



HIDALGO COUNTY PLANNING DEPARTMENT

T.J. Arredondo
Director of Planning

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

HIDALGO COUNTY COMMISSIONERS COURT MEETING

DATE: 11-15-2022

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

NUMBER OF STREETLIGHTS: 15

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.

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. FINAL APPROVAL DATE: 9-22-2022 BY, VICTOR GALLARDO, PCT. 3 R.O.W. AGENT

H.C.H.D. FINAL APPROVAL DATE: 11-02-2022 BY, ENVIRONMENTAL HEALTH DIVISION

SEWER SYSTEM: OSSF'S HAVE BEEN INSTALLED.

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

H.C.E.O.C. FINAL APPROVAL DATE: 10-06-2022 : 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.

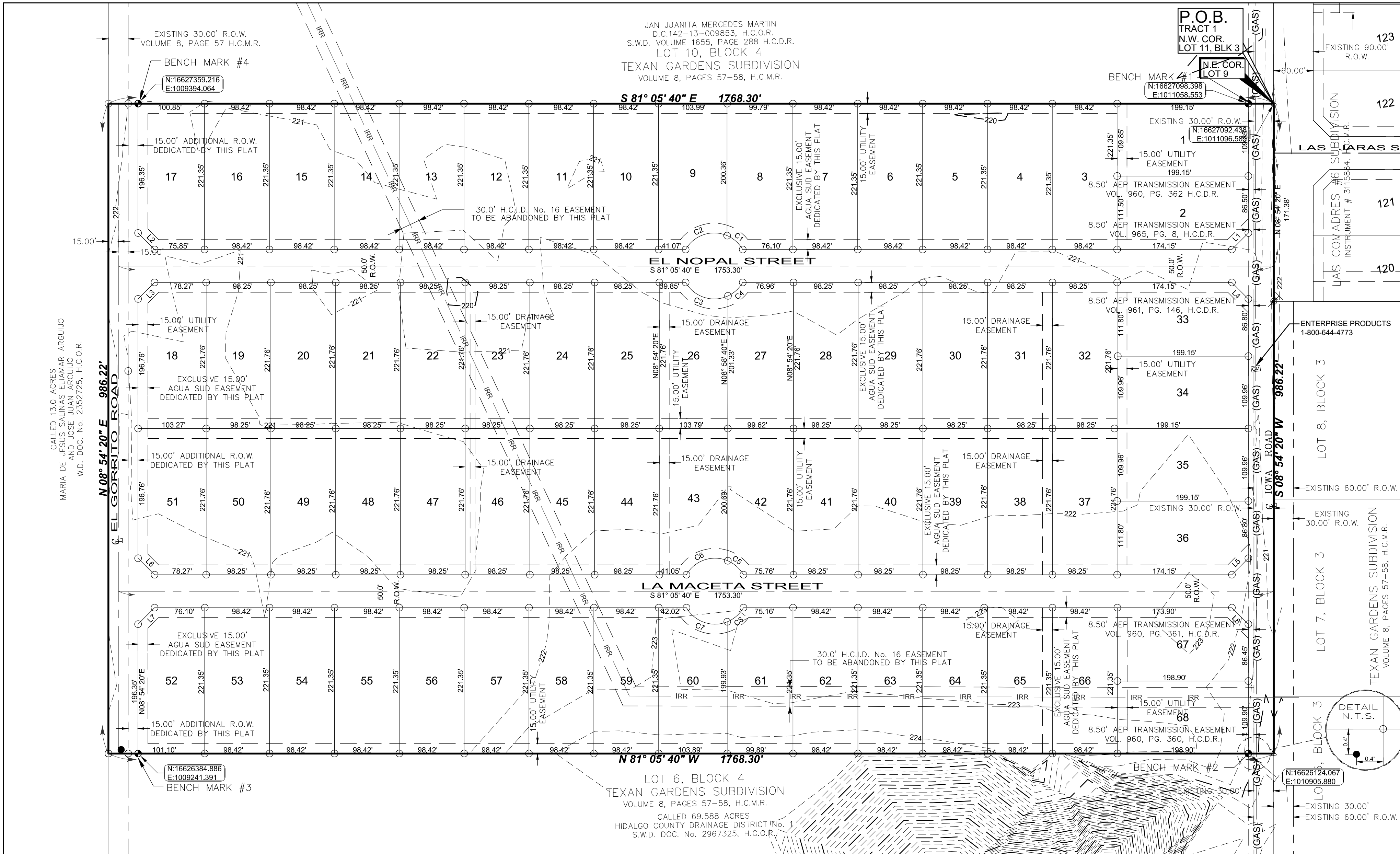
PRELIMINARY APPROVAL FROM THE
HIDALGO COUNTY COMMISSIONERS COURT ON: DECEMBER 28, 2021

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
- FOUND ARANDA ALUMINUM DISK
- SET NO. 4 REBAR W/PLASTIC CAP STAMPED MELDEN & HUNT
- △ SET C.P.S.
- ▲ SET NAIL
- ◆ BENCH MARK
- GAS MARKER
- 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
- H.C.I.D. - HIDALGO COUNTY IRRIGATION DISTRICT
- N.W. COR. - NORTHWEST CORNER
- N.E. COR. - NORTHEAST 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. - SPECIAL WARRANTY DEED
- DOC. NO. - DOCUMENT NUMBER
- N.T.S. - NOT TO SCALE
- VOL. - VOLUME
- PG. - PAGE
- - CENTER LINE
- - IRRIGATION LINE
- - GAS LINE

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 CARLOS G. LEAL, JR. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 3262543, HIDALGO COUNTY OFFICIAL RECORDS, SAID 40.035 ACRES ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A COTTON PICKER SPINDLE SET [NORTHING: 16627092.438, EASTING: 1011096.589] IN THE NORTHEAST CORNER OF LOT 9, FROM WHICH A P.K. 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 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 SOUTHWEST 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 IN 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 SAID LOT 6 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 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.

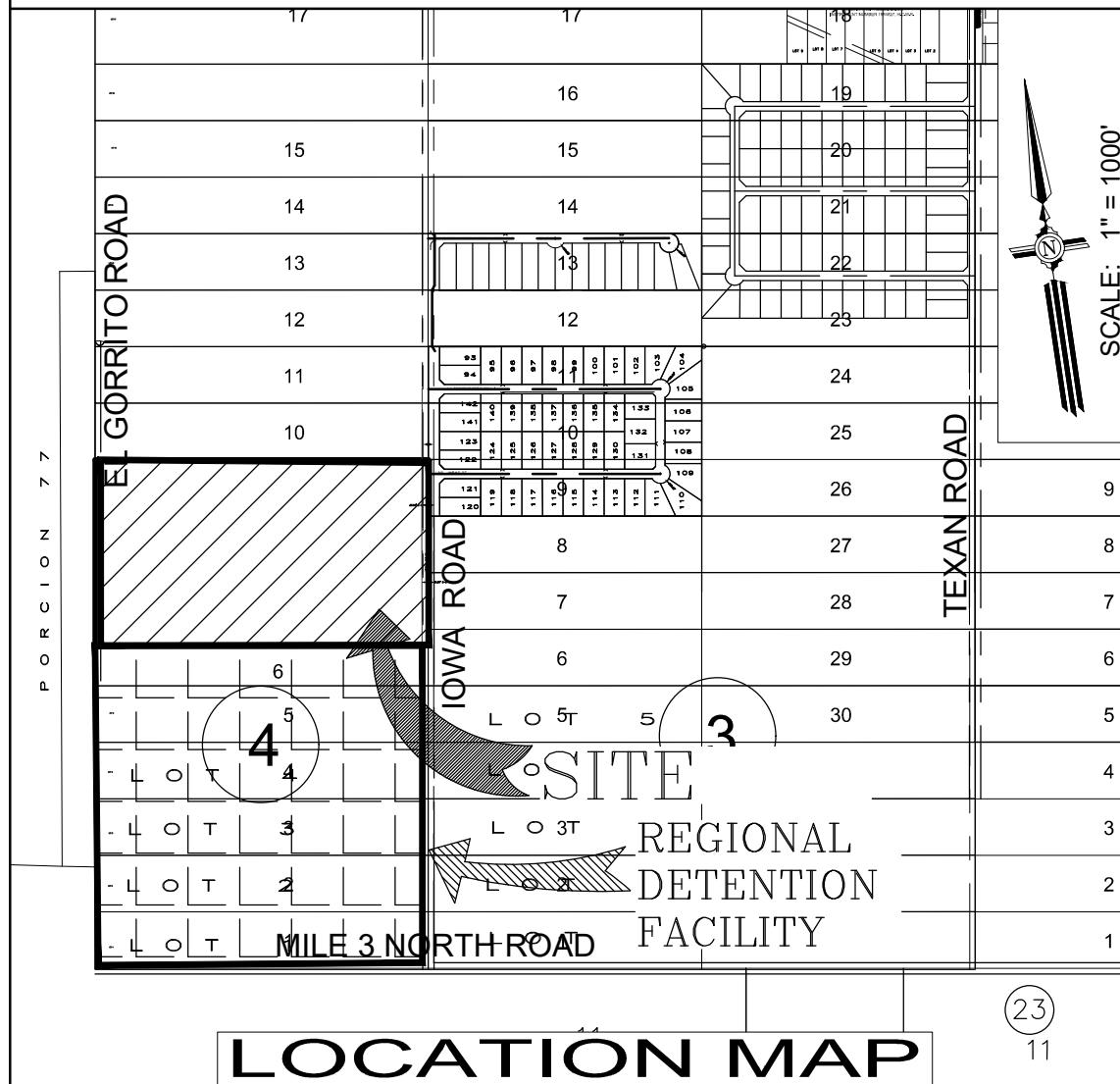
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20__

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	21,876.75	0.502
2	21,892.85	0.503
3	21,785.00	0.500
4	21,785.00	0.500
5	21,785.00	0.500
6	21,785.00	0.500
7	21,785.00	0.500
8	21,785.00	0.500
9	21,785.00	0.500
10	21,785.00	0.500
11	21,785.00	0.500
12	21,785.00	0.500
13	21,785.00	0.500
14	21,785.00	0.500
15	21,785.00	0.500
16	21,785.00	0.500
17	22,010.42	0.505
18	22,588.49	0.519
19	21,787.22	0.500
20	21,787.22	0.500
21	21,787.22	0.500
22	21,787.22	0.500
23	21,787.22	0.500
24	21,787.22	0.500
25	21,787.22	0.500
26	21,789.05	0.500
27	21,785.38	0.500
28	21,787.22	0.500
29	21,787.22	0.500
30	21,787.22	0.500
31	21,787.22	0.500
32	21,787.22	0.500
33	21,952.59	0.504
34	21,896.65	0.503
35	21,898.65	0.503
36	21,952.69	0.504
37	21,787.22	0.500
38	21,787.22	0.500
39	21,787.22	0.500
40	21,787.22	0.500
41	21,787.22	0.500
42	21,785.95	0.500
43	21,788.48	0.500
44	21,787.22	0.500
45	21,787.22	0.500
46	21,787.22	0.500
47	21,787.22	0.500
48	21,787.22	0.500
49	21,787.22	0.500
50	21,787.22	0.500
51	22,588.49	0.519
52	22,066.00	0.507
53	21,785.00	0.500
54	21,785.00	0.500
55	21,785.00	0.500
56	21,785.00	0.500
57	21,785.00	0.500
58	21,785.00	0.500
59	21,785.00	0.500
60	21,785.00	0.500
61	21,785.00	0.500
62	21,785.00	0.500
63	21,785.00	0.500
64	21,785.00	0.500
65	21,785.00	0.500
66	21,785.00	0.500
67	21,854.91	0.502
68	21,859.11	0.502



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

DRAWN BY: CIRD DATE: 06-21-22
SURVEYED, CHECKED BY: J.L.G. DATE: 06-22-22
FINAL CHECK: DATE:

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, OR 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

STATE OF TEXAS §
COUNTY OF HIDALGO §

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

AS-BUILT 8-18-22

SHEET 3 OF 16 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:16627098.368, E:10111058.553)
-B.M. NO. 2-ELEV. N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE SOUTHEAST CORNER OF LOT 68 OF THIS SUBDIVISION. (N:16626124.067, E:1010905.880)
-B.M. NO. 3-ELEV. N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE SOUTHWEST CORNER OF LOT 52 OF THIS SUBDIVISION. (N:16626304.886, E:1009241.391)
-B.M. NO. 4-ELEV. N.G.V.D. 29 DESCRIPTIONS: ALUMINUM DISK SET IN CONCRETE SLAB SET AT THE NORTHWEST CORNER LOT 17 OF THIS SUBDIVISION. (N:16627359.216, E:1009394.064)
- IN ACCORDANCE WITH THE HIDALGO COUNTY DRAINAGE DISTRICT NO. 1 AND HIDALGO COUNTY REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 140,868 CUBIC FEET (3.234 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 EL GORRITO 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

