



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: 10-27-2020

PROPOSED LAS COMADRES NO. 8 SUBDIVISION PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: CARLOS G. LEAL JR.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 98 SINGLE FAMILY MULTI-FAMILY COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 22

FILLING STATIONS: 11

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 6 NORTH ROAD AND ABRAM 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 8-07-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" & "A" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO ABRAM ROAD & 20.00 ONTO MILE 6 NORTH ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 10-15-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 9-15-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 6" LOCATION: CHARRO STREET.

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 9-16-2020: 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 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.

*

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

CARLOS LEAL AS OWNER OF THE 59.347 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES NO. 8 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT 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

CARLOS LEAL
P.O. BOX 631
MISSION, TEXAS 78753

DATE

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS LEAL 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 _____

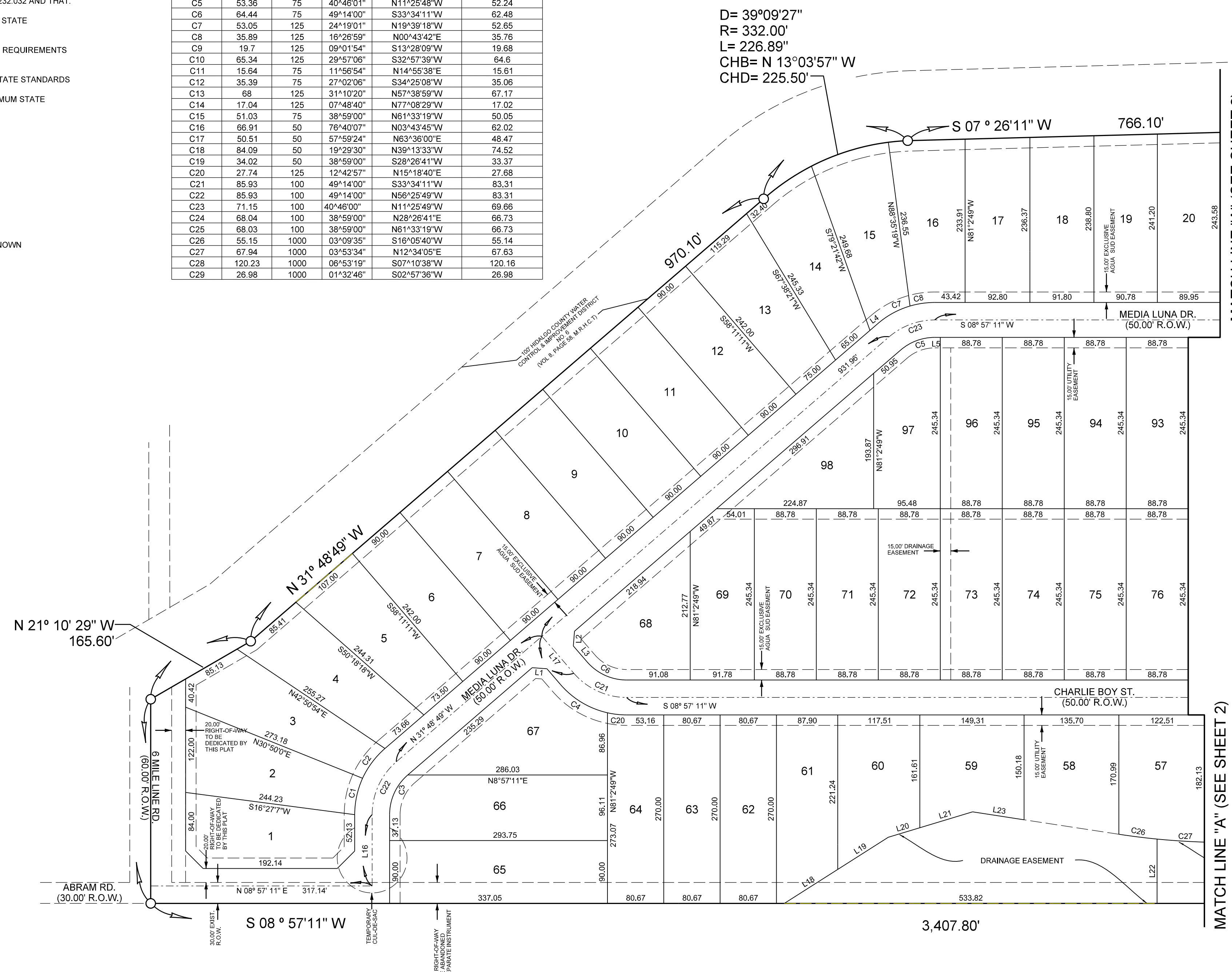
NOTARY PUBLIC

LOT AREA TABLE with columns for LOT, SQUARE FT., and ACRES. Lists lots 1 through 98 with their respective areas.

Table with columns for LINE, LENGTH, and BEARING. Lists boundary lines L1 through L23 with their dimensions and bearings.

Table with columns for CURVE, LENGTH, RADIUS, DELTA, CHORD BEARING, and CHORD LENGTH. Lists curves C1 through C29 with their geometric data.

