



HIDALGO COUNTY PLANNING DEPARTMENT

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

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-30-2023

PROPOSED EL ENCANTADO PHASE 2 SUBDIVISION, PRECINCT No. 1

ENGINEER MELDEN & HUNT INC DEVELOPER: CAYETANO DEVELOPMENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 237 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 35

LOCATION DESCRIPTION: EAST SIDE OF HUTTO ROAD AND APPROXIMATELY 1/2 OF MILE SOUTH SIOUX ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-02-2023 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: 22.28 FEET ONTO HUTTO ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 5-16-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 5-16-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SEWER N.A.W.S.C. PROPOSED LIFTSTATION SOUTH OF SIOUX ROAD.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 8" LOCATION: HUTTO ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 4-27-2023: 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: N/A

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

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.

*

PLAT OF EL ENCANTADO PHASE 2

BEING A RE-SUBDIVISION OF 63.376 ACRES
BEING ALL OF BLOCK 28 & THE NORTH PORTION OUT OF BLOCKS 29,
LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 0, PAGES 56-57, H.C.M.R.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION
WE, CAYETANO DEVELOPMENT, LLC, AS OWNER OF THE 63.376 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EL ENCANTADO PHASE 2 HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARK, AND EASEMENTS SHOWN HEREON. 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 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.

CAYETANO DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY DATE: _____
JOHN R. MAYS 11410 N. F.M. 493 DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, 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

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. # 22183.00 DATE PREPARED: 04/26/19 BY: CP



STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF EL ENCANTADO PHASE 2, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03-26-22, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

ROBERTO N. TAMEZ, R.P.L.S. # 6238
DATE SURVEYED: 03-4-2021
T-1160, PAGE 81-82
SURVEY JOB NO. 22743.08



THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON

THIS THE _____ DAY OF _____, 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON DONNA IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____
PRESIDENT SECRETARY

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL ENCANTADO PHASE 2 WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DAY OF _____, 20__.

HIDALGO COUNTY JUDGE DATE: _____
ATTEST: HIDALGO COUNTY CLERK DATE: _____

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 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 HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURES REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS. THE 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 _____ DAY OF _____, 20__.

CAYETANO DEVELOPMENT, LLC, A TEXAS LIMITED PARTNERSHIP
JOHN R. MAYS
11410 N. F.M. 493
DONNA, TEXAS 78572

ACKNOWLEDGMENT

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 NAME 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 _____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

CITY OF DONNA
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.015(B)

WE, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF EL ENCANTADO PHASE 2 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: _____

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
- O.C.D. - QUIT CLAIM DEED
- P.O.B. - POINT OF BEGINNING
- N.W. COR. - NORTHWEST CORNER
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT

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 HIS DETERMINATIONS.

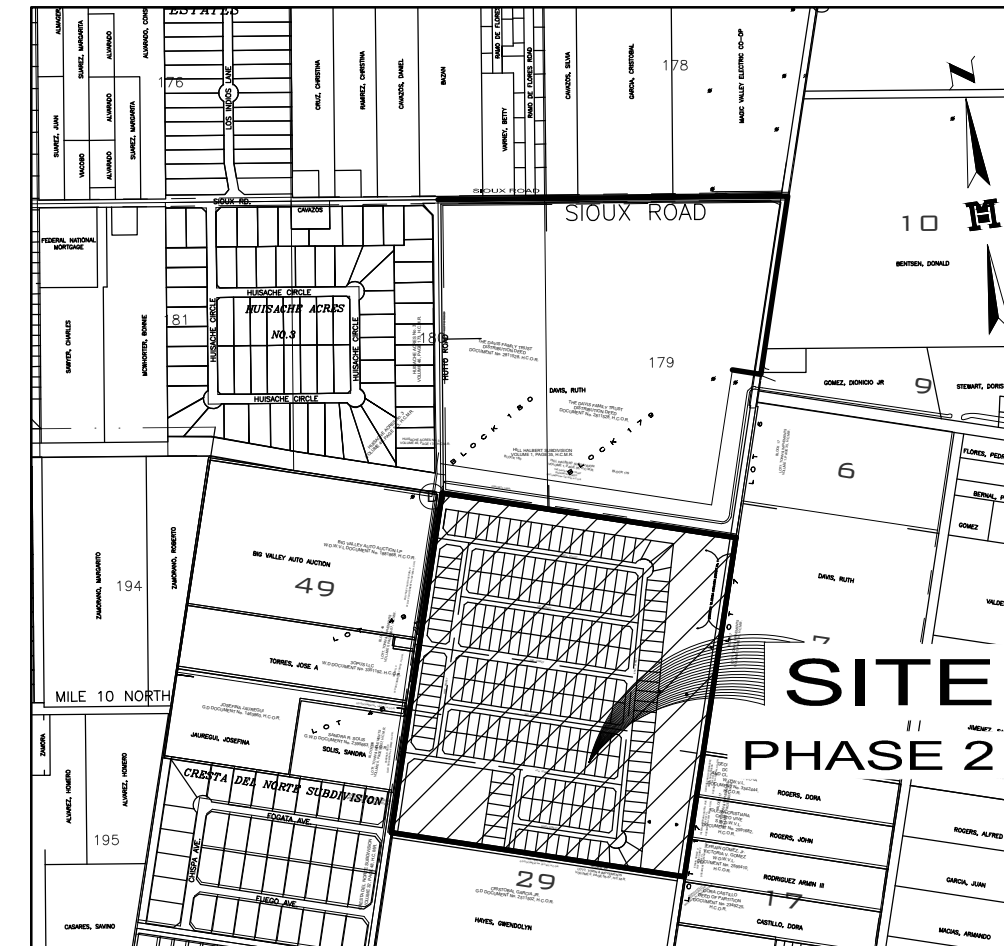
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P.E., C.F.M. DATE: _____
GENERAL MANAGER

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

EL ENCANTADO PHASE 2 IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE EAST SIDE OF HUITO ROAD AND APPROXIMATELY 1.26 FEET SOUTH SIoux ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF DONNA. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF DONNA (POPULATION 17,429), EL ENCANTADO PHASE 2 LIES APPROXIMATELY 0.1 OF ONE MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

237 LOTS
SCALE 1" = 1000'



INDEX TO SHEET OF EL ENCANTADO PHASE 2

- SHEET 1: HEADING; INDEX; LOCATION MAP & ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; CITY APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT, H.C.D. NO. 1; N.A.W.S.C. CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE.
- SHEET 2: HEADING; MAP: DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; LOT AREA TABLE, LOT CURVE TABLE, LOT LINE TABLE.
- SHEET 3: WATER LAYOUT AND DISTRIBUTION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).
- SHEET 4: SANITARY SEWER LAYOUT IMPROVEMENTS; ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).
- SHEET 5: CONSTRUCTION DETAILS OF WATER AND SANITARY.
- SHEET 6: MAP OF TOPOGRAPHY AND DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING, ENGINEERING CERTIFICATION; STORM CONSTRUCTION DETAILS.
- SHEET 7: MAP OF TOPOGRAPHY AND PAVING; CONSTRUCTION DETAILS.

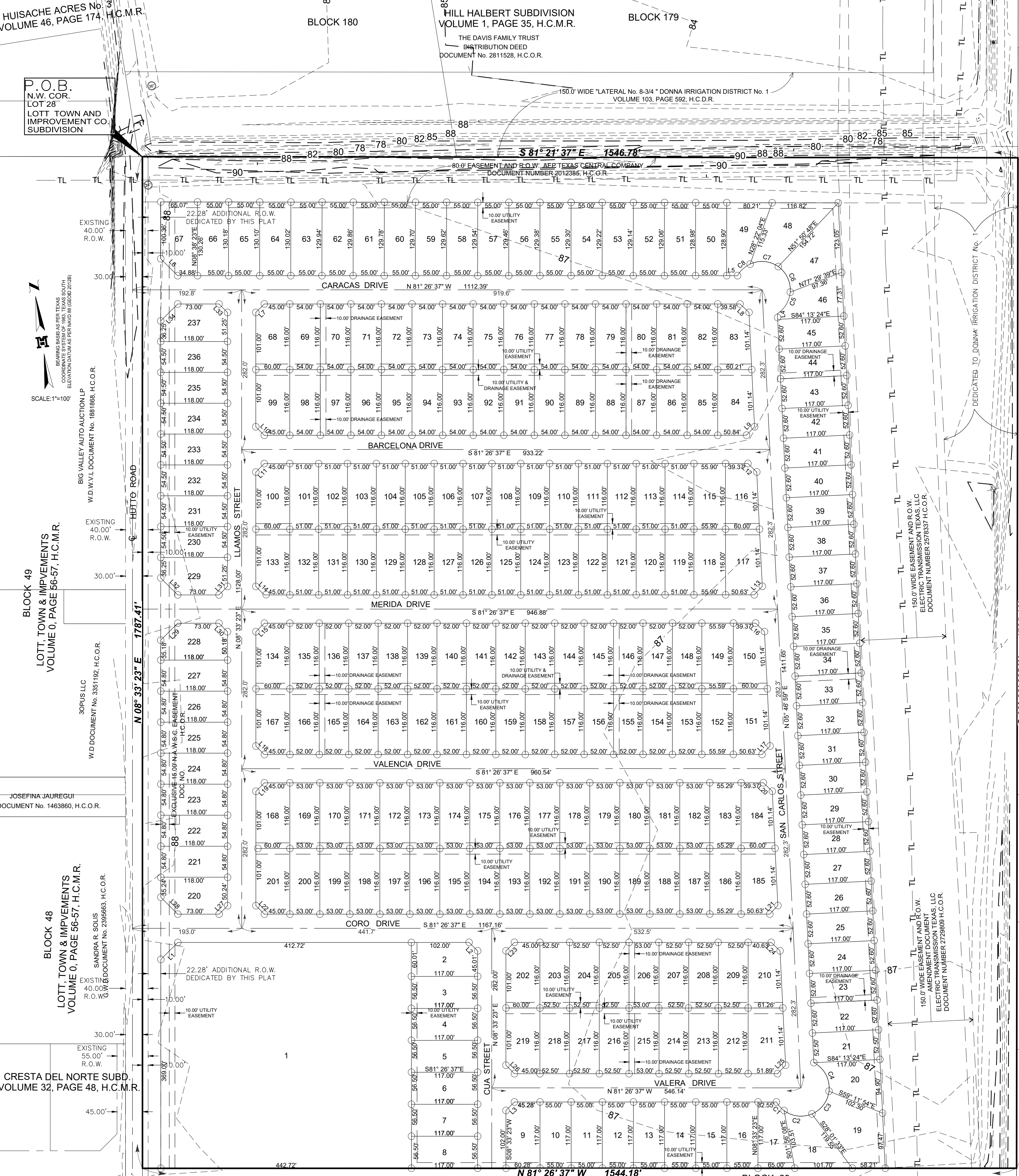


FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK

ON _____ AT _____ AM/PM

INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY



PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CAYETANO DEVELOPMENT LLC	11410 N. F.M. 493	DONNA, TEXAS 78537	(956) 381-0981	(956) 381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: CIRO DATE: 04/04/23
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

DEBRA CASTILLO
DEED OF PARTITION
DOCUMENT NO. 2340223, H.C.O.R.

