



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 SONORA ESTATES, PRECINCT No. 3.

ENGINEER MELDEN & HUNT, INC DEVELOPER: CAYETANO DEVELOPMENT, LLC

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 200 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 23

FILLING STATIONS: 10

LOCATION DESCRIPTION: SOUTHWEST CORNER OF MILE 7 NORTH ROAD AND INSPIRATION ROAD.

SUBDIVISION LIES WITHIN THE: ETJ OF CITY OF ALTON

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 12-9-2024 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

SEWER SYSTEM: SANITARY SEWER BY CITY OF ALTON

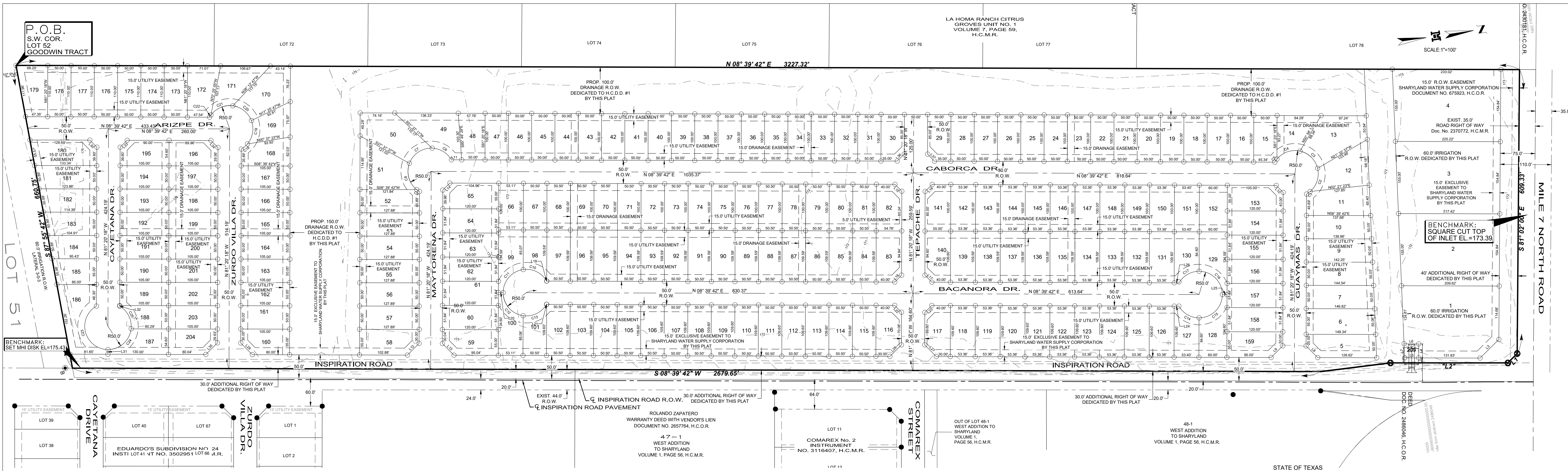
WATER SERVICE PROVIDER: S.W.S.C.

STAFF RECOMMENDS: **Preliminary Approval** *subject to comments and future recommendations by planning, Other departments.*

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.*



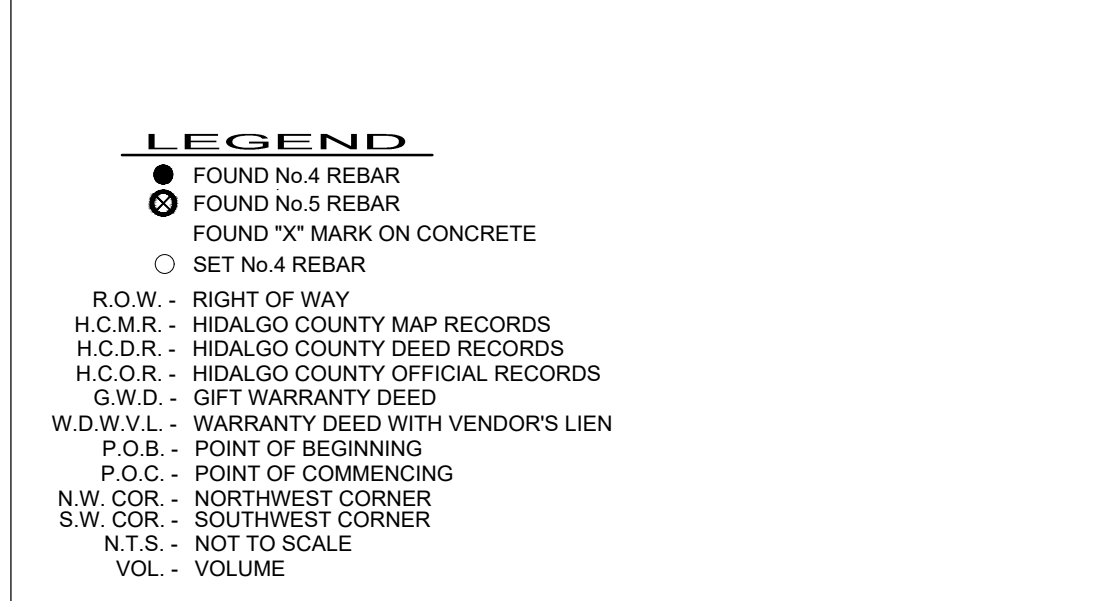
P.O.B.
S.W. COR.
LOT 52
GOODWIN TRACT

BENCHMARK:
SET MH DISK EL=175.43

LEGEND

- FOUND No.4 REBAR
- FOUND No.6 REBAR
- FOUND "X" MARK ON CONCRETE
- SET No.4 REBAR
- 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
- G.W.D. - GIFT WARRANTY DEED
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCING
- N.W. COR. - NORTHWEST CORNER
- S.W. COR. - SOUTHWEST CORNER
- N.T.S. - NOT TO SCALE
- VOL. - VOLUME

BEING 46.996 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 52, 53, AND 54 AND OUT OF LOT 55, OUT OF GOODWIN TRACT SUBDIVISION NO. 3-A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGES 52, HIDALGO COUNTY MAP RECORDS



INDEX TO SHEET OF SONORA ESTATES SUBDIVISION

SHEET 1: HEADING, LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION, SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION; CERTIFICATION, ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, AGUA SPECIAL UTILITY DISTRICT CERTIFICATION.

SHEET 2: HEADING; INDEX; DESCRIPTION (METES AND BOUNDS); ENGINEERING CERTIFICATION SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; ATTESTATION; IRRIGATION DISTRICT, H.C.D.D. NO. 1, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATE; COUNTY JUDGE CERTIFICATION, PLANNING & ZONING CERTIFICATION.

