



# 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: 10-23-2018

PROPOSED CAMINO DE ABRAM SUBDIVISION PHASE II, PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: EVERMAN DEVELOPMENT LLC.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 99  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INSTITUTIONAL

LOCATION DESCRIPTION: EAST OF ABRAM ROAD APPROXIMATELY 350 FEET NORTH OF MILE 3 NORTH ROAD.

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 10-12-2018 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM DISCHARGING TO AN EXISTING REGIONAL DRAINAGE DETENTION FACILITIES.

ROAD R.O.W. DEDICATION: 42.00 ADDITIONAL FEET ONTO ABRAM ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-10-2018 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 10-10-2018 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 10-09-2018: 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*

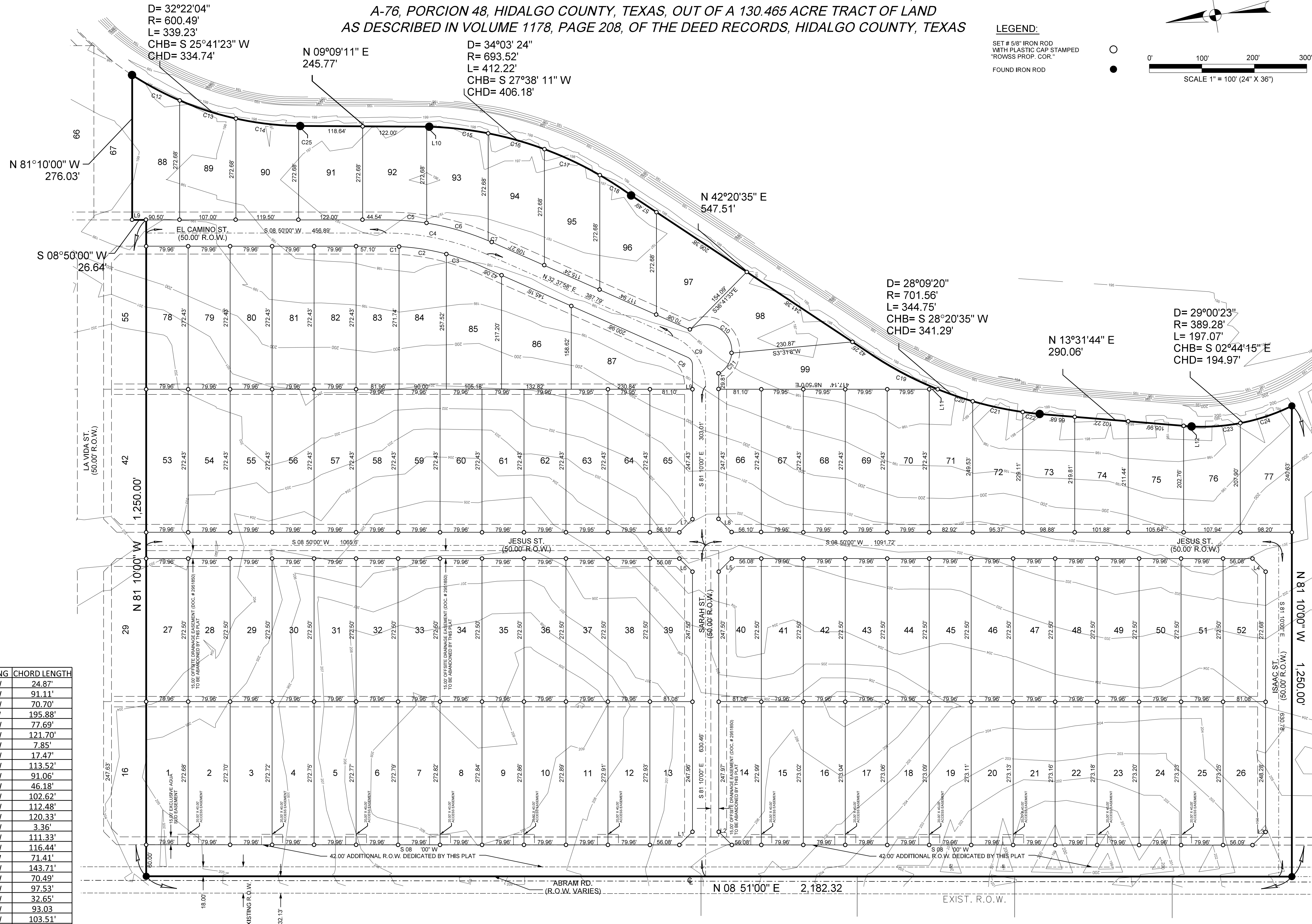
*This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas*

