



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: 6-09-2026

PROPOSED HUNTER'S POINT SUBDIVISION, PRECINCT No. 4.

ENGINEER: QUINTANILLA, HEADLY & ASSOCIATES, INC. DEVELOPER RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 52 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 5

LOCATION DESCRIPTION: SOUTH OF RICHARDSON ROAD APPROXIMATELY 200 FEET EAST OF KENYON ROAD.

SUBDIVISION LIES WITHIN THE: RURAL AREA

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 7-24-2025 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 ONSITE DETENTION POND.

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: N.A.W.S.C. LINE SIZE: 6" LOCATION: RICHARDSON ROAD

REQUEST FOR FINAL APPROVAL WITH: CASH DEPOSIT: Amount: \$10,107.00 For: (FENCE IMPROVEMENTS)

CASH DEPOSIT: Amount: \$25,500.00 For: (5 FIRE HYDRANTS)

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

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.

RIGHT OF WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, owners of the property shown on this 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 remove water distribution lines and appurtenances over and across the lands shown on this plat, together with the right of ingress and egress over Grantee's adjacent lands for 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, Grantor further grants to Grantee an additional easement over and across the land shown on this plat for the purpose of laterally relocate said water line as may be necessary to clear the road improvements, which easement hereby granted shall be limited to a strip of land 15' in width, the center line thereof being the pipeline as relocated.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation, maintenance, repair, replacement and relocation of the structures referred to herein. Thus agreement together with other provisions of this grant shall constitute an easement for the benefit of the Grantee, its successors, and assigns. The Grantor covenants that it is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following: longer.

The easement conveyed herein was obtained or improved through Federal financial assistance. This easement is subject to the provisions of Title VI of the Civil Rights Act of 1964 and the regulations issued pursuant thereto for so long as the easement continues to be used for the same or similar purpose for which financial assistance was extended or for so long as the Grantee owns it, whichever is longer.

IN WITNESS WHEREOF the said Grantor executed this instrument this ____ day of _____, 20____.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY ITS: GENERAL PARTNER BY: MANUEL N. CANTU, JR., MANAGING MEMBER 2912 S. JACKSON ROAD MCALLEN, TEXAS 78503 PH. (956) 821-8180

INDEX OF SHEETS

SHEET 1 - HEADING INDEX, LOCATION MAP AND ET: PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION, PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; HDO NO. 1 CERTIFICATION, NORTH ALAMO WSC STATEMENT, HEALTH DEPARTMENT CERTIFICATION, HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

SHEET 2 - LOCATION MAP, HEADING INDEX, LOCATION MAP AND ET: PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES.

SHEET 3 - WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP; ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT.

SHEET 4 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

LOT AREA TABLE with columns: LOT, AREA (S.F.), AC.

DIMENSIONS DATA table with columns: DATA, BEARING, LENGTH.

CURVE DATA table with columns: CURVE, DELTA, RADIUS, LENGTH, CHORD LENGTH.

LOCATION MAP

SCALE 1=1000



PLAT NOTES AND RESTRICTIONS.

- 1.- FLOOD ZONE DESIGNATION: ZONE "X" (SHADED) DEFINED AS "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD." COMMUNITY-PANEL NUMBER: 480334 0325 D EFFECTIVE DATE: JUNE 6, 2000 MAP REVISED: JUNE 6, 2000 LOMR DATED MAY 14, 2001...

HUNTERS POINT

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BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED C.L.S. 6388 FOUND ON THE SOUTH RIGHT OF WAY LINE OF RICHARDSON BLVD. (F.M. 2128) AND ON THE WEST LINE OF EL RAMADERO SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2509536, MAP RECORDS, HIDALGO COUNTY, TEXAS) FOR AN EXTERIOR CORNER OF THIS TRACT, SAID ROD BEARS N 89°48' W, 110.92 FEET AND SOUTH 50.00 FEET FROM THE NORTHEAST CORNER OF LOT 3 AND THE NORTHWEST CORNER OF LOT 2.

THENCE: S 00°03'15" W, ALONG THE WEST LINE OF EL RAMADERO SUBDIVISION, PASSING AT 10.00 FEET THE NORTHWEST CORNER OF EL MIRADOR SUBDIVISION (RECORDED IN INSTRUMENT NUMBER 2999837, MAP RECORDS, HIDALGO COUNTY, TEXAS) AND CONTINUING ALONG THE WEST LINE OF EL MIRADOR SUBDIVISION, A TOTAL DISTANCE OF 367.53 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF EL MIRADOR SUBDIVISION AND AN INTERIOR CORNER OF THIS TRACT.

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BEARINGS ARE IN ACCORDANCE WITH EL RAMADERO SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2509536, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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 CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



Signature of Alfonso Quintanilla, dated JULY 25, 2024.

- 23.- NO ACCESS TO RICHARDSON BLVD. FROM LOTS 1
- 24.- THE DEVELOPER WILL BE RESPONSIBLE FOR THE STREET LIGHT INSTALLATION. AS REQUIRED BY HIDALGO COUNTY. STREETLIGHT MUST BE EVERY 250 FEET.
- 25.- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO HARMLESS AND INDEMNIFY THE COUNTY FROM ANY AND ALL CLAIMS RELATING TO THE CONDITION OR ACCESSIBILITY OF THE PRIVATE STREETS. THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COSTS TO MAINTAIN THE PRIVATE STREETS, PRIVATE SIDEWALKS AND PRIVATE STREET LIGHTS. ANY REQUEST FOR DEDICATION OF THE PRIVATE ROADS TO PUBLIC USE, IF APPROVED, SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
- 26.- HOMEOWNERS ASSOCIATION COVENANTS FOR HUNTERS POINT AS RECORDED UNDER DOCUMENT NUMBER

LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY: HUNTERS POINT SUBDIVISION, IS LOCATED IN MIDDLE CENTRAL HIDALGO COUNTY ON THE SOUTHEAST CORNER OF THE INTERSECTION OF RICHARDSON (FM 2128) AND KENYON ROADS, APPROXIMATELY 280 FEET EAST OF KENYON ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF EDINBURG ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF EDINBURG (POPULATION 83,970). HUNTERS POINT SUBDIVISION, LIES APPROXIMATELY 1/4 MILES FROM THE CITY LIMITS AND FALLS IN THE RURAL AREA, IT LIES IN PRECINCT NO. 4.

PRINCIPAL CONTACTS table with columns: Name, Address, City & Zip, Phone, Fax.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC. CONSULTING ENGINEERS LAND SURVEYORS 124 E. STUBBS ST. EDINBURG, TEXAS 78539 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

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

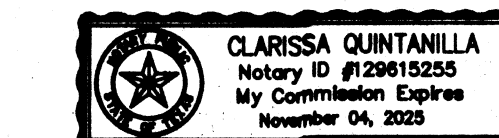
I, MANUEL N. CANTU, MANAGING MEMBER AS OWNER OF THE 33.22 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED HUNTERS POINT HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PRIVATE USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND (P) WHERE 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.

RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY ITS: GENERAL PARTNER BY: MANUEL N. CANTU, JR., MANAGING MEMBER 2912 S. JACKSON ROAD MCALLEN, TEXAS 78503 PH. (956) 821-8180

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY ITS: GENERAL PARTNER BY MANUEL N. CANTU, JR., MANAGING MEMBER OF HUNTERS POINT SUBDIVISION

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated. Given under my hand and seal of office this ____ day of _____, 20____.



CLARISSA QUINTANILLA-NOTARY PUBLIC

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

WE, THE UNDERSIGNED CERTIFY that this plat of the HUNTERS POINT, was reviewed and approved by the Hidalgo County Commissioners Court on _____.

Hidalgo County Judge _____ Date _____ HIDALGO County Clerk _____ Date _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF HUNTERS POINT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____, 20____.

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____ THIS PLAT APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 1 ON THIS THE ____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND SHALL BE PLACED UPON H.C.I.D. NO. 1 RIGHTS-OF-WAY OR EASEMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE H.C.I.D. NO. 1

SECRETARY _____ PRESIDENT _____

APPROVED BY DRAINAGE DISTRICT:

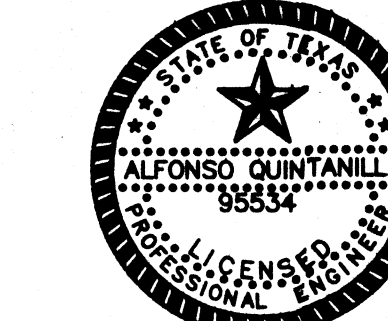
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED UNDER THE TEXAS WATER CODE 49.211(C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE 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

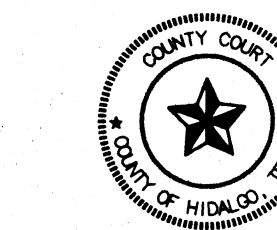
RAUL SESIN, P.E., C.F.M. GENERAL MANAGER _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

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



Signature of Alfonso Quintanilla, dated 8-12-25.



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

REVISION NOTES table with columns: No., Sheet, Revision, Date, Approved.

