



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

1304 SOUTH 25<sup>TH</sup> STREET  
EDINBURG TEXAS 78539  
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## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-26-2019

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

STREETLIGHTS: 15

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 FACILITY.

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

H.C.R.O.W. FINAL APPROVAL DATE: 3-28-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-6-2019 BY, ENVIRONMENTAL HEALTH DIVISION MANAGER

SEWER SYSTEM:  OSSF's HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 3-27-2019: 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: OCTOBER 23, 2018

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.*

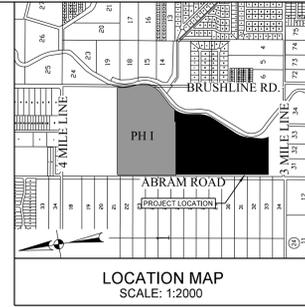
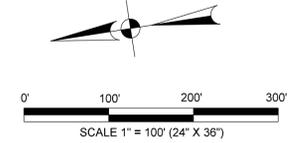
# CAMINO DE ABRAM SUBDIVISION PHASE II

BEING A 58.58 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 DOCUMENT NUMBER 2806618, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

### LEGEND:

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED
- FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED
- MAP RECORDS HIDALGO COUNTY TEXAS
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS

- M.R.H.C.T.
- O.R.H.C.T.
- D/R



**LOCATION DESCRIPTION**  
 CAMINO DE ABRAM SUBDIVISION PHASE II IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 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 SUBDIVISION PHASE II 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 42.001 AND 212.001.

