



Anthony Uresti  
Assistant Director

# 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: 12-12-2023

PROPOSED CANTERA HERMOSA PHASE 3 SUBDIVISION, PRECINCT No. 1,

ENGINEER: MELDEN & HUNT INC. DEVELOPER: TRES CANTERAS L.P.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 144  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: 17

FILLING STATIONS: 10

LOCATION DESCRIPTION: SOUTH OF ELDORA ROAD APPROXIMATELY 1/2 MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF ALAMO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 3-2-2022 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 CONSTRUCTING A NEW DRAIN DITCH DEDICATED TO HCDD#1.

ROAD R.O.W. DEDICATION: 20 FEET ONTO ELDORA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 11-17-2023 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-06-2023 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  SANITARY SEWER BY: NAWSC LINE SIZE: 15" LOCATION: ELDORA ROAD.

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

H.C.E.O.C. FINAL APPROVAL DATE: 10-30-2023 : 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:

JUNE 28, 2022

STAFF RECOMMENDS:  **Preliminary Approval** subject to 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 3

BEING A RESUBDIVISION OF 34.371 ACRES  
OUT OF LOT 9, BLOCK 46  
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, CAYETANO DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY AS OWNER OF THE 34.371 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CANTERA HERMOSA PHASE 3, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, 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.

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 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 \_\_\_\_\_, 2023.

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.) 22026.00



STATE OF TEXAS  
COUNTY OF HIDALGO

I, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT AND DESCRIPTION OF THE CANTERA HERMOSA PHASE 3 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 7/7/20 BY ME OR UNDER MY SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. # 6238  
SURVEY JOB NO. 21923.08 & 21961.08



### INDEX TO SHEET OF CANTERA HERMOSA PHASE 3

- SHEET 1: DESCRIPTION (METES AND BOUNDS); HEADING; INDEX; LOCATION MAP AND ETI; PRINCIPAL CONTACTS; MAP- LOT, STREETS, AND EASEMENT LAYOUT; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; SURVEYOR'S CERTIFICATION; NORTH ALAMO WATER SUPPLY CORPORATION CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.
- SHEET 2: PLAT NOTES AND RESTRICTIONS; LOTS AREAS TABLE, CURVE TABLE, LINE TABLE, ATTESTATION; CITY; APPROVAL CERTIFICATE; HIDALGO COUNTY JUDGE; ALAMO PLANNING & ZONING; IRRIGATION DISTRICT, H.C.D.D. NO. 1.
- SHEET 3: WATER LAYOUT.
- SHEET 4: SANITARY SEWER LAYOUT.
- SHEET 5: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER & SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); WATER & WASTE WATER DETAILS.
- SHEET 6: DRAINAGE LAYOUT.
- SHEET 7: MAP OF TOPOGRAPHY; STREETS, GRADING.
- SHEET 8: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.



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

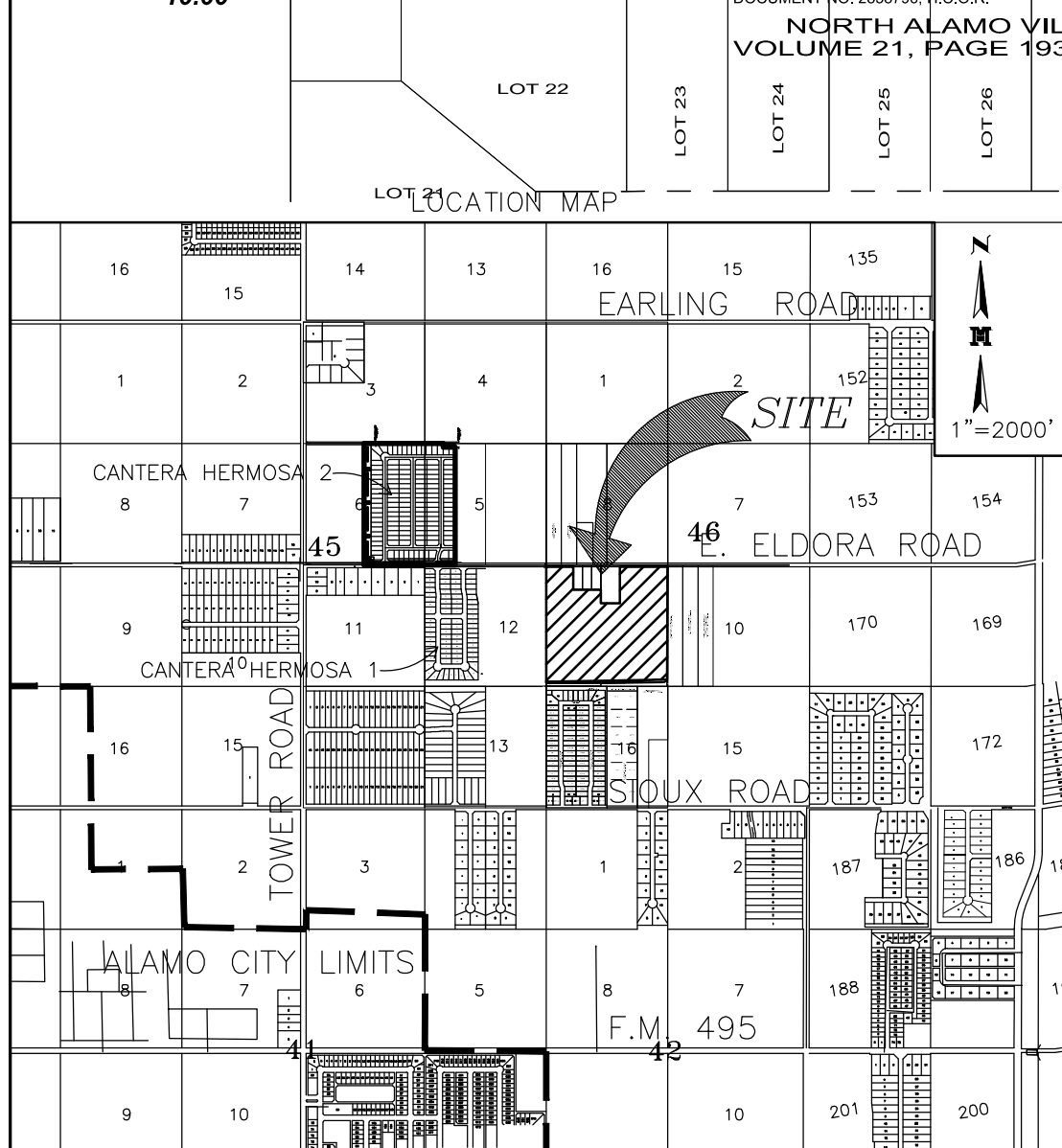
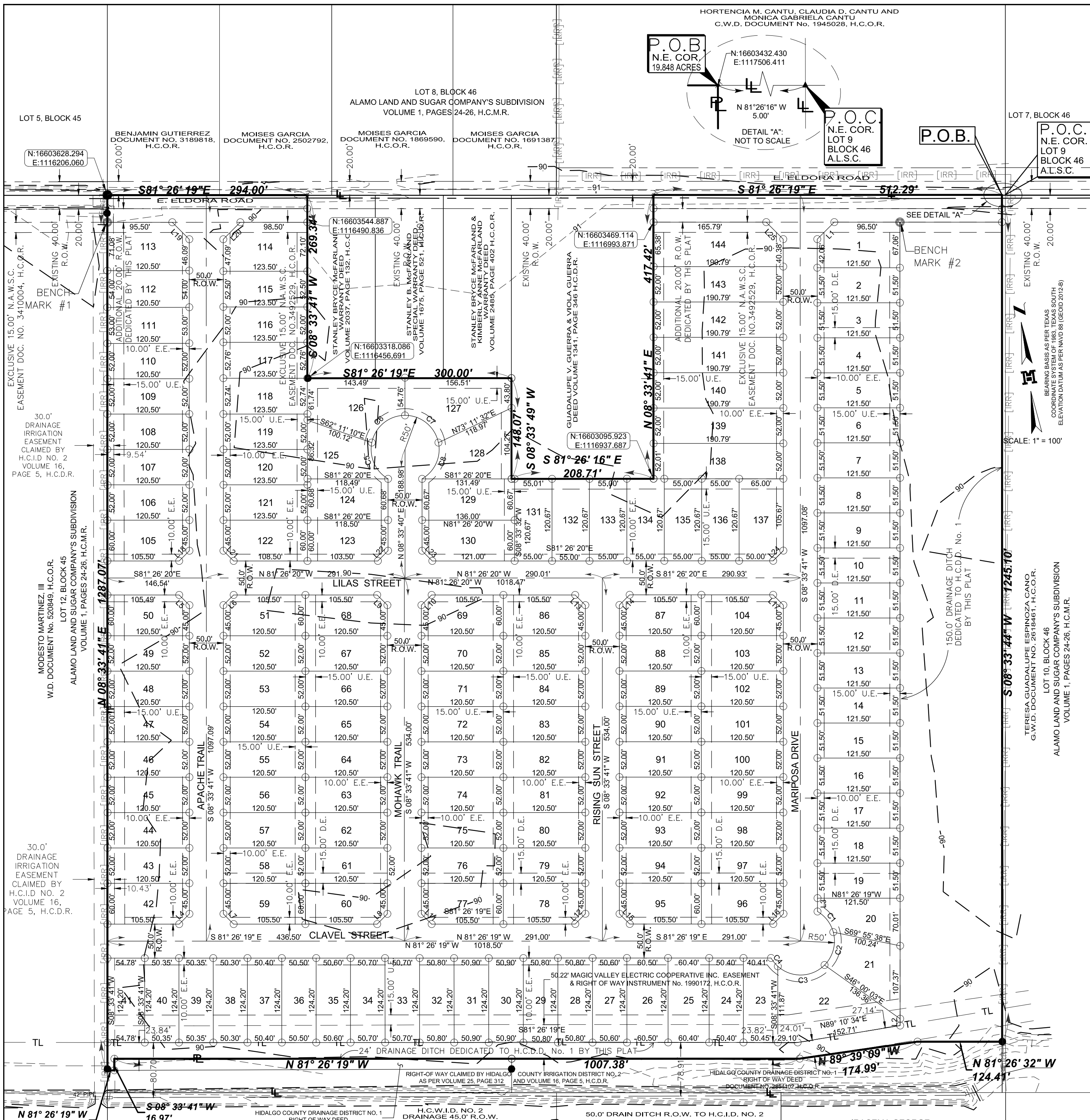
ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM

INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

AS-BUILT 10-5-23

SHEET 3 OF 20 SHEETS



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

CANTERA HERMOSA PHASE 3 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE SOUTH SIDE OF E. ELDORA ROAD, APPROXIMATELY 50 OF ONE MILE EAST OF ITS INTERSECTION WITH 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 ALAMO (POPULATION 19,149). CANTERA HERMOSA PHASE 3 LIES APPROXIMATELY 1 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.

