



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: 12-28-2021

PROPOSED EL CRUCERO PHASE II SUBDIVISION PRECINCT No. 3.

ENGINEER: SOUTH TEXAS INFRASTRUCTURE GROUP DEVELOPER: PEÑA CHAPA DEVELOPMENT

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

NUMBER OF LOTS: 15 *SINGLE FAMILY *MULTI-FAMILY COMMERCIAL INDUSTRIAL

NUMBER OF STREETLIGHTS: N/A

FILLING STATIONS: 3

LOCATION DESCRIPTION: NORTHEAST CORNER OF MILE 5 ROAD AND TEXAN 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 3-12-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

DRAINAGE DESIGN: DRAINAGE WILL BE PROVIDED BY NATURAL PERCULATION AND SURFACE RUN-OFF ONTO MILE 5 ROAD AND TEXAN ROAD SIDE DITCHES.

ROAD R.O.W. DEDICATION: 30.00 FEET ONTO MILE 5 ROAD & 10.00 FEET ONTO TEXAN ROAD.

H.C.R.O.W. FINAL APPROVAL DATE: 11-22-2021 BY VICTOR GALLARDO, PCT. 3 R.O.W. AGENT.

H.C.H.D. FINAL APPROVAL DATE: 08-26-2021 BY ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

WATER SERVICE PROVIDER: AGUA SUD EXISTING LINE SIZE: 12" LOCATION: MILE 5 ROAD.

H.C.E.O.C. FINAL 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.

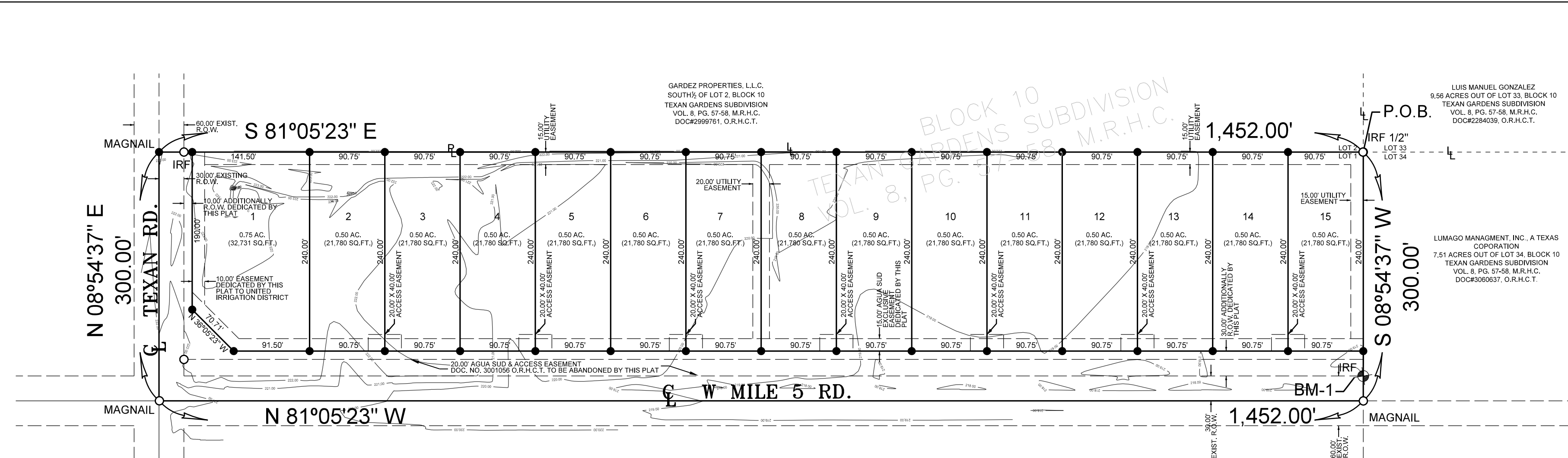
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: MAY 25, 2021

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

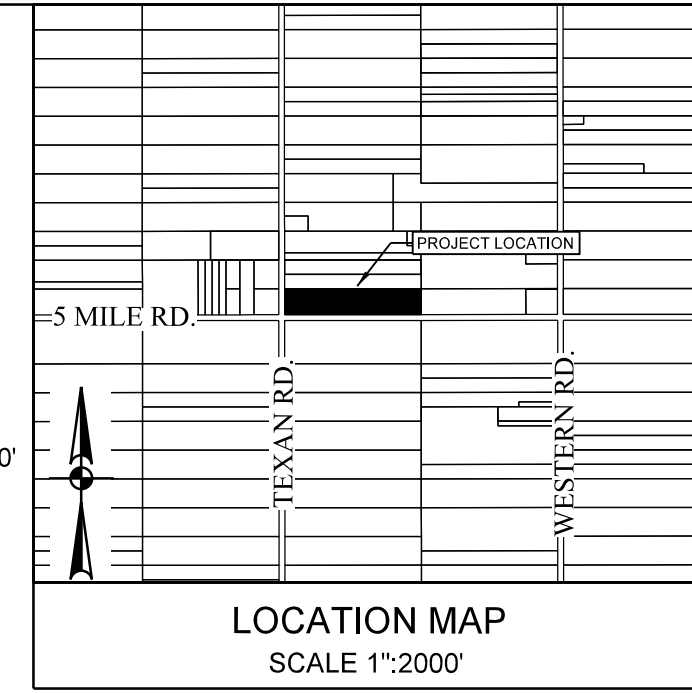
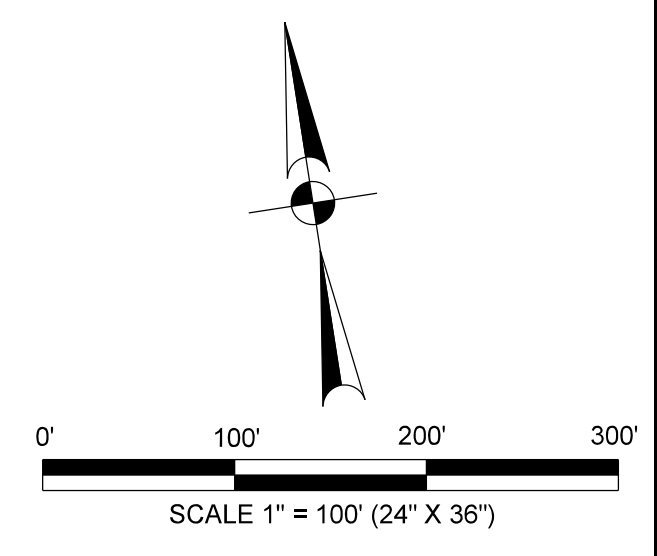
This subdivision plat has been reviewed and complies with the Hidalgo County Subdivision Rules,

* Texas Water Development Board Model Subdivision Rules and The Texas Local Government Code.