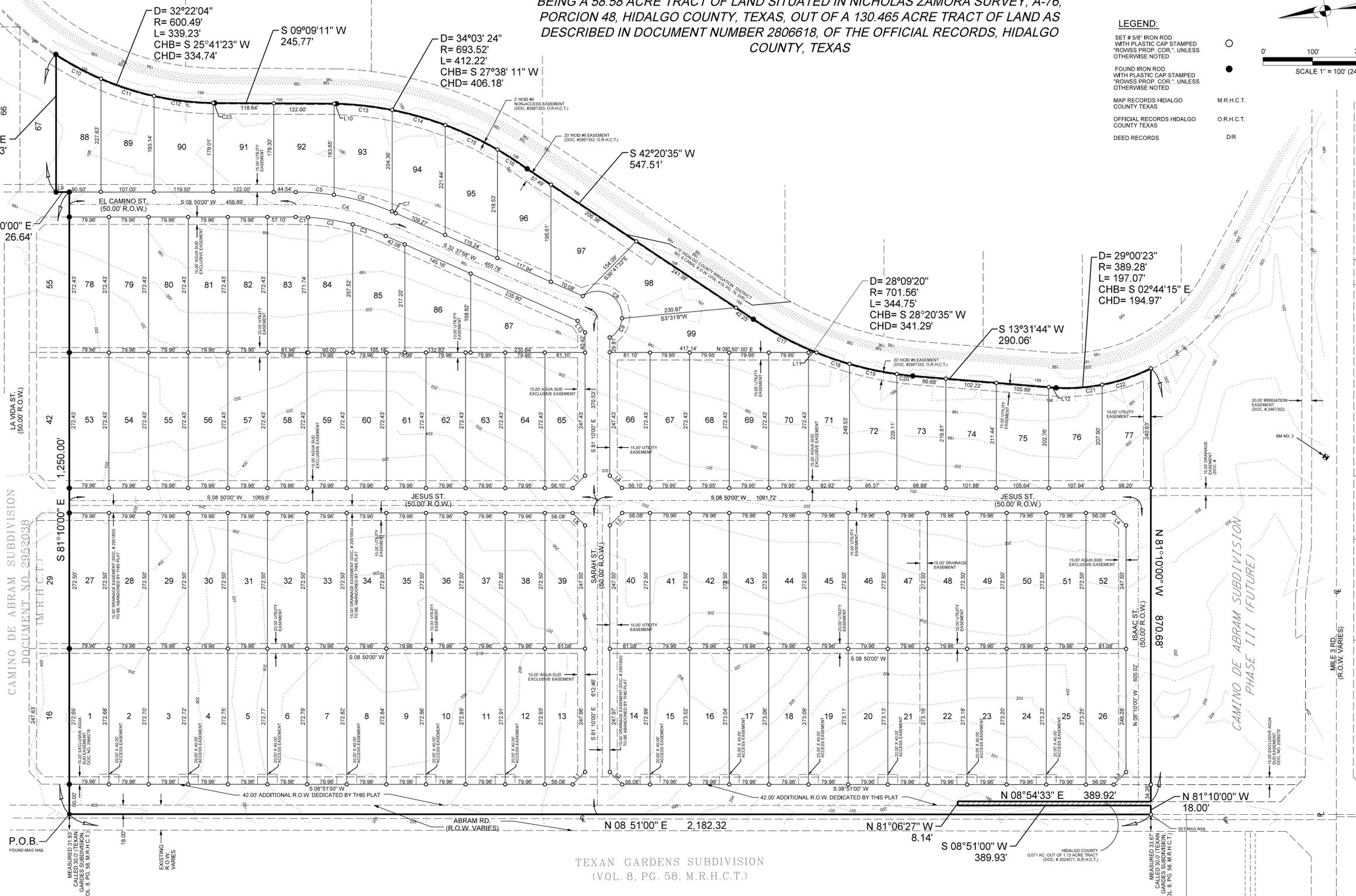


FILED FOR RECORD IN HIDALGO COUNTY ARTURO GUARDIA, JR. HIDALGO COUNTY CLERK

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, ENGINEER'S 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.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 6 CERTIFICATE, ENGINEER'S 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.



STATE OF TEXAS  
 COUNTY OF HIDALGO  
 KNOW ALL MEN BY THESE PRESENTS:  
 I, JUAN E. GALVAN, 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.

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.

JUAN E. GALVAN, R.P.L.S.  
 REG. PROFESSIONAL LAND SURVEYOR # 4011  
 FRM # 10193886  
 900 S. STEWART RD., SUITE 13  
 MISSION, TEXAS 78572

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

REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED

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) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

**SOUTH TEXAS INFRASTRUCTURE GROUP**  
 900 S. STEWART, SUITE 13  
 MISSION, TEXAS 78572  
 PH: (956) 424-3335  
 FAX: (956) 424-3132  
 TBPE REG # 15000



LOT LAYOUT  
 SHEET 1 OF 4

# CAMINO DE ABRAM SUBDIVISION PHASE II

BEING A 58.58 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 DOCUMENT NUMBER 2806618, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

EVERMAN DEVELOPMENT, L.L.C. AS OWNER OF THE 58.58 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CAMINO DE ABRAM SUBDIVISION PHASE II, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAN 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 PLAN ARE TRUE AND COMPLETE

EVERMAN DEVELOPMENT, L.L.C. DATE  
MANUEL CHAPA, MEMBER  
1801 MOZELLE ST.  
PHARR, TEXAS 78577

STATE 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 PLAN 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 PLAN 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 PLAN 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, JUAN E. GALVAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN 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.

JUAN E. GALVAN, R.P.L.S.  
REG. PROFESSIONAL LAND SURVEYOR #4011  
FIRM # 10195886  
900 S. STEWART RD., 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 PLAN 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 PLAN 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 PLAN OF CAMINO DE ABRAM SUBDIVISION PHASE II WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

STATE OF TEXAS  
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAN 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 SUBDIVISION PHASE II, 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 PLAN OF THE SUBDIVISION.

JOSE E. SAENZ  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT

GENERAL NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C- AREAS OF MINIMAL FLOODING, AS PER COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.