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

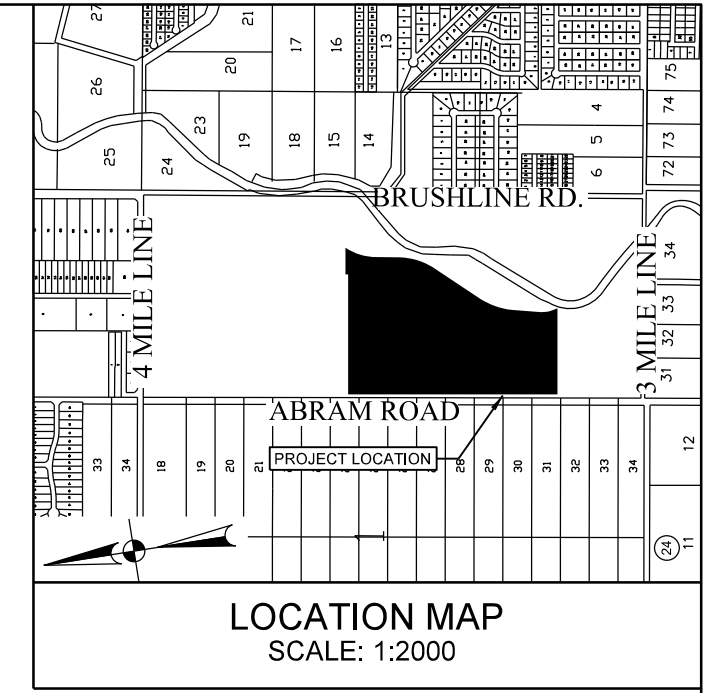
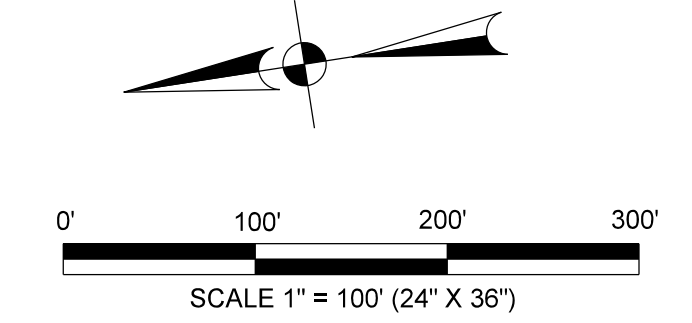
# CAMINO DE ABRAM SUBDIVISION PHASE II

BEING A 58.65 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY,  
A-76, PORCION 48, HIDALGO COUNTY, TEXAS, OUT OF A 130.465 ACRE TRACT OF LAND  
AS DESCRIBED IN VOLUME 1178, PAGE 208, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS

LOT	SQUARE FT.	ACRES
1	21802	0.50
2	21804	0.50
3	21806	0.50
4	21808	0.50
5	21810	0.50
6	21812	0.50
7	21813	0.50
8	21815	0.50
9	21817	0.50
10	21819	0.50
11	21821	0.50
12	21823	0.50
13	21818	0.50
14	21821	0.50
15	21829	0.50
16	21831	0.50
17	21833	0.50
18	21835	0.50
19	21837	0.50
20	21839	0.50
21	21841	0.50
22	21843	0.50
23	21844	0.50
24	21846	0.50
25	21848	0.50
26	21844	0.50
27-38	21789	0.50
39-40	21782	0.50
41-51	21789	0.50
52	21782	0.50
53-62	21783	0.50
63-64	21780	0.50
65-66	21781	0.50
67-70	21780	0.50
71	21784	0.50
72	22714	0.52
73	22150	0.51
74	21967	0.50
75	21878	0.50
76	21883	0.50
77	21785	0.50
78-82	21783	0.50
83	22322	0.51
84	23957	0.55
85	25148	0.58
86	24958	0.57
87	24451	0.56
88	22640	0.52
89	22313	0.51
90	21993	0.50
91	21794	0.50
92	21866	0.50
93	22608	0.52
94	22982	0.53
95	23385	0.54
96	22412	0.51
97	21882	0.50
98	22322	0.51
99	25974	0.60



**LEGEND:**  
 SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."  
 FOUND IRON ROD



**LOCATION DESCRIPTION**  
 CAMINO DE ABRAM PHASE II IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATE 350 FT NORTH OF THE INTERSECTION OF MILE 3 (FM 1924) AND ABRAM RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 83,394, 2015 CENSUS). CAMINO DE ABRAM PHASE II SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

- INDEX OF SHEETS**
- SHEET 1 - HEADING INDEX, LOCATION MAP AND E.T.I., PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.
  - SHEET 2 - PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I. NO. 6 CERTIFICATE, ENGINEERS AND SURVEYORS CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE.
  - SHEET 3 - WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.
  - SHEET 4 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	24.87'	450.00'	03°10'01"	S 10°25'01" W	24.87'
C2	91.27'	450.00'	11°37'16"	S 17°48'39" W	91.11'
C3	70.77'	450.00'	09°00'40"	S 28°07'38" W	70.70'
C4	197.30'	475.00'	23°47'58"	S 20°43'59" W	195.88'
C5	77.77'	500.00'	08°54'45"	S 13°17'23" W	77.69'
C6	122.01'	500.00'	13°58'51"	S 24°44'11" W	121.70'
C7	7.90'	500.00'	00°54'21"	S 32°10'36" W	7.85'
C8	18.48'	16.00'	66°12'02"	S 65°43'59" W	17.47'
C9	120.72'	100.00'	69°10'05"	S 65°36'19" W	113.52'
C10	114.48'	50.00'	131°11'13"	S 38°13'34" W	91.06'
C11	48.01'	50.00'	55°00'49"	N 48°40'25" W	46.18'
C12	102.75'	600.49'	09°48'15"	S 36°58'18" W	102.62'
C13	112.58'	600.49'	10°44'32"	S 26°41'54" W	112.48'
C14	120.53'	600.49'	11°30'02"	S 15°34'37" W	120.33'
C15	3.36'	600.49'	00°19'14"	S 09°39'59" W	3.36'
C16	111.45'	693.52'	09°12'29"	S 24°31'37" W	111.33'
C17	116.58'	693.52'	09°37'54"	S 33°56'48" W	116.44'
C18	71.44'	693.52'	05°54'08"	S 41°42'49" W	71.41'
C19	143.96'	701.56'	11°45'26"	S 36°32'32" W	143.71'
C20	70.52'	701.56'	05°45'35"	S 27°47'02" W	70.49'
C21	97.61'	701.56'	07°58'19"	S 20°55'05" W	97.53'
C22	32.65'	701.56'	02°40'00"	S 15°35'55" W	32.65'
C23	93.25'	389.28'	13°43'31"	S 04°54'11" W	93.03'
C24	103.82'	389.28'	15°16'52"	S 09°36'01" W	103.51'
C25	3.36'	600.49'	00°19'14"	S 09°39'59" W	3.36'

