



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-26-2020

PROPOSED LAS COMADRES #6 SUBDIVISION, PRECINCT No. 3.

ENGINEER: MELDEN & HUNT ENGINEERING DEVELOPER: CARLOS G. LEAL, JR.

PRELIMINARY APPROVAL  FINAL APPROVAL  FINAL APPROVAL WITH FINANCIAL GUARANTEE  WITH VARIANCE

NUMBER OF LOTS: 66  SINGLE FAMILY  MULTI-FAMILY  COMMERCIAL  INSTITUTIONAL

STREETLIGHTS: 19

FILLING STATIONS: 7

LOCATION DESCRIPTION: EAST OF IOWA ROAD APPROXIMATELY ¼ MILE 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 1-28-2019 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY STORM SEWER SYSTEM DISCHARGING TO HCDD#1 REGIONAL DETENTION FACILITY APPROXIMATELY ½ MILE SOUTHWEST FROM THE PROPOSED SUBDIVISION.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO IOWA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 5-08-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-14-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD LINE SIZE: 8" LOCATION: SOUTH EAST CORNER OF LOT 15 LAS COMADRES #5 SUBDIVISION.

H.C.E.O.C. FINAL APPROVAL DATE: 5-06-2020 : 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.

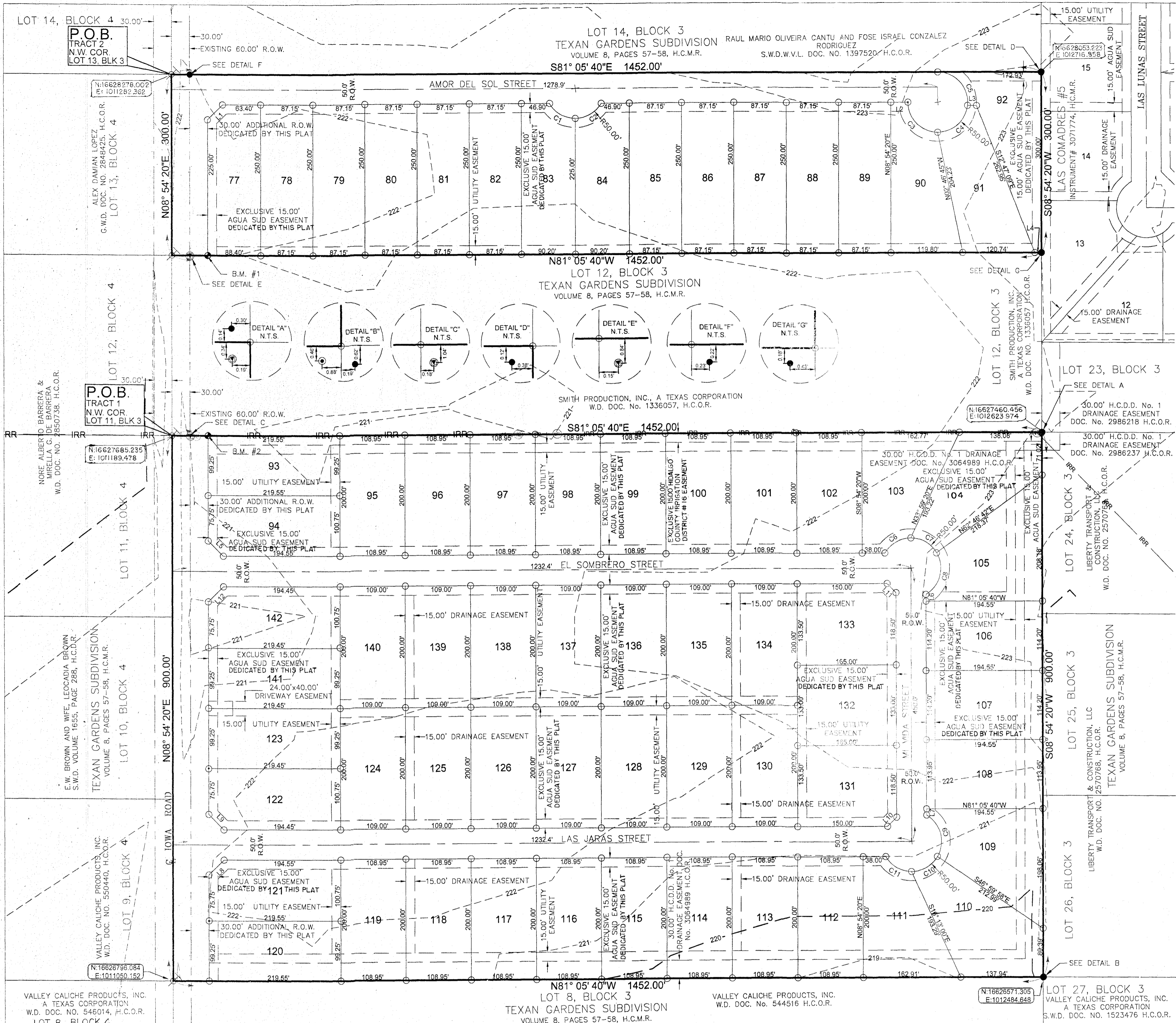
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: MARCH 26, 2019

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

**Final Approval** subject to recommendations other departments

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

\* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



Line #	Length	Direction
L1	28.60	N81° 05' 40" W
L2	28.60	N81° 05' 40" W
L3	15.07	S81° 05' 14" E
L4	11.15	S81° 05' 40" E
L5	35.36	N36° 05' 40" W
L6	10.90	S08° 54' 20" W
L7	10.15	S08° 54' 20" W
L8	35.36	N36° 05' 40" W
L9	35.36	N36° 05' 40" W
L10	21.21	N53° 54' 20" E
L11	21.21	N36° 05' 40" W
L12	35.36	N53° 54' 20" E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	52.36	50.00	059° 59' 48"	S51° 05' 33" E	50.00'	28.87
C2	52.36	50.00	060° 00' 13"	N68° 54' 27" E	50.00'	28.87
C3	78.38	50.00	089° 48' 41"	S36° 00' 02" E	70.55'	49.84
C4	73.03	50.00	083° 41' 01"	N57° 15' 07" E	66.71'	44.77
C5	84.05	50.00	096° 18' 43"	N32° 44' 45" W	74.50'	55.84
C6	51.91	50.00	059° 29' 00"	S68° 38' 50" W	49.61'	28.57
C7	52.34	50.00	060° 12' 40"	N51° 30' 20" W	50.16'	28.99
C8	78.81	50.00	090° 18' 20"	N23° 45' 10" E	70.90'	50.27
C9	78.79	50.00	090° 17' 23"	N5° 50' 58" W	70.89'	50.25
C10	52.56	50.00	060° 13' 37"	N69° 18' 32" E	50.17'	29.00
C11	51.91	50.00	059° 29' 00"	S50° 50' 10" E	49.61'	28.57

**LEGEND**

- FOUND NO. 4 REBAR
- FOUND PIPE
- FOUND ARANDA ALUMINUM DISK
- 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.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- S.U.D. - SPECIAL UTILITY DISTRICT
- W.D. - WARRANTY DEED
- G.W.D. - GENERAL WARRANTY DEED
- S.W.D. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- S.W.D. - SPECIAL WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- SQ. FT. - SQUARE FEET
- N.T.S. - NOT TO SCALE
- CL - CENTER LINE
- IRR - IRRIGATION LINE
- IRRIGATION VENT
- 1" STAND PIPE
- 3" STAND PIPE
- IRRIGATION VALVE

