



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 4 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: 123  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: 15

FILLING STATIONS: 8

LOCATION DESCRIPTION: NORTH OF ELDORA ROAD APPROXIMATELY 1/4 MILE EAST OF TOWER ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF ALAMO.

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-19-2022 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 A NEW DRAIN DITCH CONSTRUCTED IN CANTERA HERMOSA PHASE 3.

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

H.C.R.O.W. FINAL APPROVAL DATE: 10-31-2023 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: 10-31-2023 : 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.

REQUEST FOR FINAL APPROVAL WITH:  **CASH DEPOSIT: Amount: \$313,120.00 For: (Drainage Improvements)**

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: SEPTEMBER 27, 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** 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.

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# SUBDIVISION MAP OF CANTERA HERMOSA PHASE 4

BEING A RESUBDIVISION OF 25.771 ACRES  
OUT OF LOT 5, 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, TRES CANTERAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNER OF THE 25.771 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CANTERA HERMOSA PHASE 4, 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.

TRES CANTERAS, L.P., A TEXAS LIMITED PARTNERSHIP DATE: \_\_\_\_\_

JOHN R. MAYS  
11410 N. FM 493  
DONNA, TX, 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 DRIVER'S 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.

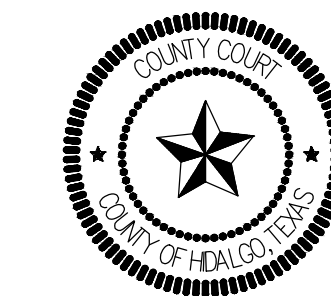
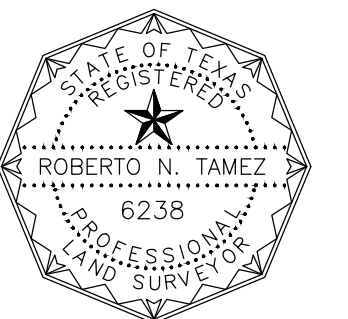
MARIO A. REYNA, P.E. # 117368  
DATE PREPARED: AUGUST 12, 2020  
JOB No. (ENG.) 22026.00



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 4 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 1/5/21 BY ME OR UNDER MY SUPERVISION.

ROBERTO N. TAMEZ, R.P.L.S. # 6238  
SURVEY JOB No. 21999.28

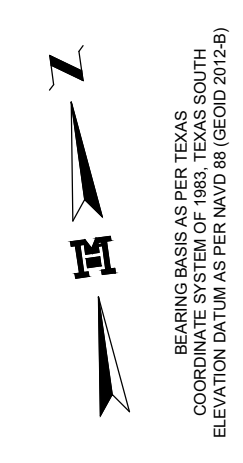
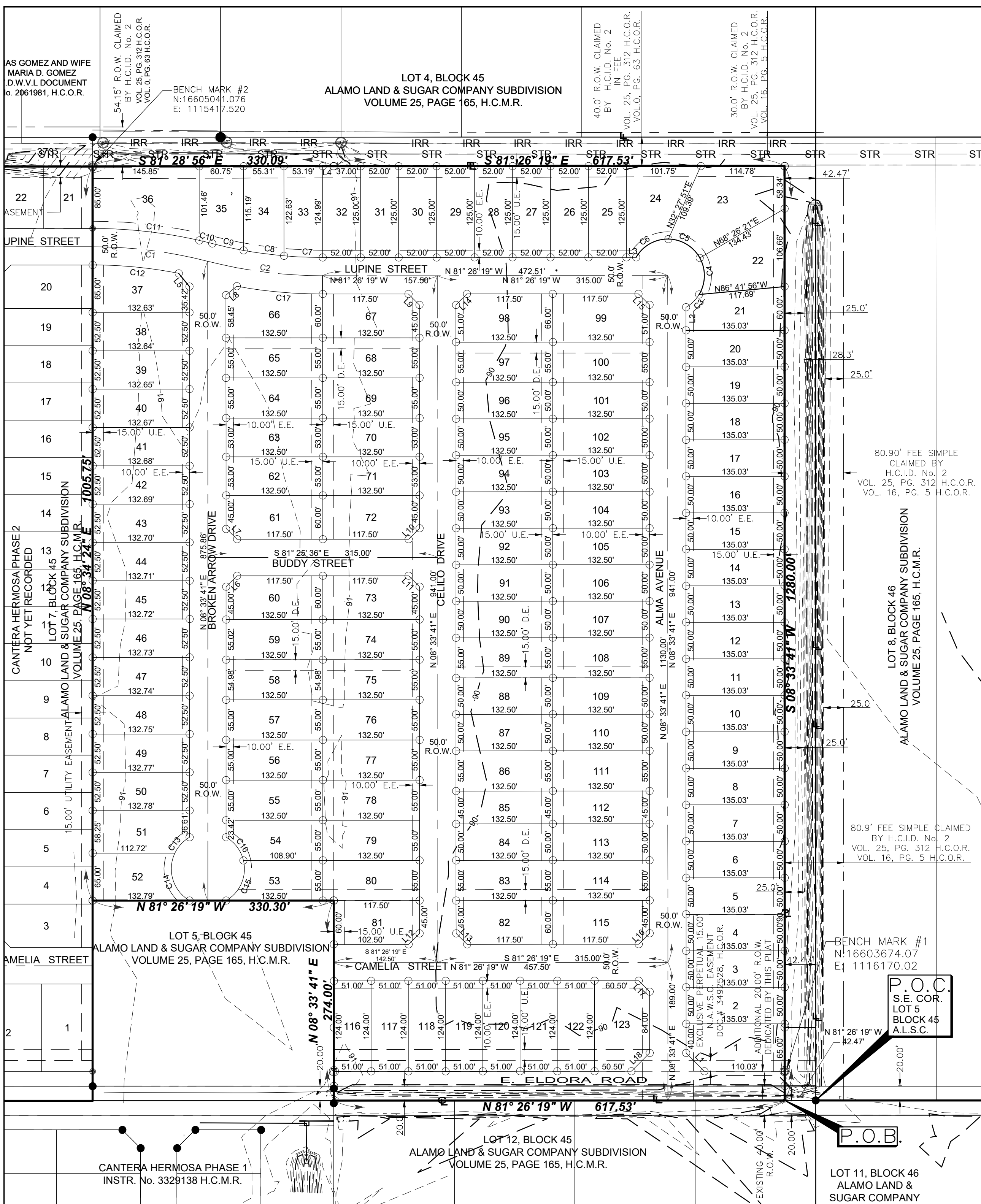


FILED FOR RECORD IN  
HIDALGO COUNTY  
ARTURO GUJARDO, JR.  
HIDALGO COUNTY CLERK

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

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

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



### RIGHT OF WAY EASEMENT

KNOWN 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/ARE 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, GRANTEE 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 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 \_\_\_\_

TRES CANTERAS, L.P., A TEXAS LIMITED PARTNERSHIP  
JOHN R. MAYS  
11410 N. 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 \_\_\_\_\_, 2023.

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

### DESCRIPTION OF CANTERA HERMOSA PHASE 4

#### METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 25.771 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 5, BLOCK 45, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 25.771 ACRES OUT OF A CERTAIN TRACT CONVEYED TO TRES CANTERAS, L.P., A TEXAS LIMITED PARTNERSHIP BY VIRTUE OF A WARRANTY DEED WITH VENDOR'S LEIN RECORDED UNDER DOCUMENT NUMBERS 3389965, HIDALGO COUNTY OFFICIAL RECORDS, SAID 25.771 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NO. 4 REBAR FOUND ON THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 45:

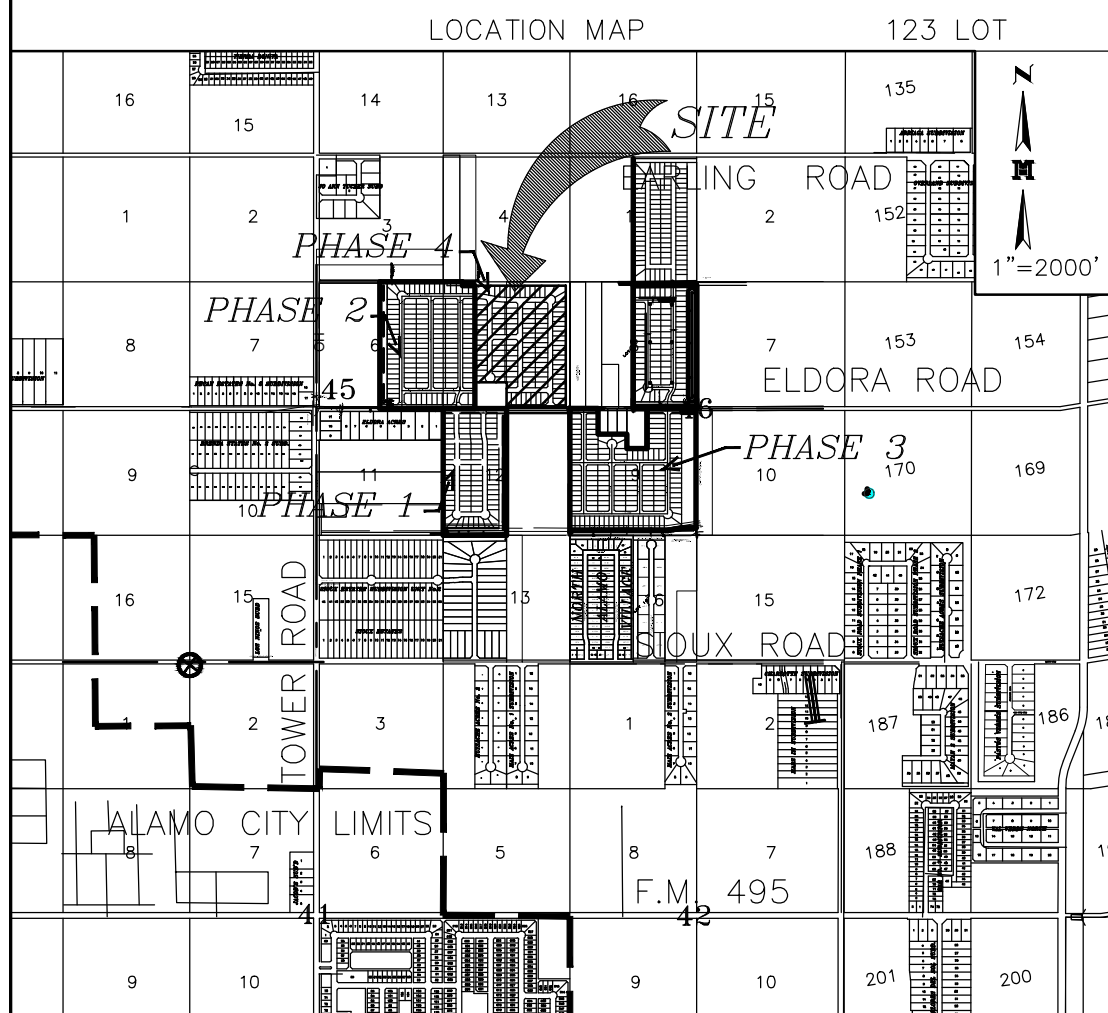
- THENCE, N 81° 26' 19" W ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 45, A DISTANCE OF 42.47 FEET TO A NAIL SET, FOR THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 81° 26' 19" W ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 45, A DISTANCE OF 617.53 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
- THENCE, N 08° 33' 41" E AT A DISTANCE OF 20.00 FEET PASS THE NORTH RIGHT-OF-WAY LINE OF E. ELDORA ROAD, CONTINUING A TOTAL DISTANCE OF A DISTANCE OF 274.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
- THENCE, N 81° 26' 19" W A DISTANCE OF 330.30 FEET TO A NO. 4 REBAR SET FOR AN OUTSIDE CORNER OF THIS TRACT;
- THENCE, N 08° 34' 24" E A DISTANCE OF 1005.75 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 26' 19" E ALONG THE SOUTH LINE OF A 40.0-FOOT CANAL CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, A DISTANCE OF 330.09 FEET TO A NO. 4 REBAR SET FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 81° 26' 19" E ALONG THE SOUTH LINE OF A 40.0-FOOT CANAL CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, A DISTANCE OF 617.53 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 33' 41" W ALONG THE WEST LINE OF A 80.9-FOOT DITCH RIGHT-OF-WAY CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AT A DISTANCE OF 1,280.00 FEET PASS THE NORTH RIGHT-OF-WAY LINE OF E. ELDORA ROAD, CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.771 ACRES, OF WHICH 0.283 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF E. ELDORA ROAD, LEAVING A NET OF 25.488 ACRES OF LAND, MORE OR LESS.

