



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: 1-26-2021

PROPOSED CARRIZALES SUBDIVISION PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: EL CARRIZALES L.L.C.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 44 *SINGLE FAMILY *MULTI-FAMILY 4 COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: 11

FILLING STATIONS: 5

LOCATION DESCRIPTION: EAST OF WESTERN ROAD APPROXIMATELY 1/2 MILE NORTH OF MILE 6 ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 1-28-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" AND X(SHADED).

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 1-06-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 1-11-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 11-25-2020: 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: FEBRUARY 26, 2020

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

Final Approval subject to recommendations other departments

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

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 PLAN 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
FORM # 1010388
900 S. STEWART RD., SUITE 13
MISSION, TEXAS 78702

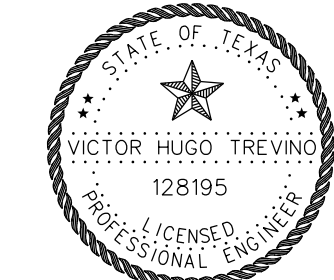


STATE OF TEXAS
COUNTY OF HIDALGO

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 PLAN HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

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



LOT AREA TABLE		
LOT	SQUARE FT.	ACRES
1	21798	0.500
2	21782	0.500
3	21792	0.500
4	21802	0.501
5	21812	0.501
6	21821	0.501
7	21831	0.501
8	21841	0.501
9	21851	0.502
10	21882	0.502
11	21797	0.500
12	22764	0.523
13	22104	0.507
14	22130	0.508
15	21791	0.500
16	23777	0.548
17	80765	1.854
18	21952	0.504
19	22013	0.505
20	21928	0.503
21	21974	0.504
22	22020	0.506
23	22066	0.507
24	22112	0.508
25	22158	0.509
26	22204	0.510
27	22250	0.511
28	22069	0.507
29-37	21781	0.500
38-39	21791	0.500
40-47	21781	0.500
48	21829	0.501

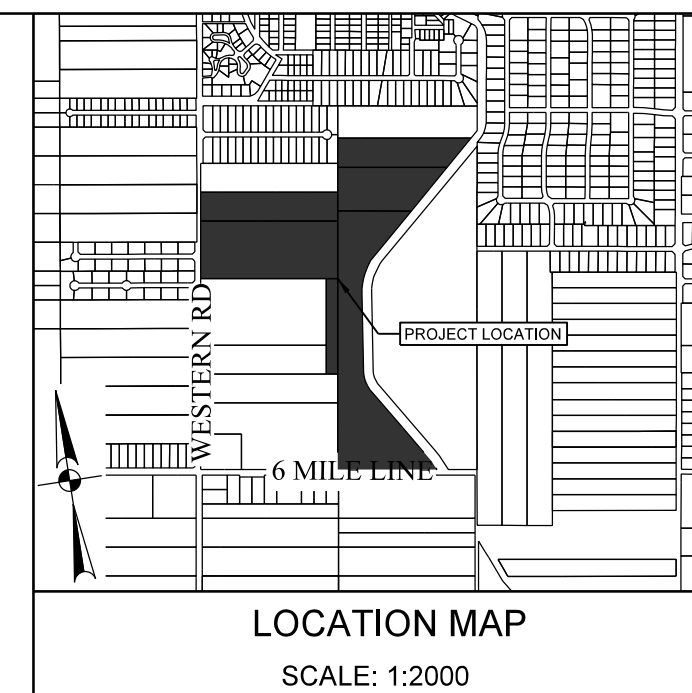
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	61.52'	50.00'	70°29'52"	N 74°05'53" E	57.71'
C2	61.24'	50.00'	70°10'18"	S 35°34'02" E	57.48'
C3	60.50'	50.00'	69°19'50"	S 34°11'02" W	56.88'
C4	90.95'	50.00'	104°13'18"	S 73°15'43" E	78.92'
C5	92.31'	50.00'	105°46'42"	N 01°44'17" E	79.75'

LINE	LENGTH	BEARING
L1	35.33'	S 36°06'59" E
L2	35.38'	N 53°53'01" E
L3	21.21'	N 36°09'03" W
L4	21.21'	N 53°50'57" E
L5	11.25'	S 81°09'03" E

LEGEND:

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
- FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR.", UNLESS OTHERWISE NOTED
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS
- MAP RECORDS HIDALGO COUNTY TEXAS
- DEED RECORDS HIDALGO COUNTY TEXAS
- RIGHT-OF-WAY HIDALGO COUNTY DRAINAGE DISTRICT

- O.R.H.C.T.
- M.R.H.C.T.
- D.R.H.C.T.
- R.O.W.
- H.C.D.D.



LOCATION DESCRIPTION

CARRIZALES 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), CARRIZALES SUBDIVISION LIES APPROXIMATELY 22 MILES FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3/8 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

- INDEX OF SHEETS
- SHEET 1 - HEADING INDEX, LOCATION MAP AND ETC., PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.
 - SHEET 2 - METES & BOUNDS, OWNERS ACKNOWLEDGEMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.D.D. NO. 6 CERTIFICATE, ENGINEERS AND SURVEYORS 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 ENGINEERS CERTIFICATION (ENGLISH AND SPANISH) SUBDIVISION CERTIFICATE & STATEMENT.
 - SHEET 4 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REGIONAL NOTES.
 - SHEET 5 - STORM WATER POLLUTION PREVENTION PLAN
 - SHEET 6 - WATER DISTRIBUTION STANDARDS DETAILS
 - SHEET 7 - PAVING AND DRAINAGE DETAILS

THE LAS DIANAS LAND DEVELOPMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY TRACT OF LAND THE 9.930 ACRES TRACT (NORTH 10-ACRES RECORDED) OF LAND OUT THE NORTH 9.930 ACRES IN 10-ACRES RECORDED) OF THE TWENTY (20) ACRES OF THE NORTH FORTY (N 40) ACRES OF THE WEST 127.33 ACRES OF THE SOUTH 175.39 ACRES LYING WEST OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6, MAIN CANAL AND SOUTH OF CITRUS CITY TOWNSHIP, TEXAS GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO GENERAL WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NO. 3121924. D.R.H.C.T.

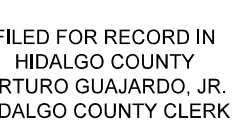
THE ALMA N. GRIMALDO TRACT BEING ALL OF LOT 20, BLOCK 15, BEING ALL OF LOT 20, BLOCK 15, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NO. 293450. D.R.H.C.T.

THE SANDRA PATRICIA PERFECTO TRACT BEING ALL OF LOT 20, BLOCK 15, BEING ALL OF LOT 20, BLOCK 15, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NO. 210594. O.R.H.C.T.

THE DIEGO CARRIZALES TRACT BEING ALL OF LOT 20, BLOCK 15, BEING ALL OF LOT 20, BLOCK 15, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NO. 210594. O.R.H.C.T.

THE RENALDO GUTIERREZ TRACT OF LAND THE LOT 16, CAMPO ALEGRE SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 44, PAGES 29-31, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO WARRANTY DEED UNDER COUNTY CLERK'S DOCUMENT NO. 2742190. O.R.H.C.T.

THE EL CARRIZALES, L.L.C. A TEXAS LIMITED LIABILITY COMPANY TRACT THE NORTH 23.20 ACRES OF THE SOUTH 67.33 ACRES OF THE SOUTH 175.39 ACRES LYING WEST OF HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 MAIN CANAL AND SOUTH OF CITRUS CITY TOWNSHIP, BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OF PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS, ACCORDING TO GENERAL WARRANTY DEED DOCUMENT NUMBER 3162345. O.R.H.C.T.



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

ON: _____ AT _____ AMPM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

REVISION NOTES				
No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78702	(956) 584-5555	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78702	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78702	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP

900 S. STEWART, SUITE 13
MISSION, TEXAS 78702
PH: (956) 424-3335
FAX: (956) 424-3132
TBP REG # 1500



SUBDIVISION PLAT
CARRIZALES SUBDIVISION

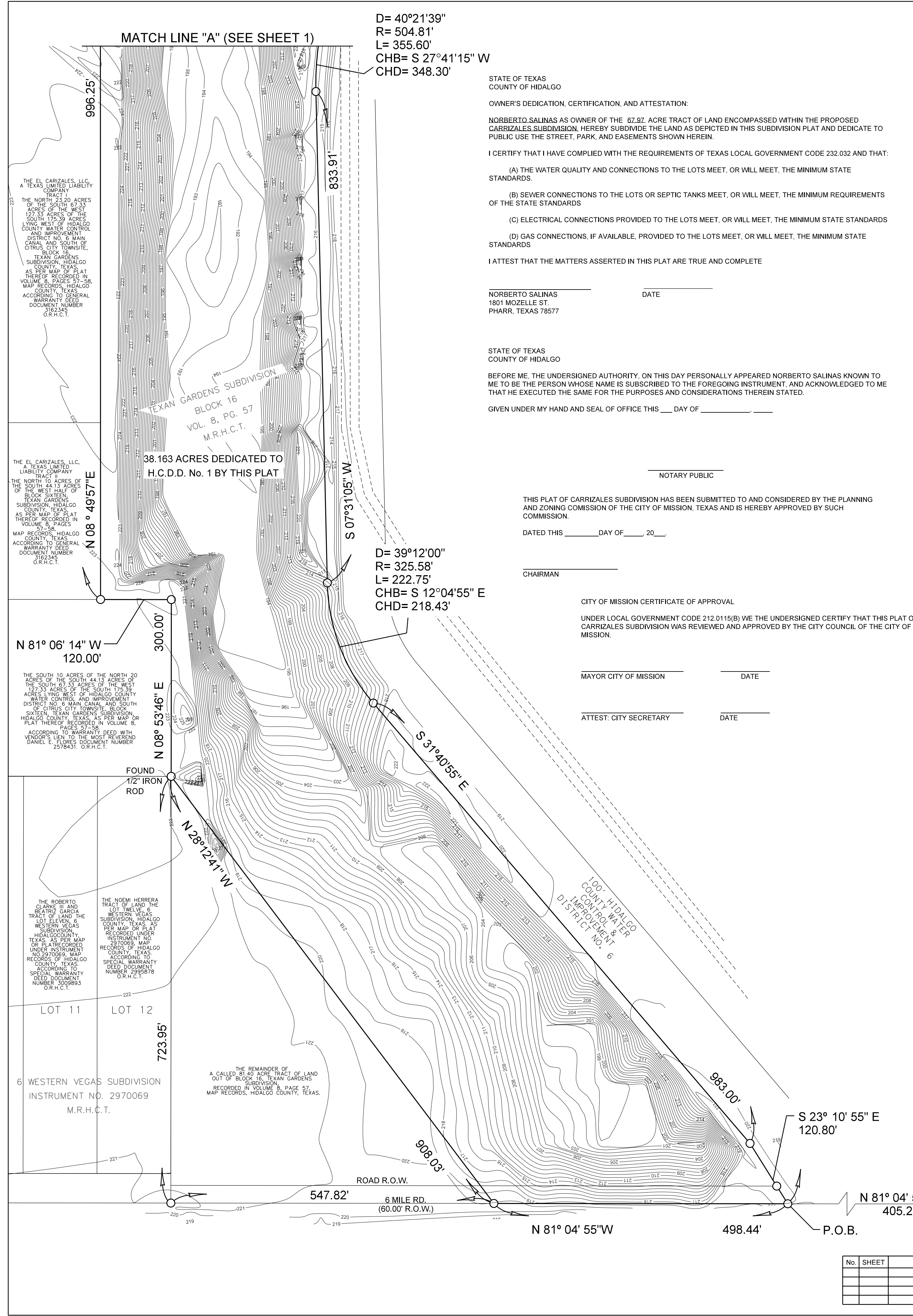
BEING A 67,967 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS

D= 40°21'39"
R= 504.81'
L= 355.60'
CHB= S 27°41'15" W
CHD= 348.30'

MATCH LINE "A" (SEE SHEET 2)

- GENERAL NOTES:
- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: "X" & "A" ZONE "X" 500-YEAR FLOOD ZONE. "A" NO BASE FLOOD ELEVATIONS DETERMINED; COMMUNITY PANEL NO. 48033A 2005.0 REVISION JUNE 06, 2005. BASED ON RECENT IMPROVEMENTS TO THE SITE, WE HAVE DETERMINED THAT THE BASE FLOOD ELEVATION FOR THIS ZONE "X" ON THIS SPECIFIC PROPERTY IS 20.25. PROPERTY IN PROCESS TO BE TAKEN OUT OF THE FLOOD ZONE WITH LOUISIANA CASE NO. 21-06-017A.
 - MINIMUM FINISHED FLOOR ELEVATIONS: 25 FEET OR EASEMENT WHICHEVER IS GREATER. FRONT SETBACK: 25 FEET OR LOTS FRONTING WESTERN ROAD. SIDE SETBACK: INTERNAL LOT: 10.00 FEET OR EASEMENT WHICHEVER IS GREATER. CORNER LOT: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER. REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.
 - NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 2 THROUGH 27 AND 30 THROUGH 47. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR THESE LOTS.
 - NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 2 THROUGH 27 AND 30 THROUGH 47.
 - MINIMUM FINISHED FLOOR ELEVATION SHALL BE 2" ABOVE TOP OF CURB OR 2" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CONTROL 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 WITH 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 SET 5/8" IRON ROD WITH BLUE PLASTIC CAP "R.O.W.S. CONTROL" LOCATED ON WEST RIGHT-OF-WAY OF WESTERN ROAD AT 14.81 FEET WEST OF WESTERN ROAD CENTERLINE.
E= 1641.842428
E= 1019.271894
ELEV= 225.12
 - BM-2 IS A SET 5/8" IRON ROD WITH BLUE PLASTIC CAP "R.O.W.S. CONTROL" LOCATED ON WEST RIGHT-OF-WAY OF WESTERN ROAD AT 28.19 FEET WEST OF WESTERN ROAD CENTERLINE.
E= 1641.478428
E= 1019.018428
ELEV= 225.12
 - IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1A TOTAL OF 120 80" CURB FEET 3.88 HIGHER 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).
 - 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.
 - 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.
 - ALL PUBLIC UTILITY EASEMENTS DESIGNATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION PLAT. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPATIBLE WITH THE SIZE REQUIRED BY EACH UTILITY PROVIDER OCCUPYING AN EASEMENT.