**METES AND BOUNDS DESCRIPTION: TRACT 2**

A RE-SUBDIVISION OF 10,000 ACRES TRACT OF LAND, BEING ALL OF LOT 13, BLOCK 3, TEXAN GARDENS SUBDIVISION, SITUATED IN THE COUNTY OF HIDALGO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS, WHICH SAID 10,000 ACRES WERE CONVEYED TO CARTRIS, L.P., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3089203 HIDALGO COUNTY OFFICIAL RECORDS, SAID 10,000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE, S 81° 05' 40" E ALONG THE NORTH LINE OF SAID LOT 13, BLOCK 3 AND THE SOUTH LINE OF LOT 14, BLOCK 3, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF IOWA ROAD, CONTINUING A TOTAL DISTANCE OF 1452.00 FEET TO A NO. 4 REBAR SET (N-16627460.456, E-1012716.958) AT THE NORTHEAST CORNER OF SAID LOT 13, BLOCK 3, FOR THE NORTHEAST CORNER OF THIS TRACT.
2. THENCE, S 08° 54' 20" W ALONG THE EAST LINE OF SAID LOT 13, BLOCK 3, A DISTANCE OF 300.00 FEET TO A NO. 4 REBAR SET ON THE SOUTHWEST CORNER OF SAID LOT 13, BLOCK 3, FOR THE SOUTHWEST CORNER OF THIS TRACT.
3. THENCE, N 81° 05' 40" W ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 3 AT A DISTANCE OF 1422.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF IOWA ROAD, CONTINUING A TOTAL DISTANCE OF 1452.00 FEET TO A NAIL SET AT THE SOUTHWEST CORNER OF SAID LOT 13, BLOCK 3 FOR THE SOUTHWEST CORNER OF THIS TRACT.
4. THENCE, N 08° 54' 20" E ALONG THE WEST LINE OF SAID LOT 13, BLOCK 3 AND WITHIN THE RIGHT-OF-WAY OF IOWA ROAD A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 10,000 ACRES OF LAND, MORE OR LESS.

**METES AND BOUNDS DESCRIPTION: TRACT 1**

A RE-SUBDIVISION OF 30,000 ACRES TRACT OF LAND, BEING ALL OF LOTS 9, 10 AND 11, BLOCK 3, TEXAN GARDENS SUBDIVISION SITUATED IN THE COUNTY OF HIDALGO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS, WHICH SAID 30,000 ACRES WERE CONVEYED TO CARTRIS, L.P., BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3089203 HIDALGO COUNTY OFFICIAL RECORDS, SAID 30,000 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THENCE, S 81° 05' 40" E ALONG THE NORTH LINE OF SAID LOT 11, BLOCK 3 AND THE SOUTH LINE OF LOT 12, BLOCK 3, AT A DISTANCE OF 30.00 FEET PASS A NO. 4 REBAR SET ON THE EXISTING EAST RIGHT-OF-WAY LINE OF IOWA ROAD, CONTINUING A TOTAL DISTANCE OF 1452.00 FEET TO A NO. 4 REBAR SET (N-16627460.456, E-1012716.958) AT THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 3, FOR THE NORTHEAST CORNER OF THIS TRACT.
2. THENCE, S 08° 54' 20" W ALONG THE EAST LINE OF SAID LOTS 11, 10 AND 9, BLOCK 3, A DISTANCE OF 900.00 FEET TO A NO. 4 REBAR SET (N-16627460.456, E-1012716.958) ON THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 3, FOR THE SOUTHWEST CORNER OF THIS TRACT.
3. THENCE, N 81° 05' 40" W ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 3, AT A DISTANCE OF 1422.00 FEET PASS THE EXISTING EAST RIGHT-OF-WAY LINE OF IOWA ROAD, CONTINUING A TOTAL DISTANCE OF 1452.00 FEET TO A NAIL SET (N-16627460.456, E-1012716.958) AT THE SOUTHWEST CORNER OF SAID LOT 9, BLOCK 3 FOR THE SOUTHWEST CORNER OF THIS TRACT.
4. THENCE, N 08° 54' 20" E ALONG THE WEST LINES OF SAID LOTS 9, 10 AND 11, BLOCK 3 AND WITHIN THE RIGHT-OF-WAY OF IOWA ROAD A DISTANCE OF 900.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 30,000 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §  
COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

WE, AS OWNER OF THE 40,000 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES #6 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 CODES § 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.

CARRIS, L.P. A TEXAS LIMITED PARTNERSHIP

DATE: 2-15-20

BY: CARTRIS, GP, LLC, 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 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 17th DAY OF Feb, 2020

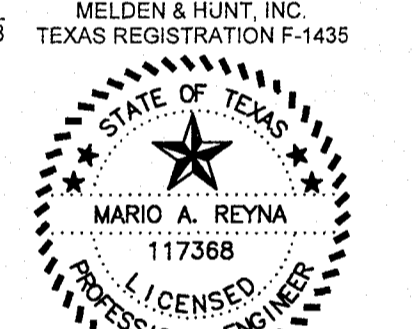
NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES: 02/28/2022

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 THE 17th DAY OF Feb, 2020

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS  
DATE PREPARED: 08/05/18  
ENGINEERING JOB # 18151.00



STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE 17th DAY OF Feb, 2020

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



**LAS COMADRES #6 SUBDIVISION**

A RE-SUBDIVISION OF A 40.00-ACRE TRACT OF LAND BEING ALL OF LOTS 9, 10, 11 AND 13, BLOCK 3, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R. HIDALGO COUNTY, TEXAS

**SHEET INDEX TO LAS COMADRES #6 SUBDIVISION**

- SHEET 1: HEADING: INDEX, LOCATION MAP AND E.T.; PRINCIPAL CONTACTS; MAP, LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION; CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES
- SHEET 2: HEADING: SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; ATTESTATION; ENGINEERING CERTIFICATION; CITY; IRRIGATION DISTRICT CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, H.C.D.D. NO. 18, 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.
- SHEET 5: PAVING LAYOUT, STREET DETAILS, STORM DRAINAGE CONSTRUCTION DETAILS.

**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

OWNER	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
CARRIS, L.P.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839	
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

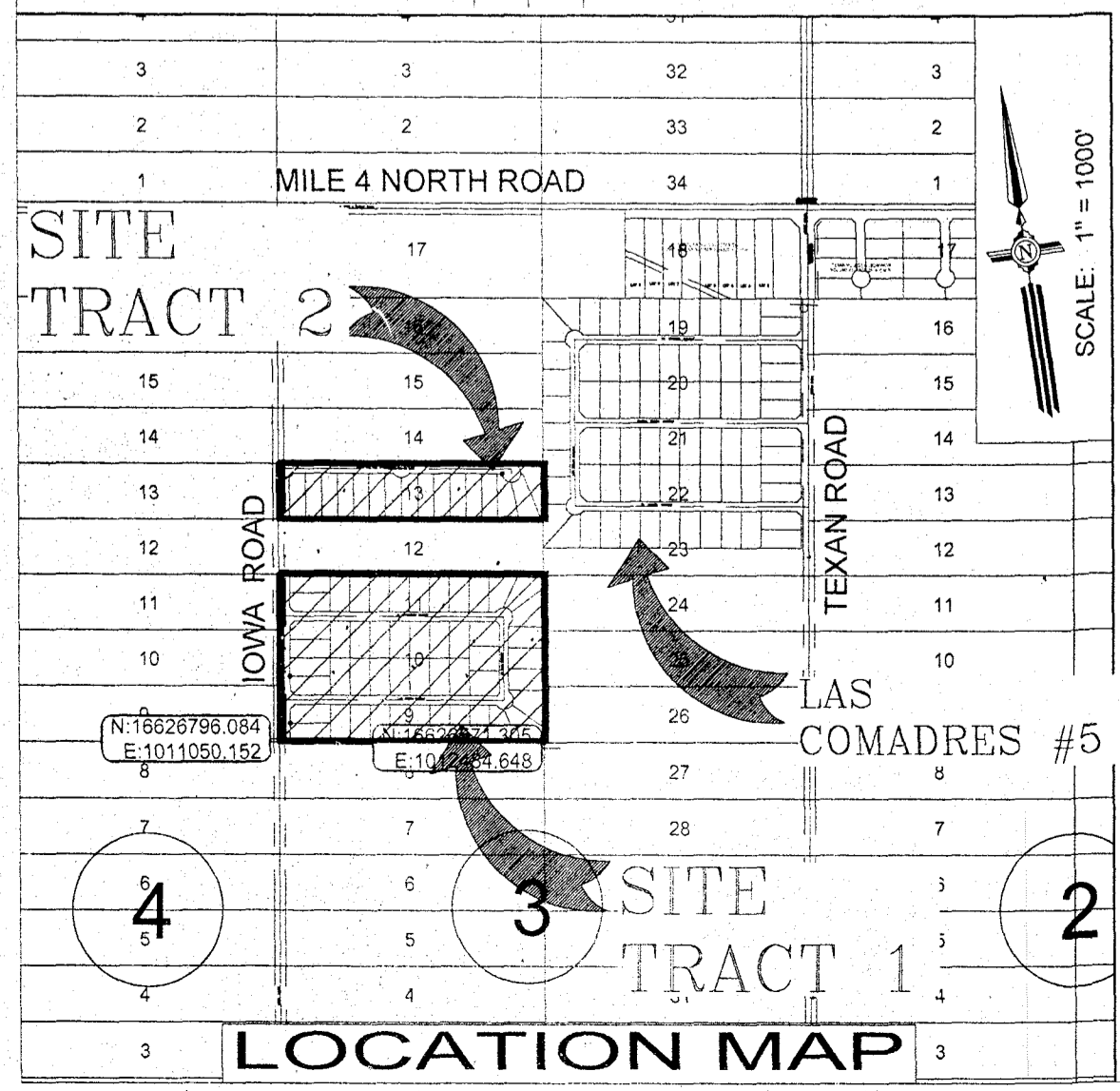
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SURVEYED, CHECKED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FINAL CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_

