



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: 5-25-2021

PROPOSED CARRIZALES II SUBDIVISION PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: EL CARRIZALES, LLC.

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 48 *SINGLE FAMILY *MULTI-FAMILY 4 COMMERCIAL INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 12

FILLING STATIONS: 7

LOCATION DESCRIPTION: EAST SIDE 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 03-12-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X&A" AS PER FEMA.

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. PRELIMINARY APPROVAL DATE: 05-18-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 05-18-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 05-04-2021 : BY ENVIRONMENTAL COMPLIANCE COORDINATOR

LARGE CONSTRUCTION

The applicant has submitted the required NOI as per Part II, Section E of the TPDES General Permit for Construction Activities (TXR150000) along with a copy of the Erosion Control Plan for the proposed project.

PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: _____, _

STAFF RECOMMENDS: **Preliminary Approval** subject 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.

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ACCORDING TO THE MAP RECORDED IN THE PUBLIC RECORDS OF HIDALGO COUNTY TEXAS, THE LOT 7, CAPRI ALICE TRACT, BEING A 30.44 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, UNDER COUNTY CLERK'S RECORDS, 2015.

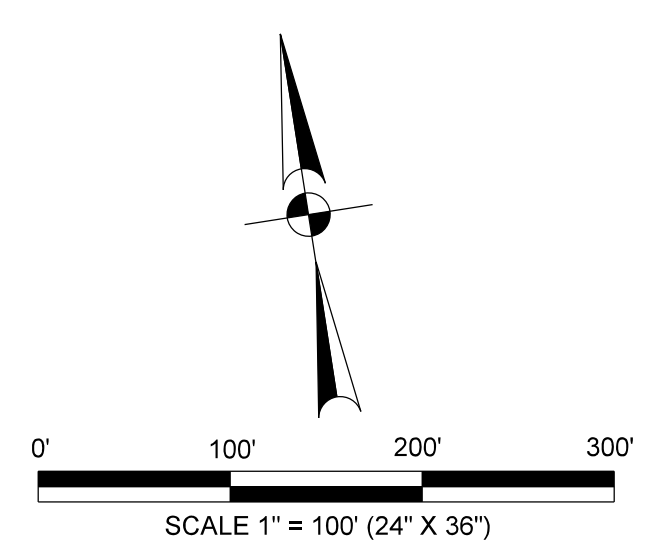
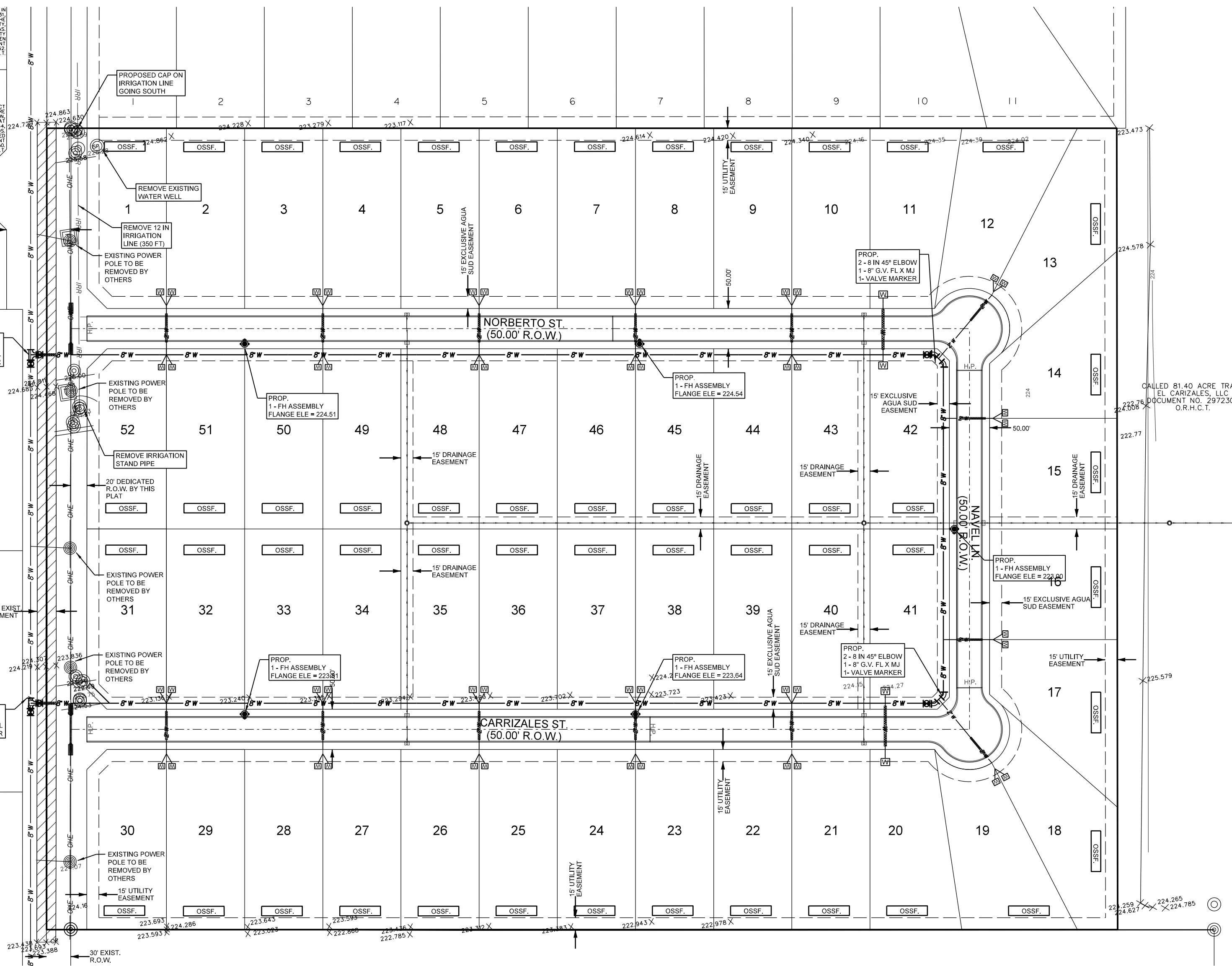
THE 8" DIAMETER SERVICE TRACT THE LOT 7, CAPRI ALICE TRACT, BEING A 30.44 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, UNDER COUNTY CLERK'S RECORDS, 2015.

THE 6" DIAMETER SERVICE TRACT THE LOT 7, CAPRI ALICE TRACT, BEING A 30.44 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, UNDER COUNTY CLERK'S RECORDS, 2015.

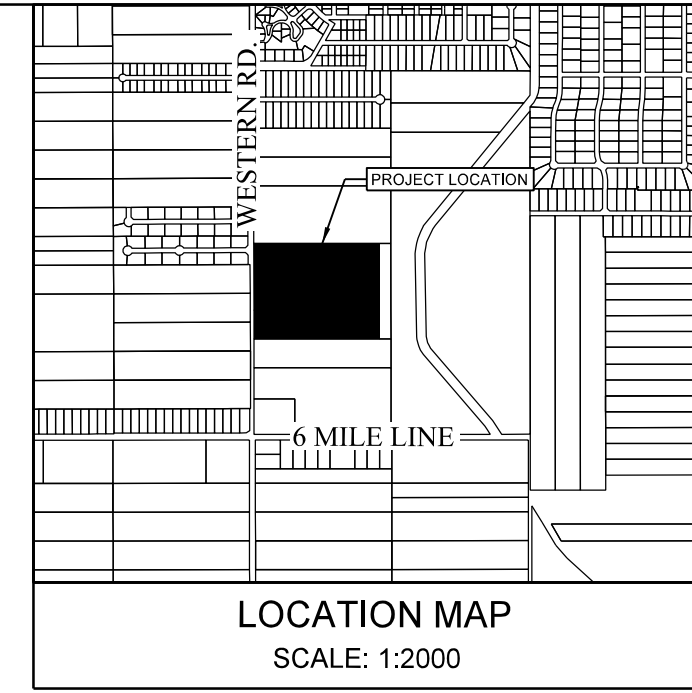
TRACT I
MISSION VACUUM & PUMP TRUCK SERVICE, INC.
DOCUMENT NO. 2699605
O.R.H.C.

TRACT II
MISSION VACUUM & PUMP TRUCK SERVICE, INC.
DOCUMENT NO. 2699605
O.R.H.C.

TRACT III
MISSION VACUUM & PUMP TRUCK SERVICE, INC.
DOCUMENT NO. 2699605
O.R.H.C.



- 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
 - PROPOSED STREET LIGHT
 - SOIL BORING LOCATION
 - EXISTING POWER POLE



LOCATION DESCRIPTION

CARRIZALES II 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 63,394, 2015 CENSUS). CARRIZALES II SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3/5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

WATER AND SEWER ENGINEERING REPORT

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

CARRIZALES II SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRASU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. 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.

CARRIZALES II SUBDIVISION HAS 52 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 II SUBDIVISION WILL BE CONNECTED TO THE EXISTING WATER SYSTEM WITH A TWO (2) 8" MJ TEE EACH WITH TWO (2) GATE VALVES. WATER DISTRIBUTION FOR CARRIZALES II SUBDIVISION CONSISTS OF TEN (10) 1" DIAMETER DOUBLE SERVICE SHORT LINES, FORTEN (14) 1" DIAMETER DOUBLE SERVICE LONG LINES, TWO (2) 1" DIAMETER SINGLE SERVICE SHORT AND TWO (2) 1" DIAMETER SINGLE SERVICE LONG THAT RUN INTO THE LOTS. THE 8" LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL COST OF \$ _____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FIVE (5) FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM CARRIZALES II 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 52. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE CORNERS OF THE SUBDIVISION, A TOTAL OF 14 SOIL BORING EXCAVATION WERE PERFORMED. ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 36" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUNDWATER OR A RESTRICTIVE LAYER WITHIN 24" OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____ INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$ _____. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ONE OSSF ON ____/____/____.

