



# HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM  
Director of Planning

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

## HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 12-28-2021

PROPOSED LAS COMADRES NO. 9 SUBDIVISION PRECINCT No. 3.

ENGINEER: MELDEN & HUNT, INC. DEVELOPER: CARLOS G. LEAL JR.

PRELIMINARY APPROVAL     FINAL APPROVAL     FINAL APPROVAL WITH FINANCIAL GUARANTEE     WITH VARIANCE

NUMBER OF LOTS: 68  \*SINGLE FAMILY     \*MULTI-FAMILY     COMMERCIAL     INDUSTRIAL

ESTIMATED NUMBER OF STREETLIGHTS: 8

FILLING STATIONS: 7

LOCATION DESCRIPTION: WEST OF IOWA ROAD APPROXIMATELY ¼ MILE NORTH OF MILE 3 ROAD.

SUBDIVISION LIES WITHIN THE:  ETJ OF THE CITY OF PEÑITAS HOWEVER THE CITY HAS DECIDED TO OPT OUT FROM THE REVIEW PROCESS AND/OR APPROVE THE SUBDIVISION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 9-17-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

ROAD R.O.W. DEDICATION: NO R.O.W. IS REQUIRED FOR IOWA ROAD.  
15.00 FEET ADDITIONAL R.O.W. ONTO EL GORRITO ROAD.

H.C.R.O.W. PRELIMINARY APPROVAL DATE: 12-20-2021 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. PRELIMINARY APPROVAL DATE: 12-14-2021 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM:  OSSF'S

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

H.C.E.O.C. PRELIMINARY APPROVAL DATE: 12-27-2021 : 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.

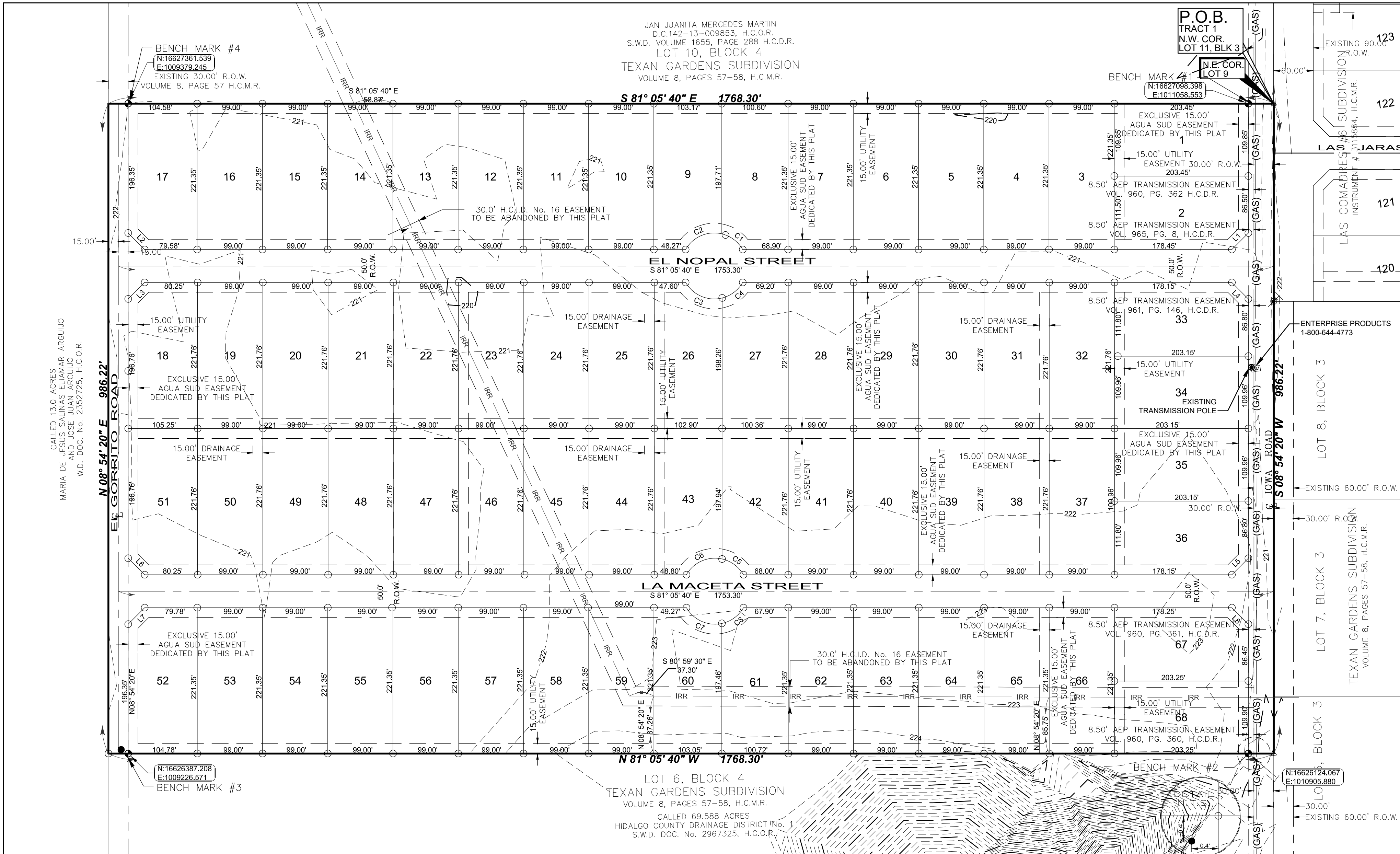
PRELIMINARY APPROVAL FROM THE  
HIDALGO COUNTY COMMISSIONERS COURT ON: \_\_\_\_\_, \_\_

STAFF RECOMMENDS:  **Preliminary Approval** subject to comments and future recommendations by planning and other departments.

**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.



### LEGEND

- FOUND NO. 4 REBAR
- FOUND PIPE
- SET NO. 4 REBAR W/ PLASTIC CAP STAMPED MELDEN & HUNT
- SET NAIL
- BENCH MARK
- R.O.W. - RIGHT OF WAY
- H.C.M.R. - HIDALGO COUNTY MAP RECORDS
- H.C.D.R. - HIDALGO COUNTY DEED RECORDS
- H.C.O.R. - HIDALGO COUNTY OFFICIAL RECORDS
- H.C.D.D. - HIDALGO COUNTY DRAINAGE DISTRICT
- N.W. COR. - NORTHWEST CORNER
- P.O.B. - POINT OF BEGINNING
- S.U.D. - SPECIAL UTILITY DISTRICT
- W.D. - WARRANTY DEED
- G.W.D. - GENERAL WARRANTY DEED
- S.W.D.W.V.L. - SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
- S.W.D. - SPECIAL WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- SQ. FT. - SQUARE FEET
- N.T.S. - NOT TO SCALE
- IRR - CENTER LINE
- IRR - IRRIGATION LINE
- 18" IRRIGATION WENT
- 24" STAND PIPE
- 36" STAND PIPE
- IRRIGATION VALVE

SCALE: 1" = 100'

STATE OF TEXAS §  
COUNTY OF HIDALGO §

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION

I, CARLOS G. LEAL, JR. AS OWNER OF THE 40.035 ACRES TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED LAS COMADRES No. 9 SUBDIVISION, HEREBY SUBDIVIDE THE LAND AS DEPICTED IN THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE THE STREET(S), PARK AND EASEMENTS SHOWN HEREIN.

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

(A) THE WATER QUALITY AND CONNECTIONS TO THE 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 STATE STANDARDS;

(C) ELECTRICAL CONNECTIONS PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS; AND

(D) GAS CONNECTIONS, IF AVAILABLE, PROVIDED TO THE LOTS MEET, OR WILL MEET THE MINIMUM STATE STANDARDS.

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

CARLOS G. LEAL, JR. DATE: \_\_\_\_\_  
P.O. BOX 631  
MISSION, TEXAS 78573  
HIDALGO COUNTY

METES AND BOUNDS DESCRIPTION

A TRACT OF LAND CONTAINING 40.035 ACRES SITUATED IN THE COUNTY OF HIDALGO TEXAS, BEING OUT OF PART OF LOT 6, AND ALL OF LOTS 7, 8 AND 9, BLOCK 4, TEXAN GARDENS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS, WHICH SAID 40.035 ACRES BEING ALL OF A CERTAIN TRACT CONVEYED TO VALLEY CALICHE PRODUCTS, INC. BY VIRTUE OF WARRANTY DEED RECORDED IN DOCUMENT NUMBER 546014, HIDALGO COUNTY OFFICIAL RECORDS, SAID 40.035 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A COTTON PICKER SPINDLE SET IN THE NORTHEAST CORNER OF LOT 9, FROM WHICH A PK NAIL FOUND IN THE NORTHEAST CORNER OF LOT 11, BLOCK 4, WHICH BEARS S 08°54'20" W A DISTANCE OF 600.07 FEET, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT:

1. THENCE, S 08° 54' 20" W, ALONG THE CENTERLINE OF IOWA ROAD AND EAST LINE OF SAID 40.035 ACRE TRACT, A DISTANCE OF 986.22 FEET TO A COTTON PICKER SPINDLE SET, FOR THE SOUTHEAST CORNER OF THIS TRACT;
2. THENCE, N 81° 05' 40" W AT A DISTANCE OF 30.00 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID IOWA ROAD, AT A DISTANCE OF 1.738.30 FEET PASSING A MONUMENT SET ON THE EAST RIGHT-OF-WAY OF EL GORRITO ROAD CONTINUING A TOTAL DISTANCE OF 1,768.30 FEET, TO A NO. 4 REBAR SET FROM WHICH A NO. 4 REBAR FOUND IS NORTH 5.8 FEET AND EAST 19.3 FEET, FOR THE SOUTHWEST CORNER OF THIS TRACT;
3. THENCE, N 08° 54' 20" E ALONG THE WEST LINE OF SAID 40.035 ACRE TRACT, A DISTANCE OF 986.22 FEET TO A NO. 4 REBAR SET FOR THE NORTHWEST CORNER OF THIS TRACT;
4. THENCE, S 81° 05' 40" E ALONG THE SOUTH LINE OF LOT 10, BLOCK 4 AND THE NORTH LINE SAID 40.035 ACRE TRACT AT A DISTANCE OF 30.00 FEET PASSING A MONUMENT SET ON THE EAST RIGHT-OF-WAY LINE OF EL GORRITO ROAD, AT A DISTANCE OF 1.738.30 FEET PASSING THE WEST RIGHT-OF-WAY LINE OF SAID IOWA ROAD, CONTINUING A TOTAL DISTANCE OF 1,768.30 FEET, TO THE POINT OF BEGINNING AND CONTAINING 40.035 ACRES OF WHICH 0.979 OF AN ACRE LIES IN THE EXISTING RIGHT-OF-WAY OF IOWA ROAD, LEAVING A NET OF 39.356 ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS §  
COUNTY OF HIDALGO §