ERENA GOMEZ &
VICTORIA V. GOMEZ
W.D. W.V.L.
DOCUMENT NO. 2595410, H.C.O.R.

IGLESIA CRISTIANA CRISTO WIVE
AND CLAUDIA RIVERA
W.D. W.V.L.
DOCUMENT NO. 2301682, H.C.O.R.

GEORGE CARLOS DOMINGUEZ
AND CLAUDIA RIVERA
W.D. W.V.L.
DOCUMENT NO. 330444, H.C.O.R.

W.D. DOCUMENT NO. 3351192, H.C.O.R.
SOPHUS LLC

W.D. DOCUMENT NO. 351192, H.C.O.R.
BIG VALLEY AUTO AUCTION LP

W.D. DOCUMENT NO. 1881868, H.C.O.R.
SCALE: 1"=100'

W.D. DOCUMENT NO. 2396668, H.C.O.R.
SANDRA R. SOLIS

W.D. DOCUMENT NO. 2396668, H.C.O.R.
SANDRA R. SOLIS

W.D. DOCUMENT NO. 1463860, H.C.O.R.
JOSEFINA JAUREGUI

W.D. DOCUMENT NO. 2811528, H.C.O.R.
THE DAVIS FAMILY TRUST

PLAT OF EL ENCANTADO PHASE 2

**BEING A RE-SUBDIVISION OF 63.376 ACRES
LOTT TOWN AND BLOCK 28 & THE NORTH PORTION OUT OF BLOCKS 29,
LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 0, PAGES 56-57, H.C.M.R.**

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	20.55'	50.00'	023° 33' 15"	S33° 13' 15"E	20.41'	10.42
C2	51.94'	50.00'	059° 31' 11"	S74° 45' 28"E	49.64'	28.59
C3	52.47'	50.00'	060° 07' 35"	N45° 25' 09"E	50.10'	28.94
C4	60.72'	50.00'	069° 34' 46"	N19° 26' 01"W	57.06'	34.74
C5	45.64'	50.00'	052° 16' 19"	N39° 37' 27"E	44.08'	24.55
C6	52.36'	50.00'	060° 00' 00"	N16° 31' 43"W	50.00'	28.87
C7	52.36'	50.00'	060° 00' 00"	N76° 31' 43"W	50.00'	28.87
C8	30.47'	50.00'	034° 54' 55"	S56° 00' 50"W	30.00'	15.72
C9	30.26'	50.00'	034° 40' 44"	S42° 05' 01"W	29.80'	15.61
C10	51.94'	50.00'	059° 31' 16"	S5° 00' 59"E	49.64'	28.59
C11	51.86'	50.00'	059° 25' 27"	S64° 29' 21"E	49.56'	28.53
C12	41.16'	50.00'	047° 09' 37"	N62° 13' 08"E	40.00'	21.82
C13	40.20'	50.00'	046° 03' 48"	S44° 24' 40"E	39.12'	21.26

Line Table		
Line #	Direction	Length
L1	N 53° 33' 23" E	42.43'
L2	S 36° 26' 37" E	21.21'
L3	N 53° 33' 23" E	21.21'
L4	S 09° 46' 30" W	10.16'
L5	N 81° 26' 37" W	19.21'
L6	N 36° 26' 37" W	42.43'
L7	S 53° 33' 23" W	21.21'
L8	S 36° 26' 37" E	21.21'
L9	N 53° 09' 59" E	20.69'
L10	N 36° 26' 37" E	21.21'
L11	S 53° 33' 23" W	21.21'
L12	N 37° 50' 01" W	21.22'
L13	N 52° 09' 59" E	20.69'
L14	S 36° 26' 37" E	21.21'
L15	S 53° 33' 23" W	21.21'
L16	N 37° 50' 01" W	21.22'
L17	N 52° 09' 59" E	20.69'
L18	S 36° 26' 37" E	21.21'
L19	N 53° 33' 23" E	21.21'
L20	N 37° 50' 01" W	21.22'

Line Table		
Line #	Direction	Length
L21	N 52° 09' 59" E	20.69'
L22	N 36° 26' 37" W	21.21'
L23	N 53° 33' 23" E	21.21'
L24	N 37° 50' 01" W	21.22'
L25	N 52° 09' 59" E	20.69'
L26	N 36° 26' 37" W	21.21'
L27	S 53° 33' 23" E	21.21'
L28	N 36° 26' 37" W	42.43'
L29	N 53° 33' 23" E	42.43'

Lot Area Table		
Lot #	SQ. FT.	Area
1	176,196.51	4.045
2	6,908.13	0.159
3	6,610.95	0.152
4	6,610.36	0.152
5	6,609.95	0.152
6	6,610.37	0.152
7	6,610.37	0.152
8	6,610.37	0.152
9	6,939.90	0.159
10	6,435.00	0.148
11	6,435.00	0.148
12	6,435.00	0.148
13	6,435.00	0.148
14	6,435.00	0.148
15	6,435.00	0.148
16	6,435.00	0.148
17	6,240.84	0.143
18	7,114.68	0.163
19	11,120.72	0.255
20	7,071.43	0.162

Lot Area Table		
Lot #	SQ. FT.	Area
21	6,142.73	0.141
22	6,154.08	0.141
23	6,154.08	0.141
24	6,154.08	0.141
25	6,154.08	0.141
26	6,154.08	0.141
27	6,154.08	0.141
28	6,154.08	0.141
29	6,154.08	0.141
30	6,154.08	0.141
31	6,154.08	0.141
32	6,154.08	0.141
33	6,154.08	0.141
34	6,154.08	0.141
35	6,154.08	0.141
36	6,154.08	0.141
37	6,154.08	0.141
38	6,154.08	0.141
39	6,154.08	0.141
40	6,154.08	0.141

Lot Area Table		
Lot #	SQ. FT.	Area
41	6,154.08	0.141
42	6,154.08	0.141
43	6,154.08	0.141
44	6,154.08	0.141
45	6,153.88	0.141
46	6,281.66	0.144
47	9,057.27	0.208
48	9,146.55	0.210
49	7,163.35	0.164
50	7,091.83	0.163
51	7,096.23	0.163
52	7,100.63	0.163
53	7,105.03	0.163
54	7,109.43	0.163
55	7,113.83	0.163
56	7,118.23	0.163
57	7,122.63	0.164
58	7,127.03	0.164
59	7,131.43	0.164
60	7,135.83	0.164

Lot Area Table		
Lot #	SQ. FT.	Area
61	7,140.23	0.164
62	7,144.63	0.164
63	7,149.03	0.164
64	7,153.43	0.164
65	7,157.82	0.164
66	7,162.23	0.164
67	8,016.96	0.184
68	8,847.50	0.197
69	6,264.00	0.144
70	6,264.00	0.144
71	6,264.00	0.144
72	6,264.00	0.144
73	6,264.00	0.144
74	6,264.01	0.144
75	6,264.00	0.144
76	6,263.99	0.144
77	6,264.00	0.144
78	6,264.00	0.144
79	6,264.00	0.144
80	6,264.00	0.144

Lot Area Table		
Lot #	SQ. FT.	Area
81	6,264.00	0.144
82	6,264.27	0.144
83	6,545.34	0.150
84	7,198.64	0.165
85	6,264.26	0.144
86	6,264.00	0.144
87	6,264.01	0.144
88	6,263.99	0.144
89	6,264.00	0.144
90	6,264.00	0.144
91	6,263.99	0.144
92	6,264.00	0.144
93	6,264.01	0.144
94	6,264.00	0.144
95	6,264.00	0.144
96	6,264.00	0.144
97	6,264.00	0.144
98	6,264.00	0.144
99	6,847.50	0.157
100	6,847.50	0.157

Lot Area Table		
Lot #	SQ. FT.	Area
101	5,916.00	0.136
102	5,916.00	0.136
103	5,916.00	0.136
104	5,916.00	0.136
105	5,916.00	0.136
106	5,916.00	0.136
107	5,916.00	0.136
108	5,916.00	0.136
109	5,916.00	0.136
110	5,916.00	0.136
111	5,916.00	0.136
112	5,916.00	0.136
113	5,916.00	0.136
114	5,916.00	0.136
115	6,484.82	0.149
116	6,520.98	0.150
117	7,174.28	0.165
118	6,484.82	0.149
119	5,916.00	0.136
120	5,916.00	0.136

Lot Area Table		
Lot #	SQ. FT.	Area
121	5,916.00	0.136
122	5,915.99	0.136
123	5,916.00	0.136
124	5,916.01	0.136
125	5,916.00	0.136
126	5,916.00	0.136
127	5,916.00	0.136
128	5,916.00	0.136
129	5,916.00	0.136
130	5,916.00	0.136
131	5,916.00	0.136
132	5,916.00	0.136
133	6,847.50	0.157
134	6,847.50	0.157
135	6,032.00	0.138
136	6,032.00	0.138
137	6,032.00	0.138
138	6,032.00	0.138
139	6,032.00	0.138
140	6,032.00	0.138

Lot Area Table		
Lot #	SQ. FT.	Area
141	6,032.00	0.138
142	6,032.00	0.138
143	6,032.00	0.138
144	6,032.00	0.138
145	6,032.00	0.138
146	6,032.00	0.138
147	6,032.01	0.138
148	6,031.99	0.138
149	6,449.01	0.148
150	6,520.98	0.150
151	7,174.28	0.165
152	6,449.00	0.148
153	6,032.00	0.138
154	6,032.00	0.138
155	6,032.00	0.138
156	6,032.01	0.138
157	6,031.99	0.138
158	6,032.00	0.138
159	6,032.01	0.138
160	6,032.00	0.138

