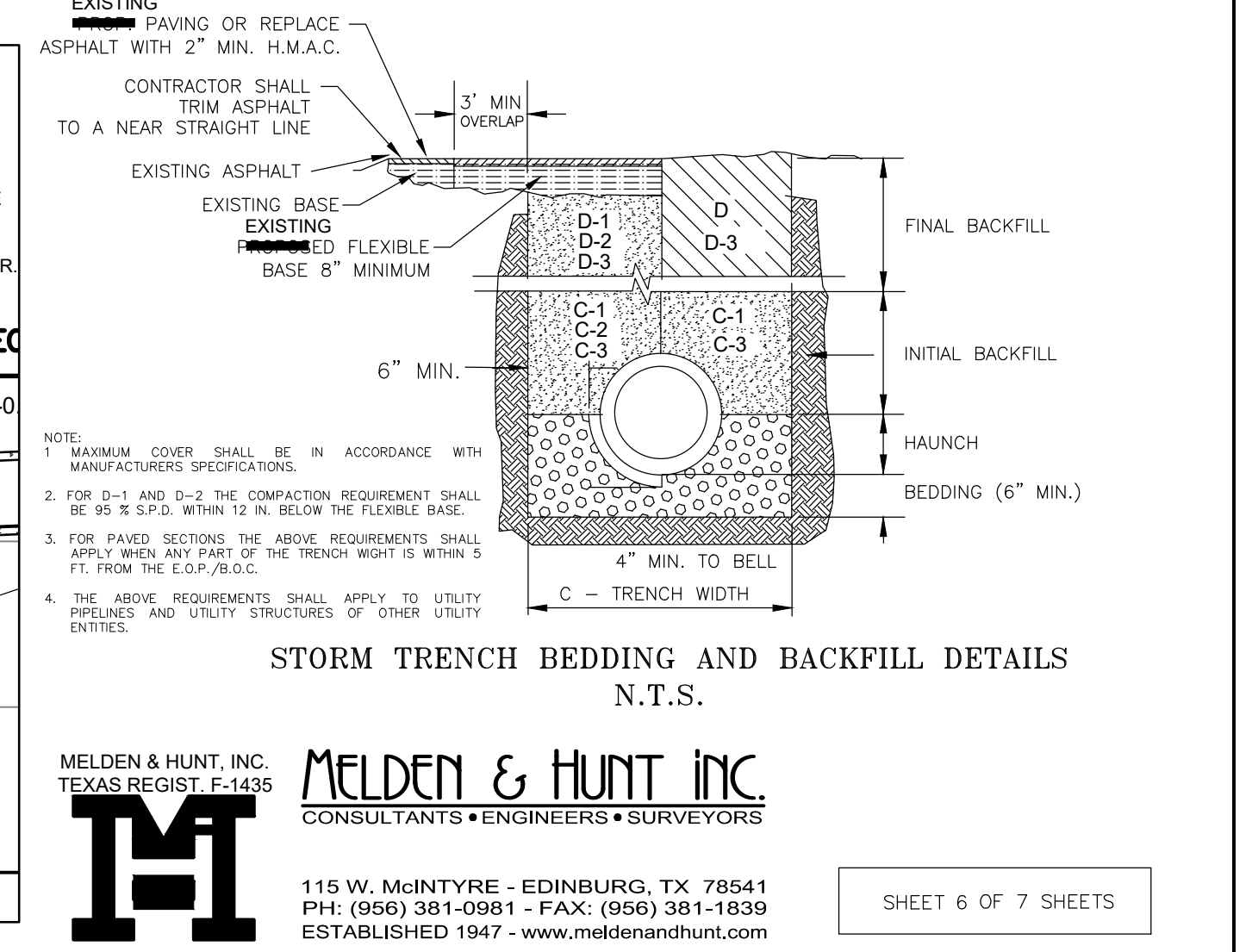
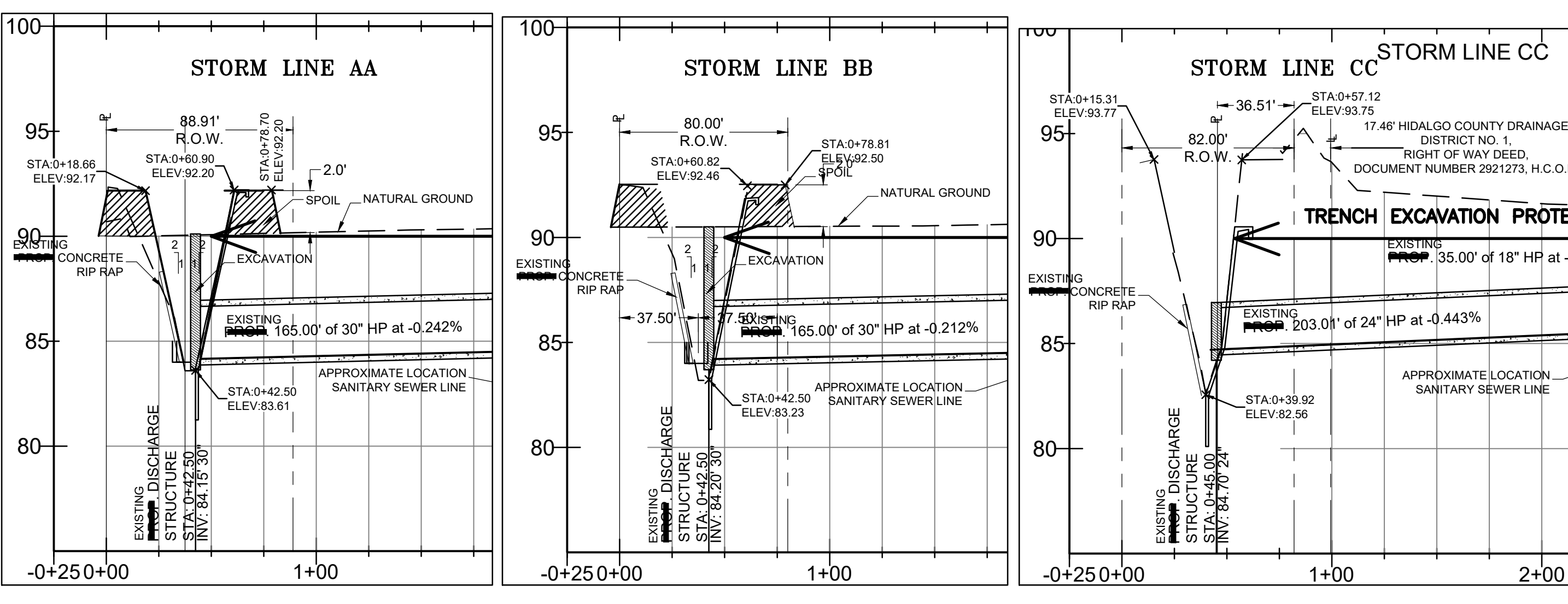
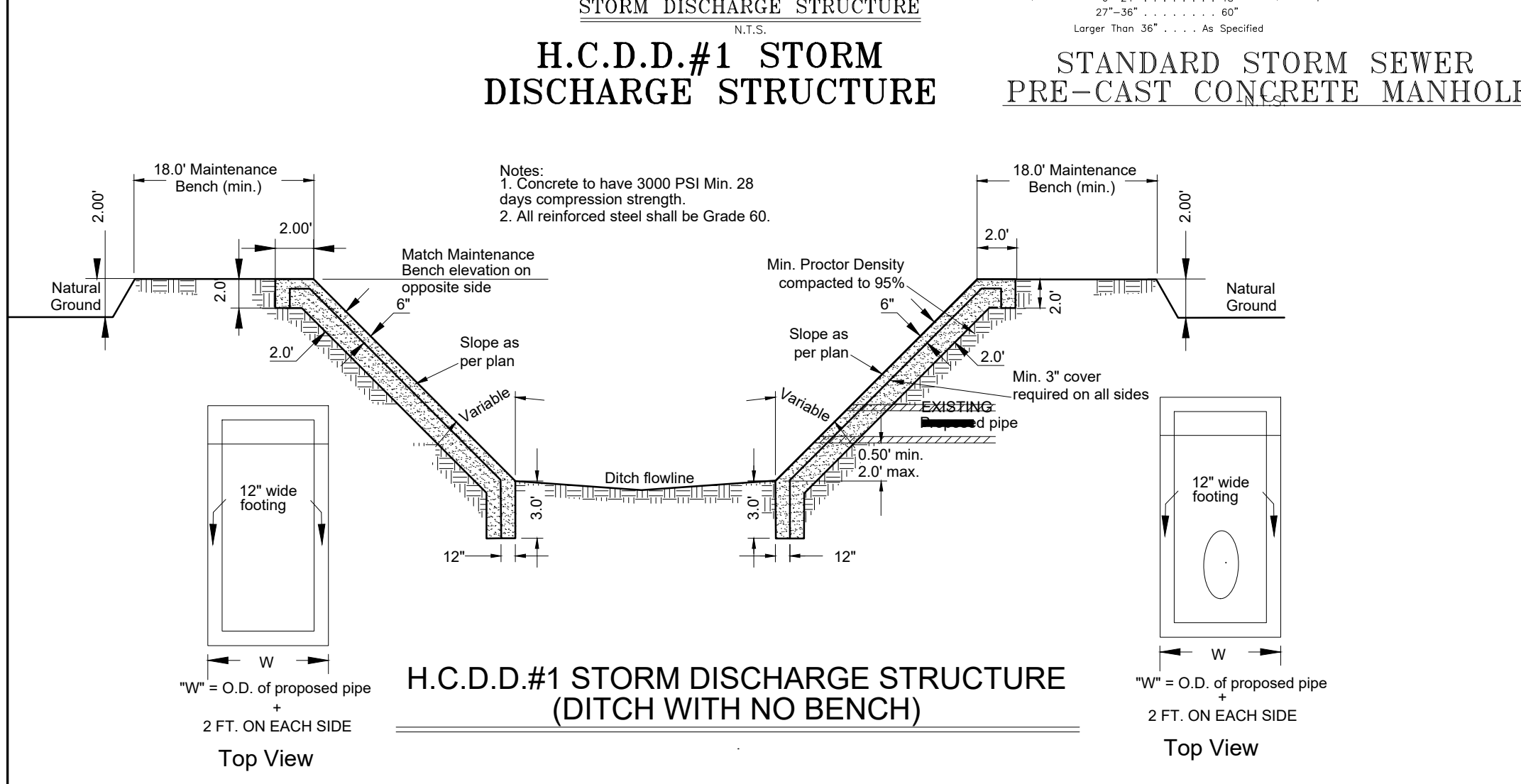