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

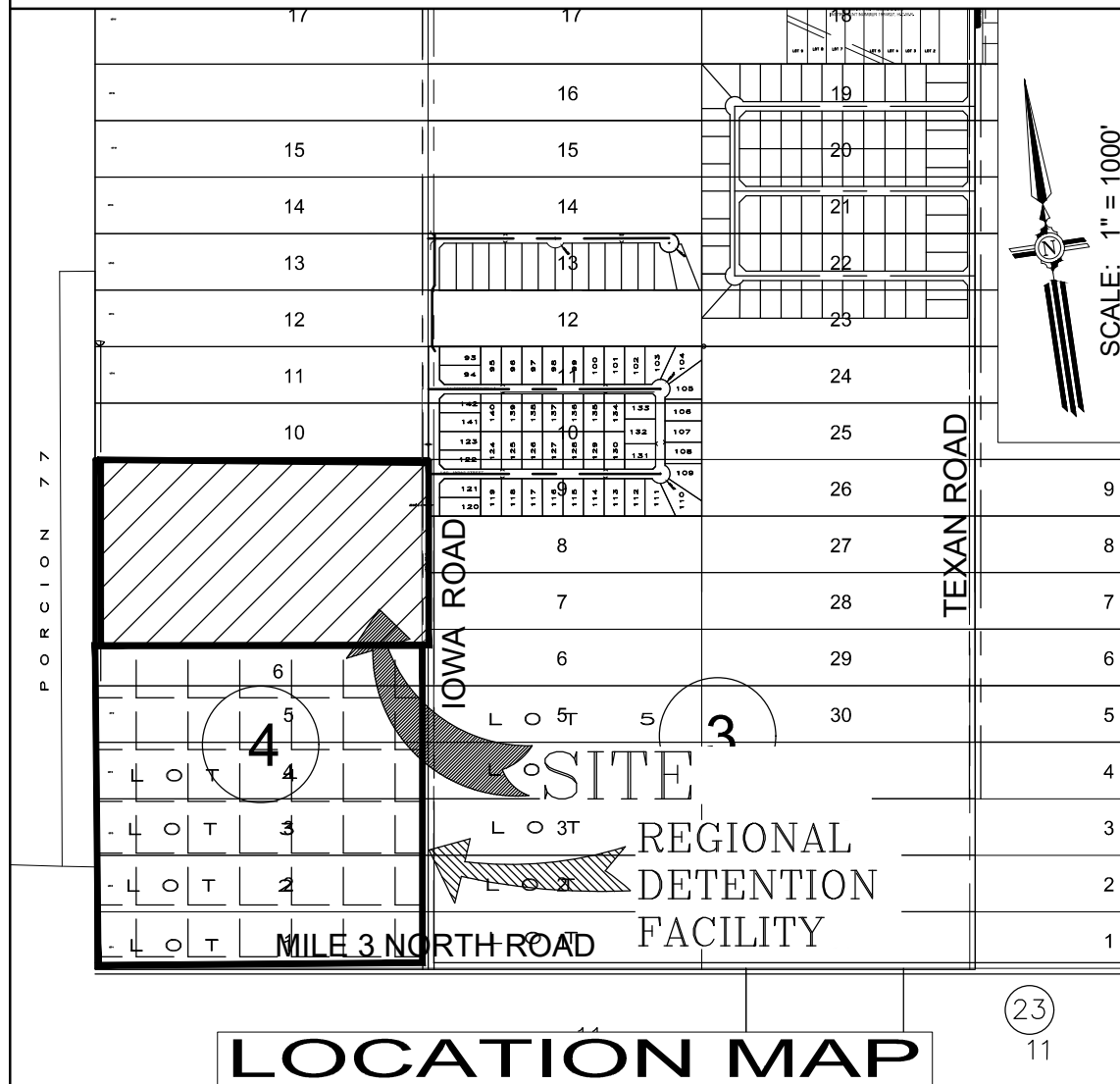
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, HIDALGO COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

## LAS COMADRES No. 9 SUBDIVISION

A RE-SUBDIVISION OF A 40.035-ACRE TRACT OF LAND BEING OUT OF PART OF LOT 6 AND ALL OF LOTS 7, 8, AND 9, BLOCK 4, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R. HIDALGO COUNTY, TEXAS

Lot #	SQ. FT.	Area
1	22,348.98	0.513
2	22,372.18	0.514
3	21,913.65	0.503
4	21,913.65	0.503
5	21,913.65	0.503
6	21,913.65	0.503
7	21,913.65	0.503
8	21,785.00	0.500
9	21,785.00	0.500
10	21,913.65	0.503
11	21,913.65	0.503
12	21,913.65	0.503
13	21,913.65	0.503
14	21,913.65	0.503
15	21,913.65	0.503
16	21,913.65	0.503
17	22,835.31	0.524
18	23,028.00	0.529
19	21,954.24	0.504
20	21,954.24	0.504
21	21,954.24	0.504
22	21,954.24	0.504
23	21,954.24	0.504
24	21,954.24	0.504
25	21,954.24	0.504
26	21,785.00	0.500
27	21,785.00	0.500
28	21,954.24	0.504
29	21,954.24	0.504
30	21,954.24	0.504
31	21,954.24	0.504
32	21,954.24	0.504
33	22,399.79	0.514
34	22,338.49	0.513
35	22,338.49	0.513
36	22,399.79	0.514
37	21,954.24	0.504
38	21,954.24	0.504
39	21,954.24	0.504
40	21,954.24	0.504
41	21,954.24	0.504
42	21,785.00	0.500
43	21,785.00	0.500
44	21,954.24	0.504
45	21,954.24	0.504
46	21,954.24	0.504
47	21,954.24	0.504
48	21,954.24	0.504
49	21,954.24	0.504
50	21,954.24	0.504
51	23,028.00	0.529
52	22,879.58	0.525
53	21,913.65	0.503
54	21,913.65	0.503
55	21,913.65	0.503
56	21,913.65	0.503
57	21,913.65	0.503
58	21,913.65	0.503
59	21,913.65	0.503
60	21,785.00	0.500
61	21,785.00	0.500
62	21,913.65	0.503
63	21,913.65	0.503
64	21,913.65	0.503
65	21,913.65	0.503
66	22,337.18	0.513



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

LAS COMADRES No. 9 SUBDIVISION IS LOCATED IN THE CENTRAL WEST PART OF HIDALGO COUNTY APPROXIMATELY 0.32 OF ONE MILE NORTH OF MILE 3 NORTH ROAD AND ON THE WEST RIGHT-OF-WAY OF IOWA ROAD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF PENITAS WITH A POPULATION OF 6,667 ACCORDING TO THE 2015 CENSUS. LAS COMADRES No. 9 SUBDIVISION FALLS IN THE E.T.J.: PENITAS. THIS SUBDIVISION FALLS WITHIN PRECINCT 3.

SHEET INDEX TO LAS COMADRES No. 9 SUBDIVISION

SHEET 1: HEADING; INDEX; LOCATION MAP AND E.T.J.; PRINCIPAL CONTACTS; MAP; LOT, STREETS, AND EASEMENT LAYOUT; DESCRIPTION (METES AND BOUNDS); SURVEYOR'S CERTIFICATION; OWNER'S DEDICATION; CERTIFICATION; ATTESTATION; ENGINEERING CERTIFICATION; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES.

SHEET 2: HEADING; SURVEYOR'S CERTIFICATION; PLAT NOTES AND RESTRICTIONS; ATTESTATION; ENGINEERING CERTIFICATION CITY; IRRIGATION DISTRICT CERTIFICATION; HIDALGO COUNTY HEALTH DEPARTMENT; APPROVAL CERTIFICATE; COUNTY CLERK'S RECORDING CERTIFICATE; REVISION NOTES, H.C.I.D. NO. 16, H.C.D.D. NO. 1.

SHEET 3: ENGINEERING REPORT, INCLUDING DESCRIPTION OF WATER AND ENGINEER'S CERTIFICATION (ENGLISH AND SPANISH VERSION), WATER DETAILS.

SHEET 4: DRAINAGE & PAVING LAYOUT, DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, ENGINEERING CERTIFICATION, STREET DETAILS, STORM DRAINAGE CONSTRUCTION DETAILS.

MELDEN & HUNT, INC.  
TEXAS REGIST. F-1435

MELDEN & HUNT, INC.  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com

NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER: CARLOS G. LEAL, JR.	P.O. BOX 631	MISSION, TX 78573	(956) 581-4542	
ENGINEER: MARIO A. REYNA, P.E.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839
SURVEYOR: FRED L. KURTH, R.P.L.S.	115 W. McINTYRE	EDINBURG, TX 78541	(956) 381-0981	(956) 381-1839

Parcel Line Table

Line #	Length	Direction
L1	35.36	N53° 54' 20"E
L2	35.36	N36° 05' 40"W
L3	35.36	N53° 54' 20"E
L4	35.36	N36° 05' 40"W
L5	35.36	N53° 54' 20"E
L6	35.36	N36° 05' 40"W
L7	35.36	S53° 54' 20"W
L8	35.36	N36° 05' 40"W

Curve Table

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
C1	046° 35' 10"	50.00'	40.65'	21.53'	39.54'	N 44° 23' 15" W
C2	073° 24' 50"	50.00'	64.07'	37.28'	59.77'	S 75° 36' 45" W
C3	074° 03' 14"	50.00'	64.62'	37.71'	60.22'	S 58° 07' 17" E
C4	045° 56' 48"	50.00'	40.10'	21.20'	39.03'	N 61° 52' 43" E
C5	047° 31' 34"	50.00'	41.47'	22.01'	40.30'	N 44° 51' 27" W
C6	072° 28' 26"	50.00'	63.25'	36.64'	59.11'	S 75° 08' 33" W
C7	072° 05' 57"	50.00'	62.92'	36.39'	58.85'	S 57° 08' 38" E
C8	047° 54' 03"	50.00'	41.80'	22.21'	40.59'	N 62° 51' 22" E

STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, ROBERT N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No. 4750  
STATE OF TEXAS  
DATE SURVEYED: 08/17/18  
T-1121, PG. 71  
SURVEY JOB # 21714.08

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

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

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

SHEET 1 OF 5 SHEETS

GENERAL PLAT NOTES AND RESTRICTIONS:

- FLOOD ZONE STATEMENT:  
FLOOD ZONE DESIGNATION: ZONE "X" UNSHADED, ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS PER FLOOD PLAIN COMMUNITY-PANEL NO. 480334 0290 D, REVISED DATE: JUNE 6, 2000.  
  
ZONE "X" (UNSHADED) COMMUNITY-PANEL NO. 480334 0290 D EFFECTIVE DATE: JUNE 6, 2000. THE AREAS WITHIN THE DRAINAGE EASEMENTS AND THE PROPOSED STREET RIGHT-OF-WAY ARE WITHIN THE 100-YEAR FLOOD PLAIN.  
COMMUNITY-PANEL NO. 480334 0290 D EFFECTIVE DATE: MAY 17, 2001 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS FOR HIDALGO COUNTY, TEXAS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR HAVE IDENTIFIED NO OTHER AREAS AS SHOWN ON THIS PLAT ARE WITHIN THE PROPOSED SUBDIVISION TO BE WITHIN THE 100-YEAR FLOOD PLAIN.  
CONSTRUCTION OF RESIDENTIAL HOUSING WITHIN ANY AREA OF THE SUBDIVISION THAT IS IN THE 100-YEAR FLOOD PLAIN IS PROHIBITED UNLESS THE HOUSING QUALIFIES FOR INSURANCE UNDER THE NATIONAL FLOOD INSURANCE ACT OF 1968 (42 U.S.C. SECTIONS 4001 THROUGH 4127).
- MINIMUM PERMISSIBLE FINISH FLOOR ELEVATION SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISHED FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR A DEVELOPMENT PERMIT APPLICATION.
- MINIMUM SETBACKS SHALL BE AS FOLLOWS:  
FRONT: 25.00 FEET FRONT: 50.00 FEET FRONTING IOWA ROAD  
REAR: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER  
SIDE: 6.00 FEET OR EASEMENT WHICHEVER IS GREATER  
CORNER SIDE: 10.00 FEET CORNER, A LONG IOWA ROAD 20.00' FEET  
CORNER GARAGE FRONT: 18.00 FEET
- NO MORE THAN ONE-SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED TO OCCUPYING THE LOT. ALL LOTS SHALL BE RESIDENTIAL.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.  
-B.M. NO. 1-ELEV. 221.00 N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE NORTHEAST CORNER OF LOT 1 OF THIS SUBDIVISION. (N:16627101.730, E:1011037.310)  
-B.M. NO. 2-ELEV. N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE SOUTHEAST CORNER OF LOT 39 OF THIS SUBDIVISION. (N:16626122.400, E:10110884.640)  
-B.M. NO. 3-ELEV. N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE SOUTHWEST CORNER OF LOT 25 OF THIS SUBDIVISION. (N:16626367.212, E:1009226.573)  
-B.M. NO. 4-ELEV. N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE NORTHWEST CORNER LOT 16 OF THIS SUBDIVISION. (N:16627361.542, E:1009379.246)
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 134,361 CUBIC FEET (3.085 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 4 FOR STORM SEWER IMPROVEMENTS).
- THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE PLAT ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
- ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISH GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE DITCH AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS IN ACCORDANCE WITH HIDALGO COUNTY APPENDIX 5: COUNTY CONSTRUCTION.
- 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" 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 UTILITIES EASEMENTS DEDICATED BY THIS PLAT SHALL BE A MINIMUM WIDTH OF 15.00 FEET AS PER THE HIDALGO COUNTY MODEL SUBDIVISION RULES. BY SIGNING THIS PLAT, DEVELOPER AND ENGINEER CERTIFY THAT ALL OTHER EASEMENTS SHOWN COMPLY WITH THE SIZE REQUIRED BY EACH UTILITY OCCUPYING AN EASEMENT.
- ON-SITE SEWAGE FACILITIES (OSSF) NOTE: THIS SUBDIVISION SHALL USE ON-SITE SEWAGE FACILITIES IN ACCORDANCE WITH TCEQ AND HIDALGO COUNTY REGULATIONS FOR SEWAGE DISPOSAL. THE SUBDIVIDER IS RESPONSIBLE FOR PROVIDING AN OSSF ON ALL LOTS.  
  