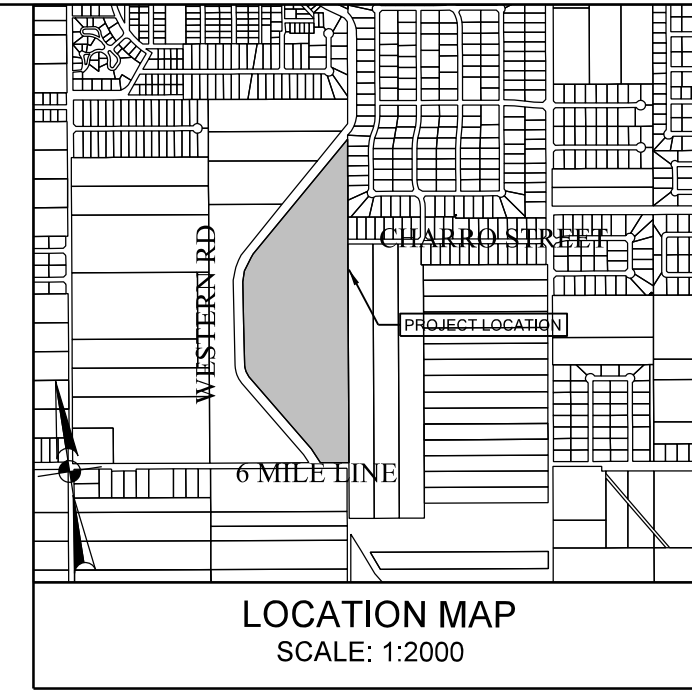
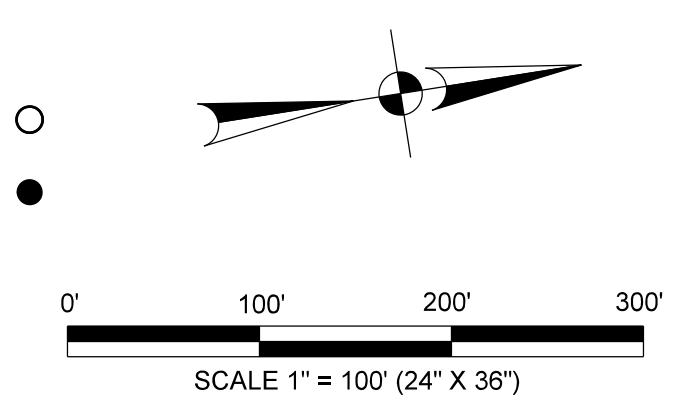
D= 39°09'27"
R= 332.00'
L= 226.89'
CHB= N 13°03'57" W
CHD= 225.50'



LEGEND:

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

NOTES:
A 5/8" IRON ROD WITH PLASTIC CAP STAMPED 'ROWSS PROP. COR.' WILL BE SET AT EVERY LOT CORNER OF THIS SUBDIVISION



LOCATION DESCRIPTION

LAS COMADRES NO 8 SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATE 0.4 MILES WEST 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 5 TO 3/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

GENERAL NOTES:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: "X" & "A" ZONE "X" 500-YEAR FLOOD ZONE "A" NO BASE FLOOD ELEVATIONS DETERMINED: COMMUNITY PANEL NO. 480334 (2000 D. REVISED JUNE 05, 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 205.10. PROPERTY TO BE TAKEN OUT OF THE FLOOD ZONE BEFORE RECORDING.
- 2. MINIMUM BUILDING SETBACK LINES: FRONT SETBACK: 25 FEET OR EASEMENT WHICHEVER IS GREATER 50 FEET FOR LOTS FRONTING WESTERN ROAD

- 3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
- 4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 24" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.

- 5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.

BM-1 IS A SET 5/8" IRON ROD WITH PLASTIC CAP 'ROWSS CONTROL' LOCATED ON EAST WESTERN ROAD INTERSECTION.
N= 16,641,003.7921
E= 1,022,132.6924
ELEV= 207.83'

BM-2 IS A SET 5/8" IRON ROD WITH PLASTIC CAP 'ROWSS CONTROL' LOCATED ON EAST WESTERN ROAD INTERSECTION.
N= 16,641,045.2365
E= 1,021,045.2335
ELEV= 217.20'

- 6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 269,344 CUBIC FEET, 6.18 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION. DRAINAGE REQUIREMENT IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET 4 FOR PAVING LAYOUT AND DRAINAGE DESIGN)

- 7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.

- 8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT IN THIS SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING HOW AND WHEN WATER, SEWER, ELECTRICITY, AND GAS SERVICES WILL BE MADE AVAILABLE TO THE SUBDIVISION.

- 9. ALL PUBLIC 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.

- 10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON LOT.

- A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.
- B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.
- C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
- D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAINFIELD SYSTEM.
- E. APPROVED 'OSSF' PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.

- 11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
- 12. NORBERTO 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.
- 13. 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.

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

REVISION NOTES table with columns for No, SHEET, REVISION, DATE, and APPROVED.

PRINCIPAL CONTACTS

Table with columns for NAME, ADDRESS, CITY & ZIP, PHONE, and FAX. Lists contact information for Carlos Leal, Victor H. Treviño, and Juan E. Galvan.

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78752
PH: (956) 424-3330
FAX: (956) 424-3132
TBP REG # 1500

LOT LAYOUT LAS COMADRES NO. 8. Includes South Texas Infrastructure Group logo and project details.

