



# HIDALGO COUNTY PLANNING DEPARTMENT

Anthony Uresti,  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-16-2025

PROPOSED GOLDEN CANTU ESTATES SUBDIVISION, PRECINCT No. 4.

ENGINEER: SAMES INC. DEVELOPER: GOLDEN MESQUITE, LLC

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

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

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

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

SUBDIVISION LIES WITHIN THE:  ETJ OF EDINBURG

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

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

SEWER SYSTEM:  OSSF'S HAVE BEEN ESCROWED.

WATER SERVICE PROVIDER: NAWSC.

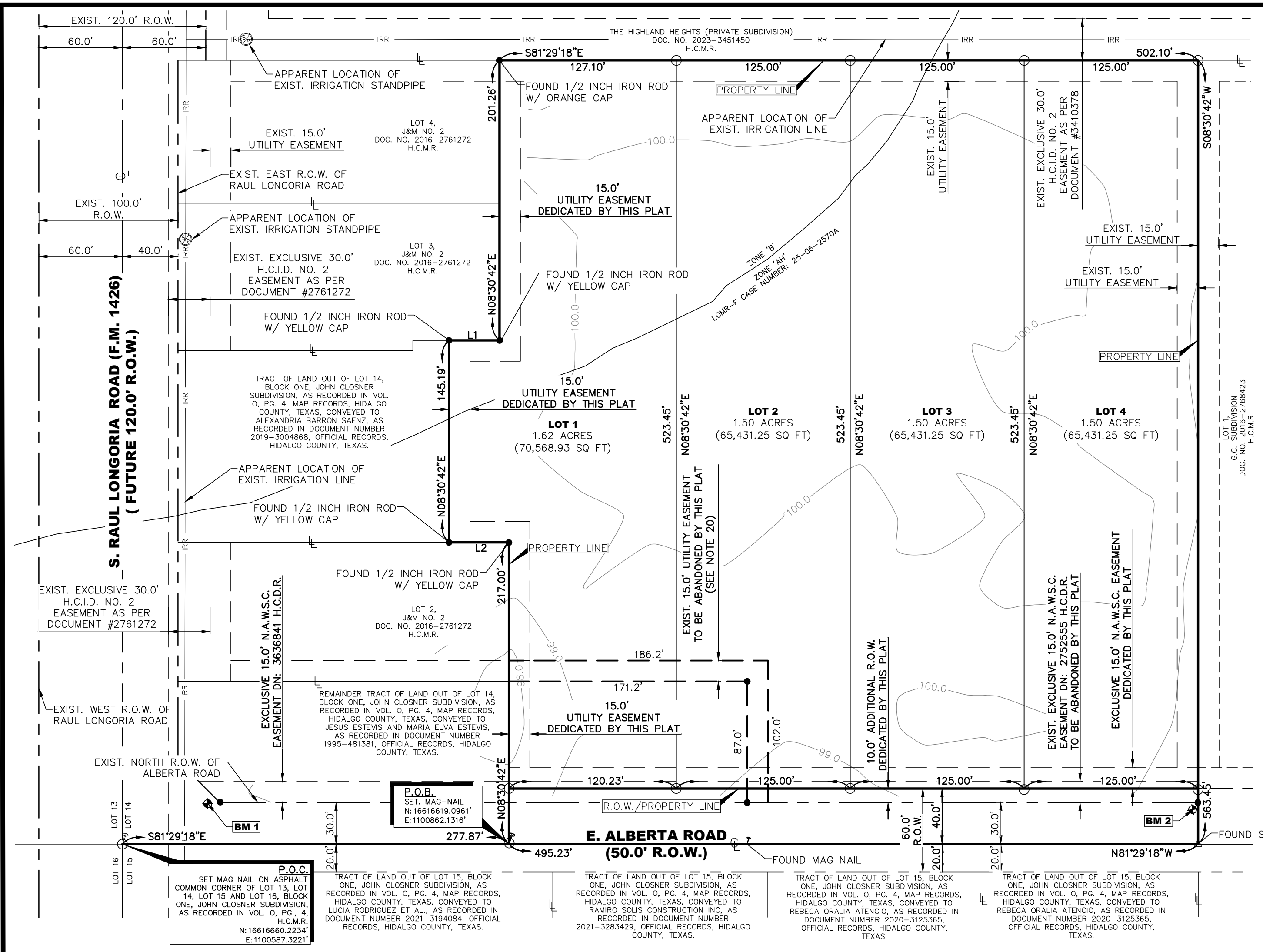
REQUEST FOR FINAL APPROVAL WITH:  CASH DEPOSIT: Amount: **\$14,000.00** For: (4 OSSF'S)  
 CASH DEPOSIT: Amount: **\$6,400.00** For: (2 FIRE HYDRANTS)

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

Final Approval with financial guarantee.

