



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: 11-24-2020

PROPOSED CAMOU COMMERCIAL SUBDIVISION PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: CIL FRESH PROPERTIES, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: *SINGLE FAMILY *MULTI-FAMILY 4 COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: SOUTHEAST CORNER OF MINNESOTA ROAD AND 3 MILE LINE.

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 9-02-2020 PROPERTY LIES WITHIN FLOOD ZONE: "C" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY ONSITE DETENTION POND DISCHARGING ONTO A TXDOT SYSTEM.

ROAD R.O.W. DEDICATION: 20.00 FEET ONTO 3 MILE LINE & 15.00 ONTO MINNESOTA ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 9-23-2020 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-23-2020 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S WILL BE INSTALLED AT BUILDING PERMIT STAGE.

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 8" LOCATION: 3 MILE LINE.

H.C.E.O.C. FINAL APPROVAL DATE: 9-22-2020 : 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.

REQUEST FOR FINAL APPROVAL WITH: **Cash Deposit:** Amount: \$ 36,627.58 For: (3) OSSF'S, (3) HYDRANTS & (2) SHARED DRIVEWAY'S

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: N/A

STAFF RECOMMENDS: **Final Approval** with financial guarantee.

This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules, Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.

*

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

CIL FRESH PROPERTIES, AS OWNER OF THE 10.31 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CAMOU COMMERCIAL 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

CIL FRESH PROPERTIES
JOSE CARLOS CAMOU, VICEPRESIDENT
6800 S INTERNATIONAL PKWY
MCKENNA, TEXAS 78503

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSE CARLOS CAMOU KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____

NOTARY PUBLIC

THIS PLAT OF CAMOU COMMERCIAL SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____, 20__

CHAIRMAN

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.015(6) I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT OF CAMOU SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION

ATTEST: CITY 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(G). 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.

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



STATE OF TEXAS
COUNTY OF HIDALGO

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 NO. 4011



THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 0 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 WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ PRESIDENT

SECRETARY

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

STATE OF TEXAS
COUNTY OF HIDALGO

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

HIDALGO COUNTY JUDGE

DATE

ATTEST: HIDALGO COUNTY CLERK

DATE

LEGEND:

SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "TROWSS PROP. COR." UNLESS OTHERWISE NOTED

FOUND IRON ROD WITH PLASTIC CAP STAMPED "TROWSS PROP. COR." UNLESS OTHERWISE NOTED

MAP RECORDS HIDALGO COUNTY TEXAS

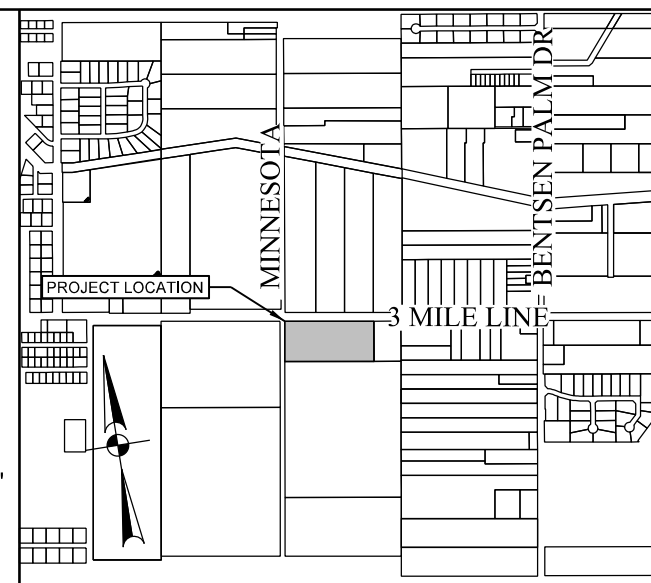
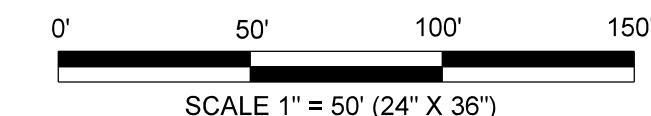
OFFICIAL RECORDS HIDALGO COUNTY TEXAS

DEED RECORDS HIDALGO COUNTY TEXAS

M.R.H.C.T.

O.R.H.C.T.

