



HIDALGO COUNTY PLANNING DEPARTMENT

1304 SOUTH 25TH STREET
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

T.J. Arredondo
Director of Planning

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 06-02-2015

PROPOSED LAS COMADRES ACRES PH. III SUBDIVISION, PRECINCT No. 3.

ENGINEER: SPOOR ENGINEERING CONSULTANTS, INC. DEVELOPER: CARLOS G. LEAL JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 65 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: NORTH MILE 7 NORTH ROAD APPROXIMATELY 600 FEET EAST OF IOWA ROAD.

SUBDIVISION LIES WITHIN THE: *The rural area of the County.*

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 08-20-2014 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: STORM DRAINAGE PIPE SYSTEM AND BY ON SITE REGIONAL DETENTION POND.

DISTANCE TO A DRAIN DITCH: APPROXIMATELY 3 MILES SOUTH EAST FROM DEVELOPMENT (WEST MAIN III)

ROAD R.O.W. DEDICATION: 30 FEET ON TO IOWA ROAD AND 35 FEET ON TO MILE 7 NORTH.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 04-07-2015 By, VICTOR GALLARDO PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 04-15-2015 By, ELIZARDO "CHARDO" RAMOS Environmental Health Division Manager

SEWER SYSTEM: OSSF & SOIL ANALYSIS WERE CONDUCTED BY: JOSE A. GONZALEZ

WATER SERVICE PROVIDER: AGUA S.U.D. LINE SIZE: 8" LOCATION: MILE 7 NORTH ROAD AND IOWA ROAD.

H.C.O.E.C. PRELIMINARY APPROVAL DATE: 04-10-2015 : By MARTIN RAMIREZ Environmental Compliance Coordinator

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

A Letter of Credit Financial Institution: _____ L.O.C No. _____

Amount: \$ _____ For: OSSF(S) _____ PAVING DRAINAGE STREET SIGNS

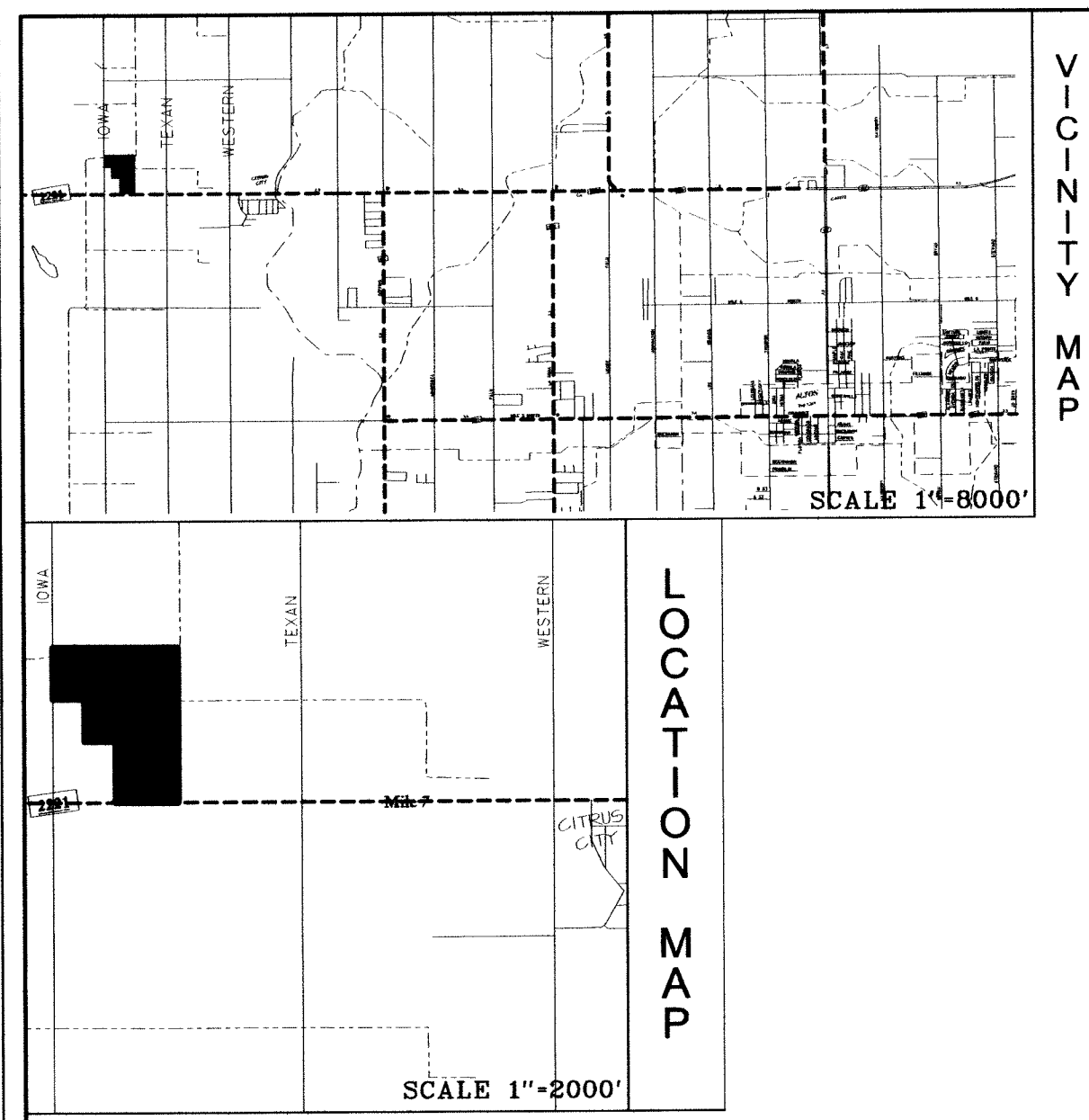
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, ____

STAFF RECOMMENDS: **Preliminary Approval** subject comments and future recommendations by planning and other Departments,

Final Approval subject to recommendations 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.



VICINITY MAP

SCALE: 1" = 100'
BASIS OF BEARING
TEXAS GARDENS
SUBDIVISION
VOL. 8, PG. 57, M/R

Location of Subdivision phase 3 with respect to the Extraterritorial Jurisdiction of a Municipality: Las Comadres Acres is located within Hidalgo County Precinct No. 3 in the Northwest Hidalgo County on the East side of Iowa Road on the North side of Mile 7 Road. The closest nearby municipality is the City of Alton, according to the official map in the office of the Secretary of the City of Alton (population 7,501). Las Comadres Acres Phase III lies approximately 5.75 Miles Northwest the Alton City limits.

CERTIFICATION SIGNATURES

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

I, Frank Flores, hereby certify that Aquo Special Utility District has approved the potable water supply plan for "Las Comadres Acres, Phase III", Hidalgo County, Texas. The Aquo Special Utility District is the holder of a Certificate of Public Convenience and Necessity issued by the State of Texas to furnish potable water to an area in Hidalgo County, Texas, that includes this subdivision, and is therefore obligated to serve this subdivision with potable water to the extent required by the laws of the State of Texas. The Aquo Special Utility District agrees that it will provide water to this subdivision at the time when all of the infrastructure requirements for the subdivision are met. Water meters are immediately available for this purpose upon completion of all water facilities show on the plat of the subdivision.

Frank Flores, General Manager
Aquo Special Utility District

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

I, CARLOS G. LEAL, JR., SUBDIVIDER, AS OWNER OF THE 44.13 AC. TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES ACRES PHASE III SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREETS, PARKS, AND EASEMENTS SHOWN HEREON.

I CERTIFY THAT I HAVE COMPLIED 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.

STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAL, JR. PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, DECLARED THAT HIS STATEMENT THEREIN IS 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 _____, 2015.

NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, STEPHEN SPOOR, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

04-15-15
STEPHEN SPOOR
REGISTERED PROFESSIONAL ENGINEER
P. E. REGISTRATION NO. 56752

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 TEX. WATER CODE 49.296(i) 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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL
UNDER LOCAL GOVERNMENT CODE 232.028 (i)
WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES ACRES PHASE III SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____ DATE _____

HIDALGO COUNTY JUDGE DATE
ATTEST: HIDALGO COUNTY CLERK DATE

THIS PLAN IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID DISTRICT IS DESIRED TO THE INDIVIDUAL LOTS IN SAID SUBDIVISION, PROVISION SHALL BE MADE FOR APPROPRIATE EASEMENT FOR THE INSTALLATION OF NECESSARY IRRIGATION FACILITIES TO SUCH LOTS FROM THE CLOSEST WATER DISTRICT DELIVERY POINT AND IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY TO INSTALL SUCH NECESSARY FACILITIES.

H.C.I.D. No. 16, PRESIDENT DATE
ATTEST: SECRETARY DATE

SUBDIVISION PLAT OF LAS COMADRES ACRES



BEING A 43.13 ACRE SUBDIVISION OUT OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 19, TEXAS GARDENS, Hidalgo County, Texas according to plat recorded in vol. 8, page 57, Map Records Hidalgo County, Texas.