Lot Area Table		
Lot #	SQ. FT.	Area
161	6,032.00	0.138
162	6,032.00	0.138
163	6,032.00	0.138
164	6,032.00	0.138
165	6,032.00	0.138
166	6,032.00	0.138
167	6,847.50	0.157
168	6,847.50	0.157
169	6,148.00	0.141
170	6,148.00	0.141
171	6,148.00	0.141
172	6,148.00	0.141
173	6,148.00	0.141
174	6,148.00	0.141
175	6,148.00	0.141
176	6,148.00	0.141
177	6,148.00	0.141
178	6,148.01	0.141
179	6,147.99	0.141
180	6,148.00	0.141

Lot Area Table		
Lot #	SQ. FT.	Area
181	6,148.00	0.141
182	6,148.00	0.141
183	6,413.20	0.147
184	6,520.98	0.150
185	7,174.28	0.165
186	6,413.19	0.147
187	6,148.00	0.141
188	6,148.01	0.141
189	6,147.99	0.141
190	6,148.00	0.141
191	6,148.01	0.141
192	6,148.00	0.141
193	6,148.00	0.141
194	6,148.00	0.141
195	6,148.00	0.141
196	6,148.00	0.141
197	6,148.00	0.141
198	6,148.00	0.141
199	6,148.00	0.141
200	6,148.00	0.141

GENERAL PLAT NOTES & RESTRICTIONS:

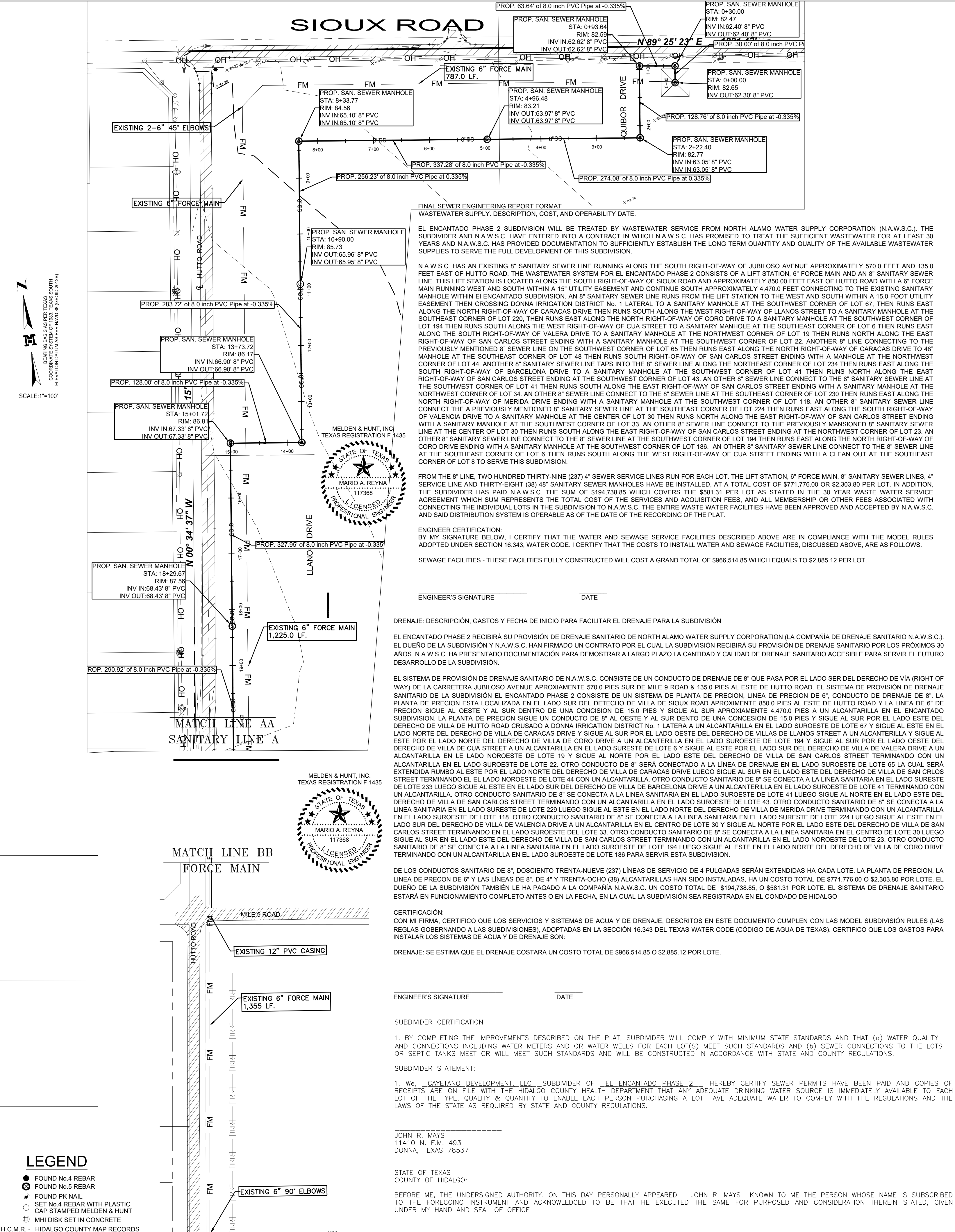
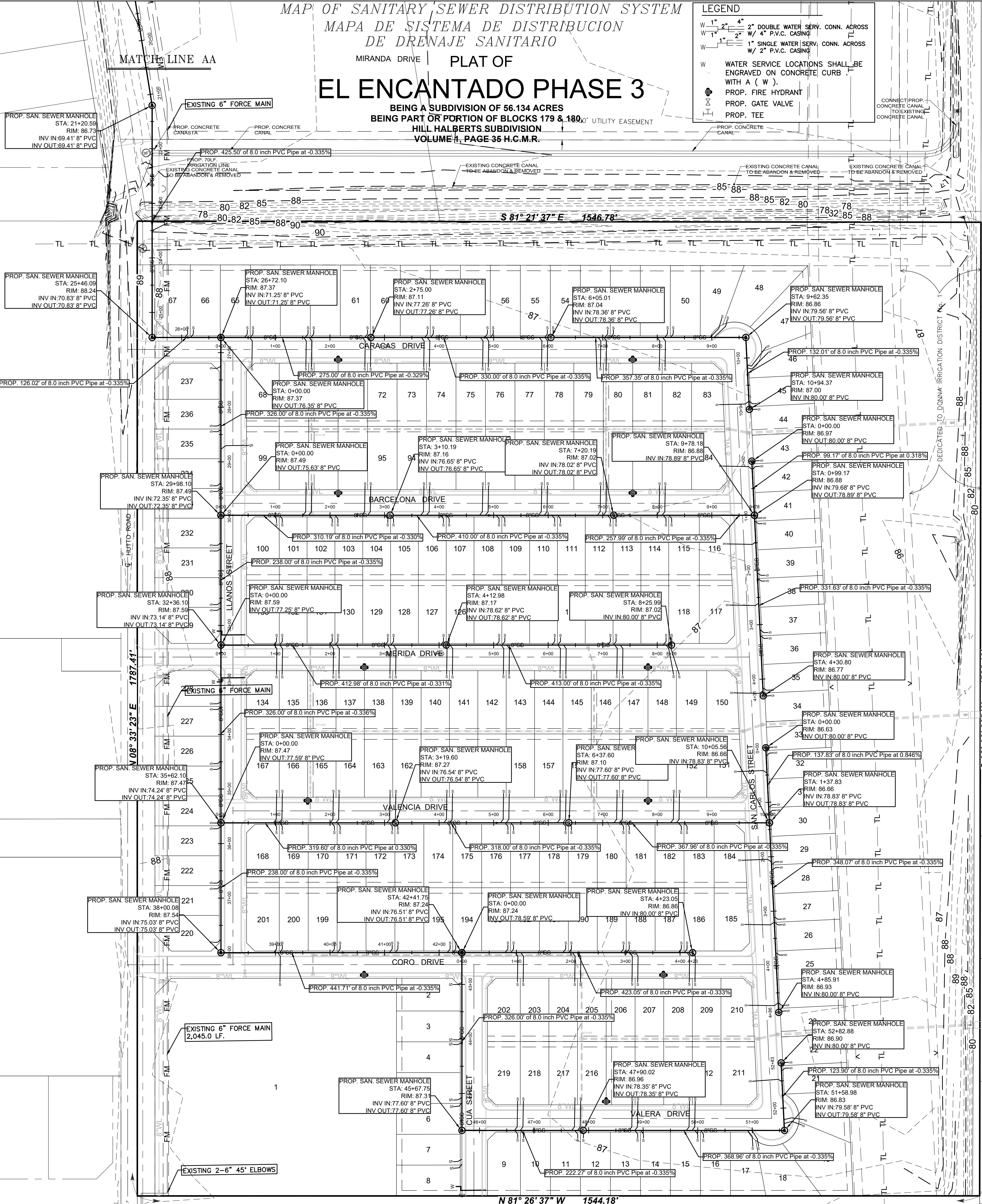
- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING. COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1992.

ZONE "C" COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1992 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: 8.00 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: 16590243.0550 E: 1135668.1320.
--B.M. NO. 2-ELEV. 87.15 N.G.V.D. 29 DESCRIPTIONS: MHI 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: MHI 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 275,502 CUBIC-FEET 6.325 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.)
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF ITS DETERMINES AT THE DEVELOPMENT PERMIT STATE ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER 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 1.0% 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 E

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

MIRANDA DRIVE PLAT OF
EL ENCANTADO PHASE 3
 BEING A SUBDIVISION OF 56.134 ACRES
 BEING PART OF PORTION OF BLOCKS 179 & 180, UTILITY EASEMENT
 HILL HALBERTS SUBDIVISION
 VOLUME II, PAGE 36 H.C.M.R.