2. MINIMUM BUILDING SETBACK LINES:

FRONT SETBACK: 25 FEET FOR INTERNAL LOTS  
50 FEET FOR LOTS FRONTING ABRAM ROAD

SIDE SETBACK: 6 FT  
REAR SETBACK: 15 FT OR EASEMENT, WHICHEVER IS GREATER  
REAR SETBACK: 15.00 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 2' ABOVE TOP OF CURB OR 2' 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 PLAN AND ON THE ATTACHED ENGINEERING PLANS:

BM-1 IS A SET 5/8" IRON ROD WITH PLASTIC CAP "ROWSS CONTROL" LOCATED ON WEST OF MILE 3 ROAD AND ABRAM ROAD INTERSECTION.  
N# 18623095.45  
E# 1018982.19  
ELEV.# 200.41

BM-2 IS A SET 5/8" IRON ROD WITH PLASTIC CAP "ROWSS CONTROL" LOCATED EAST OF MILE 3 ROAD AND ABRAM ROAD INTERSECTION.  
N# 18622989.40  
E# 1019986.74  
ELEV.# 201.63

6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 185, 323 CUBIC FEET, 4.25 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 UTILITY EASEMENTS DEDICATED BY THIS PLAN SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAN, 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 PLAN 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 OCCUPYING A LOT.

GENERAL NOTES:

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

12. EVERMAN DEVELOPMENT, L.L.C. THE OWNER & SUBDIVIDER OF CAMINO DE ABRAM SUBDIVISION PHASE II, 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 PLAN.

13. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTION SO THAT INCOMING AND OUTGOING TRAFFIC MAY 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. LOT 1 THROUGH LOT 12 AND LOT 14 THROUGH LOT 25 WILL SHARE DRIVEWAYS OF A MINIMUM OF 24 FEET.

17. THE PROPOSED DRIVEWAY FOR LOTS 77, 98 & 99 IS DEFINED IN SHEET 4 PAVING LAYOUT AND DRAINAGE DESIGN.

METES AND BOUNDS

BEING A 58.58 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 DOCUMENT NUMBER 2775191, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, LYING WEST OF THE 70-FOOT HIDALGO COUNTY IRRIGATION NO. 6 MAIN CANAL RIGHT-OF-WAY, OF RECORD IN VOLUME 419, PAGE 76 OF THE DEED RECORDS HIDALGO COUNTY, TEXAS AND BEING A PART OF A 1,501 ACRE TRACT OF LAND AS CONVEYED BY SPECIAL WARRANTY DEED TO EVERMAN DEVELOPMENT L.L.C. A TEXAS LIMITED LIABILITY COMPANY, AS DESCRIBED IN DOCUMENT NUMBER 2867445, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 58.58 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR", IN THE SOUTHWEST CORNER OF CAMINO DE ABRAM SUBDIVISION, AS RECORDED IN DOCUMENT NUMBER 2952038, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, IN THE WEST LINE OF SAID 130.465 ACRE TRACT OF LAND, AND THE EAST LINE OF A CALLED 30.00 FOOT ROADWAY, (MEASURES 31.93 FEET AT THIS POINT), 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 THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE SOUTH LINE OF SAID CAMINO DE ABRAM SUBDIVISION, OVER AND ACROSS SAID 130.465 ACRE TRACT OF LAND, S 81°10'00"E, AT 60.00 FEET PASS A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET ON THE PROPOSED EAST RIGHT OF WAY LINE OF ABRAM ROAD, CONTINUING A TOTAL DISTANCE OF 1250.00 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR" FOUND FOR A CORNER ON THE NORTH LINE OF EL CAMINO STREET (50-FOOT RIGHT-OF-WAY) OF SAID CAMINO DE ABRAM SUBDIVISION, FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE NORTH LINE OF EL CAMINO STREET OF SAID CAMINO DE ABRAM SUBDIVISION, OVER AND ACROSS SAID 130.465 ACRE TRACT OF LAND, N 08°50'00"E, A DISTANCE OF 26.64 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR" FOUND AT THE SOUTHWEST CORNER OF LOT 67 OF SAID CAMINO DE ABRAM SUBDIVISION, FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE SOUTH LINE OF LOT 67 OF SAID CAMINO DE ABRAM SUBDIVISION, OVER AND ACROSS SAID 130.465 ACRE TRACT OF LAND, S 81°10'00"E, A DISTANCE OF 276.03 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR" FOUND FOR THE SOUTHEAST CORNER OF LOT 67 OF SAID CAMINO DE ABRAM SUBDIVISION, ON THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT OF WAY, AS DESCRIBED IN VOLUME 419, PAGE 76, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, AND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND BEING ON A CURVE TO THE LEFT;

