



Anthony Uresti
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 6-11-2024

PROPOSED CANTERA HERMOSA PHASE 5 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: 77 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 6

LOCATION DESCRIPTION: NORTH 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 06-02-2022 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 DEDICATED TO HCDD#1.

ROAD R.O.W. DEDICATION: 30 FEET ONTO ELDORA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 05-07-2024 BY, PRECINCT 1 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 05-06-2024 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM: SANITARY SEWER BY: NAWSC LINE SIZE: 8" 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: 05-07-2024 : 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: \$18,000.00 For: (PAVING IMPROVEMENTS)**

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: AUGUST 18, 2022

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

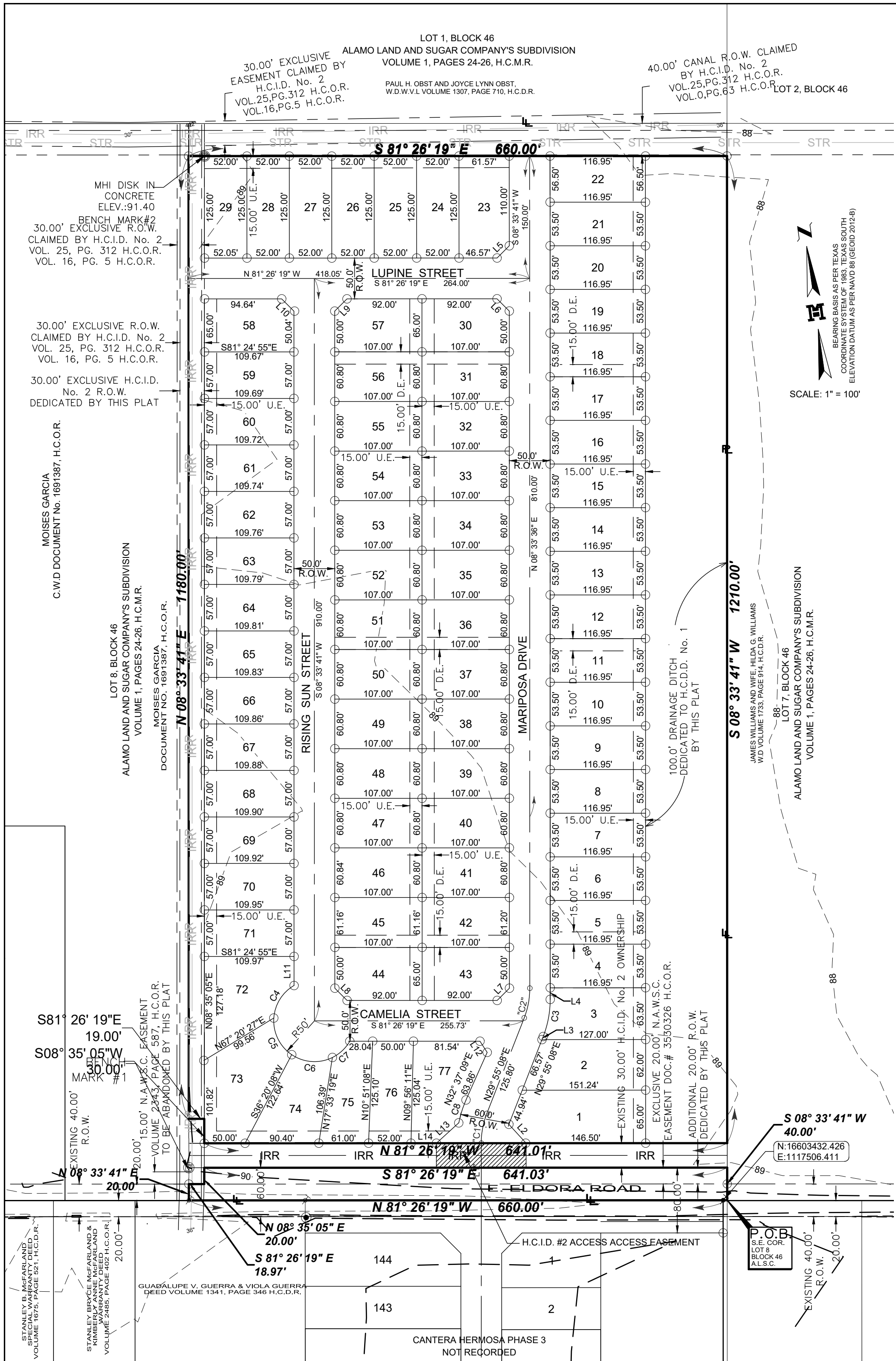
Final Approval with financial guarantee.

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 5

BEING A RESUBDIVISION OF 19.394 ACRES
OUT OF LOT 8, BLOCK 46
ALAMO LAND AND SUGAR COMPANY SUBDIVISION
VOLUME 1, PAGE 25, H.C.M.R.
HIDALGO COUNTY, TEXAS.



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 INSTALLED, THE EASEMENT HEREBY 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
2211 HANCOCK
AUSTIN, TEXAS 78746

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 5 METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 19.394 ACRES SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING A PART OR PORTION OUT OF LOT 8, BLOCK 46, ALAMO LAND & SUGAR COMPANY SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGES 24-26, HIDALGO COUNTY MAP RECORDS, SAID 18.182 ACRES OUT OF A CERTAIN TRACT CONVEYED TO HORTENCIA M. CANTU BY VIRTUE OF A QUITCLAIM DEED RECORDED UNDER DOCUMENT NUMBER 3290805, HIDALGO COUNTY OFFICIAL RECORDS, SAID 18.182 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE FOUND ON THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 46, FOR THE SOUTHWEST CORNER OF THIS TRACT;