LEGEND:

- SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR." ●
- FOUND IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."; UNLESS OTHERWISE NOTED ○
- OFFICIAL RECORDS HIDALGO COUNTY TEXAS O.R.H.C.T.
- MAP RECORDS HIDALGO COUNTY TEXAS M.R.H.C.T.
- DEED RECORDS HIDALGO COUNTY TEXAS D.R.H.C.T.
- RIGHT-OF-WAY R.O.W.
- HIDALGO COUNTY DRAINAGE DISTRICT H.C.D.D.



LOCATION DESCRIPTION

EL CRUCERO PHASE II SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE WEST SIDE OF HIDALGO COUNTY. IN THE NORTH EAST OF THE INTERSECTION OF 5 MILE RD AND TEXAN 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). EL CRUCERO SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 212.001.

STATE OF TEXAS
COUNTY OF HIDALGO

OWNER'S DEDICATION, CERTIFICATION, AND ATTESTATION:
PENA CHAPA DEVELOPMENT AS OWNER OF THE 10.00 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED EL CRUCERO PHASE II 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

PENA CHAPA DEVELOPMENT
MANUEL CHAPA (MEMBER)
P.O. BOX 1958
MISSION, TEXAS 78572

STATE OF TEXAS
COUNTY OF HIDALGO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL CHAPA 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
STATE OF TEXAS
COUNTY OF HIDALGO

WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL CRUCERO PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY COMMISSIONERS COURT ON ___

HIDALGO COUNTY JUDGE
DATE
ATTEST:
HIDALGO COUNTY CLERK
DATE

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

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

ATTIEST:
PRESIDENT
SECRETARY

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE EL CRUCERO 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.

ROBERTO SALINAS, P.E.
GENERAL MANAGER
AGUA SPECIAL UTILITY DISTRICT

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 HIDALGO

KNOW ALL MEN BY THESE PRESENTS:
I, IVAN GARCIA, 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



CITY OF MISSION CERTIFICATE OF APPROVAL
UNDER LOCAL GOVERNMENT CODE 212.0115(B) WE THE UNDERSIGNED CERTIFY THAT THIS PLAT OF EL CRUCERO PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR CITY OF MISSION
DATE
ATTEST: CITY SECRETARY
DATE

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 EL CRUCERO PHASE II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON ___

ENVIRONMENTAL HEALTH DIVISION MANAGER DATE

METES AND BOUNDS

BEING ALL OF LOT ONE (1), BLOCK TEN (10), TEXAN GARDENS SUBDIVISION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 58, MAP RECORDS, HIDALGO COUNTY TEXAS, AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 33, BLOCK 10, A 9.56 ACRE TRACT OF LAND CONVEYED TO LUIS MANUEL GONZALEZ BY A WARRANTY DEED WITH VENDORS'S LIEN, DATED JANUARY 27, 2012 AS DESCRIBED IN DOCUMENT NUMBER 2294039, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND THE NORTHWEST CORNER OF LOT 34, BLOCK 10 OF THE SAID TEXAN GARDENS, A 7.51 ACRE TRACT OF LAND CONVEYED TO LUMAGO MANAGEMENT, INC., A TEXAS CORPORATION BY A SPECIAL WARRANTY DEED, DATED OCTOBER 28, 2019 AS DESCRIBED IN DOCUMENT NUMBER 3060637, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAME POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 10 AND THE POINT OF BEGINNING;
THENCE, SOUTH 08°54' 37" WEST 270.00 FEET, WITH THE WEST LINE OF SAID LOT 34, ALONG THE SOUTH LINE OF THE SAID LOT 34, PASSING AN IRON ROD FOUND FOR THE NORTH RIGHT-OF-WAY OF 5 MILE LINE RD., CONTINUING 30.00 FEET FOR A TOTAL DISTANCE OF 300.00 FEET TO A MAGNAIL FOUND FOR THE CENTERLINE OF 5 MILE LINE AND BEING THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE, NORTH 81°05' 23" WEST 1,452.00 FEET, WITH THE CENTERLINE OF 5 MILE LINE, TO A MAGNAIL FOUND FOR THE CENTERLINE OF 5 MILE LINE AND BEING THE SOUTHWEST CORNER OF SAID LOT 1;
THENCE, NORTH 08°54' 37" EAST 300.00 FEET, WITH THE CENTERLINE OF TEXAN RD. TO A MAGNAIL SET FOR THE CENTERLINE OF TEXAN RD AND BEING THE NORTHWEST CORNER OF SAID LOT 1;
THENCE, SOUTH 81°05' 23" EAST 30.00 FEET, WITH THE SOUTH LINE OF THE SOUTH 1/2 OF LOT 2, BLOCK 10, TEXAN GARDENS SUBDIVISION, CONVEYED TO GARDEZ PROPERTIES, L.L.C. BY WARRANTY DEED, DATED MARCH 26, 2019 AS DESCRIBED IN DOCUMENT NUMBER 2999761, OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS PASSING AN IRON ROD FOUND FOR THE EAST RIGHT-OF-WAY OF TEXAN RD., CONTINUING 1,422.00 FEET TO THE POINT OF BEGINNING AND BEING TRACT OF LAND.
BEARING BASIS, TEXAS COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.

