



T.J. Arredondo, CFM  
Director of Planning

# HIDALGO COUNTY PLANNING DEPARTMENT

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 10-27-2020

PROPOSED LOT 6 LAS COMADRES ACRES PHASE 3 SUBDIVISION PRECINCT No. 3.

ENGINEER: MELDEN & HUNT ENGINEERING DEVELOPER: RAFAEL RODRIGUEZ GUTIERREZ

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 1  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: N/A

LOCATION DESCRIPTION: NORTH OF MILE 7 NORTH ROAD (FM 2221) APPROXIMATELY 1 MILE EAST OF IOWA ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF ALTON AND WAS APPROVED BY THE P&Z AND CITY COMMISSION OF SAID CITY

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-23-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE HAS BEEN PROVIDED BY STORM SEWER SYSTEM AND BY ONSITE DETENTION THAT WAS CONSTRUCTED DURING LAS COMADRES ACRES PHASE 3 SUBDIVISION.

ROAD R.O.W. DEDICATION: NO ROW DEIDICATION IS REQUIRED.

H.C.R.O.W. FINAL APPROVAL DATE: N/A BY, BY R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: N/A BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF WAS INSTALLED DURING LAS COMADRES PHASE 3 SUBDIVISION.

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 8" LOCATION: MILE 7 NORTH ROAD.

H.C.E.O.C. FINAL APPROVAL DATE: N/A: BY ENVIRONMENTAL COMPLIANCE COORDINATOR

**SMALL CONSTRUCTION**

The applicant has submitted the required small construction site notice 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: N/A

STAFF RECOMMENDS:  **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.*

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# SUBDIVISION MAP OF LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION

A SUBDIVISION OF 0.999 OF ONE ACRE OUT OF  
LOT 1, BLOCK 19, TEXAN GARDENS SUBDIVISION  
VOLUME 8, PAGES 57-58, H.C.M.R.,  
HIDALGO COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, AS OWNER OF THE 0.999 OF ONE ACRE TRACT OF LAND ENCOMPASSED WITHIN THE EXISTING LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN. I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE § 232.032 AND THAT

- (A) THE WATER QUALITY AND CONNECTIONS TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS;
- (B) SEWER CONNECTION TO THE LOT OR SEPTIC TANK MEETS, OR WILL MEET THE MINIMUM REQUIREMENTS OF STATE STANDARDS;
- (C) ELECTRICAL CONNECTION PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS; AND
- (D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOT MEETS, OR WILL MEET THE MINIMUM STATE STANDARDS.

I ATTEST THAT THE MATTERS ASSERTED IN THIS PLAT ARE TRUE AND COMPLETE.

RAFAEL RODRIGUEZ GUTIERREZ \_\_\_\_\_ DATE \_\_\_\_\_  
5305 SIESTA DR.  
MISSION, TEXAS 78574

STATE OF TEXAS §  
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED RAFAEL RODRIGUEZ GUTIERREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, WHO, BEING BY ME, FIRST DULY SWORN AND DECLARED THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREBY EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

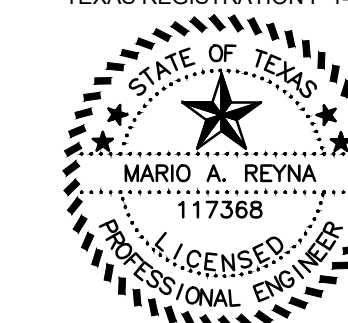
NOTARY PUBLIC, FOR THE STATE, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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\_\_ MELDEN & HUNT, INC.  
TEXAS REGISTRATION #1435

MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS  
DATE PREPARED: 10-09-2020  
ENGINEERING JOB # 18227.00

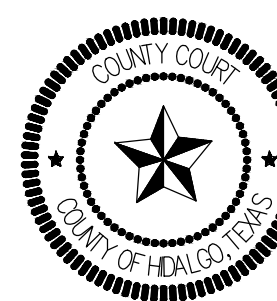
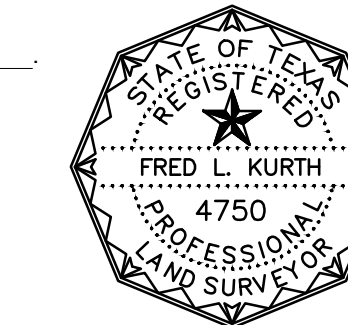


STATE OF TEXAS §  
COUNTY OF HIDALGO §

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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

FRED L. KURTH, PROFESSIONAL LAND SURVEYOR No. 4750  
STATE OF TEXAS  
DATE SURVEYED: 01-07-2019  
T-1070, PG. 41  
SURVEY JOB # 18227.08



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

ON: \_\_\_\_\_ AT \_\_\_\_\_ AM/PM  
INSTRUMENT NUMBER \_\_\_\_\_  
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

### GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED, ZONE "X" UNSHADED IS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS PER FLOOD PLAIN COMMUNITY-PANEL No. 480334 0290 D; REVISED DATE: JUNE 6, 2000. REVISED TO REFLECT LOMR CASE No. 20-06-1306A DATED: MARCH 10, 2020.
- SETBACKS:  
FRONT: 50.00 FEET  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOT 6. LOT 6 MAY BE CONSIDERED FOR COMMERCIAL USE.
- 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.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:  
-B.M. NO. 1- SET MHI DISK AT TOP OF CURB APPROXIMATELY 3.43 FEET WEST OF THE EAST PROPERTY LINE, NORTHINGS: 1664526.462, EASTINGS: 1014830.203, ELEVATION: 223.296  
-B.M. NO. 2- SET MHI DISK APPROXIMATELY 7.11 FEET WEST OF THE EAST PROPERTY LINE AND 6.67 FEET SOUTH OF THE NORTH PROPERTY LINE, NORTHINGS: 16645427.223, EASTINGS: 1014852.029, ELEVATION: 223.95
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO OBTAIN A TOTAL OF 4,514 CUBIC FEET (8.1 ACRES-FEET) OF STORM WATER RUNOFF DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
- 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.
- 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.
- AN OFF-STREET PARKING LOT SITE PLAN AND DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL AND INDUSTRIAL USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCES SHALL BE ISSUED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSSF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- 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 SEWAGE 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 AUTHORIZED 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  
F. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION  
G. A SPECIAL DESIGN IS REQUIRED FOR ALL OSSF SYSTEMS LOCATED WITHIN A DESIGNATED FLOOD ZONE. THE DESIGN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS: ANCHORING OF SEPTIC TANK(S) BACK FLOW VALVES SEPTIC TANK COVER SHALL BE ABLE TO SEAL.
- RAFAEL RODRIGUEZ GUTIERREZ, THE OWNER & SUBDIVIDER OF LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 2 OF THIS PLAT.
- NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM MILE 7 ROAD (F.M. 2221) ON TO LOT 6. A 24' SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY RAFAEL RODRIGUEZ GUTIERREZ TO PROVIDE INGRESS AND EGRESS TO LOT 6 FROM ANGIE AVENUE.
- IF THE AFOREMENTIONED LOT IS UTILIZED FOR COMMERCIAL USE, THEN THE LOT OWNER WILL BE REQUIRED TO INSTALL A BUFFER FENCE ADJUTING ALL RESIDENTIAL LOTS. LOCATION OF ACCESS/DRIVEWAY SHALL BE SHOWN ON THE SITE PLAN AS PER NOTE 10 AND IS SUBJECT TO APPROVAL FROM THE HIDALGO COUNTY PLANNING DEPARTMENT.
- RAFAEL RODRIGUEZ GUTIERREZ SHALL BE RESPONSIBLE FOR DETAINING AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ON THIS PLAT, DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.
- ACCESS EASEMENT 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 THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITH HIS RESPECTIVE SECTION.
- ANY ADDITION TO EXISTING RESIDENCE STRUCTURE OR NEW PROPOSED DWELLING ON LOT 6 MUST COMPLY WITH ALL SETBACK RESTRICTIONS RECORDED ON 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 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 3.1.4.

### METES AND BOUNDS DESCRIPTION:

A SUBDIVISION OF A TRACT OF LAND CONTAINING 0.999 OF ONE ACRE SITUATED IN HIDALGO COUNTY, TEXAS, BEING A PART OR PORTION OUT OF LOT 1, BLOCK 19, TEXAN GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS, SAID 0.999 OF ONE ACRE ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT A No. 4 REBAR FOUND (NORTHING: 16645432.712, EASTING: 1014860.092) AT THE NORTHWEST CORNER OF LOT 5, LAS COMADRES ACRES PHASE III, ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER 2661354, HIDALGO COUNTY MAP RECORDS, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:
- THENCE, S 08° 55' 24" W ALONG THE WEST LINE OF SAID LOT 5, AT A DISTANCE OF 209.50 FEET PASS A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 5, AT A DISTANCE OF 244.50 FEET PASS A No. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 7 N. ROAD [F.M. 2221], CONTINUING A TOTAL DISTANCE OF 284.50 FEET TO A NAIL SET [NORTHING: 16645151.654, EASTING: 1014815.962], FOR THE SOUTHWEST CORNER OF THIS TRACT.
  - THENCE, N 81° 04' 36" W WITHIN THE EXISTING RIGHT-OF-WAY OF MILE 7 N. ROAD [F.M. 2221], A DISTANCE OF 153.00 FEET TO A NAIL SET, FOR THE SOUTHWEST CORNER OF THIS TRACT.
  - THENCE, N 08° 55' 24" E AT A DISTANCE OF 40.00 FEET PASS A No. 4 REBAR SET ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF MILE 7 N. ROAD [F.M. 2221], CONTINUING A TOTAL DISTANCE OF 284.50 FEET TO A No. 4 REBAR FOUND AT THE SOUTHWEST CORNER OF LOT DD, OF SAID LAS COMADRES ACRES PHASE III, FOR THE NORTHWEST CORNER OF THIS TRACT.
  - THENCE, S 81° 04' 36" E ALONG THE SOUTH LINE OF SAID LOT DD AND THE SOUTH LINE OF LOT 7, OF SAID LAS COMADRES ACRES PHASE III, AT A DISTANCE OF 120.00 FEET PASS A No. 4 REBAR FOUND AT THE SOUTHERMOST SOUTHEAST CORNER OF SAID LOT DD AND THE SOUTHWEST CORNER OF SAID LOT 7, CONTINUING A TOTAL DISTANCE OF 153.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.999 OF ONE ACRE OF LAND, MORE OR LESS.