SHEET 1

METES AND BOUNDS

A 59.34 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 16, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 47-48, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2314, PAGE 379, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS AND SAID TRACT BEING TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ABRAM ROAD AND THE CENTERLINE OF MILE 6 NORTH ROAD FOR THE SOUTHEAST CORNER OF BLOCK 16 AND THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 81 DEGREES 01 MINUTES WEST, ALONG THE SOUTH LINE OF BLOCK 16 AND THE CENTERLINE OF MILE 6 NORTH ROAD, A DISTANCE OF 292.40 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET ON THE EAST LINE OF A 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 21 DEGREES 09 MINUTES WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 100.00 HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET AT 34.89 FEET FROM THE NORTH RIGHT-OF-WAY LINE OF MILE 6 NORTH ROAD, A TOTAL DISTANCE OF 188.60 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR THE INTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 31 DEGREES 47 MINUTES WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 100.00 HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA=39 DEGREES 32 MINUTES 11 SECONDS, RADIUS=523.00 FEET), A DISTANCE OF 227.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, AND THE ARC OF A CURVE TO THE RIGHT (CURVE DATA: DELTA=39 DEGREES 32 MINUTES 11 SECONDS, RADIUS=523.00 FEET), A DISTANCE OF 227.30 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 07 DEGREES 28 MINUTES EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, A DISTANCE OF 786.10 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

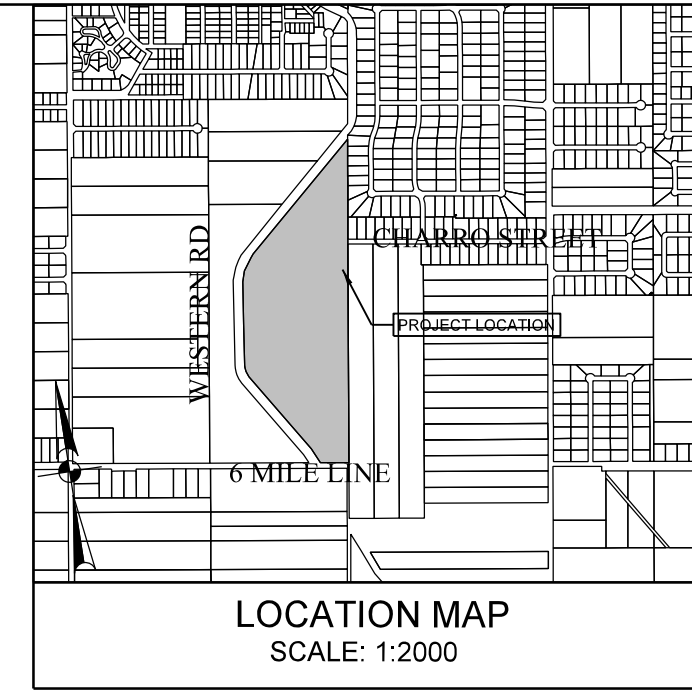
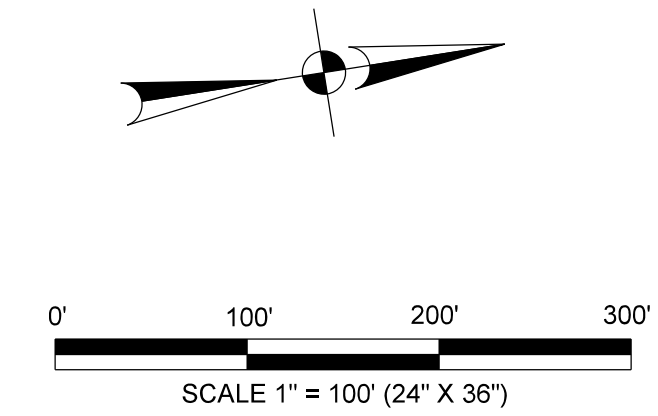
THENCE, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY AND THE ARC OF A CURVATURE TO THE RIGHT (CURVE DATA: DELTA 39 DEGREES 32 MINUTES 11 SECONDS, RADIUS=523.00 FEET), A DISTANCE OF 369.30 FEET TO A 1/2-INCH IRON ROD WITH A CAP STAMPED RPLS 4856 SET FOR AN EXTERIOR CORNER OF THIS TRACT;

THENCE, NORTH 47 DEGREES 58 MINUTES EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, PASSING A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4836 SET AT 1.528.11 FEET FOR THE WEST RIGHT-OF-WAY LINE OF ABRAM ROAD, A TOTAL DISTANCE OF 1,575.80 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4836 SET ON THE EAST LINE OF BLOCK 16 AND THE EAST RIGHT-OF-WAY LINE OF ABRAM ROAD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, SOUTH 08 DEGREES 59 MINUTES WEST, ALONG THE EAST LINE OF BLOCK 16 AND THE EAST RIGHT-OF-WAY LINE OF ABRAM ROAD, A DISTANCE OF 3,407.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 59.34 ACRES OF LAND, MORE OR LESS.