- GENERAL NOTES (CONT.)
- AN OFF-STREET PARKING LOT SITE PLAN & DRAINAGE PLAN APPROVED BY THE HIDALGO COUNTY PLANNING DEPARTMENT AND THE OFFICE OF ENVIRONMENTAL COMPLIANCE SHALL BE REQUIRED FOR SCHOOLS, COMMERCIAL, INDUSTRIAL & MULTIFAMILY USE AT THE TIME OF APPLICATION FOR CONSTRUCTION PRIOR TO THE ISSUANCE OF A BUILDING AND/OR DEVELOPMENT PERMIT. NO WATER OR LIGHT CLEARANCE 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): 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 SEWAGE ONLY.
 - B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FOOT AREA WITH POTABLE WATER SUPPLY.
 - C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT.
 - D. SOIL ANALYSES 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 OCCUPANCY A LOT.
 - THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
 - 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. 1 OF THIS PLAT.
E= 1641.842428
E= 1019.271894
ELEV= 225.12
 - ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE SLOPE AT A 2.0% GRADE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION SPECIFICATIONS 31.1.
 - LOTS 1, 28, 29 & 48 SHALL BE FOR COMMERCIAL USE ONLY. THERE SHALL BE NO OTHER USE OTHER THAN COMMERCIAL. LOTS 1, 28, 29 & 48 ARE FOR NON-RESIDENTIAL USE. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACT FOR THESE. A BUFFER FENCE IS REQUIRED TO BE INSTALLED BY DEVELOPER ALONG ALL ABUTTING RESIDENTIAL LOTS APPLICATIONS FOR CONSTRUCTION APPROVED BY THE PLANNING DEPARTMENT, OFFICE OF ENVIRONMENTAL COMPLIANCE, HEALTH DEPARTMENT AND FIRE MARSHAL ARE REQUIRED PRIOR TO OCCUPANCY OF THE LOT.



D= 40°21'39"
 R= 504.81'
 L= 355.60'
 CHB= S 27°41'15" W
 CHD= 348.30'

D= 39°12'00"
 R= 325.58'
 L= 222.75'
 CHB= S 12°04'55" E
 CHD= 218.43'

STATE OF TEXAS
 COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

NORBERTO SALINAS AS OWNER OF THE 67.97 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARRIZALES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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.

 DATE

NORBERTO SALINAS
 1801 MOZELLE ST.
 PHARR, TEXAS 78577

STATE OF TEXAS
 COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NORBERTO SALINAS 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 CARRIZALES 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 CARRIZALES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

 MAYOR CITY OF MISSION

 DATE

ATTEST: CITY SECRETARY

 DATE

METES AND BOUNDS

BEING A 67.967 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 67.967 ACRE TRACT OF LAND BEING A REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND CONVEYED TO EL CARZALES, LLC, A TEXAS LIMITED LIABILITY COMPANY BY A "SPECIAL WARRANTY DEED WITH VENDORS LIEN" DATED DECEMBER 5, 2018, AND RECORDED ON DECEMBER 13, 2018, DOCUMENT NO. 2972303, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, SAID 67.967 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH IRON ROD, BEING THE SOUTHEAST CORNER OF SAID BLOCK 16 AND BEING ON THE CENTERLINE OF 6 MILE ROAD (60.00 FOOT RIGHT-OF-WAY) AS ESTABLISHED BY SAID TEXAN GARDENS SUBDIVISION;

THENCE NORTH 81°04'55" WEST, A DISTANCE OF 405.27 FEET, ALONG THE SOUTH LINE OF SAID BLOCK 16, BEING THE CENTERLINE OF SAID 6 MILE ROAD (60.00 FOOT RIGHT-OF-WAY) AS ESTABLISHED BY SAID TEXAN GARDENS SUBDIVISION TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING ON THE WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY, AND BEING THE POINT OF BEGINNING OF THIS HERIN DESCRIBED TRACT OF LAND;

THENCE NORTH 81°04'55" WEST, A DISTANCE OF 498.44 FEET, ALONG THE SOUTH LINE OF SAID BLOCK 16, BEING THE CENTERLINE OF SAID 6 MILE ROAD (60.00 FOOT RIGHT-OF-WAY) AS ESTABLISHED BY SAID TEXAN GARDEN SUBDIVISION, TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR";

THENCE NORTH 28°12'24" WEST, A DISTANCE OF 908.03 FEET, OVER AND ACROSS SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, TO A FOUND 1/2-INCH IRON ROD, BEING THE NORTHEAST CORNER OF LOT 12, 6 WESTERN VEGAS SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER 2970069, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID LOT 12 CONVEYED TO NOEMI HERRERA BY A "SPECIAL WARRANTY DEED WITH VENDORS LIEN" DATED MARCH 11, 2019, AND RECORDED ON MARCH 15, 2019, AS DESCRIBED IN DOCUMENT NUMBER 2995978, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE COMMON CORNER OF SAID LOT 12 AND A CALLED 10.00 ACRE TRACT OF LAND CONVEYED TO THE MOST REVEREND DANIEL E. FLORES, AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE, AND FOR HIS SUCCESSORS IN OFFICE BY A "WARRANTY DEED WITH VENDORS LIEN" DATED DECEMBER 30, 2014 AND RECORDED ON JANUARY 14, 2015, AS DESCRIBED IN DOCUMENT NUMBER 2578431, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE NORTH 08°53'48" EAST, A DISTANCE OF 300.00 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID CALLED 10.00 ACRE TRACT OF LAND TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING THE NORTHEAST CORNER OF SAID CALLED 10.00 ACRE TRACT OF LAND;

THENCE NORTH 01°16'14" WEST, A DISTANCE OF 120.00 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID CALLED 10.00 ACRE TRACT OF LAND TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING THE SOUTHEAST CORNER OF A TRACT OF LAND (TRACT II) CONVEYED TO EL CARZALES, LLC BY A "GENERAL WARRANTY DEED" DATED OCTOBER 23, 2020, TO BE EFFECTIVE AS OF OCTOBER 30, 2020, AND RECORDED ON OCTOBER 30, 2020, AS DESCRIBED IN DOCUMENT NUMBER 3162345, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE NORTH 08°49'57" EAST, A DISTANCE OF 996.25 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, SAID TRACT II, AND A TRACT OF LAND (TRACT I) CONVEYED TO EL CARZALES, LLC BY A "GENERAL WARRANTY DEED" DATED OCTOBER 23, 2020, TO BE EFFECTIVE AS OF OCTOBER 30, 2020, AND RECORDED ON OCTOBER 30, 2020, AS DESCRIBED IN DOCUMENT NUMBER 3162345, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE NORTH 81°06'14" WEST, A DISTANCE OF 1,300.59 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID TRACT I TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING THE WEST LINE OF SAID BLOCK 16, AND BEING THE CENTERLINE OF WESTERN ROAD (WIDTH VARIES);

THENCE NORTH 08°55'05" EAST, A DISTANCE OF 904.51 FEET, ALONG THE CENTERLINE OF WESTERN ROAD (WIDTH VARIES), TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING THE SOUTHWEST CORNER OF A CALLED 9.930 ACRE TRACT OF LAND CONVEYED TO LAS DIANAS LAND DEVELOPMENT LLC BY A "GENERAL WARRANTY DEED" DATED JUNE 16, 2020 AND RECORDED ON JUNE 17, 2020, AS DESCRIBED IN DOCUMENT NUMBER 3121924, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE SOUTH 80°55'42" EAST, A DISTANCE OF 1,451.93 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID CALLED 9.930 ACRE TRACT OF LAND, TO A FOUND 1/2-INCH IRON ROD, BEING THE SOUTHEAST CORNER OF SAID CALLED 9.930 ACRE TRACT OF LAND;

THENCE NORTH 08°56'43" EAST, A DISTANCE OF 300.72 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID CALLED 9.930 ACRE TRACT OF LAND, TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "MELDEN & HUNT"; BEING THE COMMON CORNER OF SAID CALLED 9.930 ACRE TRACT OF LAND AND LOT 18 WESTERN PALMS SUBDIVISION AS RECORDED IN VOLUME 37, PAGE 55, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF A CALLED 18.81 ACRE TRACT OF LAND CONVEYED TO MATERMI, LLC BY A "WARRANTY DEED" DATED JULY 24, 2020 AND RECORDED ON JULY 29, 2020, AS DESCRIBED IN DOCUMENT NUMBER 3133896, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE SOUTH 81°07'03" EAST, A DISTANCE OF 1,170.85 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID CALLED 18.81 ACRE TRACT OF LAND TO A SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "R.O.W. PROP COR"; BEING ON THE WEST RIGHT OF WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 CANAL, AND BEING THE EAST LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND;

THENCE SOUTH 47°55'44" WEST, A DISTANCE OF 1,294.23 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 355.60 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY, HAVING A RADIUS OF 504.81 FEET, A CENTRAL ANGLE OF 49°21'39", A TANGENT OF 185.54 FEET, A CHORD BEARING SOUTH 27°41'15" WEST AND A CHORD DISTANCE OF 348.30 FEET, TO A FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING ON THE END OF A NON-TANGENT CURVE;

THENCE SOUTH 07°31'05" WEST, A DISTANCE OF 833.91 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 222.75 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY, WITH A RADIUS OF 325.58 FEET, A CENTRAL ANGLE OF 39°12'00", A TANGENT OF 115.93 FEET, A CHORD BEARING SOUTH 12°04'55" EAST, AND A CHORD DISTANCE OF 218.43 FEET, TO A FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING ON THE END OF A NON-TANGENT CURVE;

THENCE SOUTH 31°40'55" EAST, A DISTANCE OF 983.00 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY, TO A FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR";

THENCE SOUTH 23°10'55" EAST, A DISTANCE OF 120.80 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY TO THE POINT OF BEGINNING BEING THE CENTERLINE OF 6 MILE ROAD (60.00 FOOT RIGHT-OF-WAY), CONTAINING A COMPUTED AREA OF 67.967 ACRES.

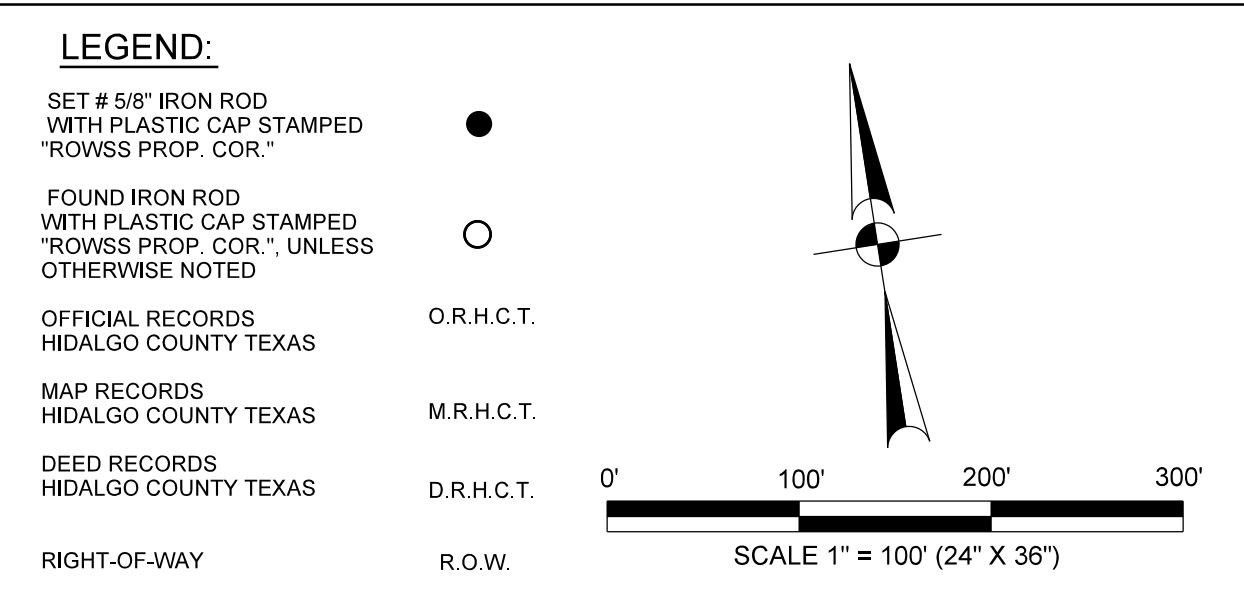
BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983

P.O.C.
 FOUND 5/8" IRON ROD
 SOUTHEAST CORNER
 TEXAN GARDENS SUBDIVISION
 BLOCK 16

P.O.B.

REVISION NOTES

No	SHEET	REVISION	DATE	APPROVED



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 # 4011
 FIRM # 1013389
 900 S. STEWART RD., SUITE 13
 MISSION, TEXAS 78752

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 49.21(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.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 ON THIS THE ____ DAY OF _____, 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 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

HIDALGO COUNTY
 CERTIFICATE OF PLAT APPROVAL

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

 HIDALGO COUNTY JUDGE

 DATE

ATTEST: _____
 HIDALGO COUNTY CLERK

 DATE

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

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

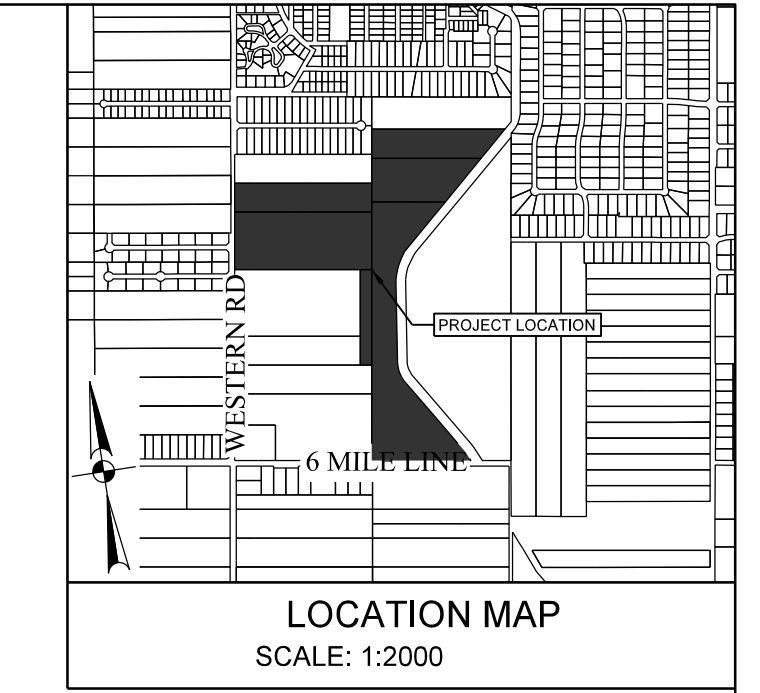
ON: _____ AT _____ AM/PM
 INSTRUMENT NUMBER _____
 OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST. MISSION, TEXAS 78752	(956) 584-6555	
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
 TPBE REG # 1500



LOCATION DESCRIPTION

CARRIZALES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF 6 MILE ROAD AND WESTERN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING, DRAINAGE AND PLUMBING (83.394, 2015 CENSUS), CARRIZALES SUBDIVISION LIES APPROXIMATELY 2.8 MILES 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.