ENGINEER CERTIFICATION:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES DESCRIBED ABOVE ARE IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE. I CERTIFY THAT THE COSTS TO INSTALL THE WATER AND THE UNCONSTRUCTED ON-SITE SEWAGE FACILITIES, DISCUSSED ABOVE, ARE AS FOLLOWS:
WATER FACILITIES- THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ _____.
SEWAGE FACILITIES- SEPTIC SYSTEM IS ESTIMATED TO COST \$ _____.

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



REPORTE DE INGENIERIA DE AGUA Y DRENAJE

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

LA SUBDIVISION CARRIZALES II RECIBIRASU 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 RECIBIRASU PROVISION DE AGUA POR LOS PROXIMOS 30 ANOS. 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 II TIENE 52 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 II SERA CONECTADA CON DOS (2) M TEE DE 8 PULGADAS DE DIAMETRO CADA UNA CON DOS VALVULAS. LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CARRIZALES CONSISTE EN DIEZ (10) SERVICIOS DOBLES CORTOS DE 1" DE DIAMETRO, CATORCE (14) SERVICIOS DOBLES LARGOS DE 1" DE DIAMETRO, DOS (2) SERVICIOS SENCILLOS CORTOS DE 1" DE DIAMETRO Y DOS (2) SERVICIOS SENCILLOS LARGOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES. SE HAN INSTALADO YA LA LINEA DE 8", LOS SERVICIOS DE 1" Y LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$ _____ POR LOTE. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$ _____ QUE CUBRE EL COSTO DE LOS MEDIDORES (5 _____ 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 \$ _____ POR CADA UNO. LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ _____. 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.

REPORTE DE EVALUACION DE SUELO:

CADA LOTE EN LA SUBDIVISION PROPUESTA MIDE MAS 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 SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJA TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MAS ARRIBA DE LO MAS BAJA 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 \$ _____ 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 \$ _____. EL DEPARTAMENTO DE SALUBRIDAD DEL CONDADO DE HIDALGO HA INSPECCIONADO Y HA APROBADO LA INSTALACION DE LA FOSA SEPTICA DESDE ____/____/____.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENT 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 SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTAR UN TOTAL DE \$ _____. DRENAJE- SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$ _____.

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



SUBDIVIDER CERTIFICATION

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

SUBDIVIDER STATEMENT:

1. I, NORBERTO SALINAS SUBDIVIDER FOR CARRIZALES II SUBDIVISION HEREBY CERTIFY SEWER PERMITS, AS APPLICABLE, HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AND THAT AN ADEQUATE DRINKIN WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY AND QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

NORBERTO SALINAS _____ DATE _____

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

REVISION NOTES			
No.	SHEET	REVISION	DATE

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

PRINCIPAL CONTACTS					
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78572	(956) 584-6555	
ENGINEER:	VICTOR H. TREVIÑO, 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

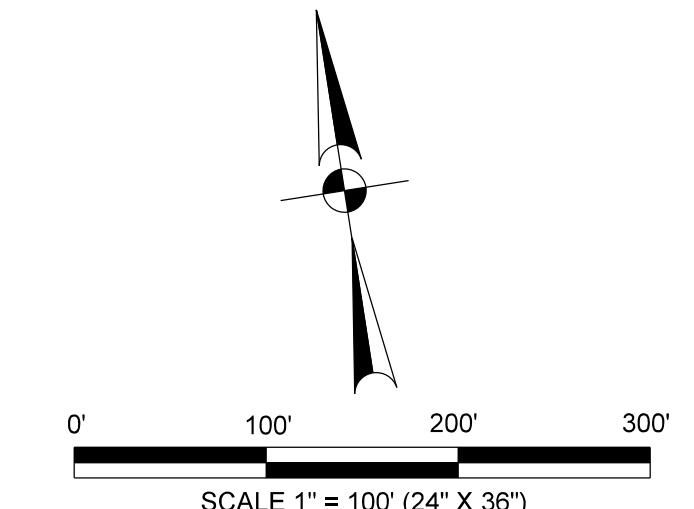
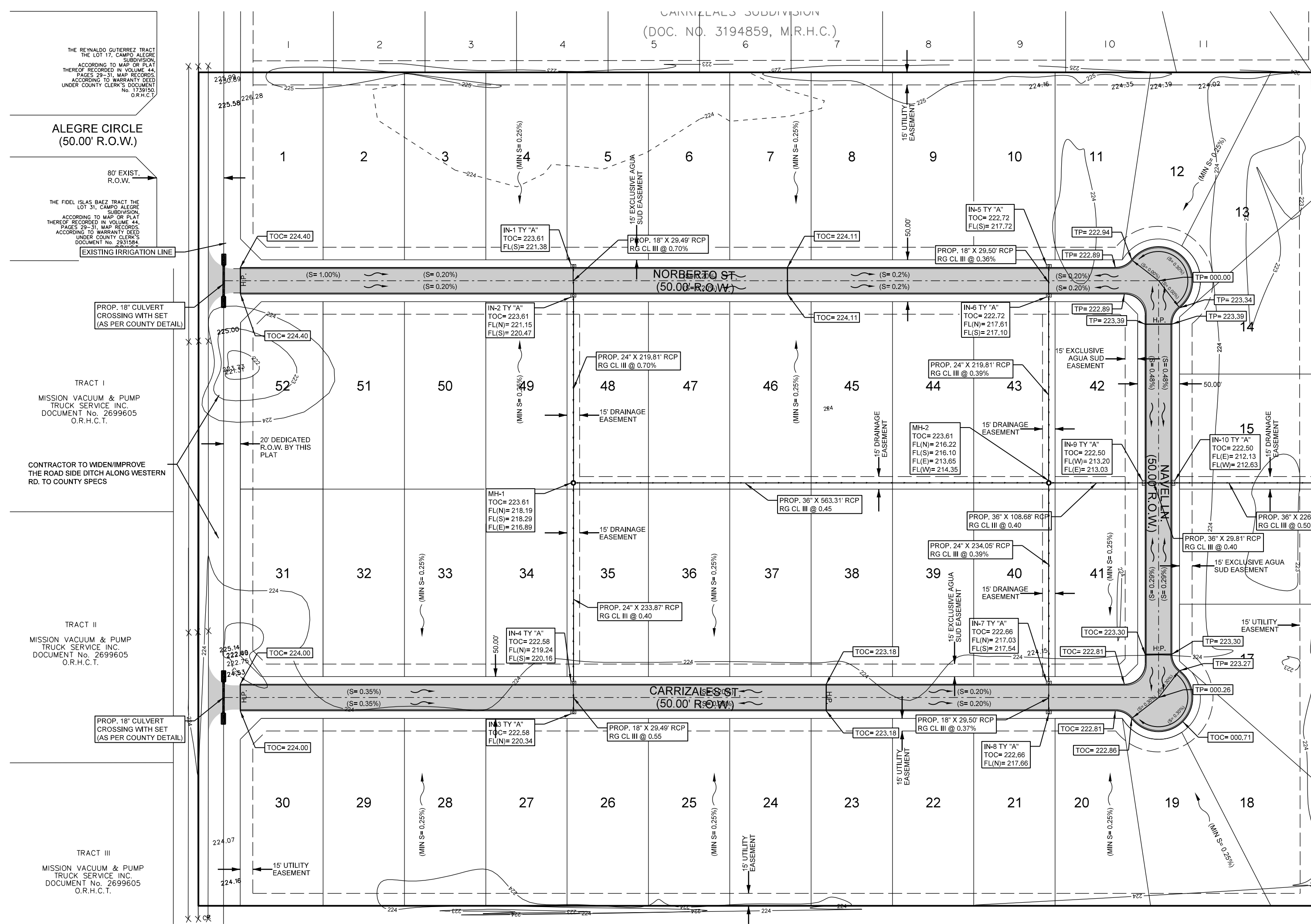
900 S. STEWART, SUITE 13
MISSION, TEXAS 78572
PH: (956) 424-3335
FAX: (956) 424-3132
TBP REG # 1500

UTILITY LAYOUT

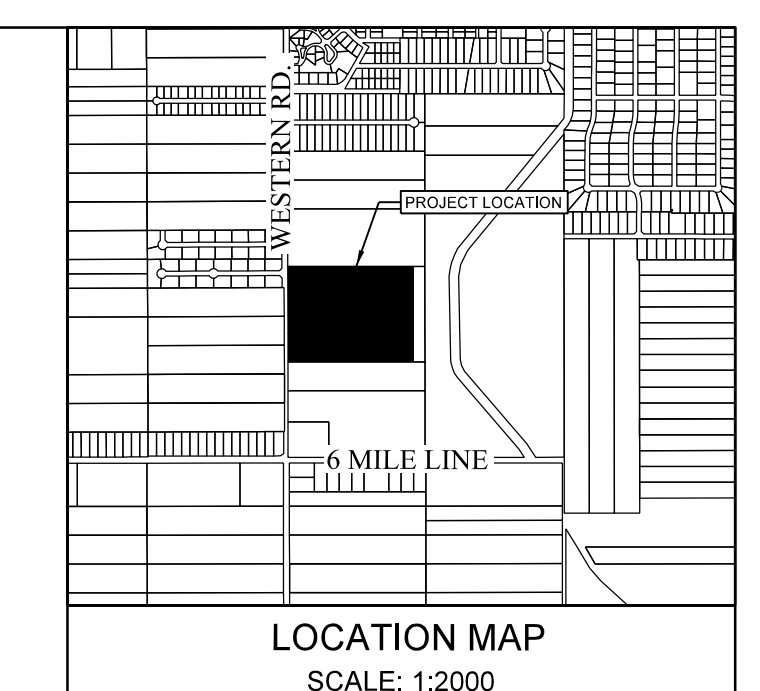
CARRIZALES II SUBDIVISION

BEING A 30.44 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



- 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" WATERLINE= 3" PVC CASING
 - FOR 1" WATERLINE= 2" PVC CASING
 - PROPOSED STREET LIGHT
 - SOIL BORING LOCATION
 - EXISTING POWER POLE