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

THENCE CONTINUING WITH THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT OF WAY, S 09°09'11"W A DISTANCE OF 245.77 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT OF WAY AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 693.52 FEET, AN ARC LENGTH OF 412.22 FEET, A DELTA ANGLE OF 34°03'24", A CHORD BEARING AND DISTANCE WHICH BEARS S 27°38'11"W, 406.18 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR A CORNER OF THE 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°20'35"W A DISTANCE OF 547.51 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET, FOR A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND AND THE BEGINNING OF A CURVE TO THE LEFT;

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

THENCE CONTINUING WITH THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT OF WAY AND WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 389.28 FEET, AN ARC LENGTH OF 197.97 FEET, A DELTA ANGLE OF 29°00'23", A CHORD BEARING AND DISTANCE OF S 02°44'15"E, 194.97 FEET TO A 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR" SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE WEST LINE OF SAID HIDALGO COUNTY IRRIGATION DISTRICT NO.6 CANAL RIGHT OF WAY, N 81°10'00"W A DISTANCE OF 870.68 FEET THE EAST RIGHT OF WAY LINE OF ABRAM RD, BEING THE EAST LINE OF A TRACT CONVEYED BY WARRANTY DEED TO HIDALGO COUNTY, AS DESCRIBED IN DOCUMENT NUMBER 3024577, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR A CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE N 08°54'33"E A DISTANCE OF 389.92 FEET TO A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE N 81°06'27"W A DISTANCE OF 8.14 FEET TO A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE S 08°51'00"W A DISTANCE OF 389.93 FEET TO A CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE N 81°10'00"W A DISTANCE OF 18.00' FEET DEPARTING SAID HIDALGO COUNTY TRACT TO A MAG NAIL SET IN THE WEST LINE OF SAID 130.465 ACRE TRACT OF LAND AND WITHIN THE RIGHT OF WAY OF ABRAM ROAD, ON THE SAID EAST LINE OF A CALLED 30.00 FOOT ROADWAY, (MEASURES 33.67 FEET AT THIS POINT) FOR THE SOUTHWEST CORNER OF THE 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 CONTAINING A COMPUTED AREA OF 2,551,897 SQUARE FEET OR 58.58 ACRES OF LAND.

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

LOT AREA TABLE

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	24742	0.57
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

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 36°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	26.64'	N 08° 50' 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
L13	27.46'	S 65°43'59" W

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'	17°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	114.48'	50.00'	13°11'13"	S 38°13'34"W	91.06'
C9	48.01'	50.00'	55°00'49"	N 48°40'25"W	46.18'
C10	102.75'	600.49'	09°48'15"	S 36°58'18"W	102.62'
C11	112.58'	600.49'	10°44'32"	S 26°41'54"W	112.48'
C12	120.53'	600.49'	17°05'22"	S 15°34'37"W	120.33'
C13	112.74'	693.52'	17°30'02"	S 15°15'56"W	112.62'
C14	111.45'	693.52'	09°12'29"	S 24°31'37"W	111.33'
C15	116.58'	693.52'	09°37'54"	S 33°56'48"W	116.44'
C16	71.44'	693.52'	05°54'08"	S 41°42'49"W	71.41'
C17	143.96'	701.56'	17°45'26"	S 36°32'32"W	143.71'
C18					

