



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: 2-26-2020

PROPOSED CARRIZALES SUBDIVISION PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: NORBERTO SALINAS, PRESIDENT OF EL CARRIZALES L.L.C.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 48 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 10

LOCATION DESCRIPTION: EAST OF WESTERN ROAD APPROXIMATELY 1/2 MILE NORTH OF MILE 6 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 1-28-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X & A" FLOOD ZONE "A" WILL BE REVISED VIA LOMR-F BEFORE FINAL APPROVAL.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY DISCHARGING INTO HCDD#1 REGIONAL DETENTION FACILITY.

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

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 8-15-2018 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 8-30-2019 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF's

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 8-30-2019 : BY 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.

STATE OF TEXAS
COUNTY OF CAMERON

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.

JUAN E. GALVAN, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 4011
FIRM # 10193886
900 S. STEWART RD., SUITE 13
MISSION, TEXAS 78752

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

VICTOR H. TREVIÑO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195



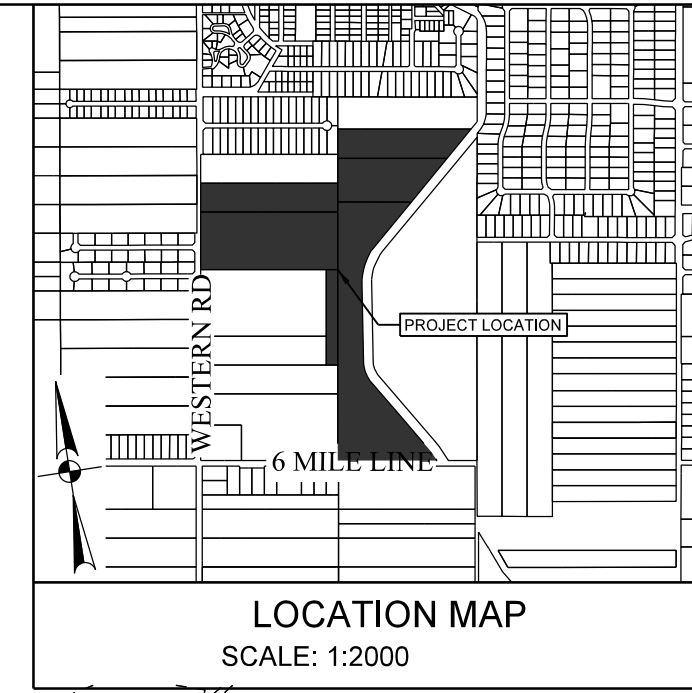
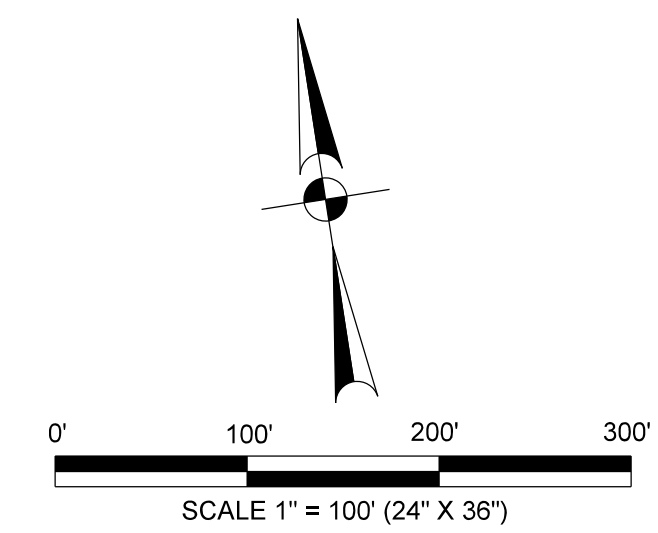
LOT AREA TABLE		
LOT	SQUARE FT.	ACRES
1	21921	0.50
2-9	21781	0.50
10	21818	0.50
11	23008	0.53
12	22825	0.52
13	22220	0.51
14	21879	0.50
15	22241	0.51
16	23832	0.55
17	80849	1.86
18	22014	0.51
19	21931	0.50
20	21928	0.50
21	21974	0.50
22	22020	0.51
23	22066	0.51
24	22112	0.51
25	22158	0.51
26	22204	0.51
27	22250	0.51
28	22269	0.51
29	21812	0.50
30-37	21781	0.50
38	21797	0.50
39	21795	0.50
40-47	21781	0.50
48	21861	0.50

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	62.2'	50.00'	7°17'14"	N 74°29'33" E	58.27'
C2	61.01'	50.00'	69°54'50"	S 34°54'25" E	57.29'
C3	60.03'	50.00'	68°47'57"	S 34°26'58" W	56.49'
C4	91.62'	50.00'	105°0'0"	S 73°39'03" E	79.33'
C5	91.62'	50.00'	105°0'0"	N 0°20'57" E	79.33'

LINE	LENGTH	BEARING
L1	21.20'	S 36°06'59" E
L2	21.22'	N 53°53'01" E
L3	21.21'	N 53°50'57" E
L4	21.41'	N 36°09'03" W

LEGEND:

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



LOCATION DESCRIPTION
CARRIZALES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY. APPROXIMATE 0.4 MILES NORTH OF THE INTERSECTION OF 6 MILE LINE AND WESTERN 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). CARRIZALES SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (E.T.) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

INDEX OF SHEETS

- SHEET 1- HEADING INDEX, LOCATION MAP AND E.T.J. PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 2- PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 6 CERTIFICATE, ENGINEERS AND SURVEYORS CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE.
- SHEET 3- WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.
- SHEET 4- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.
- SHEET 5- STORM WATER POLLUTION PREVENTION PLAN
- SHEET 6- WATER DISTRIBUTION STANDARDS DETAILS
- SHEET 7- PAVING AND DRAINAGE DETAILS

GENERAL NOTES:

- FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: "X" & "A" ZONE "X" 500-YEAR FLOOD ZONE
ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED. COMMUNITY PANEL NO. 48033A 0200-D, REVISED JUNE 08, 2004, BASED ON LIDAR AND TOPOGRAPHY DATA FROM THE SITE. WE HAVE DETERMINED THAT THE BASE FLOOD ELEVATION FOR THIS ZONE "A" ON THIS SPECIFIC PROPERTY IS 224.98. PROPERTY TO BE TAKEN OUT OF THE FLOOD ZONE BEFORE RECORDING.
- MINIMUM BUILDING SETBACK LINES:
FRONT SETBACK:
25 FEET OR EASEMENT WHICHEVER IS GREATER
50 FEET FOR LOTS FRONTING WESTERN ROAD.
SIDE SETBACK:
INTERNAL LOT: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
EXTERNAL LOT: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER
REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER
- 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.
- 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BM-1 IS A SET 5/8" IRON PIN WITH PLASTIC CAP "ROWSS CONTROL" LOCATED ON EAST WESTERN ROAD INTERSECTION.
N= 1664117.5962
E= 1019126.5583
ELEV= 425.38
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1A TOTAL OF 129,857 CUBIC FEET, 2.88 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION.
- 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 10 INCHES NATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- 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 SEWAGE ONLY.
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,700 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT
- SOIL ANALYSES HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SHOWN 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.
- APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- ROBERTO SALINAS, THE OWNER & SUBDIVIDER OF CARRIZALES 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.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.2% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 1.1.4.



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

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

LOT LAYOUT
CARRIZALES SUBDIVISION

BEING A 67.99 ACRE TRACT OF LAND
OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION,
RECORDED IN VOLUME 8, PAGE 57,
MAP RECORDS, HIDALGO COUNTY, TEXAS.



SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78752
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG # 1500

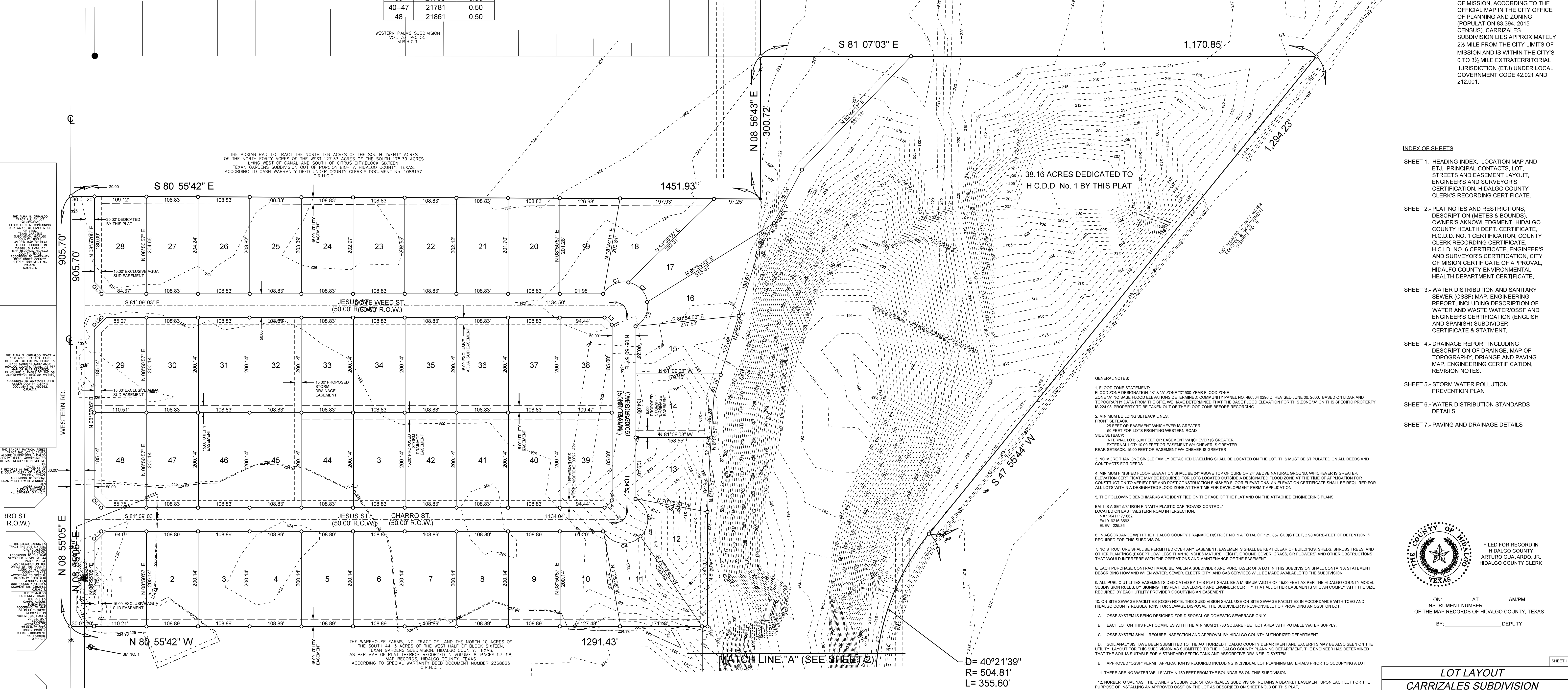
PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78752	(956) 584-5555	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

THE ALMA N. ORLANDO TRACT OF 207 BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OF PLAT THEREOF RECORDED IN VOLUME 8, PAGE 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED DOCUMENT NUMBER 2368825 O.R.H.C.T.

THE ADRIAN BADILLO TRACT THE NORTH TEN ACRES OF THE SOUTH TWENTY ACRES OF THE NORTH FORTY ACRES OF THE WEST 127.33 ACRES OF THE SOUTH 175.39 ACRES LYING WEST OF CANAL AND SOUTH OF CITRUS CITY/BLISS STREET, TEXAN GARDENS SUBDIVISION OUT OF PORTION EIGHTY, HIDALGO COUNTY, TEXAS, ACCORDING TO CASH WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NO. 1086157 O.R.H.C.T.