Lot #	SQ. FT.	Area
77	21,787.49	0.500
78	21,787.50	0.500
79	21,787.50	0.500
80	21,787.50	0.500
81	21,787.50	0.500
82	21,787.49	0.500
83	21,782.35	0.500
84	21,782.18	0.500
85	21,787.49	0.500
86	21,787.49	0.500
87	21,787.50	0.500
88	21,787.50	0.500
89	21,787.50	0.500
90	21,791.08	0.500
91	21,910.51	0.503
92	21,987.73	0.505
93	21,806.90	0.501

Lot #	SQ. FT.	Area
94	21,806.90	0.501
95	21,790.00	0.500
96	21,790.00	0.500
97	21,790.00	0.500
98	21,790.00	0.500
99	21,790.00	0.500
100	21,790.00	0.500
101	21,790.00	0.500
102	21,790.00	0.500
103	22,581.50	0.518
104	24,658.28	0.566
105	25,465.20	0.585
106	22,217.53	0.510
107	22,217.53	0.510
108	22,168.97	0.509
109	24,491.58	0.562
110	25,473.30	0.585

Lot #	SQ. FT.	Area
111	22,594.18	0.519
112	21,790.00	0.500
113	21,790.00	0.500
114	21,790.00	0.500
115	21,790.00	0.500
116	21,790.00	0.500
117	21,790.00	0.500
118	21,790.00	0.500
119	21,790.00	0.500
120	21,790.00	0.500
121	21,806.91	0.501
122	21,796.94	0.500
123	21,780.18	0.500
124	21,800.00	0.500
125	21,800.00	0.500
126	21,800.00	0.500
127	21,800.00	0.500

Lot #	SQ. FT.	Area
128	21,800.00	0.500
129	21,800.01	0.500
130	21,800.50	0.500
131	21,915.00	0.503
132	21,945.00	0.504
133	21,915.00	0.503
134	21,800.49	0.500
135	21,799.99	0.500
136	21,800.00	0.500
137	21,800.00	0.500
138	21,800.02	0.500
139	21,799.99	0.500
140	21,800.02	0.500
141	21,780.16	0.500
142	21,786.84	0.500



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

GENERAL PLAT NOTES AND RESTRICTIONS

1. FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED, ZONE "X" ARE "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS PER FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0280 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 IOWA ROAD  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET CORNER ALONG IOWA ROAD 20.00' FEET  
CORNER GARAGE FRONT: 18.00 FEET
4. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. 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 SOUTHWEST CORNER OF LOT 77 OF THIS SUBDIVISION. (N:16627972.330, E:1011295.195)  
-B.M. NO. 2-ELEV. 221.25 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE NORTHWEST CORNER OF LOT 93 OF THIS SUBDIVISION. (N:16627675.946, E:1011248.755)
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 155,867 CUBIC FEET (3.575 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS). THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
7. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
8. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18" MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
9. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.
10. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY OCCUPYING AN EASEMENT.
11. 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.
  - 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.
12. THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
13. CARKRIS LP, THE OWNER & SUBDIVIDER OF LAS COMADRES #6 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 123 AND 141. A 24 FOOT DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 123 AND 141 TO PROVIDE INGRESS AND EGRESS TO LOTS 123 AND 141 FROM IOWA ROAD.
16. LOTS 93 AND 120 SHALL HAVE INDIVIDUAL ACCESS/DRIVEWAY ONTO IOWA ROAD TO BE CONSTRUCTED BY THE DEVELOPER.
17. LOTS 77, 94, 121, 122 & 142 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO IOWA ROAD. LOT 77 SHALL HAVE ACCESS ONTO AMOR DEL SOL STREET. LOTS 94 AND 142 SHALL ACCESS ONTO EL SOMBRERO STREET. LOTS 121 AND 122 SHALL HAVE ACCESS ONTO LAS JARAS 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.
19. NO FENCE SHALL BE PERMITTED WITHIN THE EXCLUSIVE 15 FOOT HIDALGO COUNTY IRRIGATION NO.16 EASEMENT.

# LAS COMADRES #6 SUBDIVISION

A RE-SUBDIVISION OF A 40.000-ACRES TRACT OF LAND BEING ALL OF LOTS 9, 10, 11 AND 13, BLOCK 3, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R. HIDALGO COUNTY, TEXAS

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES #6 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 #6 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
ENVIRONMENTAL HEALTH DIVISION MANAGER

THIS PLAT OF LAS COMADRES #6 SUBDIVISION HAS BEEN CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRMAN

## CITY OF MISSION CERTIFICATE OF PLAT APPROVAL UNDER LOCAL GOVERNMENT CODE § 212.06(a)(1) AND § 212.0116(b)

WE THE UNDER SIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES #6 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF MISSION

ATTEST: \_\_\_\_\_  
SECRETARY OF THE CITY OF MISSION

## HIDALGO COUNTY IRRIGATION DISTRICT No.16

THIS PLAT IS HEREBY APPROVED BY HIDALGO COUNTY IRRIGATION DISTRICT No. 16 ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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: \_\_\_\_\_  
PRESIDENT 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.

I, JOSE E. "EDDIE" SAENZ P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR LAS COMADRES #6 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.  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT

05.07.20  
DATE

## 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 (3). 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

\_\_\_\_\_  
DATE

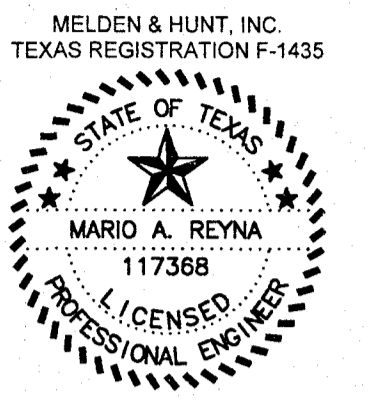
STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS

DATE PREPARED: 08/05/18  
ENGINEERING JOB # 18151.00



STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, FRED L. KURTH, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

