



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: 3-04-2025

PROPOSED GOLDEN CANTU ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: SAMES INC. DEVELOPER: GOLDEN MESQUITE, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 4 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF ALBERTA ROAD, APPROXIMATELY 230 FEET EAST FROM RAUL LONGORIA ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF EDINBURG

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-22-2025 PROPERTY LIES WITHIN FLOOD ZONE "B & AH" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUNOFF WILL DRAIN INTO ALBERTA ROAD.

SEWER SYSTEM: OSSF'S

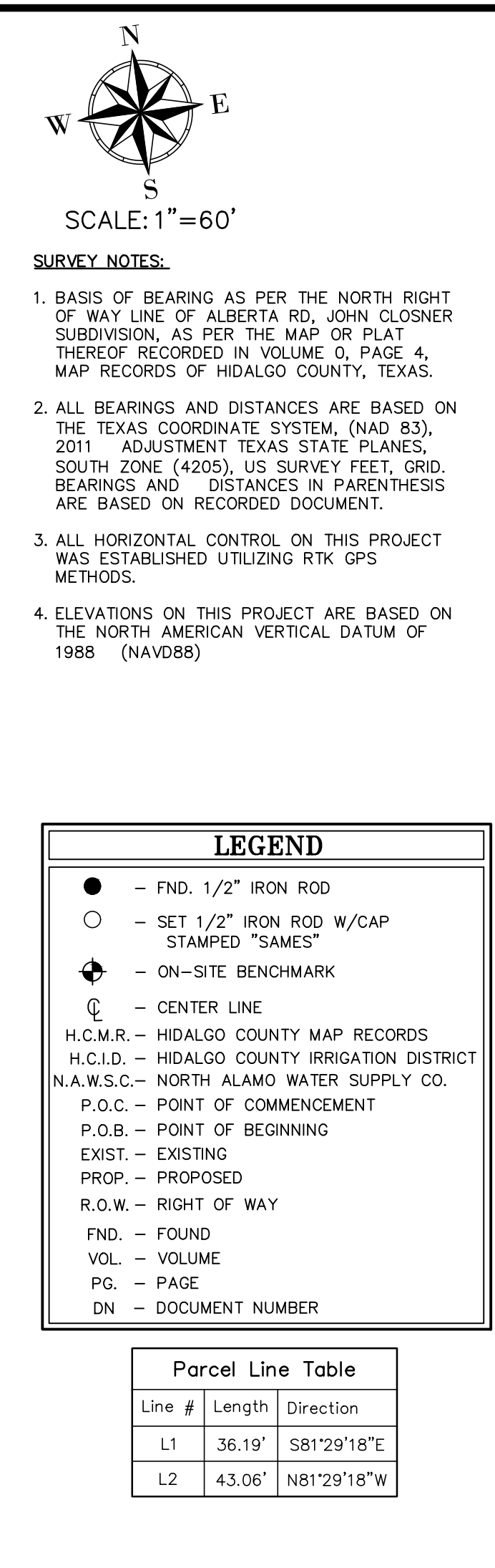
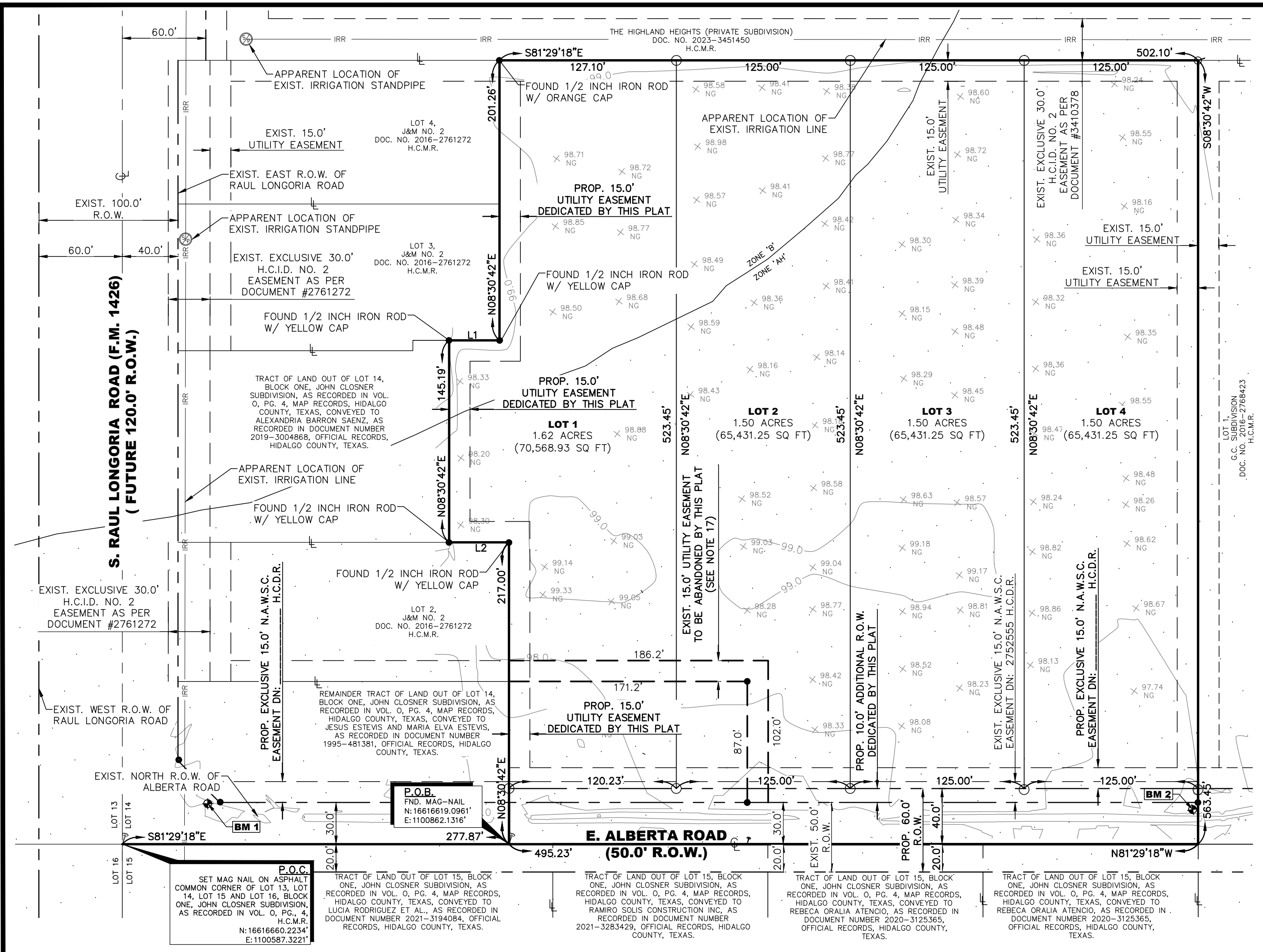
WATER SERVICE PROVIDER: NAWSC.

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

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.



GENERAL NOTES:

- THIS SUBDIVISION IS IN "ZONE AH" & "ZONE B". "ZONE AH" - FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF FLOODING); BASE FLOOD ELEVATIONS DETERMINED.
- "ZONE B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.

COMMUNITY-PANEL NUMBER 480334 0425 C
MAP REVISED: NOVEMBER 16, 1982

A LETTER OF MAP REVISION BASED ON FILE (LOMR-F) HAS BEEN APPROVED BY FEMA ON JANUARY 00, 2025. FEMA CASE NO. 22-06-0189C.

- BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE (4205), NAD83.
- MINIMUM SETBACK LINES SHALL BE AS PER HIDALGO COUNTY ORDINANCE AS FOLLOWS:
FRONT SETBACK: ONE HALF (1/2) OF THE R.O.W. NOT TO EXCEED 50 FT.
SIDE SETBACK: 6 FT.
SIDE CORNER: 10 FT.
REAR SETBACK: 15 FT.
OR EASEMENT; WHICHEVER IS GREATER FOR ALL CASES.
- ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAME.
- THIS SUBDIVISION IS A RESIDENTIAL SUBDIVISION DEVELOPMENT.
- THIS SUBDIVISION IS WITHIN ETJ LIMITS OF EDINBURG.
- MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CROWN OF ROAD, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUSHES, 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.
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT No. 1 AND HIDALGO COUNTY REQUIREMENTS, STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT A VOLUME OF 0.052-ACRE FEET (2,259 CUBIC FEET) WILL BE REQUIRED FOR LOT 1. IT HAS ALSO BEEN ESTIMATED THAT A VOLUME OF 0.048-ACRE FEET (2,094 CUBIC FEET) FOR LOTS 2-4. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY HIDALGO COUNTY FOR THIS RESIDENTIAL DEVELOPMENT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- BENCHMARK 1: SQUARE CUT ON EXISTING ADA RAMP, INTERSECTION OF RAUL LONGORIA AND ALBERTA RD
NORTHING: 16616679.8700'
EASTING: 1100662.3510'
ELEVATION: 99.202'
BENCHMARK 2: SET IRON ROD, WITH REFERENCE CAP
NORTHING: 16616570.9800'
EASTING: 1101351.7310'
ELEVATION: 98.466'
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE 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.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
A. OSSF SYSTEM BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY.
B. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
C. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
D. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
E. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC AND ABSORPTIVE DRAINFIELD SYSTEM.
F. APPROVED "ON-SITE" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- THIS SUBDIVISION IS SERVED BY NORTH ALAMO WATER SUPPLY (N.A.W.S.C.).
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF LOTS 1-4 IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- NORTH ALAMO WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF NORTH ALAMO WATER SUPPLY CORPORATION.
- EXISTING 15.0' EASEMENT AREA (3873 SQ. FT.) SHOWN ON LOT 1 AND 2, TO BE ABANDONED BY THIS PLAT. REMAINDER OF EASEMENT SHOWN AS PER DOCUMENT NUMBER 2016-2761272 TO REMAIN AS IS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORMWATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENT CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STORMWATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/ MULTI-FAMILY CONSTRUCTION.

