



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 EL ENCANTADO PHASE 2 SUBDIVISION, PRECINCT No. 1

ENGINEER MELDEN & HUNT INC DEVELOPER: CAYETANO DEVELOPMENT

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 236  \*SINGLE FAMILY  \*MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

NUMBER OF STREETLIGHTS: 23

FILLING STATIONS: 35

LOCATION DESCRIPTION: EAST SIDE OF HUTTO ROAD AND APPROXIMATELY 1/2 OF MILE SOUTH SIOUX ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF CITY OF DONNA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 5-02-2023 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 WIDENING THE EXISTING DRAIN DITCH.

SEWER SYSTEM:  SEWER N.A.W.S.C. PROPOSED LIFTSTATION SOUTH OF SIOUX ROAD.

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

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

**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.*

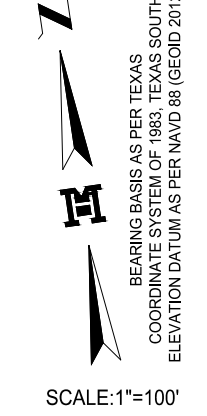
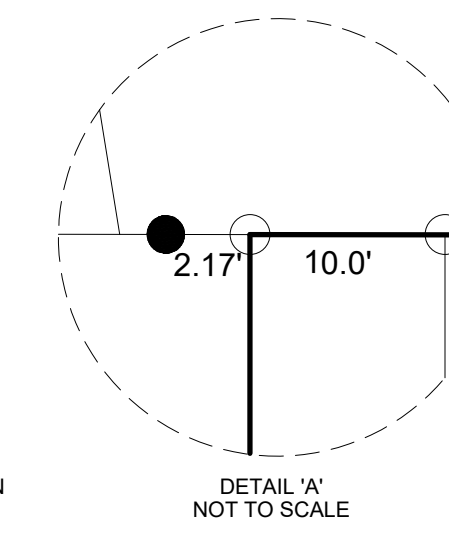
\*

# PLAT OF EL ENCANTADO PHASE 2

BEING A RE-SUBDIVISION OF 63.376 ACRES  
A PART OR BEING A PORTION OUT OF BLOCKS 28 & 29,  
LOTT TOWN & IMPROVEMENTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 0, PAGES 56, H.C.M.R.

## LEGEND

- FOUND No.4 REBAR
- SET No.4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ MH DISK SET IN CONCRETE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CORPORATION
- W.D. - WARRANTY DEED
- G.T. - GIFT DEED
- Q.C.D. - QUIT CLAIM DEED
- P.O.B. - POINT OF BEGINNING
- N.W. COR. - NORTHWEST CORNER
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT
- S.W.D.V.L. - SPECIAL WARRANTY DEED WITH VENDERS LEAN
- W.D.V.L. - WARRANTY DEED WITH VENDERS LEAN
- ⊖ - CENTERLINE
- D.B.T.P. - DEDICATED BY THIS PLAT



THIS PLAT IS HEREBY APPROVED BY THE DONNA IRRIGATION DISTRICT ON  
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE  
PLACED UPON DONNA IRRIGATION DISTRICT RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT  
RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

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

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL ENCANTADO PHASE 2  
WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

HIDALGO COUNTY JUDGE \_\_\_\_\_ DATE: \_\_\_\_\_  
ATTEST: HIDALGO COUNTY CLERK \_\_\_\_\_ DATE: \_\_\_\_\_

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR  
THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER  
TEXAS WATER CODE 49.211 (c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE  
DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON  
GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND  
HIS ENGINEER TO MAKE THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN P.E., C.F.M. DATE: \_\_\_\_\_  
GENERAL MANAGER

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

EL ENCANTADO PHASE 2 IS LOCATED IN THE SOUTHEAST PART OF HIDALGO COUNTY ON THE EAST SIDE  
OF HUITO ROAD AND APPROXIMATELY 1,526 FEET SOUTH OF SIXUX ROAD. THE ONLY NEARBY  
MUNICIPALITY IS THE CITY OF DONNA, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE  
SECRETARY OF THE CITY DONNA, (POPULATION 17,429). ENCANTADO PHASE 2 LIES APPROXIMATELY 0.1  
OF ONE MILE FROM THE CITY LIMITS (AND IS WITHIN THE 2 MILE EXTRATERRITORIAL JURISDICTION (ETJ)  
UNDER LOCAL GOVERNMENT CODE § 92.021. THIS SUBDIVISION FALLS WITHIN PRECINCT 1.

## 237 LOTS SCALE 1" = 1000'



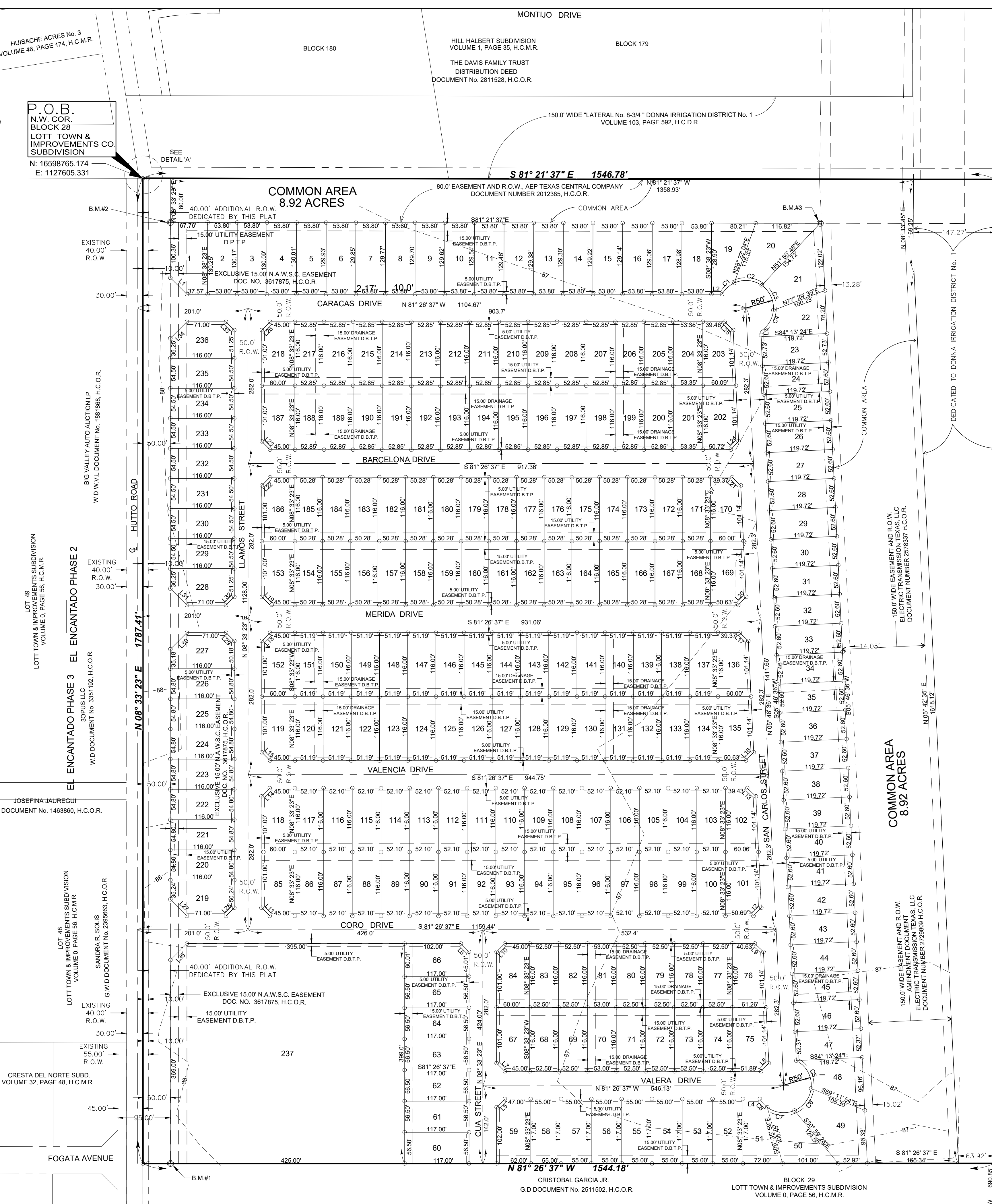
### INDEX TO SHEET OF ENCANTADO PHASE 2

- SHEET 1: HEADING; INDEX; LOCATION MAP & ETJ; PRINCIPAL CONTACTS; MAP; LOT, STREETS AND EASEMENT LAYOUT; OWNERS' DEDICATION; CERTIFICATION; SURVEYORS' CERTIFICATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES; IRRIGATION DISTRICT; H.C.D.D. NO. 1; N.A.W.S.C. CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; HIDALGO COUNTY JUDGE CERTIFICATE.
- SHEET 2: HEADING; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; LOT AREA TABLE; LOT CURVE TABLE; LOT LINE TABLE. CITY APPROVAL CERTIFICATION.
- SHEET 3: WATER LAYOUT AND DISTRIBUTION; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).
- SHEET 4: SANITARY SEWER LAYOUT IMPROVEMENTS; ENGINEERING REPORT, INCLUDING DESCRIPTION OF SANITARY SEWER AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH VERSION).
- SHEET 5: CONSTRUCTION DETAILS OF WATER AND SANITARY.
- SHEET 6: MAP OF TOPOGRAPHY AND DRAINAGE; REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DITCH WIDENING, ENGINEERING CERTIFICATION; STORM CONSTRUCTION DETAILS.
- SHEET 7: MAP OF TOPOGRAPHY AND PAVING; CONSTRUCTION DETAILS.



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY



PRINCIPAL CONTACTS	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EL ENCANTADO ESTATES II, L.P.	11410 N.F.M. 493	DONNA, TEXAS 78537	C/(956) 381-0981	C/(956) 381-1839
OWNER:	JOHN R. MAYS	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
ENGINEER:	MARIO A. REYNA P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR:	ROBERTO N. TAMEZ R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

DRAWN BY: CIRO, JOSH DATE: 01/30/25  
SURVEYED, CHECKED: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

MELDEN & HUNT, INC.  
TEXAS REGIST. F-1495  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

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LOTT TOWN & IMPROVEMENTS  
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Lot #	SQ. FT.	Area
1	8,366.56	0.192
2	7,004.92	0.161
3	7,001.08	0.161
4	6,996.81	0.161
5	6,992.55	0.161
6	6,988.29	0.160
7	6,984.03	0.160
8	6,979.76	0.160
9	6,975.50	0.160
10	6,971.24	0.160
11	6,966.97	0.160
12	6,962.71	0.160
13	6,958.45	0.160
14	6,954.18	0.160
15	6,949.92	0.160
16	6,945.66	0.159
17	6,941.40	0.159
18	6,937.13	0.159
19	7,162.92	0.164
20	9,146.57	0.210

Lot #	SQ. FT.	Area
21	9,390.57	0.216
22	6,493.15	0.149
23	6,312.75	0.145
24	6,297.15	0.145
25	6,297.15	0.145
26	6,297.15	0.145
27	6,297.15	0.145
28	6,297.15	0.145
29	6,297.15	0.145
30	6,297.15	0.145
31	6,297.15	0.145
32	6,297.15	0.145
33	6,297.15	0.145
34	6,297.15	0.145
35	6,297.15	0.145
36	6,297.14	0.145
37	6,297.14	0.145
38	6,297.14	0.145
39	6,297.14	0.145
40	6,297.14	0.145

Lot #	SQ. FT.	Area
41	6,297.14	0.145
42	6,297.14	0.145
43	6,297.14	0.145
44	6,297.14	0.145
45	6,297.14	0.145
46	6,297.14	0.145
47	6,269.72	0.144
48	7,331.26	0.168
49	10,990.31	0.253
50	7,055.88	0.162
51	6,483.00	0.149
52	6,435.00	0.148
53	6,435.00	0.148
54	6,435.00	0.148
55	6,435.00	0.148
56	6,435.00	0.148
57	6,435.00	0.148
58	6,435.00	0.148
59	7,141.50	0.164
60	6,610.37	0.152

Lot #	SQ. FT.	Area
61	6,610.37	0.152
62	6,610.37	0.152
63	6,609.95	0.152
64	6,610.36	0.152
65	6,610.95	0.152
66	6,908.13	0.159
67	6,847.14	0.157
68	6,090.01	0.140
69	6,090.00	0.140
70	6,147.99	0.141
71	6,090.00	0.140
72	6,090.00	0.140
73	6,090.01	0.140
74	6,089.70	0.140
75	7,320.44	0.168
76	6,667.14	0.153
77	6,089.70	0.140
78	6,090.01	0.140
79	6,090.00	0.140
80	6,090.00	0.140

Lot #	SQ. FT.	Area
81	6,147.99	0.141
82	6,090.00	0.140
83	6,090.01	0.140
84	6,847.14	0.157
85	6,847.50	0.157
86	6,043.60	0.139
87	6,043.60	0.139
88	6,043.60	0.139
89	6,043.60	0.139
90	6,043.60	0.139
91	6,043.60	0.139
92	6,043.60	0.139
93	6,043.60	0.139
94	6,043.60	0.139
95	6,043.60	0.139
96	6,043.60	0.139
97	6,043.60	0.139
98	6,043.60	0.139
99	6,043.60	0.139
100	6,043.96	0.139

Line #	Direction	Length
L1	N 36° 26' 37" W	42.42'
L2	N 81° 26' 41" W	19.21'
L3	S 66° 46' 36" W	10.16'
L4	N 81° 26' 37" W	30.83'
L5	N 53° 33' 23" E	21.21'
L6	S 36° 26' 37" E	21.21'
L7	N 36° 26' 37" W	21.21'
L8	N 52° 09' 59" E	20.69'
L9	N 37° 50' 01" W	21.72'
L10	N 53° 33' 23" E	21.21'
L11	N 36° 26' 37" W	21.21'
L12	N 52° 09' 59" E	20.69'
L13	N 37° 50' 01" W	21.72'
L14	N 53° 33' 23" E	21.21'
L15	S 36° 26' 37" E	21.21'
L16	N 52° 09' 59" E	20.69'
L17	N 37° 50' 01" W	21.72'
L18	S 53° 33' 23" W	21.21'
L19	S 36° 26' 37" E	21.21'
L20	N 52° 09' 59" E	20.69'

Line #	Direction	Length
L21	N 37° 50' 01" W	21.72'
L22	S 53° 33' 23" W	21.21'
L23	S 36° 26' 37" W	21.21'
L24	N 52° 09' 59" E	20.69'
L25	N 37° 50' 01" W	21.72'
L26	S 53° 33' 23" W	21.21'
L27	N 36° 26' 37" W	42.42'
L28	N 53° 33' 23" E	21.21'
L29	S 36° 26' 37" E	21.21'
L30	N 53° 33' 23" E	42.42'
L31	S 36° 26' 37" E	42.42'
L32	S 53° 33' 23" W	21.21'
L33	N 36° 26' 37" W	21.21'
L34	N 53° 33' 23" E	42.42'
L35	N 53° 33' 23" E	42.42'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	30.47'	50.00'	034° 54' 55"	S56° 00' 50"W	30.00'	15.72'
C2	52.36'	50.00'	060° 00' 00"	N76° 31' 43"W	50.00'	28.87'
C3	52.36'	50.00'	060° 00' 00"	N16° 31' 43"W	50.00'	28.87'
C4	45.64'	50.00'	052° 18' 19"	N39° 37' 27"E	44.08'	24.55'
C5	60.72'	50.00'	069° 34' 46"	N19° 26' 01"W	57.06'	34.74'
C6	52.47'	50.00'	060° 07' 35"	N45° 25' 09"E	50.10'	28.94'
C7	51.94'	50.00'	059° 31' 11"	S74° 45' 28"E	49.64'	28.59'
C8	20.55'	50.00'	023° 33' 15"	S33° 13' 15"E	20.41'	10.52'

PLAT OF  
**EL ENCANTADO PHASE 2**  
BEING A RE-SUBDIVISION OF 63.376 ACRES  
A PART OR BEING A PORTION OUT OF BLOCKS 28 & 29,  
LOTT TOWN & IMPROVEMENTS SUBDIVISION, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 0, PAGES 56, H.C.M.R.

Lot #	SQ. FT.	Area
101	7,181.24	0.165
102	6,527.94	0.150
103	6,043.95	0.139
104	6,043.60	0.139
105	6,043.60	0.139
106	6,043.60	0.139
107	6,043.60	0.139
108	6,043.60	0.139
109	6,043.60	0.139
110	6,043.60	0.139
111	6,043.60	0.139
112	6,043.60	0.139
113	6,043.60	0.139
114	6,043.60	0.139
115	6,043.60	0.139
116	6,043.61	0.139
117	6,043.60	0.139
118	6,847.50	0.157
119	6,847.50	0.157
120	5,938.21	0.136

Lot #	SQ. FT.	Area
121	5,938.21	0.136
122	5,938.21	0.136
123	5,938.21	0.136
124	5,938.21	0.136
125	5,938.21	0.136
126	5,938.21	0.136
127	5,938.21	0.136
128	5,938.21	0.136
129	5,938.21	0.136
130	5,938.21	0.136
131	5,938.21	0.136
132	5,938.21	0.136
133	5,938.21	0.136
134	5,938.21	0.136
135	7,174.28	0.165
136	6,520.98	0.150
137	5,938.21	0.136
138	5,938.21	0.136
139	5,938.21	0.136
140	5,938.21	0.136

Lot #	SQ. FT.	Area
141	5,938.21	0.136
142	5,938.21	0.136
143	5,938.21	0.136
144	5,938.21	0.136
145	5,938.21	0.136
146	5,938.21	0.136
147	5,938.21	0.136
148	5,938.21	0.136
149	5,938.21	0.136
150	5,938.21	0.136
151	5,938.21	0.136
152	6,847.50	0.157
153	6,847.50	0.157
154	5,832.33	0.134
155	5,832.33	0.134
156	5,832.33	0.134
157	5,832.33	0.134
158	5,832.33	0.134
159	5,832.33	0.134
160	5,832.33	0.134

Lot #	SQ. FT.	Area
161	5,832.33	0.134
162	5,832.33	0.134
163	5,832.33	0.134
164	5,832.33	0.134
165	5,832.33	0.134
166	5,832.33	0.134
167	5,832.33	0.134
168	5,832.33	0.134
169	7,174.28	0.165
170	6,520.98	0.150
171	5,832.33	0.134
172	5,832.33	0.134
173	5,832.33	0.134
174	5,832.33	0.134
175	5,832.33	0.134
176	5,832.33	0.134
177	5,832.33	0.134
178	5,832.33	0.134
179	5,832.33	0.134
180	5,832.33	0.134

Lot #	SQ. FT.	Area
181	5,832.33	0.134
182	5,832.33	0.134
183	5,832.33	0.134
184	5,832.33	0.134
185	5,832.33	0.134
186	6,847.50	0.157
187	6,847.50	0.157
188	6,130.60	0.141
189	6,130.60	0.141
190	6,130.60	0.141
191	6,130.60	0.141
192	6,130.60	0.141
193	6,130.60	0.141
194	6,130.60	0.141
195	6,130.60	0.141
196	6,130.60	0.141
197	6,130.60	0.141
198	6,130.60	0.141
199	6,130.60	0.141
200	6,130.60	0.141

Lot #	SQ. FT.	Area
201	6,188.57	0.142
202	7,184.66	0.165
203	6,531.36	0.150
204	6,188.57	0.142
205	6,130.60	0.141
206	6,130.60	0.141
207	6,130.60	0.141
208	6,130.60	0.141
209	6,130.60	0.141
210	6,130.60	0.141
211	6,130.60	0.141
212	6,130.60	0.141
213	6,130.60	0.141
214	6,130.60	0.141
215	6,130.60	0.141
216	6,130.60	0.141
217	6,130.60	0.141
218	6,847.50	0.157
219	7,005.88	0.161
220	6,356.39	0.146

Lot #	SQ. FT.	Area
221	6,356.39	0.146
222	6,356.39	0.146
223	6,356.39	0.146
224	6,356.39	0.146
225	6,356.39	0.146
226	6,356.39	0.146
227	6,998.38	0.161
228	7,122.50	0.164
229	6,322.00	0.145
230	6,322.00	0.145
231	6,322.00	0.145
232	6,322.00	0.145
233	6,322.00	0.145
234	6,322.00	0.145
235	6,322.00	0.145
236	7,122.50	0.164
237	169,125.00	3.883

GENERAL PLAT NOTES & RESTRICTIONS:

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "C" AREAS OF MINIMAL FLOODING.  
**ZONE "C" COMMUNITY-PANEL NO. 480334 0425 C EFFECTIVE DATE: NOVEMBER 16, 1982 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.**  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- SETBACKS:  
FRONT: 25.00 FEET. CUL-DE-SAC 15.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET CORNER GARAGE SIDE, 16.00 FEET CORNER GARAGE FRONT; 18.00 FEET
- NO MORE THAN

MAP OF WATER DISTRIBUTION SYSTEM  
 MAPA DE SISTEMA DE DISTRIBUCION DE AGUA

PLAT OF  
**EL ENCANTADO PHASE 2**  
 BEING A RE-SUBDIVISION OF 63.376 ACRES  
 BEING ALL OF BLOCK 28 & THE NORTH PORTION OUT OF BLOCKS 29,  
 LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT  
 THEREOF RECORDED IN VOLUME 0, PAGES 56-57, H.C.M.R.