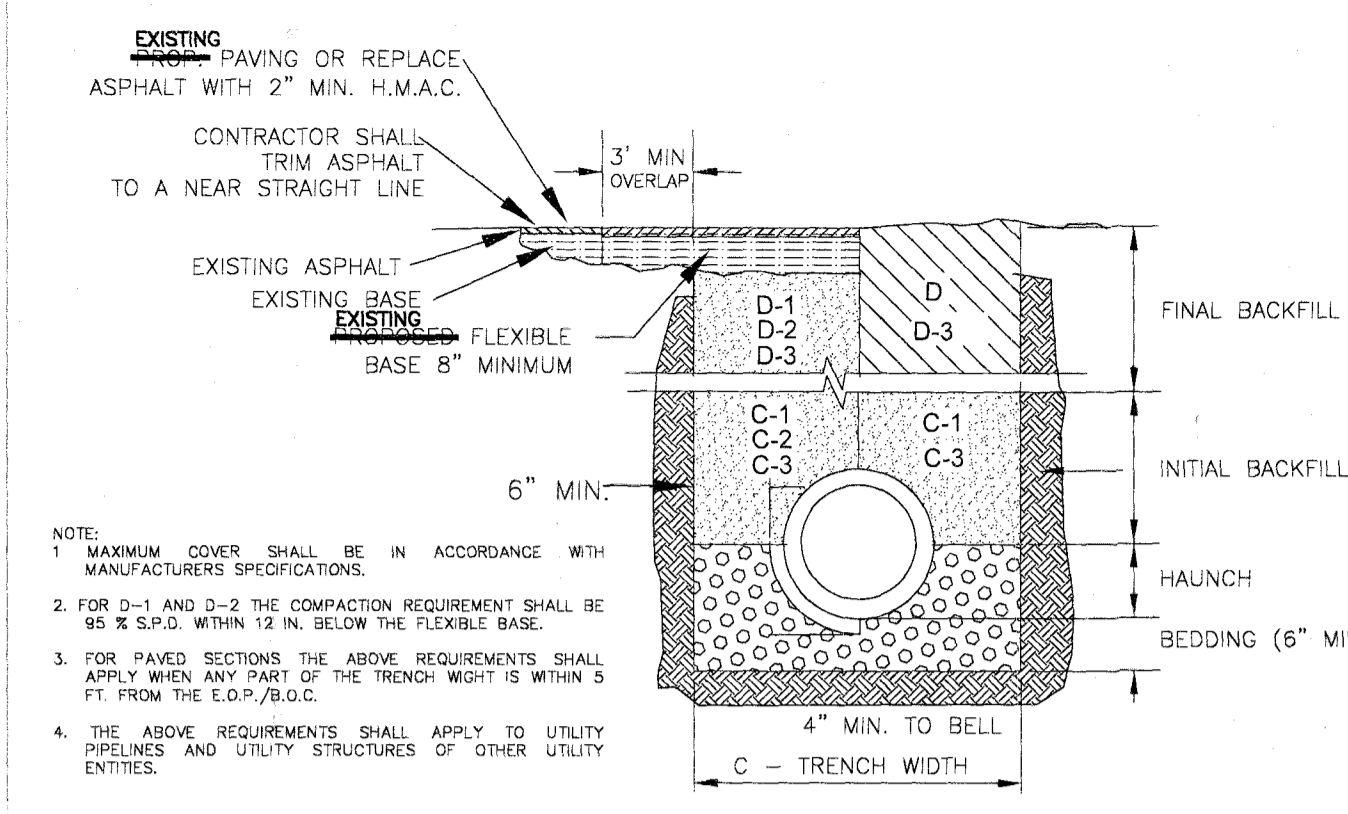
\_\_\_\_\_  
FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No.4750  
STATE OF TEXAS

DATE SURVEYED: 08/17/18  
T-1085, PG. 51-52  
SURVEY JOB # 18916.08





MAP OF TOPOGRAPHY AND DRAINAGE:  
 MAPA DE TOPOGRAFIA Y DESAGUE:  
**LAS COMADRES #6 SUBDIVISION**  
 A RE-SUBDIVISION OF A 40.00-ACRE TRACT OF LAND  
 BEING ALL OF LOTS 9, 10, 11 AND 13, 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 II HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MAY BE USED PROVIDED BEFORE PIPE IS LAID UP TO FLOW OF PIPE MIN. COMPACTED THICKNESS = 4" - 1" RIT RUN GRAVEL, 2" MIX 92%.
- B. HAUNCH FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS II OR CLASS III (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 1" MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4". THROUGHOUT THE HEIGHT OF THE STRUCTURE.
- D-1 INITIAL BACKFILL FOR RCP CLASS II STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS, COUNTY ROADS & UNPAVED AREAS - SHALL BE SOIL TYPE AT, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHSTD M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-2 INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAY - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D., AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-3 INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS II OR CLASS III WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-4 FINAL BACKFILL FOR RCP CLASS II, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREET, PARKING AREAS, DRIVEWAYS AND COUNTY ROADS - SHALL BE SOIL TYPE AT, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHSTD M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.
- D-5 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-6 FINAL BACKFILL OR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5' BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS II OR CLASS III (ASTM D2321) OR SOIL TYPE IA, A2, OR A3 (ASHSTD 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 (MELPONS, MINIMUM 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILL AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROPRIATE 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".

**DRAINAGE STATEMENT**

LAS COMADRES #6 SUBDIVISION IS A RE-SUBDIVISION OF A 40.00-ACRE TRACT OF LAND BEING ALL OF LOTS 9, 10, 11 AND 13, BLOCK 3, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS A PROPOSED 66 RESIDENTIAL LOTS AND IS LOCATED IN THE COUNTY OF HIDALGO WITHIN THE CITY OF MISSIONS 3 MILE ETJ (EXTRA-TERRITORIAL JURISDICTION) THIS PROPERTY IS LOCATED ALONG THE EAST SIDE OF IOWA ROAD AND APPROXIMATELY 1580.00 FEET SOUTH OF MILE 4 NORTH ROAD. THIS SUBDIVISION IS IN ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN.

THE SOILS ARE (3) BRENNAN FINE SANDY LOAM AND (25) HIDALGO FINE SANDY LOAM, WHICH IS MODERATELY INFILTRATION RATE WHEN THOROUGHLY WET. 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 12.77 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 49.93 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 37.16 C.F.S.

THE PROPOSED DRAINAGE FOR LAS COMADRES #6 SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM LOTS ONTO PROPOSED STREET FLOWING TOWARDS TYPE "CC" INLETS LOCATED AT KEY AREAS. THE PROPOSED STORM SEWER SYSTEM SHALL FLOW NORTH TO THE EXISTING STORM SEWER SYSTEM WITHIN THE NORTH BOUNDARY LINE OF THIS SUBDIVISION. THE EXISTING STORM SEWER SYSTEM FLOW WEST TO THE EAST RIGHT-OF-WAY OF IOWA ROAD THEN RUNS 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 680.00 FEET TO THE SOUTH OF THIS SUBDIVISION AND ALONG THE WEST OF IOWA ROAD. THE RDF WILL BE SITUATED AT THE NORTHWEST CORNER OF IOWA ROAD AND MILE 3 ROAD. PIPE SIZES RANGE FROM 16" TO 30".

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 155,867 CUBIC FEET (3.58 AC-FT) OF DETENTION WILL BE PROVIDED INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REGIONAL DETENTION FACILITY (RDF).