DATE OF PREPARATION: 8-14-2024

FILENAME: F:\DATA\SUBDIVISIONS\EDINBURG\HUNTERS POINTS SUBDIVISION\ PLAT 53.LOTS DATE PREPARED: AUGUST 14, 2024 PREPARED BY: JLUIS CVZS /JG CHECKED BY: _____ APPROVED BY: _____ DATE REVISED: JULY 11, 2025 REVISED BY: JG CHECKED BY: _____ APPROVED BY: _____

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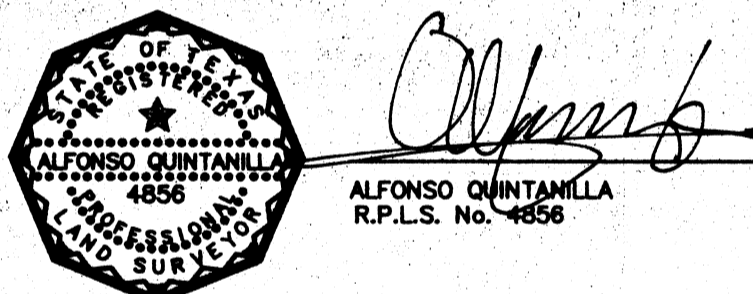
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BEARINGS ARE IN ACCORDANCE WITH EL RAMADERO SUBDIVISION, RECORDED IN INSTRUMENT NUMBER 2509536, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

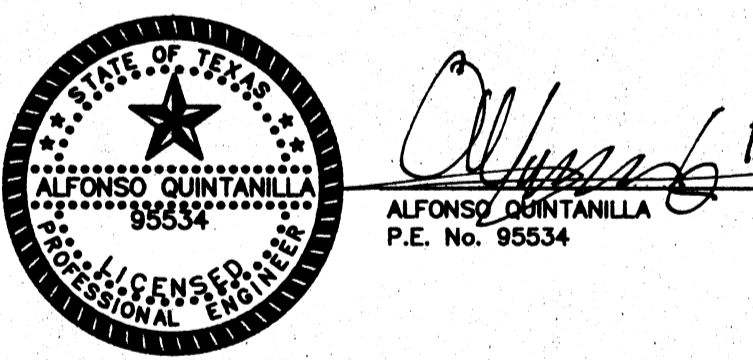
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



JULY 25, 2024
DATE

STATE OF TEXAS COUNTY OF HIDALGO

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



8-12-25
DATE

LOT AREA TABLE		
LOT	AREA (S.F.)	AC.
1	21816.38	0.50
2	21628.84	0.50
3	21788.01	0.50
4	22939.43	0.52
5	21919.47	0.50
6	21895.25	0.50
7	21871.03	0.50
8	21846.81	0.50
9	21822.59	0.50
10	21555.15	0.50
11	22088.42	0.50
12-17	21861.11	0.50
18	22088.42	0.50
19	47489.45	1.09
20	21926.69	0.50
21	21864.57	0.50
22	21802.45	0.50
23	21784.82	0.50
24	21905.14	0.50
25	28389.81	0.65
26	30258.23	0.70
27	21852.18	0.50
28	21813.55	0.50
29	21807.94	0.50
30	21802.32	0.50
31	21796.70	0.50
32	21791.28	0.50
33	21816.38	0.50
34	21859.72	0.50
35	21862.49	0.50
36	22185.45	0.51
37	22088.42	0.51
38-43	21861.11	0.50
44-45	22088.42	0.51
46-51	21861.11	0.50
52	22088.42	0.51
LOT "A" POND	68246.16	1.52

DIMENSIONS DATA		
DATA	BEARING	LENGTH
L1	S 44°48'18" E	70.89'
L2	N 45°11'42" E	70.53'
L3	N 44°56'20" W	21.21'
L4	N 45°03'40" E	21.21'
L5	S 44°56'20" E	21.21'
L6	N 44°56'20" W	21.21'
L7	S 45°03'40" W	21.21'

CURVE DATA			
CURVE	DELTA	RADIUS	CHORD LENGTH
"A"	86°03'10"	50.00'	75.10'
"B"	86°31'19"	50.00'	58.05'
"C"	28°34'17"	50.00'	24.93'

LOCATION MAP

SCALE 1=1000



INDEX OF SHEETS

SHEET 1
SHEET 1 - HEADING INDEX: LOCATION MAP AND ETC.; PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; NOTES AND RESTRICTIONS; OWNER'S DEDICATION, CERTIFICATION; PLAT ATTESTATION; COUNTY CLERK'S RECORDING CERTIFICATION; HCD NO. 1 CERTIFICATION; NORTH ALAMO WSC STATEMENT, HEALTH DEPARTMENT CERTIFICATION, HIDALGO COUNTY IRRIGATION DISTRICT No. 1 CERTIFICATION AND COUNTY JUDGE'S CERTIFICATION, REVISION NOTES.

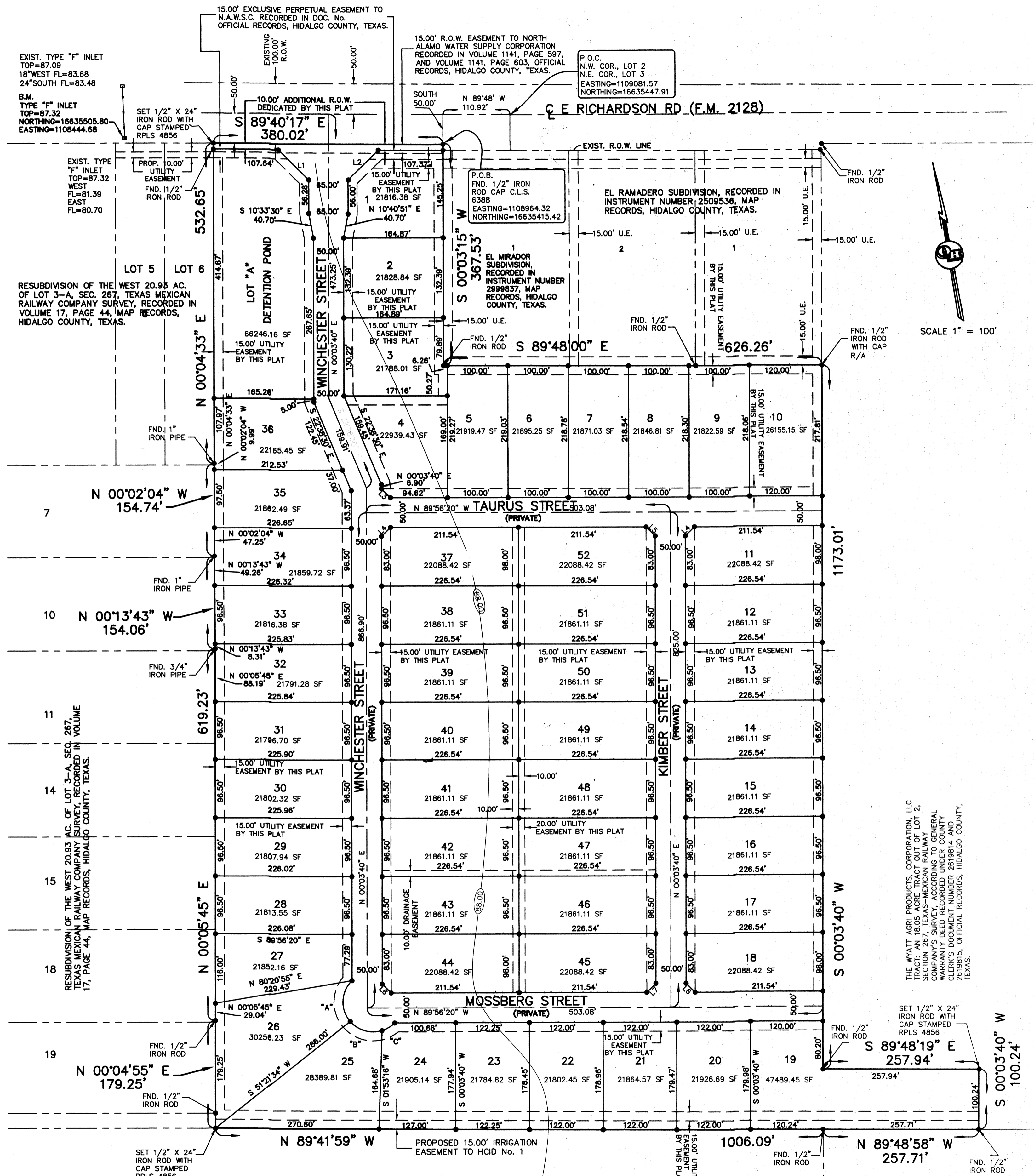
SHEET 2
LOCATION MAP, HEADING INDEX: LOCATION MAP AND ETC.; PRINCIPAL CONTACTS: MAP; LOT, STREETS, AND EASEMENT LAYOUT; LINE AND CURVE DATA; ENGINEER'S & SURVEYOR'S CERTIFICATION; COUNTY CLERK RECORDING CERTIFICATE, REVISION NOTES.

SHEET 3
WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION) SUBDIVIDER CERTIFICATE & STATEMENT.

SHEET 4
DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND DRAINAGE SWALES, MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP BY RED ROCK, L.L.C., PARTNER BY: MANUEL N. CANTU, JR., MANAGING MEMBER	2912 S. JACKSON ROAD	MCALLEN, TEXAS 78503	(956)821-8180	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(956)381-6480	(956)381-0527



RESUBDIVISION OF THE WEST 20.93 ACRES OF LOT 3-A, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, RECORDED IN VOLUME 17, PAGE 44, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 3, BLOCK 1, R.B. CURRY SURVEY No. 3, RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS.