A. OSSF SYSTEM IS BEING DESIGNED FOR DISPOSAL OF DOMESTIC SEWERAGE ONLY.  
B. EACH LOT ON THIS PLAT COMPLIES WITH THE MINIMUM 21,780 SQUARE FEET LOT AREA WITH POTABLE WATER SUPPLY.  
C. OSSF SYSTEM SHALL REQUIRE INSPECTION AND APPROVAL BY HIDALGO COUNTY AUTHORIZED DEPARTMENT  
D. SOIL ANALYSIS HAVE BEEN SUBMITTED TO THE AUTHORIZED HIDALGO COUNTY DEPARTMENT AND EXCERPTS MAY BE ALSO SEEN ON THE UTILITY LAYOUT FOR THIS SUBDIVISION AS SUBMITTED TO THE HIDALGO COUNTY PLANNING DEPARTMENT. THE ENGINEER HAS DETERMINED THAT THE SOIL IS SUITABLE FOR A STANDARD SEPTIC TANK AND ABSORPTIVE DRAIN FIELD SYSTEM.  
E. APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
- THERE ARE NO VISIBLE WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION
- CARLOS G. LEAL, JR., THE OWNER & SUBDIVIDER OF LAS COMADRES No. 9 SUBDIVISION, RETAINS A BLANKET EASEMENT UPON EACH LOT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF ON THE LOT AS DESCRIBED ON SHEET NO. 3 OF THIS PLAT.
- LOTS 1, 34, 35 AND 68 SHALL HAVE INDIVIDUAL ACCESS/DRIVEWAY ONTO IOWA ROAD TO BE CONSTRUCTED BY THE DEVELOPER.
- LOTS 2, 33, 36 & 67 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO IOWA ROAD. LOT 2 & 33 SHALL HAVE ACCESS ONTO EL NOPAL STREET. LOTS 36 AND 67 SHALL ACCESS ONTO LA MACETA STREET.
- LOTS 17, 18, 51 & 52 SHALL NOT HAVE ACCESS/DRIVEWAY ONTO GILES ROAD. LOT 17 & 18 SHALL HAVE ACCESS ONTO EL NOPAL STREET. LOTS 51 AND 52 SHALL ACCESS ONTO LA MACETA STREET.

# LAS COMADRES No. 9 SUBDIVISION

A RE-SUBDIVISION OF A 40.035-ACRE TRACT OF LAND BEING OUT OF PART OF LOT 6 AND ALL OF LOTS 7, 8, AND 9, BLOCK 4, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R. HIDALGO COUNTY, TEXAS

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

WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES No. 9 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT

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

ATTEST: \_\_\_\_\_  
HIDALGO COUNTY JUDGE

\_\_\_\_\_  
HIDALGO COUNTY CLERK

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY HEALTH DEPARTMENT

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF LAS COMADRES No. 9 SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT

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

\_\_\_\_\_  
ENVIRONMENTAL HEALTH DIVISION MANAGER

HIDALGO COUNTY IRRIGATION DISTRICT No.16

THIS PLAT IS HEREBY APPROVED BY 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. 6 RIGHT OF WAY OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: \_\_\_\_\_  
PRESIDENT SECRETARY

- ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO HIDALGO COUNTY IRRIGATION DISTRICT #16, AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT ITS EXPRESS WRITTEN APPROVAL.
- NO UTILITY COMPANY, PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY IRRIGATION DISTRICT EASEMENT OR RIGHT OF WAY WITH LINES POLES, OPEN DITCHES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM HIDALGO COUNTY IRRIGATION DISTRICT NO 16.
- NO PERMANENT STRUCTURE, UTILITY POE, HOLE, WALL, FENCE, DRIVEWAY, OR ROAD WILL BE ALLOWED TO BE CONSTRUCTED OR EXIST ON ANY DISTRICT EASEMENT OR RIGHT OF WAY WITHOUT WRITTEN APPROVAL BY IRRIGATION DISTRICT. ANY UNAUTHORIZED STRUCTURE WITHIN THE EASEMENT BOUNDARY IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.
- NO UTILITY COMPANY OR PUBLIC ENTITY, PARTY OR PERSON IS ALLOWED TO CONNECT TO ANY DISTRICT FACILITY WITHOUT FIRST OBTAINING A PERMIT FROM IRRIGATION DISTRICT. ANY CONNECTION NOT AUTHORIZED BY THE DISTRICT IS SUBJECT TO IMMEDIATE REMOVAL AT VIOLATOR'S EXPENSE.

I, ROBERT SALINAS, P.E., HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR LAS COMADRES No. 9 SUBDIVISION HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS. THAT INCLUDES THIS SUBDIVISION, AND IS THEREFORE OBLIGATED TO SERVE THIS SUBDIVISION WITH POTABLE WATER TO THE EXTENT REQUIRED BY THE LAWS OF THE STATE OF TEXAS. THE AGUA SPECIAL UTILITY DISTRICT AGREES THAT IT WILL PROVIDE WATER TO THIS SUBDIVISION AT THE TIME WHEN ALL OF THE INFRASTRUCTURE REQUIREMENTS FOR THIS SUBDIVISION ARE MET. WATER METERS ARE IMMEDIATELY AVAILABLE FOR THIS PURPOSE UPON COMPLETION OF THE WATER FACILITIES SHOWN ON THE PLAT OF THE SUBDIVISION.

\_\_\_\_\_  
ROBERT SALINAS P.E. DATE  
GENERAL MANAGER  
AGUA SPECIAL UTILITY DISTRICT

HIDALGO COUNTY  
CERTIFICATE OF PLAT APPROVAL  
HIDALGO COUNTY DRAINAGE DISTRICT NO. 1

APPROVED BY DRAINAGE DISTRICT:

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

HIDALGO COUNTY DRAINAGE DISTRICT NO.1

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

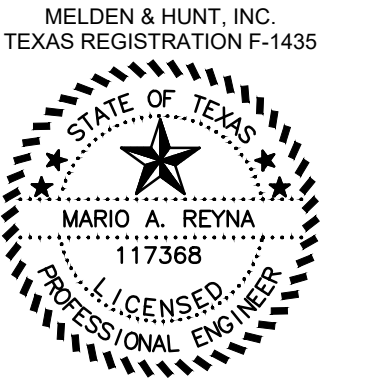
STATE OF TEXAS §  
COUNTY OF HIDALGO §

I, THE UNDERSIGNED, MARIO A. REYNA, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
MARIO A. REYNA, PROFESSIONAL ENGINEER No. 117368  
STATE OF TEXAS

DATE PREPARED: 07/28/21  
ENGINEERING JOB # 21150.00



STATE OF TEXAS §  
COUNTY OF HIDALGO §

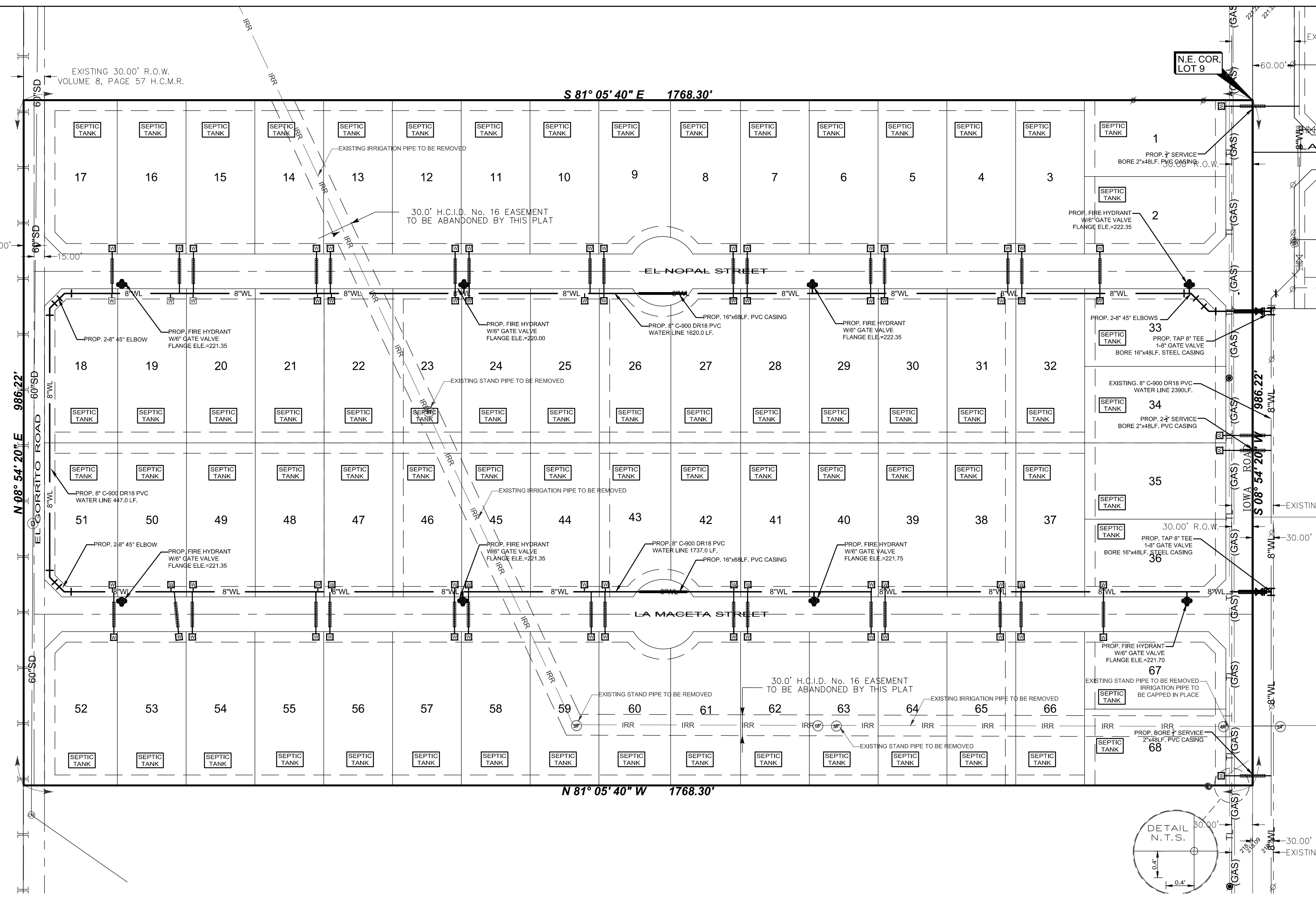
I, ROBERT N. TAMEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MISSION, TEXAS.

DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
ROBERT N. TAMEZ, PROFESSIONAL LAND SURVEYOR No.4750  
STATE OF TEXAS

DATE SURVEYED: 07/02/21  
T-1121, PG. 71  
SURVEY JOB # 21714.08





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

LAS COMADRES #9 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.

AGUA SUD HAS AN EXISTING 8" WATER LINE ALONG THE EAST SIDE OF IOWA ROAD RUNNING NORTH AND SOUTH. THE WATER SYSTEM FOR LAS COMADRES #9 SUBDIVISION CONSISTS OF AN 8" WATER LINE THAT CONNECTS TO THE END OF THE EXISTING 8" WATER LINE APPROXIMATELY 304 FEET SOUTH OF THE NORTH BOUNDARY LINE OF THIS SUBDIVISION. THIS 8" WATER LINE CROSS IOWA ROAD RIGHT-OF-WAY THEN RUNS WEST WITHIN A 15.0 FOOT EXCLUSIVE AGUA SUD EASEMENT ALONG THE SOUTH RIGHT-OF-WAY OF EL NOPAL STREET THEN RUNS SOUTH WITHIN A 15.0 FOOT EXCLUSIVE AGUA SUD EASEMENT ALONG THE EAST RIGHT-OF-WAY OF EL GORRITO STREET THEN RUNS EAST WITHIN A 15.0 FOOT EXCLUSIVE AGUA SUD EASEMENT ALONG THE NORTH RIGHT-OF-WAY OF LA MASETA STREET CROSSING IOWA ROAD CONNECTING TO THE EXISTING 8" WATER LINE TO SERVICE THIS SUBDIVISION.

WATER DISTRIBUTION FOR THE LAS COMADRES #9 SUBDIVISION CONSISTS OF SIXTY-SIX (66) 1" DIAMETER SINGLE SERVICE LINES SERVING SIXTY-SIX (66) SINGLE LOTS. SAID SERVICES TERMINATE AT THE WATER METER BOXES FOR EACH LOT. THE 8" WATER LINES AND 1" SINGLE SERVICES, AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL COST OF \$ 236,106.91, OR \$ 3,472.16 PER LOT. IN ADDITION, THE SUBDIVIDER HAS PAID AGUA SUD, THE SUM OF \$ 167,970.00, 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 MEMBERSHIPS OR OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO A.S.U.D. UPON REQUEST BY THE LOT OWNER, A.S.U.D. WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED 7 FIRE HYDRANTS AT A UNIT COST OF \$ 3,550.00 FOR A TOTAL COST OF \$24,850.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY A.S.U.D. AND SAID DISTRIBUTION SYSTEM IS OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

**SEWAGE FACILITIES DESCRIPTION, COST, AND OPERABILITY DATES:**

SEWAGE FOR LAS COMADRES #9 SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWAGE ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND A DRAIN FIELD ON EACH LOT. THE PROFESSIONAL ENGINEER NO. 117368, HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING 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 HIDALGO FINE SANDY LOAM SOIL FOR THE AREA. THE SOIL IS A UNIFORM HIDALGO FINE SANDY LOAM EXTENDING UP TO 17" BELOW THE BOTTOM OF ANY PROPOSED EXCAVATIONS. THERE IS NO INDICATION OF GROUND WATER OR A RESTRICTIVE LAYER WITHIN 80' OF BOTTOM OF THE PROPOSED EXCAVATIONS. THE SUBDIVISION DRAINS WELL.

THE COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$ 1,500.00 INCLUDING THE COST FOR THE REQUIRED PERMIT AND LICENSE. ALL OSSFS HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL AT A TOTAL COST OF \$99,000.00. THE HIDALGO COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE INSTALLATION OF ALL OSSF ON 5-13-2022.

**ENGINEER CERTIFICATION:**

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

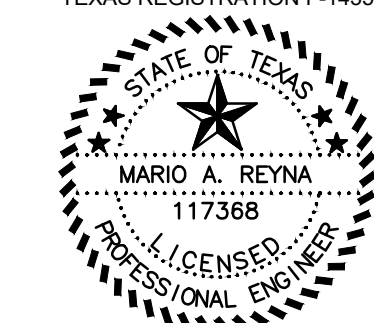
WATER FACILITIES - THESE FACILITIES FULLY CONSTRUCTED, WITH THE INSTALLATION OF WATER METERS, WILL COST A GRAND TOTAL OF \$ 404,076.91 WHICH EQUALS TO \$ 5,942.31 PER LOT.

SEWAGE FACILITIES - SEPTIC SYSTEM IS ESTIMATED TO COST \$1,500.00 PER LOT (ALL INCLUSIVE), FOR A TOTAL OF \$102,000.00 FOR THE ENTIRE SUBDIVISION.

**ENGINEER'S SIGNATURE**

DATE

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435



**INFORME FINAL DE AGUA Y DRENAJE DEL INGENIERO**  
**PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHAS DE INICIO**

LA SUBDIVISION LAS COMADRES #9 RECIBIRA SU PROVISION DE AGUA POTABLE POR LA COMPANIA AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUERO DE LA SUBDIVISION Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISION RECIBIRA 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 DESARROLLO FUTURO DE LA SUBDIVISION.

AGUA SUD TIENE UN CONDUCTO DE AGUA DE 8" EN EL LADO ESTE DE LA CARRETERA IOWA ROAD QUE CORRE NORTE Y SUR. EL SISTEMA DE AGUA PARA LA SUBDIVISION LAS COMADRES #9 CONSISTE DE LINEAS DE AGUA DE 8" QUE SE CONECTAN A LA LINEA EXISTENTE PREVIAMENTE MENCIONADA Y SE CONECTA APROXIMAMENTE 304 PIES SUR DEL LA LINEA NORTE DE PROPIEDAD DE ESTA SUBDIVISION. ESTE CONDUCTO DE 8" CRUSA IOWA ROAD CORRE DENTRO UNA CONCESION EXCLUSIVA DE 15.0 PIES DE AGUA SUD EN EL LADO SUR DE EL NOPAL STREET LUEGO SIGUE AL SUR DENTRO UNA CONCESION EXCLUSIVA DE 15.0 PIES DE AGUA SUD EN EL LADO ESTE DE EL GORRITO STREET LUEGO SIGUE AL ESTE DENTRO UNA CONCESION EXCLUSIVA DE 15.0 PIES DE AGUA SUD EN EL LADO NORTE DE LA MASETA STREET CROSSING IOWA ROAD CONECTADO AL CONDUCTO DE AGUA DE 8" PARA SERVIR A ESTA SUBDIVISION.

LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION LAS COMADRES #9 CONSISTE DE SESENTA-SEIS (66) CONDUCTOS INDIVIDUALES DE AGUA DE 1 PULGADA DE DIAMETRO PARA 66 LOTES. LOS CONDUCTOS DE 8 PULGADAS SE HAN INSTALADO, LOS CONDUCTOS DE UNA PULGADA, Y LOS MEDIDORES MECANICOS DE AGUA A UN COSTO TOTAL DE \$236,106.91 O \$ 3,472.16 POR LOTE. EL DUERO DE LA SUBDIVISION TAMBIEN LE HA PAGADO A LA COMPANIA A.S.U.D. \$ 167,970.00, QUE CUBRE EL COSTO DEL MEDIDOR MECANICO DE AGUA PARA CADA LOTE, \$ 2,545.00. ESTE PRECIO INCLUYE EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONEXION. CUANDO EL DUERO DE CADA LOTE SOLICITE UN MEDIDOR DE AGUA, LA COMPANIA A.S.U.D. LO INSTALARA SIN ALGUN GASTO AL DUERO. EL DUERO DE LA SUBDIVISION TAMBIEN HA INSTALADO 7 BOCAS DE INCENDIO A UN COSTO DE \$ 3,550.00 POR CADA UNO CUAL CUAL CADA CANTIDAD TOTAL \$24,850.00. 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 EN 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 SE ESTE DOCUMENTO HA EVALUADO EL AREA DONDE SE ENCUENTRA LA SUBDIVISION Y HA PREPARADO UN REPORTE QUE CONCLUYE QUE ESTE TERRENO ES ADECUADO PARA ESTAS FOSAS SEPTICAS (OSSF). EL REPORTE FUE APROBADO POR EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO SEGUN EL REPORTE.

**REPORTE DE EMALASION DE TIERRA**

CADA LOTE EN LA SUBDIVISION MIDE MEDIO ACRE. EL TERRENO ES TERRENO ARCILLOSO FINO HIDALGO Y SE EXTIENDE A 17" DEBajo DE LA SUPERFICIE DEL TERRENO. NO EXISTE EVIDENCIA DE AGUA 80 PULGADAS MAS ARRIBA DE LO MAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. EL AGUA FLUYE BIEN EN ESTA AREA.

EL COSTO TOTAL PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SEPTICAS POR SOLAR ES \$1,500.00 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 \$99,000.00 DOLARES. EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO HA INSPECCIONADO TODAS LAS FOSAS SEPTICAS Y AH APROBADO LA INSTALACION DE LAS FOSAS SEPTICAS DESDE 5-13-2022.

**CERTIFICACION:**

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

AGUA: EL SISTEMA/SERVICIO DE AGUA SERA INSTALADO Y COMPLETAMENTE CONSTRUIDO MENOS EL MEDIDOR MECANICO DE AGUA QUE COSTARA UN TOTAL DE \$ 404,076.91 O \$ 5,942.31 POR LOTE.

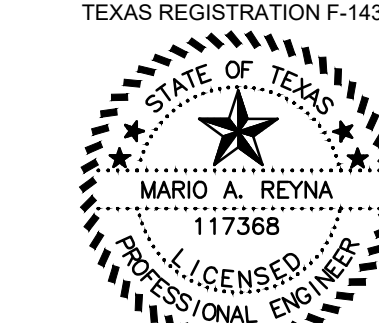
DRENAJE: SE ESTIMA QUE LA FOSA SEPTICA COSTARA \$1,500.00 DOLARES POR LOTE A UN COSTO TOTAL DE \$102,000.00 PARA TODA LA SUBDIVISION.