**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

**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

**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 MHI 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.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT  
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT  
N. COR. - NORTHWEST CORNER  
P.O.B. - POINT OF BEGINNING  
U.E. - UTILITY EASEMENT  
E.E. - ELECTRICAL EASEMENT  
D.E. - DRAINAGE EASEMENT  
Ac. - OF ONE ACRE  
TL - TRANSMISSION LINE  
I.L. - IRRIGATION LINE

DRAWN BY: CIRD      DATE: \_\_\_\_\_  
FINAL CHECK:      DATE: \_\_\_\_\_

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
CAYETANO DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY	2211 HANCOCK	AUSTIN, TEXAS 78746	512-600-3119	C/O (956) 381-1839
OWNER: JOHN R. MAYS	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
ENGINEER: MARIO A. REYNA PE	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: ROBERTO N. TAMEZ, RPLS	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

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 TRANSFERREES (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 HEREIN 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 FURTHER GRANTS TO GRANTEE AN ADDITIONAL EASEMENT OVER AND ACROSS THE LAND SHOWN ON THIS PLAT FOR THE PURPOSE OF LATERO LATERALY 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 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 GRANTEE HAS EXECUTED THIS INSTRUMENT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CAYETANO DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY  
JOHN R. MAYS  
11410 N. F.M. 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 \_\_\_\_\_, 2023.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

DESCRIPTION OF CANTERA HERMOSA PHASE 3  
METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 34.371 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, SAID 34.370 ACRES BEING A PART OR PORTION OUT OF LOT 9, BLOCK 46, ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, 34.371 ACRES CONSIST OF: 18.902 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO JORGE LUIS TELLO, BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 2384, PAGE 99, HIDALGO COUNTY OFFICIAL RECORDS AND 15.469 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO PAUL H. OBST AND JOYCE LYNN OBST BY VIRTUE OF A WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1542, PAGE 100, HIDALGO COUNTY OFFICIAL RECORDS, SAID 34.371 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON A COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 46 AND BEING WITHIN THE EXISTING RIGHT-OF-WAY OF E. ELDORA ROAD;

THENCE, N 81° 26' 19" W ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 46, A DISTANCE OF 5.00 FEET TO A NAIL FOUND (NORTHING: 1660342.430, EASTING: 1117506.411) AT THE NORTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO TERESA GUADALUPE ESPINOZA CANO BY VIRTUE OF GIFT WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2618461, HIDALGO COUNTY OFFICIAL RECORDS AND FOR THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, S 08° 33' 44" W ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO TERESA GUADALUPE ESPINOZA CANO, AT A DISTANCE OF 200 FEET PASS THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ELDORA ROAD, CONTINUING A TOTAL DISTANCE OF 1,245.10 FEET TO A NO. 4 REBAR FOUND AT THE NORTHEAST CORNER OF A CERTAIN 0.280 OF ONE ACRE (0.26 OF AN ACRE DEED CALL) TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 26' 32" W (S 81° 28' 09" E DEED CALL) ALONG A NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, A DISTANCE OF 124.41 FEET (109.43 FEET DEED CALL) TO A NO. 4 REBAR SET AT AN OUTSIDE CORNER OF SAID CERTAIN TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 89° 39' 09" W (S 89° 40' 59" E DEED CALL) ALONG A NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, A DISTANCE OF 174.99 FEET TO A NO. 4 REBAR SET AT AN INSIDE CORNER OF SAID CERTAIN TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 26' 19" W (S 81° 28' 09" E DEED CALL) ALONG A NORTH LINE OF SAID CERTAIN TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, AT A DISTANCE OF 423.38 FEET PASS A NO. 4 REBAR SET AT THE NORTHWEST CORNER OF SAID CERTAIN TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND ON THE EAST LINE OF A CERTAIN TRACT CONVEYED TO PAUL H. OBST AND JOYCE LYNN OBST BY VIRTUE OF WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 1542, PAGE 100, HIDALGO COUNTY DEED RECORDS, CONTINUING A TOTAL DISTANCE OF 1,007.38 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 33' 41" W (N 08° 31' 51" E DEED CALL) ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, A DISTANCE OF 16.97 FEET TO A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 26' 19" W ALONG THE NORTH RIGHT-OF-WAY LINE OF A CERTAIN TRACT CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 AS PER VOLUME 25, PAGE 312 AND VOLUME 18, PAGE 5, ALL OF HIDALGO DEED RECORDS, A DISTANCE OF 10.00 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF SAID LOT 9, BLOCK 46 AND THE EAST LINE OF SAID LOT 12, BLOCK 45 OF SAID ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 33' 41" E ALONG THE WEST LINE OF SAID LOT 9, BLOCK 46 AND THE EAST LINE OF SAID LOT 12, BLOCK 45, AT A DISTANCE OF 2.05 FEET PASS A NO. 4 REBAR FOUND IN LINE, AT A DISTANCE OF 1,267.07 FEET PASS A NAIL SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ELDORA ROAD, CONTINUING A TOTAL DISTANCE OF 1,287.07 FEET TO A NO. 5 REBAR FOUND (NORTHING: 1660368.294, EASTING: 1116206.080) AT THE NORTHWEST OF SAID LOT 9, BLOCK 46 AND THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 45, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 26' 19" E ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 46 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. ELDORA ROAD, A DISTANCE OF 294.00 FEET TO A NAIL SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 33' 41" W ALONG THE WEST LINE OF SAID CERTAIN TRACT CONVEYED TO STANLEY BRYCE MCFARLAND, AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ELDORA ROAD, CONTINUING A TOTAL DISTANCE OF 269.34 FEET TO A NO. 4 REBAR SET (NORTHING: 1660318.086, EASTING: 1116456.691) AT THE SOUTHWEST CORNER OF SAID CERTAIN TRACT CONVEYED TO STANLEY BRYCE MCFARLAND, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 26' 19" E ALONG THE SOUTH LINES OF SAID CERTAIN TRACT AND ANOTHER CERTAIN TRACT CONVEYED TO STANLEY BRYCE MCFARLAND BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN VOLUME 1675, PAGE 521, HIDALGO COUNTY DEED RECORDS AND FURTHER ANOTHER CERTAIN TRACT CONVEYED TO STANLEY BRYCE MCFARLAND AND KIMBERLY ANNE MCFARLAND BY VIRTUE OF WARRANTY DEED RECORDED IN VOLUME 2485, PAGE 102, HIDALGO COUNTY OFFICIAL RECORDS, A DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF A CERTAIN TRACT CONVEYED TO GUADALUPE V. GUERRA AND VIOLA GUERRA BY VIRTUE OF DEED RECORDED IN VOLUME 1341, PAGE 346, HIDALGO COUNTY DEED RECORDS, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 08° 33' 49" W A DISTANCE OF 148.07 FEET TO A NO. 4 REBAR SET, FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 26' 16" E, A DISTANCE OF 208.71 FEET TO A NO. 4 REBAR SET (NORTHING: 16603095.923, EASTING: 1116937.687) FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 33' 44" E AT A DISTANCE OF 397.42 FEET PASS A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF E. ELDORA ROAD, CONTINUING A TOTAL DISTANCE OF 417.42 FEET TO A NAIL SET ON THE NORTH LINE OF SAID LOT 9, BLOCK 46, FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, S 81° 26' 16" E ALONG THE NORTH LINE OF SAID LOT 9, BLOCK 46 AND WITHIN THE EXISTING RIGHT-OF-WAY OF E. ELDORA ROAD, A DISTANCE OF 512.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 34.371 ACRES, OF WHICH 0.370 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF E. DORA ROAD, AND LEAVING A NET OF 34.001 ACRES OF LAND, MORE OR LESS.

SUBDIVISION MAP OF  
**CANTERA HERMOSA PHASE 3**  
 BEING A RESUBDIVISION OF 34.371 ACRES  
 OUT OF LOT 9, BLOCK 46  
 ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
 VOLUME 1, PAGE 25, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	39.21'	50.00'	044° 55' 37"	N28° 58' 26"W	38.21'	20.67
C2	52.36'	50.00'	059° 59' 50"	N23° 29' 17"E	50.00'	28.87
C3	75.73'	50.00'	086° 46' 57"	S83° 07' 19"E	68.70'	47.27
C4	15.97'	50.00'	018° 17' 44"	S30° 34' 59"E	15.90'	8.05
C5	62.43'	50.00'	071° 32' 33"	S15° 39' 39"E	58.46'	36.02
C6	68.45'	50.00'	078° 26' 31"	S59° 19' 53"W	63.23'	40.81
C7	68.49'	50.00'	078° 29' 03"	N42° 12' 20"W	63.26'	40.84
C8	62.42'	50.00'	071° 31' 53"	N32° 48' 08"E	58.45'	36.02

Line #	Length	Direction
L1	35.36'	S53° 33' 41"W
L2	9.92'	S08° 33' 41"W
L3	19.71'	S08° 33' 41"W
L4	21.21'	N53° 33' 40"E
L5	21.22'	N36° 27' 00"W
L6	21.21'	S53° 33' 41"W
L7	21.21'	N36° 26' 19"W
L8	21.21'	N53° 33' 41"E
L9	21.21'	N36° 26' 23"W
L10	21.21'	S53° 33' 41"W
L11	21.21'	S36° 26' 19"E
L12	21.21'	N53° 33' 41"E
L13	21.21'	N36° 26' 19"W
L14	21.21'	S53° 33' 41"W
L15	21.21'	S36° 26' 19"E
L16	21.21'	N53° 33' 41"E
L17	21.21'	N36° 26' 19"W
L18	21.21'	N53° 33' 40"E
L19	35.35'	S36° 26' 25"E
L20	35.36'	S53° 33' 35"W
L21	21.21'	S36° 26' 20"E
L22	21.21'	N53° 33' 40"E
L23	21.21'	N36° 26' 20"W
L24	21.21'	S53° 33' 40"W
L25	35.35'	S36° 26' 24"E

