



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: 5-05-2020

PROPOSED LAS COMADRES NO. 7 SUBDIVISION PRECINCT No. 3.

ENGINEER: QUINTANILLA, HEADLEY & ASSOCIATES DEVELOPER: CARLOS G. LEAL JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 42 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INSTITUTIONAL

STREETLIGHTS: 10

FILLING STATIONS: 4

LOCATION DESCRIPTION: WEST OF WESTERN ROAD APPROXIMATELY 300.00 FEET NORTH OF MILE 7 NORTH ROAD.

SUBDIVISION LIES WITHIN THE: THE RURAL AREA OF THE COUNTY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 6-18-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM AND DETENTION WILL BE PROVIDED BY WIDENING THE EXISTING DRAIN DITCH.

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

H.C.R.O.W. FINAL APPROVAL DATE: 4-13-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 4-06-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 4-13-2020: 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: LETTER OF CREDIT NO. 290: Amount: \$ 72,826.92 For: DRAINAGE IMPROVEMENTS.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: JULY 1, 2019

STAFF RECOMMENDS: Preliminary Approval subject comments and future recommendations by planning and 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.*

LAS COMADRES SUBDIVISION No. 7

A 29.95 ACRE TRACT OF LAND BEING ALL OF LOTS 31, 32 AND 33, BLOCK 18, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3089203, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

A 29.95 ACRE TRACT OF LAND BEING ALL OF LOTS 31, 32 AND 33, BLOCK 18, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS HIDALGO COUNTY, TEXAS, AND ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED UNDER COUNTY CLERK'S DOCUMENT NUMBER 3089203, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON PICKER SPINDLE SET IN THE CENTERLINE OF WESTERN ROAD FOR THE NORTHEAST CORNER OF LOT 31, AND THE NORTHEAST CORNER OF THIS TRACT;

THENCE: S 08°59' W, ALONG THE EAST LINE OF LOTS 31, 32 AND 33, AND THE CENTERLINE OF WESTERN ROAD, A DISTANCE OF 899.27 FEET (MAP RECORD: 900.00 FEET) TO A COTTON PICKER SPINDLE SET FOR THE SOUTHEAST CORNER OF LOT 33, AND THE SOUTHEAST CORNER OF THIS TRACT.

THENCE: N 81°01' W, ALONG THE SOUTH LINE OF LOT 33, PASSING A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET AT 30.00 FEET FOR THE WEST RIGHT OF WAY LINE OF WESTERN ROAD, A TOTAL DISTANCE OF 1,451.17 FEET (MAP RECORD: 1,452.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 FOR THE SOUTHWEST CORNER OF LOT 33, AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE: N 08°59' E, ALONG THE WEST LINE OF LOTS 31, 32 AND 33, A DISTANCE OF 898.50 FEET (MAP RECORD: 900.00 FEET) TO A 1/2" IRON ROD WITH CAP STAMPED R.P.L.S. 4856 SET FOR THE NORTHWEST CORNER OF LOT 31, AND THE NORTHWEST CORNER OF THIS TRACT.

THENCE: S 81°02'49" E, ALONG THE NORTH LINE OF LOT 31, PASSING A 1/2" IRON ROD FOUND AT 1,421.17 FEET FOR THE WEST RIGHT OF WAY LINE OF WESTERN ROAD, A TOTAL DISTANCE OF 1,451.17 FEET (MAP RECORD: 1,452.00 FEET) TO THE POINT OF BEGINNING AND CONTAINING 29.95 ACRES OF LAND MORE OR LESS.

BEARINGS ARE IN ACCORDANCE WITH TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGES 57 AND 58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF HIDALGO

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE ON THE GROUND UNDER MY SUPERVISION.