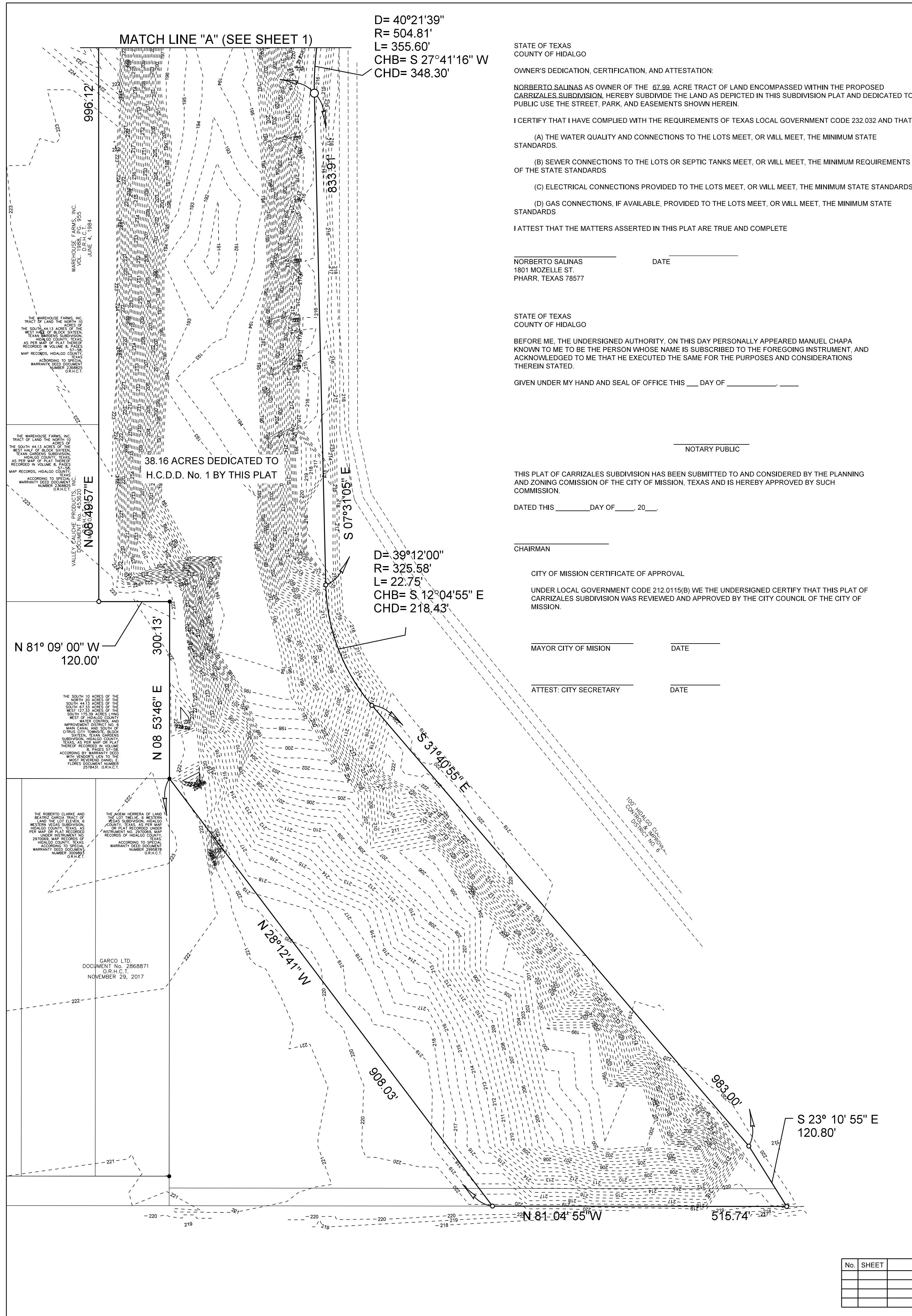
THE WAREHOUSE FARMS, INC. TRACT OF LAND THE NORTH 10 ACRES OF THE SOUTH 44.13 ACRES OF THE WEST HALF OF BLOCK SIXTEEN, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OF PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED DOCUMENT NUMBER 2368825 O.R.H.C.T.



D= 40°21'39"
R= 504.81'
L= 355.60'
CHB= S 27°41'16" W
CHD= 348.30'

MATCH LINE "A" (SEE SHEET 2)

38.16 ACRES DEDICATED TO
H.C.D.D. No. 1 BY THIS PLAT



D= 40°21'39"
R= 504.81'
L= 355.60'
CHB= S 27°41'16" W
CHD= 348.30'

D= 39°12'00"
R= 325.58'
L= 22.75'
CHB= S 12°04'55" E
CHD= 218.43'

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

NORBERTO SALINAS AS OWNER OF THE 67.89 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARRIZALES SUBDIVISION, 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 PLAT ARE TRUE AND COMPLETE.

NORBERTO SALINAS DATE
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 _____

NOTARY PUBLIC

THIS PLAT OF CARRIZALES SUBDIVISION 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 212.015(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARRIZALES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

METES AND BOUNDS

BEING A 67.89 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 76.85 ACRE TRACT OF LAND BEING COMPRISED OF TRACT 1 - CONVEYED BY A SPECIAL WARRANTY EXCHANGE DEED DATED MARCH 9, 2006, FROM RIO QUEEN CITRUS, INC., A TEXAS CORPORATION TO VALLEY CALICHE PRODUCTS, INC., A TEXAS CORPORATION AS RECORDED IN DOCUMENT NO. 189869 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TRACT 2 - THE EAST 120 FEET OUT OF A TRACT OF LAND CONVEYED BY A WARRANTY DEED DATED MAY 10, 1995, FROM DAWSON REID AND WIFE, BOBBIE LOU REID TO VALLEY CALICHE PRODUCTS, INC., AS RECORDED IN DOCUMENT NO. 453620, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND THE EAST 120 FEET OF A TRACT OF LAND CONVEYED BY A WARRANTY DEED WITH VENDORS LIEN DATED JUNE 4, 1984, FROM FRANK J. STEMMLE AND WIFE, CATHERINE A. STEMMLE TO WAREHOUSE FARMS, INC., AS RECORDED IN VOLUME 1988, PAGE 955, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, TRACT 3 CONVEYED BY A SPECIAL WARRANTY DEED DATED MAY 23, 1988, FROM SCOTT MCLEIN, TRUSTEE TO VALLEY CALICHE PRODUCTS, INC., A TEXAS CORPORATION AS RECORDED IN VOLUME 2603, PAGE 963, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, TRACT 4 CONVEYED BY A WARRANTY DEED DATED NOVEMBER 15, 1996, FROM L.H. SPELLINGS, III AND THE FIRST NATIONAL BANK OF MARSHALL, TRUSTEES OF THE L. H. SPELLING, III TRUST ESTABLISHED UNDER THE HATTIE STARR SPELLINGS INTER VIVOS TRUST DATED OCTOBER 14, 1983, AND THE FIRST NATIONAL BANK OF MARSHALL, TRUSTEE UNDER THE WILLS OF HATTIE STARR SPELLINGS AND L.H. SPELLINGS JR. TO VALLEY CALICHE PRODUCTS, INC., AS RECORDED IN DOCUMENT NO. 569598, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TRACT 5 CONVEYED BY A WARRANTY DEED DATED DECEMBER 18, 1993, FROM P.H. MOTHERAL, TRUSTEE TO VALLEY CALICHE PRODUCTS, INC., A TEXAS CORPORATION AS RECORDED IN DOCUMENT NO. 359685, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 81.40 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 16 AND WITHIN THE RIGHT OF WAY OF W. MILE 6 ROAD, THENCE WITH THE SOUTH LINE OF SAID BLOCK 16 AND WITHIN THE RIGHT OF WAY OF W. MILE 6 ROAD, N 81°04'55" W A DISTANCE OF 405.27 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON THE WEST LINE OF 100 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL, RIGHT OF WAY, FOR THE SOUTHEAST CORNER AND THE POINT OF BEGINNING OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE SOUTH LINE OF SAID BLOCK 16 AND WITHIN THE RIGHT OF WAY OF W. MILE 6 ROAD, N 81°04'55" W A DISTANCE OF 515.73 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET FOR THE SOUTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE ACROSS AND THROUGH TEXAS VALLEY SUBDIVISION TRACT 5, N 31°26'32" W A DISTANCE 133.51 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET FOR AN OUTSIDE CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE ACROSS AND THROUGH TEXAS VALLEY SUBDIVISION TRACT 5, N 16°40'28" W A DISTANCE 228.50 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET FOR AN OUTSIDE CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE ACROSS AND THROUGH TEXAS VALLEY SUBDIVISION TRACT 5, N 34°16'21" W A DISTANCE 342.31 50 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET FOR AN OUTSIDE CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE ACROSS AND THROUGH TEXAS VALLEY SUBDIVISION TRACT 5, N 24°50'32" W A DISTANCE 200.33 50 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON THE NORTHEAST CORNER OF A TRACT OF LAND BEING CONVEYED BY A SPECIAL WARRANTY DEED DATED NOVEMBER 29, 2017 FROM TXRANK LLC TO GARCO LTD, AS RECORDED IN DOCUMENT NO. 2868871, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHERN MOST SOUTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE WITH THE EAST LINE OF SAID GARCO LTD TRACT OF LAND, N 08°53'46" E, AT A DISTANCE OF 300.13 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" ON THE NORTHEAST CORNER OF A TRACT OF LAND BEING CONVEYED BY A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 30, 2014, FROM JUAN ANTONIO SANCHEZ AND WIFE, EVELYN M. SANCHEZ TO THE MOST REVEREND DANIEL E. FLORES, AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE AS RECORDED IN DOCUMENT NO. 257431, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND THE SOUTHEAST CORNER OF SAID VALLEY CALICHE PRODUCTS, INC. TRACT OF LAND, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTH LINE OF SAID ROMAN CATHOLIC DIOCESE OF BROWNSVILLE TRACT OF LAND, N 81°09'00" W, A DISTANCE OF 120.00 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON SOUTH LINE OF SAID VALLEY CALICHE PRODUCTS, INC. TRACT OF LAND, FOR AN EXTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE ACROSS AND THROUGH SAID VALLEY CALICHE PRODUCTS, INC. TRACT OF LAND, N 08°49'57" E, A DISTANCE OF 996.12 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON NORTH LINE OF SAID WAREHOUSE FARMS, INC. TRACT OF LAND, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTH LINE OF SAID WAREHOUSE FARMS, INC. TRACT OF LAND, N 81°09'03" W, AT A DISTANCE OF 1300.59 FEET PASSING A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON THE EAST RIGHT OF WAY LINE OF WESTERN ROAD, CONTINUING A TOTAL DISTANCE OF 1330.59 FEET TO THE WEST LINE OF SAID BLOCK 16, FOR AN EXTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE WITH THE WEST LINE OF SAID BLOCK 16 AND WITHIN THE RIGHT OF WAY OF WESTERN ROAD, N 08°55'05" E, A DISTANCE OF 905.70 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND BEING CONVEYED BY A CASH WARRANTY DEED DATED MAY 4, 1988, FROM RAFAEL ARRIZO AND ALICIA ARRIZO, A HUSBAND AND WIFE TO ADRIAN BADILLO, AS RECORDED IN DOCUMENT NO. 1086157, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHERN MOST NORTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE WITH THE SOUTH LINE OF SAID ADRIAN BADILLO TRACT OF LAND, DEPARTING THE WEST LINE OF SAID BLOCK 16, S 80°55'42" E, AT A DISTANCE OF 30.00 FEET PASSING A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON THE EXISTING EAST RIGHT OF WAY LINE OF WESTERN ROAD, CONTINUING A TOTAL DISTANCE OF 1451.93 FEET TO A 1/2" IRON PIN FOUND ON THE SOUTHEAST CORNER OF SAID ADRIAN BADILLO TRACT OF LAND, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE WITH THE EAST LINE OF SAID ADRIAN BADILLO TRACT OF LAND, N 08°56'43" E, A DISTANCE OF 601.04 FEET TO A 1/2" IRON PIN FOUND ON THE EAST LINE OF WESTERN PALMS SUBDIVISION AS RECORDED ON VOLUME 37, PAGE 55, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF A TRACT OF LAND BEING CONVEYED BY A SPECIAL WARRANTY DEED DATED MAY 8, 1988, FROM SANDRA J. CATTERTON AS ADMINISTRATOR, C.T.A. OF THE ESTATE OF RUTH PERKINS WHITE, DECEASED, SANDRA JEAN CATTERTON F/K/A SANDRA JEAN PETERSON, EMETT ROBERT WHITE IV, DONALD BRUCE WHITE AND EMETT ROBERT WHITE IV, AS TESTAMENTARY TRUSTEES UNDER THE WILL OF RUTH PERKINS WHITE, DECEASED, FOR THE BENEFIT OF JUDITH ANN WHITE F/K/A JUDITH ANN HEFFORD TO OMELA SOLIS AND WIFE, ANNA L. SOLIS, AS RECORDED IN DOCUMENT NO. 698388, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE NORTHERN MOST NORTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE WITH THE SOUTH LINE OF SAID OMELA SOLIS AND WIFE, ANNA L. SOLIS TRACT OF LAND, S 81°00'14" E, A DISTANCE OF 1411.86 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON THE SOUTHEAST CORNER OF SAID OMELA SOLIS AND WIFE, ANNA L. SOLIS TRACT OF LAND, AND THE WEST RIGHT OF WAY LINE OF SAID 100 FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 CANAL, FOR THE WEST RIGHT OF WAY OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE WITH THE WEST RIGHT OF WAY LINE OF SAID 100 FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 CANAL, S 47°55'44" W A DISTANCE OF 1677.32 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON A POINT OF CURVATURE, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE WEST RIGHT OF WAY LINE OF SAID 100 FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 CANAL, ALONG SAID CURVE CONCAVE TO THE LEFT, WITH A RADIUS OF 504.81 FEET, A DELTA OF 40°21'39" AN ARC LENGTH OF 355.60 FEET, A TANGENT OF 185.54 FEET, A CHORD BEARING OF S 27°41'16" W, A CHORD DISTANCE OF 348.30 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON THE END OF POINT OF CURVATURE, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE WEST RIGHT OF WAY LINE OF SAID 100 FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 CANAL, S 07°31'05" W, A DISTANCE OF 833.91 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON A POINT OF CURVATURE, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE WEST RIGHT OF WAY LINE OF SAID 100 FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 CANAL, S 12°04'55" E, A CHORD BEARING OF S 12°04'55" E, A CHORD DISTANCE OF 218.43 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON THE END OF POINT OF CURVATURE, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE WEST RIGHT OF WAY LINE OF SAID 100 FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 CANAL, S 31°40'55" E, A DISTANCE OF 983.00 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET FOR AN EXTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE WEST RIGHT OF WAY LINE OF SAID 100 FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 CANAL, S 23°10'55" E, A DISTANCE OF 120.80 FEET TO THE POINT OF BEGINNING AND BEING A 78.87 ACRE TRACT OF LAND, FROM WHICH 0.89 ACRES LIE WITHIN ROAD RIGHT OF WAY, LEAVING A NET 75.89 ACRE TRACT OF LAND.