BY: MARIO A. REYNA P.E. # 117368 DATE: _____

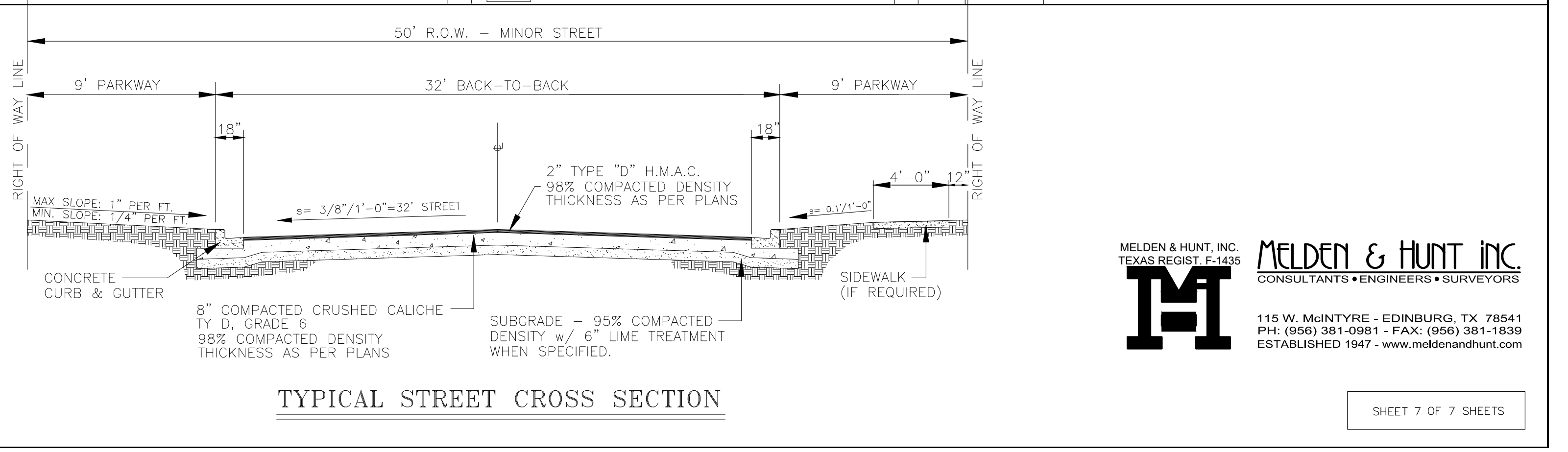
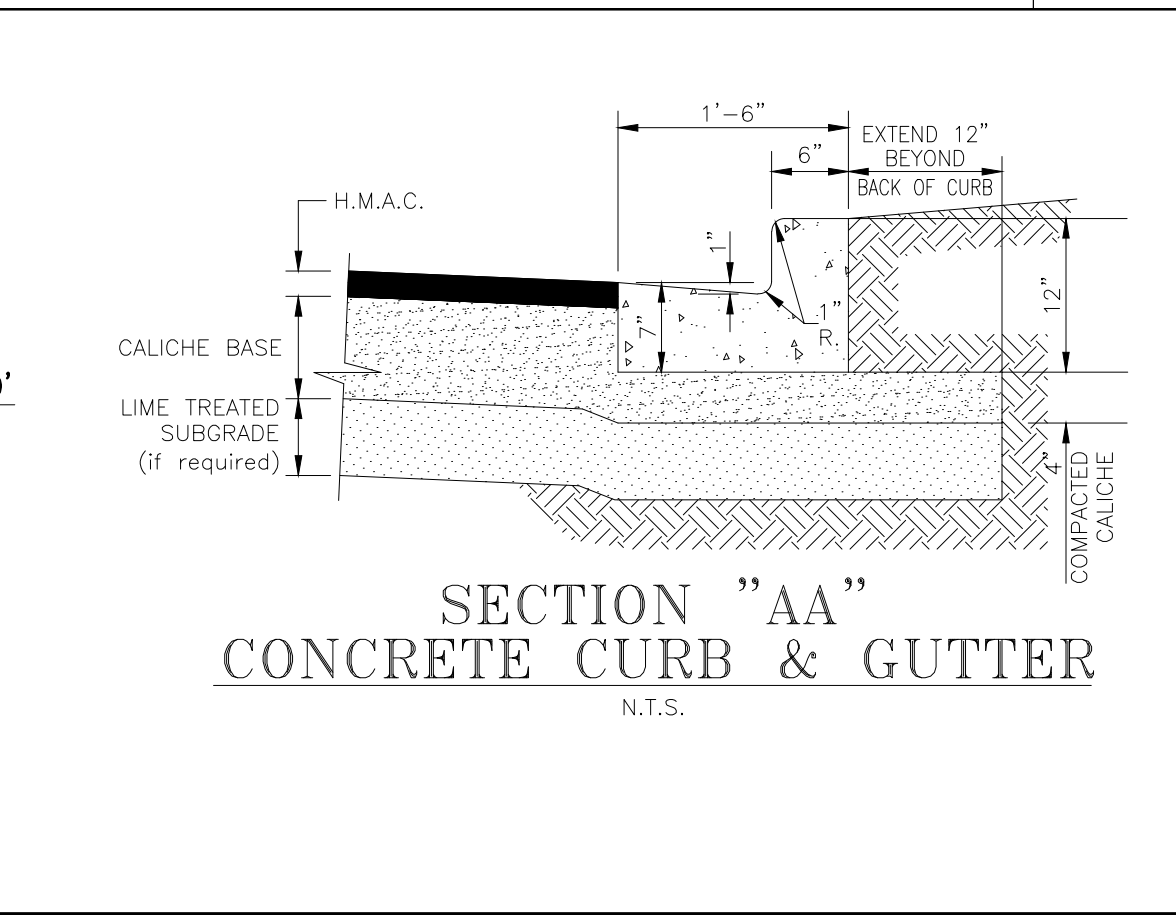
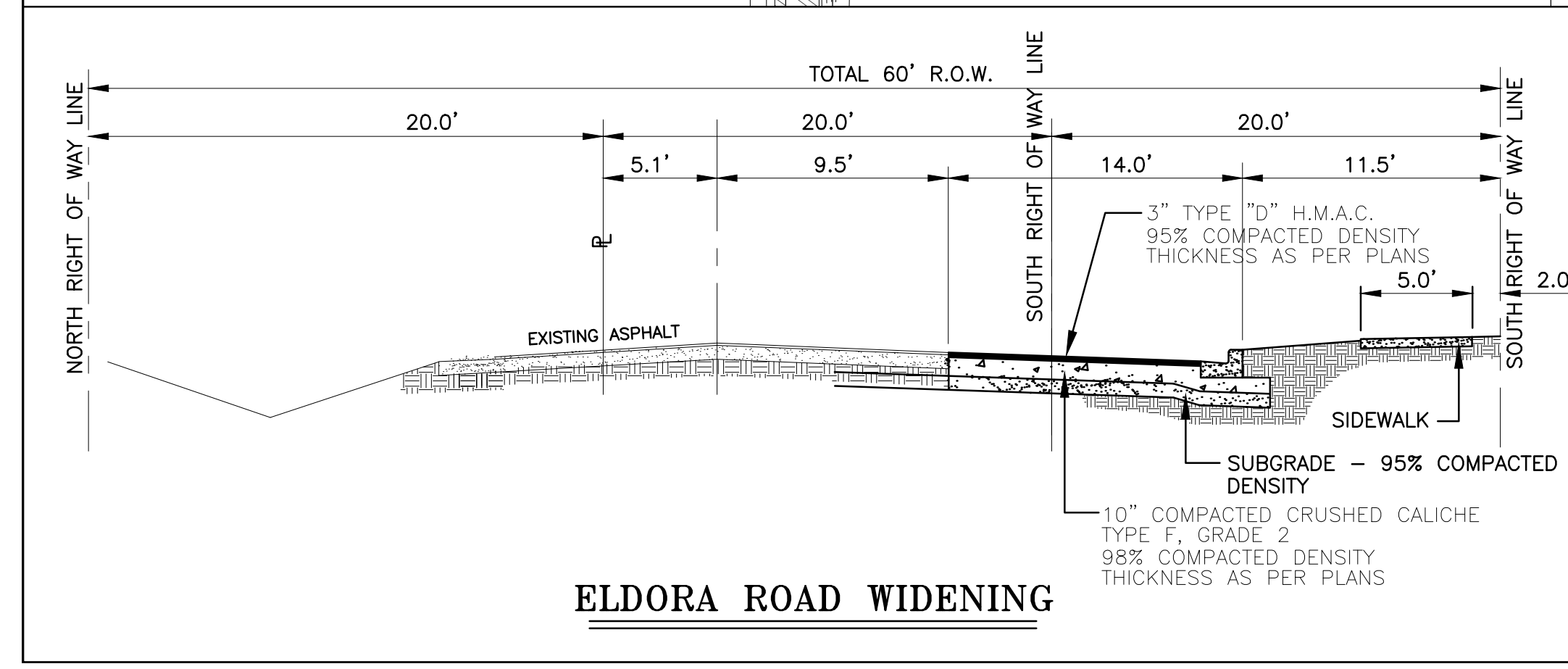