*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,*

\* *Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.*



**HIDALGO COUNTY GENERAL SUBDIVISION PLAT NOTES:**

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "B" & ZONE "AH".
- ZONE "B" - AREAS BETWEEN LIMITS OF THE 100-YEAR FLOOD AND 500-YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD. COMMUNITY-PANEL NUMBER 480334 0425 C, EFFECTIVE DATE: NOVEMBER 16, 1982.
- ZONE "AH" - AREAS BETWEEN FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED BY THE HIDALGO COUNTY ENGINEER.
- MINIMUM SETBACK LINES SHALL BE AS PER HIDALGO COUNTY ORDINANCE AS FOLLOWS: FRONT SETBACK: 40 FEET; ON ALBERTA ROAD; SIDE SETBACK: 6 FEET OR EASEMENT WHICHEVER IS GREATER; REAR SETBACK: 15 FEET OR EASEMENT WHICHEVER IS GREATER.
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 1 THROUGH 4. 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 LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
  - B.M. NO. 1 - ELEV. 89.220 NAD 83 DESCRIPTIONS: SQUARE CUT ON EXISTING ADA RAMP, INTERSECTION OF RAUL LONGORIA AND ALBERTA RD.
  - B.M. NO. 2 - ELEV. 98.466 NAD 83 DESCRIPTIONS: SET IRON ROD, WITH A YELLOW CAP STAMPED "BM".
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT A VOLUME OF 0.092-ACRE FEET (2,259 CUBIC FEET) WILL BE REQUIRED FOR LOT 1. IT HAS ALSO BEEN ESTIMATED THAT A VOLUME OF 0.048-ACRE FEET (2,094 CUBIC FEET) FOR LOTS 2-4. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM HAS BEEN APPROVED BY HIDALGO COUNTY FOR THIS RESIDENTIAL DEVELOPMENT.
- 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 PURCHASED CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF LOTS 1-4 IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO EACH LOT.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION PLAT. THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.
  - A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
  - B. EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
  - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
  - D. SOIL ANALYSIS HAS BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXPERTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARDS SEPTIC AND ABSORPTIVE DRAINFIELD SYSTEM.
  - E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.
  - F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- EACH OWNER OF LOTS 1-4 OF GOLDEN CANTU 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.
- THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALLED DRIVEWAY CULVERT REINFORCED CONCRETE PIPE OF NO LESS THAN 15 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOTS 1-4 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON THIS PLAT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCHES AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPLICABLE COUNTY CONSTRUCTION SPECIFICATIONS 314.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE PERMIT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "SAMES".
- THIS SUBDIVISION IS WITHIN ETJ LIMITS OF EDINBURG.
- THIS SUBDIVISION IS SERVED BY NORTH ALAMO WATER SUPPLY CORPORATION (N.A.W.S.C.).
- ALL NORTH ALAMO WATER SUPPLY CORPORATION EASEMENTS ARE EXCLUSIVE. NO OTHER USE OF EASEMENT IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF NORTH ALAMO WATER SUPPLY CORPORATION.
- EXISTING 15.0' EASEMENT AREA (3873 SQ. FT.) SHOWN ON LOT 1 AND 2, TO BE ABANDONED BY THIS PLAT. REMAINDER OF EASEMENT SHOWN AS PER DOCUMENT NUMBER 2016-2761272 TO REMAIN AS IS.
- ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SWPP) REQUIREMENTS. EROSION AND SEDIMENTATION CONTROL CONSTRUCTED IN ACCORDANCE WITH THE MINIMUM WATER ORDINANCE 98.30 OF THE CITY OF EDINBURG ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX/MULTI-FAMILY CONSTRUCTION.
- A PERMIT IS REQUIRED FOR ANY UTILITY SERVICE CROSSING AN H.C.I.D. NO. 2 RIGHTS-OF-WAY, EASEMENT, OR FACILITY.