LOT 2, BLOCK 1, R.B. CURRY SURVEY No. 3, RECORDED IN VOLUME 2, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS.

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QHA-ENG.COM

FILENAME : F:\DATA\SUBDIVS\EDINBURG\HUNTERS POINTS SUBDIVISION\ PLAT 53 LOTS			
DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
AUGUST 14, 2024	JLUIS CVZS/LG		
DATE REVISED	REVISED BY	CHECKED BY	APPROVED BY

DATE OF PREPARATION: 8-14-2024

HUNTERS POINT

A 33.22 ACRE TRACT OF LAND OUT OF LOTS 2 AND 3, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3575939, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FINAL ENGINEERING REPORT FOR HUNTERS POINT

BY: ALFONSO QUINTANILLA

REPORTE FINAL DE INGENIERIA PARA LA SUBDIVISION HUNTERS POINT

POR: ALFONSO QUINTANILLA

WATER SUPPLY: Description and Costs.

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

N.A.W.S.C. HAS AN EXISTING 6" DIAMETER WATERLINE RUNNING ALONG THE SOUTH SIDE OF RICHARDSON BLVD.

THE WATER SYSTEM FOR HUNTERS POINT CONSISTS OF 8" DIAMETER WATERLINE THAT CONNECTS WITH THE EXISTING 6" DIAMETER WATERLINE ON THE SOUTH SIDE OF RICHARDSON BLVD. THE PROPOSED 8" DIAMETER WATERLINE RUNS SOUTH ALONG THE EAST SIDE OF STREET 01, TURNS EAST ALONG THE NORTH SIDE OF STREET 03 AND IT ENDS WITH A 2" FLUSH VALVE.

ANOTHER 8" DIAMETER WATERLINE CONNECTS TO THE WATERLINE ON STREET 03 AND TURNS NORTH ALONG THE WEST SIDE OF STREET 04 AND TURNS WEST ALONG THE SOUTH SIDE OF STREET 02 AND LOOPS WITH THE PROPOSED 8" DIAMETER WATERLINE ON THE EAST OF STREET 01.

FROM THE 8" DIAMETER WATERLINE TWENTY SIX (26) 1" DUAL SERVICE LINE RUNNING TO PAIR OF LOTS BEFORE SPLITTING INTO TWO 3/4" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE WATER METER BOXES FOR EACH LOT. FROM THE 8" DIAMETER WATERLINE THERE ARE ZERO (0) 3/4" SINGLE SERVICE LINES THAT RUN TO THE METER BOXES OF THE LOTS.

THE 8" DIAMETER WATERLINE, THE 1" DUAL SERVICE LINES, THE 3/4" SINGLE SERVICE LINES, AND THE WATER METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$321,364.00 OR \$180.07 PER LOT. IN ADDITION, THE SUBDIVIDER WILL PAY N.A.W.S.C. THE SUM OF \$73,000.00 OR \$1403.84 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 MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO N.A.W.S.C. UPON REQUEST BY THE LOT OWNER OF A LOT, N.A.W.S.C. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS ESCROWED FIVE (5) FIRE HYDRANTS AT A UNIT COST OF \$3200.00 FOR A TOTAL COST OF \$16,000.00. 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.

SEWAGE FACILITIES: Description and Costs.

SEWAGE FROM HUNTERS POINT IS TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAINFIELD ON EACH LOT. THE SITE EVALUATOR (LICENSE NUMBER OS12258) HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. HIGHLIGHTS OF THE REPORT ARE AS FOLLOWS:

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$3200.00, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF'S HAVE BEEN INSTALLED. THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$16,400.00 THE HIDALGO COUNTY HEALTH DEPARTMENT WILL INSPECT AND WILL APPROVE THE INSTALLATION OF ALL OSSF BEFORE RECORDING.

EACH LOT IN THE SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE THE UNITED STATES OF AGRICULTURE SOIL CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A FINE SANDY LOAM. THE SITE EVALUATOR (LICENSE NUMBER OS 12258) HAD TWELVE (12) TEST BORINGS MADE AT OPPOSITE AREAS OF THE SUBDIVISION AT THE CENTERS OF LOTS 1, 5, 10, 15, 20, 25, 29, 33, 37, 41, 44 & 51 (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMITED AREA.) THE SOIL REPORT AS PREPARED BY THE SITE EVALUATOR (LICENSE NUMBER OS12258) INDICATES (I) EXTENDING MORE THAN 24" BELOW THE BOTTOM OF ANY EXIST. EXCAVATIONS, THE SUBDIVISION DRAINS WELL, THE 10-YEAR STORM BEING CONTAINED WITHIN THE STREET AND THE DRAINAGE EASEMENTS.

ALL SEPTIC SYSTEMS WILL BE INSTALLED BY 08-01-26

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 ESTIMATED COSTS TO INSTALL CONSTRUCTED WATER AND ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF WATER METERS.

SEWAGE FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED, WITH INSTALLATION OF SEPTIC TANKS.



Alfonso Quintanilla
P.E. No. 95534
8-12-25
DATE

SUBDIVIDER CERTIFICATION

1.- BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS TO THE LOTS MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:

RED ROCK REAL ESTATE DEVELOPMENT PARTNERSHIP
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER BY MANUEL N. CANTU, JR., MANAGING MEMBER OF HUNTERS POINT SUBDIVISION

1.- I (WE), SUBDIVIDERS OF HUNTERS POINT HEREBY CERTIFY WE (WE) HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

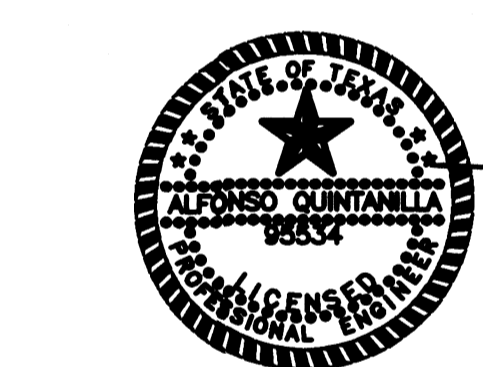
RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP
DATE
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER
BY: MANUEL N. CANTU, JR., MANAGING MEMBER
2912 S. JACKSON ROAD
MCALLEN, TEXAS 78503
PH. (956) 821-8180

STATE OF TEXAS COUNTY OF HIDALGO

BEFORE ME, the undersigned authority, on this day personally appeared
RED ROCK REAL ESTATE DEVELOPMENT GROUP, LTD., A TEXAS LIMITED PARTNERSHIP
BY: RED ROCK, L.L.C., A TEXAS LIMITED LIABILITY COMPANY
ITS: GENERAL PARTNER BY MANUEL N. CANTU, JR., MANAGING MEMBER OF HUNTERS POINT SUBDIVISION
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for purposes and considerations therein stated.
Given under my hand and seal of office this _____ day of _____, 20____.

CLARISSA QUINTANILLA
Notary ID #129615255
My Commission Expires November 04, 2025

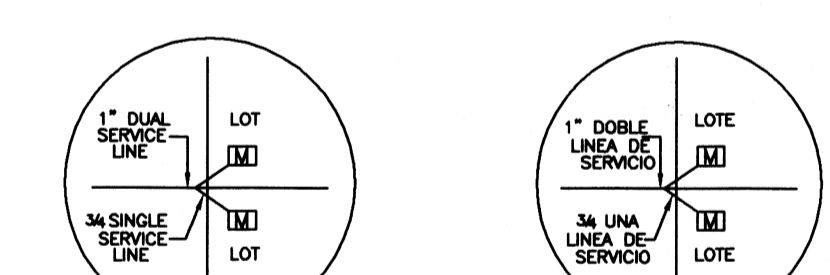
CLARISSA QUINTANILLA-NOTARY PUBLIC



Alfonso Quintanilla
P.E. No. 95534
8-12-25
DATE

B-1
TEST BORINGS
OSSF SEPTIC TANK (OSSF)