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

EL ENCANTADO PHASE 2 WILL BE PROVIDED WITH POTABLE WATER BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.). THE SUBDIVIDER AND N.A.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH N.A.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND N.E.W.S.C. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

N.A.W.S.C. HAS AN EXISTING 8" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF HUITO ROAD APPROXIMATELY 100 FEET NORTH OF THE NORTHWEST CORNER OF THIS SUBDIVISION. THE WATER SYSTEM FOR EL ENCANTADO PHASE 2 SHALL CONSIST OF A 8" WATER LINE THAT TAPS INTO THE EXISTING 8" WATER LINES. AN 8" WATER LINE TAPS ONTO THE EXISTING 8" WATER LINE ALONG THE WEST SIDE OF HUITO ROAD THEN CROSSING HUITO ROAD TO THE EAST. THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF HUITO ROAD, CROSSING THE DONNA IRRIGATION DISTRICT NO. 1 LATERAL WITH A BORE CONTINUING SOUTH THE NORTHWEST CORNER OF LOT 237 THEN RUNS EAST ALONG THE SOUTH SIDE OF CARACAS DRIVE RIGHT-OF-WAY THEN RUNNING SOUTH ALONG THE WEST RIGHT-OF-WAY OF SAN CARLOS STREET, THEN RUNNING WEST ALONG THE NORTH RIGHT-OF-WAY OF VALERA DRIVE CONNECTING TO AN 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 219. ANOTHER 8" WATER LINE TAP ONTO THE EXISTING 8" WATER LINE ALONG THE SOUTH SIDE OF CORO DRIVE THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF LLANOS STREET CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 150. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 99 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF BARCELONA DRIVE CONNECTING TO THE 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 84. ANOTHER 8" WATER LINE CONNECT TO 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 134 THE RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF MERIDA DRIVE CONNECTING TO AN 8" WATERLINE AT THE NORTHEAST CORNER OF LOT 150. AN OTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 167 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF VALENCIA DRIVE CONNECTING TO THE 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 151. AN OTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 202 THEN RUN SOUTH ALONG THE WEST RIGHT-OF-WAY OF CUA STREET ENDING WITH A 2" FLUSH VALVE AT THE SOUTHWEST CORNER OF LOT 9 TO SERVICE THIS SUBDIVISION.

**LEGEND**

- FOUND NO. 4 REBAR
- FOUND NO. 5 REBAR
- FOUND PK NAIL
- SET NO. 4 REBAR WITH PLASTIC
- CAP STAMPED MELDEN & HUNT
- MHI DISK SET IN CONCRETE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- W.D. - WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- Q.C.D. - QUIT CLAIM DEED
- P.O.B. - POINT OF BEGINNING
- N.W. COR. - NORTHWEST CORNER
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT

WATER DISTRIBUTION FOR THE EL ENCANTADO PHASE 2 CONSISTS OF ONE HUNDRED FOURTEEN (14) DIAMETER DUAL SERVICE LINES RUN TO EACH LOT CORNER SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT & ELEVEN (11) SINGLE SERVICES SERVING 11 LOTS THE 8" LINES, 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$794,436.00, OR \$3,352.05 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$223,500.00, WHICH COVERS THE \$943.03 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 11 FIRE HYDRANTS AT A UNIT COST OF \$4,600.00 FOR A TOTAL COST OF \$50,600.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY N.A.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT

**ENGINEER CERTIFICATION:**

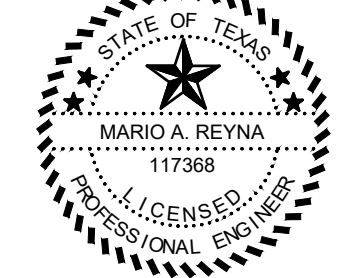
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$1,017,936.00 WHICH EQUALS TO \$4,295.08 PER LOT.

**COST ESTIMATE:**

WATER DISTRIBUTION:	\$ 794,436.00
SANITARY SEWER IMPROVEMENTS / OSSF:	\$ 979,910.00
DRAINAGE IMPROVEMENTS:	\$ 751,601.00
PAVING IMPROVEMENTS:	\$ 1,715,272.00

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



**ESTIMACION DE COSTOS:**

SERVICIO DE AGUA POTABLE:	\$ 794,436.00
SERVICIO DE DRENAJE SANITARIO	\$ 979,910.00
REAJE PLUVIAL:	\$ 751,601.00
PAVIMENTACION DE CALLES:	\$ 1,715,272.00

FINAL WATER AND SEWER ENGINEERING REPORT IN SPANISH (WATER AND WASTE WATER DISTRIBUTION SYSTEM BEING INSTALLED)  
 PROVISION DE AGUA, DESCRIPCION, GASTOS Y FECHAS DE INICIO

EL ENCANTADO PHASE 2 RECIBIRA SU PROVISION DE AGUA DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPAÑIA DE AGUA N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

N.A.W.S.C. TIENE UN CONDUCTO DE 8" EN EL LADO OESTE DE HUITO ROAD APOXIMAMENTE 100.00 PIES DEL NORTE DEL LADO NORESTE DE ESTA SUBDIVISION Y UN CONDUCTO DE 6" EN EL LADO SUROESTE DE HUITO ROAD Y FOGATA AVENUE. EL SISTEMA DE PROVISION DE AGUA DE EL ENCANTADO PHASE 2 CONSISTE DE CONDUCTOS DE AGUA DE 8" QUE SE CONECTA CON UN CONDUCTO DE AGUA EXISTENTE DE 8" Y DE 6" EN UN CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA DE 8" EN EL LADO OESTE DE HUITO ROAD Y CRUSA AL ESTE DE HUITO ROAD LUEGO SIGUE AL SUR CRUSADO A DONNA IRRIGATION DISTRICT NO. 1 LATERAL CON UN CONDUCTO QUE PASA POR DE VAJO Y SIGUE AL SUR DENTRO DE UN CONSECCION EXCLUSIVO DE 15 PIES LUEGO SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE CARACAS DRIVE LUEGO SIGUE AL SUR POR EL LADO OESTE DEL DETECHO DE VILLA DE SAN CARLOS STREET LUEGO SIGUE AL OESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE VALERA DRIVE CONECTANDO A UN CONDUCTO DE 8" EN EL LADO SUROESTE DE LOTE 219. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA DE 8" EN EL LADO SUROESTE DE HUITO ROAD Y FOGATA AVENUE Y CRUSA AL ESTE DE HUITO ROAD LUEGO SIGUE AL NORTE DENTRO DE UN CONSECCION DE 15.0 PIES LUEGO SIGUE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE CORO DRIVE CONECTADO AL CONDUCTO DE 8" EN EL LADO NORESTE DE LOTE 210. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA DE 8" EN EL LADO SUR DE CORO DRIVE Y SIGUE AL NORTE EN EL LADO ESTE DE LLANOS STREET CONECTADO A LA LINEA DE 8" EN EL LADO NORESTE DE LOTE 68. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL LADO SUROESTE DE LOTE 99 Y SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE BARCELONA DRIVE CONECTADO A LA LINEA DE 8" EN EL LADO SURESTE DE LOTE 84. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A LA LINEA DE 8" EN EL LADO NORESTE DE LOTE 134 Y SIGUE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE MERIDA DRIVE CONECTADO AL CONDUCTO DE 8" EN EL LADO NORESTE DE LOTE 150. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE 8" DE AGUA EN EL LADO SUROESTE DE LOTE 167 LUEGO SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE VALENCIA DRIVE CONECTANDO A LA LINEA DE 8" EN EL LADO SURESTE DE LOTE 151. OTRO CONDUCTO DE 8" SE CONECTA A LA LINEA DE 8" DE AGUA EN EL LADO NORESTE DE LOTE 202 LUEGO SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE CUA STREET TERMINANDO EN EL LADO CON UNA VARVULA DE 2" EN EL LADO SUROESTE DE LOTE 9 PARA SERVIE ESTA SUBDIVISION.

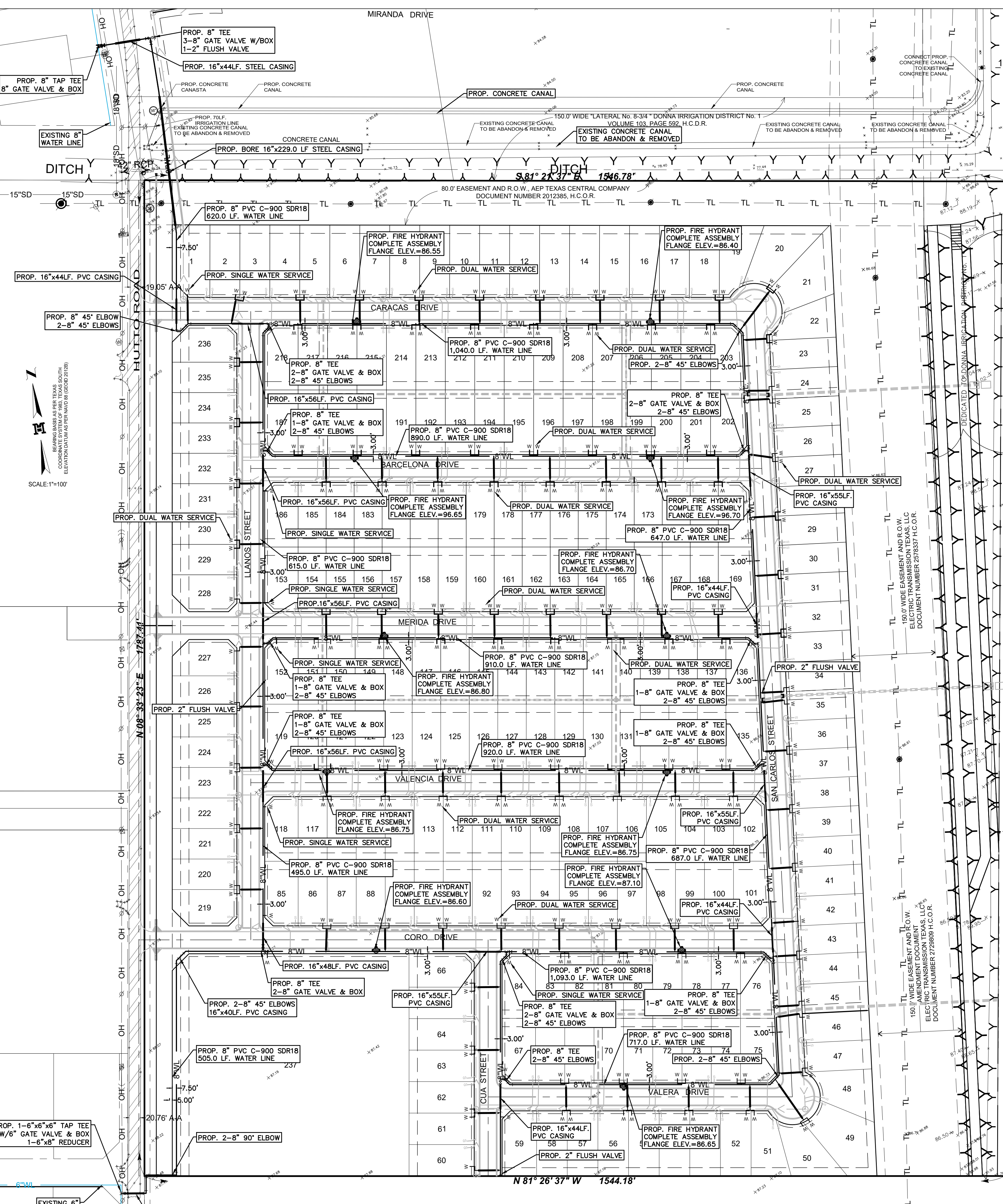
DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN CIENTO CORTSORE (114) CONDUCTOS DE AGUA DE 1" PARA CADA LOTE Y ONCE (11) CONDUCTOS DE AGUA DE 3/4". SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS CONDUCTOS DE AGUA DE 1", Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$794,436.00, O \$3,352.05 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPAÑIA N.A.W.S.C. \$223,500.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$943.03. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑIA N.A.W.S.C. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 21 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$4,600.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$50,600.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**CERTIFICACION:**

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS). CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

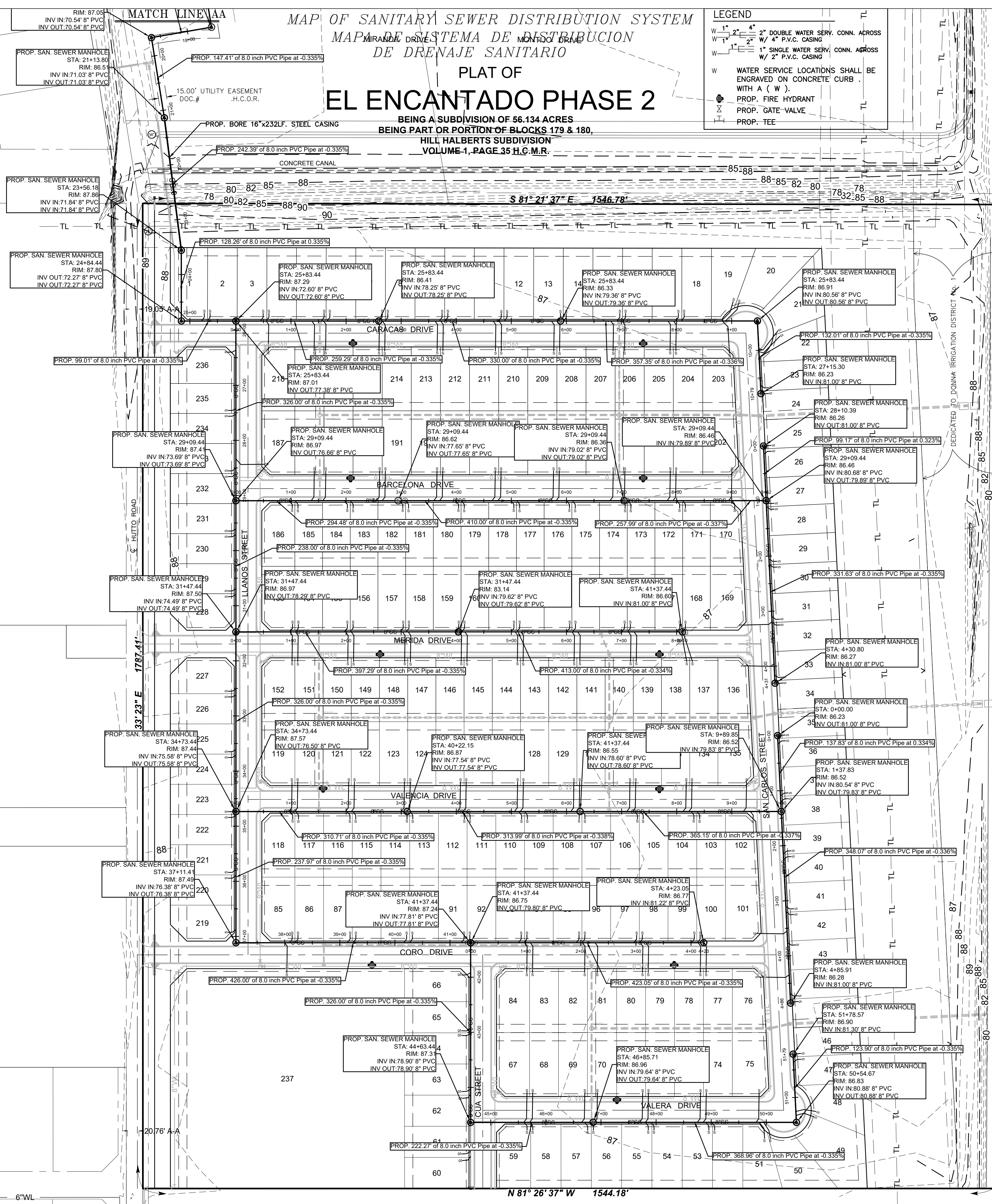
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$1,017,936.00 O \$4,295.08 POR LOTE.