LOCATION DESCRIPTION

CARRIZALES II 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 II SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3/5 MILE EXTRATERRITORIAL JURISDICTION (ET J) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

PROJECT LOCATION

CARRIZALES PHASE II SUBDIVISION IS A PROPOSED 52 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF MISSION 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ), BEING A 30.44 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP 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 RECENT IMPROVEMENTS TO THE SITE, WE HAVE DETERMINED THAT THE BASE FLOOD ELEVATION FOR THIS ZONE "A" ON THIS SPECIFIC PROPERTY IS 223.26. PROPERTY IS IN PROCESS TO BE TAKEN OUT OF THE FLOOD ZONE WITH LOMA CASE NO 21-06-0171A.

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 90.2% OF BRENNAN FINE SANDY LOAM, WITH 0 TO 1 PERCENT SLOPES; 7.6% OF CUEVITAS-RANDADO COMPLEX, 0 TO 1 PERCENT SLOPES, AND 2.2% RIO CLAY LOAM, PONDED, 0 TO 1 PERCENT SLOPES. 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. THESE 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 (0.8%). 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 ON THE INSTALLATION OF AN INTERNAL STORM SEWER SYSTEM WITH INLETS IN THE STREET TO COLLECT SURFACE RUNOFF FROM LOTS AND STREET. THIS SYSTEM WILL BE SIZED AS PER CALCULATIONS ON APPENDIX F. PIPE SIZES RANGE FROM 18" TO 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 126,857 CUBIC-Feet OR 2.98 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.

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

03/11/2021
DATE



REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

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

PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78572	(956) 584-6555	
ENGINEER:	VICTOR H. TREVIÑO, 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

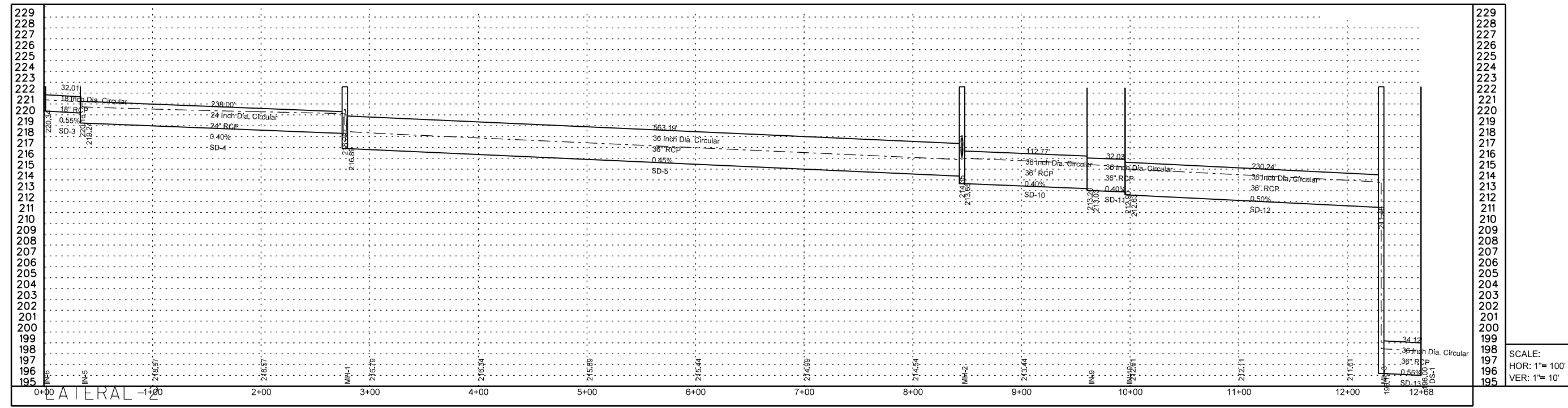
SOUTH TEXAS INFRASTRUCTURE GROUP

900 S. STEWART, SUITE 13
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FAX: (956) 424-3132
TBPE REG # 1500

PAVING & DRAINAGE

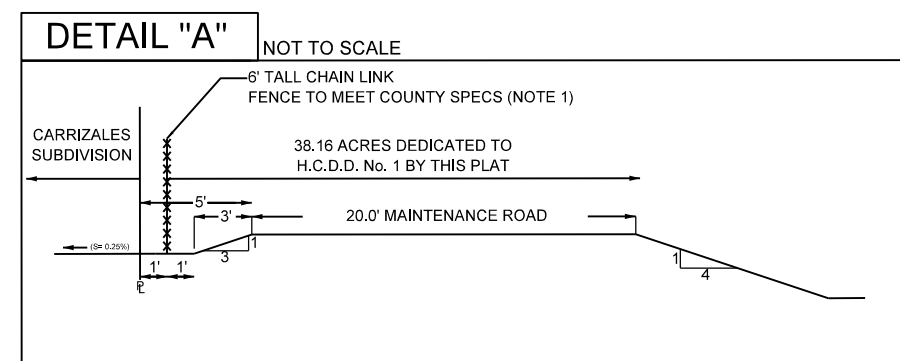
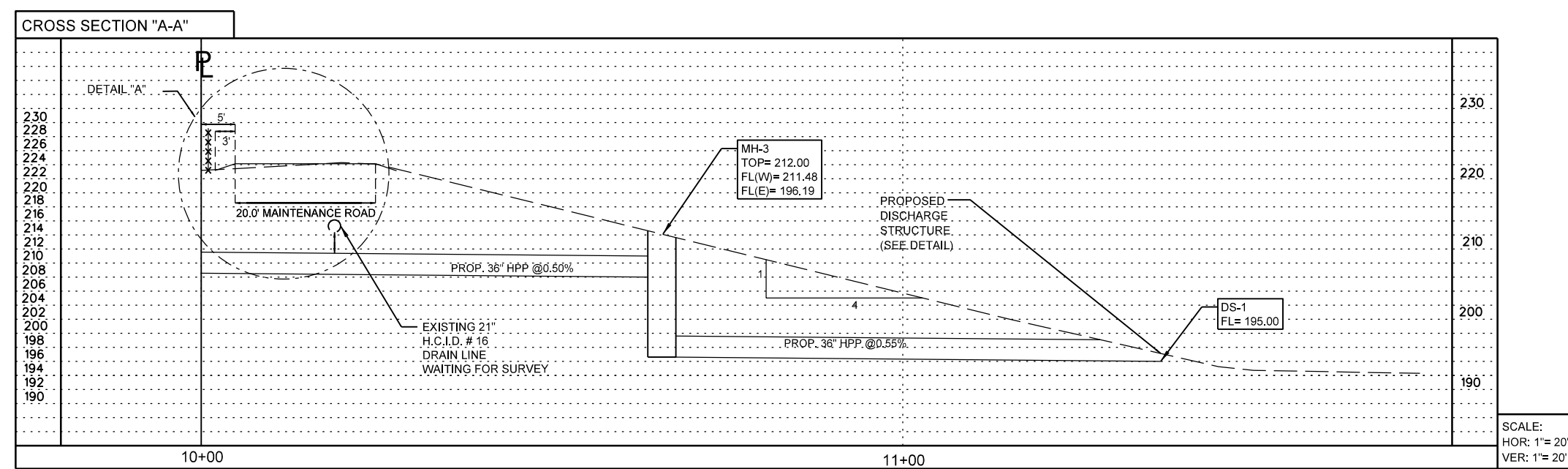
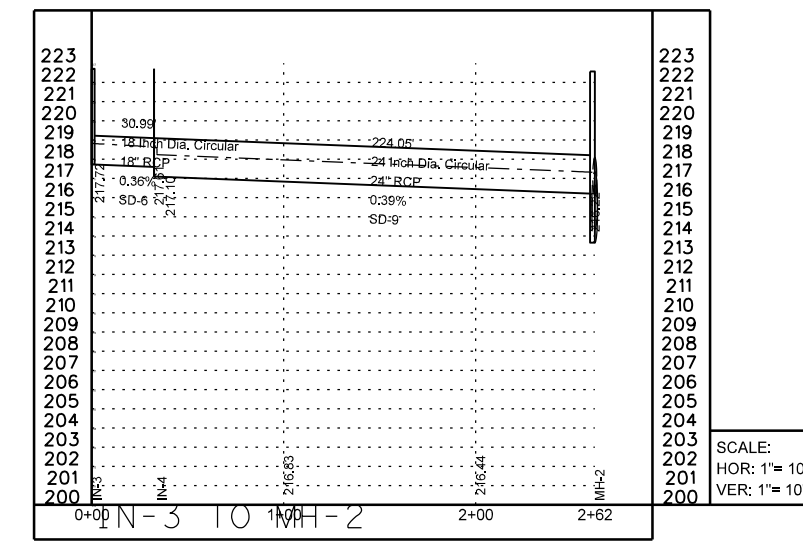
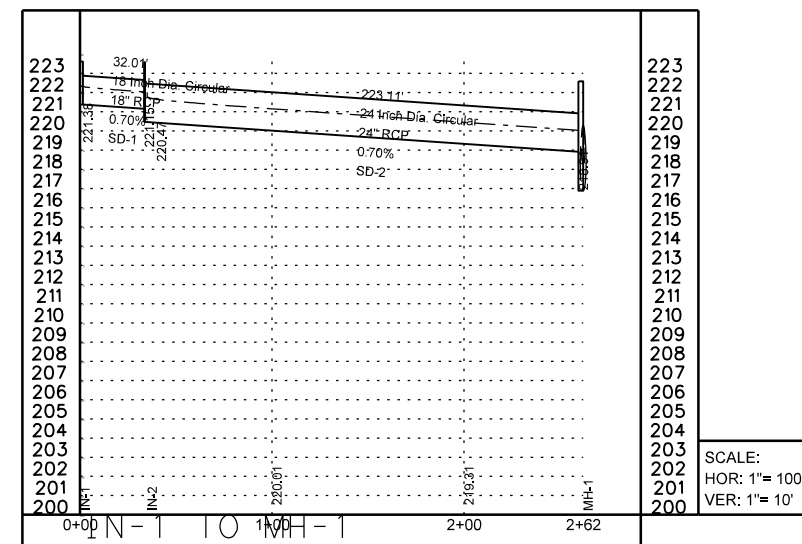
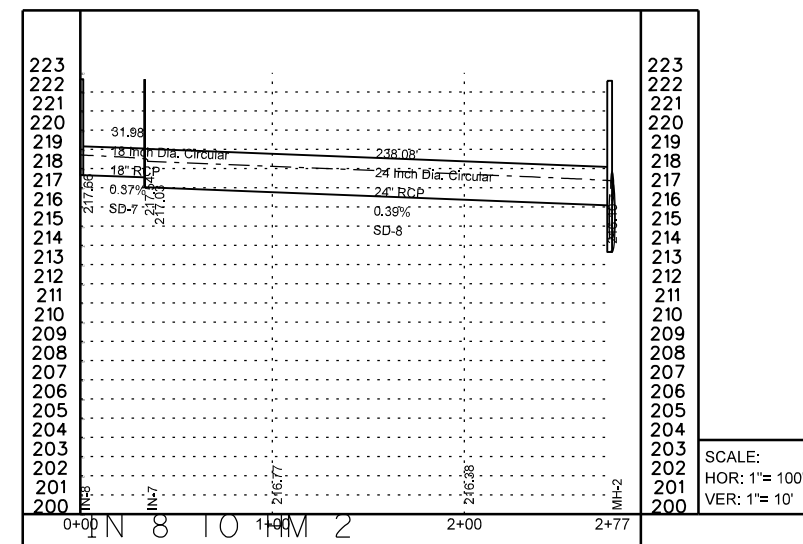
CARRIZALES II SUBDIVISION

