



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 7-25-2017

PROPOSED LAS COMADRES NO.4 SUBDIVISION, PRECINCT No. 3.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: CARLOS G. LEAL, JR.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 50  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: EAST SIDE OF WESTERN ROAD APPROXIMATELY 2,100 FEET NORTH OF MILE 3.

SUBDIVISION LIES WITHIN THE:  ETJ of MISSION and was approved by the P & Z and City Commission of said City

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-05-2017 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE CONSISTS OF STORM SEWER SYSTEM DISCHARGING TO AN EXISTING DRAINAGE BASIN OWNED BY THE HCDD#1.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO WESTERN ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 1-18-2017 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 1-11-2017 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF & SOIL ANALYSIS WERE CONDUCTED BY: MARIO A. REYNA

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: WESTERN ROAD.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 1-11-2017 : 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.*

PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, \_\_\_\_\_

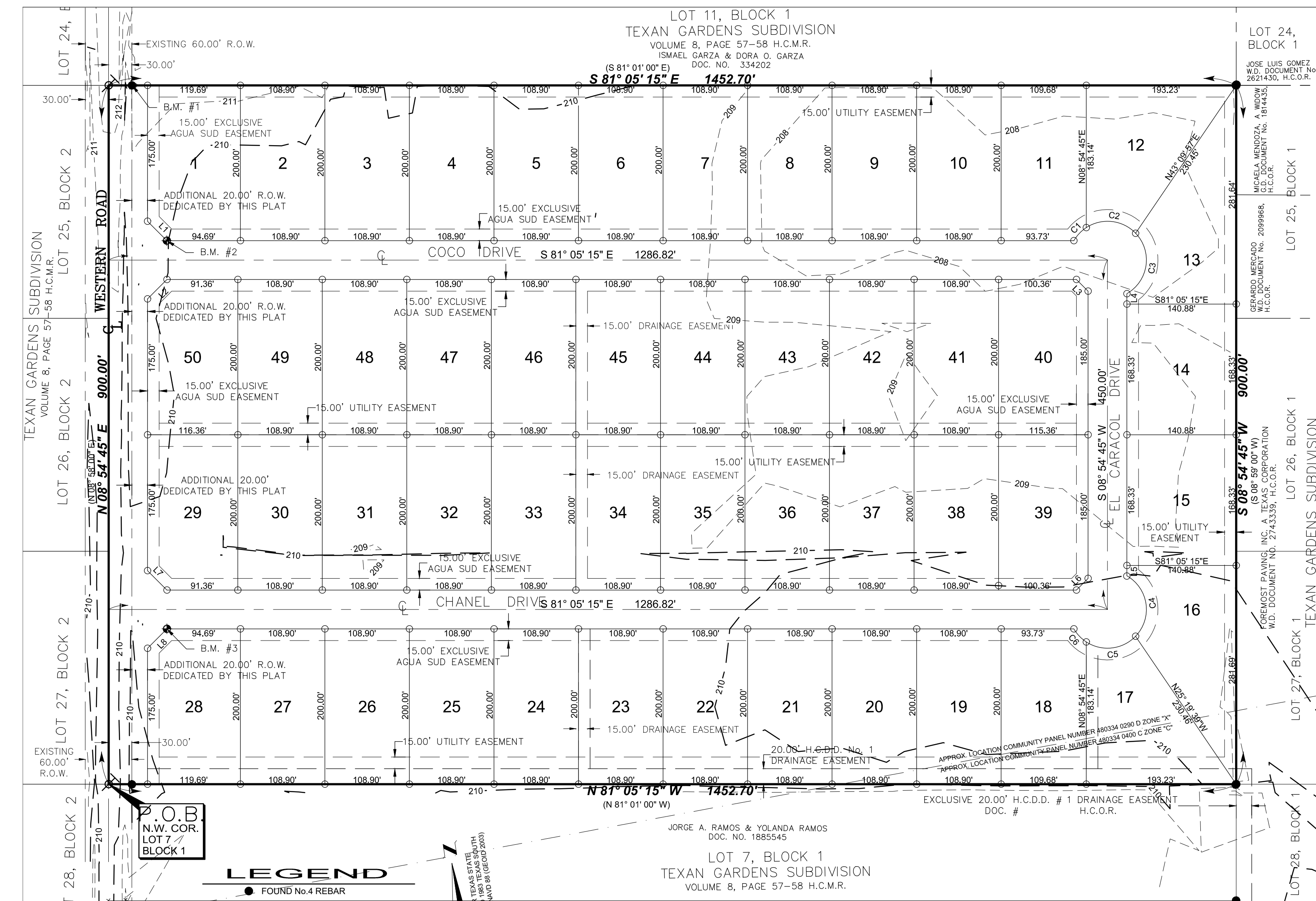
STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning,

other departments and the approval of the City of MISSION.

**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.



## SUBDIVISION MAP OF LAS COMADRES #4 SUBDIVISION

A RE-SUBDIVISION OF A 30.01-ACRE TRACT OF  
LAND BEING ALL OF LOTS 8, 9, AND 10, BLOCK 1,  
TEXAN GARDENS SUBDIVISION AS PER THE PLAT  
RECORDED IN VOLUME 8, PAGE 57-58, H.C.M.R.  
HIDALGO COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION:

BEING A RE-SUBDIVISION OF 30.01-ACRE TRACT OF LAND BEING ALL OF LOTS 8, 9, AND 10, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, BEING ALL OF LOTS 8, 9, AND 10, BLOCK 1, TEXAN GARDENS SUBDIVISION, AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 30.01 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET FOR THE NORTHWEST CORNER OF LOT 7, TEXAN GARDENS SUBDIVISION, AND FOR THE SOUTHWEST CORNER OF THIS TRACT;

- THENCE, N 08° 54' 45" E ALONG THE WEST LINES OF LOTS 8, 9 AND 10, BLOCK 1, AND THE CENTER LINE OF WESTERN ROAD, A DISTANCE OF 900.00 FEET TO A NAIL SET FOR THE NORTHWEST CORNER OF THIS TRACT;
- THENCE, S 81° 05' 15" E ALONG THE NORTH LINE OF LOT 10, BLOCK 1, AT A DISTANCE OF 30.00 FEET PASS A No. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY OF WESTERN ROAD, CONTINUING A TOTAL DISTANCE OF 1452.70 FEET TO A No. 4 REBAR SET AT THE NORTHEAST CORNER OF LOT 10, BLOCK 1 FOR THE NORTHEAST CORNER OF THIS TRACT;
- THENCE, S 08° 54' 45" W ALONG THE EAST LINE OF LOTS 8, 9, AND 10, BLOCK 1, A DISTANCE OF 900.00 FEET TO A No. 4 REBAR SET AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 1, FOR THE SOUTHEAST CORNER OF THIS TRACT;
- THENCE, N 81° 05' 15" W ALONG THE SOUTH LINE OF LOT 8, BLOCK 1, AT A DISTANCE OF 1422.70 FEET PASS A No. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY OF WESTERN ROAD, AND CONTINUING A TOTAL DISTANCE OF 1452.70 FEET TO THE POINT OF BEGINNING, AND CONTAINING 30.01 ACRES OF LAND, MORE OR LESS.

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

LAS COMADRES #4 SUBDIVISION IS LOCATED IN THE CENTRAL WEST PART OF HIDALGO COUNTY APPROXIMATELY 0.4 OF A MILE NORTH OF MILE 3 ROAD AND ON THE EAST RIGHT-OF-WAY OF WESTERN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION WITH A POPULATION OF 83,394 ACCORDING TO THE 2015 CENSUS. LAS COMADRES #4 SUBDIVISION FALLS IN THE E.T.J.: MISSION. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

SHEET INDEX TO LAS COMADRES #4 SUBDIVISION

SHEET 1: HEADING, INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNERS DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION CITY; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, H.C.I.D. NO. 16, H.C.D.D. NO. 1, AGUA SPECIAL UTILITY DISTRICT CERTIFICATION, HIDALGO COUNTY HEALTH DEPARTMENT CERTIFICATION.