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);

SHEET 5: MAP OF TOPOGRAPHY AND DRAINAGE; REVISION NOTES, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION; CONSTRUCTION DETAILS.

SHEET 6: MAP OF TOPOGRAPHY AND STREETS; REVISION NOTES; CONSTRUCTION DETAILS.

SHEET 7: CONSTRUCTION DETAILS.

STATE OF TEXAS
COUNTY OF HIDALGO:

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

MARIO A. REYNA, P.E. # 117388 DATE: 1-22-2020
ENGINEERING JOB NO. 24072.00

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

STATE OF TEXAS
COUNTY OF HIDALGO:

I, THE UNDERSIGNED, ROBERTO N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE HEREIN PRESENTED PLAT AND DESCRIPTION OF SONORA ESTATES SUBDIVISION, WERE PREPARED FROM A SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON 03-12-24, AND THAT IT IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBDIVISION OF THE LANDS HEREON DESCRIBED.

RUBEN JAMES DE JESUS, R.P.L.S. # 6238 DATE: 11-01-21
SURVEY JOB NO. 23889.08

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:

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

SONORA ESTATES SUBDIVISION IS LOCATED IN THE CENTRAL PART OF HIDALGO COUNTY ON THE SOUTHWEST SIDE OF MILE 7 NORTH ROAD & INSPIRATION ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF ALTON. ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF ALTON (POPULATION 83,970), SONORA ESTATES SUBDIVISION LIES APPROXIMATELY 0.5 MILE FROM THE CITY LIMITS (AND IS WITHIN THE 3 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

STATE OF TEXAS
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CAYETANO DEVELOPMENT, LLC, A TEXAS LIMITED COMPANY AS OWNER OF THE 46.996 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SONORA ESTATES SUBDIVISION, 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.

CAYETANO DEVELOPMENT, LLC DATE:
JOHN R. MAYS
11410 N. F.M. 493
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, PROVIDED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2025

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

THIS PLAT IS HEREBY APPROVED BY THE IRRIGATION DISTRICT NO. 6, SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTING POTABLE WATER THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPE LINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY.

DATED THIS THE _____ DAY OF _____, 2025.

ATTEST: _____ BY: _____
SECRETARY PRESIDENT

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

LEGEND

- FOUND No.4 REBAR
- FOUND No.6 REBAR
- FOUND "X" MARK ON CONCRETE
- SET No.4 REBAR
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
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STATE OF TEXAS
COUNTY OF HIDALGO:

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CAYETANO DEVELOPMENT, LLC, A TEXAS LIMITED COMPANY AS OWNER OF THE 46.996 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED SONORA ESTATES SUBDIVISION, 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;

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CAYETANO DEVELOPMENT, LLC DATE:
JOHN R. MAYS
11410 N. F.M. 493
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED JOHN R. MAYS, PROVIDED TO ME THROUGH HIS TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2025

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

THIS PLAT IS HEREBY APPROVED BY THE IRRIGATION DISTRICT NO. 6, SUBJECT TO THE CONDITION THAT THE SUBDIVIDER WILL PROVIDE DOMESTIC WATER SYSTEM TO DISTRIBUTING POTABLE WATER THIS DISTRICT WILL PROVIDE ONLY IRRIGATION WATER WHERE DISTRIBUTING FACILITIES MUST BE CONSTRUCTED AND MAINTAINED AT THE EXPENSE OF THE OWNER AND CONSISTING OF PIPE LINES, VALVES, CHECK GATES TO BE CONNECTED TO THE NEAREST DISTRICT FACILITY.

DATED THIS THE _____ DAY OF _____, 2025.

ATTEST: _____ BY: _____
SECRETARY PRESIDENT

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

STATE OF TEXAS
COUNTY OF HIDALGO:

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CAYETANO DEVELOPMENT, LLC DATE:
JOHN R. MAYS
11410 N. F.M. 493
DONNA, TEXAS 78537

STATE OF TEXAS
COUNTY OF HIDALGO:

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NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

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DATED THIS THE _____ DAY OF _____, 2025.

ATTEST: _____ BY: _____
SECRETARY PRESIDENT

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

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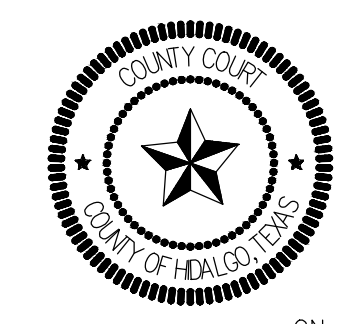
MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: CESAR DATE 08-29-2024
SURVEYED, CHECKED DATE
FINAL CHECK DATE

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: JOHN R. MAYS	11410 N. F.M. 493	DONNA, TX 78537	(956) 464-4431	C/O(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 L.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



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
SONORA ESTATES SUBDIVISION**

**BEING 46.996 ACRES SITUATED IN HIDALGO COUNTY,
TEXAS, BEING ALL OF LOTS 52, 53, AND 54 AND OUT OF
LOT 55, OUT OF GOODWIN TRACT SUBDIVISION NO. 3-A,
ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 6, PAGES 52, HIDALGO COUNTY MAP RECORDS**

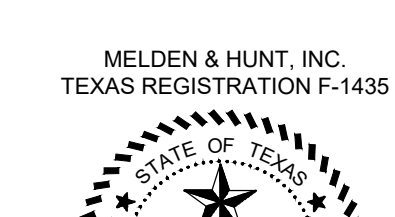
**CITY OF ALTON
CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)**

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF SONORA ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ALTON

ON _____ DAY OF _____ 20____.

MAYOR OF THE CITY ALTON

ALTON



METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 46.996 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 52, 53, AND 54 AND OUT OF LOT 55, OUT OF GOODWIN TRACT SUBDIVISION NO. 3-A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGES 52, HIDALGO COUNTY MAP RECORDS, WHICH SAID 46.996 ACRES ARE OUT OF A CERTAIN TRACT CONVEYED TO HOLBROOK ENTERPRISES, L.C. BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2326916, HIDALGO COUNTY OFFICIAL RECORDS; SAID 46.996 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NO. 4 REBAR SET AT THE SOUTHWEST CORNER OF SAID LOT 52, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT;