**LEGEND**

- - FND. 1/2" IRON ROD
- ⌒ - FND. MAG NAIL
- ⊙ - FND. SPINDLE
- △ - SET MAG NAIL
- - SET 1/2" IRON ROD W/CAP STAMPED "SAMES"
- ◆ - ON-SITE BENCHMARK
- ⊕ - CENTER LINE
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.A.W.S.C. - NORTH ALAMO WATER SUPPLY CO.
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- EXIST. - EXISTING
- PROP. - PROPOSED
- R.O.W. - RIGHT OF WAY
- FND. - FOUND
- VOL. - VOLUME
- PG. - PAGE
- DN - DOCUMENT NUMBER

**Parcel Line Table**

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



**LOCATION MAP SCALE: 1"=1000'**

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

GOLDEN CANTU ESTATES SUBDIVISION IS LOCATED APPROXIMATELY 230 FEET EAST OF FM 1426, ALONG ALBERTA RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG, ACCORDING TO THE OFFICIAL MAP IN THE OFFICES OF THE SECRETARY OF THE CITY OF EDINBURG (POP. 104,294) AND HIDALGO COUNTY PLANNING AND DEPARTMENT. THIS SUBDIVISION LIES WITHIN THE 3.1 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF EDINBURG. LOCAL GOVERNMENT CODE 5.100 PRECINCT NO. 4.

# GOLDEN CANTU ESTATES SUBDIVISION

6.58 (286,671.88 SQ. FT.) ACRE GROSS; 6.13 (266,862.68 SQ. FT.) ACRE NET; COMPRISED OF A 6.12 (266,641.48 SQ. FT.) ACRE TRACT OF LAND OUT OF ALL OF LOT 1, J&M NO. 2 SUBDIVISION, AS RECORDED IN DOCUMENT NUMBER 2016-2761272, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO GOLDEN MESQUITE ALBERTA SERIES, AS RECORDED IN DOCUMENT NUMBER 2023-3504781, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND A 0.46 (20,030.40 SQ. FT.) ACRE TRACT OF LAND OUT OF LOT 14, BLOCK ONE, JOHN CLOSER SUBDIVISION, AS RECORDED IN VOLUME 0, PAGE 4, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED TO GOLDEN MESQUITE ALBERTA SERIES, AS RECORDED IN DOCUMENT NUMBER 2024-3563133, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS.

## METES AND BOUNDS

COMMENCING; AT A SET MAG-NAIL ON ASPHALT, AT THE COMMON CORNER OF LOT 13, LOT 14, LOT 15, AND LOT 16, BLOCK 1, OF SAID JOHN CLOSER SUBDIVISION, ALSO BEING AT THE INTERSECTION OF SOUTH RAUL LONGORIA ROAD (HAVING A 120.00' R.O.W.) AND ALBERTA ROAD (HAVING A 40.00' ORIGINAL R.O.W.) FOR THE POINT OF COMMENCEMENT, HAVING A GRID COORDINATE OF N:1661660.2234' E:1100587.3221', THENCE; SOUTH 81°29'18" EAST, ALONG THE COMMON LINE OF LOT 14 AND LOT 15, BLOCK 1, OF SAID JOHN CLOSER SUBDIVISION, AND ALSO BEING ON THE CENTERLINE OF SAID ALBERTA ROAD, A DISTANCE OF 277.87 FEET, TO A SET MAG-NAIL, FOR THE POINT OF BEGINNING AND THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N:16616619.0961' E:1100862.1316'

THENCE; NORTH 08°30'42" EAST, AT A DISTANCE OF 40.00 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", AT THE NORTH RIGHT WAY LINE OF SAID ALBERTA ROAD, CONTINUING TO A TOTAL DISTANCE OF 217.00 FEET, TO A FOUND 1/2 INCH IRON ROD WITH A PLASTIC YELLOW CAP, AT THE NORTHEAST CORNER OF LOT 2, OF SAID J&M NO. 2 SUBDIVISION, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