- LEGEND**
- W 1" 2" 2" DOUBLE WATER SERV. CONN. ACROSS W/ 4" P.V.C. CASING
 - W 1" 1" 2" SINGLE WATER SERV. CONN. ACROSS W/ 2" P.V.C. CASING
 - W WATER SERVICE LOCATIONS SHALL BE ENGRAVED ON CONCRETE CURB WITH A (W).
 - PROP. FIRE HYDRANT
 - PROP. GATE VALVE
 - PROP. TEE
 - PROP. CONCRETE CANAL
 - CONNECT (PROP. CONCRETE CANAL TO EXISTING CONCRETE CANAL)



FINAL SEWER ENGINEERING REPORT FORMAT
 WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATA:

EL ENCANTADO PHASE 2 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 SOUTH RIGHT-OF-WAY OF JUBILOSO AVENUE APPROXIMATELY 570.0 FEET AND 135.0 FEET EAST OF HUTTO ROAD. THE WASTEWATER SYSTEM FOR EL ENCANTADO PHASE 2 CONSISTS OF A LIFT STATION, 6" FORCE MAIN AND AN 8" SANITARY SEWER LINE. THIS LIFT STATION IS LOCATED ALONG THE SOUTH RIGHT-OF-WAY OF SIOUX ROAD AND APPROXIMATELY 850.0 FEET EAST OF HUTTO ROAD WITH A 6" FORCE MAIN RUNNING WEST AND SOUTH WITHIN A 15' UTILITY EASEMENT AND CONTINUE SOUTH APPROXIMATELY 470.0 FEET CONNECTING TO THE EXISTING SANITARY MANHOLE WITHIN EL ENCANTADO SUBDIVISION. AN 8" SANITARY SEWER LINE RUNS FROM THE LIFT STATION TO THE WEST AND SOUTH WITHIN A 15.0 FOOT UTILITY EASEMENT THEN CROSSING DONNA IRRIGATION DISTRICT NO. 1 LATERAL TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 67. THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF CARAGAS DRIVE THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF LLANOS STREET TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 220. THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF CORO DRIVE TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 194 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF CUA STREET TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 6 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF VALERA DRIVE TO A SANITARY MANHOLE AT THE NORTHWEST CORNER OF LOT 19 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF SAN CARLOS STREET ENDING WITH A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 22. ANOTHER 8" LINE CONNECTING TO THE PREVIOUSLY MENTIONED 8" SEWER LINE AT THE SOUTHWEST CORNER OF LOT 65 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF CARAGAS DRIVE TO 48" MANHOLE AT THE SOUTHWEST CORNER OF LOT 48 THEN RUNS SOUTH RIGHT-OF-WAY OF SAN CARLOS STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 44. ANOTHER 8" SANITARY SEWER LINE TAPS INTO THE 8" SEWER LINE ALONG THE NORTHWEST CORNER OF LOT 234 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF BARCELONA DRIVE TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 41 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF SAN CARLOS STREET ENDING AT THE SOUTHWEST CORNER OF LOT 43. ANOTHER 8" SEWER LINE CONNECT TO THE 8" SANITARY SEWER LINE AT THE SOUTHWEST CORNER OF LOT 41 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF SAN CARLOS STREET ENDING WITH A SANITARY MANHOLE AT THE NORTHWEST CORNER OF LOT 34. ANOTHER 8" SEWER LINE CONNECT TO THE 8" SEWER LINE AT THE SOUTHWEST CORNER OF LOT 230 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF MERIDA DRIVE ENDING WITH A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 118. ANOTHER 8" SANITARY SEWER LINE CONNECT THE PREVIOUSLY MENTIONED 8" SANITARY SEWER LINE AT THE SOUTHWEST CORNER OF LOT 224 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF VALENCIA DRIVE TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 30 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF SAN CARLOS STREET ENDING WITH A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 33. ANOTHER 8" SEWER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" SANITARY SEWER LINE AT THE CENTER OF LOT 30 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF SAN CARLOS STREET ENDING AT THE NORTHWEST CORNER OF LOT 23. ANOTHER 8" SANITARY SEWER LINE CONNECT TO THE 8" SEWER LINE AT THE SOUTHWEST CORNER OF LOT 194 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF CORO DRIVE ENDING WITH A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 186. ANOTHER 8" SANITARY SEWER LINE CONNECT TO THE 8" SEWER LINE AT THE SOUTHWEST CORNER OF LOT 6 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF CUA STREET ENDING WITH A CLEAN OUT AT THE SOUTHWEST CORNER OF LOT 8 TO SERVE THIS SUBDIVISION.

FROM THE 8" LINE, TWO HUNDRED THIRTY-NINE (237) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE LIFT STATION, 6" FORCE MAIN, 8" SANITARY SEWER LINES, 4" SERVICE LINE AND THIRTY-EIGHT (38) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED, AT A TOTAL COST OF \$771,776.00 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 OF 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:

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

ENGINEER'S SIGNATURE _____ DATE _____

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

EL ENCANTADO PHASE 3 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE DRENAJE SANITARIO N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE N.A.W.S.C. CONSISTE DE UN CONDUCTO DE DRENAJE DE 8" QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA JUBILOSO AVENUE APROXIMAMENTE 570.0 PIES SUR DE MILE 6 ROAD & 135.0 PIES AL ESTE DE HUTTO ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION EL ENCANTADO PHASE 2 CONSISTE DE UN SISTEMA DE PLANTA DE PRECION, LINEA DE PRECION DE 6", CONDUCTO DE DRENAJE DE 8" LA PLANTA DE PRECION ESTA LOCALIZADA EN EL LADO SUR DEL DETECHO DE VILLA DE SIOUX ROAD APROXIMATEMENTE 850.0 PIES AL ESTE DE HUTTO ROAD Y LA LINEA DE 6" DE PRECION SIGUE AL OESTE Y AL SUR DENTRO DE UNA CONCESION DE 15.0 PIES Y SIGUE AL SUR APROXIMATEMENTE 470.0 PIES A UN ALCANTARILLA EN EL ENCANTADO SUBDIVISION. LA PLANTA DE PRECION SIGUE UN CONDUCTO DE 8" AL OESTE Y AL SUR DENTRO DE UNA CONCESION DE 15.0 PIES Y SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE HUTTO ROAD CRUZANDO A DONNA IRRIGATION DISTRICT NO. 1 LATERA A UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 67 Y SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE CARAGAS DRIVE Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLAS DE LLANOS STREET A UN ALCANTARILLA Y SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE CORO DRIVE A UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 67 Y SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE CUA STREET A UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 6 Y SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE VALERA DRIVE A UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 19 Y SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE SAN CARLOS STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 22. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA DE DRENAJE EN EL LADO SURESTE DE LOTE 65 LA CUAL SERA EXTENDIDA RUMBO AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE CARAGAS DRIVE LUEGO SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE SAN CARLOS STREET TERMINANDO EN EL LADO NOROESTE DE LOTE 44 CON UN ALCANTARILLA. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 233 LUEGO SIGUE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE BARCELONA DRIVE A UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 41 TERMINANDO CON UN ALCANTARILLA. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 41 LUEGO SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE SAN CARLOS STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 43. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 229 LUEGO SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE MERIDA DRIVE TERMINANDO CON UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 118. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 224 LUEGO SIGUE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE VALENCIA DRIVE A UN ALCANTARILLA EN EL CENTRO DE LOTE 30 Y SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE SAN CARLOS STREET TERMINANDO EN EL LADO SURESTE DEL LOTE 33. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL CENTRO DE LOTE 30 LUEGO SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE SAN CARLOS STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO NOROESTE DE LOTE 23. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 194 LUEGO SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE CORO DRIVE TERMINANDO CON UN ALCANTARILLA EN EL LADO SURESTE DE LOTE 186 PARA SERVIR ESTA SUBDIVISION.

DE LOS CONDUCTOS SANITARIO DE 8", DOSCIENTO TRENTA-NOVE (237) LINEAS DE SERVICIO DE 4 PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LA PLANTA DE PRECION, LA LINEA DE PRECION DE 6" Y LAS LINEAS DE 8", DE 4" Y TRENTA-OCCHO (38) ALCANTARILLAS HAN SIDO INSTALADAS. HA UN COSTO TOTAL DE \$771,776.00 O \$2,303.80 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA 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 CONDADO DE HIDALGO.

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

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

ENGINEER'S SIGNATURE _____ DATE _____

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, CAYETANO DEVELOPMENT, LLC SUBDIVIDER OF EL ENCANTADO PHASE 2 HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE 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.

JOHN R. MAYS
 11410 N. F.M. 493
 DONNA, TEXAS 78537

STATE OF TEXAS
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE.

THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

- LEGEND**
- FOUND NO. 4 REBAR
 - FOUND NO. 5 REBAR
 - FOUND PK NAIL
 - SET NO. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
 - MH 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