**FIRMA DEL INGENIERO**

FECHA

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435

MELDEN & HUNT, INC.  
 TEXAS REGISTRATION F-1435



**MAP OF WATER DISTRIBUTION SYSTEM**  
**MAPA DE SISTEMA DE DISTRIBUCION DE AGUA**  
**LAS COMADRES No. 9 SUBDIVISION**

A RE-SUBDIVISION OF A 39.356-ACRE TRACT OF LAND BEING OUT OF PART OF LOT 6 AND ALL OF LOTS 7, 8, AND 9, BLOCK 4, TEXAN GARDENS SUBDIVISION AS PER THE PLAT RECORDED IN VOLUME 8, PAGES 57-58, H.C.M.R. HIDALGO COUNTY, TEXAS

**COST ESTIMATE:**

PAVING IMPROVEMENTS:	\$ 573,532.43
DRAINAGE IMPROVEMENTS:	\$ 264,714.25
WATER DISTRIBUTION:	\$ 236,109.91
SEPTIC TANK SEWER IMPROVEMENTS / OSSF:	\$ 102,000.00

**ESTIMACION DE COSTOS:**

PAVIMENTACION DE CALLES:	\$ 573,532.43
DRENAJE PLUVIAL:	\$ 264,714.25
SERVICIO DE AGUA POTABLE:	\$ 236,109.91
SERVICIO DE AGUA SANITARIO:	\$ 102,000.00

**SUBDIVIDER CERTIFICATION:**

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

**SUBDIVIDER STATEMENT:**

WE, CARLOS G. LEAL, JR., SUBDIVIDER OF LAS COMADRES #9 SUBDIVISION HEREBY CERTIFY SEWER PERMITS HAVE BEEN PAID AND COPIES OF RECEIPTS ARE ON FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT THAT ANY ADEQUATE DRINKING WATER SOURCE IS IMMEDIATELY AVAILABLE TO EACH LOT OF THE TYPE, QUALITY & QUANTITY TO ENABLE EACH PERSON PURCHASING A LOT HAVE ADEQUATE WATER TO COMPLY WITH THE REGULATIONS AND THE LAWS OF THE STATE AS REQUIRED BY STATE AND COUNTY REGULATIONS.

CARLOS G. LEAL, JR.  
 P.O. BOX 631  
 MISSION, TEXAS 78573  
 HIDALGO COUNTY

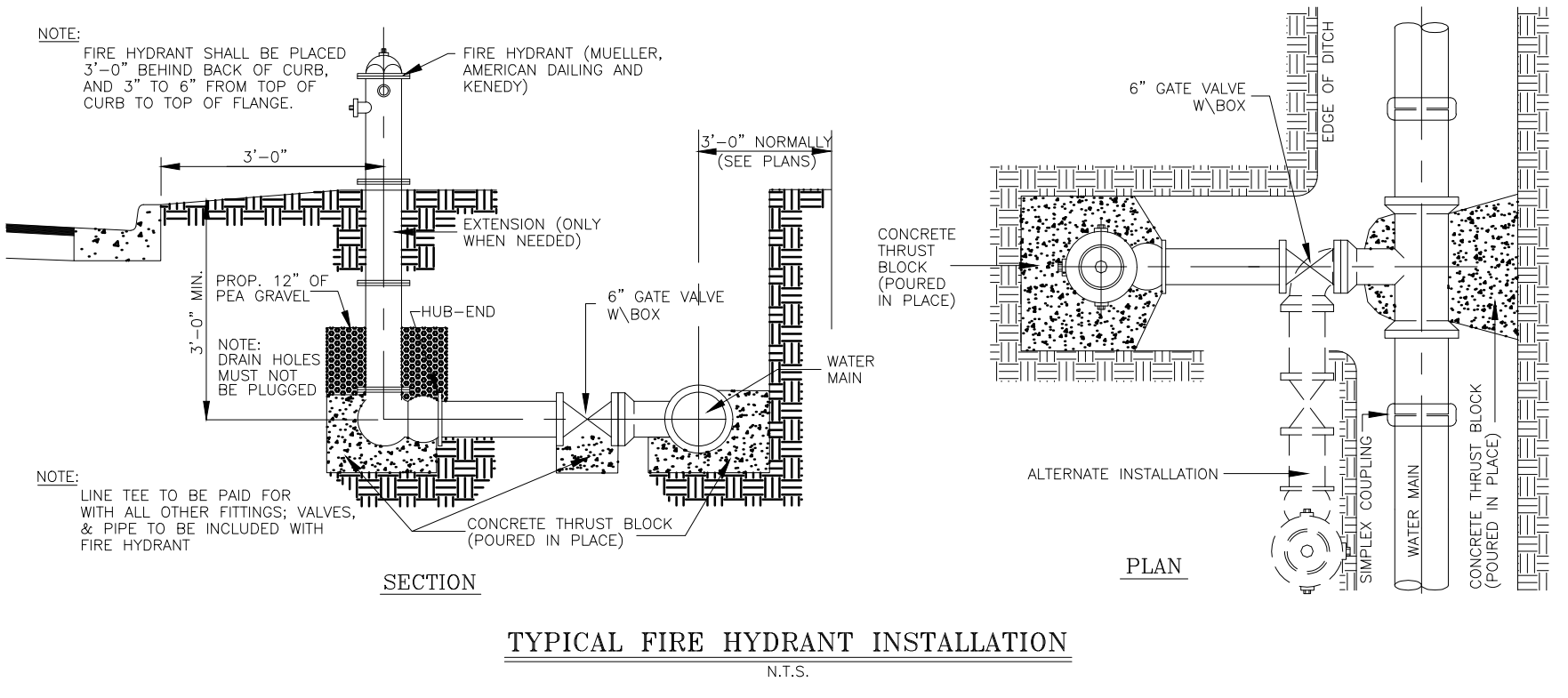
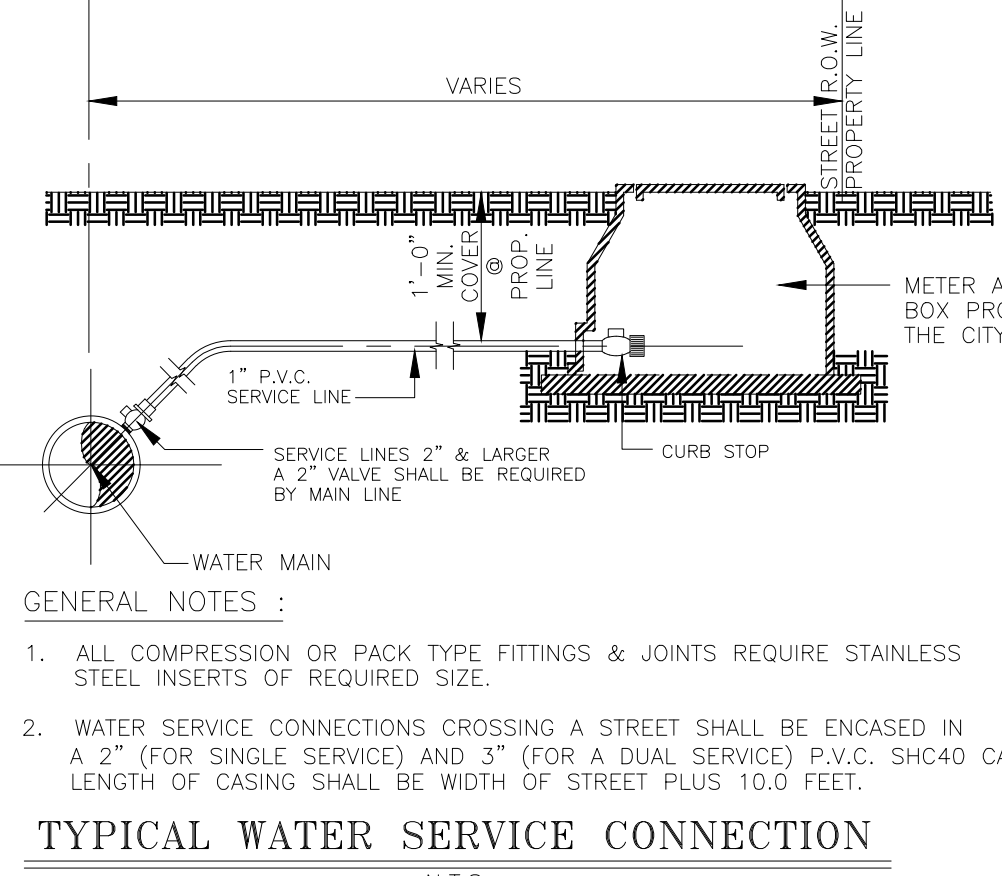
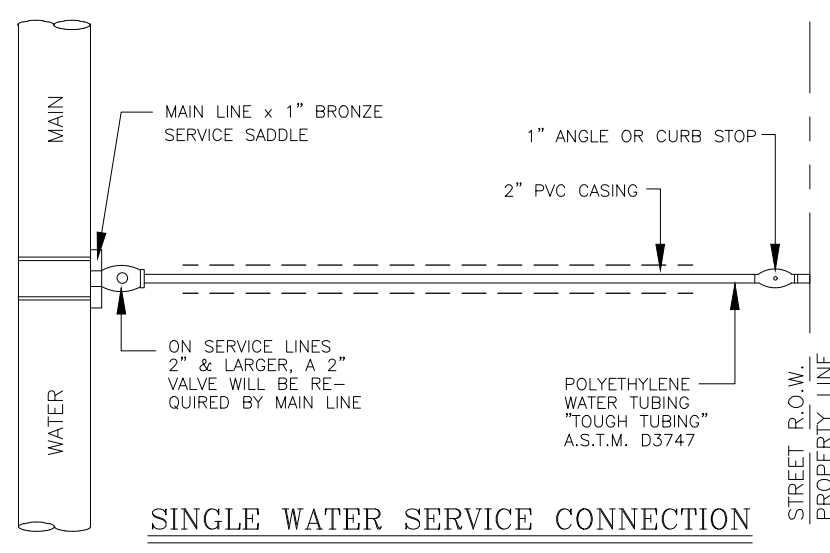
DATE:

STATE OF TEXAS §  
 COUNTY OF HIDALGO §

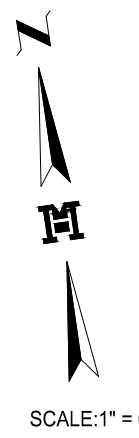
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CARLOS G. LEAL, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO BE THAT HE EXECUTED THE SAME FOR PURPOSED AND CONSIDERATION THEREIN

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

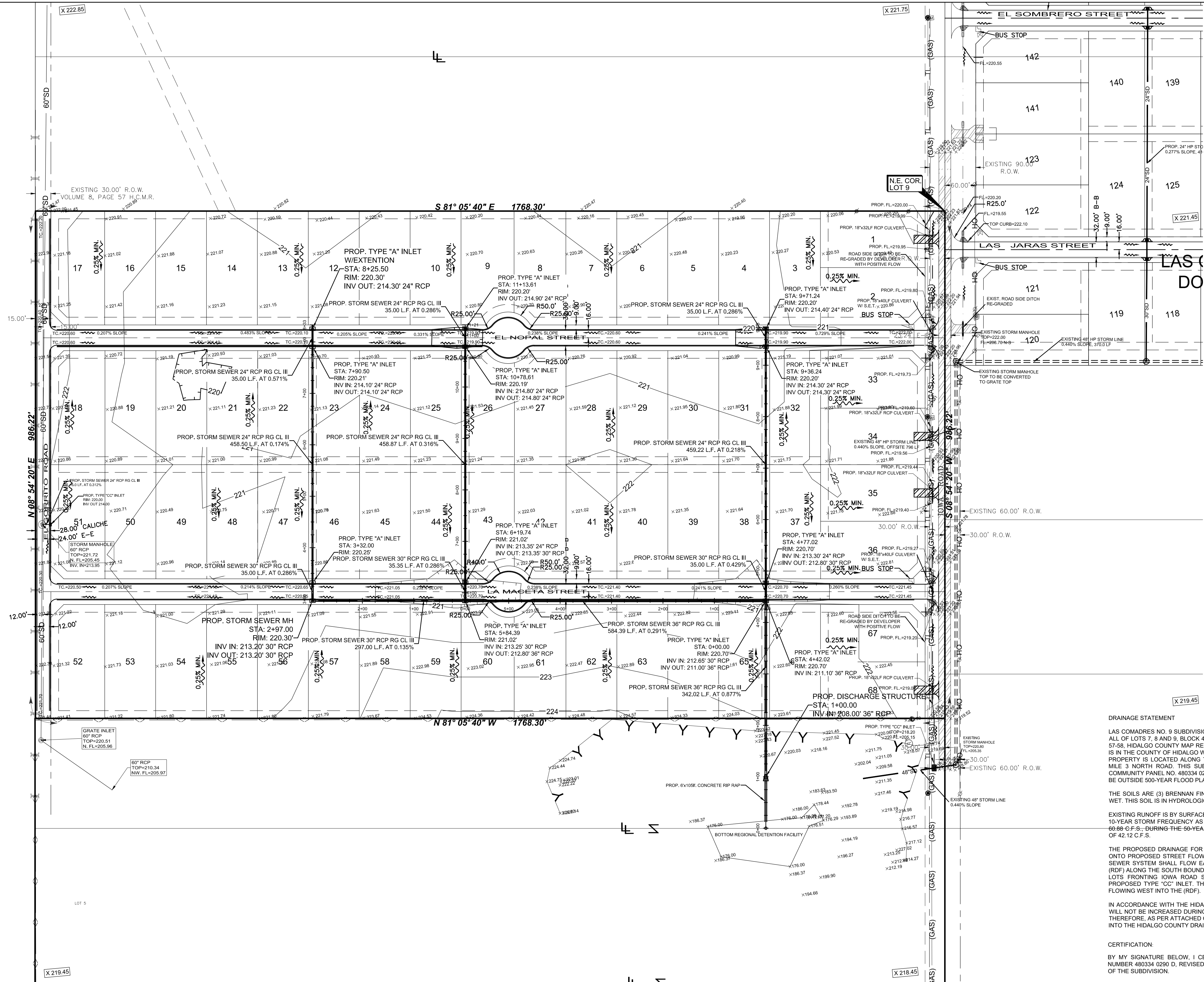
NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_



