



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-18-2018

PROPOSED LAS COMADRES #5 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: 76 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

LOCATION DESCRIPTION: WEST SIDE OF TEXAN AVENUE APPROXIMATELY 490 FEET SOUTH OF MILE 4 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 11-06-2018 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE CONSISTS OF STORM SEWER SYSTEM DISCHARGING TO HCDD#1 REGIONAL DETENTION FACILITY APPROXIMATELY ½ MILE SOUTHWEST FROM THE PROPOSED SUBDIVISION.

ROAD R.O.W. DEDICATION: 10.00 FEET ONTO TEXAN AVENUE.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 11-27-2018 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 11-29-2018 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: TEXAN AVENUE.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 11-27-2018 : 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: _____, __

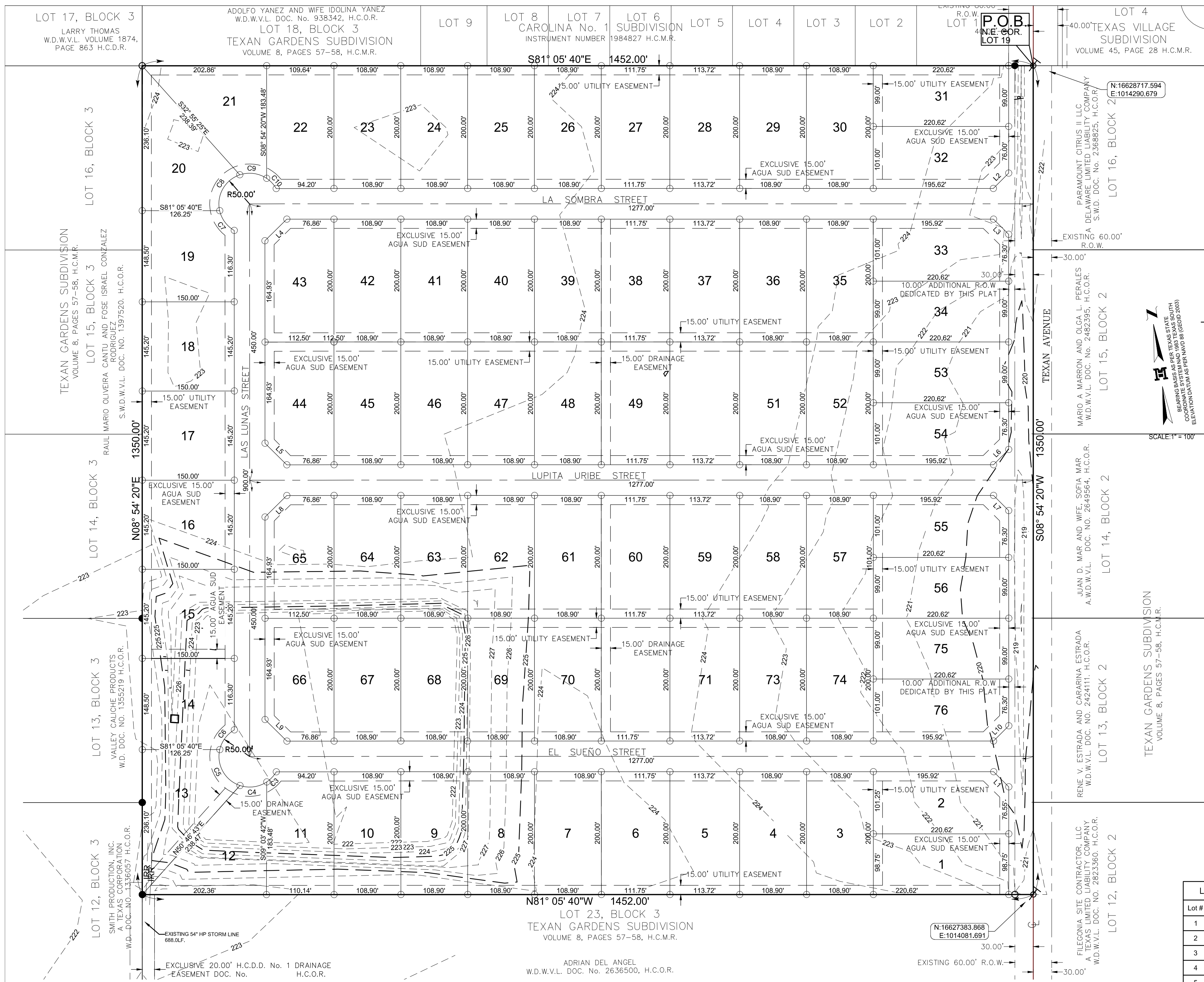
STAFF RECOMMENDS: **Preliminary Approval** subject to comments and future recommendations by planning, other departments and the approval of the City of MISSION.

Final Approval subject to recommendations other departments

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.*



Line #	Length	Direction
L1	34.93	N36° 05' 39.92"W
L2	35.36	S53° 54' 20.08"W
L3	34.93	N36° 05' 39.92"W
L4	50.00	S54° 21' 33.17"W
L5	50.00	N36° 32' 53.29"W
L6	34.93	S53° 54' 20.08"W
L7	34.93	N36° 05' 39.92"W
L8	50.00	S54° 21' 33.17"W
L9	50.00	N36° 32' 53.29"W
L10	34.93	S53° 54' 20.08"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C3	22.81	50.00	026° 08' 02"	N51° 58' 21"E	22.81	11.60
C4	45.66	50.00	052° 19' 06"	S88° 48' 05"E	44.09	24.56
C5	73.63	50.00	084° 22' 34"	S20° 27' 16"E	67.16	45.32
C6	41.17	50.00	047° 10' 19"	S45° 19' 11"W	40.01	21.83
C7	41.17	50.00	047° 10' 19"	S27° 30' 31"E	40.01	21.83
C8	73.43	50.00	084° 08' 54"	S38° 09' 05"W	67.01	45.14
C9	45.86	50.00	052° 32' 46"	N73° 30' 05"W	44.26	24.68
C10	22.81	50.00	026° 08' 02"	N34° 09' 41"W	22.81	11.60
C21	36.59	50.00	041° 55' 26"	S12° 03' 23"E	35.77	19.61
C22	114.25	50.00	130° 55' 01"	N81° 31' 23"E	90.97	109.50
C23	84.79	50.00	097° 09' 32"	N32° 30' 53"W	74.99	56.67
C24	52.36	50.00	060° 00' 00"	S68° 54' 20"W	50.00	28.87
C25	52.36	50.00	060° 00' 00"	N51° 05' 40"W	50.00	28.87
C26	78.54	50.00	090° 00' 00"	N23° 54' 20"E	70.71	50.00
C27	78.54	50.00	090° 00' 00"	N6° 05' 40"W	70.71	50.00
C28	52.36	50.00	060° 00' 00"	N68° 54' 20"E	50.00	28.87
C29	52.36	50.00	060° 00' 00"	S51° 05' 40"E	50.00	28.87

- LEGEND**
- FOUND NO. 4 REBAR
 - SET NO. 4 REBAR W/ PLASTIC CAPS STAMPED MELDEN & HUNT
 - SET NAIL
 - ◆ BENCH MARK
 - R.O.W. - RIGHT OF WAY
 - H.C.M.R. - HIDALGO COUNTY MAP RECORDS
 - H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
 - H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
 - S.E. COR. - SOUTHEAST CORNER
 - P.O.B. - POINT OF BEGINNING
 - S.U.D. - SPECIAL UTILITY DISTRICT
 - W.D. - WARRANTY DEED
 - G.D. - GIFT DEED
 - () - RECORDED DEED CALLS
 - SF. - SQUARE FEET
 - AC. - OF ONE ACRE
 - DOC. NO. - DOCUMENT NUMBER

METES AND BOUNDS DESCRIPTION:

A RE-SUBDIVISION OF 45.00 ACRES TRACT OF LAND, BEING ALL OF LOTS 19, 20, 21, 22 AND THE NORTH HALF OF LOT 23, BLOCK 3, TEXAN GARDENS SUBDIVISION, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS, WHICH SAID 45.00 ACRES WERE CONVEYED TO CARLOS G. LEAL, JR., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2780507, HIDALGO COUNTY OFFICIAL RECORDS AND DOCUMENT NUMBER 2780511, HIDALGO COUNTY OFFICIAL RECORDS, SAID 45.00 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE, S 08° 54' 20" W ALONG THE EAST LINE OF SAID LOTS 19, 20, 21, 22 AND 23 BLOCK 3 AND WITHIN THE RIGHT-OF-WAY OF TEXAN ROAD, A DISTANCE OF 1350.00 FEET TO A NAIL SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 05' 40" W AT A DISTANCE OF 30.00 FEET PASS THE WEST RIGHT-OF-WAY OF TEXAN ROAD AND CONTINUING A TOTAL DISTANCE OF 1452.00 FEET TO THE WEST LINE OF SAID LOT 23, BLOCK 3 AND THE EAST LINE OF LOT 12, BLOCK 3 TO A NO. 4 REBAR SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 54' 20" E ALONG THE WEST LINE OF SAID LOTS 23, 22, 21, 20 AND 19 BLOCK 3, A DISTANCE OF 1422.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, BLOCK 3 FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 05' 40" E ALONG THE NORTH LINE OF SAID LOT 19, BLOCK 3 AT A DISTANCE OF 1422.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY OF TEXAN ROAD AND CONTINUING A TOTAL DISTANCE OF 1452.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.00 ACRES OF LAND, MORE OR LESS.

