



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo, CFM
Director of Planning

2818 S. BUSINESS 281
EDINBURG TEXAS 78539
Tel. 956-318-2840 Fax. 956-318-2844

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 5-31-2022

PROPOSED CARRIZALES II SUBDIVISION PRECINCT No. 3.

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

PRELIMINARY APPROVAL FINAL APPROVAL FINAL APPROVAL WITH FINANCIAL GUARANTEE WITH VARIANCE

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

NUMBER OF STREETLIGHTS: 10

FILLING STATIONS: 5

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

SUBDIVISION LIES WITHIN THE: ETJ OF MISSION

DRAINAGE REPORT WAS APPROVED BY HCDD#1: ON 03-12-2021 PROPERTY LIES WITHIN FLOOD ZONE: "X" AS PER FEMA.

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

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

H.C.R.O.W. FINAL APPROVAL DATE: 2-04-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 5-17-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN ESCROWED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 5-17-2022: 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.

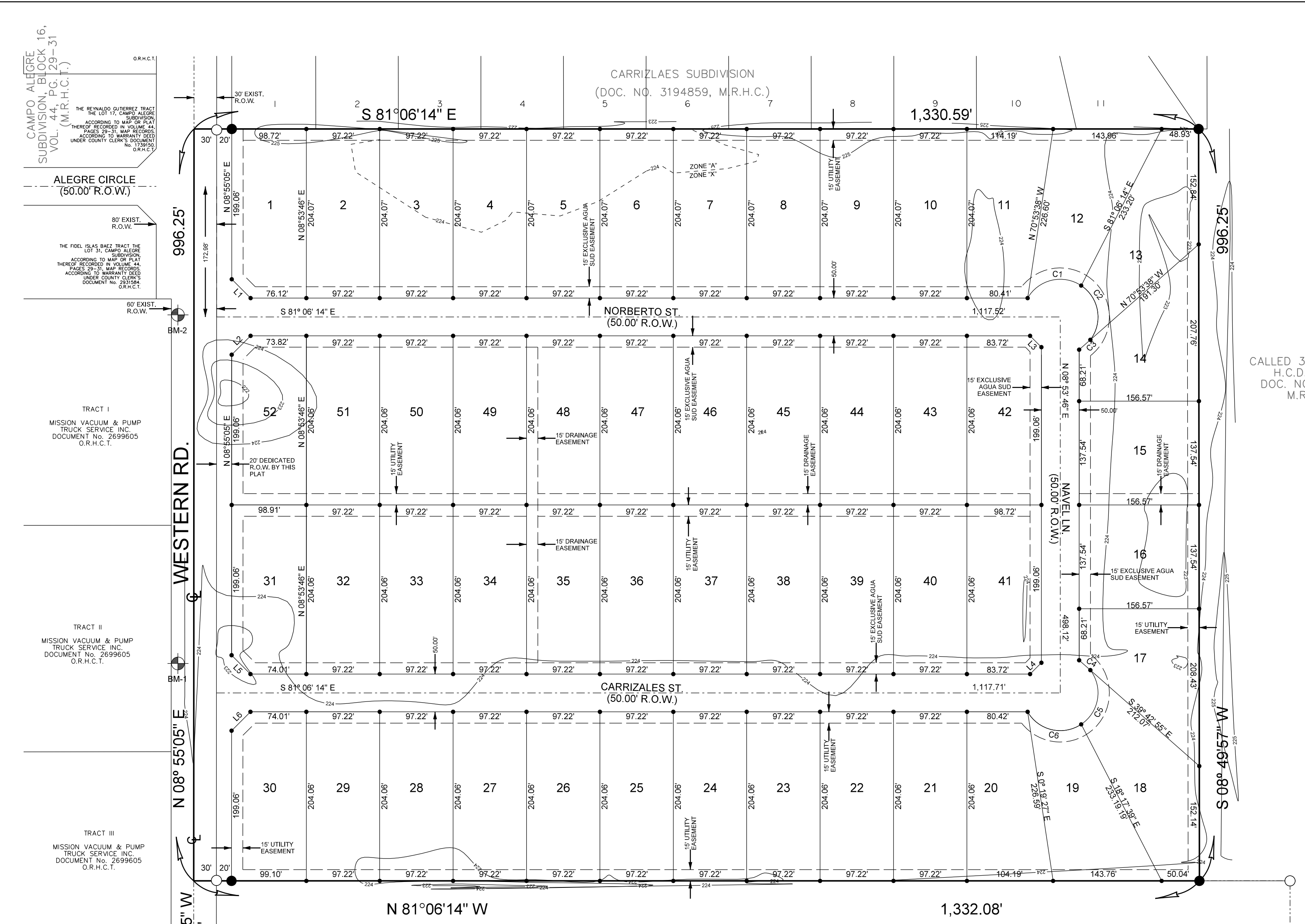
REQUEST FOR FINAL APPROVAL WITH: **CASH DEPOSIT:** Amount: 18,000.00 For: (12) OSSF'S

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 with financial guarantee.

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.

*



LOT AREA TABLE

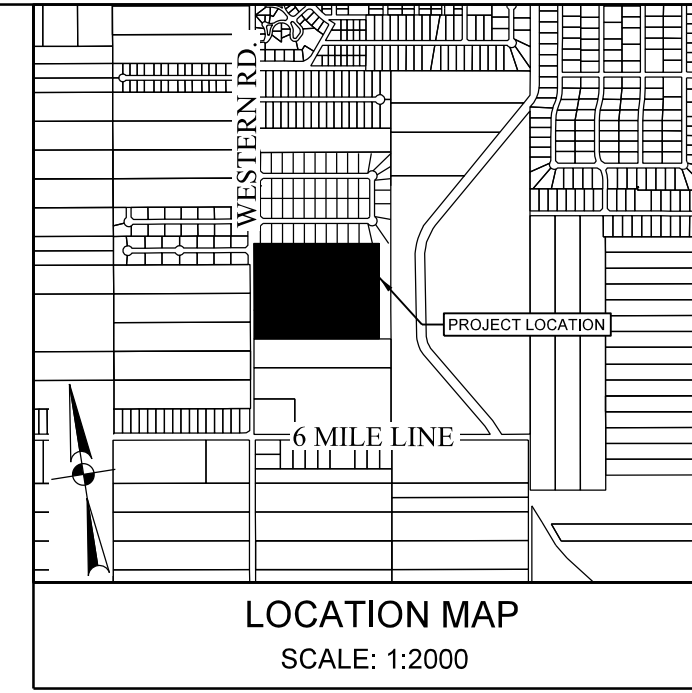
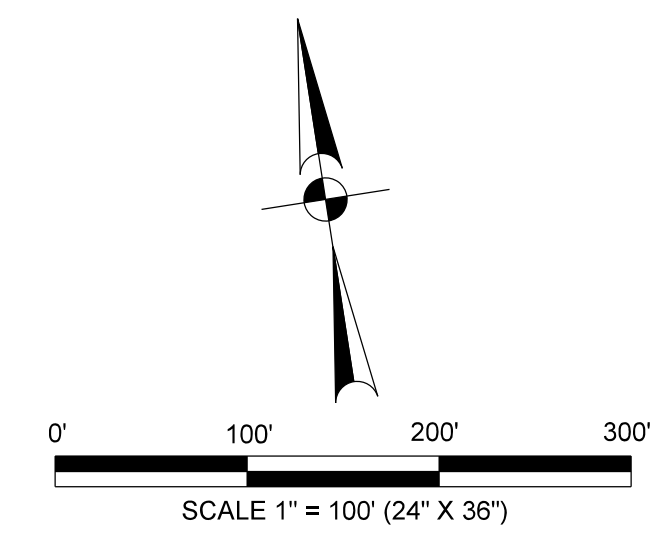
LOT	SQUARE FT.	ACRES
1	21,819	0.50
2-10	21,784	0.50
11	21,804	0.50
12	21,787	0.50
13	22,106	0.51
14	21,860	0.50
15	21,820	0.50
16	21,841	0.50
17	21,972	0.50
18	22,249	0.51
19	21,785	0.53
20	21,802	0.52
21-29	21,783	0.51
30	21,883	0.51
31	21,860	0.50
32-40	21,783	0.55
41-42	22,007	0.51
43-51	21,783	0.50
52	21,841	0.51

LINE TABLE

LINE	LENGTH	BEARING
L1	35.34'	N 36°06'14" W
L2	35.36'	S 53°54'26" W
L3	21.21'	N 36°06'14" W
L4	21.21'	N 53°53'46" E
L5	35.34'	S 36°05'34" E
L6	35.34'	N 53°53'46" E

LEGEND:

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



LOCATION DESCRIPTION

CARRIZALES II SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, TEXAS. APPROXIMATE 0.4 MILES NORTH OF THE INTERSECTION OF 6 MILE LINE AND WESTERN RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 83,394, 2015 CENSUS). CARRIZALES II SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3/5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

GENERAL NOTES:

- FLOOD ZONE STATEMENT: FLOOD ZONE DESIGNATION: "A" & "A" ZONE "X" 500-YEAR FLOOD ZONE. "X" NO BASE FLOOD ELEVATIONS DETERMINED. COMMUNITY PANEL NO. 48034 029 D, REVISED JUNE 06, 2000. BASED ON RECENT IMPROVEMENTS TO THE SITE, WE HAVE DETERMINED THAT THE BASE FLOOD ELEVATION FOR THIS ZONE "X" ON THE SPECIFIC PROPERTY IS 22.28. PROPERTY IS IN PROCESS TO BE TAKEN OUT OF THE FLOOD ZONE WITH LOMA CASE NO. 22106 (0943).
- 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 BUILDING SETBACK LINES: FRONT SETBACK: 25 FEET OR EASEMENT WHICHEVER IS GREATER. 50 FEET FOR LOTS FRONTING WESTERN ROAD. SIDE SETBACK: INTERNAL LOT: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER. CORNER LOT: 5.00 FEET OR EASEMENT WHICHEVER IS GREATER. 20 FEET IF ROW IS GREATER THAN 50 FT OR EASEMENT WHICHEVER IS GREATER. REAR SETBACK: 15.00 FEET OR EASEMENT WHICHEVER IS GREATER.
- NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON LOTS 2 THROUGH 29 AND 32 THROUGH 51. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEEDS.
- NO COMMERCIAL USE SHALL BE ALLOWED ON ALL INTERNAL LOTS 2 THROUGH 29 AND 32 THROUGH 51.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 1' ABOVE TOP OF CURB, 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 ELEVATION. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION.
- THE FOLLOWING BENCHMARKS ARE IDENTIFIED ON THE FACE OF THE PLAT AND ON THE ATTACHED ENGINEERING PLANS.
 - BM1 IS A SET 5/8" IRON ROD WITH BLUE PLASTIC CAP "R.O.W.S. CONTROL" LOCATED ON WEST RIGHT-OF-WAY OF WESTERN ROAD.
 - NO 15.5404723922
 - NO 15.5404723922
 - NO 15.5404723922
 - ELEV = 225.87
 - BM2 IS A SET 5/8" IRON ROD WITH BLUE PLASTIC CAP "R.O.W.S. CONTROL" LOCATED ON WEST RIGHT-OF-WAY OF WESTERN ROAD, AT 28.19 FEET WEST OF WESTERN ROAD CENTERLINE.
 - NO 15.5414181018
 - NO 15.5414181018
 - NO 15.5414181018
 - ELEV = 225.12
 - BM3 IS A SET 5/8" IRON ROD WITH BLUE PLASTIC CAP "R.O.W.S. CONTROL" LOCATED ON WEST RIGHT-OF-WAY OF WESTERN ROAD, AT 28.19 FEET WEST OF WESTERN ROAD CENTERLINE.
 - NO 15.5404628715
 - NO 15.5404628715
 - NO 15.5404628715
 - ELEV = 224.91

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	62.2'	50.00'	71°17'14"	N 74°29'33" E	58.27'
C2	81.69'	50.00'	93°36'42"	S 00°41'11" E	72.90'
C3	19.88'	50.00'	22°46'56"	N 57°30'28" E	19.74'
C4	19.87'	50.00'	22°46'36"	S 39°42'55" E	19.74'
C5	81.69'	50.00'	93°36'42"	S 18°28'44" W	72.90'
C6	81.69'	50.00'	93°36'42"	S 67°54'35" E	72.90'

THIS PLAT OF CARRIZALES II 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 212.0188B WE, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARRIZALES II SUBDIVISION HAS BEEN REVIEWED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION.

MAYOR OF 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 42.110G. 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. SEBRI, P.E., C.F.M. DATE _____

I, ROBERTO SALINAS, HEREBY CERTIFY THAT THE AGUA SPECIAL UTILITY DISTRICT HAS APPROVED THE POTABLE WATER SUPPLY FOR THE CARRIZALES II SUBDIVISION, HIDALGO COUNTY, TEXAS. THE AGUA SPECIAL UTILITY DISTRICT IS THE HOLDER OF THE CERTIFICATE OF CONVEYANCE AND NECESSITY (CCN) ISSUED BY THE STATE OF TEXAS TO FURNISH POTABLE WATER TO AN AREA IN HIDALGO COUNTY, TEXAS THAT INCLUDES THE 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 THE 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

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

HIDALGO COUNTY JUDGE _____ DATE _____

ATTEST: HIDALGO COUNTY CLERK _____ DATE _____

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.

HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 _____

NOTARY PUBLIC _____

THIS PLAT IS HEREBY APPROVED BY THE HIDALGO COUNTY IRRIGATION DISTRICT NO. 8 ON THIS _____ DAY OF _____, 20____.

NO IMPROVEMENTS OF ANY KIND (INCLUDING WITHOUT LIMITATION TREES, FENCES AND BUILDINGS) SHALL BE PLACED UPON IRRIGATION DISTRICT NO. 8 RIGHT OF WAYS OR EASEMENTS. APPROVAL OF THIS PLAT DOES NOT RELEASE ANY RIGHTS THAT THE DISTRICT MAY HAVE WHETHER SHOWN OR NOT.

ATTEST: _____ PRESIDENT _____ SECRETARY _____

HIDALGO COUNTY CERTIFICATE OF PLAT APPROVAL

I, THE UNDERSIGNED CERTIFY THAT THIS PLAT OF CARRIZALES II SUBDIVISION WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT ON _____ DATE _____

ENVIRONMENTAL HEALTH DIVISION MANAGER _____ DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

OWNERS DEDICATION, CERTIFICATION, AND ATTESTATION:

EL CARRIZALES, LLC AS OWNER OF THE 30.44 ACRE TRACT OF LAND ENCOMPASSED WITHIN THE PROPOSED CARRIZALES II SUBDIVISION, HEREBY SUBMIT THE LAND AS DESCRIBED 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 332.032 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.

