



T.J. Arredondo, CFM
Director of Planning

HIDALGO COUNTY PLANNING DEPARTMENT

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 9-28-2021

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

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 22

FILLING STATIONS: 11

LOCATION DESCRIPTION: NORTHWEST CORNER OF MILE 6 NORTH ROAD AND ABRAM ROAD.

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

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 8-07-2020 PROPERTY LIES WITHIN FLOOD ZONE: "X" & "A" AS PER FEMA.

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 9-08-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 9-21-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSFS HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 9-08-2021; 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: OCTOBER 27, 2020

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

Final Approval subject to recommendations other departments

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

*

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:

CARLOS GUADALUPE LEAL, JR. AND KRISTILYNN LEAL, HUSBAND AND WIFE AS OWNER OF THE 59.347 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES NO. 8 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATED TO PUBLIC USE THE STREET, PARK, AND EASEMENTS SHOWN HEREIN.

I CERTIFY THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF TEXAS LOCAL GOVERNMENT CODE 232.032 AND THAT:

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

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

CARLOS GUADALUPE LEAL, JR. DATE
P.O. BOX 631 MISSION, TEXAS 78573

KRISTILYNN LEAL DATE
P.O. BOX 631 MISSION, TEXAS 78573

STATE OF TEXAS
COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF

NOTARY PUBLIC

LOT AREA TABLE

Table with 3 columns: LOT, SQ. FT., ACRES. Lists lots 1 through 98 with their respective areas.

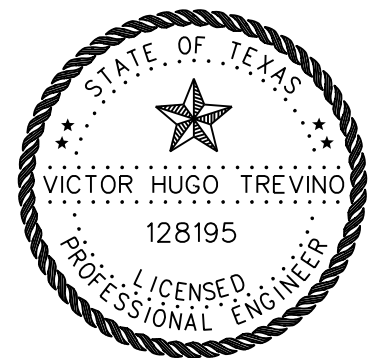
Table with 3 columns: LINE, LENGTH, BEARING. Lists boundary lines L1 through L31 with their lengths and bearings.

STATE OF TEXAS
COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

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



STATE OF TEXAS
COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS:

I, JUAN E. GALVAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON UNDER MY DIRECTION.

JUAN E. GALVAN, R.P.L.S.
REG. PROFESSIONAL LAND SURVEYOR # 4011
FIRM # 10193886
900 S. STEWART RD., SUITE 13
MISSION, TEXAS 78552



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

LEGEND:

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

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

MAP RECORDS HIDALGO COUNTY TEXAS

OFFICIAL RECORDS HIDALGO COUNTY TEXAS

DEED RECORDS HIDALGO COUNTY TEXAS

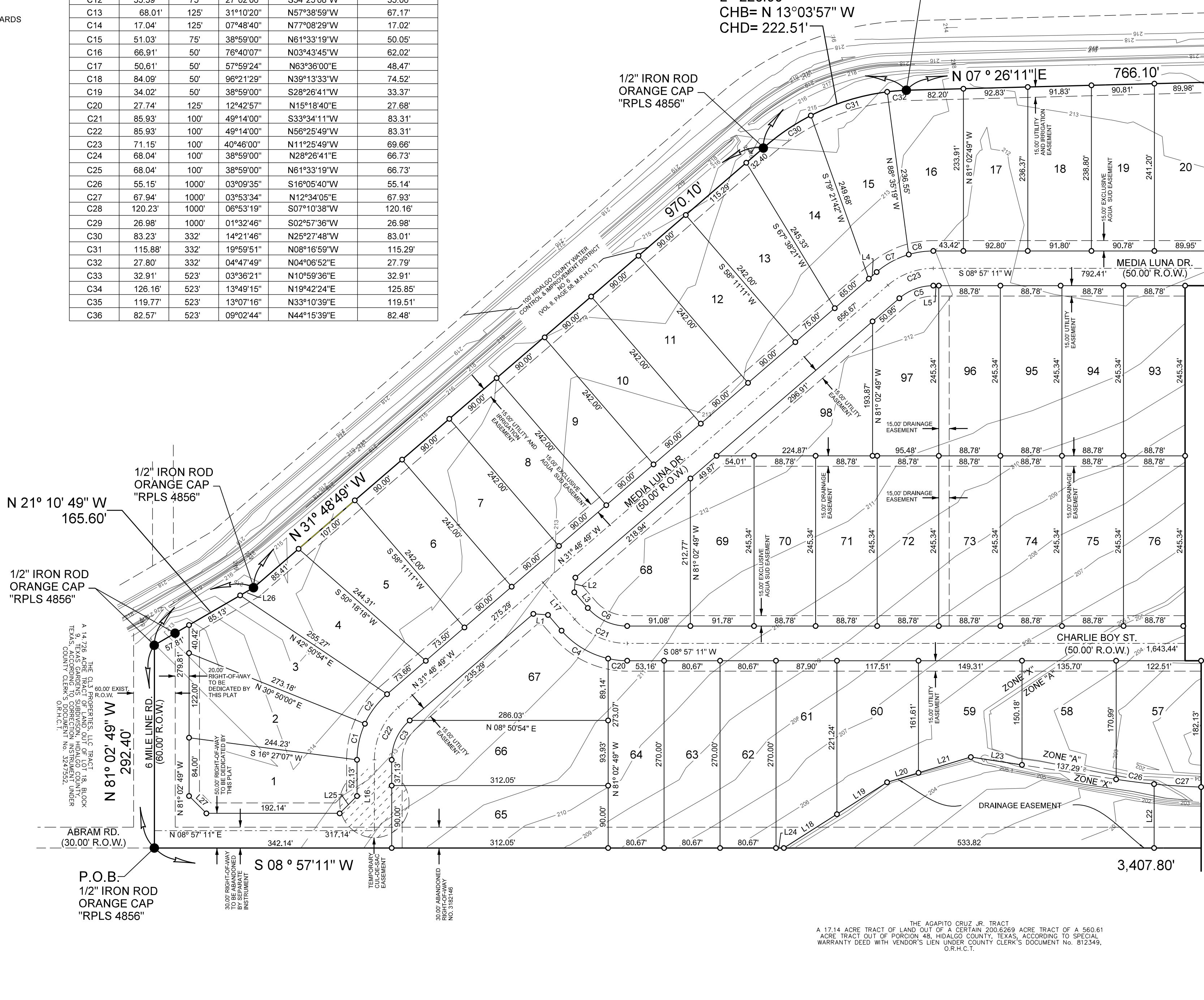
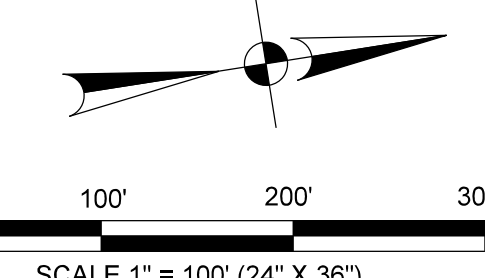