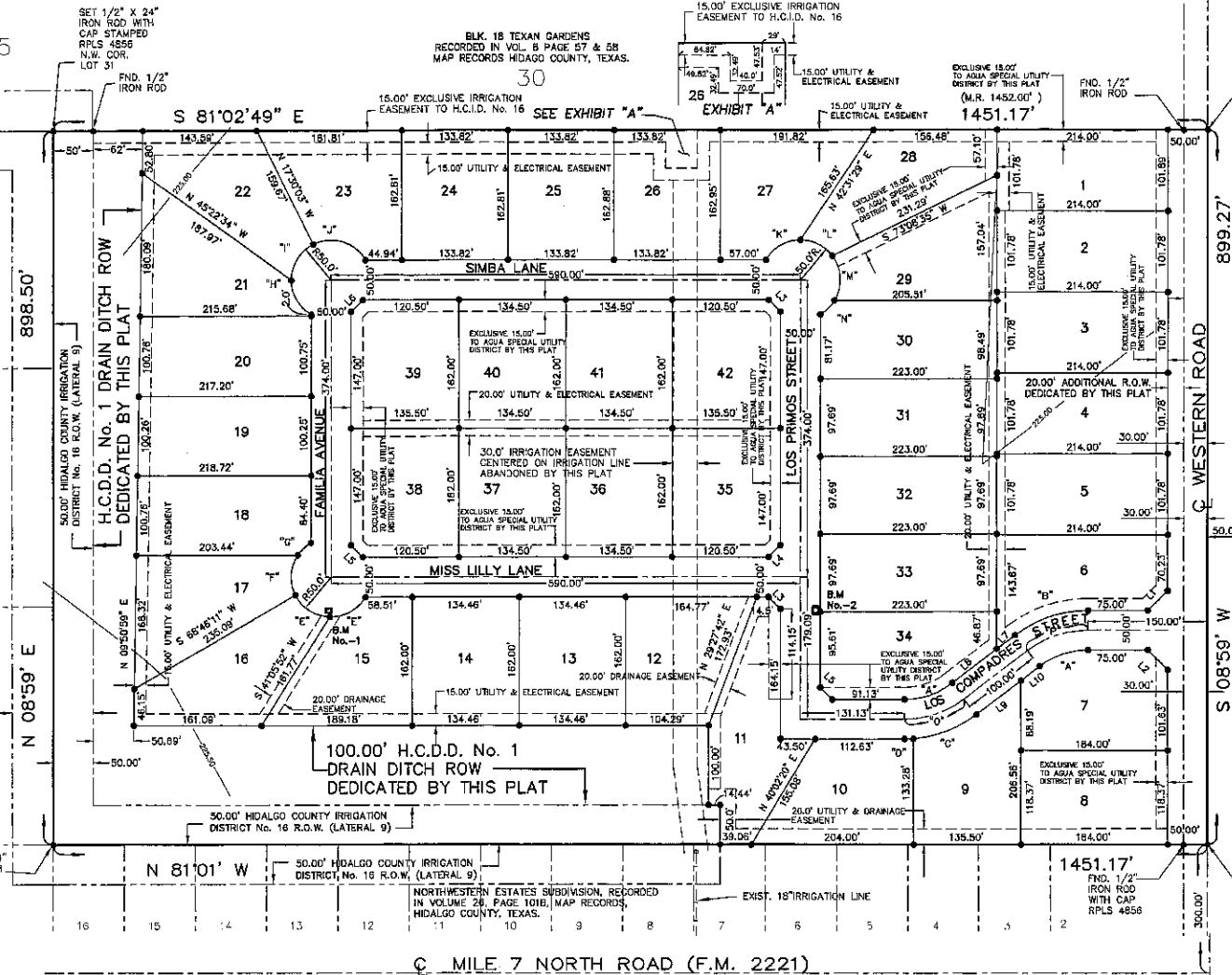
Alfonso Quintanilla
ALFONSO QUINTANILLA
R.P.L.S. No. 4856
DATE: MARCH 26, 2019

LOT AREA TABLE

LOT	AREA (S.F.)
1	21733.00
2	21780.92
3	21868.43
4	21903.71
5	21780.06
6	21809.88
7	21789.70
8	21782.52
9	21806.56
10	21788.31
11	21803.81
12	21848.64
13-14	21850.61
15	21806.47
16	21789.62
17	21780.36
18	21796.40
19	21791.85
20	21791.33
21	21800.74
22	21835.16
23	21788.21
24	21782.38
25	21784.02
26	21784.87
27	21833.50
28	21789.00
29	21783.50
30	21783.50
31-33	21784.67
34	21787.47
35	21833.50
36-37	21789.00
38-39	21833.50
40-41	21789.00
42	21838.50

LINE DATA TABLE

DATA	BEARING	LENGTH
L1	S 83°59' W	35.36'
L2	S 38°01' E	35.36'
L3	S 38°01' E	21.21'
L4	S 53°59' W	21.21'
L5	N 38°01' W	21.21'
L6	N 53°59' E	21.21'
L7	S 61°25'45" W	28.47'
L8	S 61°25'45" W	70.53'
L9	N 61°25'45" E	69.33'
L10	N 61°25'45" E	29.07'