EL CARRIZALES, LLC NORBERTO SALINAS (PRESIDENT) 181 MIZELLE ST PHARR, TEXAS 78877

DATE _____

STATE OF TEXAS COUNTY OF HIDALGO

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____

METES AND BOUNDS

BEING 30.44-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, ALSO KNOWN AS TRACT 30 (THE NORTH 23.00 ACRES OF THE SOUTH 67.33 ACRES OF THE SOUTH 127.33 ACRES OF THE SOUTH 175.39 ACRES LYING NORTH AND SOUTH OF CITRUS CITY TOWNSHIP SAID BLOCK 16, SAVE AND EXCEPT ALL THAT PART CONVEYED TO VALLEY CALICHE PRODUCTS, INC. BY SPECIAL WARRANTY DEED DATED MARCH 9, 2005 AS DESCRIBED IN DOCUMENT NUMBER 159865 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND TRACT 31 (THE NORTH 15 ACRES OF THE SOUTH 44.15 ACRES OF THE WEST 1/4 OF SAID BLOCK 16, SAVE AND EXCEPT ALL THAT PART CONVEYED TO VALLEY CALICHE PRODUCTS, INC. BY SPECIAL WARRANTY DEED DATED MARCH 9, 2005 AS DESCRIBED IN DOCUMENT NUMBER 159865 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, CONVEYED BY SPECIAL WARRANTY DEED DATED DECEMBER 20, 2012 FROM WONDERFUL CITIES PARKING, LLC, A TEXAS CORPORATION, AS DESCRIBED IN DOCUMENT NUMBER 238865 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, SAID 30.44 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3 INCH CONCRETE MONUMENT FOUND AT THE SOUTHWEST CORNER OF SAID BLOCK 16 AT THE INTERSECTION OF MILE 6 NORTH AND WESTERN ROAD

THENCE NORTH 08°55'05" EAST 1,022.35 FEET, WITH THE WEST LINE OF BLOCK 16, ALONGSIDE THE CENTERLINE OF THE WESTERN ROAD TO A 1/2" IRON ROD FOUND FOR THE COMMON CORNER BETWEEN SAID 30.44 ACRE TRACT OF LAND AND A 10.00 ACRE TRACT OF LAND CONVEYED BY A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 30, 2014 FROM JUAN ANTONIO SANCHEZ AND WIFE EVELYN M. SANCHEZ TO THE MOST REVEREND DANIEL E. FLORES, AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE AS RECORDED IN DOCUMENT NO. 257431 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, TRACT OF LAND BEING CONVEYED BY A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 30, 2014 FROM JUAN ANTONIO SANCHEZ AND WIFE EVELYN M. SANCHEZ TO THE MOST REVEREND DANIEL E. FLORES, AS BISHOP OF THE ROMAN CATHOLIC DIOCESE OF BROWNSVILLE AS RECORDED IN DOCUMENT NO. 257431 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND THE POINT OF BEGINNING OF THIS HERIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 08°55'05" EAST 966.25 FEET CONTINUING WITH THE CENTERLINE OF WESTERN ROAD TO THE COMMON CORNER OF SAID 30.44 ACRE TRACT OF LAND AND SAID 10.00 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 30, 2014 TO EL CARRIZALES, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS RECORDED IN DOCUMENT NO. 257203 OF THE OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS;

THENCE SOUTH 81°06'14" EAST AT 30.00 FEET PASSING A 1" IRON PIPE FOUND FOR THE EAST RIGHT-OF-WAY OF WESTERN ROAD CONTINUING WITH THE COMMON LINE SAID 30.44 ACRE TRACT AND SAID 81.40 ACRE TRACT A TOTAL DISTANCE OF 1,330.59 FEET TO AN 5/8" IRON ROD WITH PLASTIC CAP STAMPED "R.O.W. PROP. COR" SET FOR THE COMMON CORNER OF SAID 81.40 ACRE TRACT AND SAID 30.44 ACRE TRACT OF LAND;

THENCE SOUTH 08°57'25" WEST 662.25 FEET, WITH THE COMMON LINE OF SAID 30.44 ACRE TRACT AND SAID 81.40 ACRE TRACT AN 5/8" IRON ROD WITH PLASTIC CAP STAMPED "R.O.W. PROP. COR" SET FOR COMMON CORNER OF SAID 30.44 ACRE TRACT OF LAND AND SAID 81.40 ACRE TRACT OF LAND;

THENCE NORTH 81°06'14" EAST 1,302.28 FEET PASSING A 1" IRON PIPE FOUND FOR THE EAST RIGHT-OF-WAY OF WESTERN ROAD CONTINUING WITH THE COMMON LINE OF SAID 30.44 ACRE TRACT AND SAID 10.00 ACRE TRACT A TOTAL DISTANCE OF 1,332.29 TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 30.44 ACRES TRACT OF LAND.

INDEX OF SHEETS

SHEET 1 - HEADINGS INDEX, LOCATION MAP AND E.T.A. PRINCIPAL CONTACTS, LOT, STREETS AND EASEMENT LAYOUT, ENGINEERS AND SURVEYORS CERTIFICATE, HIDALGO COUNTY CLERK'S RECORDING CERTIFICATE, OWNER'S ACKNOWLEDGMENT, HIDALGO COUNTY HEALTH DEPT. CERTIFICATE, H.C.D.D. NO. 1 CERTIFICATION, CITY CLERK RECORDING CERTIFICATE, H.C.D.D. NO. 6 HEALTH DEPT. CERTIFICATE, CITY OF MISSION CERTIFICATE OF APPROVAL, HIDALGO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT CERTIFICATE, HIDALGO COUNTY AGUA CERTIFICATE AND AGUA SUD CERTIFICATE.

SHEET 2 - WATER DISTRIBUTION AND SANITARY SEWER (DSS) MAP, ENGINEERING REPORT, INCLUDING DESCRIPTION OF TOPOGRAPHY, DRAINAGE AND PAVING MAP, ENGINEERING 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.

SHEET 4 - STORM WATER DRAINAGE PROFILES

SHEET 5 - STORM WATER POLLUTION PLAN

SHEET 6 - WATER DISTRIBUTION STANDARDS DETAILS

SHEET 7 - PAVING AND DRAINAGE DETAILS

LOT LAYOUT CARRIZALES II SUBDIVISION

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

SOUTH TEXAS INFRASTRUCTURE GROUP

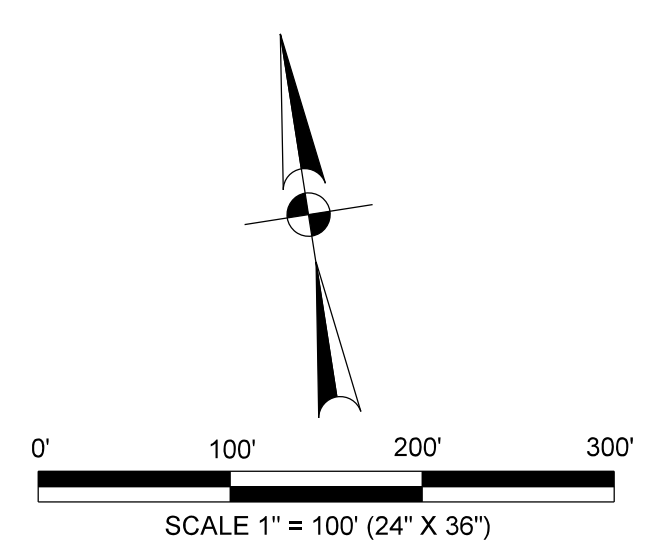
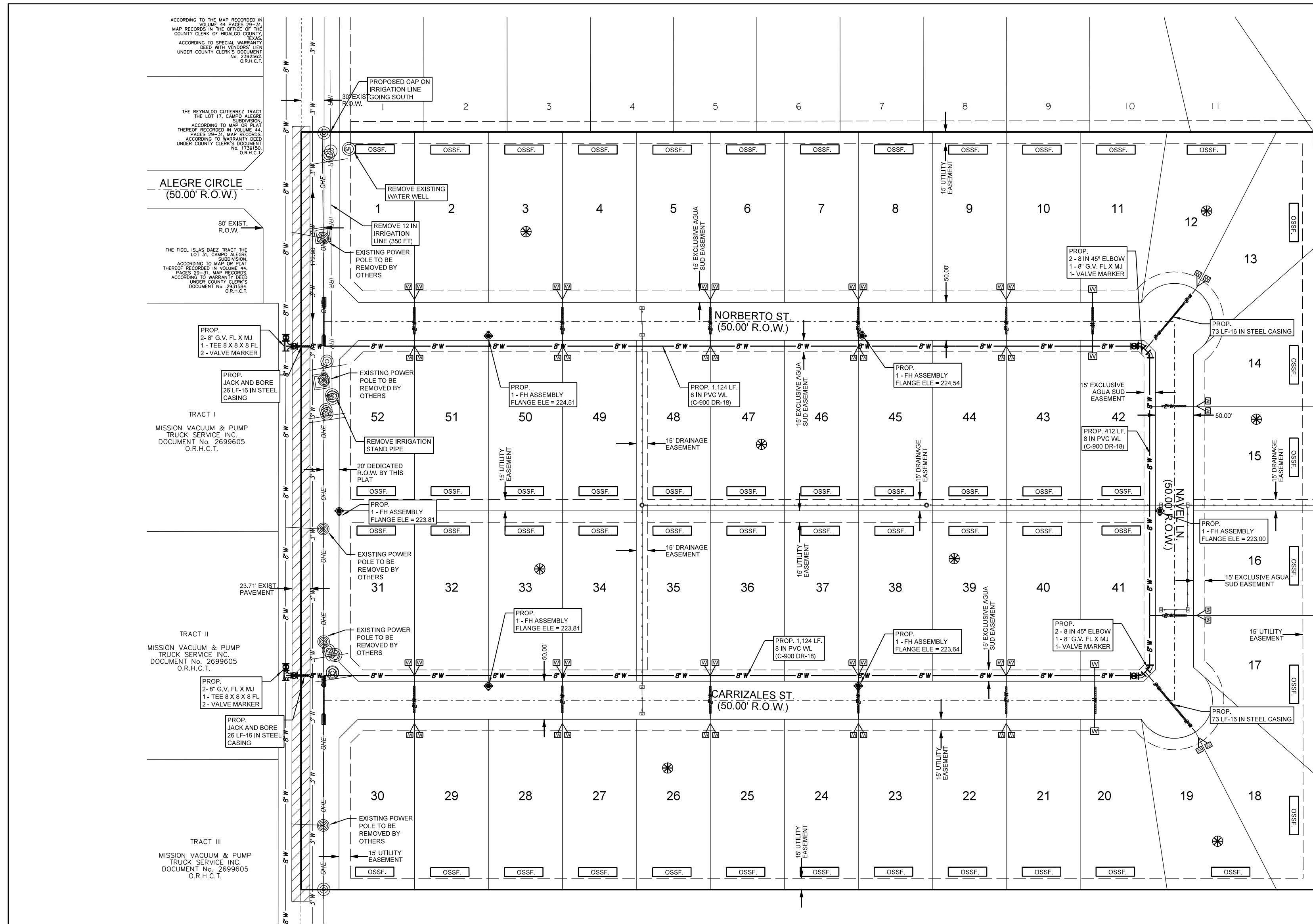
900 S. STEWART, SUITE 13
MISSION, TEXAS 78752
PH: (956) 424-3335
FAX: (956) 424-3132
TBP# REG # 1500

PRINCIPAL CONTACTS

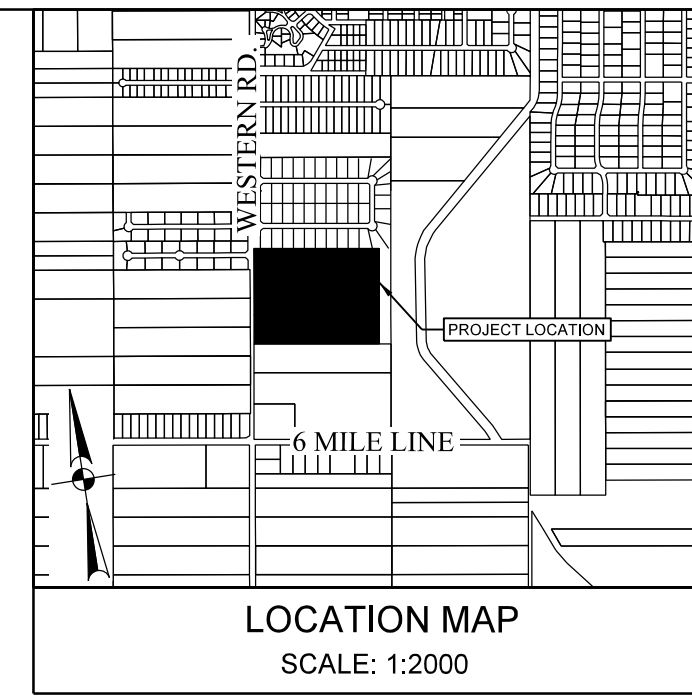
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	EL CARRIZALES, LLC	500 E. 9TH ST.	MISSION, TEXAS 78752	(956) 984-5555	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78752	(956) 424-3335	(956) 424-3132

REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED



- LEGEND:**
- CHAIN LINK FENCE
 - SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
 - FOUND IRON ROD
 - 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
 - EXISTING POWER POLE
 - 1 IN SINGLE WATER SERVICE
 - 2 IN DOUBLE WATER SERVICE



LOCATION DESCRIPTION

CARRIZALES II SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT No. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATE 0.4 MILES NORTH OF THE INTERSECTION OF 6 MILE LINE AND WESTERN RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 83,394, 2015 CENSUS). CARRIZALES II SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3/5 MILE EXTRATERRITORIAL JURISDICTION (ET J) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

WATER AND SEWER ENGINEERING REPORT

WATER SUPPLY (DESCRIPTION, COST, AND OPERABILITY DATE):
 CARRIZALES II SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY AGUA SPECIAL UTILITY DISTRICT (AGUA SUD). THE SUBDIVIDER AND AGUA SUD HAVE ENTERED INTO A CONTRACT IN WHICH AGUA SUD HAS PROMISED TO PROVIDE SUFFICIENT WATER FOR AT LEAST 30 YEARS AND AGUA SUD HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION.

CARRIZALES II SUBDIVISION HAS 52 LOTS. AGUA SUD HAS TWO EXISTING WATER LINES RUNNING IN THE WESTERN RD. ONE OF THEM IS A 8" DIAMETER LINE RUNNING THROUGH THE WEST SIDE OF THE RIGHT-OF-WAY OF WESTERN RD. THE OTHER WATER LINE IS A 3" DIAMETER RUNNING THROUGH THE EAST SIDE OF WESTERN RD.

CARRIZALES II SUBDIVISION WILL BE CONNECTED TO THE EXISTING WATER SYSTEM WITH A TWO (2) 8" DIAMETER TEE EACH WITH TWO (2) GATE VALVES. WATER DISTRIBUTION FOR CARRIZALES II SUBDIVISION CONSISTS OF TEN (10) 12" DIAMETER DOUBLE SERVICE SHORT LINES, FORTY-THREE (43) 12" DIAMETER DOUBLE SERVICE LONG LINES, TWO (2) 12" DIAMETER SINGLE SERVICE SHORT AND TWO (2) 12" DIAMETER SINGLE SERVICE LONG THAT RUN INTO THE LOTS. THE 8" LINE, THE 12" SINGLE SERVICE LINES AND THE METER BOXES HAVE ALREADY BEEN INSTALLED. AT A TOTAL OF \$ 331,948.00 OR \$ 2,537.46 PER LOT. IN ADDITION THE SUBDIVIDER HAS SAID AGUA SUD THE SUM OF \$ 333,380.00 WHICH COVERS THE \$ 2,645.00 COST PER LOT OF THE 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 TO AGUA SUD UPON REQUEST BY THE LOT OWNER. AGUA SUD WILL PROMPTLY INSTALL AT NO CHARGE THE WATER METER FOR THAT LOT. THE SUBDIVIDER HAS INSTALLED FIVE (5) FIRE HYDRANTS AT A UNIT COST OF \$ 4,500.00 FOR A TOTAL COST OF \$ 22,500.00. THE ENTIRE WATER FACILITIES HAVE BEEN APPROVED AND ACCEPTED BY AGUA SUD AND SAID DISTRIBUTION SYSTEM OPERABLE AS OF THE DATE OF THE RECORDING OF THE PLAT.