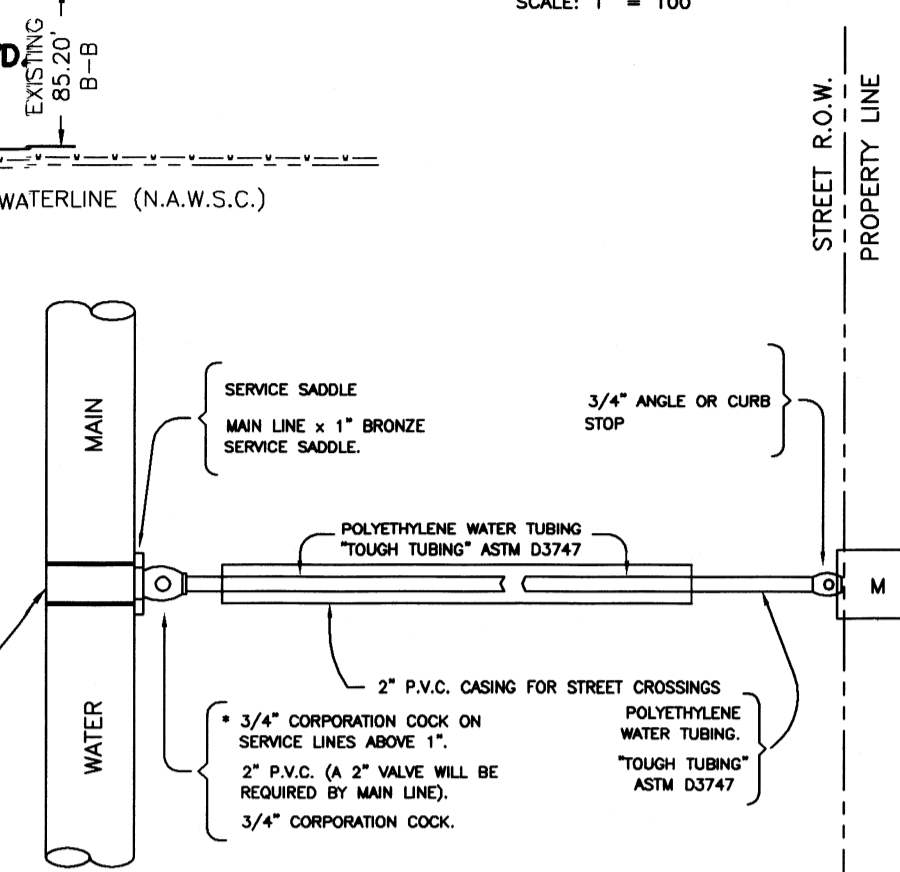
WATER METER BOX
8" WATER SUPPLY LINE
SERVICE LINES
CAJA DE MEDIDOR DE AGUA
8" LINEA DE AGUA
LINEAS DE SERVICIOS



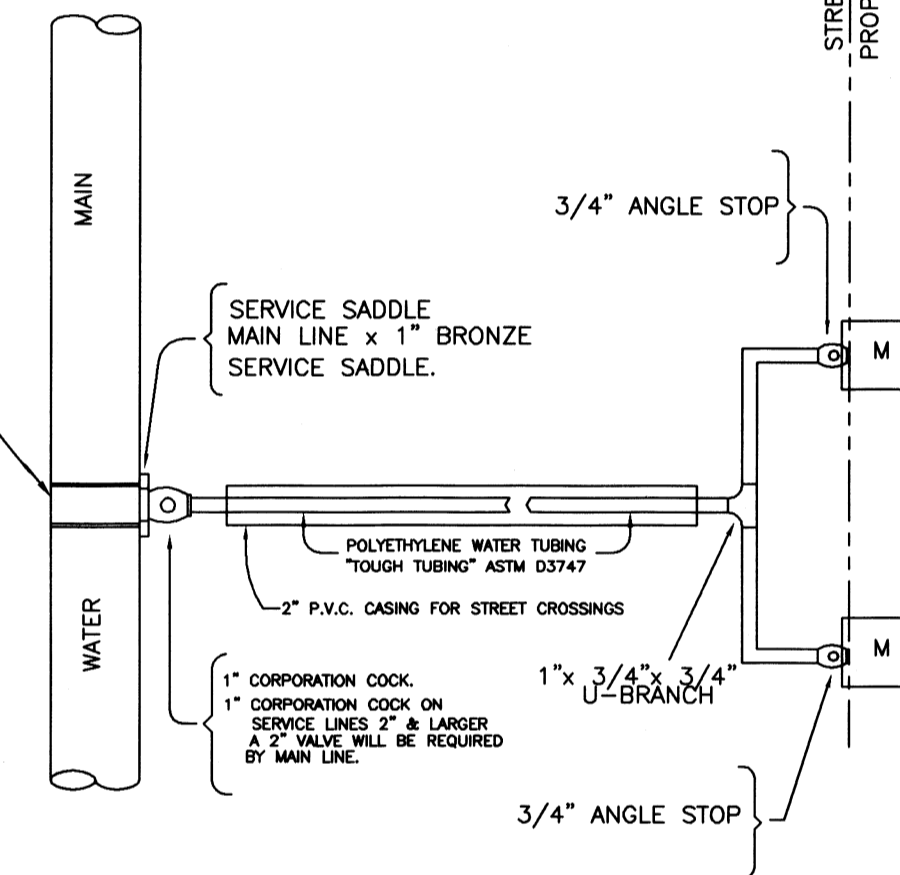
COST ESTIMATE

PAVING IMPROVEMENTS	\$ 627,800.00
DRAINAGE IMPROVEMENTS:	\$ 435,355.00
WATER DISTRIBUTION:	\$ 321,364.00
SEPTIC TANKS:	\$ 166,400.00

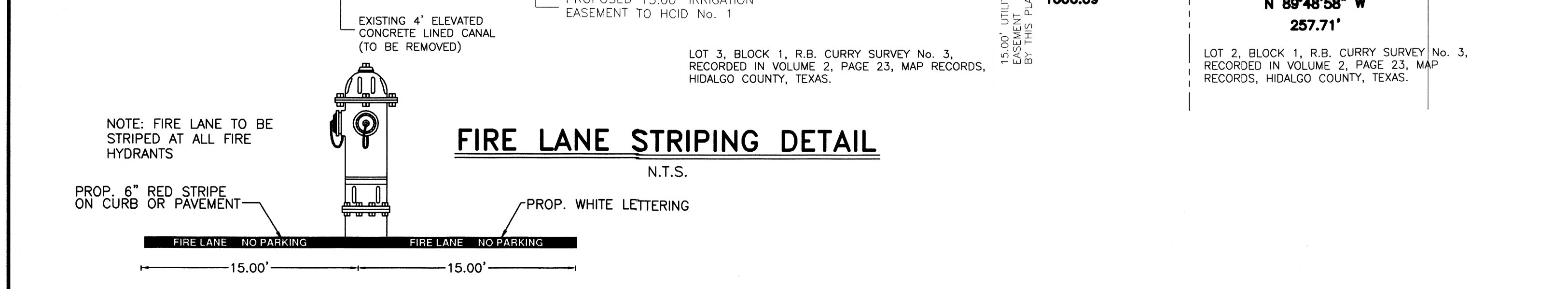
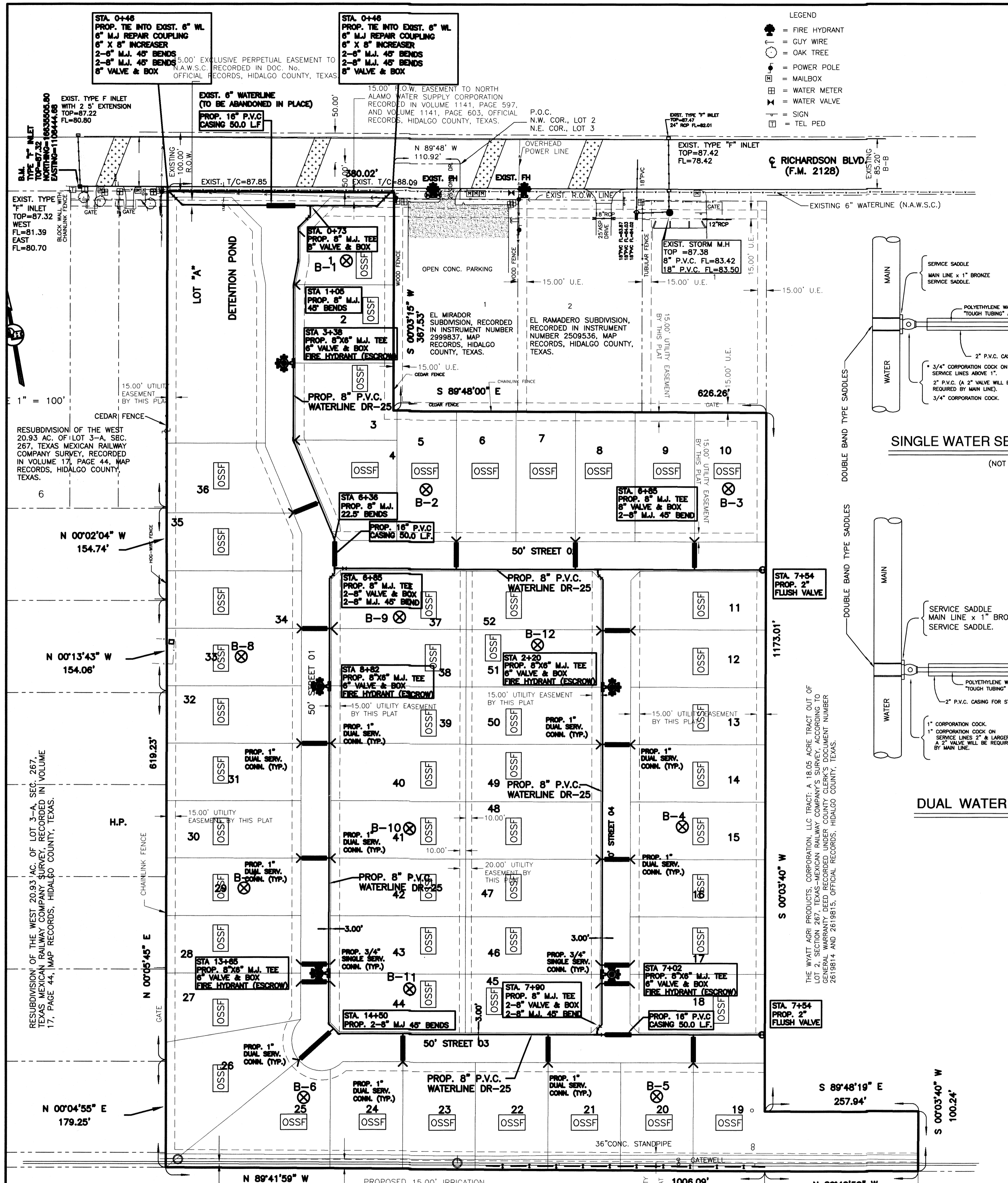
SCALE: 1" = 100'