GENERAL NOTES:

1. FLOOD ZONE STATEMENT:
FLOOD ZONE DESIGNATION: "X" ZONE "X" 500-YEAR FLOOD ZONE
COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 06, 2000.
2. MINIMUM BUILDING SETBACK LINES:
FRONT SETBACK:
50 FEET FOR LOTS FRONTING 5 MILE RD.
20 FEET FOR LOTS FRONTING TEXAN RD.
SIDE SETBACK:
6 FEET OR EASEMENT, WHICHEVER IS GREATER
REAR SETBACK:
15 FEET OR EASEMENT, WHICHEVER IS GREATER
3. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON THE LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
4. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18" ABOVE CENTERLINE OF THE STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME OF APPLICATION FOR CONSTRUCTION TO VERIFY 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 DEVELOPMENT PERMIT APPLICATION
5. THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
BM-1 IS A FOUND IRON ROD AT THE NORTH RIGHT-OF-WAY OF 5 MILE LINE.
N= 16.634.877.5379
E= 1,016.660.9839
ELEV= 219.03
BM-2 IS A FOUND IRON ROD AT THE NORTH RIGHT-OF-WAY OF 5 MILE LINE.
N= 16.635.057.4613
E= 1,015.480.6222
ELEV= 221.67
6. IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 30,844 CUBIC FEET, 0.70 ACRE-FEET OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 3 FOR STORM SEWER IMPROVEMENTS).
7. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
8. 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.
9. 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 PROVIDER OCCUPYING AN EASEMENT.
10. 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 LOT.
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 DRAINFIELD SYSTEM.
E APPROVED "OSSF" PERMIT APPLICATION IS REQUIRED INCLUDING INDIVIDUAL LOT PLANNING MATERIALS PRIOR TO OCCUPYING A LOT.
11. THERE ARE NO WATER WELLS WITHIN 150 FEET FROM THE BOUNDARIES ON THIS SUBDIVISION.
12. PENA CHAPA DEVELOPMENT, THE OWNER & SUBDIVIDER OF EL CRUCERO PHASE II 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.
13. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED 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 SPECIFICATIONS 3.1.4.
14. NO INDIVIDUAL LOT DRIVEWAY ACCESS WILL BE ALLOWED FROM (5 MILE LINE RD) ON TO LOTS 3, 4 & 19. A 24' SHARED DRIVEWAY ENTRANCE SHALL BE CONSTRUCTED BY DEVELOPER BETWEEN LOTS 1 & 2, 5 & 6, 7 & 8, 9 & 10, 11 & 12, 13 & 14, 15 & 16, 17 & 18, 20 & 21, 22 & 23, AND 24 & 25.
15. THE DEVELOPER SHALL BE RESPONSIBLE FOR DETAILED AND ACCOMMODATING MORE THAN THE DETAINED VOLUME SHOWN ON THIS PLAT IF IT IS DETERMINED, AT THE DEVELOPMENT STAGE, THAT THE DETENTION REQUIREMENTS ARE GREATER THAT STATED ON THIS PLAT. DUE TO THE IMPERVIOUS ARE BEING GREATER THAN THE PLAT ENGINEER CONSIDERED IN THE HYDRAULIC CALCULATIONS FOR THIS SUBDIVISION.

SHEET 1- HEADING INDEX, LOCATION MAP AND ETJ, PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATION, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE, PLAT NOTES AND RESTRICTIONS, DESCRIPTION (METES & BOUNDS), OWNER'S ACKNOWLEDGMENT, H.C.D.D. NO. 1 CERTIFICATION, COUNTY CLERK RECORDING CERTIFICATE, H.C.I.D. NO. 6 CERTIFICATE, ENGINEERS AND SURVEYORS CERTIFICATION, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, AGUA SPECIAL UTILITY DISTRICT CERTIFICATE.

SHEET 2- 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 3- DRAINAGE REPORT INCLUDING DESCRIPTION OF DRAINAGE, MAP OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING CERTIFICATION, REVISION NOTES.



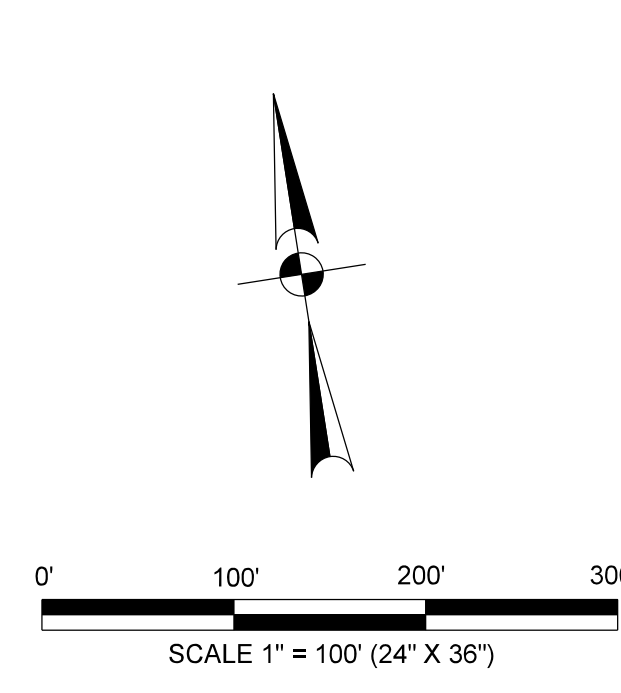
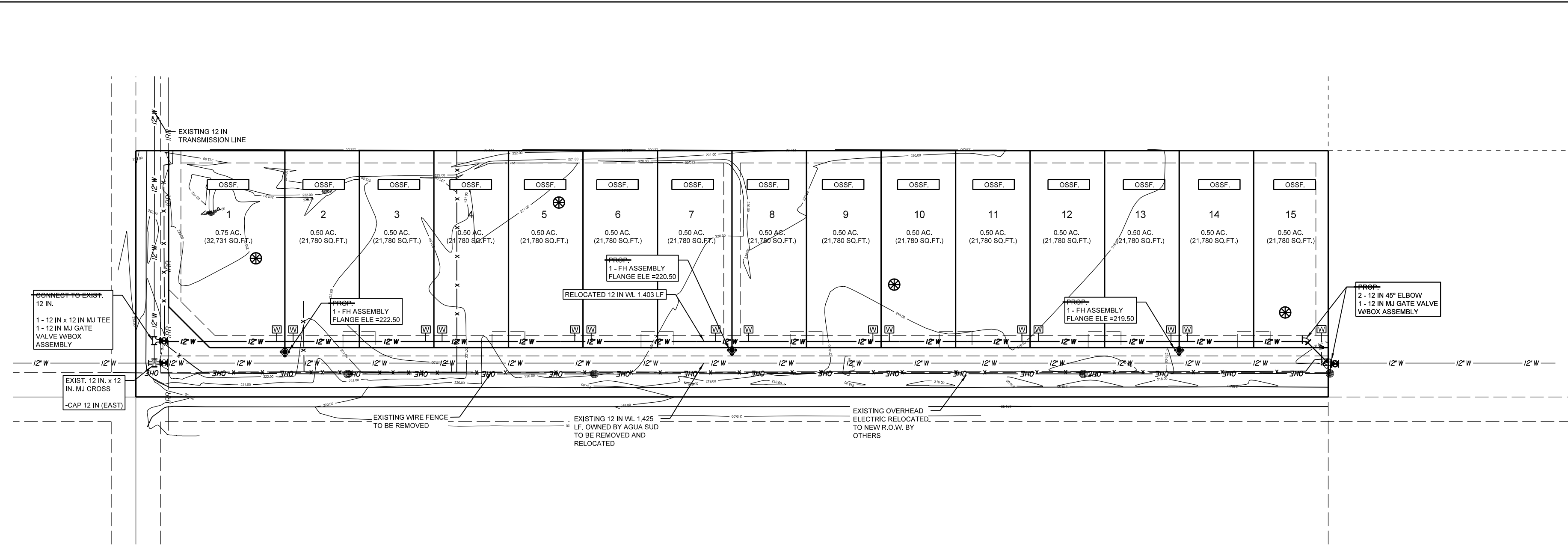
FILED FOR RECORD IN
HIDALGO COUNTY
ARTURO GUAJARDO, JR.
HIDALGO COUNTY CLERK
ON _____ AT _____ AM/PM
OF THE MAP RECORDS OF HIDALGO COUNTY, TEXAS
BY: _____ DEPUTY

