



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: 11-26-2019

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

STREETLIGHTS: 20

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. FINAL APPROVAL DATE: 10-28-2019 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-5-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 11-8-2019 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit: Amount: \$ 15,328.00 For: 2 SHARED DRIVEWAYS AND 2 SINGLE DRIVEWAYS**

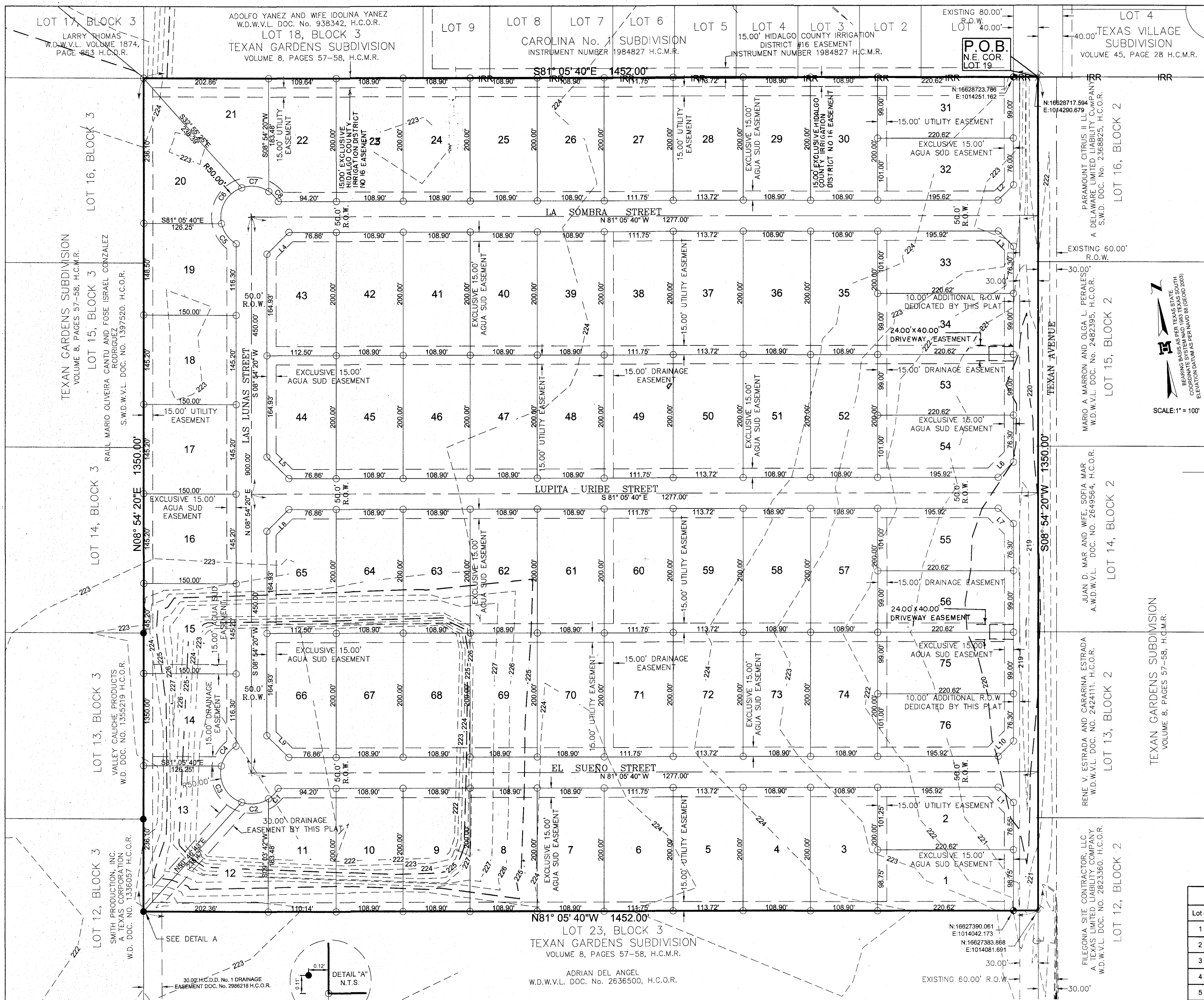
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 18, 2018

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

Final Approval 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.

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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
C1	22.81'	50.00'	026° 08' 02"	N51° 58' 21"E	22.81'	11.60
C2	45.66'	50.00'	052° 19' 06"	S88° 48' 05"E	44.09'	24.56
C3	73.63'	50.00'	084° 22' 34"	S20° 27' 16"E	67.16'	45.32
C4	41.17'	50.00'	047° 10' 19"	S45° 19' 11"W	40.01'	21.83
C5	41.17'	50.00'	047° 10' 19"	S27° 30' 31"E	40.01'	21.83
C6	73.43'	50.00'	084° 08' 54"	S38° 09' 05"W	67.01'	45.14
C7	45.86'	50.00'	052° 32' 48"	N73° 30' 05"W	44.28'	24.88
C8	22.81'	50.00'	026° 08' 02"	N34° 09' 41"W	22.81'	11.60

LEGEND

- FOUND No. 4 REBAR
- SET No. 4 REBAR W/PLASTIC CAP 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.R. - HIDALGO COUNTY DEED RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- N.E. COR. - NORTHEAST CORNER
- P.O.B. - POINT OF BEGINNING
- S.U.D. - SPECIAL UTILITY DISTRICT
- W.D. - WARRANTY DEED
- W.D.W.V.L. - WARRANTY DEED WITH VENDOR'S LIEN
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- S.W.D. - SPECIAL WARRANTY DEED
- A.W.D.W.V.L. - ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN
- SQ.F.T. - SQUARE FEET
- AC. - OF ONE ACRE
- DOC. NO. - DOCUMENT NUMBER
- ☒ - CENTER LINE
- N.T.S. - NOT TO SCALE
- IRR - IRRIGATION LINE

METES AND BOUNDS DESCRIPTION:

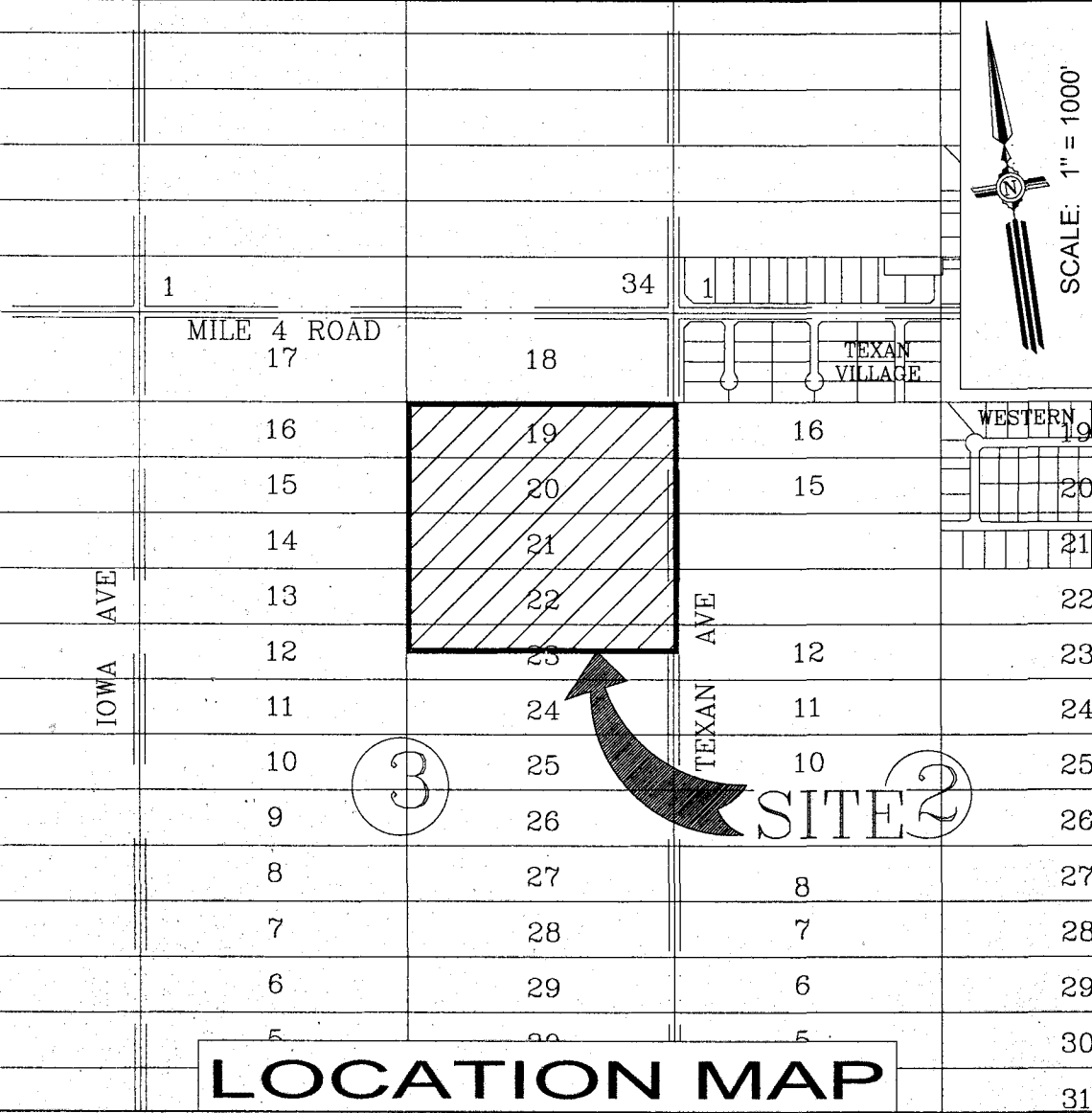
A RE-SUBDIVISION OF 45,000 ACRES SITUATED IN THE CITY OF MISSION, HIDALGO COUNTY TEXAS, BEING ALL OF LOTS 19, 20, 21 & THE NORTH HALF OF LOT 23, BLOCK 3, TEXAN GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS, WHICH SAID 45,000 ACRES WERE CONVEYED TO CARKRIS, L.P. A TEXAS LIMITED PARTNERSHIP, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2968649, HIDALGO COUNTY OFFICIAL RECORDS, SAID 45,000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE, S 09° 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 AVENUE A DISTANCE OF 1,350.00 FEET TO A NAIL SET (N16627383.868, E1014081.691) FOR THE NORTHEAST CORNER OF THIS TRACT.
2. THENCE, N 81° 05' 40" W AT A DISTANCE OF 30.00 FEET PASS THE WEST RIGHT-OF-WAY LINE OF TEXAN AVENUE CONTINUING A TOTAL DISTANCE OF 1,452.00 FEET TO A NO. 4 REBAR SET ON THE WEST LINE OF SAID LOT 23, BLOCK 3 AND THE EAST LINE OF LOT 12, BLOCK 3, FOR THE SOUTHWEST CORNER OF THIS TRACT.
3. THENCE, N 09° 54' 20" E ALONG THE WEST LINE OF SAID LOTS 23, 22, 21, 20 AND 19 BLOCK 3, A DISTANCE OF 1,350.00 FEET TO A NO. 4 REBAR SET ON 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 1,422.00 FEET PASS THE EXISTING WEST RIGHT-OF-WAY LINE OF TEXAN AVENUE AND CONTINUING A TOTAL DISTANCE OF 1,452.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 45,000 ACRES OF LAND, MORE OR LESS.