THENCE CONTINUING WITH THE SOUTH LINE OF SAID BLOCK 16 AND WITHIN THE RIGHT OF WAY OF W. MILE 6 ROAD, N 81°04'55" W A DISTANCE OF 515.73 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET FOR THE SOUTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE ACROSS AND THROUGH TEXAS VALLEY SUBDIVISION TRACT 5, N 31°26'32" W A DISTANCE 133.51 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET FOR AN OUTSIDE CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE ACROSS AND THROUGH TEXAS VALLEY SUBDIVISION TRACT 5, N 16°40'28" W A DISTANCE 228.50 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET FOR AN OUTSIDE CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE ACROSS AND THROUGH TEXAS VALLEY SUBDIVISION TRACT 5, N 34°16'21" W A DISTANCE 342.31 50 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET FOR AN OUTSIDE CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE ACROSS AND THROUGH TEXAS VALLEY SUBDIVISION TRACT 5, N 24°50'32" W A DISTANCE 200.33 50 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON THE NORTHEAST CORNER OF A TRACT OF LAND BEING CONVEYED BY A SPECIAL WARRANTY DEED DATED NOVEMBER 29, 2017 FROM TXRANK LLC TO GARCO LTD, AS RECORDED IN DOCUMENT NO. 2868871, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, FOR THE SOUTHERN MOST SOUTHWEST CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE WITH THE EAST LINE OF SAID GARCO LTD TRACT OF LAND, N 08°53'46" E, AT A DISTANCE OF 300.13 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" ON THE NORTHEAST CORNER OF A TRACT OF LAND BEING CONVEYED BY A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 30, 2014, FROM JUAN ANTONIO SANCHEZ AND WIFE, EVELYN M. SANCHEZ TO THE MOST REVEREND DANIEL E. FLORES, AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE AS RECORDED IN DOCUMENT NO. 257431, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND THE SOUTHEAST CORNER OF SAID VALLEY CALICHE PRODUCTS, INC. TRACT OF LAND, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTH LINE OF SAID ROMAN CATHOLIC DIOCESE OF BROWNSVILLE TRACT OF LAND, N 81°09'00" W, A DISTANCE OF 120.00 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON SOUTH LINE OF SAID VALLEY CALICHE PRODUCTS, INC. TRACT OF LAND, FOR AN EXTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE ACROSS AND THROUGH SAID VALLEY CALICHE PRODUCTS, INC. TRACT OF LAND, N 08°49'57" E, A DISTANCE OF 996.12 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON NORTH LINE OF SAID WAREHOUSE FARMS, INC. TRACT OF LAND, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTH LINE OF SAID WAREHOUSE FARMS, INC. TRACT OF LAND, N 81°09'03" W, AT A DISTANCE OF 1300.59 FEET PASSING A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON THE EAST RIGHT OF WAY LINE OF WESTERN ROAD, CONTINUING A TOTAL DISTANCE OF 1330.59 FEET TO THE WEST LINE OF SAID BLOCK 16, FOR AN EXTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

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THENCE CONTINUING WITH THE WEST RIGHT OF WAY LINE OF SAID 100 FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 CANAL, S 12°04'55" E, A CHORD BEARING OF S 12°04'55" E, A CHORD DISTANCE OF 218.43 FEET TO A 5/8" IRON PIN WITH PLASTIC CAP STAMPED "R.O.W. PROP COR" SET ON THE END OF POINT OF CURVATURE, FOR AN INTERIOR CORNER OF THIS HEREBY DESCRIBED TRACT OF LAND;

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THENCE CONTINUING WITH THE WEST RIGHT OF WAY LINE OF SAID 100 FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 CANAL, S 23°10'55" E, A DISTANCE OF 120.80 FEET TO THE POINT OF BEGINNING AND BEING A 78.87 ACRE TRACT OF LAND, FROM WHICH 0.89 ACRES LIE WITHIN ROAD RIGHT OF WAY, LEAVING A NET 75.89 ACRE TRACT OF LAND.

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE ____ DAY OF _____, 20__.

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

ATTEST: _____
PRESIDENT

SECRETARY _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARRIZALES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

SATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARRIZALES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE _____

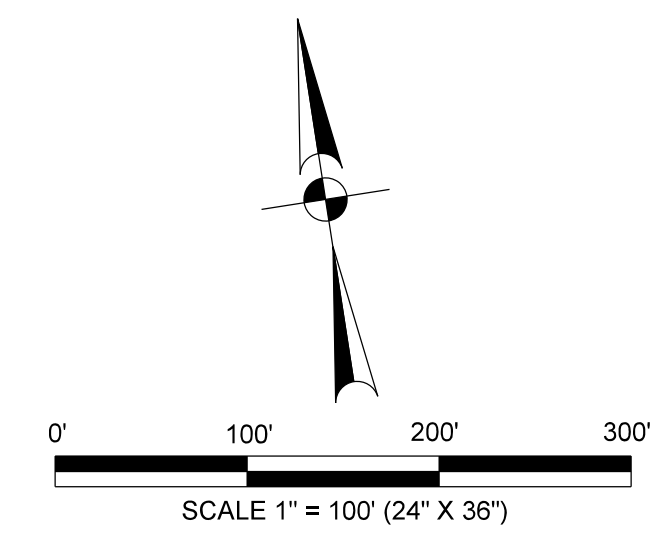
ATTEST: _____
HIDALGO COUNTY CLERK DATE _____

JOSE E. SAENZ HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CARRIZALES SUBDIVISION HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THIS SUBDIVISION AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THE SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

JOSE E. SAENZ
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

LEGEND:

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "R.O.W.S PROP. COR."
- FOUND IRON ROD



STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

STATE OF TEXAS
COUNTY OF CAMERON

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.

JUAN E. GALVAN, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 4011
FIRM # 10193886
900 S. STEWART RD., SUITE 13
MISSION, TEXAS 78752

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. DATE _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS THE ____ DAY OF _____, 20__.

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

ATTEST: _____

SECRETARY _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARRIZALES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

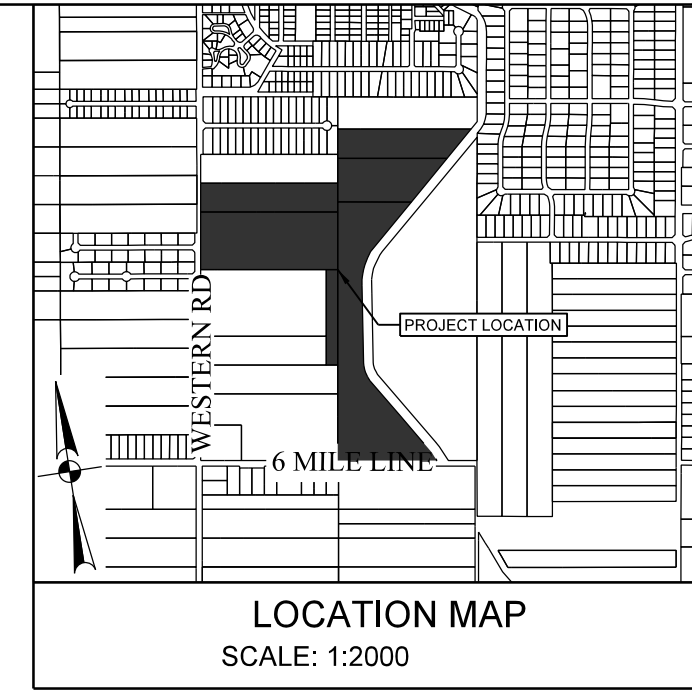
SATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARRIZALES SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE DATE _____

ATTEST: _____
HIDALGO COUNTY CLERK DATE _____

JOSE E. SAENZ
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT



LOCATION DESCRIPTION

CARRIZALES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATE 0.4 MILES NORTH OF THE INTERSECTION OF 6 MILE ROAD AND WESTERN 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). CARRIZALES SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3/4 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

INDEX OF SHEETS

- SHEET 1 - HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 2 - PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 6 CERTIFICATE, ENGINEERS AND SURVEYORS CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE.
- SHEET 3 - WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.
- SHEET 4 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.
- SHEET 5 - STORM WATER POLLUTION PREVENTION PLAN
- SHEET 6 - WATER DISTRIBUTION STANDARDS DETAILS
- SHEET 7 - PAVING AND DRAINAGE DETAILS

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

ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PLAT NOTES
CARRIZALES SUBDIVISION

BEING A 67.89 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SOUTH TEXAS INFRASTRUCTURE GROUP

900 S. STEWART, SUITE 13
MISSION, TEXAS 78752
PH: (956) 424-3335
FAX: (956) 424-3132
TBPB REG # 1500

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
NORBERTO SALINAS	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78752	(956) 984-6555	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3	

WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE:

CARRIZALES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CARRIZALES SUBDIVISION HAS 48 LOTS. AGUA SUD HAS TWO EXISTING WATER LINES RUNNING IN THE WESTERN RD. ONE OF THEM IS A 8" DIAMETER LINE RUNNING THROUGH THE WEST SIDE OF THE RIGHT-OF-WAY OF WESTERN RD. THE OTHER WATER LINE IS A 3" DIAMETER RUNNING THROUGH THE EAST SIDE OF THE RIGHT-OF-WAY OF WESTERN RD.

CARRIZALES SUBDIVISION WILL BE CONNECTED TO THE EXISTING WATER SYSTEM WITH A TWO (2) 8" MJ TEE EACH WITH TWO (2) GATE VALVES. WATER DISTRIBUTION FOR CARRIZALES SUBDIVISION CONSISTS OF TWENTY (20) 1" DIAMETER SINGLE SERVICE SHORT LINES THAT RUN INTO THE LOTS AND TWENTY EIGHT (28) SINGLE SERVICE LONG. THE 8" LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$_____ OR \$_____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$_____ WHICH COVERS THE \$_____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNER, AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FIVE (5) FIRE HYDRANTS AT A UNIT COST OF \$_____ FOR A TOTAL COST OF \$_____. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM CARRIZALES SUBDIVISION 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 48. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITES FOR OSSF AND SUBMITTED A REPORT CONCLUDING THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE AREAS OF THE SUBDIVISION. A TOTAL OF 14 SOIL BORING EXCAVATION WERE PERFORMED. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA. THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

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

ENGINEER CERTIFICATION:

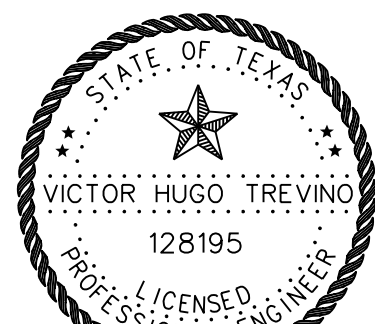
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:

WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$_____

SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$_____

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VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195



REPORT DE INGENIERIA DE AGUA Y DRENAJE

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

LA SUBDIVISIÓN CARRIZALES RECIBIRÁ SU PROVISIÓN DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISIÓN Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISIÓN.

LA SUBDIVISIÓN CARRIZALES TIENE 48 LOTES. AGUA SUD TIENE DOS LINEAS EXISTENTES DE AGUA CORRIENDO SOBRE LA CALLE WESTERN. UNA DE ELAS ES DE 8 PULGADAS DE DIAMETRO Y CORRE SOBRE EL LADO OESTE DE LA CALLE WESTERN. LA OTRA LINEA EXISTENTE DE AGUA ES DE 3 PULGADAS DE DIAMETRO Y CORRE POR EL LADO ESTE DE LA CALLE WESTERN.