| REVISION NOTES | | | | |
|----------------|-------|----------|------|----------|
| No. | SHEET | REVISION | DATE | APPROVED |
| | | | | |
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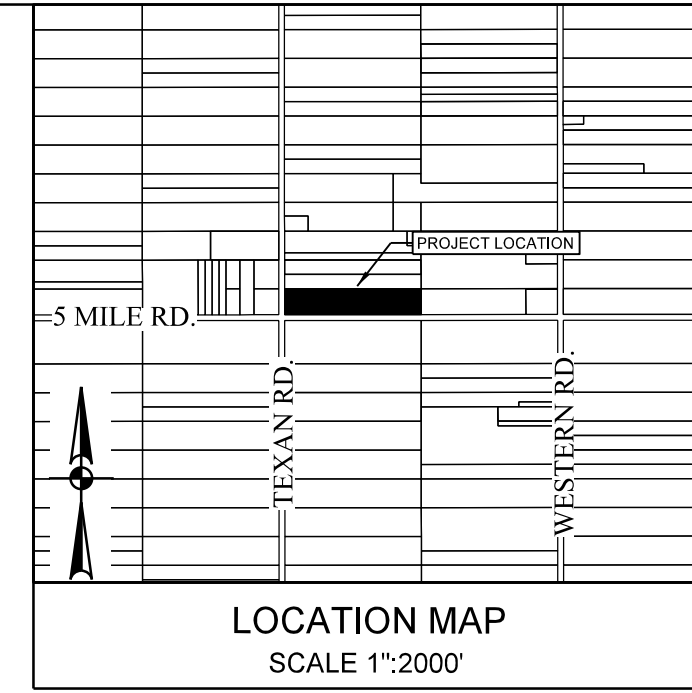
| PRINCIPAL CONTACTS | | | | | |
|--------------------|-------------------------|-----------------------------|-----------------------|----------------|----------------|
| | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
| OWNER: | PENA CHAPA DEVELOPMENT | P.O. BOX 1958 | MISSION, TEXAS 78572 | (956) 581-3918 | |
| ENGINEER: | VICTOR H. TREVIÑO, P.E. | 800 S. STEWART RD., STE. 13 | MISSION, TEXAS 78572 | (956) 424-3335 | (956) 424-3132 |
| SURVEYOR: | IVAN GARCIA, R.P.L.S. | 921 S. 10TH AVE. | EDINBURG, TEXAS 78539 | (956) 380-5152 | (956) 380-5083 |

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

LOT LAYOUT
EL CRUCERO PHASE II SUBDIVISION
BEING ALL OF LOT 1, BLOCK 10, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGES 57-68, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



- LEGEND:**
- CHAIN LINK FENCE
 - WOOD FENCE
 - PROPOSED PAVEMENT
 - PROPOSED SINGLE WATER SERVICE
 - IRRIGATION LINE
 - OVERHEAD ELECTRIC
 - PROPOSED CASING
 - PROPOSED STREET LIGHT
 - SOIL BORING LOCATION
 - EXISTING POWER POLE



WATER AND SEWER ENGINEERING REPORT

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

EL CRUCERO PHASE II 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 TWO EXISTING WATER LINES RUNNING THRU EL EL CRUCERO PHASE II SUBDIVISION. A 12" WATER LINE RUNNING THRU THE SOUTH RIGHT-OF-WAY OF 5 MILE LINE RD AND A 12" WATER LINE RUNNING THRU THE EAST RIGHT-OF-WAY OF TEXAN RD. THESE WATER LINES INTERSECT WITH A 12" x 12" MJ CROSS.

EL CRUCERO PHASE II SUBDIVISION HAS 15 LOTS. WATER DISTRIBUTION FOR EL CRUCERO SUBDIVISION PHASE II WILL CONSIST OF CONNECTING TO THE EXISTING 12" WATERLINE ON TEXAN RD WITH A 12" x 12" MJ TEE, WITH A GATE VALE TO THE EAST, THE EXISTING 12" WATERLINE ON 5 MILE WILL BE REMOVED AND RELOCATED TO THE NEW RIGHT-OF-WAY, AT LOT 15 THE WATERLINE WILL HAVE A 45° ELBOW IN ORDER TO CONNECT THE WATERLINE TO EXISTING LOCATION OF THE EAST PROPERTY RIGHT-OF-WAY.

EL CRUCERO PHASE II SUBDIVISION WILL HAVE FIFTEEN (15) 1" DIAMETER SINGLE SERVICE SHORT LINES THAT RUN INTO THE LOTS. THE 12" 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 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(4) 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: DESCRIPCIÓN, COSTOS, AND OPERABILITY DATE

SEWAGE FROM EL CRUCERO PHASE 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 15. 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 BOX 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 \$ _____. 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

DATE

REPORTE DE INGENIERIA DE AGUA Y DRENAJE

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

LA SUBDIVISIÓN EL CRUCERO FASE II RECIBIRÁ SU PROVISIÓN DE AGUA DE AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). EL DUEÑO DE LA SUBDIVISIÓN Y AGUA SUD HAN FIRMADO UN CONTRATO POR EL CUAL LA SUBDIVISIÓN 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 SUBDIVISIÓN.

AGUA SUD TIENE DOS LÍNEAS EXISTENTES QUE CORREN DENTRO LA EL CRUCERO SUBDIVISION FASE II, UNA LÍNEA DE 12" QUE CORRE POR SUR DEL DERECHO DE VIA DE LA CALLE 5 MILE Y OTRA LÍNEA DE 12" QUE CORRE POR EL ESTE DEL DERECHO DE VIA DE LA CALLE TEXAN. ESTAS LÍNEAS DE AGUA SE INTERSECTAN CON CRUZ DE 12" x 12" MJ.