LINE	LENGTH	BEARING
L1	35.35'	S 36°09'30" E
L2	35.36'	S 53°50'30" W
L3	35.33'	S 36°08'30" E
L4	35.35'	N 53°50'00" E
L5	35.35'	N 69°10'00" W
L6	35.35'	S 53°50'00" W
L7	35.35'	S 36°10'00" E
L8	35.35'	S 53°50'00" W
L9	5.90'	S 8°10'00" E
L10	5.13'	S 09°09'11" W
L11	16.24'	S 08°50'00" W
L12	15.17'	S 13°31'44" W

STATE OF TEXAS  
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:  
 I, KURT SCHUMACHER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON \_\_\_\_\_ UNDER MY DIRECTION.

KURT SCHUMACHER, R.P.L.S.  
 REG. PROFESSIONAL LAND SURVEYOR # 6333  
 FIRM # 10193886  
 900 S. STEWART, SUITE 13  
 MISSION, TEXAS 78572

STATE OF TEXAS  
 COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:  
 I, JULIO C. CERDA, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 90524. DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

JULIO C. CERDA, P.E.  
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 90524

**PRINCIPAL CONTACTS:**

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MANUEL CHAPA	1801 MOZELLE ST., PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	JULIO C. CERDA, P.E.	900 S. STEWART RD., STE. 13 MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	900 S. STEWART RD., STE. 13 MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116

**REVISION NOTES**

No.	SHEET	REVISION	DATE	APPROVED

LOT LAYOUT  
 SHEET 1



FILED FOR RECORD IN  
 HIDALGO COUNTY  
 ARTURO GUJARDO, JR.  
 HIDALGO COUNTY CLERK

ON: \_\_\_\_\_ AT \_\_\_\_\_ AMPM  
 INSTRUMENT NUMBER \_\_\_\_\_  
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
 BY: \_\_\_\_\_ DEPUTY

# CAMINO DE ABRAM SUBDIVISION PHASE II

**BEING A 58.65 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY,  
A-76, PORCION 48, HIDALGO COUNTY, TEXAS, OUT OF A 130.465 ACRE TRACT OF LAND  
AS DESCRIBED IN VOLUME 1178, PAGE 208, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS**

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

EVERMAN DEVELOPMENT, LLC, AS OWNER OF THE 58.65 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CAMINO DE ABRAM SUBDIVISION PHASE II, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND 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 THE STATE STANDARDS
- (C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS
- (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

EVERMAN DEVELOPMENT, LLC DATE \_\_\_\_\_  
MANUEL CHAPA, MEMBER  
1801 MOZELLE ST.  
PHARR, TEXAS 78577

SATE OF TEXAS  
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL CHAPA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

\_\_\_\_\_  
NOTARY PUBLIC

THIS PLAT OF CAMINO DE ABRAM SUBDIVISION PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

\_\_\_\_\_  
CHAIRMAN

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CAMINO DE ABRAM SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION DATE \_\_\_\_\_

ATTEST: CITY SECRETARY DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, JULIO C. CERDA, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 90524, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

\_\_\_\_\_  
JULIO C. CERDA, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 90524

STATE OF TEXAS  
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

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

\_\_\_\_\_  
KURT SCHUMACHER, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR # 6333  
FIRM # 10193886  
900 S. STEWART, SUITE 13  
MISSION, TEXAS 78572

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 THEIR DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. DATE \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON IRRIGATION DISTRICT NO. 6 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: \_\_\_\_\_  
PRESIDENT

\_\_\_\_\_  
SECRETARY

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CAMINO DE ABRAM SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE \_\_\_\_\_

SATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CAMINO DE ABRAM SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON \_\_\_\_\_

HIDALGO COUNTY JUDGE DATE \_\_\_\_\_

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

I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CAMINO DE ABRAM PHASE II SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) 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 THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

\_\_\_\_\_  
JOSE E. SAENZ  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X-. AREAS DETERMINED TO BE OUTSIDE 500-YEAR-FLOOD-PLAIN AS PER COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 6, 2000

2. MINIMUM BUILDING SETBACK LINES:

FRONT SETBACK: 25 FEET OR EASEMENT WHICHEVER IS GREATER  
50 FEET FOR LOTS FRONTING ABRAM ROAD

SIDE SETBACK: INTERNAL LOT: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
EXTERNAL LOT: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER  
REAR SETBACK: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER

3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.

4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. 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 FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION

5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

BM-1 IS A SET 5/8" IRON PIN WITH PLASTIC CAP "ROWSS CONTROL" ALONG THE ABRAM RD  
N= 16623705.1321  
E= 1019340.7681  
ELEV.= 199.40

BM-2 IS A SET 5/8" IRON PIN WITH PLASTIC CAP "ROWSS CONTROL" ALONG THE ABRAM RD  
N= 1662453.4883  
E= 1019473.1760  
ELEV.= 204.53

BM-3 IS A SET 5/8" IRON PIN WITH PLASTIC CAP "ROWSS CONTROL" ALONG THE EAST SIDE OF ABRAM RD  
N= 16626969.3950  
E= 1019891.6050  
ELEV.= 203.85

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 184,867 CUBIC FEET, 4.24 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.

7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

8. 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.