SEWER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE
 SEWERAGE FROM CARRIZALES II SUBDIVISION WILL BE TREATED BY INDIVIDUAL ON-SITE SEWER FACILITIES ("OSSF") CONSISTING OF A STANDARD DESIGN DUAL COMPARTMENT SEPTIC TANK AND DRAIN FIELD ON LOTS 1 TO 52. THE UNDERSIGNED PROFESSIONAL ENGINEER HAS EVALUATED THE SUITABILITY OF THE SUBDIVISION SITE FOR OSSF AND SUBMITTED A REPORT CONCLUDING THE SITE IS SUITABLE FOR OSSF. THE REPORT WAS REVIEWED AND APPROVED BY THE HIDALGO COUNTY HEALTH DEPARTMENT. EACH LOT HAS ADEQUATE AREA FOR A REPLACEMENT DRAIN FIELD.

SOIL EVALUATION REPORT:
 EACH LOT IN THE PROPOSED SUBDIVISION IS AT LEAST 1/2 ACRE IN SIZE. THE NATURAL RESOURCE CONSERVATION SERVICE SOIL SURVEY BOOK INDICATED A SANDY LOAM SOIL FOR THE AREA. AT LEAST TWO SOIL EXCAVATIONS WERE PERFORMED ON THE SITE, AT OPPOSITE AREAS OF THE SUBDIVISION. A TOTAL OF 8 SOIL BORING EXCAVATIONS WERE PERFORMED. (ADDITIONAL BORINGS WERE UNNECESSARY BECAUSE THE SOILS ARE VERY UNIFORM WITHIN THIS LIMIT AREA). THE SOIL IS A UNIFORM SANDY LOAM EXTENDING UP TO 30" 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 ESTIMATED COST TO INSTALL A SEPTIC SYSTEM ON AN INDIVIDUAL LOT IS \$2,500.00. INCLUDING THE COSTS FOR THE REQUIRED PERMIT AND LICENSE. NO OSSF'S HAVE BEEN INSTALLED AS OF THE TIME OF APPLICATION FOR FINAL PLAT APPROVAL. THE SUBDIVIDER WILL POST A LETTER OF CREDIT WITH THE HIDALGO COUNTY TO COVER THE TOTAL SEPTIC SYSTEM COST OF \$ 130,000.00. THE SUBDIVIDER WILL INCLUDE THE COST OF A SEPTIC TANK SYSTEM IN THE SALE PRICE OF THE LOT. AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF A SEPTIC SYSTEM BY WRITING OR CALLING THE SUBDIVIDER AND THEN FILING WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO CONSTRUCT A SEPTIC SYSTEM IF ON A LOT BELONGING TO THE SUBDIVIDER NO SEPTIC SYSTEMS HAVE BEEN INSTALLED AS OF THE TIME THE SUBDIVIDER SHALL RENEW HIS/HER LETTER OF CREDIT WITH THE COUNTY. IF HIS/HER CHOOSES NOT TO RENEW THE LETTER OF CREDIT, THEN HE/SHE MUST OBTAIN THE PROPER PERMITS AND INSTALL ALL SEPTIC TANK SYSTEMS BY THE DATE THE SUBDIVIDER SHALL RENEW HIS/HER LETTER OF CREDIT OR INSTALL ALL SEPTIC TANKS BY THE ABOVE MENTIONED DATES. THEN THE COUNTY IN ACCORDANCE WITH THE EXECUTED SUBDIVISION CONSTRUCTION AGREEMENT WILL INITIATE THE DRAW DOWN OF THE LETTER OF CREDIT TO INSTALL THE REMAINING SYSTEMS. IF ON A LOT BELONGING TO SOMEONE OTHER THAN THE SUBDIVIDER NO SEPTIC SYSTEMS HAVE BEEN INSTALLED AS OF THE TIME THE SUBDIVIDER WILL FIRST REMIND THE LOT OWNER OF THE AVAILABILITY OF THE SEPTIC SYSTEM. UNLESS THE LOT OWNER THEN PROMPTLY INITIATES THE INSTALLATION OF THE SEPTIC SYSTEM BY NOTIFYING THE SUBDIVIDER AND FILING AN APPLICATION FOR A PERMIT TO CONSTRUCT THE SYSTEM. THE SUBDIVIDER WILL EXERCISE HIS/HER RIGHT OF ENTRY AND HIS/HER OBTAINED POWER OF ATTORNEY SO THAT HE/SHE MAY INSTALL THE SEPTIC SYSTEM, OR SUBMIT TO THE COUNTY A RENEWAL OF THE LETTER OF CREDIT FOR THOSE SYSTEMS THAT HAVE NOT BEEN INSTALLED.

AT ANY TIME AFTER THE LOT IS SOLD, THE PURCHASER MAY INITIATE INSTALLATION OF AN OSSF SYSTEM BY WRITING OR CALLING THE SUBDIVIDER. SUBDIVIDER SHALL BE RESPONSIBLE TO FILE WITH THE HIDALGO COUNTY HEALTH DEPARTMENT AN APPLICATION FOR A PERMIT TO INSTALL AN OSSF. THE OSSF SYSTEM SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

IN ANY EVENT, ALL SEPTIC SYSTEMS WILL BE INSTALLED ON EACH LOT BY THE SUBDIVIDER UNLESS THE SUBDIVIDER RENEWS HIS/HER LETTER OF CREDIT TO COVER THE UNINSTALLED SEPTIC TANK SYSTEMS FOR AN ADDITIONAL TIME PERIOD AS APPROVED BY THE COUNTY OF HIDALGO. SEPTIC TANK SYSTEMS SHALL BE INSTALLED ON THE LOT PRIOR TO THE COUNTY ISSUING A FINAL LIGHT AND WATER CLEARANCE.

REPORTE DE INGENIERIA DE AGUA Y DRENAJE

WATER SUPPLY (DESCRIPCIÓN, GASTOS Y FECHAS DE INICIO):
 LA SUBDIVISION CARRIZALES II REQUIERÁ 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 CARRIZALES II TIENE 52 LOTES. AGUA SUD TIENE DOS LINEAS EXISTENTES DE AGUA CORRIENDO SOBRE LA CALLE WESTERN, UNA DE ELAS ES DE 8 PULGADAS DE DIAMETRO Y CORRE SOBRE EL LADO OESTE DE LA CALLE WESTERN. LA OTRA LINEA EXISTENTE DE AGUA ES DE 3 PULGADAS DE DIAMETRO Y CORRE POR EL LADO ESTE DE LA CALLE WESTERN.

LA SUBDIVISION CARRIZALES II SERÁ CONECTADA CON DOS (2) TEE DE 8 PULGADAS DE DIAMETRO CADA UNA CON DOS VALVULAS. LA DISTRIBUCION DE AGUA PARA LA SUBDIVISION CARRIZALES II CONSISTE EN DIEZ (10) SERVICIOS DOBLES CORTOS DE 12" DE DIAMETRO, CUARENTA Y TRES (43) SERVICIOS DOBLES LARGOS DE 12" DE DIAMETRO, DOS (2) SERVICIOS DOBLES CORTOS DE 12" DE DIAMETRO Y DOS (2) SERVICIOS DOBLES LARGOS DE 12" DE DIAMETRO QUE CORREN HACIA LOS LOTES. SE HAN INSTALADO YA LA LINEA DE 8" LOS SERVICIOS DE 12" LAS CAJAS DE LOS MEDIDORES A UN COSTO TOTAL DE \$ 331,948.00 O \$ 2,537.46 POR LOTE. EL DUEÑO/PRESENTANTE DE LA SUBDIVISION LE HA PAGADO A AGUA SUD LA CANTIDAD DE \$ 333,380.00 QUE COBRE EL COSTO DE LOS MEDIDORES (\$ 2,645.00) POR CADA LOTE. ESTE PRECIO INCLUYE TAMBIEN EL COSTO DE LA INSTALACION DE CADA MEDIDOR Y LOS GASTOS DE CONDICION CUANDO EL DUEÑO DE ALGUNO DE LOS LOTES SOLICITE UN MEDIDOR DE AGUA. AGUA SUD LO INSTALARA SIN COSTO ALGUNO. EL DUEÑO/PRESENTANTE DE LA SUBDIVISION HA INSTALADO 5 HORABATES CONTRA INCENDIO (FIRE HYDRANTS) A UN COSTO DE \$ 4,500.00 POR CADA UNO. LO CUAL REPRESENTA UNA CANTIDAD TOTAL DE \$ 22,500.00. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FECHA EN LA CUAL LA SUBDIVISION SERA REGISTRADA EN EL CONDADO DE HIDALGO. EL SISTEMA DE AGUA ESTARA EN FUNCIONAMIENTO COMPLETO ANTES DE LA FECHA EN LA CUAL LA SUBDIVISION SERA REGISTRADA EN EL CONDADO DE HIDALGO.

DRENAJE: DESCRIPCIÓN, GASTOS Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
 SE INSTALARA 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 AREA 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) SEGUN EL REPORTE.

REPORTE DE EVALUACION DE SUELO:
 CADA LOTE EN LA SUBDIVISION PROPIETA MIDE MÁS DE MEDIO ACRE. SE HICIERON DOS EXCAVACIONES DE EVALUACION EN LUGARES OPUESTOS DE LA SUBDIVISION, UN TOTAL DE 8 EXCAVACIONES DE EVALUACION FUERON REALIZADAS. (EXCAVACIONES ADICIONALES NO FUERON NECESARIAS PORQUE EL TERRENO EN ESTA AREA ES SIGNIFICATIVAMENTE UNIFORME). EL TERRENO ES UNIFORME (TERRENO ARELLONADO Y SUELO FRANCO) Y SE EXTIENDE A 36 PULGADAS BAJO TODAS LAS EXCAVACIONES PROPUESAS. NO EXISTE EVIDENCIA DE AGUA 24 PULGADAS MÁS ARRIBA DE LO MÁS BAJO DE LAS EXCAVACIONES PROPUESAS. EL AGUA EN ESTA AREA FLOTARÁ BIEN.

EL COSTO ESTIMADO PARA LA INSTALACION DE UN SISTEMA INDIVIDUAL DE FOSAS SÉPTICAS POR SOLAR SON 1,000.00 DOLÁRES, INCLUYENDO EL COSTO DEL PERMISO REQUERIDO Y LICENCIA. EN ESTOS MOMENTOS NINGUNA FOSA SÉPTICA HA SIDO INSTALADA EN EL PROCESO DE LA DISTRIBUCION FINAL. EL DUEÑO SOMETERÁ UNA CARTA DE CREDITO JUNTO CON EL PLANO ORIGINAL AL CONDADO DE HIDALGO PARA CUBRIR EL COSTO TOTAL DE \$63,000.00 PARA LA INSTALACION DE TODAS LAS FOSAS SÉPTICAS. EL DUEÑO DEBE DE UN SISTEMA DE FOSAS SÉPTICAS EN LA VENTA DEL SOLAR. A CUADRO DE MOMENTO QUE EL SOLAR HA SIDO VENDIDO, EL COMPRADOR PUEDE INICIAR LA INSTALACION DE LA FOSA SÉPTICA AVANZANDO AL DUEÑO POR MEDIO DE UNA CARTA O UNA LLAMADA "SOLICITANDO" EL PERMISO DE INSTALACION DEL SISTEMA DE FOSAS SÉPTICAS CON EL DEPARTAMENTO DE SALUD DEL CONDADO DE HIDALGO. SI EN UN SOLAR PERTENECIENTE AL DUEÑO DE LA SUBDIVISION NINGUNA FOSA SÉPTICA HA SIDO INSTALADA A PARTIR DE \$ 2,500.00 ENTONCES EL SUBDIVIDOR DEBE DE RENEVAR SU CARTA DE CREDITO CON EL CONDADO DE HIDALGO. SI EL DUEÑO DECIDE EN NO RENEVAR LA CARTA DE CREDITO, ENTONCES EL DUEÑO DEBE DE OBTENER LOS PERMISOS APROPIADOS PARA INSTALAR TODAS LAS FOSAS SÉPTICAS ANTES DE QUE EL SUBDIVIDOR FALTA EN RENEVAR SU CARTA DE CREDITO O DE INSTALAR TODOS LOS SISTEMAS SÉPTICOS HA LA FECHA YA INDICADA ANTERIORMENTE. ENTONCES EL CONDADO DE HIDALGO EN ACUERDO CON EL CONTRATO DE CONSTRUCCION INICIARA EL RETIRO DE FONDOS PARA LA INSTALACION DE LOS SISTEMAS PENDIENTES. SI EN UN SOLAR PERTENECIENTE AL DUEÑO QUE SEA EL DUEÑO DE LA SUBDIVISION NINGUN SISTEMA SÉPTICO HA SIDO INSTALADO ANTES DEL DUEÑO ENTONCES EL DUEÑO DE LA SUBDIVISION PRIMERO LE RECORDARÁ AL DUEÑO DEL SOLAR LA DISPONIBILIDAD DEL SISTEMA SÉPTICO. AL MENOS QUE EL DUEÑO DEL SOLAR HA INICIADO LA INSTALACION DEL SISTEMA SÉPTICO NOTIFICANDO AL DUEÑO DE LA SUBDIVISION Y SOLICITANDO LA APLICACION PARA LA INSTALACION DEL SISTEMA. EL DUEÑO DE LA SUBDIVISION EJERCERÁ DERECHO DE ENTRADA POR MEDIO DE UNA CARTA DE PODER PARA QUE EL/ELLA PUEDA INSTALAR EL SISTEMA SÉPTICO O EL RENEVAR DE LA CARTA DE CREDITO PARA ESOS SISTEMAS SÉPTICOS QUE A UN NO HAN SIDO INSTALADOS. DE CUALQUIER MANERA, LOS SISTEMAS SÉPTICOS SERÁN INSTALADOS PARA EL DUEÑO DEL SOLAR. AL MENOS QUE EL DUEÑO DE LA SUBDIVISION RENEVE SU CARTA DE CREDITO PARA CUBRIR LOS SISTEMAS QUE NO SE HAN INSTALADO PARA UN TIEMPO ADICIONAL APROBADO POR EL CONDADO DE HIDALGO. LAS FOSAS SÉPTICAS TENDRÁN QUE ESTAR INSTALADAS ANTES QUE EL CONDADO DE HIDALGO PUEDA APROBAR LA AUTORIZACION DE LUZ Y AGUA.