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

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

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

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

THENCE; SOUTH 81°29'18" EAST, ALONG THE SOUTH LINE OF SAID THE HIGHLAND HEIGHTS (PRIVATE SUBDIVISION), A DISTANCE OF 502.10 FEET, TO A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", AT THE NORTHWEST CORNER LOT 1, G.G. SUBDIVISION, AS RECORDED IN DOCUMENT NUMBER 2016-2768423, MAP RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; SOUTH 08°30'42" WEST, ALONG THE WEST LINE OF LOT 1, OF SAID G.G. SUBDIVISION, AT A DISTANCE OF 523.45 FEET, PASSING A SET 1/2 INCH IRON ROD WITH A PLASTIC CAP STAMPED "SAMES", AT THE SOUTHWEST CORNER OF LOT 1, OF SAID G.G. SUBDIVISION, AND NORTH RIGHT OF WAY LINE OF SAID ALBERTA ROAD, AT A DISTANCE OF 533.45 FEET, PASSING A FOUND 1/2 INCH IRON ROD WITH A PLASTIC YELLOW CAP, CONTINUING TO A TOTAL DISTANCE OF 563.45 FEET, TO A FOUND SPINDLE, AT THE SOUTHEAST CORNER OF SAID G.G. SUBDIVISION, ALSO BEING ON THE COMMON LINE OF LOT 14 AND LOT 15, BLOCK 1, OF SAID JOHN CLOSER SUBDIVISION, AND ALSO BEING AT THE CENTERLINE OF SAID ALBERTA ROAD, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE; NORTH 81°29'18" WEST, ALONG THE COMMON LINE OF LOT 14, LOT 15, BLOCK 1, OF SAID JOHN CLOSER SUBDIVISION, AND CENTERLINE OF SAID ALBERTA ROAD, AT A DISTANCE OF 324.03 FEET, PASSING A FOUND MAG-NAIL, CONTINUING TO A TOTAL DISTANCE OF 495.23, TO THE POINT OF BEGINNING, CONTAINING 6.58 (286,671.88 SQ. FT.) ACRE GROSS; 6.13 (266,862.68 SQ. FT.) ACRE NET; TRACT OF LAND, MORE OR LESS.

## NORTH ALAMO WATER SUPPLY CORPORATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, OWNERS OF THE PROPERTY SHOWN ON THE PLAT, THEIR SUCCESSORS, ASSIGNS, AND TRANSFEREES (HEREINAFTER CALLED "GRANTOR" WHETHER ONE OR MORE PERSONS ARE NAMED), IN CONSIDERATION OF ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION PAID BY NORTH ALAMO WATER SUPPLY CORPORATION, (HEREINAFTER CALLED "GRANTEE"), THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, DOES HEREBY GRANT, BARGAIN, SELL, TRANSFER AND CONVEY TO SAID GRANTEE, ITS SUCCESSORS, AND ASSIGNS AN EXCLUSIVE PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND MAINTAIN, WATER DISTRIBUTION LINES AND APPURTENANCES OVER AND ACROSS LANDS SHOWN ON THIS PLAT, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS OF THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED. THE EASEMENT HEREBY GRANTED SHALL NOT EXCEED 15' IN WIDTH, AND GRANTEE IS HEREBY AUTHORIZED TO DESIGNATE THE COURSE OF THE EASEMENT HEREIN CONVEYED EXCEPT THAT WHEN THE PIPELINE(S) IS INSTALLED, THE EASEMENT HEREIN GRANTED SHALL BE LIMITED TO A STRIP OF LAND 15' IN WIDTH, THE CENTER LINE THEREOF BEING THE PIPELINE INSTALLED.