MR.H.C.T.

OR.H.C.T.

DR.H.C.T.

D= 39°09'27"
R= 332.00'
L= 226.90'
CHB= N 13°03'57" W
CHD= 222.51'

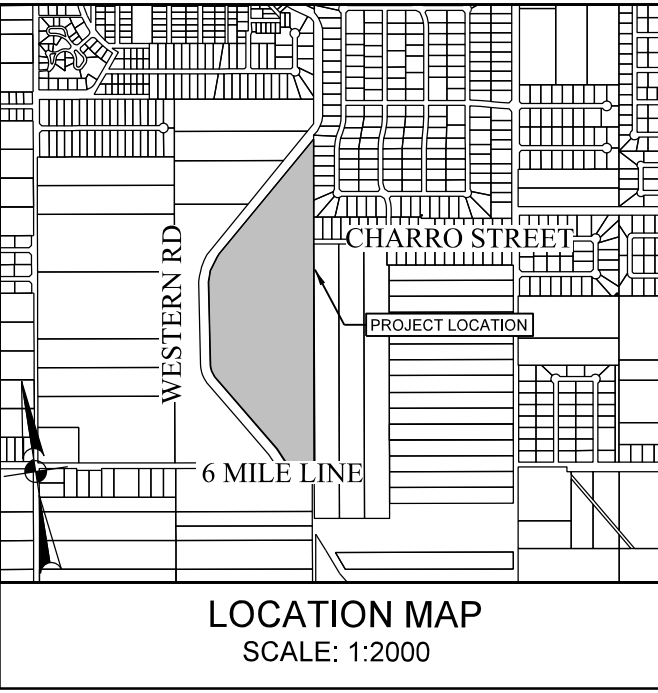


MATCH LINE "A" (SEE SHEET 2)

MATCH LINE "A" (SEE SHEET 2)

GENERAL NOTES:

- 1. FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: "X" & "A"
2. MINIMUM BUILDING SETBACK LINES: 25 FEET OR EASEMENT WHICHEVER IS GREATER
3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 24" ABOVE TOP OF CURB OR 24" ABOVE NATURAL GROUND
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 A TOTAL OF 269,344 CUBIC FEET, 6.18 ACRE-FEET OF DETENTION IS REQUIRED FOR THIS SUBDIVISION
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT
8. EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND PURCHASER OF A LOT
9. ALL PUBLIC UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET
10. ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
12. CARLOS GUADALUPE LEAL, JR AND KRISTILYNN LEAL, THE OWNER & SUBDIVIDER OF LAS COMADRES NO. 8 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT
14. CROSS-HATCHED AREA IS A TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED SOUTH
15. ON LOTS 53 & 58, ONLY HURRICANE FENCE CAN BE INSTALLED.



LOCATION DESCRIPTION
LAS COMADRES NO 8 SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, NORTH OF THE INTERSECTION OF 6 MILE LINE AND ABRAM RD.

- INDEX OF SHEETS
SHEET 1- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEER'S AND SURVEYOR'S CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE, PLAT NOTES AND RESTRICTIONS, LOT LAYOUT LINES & CURVE TABLES.
SHEET 2- LOT LAYOUT (CONT.), DESCRIPTION (METES & BOUNDS), HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE, H.C.I.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 6 CERTIFICATE, ENGINEER'S AND SURVEYOR'S CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY JUDGE CERTIFICATE AND AGUA SUD CERTIFICATE.
SHEET 3- WATER DISTRIBUTION AND SANITARY SEWER (OSSF) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND WASTE WATER/OSSF AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH) SUBDIVIDER CERTIFICATE & STATEMENT.
SHEET 4- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.
SHEET 5- WATER DISTRIBUTION STANDARDS DETAILS
SHEET 6- PAVING AND DRAINAGE DETAILS