BEING A 30.44 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.

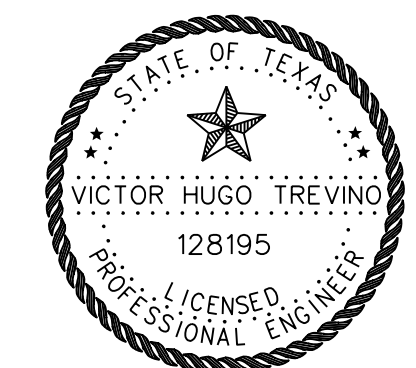


LEGEND

- PROP. CONSTRUCTION EXIT (TY 1)
- PROP. EROSION CONTROL LOG AT CURB INLET ID AND LENGTH (LF)
- PROP. SEEDING AREA
- SEDIMENT CONTROL FENCE



ID	ID	ID	HGL (FT)	HGL (FT)	Discharge (cfs)	Capacity (cfs)	Slope (%)	Velocity (ft/s)
SD-13	MH-3	DS-1	198.54	198.25	48.90	57.55	0.55	8.58
SD-12	IN-10	MH-3	215.07	213.76	48.90	54.96	0.51	8.50
SD-11	IN-9	IN-10	215.49	215.12	46.31	49.16	0.41	8.27
SD-10	MH-2	IN-9	217.36	215.49	43.57	49.16	0.40	7.53
SD-5	MH-1	MH-2	220.11	215.87	24.64	52.14	0.45	6.87
SD-8	IN-7	MH-2	218.46	217.36	11.84	16.54	0.39	5.63
SD-9	IN-4	MH-2	219.07	217.51	9.19	9.19	0.56	6.20
SD-2	IN-2	MH-1	220.15	220.11	11.98	49.16	0.41	1.85
SD-4	IN-5	MH-1	220.82	220.11	13.47	16.67	0.40	4.49
SD-7	IN-8	IN-7	219.11	218.48	5.88	7.40	0.38	5.07
SD-6	IN-3	IN-4	219.37	219.07	6.32	7.39	0.36	3.60
SD-1	IN-1	IN-2	221.45	220.58	6.01	26.36	1.00	6.16
SD-3	IN-6	IN-5	221.93	221.17	6.75	9.08	0.55	5.36



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

06/04/2020

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS

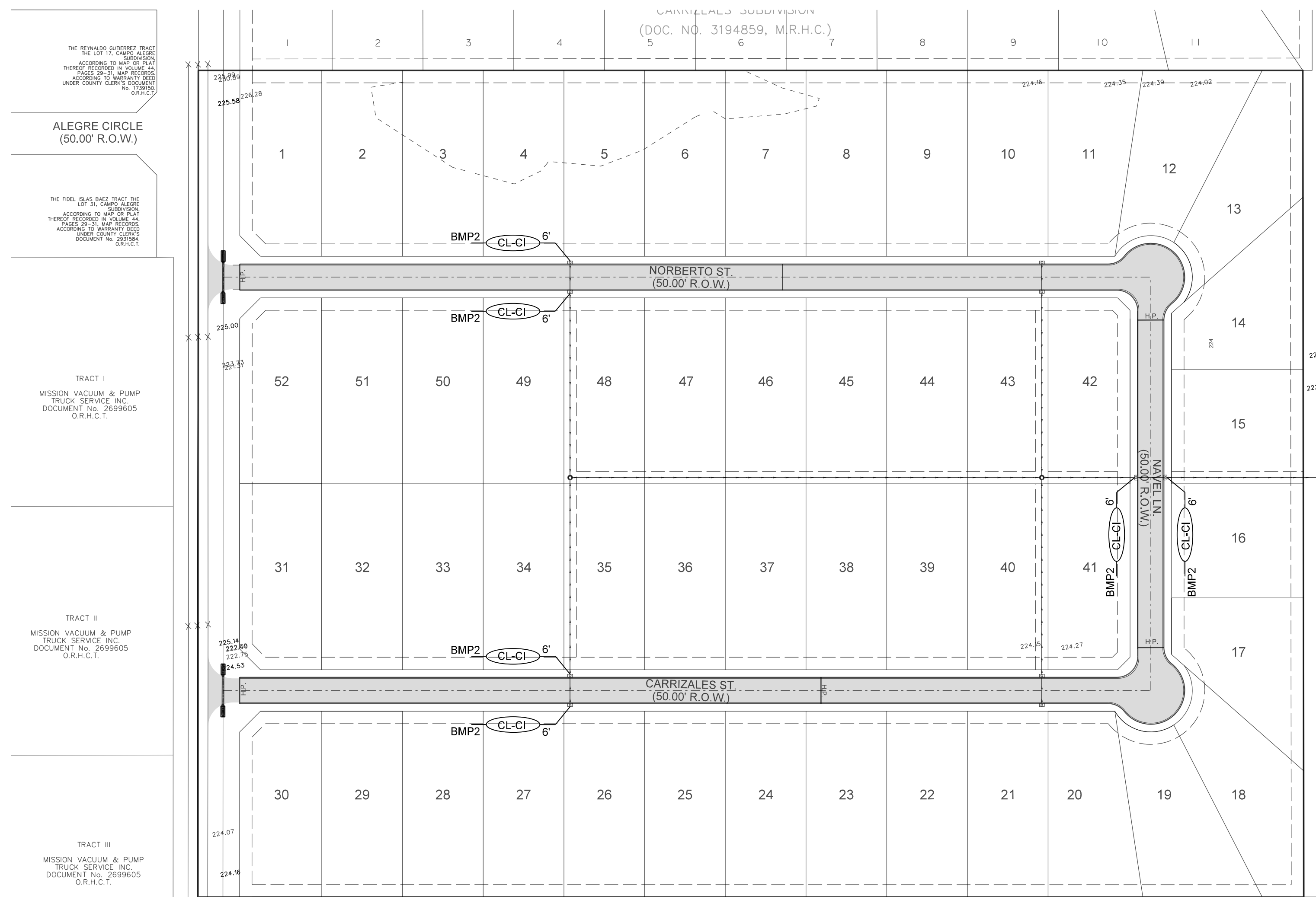
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STORM DRAINAGE PROFILES
CARRIZALES II SUBDIVISION
BEING A 30.44 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS

SHEET 4



THE HERALDO QUINERBY TRACT THE CITY OF CARRIZALES, TEXAS, ACCORDING TO MAP NO. 144, HERALDO QUINERBY TRACT, AS SHOWN ON PLAT 144, MAP RECORDED IN VOLUME 44, PAGE 121, OF THE PUBLIC RECORDS, HIDALGO COUNTY, TEXAS, DOCUMENT NO. 2699605, O.R.H.C.T.