Lot #	SQ. FT.	Area
1	21785.81	0.500
2	22034.08	0.506
3	21780.00	0.500
4	21780.00	0.500
5	22744.76	0.522
6	22350.70	0.513
7	21780.00	0.500
8	21780.00	0.500
9	21780.00	0.500
10	21780.00	0.500
11	21825.87	0.501
12	21821.25	0.501
13	21888.54	0.502
14	21780.00	0.500
15	21780.00	0.500
16	21780.00	0.500
17	21780.00	0.500
18	21780.00	0.500
19	21780.00	0.500

Lot #	SQ. FT.	Area
20	21866.76	0.502
21	21888.90	0.502
22	21780.00	0.500
23	21780.00	0.500
24	21780.00	0.500
25	21780.00	0.500
26	21780.00	0.500
27	22350.70	0.513
28	22744.76	0.522
29	21780.00	0.500
30	21779.99	0.500
31	21841.81	0.501
32	21970.59	0.504
33	21978.04	0.505
34	21841.84	0.501
35	21780.00	0.500
36	21780.00	0.500
37	22744.76	0.522
38	22350.70	0.513

Lot #	SQ. FT.	Area
39	21780.00	0.500
40	21780.00	0.500
41	21780.00	0.500
42	21780.00	0.500
43	21874.69	0.502
44	21874.69	0.502
45	21780.00	0.500
46	21780.01	0.500
47	21780.01	0.500
48	21780.00	0.500
49	22350.70	0.513
50	22744.76	0.522
51	21780.00	0.500
52	21780.00	0.500
53	21841.84	0.501
54	21978.04	0.505
55	21978.04	0.505
56	21841.84	0.501
57	21780.00	0.500

Lot #	SQ. FT.	Area
58	21780.00	0.500
59	22744.76	0.522
60	22350.70	0.513
61	21780.00	0.500
62	21780.00	0.500
63	21780.00	0.500
64	21780.00	0.500
65	21874.69	0.502
66	21874.70	0.502
67	21780.00	0.500
68	21779.83	0.500
69	21780.17	0.500
70	21780.00	0.500
71	22744.76	0.522
72	22350.70	0.513
73	21780.00	0.500
74	21780.00	0.500
75	21841.84	0.501
76	21978.04	0.505

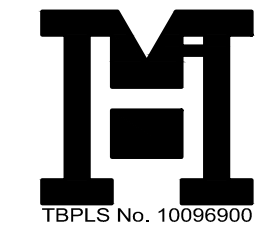
SUBDIVISION MAP OF LAS COMADRES #5 SUBDIVISION

A RE-SUBDIVISION OF A 45.00-ACRE TRACT OF LAND BEING ALL OF LOTS 19, 20, 21, 22 AND THE NORTH HALF OF LOT 23, BLOCK 3, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R. HIDALGO COUNTY, TEXAS

SHEET INDEX TO LAS COMADRES #5 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; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.
- SHEET 2: HEADING; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; ATTESTATION; ENGINEERING CERTIFICATION; CITY; IRRIGATION DISTRICT CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, H.C.I.D. NO. 16, H.C.D.D. NO. 1.
- SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS.
- SHEET 4: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, STORM DRAINAGE CONSTRUCTION DETAILS.
- SHEET 5: DRAINAGE LAYOUT, STREET DETAILS, DISCHARGE STRUCTURE DETAIL.

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



115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: C1820 _____ DATE: _____
 SURVEYED, CHECKED BY: _____ DATE: _____
 FINAL CHECK: _____ DATE: _____

STATE OF TEXAS §
 COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I AS OWNER OF THE 45.000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES #5 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.
 P.O. BOX 631
 MISSION, TEXAS 78573

DATE: _____

STATE OF TEXAS §
 COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAL, JR., KNOWN TO ME TO BE THE PERSON 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, FOR THE STATE, 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: 08/05/18
 ENGINEERING JOB # 16143.00

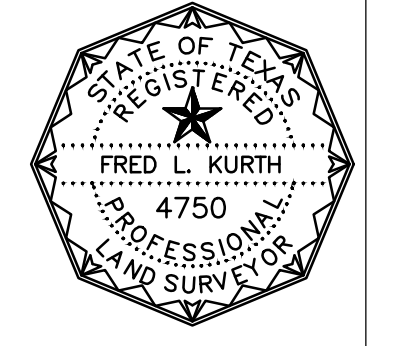


STATE OF TEXAS §
 COUNTY OF HIDALGO §

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, OR 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__

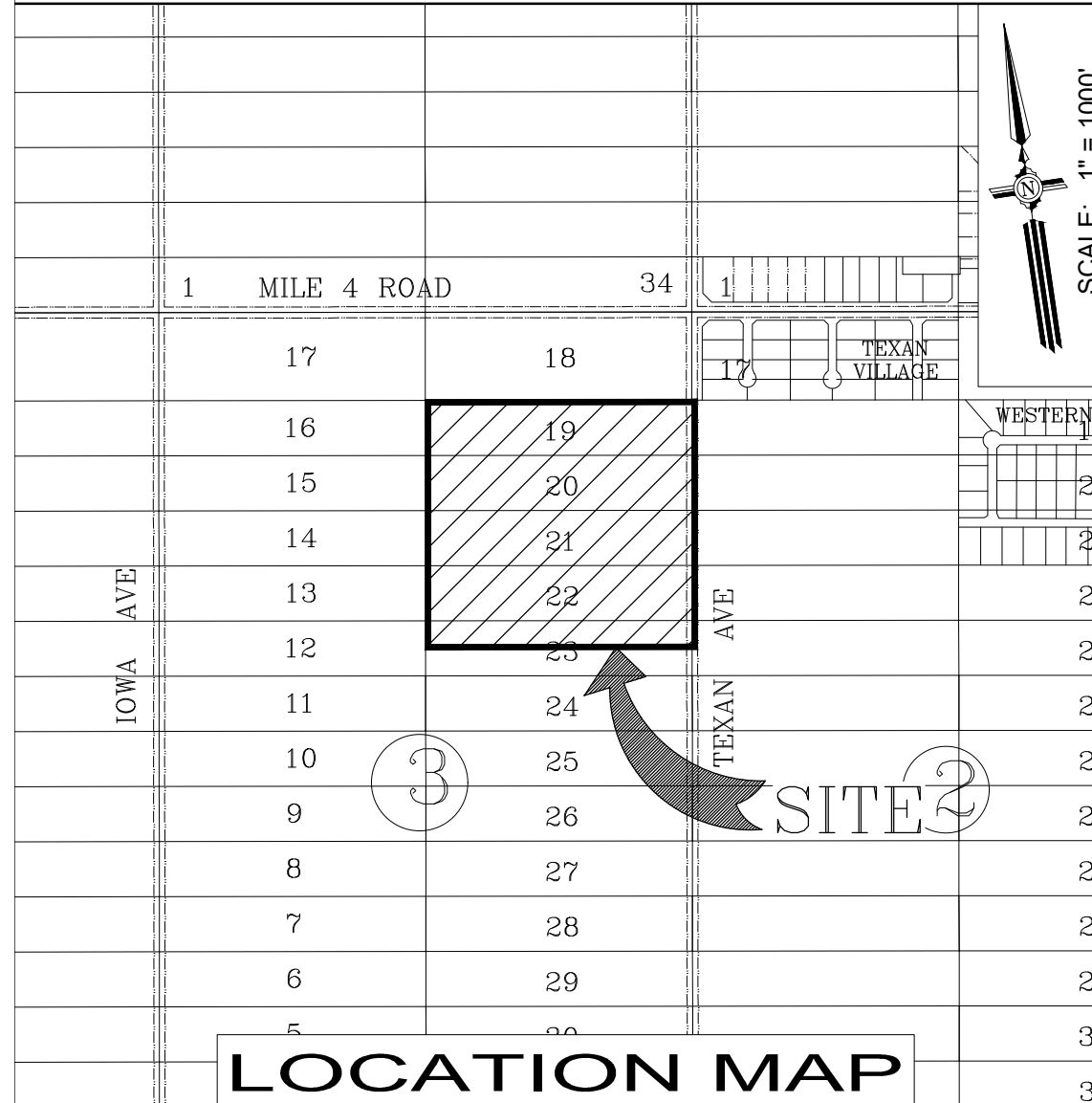
FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
 STATE OF TEXAS
 DATE SURVEYED: 08/17/18
 T-1085, PG. 51-52
 SURVEY JOB # 18916.08



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



LOCATION MAP

SUBDIVISION MAP OF LAS COMADRES #5 SUBDIVISION

A RE-SUBDIVISION OF A 45.000-ACRE TRACT OF
LAND BEING ALL OF LOTS 19, 20, 21, 22 AND THE
NORTH HALF OF LOT 23, BLOCK 1,
TEXAN GARDENS SUBDIVISION AS PER THE PLAT
RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R.
HIDALGO COUNTY, TEXAS

GENERAL PLAT NOTES AND RESTRICTIONS:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED. ZONE "X" UNSHADED IS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS PER FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0290 D, REVISED DATE: JUNE 6, 2000.
2. 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.
3. MINIMUM SETBACKS SHALL BE AS FOLLOWS:
FRONT: 25.00 FEET FRONT: 50.00 FEET FRONTING TEXAN AVENUE
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
SIDE: 8.00 FEET OR EASEMENT WHICHEVER IS GREATER
CORNER SIDE: 10.00 FEET CORNER, ALONG TEXAN AVENUE 20.00' FEET
CORNER GARAGE FRONT: 18.00 FEET
4. 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.
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
--B.M. NO. 1-ELEV. 222.00 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE SOUTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION.
--B.M. NO. 2-ELEV. 223.80 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE NORTHEAST CORNER OF LOT 31 OF THIS SUBDIVISION.
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 142,536 CUBIC FEET (3,272 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
7. 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.
8. 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.
9. 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.
10. 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.
11. AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR 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.
12. 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 SEWERAGE 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.
13. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
14. CARLOS G. LEAL, JR., THE OWNER & SUBDIVIDER OF LAS COMADRES #5 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.
15. LOT OWNERS OF LOTS 1, 2, 31, 32, 33, 34, 53, 54, 55, 56, 75 AND 76 SHALL BE RESPONSIBLE FOR INSTALLING DRIVEWAY WITH CULVERT AT BUILDING PERMIT STAGE.

HIDALGO COUNTY IRRIGATION 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, JOSE E "EDDIE" SAENZ P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR LAS COMADRES #5 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.

JOSE E "EDDIE" SAENZ P.E. _____ DATE _____
 INTERIM GENERAL MANAGER
 AGUA SPECIAL UTILITY DISTRICT

**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. _____ DATE _____
 GENERAL MANAGER

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES #5 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

ON _____ DAY OF _____, 20____.

ATTEST: _____
 HIDALGO COUNTY JUDGE

 HIDALGO COUNTY CLERK

**HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL
HIDALGO COUNTY HEALTH DEPARTMENT**

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES #5 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON _____ DAY OF _____, 20____.

 ENVIRONMENTAL HEALTH DIVISION MANAGER

THIS PLAT OF LAS COMADRES #5 SUBDIVISION HAS BEEN CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED ON THIS _____ DAY OF _____, 20____.

 CHAIRMAN

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

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES #5 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION

ON _____ DAY OF _____, 20____.