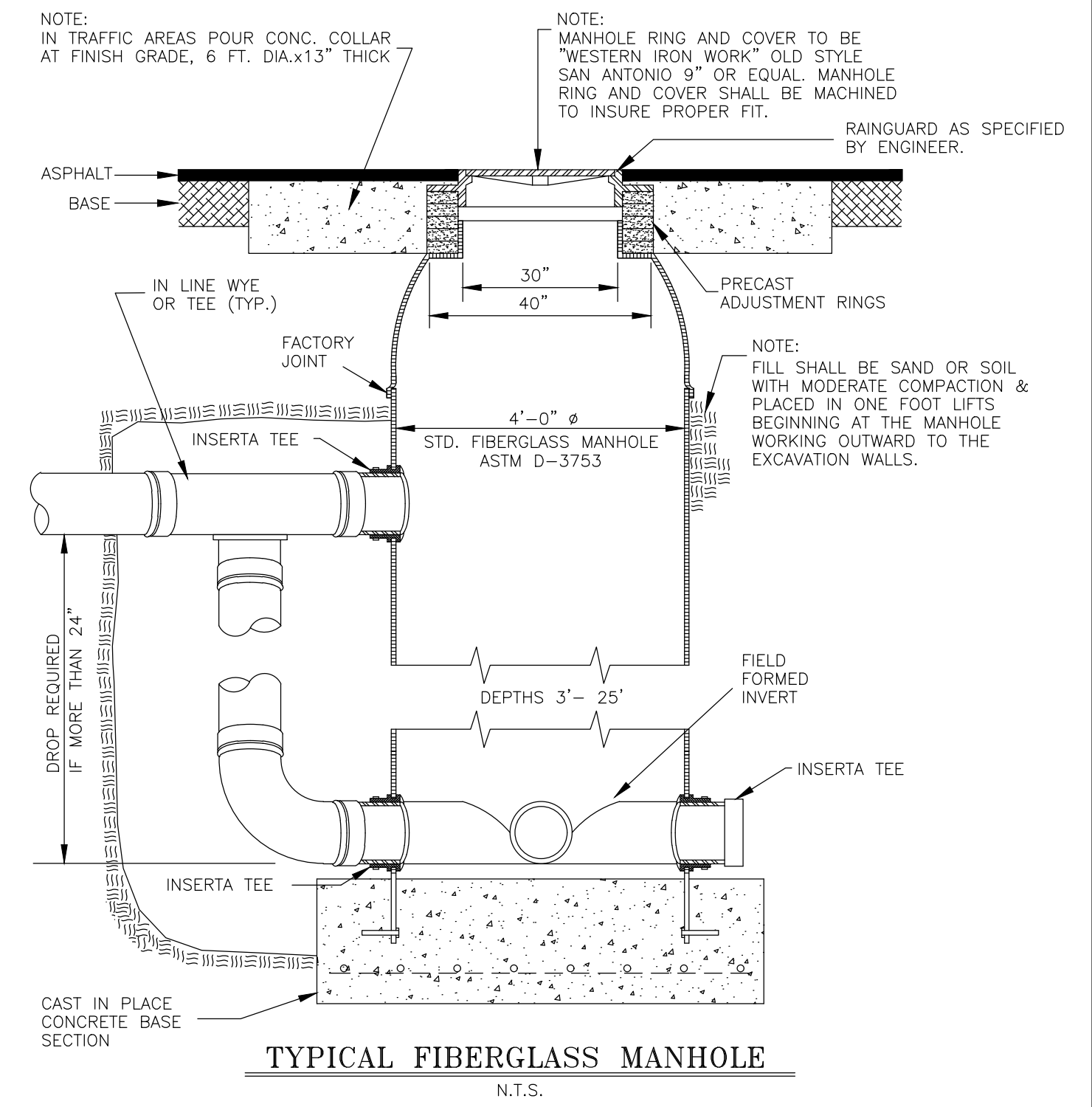
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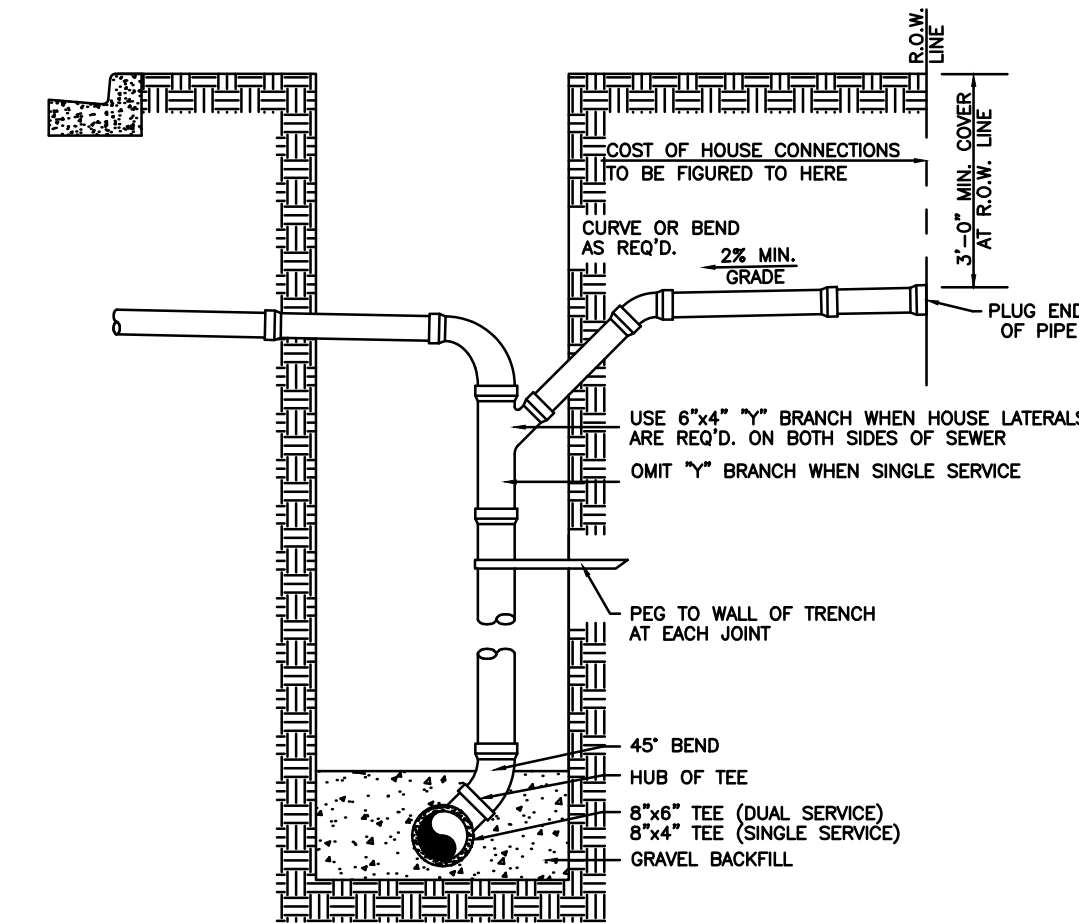
MAP OF SANITARY SEWER DISTRIBUTION SYSTEM
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

PLAT OF
EL ENCANTADO PHASE 2

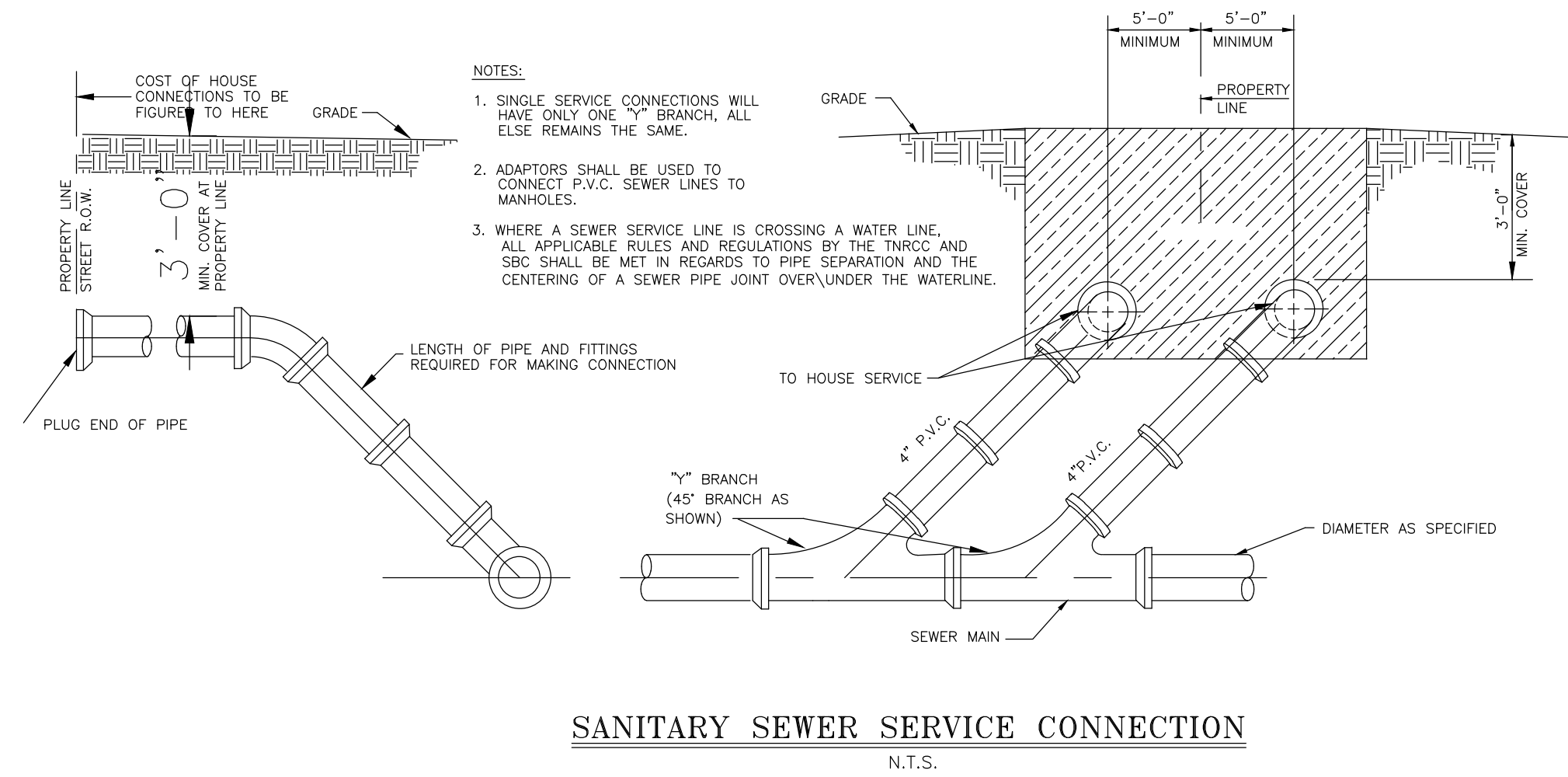
BEING A RE-SUBDIVISION OF 63.376 ACRES
 BEING ALL OF BLOCK 28 & THE NORTH PORTION OUT OF BLOCKS 29,
 LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT
 THEREOF RECORDED IN VOLUME 0, PAGES 56-57, H.C.M.R.



