



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: 10-27-2015

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 of 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. FINAL APPROVAL DATE: 10-16-2015 By, Victor Gallardo, Pct. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 7-20-2015 By, Elizardo "Chardo" Ramos Environmental Health Division Manager

SEWER SYSTEM: OSSF HAVE BEEN INSTALLED AND INSPECTED BY HCHD

WATER SERVICE PROVIDER: Agua S.U.D. LINE SIZE: 8" LOCATION: Mile 7 North Road and Iowa Road.

H.C.O.E.C. FINAL APPROVAL DATE: 10-16-2015 : 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:

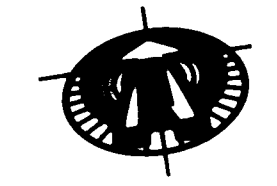
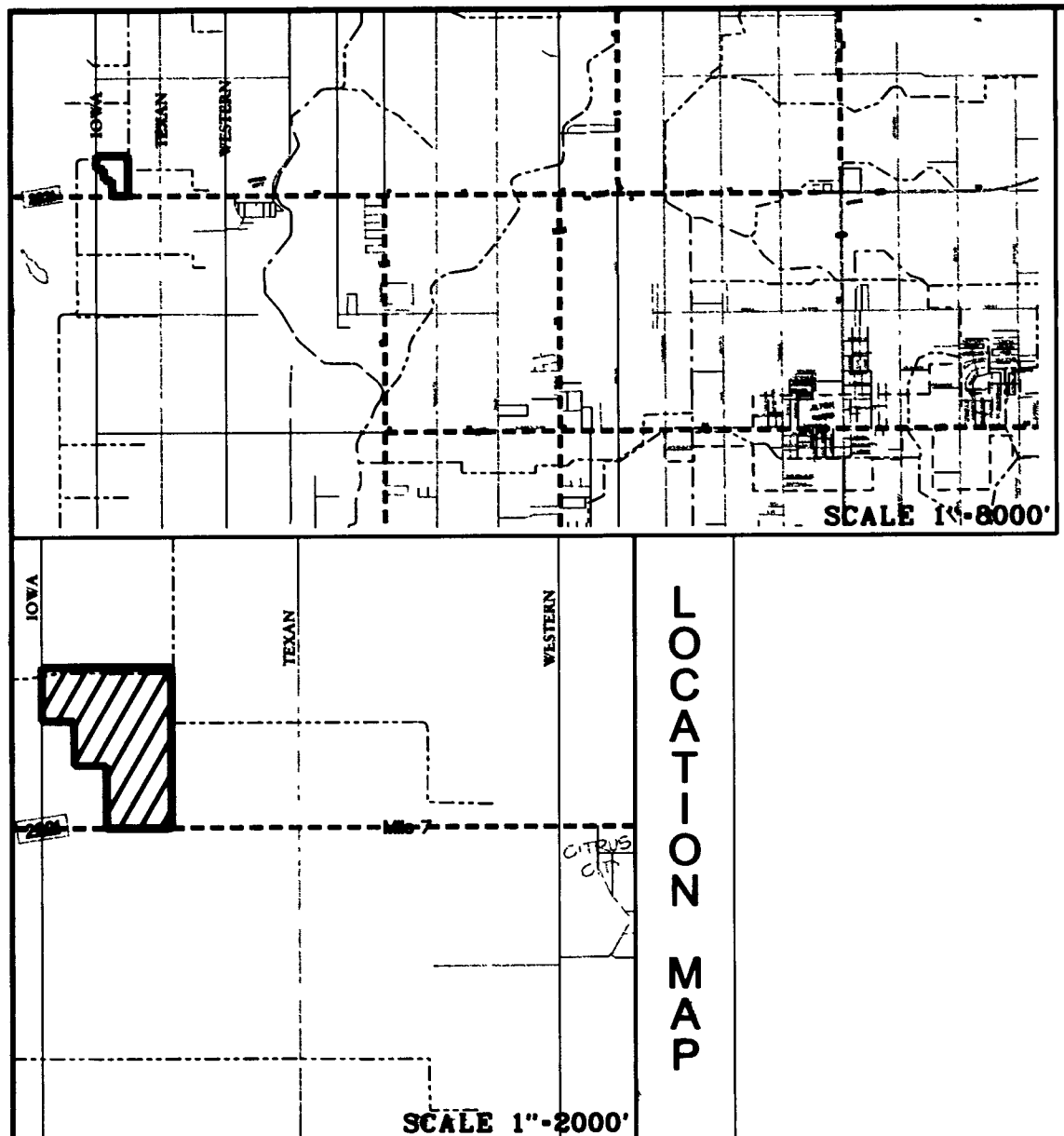
6-02-2015

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

Final Approval subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*



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 LAS COMADRES ACRES PHASE III WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

HIDALGO COUNTY ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

I, Julio Cerdo, hereby certify that Agua Special Utility District has approved the potable water supply plan for Las Comadres Acres, Phase III, Hidalgo County, Texas. The Agua 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 it is therefore obligated to serve this subdivision with potable water to the extent required by the laws of the State of Texas. The Agua Special Utility District will provide water to this subdivision of the time when all of the infrastructure requirements for the subdivision are met. Water meters shall be installed at the point of delivery of water to the subdivision. Water meters shall be installed at the point of delivery of water to the subdivision.

[Signature]
Julio Cerdo, P.E. Manager
Agua Special Utility District

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

CARKRIS, L.P., SUBDIVIDER, AS OWNER OF THE 43.13 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 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.

CARKRIS, L.P.,
a Texas Limited Partnership
by: CARKRIS GP, LLC,
a Texas Limited Liability Company,
its General Partner,
by: Carlos G. Leal, Jr., Manager
P.O. BOX 631
MISSION, TEXAS 78573

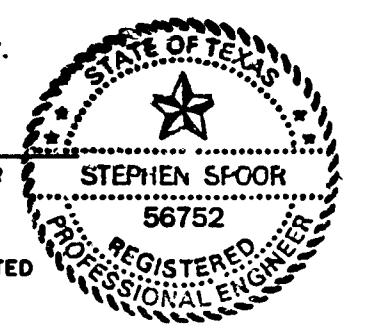
STATE OF TEXAS:
COUNTY OF HIDALGO:
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAL, JR., PROVED TO ME THROUGH HIS TEXAS DEPARTMENT PUBLIC SAFETY DRIVER'S LICENSE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, WHO, BEING DULY SWORN BY ME, 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 10th DAY OF OCTOBER, 2015.

MARIBEL ORTIZ
Notary Public, State of Texas
My Commission Expires
November 22, 2018

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.

SPoor ENGINEERING CONSULTANTS, INC.
Registration # F-6003

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 49.26(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 OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1
BY: _____

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

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.

