



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: 9-23-2025

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: 218 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

ESTIMATED NUMBER OF STREETLIGHTS: 23

FILLING STATIONS: 12

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

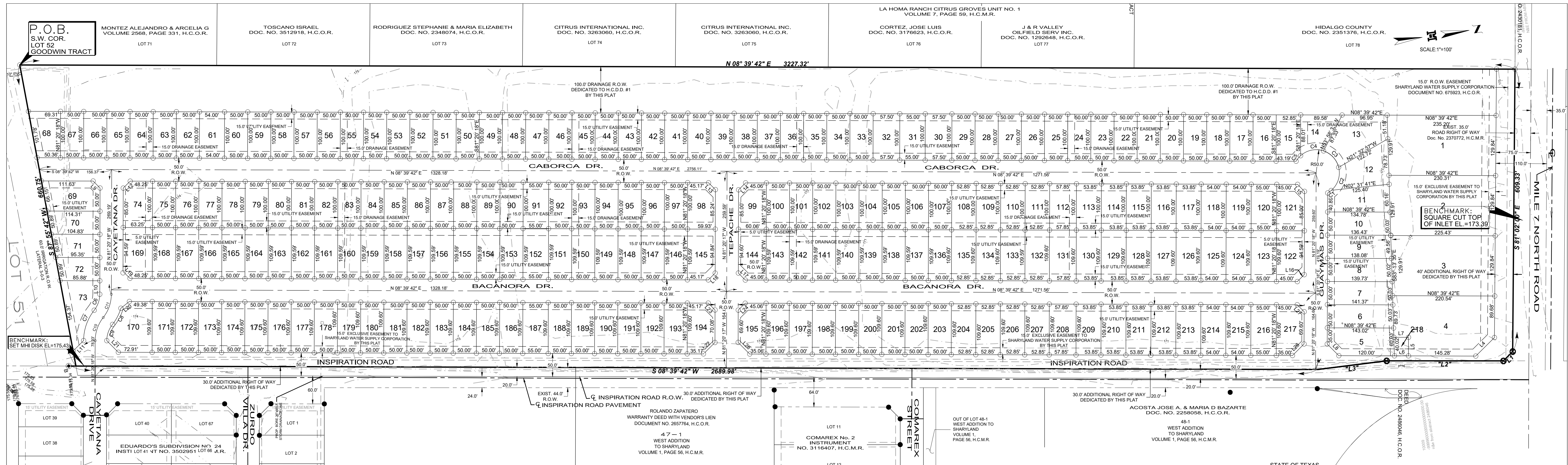
WATER SERVICE PROVIDER: S.W.S.C.

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

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.*



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

- LEGEND**
- FOUND No.4 REBAR
 - FOUND No.5 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
 - S.W.D. - GIFT WARRANTY DEED
 - W.D.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

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.

- INDEX TO SHEET OF SONORA ESTATES SUBDIVISION**
- SHEET 1: HEADING; LOCATION MAP AND ETJ; PRINCIPAL CONTACTS; MAP LOT, STREETS, AND EASEMENT LAYOUT; ENGINEERING CERTIFICATION; SURVEYORS' CERTIFICATION; OWNERS' 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 SURVEYORS' 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.



MELDEN & HUNT, INC.
 TEXAS REGIST. F-1435
 CONSULTANTS • ENGINEERS • SURVEYORS

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

PRINCIPAL CONTACTS

| NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|---|-------------------|--------------------|----------------|-------------------|
| OWNER: CAMPOS DE ORO, L.P., A TEXAS LIMITED PARTNERSHIP | 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 |

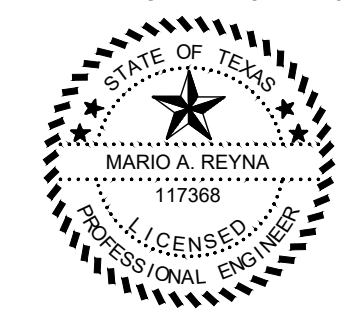
DRAWN BY: CIRO DATE: 08-11-2025
 SURVEYED, CHECKED DATE
 FINAL CHECK DATE

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. # 117368 DATE:
 DATE PREPARED: 1-22-2025
 ENGINEERING JOB NO. 24072.00

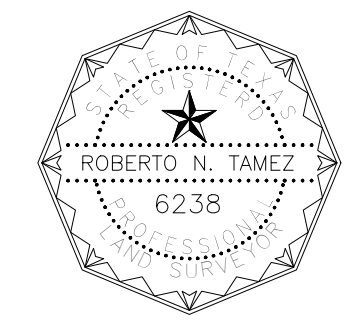
MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



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.

ROBERTO N. TAMEZ, R.P.L.S. # 6238 DATE:
 DATE SURVEYED: 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. DATE:
 GENERAL MANAGER

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, SONORA ESTATES, L.P., A TEXAS LIMITED PARTNERSHIP 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.

SONORA ESTATES, L.P. 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, WHO PROVED 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 GUJARDO, 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**

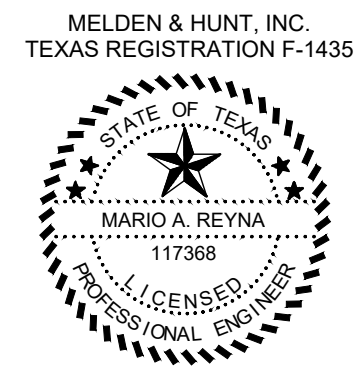
BEING 46.996 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 52, 53, AND 54 AND OUT OF LOT 55, OUT OF GOODWIN TRACT SUBDIVISION NO. 3-A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGES 52, HIDALGO COUNTY MAP RECORDS

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:

1. 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 2371772, HIDALGO COUNTY OFFICIAL RECORDS, FOR THE NORTHWEST CORNER OF THIS TRACT;
2. THENCE, S 81° 02' 00" E ALONG THE EXISTING SOUTH RIGHT-OF-WAY LINE OF MILE 7 ROAD-F.M. 681, A DISTANCE OF 609.33 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;
3. 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;
4. THENCE, S 08° 31' 03" 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;
5. 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;
6. 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;
7. 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 Area Table | | | Lot Area Table | | | Lot Area Table | | | Lot Area Table | | | Lot Area Table | | | Lot Area Table | | |
|----------------|-----------|-------|----------------|----------|-------|----------------|----------|-------|----------------|----------|-------|----------------|----------|-------|----------------|----------|-------|----------------|----------|-------|
| Lot # | SQ. FT. | Acres | Lot # | SQ. FT. | Acres | Lot # | SQ. FT. | Acres | Lot # | SQ. FT. | Acres | Lot # | SQ. FT. | Acres | Lot # | SQ. FT. | Acres | Lot # | SQ. FT. | Acres |
| 1 | 30,220.15 | 0.694 | 41 | 5,000.00 | 0.115 | 81 | 5,000.00 | 0.115 | 121 | 5,887.49 | 0.135 | 201 | 5,479.90 | 0.126 | 281 | 5,479.90 | 0.126 | 361 | 5,479.75 | 0.126 |
| 2 | 29,986.28 | 0.679 | 42 | 5,000.00 | 0.115 | 82 | 5,000.00 | 0.115 | 122 | 6,463.17 | 0.148 | 202 | 5,479.90 | 0.126 | 282 | 5,479.90 | 0.126 | 362 | 5,479.75 | 0.126 |
| 3 | 28,952.15 | 0.665 | 43 | 5,000.00 | 0.115 | 83 | 5,000.00 | 0.115 | 123 | 6,027.73 | 0.138 | 203 | 5,479.89 | 0.126 | 283 | 5,479.89 | 0.126 | 363 | 5,479.75 | 0.126 |
| 4 | 26,241.80 | 0.602 | 44 | 5,000.00 | 0.115 | 84 | 5,000.00 | 0.115 | 124 | 5,918.13 | 0.136 | 204 | 5,792.25 | 0.133 | 284 | 5,792.25 | 0.133 | 364 | 5,479.75 | 0.126 |
| 5 | 8,328.19 | 0.191 | 45 | 5,000.00 | 0.115 | 85 | 5,000.00 | 0.115 | 125 | 5,918.36 | 0.136 | 205 | 5,792.24 | 0.133 | 285 | 5,792.24 | 0.133 | 365 | 5,479.75 | 0.126 |
| 6 | 7,109.93 | 0.163 | 46 | 5,000.00 | 0.115 | 86 | 5,000.00 | 0.115 | 126 | 5,901.69 | 0.135 | 206 | 5,792.24 | 0.133 | 286 | 5,792.24 | 0.133 | 366 | 5,479.75 | 0.126 |
| 7 | 7,027.52 | 0.161 | 47 | 5,000.00 | 0.115 | 87 | 5,000.00 | 0.115 | 127 | 5,901.69 | 0.135 | 207 | 5,792.24 | 0.133 | 287 | 5,792.24 | 0.133 | 367 | 5,479.75 | 0.126 |
| 8 | 6,944.31 | 0.159 | 48 | 5,000.00 | 0.115 | 88 | 5,000.00 | 0.115 | 128 | 5,901.69 | 0.135 | 208 | 6,340.23 | 0.146 | 288 | 6,340.23 | 0.146 | 368 | 5,479.75 | 0.126 |
| 9 | 6,863.51 | 0.158 | 49 | 5,000.00 | 0.115 | 89 | 5,000.00 | 0.115 | 129 | 5,901.69 | 0.135 | 209 | 5,901.84 | 0.135 | 289 | 5,901.84 | 0.135 | 369 | 6,819.49 | 0.157 |