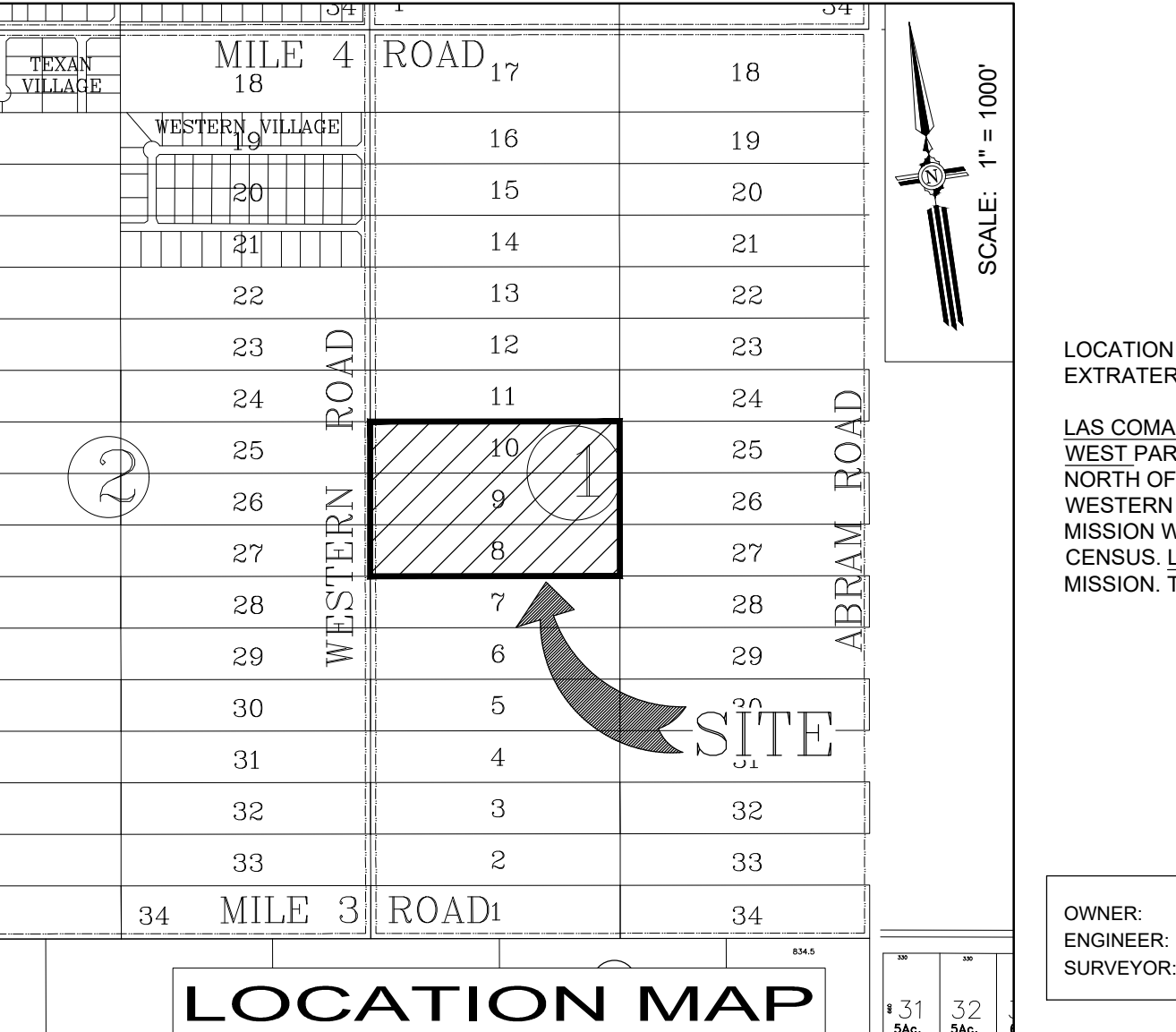
SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS.

SHEET 3: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION.

SHEET 4: STREET DETAILS, STORM DRAINAGE CONSTRUCTION DETAILS.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CARLOS G. LEAL, JR.	P.O. BOX 631	MISSION, TX 78573	(956) 581-4542	
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Parcel Line Table			Curve Table						
Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
L1	35.36	S36° 05' 14.51"E	C1	23.42	50.00'	026° 50' 09"	S52° 19' 50"W	23.21'	11.93'
L2	35.36	N53° 54' 45.49"E	C2	69.38'	50.00'	079° 30' 08"	N74° 30' 02"W	63.95'	41.59'
L3	21.21	S36° 05' 14.51"E	C3	90.46'	50.00'	103° 39' 43"	N17° 04' 54"E	78.62'	63.61'
L4	13.34	S8° 54' 45.49"W	C4	90.41'	50.00'	103° 36' 01"	N0° 42' 46"E	78.59'	63.54'
L5	13.39	S8° 54' 45.49"W	C5	69.43'	50.00'	079° 33' 51"	S87° 42' 19"E	63.99'	41.63'
L6	21.21	N53° 54' 45.49"E	C6	23.42'	50.00'	026° 50' 09"	S34° 30' 19"E	23.21'	11.93'
L7	35.36	S36° 05' 14.51"E							
L8	35.36	N53° 54' 45.49"E							



GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: ZONE "X" AND ZONE "C". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS PER FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0200 D, REVISED DATE: JUNE 6, 2000. ZONE "C" NO SHADING ARE AREAS OF MINIMAL FLOODING AS PER FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0400C; REVISED DATE: NOVEMBER 16, 1982.
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- MINIMUM SETBACKS SHALL BE AS FOLLOWS:  
FRONT: 25.00 FEET    FRONT: 50.00 FEET FRONTING WESTERN ROAD  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET CORNER, ALONG WESTERN ROAD 20.00 FEET CORNER GARAGE FRONT: 18.00 FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED TO OCCUPYING THE LOT.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
-B.M. NO. 1-ELEV. 211.38 N.G.V.D. 29 DESCRIPTIONS: No. 4 REBAR FOUND ON THE EAST RIGHT-OF-WAY AT THE NORTHWEST CORNER OF THIS SUBDIVISION. N:16626485.1040, E:1016909.3220  
-B.M. NO. 2-ELEV. 210.00 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE SOUTHWEST CORNER OF LOT 1 OF THIS SUBDIVISION. N:16626280.6200, E:1016922.8900  
-B.M. NO. 3-ELEV. 209.85 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE NORTHWEST CORNER OF LOT 26 OF THIS SUBDIVISION. N:16625705.6100, E:1016845.3490
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 79,223 CUBIC FEET (17,500 GALLONS) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAILED VOLUME SHOWN ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE 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.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY OCCUPYING AN EASEMENT.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR ANY COMMERCIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATE DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS 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 DRAIN FIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION
- THE HOMEOWNERS ASSOCIATION AND/OR EVERY LOT OWNER SHALL HOLD THE COUNTY OF HIDALGO, HARMLESS AND INDEMNIFY 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 STREETLIGHTS. ANY REQUIREMENTS FOR THE PRIVATE STREETS TO BE PUBLIC USE IF APPROVED SHALL CAUSE CONSTRUCTION SPECIFICATIONS TO MEET COUNTY REQUIREMENTS.
- NO ACCESS SHALL BE ALLOWED THRU WESTERN ROAD FOR LOTS 1, 50, 29 AND 28 UNLESS UTILIZED FOR COMMERCIAL. LOTS 1, 50, 29, AND 28 SHALL NOT HAVE ACCESS/DRIVEWAY ON TO WESTERN ROAD, UNLESS SAID LOTS IS DESIGNATED FOR COMMERCIAL USE. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE AND ARE SUBJECT TO APPROVAL FORM THE HIDALGO COUNTY PLANNING DEPARTMENT.
- LOT 39 SHALL HAVE ACCESS ONLY THRU CHANEL DRIVE AND LOT 40 SHALL HAVE ACCESS ONLY THRU COCO DRIVE.
- CARLOS G. LEAL, JR., THE OWNER & SUBDIVIDER OF LAS COMADRES #4 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO.2 OF THIS PLAT.

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

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 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 THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES #4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ENVIRONMENTAL HEALTH DIVISION MANAGER

CITY OF MISSION  
CERTIFICATE OF PLAT APPROVAL  
UNDER LOCAL GOVERNMENT CODE § 212.009(C) AND § 212.0115(B)

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES #4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MAYOR OF THE CITY MISSION

ATTEST: SECRETARY OF THE CITY OF MISSION

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY WATER CONTROL  
AND IMPROVEMENT DISTRICT NO.16

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, SUBJECT TO THE CONDITION THAT IF IRRIGATION FROM SAID SUBDIVISION IS DESIRED TO THE INDIVIDUAL LOTS OF THIS SUBDIVISION, PROVISIONS SHALL BE MADE FOR APPROPRIATE EASEMENTS 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 AND MAINTAIN SUCH NECESSARY FACILITIES.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESS APPROVAL.

2. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY DISTRICT EASEMENT OR RIGHT-OF-WAY WITH THE LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.

3. NO PERMANENT STRUCTURE (EXAMPLE: FENCES OR DRIVEWAYS OF ANY CONSTRUCTION) WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT AREA IS SUBJECT TO REMOVAL.

4. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM THE HIDALGO COUNTY IRRIGATION DISTRICT #16. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO REMOVAL.