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

- 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).
- 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; SIDE 15.00 FEET N. SIDE LOTS 10 & 19  
 SIDE 15.00 FEET S. SIDE LOTS 3, 58, 61, 76, 79, 94 & 97.  
 SIDE 7.50 FEET W. SIDE LOT 25  
 SIDE 7.50 FEET E. SIDE LOT 26  
 CORNER SIDE: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER, CORNER GARAGE SIDE: 18.00 FEET  
 CORNER GARAGE FRONT: 20.00 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. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
 -->B.M. NO. 1--ELEV. 90.65 N.G.V.D. 29 DESCRIPTIONS: MH MONUMENT SET IN CONCRETE LOCATED AT THE NORTHWEST CORNER OF LOT 113 OF THIS SUBDIVISION. N: 16603588.67, E: 1116200.16  
 -->B.M. NO. 2--ELEV. 89.90 N.G.V.D. 29 DESCRIPTIONS: MH MONUMENT SET ON CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16603415.180 E: 1117352.120.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 175,609 CUBIC-FEET 4.031 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.)
- 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.
- 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 B: 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.
- NO ACCESS SHALL BE PERMITTED FROM E. ELDORA ROAD ONTO LOTS 1, 113, 114 & 144.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- 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).
- 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.
- 4 FOOT SIDEWALK TO BE INSTALL ALONG BOTH SIDES OF INTERIOR STREET BY LOT OWNERS AT BUILDING PERMIT STAGE AS PER CITY OF ALAMO.
- THE DEVELOPER SHALL INSTALL A 6 FOOT BUFFER FENCE ALONG THE REAR OF LOTS 1 THROUGH 41 WHERE AFTER THE INDIVIDUAL PROPERTY OWNERS SHALL BE PERPETUALLY RESPONSIBLE TO HAVE FENCE MAINTAINED IN A VIABLE MANNER TO IMPEDE ACCESS ONTO THE ADJOINING DRAINAGE DITCH.
- UTILITY EASEMENT BETWEEN LOTS 25 AND 26 SHALL NOT BE FENCED IN.
- NORTH ALAMO WATER SUPPLY CORPORATION EASEMENT SHALL NOT BE FENCED IN.

Lot #	SQ. FT.	Area
1	7834.66	0.180
2	6257.22	0.144
3	6257.22	0.144
4	6257.22	0.144
5	6257.22	0.144
6	6257.22	0.144
7	6257.22	0.144
8	6257.22	0.144
9	6257.21	0.144
10	6257.21	0.144
11	6257.21	0.144
12	6257.21	0.144
13	6257.21	0.144
14	6257.21	0.144
15	6257.21	0.144
16	6257.21	0.144
17	6257.21	0.144
18	6257.21	0.144
19	6257.21	0.144
20	6607.83	0.152

Lot #	SQ. FT.	Area
21	8239.30	0.189
22	13490.63	0.310
23	6197.27	0.142
24	6259.68	0.144
25	7501.68	0.172
26	7514.10	0.172
27	6284.52	0.144
28	6309.36	0.145
29	6309.36	0.145
30	6321.78	0.145
31	6321.78	0.145
32	6309.02	0.145
33	6297.28	0.145
34	6296.94	0.145
35	6284.52	0.144
36	6272.10	0.144
37	6259.68	0.144
38	6247.26	0.143
39	6253.47	0.144
40	6253.47	0.144

Lot #	SQ. FT.	Area
41	6804.12	0.156
42	7117.50	0.163
43	6266.04	0.144
44	6266.00	0.144
45	6266.00	0.144
46	6266.00	0.144
47	6266.00	0.144
48	6265.96	0.144
49	6266.04	0.144
50	7117.50	0.163
51	7117.39	0.163
52	6266.00	0.144
53	6266.00	0.144
54	6266.00	0.144
55	6266.00	0.144
56	6266.00	0.144
57	6266.00	0.144
58	6266.00	0.144
59	7117.50	0.163
60	7117.51	0.163

Lot #	SQ. FT.	Area
61	6266.02	0.144
62	6266.03	0.144
63	6266.03	0.144
64	6266.04	0.144
65	6266.05	0.144
66	6266.06	0.144
67	6266.07	0.144
68	7117.49	0.163
69	7117.18	0.163
70	6266.28	0.144
71	6265.98	0.144
72	6265.98	0.144
73	6265.98	0.144
74	6265.98	0.144
75	6265.98	0.144
76	6265.68	0.144
77	7117.48	0.163
78	7117.62	0.163
79	6265.80	0.144
80	6266.10	0.144

Lot #	SQ. FT.	Area
81	6266.10	0.144
82	6266.10	0.144
83	6266.10	0.144
84	6266.10	0.144
85	6266.40	0.144
86	7117.32	0.163
87	7117.01	0.163
88	6266.00	0.144
89	6266.00	0.144
90	6266.00	0.144
91	6266.00	0.144
92	6266.00	0.144
93	6266.00	0.144
94	6266.00	0.144
95	7117.50	0.163
96	6266.00	0.144
97	6266.01	0.144
98	6266.00	0.144
99	6266.00	0.144
100	6266.00	0.144

Lot #	SQ. FT.	Area
101	6266.00	0.144
102	6266.00	0.144
103	6265.99	0.144
104	7117.01	0.163
105	7117.62	0.163
106	6265.99	0.144
107	6265.98	0.144
108	6265.96	0.144
109	6265.95	0.144
110	6265.93	0.144
111	6386.42	0.147
112	6506.90	0.149
113	8253.26	0.189
114	8591.46	0.197
115	6483.85	0.149
116	6422.08	0.147
117	6515.73	0.150
118	6513.65	0.150
119	6422.06	0.147
120	6422.06	0.147

Lot #	SQ. FT.	Area
121	6422.05	0.147
122	7297.68	0.168
123	6997.50	0.161
124	7190.00	0.165
125	6862.84	0.158
126	10570.57	0.243
127	10624.95	0.244
128	8733.29	0.200
129	8251.40	0.189
130	8047.33	0.185
131	6637.43	0.152
132	6637.00	0.152
133	6636.94	0.152
134	6636.89	0.152
135	6636.88	0.152
136	6636.88	0.152
137	7731.06	0.177
138	9922.30	0.228
139	9921.31	0.228
140	9921.28	0.228

Lot #	SQ. FT.	Area
141	9921.24	0.228
142	9921.21	0.228
143	9921.17	0.228
144	12161.51	0.279

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CANTERA HERMOSA PHASE 3 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 3 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: \_\_\_\_\_

HIDALGO COUNTY IRRIGATION DISTRICT NO. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

NO IMPROVEMENT OF ANY KIND ( INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 RIGHTS-OF-WAYS OR EASEMENTS.

\_\_\_\_\_  
 PRESIDENT

ATTEST: \_\_\_\_\_ SECRETARY

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CANTERA HERMOSA PHASE 3 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF ALAMO ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
 P&Z CHAIRMAN OF THE CITY OF ALAMO