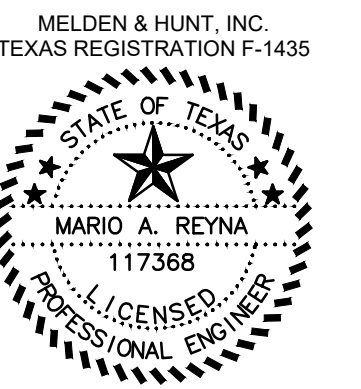
STATE OF TEXAS §
COUNTY OF HIDALGO §

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



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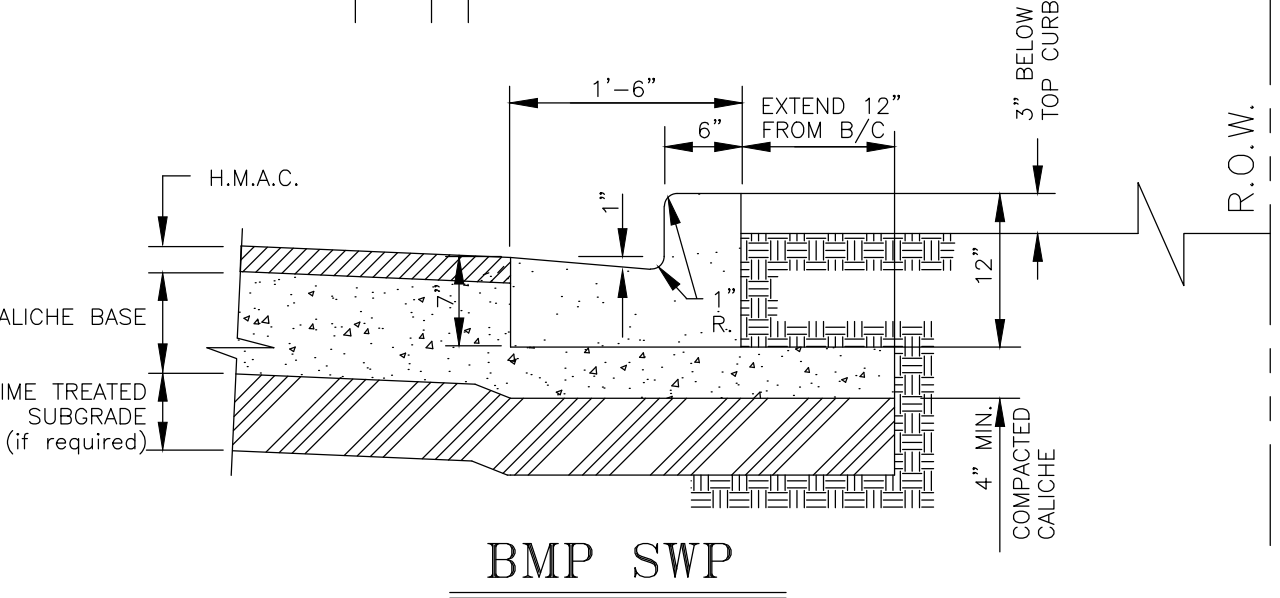
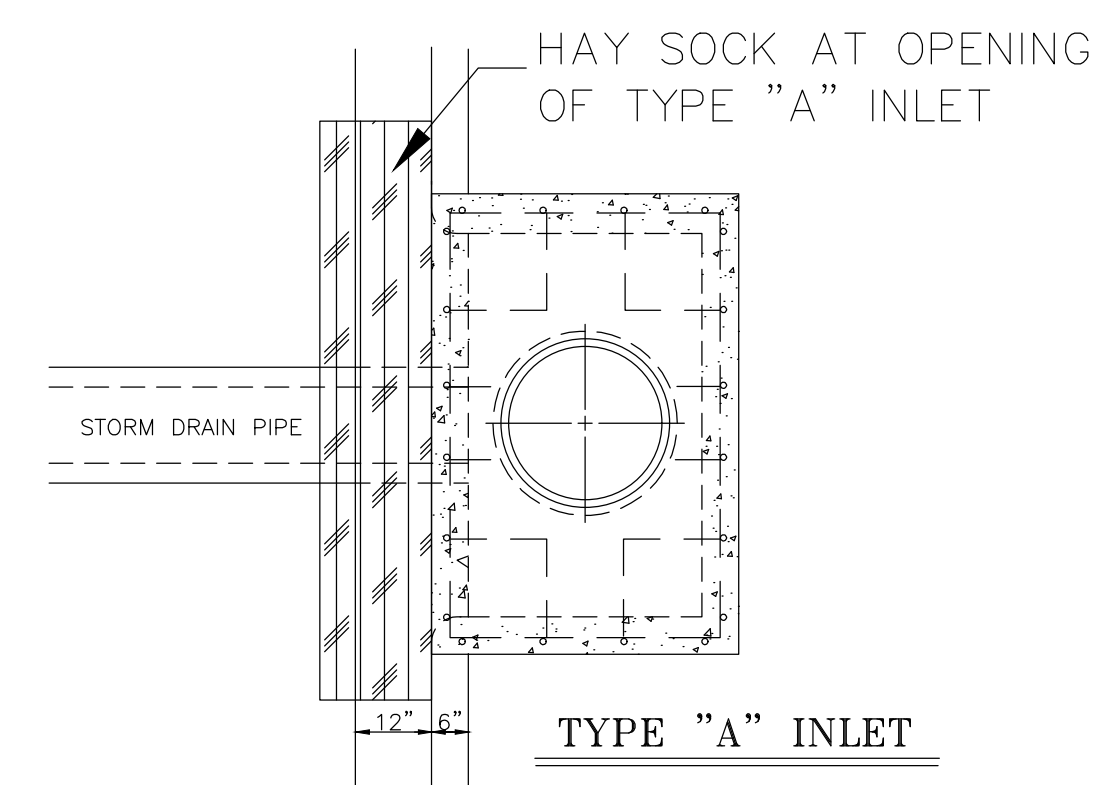
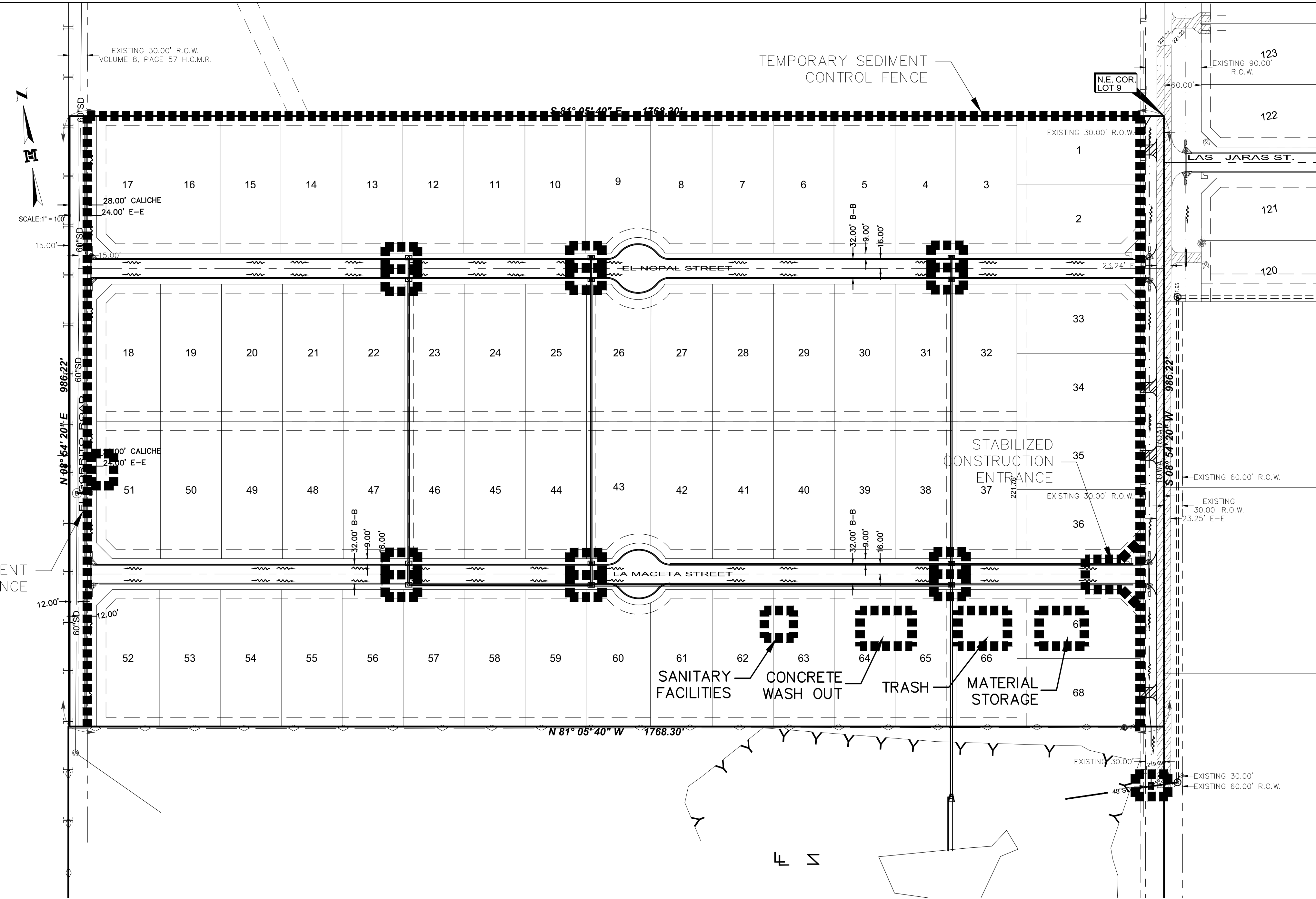
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 TEXAS REGISTRATION F-1435

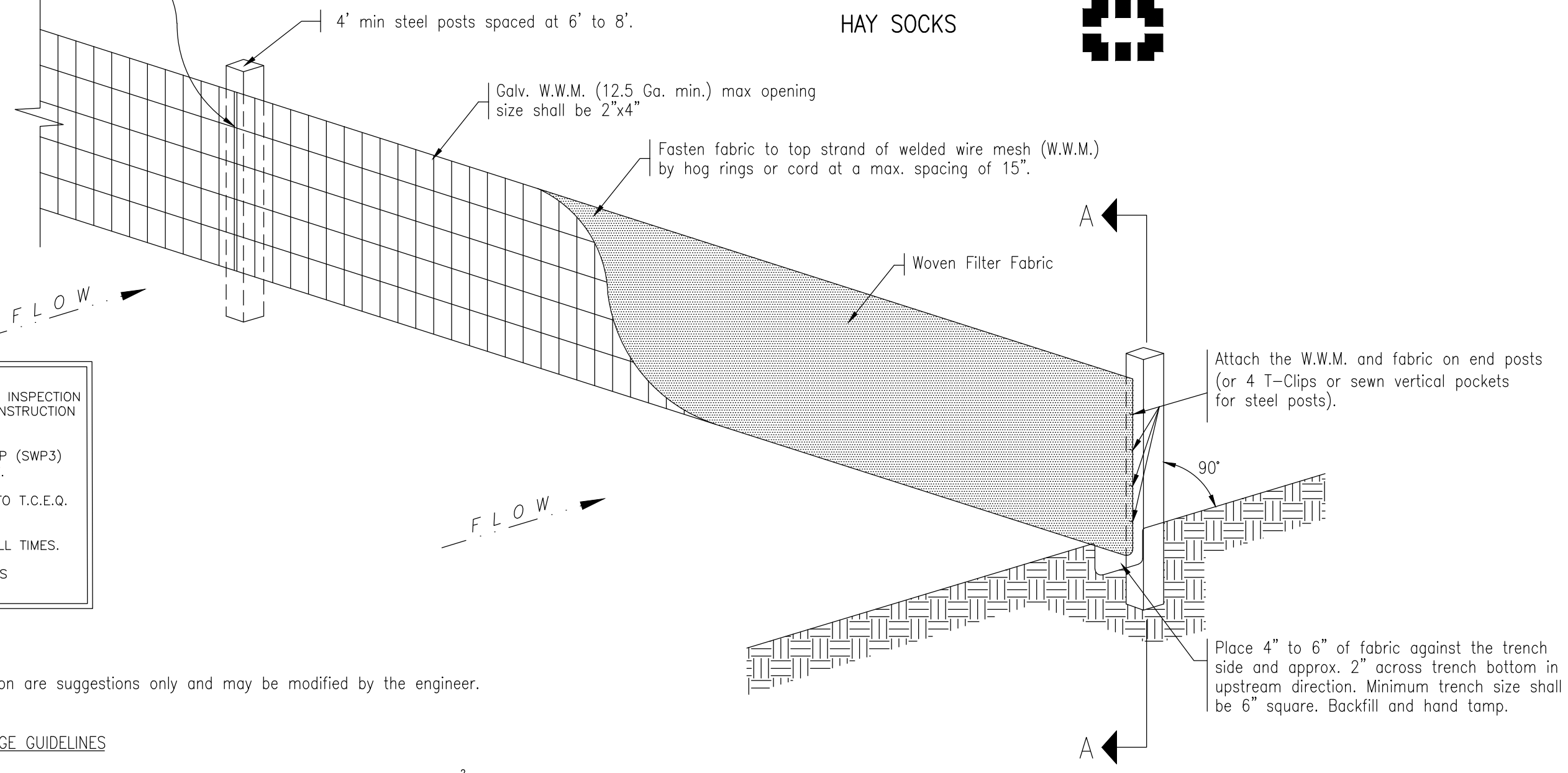
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LAS COMADRES No. 9
 MISSION, TEXAS

PROPOSED EROSION LAYOUT
 AS-BUILT 8-18-22
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 File Name: LAS COMADRES 9
 SHEET 5 OF 16



Connect the ends of successive reinforcement sheets or rolls a min. of 6 times with hog rings.