LEGEND

- - FND. 1/2" IRON ROD
- - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ⊕ - ON-SITE BENCHMARK
- ⊙ - CENTER LINE

H.C.M.R. - HIDALGO COUNTY MAP RECORDS
H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CO.
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
EXIST. - EXISTING
PROP. - PROPOSED
R.O.W. - RIGHT OF WAY
FND. - FOUND
VOL. - VOLUME
PG. - PAGE
DN - DOCUMENT NUMBER

Parcel Line Table

Line #	Length	Direction
L1	36.19'	S81°29'18"E
L2	43.06'	N81°29'18"W

NORTH ALAMO WATER SUPPLY CORPORATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE 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 AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND MAINTAIN WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

PLANNING & ZONING COMMISSION CERTIFICATION

THIS PLAT OF GOLDEN CANTU ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF EDINBURG, TEXAS AND IS HERE BY APPROVED BY SUCH COMMISSION.

DATE THIS ____ DAY OF _____ 20__

CHAIRPERSON-PLANNING AND ZONING COMMISSION

APPROVED BY 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 THE 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. DATE
GENERAL MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE ____ DAY OF _____ 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION, TREES, FENCES AND BOUNDARIES) SHALL BE PLACED UPON THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 RIGHT-OF-WAYS OR EASEMENTS.

HIDALGO COUNTY IRRIGATION DISTRICT No. 2

ARTURO GUAJARDO JR. DATE
HIDALGO COUNTY CLERK

STATE OF TEXAS COUNTY OF HIDALGO OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

GOLDEN MESQUITE, LLC AS OWNER OF THE 6.58 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GOLDEN CANTU ESTATES SUBDIVISION HEREBY SUBDUDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
- SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS AND;
- GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

GOLDEN MESQUITE, LLC DATE
NORMA CANTU - MANAGING MEMBER
2831 E ALBERTA RD
EDINBURG, TEXAS 78842
HIDALGO COUNTY, TEXAS

COMMENCING: AT A SET MAG-NAIL ON ASPHALT, AT THE COMMON CORNER OF LOT 13, LOT 14, LOT 15, AND LOT 16, BLOCK ONE, OF SAID JOHN CLOSNER SUBDIVISION, ALSO BEING AT THE INTERSECTION OF SOUTH RAUL LONGORIA ROAD (HAVING A 100.00' R.O.W.) AND ALBERTA ROAD (HAVING A 40.00' ORIGINAL R.O.W.) FOR THE POINT OF COMMENCEMENT, HAVING A GRID COORDINATE OF N:16616660.2234' E:1100662.1316', THENCE; SOUTH 81°29'18" EAST, ALONG THE COMMON LINE OF LOT 14 AND LOT 15, BLOCK ONE, OF SAID JOHN CLOSNER SUBDIVISION, AND ALSO BEING ON THE CENTERLINE OF SAID ALBERTA ROAD, A DISTANCE OF 277.87 FEET, TO A FOUND MAG-NAIL, FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N:16616619.0961' E:1100662.1316'

THENCE; NORTH 08°30'42" EAST, AT A DISTANCE OF 30.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; AT THE NORTH RIGHT WAY LINE OF SAID ALBERTA ROAD, AT A DISTANCE OF 117.00 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; AT THE COMMON CORNER OF LOT 1 AND LOT 2, OF SAID J&M NO. 2 SUBDIVISION, ALSO BEING AT THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO JESUS ESTEVES AND MARIA ELVA ESTEVES, CONTINUING TO A TOTAL DISTANCE OF 217.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC YELLOW CAP, AT THE COMMON CORNER OF LOT 1 AND LOT 2, OF SAID J&M NO. 2 SUBDIVISION, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°29'18" WEST, ALONG THE COMMON LINE OF LOT 1 AND LOT 2, OF SAID J&M NO. 2 SUBDIVISION, A DISTANCE OF 43.06 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC YELLOW CAP, AT THE COMMON CORNER OF LOT 1, OF SAID J&M NO. 2 SUBDIVISION AND A TRACT OF LAND CONVEYED TO ALEXANDRIA BARRON SAEENZ, AS RECORDED IN DOCUMENT NUMBER 2019-3004868, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR AN EXTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°30'42" EAST, ALONG THE COMMON LINE OF LOT 1, OF SAID J&M NO. 2 SUBDIVISION AND SAID TRACT OF LAND CONVEYED TO ALEXANDRIA BARRON SAEENZ, A DISTANCE OF 145.19 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC YELLOW CAP, AT THE COMMON CORNER OF LOT 1, OF SAID J&M NO. 2 SUBDIVISION, AND BEING ON THE NORTH LINE OF LOT 3, OF SAID J&M NO. 2 SUBDIVISION, FOR AN EXTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°29'18" EAST, ALONG THE COMMON LINE OF LOT 1 AND LOT 3, OF SAID J&M NO. 2 SUBDIVISION, A DISTANCE OF 36.19 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC YELLOW CAP, AT THE COMMON CORNER OF LOT 1 AND LOT 3, OF SAID J&M NO. 2 SUBDIVISION, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE; NORTH 08°30'42" EAST, ALONG THE COMMON LINE OF LOT 1 AND LOT 3, OF SAID J&M NO. 2 SUBDIVISION, AT A DISTANCE OF 98.80 FEET, PASSING A POINT, AT THE COMMON CORNER OF LOT 3 AND LOT 4, OF SAID J&M NO. 2 SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 201.26 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC ORANGE CAP, AT THE COMMON CORNER OF LOT 1 AND LOT 4, OF SAID J&M NO. 2 SUBDIVISION, ALSO BEING AT THE SOUTH LINE OF THE HIGHLAND HEIGHTS (PRIVATE SUBDIVISION), AS RECORDED IN DOCUMENT NUMBER 2023-3451450, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE; SOUTH 81°29'18" EAST, ALONG THE COMMON LINE OF SAID THE HIGHLAND HEIGHTS (PRIVATE SUBDIVISION) AND LOT 1, OF SAID J&M NO. 2 SUBDIVISION, A DISTANCE OF 502.10 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES"; AT THE COMMON CORNER OF LOT 1, OF SAID J&M NO. 2 SUBDIVISION, AS RECORDED IN DOCUMENT NUMBER 2016-2768423, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°30'42" WEST, ALONG THE COMMON LINE OF LOT 1, OF SAID J&M NO. 2 SUBDIVISION, AND LOT 1, OF SAID G.C. SUBDIVISION, AT A DISTANCE OF 523.45 FEET, PASSING A POINT, AT THE SOUTHWEST CORNER OF LOT 1, OF SAID G.C. SUBDIVISION, AT A DISTANCE OF 533.45 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH A PLASTIC YELLOW CAP, AT THE NORTH RIGHT OF WAY LINE OF SAID ALBERTA ROAD, AND ALSO BEING AT THE SOUTHEAST CORNER OF LOT 1, OF SAID J&M NO. 2 SUBDIVISION, CONTINUING TO A TOTAL DISTANCE OF 563.45 FEET, TO A FOUND SPINDLE, AT COMMON CORNER OF SAID J&M NO. 2 SUBDIVISION, OF SAID G.C. SUBDIVISION, A TRACT OF LAND CONVEYED TO JUAN A. DE LEON AND ABIGAIL DE LEON, AS RECORDED IN DOCUMENT NUMBER 2007-1799215, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND A TRACT OF LAND CONVEYED TO REBECA ORALIA ATENCIO, AS RECORDED IN DOCUMENT NUMBER 2020-3125365, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, ALSO BEING ON THE COMMON LINE OF LOT 14 AND LOT 15, BLOCK ONE, OF SAID JOHN CLOSNER SUBDIVISION, AND ALSO BEING AT THE CENTERLINE OF SAID ALBERTA ROAD, FOR THE SOUTHEAST CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°29'18" WEST, ALONG THE COMMON LINE OF LOT 14, LOT 15, BLOCK ONE, OF SAID JOHN CLOSNER SUBDIVISION, J&M NO. 2 SUBDIVISION, AND SAID TRACT OF LAND CONVEYED TO REBECA ORALIA ATENCIO, AT A DISTANCE OF 154.58 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO REBECA ORALIA ATENCIO AND A TRACT OF LAND CONVEYED TO RAMIRO SOLIS CONSTRUCTION INC, AS RECORDED IN DOCUMENT NUMBER 2021-3283429, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 309.19 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO RAMIRO SOLIS CONSTRUCTION INC, AND A TRACT OF LAND CONVEYED TO LUCIA A. RODRIGUEZ, AS RECORDED IN DOCUMENT NUMBER 2021-3194084, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AT A DISTANCE OF 324.03 FEET, PASSING A FOUND MAG-NAIL, AT THE EXTERIOR CORNER OF SAID J&M NO. 2 SUBDIVISION, AT A DISTANCE OF 463.50 FEET, PASSING A POINT, AT THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO LUCIA A. RODRIGUEZ AND A TRACT OF LAND CONVEYED TO RICOBERTO FLORES, AS RECORDED IN DOCUMENT NUMBER 2004-1298521, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 495.23, TO THE POINT OF BEGINNING, CONTAINING 6.58 (286,671.88 SQ. FT.) ACRE GROSS; 6.24 (271,814.98 SQ. FT.) ACRE NET; TRACT OF LAND, MORE OR LESS.