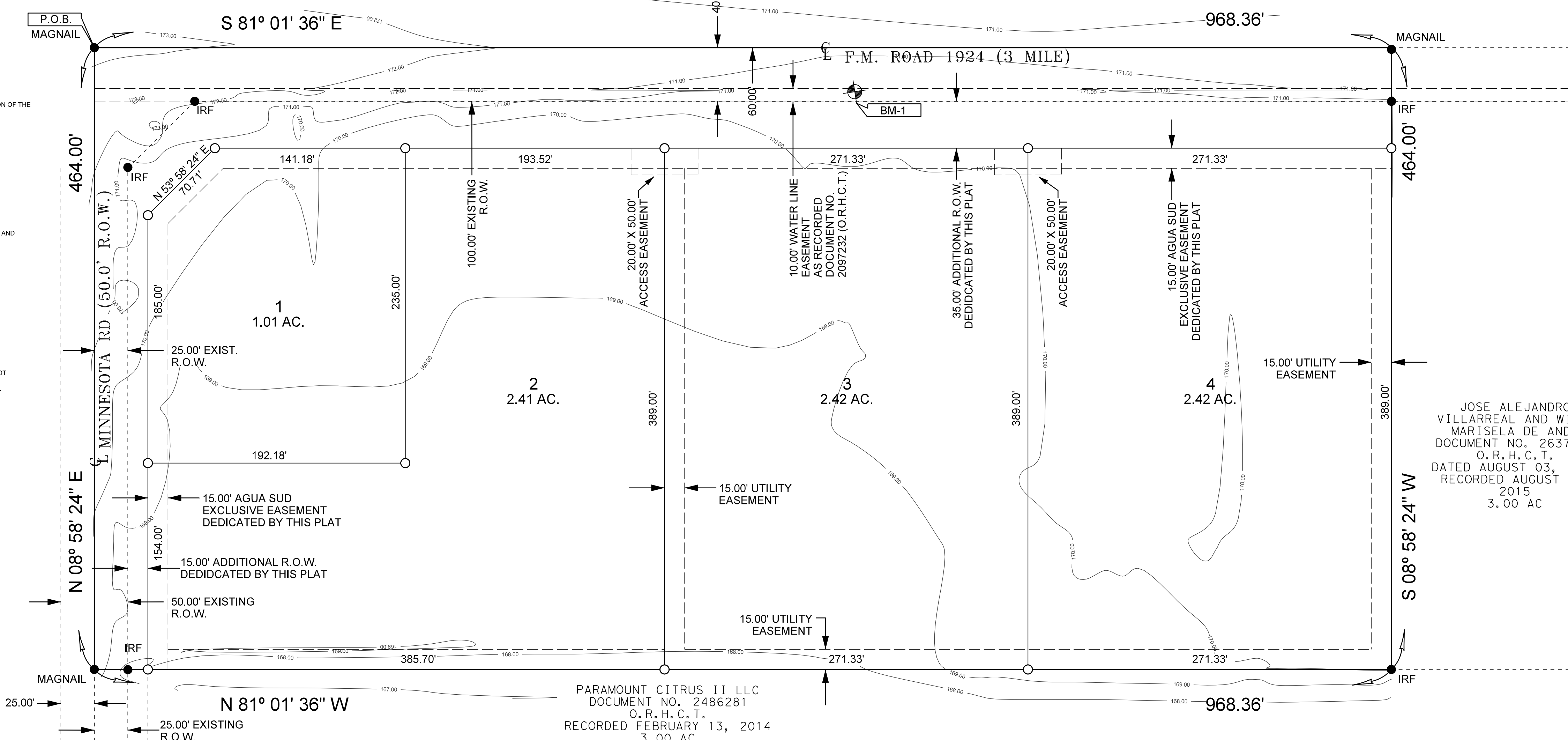
D.R.H.C.T.



LOCATION MAP
SCALE: 1:2000

LOCATION DESCRIPTION

CAMOU SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, ON THE SOUTHEAST CORNER OF THE INTERSECTION OF MILE 3 (FM 1924) AND MINNESOTA 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. CAMOU SUBDIVISION LIES APPROXIMATELY 2.12 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3.12 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.



JOSE ALEJANDRO VILLARREAL AND WIFE, MARISELA DE ANDA
DOCUMENT NO. 2637215
O. R. H. C. T.
DATED AUGUST 03, 2015
RECORDED AUGUST 12, 2015
3.00 AC

PARAMOUNT CITRUS II LLC
DOCUMENT NO. 2486281
O. R. H. C. T.
RECORDED FEBRUARY 13, 2014
3.00 AC

GENERAL NOTES:

- THIS PROPERTY IS LOCATED IN FLOOD ZONE C - AREAS OF MINIMAL FLOODING, AS PER COMMUNITY PANEL NO. 480334 040 C, REVISED NOVEMBER 16, 1982.
- MINIMUM BUILDING SETBACK LINES:
FRONT SETBACK: 50 FEET
SIDE SETBACK: 5 FT OR EASEMENT, WHICHEVER IS GREATER
REAR SETBACK: 15 FT OR EASEMENT, WHICHEVER IS GREATER
- LOTS 1 THROUGH 4 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. THERE SHALL BE NO OTHER USE THAN COMMERCIAL. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR DEEDS. DEVELOPERS WILL BE REQUIRED TO INSTALL A BUFFER FENCE ABUTTING ALL RESIDENTIAL LOTS. APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 2' ABOVE TOP OF CURB OR 2' ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY FINE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS:
BM-1 IS A SQUARE-CUT LOCATED AT THE TOP OF AN INLET ON SOUTH OF 3 MILE ROAD.
N= 1602.897 5550
E= 1,028.334 4295
ELEV.= 170.77
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 91,701 CUBIC FEET, 2.107 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION, LOTS 2, 3 AND 4 WILL DETAIN 30.597 CFT EACH.
- 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, GRASSES, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
- ALL PUBLIC UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SHOWING 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 & 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 REQUIRED UNTIL THE SITE PLAN, DRAINAGE PLAN AND OSEF PLAN ARE APPROVED AND PROPOSED IMPROVEMENTS ARE CONSTRUCTED IN ACCORDANCE WITH COUNTY AND STATE STANDARDS.
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN DETAINED VOLUME SHOW ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED ABOVE DUE TO THE IMPROVED AREA BEING GREATER THAN PLAT ENGINEER CONSIDERED FOR THIS CALCULATIONS OF THIS SUBDIVISION.

GENERAL NOTES: (CONT.)

11. TxDOT DRIVEWAY/ENTRANCE PERMIT IS REQUIRED FOR LOT (S), PRIOR TO THE CONSTRUCTION OF A DRIVEWAY/ENTRANCE FRM 1924. TxDOT ACCESS PERMIT IS REQUIRED PRIOR TO THE COUNTY ISSUING A DEVELOPMENT APPLICATION PERMIT.
12. SEPTIC TANKS WILL BE INSTALLED AT THIS PROPERTY AT THE TIME OF BUILDING PERMIT STAGE.
13. WATER METERS WILL BE INSTALLED AT THIS PROPERTY AT THE TIME OF BUILDING PERMIT STAGE.
14. TxDOT DRAINAGE PLAN AND UTILITY CONNECTION PERMIT ARE REQUIRED AT THE BUILDING PERMIT STAGE FOR COMMERCIAL LOTS.
15. ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCLUDING 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.
16. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM 3 MILE (F.M. 1924) ON TO LOTS 2 THROUGH 4. A 24 FOOT SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 2 & 3, 3 & 4 TO PROVIDE INGRESS AND EGRESS FROM 3 MILE (F.M. 1924).
17. OWNER OF LOT 1 WILL BE RESPONSIBLE TO MOVE EXISTING FENCE ENCRANCHING ONTO THE NEW R.O.W. LINE OF MINNESOTA ROAD AT THE TIME OF FUTURE WIDENING OF MINNESOTA ROAD.