- GENERAL NOTES:**
- ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
  - WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" (FOR SINGLE SERVICE) AND 3" (FOR A DUAL SERVICE) P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.



SCALE: 1" = 60'



**DRAINAGE STATEMENT**

LAS COMADRES NO. 9 SUBDIVISION IS A RE-SUBDIVISION OF A 40.035-ACRE TRACT OF LAND BEING PART OF LOT 6 & ALL OF LOTS 7, 8 AND 9, BLOCK 4, TEXAN GARDENS SUBDIVISION AS PER THE PLAN RECORDED IN VOLUME 8, PAGES 57-58, HIDALGO COUNTY MAP RECORDS. THE PROPERTY IS A PROPOSED 68 RESIDENTIAL LOTS DEVELOPMENT AND IS IN THE COUNTY OF HIDALGO WITHIN THE CITY OF PENTAS'S 3 MILE ETJ (EXTRA-TERRITORIAL JURISDICTION). THIS PROPERTY IS LOCATED ALONG THE WEST SIDE OF IOWA AVENUE AND APPROXIMATELY 1,721.00 FEET NORTH OF MILE 3 NORTH ROAD. THIS SUBDIVISION IS IN ZONE "X" UNSHADED IN FEMA'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480334 0290 D, MAP REVISED JUNE 6, 2000. ZONE "X" UNSHADED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN".

THE SOILS ARE (3) BRENNAN FINE SANDY LOAM, WHICH IS MODERATELY INFILTRATION RATE WHEN THOROUGHLY WET. THIS SOIL IS IN HYDROLOGIC GROUP "B". (SEE EXCERPTS FROM "SOIL SURVEY OF HIDALGO COUNTY, TEXAS")

EXISTING RUNOFF IS BY SURFACE FLOW IN AN EASTERLY DIRECTION AND HAS A RUNOFF OF 18.76 C.F.S. DURING THE 10-YEAR STORM FREQUENCY AS PER THE ATTACHED CALCULATIONS. PROPOSED RUNOFF AFTER DEVELOPMENT IS 69.89 C.F.S. DURING THE 50-YEAR STORM FREQUENCY, PER THE ATTACHED CALCULATION, WHICH IS AN INCREASE OF 42.12 C.F.S.

THE PROPOSED DRAINAGE FOR LAS COMADRES NO. 9 SUBDIVISION CONSISTS OF SURFACE RUNOFF FROM LOTS ONTO PROPOSED STREET FLOWING TOWARDS TYPE "A" INLETS LOCATED AT KEY AREAS. THE PROPOSED STORM SEWER SYSTEM SHALL FLOW EAST AND SOUTH ULTIMATELY DISCHARGING INTO REGIONAL DETENTION FACILITY (RDF) ALONG THE SOUTH BOUNDARY OF THIS SUBDIVISION. PIPE SIZES RANGE FROM 24" TO 36" RUNOFF FROM THE LOTS FRONTING IOWA ROAD SHALL FLOW ONTO THE REGRADING BAR-DITCH FLOWING SOUTH TOWARDS A PROPOSED TYPE "CC" INLET. THE TYPE "CC" INLET SHALL DISCHARGE INTO AN EXISTING STORM SEWER SYSTEM FLOWING WEST INTO THE RDF.

IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE POLICY, THE PEAK RATE OF RUNOFF IN THE SUBDIVISION WILL NOT BE INCREASED DURING THE 50-YEAR RAINFALL EVENT DUE TO THE IMPROVEMENTS IN THIS SUBDIVISION. THEREFORE, AS PER ATTACHED CALCULATIONS, 134,361 CUBIC FEET (3.085 AC-FT) OF DETENTION WILL BE PROVIDED INTO THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 REGIONAL DETENTION FACILITY (RDF).

**CERTIFICATION:**

BY MY SIGNATURE BELOW, I CERTIFY THAT THE 100 YEAR FLOODPLAIN AS DESCRIBED IN COMMUNITY PANEL NUMBER 480334 0290 D, REVISED JUNE 6, 2000 IS CONTAINED WITHIN THE ROF ALONG THE SOUTH BOUNDARY LINE OF THE SUBDIVISION.