I, OSCAR CANCINO, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR LAS COMADRES #4 SUBDIVISION 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 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 AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

OSCAR CANCINO \_\_\_\_\_ DATE \_\_\_\_\_

INTERIM EXECUTIVE DIRECTOR  
AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES #4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES #4 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

HIDALGO COUNTY JUDGE

HIDALGO COUNTY CLERK

STATE OF TEXAS §  
COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, AS OWNERS OF THE 30.01 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES #4 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

(A) THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS;

(B) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

CARLOS G. LEAL, JR. \_\_\_\_\_ DATE: \_\_\_\_\_

P.O. BOX 631  
MISSION, TEXAS 78573

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PARTY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

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

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS

DATE PREPARED: 01/05/17  
ENGINEERING JOB # 16144.00

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750  
STATE OF TEXAS

DATE SURVEYED: 01/04/17  
1-1028, PG.52  
SURVEY JOB # 16144.09

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

SHEET 1 OF 3 SHEETS

**M** MELDEN & HUNT INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

1115 W. McINTYRE, 223 N. W. F.M. 3167  
EDINBURG, TX 78541 RIO GRANDE CITY, TX 78582  
PH: (956) 381-0981 PH: (956) 487-8256  
FAX: (956) 381-1839 FAX: (956) 488-8591  
ESTABLISHED 1947 www.meldenandhunt.com

TBPE FIRM # F-1435

DRAWN BY: CLIBO \_\_\_\_\_ DATE: \_\_\_\_\_  
SURVEYED, CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

**FINAL WATER AND SEWER ENGINEERING REPORT FORMAT**  
**WATER SUPPLY, DESCRIPTION, COST, AND OPERABILITY DATE:**

LAS COMADRES #4 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (A.S.U.D.). THE SUBDIVIDER AND A.S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH A.S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND A.S.U.D. 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.

A.S.U.D. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE EAST RIGHT-OF-WAY OF WESTERN ROAD. THE WATER SYSTEM FOR LAS COMADRES #4 SUBDIVISION CONSISTS OF 2" - 8" DIAMETER WATER LINES THAT CONNECT TO THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED CREATING A LOOP WITHIN LAS COMADRES #4 SUBDIVISION. 1" - 8" WATER LINE THEN RUNS EAST ALONG THE NORTH RIGHT-OF-WAY OF CHANEL DRIVE THEN RUNS NORTH ALONG THE WEST RIGHT-OF-WAY OF LILLI DRIVE THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF COCO DRIVE CONNECTING TO THE EXISTING 8" WATER LINE ALONG THE EAST SIDE OF WESTERN ROAD.

WATER DISTRIBUTION FOR THE LAS COMADRES #4 SUBDIVISION CONSISTS OF EIGHTEEN 1" DIAMETER DUAL SERVICE LINES RUN TO PAIRS OF LOTS BEFORE SPLITTING INTO 1/2" DIAMETER SERVICE LINES AND 1/4" DIAMETER SINGLE SERVICE LINES SERVING 1/4 SINGLE LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINES, THE DUAL SERVICES AND 1/2" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 110,322.60, OR \$ 2,206.45 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID A.S.U.D. THE SUM OF \$ 39,831.00, WHICH COVERS THE \$ 796.62 COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO A.S.U.D. UPON REQUEST BY THE LOT OWNER, A.S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 5 FIRE HYDRANTS AT A UNIT COST OF \$ 4,200.00 FOR A TOTAL COST OF \$ 21,000.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY A.S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATE:**

SEWAGE FROM LAS COMADRES #4 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE PROFESSIONAL ENGINEER NO. 117368, 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. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

**SOIL EVALUATION REPORT:**

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A HIDALGO FINE SANDY LOAM SOIL FOR THE AREA. THE SOIL IS A UNIFORM HIDALGO FINE SANDY LOAM EXTENDING UP TO 17" BELOW THE SURFACE. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,345.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$67,250.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

**ENGINEER 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 COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 150,153.60 WHICH EQUALS TO \$ 3,003.07 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,345.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$67,250.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435

MARIO A. REYNA  
 117368  
 LICENSED PROFESSIONAL ENGINEER

**SUBDIVIDER CERTIFICATION:**

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 AND OR WATER WELLS FOR EACH LOT(S) 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:**

I, CARLOS G. LEAL, JR., SUBDIVIDERS OF LAS COMADRES #4 SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY 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.

CARLOS G. LEAL, JR.  
 P.O. BOX 631  
 MISSION, TEXAS 78573

STATE OF TEXAS \$  
 COUNTY OF HIDALGO \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAL, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

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

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**COST ESTIMATE:**

PAVING IMPROVEMENTS:	\$ 345,217.00	PAVIMENTACIÓN DE CALLES:	\$ 345,217.00
DRAINAGE IMPROVEMENTS:	\$ 177,062.00	DRENAJE PLUVIAL:	\$ 177,062.00
WATER DISTRIBUTION:	\$ 110,322.60	SERVICIO DE AGUA POTABLE:	\$ 110,322.60
SEPTIC TANK SEWER IMPROVEMENTS / OSSF:	\$ 67,250.00	SERVICIO DE DRENAJE SANITARIO:	\$ 67,250.00

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

**SUBDIVISION MAP OF LAS COMADRES #4 SUBDIVISION**

A RESUBDIVISION OF 30.01 ACRES BEING ALL OF LOTS 8, 9, AND 10, BLOCK 1, TEXAN GARDENS SUBDIVISION VOLUME 8, PAGE 57-58, H.C.M.R. HIDALGO COUNTY, TEXAS

**INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO**  
**PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO**

LA SUBDIVISION LAS COMADRES #4 RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPANIA AGUA SPECIAL UTILITY DISTRICT (A.S.U.D.). EL DUEÑO DE LA SUBDIVISION Y A.S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. A.S.U.B. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO FUTURO DE LA SUBDIVISION.

A.S.U.D. TIENE UNA LINEA EXISTENTE DE OCHO PULGADAS EN DIAMETRO A LO LARGO DEL DERECHO DEL ESTE DE LA CARRETERA WESTERN ROAD. EL SISTEMA DE AGUA PARA LA SUBDIVISION LAS COMADRES #4 CONSISTE DE DOS LINEAS DE AGUA DE 8 DIAMETRO QUE SE CONECTAN A LA LINEA EXISTENTE QUE PREVIAMENTE FUE MENCIONADA, CREADO UN BUCLE DENTRO DE LA SUBDIVISION LAS COMADRES #4. UNA DE LAS LINEAS DE OCHO PULGADAS CORRE AL ESTE A LO LARGO DEL NORTE DE LA CALLE CHANEL DRIVE, LUEGO SE DIRIGE AL NORTE A LO LARGO DEL OESTE DE LA CALLE LILLI DRIVE, LUEGO CORRE AL OESTE A LO LARGO DEL SUR DE LA CALLE COCO DRIVE, CONECTANDO A LA LINEA EXISTENTE DE 8" EN EL LADO ESTE DE WESTERN ROAD.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LAS COMADRES #4 CONSISTE DE DIEZY-OCHO DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO PARA CADA DOS LOTES QUE SE SEPARAN PARA PRODUCIR DOS CONDUCTOS DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA CADA LOTE Y CATORCE CONDUCTOS INDIVIDUALES DE AGUA DE 3/4 DE PULGADA DE DIAMETRO PARA 14 LOTES. LOS CONDUCTOS DE 8 PULGADAS DE DIAMETRO SE HAN INSTALADO, LOS DOBLE-CONDUCTOS DE AGUA DE 1 PULGADA DE DIAMETRO, EL CONDUCTO DE 3/4 DE PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 110,322.60 O \$ 2,206.45 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA A.S.U.D. \$ 39,831.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 796.62. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION, CUANDO EL DUEÑO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA A.S.U.D. LO INSTALARA SIN ALGUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE INCENDIO A UN COSTO DE \$ 4,200.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$21,000.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

**DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE EN LA SUBDIVISION**

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR, ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR SE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL TERRENO ES TERRENO ARCILLOSO FINO HIDALGO Y SE EXTIENDE A 17 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 80 PULGADAS MAS ARRIBA DE LO MAS BAJA TODAS LAS EXCAVACIONES PROPUESTAS. EL AGUA FLUYE BIEN EN ESTA AREA.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES \$1,345.00 DOLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$67,250.00 DOLARES. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE

**CERTIFICACION:**

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 150,153.60 O \$ 3,003.07 POR LOTE.