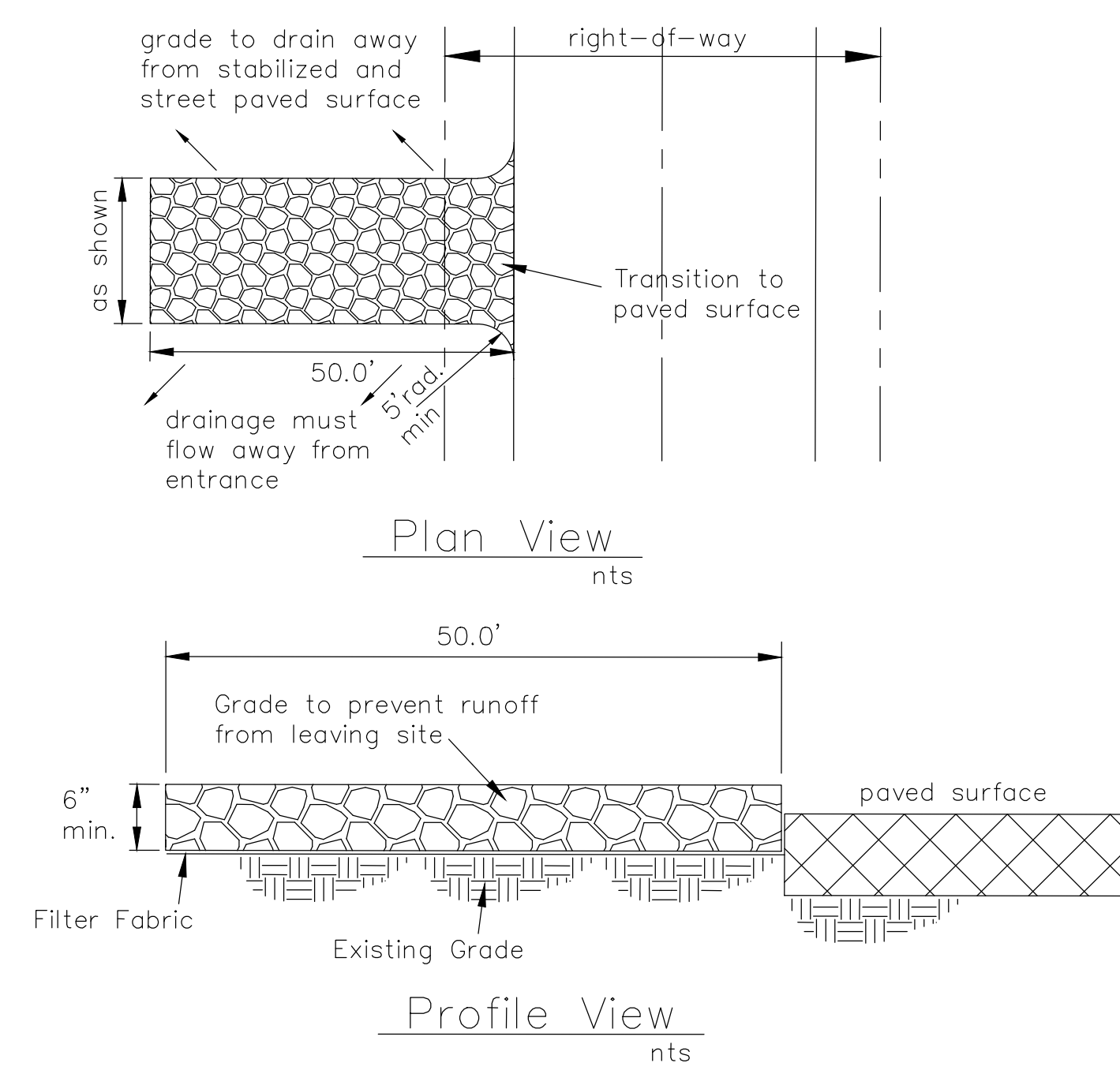


- GENERAL NOTES:**
- *CONTRACTOR SHALL PRESENT SWP3 INSPECTION SCHEDULE TO ENGINEER AT PRE CONSTRUCTION MEETING.
 - *CONTRACTOR SHALL MAINTAIN SWPPP (SWP3) ON-SITE AT CONTRACTOR'S EXPENSE.
 - *CONTRACTOR SHALL SUBMIT N.O.I. TO T.C.E.Q. AND KEEP ON SITE AT ALL TIMES.
 - *NOI SHALL ALSO BE ONSITE AT ALL TIMES.
 - *CONTRACTOR SHALL ABIDE BY TPDES REQUIREMENTS.

SEDIMENT CONTROL FENCE USAGE GUIDELINES

A sediment control fence may be constructed near the downstream perimeter of a disturbed area along a contour to intercept sediment from overland runoff. A 2-year storm frequency may be used to calculate the flow rate to be filtered.

Sediment control fence should be sized to filter a max. flow through rate of 100 GPM/FT. Sediment control fence is not recommended to control erosion from a drainage area larger than two acres.



- Notes:**
- Construction entrance(s) shall be located at the time of pre-construction meeting.
 - Stone shall be 3 to 5 inch diameter crushed rock or acceptable crushed Portland Cement Concrete.
 - When necessary, vehicles shall be cleaned to remove sediment prior to entrance onto a public roadway. When washing is required, it shall be done on a area stabilized with crushed stone with drainage flowing away from both the street and the stabilized entrance. All sediment shall be prevented from entering any storm drain, ditch or watercourse using approved methods.
 - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto paved surfaces. This may require periodic top dressing with additional stone as conditions demand. All sediment spilled, dropped, washed or tracked onto paved surfaces, must be removed immediately.
 - The entrance must be properly graded or incorporate a drainage swale to prevent runoff from leaving the construction site.

Stabilized Construction Entrance

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MELDEN & HUNT, INC.
 TEXAS REGISTRATION F-1435

MARIO A. REYNA
 117368
 LICENSED PROFESSIONAL ENGINEER

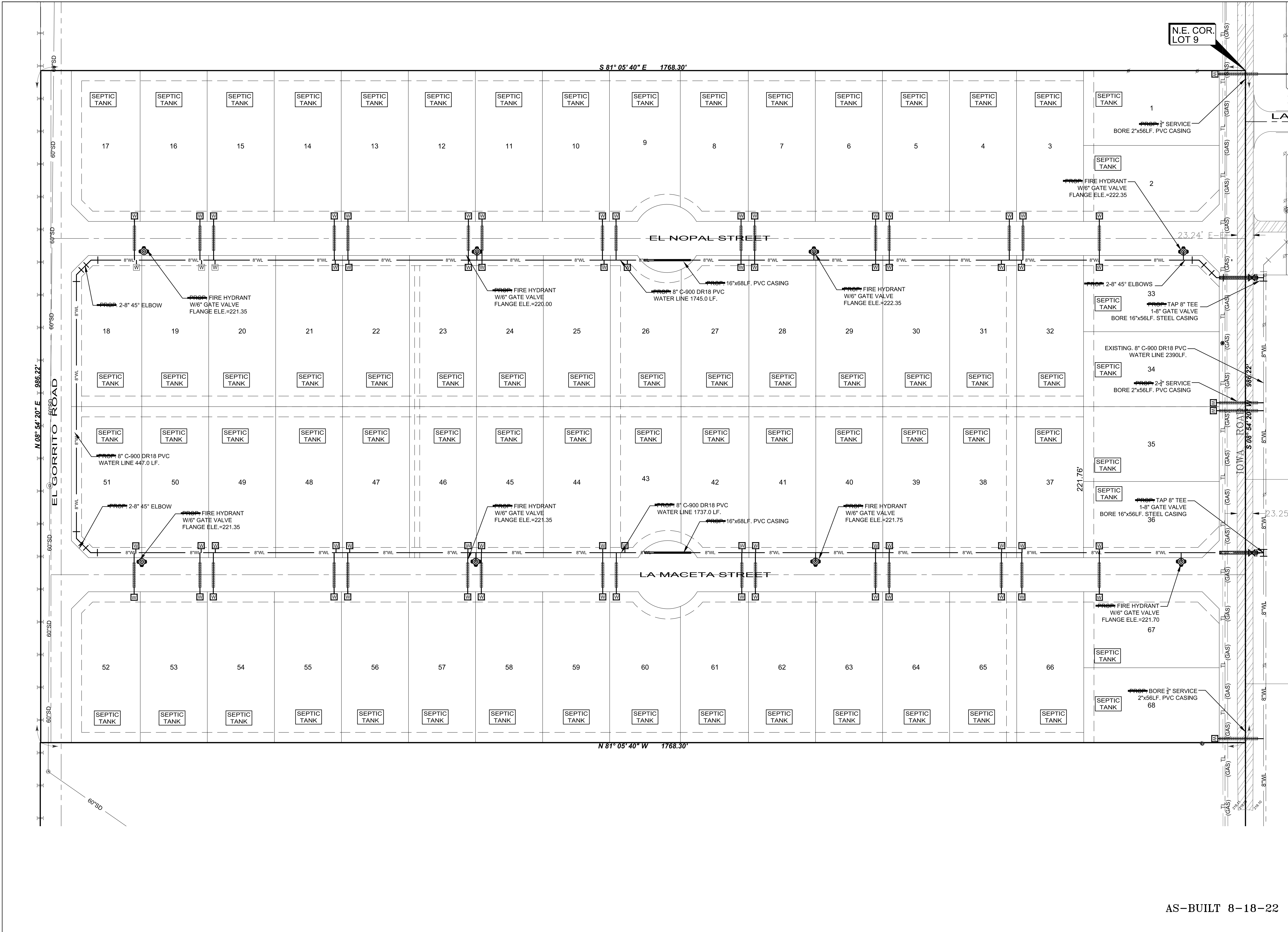
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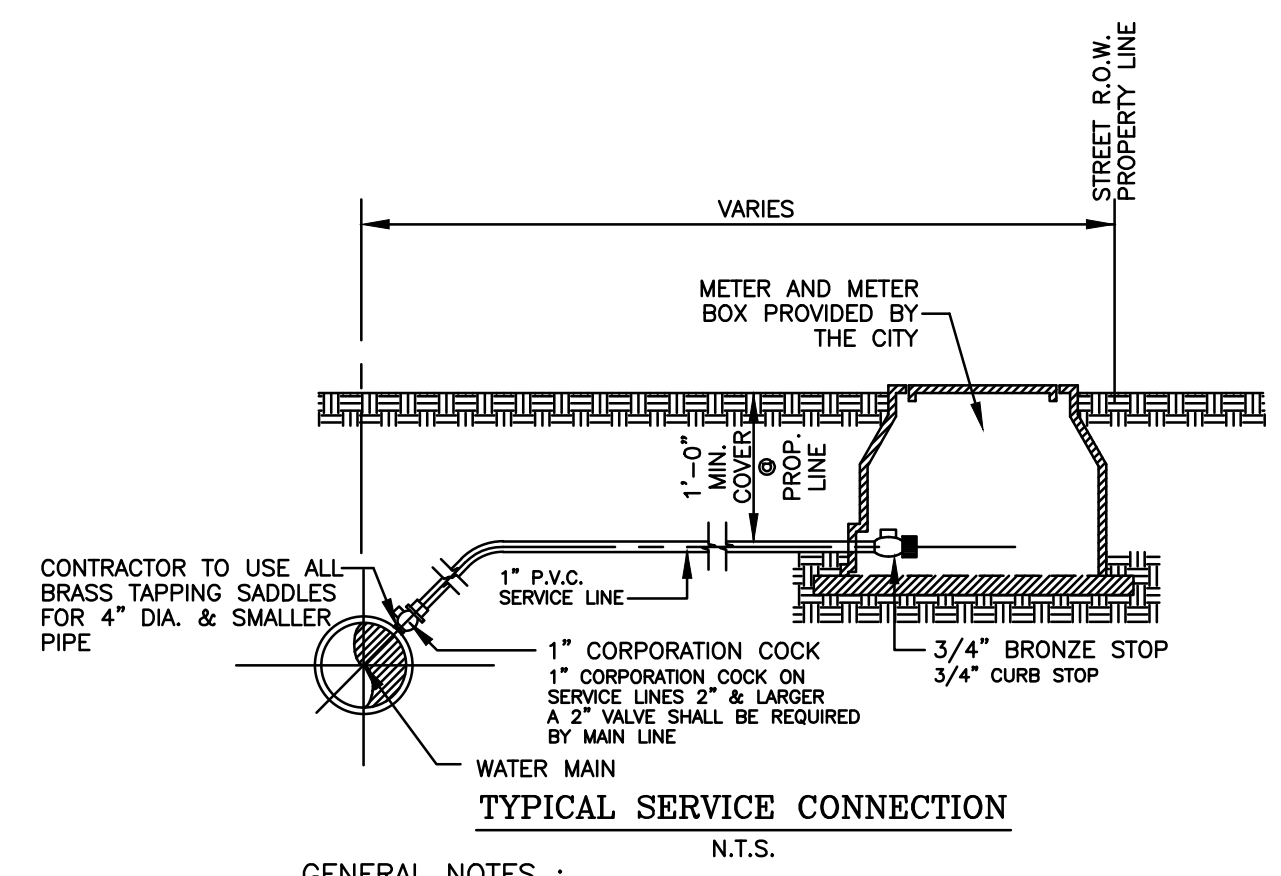
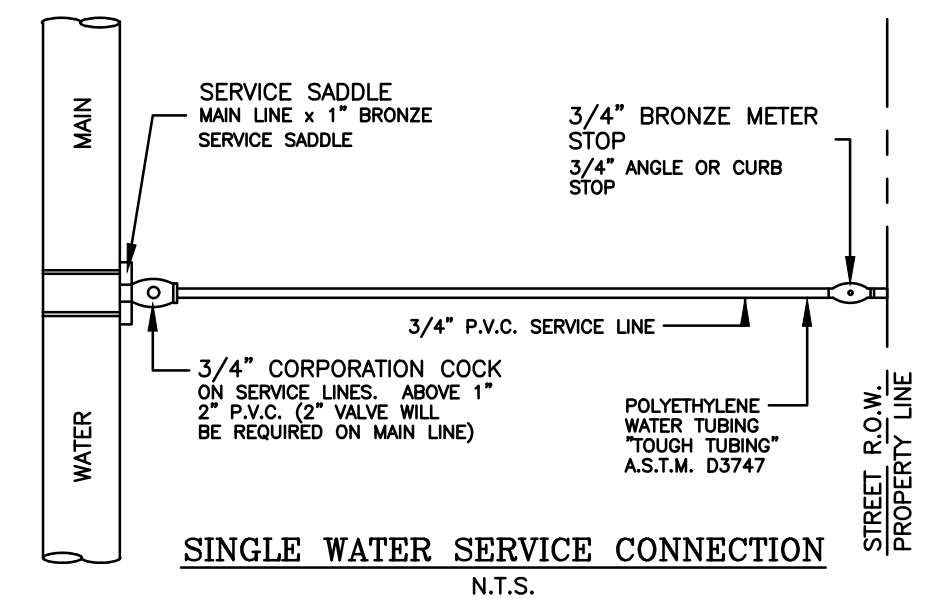
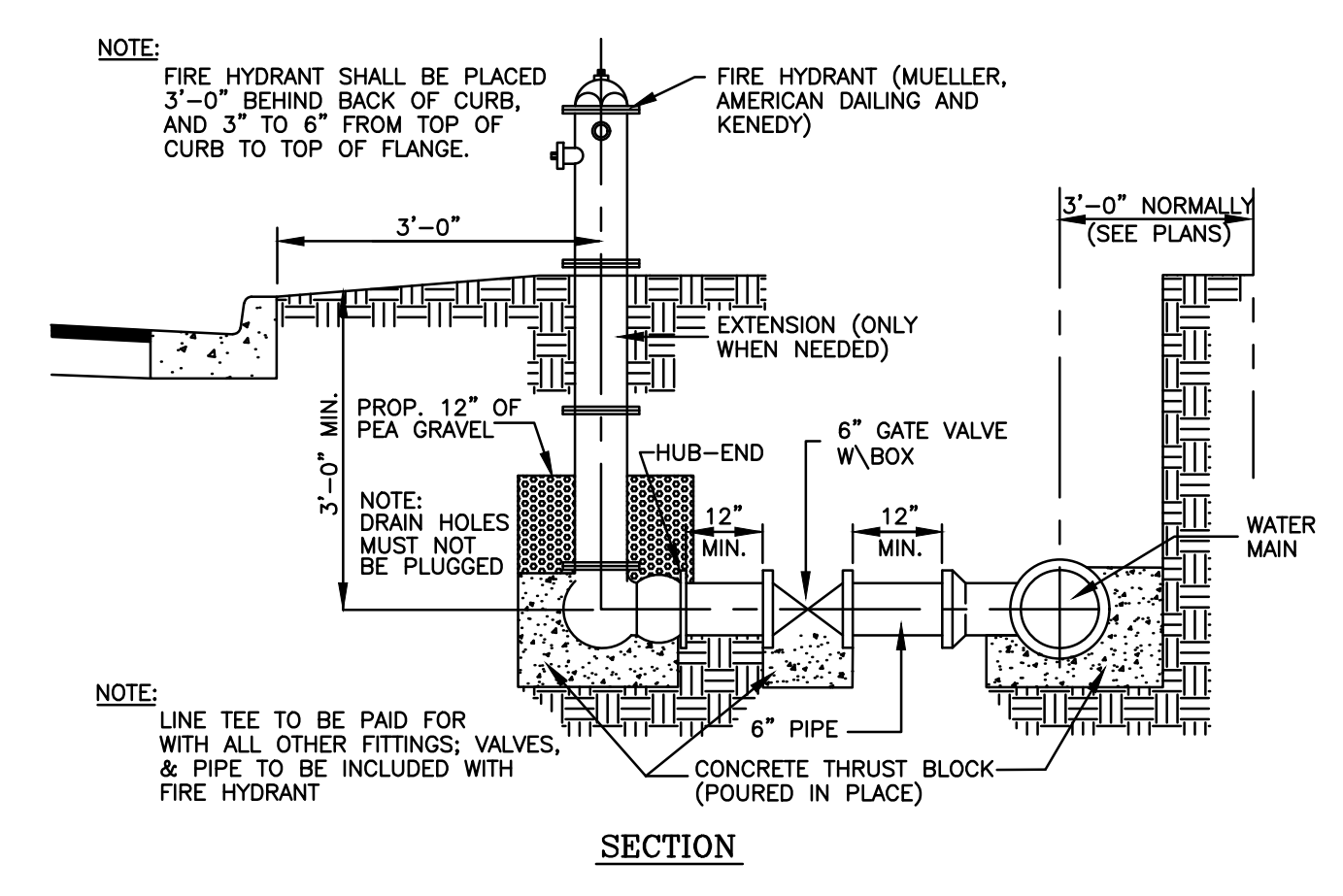
LAS COMADRES No. 9
 MISSION, TEXAS