- THENCE, N 08° 39' 42" E ALONG THE WEST LINES OF SAID LOTS 52, 53, 54, AND 55, AT A DISTANCE OF 797.31 FEET (801.50 FEET MAP CALL) PASS THE NORTHWEST CORNER OF SAID LOT 52 AND THE SOUTHWEST CORNER OF SAID LOT 53, AT A DISTANCE OF 1,547.31 FEET PASS THE NORTHWEST CORNER OF SAID LOT 53 AND THE SOUTHWEST CORNER OF 54, AT A DISTANCE OF 2,377.31 FEET PASS THE NORTHWEST CORNER OF SAID LOT 54 AND THE SOUTHWEST CORNER OF SAID LOT 55, CONTINUING A TOTAL DISTANCE OF 3,227.32 FEET TO A NO. 4 REBAR SET ON THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 7 ROAD-F.M. 681, CONVEYED TO THE STATE OF TEXAS BY VIRTUE OF DEED RECORDED UNDER DOCUMENT NUMBER 2370772, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 02' 00" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 7 ROAD-F.M. 681, A DISTANCE OF 609.93 FEET TO A NO. 5 REBAR FOUND AT AN INSIDE CORNER OF SAID CERTAIN TRACT CONVEYED TO THE STATE OF TEXAS FOR THE NORTHERMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 36° 15' 28" E ALONG A BOUNDARY LINE OF SAID CERTAIN TRACT CONVEYED TO THE STATE OF TEXAS, A DISTANCE OF 28.40 FEET TO A NO. 5 REBAR FOUND AT AN INSIDE CORNER OF SAID CERTAIN TRACT CONVEYED TO THE STATE OF TEXAS, FOR THE SOUTHERMOST NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 31' 03" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF INSPIRATION ROAD, A DISTANCE OF 251.89 FEET TO A NO. 5 REBAR FOUND, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 01° 20' 36" W ALONG THE EXISTING WEST RIGHT-OF-WAY LINE OF INSPIRATION ROAD, A DISTANCE OF 150.59 FEET TO A NO. 4 REBAR SET ON THE EAST LINE OF SAID LOT 55, FOR AN ANGLE POINT OF THIS TRACT;
- THENCE, S 08° 39' 42" W (N 8° 34' E MAP CALL) ALONG THE EAST LINES OF SAID LOTS 55, 54, 53, AND 52, AT A DISTANCE OF 578.42 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 55 AND THE NORTHEAST CORNER OF SAID LOT 54, AT A DISTANCE OF 1,256.42 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 54 AND THE NORTHEAST CORNER OF SAID LOT 53, AT A DISTANCE OF 2,008.42 FEET PASS THE SOUTHEAST CORNER OF SAID LOT 53 AND THE NORTHEAST CORNER OF SAID LOT 52, CONTINUING A TOTAL DISTANCE OF 2,679.65 FEET TO A NO. 4 REBAR SET AT THE SOUTHEAST CORNER OF SAID LOT 52 AND ON THE EXISTING NORTH CANAL RIGHT-OF-WAY LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, S 87° 55' 42" W ALONG THE EXISTING NORTH CANAL RIGHT-OF-WAY LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6, A DISTANCE OF 660.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 46.996 ACRES OF LAND, MORE OR LESS.

Lot Area Table

Lot #	SQ. FT.	Area
1	30101.06	0.691
2	33061.50	0.759
3	34269.05	0.787
4	35476.60	0.814
5	7211.40	0.166
6	8144.29	0.187
7	7283.90	0.167
8	7169.62	0.165
9	7055.33	0.162
10	6941.05	0.159
11	7876.58	0.181
12	8172.88	0.188
13	10255.24	0.235
14	5643.19	0.130
15	4983.41	0.114
16	5000.00	0.115
17	5000.00	0.115
18	5000.00	0.115
19	5000.00	0.115
20	5000.00	0.115
21	5000.00	0.115
22	5000.00	0.115
23	5000.00	0.115
24	5000.00	0.115
25	5000.00	0.115
26	5000.00	0.115
27	5000.00	0.115
28	5000.00	0.115
29	4887.50	0.112
30	4887.50	0.112
31	5000.00	0.115
32	5000.00	0.115
33	5000.00	0.115
34	5000.00	0.115
35	5000.00	0.115
36	5000.00	0.115
37	5000.00	0.115
38	5000.00	0.115
39	5000.00	0.115
40	5000.00	0.115

Lot Area Table

Lot #	SQ. FT.	Area
41	5000.00	0.115
42	5000.00	0.115
43	5000.00	0.115
44	5000.00	0.115
45	5000.00	0.115
46	5000.00	0.115
47	5000.00	0.115
48	5387.92	0.124
49	8266.15	0.190
50	9372.33	0.215
51	9154.57	0.210
52	6381.18	0.146
53	6394.25	0.147
54	6394.25	0.147
55	6394.25	0.147
56	6394.25	0.147
57	6394.25	0.147
58	6721.18	0.154
59	6288.44	0.144
60	6220.92	0.143
61	6220.56	0.143
62	6220.56	0.143
63	6220.56	0.143
64	6220.56	0.143
65	6486.93	0.149
66	5310.62	0.122
67	5050.00	0.116
68	5050.00	0.116
69	5050.00	0.116
70	5050.00	0.116
71	5050.00	0.116
72	5050.00	0.116
73	5050.00	0.116
74	5050.00	0.116
75	5050.00	0.116
76	5050.00	0.116
77	5050.00	0.116
78	5050.00	0.116
79	5050.00	0.116
80	5050.00	0.116

Lot Area Table

Lot #	SQ. FT.	Area
81	5050.00	0.116
82	5367.06	0.123
83	5892.49	0.135
84	5534.55	0.127
85	5534.55	0.127
86	5534.55	0.127
87	5534.55	0.127
88	5534.55	0.127
89	5534.55	0.127
90	5534.55	0.127
91	5534.55	0.127
92	5534.55	0.127
93	5534.55	0.127
94	5534.55	0.127
95	5534.55	0.127
96	5534.55	0.127
97	5534.55	0.127
98	4995.57	0.105
99	5527.93	0.127
100	5528.09	0.127
101	4595.72	0.106
102	5534.70	0.127
103	5534.70	0.127
104	5534.70	0.127
105	5534.70	0.127
106	5534.70	0.127
107	5534.70	0.127
108	5534.70	0.127
109	5534.70	0.127
110	5534.70	0.127
111	5534.70	0.127
112	5534.70	0.127
113	5534.70	0.127
114	5534.70	0.127
115	5534.70	0.127
116	5586.12	0.128
117	5602.89	0.129
118	5848.15	0.134
119	5848.15	0.134
120	5848.15	0.134