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

EL CARRIZALES, LLC _____ DATE _____

STATE OF TEXAS
 COUNTY OF HIDALGO

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

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

NOTARY PUBLIC

10/22/2021
 VICTOR H. TREVIÑO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195



10/22/2021
 VICTOR H. TREVIÑO, P.E.
 LICENSED PROFESSIONAL ENGINEER, TEXAS LIC. NO. 128195



REVISION NOTES

No.	SHEET	REVISION	DATE	APPROVED

COST ESTIMATE

WATER DISTRIBUTION:	\$ 331,948.00
DRAINAGE IMPROVEMENT:	\$ 172,240.00
PAVING IMPROVEMENT:	\$ 324,469.67
SEPTIC TANK (OSSF):	\$ 130,000.00
FIRE HYDRANT:	\$ 22,500.00
EROSION CONTROL:	\$ 8,520.00

PRINCIPAL CONTACTS

	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78572	(956) 584-6555	
ENGINEER:	VICTOR H. TREVIÑO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

SOUTH TEXAS INFRASTRUCTURE GROUP

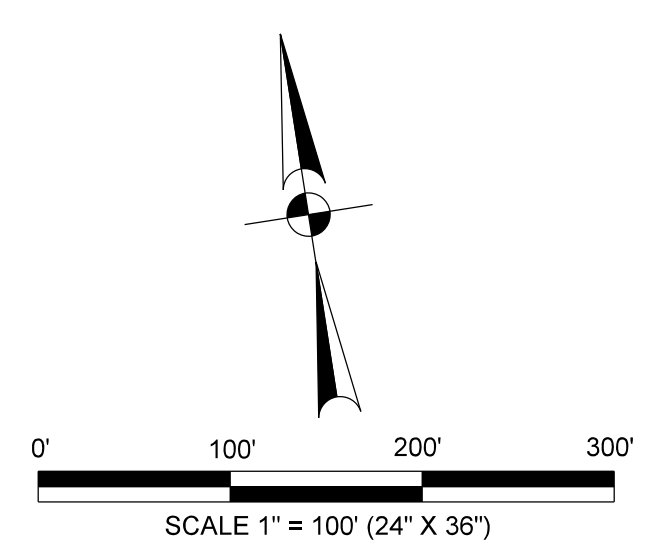
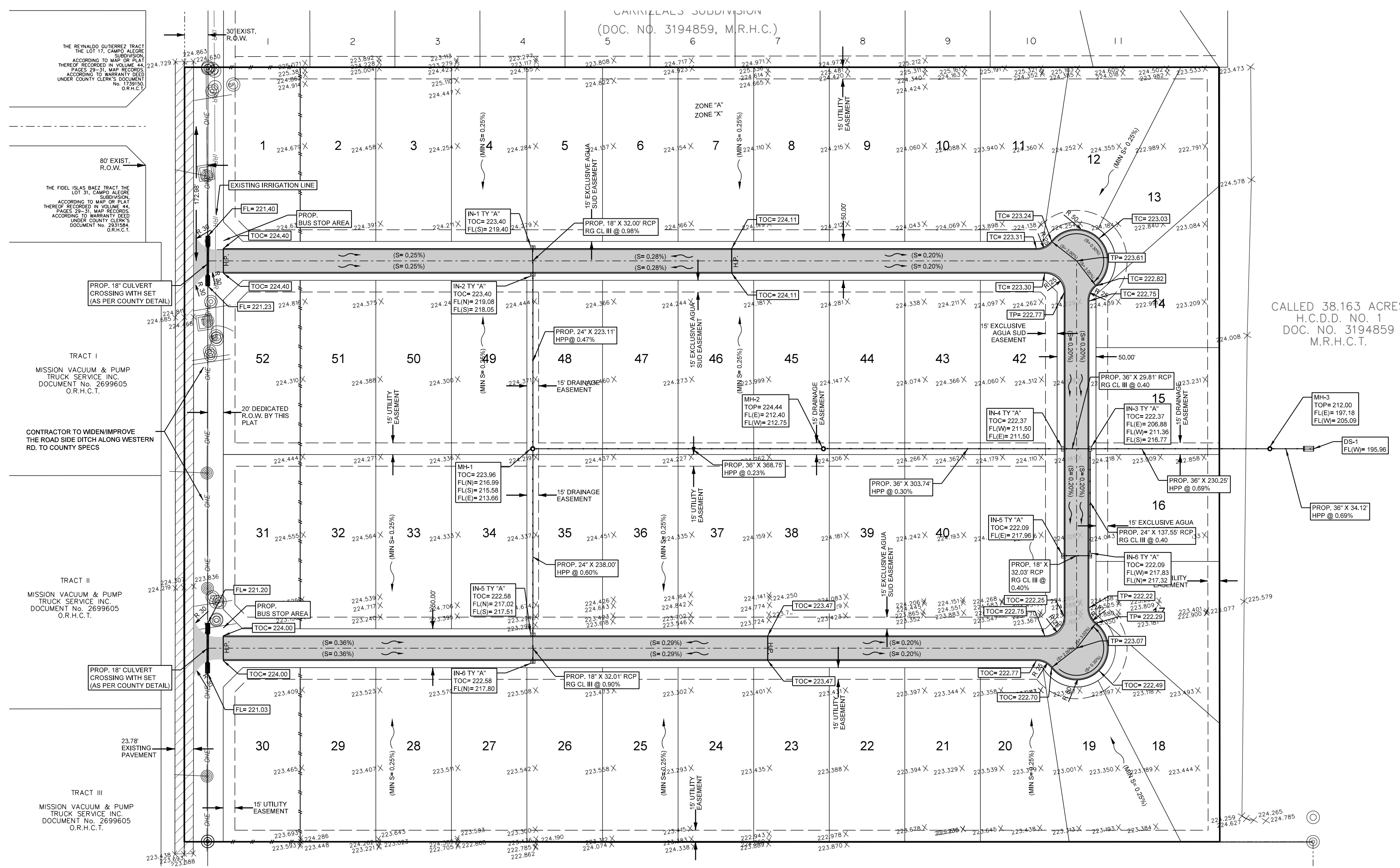
900 S. STEWART, SUITE 13
 MISSION, TEXAS 78572
 PH: (956) 424-3335
 FAX: (956) 424-3132
 TBPE REG # 1500

UTILITY LAYOUT

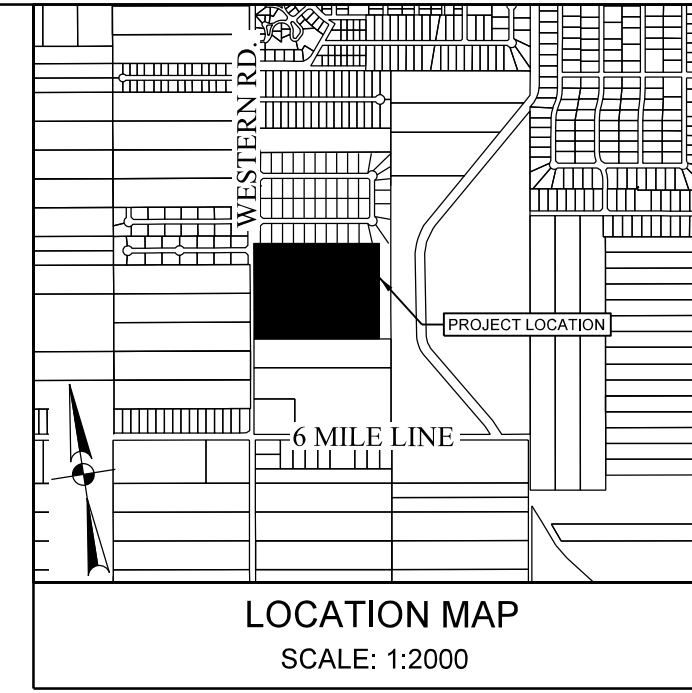
CARRIZALES II SUBDIVISION

BING A 30.44 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

SOUTH TEXAS INFRASTRUCTURE GROUP



- LEGEND:**
- CHAIN LINK FENCE
 - SET # 5/8" IRON ROD WITH PLASTIC CAP STAMPED "ROWSS PROP. COR."
 - FOUND IRON ROD
 - BUFFER FENCE
 - PROPOSED PAVEMENT
 - PROPOSED WATER METER
 - OVERHEAD ELECTRIC
 - PROPOSED CASING
 - FOR 8" WATERLINE= 16" STEEL CASING
 - FOR 2" WATER LINE= 3" PVC CASING
 - FOR 1" WATER LINE= 2" PVC CASING
 - PROPOSED STREET LIGHT
 - SOIL BORING LOCATION
 - EXISTING POWER POLE



LOCATION DESCRIPTION

CARRIZALES II SUBDIVISION IS LOCATED WITHIN HIDALGO COUNTY PRECINCT NO. 3 IN THE WEST SIDE OF HIDALGO COUNTY, APPROXIMATE 0.4 MILES NORTH OF THE INTERSECTION OF 6 MILE LINE AND WESTERN RD. THE ONLY NEARBY MUNICIPALITY IS THE CITY OF MISSION, ACCORDING TO THE OFFICIAL MAP IN THE CITY OFFICE OF PLANNING AND ZONING (POPULATION 63,394, 2015 CENSUS), CARRIZALES II SUBDIVISION LIES APPROXIMATELY 2 1/2 MILE FROM THE CITY LIMITS OF MISSION AND IS WITHIN THE CITY'S 0 TO 3/5 MILE EXTRATERRITORIAL JURISDICTION (ETJ) UNDER LOCAL GOVERNMENT CODE 42.021 AND 212.001.

PROJECT LOCATION

CARRIZALES PHASE II SUBDIVISION IS A PROPOSED 52 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION LOCATED WITHIN THE CITY OF MISSION 3 1/2 MILE EXTRATERRITORIAL JURISDICTION (ETJ), BEING A 30.44 ACRE TRACT OF LAND OUT OF BLOCK 16, TEXAN GARDENS SUBDIVISION, RECORDED IN VOLUME 8, PAGE 57, MAP RECORDS, HIDALGO COUNTY, TEXAS.

FLOOD PLAIN

THE PROPERTY IS IN ZONE "X" & "A". ZONE "X" ARE AREAS OF 500-YEAR FLOOD AND ZONE "A" ARE AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED. COMMUNITY PANEL NO. 480334 0290 D, REVISED JUNE 06, 2000. BASED ON RECENT IMPROVEMENTS TO THE SITE, WE HAVE DETERMINED THAT THE BASE FLOOD ELEVATION FOR THIS ZONE "A" ON THIS SPECIFIC PROPERTY IS 223.26. PROPERTY IS IN PROCESS TO BE TAKEN OUT OF THE FLOOD ZONE WITH LOMA CASE NO 21-06-0171A.

SOIL CONDITIONS

ACCORDING TO THE SOIL SURVEY REPORT PREPARED FOR HIDALGO COUNTY BY THE U.S.D.A. SOIL CONSERVATION SERVICE. THE SITE CONSISTS OF 90.2% OF BRENNAN FINE SANDY LOAM, WITH 0 TO 1 PERCENT SLOPES; 7.6% OF CUEVITAS-RANDADO COMPLEX, 0 TO 1 PERCENT SLOPES, AND 2.2% RIO CLAY LOAM, PONDED, 0 TO 1 PERCENT SLOPES. EXISTING TERRAIN HAS A WESTERLY NATURAL FLOW DIRECTION. THESE SOILS ARE WELL DRAINED, SURFACE RUNOFF IS NEGLIGIBLE, PERMEABILITY IS MODERATELY HIGH TO HIGH, AND THE WATER CAPACITY IS HIGH. THESE SOILS ARE LISTED IN HYDROLOGIC GROUP B, C AND D. SEE APPENDIX C.

EXISTING CONDITIONS

THE SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. TOPOGRAPHIC ELEVATIONS OBTAINED FROM THE SITE INDICATE THAT THE EXISTING TERRAIN HAS A VERY SLIGHT GRADE APPROXIMATELY (0.8%) IN ACCORDANCE WITH THE DRAINAGE POLICIES OF THE CITY OF MISSION AND COUNTY OF HIDALGO, THE RATIONALE METHOD, 10-YEAR FREQUENCY STORM EVENT WAS UTILIZED TO DETERMINE THE EXISTING STORM WATER RUNOFF FOR THIS SITE. THE TOTAL CONTRIBUTING 10-YEAR EXISTING STORM WATER RUNOFF FROM THIS SITE IS APPROXIMATELY 27.01 CFS.

PROPOSED CONDITIONS

THE PROPOSED DRAINAGE SYSTEM SHALL CONSIST ON THE INSTALLATION OF AN INTERNAL STORM SEWER SYSTEM WITH INLETS IN THE STREET TO COLLECT SURFACE RUNOFF FROM LOTS AND STREET. THIS SYSTEM WILL BE SIZED AS PER CALCULATIONS ON APPENDIX F. PIPE SIZES RANGE FROM 18" TO 36" AND WILL CONSIST OF A PROPOSED OUTFALL TO A REGIONAL DETENTION POND, THAT BEING DEDICATED BY PLAT TO THE HIDALGO COUNTY DRAINAGE DISTRICT #1. A TOTAL OF 38.16 ACRES WILL BE DONATED BY THE OWNER OF CARRIZALES SUBDIVISION TO THE HIDALGO COUNTY DRAINAGE DISTRICT #1 FOR DRAINAGE DETENTION PURPOSES. THIS REGIONAL DETENTION POND WITH AN AVERAGE DEPTH OF 30 FT. WILL PROVIDE A TOTAL CAPACITY OF 70.79 ACRE-FT.

IN ACCORDANCE WITH THE CITY OF MISSION AND COUNTY OF HIDALGO DRAINAGE POLICY, THE PEAK RATE FOR RUNOFF FOR THIS DEVELOPMENT WILL BE MITIGATED BY THE PROPOSED 50-YEAR STORM WATER RUNOFF. THE PEAK RATE WILL BE 96.18 CFS WHICH WILL GIVE US A NET INCREASE OF 69.17 CFS. FOR PROPOSED CARRIZALES SUBDIVISION ONLY 126,857 CUBIC-FEET OR 2.98 ACRE-FEET OF STORM WATER RUNOFF WILL BE REQUIRED TO BE DETAINED. THE TOTAL 2.98 ACRE-FEET WILL BE DETAINED ON THE REGIONAL DETENTION POND LOCATED ON THE EAST SIDE OF CARRIZALES SUBDIVISION, EXCEEDING THE DETENTION REQUIRED FOR CARRIZALES SUBDIVISION (32 AC.).

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



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

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

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

PRINCIPAL CONTACTS					
OWNER:	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78572	(956) 584-6555	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
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SOUTH TEXAS INFRASTRUCTURE GROUP

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MISSION, TEXAS 78572
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TBPE REG # 1500