LEGEND
FN - FOUND NAIL
FS - FOUND STEEL ROD
SP - SET STEEL PIN
SN - SET NAIL

INDEX

SHEETS	Date-North arrow-Main Scale-Heading-Legal description-Location Map,contacts-INDEX-Metes & Bounds-Notes-Owner dedication, certification, and attestation, all signature certifications
S-1	Notary public-Survey certificate-Engineer certificate-Drainage dedication-County certificate-County clerk's recording certificate-Revision Notes-Aquo Special Utility Certification, Hidalgo County Right Of Way Certification & Hidalgo County Assistant Chief Inspector Certification
SHEETS	Existing & Proposed Lot & Street layout .
S-2	Revision Notes-Prepared by Spoor Engineering Consultants, Inc.-Sheet Number
SHEETS	Paving and Drainage Map, Topography
D-1 and D-2	
SHEETS	Water Line Map and OSSF Plan
W-1	
SHEETS	Water and On Site Sewer Facility Reports Owner Certification and Statement
SW-1	
SHEETS	Storm Water Pollution Prevention Plan
SWP-1	

KNOW ALL MEN BY THESE PRESENTS:
THAT I, PABLO PENA III, DO HEREBY CERTIFY, THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AS DESCRIBED AND THAT THE CORNER MONUMENTS SHOWN THEREIN WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION

PABLO PENA III, RPLS NO. 5242 DATE _____

STATE OF TEXAS:
COUNTY OF HIDALGO:
I, CARLOS G. LEAL, JR., President of CK Financial Services, Inc., the General Partner of Five L Development, L.P., a Texas Limited Partnership, Owner of the land shown on this plat and designated as Las Comadres Acres, Phase III, do hereby dedicate to Hidalgo County Irrigation District No. 16, as follows:
1. Fee ownership of Canal R.O.W. along the north side of Lots 39 through 52;
2. Fee Ownership of Canal R.O.W. along the east side of Lots 52 through 56;
3. Easement for irrigation pipeline along the east side of Lots 56 through 65, and along the east side of Lot 1, and
4. Easement for irrigation pipeline along the east side of the existing 60 ft. Iowa Rd.

FIVE L DEVELOPMENT, LTD A TEXAS LIMITED PARTNERSHIP
By: CK FINANCIAL SERVICES, INC, A TEXAS CORPORATION
ITS GENERAL PARTNER

By: CARLOS G. LEAL, JR. PRESIDENT
P.O. BOX 631
MISSION, TEXAS 78572

STATE OF TEXAS:
COUNTY OF HIDALGO:
Subscribed and sworn before me on this _____ day of _____, 2015, by Carlos G. Leal, Jr., to certify which, witness my hand and seal of office.

Notary Public in and for the State of Texas
My commission expires: _____

METES & BOUNDS

A 43.13 ACRE TRACT OF LAND OUT OF LOTS 1,2,3,4,5, AND 6, BLOCK 19, TEXAS GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

BEGINNING at a steel nail found at the Southeast corner of Lot 1, for the Southeast corner of the following described tract of land said point being in Mile 7 North Road (FM# 2221):
THENCE, with the South line of Lot 1, in Mile 7 North Road, North 81 Deg. 01 Min. West, 573.0 feet to a steel nail set for the most southerly Southwest corner hereof;
THENCE, parallel to the East line of Lot 1, North 08 Deg. 59 Min. East, 284.5 feet to a steel pin set for an interior corner hereof;
THENCE, parallel to the South line of Lot 1, North 81 Deg. 01 Min. East, 153.0 feet to a steel pin set for a middle Southwest corner hereof;
THENCE, parallel to the East line of Lot 1, 2, and 3, North 08 Deg. 59 Min. East, at 15.5 feet pass the division line between Lots 1 and 2, at 315.5 feet pass the division line between Lots 2 and 3, and at 418.2 feet a steel pin found for an interior corner hereof;
THENCE, parallel to the South line of Lot 3, North 81 Deg. 01 Min. West, 363.0 feet to a steel pin found for the middle Southwest corner hereof;
THENCE, parallel to the East line of Lots 3, and 4, North 08 Deg. 59 Min. East at 197.05 feet pass the division line between Lots 3 and 4, and at 497.26 feet a steel pin found on the South line of Lot 4, for an interior corner hereof;
THENCE, with the South line of Lot 5, North 81 Deg. 01 Min. West, at 333.0 feet pass the East line of Iowa Road ROW and at 363.0 feet a steel nail found at the Southwest corner of Lot 5, for the most northerly Southwest corner hereof;
THENCE, with the West line of Lots 5 and 6, in Iowa Road ROW, at 300.0 feet pass the common West corner between Lots 5 and 6, and at 599.88 feet a steel nail found at the Northwest corner of Lot 6, for the Northwest corner hereof;
THENCE, with the projection of H.C.I.D. No. 16 canal Right of Way, South 81 Deg. 01 Min. East, at 30.0 feet pass the East line of Iowa Road ROW, and at 1452.0 feet a point for the Northeast corner of Lot 6, for the Northeast corner hereof;
THENCE, with the East line of Lots 6, 5, 4, 3, 2, and 1, South 08 Deg. 59 Min. West, at 299.34 feet pass the common East corner between Lots 6 and 5, at 599.88 feet pass the common East corner between Lots 5 and 4, at 899.82 feet pass the common East corner between Lots 4 and 3, at 1199.76 feet pass the common East corner between Lots 3 and 2, at 1499.70 feet pass common East corner between Lots 2 and 1, 1759.64 feet pass the North line of Mile 7 North Road ROW, and at 1799.64 feet the POINT OF BEGINNING; Containing 43.13 acres of land, more or less, of which the South 40.0 feet, comprising 0.53 acres, lies in Iowa Road, and the West 30.0 feet, comprising 0.41 acres, lies in Iowa Road.

- GENERAL PLAT NOTES & RESTRICTIONS**
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION, ZONE "X" (NO SHADE) FLOOD ZONE DESIGNATION, FLOOD ZONE PANEL NO. 48034-0290, REVISED JUNE 6, 2000. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.
 - SETBACKS:
FRONT: 25.0 FEET
REAR: 45.0 FEET
SIDE: 6.0 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.0 FEET
CORNER GARAGE SIDE: 18.0 FEET
 - GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING ALLOWED ON ANY OF THE INTERNAL LOTS. NO COMMERCIAL USE SHALL BE PERMITTED ON ANY OF THE INTERNAL LOTS. ONLY LOTS FRONTING ON MILE 7 MAY BE CONSIDERED FOR COMMERCIAL USE.
 - MINIMUM FINISHED FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE TOP OF CURB MEASURED AT CENTER OF LOT. 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 FINISH FLOOR ELEVATIONS, AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
 - SET BENCHMARK NAIL AT THE SOUTHEAST CORNER OF SUBDIVISION. ELEV: 123.66 N.G.V.D. 29 DATUM AND A SQUARE MARK IN CONCRETE NORTHWEST CORNER OF SUBDIVISION ELEV: 22.50 - N.G.V.D. 29 DATUM
 - DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AS SHOWN ON THE PLAT (IF NOT CONSTRUCTION SHALL BE REQUIRED TO DETAIN A TOTAL OF 278,000 CUBIC FEET OF STORM WATER RUNOFF. DRAINAGE DETENTION SHALL BE ACCOMPLISHED ON SITE AND LOCATED IN THE REGIONAL DETENTION AREA OF LOT 10.
 - NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND 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 A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
 - ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATION 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, ON ALL INTERNAL LOTS.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 2,780 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 EXCEPTS 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 STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
E. A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM HAS BEEN INSTALLED AND INSPECTED BY HIDALGO COUNTY DEPARTMENT FOR EACH LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 150 FEET ACCORDING TO THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN ON THE PLAT ARE THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
 - NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 7 ROAD ON TO LOTS 1, 2, 3, 4, 5, AND 6. A 24' FOOT SHARED DRIVEWAY ENTRANCE SHALL BE PROVIDED TO THE DRIVEWAY ON THE NORTH SIDE OF MILE 7 ROAD TO PROVIDE INGRESS AND EGRESS FROM ANGE AVENUE.
 - CARLOS G. LEAL, THE OWNER AND SUBDIVIDER OF LAS COMADRES ACRES PHASE III, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF PROVIDING AN APPROVED EASEMENT ON THE LOTS AS DESCRIBED ON SHEET W1 OF THIS PLAT.
 - REGIONAL DRAINAGE FACILITY (RDF) FOR THIS DEVELOPMENT SHALL BE DESIGNED TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE. IT IS THE RESPONSIBILITY OF THE DEVELOPER PERMIT TAKER THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED AREAS BEING PROVIDED. THE PLAT ENGINEER IS BEING GREATLY APPRECIATED FOR HIS PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.