### INDEX TO SHEET OF CANTERA HERMOSA PHASE 4

- 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; ALAMO PLANNING & ZONING; COUNTY CLERK'S RECORDING CERTIFICATE; IRRIGATION DISTRICT, H.C.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION);
- SHEET 4: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WASTE WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION); DETAILS;
- SHEET 5: DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND ENGINEERING CERTIFICATION.
- SHEET 6: MAP OF TOPOGRAPHY; REVISION NOTES; STREETS, GRADING;
- SHEET 7: WATER, SANITARY, STORM AND STREET CONSTRUCTION DETAILS.

### PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
TRES CANTERAS, L.P., A TEXAS LIMITED PARTNERSHIP	11410 N. FM. 493	DONNA, TEXAS 78537	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, 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



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:  
CANTERA HERMOSA PHASE 4 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE NORTH SIDE OF E. ELDORA ROAD, APPROXIMATELY .50 OF ONE MILE EAST OF ITS INTERSECTION WITH E. 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 4 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.

- #### 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.W. COR. - NORTHWEST CORNER  
P.O.B. - POINT OF BEGINNING OF ONE ACRE
- TL - TRANSMISSION LINE  
STR - IRRIGATION DRAIN LINE  
IRR - IRRIGATION LINE

DRAWN BY: C180 DATE: \_\_\_\_\_  
FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

**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

SUBDIVISION MAP OF  
**CANTERA HERMOSA PHASE 4**  
 BEING A RESUBDIVISION OF 25.420 ACRES  
 OUT OF LOT 5, 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  
 SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER; SIDE 15.00 FEET N. SIDE LOTS 58, 67, 70, 79, 100 & 103.  
 SIDE 15.00 FEET S. SIDE LOTS 86, 92, 111 & 117.  
 CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET  
 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. 90.40 N.G.V.D., 29 DESCRIPTIONS: MHI MONUMENT SET IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16603647.07, E: 1116170.02.  
 --->B.M. NO. 2--ELEV. 92.40 N.G.V.D., 29 DESCRIPTIONS: MHI MONUMENT SET ON CONCRETE LOCATED AT THE NORTHWEST CORNER OF LOT 36 OF THIS SUBDIVISION. N: 16605041.076, E: 1115417.520.

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 153,164 CUBIC- FEET 3.516 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (DETENTION SHALL BE ACCOMPLISHED WITHIN THE EXISTING DITCH ALONG THE EAST SIDE OF CANTERA HERMOSA PHASE 3 TO THE SOUTHWEST.)

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 S: 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, 119 THROUGH 126.

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 INSTALLED 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 INSTALLED ALONG BOTH SIDES OF INTERIOR STREET BY LOT OWNERS AT BUILDING PERMIT STAGE AS PER CITY OF ALAMO.

17. THE DEVELOPER SHALL ERECT A MINIMUM 6 FOOT FENCE BUFFER ALONG THE REAR OF LOTS 1 THROUGH 23 WHERE AFTER THE INDIVIDUAL PROPERTY OWNERS SHALL BE PERPETUALLY RESPONSIBLE TO HAVE IT MAINTAINED IN A VIABLE MANNER TO IMPEDE ACCESS TO THE ADJOINING DITCH.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CANTERA HERMOSA PHASE 4  
 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 4  
 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. \_\_\_\_\_ DATE: \_\_\_\_\_  
 GENERAL MANAGER

**HIDALGO COUNTY  
 CERTIFICATE OF PLAT APPROVAL  
 IRRIGATION DISTRICT NO. 2**

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

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT  
 No. 2 RIGHTS-OF-WAY 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 4  
 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF  
 ALAMO \_\_\_\_\_ ON \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

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

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	159.22'	634.48'	014° 22' 42"	N74° 14' 57"W	158.81'	80.03
C2	159.22'	634.48'	014° 22' 42"	S74° 14' 57"E	158.81'	80.03
C3	25.27'	50.00'	028° 57' 18"	N54° 05' 23"E	25.00'	12.91
C4	52.36'	50.00'	059° 59' 57"	N9° 36' 46"E	50.00'	28.87
C5	52.36'	50.00'	060° 00' 00"	N50° 23' 13"W	50.00'	28.87
C6	53.28'	50.00'	061° 03' 05"	S69° 05' 14"W	50.79'	29.48
C7	53.16'	609.48'	004° 59' 52"	S78° 56' 22"E	53.15'	26.60
C8	55.82'	609.48'	005° 14' 52"	S73° 49' 00"E	55.80'	27.93
C9	43.96'	609.48'	004° 07' 58"	S69° 07' 35"E	43.95'	21.99
C10	18.33'	659.48'	001° 35' 33"	N67° 51' 22"W	18.33'	9.16
C11	147.16'	659.48'	012° 47' 08"	N75° 02' 43"W	146.86'	73.89
C12	118.69'	609.48'	011° 09' 27"	N75° 51' 35"W	118.50'	59.53
C13	29.96'	50.00'	034° 19' 39"	S51° 24' 53"W	29.51'	15.44
C14	74.76'	50.00'	085° 41' 22"	S8° 35' 38"E	68.00'	46.37
C15	64.16'	50.00'	073° 31' 23"	N31° 46' 59"E	59.85'	37.35
C16	40.53'	50.00'	046° 26' 36"	N28° 12' 00"W	39.43'	21.45
C17	118.41'	659.48'	010° 17' 14"	S76° 17' 41"E	118.25'	59.36

Line #	Direction	Length
L1	N 36° 26' 19" W	35.36'
L2	S 08° 33' 41" W	31.70'
L3	S 81° 26' 19" E	13.21'
L4	S 81° 28' 56" E	15.00'
L5	N 30° 30' 26" W	23.29'
L6	N 53° 33' 41" E	21.21'
L7	N 36° 26' 19" W	21.21'
L8	S 59° 01' 51" W	19.09'
L9	N 36° 26' 19" W	21.21'
L10	N 53° 33' 40" E	21.21'
L11	N 36° 26' 19" W	21.21'
L12	N 53° 33' 41" E	21.21'
L13	N 36° 26' 19" W	21.21'
L14	N 53° 33' 41" E	21.21'
L15	S 36° 26' 19" E	21.21'
L16	N 53° 33' 41" E	21.21'
L17	N 36° 26' 19" W	21.21'
L18	S 53° 33' 41" W	35.36'

Lot #	SQ. FT.	Area
1	8464.45	0.194
2	6751.50	0.155
3	6751.50	0.155
4	6751.50	0.155
5	6751.50	0.155
6	6751.50	0.155
7	6751.50	0.155
8	6751.50	0.155
9	6751.50	0.155
10	6751.50	0.155
11	6751.50	0.155
12	6751.50	0.155
13	6751.50	0.155
14	6751.50	0.155
15	6751.50	0.155
16	6751.50	0.155
17	6751.50	0.155
18	6751.50	0.155
19	6751.50	0.155
20	6751.50	0.155
21	7094.31	0.163

Lot #	SQ. FT.	Area
22	8898.81	0.204
23	13098.46	0.301
24	8604.25	0.198
25	6499.44	0.149
26	6500.04	0.149
27	6499.43	0.149
28	6500.09	0.149
29	6499.54	0.149
30	6500.27	0.149
31	6499.78	0.149
32	6500.49	0.149
33	6600.17	0.152
34	6600.17	0.152
35	6600.17	0.152
36	13200.35	0.303
37	7869.34	0.181
38	6963.44	0.160
39	6964.03	0.160
40	6964.62	0.160
41	6965.21	0.160
42	6965.80	0.160

Lot #	SQ. FT.	Area
43	6966.39	0.160
44	6966.98	0.160
45	6967.57	0.160
46	6968.16	0.160
47	6968.75	0.160
48	6969.33	0.160
49	6969.92	0.160
50	6970.51	0.160
51	7473.44	0.172
52	7354.48	0.169
53	6233.19	0.143
54	6808.09	0.156
55	7286.84	0.167
56	7287.49	0.167
57	7287.49	0.167
58	7284.83	0.167
59	7290.15	0.167
60	7837.49	0.180
61	7836.99	0.180
62	7022.50	0.161
63	7022.44	0.161

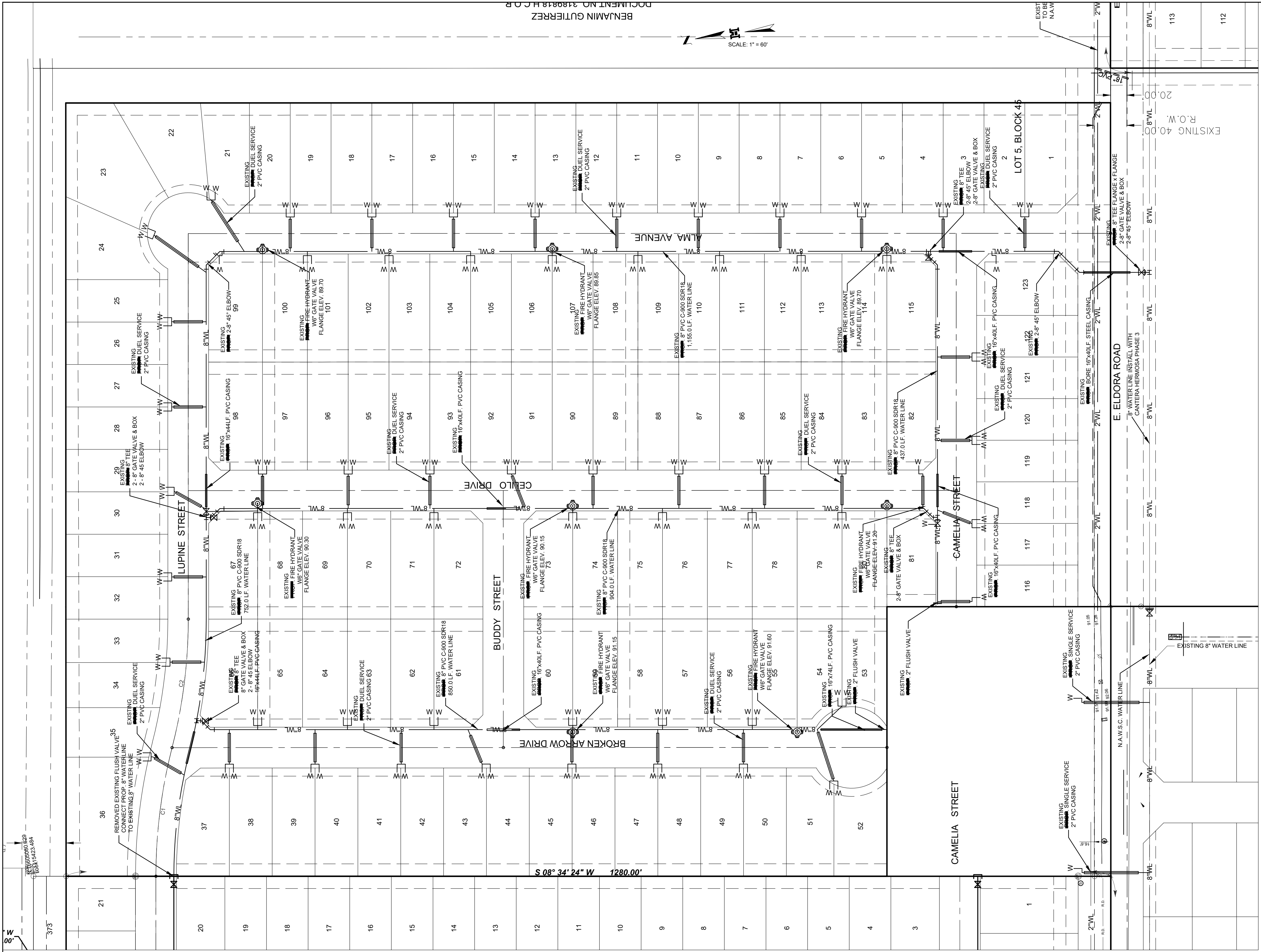
Lot #	SQ. FT.	Area
64	7287.48	0.167
65	7287.44	0.167
66	8431.52	0.194
67	7837.55	0.180
68	7287.44	0.167
69	7287.48	0.167
70	7022.44	0.161
71	7022.50	0.161
72	7836.99	0.180
73	7837.51	0.180
74	7287.50	0.167
75	7287.49	0.167
76	7287.51	0.167
77	7287.51	0.167
78	7286.86	0.167
79	7288.17	0.167
80	7287.52	0.167
81	6937.06	0.159
82	7837.50	0.180
83	7287.50	0.167
84	6625.00	0.152