LA SUBDIVISIÓN CARRIZALES SERÁ CONECTADA CON DOS (2) TEE DE 8 PULGADAS DE DIAMETRO CADA UNA CON DOS VALVULAS. LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISIÓN CARRIZALES CONSISTE EN VEINTE (20) SERVICIOS SENCILLOS CORTOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES Y VEINTIOCHO (28) SERVICIOS SENCILLOS LARGOS DE 1" DE DIAMETRO. SE HAN INSTALADO YA LA LINEA DE 8". LOS SERVICIOS DE 1" Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$_____ O \$_____ POR LOTE. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISIÓN LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$_____ QUE CUBRE EL COSTO DE LOS MEDIDORES (\$_____ POR CADA LOTE). ESTE PRECIO INCLUYE TAMBIÉN EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. AGUA SUD NO INSTALARÁ SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISIÓN HA INSTALADO 5 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$_____. POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$_____. EL SISTEMA DE AGUA ESTARÁ EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISIÓN SEA REGISTRADA EN EL CONDADO DE HIDALGO.

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

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 SUBDIVISIÓN Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS 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 SUBDIVISIÓN PROPUESTA MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACIÓN EN LUGARES OPUESTOS DE LA SUBDIVISIÓN. UN TOTAL DE 14 EXCAVACIONES DE EVALUACIÓN FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA ÁREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO 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 INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSA SÉPTICA ES DE \$2,200.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACIÓN FINAL A UN COSTO TOTAL DE \$_____. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACIÓN DE LA FOSA SÉPTICA DESDE _____/_____/2019.

CERTIFICACION:

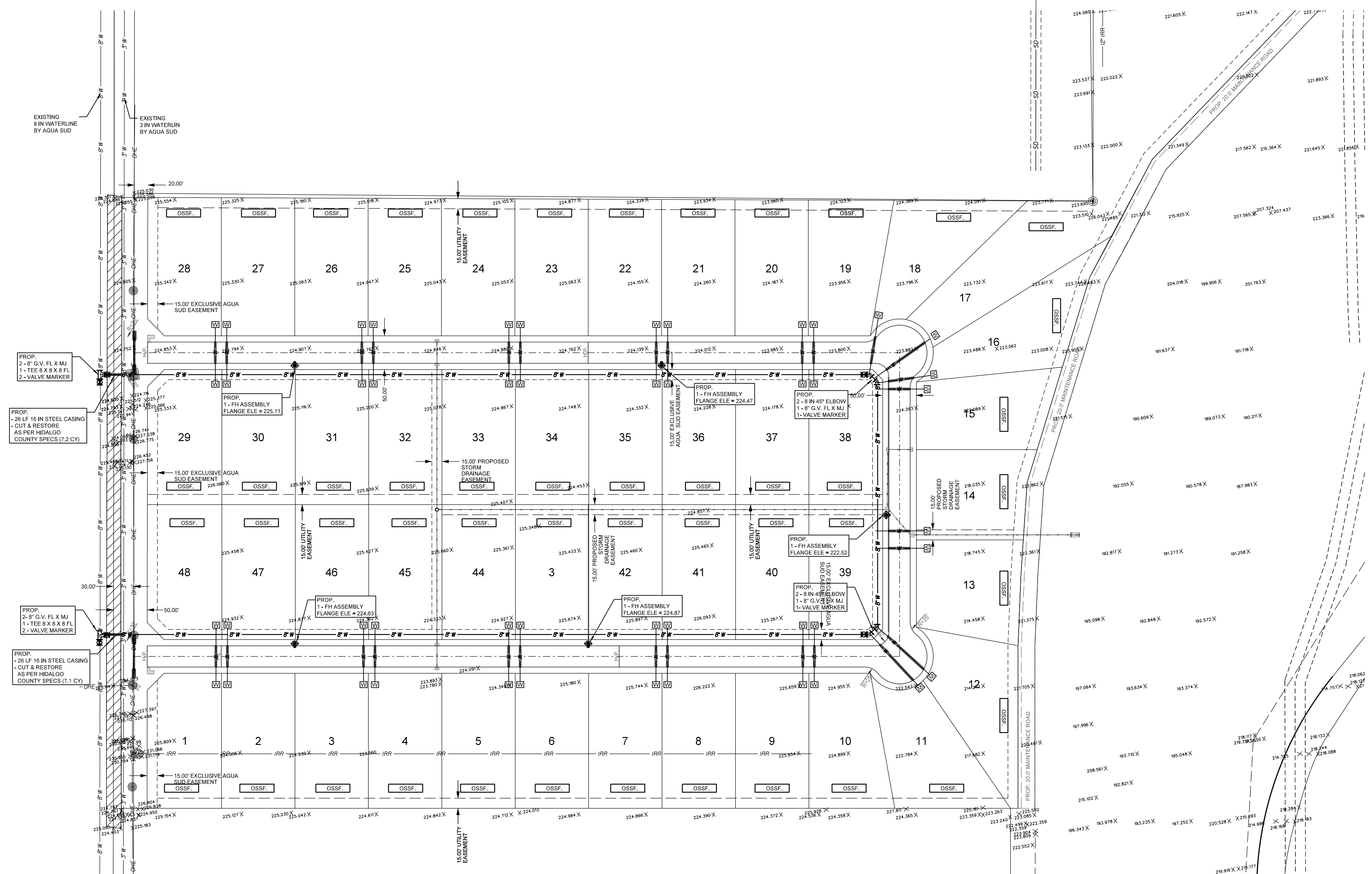
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA SECCIÓN 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS), CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE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

AGUA- EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUÍDO MENOS EL MEDIDOR MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ 550, 784.85

DRENAJE- SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$217,800.00

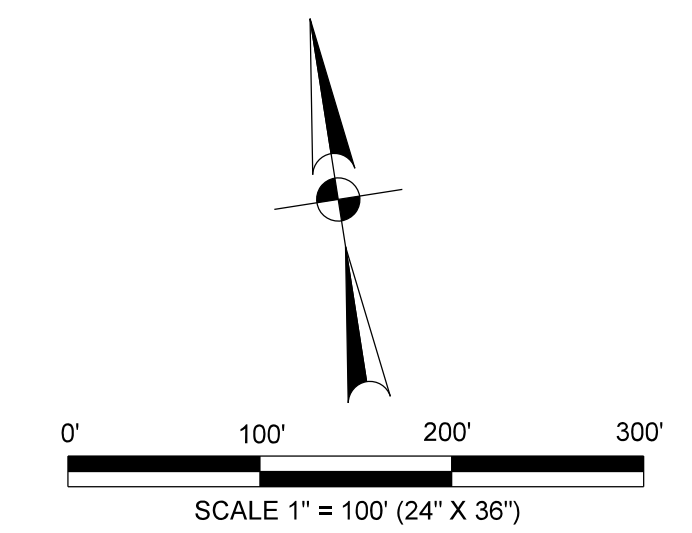
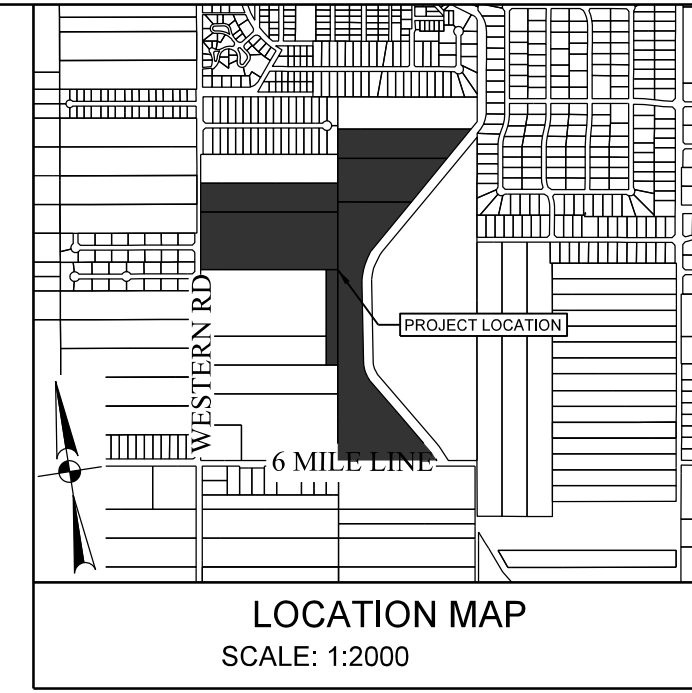
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VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195



LEGEND:

- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED TROSS PROP. COR.
- FOUND IRON ROD
- WOOD FENCE
- PROPOSED PAVEMENT
- PROPOSED WATER METER
- OVERHEAD ELECTRIC
- PROPOSED CASING
- PROPOSED STREET LIGHT
- SOIL BORING LOCATION



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

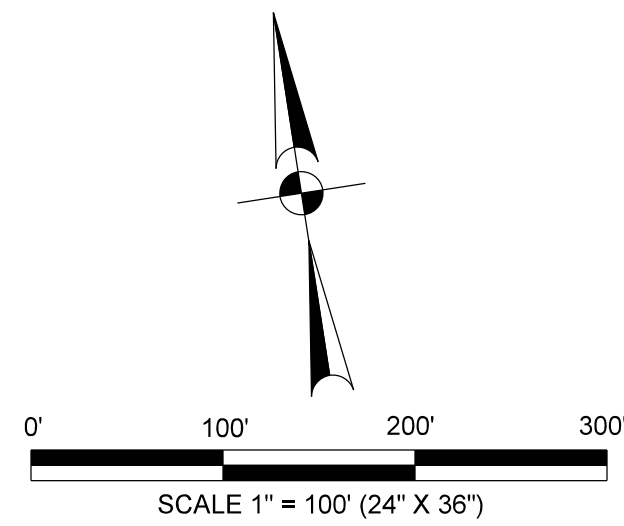
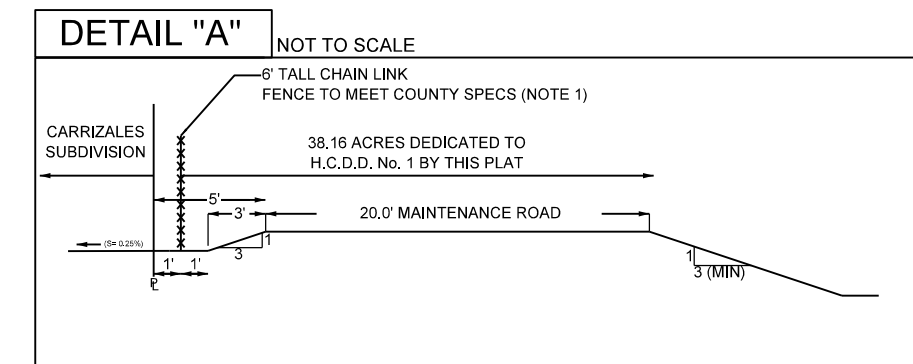
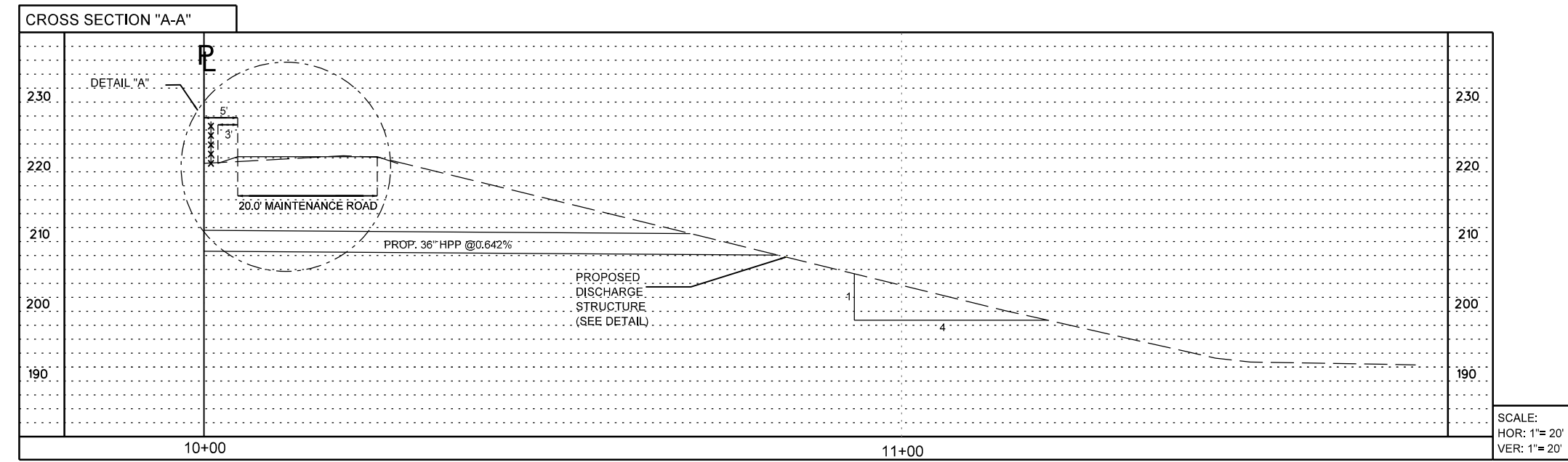
PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78572	(956) 584-5555	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., 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
TBP REG # 1500