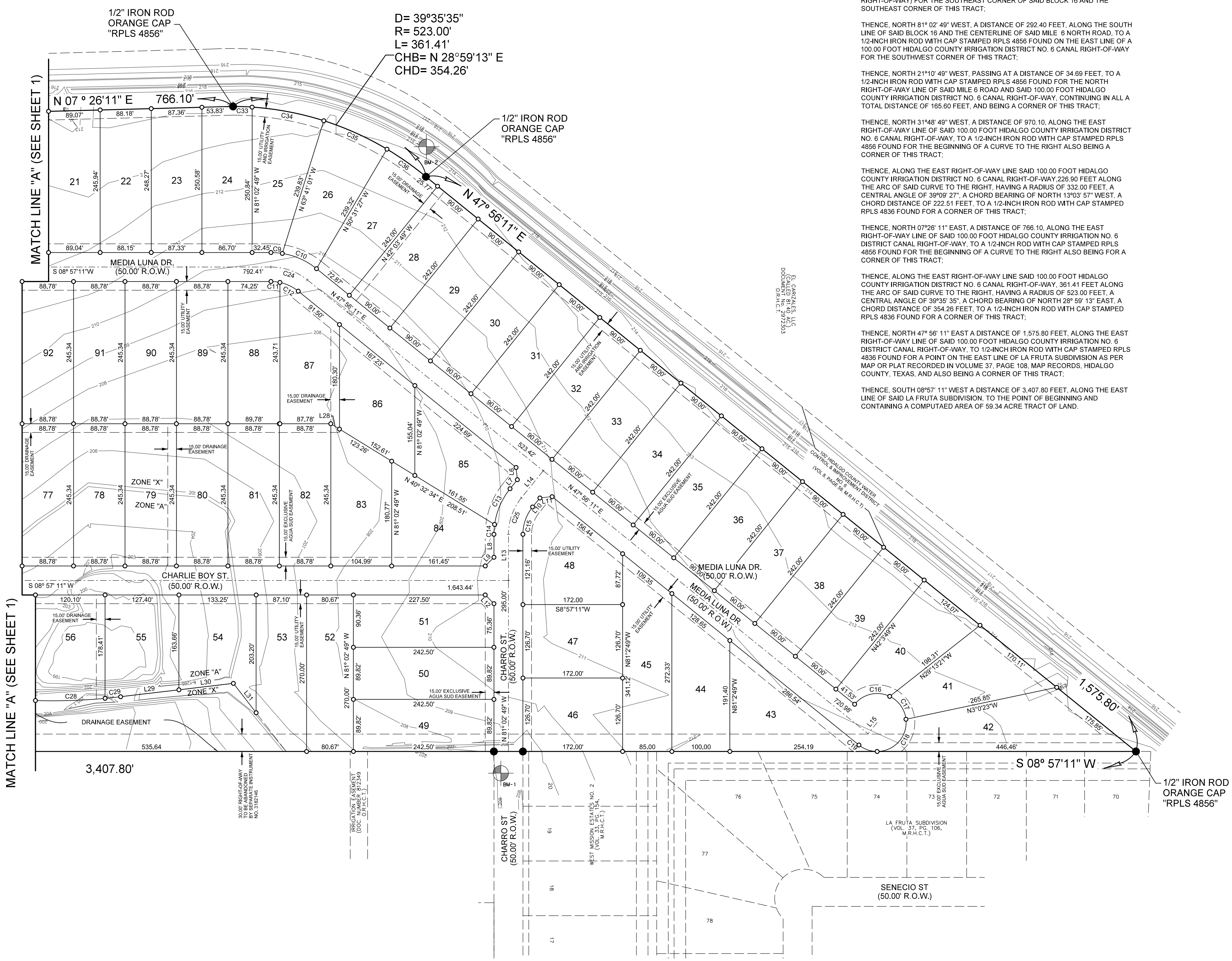
LOT LAYOUT
LAS COMADRES NO. 8
BEING A 59.34 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 16, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS.



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

PRINCIPAL CONTACTS table with columns: NAME, ADDRESS, CITY & ZIP, PHONE, FAX. Lists contacts for Owner, Engineer, and Surveyor.

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



METES AND BOUNDS

BEING A 59.34 ACRE TRACT OF LAND, OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED BY "WARRANTY DEED WITH VENDOR'S LIEN" DATED FEBRUARY 27, 2020 AND RECORDED ON MARCH 10, 2020, TO CARLOS GUADALUPE LEAL, JR. AND KRISTILYNN LEAL, AS RECORDED IN DOCUMENT NUMBER 309649Z, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 59.34 ACRE TRACT IS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF ABRAM ROAD (30.00' RIGHT-OF-WAY) AND THE CENTERLINE OF MILE 6 NORTH ROAD (60.00' RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID BLOCK 16 AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH 81° 02' 49" WEST, A DISTANCE OF 292.40 FEET, ALONG THE SOUTH LINE OF SAID BLOCK 16 AND THE CENTERLINE OF SAID MILE 6 NORTH ROAD, TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 FOUND ON THE EAST LINE OF A 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, CONTINUING IN ALL A TOTAL DISTANCE OF 165.50 FEET, AND BEING A CORNER OF THIS TRACT.

THENCE, NORTH 21° 10' 49" WEST, PASSING AT A DISTANCE OF 34.69 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE NORTH RIGHT-OF-WAY LINE OF SAID MILE 6 ROAD AND SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, CONTINUING IN ALL A TOTAL DISTANCE OF 165.50 FEET, AND BEING A CORNER OF THIS TRACT.

THENCE, NORTH 31° 48' 49" WEST, A DISTANCE OF 970.10, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY, TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT ALSO BEING A CORNER OF THIS TRACT.

THENCE, ALONG THE EAST RIGHT-OF-WAY LINE SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY 226.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 332.00 FEET, A CENTRAL ANGLE OF 39° 09' 27". A CHORD BEARING OF NORTH 13° 03' 57" WEST, A CHORD DISTANCE OF 222.51 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4836 FOUND FOR A CORNER OF THIS TRACT.

THENCE, NORTH 07° 28' 11" EAST, A DISTANCE OF 798.10, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION NO. 6 DISTRICT CANAL RIGHT-OF-WAY, TO A 1/2-INCH ROD WITH CAP STAMPED RPLS 4856 FOUND FOR THE BEGINNING OF A CURVE TO THE RIGHT ALSO BEING FOR A CORNER OF THIS TRACT.