9. 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 PROVIDER OCCUPYING AN EASEMENT.

10. 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 LOT.

A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.

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 DRAINFIELD SYSTEM.

E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPANCY A LOT.

METES AND BOUNDS

BEING A 58.65 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A-76, PORCION 48, HIDALGO COUNTY, TEXAS, OUT OF A 130.465 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1178, PAGE 208, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, AND LYING WEST OF THE HIDALGO COUNTY IRRIGATION NO. 6 MAIN CANAL, CONVEYED BY SPECIAL WARRANTY DEED TO EVERMAN DEVELOPMENT LLC, AS DESCRIBED IN DOCUMENT NUMBER 2867445, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 58.65 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" IN THE SOUTHWEST CORNER OF CAMINO DE ABRAM SUBDIVISION, AS RECORDED IN VOLUME XX, PAGE XX, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS THE WEST LINE OF SAID 130.465 ACRE TRACT OF LAND AND THE EAST LINE OF A CALLED 30.00 FOOT ROAD, AS SHOWN BY MAP OF TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 58, OF THE MAP RECORDS, OF HIDALGO COUNTY, TEXAS, AND THE WEST LINE OF A HIGHWAY RIGHT OF WAY EASEMENT TO HIDALGO COUNTY, TEXAS, AS DESCRIBED IN DOCUMENT NUMBER 716558, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS (ABRAM ROAD), FOR THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** WITH THE SOUTH LINE OF SAID CAMINO DE ABRAM SUBDIVISION, AND ACROSS AND THROUGH SAID 130.465 ACRE TRACT OF LAND, S 81°10'00"E, AT A DISTANCE OF 60.00 FEET PASSES A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET ON THE EAST RIGHT OF WAY LINE OF ABRAM ROAD, CONTINUING A TOTAL DISTANCE OF 1250.00 FEET TO A FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" FOR AN EXTERIOR CORNER OF SAID CAMINO DE ABRAM SUBDIVISION, FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** CONTINUING WITH THE SOUTH LINE OF SAID CAMINO DE ABRAM SUBDIVISION, AND ACROSS AND THROUGH SAID 130.465 ACRE TRACT OF LAND, N 08°50'00"E, A DISTANCE OF 26.64 FEET TO A FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" FOR AN INTERIOR CORNER OF SAID CAMINO DE ABRAM SUBDIVISION, FOR AN EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** CONTINUING WITH THE SOUTH LINE OF SAID CAMINO DE ABRAM SUBDIVISION, AND ACROSS AND THROUGH SAID 130.465 ACRE TRACT OF LAND, S 81°10'00"E, A DISTANCE OF 276.03 FEET TO A FOUND 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" FOR THE SOUTHEAST CORNER OF SAID CAMINO DE ABRAM SUBDIVISION, ON THE WEST LINE OF HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RIGHT OF WAY, AS DESCRIBED IN VOLUME 419, PAGE 76, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** WITH THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RIGHT OF WAY AND WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 600.49 FEET, AN ARC LENGTH OF 338.23 FEET, A DELTA ANGLE OF 32°22'04", A CHORD BEARING OF S 25°41'23"W AND A CHORD DISTANCE OF 334.74 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** CONTINUING WITH THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RIGHT OF WAY, S 05°22'21"W A DISTANCE OF 245.77 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** CONTINUING WITH THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RIGHT OF WAY AND WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 693.52 FEET, AN ARC LENGTH OF 412.22 FEET, A DELTA ANGLE OF 34°03'24", A CHORD BEARING OF S 27°38'11"W AND A CHORD DISTANCE OF 406.18 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** CONTINUING WITH THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RIGHT OF WAY, S 42°20'53"W A DISTANCE OF 547.51 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** CONTINUING WITH THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RIGHT OF WAY AND WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 701.56 FEET, AN ARC LENGTH OF 344.75 FEET, A DELTA ANGLE OF 28°09'20", A CHORD BEARING OF S 28°20'35"W AND A CHORD DISTANCE OF 341.29 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** CONTINUING WITH THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RIGHT OF WAY, S 13°31'44"W A DISTANCE OF 290.06 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** CONTINUING WITH THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RIGHT OF WAY AND WITH A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 389.28 FEET, AN ARC LENGTH OF 197.07 FEET, A DELTA ANGLE OF 29°00'23", A CHORD BEARING OF S 02°44'15"E AND A CHORD DISTANCE OF 194.97 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** DEPARTING THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL, RIGHT OF WAY, ACROSS AND THROUGH SAID 130.465 ACRE TRACT OF LAND, N81°10'00"W A DISTANCE OF 1250.00 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET IN THE WEST LINE OF SAID 130.465 ACRE TRACT OF LAND AND WITHIN THE RIGHT OF WAY OF ABRAM ROAD, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

**THENCE** WITH THE EAST LINE OF SAID 30.00 FOOT ROADWAY, THE WEST LINE OF SAID HIDALGO COUNTY RIGHT OF WAY EASEMENT, N 08°51'00"E A DISTANCE OF 2182.32 FEET TO THE **POINT OF BEGINNING** AND BEING A 2,554.992 SQUARE FEET OR 58.65 OF AN ACRE TRACT OF LAND.

BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

GENERAL NOTES:

11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.