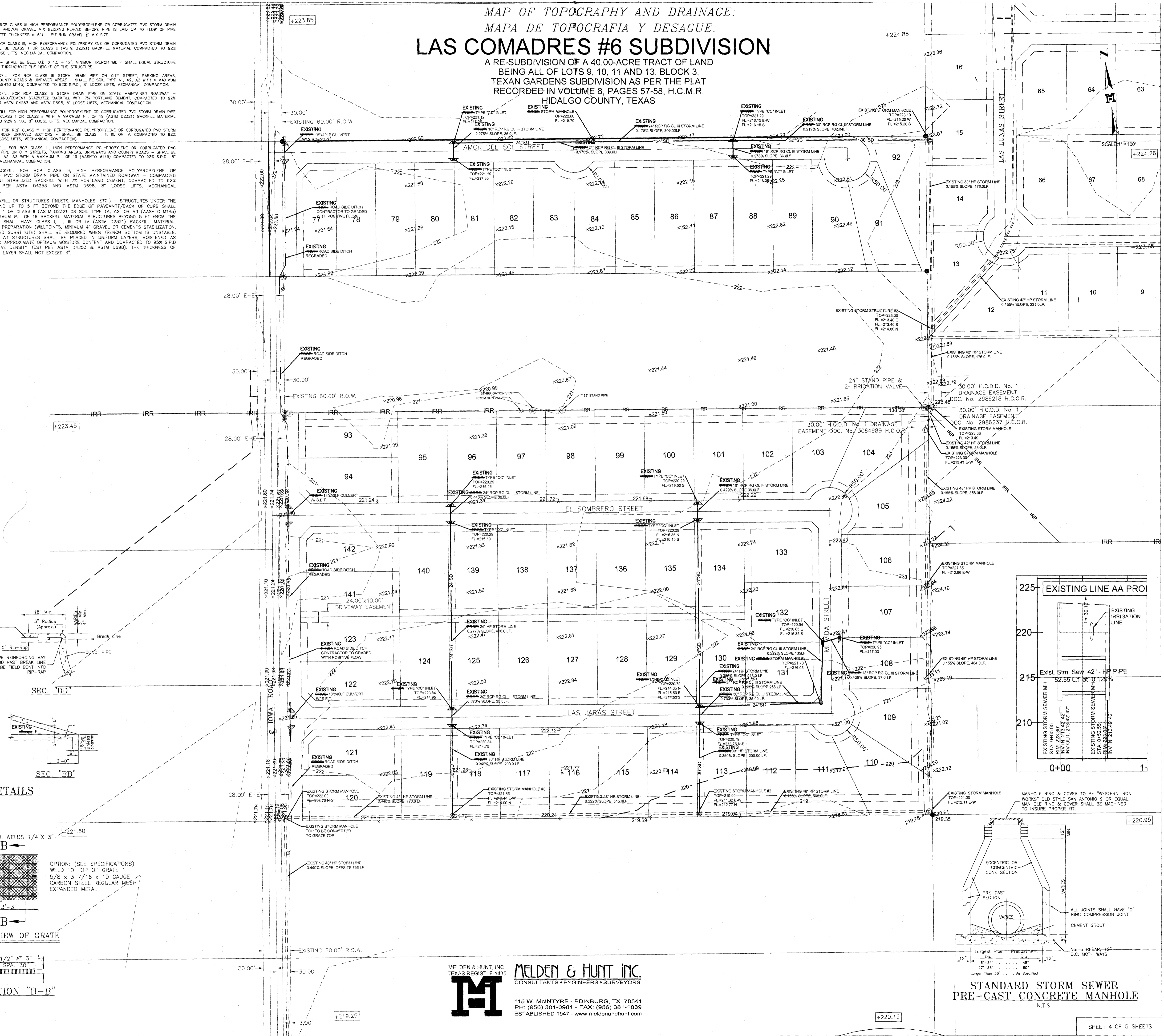
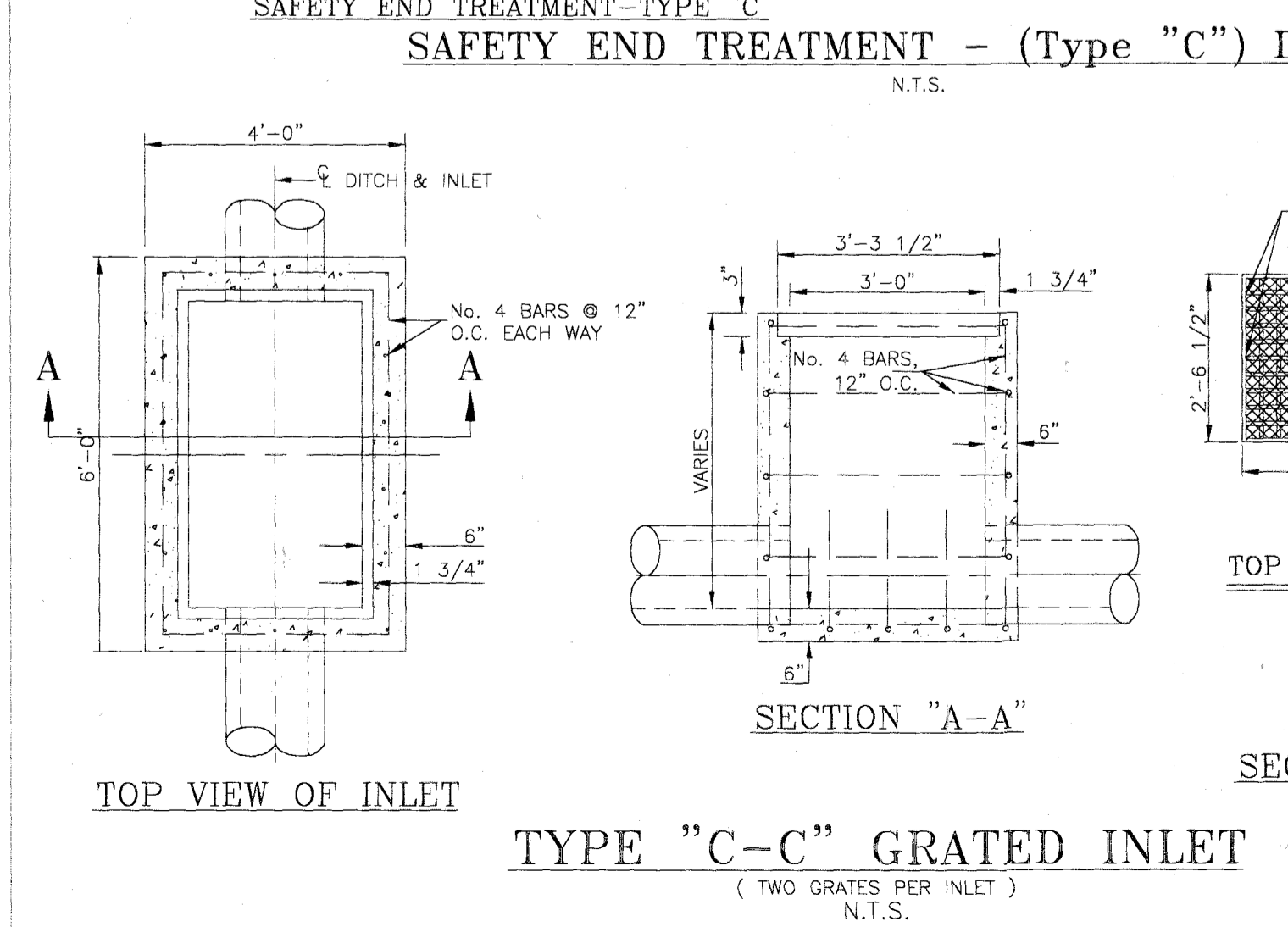
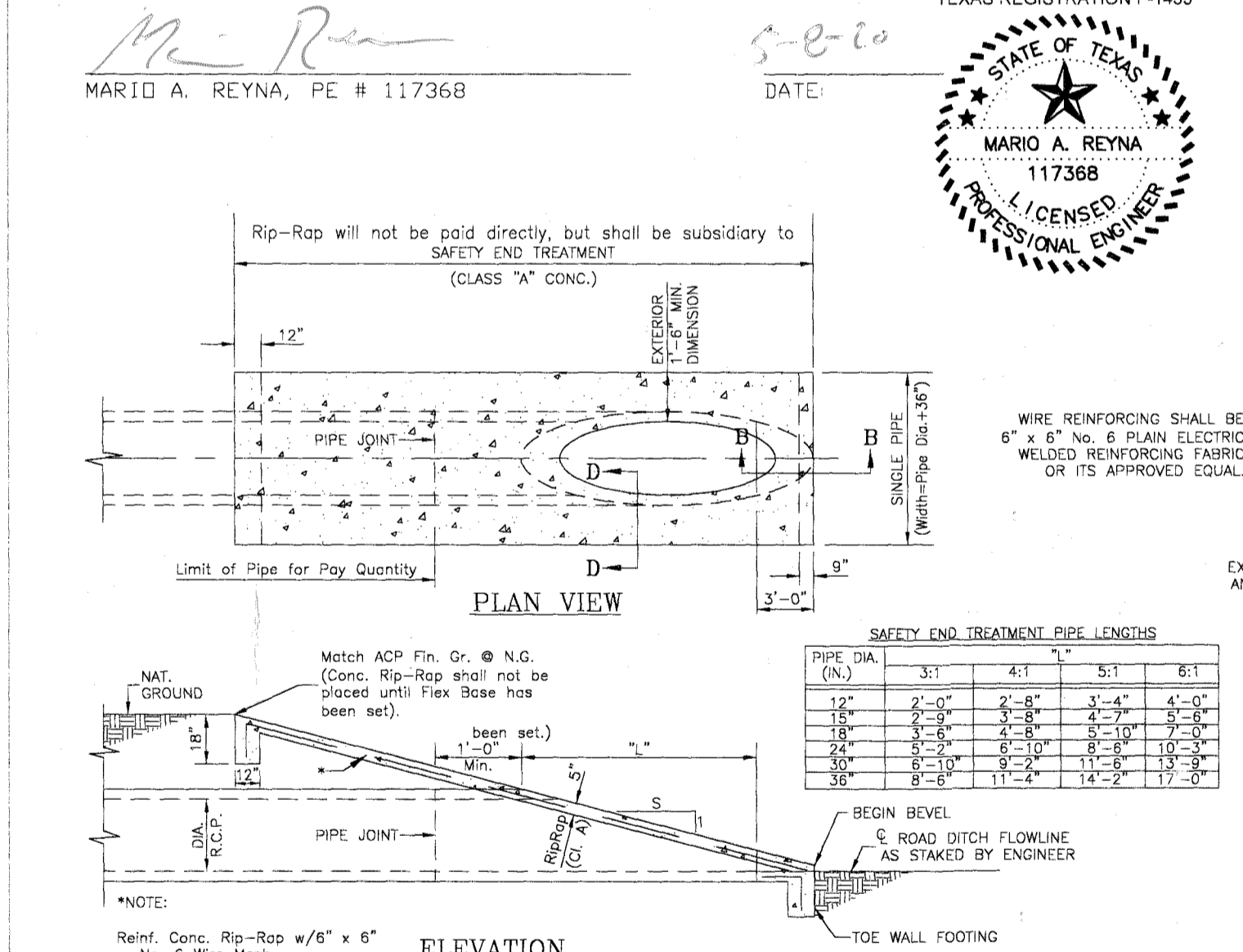
**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 8, 2000 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