METES AND BOUNDS

BEING A 10.31 ACRE TRACT OF LAND BEING OUT OF 13.15 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN TORIBIO ZAMORA SURVEY, PORCION 49, OUT OF THE SOUTH 2468.60 FEET OF SHARE 3, OF THE AGREED PARTITION OF PORCION 49, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 19, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 10.31 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CIL FRESH PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DOCUMENT NUMBER 2613377, DATED MAY 11, 2015 AND RECORDED MAY 29, 2015, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 10.31 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A MAG NAIL FOUND ON MILE 3 ROAD (F.M. 1924), RIGHT-OF-WAY VARIES, FROM WHICH THE SOUTHWEST CORNER OF SAID SHARE 3 BEARS, SOUTH 08°58'24" WEST, A DISTANCE OF 2,468.60 FEET TO THE POINT OF BEGINNING OF SAID 10.31 ACRE TRACT OF LAND;
THENCE, SOUTH 81°01'36" EAST, A DISTANCE OF 968.36 FEET, ALONG THE SOUTH LINE OF NICK DOFFING NO. 3 SUBDIVISION, AS RECORDED IN VOLUME 5, PAGE 19, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, TO A MAG NAIL FOUND FOR THE COMMON CORNER OF 3.00 ACRE TRACT OF LAND CONVEYED TO JOSE ALEJANDRO VILLARREAL AND WIFE, MARISELA DE ANDA BY DOCUMENT NUMBER 2637215 DATED AUGUST 3, 2015 AND RECORDED AUGUST 12, 2015, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF SAID 10.31 ACRE TRACT OF LAND;
THENCE, SOUTH 08°58'24" WEST, A DISTANCE OF 464.00 FEET, ALONG THE COMMON LINE OF SAID 3.00 ACRE TRACT AND SAID 10.31 ACRE TRACT OF LAND TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "TROWSS PROP COR." BEING A COMMON CORNER OF SAID 3.00 ACRE TRACT AND A TRACT CONVEYED BY A WARRANTY DEED TO PARAMOUNT CITRUS II LLC BY DOCUMENT NUMBER 2486281, RECORDED ON FEBRUARY 13, 2014, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF SAID 10.31 ACRE TRACT OF LAND;
THENCE, NORTH 81°01'36" WEST, A DISTANCE OF 943.53 FEET, ALONG THE COMMON LINE OF SAID PARAMOUNT CITRUS II LLC TRACT OF LAND AND SAID 10.31 ACRE TRACT, PASSING A 1/8" IRON ROD FOUND FOR THE FOR THE EAST RIGHT-OF-WAY OF MINNESOTA ROAD, CONTINUING A TOTAL DISTANCE OF 968.36 FEET TO A MAGNAIL FOUND FOR THE AND BEING THE SOUTHWEST CORNER OF SAID 10.31 ACRE TRACT OF LAND;
THENCE, NORTH 08°58'24" EAST, A DISTANCE OF 464.00 FEET, ALONG THE EAST LINE OF MINNESOTA ROAD, TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 10.31 ACRE TRACT OF LAND.
BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
SURVEYED ON THE 02ND DAY OF JULY, 2020.

INDEX OF SHEETS

- SHEET 1 - HEADING INDEX, LOCATION MAP AND E.T., PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S CERTIFICATE, PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNERS KNOWLEDGE, HIDALGO COUNTY CLERK RECORDING CERTIFICATE, H.C.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.D. NO. 6 CERTIFICATE, ENGINEERS AND SURVEYORS CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL.
- SHEET 2 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, AND PAVING MAP, REVISION NOTES, CONTOURS.