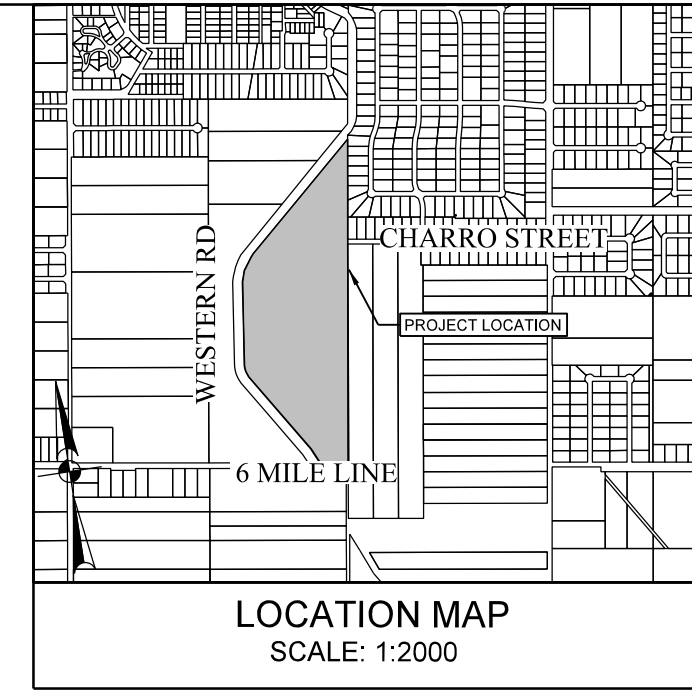
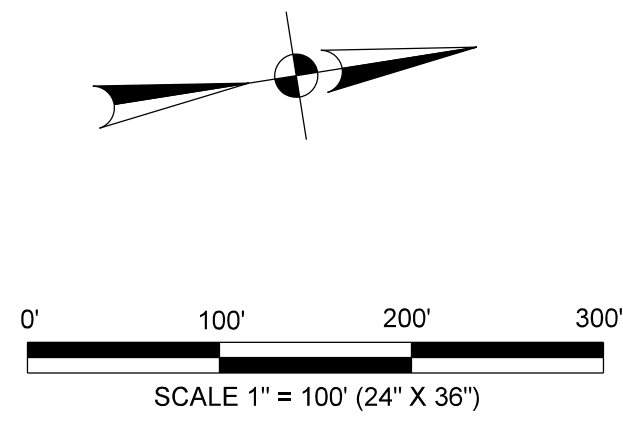
THENCE, ALONG THE EAST RIGHT-OF-WAY LINE SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 CANAL RIGHT-OF-WAY 226.90 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 523.00 FEET, A CENTRAL ANGLE OF 39° 09' 27". A CHORD BEARING OF NORTH 28° 59' 13" EAST, A CHORD DISTANCE OF 354.26 FEET, TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4836 FOUND FOR A CORNER OF THIS TRACT.

THENCE, NORTH 47° 55' 11" EAST A DISTANCE OF 1,575.80 FEET, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 100.00 FOOT HIDALGO COUNTY IRRIGATION NO. 6 DISTRICT CANAL RIGHT-OF-WAY, TO A 1/2-INCH IRON ROD WITH CAP STAMPED RPLS 4836 FOUND FOR A POINT ON THE EAST LINE OF LA FRUTA SUBDIVISION AS PER MAP OR PLAT RECORDED IN VOLUME 37, PAGE 106, MAP RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO BEING A CORNER OF THIS TRACT.

THENCE, SOUTH 08° 57' 11" WEST A DISTANCE OF 3,407.80 FEET, ALONG THE EAST LINE OF SAID LA FRUTA SUBDIVISION, TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 59.34 ACRE TRACT OF LAND.

LEGEND:

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



LOCATION DESCRIPTION

LAS COMADRES NO 8 SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, NORTH OF THE INTERSECTION OF 6 MILE LINE AND ABRAM 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). LAS COMADRES NO. 8 SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3/4 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 6 ON THIS _____ DAY OF _____ 20__.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON IRRIGATION DISTRICT NO. 6 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____
PRESIDENT

SECRETARY

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

RAUL E. SESIN, P.E., C.F.M. DATE _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

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

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

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

HIDALGO COUNTY JUDGE DATE _____

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

THIS PLAT OF LAS COMADRES NO. 8 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSION, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ 20__.

CHAIRMAN

CITY OF MISSION CERTIFICATE OF APPROVAL

UNDER LOCAL GOVERNMENT CODE 212.015(B) WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES NO. 8 SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION DATE _____

ATTEST: CITY SECRETARY DATE _____

STATE OF TEXAS COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS:

I, JUAN E. GALVAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND ON _____ UNDER MY DIRECTION.

JUAN E. GALVAN, R.P.L.S. REG. PROFESSIONAL LAND SURVEYOR # 4011 FIRM # 10193886 900 S. STEWART RD., SUITE 13 MISSION, TEXAS 78752



STATE OF TEXAS COUNTY OF HIDALGO

KNOW ALL MEN BY THESE PRESENTS:

I, VICTOR H. TREVIÑO, A REGISTERED PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN THE STATE OF TEXAS, LICENSE NUMBER 128195, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN GIVEN PROPER AND ADEQUATE ENGINEERING CONSIDERATION.

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



REVISION NOTES			
NO.	SHEET	REVISION	DATE

PRINCIPAL CONTACTS:

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CARLOS GUADALUPE LEAL, JR. & KRISTILYNN LEAL	P.O. BOX 631 MISSION, TEXAS 78753	(956) 778-3404	
ENGINEER:	VICTOR H. TREVIÑO, 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



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

LOT LAYOUT

LAS COMADRES NO. 8

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

REPORTE DE INGENIERIA DE AGUA Y DRENAJE

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

LA SUBDIVISION LAS COMADRES NO. 8 RECIBIRÁ SU PROVISIÓN DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRÁ SU PROVISIÓN DE AGUA POR LOS PRÓXIMOS 30 AÑOS. AGUA SUD HA PRESENTADO DOCUMENTACIÓN PARA DEMOSTRAR A LARGO PLAZO LA CANTIDAD Y CALIDAD DE AGUA ACCESIBLE PARA SERVIR EL FUTURO DESARROLLO DE LA SUBDIVISION.