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

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LOT 6 LAS COMADRES ACRES PHASE III 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 LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

ON \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

ENVIRONMENTAL HEALTH DIVISION MANAGER

### HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL HIDALGO COUNTY DRAINAGE DISTRICT No. 1

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT No. 1

RAUL E. SESIN, P.E., C.F.M.  
GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

I, JOSE E. "EDDIE" SAENZ, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR LOT 6 LAS COMADRES ACRES PHASE III 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.

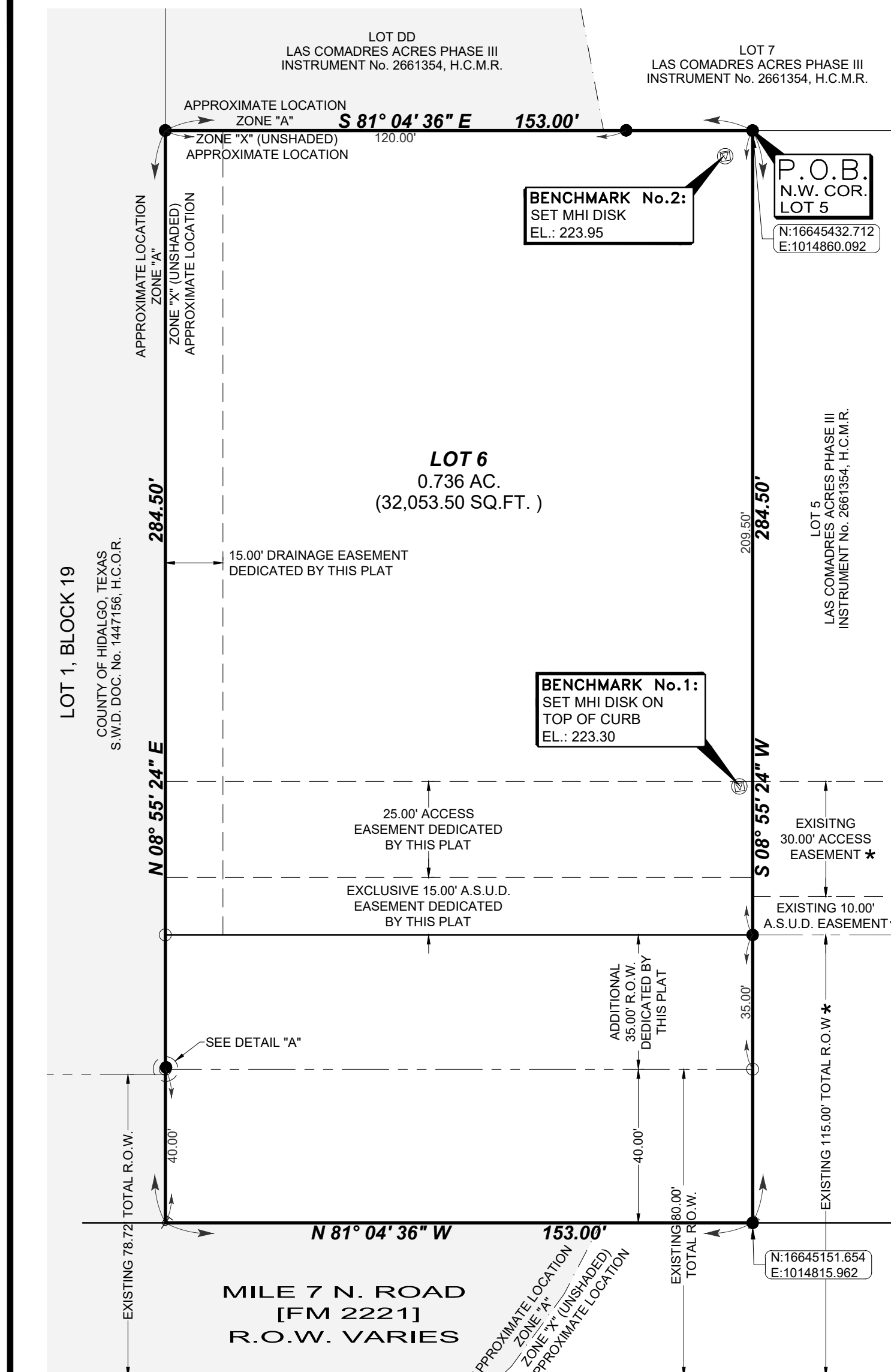
JOSE E. "EDDIE" SAENZ, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT

### SHEET INDEX TO LAS COMADRES #5 SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); PLAT NOTES AND RESTRICTIONS; SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION, CERTIFICATION, ATTESTATION; ENGINEERING CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT; APPROVAL CERTIFICATE; H.C.D.D. NO. 1; COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 2: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION).

SHEET 3: DRAINAGE LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE.

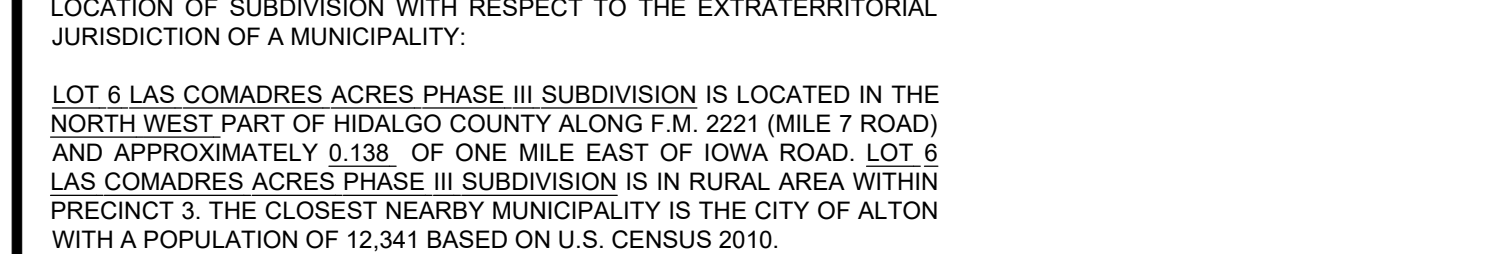


**LEGEND**

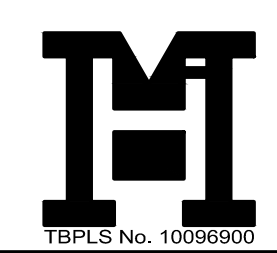
- FOUND No. 4 REBAR
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ SET MHI DISK
- ⊙ SET NAIL
- AC - OF ONE ACRE
- A.S.U.D. - AGUA SPECIAL UTILITY DISTRICT
- DOC - DOCUMENT
- EL - ELEVATION
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- No. - NUMBER
- N.T.S. - NOT TO SCALE
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- R.O.W. - RIGHT OF WAY
- SO. FT. - SQUARE FEET
- S.W.D. - SPECIAL WARRANTY DEED
- FLOOD "ZONE" A
- \* - AS RECORDED IN INSTRUMENT No. 2661354, H.C.M.R.

**LOCATION OF SUBDIVISION WITH RESPECT TO THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY:**

LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION IS LOCATED IN THE NORTH WEST PART OF HIDALGO COUNTY ALONG F.M. 2221 (MILE 7 ROAD) AND APPROXIMATELY 0.138 OF ONE MILE EAST OF IOWA ROAD. LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION IS IN RURAL AREA WITHIN PRECINCT 3, THE CLOSEST NEARBY MUNICIPALITY IS THE CITY OF ALTON WITH A POPULATION OF 12,341 BASED ON U.S. CENSUS 2010.



NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RAFAEL RODRIGUEZ GUTIERREZ	5305 SIESTA DR.	MISSION, TX 78574	
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839



**MELDEN & HUNT INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS  
115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

DRAWN BY: S.A.	DATE 10-09-20
SURVEYED, CHECKED _____	DATE _____
FINAL CHECK _____	DATE _____

# SUBDIVISION MAP OF LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION

A SUBDIVISION OF 0.999 OF ONE ACRE OUT OF  
LOT 1, BLOCK 19, TEXAN GARDENS SUBDIVISION  
VOLUME 8, PAGES 57-58, H.C.M.R.,  
HIDALGO COUNTY, TEXAS

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

FINAL WATER AND SEWER ENGINEERING REPORT FORMAT  
WATER SUPPLY: DESCRIPTION, COST, AND OPERABILITY DATE:

LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (A.S.U.D.). THE SUBDIVIDER AND A.S.U.D. HAVE ENTERED INTO A CONTRACT IN WHICH A.S.U.D. HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND A.S.U.D. HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

A.S.U.D. HAS AN EXISTING 8" DIAMETER WATER LINE RUNNING OUTSIDE THE SOUTH RIGHT-OF-WAY OF MILE 7 ROAD (F.M. 2221). THE WATER SYSTEM FOR LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION CONSISTS OF AN EXISTING WATER SERVICE AND METER THAT WAS PREVIOUSLY CONNECTED WITHIN LAS COMADRES ACRES PHASE III SUBDIVISION SCOPE.