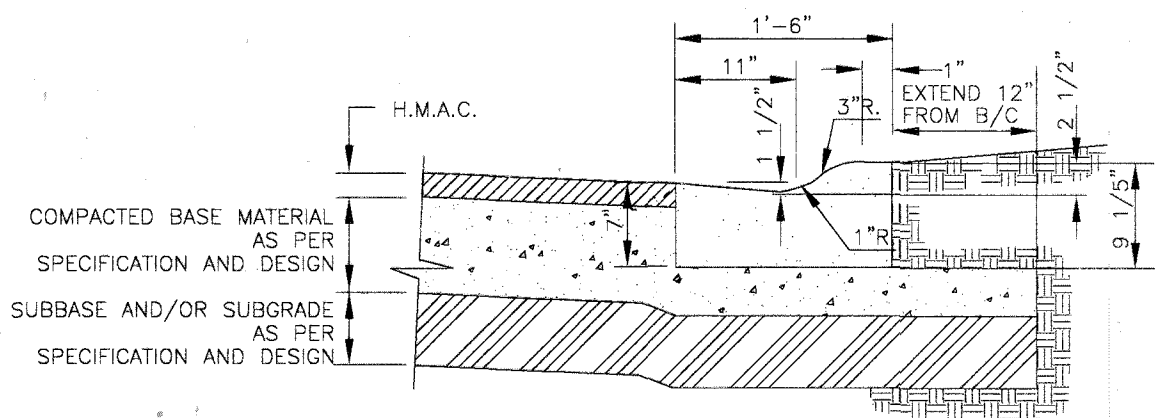
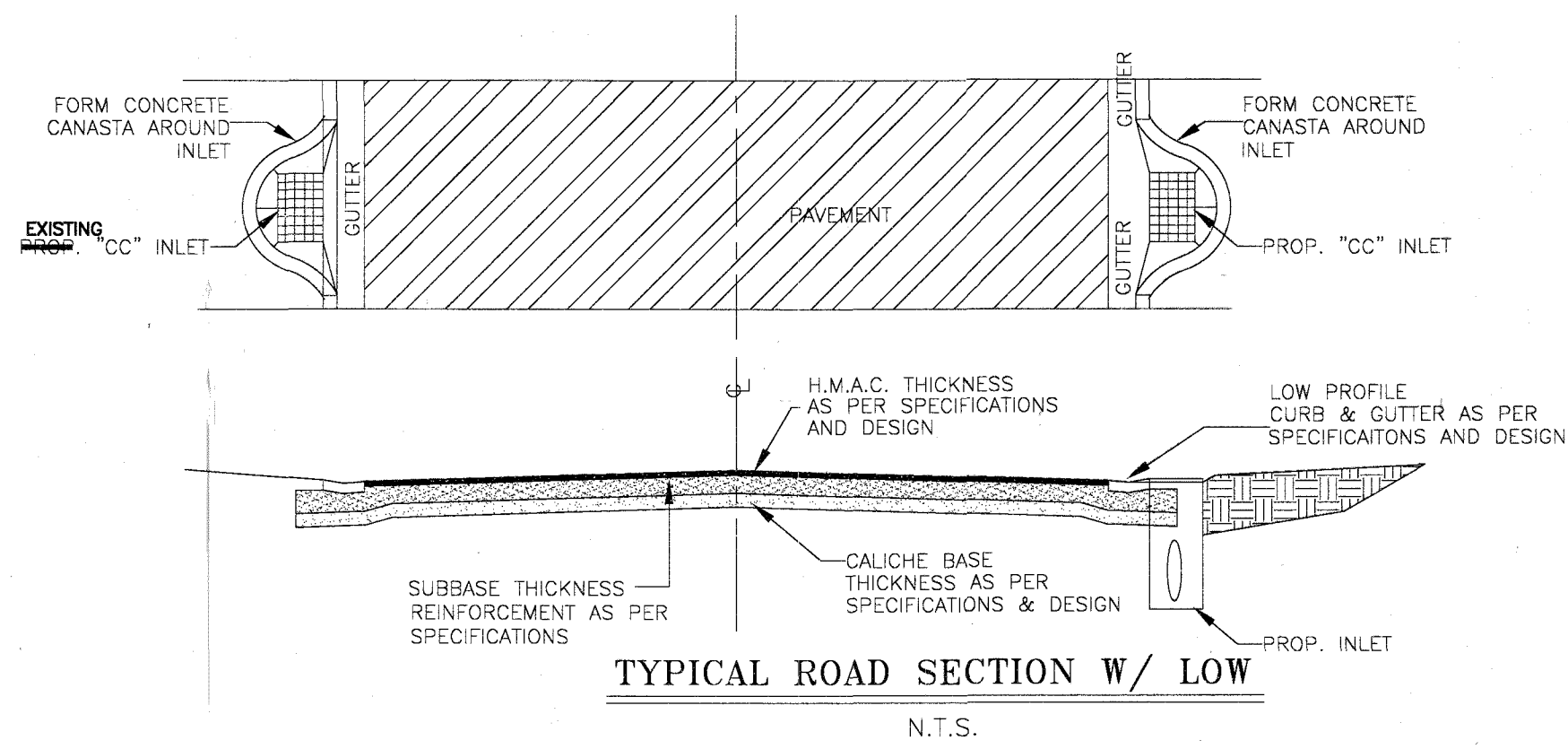
MELDEN & HUNT, INC. TEXAS REGISTRATION F-1435