REVISION NOTES

No.	SHEET	REVISIONS	DATE	APPROVED
1	ALL	According to planning	3/9/2015	
2	S1 and S2	Remove Lot in flood zone	4/15/2015	

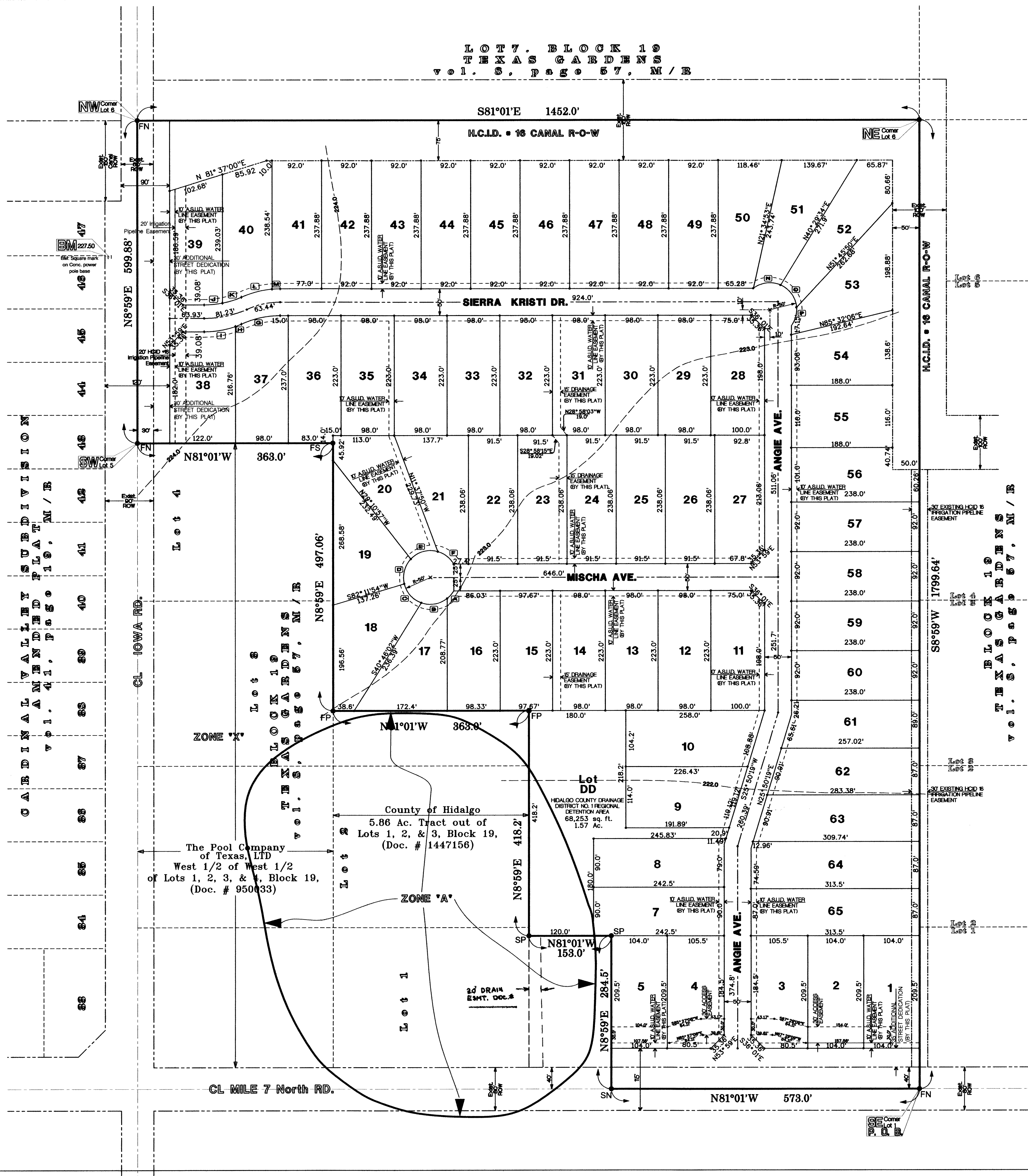
PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER(S): CARLOS G. LEAL, JR.	P.O. BOX 631	Mission, Texas 78572	(956) 581-4542	(956) 581-2807
ENGINEER: STEVE SPOOR	202 South 4th Street	McAllen, Tx-78501	(956) 683 1000	(956) 683 1002
SURVEYOR: PABLO PENA	1001 WHITINGW.	McAllen, Tx-78501	(956) 682 8882	(956) 631-7362

Prepared by:
Spoor Engineering Consultants, Inc.
FIRM # F-0003
Consulting Engineers - Civil Land Planning
309 South 4th Street
McAllen, TEXAS 78501
TEL (956) 683-1000 FAX (956) 683-1002
spooreng@stgglobal.net

SHEET NUM
S-1

LOT 7, BLOCK 19
TEXAS GARDENS
vol. 5, page 57, M/R



LOT SQUARE FOOTAGE

LOT	S.F.	ACRE
1	21,708	0.50
2	21,708	0.50
3	21,740	0.50
4	21,740	0.50
5	21,708	0.50
6	21,708	0.50
7	21,825	0.50
8	21,843	0.50
9	23,844	0.55
10	25,294	0.58
11	21,908	0.63
12	21,854	0.50
13	21,964	0.50
14	21,854	0.50
15	21,780	0.50
16	21,828	0.50
17	22,114	0.50
18	22,661	0.52
19	21,807	0.50
20	21,911	0.50

LOT SQUARE FOOTAGE

LOT	S.F.	ACRE
21	21,742	0.50
22	21,703	0.50
23	21,703	0.50
24	21,703	0.50
25	21,703	0.51
26	21,703	0.50
27	21,780	0.50
28	21,901	0.50
29	21,854	0.50
30	21,854	0.50
31	21,854	0.50
32	21,854	0.53
33	21,854	0.50
34	21,854	0.53
35	21,854	0.51
36	23,016	0.53
37	22,652	0.52
38	25,124	0.58
39	21,889	0.50
40	21,976	0.50

LOT SQUARE FOOTAGE

LOT	S.F.	ACRE
41	21,807	0.50
42	21,805	0.50
43	21,805	0.50
44	21,805	0.50
45	21,805	0.50
46	21,805	0.50
47	21,805	0.50
48	21,805	0.50
49	21,805	0.50
50	21,855	0.50
51	21,819	0.50
52	22,346	0.51
53	21,302	0.50
54	21,860	0.50
55	21,808	0.50
56	22,001	0.50
57	21,946	0.50
58	21,946	0.50
59	21,946	0.50
60	21,946	0.50

LOT SQUARE FOOTAGE

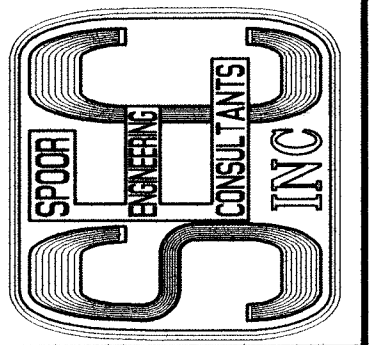
LOT	S.F.	ACRE
61	21,700	0.50
62	23,508	0.54
63	25,801	0.59
64	21,251	0.63
65	21,214	0.63
DD	68,253	1.57

CURVE DATA

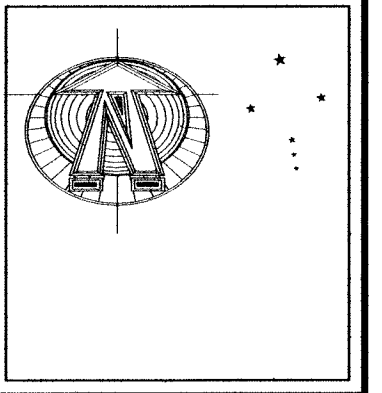
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16	50.0	19.41	22°14'48"	18.29
17	50.0	50.18	57°29'34"	44.30
18	50.0	49.39	59°35'52"	47.41
19	50.0	49.79	57°02'58"	47.75
20	50.0	54.74	62°43'44"	52.05
21	50.0	38.29	43°52'46"	37.39
22	170.83	74.32	24°55'39"	73.74
23	170.83	11.82	03°57'54"	11.82
24	170.83	59.03	18°48'00"	58.74
25	170.83	34.18	11°25'52"	34.07
26	170.83	36.72	12°19'03"	36.65
27	170.83	59.30	19°53'23"	59.00
28	170.83	15.01	08°02'15"	15.01
29	50.0	53.25	67°01'00"	53.77
30	50.0	63.90	61°24'58"	61.07
31	50.0	36.06	46°28'06"	34.28



SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003



Prepared by:
SPOOR ENGINEERING CONSULTANTS, INC.
202 South 4th, Street
McAllen, TEXAS 78501
E-Mail: spooreng@bcbglobal.net
TEL: 659 683 0000 FAX: 659 683 0002

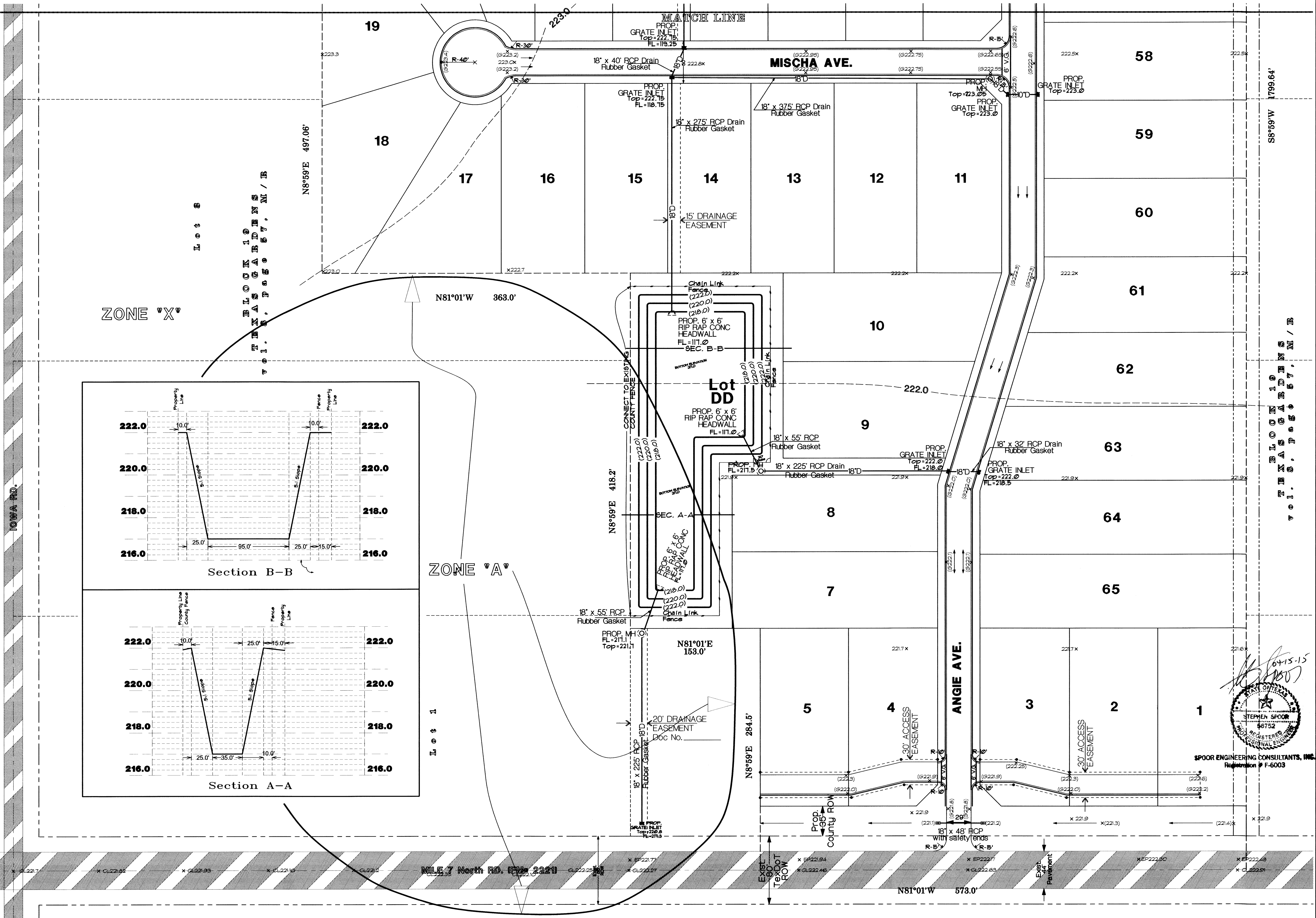


PROJECT
LAS COMADRES ACRES
PHASE III
Hidalgo County Texas

NAME OF PLAN
SUBDIVISION PLAN
FOR

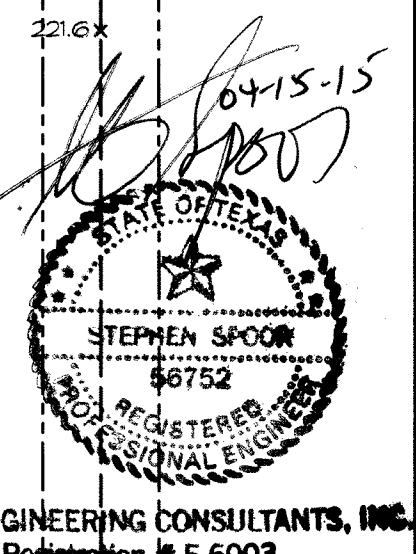
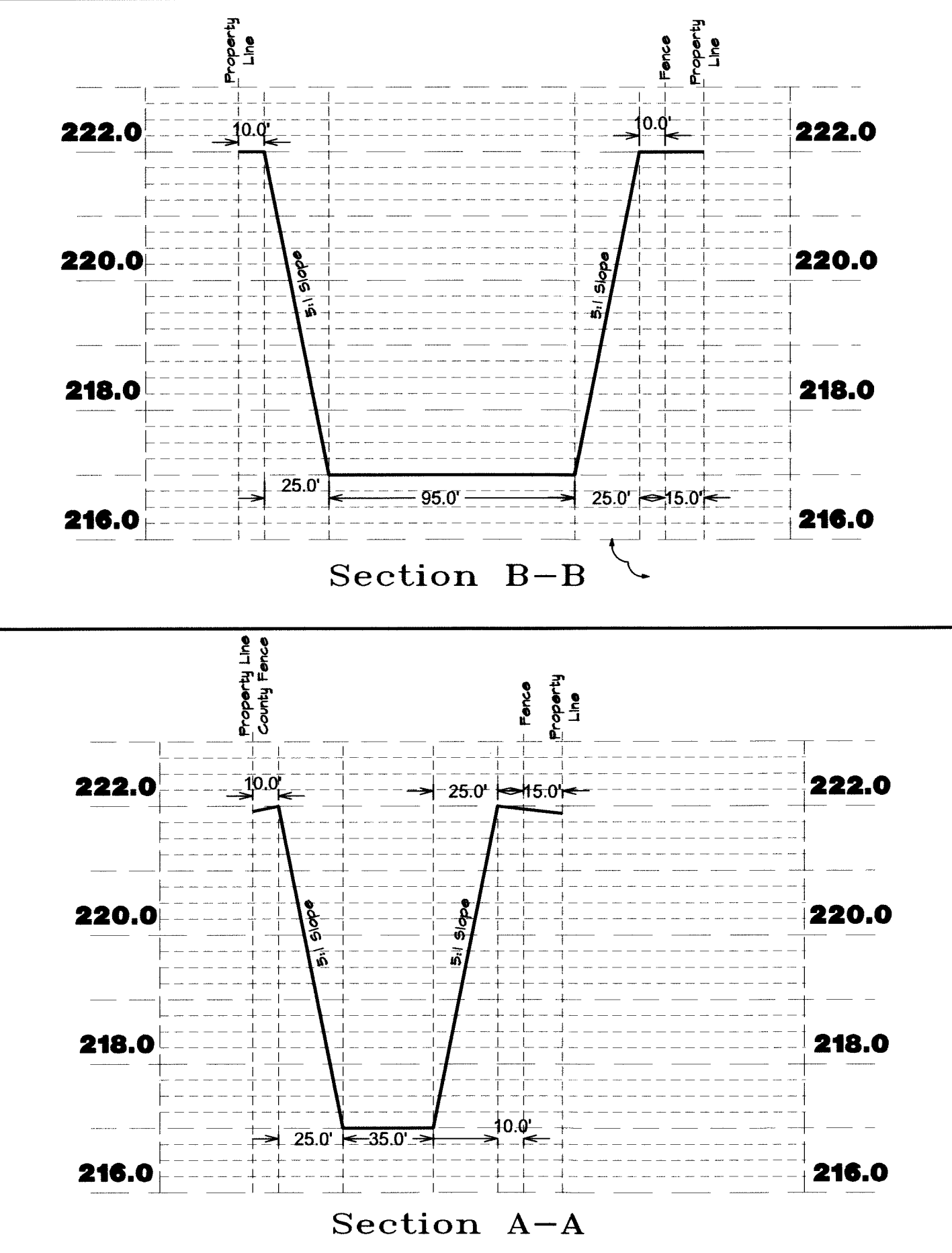
DATE: 15-April-2015
SCALE: 1" = 100'
DRAWING BY:
FB