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

THE CONSIDERATION RECITED HEREIN SHALL CONSTITUTE PAYMENT IN FULL FOR ALL DAMAGES SUSTAINED BY GRANTEE BY REASON OF THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT AND RELOCATION OF THE STRUCTURE REFERRED TO HEREIN. THIS AGREEMENT TOGETHER WITH OTHER PROVISIONS OF THIS GRANT SHALL CONSTITUTE AN EASEMENT FOR THE BENEFIT OF THE GRANTEE, ITS SUCCESSORS, AND ASSIGNS, AND THE GRANTOR COVENANTS THAT IT IS THE OWNER OF THE LANDS DESCRIBED AND THAT SAID LANDS ARE FREE AND CLEAR OF ALL ENCUMBRANCES AND LIENS EXCEPT THE FOLLOWING:

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISIONS OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

IN WITNESS WHEREOF, THE SAID GRANTEE HAS EXECUTED THIS INSTRUMENT THE DAY OF \_\_\_\_\_, 20\_\_\_\_ GOLDEN MESQUITE ALBERTA SERIES  
 PRINT NAME: MANAGING MEMBER - ALEJANDRO CANTU QUIROGA  
 DEVELOPER / PRESIDENT / OWNER

**ACKNOWLEDGMENT**

STATE OF TEXAS  
 COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

I, \_\_\_\_\_ ADMINISTRATOR OF THE CITY OF EDINBURG, TEXAS DO HEREBY CERTIFY THIS MINOR SUBDIVISION PLAT KNOWN AS GOLDEN CANTU ESTATES SUBDIVISION CONFORMS TO ALL SUBDIVISION REQUIREMENTS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED AND HAS BEEN APPROVED FOR RECORDING ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ WITH THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.

ADMINISTRATOR

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF GOLDEN CANTU ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONER ON \_\_\_\_\_, 20\_\_\_\_.

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

## STATE OF TEXAS COUNTY OF HIDALGO

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

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

## STATE OF TEXAS COUNTY OF HIDALGO

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

SAMUEL D. MALDONADO, RPLS NO. 6027 DATE \_\_\_\_\_

## APPROVED BY HIDALGO COUNTY DRAINAGE DISTRICT No. 1:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E. DATE \_\_\_\_\_  
 GENERAL MANAGER

## HIDALGO COUNTY IRRIGATION DISTRICT No. 2

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT No. 2 ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

## COUNTY OF HIDALGO CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF GOLDEN CANTU ESTATES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_.

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_

## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, ALEJANDRO CANTU QUIROGA, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

INSTRUMENT NUMBER \_\_\_\_\_ AT \_\_\_\_\_ AM/PM.  
 OF MAP RECORD OF HIDALGO COUNTY TEXAS.

BY: \_\_\_\_\_ DEPUTY.

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

ALEJANDRO CANTU QUIROGA AS OWNER OF THE 6.58 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED GOLDEN CANTU ESTATES SUBDIVISION HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE OF STREETS, PARKS, 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.

GOLDEN MESQUITE ALBERTA SERIES  
 ALEJANDRO CANTU QUIROGA - MANAGING MEMBER DATE \_\_\_\_\_  
 2831 E ALBERTA RD  
 EDINBURG, TX 78542  
 HIDALGO COUNTY, TEXAS

## STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED, ALEJANDRO CANTU QUIROGA, PROVED TO ME THROUGH HIS/HER TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVER LICENSE TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME FIRST DULY SWORN, DECLARED THE STATEMENTS THEREIN ARE TRUE AND CORRECT AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS

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**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: GOLDEN MESQUITE ALBERTA SERIES MANAGING MEMBER - ALEJANDRO CANTU QUIROGA	2831 E. ALBERTA RD	EDINBURG, TX 78542	(956) 781-4250	
ENGINEER: JESSICA M. MALDONADO PE, PMP, CFM, SIT	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8880
SURVEYOR: SAMUEL D. MALDONADO, RPLS	200 S. 10TH ST., SUITE 1500	McALLEN, TX 78501	(956) 702-8880	(956) 702-8880

DATE OF PREPARATION: SEPTEMBER 2025 SHEET 01 OF 03

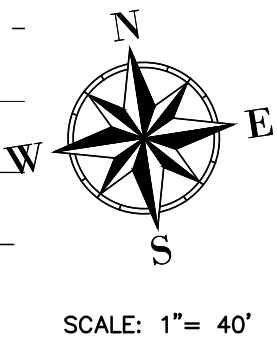
**SAMES**

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 McALLEN, TEXAS 78501 FAX: (956) 702-8883