1. THENCE, N 81° 26' 19" W ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK 46, A DISTANCE OF 660.00 FEET TO A NAIL SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
2. THENCE, N 08° 33' 41" E AT A DISTANCE OF 20.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH RIGHT-OF-WAY LINE OF E. ELDORA ROAD AND THE SOUTH LINE OF A SAVE & EXCEPT 80.0-FOOT CANAL CLAIMED IN FEE SIMPLE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AT A DISTANCE OF 100.00 FEET PASS THE NORTH LINE OF SAID SAVE & EXCEPT 80.0-FOOT CANAL CLAIMED IN FEE SIMPLE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, CONTINUING A TOTAL DISTANCE OF 1,280.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
3. 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 660.00 FEET TO A NO. 4 REBAR SET FOR THE NORTHEAST CORNER OF THIS TRACT;
4. THENCE, S 08° 33' 41" W ALONG THE EAST LINE OF SAID LOT 8, BLOCK 46, AT A DISTANCE OF 1,180.00 FEET PASS A NO. 4 REBAR SET ON THE NORTH LINE OF A SAVE & EXCEPT 80.0-FOOT CANAL CLAIMED IN FEE SIMPLE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, AT A DISTANCE OF 1,260.00 FEET PASS A NO. 4 REBAR SET ON THE SOUTH LINE OF A SAVE & EXCEPT 80.0-FOOT CANAL CLAIMED IN FEE SIMPLE BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 AND 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 19.394 ACRES SAVE & EXCEPT 1.212 ACRES WHICH LIES WITHIN A 80.0-FOOT CANAL CLAIMED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 2, LEAVING 18.182 ACRES GROSS, OF WHICH 0.303 OF ONE ACRE LIES WITHIN THE EXISTING RIGHT-OF-WAY OF E. ELDORA ROAD, LEAVING A NET OF 17.879 ACRES OF LAND, MORE OR LESS.

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 19.394 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CANTERA HERMOSA PHASE 5, 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
2211 HANCOCK
AUSTIN, TEXAS 78746

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS PROVED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY 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.

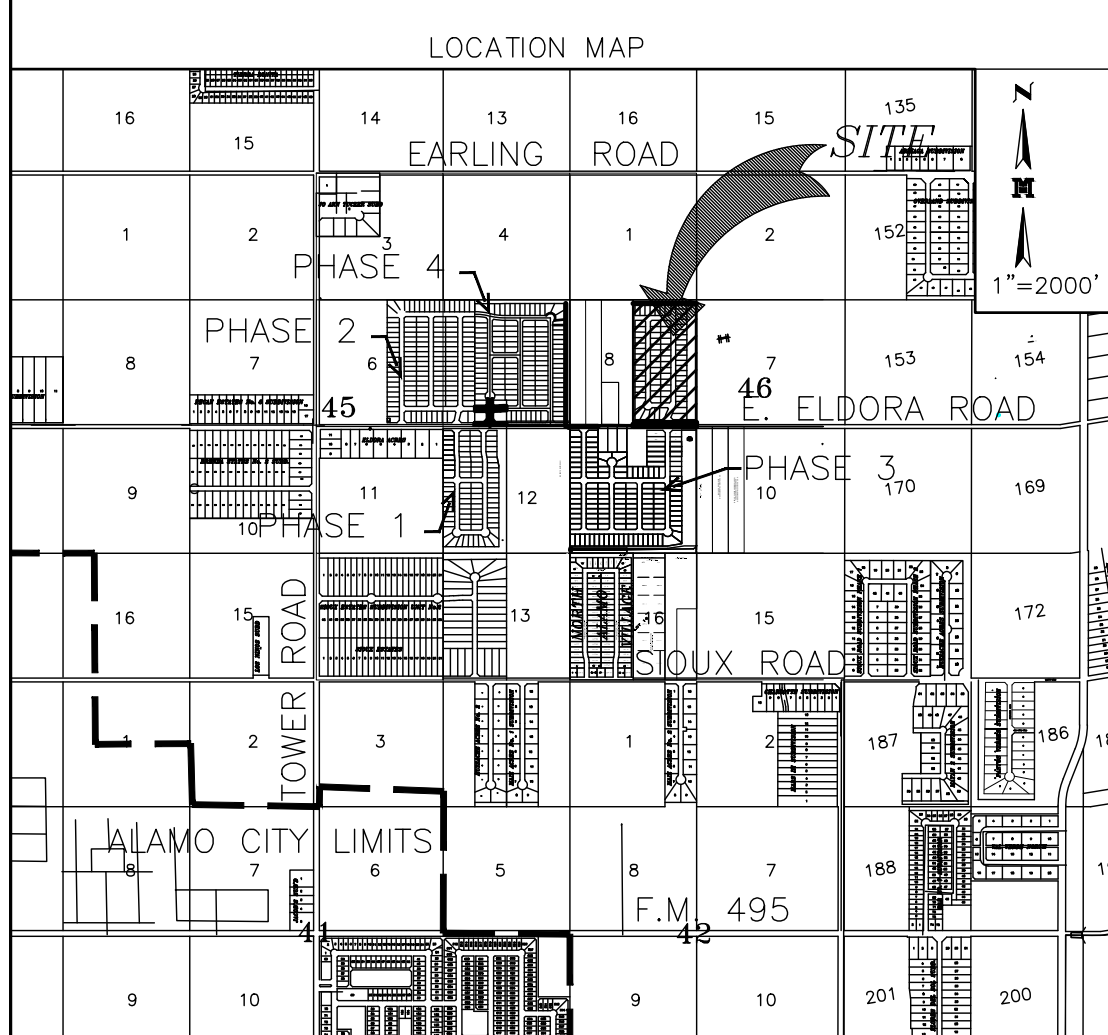
MARIO A. REYNA, P.E. # 117368
DATE PREPARED: AUGUST 12, 2020
JOB NO. (ENG.) 22028.00



STATE OF TEXAS
COUNTY OF HIDALGO

I, ROBERT 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 5 WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND ON 7/7/20 BY ME OR UNDER MY SUPERVISION.

ROBERT N. TAMEZ, R.P.L.S. # 6238
SURVEY JOB NO. 22303.08



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

CANTERA HERMOSA PHASE 5 IS LOCATED IN THE SOUTH CENTRAL PART OF HIDALGO COUNTY ON THE NORTH SIDE OF E. ELDORA ROAD, APPROXIMATELY 60 FEET 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 OF ALAMO (POPULATION 19,149). CANTERA HERMOSA PHASE 5 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.

DRAWN BY: C180 DATE: _____
FINAL CHECK: _____ DATE: _____

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

INDEX TO SHEET OF CANTERA HERMOSA PHASE 5

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

PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	TRES CANTERAS, L.P., A TEXAS LIMITED PARTNERSHIP	2211 HANCOCK	AUSTIN, TEXAS 78746	512-600-3119	FAX C/O (956) 381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

"AS-BUILTS"
03/20/2024



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

SUBDIVISION MAP OF
CANTERA HERMOSA PHASE 5
BEING A RESUBDIVISION OF 19.394 ACRES
OUT OF LOT 8, BLOCK 46
ALAMO LAND AND SUGAR COMPANY SUBDIVISION
VOLUME 1, PAGE 25, H.C.M.R.
HIDALGO COUNTY, TEXAS.