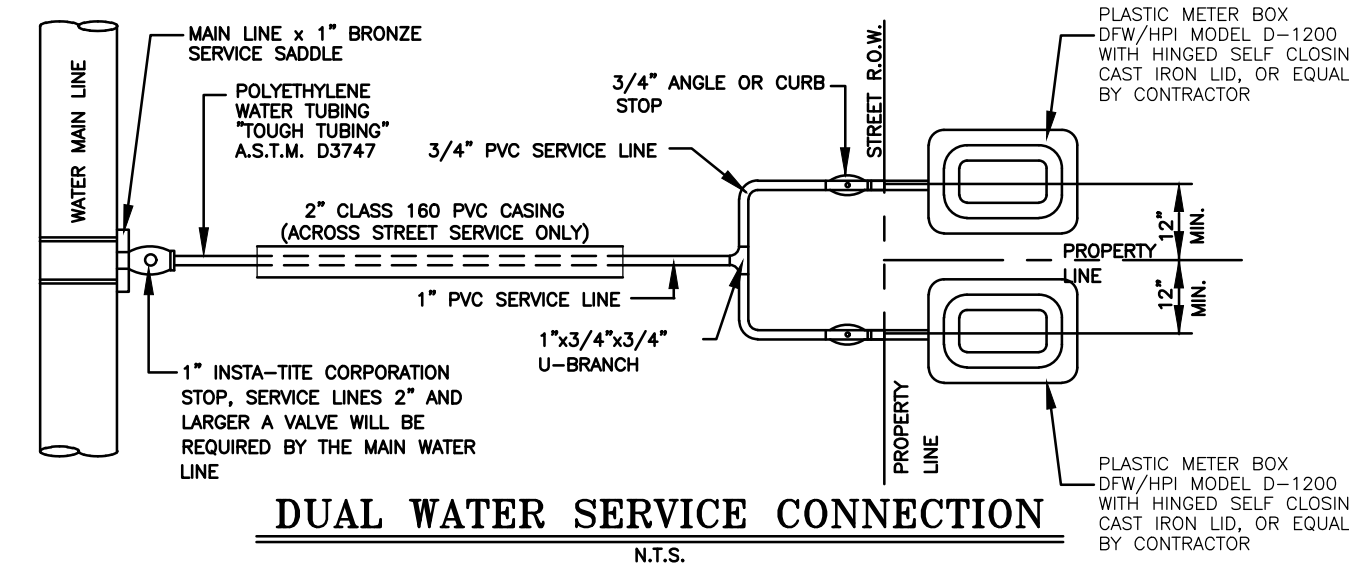
TYPICAL FIBERGLASS MANHOLE
 N.T.S.



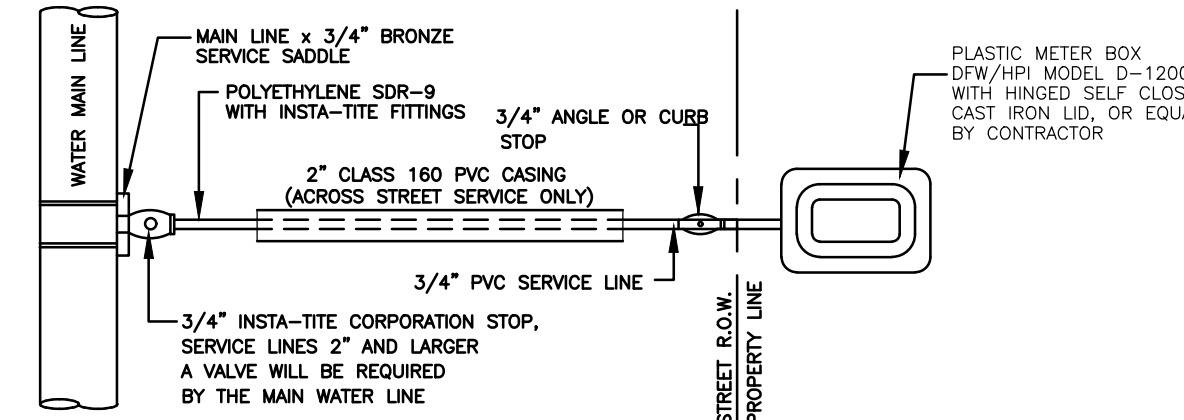
SANITARY SEWER SERVICE CONNECTION
 N.T.S.



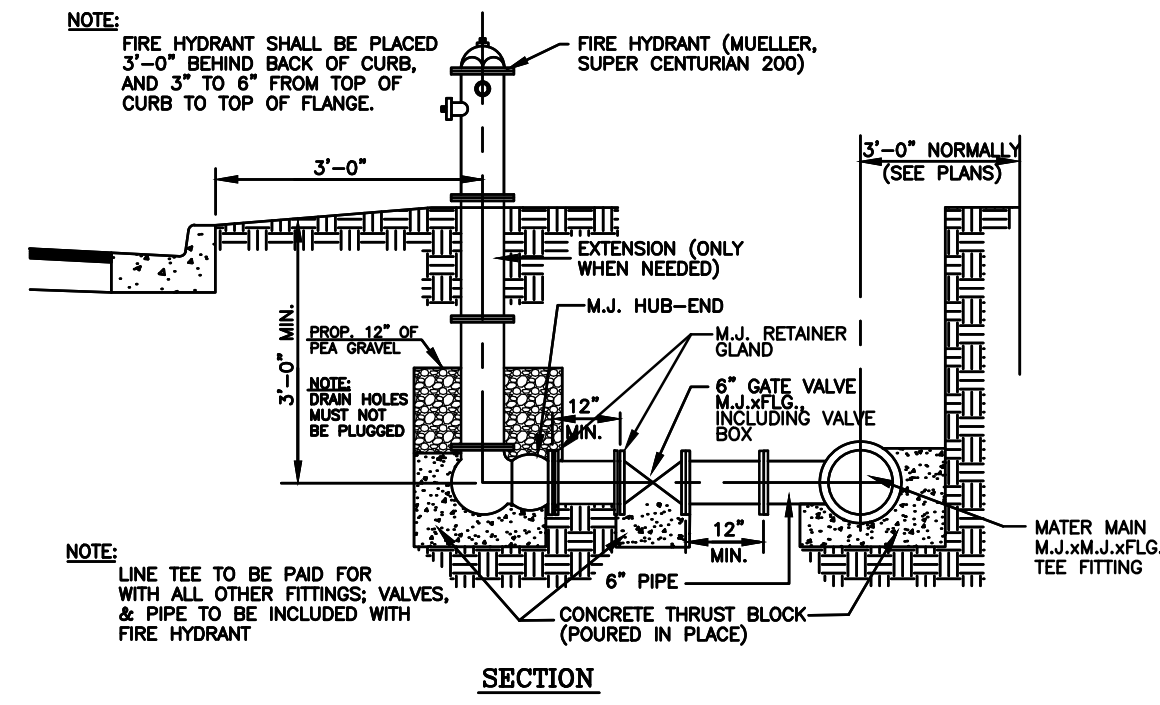
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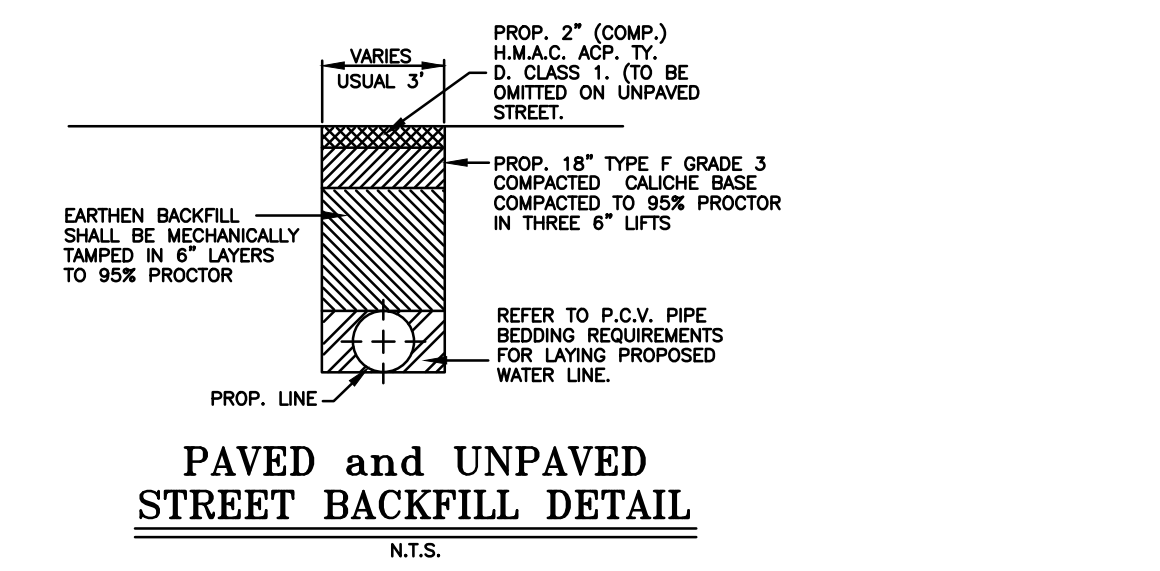
DUAL WATER SERVICE CONNECTION
 N.T.S.



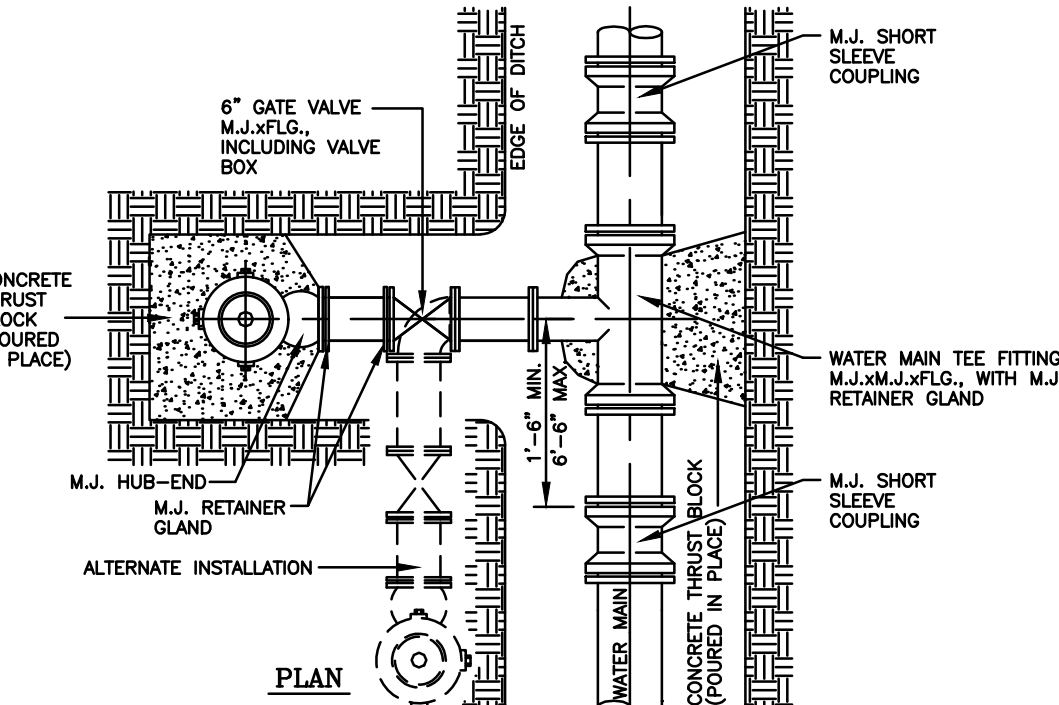
SINGLE WATER SERVICE CONNECTION
 N.T.S.