Lot Area Table

Lot #	SQ. FT.	Area
121	5848.15	0.134
122	5848.15	0.134
123	5848.15	0.134
124	5848.15	0.134
125	5848.15	0.134
126	5848.15	0.134
127	5085.03	0.117
128	6112.38	0.140
129	6112.20	0.140
130	5084.87	0.117
131	5847.99	0.134
132	5847.99	0.134
133	5847.99	0.134
134	5847.99	0.134
135	5847.99	0.134
136	5847.99	0.134
137	5847.99	0.134
138	5847.99	0.134
139	5847.99	0.134
140	5915.23	0.136
141	5387.50	0.124
142	5336.00	0.122
143	5336.00	0.122
144	5336.00	0.122
145	5336.00	0.122
146	5336.00	0.122
147	5336.00	0.122
148	5336.00	0.122
149	5336.00	0.122
150	5336.00	0.122
151	5340.21	0.123
152	6000.00	0.138
153	4987.50	0.114
154	6220.56	0.143
155	6220.56	0.143
156	6220.56	0.143
157	6220.56	0.143
158	6220.92	0.143
159	6287.50	0.144
160	5462.50	0.125

Lot Area Table

Lot #	SQ. FT.	Area
161	5250.00	0.121
162	5250.00	0.121
163	5250.00	0.121
164	5250.00	0.121
165	5250.00	0.121
166	5250.00	0.121
167	5250.00	0.121
168	5543.99	0.127
169	5164.06	0.119
170	8429.85	0.194
171	6586.74	0.151
172	6638.45	0.152
173	5500.00	0.126
174	5500.00	0.126
175	5500.00	0.126
176	5500.00	0.126
177	5500.00	0.126
178	5500.00	0.126
179	6355.01	0.146
180	7449.96	0.171
181	6430.10	0.148
182	5956.22	0.137
183	5482.33	0.126
184	5008.44	0.115
185	4961.95	0.114
186	9364.12	0.215
187	5403.70	0.124
188	4347.71	0.100
189	5250.00	0.121
190	5250.00	0.121
191	5250.00	0.121
192	5250.00	0.121
193	5250.00	0.121
194	5250.00	0.121
195	6220.56	0.143
196	5619.56	0.129
197	5250.00	0.121
198	5250.00	0.121
199	5250.00	0.121
200	5250.00	0.121

Lot Area Table

Lot #	SQ. FT.	Area
201	5250.00	0.121
202	5250.00	0.121
203	5250.00	0.121
204	5421.08	0.124
205	920.57	0.021

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

- FLOOD ZONE STATEMENT:
ZONE "X" UNSHADED AREAS OF MINIMAL FLOODING.
COMMUNITY-PANEL NUMBER: 480334 0295 D MAP REVISED: JUNE 6, 2000.

ZONE "C" COMMUNITY-PANEL NO. 480334 0295 D MAP REVISED: JUNE 6, 2000 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

- SETBACKS:
FRONT: 25.00 FEET; 60.0 ALONG MILE 7 NORTH ROAD
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE CORNER: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

- 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. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.

- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB OF STREET 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:
BENCHMARK NO.1 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 1, N:16618838.610, E:1117529.490 B.M. ELEVATION= 88.50.
BENCHMARK NO.2 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 163, N:16616831.710, E:1118898.330 B.M. ELEVATION= 87.00.
BENCHMARK NO.3 SET MHI DISC IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF LOT 17, N:16617992.920, E:1117821.580 B.M. ELEVATION= 88.35.

- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 242,462 CUBIC-FEET 5.566 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:

- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.5% MIN. SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX C, 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.

- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

- OWNER NAME . THE OWNER & SUBDIVIDER OF SONORA ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

- 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).

- EACH LOT SHALL HAVE ITS OWN WATER METER.

- A 6" SIDEWALK WITH A D.A. RAMPS FOR ALL INTERIOR STREET AT BUILDING PERMIT STAGE AS PER CITY OF ALTON.

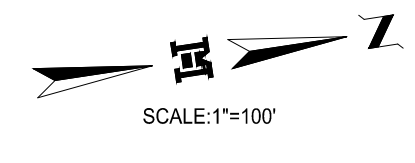
- ALL BEARING AND DISTANCES ARE BASED ON GRID COORDINATES

- AS PER PUBLIC WORKS, ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.