LA SUBDIVISION EL CRUCERO TIENE 15 LOTES. LA DISTRIBUCIÓN DE AGUA PARA LA SUBDIVISIÓN EL CRUCERO SUBDIVISION FASE II CONSISTIRÁ DE CONECTARSE A LA LÍNEA EXISTENTE EN LA CALLE TEXAN, SE CONECTARÁ CON UNA TEE DE 12" x 12" CON UNA VALVULA AL ESTE, LA LÍNEA EXISTENTE DE 12" DE LA CALLE 5 MILE SERÁ REMOVIDA Y REUBICADA EN EL NUEVO DERECHO DE VIA DE LA CALLE 5 MILE, EN EL LOTE 15 LA LÍNEA DE AGUA TENDRÁ UNA CODO DE 45° PARA CONECTAR LA LÍNEA DE AGUA A SU UBICACIÓN ACTUAL EN LA PROPIEDAD AL ESTE.

EN QUINCE (15) SERVICIOS SENCILLOS CORTOS DE 1" DE DIAMETRO. SE HAN INSTALADO YA LA LÍNEA DE 12", 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 (S) _____ POR CADA LOTE. ESTE PRECIO INCLUYE TAMBIÉN EL COSTO DE LA INSTALACIÓN DE CADA MEDIDOR Y LOS GASTOS DE CONEXIÓN CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA, AGUA SUD LO INSTALARÁ SIN COSTO ALGUNO. EL DUEÑO/REPRESENTANTE DE LA SUBDIVISION HA INSTALADO 4 HIDRANTES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$ _____ POR CADA UNO, LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ _____. EL SISTEMA DE AGUA ESTARÁ 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 SUBDIVISIÓN 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 ÁREA ES SIGNIFICAMENTE UNIFORME. EL TERRENO ES UNIFORME (TERRENO ARCILLOSO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESTAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESTAS. EL AGUA EN ESTA ÁREA 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 _____.

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 SECCIÓN 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 CONSTRUÍDO 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

DATE

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, PENA CHAPA DEVELOPMENT SUBDIVIDER FOR EL CRUCERO PHASE 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

PENA CHAPA DEVELOPMENT
MANUEL CHAPA (MEMBER)

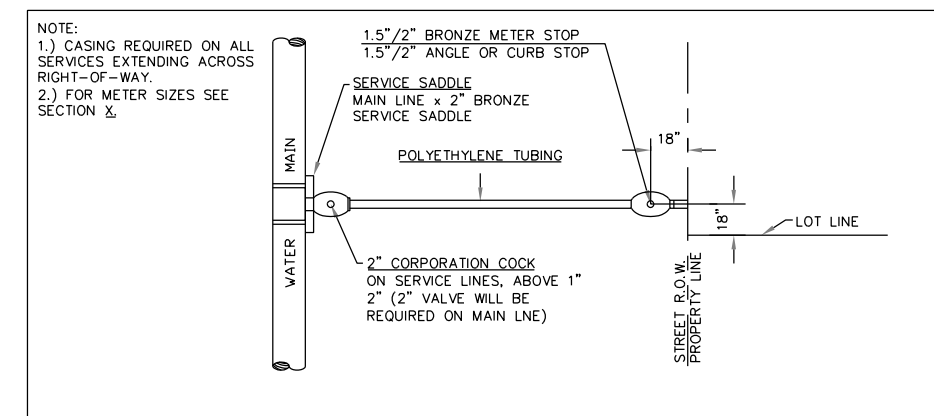
DATE

STATE OF TEXAS
COUNTY OF HIDALGO

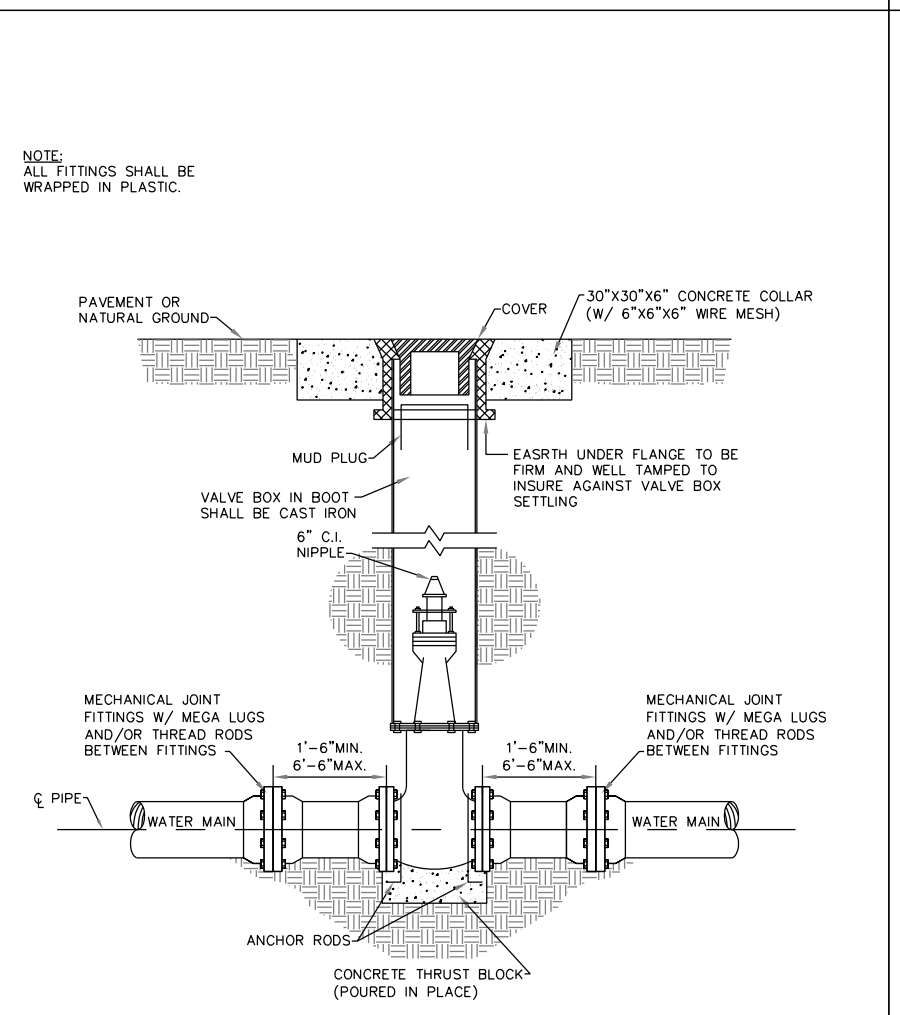
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANUEL CHAPA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