SINGLE WATER SERVICE CONNECTION
(NOT TO SCALE)



DUAL WATER SERVICE CONNECTION
(NOT TO SCALE)



No.	Sheet	REVISION NOTES	Date	Approved

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
CONSULTING ENGINEERS LAND SURVEYORS
12-A E. STUBBS ST.
EDINBURG, TEXAS 78539
REGISTRATION NUMBER F-1513
SURVEYING REGISTRATION NUMBER 100411-00

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

SHEET NO. 3
OF 4 SHEETS

FILENAME: F:\DATA\SUB\CONTRUB\HUNTERS POINT \B-PLAT
DATE PREPARED: 2-6-2025
PREPARED BY: LG
DATE REVISD: _____
REVISD BY: _____
CHECKED BY: _____
APPROVED BY: _____

MAP OF TOPOGRAPHY AND DRAINAGE/ MAPA DE TOPOGRAFIA Y DRENAJE

HUNTERS POINT

A 33.22 ACRE TRACT OF LAND OUT OF LOTS 2 AND 3, SECTION 267, TEXAS-MEXICAN RAILWAY COMPANY'S SURVEY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 1, PAGE 16, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3575939, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

DRAINAGE REPORT FOR: MILE 2 EAST MEADOWS
BY: ALFONSO QUINTANILLA, P.E.

Hunters Point is a 33.22 acre tract of land out of Lots 2 and 3, Section 267, Texas-Mexican Railway Company's Survey, Hidalgo County, Texas, according to the plat or map thereof recorded in volume 1, page 16, map records Hidalgo County, Texas, and according to special warranty deed recorded under county clerk's document number 3575939, official records, Hidalgo County, Texas. This subdivision is located on the south side of Richardson Boulevard (F.M. 2128), approximately 250 feet east of Kenyon Road. It is in the city limits of the City of Edinburg. The proposed subdivision will consist of 53 single family lots.

The tract is Zone "X", areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and area protected by levees from 100-year flood, as per FEMA Flood Insurance Rate Map, Community Panel No. 480334 0325 D, dated on June 6, 2000 with an LDMR dated May 17, 2001.