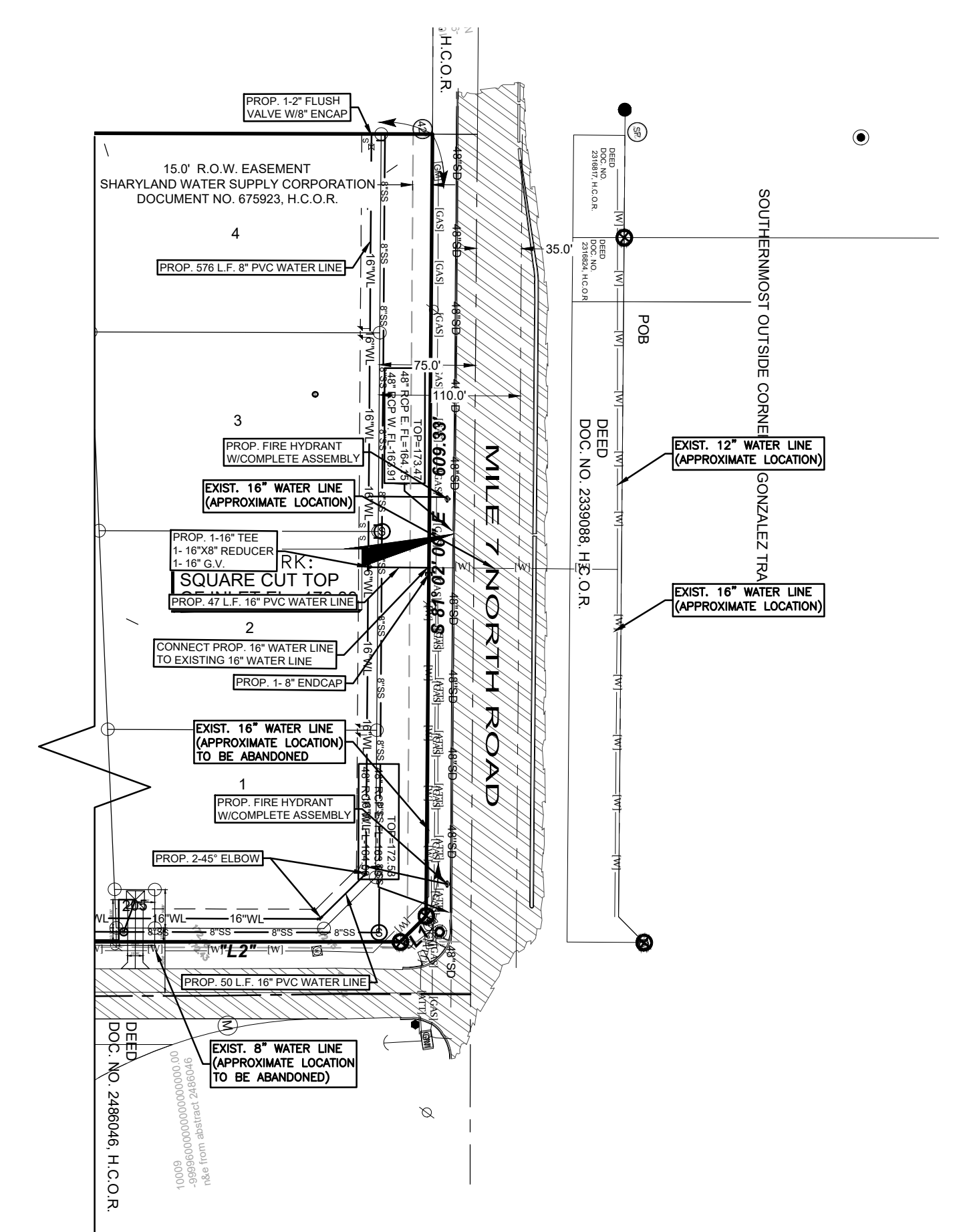
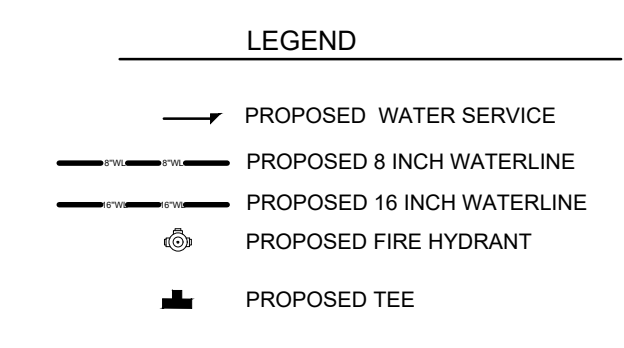
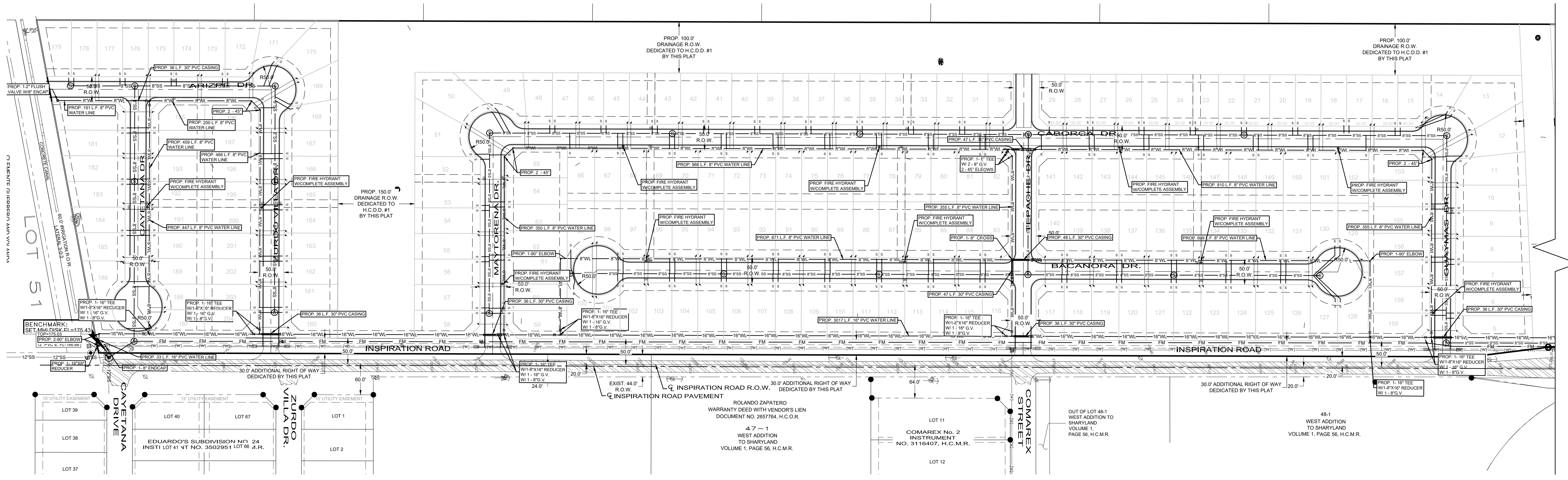
- BUFFER FENCE SHALL BE INSTALL BY DEVELOPER FOR ALL LOTS ABUTTING INSPIRATION ROAD.

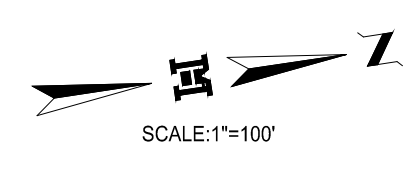
Line Table

Line #	Length	Direction
L1*	28.40'	S36° 15' 28"E
L2*	251.89'	S08° 31' 03"W
L3	56.70'	N