| 10 | 6,780.31 | 0.156 | 50 | 5,000.00 | 0.115 | 90 | 5,000.00 | 0.115 | 130 | 5,901.69 | 0.135 | 210 | 5,901.84 | 0.135 | 290 | 5,901.84 | 0.135 | 370 | 8,910.34 | 0.205 |
| 11 | 7,075.60 | 0.162 | 51 | 5,000.00 | 0.115 | 91 | 5,000.00 | 0.115 | 131 | 6,340.07 | 0.146 | 211 | 5,479.90 | 0.126 | 291 | 5,901.84 | 0.135 | 371 | 5,479.90 | 0.126 |
| 12 | 8,023.59 | 0.184 | 52 | 5,000.00 | 0.115 | 92 | 5,000.00 | 0.115 | 132 | 5,792.10 | 0.133 | 212 | 5,479.90 | 0.126 | 292 | 5,901.84 | 0.135 | 372 | 5,479.90 | 0.126 |
| 13 | 10,013.93 | 0.230 | 53 | 5,000.00 | 0.115 | 93 | 5,000.00 | 0.115 | 133 | 5,792.10 | 0.133 | 213 | 5,901.83 | 0.135 | 293 | 5,901.83 | 0.135 | 373 | 5,479.90 | 0.126 |
| 14 | 5,415.37 | 0.124 | 54 | 5,000.00 | 0.115 | 94 | 5,000.00 | 0.115 | 134 | 5,792.10 | 0.133 | 214 | 5,918.50 | 0.136 | 294 | 5,918.50 | 0.136 | 374 | 5,479.90 | 0.126 |
| 15 | 5,220.97 | 0.120 | 55 | 5,000.00 | 0.115 | 95 | 5,000.00 | 0.115 | 135 | 5,792.10 | 0.133 | 215 | 5,918.27 | 0.136 | 295 | 5,918.27 | 0.136 | 375 | 5,479.90 | 0.126 |
| 16 | 5,000.00 | 0.115 | 56 | 5,000.00 | 0.115 | 96 | 5,000.00 | 0.115 | 136 | 5,479.74 | 0.126 | 216 | 6,027.87 | 0.138 | 296 | 6,027.87 | 0.138 | 376 | 5,479.90 | 0.126 |
| 17 | 5,000.00 | 0.115 | 57 | 5,000.00 | 0.115 | 97 | 5,479.75 | 0.126 | 137 | 5,479.75 | 0.126 | 217 | 6,150.86 | 0.141 | 297 | 6,150.86 | 0.141 | 377 | 5,479.90 | 0.126 |
| 18 | 5,000.00 | 0.115 | 58 | 5,000.00 | 0.115 | 98 | 5,884.02 | 0.135 | 138 | 5,479.75 | 0.126 | 218 | 1,241.67 | 0.029 | 298 | 5,479.90 | 0.126 | 378 | 5,479.90 | 0.126 |
| 19 | 5,000.00 | 0.115 | 59 | 5,000.00 | 0.115 | 99 | 5,893.55 | 0.135 | 139 | 5,479.75 | 0.126 | 179 | 5,479.90 | 0.126 | 299 | 5,479.90 | 0.126 | 379 | 5,479.90 | 0.126 |
| 20 | 5,000.00 | 0.115 | 60 | 5,000.00 | 0.115 | 100 | 5,000.00 | 0.115 | 140 | 5,479.75 | 0.126 | 180 | 5,479.90 | 0.126 | 300 | 5,479.90 | 0.126 | 380 | 5,479.90 | 0.126 |
| 21 | 5,000.00 | 0.115 | 61 | 5,400.16 | 0.124 | 101 | 5,000.00 | 0.115 | 141 | 5,479.75 | 0.126 | 181 | 5,479.90 | 0.126 | 301 | 5,479.90 | 0.126 | 381 | 5,479.90 | 0.126 |
| 22 | 5,000.00 | 0.115 | 62 | 5,000.00 | 0.115 | 102 | 5,000.00 | 0.115 | 142 | 5,479.75 | 0.126 | 182 | 5,479.90 | 0.126 | 302 | 5,479.90 | 0.126 | 382 | 5,479.90 | 0.126 |
| 23 | 5,000.00 | 0.115 | 63 | 5,000.00 | 0.115 | 103 | 5,000.00 | 0.115 | 143 | 5,479.75 | 0.126 | 183 | 5,479.90 | 0.126 | 303 | 5,479.90 | 0.126 | 383 | 5,479.90 | 0.126 |
| 24 | 5,000.00 | 0.115 | 64 | 5,000.00 | 0.115 | 104 | 5,000.00 | 0.115 | 144 | 6,469.83 | 0.149 | 184 | 5,479.90 | 0.126 | 304 | 5,479.90 | 0.126 | 384 | 5,479.90 | 0.126 |
| 25 | 5,000.00 | 0.115 | 65 | 5,000.00 | 0.115 | 105 | 5,000.00 | 0.115 | 145 | 6,459.04 | 0.148 | 185 | 5,479.90 | 0.126 | 305 | 5,479.90 | 0.126 | 385 | 5,479.90 | 0.126 |
| 26 | 5,000.00 | 0.115 | 66 | 5,000.00 | 0.115 | 106 | 5,000.00 | 0.115 | 146 | 5,479.75 | 0.126 | 186 | 5,479.90 | 0.126 | 306 | 5,479.90 | 0.126 | 386 | 5,479.90 | 0.126 |
| 27 | 5,000.00 | 0.115 | 67 | 5,000.00 | 0.115 | 107 | 4,999.99 | 0.115 | 147 | 5,479.75 | 0.126 | 187 | 6,027.89 | 0.138 | 307 | 6,027.89 | 0.138 | 387 | 6,027.89 | 0.138 |
| 28 | 5,000.00 | 0.115 | 68 | 5,983.50 | 0.137 | 108 | 5,285.00 | 0.121 | 148 | 5,479.75 | 0.126 | 188 | 5,479.90 | 0.126 | 308 | 5,479.90 | 0.126 | 388 | 5,479.90 | 0.126 |
| 29 | 5,000.00 | 0.115 | 69 | 7,717.62 | 0.177 | 109 | 5,285.00 | 0.121 | 149 | 5,479.75 | 0.126 | 189 | 5,479.90 | 0.126 | 309 | 5,479.90 | 0.126 | 389 | 5,479.90 | 0.126 |
| 30 | 5,750.00 | 0.132 | 70 | 5,478.54 | 0.126 | 110 | 5,285.00 | 0.121 | 150 | 5,479.75 | 0.126 | 190 | 5,479.90 | 0.126 | 310 | 5,479.90 | 0.126 | 390 | 5,479.90 | 0.126 |
| 31 | 5,500.00 | 0.126 | 71 | 5,004.65 | 0.115 | 111 | 5,285.00 | 0.121 | 151 | 5,479.75 | 0.126 | 191 | 5,479.90 | 0.126 | 311 | 5,479.90 | 0.126 | 391 | 5,479.90 | 0.126 |
| 32 | 5,750.00 | 0.132 | 72 | 4,530.77 | 0.104 | 112 | 5,785.00 | 0.133 | 152 | 6,027.72 | 0.138 | 192 | 5,479.90 | 0.126 | 312 | 5,479.90 | 0.126 | 392 | 5,479.90 | 0.126 |
| 33 | 5,000.00 | 0.115 | 73 | 7,884.86 | 0.181 | 113 | 5,385.00 | 0.124 | 153 | 5,479.76 | 0.126 | 193 | 5,479.90 | 0.126 | 313 | 5,479.90 | 0.126 | 393 | 5,479.90 | 0.126 |
| 34 | 5,000.00 | 0.115 | 74 | 6,212.82 | 0.143 | 114 | 5,385.00 | 0.124 | 154 | 5,479.76 | 0.126 | 194 | 6,152.69 | 0.141 | 314 | 6,152.69 | 0.141 | 394 | 6,152.69 | 0.141 |
| 35 | 5,000.00 | 0.115 | 75 | 5,000.00 | 0.115 | 115 | 5,385.00 | 0.124 | 155 | 5,479.75 | 0.126 | 195 | 6,157.51 | 0.141 | 315 | 6,157.51 | 0.141 | 395 | 6,157.51 | 0.141 |
| 36 | 5,000.00 | 0.115 | 76 | 5,000.00 | 0.115 | 116 | 5,385.00 | 0.124 | 156 | 5,479.75 | 0.126 | 196 | 5,479.90 | 0.126 | 316 | 5,479.90 | 0.126 | 396 | 5,479.90 | 0.126 |
| 37 | 5,000.00 | 0.115 | 77 | 5,000.00 | 0.115 | 117 | 5,385.00 | 0.124 | 157 | 5,479.75 | 0.126 | 197 | 5,479.90 | 0.126 | 317 | 5,479.90 | 0.126 | 397 | 5,479.90 | 0.126 |
| 38 | 5,000.00 | 0.115 | 78 | 5,000.00 | 0.115 | 118 | 5,400.21 | 0.124 | 158 | 5,479.75 | 0.126 | 198 | 5,479.90 | 0.126 | 318 | 5,479.90 | 0.126 | 398 | 5,479.90 | 0.126 |
| 39 | 5,000.00 | 0.115 | 79 | 5,400.00 | 0.124 | 119 | 5,400.00 | 0.124 | 159 | 5,479.75 | 0.126 | 199 | 5,479.90 | 0.126 | 319 | 5,479.90 | 0.126 | 399 | 5,479.90 | 0.126 |
| 40 | 5,000.00 | 0.115 | 80 | 5,000.00 | 0.115 | 120 | 5,500.00 | 0.126 | 160 | 5,479.75 | 0.126 | 200 | 5,479.90 | 0.126 | 320 | 5,479.90 | 0.126 | 400 | 5,479.90 | 0.126 |