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

BY DATE  
 REVISION  
**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. MCINTYRE - EDINBURG, TX 78541  
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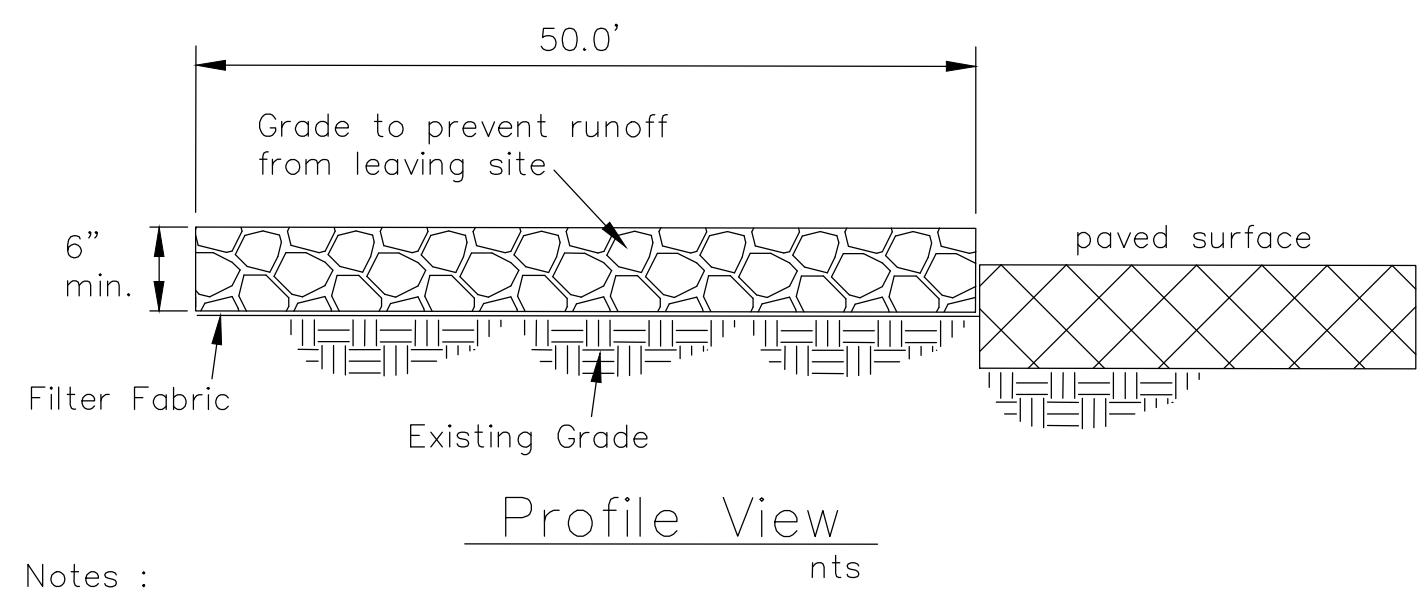
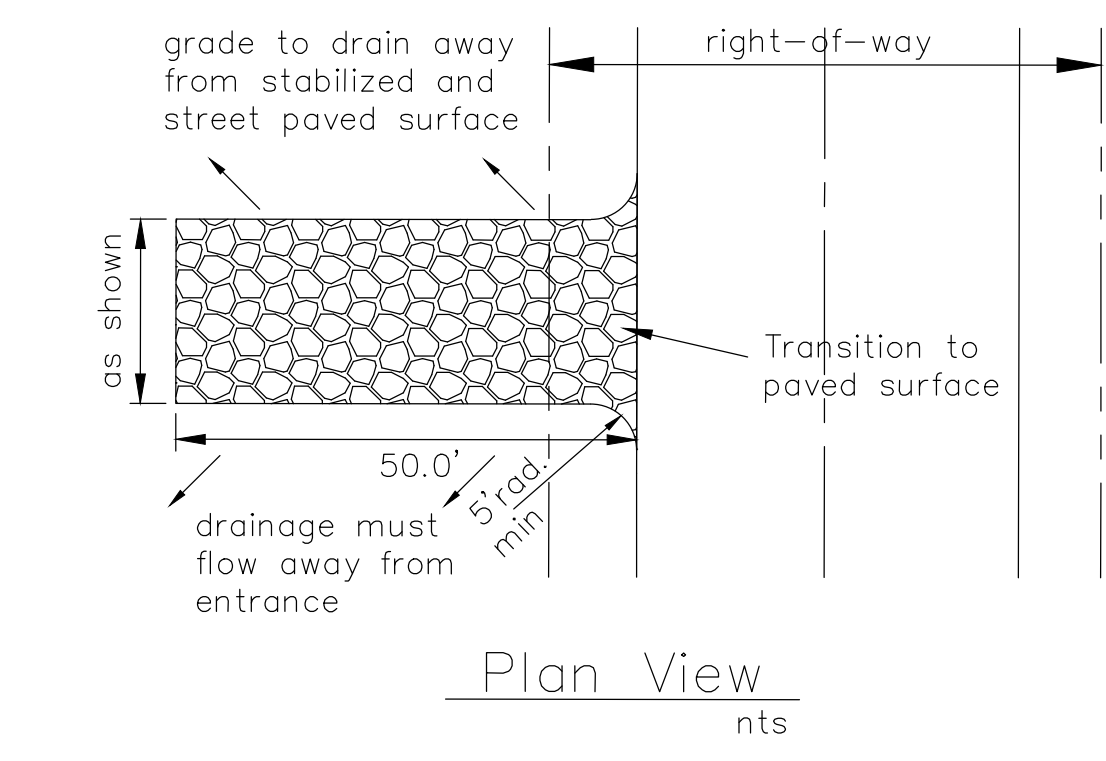
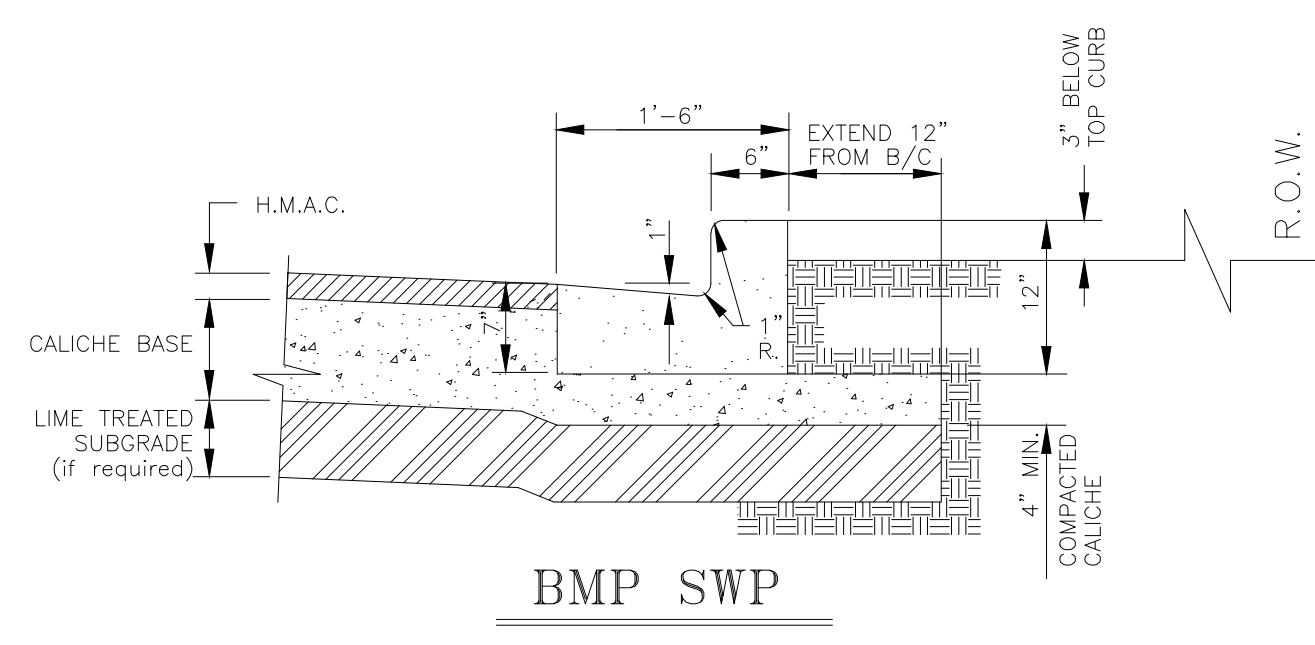
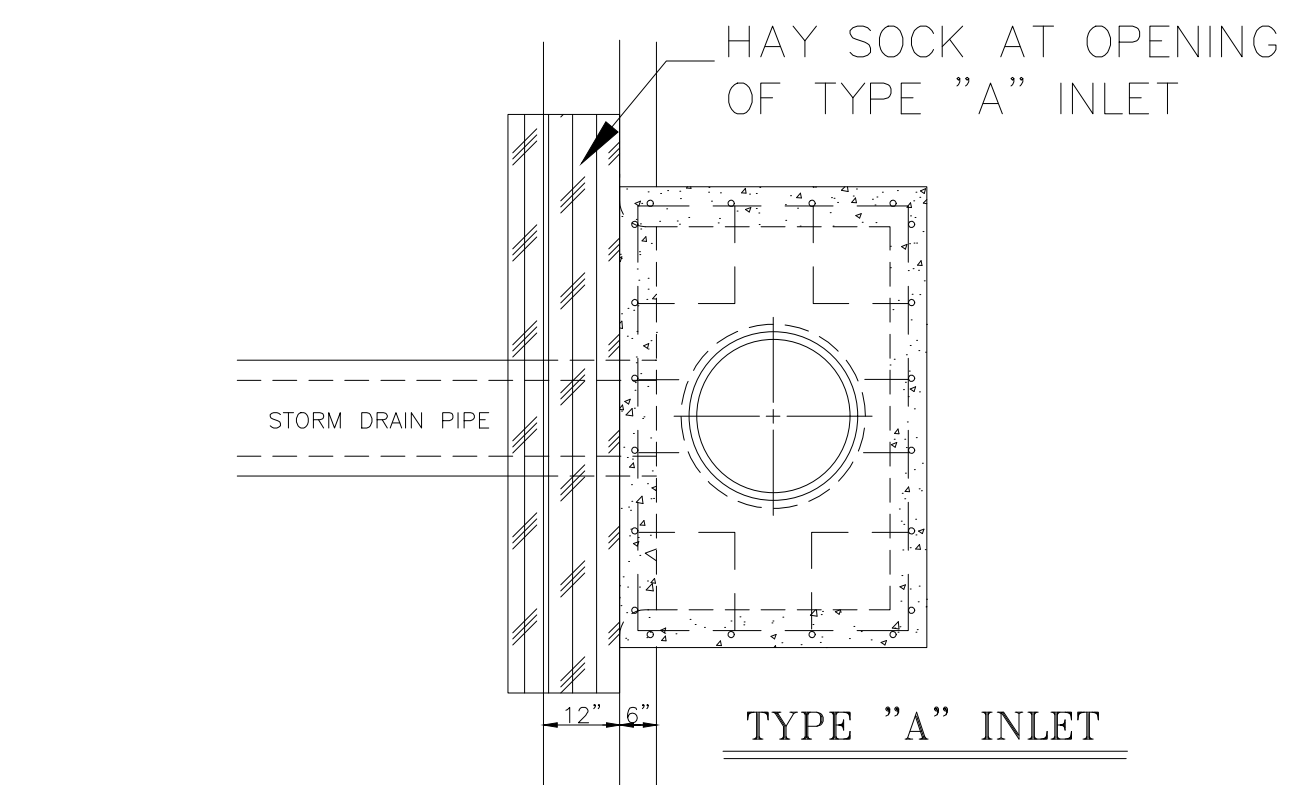
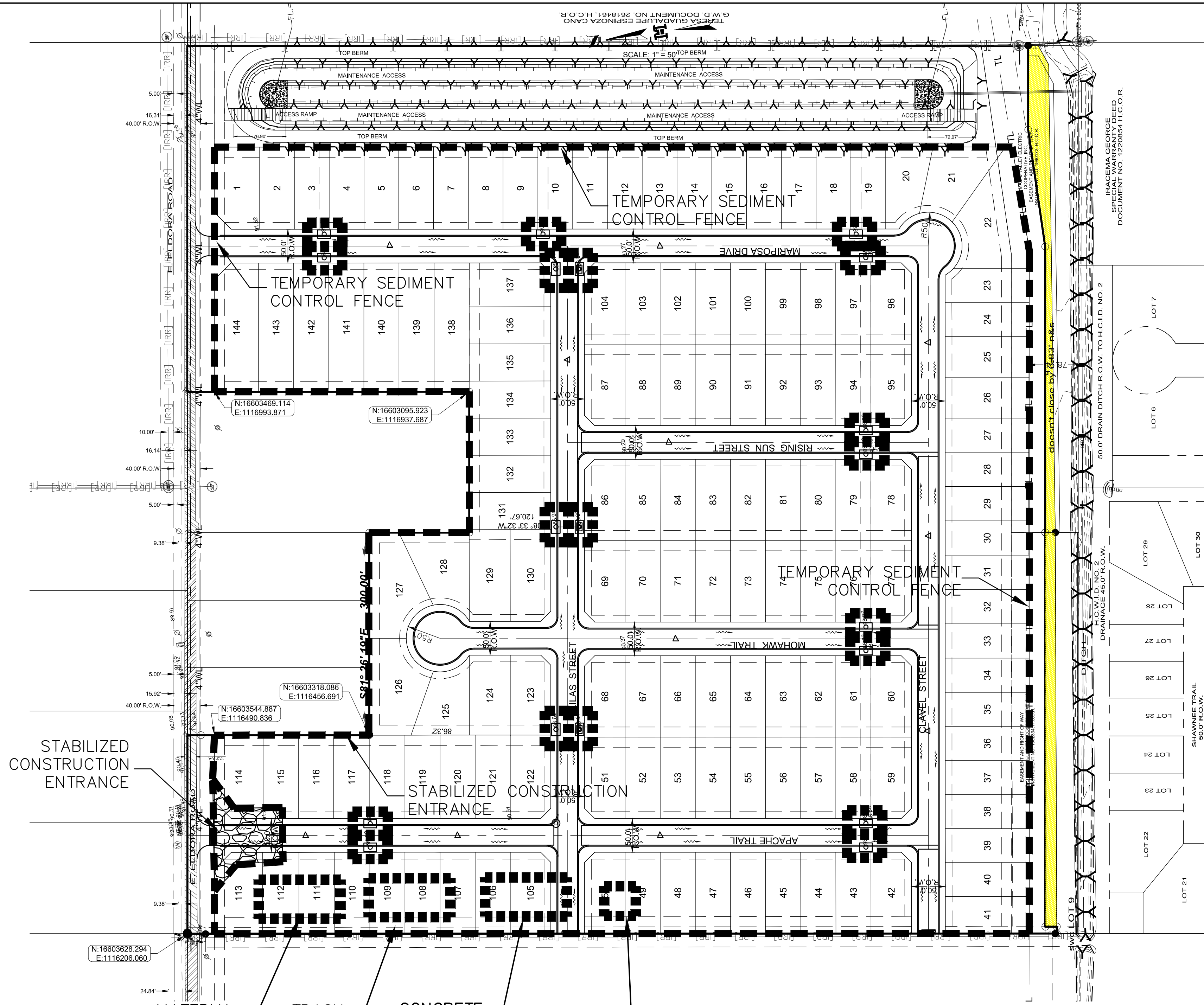
ENG. TECH. CIRCO  
 PROJECT ENG. MARIO REYNA  
 T-BOOK .PG.  
 1. RELEASE DATE:  
 2. RELEASE DATE:  
 3. RELEASE DATE:  
 SCALE: 1" = 60'