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

KNOW ALL MEN BY THESE PRESENTS:
THAT I, CARLOS VASQUEZ, 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 THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

CARLOS VASQUEZ, RPLS NO. 4808
TSPS FIRM No. 10117600



STATE OF TEXAS:
COUNTY OF HIDALGO:
I, CARLOS G. LEAL, JR., Manager of CARKRIS GP, LLC, the general partner of CARKRIS, L.P., Owner of the land shown on this plat undesignated as Las Comadres Acres, Phase III, do hereby dedicate to Hidalgo County Irrigation District No. 16, as follows:

- Fee ownership of Canal R.O.W. along the north side of Lots 39 through 52; and
- Fee Ownership of Canal R.O.W. along the east side of Lots 52 through 56; and
- Easement for irrigation pipeline along the east side of Lots 56 through 65, and along the east side of Lot 1.

CARKRIS, L.P.,
a Texas Limited Partnership
by: CARKRIS GP, LLC,
a Texas Limited Liability Company,
its General Partner,
by: Carlos G. Leal, Jr., Manager
P.O. BOX 631
MISSION, TEXAS 78573

STATE OF TEXAS:
COUNTY OF HIDALGO:
Subscribed and sworn before me on this 10th day of October, 2015, by Carlos G. Leal, Jr., to certify which, witness my hand and seal of office.

MARIBEL ORTIZ
Notary Public, State of Texas
My Commission Expires
November 22, 2018

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 Southeast 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 315.0 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 197.06 feet, pass the division line between Lots 3 and 4, and at 497.06 feet, a steel pin found on the South line of Lot 3, 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, North 08 Deg. 59 Min. East, at 380.0 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 5, for the Northwest corner hereof; said point being in the projection of H.C.I.D. No. 16 canal Right of Way;

THENCE, with the North line of Lot 6 in said canal Right of Way, South 81 Deg. 01 Min. East, at 38.0 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 299.94 feet pass the common East corner between Lots 6 and 5, at 899.88 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 the common East corner between Lots 2 and 1, 1799.64 feet pass the North line of Mile 7 North Road ROW, and at 1799.64 feet the POINT OF BEGINNING; Containing 43.13 acres or more or less, of which the South 48.0 feet, comprising 0.53 acres, lies in Mile 7 North Road, and the West 38.0 feet, comprising 0.41 acres, lies in Iowa Road.

GENERAL PLAT NOTES & RESTRICTIONS

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" (NO SHADE) FLOOD INSURANCE RATE MAP, PANEL No. 48033A-DP00, REVISED JUNE 9, 2000. AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAN.
- SETBACKS:
FRONT: 25.0 FEET
REAR: 45.0 FEET
SIDE: 10.0 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.0 FEET
CORNER GARAGE SIDE: 15.0 FEET
- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. NO COMMERCIAL USE SHALL BE ALLOWED ANY OF THE INTERNAL LOTS. ONLY LOTS FRONTING ON MILE 7 SHALL BE CONSIDERED FOR COMMERCIAL USE.
- MINIMUM FINISHED FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 1' ABOVE TOP OF CURB MEASURED AT CENTER OF LOT ELEVATION POINT. THIS MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE ZONE "X" FLOOD ZONE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VENTURE ZONE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL CONSTRUCTION WITHIN THE FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- SET BENCHMARK NAIL AT THE SOUTHWEST CORNER OF SUBDIVISION. ELEV. TO BE 10.0 FEET DATUM AND A SOLAR MARK IN CONCRETE NORTHWEST CORNER OF SUBDIVISION ELEV. 227.50 - N.A.S.D. 29 DATUM
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 16 AND HIDALGO COUNTY REQUIREMENTS, THE DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 278,000 CUBIC FEET OR EQUIVALENT OF THIS AMOUNT OF DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL 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, SHURPS, TREES, OTHER PLANTINGS EXCEPT HOUSES THAT EXCEEDS 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 COMPLETES 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 EXEMPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT.
E. A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINAGE FIELD SYSTEM HAS BEEN INSTALLED AND INSPECTED BY HIDALGO COUNTY DEPARTMENT FOR EACH LOT.
- THERE ARE NO WATER WELLS WITHIN 100 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 10.0 FEET ACCORDING TO THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SHOWING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM THE ROAD INTO LOTS 1 & 2. DRIVEWAY ACCESS SHALL BE PROVIDED FROM THE SAVED MILE 7 ROAD TO PROVIDE ACCESS AND EGRESS FROM THE SAVED MILE 7 ROAD.
- CARLOS G. LEAL, THE OWNER AND SUBDIVIDER OF LAS COMADRES ACRES PHASE III, HAS AN APPROVED OSSF PLAN AS DESCRIBED ON SHEET S-1 OF THIS PLAT.
- REGIONAL DRAINAGE FACILITY (RDF) FOR THIS DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE TCEQ AND HIDALGO COUNTY MODEL SUBDIVISION RULES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID RDF.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIL AND ACCOMPANATE MORE DETAILED PLANS AND STATEMENTS THAT THE DETENTION REQUIREMENTS ARE MET. THIS PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THE 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	4/5/2015	
3	S1 and S2	Show new Owner info.	10/05/15	

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) 581-2007
ENGINEER: STEVE SPOOR	202 South 4th Street	McAllen, Tx-78501	(956) 683 1000	(956) 683 1002
SURVEYOR: CVO Land Surveyors	517 Beaumont Avenue	McAllen, Texas 78501	(956) 618-1511	(956) 618-1547