PROPOSED WATER LAYOUT

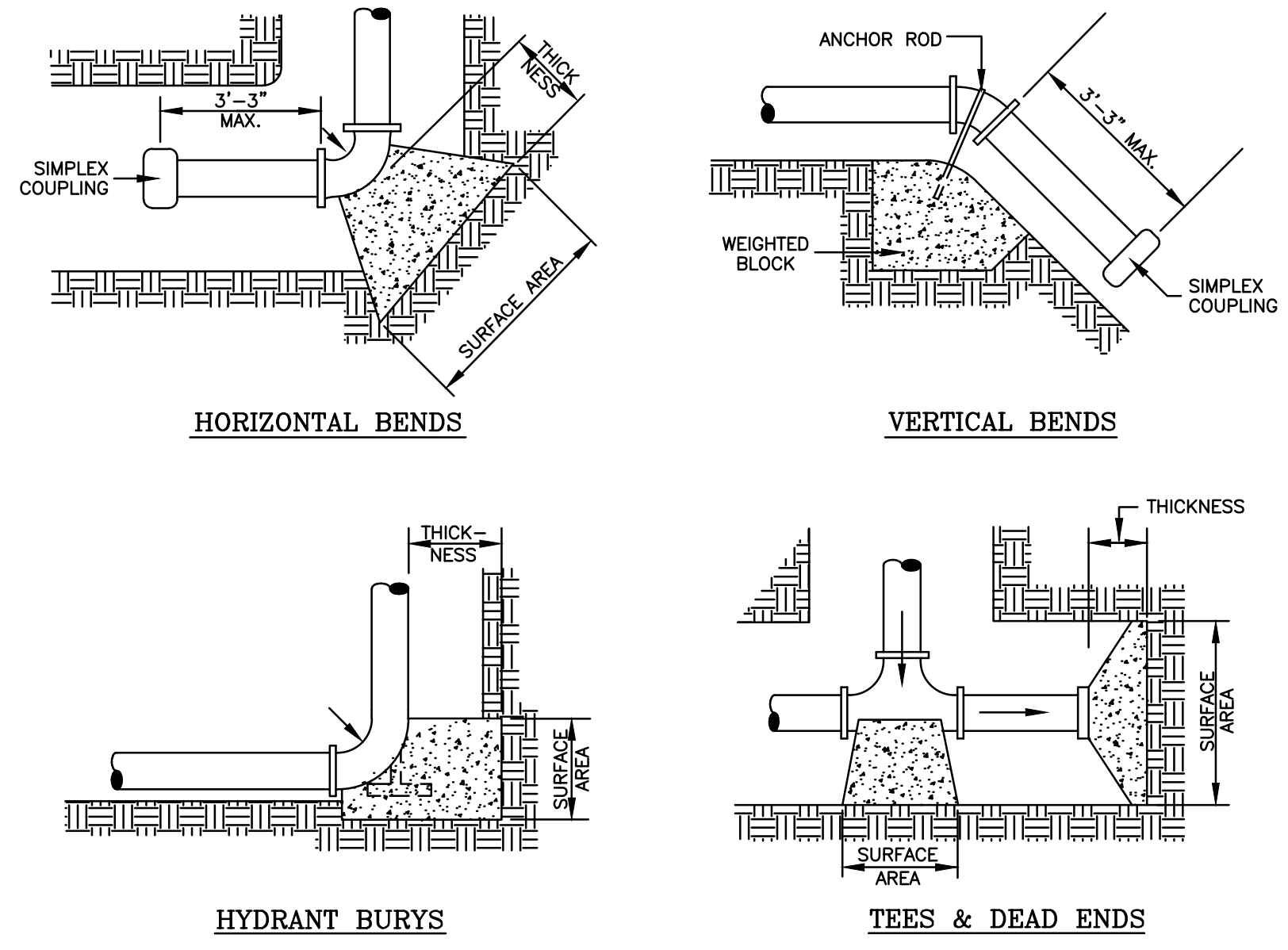
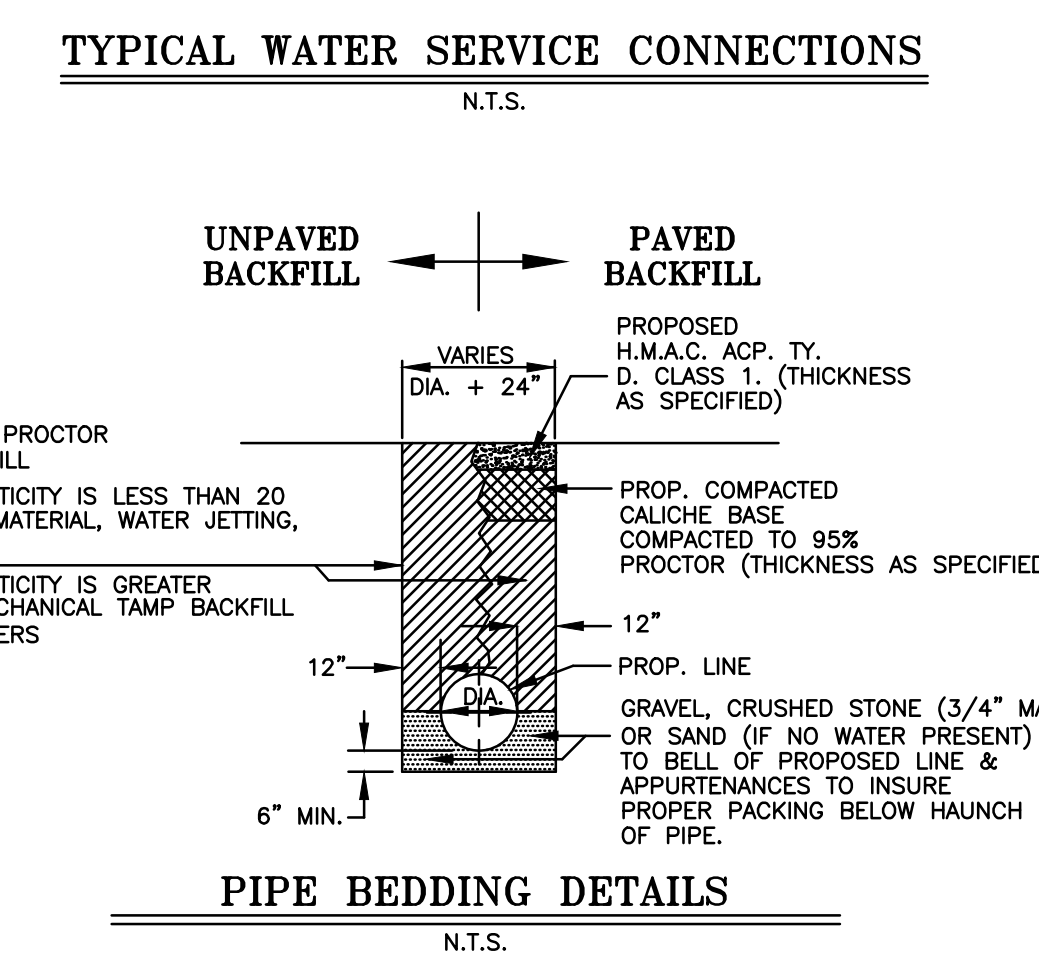
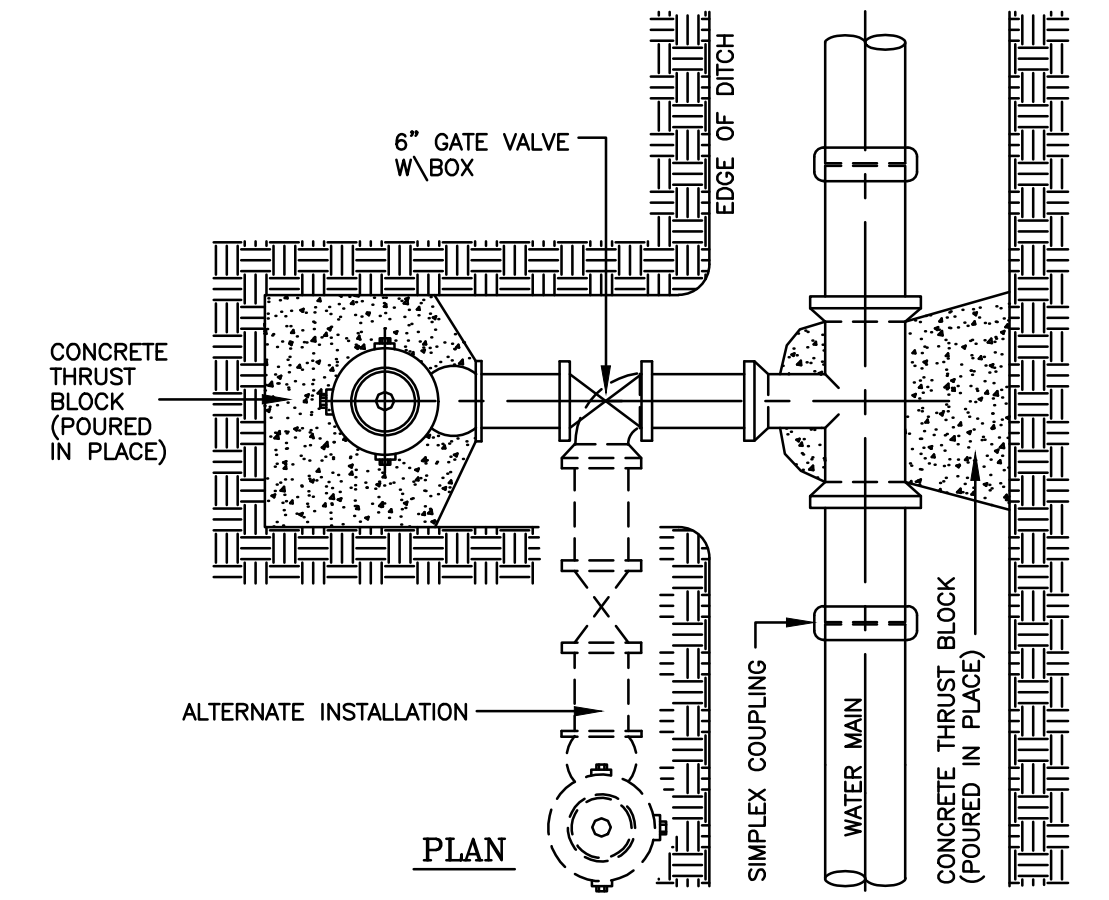
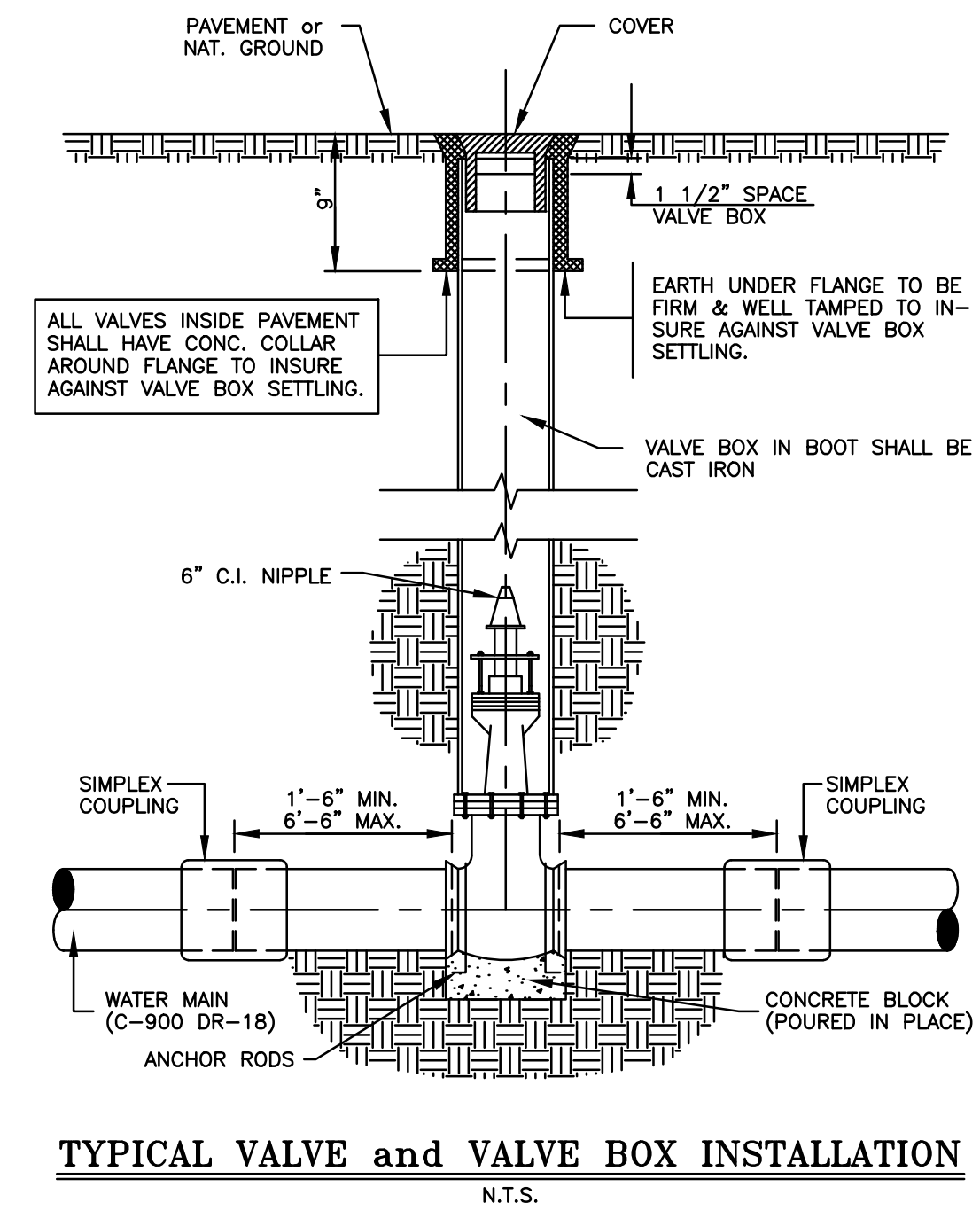
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SHEET 6 OF 16