 MAYOR OF THE CITY OF MISSION

ATTEST: _____
 SECRETARY OF THE CITY OF MISSION

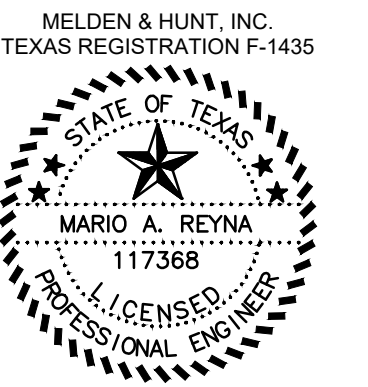
STATE OF TEXAS §
 COUNTY OF HIDALGO §

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: 08/05/18
 ENGINEERING JOB # 16143.00



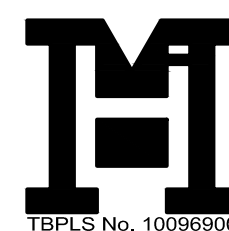
STATE OF TEXAS §
 COUNTY OF HIDALGO §

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: 08/17/18
 T-1065, PG. 51-52
 SURVEY JOB # 18916.08



MELDEN & HUNT INC.
 CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541
 PH: (956) 381-0981 - FAX: (956) 381-1839
 ESTABLISHED 1947 - www.meldenandhunt.com

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

LAS COMADRES #5 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 SOUTH APPROXIMATELY 480.00 FEET SOUTH OF MILE 4 NORTH ROAD ALONG THE EAST RIGHT-OF-WAY OF TEXAN AVENUE. THE WATER SYSTEM FOR LAS COMADRES #5 SUBDIVISION CONSISTS OF 8" DIAMETER WATER LINES THAT CONNECT TO THE END OF THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED THEN CROSS TEXAN AVENUE TO THE WEST RIGHT-OF-WAY THEN RUNS SOUTH WITHIN A 15.0 FOOT EXCLUSIVE AGUA SUD EASEMENT ENDING 1010.0 FEET NORTH OF MILE 3 NORTH ROAD AND CROSSING TEXAN AVENUE CONNECTING TO AN EXISTING 8" WATER LINE. AN OTHER 8" WATER LINE CONNECT TO THE PREVIOUSLY MENTIONED WATER LINE AT THE NORTHEAST CORNER OF LOT 33 THEN RUNS WEST ALONG THE SOUTH SIDE OF LA SOMBRA STREET WITHIN A 15.0 FOOT AGUA SUD EASEMENT THEN RUNS SOUTH ALONG THE EAST RIGHT-OF-WAY OF LAS LOMAS AVENUE WITHIN A 15.0 FOOT AGUA SUD EASEMENT THEN RUNNING EAST ALONG THE NORTH RIGHT-OF-WAY OF EL SUEÑO STREET WITHIN A 15.0 FOOT AGUA SUD EASEMENT CONNECTING TO THE WATER ALONG THE WEST SIDE OF TEXAN ROAD AT THE SOUTHEAST CORNER OF LOT 76. AN OTHER 8" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF TEXAN ROAD AT THE SOUTHEAST CORNER OF LOT 55 THEN RUNS WEST ALONG THE SOUTH RIGHT-OF-WAY OF LUPITA URIBE STREET WITHIN A 15.0 FOOT AGUA SUD EASEMENT CONNECTING TO THE 8" WATER LINE ALONG THE EAST SIDE OF LAS LOMAS AVENUE AT THE NORTHEAST CORNER OF LOT 65. AN OTHER 8" WATER LINE CONNECT TO THE 8" WATER LINE AT THE WEST LINE OF LOT 66 CROSSING WEST ALONG THE SOUTH LINE OF LOT 15 ENDING WITH A 2" FLUSH VALVE FOR FUTURE CONNECTION.

WATER DISTRIBUTION FOR THE LAS COMADRES #5 SUBDIVISION CONSISTS OF SEVENTY-SIX (76) 1" DIAMETER SINGLE SERVICE LINES SERVING SEVENTY-SIX (76) SINGLE LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINES AND 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ 127,250.00, OR \$ 1,674.34 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID A.S.U.D. THE SUM OF \$ 193,420.00, WHICH COVERS THE \$ 2,545.00 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 \$ 3,850.00 FOR A TOTAL COST OF \$ 38,500.00. 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 DATES:

SEWAGE FROM LAS COMADRES #5 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 BOTTOM OF ANY PROPOSED EXCAVATIONS. 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 \$ 1,400.00 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 \$106,400.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON

ENGINEER CERTIFICATION:

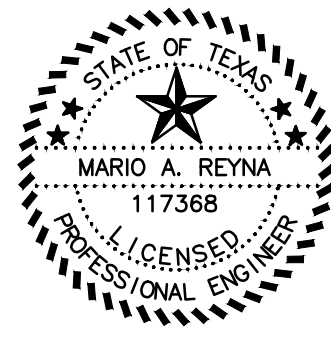
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL WATER AND SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 320,670.00 WHICH EQUALS TO \$ 4,219.34 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,400.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$106,400.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE _____ **DATE** _____

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



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:

WE, CARKRIS, LP (CARLOS G. LEAL, JR.) SUBDIVIDERS OF LAS COMADRES #5 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.

CARRKRIS, LP _____ DATE _____
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 THE _____ DAY OF _____ 20 _____

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

COST ESTIMATE:

ESTIMACIÓN DE COSTOS:	
PAVING IMPROVEMENTS:	\$ 201,774.25
DRAINAGE IMPROVEMENTS:	\$ 51,610.00
WATER DISTRIBUTION:	\$ 127,250.00
SEPTIC TANK SEWER IMPROVEMENTS / OSSFS:	\$ 106,400.00
PAVIMENTACIÓN DE CALLES:	\$ 201,774.25
DRENAJE PLUVIAL:	\$ 51,610.00
SERVICIO DE AGUA POTABLE:	\$ 127,250.00
SERVICIO DE DRENAJE SANITARIO:	\$ 106,400.00

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

**SUBDIVISION MAP OF
LAS COMADRES #5 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 #5 RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPANIA AGUA SPECIAL UTILITY DISTRICT (A.S.U.D.). EL DUEÑO DE LA SUBDIVISION HA FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. A.S.U.D. 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 8" A LO LARGO DEL DERECHO DEL ESTE DE LA CARRETERA TEXAN AVENUE TERMINADO APROXIMAMENTE 480.00 PIES SUR DE MILE 4 NORTH ROAD. EL SISTEMA DE AGUA PARA LA SUBDIVISION LAS COMADRES #5 CONSISTE DE LINEAS DE AGUA DE 8" QUE SE CONECTAN A LA LINEA EXISTENTE QUE PREVIAMENTE FUE MENCIONADA LUEGO CRUSA AL OESTE DE TEXAN AVENUE LUEGO CAMINA AL SUR EN EL LADO OESTE DE TEXAN ROAD DENTRO UN CONJON DE 15.0 PIES DE AGUA SUD TERMINADO 1010.0 PIES NORTE DE MILE 3 NORTH ROAD Y CRUSA AL ESTE CONECTANDO A UN CONDUCTO DE 8". OTRA LINEA DE 8" SE CONECTA A LA LINEA PREVIAMENTE MENCIONADA EN EL NORESTE DE LOTE 33 Y CAMINA AL OESTE A LO LARGO DEL SUR DE LA CALLE LA SOMBRA STREET DENTRO UN CONJON DE 15.0 PIES DE AGUA SUD LUEGO CAMINA AL SUR EN EL LADO ESTE DE LA CALLE LAS LOMAS AVENUE DENTRO UN CONJON DE 15.0 PIES DE AGUA SUD EASEMENT LUEGO CAMINA AL ESTE EN EL LADO NORTE DE LA CALLE EL SUEÑO STREET DENTRO UN CONJON DE 15.0 PIES DE AGUA SUD CONECTANOSE A LA LINEA DE 8" EN EL LADO SURESTE DE LOTE 76. OTRA LINEA DE 8" SE CONECTA A LA LINEA EN EL LADO OESTE DE TEXAN ROAD EN EL LADO NOROESTE DE LOTE 55 Y COMINA AL OESTE EN EL LADO SUR DE LA CALLE LUPITA URIBE STREET DENTRO UN CONJON DE 15.0 PIES DE AGUA SUD EASEMENT CONECTADO A LA LINEA DE 8" EN EL LADO NOROESTE DE 65. OTRA LINEA DE 8" SE CONECTA A LA LINEA DE 8" EN EL LADO OESTE DE LOTE 65 Y CRUSA LAS LOMAS AVENUE Y EL LADO SUR DE LOTE 15 TERMINADO CON UNA VÁLVULA DE 2" PARA UNA CONEXION FUTURA.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LAS COMADRES #5 CONSISTE DE CINCUENTA CONDUCTOS INDIVIDUALES DE AGUA DE 1 PULGADA DE DIAMETRO PARA 50 LOTES. LOS CONDUCTOS DE 8 PULGADAS DE DIAMETRO SE HAN INSTALADO, LOS CONDUCTO DE 1 DE UNA PULGADA DE DIAMETRO, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 127,250.00 O \$ 1,674.34 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA A.S.U.D. \$ 193,420.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE. \$ 2,545.00. 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 ALCUN GASTO AL DUEÑO. EL DUEÑO DE LA SUBDIVISION TAMBIEN HA INSTALADO 5 BOCAS DE INCENDIO A UN COSTO DE \$ 3,850.00 POR CADA UNA CUAL GASTA UNA CANTIDAD TOTAL \$38,500.00. 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 BAJO 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 \$1,400.00 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 \$70,000.00 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:

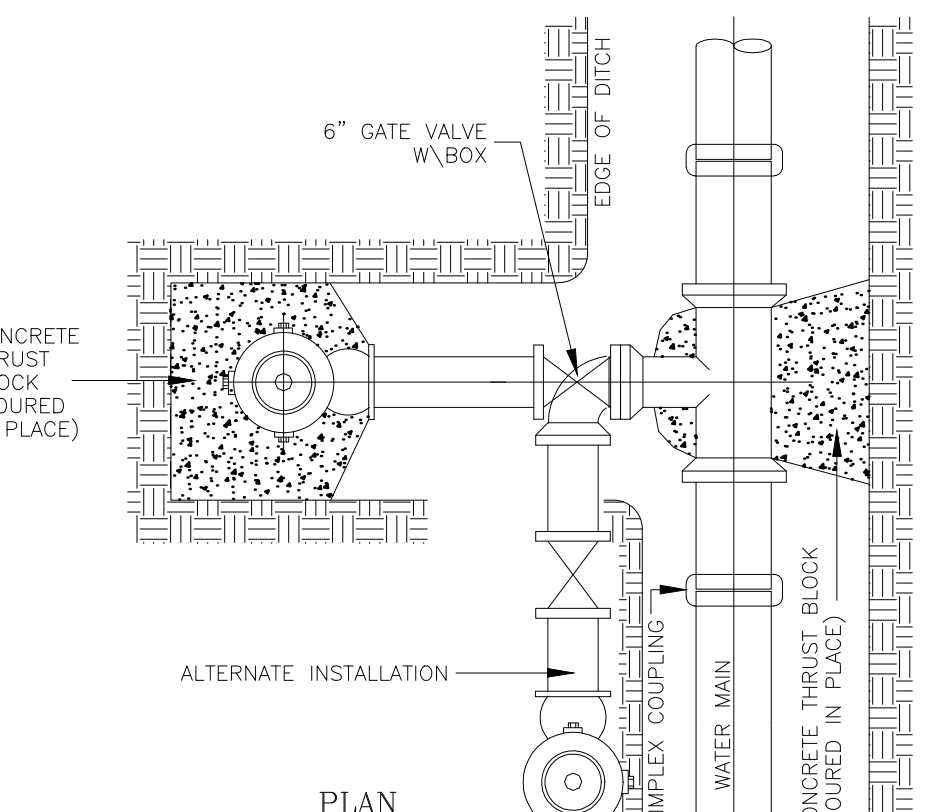
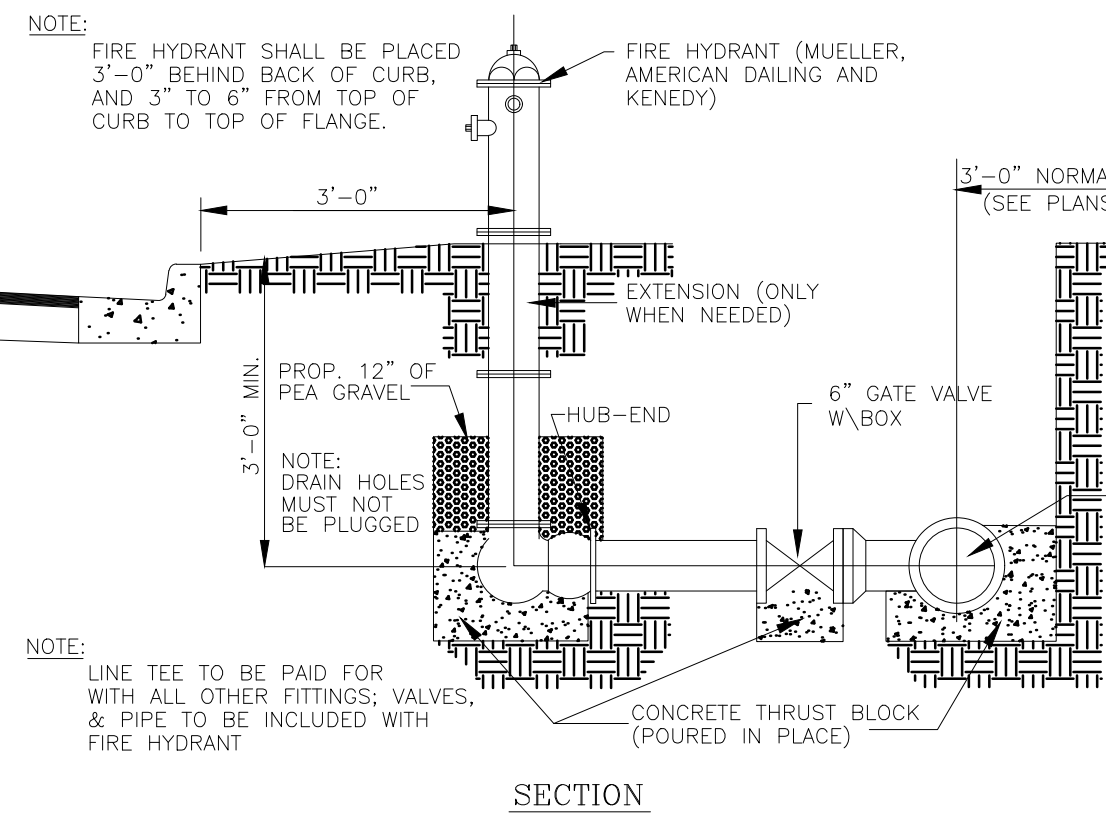
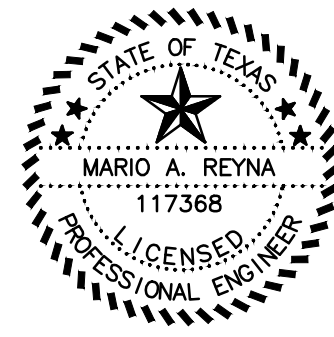
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONS ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

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

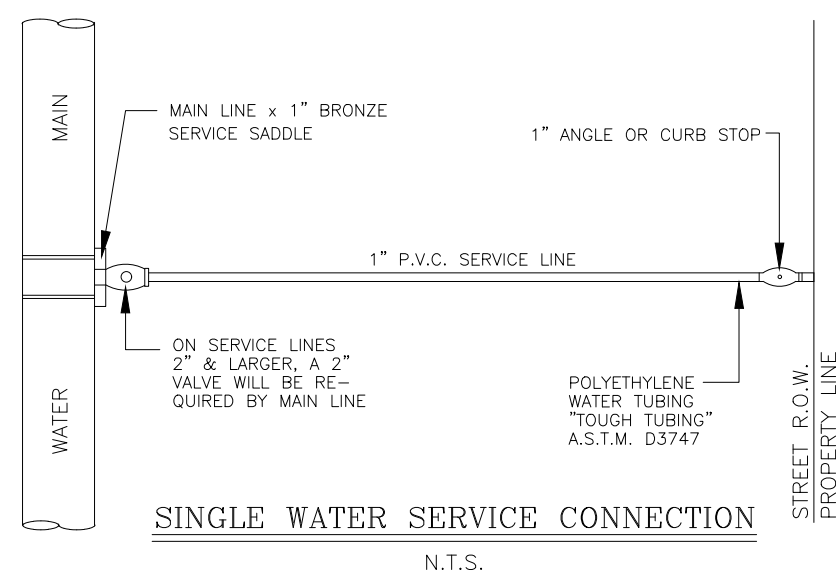
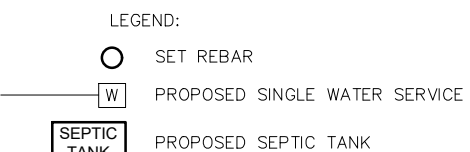
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,400.00 DOLARES POR LOTE A UN COSTO TOTAL DE \$70,000.00 PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO _____ FECHA _____

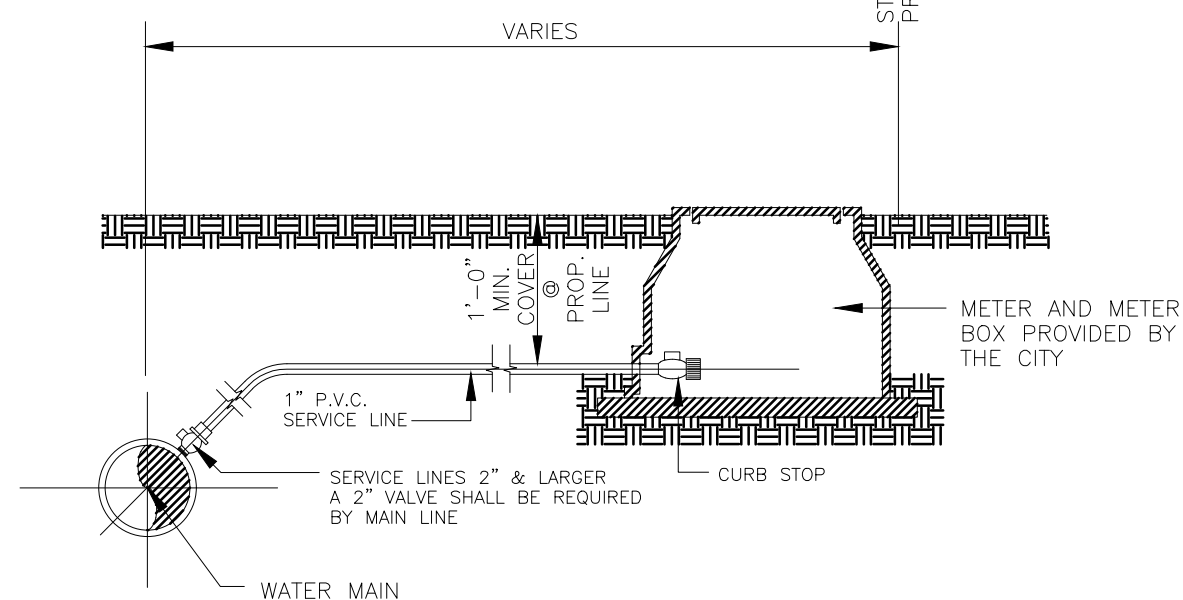
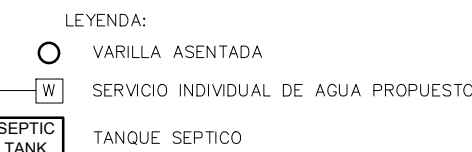
MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435



TYPICAL FIRE HYDRANT INSTALLATION
N.T.S.