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

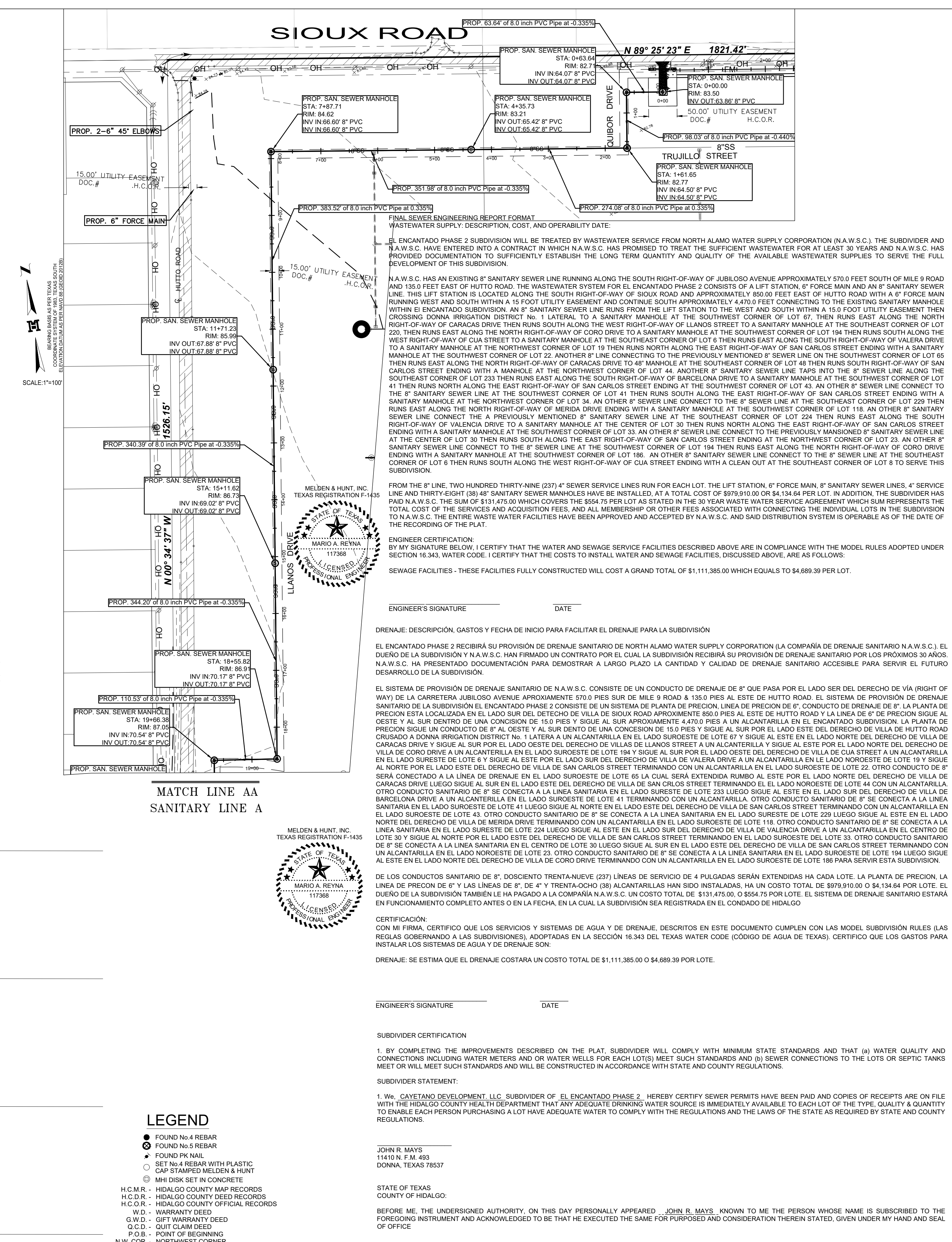


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MAP OF SANITARY SEWER DISTRIBUTION SYSTEM  
 MAPA DEL SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO  
**PLAT OF EL ENCANTADO PHASE 2**  
 BEING A SUBDIVISION OF 56.134 ACRES  
 BEING PART OR PORTION OF BLOCKS 179 & 180,  
 HILL HALBERTS SUBDIVISION  
 VOLUME 1, PAGE 35 H.C.M.R.

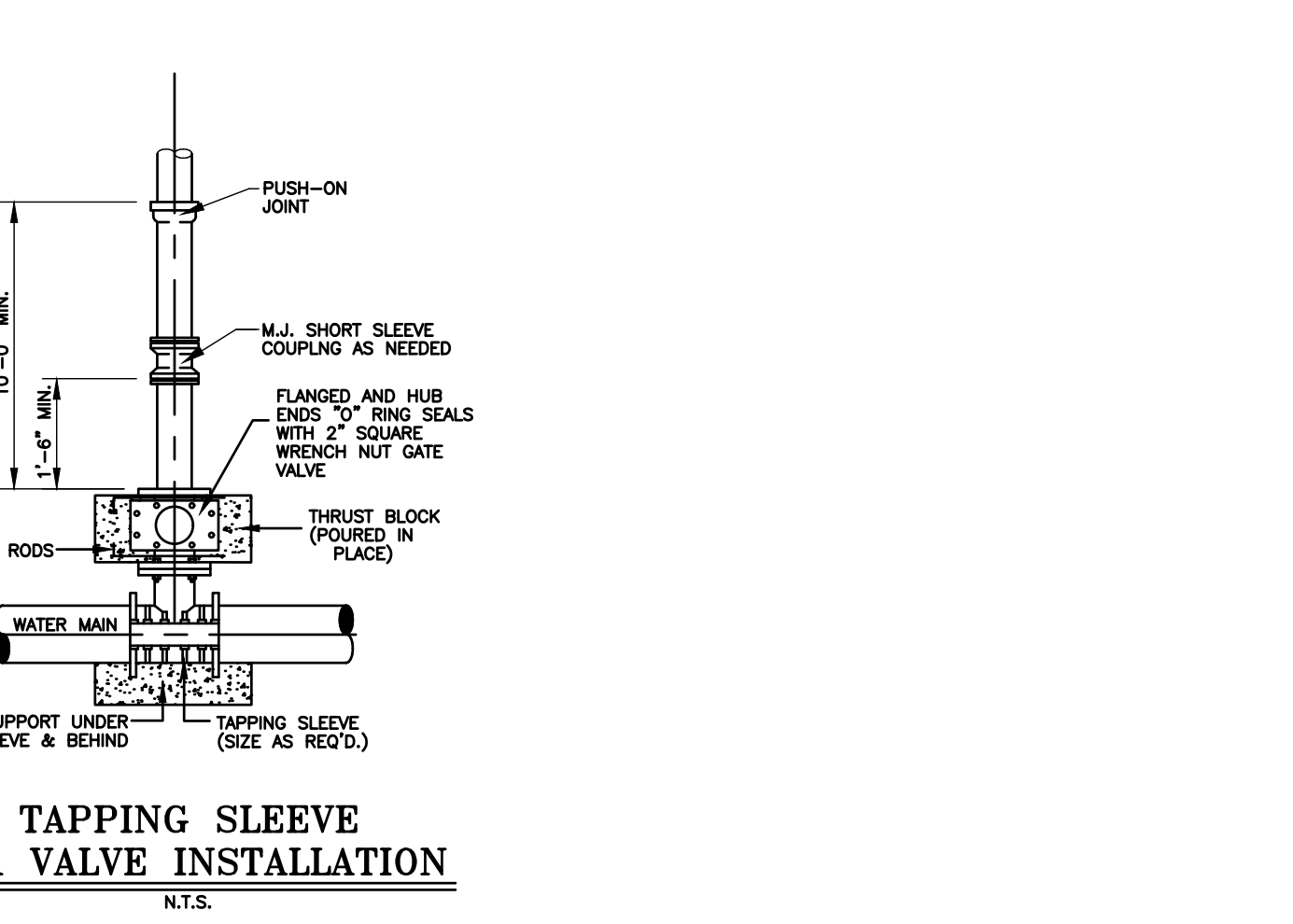
