



T.J. Arredondo
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

2818 S. BUSINESS HWY 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-06-2022

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

NUMBER OF STREETLIGHTS: 17

FILLING STATIONS: 9

LOCATION DESCRIPTION: NORTH 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 & DETENTION WILL BE PROVIDED BY A NEW DRAIN DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 8-02-2022 BY, DANNY GUZMAN, PCT. 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A 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: 7-25-2022 : 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.

REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: 31,446.27 For: (PAVING IMPROVEMENTS)

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JANUARY 26, 2021

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

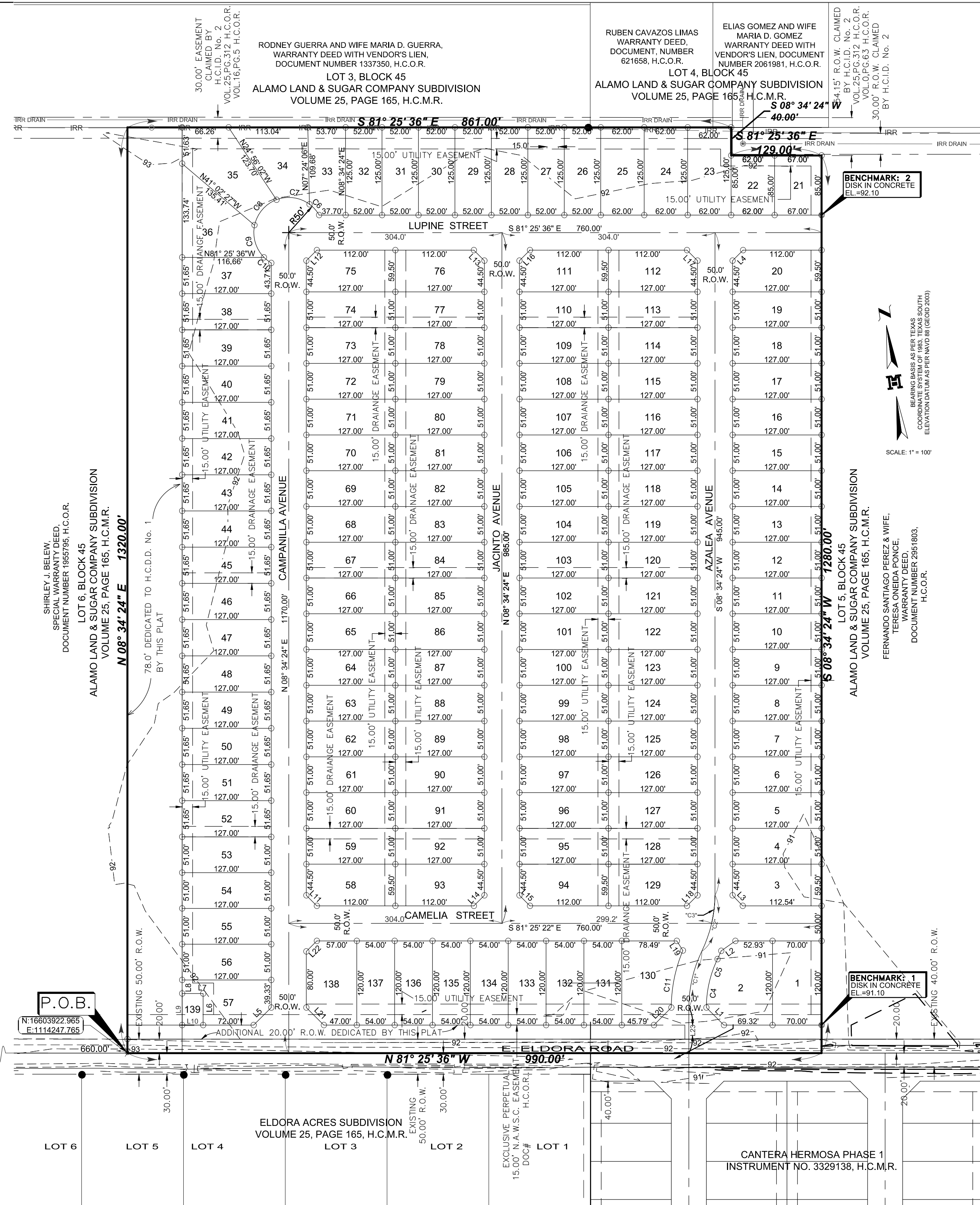
Final Approval *with financial guarantee.*

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*

CANTERA HERMOSA PHASE 2

BEING A RESUBDIVISION OF 29.882 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.



STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CUATRO TIERRAS, L.P., AS OWNER OF THE 29.882 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.

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 _____, 2022.

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.