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

1. 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.
THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.
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 FOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).

2. SETBACKS:
FRONT: 25.00 FEET; 50.00 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

3. NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH FOR LOTS 5 THROUGH 217. 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 OCCUPANCY OF THE LOTS 5 THROUGH 217.

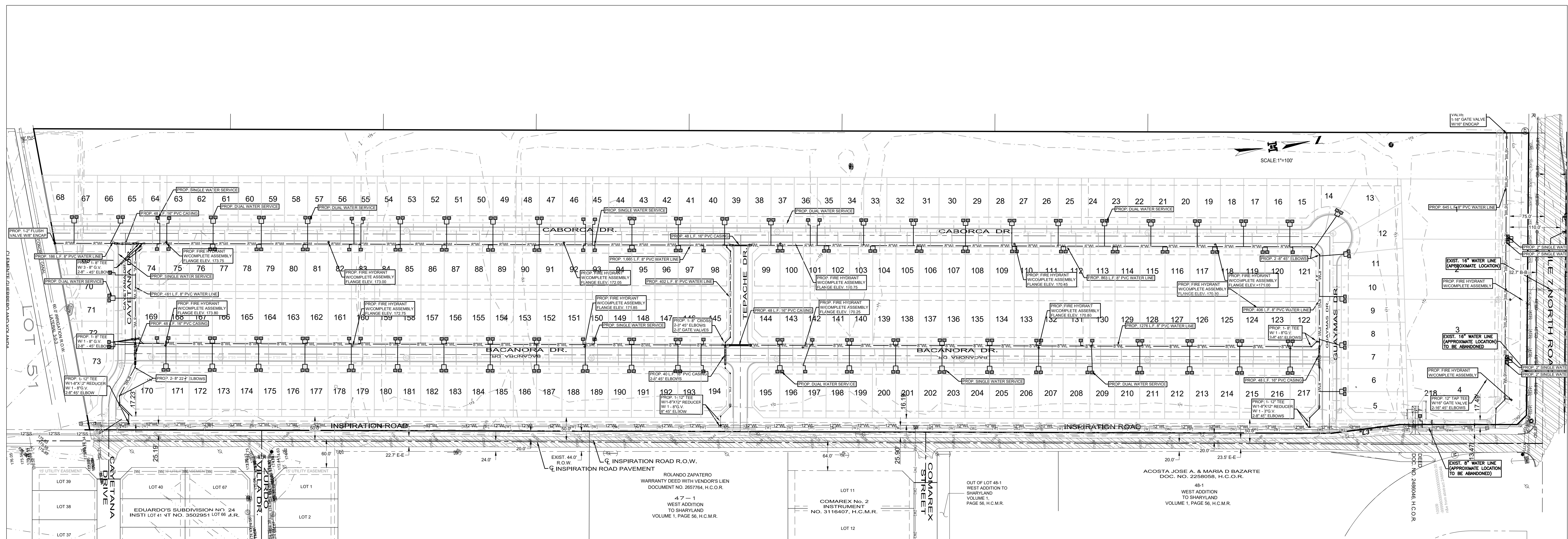
4. GENERAL NOTE FOR COMMERCIAL LOTS:
LOTS 1 THROUGH 4 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1 THROUGH 4 IS FOR NONRESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT OFFICE OF ENVIRONMENTAL AND COMPLIANCE AND FIRE MARSHALL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.

5. 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.

6. THE FOLLOWING BENCHMARKS:
BENCHMARK NO.1 SET MHI DISC IN CONCRETE LOCATED AT THE SOUTHEAST CORNER OF LOT 1, N:1661868.610, 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:1661663.710, E:1118866.330 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.

7. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 215,639 CUBIC-FEET 4.950 ACRE-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS:

8. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT



WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

SONORA ESTATES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY SHARYLAND WATER SUPPLY CORPORATION (S.W.S.C.). THE SUBDIVIDER AND S.W.S.C. HAVE ENTERED INTO A CONTRACT IN WHICH S.W.S.C. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND S.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.

S.W.S.C. HAS AN EXISTING 8" & 12" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF INSPIRATION ROAD AND A 16" WATER LINE ALONG THE NORTH RIGHT-OF-WAY OF MILE 7 NORTH ROAD. THE WATER SYSTEM FOR SONORA ESTATES SUBDIVISION CONSISTS OF 8" WATER LINES THAT CONNECTS TO THE EXISTING 12" WATER LINE AND 8" WATER LINE LOOPING WITHIN THE SUBDIVISION. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 12" WATER LINE AT THE NORTHWEST CORNER OF LOT 217 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF GUAYMAS DRIVE THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF CABORCA DRIVE THEN RUNS WEST ALONG THE NORTH RIGHT-OF-WAY OF CAYETANA DRIVE CONNECTING TO THE EXISTING 12" WATER LINE ALONG THE SOUTHWEST CORNER OF LOT 170. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 12" WATER LINE AT THE NORTHEAST CORNER OF LOT 194 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF TEPACHE DRIVE CONNECTING TO THE 8" WATER LINE AT THE NORTHWEST CORNER OF LOT 98. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 122 THEN RUNS SOUTH ALONG THE WEST RIGHT-OF-WAY OF BACANORA DRIVE CONNECTING WITH AN 8" WATER LINE AT THE NORTHEAST CORNER OF LOT 145 AND CONTINUING SOUTH CONNECTING TO THE PREVIOUSLY MENTIONED 8" WATER LINE AT THE SOUTHWEST CORNER OF LOT 169 TO SERVICE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE SONORA ESTATES SUBDIVISION CONSISTS OF (92) NINETY-TWO 1" DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" SERVICE LINES AND (29) TWENTY-NINE 1/2" SINGLE SERVICE LINES. (2) TWO 2" DUAL SERVICE AND (1) ONE 1/2" SERVICE SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 12" & 8" LINES, THE DUAL SERVICES AND 2", 1", 1/2" AND 1/4" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$1,087,480.00, OR \$5,304.78 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID S.W.S.C. THE SUM OF \$117,419.90, WHICH COVERS THE \$572.88 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 S.W.S.C. UPON REQUEST BY THE LOT OWNER, S.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 12 FIRE HYDRANTS AT A UNIT COST OF \$4,660.00 FOR A TOTAL COST OF \$55,920.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY S.W.S.C. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

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 AND THE UNCONSTRUCTED 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 \$1,204,899.90 WHICH EQUALS TO \$5,877.56 PER LOT.

PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISIÓN SONORA ESTATES RECIBIRÁ SU PROVISIÓN DE AGUA DE SHARYLAND WATER SUPPLY CORPORATION (LA COMPAÑÍA DE AGUA (S.W.S.C.)). EL DUEÑO DE LA SUBDIVISIÓN Y S.W.S.C. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. S.W.S.C. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

EL SISTEMA DE PROVISIÓN DE AGUA PARA LA SUBDIVISIÓN SONORA ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 12" Y 8" QUE PASA POR EL LADO OESTE DEL DERECHO DE VÍA (RIGHT OF WAY) DE LA CARRETERA INSPIRATION ROAD Y UN CONDUCTO DE 12" EN EL LADO SUR DEL DERECHO DE VILLA DE MILE 7 NORTH ROAD. EL SISTEMA DE PROVISIÓN DE AGUA DE LA SUBDIVISIÓN SONORA ESTATES CONSISTE DE UN CONDUCTO DE AGUA DE 8" QUE SE CONECTA CON EL CONDUCTO DE AGUA EXISTENTE DE 12", UN CONDUCTO DE 8" SE CONECTA AL CONDUCTO DE 12" EN EL LADO NORESTE DE LOTE 217 Y SIGUE AL OESTE EN EL LADO SUR DEL DERECHO DE VILLA DE GUAYMAS DRIVE LUEGO SIGUE AL SUR EN EL LADO ESTE DEL DERECHO DE VILLA DE CABORCA DRIVE LUEGO SIGUE AL ESTE EN EL LADO NORTE DEL DERECHO DE VILLA DE CAYETANA DRIVE CONECTANDO AL CONDUCTO DE 12" EN EL LADO SURESTE DE LOTE 170. OTRA LÍNEA DE 8" SE CONECTA A LA CONDUCTO DE 12" EN EL LADO NORESTE DEL LOTE 194 Y SIGUE AL OESTE POR EL LADO SUR DEL DERECHO DE VILLA DE TEPACHE DRIVE CONECTADO AL CONDUCTO DE 8" EN EL LADO NORESTE DE LOTE 98. OTRO CONDUCTO DE AGUA DE 8" SE CONECTA A UN CONDUCTO DE 8" EN EL LADO NORESTE DE LOTE 122 Y SIGUE AL SUR POR EL LADO OESTE DEL DERECHO DE VILLA DE BACANORA DRIVE Y SE CONECTA CON EL CONDUCTO EN EL LADO NORESTE DE LOTE 145 Y SIGUE AL SUR CONECTADO A UN CONDUCTO DE 8" EN EL LADO SURESTE DE LOTE 169 PARA SERVIR ESTEA SUBDIVISIÓN.

DEL CONDUCTO DE AGUA DE 8" SE PRODUCEN NOVENTA-DOS DOBLE-CONDUCTOS DE AGUA DE 1" PARA CADA DOS LOTES Y DEVEDENDO EN PARES DE 3/4" PARA CADA DOS LOTES. (29) VENETE-NOVE CONDUCTOS INDIVIDUALES DE AGUA DE 1/2" PARA CADA LOTE. SE HAN INSTALADO LOS CONDUCTOS DE AGUA DE 8", LOS DOBLE-CONDUCTOS DE AGUA DE 1", DOBLE-CONDUCTOS DE 2", EL CONDUCTO DE 1/2", 1/4" Y LOS MEDIDORES MECÁNICOS DE AGUA A UN COSTO TOTAL DE \$1,087,480 O \$5,304.78 POR LOTE. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN LE HA PAGADO A LA COMPAÑÍA S.W.S.C. \$25,780.00, QUE CUBRE EL COSTO DEL MEDIDOR MECÁNICO DE AGUA PARA CADA LOTE, \$572.88. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN. CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPAÑÍA S.W.S.C. LO INSTALARÁ SIN ALGÚN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISIÓN TAMBIÉN HA INSTALADO 12 BOCAS DE RIEGO (FIRE HYDRANT) A UN COSTO DE \$4,660.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$55,920.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

CERTIFICACIÓN: 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 SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO 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 MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$1,204,899.90 O \$5,877.56 POR LOTE

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

**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, PAGE 52, HIDALGO COUNTY MAP RECORDS

COST ESTIMATE:

| | |
|-------------------------------------|-----------------|
| WATER DISTRIBUTION: | \$ 1,087,480.00 |
| SANITARY SEWER IMPROVEMENTS / OSSF: | \$ 1,024,639.00 |
| DRAINAGE IMPROVEMENTS: | \$ 988,219.00 |
| PAVING IMPROVEMENTS: | \$ 1,531,632.89 |

ESTIMACION DE COSTOS:

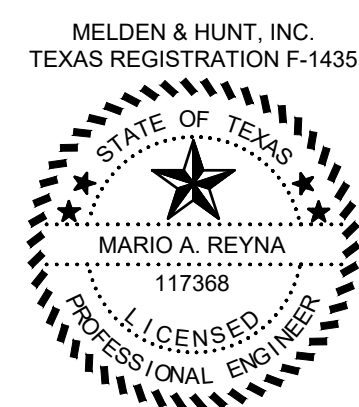
| | |
|--------------------------------|-----------------|
| SERVICIO DE AGUA POTABLE: | \$ 1,087,480.00 |
| SERVICIO DE DRENAJE SANITARIO: | \$ 1,024,639.00 |
| DREAJE PLUVIAL: | \$ 988,219.00 |
| PAVIMENTACION DE CALLES: | \$ 1,531,632.89 |

LEGEND

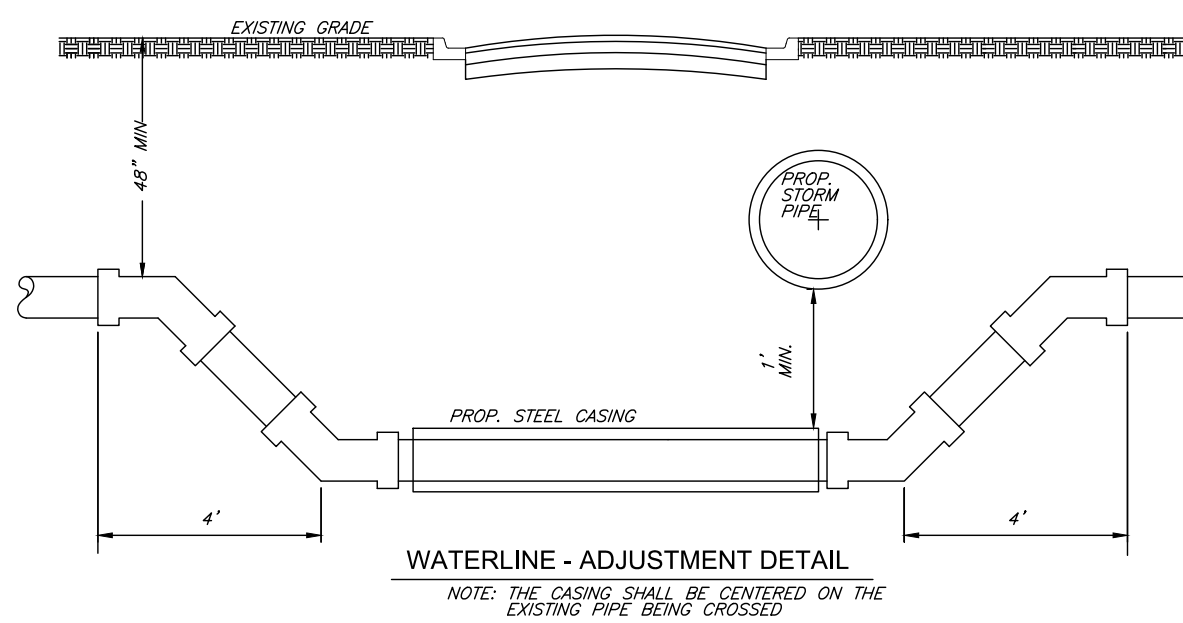
- PROPOSED WATER SERVICE
- PROPOSED 8 INCH WATERLINE
- PROPOSED 16 INCH WATERLINE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED TEE

ENGINEER'S SIGNATURE _____ DATE _____

ENGINEER'S SIGNATURE _____ DATE _____

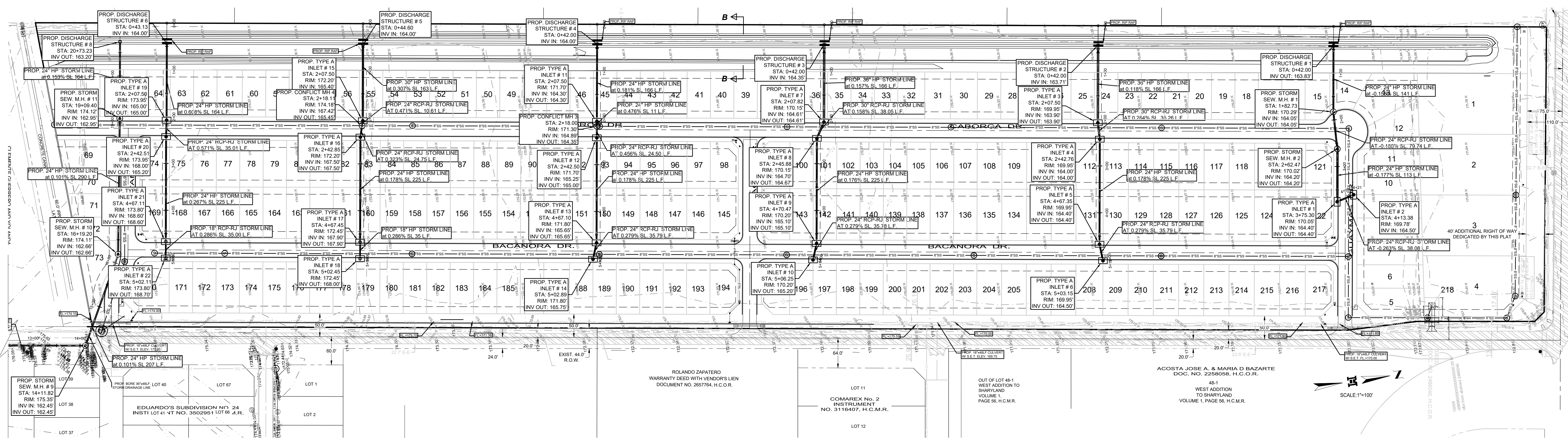


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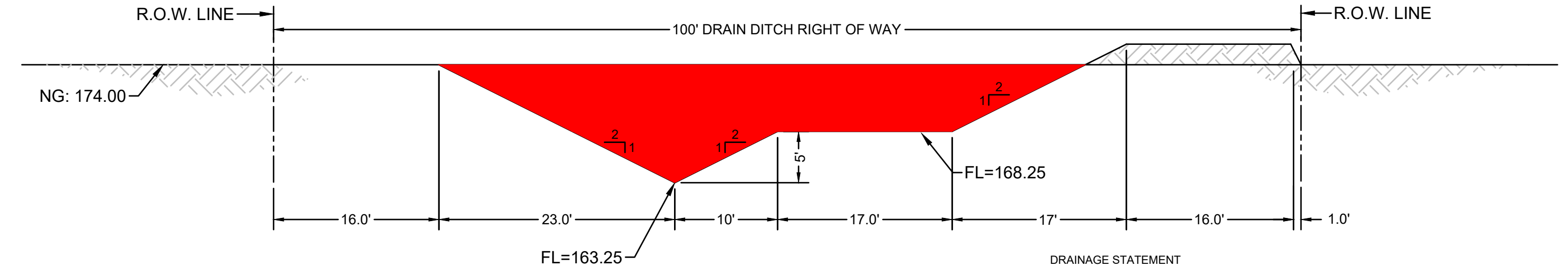


| REVISION NOTES | | | | |
|----------------|-------|----------|------|----------|
| NO. | SHEET | REVISION | DATE | APPROVED |
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Date: Aug 19, 2025, 2:40pm User ID: cfo File: T:\Land Development\Wesland\Hidalgo County\24072 - Sonora Estates Mile 7 & Inspiraion - Cuyetano Development\Autocad files\24072-SONORA.dwg



MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 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



CROSS SECTION "A-A"
 N.T.S.
 375.00 S.F. (A.C.S.) x 3,090 L.F. = 1,158,750 C.F. (EXCAVATION)

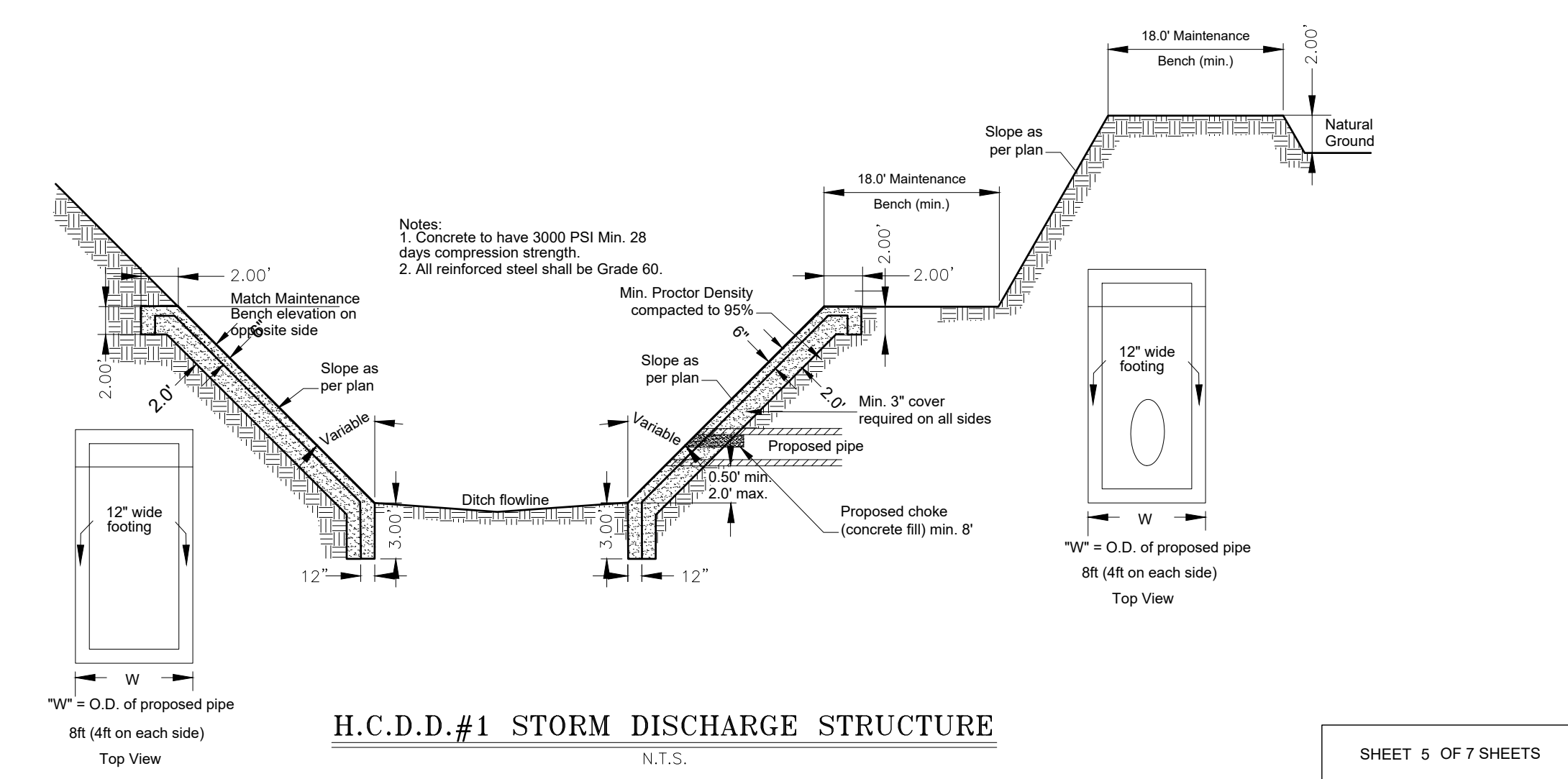
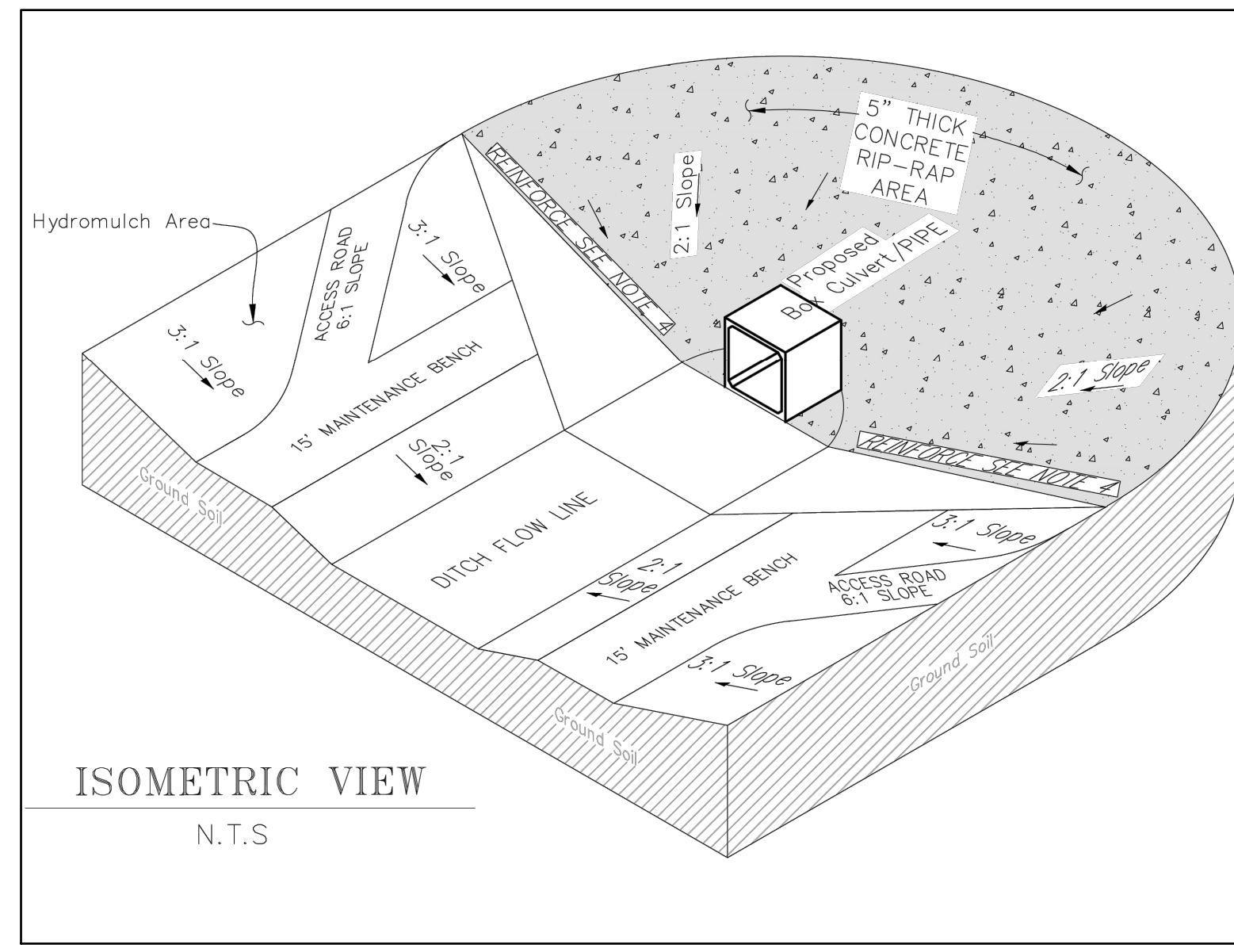
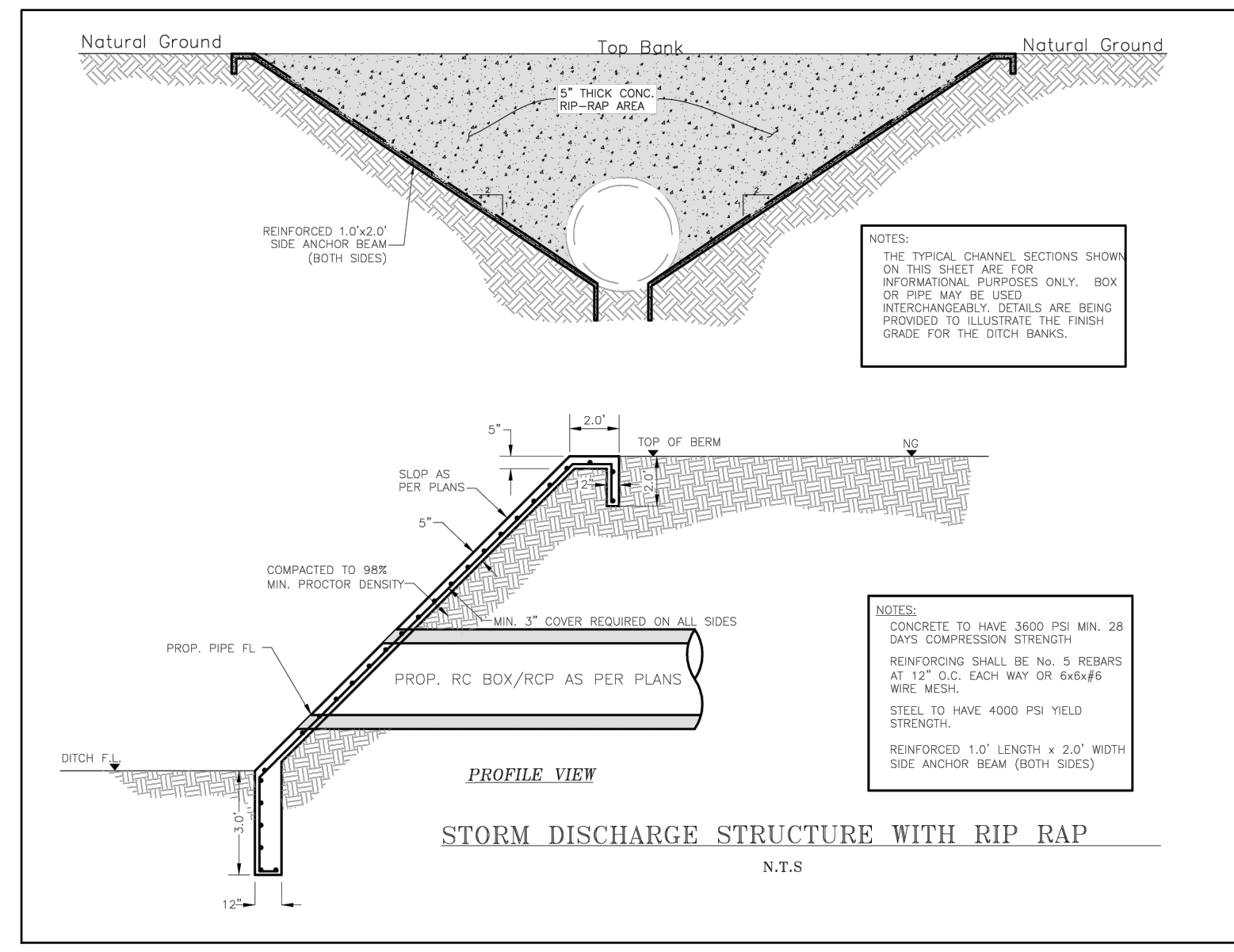
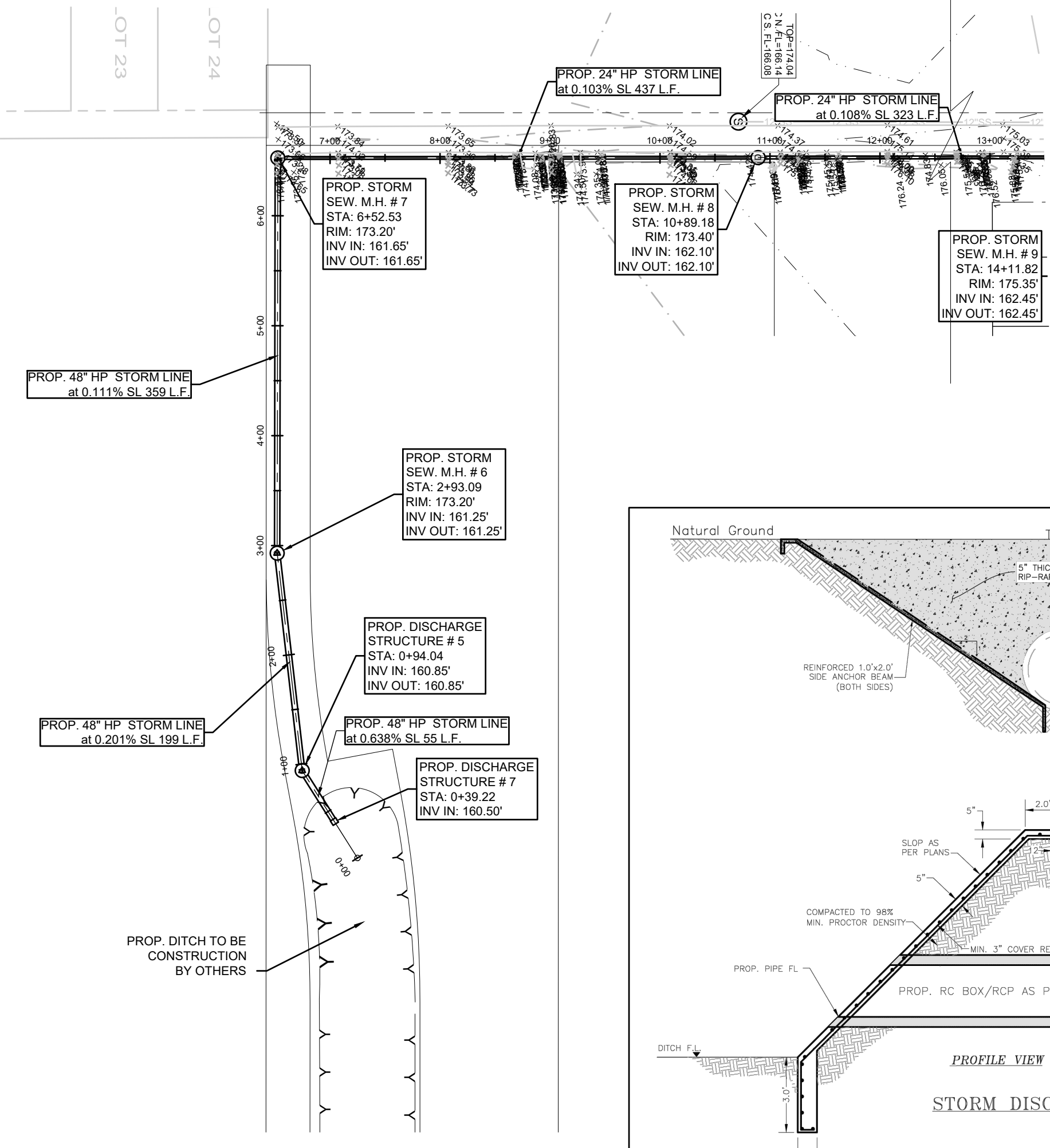
DRAINAGE STATEMENT
 SONORA ESTATES SUBDIVISION A TRACT OF LAND CONTAINING 46.996 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 52, 53, AND 54 AND OUT OF LOT 55, OUT OF GOODWIN TRACT SUBDIVISION NO. 3-A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 6, PAGES 52, HIDALGO COUNTY MAP RECORDS. THIS SUBDIVISION LIES IN ZONE "X" (UNSHADED), WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 50-YEAR FLOODPLAIN, COMMUNITY PANEL NO. 480334 0295 D, MAP REVISED: JUNE 6, 2000. THE PROPERTY IS LOCATED ON THE SOUTHWEST CORNER MILE 7 & INSPIRATION ROAD. THE PROPERTY IS CURRENTLY OPEN WITH A PROPOSED USE OF 204 RESIDENTIAL LOTS, CURRENTLY INSIDE HIDALGO COUNTY, TEXAS.