LEGEND:

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



LOCATION DESCRIPTION

LAS COMADRES NO 8 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). CARRAZALES 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 (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, ENGINEER'S AND SURVEYOR'S CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.
- SHEET 2 - PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 6 CERTIFICATE, ENGINEER'S AND SURVEYOR'S CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE AND AGUA SUD CERTIFICATE.
- SHEET 3 - WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.
- SHEET 4 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.
- SHEET 5 - STORM WATER POLLUTION PREVENTION PLAN
- SHEET 6 - WATER DISTRIBUTION STANDARDS DETAILS
- SHEET 7 - PAVING AND DRAINAGE DETAILS

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'S OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTIEST: _____
PRESIDENT

SECRETARY

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 _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES NO. 8 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES NO. 8 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON _____

HIDALGO COUNTY JUDGE _____ DATE _____

ATTIEST: HIDALGO COUNTY CLERK _____ DATE _____

I, JOSE E. SAENZ, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CARRAZALES 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

THIS PLAT OF LAS COMADRES NO. 8 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__

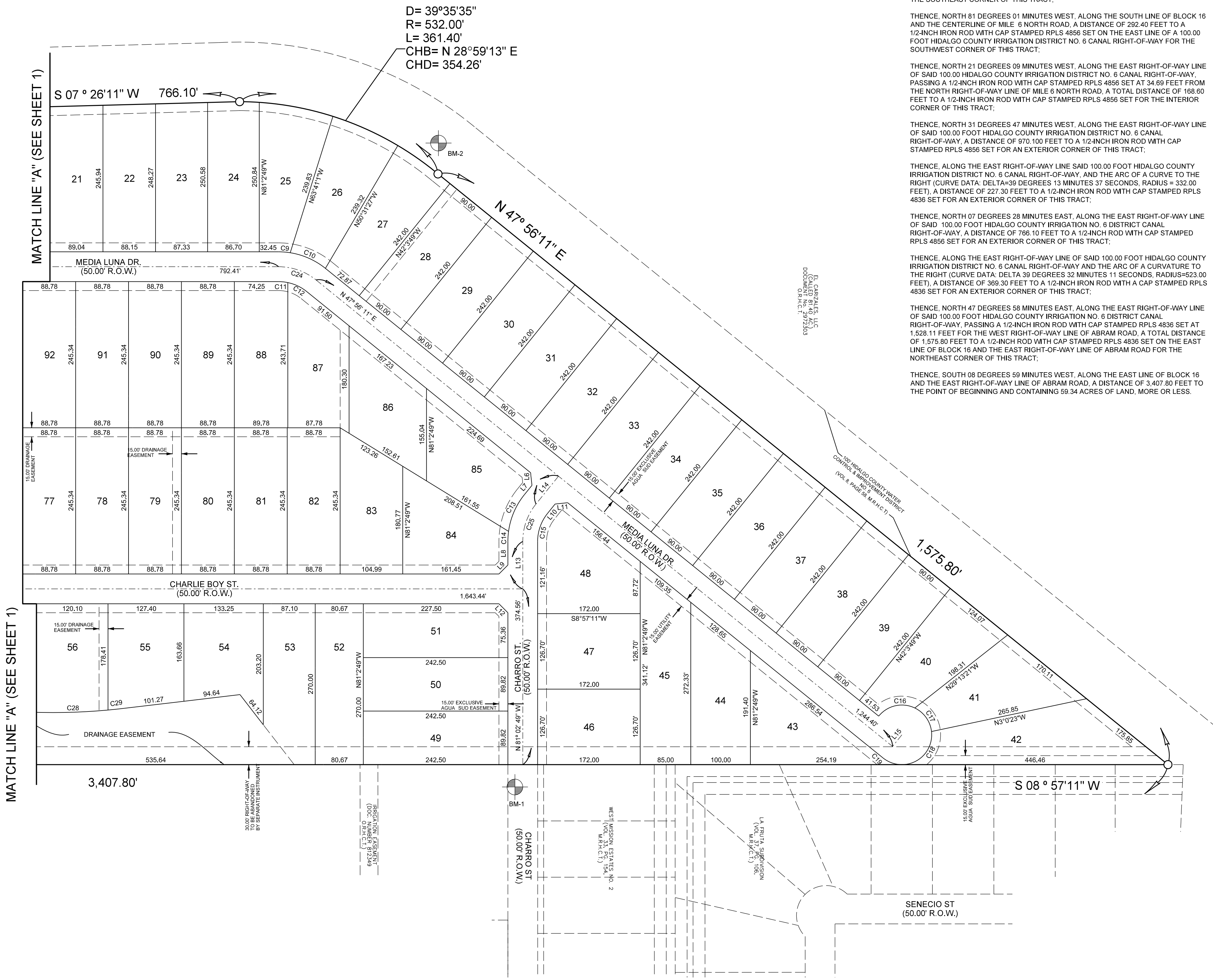
CHAIRMAN

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES NO. 8 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION _____ DATE _____

ATTIEST: CITY SECRETARY _____ DATE _____



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. TREVINO, 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.