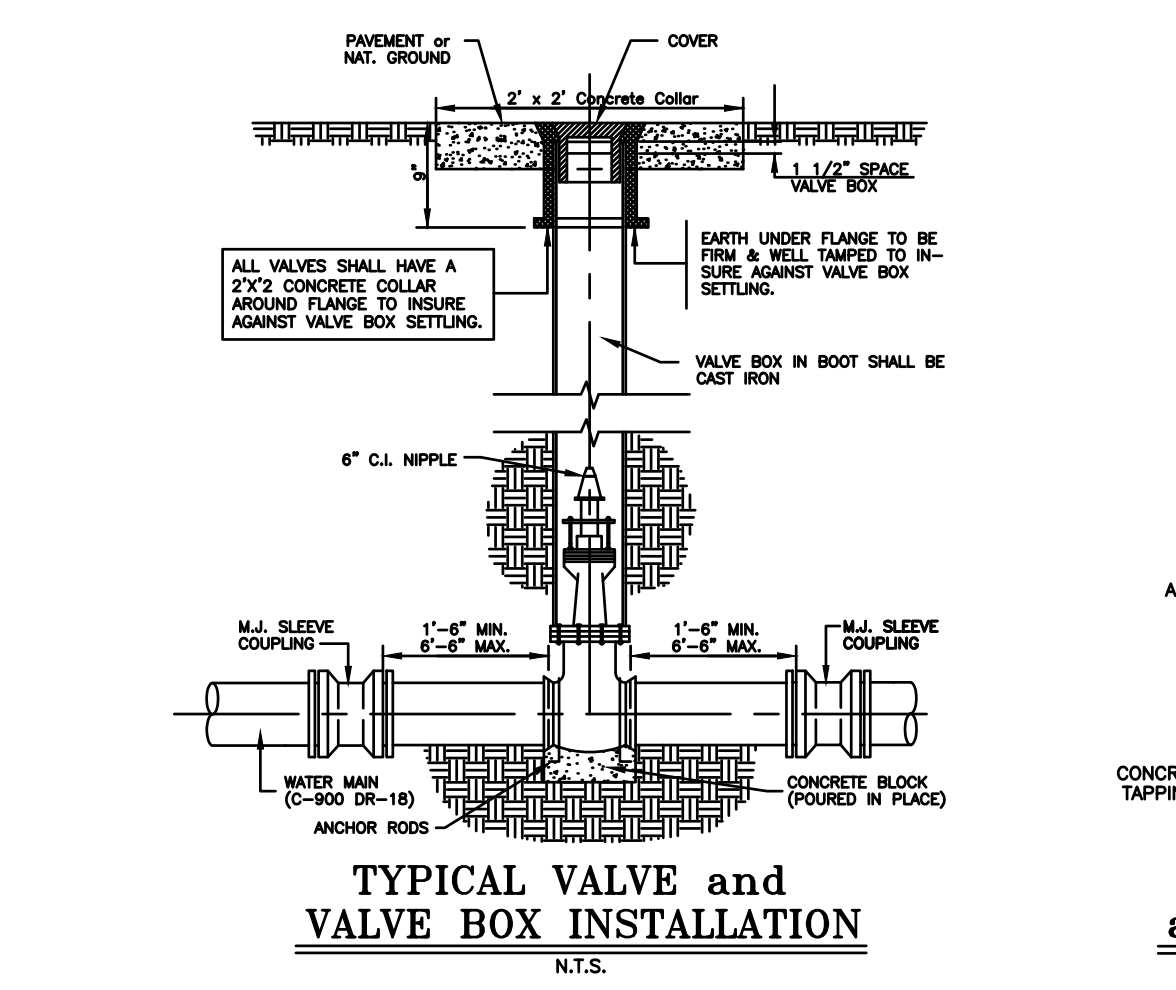
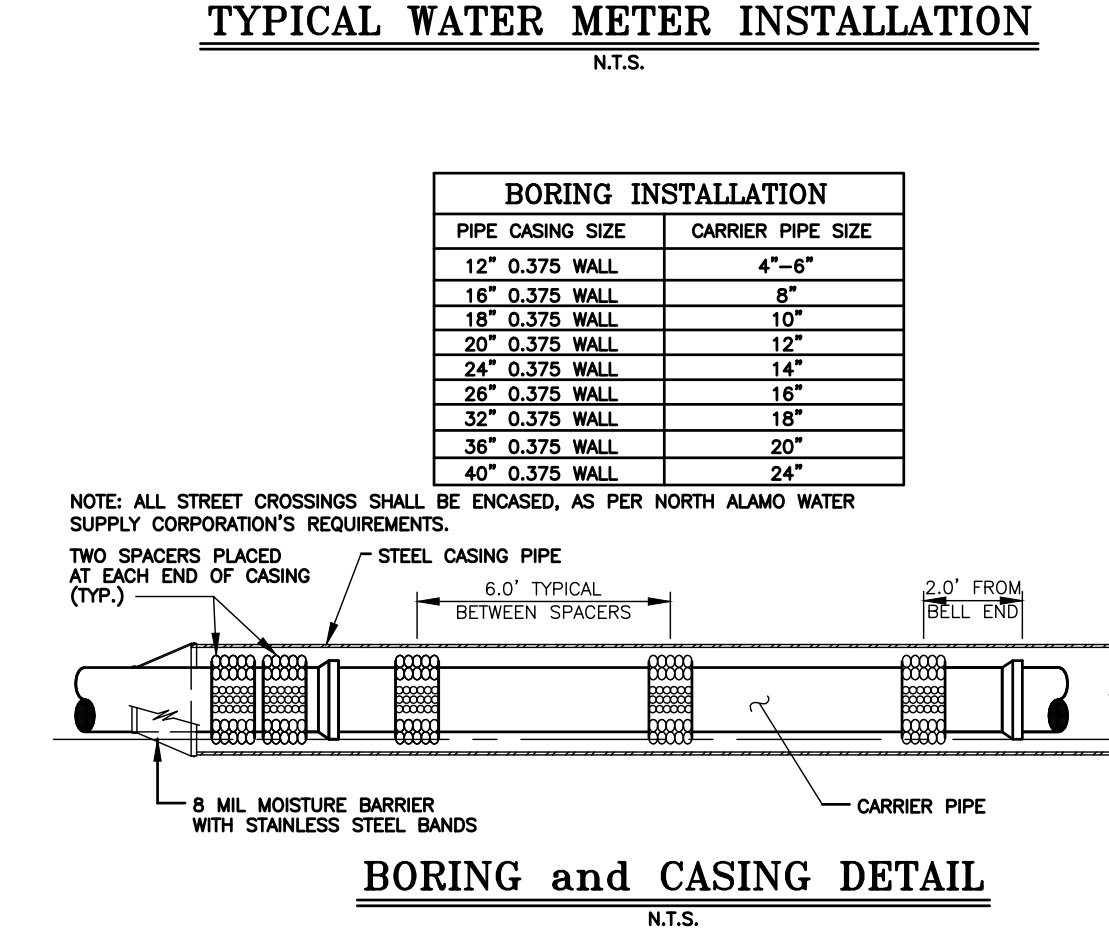
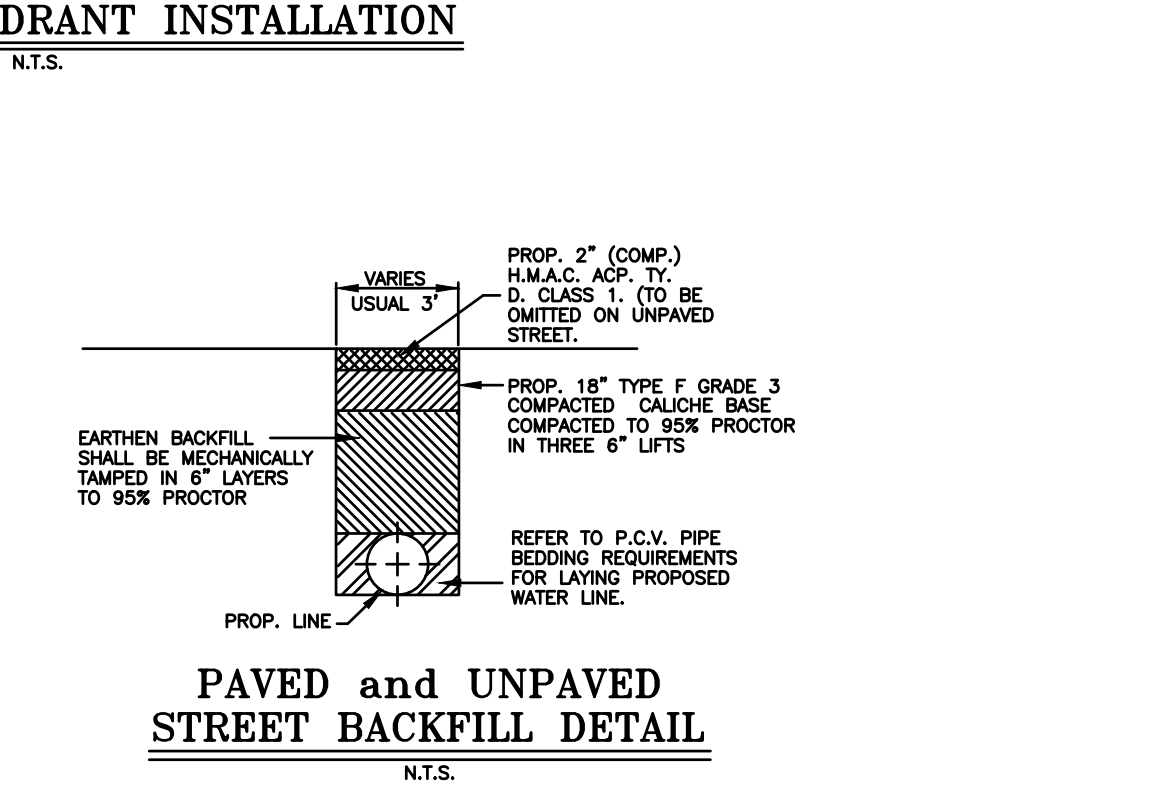
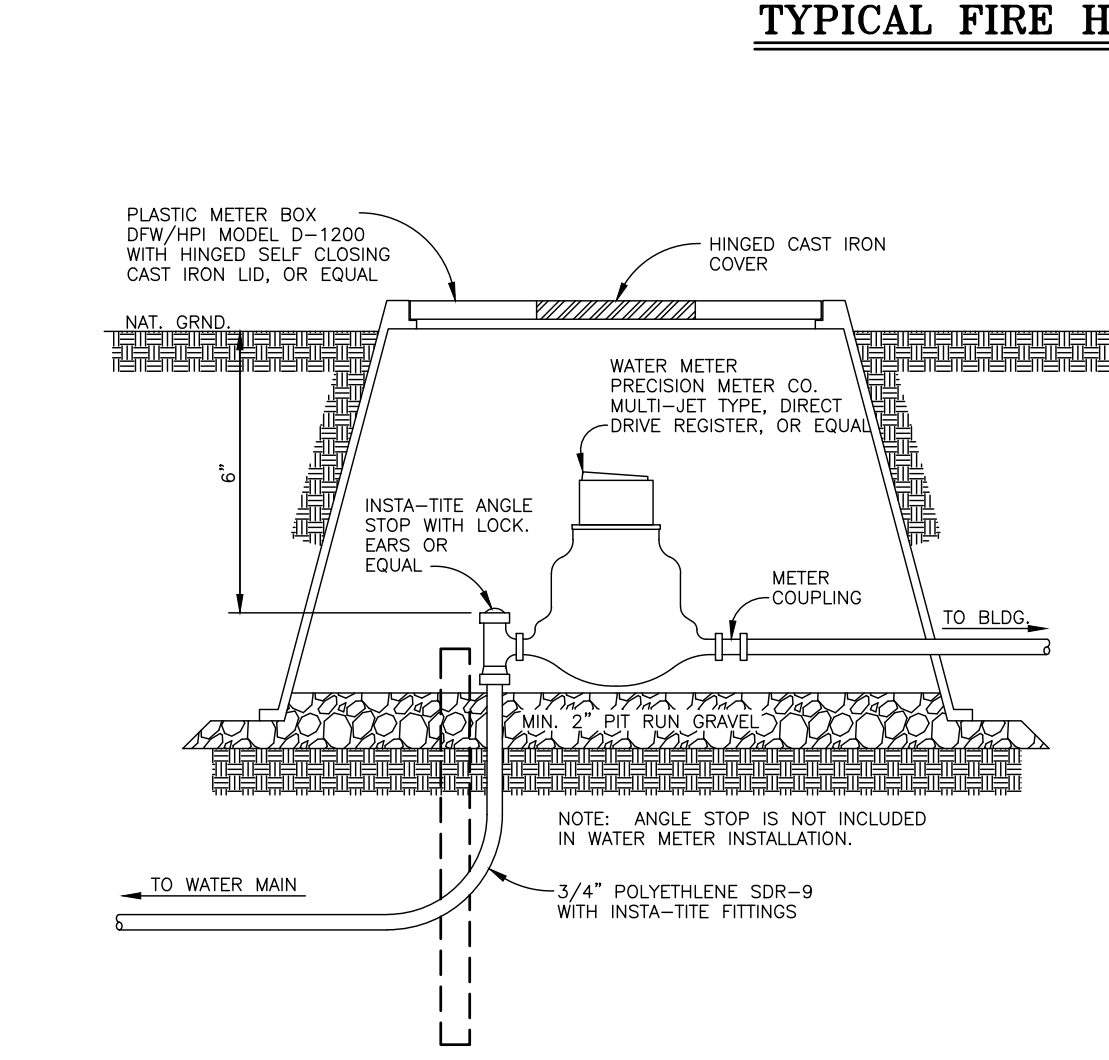
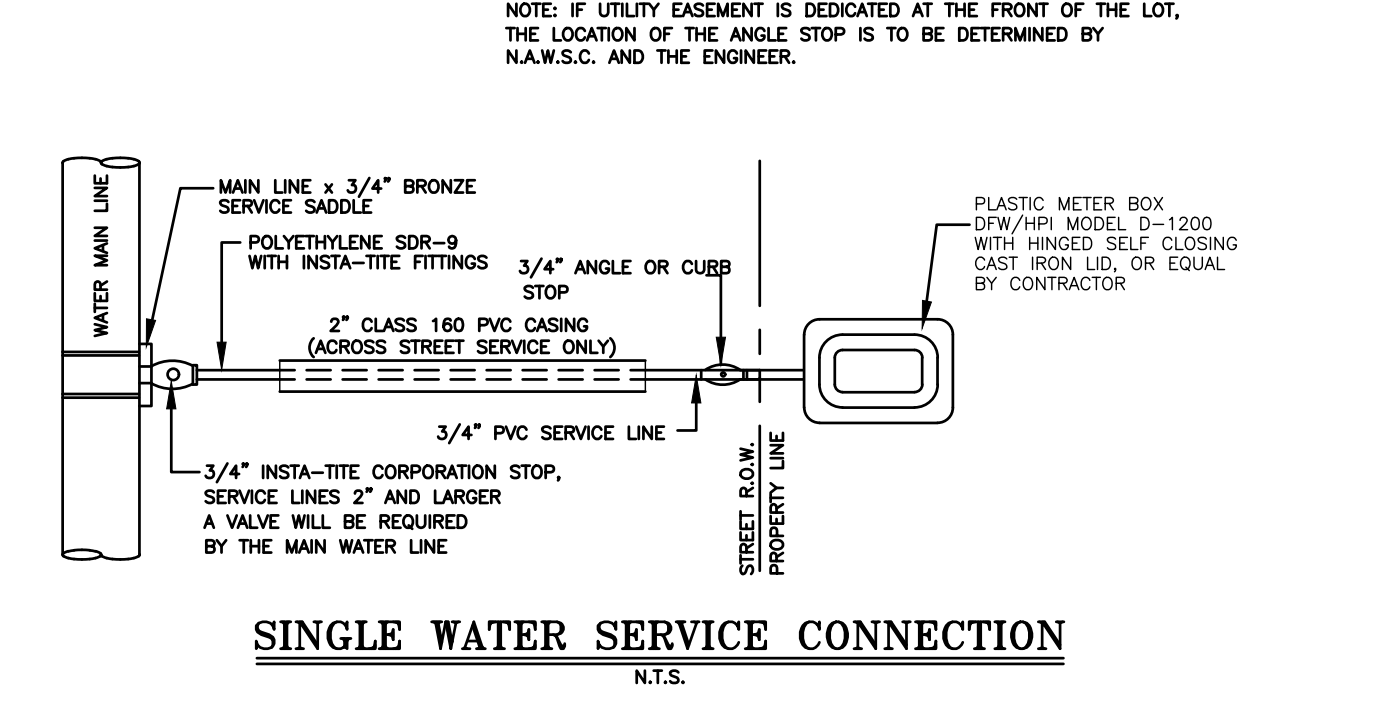
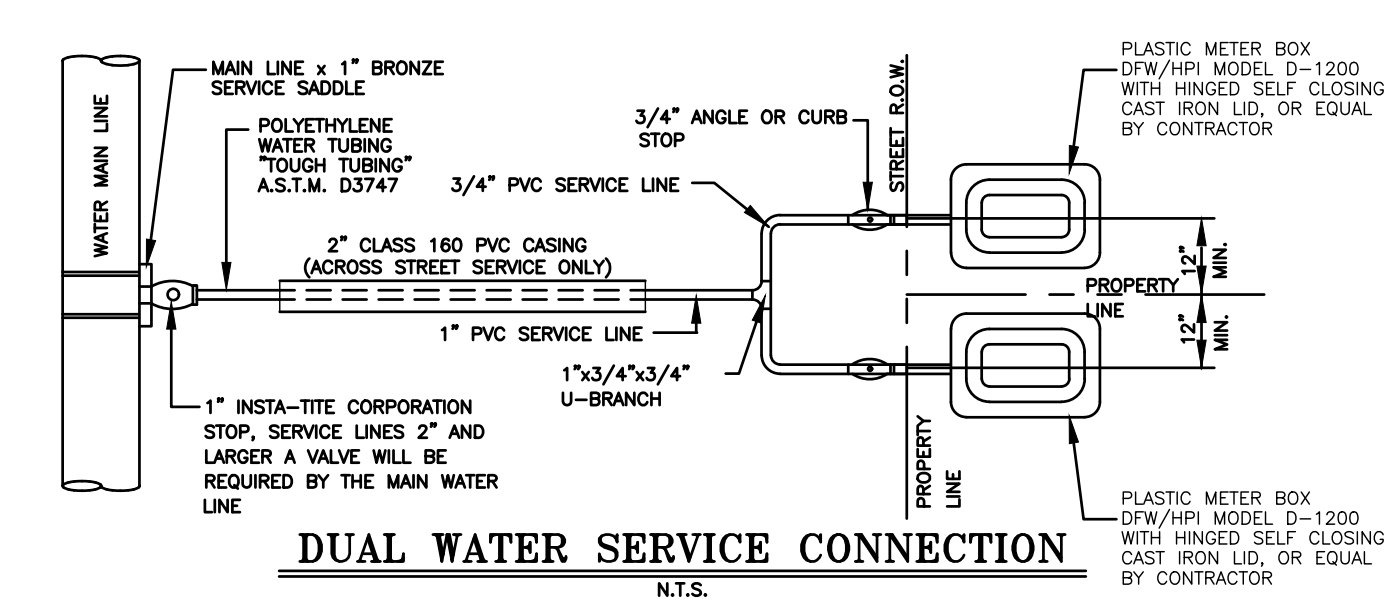
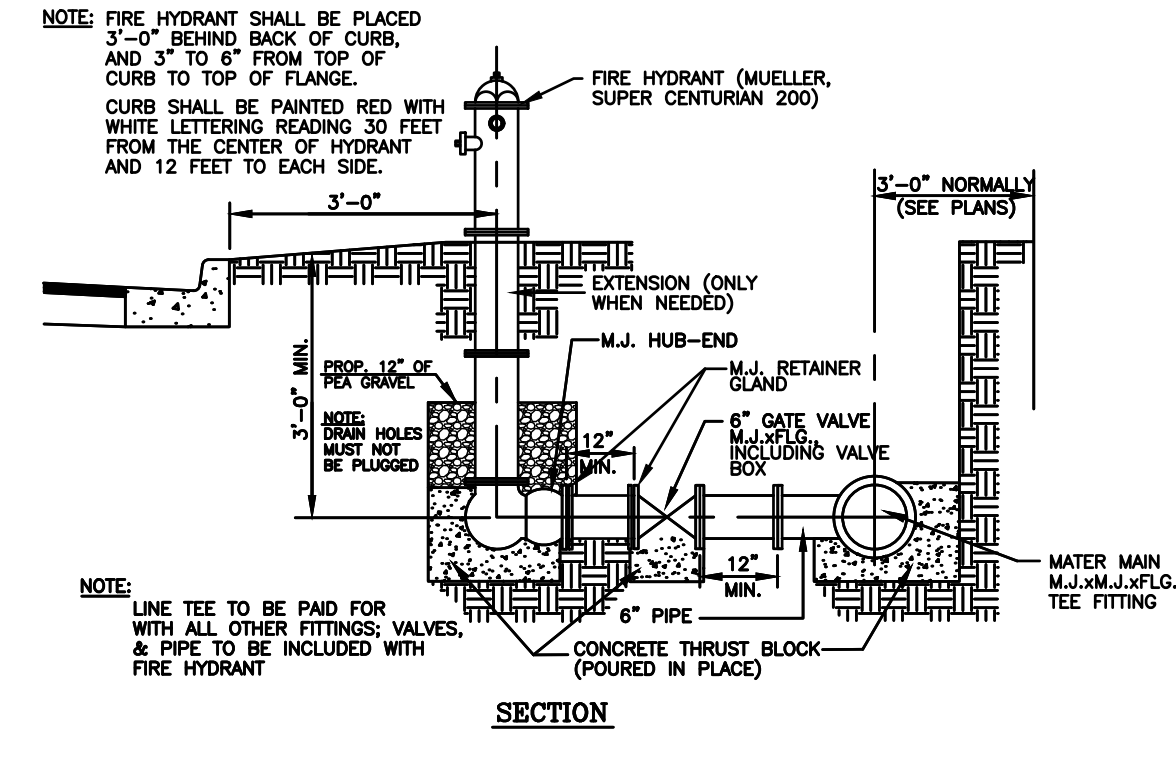
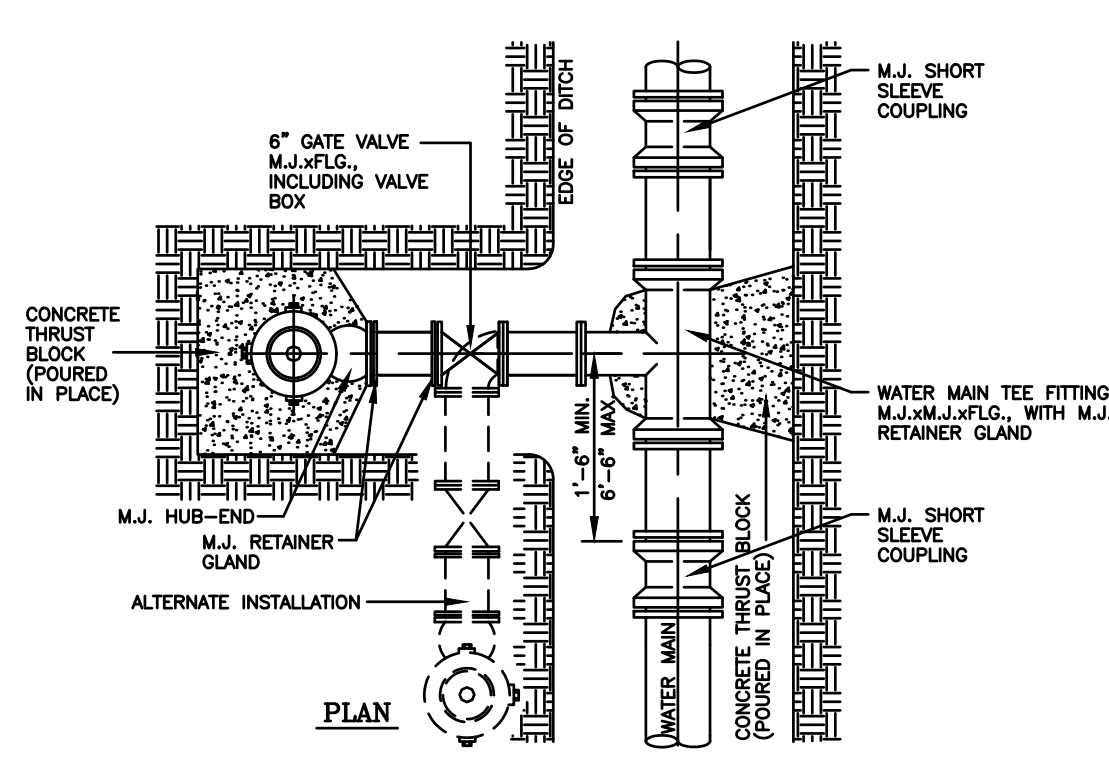
**SIoux ROAD**  
**TRUJILLO STREET**  
**QUIBOR DRIVE**  
**LLANOS DRIVE**  
**MERIDA DRIVE**  
**CORO DRIVE**  
**VALERIA DRIVE**  
**CIA STREET**  
**VALERIA DRIVE**