Lot #	SQ. FT.	Area
1	21,785.81	0.500
2	22,034.08	0.506
3	21,780.00	0.500
4	21,780.00	0.500
5	22,744.76	0.523
6	22,350.70	0.512
7	21,780.00	0.500
8	21,780.00	0.500
9	21,780.00	0.500
10	21,780.00	0.500
11	21,825.87	0.501
12	21,821.25	0.501
13	21,888.54	0.502
14	21,780.00	0.500
15	21,780.00	0.500
16	21,780.00	0.500
17	21,780.00	0.500
18	21,780.00	0.500
19	21,780.00	0.500
20	21,866.76	0.502
21	21,888.90	0.502
22	21,780.00	0.500
23	21,780.00	0.500
24	21,780.00	0.500
25	21,780.00	0.500
26	21,780.00	0.500
27	22,350.70	0.512
28	22,744.76	0.523
29	21,780.00	0.500
30	21,779.99	0.500
31	21,841.81	0.501
32	21,970.59	0.504
33	21,978.04	0.505
34	21,841.84	0.501
35	21,780.00	0.500
36	21,780.00	0.500
37	22,744.76	0.523
38	22,350.70	0.512
39	21,780.00	0.500
40	21,780.00	0.500
41	21,780.00	0.500
42	21,780.00	0.500
43	21,874.69	0.502
44	21,874.69	0.502
45	21,780.00	0.500
46	21,780.01	0.500
47	21,780.01	0.500
48	21,780.00	0.500
49	22,350.70	0.512
50	22,744.76	0.523
51	21,780.00	0.500
52	21,780.00	0.500
53	21,841.84	0.501
54	21,978.04	0.505
55	21,978.04	0.505
56	21,841.84	0.501
57	21,780.00	0.500
58	21,780.00	0.500
59	22,744.76	0.522
60	22,350.70	0.513
61	21,780.00	0.500
62	21,780.00	0.500
63	21,780.00	0.500
64	21,780.00	0.500
65	21,874.69	0.502
66	21,874.70	0.502
67	21,780.00	0.500
68	21,779.83	0.500
69	21,780.17	0.500
70	21,780.00	0.500
71	22,350.70	0.513
72	22,744.76	0.522
73	21,780.00	0.500
74	21,780.00	0.500
75	21,841.84	0.501
76	21,978.04	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. CITY OF MISSION, HIDALGO COUNTY, TEXAS



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
 LAS COMADRES #5 SUBDIVISION IS LOCATED IN THE CENTRAL WEST PART OF HIDALGO COUNTY APPROXIMATELY 0.09 OF A MILE SOUTH OF MILE 4 ROAD AND ON THE WEST RIGHT-OF-WAY OF TEXAN AVENUE. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION WITH A POPULATION OF 83,384 ACCORDING TO THE 2015 CENSUS. LAS COMADRES #5 SUBDIVISION FALLS IN THE E.T.J. MISSION. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

- SHEET INDEX TO LAS COMADRES #5 SUBDIVISION**
- SHEET 1: HEADING, INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT, DESCRIPTION (METES AND BOUNDS), SURVEYORS 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, DISCHARGE SECTION.
 - SHEET 5: STREET LAYOUT, STREET DETAILS, DISCHARGE STRUCTURE DETAIL, STORM DRAINAGE CONSTRUCTION DETAILS.

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CARKRIS, L.P.	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

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

DRAWN BY: CIRD DATE: 7-30-19
 SURVEYED, CHECKED BY: J.L.B. DATE: 7-27-19
 FINAL CHECK: DATE:

STATE OF TEXAS §
 COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE 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.

WE ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.
 CARKRIS, L.P.
 A LIMITED PARTNERSHIP

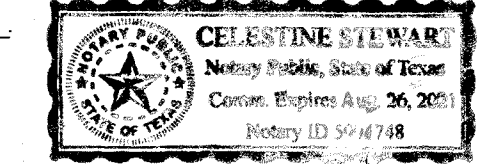
BY: CARKRIS, GP, L.L.C. ITS GENERAL PARTNER DATE: 7/31/2019
 A TEXAS LIMITED LIABILITY COMPANY
 CARLOS G. LEAL, JR., MANAGER
 P.O. BOX 631
 MISSION, TEXAS 78573

STATE OF TEXAS §
 COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAL, JR., 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 31st DAY OF July, 2019

NOTARY PUBLIC, FOR THE STATE OF TEXAS
 MY COMMISSION EXPIRES: 12/31/2022

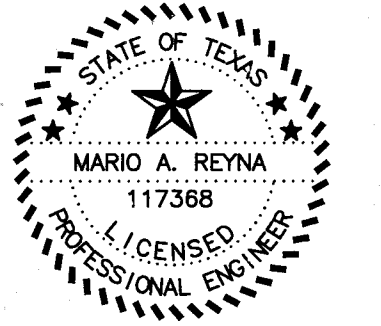


STATE OF TEXAS §
 COUNTY OF HIDALGO §

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 31st DAY OF July, 2019

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368
 STATE OF TEXAS
 DATE PREPARED: 08/05/18
 ENGINEERING JOB # 16143.00

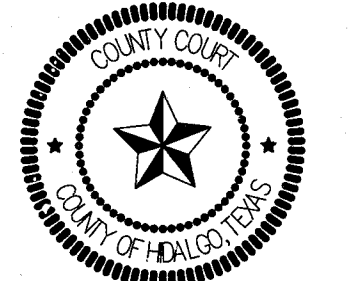


STATE OF TEXAS §
 COUNTY OF HIDALGO §

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 31st DAY OF July, 2019

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750
 STATE OF TEXAS
 DATE SURVEYED: 08/17/18
 F-1065, 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