Lot #	SQ. FT.	Area
85	5962.50	0.137
86	7287.50	0.167
87	6625.00	0.152
88	6625.00	0.152
89	7287.50	0.167
90	6625.00	0.152
91	6625.00	0.152
92	6625.00	0.152
93	6625.00	0.152
94	6625.00	0.152
95	6625.00	0.152
96	6625.00	0.152
97	7287.50	0.167
98	8632.50	0.198
99	8632.50	0.198
100	7287.50	0.167
101	6625.00	0.152
102	6625.00	0.152
103	6625.00	0.152
104	6625.00	0.152
105	6625.00	0.152

Lot #	SQ. FT.	Area
106	6625.00	0.152
107	6625.00	0.152
108	7287.50	0.167
109	6625.00	0.152
110	6625.00	0.152
111	7287.50	0.167
112	5962.50	0.137
113	6625.00	0.152
114	7287.50	0.167
115	7837.50	0.180
116	6324.00	0.145
117	6324.00	0.145
118	6324.00	0.145
119	6324.00	0.145
120	6324.00	0.145
121	6324.00	0.145
122	6324.00	0.145
123	8937.00	0.205

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

SCALE: 1" = 60'



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

CANTERA HERMOSA PHASE 4 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 27.50 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY OF E. ELDORA ROAD AND ALONG THE SOUTH RIGHT-OF-WAY OF LUPINE STREET AT THE NORTHWEST CORNER OF LOT 37. THIS SUBDIVISION, THE WATER SYSTEM FOR CANTERA HERMOSA PHASE 4 CONSISTS OF A 8" WATER LINES THAT CONNECTS ONTO THE EXISTING 8" LINES PREVIOUSLY MENTIONED. AN 8" WATER LINE CONNECTS TO THE EXISTING 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF E. ELDORA ROAD THEN RUNS NORTH CROSSING WITH AN OPEN CUT AND CONTINUES NORTH ALONG THE WEST RIGHT-OF-WAY OF ALMA AVENUE THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF LUPINE STREET CONNECTING TO AN EXISTING 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 37 OF THIS SUBDIVISION. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF ALMA AVENUE AT THE SOUTHWEST CORNER OF LOT 115 THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF CAMELIA STREET ENDING WITH A 2" FLUSH VALVE. AT THE SOUTHWEST CORNER OF LOT 81 ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF CAMELIA STREET AT THE SOUTHWEST CORNER OF LOT 81 THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF CELLO STREET CONNECTING TO AN 8" WATER LINE PREVIOUSLY MENTIONED AT THE NORTHEAST CORNER OF LOT 67. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE ALONG THE SOUTH RIGHT-OF-WAY OF LUPINE STREET AT THE NORTHWEST CORNER OF LOT 66 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF BROKEN ARROW DRIVE ENDING AT THE SOUTHWEST CORNER OF LOT 53 IN ORDER TO SERVE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE CANTERA HERMOSA PHASE 4 CONSISTS OF FIFTY-NINE (59) -1" DIAMETER DUAL SERVICE LINES SERVING 118 LOTS AND 5-1/2" SINGLE SERVING 5 LOTS, SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" LINE AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$349,102.00, OR \$2,838.23 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$123,250.00, WHICH COVERS THE \$1,002.03 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 A WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 16 FIRE HYDRANTS AT A UNIT COST OF \$4,500.00 FOR A TOTAL COST OF \$36,000.00. 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 \$472,352.00 WHICH EQUALS TO \$3,840.26 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 4 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE AGUA 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 LA PROVISION DE AGUA POR UN PERIODO DE 30 AÑOS. 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 4 CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE 27.50 PIES AL SUR DEL DERECHO DE VILLA DE E. ELDORA ROAD Y EN EL LADO SUR DEL DERECHO DE VILLA DE LUPINE STREET EN EL LADO NOROESTE DE LOTE 37. EL SISTEMA DE PROVISION DE AGUA DE LA SUBDIVISION CANTERA HERMOSA PHASE 4 CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON LOS CONDUCTOS DE AGUA EXISTENTE PREVIAMENTE MENCIONADA UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO EN EL LADO SURE DEL DERECHO DE VILLA DE E. ELDORA ROAD Y CRUSA AL NORTE POR UN CORTE DE CAMINO Y SIGUE CORRIENDO AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE ALMA AVENUE Y SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE LUPINE STREET CONECTADO CON UN CONDUCTO EXISTENTE DE 8" EN EL LADO NOROESTE DE LOTE 37. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO OESTE DE ALMA AVENUE Y SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE CAMELIA STREET TERMINADO CON UNA VARVULA DE 2" EN EL LADO SURESTE DE LOTE 81. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE AGUA DE 8" PREVIAMENTE MENCIONADA EN EL LADO NORTE DE CAMELIA STREET Y SIGUE AL NORTE POR EL LADO OESTE DEL DERECHO DE VILLA DE CELLO DRIVE CONECTADO A LA LINEA DE 8" PREVIAMENTE MENCIONADA EN EL LADO NOROESTE DE LOTE 67. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE AGUA DE 8" EN EL LADO SER DE LUPINE STREET Y SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE BROKEN ARROW DRIVE Y SE TREMINA EN EL LADO SURESTE DE LOTE 53 PARA SEVER ESTA SUBDIVISION.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN (59) CINCUENTA Y NUEVE CONDUCTOS DOBLES DE AGUA DE 1" PARA SERVIR CIENTO DESYOCHO LOTES Y CINCO SERVICIOS INDIVIDUALES SIENDO CINCO LOTES. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8" LOS DOBLE-CONDUCTOS DE AGUA DE 1", EL CONDUCTO DE 1/2", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 349,102.00 O \$ 2,838.23 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. \$ 123,250.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 1,002.03. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA N.A.W.S.C. LO INSTALARA SIN ALCUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 16 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$ 4,500.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$ 36,000.00. 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 MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 472,352.00 O \$ 3,840.26 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 4**  
BEING A RESUBDIVISION OF 25.771 ACRES  
OUT OF LOT 5, BLOCK 45  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
VOLUME 1, PAGE 25, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

MELDEN & HUNT, INC.  
TEXAS REGIST. F-1435

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PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

COST ESTIMATE:

WATER DISTRIBUTION:	\$ 349,102.00
SANITARY SEWER	\$ 364,020.00
IMPROVEMENTS / OSSF:	
DRAINAGE IMPROVEMENTS:	\$ 721,558.00
PAVING IMPROVEMENTS:	\$ 844,615.00

ESTIMACION DE COSTOS:

SERVICIO DE AGUA POTABLE:	\$ 349,102.00
SERVICIO DE DRENAJE SANITARIO	\$ 364,020.00
DREAJE PLUVIAL:	\$ 721,558.00
PAVIMENTACION DE CALLES:	\$ 844,615.00

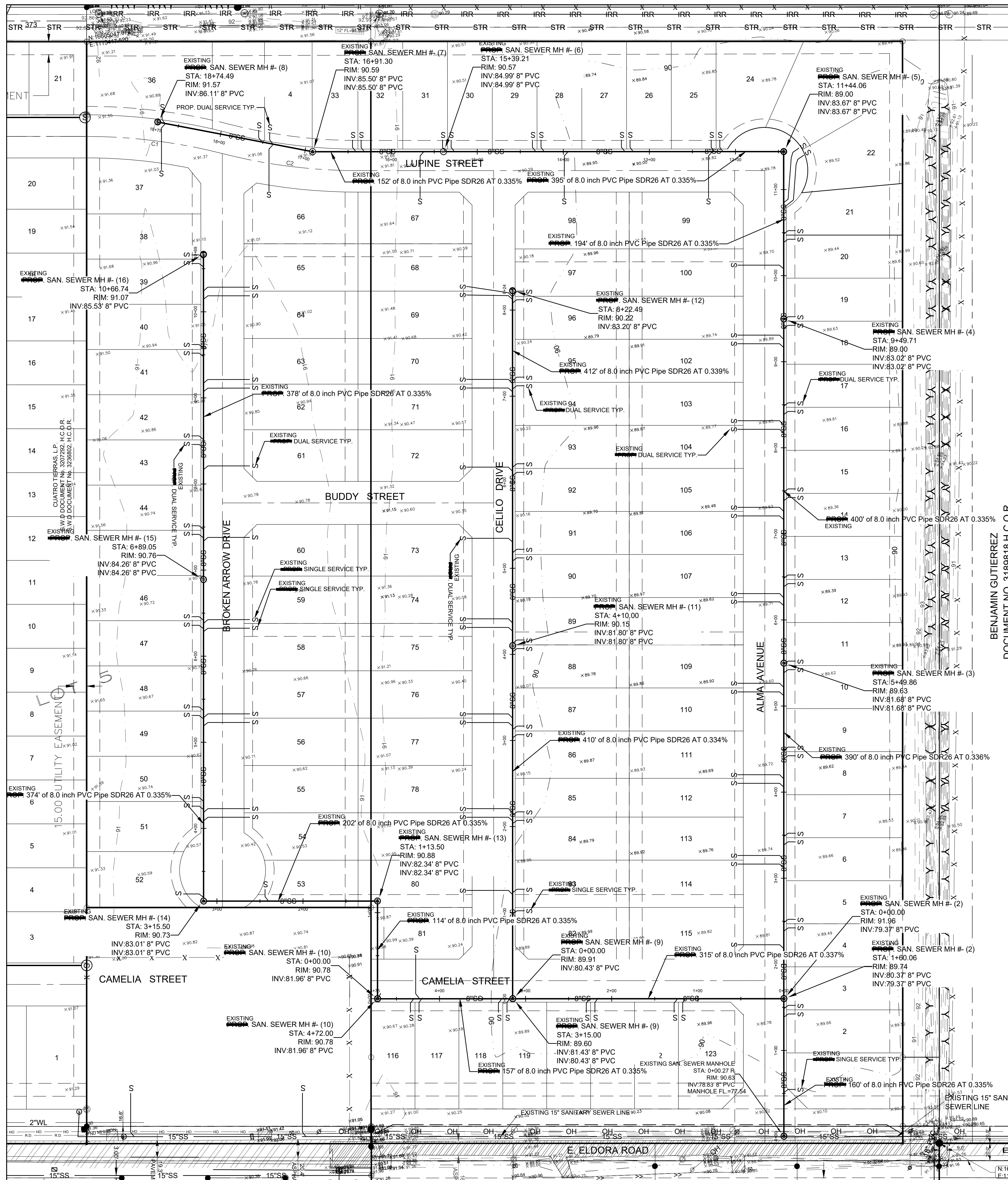
LEGEND:

	8" GATE VALVE
	DAUL ADJACENT SERVICE
	DAUL ACROSS SERVICE
	SINGLE ADJACENT SERVICE
	SINGLE ACROSS SERVICE

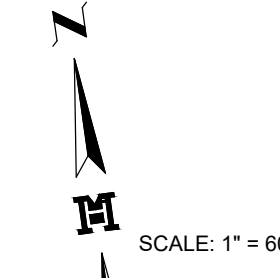
MAP OF SANITARY SEWER DISTRIBUTION SYSTEM  
 MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO

SUBDIVISION MAP OF  
**CANTERA HERMOSA PHASE 4**

BEING A RESUBDIVISION OF 25.771 ACRES  
 OUT OF LOT 5, BLOCK 45  
 ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
 VOLUME 1, PAGE 25, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.