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

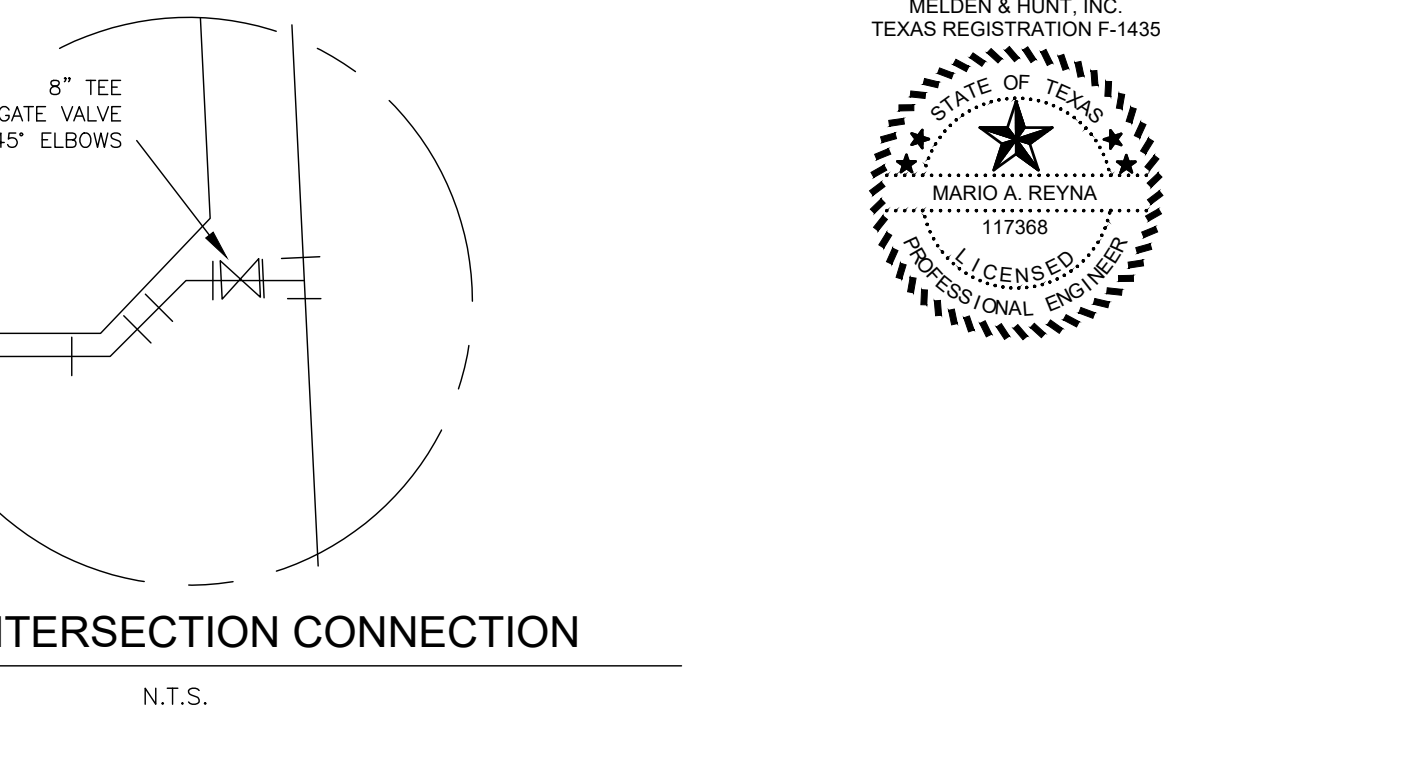
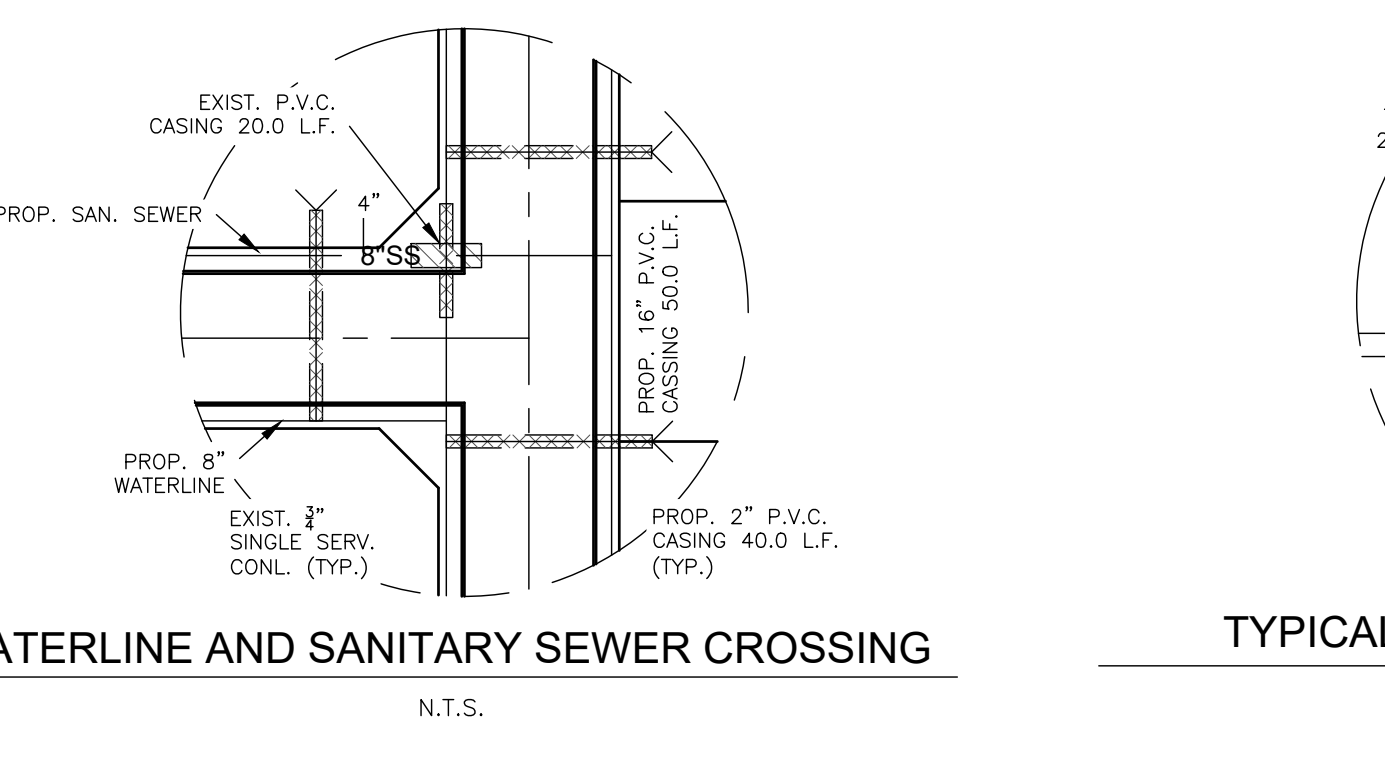
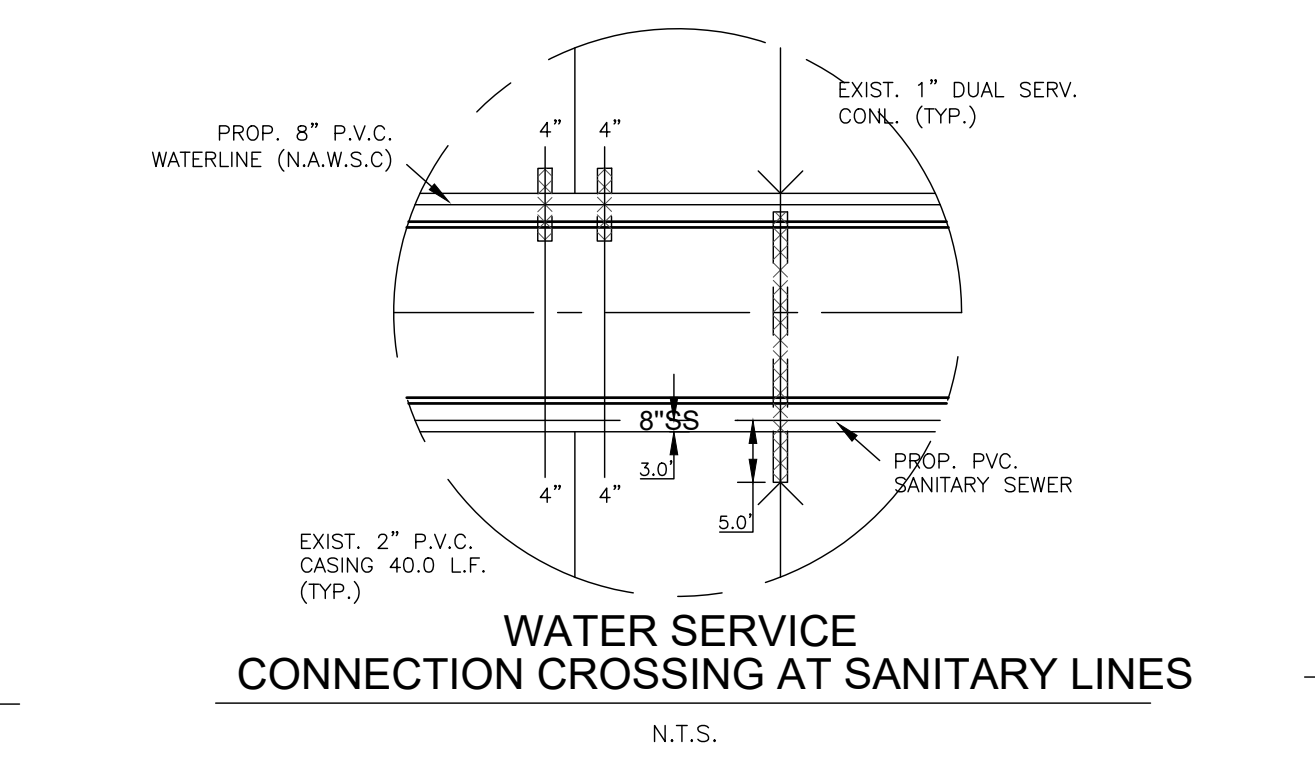
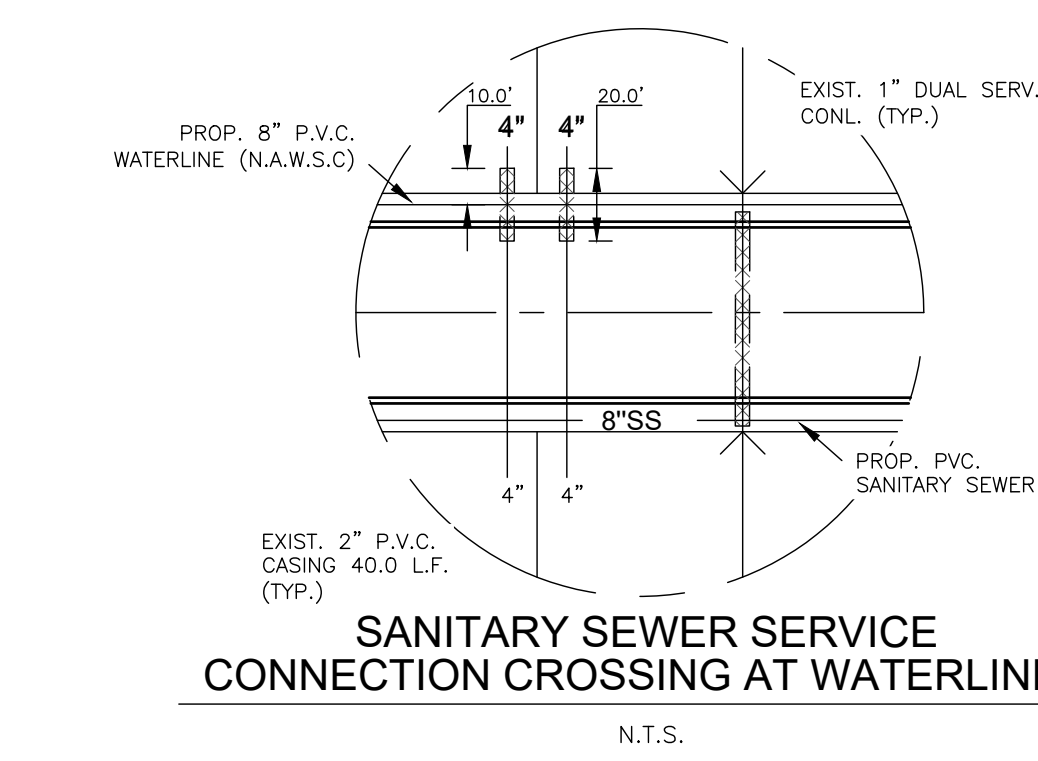
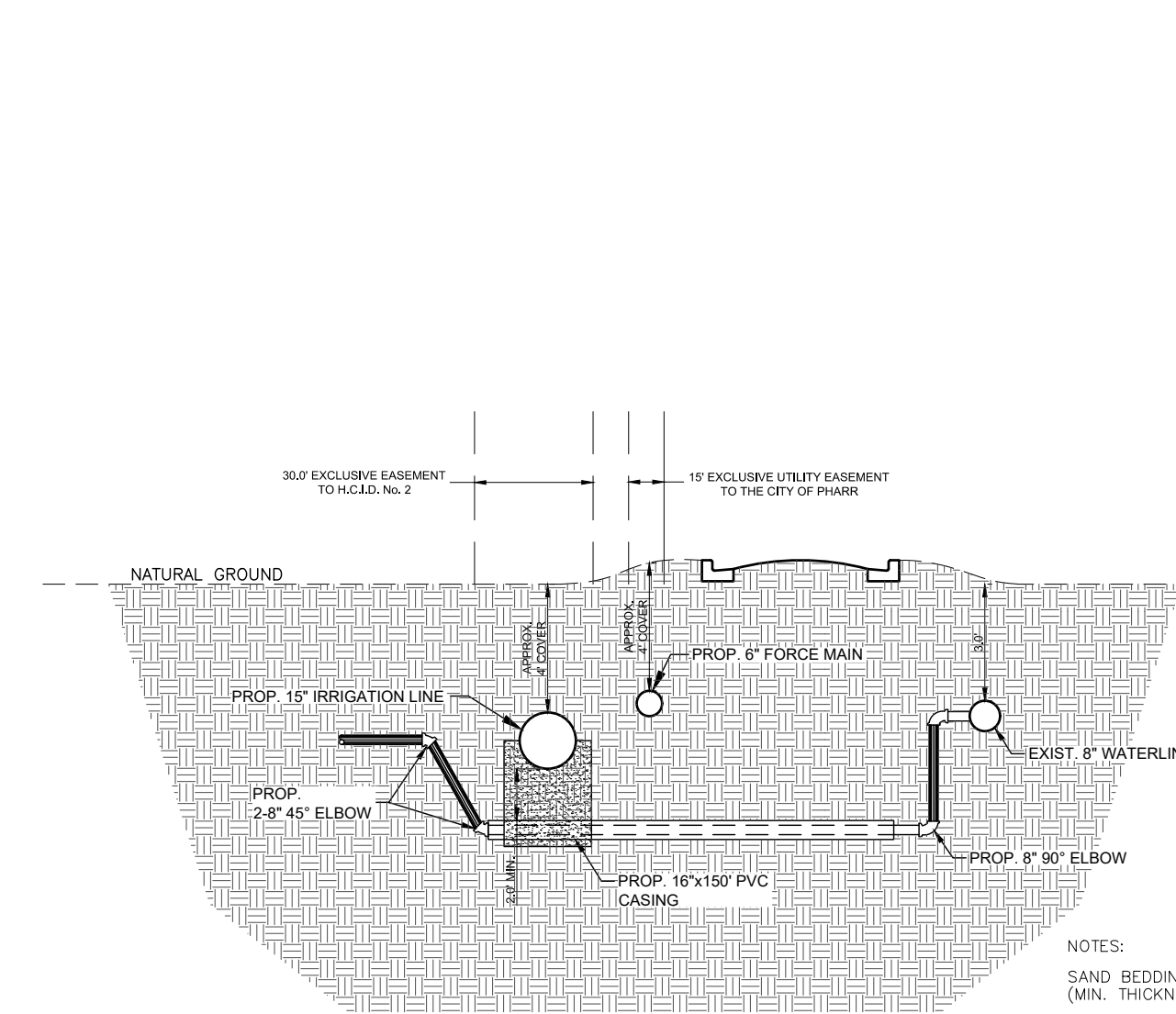
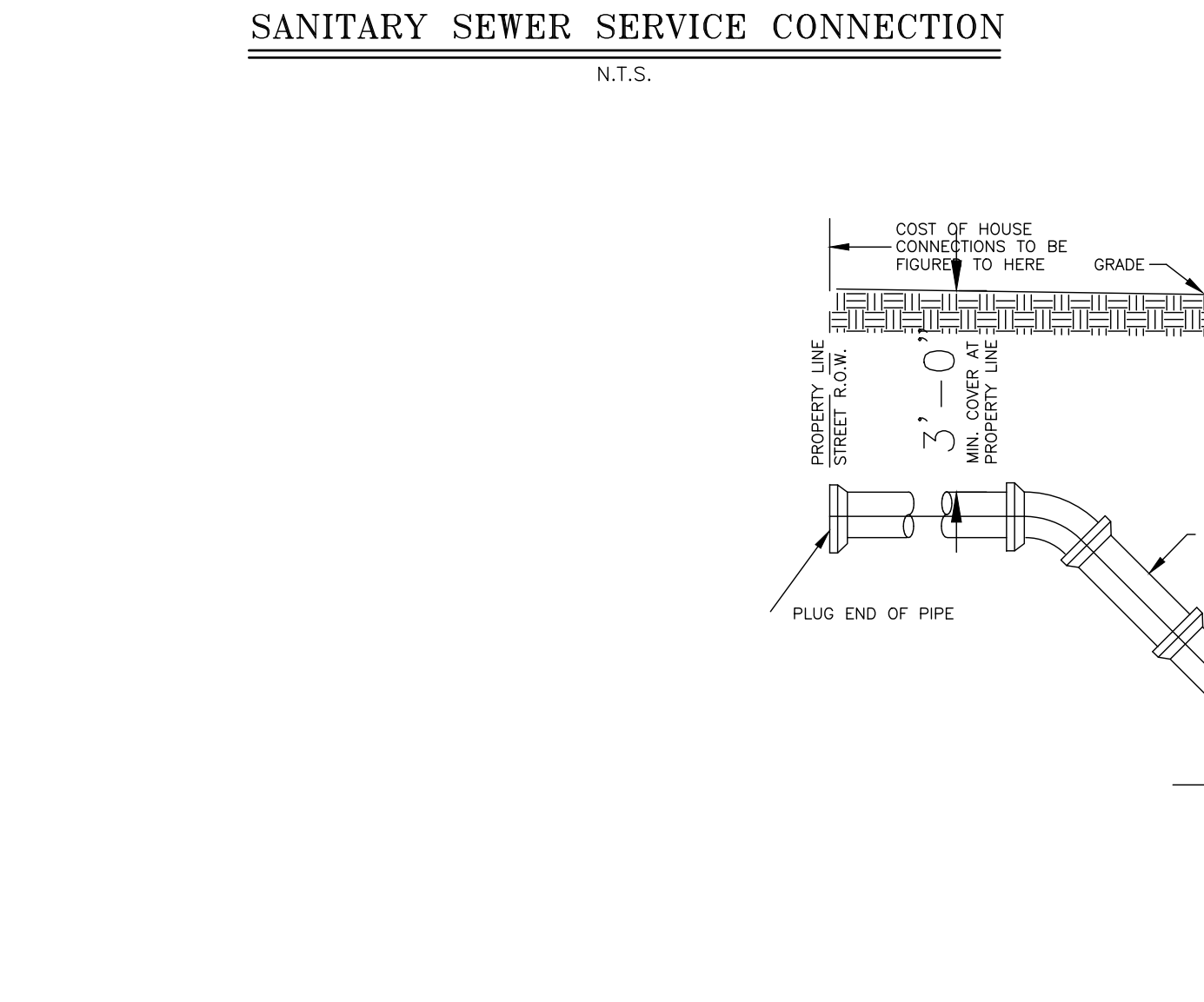
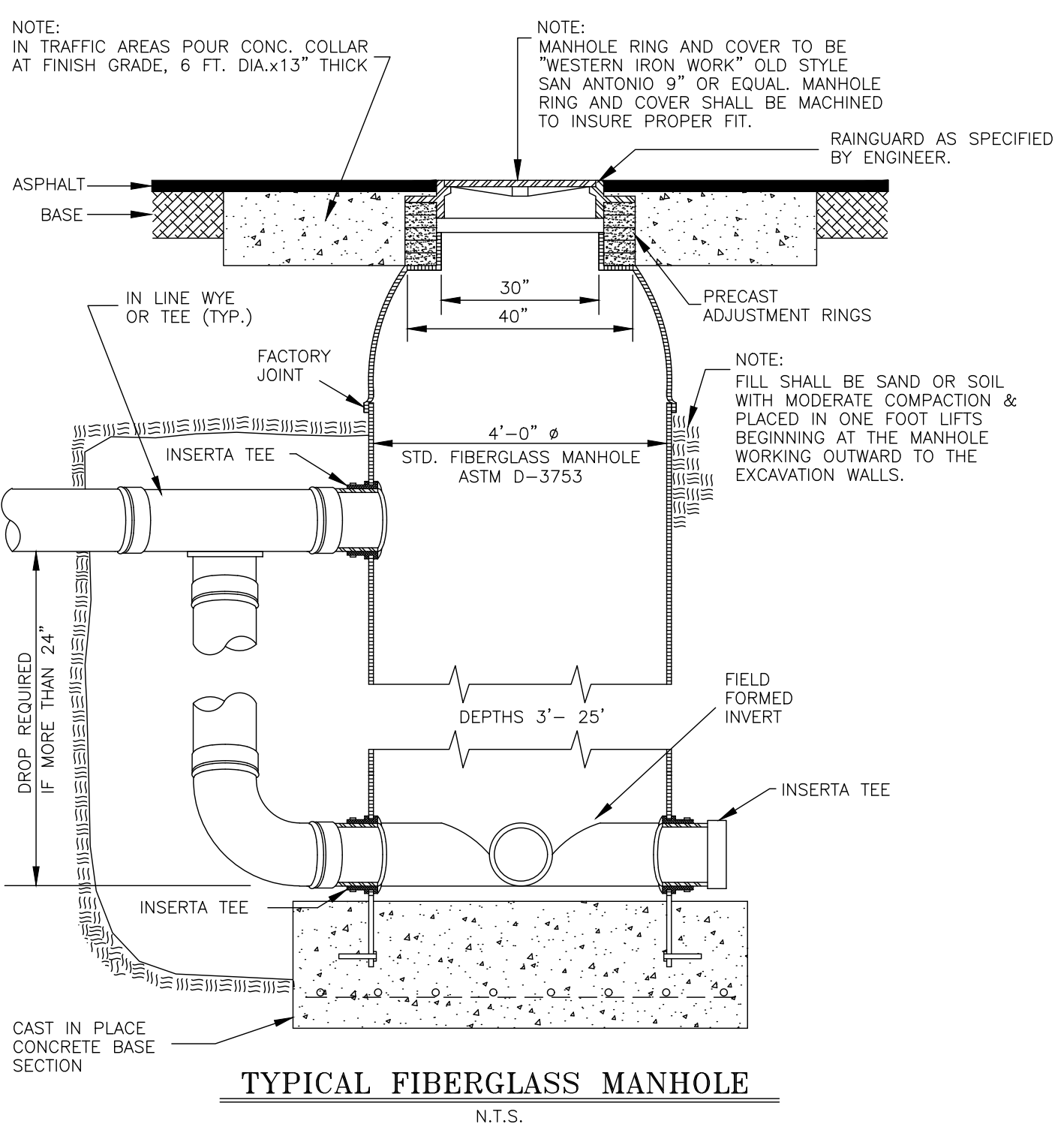
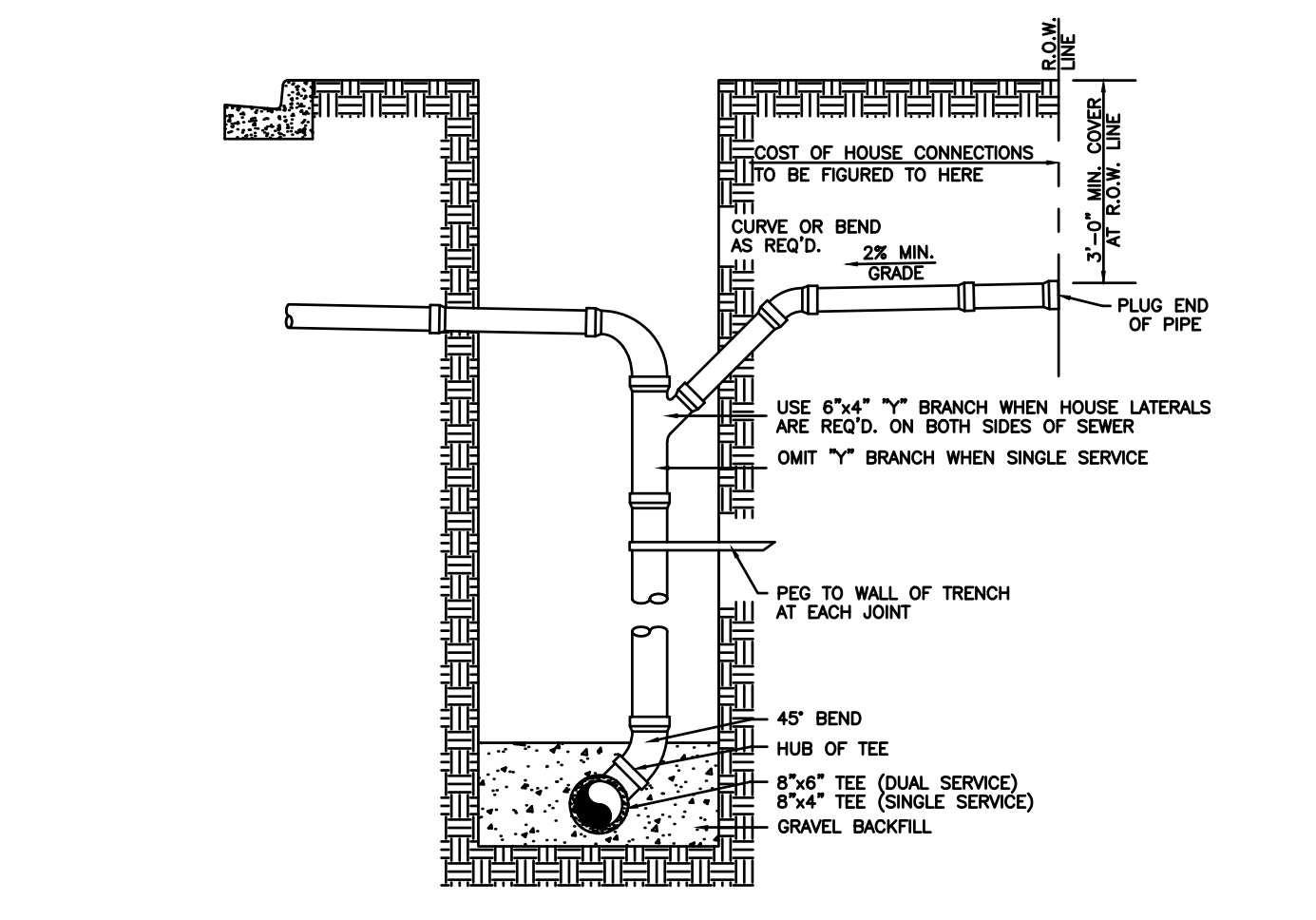
**LEGEND**  
 FOUND NO. 4 REBAR  
 FOUND NO. 5 REBAR  
 FOUND PK NAIL  
 SET NO. 4 REBAR WITH PLASTIC  
 CAP STAMPED MELDEN & HUNT  
 MHI DISK SET IN CONCRETE  
 H.C.M.R. - HIDALGO COUNTY MAP RECORDS  
 H.C.D.R. - HIDALGO COUNTY DEED RECORDS  
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 Q.C.D. - QUIT CLAIM DEED  
 P.O.B. - POINT OF BEGINNING  
 N.W. COR. - NORTHWEST CORNER  
 U.E. - UTILITY EASEMENT  
 D.E. - DRAINAGE EASEMENT