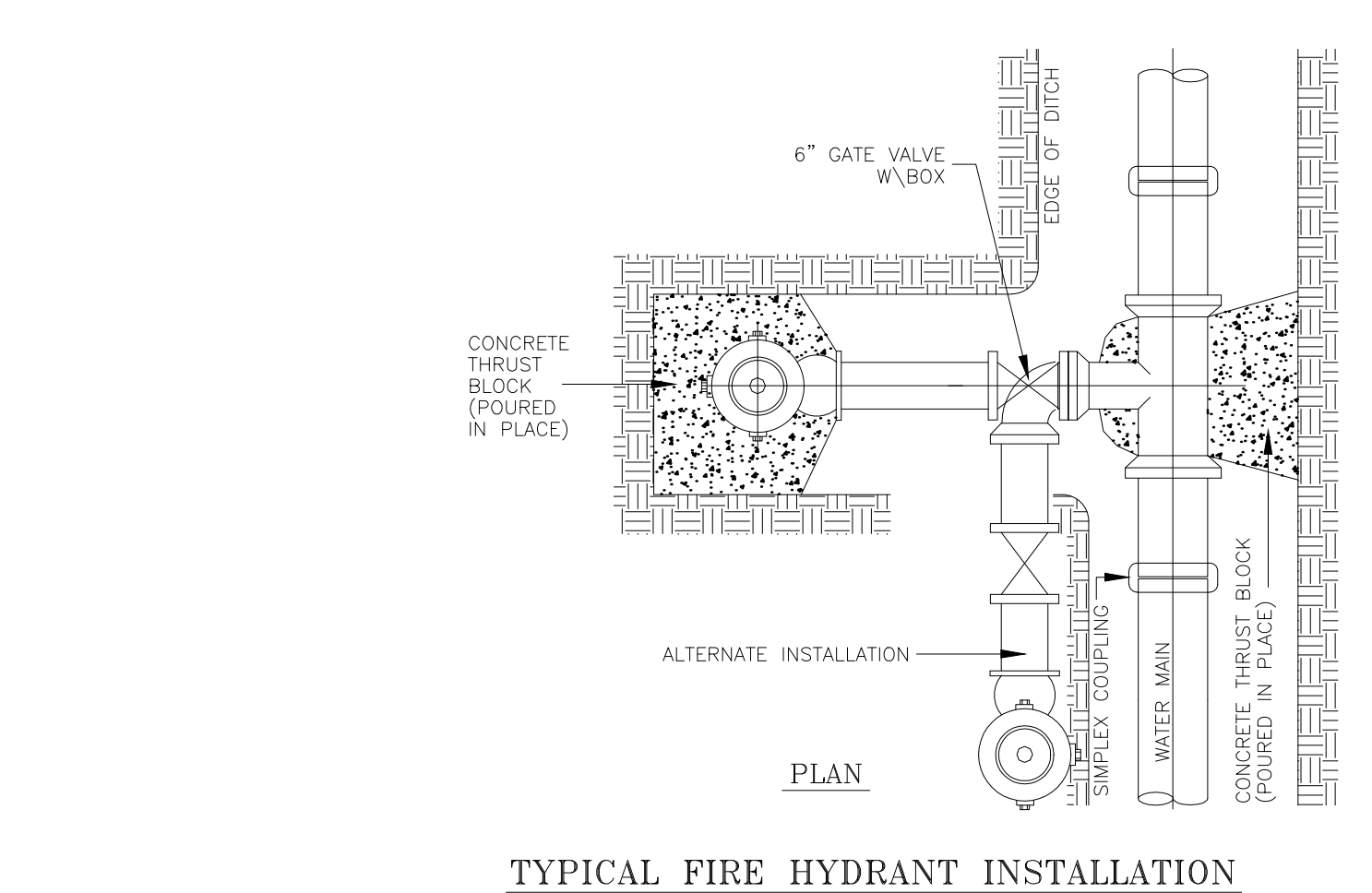
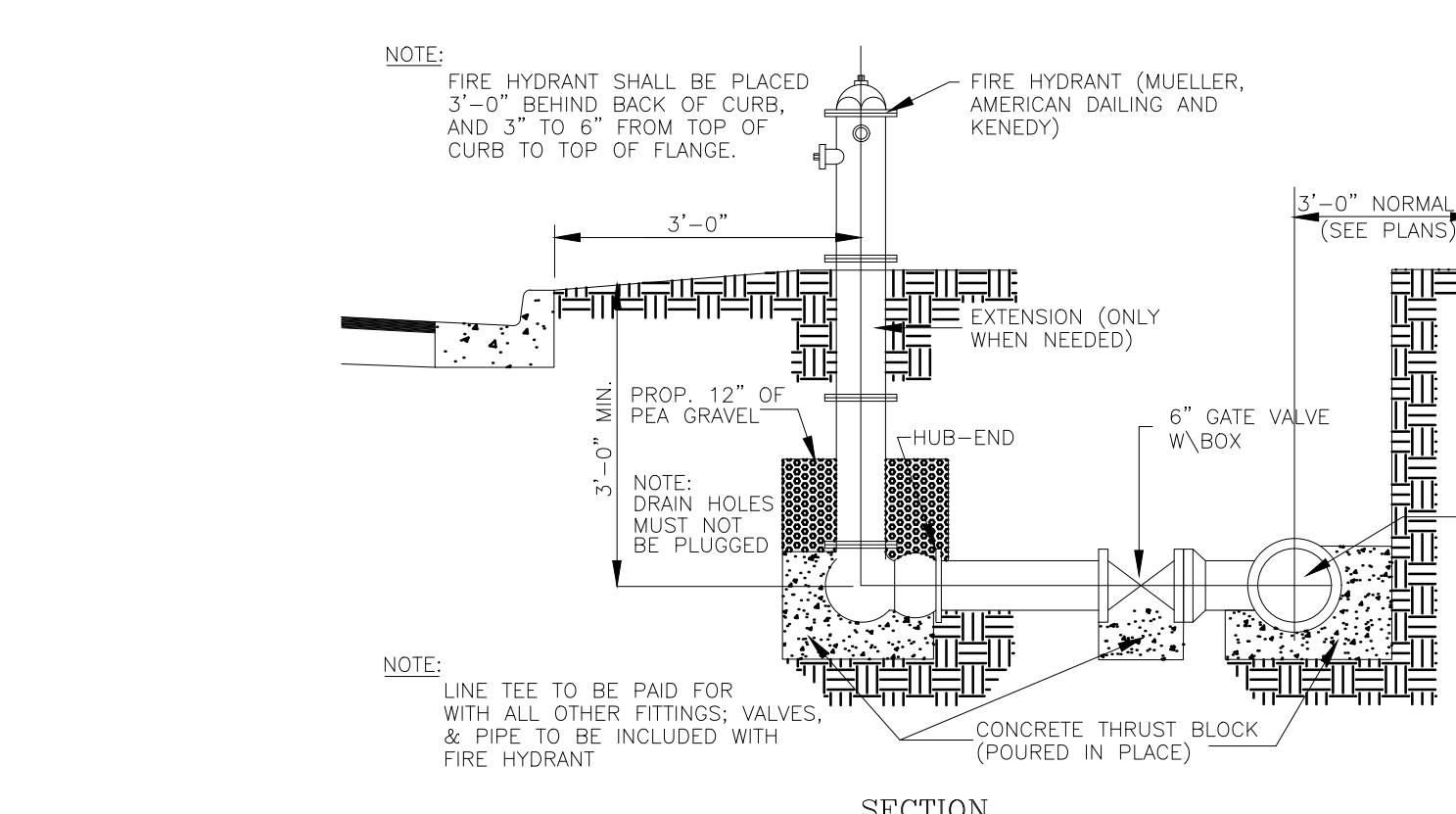
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,345.00 DOLARES POR LOTE A UN COSTO TOTAL DE \$67,250.00 PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO \_\_\_\_\_ FECHA \_\_\_\_\_