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

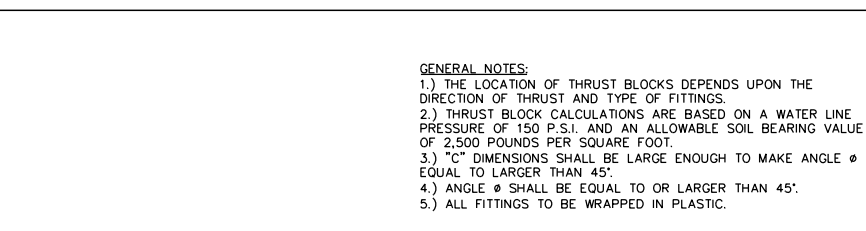
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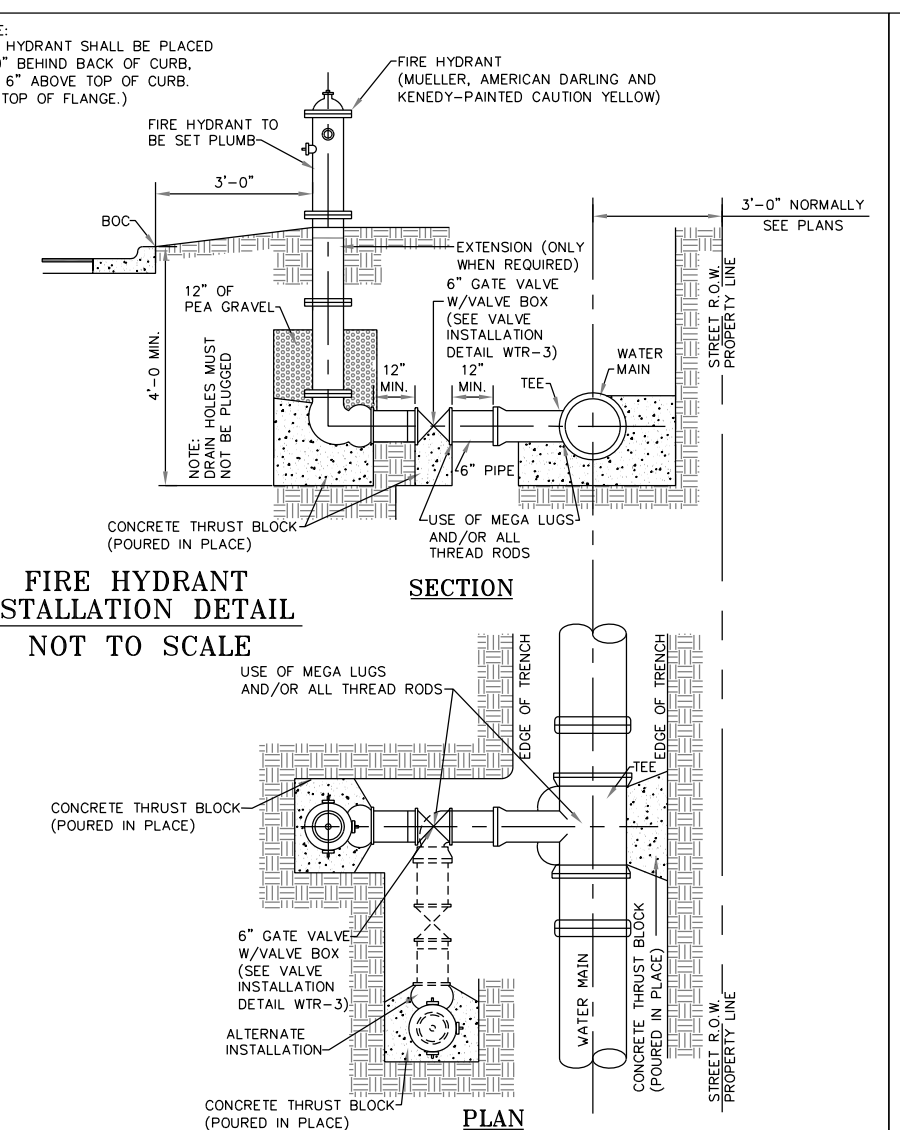
SINGLE WATER SERVICE CONNECTION



VALVE & VALVE BOX INSTALLATION DETAIL

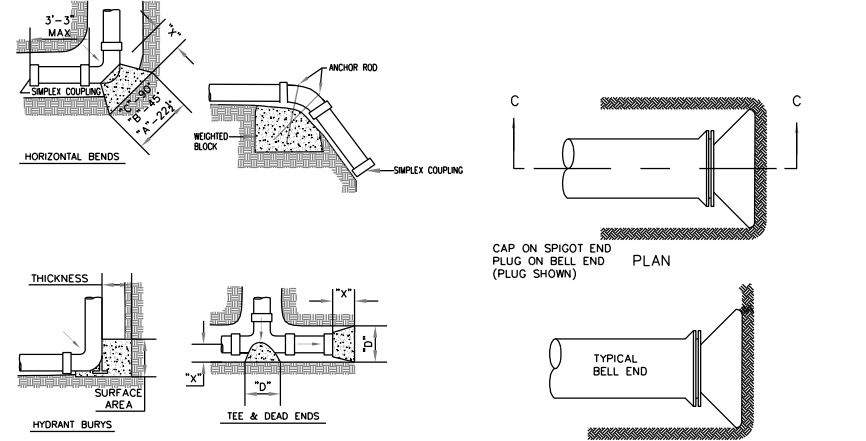


TRENCH BEDDING (WATER) DETAIL



FIRE HYDRANT INSTALLATION DETAIL

NOT TO SCALE



THRUST BLOCK DETAILS

GENERAL NOTES:

- THE LOCATION OF THRUST BLOCK DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTING.
- THRUST BLOCK CALCULATIONS ARE BASED ON A WATER LINE PRESSURE OF 100 P.S.I. AND AN ALLOWABLE SOIL BEARING VALUE OF 1500 POUNDS PER SQUARE FOOT.
- "C" DIMENSIONS SHALL BE LARGE ENOUGH TO MAKE ANGLE = 45°.
- ANGLE "B" SHALL BE EQUAL TO OR LARGER THAN 45°.
- ALL FITTINGS TO BE WRAPPED IN PLASTIC.