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1*	37.28'	100.00'	021° 21' 27"	S19° 14' 25"W	37.06'	18.86
C2*	37.28'	100.00'	021° 21' 27"	N19° 14' 25"E	37.06'	18.86
C3	46.59'	125.00'	021° 21' 27"	N19° 14' 25"E	46.33'	23.57
C4	48.93'	50.00'	056° 04' 07"	S40° 31' 38"W	47.00'	26.62
C5	52.36'	50.00'	060° 00' 00"	S17° 30' 25"E	50.00'	28.87
C6	52.36'	50.00'	060° 00' 00"	S77° 30' 25"E	50.00'	28.87
C7	29.61'	50.00'	033° 55' 53"	N55° 31' 38"E	29.18'	15.25
C8	29.55'	130.00'	013° 01' 18"	S26° 06' 28"W	29.48'	14.84

Lot Line Table		
Line #	Length	Direction
L1*	70.08'	N08° 33' 41"E
L2	31.33'	S33° 48' 37"E
L3	4.02'	N29° 55' 08"E
L4	14.23'	N08° 33' 41"E
L5	21.22'	S53° 33' 42"W
L6	21.21'	S36° 26' 19"E
L7	21.21'	N53° 33' 41"E
L8	21.21'	N36° 26' 19"W
L9	21.21'	S53° 33' 41"W
L10	21.21'	N36° 26' 19"W
L11	35.65'	N08° 33' 41"E
L12	16.33'	S24° 24' 36"E
L13	37.02'	S56° 19' 13"W
L14	31.11'	N81° 26' 19"W

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 401 THROUGH 4127).
- SETBACKS:
FRONT: 25.00 FEET.
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER;
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE: 18.00 FEET
CORNER GARAGE FRONT: 20.00 FEET, FRONT GARAGE SHEET BE: 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. 89.50 N.G.V.D. 29 DESCRIPTIONS: MH MONUMENT SET IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. N: 16603515-79, E: 1117422.85
-->B.M. NO. 2--ELEV. 88.75 N.G.V.D. 29 DESCRIPTIONS: MH MONUMENT SET ON CONCRETE LOCATED AT THE SOUTHWEST CORNER OF LOT 23 OF THIS SUBDIVISION. N: 16604737-16, E: 1117437.94.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 99,805 CUBIC-FEET 2.291 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 5: COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- BUFFER FENCE SHALL BE REQUIRED BY DEVELOPER ABUTTING E. ELDORA ROAD. NO ACCESS SHALL BE PERMITTED FROM E. ELDORA ROAD TO ANY LOT.
- 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 NORTH RIGHT-OF-WAY OF E. ELDORA ROAD PRIOR TO PLAT RECORDATION.
- 4 FOOT SIDEWALK TO BE INSTALL ALONG BOTH SIDES OF INTERIOR STREET BY LOT OWNERS AT BUILDING PERMIT STAGE.
- THE DEVELOPER SHALL INSTALL A 6 FOOT BUFFER FENCE ALONG THE REAR OF LOTS 1 THROUGH 22 WHERE AFTER THE INDIVIDUAL PROPERTY OWNERS SHALL BE PERPETUALLY RESPONSIBLE TO HAVE FENCE MAINTAINED IN A VISIBLE MANNER TO IMPEDE ACCESS ONTO THE ADJOINING DRAINAGE DITCH.
- H.C.I.D. No. 2 SHALL DEDICATED A 30 FOOT x 110 FEET ACCESS EASEMENT FOR THE ACCESS OF THE RESIDENTIAL LOTS IN THIS SUBDIVISION.

Lot Area Table		
Lot #	SQ. FT.	Area
1	10308.20	0.237
2	8625.25	0.198
3	7589.67	0.174
4	6256.83	0.144
5	6256.83	0.144
6	6256.83	0.144
7	6256.83	0.144
8	6256.83	0.144
9	6256.83	0.144
10	6256.83	0.144
11	6256.83	0.144
12	6256.83	0.144
13	6256.83	0.144
14	6256.83	0.144
15	6256.83	0.144
16	6256.83	0.144
17	6256.83	0.144
18	6256.83	0.144
19	6256.83	0.144
20	6256.83	0.144

Lot Area Table		
Lot #	SQ. FT.	Area
21	6257.16	0.144
22	6607.36	0.152
23	7583.90	0.174
24	6500.00	0.149
25	6500.01	0.149
26	6499.99	0.149
27	6500.00	0.149
28	6500.00	0.149
29	6503.18	0.149
30	6842.51	0.157
31	6505.62	0.149
32	6505.59	0.149
33	6505.61	0.149
34	6505.60	0.149
35	6505.58	0.149
36	6505.61	0.149
37	6505.61	0.149
38	6505.60	0.149
39	6505.61	0.149
40	6505.58	0.149

Lot Area Table		
Lot #	SQ. FT.	Area
41	6505.60	0.149
42	6548.39	0.150
43	6842.49	0.157
44	6842.50	0.157
45	6543.76	0.150
46	6510.24	0.149
47	6505.58	0.149
48	6505.61	0.149
49	6505.60	0.149
50	6505.61	0.149
51	6505.60	0.149
52	6505.59	0.149
53	6505.60	0.149
54	6505.61	0.149
55	6505.59	0.149
56	6505.61	0.149
57	6842.50	0.157
58	7017.61	0.161
59	6251.82	0.144
60	6253.14	0.144

Lot Area Table		
Lot #	SQ. FT.	Area
61	6254.47	0.144
62	6255.79	0.144
63	6257.11	0.144
64	6258.43	0.144
65	6259.76	0.144
66	6261.08	0.144
67	6262.40	0.144
68	6263.72	0.144
69	6265.05	0.144
70	6266.37	0.144
71	6267.69	0.144
72	9823.56	0.226
73	10418.68	0.239
74	7327.91	0.168
75	6477.49	0.149
76	6375.56	0.146

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CANTERA HERMOSA PHASE 5 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 5 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
CERTIFICATE OF PLAT APPROVAL
IRRIGATION DISTRICT NO. 2**

THIS PLAT IS HERE BY 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 BUILDING) 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 5 WAS REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF ALAMO ON _____ DAY OF _____ 20____.