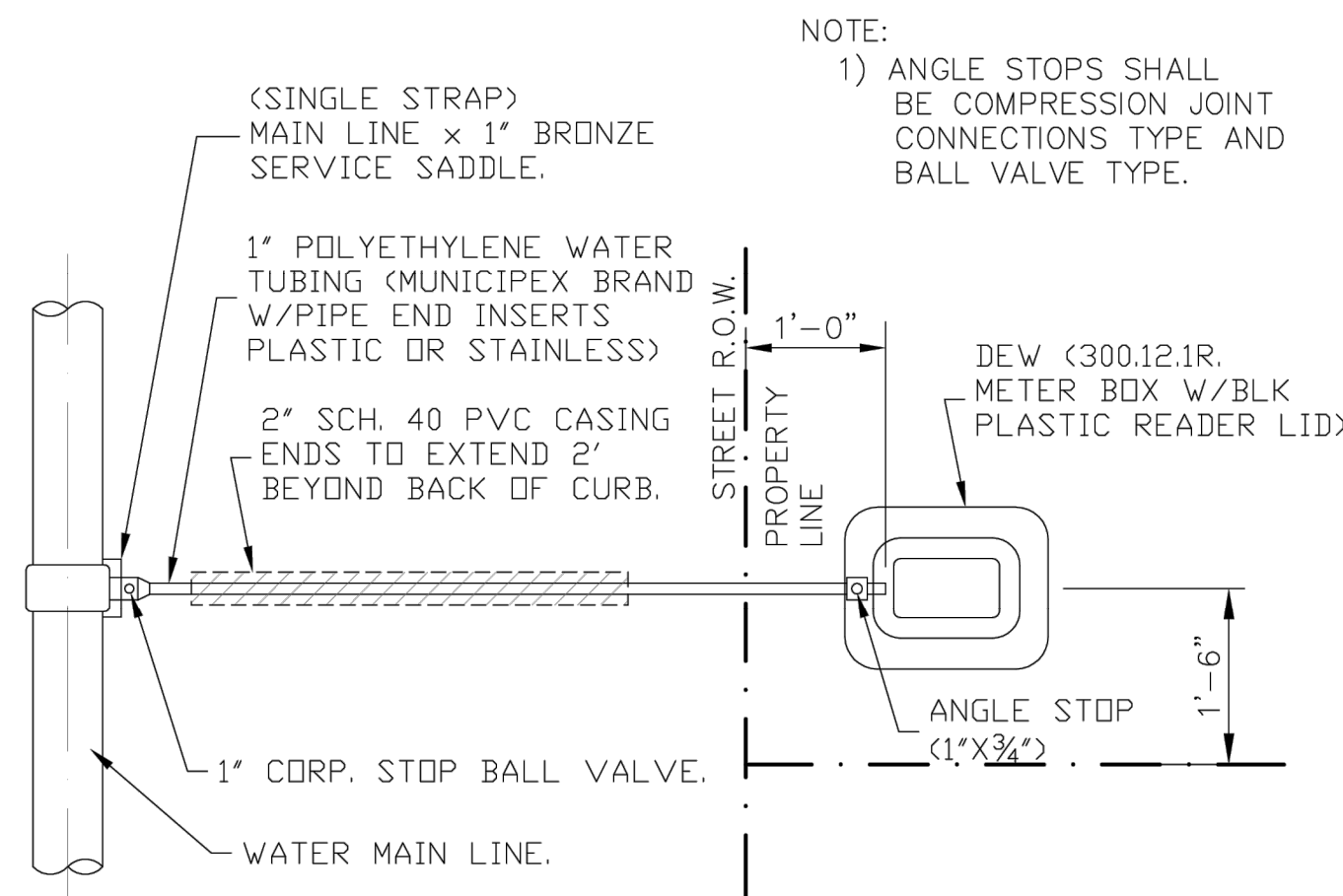
THE SOILS IN THIS AREA (25) HIDALGO FINE SANDY LOAM AND (28) HIDALGO SANDY CLAY, WHICH ARE IN HYDROLOGIC GROUP "B". THESE SOILS ARE MODERATELY PEROUS AND HAVE A RELATIVELY LOW PLASTICITY INDEX. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS").

EXISTING RUNOFF IS IN A NORTHEASTERLY DIRECTION, WITH A RUNOFF OF 28.79 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 163.61 C.F.S., DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 134.82 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 24" TO 42". THE PROPOSED STORM SYSTEM SHALL DISCHARGE INTO A PROPOSED DRAINAGE DITCH SYSTEM ON THE WEST & MIDDLE OF THE SITE, WHICH WILL BE DEDICATED TO H.C.D.#1 BY PLAT. THE PROPOSED DRAINAGE SYSTEM WILL DISCHARGE INTO AND EXISTING H.C.D.#1 DRAIN DITCH (FM 681 OUTFALL) VIA STORM PIPE.

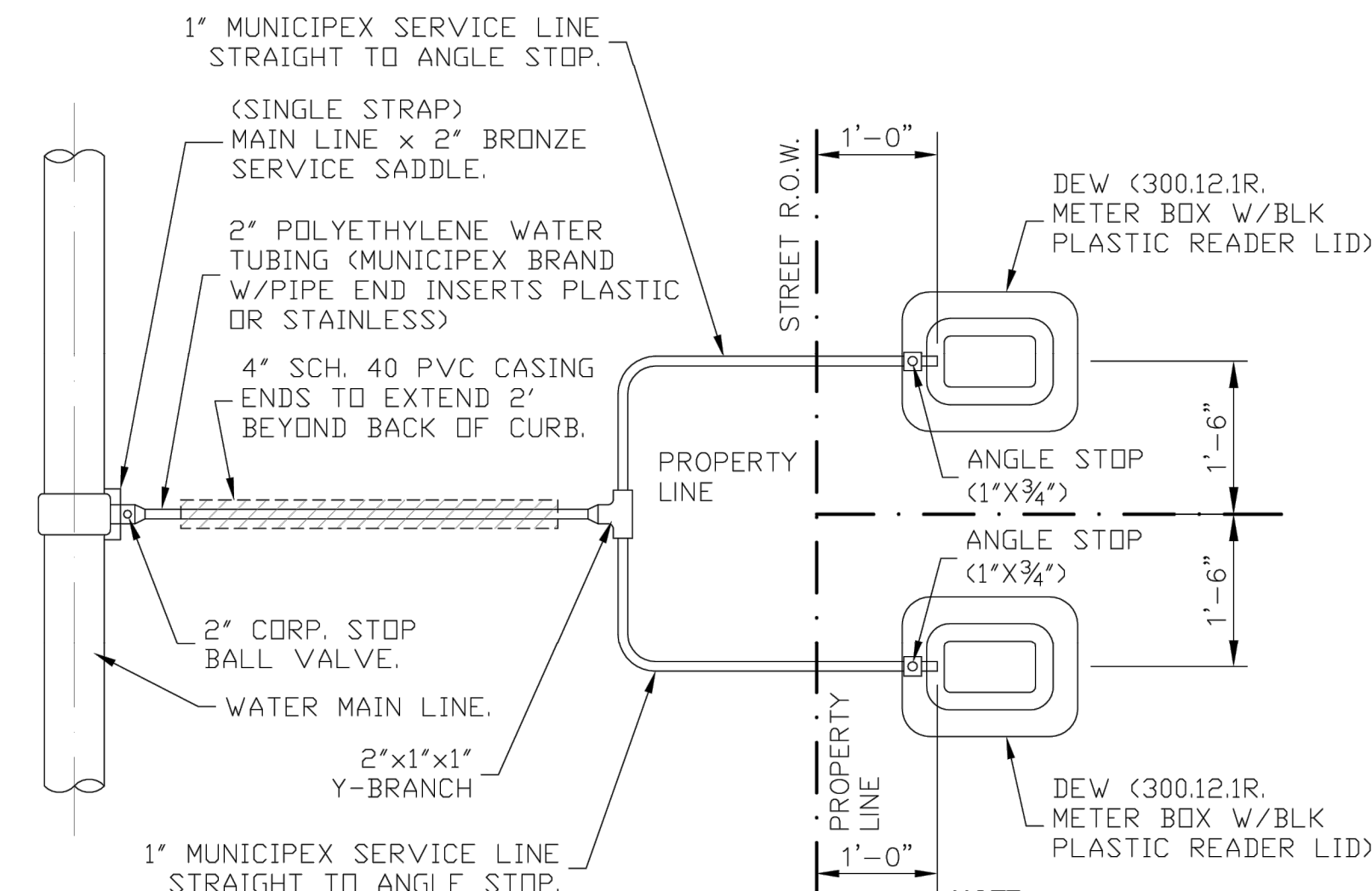
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THIS SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE BUILDING OF THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS THE REQUIRED 242,462 CUBIC FEET OF DETENTION WILL BE PROVIDED WITHIN THE PROPOSED DRAINAGE DITCHES.