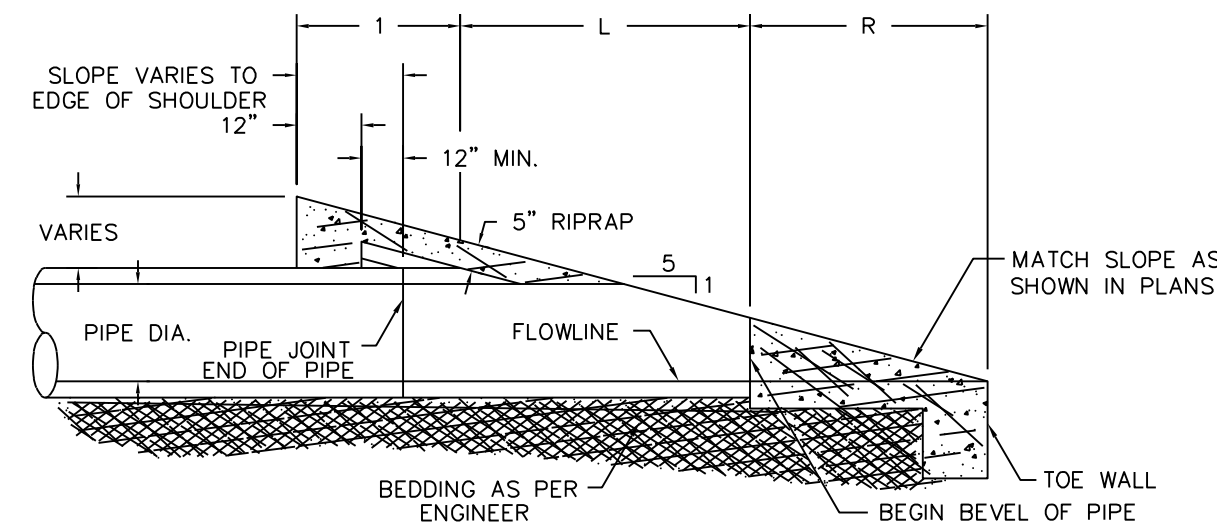
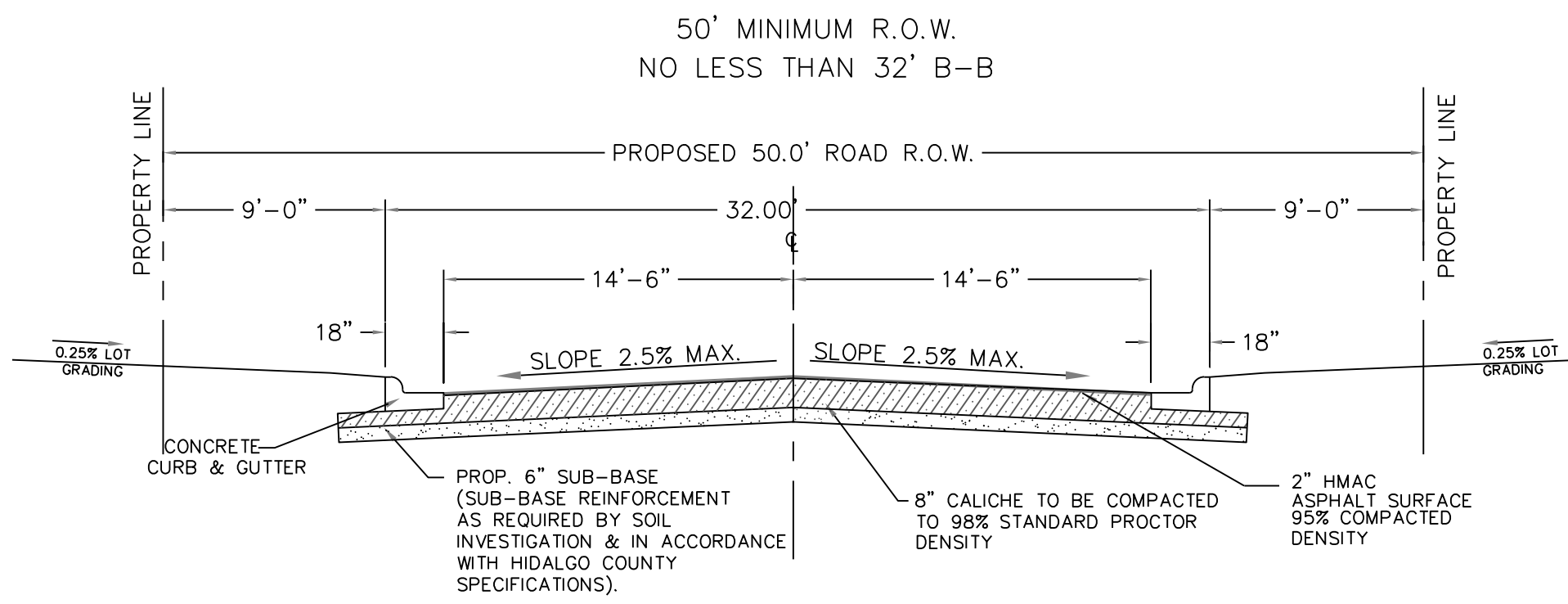
PAVING & DRAINAGE

CARRIZALES II SUBDIVISION

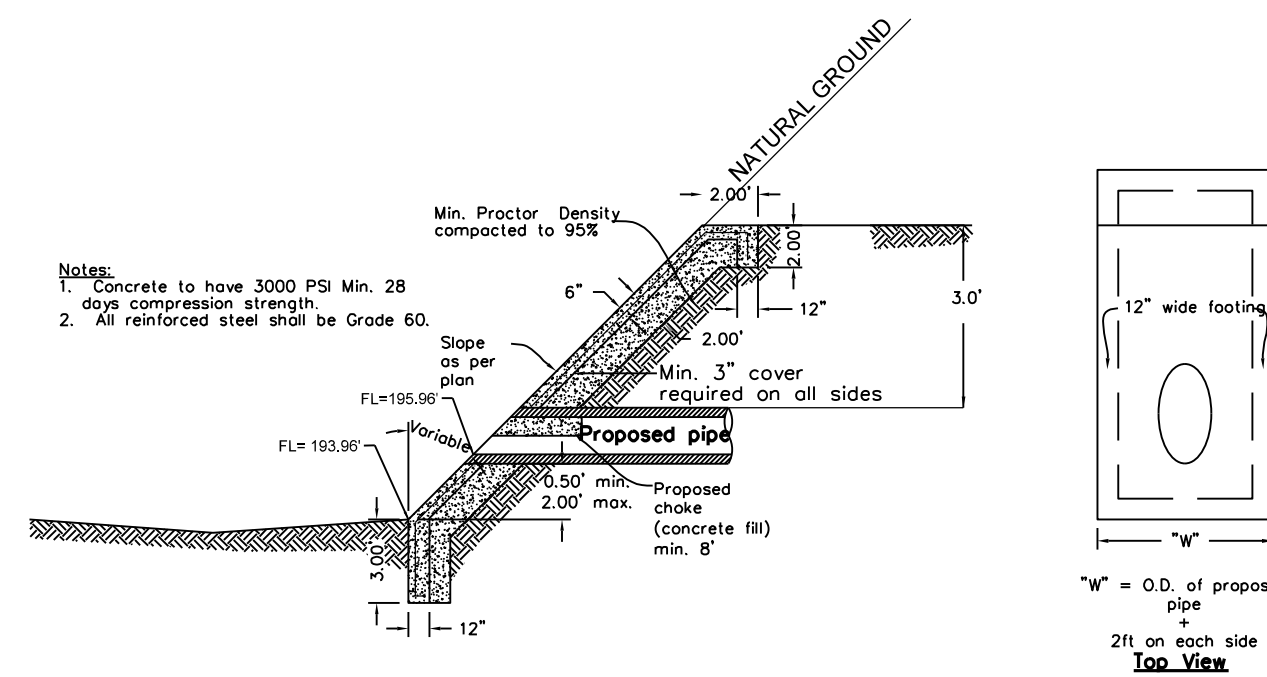
BEING A 30.44 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS.

SHEET 3

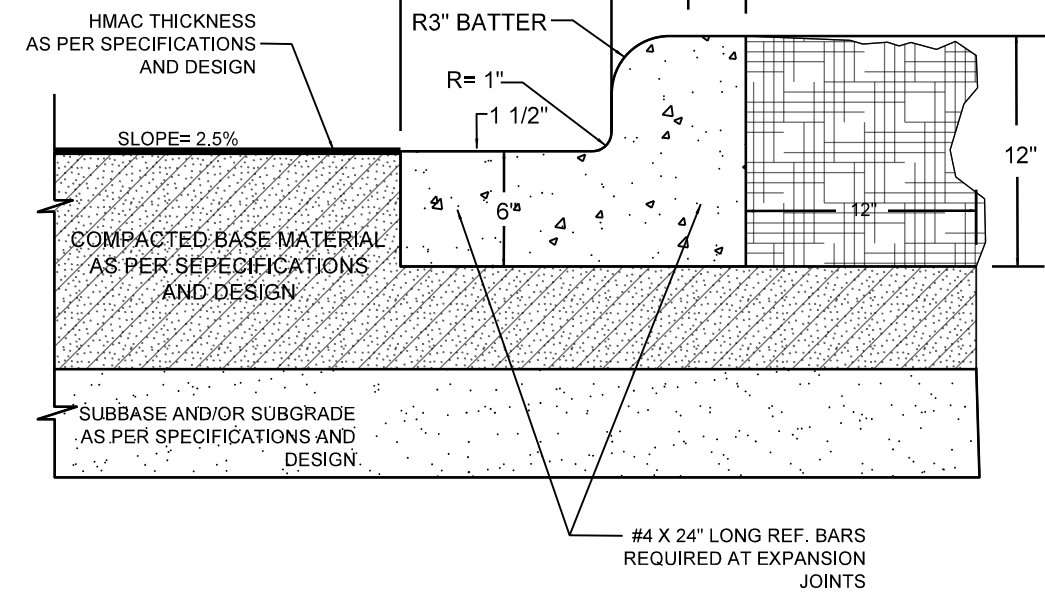
MINOR RESIDENTIAL STREET SECTION



SAFETY END TREATMENT (TYPE "P OR C")

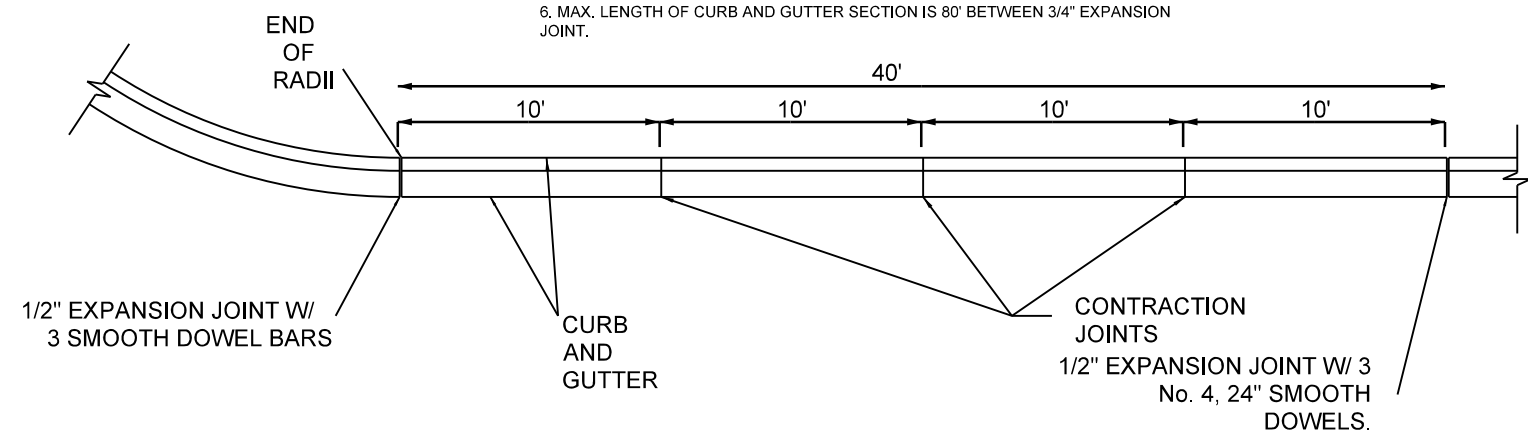


PROP. 6" SUB-BASE (SUB-BASE REINFORCEMENT AS REQUIRED BY SOIL INVESTIGATION & IN ACCORDANCE WITH HIDALGO COUNTY SPECIFICATIONS).
 8" CALICHE TO BE COMPACTED TO 98% STANDARD PROCTOR DENSITY
 2" HMAC ASPHALT SURFACE 95% COMPACTED DENSITY



P-2 TYPICAL CURB AND GUTTER DETAIL
N.T.S.

1. ALL HONEYCOMBING SHALL BE GROUTED TO PROVIDE A UNIFORM SURFACE.
2. WHEN HONEYCOMBING IS EXCESSIVE AS DETERMINED BY THE COUNTY OF HIDALGO DESIGNATED REPRESENTATIVE, CURB AND GUTTER SHALL BE REPLACED.
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 60' BETWEEN 34" EXPANSION JOINT.

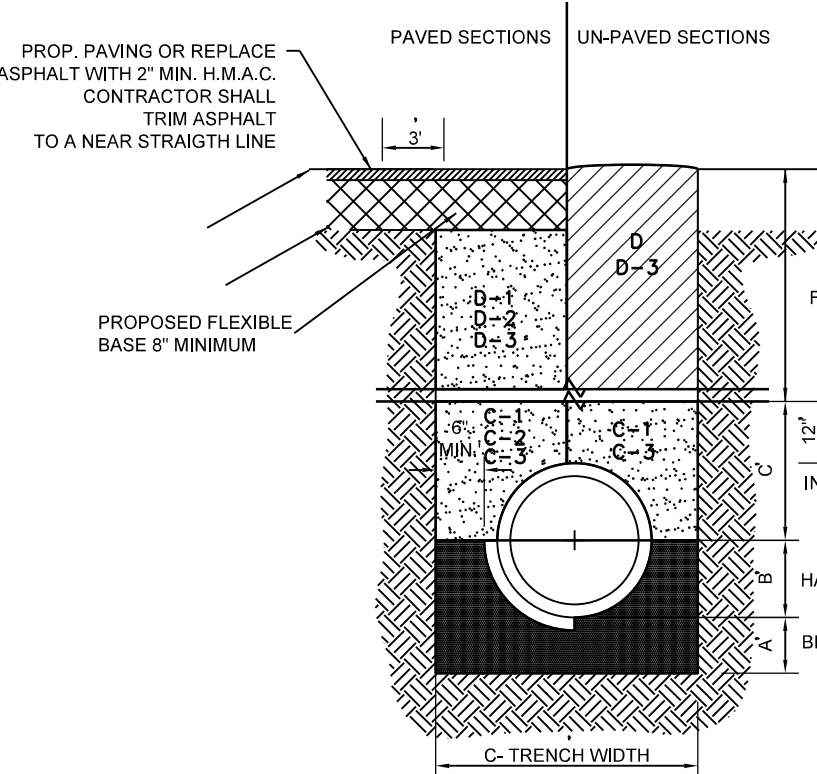


P-3 TYPICAL JOINTS
N.T.S.

GENERAL NOTES

1. THE GUIDELINES SHOW HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.

D-2 STORM DISCHARGE STRUCTURE

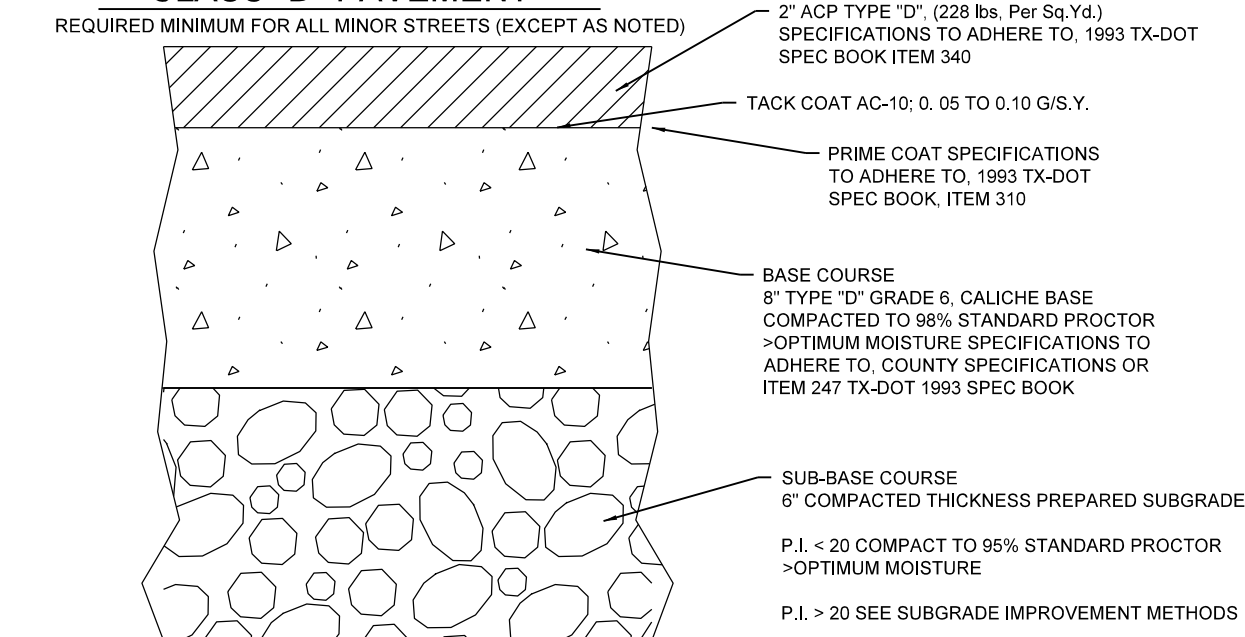


D-3 STORM TRENCH BEDDING AND BACKFILL DETAILS
N.T.S.