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTOR BY REASON OF THE INSTALLATION, MAINTENANCES, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURE 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, AND THE GRANTOR 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 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__

PRINT NAME _____

DEVELOPER/ PRESIDENT /OWNER

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE (SHE) (THEY) EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__

PRELIMINARY REVIEW SUBMITTAL FOR REVIEW ONLY

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

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SHEET 4	ROADSIDE DITCH PLAN AND PROFILES

PRINCIPAL CONTACTS:

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
GOLDEN MESQUITE, LLC.	GOLDEN MESQUITE, LLC.	2831 E. ALBERTA RD	EDINBURG, TX 78542	(956) 781-4250	
ENGINEER:	JESSICA M. MALDONADO PE, PMP, CFM, SIT	200 S. 10TH ST., SUITE 1500	MCALLEN, TX 78501	(956) 702-8880	(956) 702-8880
SURVEYOR:	LEO L. RODRIGUEZ JR., RPLS	200 S. 10TH ST., SUITE 1500	MCALLEN, TX 78501	(956) 702-8880	(956) 702-8880

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF GOLDEN CANTU ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON _____ 20__

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE FOLLOWING:

PRELIMINARY REVIEW SUBMITTAL FOR REVIEW ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LEO L. RODRIGUEZ JR., RPLS 2448 DATE

FILED FOR RECORD IN HIDALGO COUNTY

ARTURO GUAJARDO JR.
HIDALGO COUNTY CLERK

ON: _____ AT _____ AM/PM.

INSTRUMENT NUMBER _____
OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: _____ DEPUTY.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY REVIEW SUBMITTAL FOR REVIEW ONLY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

JESSICA M. MALDONADO, PE, PMP, CFM, SIT NO.111579 DATE

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, **NORMA CANTU**, PROVIDED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS 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/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____ 20__

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

PRELIMINARY SUBMITTAL FOR REVIEW ONLY 2/7/2025 THIS DOCUMENT SHALL NOT BE RELIED ON FOR RECORDING OR ANY OTHER INTENDED USE

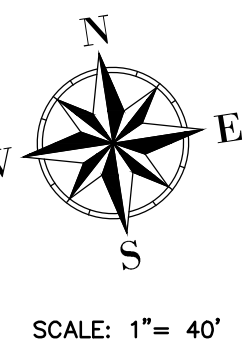
DATE OF PREPARATION: FEBRUARY 2025 SHEET 01 OF 04

200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883

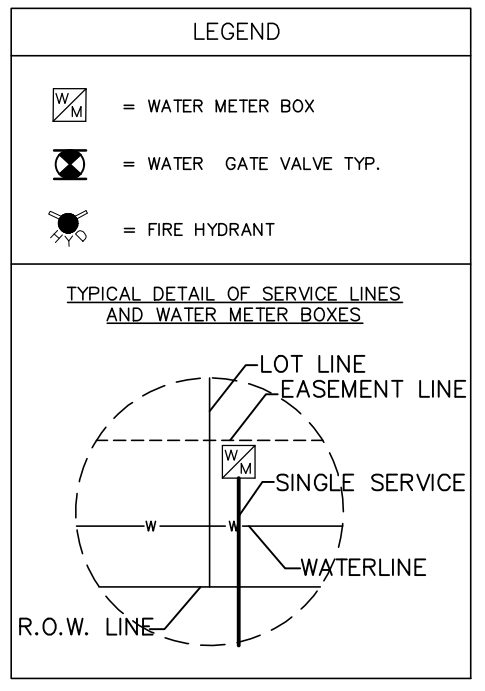
TX. REG. ENGINEERING FIRM P-10602
TX. REG. SURVEYING FIRM No. 101416-00

SAMES

GOLDEN CANTU ESTATES SUBDIVISION UTILITY LAYOUT



Line #	Length	Direction
L1	36.19'	S81°29'18"E
L2	43.06'	N81°29'18"W

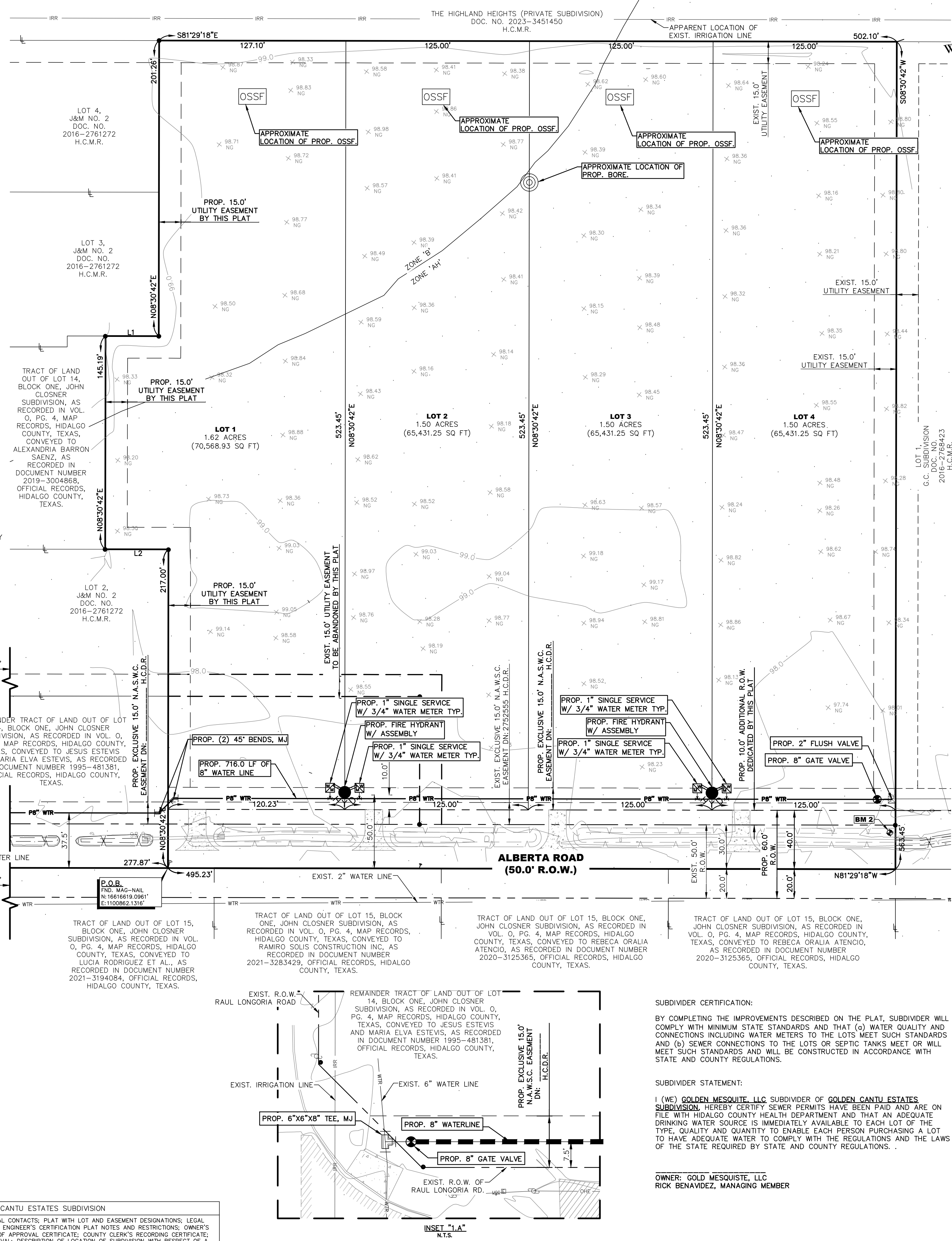


- NOTE:**
- EXISTING STRUCTURES TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
 - CASING REQUIRED ON ALL SERVICES EXTENDING ACROSS RIGHT-OF-WAY.
 - METER BOX TO BE PROVIDED BY DEVELOPER/OWNER.
 - WATER METER TO BE PROVIDED BY THE NORTH ALAMO WATER SUPPLY CORPORATION.
 - NORTH ALAMO WATER SUPPLY CORPORATION WILL DETERMINE THE SIZE OF WATER METER.
 - ALL WATER SERVICES SHALL BE INSTALLED INSIDE UTILITY EASEMENTS.