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 3,
TEXAN GARDENS SUBDIVISION AS PER THE PLAT
RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R.
CITY OF MISSION, 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: 6.00 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. ONLY LOTS 1, 2, 31, 32, 33, 34, 53, 54, 55, 56, 75 AND 76 FRONTING TEXAN AVENUE MAY BE
CONSIDERED FOR COMMERCIAL USE. PLANNING AND ZONING COMMISSION MUST APPROVE
ZONE CHANGE. NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 3 THROUGH
30, 35 THROUGH 52, 57 THROUGH 74. 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. (N16627390.061,
E1014042.173)
-B.M. NO. 2-ELEV. 222.00 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB
SET AT THE NORTHEAST CORNER OF LOT 31 OF THIS SUBDIVISION. (N16628723.786,
E1014251.152)
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 ACRES-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. CARKRIS L.P., 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. NO INDIVIDUAL LOT ACCESS/DRIVEWAY WILL BE ALLOWED FOR LOTS 34 AND 53, LOTS 56 AND
75. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN
LOTS 34 AND 53, LOTS 56 AND 75 TO PROVIDE INGRESS AND EGRESS TO LOTS 34, 53, 56 AND
75 FROM TEXAN AVENUE.
16. LOTS 1 AND 31 SHALL HAVE INDIVIDUAL ACCESS/DRIVEWAY ONTO TEXAN AVENUE TO BE
CONSTRUCTED BY THE DEVELOPER.
17. LOTS 2, 32, 33, 54, 55 & 76 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO TEXAN AVENUE. LOTS 2
AND 76 SHALL HAVE ACCESS ONTO EL SUEÑO STREET. LOTS 32 AND 33 SHALL ACCESS ONTO
LA SOMBRA STREET. LOTS 54 AND 55 SHALL HAVE ACCESS ONTO LUPITA URIBE STREET.
18. ACCESS EASEMENTS SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS 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.

HIDALGO COUNTY IRRIGATION DISTRICT No.16

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 16 ON THIS
THE 4th DAY OF September, 2019.

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

ATTEST: [Signature] PRESIDENT
[Signature] SECRETARY

1. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION
DISTRICT #16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS
EXPRESS WRITTEN APPROVAL.
2. NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS
ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY
WITH LINES, POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A
CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO. 16.
3. NO PERMANENT STRUCTURE, UTILITY POE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD
WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR
RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY
UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO
IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
4. NO UTILITY COMPANY OR PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT
TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION
DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO
IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

**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 16th DAY OF October, 2019

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 16th DAY OF October, 2019

MAYOR OF THE CITY OF MISSION

ATTEST: [Signature]
SECRETARY OF THE CITY OF MISSION



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

APPROVED BY DRAINAGE DISTRICT:

HIDALGO COUNTY DRAINAGE DISTRICT NO.1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS
FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OF THE DISTRICT ADOPTED
UNDER TEXAS WATER CODE §49.211 (C). THE DISTRICT HAS NOT REVIEWED AND DOES NOT
CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE
SPECIFIC SUBDIVISION BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE
RESPONSIBILITY OF THE DEVELOPER AND HIS ENGINEER TO MAKE THESE DETERMINATIONS.

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

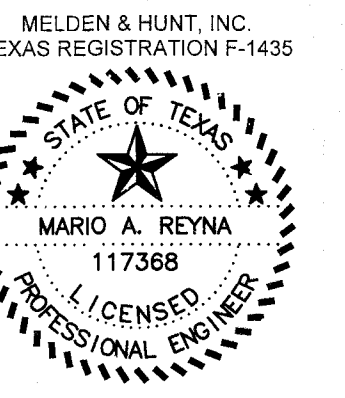
STATE OF TEXAS §
COUNTY OF HIDALGO §

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 30th DAY OF July, 2019

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 31st DAY OF July, 2019

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



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.
INTERIM GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

10.09.19
DATE

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CARKRIS L.P.	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

M 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 LINE THAT CONNECTS TO THE END OF THE EXISTING 8" WATER LINE PREVIOUSLY MENTIONED THEN CROSSES TEXAN AVENUE TO THE WEST RIGHT-OF-WAY OF TEXAN AVENUE. THE WATER LINE THEN RUNS SOUTH WITHIN A 15.0 FOOT EASEMENT ENDING AT THE SOUTHWEST CORNER OF LOT 1. ANOTHER 8" WATER LINE CONNECTS TO THE PREVIOUSLY MENTIONED 8" 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 LUNAS STREET 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 AVENUE AT THE SOUTHWEST CORNER OF LOT 76. ANOTHER 8" WATER LINE CONNECTS TO THE 8" WATER LINE ALONG THE WEST RIGHT-OF-WAY OF TEXAN AVENUE AT THE NORTHEAST 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 LUNAS STREET AT THE NORTHWEST CORNER OF LOT 65. ANOTHER 8" WATER LINE CONNECTS TO THE 8" WATER LINE AT THE WEST LINE OF LOT 66 CROSSING LAS LUNAS STREET TO THE 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) 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 \$ 179,444.20, OR \$ 2,361.10 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 METERS, 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 \$ 19,250.00. 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 60" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,545.00 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 OF \$ 117,420.00, 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 \$ 372,864.20 WHICH EQUALS TO \$ 4,908.10 PER LOT.
SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,545.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$117,420.00 FOR THE ENTIRE SUBDIVISION.

ENGINEER'S SIGNATURE: *Mario A. Reyna* DATE: 11-1-19
MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435
MARIO A. REYNA 117368 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF HIDALGO

SUBDIVIDER CERTIFICATION:
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTION 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, CARRKIS, GP, L.L.C., 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.

CARRKIS, L.P. A LIMITED PARTNERSHIP
CARRKIS, GP, L.L.C. ITS GENERAL PARTNER A TEXAS LIMITED LIABILITY COMPANY
CARLOS G. LEAL, JR. MANAGER
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 11th DAY OF NOVEMBER, 2019.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11-1-2021

COST ESTIMATE:	ESTIMACION DE COSTOS:
PAVING IMPROVEMENTS: \$ 468,617.40	PAVIMENTACION DE CALLES: \$ 468,617.40
DRAINAGE IMPROVEMENTS: \$ 851,651.00	DRENAJE PLUVIAL: \$ 851,651.00
WATER DISTRIBUTION: \$ 179,444.20	SERVICIO DE AGUA POTABLE: \$ 179,444.20
SEPTIC TANK SEWER IMPROVEMENTS / OSSF: \$ 117,420.00	SERVICIO DE DRENAJE SANITARIO: \$ 117,420.00

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

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. CITY OF MISSION, 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 Y A.S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. A.S.U.D. HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACESIBILE 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 AVENUE DENTRO DE UN CONCESION DE 15.0 PIES DE AGUA SUD TERMINADO EN EL LADO SURESTE DE LOTE 1. 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 DE UN CONCESION DE 15.0 PIES DE AGUA SUD LUEGO CAMINA AL SUR EN EL LADO ESTE DE LA CALLE LAS LUNAS STREET DENTRO DE UN CONCESION DE 15.0 PIES DE AGUA SUD LUEGO CAMINA AL ESTE EN EL LADO NORTE DE LA CALLE EL SUEÑO STREET DENTRO DE UN CONCESION DE 15.0 PIES DE AGUA SUD CONECTANDOSE 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 AVENUE EN EL LADO NORESTE DE LOTE 55 Y CAMINA AL OESTE EN EL LADO SUR DE LA CALLE LUPITA URIBE STREET DENTRO DE UN CONCESION DE 15.0 PIES DE AGUA SUD CONECTADO A LA LINEA DE 8" EN EL LADO NOROESTE DE LOTE 65. OTRA LINEA DE 8" SE CONECTA A LA LINEA DE 8" EN EL LADO OESTE DE LOTE 65 Y CRUSA LAS LUNAS STREET Y EL LADO SUR DE LOTE 15 TERMINADO CON UNA VARVULA DE 2" PARA UNA CONECTACION FUTURA.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LAS COMADRES #5 CONSISTE DE SETENTA Y SEIS CONDUCTOS INDIVIDUALES DE AGUA DE 1 PULGADA DE DIAMETRO PARA 76 LOTES. LOS CONDUCTOS DE 8 PULGADAS DE DIAMETRO SE HAN INSTALADO. LOS CONDUCTOS DE UNA PULGADA DE DIAMETRO Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$ 179,444.20 O \$ 2,361.10 POR LOTE. EL DUEÑO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA A.S.U.D. \$ 193,420.00, QUE COBRE 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 BOMBAS DE INCENDIO A UN COSTO DE \$ 3,850.00 POR CADA UNO CUAL GASTA UNA CANTIDAD TOTAL \$38,500.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE EN LA FECHA, EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDAO 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 CONDAO DE HIDALGO SEGUN EL REPORTE.