- A. BEDDING FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SAND AND/OR GRAVEL MIX BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW OF PIPE (MIN. COMPACTED THICKNESS = 6") - PIT RUN GRAVEL 3/4" MAX SIZE.**
- B. HAUNCH FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.**
- C. TRENCH WIDTH - SHALL BE BELL O.D. X 1.5 + 12". MINIMUM TRENCH WIDTH SHALL EQUAL STRUCTURE WIDTH + 4 FT. THROUGHOUT THE HEIGHT OF THE STRUCTURE.**
- C-1. INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND UNPAVED AREAS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.**
- C-2. INITIAL BACKFILL FOR RCP CLASS III STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.**
- C-3. INITIAL BACKFILL FOR HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE - SHALL BE CLASS I OR CLASS II WITH A MAXIMUM P.I. OF 19 (ASTM D2321) BACKFILL MATERIAL COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.**
- D. FINAL BACKFILL FOR CLASS III HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE UNDER UNPAVED SECTIONS - SHALL BE CLASS II, III OR IV, COMPACTED TO 92% S.P.D. (12" LOOSE LIFT, MECHANICAL COMPACTION).**
- D-1 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON CITY STREETS, PARKING AREAS, DRIVEWAYS AND CITY COUNTY ROADS - SHALL BE SOIL TYPE A1, A2, A3 WITH A MAXIMUM P.I. OF 19 (ASHTO M145) COMPACTED TO 92% S.P.D., 8" LOOSE LIFTS, MECHANICAL COMPACTION.**
- D-2 FINAL BACKFILL FOR RCP CLASS III, HIGH PERFORMANCE POLYPROPYLENE OR CORRUGATED PVC STORM DRAIN PIPE ON STATE MAINTAINED ROADWAYS - COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT, COMPACTED TO 92% S.P.D. AS PER ASTM D 4253 AND ASTM D698, 8" LOOSE LIFTS, MECHANICAL COMPACTION.**
- D-3 FINAL BACKFILL FOR STRUCTURES (INLETS, MANHOLES, ETC.) - STRUCTURES UNDER THE ROADWAY AND UP TO 5 FT. BEYOND THE EDGE OF PAVEMENT/BACK OF CURB SHALL HAVE CLASS I OR CLASS II (ASTM D2321) OR SOIL TYPE A1, A2, OR A3 (ASHTO M145) WITH A MAXIMUM P.I. OF 19 BACKFILL MATERIAL. STRUCTURES BEYOND 5 FT FROM THE E.O.P./B.O.C. SHALL HAVE CLASS I, II, III, OR IV (ASTM D2321) BACKFILL MATERIAL. FOUNDATION PREPARATION (WELLPONTS, MIN. 4" GRAVEL OR CEMENTS STABILIZATION, OR APPROVED SUBSTITUTE) SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% S.P.D. USE RELATIVE DENSITY TEST PER ASTM D4253 & ASTM D698. THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 8".**

- NOTE:**
1. MAXIMUM COVER SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. FOR D-1 AND D-2 THE COMPACTION REQUIREMENT SHALL BE 95% S.P.D. WITHIN 12" IN. BELOW THE FLEXIBLE BASE.
 3. FOR PAVED SECTIONS THE ABOVE REQUIREMENTS SHALL APPLY WHEN ANY PART OF THE TRENCH WIDTH IS WITHIN 5 FT. FROM THE E.O.P./B.O.C.
 4. THE ABOVE REQUIREMENTS SHALL APPLY TO UTILITY PIPELINES AND UTILITY STRUCTURES OF OTHER UTILITY ENTITIES.

CLASS "D" PAVEMENT

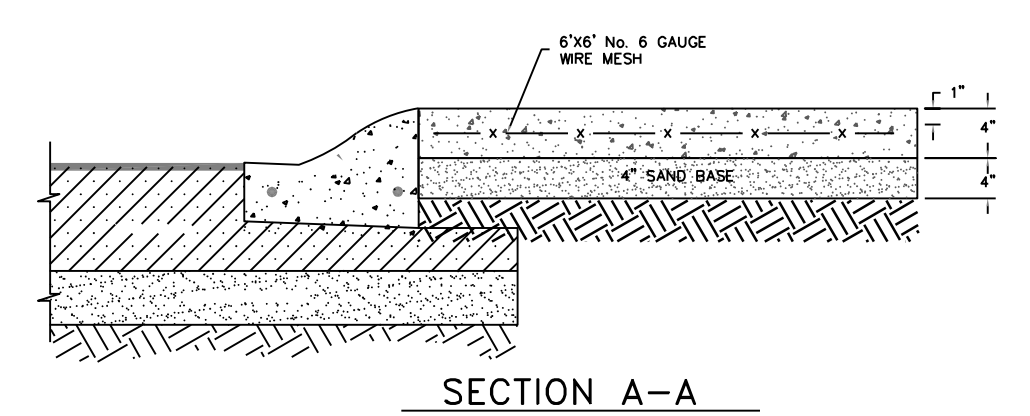


GENERAL NOTES:
 1. IN LIEU OF THE ABOVE BASE DESIGN, AN ALTERNATE BASE MAY BE USED THAT USES 5" OF TYPE "A" GRADE 1 (CRUSHED LIMESTONE) COMPACTED TO STANDARD PROCTOR > OPTIMUM MOISTURE AS PER ITEM 247 1993 TX DOT SPEC BOOK.

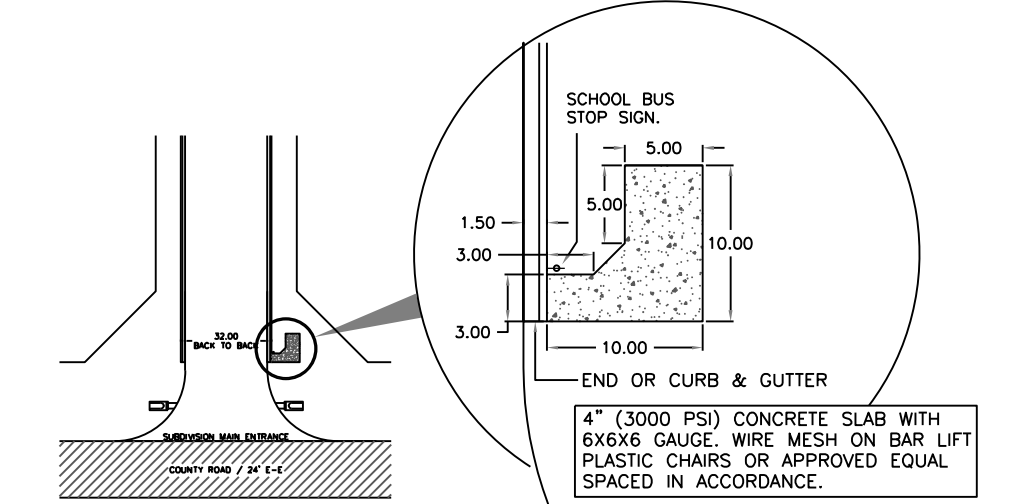
- SUBGRADE IMPROVEMENT METHODS:**
1. MECHANICAL STABILIZATION—AN APPROVED GEOGRID PLACED UNDERNEATH THE BASE COURSE PER COUNTY SPECIFICATIONS.
 2. CHEMICAL STABILIZATION—MODIFY SUBBASE COURSE THICKNESS AS FOLLOWS:
 20-P.I. < 40 3% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR > OPTIMUM MOISTURE
 P.I. > 40 6% LIME BY WEIGHT COMPACTED TO 95% STANDARD PROCTOR > OPTIMUM MOISTURE
 3. OVER EXCAVATION & REPLACEMENT—A MINIMUM OF 18" OF SELECT FILL WITH A P.I. < 20 COMPACTED TO 95% STANDARD PROCTOR > OPTIMUM MOISTURE

DESIGN ENGINEER MAY SPECIFY A DIFFERENT PAVEMENT SECTION TO ADDRESS FIELD AND TRAFFIC CONDITIONS. THESE SPECIFICATIONS OUTLINE THE MINIMUM REQUIREMENTS FOR THE COUNTY OF HIDALGO. WHERE FURTHER GUIDANCE FOR CONSTRUCTION SPECIFICATIONS IS NEEDED, THE COUNTY PLANNING DEPARTMENT MAY REQUIRE CONSTRUCTION IN ACCORDANCE WITH THE 1993 TX DOT STANDARD SPECIFICATIONS BOOK.

CONCRETE SCHOOL BUS STOP PICKUP AREA

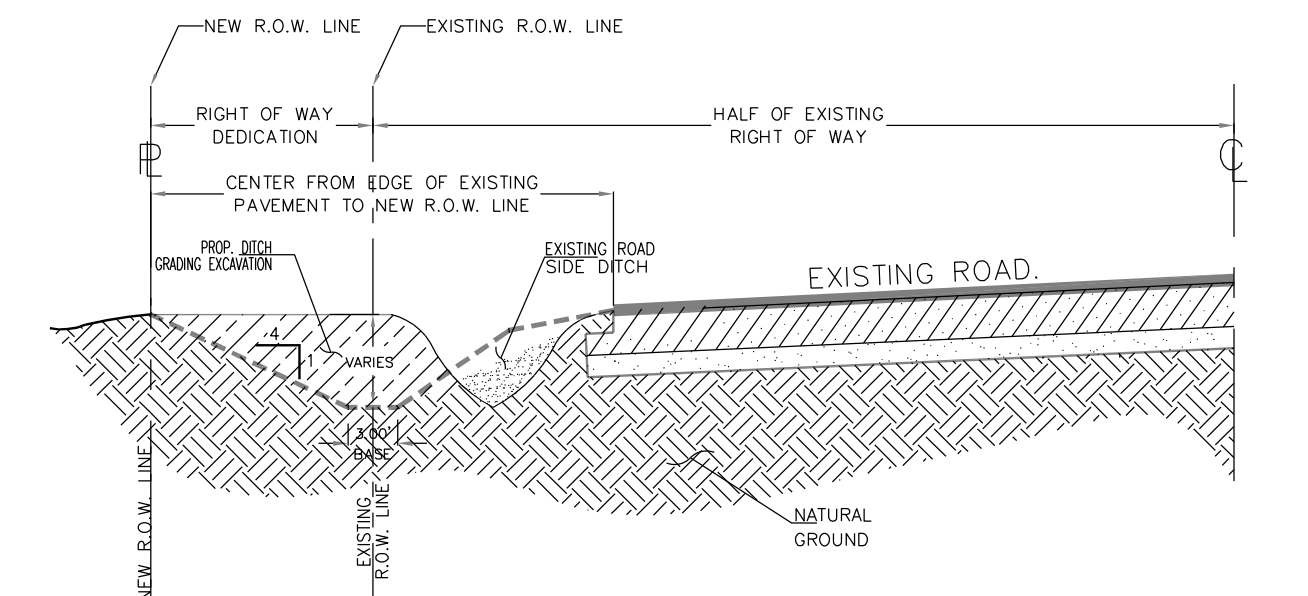
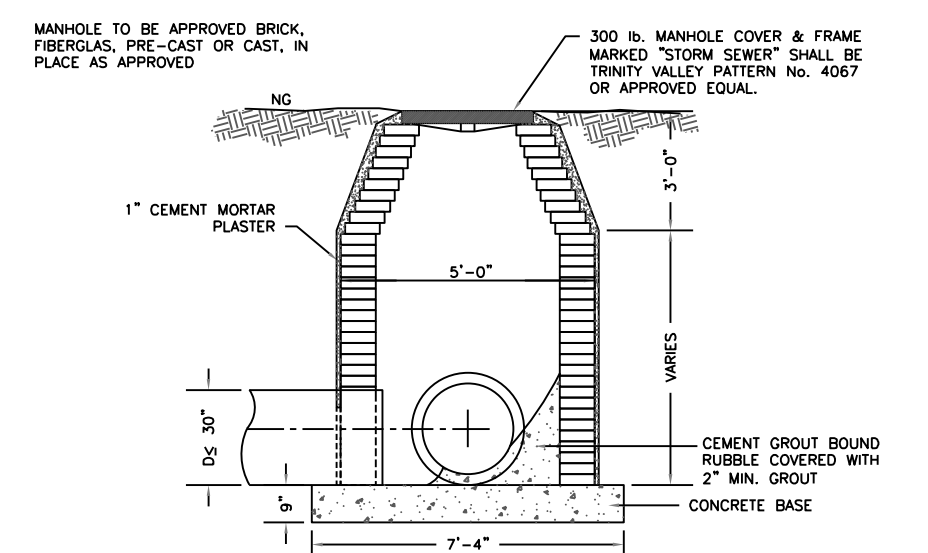
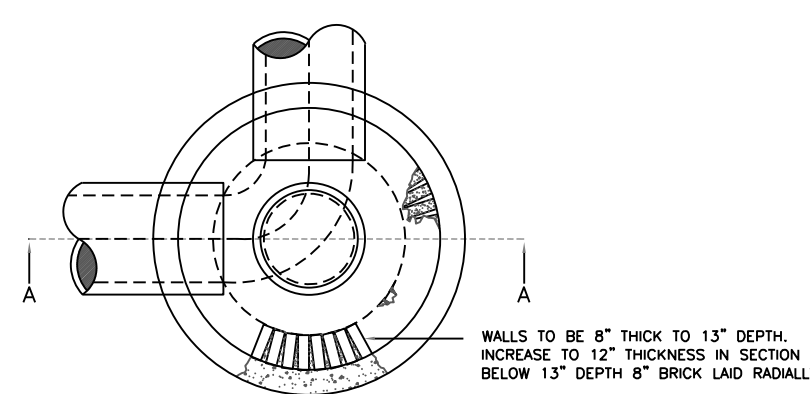