INDEX OF SHEETS

SHEET 1 - HEADING INDEX, LOCATION MAP AND (ETJ) PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 2 - METES & BOUNDS, OWNERS ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.D.D. NO. 6 CERTIFICATE, ENGINEERS AND SURVEYORS 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 (S&S) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/S&S AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH SUBDIVIDER CERTIFICATE & STATEMENT).

SHEET 4 - DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PLUMBING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.

SHEET 5 - STORM WATER POLLUTION PREVENTION PLAN

SHEET 6 - WATER DISTRIBUTION STANDARDS DETAILS

SHEET 7 - PAVING AND DRAINAGE DETAILS

STATE OF TEXAS
 COUNTY OF HIDALGO

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

STATE OF TEXAS
 COUNTY OF HIDALGO

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

SUBDIVISION PLAT & PLAT NOTES
 CARRIZALES SUBDIVISION

BEING A 67.967 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

SOUTH TEXAS INFRASTRUCTURE GROUP

WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE:

CARRIZALES 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 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.

CARRIZALES SUBDIVISION HAS 48 LOTS. AGUA SUD HAS TWO EXISTING WATER LINES RUNNING IN THE WESTERN RD. ONE OF THEM IS A 8" DIAMETER LINE RUNNING THROUGH THE WEST SIDE OF THE RIGHT-OF-WAY OF WESTERN RD. THE OTHER WATER LINE IS A 3" DIAMETER RUNNING THROUGH THE EAST SIDE OF THE RIGHT-OF-WAY OF WESTERN RD.

CARRIZALES SUBDIVISION WILL BE CONNECTED TO THE EXISTING WATER SYSTEM WITH A TWO (2) 8" MTEE EACH WITH TWO (2) GATE VALVES. WATER DISTRIBUTION FOR CARRIZALES SUBDIVISION CONSISTS OF TWENTY (20) 1" DIAMETER SINGLE SERVICE SHORT LINES THAT RUN INTO THE LOTS AND TWENTY EIGHT (28) SINGLE SERVICE LONG. THE 8" LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL OF \$ 58,400.00 OR \$ 1,216.67 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$ 22,180.00 WHICH COVERS THE \$ 2,545.00 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 FIVE (5) FIRE HYDRANTS AT A UNIT COST OF \$ 4,500.00 FOR A TOTAL COST OF \$ 22,500.00. 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 CARRIZALES 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 SITES 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 EXCAVATIONS 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 \$ 1,750.00, 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 \$ 84,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ONE OSSF ON 10/14/20.

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 \$ 136,558.75. SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 84,000.00.

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



REPORT DE INGENIERIA DE AGUA Y DRENAJE

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

LA SUBDIVISION CARRIZALES RECIBIRÁ SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA SUBDIVISION CARRIZALES TIENE 48 LOTES. AGUA SUD TIENE DOS LINEAS EXISTENTES DE AGUA CORRIENDO SOBRE LA CALLE WESTERN. UNA DE ELLAS ES DE 8 PULGADAS DE DIAMETRO Y CORRE SOBRE EL LADO OESTE DE LA CALLE WESTERN, LA OTRA LINEA EXISTENTE DE AGUA ES DE 3 PULGADAS DE DIAMETRO Y CORRE POR EL LADO ESTE DE LA CALLE WESTERN.

LA SUBDIVISION CARRIZALES SERA CONECTADA CON DOS (2) MTEE DE 8 PULGADAS DE DIAMETRO CADA UNA CON DOS VALVULAS. LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CARRIZALES CONSISTE EN VEINTE (20) SERVICIOS SENCILLOS CORTOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES Y VEINTIOCHO (28) SERVICIOS SENCILLOS LARGOS DE 1" DE DIAMETRO. SE HAN INSTALADO YA LA LINEA DE 8", LOS SERVICIOS DE 1" Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$ 22,500.00 O \$ 475.00 POR LOTE. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$ 1,800.00 QUE CUBRE EL COSTO DE LOS MEDIDORES (\$ 22,500.00 POR CADA LOTE). ESTE PRECIO INCLuye TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA, AGUA SUD LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 5 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$ 4,500.00 POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ 22,500.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

REPORT DE EVALUACION DE SUELO:

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISION, UN TOTAL DE 14 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILOSO 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 AREA FLUYE BIEN.

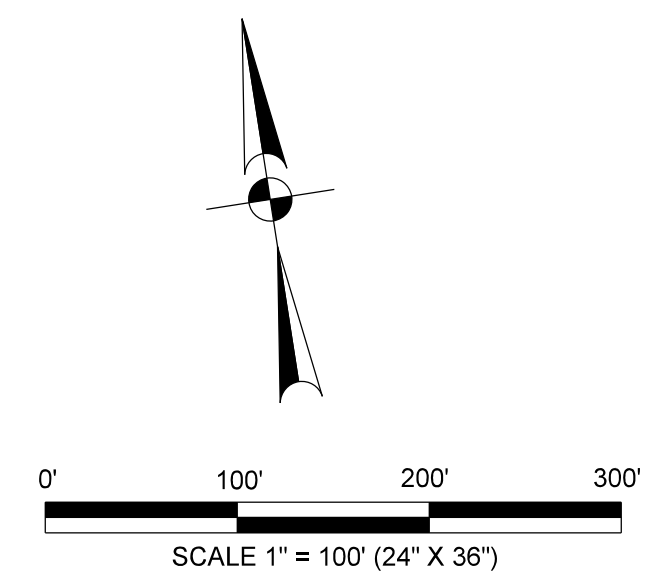
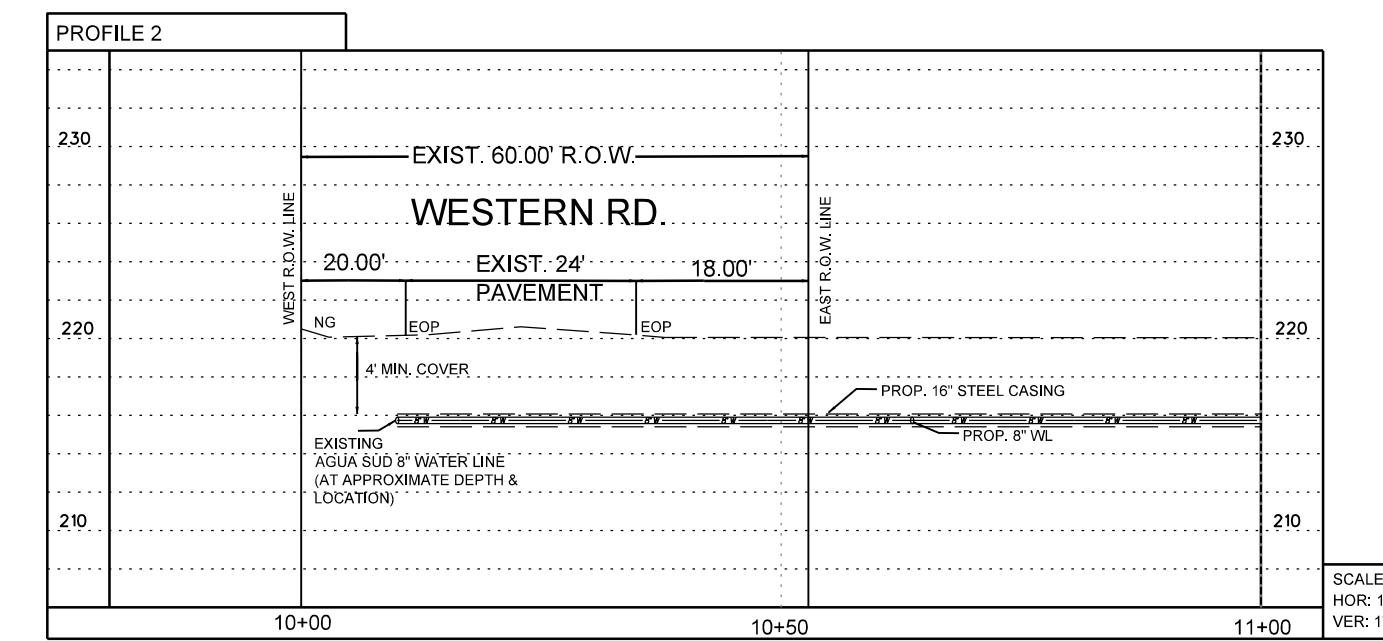
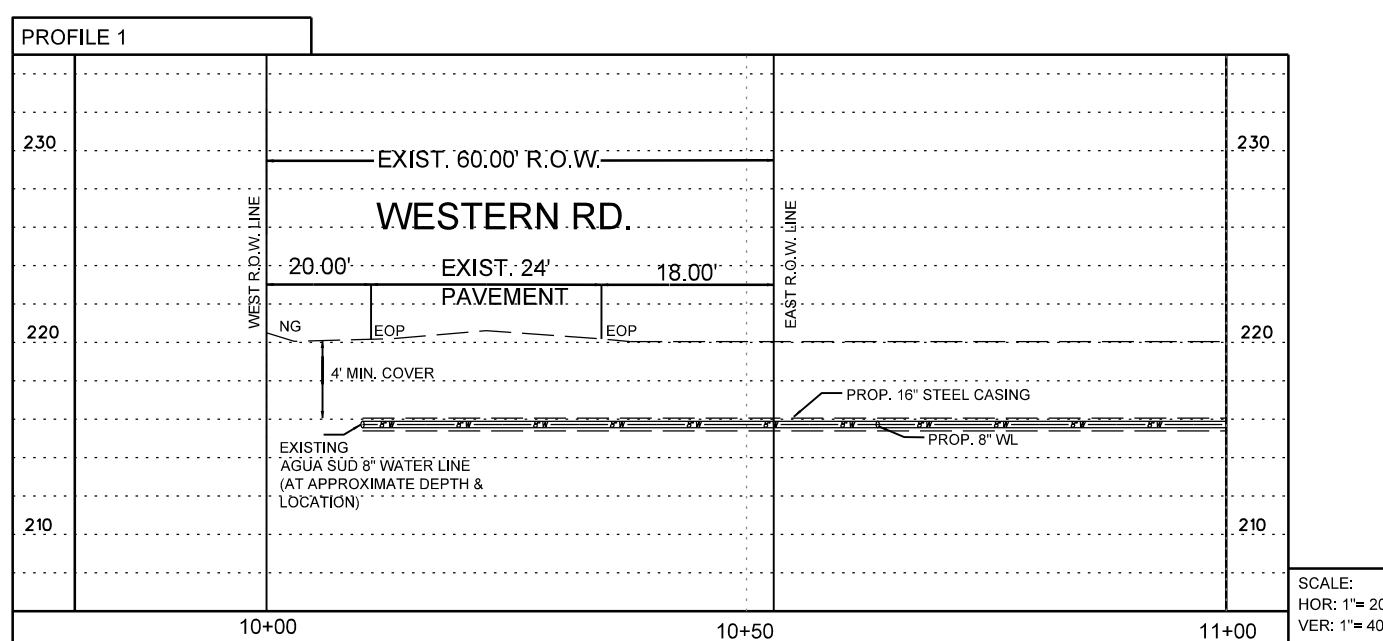
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA ES DE \$ 1,750.00 DOLARES, INCLuyendo EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 84,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE 10/14/20.