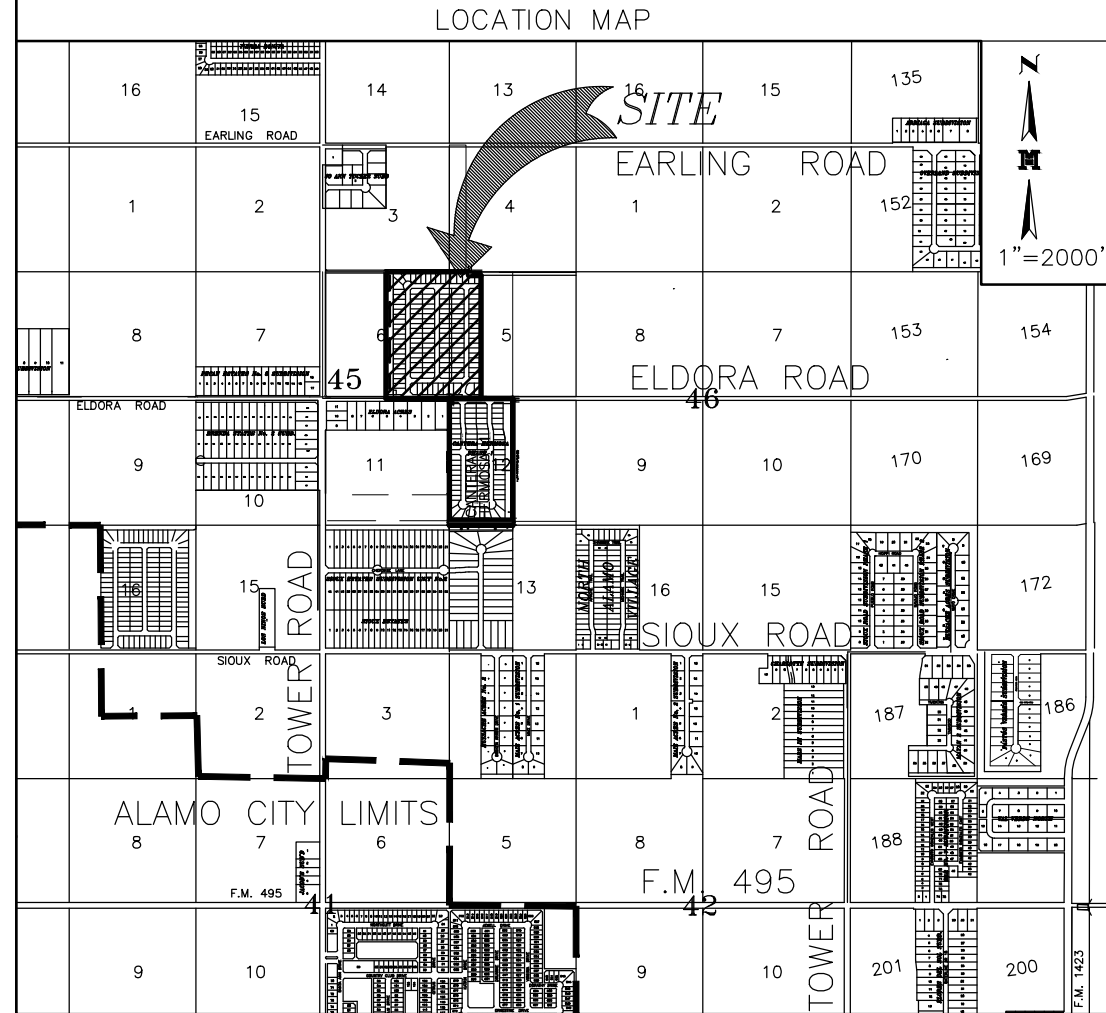
MARIO A. REYNA, P.E. # 117368
DATE PREPARED: AUGUST 12, 2020
JOB No. (ENG.) 20143.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO

I, RUBEN JAMES DE JESUS 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.

RUBEN JAMES DE JESUS, R.P.L.S. # 6813
SURVEY JOB No. 20143.08



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 ELDORA ROAD AND TOWER ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALAMO, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALAMO (POPULATION 19,149). CANTERA HERMOSA PHASE 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.

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.

DRAWN BY: CIRO DATE 07-07-22
SURVEYED, CHECKED J.L.G. DATE 07-07-22
FINAL CHECK 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