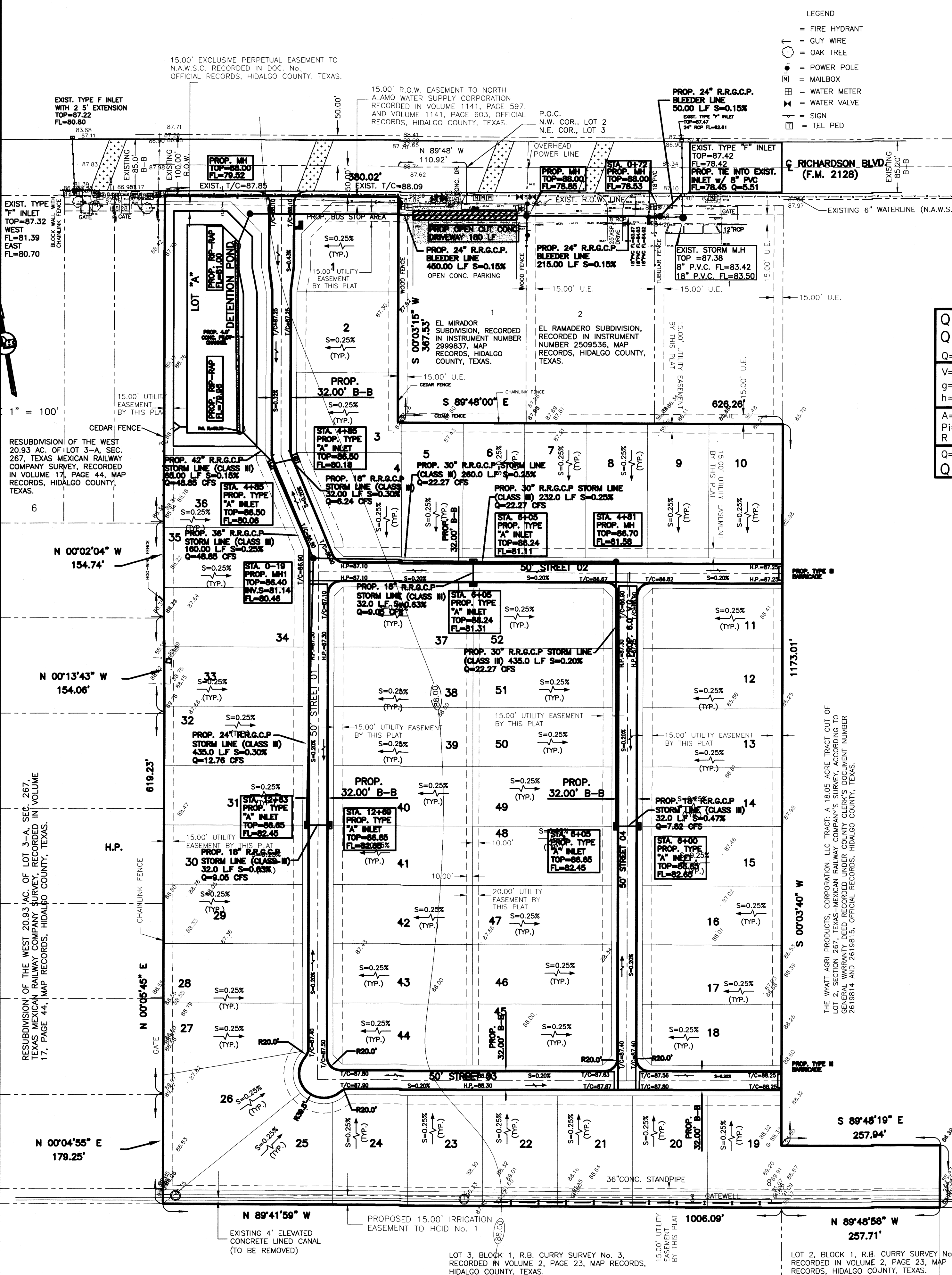
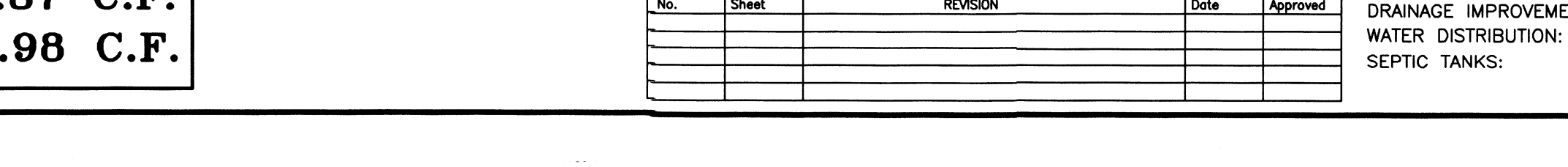
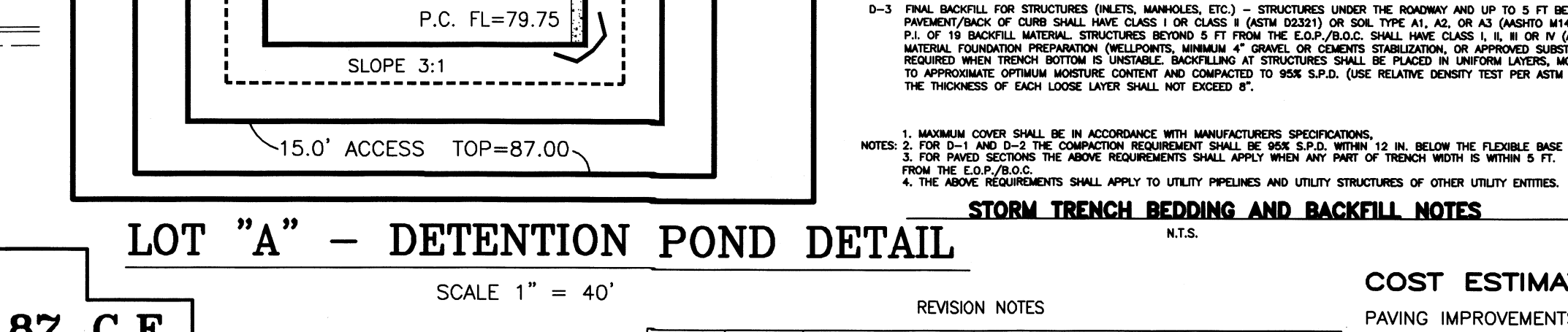
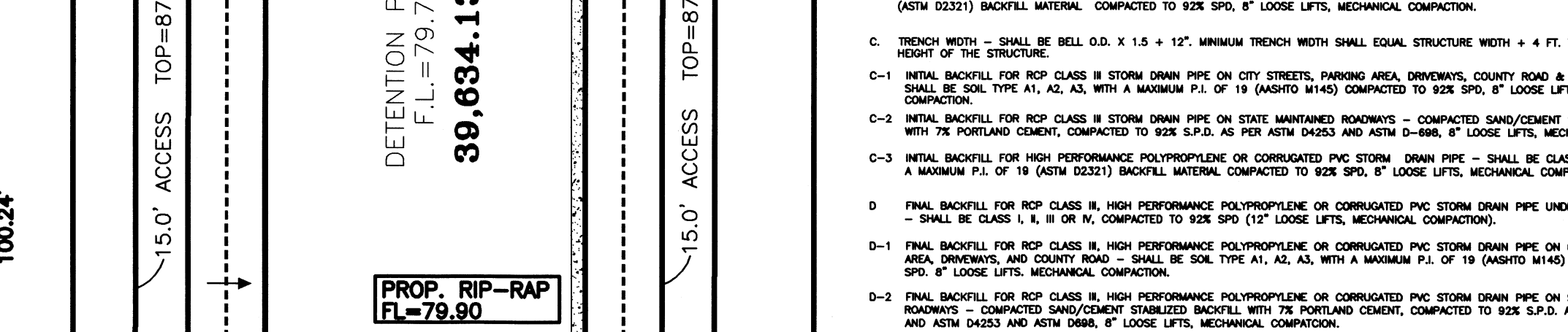
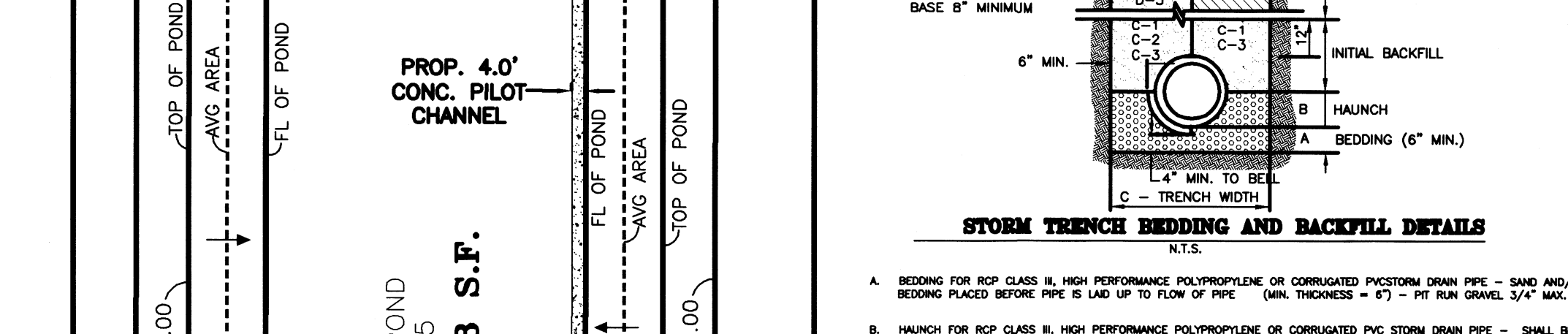
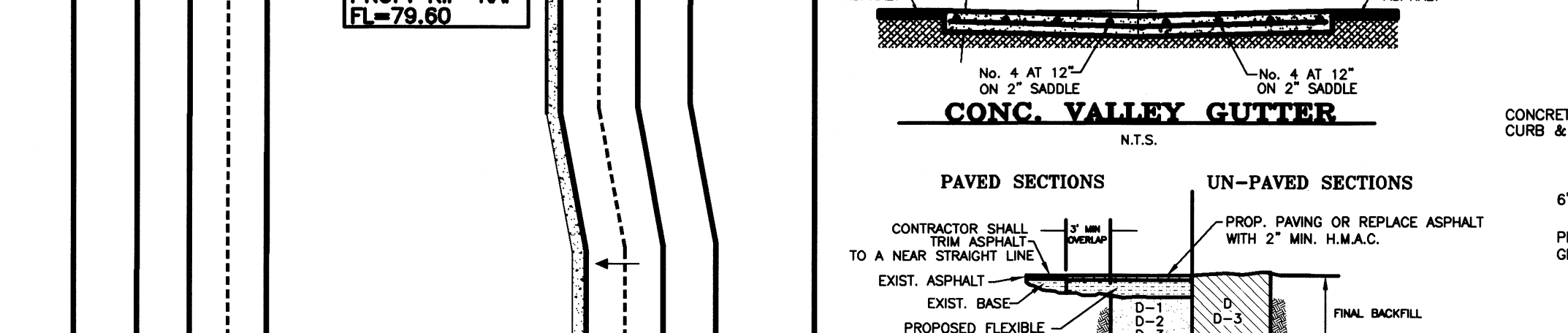
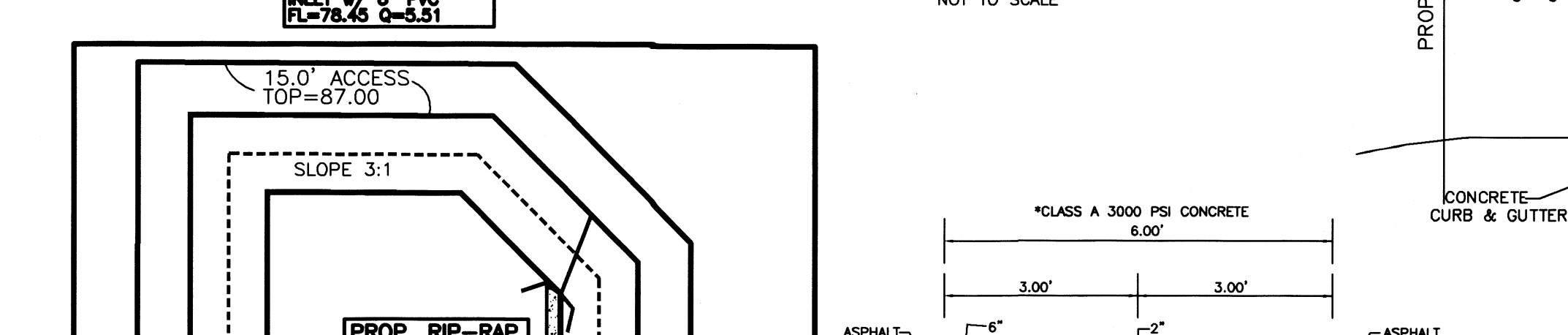
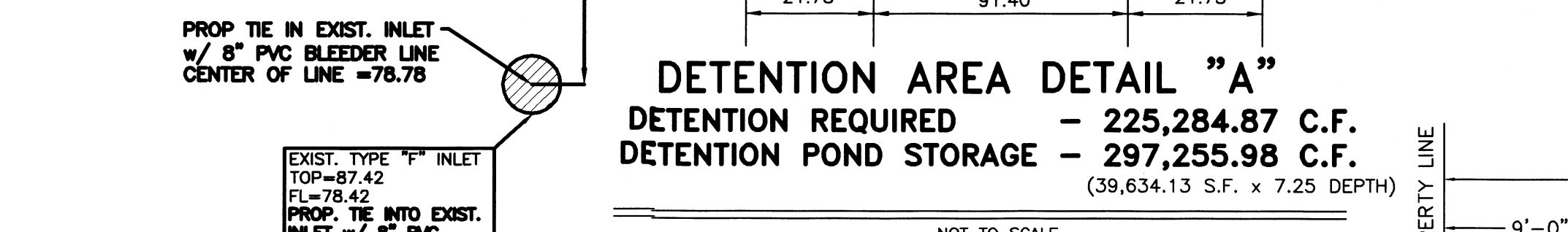
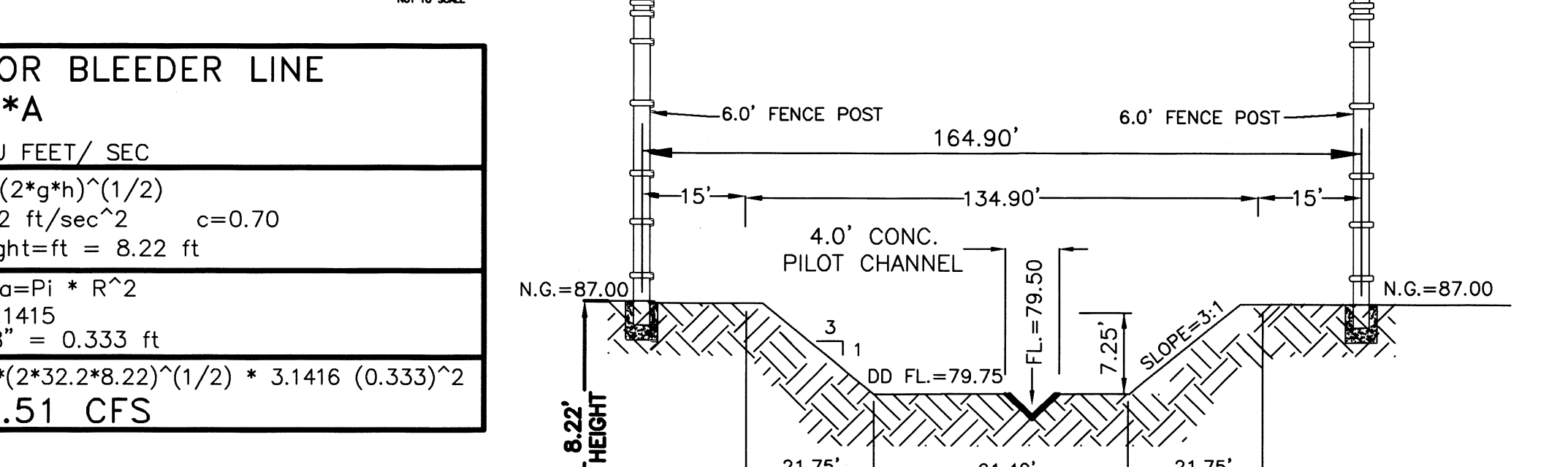
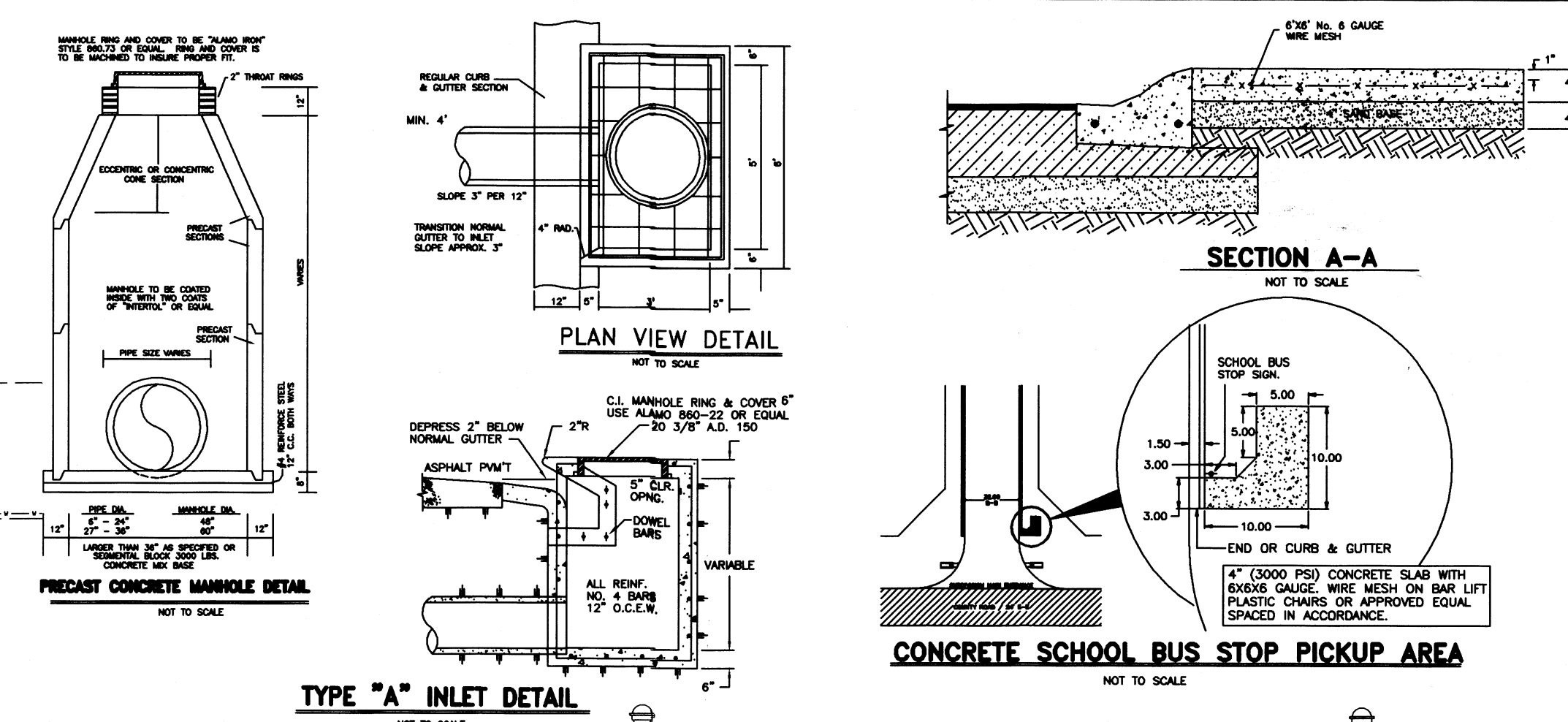
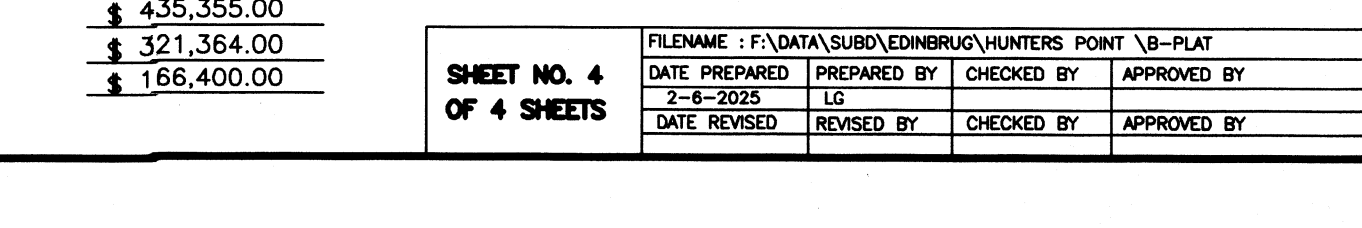
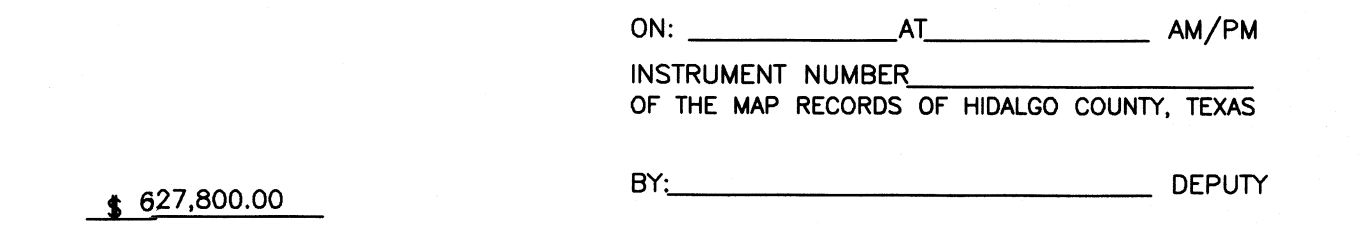
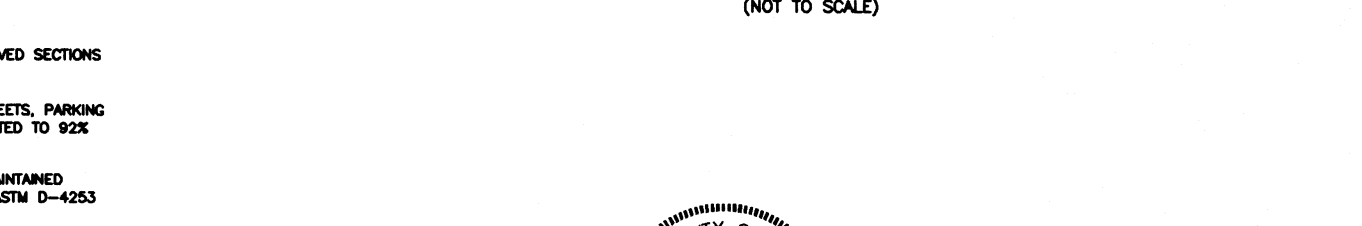
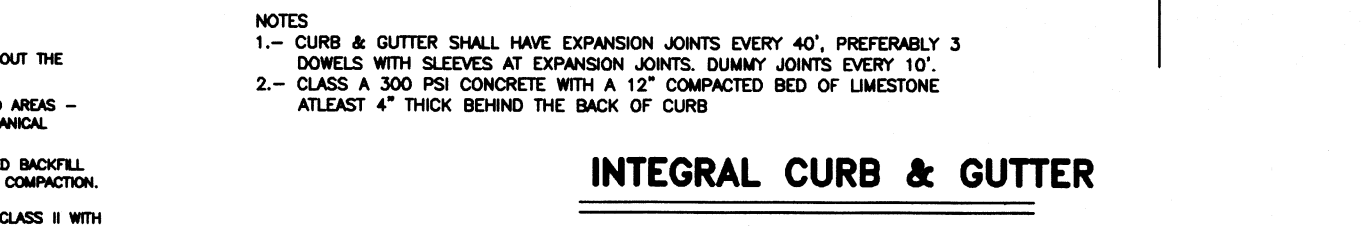