WATER DISTRIBUTION FOR THE LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION CONSISTS OF AN EXISTING 1" DIAMETER SINGLE SERVICE LINE. SAID SERVICE TERMINATES AT THE WATER METER BOX OF SAID LOT. THE 1" SINGLE SERVICE AND THE METER BOX WERE INSTALLED. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY A.S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:

SEWAGE FROM LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION IS BEING TREATED BY INDIVIDUAL ON-SITE SEWAGE ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD. THE PROFESSIONAL ENGINEER NO. 117368 HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THAT THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. THE LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

THE LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A CUEVITAS-RANDADO COMPLEX SOIL FOR THE AREA. THE SOIL IS A UNIFORM FINE SANDY LOAM EXTENDING UP TO 9" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,150.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. THE OSSF HAS BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT OF LAS COMADRES ACRES PHASE III AT A TOTAL COST OF \$ 1,150.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 7/20/15.

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

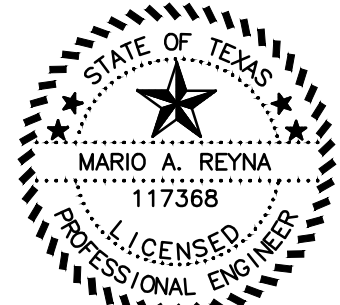
WATER FACILITIES - THE WATER METERS AND FACILITIES ARE FULLY CONSTRUCTED.

SEWAGE FACILITIES - THESE FACILITIES ARE FULLY CONSTRUCTED.

ENGINEER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

ALL WATER, DRAINAGE, AND SEPTIC IMPROVEMENTS ARE EXISTING AND WERE INSTALLED WITH LAS COMADRES ACRES PHASE III.

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO  
PROVISIÓN DE AGUA: DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO

LA SUBDIVISION LOT 6 LAS COMADRES ACRES PHASE III RECIBIRÁ SU PROVISIÓN DE AGUA POTABLE POR LA COMPAÑÍA AGUA SPECIAL UTILITY DISTRICT (A.S.U.D.). EL DUEÑO DE LA SUBDIVISIÓN Y A.S.U.D. HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. A.S.U.D. HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL DESARROLLO FUTURO DE LA SUBDIVISIÓN.

A.S.U.D. TIENE UNA LÍNEA EXISTENTE DE OCHO PULGADAS EN DIÁMETRO FUERA DEL DERECHO DEL SUR DE LA CARRETERA MILE 7 ROAD (F.M. 2221). EL SISTEMA DE AGUA PARA LA SUBDIVISIÓN LOT 6 LAS COMADRES ACRES PHASE III CONSISTE DE UNA LÍNEA DE SERVICIO Y UN MEDIDOR QUE PREVIAMENTE FUE CONECTADO DENTRO DEL ALANCE DE LAS COMADRES ACRES PHASE III SUBDIVISIÓN.

LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISIÓN LOT 6 LAS COMADRES ACRES PHASE III CONSISTE DE UN CONDUCTO INDIVIDUAL DE AGUA DE 1 PULGADA DE DIÁMETRO Y EL MEDIDOR MECÁNICO DE AGUA Y ESTÁN INSTALADOS. EL SISTEMA DE AGUA ESTÁ 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 EN LA SUBDIVISIÓN

EXISTE UNA FOSA SÉPTICA EN ESTA SUBDIVISIÓN. 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 ESTAS FOSAS SÉPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO SEGÚN EL REPORTE.

EL LOTE DE ESTA SUBDIVISIÓN MIDE AL LO MENOS MEDIO ACRE. EL TERRENO ES CUEVITAS-RANDADO TERRENO COMPLEJO Y SE EXTIENDE A 9 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 80 PULGADAS MAS ARRIBA DE LO MAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. EL AGUA FLUYE BIEN EN ESTA ÁREA.

EL COSTO TOTAL PARA LA INSTALACIÓN DE UN SISTEMA INDIVIDUAL DE FOSA SÉPTICA ES \$1,150.00 DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS LA FOSA SÉPTICA HA SIDO INSTALADA EN EL PROCESO DE LA APROBACIÓN DE LA SUBDIVISIÓN FINAL DE LAS COMADRES ACRES PHASE III A UN COSTO TOTAL DE \$1,150.00 DÓLARES. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO LA FOSA SÉPTICA Y HA APROBADO LA INSTALACIÓN DE LA FOSA SÉPTICA DESDE 20/15.