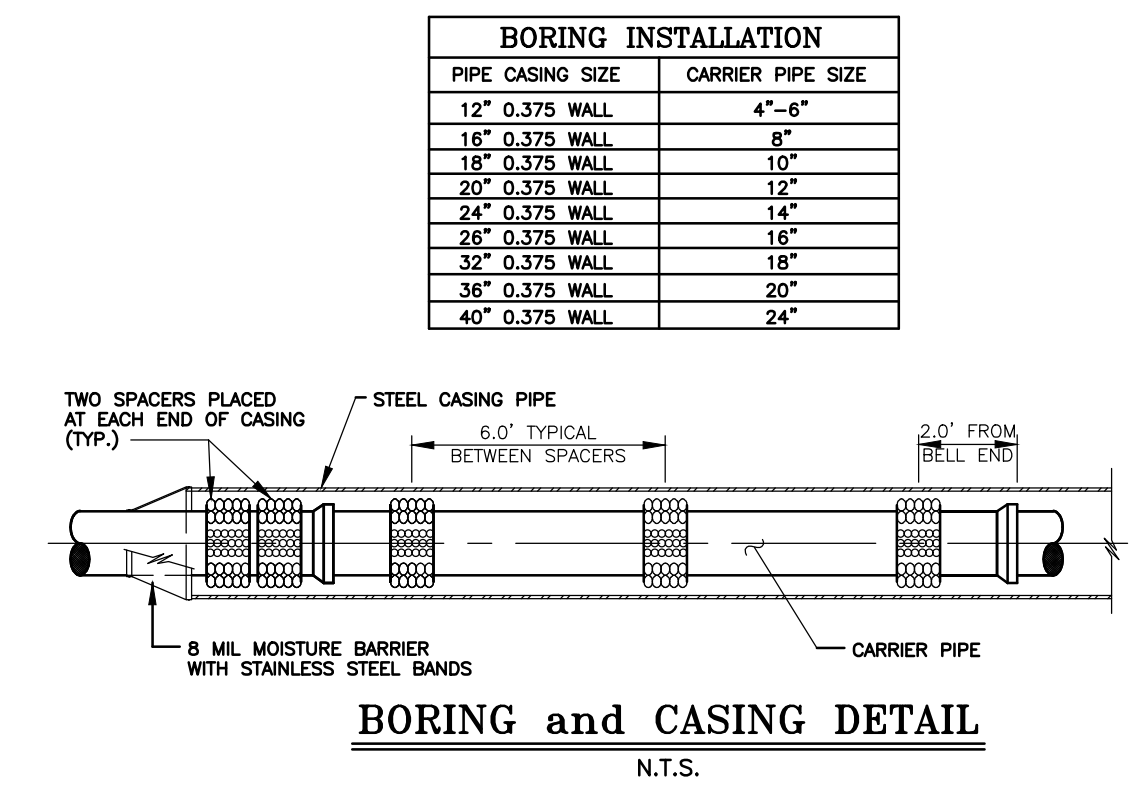


- GENERAL NOTES :**
1. DRAWINGS INDICATE COPPER SERVICE LINES.
 2. FOR P.V.C. SERVICE LINES REFER TO SMALLER TYPE NOTES.
 3. ALL COMPRESSION OR PACK TYPE FITTINGS & JOINTS REQUIRE STAINLESS STEEL INSERTS OF REQUIRED SIZE.
 4. WATER SERVICE CONNECTIONS CROSSING A STREET SHALL BE ENCASED IN A 2" P.V.C. SHC40 CASING. LENGTH OF CASING SHALL BE WIDTH OF STREET PLUS 10.0 FEET.



DIAMETER OF PIPE INCHES	THRUST BLOCK SIZE		WEIGHT AT SURFACE AREA SQ. FT.
	HORIZONTAL BEND THICKNESS INCHES	VERTICAL BENDS - lbs.	
22 1/2 BENDS			
6 OR LESS	2	8	1,700
8	3	12	3,000
10	3.5	12	4,500
12	4	14	6,000
14	5	18	9,000
18	6	18	11,800
45° BENDS			
6 OR LESS	4	12	3,200
8	5	14	5,000
10	6	18	9,000
12	7	18	13,000
14	8	24	17,000
18	11.5	24	23,200
90° BENDS			
6 OR LESS	6	12	6,000
8	8	15	10,700
10	10	18	16,700
12	12	18	24,000
14	18	24	32,600
18	21	24	42,700
TEES & DEAD ENDS			
6 OR LESS	3	12	---
8	4	15	---
10	6	18	---
12	8.5	18	---
14	11.5	24	---
18	15	24	---

- GENERAL NOTES :**
1. ALL VALVES SHOWN ARE MINIMUM FOR A HYDROSTATIC PRESSURE OF 150 P.S.I. AND A SOIL RESISTANCE OF 2,000 LBS./SQ.FT WITH PIPELINE HAVING A MINIMUM OF 30" OF COVER.
 2. THE CONTRACTOR SHALL CONSIDER REDUCTIONS OF THRUST BLOCK SURFACE AREA UPON SUBMITTAL OF APPROVED SOIL RESISTANT TEST RESULTS GREATER THAN 2000 LBS./SQ.FT.
 3. THE LOCATION OF THRUST BLOCKS DEPENDS UPON THE DIRECTION OF THRUST AND TYPE OF FITTINGS.