MARIO A. RAYNA, PE # 117368

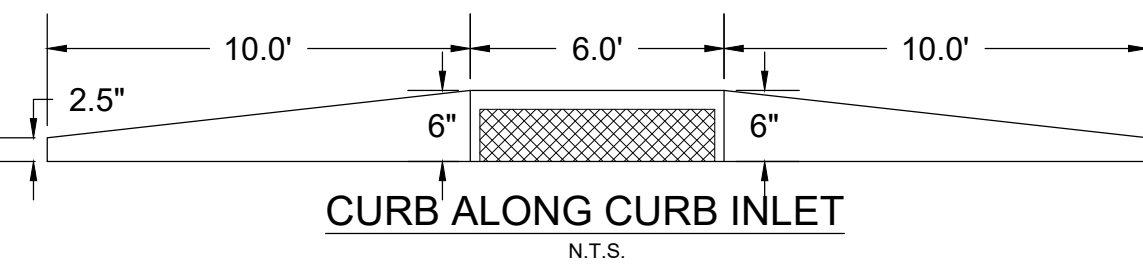
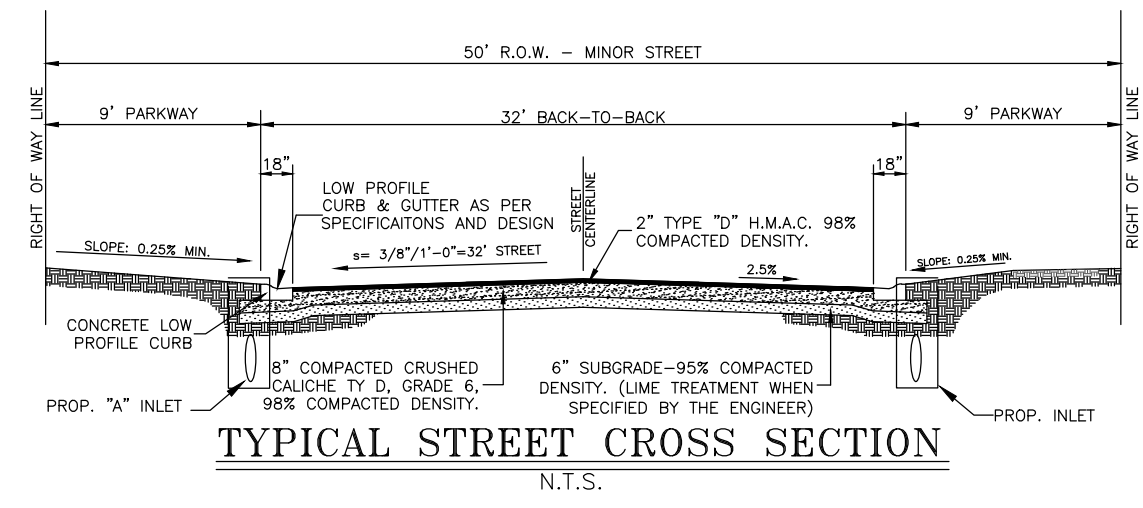
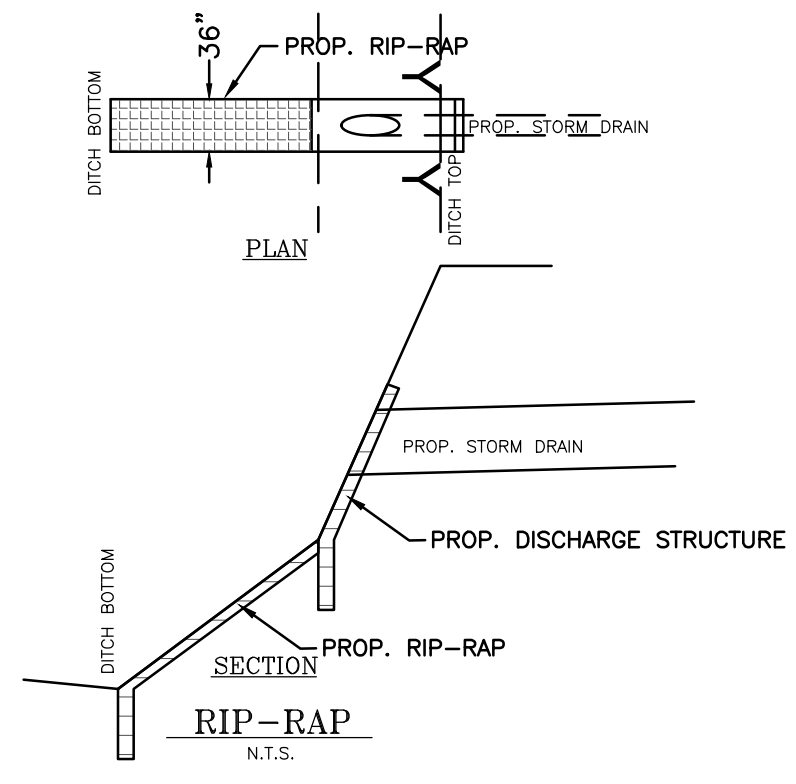
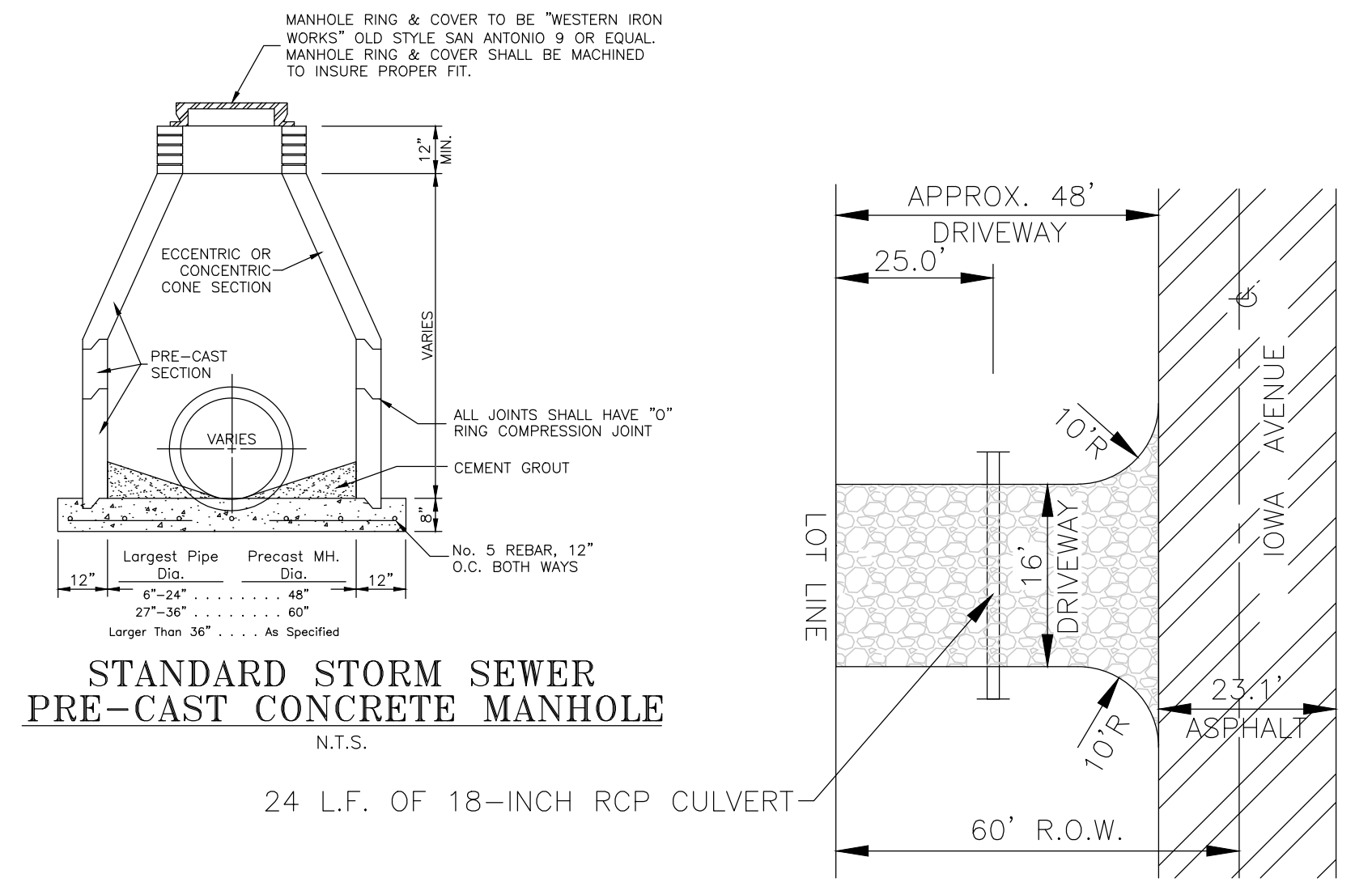
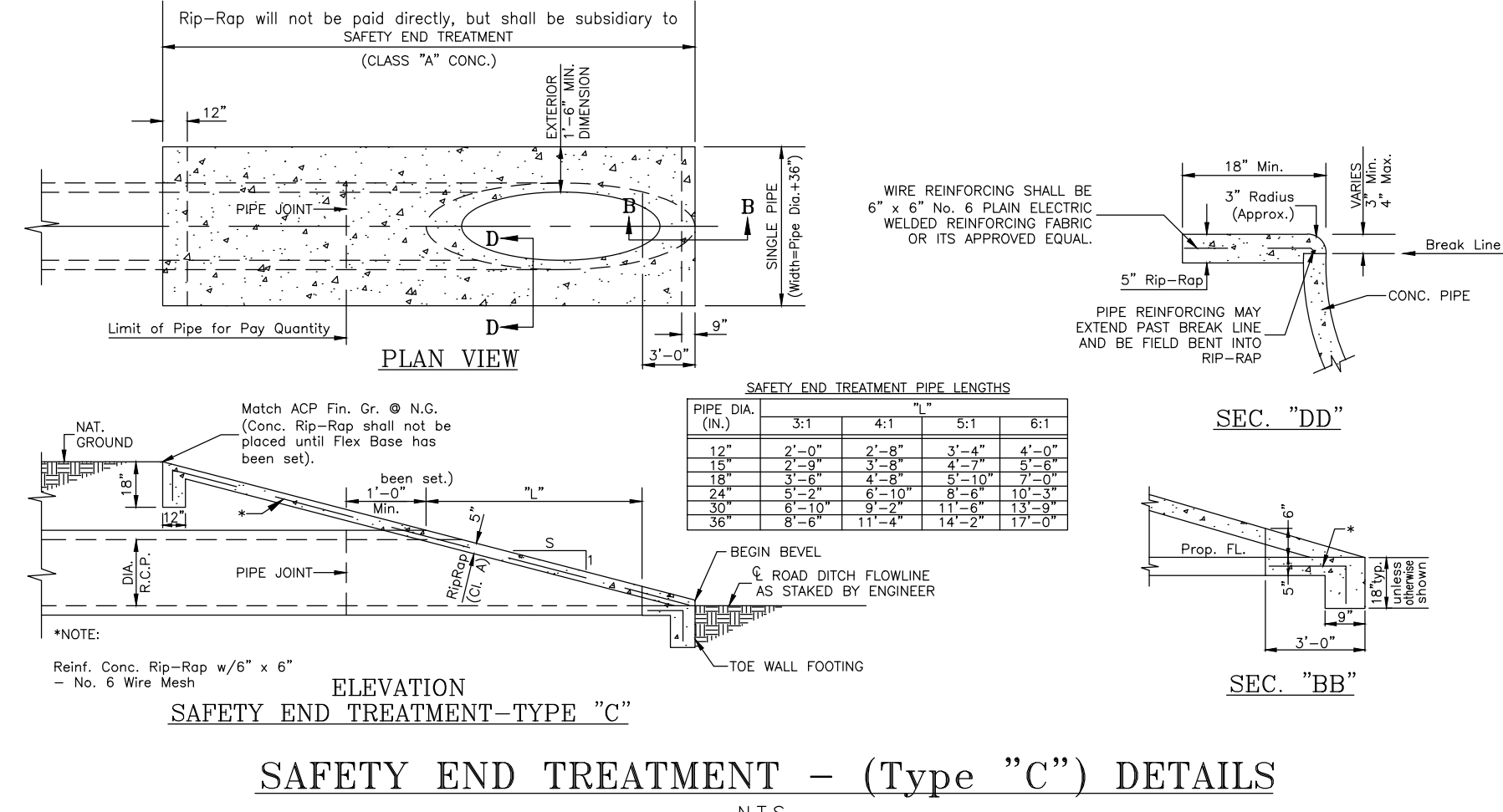
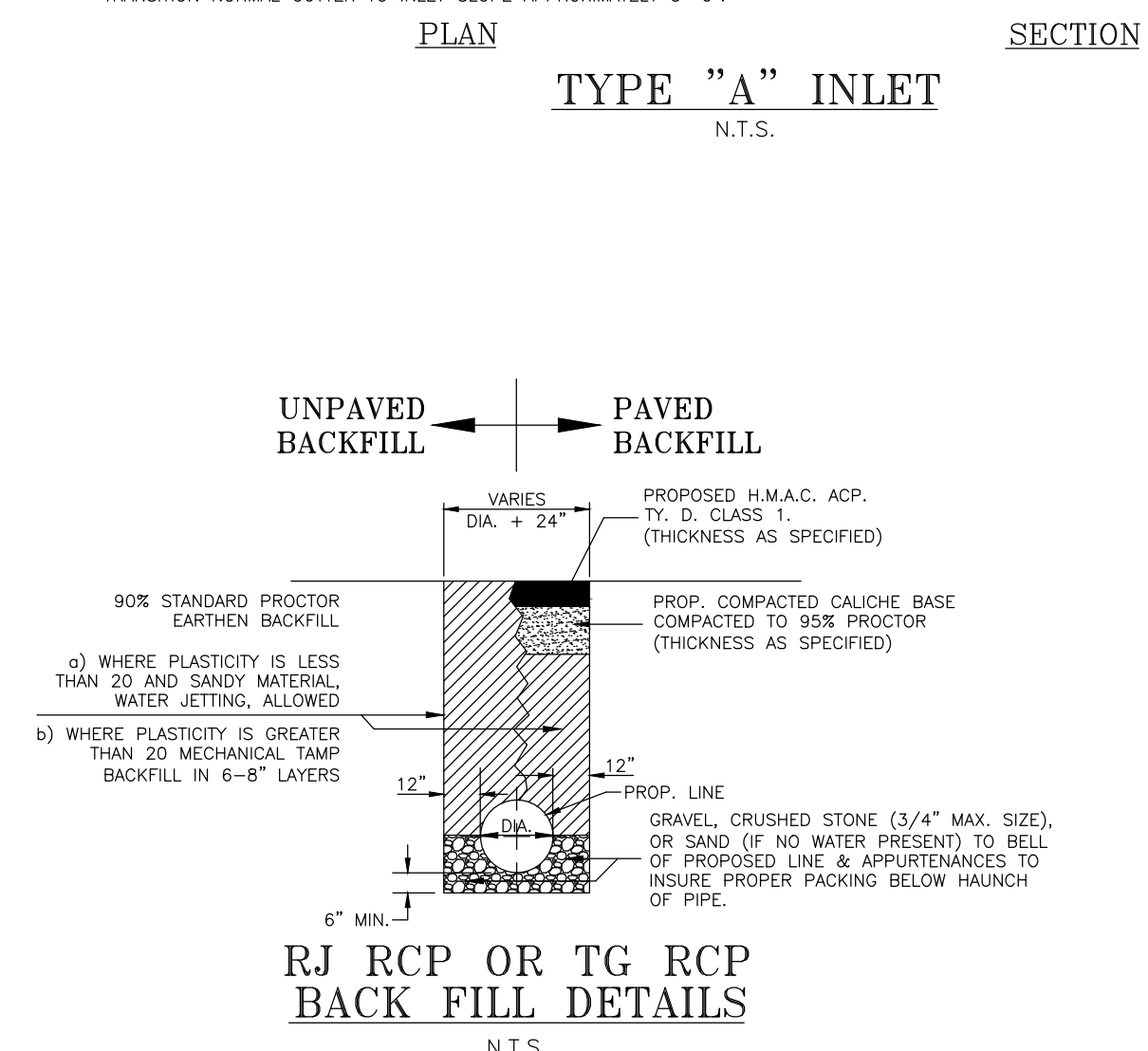
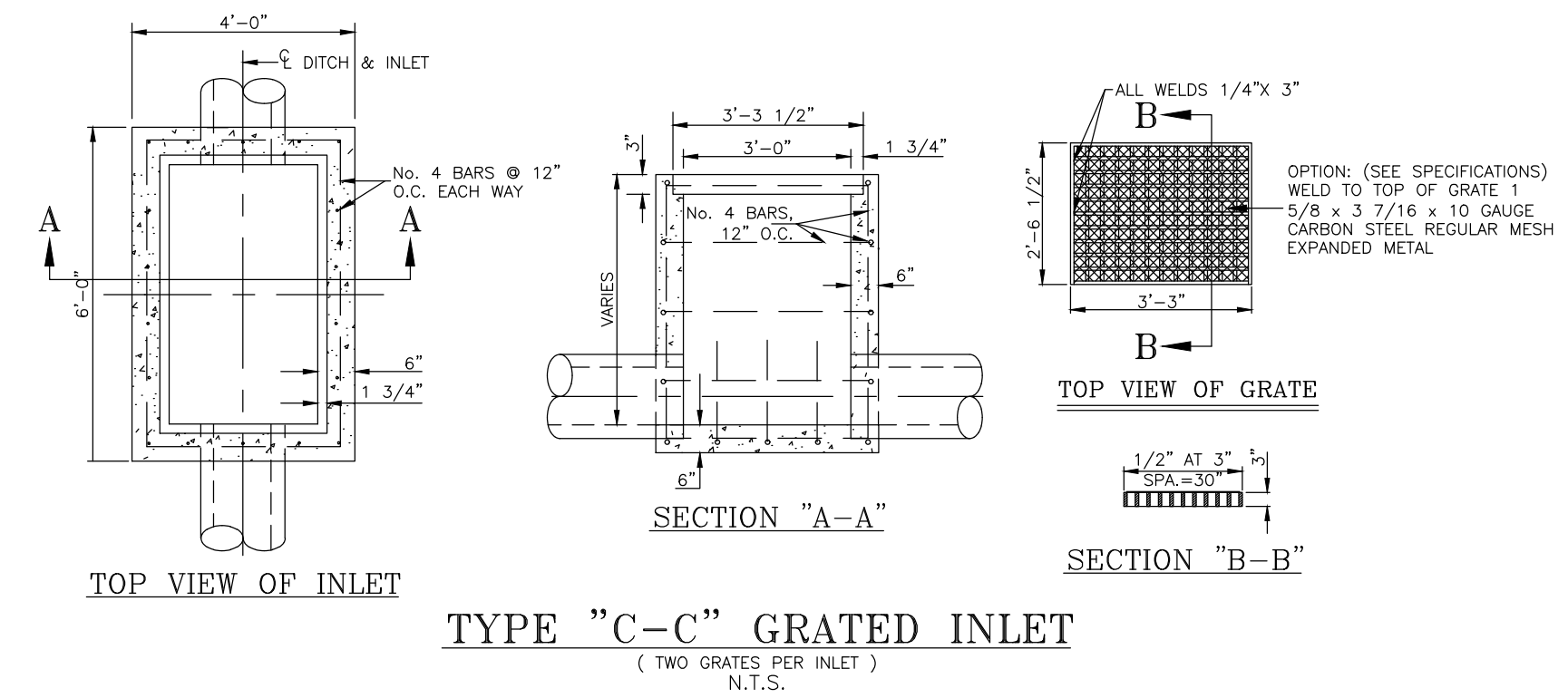
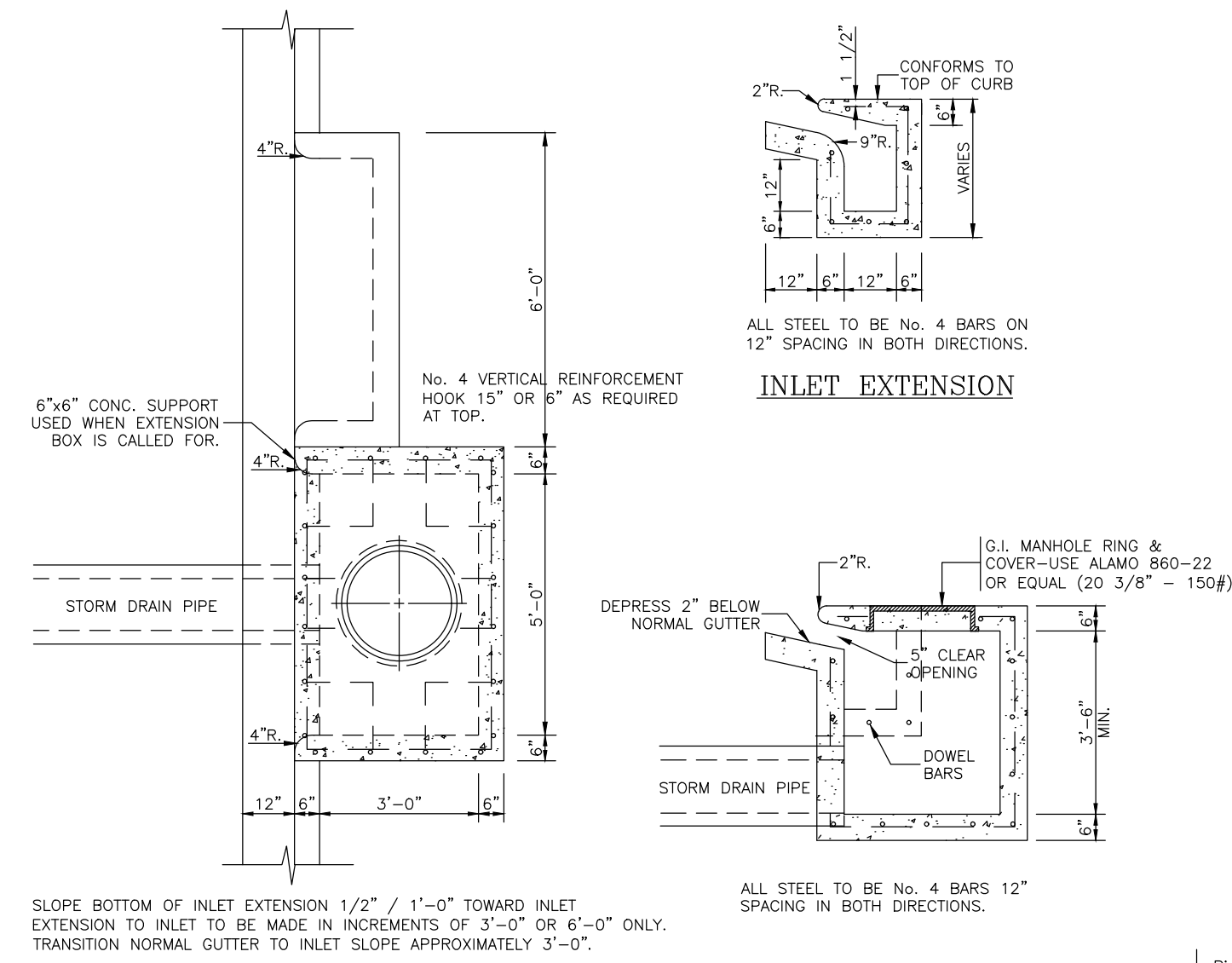
DATE:



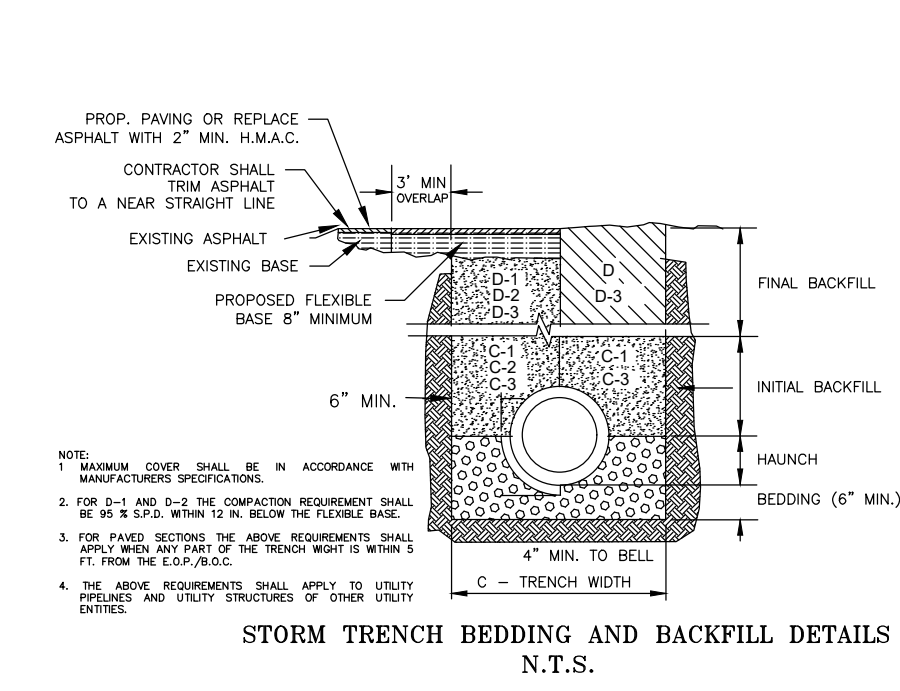
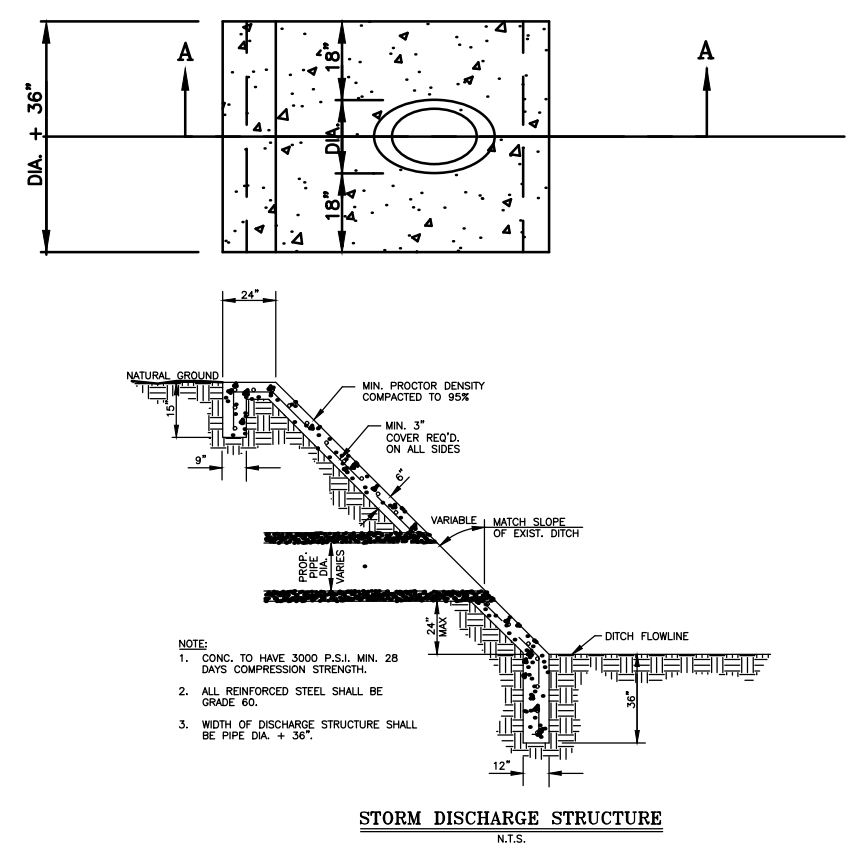
MELDEN & HUNT, INC.  
TEXAS REGIST. F-1435

**MELDEN & HUNT, INC.**  
CONSULTANTS • ENGINEERS • SURVEYORS

115 W. McINTYRE - EDINBURG, TX 78541  
PH: (956) 381-0981 - FAX: (956) 381-1839  
ESTABLISHED 1947 - www.meldenandhunt.com



**LAS COMADRES #6 TYPICAL SINGLE DRIVEWAY FRONTING IOWA AVENUE**  
N.T.S.



1. ALL CONCRETE SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN WORKING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HEALDO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE PLACED.
3. BACKFILL BEHIND CURBS SHALL BE ACCOMPLISHED WITHIN 24 HOURS AFTER BACK FORM IS REMOVED OR 48 HOURS AFTER SLIP FORMING.
4. CURB AND GUTTER CONCRETE SHALL BE CLASS "A" (3000 PSI).
5. REINFORCING STEEL AS SHOWN.
6. MAX. LENGTH OF CURB AND GUTTER SECTION IS 8' BETWEEN 3/4" EXPANSION JOINT.