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 SECCION 16.343 DEL TEXAS WATER CODE (CODIGO DE AGUA DE TEXAS); CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

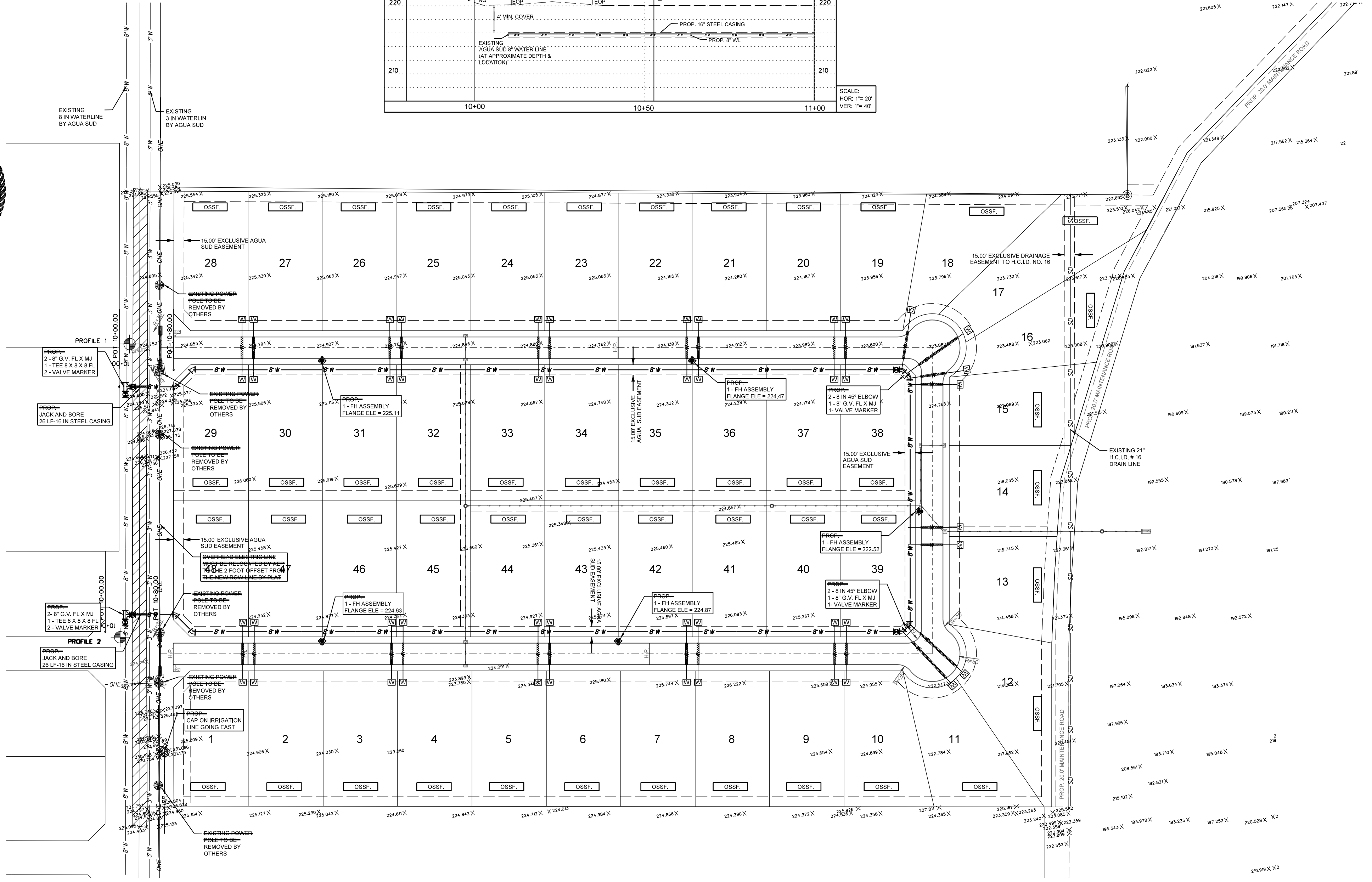
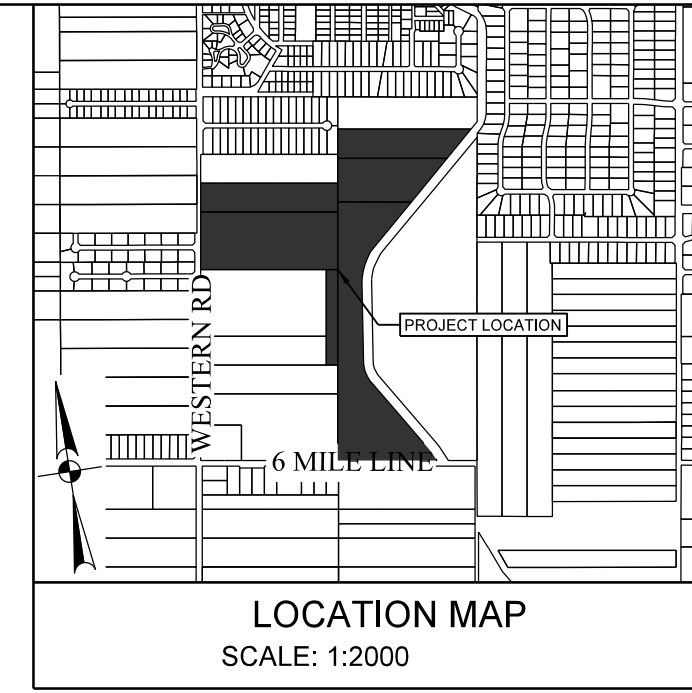
AGUA- EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ 1,800.00.
DRENAJE- SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 84,000.00.

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



LEGEND:

- CHAIN LINK FENCE
SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED TROVSS 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 LINES= 3" PVC CASING
FOR 1" WATER LINE= 2" PVC CASING
PROPOSED STREET LIGHT
SOIL BORING LOCATION
EXISTING POWER POLE



REVISION NOTES table with columns: No, SHEET, REVISION, DATE, APPROVED.

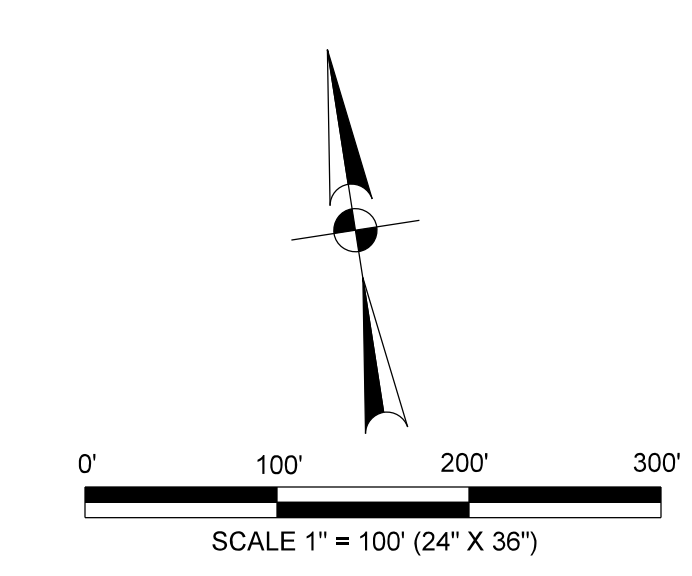
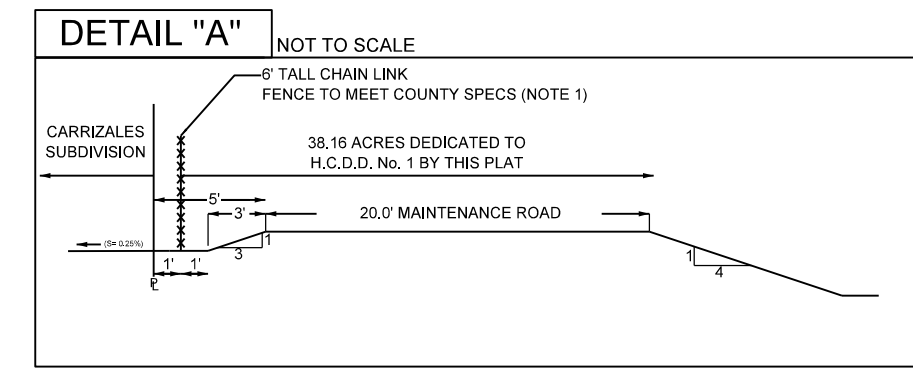
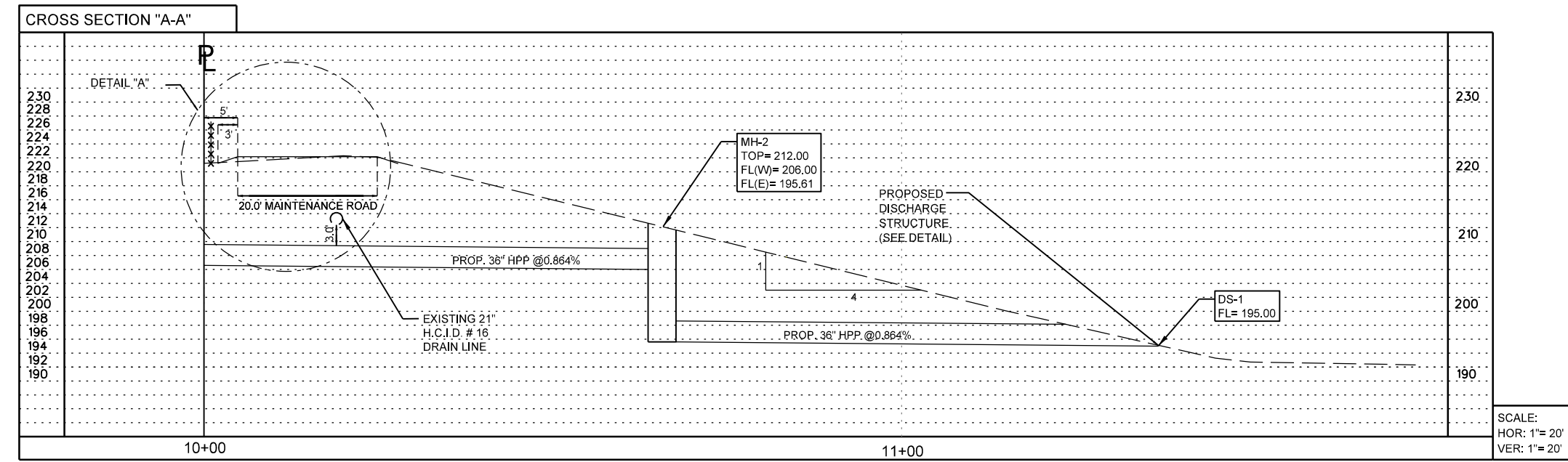
NOTE: PIPELINE AND UTILITY PERMIT WILL BE REQUIRED FOR PROPOSED WATERLINE CROSSINGS UNDER WESTERN RD

COST ESTIMATE table: WATER DISTRIBUTION: \$ 136,558.75; DRAINAGE IMPROVEMENT: \$ 195,675.50; PAVING IMPROVEMENT: \$ 301,172.35; SEPTIC TANK (OSSF): \$ 84,000.00; FIRE HYDRANT: \$ 22,500.00; EROSION CONTROL: \$ 12,964.00.

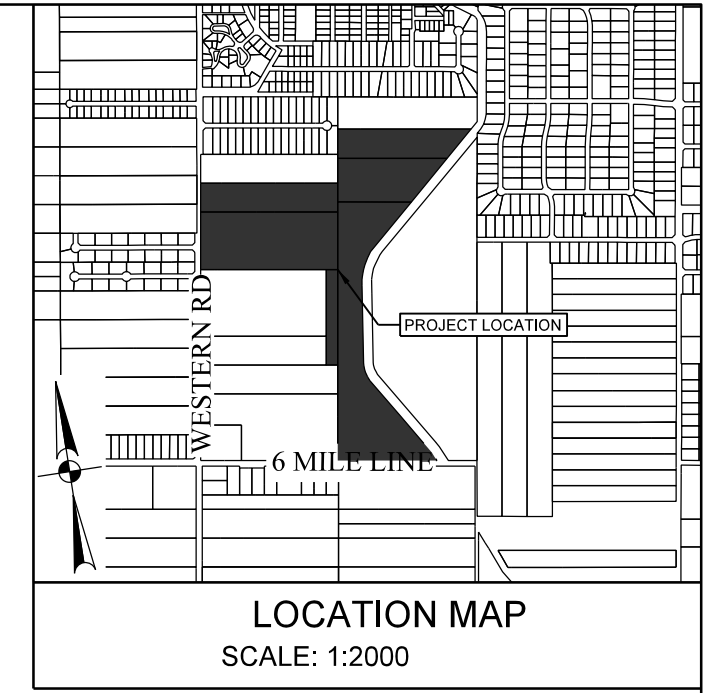
PRINCIPAL CONTACTS table with columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Lists Victor H. Trevino, P.E. and Juan E. Galvan, R.P.L.S.

SOUTH TEXAS INFRASTRUCTURE GROUP
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBP REG # 1500

UTILITY LAYOUT AND ENGINEERING REPORT
CARRIZALES SUBDIVISION
BEING A 67.97 ACRE TRACT OF LAND
OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION,
RECORDED IN VOLUME 8, PAGE 51,
MAP RECORDS, HIDALGO COUNTY, TEXAS.
Includes South Texas Infrastructure Group logo.



- 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



DRAINAGE REPORT

PROJECT LOCATION
 CARRIZALES SUBDIVISION IS A PROPOSED 48 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF MISSION 3/4 MILE EXTRATERRITORIAL JURISDICTION (ETJ), BEING A 67.97 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 6, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 67.97 ACRE TRACT OF LAND BEING COMPRISED OF TRACT 1 - CONVEYED BY A SPECIAL WARRANTY EXCHANGE DEED DATED MARCH 9, 2006, FROM RIO QUEEN CITRUS, INC., A TEXAS CORPORATION TO VALLEY CALICHE PRODUCTS, INC., A TEXAS CORPORATION, AS RECORDED IN DOCUMENT NO. 1589690, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TRACT 2 THE EAST 120 FEET OUT OF A TRACT OF LAND CONVEYED BY A WARRANTY DEED DATED MAY 10, 1995, FROM DAWSON REID AND WIFE, BOBBIE LOU REID TO VALLEY CALICHE PRODUCTS, INC., AS RECORDED IN DOCUMENT NO. 453620, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND THE EAST 120 FEET OF A TRACT OF LAND CONVEYED BY A WARRANTY DEED WITH VENDORS LIEN DATED JUNE 4, 1984, FROM FRANK J. STEMMLY AND WIFE, CATHERINE A. STEMMLY TO WAREHOUSE FARMS, INC., AS RECORDED IN VOLUME 1988, PAGE 955, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, TRACT 3 CONVEYED BY A SPECIAL WARRANTY DEED DATED MAY 23, 1988, FROM SCOTT MCCLAIN, TRUSTEE TO VALLEY CALICHE PRODUCTS, INC., A TEXAS CORPORATION, AS RECORDED IN VOLUME 2603, PAGE 963, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, TRACT 4 CONVEYED BY A WARRANTY DEED DATED NOVEMBER 15, 1996, FROM L.H. SPELLINGS, III AND THE FIRST NATIONAL BANK OF MARSHALL, TRUSTEES OF THE L.H. SPELLING, III TRUST ESTABLISHED UNDER THE HATTIE STARR SPELLINGS INTER VIVOS TRUST DATED OCTOBER 14, 1963, AND THE FIRST NATIONAL BANK OF MARSHALL, TRUSTEE UNDER THE WILLS OF HATTIE STARR SPELLINGS AND L.H. SPELLINGS JR. TO VALLEY CALICHE PRODUCTS, INC., AS RECORDED IN DOCUMENT NO. 565988, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TRACT 5 CONVEYED BY A WARRANTY DEED DATED DECEMBER 18, 1993, FROM P.H. MOTHERAL, TRUSTEE TO VALLEY CALICHE PRODUCTS, INC., A TEXAS CORPORATION, AS RECORDED IN DOCUMENT NO. 359685, OF THE 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 223.28. PROPERTY HAS BEEN TAKEN OUT OF THE FLOOD ZONE WITH LOMR CASE NO 21-06-017A.