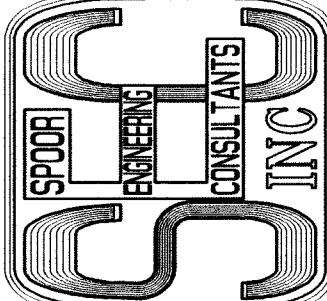
SHEET NUM.
S-2



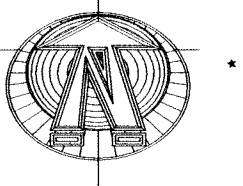
IOWA RD.
 BLOCK 19
 TRAILS GARDENS
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BLOCK 19
 TRAILS GARDENS
 Vol. 5, Page 57, NI / B





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PROJECT

LAS COMADRES ACRES

PHASE III

Madalga County Texas

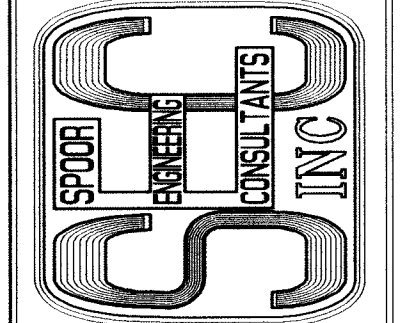
NAME OF PLAN

Grading Plan

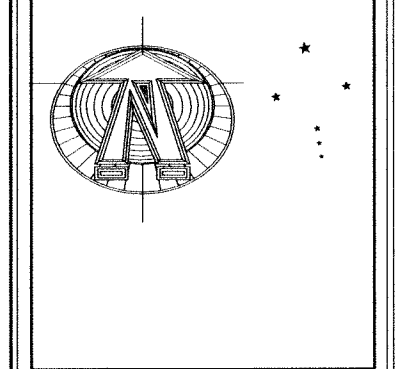
DATE: 01-Dec-2014
SCALE: 1" = 50'
DRAWING BY: FB

SHEET NUM.

D-1



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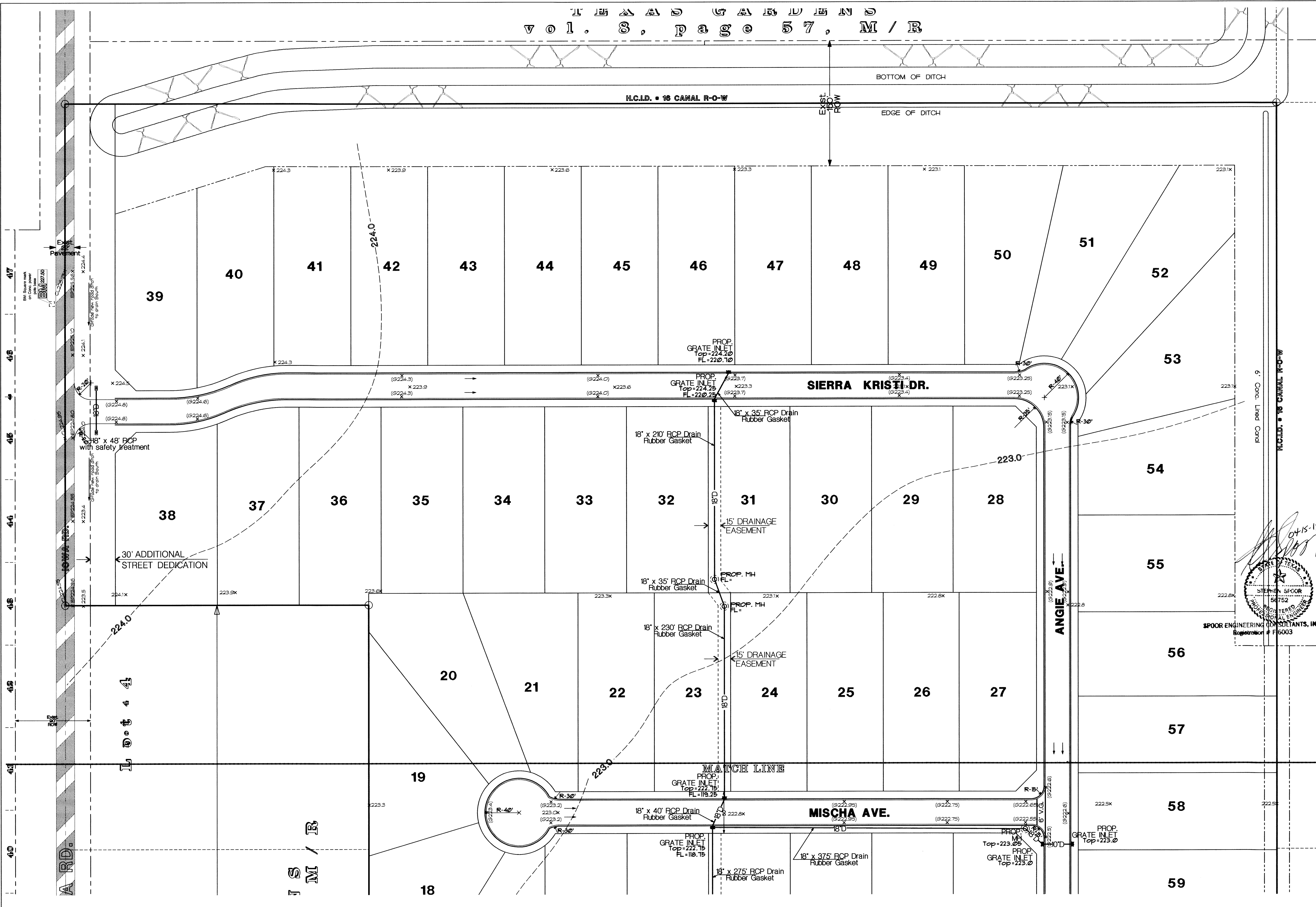


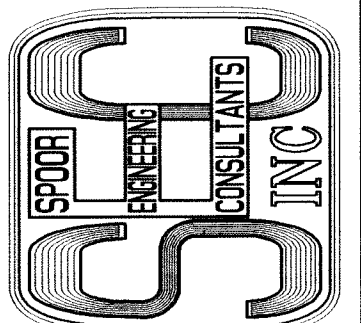
PROJECT
LAS COMADRES ACRES
PHASE III
Hidalgo County Texas

FOR
Grading Plan
NAME OF PLAN

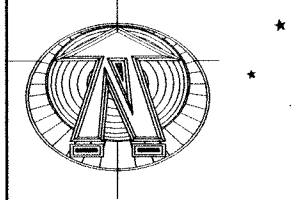
DATE: 01-Dec-2014
SCALE: 1" = 50'
DRAWING BY:
FB