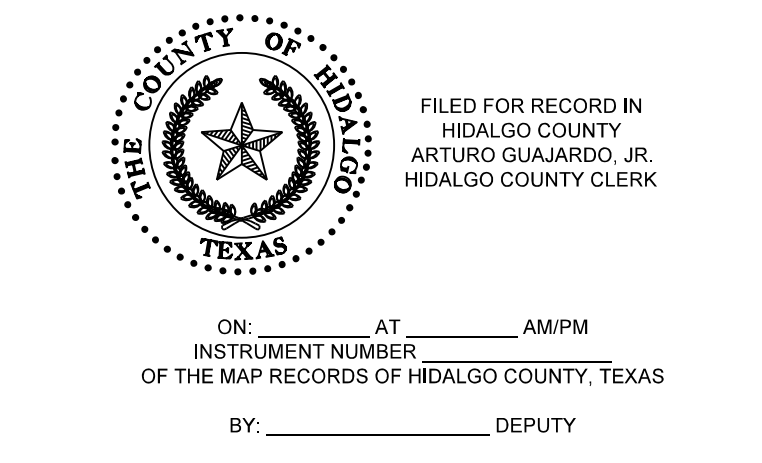
VICTOR H. TREVINO, P.E.
LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CARLOS LEAL	P.O. BOX 631	MISSION, TEXAS 78753		
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
TBP REG # 1500



LOT LAYOUT

LAS COMADRES NO. 8

BEING A 59.34 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 16, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 47-48, MAP RECORDS, HIDALGO COUNTY, TEXAS.

REPORTE DE INGENIERIA DE AGUA Y DRENAJE

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

LA SUBDIVISION LAS COMADRES NO. 8 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 98 LOTES. AGUA SUD TIENE UNA LÍNEA EXISTENTE DE AGUA CORRIENDO SOBRE LA CALLE CHARRO, ESTA LÍNEA DE AGUA ES DE 6 PULGADAS DE DIÁMETRO.

LA SUBDIVISIÓN LAS COMADRES NO. 8 SERÁ CONECTADA CON UNA M.J. TEE DE 6 X 8 X 8 PULGADAS DE DIÁMETRO CADA UNA CON DOS VALVULAS. LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISIÓN LAS COMADRES NO. 8 CONSISTE EN SESENTA Y UN (61) SERVICIOS SENCILLOS CORTOS DE 1" DE DIÁMETRO QUE CORREN HACIA LOS LOTES Y TREINTA Y OCHO (37) SERVICIOS SENCILLOS LARGOS DE 1" DE DIÁMETRO. SE HAN INSTALADO YA LA LÍNEA 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 LO INSTALARÁ SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISIÓN HA INSTALADO 11 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.

REPORTE DE EVALUACIÓN 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 SIGNIFICANTEMENTE 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 ESTA ÁREA FLUYE BIEN.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSA SÉPTICA ES DE \$ _____ 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 _____/_____/2020.

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

WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):

LAS COMADRES NO. 8 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.

LAS COMADRES NO. 8 SUBDIVISION HAS 98 LOTS. AGUA SUD HAS ONE EXISTING WATER LINE RUNNING IN THE CHARRO ST. THIS EXISTING WATER LINE IS A 6" DIAMETER LINE RUNNING ON THE SOUTH SIDE OF CHARRO STREET.

LAS COMADRES NO. 8 SUBDIVISION WILL BE CONNECTED TO THE EXISTING WATER SYSTEM WITH A ONE 8" M.J. TEE EACH WITH TWO (2) GATE VALVES. WATER DISTRIBUTION FOR CARRIZALES SUBDIVISION CONSISTS OF SIXTY ONE (61) 1" DIAMETER SINGLE SERVICE SHORT LINES THAT RUN INTO THE LOTS AND THIRTY SEVEN (37) SINGLE SERVICE LONG. THE 8" LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL 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 ELEVEN (11) 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 LAS COMADRES NO. 8 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 SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE AREAS OF THE SUBDIVISION, A TOTAL OF 14 SOIL BORING 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:

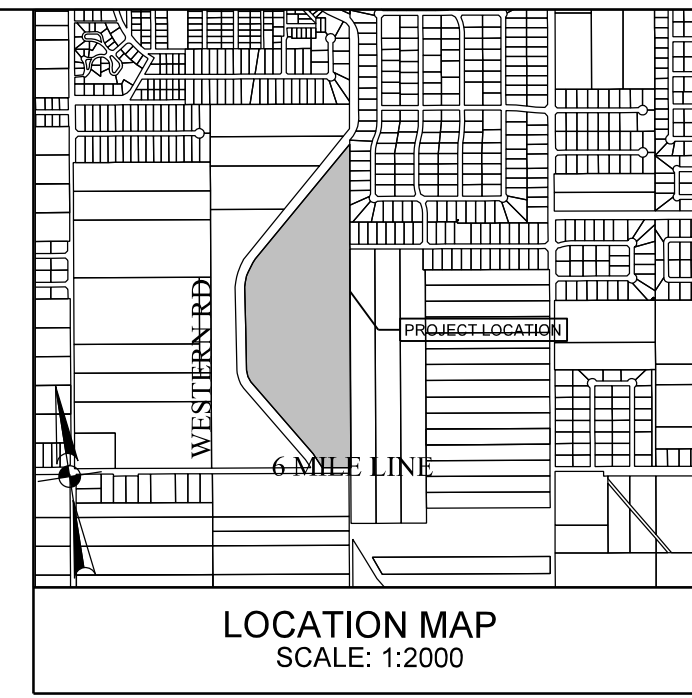
WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____

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

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ENGINEER, TEXAS LIC. NO. 128195