**RAUL LONGORIA ROAD (F.M. 1426)
(FUTURE 120.0' R.O.W.)**

TRACT OF LAND OUT OF LOT 14, BLOCK ONE, JOHN CLOSER SUBDIVISION, AS RECORDED IN VOL. 0, PG. 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO ALEXANDRIA BARRON SIENZ, AS RECORDED IN DOCUMENT NUMBER 2019-3004863, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

TRACT OF LAND OUT OF LOT 15, BLOCK ONE, JOHN CLOSER SUBDIVISION, AS RECORDED IN VOL. 0, PG. 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO LUCIA RODRIGUEZ ET AL., AS RECORDED IN DOCUMENT NUMBER 2021-3194084, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



FINAL ENGINEERING REPORT:

WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:
GOLDEN CANTU ESTATES SUBDIVISION HAS BEEN 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.

THE DEVELOPMENT WILL REQUIRE AT FULL BUILD OUT, THE DEVELOPER HAS TO PROVIDE N.A.W.S.C. WITH THE MUNICIPAL WATER RIGHTS NECESSARY TO PROVIDE WATER SERVICE TO THE SUBDIVISION. N.A.W.S.C. HAS A 6" WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF RAUL LONGORIA RD. THE DEVELOPER WILL CONNECT TO THE EXISTING WATERLINE LOCATED ON THE EAST R.O.W. OF RAUL LONGORIA ROAD AND EXTEND A NEW 8" WATERLINE APPROXIMATELY 375 LF.

ALONG THE PROPOSED N.A.W.S.C. EXCLUSIVE EASEMENT LOCATED ON THE NORTH R.O.W. OF ALBERTA ROAD, THE WATER LINE MAIN FOR GOLDEN CANTU ESTATES SUBDIVISION, WILL CONSIST OF EACH LOT HAVING A 3/4" SINGLE WATER METER ALONG WITH ITS 1" DIAMETER POLYETHYLENE WATER TUBING. THE SUBDIVIDER HAS PAID A TOTAL OF \$_____ FOR THE AFORESAIDED WATER IMPROVEMENTS. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$_____ PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH COVERS WATER METER, METER BOXES, WATER SUPPLY FEE AND ALL OTHER FEES ASSOCIATED WITH WATER SUPPLY. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER WILL INSTALL TWO FIRE HYDRANTS. 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.

SEWAGE FACILITIES DESCRIPTION, COST AND OPERABILITY DATES
SEWAGE FROM GOLDEN CANTU ESTATES SUBDIVISION WILL BE TREATED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENTS SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST OR GREATER THAN 0.50 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED THAT 100.0% OF SITE COMPOSED OF RAYMONDVILLE CLAY LOAM, (S2) WITH 0 TO 1 PERCENT SLOPES, MODERATELY WELL DRAINED. THIS SOIL, RAYMONDVILLE CLAY LOAM EXTEND UP TO 80 INCHES BELOW NATURAL GROUND. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 80" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE COST OF THE INSTALLATION OF THE SEPTIC SYSTEM, ON AN INDIVIDUAL LOT EA \$ 1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED AND FINALIZED AT THIS TIME AT A TOTAL COST OF \$ 5,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF.

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 THE WATER DISTRIBUTION SYSTEM AND ON-SITE 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 \$_____ WHICH EQUALS TO \$_____ PER LOT.

SEWAGE FACILITIES – SEPTIC SYSTEM HAS BEEN INSTALLED AT A TOTAL COST OF \$ 1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$ 5,000.00, FOR THE ENTIRE SUBDIVISION.

JESSICA M. MALDONADO, PE, PMP, CFM, SIT DATE _____

INFORME FINAL DE INGENIERIA:
SUMINISTRO DE AGUA: DESCRIPCION, COSTO Y OPERABILIDAD FECHA:
LA SUBDIVISION GOLDEN CANTU ESTATES HA RECIBIDO AGUA POTABLE POR PARTE DE NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). EL SUBDIVISOR Y N.A.W.S.C. HAN CELEBRADO UN CONTRATO EN EL QUE N.A.W.S.C. HA PROMETIDO PROPORCIONAR AGUA SUFICIENTE A LA SUBDIVISION DURANTE AL MENOS 30 AÑOS Y N.A.W.S.C. HA PROPORCIONADO DOCUMENTACION PARA ESTABLECER SUFICIENTEMENTE LA CANTIDAD Y CALIDAD A LARGO PLAZO DE LOS SUMINISTROS DE AGUA DISPONIBLES PARA SERVIR EL DESARROLLO COMPLETO DE ESTA SUBDIVISION.

EL DESARROLLO REQUIERIRA QUE, AL TERMINARSE LA CONSTRUCCION COMPLETA, EL DESARROLLADOR DEBE PROPORCIONAR A N.A.W.S.C. LOS DERECHOS DE AGUA MUNICIPALES NECESARIOS PARA BRINDAR SERVICIO DE AGUA A LA SUBDIVISION. N.A.W.S.C. TIENE UNA LINEA DE AGUA DE 6" QUE CORRE A LO LARGO DEL DERECHO DE PASO ESTE DE RAUL LONGORIA RD. EL DESARROLLADOR SE CONECTARÁ CON LA LINEA DE AGUA EXISTENTE UBICADA EN EL DERECHO DE PASO ESTE DE RAUL LONGORIA ROAD Y EXTENDERA UNA NUEVA LINEA DE AGUA DE 8" APROXIMADAMENTE 375 LF.

A LO LARGO DE LA SERVIDUMBRE EXCLUSIVA PROPUESTA DE N.A.W.S.C. UBICADA EN EL DERECHO DE PASO NORTE DE ALBERTA ROAD, LA TUBERIA PRINCIPAL DE AGUA PARA LA SUBDIVISION GOLDEN CANTU ESTATES CONSTARÁ DE UN MEDIDOR DE AGUA UNICO DE 3/4" JUNTO CON SU TUBERIA DE AGUA DE POLIETILENO DE 1" DE DIAMETRO. EL SUBDIVISOR HA PAGADO UN TOTAL DE \$_____ POR LAS MEJORAS DE AGUA ANTERIORMENTE MENCIONADAS. ADEMÁS, EL SUBDIVISOR HA PAGADO A N.A.W.S.C. LA SUMA DE \$_____ POR LOTE SEGUN SE INDICA EN EL ACUERDO DE SERVICIO DE AGUA DE 30 AÑOS QUE CUBRE EL MEDIDOR DE AGUA, LAS CAJAS DEL MEDIDOR, LA TARIFA DE SUMINISTRO DE AGUA Y TODAS LAS DEMAS TARIFAS ASOCIADAS CON EL SUMINISTRO DE AGUA. A SOLICITUD DEL PROPIETARIO DEL LOTE, N.A.W.S.C. INSTALARA INMEDIATAMENTE Y SIN CARGO EL MEDIDOR DE AGUA PARA ESE LOTE. EL SUBDIVISOR INSTALARA DOS HIDRANTES CONTRA INCENDIOS. TODAS LAS INSTALACIONES DE AGUA HAN SIDO APROBADAS Y ACEPTADAS POR N.A.W.S.C. Y DICHO SISTEMA DE DISTRIBUCION ESTÁ EN FUNCIONAMIENTO A PARTIR DE LA FECHA DE REGISTRO DEL PLANO.

DESCRIPCION DE LAS INSTALACIONES DE ALCANTARILLADO: FECHAS DE COSTO Y OPERABILIDAD
LAS AGUAS RESIDUALES DE LA SUBDIVISION GOLDEN CANTU ESTATES SERÁN TRATADAS POR UNA INSTALACION DE ALCANTARILLADO INDIVIDUAL EN EL SITIO ("OSSF") QUE CONSTA DE UN TANQUE SEPTICO DE COMPARTIMENTOS DOBLES DE DISEÑO ESTÁNDAR Y UN CAMPO DE DRENAJE EN CADA LOTE. EL INGENIERO PROFESIONAL QUE FIRMA HA EVALUADO LA IDONEIDAD DEL SITIO DE LA SUBDIVISION PARA OSSF Y HA PRESENTADO UN INFORME QUE CONCLUYE QUE EL SITIO ES ADECUADO PARA OSSF. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO REVISÓ Y APROBÓ EL INFORME. CADA LOTE TIENE UN AREA ADECUADA PARA UN CAMPO DE DRENAJE DE REEMPLAZO.