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL TERRENO ES TERRENO AROLLOSO 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 \$1,545.00 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 \$117,420.00 DOLARES. EL DEPARTAMENTO DE SALUD DEL CONDAO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE

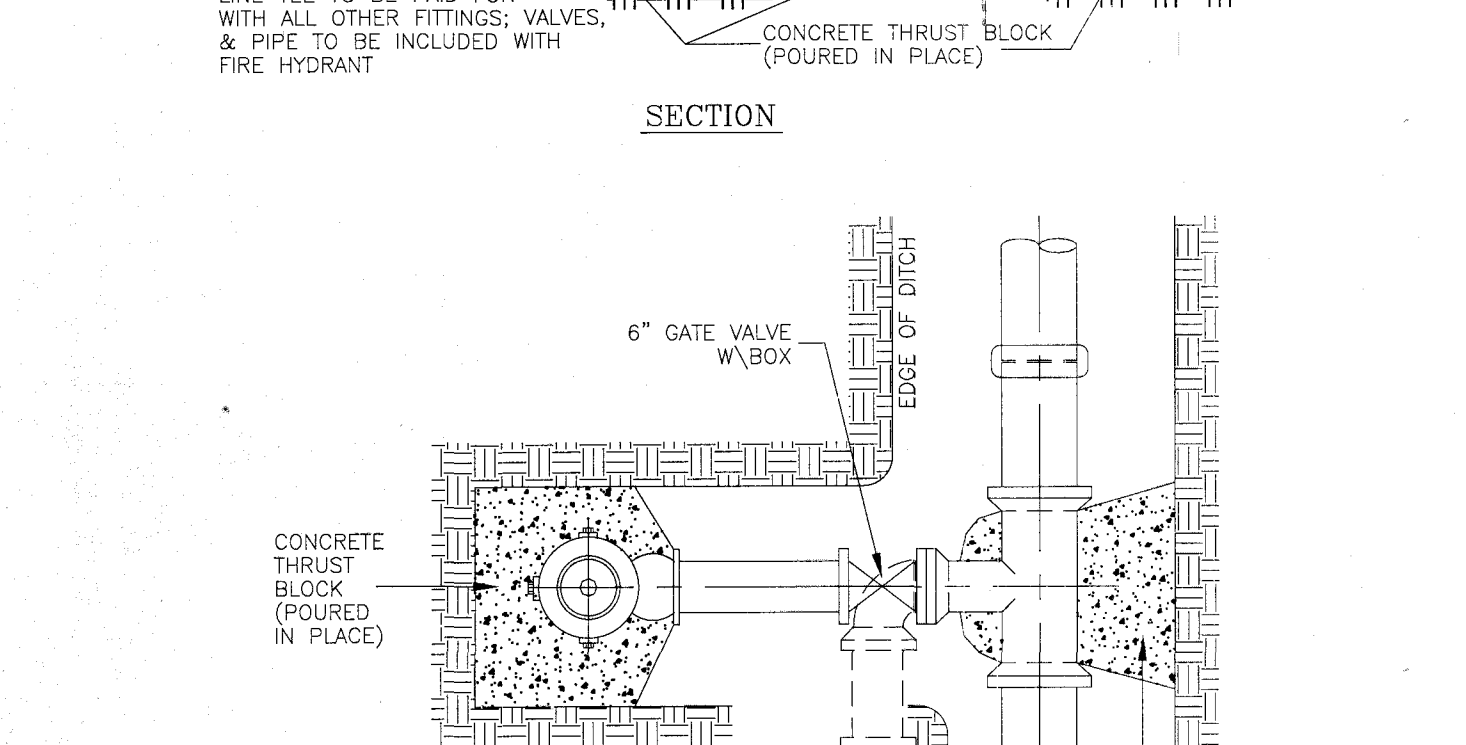
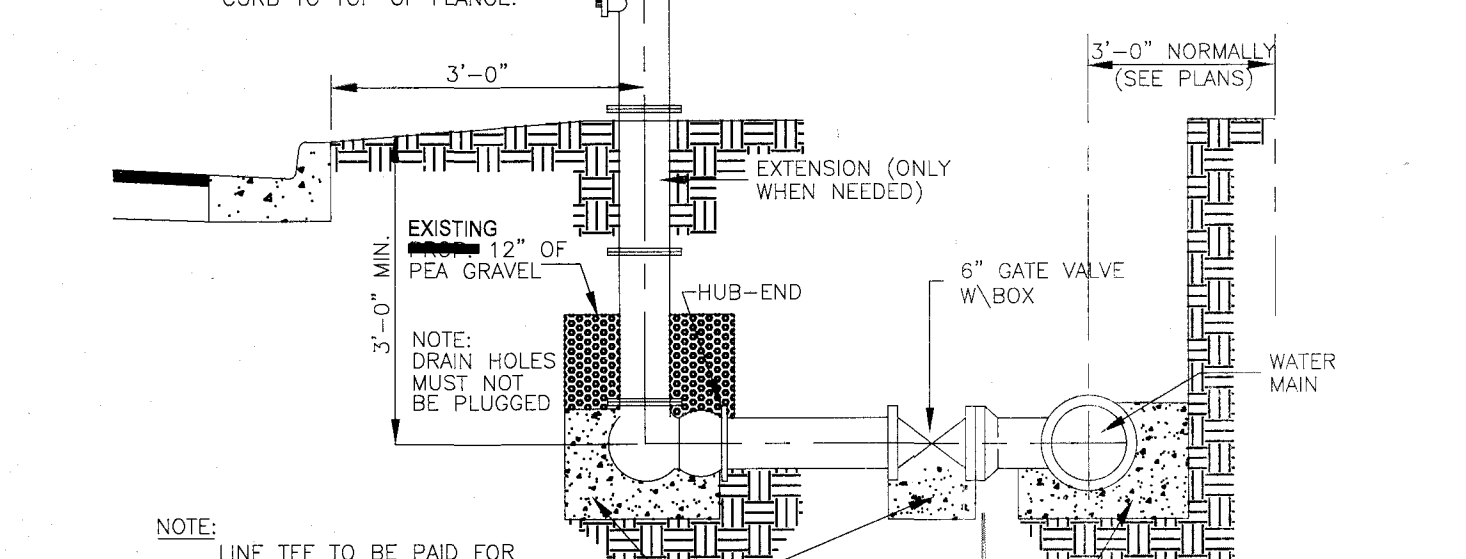
CERTIFICACION:
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONS ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DE TEXAS. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:
AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 372,864.20 O \$ 4,908.10 POR LOTE.

DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,545.00 DOLARES POR LOTE A UN COSTO TOTAL DE \$117,420.00 PARA TODA LA SUBDIVISION.

FIRMA DEL INGENIERO: *Mario A. Reyna* FECHA: 11-1-19
MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435
MARIO A. REYNA 117368 LICENSED PROFESSIONAL ENGINEER