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435  
  
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117389  
 8-6-22  
 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

CANTERA HERMOSA  
 PHASE 3  
 HIDALGO COUNTY, TEXAS

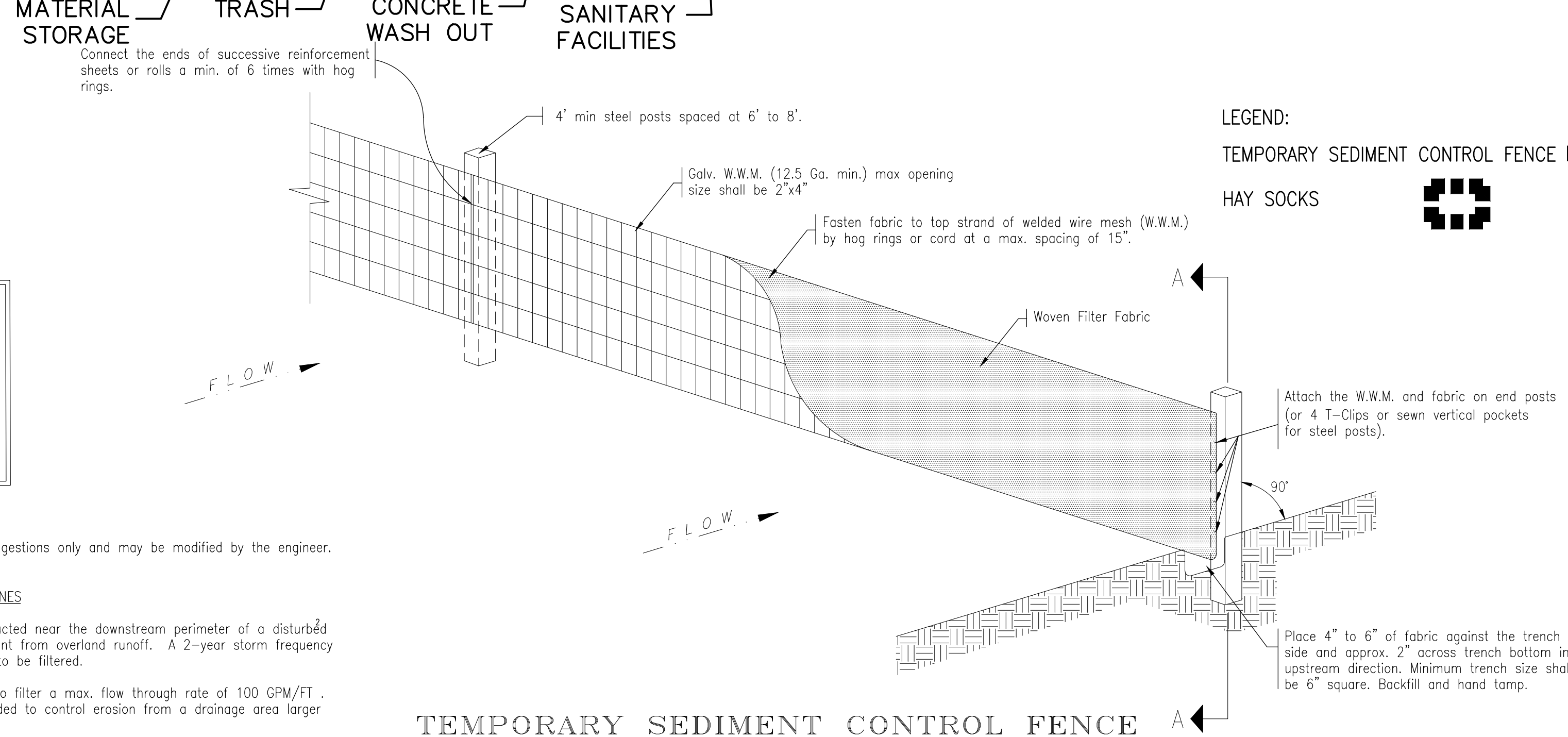
**EROSION CONTROL LAYOUT**

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 File Name: CANTERA HERMOSA 3  
 SHEET 5 OF 20



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

AS-BUILT 10-5-23  
 Stabilized Construction Entrance



- LEGEND:
- TEMPORARY SEDIMENT CONTROL FENCE
  - HAY SOCKS

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

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

SEDIMENT CONTROL FENCE USAGE GUIDELINES

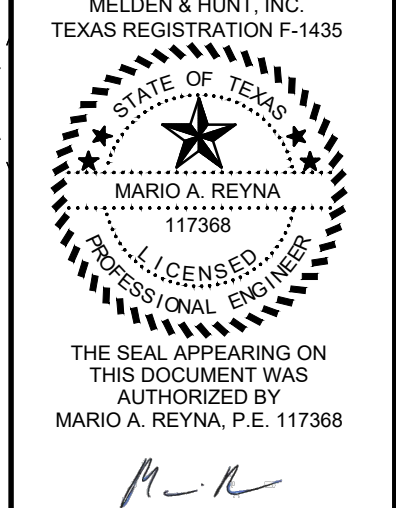
A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2-year storm frequency may be used to calculate the flow rate to be filtered.