CADA LOTE EN LA SUBDIVISION PROPUESTA TIENE UN TAMAÑO DE AL MENOS 0.50 ACRE. EL LIBRO DE INSPECCION DE SUELOS DEL SERVICIO DE CONSERVACION DE RECURSOS NATURALES INDICÓ QUE EL 100.0% DEL SITIO ESTÁ COMPUESTO DE MARGA ARCILLOSA DE RAYMONDVILLE, (S2) CON PENDIENTES DE 0 A 1 POR CIENTO, CON UN DRENAJE MODERADAMENTE BIEN. ESTE SUELO, MARGA ARCILLOSA DE RAYMONDVILLE, SE EXTIENDE HASTA 80 PULGADAS POR DEBAJO DEL SUELO NATURAL. NO HAY INDICACION DE AGUA SUBTERRANEA O UNA CAPA RESTRICTIVA DENTRO DE LOS 80" DEL FONDO DE LAS EXCAVACIONES PROPUESTAS. EL COSTO DE LA INSTALACION DEL SISTEMA SEPTICO, EN UN LOTE INDIVIDUAL, ES DE \$ 1,500.00 INCLUYENDO EL COSTO DEL PERMISO Y LA LICENCIA REQUERIDOS. TODOS LOS OSSF SE HAN INSTALADO Y FINALIZADO EN ESTE MOMENTO A UN COSTO TOTAL DE \$ 5,000.00. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y APROBADO LA INSTALACION DE TODOS LOS OSSF.

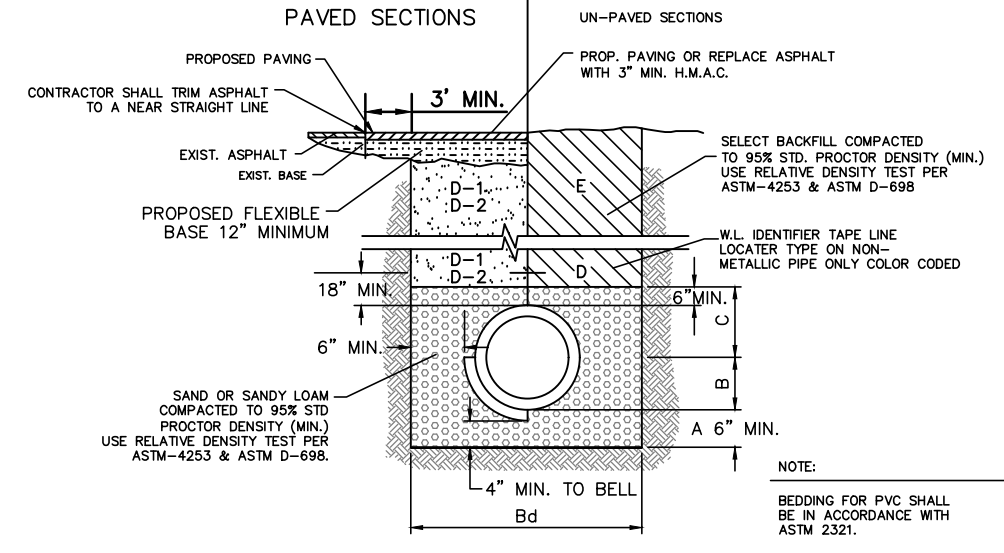
CERTIFICACION DEL INGENIERO:
COTI MI FIRMA A CONTINUACION, CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE CUMPLEN CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343 DEL CODIGO DE AGUA. CERTIFICO QUE LAS COSTOS PARA INSTALAR EL SISTEMA DE DISTRIBUCION DE AGUA Y LAS INSTALACIONES DE ALCANTARILLADO EN EL LUGAR, DISCUSITOS ANTERIORMENTE, SON LOS SIGUIENTES:

INSTALACIONES DE AGUA: ESTAS INSTALACIONES COMPLETAMENTE CONSTRUIDAS, CON LA INSTALACION DE MEDIDORES DE AGUA, COSTARÁN UN TOTAL DE \$_____ LO QUE EQUIVALE A \$_____ POR LOTE.

INSTALACIONES DE ALCANTARILLADO: SE INSTALÓ UN SISTEMA SEPTICO A UN COSTO TOTAL DE \$ 1,500.00 POR LOTE (TODOS INCLUIDO), PARA UN TOTAL DE \$ 5,000.00 PARA TODA LA SUBDIVISION.

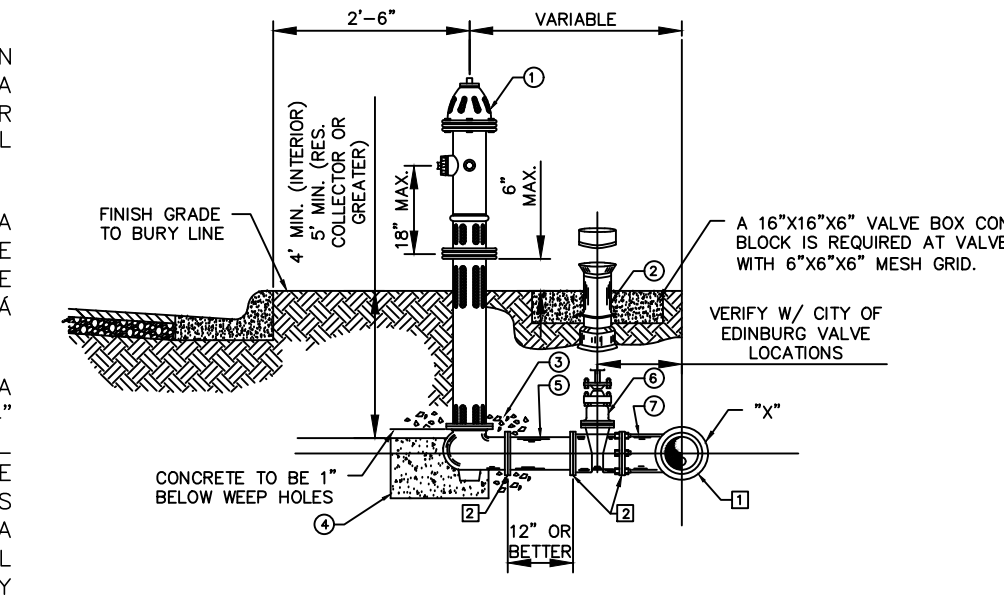
JESSICA M. MALDONADO PE, PMP, CFM, SIT DATE _____

COST ESTIMATE
DRAINAGE IMPROVEMENTS: \$_____
WATER DISTRIBUTION: \$_____
OSSF: \$6,000.00



- SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=6")
- SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) 8" TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
- SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
- (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% SPD. (6" LIFTS, MECHANICAL COMPACTON)
- (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
- SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTON). FOUNDATION PREPARATION (KELFPOINTS, GRAVEL OR CEMENT STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOTTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 90% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

TRENCH BEDDING (WATER) DETAIL



- NOTE:**
- OIL SHALL BE PLACED IN HYDRANT AT THE TIME OF INSTALLATION
 - PUMPER NOZZLE SHALL FACE ROADWAY. (55" N.S.T.)
 - IN CERTAIN INSTANCES, WHERE DISTANCES PERMITS, A PARALLEL TEE OR UNION-TIE 90° ELBOW WITH RESTRAINING LUGS MAY BE USED IN LIEU OF STANDARD TEE. FINAL APPROVAL BY THE CITY OF EDINBURG.
 - IF AMERICAN DARTING IS USED MODEL B-84-B WITH EPOXY CAST IN PLACE VALVE AND INTERIOR SHOE.
 - TAPPING SLEEVES TO HAVE STAINLESS STEEL BOLTS AND NUTS
 - ALL VALVES, FITTINGS AND HYDRANTS AND ACCESSORIES TO BE GREASED AND MAPPED BY THE CITY OF EDINBURG.
 - ALL VALVES, FITTINGS AND ACCESSORIES, VALVE BOXES, METER BOXES AND COVERS MUST BE APPROVED BY THE CITY OF EDINBURG.
 - A 16"x16"x6" VALVE BOX CONCRETE BLOCK IS REQUIRED AT VALVE BOXES WITH 6"x6"x6" MESH GRID.
 - ALL NUTS AND BOLTS MUST BE GREASED WITH FOOD GRADE GREASE.
- FIRE HYDRANT INSTALL INCLUDES:**
- FIRE HYDRANT WITH (45" PUMPER NOZZLE)
 - VALVE BOX (DOMESTIC)
 - 3 CU. FT. GRAVEL
 - 3 CU. FT. CONCRETE 1" BELOW HYDRANT METRPHOS
 - 1" OR BETTER PVC SPOOLS
 - 6" RESILIENT SEAT GATE VALVE (FLANGED X M.A.)
 - 1/2" CAST IRON TEE (FLANGED X M.A.) "X" WATER MAIN DIA.
 - MECHANICAL JOINT
 - FLANGE
- MALLESCOPER CONTORION B-84-B OR AMERICAN DARTING B-84-B (SEE NOTE 4) ONLY
NOTE: FIRE HYDRANT TO BE PAINTED RED.