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

LA SUBDIVISION LAS COMADRES NO. 8 SERÁ CONECTADA CON UNA M TEE DE 6 X 8 X 8 PULGADAS DE DIAMETRO CADA UNA CON DOS VALVULAS. LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LAS COMADRES NO. 8 CONSISTE EN SESENTA Y UN (61) SERVICIOS SENCILLOS CORTOS DE 1" DE DIAMETRO QUE CORREN HACIA LOS LOTES Y TREINTA Y OCHO (37) 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 \$ _____ O \$ _____ POR LOTE. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$ _____ QUE CUBRE EL COSTO DE LOS MEDIDORES (\$ _____ 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 11 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: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION

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

REPORTE DE 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 SIGNIFICANTEMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) 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 SÉPTICA ES DE \$ _____ DÓLARES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS TODAS LAS FOSAS SÉPTICAS HAN SIDO INSTALADAS EN EL PROCESO DE LA 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 SÉPTICA DESDE ____/____/2020.

CERTIFICACION:

CON MI FIRMA, CERTIFICO QUE LOS SERVICIOS Y SISTEMAS DE AGUA Y DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS GOBERNANDO LAS SUBDIVISIONES, ADOPTADAS EN LA 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 MECÁNICO DE AGUA QUE COSTARÁ UN TOTAL DE \$ _____ DRENAJE- SE ESTIMA QUE LA FOSA SÉPTICA COSTARÁ \$ _____

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



WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE:

LAS COMADRES NO. 8 SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND AGUA SUD HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

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

LAS COMADRES NO. 8 SUBDIVISION WILL BE CONNECTED TO THE EXISTING WATER SYSTEM WITH A ONE 8" M TEE EACH WITH TWO (2) GATE VALVES. WATER DISTRIBUTION FOR CARRIZALES SUBDIVISION CONSISTS OF SIXTY ONE (61) 1" DIAMETER SINGLE SERVICE SHORT LINES THAT RUN INTO THE LOTS AND THIRTY SEVEN (37) SINGLE SERVICE LONG. THE 8" LINE, THE 1" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED, AT A TOTAL OF \$ _____ OR \$ _____ PER LOT. IN ADDITION THE SUBDIVIDER HAS PAID AGUA SUD THE SUM OF \$ _____ WHICH COVERS THE \$ _____ COST PER LOT AS STATED IN THE 30 YEAR WATER SERVICE AGREEMENT WHICH SUM REPRESENTS THE TOTAL COST OF WATER METER, RIGHTS ACQUISITION FEES, AND ALL MEMBERSHIP OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED ELEVEN (11) FIRE HYDRANTS AT A UNIT COST OF \$ _____ FOR A TOTAL COST OF \$ _____. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM LAS COMADRES NO. 8 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 TO 98. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:

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

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ _____, INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSF HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST 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 \$ _____

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

01/15/2021



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 (WE), CARLOS GUADALUPE LEAL, JR. & KRISTI LYNN LEAL, SUBDIVIDERS FOR LAS COMADRES NO. 8 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 DRINKING 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