P&Z CHAIRMAN OF THE CITY OF ALAMO

"AS-BUILTS"
03/20/2024

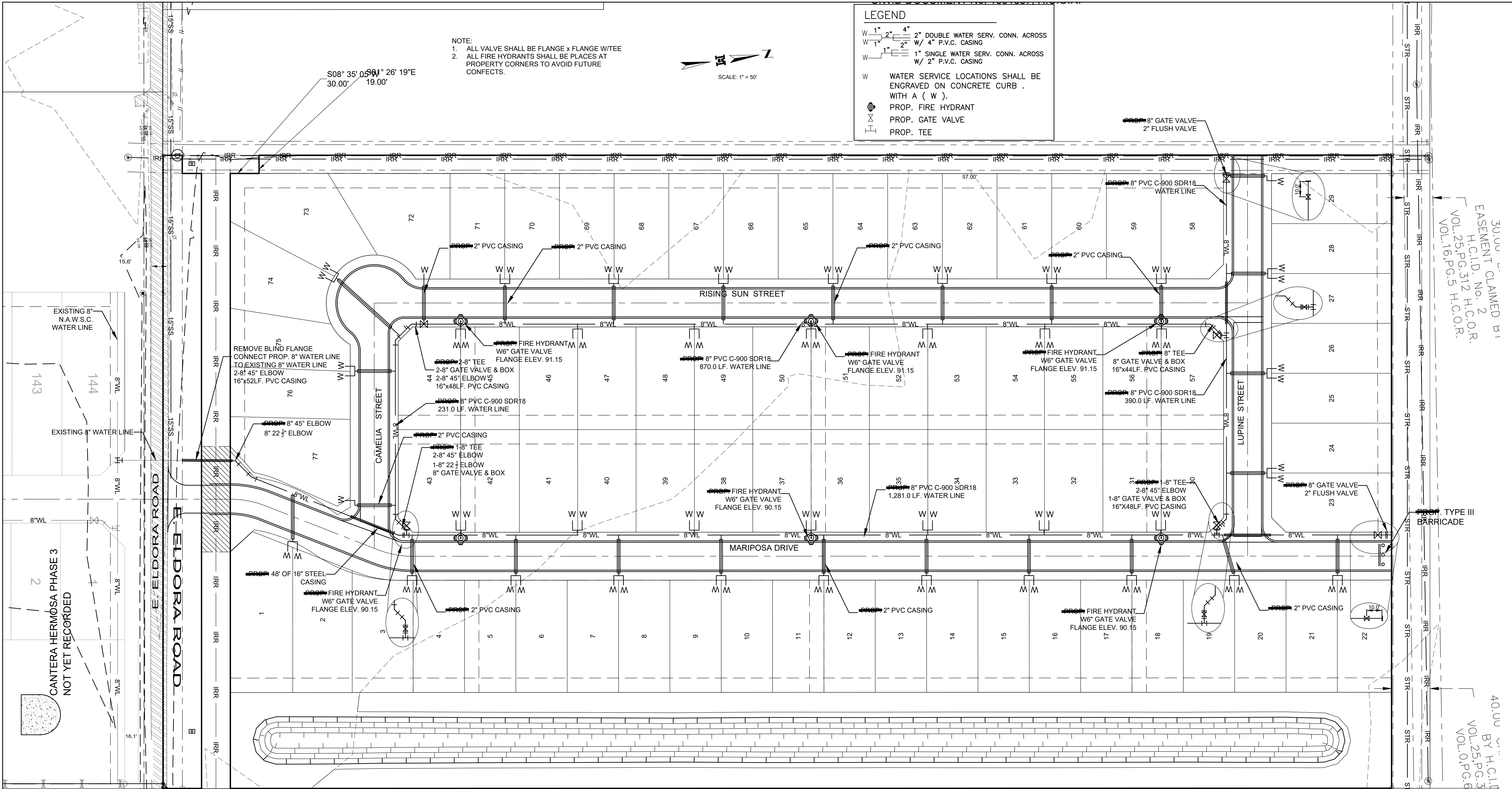
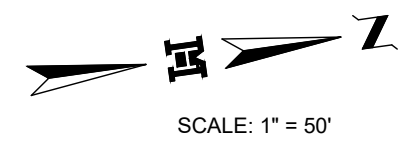
LEGEND