CERTIFICACIÓN:

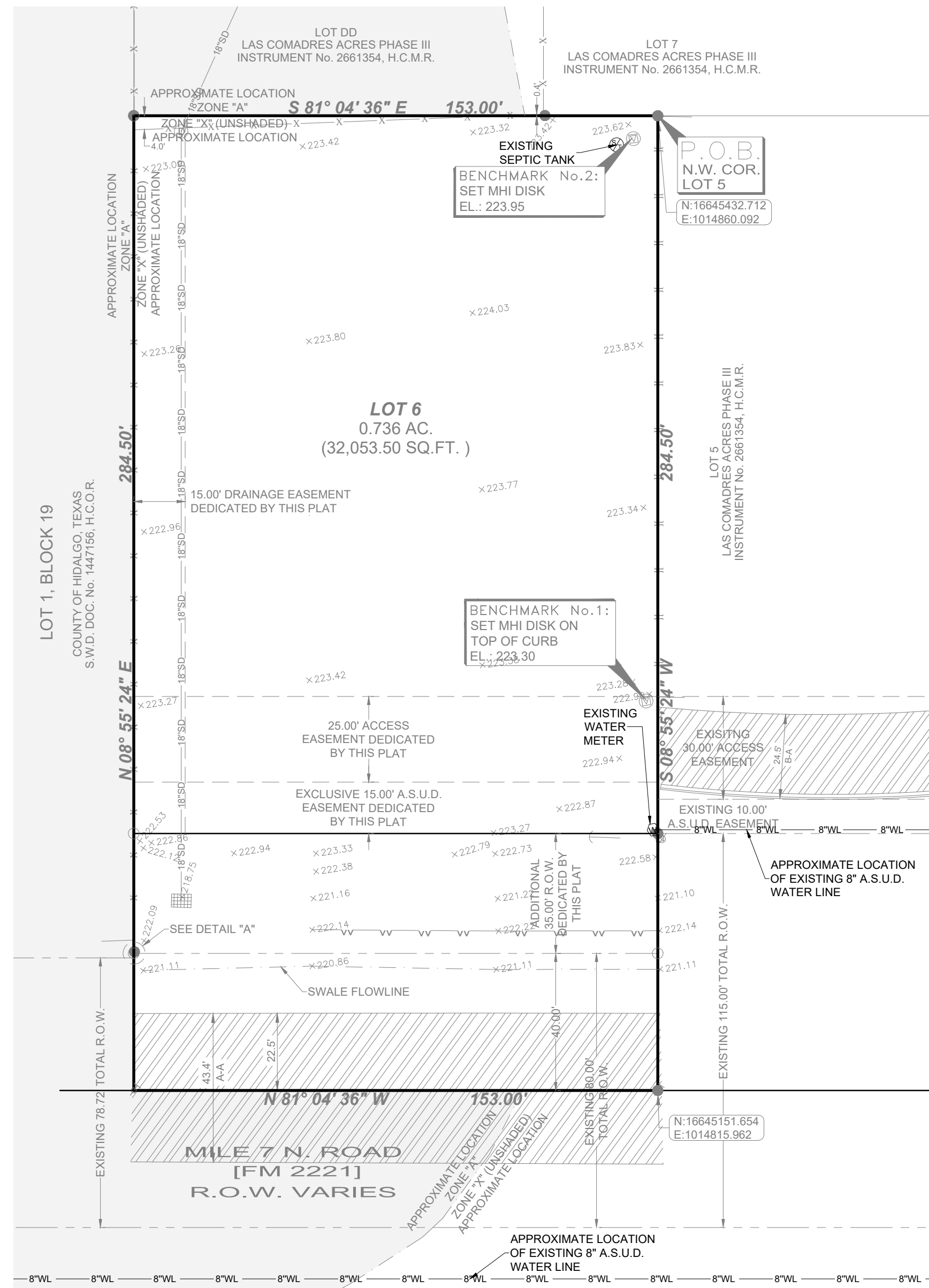
CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO A LAS SUBDIVISIONES ADOPTADAS EN LA SECCIÓN 16.343 DEL CÓDIGO DE AGUA DE TEXAS. CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DE DRENAJE SON:

AGUA: EL SISTEMA/SERVICIO DE AGUA ESTÁN INSTALADOS Y ESTÁN COMPLETAMENTE CONSTRUIDOS.

DRENAJE: ESTAS INSTALACIONES ESTÁN COMPLETAMENTE CONSTRUIDAS.

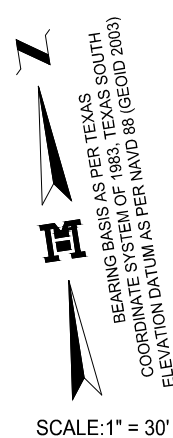
FIRMA DEL INGENIERO \_\_\_\_\_ FECHA \_\_\_\_\_

TODAS LAS MEJORIAS DE AGUA, DRENAJE, Y SISTEMAS SEPTICOS EXISTEN Y FUERON INSTALADAS CON LAS COMADRES ACRES UNIT PHASE III.