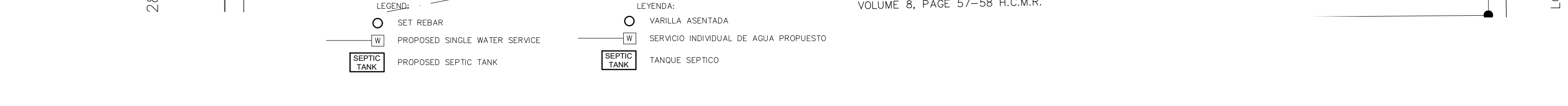
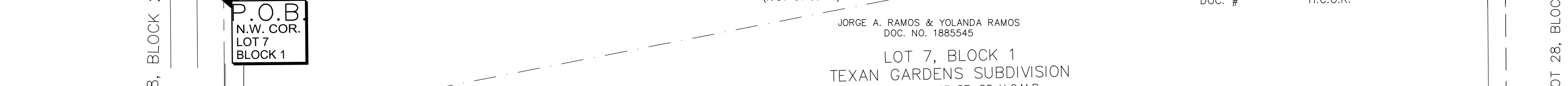
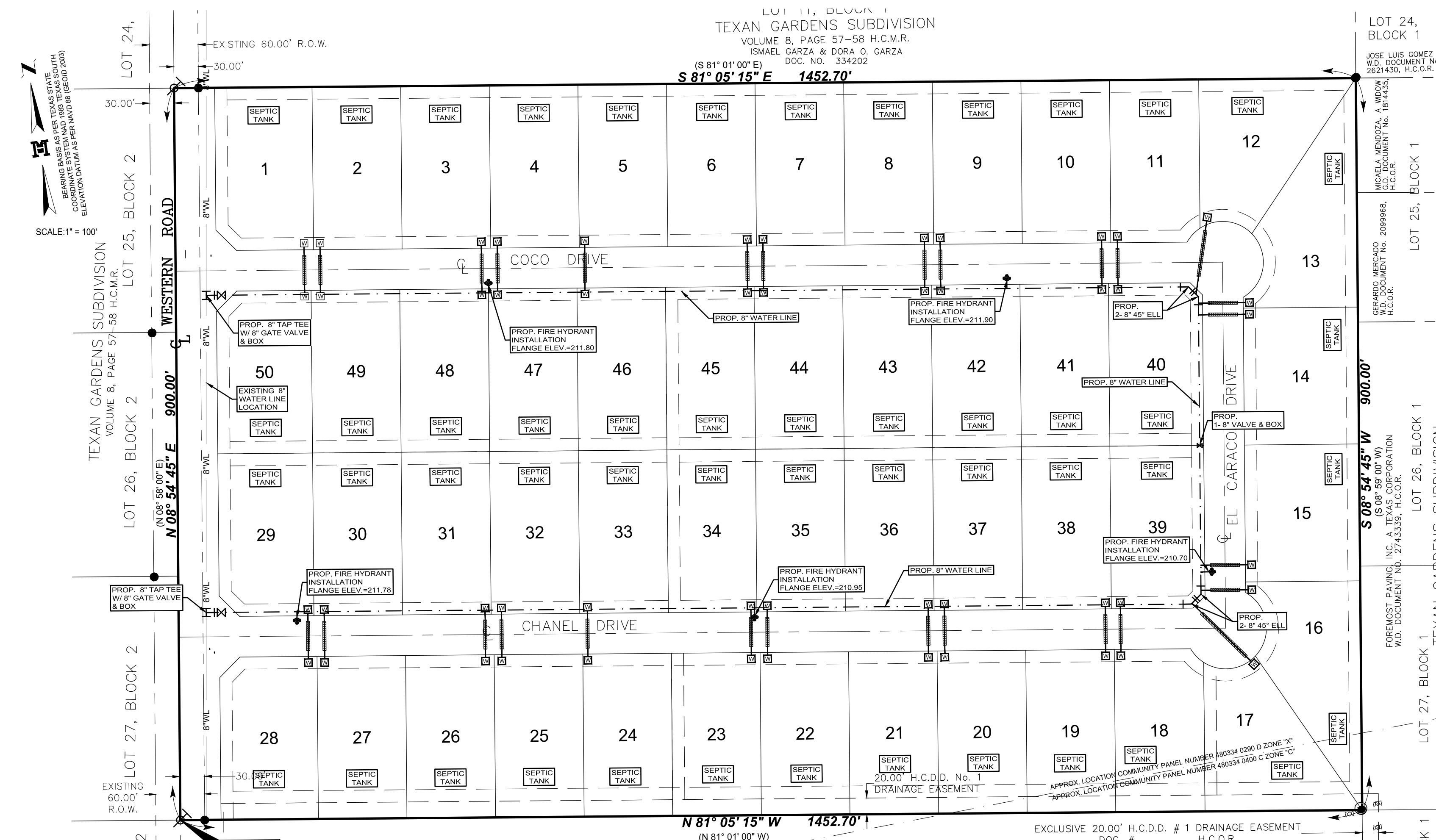
STATE OF TEXAS \$  
 COUNTY OF HIDALGO \$

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAL, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

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



NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CARLOS G. LEAL, JR.	P.O. BOX 631	MISSION, TX 78573	(956) 581-4542	
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839



**GENERAL NOTES :**

- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
- WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" (FOR SINGLE SERVICE) AND 3" (FOR A DUAL SERVICE) P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

**TYPICAL WATER SERVICE CONNECTION**  
 N.T.S.

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 N.T.S.