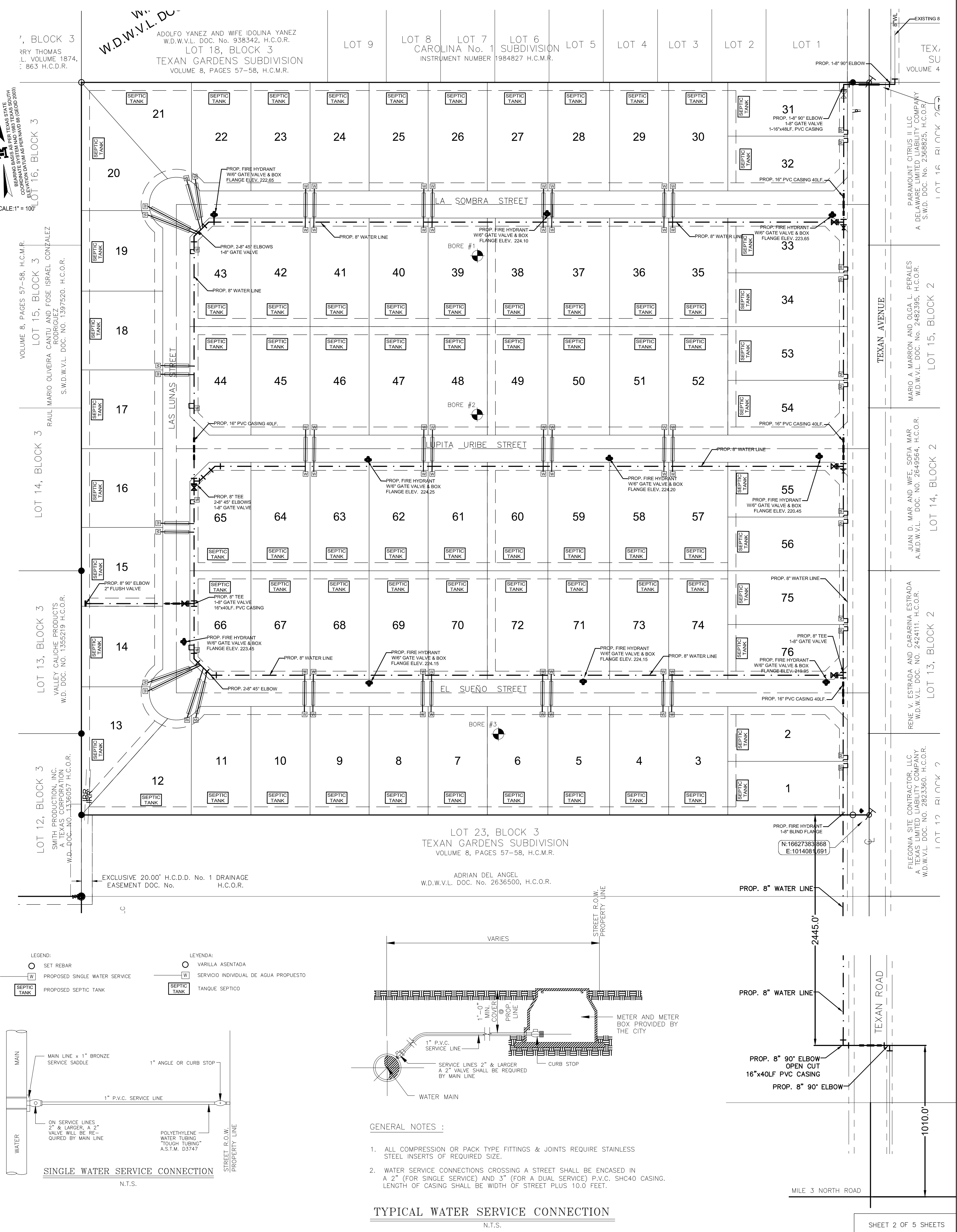
SINGLE WATER SERVICE CONNECTION
N.T.S.



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. SH40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.

TYPICAL WATER SERVICE CONNECTION
N.T.S.



DRAINAGE STATEMENT

LAS COMADRES #5 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 MISSION'S 3 MILE ETJ (EXTRA-TERRITORIAL JURISDICTION). THIS SUBDIVISION IS IN ZONE "X" IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000 AND ZONE "C" NO SHADING 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 #5 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.

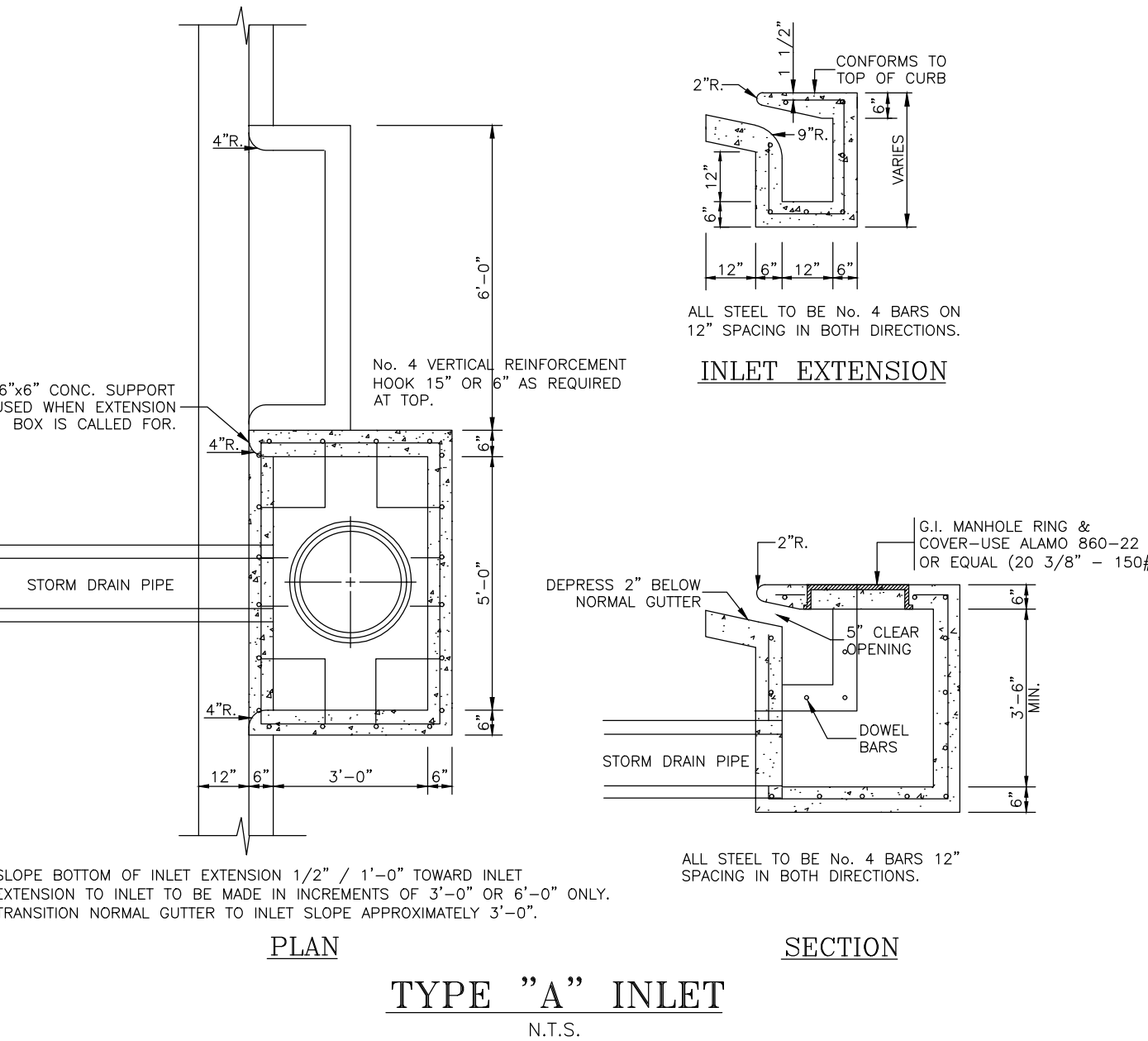
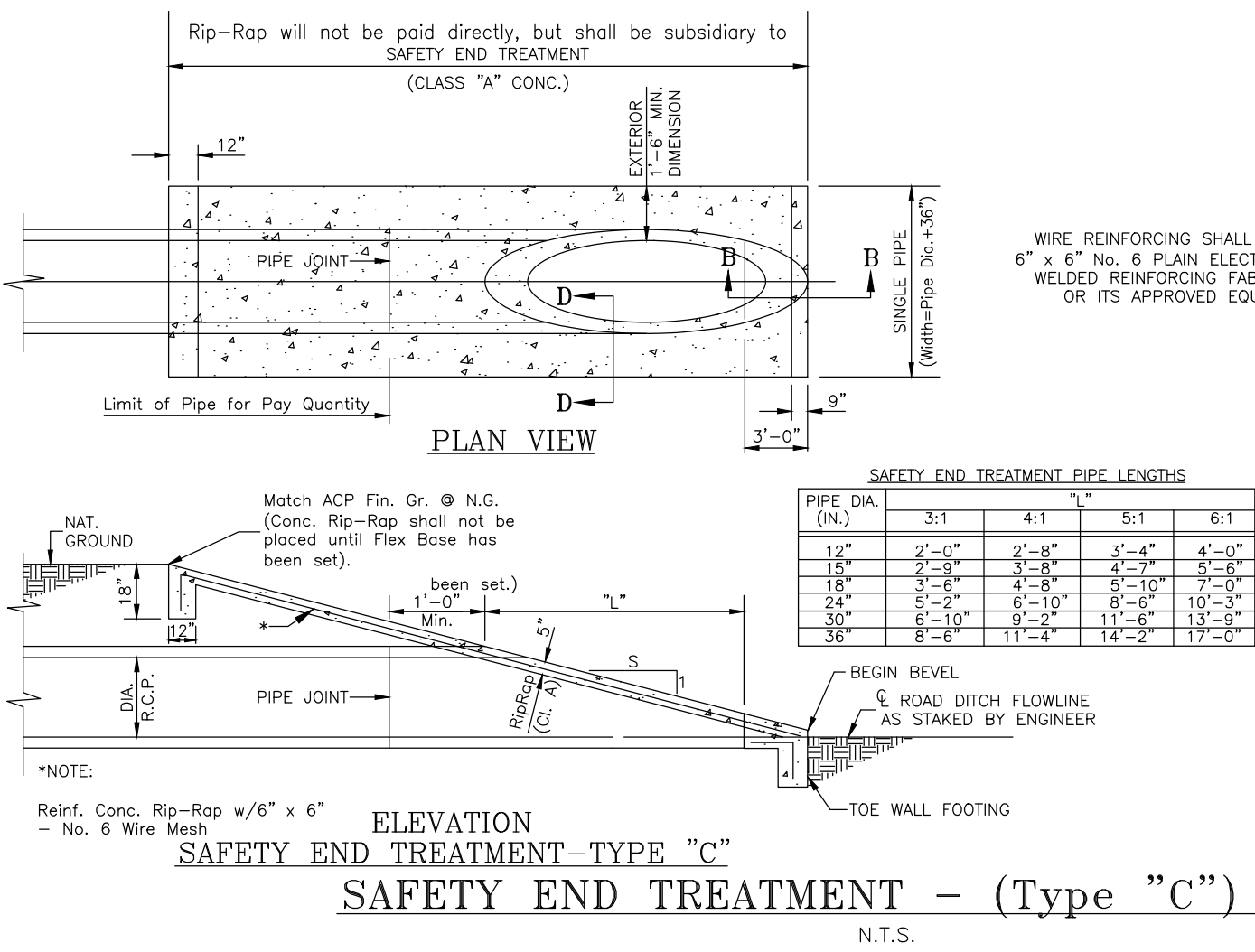
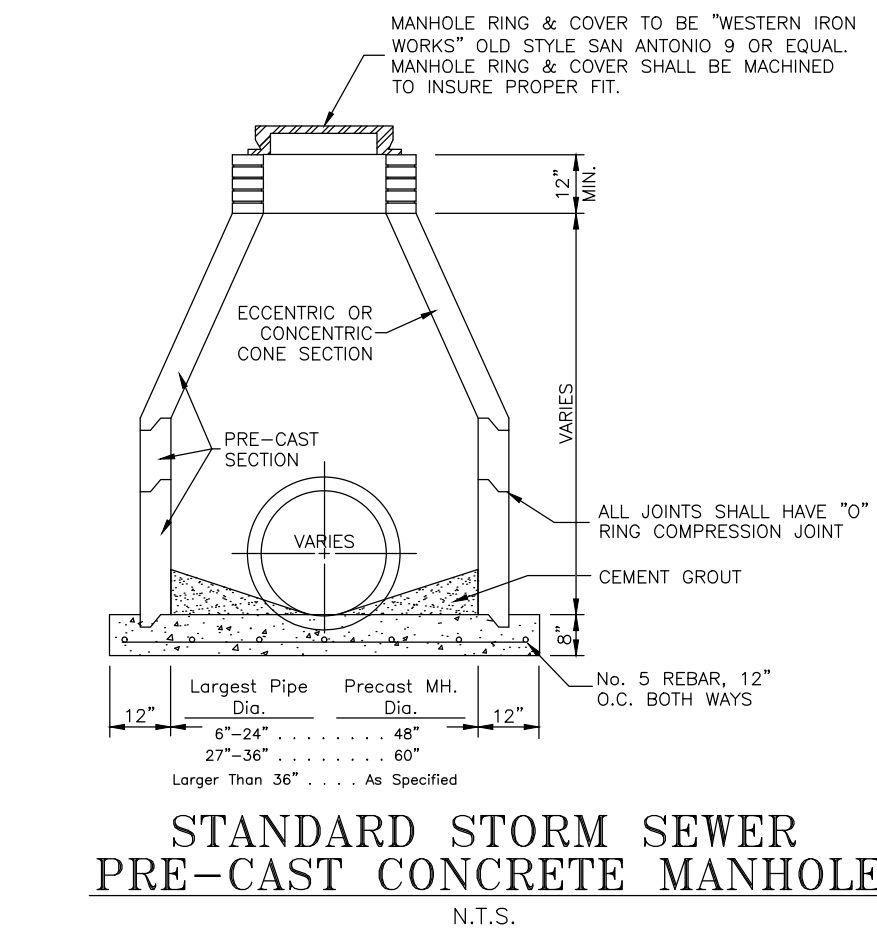
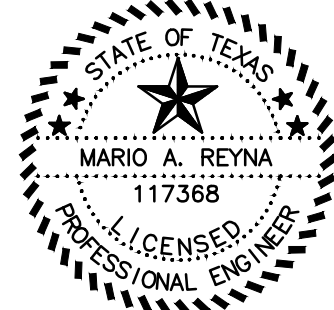
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 10-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 76,223 CUBIC FEET (1.750 AC-FT) OF DETENTION WILL BE PROVIDED 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 NO. 480334 0290 D, MAP REVISED JUNE 6, 2000 AND COMMUNITY PANEL NO. 480334 0400C, MAP REVISED NOVEMBER 16, 1982, IS CONTAINED WITHIN THE DETENTION POND LOCATED AT LOT 30, BLOCK 1, TEXAN GARDENS SUBDIVISION.