ALEGRE CIRCLE (50.00' R.O.W.)

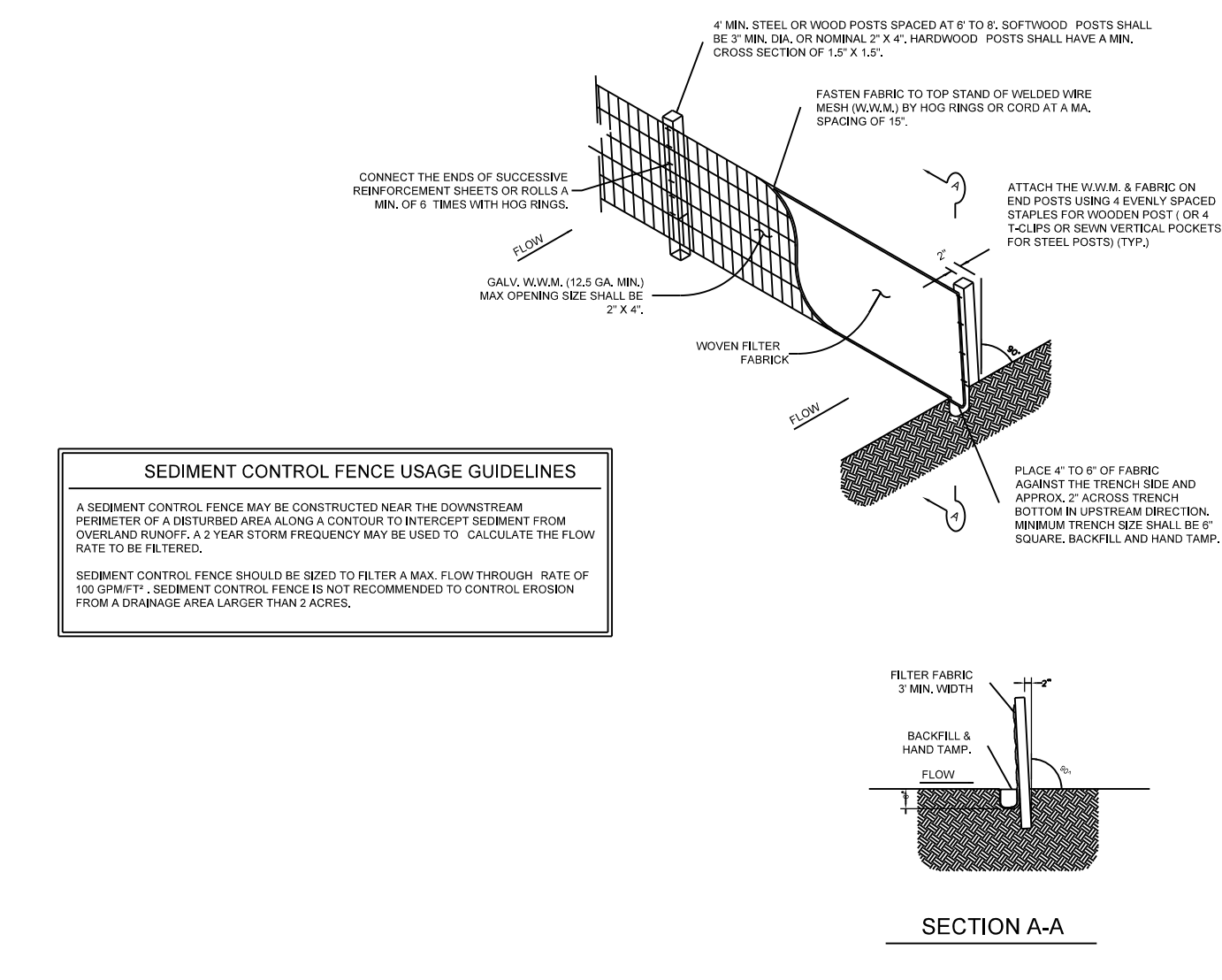
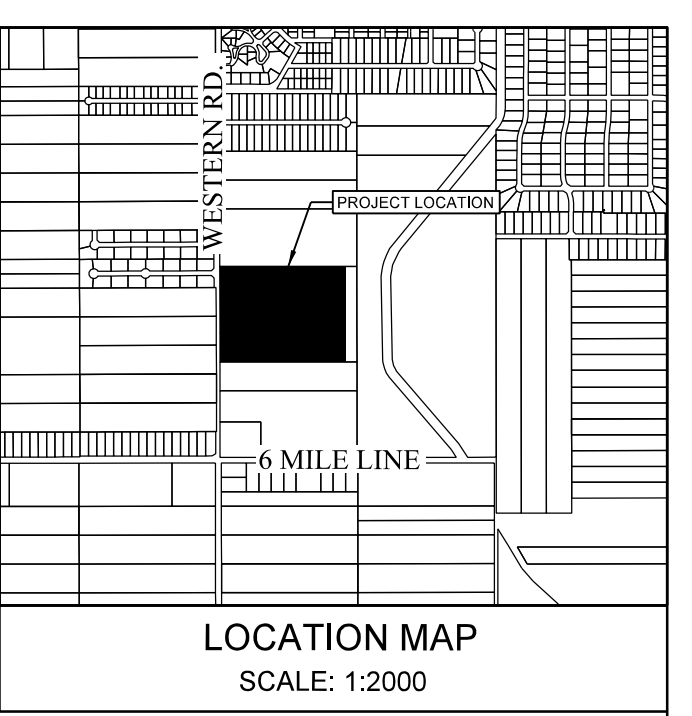
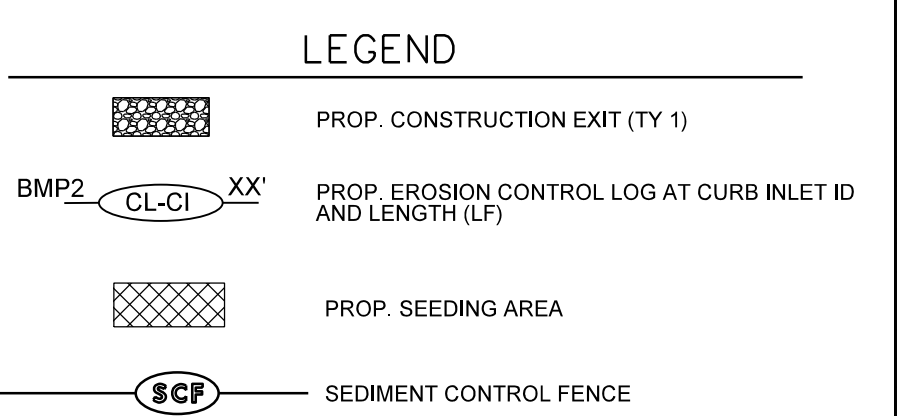
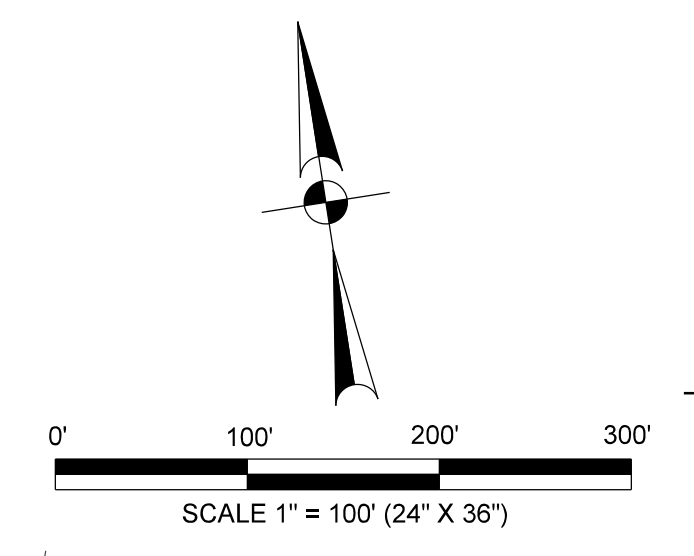
THE FEDERAL GOVERNMENT TRACT THE CITY OF CARRIZALES, TEXAS, ACCORDING TO MAP NO. 144, FEDERAL GOVERNMENT TRACT, AS SHOWN ON PLAT 144, MAP RECORDED IN VOLUME 44, PAGE 121, OF THE PUBLIC RECORDS, HIDALGO COUNTY, TEXAS, DOCUMENT NO. 2699605, O.R.H.C.T.

TRACT I
MISSION VACUUM & PUMP TRUCK SERVICE, INC.
DOCUMENT NO. 2699605
O.R.H.C.T.

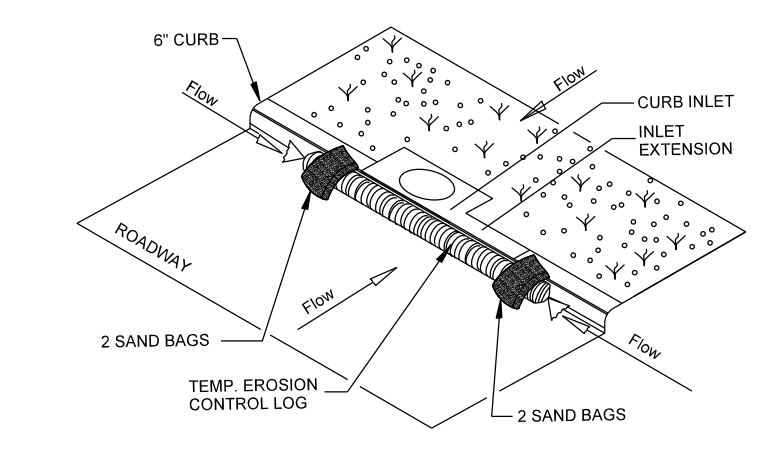
TRACT II
MISSION VACUUM & PUMP TRUCK SERVICE, INC.
DOCUMENT NO. 2699605
O.R.H.C.T.