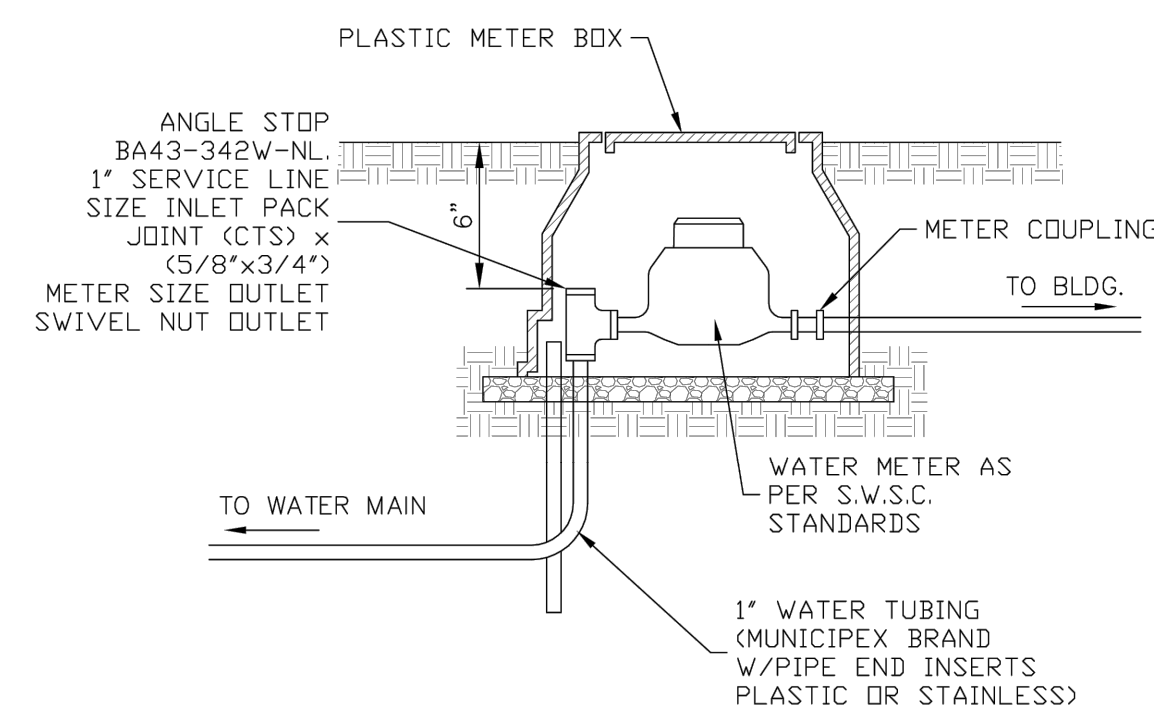
W-1

RESIDENTIAL SINGLE WATER SERVICE CONNECTION



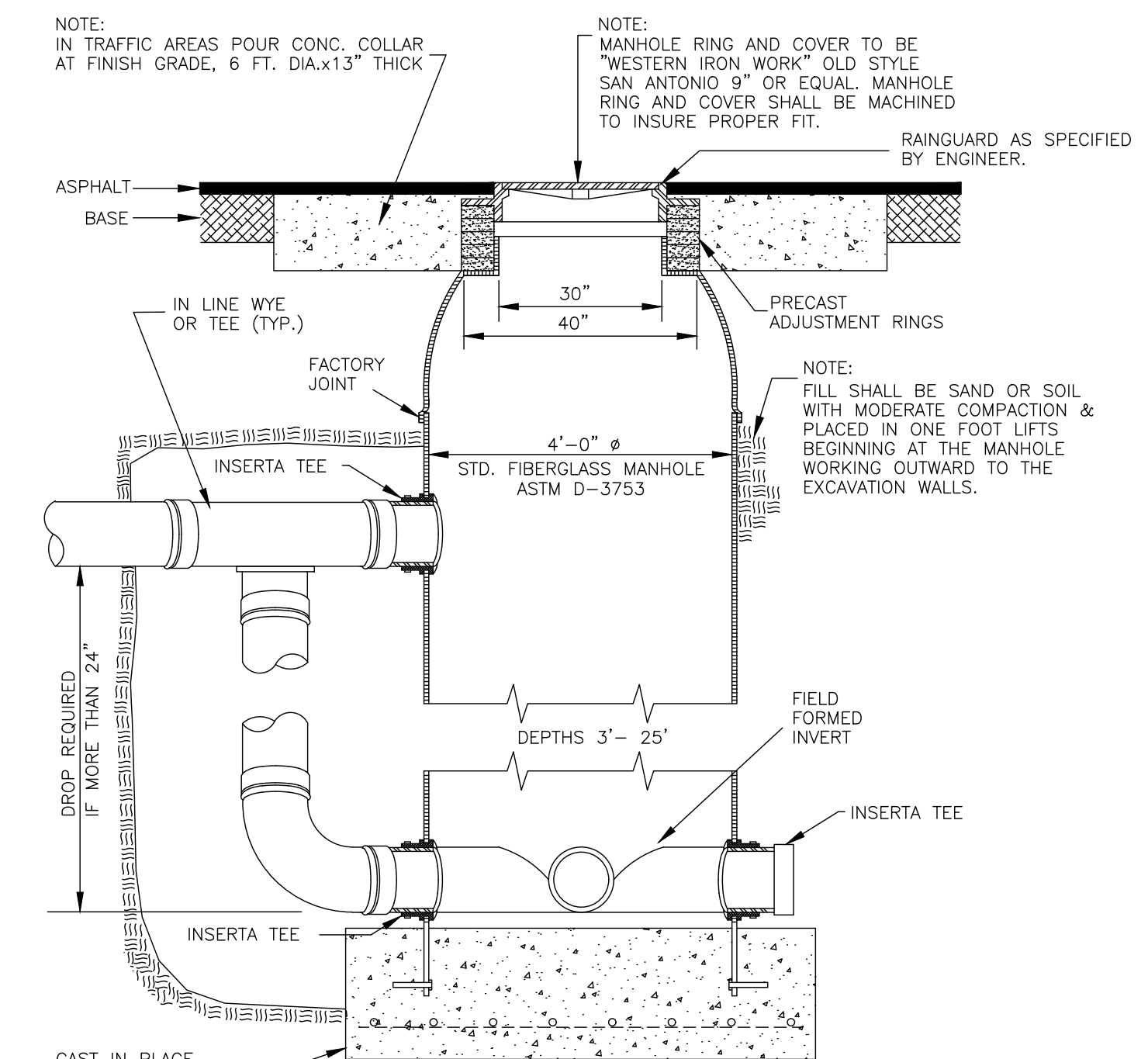
W-2

RESIDENTIAL DUAL WATER SERVICE CONNECTION

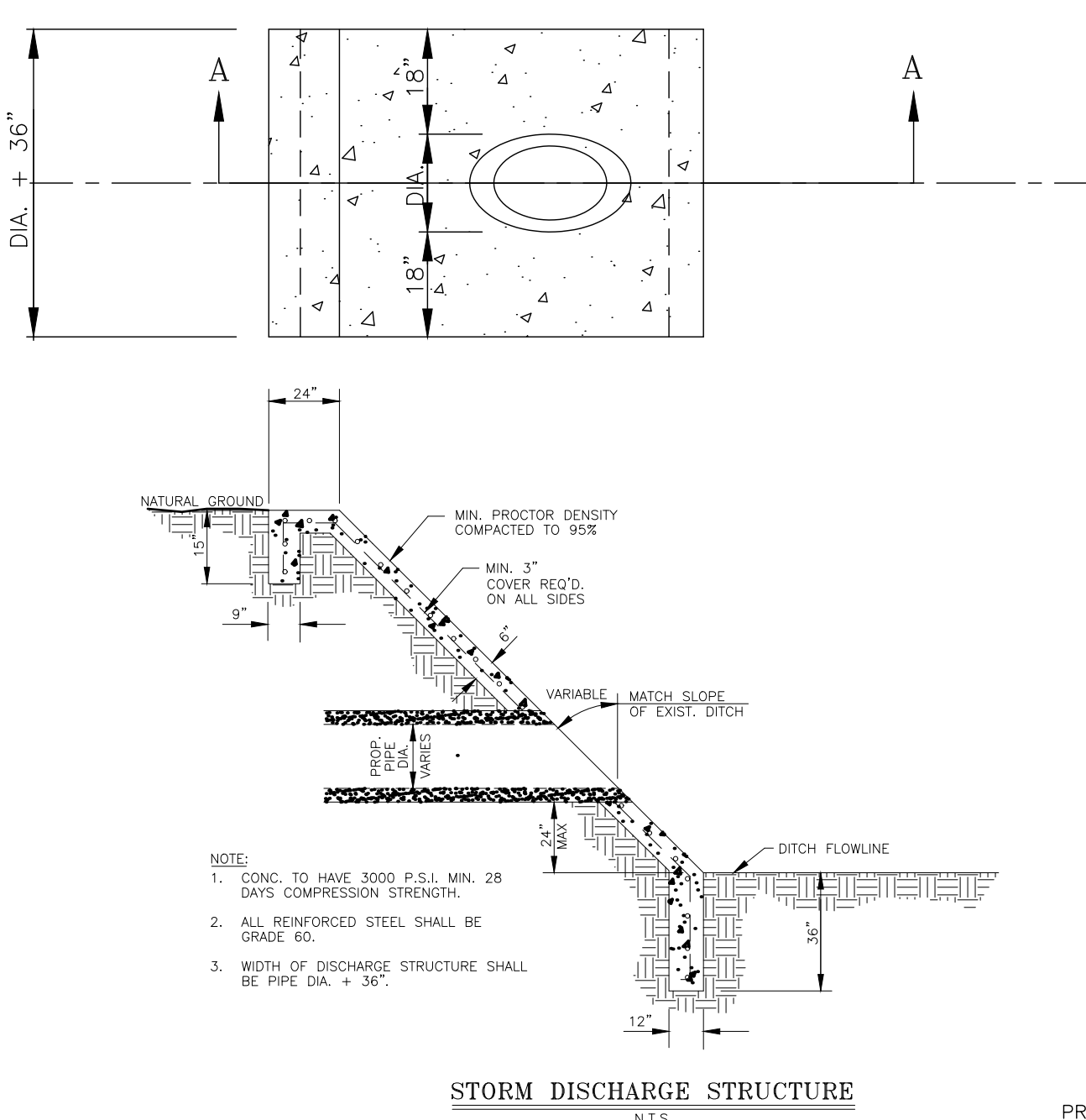


W-12

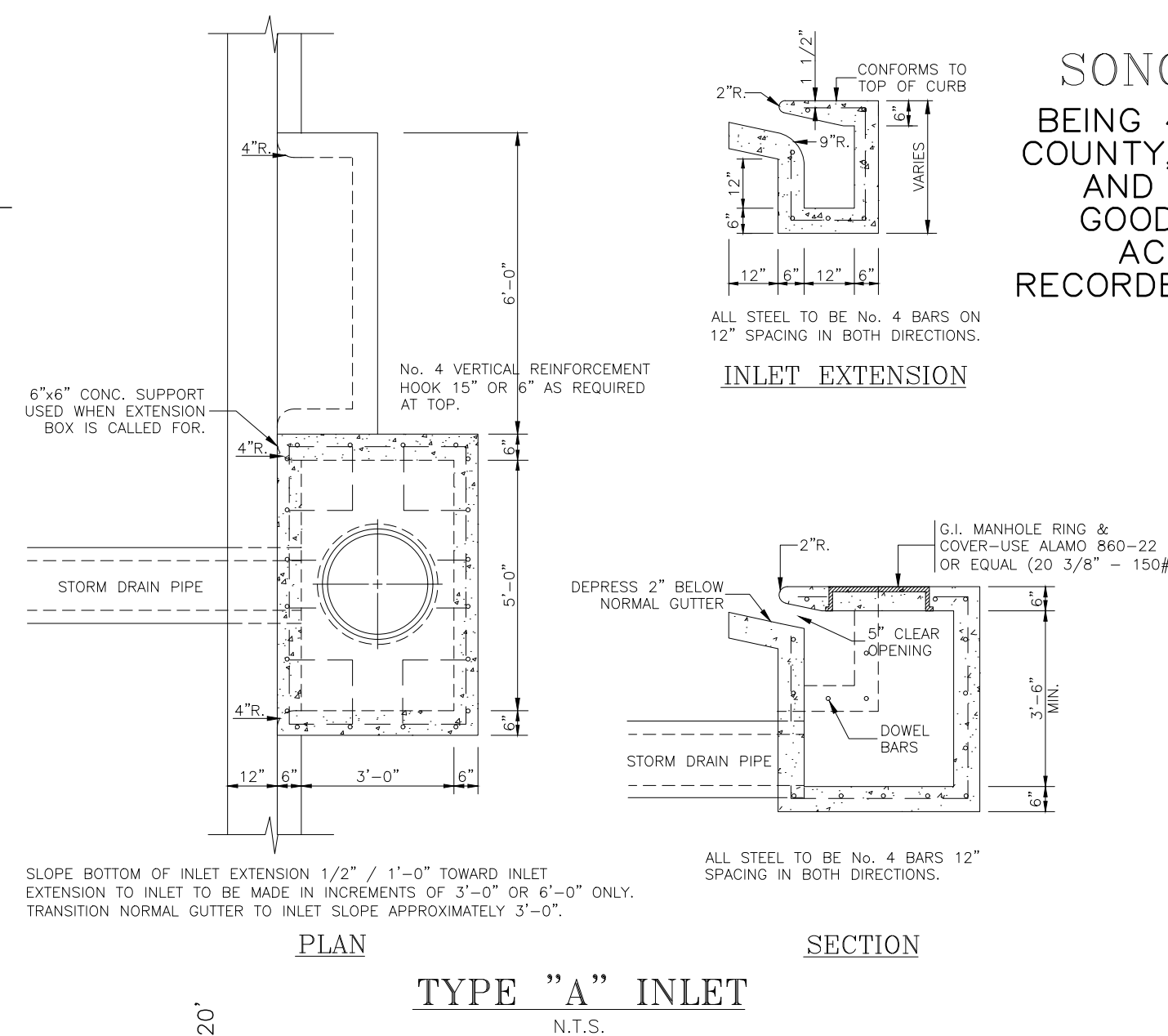
TYPICAL WATER METER INSTALLATION



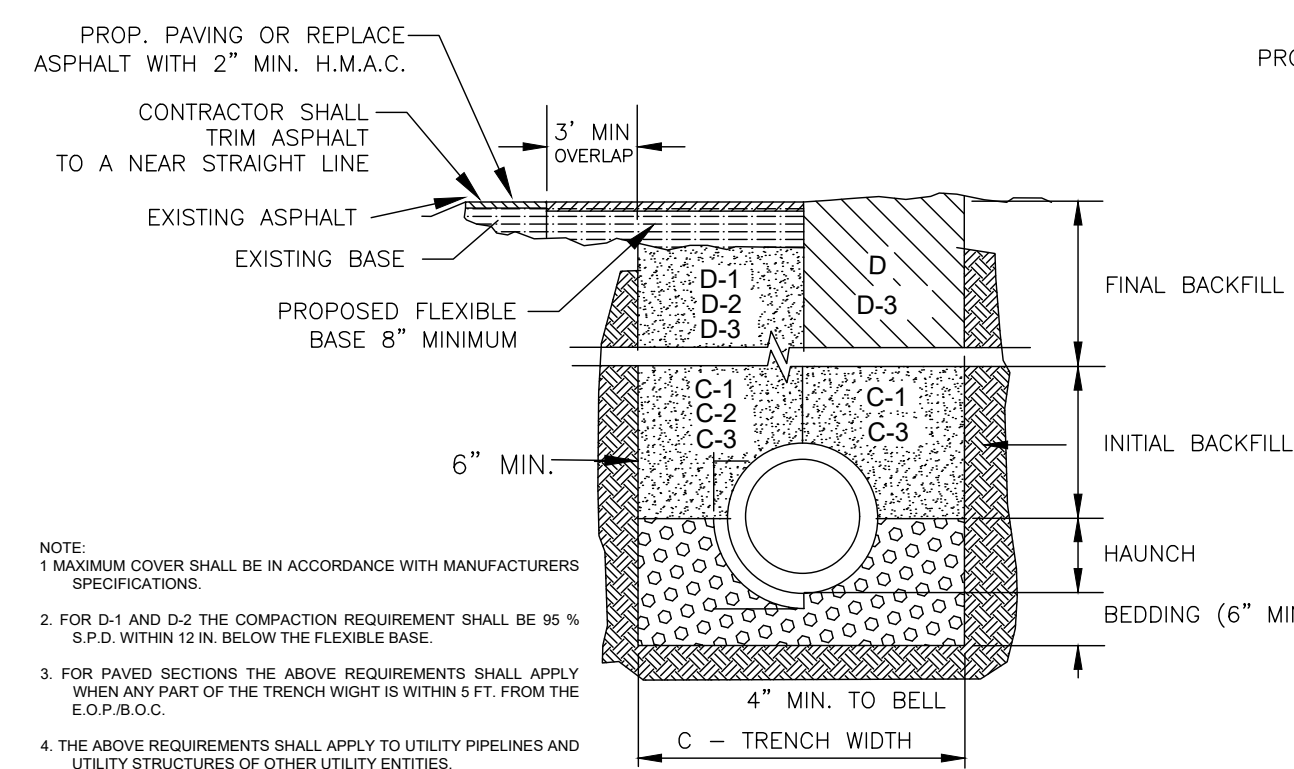
TYPICAL FIBERGLASS MANHOLE
N.T.S.



H.C.D.D.#1 STORM DISCHARGE STRUCTURE
N.T.S.

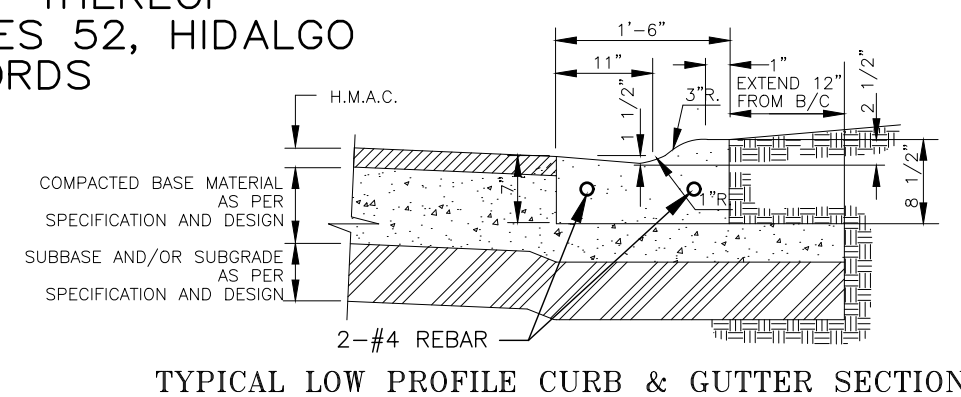


TYPE "A" INLET
N.T.S.