BENJAMIN GUTIERREZ  
 DOCUMENT NO. 2188948 H.C.O.R. 01/11/2023



WASTEWATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:  
 CANTERA HERMOSA PHASE 4 WILL BE TREATED BY WASTEWATER SERVICE FROM NORTH ALAMO WATER SUPPLY CORPORATION. THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH THE N.A.W.S.C. HAS PROMISED TO TREAT THE SUFFICIENT WASTEWATER FOR AT LEAST 30 YEARS AND THE 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 15" SANITARY SEWER LINE ALONG THE NORTH RIGHT-OF-WAY OF E. ELDORA ROAD. THE WASTEWATER SYSTEM FOR CANTERA HERMOSA PHASE 4 CONSISTS OF 8" SEWER LINES. AN 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 15" SEWER LINE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF ALMA AVENUE THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF LUPINE STREET ENDING AT THE SOUTHWEST CORNER OF LOT 36. AN OTHER 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SEWER LINE AT THE SOUTHWEST CORNER OF LOT 3 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF CAMELIA STREET END WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 116. AN OTHER 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SEWER LINE AT THE NORTHWEST CORNER OF LOT 119 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF CELILO DRIVE END WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 97. AN OTHER 8" SEWER LINE CONNECTS TO THE PREVIOUSLY MENTIONED SEWER LINE AT THE NORTHWEST CORNER OF LOT 116 THEN RUNS NORTH CROSSING CAMELIA STREET RUNNING ALONG THE REAR OF LOT 81 AND THEN WEST ALONG THE SOUTH SIDE OF LOT 53 CROSSING BROKEN ARROW DRIVE THEN RUNNING NORTH ALONG THE WEST RIGHT-OF-WAY OF BROKEN ARROW DRIVE ENDING WITH A MANHOLE AT THE SOUTHWEST CORNER OF LOT 38 TO SERVE THIS SUBDIVISION.  
 THE 8" SEWER LINE, 4" SERVICE LINE AND SIXTEEN (16) 48" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$364,020.00 OR \$2,838.23 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID THE CITY OF ALAMO THE SUM OF \$ 68,775.00 WHICH COVERS THE \$ 559.15 PER LOT AS STATED IN THE 30 YEAR WASTE WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF THE SERVICES AND ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. THE ENTIRE WASTE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY THE 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 \$417,877.00 WHICH EQUALS TO \$3,397.37 PER LOT.



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:  
 I, CUATRO TIERRAS L.P. SUBDIVIDER OF CANTERA HERMOSA PHASE 4, 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.

CUATRO TIERRAS L.P.  
 JOHN R. MAVS  
 11410 FM 493  
 DONNA, TEXAS 78537

STATE OF HIDALGO  
 COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. MAVS 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 \_\_\_\_\_

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION  
 N.A.W.S.C. TIENE UN CONDUCTO SANITARIO DE 15" EN EL LADO NORTE DEL DERECHO DE VILLA DE E. ELDORA ROAD. EL SISTEMA DE LA SUBDIVISION CANTERA HERMOSA PHASE 4 CONSISTE DE CONDUCTOS SANITARIOS DE 8". UN CONDUCTO SE CONECTA A UN ALCANTARILLA EN EL LADO NORTE DE E. ELDORA Y SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE ALMA DRIVE LUEGO SIGUE AL OESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE LUPINE STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO SURESTE DEL LOTE 36. OTRO CONDUCTO SE CONECTA A UN ALCANTARILLA EN EL LADO ESTE DE ALMA DRIVE Y SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE CAMELIA STREET TERMINANDO CON UN ALCANTARILLA EN EL LADO NOROCCIDENTE DEL LOTE 116. OTRO CONDUCTO SE CONECTA A UN ALCANTARILLA EN EL LADO SUR DE CAMELIA STREET Y SIGUE AL NORTE EN EL LADO ESTE DEL DERECHO DE VILLA DE CELILO DRIVE TERMINANDO CON UN ALCANTARILLA EN EL LADO SURESTE DEL LOTE 97. OTRO CONDUCTO SE CONECTA A UN ALCANTARILLA EN EL LADO SUR DE CAMELIA STREET Y SIGUE AL NORTE DE LOTE 53 CRUSADO BROKEN ARROW DRIVE LUEGO SIGUE AL NORTE EN EL LADO OESTE DEL DERECHO DE VILLA DE BROKEN ARROW DRIVE TERMINANDO CON UN ALCANTARILLA EN EL LADO SURESTE DEL LOTE 38 PARA SERVICIO ESTA SUBDIVISION.  
 LAS LINEAS DE 8", SERVICIO DE 4 PULGADAS Y DIES Y SIES (16) ALCANTARILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$364,020.00 O \$2,838.23 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A N.A.W.S.C. UN COSTO TOTAL DE \$ 68,775.00, O \$ 559.15 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 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:  
 DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$417,877.00 O \$3,397.37 POR LOTE.



ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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 TEXAS REGIST. F-1435  
  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE - EDINBURG, TX 78541  
 PH: (956) 381-0981 - FAX: (956) 381-1839  
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MAP OF TOPOGRAPHY AND DRAINAGE:  
 MAPA DE TOPOGRAFIA Y DESAGUE:  
 SUBDIVISION MAP OF  
**CANTERA HERMOSA PHASE 4**  
 BEING A RESUBDIVISION OF 25.771 ACRES  
 OUT OF LOT 5, BLOCK 45  
 ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
 VOLUME 1, PAGE 25, H.C.M.R.  
 HIDALGO COUNTY, TEXAS.

SCALE: 1" = 60'

BENJAMIN GUTIERREZ  
 DOCUMENT NO. 3189818 H.C.O.R.  
 BENJAMIN GUTIERREZ, A MARRIED PERSON  
 W.D. DOCUMENT NO. 3189818, H.C.O.R.

BENJAMIN GUTIERREZ  
 DOCUMENT NO. 3189818  
 H.C.O.R.

**DRAINAGE STATEMENT**  
 CANTERA HERMOSA PHASE 4

CANTERA HERMOSA PHASE 4 IS A 25.771 ACRES SITUATED IN HIDALGO COUNTY, TEXAS AND WITHIN THE CITY OF ALAMO ETJ, OUT OF LOT 8, BLOCK 46, ALAMO LAND AND SUGAR COMPANY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-25, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED ALONG THE NORTH SIDE OF EL DORA ROAD AND APPROXIMATELY 3300.0 FEET EAST OF TOWER ROAD. THE PROPERTY IS A 126 LOTS 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").

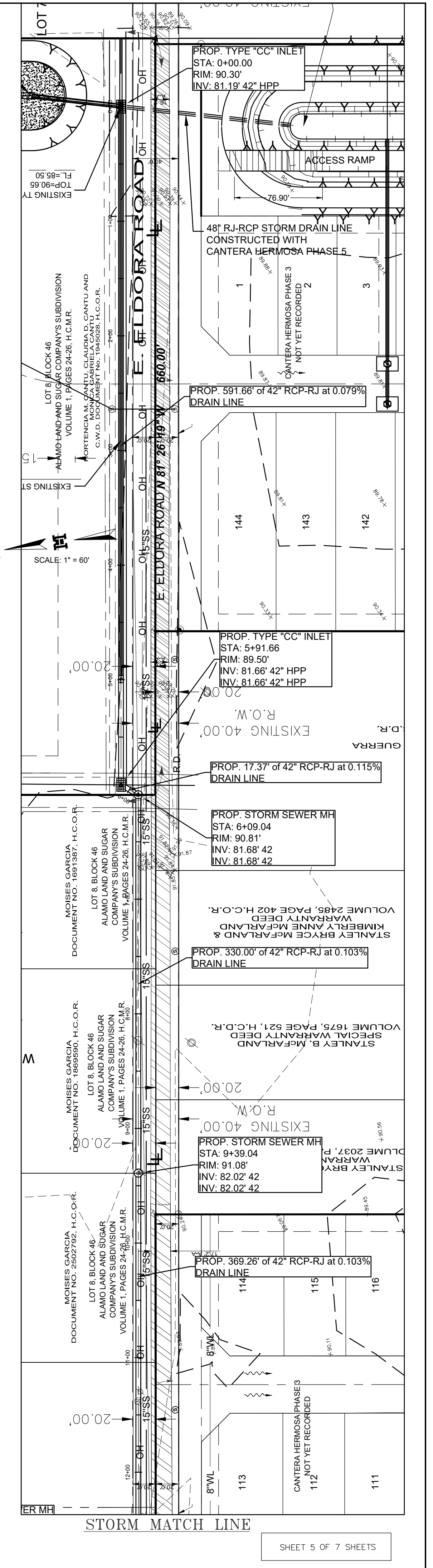
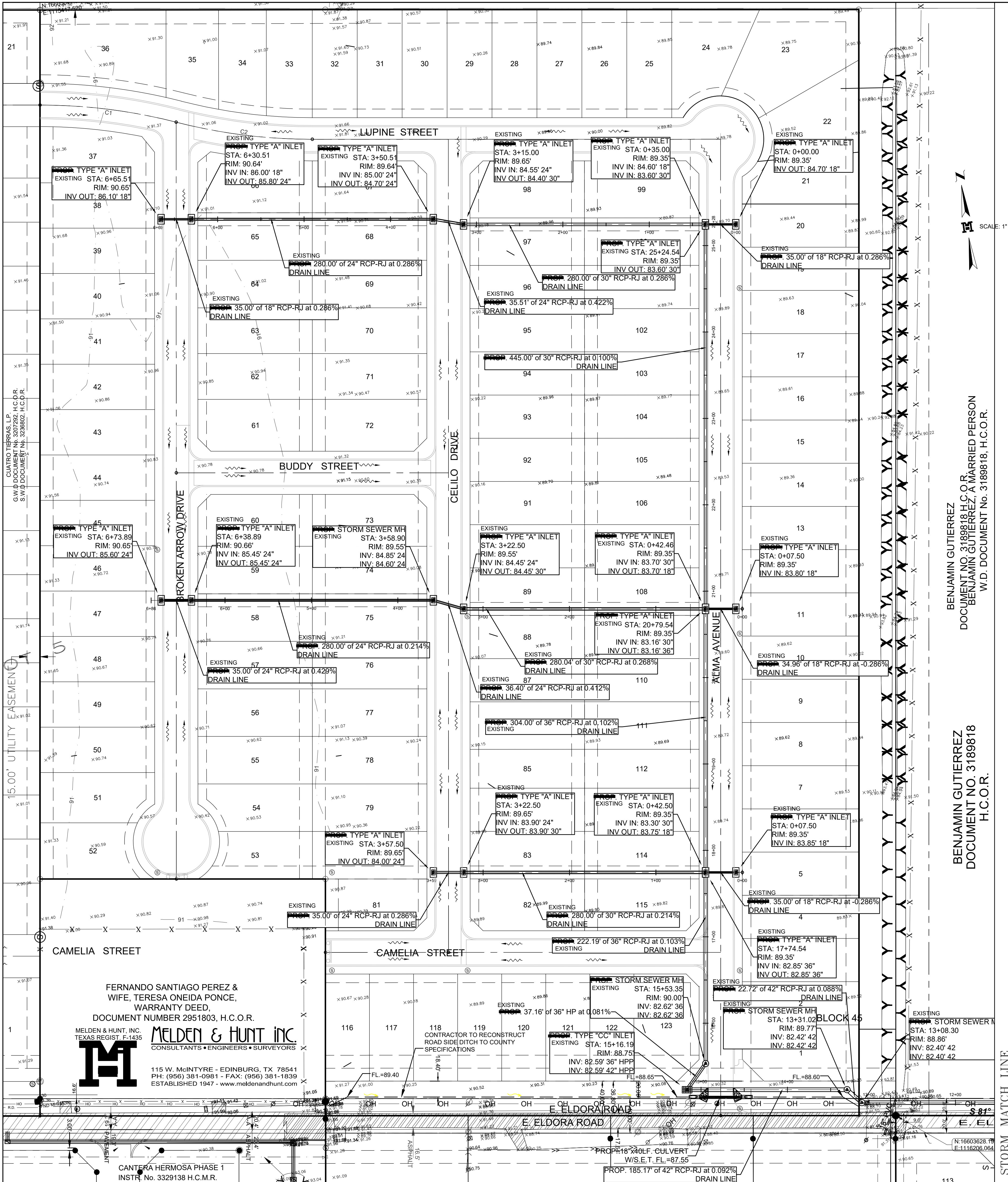
EXISTING RUNOFF IS BY SURFACE FLOW IN A NORTHEASTERLY DIRECTION AND HAS A RUNOFF OF 12.11 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. THE PROPOSED DEVELOPMENT WILL INCREASE RUNOFF BY 64.98 C.F.S. TO A TOTAL OF 77.09 C.F.S.