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 POTABLE 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 HAS 99 LOTS. AGUA SUD HAS THREE EXISTING 8" DIAMETER WATER LINES, ONE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF ABRAM RD AND ANOTHER ONE RUNNING ALONG THE EAST SIDE OF THE RIGHT-OF-WAY OF JESUS ST AND ANOTHER ONE RUNNING ALONG THE WEST SIDE OF THE RIGHT-OF-WAY OF EL CAMINO ST. THE WATER SYSTEM FOR CAMINO DE ABRAM SUBDIVISION PHASE II CONSISTS OF AN 8" DIAMETER MAIN LINE THAT TAPS INTO THE MENTIONED 8" DIAMETER LINES LOCATED ON THE EAST SIDE OF ABRAM RD, ON THE EAST SIDE OF THE SARAH RD AND ON THE WEST SIDE OF THE EL CAMINO RD. THESE THREE LINES WILL TAP INTO A 2" MAIN CROSS LOCATED IN THE INTERSECTION BETWEEN SARAH ST AND JESUS ST. THE WATER SYSTEM WILL CONTINUE ON THE EAST SIDE OF THE RIGHT-OF-WAY OF JESUS ST UP TO THE ISAAC RD WHERE IT WILL CONTINUE ON THE NORTH SIDE OF THE RIGHT-OF-WAY OF ISAAC RD AND FINALLY TAPS INTO THE 8" DIAMETER LINE LOCATED ON THE EAST SIDE OF THE ABRAM RD.

WATER DISTRIBUTION FOR CAMINO DE ABRAM SUBDIVISION PHASE II CONSISTS OF NINETY NINE (99) - 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 OF \$193,663.00 OR \$1,956.19 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$251,955.00, 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 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 (10) FIRE HYDRANTS AT A UNIT COST OF \$4,500.00 FOR A TOTAL COST OF \$45,000.00. 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 EXCAVATIONS 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 \$1,500.00, 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 \$148,500.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ONE OSSF ON 05/31/2019.

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 \$193,663.00  
SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$148,500.00

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

10/03/2019



REPORT DE INGENIERIA DE AGUA Y DRENAJE

WATER SUPPLY (DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO):

LA SUBDIVISION CAMINO DE ABRAM PHASE II RECIBIRÁ PROVISIÓN DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ PROVISIÓN DE AGUA. AGUA SUD HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA SUBDIVISION CAMINO DE ABRAM PHASE II TIENE 99 LOTES. AGUA SUD TIENE TRES EXISTENTES CONDUCTOS DE AGUA DE 8" DE DIAMETRO CORRIENDO SOBRE EL LADO ESTE DEL DERECHO DE VIA (RIGHT OF WAY) DE LA CARRETERA ABRAM, OTRO CONDUCTO CORRIENDO SOBRE EL LADO ESTE DEL DERECHO DE VIA DE LA CALLE JESUS ST. Y FINALMENTE OTRO CONDUCTO DE AGUA DE 8" DE DIAMETRO CORRIENDO SOBRE EL OESTE DEL DERECHO DE VIA DE LA CALLE EL CAMINO ST. EL SISTEMA DE DISTRIBUCION PARA LA SUBDIVISION DE CAMINO DE ABRAM FASE II CONSISTIRÁ DE CONDUCTOS DE 8" DE DIAMETRO QUE SE CONECTARÁN A LAS LINEAS EXISTENTES PREVIAMENTE MENCIONADAS. ESTOS TRES CONDUCTOS SE CONECTARÁN CON UNA TEE DE 8" DE DIAMETRO UBICADA EN LA INTERSECCION DE LAS CALLES SARAH Y JESUS ST. EL SISTEMA CONTINUARÁ EN EL LADO ESTE DE LA CALLE JESUS ST. HASTA LLEGAR A LA CALLE ISAAC DONDE EL CONDUCTO DE AGUA SE UBICARÁ EN EL LADO NORTE DE LA CALLE ISAAC, QUE SE CONECTARÁ AL FINAL AL CONDUCTO EXISTENTE UBICADO EN LA CALLE ABRAM.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CAMINO DE ABRAM PHASE II CONSISTE EN NOVENTA Y NUEVE (99) SERVICIOS SENCILLOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES. SE HAN INSTALADO YA LA LINEA DE 8", LOS SERVICIOS DE 1" Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$193,663.00 O \$1,956.19 POR LOTE. EL DUEÑO DE LA SUBDIVISION LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$251,955.00 QUE CUBRE EL COSTO DE LOS MEDIDORES (\$2,545.00 POR CADA LOTE). ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA, AGUA SUD LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 10 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$4,500.00 POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$45,000.00. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARÁ UNA FOSA SÉPTICA EN CADA SOLAR. ESTA FOSA SÉPTICA CONSISTE DE UN TANQUE SÉPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL ÁREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESSAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGÚN EL REPORTE.