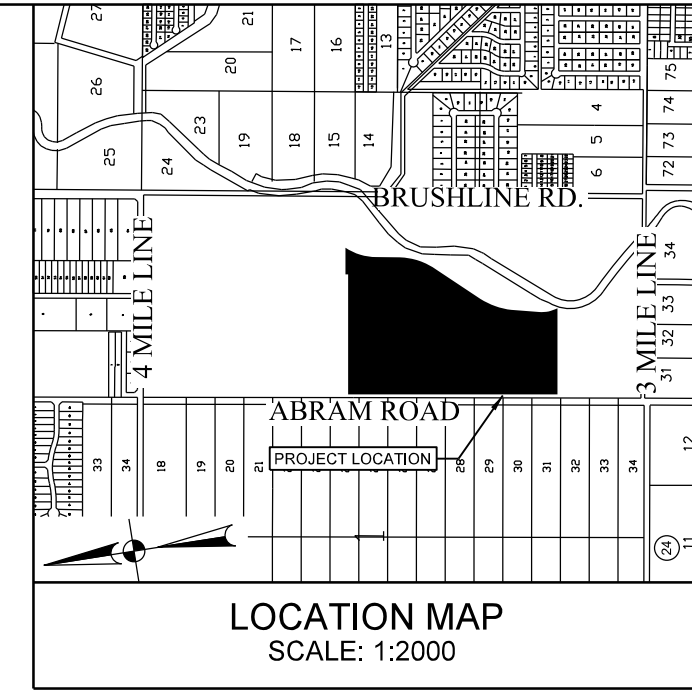
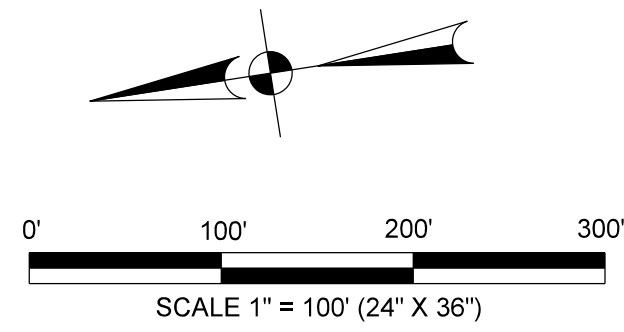
12. EVERMAN DEVELOPMENT, LLC, THE OWNER & SUBDIVIDER OF CAMINO DE ABRAM PHASE II SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.

13. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTION SO THAT INCOMING AND OUTGOING TRAFFIC MY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.

14. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED 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 SPECIFICATIONS 3.1.4

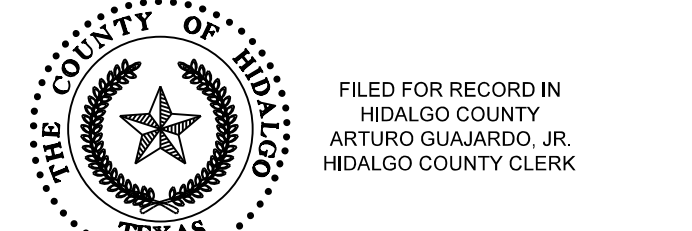
15. LOT 13, AND 26, WILL NOT HAVE ACCESS FROM ABRAM RD.

16. FROM LOT 1 THROUGH LOT 12 AND FROM LOT 14 THROUGH 25 WILL SHARE DRIVEWAYS OF A MINIMUM OF 24 FEET.



LOCATION DESCRIPTION

CAMINO DE ABRAM PHASE II IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATE 350 FT NORTH OF THE INTERSECTION OF MILE 3 (FM 1924) AND ABRAM RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 83,394, 2015 CENSUS). CAMINO DE ABRAM PHASE II SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.



ON \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

INDEX OF SHEETS

- SHEET 1.- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYOR'S CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 2.- PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 6 CERTIFICATE, ENGINEERS AND SURVEYOR'S CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE.
- SHEET 3.- WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.
- SHEET 4.- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.
- SHEET 5 - UTILITY, PAVING AND DRAINAGE STANDARD DETAILS.

NOTES PAGE

SHEET 2

PRINCIPAL CONTACTS:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	MANUEL CHAPA	1801 MOZELLE ST.	PHARR, TEXAS 78577	(956) 778-3404	
ENGINEER:	JULIO C. CERDA, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116

**SOUTH TEXAS INFRASTRUCTURE GROUP**  
900 S. STEWART, SUITE 13  
MISSION, TEXAS 78572  
PH: (956) 424-3335  
FAX: (956) 583-7116  
TBP REG # 1500



WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):

CAMINO DE ABRAM SUBDIVISION PHASE II WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD 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.

CAMINO DE ABRAM SUBDIVISION PHASE II ONLY HAS 99 LOTS. AGUA SUD HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTH SIDE OF THE RIGHT-OF-WAY OF MILE 3 RD AND AN EXISTING 8" DIAMETER WATER LINE RUNNING ALONG THE NORTHEAST LINE OF THE SUBDIVISION, BEING ALSO THE WEST LINE OF AN IRRIGATION DISTRICT NO. 6 CANAL. THE WATER SYSTEM FOR CAMINO DE ABRAM CONSISTS OF AN 8" DIAMETER LINE THAT TAPS INTO THE MENTIONED 8" DIAMETER LINE LOCATED ON 3 MILE RD THEN RUNS NORTH ALONG THE EAST SIDE OF ABRAM RD, THEN EAST INTO THE SUBDIVISION AND FINALLY TAPS INTO THE PREVIOUSLY MENTIONED 8" DIAMETER LINE LOCATED ON THE WEST SIDE OF THE IRRIGATION NO. 6 CANAL.