THE PROPOSED DRAINAGE FOR CANTERA HERMOSA PHASE 4 SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS, INTO PROPOSED TYPE "A" INLETS INTO WHICH WILL DRAIN INTO A PROPOSED 36" STORM SEWER SYSTEM. THE 36" STORM SEWER FLOWS SOUTH THEN FLOW EAST WITHIN THE NORTH RIGHT-OF-WAY OF E. EL DORA ROAD APPROXIMATELY 1480.0 FEET INTO A 36" STORM LINE WHICH FLOWS INTO THE H.C.D.D. NO. 1 DRAIN DITCH LOCATED WITHIN CANTERA HERMOSA PHASE 3. THE DITCH FLOW SOUTH THEN EAST WITHIN H.C.D.D. NO. 2 DITCH ULTIMATELY DRAINING INTO THE ALAMO LATERAL. THE PROPOSED DRAINAGE SYSTEM SHALL BE COMPOSED OF 18" TYPE "A" INLETS, 1-TYPE "CC" INLET ALONG THE PROPOSED STREET WITH 18", 24", 30" & 36" 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, 153,164 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE DITCH CONSTRUCTED FOR CANTERA HERMOSA PHASE 3. CANTERA HERMOSA PHASE 3 CONTAIN SUFFICIENT DETENTION TO ACCOMMODATE THIS SUBDIVISION. THE DEVELOPER UNDERSTANDS THAT CANTERA HERMOSA PHASE 3 DRAINAGE DITCH MUST BE CONSTRUCTED AS PART OF THIS APPROVAL.

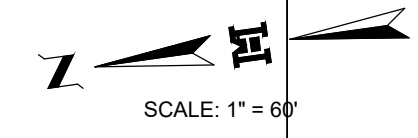
**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, MAP REVISED NOVEMBER 16, 1982, IS CONTAINED WITHIN THE DRAINAGE DITCH CONSTRUCTED WITH CANTERA HERMOSA PHASE 3.

BY: MARIO A. REYNA P.E. DATE: \_\_\_\_\_



FERNANDO SANTIAGO PEREZ &  
 WIFE, TERESA ONEIDA PONCE,  
 WARRANTY DEED.  
 DOCUMENT NUMBER 2951803, H.C.O.R.

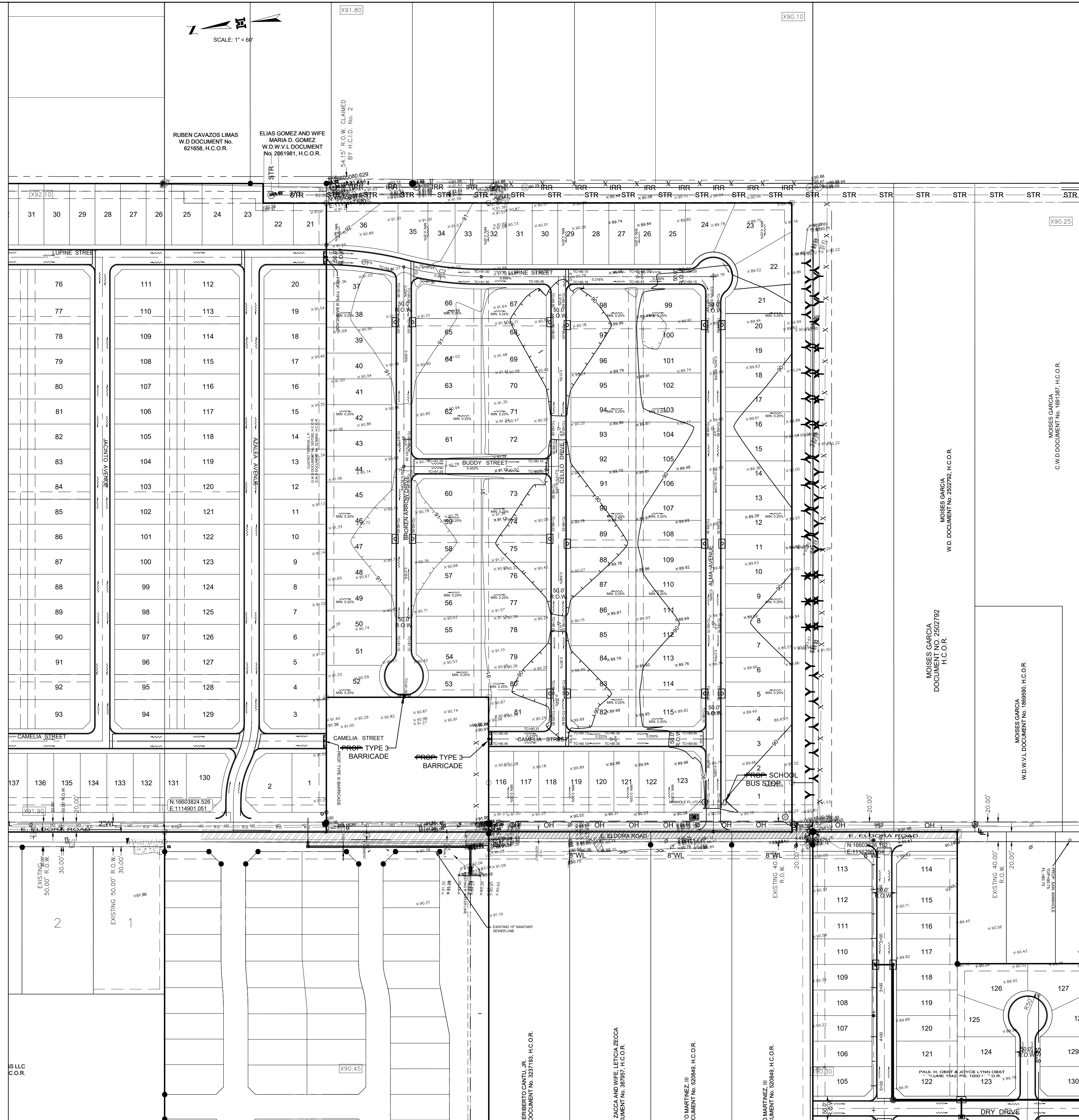
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 PH: (866) 381-0981 - FAX: (856) 381-1839  
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RUBEN CAVAZOS LIMAS  
W.D DOCUMENT No.  
621658, H.C.O.R.

ELIAS GOMEZ AND WIFE  
MARIA D. GOMEZ  
W.D.W.V.L DOCUMENT  
No. 2061961, H.C.O.R.

54.15' R.O.W. CLAIMED  
BY H.C.I.D. No. 2



MAP OF TOPOGRAPHY:  
MAPA DE TOPOGRAFIA:  
SUBDIVISION MAP OF  
**CANTERA HERMOSA**  
PHASE 4  
BEING A RESUBDIVISION OF 25.771 ACRES  
OUT OF LOT 9, BLOCK 46  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
VOLUME 1, PAGE 25, H.C.M.R.  
HIDALGO COUNTY, TEXAS.

MOISES GARCIA  
W.D. DOCUMENT No. 2502792, H.C.O.R.

MOISES GARCIA  
C.W.D DOCUMENT No. 1891387, H.C.O.R.

MOISES GARCIA  
W.D.W.V.L DOCUMENT No. 1886590, H.C.O.R.

MOISES GARCIA  
DOCUMENT NO. 2502792  
H.C.O.R.