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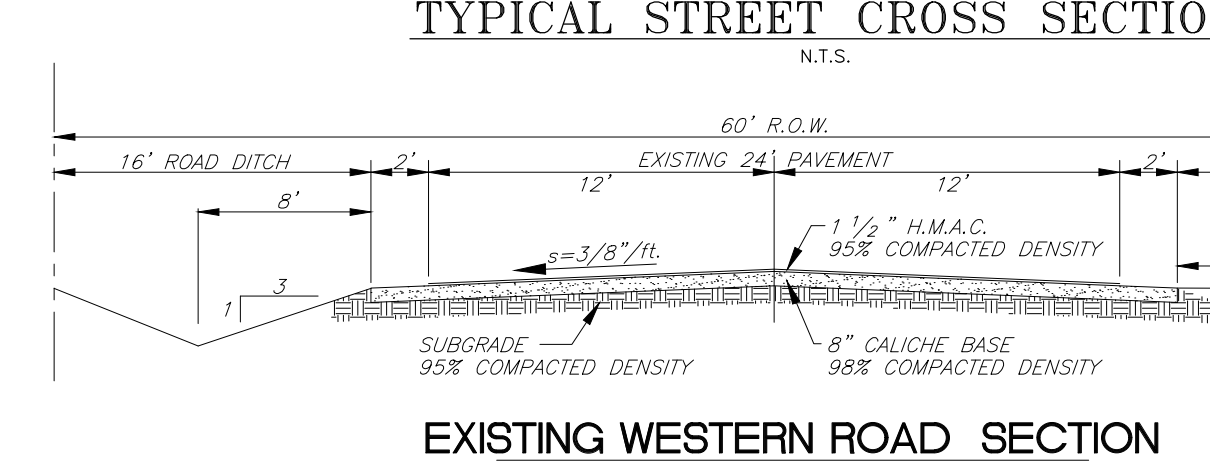
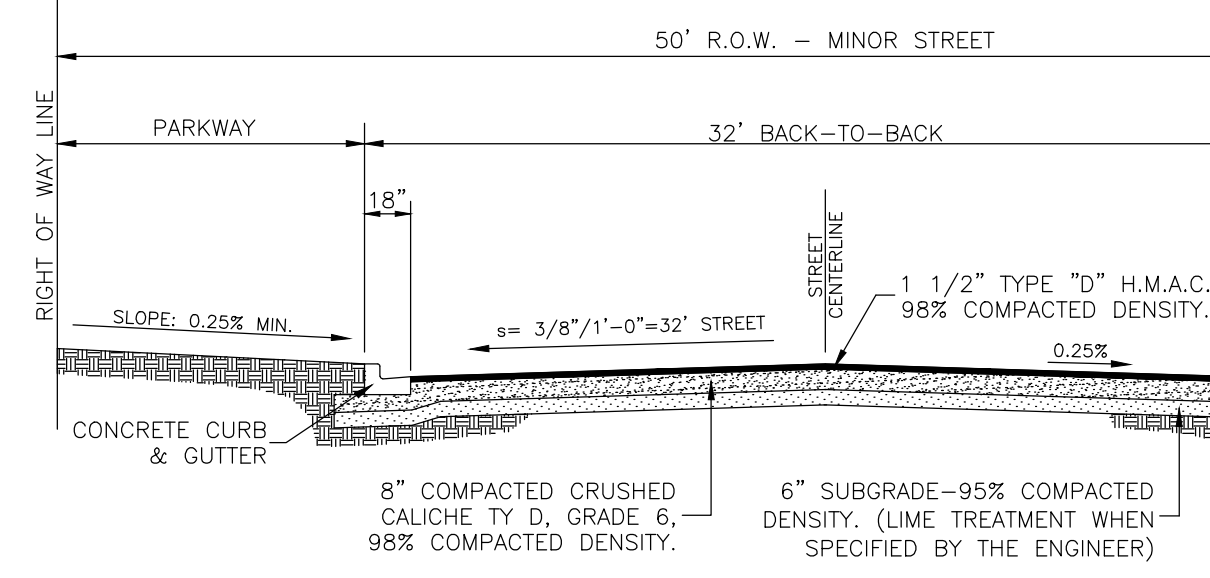
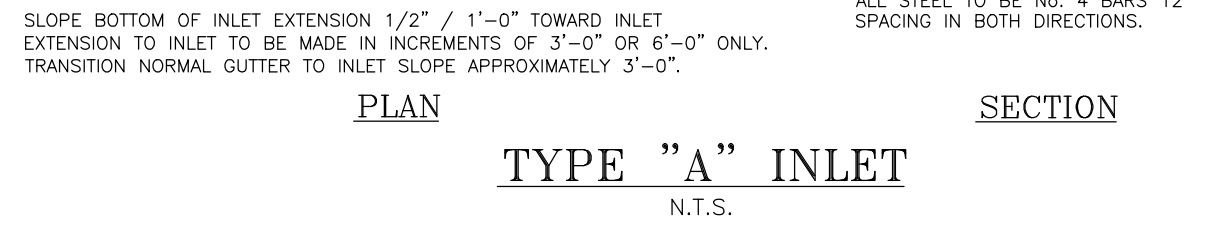
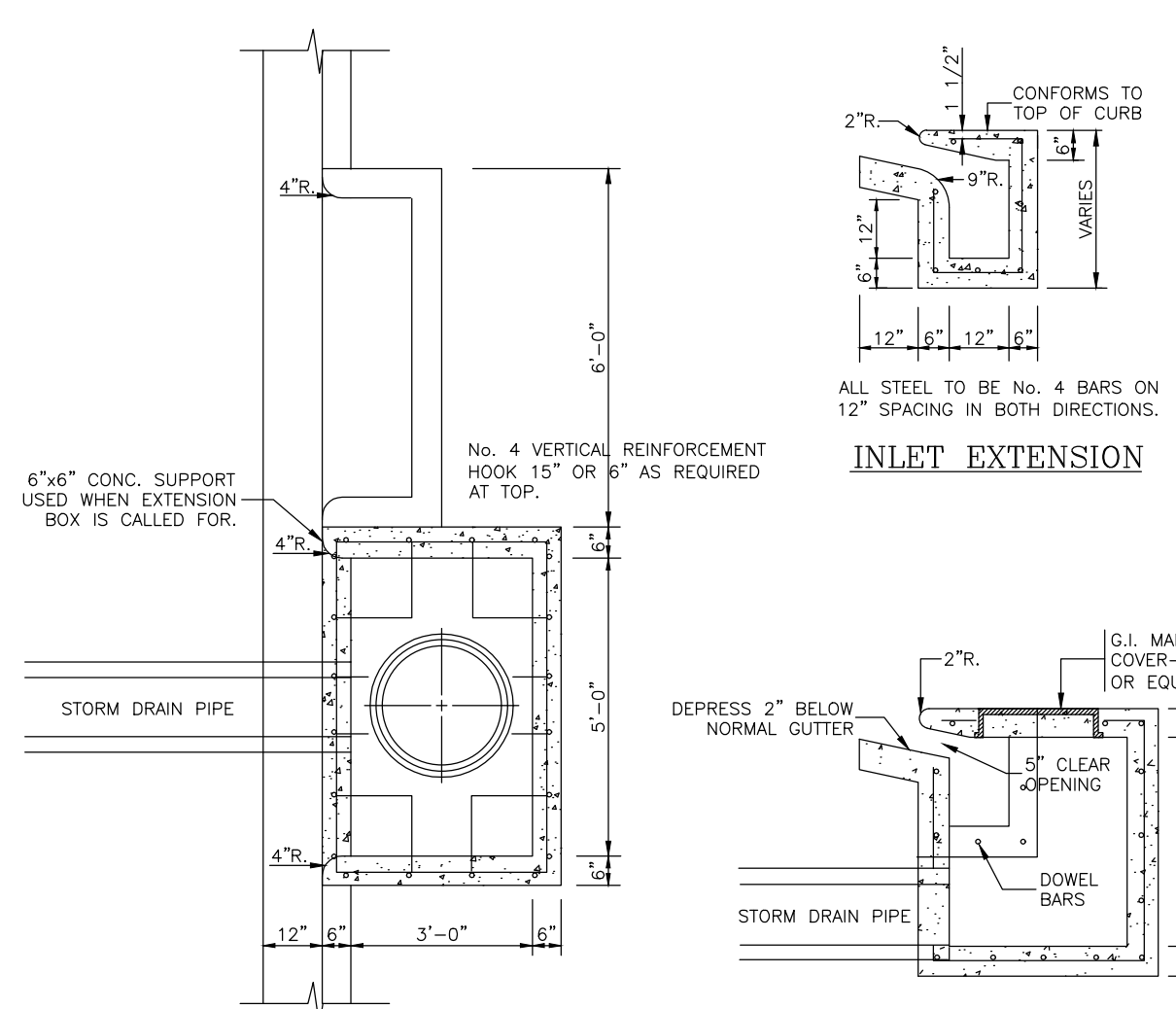
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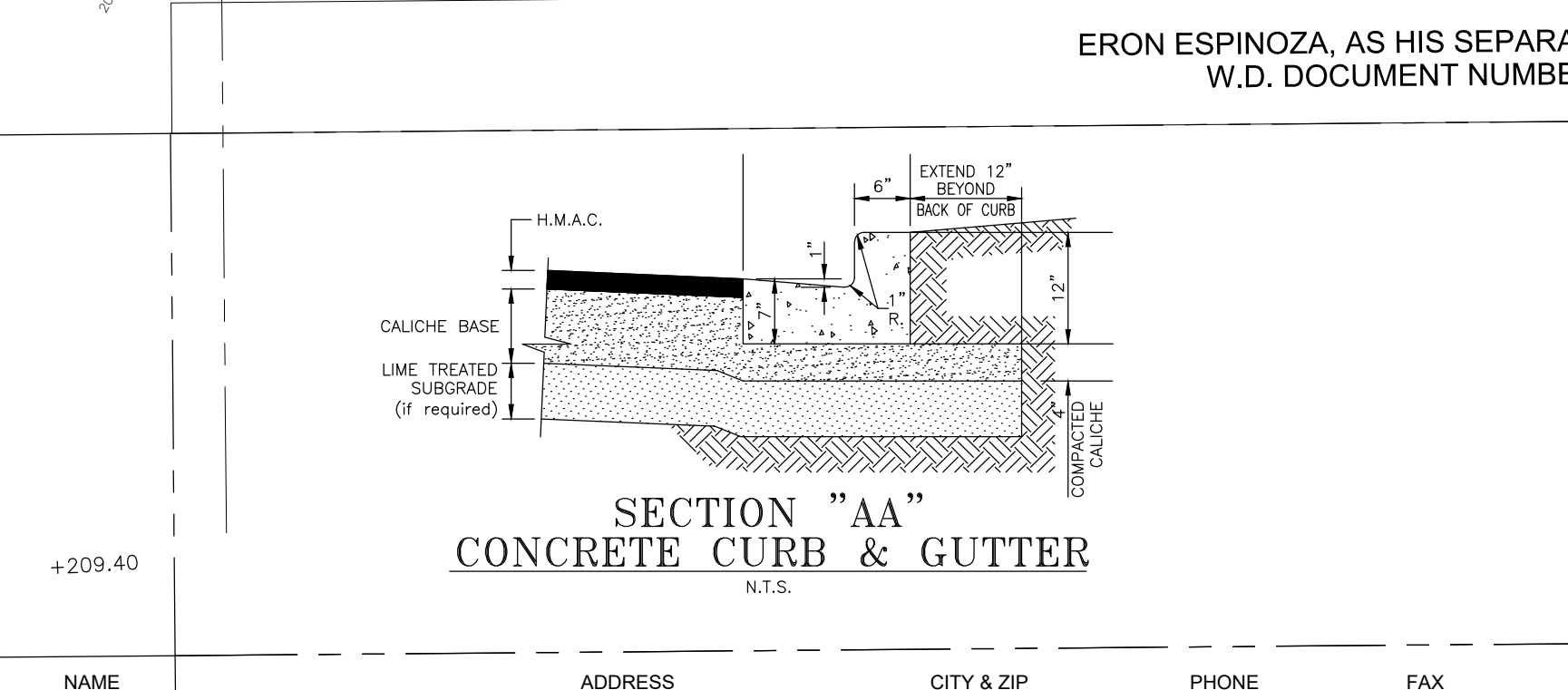
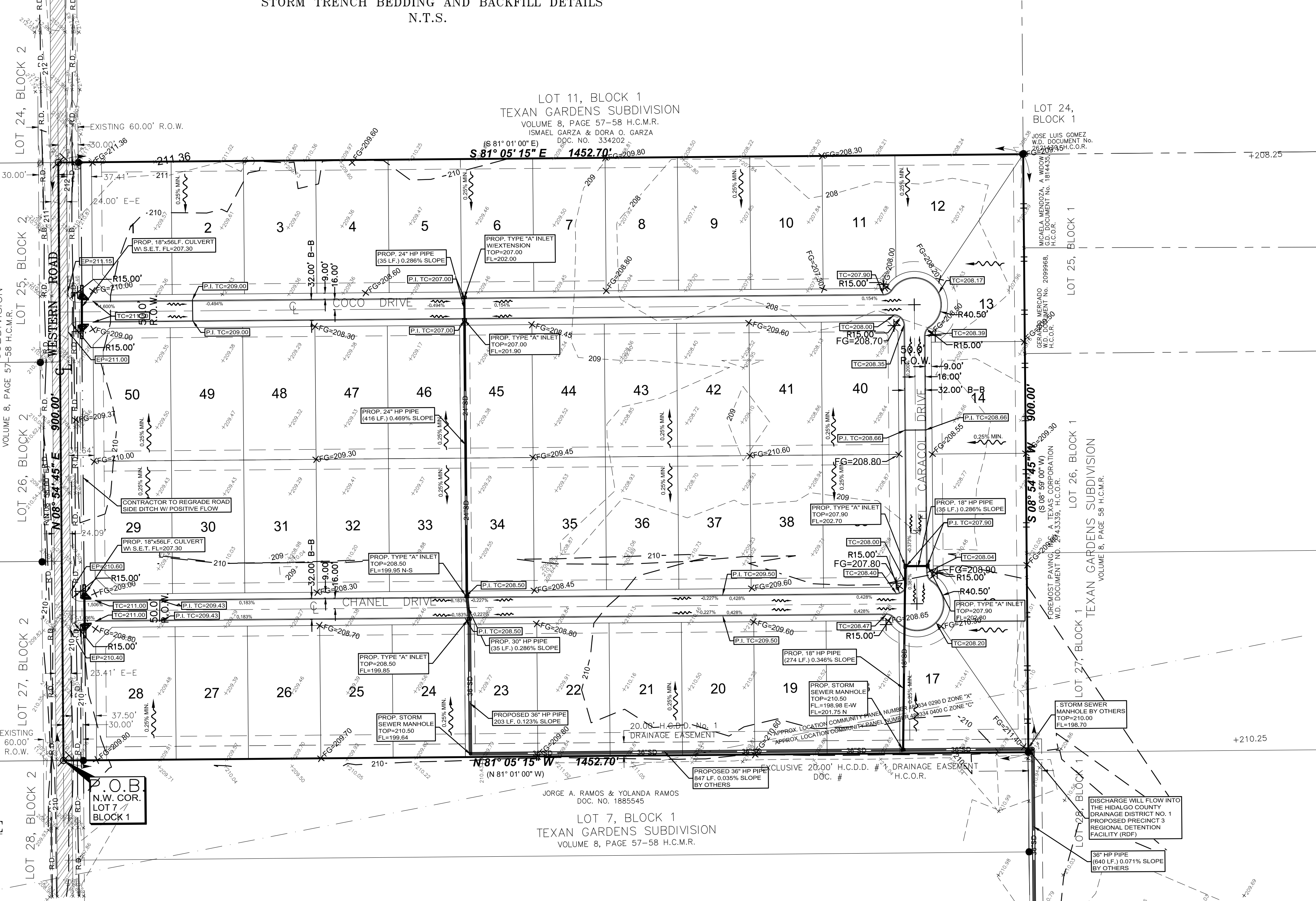
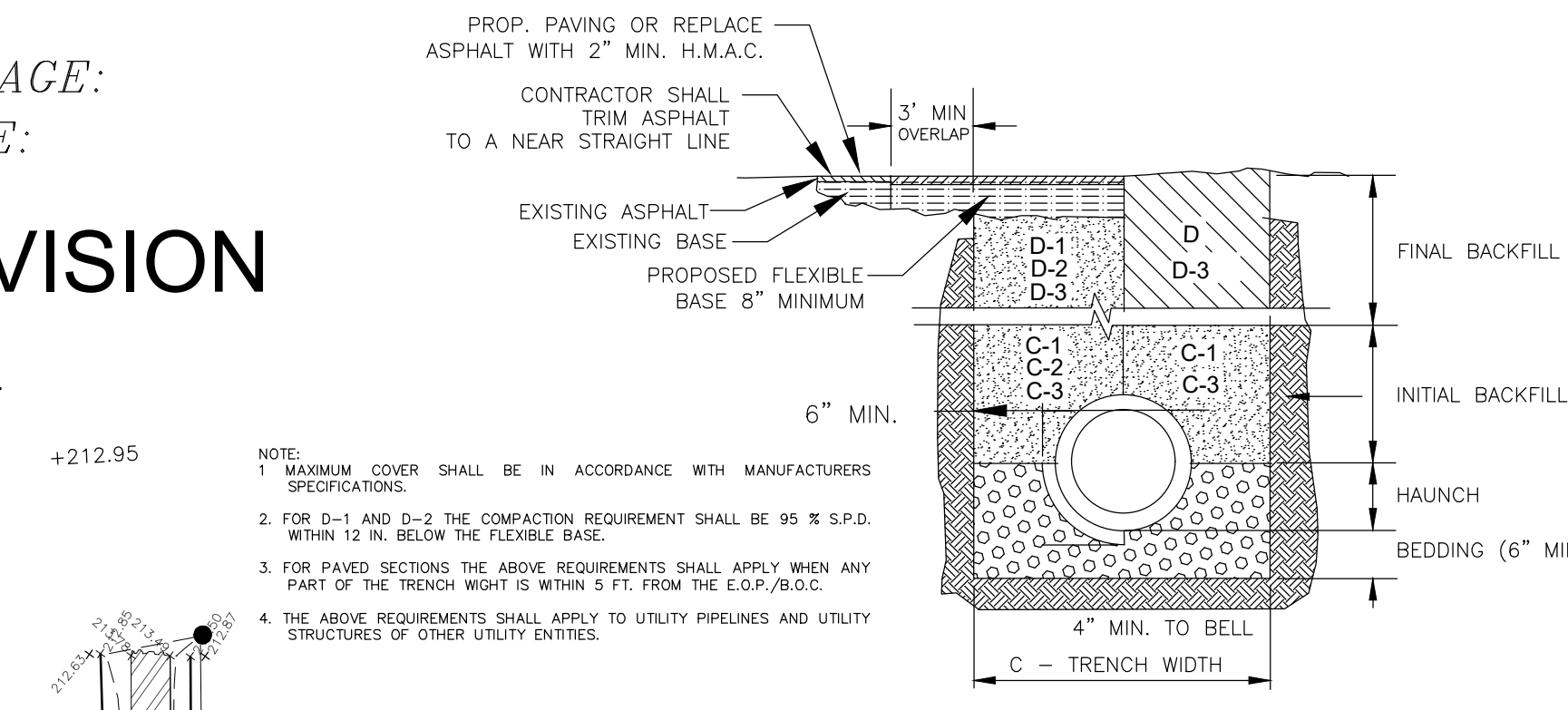