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

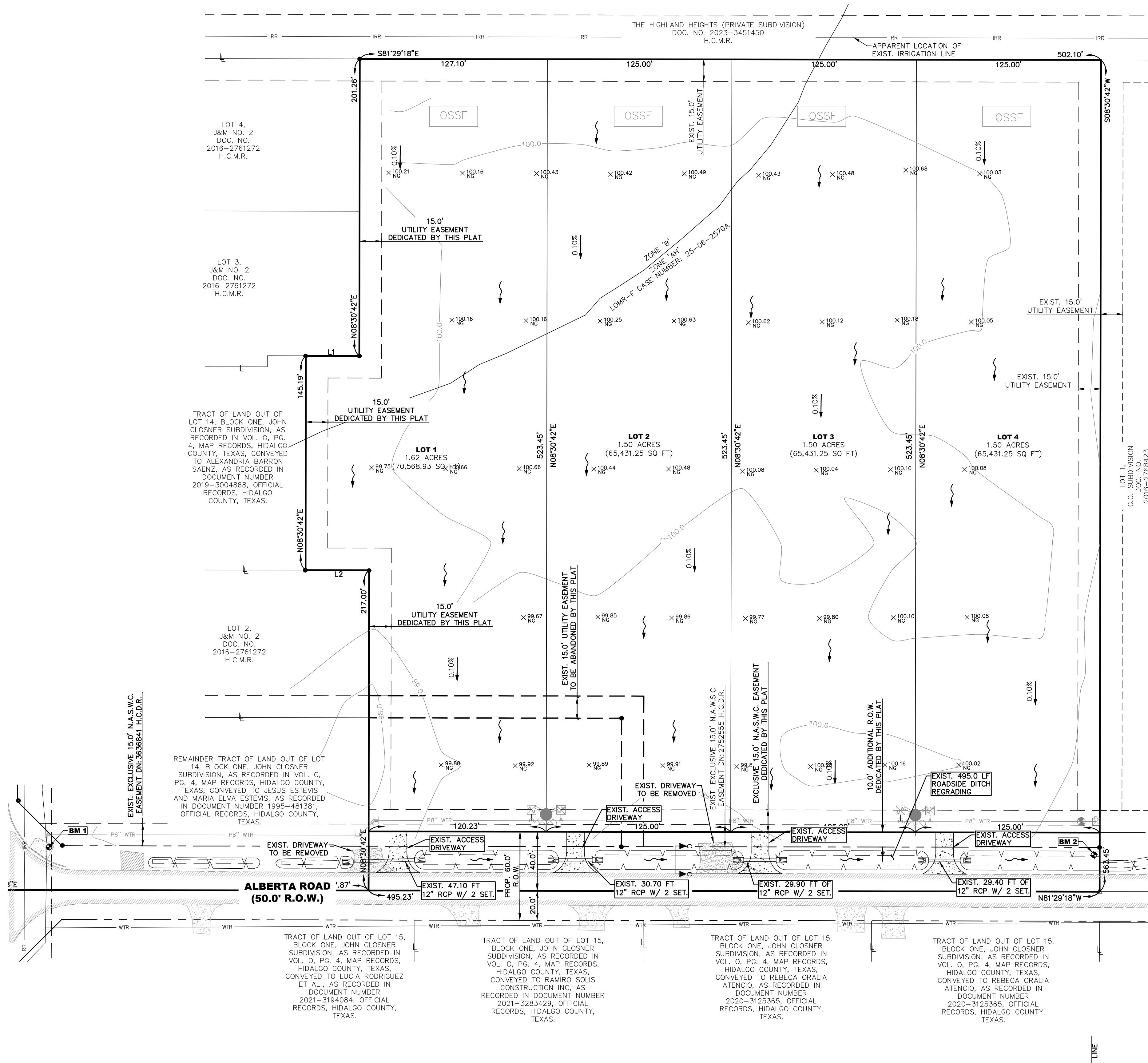


# GOLDEN CANTU ESTATES SUBDIVISION DRAINAGE LAYOUT



SCALE: 1" = 40'

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



APPROVED 01-22-2025  
DRAINAGE REPORT FOR:  
GOLDEN CANTU ESTATES SUBDIVISION

**1. PROJECT DESCRIPTION**

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

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

- ZONE B IS THE AREA BETWEEN LIMITS OF 100-YEAR FLOOD AND 500-YEAR FLOOD; OR AREAS OF 100-YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE (1) FOOT OR WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD (MEDIUM SHADING).
- ZONE AH IS THE AREA OF 100-YEAR SHALLOW FLOODING WHERE DEPTHS ARE BETWEEN ONE (1) AND THREE (3) FEET; BASE FLOOD ELEVATIONS ARE AS SHOWN, BUT NO FLOOD HAZARD FACTORS ARE DETERMINED.