STATE OF TEXAS  
 MARIO A. REYNA  
 117368  
 LICENSED PROFESSIONAL ENGINEER



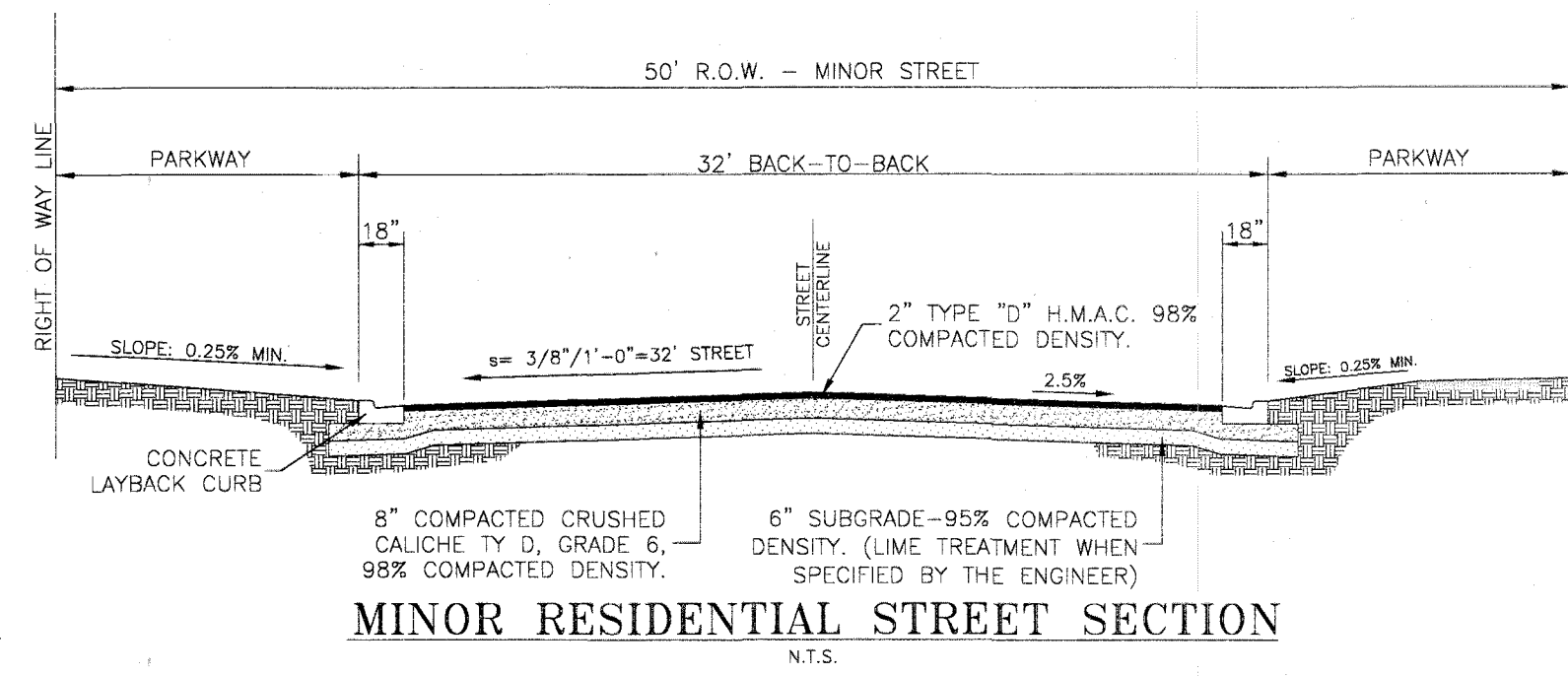
# LAS COMADRES #6 SUBDIVISION

A RE-SUBDIVISION OF A 40.00-ACRE TRACT OF LAND  
BEING ALL OF LOTS 9, 10, 11 AND 13, BLOCK 3,  
TEXAN GARDENS SUBDIVISION AS PER THE PLAT  
RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R.  
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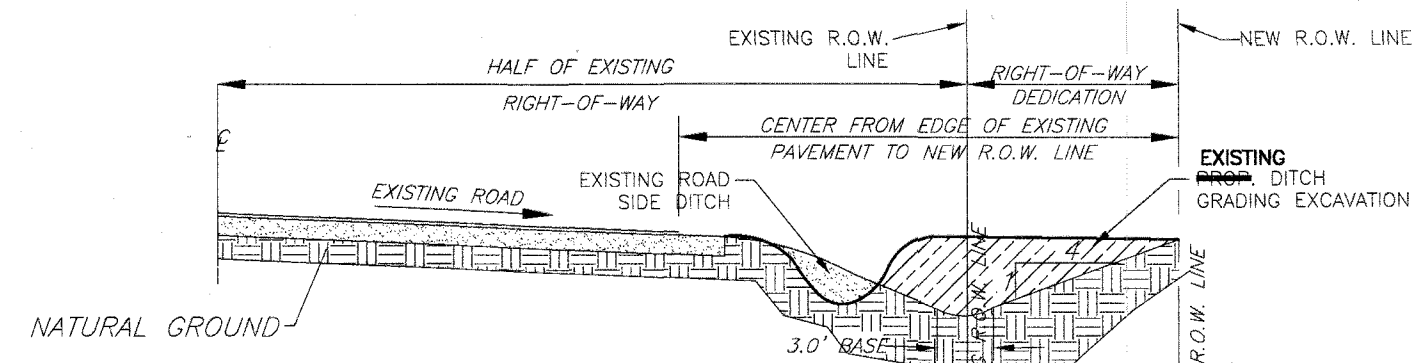


TYPICAL LOW PROFILE CURB & GUTTER SECTION  
N.T.S.

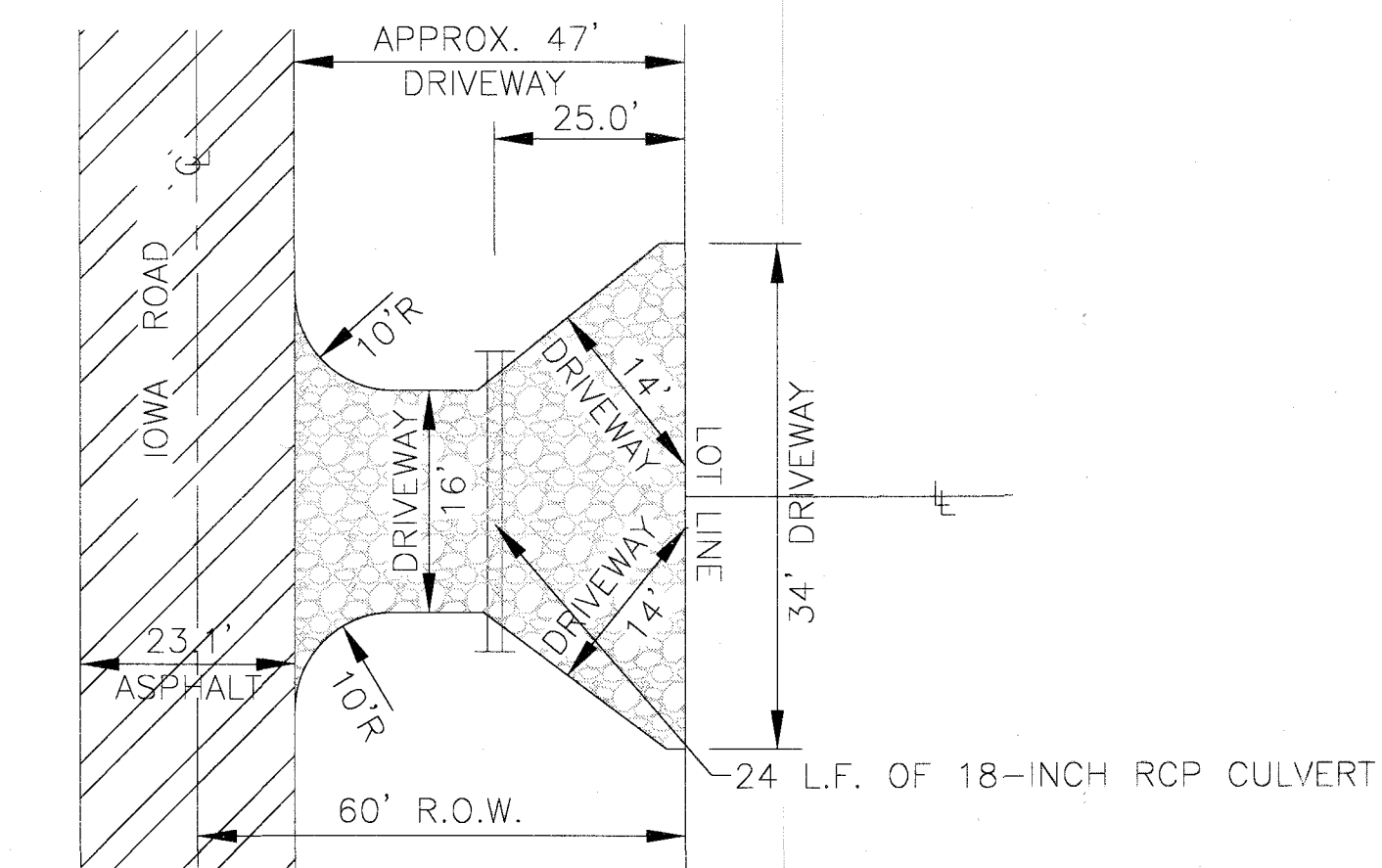
1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS 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.