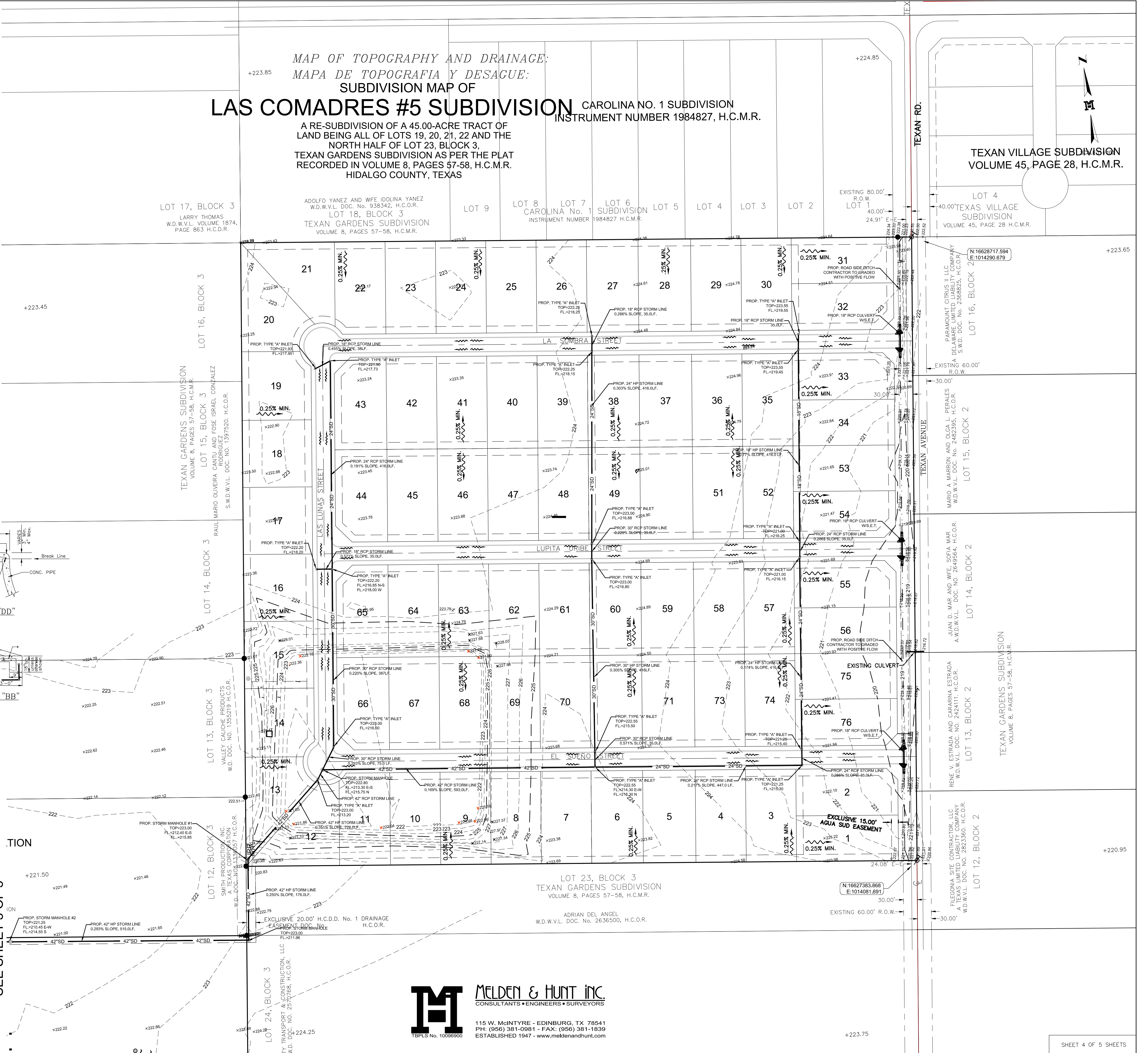
MARIO A. REYNA, PE # 11736B

MELDEN & HUNT, INC.
TEXAS REGISTRATION F-1435

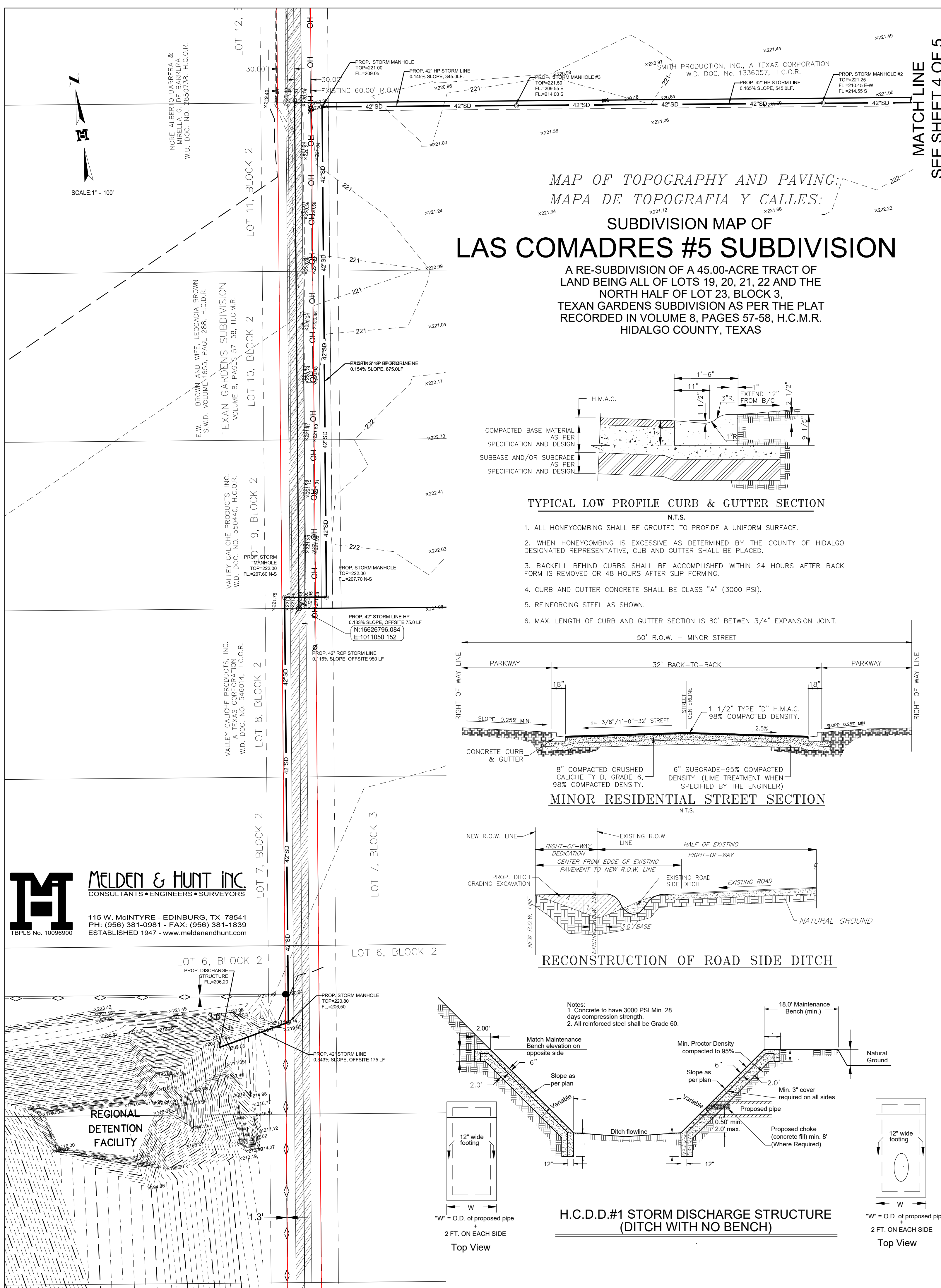


**MAP OF TOPOGRAPHY AND DRAINAGE:
MAPA DE TOPOGRAFIA Y DESAGUE:
SUBDIVISION MAP OF
LAS COMADRES #5 SUBDIVISION**

A RE-SUBDIVISION OF A 45.00-ACRE TRACT OF LAND BEING ALL OF LOTS 19, 20, 21, 22 AND THE NORTH HALF OF LOT 23, BLOCK 3, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R. HIDALGO COUNTY, TEXAS