WATER DISTRIBUTION FOR CAMINO DE ABRAM SUBDIVISION PHASE II CONSISTS OF EIGHTY ONE (81) 1" DIAMETER SINGLE SERVICE LINES THAT RUN INTO THE LOTS. THE 8" LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$\_\_\_\_\_ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$\_\_\_\_\_ WHICH COVERS THE \$\_\_\_\_\_ 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 AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED NINE (9) FIRE HYDRANTS AT A UNIT COST OF \$\_\_\_\_\_ FOR A TOTAL COST OF \$\_\_\_\_\_. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM CAMINO DE ABRAM SUBDIVISION PHASE II WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 TO 99. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING 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 SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE. AT OPPOSITE AREAS OF THE SUBDIVISION, A TOTAL OF 14 SOIL BORING EXCAVATION WERE PERFORMED. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$\_\_\_\_\_, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST \$\_\_\_\_\_. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ONE 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 THE WATER AND THE UNCONSTRUCTED ON-SITE 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 \$\_\_\_\_\_.  
SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$\_\_\_\_\_.

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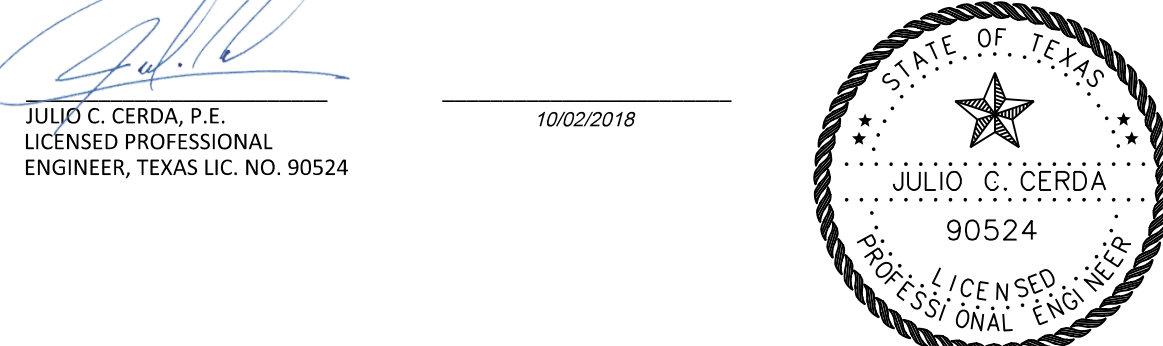
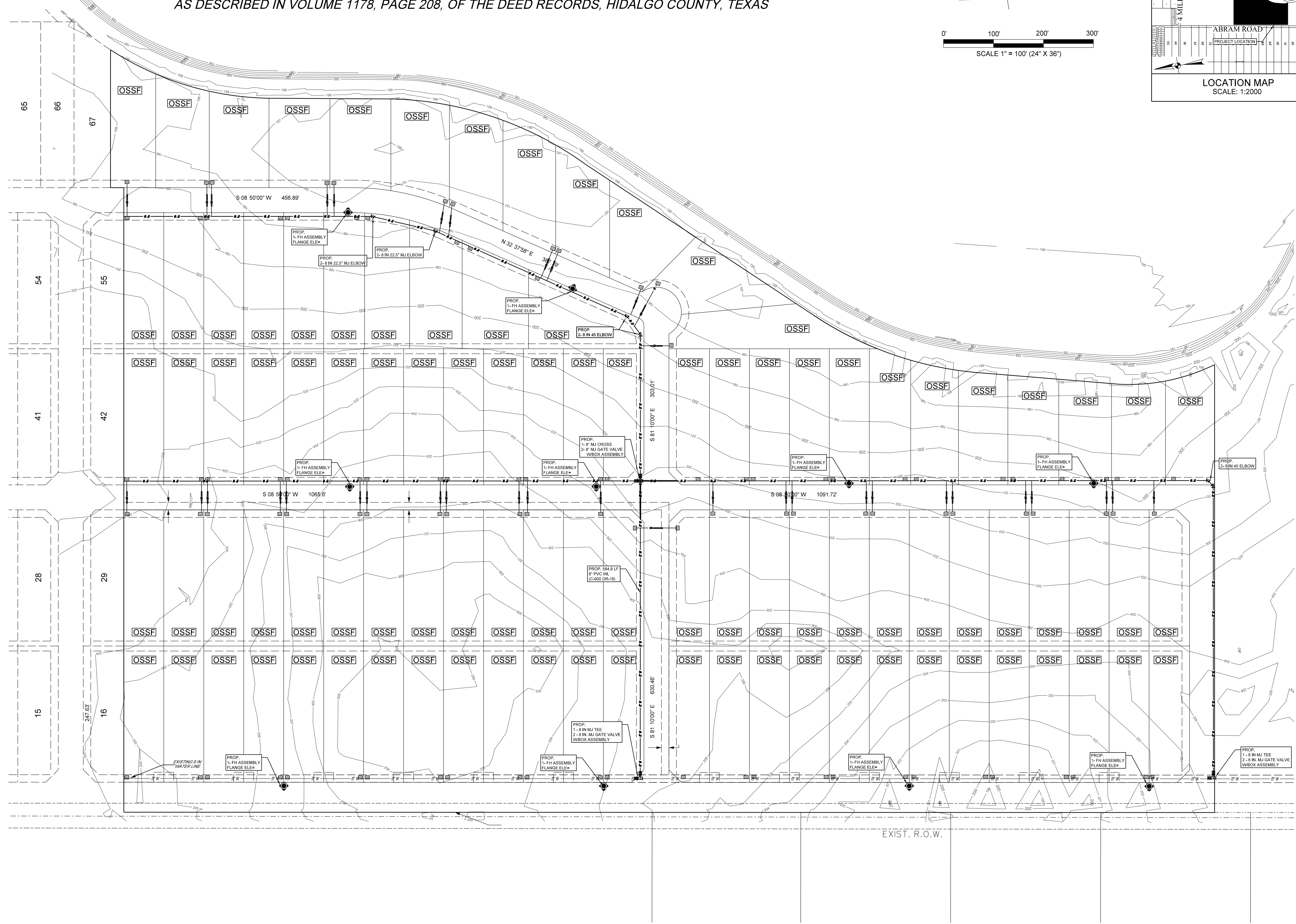
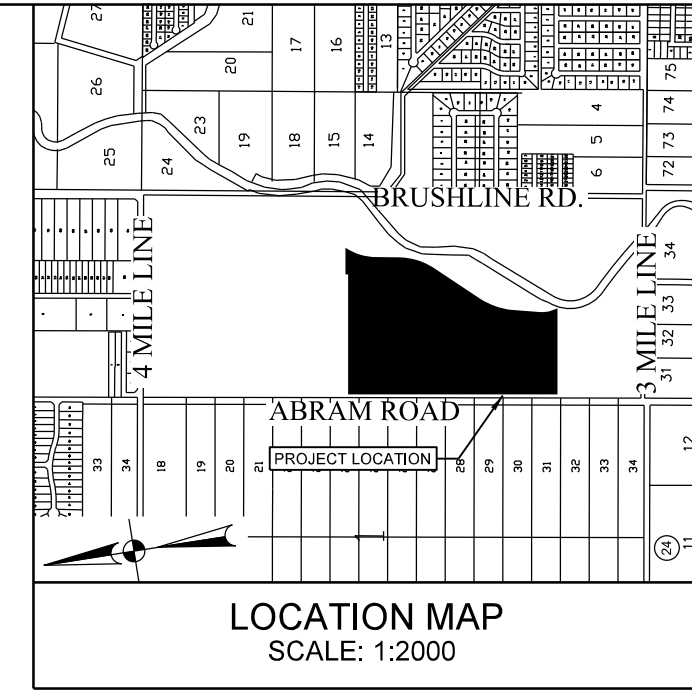
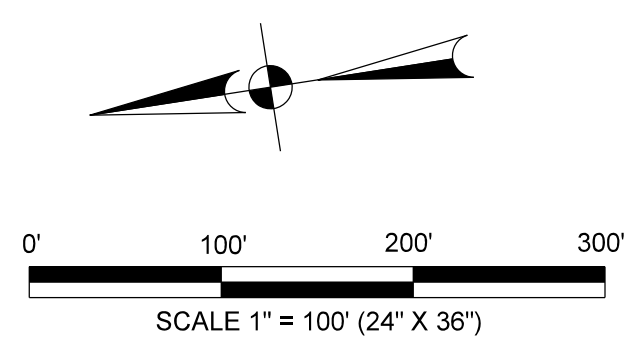
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# CAMINO DE ABRAM SUBDIVISION PHASE II