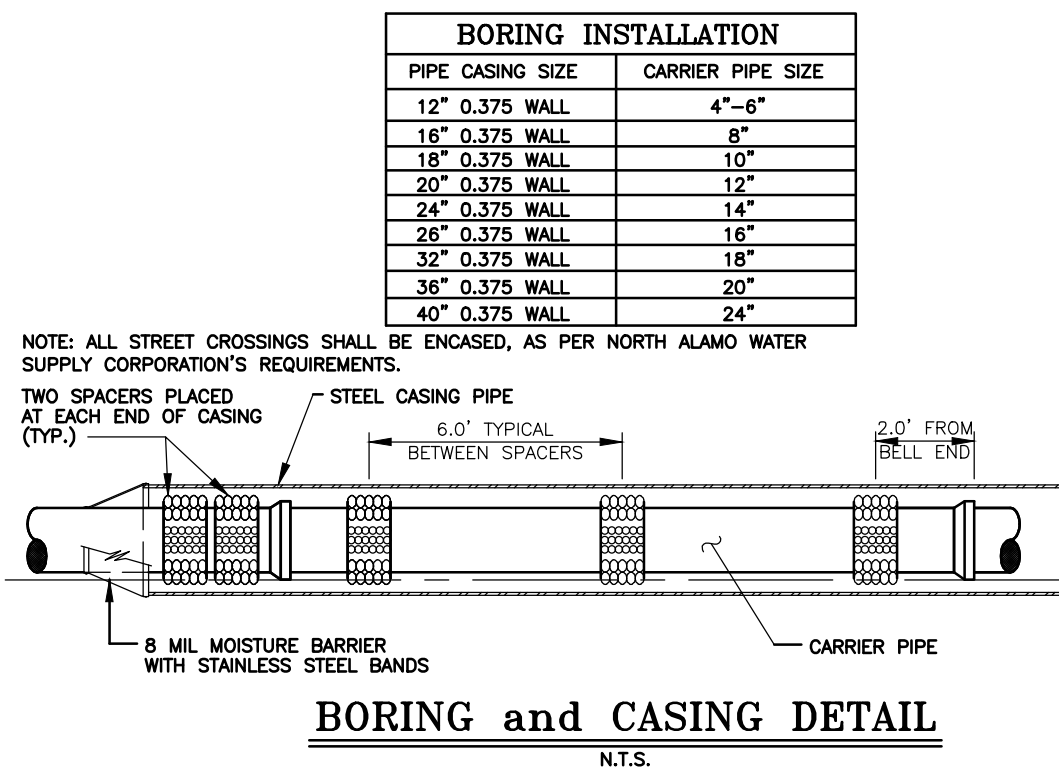
TYPICAL FIRE HYDRANT INSTALLATION
 N.T.S.



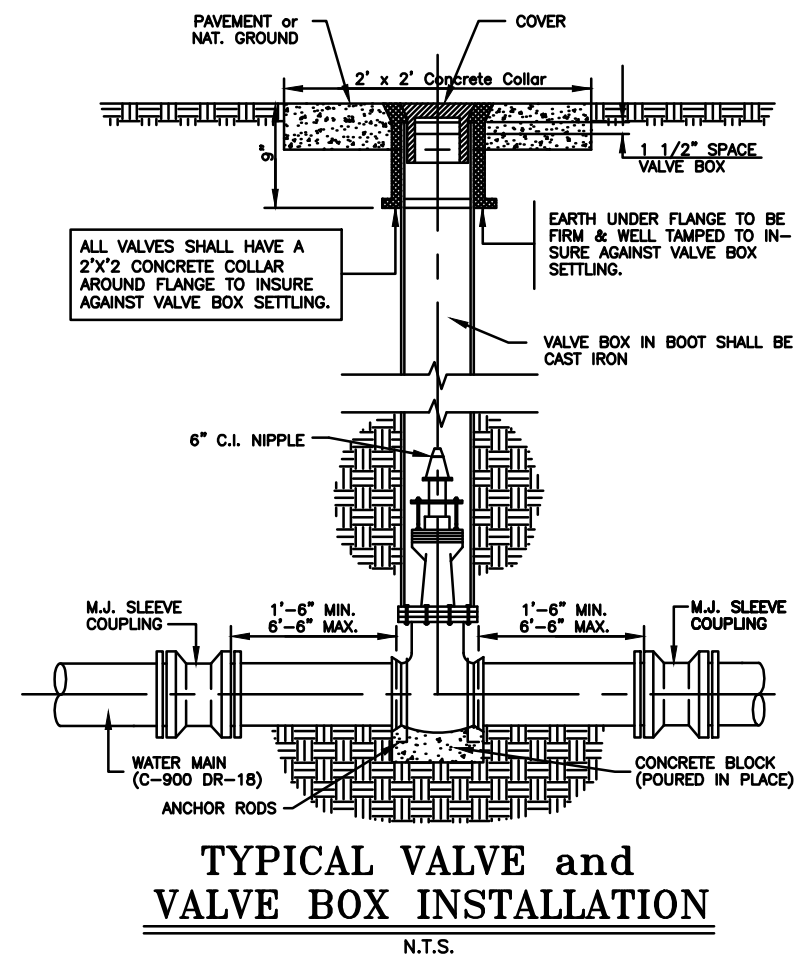
PAVED and UNPAVED
 STREET BACKFILL DETAIL
 N.T.S.



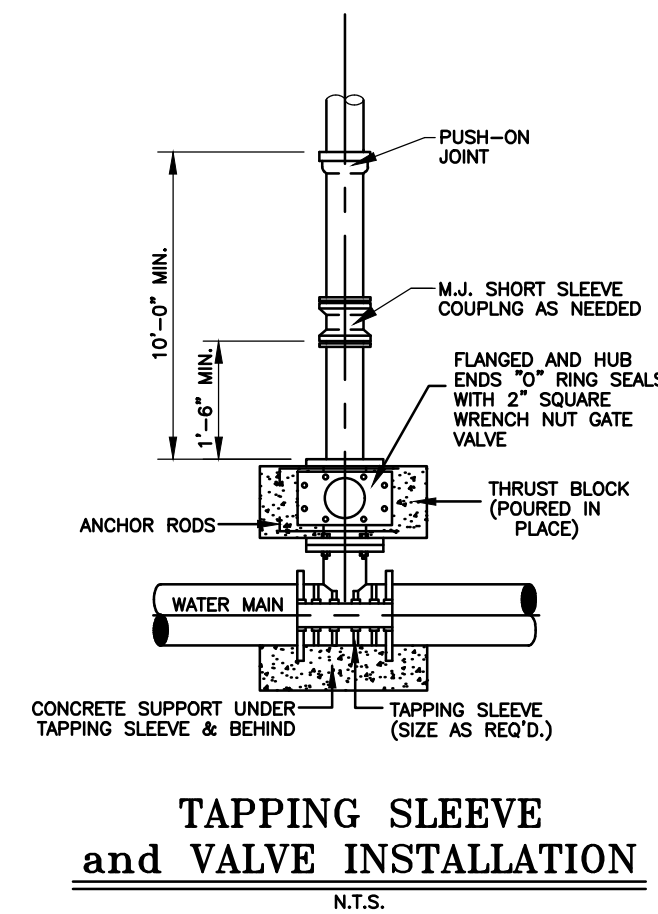
TYPICAL WATER METER INSTALLATION
 N.T.S.



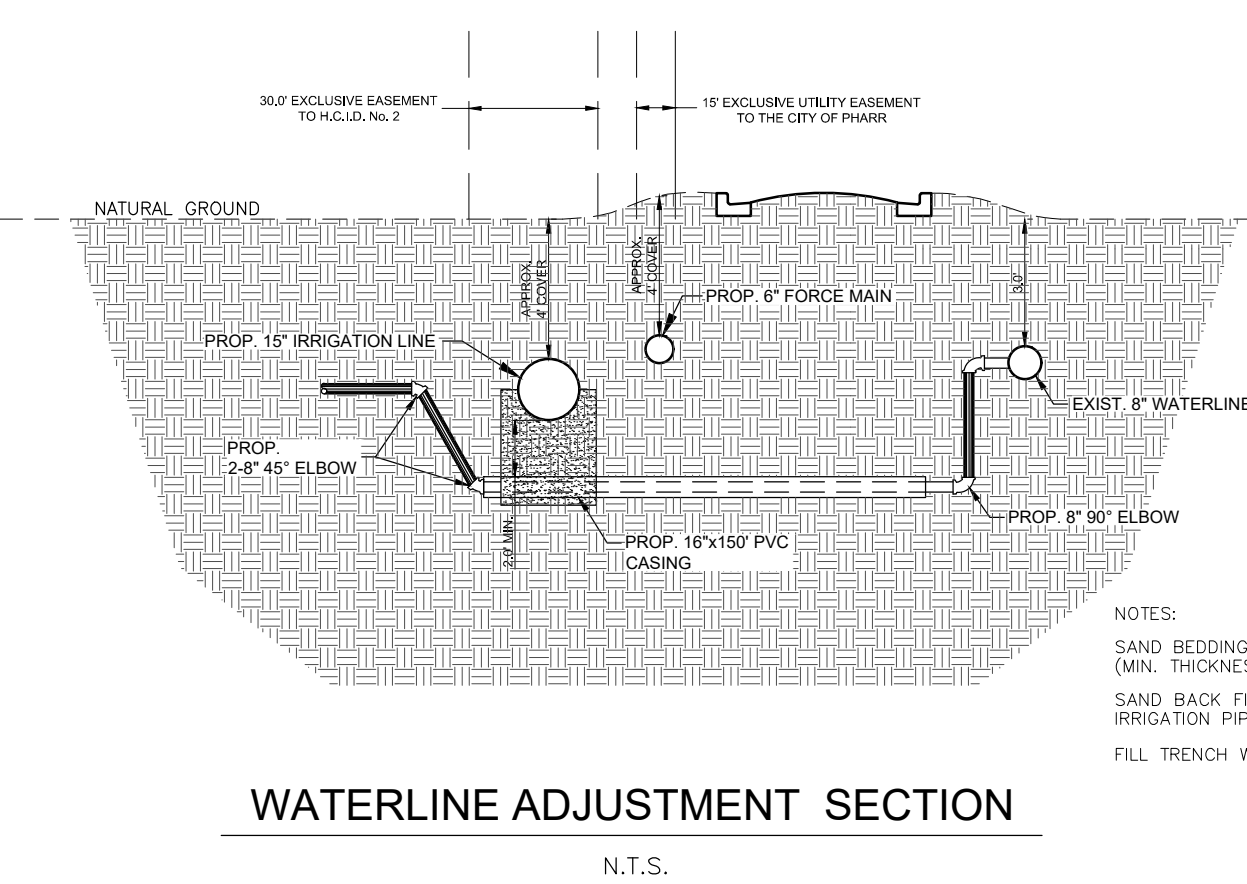
BORING and CASING DETAIL
 N.T.S.