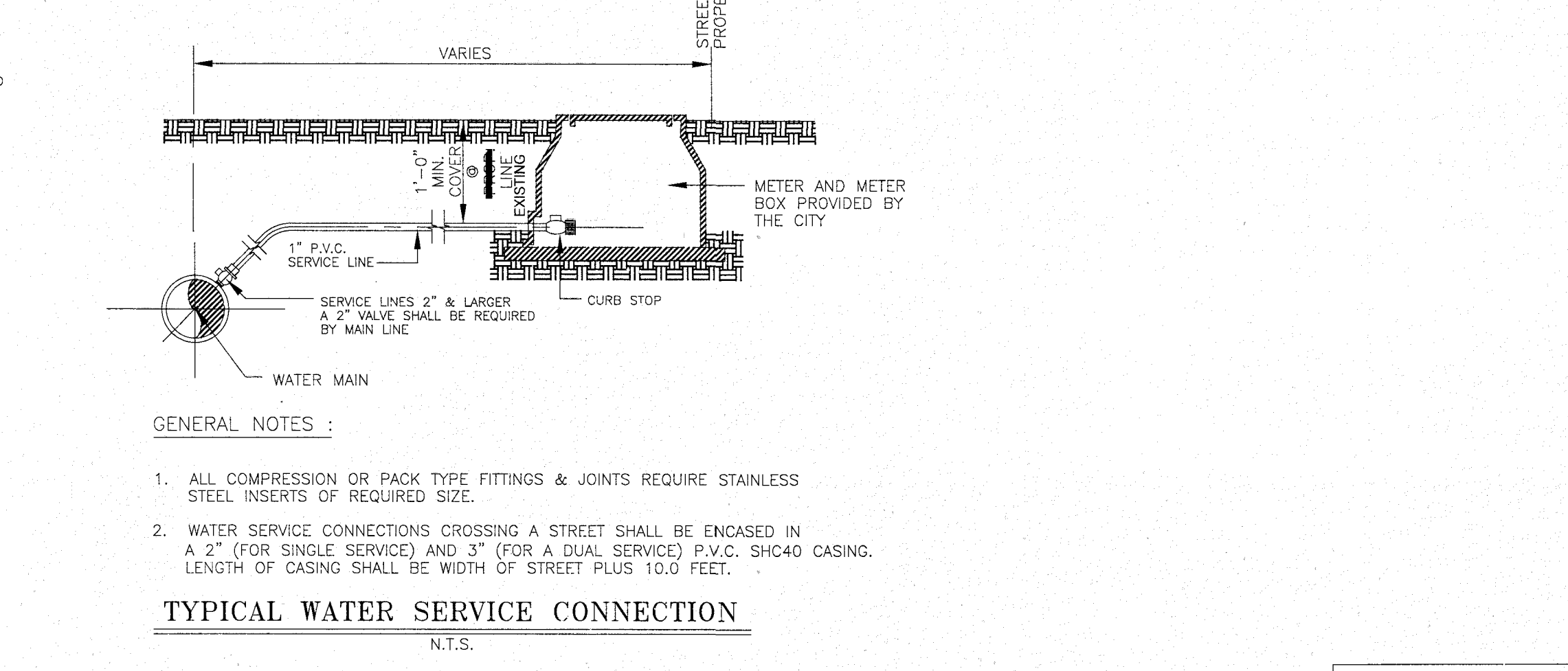
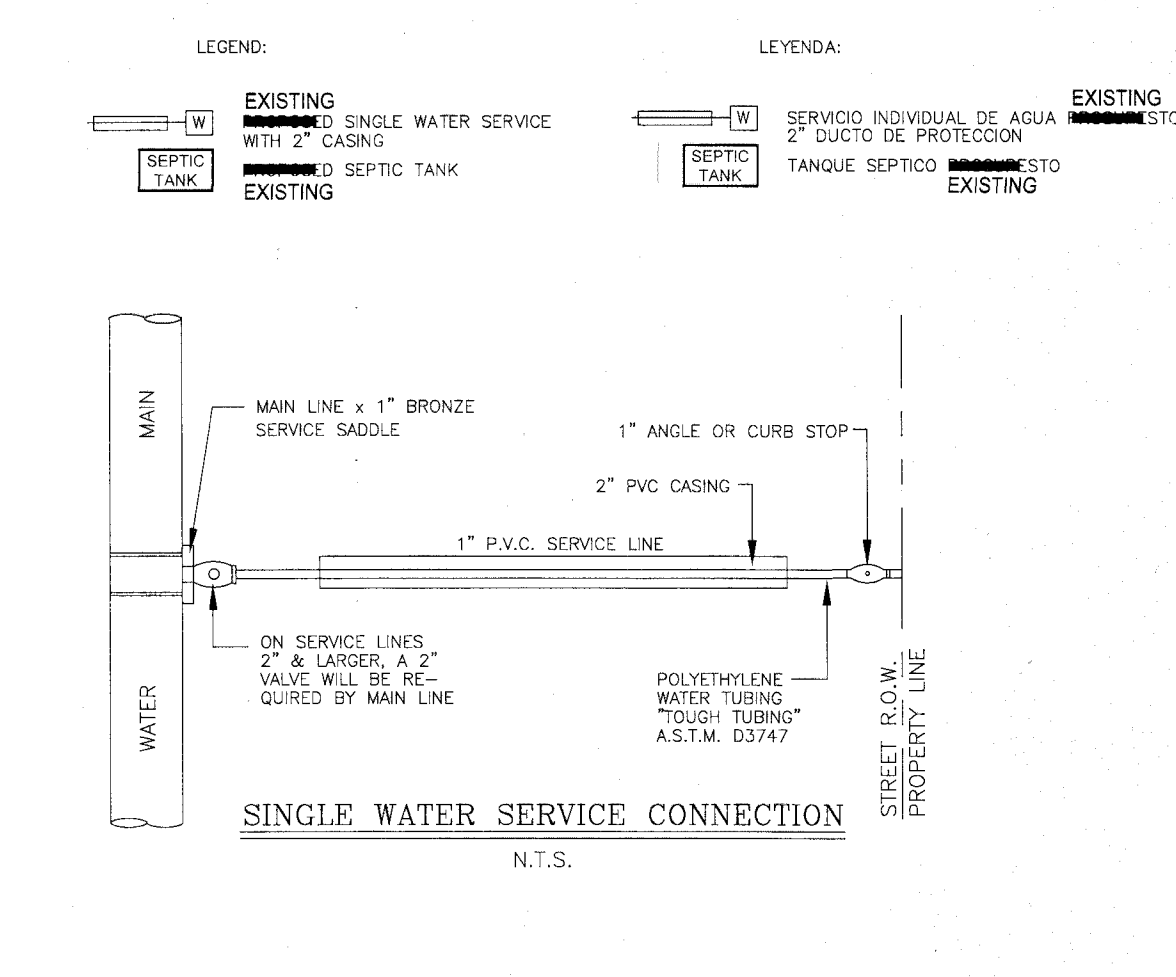
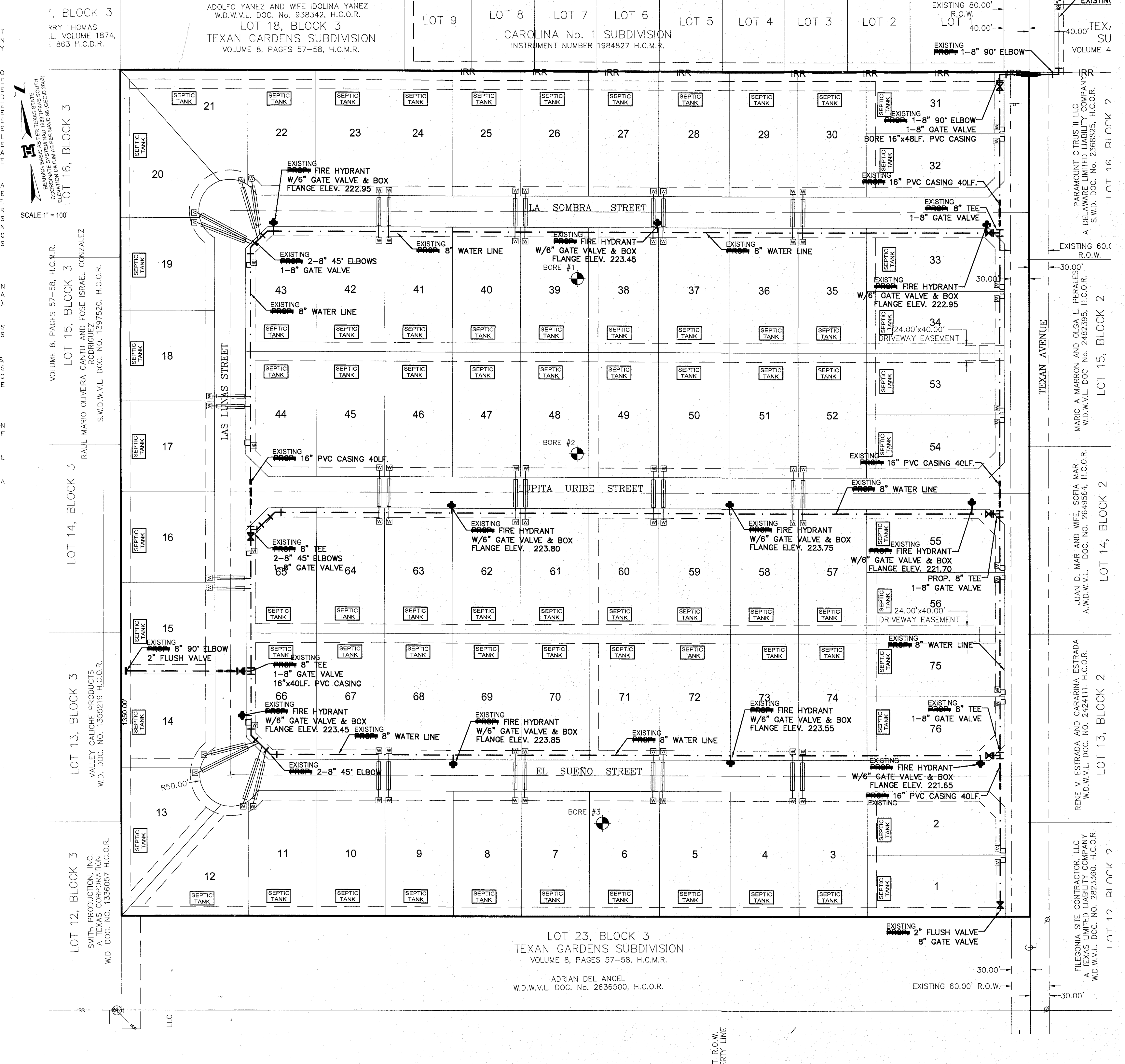
STATE OF TEXAS
COUNTY OF HIDALGO

NOTE: FIRE HYDRANT SHALL BE PLACED 3'-0" BEHIND BACK OF CURB, AND 3" TO 6" FROM TOP OF CURB TO TOP OF FLANGE.
FIRE HYDRANT (MUELLER, AMERICAN DAILING AND KENEDY)
3'-0" NORMAL (SEE PLANS)
EXISTING 12" OF PEA GRAVEL
HUB-END
6" GATE VALVE W/BOX
NOTE: DRAIN HOLES MUST NOT BE PLUGGED
CONCRETE THRUST BLOCK (POURED IN PLACE)
WATER MAIN



TYPICAL FIRE HYDRANT INSTALLATION N.T.S.