CARLOS GUADALUPE LEAL, JR. _____ DATE _____

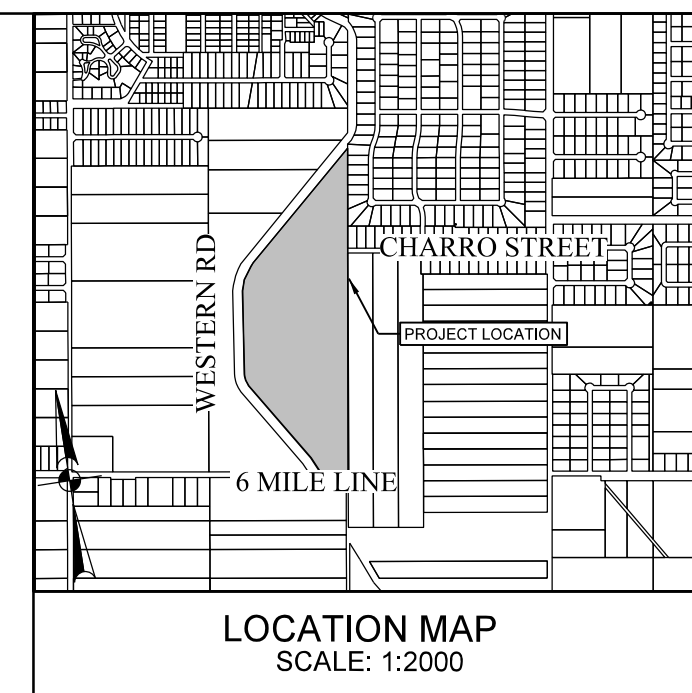
KRISTI LYNN LEAL _____ DATE _____

STATE OF TEXAS
COUNTY OF HIDALGO

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

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

NOTARY PUBLIC



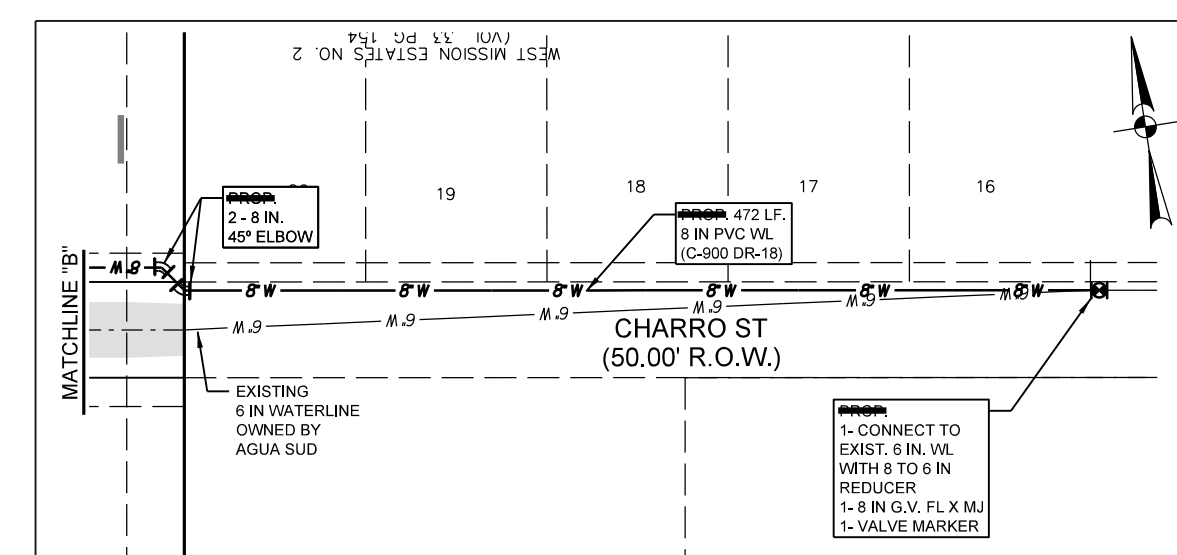
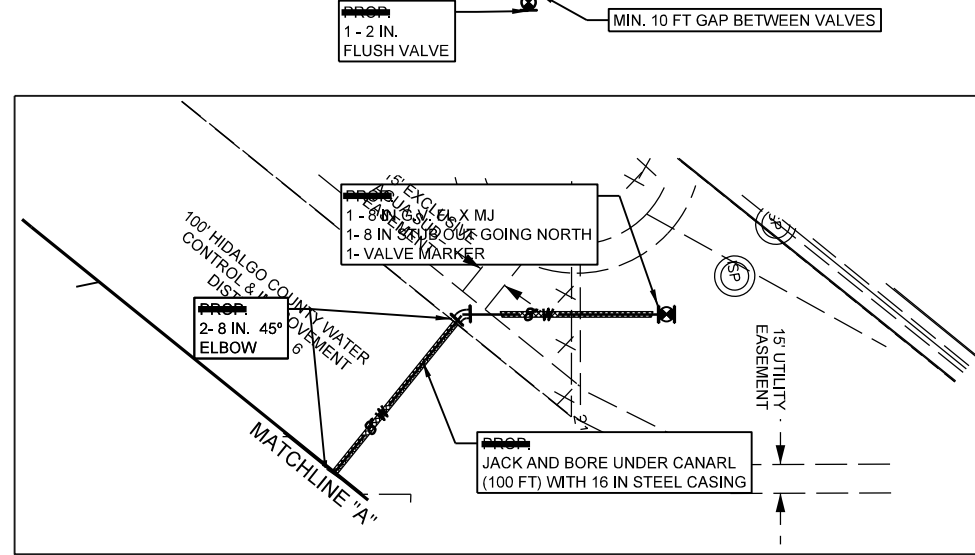
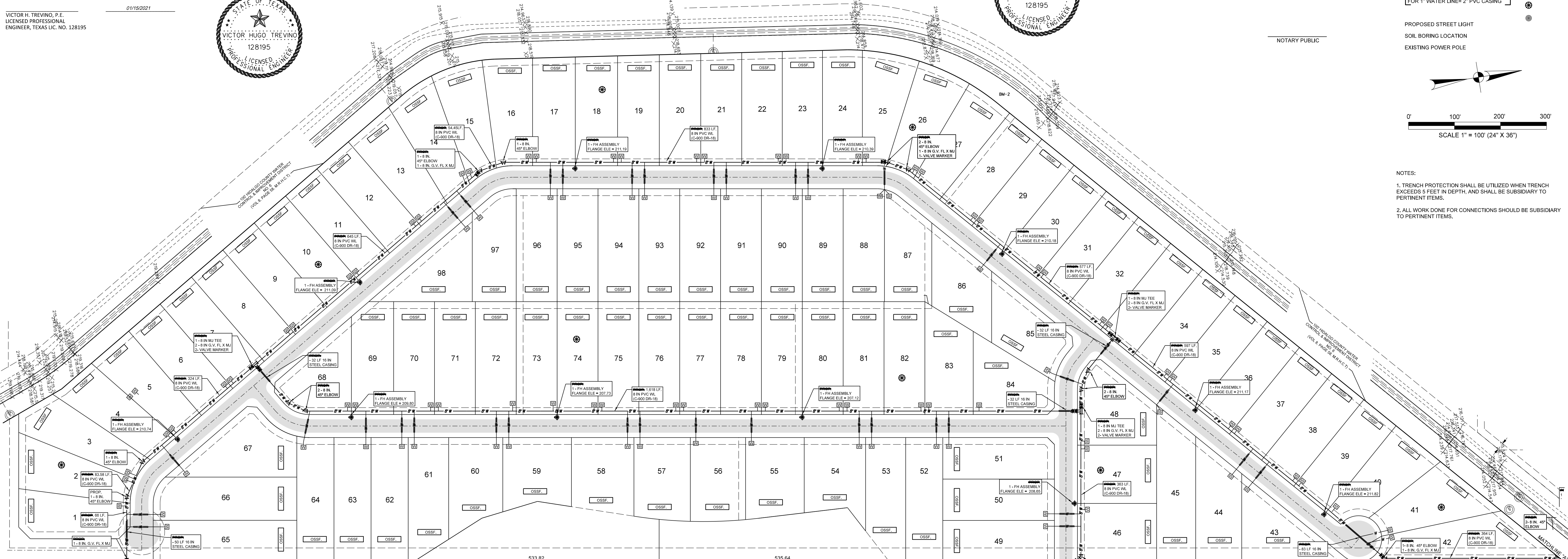
LOCATION MAP
SCALE: 1:2000

LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- PROPOSED PAVEMENT
- PROPOSED SINGLE WATER SERVICE
- PROPOSED DOUBLE WATER SERVICE
- 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

NOTES:

1. TRENCH PROTECTION SHALL BE UTILIZED WHEN TRENCH EXCEEDS 5 FEET IN DEPTH, AND SHALL BE SUBSIDIARY TO PERTINENT ITEMS.
2. ALL WORK DONE FOR CONNECTIONS SHOULD BE SUBSIDIARY TO PERTINENT ITEMS.