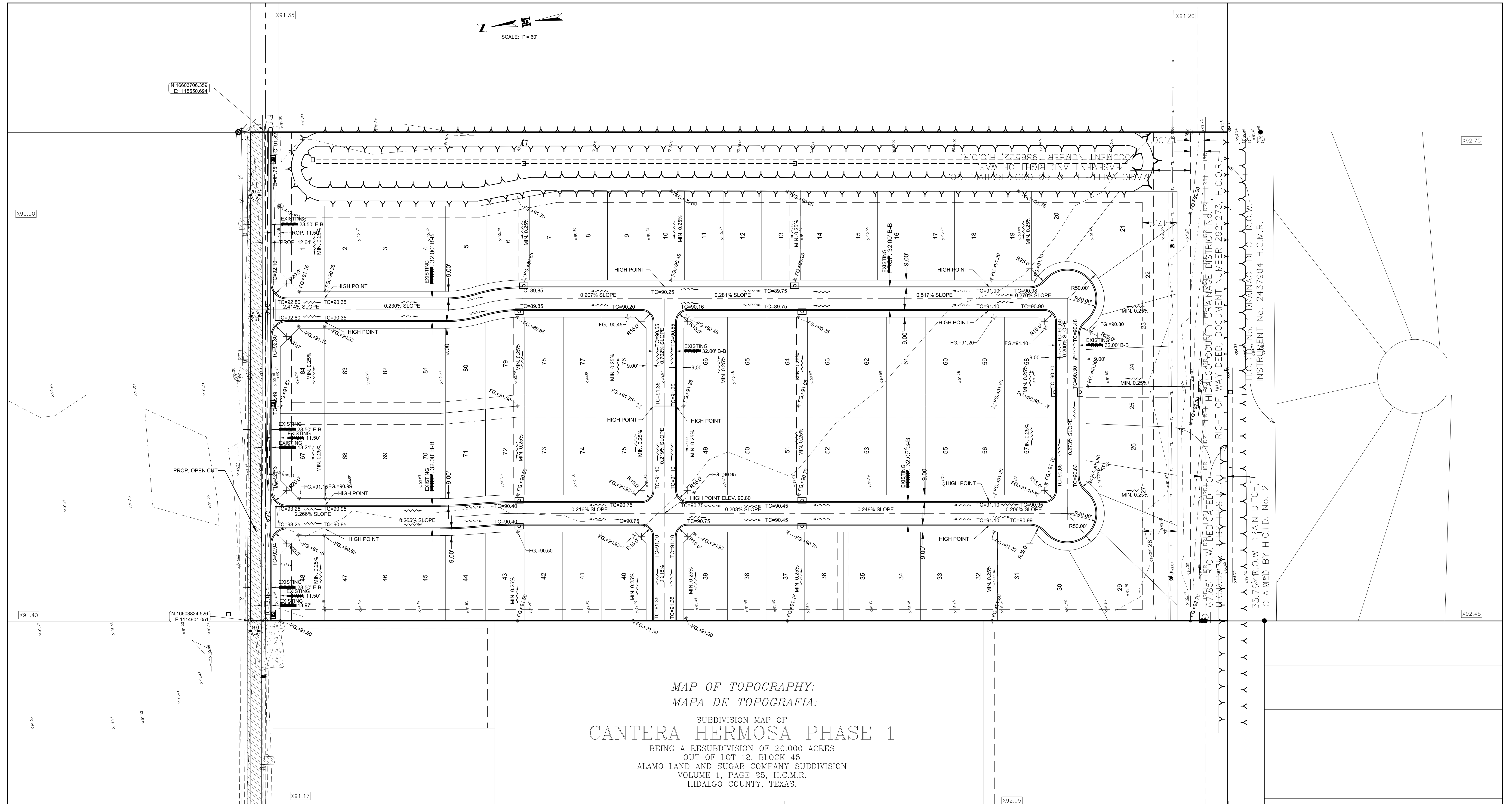


MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
SUBDIVISION MAP OF
CANTERA HERMOSA PHASE 1
BEING A RESUBDIVISION OF 20,000 ACRES
OUT OF LOT 12, BLOCK 45
ALAMO LAND AND SUGAR COMPANY SUBDIVISION
VOLUME 1, PAGE 25, H.C.M.R.
HIDALGO COUNTY, TEXAS.

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

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





MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

M

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com