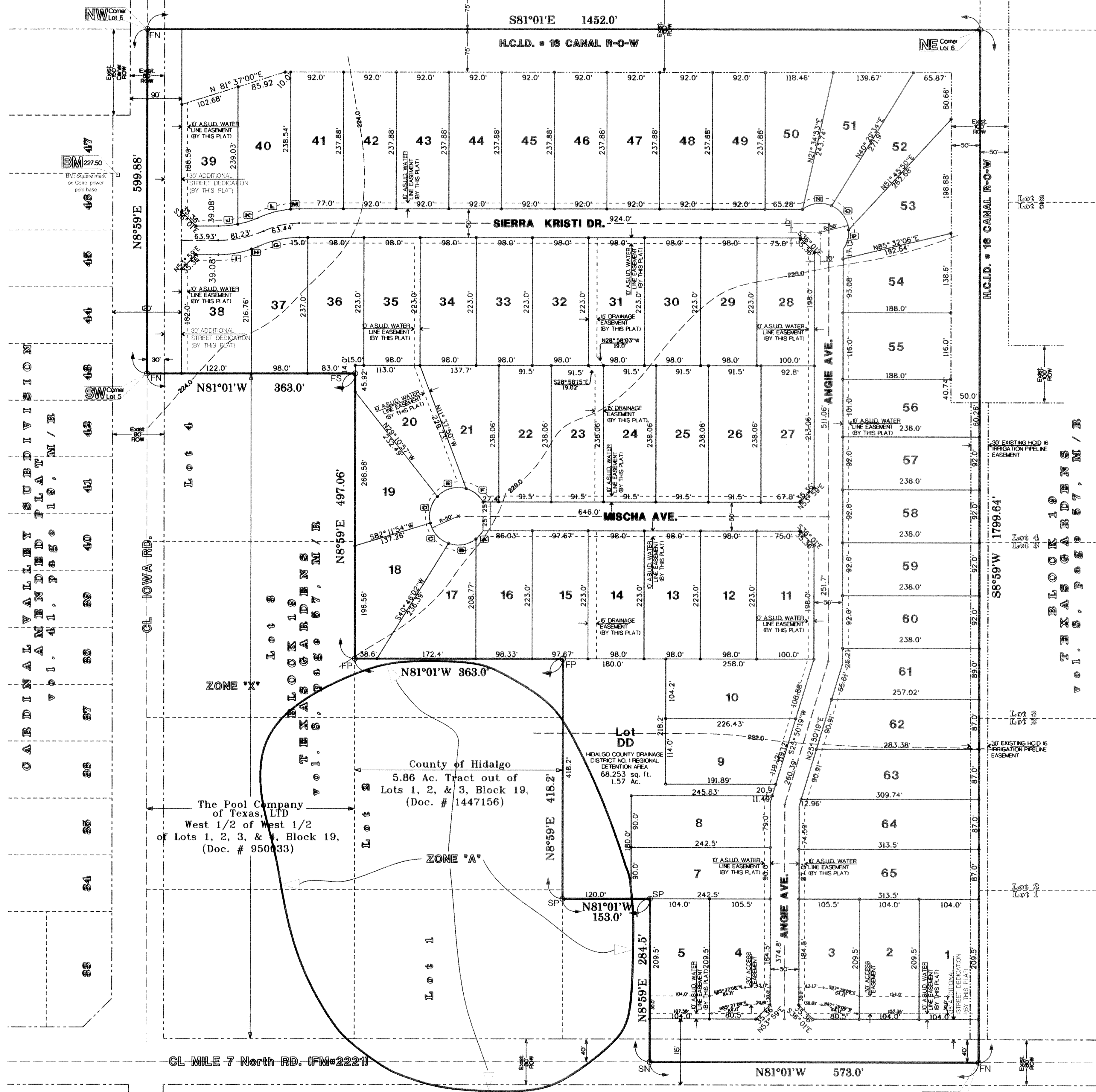
Prepared by
Spoor Engineering Consultants, Inc.

FIRM # F-8003
Consulting Engineers - Civil Land Planning
200 South 4th Street
McALLEN, TEXAS 78501
TEL. (956) 683-1000 FAX (956) 683-1002
spooreng@askglobal.net

SHEET NUM
S-1

CABIN VALLEY SUBDIVISION
VOLUME 41, PAGE 13, M/R

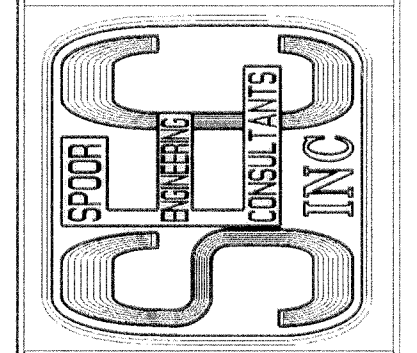
LOT 7, BLOCK 19
TEXAS GARDENS
Vol. 5, page 57, M/R



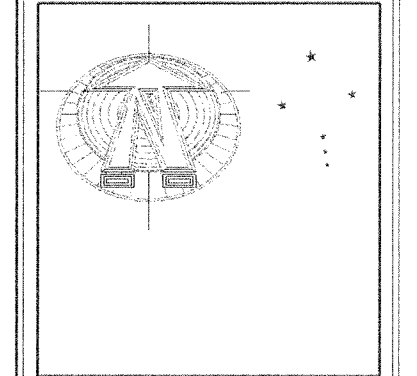
LOT SQUARE FOOTAGE			LOT SQUARE FOOTAGE			LOT SQUARE FOOTAGE			LOT SQUARE FOOTAGE		
LOT	S.F.	ACRE	LOT	S.F.	ACRE	LOT	S.F.	ACRE	LOT	S.F.	ACRE
1	21,788	0.50	21	21,742	0.50	41	21,887	0.50	61	21,780	0.50
2	21,788	0.50	22	21,783	0.50	42	21,885	0.50	62	23,508	0.54
3	21,790	0.50	23	21,783	0.50	43	21,885	0.50	63	25,801	0.59
4	21,790	0.50	24	21,783	0.50	44	21,885	0.50	64	27,251	0.63
5	21,788	0.50	25	21,783	0.51	45	21,885	0.50	65	27,274	0.63
6	21,788	0.50	26	21,783	0.50	46	21,885	0.50	DD	68,253	1.57
7	21,825	0.50	27	21,788	0.50	47	21,885	0.50			
8	21,843	0.50	28	21,987	0.50	48	21,885	0.50			
9	23,844	0.55	29	21,854	0.50	49	21,885	0.50			
10	25,234	0.58	30	21,854	0.50	50	21,855	0.50			
11	21,988	0.63	31	21,854	0.50	51	21,819	0.50			
12	21,854	0.50	32	21,854	0.53	52	22,346	0.51			
13	21,969	0.50	33	21,854	0.50	53	22,302	0.50			
14	21,854	0.50	34	21,854	0.53	54	21,860	0.50			
15	21,788	0.50	35	21,854	0.54	55	21,808	0.50			
16	21,828	0.50	36	23,016	0.53	56	22,081	0.50			
17	22,114	0.50	37	22,652	0.52	57	21,896	0.50			
18	22,661	0.52	38	25,124	0.58	58	21,896	0.50			
19	21,887	0.50	39	21,889	0.50	59	21,896	0.50			
20	21,911	0.50	40	21,976	0.50	60	21,896	0.50			

CURVE DATA

LINE	RADIUS	LENGTH	ANGLE	CHORD
16	60.0'	19.41'	22° 14' 46"	19.29
17	60.0'	60.18'	57° 29' 54"	48.10
18	60.0'	49.39'	58° 35' 52"	47.41
19	60.0'	49.79'	57° 02' 58"	47.75
20	60.0'	54.74'	82° 43' 44"	82.05
21	60.0'	38.29'	43° 52' 46"	37.38
27	170.83'	74.32'	24° 55' 38"	73.74
37	170.83'	11.82'	03° 57' 54"	11.82
38	170.83'	59.03'	19° 48' 00"	58.74
39	170.83'	34.13'	11° 26' 52"	34.07
40	170.83'	38.72'	12° 19' 03"	38.55
40	170.83'	59.30'	18° 53' 23"	59.00
41	170.83'	15.01'	05° 02' 15"	15.01
51	60.0'	53.25'	81° 01' 00"	50.77
52	60.0'	53.60'	81° 24' 58"	51.07
53	60.0'	36.06'	48° 28' 05"	35.28



Prepared by
SPOOR ENGINEERING CONSULTANTS, Inc.
202 South 4th Street
Waco, Texas 76798
eMail: spooreng@tscglobal.net
TEL: 855 483 0000 FAX: 855 483 0002