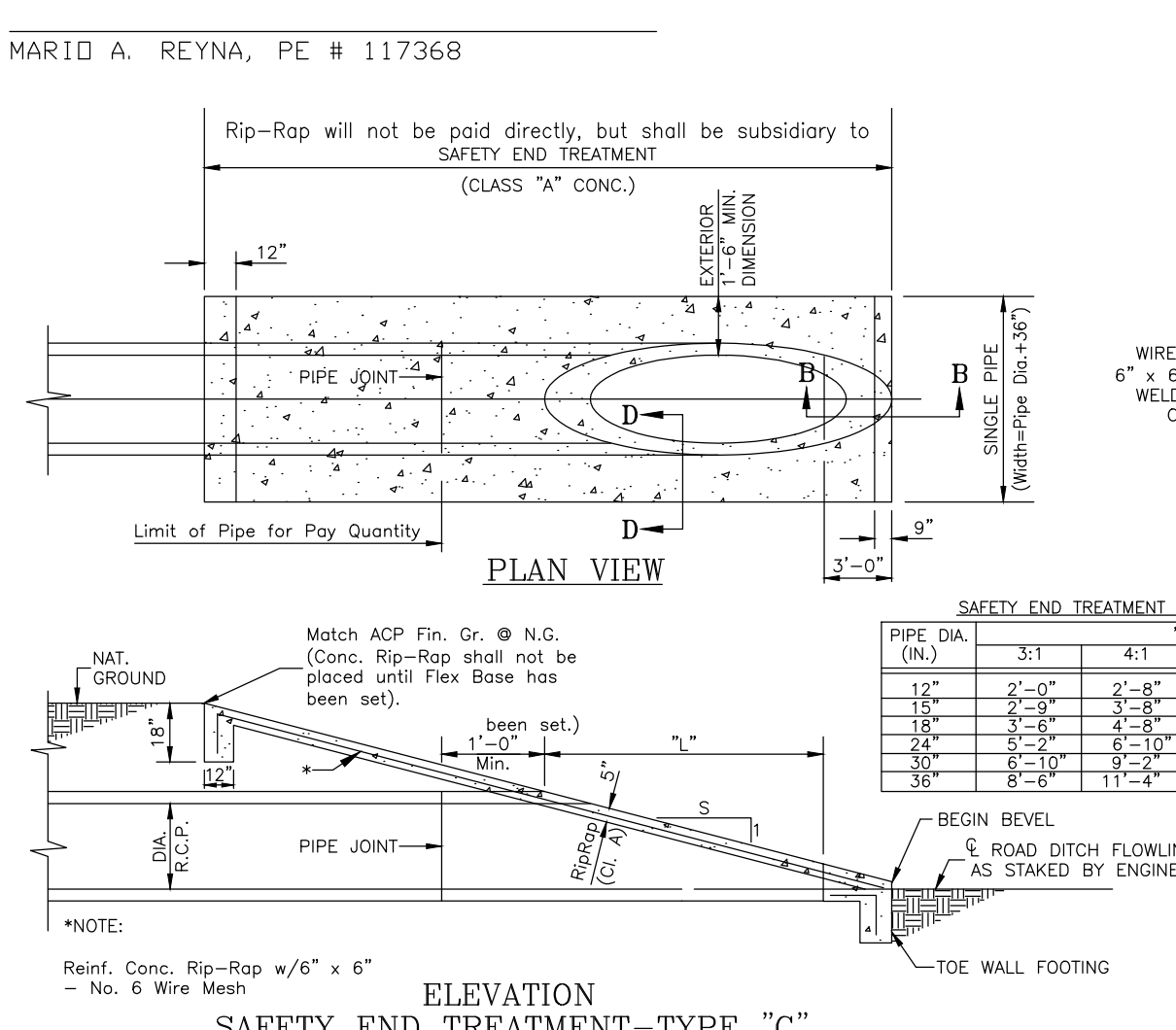
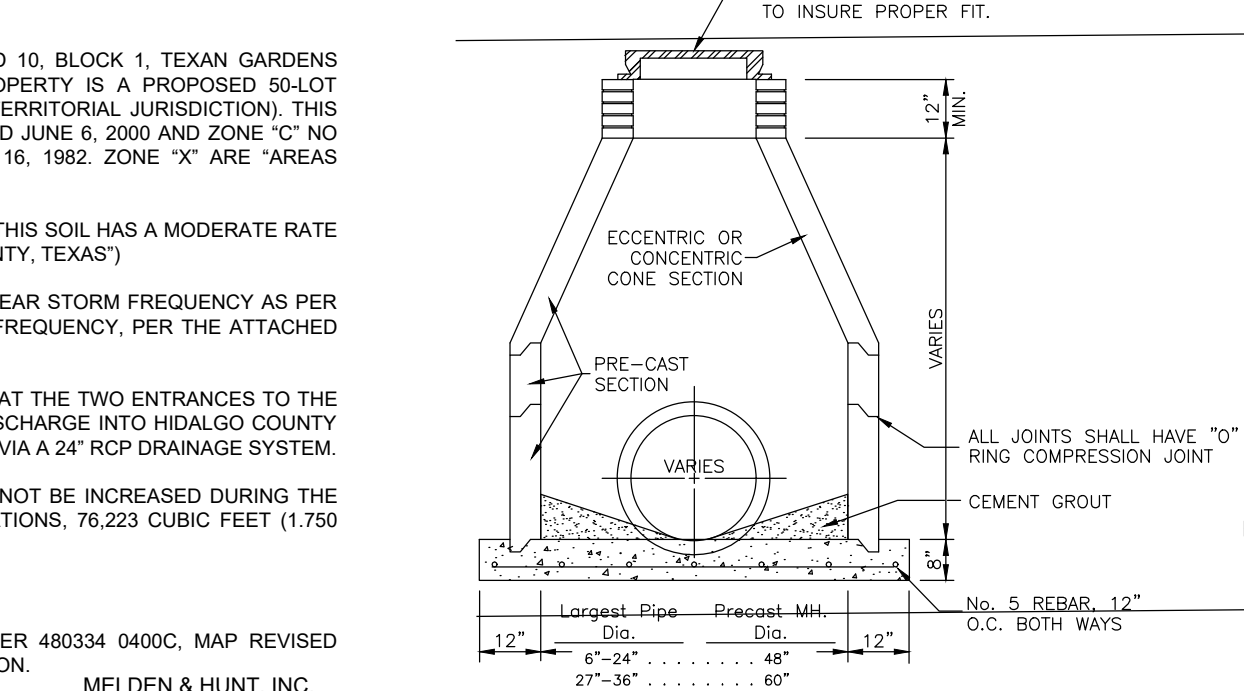
**MELDEN & HUNT INC.**  
 CONSULTANTS • ENGINEERS • SURVEYORS  
 115 W. McINTYRE 227 N. F.M. 3167  
 EDINBURG, TX 78541 RD ORANGE CITY, TX 78562  
 PH: (956) 381-0981 PH: (956) 487-8256  
 FAX: (956) 381-1839 FAX: (956) 488-8591  
 ESTABLISHED 1947 www.meldenandhunt.com