SECTION A-A



PLAN VIEW OF SCHOOL BUS STOP PICKUP AREA

DRAINAGE MANHOLE DETAILS



RECONSTRUCTION OF ROAD SIDE DITCH



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

10/22/2021

PAVING & DRAINAGE DETAILS
CARRIZALES II SUBDIVISION

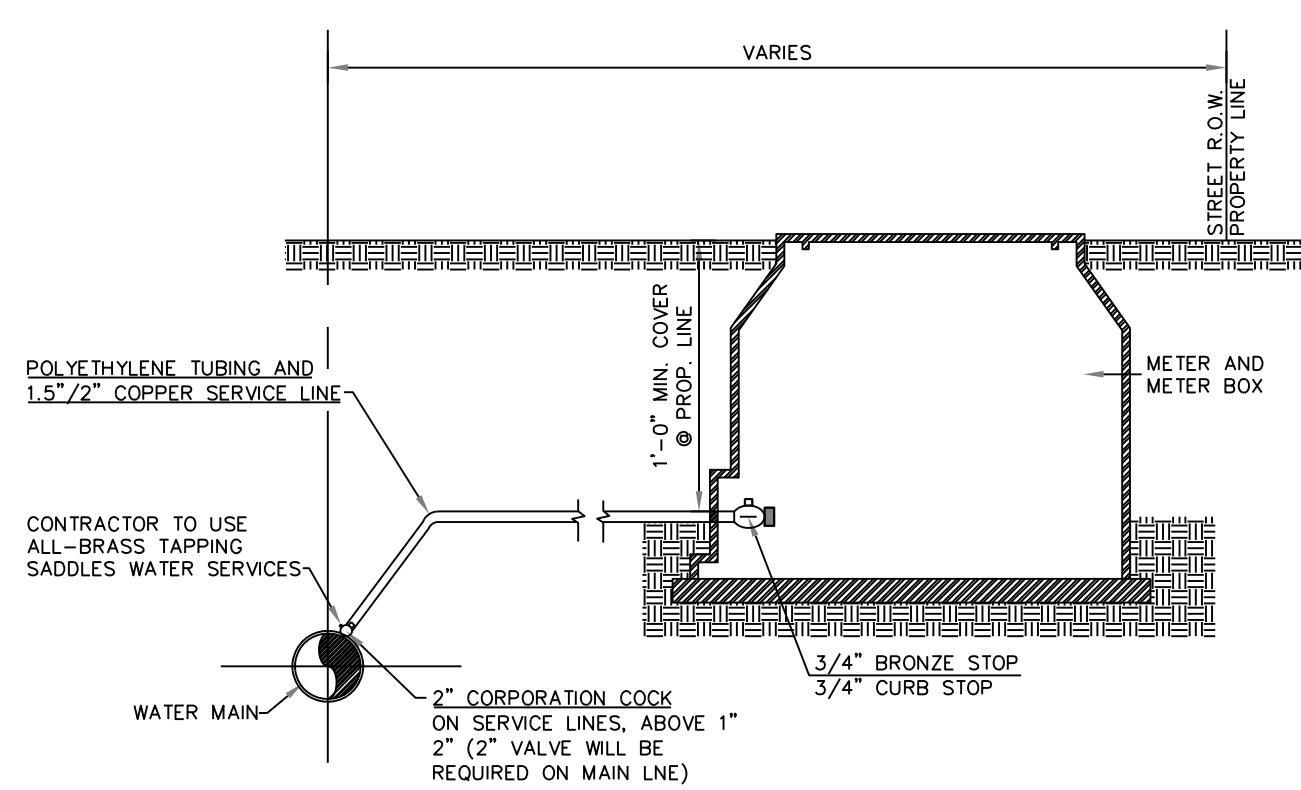
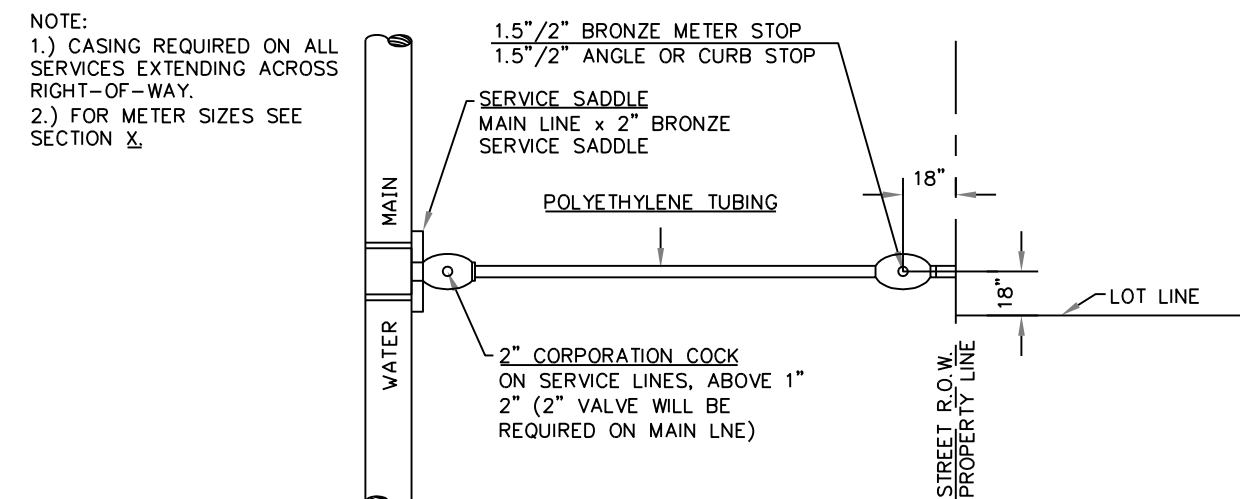
BENING A 30.44 ACRE TRACT OF LAND, SITUATED IN BLOCK 16, TEXAN GARDENS SUBDIVISION, AS RECORDED IN VOLUME 8, PAGE 57-58, OF THE MAP RECORDS, HIDALGO COUNTY, TEXAS



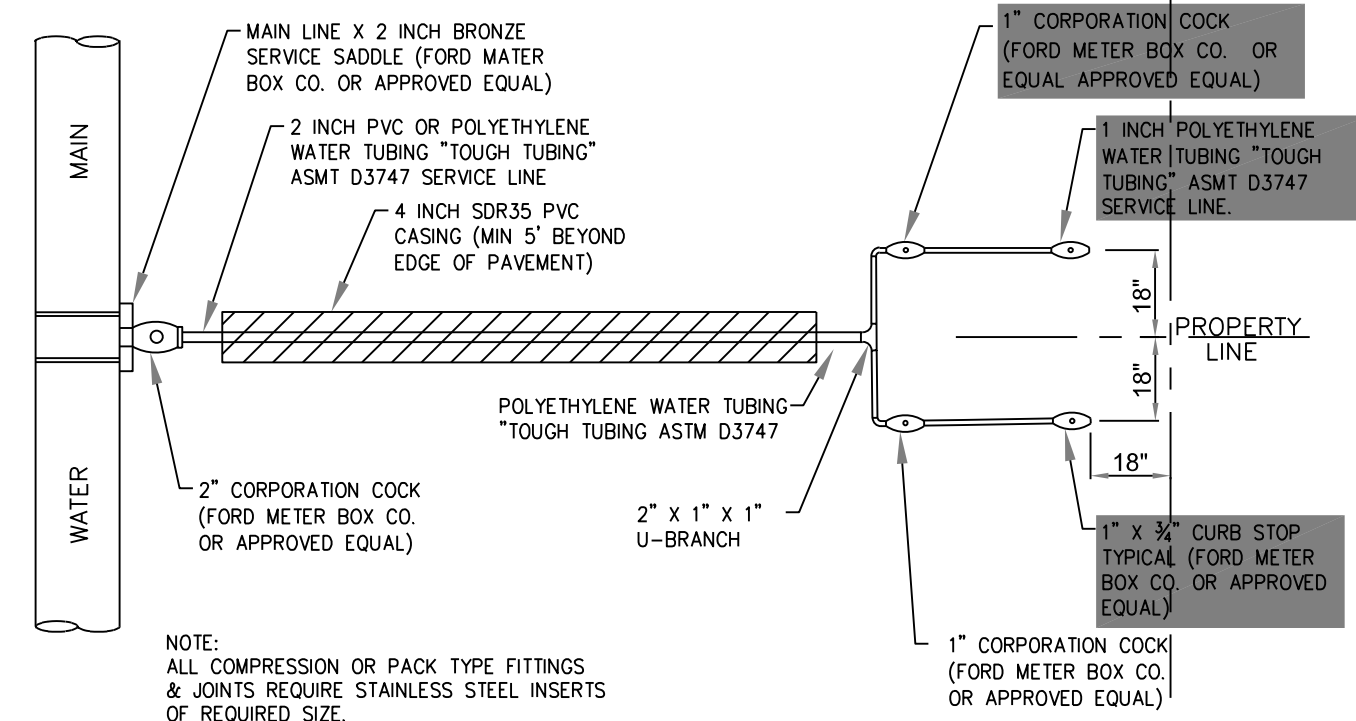
PRINCIPAL CONTACTS					
	NAME	ADDRESS	CITY & ZIP	PHONE	FAX
OWNER:	NORBERTO SALINAS	500 E. 9TH ST.	MISSION, TEXAS 78572	(956) 984-4555	
ENGINEER:	VICTOR H. TREVINO, P.E.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132
SURVEYOR:	JUAN E. GALVAN, R.P.L.S.	900 S. STEWART RD., STE. 13	MISSION, TEXAS 78572	(956) 424-3335	(956) 424-3132

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

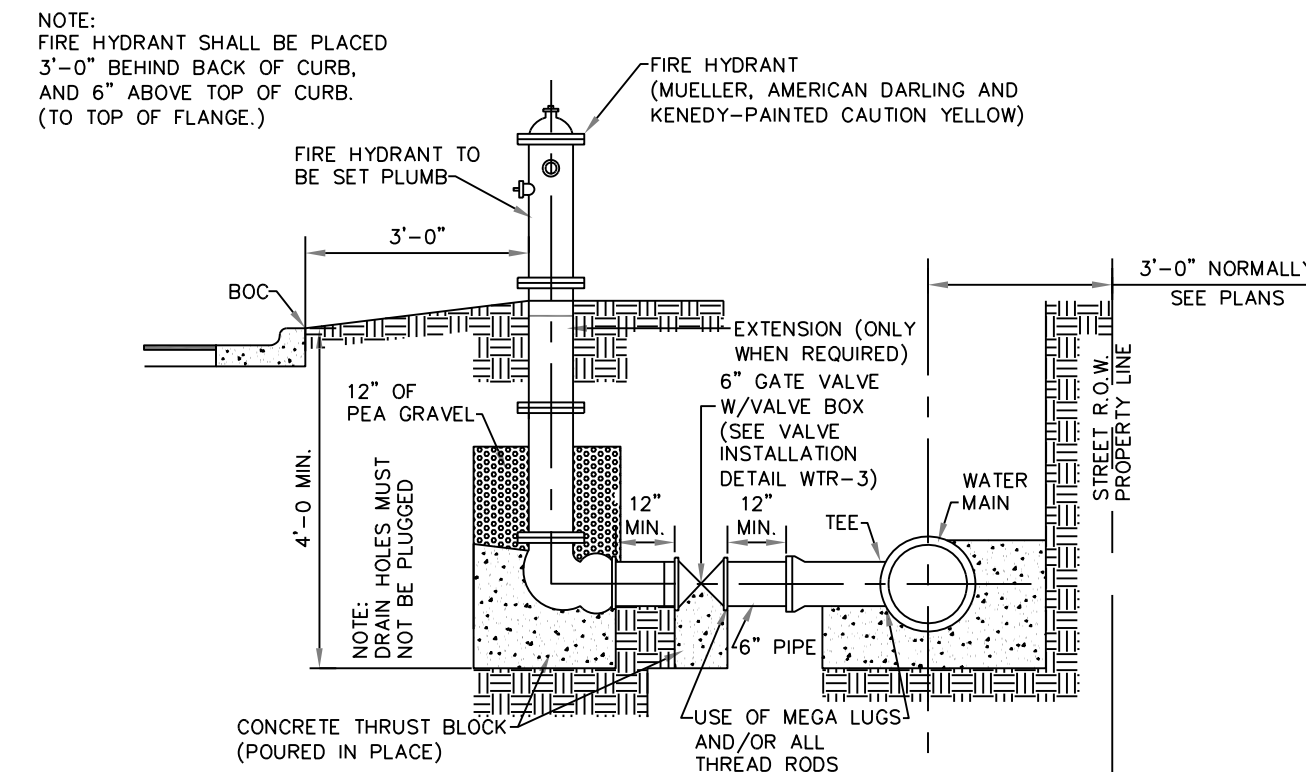
REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED



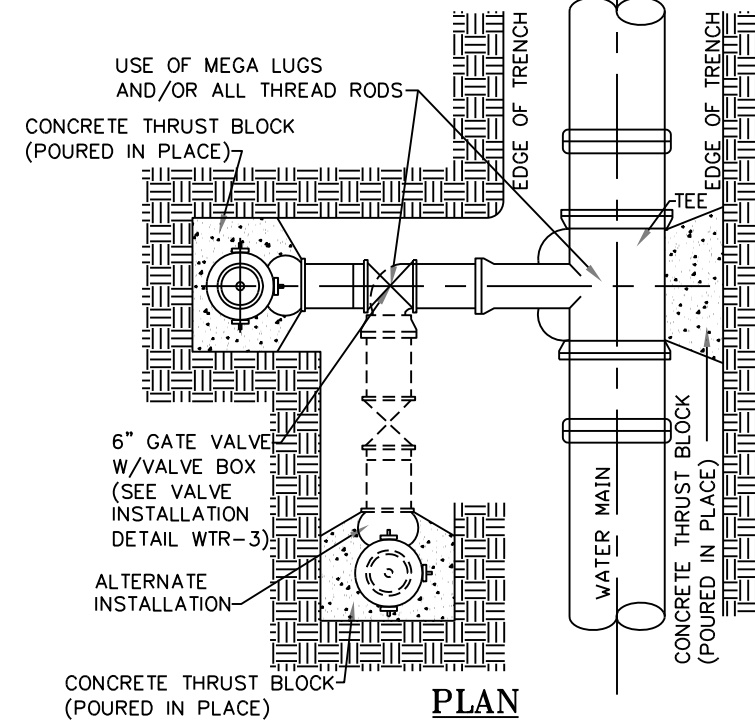
SINGLE WATER SERVICE CONNECTION



DUAL WATER SERVICE CONNECTION
N.T.S.