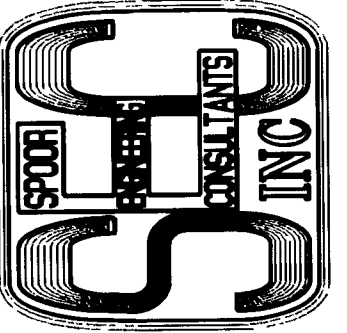


PROJECT
LAS COMADRES ACRES
PHASE III
Hidalgo County Texas

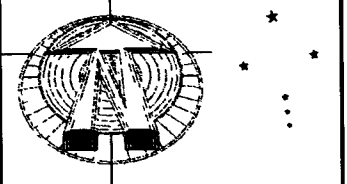
NAME OF PLAN
SUBDIVISION PLAN

DATE: 05-OCT-2015
SCALE: 1" = 100'
DRAWING BY:
FB

SHEET NUM
S-2



Prepared by
SPOOR ENGINEERING CONSULTANTS, INC.
 202 South 4th Street
 McAllen, Texas 78501
 etel@spooreng.com spoor@spooreng.com
 P. 959 65 0000 FAX 959 65 0003



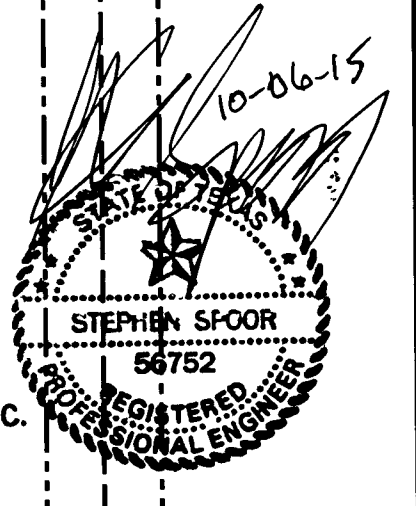
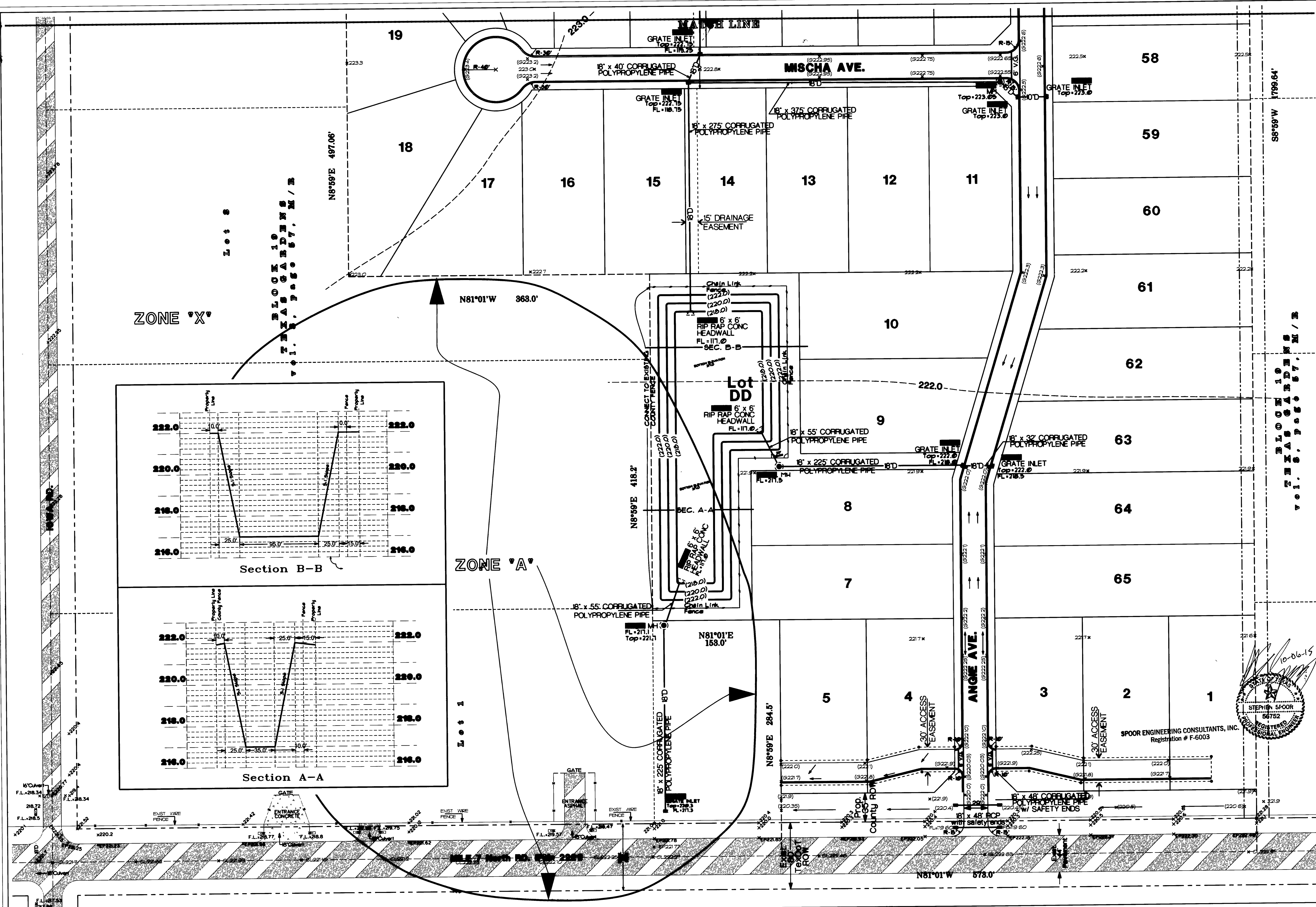
PROJECT
LAS COMADRES ACRES
 PHASE III
 Hidalgo County Texas

FOR

NAME OF PLAN
Grading Plan

DATE: 5-OCT-2015
 SCALE: 1" = 50'
 DRAWING BY:
 FB

SHEET NUM
D-1

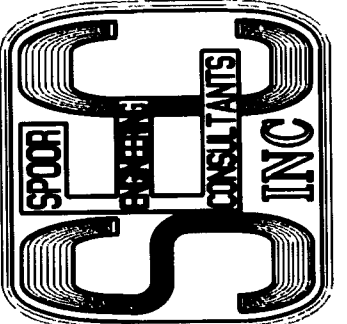


SPOOR ENGINEERING CONSULTANTS, INC.
 Registration # F-6003

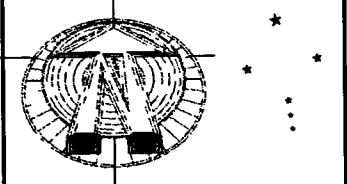
Let 8
 BLOCK 19
 TRASCA RD. M/B
 Vol. 8, page 57, M/B

Let 1
 BLOCK 19
 TRASCA RD. M/B
 Vol. 8, page 57, M/B

Let 7
 South Rd. M/B
 Vol. 8, page 57, M/B



Prepared by
 SPOOR ENGINEERING CONSULTANTS, INC.
 202 South 4th, Street
 McALLEN, TEXAS 78501
 email: spooreng@spoorinc.com
 TEL: 361 485 0000 FAX: 361 485 0002