FINAL SEWER ENGINEERING REPORT FORMAT  
 WASTEWATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:  
 EL ENCANTADO PHASE 2 SUBDIVISION WILL BE TREATED BY WASTEWATER SERVICE FROM 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 TREAT THE SUFFICIENT WASTEWATER 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 WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.  
 N.A.W.S.C. HAS AN EXISTING 8" SANITARY SEWER LINE RUNNING ALONG THE SOUTH RIGHT-OF-WAY OF JIBLOSO AVENUE APPROXIMATELY 570.0 FEET SOUTH OF MILE 9 ROAD AND 135.0 FEET EAST OF HUTTO ROAD. THE WASTEWATER SYSTEM FOR EL ENCANTADO PHASE 2 CONSISTS OF A LIFT STATION, 6" FORCE MAIN AND AN 8" SANITARY SEWER LINE. THIS LIFT STATION IS LOCATED ALONG THE SOUTH RIGHT-OF-WAY OF SIoux ROAD AND APPROXIMATELY 850.0 FEET EAST OF HUTTO ROAD WITH A 6" FORCE MAIN RUNNING WEST AND SOUTH WITHIN A 15.0 FOOT UTILITY EASEMENT AND CONTINUE SOUTH APPROXIMATELY 4,470.0 FEET CONNECTING TO THE EXISTING SANITARY MANHOLE WITHIN EL ENCANTADO SUBDIVISION. AN 8" SANITARY SEWER LINE RUNS FROM THE LIFT STATION TO THE WEST AND SOUTH WITHIN A 15.0 FOOT UTILITY EASEMENT THEN CROSSING DONNA IRRIGATION DISTRICT NO. 1 LATERAL TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 67. THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF CARACAS DRIVE THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF LLANOS STREET TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 220. THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF CORO DRIVE TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 194 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF CUA STREET TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 48 THEN RUNS SOUTH RIGHT-OF-WAY OF SAN CARLOS STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 19 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF SAN CARLOS STREET ENDING WITH A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 22. ANOTHER 8" SEWER LINE CONNECTING TO THE PREVIOUSLY MENTIONED 8" SEWER LINE AT THE SOUTHWEST CORNER OF LOT 65 THEN RUNS EAST ALONG THE EAST RIGHT-OF-WAY OF CARACAS DRIVE TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 48 THEN RUNS SOUTH RIGHT-OF-WAY OF SAN CARLOS STREET ENDING WITH A MANHOLE AT THE NORTHWEST CORNER OF LOT 44. ANOTHER 8" SANITARY SEWER LINE TAPS INTO THE 8" SEWER LINE ALONG THE SOUTHWEST CORNER OF LOT 233 THEN RUNS EAST ALONG THE SOUTH RIGHT-OF-WAY OF BARCELONA DRIVE TO A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 41 THEN RUNS NORTH ALONG THE EAST RIGHT-OF-WAY OF SAN CARLOS STREET ENDING WITH A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 41 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF SAN CARLOS STREET ENDING WITH A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 34. ANOTHER 8" SEWER LINE CONNECT TO THE PREVIOUSLY MENTIONED 8" SANITARY SEWER LINE AT THE CENTER OF LOT 30 THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF SAN CARLOS STREET ENDING AT THE NORTHWEST CORNER OF LOT 23. AN OTHER 8" SANITARY SEWER LINE CONNECT TO THE 8" SEWER LINE AT THE SOUTHWEST CORNER OF LOT 194 THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF CORO DRIVE ENDING WITH A SANITARY MANHOLE AT THE SOUTHWEST CORNER OF LOT 186. AN OTHER 8" SANITARY SEWER LINE CONNECT TO THE 8" SEWER LINE AT THE SOUTHWEST CORNER OF LOT 6 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF CUA STREET ENDING WITH A CLEAN OUT AT THE SOUTHWEST CORNER OF LOT 8 TO SERVE THIS SUBDIVISION.  
 FROM THE 8" LINE, TWO HUNDRED THIRTY-NINE (237) 4" SEWER SERVICE LINES RUN FOR EACH LOT. THE LIFT STATION, 6" FORCE MAIN, 8" SANITARY SEWER LINES, 4" SERVICE LINE AND THIRTY-EIGHT (38) 4" SANITARY SEWER MANHOLES HAVE BEEN INSTALLED. AT A TOTAL COST OF \$979,910.00 OR \$4,134.64 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID N.A.W.S.C. THE SUM OF \$13,475.00 WHICH COVERS THE 655.78 FEET OF 8" SANITARY SEWER LINE AT THE SOUTHWEST CORNER OF LOT 48. THE SUBDIVIDER HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WASTEWATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.  
 ENGINEER CERTIFICATION: I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:  
 SEWAGE FACILITIES - THESE FACILITIES FULLY CONSTRUCTED WILL COST A GRAND TOTAL OF \$1,113,385.00 WHICH EQUALS TO \$4,689.39 PER LOT.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION  
 EL ENCANTADO PHASE 2 RECIBIRA SU PROVISION DE DRENAJE SANITARIO DE NORTH ALAMO WATER SUPPLY CORPORATION (LA COMPANIA DE DRENAJE SANITARIO N.A.W.S.C.). EL DUEÑO DE LA SUBDIVISION Y N.A.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE DRENAJE SANITARIO POR LOS PROXIMOS 30 AÑOS. N.A.W.S.C. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE DRENAJE SANITARIO ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.  
 EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE N.A.W.S.C. CONSISTE DE UN CONDUCTO DE DRENAJE DE 8" QUE PASA POR EL LADO SUR DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA JIBLOSO AVENUE APROXIMAMENTE 570.0 PIES SUR DE MILE 9 ROAD Y 135.0 PIES AL ESTE DE HUTTO ROAD. EL SISTEMA DE PROVISION DE DRENAJE SANITARIO DE LA SUBDIVISION EL ENCANTADO PHASE 2 CONSISTE DE UNA PLANTA DE PRECION, LINEA DE PRECION, LINEA DE PRECION DE 6", CONDUCTO DE DRENAJE DE 8", LA PLANTA DE PRECION EST LOCALIZADA EN EL LADO SUR DEL DERECHO DE VILLA DE SIoux ROAD APROXIMAMENTE 850.0 PIES AL ESTE DE HUTTO ROAD Y LA LINEA DE 8" DE PRECION SIGUE AL OESTE Y AL SUR DENTRO DE UNA CONCESION DE 15.0 PIES Y SIGUE AL SUR APROXIMAMENTE 4,470.0 PIES A UN ALCANTRILLA EN EL ENCANTADO SUBDIVISION. LA PLANTA DE PRECION SIGUE UN CONDUCTO DE 8" AL OESTE Y AL SUR DENTRO DE UNA CONCESION DE 15.0 PIES Y SIGUE AL SUR POR EL LADO ESTE DEL DERECHO DE VILLA DE HUTTO ROAD CRUZADO EL DONNA IRRIGATION DISTRICT NO. 1 LATERAL A UN ALCANTRILLA EN EL LADO SURESTE DE LOTE 67 Y SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE CARACAS DRIVE Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLAS DE LLANOS STREET A UN ALCANTRILLA Y SIGUE AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE CORO DRIVE A UN ALCANTRILLA EN EL LADO SURESTE DE LOTE 194 Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE CUA STREET A UN ALCANTRILLA EN EL LADO SURESTE DE LOTE 65 Y SIGUE AL ESTE POR EL LADO SUR DEL DERECHO DE VILLA DE VALERIA DRIVE A UN ALCANTRILLA EN EL LADO NOROESTE DE LOTE 19 Y SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE SAN CARLOS STREET TERMINANDO CON UN ALCANTRILLA EN EL LADO SURESTE DE LOTE 22. OTRO CONDUCTO DE 8" SERA CONECTADO A LA LINEA DE DRENAJE EN EL LADO SURESTE DE LOTE 65 LA CUAL SERA EXTENDIDA RUMBO AL ESTE POR EL LADO NORTE DEL DERECHO DE VILLA DE CARACAS DRIVE LUEGO SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE SAN CARLOS STREET TERMINANDO EN EL LADO NOROESTE DE LOTE 44 CON UN ALCANTRILLA. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 233 LUEGO SIGUE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE BARCELONA DRIVE A UN ALCANTRILLA EN EL LADO SURESTE DE LOTE 41 TERMINANDO CON UN ALCANTRILLA. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 43. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 229 LUEGO SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE MERIDA DRIVE TERMINANDO CON UN ALCANTRILLA EN EL LADO SURESTE DE LOTE 118. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 224 LUEGO SIGUE AL ESTE EN EL LADO SUR DEL DERECHO DE VILLA DE VALERIA DRIVE A UN ALCANTRILLA EN EL LADO SURESTE DE LOTE 41 TERMINANDO CON UN ALCANTRILLA. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 30 Y SIGUE AL NORTE POR EL LADO ESTE DEL DERECHO DE VILLA DE SAN CARLOS STREET TERMINANDO EN EL LADO SURESTE DEL LOTE 33. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL CENTRO DE LOTE 30 LUEGO SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE SAN CARLOS STREET TERMINANDO CON UN ALCANTRILLA EN EL LADO NOROESTE DE LOTE 23. OTRO CONDUCTO SANITARIO DE 8" SE CONECTA A LA LINEA SANITARIA EN EL LADO SURESTE DE LOTE 194 LUEGO SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE CORO DRIVE TERMINANDO CON UN ALCANTRILLA EN EL LADO SURESTE DE LOTE 186 PARA SERVIR ESTA SUBDIVISION.  
 DE LOS CONDUCTOS SANITARIO DE 8". DOSCIENTO TREINTA-NOVE (237) LINEAS DE SERVICIO DE 4" PULGADAS SERAN EXTENDIDAS HA CADA LOTE. LA PLANTA DE PRECION, LA LINEA DE PRECION DE 6" Y LAS LINEAS DE 8", DE 4" Y TRENTA-OCHO (38) ALCANTRILLAS HAN SIDO INSTALADAS, HA UN COSTO TOTAL DE \$979,910.00 O \$4,134.64 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA N.A.W.S.C. UN COSTO TOTAL DE \$13,475.00, O \$55.75 POR LOTE. EL SISTEMA DE DRENAJE SANITARIO ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.  
 CERTIFICACION:  
 CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS MODEL SUBDIVISION RULES (LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES), ADOPTADAS EN LA SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS), CERFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:  
 DRENAJE: SE ESTIMA QUE EL DRENAJE COSTARA UN COSTO TOTAL DE \$1,113,385.00 O \$4,689.39 POR LOTE.



**MAP OF SANITARY SEWER DISTRIBUTION SYSTEM**  
**MAPA DE SISTEMA DE DISTRIBUCION DE DRENAJE SANITARIO**  
**PLAT OF EL ENCANTADO PHASE 2**  
BEING A RE-SUBDIVISION OF 63.376 ACRES BEING ALL OF BLOCK 28 & THE NORTH PORTION OUT OF BLOCKS 29, LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGES 56-57, H.C.M.R.