TRACT III
MISSION VACUUM & PUMP TRUCK SERVICE, INC.
DOCUMENT NO. 2699605
O.R.H.C.T.

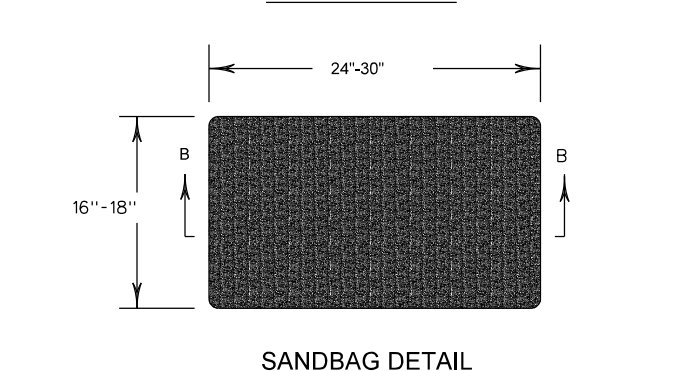
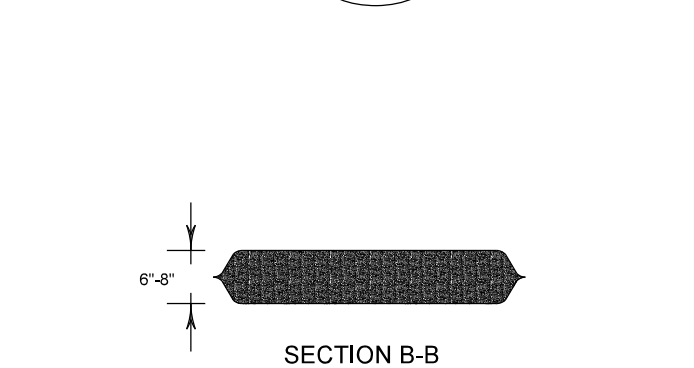
CALLED 81.40 ACRE TRACT TEL CARRIZALES, LLC DOCUMENT NO. 2972303 O.R.H.C.T.



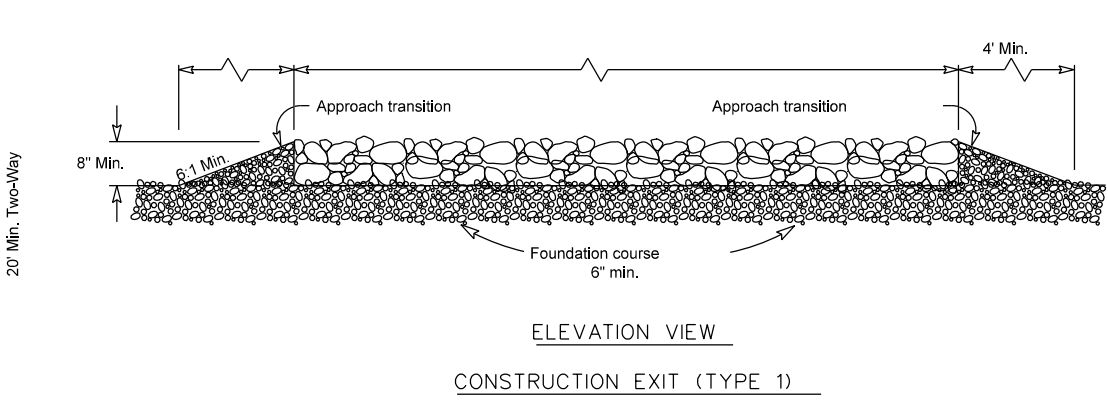
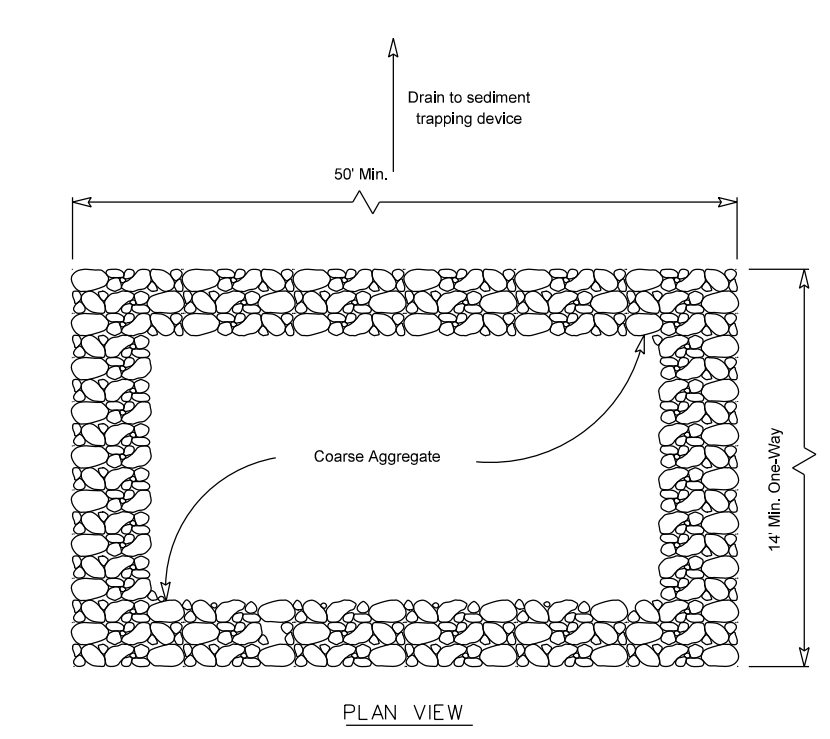
P-15 TEMPORARY SEDIMENT CONTROL FENCE - DETAILS



SECTION B-B



NOTE: EROSION CONTROL LOGS USED AT CURB INLETS SHOULD ONLY BE USED IF THEY WILL NOT IMPEDIE TRAFFIC OR FLOOD THE ROADWAY OR WHEN THE STORM SEWER SYSTEM IS NOT FULLY FUNCTIONAL.