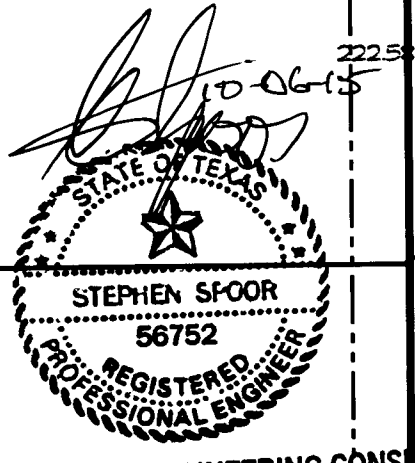
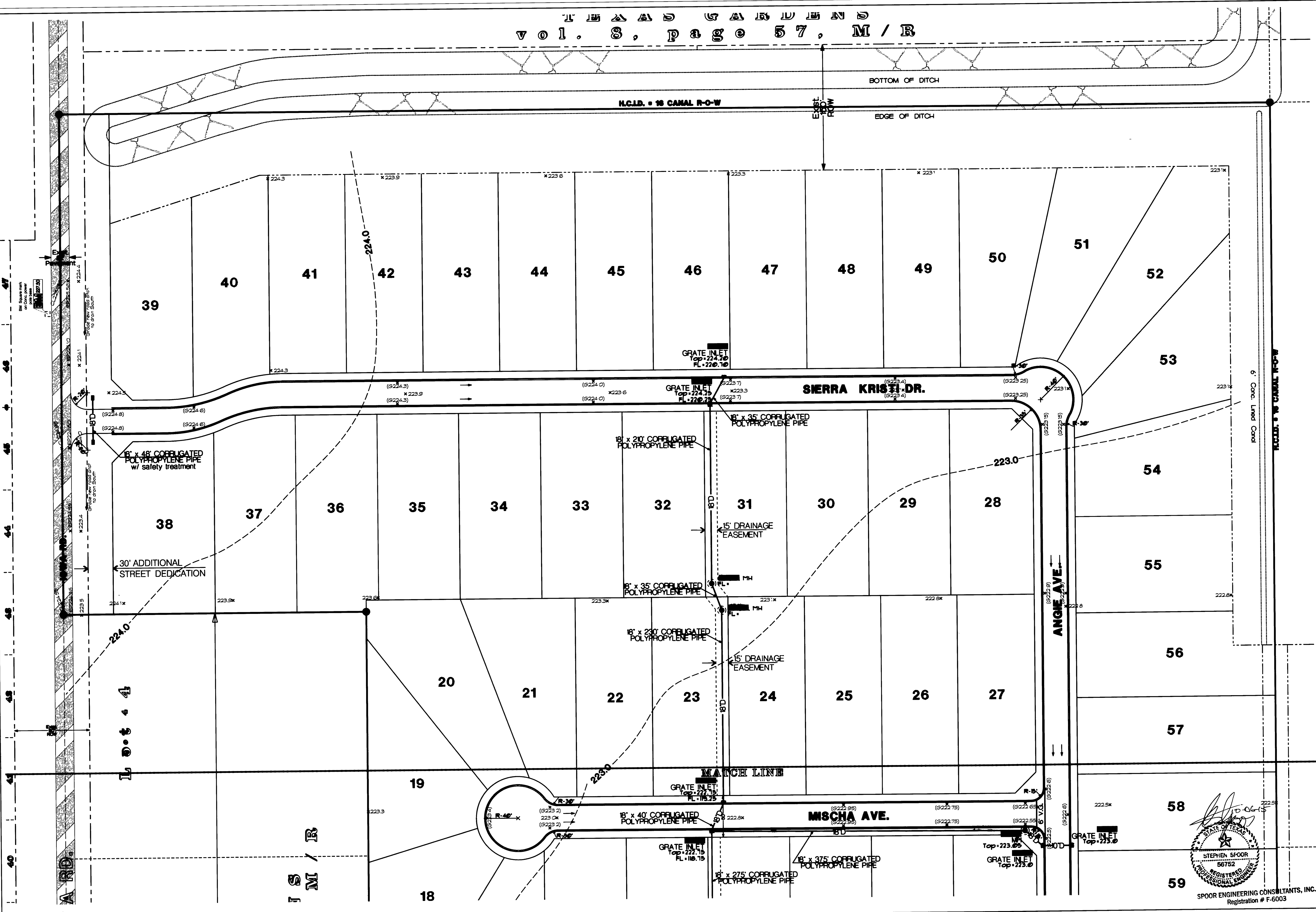