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

CAMOU COMMERCIAL SUBDIVISION
LOT LAYOUT

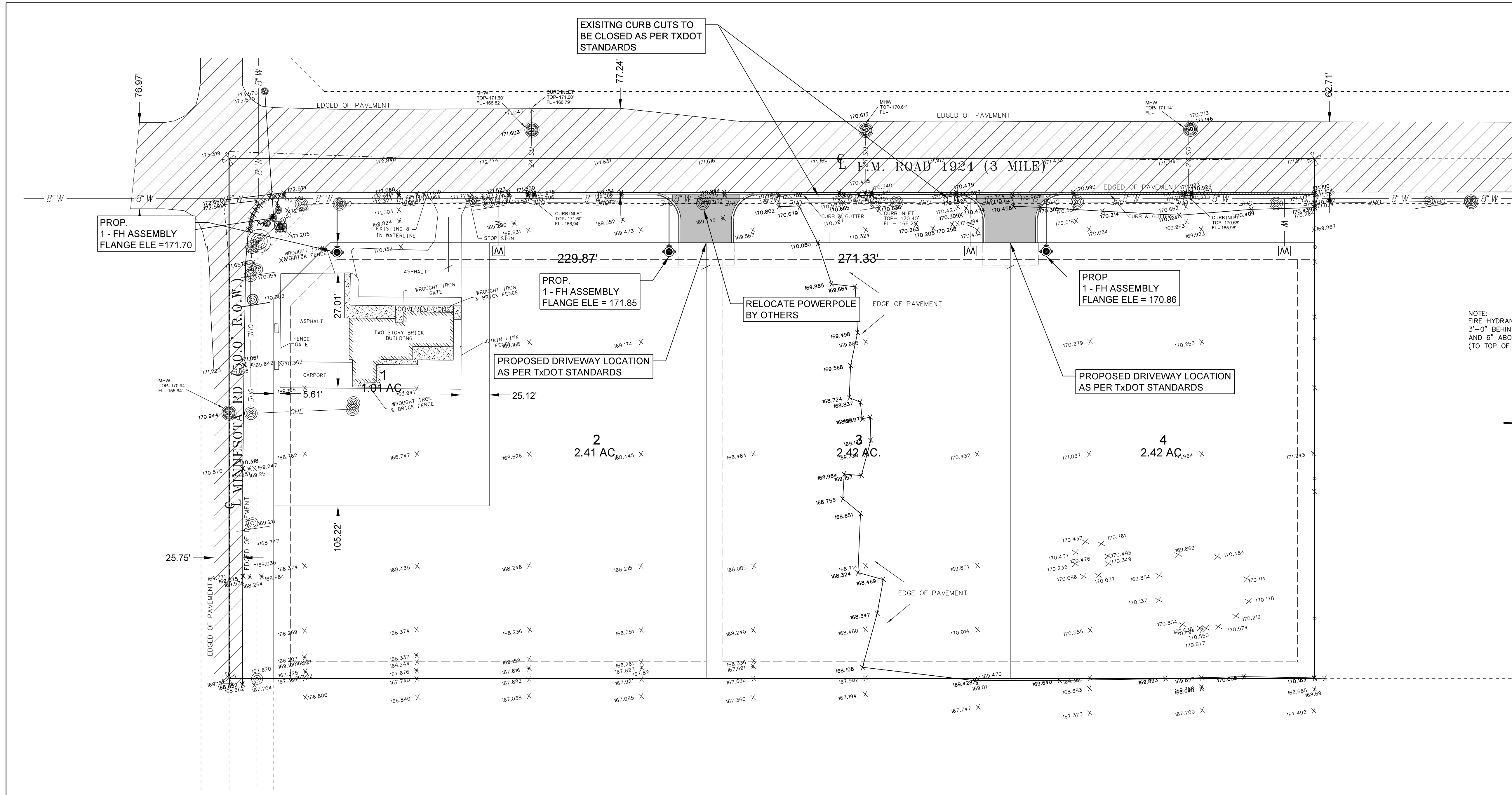
BEING A 10.31 ACRE TRACT, REMAINDER OF A 13.315 ACRE TRACT OF LAND SITUATED IN THE TORIBIO ZAMORA SURVEY, A-78, PORCION 49, OUT OF THE SOUTH 2468.60 FEET OF SHARE 3, OF THE AGREED PARTITION OF PORCION 49, AS RECORDED IN VOLUME 5, PAGE 17, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

SHEET 1 OF 2

PRINCIPAL CONTACTS:					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE CARLOS CAMOU	6800 S INTERNATIONAL PKWY	MCKENNA, TEXAS 78503	(956) 445-1104	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

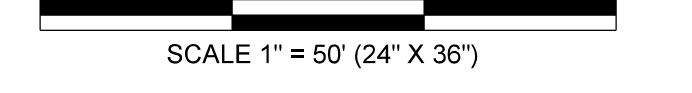
SOUTH TEXAS INFRASTRUCTURE GROUP
900 S STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBPE REG # 15000