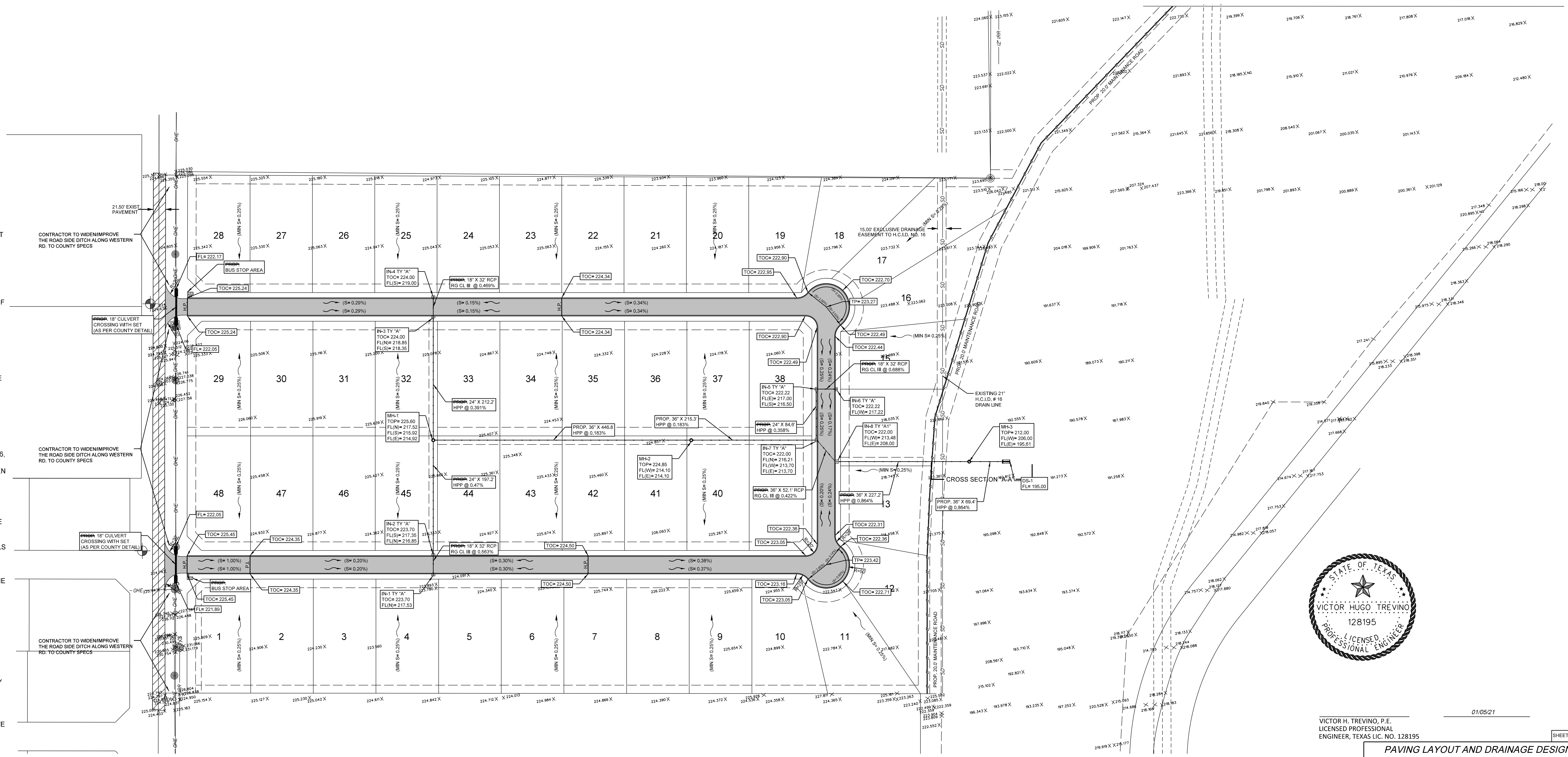
SOIL CONDITIONS
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 53.9% OF BRENNAN FINE SANDY LOAM, WITH 0 TO 1 PERCENT SLOPES, 39.6% OF QUEVITAS-RANDADO COMPLEX, 0 TO 1 PERCENT SLOPES, 3.4% HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES AND 3.0% RIO CLAY LOAM, PONDED. EXISTING TERRAIN HAS A 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 SOILS ARE LISTED IN HYDROLOGIC GROUP B, C AND D. 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 APPROXIMATELY (0-0.8%). 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 27.01 CFS.

PROPOSED CONDITIONS
 THE PROPOSED DRAINAGE SYSTEM SHALL CONSIST 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 36", AND WILL CONSIST OF A PROPOSED OUTFALL TO A REGIONAL DETENTION POND, THAT BEING DEDICATED BY PLAT TO THE HIDALGO COUNTY DRAINAGE DISTRICT #1. A TOTAL OF 38.16 ACRES WILL BE DONATED BY THE OWNER OF CARRIZALES SUBDIVISION TO THE HIDALGO COUNTY DRAINAGE DISTRICT #1 FOR DRAINAGE DETENTION PURPOSES. THIS REGIONAL DETENTION POND WITH AN AVERAGE DEPTH OF 30 FT. WILL PROVIDE A TOTAL CAPACITY OF 70.79 ACRE-FT.

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 96.18 CFS WHICH WILL GIVE US A NET INCREASE OF 69.17 CFS. FOR PROPOSED CARRIZALES SUBDIVISION ONLY 129,857 CUBIC-FEET OR 2.58 ACRE-FEET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED. THE TOTAL 2.98 ACRE-FEET WILL BE DETAINED ON THE REGIONAL DETENTION POND LOCATED ON THE EAST SIDE OF CARRIZALES SUBDIVISION, EXCEEDING THE DETENTION REQUIRED FOR CARRIZALES SUBDIVISION (32 AC.).

PROPERTIES ADJACENT TO CALICHE PIT, INCLUDING CARRIZALES SUBDIVISION, ADD UP TO 174 ACRES. THIS TOTAL AREA WILL REQUIRE AN APPROXIMATE TOTAL DETENTION OF 16 ACRE-FEET WHICH WILL ONLY COVER A 22% PERCENT OF THE TOTAL CAPACITY OF THE PIT.



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

PAVING LAYOUT AND DRAINAGE DESIGN
CARRIZALES SUBDIVISION

BEING A 67.97 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 6, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.



REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

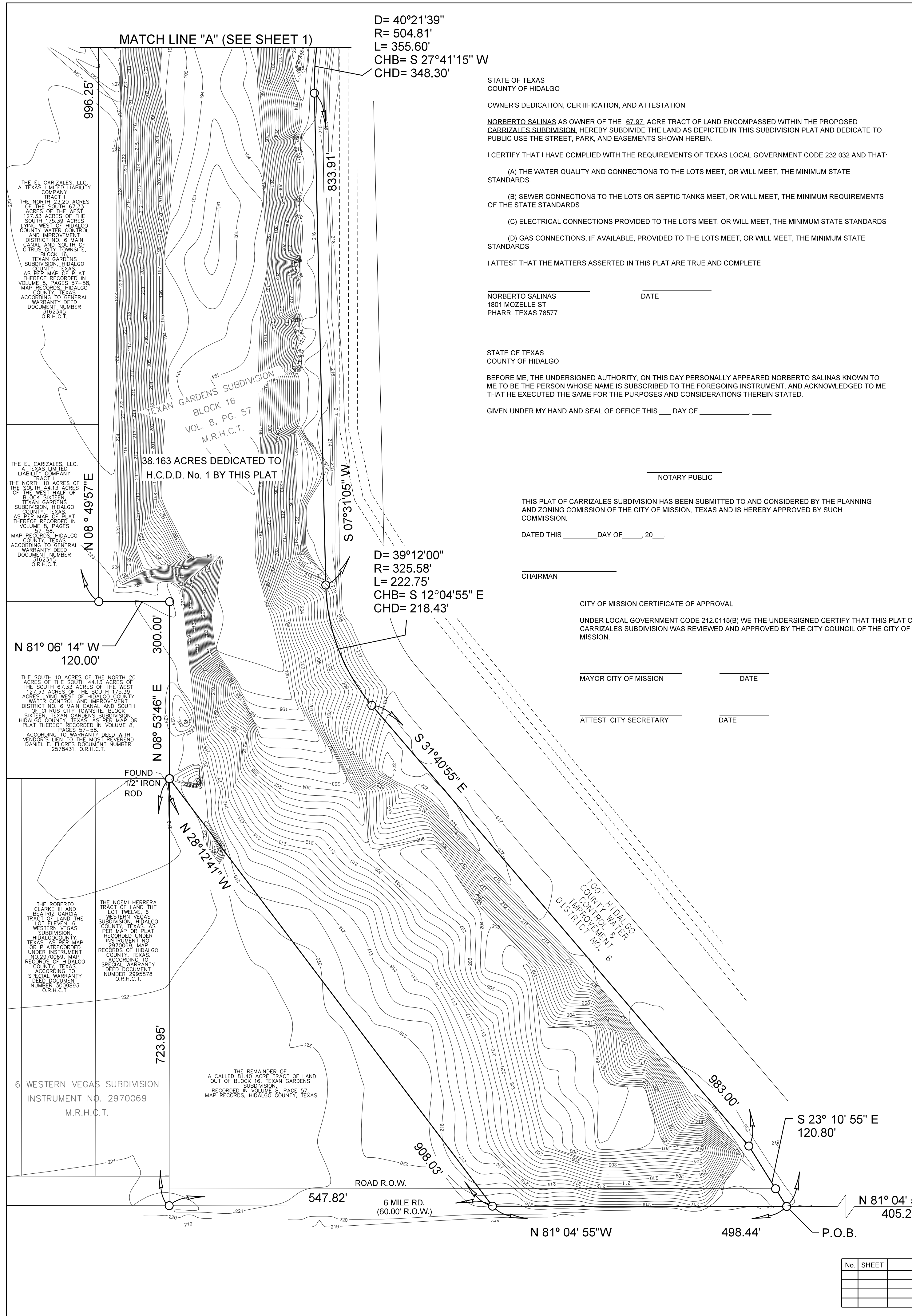
PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78752	(956) 584-6555	
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
 TBPE REG # 1500

01/05/21

SHEET 4 OF 4



D= 40°21'39"
R= 504.81'
L= 355.60'
CHB= S 27°41'15" W
CHD= 348.30'

D= 39°12'00"
R= 325.58'
L= 222.75'
CHB= S 12°04'55" E
CHD= 218.43'

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

NORBERTO SALINAS AS OWNER OF THE 67.97 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARRIZALES SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE 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.

NORBERTO SALINAS _____ DATE _____
1801 MOZELLE ST.
PHARR, TEXAS 78577

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NORBERTO SALINAS 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 CARRIZALES 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__

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARRIZALES SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION _____ DATE _____

ATTEST: CITY SECRETARY _____ DATE _____

METES AND BOUNDS

BEING A 67.967 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 67.967 ACRE TRACT OF LAND BEING A REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND CONVEYED TO EL CARIZALES, LLC, A TEXAS LIMITED LIABILITY COMPANY BY A "SPECIAL WARRANTY DEED WITH VENDORS LIEN" DATED DECEMBER 5, 2018, AND RECORDED ON DECEMBER 13, 2018, DOCUMENT NO. 2972303, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, SAID 67.967 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH IRON ROD, BEING THE SOUTHEAST CORNER OF SAID BLOCK 16 AND BEING ON THE CENTERLINE OF 6 MILE ROAD (60.00 FOOT RIGHT-OF-WAY) AS ESTABLISHED BY SAID TEXAN GARDENS SUBDIVISION;

THENCE NORTH 81°04'55" WEST, A DISTANCE OF 405.27 FEET, ALONG THE SOUTH LINE OF SAID BLOCK 16, BEING THE CENTERLINE OF SAID 6 MILE ROAD (60.00 FOOT RIGHT-OF-WAY) AS ESTABLISHED BY SAID TEXAN GARDENS SUBDIVISION TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING ON THE WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY, AND BEING THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 81°04'55" WEST, A DISTANCE OF 498.44 FEET, ALONG THE SOUTH LINE OF SAID BLOCK 16, BEING THE CENTERLINE OF SAID 6 MILE ROAD (60.00 FOOT RIGHT-OF-WAY) AS ESTABLISHED BY SAID TEXAN GARDEN SUBDIVISION, TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR";

THENCE NORTH 28°12'24" WEST, A DISTANCE OF 908.03 FEET, OVER AND ACROSS SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, TO A FOUND 1/2-INCH IRON ROD, BEING THE NORTHEAST CORNER OF LOT 12, 6 WESTERN VEGAS SUBDIVISION AS RECORDED IN INSTRUMENT NUMBER 2970069, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID LOT 12 CONVEYED TO NOEMI HERRERA BY A "SPECIAL WARRANTY DEED WITH VENDORS LIEN" DATED MARCH 11, 2019, AND RECORDED ON MARCH 15, 2019, AS DESCRIBED IN DOCUMENT NUMBER 2995978, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE COMMON CORNER OF SAID LOT 12 AND A CALLED 10.00 ACRE TRACT OF LAND CONVEYED TO THE MOST REVEREND DANIEL E. FLORES, AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE, AND FOR HIS SUCCESSORS IN OFFICE BY A "WARRANTY DEED WITH VENDORS LIEN" DATED DECEMBER 30, 2014 AND RECORDED ON JANUARY 14, 2015, AS DESCRIBED IN DOCUMENT NUMBER 2578431, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE NORTH 08°53'48" EAST, A DISTANCE OF 300.00 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID CALLED 10.00 ACRE TRACT OF LAND TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING THE NORTHEAST CORNER OF SAID CALLED 10.00 ACRE TRACT OF LAND;