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

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

PROP. FIRE HYDRANT
 PROP. GATE VALVE
 PROP. TEE

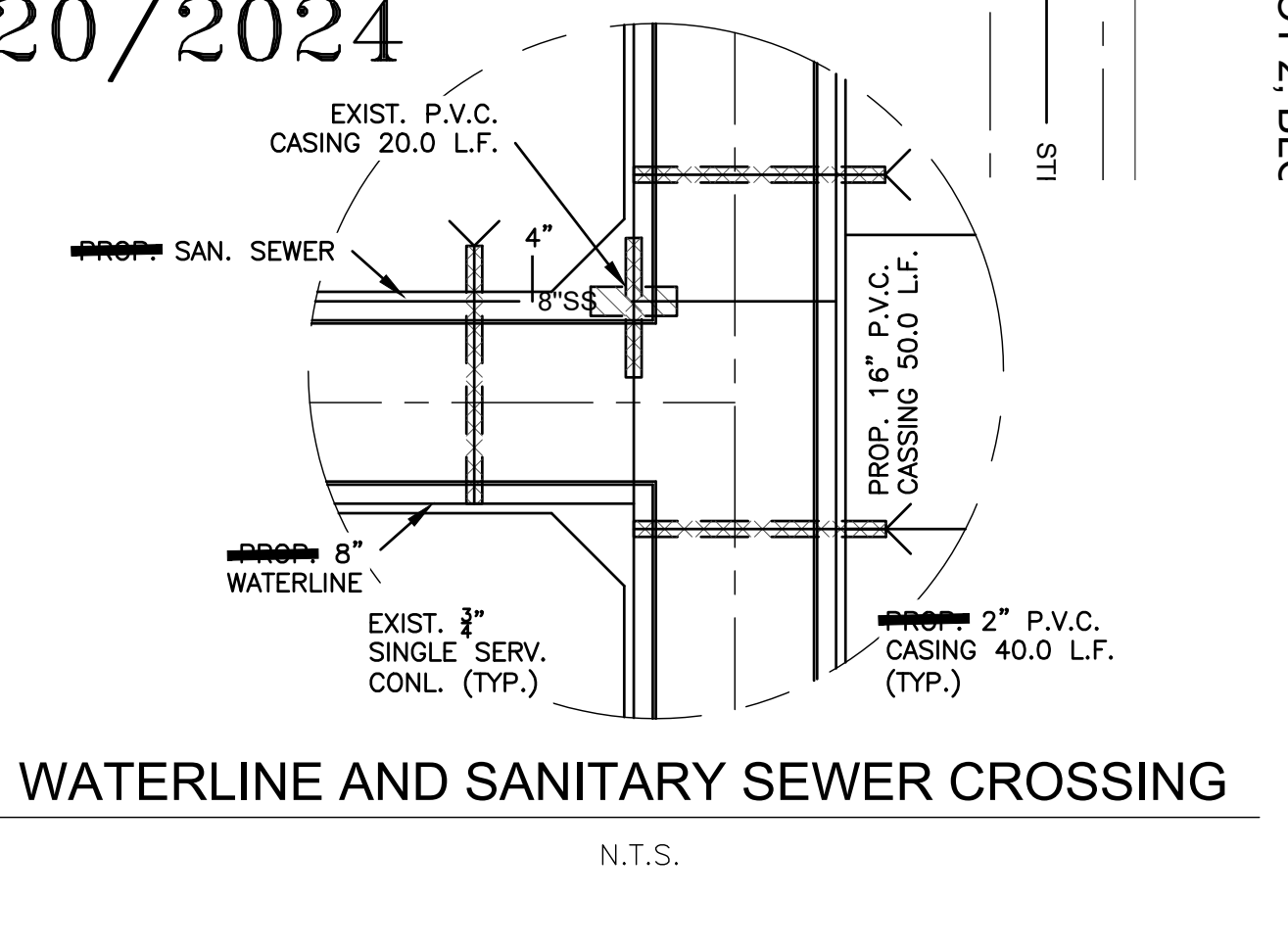
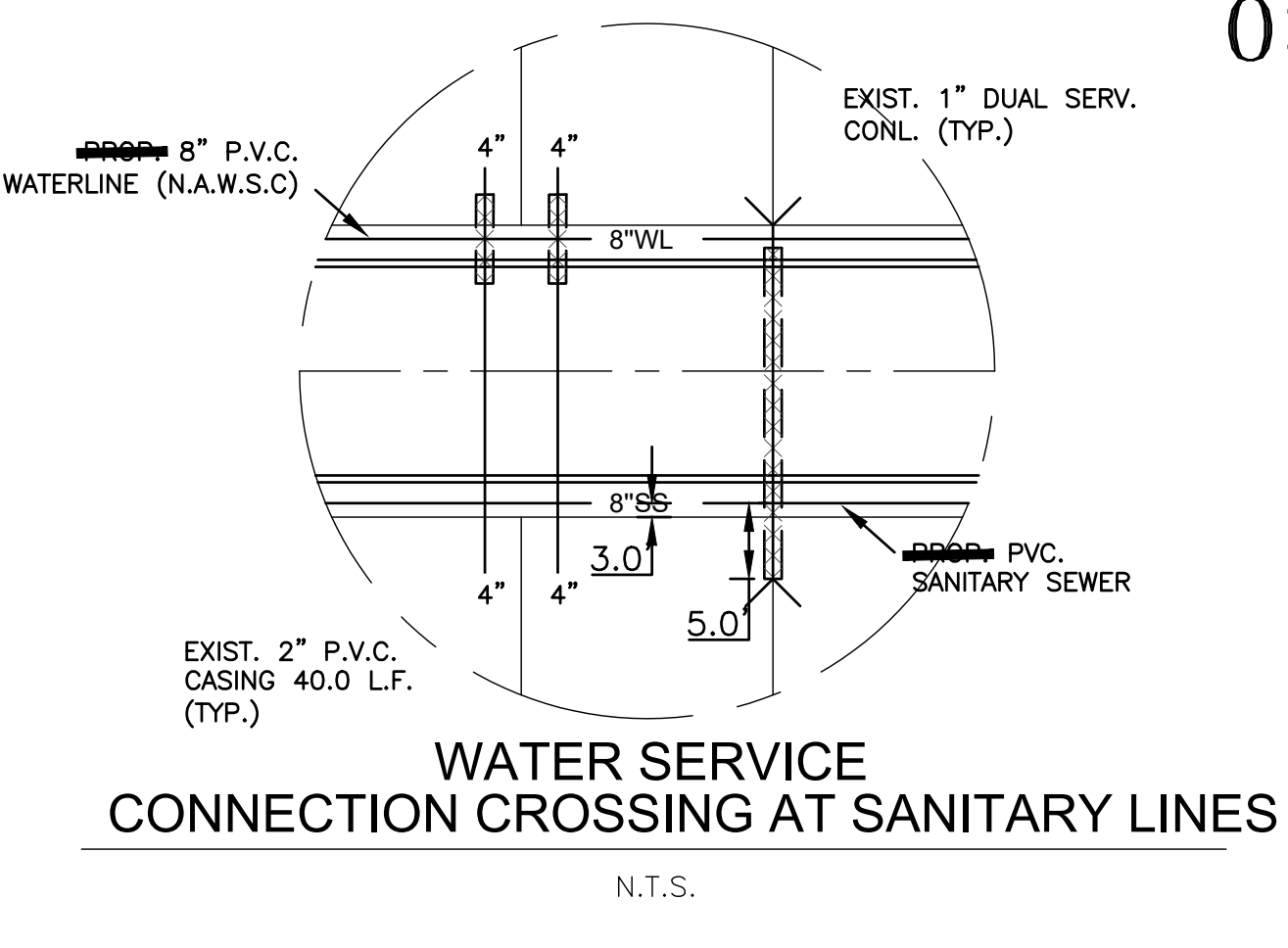
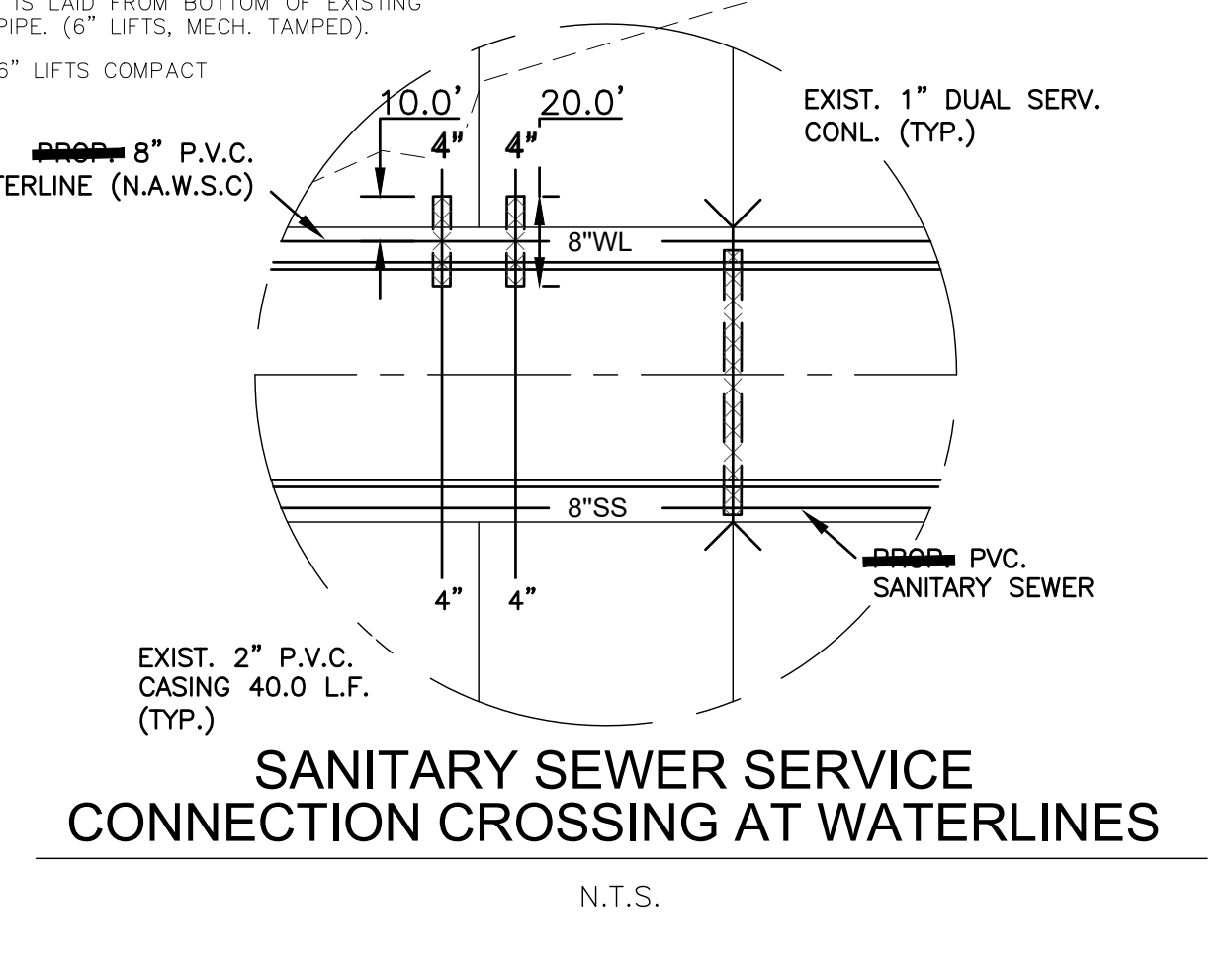
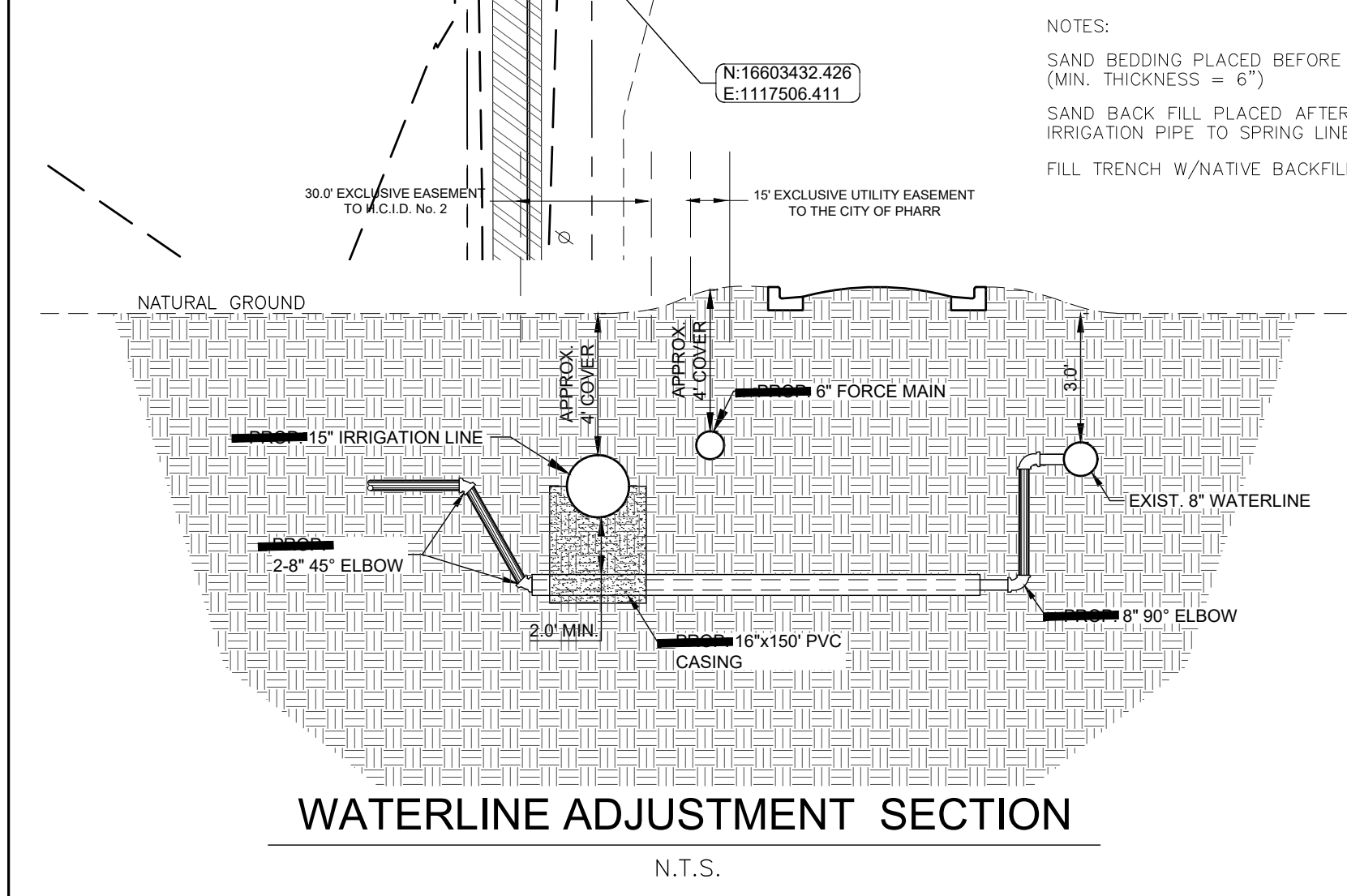
NOTE:
 1. ALL VALVE SHALL BE FLANGE X FLANGE W/TEE
 2. ALL FIRE HYDRANTS SHALL BE PLACES AT PROPERTY CORNERS TO AVOID FUTURE CONFLICTS.