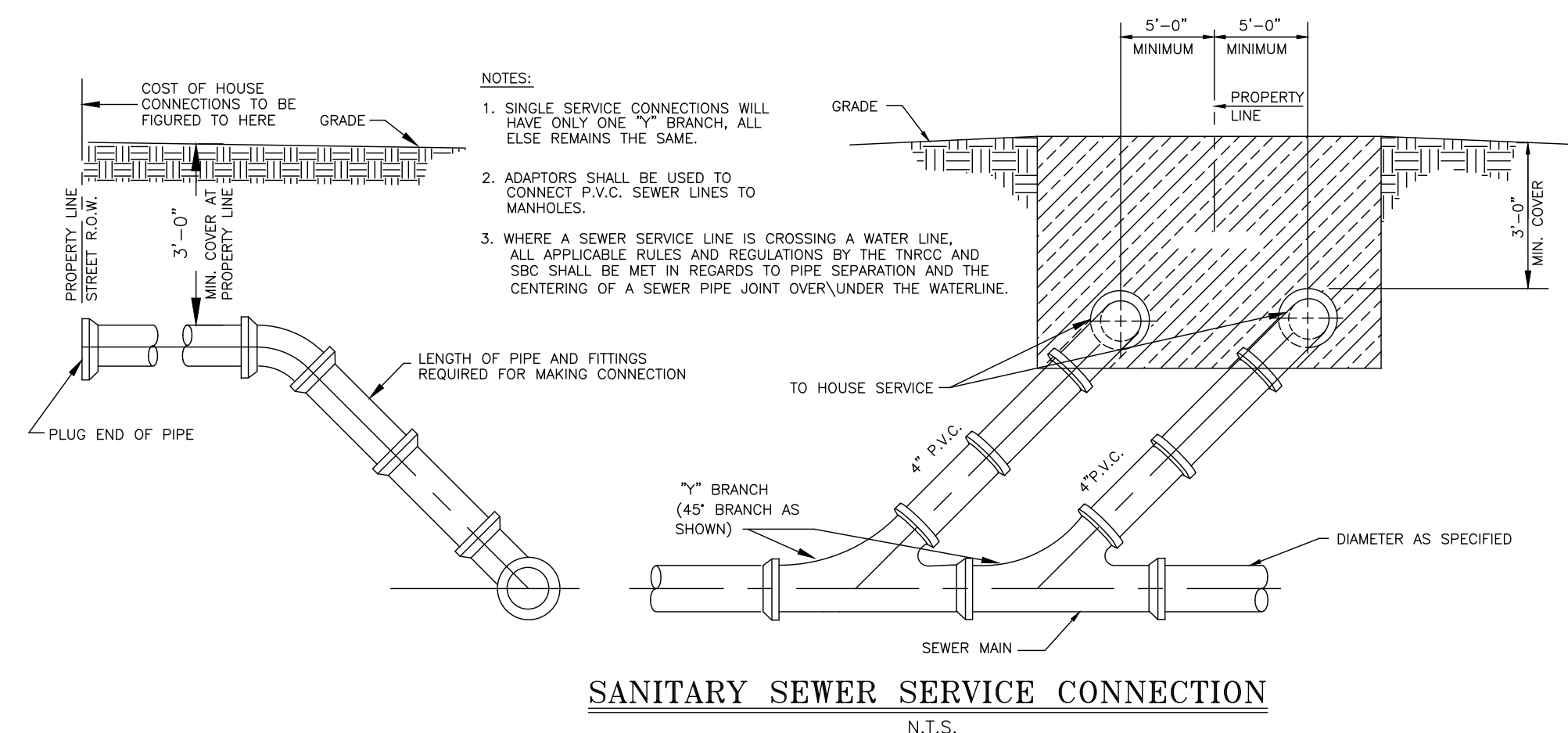


STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

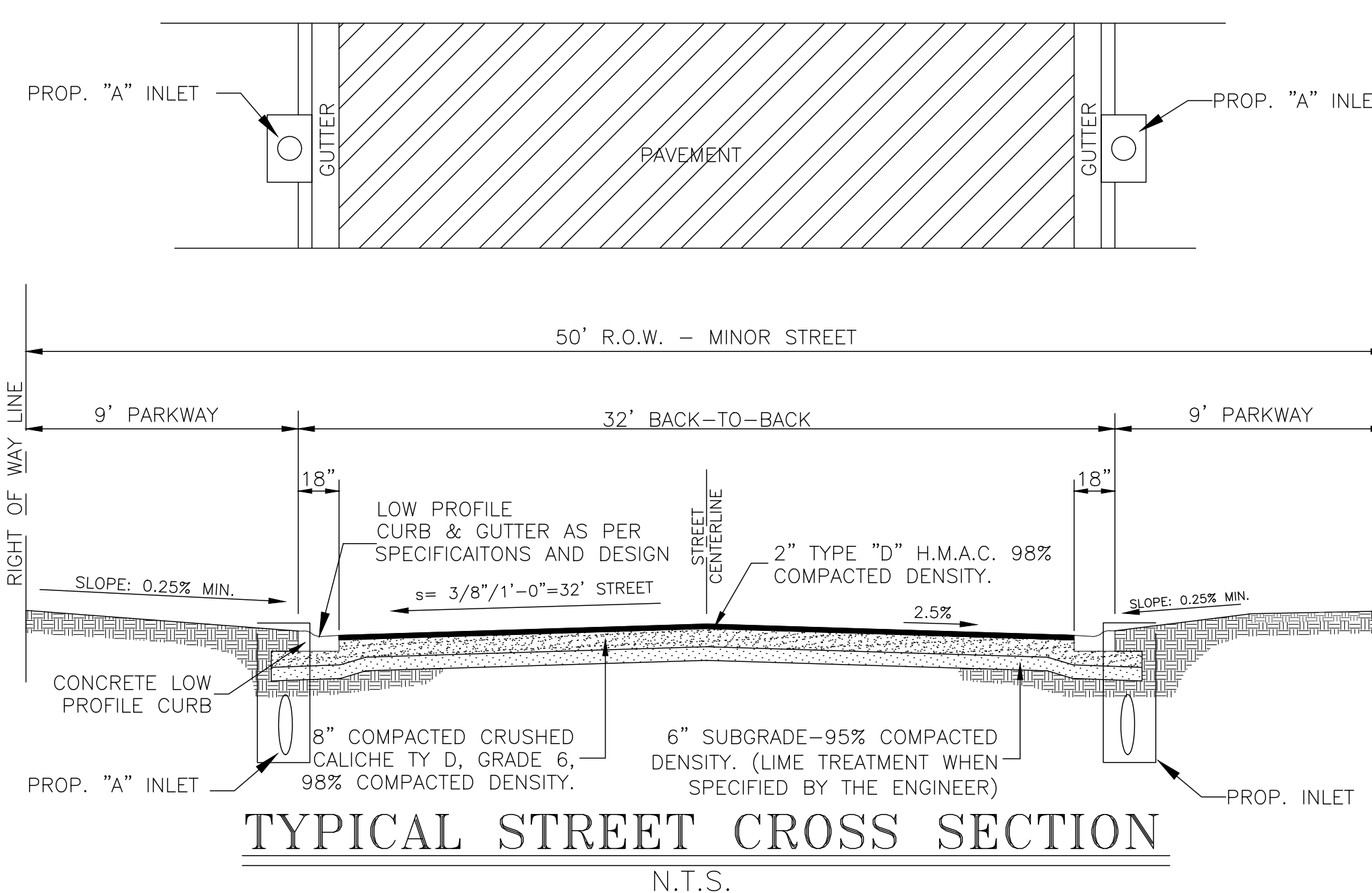
DETALLES
SUBDIVISION MAP OF
SONORA ESTATES SUBDIVISION
BEING 46.996 ACRES SITUATED IN HIDALGO COUNTY, TEXAS, BEING ALL OF LOTS 52, 53, AND 54 AND OUT OF LOT 55, OUT OF GOODWIN TRACT SUBDIVISION NO. 3-A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 6, PAGES 52, HIDALGO COUNTY MAP RECORDS



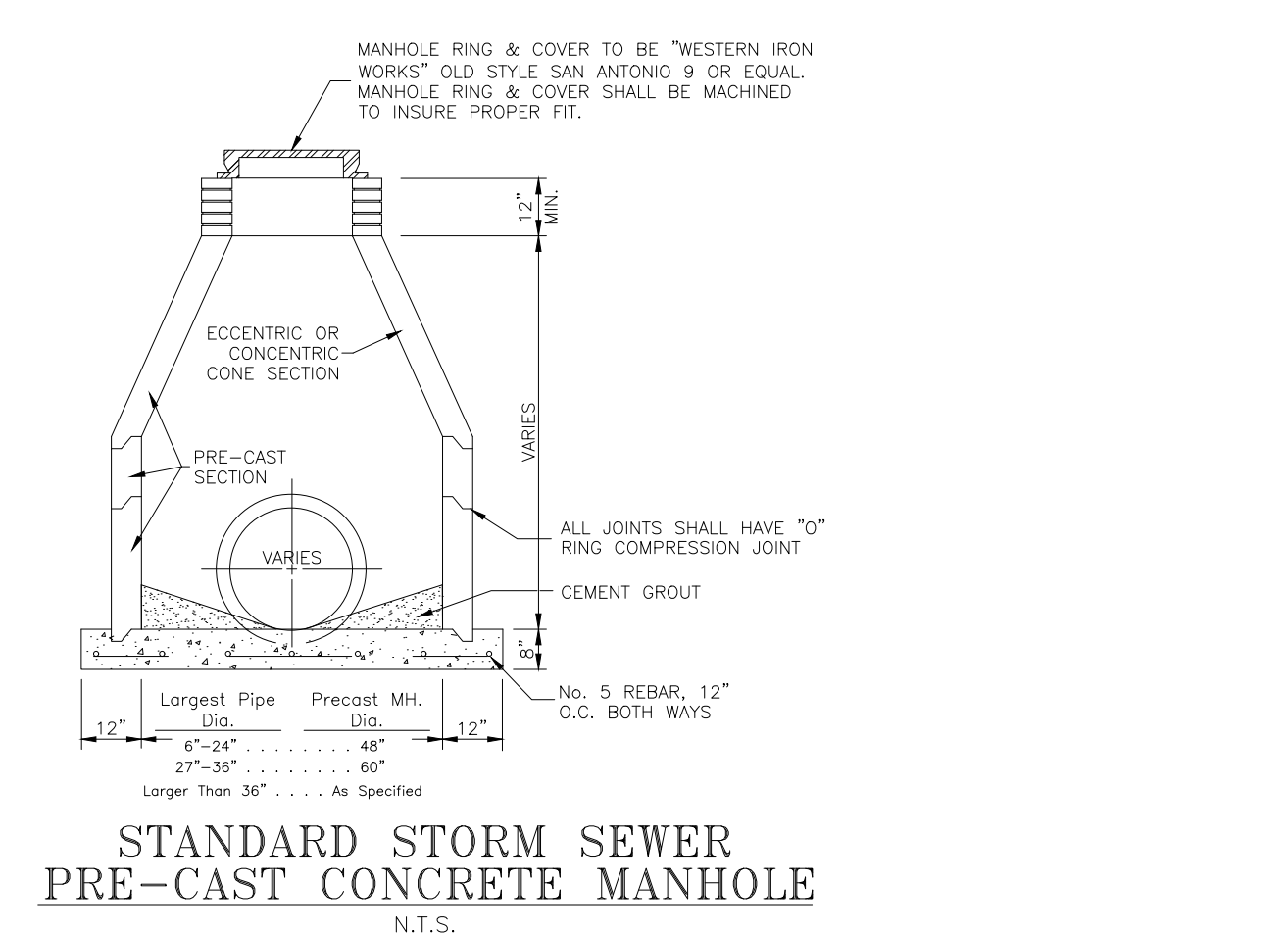
TYPICAL LOW PROFILE CURB & GUTTER SECTION
N.T.S.



SANITARY SEWER SERVICE CONNECTION
N.T.S.



TYPICAL STREET CROSS SECTION
N.T.S.

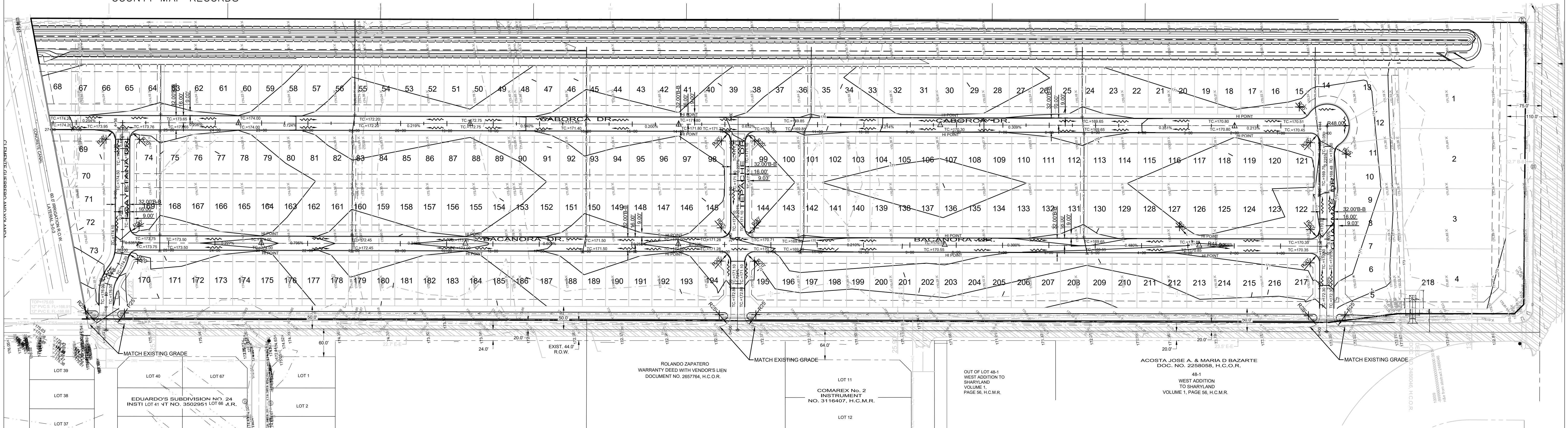
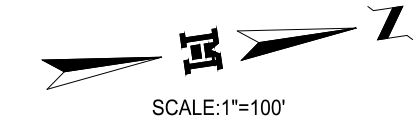


STANDARD STORM SEWER PRE-CAST CONCRETE MANHOLE
N.T.S.

| REVISION NOTES | | | | |
|----------------|-------|----------|------|----------|
| NO. | SHEET | REVISION | DATE | APPROVED |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:

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



LOT 39
 LOT 38
 LOT 37

LOT 40
 EDUARDO'S SUBDIVISION NO. 24
 INSTI LOT 41 NT NO. 3502951 LOT 66 4.R.

LOT 67
 LOT 1
 LOT 2

ROLANDO ZAPATERO
 WARRANTY DEED WITH VENDOR'S LIEN
 DOCUMENT NO. 2657764, H.C.O.R.

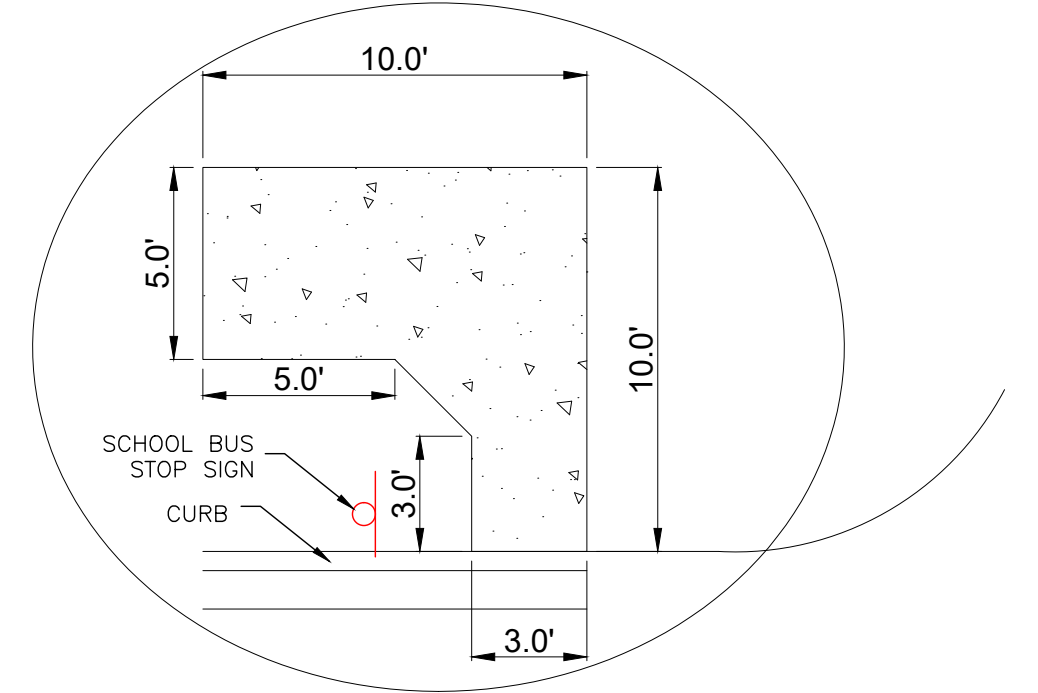
LOT 11
 COMAREX No. 2
 INSTRUMENT
 NO. 3116407, H.C.M.R.

LOT 12

OUT OF LOT 48-1
 WEST ADDITION TO
 SHARPLAND
 VOLUME 1,
 PAGE 56, H.C.M.R.

ACOSTA JOSE A. & MARIA D BAZARTE
 DOC. NO. 22580358, H.C.O.R.

48-1
 WEST ADDITION
 TO SHARPLAND
 VOLUME 1, PAGE 56, H.C.M.R.



SCHOOL BUS STOP PICKUP AREA