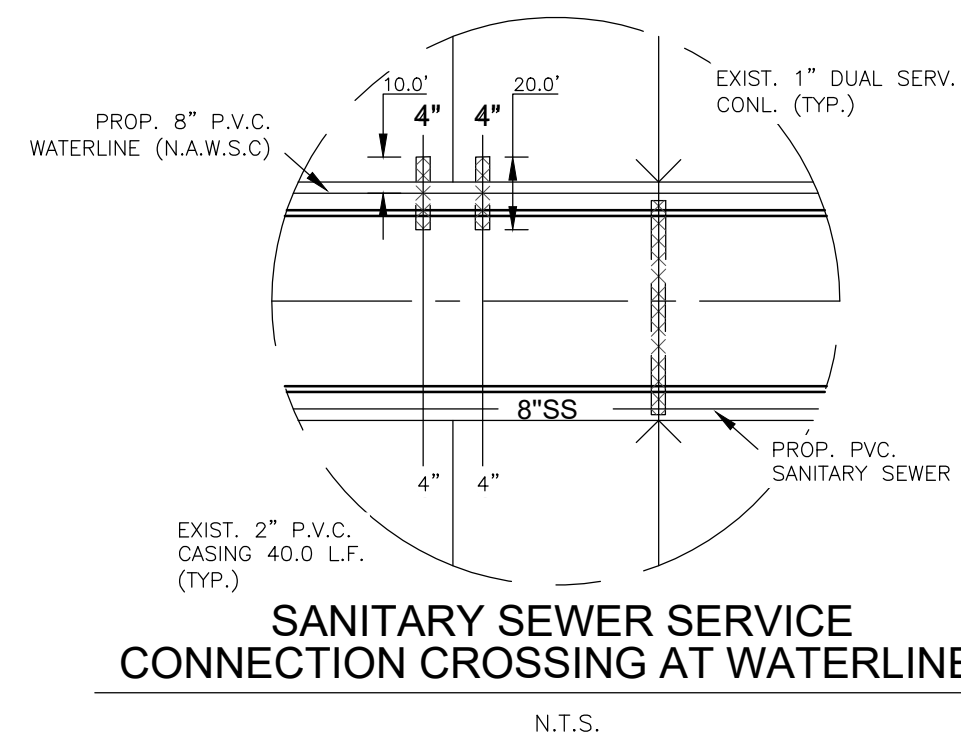
TYPICAL VALVE and
 VALVE BOX INSTALLATION
 N.T.S.



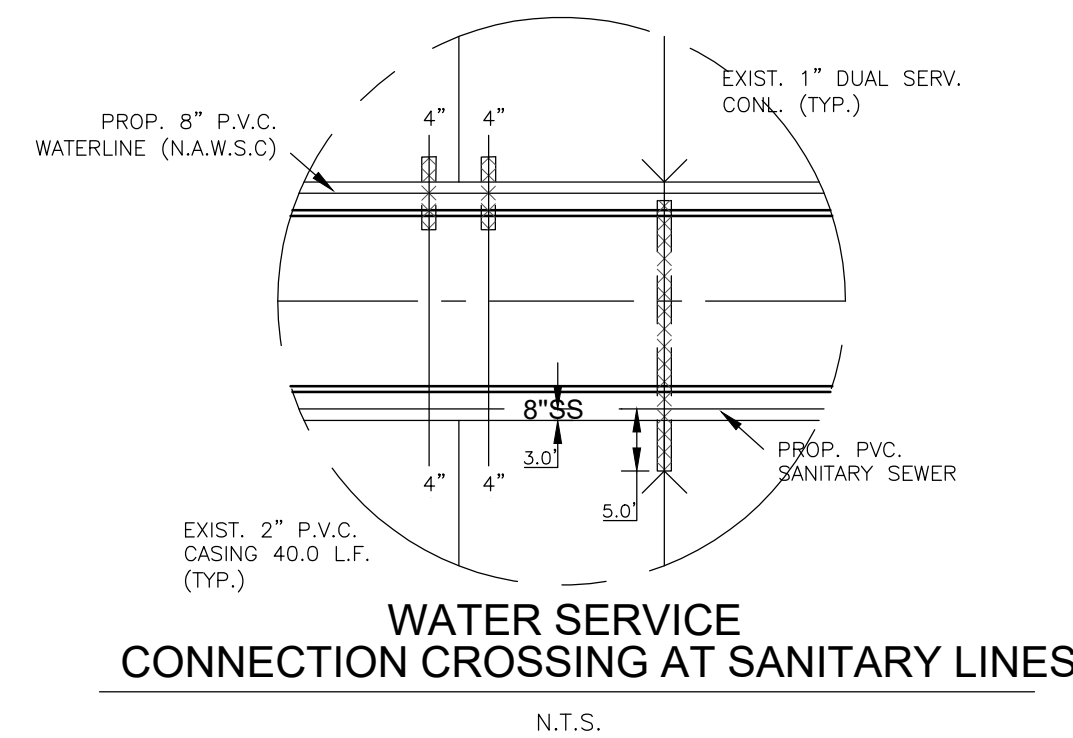
TAPPING SLEEVE
 and VALVE INSTALLATION
 N.T.S.



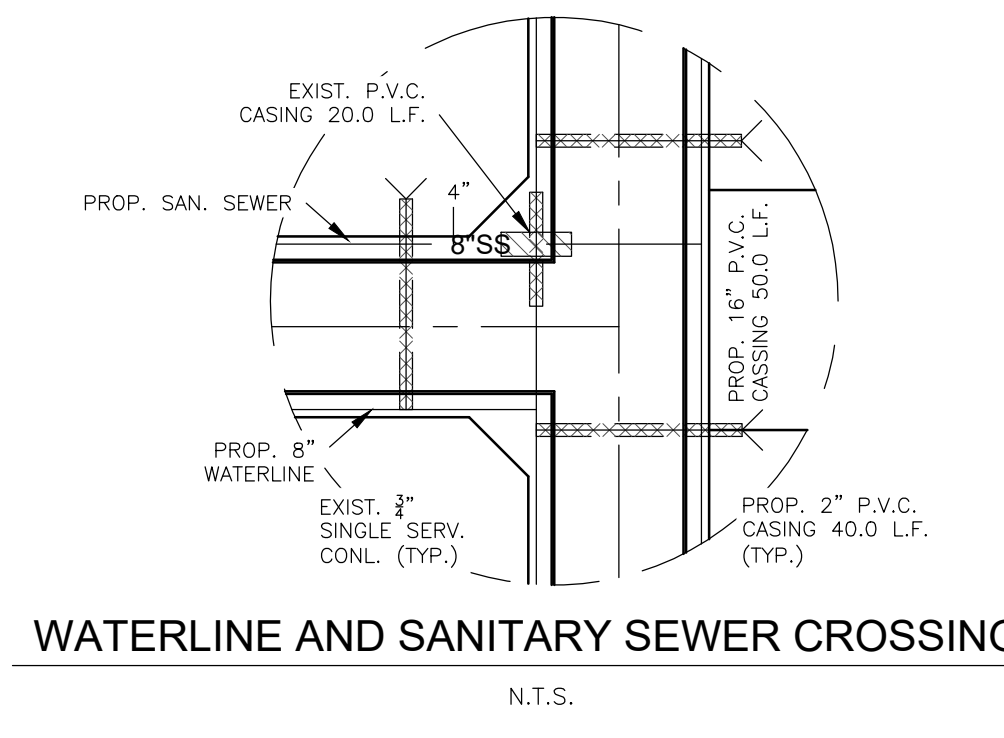
WATERLINE ADJUSTMENT SECTION
 N.T.S.



SANITARY SEWER SERVICE
 CONNECTION CROSSING AT WATERLINES
 N.T.S.



WATER SERVICE
 CONNECTION CROSSING AT SANITARY LINES
 N.T.S.



WATERLINE AND SANITARY SEWER CROSSING
 N.T.S.

LEGEND

W 1" 2" 4" 2" DOUBLE WATER SERV. CONN. ACROSS
 W 1" 2" 4" 4" P.V.C. CASING
 W 1" 2" 4" 1" SINGLE WATER SERV. CONN. ACROSS
 W 1" 2" 4" 2" P.V.C. CASING

W WATER SERVICE LOCATIONS SHALL BE ENGRAVED ON CONCRETE CURB WITH A (W).

⊕ PROP. FIRE HYDRANT
 X PROP. GATE VALVE
 T PROP. TEE

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

PLAT OF
EL ENCANTADO PHASE 2
BEING A RE-SUBDIVISION OF 63.376 ACRES
BEING ALL OF BLOCK 28 & THE NORTH PORTION OUT OF BLOCKS 29,
LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT
THEREOF RECORDED IN VOLUME 0, PAGES 56-57, H.C.M.R.

NORTH DITCH 2

S 81° 21' 37" E 1546.78'

EAST DITCH

EAST DITCH 2

EAST DITCH 2

EAST DITCH 2

SCALE: 1"=100'