MELDEN & HUNT, INC.
CONSULTANTS • ENGINEERS • SURVEYORS
115 W. MCINTYRE - EDINBURG, TX 78541
PH: (956) 381-0981 - FAX: (956) 381-1839
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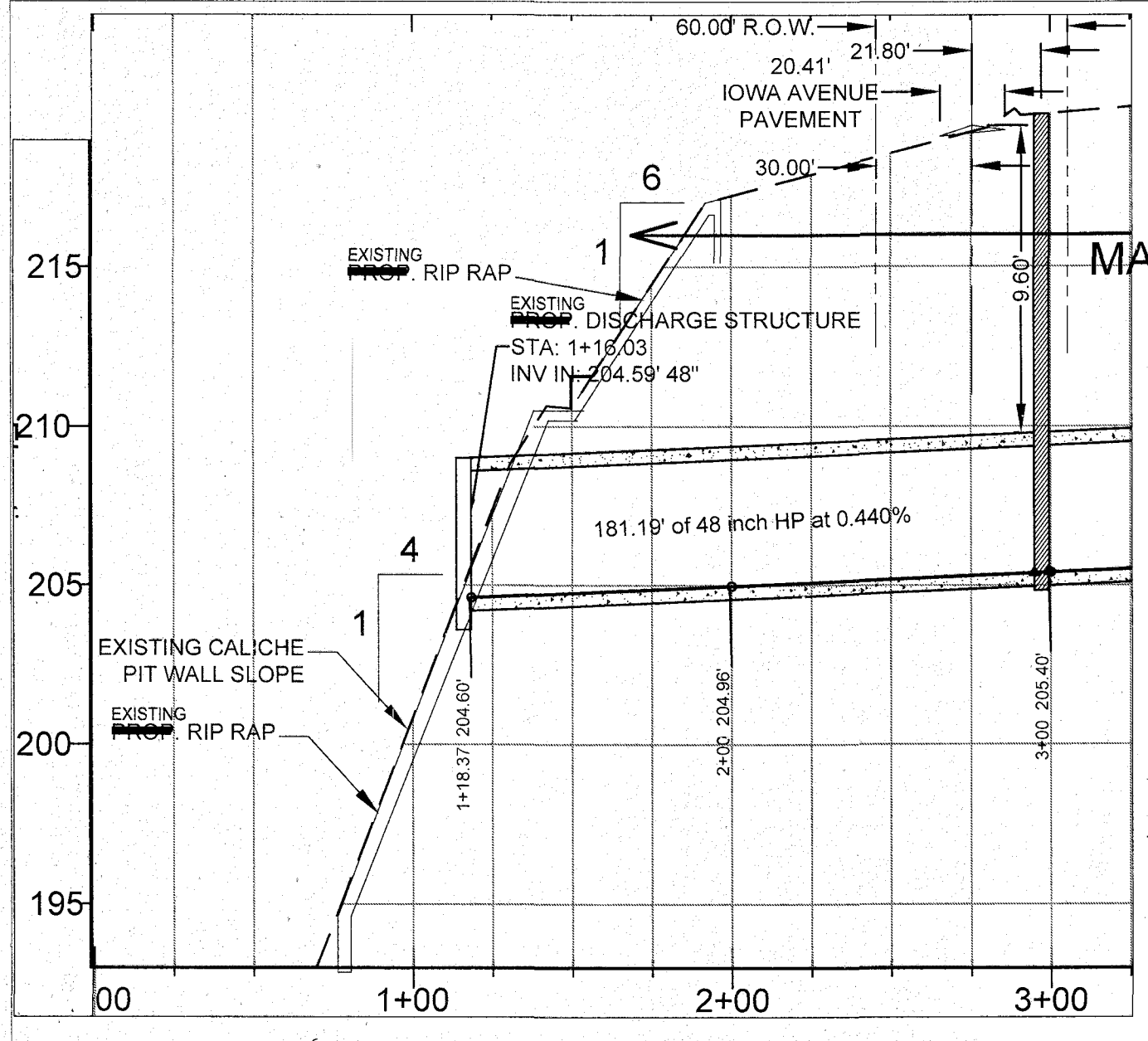
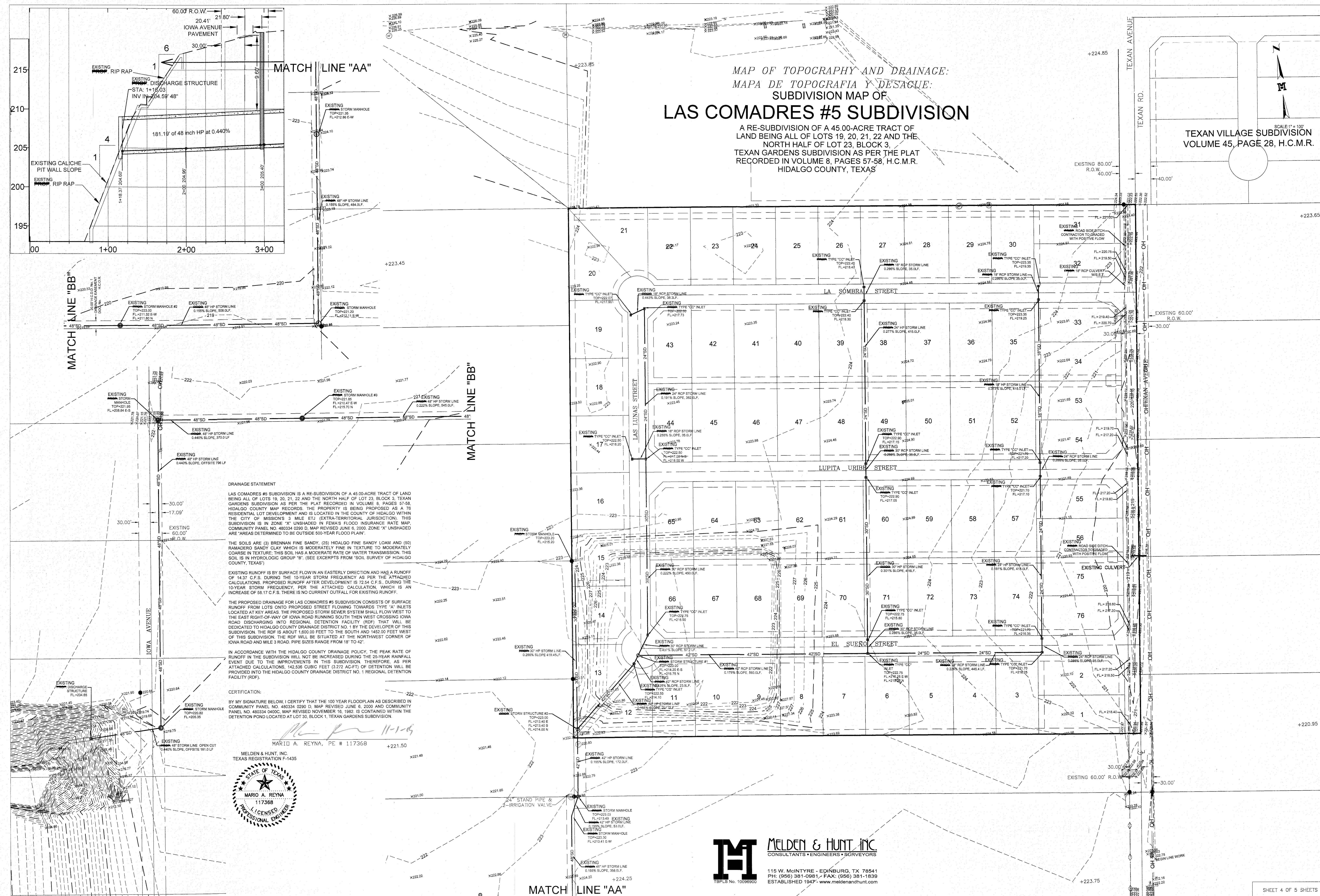


MAP OF TOPOGRAPHY AND DRAINAGE:
 MAPA DE TOPOGRAFIA Y DESAGUE:
 SUBDIVISION MAP OF
LAS COMADRES #5 SUBDIVISION

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

TEXAN VILLAGE SUBDIVISION
 VOLUME 45, PAGE 28, H.C.M.R.