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



DATE	12-20-22
BY	MELDEN & HUNT INC.
REVISION	
1. RELEASE DATE	
2. RELEASE DATE	
3. RELEASE DATE	

PROJECT ENG. MARIO REYNA	T-BOOK	PG.
1. RELEASE DATE		
2. RELEASE DATE		
3. RELEASE DATE		

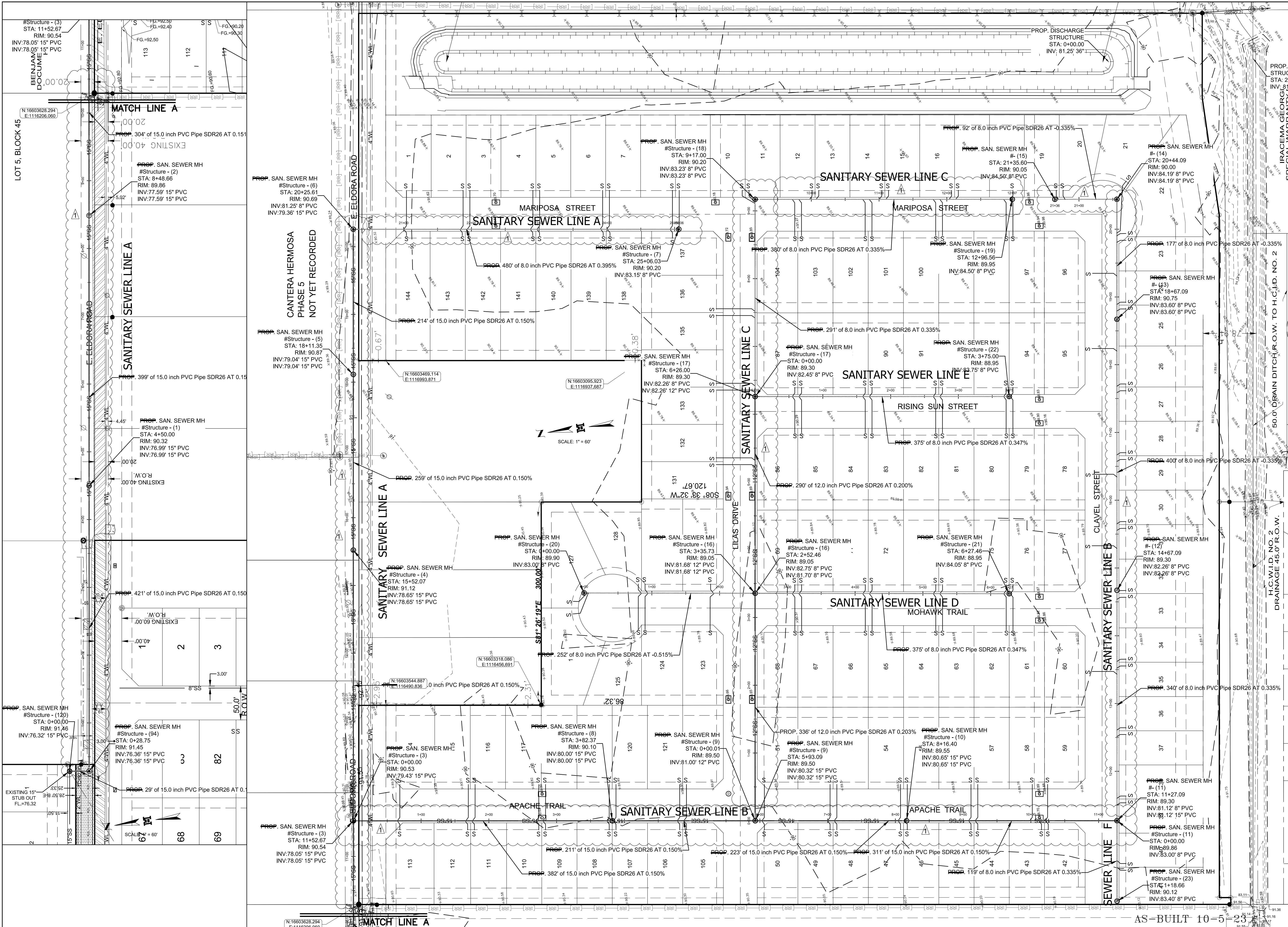