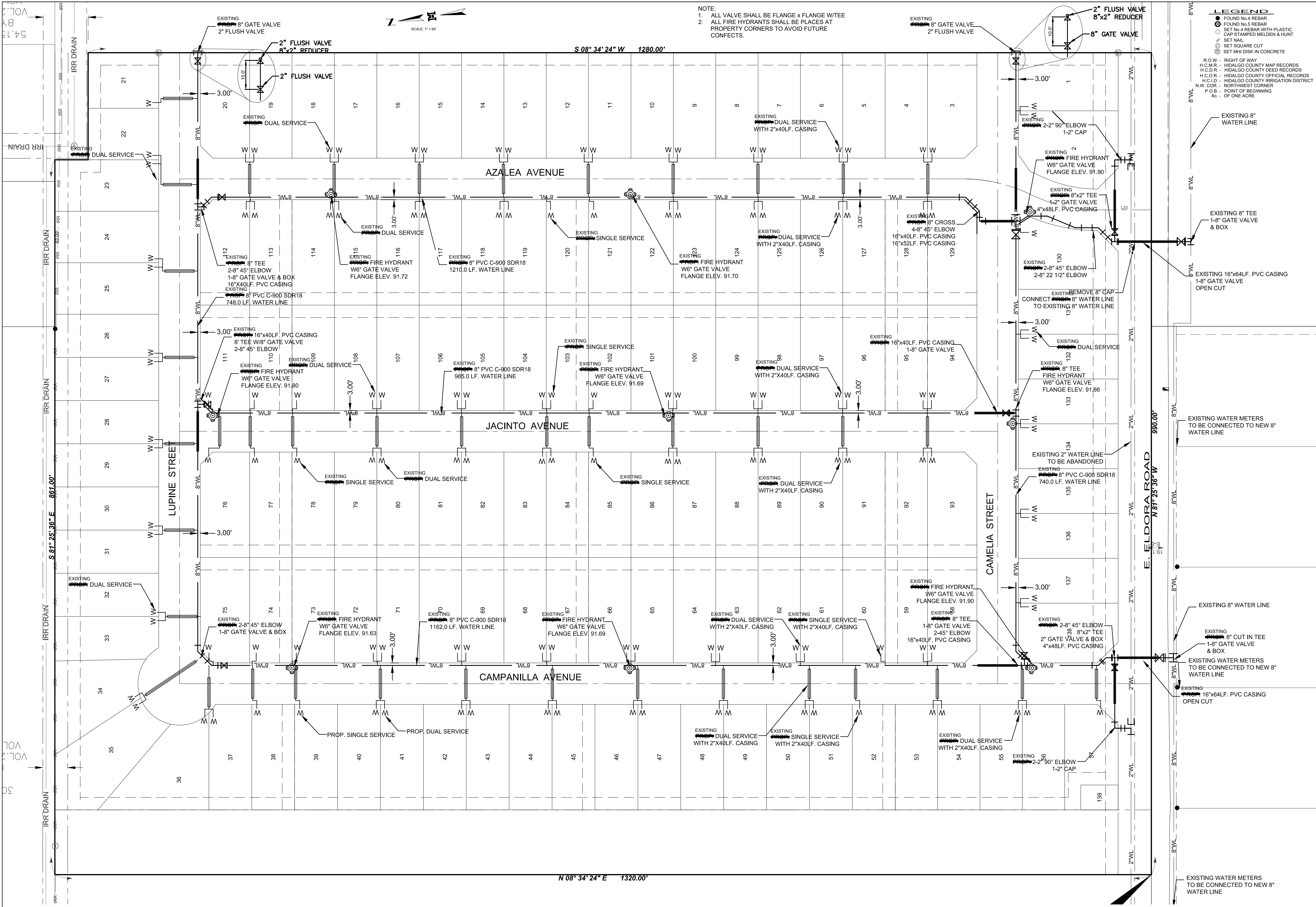
PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CUATRO TIERRAS, L.P., A TEXAS LIMITED PARTNERSHIP	2211 HANCOCK	AUSTIN, TX 78746	C/O (956) 381-0981	C/O (956) 381-0981
ENGINEER:	MARIO A. REYNA P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	RUBEN JAMES DE JESUS R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

AS-BUILT 7-26-22

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



NOTE:
 1. ALL VALVE SHALL BE FLANGE x FLANGE W/TEE
 2. ALL FIRE HYDRANTS SHALL BE PLACES AT PROPERTY CORNERS TO AVOID FUTURE CONFLICTS.

- LEGEND**
- FOUND No.4 REBAR
 - FOUND No.5 REBAR
 - SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - SET NAIL
 - SET SQUARE CUT
 - SET MH DISK IN CONCRETE
- R.O.W. - RIGHT OF WAY
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS
 H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
 N.W. COR. - NORTHWEST CORNER
 P.O.B. - POINT OF BEGINNING
 AC. - OF ONE ACRE

JOB No. 20143.01

MELDEN & HUNT, INC.
 CONSULTANTS • ENGINEERS • SURVEYORS
 115 W. MCINTYRE - EDINBURG, TX. 78541
 PH: (936) 381-0981 - FAX: (936) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

PROJECT: CANTERA HERMOSA PHASE 2
 T-BOOK: .P6
 1. RELEASE DATE: 11/28/22
 2. RELEASE DATE:
 3. RELEASE DATE:

ENG. TECH. CIRCO: MARIO A. RETNA
 PROJECT ENG. MARIO RETNA
 MILDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

STATE OF TEXAS
 MARIO A. RETNA
 LICENSED PROFESSIONAL ENGINEER
 117388

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. RETNA, P.E. 117388

ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

CANTERA HERMOSA PHASE 2
 HIDALGO COUNTY, TEXAS

PROPOSED WATER LAYOUT

AS-BUILT 7-26-22

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 File Name: CANTERA HERMOSA 2

SHEET 6 OF 20