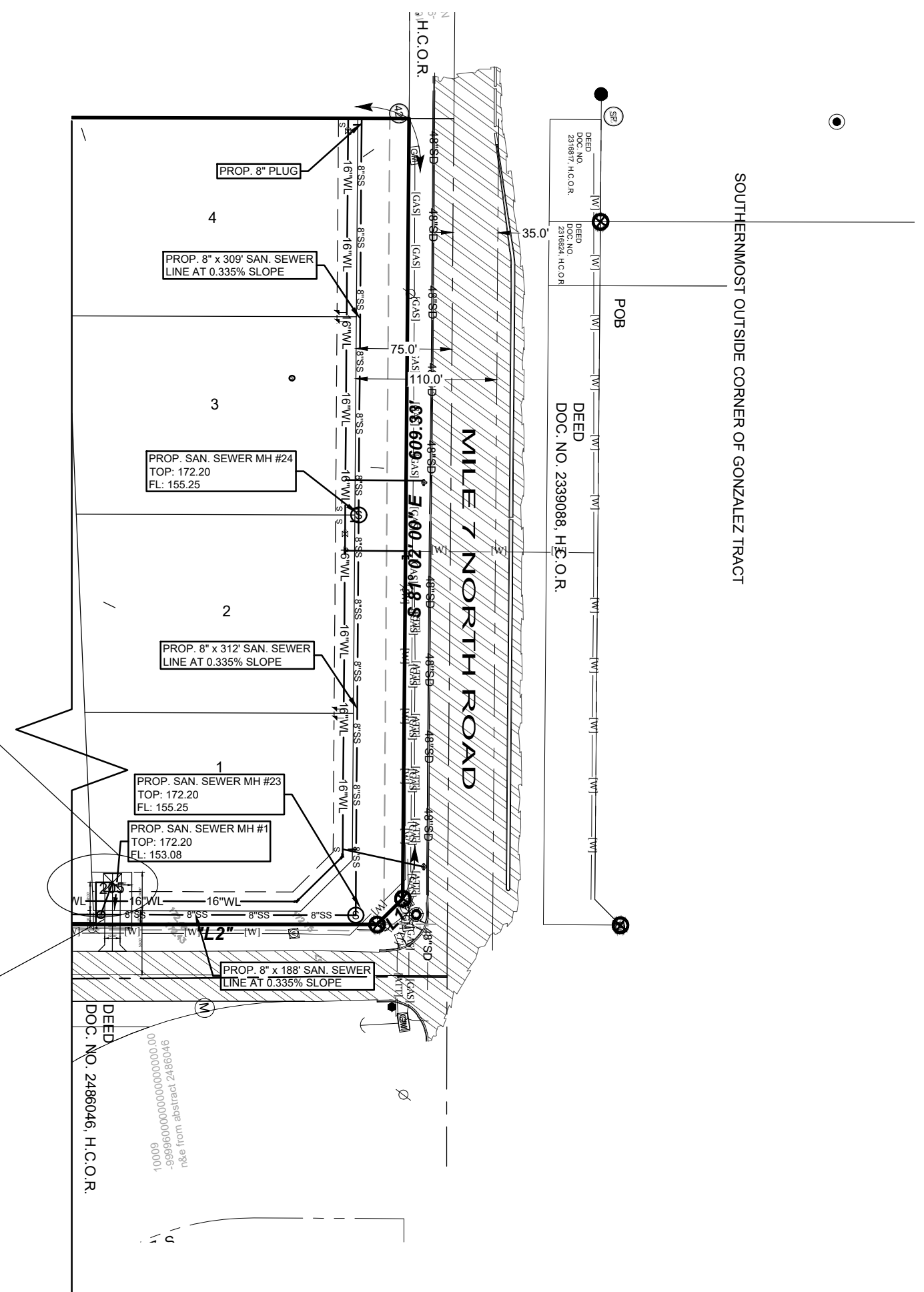
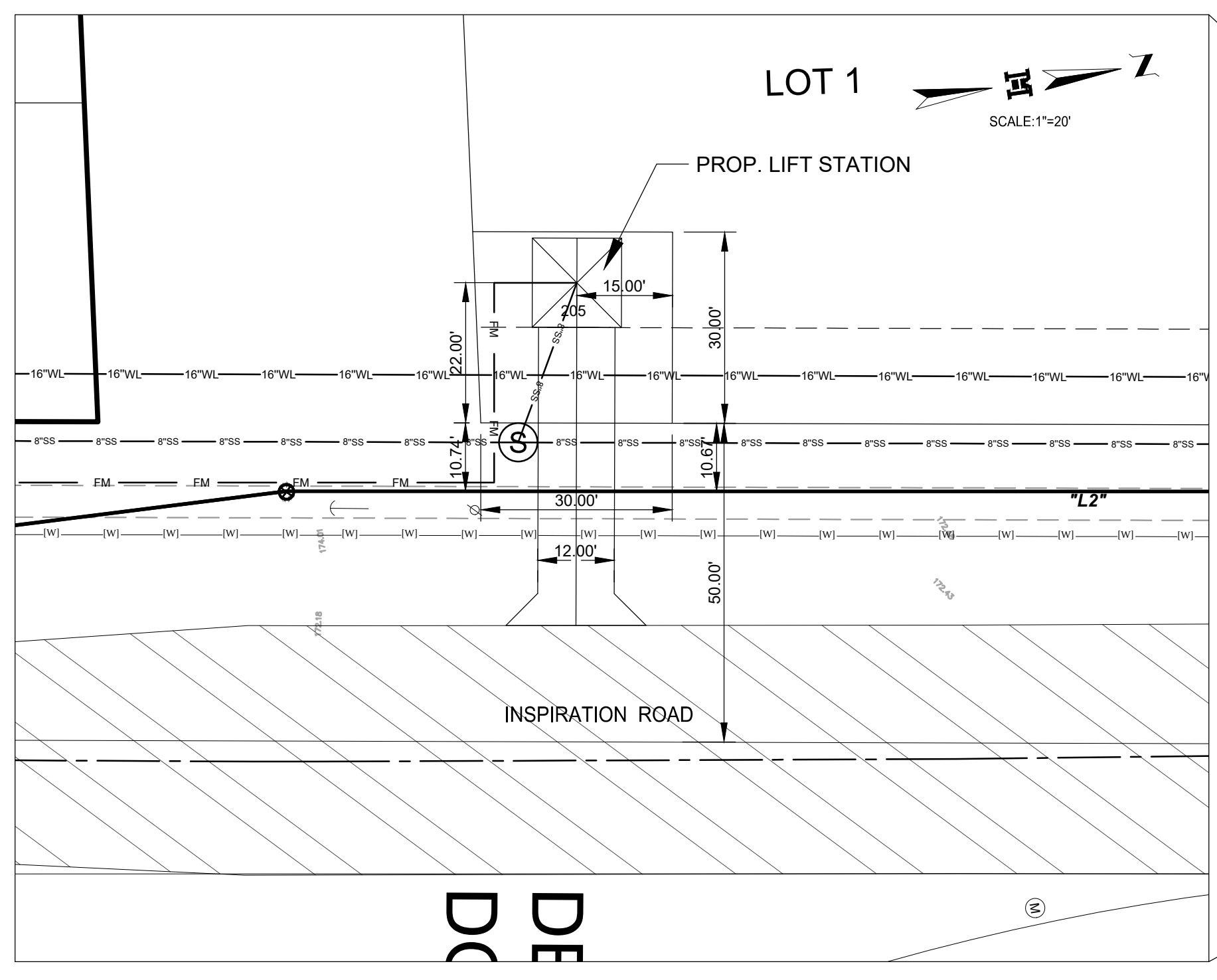