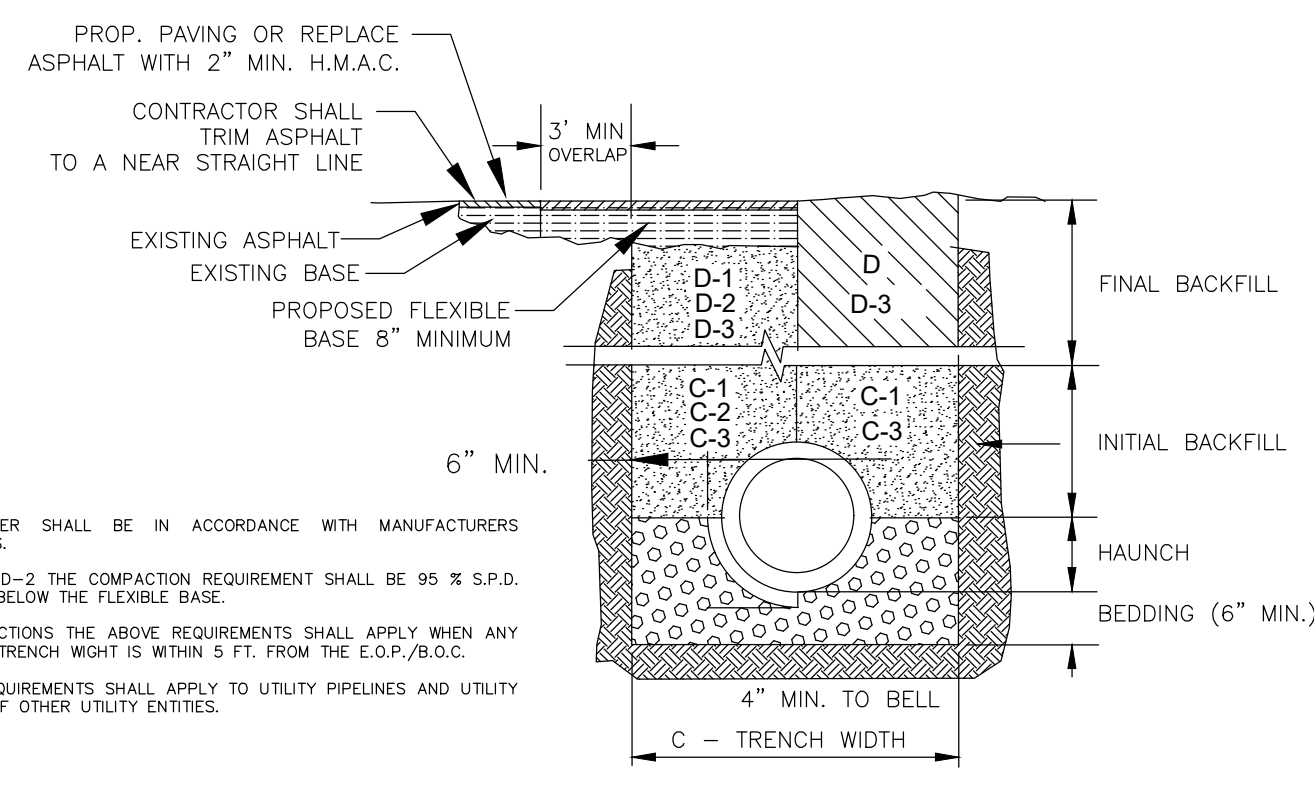
MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. McINTYRE - EDINBURG, TX 77541
PH: (956) 381-0881 - FAX: (956) 381-1839
ESTABLISHED 1947 - www.meldenandhunt.com



**MAP OF TOPOGRAPHY AND PAVING:
MAPA DE TOPOGRAFIA Y CALLES:
SUBDIVISION MAP OF
LAS COMADRES #5 SUBDIVISION**

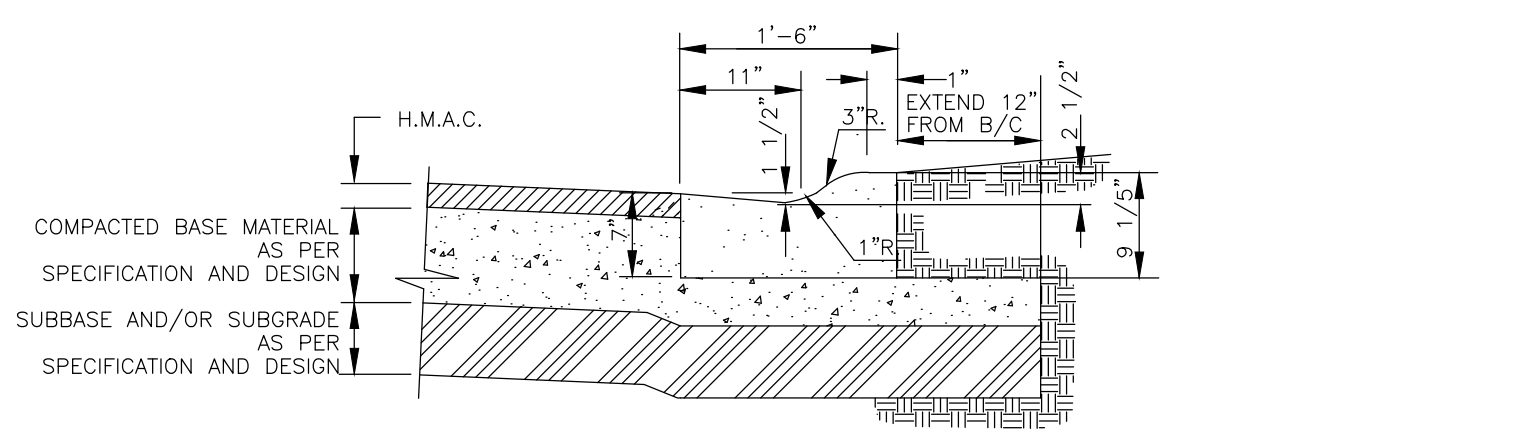
A RE-SUBDIVISION OF A 45.00-ACRE TRACT OF LAND BEING ALL OF LOTS 19, 20, 21, 22 AND THE NORTH HALF OF LOT 23, BLOCK 3, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R. HIDALGO COUNTY, TEXAS

MATCH LINE
SEE SHEET 4 OF 5



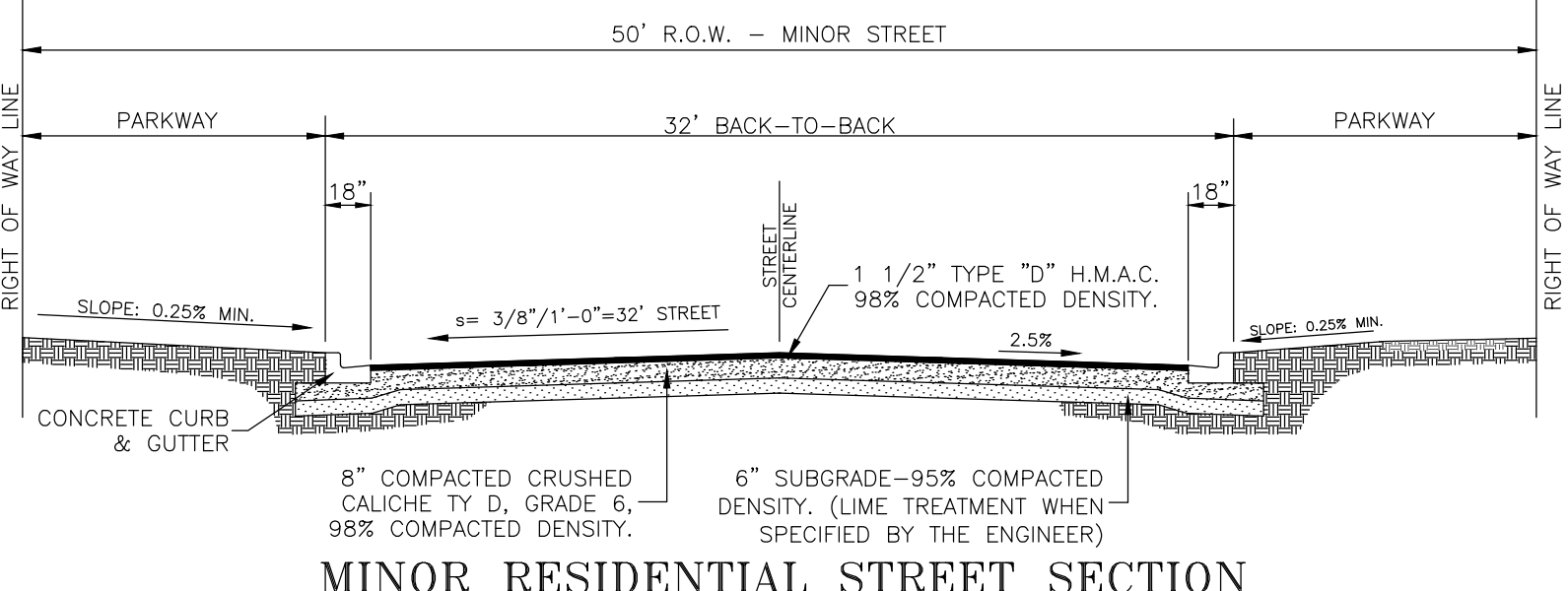
STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

- A. BEDDING FOR RCP CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - FIT RUN GRAVEL 2" MIX SIZE.
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I 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 III STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I 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 III, 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 III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASTM M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 FINAL BACKFILL FOR RCP CLASS III, 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 FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOL TYPE 1A, 1A2, OR A3 (ASTM 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 (WALLPOINTS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, 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".