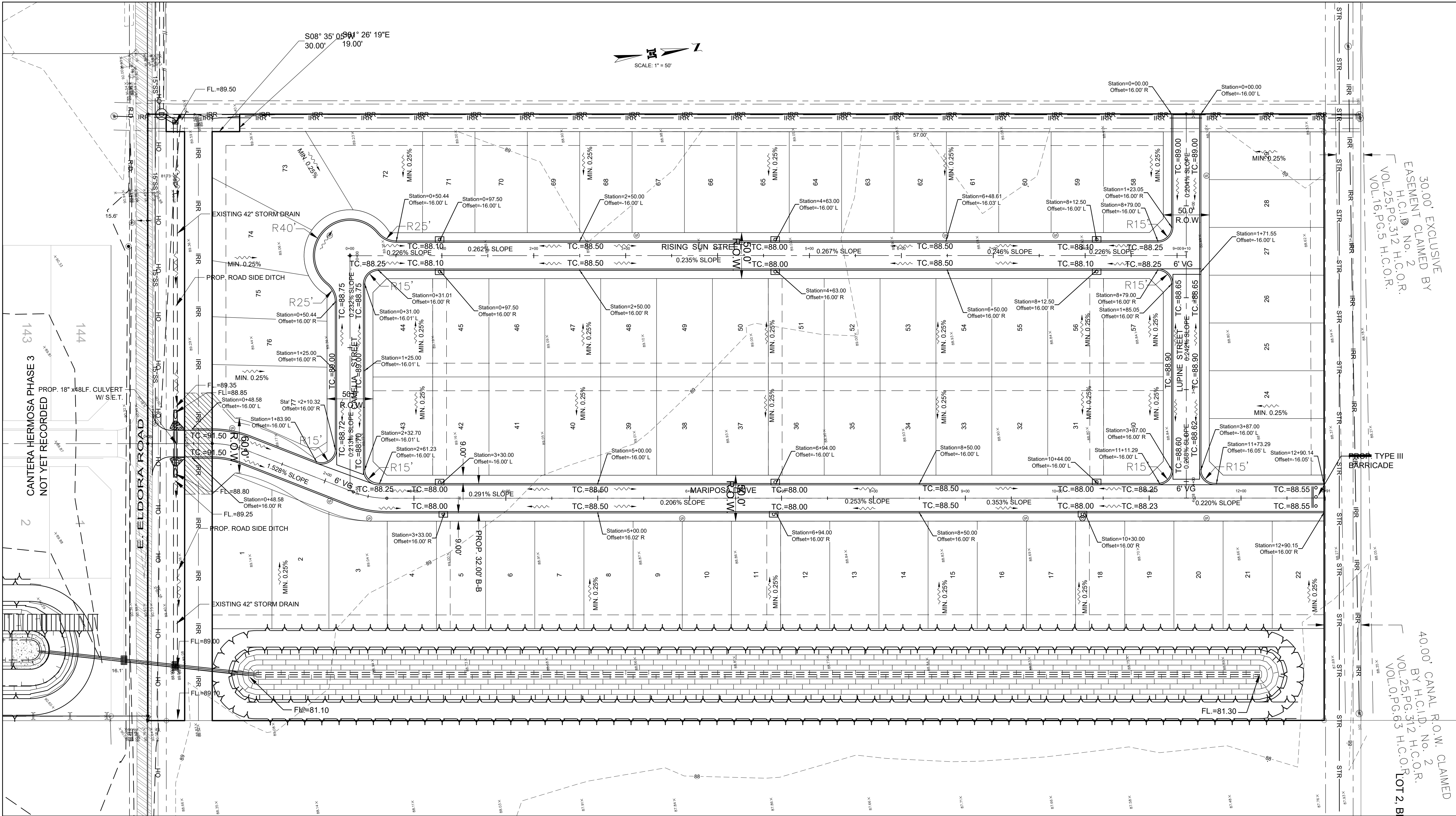
30.00' W/ 2" P.V.C. CASING
 EASEMENT CLAIMED BY H.C.I.D. No. 2 VOL. 25, PG. 312 H.C.O.R. VOL. 16, PG. 5 H.C.O.R.