CURVE DATA TABLE

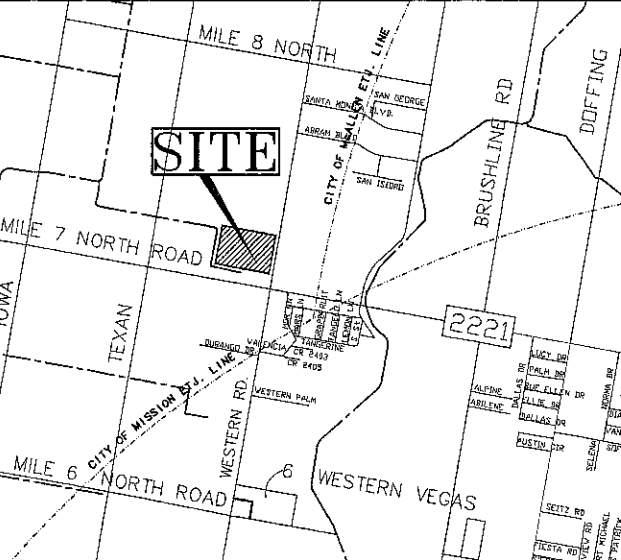
CURVE	Δ	RAADIUS	LENGTH
"A"	37°33'15"	100.00'	65.54'
"B"	37°33'15"	150.00'	98.32'
"C"	33°12'32"	150.00'	86.94'
"D"	04°20'43"	150.00'	11.38'
"E"	81°35'43"	50.00'	53.78'
"F"	80°06'22"	50.00'	52.45'
"G"	28°42'12"	50.00'	23.30'
"H"	80°00'00"	50.00'	52.38'
"I"	63°28'08"	50.00'	55.38'
"J"	86°33'52"	50.00'	75.54'
"K"	80°00'00"	50.00'	52.38'
"L"	22°48'59"	50.00'	46.09'
"M"	88°29'43"	50.00'	50.77'
"N"	88°41'18"	50.00'	25.04'
"O"	38°58'02"	125.00'	80.69'
"P"	37°33'15"	125.00'	81.83'

PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE DESIGNATION: ZONE "X" (UNSHADED) AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN. COMMUNITY-PANEL NUMBER 480334 0290 D. MAP REVISED: JUNE 6, 2009.
- MINIMUM BUILDING SETBACKS:
 - FRONT: (WESTERN RD.) 50.00 FEET
 - FRONT: 25.00 FEET
 - FRONT: CUL-DE-SAC 15.00 FEET
 - GARAGE / CARPORT 18.00 FEET
 - REAR 15.00 FEET
 - SEAL REQUIREMENTS WILL BE ACCORDING TO THE LOCAL REQUIREMENTS AS FOLLOWS: SEE DRAINAGE REPORT ON SHEET NO. 2.
- BENCHMARK NOTE: THE FOLLOWING BENCHMARK IS IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS. B.M. No. 1 - ELEV = 224.10 TOP OF INLET AT THE NORTHEAST CORNER OF LOT 16. B.M. No. 2 - ELEV = 224.12 TOP OF INLET NORTHWEST CORNER LOT 34. NAVD 88 DATUM.
- MINIMUM FINISH FLOOR NOTE: MINIMUM FINISH FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 12" ABOVE NATURAL GRADE, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- DRAINAGE: IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 93,337.59 CUBIC FEET 2.14 ACRE FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCORDING TO THE FOLLOWING: SEE DRAINAGE REPORT ON SHEET NO. 2.
- THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES OF THIS SUBDIVISION.
- NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- EACH PURCHASED 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.
- LEGEND - DENOTES 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED R.P.L.S. 4856, UNLESS OTHERWISE NOTED.
- ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- CARRIS, GP, LLC, it's General Partner
A Texas Limited Liability Company
OWNER: CARLOS G. LEAL, Jr., Manager
ENGINEER: ALFONSO QUINTANILLA
SURVEYOR: ALFONSO QUINTANILLA

- GENERAL NOTE FOR SINGLE FAMILY RESIDENCES: 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. NO COMMERCIAL USE SHALL BE ALLOWED ON LOTS 9 THROUGH 42. (ANY OTHER USE SHALL REQUIRE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHALL APPROVAL). APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR TO OCCUPYING THE LOT.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT 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 OSSP PLAN ARE APPROVED.
- ON-SITE SEWAGE FACILITIES (OSSP) 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 OSSP ON ALL LOTS.
- AN OSSP SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWAGE ONLY. A SEPARATED DESIGN SHALL BE SUBMITTED FOR COMMERCIAL USE.
- EACH LOT ON THIS PLAT COMPLETES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- AN OSSP SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCEPT MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE SOIL EVALUATOR HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- APPROVED "OSSP" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THE PURCHASER FOR LOTS 1 THROUGH 5 AND 8 SHALL BE RESPONSIBLE TO INSTALL DRIVEWAY WITH CULVERT OF REINFORCED CONCRETE PIPE OF NO LESS THAN 18 INCHES IN DIAMETER AND 24 FEET IN LENGTH.
- HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 NOTES: ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT NO. 16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR OUTSIDE USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- 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.
- NO PERMANENT STRUCTURE, UTILITY POLE, HOLE, WALL, 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.
- NO UTILITY COMPANY, 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.
- IF LOTS 1-8 ARE UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS.