W-7 FIRE HYDRANT INSTALLATION

INDEX TO SHEETS OF GOLDEN CANTU ESTATES SUBDIVISION	
SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETC. PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF MUNICIPALITY AND DESIGNATE THE PRECINCT IS SITUATED; H.C.D.D. No. 1 CERTIFICATION; H.C. IRRIGATION DISTRICT #6; AND H.C.H.D. REVISION NOTES.
SHEET 2	WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION; REVISION NOTES; ENGINEERING REPORT (ENGLISH AND SPANISH VERSION); INCLUDING DESCRIPTION OF WATER AND WASTE WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION); OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; WATER DISTRIBUTION AND SANITARY SEWER MAP; TYPICAL WATER SERVICE CONNECTION.
SHEET 3	DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND HOW IT WILL SERVE THIS DEVELOPMENT; MAP OF TOPOGRAPHY AND DRAINAGE; AND ENGINEER'S CERTIFICATION; REVISION NOTES; & CONSTRUCTION DETAILS.
SHEET 4	ROADSIDE DITCH PLAN AND PROFILES

PRINCIPAL CONTACTS:

OWNER:	GOLDEN MESQUITE, LLC.	ADDRESS:	2831 E. ALBERTA RD	CITY & ZIP:	EDINBURG, TX 78542	PHONE:	(956) 781-4250	FAX:	
ENGINEER:	JESSICA M. MALDONADO PE, PMP, CFM, SIT	ADDRESS:	200 S. 10TH ST., SUITE 1500	CITY & ZIP:	MCALLEN, TX 78501	PHONE:	(956) 702-8880	FAX:	(956) 702-8880
SURVEYOR:	LEO L. RODRIGUEZ JR., RPLS	ADDRESS:	200 S. 10TH ST., SUITE 1500	CITY & ZIP:	MCALLEN, TX 78501	PHONE:	(956) 702-8880	FAX:	(956) 702-8880

DATE OF PREPARATION: FEBRUARY 2025 SHEET 02 OF 04

SAMES

200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
MCALLEN, TEXAS 78501 FAX: (956) 702-8883

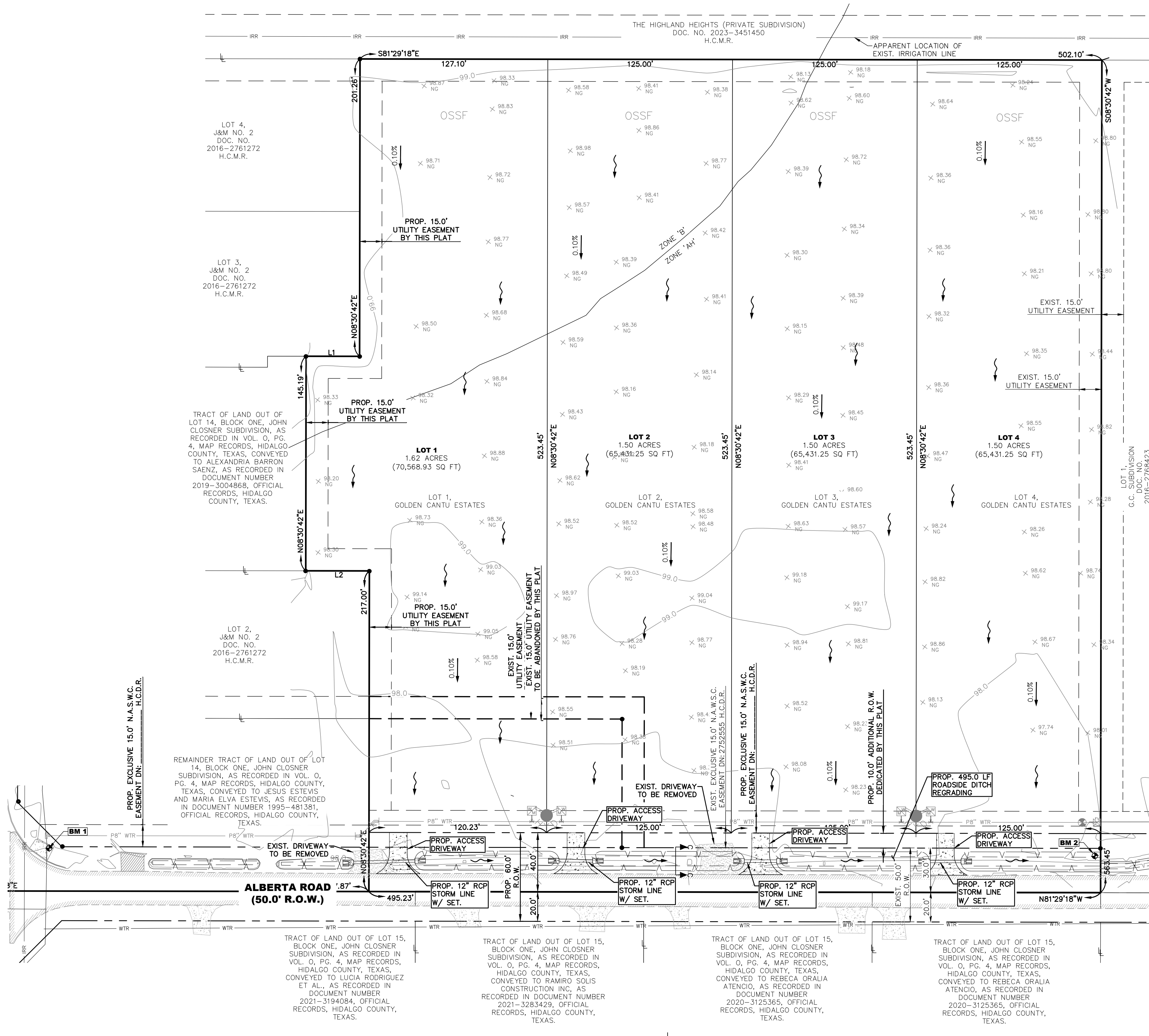
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM NO. 101416-00

GOLDEN CANTU ESTATES SUBDIVISION DRAINAGE LAYOUT



SCALE: 1" = 40'

Parcel Line Table		
Line #	Length	Direction
L1	36.19'	S81°29'18"E
L2	43.06'	N81°29'18"W



REVISED 12-18-2024
DRAINAGE REPORT FOR:
GOLDEN CANTU ESTATES SUBDIVISION

1. PROJECT DESCRIPTION

A. SITE SUMMARY

THIS DRAINAGE REPORT IS BEING PREPARED FOR THE GOLDEN CANTU ESTATES SUBDIVISION IS A FOUR (4) LOT RESIDENTIAL SUBDIVISION SITUATED IN CITY OF EDINBURG ETJ, HIDALGO COUNTY, TEXAS. GOLDEN CANTU ESTATES SUBDIVISION (PROPERTY ID 1074513) CONSISTS OF A 6.13-ACRE (NET) TRACT OF LAND OUT OF LOT 1, J&M NO. 2 SUBDIVISION, THE PROPERTY IS LOCATED APPROXIMATELY 230 FEET EAST OF THE INTERSECTION OF FM 1426 AND ALBERTA ROAD. THE PROJECT IS BEING EVALUATED TO MEET THE COUNTY OF HIDALGO REQUIREMENTS AS PER HIDALGO COUNTY DRAINAGE DISTRICT (HCDD) NO. 1 AND CITY OF EDINBURG DRAINAGE GUIDELINES. SEE ATTACHED PROJECT LOCATION MAP AND USGS TOPOGRAPHIC MAP.

B. FLOOD PLAIN

THE NORTHWESTERN CORNER OF THE PROPERTY LIES WITHIN ZONE "B", ADDITIONALLY THE REST OF THE LOT LIES WITHIN ZONE "AH", ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 480334 0425 E, MAP REVISED NOVEMBER 16, 1982.

• ZONE B IS THE AREA BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR AREAS OF 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).

• ZONE AH IS THE AREA OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE AS SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

AS PER THE FEMA FIRM MAP, THE SET BASE FLOOD ELEVATION (BFE) IS SET AT 100FT AS OF 1/2/81. SEE ATTACHED FEMA FIRM MAP WITH PROJECT LOCATION AND COMMUNITY PANEL FOR REFERENCE. HOWEVER, IN COORDINATION WITH HIDALGO COUNTY, THE ENTIRE SITE WILL HAVE TO BE ELEVATED ABOVE THE BFE. A LETTER OF MAP REVISION BASED ON FILL (CLOMR-F) WAS PREPARED AND SUBMITTED TO FEMA ON 10/23/24. THE CASE NUMBER ASSIGNED TO THE REQUEST IS 25-06-0189C FOR PROJECT ID LOT 1, J & M NO. 2 - UNKNOWN. PLEASE SEE ATTACHED FEMA FIRM MAP WITH PROJECT LOCATION AND COMMUNITY PANEL FOR REFERENCE.