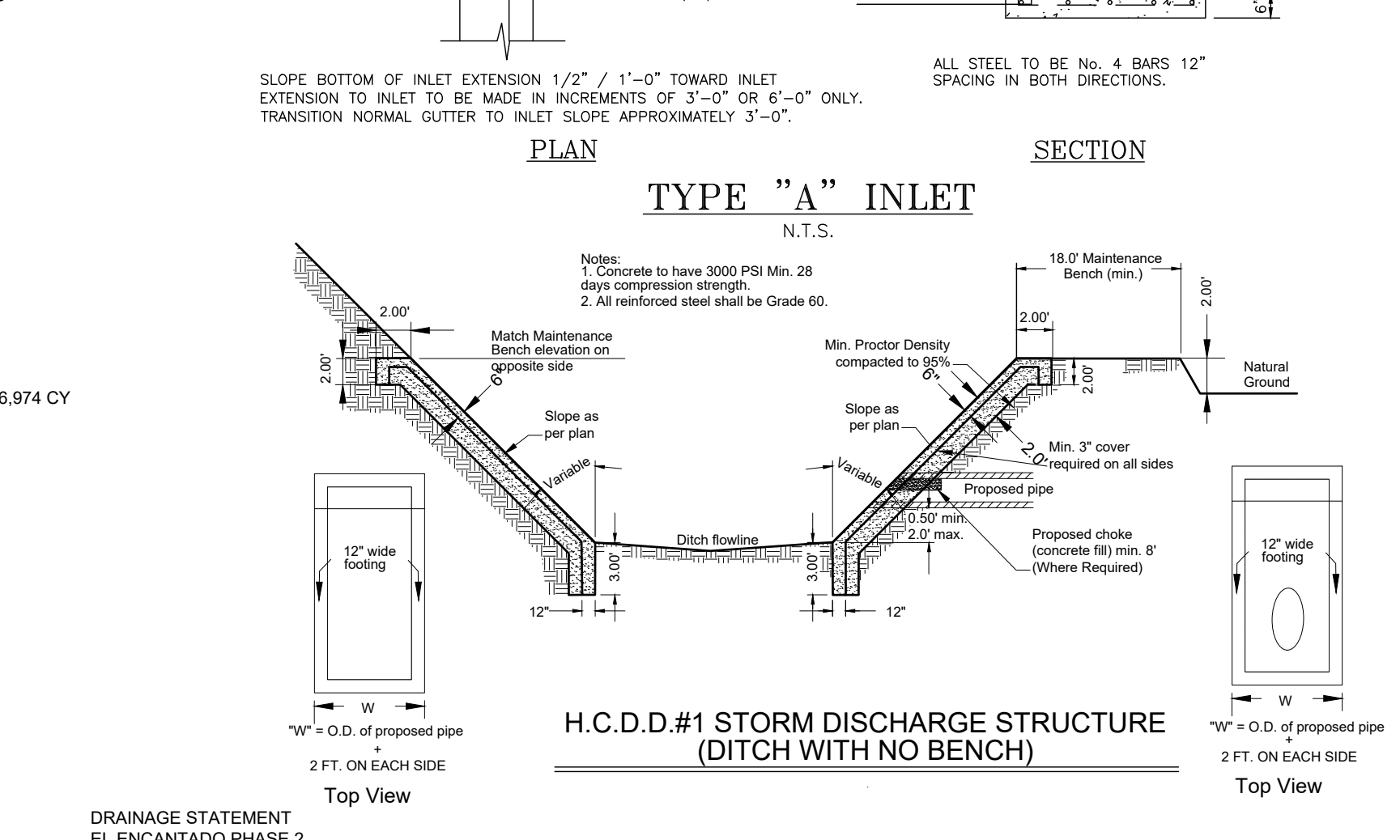
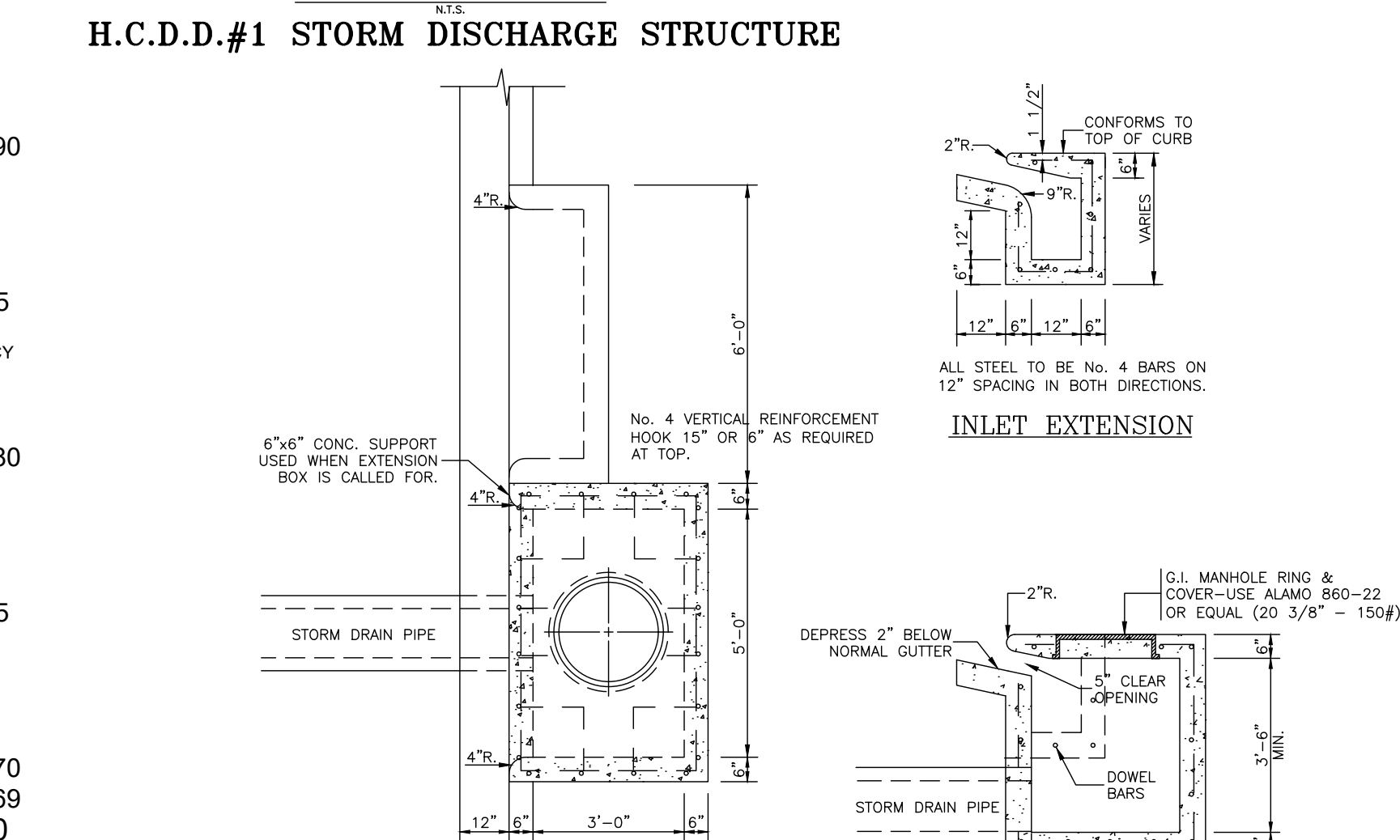
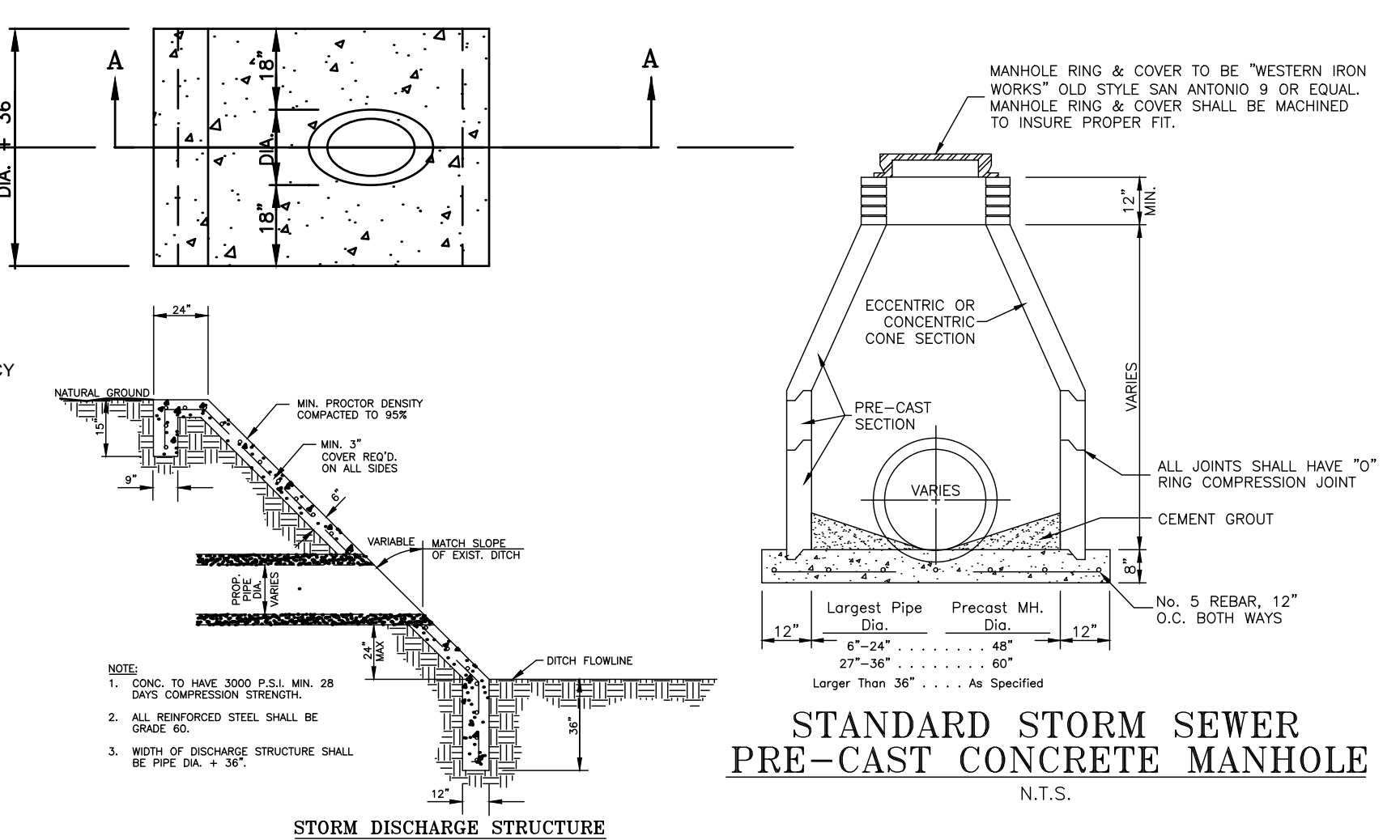
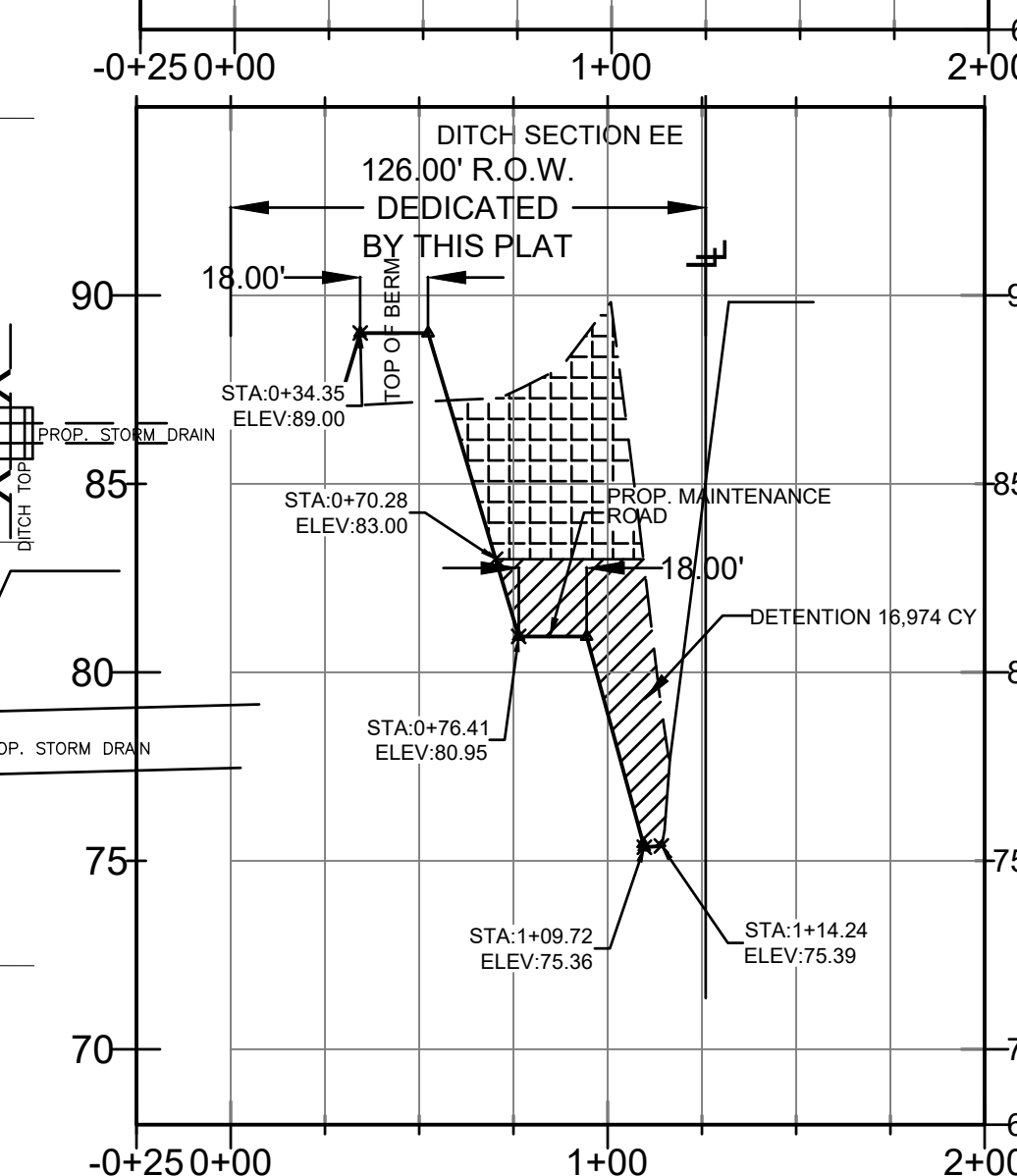
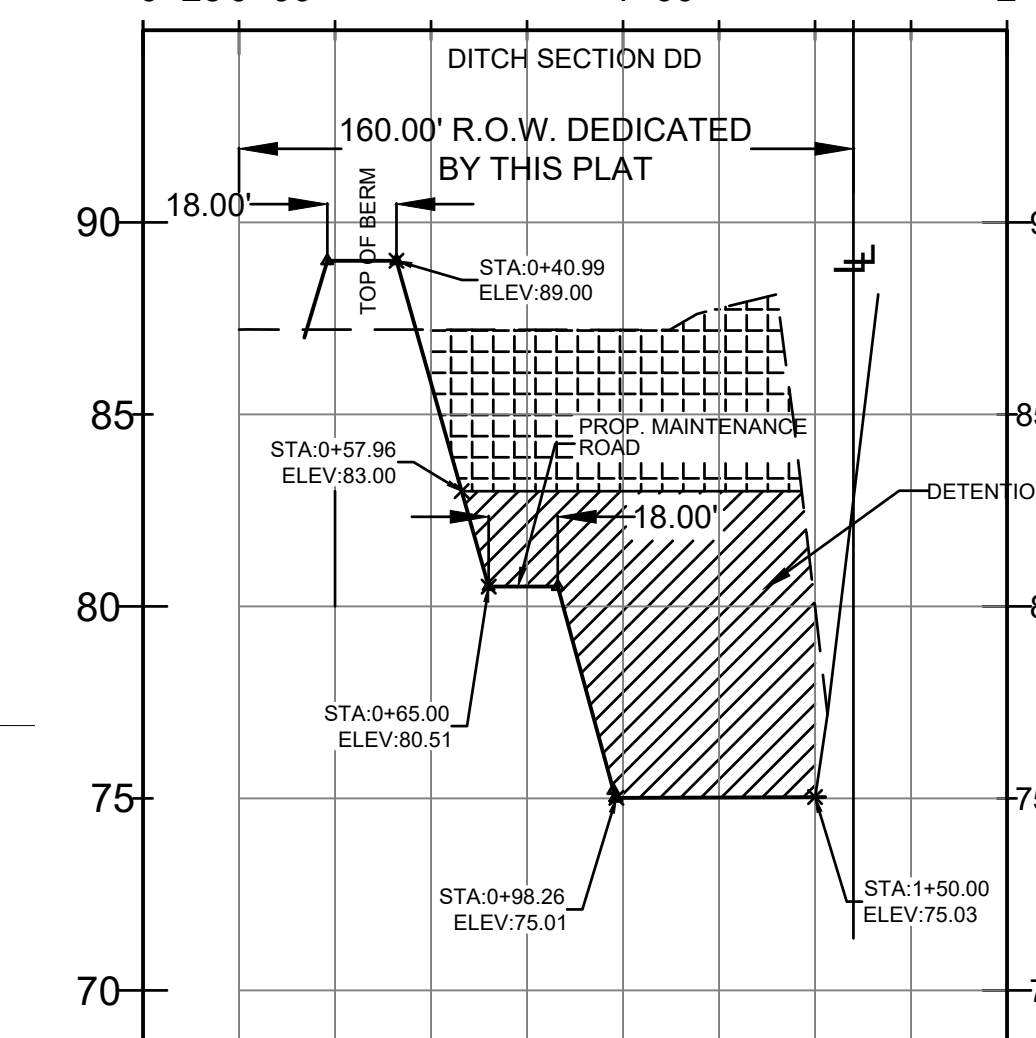
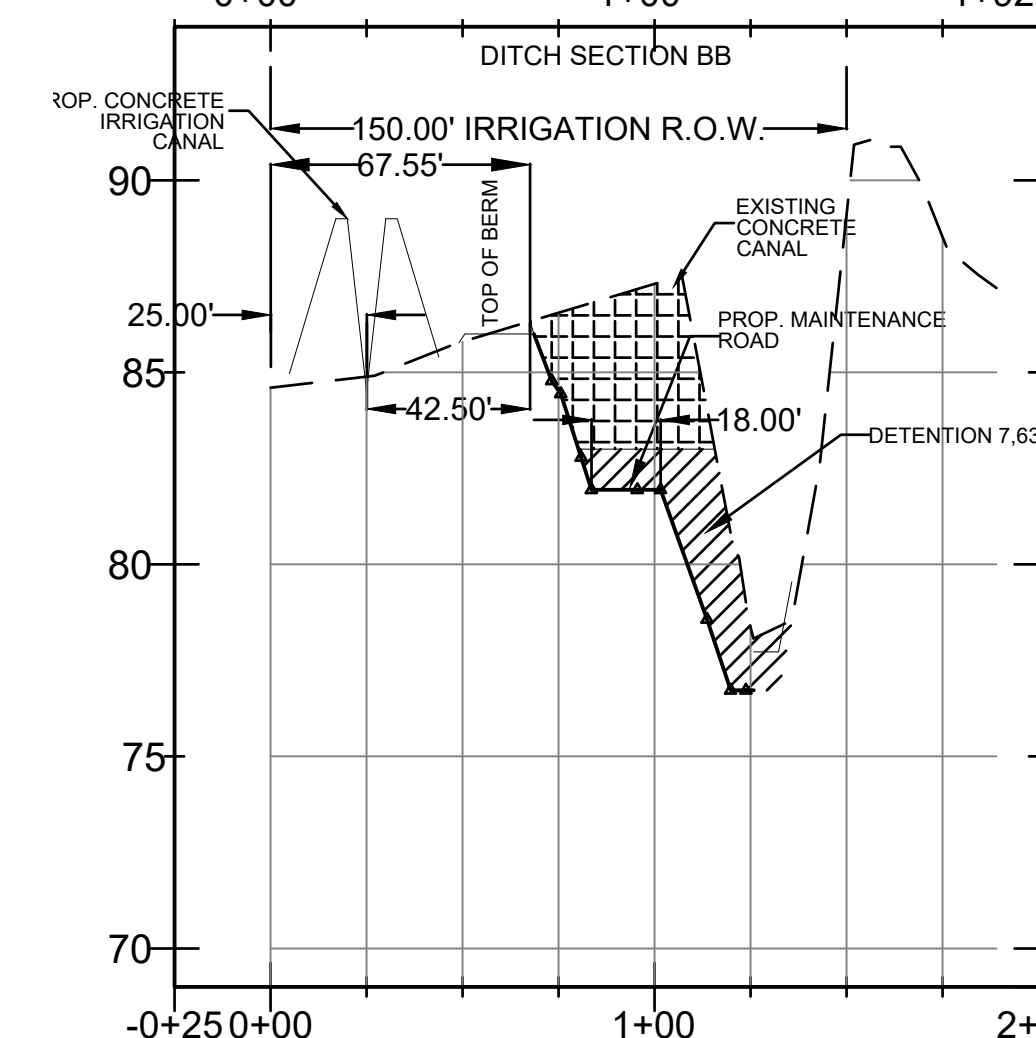
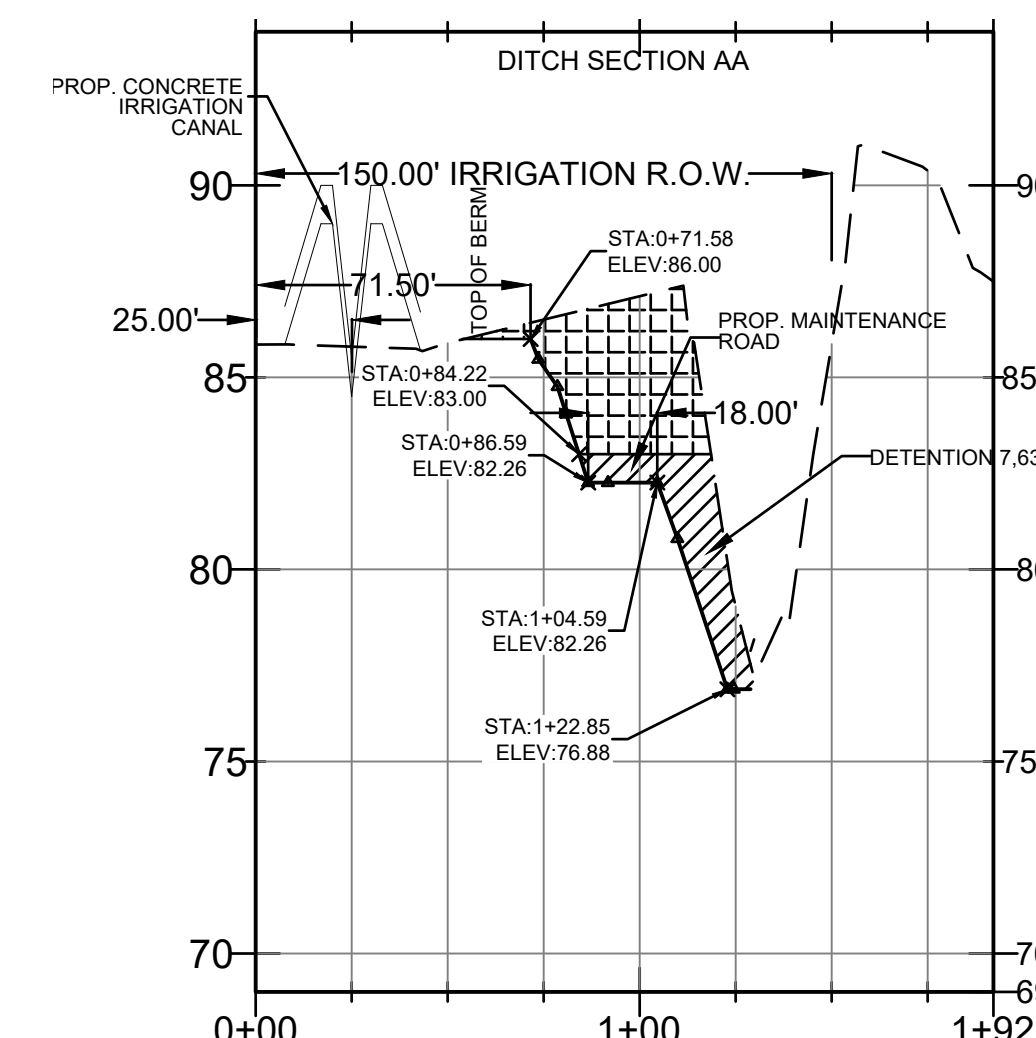
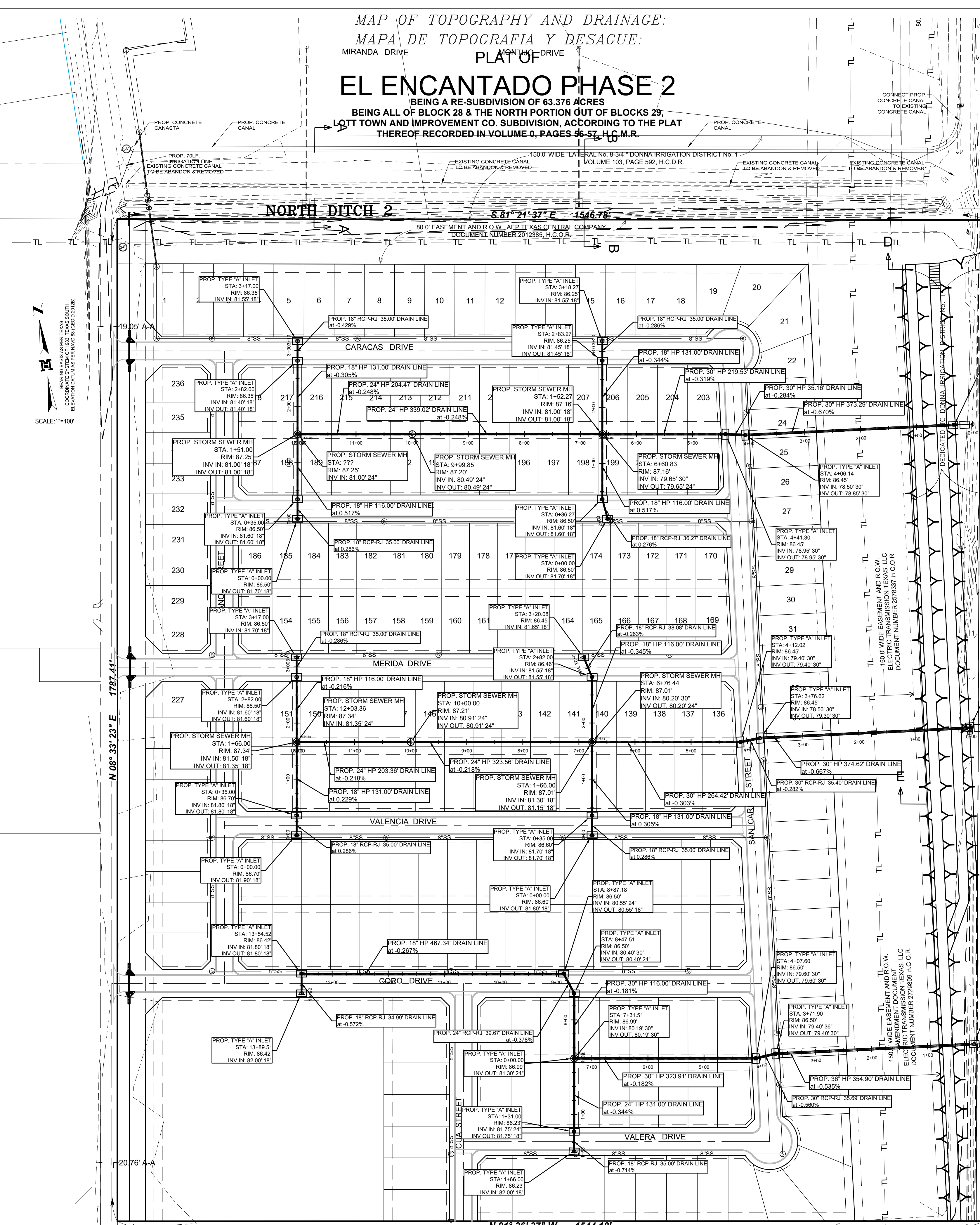