TABLE OF CASING SIZES

| NOMINAL PIPE SIZE | CASING SIZE (INSIDE DIA.) | CASING MINIMUM WALL THICKNESS |
|-------------------|---------------------------|-------------------------------|
| 12" | 14" | .025" |
| 16" | 18" | .025" |

HORIZONTAL BLOCKING TABLE

| PIPE DIA. | 12" 1/2" DEEPS | 45" DEEPS | 60" DEEPS | 75" DEEPS | 90" DEEPS |
|-----------|----------------|-----------|-----------|-----------|-----------|
| 4" | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| 6" | 1.50 | 1.00 | 1.14 | 1.30 | 1.40 |
| 8" | 1.50 | 1.00 | 1.14 | 1.30 | 1.40 |
| 10" | 1.50 | 1.00 | 1.14 | 1.30 | 1.40 |
| 12" | 1.50 | 1.00 | 1.14 | 1.30 | 1.40 |

REVISION NOTES

| No. | SHEET | REVISION | DATE | APPROVED |
|-----|-------|----------|------|----------|
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PRINCIPAL CONTACTS

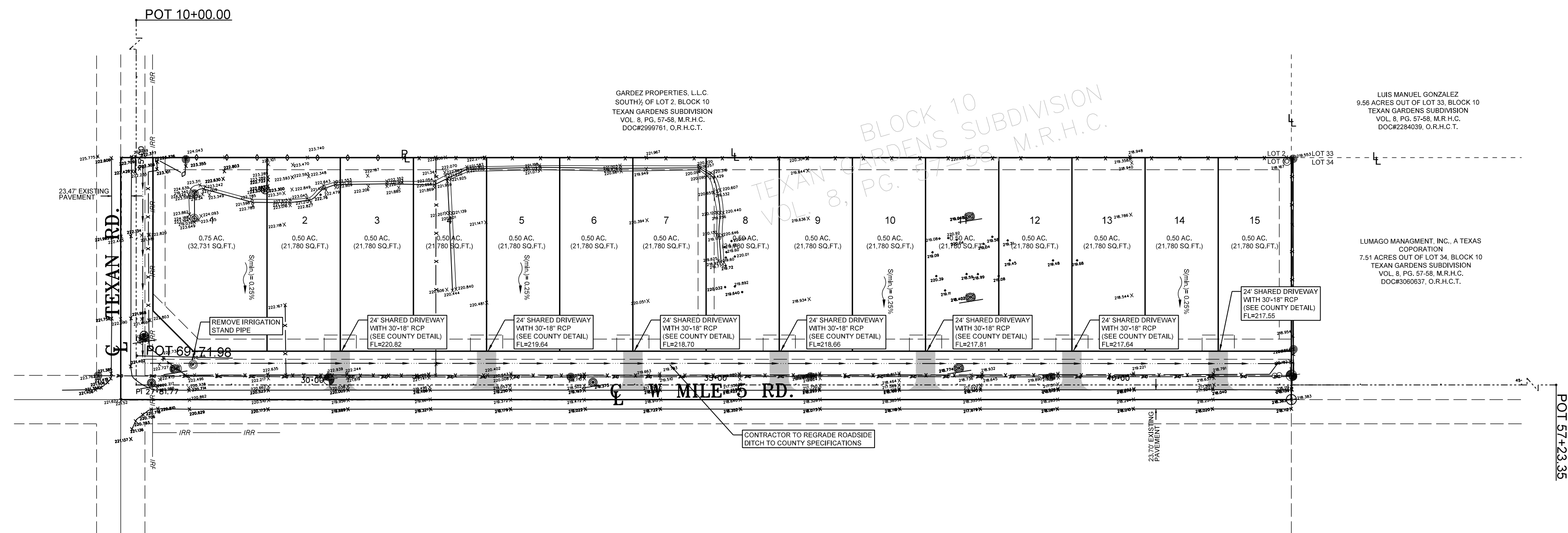
| NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|-----------|-------------------------|-----------------------------|-----------------------|-------------------------------|
| OWNER: | PENA CHAPA DEVELOPMENT | P.O. BOX 1698 | MISSION, TEXAS 78572 | (956) 581-3918 |
| ENGINEER: | VICTOR H. TREVINO, P.E. | 800 S. STEWART RD., STE. 13 | MISSION, TEXAS 78572 | (956) 424-3335 (956) 424-3132 |
| SURVEYOR: | IVAN GARCIA, R.P.L.S. | 921 S. 10TH AVE. | EDINBURG, TEXAS 78539 | (956) 380-6152 (956) 380-6083 |

SOUTH TEXAS INFRASTRUCTURE GROUP
800 S. STEWART RD., SUITE 13
MISSION, TEXAS 78572
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TBP REG # 1500

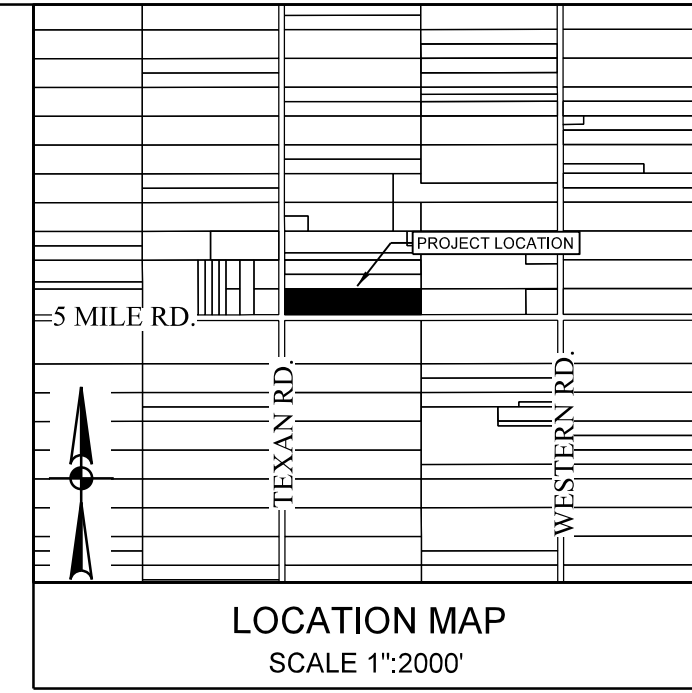


UTILITY LAYOUT
EL CRUCERO PHASE II SUBDIVISION

BEGING ALL OF LOT 1, BLOCK 10, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGES 57-68, MAP RECORDS OF HIDALGO COUNTY, TEXAS.