BEING A 58.65 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY,  
A-76, PORCION 48, HIDALGO COUNTY, TEXAS, OUT OF A 130.465 ACRE TRACT OF LAND  
AS DESCRIBED IN VOLUME 1178, PAGE 208, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS



JULIO C. CERDA, P.E.  
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 90524

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# CAMINO DE ABRAM SUBDIVISION PHASE II

BEING A 58.65 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY,  
A-76, PORCION 48, HIDALGO COUNTY, TEXAS, OUT OF A 130.465 ACRE TRACT OF LAND  
AS DESCRIBED IN VOLUME 1178, PAGE 208, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS

10/02/2018

**PROJECT LOCATION**

CAMINO DE ABRAM PHASE II SUBDIVISION IS A PROPOSED 99 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF MISSION 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ), BEING A 58.65 ACRE TRACT OF LAND SITUATED IN NICHOLAS ZAMORA SURVEY, A-76, PORCION 48, HIDALGO COUNTY, TEXAS, OUT OF PORTION A 130.465 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1178, PAGE 208, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, AND LYING WEST OF THE HIDALGO COUNTY IRRIGATION NO. 6 MAIN CANAL, CONVEYED BY SPECIAL WARRANTY DEED TO EVERARDO VILLARREAL DBA EAR CONSTRUCTION AND LIMAS VENTURES, LTD., AS DESCRIBED IN DOCUMENT NUMBER 2775191, OF THE OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.

**FLOOD PLAIN**

THE PROPERTY IS IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR-FLOOD-PLAIN; COMMUNITY PANEL NO. 480334 0900 D, REVISED JUNE 6, 2000.

**SOIL CONDITIONS**

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 38.0% OF BRENNAN FINE SANDY LOAM (3), WITH 0 TO 1 PERCENT SLOPES, 42.8% OF HIDALGO FINE SANDY LOAM (26), WITH 1 TO 3 PERCENT SLOPES, 2.7% OF HIDALGO SANDY CLAY LOAM (25), 0 TO 1 PERCENT SLOPES, AND 16.4% OF CUEVITAS-RANDADO COMPLEX (5), WITH 0 TO 3 PERCENT SLOPES. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THIS SOIL IS LISTED IN HYDROLOGIC GROUP B. SEE APPENDIX C.

**EXISTING CONDITIONS**

THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A VERY SLIGHT GRADE APPROXIMATELY (0-0.8%). IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF MISSION AND COUNTY OF HIDALGO, THE RATIONALE METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE EXISTING STORM WATER RUNOFF FOR THIS SITE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 30.41 CFS.