PROJECT
LAS COMADRES ACRES
 PHASE III
 Hidalgo County Texas

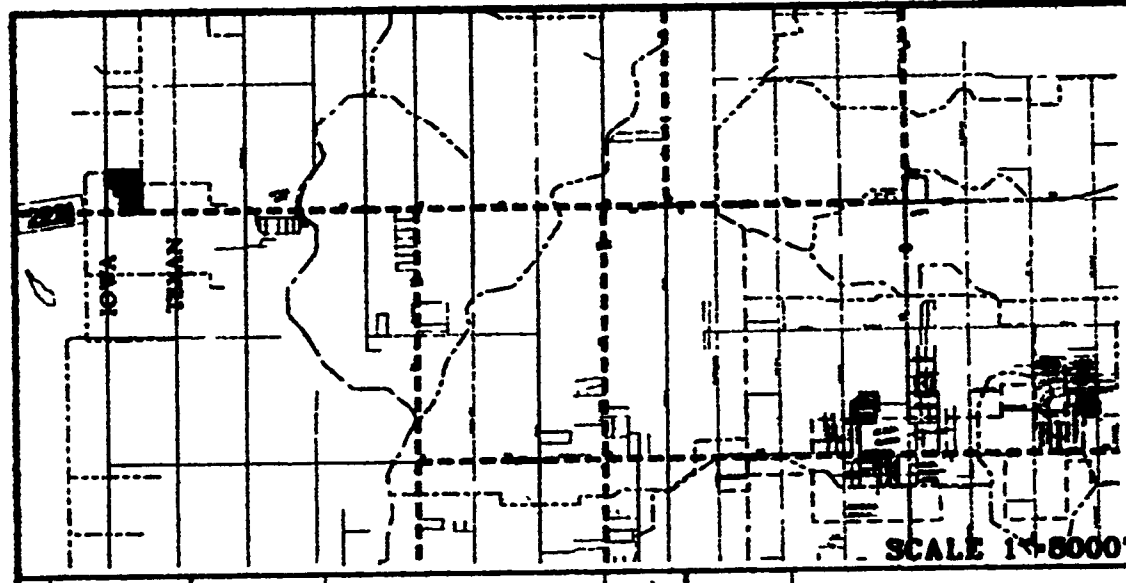
FOR
Grading Plan

DATE: 05-OCT-2015
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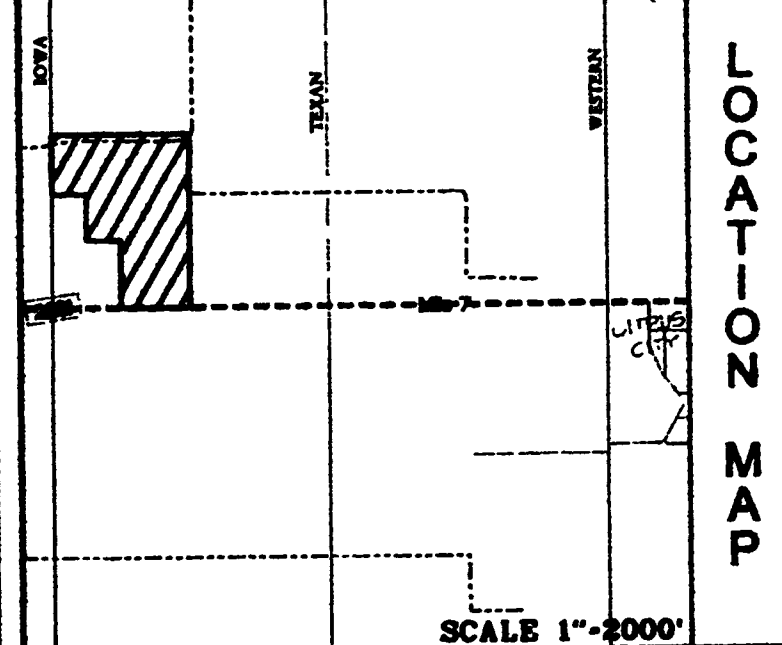
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SPOOR ENGINEERING CONSULTANTS, INC.
 Registration # F-6003



VICINITY MAP



LOCATION MAP

SCALE 1"=2000'

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.**

Final Water and Sanitary Sewer
Engineering Report

SUMINISTRO DE AGUA : DESCRIPCION , COSTO , Y FECHA OPERABILIDAD :

Las Comadres Acres Phase III (Comadres) se sirve y se encuentra en el área de servicio de Agua del Distrito Especial de Servicios Públicos (Agua S.U.D. o A.S.U.D.). A.S.U.D. ha proporcionado una carta de servicio 30 años de Comadres y todas las líneas y los servicios de agua han sido inspeccionados y han sido aceptados por ASUD Agua S.U.D. ha proporcionado la documentación para establecer la cantidad suficiente a largo plazo y la calidad de agua para servir a esta subdivisión.

El sistema completo consistirá en A.S.U.D. mantenido 8 pulgadas en la línea de agua 1) Milla 7 N. Road, 2) Angie Avenue, 3) Miesha Avenue, 4) Sierra Kristi Drive, y 5) Iowa Road. Cada uno de los 65 lotes tiene una línea de servicio de 1 pulgada de las líneas 8 pulgadas a la conexión de medidor.

El costo total de la construcción de las líneas completas es de \$ 99,770.00 . A.S.U.D. Además el desarrollador ha pagado el habitual 5 % tasa de inspección de \$ 5,000.00 El desarrollador ha pagado ASUD la suma de \$ 272,400.00 que representa los costos totales de los contadores de agua , tasas de adquisición de derechos de agua y todos los otros cargos asociados con la conexión de los lotes individuales de Comadres para ASUD Sistemas de suministro de agua. Los medidores están disponibles para propietarios de lote previa presentación de un permiso de construcción para A.S.U.D.

El sistema de agua es capaz de funcionar a partir de la fecha que se apruebe en la ciudad de Mission

INSTALACIONES DE ALCANTARILLADO : Descripción , costo y fecha OPERABILIDAD :

Alcantarillado Sanitario de Las Comadres Acres Fase III (Comadres) será tratada por las instalaciones individuales de las aguas residuales (OSSF) que consisten en 65 fosas a pícaras de dos compartimentos e instalado en cada lote y con su drenaje . Los tanques y campos de drenaje se han instalado e inspeccionado y aprobado por el Departamento de Salud del Condado de Hidalgo en . Cada lote tiene un área adecuada para un dispositivo de drenaje de un reemplazo.

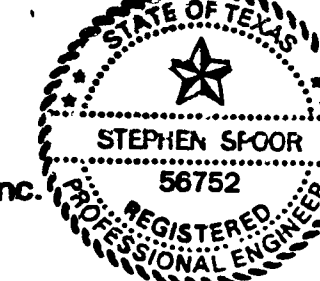
El costo del sistema de propuestas en cada lote es de \$ 1,150.00 incluyendo permiso y licencia. Todos los sistemas OSSF cuestan \$ 74,750.00.

El ingeniero profesional firmante ha evaluado la idoneidad de la subdivisión y/o Zona de los sistemas individuales de aguas negras , y por este medio certifica que este sitio es ideal para los sistemas OSSF .

Certificación del Ingeniero:

Con la firma de Abajo, Yo certifico que el abastecimiento de Agua y los servicios de Drenaje Sanitario descritos arriba son existentes y están conforme con el modelo de regulaciones adoptadas bajo la Sección 16343 del Código del Agua. Yo certifico que los costos para la instalación del sistema de distribución del Agua y los Servicios de Drenaje Sanitario en el sitio son como se explica en la parte superior.

Steve Spoor
Spoor Engineering Consultants, Inc.



10-06-15
Fecha

SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003

SUBDIVIDER STATEMENT:

1. BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER HAS COMPLIED WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUANTITY AND SLOPE STANDARDS AND (b) SEWER CONNECTIONS TO THE SEPTIC TANKS MEET SUCH STANDARDS AND HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

2. I, CARLOS LEAL SUBDIVIDER OF LAS COMADRES ACRES PHASE III, HEREBY CERTIFY THAT AN ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THIS TYPE AND THAT ADEQUATE WATER ENABLING EACH WATER REGULATION AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

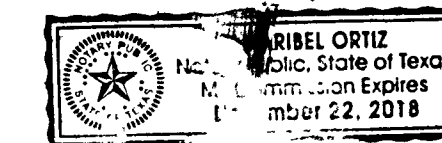
CARKRIS, L.P.,
a Texas Limited Partnership

by: CARKRIS GP, LLC,
a Texas Limited Liability Company,
its General Partner
by: Carlos G. Leal, Jr., Manager

STATE OF TEXAS
COUNTY OF HIDALGO:

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Carlos G. Leal, Jr. TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN UNDER MY PERSONAL SEAL OF OFFICE THIS 10th DAY OF October, 2015.

NOTARY PUBLIC
MY COMMISSION EXPIRES Nov. 22 2018



Final Water and Sanitary Sewer
Engineering Report

WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

Las Comadres Acres Phase III (Comadres) is served and is in the service area of Agua Special Utility District (A.S.U.D. or Agua S.U.D.). A.S.U.D. has provided a 30 year service letter for Comadres and all water lines and services have been inspected and have been accepted by A.S.U.D. Agua S.U.D. has provided documentation to sufficiently establish the long term quantity and quality of water to serve this subdivision.