### LEGEND

- FOUND No. 4 REBAR
- SET No. 4 REBAR WITH PLASTIC CAP STAMPED MELDEN & HUNT
- ⊙ SET MHI DISK
- ⊙ SET NAIL
- A-A ASPHALT TO ASPHALT
- AC - OF ONE ACRE
- A.S.U.D. - AGUA SPECIAL UTILITY DISTRICT
- B-A BACK OF CURB TO ASPHALT
- DOC - DOCUMENT
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
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- ⊕ SEPTIC TANK
- ⊕ GRATE INLET
- ⊕ HOG WIRE FENCE
- ⊕ CHAIN LINK FENCE
- ⊕ EDGE OF DITCH TOP
- 18"SD - EXISTING 18" STORM DRAIN LINE
- ⊕ SWALE FLOW LINE
- ⊕ ASPHALT AREA
- ⊕ FLOOD "ZONE A"



NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	RAFAEL RODRIGUEZ GUTIERREZ	5305 SIESTA DR.	MISSION, TX 78574	
ENGINEER:	MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839
SURVEYOR:	FRED L. KURTH, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981 (956) 381-1839

**MELDEN & HUNT, INC.**  
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ESTABLISHED 1947 - www.meldenandhunt.com

SUBDIVIDER CERTIFICATION:  
BY COMPLETING THE IMPROVEMENTS DESCRIBED ON THE PLAT, SUBDIVIDER WILL COMPLY WITH MINIMUM STATE STANDARDS AND THAT (a) WATER QUALITY AND CONNECTIONS INCLUDING WATER METERS AND OR WATER WELLS FOR EACH LOT(S) MEET SUCH STANDARDS AND (b) SEWER CONNECTIONS TO THE LOTS OR SEPTIC TANKS MEET OR WILL MEET SUCH STANDARDS AND WILL BE CONSTRUCTED IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS.

SUBDIVIDER STATEMENT:  
I, RAFAEL RODRIGUEZ GUTIERREZ SUBDIVIDER OF LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

RAFAEL RODRIGUEZ GUTIERREZ \_\_\_\_\_ DATE \_\_\_\_\_  
5305 SIESTA DR.  
MISSION, TEXAS 78574

STATE OF TEXAS §  
COUNTY OF HIDALGO §  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAFAEL RODRIGUEZ GUTIERREZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSE AND CONSIDERATION THEREIN

STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

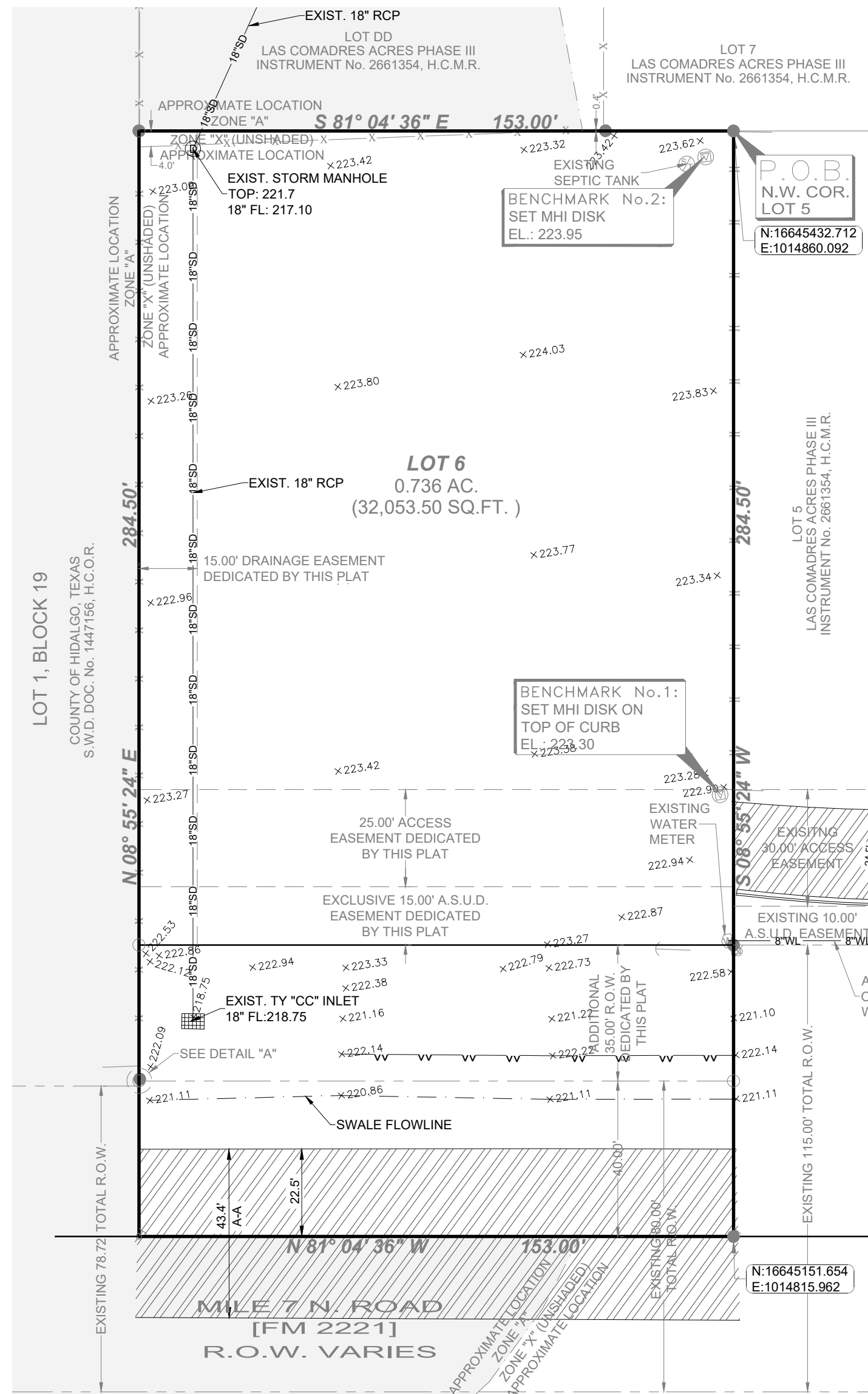
NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