AS PER THE FEMA FIRM MAP, THE SET BASE FLOOD ELEVATION (BFE) IS SET AT 100FT AS OF 1/2/81. SEE ATTACHED FEMA FIRM MAP WITH PROJECT LOCATION AND COMMUNITY PANEL FOR REFERENCE. HOWEVER, IN COORDINATION WITH HIDALGO COUNTY, THE ENTIRE SITE WILL HAVE TO BE ELEVATED ABOVE THE BFE. A LETTER OF MAP REVISION BASED ON FILL (LOMR-F) WAS APPROVED BY FEMA ON 10/15/25. THE CASE NUMBER ASSIGNED TO THE REQUEST IS 25-06-2570A.

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

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

**2. SITE DRAINAGE ANALYSIS**

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

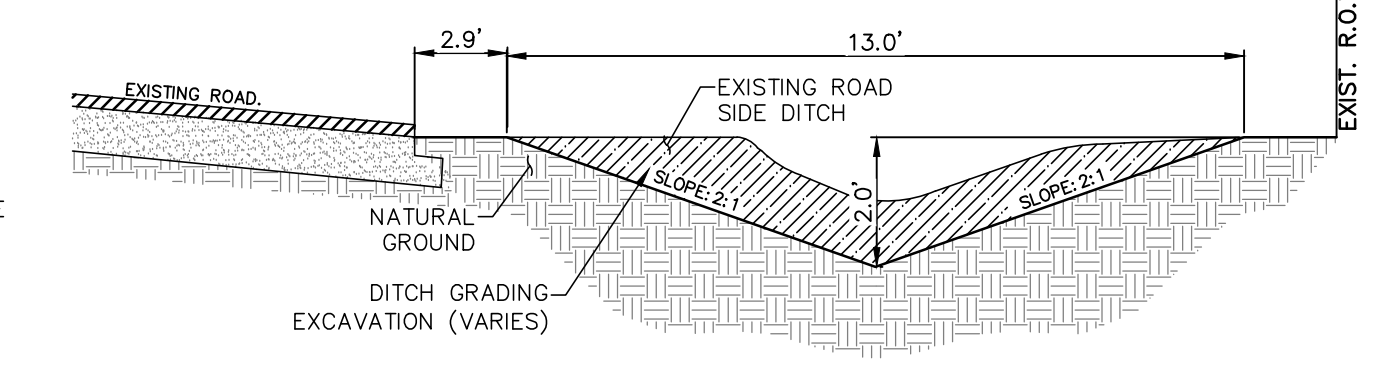
**B. PROPOSED CONDITIONS**  
HYDROLOGIC CALCULATIONS FOR THE PROPOSED CONDITIONS ARE ALSO INCLUDED IN THE "DRAINAGE CALCULATIONS" SECTION OF THIS REPORT AND UTILIZE THE RATIONAL METHOD TO DETERMINE THE RUNOFF GENERATED FOR A 50-YEAR STORM EVENT. THE PROPOSED DEVELOPMENT ANTICIPATES THAT THIS PROPERTY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

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

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

**DRAINAGE REQUIREMENTS FOR GOLDEN CANTU ESTATES SUBDIVISION:**

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



**TYPICAL SECTION C-C  
PROPOSED RECONSTRUCTION  
ROADSIDE DITCH CROSS-SECTION  
N.T.S.**

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

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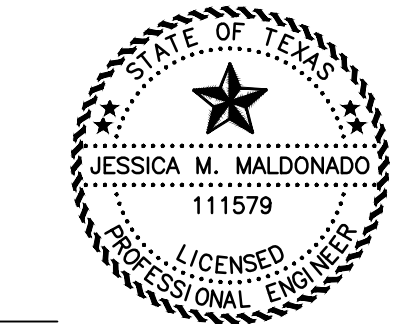
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PREPARED BY: JESSICA M. MALDONADO, PE, PMP, CFM, SIT, NO. 111579 DATE