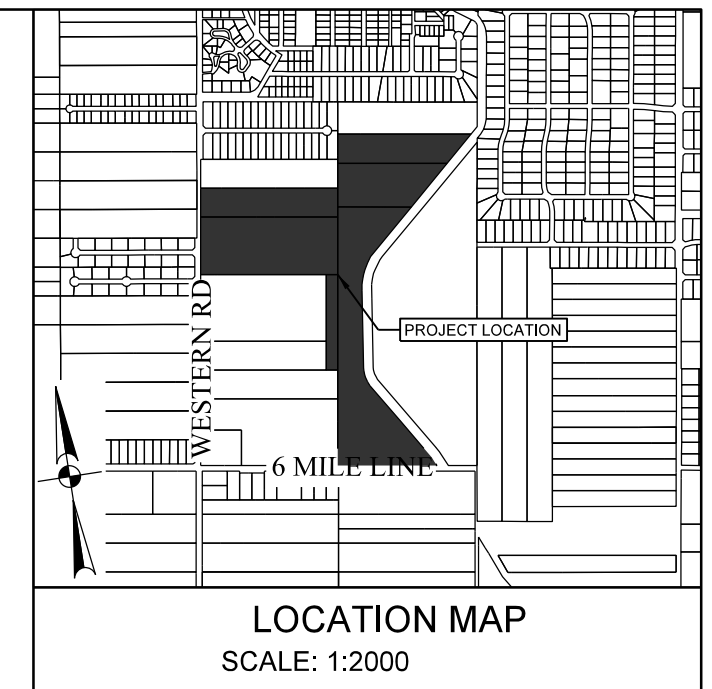


UTILITY LAYOUT AND ENGINEERING REPORT
CARRIZALES SUBDIVISION

BEING A 67.99 ACRE TRACT OF LAND
OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION,
RECORDED IN VOLUME 8, PAGE 51,
MAP RECORDS, HIDALGO COUNTY, TEXAS.



- LEGEND:**
- CHAIN LINK FENCE
 - SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS 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



DRAINAGE REPORT

PROJECT LOCATION
 Carrizales Subdivision is a proposed 48 Lot Single Family Residential subdivision located within the city of Mission 3 1/2 Mile extrajurisdictional jurisdiction (E.T.J.), Being a 67.99 acre tract of land out of Block 16, Texan Gardens Subdivision, recorded in Volume 6, Page 57, Map Records, Hidalgo County, Texas, said 67.99 acre tract of land being comprised of Tract 1 - conveyed by a Special Warranty Exchange Deed dated March 9, 2006, from Rio Queen Citrus, Inc., a Texas Corporation to Valley Caliche Products, Inc., a Texas Corporation, as recorded in Document No. 1589660, of the Official Records, Hidalgo County, Texas, Tract 2 The East 120 feet out of a tract of land conveyed by a Warranty Deed dated May 10, 1995, from Dawson Reid and wife, Bobbie Lou Reid to Valley Caliche Products, Inc., as recorded in Document No. 453620, of the Official Records, Hidalgo County, Texas, and the East 120 feet of a tract of land conveyed by a Warranty Deed with Vendors Lien dated June 4, 1984, from Frank J. Stemmler and wife, Catherine A. Stemmler to Warehouse Farms, Inc., as recorded in Volume 1988, Page 955, of the Deed Records, Hidalgo County, Texas, Tract 3 conveyed by a Special Warranty Deed dated May 23, 1988, from Scott McLain, Trustee to Valley Caliche Products, Inc., a Texas Corporation, as recorded in Volume 2603, Page 963, of the Deed Records, Hidalgo County, Texas, Tract 4 conveyed by a Warranty Deed dated November 15, 1996, from L.H. Spellings, III and The First National Bank of Marshall, Trustees of the L. H. Spelling, III Trust Established under the Hattie Starr Spellings Inter Vivos Trust Dated October 14, 1963, and the First National Bank of Marshall, Trustee under the Wills of Hattie Starr Spellings and L.H. Spellings Jr. to Valley Caliche Products, Inc., as recorded in Document No. 565985, of the Official Records, Hidalgo County, Texas, Tract 5 conveyed by a Warranty Deed dated December 18, 1993, from P.H. Motheral, Trustee to Valley Caliche Products, Inc., a Texas Corporation, as recorded in Document No. 359685, of the Official Records, Hidalgo County, Texas.

FLOOD PLAIN
 The property is in zone "X" & "A". Zone "X" are areas of 500-year flood and Zone "A" are areas with No base flood elevations determined; Community Panel No. 480334 0290 D, revised June 06, 2000. Based on Lidar and topography data from the site, we have determined that the Base Flood Elevation for this Zone "A" on this specific property is 224.98. Property has been taken out the flood zone with LOMR Case No.

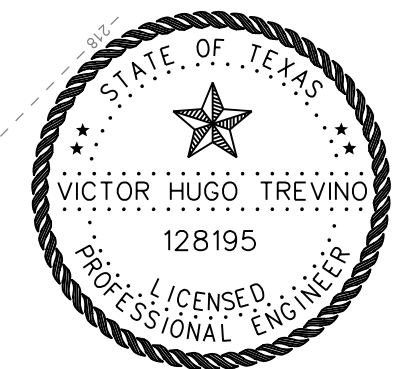
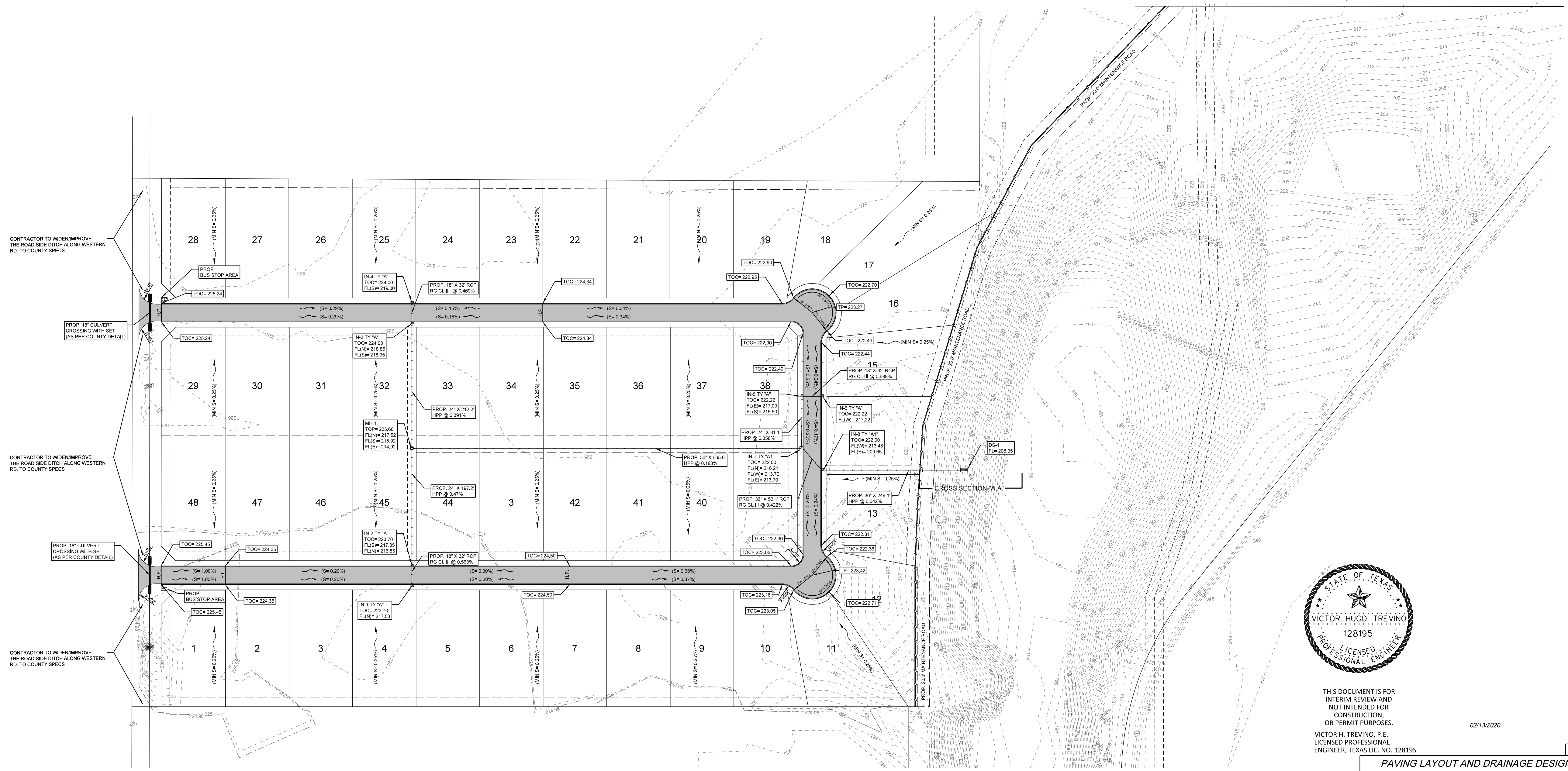
SOIL CONDITIONS
 According to the Soil Survey Report prepared for Hidalgo County by the U.S.D.A. Soil Conservation Service, the site consists of 53.9% of Brennan fine sandy loam, with 0 to 1 percent slopes; 39.6% of Cuevitas-Randado complex, 0 to 1 percent slopes; 3.4% Hidalgo fine sandy loam, 0 to 1 percent slopes and 3.0% Rio clay loam, ponded. Existing terrain has a westerly natural flow direction. These soils are well drained, surface runoff is negligible, permeability is moderately high to high, and the water capacity is high. This soils are listed in Hydrologic Group B, C and D. See Appendix C.

EXISTING CONDITIONS
 The subject property is currently undeveloped. Topographic elevations obtained from the site indicate that the existing terrain has a very slight grade approximately (0-0.8%). In accordance with the Drainage policies of the City of Mission and County of Hidalgo, the Rational Method, 10-year frequency storm event was utilized to determine the existing storm water runoff for this site. The total contributing 10-year existing storm water runoff from this site is approximately **27.01 cfs**.

PROPOSED CONDITIONS
 The proposed drainage system shall consist on the installation of an internal storm sewer system with inlets in the street to collect surface runoff from lots and street. This system will be sized as per calculations on **Appendix F**. Pipe sizes range from 18" to 36", and will consist of a proposed outfall to a regional detention pond, that being dedicated by plat to the Hidalgo County Drainage District #1. A total of **38.16 acres** will be donated by the owner of Carrizales Subdivision to the Hidalgo County Drainage District #1 for drainage detention purposes. This regional detention pond with an average depth of 30 ft. will provide a total capacity of **70.79 acre-ft**.

In accordance with the City of Mission and County of Hidalgo Drainage Policy, the peak rate for runoff for this development will be mitigated to the proposed 50-year storm water runoff. The peak rate will be **96.18 cfs** which will give us a net increase of **69.17 cfs**. For proposed Carrizales Subdivision only **129, 857 cubic-feet**, or **2.88 acre-feet** of storm water runoff will be required to be detained. The total **2.98 acre-feet** will be detained on the regional detention pond located on the East side of Carrizales Subdivision, exceeding the detention required for Carrizales Subdivision (32 Ac.).

Properties adjacent to caliche pit, including Carrizales Subdivision, add up to 174 Acres. This total Area will require an approximate total detention of **16 acre-feet** which will only cover a 22 % percent of the total capacity of the pit.