DRAWN BY: S.A. DATE 10-09-20  
SURVEYED, CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FINAL CHECK \_\_\_\_\_ DATE \_\_\_\_\_

# SUBDIVISION MAP OF LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION

A SUBDIVISION OF 0.999 OF ONE ACRE OUT OF  
LOT 1, BLOCK 19, TEXAN GARDENS SUBDIVISION  
VOLUME 8, PAGES 57-58, H.C.M.R.,  
HIDALGO COUNTY, TEXAS

## MAP OF TOPOGRAPHY AND DRAINAGE MAPA DE TOPOGRAFIA Y DESAGUE



LOT 6 LAS COMADRES ACRES PHASE III SUBDIVISION IS A 0.999 OF ONE ACRE TRACT BEING A PART OR PORTION OUT OF LOT 1, BLOCK 19, TEXAN GARDENS SUBDIVISION, VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS LOCATED IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48034 0290 D, MAP REVISED JUNE 6, 2009, REVISED TO REFLECT LOMR CASE NO. 20-06-1306A DATED MARCH 10, 2020. ZONE "X" UNSHADED IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."

THE SOILS ARE (S1) CUEVITAS-RANDADO COMPLEX, 0 TO 3 PERCENT SLOPES, WHICH IS IN HYDROLOGIC GROUP "D". SOIL GROUP "D" HAS A VERY SLOW INFILTRATION RATE WHEN THOROUGHLY WET. THESE SOILS HAVE A VERY SLOW RATE OF WATER TRANSMISSION. (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS" EXISTING RUNOFF FLOWS NORTHEASTERLY WITH A RUNOFF OF 0.90 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AND, A RUNOFF OF 6.08 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, WHICH IS AN INCREASE OF 5.18 C.F.S. AS PER THE ATTACHED CALCULATIONS.

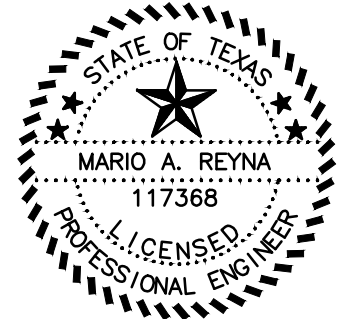
IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THE LOT SHALL HAVE A SLOPE OF 0.25%.

THEREFORE, IN ORDER TO MEET THE REQUIRED VOLUME FOR THIS DEVELOPMENT, 4.514 CUBIC FEET (0.104 ACRE-FEET) OF DETENTION IS REQUIRED. THE DETENTION FOR THIS SITE HAS ALREADY BEEN ACCOUNTED FOR IN THE DETENTION POND THAT WAS CONSTRUCTED AS PART OF THE LAS COMADRES ACRES PHASE III SUBDIVISION. NO ADDITIONAL DRAINAGE IMPROVEMENTS WILL BE MADE AT THIS TIME. A COPY OF THE APPROVED MASTER DRAINAGE REPORT HAS BEEN ATTACHED TO THIS REPORT.

ENGINEER'S SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

MELDEN & HUNT, INC.  
TEXAS REGISTRATION F-1435



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  - EXISTING 18" STORM DRAIN LINE
  - SWALE FLOW LINE
  - ▨ ASPHALT AREA
  - ▨ FLOOD "ZONE A"

SCALE: 1" = 30'

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