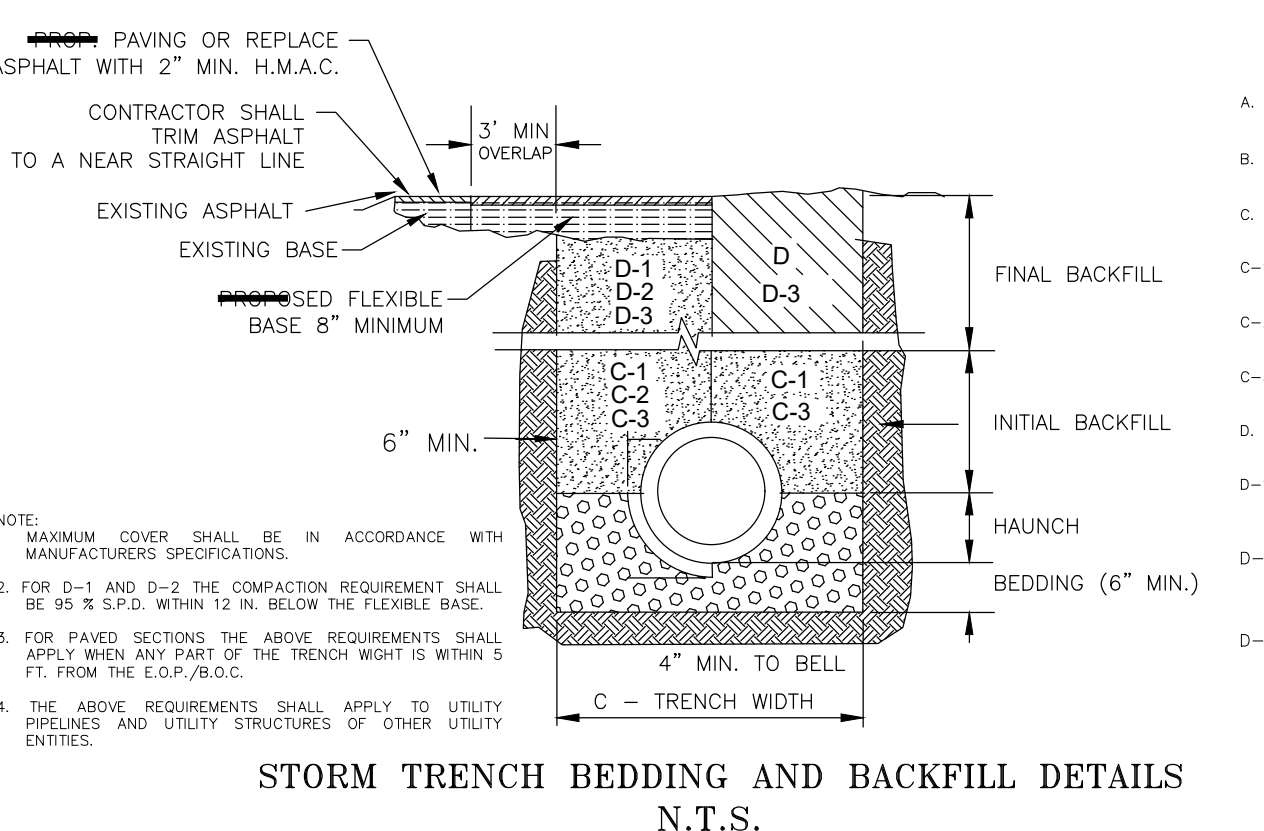
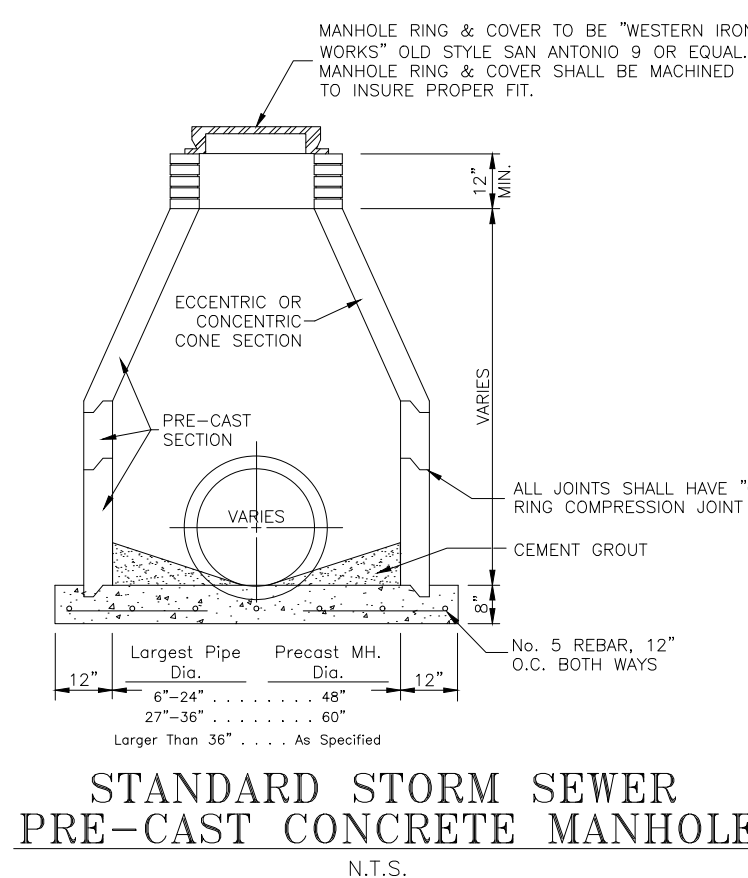
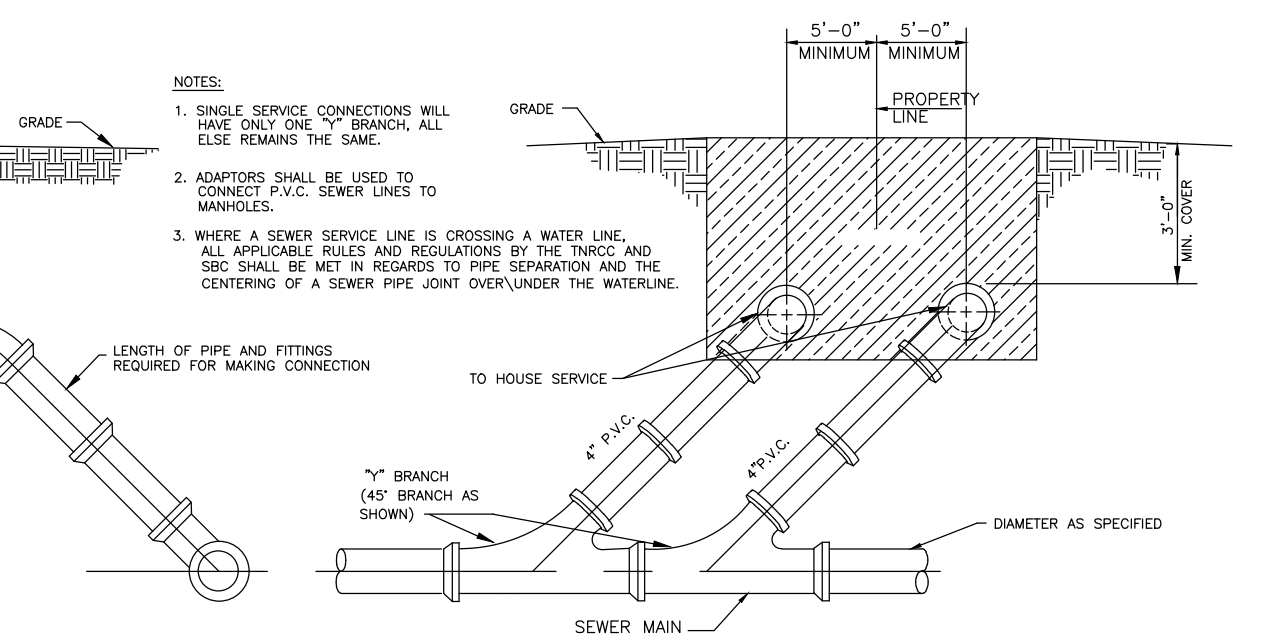
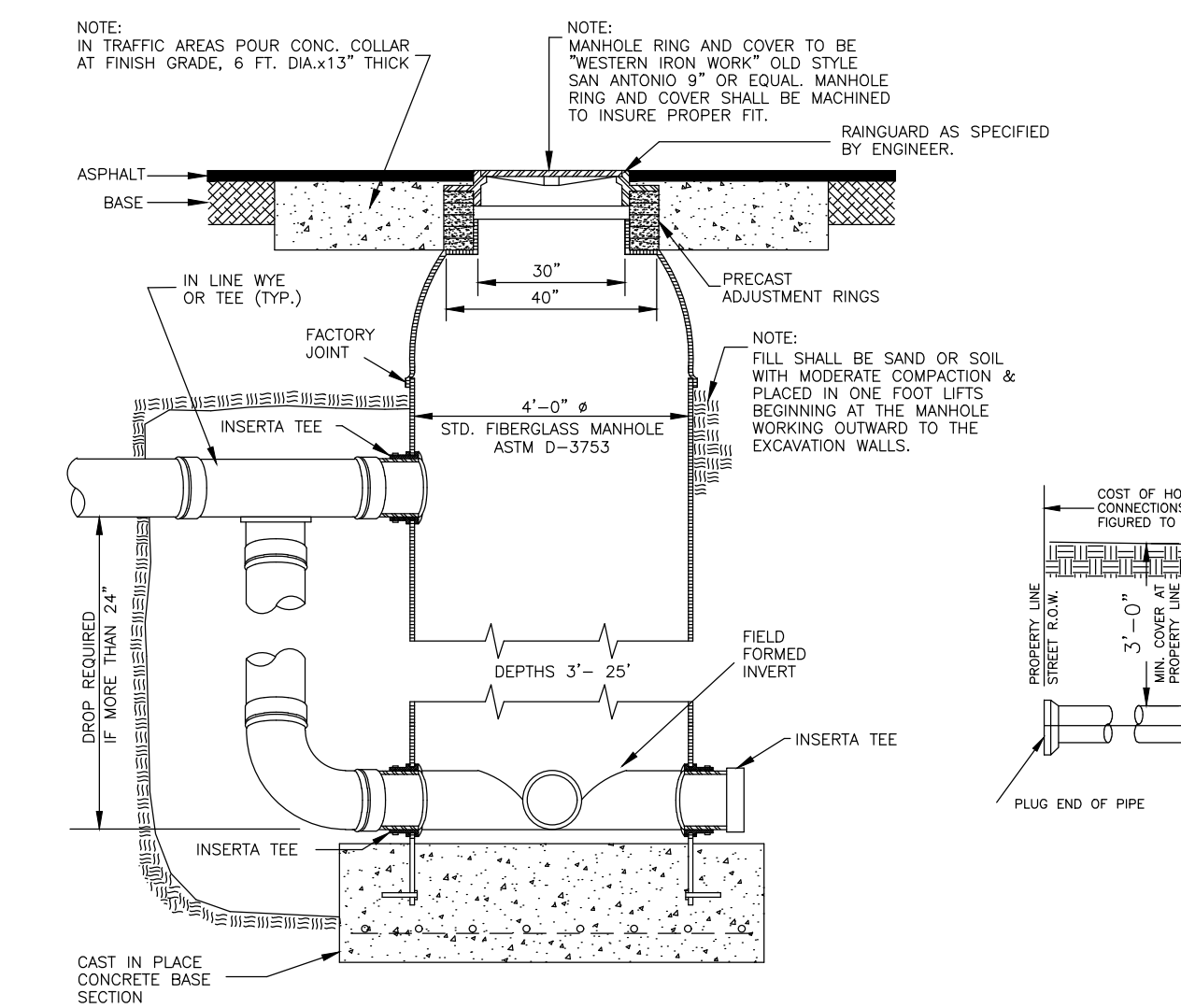
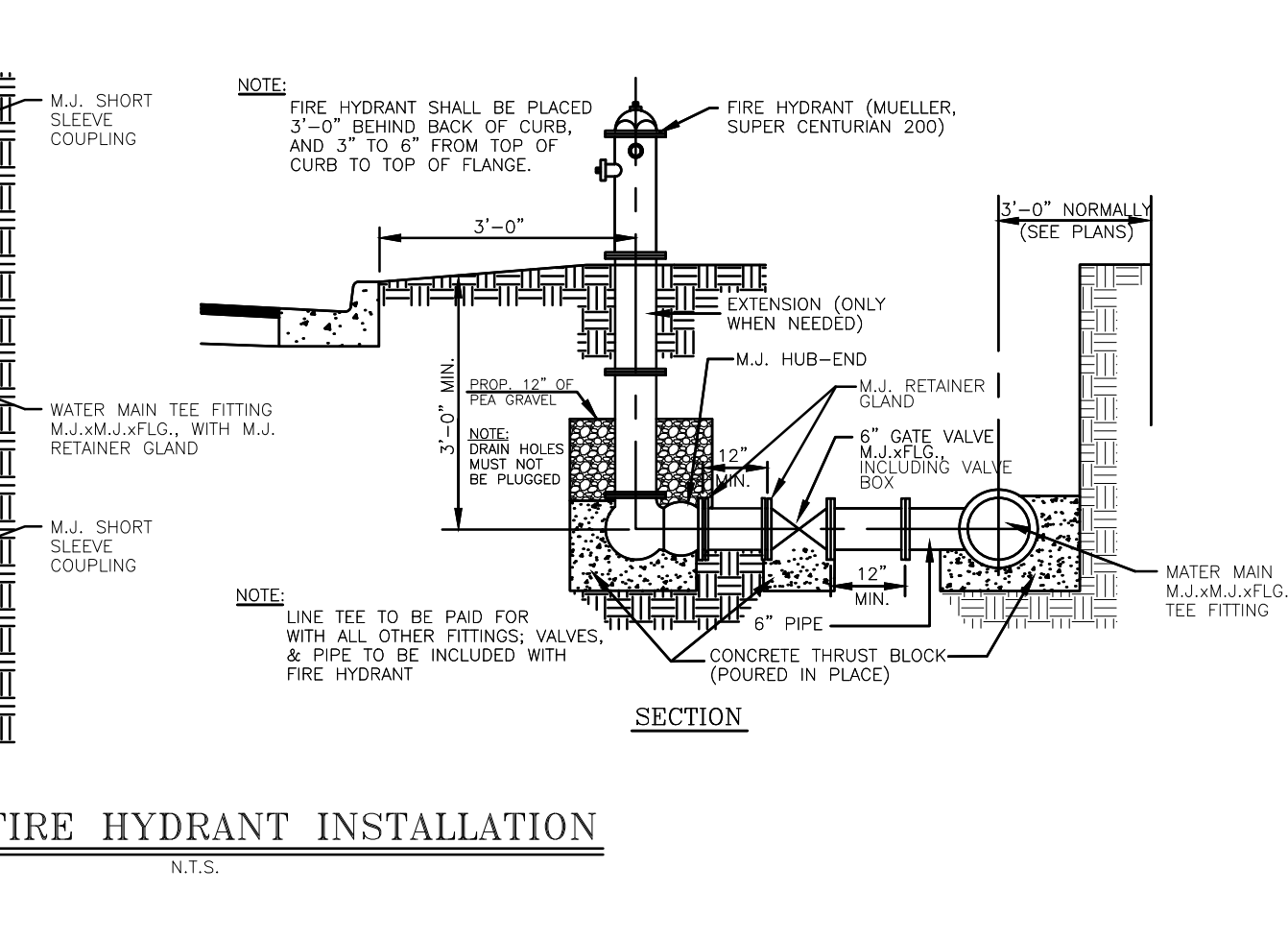