SHEET NUM.
D-2





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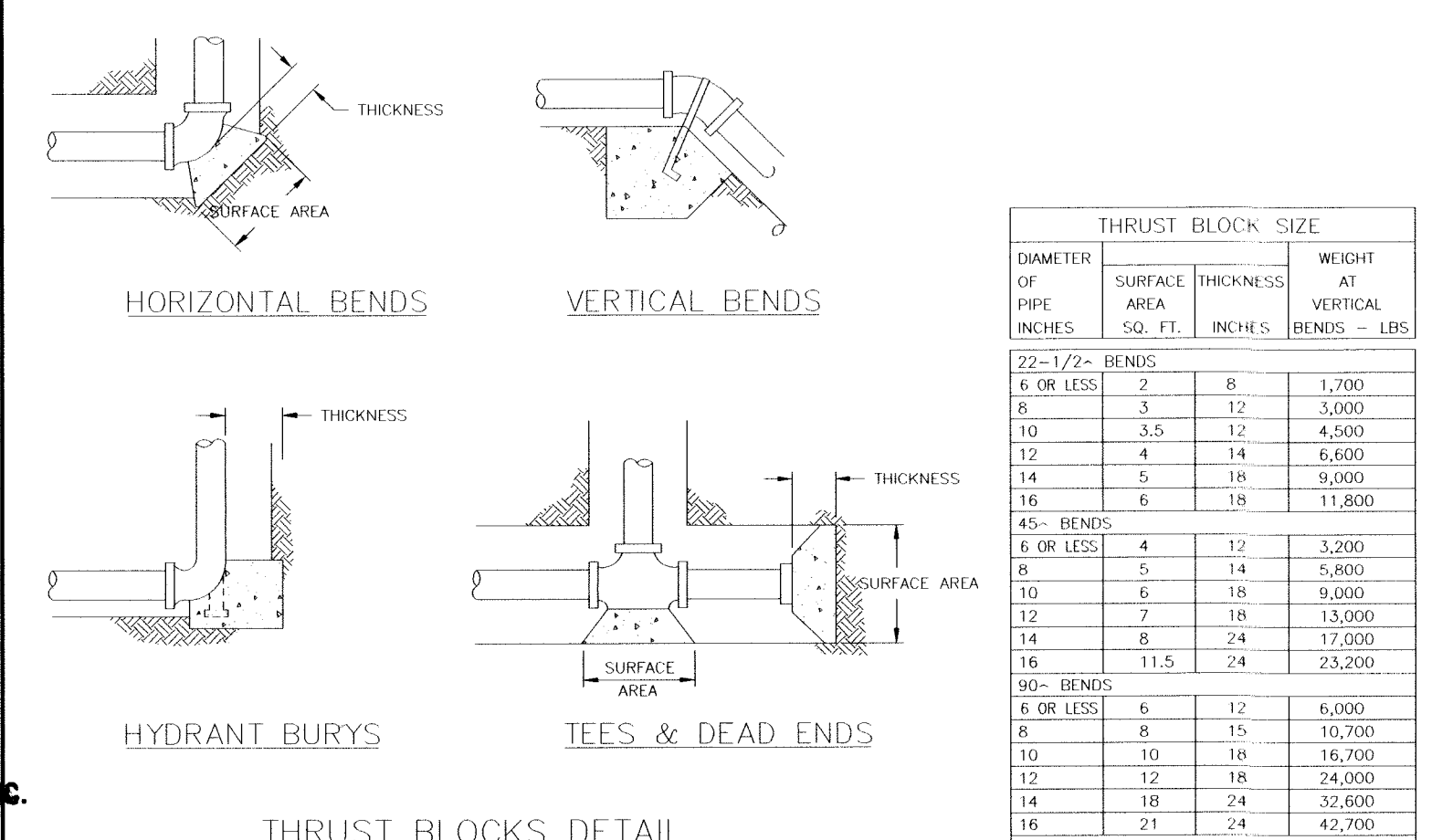
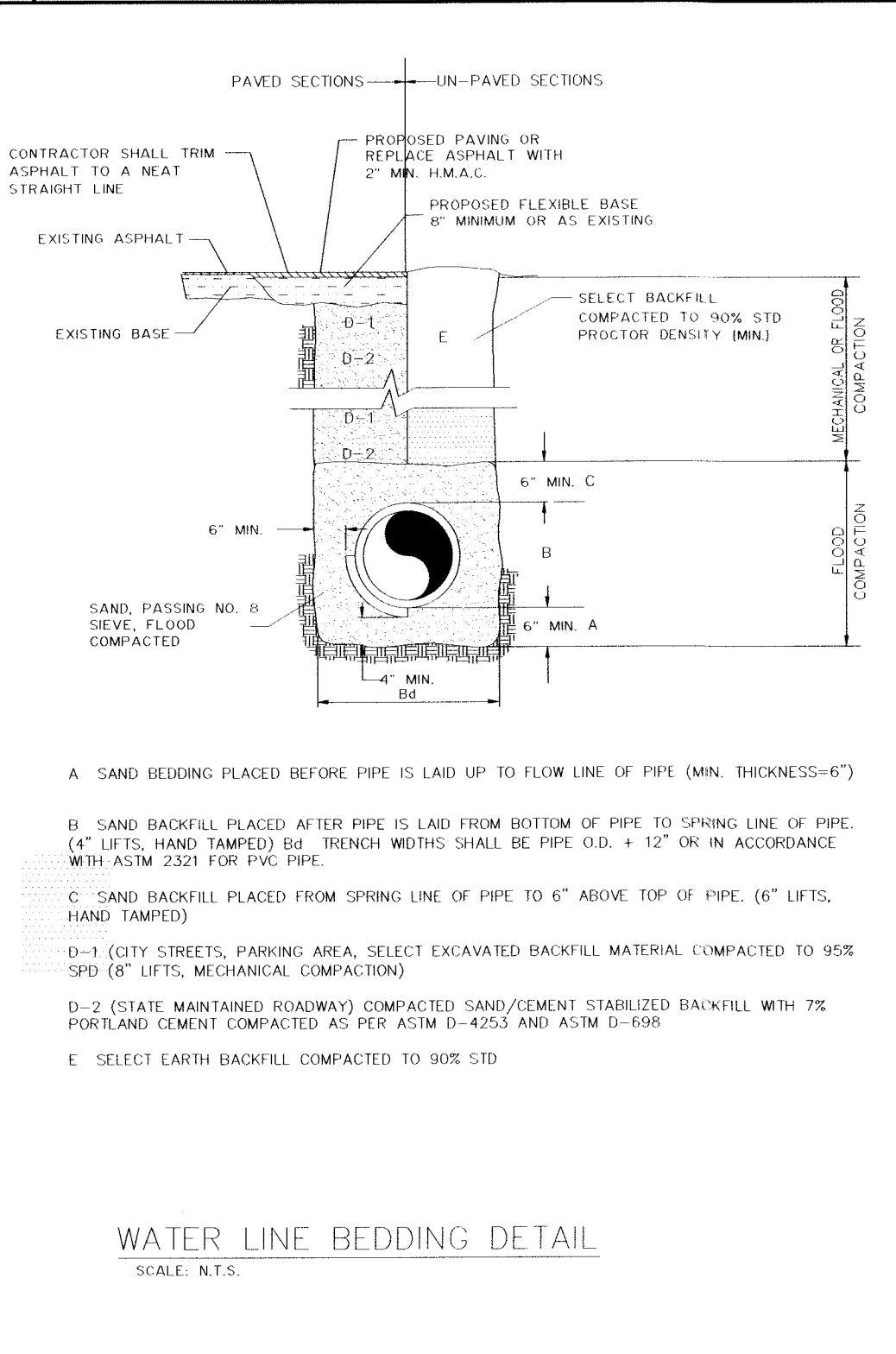