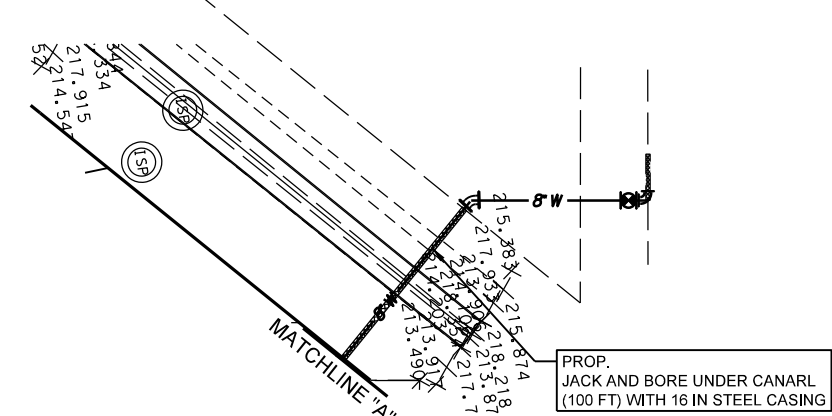
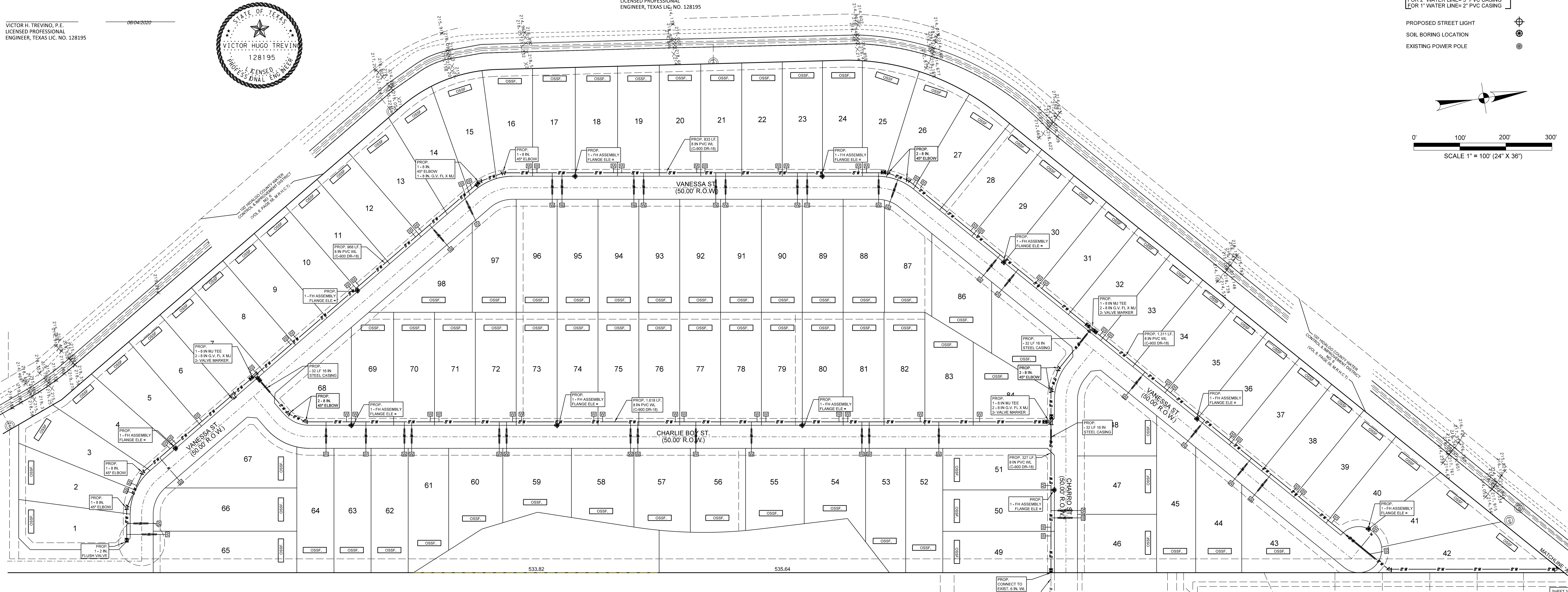
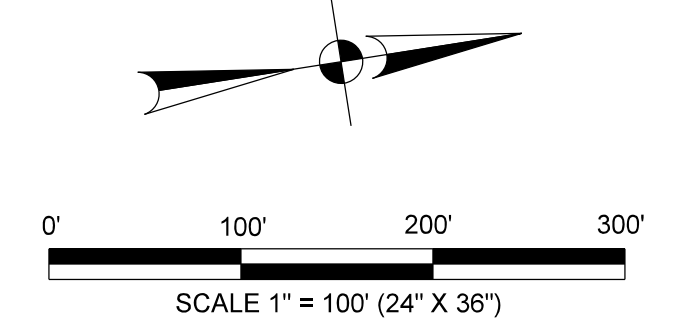
06/04/2020

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LEGEND:

- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWNS 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
- EXISTING POWER POLE