LOCATION MAP SCALE: 1" = 2000'



LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:
LAS COMADRES SUBDIVISION No. 7 IS LOCATED IN WEST HIDALGO COUNTY ON THE WEST SIDE OF WESTERN ROAD AND 300 FEET NORTH THE NORTH OF MILE 7 NORTH ROAD, THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE OFFICE OF THE SECRETARY OF THE CITY OF MISSION (POPULATION 83,394). LAS COMADRES SUBDIVISION No. 7 LIES APPROXIMATELY 4 MILES FROM THE CITY LIMITS AND IT IS NOT WITHIN THE CITY'S TWO-MILE EXTRA-TERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE § 42.024. IT LIES IN ZONE 3.

PRINCIPAL CONTACTS:

Name	Address	City & Zip	Phone	Fax
OWNER: CARLOS G. LEAL, Jr., Manager	P.O. BOX 631	MISSION, TEXAS 78573	(361)807-0444	
ENGINEER: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(361)381-6480	(361)381-8927
SURVEYOR: ALFONSO QUINTANILLA	124 E. STUBBS	EDINBURG, TX 78539	(361)381-6480	(361)381-8927

STATE OF TEXAS
COUNTY OF HIDALGO
OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

CARRIS, GP, LLC, it's General Partner
A Texas Limited Liability Company
CARLOS G. LEAL, Jr., Manager

AS OWNER OF THE 29.95 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES SUBDIVISION No. 7, HEREBY SUBSCRIBE THE LAND AS DESCRIBED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET, PARKS, AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT:

- THE WATER QUALITY AND CONNECTIONS TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS;
 - SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET, OR WILL MEET, THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
 - ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET, THE MINIMUM STATE STANDARDS; AND
 - 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.

Alfonso Quintanilla
ALFONSO QUINTANILLA
Notary Public
DATE: 2-14-20

BEFORE ME, the undersigned notary public, on this day personally appeared CARLOS G. LEAL, Jr., Manager of CARRIS, GP, LLC, it's General Partner
A Texas Limited Liability Company
I proved to me through his Texas Department of Public Safety Driver License to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that the statements therein are true and correct and acknowledged that she executed the same for the purpose and consideration thereby expressed.

Given under my hand and seal of office this 14th day of FEBRUARY 2020

Clarissa Annette Quintanilla
CLARISSA ANNETTE QUINTANILLA - NOTARY PUBLIC
DATE: 2-14-20

AGUA SPECIAL UTILITY SUPPLY DISTRICT CERTIFICATE

I, JOSE E. SAEZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE LAS COMADRES SUBDIVISION No. 7, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF CONFORMANCE AND NECESSITY 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 IF 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. SAEZ
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT
DATE

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF THE LAS COMADRES SUBDIVISION No. 7 was reviewed and approved by the Hidalgo County Commissioners Court on

Hidalgo County Judge _____ Date _____
Attest: Hidalgo County Clerk _____ Date _____

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 THE 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 SESIN, P.E., C.F.M.
GENERAL MANAGER
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THIS PLAT.

Alfonso Quintanilla P.E.
ALFONSO QUINTANILLA
P.E. No. 89534
DATE: 2-14-2020

INDEX TO SHEETS

SHEET 1: HEADINGS, LOCATION MAP AND EIA PRINCIPAL CONTACTS, MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); ENGINEER'S & SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; OWNER'S ACKNOWLEDGMENT; AGUA SUD CERTIFICATE; COUNTY JUDGE SIGNATURE; COUNTY JUDGE CERTIFICATE; HEALTH CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; H.C.D.D. No. 1 CERTIFICATION; HOD NO. 16 CERTIFICATION; REVISION NOTES.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND SANITARY SEWER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSIONS), COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 3: DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE AND MAP OF TOPOGRAPHY AND DRAINAGE, AND ENGINEERING CERTIFICATION; REVISION NOTES; COUNTY CLERK'S RECORDING CERTIFICATE.

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

CONSULTING ENGINEERS
124 E. STUBBS ST.
EDINBURG, TEXAS 78539
ENGINEERING REGISTRATION NUMBER 7-1913
SURVEYING REGISTRATION NUMBER 100411-00

LAND SURVEYORS
PHONE 956-381-6480
FAX 956-381-0527
ALFONSO@QQA-ENG.COM

DATE OF PREPARATION MAY 15, 2019

SHEET NO.	DATE PREPARED	PREPARED BY	CHECKED BY	APPROVED BY
1	02-19-2020	JLP	JLP	JLP
2	02-19-2020	JLP	JLP	JLP
3	02-19-2020	JLP	JLP	JLP