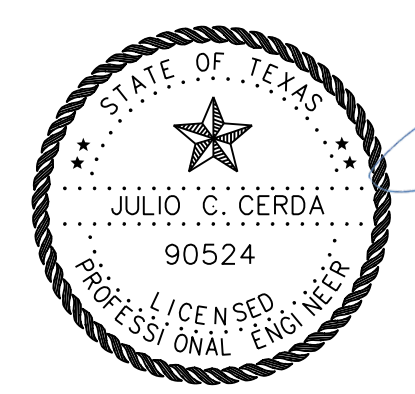
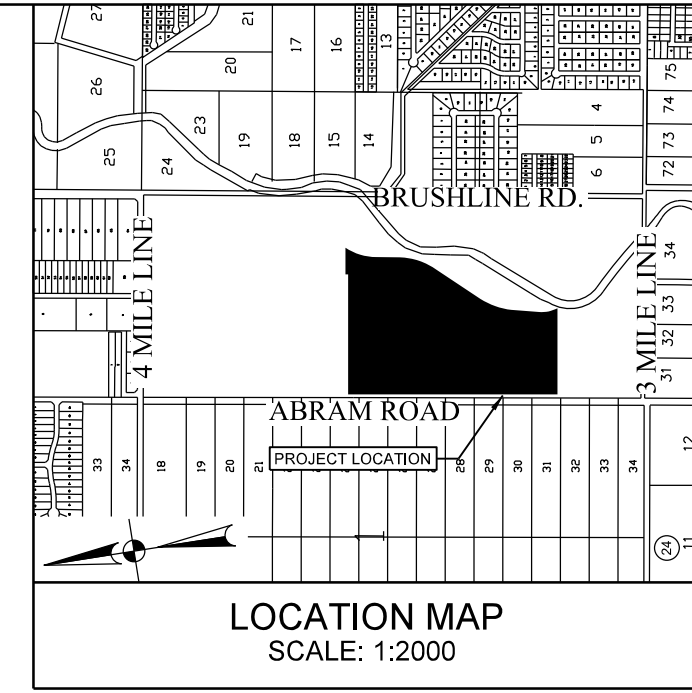
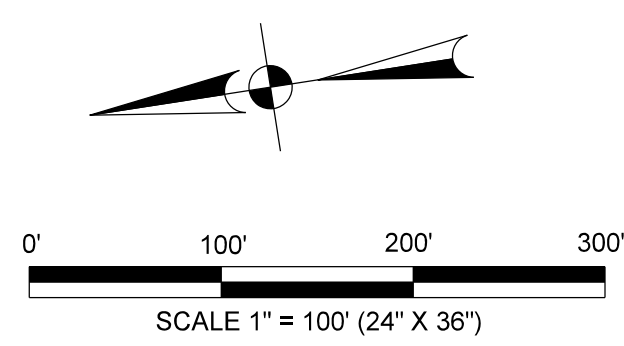
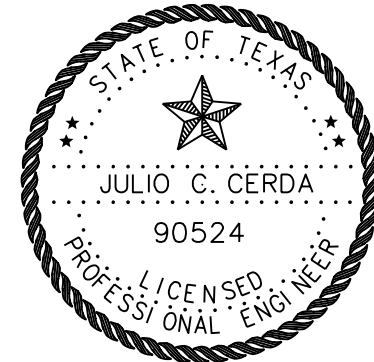
**PROPOSED CONDITIONS**

THE PROPOSED DRAINAGE SYSTEM SHALL CONSIST ON THE INSTALLATION OF AN INTERNAL STORM SEWER SYSTEM WITH INLETS IN THE STREET TO COLLECT SURFACE RUNOFF FROM LOTS AND STREET. THIS SYSTEM WILL BE SIZED AS PER CALCULATIONS ON APPENDIX F. PIPE SIZES RANGE FROM 24" TO 48" AND WILL ONLY HAVE ONE OUTFALL LOCATED IN LOTS 30, 31, 32, 33, AND 34, OF BLOCK 1, TEXAN GARDENS SUBDIVISION.

IN ACCORDANCE WITH THE CITY OF MISSION AND COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE MITIGATED TO THE EXISTING 25-YEAR STORM WATER RUNOFF. THE PEAK RATE WILL BE 107.87 CFS WHICH WILL GIVE US A NET INCREASE OF 77.46 CFS. FOR PROPOSED CAMINO DE ABRAM PHASE II ONLY 185,323 CUBIC-FEET, OR 4.25 ACRE-FEET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED. AS PER RANCHO EL POTRERO SUBDIVISION DRAINAGE REPORT, THE TOTAL 6.054 ACRE-FEET WILL BE DETAINED ON THE 6.17-ACRE DRAINAGE BASIN LOCATED ON THE EAST SIDE OF RANCHO EL POTRERO WHICH HAS A CAPACITY OF SUBDIVISION WITH A CAPACITY OF 80 ACRE-FEET.

JULIO C. CERDA, P.E.  
LICENSED PROFESSIONAL  
ENGINEER, TEXAS LIC. NO. 90524

10/02/2018



JULIO C. CERDA, P.E.  
LICENSED PROFESSIONAL  
ENGINEER  
TEXAS LIC. NO. 90524

10/02/2018

PRINCIPAL CONTACTS:						SOUTH TEXAS INFRASTRUCTURE GROUP 900 S. STEWART, SUITE 13 MISSION, TEXAS 78572 PH: (956) 424-3335 FAX: (956) 583-7116 TBPE REG # 1500
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
	MANUEL CHAPA	1801 MOZELLE ST.	PHARR, TEXAS 78577	(956) 778-3404		
ENGINEER:	JULIO C. CERDA, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116	
SURVEYOR:	KURT SCHUMACHER, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 583-7116	



PAVING LAYOUT AND DRAINAGE DESIGN  
SHEET 4