40.00' W/ 2" P.V.C. CASING
 BY H.C.I.D. No. 4 VOL. 25, PG. 312 H.C.O.R. VOL. 0, PG. 63 H.C.O.R. LOT 2, BLC

NOTES:
 SAND BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS = 6")
 SAND BACK FILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF EXISTING IRRIGATION PIPE TO SPRING LINE OF PIPE. (6" LIFTS, MECH. TAMPED).
 FILL TRENCH W/NATIVE BACKFILL. W/6" LIFTS COMPACT



"AS-BUILTS"
 03/20/2024

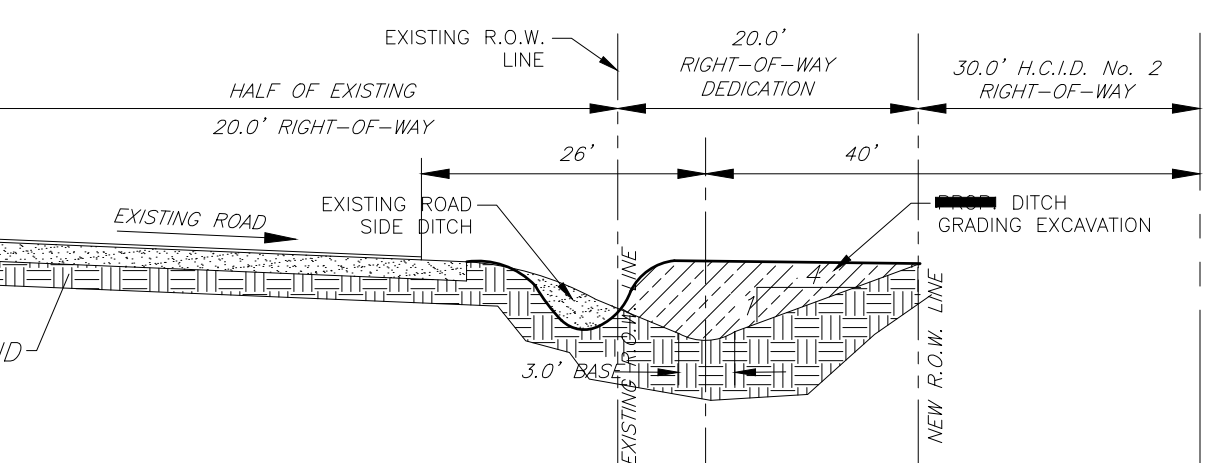


30.00' EXCLUSIVE BY EASEMENT CLAIMED BY H.C.I.D. No. 2 VOL. 25, PG. 312 H.C.O.R. VOL. 16, PG. 5 H.C.O.R.