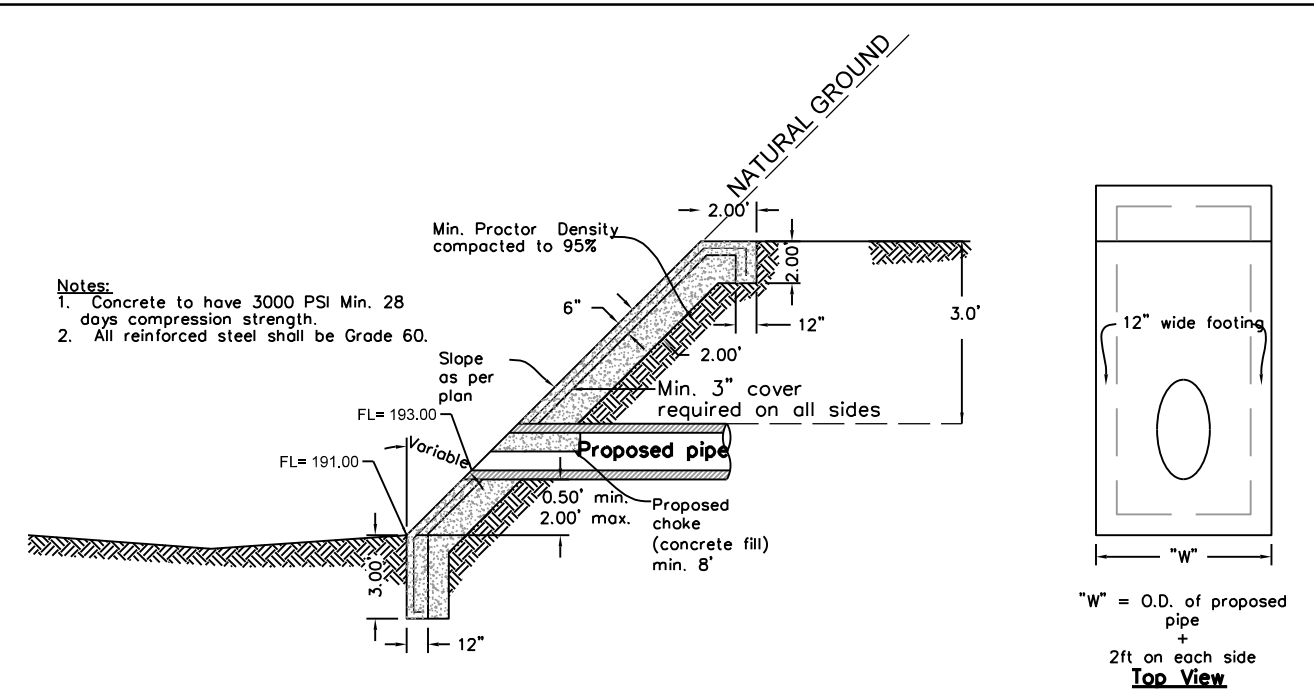
REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CARLOS LEAL	P.O. BOX 631	MISSION, TEXAS 78573		
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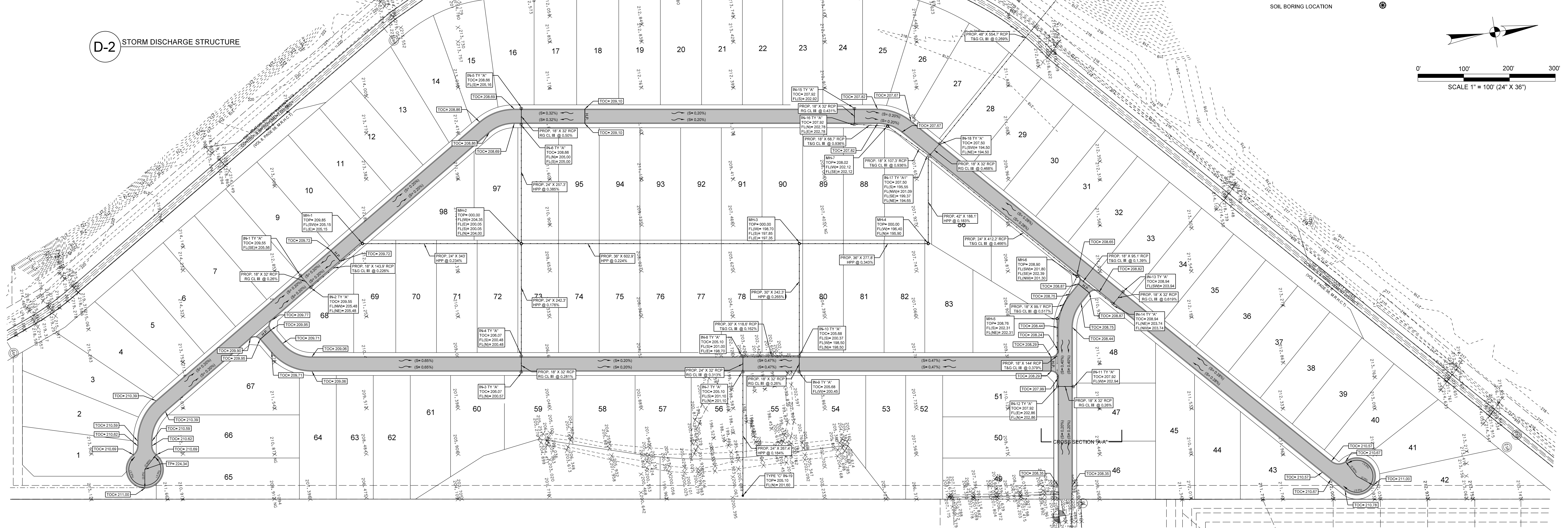
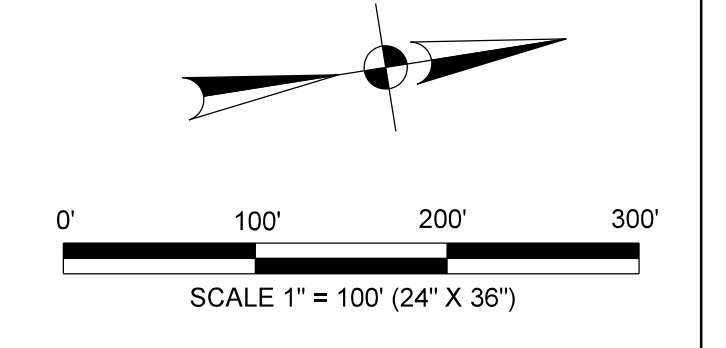
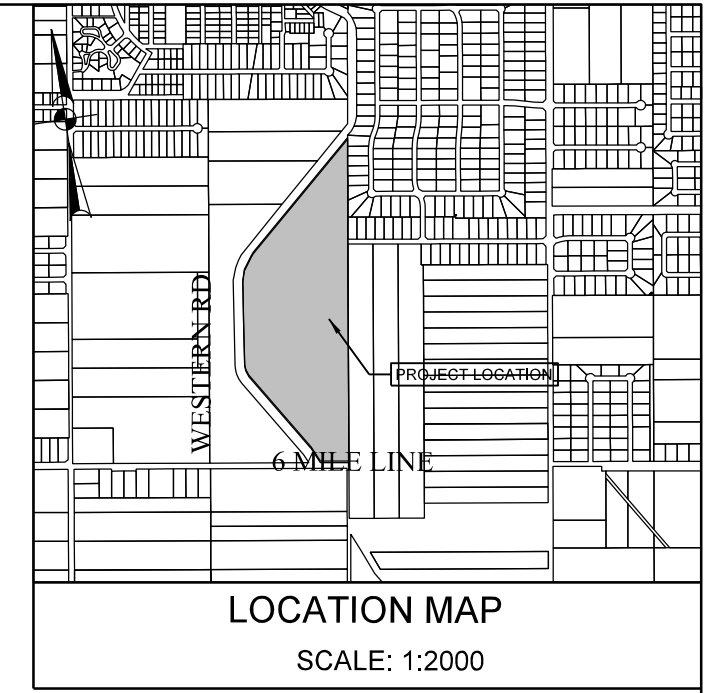