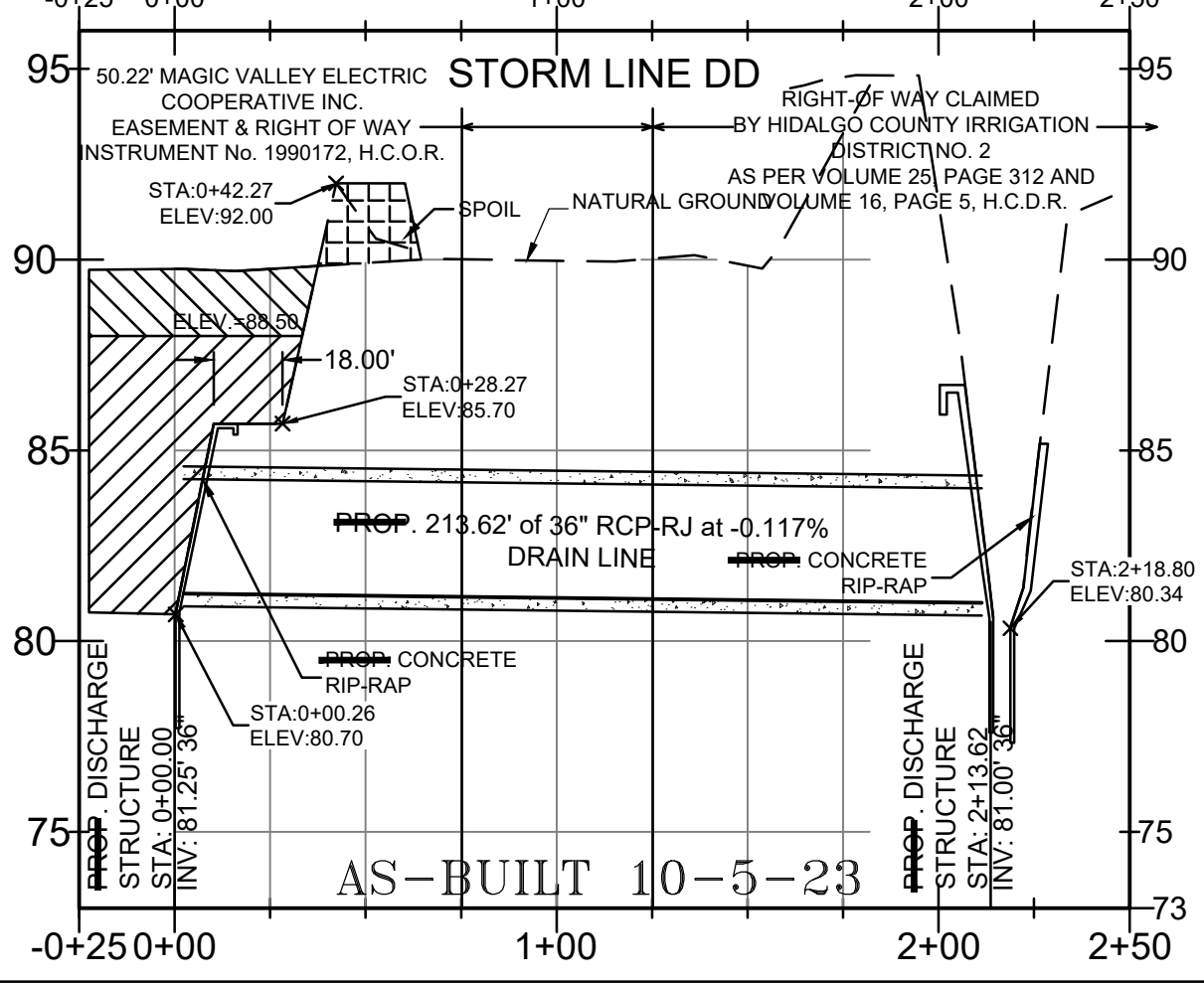
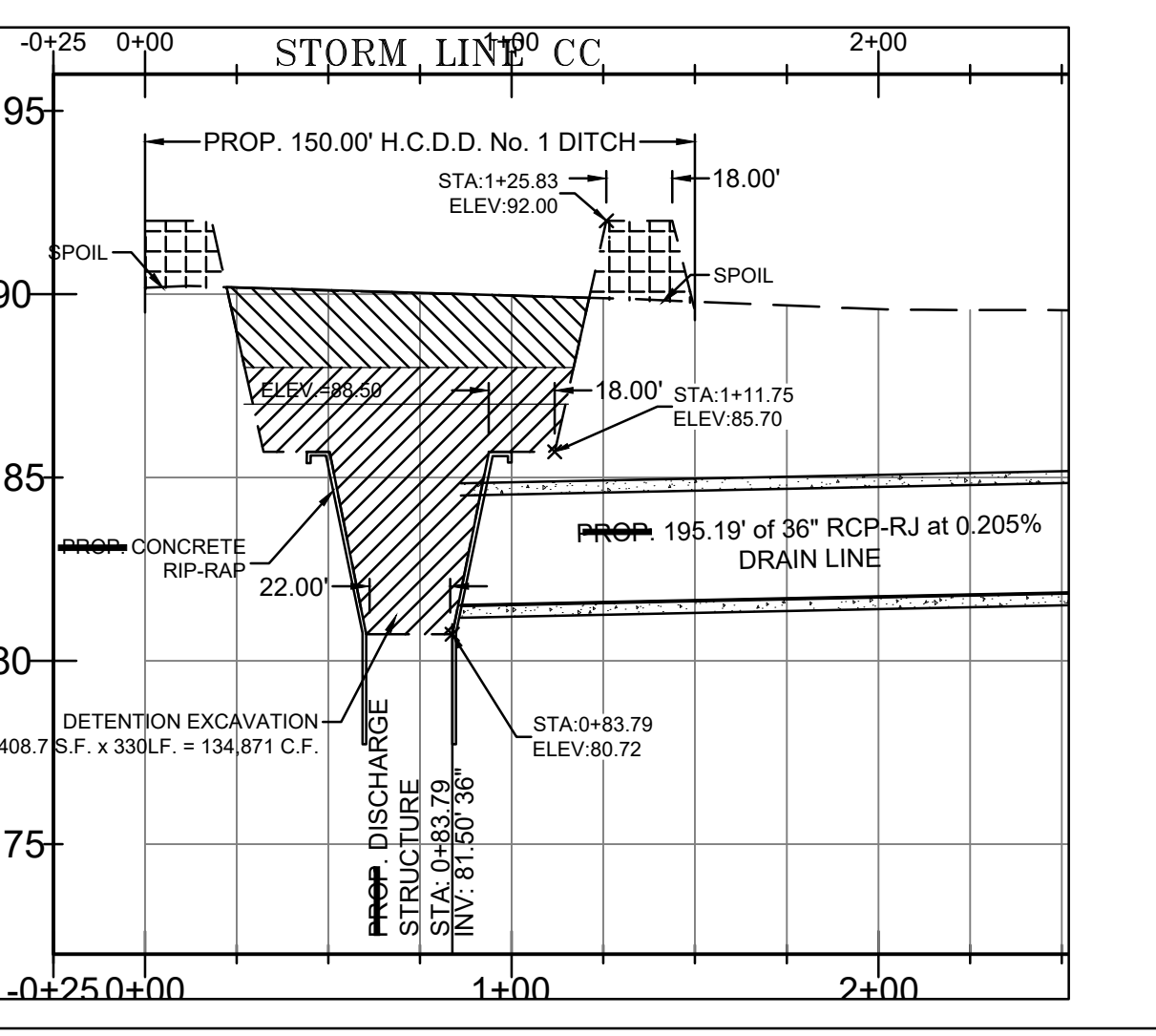
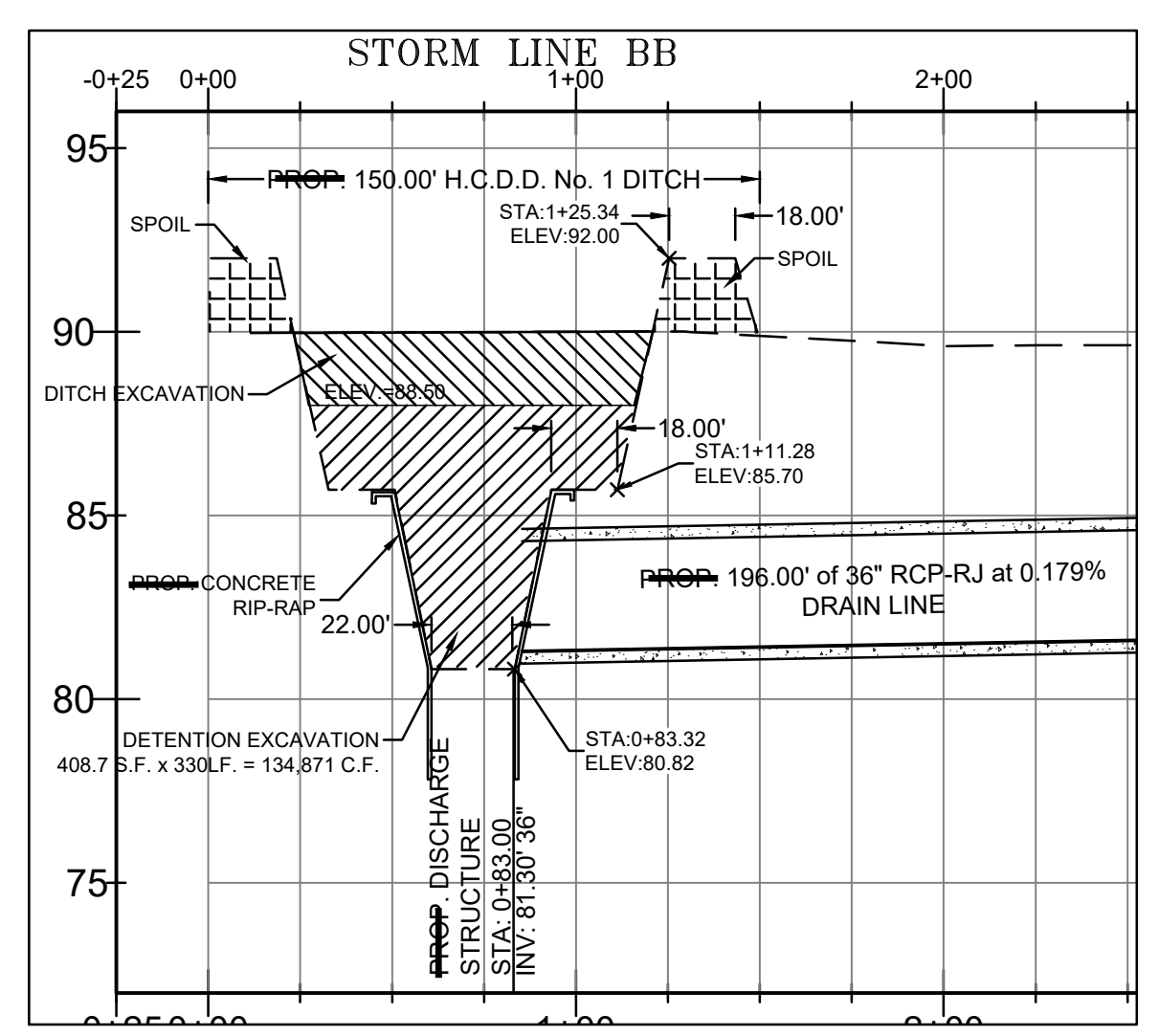
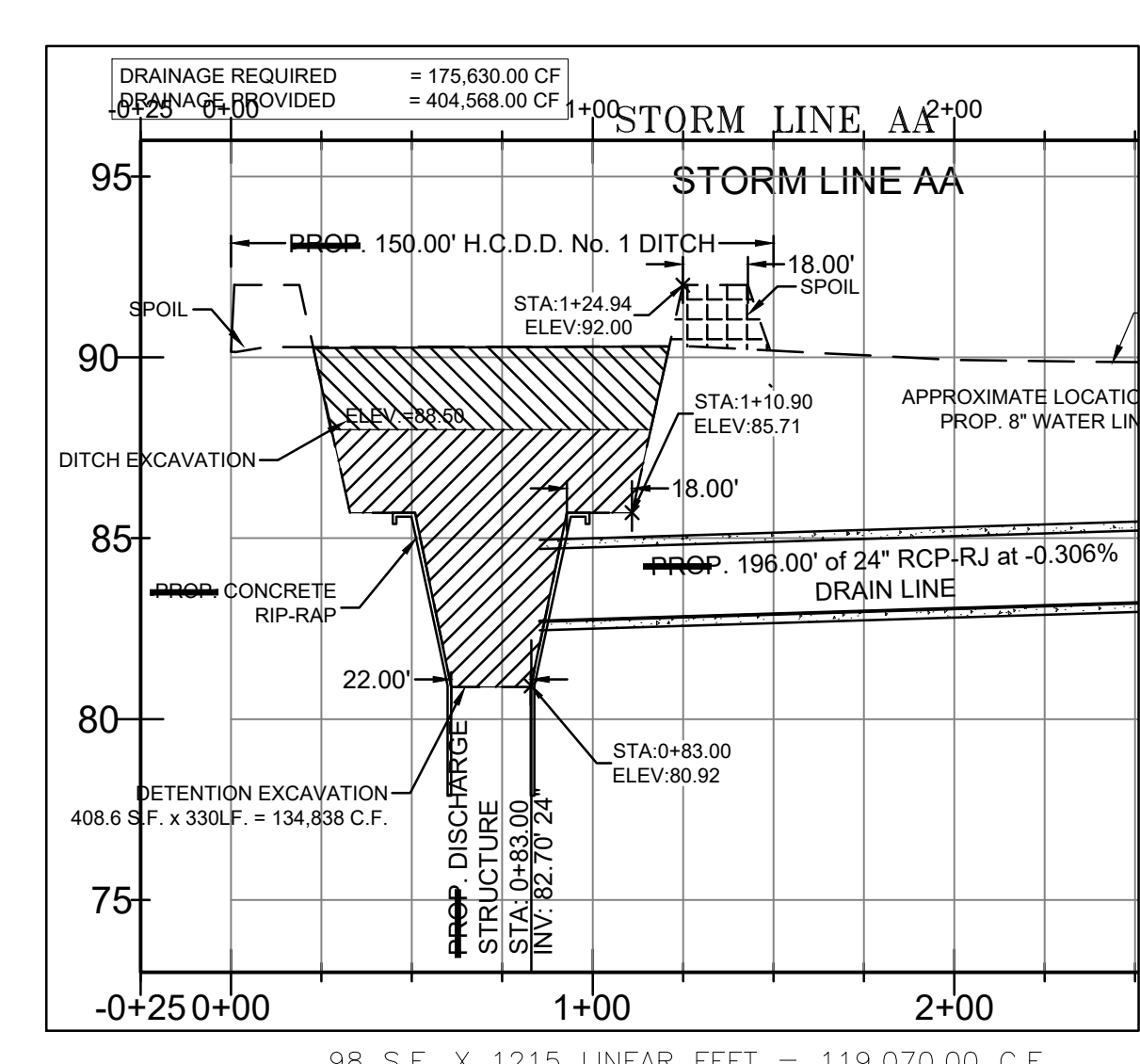
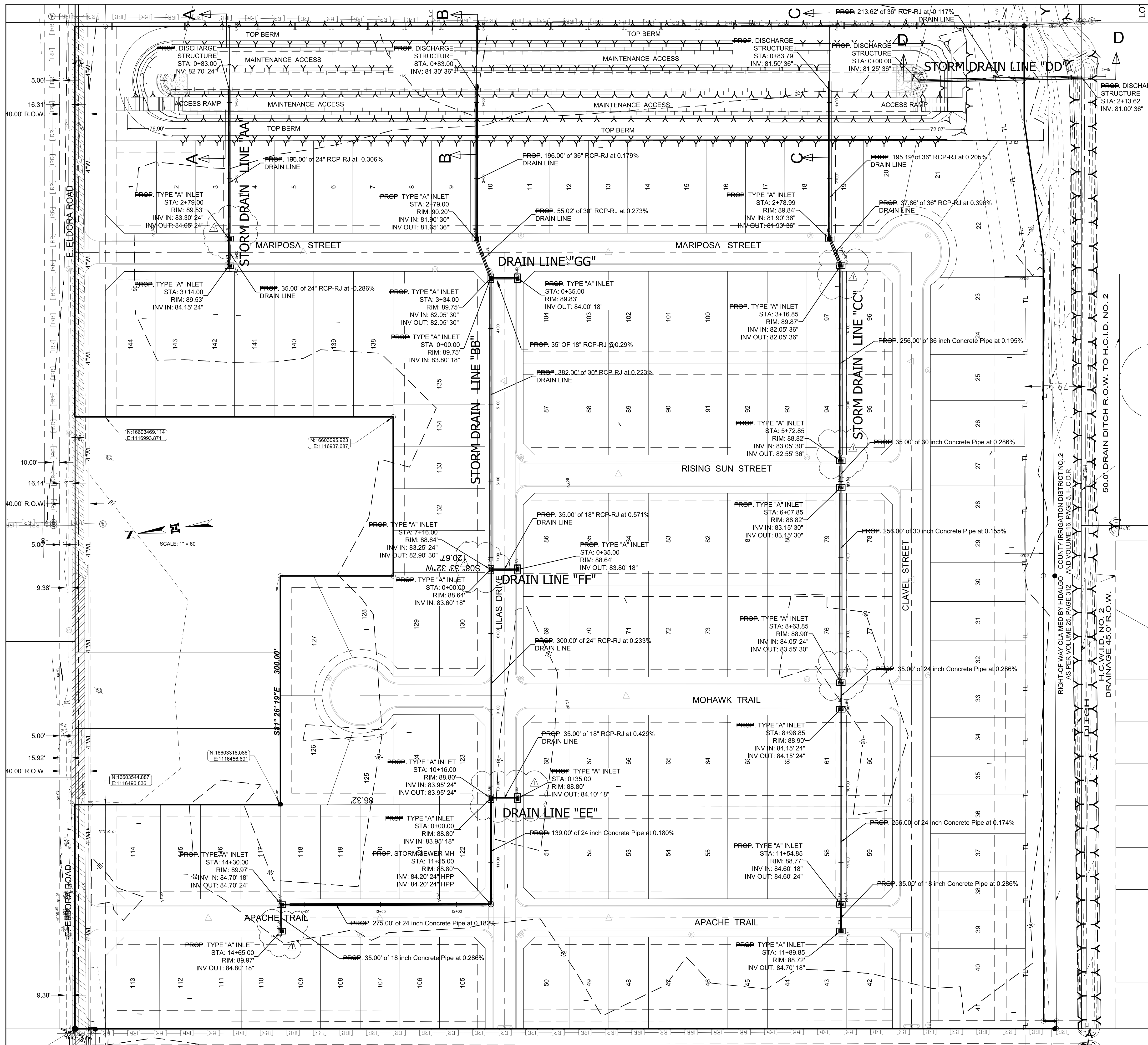
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CANTERA HERMOSA PHASE 3  
HIDALGO COUNTY, TEXAS