LAS COMADRES No. 9
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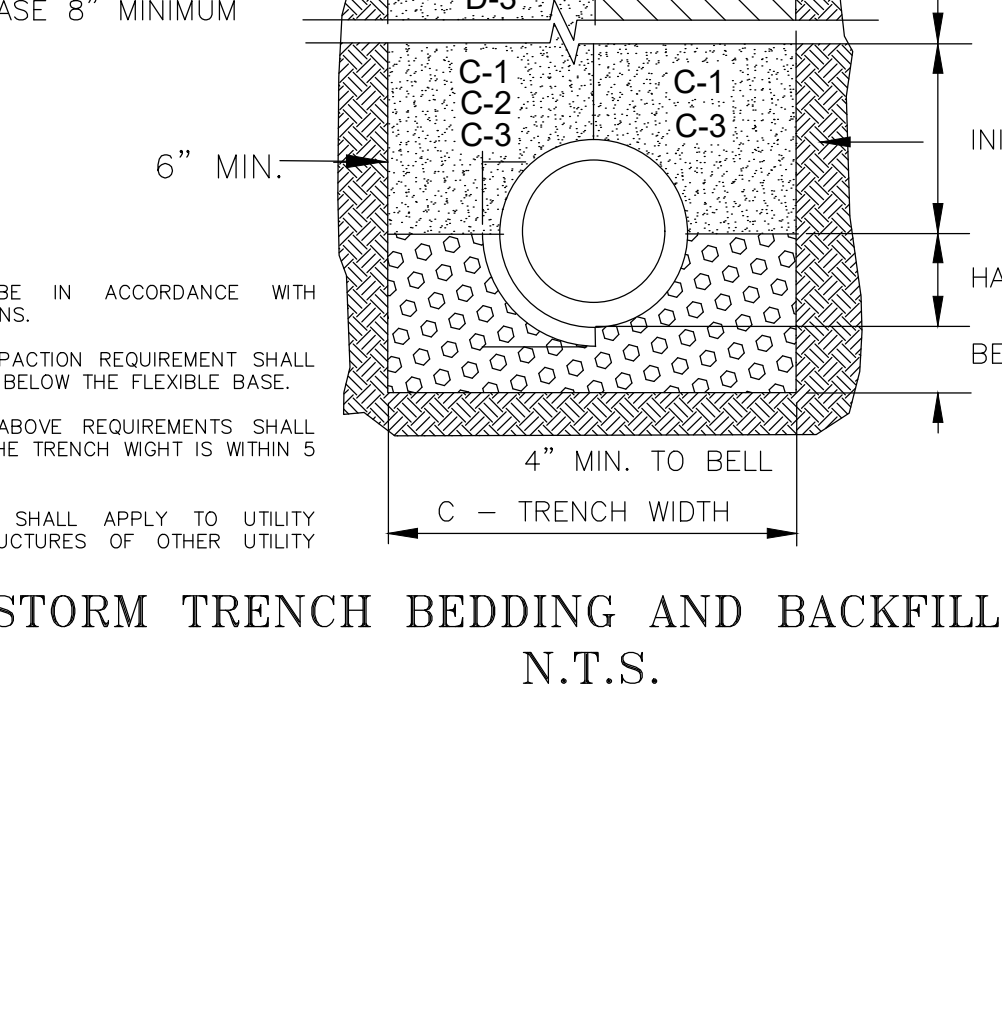
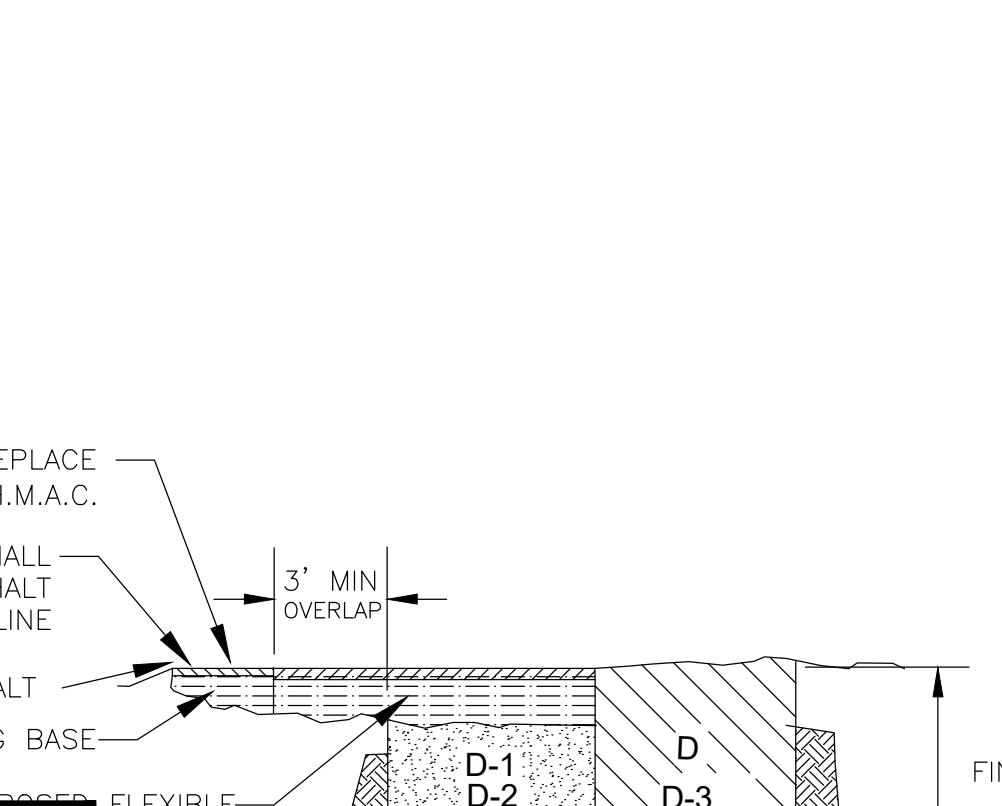
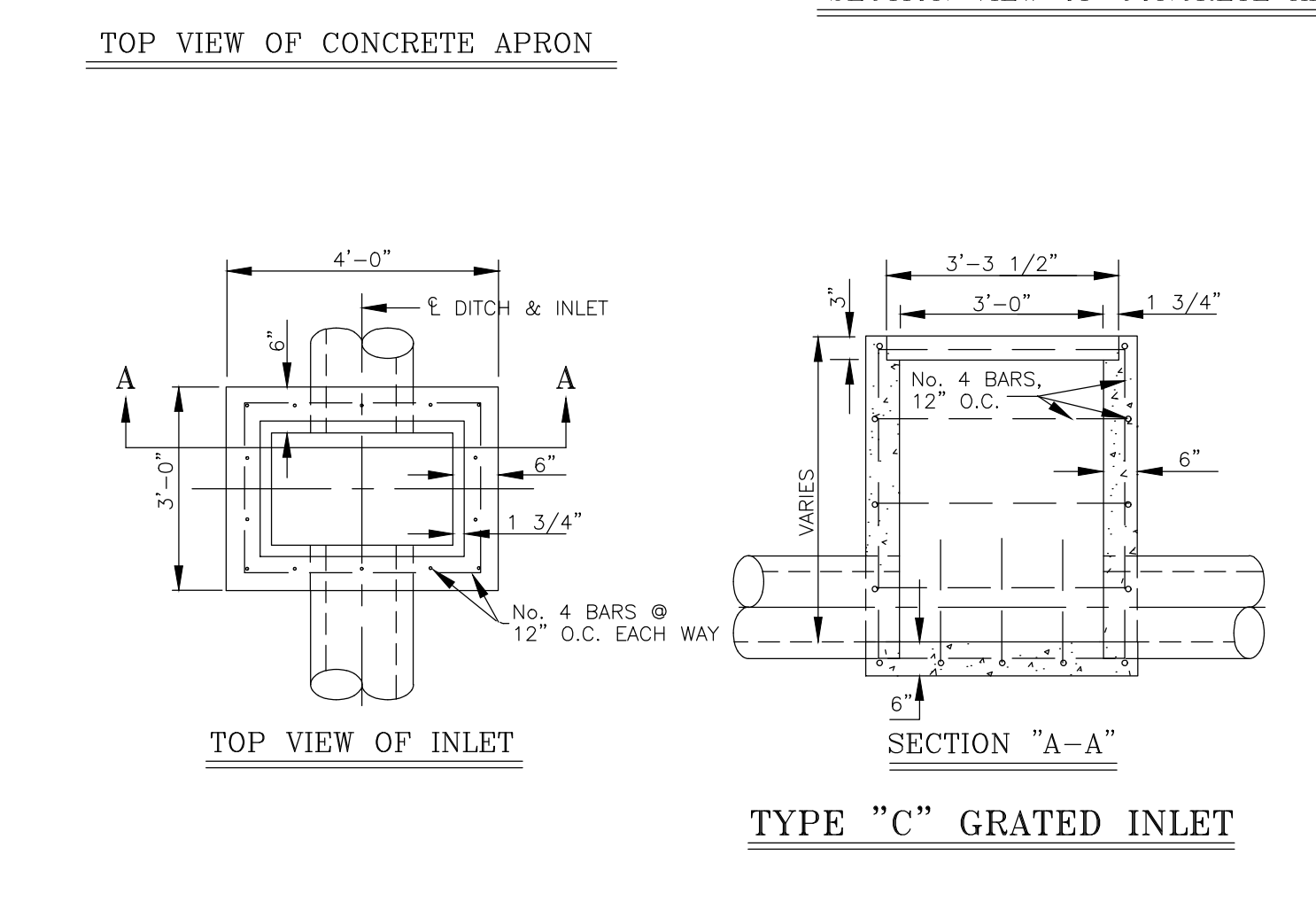
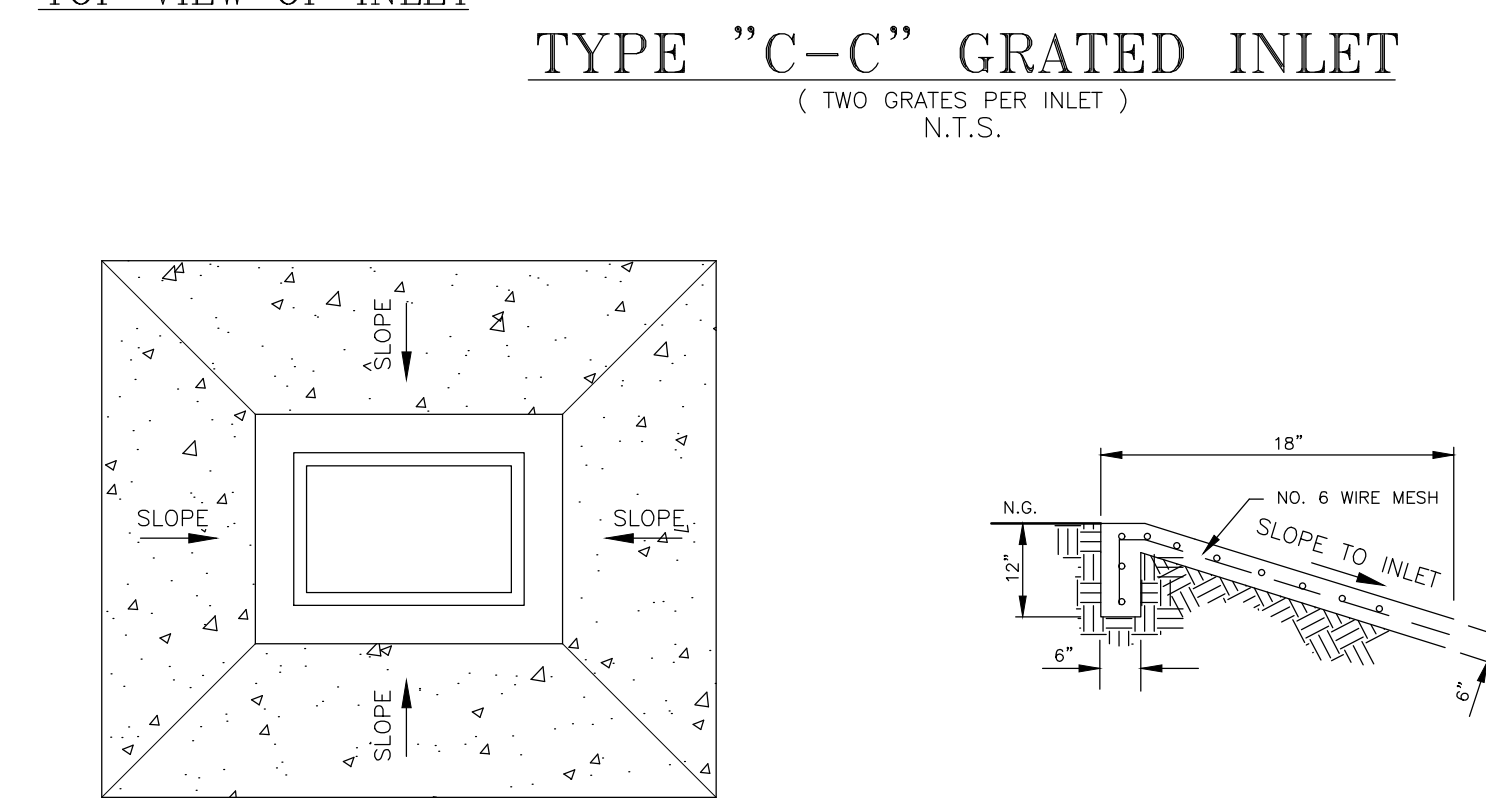
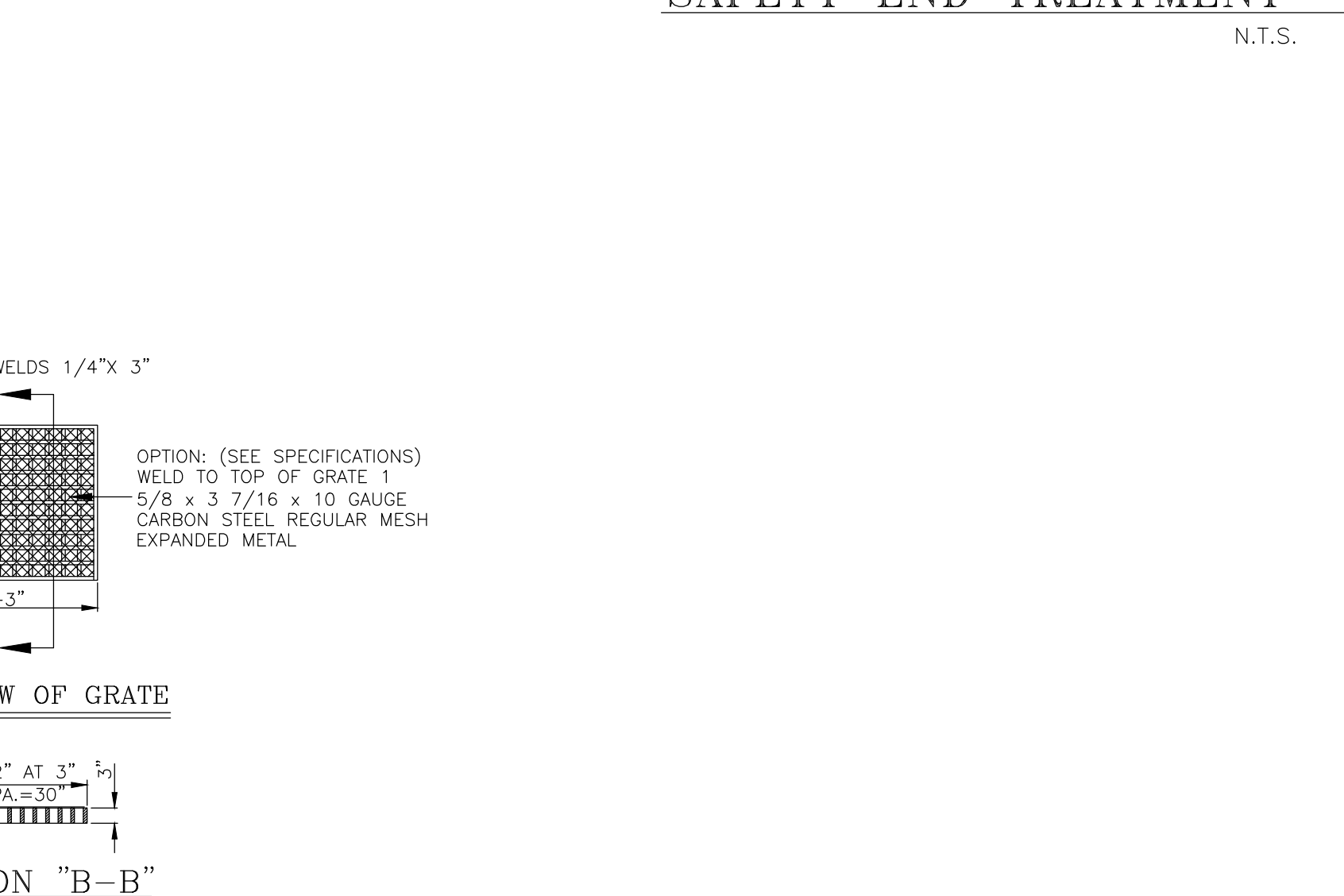
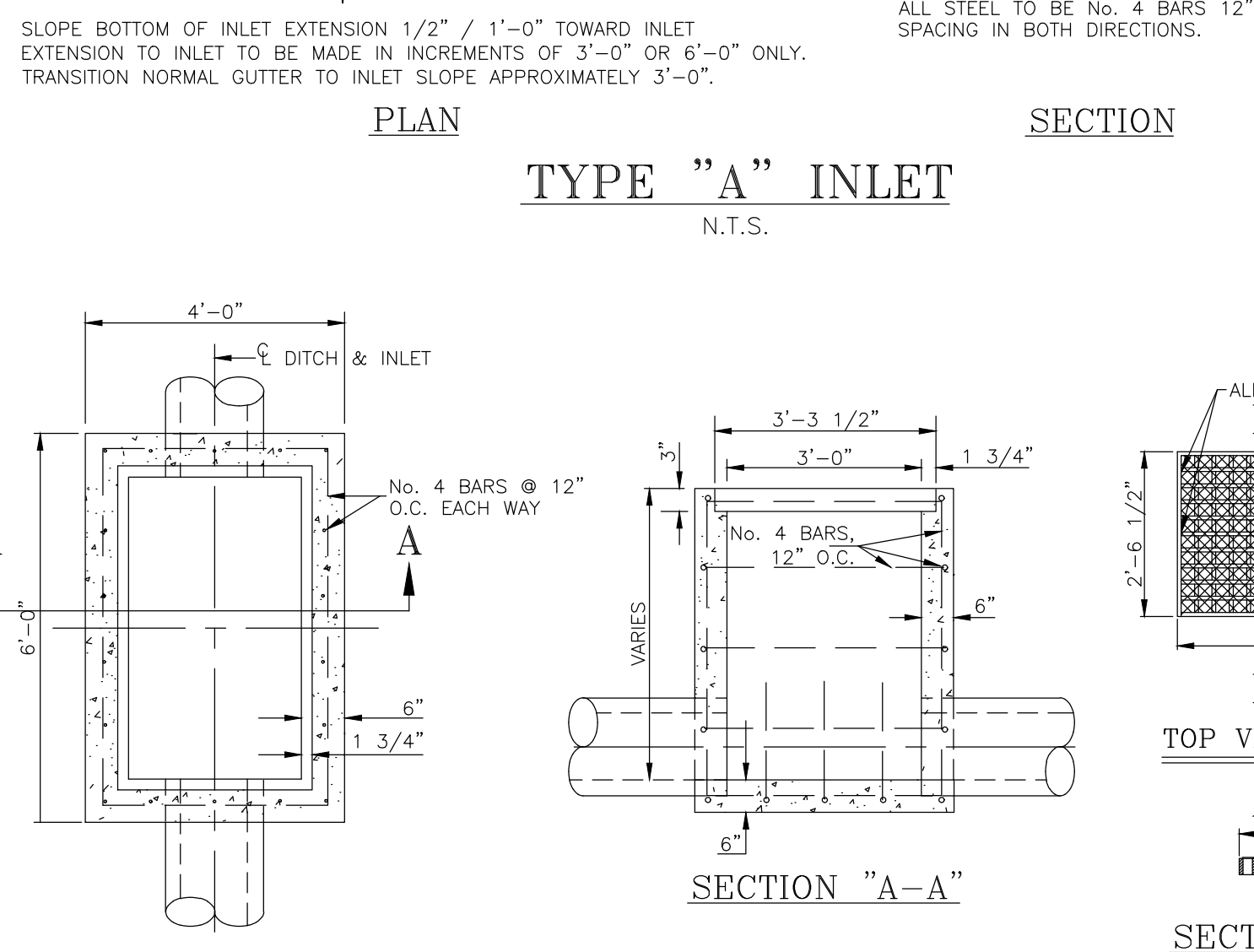
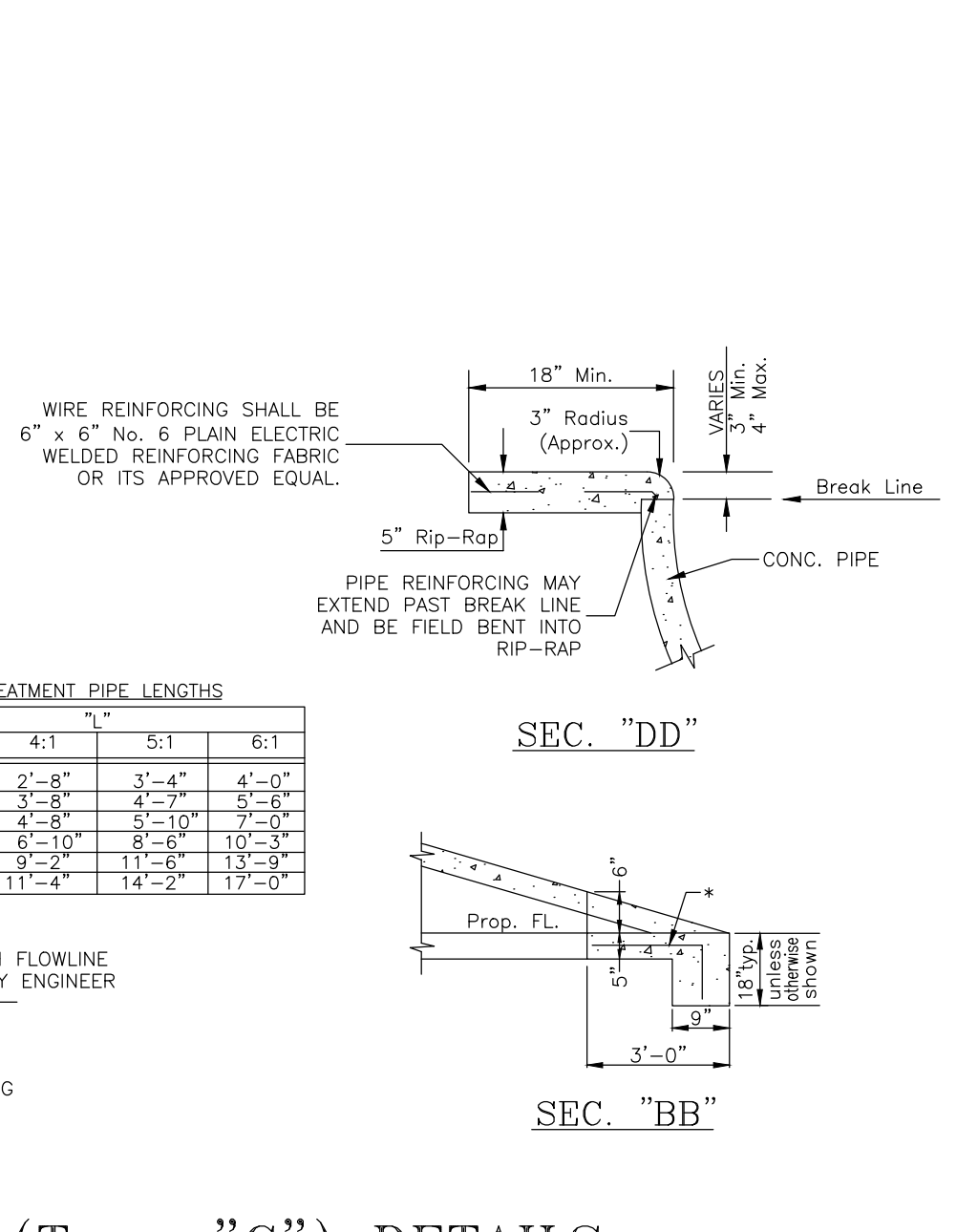
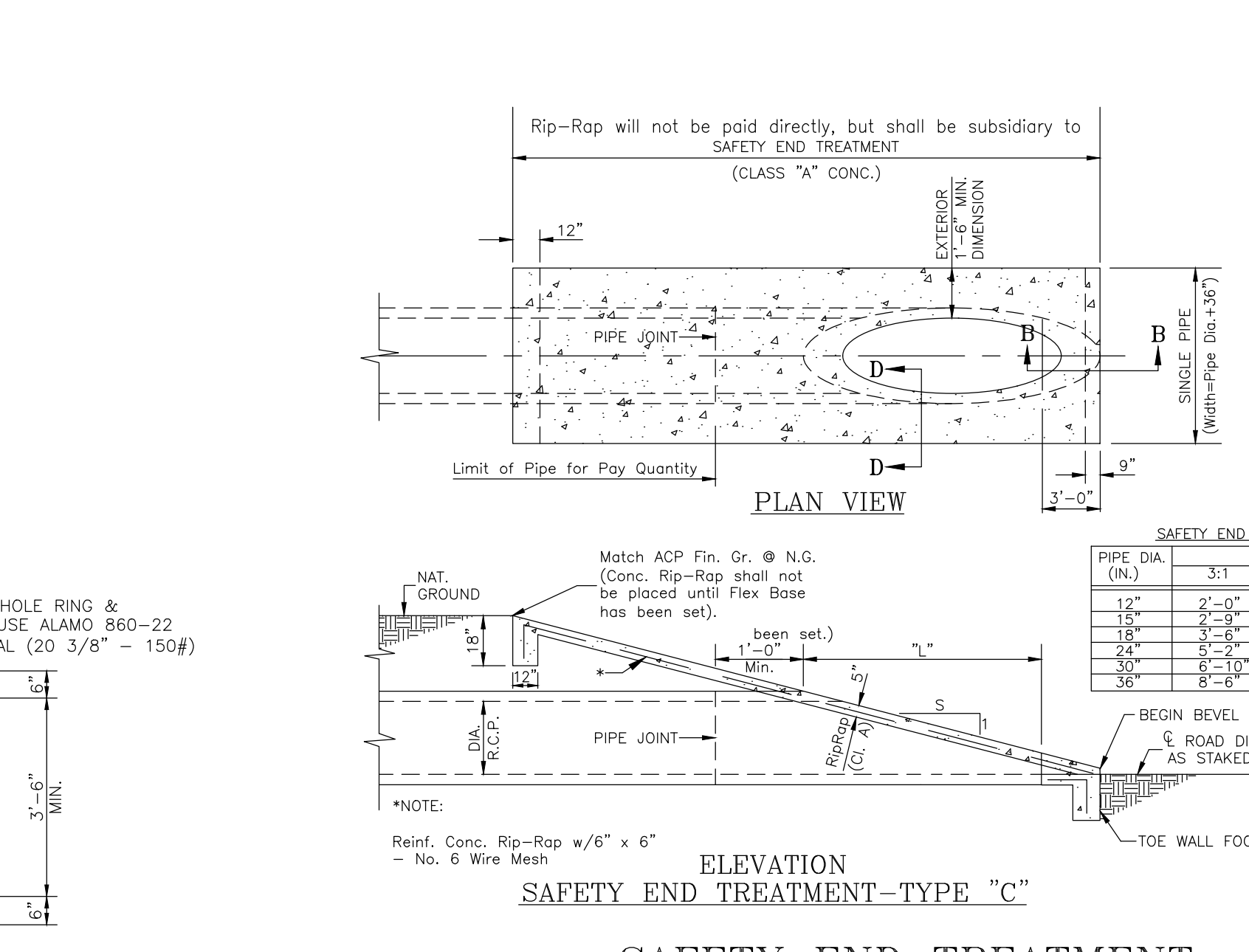
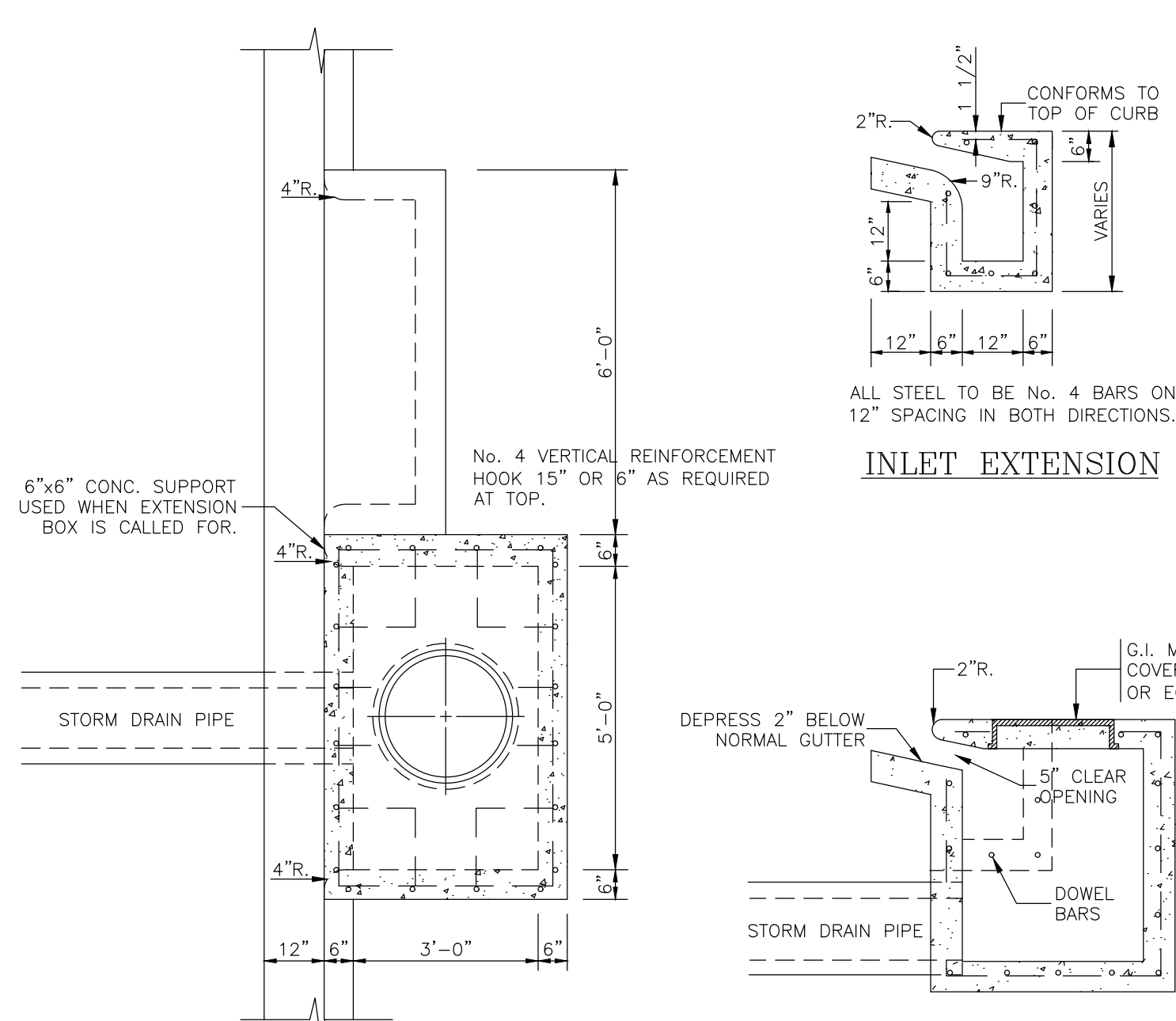
PROPOSED WATER DETAILS