THENCE NORTH 01°16'14" WEST, A DISTANCE OF 120.00 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID CALLED 10.00 ACRE TRACT OF LAND, TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING THE SOUTHEAST CORNER OF A TRACT OF LAND (TRACT II) CONVEYED TO EL CARIZALES, LLC BY A "GENERAL WARRANTY DEED", DATED OCTOBER 23, 2020, TO BE EFFECTIVE AS OF OCTOBER 30, 2020, AND RECORDED ON OCTOBER 30, 2020, AS DESCRIBED IN DOCUMENT NUMBER 3162345, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE NORTH 08°49'57" EAST, A DISTANCE OF 996.25 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, SAID TRACT II, AND A TRACT OF LAND (TRACT I) CONVEYED TO EL CARIZALES, LLC BY A "GENERAL WARRANTY DEED" DATED OCTOBER 23, 2020, TO BE EFFECTIVE AS OF OCTOBER 30, 2020, AND RECORDED ON OCTOBER 30, 2020, AS DESCRIBED IN DOCUMENT NUMBER 3162345, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE NORTH 81°06'14" WEST, A DISTANCE OF 1,300.59 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID TRACT I TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING THE WEST LINE OF SAID BLOCK 16, AND BEING THE CENTERLINE OF WESTERN ROAD (WIDTH VARIES);

THENCE NORTH 08°55'05" EAST, A DISTANCE OF 904.51 FEET, ALONG THE CENTERLINE OF WESTERN ROAD (WIDTH VARIES), TO A FOUND 5/8-INCH ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING THE SOUTHWEST CORNER OF A CALLED 9.930 ACRE TRACT OF LAND CONVEYED TO LAS DIANAS LAND DEVELOPMENT LLC BY A "GENERAL WARRANTY DEED" DATED JUNE 16, 2020 AND RECORDED ON JUNE 17, 2020, AS DESCRIBED IN DOCUMENT NUMBER 3121924, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE SOUTH 80°55'42" EAST, A DISTANCE OF 1,451.93 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID CALLED 9.930 ACRE TRACT OF LAND, TO A FOUND 1/2-INCH IRON ROD, BEING THE SOUTHEAST CORNER OF SAID CALLED 9.930 ACRE TRACT OF LAND;

THENCE NORTH 08°56'43" EAST, A DISTANCE OF 300.72 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID CALLED 9.930 ACRE TRACT OF LAND, TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "MELDEN & HUNT"; BEING THE COMMON CORNER OF SAID CALLED 9.930 ACRE TRACT OF LAND AND LOT 18, WESTERN PALMS SUBDIVISION AS RECORDED IN VOLUME 37, PAGE 55, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF A CALLED 18.81 ACRE TRACT OF LAND CONVEYED TO MATERMI, LLC BY A "WARRANTY DEED" DATED JULY 24, 2020 AND RECORDED ON JULY 29, 2020, AS DESCRIBED IN DOCUMENT NUMBER 3133896, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE SOUTH 81°07'03" EAST, A DISTANCE OF 1,170.85 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID CALLED 18.81 ACRE TRACT OF LAND, TO A SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "R.O.W. PROP COR"; BEING ON THE WEST RIGHT OF WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6 CANAL, AND BEING THE EAST LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND;

THENCE SOUTH 47°55'44" WEST, A DISTANCE OF 1,294.23 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY, TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 355.60 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY, HAVING A RADIUS OF 504.81 FEET, A CENTRAL ANGLE OF 49°21'39", A TANGENT OF 185.54 FEET, A CHORD BEARING SOUTH 27°41'15" WEST, AND A CHORD DISTANCE OF 348.30 FEET, TO A FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING ON THE END OF A NON-TANGENT CURVE;

THENCE SOUTH 07°31'05" WEST, A DISTANCE OF 833.91 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY, TO A FOUND 5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE 222.75 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY, WITH A RADIUS OF 325.58 FEET, A CENTRAL ANGLE OF 39°12'00", A TANGENT OF 115.93 FEET, A CHORD BEARING SOUTH 12°04'55" EAST, AND A CHORD DISTANCE OF 218.43 FEET, TO A FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR"; BEING ON THE END OF A NON-TANGENT CURVE;

THENCE SOUTH 31°40'55" EAST, A DISTANCE OF 983.00 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY, TO A FOUND 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR";

THENCE SOUTH 23°10'55" EAST, A DISTANCE OF 120.80 FEET, ALONG THE COMMON LINE OF SAID 67.967 ACRE TRACT OF LAND, REMAINDER OF A CALLED 81.40 ACRE TRACT OF LAND, AND SAID WEST RIGHT-OF-WAY LINE OF A 100.00 FOOT HIDALGO COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6 CANAL RIGHT OF WAY, TO THE POINT OF BEGINNING BEING THE CENTERLINE OF 6 MILE ROAD (60.00 FOOT RIGHT-OF-WAY), CONTAINING A COMPUTED AREA OF 67.967 ACRES.

BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983

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 # 4011
FIRM # 1013389
900 S. STEWART RD., SUITE 13
MISSION, TEXAS 78752

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 49.21(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 _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 ON THIS THE ____ DAY OF _____, 20__

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON HIDALGO COUNTY IRRIGATION DISTRICT NO. 16 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 _____

HIDALGO COUNTY
CERTIFICATE OF PLAT APPROVAL

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

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983

P.O.C.
FOUND 5/8" IRON ROD
SOUTHEAST CORNER
TEXAN GARDENS SUBDIVISION
BLOCK 16

P.O.B.

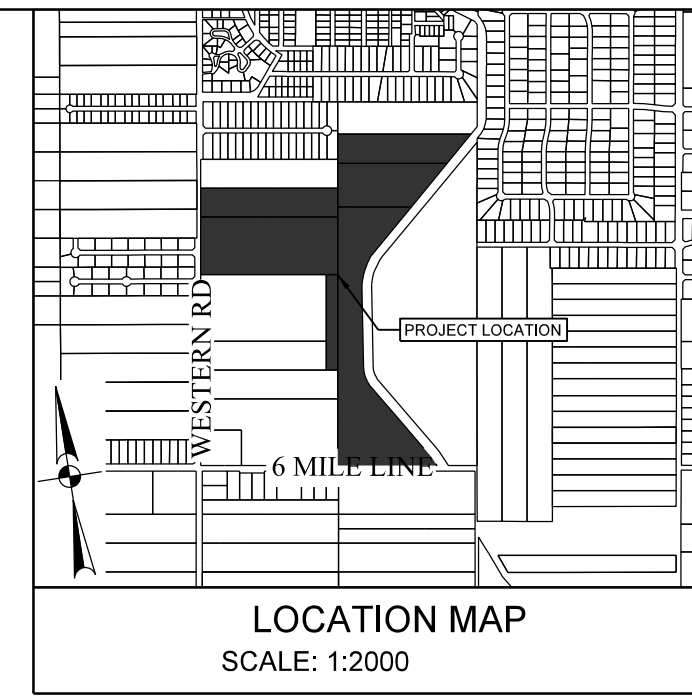
PRINCIPAL CONTACTS

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST. MISSION, TEXAS 78752	(956) 584-6555	
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

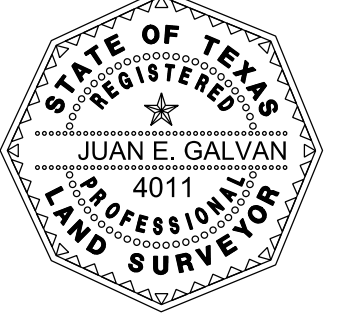
LEGEND:

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR." ●
 - FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP COR.", UNLESS OTHERWISE NOTED ○
 - OFFICIAL RECORDS HIDALGO COUNTY TEXAS ○ R.H.C.T.
 - MAP RECORDS HIDALGO COUNTY TEXAS ○ M.R.H.C.T.
 - DEED RECORDS HIDALGO COUNTY TEXAS ○ D.R.H.C.T.
 - RIGHT-OF-WAY ○ R.O.W.
 - HIDALGO COUNTY DRAINAGE DISTRICT ○ H.C.D.D.
- SCALE 1" = 100' (24" X 36")



LOCATION DESCRIPTION

CARRIZALES SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATELY 0.4 MILES NORTH OF THE INTERSECTION OF 6 MILE ROAD AND WESTERN ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION. ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING, DRAINAGE AND PAVING 83.394, 2015 CENSUS, CARRIZALES SUBDIVISION LIES APPROXIMATELY 2.8 MILES 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.



INDEX OF SHEETS

SHEET 1 - HEADING INDEX, LOCATION MAP AND (ETJ) PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE.

SHEET 2 - METES & BOUNDS, OWNERS ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.D.D. NO. 6 CERTIFICATE, ENGINEERS AND SURVEYORS CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE AND AGUA SUD CERTIFICATE.

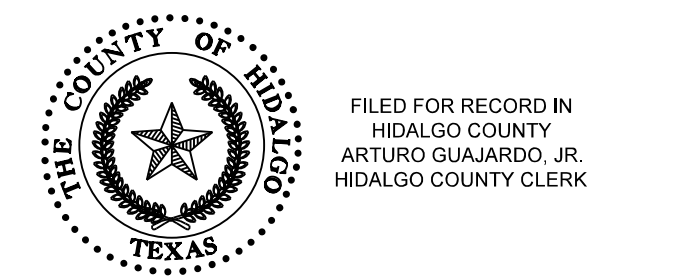
SHEET 3 - WATER DISTRIBUTION AND SANITARY SEWER (S&S) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/S&S AND ENGINEERS CERTIFICATION (ENGLISH AND SPANISH SUBOWNER CERTIFICATE & STATEMENT).

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



ON _____ AT _____ AM/PM
INSTRUMENT NUMBER _____
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS

BY: _____ DEPUTY

SUBDIVISION PLAT & PLAT NOTES
CARRIZALES SUBDIVISION

BEING A 67.967 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

REVISION NOTES

NO.	SHEET	REVISION	DATE	APPROVED

WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE:

CARRIZALES 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 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.

CARRIZALES SUBDIVISION HAS 48 LOTS. AGUA SUD HAS TWO EXISTING WATER LINES RUNNING IN THE WESTERN RD. ONE OF THEM IS A 8" DIAMETER LINE RUNNING THROUGH THE WEST SIDE OF THE RIGHT-OF-WAY OF WESTERN RD. THE OTHER WATER LINE IS A 3" DIAMETER RUNNING THROUGH THE EAST SIDE OF THE RIGHT-OF-WAY OF WESTERN RD.

CARRIZALES SUBDIVISION WILL BE CONNECTED TO THE EXISTING WATER SYSTEM WITH A TWO (2) 8" MTEE EACH WITH TWO (2) GATE VALVES. WATER DISTRIBUTION FOR CARRIZALES SUBDIVISION CONSISTS OF TWENTY (20) 1" DIAMETER SINGLE SERVICE SHORT LINES THAT RUN INTO THE LOTS AND TWENTY EIGHT (28) SINGLE SERVICE LONG. THE 8" LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL OF \$ 58,400.00 OR \$ 1,216.67 PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$ 22,180.00 WHICH COVERS THE \$ 2,545.00 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 FIVE (5) FIRE HYDRANTS AT A UNIT COST OF \$ 4,500.00 FOR A TOTAL COST OF \$ 22,500.00. 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 CARRIZALES 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 SITES 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 EXCAVATIONS 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 \$ 1,750.00, 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 \$ 84,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ONE OSSF ON 10/14/20.

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 \$ 136,558.75
 SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ 84,000.00

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



REPORT DE INGENIERIA DE AGUA Y DRENAJE

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

LA SUBDIVISION CARRIZALES RECIBIRÁ SU PROVISION DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISION DE AGUA POR LOS PROXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACION PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

LA SUBDIVISION CARRIZALES TIENE 48 LOTES. AGUA SUD TIENE DOS LINEAS EXISTENTES DE AGUA CORRIENDO SOBRE LA CALLE WESTERN. UNA DE ELLAS ES DE 8 PULGADAS DE DIAMETRO Y CORRE SOBRE EL LADO OESTE DE LA CALLE WESTERN, LA OTRA LINEA EXISTENTE DE AGUA ES DE 3 PULGADAS DE DIAMETRO Y CORRE POR EL LADO ESTE DE LA CALLE WESTERN.

LA SUBDIVISION CARRIZALES SERA CONECTADA CON DOS (2) MTEE DE 8 PULGADAS DE DIAMETRO CADA UNA CON DOS VALVULAS. LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CARRIZALES CONSISTE EN VEINTE (20) SERVICIOS SENCILLOS CORTOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES Y VEINTIOCHO (28) SERVICIOS SENCILLOS LARGOS DE 1" DE DIAMETRO. SE HAN INSTALADO YA LA LINEA DE 8", LOS SERVICIOS DE 1" Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$ 22,800.00 O \$ 475.00 POR LOTE. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$ 1,800.00 QUE CUBRE EL COSTO DE LOS MEDIDORES (\$ 22,000.00 POR CADA LOTE). ESTE PRECIO INCLuye TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA, AGUA SUD LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 5 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$ 4,500.00 POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ 22,500.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES O EN LA FECHA EN LA CUAL LA SUBDIVISION SEA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCION, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

SE INSTALARA UNA FOSA SEPTICA EN CADA SOLAR. ESTA FOSA SEPTICA CONSISTE DE UN TANQUE SEPTICO DE MODELO DUAL Y DE UN CAMPO DE DRENAJE PARA EL SOLAR. EL INGENIERO AUTOR DE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO (HIDALGO COUNTY HEALTH DEPARTMENT) SEGUN EL REPORTE.

REPORT DE EVALUACION DE SUELO:

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISION, UN TOTAL DE 14 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILOSO SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA A 24 PULGADAS MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA AREA FLUYE BIEN.