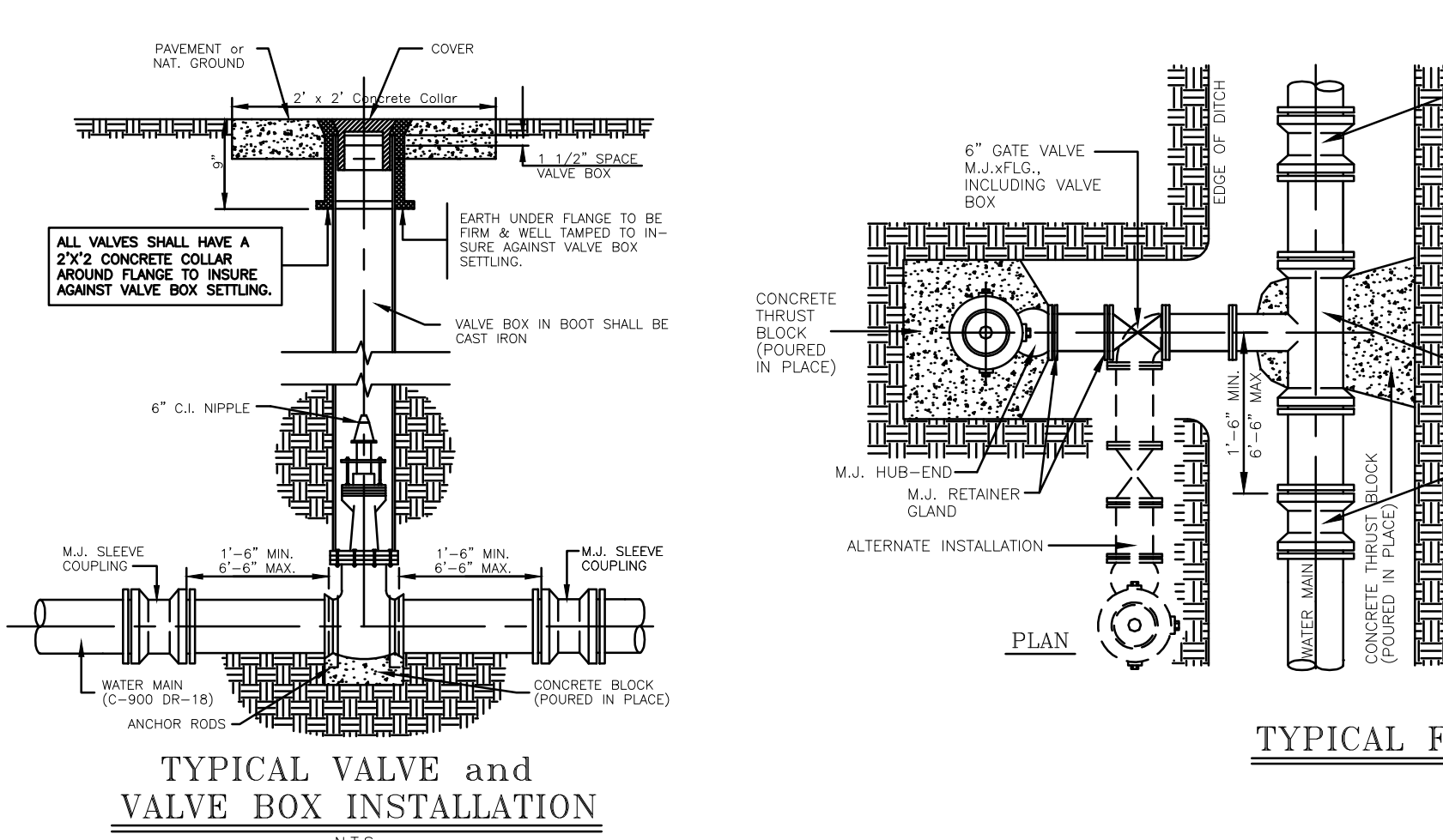
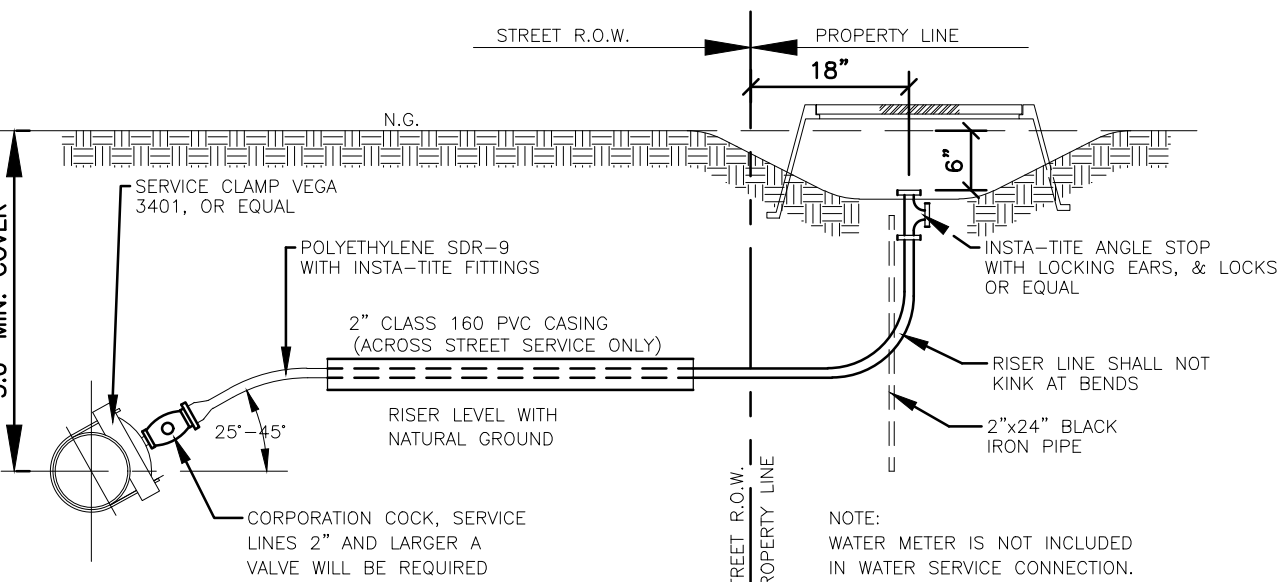
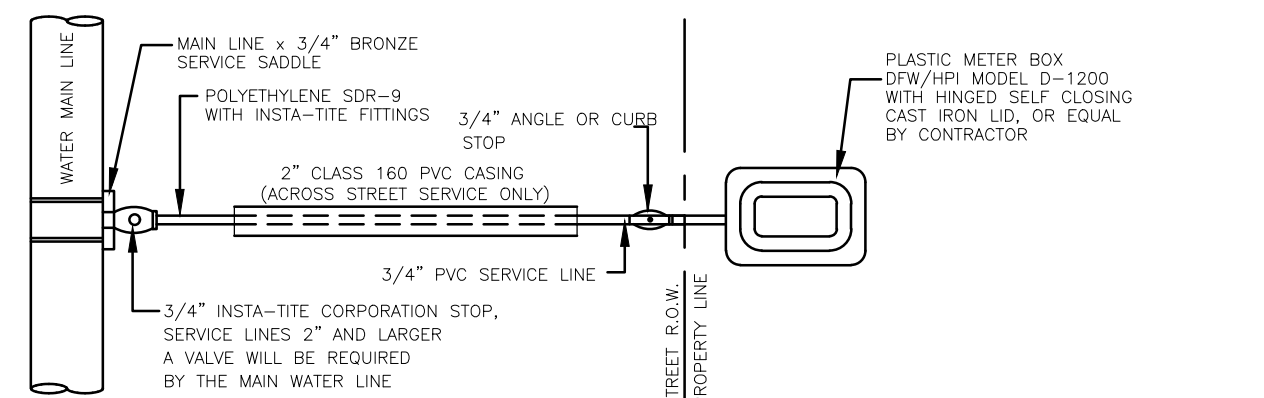
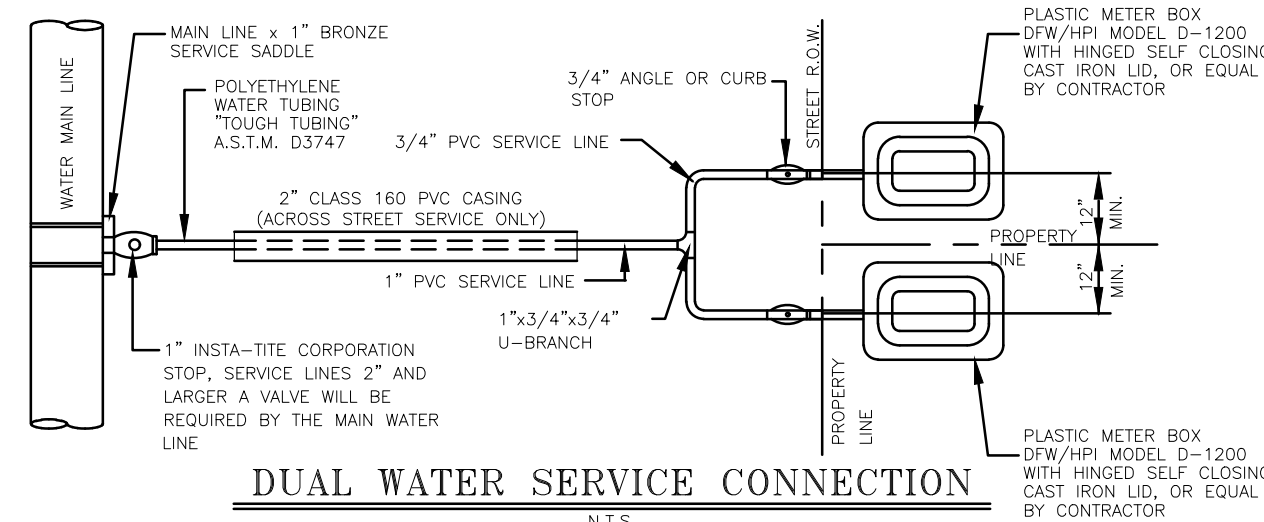
HERBERTO CANTU, JR.  
DOCUMENT No. 2327189, H.C.O.R.