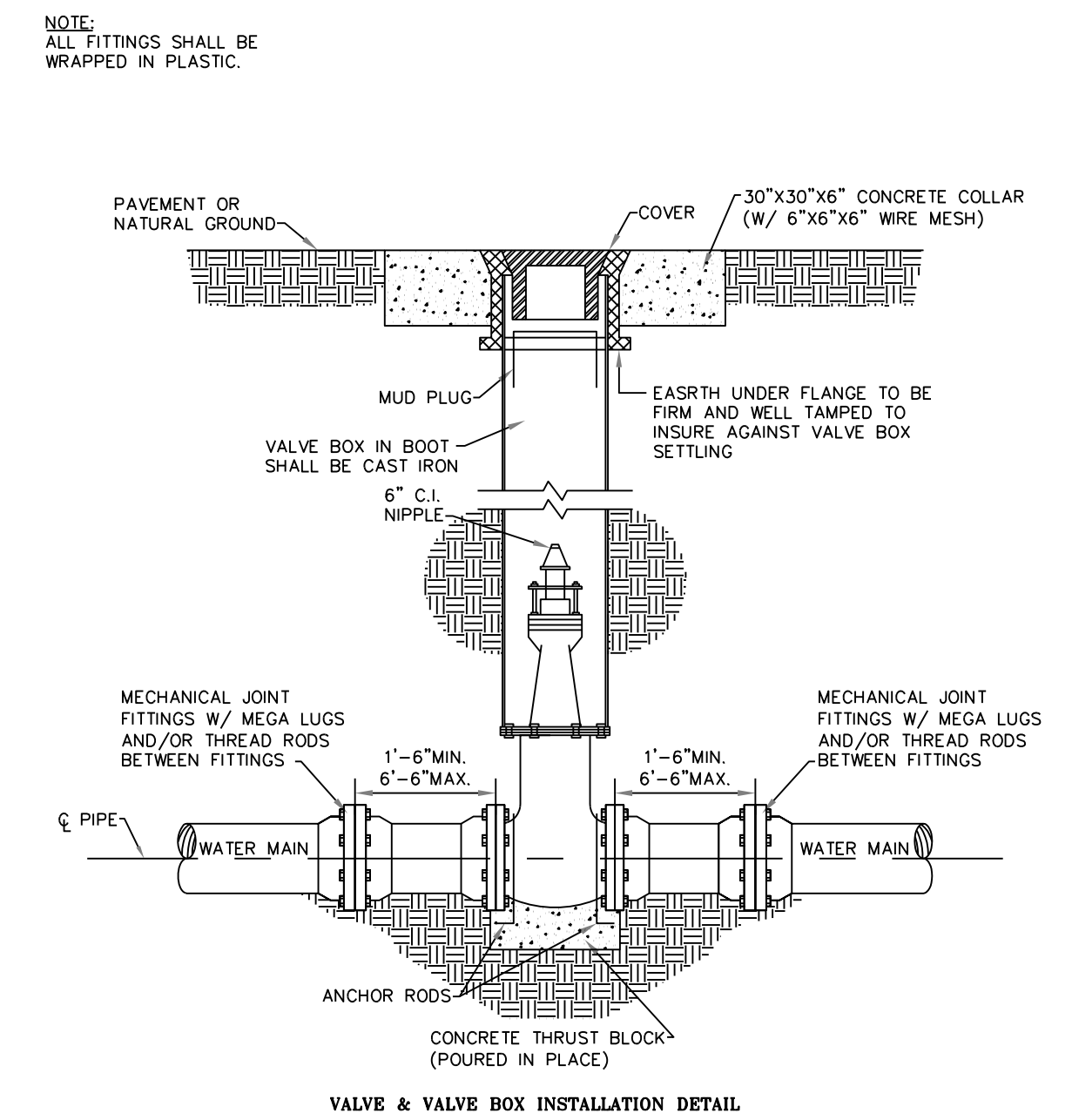


SECTION



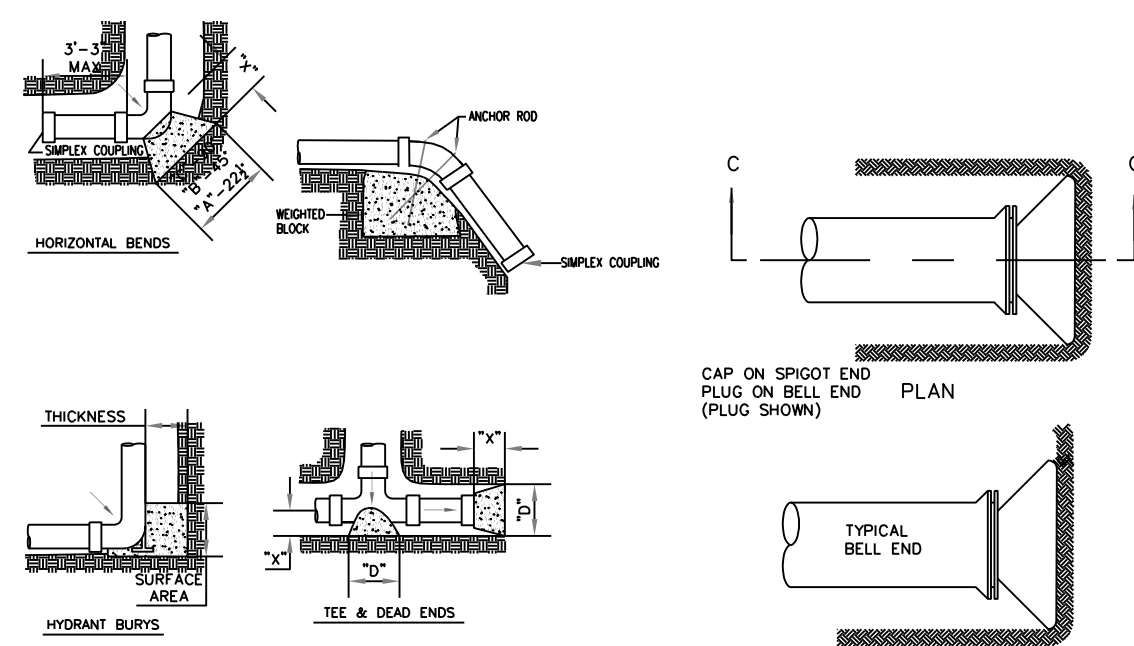
PLAN

NOT TO SCALE
FIRE HYDRANT INSTALLATION DETAIL



VALVE & VALVE BOX INSTALLATION DETAIL

- GENERAL NOTES:**
- 1.) THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.
 - 2.) THRUST BLOCK CALCULATIONS ARE BASED ON A WATER LINE PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING VALUE OF 2,500 POUNDS PER SQUARE FOOT.
 - 3.) "C" DIMENSIONS SHALL BE LARGE ENOUGH TO MAKE ANGLE θ EQUAL TO LARGER THAN 45°.
 - 4.) ANGLE θ SHALL BE EQUAL TO OR LARGER THAN 45°.
 - 5.) ALL FITTINGS TO BE WRAPPED IN PLASTIC.

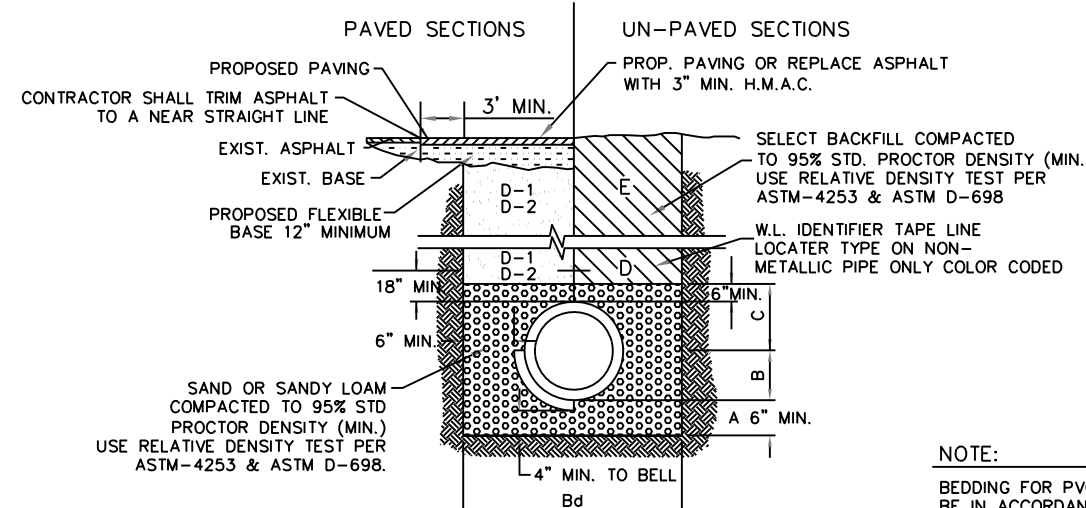


PIPE SIZE	22 1/2 DEGREES			45 DEGREES			90 DEGREES			TEE & PLUG
	MIN. AREA	MIN. AREA	MIN. AREA	MIN. AREA	MIN. AREA	MIN. AREA	MIN. AREA	MIN. AREA		
4"	1.50	1.00	1.00	1.00	1.00	1.00	1.06	1.00	1.06	
6"	1.50	1.00	1.00	1.14	1.30	1.55	2.40	1.30	1.70	
8"	1.50	1.08	1.18	1.52	2.31	2.07	4.27	1.74	3.02	
10"	1.50	1.35	1.84	1.90	3.61	2.58	6.66	2.17	4.71	
12"	1.50	1.63	2.65	1.86	5.19	3.10	9.60	2.61	6.79	

TABLE OF CASING SIZES

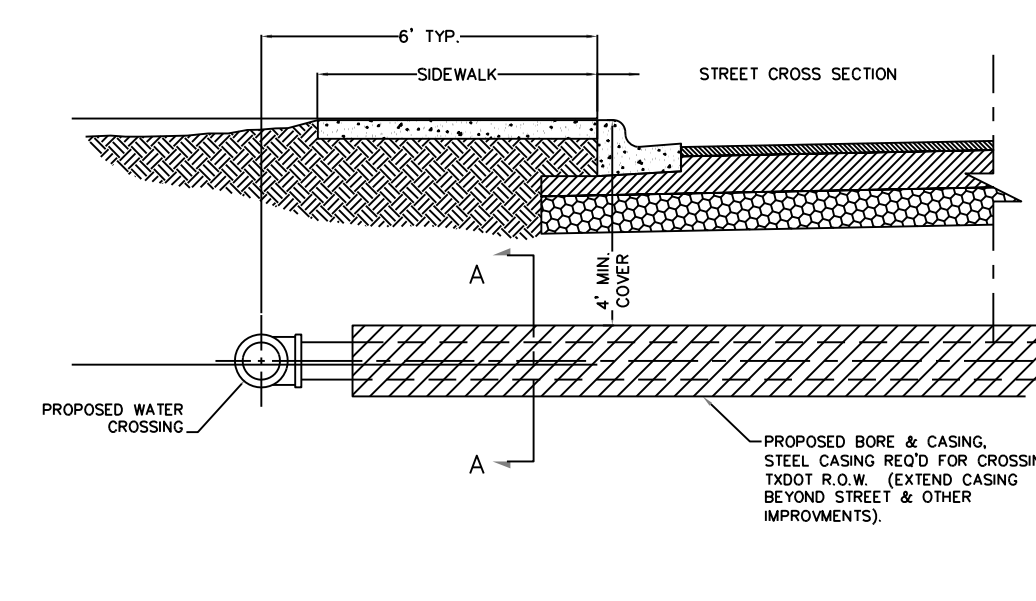
NOMINAL PIPE SIZE	CASING SIZE (INSIDE DIA.)	CASING MINIMUM WALL THICKNESS
16"	24"	0.25"

THRUST BLOCK DETAILS



- NOTE:**
- A. SAND OR SANDY LOAM BEDDING PLACED BEFORE PIPE IS LAID UP TO FLOW LINE OF PIPE. (MIN. THICKNESS=6")
 - B. SAND OR SANDY LOAM BACKFILL PLACED AFTER PIPE IS LAID FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED) BY TRENCH WIDTHS SHALL BE PIPE O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
 - C. SAND OR SANDY LOAM BACKFILL PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED)
 - D-1. (CITY STREETS, PARKING AREA, SELECT EXCAVATED BACKFILL MATERIAL COMPACTED TO 90% STD. (6" LIFTS, MECHANICAL COMPACTION)
 - D-2. (STATE MAINTAINED ROADWAY) COMPACTED SAND/CEMENT STABILIZED BACKFILL WITH 7% PORTLAND CEMENT COMPACTED AS PER ASTM D-4253 AND ASTM D-698.
 - E. SELECTED EARTH BACKFILL COMPACTED TO 90% STANDARD PROCTOR DENSITY (12" LIFT, MECHANICAL COMPACTION). FOUNDATION PREPARATION (WELLPONTS, GRAVEL OR CEMENT STABILIZATION OR APPROVED SUBSTITUTES) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LAYERS, MOISTENED AS REQUIRED TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 90% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 & ASTM D-698). THE THICKNESS OF EACH LOOSE LAYER SHALL NOT EXCEED 6". STRUCTURE BACKFILL MATERIAL SHALL BE SAND, APPROVED SITE SOIL, OR OTHER APPROVED SUBSTITUTE.

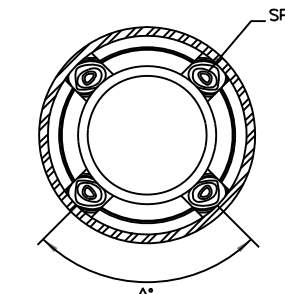
TRENCH BEDDING (WATER) DETAIL



NOMINAL PIPE SIZE	CASING SIZE (INSIDE DIA.)	CASING MINIMUM WALL THICKNESS
4"	3"-10"	0.25"
6"	10"-12"	0.25"
8"	14"-16"	0.25"
12"	20"	0.25"

TABLE OF CASING SIZES

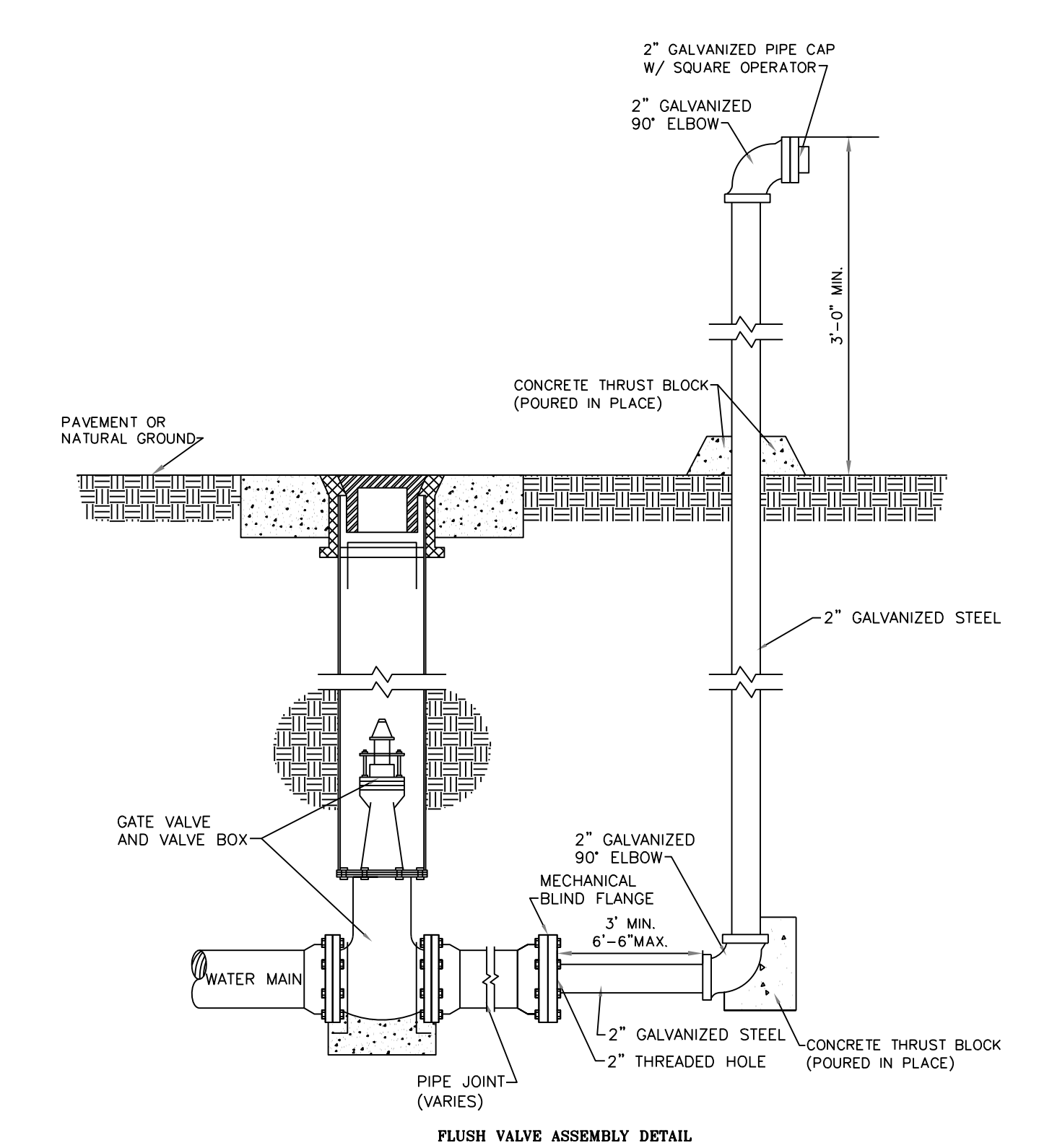
CARRIER PIPE - P.V.C. C900 DR-18



SECTION "A-A"
NOT TO SCALE

- NOTE:**
1. WATERLINE TO BE SLOPED DOWN OR UP @ CROSSING IF IT CONFLICTS W/ EXISTING SEWER LINES OR DRAINAGE STRUCTURES.

BORE & CASING DETAIL



FLUSH VALVE ASSEMBLY DETAIL

REVISION NOTES				
NO.	SHEET	REVISION	DATE	APPROVED

PRINCIPAL CONTACTS					
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FAX: (956) 424-3132
TBPPE REG # 1500



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