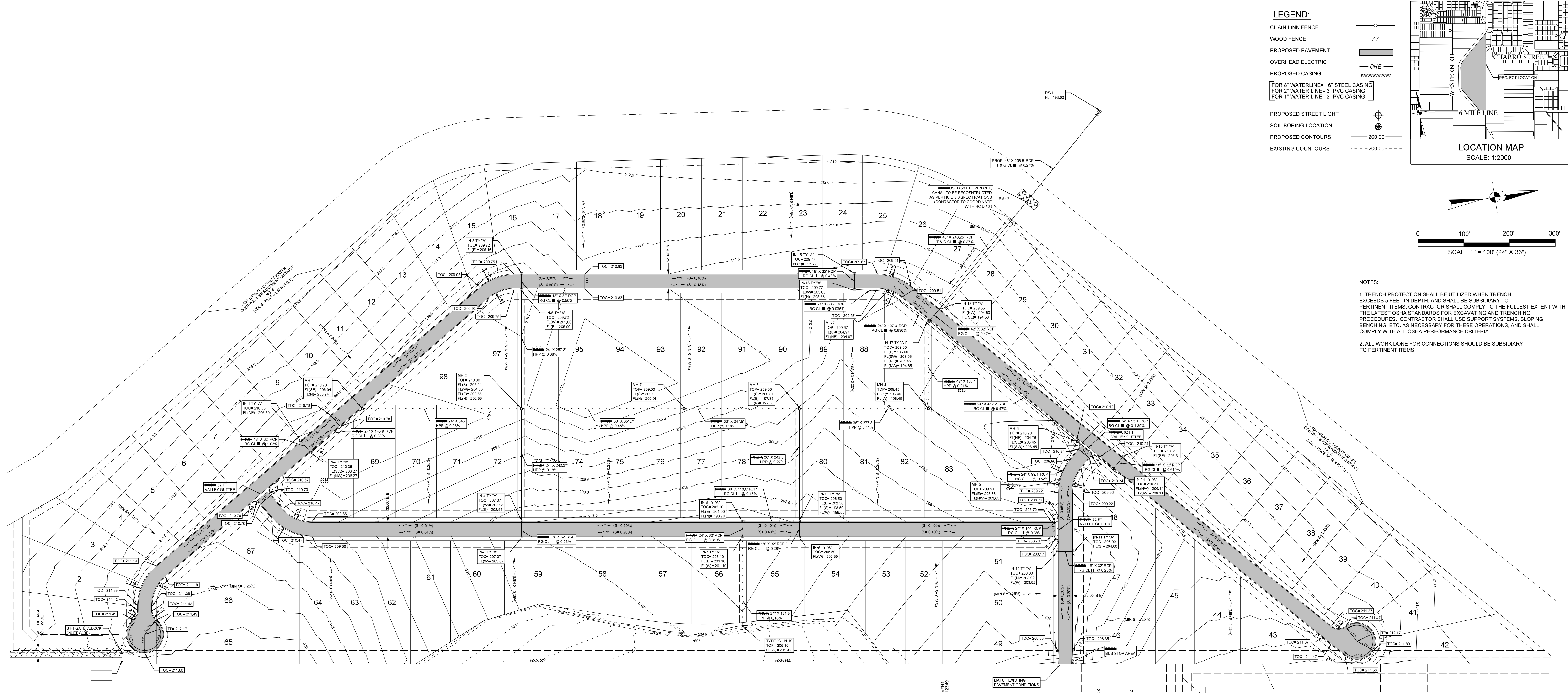


REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

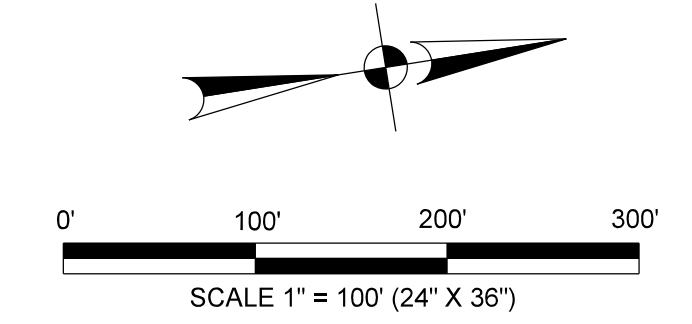
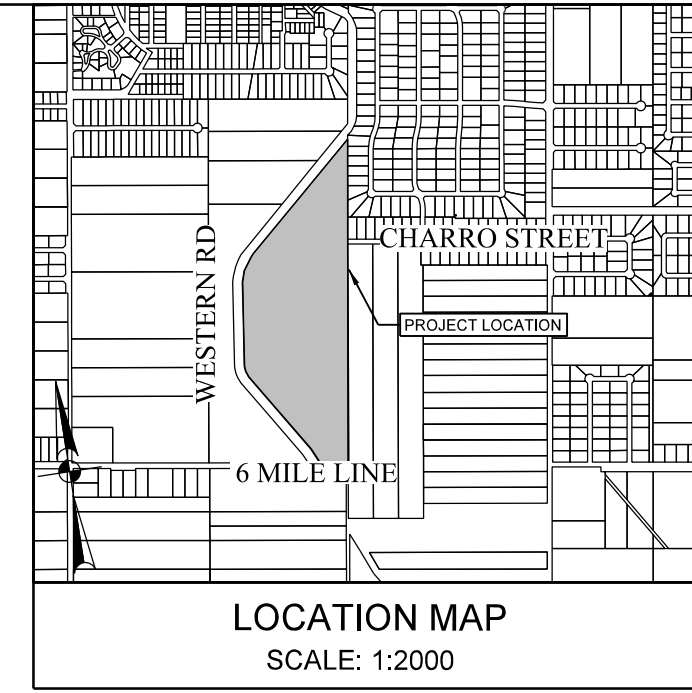
PRINCIPAL CONTACTS					
NAME	ADDRESS	CITY & ZIP	PHONE	FAX	
OWNER:	CARLOS GUADALUPE LEAL, JR. & KRISTI LYNN LEAL	P.O. BOX 631	MISSION, TEXAS 78773	(956) 778-3404	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, 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