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 02/13/2020
 VICTOR H. TREVINO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

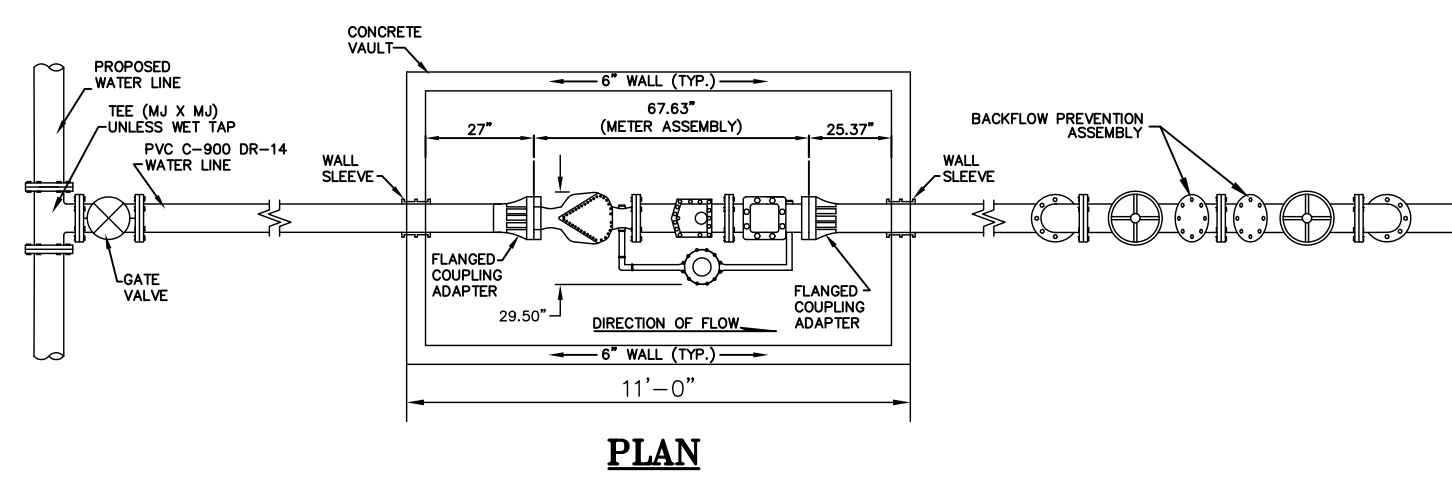
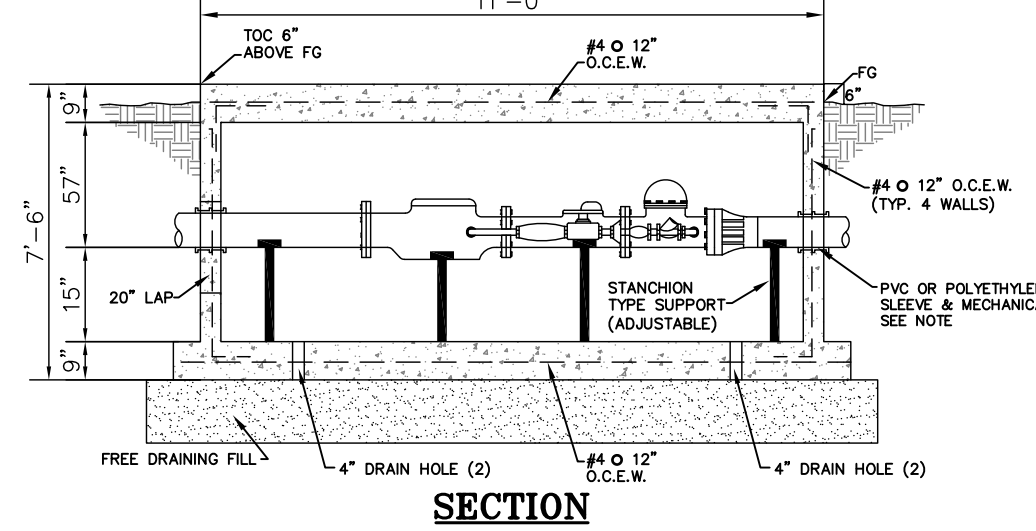
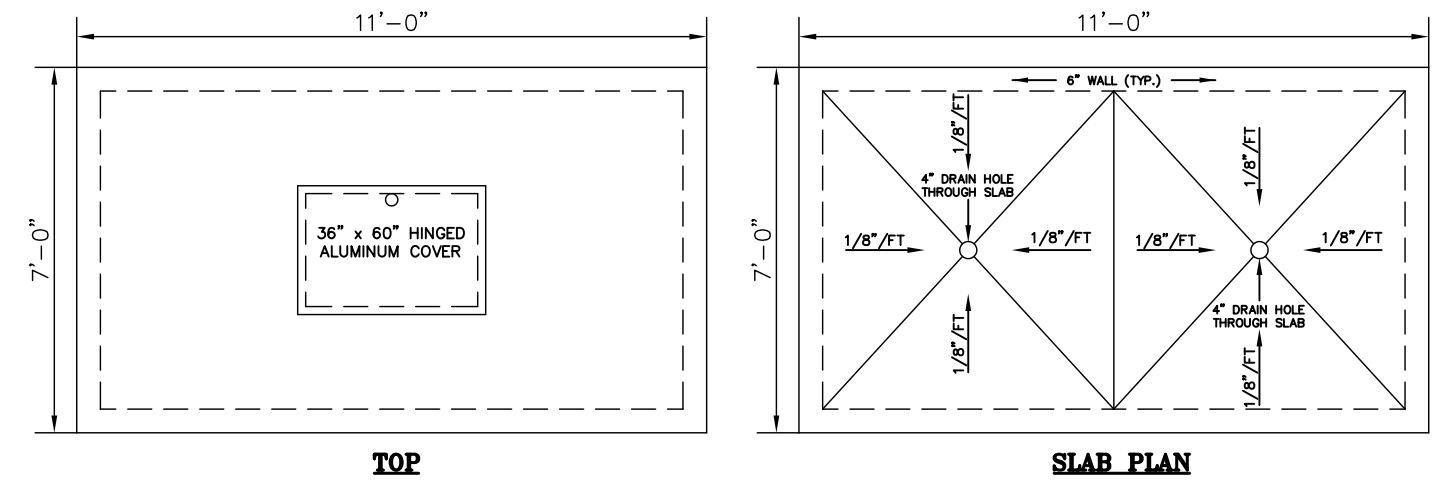
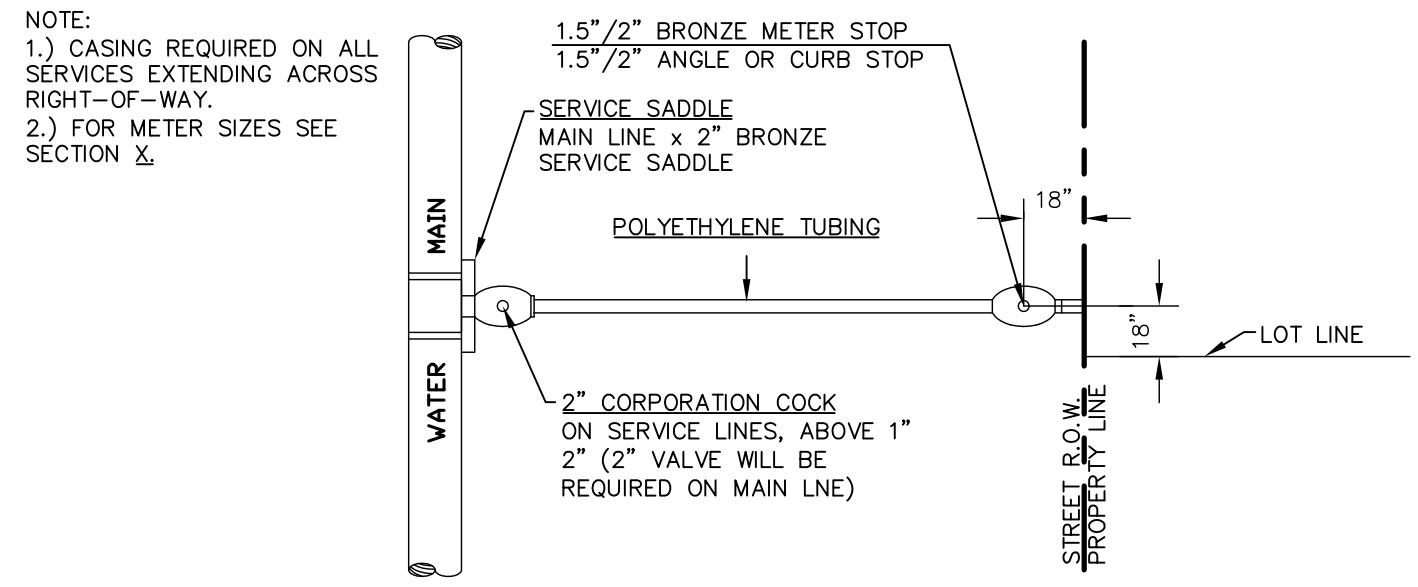
PRINCIPAL CONTACTS					
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OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78752	(956) 584-6555	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP
 900 S. STEWART, SUITE 13
 MISSION, TEXAS 78752
 PH: (956) 424-3335
 FAX: (956) 424-3132
 TBPE REG # 1500



PAVING LAYOUT AND DRAINAGE DESIGN
CARRIZALES SUBDIVISION

BEING A 67.99 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 6, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

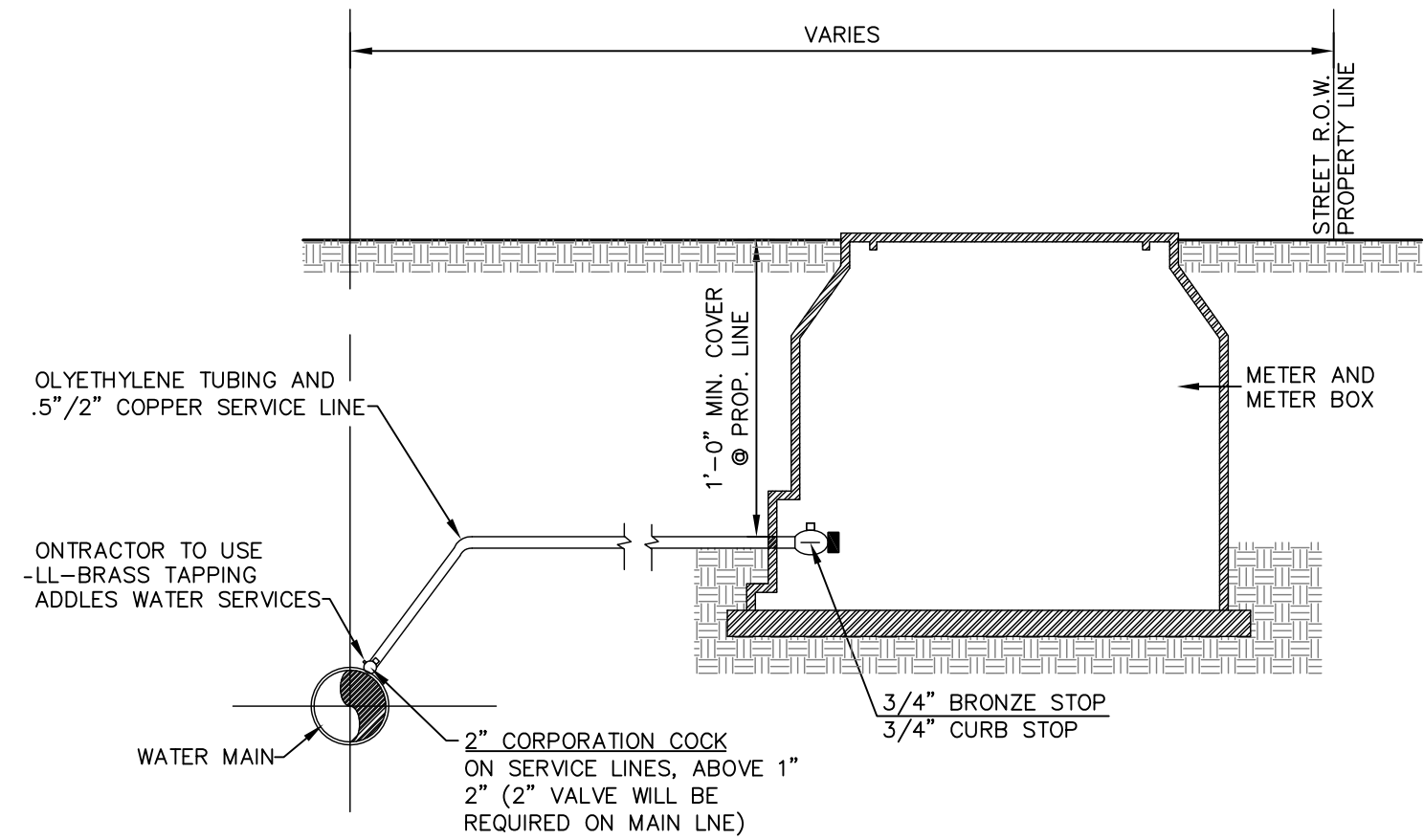


NOTES:
1. PROVIDE WALL SLEEVES AND RESILIENT CONNECTORS TO SEAL ANNULUS AROUND PIPE.
2. PROVIDE ADDITIONAL REINFORCEMENT AT CONCRETE OPENING.
3. COVER TO BE LOCKING TYPE.