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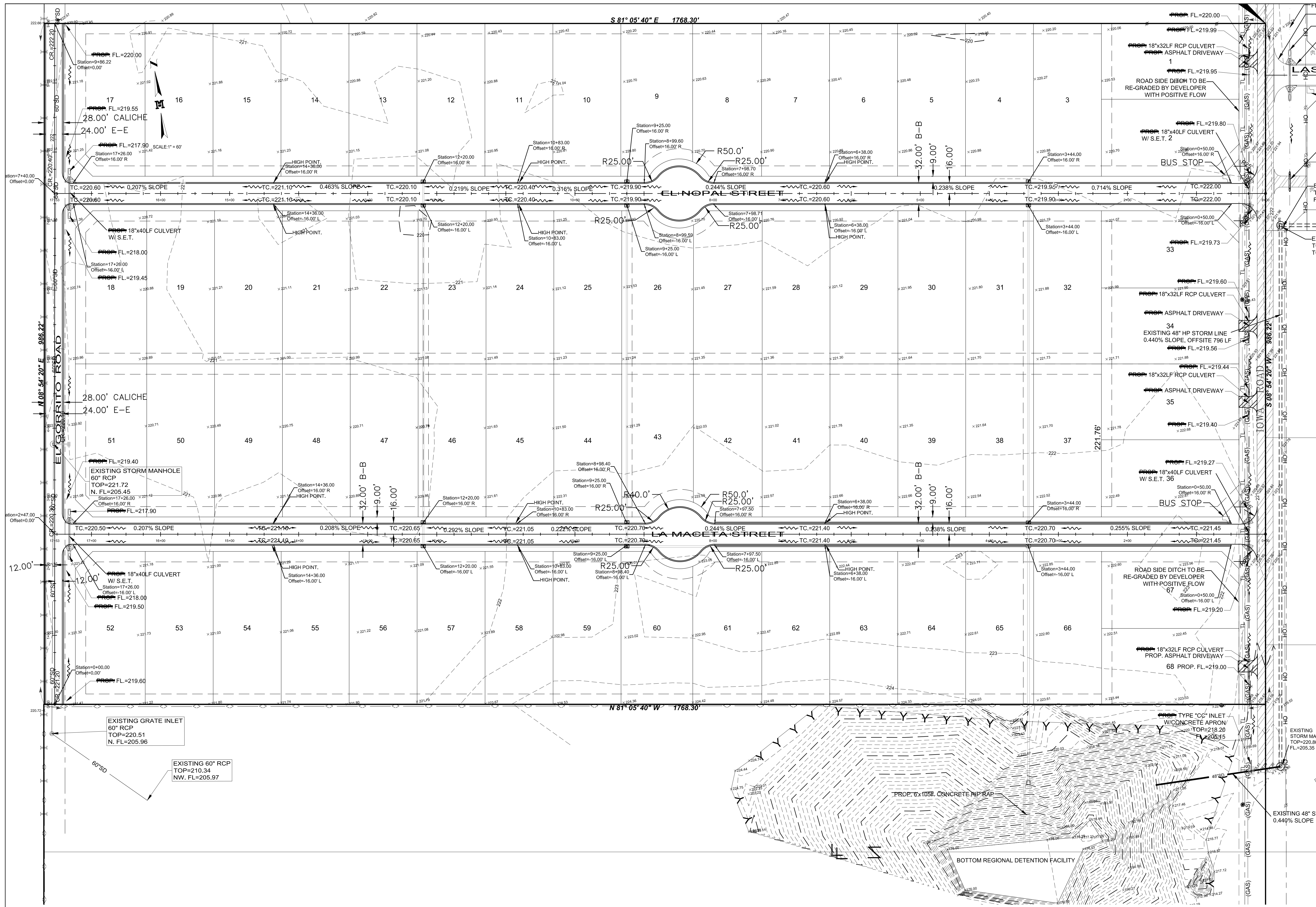
STATE OF TEXAS
MARIO A. REYNA
117368
LICENSED PROFESSIONAL ENGINEER
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LAS COMADRES No. 9
MISSION, TEXAS