REPORT DE EVALUACION DE SUELO:

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISION. UN TOTAL DE 14 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ANILOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ÉSTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SÉPTICA ES DE \$1,500.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$148,500. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SÉPTICA DESDE 02/31/2019.

CERTIFICACION:

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

AGUA- EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARÁ UN TOTAL DE \$193,663.00  
DRENAJE- SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$148,500.00

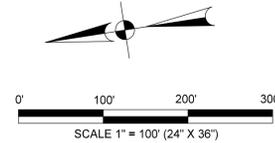
JULIO C. CERDA, P.E.  
LICENSED PROFESSIONAL  
ENGINEER, TEXAS LIC. NO. 90524

10/03/2019



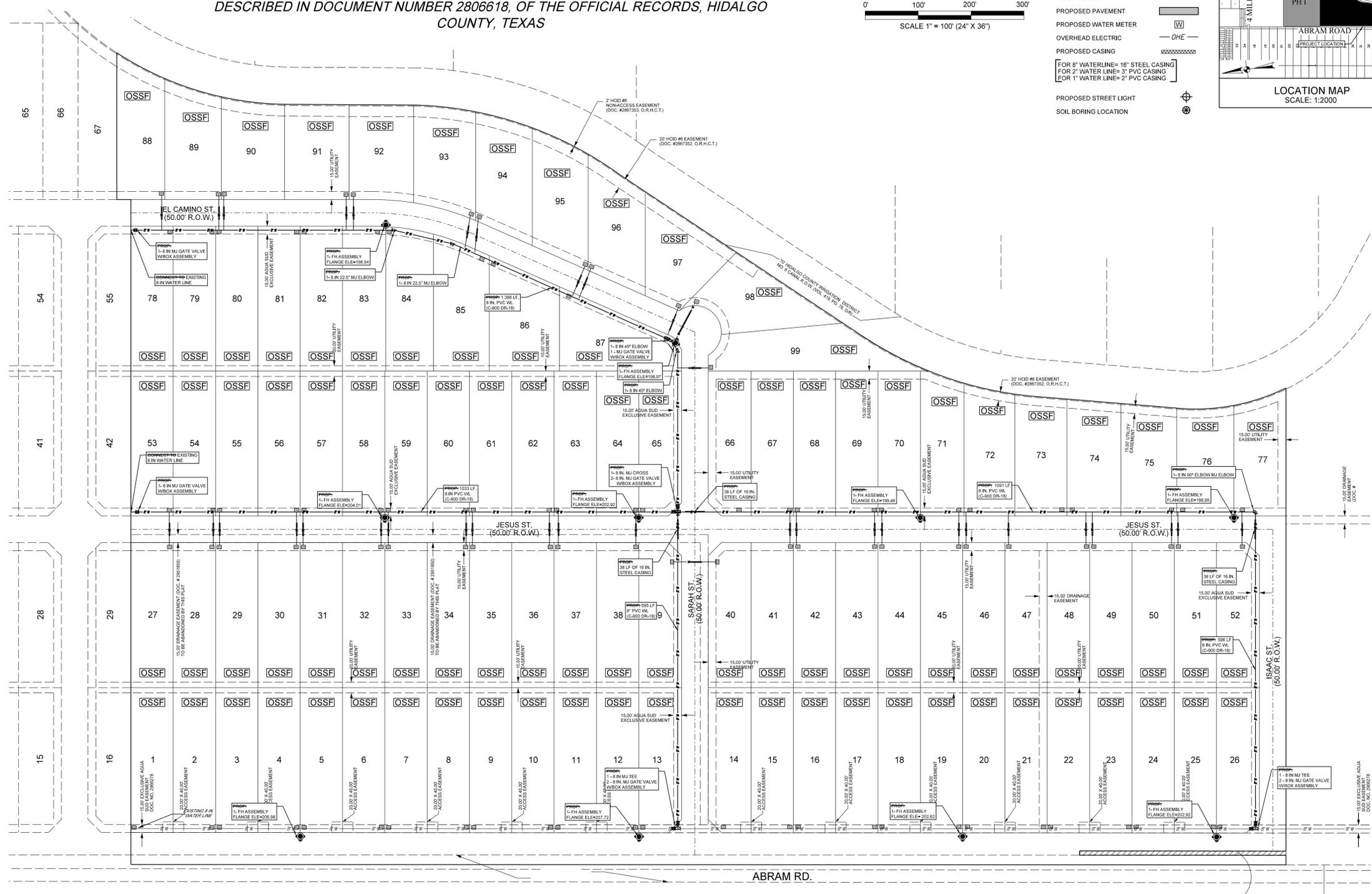
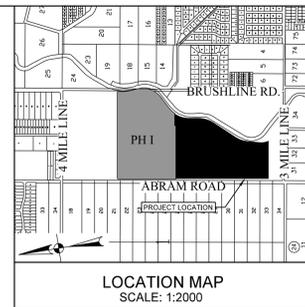
# CAMINO DE ABRAM SUBDIVISION PHASE II