The complete system consist of A.S.U.D. maintained 8 inch water line on 1) Mile 7 N. Road, 2) Angie Avenue, 3) Miesha Avenue, 4) Sierra Kristi Drive, and 5) Iowa Road. Each of the 65 lots has a 1 inch service line from the 8 inch lines to the meter connection. Fire hydrants representing fire truck filling stations have been installed at a cost of \$7,500.00.

The total construction cost for the completed lines is \$99,770.00. Additionally the Developer has paid A.S.U.D. the customary 5% inspection fee of \$5,000.00. The Developer has paid A.S.U.D. the sum of \$272,400.00 which represents the total costs of water meters, water rights acquisition fees and all other fees associated with connecting the individual lots on Comadres to A.S.U.D. Water Supply Systems. Meters are available to lot Owners upon presentation of a building permit to A.S.U.D.

The water system is operable as of the date of the recording of the plat.

SEWAGE FACILITIES: DESCRIPTION, COST, AND OPERABILITY DATE:

Sanitary sewage from Las Comadres Acres Phase III (Comadres) will be treated by individual on-site sewage facilities (OSSF) consisting of 65 dual compartment septic tanks and drain field installed on each lot. The tanks and drain fields have been installed and inspected and approved by Hidalgo County Health Department on July 20, 2015. Each lot has adequate area for a replacement drain field.

The cost of proposed system's on each lot is \$1,150.00 including permit and license. All OSSF systems cost \$74,750.00.

The Undersigned professional engineer has evaluated the suitability of the subdivision site for the OSSF systems, and hereby certifies that this site is suitable for the OSSF systems.

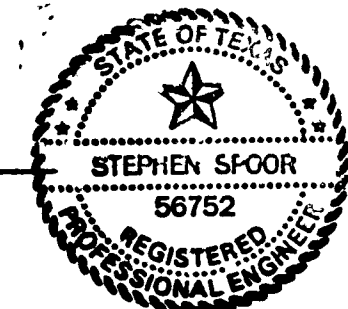
Engineer Certification:

By my signature below, I certify that the water and sewage service facilities described above are existing and are in compliance with the model rules adopted under Section 16343, Water Code. I certify that the cost to install the water distribution system and onsite sewage facilities are as noted above.

Water Facilities: Fully Constructed at a Construction cost of \$99,770.00 or \$1,535.00 per lot.

Sewage Facilities: Full constructed at a construction cost of \$74,750.00 or \$1,150.00 per lot

Steve Spoor
Spoor Engineering Consultants, Inc.



10-06-15
Date

SPOOR ENGINEERING CONSULTANTS, INC.
Registration # F-6003

Spoor Engineering Consultants, Inc.

FINAL COST ESTIMATE

Las Comadres Acres, Phase III

Water Construction	\$99,770.00
Water Fees	\$272,400.00
Sewage Construction (OSSF)	\$74,750.00
Drainage Construction	\$23,500.00
Street Paving Construction	\$269,500.00
Engineering, Surveying, & Fees	\$72,000.00
Total	\$811,920.00

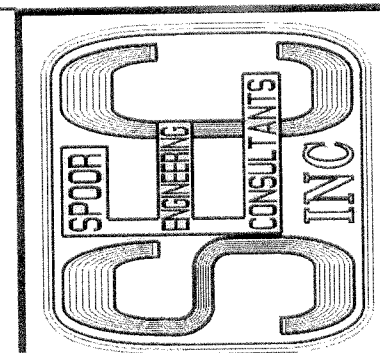
PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER(S): CARLOS G. LEAL, JR.	P.O. BOX 631	Mission, Texas 78572	959 582-4542	959 582-2807
ENGINEER: STEVE SPOOR	202 South 4th Street	McAllen, TX 78501	959 683 0303	959 683 0302
SURVEYOR: CVO LAND SURVEYORS	57 Beaumont Ave	McAllen, Texas 78501	959 683-2561	959 683-2547

Prepared by
Spoor Engineering Consultants, Inc.
P.O. Box F-6003
Crestview Square - Old Line Farm
200 South 4th Street
McAllen, TEXAS 78501
TEL: (959) 683-0300 FAX: (959) 683-0302
www.spoorengineering.com

SHEET N.M.