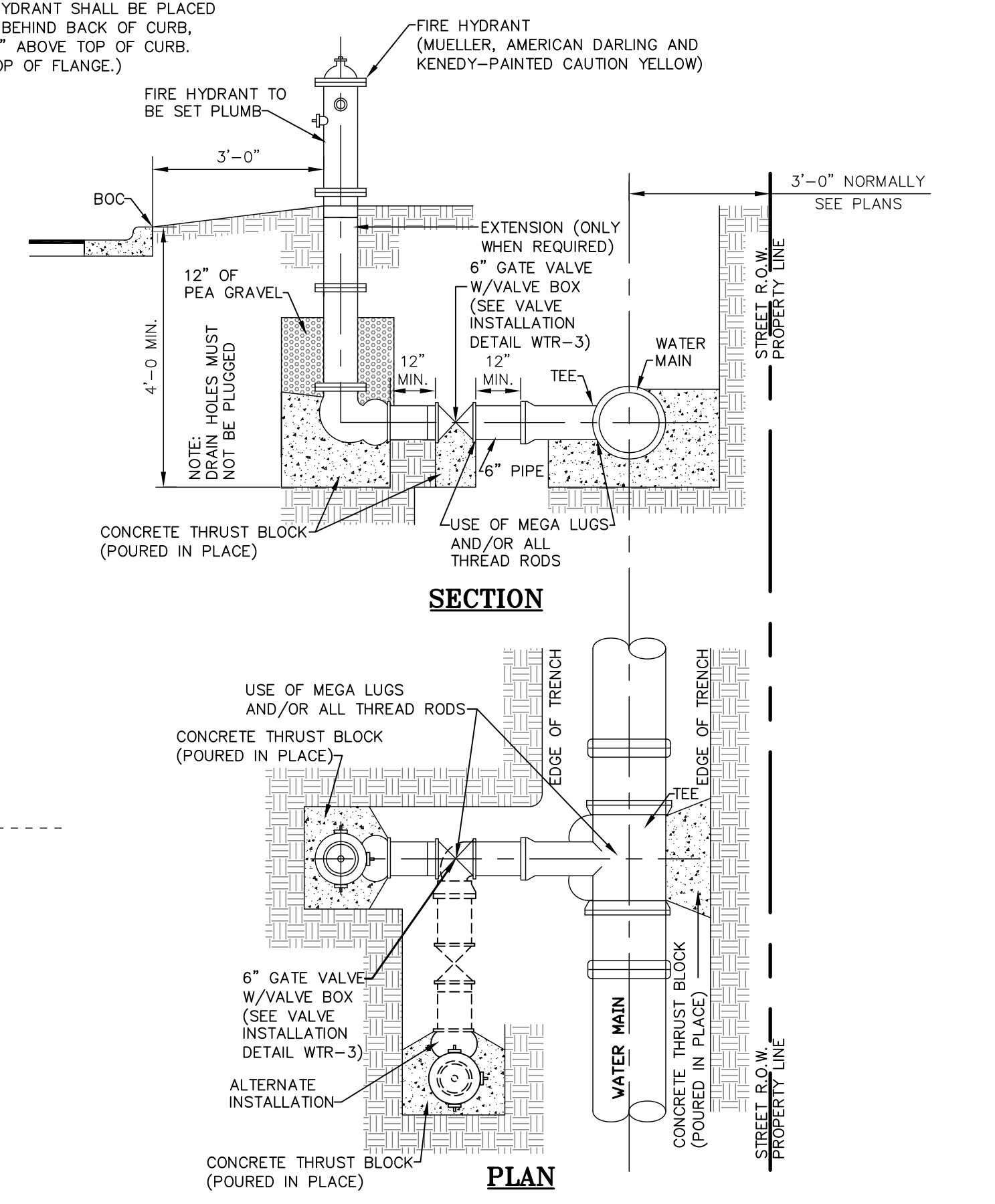


LEGEND:

- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND IRON ROD
- WOOD FENCE
- PROPOSED PAVEMENT
- PROPOSED WATER METER
- OVERHEAD ELECTRIC
- PROPOSED CASING
- FOR 8" WATERLINE= 16" STEEL CASING FOR 2" WATER LINE= 3" PVC CASING FOR 1" WATER LINE= 2" PVC CASING
- PROPOSED STREET LIGHT
- SOIL BORING LOCATION
- EXIST. POWER POLE
- MAGNAN FOUND



NOTE: FIRE HYDRANT SHALL BE PLACED 3'-0" BEHIND BACK OF CURB, AND 6" ABOVE TOP OF CURB. (TO TOP OF FLANGE.)



PROJECT LOCATION
 CIL FRESH SUBDIVISION IS A PROPOSED 4 LOT COMMERCIAL SUBDIVISION LOCATED WITHIN THE CITY OF MISSION JURISDICTION. BEING A 10.31 ACRE TRACT, REMAINDER OF A 13.315 ACRE TRACT OF LAND SITUATED IN THE TORIBIO ZAMORA SURVEY, A-78, PORCION 49, OUT OF THE SOUTH 2,468.60 FEET OF SHAR 3, OF THE AGREED PARTITION OF PORCION 49, AS RECORDED IN VOLUME 5, PAGE 17, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

FLOOD PLAIN
 THE PROPERTY IS IN ZONE "C"; ZONE "C" ARE AREAS OF MINIMAL FLOODING; COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.

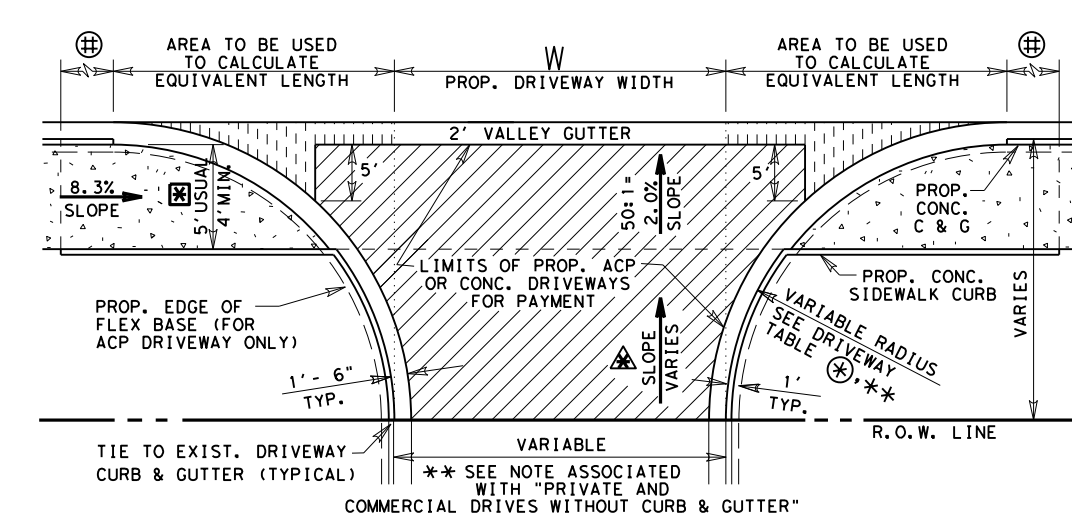
SOIL CONDITIONS
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO FINE SANDY LOAM (25), 0 TO 1 PERCENT SLOPES. EXISTING TERRAIN HAS A SOUTH WESTERLY NATURAL FLOW DIRECTION. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THIS SOIL ARE LISTED IN HYDROLOGIC GROUP B. SEE APPENDIX C.

EXISTING CONDITIONS
 THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A VERY SLIGHT GRADE TOWARDS THE SOUTHWEST PART OF THE PROPERTY. 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 30.13 CFS.