40.00' CANAL R.O.W. CLAIMED BY H.C.I.D. No. 2 VOL. 25, PG. 312 H.C.O.R. VOL. 01, PG. 63 H.C.O.R. LOT 2, B

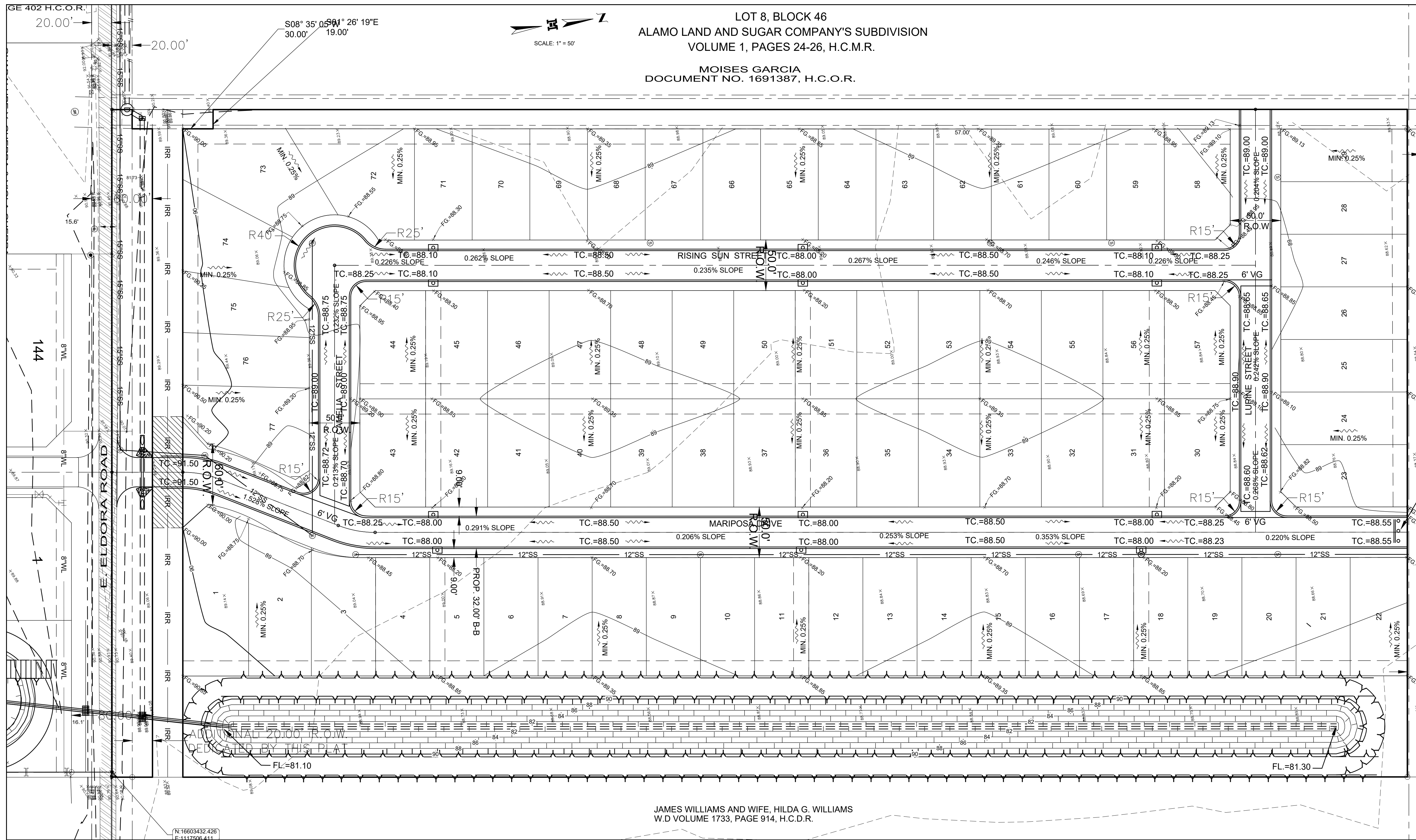
TYPE III BARRICADE

CANTERA HERMOSA PHASE 3 NOT YET RECORDED

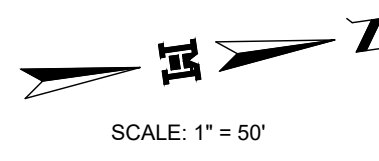


RECONSTRUCTION OF ROAD SIDE DITCH

"AS-BUILTS"
 03/20/2024



LOT 8, BLOCK 46
 ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION
 VOLUME 1, PAGES 24-26, H.C.M.R.
 MOISES GARCIA
 DOCUMENT NO. 1691387, H.C.O.R.



30.00' EXCLUSIVE
 EASEMENT CLAIMED BY
 H.C.I.D. NO. 2
 VOL. 25, PG. 312 H.C.O.R.
 VOL. 16, PG. 5 H.C.O.R.

ALAMO LAND AND SUGAR COMPANY'S SUBDIVISION
 VOLUME 1, PAGES 24-26, H.C.M.R.
 PAUL H. ORST AND JOYCE LYNN ORST,
 W.D.W.V.L. VOLUME 1307, PAGE 10, H.C.D.R.

40.00' CANAL R.O.W. CLAIMED BY
 H.C.I.D. NO. 2
 VOL. 25, PG. 312 H.C.O.R.
 VOL. 01, PG. 63 H.C.O.R.

JAMES WILLIAMS AND WIFE, HILDA G. WILLIAMS
 W.D. VOLUME 1733, PAGE 914, H.C.D.R.

JOB No. 22028.01

BY	MELDEN & HUNT, INC.
DATE	
REVISION	
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. CIRO	PROJECT ENG. MARIO REYNA
T-BOOK	PG.
1. RELEASE DATE:	
2. RELEASE DATE:	
3. RELEASE DATE:	
SCALE:	1" = 50'

MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435
 MARIO A. REYNA
 117389
 LICENSED PROFESSIONAL ENGINEER
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARIO A. REYNA, P.E. 117389
 10/02/23
 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW

CANTERA HERMOSA
 PHASE 5
 HIDALGO COUNTY, TEXAS

PROPOSED LOT GRADING
 LAYOUT

"AS-BUILTS"
 03/20/2024