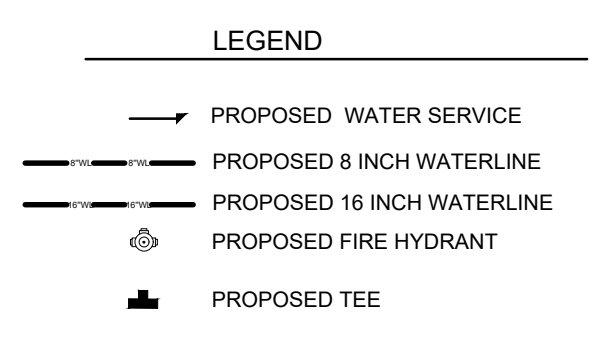
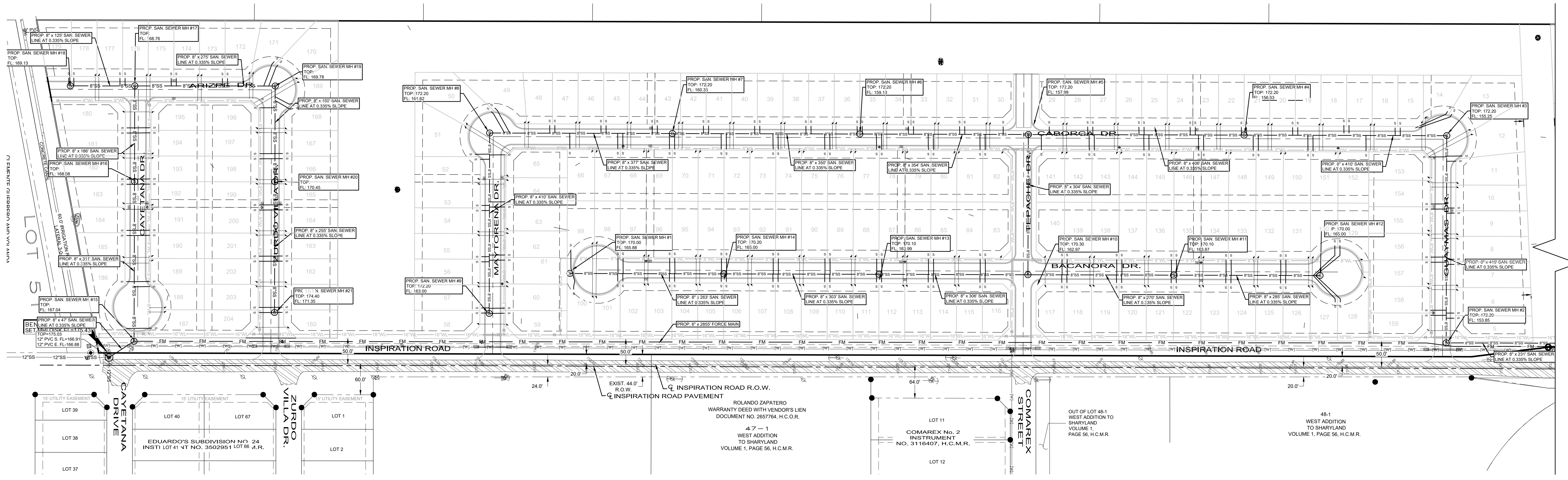