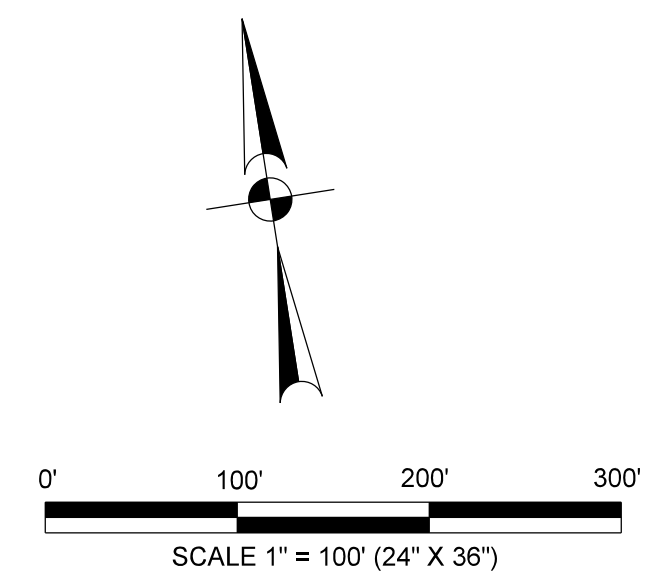
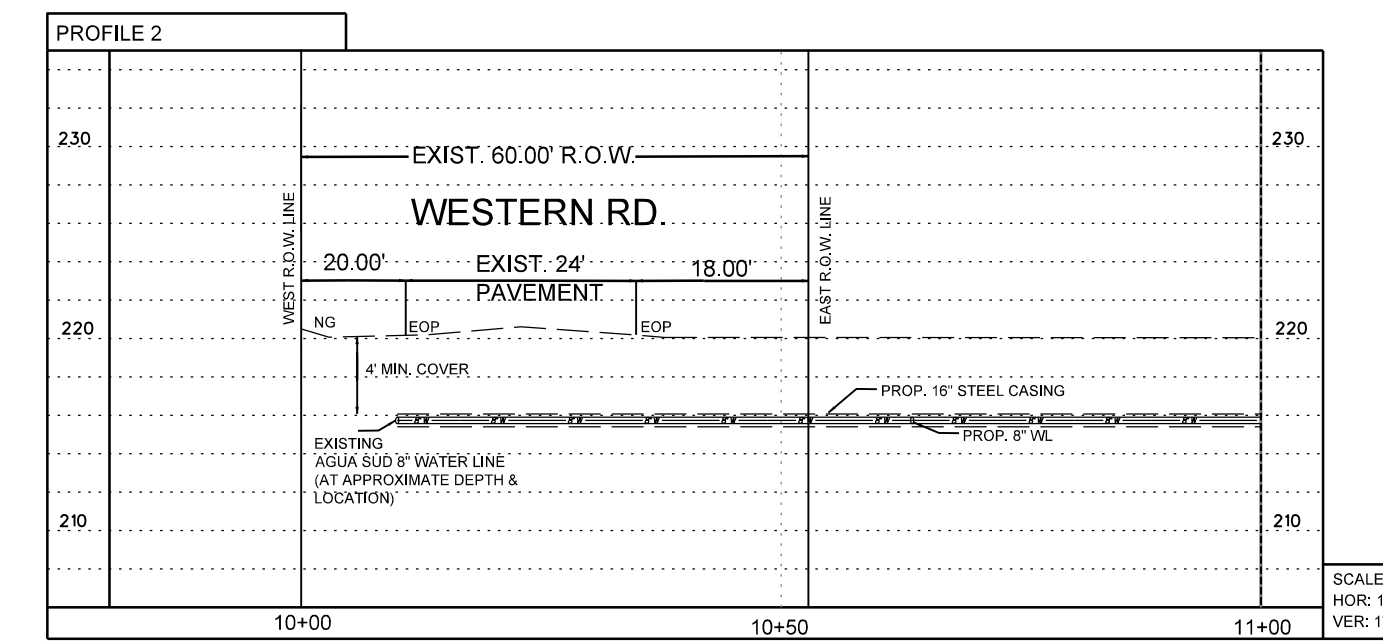
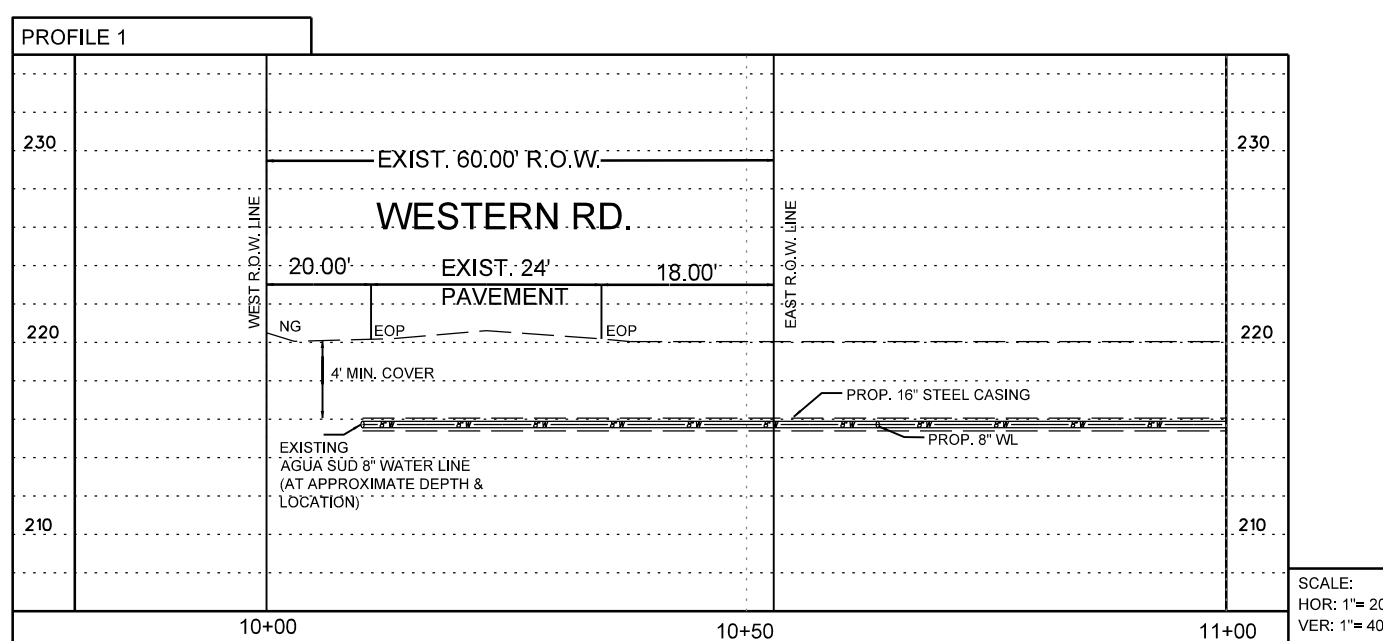
EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSA SEPTICA ES DE \$ 1,750.00 DOLARES, INCLuyendo EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SEPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA APROBACION FINAL A UN COSTO TOTAL DE \$ 84,000.00. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE 10/14/20.

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 SECCION 16.343 DEL TEXAS WATER CODE (CÓDIGO DE AGUA DE TEXAS); CERTIFICO QUE LOS GASTOS PARA INSTALAR LOS SISTEMAS DE AGUA Y DRENAJE SON:

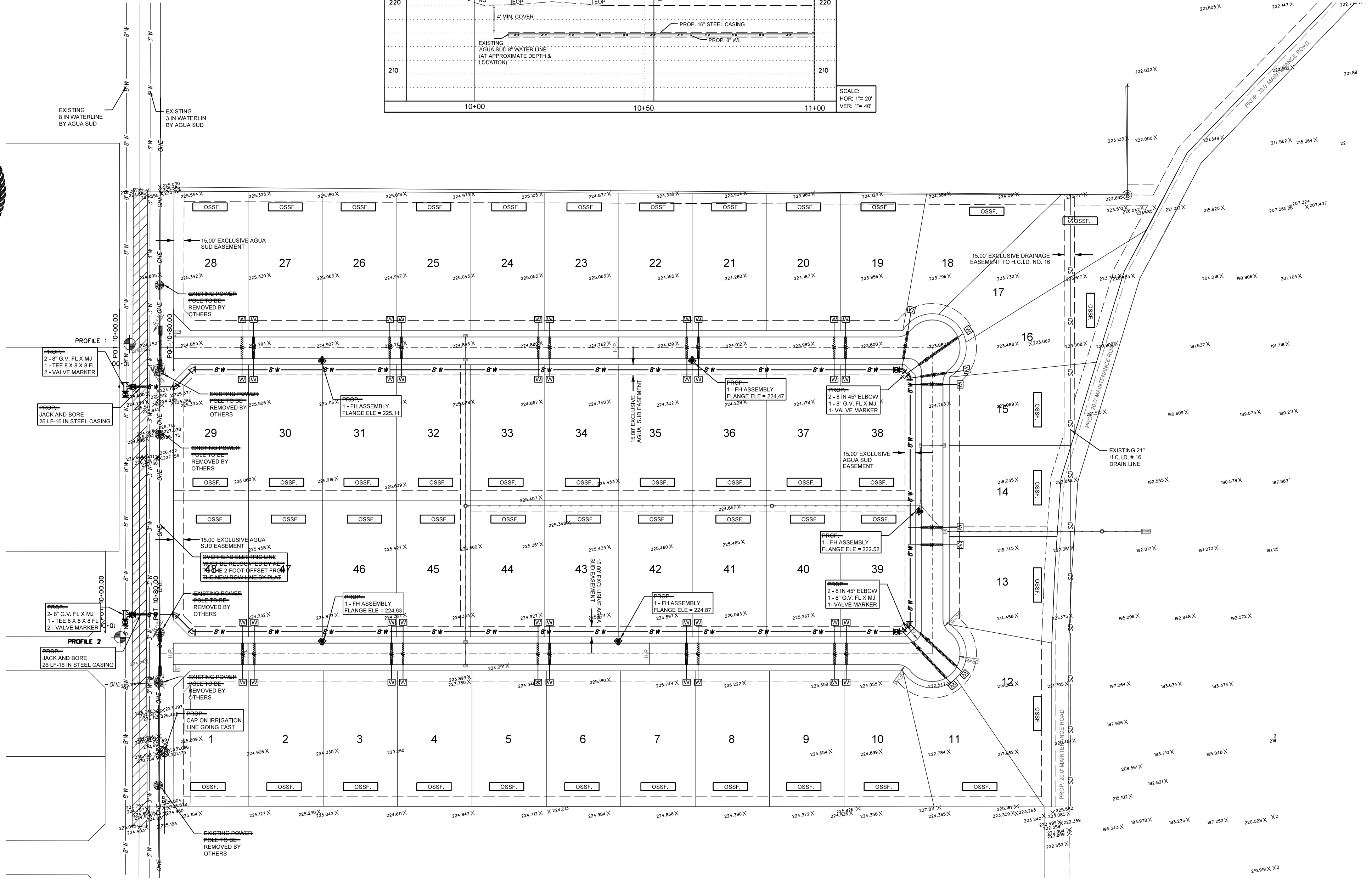
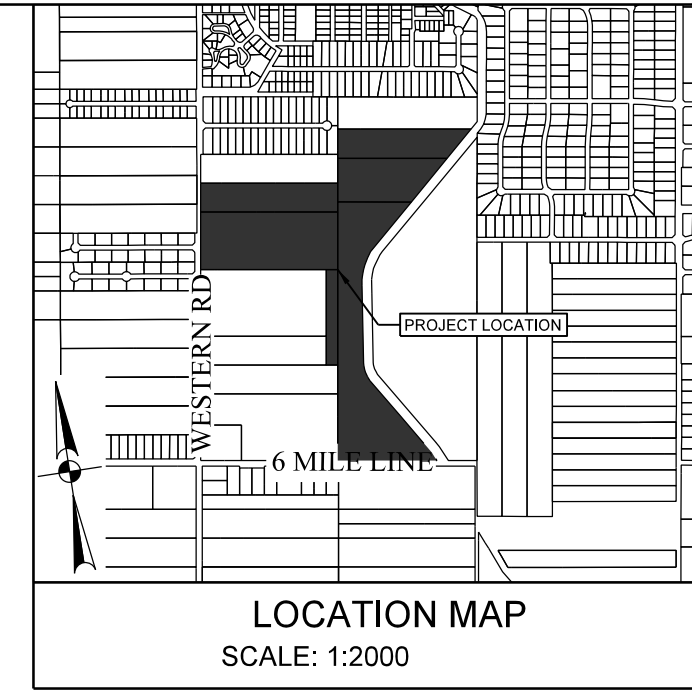
AGUA- EL SISTEMA/SERVICIO DE AGUA SERÁ INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ 1,800.00
 DRENAJE- SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ 84,000.00

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



LEGEND:

- CHAIN LINK FENCE
- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED TROWSS 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 LINES= 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

NOTE:
 PIPELINE AND UTILITY PERMIT WILL BE REQUIRED FOR PROPOSED WATERLINE CROSSINGS UNDER WESTERN RD

COST ESTIMATE	
WATER DISTRIBUTION:	\$ 136,558.75
DRAINAGE IMPROVEMENT:	\$ 195,678.50
PAVING IMPROVEMENT:	\$ 301,172.35
SEPTIC TANK (OSSF):	\$ 84,000.00
FIRE HYDRANT:	\$ 22,500.00
EROSION CONTROL:	\$ 12,964.00