UTILITY LAYOUT AND ENGINEERING REPORT
LAS COMADRES NO. 8
BEING A 59.34 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 16, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS.



D-2 STORM DISCHARGE STRUCTURE

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



PROJECT LOCATION
 LAS COMADRES NO. 8 SUBDIVISION IS A PROPOSED 98 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF MISSION 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) BEING A 59.34 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 16, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 2314, PAGE 379, 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 205.1. PROPERTY HAS BEEN TAKEN OUT OF THE FLOOD ZONE WITH LOWR 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 0.3% OF BRENNAN FINE SANDY LOAM, WITH 0 TO 1 PERCENT SLOPES; 72.4% OF HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES; 8.3% RAMIREZ SANDY CLAY LOAM AND 15.0% CUBITAS-RANDAZO COMPLEX, 0 TO 3 PERCENT SLOPES. EXISTING TERRAIN HAS A EASTERLY 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 AND C. SEE APPENDIX C.

EXISTING CONDITIONS
 THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A GRADE APPROXIMATELY (0-0.9%). IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF MISSION AND COUNTY OF HIDALGO, THE RATIONALE 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 52.93 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 48" AND WILL CONSIST OF A PROPOSED OUTFALL TO A REGIONAL DETENTION POND, THAT BEING DEDICATED TO THE HIDALGO COUNTY DRAINAGE DISTRICT #1. THIS REGIONAL DETENTION POND WITH AN AVERAGE DEPTH OF 30 FT. HAS A TOTAL CAPACITY OF 111.50 ACRE-FT TO THE ELEVATION 205.10.
 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 67.48 CFS WHICH WILL GIVE US A NET INCREASE OF 114.53 CFS. FOR PROPOSED LAS COMADRES NO. 8 SUBDIVISION ONLY, 222,990 CUBIC-Feet, OR 5.11 ACRE-Feet OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED. THE TOTAL 5.11 ACRE-Feet WILL BE DETAINED ON THE PREVIOUSLY MENTIONED REGIONAL DETENTION POND LOCATED ON THE WEST SIDE OF LAS COMADRES NO. 8 SUBDIVISION. DEVELOPER WILL BACKFILL THE PROPERTY TO RAISE IT TO THE MINIMUM ELEVATION (BFE) OF 205.10. THE VOLUME OF BACKFILL THAT IS BEING PLACED IN THE PROPERTY TO RAISE IT TO THE BFE ELEVATION IS 1,033,000 CU. YD. THE EXCAVATION OF THE MENTIONED REGIONAL DETENTION POND FROM ELEVATION 205.10 TO FLOW LINE GIVES US A VOLUME OF 1,033,000 CU. YD. THIS MEANS THAT WE ARE COMPLYING WITH THE DISPLACEMENT THAT IS BEING DONE TO GET THE PROPERTY OUT OF THE FLOOD ZONE.



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

07/22/2020

PAVING LAYOUT AND DRAINAGE DESIGN
LAS COMADRES NO. 8

BEING A 59.34 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 16, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

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