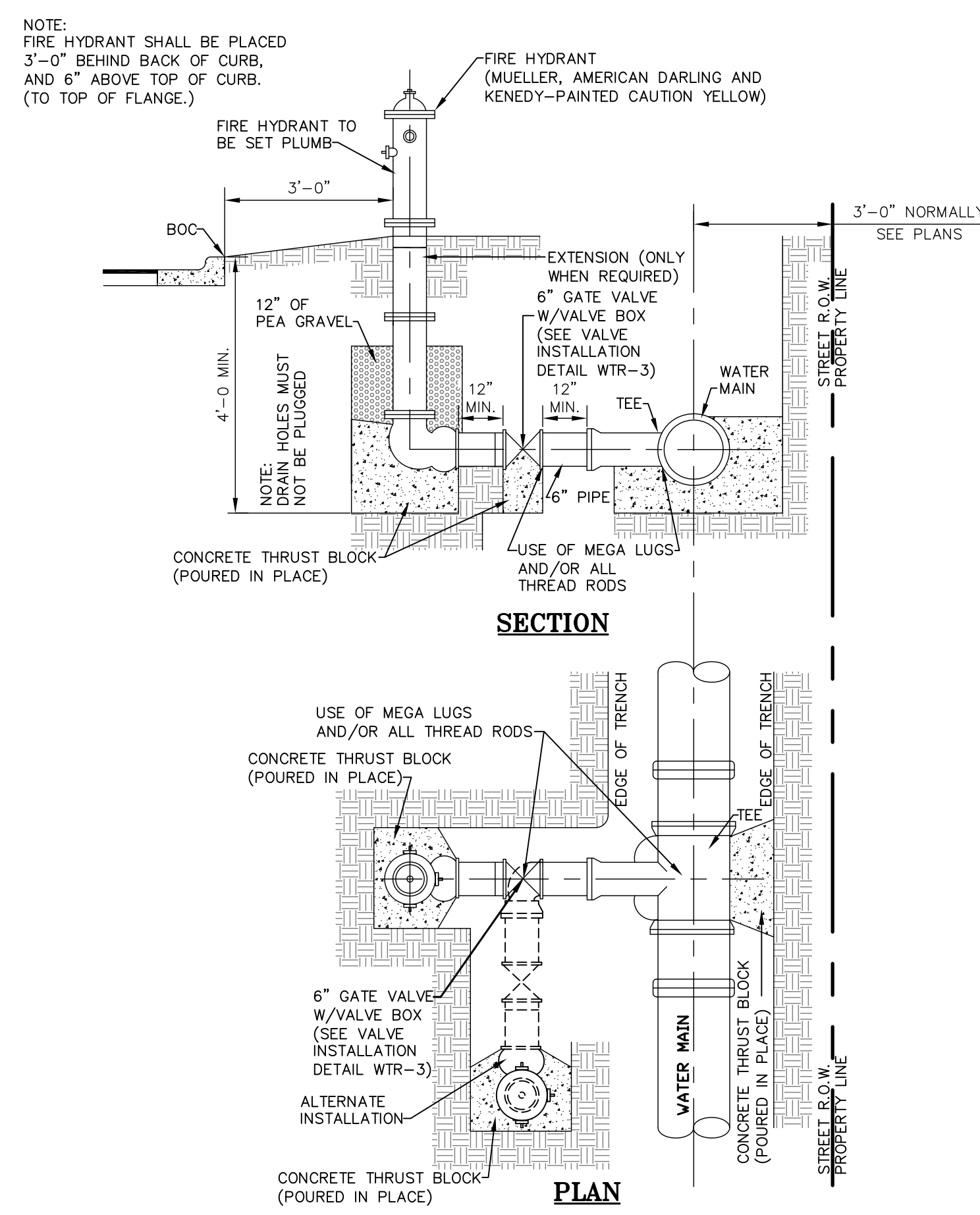
METER VAULT		QUANTITIES		METER ASSEMBLY			
NO.	NAME	QTY.	MATERIAL	NO.	NAME	QTY.	MATERIAL
1	SENSUS METER ASSEMBLY	1	1	1	BRONZE TAPPING METER	1	BRONZE
2	GATE VALVES & BORES	2	2	2	STRAINER	1	BRONZE
3	COUPLING ADAPTER	1	1	3	SMITH-BLUM DETECTOR	1	CAST IRON
4	CONCRETE WALL	1	1	4	CONCRETE VALVE	1	BRONZE
5	CONCRETE BLOCK SUPPORTS	4	4	5	SENSUS 24 METER	1	BRONZE
6	WALL SLEEVES & MECHANICAL SEALS	2	2	6	BALL VALVE-CLOSING	2	BRONZE

NOMINAL PIPE SIZE	CASING SIZE (INSIDE DIA.)	CASING MINIMUM WALL THICKNESS
4"	3"-10"	0.25"
6"	10"-12"	0.25"
8"	14"-16"	0.25"
12"	22"	0.25"