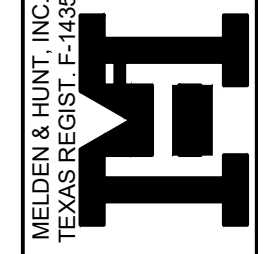
SCALE: 1"=100'





SCALE: 1"=100'

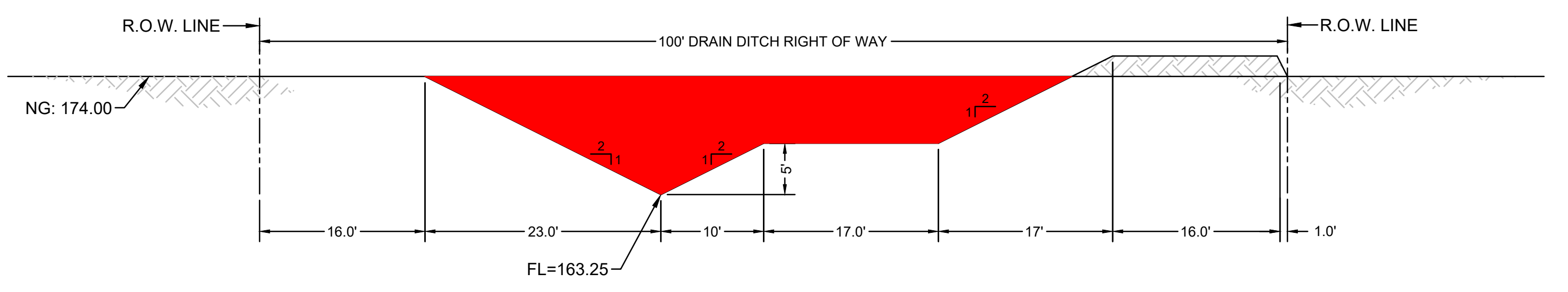
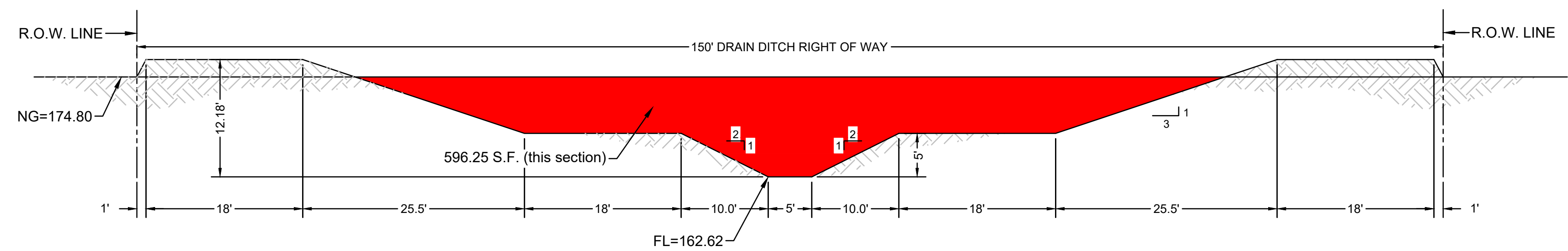
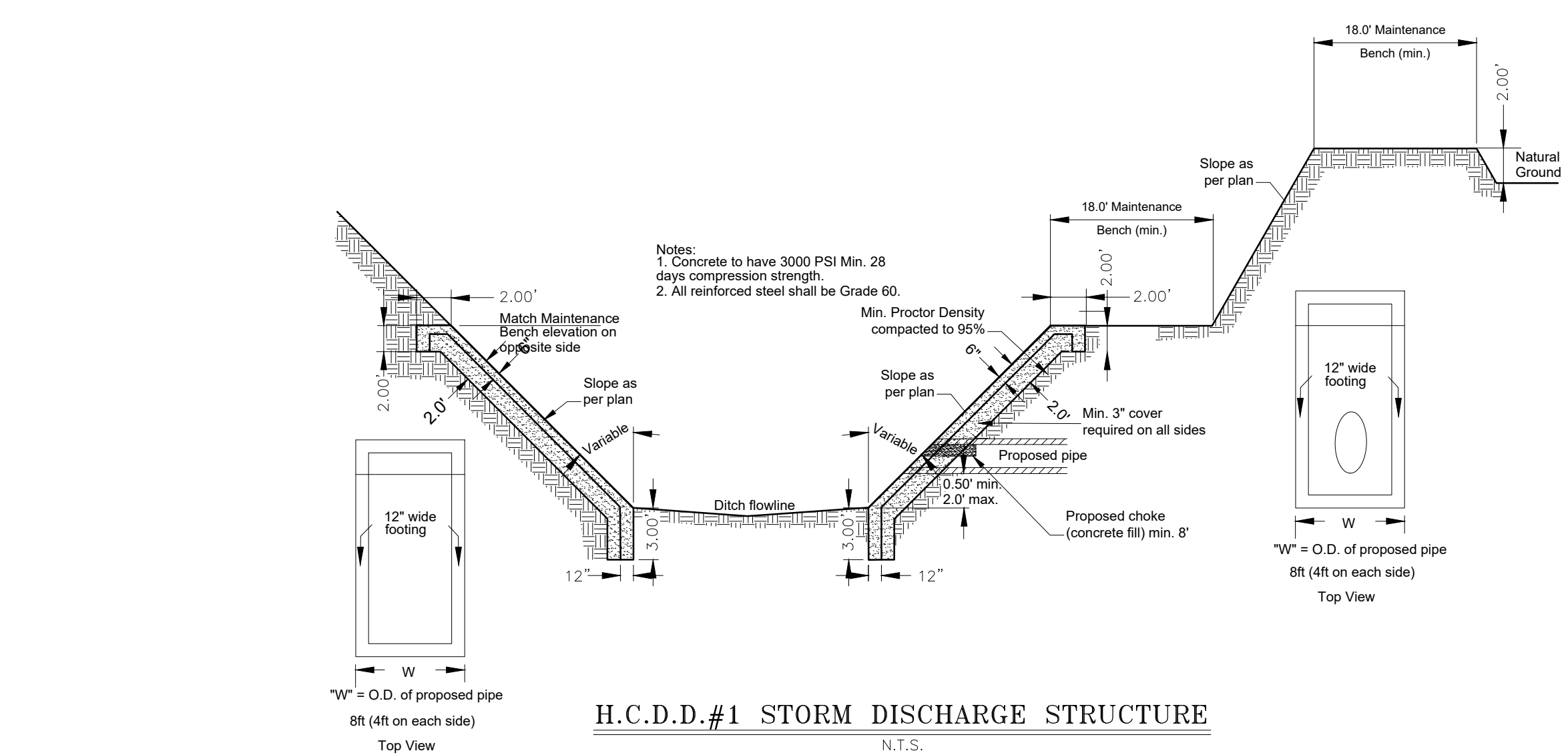
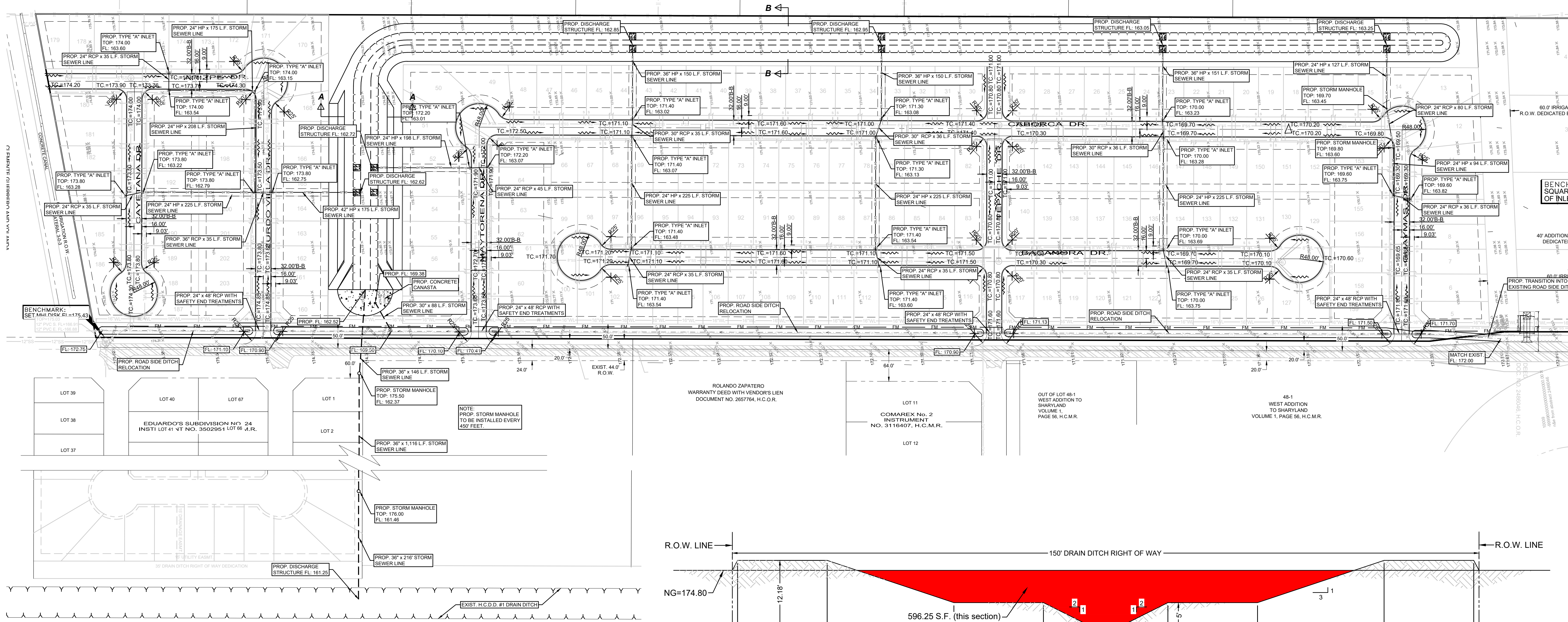
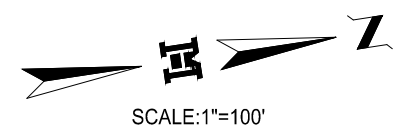




SONORA ESTATES
 SUBDIVISION
 MISSION, HIDALGO
 COUNTY, TEXAS

DRAINAGE LAYOUT

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 File Name: 24072-SONORA
 SHEET 5 OF 5



DETENTION REQUIRED= 242,462 C.F.
 DETENTION PROVIDED= 1,331,525 C.F.