SCALE: 1" = 100'



DRAINAGE STATEMENT

LAS COMADRES #5 SUBDIVISION IS 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, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS BEING PROPOSED AS A 76 RESIDENTIAL LOT DEVELOPMENT 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" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48034 0200 D, MAP REVISED JUNE 9, 2009. ZONE "X" UNSHADED ARE "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".

THE SOILS ARE (3) BRENNAN FINE SANDY, (25) HIDALGO FINE SANDY LOAM AND (50) RAMADERO SANDY CLAY 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 14.37 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 72.54 C.F.S. DURING THE 10-YEAR STORM FREQUENCY. PER THE ATTACHED CALCULATION WHICH IS AN INCREASE OF 58.17 C.F.S. THERE IS NO CURRENT OUTFALL FOR EXISTING RUNOFF.

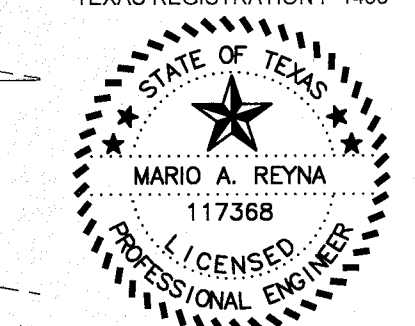
THE PROPOSED DRAINAGE FOR LAS COMADRES #5 SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM LOTS ONTO PROPOSED STREET FLOWING TOWARDS TYPE "A" INLETS LOCATED AT KEY AREAS. THE PROPOSED STORM SEWER SYSTEM SHALL FLOW WEST TO THE EAST RIGHT-OF-WAY OF IOWA ROAD RUNNING SOUTH THEN WEST CROSSING IOWA ROAD DISCHARGING INTO REGIONAL DETENTION FACILITY (RDF) THAT WILL BE DEDICATED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 BY THE DEVELOPER OF THIS SUBDIVISION. THE RDF IS ABOUT 1,500.00 FEET TO THE SOUTH AND 1402.00 FEET WEST OF THIS SUBDIVISION. THE RDF WILL BE SITUATED AT THE NORTHWEST CORNER OF IOWA ROAD AND MILE 3 ROAD. PIPE SIZES RANGE FROM 18" TO 42".

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 25-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 142,536 CUBIC FEET (3.272 AC-FT) OF DETENTION WILL BE PROVIDED INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REGIONAL DETENTION FACILITY (RDF).

CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0200 D, MAP REVISED JUNE 9, 2009 AND COMMUNITY PANEL NO. 480334 0400C, MAP REVISED NOVEMBER 16, 1992 IS CONTAINED WITHIN THE DETENTION POND LOCATED AT LOT 30, BLOCK 1, TEXAN GARDENS SUBDIVISION.

MARIO A. REYNA, PE # 117368
 MILDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435



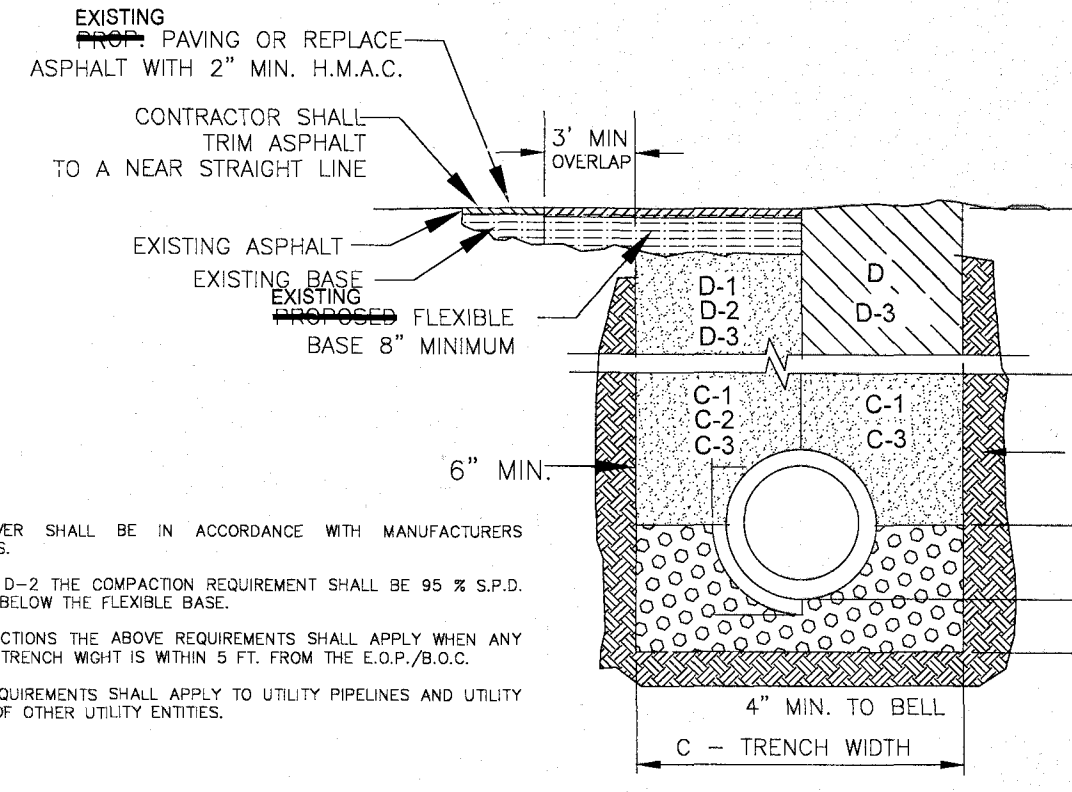
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MAP OF TOPOGRAPHY AND PAVING:
MAPA DE TOPOGRAFIA Y CALLES:

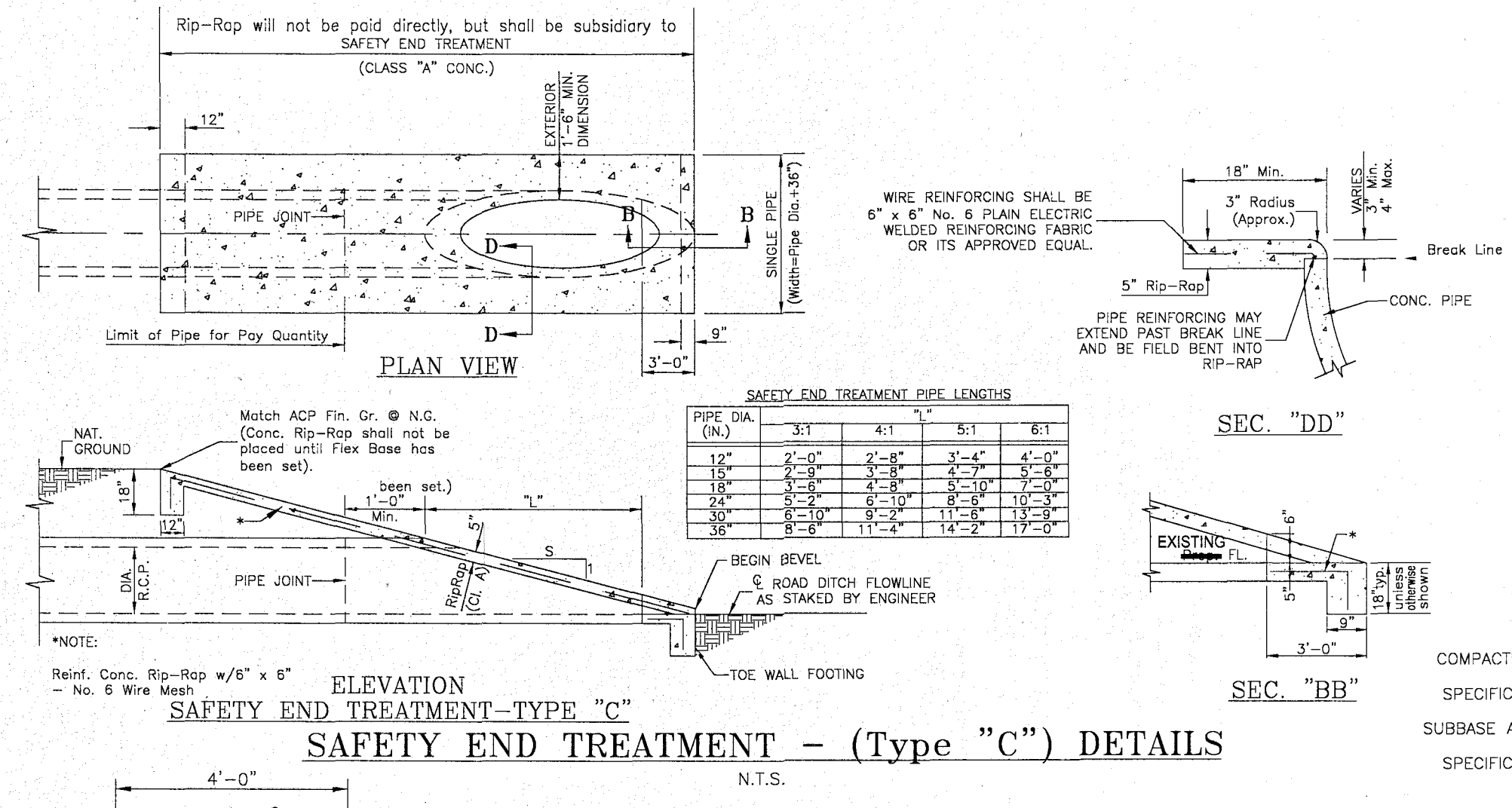
SUBDIVISION MAP OF
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A RE-SUBDIVISION OF A 45.00-ACRE TRACT OF LAND BEING ALL OF LOTS 19, 20, 21, 22 AND THE NORTH HALF OF LOT 23, BLOCK 3, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R. HIDALGO COUNTY, TEXAS