PROPOSED CONDITIONS
 THE POST DEVELOPMENT VOLUME OF STORM WATER RUNOFF IS 81.90 CFS BASE ON THE 50-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 51.77 CFS. IN ACCORDANCE WITH THE CITY OF MISSION AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 POLICY, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 91,791 CFT OR 2.107 ACRE-FT, WILL NEED TO BE DETAINED IN 3 DETENTION PONDS LOCATED IN LOTS 2, 3 AND 4 OF THE PROPOSED SUBDIVISION. EACH DETENTION WILL HAVE AN 8 IN BLEEDER INTO A SEPARATE TXDOT INLET. EACH LOT WILL DETAIN PROPORTIONALLY TO ITS AREA. LOT 2, LOT 3 AND LOT 4 WILL DETAIN 30,597 CFT EACH FOR A TOTAL 96,054 CFT PROVIDED.

TOTAL DETENTION REQUIRED = 91,791 CFT.
 DETENTION PROVIDED LOT 2 = 30,597 CFT.
 DETENTION PROVIDED LOT 3 = 30,597 CFT.
 DETENTION PROVIDED LOT 4 = 30,597 CFT.
 TOTAL DETENTION PROVIDED = 96,054 CFT.

PRIVATE AND COMMERCIAL DRIVES WITH CURB & GUTTER



PLAN OF PRIVATE AND COMMERCIAL DRIVES
 SEE P&P SHEETS FOR LOCATIONS OF DRIVES N, T, S.

LF EQUIVALENT TABLE FOR PAYMENT LIMITS OF 2' VALLEY GUTTER

Prop. Driveway Radius	X1 OF X2 (Sq Ft Area / 2') Equivalent LF Length
5'	1
8'	2
10'	4
12'	6
15'	9
18'	12
20'	15
22'	18
25'	24
28'	30
30'	34

DRIVEWAY TYPES

EXIST. PRIVATE OR COMMERCIAL DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" NEW AND/OR SALVAGE FLEX. BASE, PRIMED AND SURFACED WITH 114#/5Y ACP.



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

10/28/2020

COST ESTIMATE

WATER DISTRIBUTION: \$	_____
DRAINAGE IMPROVEMENT: \$	_____
PAVING IMPROVEMENT: \$	_____
SEPTIC TANK (OSSF): \$	_____
FIRE HYDRANT: \$	_____
EROSION CONTROL: \$	_____

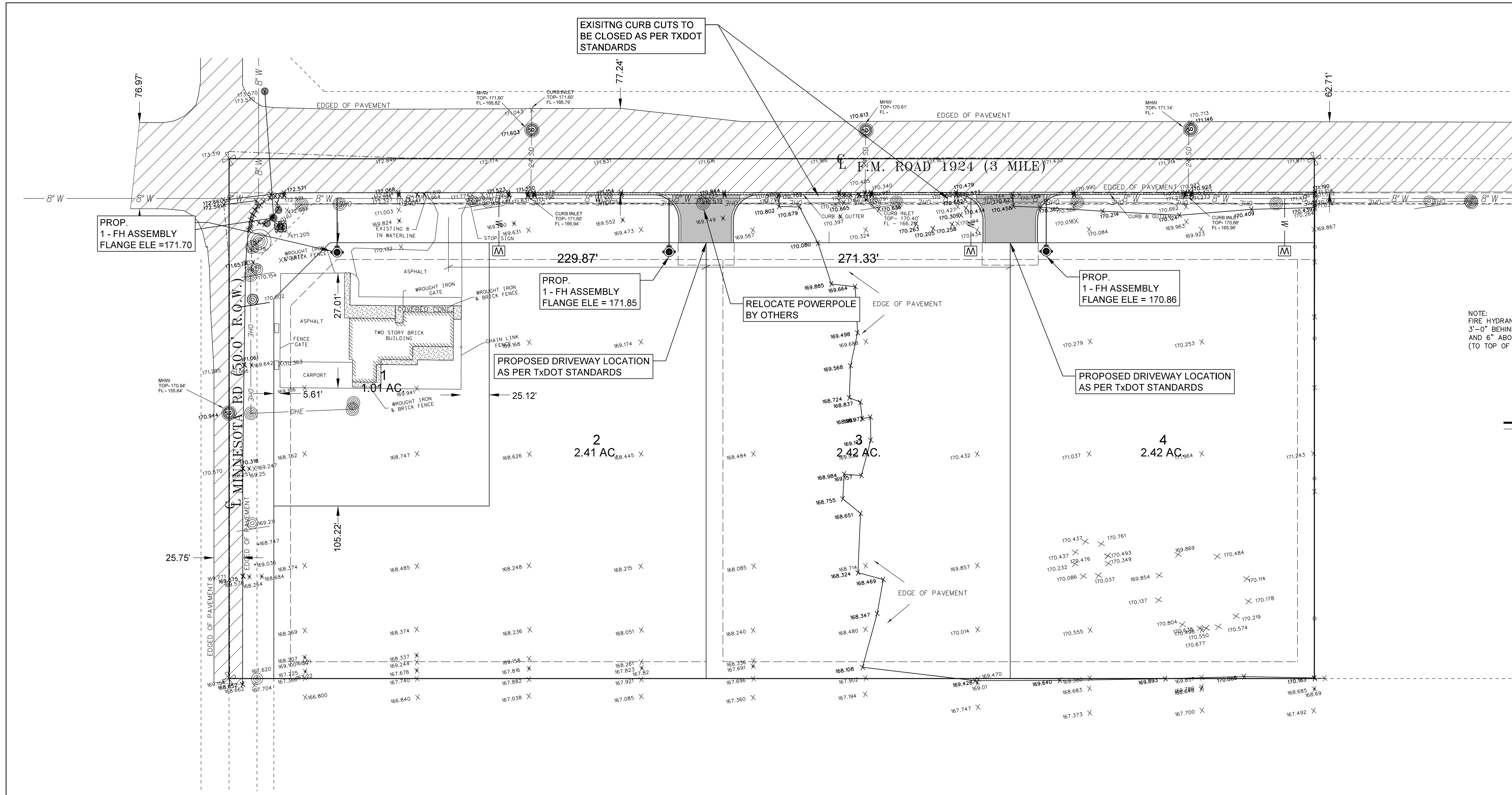
PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	JOSE CARLOS CAMOU	6800 S INTERNATIONAL PKWY	MCALLEN, TEXAS 78503	(956) 445-1104	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