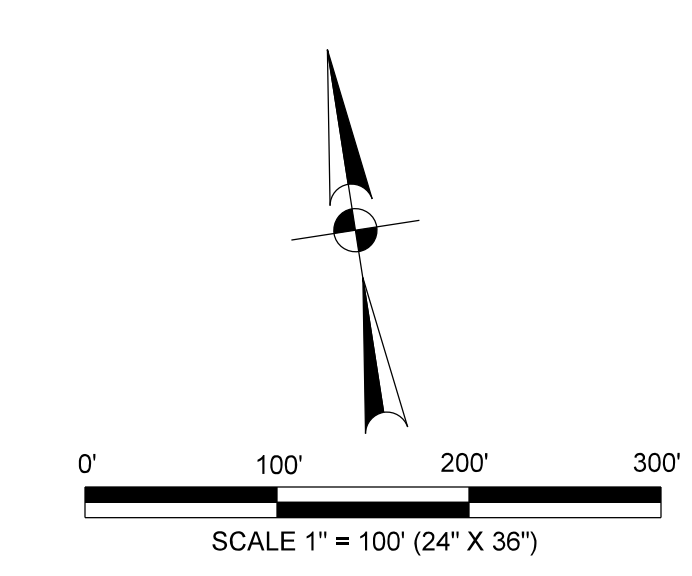
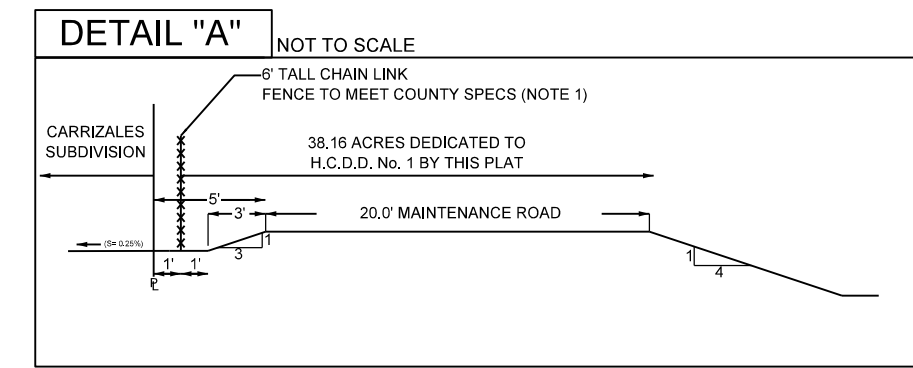
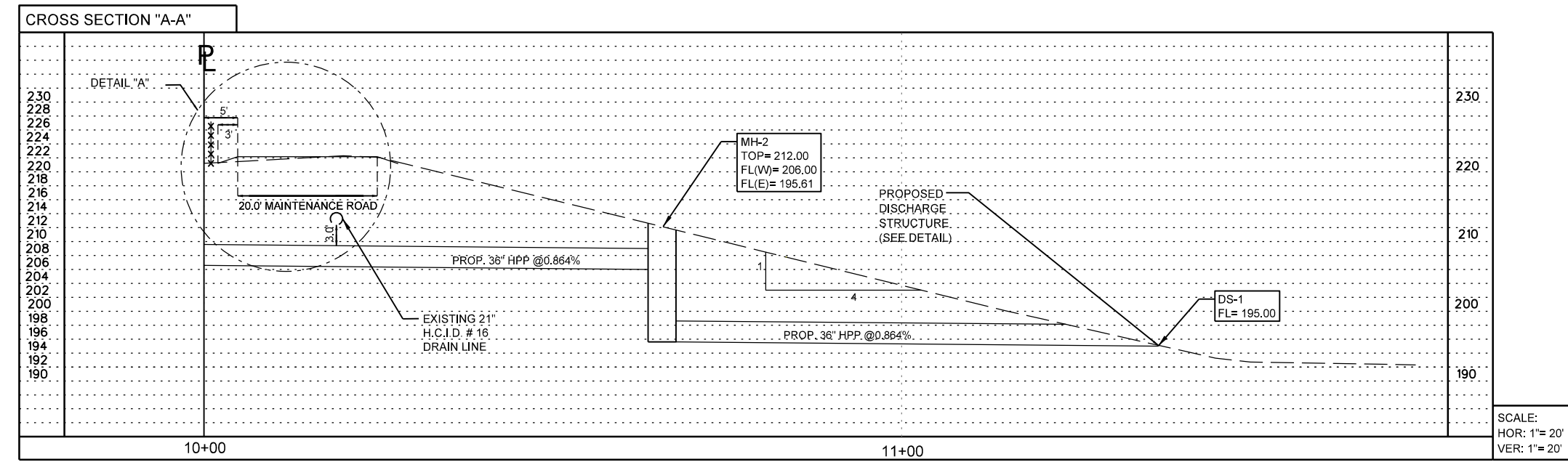
PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78572	(956) 584-5555	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., 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
 TBP REG # 1500

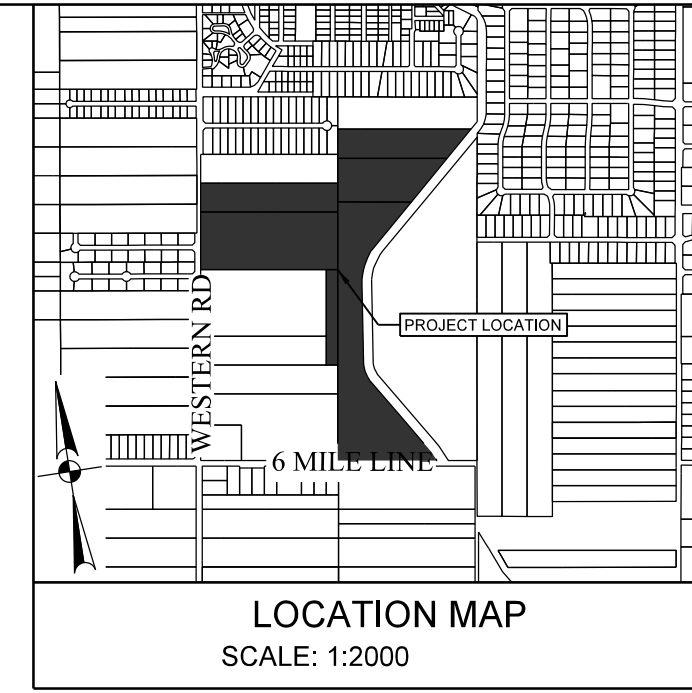
UTILITY LAYOUT AND ENGINEERING REPORT
CARRIZALES SUBDIVISION

BEING A 67.97 ACRE TRACT OF LAND
 OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION,
 RECORDED IN VOLUME 8, PAGE 51,
 MAP RECORDS, HIDALGO COUNTY, TEXAS.

SOUTH TEXAS INFRASTRUCTURE GROUP



- 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



DRAINAGE REPORT

PROJECT LOCATION
 CARRIZALES SUBDIVISION IS A PROPOSED 48 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF MISSION 3 MILE EXTRATERRITORIAL JURISDICTION (ETJ), BEING A 67.97 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 6, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS, SAID 67.97 ACRE TRACT OF LAND BEING COMPRISED OF TRACT 1 - CONVEYED BY A SPECIAL WARRANTY EXCHANGE DEED DATED MARCH 9, 2006, FROM RIO QUEEN CITRUS, INC., A TEXAS CORPORATION TO VALLEY CALICHE PRODUCTS, INC., A TEXAS CORPORATION, AS RECORDED IN DOCUMENT NO. 1589690, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TRACT 2 THE EAST 120 FEET OUT OF A TRACT OF LAND CONVEYED BY A WARRANTY DEED DATED MAY 10, 1995, FROM DAWSON REID AND WIFE, BOBBIE LOU REID TO VALLEY CALICHE PRODUCTS, INC., AS RECORDED IN DOCUMENT NO. 453620, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND THE EAST 120 FEET OF A TRACT OF LAND CONVEYED BY A WARRANTY DEED WITH VENDORS LIEN DATED JUNE 4, 1984, FROM FRANK J. STEMMLEY AND WIFE, CATHERINE A. STEMMLEY TO WAREHOUSE FARMS, INC., AS RECORDED IN VOLUME 1988, PAGE 955, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, TRACT 3 CONVEYED BY A SPECIAL WARRANTY DEED DATED MAY 23, 1988, FROM SCOTT MCCLAIN, TRUSTEE TO VALLEY CALICHE PRODUCTS, INC., A TEXAS CORPORATION, AS RECORDED IN VOLUME 2603, PAGE 963, OF THE DEED RECORDS, HIDALGO COUNTY, TEXAS, TRACT 4 CONVEYED BY A WARRANTY DEED DATED NOVEMBER 15, 1996, FROM L.H. SPELLINGS, III AND THE FIRST NATIONAL BANK OF MARSHALL, TRUSTEES OF THE L.H. SPELLING, III TRUST ESTABLISHED UNDER THE HATTIE STARR SPELLINGS INTER VIVOS TRUST DATED OCTOBER 14, 1963, AND THE FIRST NATIONAL BANK OF MARSHALL, TRUSTEE UNDER THE WILLS OF HATTIE STARR SPELLINGS AND L.H. SPELLINGS JR. TO VALLEY CALICHE PRODUCTS, INC., AS RECORDED IN DOCUMENT NO. 565988, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TRACT 5 CONVEYED BY A WARRANTY DEED DATED DECEMBER 18, 1993, FROM P.H. MOTHERAL, TRUSTEE TO VALLEY CALICHE PRODUCTS, INC., A TEXAS CORPORATION, AS RECORDED IN DOCUMENT NO. 359685, OF THE 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 223.28. PROPERTY HAS BEEN TAKEN OUT OF THE FLOOD ZONE WITH LOMR CASE NO 21-06-017A.

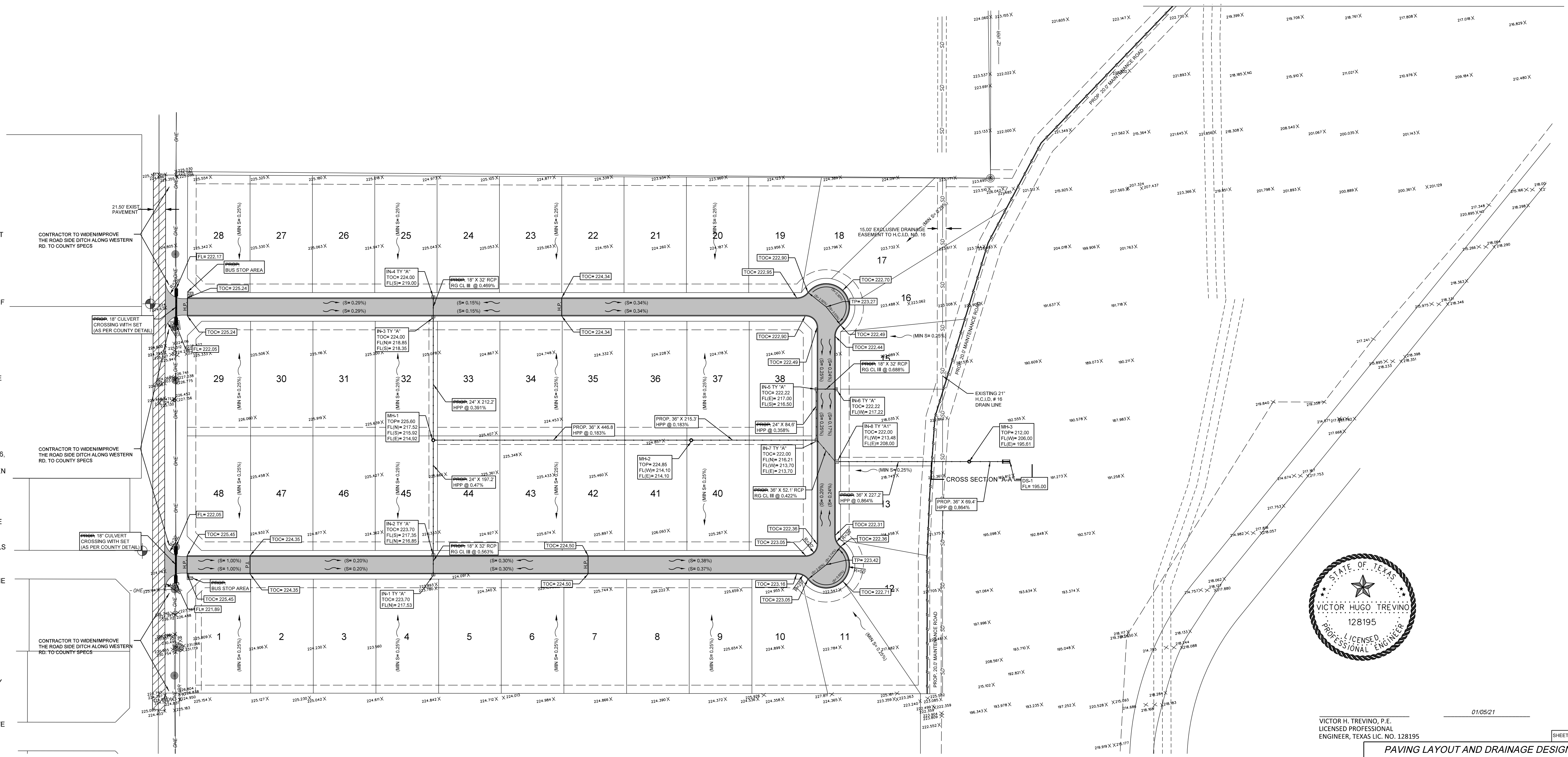
SOIL CONDITIONS
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 53.9% OF BRENNAN FINE SANDY LOAM, WITH 0 TO 1 PERCENT SLOPES, 39.6% OF QUEVITAS-RANDADO COMPLEX, 0 TO 1 PERCENT SLOPES, 3.4% HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES AND 3.0% RIO CLAY LOAM, PONDED. EXISTING TERRAIN HAS A 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 SOILS ARE LISTED IN HYDROLOGIC GROUP B, C AND D. 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 APPROXIMATELY (0-0.8%). 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 27.01 CFS.

PROPOSED CONDITIONS
 THE PROPOSED DRAINAGE SYSTEM SHALL CONSIST 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 36", AND WILL CONSIST OF A PROPOSED OUTFALL TO A REGIONAL DETENTION POND, THAT BEING DEDICATED BY PLAT TO THE HIDALGO COUNTY DRAINAGE DISTRICT #1. A TOTAL OF 38.16 ACRES WILL BE DONATED BY THE OWNER OF CARRIZALES SUBDIVISION TO THE HIDALGO COUNTY DRAINAGE DISTRICT #1 FOR DRAINAGE DETENTION PURPOSES. THIS REGIONAL DETENTION POND WITH AN AVERAGE DEPTH OF 30 FT. WILL PROVIDE A TOTAL CAPACITY OF 70.79 ACRE-FT.

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 96.18 CFS WHICH WILL GIVE US A NET INCREASE OF 69.17 CFS. FOR PROPOSED CARRIZALES SUBDIVISION ONLY 129,857 CUBIC-FEET OR 2.58 ACRE-FEET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED. THE TOTAL 2.98 ACRE-FEET WILL BE DETAINED ON THE REGIONAL DETENTION POND LOCATED ON THE EAST SIDE OF CARRIZALES SUBDIVISION, EXCEEDING THE DETENTION REQUIRED FOR CARRIZALES SUBDIVISION (32 AC.).

PROPERTIES ADJACENT TO CALICHE PIT, INCLUDING CARRIZALES SUBDIVISION, ADD UP TO 174 ACRES. THIS TOTAL AREA WILL REQUIRE AN APPROXIMATE TOTAL DETENTION OF 16 ACRE-FEET WHICH WILL ONLY COVER A 22% PERCENT OF THE TOTAL CAPACITY OF THE PIT.



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

PAVING LAYOUT AND DRAINAGE DESIGN
CARRIZALES SUBDIVISION

BEING A 67.97 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 6, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78752	(956) 584-6555	
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

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 TBPE REG # 1500

01/05/21

SHEET 4 OF 4