- 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") - PIT 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 95% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 1/2". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- C-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREETS, 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 II STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 95% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS 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 ON UNPAVED SECTIONS - SHALL BE CLASS I, II, III, OR IV, COMPACTED TO 95% S.P.D., (12" LOOSE LIFTS, MECHANICAL COMPACTION).
- D-1 FINAL BACKFILL FOR RCP CLASS II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE 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 OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321 OR SOL TYPE 1A, A2, 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 (W/PORTLAND CEMENT, 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, MISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. (USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698), THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".

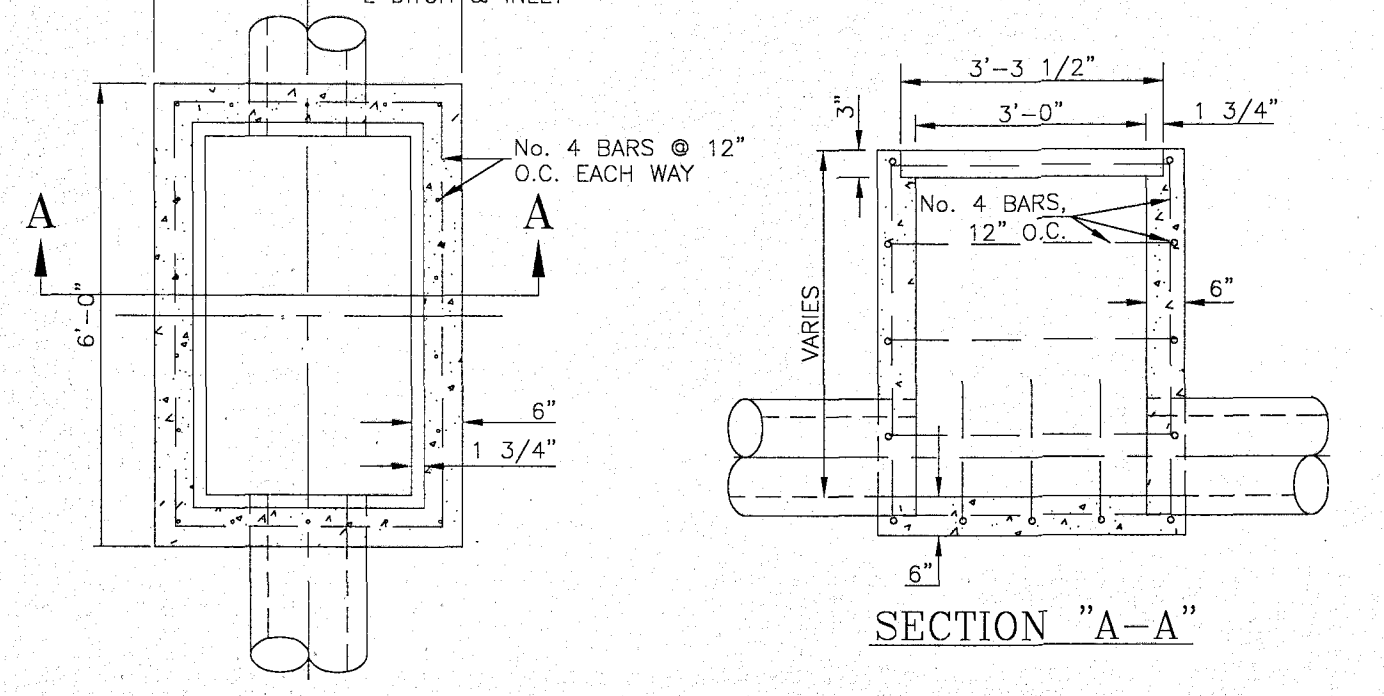
STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.



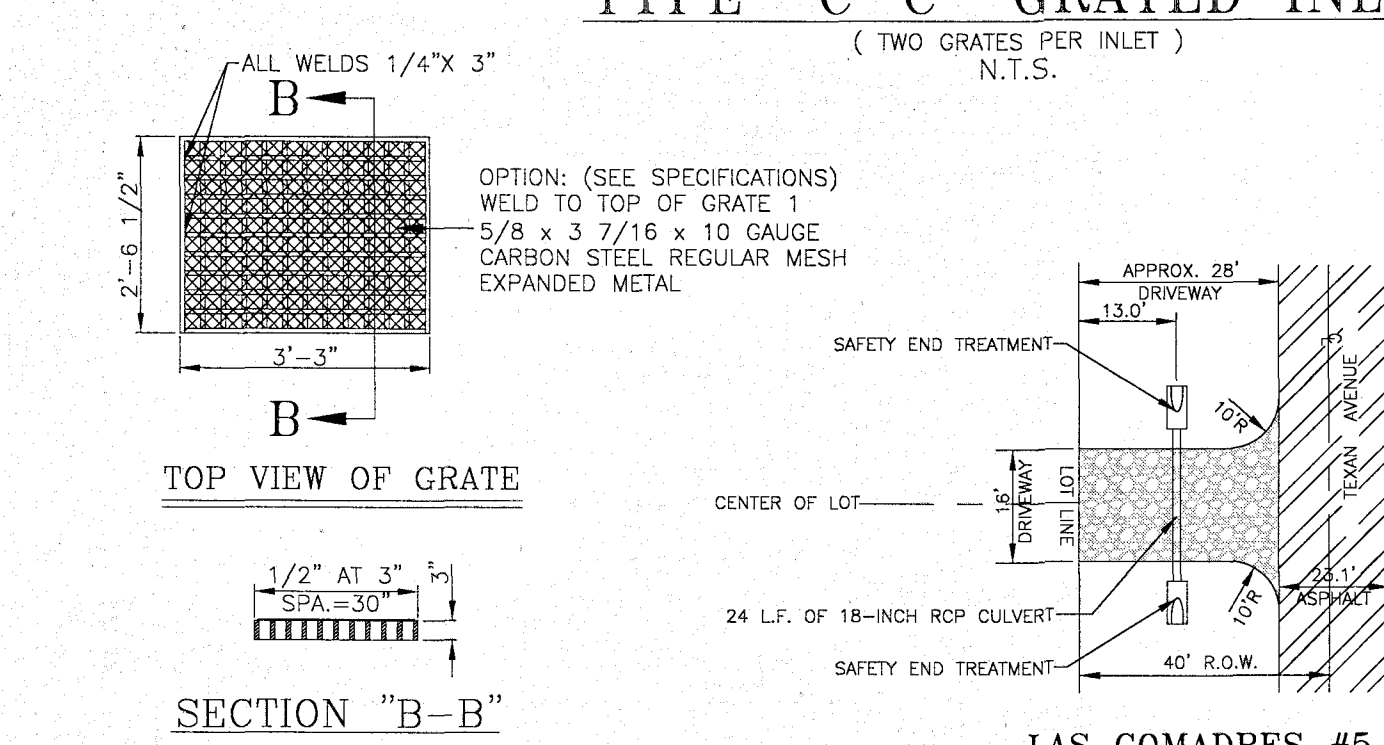
SAFETY END TREATMENT - (Type "C") DETAILS
N.T.S.

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

1. ALL HONEYCOMBING SHALL BE GROUTED 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.



TYPE "C-C" GRATED INLET
(TWO GRATES PER INLET)
N.T.S.



LAS COMADRES #5
TYPICAL DRIVEWAY FRONTING TEXAN AVENUE
N.T.S.