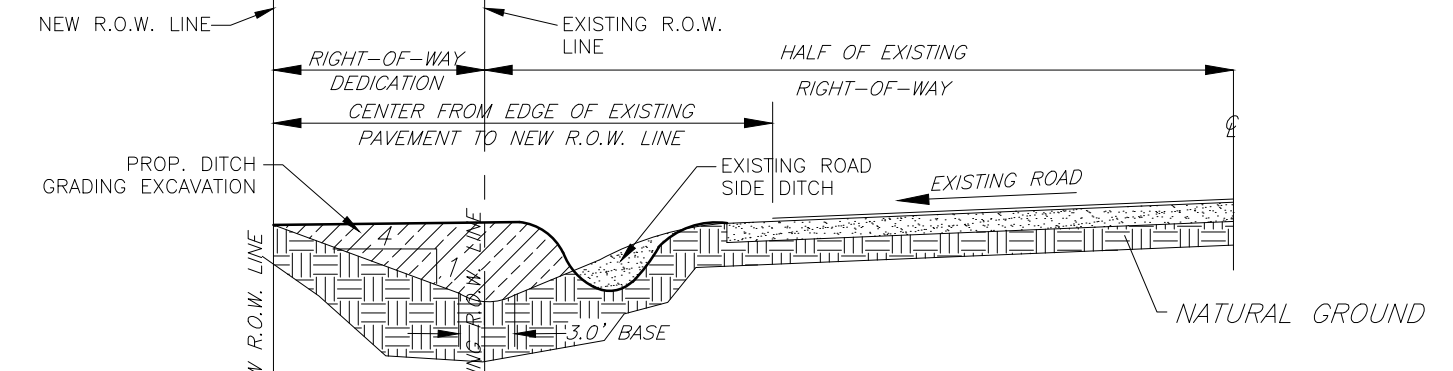


TYPICAL LOW PROFILE CURB & GUTTER SECTION
N.T.S.

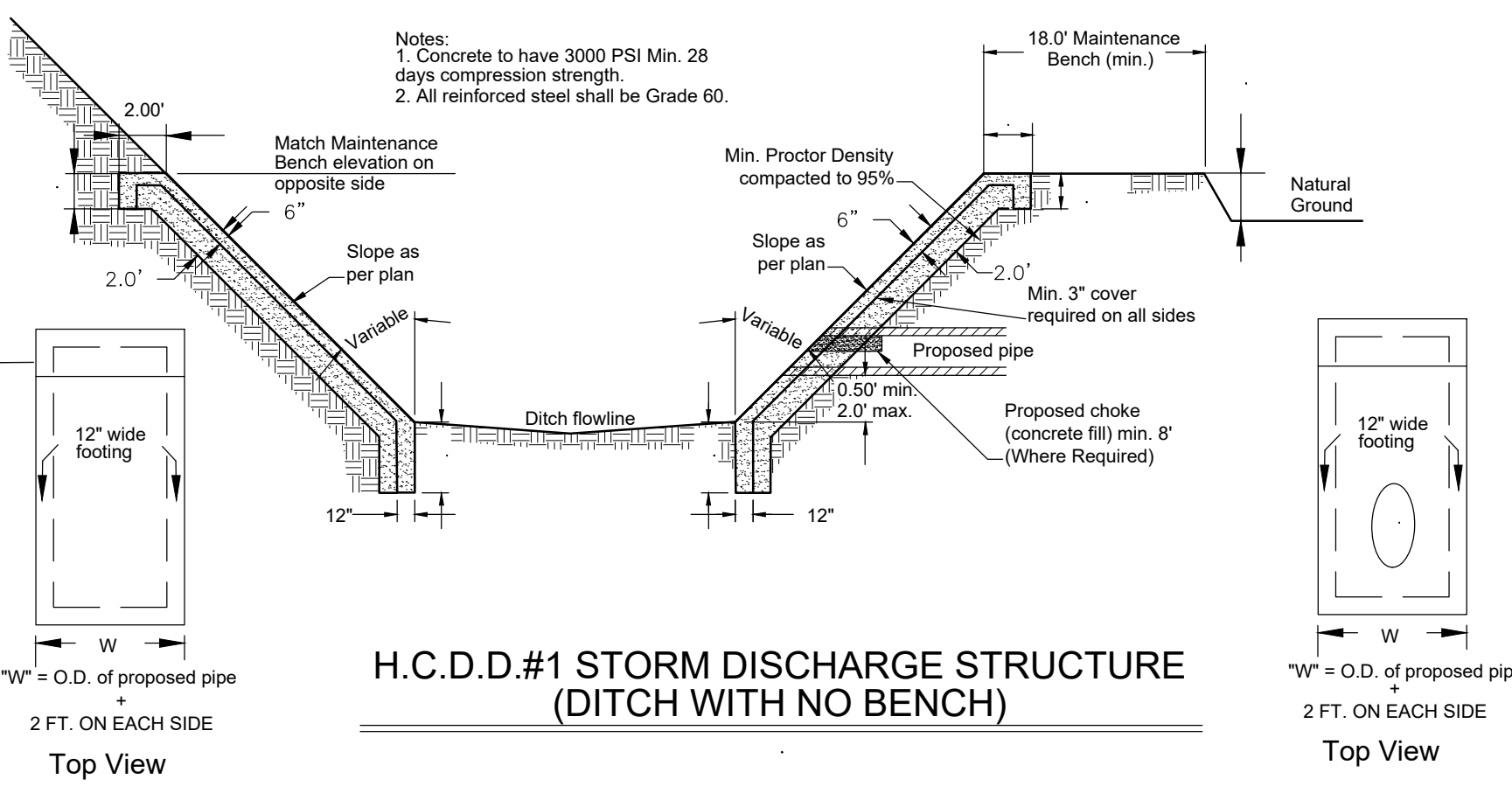
1. ALL HONEYCOMBING SHALL BE GROUDED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 80' BETWEEN 3/4" EXPANSION JOINT.



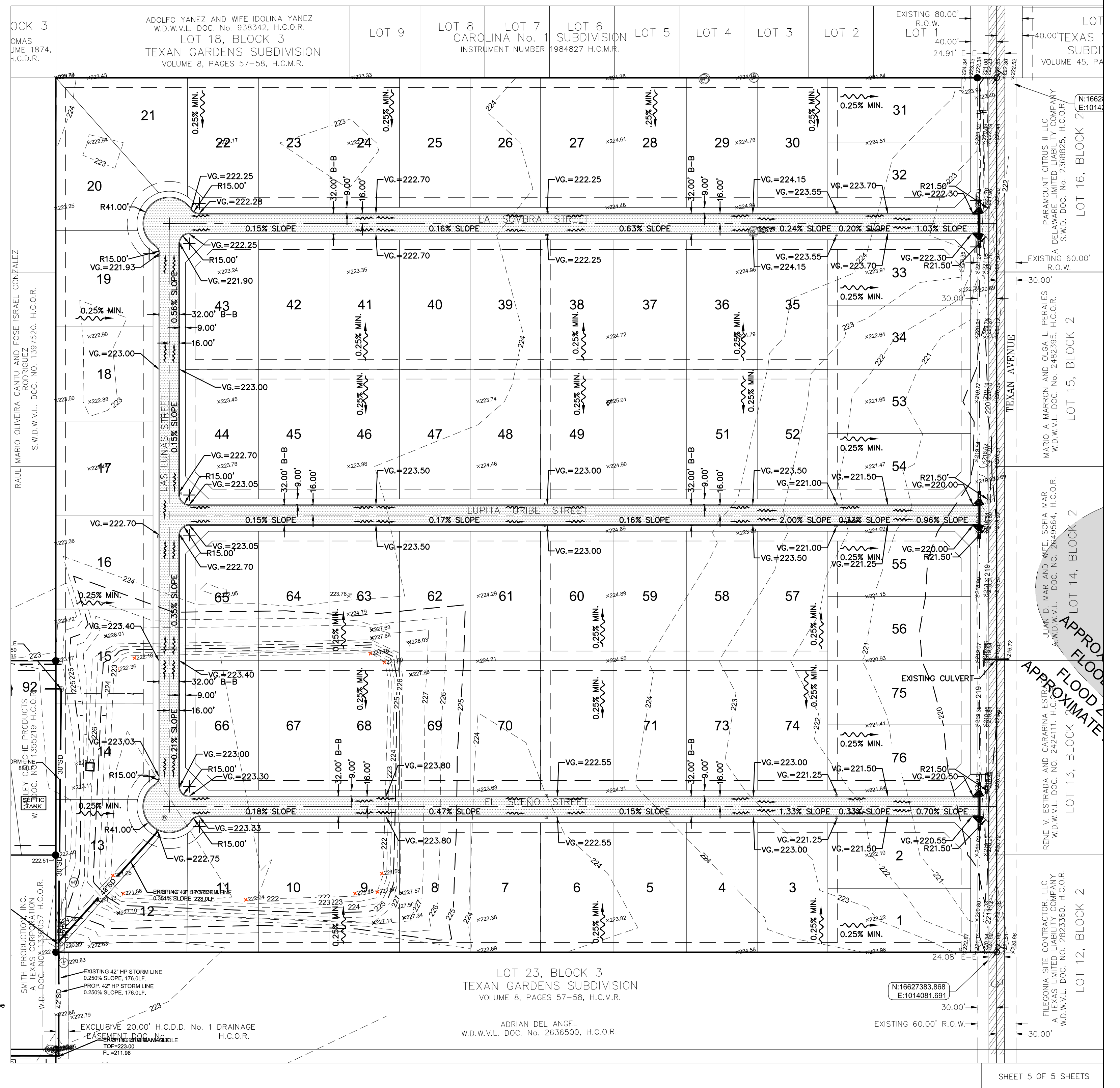
MINOR RESIDENTIAL STREET SECTION
N.T.S.



RECONSTRUCTION OF ROAD SIDE DITCH



H.C.D.#1 STORM DISCHARGE STRUCTURE (DITCH WITH NO BENCH)



**LOT 23, BLOCK 3
TEXAN GARDENS SUBDIVISION**
VOLUME 8, PAGES 57-58, H.C.M.R.

ADRIAN DEL ANGEL
W.D.W.V.L. DOC. NO. 2636500, H.C.O.R.

M **MELDEN & HUNT INC.**
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