CAMOU COMMERCIAL SUBDIVISION
SITE AND GRADING PLAN
 BEING A 10.31 ACRE TRACT, REMAINDER OF A 13.315 ACRE TRACT OF LAND SITUATED IN THE TORIBIO ZAMORA SURVEY, A-78, PORCION 49, OUT OF THE SOUTH 2468.60 FEET OF SHARE 3, OF THE AGREED PARTITION OF PORCION 49, AS RECORDED IN VOLUME 5, PAGE 17, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS.

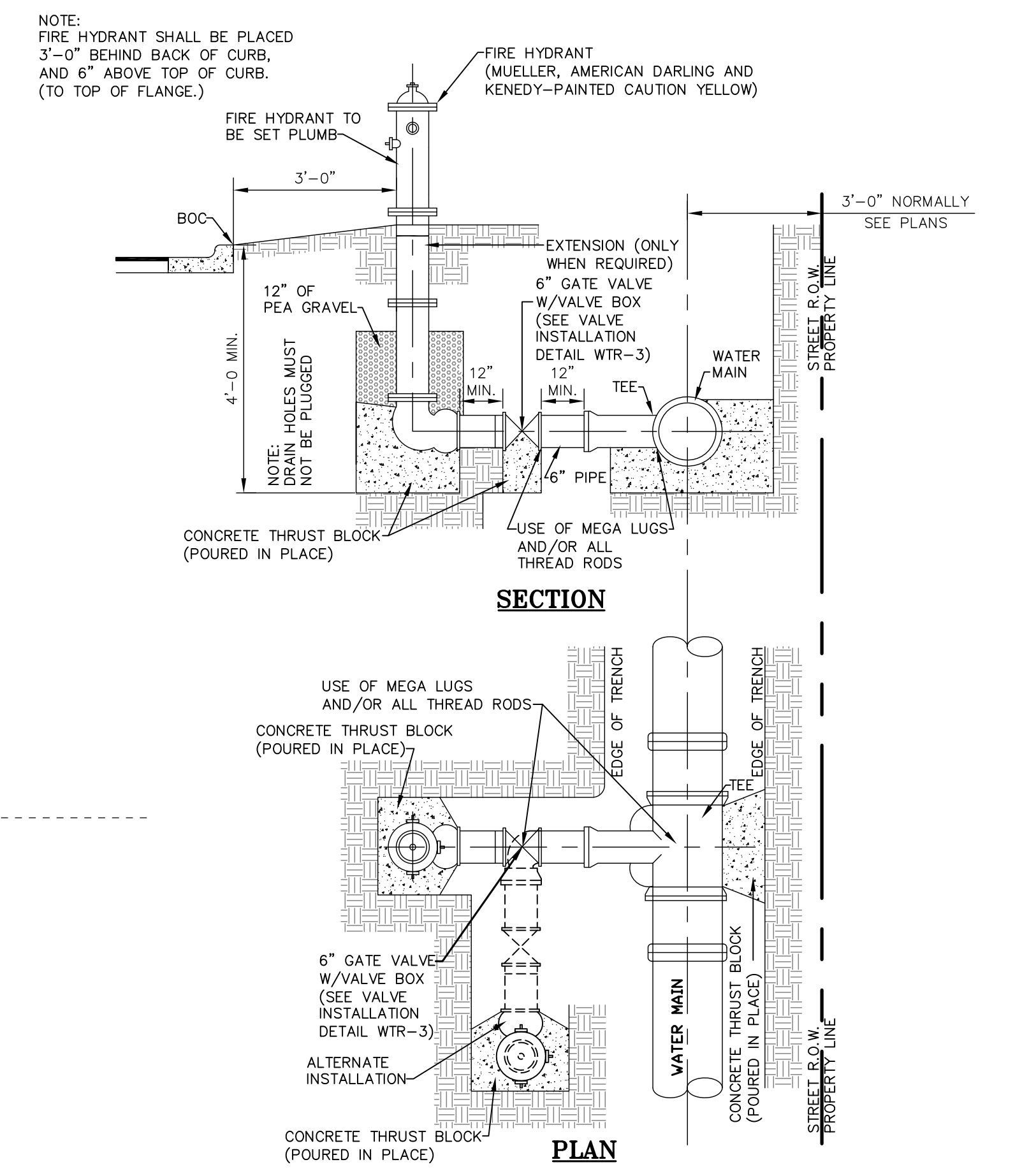
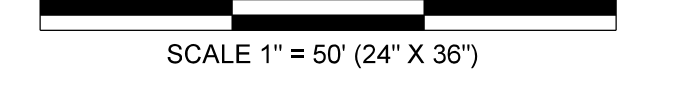
SOUTH TEXAS INFRASTRUCTURE GROUP
 900 S. STEWART, SUITE 13
 MISSION, TEXAS 78572
 PH: (956) 424-3335
 FAX: (956) 424-3132
 TBPE REG # 15000





LEGEND:

- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND IRON ROD
- WOOD FENCE
- PROPOSED PAVEMENT
- PROPOSED WATER METER
- OVERHEAD ELECTRIC
- PROPOSED CASING
- FOR 8" WATERLINE= 16" STEEL CASING FOR 2" WATER LINE= 3" PVC CASING FOR 1" WATER LINE= 2" PVC CASING
- PROPOSED STREET LIGHT
- SOIL BORING LOCATION
- EXIST. POWER POLE
- MAGNAN FOUND