MINOR RESIDENTIAL STREET SECTION  
N.T.S.

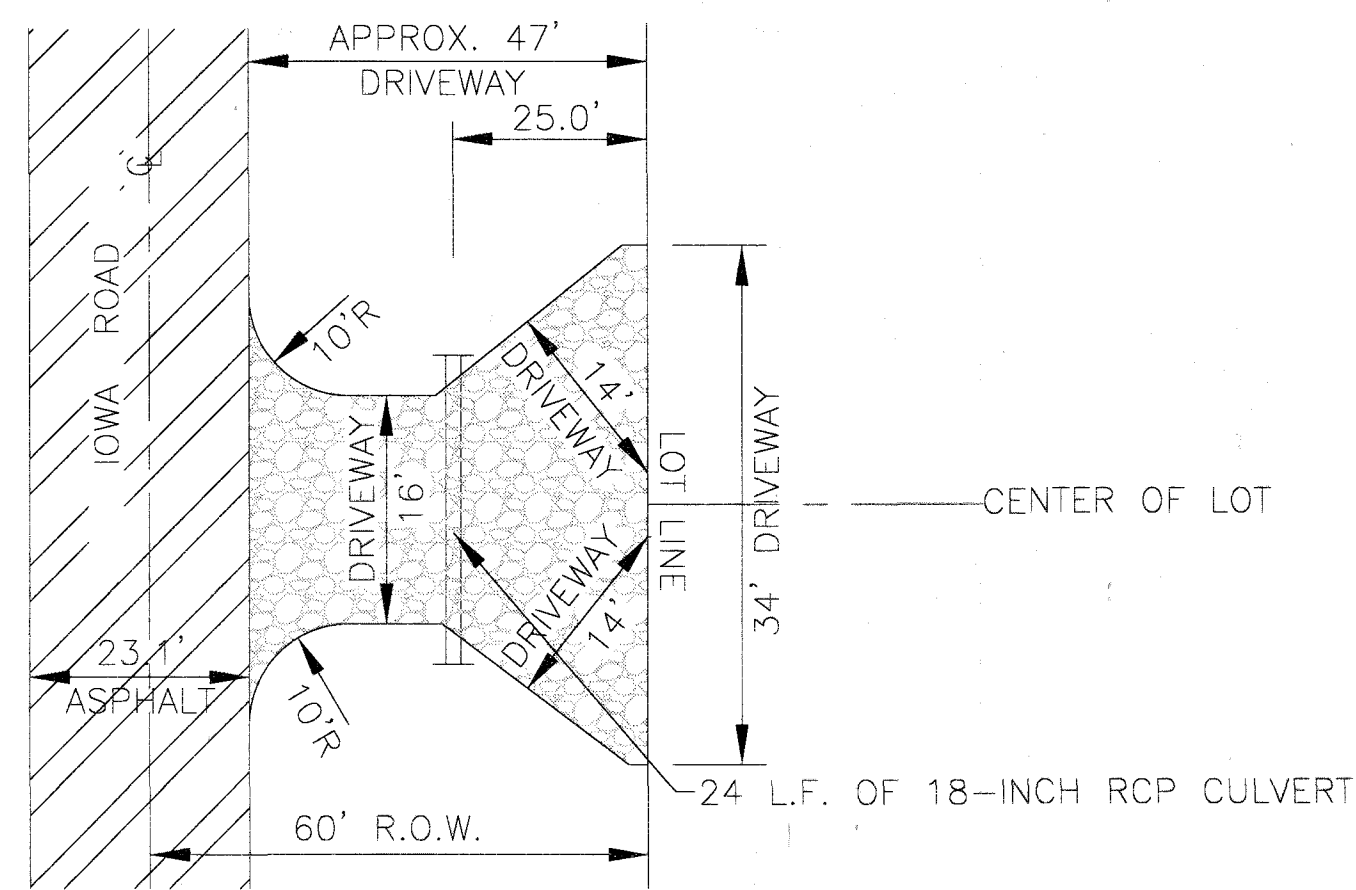


RECONSTRUCTION OF ROAD SIDE DITCH



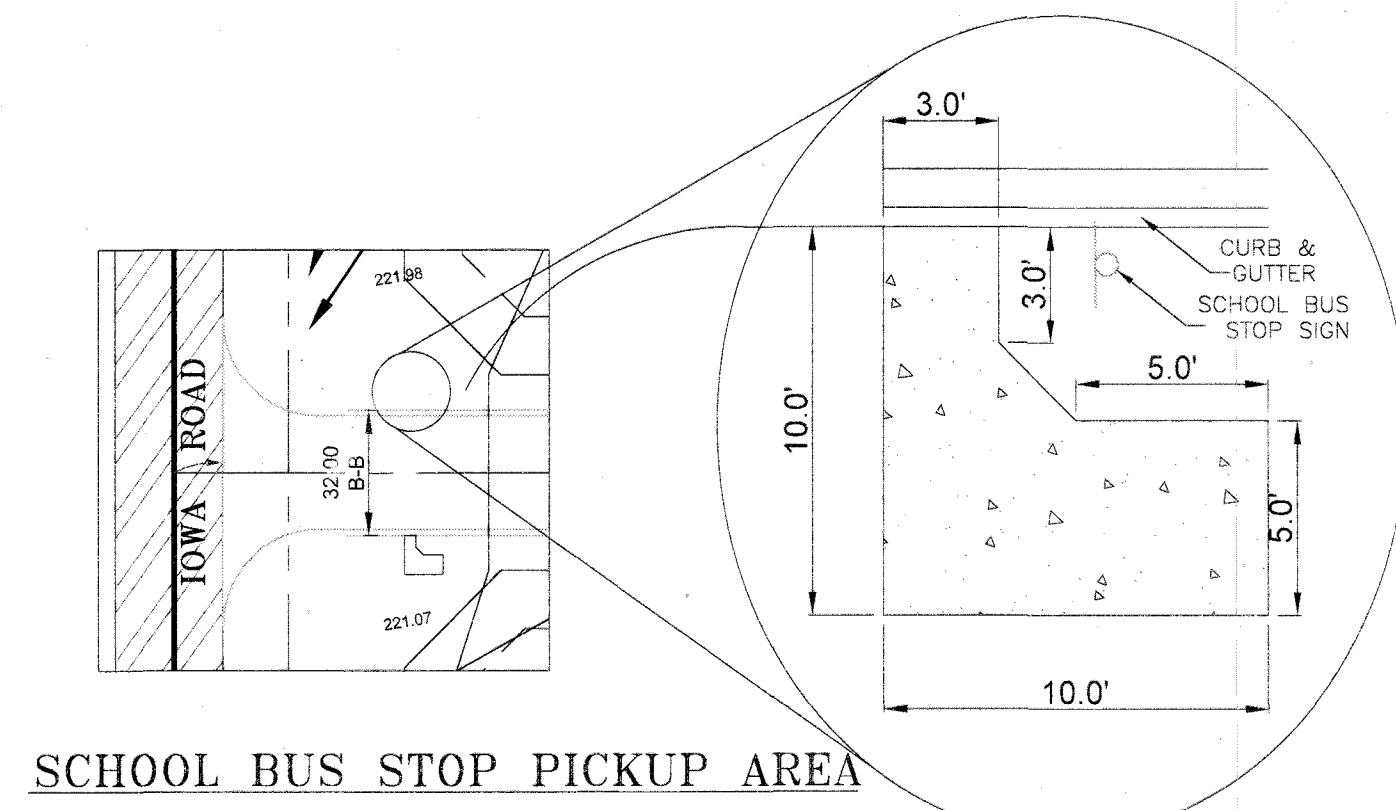
LAS COMADRES #6  
TYPICAL SHARED DRIVEWAY  
FRONTING IOWA AVENUE

N.T.S.



LAS COMADRES #6  
TYPICAL SHARED DRIVEWAY  
FRONTING IOWA AVENUE

N.T.S.



SCHOOL BUS STOP PICKUP AREA