- 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" WATER LINE= 16" STEEL CASING
 - FOR 2" WATER LINE= 3" PVC CASING
 - FOR 1" WATER LINE= 2" PVC CASING
 - PROPOSED STREET LIGHT
 - SOIL BORING LOCATION



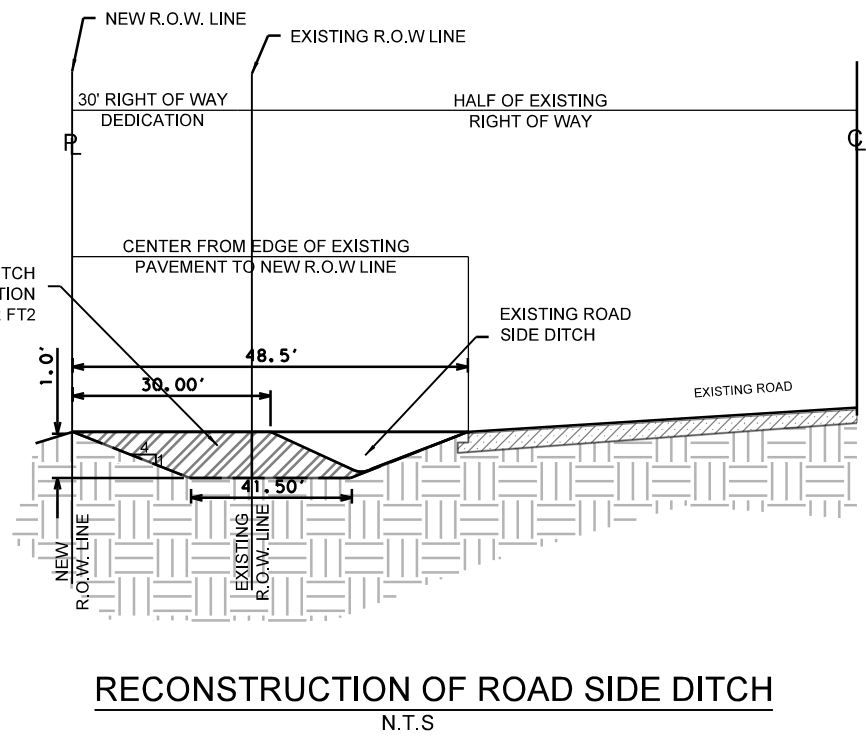
PROJECT LOCATION
 EL CRUCERO PHASE II SUBDIVISION IS A PROPOSED 15 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF MISSION JURISDICTION, BEING A 10.0 ACRE TRACT OF LAND OUT OF ALL OF LOT ONE (1), BLOCK TEN (10), TEXAN GARDENS, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD PLAIN
 THE PROPERTY IS IN ZONE "X"; ZONE "X" ARE AREAS OF 500-YEAR FLOOD, COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 06, 2000.

SOIL CONDITIONS
 ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE, THE SITE CONSISTS OF 100.0 % OF BRENNAN FINE SANDY LOAM (3), WITH 0 TO 1 PERCENT SLOPE. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THIS SOILS ARE LISTED IN HYDROLOGIC GROUP B. SEE APPENDIX C.

EXISTING CONDITIONS
 THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A SLIGHT GRADE TOWARDS THE NORTHEAST CORNER OF THE PROPERTY. IN ACCORDANCE WITH THE DRAINAGE POLICES 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 5.87 CFS.

PROPOSED CONDITIONS
 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, AS PER ATTACHED CALCULATIONS. THE PEAK RATE WILL BE 20.20 CFS, WHICH WILL GIVE US A NET INCREASE OF 14.33 CFS. FOR PROPOSED EL CRUCERO SUBDIVISION PHASE II, WE HAVE CALCULATED THAT APPROXIMATELY A TOTAL OF 30,644 CFT OR 0.70 ACRE-FT, WILL NEED TO BE DETAINED IN THE GREEN AREAS OF THE PROPOSED LOTS AND BY RE-GRADING AND EXCAVATING THE EXISTING ROADSIDE DITCH ALONG THE FRONTAGE OF THE PROPERTY (5 MILE RD.).

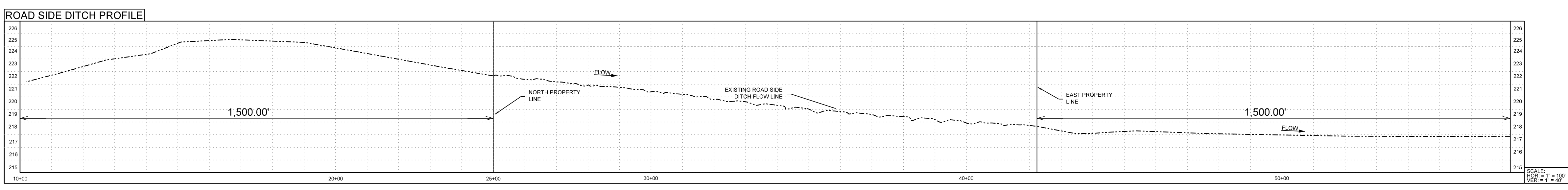


VOLUME PROVIDED ON ROAD SIDE DITCH
 VOLUME REQUIRED = 30,644 FT3
 VOLUME PROVIDED = 46,128 FT3
 CROSS SECTION AREA = 32.62 FT2
 LENGTH = 1,600 FT
 VOLUME PROVIDED = (32.62 FT2) * (1,600 FT) = 55,128 FT3



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

03/09/2021



REVISION NOTES

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|-----|-------|----------|------|----------|
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| | | | | |

PRINCIPAL CONTACTS

| | NAME | ADDRESS | CITY & ZIP | PHONE | FAX |
|-----------|-------------------------|-----------------------------|-----------------------|----------------|----------------|
| OWNER: | PENA CHAPA DEVELOPMENT | P.O. BOX 1658 | MISSION, TEXAS 78572 | (956) 581-3918 | |
| ENGINEER: | VICTOR H. TREVINO, P.E. | 900 S. STEWART RD., STE. 13 | MISSION, TEXAS 78572 | (956) 424-3335 | (956) 424-3132 |
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PAVING & DRAINAGE
EL CRUCERO PHASE II SUBDIVISION
 BEING ALL OF LOT 1, BLOCK 10, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGES 57-58, MAP RECORDS OF HIDALGO COUNTY, TEXAS.