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



- LEGEND:**
- CHAIN LINK FENCE
 - WOOD FENCE
 - PROPOSED PAVEMENT
 - 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
 - PROPOSED CONTOURS
 - EXISTING CONTOURS



- NOTES:**
- TRENCH PROTECTION SHALL BE UTILIZED WHEN TRENCH EXCEEDS 5 FEET IN DEPTH, AND SHALL BE SUBSIDIARY TO PERTINENT ITEMS. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATING AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
 - ALL WORK DONE FOR CONNECTIONS SHOULD BE SUBSIDIARY TO PERTINENT ITEMS.

PROJECT LOCATION
 LAS COMADRES NO. 8 SUBDIVISION IS A PROPOSED 98 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF MISSION 3/4 MILE EXTRATERRITORIAL JURISDICTION (E.T.J.) BEING A 59.34 ACRE TRACT OF LAND, MORE OR LESS, OUT OF BLOCK 16, TEXAN GARDENS, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS AND ACCORDING TO WARRANTY DEED RECORDED IN VOLUME 214, PAGE 379, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD PLAIN
 COMMUNITY PANEL NO. 480334 0290 D REVISED JUNE 06, 2000. THE PROPERTY IS IN ZONE "X" & "A" ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AND ZONE "A" ARE AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED, BASED ON LIDAR AND TOPOGRAPHY DATA FROM THE SITE. WE HAVE DETERMINED THAT THE BASE FLOOD ELEVATION FOR THIS ZONE "A" ON THIS SPECIFIC PROPERTY IS 205.1. PROPERTY HAS BEEN TAKEN OUT OF THE FLOOD ZONE WITH LOW CASE NO.

SOIL CONDITIONS
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE. THE SITE CONSISTS OF 0.3% OF BRENNAN FINE SANDY LOAM, WITH 0 TO 1 PERCENT SLOPES. 72.4% OF HIDALGO FINE SANDY LOAM, 0 TO 1 PERCENT SLOPES. 8.3% RAMADERO SANDY CLAY LOAM AND 18.0% CUEVITAS-RANDADO COMPLEX, 0 TO 3 PERCENT SLOPES. EXISTING TERRAIN HAS AN EASTERLY NATURAL FLOW DIRECTION. THESE SOILS ARE WELL DRAINED. SURFACE RUNOFF IS NEGLECTABLE. PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THESE SOILS ARE LISTED IN HYDROLOGIC GROUP B AND C. SEE APPENDIX C.

EXISTING CONDITIONS
 THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A GRADE APPROXIMATELY (0-0.9%). IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF MISSION AND COUNTY OF HIDALGO, THE RATIONALE METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE EXISTING STORM WATER RUNOFF FOR THIS SITE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 38.43 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 48" AND WILL CONSIST OF A PROPOSED OUTFALL TO A REGIONAL DETENTION POND. WILL BE DEDICATED TO THE HIDALGO COUNTY DRAINAGE DISTRICT #1 BY GARRIZALES SUBDIVISION. LAS COMADRES NO. 8 WILL BE RECORDED UNTIL SAID REGIONAL DETENTION POND HAS BEEN DEDICATED TO HIDALGO COUNTY DRAINAGE DISTRICT NO. 1. THIS REGIONAL DETENTION POND WITH AN AVERAGE DEPTH OF 30 FT. HAS A TOTAL CAPACITY OF 111.50 ACRE-FT TO THE ELEVATION 205.10.

IN ACCORDANCE WITH THE CITY OF MISSION AND COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE MITIGATED TO THE PROPOSED 60-YEAR STORM WATER RUNOFF. THE PEAK RATE WILL BE 107.46 CFS WHICH WILL GIVE US A NET INCREASE OF 129.03 CFS. FOR PROPOSED LAS COMADRES NO. 8 SUBDIVISION 209.344 CUBIC-FEET OR 8.18 ACRE-FEET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE OBTAINED. DEVELOPER WILL BACKFILL THE PROPERTY TO RAISE IT TO THE MINIMUM ELEVATION (BFE) OF 205.10. THE VOLUME OF BACKFILL THAT IS BEING PLACED IN THE PROPERTY TO RAISE IT TO THE BFE ELEVATION IS 14,215.2 YD3 (8.81 ACRE-FEET). SEE APPENDIX F. THE TOTAL 14.99 ACRE-FEET WILL BE OBTAINED ON THE PREVIOUSLY MENTIONED REGIONAL DETENTION POND LOCATED ON THE WEST SIDE OF LAS COMADRES NO. 8 SUBDIVISION AS YOU CAN SEE IN APPENDIX G. THE BERM SEPARATES THE AREA INTO TWO DIFFERENT FLOOD ZONES (WSE=205.1 AND WSE=204.6)



VICTOR H. TREVINO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195
 REVISED 02/24/2021

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED
1	6	REVISED AS PER MEETING WITH HCID # 6	1/28/2021	

PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	CARLOS GUADALUPE LEAL JR. & KRISTIL LYNN LEAL	P.O. BOX 631	MISSION, TEXAS 78773	(956) 778-3404	
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

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