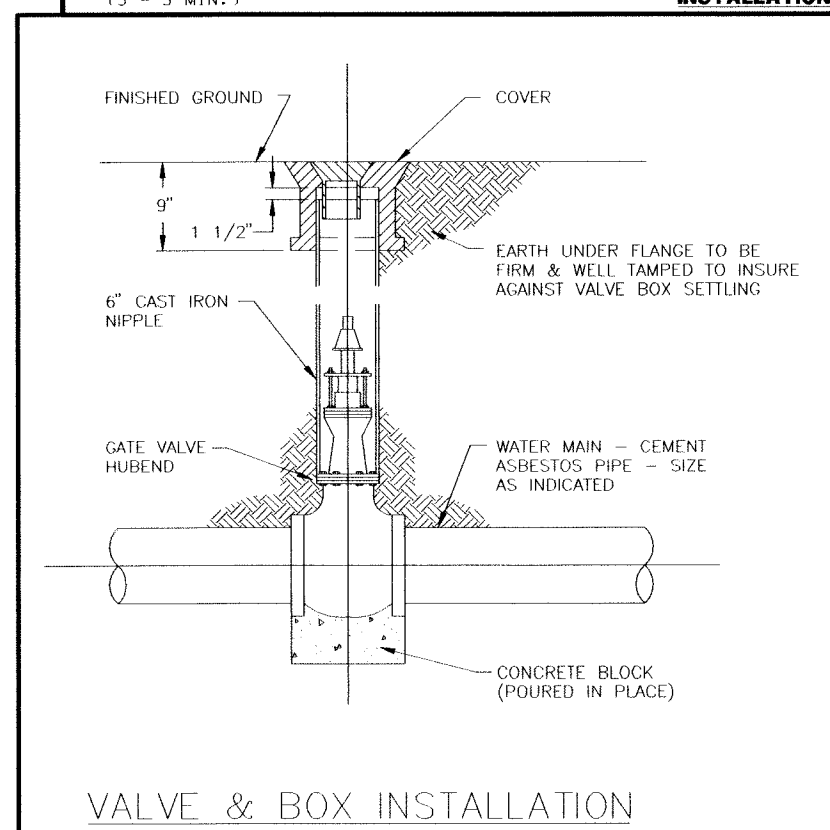
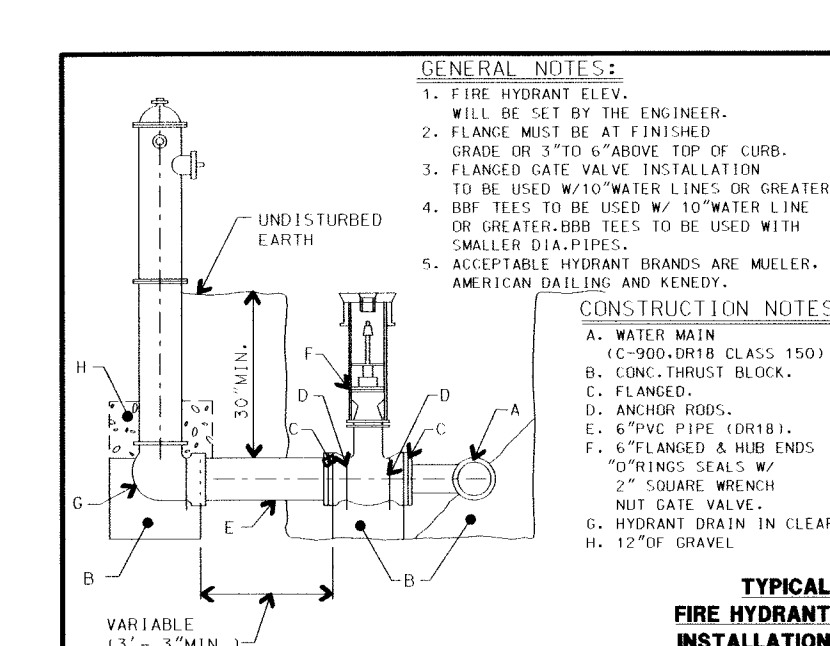
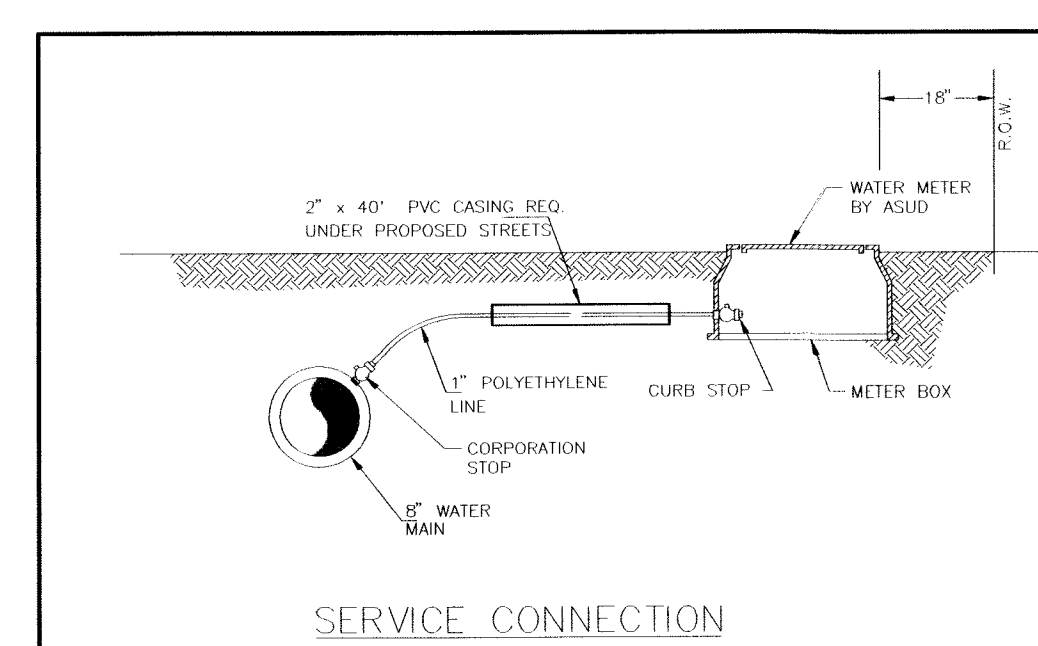
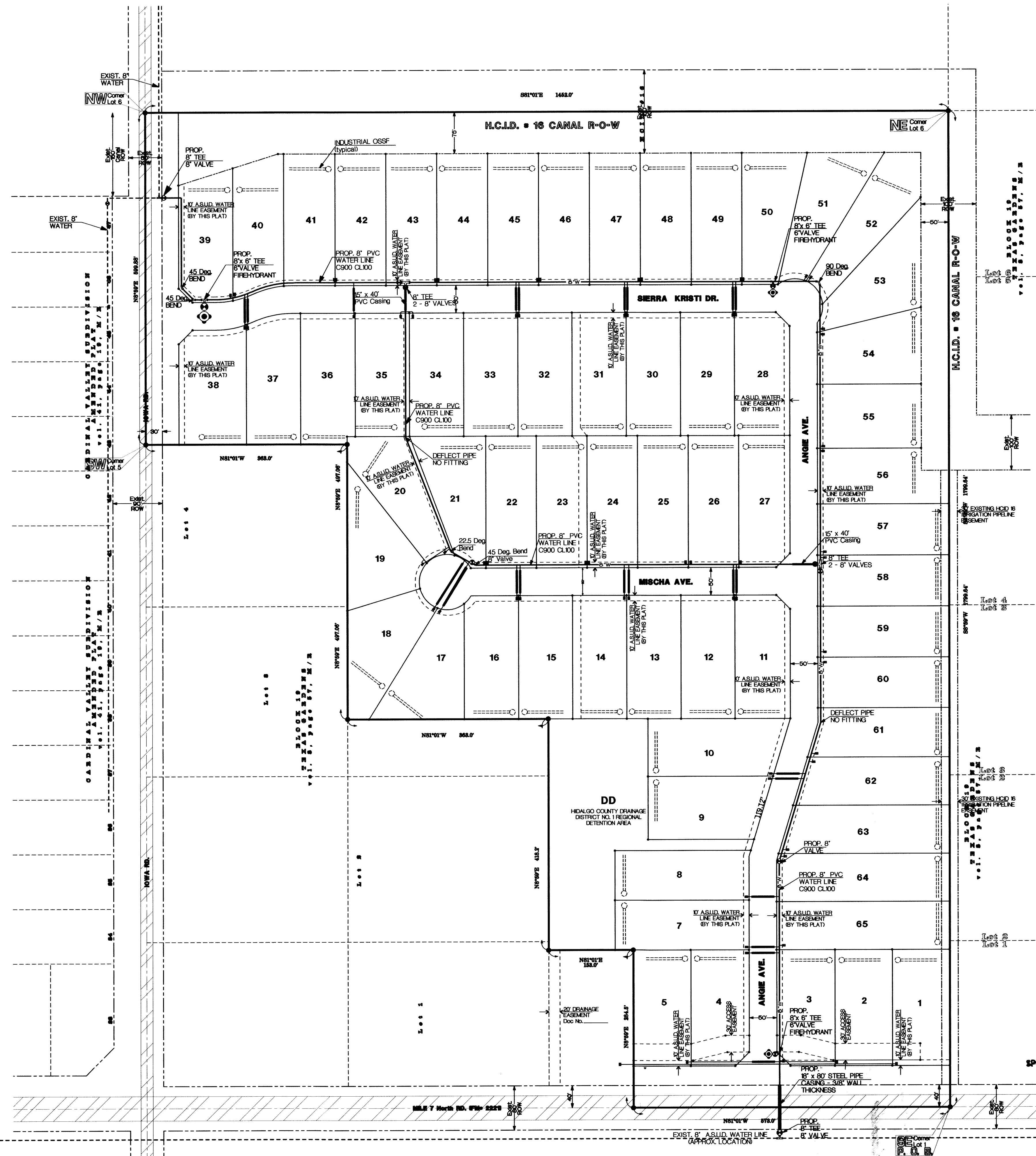