MAP OF TOPOGRAPHY AND DRAINAGE:  
 MAPA DE TOPOGRAFIA Y DESAGUE:  
**SUBDIVISION MAP OF  
 LAS COMADRES #4 SUBDIVISION**

A RE-SUBDIVISION OF A 30.01-ACRE TRACT OF  
 LAND BEING ALL OF LOTS 8, 9, AND 10, BLOCK 1,  
 TEXAN GARDENS SUBDIVISION AS PER THE PLAT  
 RECORDED IN VOLUME 8, PAGE 57-58, H.C.M.R.  
 HIDALGO COUNTY, TEXAS



**DRAINAGE STATEMENT**  
 LAS COMADRES #4 SUBDIVISION IS A RE-SUBDIVISION OF A 30.01-ACRE TRACT OF LAND BEING ALL OF LOTS 8, 9, AND 10, BLOCK 1, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS A PROPOSED 50-LOT RESIDENTIAL TRACT AND IS LOCATED IN THE COUNTY OF HIDALGO WITHIN THE CITY OF MISSIONS 3 MILE ETJ (EXTRA-TERRITORIAL JURISDICTION). THIS SUBDIVISION IS IN ZONE "X" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0400C, MAP REVISED NOVEMBER 16, 1982. ZONE "X" ARE "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN". ZONE "C" NO SHADING ARE "AREAS OF MINIMAL FLOODING".  
 THE SOIL IS HIDALGO FINE SANDY LOAM, WHICH IS MODERATELY FINE IN TEXTURE TO MODERATELY COARSE IN TEXTURE; THIS SOIL HAS A MODERATE RATE OF WATER TRANSMISSION. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")  
 EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 5.42 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 35.10 C.F.S., DURING THE 10-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 29.68 C.F.S.  
 THE PROPOSED DRAINAGE FOR LAS COMADRES #4 SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM HIGHPOINTS SET AT THE TWO ENTRANCES TO THE SUBDIVISION AND ANOTHER HIGHPOINT TO THE NORTHEAST OF THE SUBDIVISION INTO AN INLET SYSTEM WHICH WILL DISCHARGE INTO HIDALGO COUNTY PRECINCT 3 REGIONAL DETENTION FACILITY (RDF) ABOUT 1,470 FEET TO THE WEST OF THE N. ABRAM ROAD RIGHT-OF-WAY, VIA A 24" RCP DRAINAGE SYSTEM.  
 IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 76,223 CUBIC FEET (1,750 AC-FT) OF DETENTION WILL BE PROVIDED INTO THE HIDALGO COUNTY PRECINCT 3 REGIONAL DETENTION FACILITY (RDF).  
 CERTIFICATION:  
 BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0400C, MAP REVISED NOVEMBER 16, 1982 IS CONTAINED WITHIN THE DETENTION POND LOCATED AT LOT 30, BLOCK 1, TEXAN GARDENS SUBDIVISION.



NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CARLOS G. LEAL, JR.	P.O. BOX 631	MISSION, TX 78573	(956) 581-4542
ENGINEER:	MARIO A. REYNA, P.E.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH, R.P.L.S.	115 W. MCINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

- A. BEDDING FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW PIPE (MIN. COMPACTED THICKNESS = 6") - FIT RUN GRAVEL, 2" MAX. SIZE.
- B. MANHOLE FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS 1 OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS 1 OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D. FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 92% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (AASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS 1 OR CLASS II (ASTM D2321 OR SOIL TYPE A1, A2, OR A3 (AASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELPONENTS, MINIMUM 4" GRAVEL OR CEMENTS STRENGTHENING OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 92% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