**PROPOSED SANITARY SEWER LAYOUT**

AS-BUILT 10-5-23





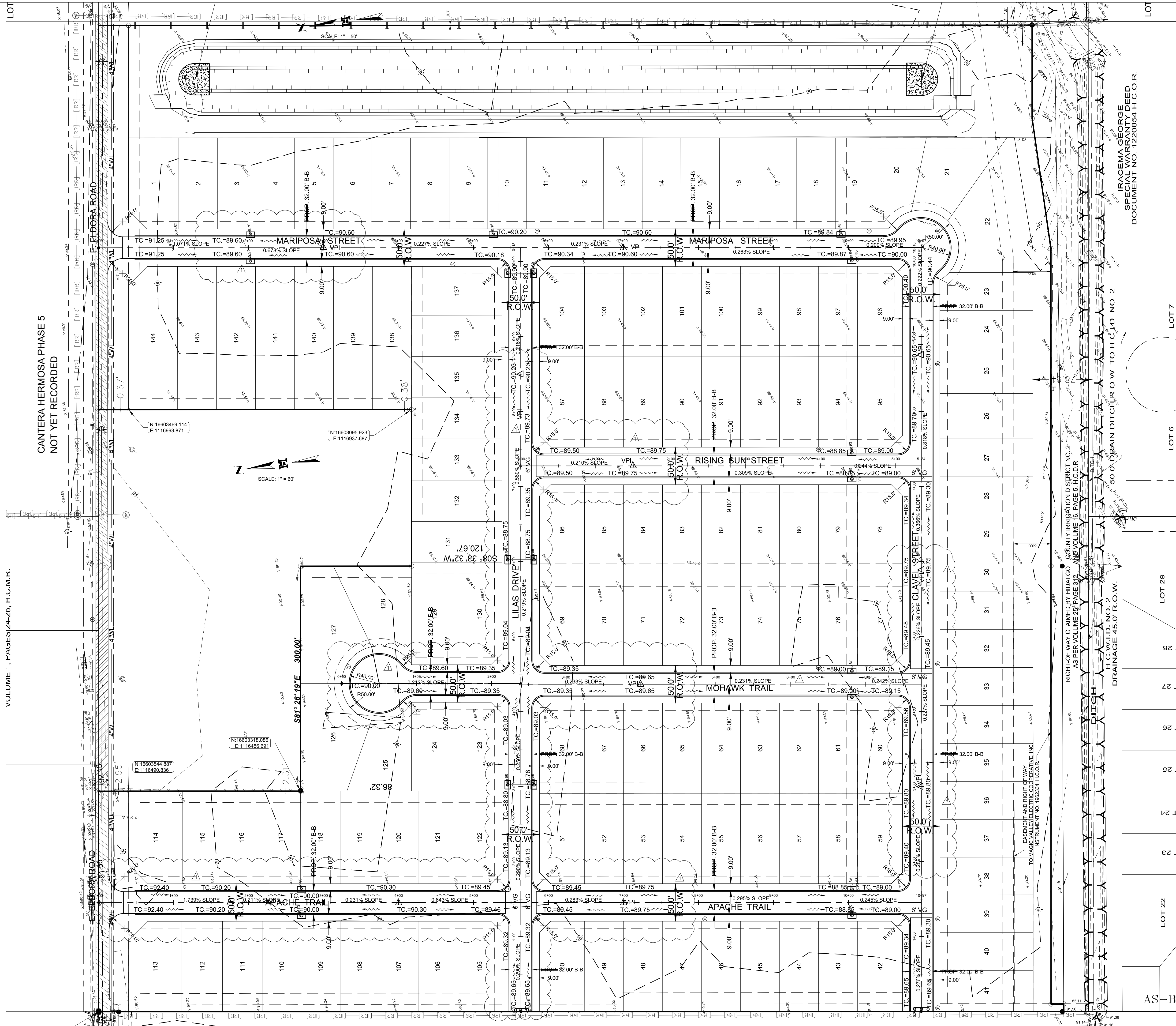
JOB NO. 22026.01

PROJECT: CANTERA HERMOSA PHASE 3  
 CLIENT: CAYETANO DEV  
 DATE: 7-25-23  
 BY: MARIO REYNA  
 CHECKED: MARIO A. REYNA  
 DATE: 7-25-23  
 Melden & Hunt, Inc.  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (936) 361-0981 - FAX: (936) 361-1839  
 ESTABLISHED 1947 - www.meldenandhunt.com

ENG. TECH. CIRC. PROJECT ENG. MARIO REYNA  
 T-BOOK .PG. 117368  
 1. RELEASE DATE: 7-25-23  
 2. RELEASE DATE:  
 3. RELEASE DATE:  
 SCALE: 1" = 60'  
 Melden & Hunt, Inc.  
 TEXAS REGISTRATION F-1435  
 MARIO A. REYNA  
 117368  
 LICENSED PROFESSIONAL ENGINEER  
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117368

CANTERA HERMOSA PHASE 3  
 HIDALGO COUNTY, TEXAS

**PROPOSED STORM DRAINAGE LAYOUT**  
 AS-BUILT 10-5-23  
 SHEET 12 OF 20

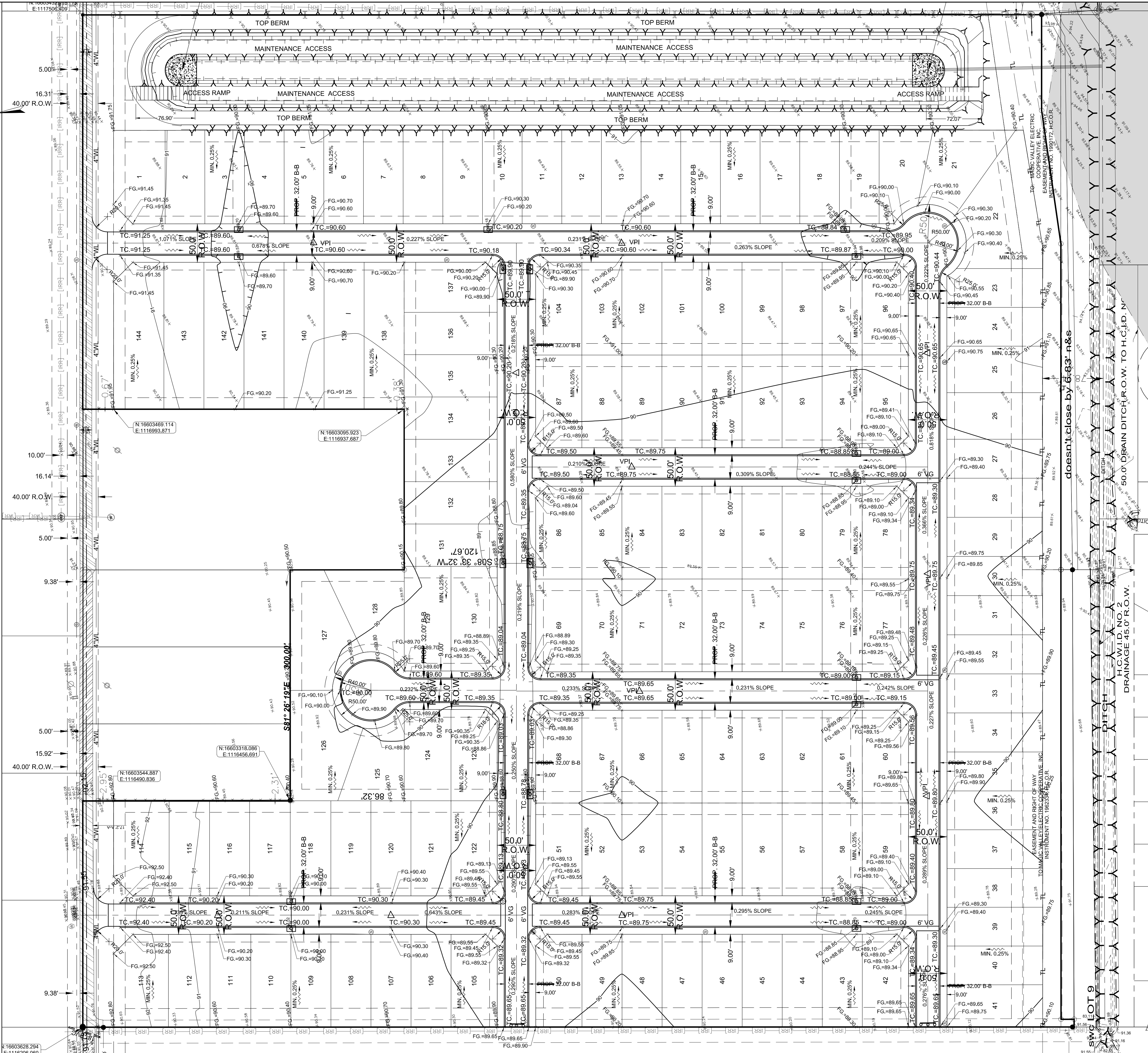


CANTERA HERMOSA PHASE 5  
NOT YET RECORDED

VOLUME 11, PAGES 24-26, H.C.W.T.

AS-BUILT 10-5-23

JOB No.		22026.01	
PROJECT	STREET GRADINGS	REVISION	DATE
CANTERA HERMOSA PHASE 3	7-25-23	7-25-23	7-25-23
BY	DATE	DATE	DATE
MELDEN & HUNT, INC.	7-25-23	7-25-23	7-25-23
MELDEN & HUNT, INC. CONSULTANTS • ENGINEERS • SURVEYORS		IRACEMA GEORGE SPECIAL WARRANTY DEED DOCUMENT NO. 1220854 H.C.O.R.	
115 W. MCINTYRE - EDINBURG, TX 78541 PH: (936) 361-0981 - FAX: (936) 361-1839 ESTABLISHED 1917 - www.meldenandhunt.com		MELDEN & HUNT, INC. CONSULTANTS • ENGINEERS • SURVEYORS	
ENG. TECH. CIRO	PROJECT ENG. MARIO REYNA	1. RELEASE DATE	2. RELEASE DATE
7-25-23	7-25-23	7-25-23	7-25-23
MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435		MARIO A. REYNA, P.E. 117388	
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, 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 3		HIDALGO COUNTY, TEXAS	
PROPOSED STREET LAYOUT		SHEET 15 OF 20	



AS-BUILT 10-5-23

JOB NO. 22026.01

PROJECT: GRADING PLAN REVISION  
 REVISION: 7-25-23  
 DATE: 7-25-23  
 BY: C.I.R.O.

PROJECT: MILDEN & HUNT INC.  
 CONSULTANTS ENGINEERS SURVEYORS  
 115 W. MCINTYRE - EDINBURG, TX 78541  
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 TEXAS REGISTRATION F-1435  
 MARIO A. REYNA  
 117388  
 LICENSED PROFESSIONAL ENGINEER  
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CANTERA HERMOSA PHASE 3  
 HIDALGO COUNTY, TEXAS

PROPOSED LOT GRADING LAYOUT

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