**LEGEND**

W-1" 2" 4" 2" DOUBLE WATER SERV. CONN. ACROSS W/ 4" P.V.C. CASING  
 W-2" 2" 4" 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 )  
 F- PROP. FIRE HYDRANT  
 V- PROP. GATE VALVE  
 T- PROP. TEE



MAP OF TOPOGRAPHY AND DRAINAGE:  
 MAPA DE TOPOGRAFIA Y DESAGUE:  
 MIRANDA DRIVE  
 PLAT OF  
**EL ENCANTADO PHASE 2**  
 BEING A RE-SUBDIVISION OF 63.376 ACRES  
 BEING ALL OF BLOCK 28 & THE NORTH PORTION OUT OF BLOCKS 29,  
 LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT  
 THEREOF RECORDED IN VOLUME 0, PAGES 56-57, H.C.D.R.



**DRAINAGE STATEMENT**  
 EL ENCANTADO PHASE 2

EL ENCANTADO PHASE 2 A TRACT OF LAND CONTAINING THE COUNTY OF HIDALGO, TEXAS, 63.376-ACRES BEING A PART OR PORTION OUT OF BLOCKS 28 AND 29, LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 0, PAGES 56-57, HIDALGO COUNTY MAP RECORDS, SAID 63.376-ACRES CONVEYED TO THE DAVIS FAMILY TRUST, BY VIRTUE OF A DISTRIBUTION DEED RECORDED UNDER DOCUMENT NUMBER 2811528, HIDALGO COUNTY OFFICIAL RECORDS. THIS SUBDIVISION LIES IN ZONE "C", ZONE "C" ARE AREAS OF MINIMAL FLOODING. COMMUNITY PANEL NO. 480334 0425 C, MAP REVISED NOVEMBER 16, 1982. THE PROPERTY IS LOCATED ALONG THE SOUTHEAST INTERSECTION OF HOTTO ROAD AND APPROXIMATELY 1,536 FEET SOUTH OF SIOUX ROAD. THE PROPERTY IS CURRENTLY AGRICULTURAL WITH A PROPOSED USE OF 237 RESIDENTIAL LOTS INSIDE THE CITY'S E.T.J. AND CURRENTLY BEING ANNEXED INTO THE CITY DONNA, TEXAS.

THE SOIL IN THIS AREA (25) HIDALGO FINE SANDY LOAM, (28) HIDALGO SANDY CLAY LOAM & (52) RAYMONDVILLE CLAY LOAM WHICH ARE IN HYDROLOGIC GROUP "B" & "C". THESE SOILS ARE MODERATELY PERVIOUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS", FOR THE PURPOSE OF THIS REPORT, WE WILL USE SOIL TYPE "B", THE MOST COMMON SOIL ON THE SITE.

EXISTING RUNOFF IS IN AN EASTERLY DIRECTION, WITH A RUNOFF OF 26.15 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 89.37 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 63.22 C.F.S.

THE PROPOSED DRAINAGE FOR THIS SUBDIVISION SHALL CONSIST OF SURFACE RUNOFF FROM THE LOTS INTO THE PROPOSED STREETS AND COLLECTED BY TYPE "A" INLETS LOCATED AT KEY POINTS WITHIN THE SUBDIVISION. THE PIPE SIZE DIAMETERS SHALL RANGE FROM 18" TO 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO THE EXISTING DONNA IRRIGATION DISTRICT NO. 1 DITCH LOCATED ALONG THE NORTH AND EAST SIDE OF THIS DEVELOPMENT. THE EXISTING DONNA IRRIGATION DISTRICT NO. 1 DRAIN DITCH FLOWS EAST ULTIMATELY DISCHARGE INTO THE DONNA NORTH LATERAL.

IN ACCORDANCE WITH THE CITY OF DONNA DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, THE REQUIRED 275,502 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE WIDENING OF THE DONNA IRRIGATION DISTRICT NO. 1 DITCHES.

**CERTIFICATION:**  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0425 C, REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DONNA IRRIGATION DISTRICT NO. 1 DRAINAGE DITCH ALONG THE NORTH AND EAST SIDE OF THIS SUBDIVISION.

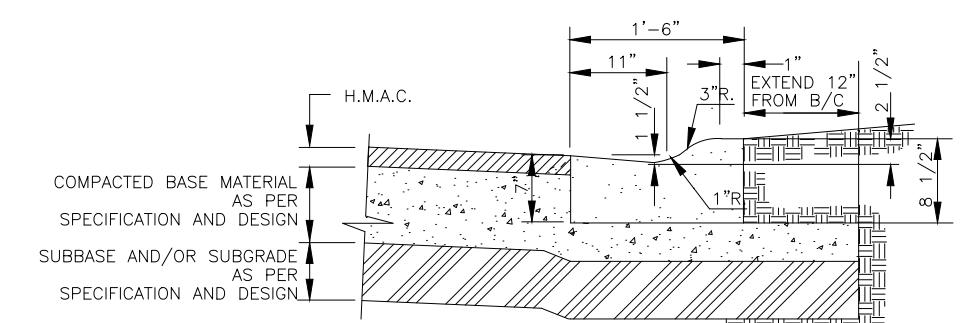
MARID A. REYNA, P.E. # 117368  
 DATE: \_\_\_\_\_

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435  
 MARIO A. REYNA  
 117368  
 PROFESSIONAL ENGINEER

SHEET 6 OF 7 SHEETS

# PLAT OF EL ENCANTADO PHASE 2

BEING A RE-SUBDIVISION OF 63.376 ACRES  
BEING ALL OF BLOCK 28 & THE NORTH PORTION OUT OF BLOCKS 29,  
LOTT TOWN AND IMPROVEMENT CO. SUBDIVISION, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 0, PAGES 56-57, H.C.M.R.

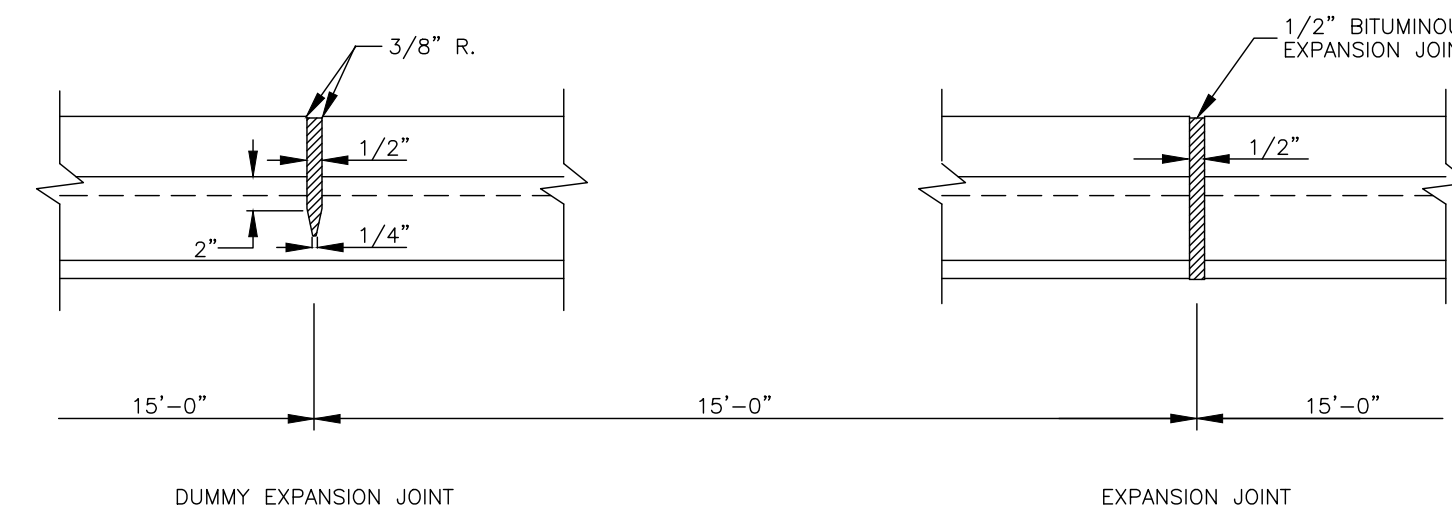


TYPICAL LOW PROFILE CURB & GUTTER SECTION  
N.T.S.

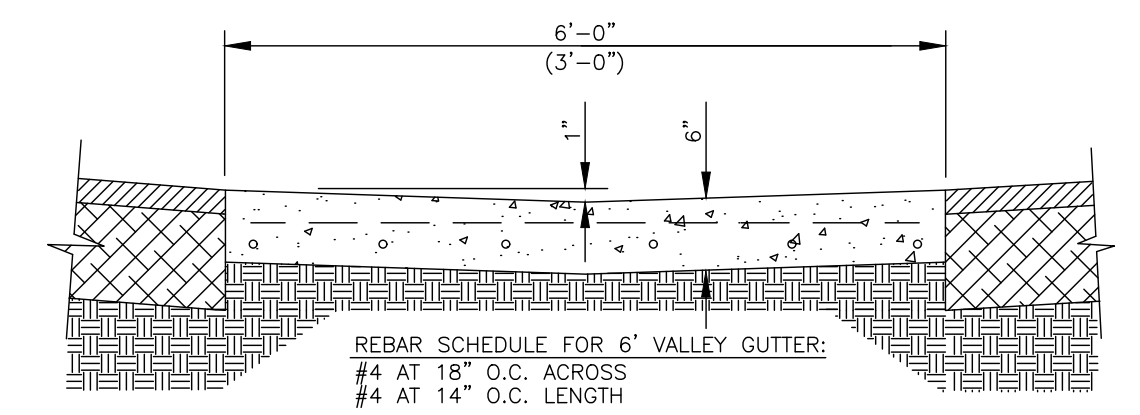
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.

## LEGEND

- FOUND No. 4 REBAR
- FOUND No. 5 REBAR
- FOUND PK NAIL
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- MHI DISK SET IN CONCRETE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.O.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- W.D. - WARRANTY DEED
- G.W.D. - GIFT WARRANTY DEED
- Q.C.D. - QUIT CLAIM DEED
- P.O.B. - POINT OF BEGINNING
- N.W. COR. - NORTHWEST CORNER
- U.E. - UTILITY EASEMENT
- D.E. - DRAINAGE EASEMENT



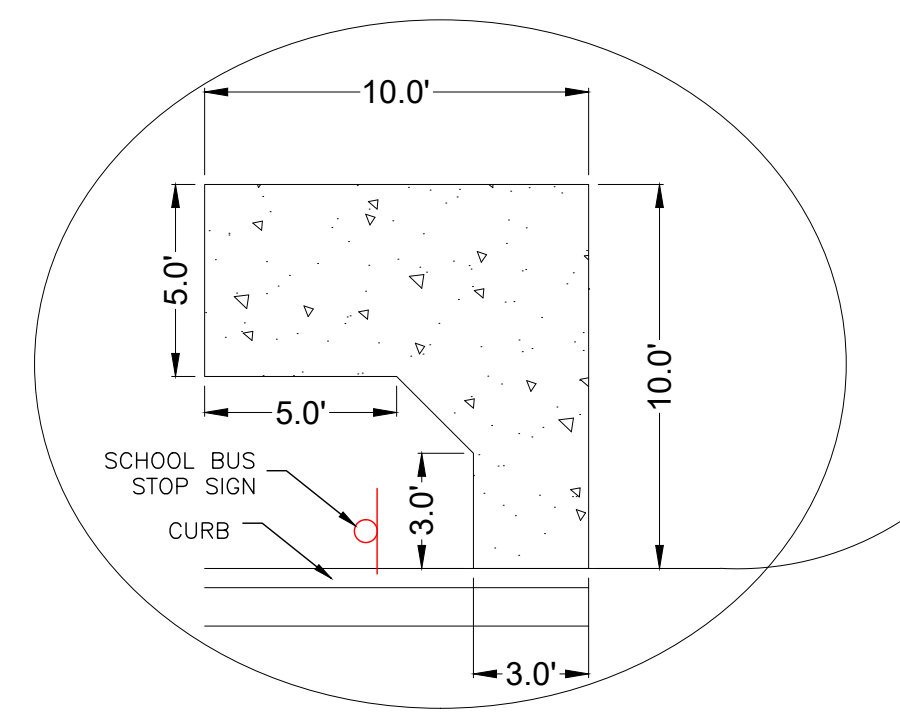
EXPANSION JOINT DETAIL



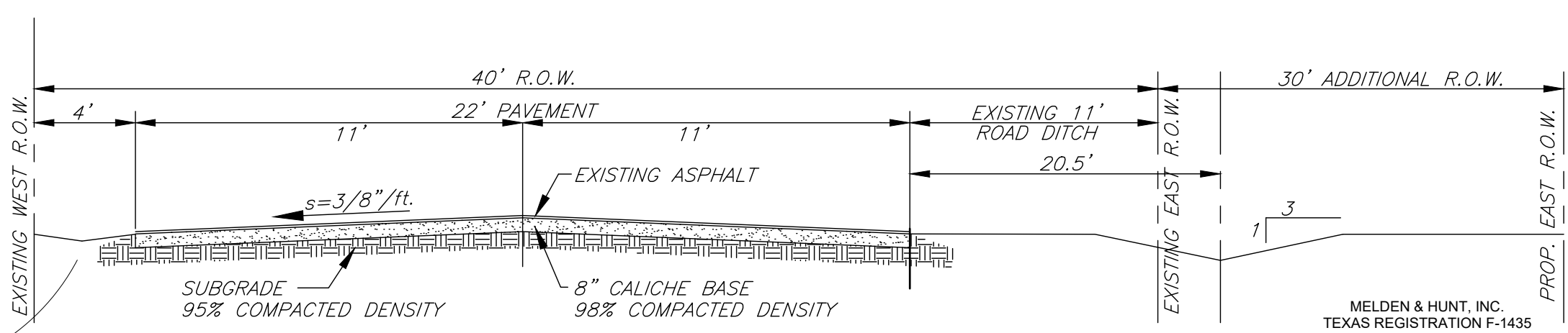
SECTION "CC" - CONCRETE VALLEY GUTTER

### GENERAL NOTES:

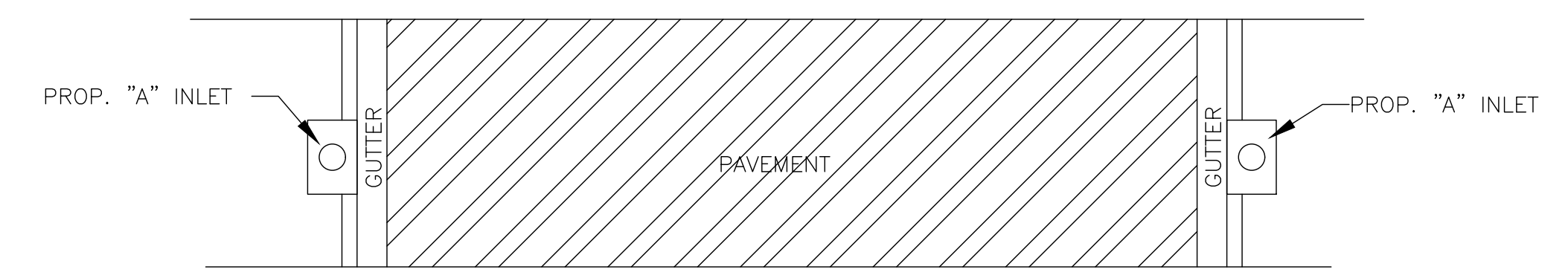
1. ALL CONCRETE WORK SHALL BE TREATED WITH MEMBRANE CURING COMPOUND TYPE 2 WHITE PIGMENTED IN ACCORDANCE W/ THD 1972 SPECIFICATIONS ITEM 531. CONSIDERED INCIDENTAL TO CONCRETE WORK.
2. 1/2" EXPANSION JOINTS REQUIRED AT 70' C.C. AND AT THE BEGINNING AND END OF ALL RADII. CONTRACTION JOINTS SHALL NOT EXCEED 10' C.C.



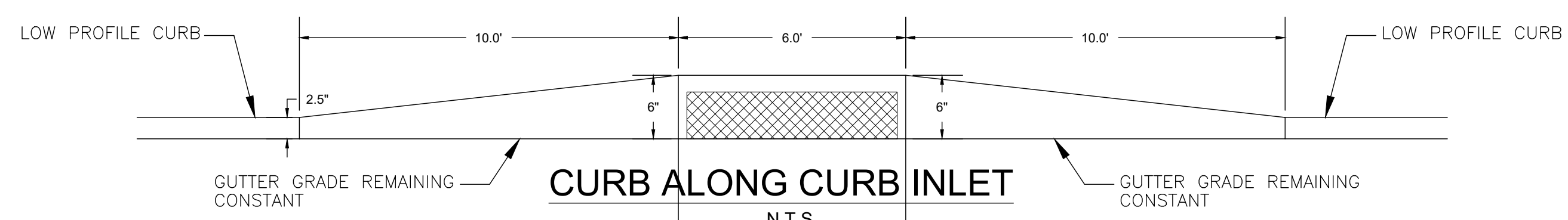
SCHOOL BUS STOP PICKUP AREA



TYPICAL HUTTO ROAD SECTION



TYPICAL STREET CROSS SECTION  
N.T.S.



CURB ALONG CURB INLET  
N.T.S.