PROJECT LOCATION
 CIL FRESH SUBDIVISION IS A PROPOSED 4 LOT COMMERCIAL SUBDIVISION LOCATED WITHIN THE CITY OF MISSION JURISDICTION. BEING A 10.31 ACRE TRACT, REMAINDER OF A 13.315 ACRE TRACT OF LAND SITUATED IN THE TORIBIO ZAMORA SURVEY, A-78, PORCION 49, OUT OF THE SOUTH 2,468.60 FEET OF SHAR 3, OF THE AGREED PARTITION OF PORCION 49, AS RECORDED IN VOLUME 5, PAGE 17, OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

FLOOD PLAIN
 THE PROPERTY IS IN ZONE "C"; ZONE "C" ARE AREAS OF MINIMAL FLOODING; COMMUNITY PANEL NO. 480334 0400 C, REVISED NOVEMBER 16, 1982.

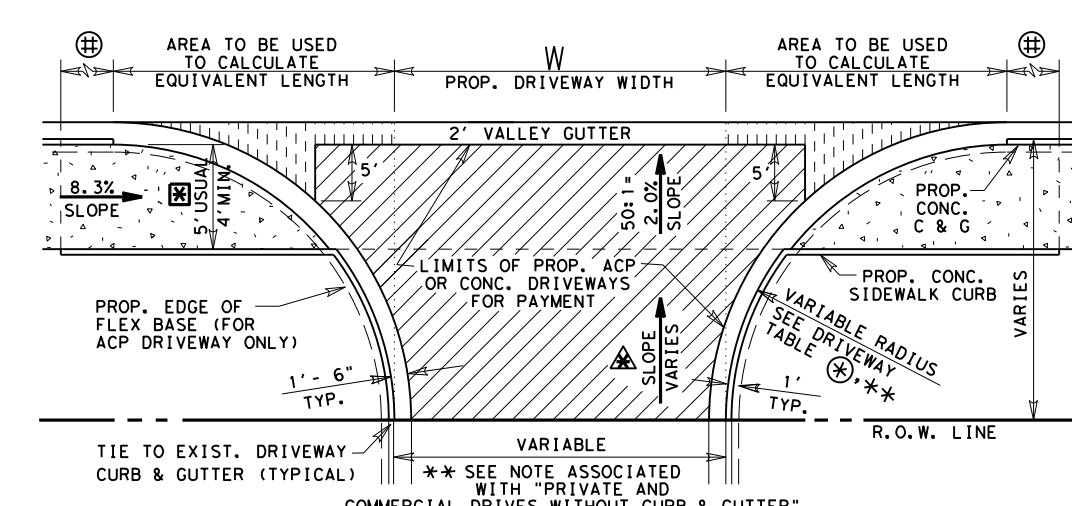
SOIL CONDITIONS
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100% OF HIDALGO FINE SANDY LOAM (25), 0 TO 1 PERCENT SLOPES. EXISTING TERRAIN HAS A SOUTH WESTERLY NATURAL FLOW DIRECTION. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THIS SOIL ARE LISTED IN HYDROLOGIC GROUP B. SEE APPENDIX C.

EXISTING CONDITIONS
 THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A VERY SLIGHT GRADE TOWARDS THE SOUTHWEST PART OF THE PROPERTY. 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 30.13 CFS.

PROPOSED CONDITIONS
 THE POST DEVELOPMENT VOLUME OF STORM WATER RUNOFF IS 81.90 CFS BASE ON THE 50-YEAR STORM FREQUENCY, AS PER ATTACHED CALCULATIONS, WHICH IS AN INCREASE OF 51.77 CFS. IN ACCORDANCE WITH THE CITY OF MISSION AND HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 POLICY, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 91,791 CFT OR 2.107 ACRE-FT, WILL NEED TO BE DETAINED IN 3 DETENTION PONDS LOCATED IN LOTS 2, 3 AND 4 OF THE PROPOSED SUBDIVISION. EACH DETENTION WILL HAVE AN 8 IN BLEEDER INTO A SEPARATE TxDOT INLET. EACH LOT WILL DETAIN PROPORTIONALLY TO ITS AREA. LOT 2, LOT 3 AND LOT 4 WILL DETAIN 30,597 CFT EACH FOR A TOTAL 96,054 CFT PROVIDED.

TOTAL DETENTION REQUIRED = 91,791 CFT.
 DETENTION PROVIDED LOT 2 = 30,597 CFT.
 DETENTION PROVIDED LOT 3 = 30,597 CFT.
 DETENTION PROVIDED LOT 4 = 30,597 CFT.
 TOTAL DETENTION PROVIDED = 96,054 CFT.

PRIVATE AND COMMERCIAL DRIVES WITH CURB & GUTTER



PLAN OF PRIVATE AND COMMERCIAL DRIVES
 SEE P&P SHEETS FOR LOCATIONS OF DRIVES

LF EQUIVALENT TABLE FOR PAYMENT LIMITS OF 2' VALLEY GUTTER

Prop. Driveway Radius	X1 OR X2 (Sq Ft Area / 2') Equivalent LF Length
5'	1
8'	2
10'	4
12'	6
15'	9
18'	12
20'	15
22'	18
25'	24
28'	30
30'	34

DRIVEWAY TYPES

EXIST. PRIVATE OR COMMERCIAL DRIVEWAYS TO BE CONSTRUCTED AS SHOWN WITH 4" NEW AND/OR SALVAGE FLEX. BASE, PRIME AND SURFACED WITH 114#/5Y ACP.



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

10/28/2020

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