CARRIER PIPE - P.V.C. C900 DR-18



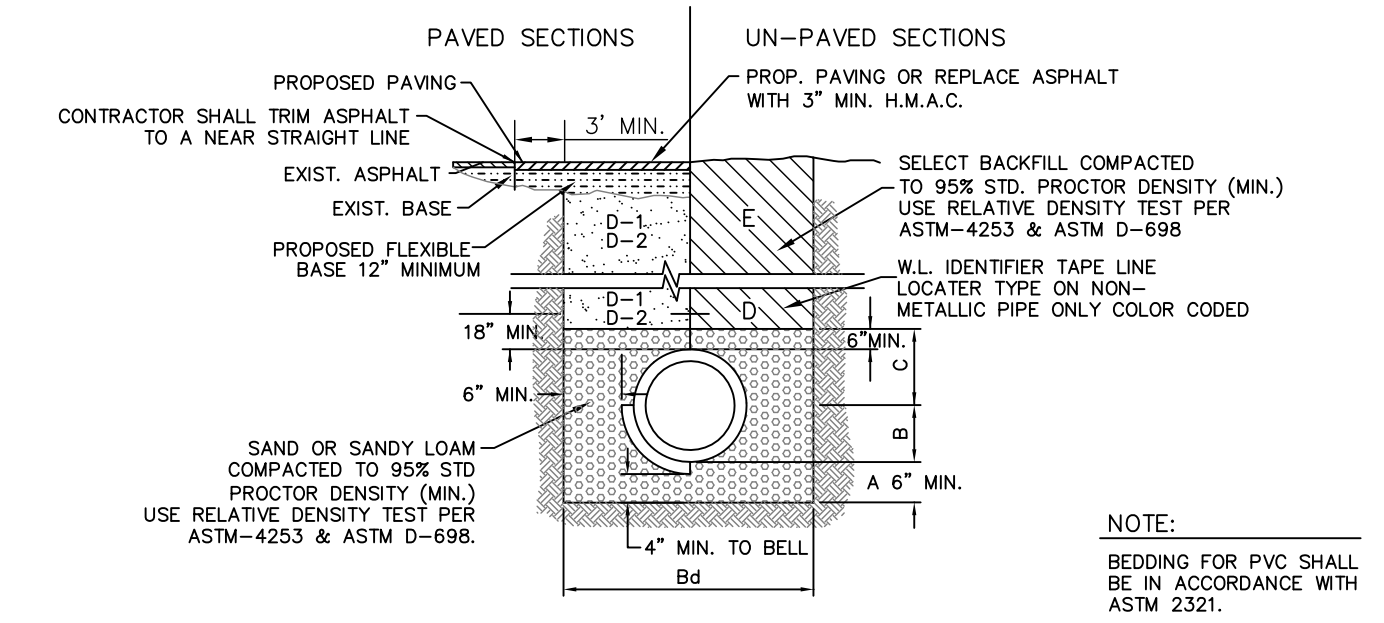
SINGLE WATER SERVICE CONNECTION



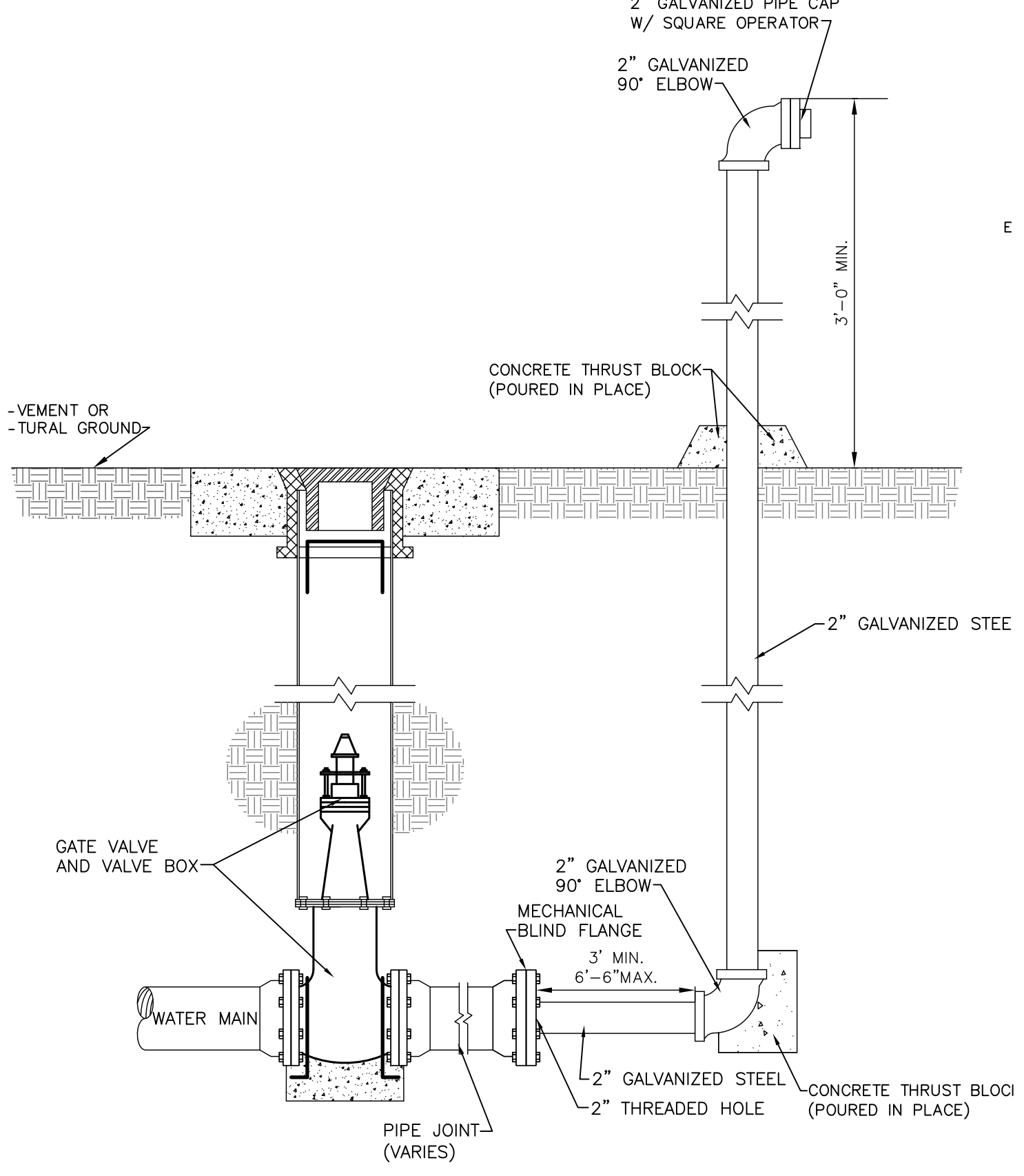
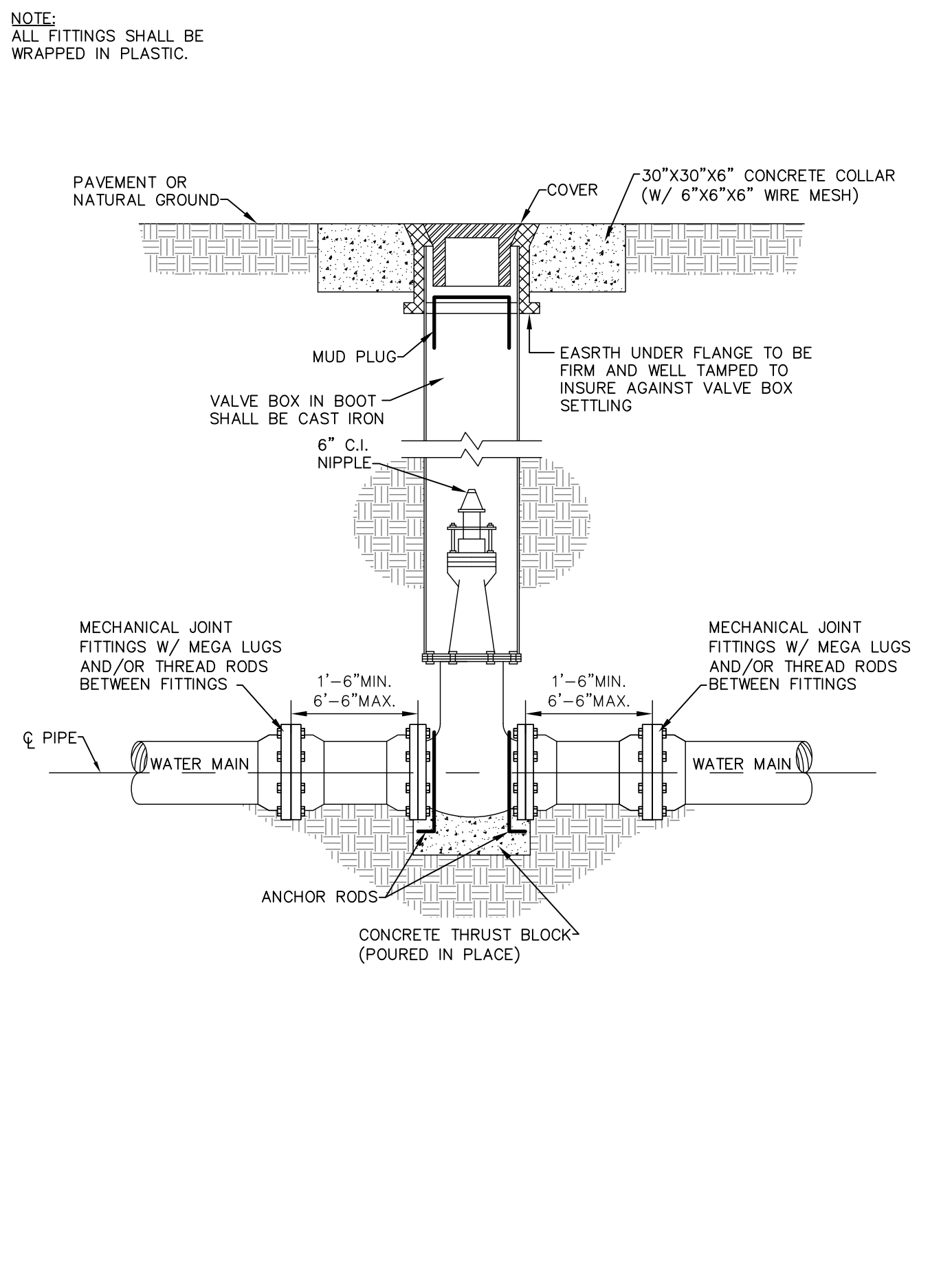
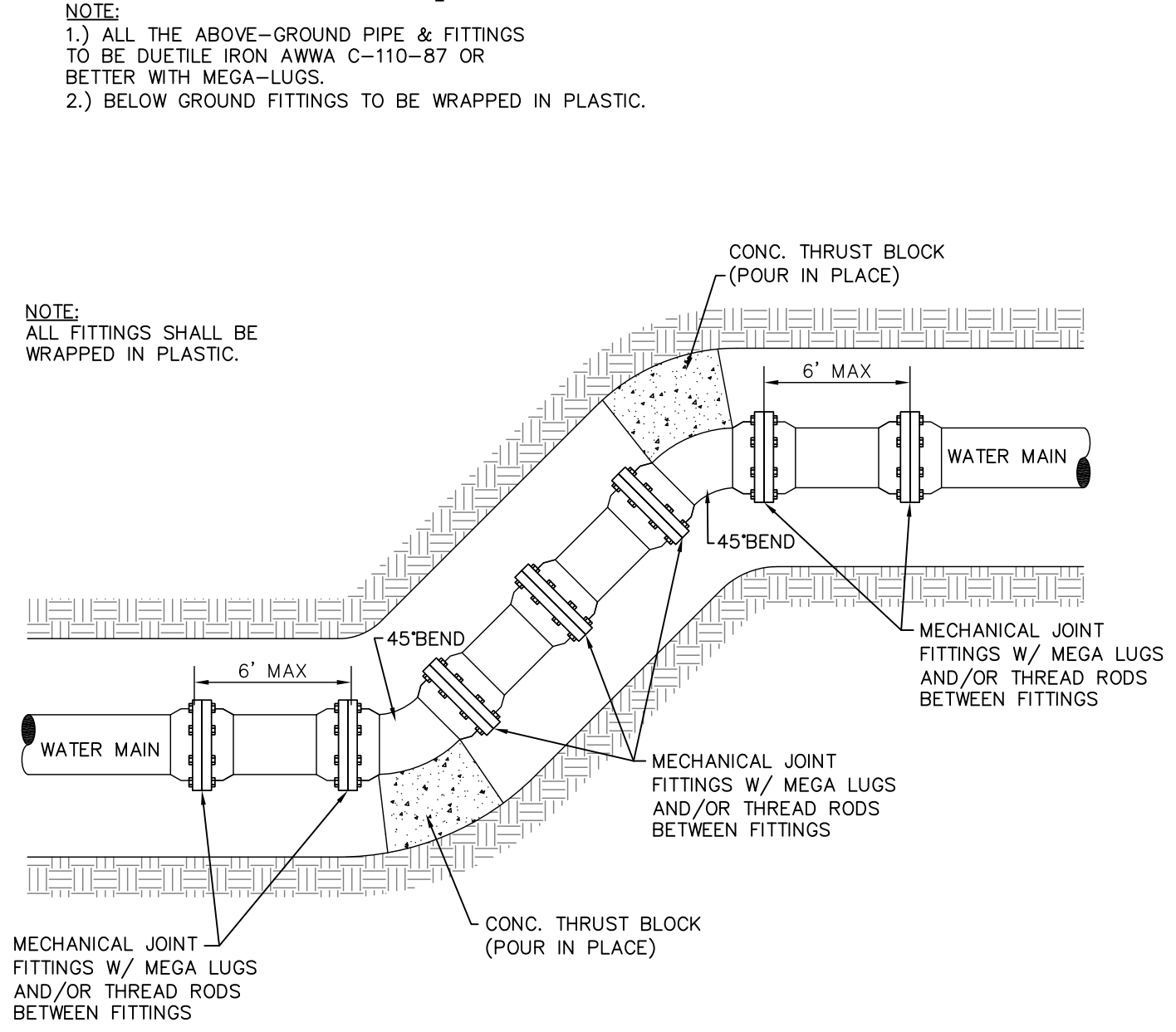
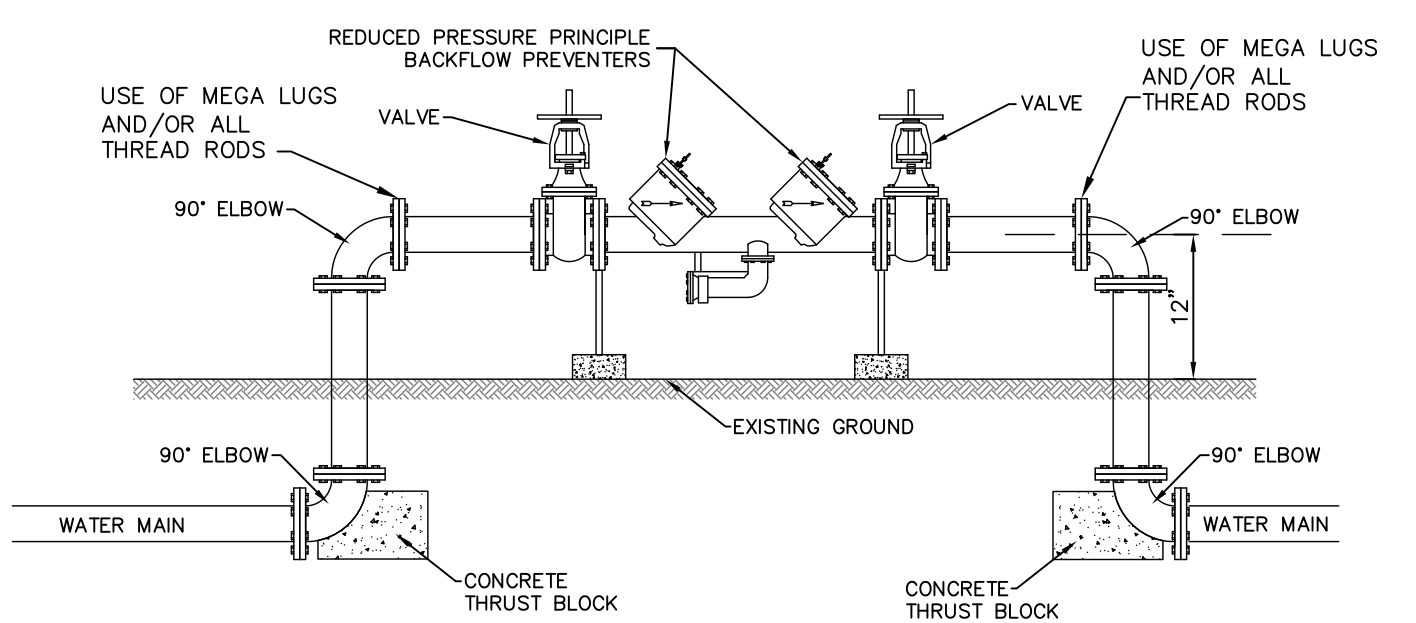
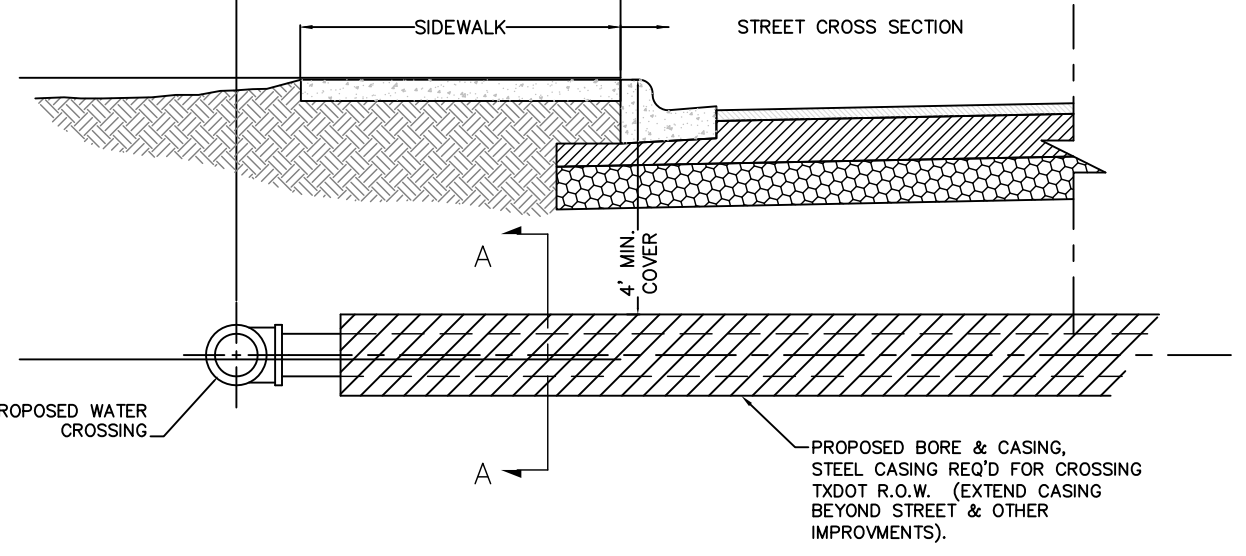
GENERAL NOTES:
1.) THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.
2.) THRUST BLOCK CALCULATIONS ARE BASED ON A WATER LINE PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.
3.) 90° DIMENSIONS SHALL BE LARGE ENOUGH TO MAKE ANGLE θ EQUAL TO LARGER THAN 45°.
4.) ANGLE θ SHALL BE EQUAL TO OR LARGER THAN 45°.
5.) ALL FITTINGS TO BE WRAPPED IN PLASTIC.

PIPE SIZE	22 1/2 DEGREES	45 DEGREES	90 DEGREES	TEE & PLUG
DIAM. FT.	"A" MIN. AREA	"B" MIN. AREA	"C" MIN. AREA	"D" MIN. AREA
4"	1.50	1.00	1.00	1.00
6"	1.50	1.00	1.14	1.30
8"	1.50	1.08	1.18	1.52
10"	1.50	1.35	1.84	1.90
12"	1.50	1.63	2.65	1.86

NOMINAL PIPE SIZE	CASING SIZE (INSIDE DIA.)	CASING MINIMUM WALL THICKNESS
16"	24"	0.25"



- NOTE:
BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM 2321.
- SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=6")
 - SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) SO TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2321 FOR PVC PIPE.
 - SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
 - D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 95% STD. PROCTOR DENSITY (MIN.) USE RELATIVE DENSITY TEST PER ASTM-4253 & ASTM D-698.
 - D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
 - SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT 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 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.



WATER DISTRIBUTION STANDARD DETAILS
CARRIZALES SUBDIVISION

BEING A 67.99 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

SOUTH TEXAS INFRASTRUCTURE GROUP

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TBPPE REG # 1500

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST. MISSION, TEXAS 78572	(956) 984-6555	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13 MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
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