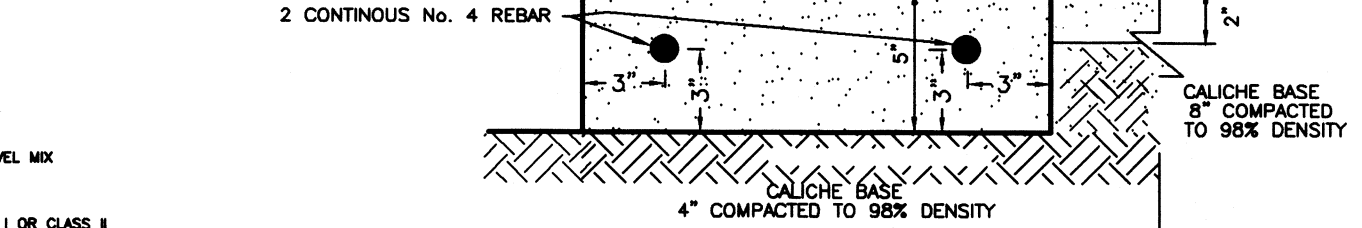
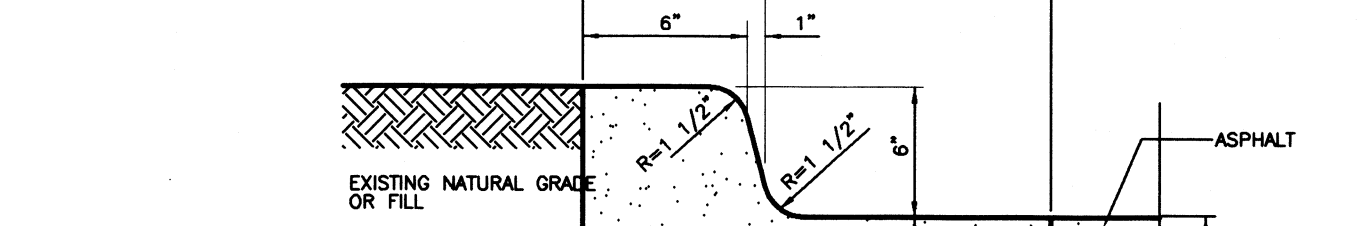
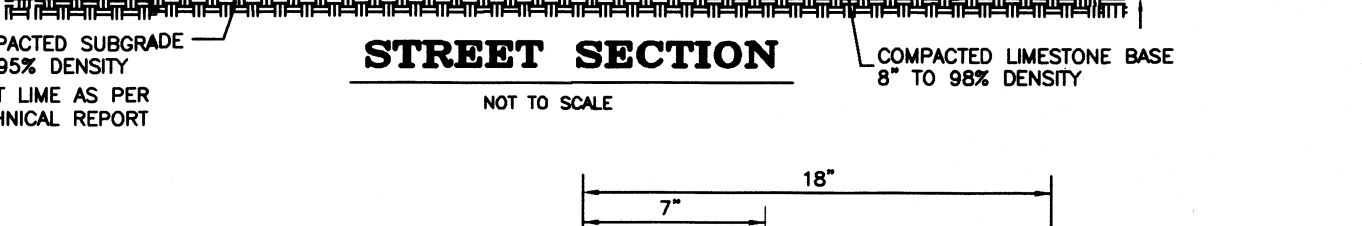
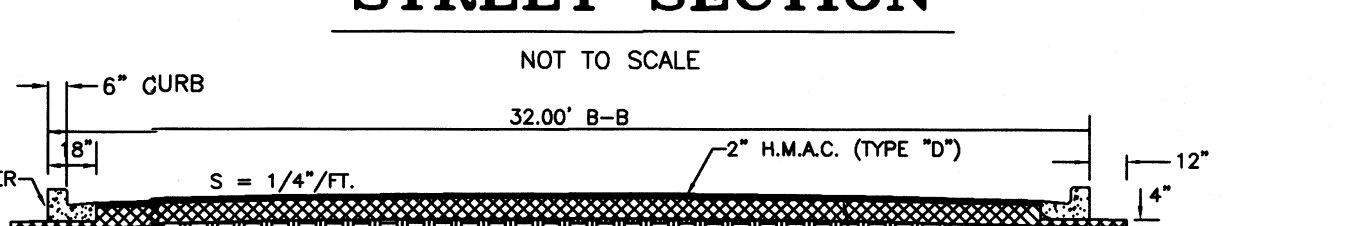
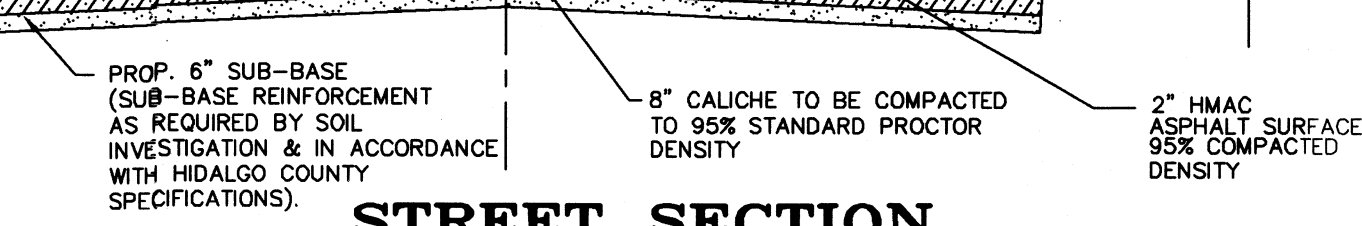
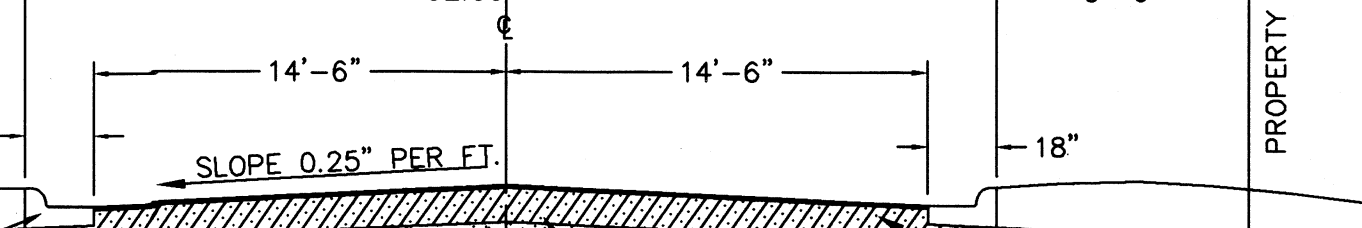
The soil is Hidalgo (2582B-Group B) and Raymondville (52-Group D). It is fine sandy loam (SM-SC), Sandy Clay Loam(SC), Clay Loam(CL), and Clay(C). This soil is well drained. Permeability is moderate. Plasticity Index has a range of 4-35. See attached Soil Survey of Hidalgo County, Texas tables.