PROPOSED STORM LINES CC & DD PROFILE



AS-BUILT 8-18-22



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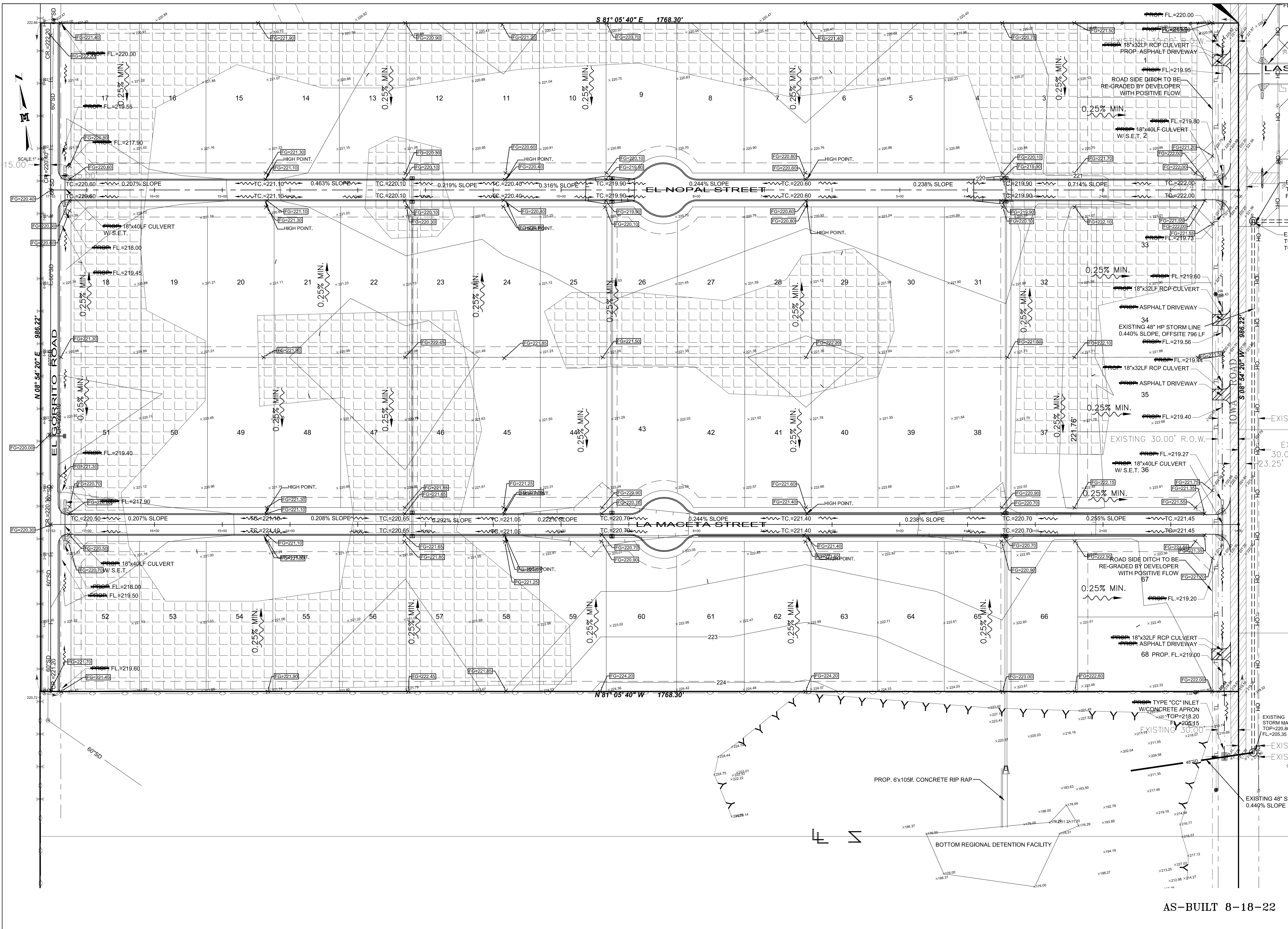
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LAS COMADRES No. 9
 MISSION, TEXAS

PROPOSED PAVING LAYOUT

AS-BUILT 8-18-22



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LAS COMADRES No. 9 MISSION, TEXAS

PROPOSED LOT GRADING LAYOUT

AS-BUILT 8-18-22
 SHEET 15 OF 16