BEING A 58.58 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 DOCUMENT NUMBER 2806618, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS



LEGEND:

- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED TROWSS PROP. COR.
- FOUND IRON ROD
- WOOD FENCE
- PROPOSED PAVEMENT
- PROPOSED WATER METER
- OVERHEAD ELECTRIC
- PROPOSED CASING
- FOR 8" WATERLINE= 16" STEEL CASING FOR 2" WATER LINE= 3" PVC CASING FOR 1" WATER LINE= 2" PVC CASING
- PROPOSED STREET LIGHT
- SOIL BORING LOCATION



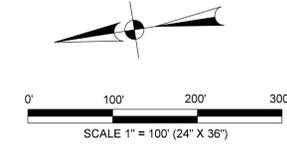
COST ESTIMATE	
WATER DISTRIBUTION:	\$238, 633.00
DRAINAGE IMPROVEMENT:	\$421,534.50
PAVING IMPROVEMENT:	\$561,159.79
SEPTIC TANK (OSSF):	\$148,500.00
FIRE HYDRANT:	\$45,000.00
EROSION CONTROL:	\$18,700.00

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) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

**SOUTH TEXAS INFRASTRUCTURE GROUP**  
 900 S. STEWART, SUITE 13  
 MISSION, TEXAS 78572  
 PH: (956) 424-3335  
 FAX: (956) 424-3132  
 TBPE REG # 15000