SW-1



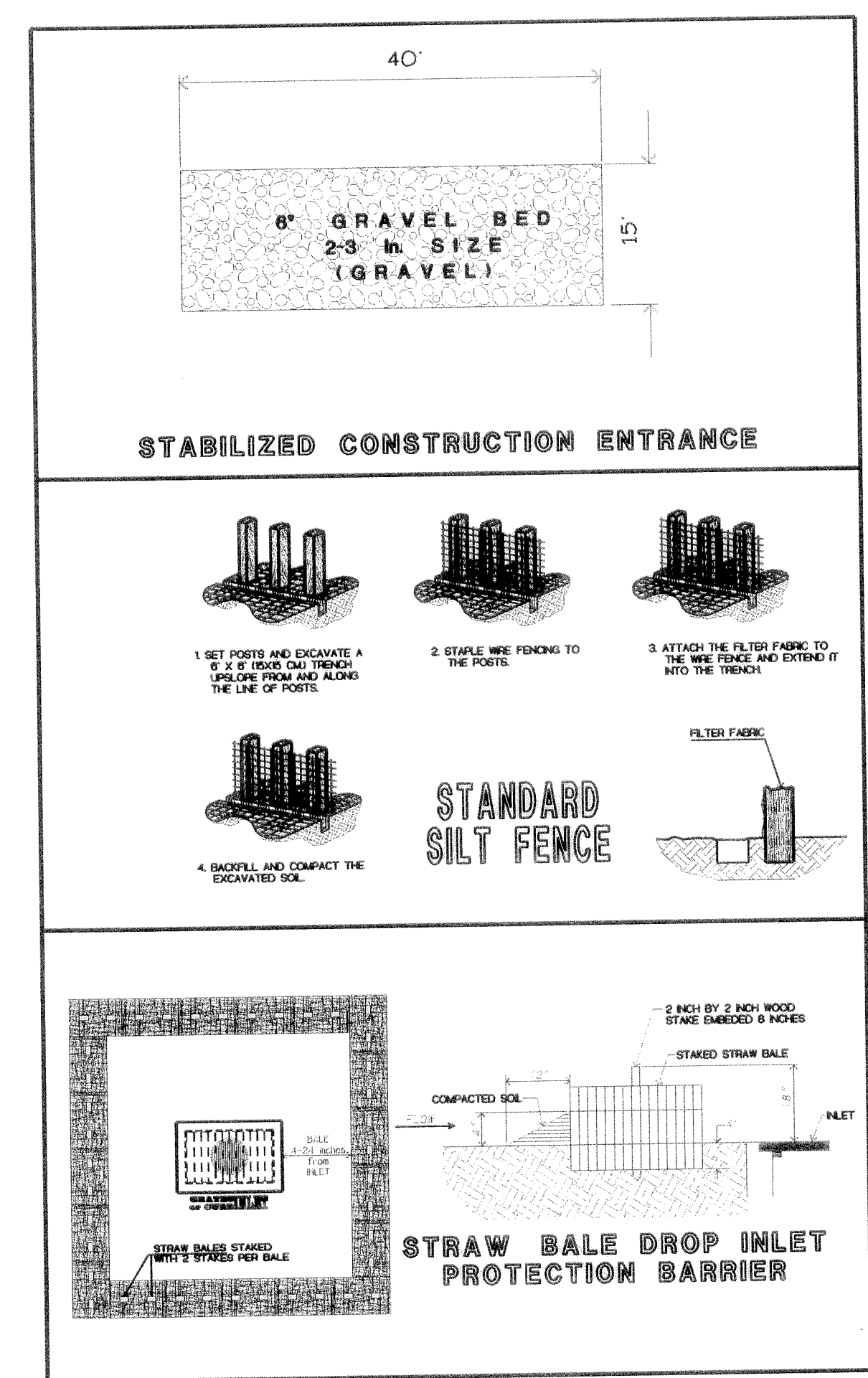
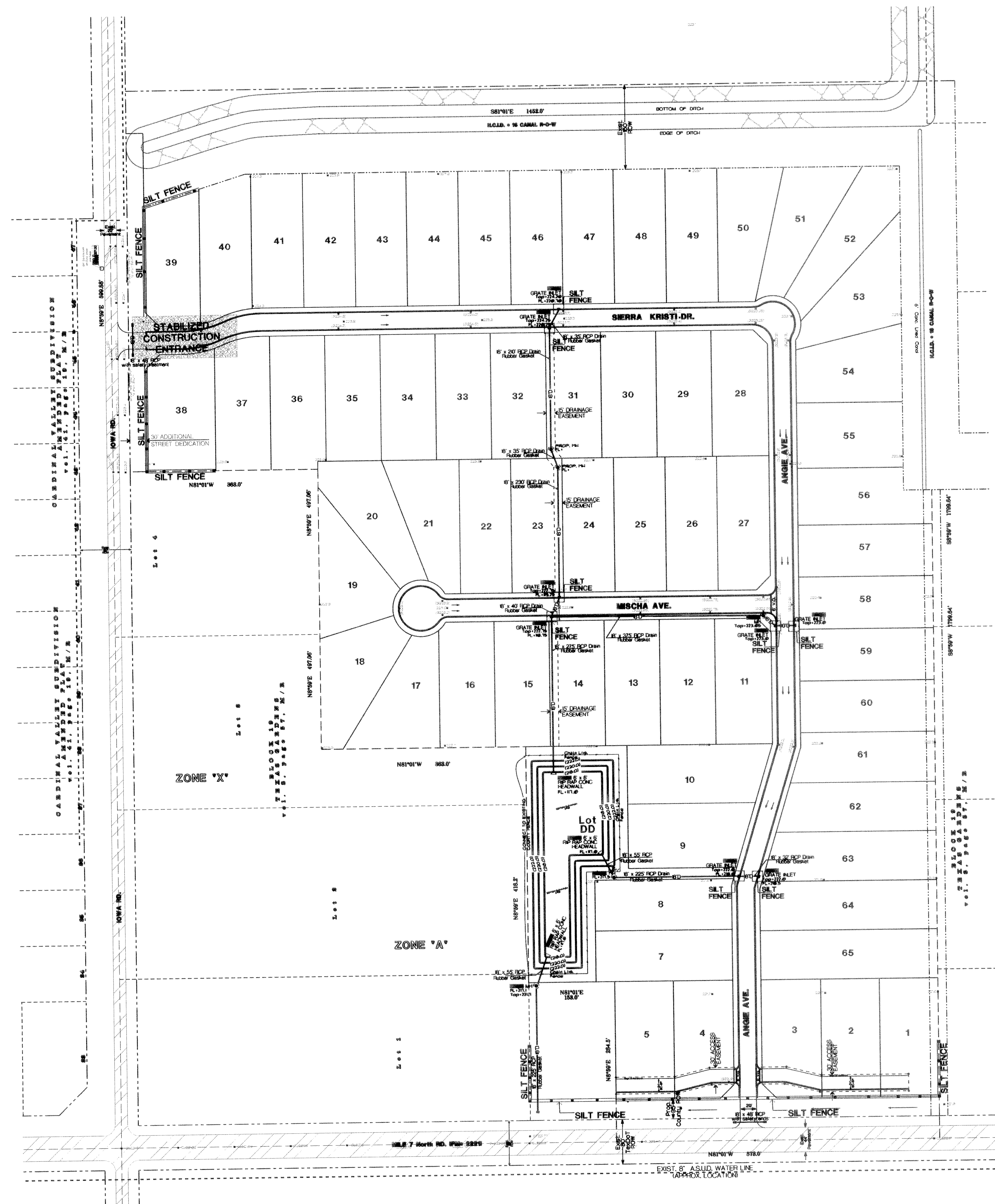
Prepared by:
 SPOOR ENGINEERING CONSULTANTS, INC.
 202 South 4th Street
 HOUSTON, TEXAS 77002
 eMail: spooreng@spoorconsultants.com
 TEL: 850 483 0000 FAX: 850 483 0002

PROJECT
LAS COMADRES ACRES
 PHASE III
 Hidalgo County Texas

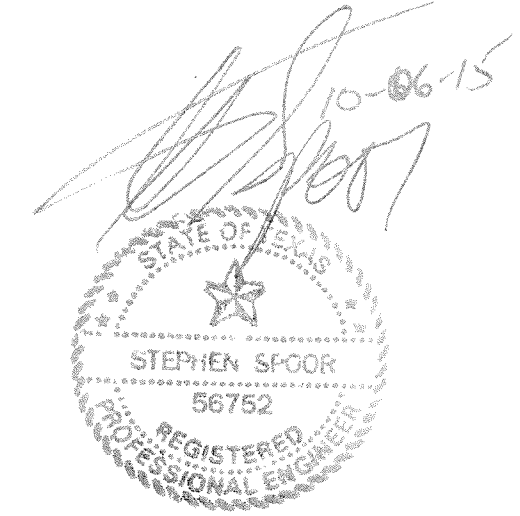
NAME OF PLAN
Storm Water Pollution Prevention Plan

DATE: 07-OCT-15
 SCALE: 1" = 100'
 DRAWING BY:
 FB:

SHEET N.M.
SWP-1
 OF SHEET(S)



- NOTES**
- SILT FENCE IN LANDSCAPE AREAS TO REMAIN UNTIL LANDSCAPE IS COMPLETED.
 - CONSTRUCTION SEQUENCE:
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
 - CONSTRUCT PERIMETER SILT FENCE.
 - CONSTRUCT NEW STORM DRAIN SYSTEM.
 - CONSTRUCT INLET SILT FENCES.
 - ROUGH GRADE SITE.
 - OTHER SITE WORK.
 - SILT FENCES IN LANDSCAPE AREA TO REMAIN UNTIL LANDSCAPE IS COMPLETE.
 - REMOVE SILT FENCES.



SPOOR ENGINEERING CONSULTANTS, INC.
 Registration # F-6003