ZACCA AND WIFE LETICIA ZECCA  
DOCUMENT No. 38757, H.C.O.R.

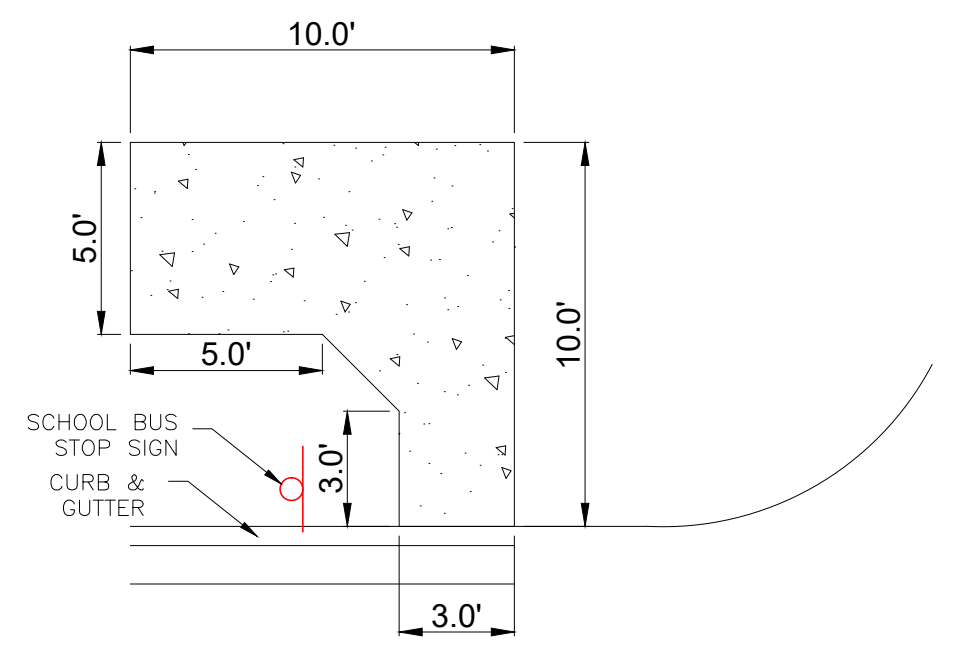
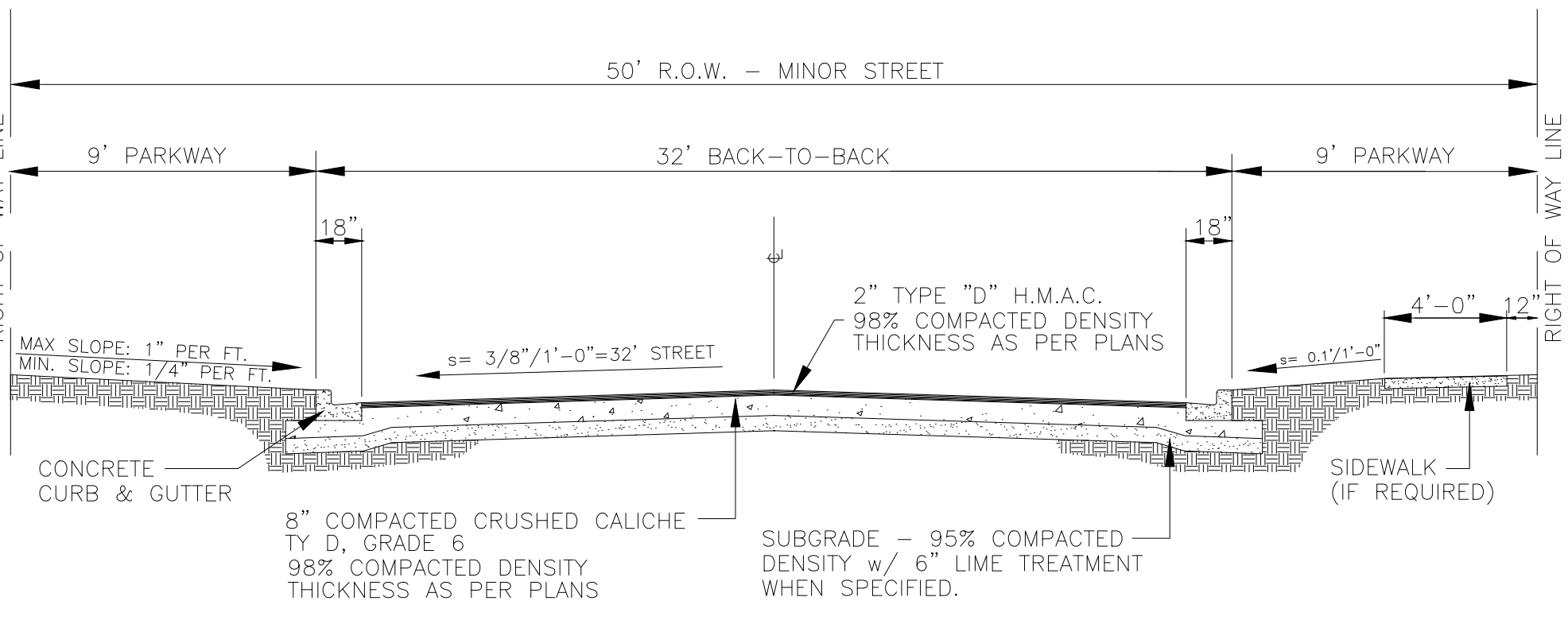
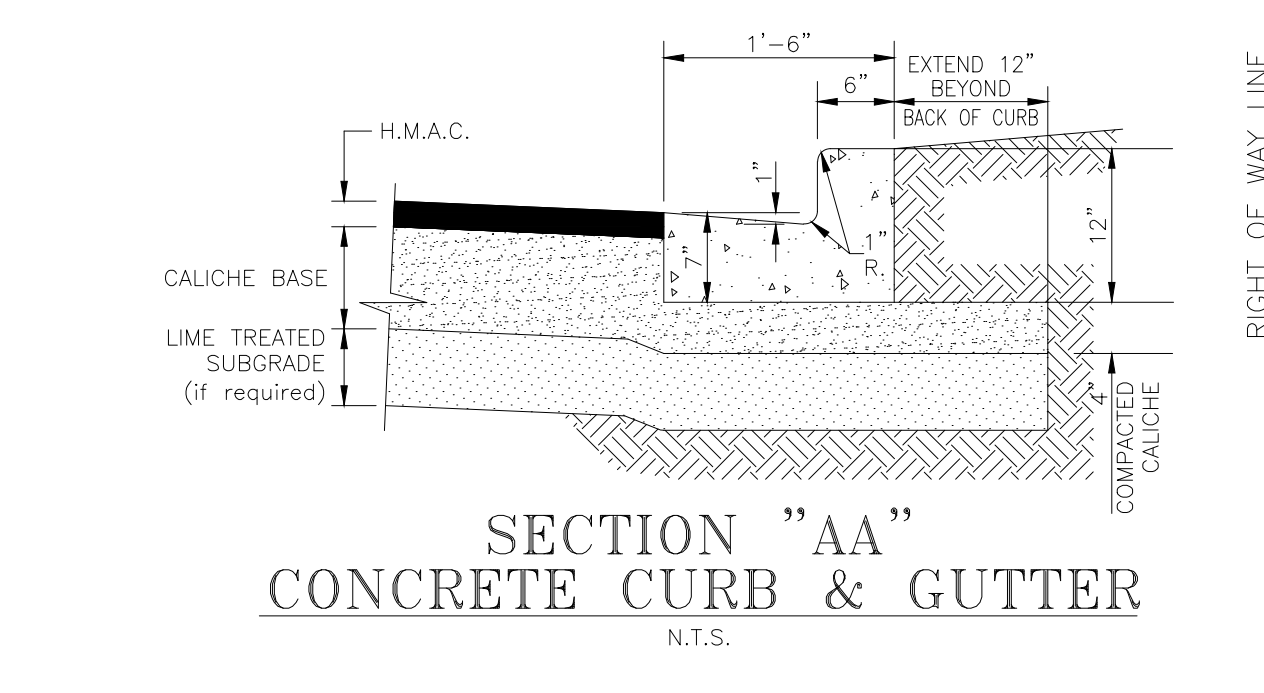
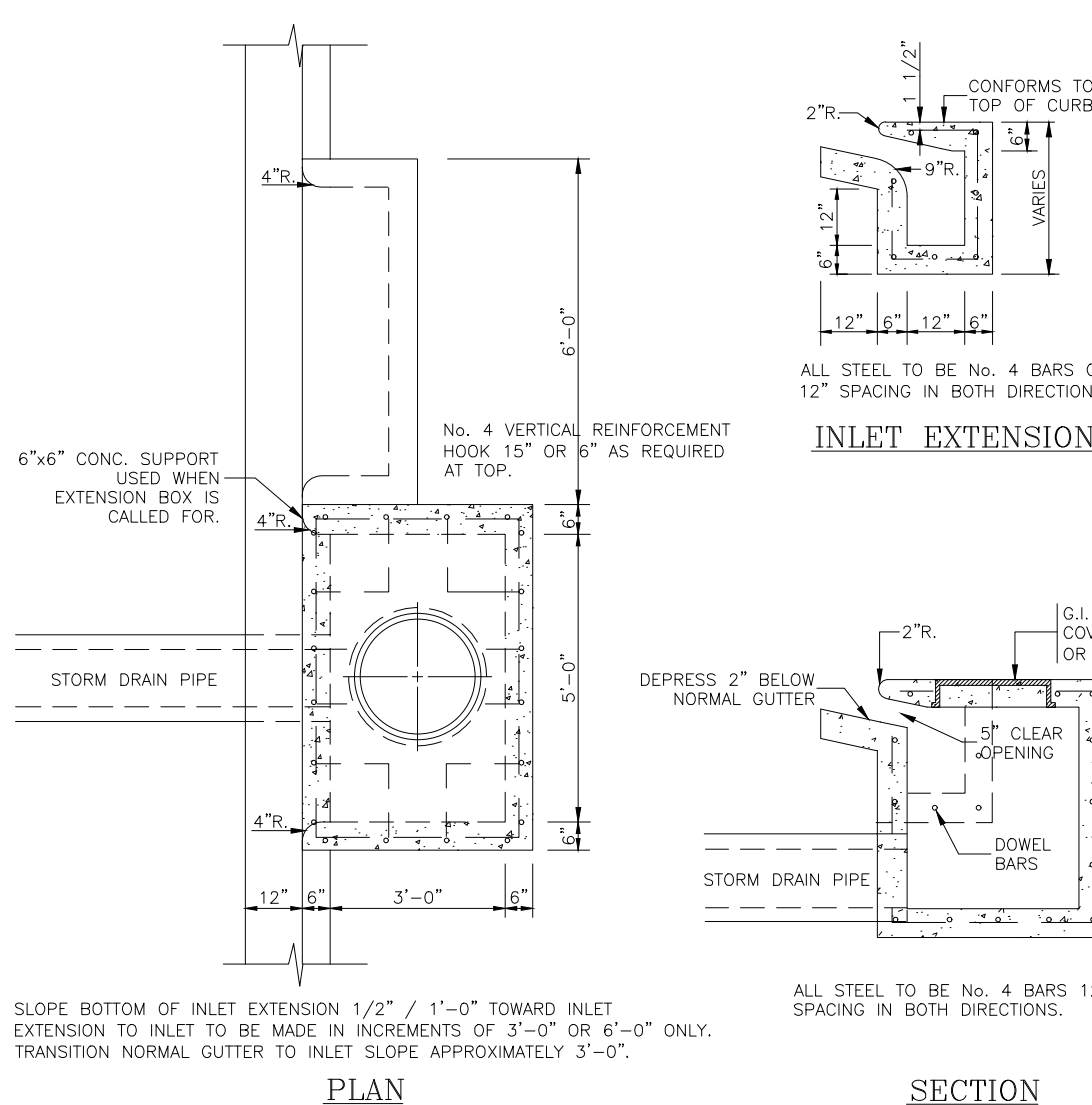
JO MARTINEZ, III  
DOCUMENT No. 520848, H.C.O.R.

JO MARTINEZ, III  
DOCUMENT No. 520848, H.C.O.R.

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TEXAS REGIST. F-1435  
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1. BEDDING FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 2" MIX SIZE.
2. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
3. TRENCH WIDTH - SHALL BE BELL O.D. x 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
4. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
5. INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
6. INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
7. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
8. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
9. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
10. FINAL BACKFILL OF STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOIL TYPE IA, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WILDFLOTTING, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROPRIATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".



SUBDIVISION MAP OF  
**CANTERA HERMOSA**  
**PHASE 4**  
BEING A RESUBDIVISION OF 25.771 ACRES  
OUT OF LOT 9, BLOCK 46  
ALAMO LAND AND SUGAR COMPANY SUBDIVISION  
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