Presently, the site has very minimal runoff in a northerly direction with an approximate 0.5% slope. The existing runoff for the proposed subdivision is Q = 13.91 cubic feet per second based on a 10-year storm.

After development the runoff will be Q=58.94 cubic feet per second for an increase of Q=45.03 cubic feet per second (50 year storm). Detention will be 229,753.99 cubic feet (5.27 acre feet) in accordance with the city's drainage requirements. Detention for the entire subdivision will be provided by the Detention Pond located on Lot "A" and will be maintained by a Homeowner's Association. The street runoff will be collected by a storm system consisting of 18", 24", 30", 36" & 42" pipes and Type "A" inlets that will discharge into the proposed detention area. A 24" bleeder line will discharge into the existing City of Edinburg Storm manhole located on the northeast corner of the subdivision. One 8" bleeder line will discharge into the existing TxDot Type "F" Inlet located on the south side of Richardson Boulevard (FM 2128).

CERTIFICATION:
BY MY SIGNATURE BELOW, I CERTIFY THAT THE FLOODPLAIN FOR ZONE "X"-SHADED (areas of 500-year flood; areas of 100 years flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and area protected by levees from 100-years flood) AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0325 D, DATED ON JUNE 6, 2000 (REVISED MAY 17, 2001 TO REFLECT LDMR) IS CONTAINED WITHIN THE DRAINAGE OF THE SUBDIVISION, AS SHOWN BELOW.

ALFONSO QUINTANILLA P.E. 8-12-25 DATE



Q FOR BLEEDER LINE
 $Q = V * A$
 $Q = CU FEET / SEC$
 $V = c(2 * g * h)^{1/2}$
 $g = 32.2 \text{ ft/sec}^2$
 $h = \text{height} = 8.22 \text{ ft}$
 $A = \text{area} = \pi * R^2$
 $R = 8" = 0.333 \text{ ft}$
 $Q = 0.7 * (2 * 32.2 * 8.22)^{1/2} * \pi * (0.333)^2$
 $Q = 5.51 \text{ CFS}$

QUINTANILLA, HEADLEY AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 124 E. STUBBS ST. EDINBURG, TEXAS 78539
 REGISTRATION NUMBER F-1513 SURVEYING REGISTRATION NUMBER 100411-00

LEGEND
 TOTAL DETENTION REQUIRED - 225,284.87 C.F.
 TOTAL DETENTION PROVIDED - 297,255.98 C.F.

LOT "A" - DETENTION POND DETAIL
 SCALE 1" = 40'
 DETENTION POND STORAGE - 297,255.98 C.F.
 DETENTION REQUIRED - 225,284.87 C.F.
 (39,634.13 S.F. x 7.25 DEPTH)

REVISION NOTES

No.	Sheet	REVISION	Date	Approved

ESTIMATE

PAVING IMPROVEMENTS	\$ 627,800.00
DRAINAGE IMPROVEMENTS:	\$ 435,355.00
WATER DISTRIBUTION:	\$ 321,364.00
SEPTIC TANKS:	\$ 168,400.00

SHEET NO. 4 OF 4 SHEETS

FILENAME: F:\DATA\SUBDIVISIONS\HUNTERS POINT -B-PLAT
 DATE PREPARED: 2-8-2025
 PREPARED BY: LG
 CHECKED BY: LG
 REVISION BY: LG
 APPROVED BY: LG