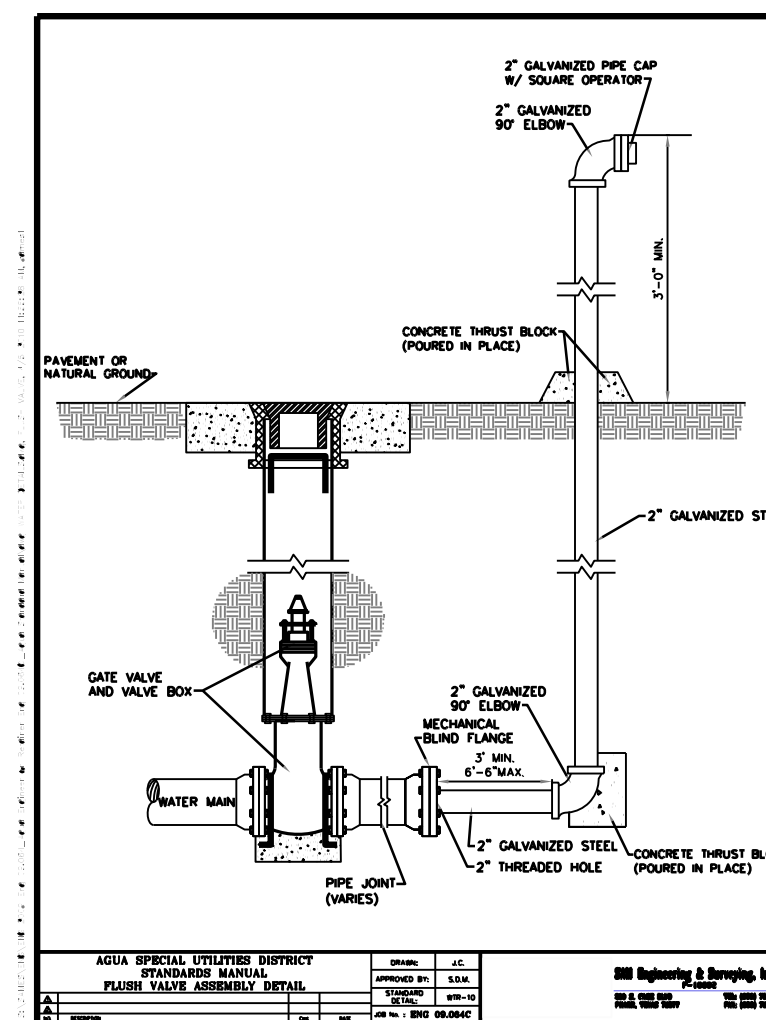
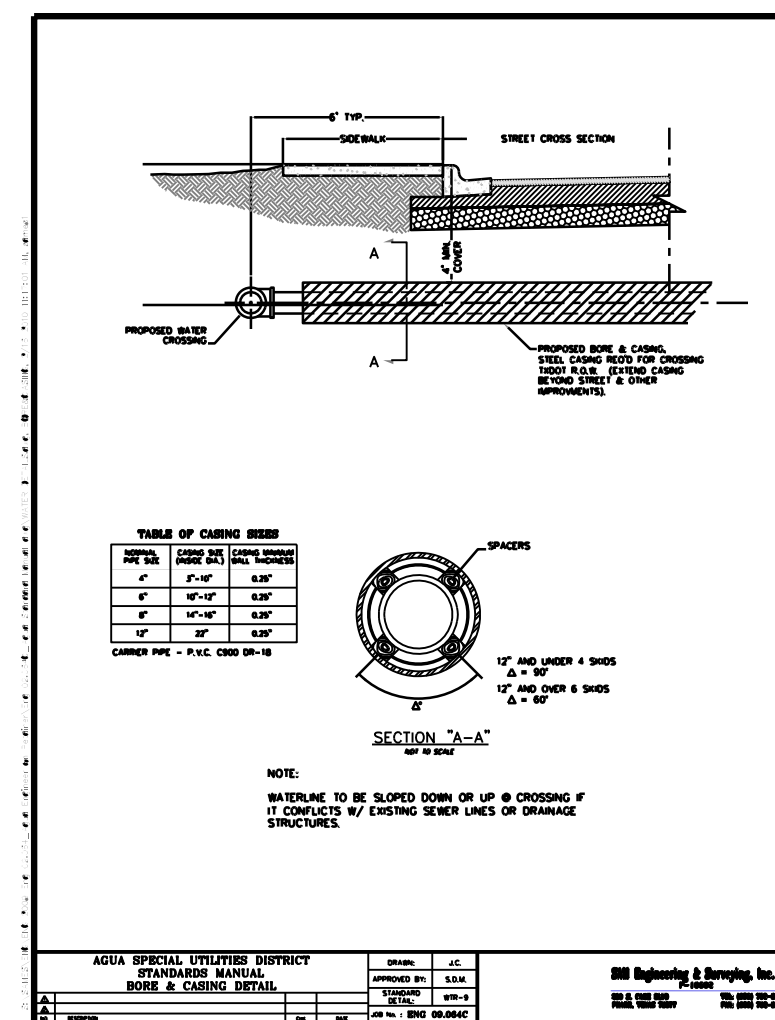
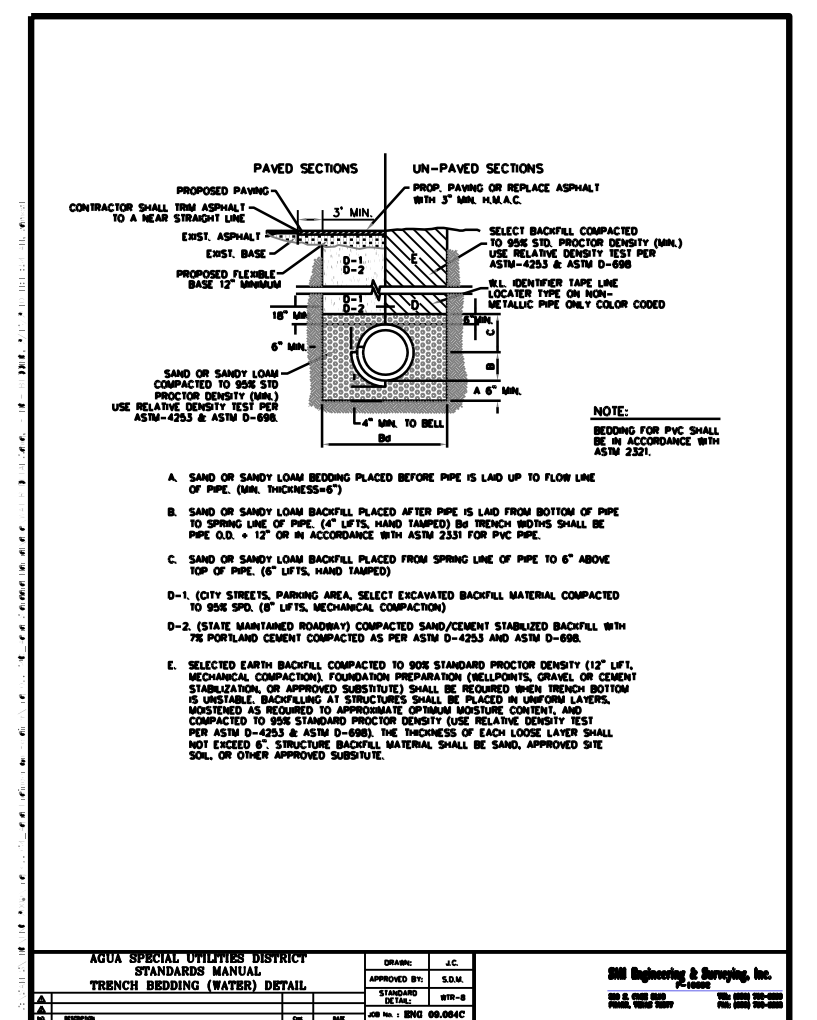
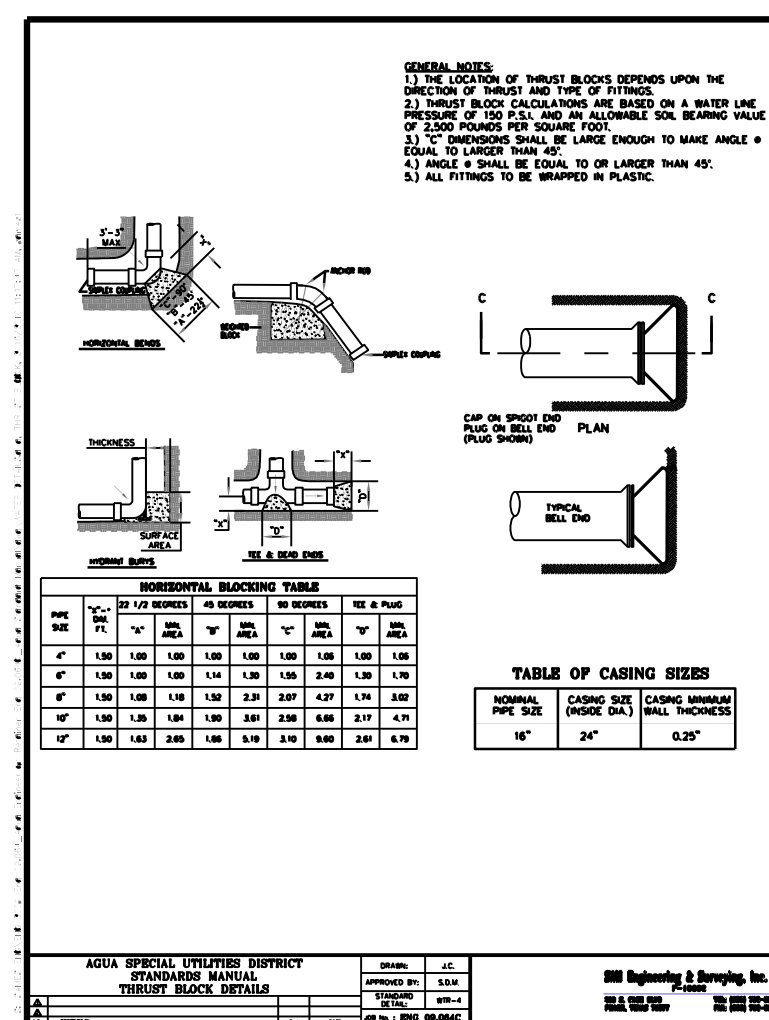
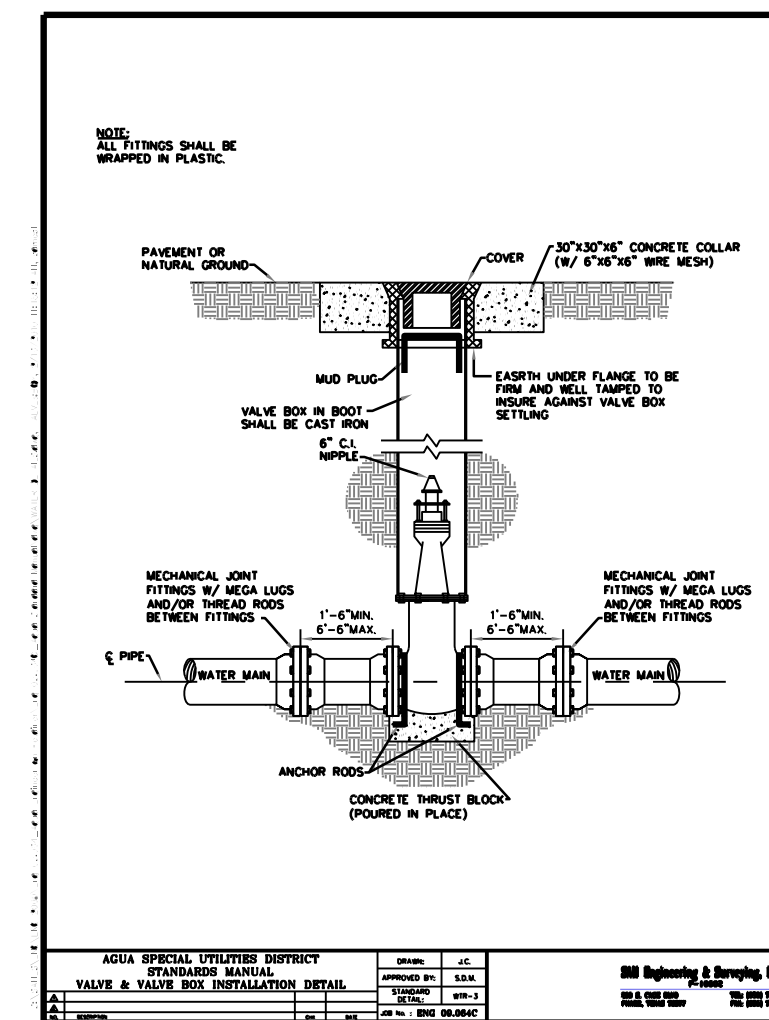
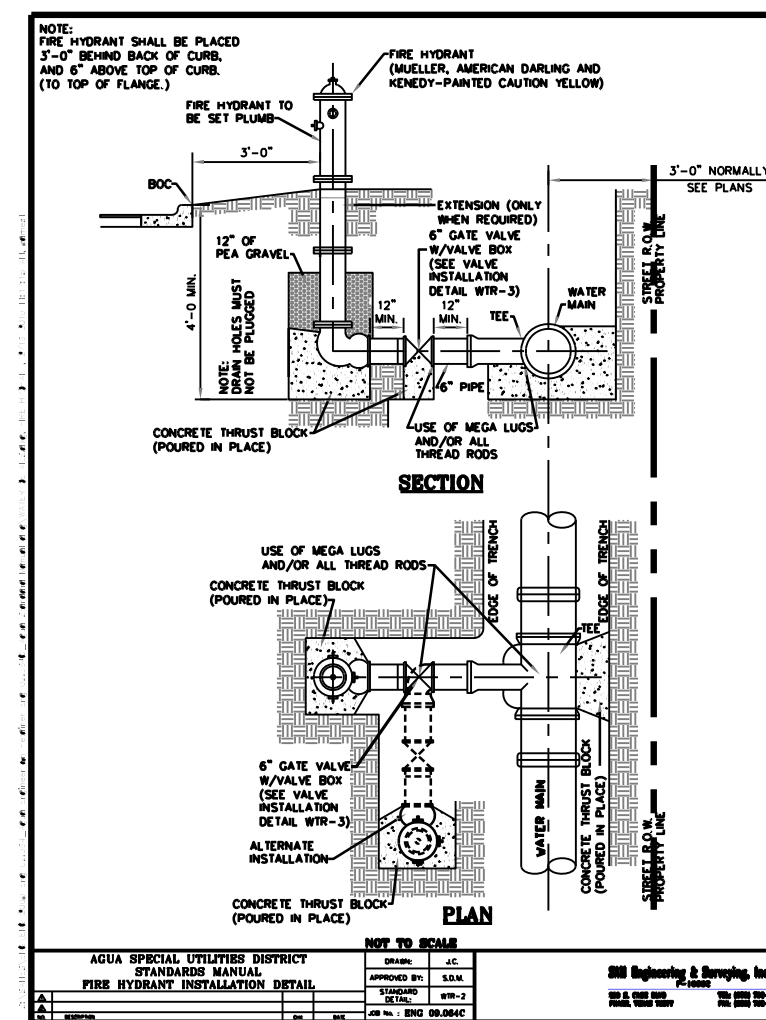
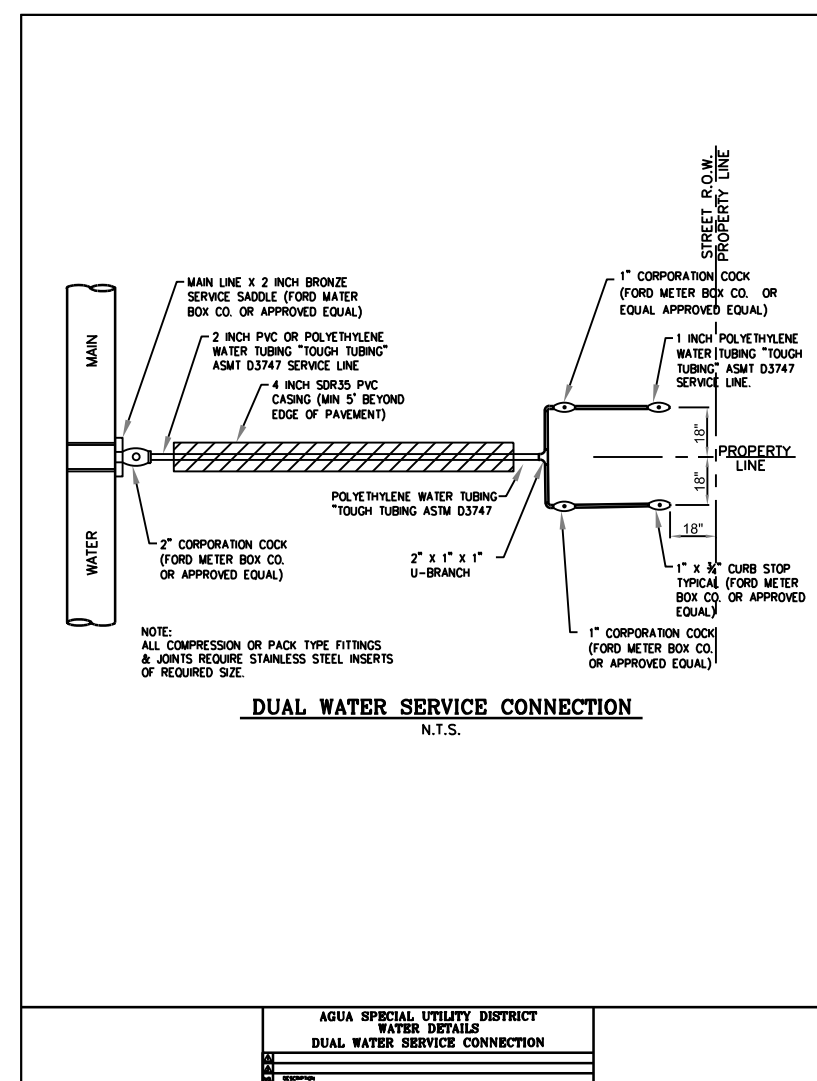
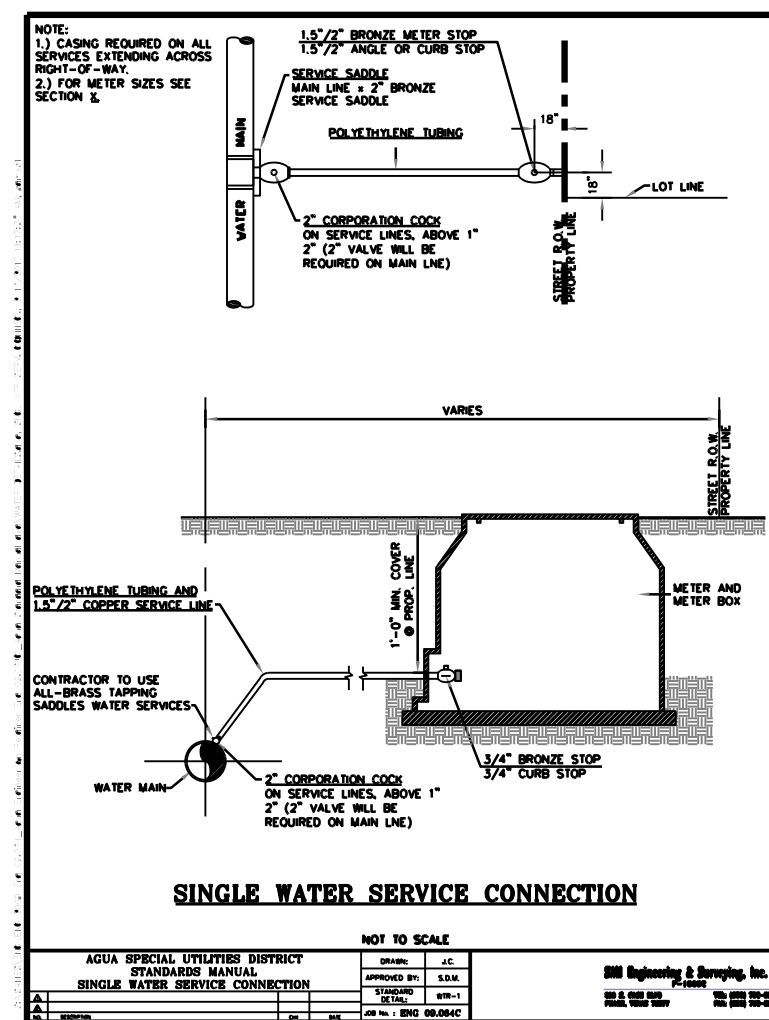
- GENERAL NOTES (TYPE 1)
- The length of the type 1 construction exit shall be as indicated on the plans, but not less than 50'.
 - The coarse aggregate should be open graded with a size of 4" to 8".
 - The approach transitions should be no steeper than 6:1 and constructed as directed by the Engineer.
 - The construction exit foundation course shall be flexible base, aluminum concrete, portland cement concrete or other materials approved by the Engineer.
 - The construction exit shall be graded to allow drainage to a sediment trapping device.
 - The guidelines shown hereon are suggestions only and may be modified by the Engineer.
 - Construct exits with a width of at least 14 ft. for one-way and 20 ft. for two-way traffic; for the full width of the exit, or as directed by the engineer.

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

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STORM WATER POLLUTION PREVENTION PLAN
CARRIZALES II SUBDIVISION
BEING A 30.44 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



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WATER DISTRIBUTION STANDARD DETAILS
CARRIZALES SUBDIVISION

BEING A 67.97 ACRE TRACT OF LAND
OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION,
RECORDED IN VOLUME 8, PAGE 57,
MAP RECORDS, HIDALGO COUNTY, TEXAS.