PROJECT
LAS COMADRES ACRES
PHASE III
 Hidalgo County Texas

FOR
Water and OSSF
Plan

NAME OF PLAN
DATE: 29-Oct-2014
SCALE: 1" = 100'
DRAWING BY:
 FB

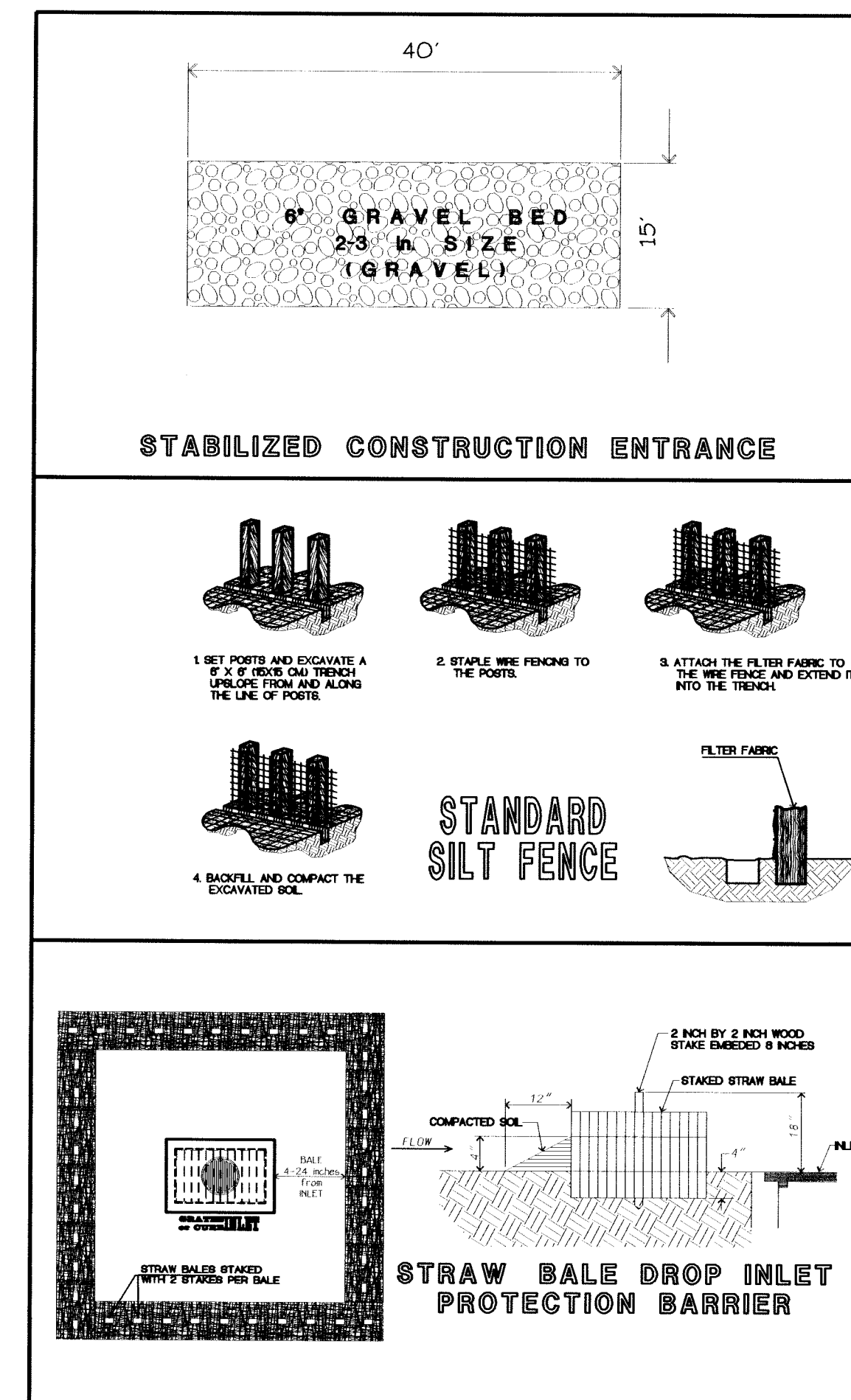
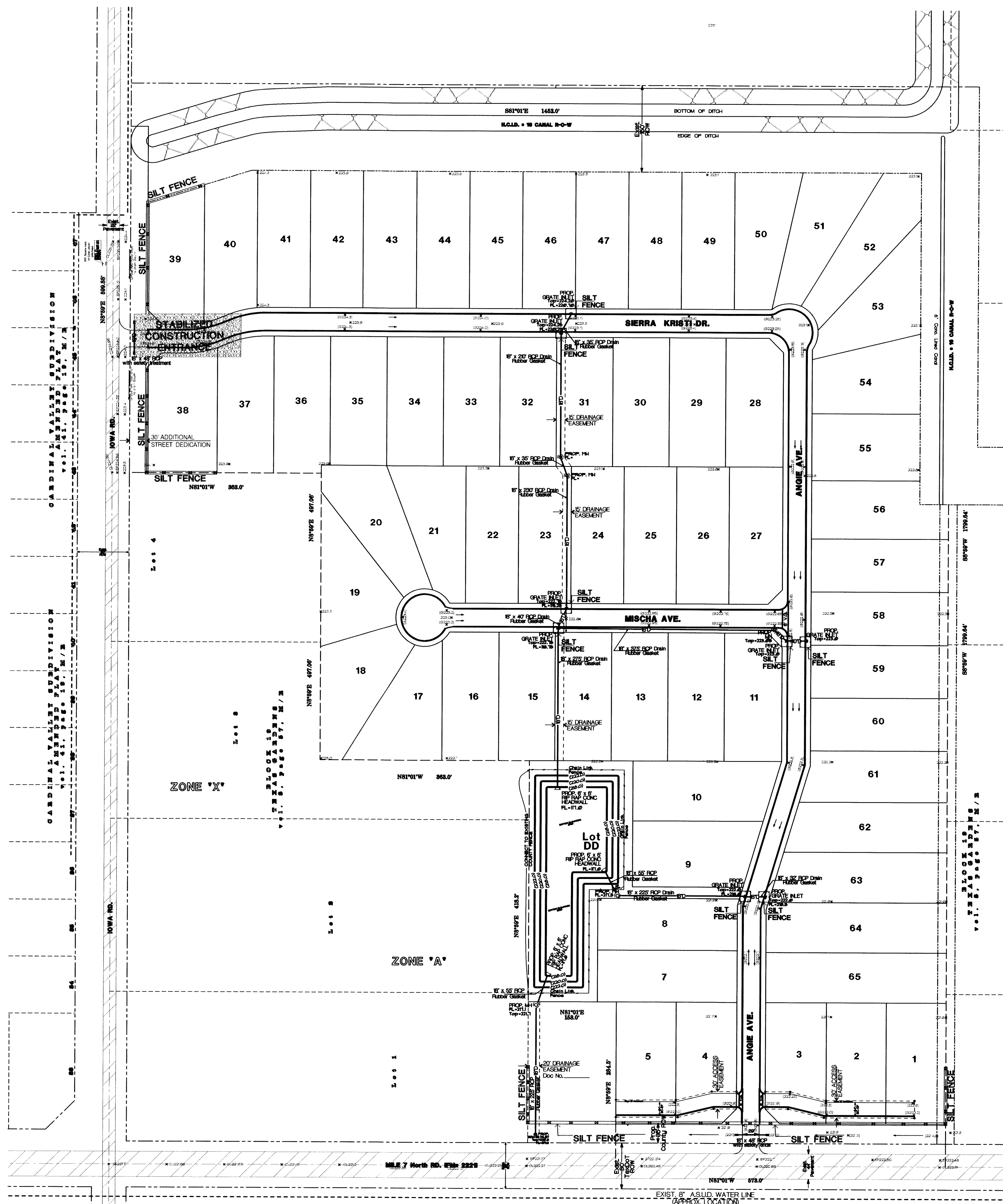
SHEET NUM.
W-1



THRUST BLOCK SIZE			
DIAMETER OF PIPE INCHES	SURFACE AREA SQ. FT.	THICKNESS INCHES	WEIGHT AT VERTICAL BENDS - LBS.
22-1/2\" BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,500
14	5	18	9,000
16	6	18	11,800
45\" BENDS			
6 OR LESS	4	12	3,500
8	5	14	5,800
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
16	11.5	24	23,200
90\" BENDS			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,000
16	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	5	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
16	15	24	---

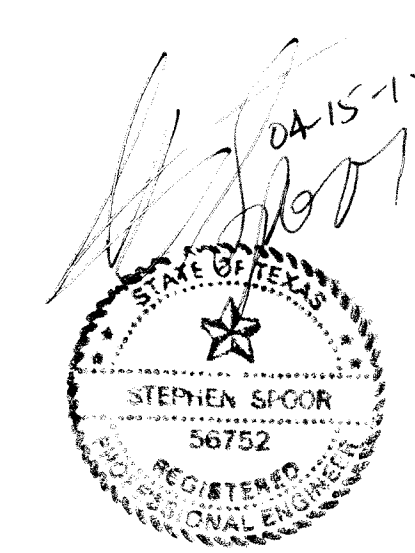
NOTE: ALL VALUES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ. FT. WITH PIPE LINE A MINIMUM OF 2 FT. OF COVER.

04-1515
 2007
 STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 56752
SPOOR ENGINEERING CONSULTANTS, INC.
 Registration # F-6003

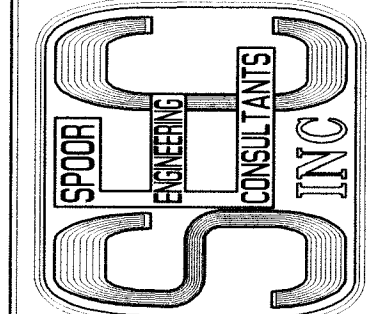


NOTES

- SILT FENCE IN LANDSCAPE AREAS TO REMAIN UNTIL LANDSCAPE IS COMPLETED.
- CONSTRUCTION SEQUENCE:
 - 1st. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
 - 2nd. CONSTRUCT PERIMETER SILT FENCE.
 - 3rd. CONSTRUCT NEW STORM DRAIN SYSTEM.
 - 4th. CONSTRUCT INLET SILT FENCES.
 - 5th. ROUGH GRADE SITE.
 - 6th. OTHER SITE WORK.
 - 7th. SILT FENCES IN LANDSCAPE AREA TO REMAIN UNTIL LANDSCAPE IS COMPLETE.
 - 8th. REMOVE SILT FENCES.



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PROJECT
LAS COMADRES ACRES
PHASE II
 San Diego County Texas

FOR
Storm Water Pollution
Prevention Plan

NAME OF PLAN

DATE: 29-Oct-2014
 SCALE: 1" = 100'
 DRAWING BY:
 FB

SHEET NUM.
SWP-1

OF SHEETS