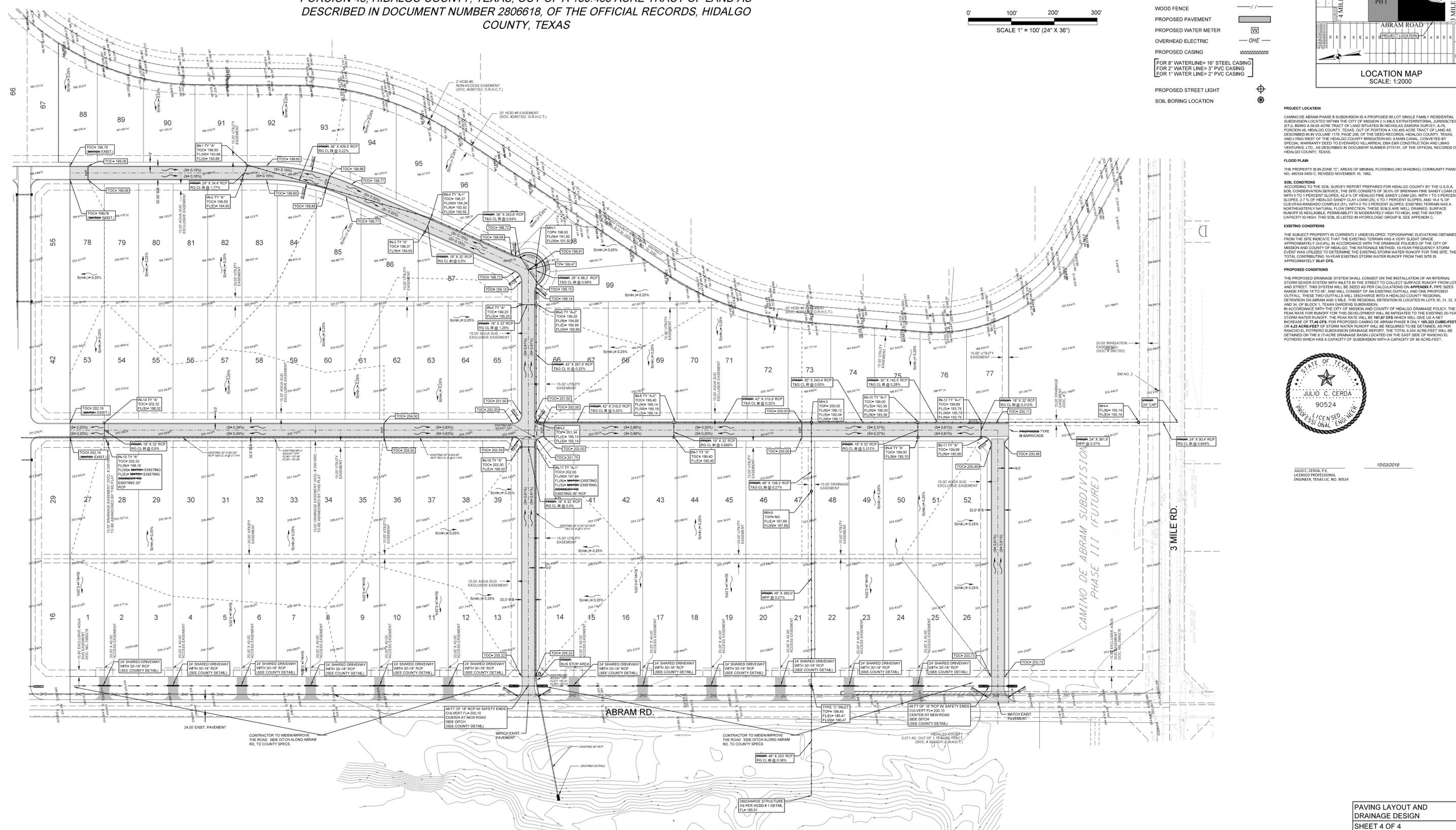
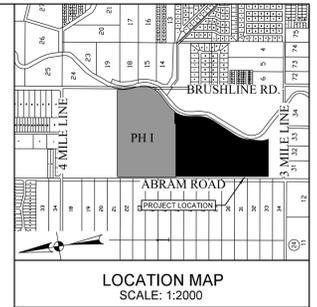
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- OVERHEAD ELECTRIC
- PROPOSED CASING
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- FOR 2" WATER LINE= 3" PVC CASING
- FOR 1" WATER LINE= 2" PVC CASING
- PROPOSED STREET LIGHT
- SOIL BORING LOCATION



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

10/03/2019

PAVING LAYOUT AND DRAINAGE DESIGN  
SHEET 4 OF 4

PRINCIPAL CONTACTS:					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
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