FURTHER ANALYZING THE EXISTING GRADE OF THE PROPERTY, 11,466.38 CUBIC YARDS OF FILL WILL BE NEEDED TO BRING THE NATURAL GROUND TO AN ELEVATION OF 99.65 FEET. THE SITE HAS SINCE BEEN FILLED WITH EXCAVATED MATERIAL COLLECTED FROM AN EXISTING HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 CANAL SHOWN WITHIN THE EXHIBITS SECTION OF THIS REPORT. TO ALLOW FOR POSITIVE DRAINAGE AND LOWEST ELEVATION ON SITE TO BE 99.65 FEET, 13,359.34 CUBIC YARDS OF FILL WERE RELOCATED AND PLACED WITHIN PROPERTY.

C. SOIL CONDITIONS

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICES, THE SITE IN ITS ENTIRETY CONSISTS OF RAYMONDVILLE CLAY LOAM, 0 TO 1 PERCENT SLOPES. RAYMONDVILLE CLAY LOAM IS CLASSIFIED AS HAVING A SLOW INFILTRATION RATE WITH A SLOW RUNOFF POTENTIAL AND IS IN HYDROLOGIC GROUP "C". SEE ATTACHED USDA SOIL MAP, LEGEND, SYMBOL, CLASSIFICATION DESCRIPTIONS AND PROPERTIES.

2. SITE DRAINAGE ANALYSIS

A. EXISTING CONDITIONS

THE SUBJECT SITE IS CURRENTLY 6.13 ACRES (NET) OF UNDEVELOPED LAND WITH NO EXISTING STRUCTURES AND GOOD NATIVE GRASS CONDITIONS WITHIN THE PROPERTY. BASED ON A FIELD OBTAINED TOPOGRAPHIC SURVEY, EXISTING ON-SITE RUNOFF TRAVELS FROM NORTH TO SOUTH TOWARDS ALBERTA ROAD. THE RUNOFF COEFFICIENT UTILIZED FOR UNIMPROVED LAND IS 0.20 FOR DRAINAGE CALCULATIONS. HYDROLOGIC CALCULATIONS FOR EXISTING CONDITIONS ARE PROVIDED IN THE "DRAINAGE CALCULATIONS" SECTION OF THIS REPORT AND UTILIZE THE RATIONAL METHOD TO DETERMINE THE PRE-DEVELOPMENT STORM RUNOFF GENERATED. RATIONAL METHOD CALCULATIONS HAVE DETERMINED THAT THE PRE-DEVELOPMENT RUNOFF IS 5.49 CFS.

B. PROPOSED CONDITIONS

HYDROLOGIC CALCULATIONS FOR THE PROPOSED CONDITIONS ARE ALSO INCLUDED IN THE "DRAINAGE CALCULATIONS" SECTION OF THIS REPORT AND UTILIZE THE RATIONAL METHOD TO DETERMINE THE RUNOFF GENERATED FOR A 50-YEAR STORM EVENT. THE PROPOSED DEVELOPMENT ANTICIPATES THAT THIS PROPERTY WILL CONSIST OF 4 SINGLE FAMILY RESIDENTIAL HOMES WITH ASSOCIATED ENTRANCE DRIVES FROM ALBERTA ROAD. POST DEVELOPMENT RUNOFF EVALUATION ANTICIPATES OVERLAND FLOW FROM ROADS AND SHALLOW CONCENTRATED FLOW FROM GRASS AREAS. THE REQUIRED STORAGE WILL BE PROVIDED WITH A DETENTION POND ON EACH LOT EITHER AT THE DEVELOPMENT STAGE OR BUILDING PERMIT STAGE, WHICH WILL ULTIMATELY OUTFALL AT A PRE-DEVELOPMENT RATE INTO AN EXISTING ROADSIDE DITCH THAT WILL BE REGRADED ALONG THE NORTH RIGHT-OF-WAY LINE OF ALBERTA ROAD. THE ANTICIPATED POST-DEVELOPMENT PEAK RUNOFF CALCULATED FOR A 50-YEAR STORM EVENT IS 10.50 CFS, AN INCREASE IN POST-DEVELOPMENT RUNOFF IS CALCULATED TO BE 5.01 CFS FROM THE CONTROLLING RELEASE RATE OF 5.49 CFS.

C. DETENTION REQUIREMENTS

AS PER THE CITY OF EDINBURG, HIDALGO COUNTY, GOLDEN CANTU ESTATES SUBDIVISION IS SUBJECT TO DETAIN THE INCREASED STORMWATER RUNOFF GENERATED BY A 50-YEAR STORM WHICH PRODUCES A TOTAL VOLUME OF 8,540 CF (0.196 AC-FT). LOT 1 WILL BE REQUIRED TO DETAIN APPROXIMATELY 2,259 CF (0.052 AC-FT) AND LOTS 2-4 WILL BE REQUIRED TO DETAIN 2,094 CF (0.048 AC-FT) EACH. EACH LOT WILL MITIGATE RUNOFF GENERATED BY THE SITE INTO THEIR OWN RESPECTIVE DETENTION POND THAT WILL ULTIMATELY DISCHARGE AT A PRE-DEVELOPMENT RATE INTO AN EXISTING ROADSIDE DITCH LOCATED WITHIN THE NORTH RIGHT-OF-WAY ALBERTA ROAD. THE ROADSIDE DITCH REGRADING APPROXIMATELY 495 LINEAR FEET AROUNDING THE SOUTH BOUNDARY LINE OF THE PROPOSED DEVELOPMENT. THE ROADSIDE DITCH RE-GRADING WILL PROMOTE POSITIVE FLOW TOWARDS HCDD NO. 2 DRAIN DITCH LOCATED 2000 LINEAR FEET EAST OF THE SITE. SEE ATTACHED DRAINAGE LAYOUT AND TYPICAL CROSS-SECTION FOR DETAILS.

D. CONCLUSION

THE POST-DEVELOPMENT REQUIRED RUNOFF STORAGE VOLUME WILL BE HELD WITHIN DETENTION PONDS FOR EACH LOT, WHICH WILL OUTFALL INTO AN EXISTING REGRADED ROADSIDE DITCH AND IS NOT EXPECTED TO ADVERSELY IMPACT DOWNSTREAM OR UPSTREAM CONDITIONS. THE STORMWATER RUNOFF WILL BE CONVEYED BY SHEET FLOW AND SHALLOW CONCENTRATED FLOW INTO EACH DETENTION POND AND INTO AN EXISTING ROADSIDE DITCH LOCATED SOUTH OF THE PROPERTY, RUNNING ADJACENT TO THE NORTH RIGHT-OF-WAY OF ALBERTA ROAD.

DRAINAGE REQUIREMENTS FOR CANTU ESTATES SUBDIVISION:

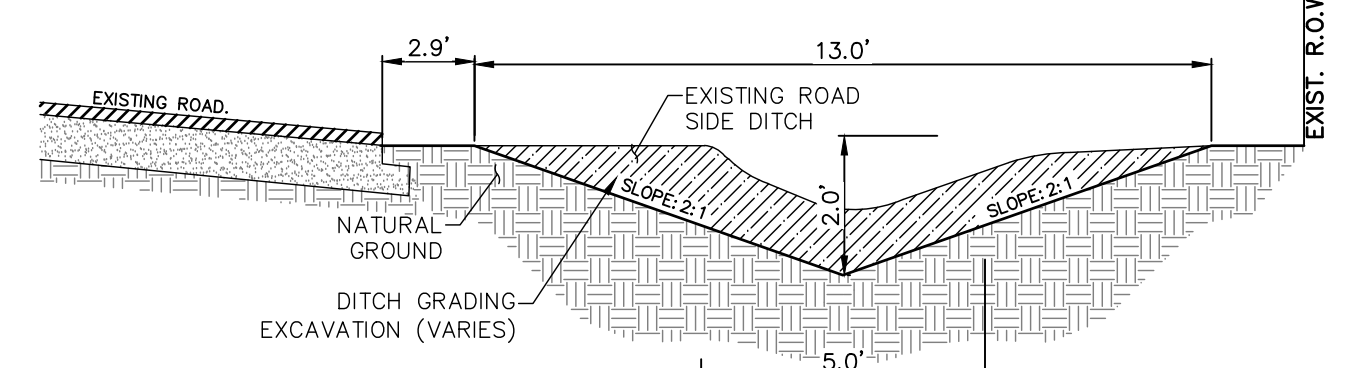
PROPOSED USE:	6.13-AC (NET), RESIDENTIAL
CALCULATION METHOD:	RAINFALL-RUNOFF MODEL - THE RATIONAL METHOD
DESIGN STORM:	10-YR PRE/ 50-YR POST
PRE-DEVELOPMENT PEAK RUNOFF:	5.49 CFS
POST-DEVELOPMENT PEAK RUNOFF:	10.50 CFS
DETENTION REQUIREMENT:	LOT 1 0.052 AC-FT (2,259 CF.) LOTS 2-4 0.048 AC-FT (2,094 CF.)
OUTFALL LOCATION:	EXISTING ROADSIDE DITCH, ALONG ALBERTA ROAD

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PREPARED BY: JESSICA M. MALDONADO, PE, PMP, CFM, ST, NO. 111579

DATE

- NOTE:**
- EXISTING STRUCTURED TO BE RELOCATED TO CLEAR NEW RIGHT OF WAY AND MEET SETBACK REQUIREMENTS.
 - NOTE TO CONTRACTOR, POSITIVE LOT GRADING MUST BE PROPERLY DONE BY CUT/FILL TO CREATE A POSITIVE SLOPE FROM BACK OF LOTS TO THE STREET AT A 0.10% SLOPE.
- = ROAD SIDE DITCH FLOW



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SHEET 1	HEADING; INDEX; LOCATION MAP; AND ETJ; PRINCIPAL CONTACTS; PLAT WITH LOT AND EASEMENT DESIGNATIONS; LEGAL DESCRIPTION (METES AND BOUNDS); SURVEYOR'S AND ENGINEER'S CERTIFICATION PLAT NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION; CITY OF APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE OF PLAT APPROVAL; DESCRIPTION OF LOCATION OF SUBDIVISION WITH RESPECT OF A MUNICIPALITY AND DESIGNATE THE PRECINCT THE PROJECT IS SITUATED; H.C.D.D. NO. 1 CERTIFICATION; H.C. IRRIGATION DISTRICT #6, AND H.C.H.D. REVISION NOTES.
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SHEET 4	ROADSIDE DITCH PLAN AND PROFILES

PRINCIPAL CONTACTS:

OWNER:	NAME GOLDEN MESQUITE, LLC.	ADDRESS 2831 E. ALBERTA RD	CITY & ZIP EDINBURG, TX 78542	PHONE (956) 781-4250	FAX
ENGINEER:	JESSICA M. MALDONADO PE, PMP, CFM, SIT	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8880
SURVEYOR:	LEO L. RODRIGUEZ JR., RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8880

DATE OF PREPARATION: JANUARY 2025

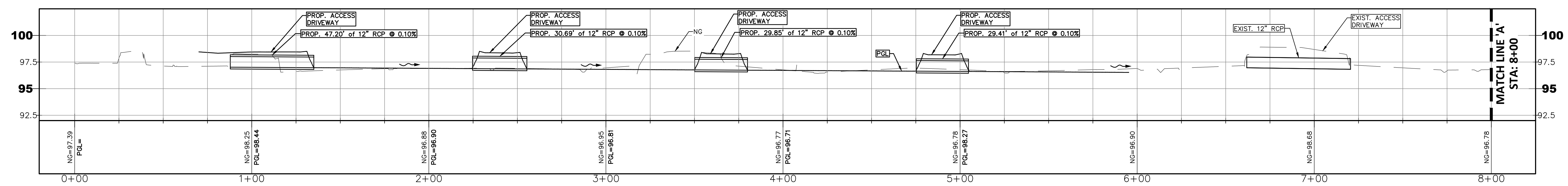
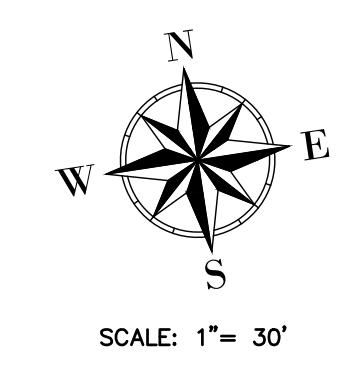
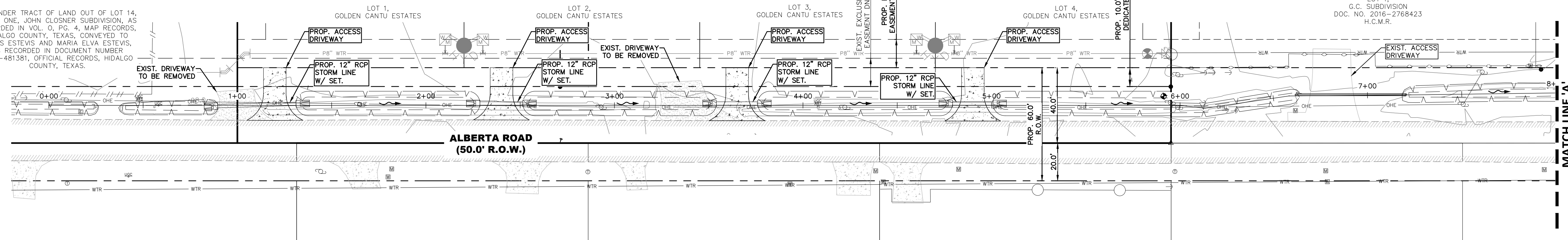
SHEET 03 OF 04

200 S. 10TH ST. SUITE 1500. TEL. (956) 702-8880
McALLEN, TEXAS 78501 FAX: (956) 702-8883

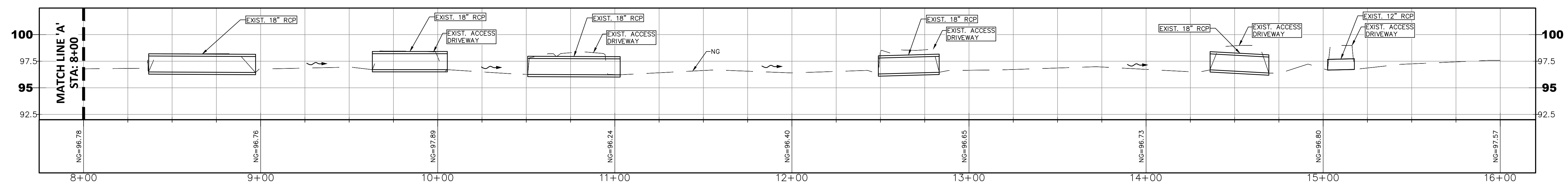
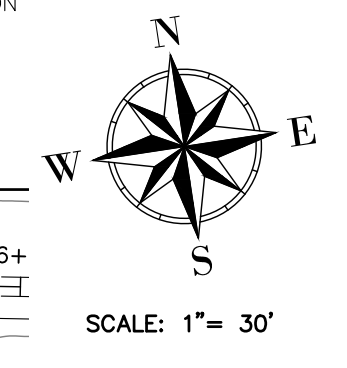
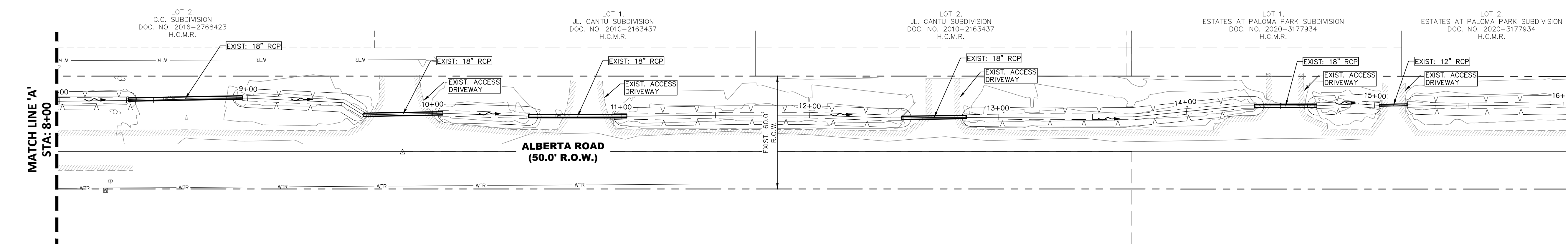
TEX. REG. ENGINEERING FIRM F-10602
TEX. REG. SURVEYING FIRM No. 101416-00

GOLDEN CANTU ESTATES SUBDIVISION DRAINAGE LAYOUT

REMAINDER TRACT OF LAND OUT OF LOT 14, BLOCK ONE, JOHN CLOSER SUBDIVISION, AS RECORDED IN VOL. 0, PG. 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO JESUS ESTEVEZ AND MARIA ELVA ESTEVEZ, AS RECORDED IN DOCUMENT NUMBER 1995-481381, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.



1500 LF ROADSIDE DITCH PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'



1500 LF ROADSIDE DITCH PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 5'

NOTE:
1. 950 FEET EAST FROM SHOWN STATION 16+00, THERE IS AN EXISTING 15-INCH DRAINAGE LINE DISCHARGING INTO AN HIDALGO COUNTY IRRIGATION DISTRICT NO. 2 DRAINAGE DITCH.

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